

Arivaca 85601

ZIP code · AZ · Arizona > Pima County > Arivaca

BALANCED MARKET

\$100K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

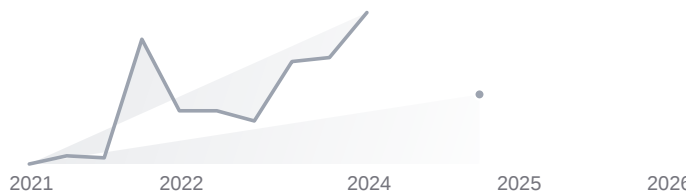
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$100K · Average \$100K



2021

2022

2024

2025

2026

2021

2022

2024

2025

2026

● Median ● Average

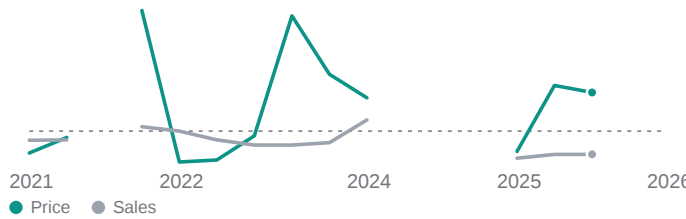
Bars: homes sold per interval

Growth (year over year)

Price +92.6% · Sales -55.6%

Price per square foot

\$248/ft²



2021

2022

2024

2025

2026

● Price ● Sales

2021

2022

2024

2025

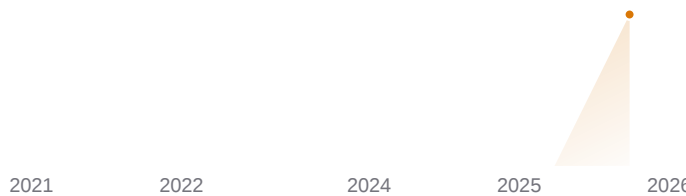
2026

Sale premium vs estimated value

+31.5%

Annual turnover (share of homes sold)

3.4%



2021

2022

2024

2025

2026

2021

2022

2024

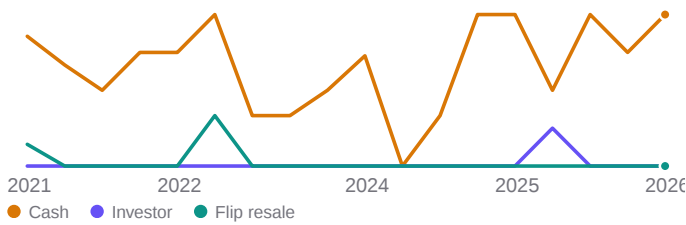
2025

2026

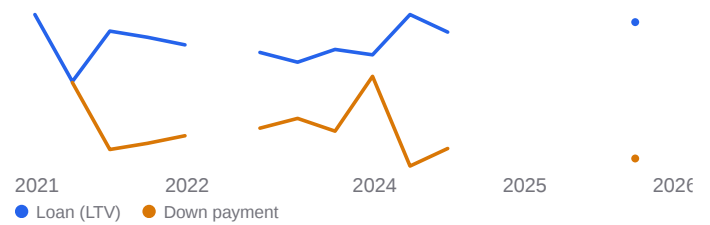
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

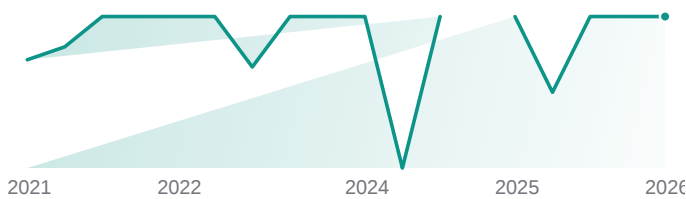


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



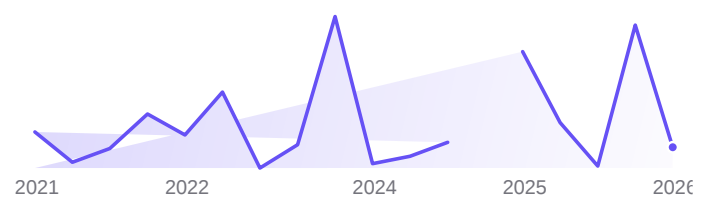
Sellers who sold at a gain

100%



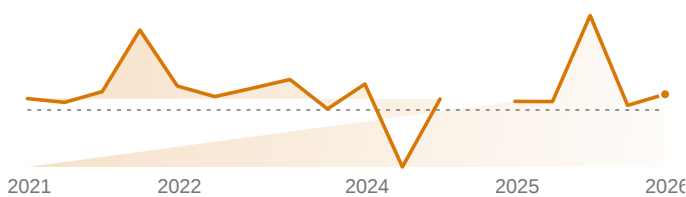
Typical hold before selling

4.8 yrs



Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	327
Median value (AVM)	\$194K
Median size	1,248 ft²
Median bedrooms	3
Median year built	1986
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	82%
Underwater (LTV 125% or more)	1.4%
Owner occupied	22%
Company owned	15%
Median loan-to-value	0%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	133
Density	1 / mi ²
Median household income	\$34K
Average household income	\$58K
Crime index (US avg 100)	169
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	54
Homes occupied	81%
Bachelor's or higher	25%
Poverty rate	9.5%
Unemployment	1.1%
Average temp	65°F
Annual precip	16 in
Sunshine	85%

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