

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## All Areas in Lincoln County, All Residential Property Types

All Residential Property Types

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	47	<b>395</b>	740.4%	518	<b>469</b>	-9.5%
Active Listings Price Average	\$265,000	<b>\$438,828</b>	65.6%	\$364,607	<b>\$396,467</b>	8.7%
Active Average Days on Market	276	<b>252</b>	-8.7%	254	<b>228</b>	-10.2%
Months of Inventory	0.6	<b>4.5</b>	682.5%	--	--	--
Absorption Rate	72.3%	<b>11.9%</b>	-83.6%	--	--	--
New Listings	72	<b>62</b>	-13.9%	136	<b>127</b>	-6.6%
Pending Listings Count	47	<b>40</b>	-14.9%	88	<b>87</b>	-1.1%
Closed Sales Count	34	<b>47</b>	38.2%	73	<b>90</b>	23.3%
Closed Listing Price Average	\$193,667	<b>\$263,678</b>	36.2%	\$202,256	<b>\$266,912</b>	32.0%
Closed Selling Price Average	\$183,672	<b>\$248,280</b>	35.2%	\$190,361	<b>\$251,937</b>	32.3%
Closed Median Sold Price	\$136,650	<b>\$175,000</b>	28.1%	\$146,000	<b>\$200,000</b>	37.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	94.84	<b>94.16</b>	-0.7%	94.12	<b>94.39</b>	0.3%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	234	<b>160</b>	-31.6%	235	<b>184</b>	-21.7%
Selling Price Total	\$6,244,875	<b>\$11,669,180</b>	86.9%	\$13,896,375	<b>\$22,674,391</b>	63.2%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## All Areas in Lincoln County, Site Built

Site Built

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	332	<b>297</b>	-10.5%	354	<b>350</b>	-1.1%
Active Listings Price Average	\$471,905	<b>\$471,757</b>	0.0%	\$458,181	<b>\$472,081</b>	3.0%
Active Average Days on Market	278	<b>266</b>	-4.3%	261	<b>242</b>	-7.3%
Months of Inventory	7.5	<b>5.0</b>	-33.3%	--	--	--
Absorption Rate	5.1%	<b>10.4%</b>	103.8%	--	--	--
New Listings	53	<b>41</b>	-22.6%	90	<b>91</b>	1.1%
Pending Listings Count	27	<b>28</b>	3.7%	49	<b>58</b>	18.4%
Closed Sales Count	17	<b>31</b>	82.4%	37	<b>60</b>	62.2%
Closed Listing Price Average	\$288,700	<b>\$330,806</b>	14.6%	\$268,467	<b>\$323,123</b>	20.4%
Closed Selling Price Average	\$275,285	<b>\$311,283</b>	13.1%	\$254,350	<b>\$304,518</b>	19.7%
Closed Median Sold Price	\$225,000	<b>\$275,000</b>	22.2%	\$200,000	<b>\$271,750</b>	35.9%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	95.35	<b>94.10</b>	-1.3%	94.74	<b>94.39</b>	-0.4%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	250	<b>164</b>	-34.4%	219	<b>180</b>	-17.8%
Selling Price Total	\$4,679,850	<b>\$9,649,780</b>	106.2%	\$9,410,950	<b>\$18,271,091</b>	94.1%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## All Areas in Lincoln County, Townhouse/Condo

Townhouse-Condo

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	78	<b>40</b>	-48.7%	91	<b>55</b>	-39.6%
Active Listings Price Average	\$185,108	<b>\$191,218</b>	3.3%	\$180,188	<b>\$185,893</b>	3.2%
Active Average Days on Market	230	<b>189</b>	-17.8%	197	<b>163</b>	-17.3%
Months of Inventory	3.5	<b>3.1</b>	-13.2%	--	--	--
Absorption Rate	11.5%	<b>17.5%</b>	51.7%	--	--	--
New Listings	10	<b>9</b>	-10.0%	35	<b>12</b>	-65.7%
Pending Listings Count	13	<b>6</b>	-53.8%	26	<b>17</b>	-34.6%
Closed Sales Count	9	<b>7</b>	-22.2%	20	<b>17</b>	-15.0%
Closed Listing Price Average	\$103,377	<b>\$141,214</b>	36.6%	\$148,110	<b>\$166,782</b>	12.6%
Closed Selling Price Average	\$96,311	<b>\$136,285</b>	41.5%	\$136,410	<b>\$159,905</b>	17.2%
Closed Median Sold Price	\$90,000	<b>\$127,500</b>	41.7%	\$100,500	<b>\$150,000</b>	49.3%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	93.16	<b>96.02</b>	3.1%	92.10	<b>95.88</b>	4.1%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	89	<b>134</b>	50.6%	146	<b>214</b>	46.6%
Selling Price Total	\$866,800	<b>\$954,000</b>	10.1%	\$2,728,200	<b>\$2,718,400</b>	-0.4%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## All Areas in Lincoln County, Modular

Modular

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	3	<b>2</b>	-33.3%	3	<b>3</b>	0.0%
Active Listings Price Average	\$271,600	<b>\$260,900</b>	-3.9%	\$21,600	<b>\$184,000</b>	751.9%
Active Average Days on Market	615	<b>206</b>	-66.5%	615	<b>138</b>	-77.6%
Months of Inventory			0.0%	--	--	--
Absorption Rate	0.0%	<b>0.0%</b>	0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>1</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>1</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>1</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$150,000</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$145,000</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$145,000</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>96.67</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>195</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$145,000</b>	0.0%

Absorption Rate: indicate supply and demand. While “Months of Inventory” may indicate more clearly if the market is favoring sellers or buyers, the “Absorption Rate” directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month’s sold count / current month’s active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month’s active listing count / previous month’s sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Ruidoso

Site Built

Area 1

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	156	<b>140</b>	-10.3%	168	<b>168</b>	0.0%
Active Listings Price Average	\$364,665	<b>\$386,057</b>	5.9%	\$356,100	<b>\$38,156</b>	-89.3%
Active Average Days on Market	195	<b>183</b>	-6.2%	181	<b>169</b>	-6.6%
Months of Inventory	5.8	<b>3.7</b>	-36.2%	--	--	--
Absorption Rate	5.8%	<b>12.9%</b>	122.9%	--	--	--
New Listings	39	<b>22</b>	-43.6%	59	<b>59</b>	0.0%
Pending Listings Count	18	<b>20</b>	11.1%	30	<b>38</b>	26.7%
Closed Sales Count	9	<b>18</b>	100.0%	23	<b>36</b>	56.5%
Closed Listing Price Average	\$301,833	<b>\$286,427</b>	-5.1%	\$230,156	<b>\$295,016</b>	28.2%
Closed Selling Price Average	\$282,705	<b>\$271,111</b>	-4.1%	\$214,258	<b>\$280,094</b>	30.7%
Closed Median Sold Price	\$205,000	<b>\$230,000</b>	12.2%	\$180,000	<b>\$262,000</b>	45.6%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	93.66	<b>94.65</b>	1.1%	93.08	<b>94.84</b>	1.9%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	160	<b>133</b>	-16.9%	191	<b>138</b>	-27.7%
Selling Price Total	\$2,544,350	<b>\$4,880,000</b>	91.8%	\$4,927,950	<b>\$10,083,411</b>	104.6%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Alto Lakes G&CC/Kokopelli

**Includes Outlaw**

Site Built

Area 2

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	79	<b>71</b>	-10.1%	81	<b>80</b>	-1.2%
Active Listings Price Average	\$678,109	<b>\$651,749</b>	-3.9%	\$668,526	<b>\$665,132</b>	-0.5%
Active Average Days on Market	330	<b>258</b>	-21.8%	322	<b>259</b>	-19.6%
Months of Inventory	15.8	<b>5.9</b>	-62.6%	--	--	--
Absorption Rate	2.5%	<b>9.9%</b>	289.4%	--	--	--
New Listings	11	<b>8</b>	-27.3%	16	<b>14</b>	-12.5%
Pending Listings Count	3	<b>5</b>	66.7%	5	<b>9</b>	80.0%
Closed Sales Count	2	<b>7</b>	250.0%	5	<b>10</b>	100.0%
Closed Listing Price Average	\$314,750	<b>\$502,485</b>	59.6%	\$447,600	<b>\$490,180</b>	9.5%
Closed Selling Price Average	\$302,500	<b>\$470,111</b>	55.4%	\$427,900	<b>\$460,428</b>	7.6%
Closed Median Sold Price	\$302,500	<b>\$459,000</b>	51.7%	\$390,000	<b>\$459,500</b>	17.8%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	96.11	<b>93.56</b>	-2.7%	95.60	<b>93.93</b>	-1.7%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	265	<b>207</b>	-21.9%	200	<b>239</b>	19.5%
Selling Price Total	\$605,000	<b>\$3,290,780</b>	443.9%	\$2,139,500	<b>\$4,604,280</b>	115.2%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Ruidoso Downs

Site Built

Area 3

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	9	<b>10</b>	11.1%	10	<b>11</b>	10.0%
Active Listings Price Average	\$280,322	<b>\$255,890</b>	-8.7%	\$268,780	<b>\$256,718</b>	-4.5%
Active Average Days on Market	297	<b>320</b>	7.7%	267	<b>320</b>	19.9%
Months of Inventory	4.5		-100.0%	--	--	--
Absorption Rate	22.2%	<b>0.0%</b>	-100.0%	--	--	--
New Listings	0	<b>1</b>	0.0%	2	<b>2</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	1	<b>0</b>	-100.0%
Closed Sales Count	2	<b>0</b>	-100.0%	2	<b>2</b>	0.0%
Closed Listing Price Average	\$161,950	<b>\$0</b>	-100.0%	\$161,950	<b>\$227,400</b>	40.4%
Closed Selling Price Average	\$151,750	<b>\$0</b>	-100.0%	\$151,750	<b>\$210,000</b>	38.4%
Closed Median Sold Price	\$151,750	<b>\$0</b>	-100.0%	\$151,750	<b>\$210,000</b>	38.4%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	93.70	<b>0.00</b>	-100.0%	93.70	<b>92.35</b>	-1.4%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	123	<b>0</b>	-100.0%	123	<b>169</b>	37.4%
Selling Price Total	\$303,500	<b>\$0</b>	-100.0%	\$303,500	<b>\$420,000</b>	38.4%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Alto to Bonito River

Site Built

Area 4

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	48	<b>35</b>	-27.1%	50	<b>41</b>	-18.0%
Active Listings Price Average	\$544,755	<b>\$589,077</b>	8.1%	\$530,752	<b>\$625,757</b>	17.9%
Active Average Days on Market	379	<b>396</b>	4.5%	364	<b>338</b>	-7.1%
Months of Inventory	8.0	<b>8.8</b>	9.4%	--	--	--
Absorption Rate	4.2%	<b>5.7%</b>	37.1%	--	--	--
New Listings	2	<b>6</b>	200.0%	7	<b>10</b>	42.9%
Pending Listings Count	4	<b>2</b>	-50.0%	6	<b>5</b>	-16.7%
Closed Sales Count	2	<b>2</b>	0.0%	2	<b>4</b>	100.0%
Closed Listing Price Average	\$407,250	<b>\$484,250</b>	18.9%	\$407,250	<b>\$462,075</b>	13.5%
Closed Selling Price Average	\$399,250	<b>\$452,000</b>	13.2%	\$399,250	<b>\$429,725</b>	7.6%
Closed Median Sold Price	\$399,250	<b>\$452,000</b>	13.2%	\$399,250	<b>\$407,450</b>	2.1%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	98.04	<b>93.34</b>	-4.8%	98.04	<b>93.00</b>	-5.1%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	298	<b>262</b>	-12.1%	298	<b>300</b>	0.7%
Selling Price Total	\$798,500	<b>\$904,000</b>	13.2%	\$798,500	<b>\$1,718,900</b>	115.3%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*



# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## N/Bonito River to N/Capitan

**Includes Nogal, Capitan**

Site Built

Area 5

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	22	<b>18</b>	-18.2%	25	<b>24</b>	-4.0%
Active Listings Price Average	\$416,031	<b>\$547,049</b>	31.5%	\$407,263	<b>\$505,933</b>	24.2%
Active Average Days on Market	247	<b>350</b>	41.7%	217	<b>280</b>	29.0%
Months of Inventory	22.0	<b>6.0</b>	-72.7%	--	--	--
Absorption Rate	0.0%	<b>16.7%</b>	0.0%	--	--	--
New Listings	0	<b>1</b>	0.0%	3	<b>1</b>	-66.7%
Pending Listings Count	1	<b>0</b>	-100.0%	4	<b>3</b>	-25.0%
Closed Sales Count	0	<b>3</b>	0.0%	2	<b>4</b>	100.0%
Closed Listing Price Average	\$0	<b>\$192,966</b>	0.0%	\$399,950	<b>\$241,975</b>	-39.5%
Closed Selling Price Average	\$0	<b>\$180,166</b>	0.0%	\$387,500	<b>\$226,250</b>	-41.6%
Closed Median Sold Price	\$0	<b>\$170,500</b>	0.0%	\$387,500	<b>\$185,250</b>	-52.2%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>93.37</b>	0.0%	96.89	<b>93.50</b>	-3.5%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>172</b>	0.0%	187	<b>289</b>	54.5%
Selling Price Total	\$0	<b>\$540,500</b>	0.0%	\$775,000	<b>\$905,000</b>	16.8%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## E/Capitan to Hwy 70

**Includes Lincoln**

Site Built

Area 6

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	1	<b>3</b>	200.0%	2	<b>4</b>	100.0%
Active Listings Price Average	\$734,900	<b>\$366,133</b>	-50.2%	\$479,450	<b>\$340,850</b>	-28.9%
Active Average Days on Market	294	<b>319</b>	8.5%	147	<b>240</b>	63.3%
Months of Inventory	1.0		-100.0%	--	--	--
Absorption Rate	100.0%	<b>0.0%</b>	-100.0%	--	--	--
New Listings	0	<b>1</b>	0.0%	0	<b>2</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	1	<b>0</b>	-100.0%
Closed Sales Count	1	<b>0</b>	-100.0%	1	<b>1</b>	0.0%
Closed Listing Price Average	\$224,000	<b>\$0</b>	-100.0%	\$224,000	<b>\$265,000</b>	18.3%
Closed Selling Price Average	\$245,000	<b>\$0</b>	-100.0%	\$245,000	<b>\$250,000</b>	2.0%
Closed Median Sold Price	\$245,000	<b>\$0</b>	-100.0%	\$245,000	<b>\$250,000</b>	2.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	109.38	<b>0.00</b>	-100.0%	109.38	<b>94.34</b>	-13.8%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	172	<b>0</b>	-100.0%	172	<b>4</b>	-97.7%
Selling Price Total	\$245,000	<b>\$0</b>	-100.0%	\$245,000	<b>\$250,000</b>	2.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## E/ Ruidoso Downs to Tinnie

**Includes Glencoe, San Patricio, Hondo**

Site Built

Area 7

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	7	<b>6</b>	-14.3%	7	<b>6</b>	-14.3%
Active Listings Price Average	\$429,055	<b>\$496,581</b>	15.7%	\$429,055	<b>\$496,581</b>	15.7%
Active Average Days on Market	286	<b>409</b>	43.0%	286	<b>409</b>	43.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate	0.0%	<b>0.0%</b>	0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	1	<b>0</b>	-100.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Carrizozo

Site Built

Area 8

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	5	<b>5</b>	0.0%	6	<b>7</b>	16.7%
Active Listings Price Average	\$120,380	<b>\$120,960</b>	0.5%	\$133,566	<b>\$123,471</b>	-7.6%
Active Average Days on Market	467	<b>506</b>	8.4%	389	<b>362</b>	-6.9%
Months of Inventory	2.5	<b>2.5</b>	0.0%	--	--	--
Absorption Rate	20.0%	<b>20.0%</b>	0.0%	--	--	--
New Listings	1	<b>2</b>	100.0%	2	<b>3</b>	50.0%
Pending Listings Count	1	<b>1</b>	0.0%	2	<b>3</b>	50.0%
Closed Sales Count	1	<b>1</b>	0.0%	2	<b>1</b>	-50.0%
Closed Listing Price Average	\$199,500	<b>\$34,500</b>	-82.7%	\$119,700	<b>\$34,500</b>	-71.2%
Closed Selling Price Average	\$183,500	<b>\$34,500</b>	-81.2%	\$110,750	<b>\$34,500</b>	-68.8%
Closed Median Sold Price	\$183,500	<b>\$34,500</b>	-81.2%	\$110,750	<b>\$34,500</b>	-68.8%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	91.98	<b>100.00</b>	8.7%	92.52	<b>100.00</b>	8.1%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	1,268	<b>184</b>	-85.5%	660	<b>184</b>	-72.1%
Selling Price Total	\$183,500	<b>\$34,500</b>	-81.2%	\$221,500	<b>\$34,500</b>	-84.4%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Rest of Lincoln County

Includes Corona, Arabela, White Oaks, etc.

Site Built

Area 9

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	5	<b>9</b>	80.0%	5	<b>9</b>	80.0%
Active Listings Price Average	\$810,000	<b>\$231,500</b>	-71.4%	\$810,000	<b>\$231,500</b>	-71.4%
Active Average Days on Market	983	<b>640</b>	-34.9%	983	<b>640</b>	-34.9%
Months of Inventory			0.0%	--	--	--
Absorption Rate	0.0%	<b>0.0%</b>	0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>2</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$147,250</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$127,500</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$127,500</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>86.59</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>282</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$255,000</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Ruidoso

Townhouse/Condo

Area 1

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	60	<b>28</b>	-53.3%	69	<b>40</b>	-42.0%
Active Listings Price Average	\$176,716	<b>\$175,716</b>	-0.6%	\$170,101	<b>\$171,286</b>	0.7%
Active Average Days on Market	245	<b>207</b>	-15.5%	213	<b>180</b>	-15.5%
Months of Inventory	3.5	<b>2.8</b>	-20.7%	--	--	--
Absorption Rate	11.7%	<b>17.9%</b>	53.1%	--	--	--
New Listings	8	<b>6</b>	-25.0%	30	<b>6</b>	-80.0%
Pending Listings Count	10	<b>5</b>	-50.0%	19	<b>13</b>	-31.6%
Closed Sales Count	7	<b>5</b>	-28.6%	15	<b>11</b>	-26.7%
Closed Listing Price Average	\$96,682	<b>\$118,700</b>	22.8%	\$123,146	<b>\$160,436</b>	30.3%
Closed Selling Price Average	\$93,114	<b>\$114,800</b>	23.3%	\$116,146	<b>\$155,900</b>	34.2%
Closed Median Sold Price	\$78,500	<b>\$116,500</b>	48.4%	\$98,000	<b>\$147,500</b>	50.5%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	96.36	<b>96.71</b>	0.4%	94.32	<b>97.17</b>	3.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	73	<b>130</b>	78.1%	156	<b>170</b>	9.0%
Selling Price Total	\$651,800	<b>\$574,000</b>	-11.9%	\$1,742,200	<b>\$1,714,900</b>	-1.6%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Alto Lakes G&CC/Kokopelli

### Includes Outlaw

Townhouse/Condo

Area 2

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	5	<b>1</b>	-80.0%	5	<b>2</b>	-60.0%
Active Listings Price Average	\$295,600	<b>\$450,000</b>	52.2%	\$295,600	<b>\$349,500</b>	18.2%
Active Average Days on Market	1	<b>214</b>	21300.0%	1	<b>107</b>	10600.0%
Months of Inventory	2.5		-100.0%	--	--	--
Absorption Rate	0.0%	<b>0.0%</b>	0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	2	<b>0</b>	-100.0%	2	<b>1</b>	-50.0%
Closed Sales Count	0	<b>0</b>	0.0%	1	<b>1</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$326,000	<b>\$249,500</b>	-23.5%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$3,160,000	<b>\$231,000</b>	-92.7%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$316,000	<b>\$231,000</b>	-26.9%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	96.93	<b>92.59</b>	-4.5%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	36	<b>591</b>	1541.7%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$316,000	<b>\$231,000</b>	-26.9%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Ruidoso Downs

Townhouse/Condo

Area 3

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	2	<b>5</b>	150.0%	4	<b>6</b>	50.0%
Active Listings Price Average	\$126,450	<b>\$170,560</b>	34.9%	\$128,150	<b>\$171,300</b>	33.7%
Active Average Days on Market	1	<b>103</b>	10200.0%	1	<b>86</b>	8500.0%
Months of Inventory	2.0	<b>5.0</b>	150.0%	--	--	--
Absorption Rate	50.0%	<b>20.0%</b>	-60.0%	--	--	--
New Listings	1	<b>3</b>	200.0%	2	<b>4</b>	100.0%
Pending Listings Count	0	<b>0</b>	0.0%	2	<b>1</b>	-50.0%
Closed Sales Count	1	<b>1</b>	0.0%	2	<b>2</b>	0.0%
Closed Listing Price Average	\$124,000	<b>\$175,000</b>	41.1%	\$117,000	<b>\$146,000</b>	24.8%
Closed Selling Price Average	\$90,000	<b>\$165,000</b>	83.3%	\$82,500	<b>\$138,750</b>	68.2%
Closed Median Sold Price	\$90,000	<b>\$165,000</b>	83.3%	\$82,500	<b>\$138,750</b>	68.2%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	72.58	<b>94.29</b>	29.9%	70.51	<b>95.03</b>	34.8%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	50	<b>243</b>	386.0%	59	<b>171</b>	189.8%
Selling Price Total	\$90,000	<b>\$175,000</b>	94.4%	\$165,000	<b>\$277,500</b>	68.2%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*



# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Alto to Bonito River

Townhouse/Condo

Area 4

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	11	<b>6</b>	-45.5%	13	<b>7</b>	-46.2%
Active Listings Price Average	\$191,326	<b>\$237,650</b>	24.2%	\$205,352	<b>\$235,128</b>	14.5%
Active Average Days on Market	294	<b>252</b>	-14.3%	249	<b>154</b>	-38.2%
Months of Inventory	5.5	<b>3.0</b>	-45.5%	--	--	--
Absorption Rate	9.1%	<b>16.7%</b>	83.3%	--	--	--
New Listings	1	<b>0</b>	-100.0%	3	<b>2</b>	-33.3%
Pending Listings Count	1	<b>1</b>	0.0%	3	<b>2</b>	-33.3%
Closed Sales Count	1	<b>1</b>	0.0%	2	<b>3</b>	50.0%
Closed Listing Price Average	\$130,000	<b>\$220,000</b>	69.2%	\$277,500	<b>\$176,333</b>	-36.5%
Closed Selling Price Average	\$125,000	<b>\$215,000</b>	72.0%	\$252,500	<b>\$165,000</b>	-34.7%
Closed Median Sold Price	\$125,000	<b>\$215,000</b>	72.0%	\$252,500	<b>\$165,000</b>	-34.7%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	96.15	<b>97.73</b>	1.6%	90.99	<b>93.57</b>	2.8%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	242	<b>45</b>	-81.4%	219	<b>279</b>	27.4%
Selling Price Total	\$125,000	<b>\$215,000</b>	72.0%	\$505,000	<b>\$495,000</b>	-2.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## N/Bonito River to N/Capitan

**Includes Nogal, Capitan**

Townhouse/Condo

Area 5

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (%)	93.66	<b>94.65</b>	1.1%	93.08	<b>94.84</b>	1.9%
Closed Average Price Per SqFt	\$0.00	<b>\$0.00</b>	0.0%	\$0.00	<b>\$0.00</b>	0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## E/Capitan to Hwy 70

**Includes Lincoln**

Townhouse/Condo

Area 6

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## E/ Ruidoso Downs to Tinnie

**Includes Glencoe, San Patricio, Hondo**

Townhouse/Condo

Area 7

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Carrizozo

Townhouse/Condo

Area 8

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Rest of Lincoln County

Includes Corona, Arabela, White Oaks, etc.

Townhouse/Condo

Area 9

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Ruidoso

Modular

Area 1

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>1</b>	0.0%	0	<b>2</b>	0.0%
Active Listings Price Average	\$0	<b>\$141,900</b>	0.0%	\$0	<b>\$162,950</b>	0.0%
Active Average Days on Market	0	<b>161</b>	0.0%	0	<b>81</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate		<b>0.0%</b>	0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>1</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>1</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>1</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$150,000</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$145,000</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$145,000</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>96.67</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>195</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$145,000</b>	0.0%

Absorption Rate: indicate supply and demand. While “Months of Inventory” may indicate more clearly if the market is favoring sellers or buyers, the “Absorption Rate” directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month’s sold count / current month’s active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month’s active listing count / previous month’s sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Alto Lakes G&CC/Kokopelli

**Includes Outlaw**

Modular

Area 2

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While “Months of Inventory” may indicate more clearly if the market is favoring sellers or buyers, the “Absorption Rate” directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month’s sold count / current month’s active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month’s active listing count / previous month’s sold count & pending listings. Displayed as a number of months.*



# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Ruidoso Downs

Modular

Area 3

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Alto to Bonito River

Modular

Area 4

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## N/Bonito River to N/Capitan

**Includes Nogal, Capitan**

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	2	<b>1</b>	-50.0%	1	<b>1</b>	0.0%
Active Listings Price Average	\$289,900	<b>\$379,900</b>	31.0%	\$289,900	<b>\$379,900</b>	31.0%
Active Average Days on Market	382	<b>254</b>	-33.5%	366	<b>254</b>	-30.6%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## E/Capitan to Hwy 70

**Includes Lincoln**

Modular

Area 6

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## E/ Ruidoso Downs to Tinnie

**Includes Glencoe, San Patricio, Hondo**

Modular  
Area 7

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Carrizozo

Modular

Area 8

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Rest of Lincoln County

**Includes Corona, Arabela, White Oaks, etc.**

Modular  
Area 9

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	1	<b>0</b>	-100.0%	1	<b>0</b>	-100.0%
Active Listings Price Average	\$235,000	<b>\$0</b>	-100.0%	\$235,000	<b>\$0</b>	-100.0%
Active Average Days on Market	1083	<b>0</b>	-100.0%	1083	<b>0</b>	-100.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate	0.0%		0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Ruidoso

Manufactured  
Area 1

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	23	<b>19</b>	-17.4%	25	<b>22</b>	-12.0%
Active Listings Price Average	\$1,321,655	<b>\$149,831</b>	-88.7%	\$129,748	<b>\$148,350</b>	14.3%
Active Average Days on Market	86	<b>150</b>	74.4%	79	<b>129</b>	63.3%
Months of Inventory	2.6	<b>2.1</b>	-17.4%	--	--	--
Absorption Rate	13.0%	<b>36.8%</b>	182.5%	--	--	--
New Listings	6	<b>5</b>	-16.7%	6	<b>9</b>	50.0%
Pending Listings Count	6	<b>2</b>	-66.7%	8	<b>5</b>	-37.5%
Closed Sales Count	3	<b>7</b>	133.3%	6	<b>9</b>	50.0%
Closed Listing Price Average	\$92,333	<b>\$140,771</b>	52.5%	\$120,066	<b>\$141,822</b>	18.1%
Closed Selling Price Average	\$81,500	<b>\$131,557</b>	61.4%	\$109,583	<b>\$132,822</b>	21.2%
Closed Median Sold Price	\$82,000	<b>\$140,900</b>	71.8%	\$91,000	<b>\$140,900</b>	54.8%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	88.27	<b>93.45</b>	5.9%	91.27	<b>93.65</b>	2.6%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	288	<b>191</b>	-33.7%	187	<b>196</b>	4.8%
Selling Price Total	\$244,500	<b>\$920,900</b>	276.6%	\$657,500	<b>\$1,195,400</b>	81.8%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*



# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Alto Lakes G&CC/Kokopelli

**Includes Outlaw**

Manufactured

Area 2

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Active Listings Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Active Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Ruidoso Downs

Manufactured  
Area 3

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	7	<b>3</b>	-57.1%	7	<b>3</b>	-57.1%
Active Listings Price Average	\$170,764	<b>\$181,300</b>	6.2%	\$170,764	<b>\$181,300</b>	6.2%
Active Average Days on Market	236	<b>450</b>	90.7%	236	<b>450</b>	90.7%
Months of Inventory		<b>3.0</b>	0.0%	--	--	--
Absorption Rate	0.0%	<b>0.0%</b>	0.0%	--	--	--
New Listings	1	<b>0</b>	-100.0%	1	<b>1</b>	0.0%
Pending Listings Count	0	<b>1</b>	0.0%	0	<b>1</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	1	<b>0</b>	-100.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$160,000	<b>\$0</b>	-100.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$146,000	<b>\$0</b>	-100.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$146,000	<b>\$0</b>	-100.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	91.25	<b>0.00</b>	-100.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	91	<b>0</b>	-100.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$146,000	<b>\$0</b>	-100.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Alto to Bonito River

Manufactured  
Area 4

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	6	<b>9</b>	50.0%	8	<b>10</b>	25.0%
Active Listings Price Average	\$139,133	<b>\$146,055</b>	5.0%	\$129,350	<b>\$145,200</b>	12.3%
Active Average Days on Market	166	<b>91</b>	-45.2%	124	<b>82</b>	-33.9%
Months of Inventory	1.5	<b>2.3</b>	50.0%	--	--	--
Absorption Rate	50.0%	<b>33.3%</b>	-33.3%	--	--	--
New Listings	0	<b>4</b>	0.0%	1	<b>6</b>	500.0%
Pending Listings Count	1	<b>1</b>	0.0%	3	<b>2</b>	-33.3%
Closed Sales Count	3	<b>3</b>	0.0%	6	<b>3</b>	-50.0%
Closed Listing Price Average	\$107,333	<b>\$125,333</b>	16.8%	\$126,066	<b>\$125,333</b>	-0.6%
Closed Selling Price Average	\$105,241	<b>\$113,116</b>	7.5%	\$123,370	<b>\$113,166</b>	-8.3%
Closed Median Sold Price	\$125,000	<b>\$102,500</b>	-18.0%	\$126,000	<b>\$102,500</b>	-18.7%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	98.05	<b>90.29</b>	-7.9%	97.86	<b>90.29</b>	-7.7%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	511	<b>79</b>	-84.5%	398	<b>79</b>	-80.2%
Selling Price Total	\$315,725	<b>\$339,500</b>	7.5%	\$740,225	<b>\$339,500</b>	-54.1%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## N/Bonito River to N/Capitan

**Includes Nogal, Capitan**

Manufactured

Area 5

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	19	<b>13</b>	-31.6%	21	<b>113</b>	438.1%
Active Listings Price Average	\$156,589	<b>\$191,303</b>	22.2%	\$148,461	<b>\$191,303</b>	28.9%
Active Average Days on Market	334	<b>244</b>	-26.9%	302	<b>244</b>	-19.2%
Months of Inventory	19.0	<b>6.5</b>	-65.8%	--	--	--
Absorption Rate	5.3%	<b>0.0%</b>	-100.0%	--	--	--
New Listings	3	<b>3</b>	0.0%	4	<b>4</b>	0.0%
Pending Listings Count	0	<b>2</b>	0.0%	2	<b>2</b>	0.0%
Closed Sales Count	1	<b>0</b>	-100.0%	3	<b>1</b>	-66.7%
Closed Listing Price Average	\$17,500	<b>\$0</b>	-100.0%	\$114,000	<b>\$209,000</b>	83.3%
Closed Selling Price Average	\$15,000	<b>\$0</b>	-100.0%	\$108,500	<b>\$200,000</b>	84.3%
Closed Median Sold Price	\$15,000	<b>\$0</b>	-100.0%	\$116,500	<b>\$200,000</b>	71.7%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	85.71	<b>0.00</b>	-100.0%	95.18	<b>95.69</b>	0.5%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	285	<b>0</b>	-100.0%	825	<b>66</b>	-92.0%
Selling Price Total	\$15,000	<b>\$0</b>	-100.0%	\$325,500	<b>\$200,000</b>	-38.6%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## E/Capitan to Hwy 70

**Includes Lincoln**

Manufactured  
Area 6

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>1</b>	0.0%	0	<b>1</b>	0.0%
Active Listings Price Average	\$0	<b>\$179,900</b>	0.0%	\$0	<b>\$179,900</b>	0.0%
Active Average Days on Market	0	<b>35</b>	0.0%	0	<b>1</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>1</b>	0.0%	0	<b>1</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## E/ Ruidoso Downs to Tinnie

**Includes Glencoe, San Patricio, Hondo**

Manufactured  
Area 7

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	2	<b>2</b>	0.0%	2	<b>2</b>	0.0%
Active Listings Price Average	\$264,500	<b>\$256,000</b>	-3.2%	\$264,500	<b>\$256,000</b>	-3.2%
Active Average Days on Market	524	<b>112</b>	-78.6%	112	<b>307</b>	174.1%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>2</b>	0.0%	0	<b>2</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Carrizozo

Manufactured

Area 8

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	8	<b>8</b>	0.0%	8	<b>8</b>	0.0%
Active Listings Price Average	\$89,612	<b>\$137,750</b>	53.7%	\$89,613	<b>\$137,750</b>	53.7%
Active Average Days on Market	823	<b>497</b>	-39.6%	823	<b>497</b>	-39.6%
Months of Inventory			0.0%	--	--	--
Absorption Rate			0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*

# Local Market Update by Area

A research tool provided by the Ruidoso/Lincoln County Association of REALTORS

## Rest of Lincoln County

Includes Corona, Arabela, White Oaks, etc.

Manufactured  
Area 9

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	2019	2020	Percent Change
Active Listings Count	0	<b>1</b>	0.0%	0	<b>2</b>	0.0%
Active Listings Price Average	\$0	<b>\$110,000</b>	0.0%	\$0	<b>\$119,750</b>	0.0%
Active Average Days on Market	0	<b>149</b>	0.0%	0	<b>137</b>	0.0%
Months of Inventory			0.0%	--	--	--
Absorption Rate		<b>0.0%</b>	0.0%	--	--	--
New Listings	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Pending Listings Count	0	<b>0</b>	0.0%	0	<b>1</b>	0.0%
Closed Sales Count	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Closed Listing Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Selling Price Average	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
Closed Median Sold Price	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%
List-To-Sell Variance (\$)			0.0%			0.0%
List-To-Sell Variance (%)	0.00	<b>0.00</b>	0.0%	0.00	<b>0.00</b>	0.0%
Closed Average Price Per SqFt			0.0%			0.0%
Closed Average Days on Market	0	<b>0</b>	0.0%	0	<b>0</b>	0.0%
Selling Price Total	\$0	<b>\$0</b>	0.0%	\$0	<b>\$0</b>	0.0%

Absorption Rate: indicate supply and demand. While "Months of Inventory" may indicate more clearly if the market is favoring sellers or buyers, the "Absorption Rate" directly indicates the relationship between supply and demand. This metric indicates the percentage of listings that are being sold each month. *Absorption Rate = previous month's sold count / current month's active listing count. Displayed as a percent.*

Months of Inventory: indicate a measurement of supply and demand in the housing market. This metric indicates how many months it would take to sell the current inventory at the present monthly sales rate. *Months of Inventory = current month's active listing count / previous month's sold count & pending listings. Displayed as a number of months.*