

San Simon 85632

ZIP code · AZ · Arizona > Cochise County > San Simon

BALANCED MARKET

\$200K

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

21

SALES (12 MO)

\$226K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



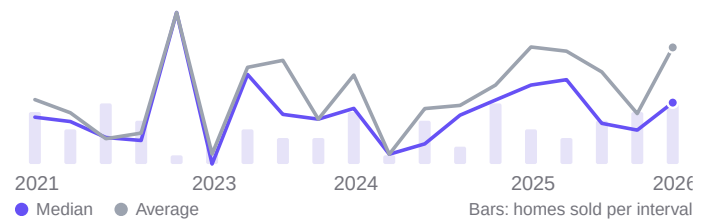
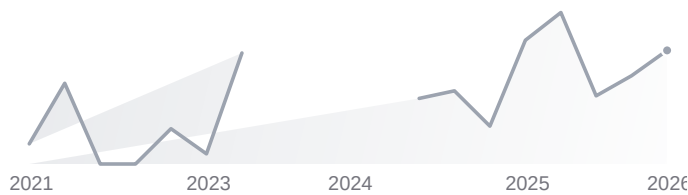
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$182K · Average \$325K

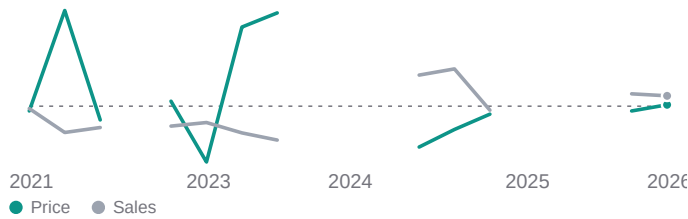


Growth (year over year)

Price +2.3% · Sales +16.7%

Price per square foot

\$221/ft²

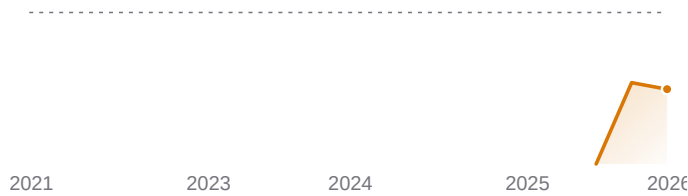


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

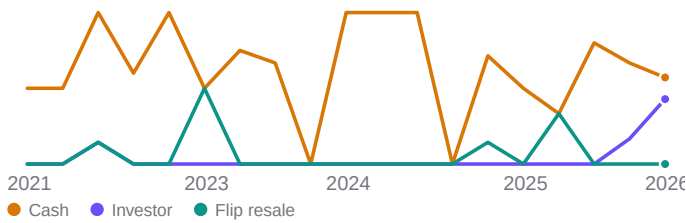
3.4%



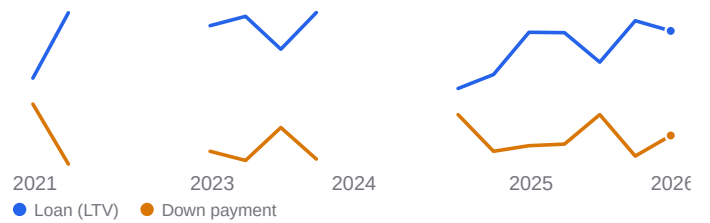
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 43% · Flip resale 0%

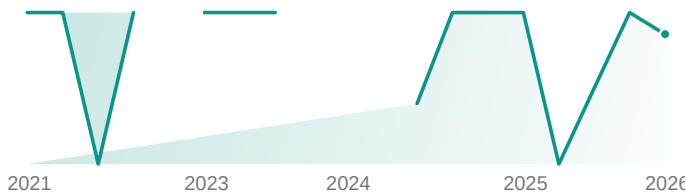


Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



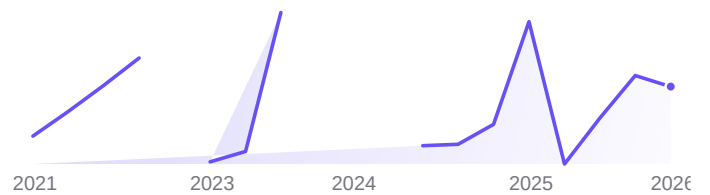
Sellers who sold at a gain

86%



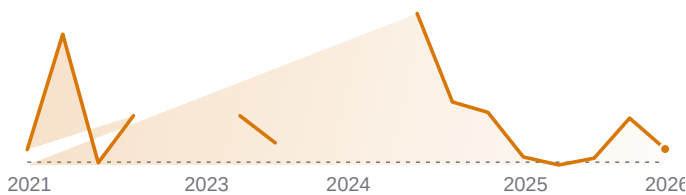
Typical hold before selling

10.4 yrs



Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	613
Median value (AVM)	\$226K
Median size	1,248 ft²
Median year built	1989
Single family	47%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	2.6%
Owner occupied	34%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	11.4 yrs

COMMUNITY

Population	976
Density	1 / mi²
Median household income	\$43K
Average household income	\$54K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	62
Homes occupied	76%
Bachelor's or higher	14%
Poverty rate	24.1%
Unemployment	0.8%
Average temp	59°F
Annual precip	17 in
Sunshine	85%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.