

FOR IMMEDIATE RELEASE
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Despite Unprecedented Times, Lincoln County's Housing Market Shows Increase
Ruidoso/Lincoln County Association of REALTORS® Reports on Latest Housing Market Activity

Total home sales showed modest increases in June with sales rising over ten percent for a total of 53 in Lincoln County. This is 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. Both the average and median sales prices climbed, with the average price reported at \$287,738 and the median at \$235,000. Months of inventory continued to favor sellers with only 2.9 months available.

“Uncertainty surrounding the COVID-19 pandemic pushed pause on listing and showing activity in March and April which caused the number of closed transactions in May to fall,” said Troy Briggs, RLCAR 2020 President. “June saw a rebound with a 12.8 percent increase over last month.”

Just over 32 percent of the homes sold in June were priced under \$200,000, while homes priced between \$200,000 and \$500,000 accounted for 51 percent of sales. Homes priced over \$500,000 made up the remaining 18 percent of homes sold.

Inventory numbers remain low. Active listings posted a more than 17 percent decrease with 471 residential properties on the market in June 2020 compared to 571 in June 2019. There was a slight decrease in new listings with 95 new homes coming on the market in June compared to 104 in June of last year, representing an 8.7 percent decrease. There was an increase in new under contracts with 42 in June of last year and 110 this year, representing a more than 161 percent year-over-year surge.

RLCAR Multiple Listing Service Report: Home Sales Recap

June 2020	Ruidoso	Alto Lakes, Outlaw, Kokopelli	Alto to Bonito River	Rest of Lincoln County
Total Month Sales	33 (22.2% increase)	8 (33.3% increase)	5 (37.5% decrease)	7 (16.7% increase)
Average Price	\$217,686 (8.8% decrease)	\$506,125 (85.3% increase)	\$321,900 (10.3% decrease)	\$344,000 (150% increase)
Median Price	\$225,000 (5.9% increase)	\$527,500 (93.8% increase)	\$172,500 (55.4% decrease)	\$255,000 (55.1 % increase)

**Percentage increases are based on 2019 year-over-year comparisons*

This analysis of the Lincoln County New Mexico housing market has been provided by the Ruidoso/Lincoln County Association of REALTORS® (RLCAR) based on data provided by the RLCAR MLS for the period of 6/1/2020 – 6/30/2020. RLCAR does not guarantee and is no way responsible for its accuracy.

About RLCAR

The Ruidoso/Lincoln County Association of REALTORS® is the Voice For Real Estate™ in Lincoln County. RLCAR is composed of over 200 REALTOR® members who are involved in residential and commercial real estate, as well as short and long term property management, and real estate appraisal throughout Lincoln County. Our members



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proudly serve Lincoln County for their real estate needs, but more importantly they are vibrant citizens of each of their communities throughout the county. 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.