

Tucson 85749

ZIP code · AZ · Arizona > Pima County > Tucson

BALANCED MARKET

\$661K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

299

SALES (12 MO)

\$670K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

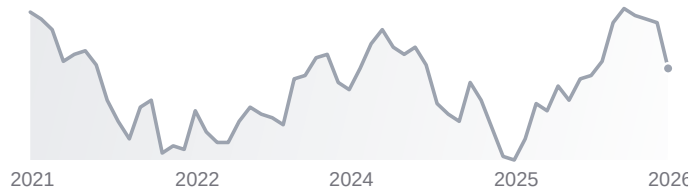
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

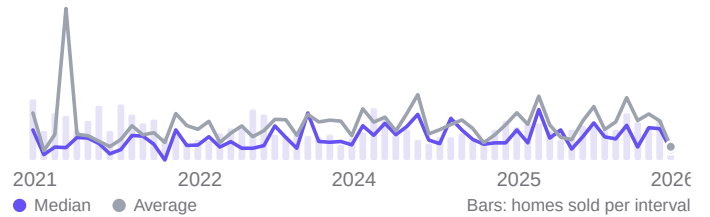
Market temperature (0-100)

57 / 100



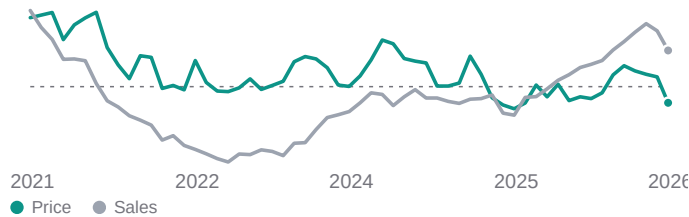
Sale prices

Median \$558K · Average \$577K



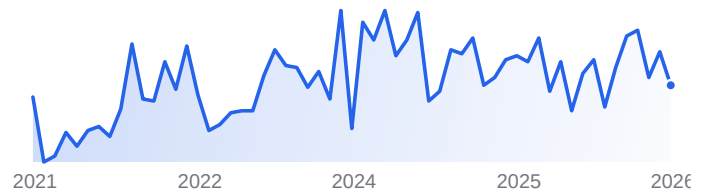
Growth (year over year)

Price -7.9% · Sales +17.7%



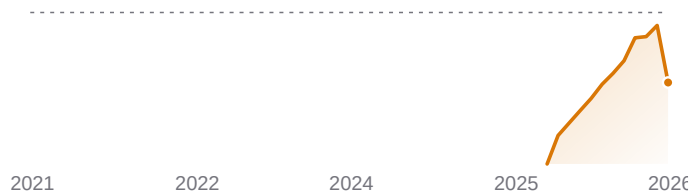
Price per square foot

\$267/ft²



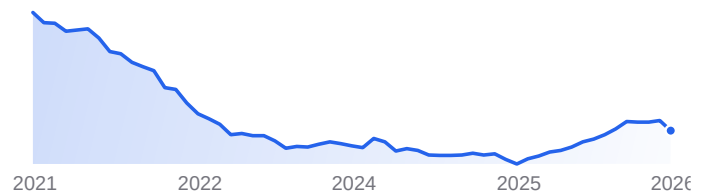
Sale premium vs estimated value

-1.6%



Annual turnover (share of homes sold)

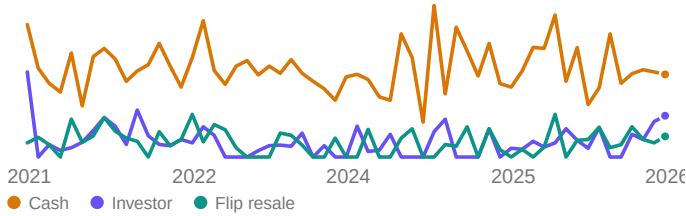
4.0%



BUYERS & OUTCOMES

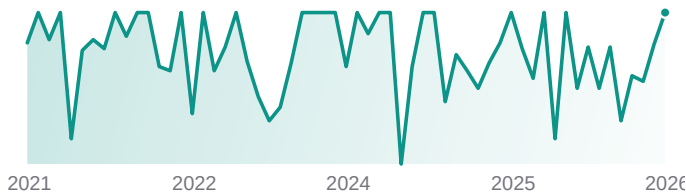
Buyer mix

Cash 36% · Investor 18% · Flip resale 9.1%



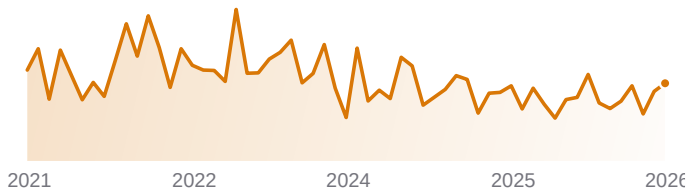
Sellers who sold at a gain

100%

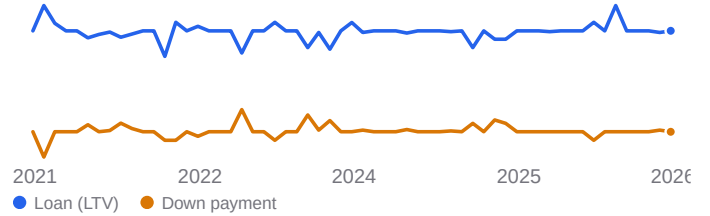


Median annualized return at resale

+6.2%

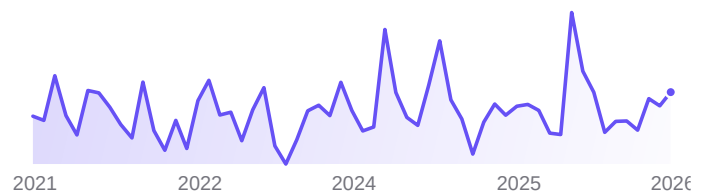


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



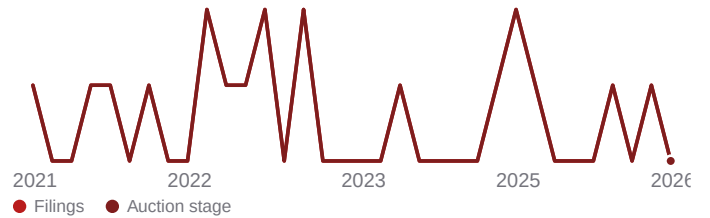
Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,549
Median value (AVM)	\$670K
Median size	2,323 ft²
Median bedrooms	4
Median year built	1984
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	84%
Company owned	31%
Median loan-to-value	40%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	19,722
Density	291 / mi²
Median household income	\$111K
Average household income	\$132K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	63
Homes occupied	92%
Bachelor's or higher	28%
Poverty rate	4.0%
Unemployment	0.9%
Average temp	64°F
Annual precip	19 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.