

Tucson 85730

ZIP code · AZ · Arizona > Pima County > Tucson

BUYER'S MARKET

\$275K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

463

SALES (12 MO)

\$284K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



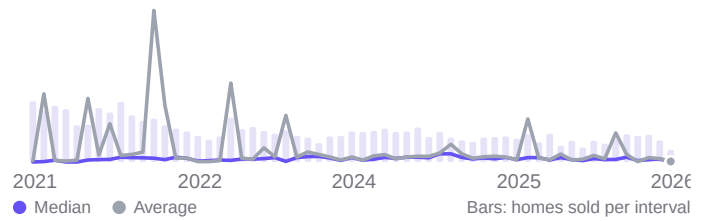
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$260K · Average \$261K

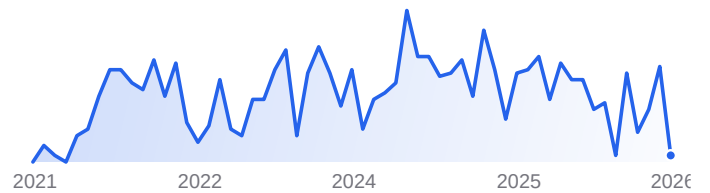
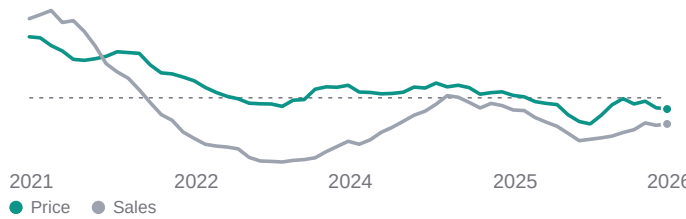


Growth (year over year)

Price -6.2% · Sales -14.6%

Price per square foot

\$182/ft²

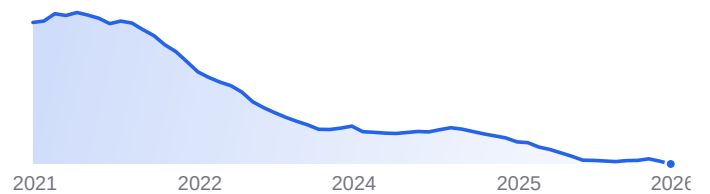
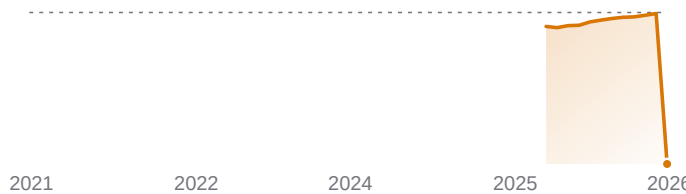


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

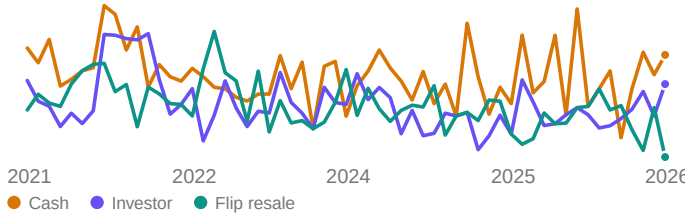
3.6%



BUYERS & OUTCOMES

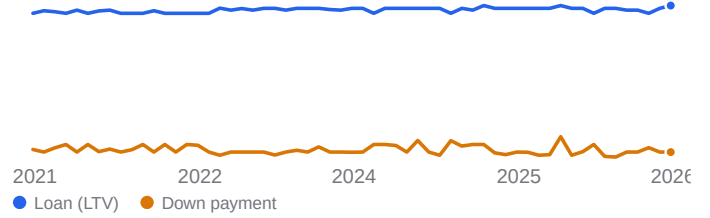
Buyer mix

Cash 32% · Investor 23% · Flip resale 0%



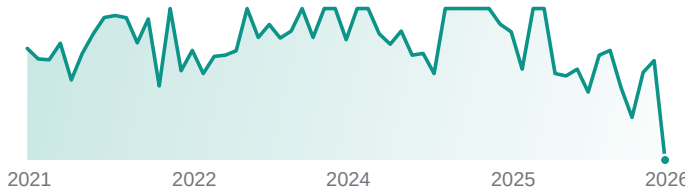
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 5.0%



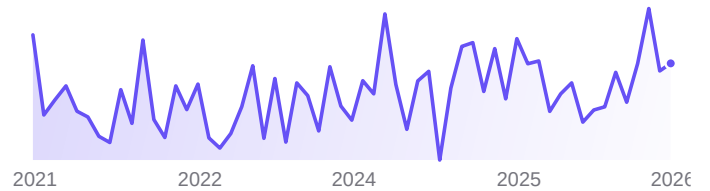
Sellers who sold at a gain

75%



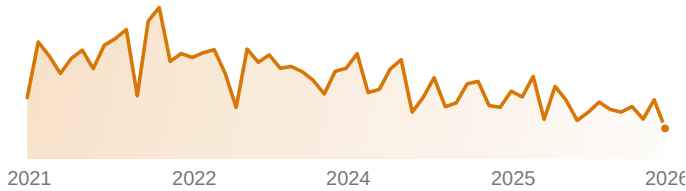
Typical hold before selling

6.6 yrs



Median annualized return at resale

+2.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,011
Median value (AVM)	\$284K
Median size	1,397 ft²
Median bedrooms	3
Median year built	1975
Single family	84%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	79%
Company owned	16%
Median loan-to-value	51%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	39,610
Density	764 / mi²
Median household income	\$65K
Average household income	\$79K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	60
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	12.4%
Unemployment	1.1%
Average temp	66°F
Annual precip	16 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.