

Estancia 87016

ZIP code · NM · New Mexico > Torrance County > Estancia

\$91K

MEDIAN SALE PRICE

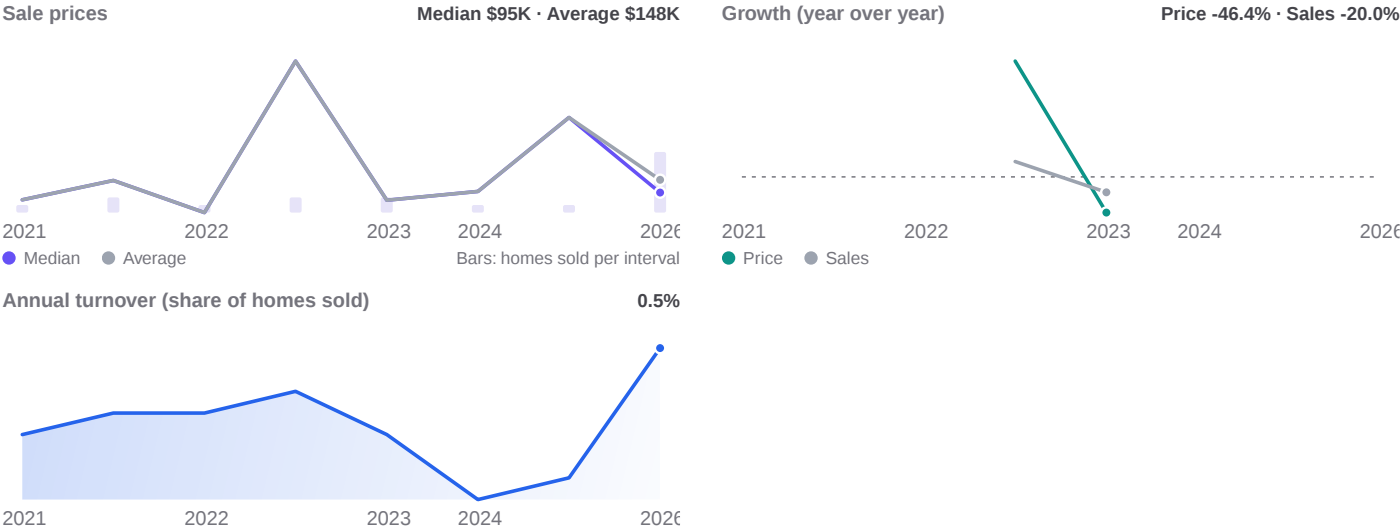
8

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

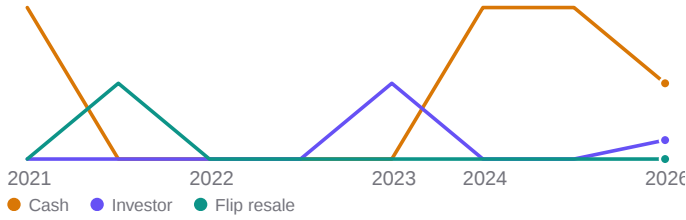
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

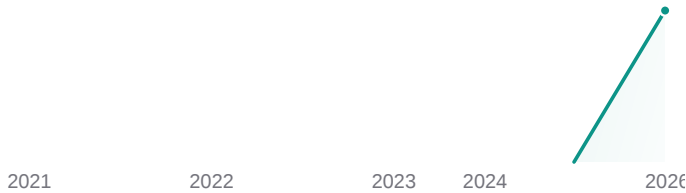
Buyer mix

Cash 50% · Investor 13% · Flip resale 0%



Sellers who sold at a gain

100%

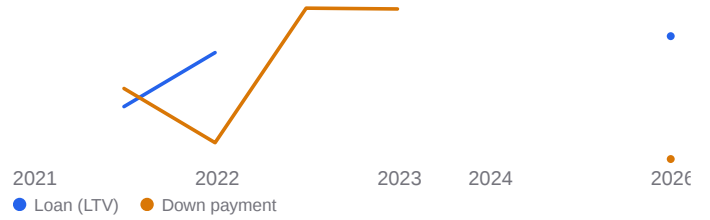


Median annualized return at resale

+8.4%

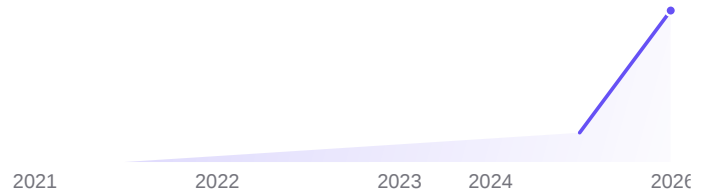


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



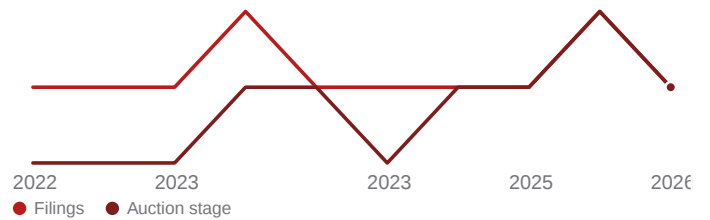
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,477
Median value (AVM)	\$180K
Median size	1,152 ft²
Median year built	1989
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	3.5%
Owner occupied	48%
Company owned	9.0%
Median loan-to-value	28%
Typical ownership tenure	5.6 yrs

COMMUNITY

Population	3,636
Density	5 / mi²
Median household income	\$43K
Average household income	\$63K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	89
Earthquake index (US avg 100)	88
Homes occupied	84%
Bachelor's or higher	9%
Poverty rate	21.3%
Unemployment	1.5%
Average temp	50°F
Annual precip	16 in
Sunshine	76%

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.