



ZIP 88046, Mesilla, New Mexico.

Current market data.

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

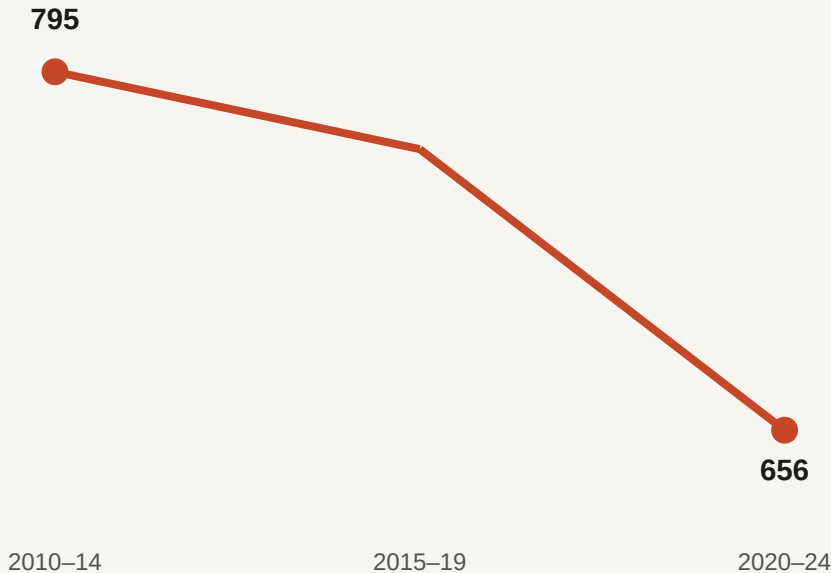


POPULATION

656 people call ZIP 88046 home.

656

people.





RENT

**Median rent is up 24%
since the 2010–2014
survey, before inflation.**

\$727

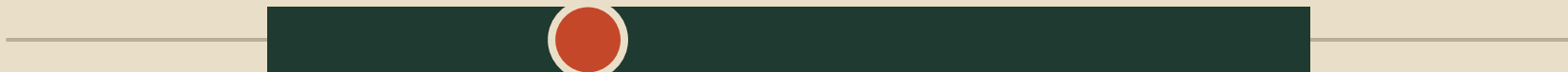
a month. New Mexico's median is \$1,067.



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$630–\$945



\$727 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

100%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–2% to the 328 homes here.

0–5

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



HOME VALUE

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

\$264,300

median home value in ZIP 88046.

ZIP 88046



\$264,300

New Mexico



\$248,100

U.S.



\$332,700

THAT WAS ZIP 88046'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/zip/88046/

The Almanac · your hyper-diligent research partner