

Tucson 85706

ZIP code · AZ · Arizona > Pima County > Tucson

BUYER'S MARKET

\$243K

MEDIAN SALE PRICE

-13.6%

1-YR CHANGE

355

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



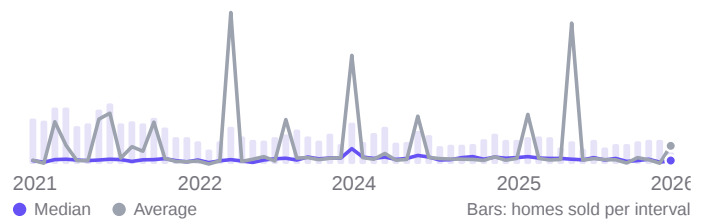
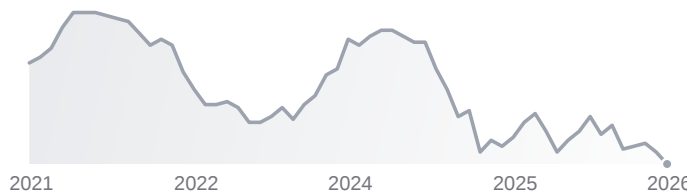
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$245K · Average \$416K

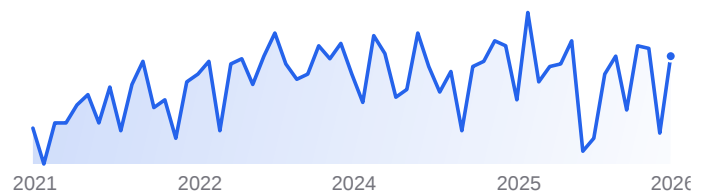
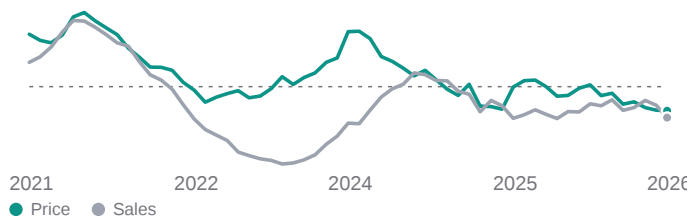


Growth (year over year)

Price -13.6% · Sales -17.4%

Price per square foot

\$197/ft²

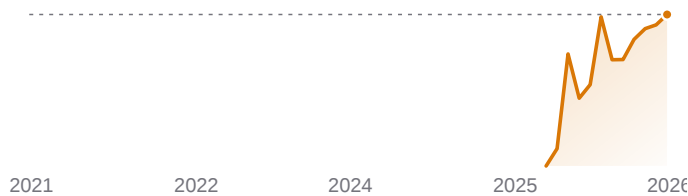


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

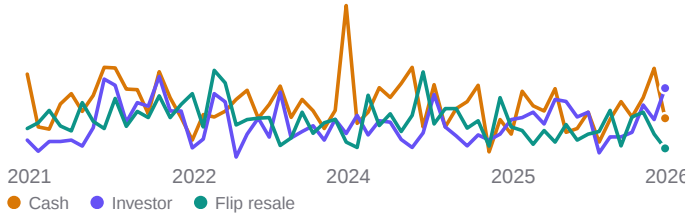
2.9%



BUYERS & OUTCOMES

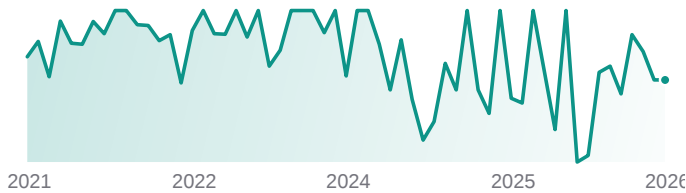
Buyer mix

Cash 18% · Investor 29% · Flip resale 5.9%



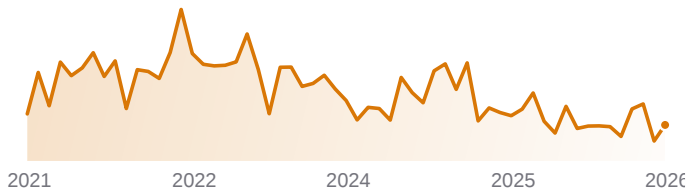
Sellers who sold at a gain

88%

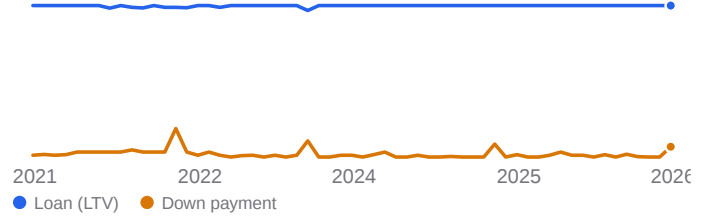


Median annualized return at resale

+4.4%

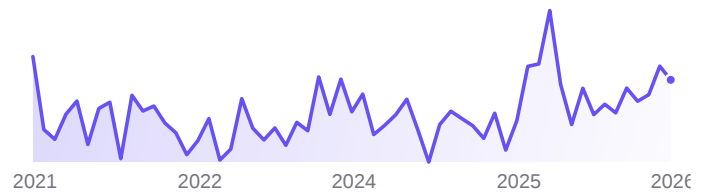


Financing (share of purchase price) Loan (LTV) 98% · Down payment 8.4%



Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	12,435
Median value (AVM)	\$250K
Median size	1,284 ft²
Median bedrooms	3
Median year built	1979
Single family	77%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	73%
Company owned	13%
Median loan-to-value	44%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	55,776
Density	5,077 / mi²
Median household income	\$43K
Average household income	\$57K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	66
Homes occupied	94%
Bachelor's or higher	7%
Poverty rate	23.2%
Unemployment	1.1%
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.