

Otero County, NM

County · NM · New Mexico

BUYER'S MARKET

\$239K

MEDIAN SALE PRICE

188

SALES (12 MO)

\$218K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



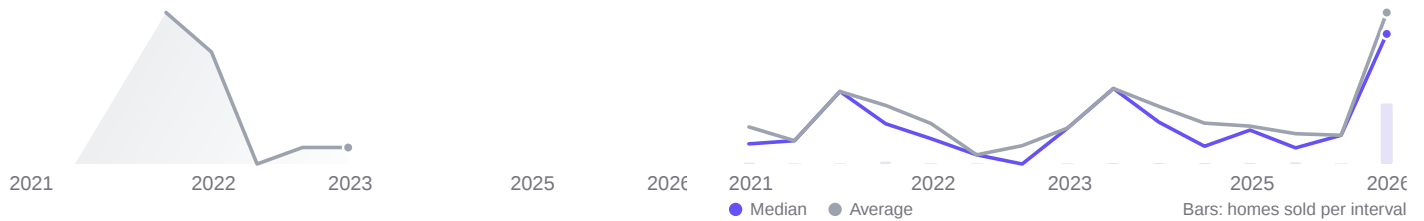
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$241K · Average \$275K



Growth (year over year)

Price +15.1% · Sales -11.1%

Price per square foot

\$156/ft²

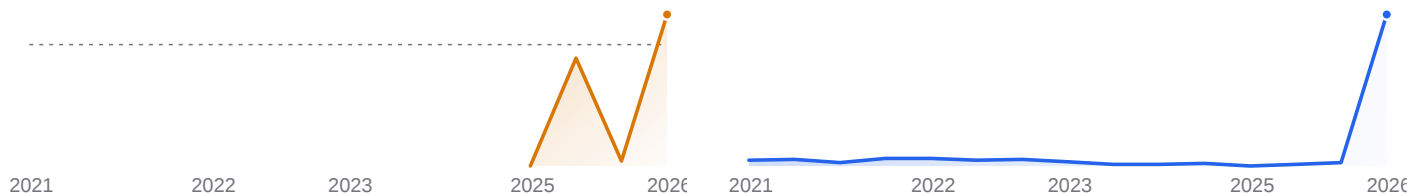


Sale premium vs estimated value

+8.7%

Annual turnover (share of homes sold)

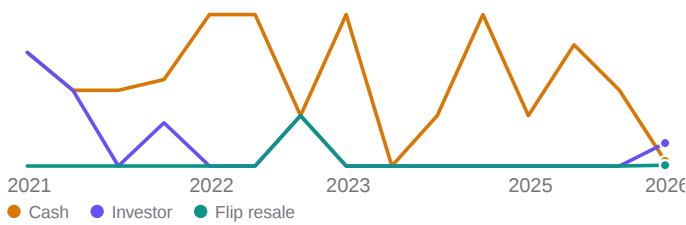
0.9%



BUYERS & OUTCOMES

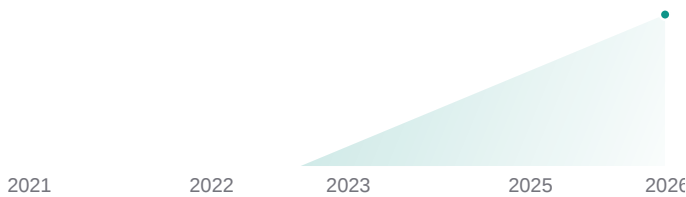
Buyer mix

Cash 3.4% · Investor 15% · Flip resale 0.6%



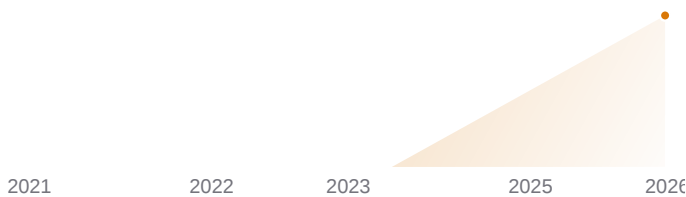
Sellers who sold at a gain

100%



Median annualized return at resale

+9.1%

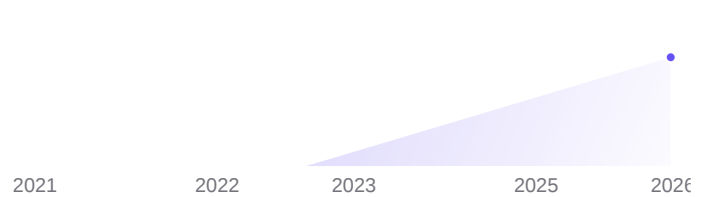


Financing (share of purchase price) Loan (LTV) 100% · Down payment 25%



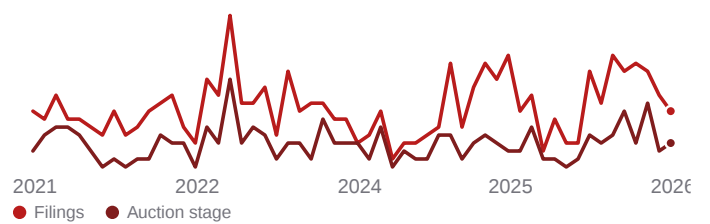
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 7 · Auction stage 3



HOUSING STOCK

Homes	21,577
Median value (AVM)	\$218K
Median size	1,535 ft²
Median bedrooms	3
Median year built	1982
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	3.0%
Owner occupied	68%
Company owned	9.3%
Median loan-to-value	35%
Typical ownership tenure	6.1 yrs

COMMUNITY

Population	69,931
Density	11 / mi²
Median household income	\$50K
Average household income	\$67K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	70
Homes occupied	82%
Bachelor's or higher	15%
Poverty rate	19.1%
Unemployment	1.0%
Average temp	59°F
Annual precip	14 in
Sunshine	74%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.