

Sandoval County, NM

County · NM · New Mexico

BALANCED MARKET

\$357K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

552

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

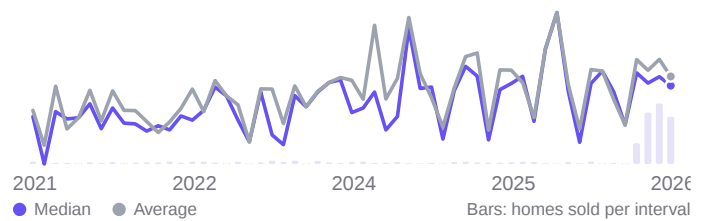
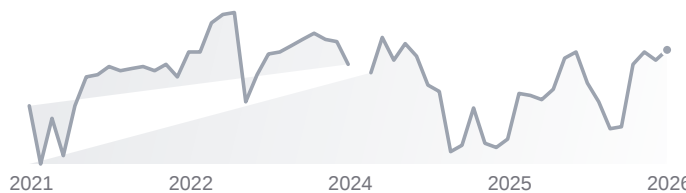
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$341K · Average \$379K

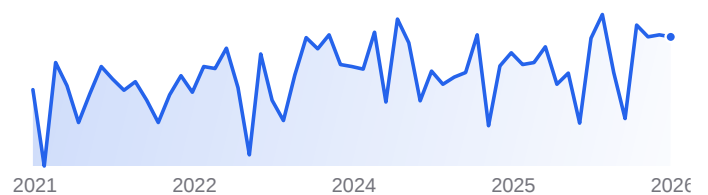
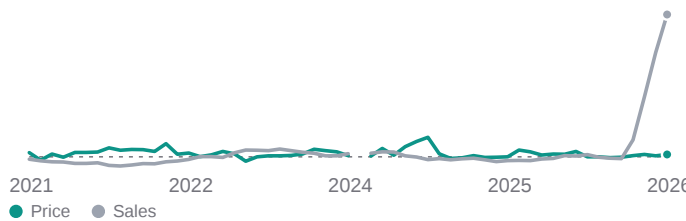


Growth (year over year)

Price +15.8% · Sales +941.5%

Price per square foot

\$207/ft²

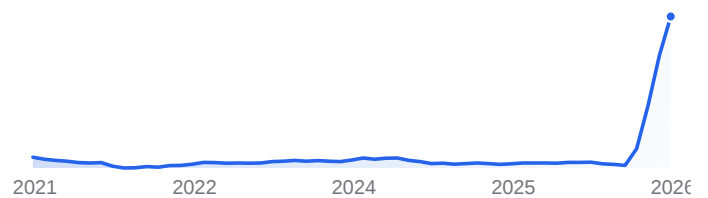
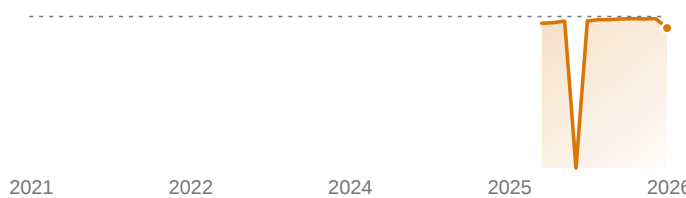


Sale premium vs estimated value

-5.0%

Annual turnover (share of homes sold)

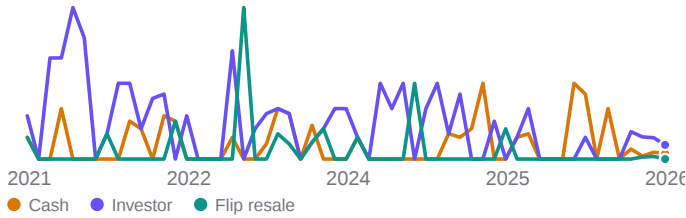
1.0%



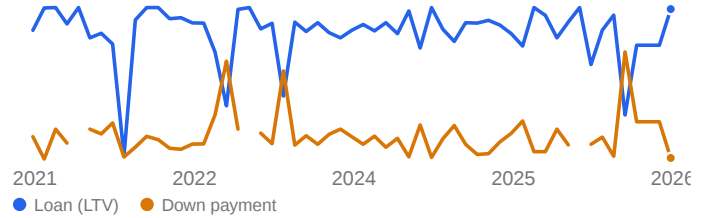
BUYERS & OUTCOMES

Buyer mix

Cash 3.6% · Investor 9.4% · Flip resale 0%

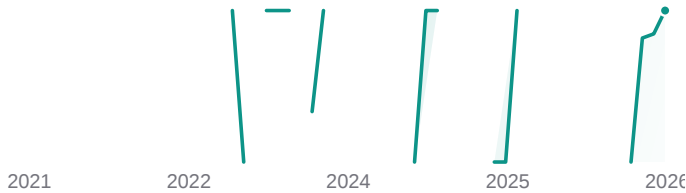


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



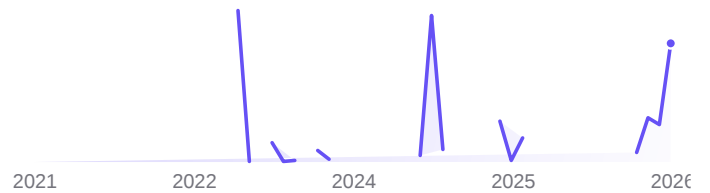
Sellers who sold at a gain

100%



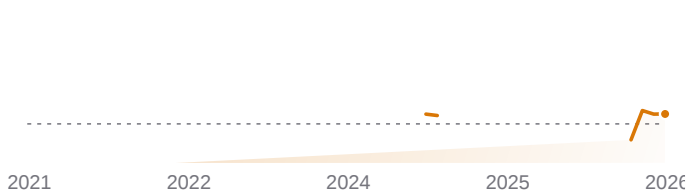
Typical hold before selling

12.0 yrs



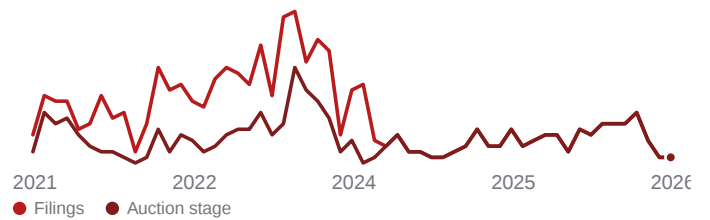
Median annualized return at resale

+7.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	54,694
Median value (AVM)	\$373K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1997
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.3%
Owner occupied	86%
Company owned	12%
Median loan-to-value	51%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	159,141
Density	43 / mi²
Median household income	\$75K
Average household income	\$98K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	125
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	9.3%
Unemployment	1.1%
Average temp	54°F
Annual precip	11 in
Sunshine	76%

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