

Mc Neal 85617

ZIP code · AZ · Arizona > Cochise County

STRONG SELLER'S MARKET

\$156K

MEDIAN SALE PRICE

+129.4%

1-YR CHANGE

22

SALES (12 MO)

\$158K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 85 / 100

Buyer's market

Balanced

Seller's market

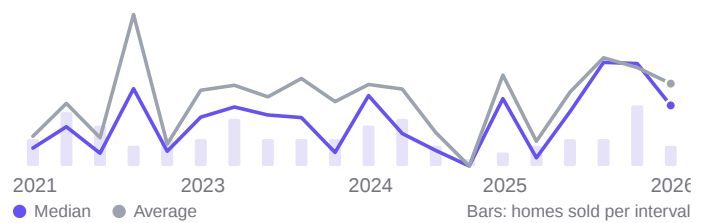
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

85 / 100

Sale prices

Median \$115K · Average \$147K

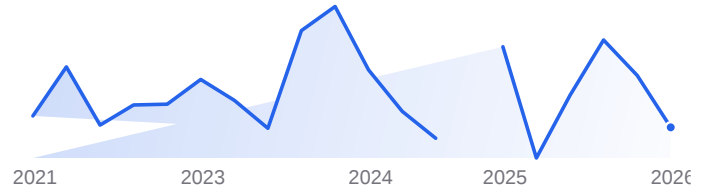
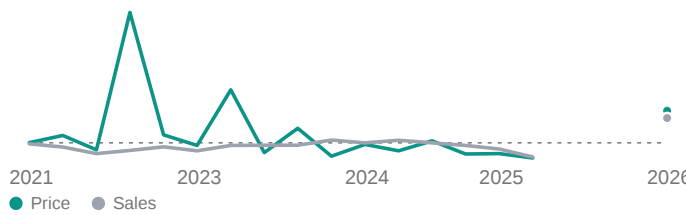


Growth (year over year)

Price +129.4% · Sales +100.0%

Price per square foot

\$45/ft²

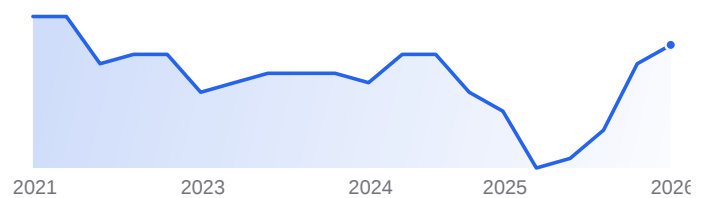


Sale premium vs estimated value

-67.5%

Annual turnover (share of homes sold)

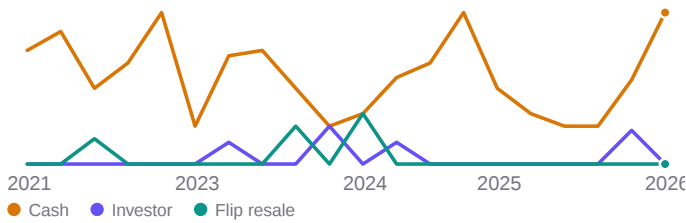
3.3%



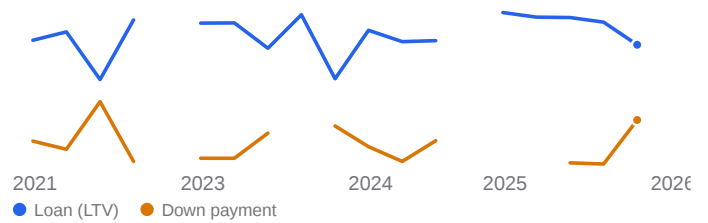
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

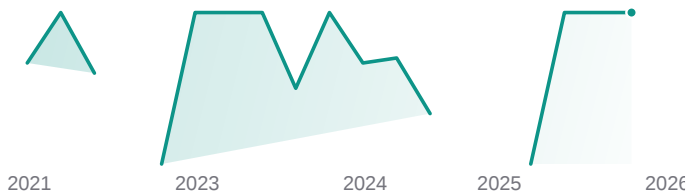


Financing (share of purchase price) Loan (LTV) 81% · Down payment 30%



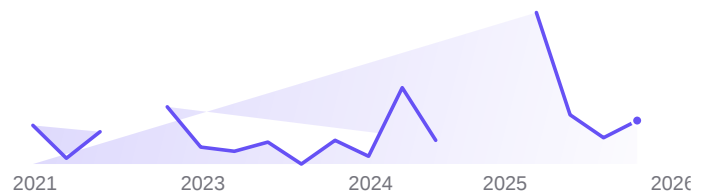
Sellers who sold at a gain

100%



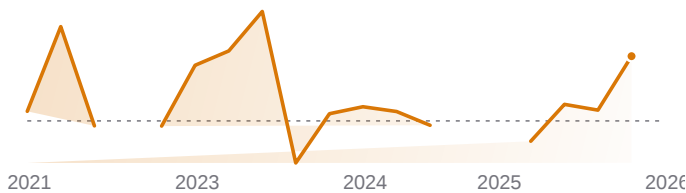
Typical hold before selling

7.6 yrs



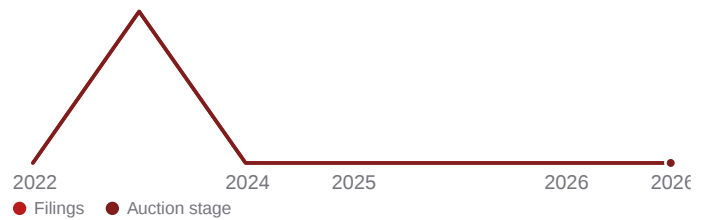
Median annualized return at resale

+29.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	671
Median value (AVM)	\$158K
Median size	1,367 ft²
Median year built	1983
Single family	35%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	3.4%
Owner occupied	64%
Company owned	9.6%
Median loan-to-value	23%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	1,303
Density	7 / mi²
Median household income	\$46K
Average household income	\$63K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	68
Homes occupied	83%
Bachelor's or higher	11%
Poverty rate	14.3%
Unemployment	0.4%
Average temp	60°F
Annual precip	16 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.