



Las Cruces, New Mexico.

Current market data.

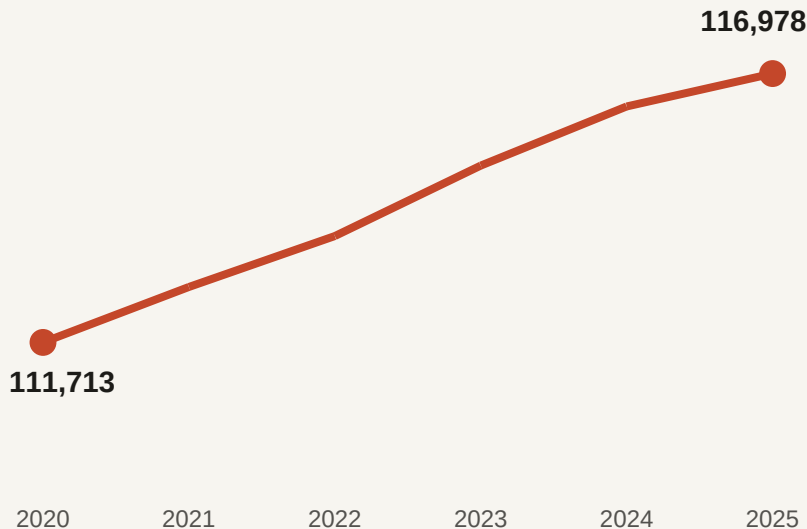
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.7% since 2020.

116,978

people, the 2nd-largest of New Mexico's cities and towns.



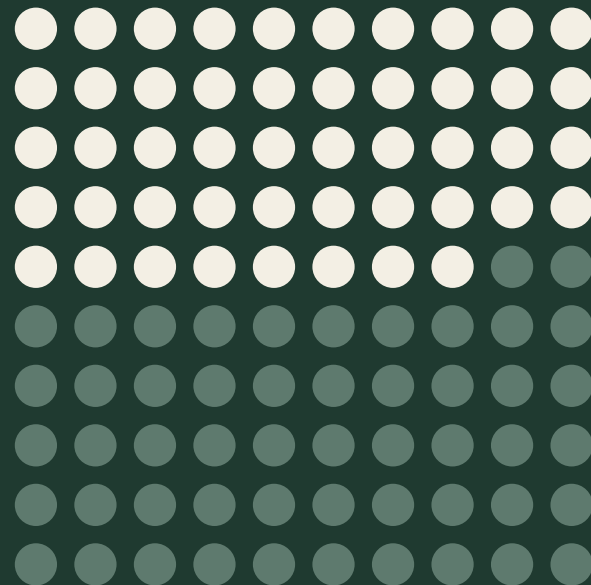
THE WORKDAY

5 in 10 jobs here go to people who live somewhere else.

47.5%

of 51,784 jobs located in Las Cruces are filled by in-commuters.

Source: Census LEHD LODES, 2023



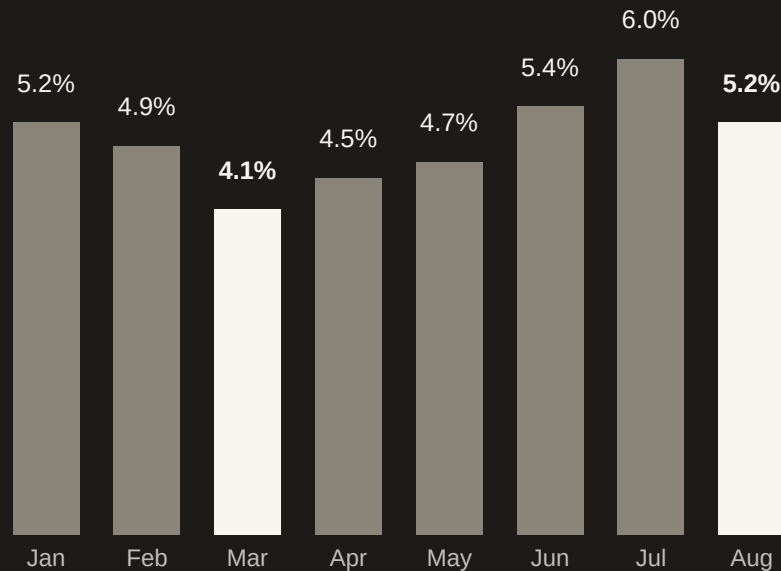
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
4.1%.

5.2%

in August 2026, the latest month released. A year earlier it was 4.3%.

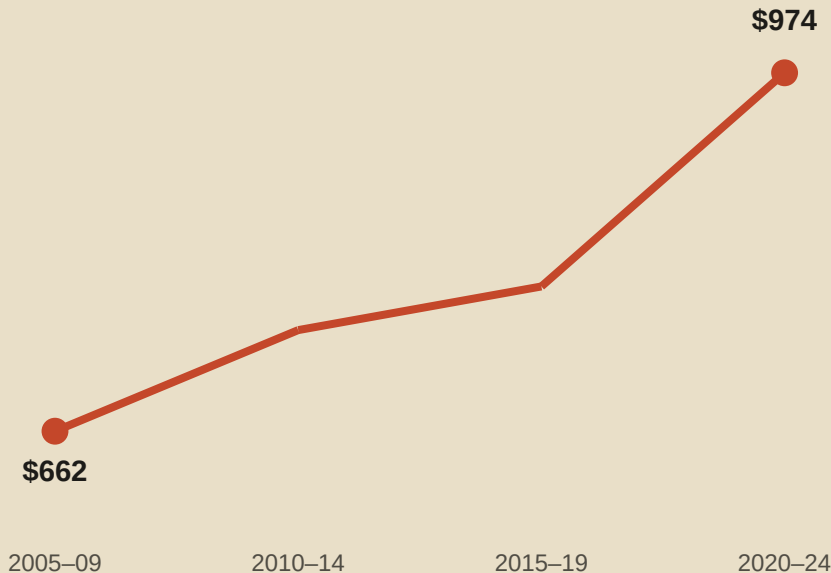


RENT

Median rent is up 47%
since the 2005–2009
survey, before inflation.

\$974

a month. New Mexico's median is \$1,067.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,106 gap between neighbors, the sharpest rent edge between adjacent tracts in Doña Ana County.

TRACT 14.01

\$536

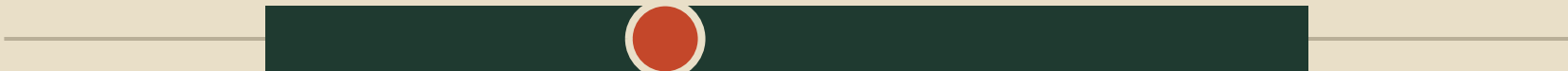
TRACT 13.08

\$1,642

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$817–\$1,226



\$974 median

is the monthly rent range local workforce wages support.

BUILDING

63% of the housing here was built before 2000.

6,922

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.0% to the 50,423 homes here.

214–518

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 7%
less than New Mexico's.

\$231,700

median home value in Las Cruces.

Las Cruces



\$231,700

New Mexico



\$248,100

U.S.



\$332,700

THAT WAS LAS CRUCES'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nm/las-cruces/

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