

Cochise County, AZ

County · AZ · Arizona

BALANCED MARKET

\$253K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

2,087

SALES (12 MO)

\$255K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

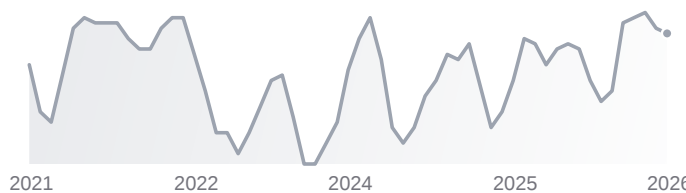
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

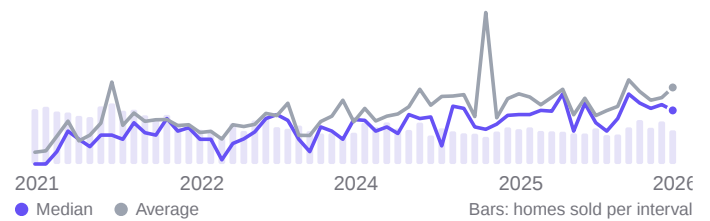
Market temperature (0–100)

59 / 100



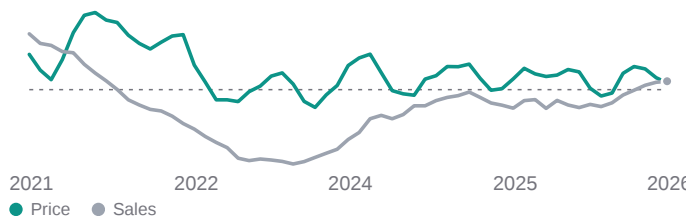
Sale prices

Median \$250K · Average \$278K



Growth (year over year)

Price +2.6% · Sales +3.3%



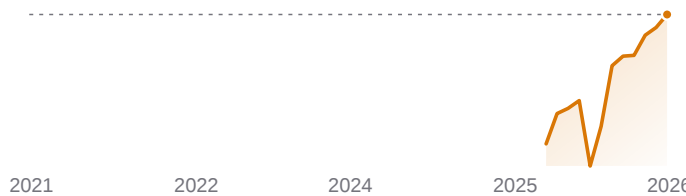
Price per square foot

\$170/ft²



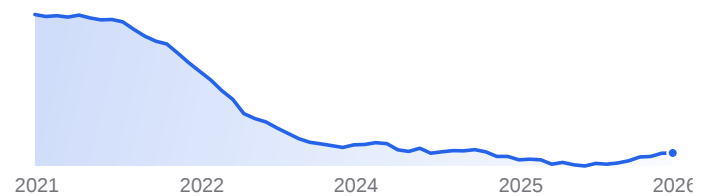
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

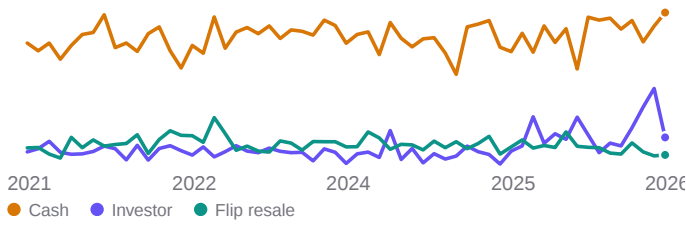
3.7%



BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 8.2% · Flip resale 3.5%



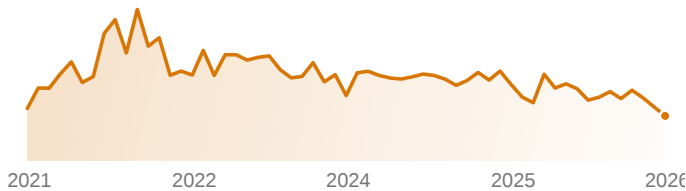
Sellers who sold at a gain

87%

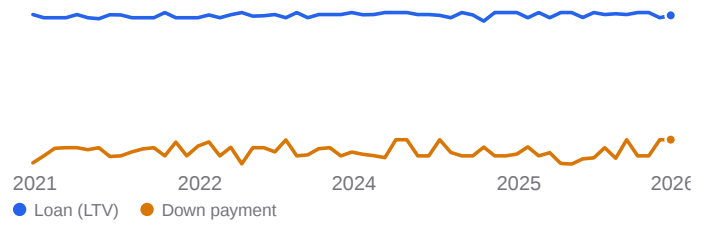


Median annualized return at resale

+3.6%

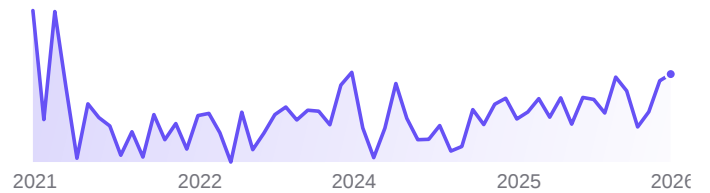


Financing (share of purchase price) Loan (LTV) 96% · Down payment 20%



Typical hold before selling

6.9 yrs



Preforeclosure filings

Filings 16 · Auction stage 16



HOUSING STOCK

Homes	56,253
Median value (AVM)	\$255K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1986
Single family	62%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	2.2%
Owner occupied	67%
Company owned	14%
Median loan-to-value	50%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	126,184
Density	20 / mi²
Median household income	\$58K
Average household income	\$77K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	66
Homes occupied	88%
Bachelor's or higher	19%
Poverty rate	15.1%
Unemployment	0.8%
Average temp	61°F
Annual precip	15 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.