

Tucson 85705

ZIP code · AZ · Arizona > Pima County > Tucson

BALANCED MARKET

\$235K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

481

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



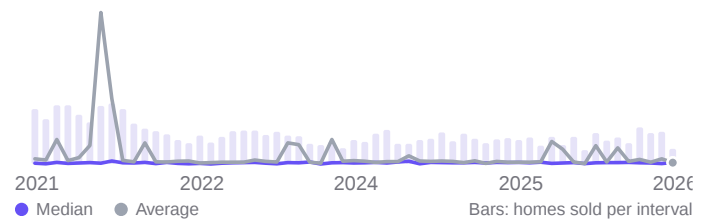
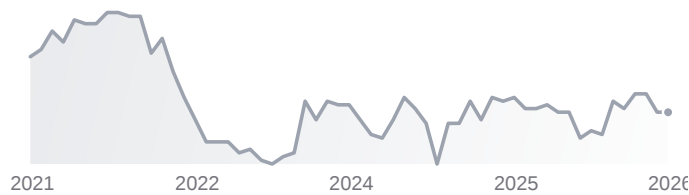
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$260K · Average \$247K

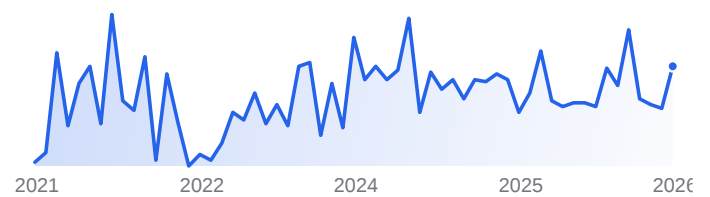
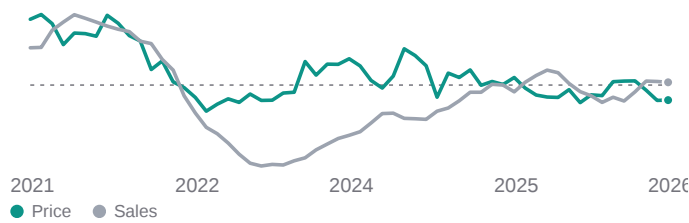


Growth (year over year)

Price -7.9% · Sales +1.5%

Price per square foot

\$211/ft²

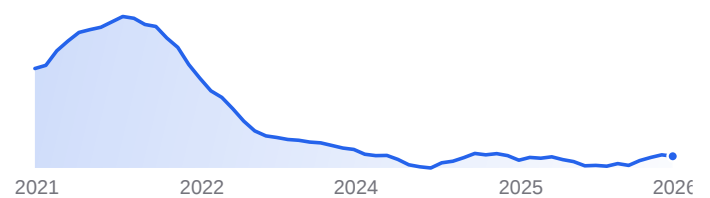
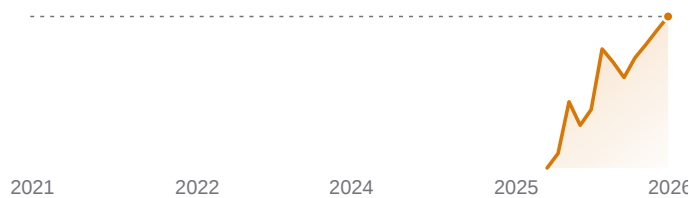


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

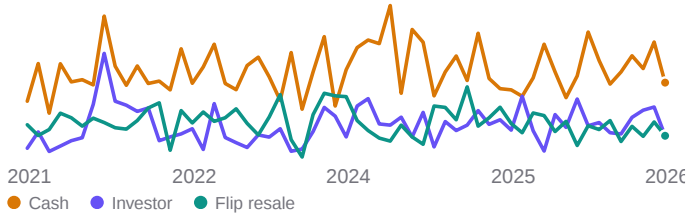
4.1%



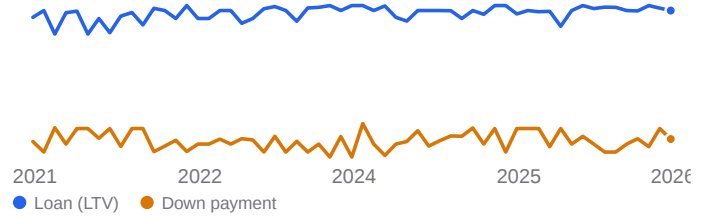
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 8.3% · Flip resale 8.3%

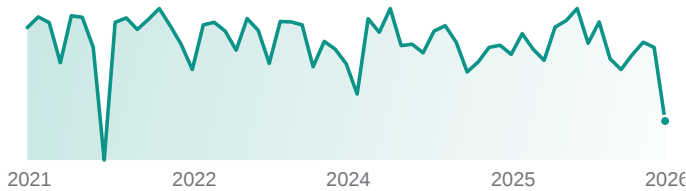


Financing (share of purchase price) Loan (LTV) 95% · Down payment 13%



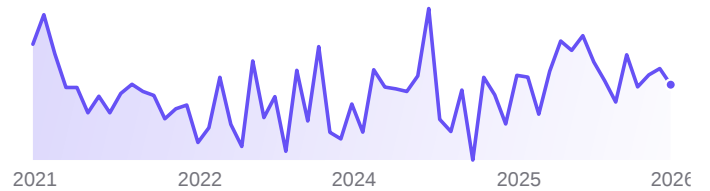
Sellers who sold at a gain

74%



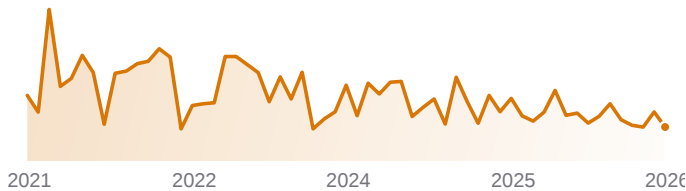
Typical hold before selling

5.5 yrs



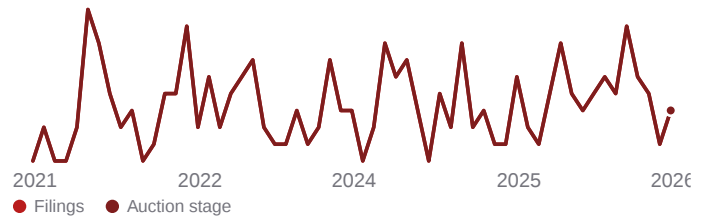
Median annualized return at resale

+4.1%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	11,593
Median value (AVM)	\$257K
Median size	1,200 ft²
Median bedrooms	3
Median year built	1970
Single family	57%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.9%
Owner occupied	59%
Company owned	22%
Median loan-to-value	40%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	61,292
Density	4,255 / mi²
Median household income	\$36K
Average household income	\$47K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	70
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	27.4%
Unemployment	1.0%
Average temp	68°F
Annual precip	11 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.