

Tucson 85704

ZIP code · AZ · Arizona > Pima County > Tucson

BALANCED MARKET

\$421K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

443

SALES (12 MO)

\$464K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



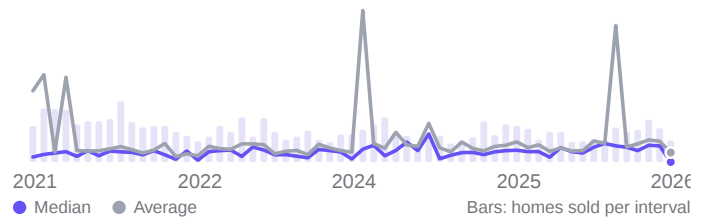
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$306K · Average \$405K

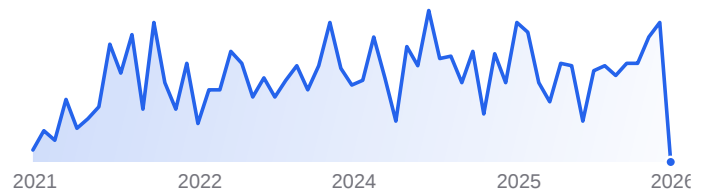
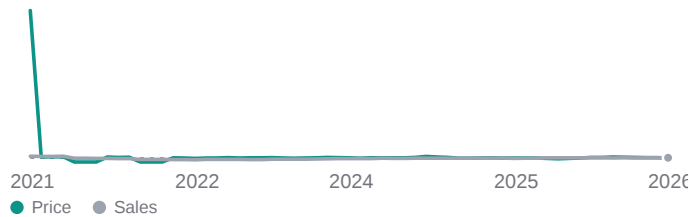


Growth (year over year)

Price +0.3% · Sales +4.2%

Price per square foot

\$199/ft²

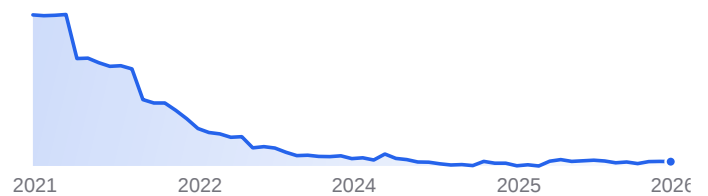
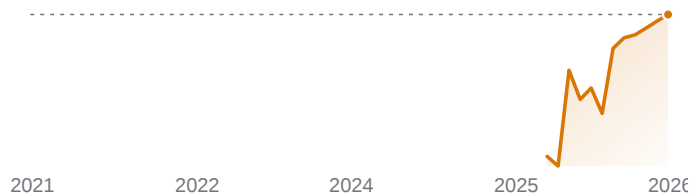


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

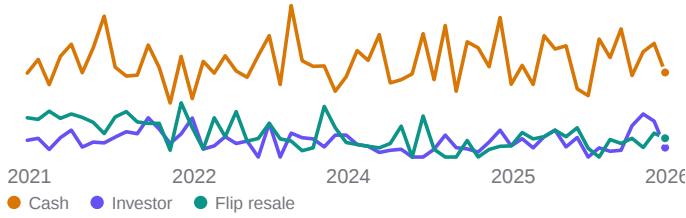
3.9%



BUYERS & OUTCOMES

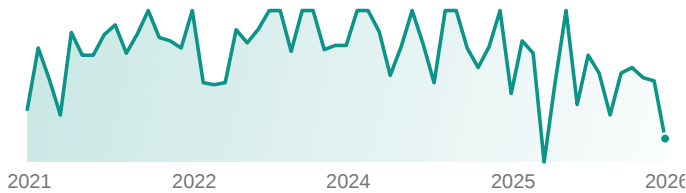
Buyer mix

Cash 32% · Investor 3.6% · Flip resale 7.1%



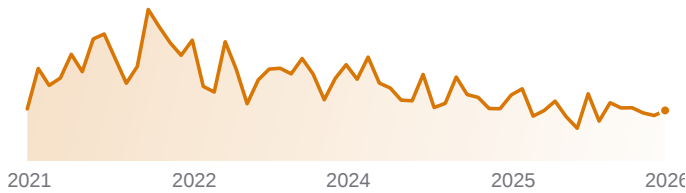
Sellers who sold at a gain

86%

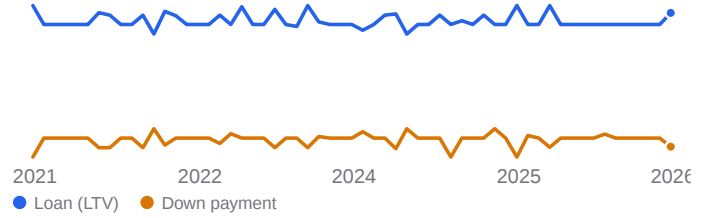


Median annualized return at resale

+4.6%

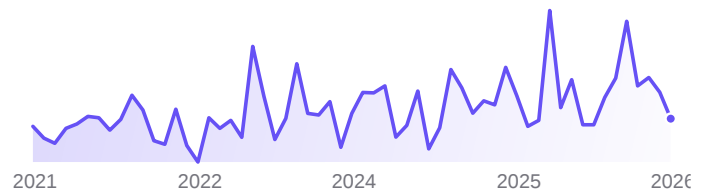


Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,293
Median value (AVM)	\$464K
Median size	1,761 ft²
Median bedrooms	3
Median year built	1978
Single family	74%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	28%
Median loan-to-value	41%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	35,146
Density	1,966 / mi²
Median household income	\$77K
Average household income	\$101K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	63
Homes occupied	93%
Bachelor's or higher	27%
Poverty rate	6.6%
Unemployment	0.9%
Average temp	68°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.