

NEW MEXICO'S HOUSING CRISIS

The Need for Production

1. An Affordability Crisis:

85% of New Mexico's residents cannot afford the median-priced home* every NM county faces this challenge.

2. Funding Gap:

Funding for programs to assist in affordable home ownership exists. However, there is an urgent need for the private-sector industry to access low-cost funding to meet the production challenge and build housing for our workforce or the “missing middle.” This policy shift is mandated in other states as traditional funding channels no longer keep pace with the demands of our housing shortage.

3. Production Lag:

New Mexico lags 30 years behind in housing production, resulting in a growing demand-supply gap. Studies say New Mexico is short 30,000 residential units**. The scarcity of inventory continually drives up the costs of buying and building homes.

4. Community Displacement:

As demand for housing continues to outpace production, residents/workers are forced from their communities, financial disparities accelerate, employee retention and attraction are hindered, and demands for social services increase.

5. Cost Escalation Factors:

Construction costs surge due to regulatory barriers, sluggish land-use processes, an ongoing shortage of skilled labor, rising material costs, and prohibitive costs for critical housing infrastructure.

*NM Median New Home Price: \$468,259 - [NAHB Priced-Out Estimates for 2023](#)

**New Mexico Mortgage Finance Authority Housing New Mexico: [A Call to Action](#)

New Mexico Median New Home Price: \$468,259*

County	Median Family Income, MFI 2023	The Home price families can afford based on MFI
Bernalillo County	86,500	276,431
Catron County	58,100	200,427
Chaves County	64,600	215,712
Cibola County	65,100	218,824
Colfax County	60,500	206,831
Curry County	66,000	219,794
De Baca County	74,900	259,025
Dona Ana County	59,600	196,479
Eddy County	92,000	310,068
Grant County	66,700	224,382
Guadalupe County	49,800	166,478
Harding County	61,700	214,261
Hidalgo County	66,300	226,176
Lea County	65,200	219,380
Lincoln County	68,100	228,607
Los Alamos County	168,500	557,764
Luna County	52,900	177,455
McKinley County	55,800	190,827
Mora County	50,000	168,327
Otero County	69,300	232,387
Quay County	46,100	154,849
Rio Arriba County	70,700	249,909
Roosevelt County	69,000	229,308
Sandoval County	86,500	291,856
San Juan County	61,100	205,005
San Miguel County	52,800	178,216
Santa Fe County	95,600	322,410
Sierra County	62,200	212,479
Socorro County	56,600	189,599
Taos County	71,900	247,434
Torrance County	86,500	291,452
Union County	54,500	186,536
Valencia County	86,500	286,608

85% of New Mexico's residents cannot afford the median-priced new home with every county except Los Alamos facing this challenge.

*NM Median New Home Price: \$468,259 - NAHB Housing Policy & Research
Priced-Out Estimates for 2023