Las Cruces 88012

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

SELLER'S MARKET

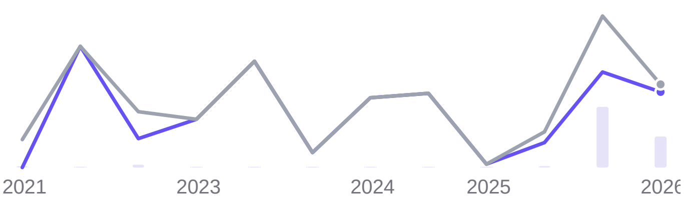
$294K	133	$286K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Seller's market · 78 / 100

Buyer's market — Balanced — Seller's market

MARKET TRENDS (5 YEARS)

Sale prices — Median $258K · Average $280K



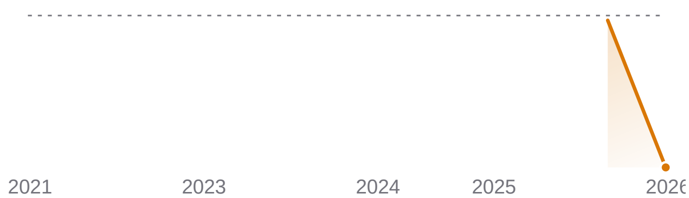
● Median ● Average — Bars: homes sold per interval

Growth (year over year) — Price -58.5% · Sales -25.0%

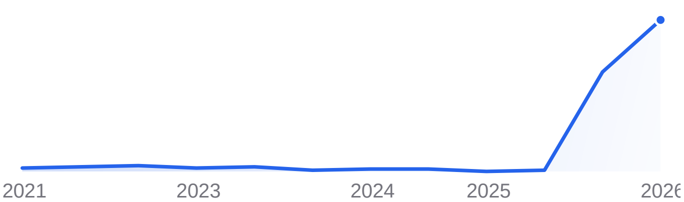
● Price ● Sales

Price per square foot — $159/ft²

Sale premium vs estimated value — -5.7%

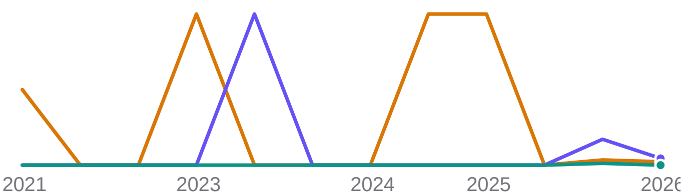


Annual turnover (share of homes sold) — 1.0%

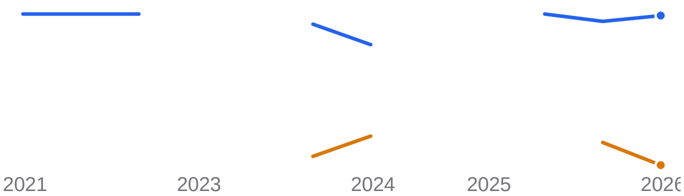


BUYERS & OUTCOMES

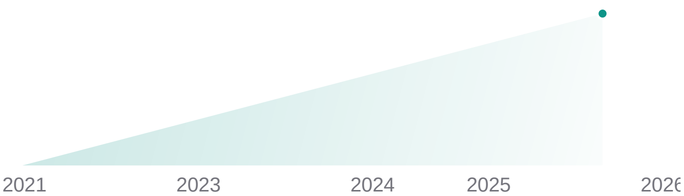
Buyer mix — Cash 2.2% · Investor 4.4% · Flip resale 0%



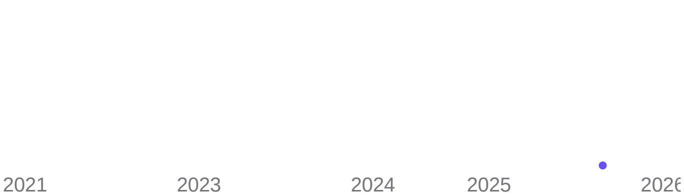
Financing (share of purchase price) — Loan (LTV) 99% · Down payment 1.0%



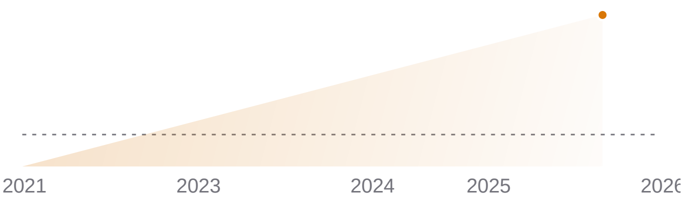
Sellers who sold at a gain — 100%



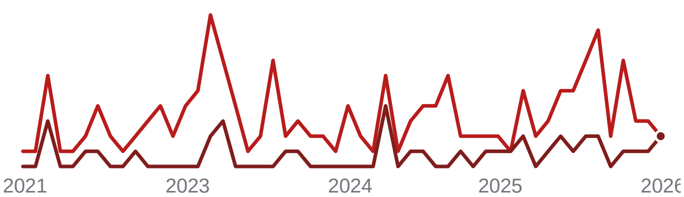
Typical hold before selling — 8.7 yrs



Median annualized return at resale — +11.0%



Preforeclosure filings — Filings 2 · Auction stage 2



HOUSING STOCK

Homes	**12,771**
Median value (AVM)	**$286K**
Median size	**1,647 ft²**
Median bedrooms	**3**
Median year built	**2006**
Single family	**93%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**51%**
Underwater (LTV 125% or more)	**1.2%**
Owner occupied	**80%**
Company owned	**9.1%**
Median loan-to-value	**50%**
Typical ownership tenure	**7.2 yrs**

COMMUNITY

Population	33,954
Density	77 / mi²
Median household income	$70K
Average household income	$86K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	67
Homes occupied	95%
Bachelor's or higher	17%
Poverty rate	11.1%
Unemployment	1.7%
Average temp	60°F
Annual precip	11 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.