

Pima County, AZ

County · AZ · Arizona

BALANCED MARKET

\$338K

MEDIAN SALE PRICE

-2.3%

1-YR CHANGE

16,002

SALES (12 MO)

\$345K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



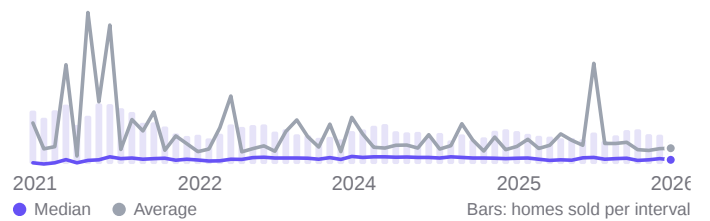
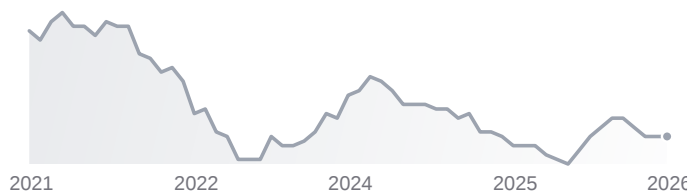
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$335K · Average \$432K

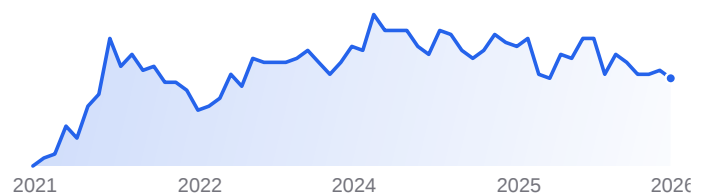
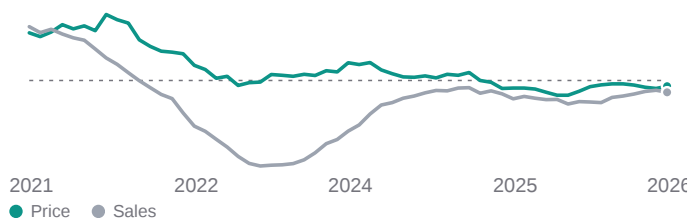


Growth (year over year)

Price -2.3% · Sales -4.8%

Price per square foot

\$207/ft²

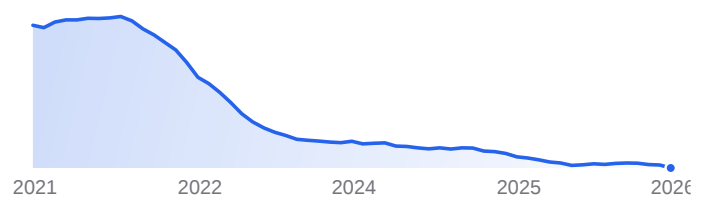
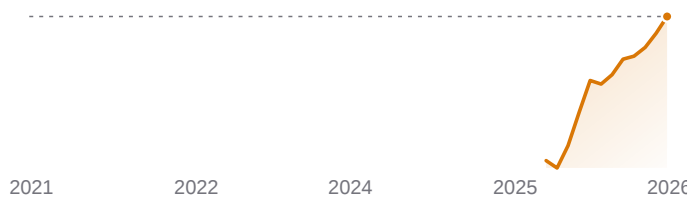


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

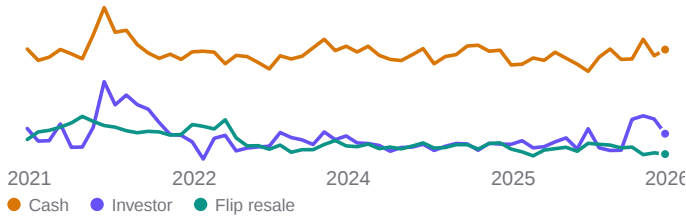
4.4%



BUYERS & OUTCOMES

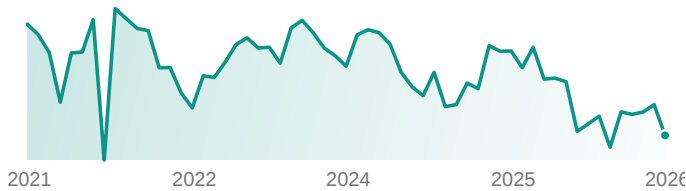
Buyer mix

Cash 35% · Investor 12% · Flip resale 6.2%



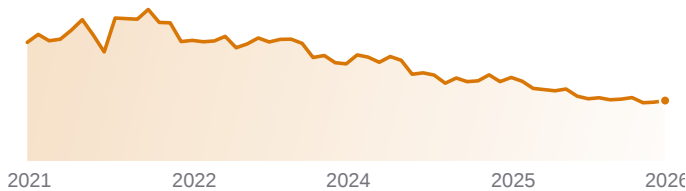
Sellers who sold at a gain

84%

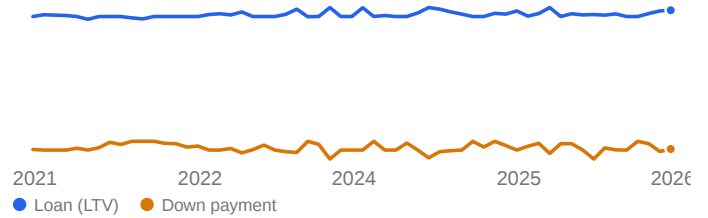


Median annualized return at resale

+4.3%

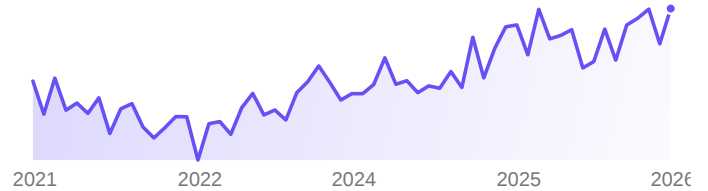


Financing (share of purchase price) Loan (LTV) 94% · Down payment 16%



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 93 · Auction stage 93



HOUSING STOCK

Homes	361,376
Median value (AVM)	\$345K
Median size	1,615 ft²
Median bedrooms	3
Median year built	1989
Single family	77%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	74%
Company owned	22%
Median loan-to-value	45%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	1,085,803
Density	118 / mi²
Median household income	\$64K
Average household income	\$89K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	65
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	13.1%
Unemployment	1.0%
Average temp	68°F
Annual precip	13 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.