

# Sonoita 85637

ZIP code · AZ · Arizona · Santa Cruz County · Sonoita

**SELLER'S MARKET**

**\$631K**

MEDIAN SALE PRICE

**33**

SALES (12 MO)

**\$538K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 62 / 100**



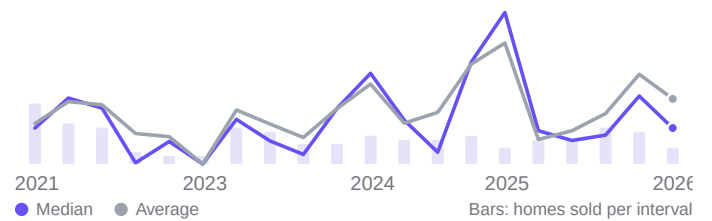
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

**62 / 100**

Sale prices

**Median \$465K · Average \$583K**

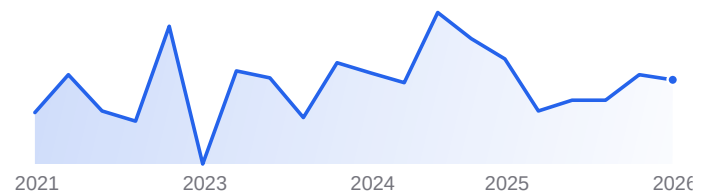


Growth (year over year)

**Price -13.7% · Sales +26.1%**

Price per square foot

**\$273/ft²**

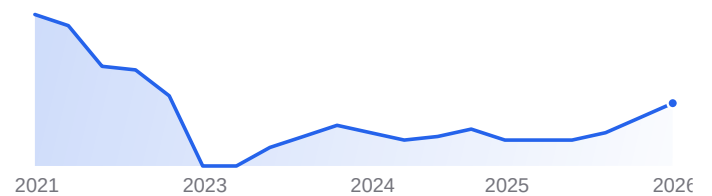
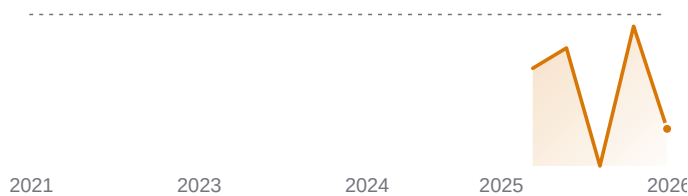


Sale premium vs estimated value

**-6.3%**

Annual turnover (share of homes sold)

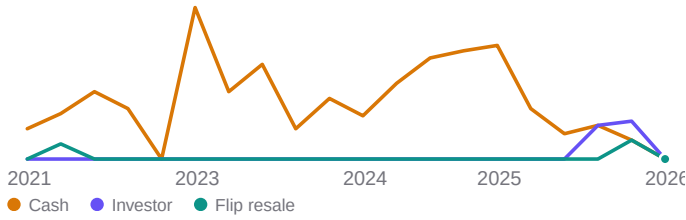
**5.4%**



## BUYERS & OUTCOMES

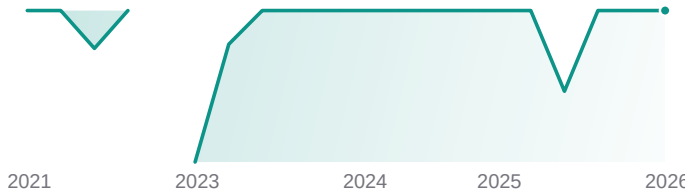
### Buyer mix

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



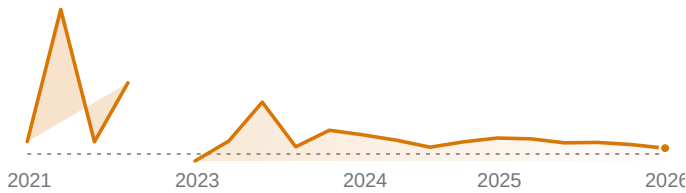
### Sellers who sold at a gain

100%

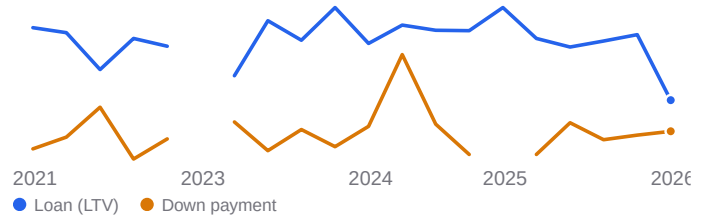


### Median annualized return at resale

+3.4%

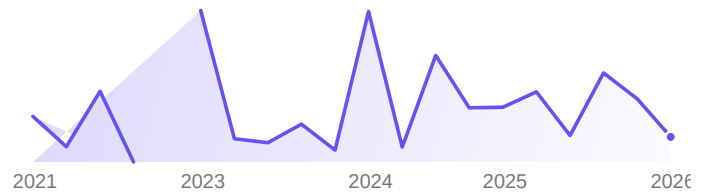


### Financing (share of purchase price) Loan (LTV) 40% · Down payment 20%



### Typical hold before selling

4.6 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 613       |
| Median value (AVM) | \$538K    |
| Median size        | 1,952 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1995      |
| Single family      | 51%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 66%     |
| Underwater (LTV 125% or more) | 2.1%    |
| Owner occupied                | 45%     |
| Company owned                 | 32%     |
| Median loan-to-value          | 34%     |
| Typical ownership tenure      | 9.1 yrs |

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | 613                 |
| Density                          | 6 / mi <sup>2</sup> |
| Median household income          | \$100K              |
| Average household income         | \$130K              |
| Crime index (US avg 100)         | 174                 |
| Air pollution index (US avg 100) | 107                 |
| Earthquake index (US avg 100)    | 59                  |
| Homes occupied                   | 84%                 |
| Bachelor's or higher             | 22%                 |
| Poverty rate                     | 7.4%                |
| Unemployment                     | 1.3%                |
| Average temp                     | 60°F                |
| Annual precip                    | 22 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.