

Valencia County, NM

County · NM · New Mexico

SELLER'S MARKET

\$279K

MEDIAN SALE PRICE

+44.2%

1-YR CHANGE

341

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

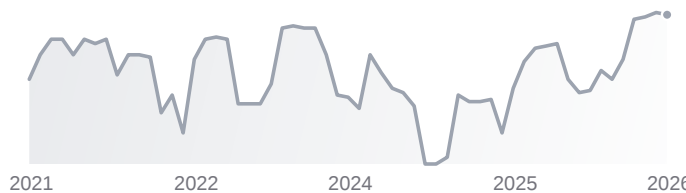
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

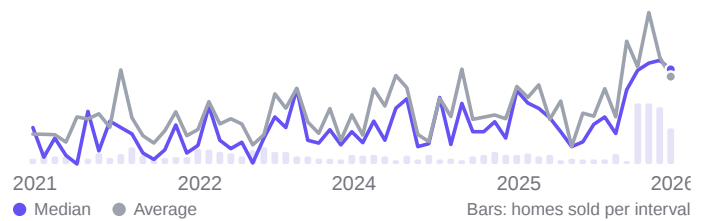
Market temperature (0–100)

71 / 100



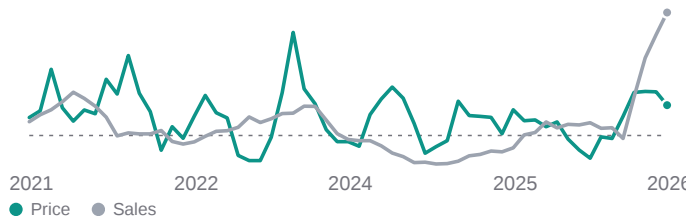
Sale prices

Median \$267K · Average \$250K



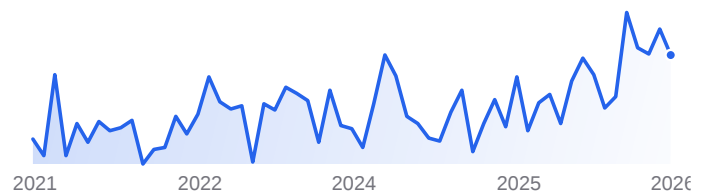
Growth (year over year)

Price +44.2% · Sales +179.5%



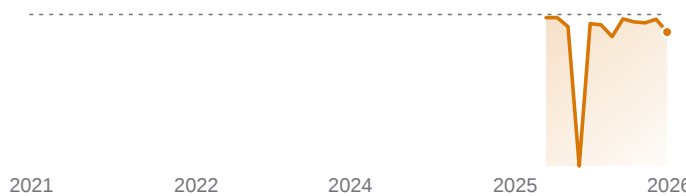
Price per square foot

\$147/ft²



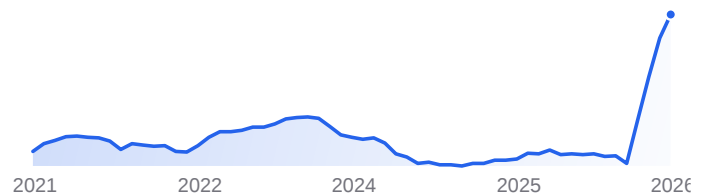
Sale premium vs estimated value

-3.9%



Annual turnover (share of homes sold)

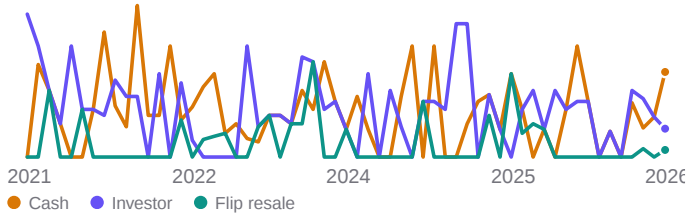
1.0%



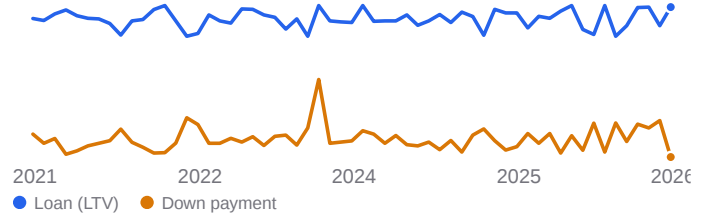
BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 8.5% · Flip resale 2.1%

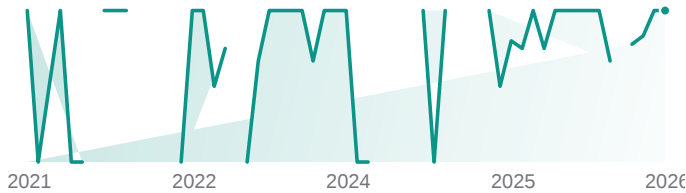


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



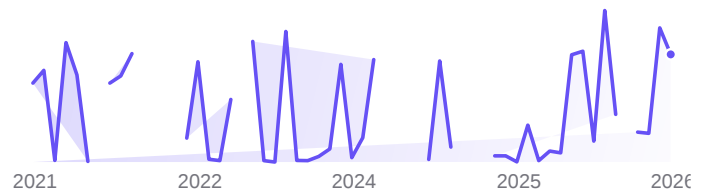
Sellers who sold at a gain

100%



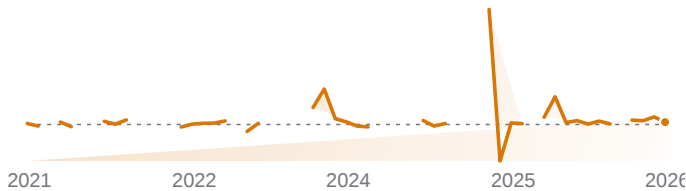
Typical hold before selling

15.5 yrs



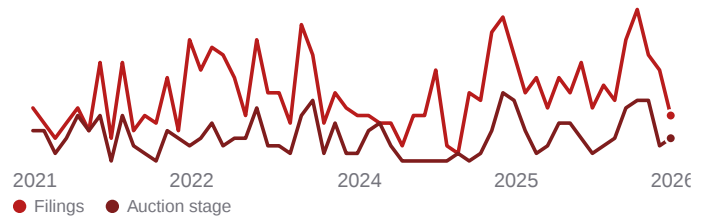
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	33,153
Median value (AVM)	\$276K
Median size	1,724 ft²
Median bedrooms	3
Median year built	1993
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.6%
Owner occupied	77%
Company owned	7.9%
Median loan-to-value	41%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	81,523
Density	76 / mi²
Median household income	\$53K
Average household income	\$71K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	133
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	20.3%
Unemployment	1.1%
Average temp	56°F
Annual precip	10 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.