

Saint David 85630

ZIP code · AZ · Arizona > Cochise County

BUYER'S MARKET

\$182K

MEDIAN SALE PRICE

-24.7%

1-YR CHANGE

40

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



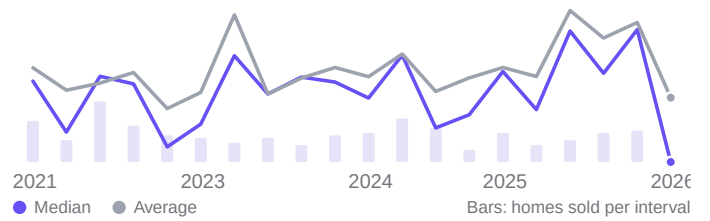
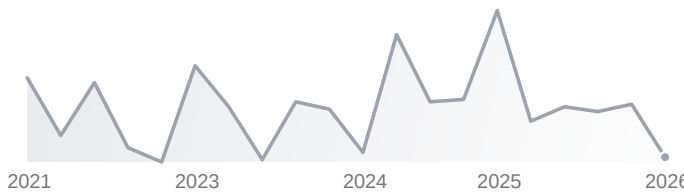
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$47K · Average \$196K

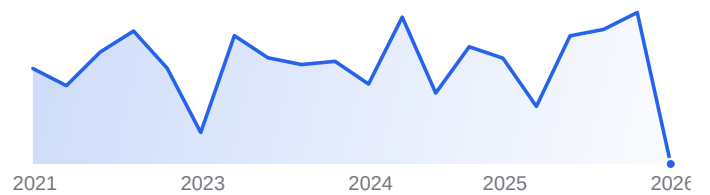
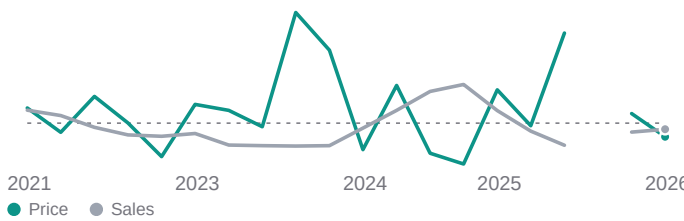


Growth (year over year)

Price -24.7% · Sales -11.1%

Price per square foot

\$24/ft²

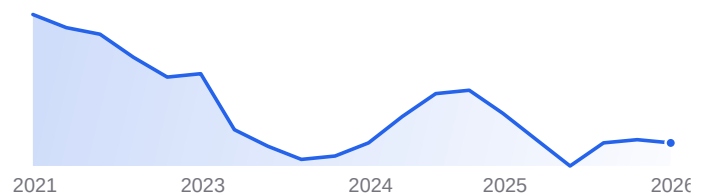


Sale premium vs estimated value

-82.4%

Annual turnover (share of homes sold)

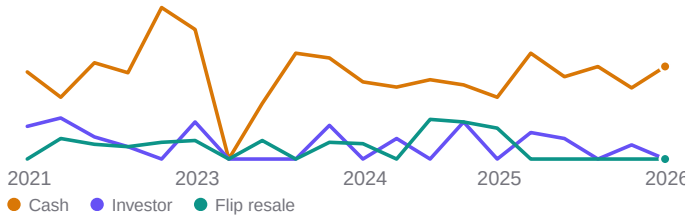
3.3%



BUYERS & OUTCOMES

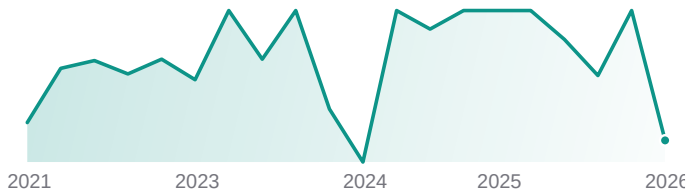
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



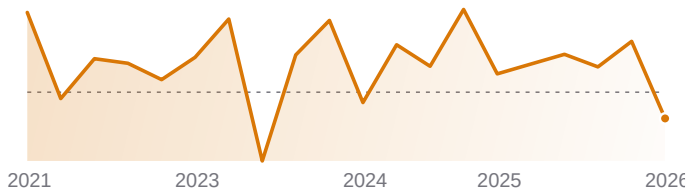
Sellers who sold at a gain

50%

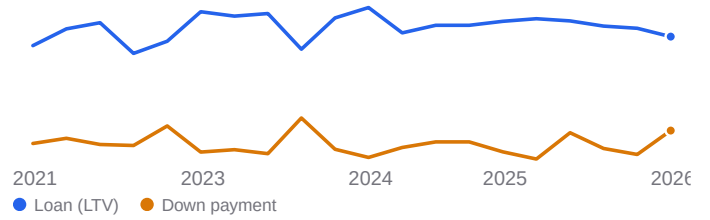


Median annualized return at resale

-5.4%

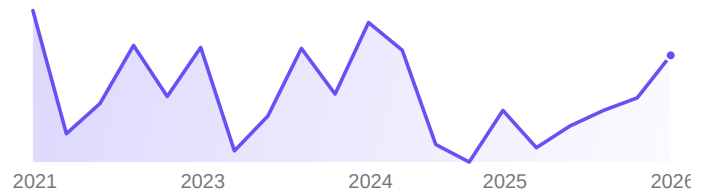


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,219
Median value (AVM)	\$326K
Median size	1,685 ft²
Median year built	1993
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.1%
Owner occupied	66%
Company owned	15%
Median loan-to-value	44%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	2,667
Density	14 / mi²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	57
Homes occupied	82%
Bachelor's or higher	19%
Poverty rate	10.0%
Unemployment	0.7%
Average temp	62°F
Annual precip	15 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.