

New Mexico Mortgage Finance Authority

2025 New Mexico Housing Needs Assessment

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About the Housing Needs Assessment

The 2025 Housing Needs Assessment is a comprehensive report on housing issues in New Mexico and includes over 40 indicators. The Needs Assessment is summarized in a Key Findings report and all data points, with county-level detail are included in the 2025 Housing Needs Assessment Data File.

This presentation highlights data points related to New Mexico's:

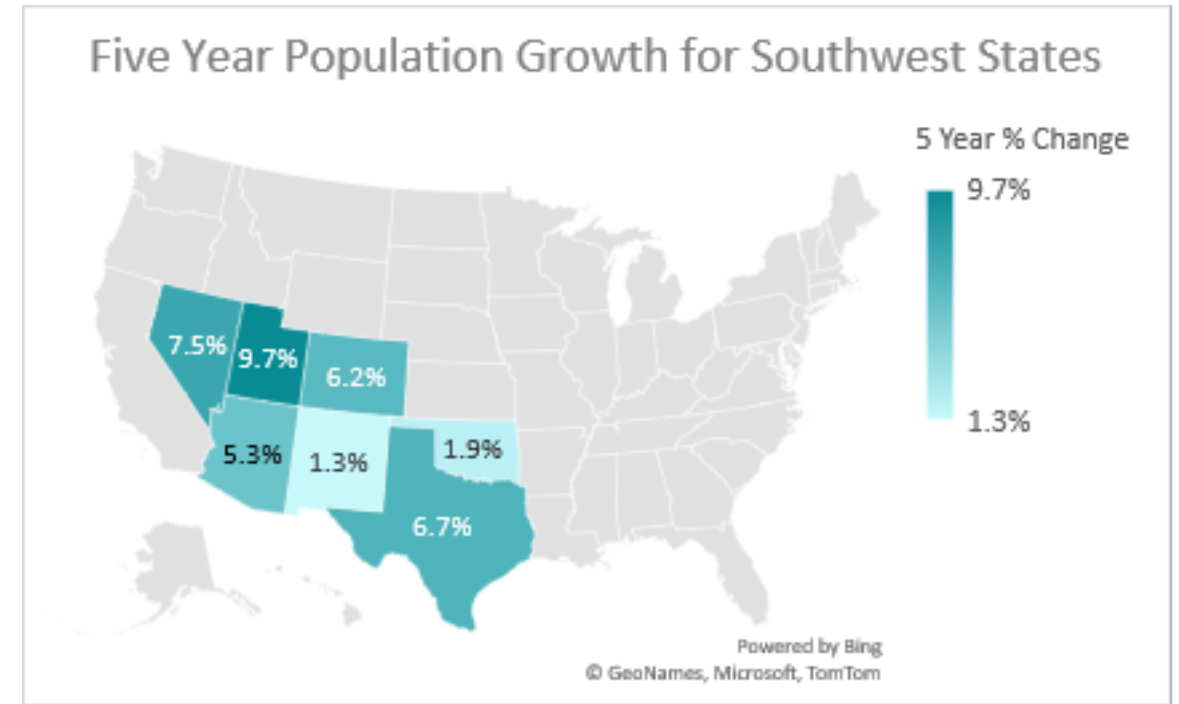
- Demographic and Economic Profile
- Homeownership Market
- Rental Market
- Building & Permitting
- Homelessness

Data sources include the United States Census Bureau American Community Survey (2023 5-Year Estimates) and Building Permits Survey, the Department of Housing and Urban Development's (HUD) 2024 Annual Homeless Assessment Report, and the New Mexico Association of Realtors.

Demographic Profile of New Mexico

There are 2,114,768 people residing in New Mexico and 825,021 households (occupied housing units).

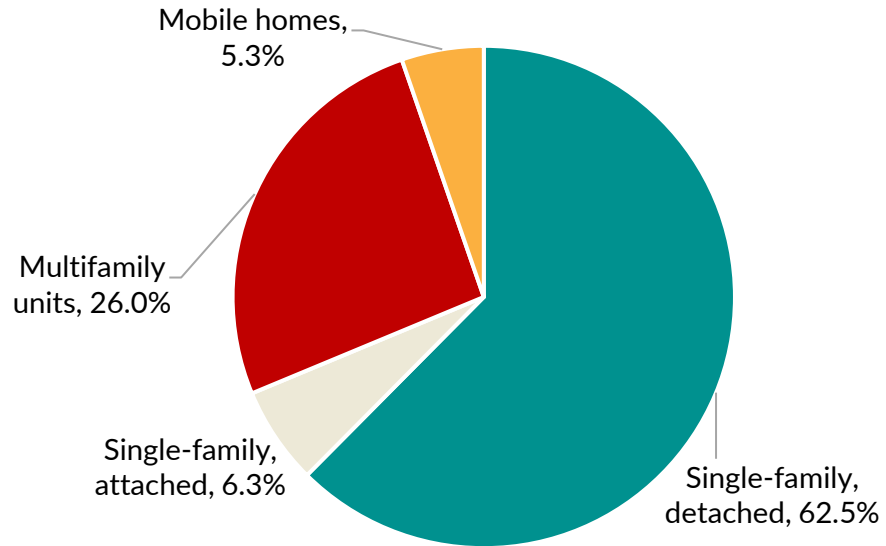
The poverty rate in New Mexico is 18.1% and is 5.7 percentage points higher than the national rate.



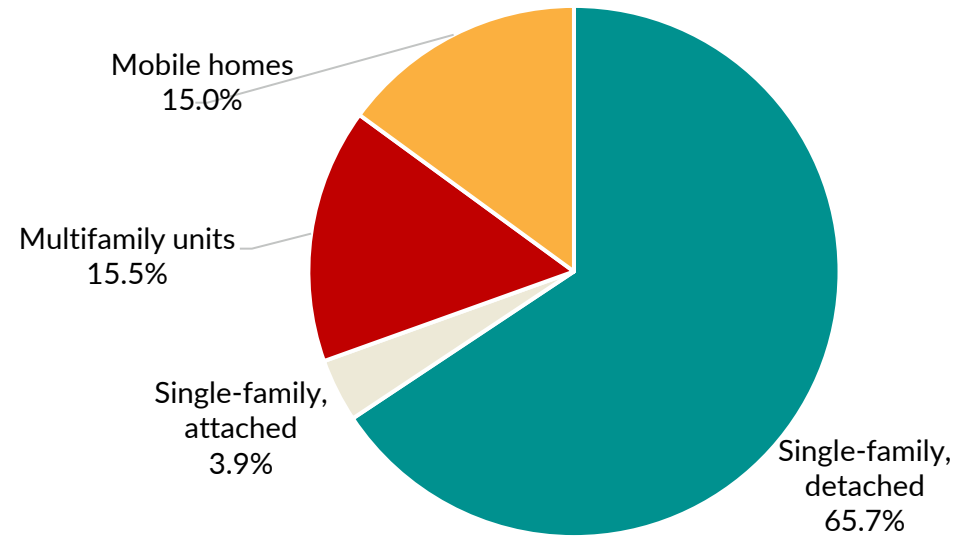
United States Census Bureau American Community Survey

Housing Stock in New Mexico

Total Occupied Housing Units in United States



Total Occupied Housing Units in New Mexico



United States Census Bureau American Community Survey

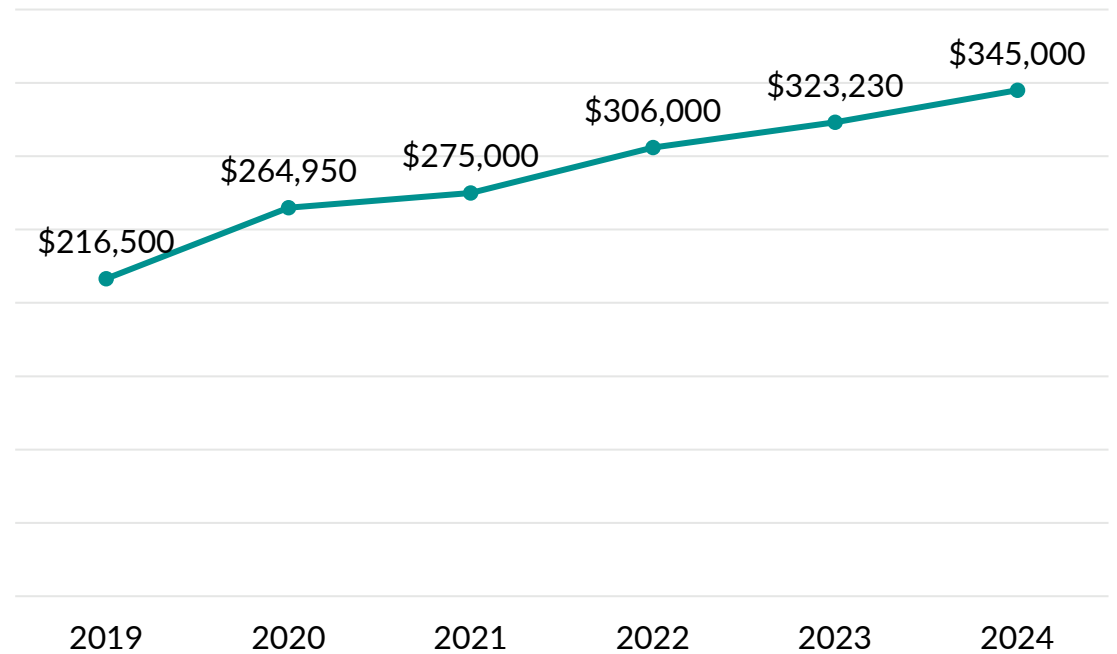
Homeownership Market

- HUD defines housing as affordable when no more than 30% of monthly household income goes to housing costs, including utilities and insurance.
- The median monthly household income in New Mexico is \$4,894, meaning the threshold for affordable monthly housing cost is \$1,468.
- In 2024, the median sale price of a home was \$345,000, which translates to an estimated monthly mortgage payment of \$2,723*.

Only 13.5% of New Mexico renters could afford this mortgage.

**This estimate assumes an interest rate of 6.5% and 5% downpayment.*

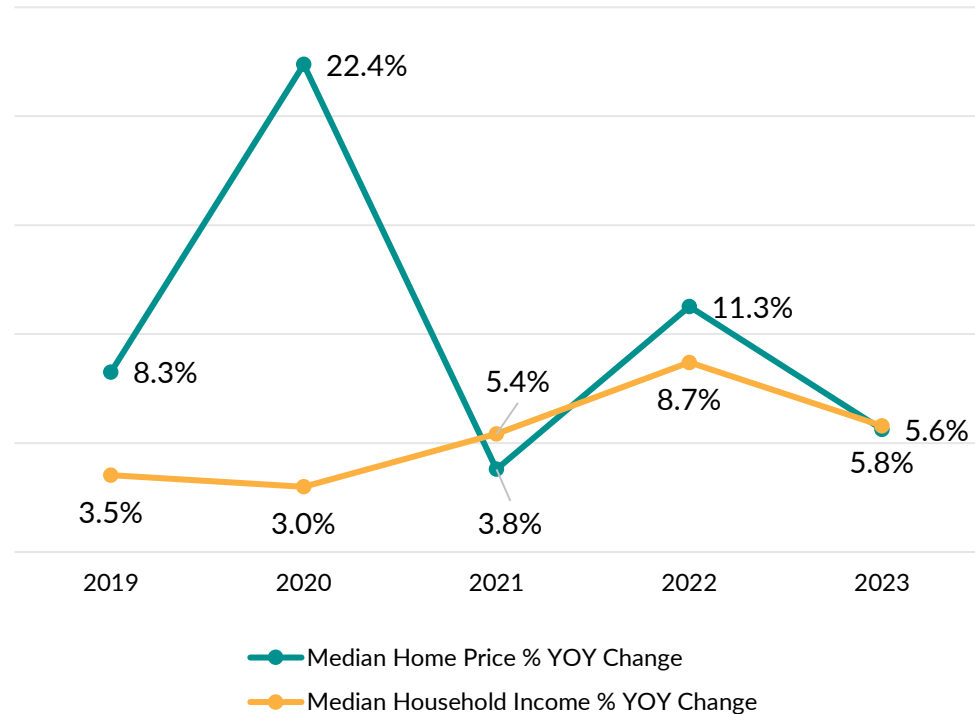
Median Home Price In New Mexico



New Mexico Association of REALTORS

Homeownership Market

Year-Over-Year Change in Median Household Income and Median Home Price in New Mexico



From 2019 to 2023, the state's median household income increased 25.9% (from \$48,059 to \$62,125) from 2019 to 2023, while the median home price increased 59.4% (from \$216,500 to \$345,000).

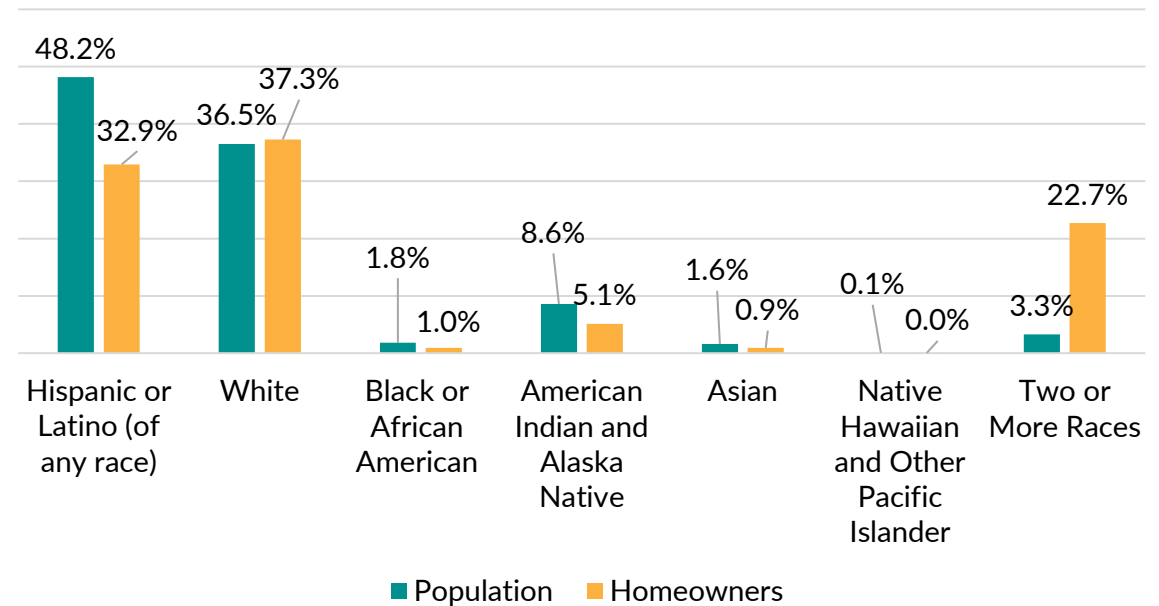
As home price increases outpace wage growth, the ability to achieve homeownership becomes more difficult.

United States Census Bureau American Community Survey

Homeownership Market

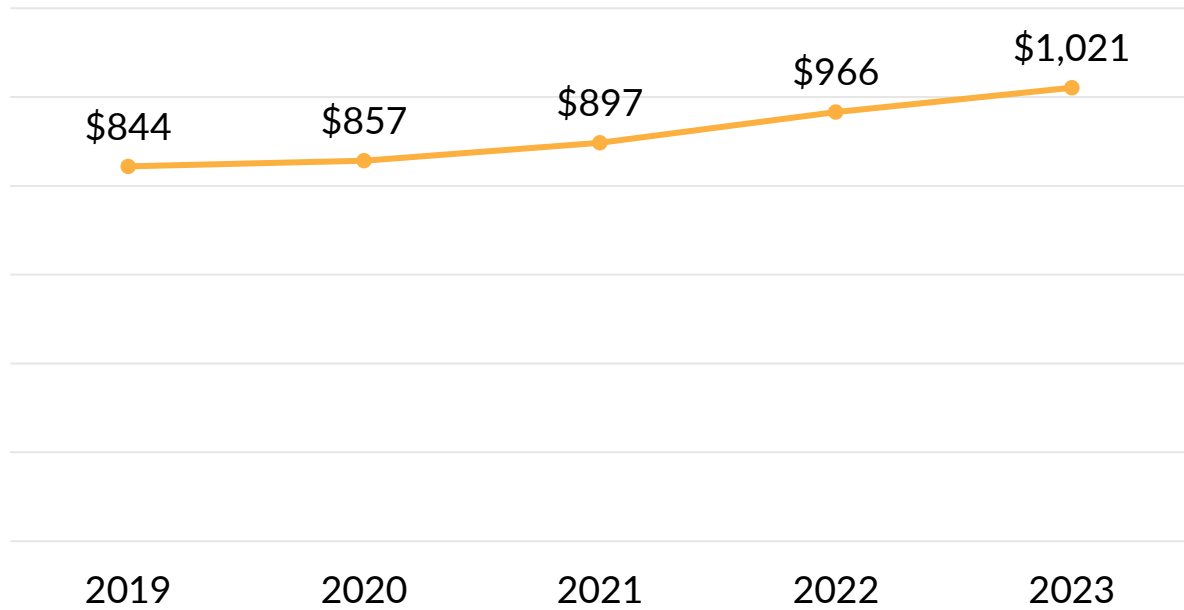
Inequities in homeownership persist. While Hispanic households comprise 48.2% of the state’s population, these households only account for 32.9% homeowners. Similar differences occur among Black or African American households as well as Native American households.

Homeownership by Race/Ethnicity in New Mexico



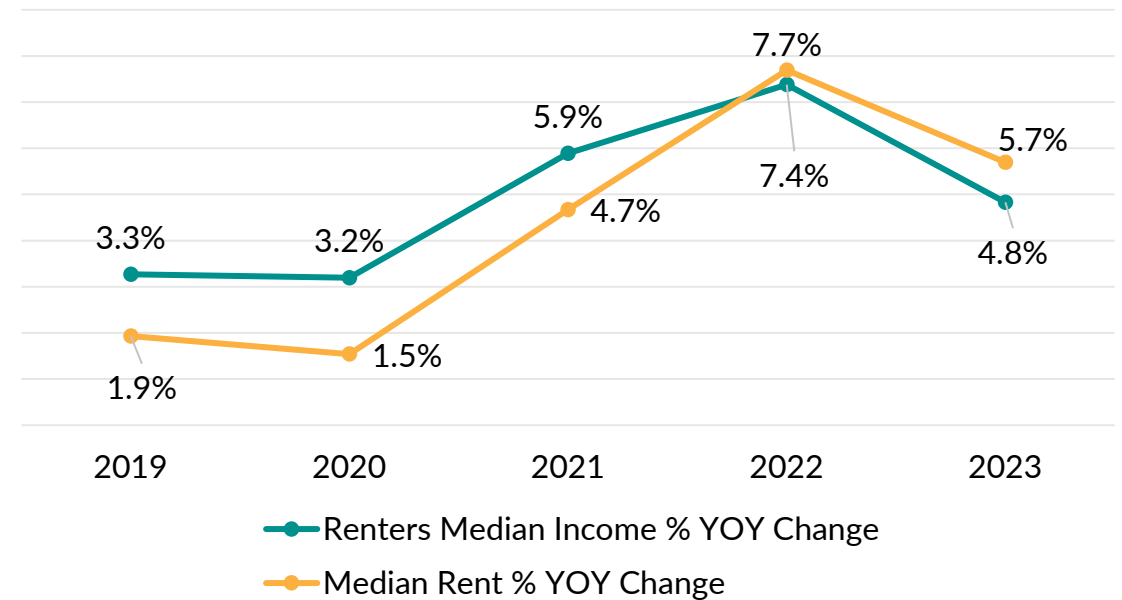
United States Census Bureau American Community Survey

Median Rent



United States Census Bureau American Community Survey

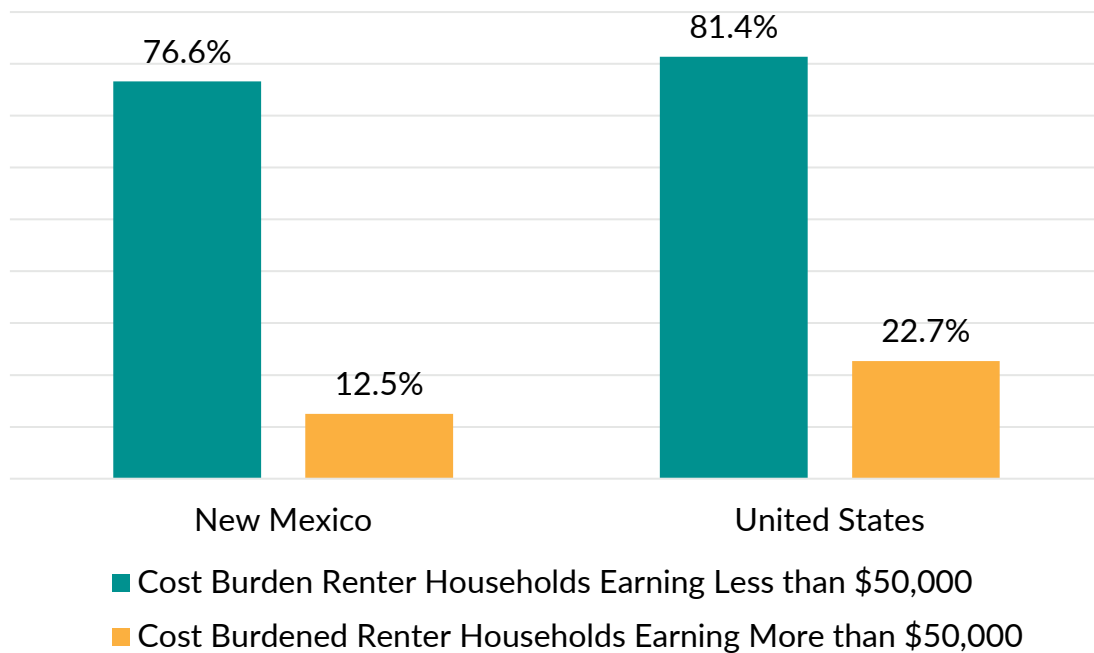
Year-Over-Year Change in Median Renter Income and Median Rent in New Mexico



Median income for renters increased 4.8% (from \$34,837 to \$37,408) from 2022 to 2023, which lagged the median rent increase of 5.7%.

Housing Cost-Burden in New Mexico

Renter Cost Burden by Income

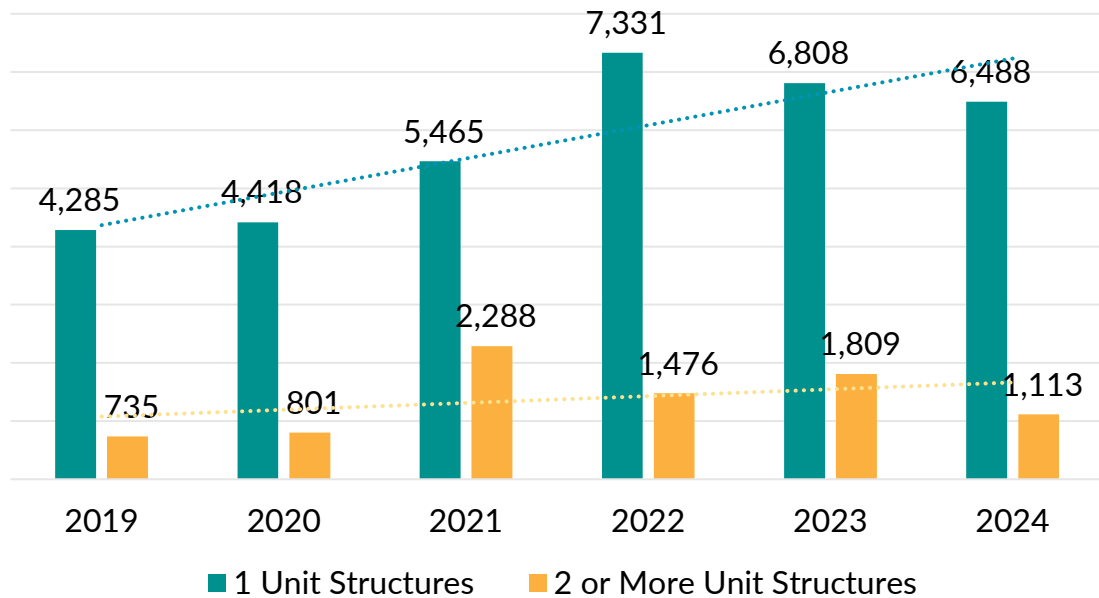


United States Census Bureau American Community Survey

- Cost-burdened households are households that pay more than 30% of their income for gross housing costs.
- Renters are more likely to be cost-burdened than their homeowner counterparts.
- Low-income renters are more likely to be cost-burdened than higher-income renters.
- In New Mexico, 76.6% of renters that make less than \$50,000 are cost-burdened.

Building Permits in New Mexico

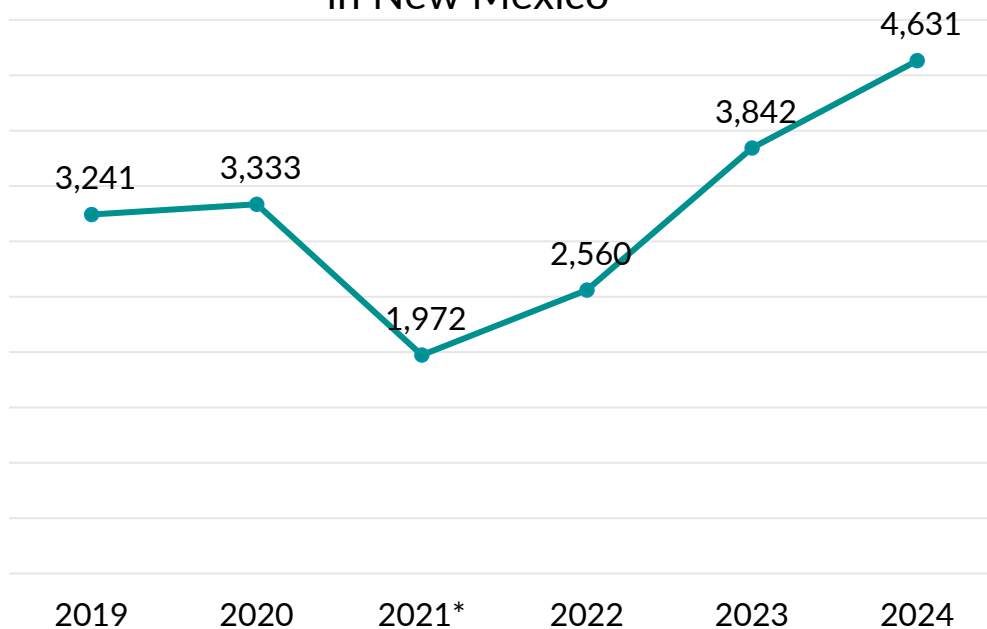
Residential Building Permits Issued in New Mexico



The number of building permits for residential construction issued in 2024 decreased by 4.7% from the prior year. Despite this dip in the pace of construction, the decades long trend of depressed building has abated in recent years, with a 51.4% increase from 2019 to 2024.

United States Census Bureau Building Permit Survey

Point in Time Count of Homelessness
in New Mexico



HUD Point in Time Count

*The 2021 HUD Annual Assessment Report was not immediately available as the report was broken into two parts that year.

- The total number of homeless individuals increased by 20.5% from 2023 to 4,631 in 2024, based on HUD's Point in Time (PIT) count.
- The number of sheltered homeless individuals totaled 2,389 and the number of unsheltered homeless individuals totaled 2,242.
- While PIT count data is one of the main measures of homelessness, it does not completely capture the extent of homelessness. PIT count estimates cover the number of people in homeless shelters, transitional housing and unsheltered locations during a single night in January. Many families and children staying in hotels, living in vehicles or staying in other places not meant for shelter are unlikely to be included in the PIT count.

How do we move forward?

- By and large these housing challenges are driven by limited housing supply.
- Continuing to fund affordable housing development and preservation is key to preventing worse housing opportunities.
- In addition to subsidy solutions, local and state reforms to land use can boost production that not only promote affordable housing, but market rate housing that is “naturally affordable.”

The 2025 Housing Needs Assessment Key Findings and supporting the 2025 Housing Needs Assessment Data File can be found at:

<https://housingnm.org/resources/housing-needs-assessment>



Questions?

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We Are Housing New Mexico