

Mount Lemmon 85619

ZIP code · AZ · Arizona > Pima County

BALANCED MARKET

\$664K

MEDIAN SALE PRICE

-28.9%

1-YR CHANGE

19

SALES (12 MO)

\$600K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

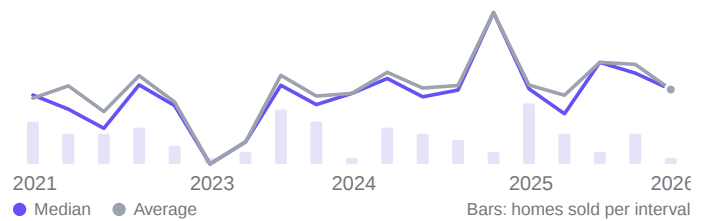
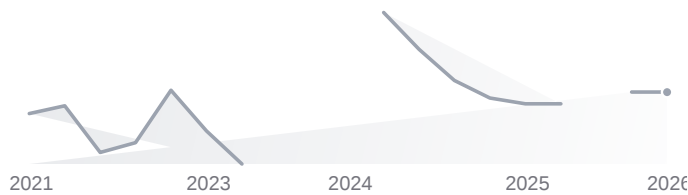
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$578K · Average \$578K



Growth (year over year)

Price -28.9% · Sales +46.2%

Price per square foot

\$578/ft²

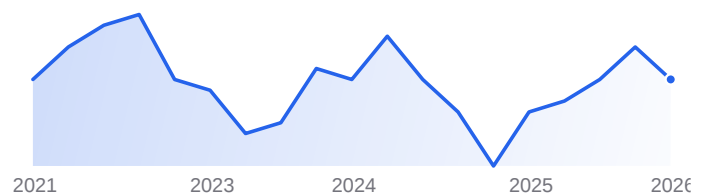


Sale premium vs estimated value

+19.3%

Annual turnover (share of homes sold)

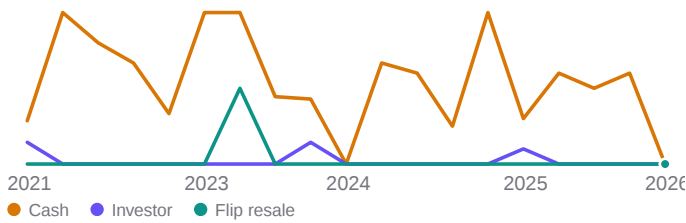
6.3%



BUYERS & OUTCOMES

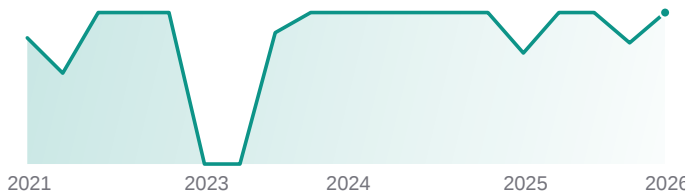
Buyer mix

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



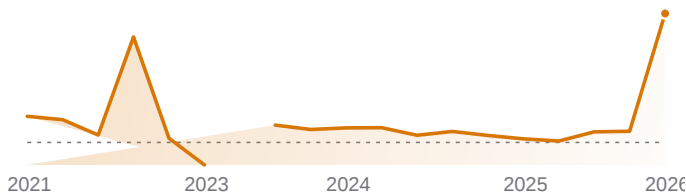
Sellers who sold at a gain

100%

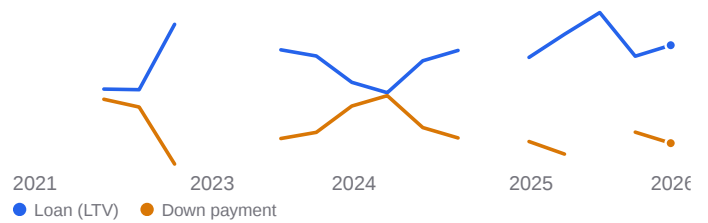


Median annualized return at resale

+88.8%

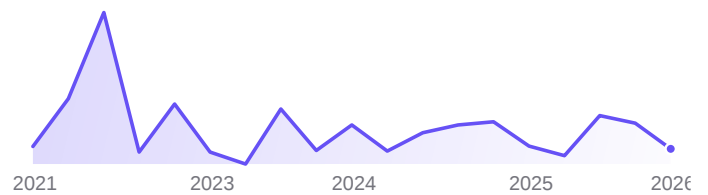


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.4 yrs



HOUSING STOCK

Homes	304
Median value (AVM)	\$600K
Median size	1,160 ft²
Median bedrooms	3
Median year built	2005
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0%
Owner occupied	2.5%
Company owned	52%
Median loan-to-value	0%
Typical ownership tenure	7.4 yrs

COMMUNITY

Population	1,111
Density	12 / mi²
Median household income	\$104K
Average household income	\$119K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	66
Homes occupied	74%
Bachelor's or higher	31%
Poverty rate	6.7%
Unemployment	0.8%
Average temp	59°F
Annual precip	27 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.