

Duncan 85534

ZIP code · AZ · Arizona · Greenlee County · Duncan

BALANCED MARKET

\$1.8M

MEDIAN SALE PRICE

+1051.9%

1-YR CHANGE

26

SALES (12 MO)

\$196K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

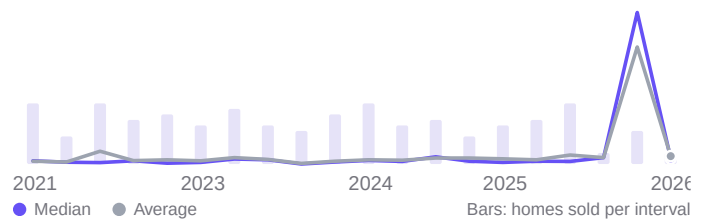
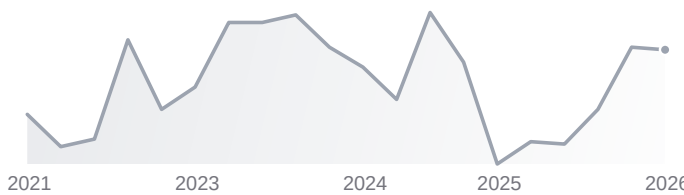
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

57 / 100

Sale prices

Median \$206K · Average \$258K

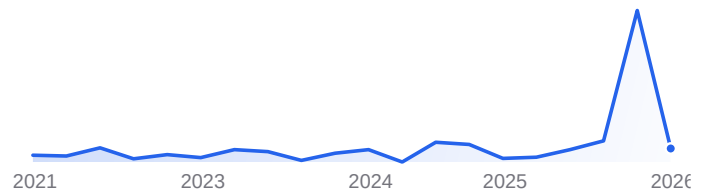
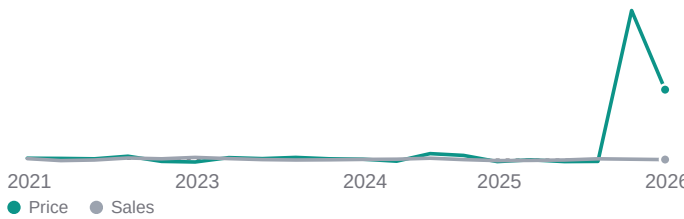


Growth (year over year)

Price +1051.9% · Sales -3.7%

Price per square foot

\$119/ft²

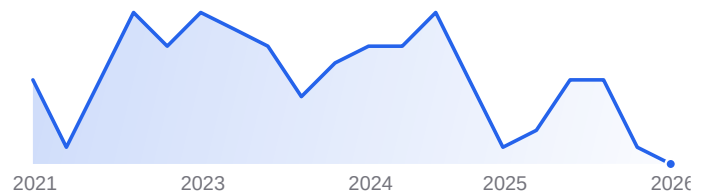


Sale premium vs estimated value

-27.5%

Annual turnover (share of homes sold)

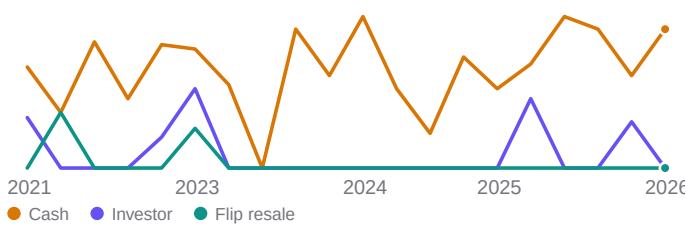
2.5%



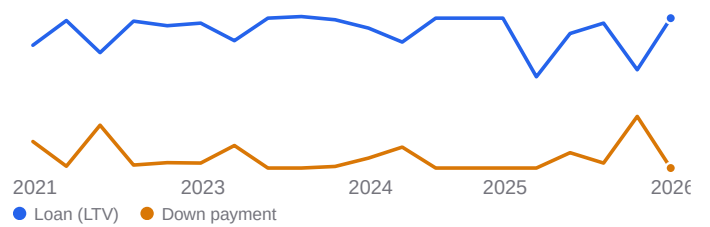
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

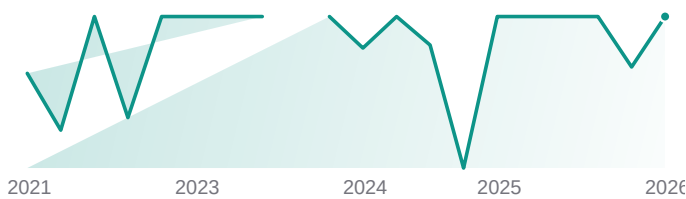


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



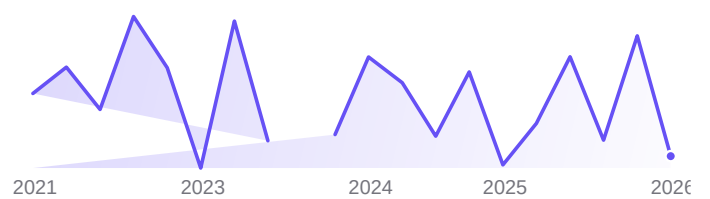
Sellers who sold at a gain

100%



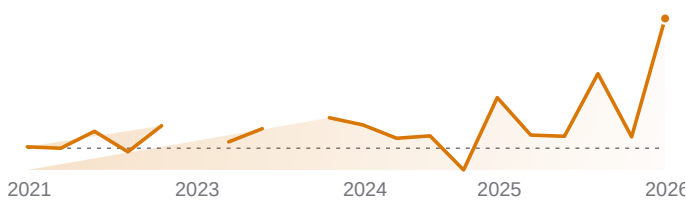
Typical hold before selling

2.0 yrs



Median annualized return at resale

+66.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,058
Median value (AVM)	\$196K
Median size	1,536 ft²
Median year built	1977
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.8%
Owner occupied	38%
Company owned	8.8%
Median loan-to-value	24%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,680
Density	6 / mi²
Median household income	\$63K
Average household income	\$80K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	73
Homes occupied	82%
Bachelor's or higher	9%
Poverty rate	19.4%
Unemployment	0.8%
Average temp	61°F
Annual precip	13 in
Sunshine	86%

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