

Cochise 85606

ZIP code · AZ · Arizona > Cochise County

BUYER'S MARKET

\$127K

MEDIAN SALE PRICE

-56.1%

1-YR CHANGE

24

SALES (12 MO)

\$209K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



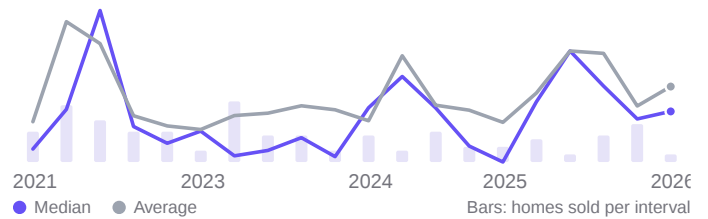
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$150K · Average \$194K

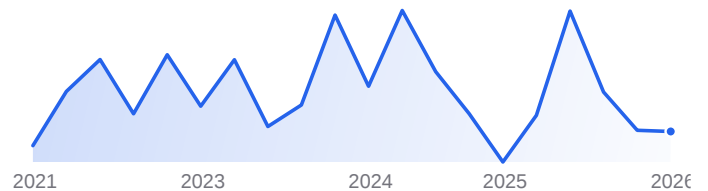
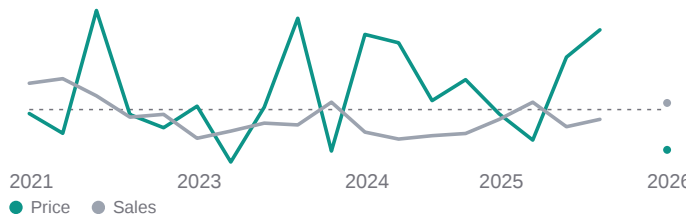


Growth (year over year)

Price -56.1% · Sales +9.1%

Price per square foot

\$65/ft²

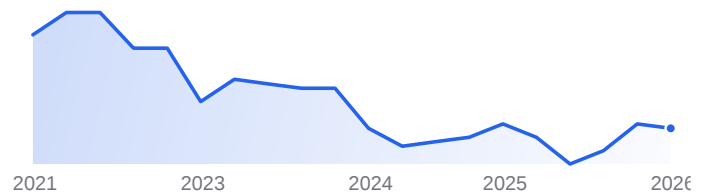


Sale premium vs estimated value

-28.2%

Annual turnover (share of homes sold)

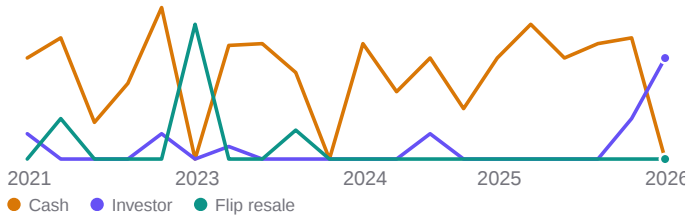
3.3%



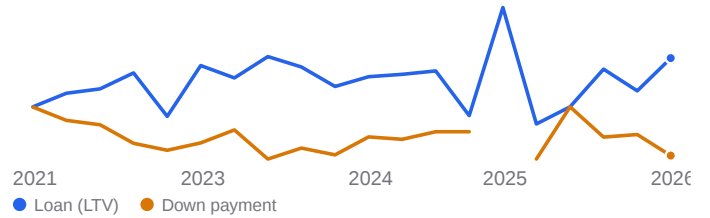
BUYERS & OUTCOMES

Buyer mix

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

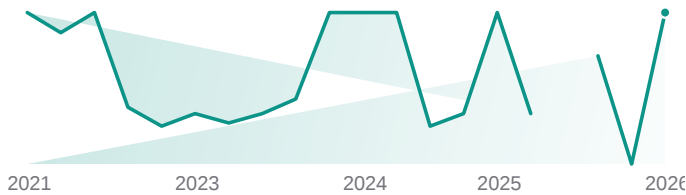


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



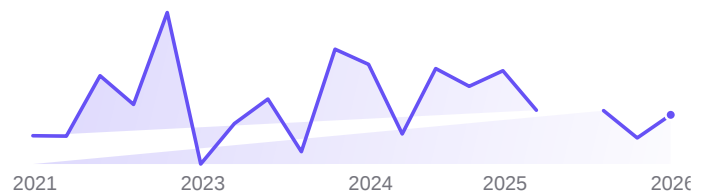
Sellers who sold at a gain

100%



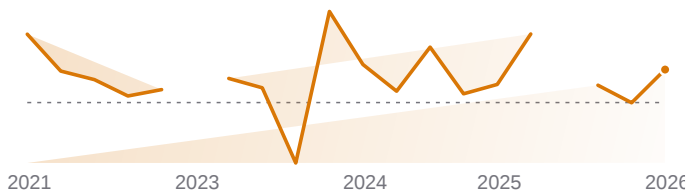
Typical hold before selling

5.4 yrs



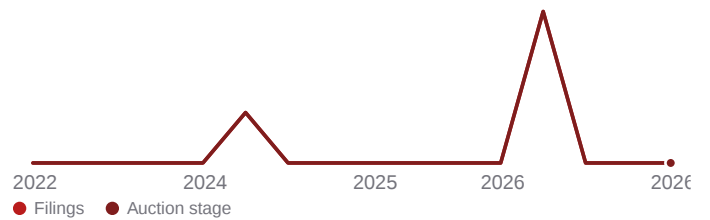
Median annualized return at resale

+10.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	720
Median value (AVM)	\$209K
Median size	1,488 ft²
Median year built	1989
Single family	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.5%
Owner occupied	60%
Company owned	11%
Median loan-to-value	28%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	1,231
Density	6 / mi²
Median household income	\$56K
Average household income	\$77K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	62
Homes occupied	78%
Bachelor's or higher	23%
Poverty rate	13.5%
Unemployment	0.9%
Average temp	61°F
Annual precip	14 in
Sunshine	85%

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.