

Rio Rico 85648

ZIP code · AZ · Arizona > Santa Cruz County > Rio Rico

BUYER'S MARKET

\$268K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

276

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



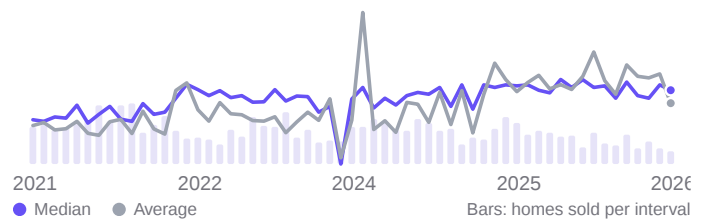
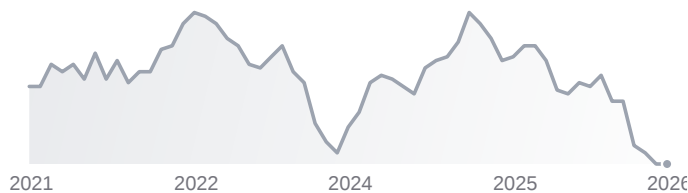
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$270K · Average \$246K

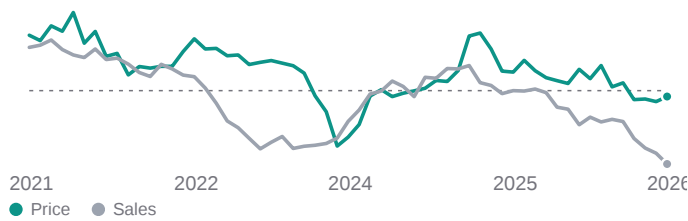


Growth (year over year)

Price -2.8% · Sales -34.3%

Price per square foot

\$167/ft²

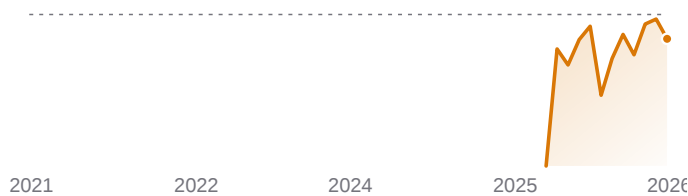


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

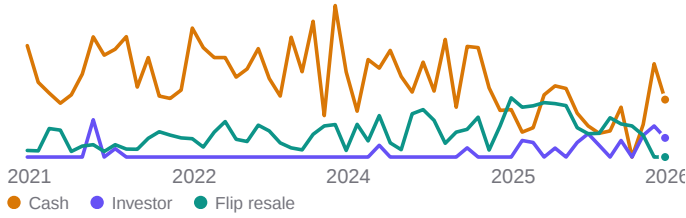
3.7%



BUYERS & OUTCOMES

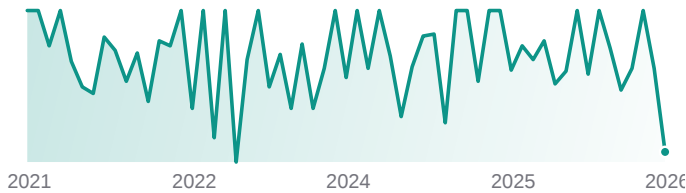
Buyer mix

Cash 23% · Investor 7.7% · Flip resale 0%



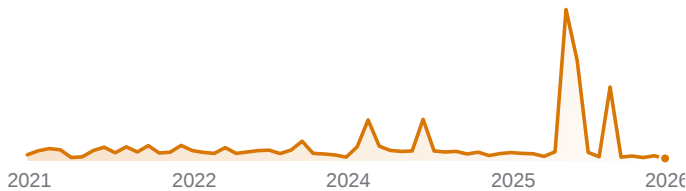
Sellers who sold at a gain

78%

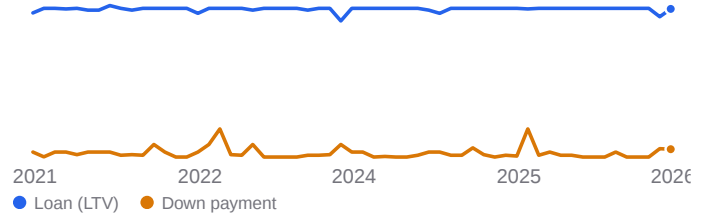


Median annualized return at resale

+3.0%

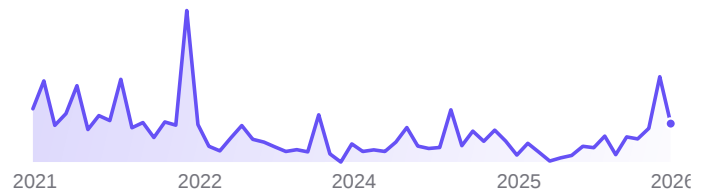


Financing (share of purchase price) Loan (LTV) 98% · Down payment 6.9%



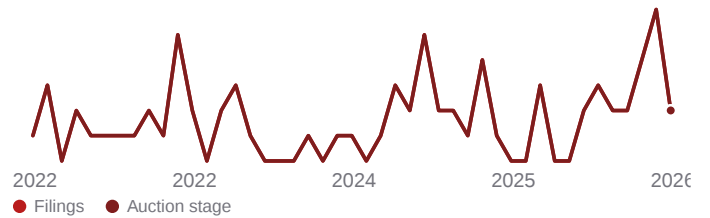
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,477
Median value (AVM)	\$259K
Median size	1,619 ft²
Median bedrooms	3
Median year built	2000
Single family	15%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	6.2%
Median loan-to-value	45%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	18,682
Density	98 / mi²
Median household income	\$60K
Average household income	\$84K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	51
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	13.7%
Unemployment	1.8%
Average temp	63°F
Annual precip	22 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.