

Marana 85653

ZIP code · AZ · Arizona > Pima County > Marana

BUYER'S MARKET

\$344K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

546

SALES (12 MO)

\$384K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



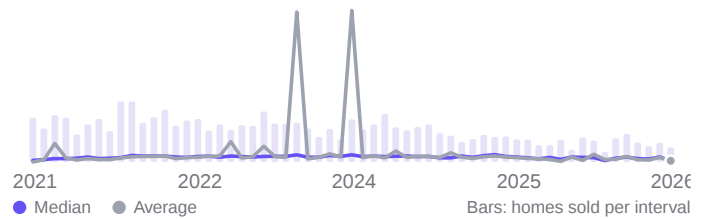
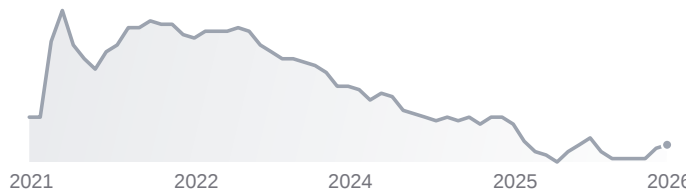
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$318K · Average \$318K

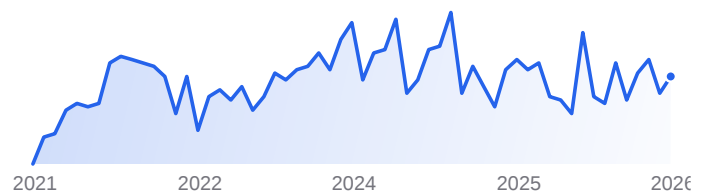
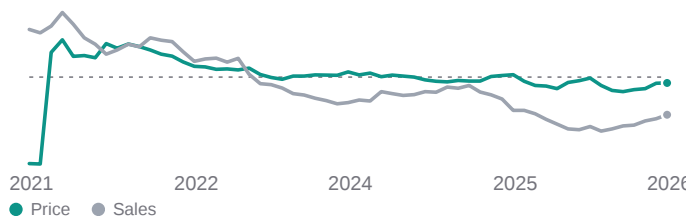


Growth (year over year)

Price -4.1% · Sales -26.5%

Price per square foot

\$191/ft²

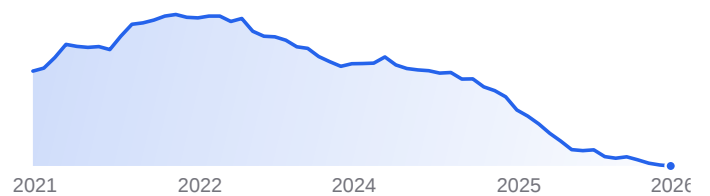


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

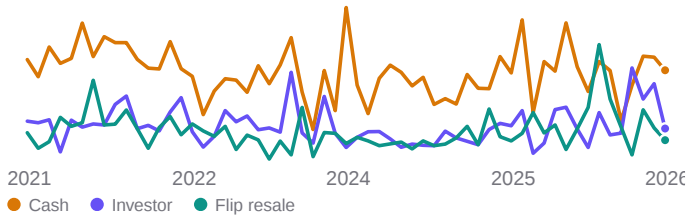
5.5%



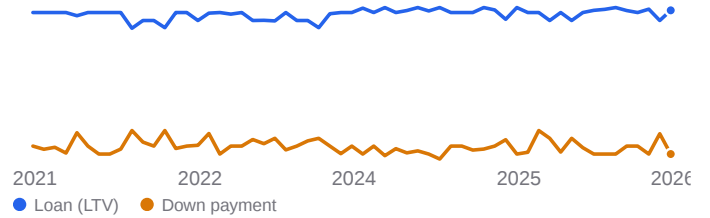
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 8.6% · Flip resale 5.7%

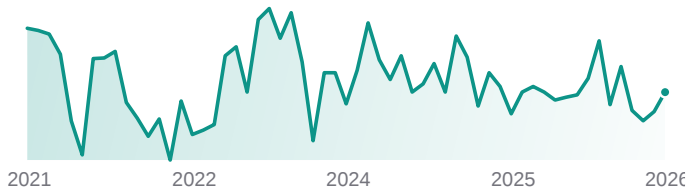


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



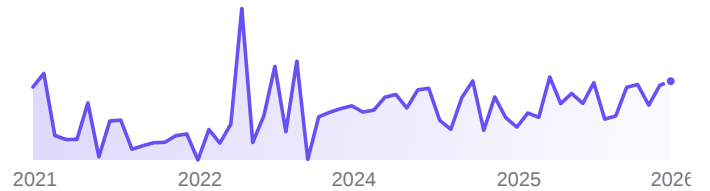
Sellers who sold at a gain

75%



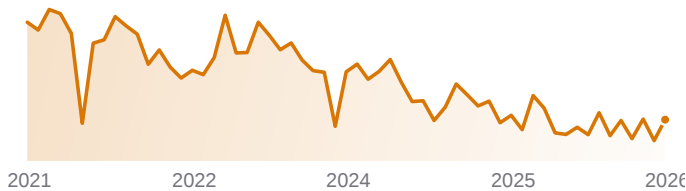
Typical hold before selling

3.8 yrs



Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	9,867
Median value (AVM)	\$384K
Median size	1,848 ft²
Median bedrooms	4
Median year built	2010
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.5%
Owner occupied	81%
Company owned	15%
Median loan-to-value	62%
Typical ownership tenure	5.6 yrs

COMMUNITY

Population	19,757
Density	48 / mi²
Median household income	\$74K
Average household income	\$98K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	67
Homes occupied	92%
Bachelor's or higher	19%
Poverty rate	10.6%
Unemployment	1.0%
Average temp	69°F
Annual precip	12 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.