

Dragoon 85609

ZIP code · AZ · Arizona > Cochise County > Dragoon

BALANCED MARKET

\$185K

MEDIAN SALE PRICE

+235.5%

1-YR CHANGE

7

SALES (12 MO)

\$179K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$185K · Average \$185K

2021 2022 2023 2025 2026

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Growth (year over year)

Price +235.5% · Sales +16.7%

Price per square foot

\$173/ft²

2021 2022 2023 2025 2026

2021 2022 2023 2025 2026

Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

3.9%

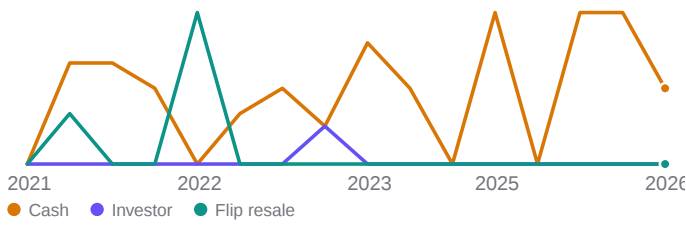
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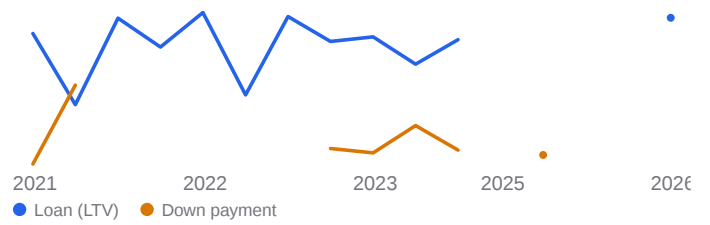
BUYERS & OUTCOMES

Buyer mix

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

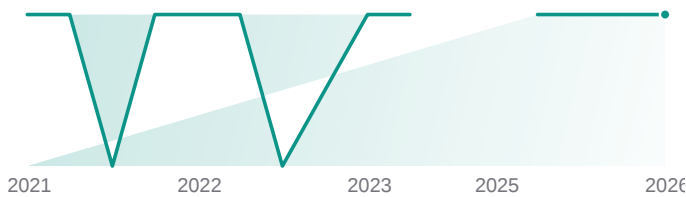


Financing (share of purchase price) Loan (LTV) 100% · Down payment 11%



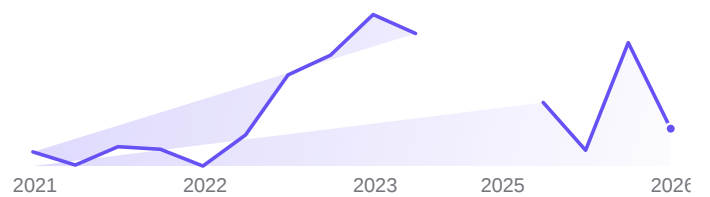
Sellers who sold at a gain

100%



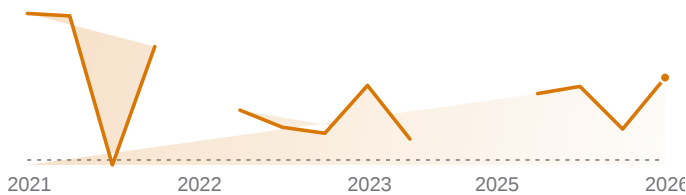
Typical hold before selling

3.9 yrs



Median annualized return at resale

+14.8%



HOUSING STOCK

Homes	178
Median value (AVM)	\$179K
Median size	1,284 ft²
Median year built	1994
Single family	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	5.6%
Owner occupied	49%
Company owned	14%
Median loan-to-value	30%
Typical ownership tenure	7.7 yrs

COMMUNITY

Population	156
Density	6 / mi²
Median household income	\$72K
Average household income	\$98K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	68
Homes occupied	78%
Bachelor's or higher	32%
Poverty rate	8.8%
Unemployment	0.7%
Average temp	61°F
Annual precip	15 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.