

FOR IMMEDIATE RELEASE
JULY 22, 2019

Inventory on the Rise in Lincoln County

Ruidoso/Lincoln County Association of REALTORS® Reports on Latest Housing Market Activity

The inventory of homes for sale in Lincoln County in June climbed to 557, a 4.8 percent increase over May, although still down 12.9 percent from June 2018. This is the highest inventory of homes listed for sale since last fall according to the Multiple Listing Service Report from the Ruidoso/Lincoln County Association of REALTORS® (RLCAR) which reports on all areas contained within the MLS.

The increase in inventory is thanks to the 103 homes and condos that were added to the market in June. June's new listings were 8 percent less than the same month a year ago, and up 8.7 percent from May.

Lincoln County continues to see a rise in year over year average sale prices and median sale price. The average sale price rising nearly five percent to \$269,209 and the median growing thirty-eight percent to \$214,250. The days a home spent on the market fell twenty-eight days from this same month last year with June reporting 179 days on the market.

"Because we have so many buyers looking for affordable homes, those homes in the lower price ranges are selling more quickly," said Sean Simpson, RLCAR's 2019 President. "In fact, five years ago, homes under \$350,000 took nearly twice as long to sell than today!"

Of the homes sold last month, the majority was priced between \$50,000 and \$199,999 (45.7 percent). Another 21.7 percent were priced between \$200,000 and \$299,999; 17.4 percent were priced between \$300,000 and \$399,999 and the remaining 15.2 percent of the homes sold were priced over \$400,000.

RLCAR Multiple Listing Service Report: Home Sales Recap

June 2019	Ruidoso	Alto Lakes, Outlaw, Kokopelli	Alto to Bonito River	Rest of Lincoln County
Total Month Sales	26 (27% decrease)	6 (50% decrease)	9 (22% increase)	5 (140% decrease)
Average Price	\$242,019 (20% increase)	\$273,167 (111% decrease)	\$337,644 (45% increase)	\$152,080 (8% decrease)
Median Price	\$214,250 (29% increase)	\$272,250 (119% decrease)	\$319,900 (61% increase)	\$172,900 (20% increase)

**Percentage increases are based on 2018 year-over-year comparisons*

About RLCAR

The Ruidoso/Lincoln County Association of REALTORS® is the Voice For Real Estate™ in Lincoln County. RLCAR represents over 190 REALTOR® members. RLCAR membership services the Lincoln County area. RLCAR is one of over 1,200 local boards and 54 state and territory organizations of REALTORS® nationwide that make up the National Association of REALTORS® (NAR), the nation's largest trade association.

This analysis of the Lincoln County New Mexico housing market has been provided by the Ruidoso/Lincoln County



Ruidoso/Lincoln County Association of REALTORS®
700 Mechem Dr., Ste. 10
Ruidoso, NM 88345
(575) 257-4750
www.rlcar.org

Association of REALTORS® (RLCAR) based on data provided by the RLCAR MLS for the period of 6/1/2019 – 6/30/2019. RLCAR does not guarantee and is no way responsible for its accuracy.