

Pearce 85625

ZIP code · AZ · Arizona > Cochise County

BALANCED MARKET

\$155K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

69

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

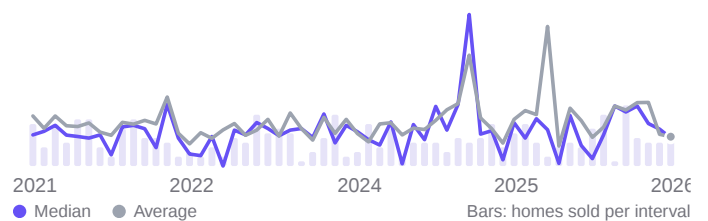
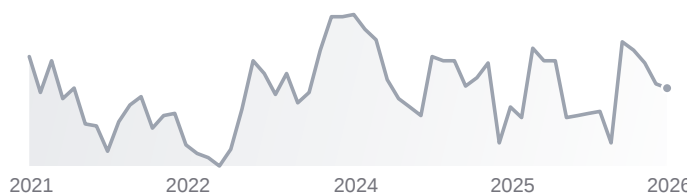
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$131K · Average \$134K

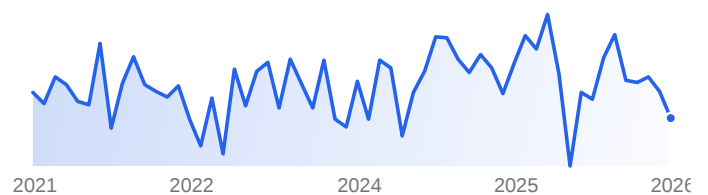
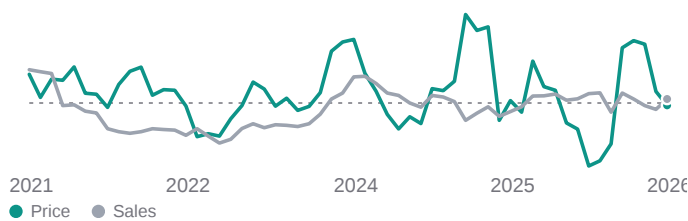


Growth (year over year)

Price -2.6% · Sales +4.5%

Price per square foot

\$77/ft²

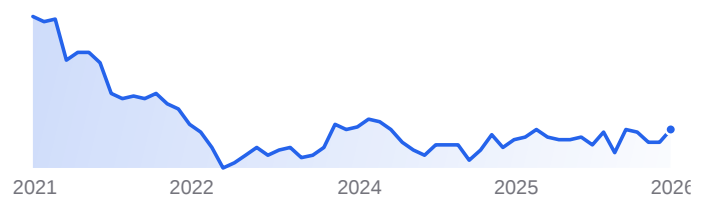
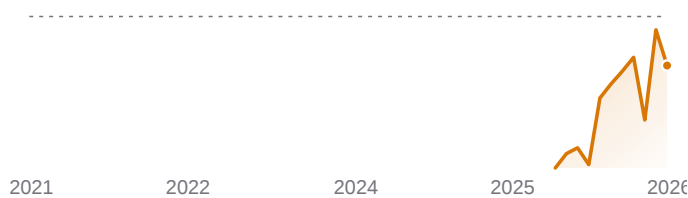


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

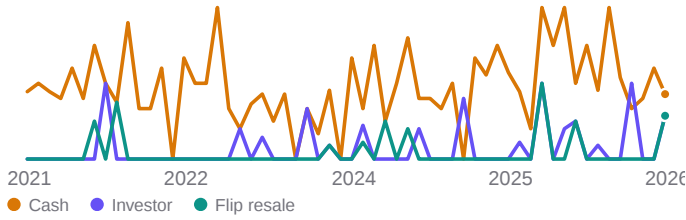
5.2%



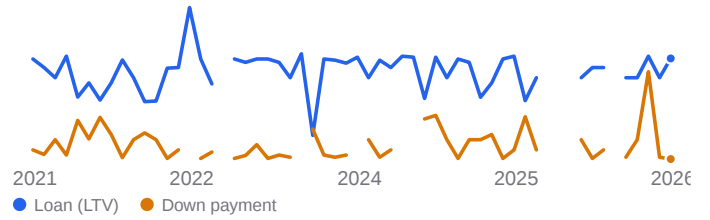
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 29% · Flip resale 29%

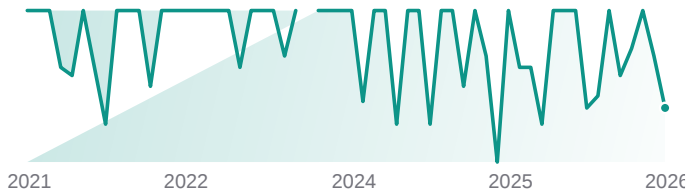


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.2%



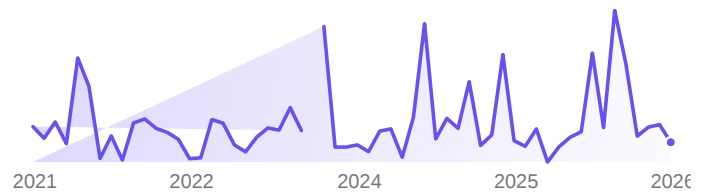
Sellers who sold at a gain

57%



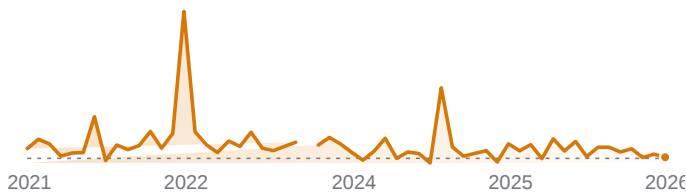
Typical hold before selling

3.9 yrs



Median annualized return at resale

+0.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,327
Median value (AVM)	\$195K
Median size	1,447 ft²
Median year built	1982
Single family	61%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.3%
Owner occupied	63%
Company owned	12%
Median loan-to-value	25%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	1,392
Density	5 / mi²
Median household income	\$49K
Average household income	\$66K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	61
Homes occupied	77%
Bachelor's or higher	25%
Poverty rate	14.8%
Unemployment	0.8%
Average temp	58°F
Annual precip	19 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.