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APARTMENT SURVEY MID-APRIL 2018

Prepared for New Mexico Mortgage Finance Authority



BUREAU OF BUSINESS
& ECONOMIC RESEARCH

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We would like to express our appreciation to the New Mexico Mortgage Finance Authority for providing the financial support to conduct this survey and their direction on survey revisions. Additionally, MFA staff provided data from properties that they oversee. Special thanks to Debbie Davis and Monica Abeita at MFA for all their guidance and support throughout this effort. Special thanks also to Amanda Mottershead-Aragon, Samantha Vigil, and Susan Biernacki for collecting and putting together MFA data in a useable format and answering questions.

At UNMBBER, Suzan Reagan was the project manager on this report and was assisted by Mark Sullivan and Jennifer Esquivel. BBER's Director, Jeff Mitchell provided oversight and support. Gail Mercer contributed through administrative processes necessary to complete this project.

Introduction

The New Mexico Mortgage Finance Authority (MFA) worked with The University of New Mexico's Bureau of Business and Economic Research (UNMBBER) to conduct a survey of apartment properties in communities across the state excluding the Santa Fe and Albuquerque area. The survey was undertaken in April 2018 with non-response follow-up extending into early June. Apartment complexes with five or more units were requested to provide information on unit count, vacancy and rent data for mid-April, the year the structure was built, and the availability of special needs services. Although properties in Catron, De Baca, Harding and Mora County were surveyed, none responded. This year, MFA collected data from administrative records for properties they oversee and UNMBBER surveyed all other properties. The goal is to provide MFA with current market information on apartments to increase the organization's understanding of local conditions. These data are referred to when looking at affordable housing matters. This is part of a continuing effort and was the ninth survey completed.

Summary

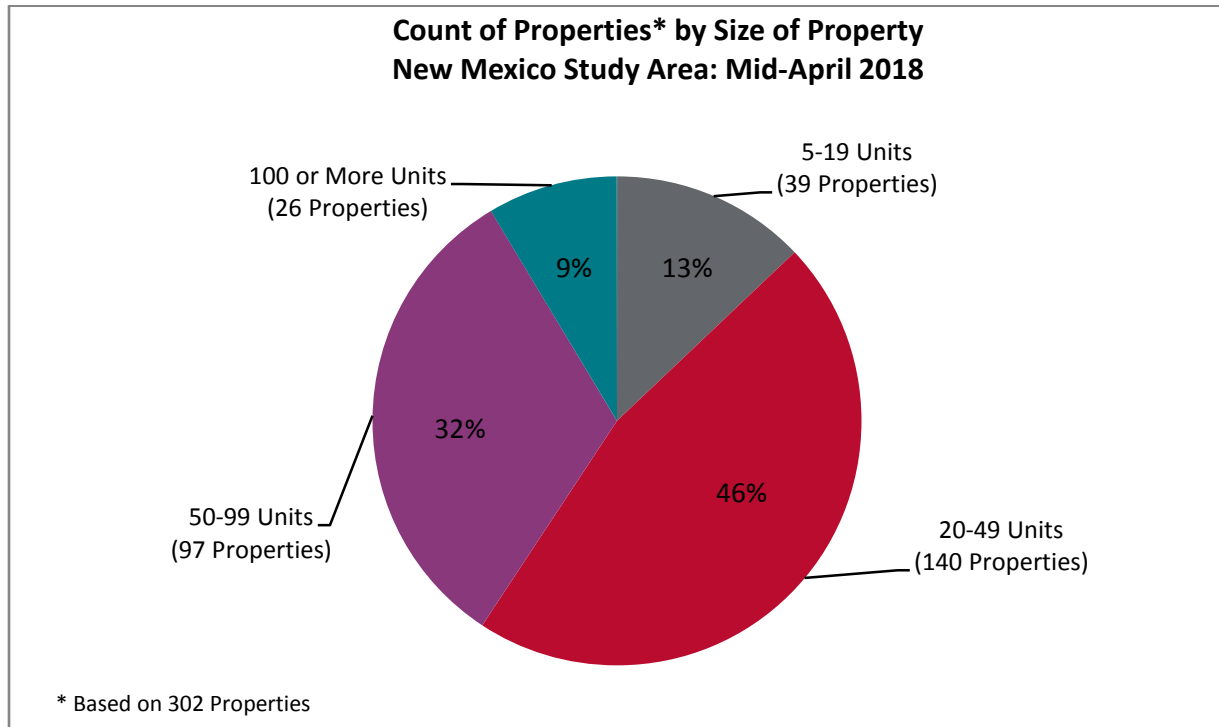
- The responses covered 302 properties scattered across 27 New Mexico counties representing 55 communities and accounted for a total of 15,575 units.
- Respondents to the survey reported a total of 677 vacant units, resulting in an overall vacancy rate of 4.4 percent.
- In the 2018 Apartment Survey, 197 properties (66% of the total) reported overall vacancy rates that were equal to or less than the study area average of 4.4 percent and 111 or 37 percent of those properties reported no vacancies.
- The weighted average monthly rent, regardless of apartment type, was \$602.
- Seventy-eight percent of the properties (237 out of 302) had from 20 to 99 units. The bulk of this group, 140 properties, had 20 to 49 units.
- The apartment type that was the most numerous in the survey was two-bedroom apartments with slightly more than 41 percent of the 15,575 units.
- There were 126 properties or 42 percent, who responded yes that at least some units provided special needs services.

Findings

Properties and Units

The responses covered 302 properties scattered across 27 New Mexico counties representing 55 communities¹ and accounted for a total of 15,575 units. Only 13 percent of properties (39 out of 302) had 5 to 19 units accounting for a total of 424 units. Seventy-eight percent of the properties (237 out of 302) had from 20 to 99 units covering a total of 11,690 units. The bulk of this group, 140 properties, had 20 to 49 units with a total unit count of 5,238. Thirty-two percent of all properties (97 out of 302) had 50 to 99 units. Twenty-six properties (9% of the total) had 100 or more units for a total unit count of 3,461. See Figure 1 below.

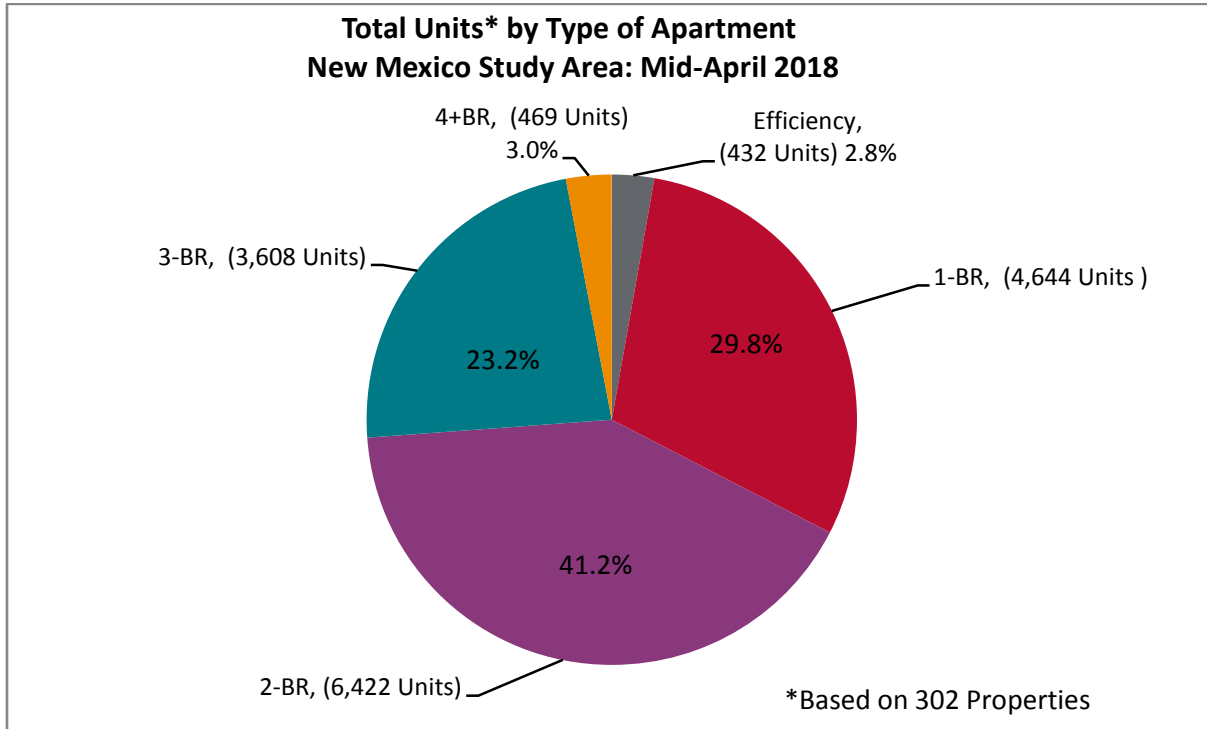
Figure 1. Count of Properties by Size of Property



The apartment type that was the most numerous was two-bedroom apartments with slightly more than 41 percent of the 15,575 units. One-bedroom apartments were the second most likely with just under 30 percent. The remaining units were distributed among three-bedroom (23.2%), four-or-more bedroom (3%), and efficiency (2.8%) apartments. See figure 2 top of next page.

¹ For a list of communities see Appendix A11.

Figure 2. Total Units by Type of Apartment

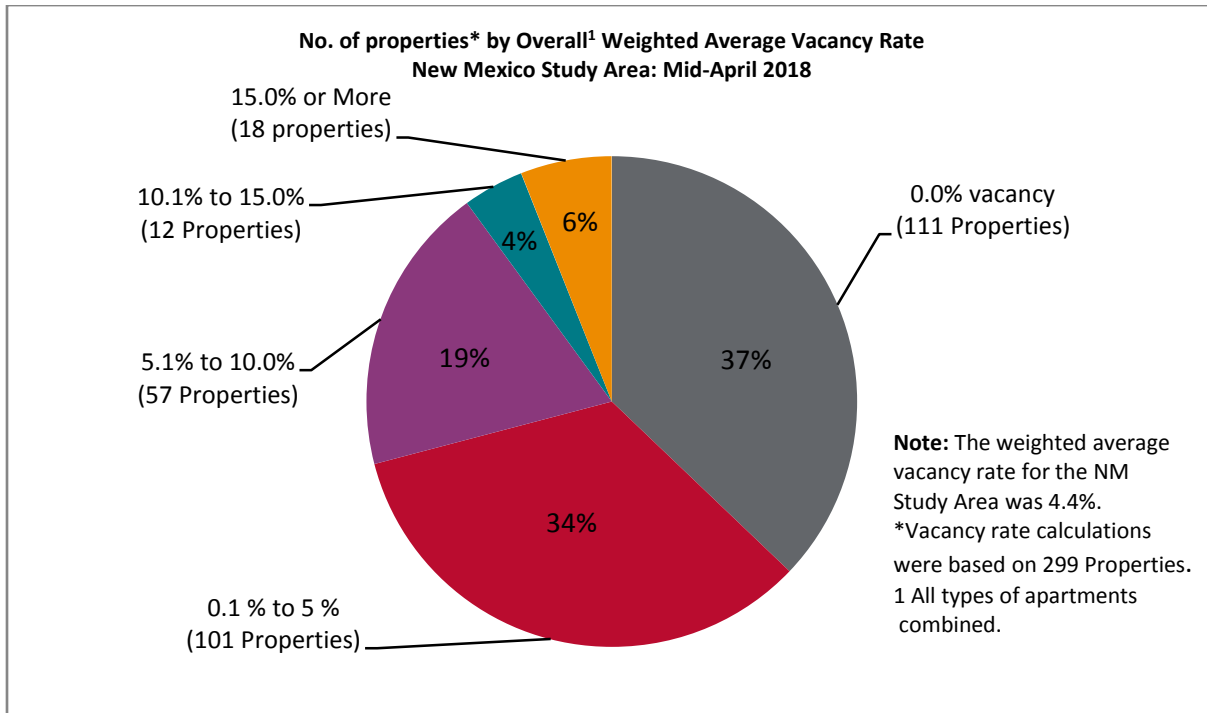


Vacancies

Respondents to the survey reported a total of 677 vacant units, resulting in an overall vacancy rate of 4.4 percent. Vacancy statistics are based on 299 properties as there were three properties for which data was collected but unusual circumstances meant the vacancy units were not impacting the rental market. These three properties accounted for 258 units and were removed from the vacancy tabulations. Therefore, the vacancy tabulations were based on 299 properties with a 15,317 units. The vacancy rates are weighted and are shown by geographic area and type of apartment in Table 2 on page T2. They were calculated by taking the total number of vacant units in an area and for an apartment category and dividing them by the total number of units for that area and category.

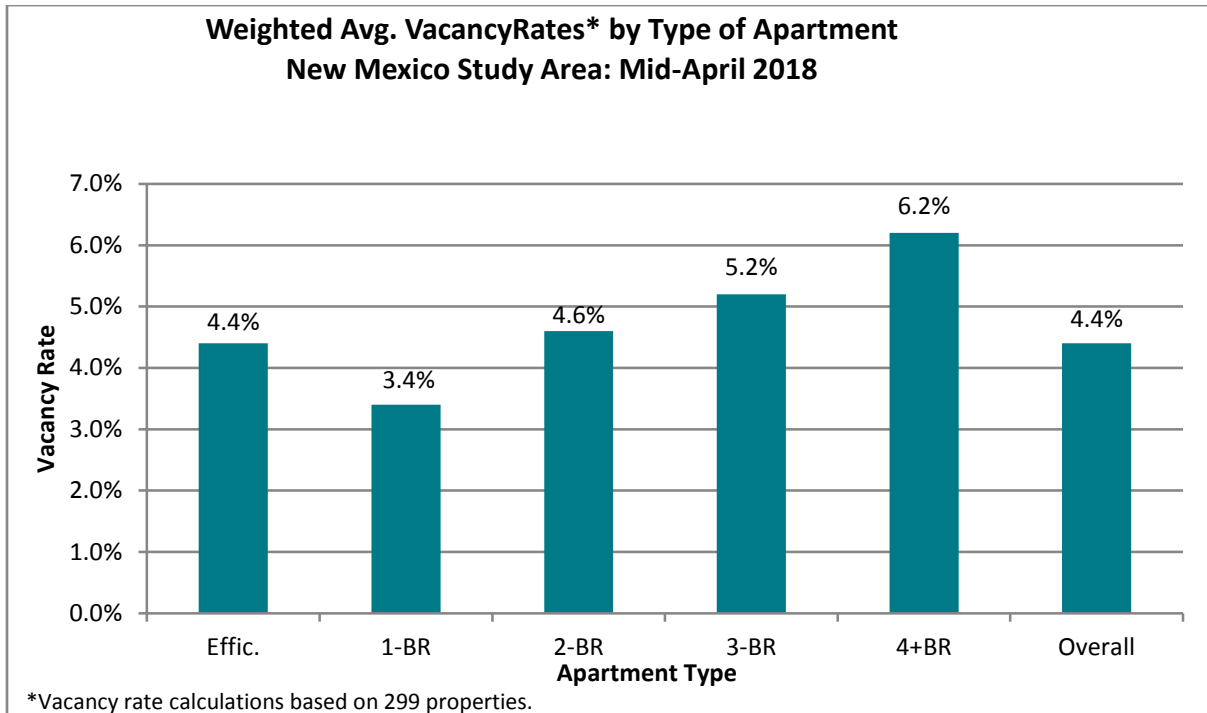
One hundred and ninety seven properties (66% of the total) reported overall vacancy rates that were equal to or less than the study area average of 4.4 percent and 111 or 37 percent of those properties reported no vacancies. Fifty seven properties (19% of the total) reported vacancy rates in the range 5 to 10 percent and 30 properties (10% of the total) reported rates higher than 10 percent. See figure 3 top of next page.

Figure 3. Count of Properties by Overall Weighted Average Vacancy Rate



Vacancy rates were highest for four-or-more-bedroom apartments at 6.2 percent with three-bedroom following at 5.2 percent. One-bedroom units were the least likely to be vacant with a rate of 3.4 below the overall rate of 4.4 percent. The distribution of vacancy rates by type of apartment is as follows: efficiencies, 4.4 percent; one-bedroom, 3.4 percent; two-bedroom, 4.6 percent; three-bedroom, 5.2 percent; and four-or-more-bedroom, 6.2 percent. See Figure 4 top of next page. Table 2 on page T2 shows the distribution of vacant units and weighted average vacancy rates by type of apartment and geographic area.

Figure 4. Weighted Average Vacancy Rates by Apartment Type

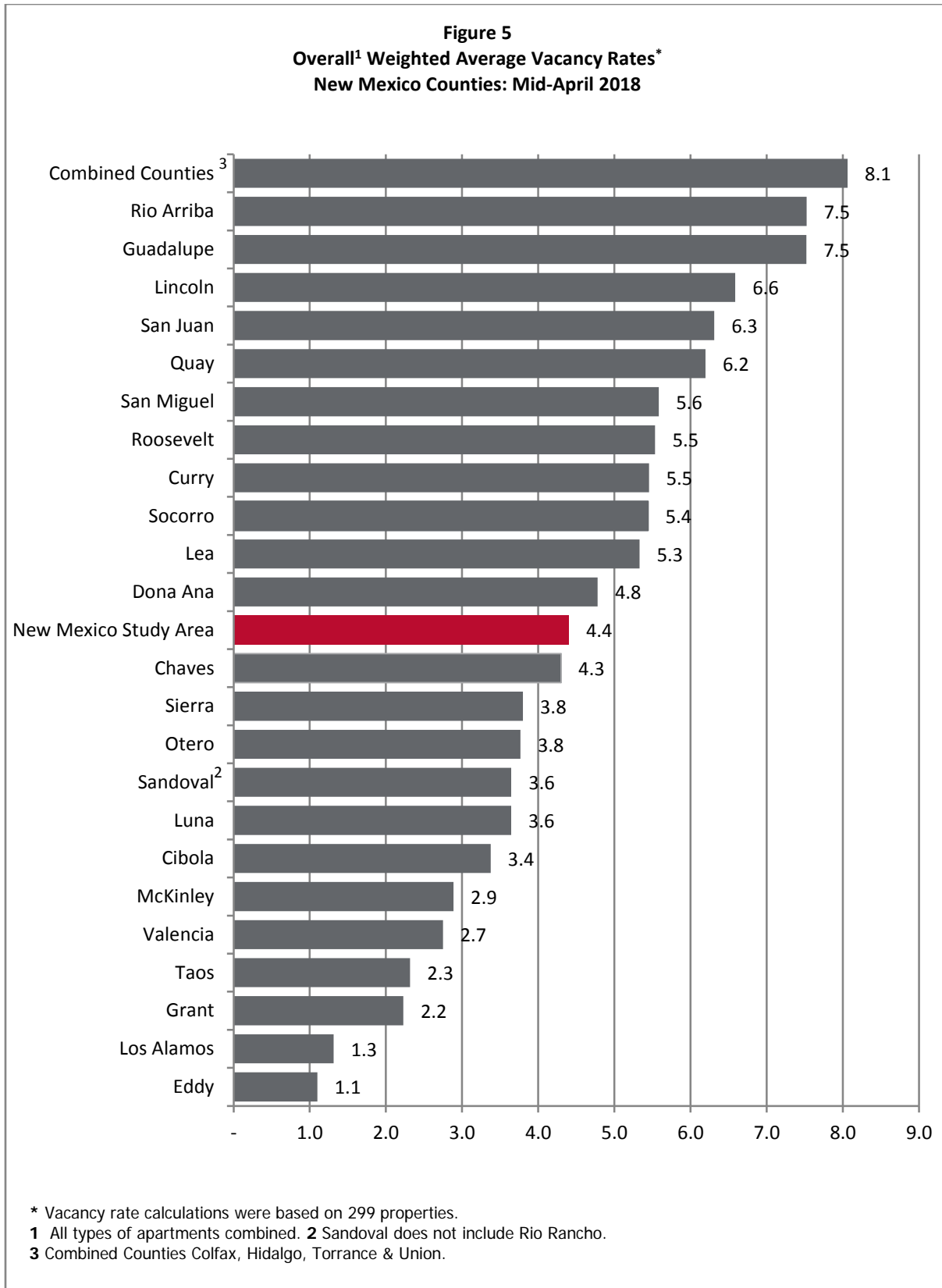


Among the 23 individual counties, overall weighted average vacancy rates were below the study-area rate (4.4%) in 12 counties: Chaves (4.3 %), Sierra (3.8%), Otero (3.8%), Sandoval ² (3.6%), Luna (3.6%), Cibola (3.4%), McKinley (2.9%), Valencia (2.7%), Taos (2.3%), Grant (2.2%), Los Alamos (1.3%) and Eddy (1.1%). The remaining 11 counties were above the study-area rate. The combined counties of Colfax, Hidalgo, Torrance & Union (8.1%) were well above the overall weighted average vacancy rate of 4.4 percent. In counties with a small number of properties reporting such as the combined counties any reported vacancies have a tendency to skew the vacancy rate high.

Each county has specific economic conditions that impact apartment properties. Eddy and Lea County are experiencing employment changes in the mining industry. The vacancy rate for Lea County may have been particularly impacted to the timing of the survey compared to the oil drilling activities. Other counties such as Dona Ana and Socorro are very much impacted by the Universities. See Table 2 on page T2 and Figure 5 on next page.

² Rio Rancho is not included in the study area.

Figure 5. Overall Weighted Average Vacancy Rates



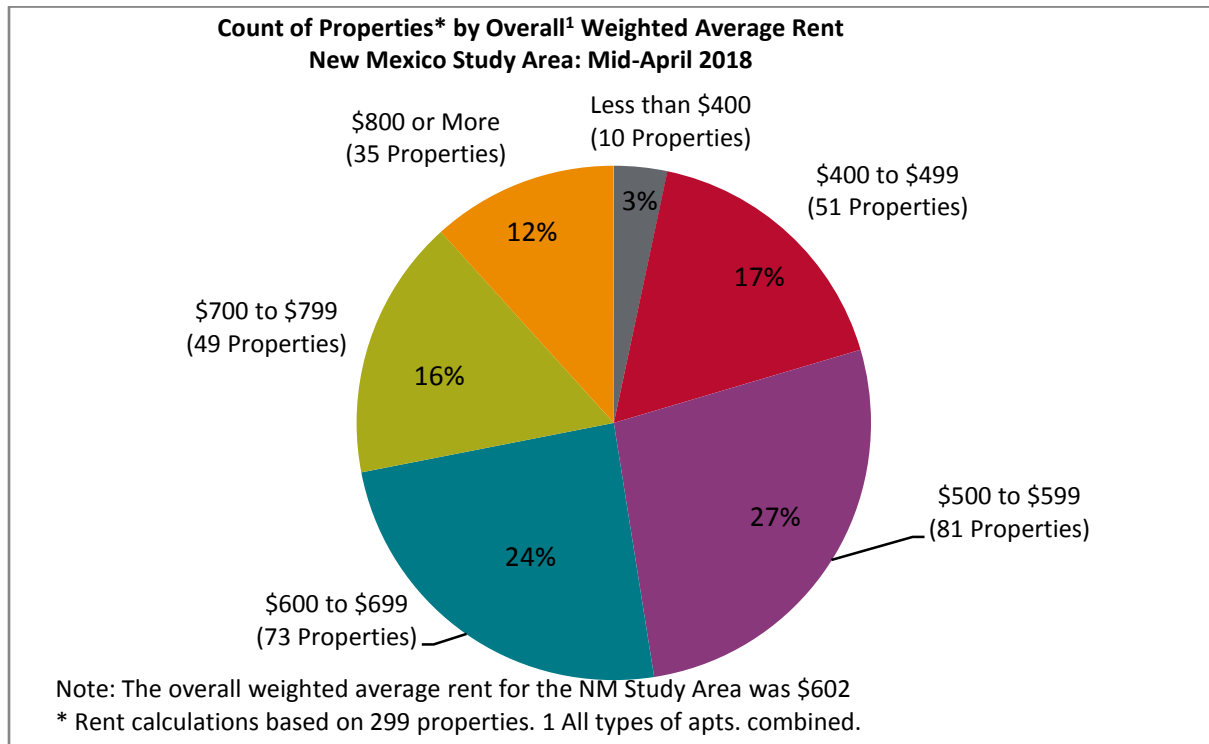
Rent

Rental data were only tabulated for a subset of the survey respondents. Two properties were identified as receiving lump-sum subsidies that could not be allocated to individual units and one property reported units and vacancies but declined average rents. These properties covered 150 units and were removed from the rental tabulations. Therefore, the rental tabulations were based on 299 properties, with a total of 15,425 units.

The weighted average monthly rent, regardless of apartment type, was \$602 for the study area. Weighted rents are calculated at the property level by dividing total rental revenue by the total number of units for that property. Then an average is taken for the properties in that county.

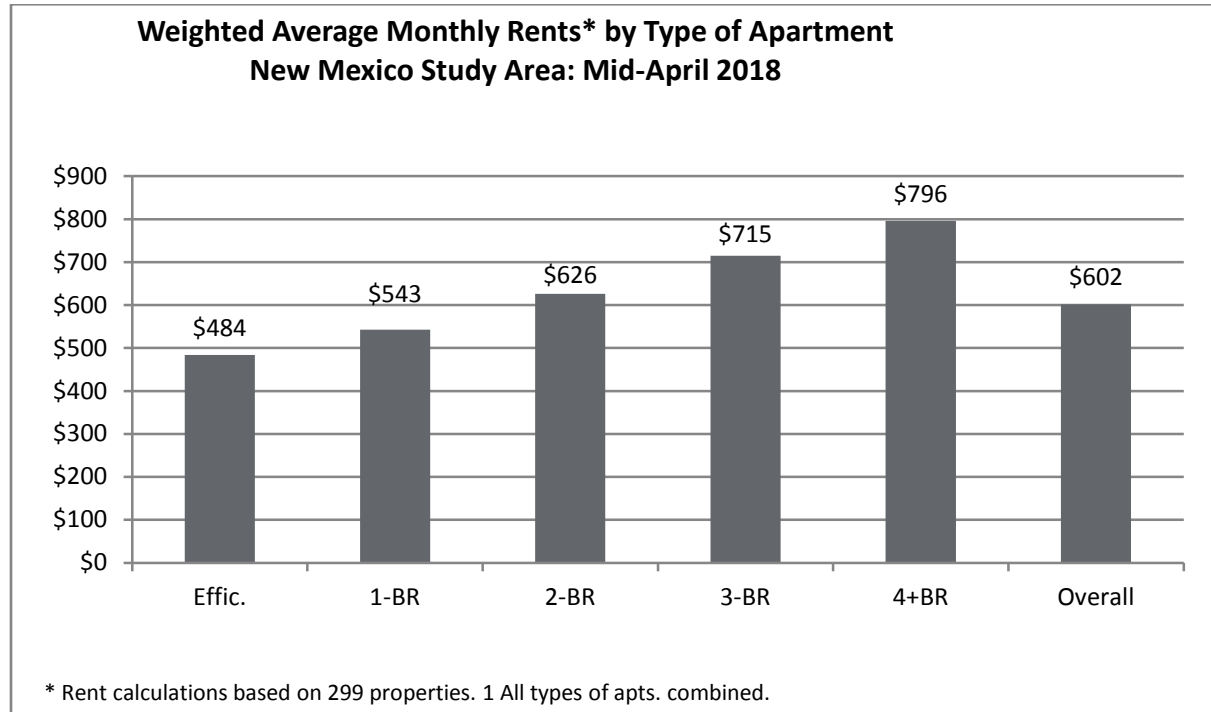
Around 43 percent of the properties (128) had overall weighted average rents that were equal to or less than the study-area average of \$602. At about 51 percent, most of the properties had overall average rents between \$500 and \$699 with 81 properties at \$500-\$599 and 73 properties in the \$600-\$699 rent ranges. Only 10 properties reported rents less than \$400. Twenty-eight percent of properties had rents of \$700 and more and of that 12 percent of the properties were \$800 or more. See Figure 6 below.

Figure 6. Count of Properties by Overall Weighted Average Rent



The study area weighted average rents by type of apartment are as follows: efficiencies, \$484; one-bedroom, \$543; two-bedroom, \$626; three-bedroom, \$715; and four-or-more-bedroom, \$796. See Figure 7 below.

Figure 7. Weighted Average Monthly Rents by Type of Apartment

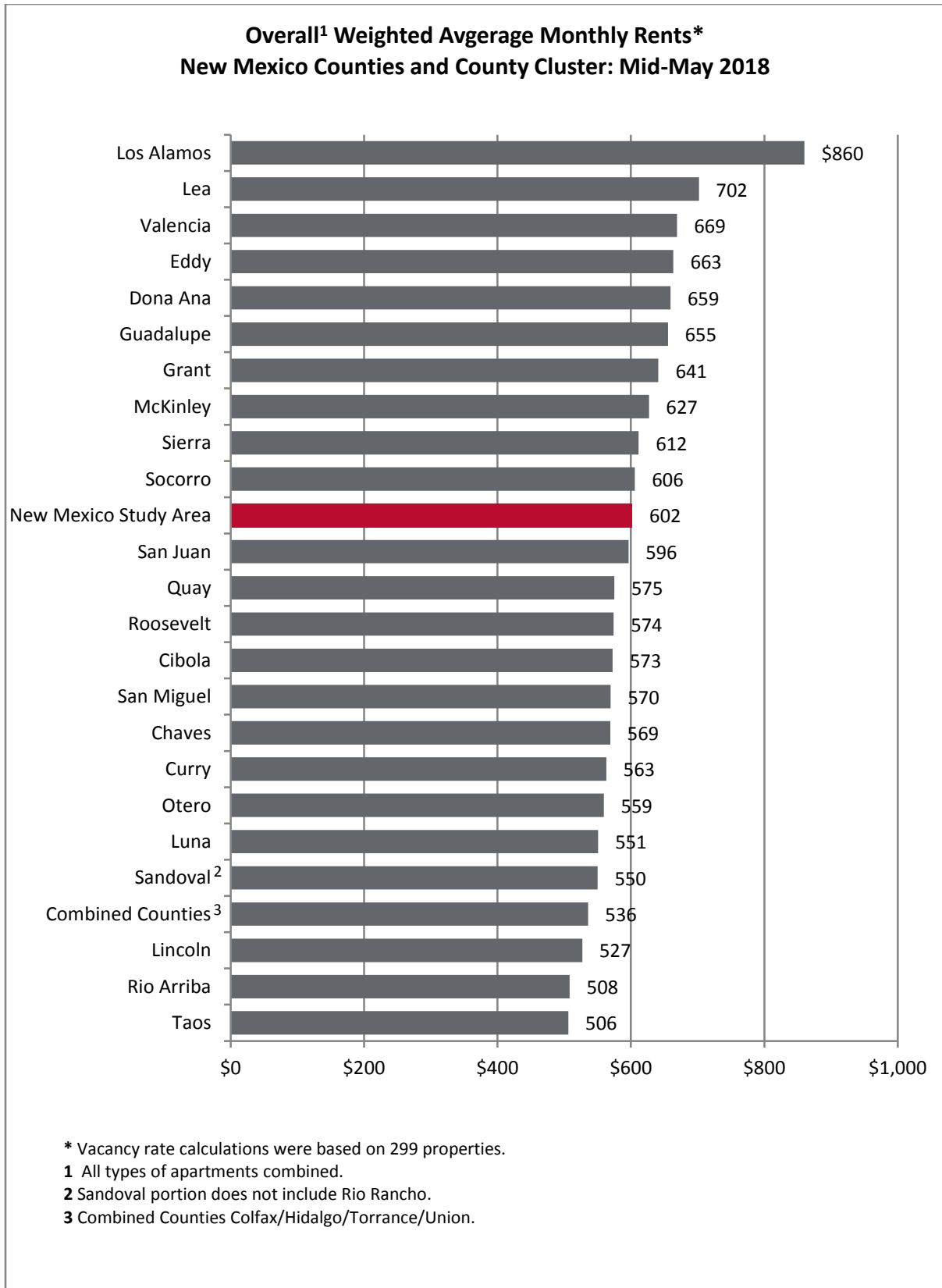


Rents exceeded the study area overall average (\$602) in the following 10 individual counties: Los Alamos (\$860), Lea (\$702), Valencia (\$669), Eddy (\$663), Doña Ana (\$659), Guadalupe (\$655), Grant (\$641), McKinley (\$627), Sierra (\$612) and, Socorro (\$606). Average rents were below the study-area average in 12 counties: San Juan (\$596), Quay (\$575), Roosevelt (\$574), Cibola (\$573), San Miguel (\$570), Chaves (\$569), Curry (\$563), Otero (\$559), Luna (\$551), Sandoval³ (\$550), Lincoln (\$527), Rio Arriba (\$508), and Taos (\$506). The combined counties Colfax, Hidalgo, Torrance, and Union (\$536) were below the study area average. See Table 3 on page T3 and Figure 8 on next page.

In some communities the age of the property is impacting the rents such as San Miguel with the oldest property built in 1923 reporting. Note that reported rents do differ from advertised rents. This may indicate among other cost considerations that actual rents collected are lower than advertised prices. In context, older leases still in effect may be lower than newer leases. Table 3 on page T3 shows the distribution of weighted average rents by type of apartment and geographic area. Overall by county weighted average rents ranged from \$506 to \$860. Again, rent data are based on a subset (299 properties) of the apartments.

³ Sandoval counts do not include Rio Rancho.

Figure 8. Overall Weighted Average Monthly Rents



Comparison of Affordable to All Other Properties

This year, with the apartment list delineated by affordable properties and all other properties, there is the ability to directly compare the two types of properties. A few caveats are important to note: some affordable properties also contain units which are not affordable units, and All Other Properties do include public housing. Affordable properties have upper limits on rent as well as public housing has income limits. The survey had responses for 228 properties with 11,073 units that had some sort of affordable assistance and 74 properties with 4,502 units were determined to be the remaining "All Other Properties." Affordable properties account for 75.5 percent of all the properties and 71 percent of total units. The affordable properties had 461 vacancies resulting in a 4.3 rate which is slightly below the 4.4 for the New Mexico study area. The rest of the properties had 216 vacancies with a 4.8 rate which is above the New Mexico study area rate of 4.4. Three properties were removed from the vacancy rate calculation as noted earlier. These properties accounted for 116 units and reported 51 vacancies. The rents for the affordable properties were an average of \$594 below the overall \$602. All Other Properties average rents were \$663 being above the New Mexico Study Area average. See table 4 on page T4.

Rentable

The responses this year for rentable units indicated the total units not rentable were 38, or 0.2 percent of all units, and 5.6 percent of vacancies. If these units are to be pulled out of the vacancy rate tabulation then the overall vacancy rate would be 4.2 percent just 0.2 less than 4.4 percent total vacancies. These units were not part of units excluded from the vacancy rate tabulations. On follow up questions the answer for some units which were under renovation, were that they would be market ready in a few months. There was a property which was in the process of bringing in brand new units to the market. At least one of the older properties had indicated that the units would never be available again. The number of Total Rentable Units was asked to identify, of vacant units, how many were market ready. The survey noted "Rentable means available to be or is rented." The survey instructions specified "Rentable units are those that are currently rented or are available for rent. If units are being renovated or otherwise unavailable, don't count them in the rentable totals." This is the third year that this question has been asked. Many of the respondents did not fill in this section of the form. There may be more units that are not rentable where property managers simply didn't include them in total units. Additionally, units surveyed directly by MFA did not capture this information.

Special Needs Services

There is a want to understand the availability of housing for those individuals with special needs. This question was added last year making this is the second year with responses⁴. There were 126 properties or 42 percent, who responded yes that at least some units provided special needs services. Last year the response was at 50 percent. Another 38 properties or 13 percent indicated that no special needs services were available. Lastly, about 46 percent (138 properties) did not answer the question. See Table 5 on page T5.

Comparisons with Prior Surveys

Comparisons between the mid-April 2018 surveys and prior surveys should be made with caution. This will be the third year that the survey was administered in April a month earlier than prior years. Additionally, each of these surveys has differences between the mix of properties, the total number of respondents, and geographic areas covered. The administration of the survey was also changed from prior years. See methodology for the details. Still, it is of interest to look at a few broad changes and trends as this survey now covers almost a decade of data collection and there are counties which have had consistent responses over this period.

Vacancies Trends

The overall weighted average vacancy rate for the study area was down from 5.6 percent in 2017 to 4.4 percent in 2018. Direct comparisons were possible for the 21 individual counties. The vacancy rate declined by 2 percent or more 5 counties (Chaves, Eddy, Lea, Taos, and Valencia). The vacancy rate rose by 2 percent or more in 3 counties (Rio Arriba, Sierra, and Socorro). The remaining counties (Cibola, Curry, Doña Ana, Grant, Los Alamos, Luna, McKinley, Otero, Quay, Roosevelt, San Juan, San Miguel, and Sandoval) had less than a 2.0 percent difference in vacancy rates from 2017 to 2018.

Specific seasonal shifts or current local market conditions must be taken into consideration before drawing conclusions. Higher education institutions have a significant impact on the rental market especially in Doña Ana and Socorro County where vacancy rates are potentially impacted by the school year timing. In Lea County, new units continue to come on to the market but at a slower rate than a year ago and economic demand in the area for apartments continues to be high.

Rent Trends

For the study area, the overall weighted average rent increased from \$581 in 2017 to \$602 in 2018. Average rents increased in eleven counties (Cibola, Doña Ana, Grant,

⁴ Anytime a change is made to a survey it should be carefully evaluated for how accurately it collected information. Last year's numbers were a baseline.

Lea, Los Alamos, Quay, Rio Arriba, Sierra, Socorro, Taos and Valencia). From 2017 to 2018 there were three counties that had more than 100 dollar increase in average rent (Cibola, Grant and Taos). Average rents declined in eight counties (Chaves, Curry, Eddy, Luna, McKinley, Otero, Roosevelt, San Juan, San Miguel, and Sandoval). The greatest average rent decrease was in Chaves County, which went from \$708 in 2017 to \$569 in 2018 followed by Otero from \$696 to \$559. In the case of Chaves County the decline is probably more a result of the mix of properties responding to the survey than a market change. In Otero the decline may be attributed to changes at the military base impacting the community. The Taos numbers were greatly impacted by the change in the mix of apartment responses this year as last year's rent data was suppressed and this year average rent came in at \$506.

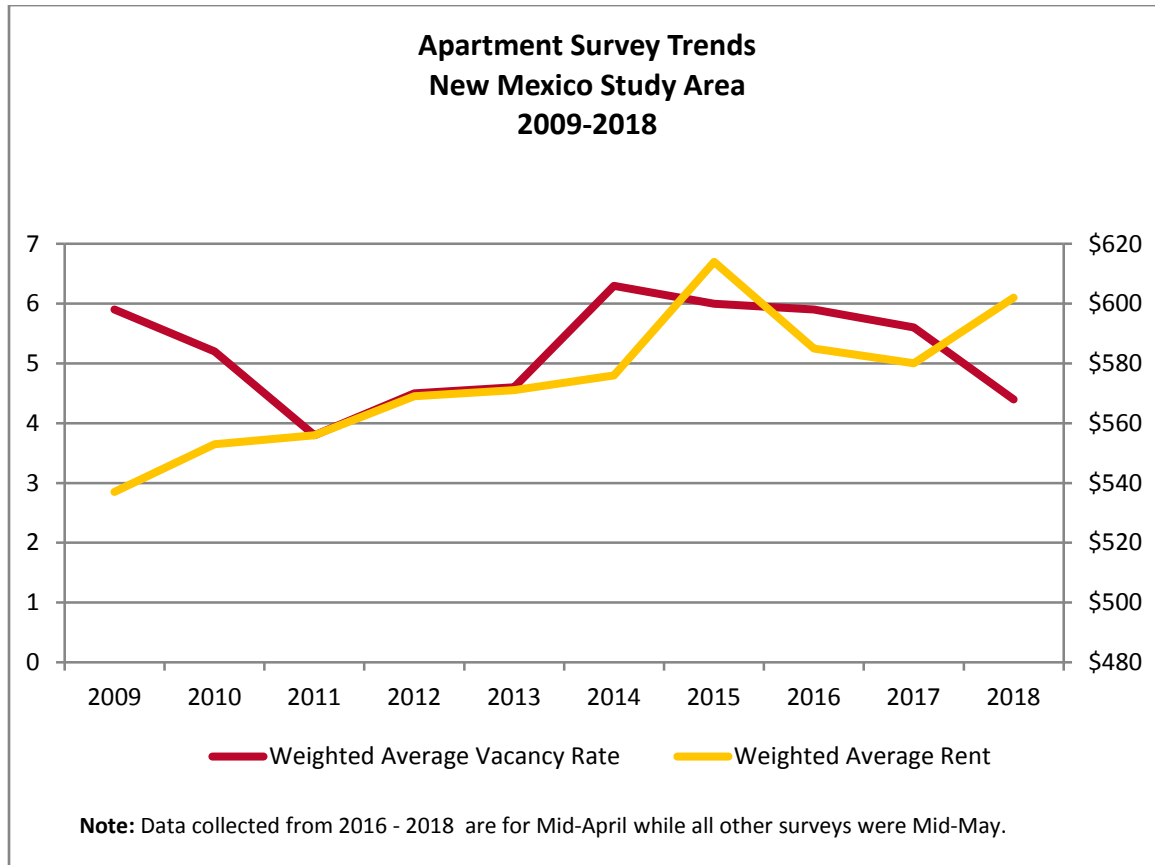
It is also possible to compare those properties that responded to the survey in both 2017 and 2018. For the study area, this subset came to 209 properties accounting for approximately 10,513 units. In this subset of the study area, the 2018 average vacancy rate was 4.3 percent which is slightly down from the 2017 rate of 4.6 percent.

There were 197 properties with data for both years excluding those that had lump-sum subsidies. These properties accounted for approximately 10,238 units. The study-area average rent for this subset was \$609 for 2018 an increase of \$19 over the \$590 for 2017.

Finally, some overall comparisons between all the surveys from 2009 through 2018 can be made for general trend purposes. The overall average vacancy rate for the New Mexico study area was 5.9 percent 2009, declined to a low of 3.8 percent in 2011, and then increased to a high of 6.3 percent in 2014. Since then, the vacancy rate declined to 6.0 in 2015, 5.9 in 2016, 5.6 in 2017 and down to 4.4 in 2018.

The overall weighted average rent increased from \$537 in 2009 to a high of \$614 in 2015. In 2016 the overall weighted average rent declined by \$29 down to \$585 and in 2017 by another five dollars to \$580. The overall weighted average rent increased by \$22 in 2018 to \$602. See figure 9 on top of next page.

Figure 9. Apartment Survey Trends



Methodology

The survey focused on areas in New Mexico that are outside of Albuquerque, Rio Rancho and Santa Fe. The Albuquerque-area and Santa Fe markets are covered extensively by apartment surveys by CB Richard Ellis (CBRE) (the latest for Jan 2018) and the Apartment Association of New Mexico. All references to Sandoval County are the portions out-side of Rio Rancho. Doña Ana was the largest single county covered by the UNMBBER survey, with a Census Bureau estimated population of 215,579 as of July 1, 2017.

The history of the first questionnaire design started in 2009, when UNMBBER solicited input from several individuals familiar with apartment markets. Requested information and definitions on the UNMBBER form are comparable in many ways to other apartment surveys. Year before last the questionnaire was modified to include a request for “Total Rentable Units” with the note “Rentable means available to be or is rented.” The instruction letter included further clarification. Last year, to address the interest on the availability of housing that includes special needs services, a “yes” or “no” question was added. Does the property provide units and/or special needs services (Circle one). All other parts of the survey remained the same throughout the survey history.

The survey is designed to be brief to ensure the highest possible response rate. Respondents were asked to provide only key data items for each property. These included the total number of units, the number of vacant (physically empty) units, total rental units, and the average asking rents, all according to five types of apartments. These types of apartments are efficiencies, one-bedroom, two-bedroom, three-bedroom, and four-or-more-bedrooms. No distinction was made in the questionnaire with respect to floor plans (e.g., one or two baths) or amenities, and respondents were not asked to delineate rentals that included utilities from those that did not. Tabulations for Total Units includes all data received. Vacancy tabulations this year were a subset of data received. Rent tabulations where income-limited properties receiving lump-sum subsidies that could not be allocated to individual units were not included in rent tabulations. A section was added this year to compare briefly affordable and “All Other Rents.” Response for the year a property was built continues to be relatively poor, but if this item had been provided in a prior survey, though not on the 2018 questionnaire, the earlier information was used. See the Appendix for the complete set of materials in the survey tool.

Space was provided for updated contact information and the complete property address which assists in managing the survey. Lastly, the questionnaire contained an assurance that only aggregated data would be published and information about individual properties would remain confidential. Several steps were taken to apply both primary and complementary disclosure-avoidance criteria to the results.

UNMBBER first created an apartment property contact list from a variety of sources. The primary source was the lists of respondents from the previous mid-April survey. This list was supplemented with the Apartment Association of New Mexico’s Primary Membership Roster; local searches online using Google Maps; and internal databases from MFA. This year the apartment survey was divided into two sections, those properties that MFA oversees and remaining properties or “All Other Rents.” MFA provided data for its portion of the list with UNMBBER surveying the remaining properties. An attempt was made to only survey properties once. There however was some duplication of effort specifically where management companies worked with both MFA administered properties and other properties.

During the month of April, MFA downloaded data for the properties it oversees using a database through which the properties file required reports. The data collected by MFA overlapped with 97 properties that also had surveys returned to UNMBBER. Data collected by UNMBBER was used for the 97 overlapped returns. This overlap provides an opportunity to see how reporting methods differed between the UNMBBER survey and data collected by MFA through online reporting. On the number of units reported, 62 percent were a direct match. Of those reporting a difference in the number of units, 78 percent were within one to two units. This may reflect employee occupied units being included in one but not the other total. The other 22 percent differences greater than one or two may reflect inclusion or exclusion of affordable housing units. On the reports of vacancies, the variance was very minor with vacancies being different by 3 or less for

94 percent of the comparison. For Units and Vacancies the close match is good validation for collected survey data. Rents matched or were within \$50 for 46 percent of the surveys. This low match is an indication that rent survey data is less accurate. This information will help in determining how to improve the survey next year.

The UNMBBER portion of the survey was primarily conducted as a standard U.S. Postal Service mail out, alternative versions of the questionnaire and notification/reminder cards were also used. The electronic alternative materials were primarily used for larger management companies or as requested by respondents. Both last year's and this year's survey included an option to fill out a version of the survey on Survey Monkey to provide quick and easy way to submit survey data.

Pre-survey notification and post-survey reminder cards were sent to the contacts on the mailing list in addition to the questionnaire and accompanying cover letter and instructions. See the mail-out questionnaire and related materials in the appendix.

The pre-survey notification material was sent in the first week of April, followed by the questionnaire in the second week. Information was requested for mid-April and a deadline was set for the end of the month. The reminder cards were sent at the end of April to every property on the list. If the manager had already responded, this served as a thank you card. Non-response follow-up via phone calls, e-mails and FAX, began in early May and continued into June.

Properties that had submitted responses for previous surveys, but not for the 2018 questionnaire, were the focus of intense follow-up efforts. Additionally, properties with more units were given priority in follow-up. Attempts were made to contact all non-respondents at least once. Other non-respondents where UNMBBER had identified alternative means of contact, (e.g., emails, phone numbers, mailing addresses) were also contacted. Once contacted, if the non-respondents expressed an interest in completing the questionnaire, UNMBBER continued the follow-up process. As a final effort to increase the number of responses and to reduce the amount of non-disclosed information, UNMBBER targeted properties in communities that continued to have low response rates.

Response

The questionnaires (postal mail and e-mail) were sent to all known contacts for properties in the study area. These contacts included both on-site managers and management companies, as appropriate. In several cases, unknown to UNMBBER, multiple contacts covered the same property. Over the course of the data collection process, it was also discovered that a few contacts were not appropriate for this survey for various reasons. For example, the contact may only lease commercial properties that do not include apartments or the contact may only lease apartment properties that have less than five units. Efforts will be made to exclude inappropriate contacts from future surveys. Apartments are continually changing ownership and/or property

managers and UNMBBER continually seeks to build new relationships with these new owners and/or property managers.

The 302 properties with responses were in line with the 308 seen in 2017 but less than the 315 received in 2013. In all, there were a total of 662 properties with 343 contacts on the master list. MFA attempted to provide data on 286 properties and had complete survey data for 177. UNMBBER had 376 property contacts for the April 2018 questionnaire and received 216, of which 97 overlapped with MFA. The mail out list was fairly accurate as only 3 postal mailings were returned undeliverable and address changes were needed for 4 of the other properties after the first mailing. There were 6 outright requests to not participate in the survey. UNMBBER data was collected via phone, the initial mail back (postal and e-mail) and through 169 follow-up contact activities. There were 2 responses received back by PDF e-mail. This is the fifth year in which a Survey Monkey option was available. This year the Survey Monkey option had 30 properties. There is hope that this online version provides an additional convenient opportunity for managers to participate.

To maintain confidentiality for individual properties, the data were aggregated and reported by county. Each county may contain more than one community. To ensure that confidential information was not disclosed, Colfax, Hidalgo, Torrance, and Union were combined into one group. Last year Lincoln and Guadalupe did not have enough responses to publish separately, this year they did. Although properties in Catron, De Baca, Harding and Mora County were surveyed, none responded this year.

Criteria for non-disclosure included that at least 3 properties needed to report in a county with no property having more than 50 percent of units. Table 1 on page T1 shows the distribution of properties by geographic area, along with the distribution of total units by type of apartment and the upper and lower bounds of the years the properties were built. Some individual county cells for certain types of apartments (e.g., vacancy rates for efficiencies) were also suppressed, if there were too few respondents to maintain confidentiality.

Tables

Table 1. Counts of Apartment Properties, Year Property Built and Count of Units by Type
New Mexico Counties and County Cluster: Mid-April 2018

Area ¹	Count of Properties	Year Property Built ²		Total Count of Units by Type					
		Earliest	Latest	Total	Effic.	1-BR	2-BR	3-BR	4+BR
Chaves	15	1972	2008	902	72	440	217	159	14
Cibola	5	1970	1980	237	-	82	144	11	-
Curry	22	1952	2014	1,137	18	220	360	307	232
Dona Ana	69	1966	2017	4,415	105	1,002	1,801	1,390	117
Eddy	13	1935	2012	749	-	371	304	74	-
Grant	9	1974	2000	314	D	88	136	80	D
Guadalupe	4	1988	1997	133	-	43	51	39	-
Lea	15	1960	2016	938	16	314	393	211	4
Lincoln	3	1985	2004	167	-	66	83	18	-
Los Alamos	14	1948	2002	685	D	218	344	50	D
Luna	14	1969	2005	549	4	184	208	117	36
McKinley	19	1965	2008	1,039	D	213	553	259	D
Otero	11	1975	2007	478	6	92	344	36	-
Quay	6	1969	2011	226	28	77	80	36	5
Rio Arriba	4	1979	2003	226	-	52	67	102	5
Roosevelt	10	1980	2012	253	13	147	75	16	2
San Juan	18	1970	2011	951	76	182	394	299	-
San Miguel	12	1923	2002	430	D	153	184	88	D
Sandoval	3	1971	1988	192	-	84	68	32	8
Sierra	4	1974	1988	158	-	128	22	8	-
Socorro	4	1973	1986	147	-	113	30	4	-
Taos	6	1996	2013	259	-	89	135	35	-
Valencia	15	1978	2006	655	-	163	311	174	7
Combined Counties ³									
Colfax/Hidalgo/Torrance/Union	7	1965	2003	335	10	123	118	63	21
New Mexico Study Area	302	1923	2017	15,575	432	4,644	6,422	3,608	469

* BR refers to bedroom. D Data withheld to avoid disclosing confidential information. - No survey data for this area and unit type.

1 These figures do not represent a comprehensive coverage of all areas in each county.

2 A significant number of properties did not report the year the complex was built.

3 Counties were combined to maintain confidentiality for areas that did not meet the thresholds for data disclosure.

4 Sandoval counts do not include Rio Rancho.

Note: This tabulation includes all respondents to the survey.

Source: University of New Mexico, Bureau of Business and Economic Research (BBER), *Mid-April 2018 Apartment Survey* conducted for the New Mexico Mortgage Finance Authority.

Table 2. Vacant Units by Type and Weighted Average Vacancy

New Mexico Counties and County Cluster: Mid-April 2018

Area ¹	Count of Prop.	Total Count of Units by Type*						Vacant Units by Type*						Weighted Average Vacancy Rate (%) by Type*					
		Total	Effic	1-BR	2-BR	3-BR	4+ BR	Total	Effic	1-BR	2-BR	3-BR	4+ BR	Overall	Effic	1-BR	2-BR	3-BR	4+ BR
		Chaves	14	760	72	384	188	102	14	33	-	4	14	13	2	4.3	-	1.0	7.4
Cibola	5	237	-	82	144	11	-	8	-	1	4	3	-	3.4	-	1.2	2.8	27.3	-
Curry	22	1,137	18	220	360	307	232	62	-	9	28	7	18	5.5	-	4.1	7.8	2.3	7.8
Dona Ana	69	4,415	105	1,002	1,801	1,390	117	211	7	48	76	79	1	4.8	6.7	4.8	4.2	5.7	0.9
Eddy	11	633	-	306	264	63	-	7	-	6	1	-	-	1.1	-	2.0	0.4	-	-
Grant	9	314	D	88	136	80	D	7	D	1	6	-	D	2.2	D	1.1	4.4	-	D
Guadalupe	4	133	-	43	51	39	-	10	-	1	4	5	-	7.5	-	2.3	7.8	12.8	-
Lea	15	938	16	314	393	211	4	50	3	14	26	7	-	5.3	18.8	4.5	6.6	3.3	-
Lincoln	3	167	-	66	83	18	-	11	-	2	6	3	-	6.6	-	3.0	7.2	16.7	-
Los Alamos	14	685	D	218	344	50	D	9	D	5	4	-	D	1.3	D	2.3	1.2	-	D
Luna	14	549	4	184	208	117	36	20	-	6	9	3	2	3.6	-	3.3	4.3	2.6	5.6
McKinley	19	1,039	D	213	553	259	D	30	D	3	15	9	D	2.9	D	1.4	2.7	3.5	D
Otero	11	478	6	92	344	36	-	18	1	5	11	1	-	3.8	16.7	5.4	3.2	2.8	-
Quay	6	226	28	77	80	36	5	14	-	5	5	4	-	6.2	-	6.5	6.3	11.1	-
Rio Arriba	4	226	-	52	67	102	5	17	-	3	8	6	-	7.5	-	5.8	11.9	5.9	-
Roosevelt	10	253	13	147	75	16	2	14	-	4	9	1	-	5.5	-	2.7	12.0	6.3	-
San Juan	18	951	76	182	394	299	-	60	5	4	28	23	-	6.3	6.6	2.2	7.1	7.7	-
San Miguel	12	430	D	153	184	88	D	24	D	14	7	2	D	5.6	D	9.2	3.8	2.3	D
Sandoval	3	192	-	84	68	32	8	7	-	2	1	3	1	3.6	-	2.4	1.5	9.4	12.5
Sierra	4	158	-	128	22	8	-	6	-	5	-	1	-	3.8	-	3.9	-	12.5	-
Socorro	4	147	-	113	30	4	-	8	-	6	2	-	-	5.4	-	5.3	6.7	-	-
Taos	6	259	-	89	135	35	-	6	-	-	3	3	-	2.3	-	-	2.2	8.6	-
Valencia	15	655	-	163	311	174	7	18	-	2	11	5	-	2.7	-	1.2	3.5	2.9	-
Combined Counties ³																			
Colfax/Hidalgo/Torrance /Union	7	335	10	123	118	63	21	27	1	2	16	5	3	8.1	10.0	1.6	13.6	7.9	14.3
New Mexico Study Area	299	15,317	432	4,523	6,353	3,540	469	677	19	152	294	183	29	4.4	4.4	3.4	4.6	5.2	6.2

* BR refers to bedroom. D Data withheld to avoid disclosing confidential information. - No survey data for this area and unit type.

1 These figures do not represent a comprehensive coverage of all areas in each county.

2 Counties were combined to maintain confidentiality for areas that did not meet the thresholds for data disclosure.

3 Sandoval counts do not include Rio Rancho.

Note: These tabulations do not include properties where vacancies were not able to be rented. Hence the numbers are less than total properties and units reporting.

Source: University of New Mexico, Bureau of Business and Economic Research (BBER), *Mid-April 2018 Apartment Survey* conducted for the New Mexico Mortgage Finance Authority.

Table 3. Weighted Average Rent by Type

New Mexico Counties and County Cluster: Mid-April 2018

Area ¹	Count of Properties	Year Property Built ²		Total Count of Units by Type*						Weighted Average Rent by Type*					
		Earliest	Latest	Total	Effic.	1-BR	2-BR	3-BR	4+BR	Overall	Effic.	1-BR	2-BR	3-BR	4+BR
Chaves	15	1972	2008	902	72	440	217	159	14	\$569	\$ 492	\$535	\$ 590	\$676	\$549
Cibola	5	1970	1980	237	-	82	144	11	-	573	-	530	603	808	-
Curry	21	1952	2014	1,095	18	220	348	277	232	563	423	458	559	576	843
Dona Ana	69	1966	2017	4,415	105	1,002	1,801	1,390	117	659	476	570	652	760	881
Eddy	12	1935	2012	681	-	331	284	66	-	663	-	592	821	981	-
Grant	9	1974	2000	314	D	88	136	80	D	641	D	533	621	756	D
Guadalupe	4	1988	1997	133	-	43	51	39	-	655	-	632	670	783	-
Lea	15	1960	2016	938	16	314	393	211	4	702	601	637	702	779	1,088
Lincoln	3	1985	2004	167	-	66	83	18	-	527	-	457	559	663	-
Los Alamos	14	1948	2002	685	D	218	344	50	D	860	D	740	941	1,051	D
Luna	14	1969	2005	549	4	184	208	117	36	551	225	481	530	643	669
McKinley	19	1965	2008	1,039	D	213	553	259	D	627	D	584	611	691	D
Otero	11	1975	2007	478	6	92	344	36	-	559	561	486	558	650	-
Quay	6	1969	2011	226	28	77	80	36	5	575	278	504	562	715	800
Rio Arriba	3	1979	2003	186	-	48	50	88	-	508	-	613	616	474	-
Roosevelt	10	1980	2012	253	13	147	75	16	2	574	582	509	605	614	801
San Juan	18	1970	2011	951	76	182	394	299	-	596	-	551	599	678	-
San Miguel	12	1923	2002	430	D	153	184	88	D	570	D	513	565	678	D
Sandoval	3	1971	1988	192	-	84	68	32	8	550	-	474	557	632	889
Sierra	4	1974	1988	158	-	128	22	8	-	612	-	589	679	823	-
Socorro	4	1973	1986	147	-	113	30	4	-	606	-	572	658	720	-
Taos	6	1996	2013	259	-	89	135	35	-	506	-	445	510	573	-
Valencia	15	1978	2006	655	-	163	311	174	7	669	-	594	666	780	888
Combined Counties ³															
Colfax/Hidalgo/Torrance/Union	7	1965	2003	335	10	123	118	63	21	536	313	431	547	666	707
New Mexico Study Area	299	1923	2017	15,425	432	4,600	6,373	3,556	464	602	484	543	626	715	796

* BR refers to bedroom. D - Data withheld to avoid disclosing confidential information. - No survey data for this area and unit type.

1 These figures do not represent a comprehensive coverage of all areas in each county.

2 A significant number of properties did not report the year the complex was built.

3 Counties were combined to maintain confidentiality for areas that did not meet the thresholds for data disclosure.

4 Sandoval counts do not include Rio Rancho.

Note: These tabulations do not include properties that were identified as having lump sum subsidies. Hence the numbers are less than total properties and units reporting.

Source: University of New Mexico, Bureau of Business and Economic Research (BBER), *Mid-April 2018 Apartment Survey* conducted for the New Mexico Mortgage Finance Authority.

Table 4. Counts of Apartment Properties Indicating Special Needs Services

Counts of Apartment Properties indicating Special Needs Services available for some units, Mid- April 2018

Area¹	Count of Properties	Special Needs Services	Percent
Chaves	15	4	27%
Cibola	5	0	0%
Curry	22	12	55%
Dona Ana	69	31	45%
Eddy	13	6	46%
Grant	9	4	44%
Guadalupe	4	3	75%
Lea	15	5	33%
Lincoln	3	1	33%
Los Alamos	14	3	21%
Luna	14	8	57%
McKinley	19	8	42%
Otero	11	5	45%
Quay	6	4	67%
Rio Arriba	4	1	25%
Roosevelt	10	5	50%
San Juan	18	8	44%
San Miguel	12	5	42%
Sandoval	3	1	33%
Sierra	4	1	25%
Socorro	4	2	50%
Taos	6	2	33%
Valencia	15	6	40%
Combined Counties ³			
Colfax/Hidalgo/Torrance/Union	7	1	14%
New Mexico Study Area	302	126	42%

1 These figures do not represent a comprehensive coverage of all areas in each county.

2 Sandoval counts do not include Rio Rancho.

3 Counties were combined to maintain confidentiality for areas that did not meet the thresholds for data disclosure.

Source: University of New Mexico, Bureau of Business and Economic Research (BBER), *Mid-April 2018 Apartment Survey* conducted for the New Mexico Mortgage Finance Authority.

Table 5. Affordable Compared to Market Properties

Property Type	Count of Properties	Total Units	Effic.	1-BR	2-BR	3-BR	4+BR	Vacancies	Rate ¹	Rents ²
Affordable	228	11,073	152	3,476	4,575	2,676	194	461	4.3	\$ 594
Market	74	4,502	280	1,168	1,847	932	275	216	4.8	\$ 663
New Mexico Study Area	302	15,575	432	4,644	6,422	3,608	469	667	4.4	\$ 602

1 Average rates are calculated on a subset of 300 properties where vacancies were determined rentable.

2 Average Rents are calculated on a subset of 299 properties where lump sum subsidies were allocated.

Source: University of New Mexico, Bureau of Business and Economic Research (BBER), *Mid-April 2018 Apartment Survey* conducted for the New Mexico Mortgage Finance Authority.

Appendix

Postcard: Pre-Survey Notice

Dear Manager,

April 3, 2018

Our organization, the Bureau of Business and Economic Research (BBER) at the University of New Mexico, will soon conduct a survey of apartment vacancies and rents for the New Mexico Mortgage Finance Authority (MFA). The results from this survey will help MFA enhance their information to better administer various housing programs throughout the state. You should receive a survey form within the next one to two weeks. Upon receipt, please complete the form and return it to BBER. The information you provide about individual properties will remain confidential. Only aggregate or combined data will be published and survey results will be available upon request. Thank you in advance for your participation. If you have any questions or feel there is a better address to send the survey too please contact me at phone: 505-277-3038; e-mail: sreagan@unm.edu.

Sincerely,



Suzan Reagan
Sr. Program Mgr. Data Bank
Bureau of Business and Economic Research

Survey Letter



University of New Mexico
Bureau of Business and Economic Research
MSC06 3510
1 University of New Mexico
Albuquerque, NM 87131-0001

April 10, 2018

Dear Manager,

The Bureau of Business and Economic Research (BBER) at the University of New Mexico, is conducting a survey of apartment vacancies and rents for the New Mexico Mortgage Finance Authority (MFA). The results from this survey will provide MFA with current information about local markets, improving their knowledge base to better administer and provide funding for various housing programs throughout the state. This year the survey asks for information as of **mid-April 2018** for all those New Mexico properties of **five or more units that are NOT in Albuquerque, Rio Rancho or Santa Fe**.

Please complete and **return the enclosed survey form to BBER by Friday, April 27, 2018**. A business reply envelope has been included for your convenience. Alternatively, you can FAX the completed form to BBER at (505) 277-2773 or fill it out online at <https://www.surveymonkey.com/r/BBER-MFA2018>. If you wish to receive the questionnaire in digital format, let us know the appropriate e-mail address and we will send an electronic version of the survey form. We will do follow up phone calls through mid-June.

If you have any questions or concerns, please contact me (phone: 505-277-3038, e-mail: sreagan@unm.edu).

Information that you provide about individual properties will remain confidential. Only aggregate or combined data will be published. Thank you for your participation.

Sincerely,

A handwritten signature in black ink that reads 'Suzan Reagan'.

Suzan Reagan
Sr. Program Mgr. Data Bank
Bureau of Business and Economic Research
University of New Mexico

Survey Instructions



Apartment Survey for MFA 2018

Instructions: Please write the contact information for the person completing the survey in the designated spaces below that should be contacted with any follow-up questions.

The attached page is the actual questionnaire with space to provide information for up to three properties. If you need more pages we can send them to you or, if you wish, you can photocopy the blank questionnaire. The survey covers only New Mexico properties of **five or more units that are NOT in Albuquerque, Rio Rancho, or Santa Fe.**

For each of these properties, please provide the property name and complete address, and estimate when the property was first built. In addition, please provide the following information for **mid-April 2018**: the total number of units at that property by type of apartment (e.g., efficiency, 1-bedroom, etc.), the **average asking** rent by type of apartment, the number of vacant units by type of apartment and the total rentable units. Vacant units are those that are physically empty. Rentable units are ones that are currently being rented or are available to be rented. If units are being renovated or otherwise unavailable, don't count them in the rentable totals. Finally there is a question on special needs units and/or services. Simply circle "yes" if the property provides units and/or services including but not limited to disabled adults, senior citizens, individuals requiring medical care, veterans, addiction recovery, ex-offenders, homeless, and low income populations.

Information about individual properties will remain confidential. Only aggregate or combined data will be published. If you would like to receive a copy of our final findings, please check the "Yes" line under your contact information below.

Please return materials to BBER in the enclosed business reply envelope **by Fri., April 27, 2018.** If you have misplaced this envelope we can send a new one or you can mail the completed survey to:

Attn.: Suzan Reagan
University of New Mexico
Bureau of Business and Economic Research
MSC06 3775
1 University of New Mexico
Albuquerque, NM 87131-0001

Alternatively, you can FAX the completed form to 505-277-2773 or you can fill the survey out online at <https://www.surveymonkey.com/r/BBER-MFA2018>. If you have any questions, wish to receive additional copies of the questionnaire, please contact me (phone: 505-277-3038; e-mail: sreagan@unm.edu).

Thank you for participating in the survey.

Please provide *your* contact information:

Name _____ Title _____

Organization _____

Address _____

City _____ State _____ Zip _____

Phone Number _____ FAX _____ E-mail _____

Would you like a copy of our final findings? Yes ___ No ___

505.277.2216 | UNM Bureau of Business and Economic Research |
University of New Mexico | MSC06 3510 | Albuquerque, NM 87131
bber.unm.edu

Survey



Apartment Survey for MFA: 2018

Property Name

Address

City State Zip

Year Property Built (est.) Does this property provide units and/or special needs services (circle one) Yes - No

	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4 or More Bedroom	Total
Total Number of Units						
Average Asking Rent						
Number of Vacant Units*						
Rentable Units*						

Property Name

Address

City State Zip

Year Property Built (est.) Does this property provide units and/or special needs services (circle one) Yes - No

	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4 or More Bedroom	Total
Total Number of Units						
Average Asking Rent						
Number of Vacant Units*						
Rentable Units*						

Property Name

Address

City State Zip

Year Property Built (est.) Does this property provide units and/or special needs services (circle one) Yes - No

	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4 or More Bedroom	Total
Total Number of Units						
Average Asking Rent						
Number of Vacant Units*						
Rentable Units*						

*Vacant means physically empty. Rentable means available to be or is rented.
 Please return materials to BBER in the enclosed business reply envelope by Friday, April 27, 2018. If you have misplaced the envelope we can replace it or you can also FAX the completed form to 505-277-2773 or fill it out online at <https://www.surveymonkey.com/r/BBER-MFA2018>. If you have any questions or need assistance in completing the survey please contact us at phone: 505-277-3038; e-mail sreagan@unm.edu.

505.277.2216 | UNM Bureau of Business and Economic Research |
 | 1 University of New Mexico | MSC08 3510 | Albuquerque, NM 87131
bber.unm.edu

Postcard: Post-Survey Notice

Dear Manager,

April 23, 2018

A few weeks ago the Bureau of Business and Economic Research (BBER) at the University of New Mexico sent you a survey of apartment vacancies and rents. BBER is conducting the survey for the New Mexico Mortgage Finance Authority (MFA). If you have completed and returned the questionnaire we thank you and appreciate your participation. The results from this survey will help MFA enhance their local information to better administer various housing programs throughout the state. If you have not returned the questionnaire, this notice is a gentle reminder that it is now due. Please complete the form and return it to BBER -OR- complete it on line at:

<https://www.surveymonkey.com/r/BBER-MFA2018>

The information you provide about individual properties will remain confidential. Only aggregate or combined data will be published and survey results will be available upon request. If you have any questions, please contact us at phone: 505-277-3038; e-mail: sreagan@unm.edu.

Sincerely,



Suzan Reagan
Sr. Program Mgr. Data Bank
Bureau of Business and Economic Research
University of New Mexico

Survey Monkey Tool

Apartment Survey 2018

About the 2018 Apartment Survey

Our organization, the Bureau of Business and Economic Research (BBER) at the University of New Mexico, is conducting a survey of apartment vacancies and rents for the New Mexico Mortgage Finance Authority (MFA). The survey asks for information as of mid-April 2018 for all New Mexico properties of five or more units that are NOT in Albuquerque, Rio Rancho or Santa Fe. The results from this survey will provide MFA with current information about local markets, improving their knowledge base to better administer and provide funding for various housing programs throughout the state.

This year's survey has a question on special needs units and/or services. Simply click "yes" if the property provides units and/or services including but not limited to disabled adults, senior citizens, individuals requiring medical care, veterans, addiction recovery, ex-offenders, homeless, and low income populations.

Information that you provide about individual properties will remain confidential. Only aggregate or combined data will be published.

If you have any questions or concerns, please contact Suzan Reagan phone: 505-277-3038, e-mail: sreagan@unm.edu.

1. Please provide your contact information:

Name:	<input type="text"/>
Title:	<input type="text"/>
Organization:	<input type="text"/>
Address:	<input type="text"/>
City:	<input type="text"/>
State:	<input type="text"/>
Zip:	<input type="text"/>
Email:	<input type="text"/>
Phone:	<input type="text"/>
Fax:	<input type="text"/>

Next

Information on Property

2. Property

Name

Address

City

State

Zip

Year Property Built (est.)

3. For this property please provide the following information for mid-April 2018: the total number of units by type of apartment (e.g., efficiency, 1-bedroom, etc.), the average asking rent by type of apartment, and the number of vacant units by type of apartment. Vacant units are those that are physically empty. Rentable units are ones that are currently being rented or are available to be rented. If units are being renovated or otherwise unavailable don't count them in the rentable totals.

Number of Efficiency Units

Average Asking Rent for Efficiencies

Number of Vacant Efficiency Units

Total Rentable Efficiency Units

Number of 1-Bedroom Units

Average Asking Rent for 1-Bedroom Units

Number of Vacant 1-Bedroom Units

Total Rentable 1-Bedroom Units

Number of 2-Bedroom Units

4. Does this property provide units and/or special needs services?

Yes

No

5. Do you have another property to provide information for?

Yes

No

Prev

Next

21. Would you like to receive a copy of our final findings?

- Yes
 No

If you have any questions or concerns, please contact Suzan (phone: 505-277-3038, e-mail: sreagan@unm.edu).

Thank you for participating in the survey!

Prev

Done

Preliminary Apartment Vacancy Rates by County: Mid-April 2018

Preliminary Table June 2018

Apartment Vacancy Rates by County: Mid-April 2018

County	Properties	Total Units	Total Vacant Units	Vacancy Rate
Chaves	15	902	63	7.0%
Cibola	5	237	8	3.4%
Curry	22	1,137	62	5.5%
Dona Ana	69	4,415	211	4.8%
Eddy	13	749	58	7.7%
Grant	9	314	7	2.2%
Guadalupe	4	133	10	7.5%
Lea	15	938	50	5.3%
Lincoln	3	167	11	6.6%
Los Alamos	14	685	9	1.3%
Luna	14	549	20	3.6%
McKinley	19	1,039	30	2.9%
Otero	11	478	18	3.8%
Quay	6	226	14	6.2%
Rio Arriba	4	226	17	7.5%
Roosevelt	10	253	14	5.5%
San Juan	18	951	60	6.3%
San Miguel	12	430	24	5.6%
Sandoval	3	192	7	3.6%
Sierra	4	158	6	3.8%
Socorro	4	147	8	5.4%
Taos	6	259	6	2.3%
Valencia	15	655	18	2.7%
Combined	7	335	27	8.1%
New Mexico Study Area	302	15,575	758	4.9%

Notes:

Properties of 5 or more units not including Albuquerque, Rio Rancho or Santa Fe.

Sandoval does not include properties in the City of Rio Rancho.

Combined Counties are Colfax, Hidalgo, Torrance, and Union.

Individual counties in the combined counties did not meet thresholds for data disclosure.

While properties were sent surveys in the following counties none were returned Catron, De Baca, Harding and Mora.

These figures do not represent a comprehensive coverage of each county.

Follow-up continued into 2018 May. Thus, some data could refer to a period after mid-April.

Source: University of New Mexico, Bureau of Business and Economic Research, Mid-April 2018 Apartment Survey for the New Mexico Mortgage Finance Authority.

Revised Apartment Vacancy Rates by County: Mid-April 2018

Revised Table July 2018

Apartment Vacancy Rates by County: Mid-April 2018

County	Properties	Total Units	Total Vacant Units	Vacancy Rate
Chaves	14	760	33	4.3%
Cibola	5	237	8	3.4%
Curry	22	1,137	62	5.5%
Dona Ana	69	4,415	211	4.8%
Eddy	11	633	7	1.1%
Grant	9	314	7	2.2%
Guadalupe	4	133	10	7.5%
Lea	15	938	50	5.3%
Lincoln	3	167	11	6.6%
Los Alamos	14	685	9	1.3%
Luna	14	549	20	3.6%
McKinley	19	1,039	30	2.9%
Otero	11	478	18	3.8%
Quay	6	226	14	6.2%
Rio Arriba	4	226	17	7.5%
Roosevelt	10	253	14	5.5%
San Juan	18	951	60	6.3%
San Miguel	12	430	24	5.6%
Sandoval	3	192	7	3.6%
Sierra	4	158	6	3.8%
Socorro	4	147	8	5.4%
Taos	6	259	6	2.3%
Valencia	15	655	18	2.7%
Combined	7	335	27	8.1%
New Mexico Study Area	299	15,317	677	4.4%

Notes:

Properties of 5 or more units not including Albuquerque, Rio Rancho or Santa Fe.

Sandoval does not include properties in the City of Rio Rancho.

Combined Counties are Colfax, Hidalgo, Torrance, and Union.

Individual counties in the combined counties did not meet thresholds for data disclosure.

While properties were sent survey's in the following counties none were returned Catron, De Baca, Harding and Mora.

Three properties responding to the survey were excluded from the vacancy totals due to unusual situations.

These figures do not represent a comprehensive coverage of each county.

Follow-up continued into 2018 May. Thus, some data could refer to a period after mid-April.

Source: University of New Mexico, Bureau of Business and Economic Research, Mid-April 2018 Apartment Survey for the New Mexico Mortgage Finance Authority.

Communities with Respondents

<u>Community</u>	<u>County</u>	<u>Community</u>	<u>County</u>
Alamogordo	Otero	Lordsburg	Hidalgo
Angel Fire	Colfax	Los Alamos	Los Alamos
Anthony	Dona Ana	Los Lunas	Valencia
Artesia	Eddy	Loving	Eddy
Aztec	San Juan	Lovington	Lea
Belen	Valencia	Moriarty	Torrance
Bernalillo	Sandoval	Navajo	McKinley
Bloomfield	San Juan	Ohkay Owingeh	Rio Arriba
Carlsbad	Eddy	Pecos	San Miguel
Clayton	Union	Portales	Roosevelt
Cloudcroft	Otero	Raton	Colfax
Clovis	Curry	Roswell	Chaves
Columbus	Luna	Ruidoso	Lincoln
Deming	Luna	Ruidoso Downs	Lincoln
Dexter	Chaves	San Jon	Quay
Dulce	Rio Arriba	Santa Clara	Grant
Espanola	Rio Arriba	Santa Rosa	Guadalupe
Eunice	Lea	Santa Teresa	Dona Ana
Farmington	San Juan	Shiprock	San Juan
Fort Wingate	McKinley	Silver City	Grant
Gallup	McKinley	Socorro	Socorro
Grants	Cibola	Sunland Park	Dona Ana
Hagerman	Chaves	Taos	Taos
Hatch	Dona Ana	Texico	Curry
Hobbs	Lea	Truth or Consequences	Sierra
Las Cruces	Dona Ana	Tucumcari	Quay
Las Vegas	San Miguel	Tularosa	Otero