

Douglas 85607

ZIP code · AZ · Arizona > Cochise County > Douglas

BUYER'S MARKET

\$146K

MEDIAN SALE PRICE

+5.9%

1-YR CHANGE

104

SALES (12 MO)

\$165K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



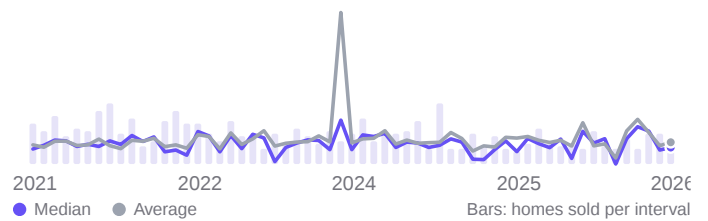
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$125K · Average \$149K

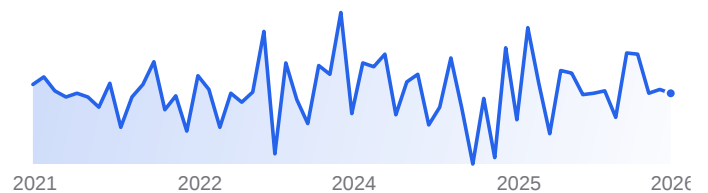
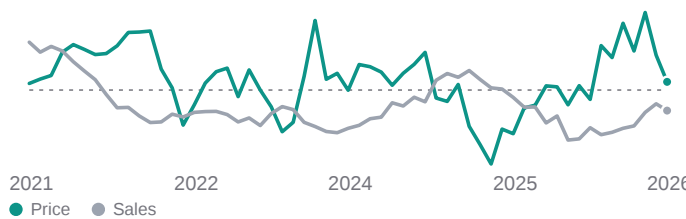


Growth (year over year)

Price +5.9% · Sales -14.8%

Price per square foot

\$99/ft²

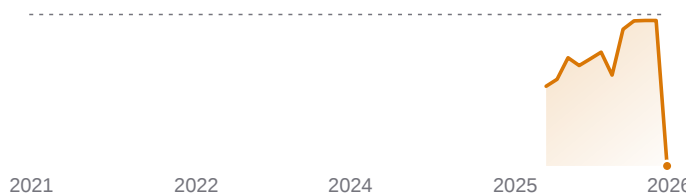


Sale premium vs estimated value

-11.9%

Annual turnover (share of homes sold)

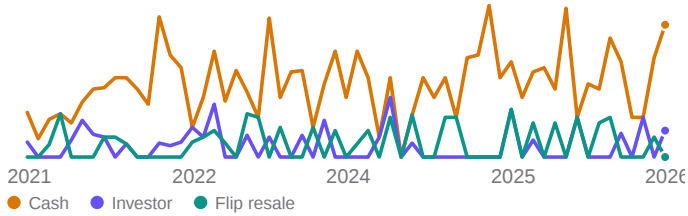
1.7%



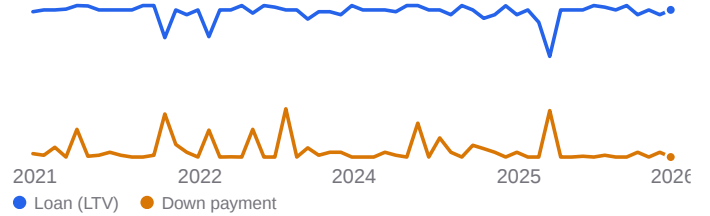
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 11% · Flip resale 0%

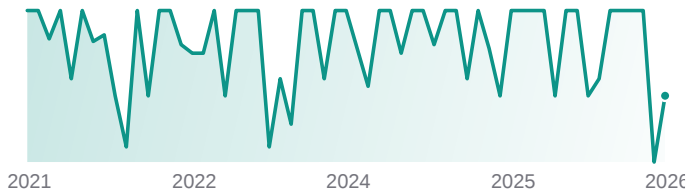


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



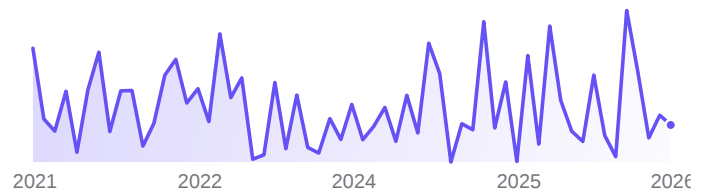
Sellers who sold at a gain

75%



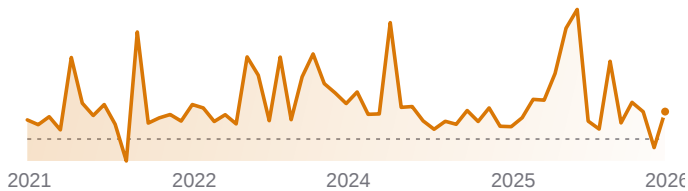
Typical hold before selling

5.2 yrs



Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,297
Median value (AVM)	\$165K
Median size	1,463 ft²
Median year built	1966
Single family	68%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	2.3%
Owner occupied	69%
Company owned	6.1%
Median loan-to-value	44%
Typical ownership tenure	13.7 yrs

COMMUNITY

Population	20,359
Density	27 / mi²
Median household income	\$40K
Average household income	\$55K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	85
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	25.7%
Unemployment	0.9%
Average temp	57°F
Annual precip	20 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.