

Sierra Vista 85635

ZIP code · AZ · Arizona > Cochise County > Sierra Vista

SELLER'S MARKET

\$274K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

554

SALES (12 MO)

\$256K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

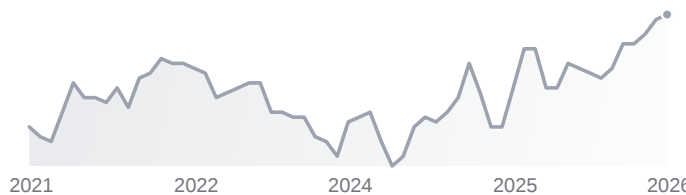
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

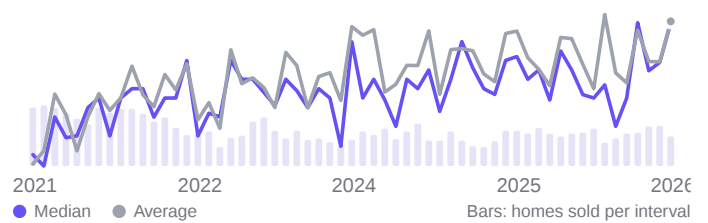
Market temperature (0–100)

68 / 100



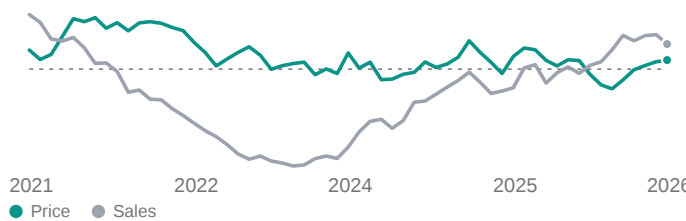
Sale prices

Median \$290K · Average \$291K



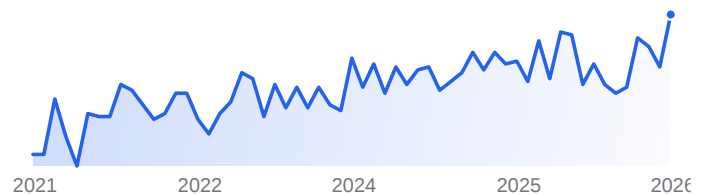
Growth (year over year)

Price +3.3% · Sales +9.3%



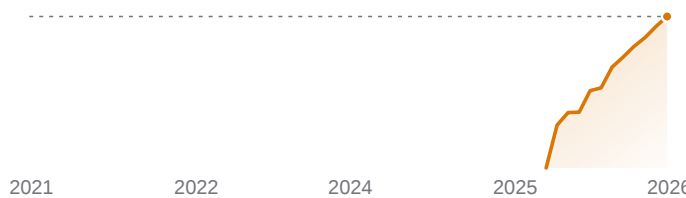
Price per square foot

\$184/ft²



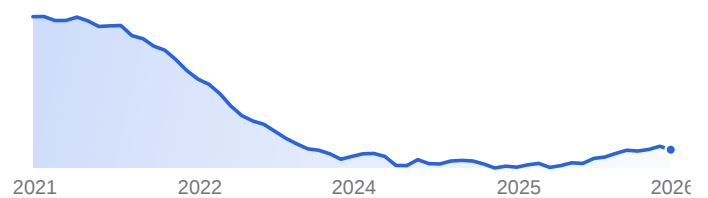
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

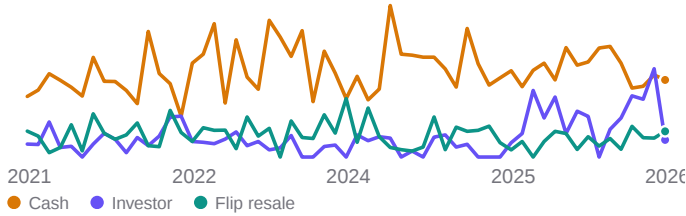
4.2%



BUYERS & OUTCOMES

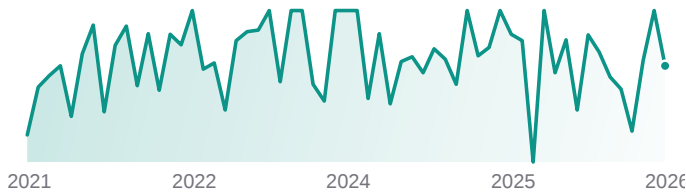
Buyer mix

Cash 21% · Investor 4.8% · Flip resale 7.1%



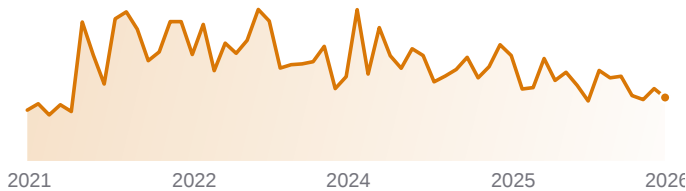
Sellers who sold at a gain

94%

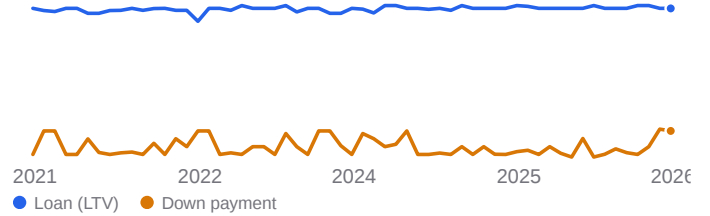


Median annualized return at resale

+3.9%

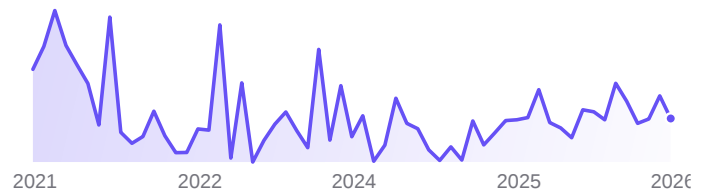


Financing (share of purchase price) Loan (LTV) 98% · Down payment 20%



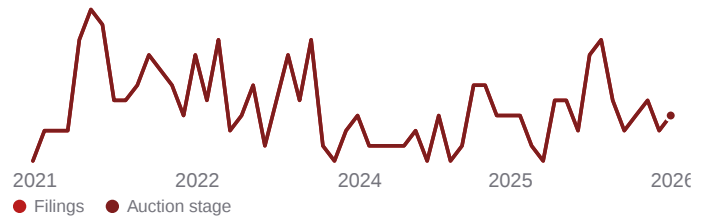
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	13,275
Median value (AVM)	\$256K
Median size	1,654 ft²
Median bedrooms	3
Median year built	1984
Single family	79%
Condos	5.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	2.3%
Owner occupied	71%
Company owned	17%
Median loan-to-value	58%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	35,761
Density	362 / mi²
Median household income	\$64K
Average household income	\$82K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	62
Homes occupied	92%
Bachelor's or higher	21%
Poverty rate	13.8%
Unemployment	0.9%
Average temp	62°F
Annual precip	15 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.