

Ruidoso 88345

ZIP code · NM · New Mexico > Lincoln County > Ruidoso

BALANCED MARKET

\$327K

MEDIAN SALE PRICE

34

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



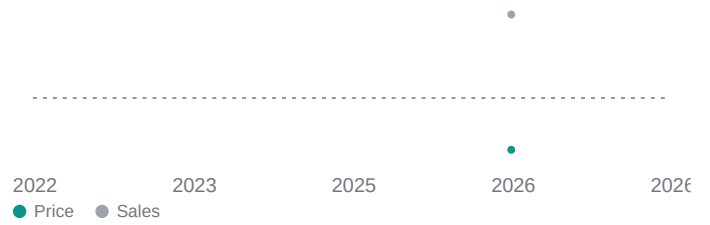
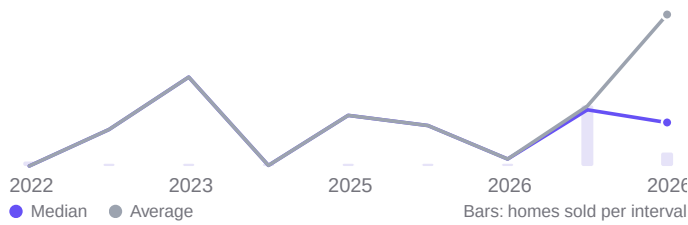
MARKET TRENDS (5 YEARS)

Sale prices

Median \$247K · Average \$669K

Growth (year over year)

Price -61.8% · Sales +100.0%

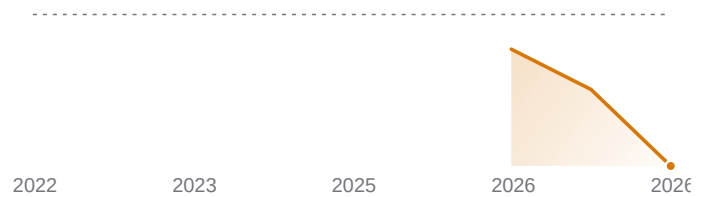
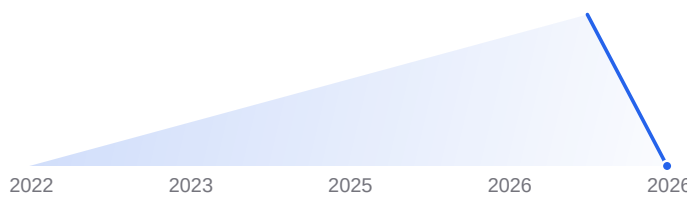


Price per square foot

\$139/ft²

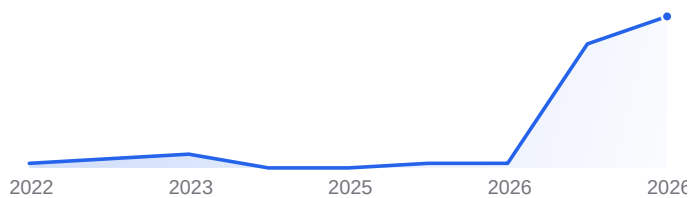
Sale premium vs estimated value

-52.9%



Annual turnover (share of homes sold)

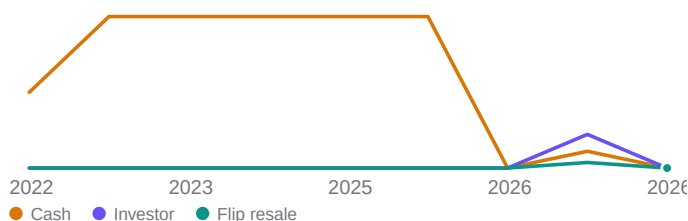
0.4%



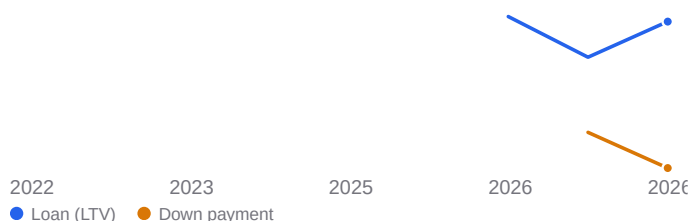
BUYERS & OUTCOMES

Buyer mix

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

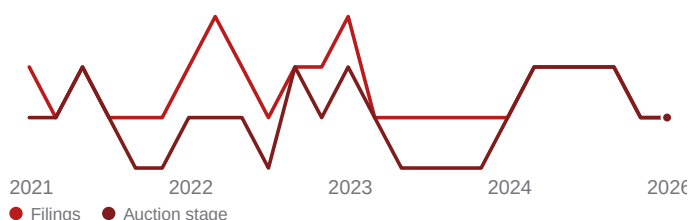


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



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	8,198
Density	206 / mi²
Median household income	\$49K

Average household income	\$64K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	56
Homes occupied	47%
Bachelor's or higher	18%
Poverty rate	14.9%
Unemployment	1.3%
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.