

Bisbee 85603

ZIP code · AZ · Arizona > Cochise County > Bisbee

BUYER'S MARKET

\$206K

MEDIAN SALE PRICE

-14.5%

1-YR CHANGE

126

SALES (12 MO)

\$217K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



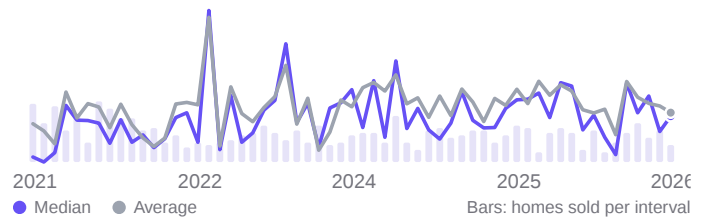
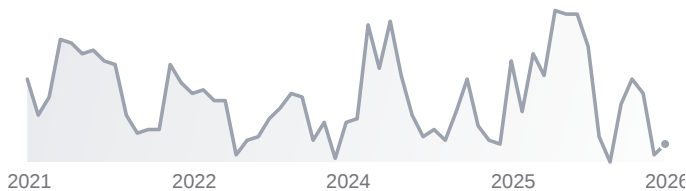
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$203K · Average \$210K

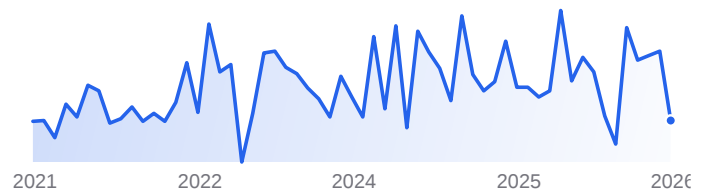
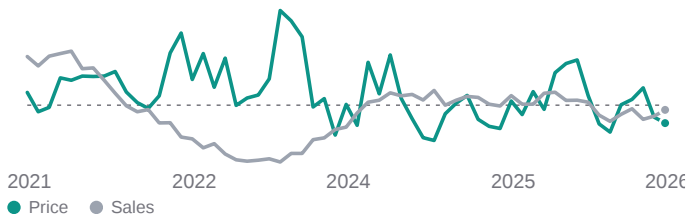


Growth (year over year)

Price -14.5% · Sales -3.8%

Price per square foot

\$128/ft²

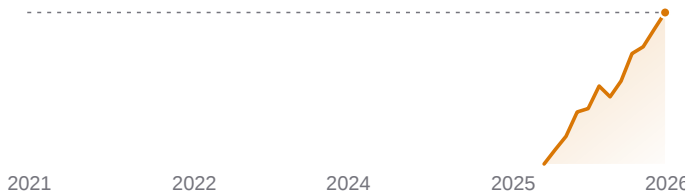


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

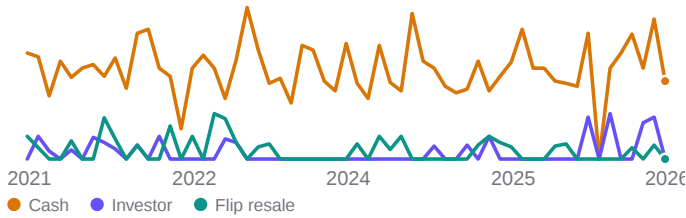
3.4%



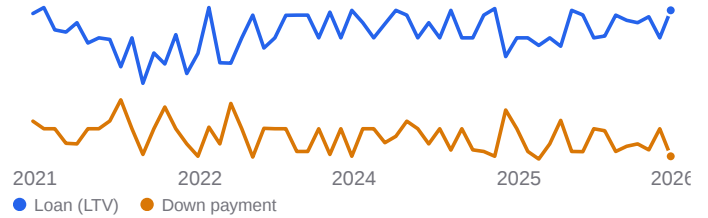
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 0% · Flip resale 0%

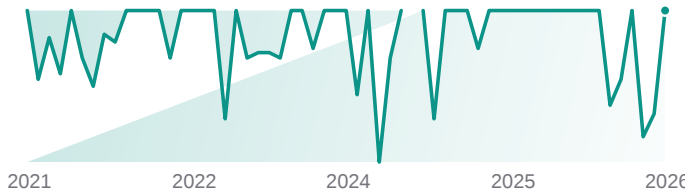


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



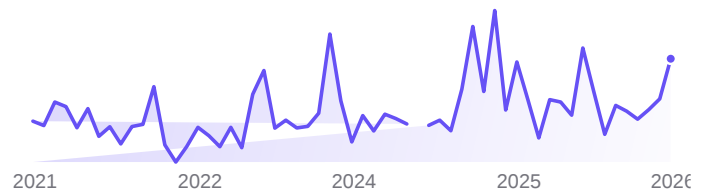
Sellers who sold at a gain

100%



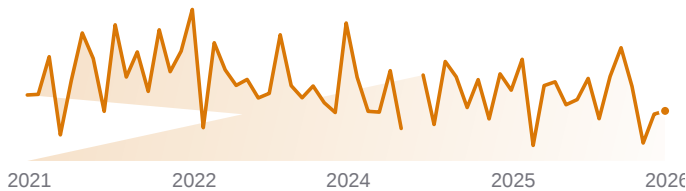
Typical hold before selling

10.0 yrs



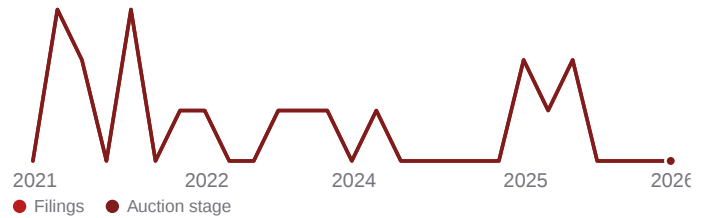
Median annualized return at resale

+6.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,706
Median value (AVM)	\$217K
Median size	1,200 ft²
Median year built	1940
Single family	82%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.4%
Owner occupied	56%
Company owned	15%
Median loan-to-value	29%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	6,550
Density	30 / mi²
Median household income	\$42K
Average household income	\$59K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	72
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	26.5%
Unemployment	0.8%
Average temp	61°F
Annual precip	16 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.