

Nogales

City · AZ · Arizona › Santa Cruz County

BALANCED MARKET

\$195K

MEDIAN SALE PRICE

-22.5%

1-YR CHANGE

145

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



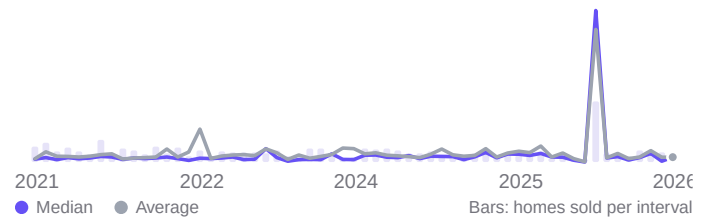
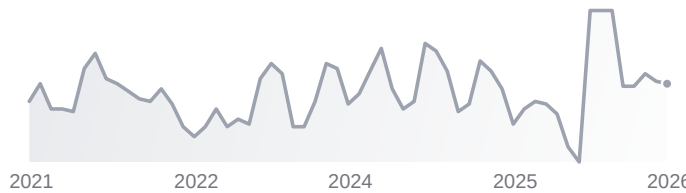
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$196K · Average \$198K

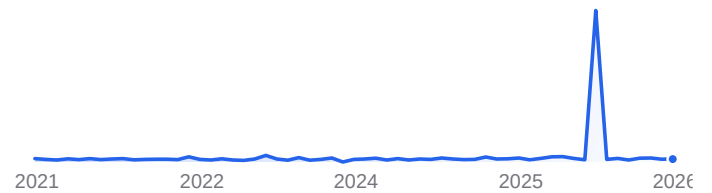
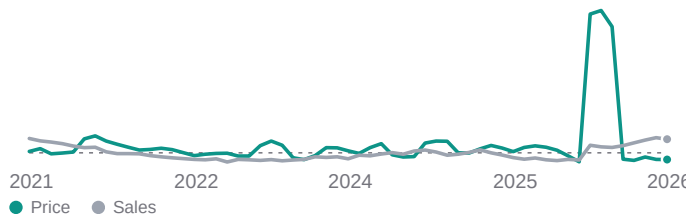


Growth (year over year)

Price -22.5% · Sales +46.5%

Price per square foot

\$119/ft²



Sale premium vs estimated value

-56.2%

Annual turnover (share of homes sold)

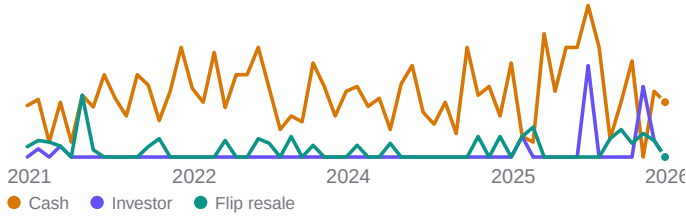
2.9%



BUYERS & OUTCOMES

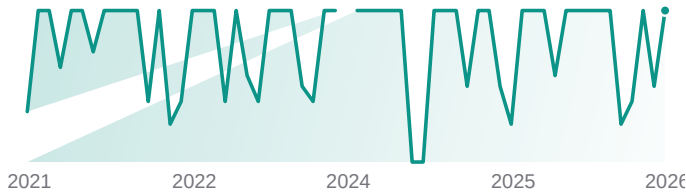
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



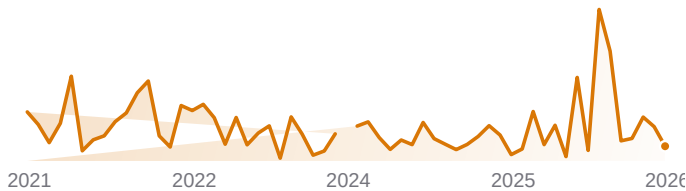
Sellers who sold at a gain

100%



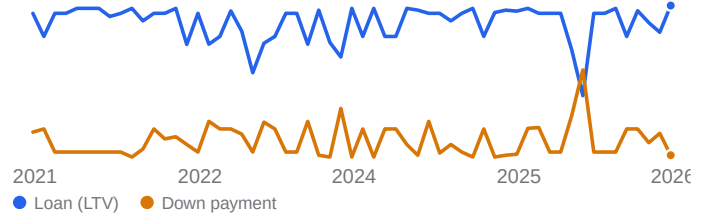
Median annualized return at resale

+3.4%



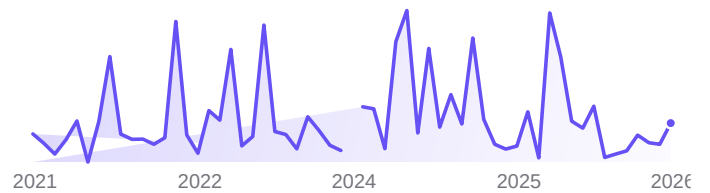
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 3.0%



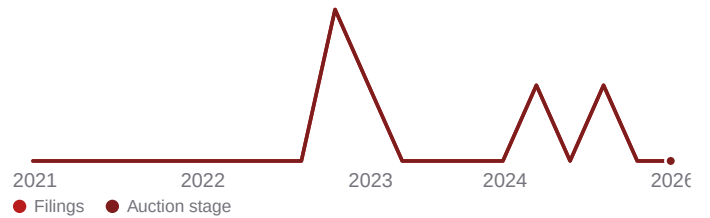
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,013
Median value (AVM)	\$215K
Median size	1,607 ft²
Median bedrooms	3
Median year built	1977
Single family	72%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.7%
Owner occupied	73%
Company owned	9.1%
Median loan-to-value	35%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	20,751
Density	997 / mi ²
Median household income	\$34K
Average household income	\$57K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	39
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	22.7%
Unemployment	1.7%
Average temp	62°F
Annual precip	18 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.