

Rio Rico

Community · AZ · Arizona · Santa Cruz County

BUYER'S MARKET

\$257K

MEDIAN SALE PRICE

-7.0%

1-YR CHANGE

279

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



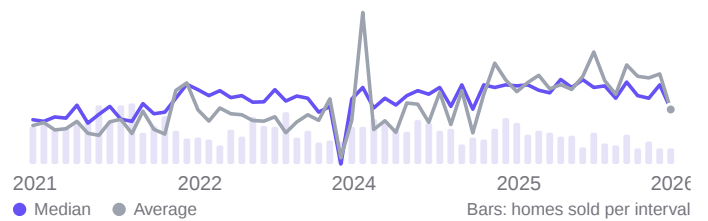
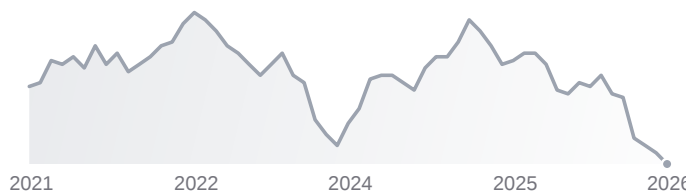
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$235K · Average \$234K

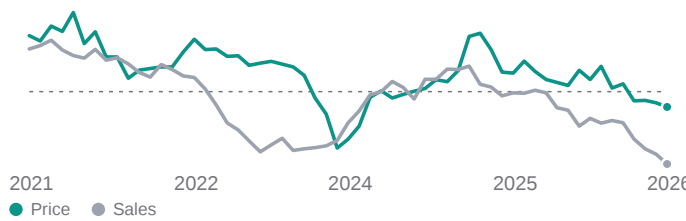


Growth (year over year)

Price -7.0% · Sales -33.3%

Price per square foot

\$167/ft²

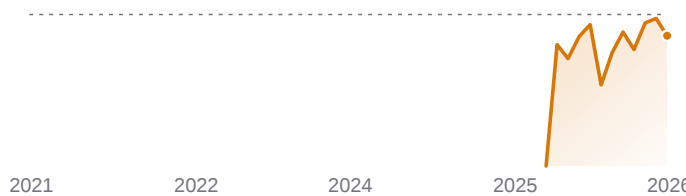


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

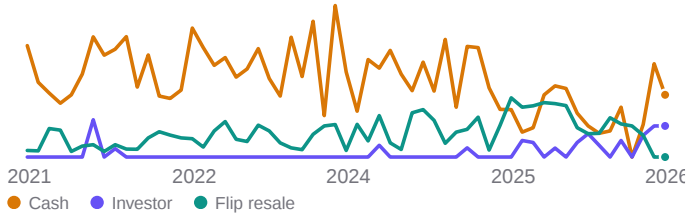
3.8%



BUYERS & OUTCOMES

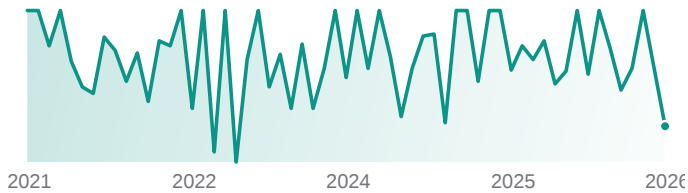
Buyer mix

Cash 25% · Investor 13% · Flip resale 0%



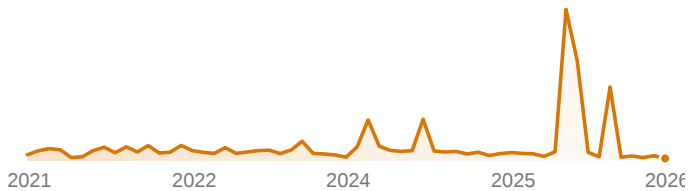
Sellers who sold at a gain

82%

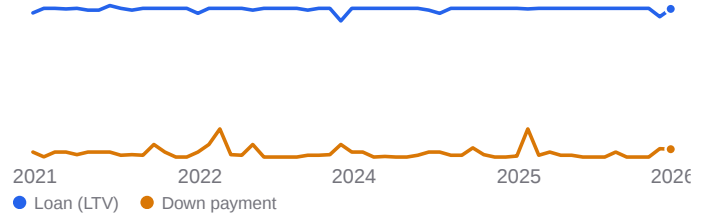


Median annualized return at resale

+3.0%

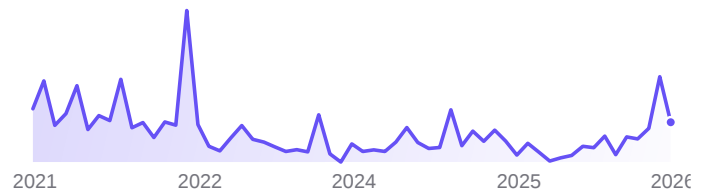


Financing (share of purchase price) Loan (LTV) 98% · Down payment 6.9%



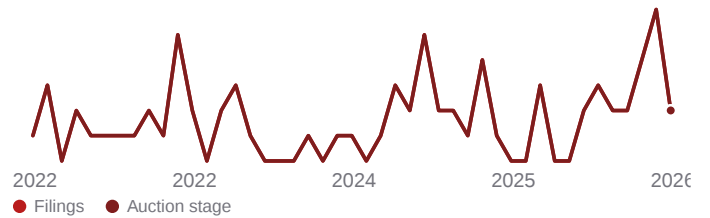
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,440
Median value (AVM)	\$259K
Median size	1,622 ft²
Median bedrooms	3
Median year built	2000
Single family	15%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	6.2%
Median loan-to-value	46%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	21,922
Density	351 / mi ²
Median household income	\$58K
Average household income	\$85K
Crime index (US avg 100)	50
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	49
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	13.8%
Unemployment	1.8%
Average temp	63°F
Annual precip	19 in
Sunshine	85%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.