

Sierra Vista 85650

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

SELLER'S MARKET

\$363K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

345

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

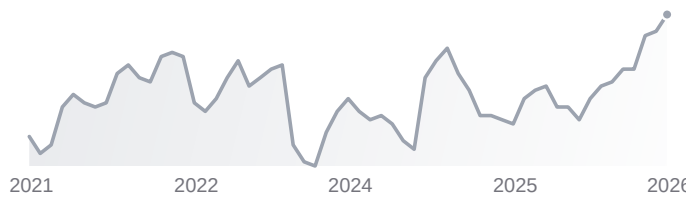
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

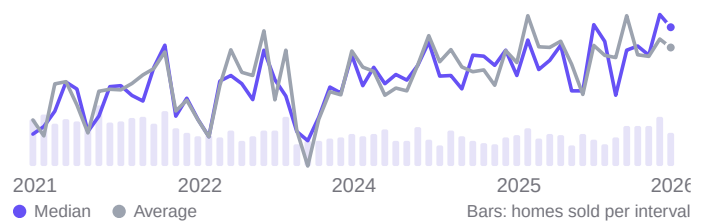
Market temperature (0–100)

75 / 100



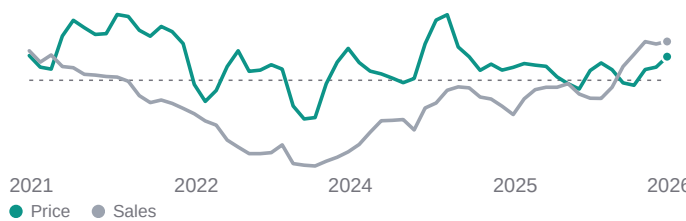
Sale prices

Median \$367K · Average \$348K



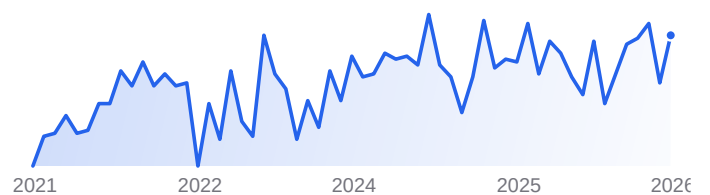
Growth (year over year)

Price +8.7% · Sales +14.2%



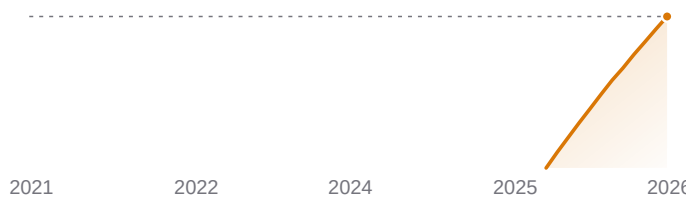
Price per square foot

\$193/ft²



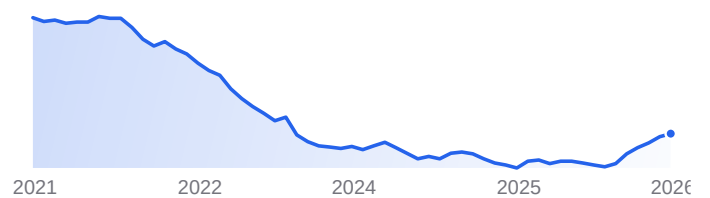
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

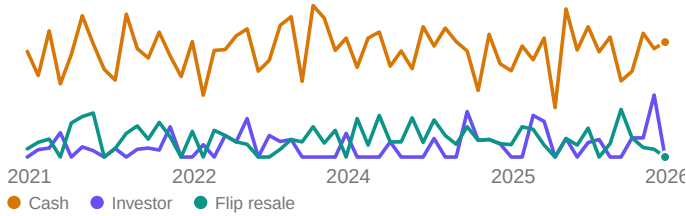
4.8%



BUYERS & OUTCOMES

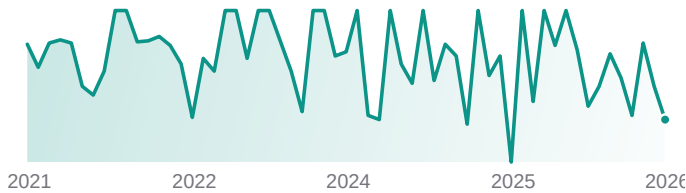
Buyer mix

Cash 34% · Investor 0% · Flip resale 0%



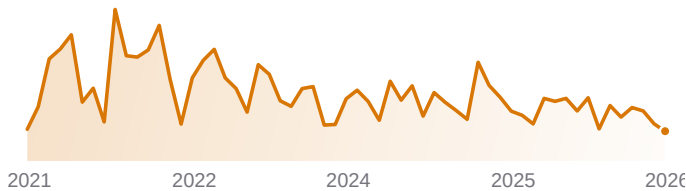
Sellers who sold at a gain

88%

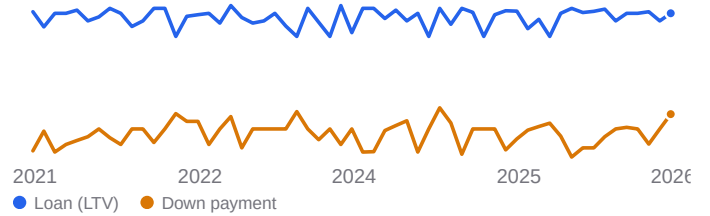


Median annualized return at resale

+2.9%

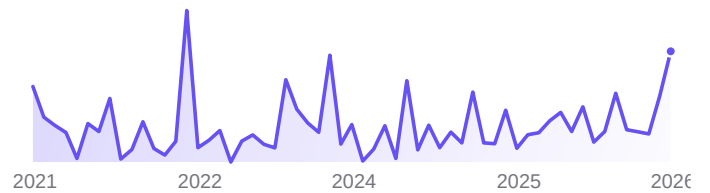


Financing (share of purchase price) Loan (LTV) 95% · Down payment 30%



Typical hold before selling

12.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,117
Median value (AVM)	\$358K
Median size	1,899 ft²
Median year built	1996
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.7%
Owner occupied	81%
Company owned	16%
Median loan-to-value	54%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	15,653
Density	329 / mi²
Median household income	\$85K
Average household income	\$103K
Crime index (US avg 100)	45
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	63
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	8.0%
Unemployment	0.8%
Average temp	61°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.