

Amado 85645

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

BALANCED MARKET

\$147K

MEDIAN SALE PRICE

-27.0%

1-YR CHANGE

22

SALES (12 MO)

\$233K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



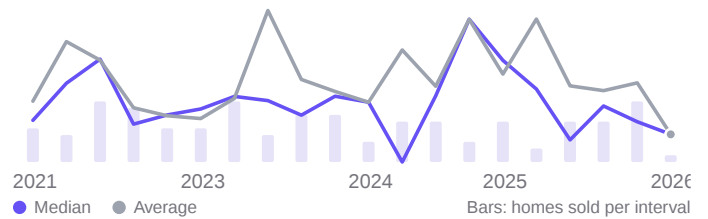
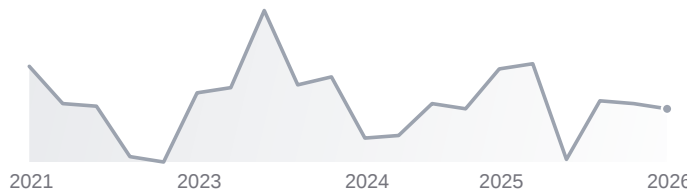
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$137K · Average \$137K

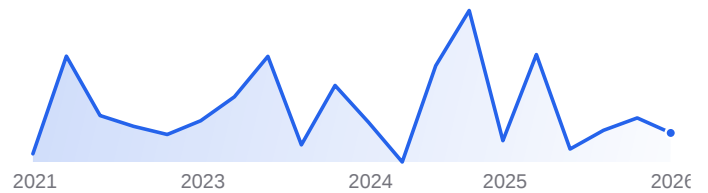
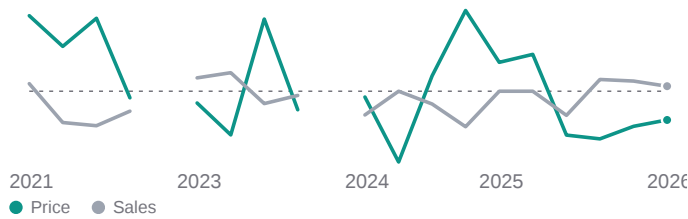


Growth (year over year)

Price -27.0% · Sales +4.8%

Price per square foot

\$116/ft²

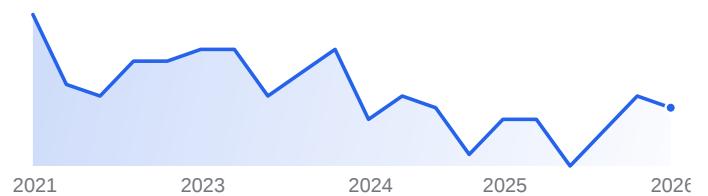
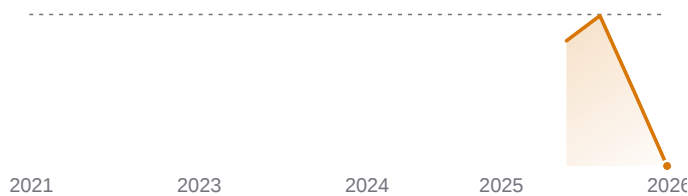


Sale premium vs estimated value

-65.2%

Annual turnover (share of homes sold)

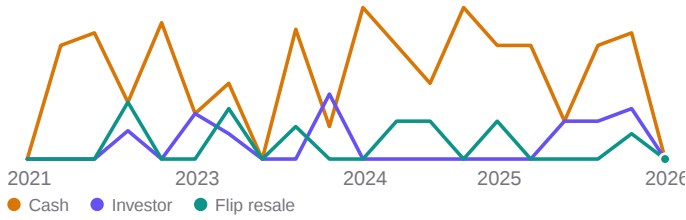
3.2%



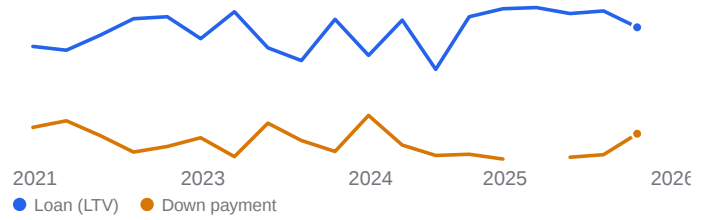
BUYERS & OUTCOMES

Buyer mix

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

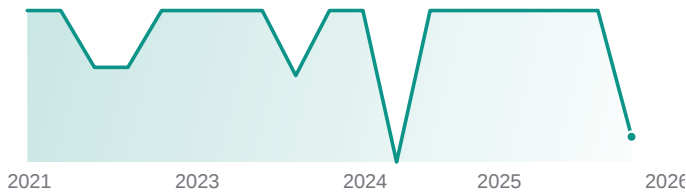


Financing (share of purchase price) Loan (LTV) 88% · Down payment 18%



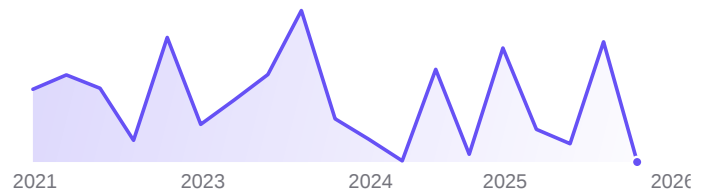
Sellers who sold at a gain

72%



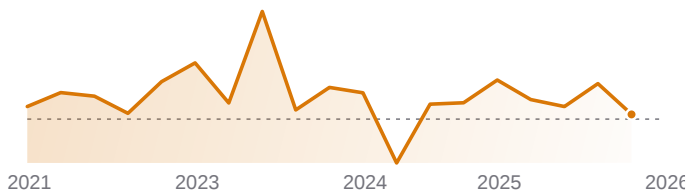
Typical hold before selling

2.5 yrs



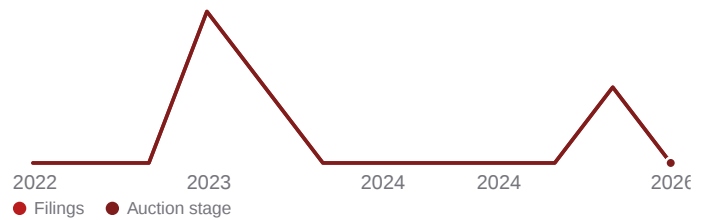
Median annualized return at resale

+1.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	692
Median value (AVM)	\$233K
Median size	1,427 ft²
Median bedrooms	3
Median year built	1984
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.4%
Owner occupied	74%
Company owned	13%
Median loan-to-value	37%
Typical ownership tenure	15.2 yrs

COMMUNITY

Population	1,458
Density	10 / mi²
Median household income	\$70K
Average household income	\$83K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	60
Homes occupied	82%
Bachelor's or higher	24%
Poverty rate	5.2%
Unemployment	0.6%
Average temp	64°F
Annual precip	18 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.