

Tucson 85756

ZIP code · AZ · Arizona > Pima County > Tucson

BUYER'S MARKET

\$314K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

456

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



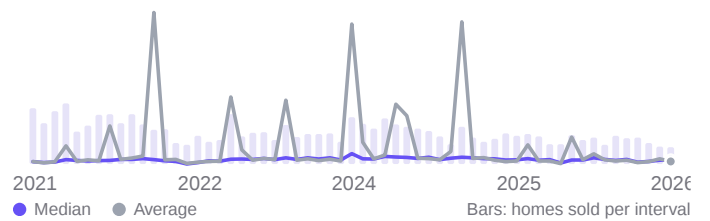
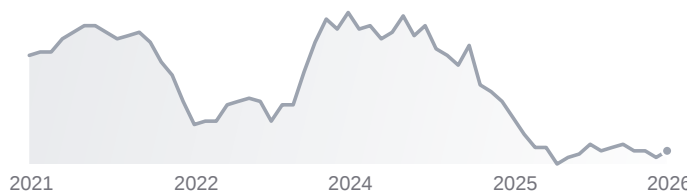
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$325K · Average \$300K

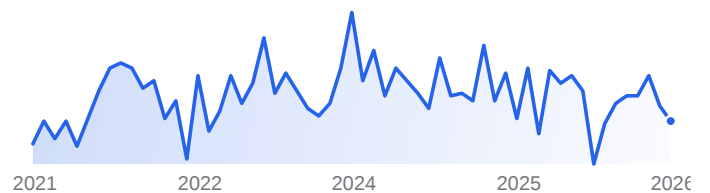
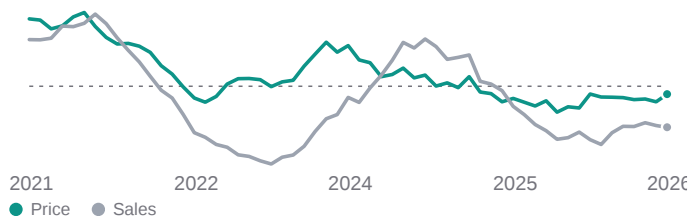


Growth (year over year)

Price -3.9% · Sales -20.3%

Price per square foot

\$171/ft²

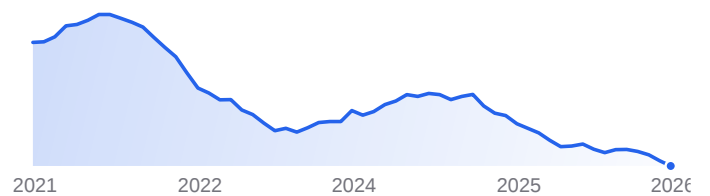
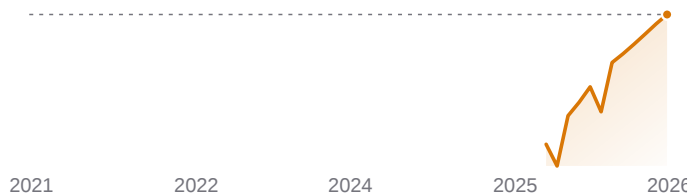


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

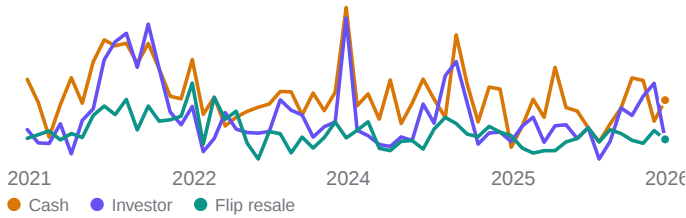
4.2%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 7.1% · Flip resale 7.1%



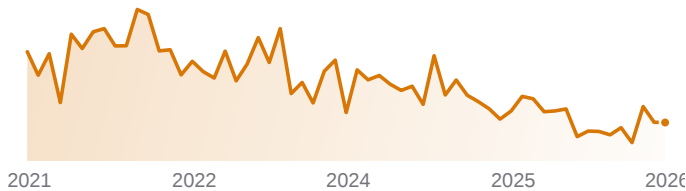
Sellers who sold at a gain

77%

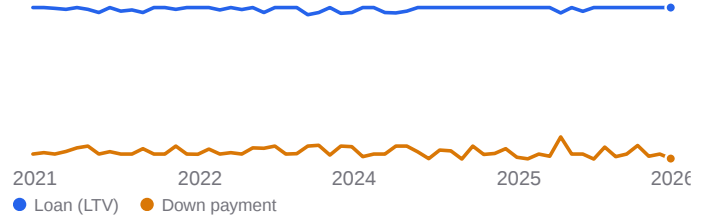


Median annualized return at resale

+3.6%

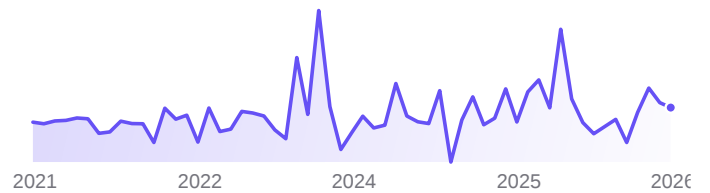


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.1%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	10,806
Median value (AVM)	\$302K
Median size	1,597 ft²
Median bedrooms	3
Median year built	2006
Single family	80%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.3%
Owner occupied	78%
Company owned	13%
Median loan-to-value	54%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	40,278
Density	504 / mi²
Median household income	\$62K
Average household income	\$85K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	66
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	10.1%
Unemployment	0.8%
Average temp	67°F
Annual precip	13 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.