

Patagonia 85624

ZIP code · AZ · Arizona · Santa Cruz County · Patagonia

BALANCED MARKET

\$363K

MEDIAN SALE PRICE

28

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



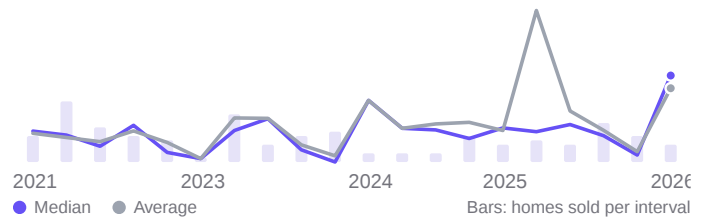
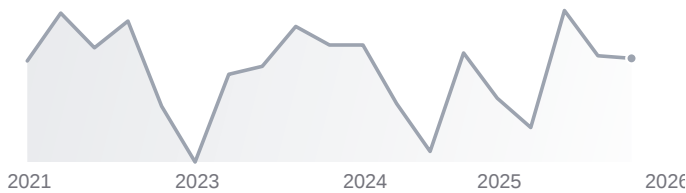
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$790K · Average \$694K

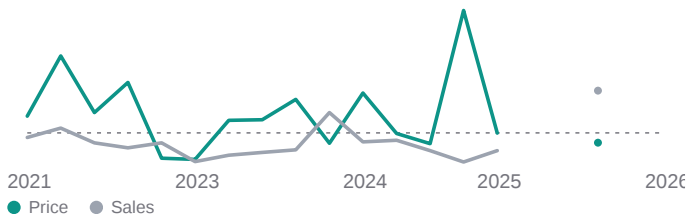


Growth (year over year)

Price -19.1% · Sales +83.3%

Price per square foot

\$487/ft²

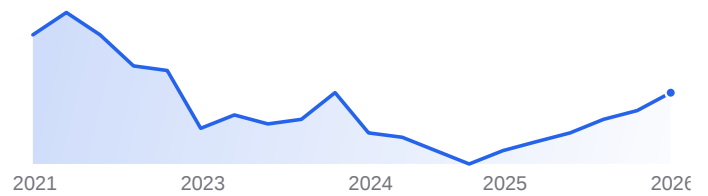


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

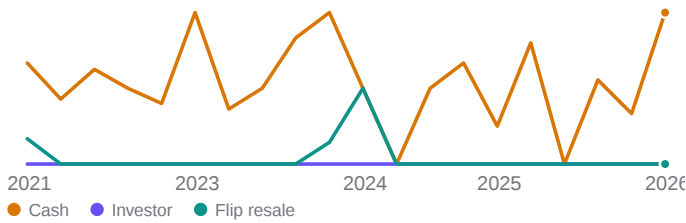
4.4%



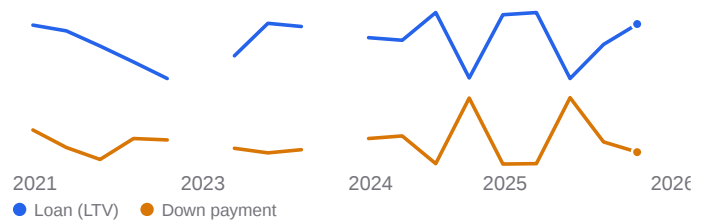
BUYERS & OUTCOMES

Buyer mix

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

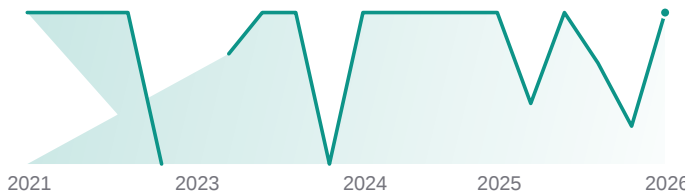


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



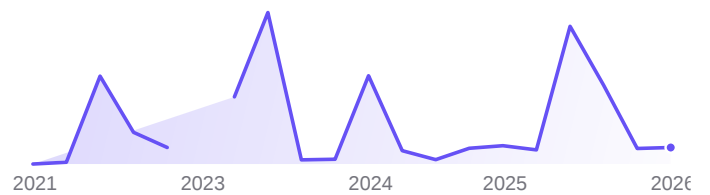
Sellers who sold at a gain

100%



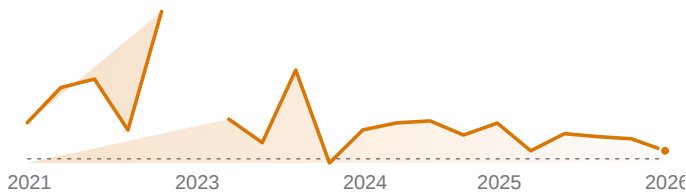
Typical hold before selling

4.2 yrs



Median annualized return at resale

+2.3%



HOUSING STOCK

Homes	638
Median value (AVM)	\$385K
Median size	1,440 ft²
Median bedrooms	2
Median year built	1986
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.3%
Owner occupied	23%
Company owned	25%
Median loan-to-value	2%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	1,999
Density	6 / mi ²
Median household income	\$57K
Average household income	\$82K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	58
Homes occupied	76%
Bachelor's or higher	19%
Poverty rate	6.4%
Unemployment	1.2%
Average temp	60°F
Annual precip	20 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.