

Tubac 85646

ZIP code · AZ · Arizona > Santa Cruz County > Tubac

SELLER'S MARKET

\$413K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

54

SALES (12 MO)

\$567K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

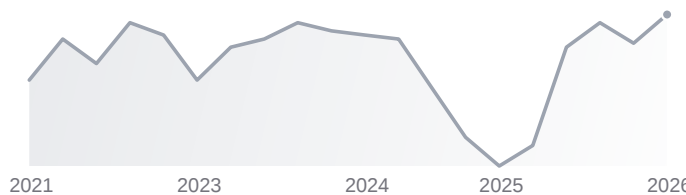
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

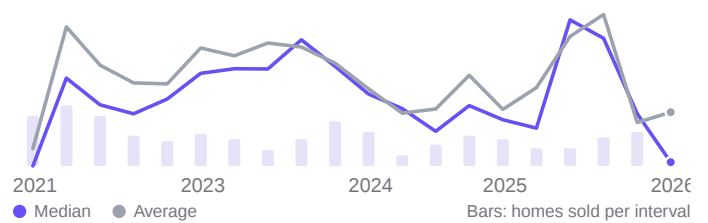
Market temperature (0–100)

64 / 100



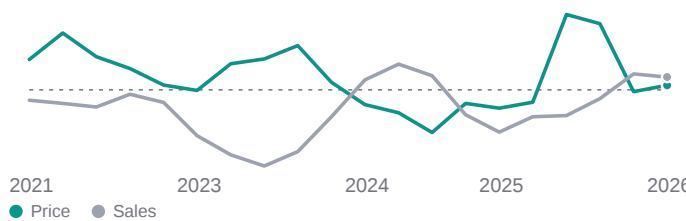
Sale prices

Median \$375K · Average \$478K



Growth (year over year)

Price +2.8% · Sales +8.0%



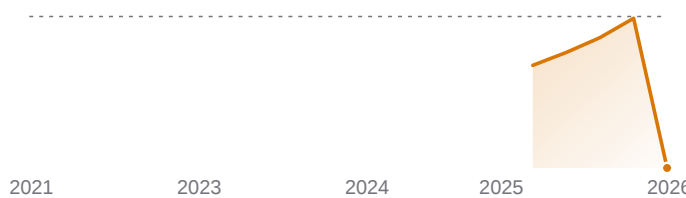
Price per square foot

\$149/ft²



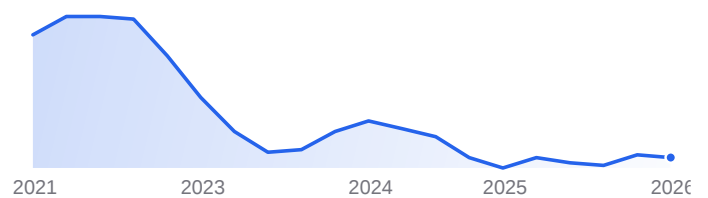
Sale premium vs estimated value

-8.2%



Annual turnover (share of homes sold)

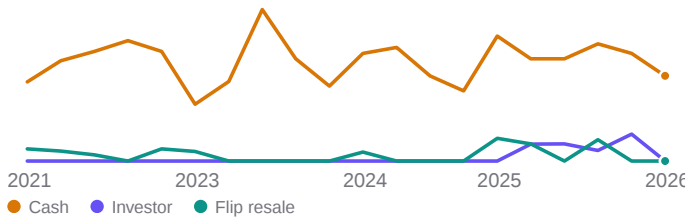
4.9%



BUYERS & OUTCOMES

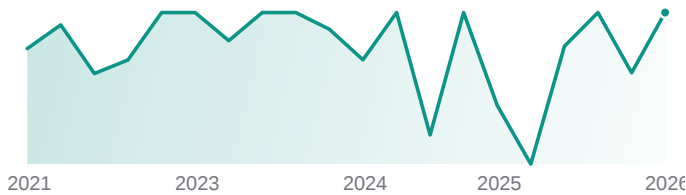
Buyer mix

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



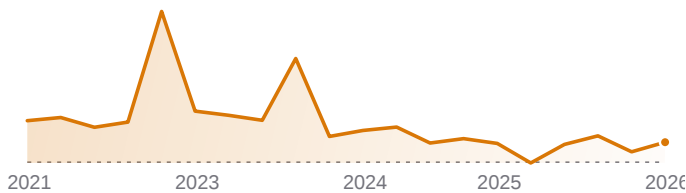
Sellers who sold at a gain

100%

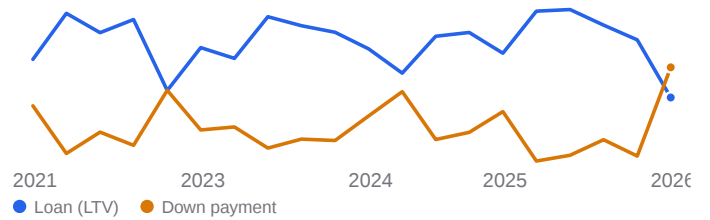


Median annualized return at resale

+5.5%

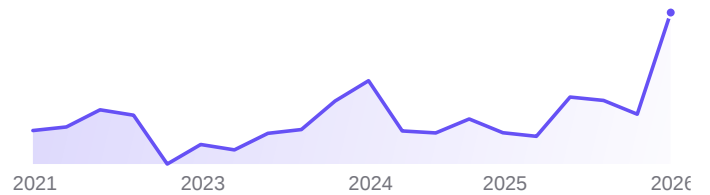


Financing (share of purchase price) Loan (LTV) 43% · Down payment 57%



Typical hold before selling

15.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,094
Median value (AVM)	\$567K
Median size	2,104 ft²
Median bedrooms	3
Median year built	1997
Single family	28%
Condos	8.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.3%
Owner occupied	16%
Company owned	34%
Median loan-to-value	20%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	1,264
Density	28 / mi ²
Median household income	\$82K
Average household income	\$101K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	56
Homes occupied	81%
Bachelor's or higher	25%
Poverty rate	4.3%
Unemployment	1.2%
Average temp	64°F
Annual precip	19 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.