

Sahuarita 85629

ZIP code · AZ · Arizona > Pima County > Sahuarita

BUYER'S MARKET

\$312K

MEDIAN SALE PRICE

-8.6%

1-YR CHANGE

650

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



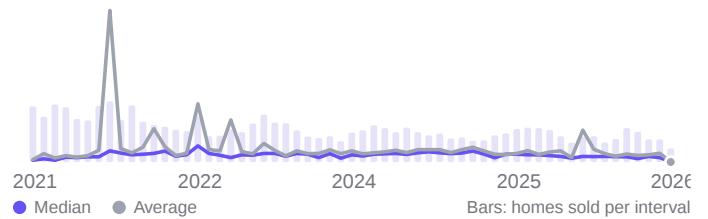
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$290K · Average \$286K

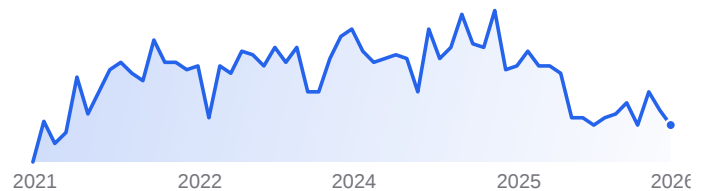
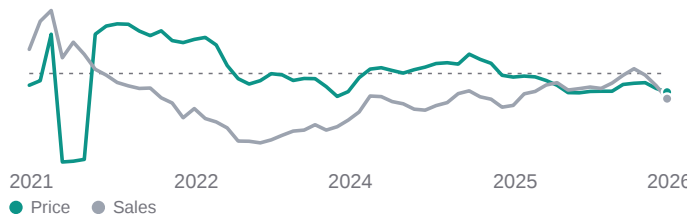


Growth (year over year)

Price -8.6% · Sales -11.6%

Price per square foot

\$168/ft²

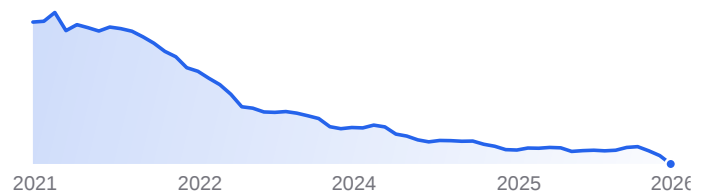


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

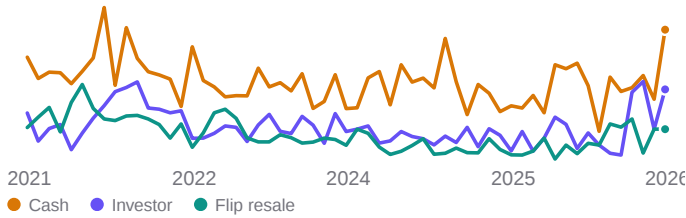
5.5%



BUYERS & OUTCOMES

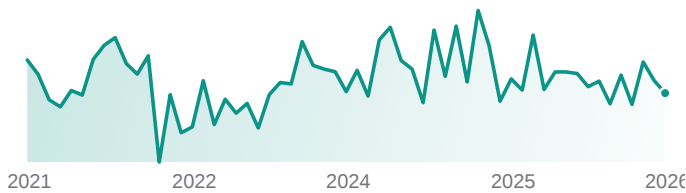
Buyer mix

Cash 43% · Investor 23% · Flip resale 10%



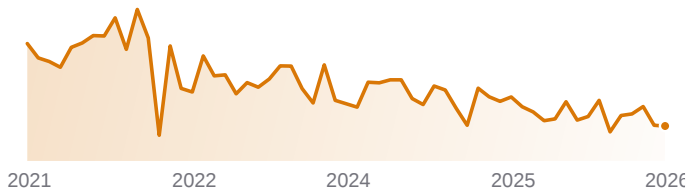
Sellers who sold at a gain

76%

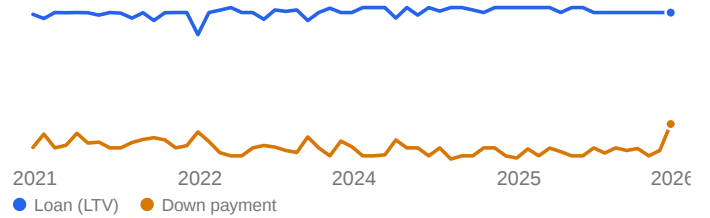


Median annualized return at resale

+3.0%

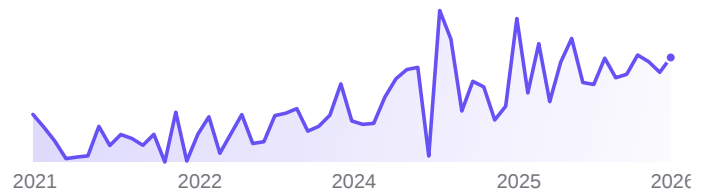


Financing (share of purchase price) Loan (LTV) 95% · Down payment 25%



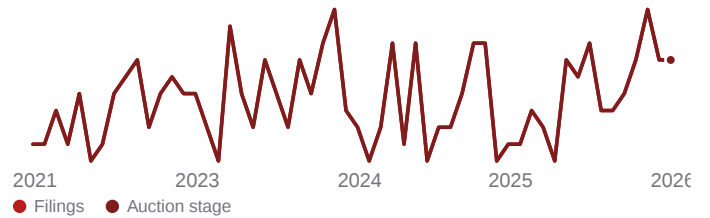
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	11,884
Median value (AVM)	\$335K
Median size	1,910 ft²
Median bedrooms	3
Median year built	2006
Single family	87%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	41%
Underwater (LTV 125% or more)	1.5%
Owner occupied	79%
Company owned	15%
Median loan-to-value	58%

Typical ownership tenure

7.1 yrs

COMMUNITY

Population	32,741
Density	99 / mi²
Median household income	\$93K
Average household income	\$110K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	64°F
Annual precip	18 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.