

Benson 85602

ZIP code · AZ · Arizona > Cochise County > Benson

BUYER'S MARKET

\$172K

MEDIAN SALE PRICE

-13.5%

1-YR CHANGE

274

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



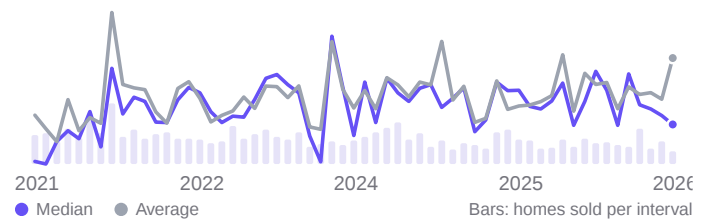
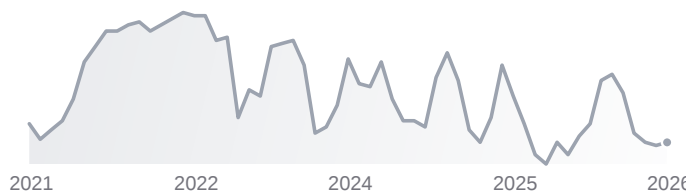
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$157K · Average \$279K

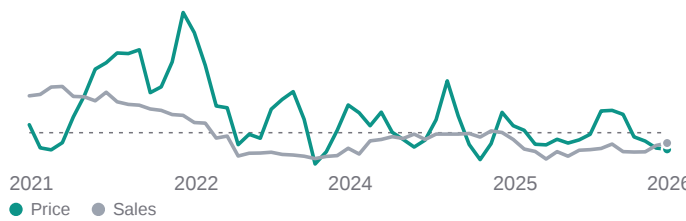


Growth (year over year)

Price -13.5% · Sales -8.4%

Price per square foot

\$105/ft²

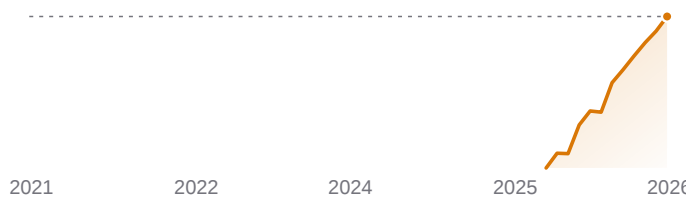


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

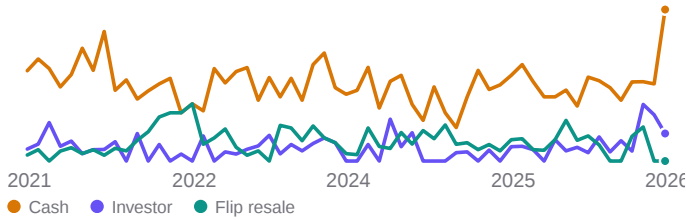
4.5%



BUYERS & OUTCOMES

Buyer mix

Cash 79% · Investor 14% · Flip resale 0%



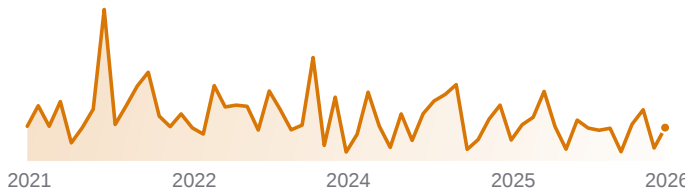
Sellers who sold at a gain

86%

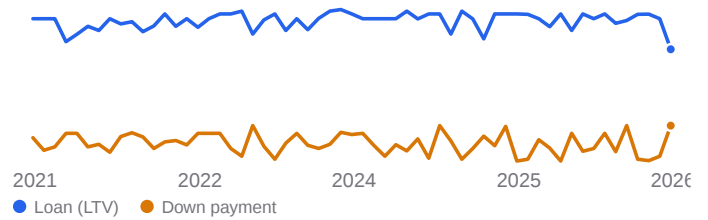


Median annualized return at resale

+5.1%

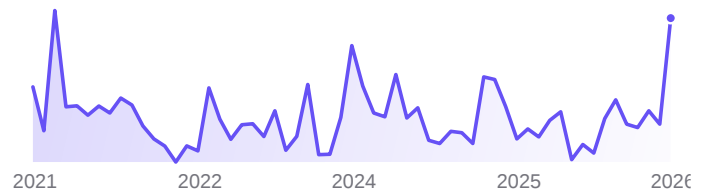


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



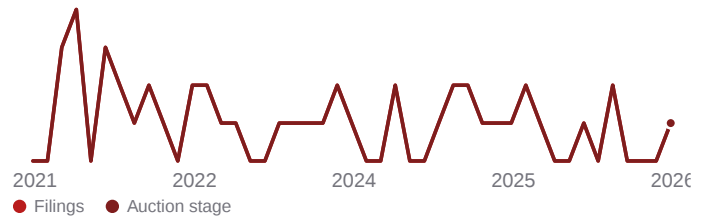
Typical hold before selling

12.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,061
Median value (AVM)	\$262K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1993
Single family	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.8%
Owner occupied	66%
Company owned	14%
Median loan-to-value	53%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	11,449
Density	11 / mi²
Median household income	\$58K
Average household income	\$71K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	58
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	12.6%
Unemployment	0.8%
Average temp	63°F
Annual precip	17 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.