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News Release

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Cochise Home Sales and Prices Continue to Rise

BENSON — According to data from the Arizona Regional Multiple Listing Service, the Cochise County housing market remained strong during the first half of 2026. Cochise County home prices reached a record high in the second quarter, while higher inventory levels and slower selling times indicate a market that is providing buyers with more options than were available just a few years ago.

The strongest indicator of continued demand in Cochise County is sales activity. Through the first two quarters of 2026, Cochise County recorded 728 home sales, up 7.4% from 678 during the same period in 2025. The second quarter was especially active, with 411 homes sold, a 7.9% increase from the 381 sales recorded one year earlier. The increase in sales suggests that demand for housing in Cochise County remained solid despite record-high home prices.

At the same time, home values in Cochise County continue to trend upward. The median home sales price reached a record $290,100 in the second quarter of 2026, up 7.4% from $270,000 one year earlier. The increase extends a multi-year upward trend that has steadily lifted housing values across Cochise County. Since the first quarter of 2022, when the median sales price was $250,000, the median price has risen 16.0%, reflecting sustained demand and limited housing supply relative to long-term demand.

While prices have continued to climb, the Cochise County housing market today looks much different than it did during the highly competitive conditions back in 2022. Inventory has improved substantially. During the second quarter of 2026, Cochise County had 491 homes available for sale, up 1.4% from 484 a year earlier and far above the inventory levels seen a few years ago. The increase in available homes has given buyers more choices and reduced some of the urgency that characterized the market during the pandemic-era housing boom.

Months of supply, another measure of market balance, stood at 3.1 months during the second quarter of 2026. Although that was down from 3.8 months a year earlier, it remains above the levels recorded during much of 2022, when supply frequently ranged between less than one month and two months. In practical terms, the Cochise County housing market remains favorable for sellers, but buyers have more opportunities to compare properties and negotiate than they did several years ago.

Another sign of changing market conditions is the amount of time homes spend on the market. Average days on market in Cochise County declined from 99 days in the second quarter of 2025 to 96 days in the second quarter of 2026, a modest 3.0% improvement. However, homes are still taking considerably longer to sell than they did in 2022, when average marketing times generally ranged from 51 to 64 days. This suggests that while demand remains healthy, buyers are taking more time to evaluate their options.

Overall, the Cochise County housing market appears to be entering a more balanced phase. Home prices are continuing to rise and have reached record levels, sales activity has strengthened, and inventory has improved from the exceptionally tight conditions seen earlier in the decade. For buyers, Cochise County offers more choices and less intense competition than during the housing boom. For sellers, rising prices and steady demand continue to support favorable market conditions. As 2026 progresses, Cochise County's combination of record-high prices, increasing sales, and healthier inventory levels suggests a housing market that remains fundamentally strong while becoming more sustainable over the long term.

For more information on the Cochise County economy, including current and historical data, visit CochiseEconomy.com, a partnership project of Southeast Arizona Economic Development Group, Arizona G&T Cooperatives, and community sponsors.

Cochise County Housing Market, Q2 2025 to Q2 2026

Indicator	Q2 2025	Q2 2026	Change
Closed sales	381	411	7.9%
Median sales price	$270,000	$290,100	7.4%
Sold/list price ratio	95.2%	95.3%	+0.1 percentage point
Average days on market	99	96	-3.0%
Homes for sale	484	491	1.4%
Months supply	3.8	3.1	-18.4%
Year-to-date closed sales	678	728	7.4%

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