

FOR IMMEDIATE RELEASE
JANUARY 21, 2019

Home Sales Finish the Year with a Bang

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

Home sales figures have continued a steady incline all year, with 2018 reporting 720 homes sold, an overall increase of over four percent from 2017 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 sales price of a home in Lincoln County also increased over six percent year-over-year to \$255,753 while the median rose over two percent to \$195,000.

Every month except four (June, July, September and December) this year reported a year-over-year increase in total sales, with the most significant increase occurring in January and April with a 28 percent jump. Inventory continued to favor sellers, with months of inventory reaching its lowest in October at 3.9 months. At its lowest, days on market fell to just 172 days in December while on the high-end February reported 278 days on market.

Homes priced up to \$200,000 made up 52.7 percent of the sales in 2018, a 3.8 percent decrease from last year. Meanwhile homes priced between \$200,000 and \$500,000 accounted for 37.4 percent of the year's market and homes priced over \$500,000 accounted for 9.9 percent of the year's sales.

RLCAR Multiple Listing Service Report: Home Sales Recap

	Ruidoso December 2018	Alto Lakes, Outlaw, Kokopelli December 2018	Alto to Bonito River December 2018	Rest of Lincoln County December 2018
Total Month Sales	27 (44% decrease)	9 (33% increase)	3 (100% decrease)	5 (80% increase)
Average Price	\$252,037 (21% increase)	\$478,611 (35% increase)	\$463,783 (53% increase)	\$83,200 (55% decrease)
Median Price	\$235,000 (31% increase)	\$383,500 (20% increase)	\$531,000 (61% increase)	\$75,000 (60% 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), the nation's largest trade association.

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.