

Ruidoso

City · NM · New Mexico · Lincoln County

BALANCED MARKET

\$318K

MEDIAN SALE PRICE

36

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

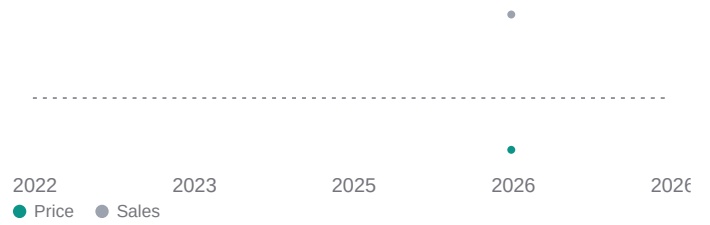
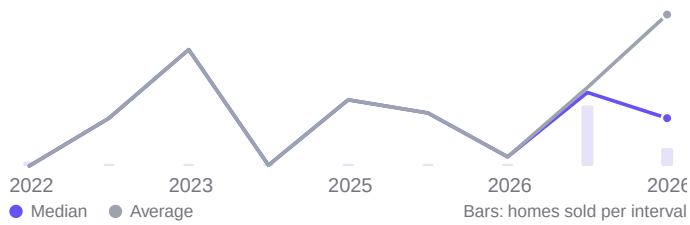
MARKET TRENDS (5 YEARS)

Sale prices

Median \$220K · Average \$529K

Growth (year over year)

Price -61.8% · Sales +100.0%

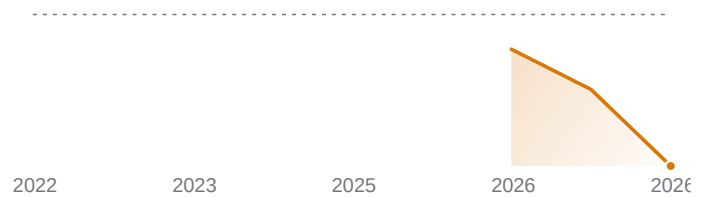
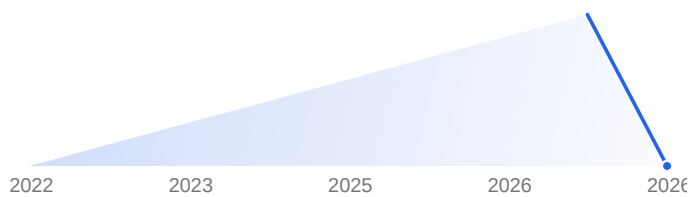


Price per square foot

\$104/ft²

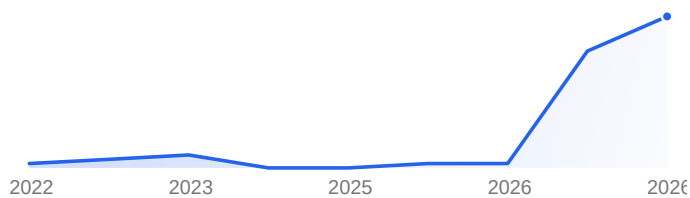
Sale premium vs estimated value

-52.9%



Annual turnover (share of homes sold)

0.4%

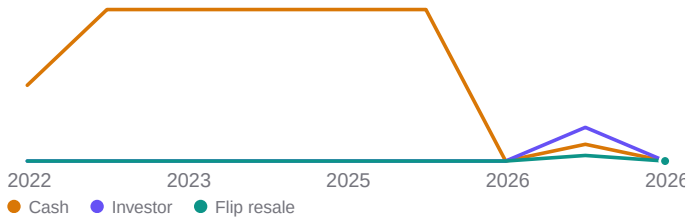


BUYERS & OUTCOMES

Buyer mix

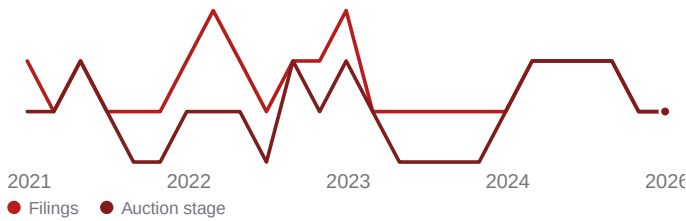
Cash 0% · Investor 0% · Flip resale 0%

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



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,159
Median value (AVM)	\$281K
Median size	1,064 ft²
Median year built	1981
Single family	69%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	4.1%
Owner occupied	29%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	7,670
Density	475 / mi²
Median household income	\$49K

Average household income	\$63K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	54
Homes occupied	47%
Bachelor's or higher	18%
Poverty rate	15.7%
Unemployment	1.2%
Average temp	50°F
Annual precip	23 in
Sunshine	74%

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