

# Las Cruces 88005

ZIP code · NM · New Mexico › Dona Ana › Las Cruces

**SELLER'S MARKET**

**\$265K**

MEDIAN SALE PRICE

**51**

SALES (12 MO)

**\$263K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



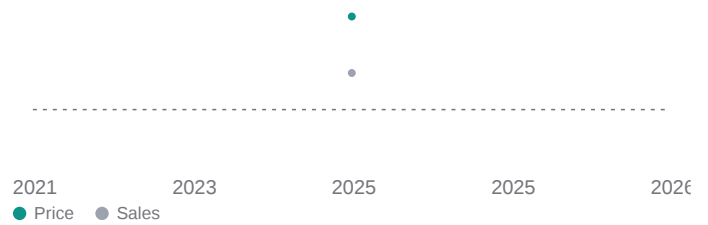
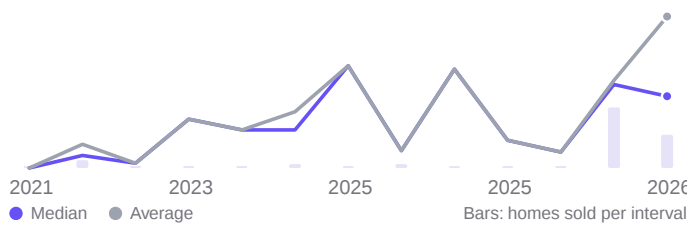
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$242K · Average \$472K

Growth (year over year)

Price +127.3% · Sales +50.0%



Price per square foot

\$134/ft²

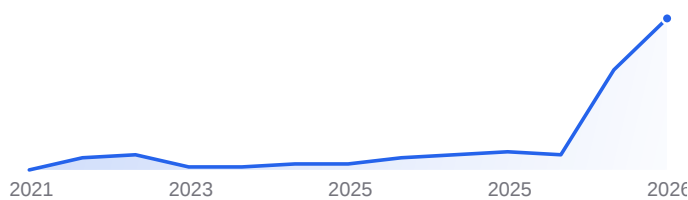
Sale premium vs estimated value

-6.9%



Annual turnover (share of homes sold)

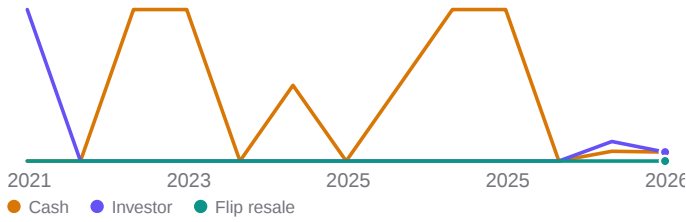
0.6%



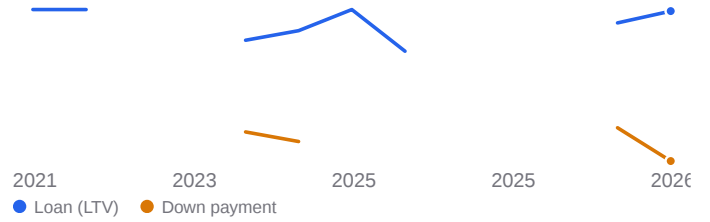
## BUYERS & OUTCOMES

### Buyer mix

Cash 5.9% · Investor 5.9% · Flip resale 0%

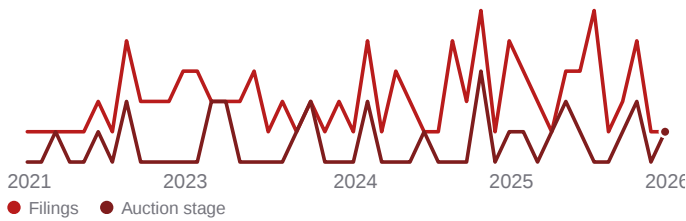


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 8,130     |
| Median value (AVM) | \$263K    |
| Median size        | 1,778 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 90%       |
| Condos             | 3.1%      |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 58%      |
| Underwater (LTV 125% or more) | 1.8%     |
| Owner occupied                | 76%      |
| Company owned                 | 14%      |
| Median loan-to-value          | 44%      |
| Typical ownership tenure      | 10.5 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 28,157    |
| Density                          | 486 / mi² |
| Median household income          | \$42K     |
| Average household income         | \$61K     |
| Crime index (US avg 100)         | 118       |
| Air pollution index (US avg 100) | 103       |
| Earthquake index (US avg 100)    | 70        |
| Homes occupied                   | 92%       |
| Bachelor's or higher             | 17%       |
| Poverty rate                     | 22.3%     |
| Unemployment                     | 1.3%      |
| Average temp                     | 61°F      |
| Annual precip                    | 10 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.