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Lincoln County Area Average Home Sales Remain over \$200,000

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

Home sales in October increased over three percent from the same time last year with the month reporting 89 sales, 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 average sale price of a home sold in October was \$260,921, a five percent year-over-year decrease and has remained over \$200,000 for all of 2018. Meanwhile, inventory remained low with just 4 months available.

Homes priced under \$200,000 continue to make up 52 percent the market’s sales while homes priced between \$200,000 and \$500,000 accounted for 39 percent of the month’s sales. Homes priced over \$500,000 were nine percent.

Manufactured and modular sales saw moderate increases in October as well. In Lincoln County, a total of 9 manufactured or modular homes were sold in October, an 11 percent increase over last year. The median sales price of manufactured and modular homes in the area rose 25.7 percent to \$134,000.

Across New Mexico the housing market continues to set records. October’s numbers bring the 2018 year-to-date total sales to 26,982 – over 4,500 sales more than those reported for all of 2017.

RLCAR Multiple Listing Service Report: Home Sales Recap

	October 2018	October 2017	October 2016
Total Month Sales	89 (3.4% increase)	86 (26.7% increase)	63 (33% decrease)
Average Price	\$260,921 (4.9% decrease)	\$273,773 (16.1% increase)	\$229,676 (6.6% decrease)
Days on Market	236 (16.1% increase)	198 (18.2% decrease)	234 (1.3% decrease)

**Percentage increases are based on 2017 year-over-year comparisons*

About RLCAR

The Ruidoso/Lincoln County Association of REALTORS® represents over 180 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).

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. RLCAR does not guarantee and is not responsible for its accuracy.