

Roswell 88203

ZIP code · NM · New Mexico > Chaves County > Roswell

SELLER'S MARKET

\$186K

MEDIAN SALE PRICE

71

SALES (12 MO)

\$142K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

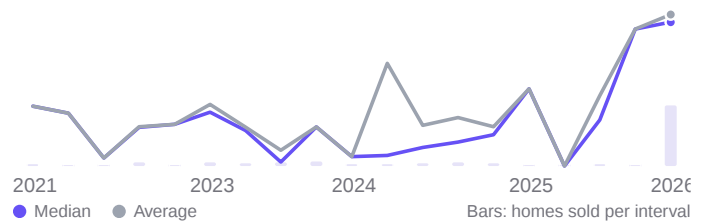
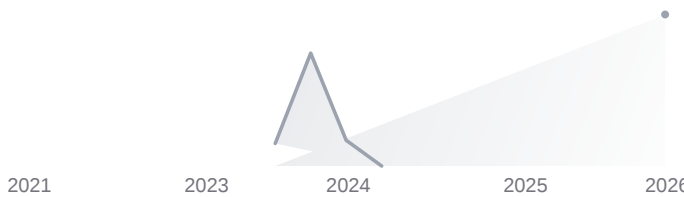
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

77 / 100

Sale prices

Median \$185K · Average \$194K

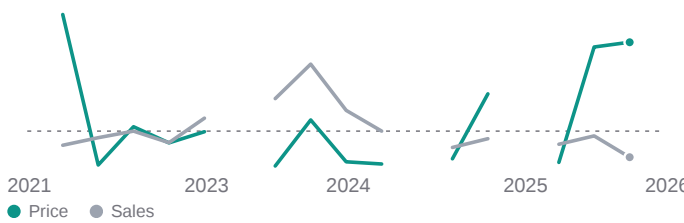


Growth (year over year)

Price +170.5% · Sales -50.0%

Price per square foot

\$130/ft²

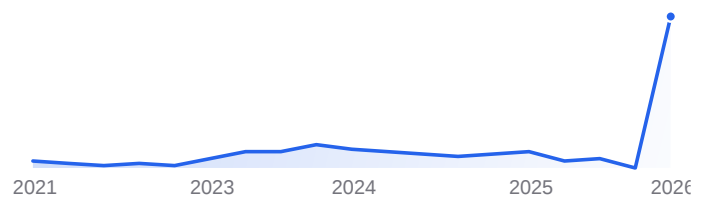
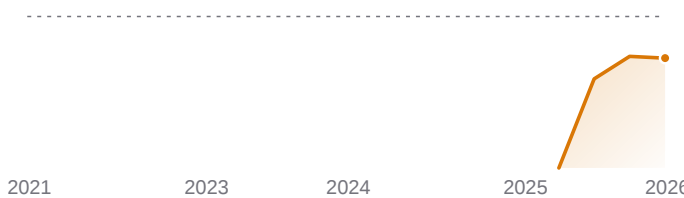


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

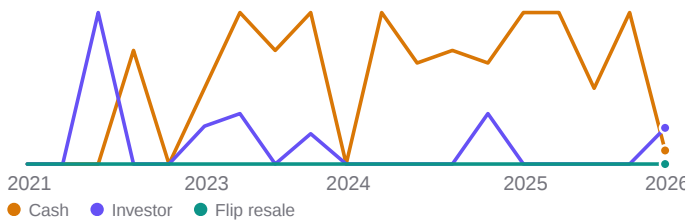
0.6%



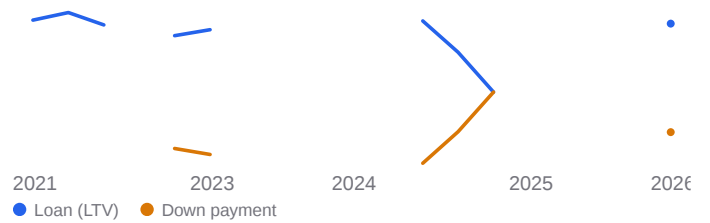
BUYERS & OUTCOMES

Buyer mix

Cash 9.0% · Investor 24% · Flip resale 0%

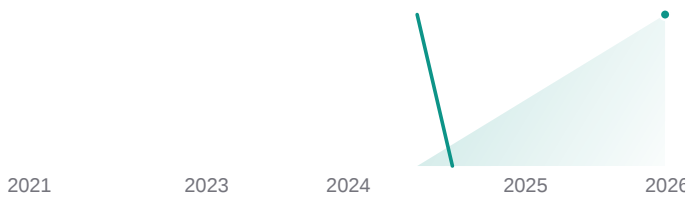


Financing (share of purchase price) Loan (LTV) 93% · Down payment 25%



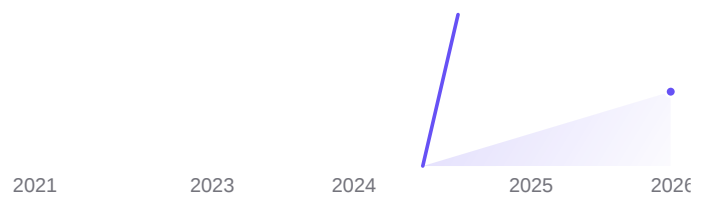
Sellers who sold at a gain

100%



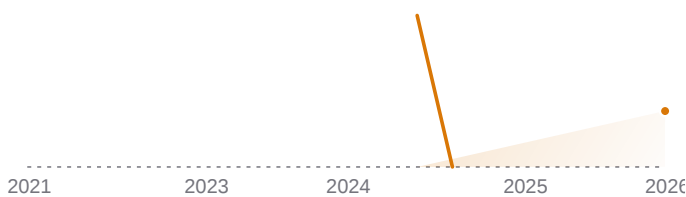
Typical hold before selling

7.7 yrs



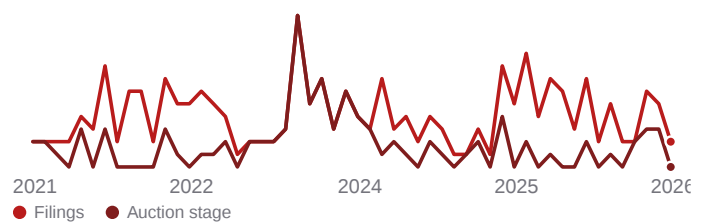
Median annualized return at resale

+18.2%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,965
Median value (AVM)	\$142K
Median size	1,290 ft²
Median bedrooms	3
Median year built	1959
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.0%
Owner occupied	62%
Company owned	5.9%
Median loan-to-value	30%
Typical ownership tenure	19.7 yrs

COMMUNITY

Population	28,868
Density	56 / mi²
Median household income	\$40K
Average household income	\$57K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	25
Homes occupied	89%
Bachelor's or higher	7%
Poverty rate	25.3%
Unemployment	1.1%
Average temp	57°F
Annual precip	16 in
Sunshine	74%

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.