

# San Luis 85349

ZIP code · AZ · Arizona > Yuma County > San Luis

BALANCED MARKET

**\$318K**

MEDIAN SALE PRICE

**+17.4%**

1-YR CHANGE

**28**

SALES (12 MO)

**\$273K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



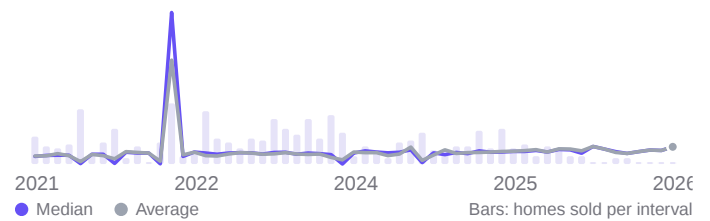
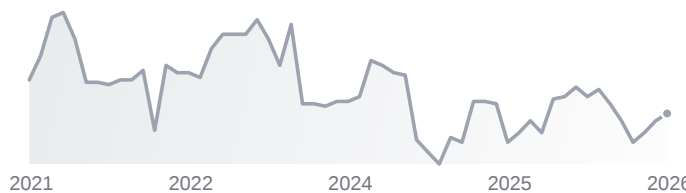
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$350K · Average \$350K

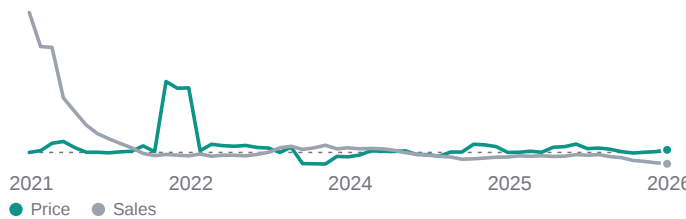


Growth (year over year)

Price +17.4% · Sales -76.7%

Price per square foot

\$195/ft²

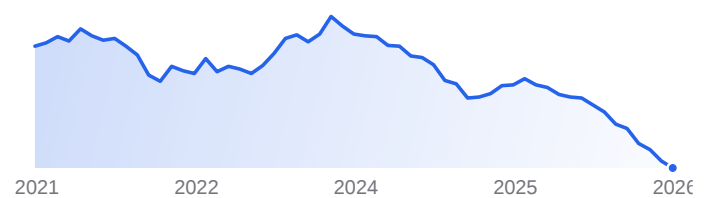


Sale premium vs estimated value

+7.4%

Annual turnover (share of homes sold)

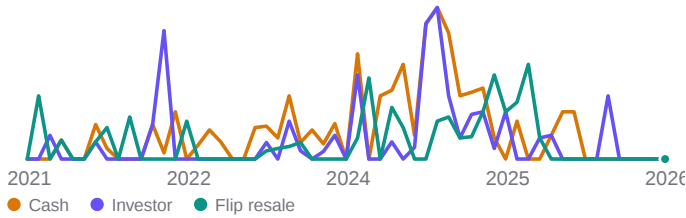
4.2%



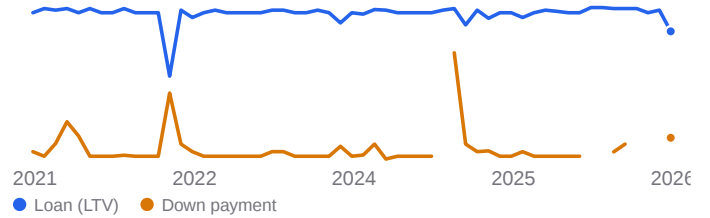
## BUYERS & OUTCOMES

### Buyer mix

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

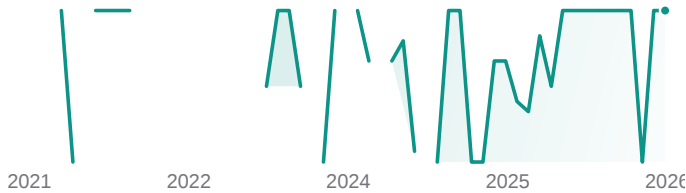


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



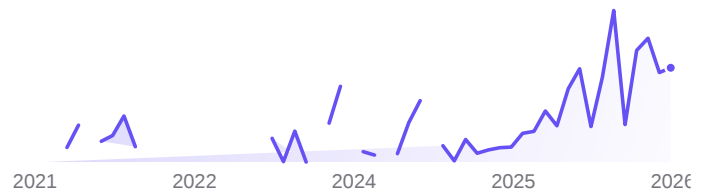
### Sellers who sold at a gain

100%



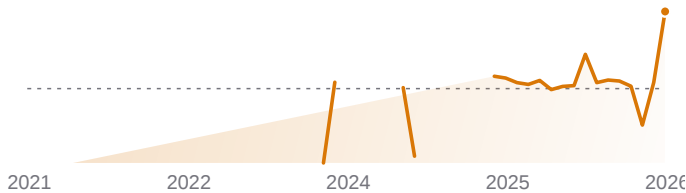
### Typical hold before selling

2.7 yrs



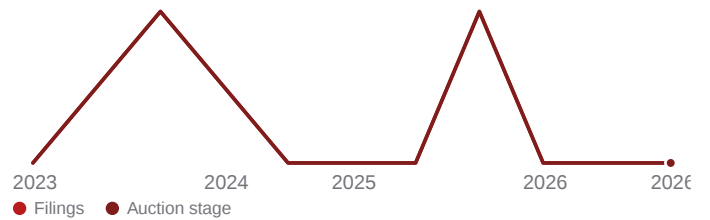
### Median annualized return at resale

+98.9%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 662       |
| Median value (AVM) | \$273K    |
| Median size        | 1,295 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2022      |
| Single family      | 80%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 24%     |
| Underwater (LTV 125% or more) | 0.4%    |
| Owner occupied                | 23%     |
| Company owned                 | 5.1%    |
| Median loan-to-value          | 68%     |
| Typical ownership tenure      | 3.4 yrs |

## COMMUNITY

|                                  |             |
|----------------------------------|-------------|
| Population                       | 21,728      |
| Density                          | 3,346 / mi² |
| Median household income          | \$49K       |
| Average household income         | \$63K       |
| Crime index (US avg 100)         | 52          |
| Air pollution index (US avg 100) | 107         |
| Earthquake index (US avg 100)    | 168         |
| Homes occupied                   | 97%         |
| Bachelor's or higher             | 8%          |
| Poverty rate                     | 17.4%       |
| Unemployment                     | 3.1%        |
| Average temp                     | 73°F        |
| Annual precip                    | 4 in        |
| Sunshine                         | 90%         |

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