

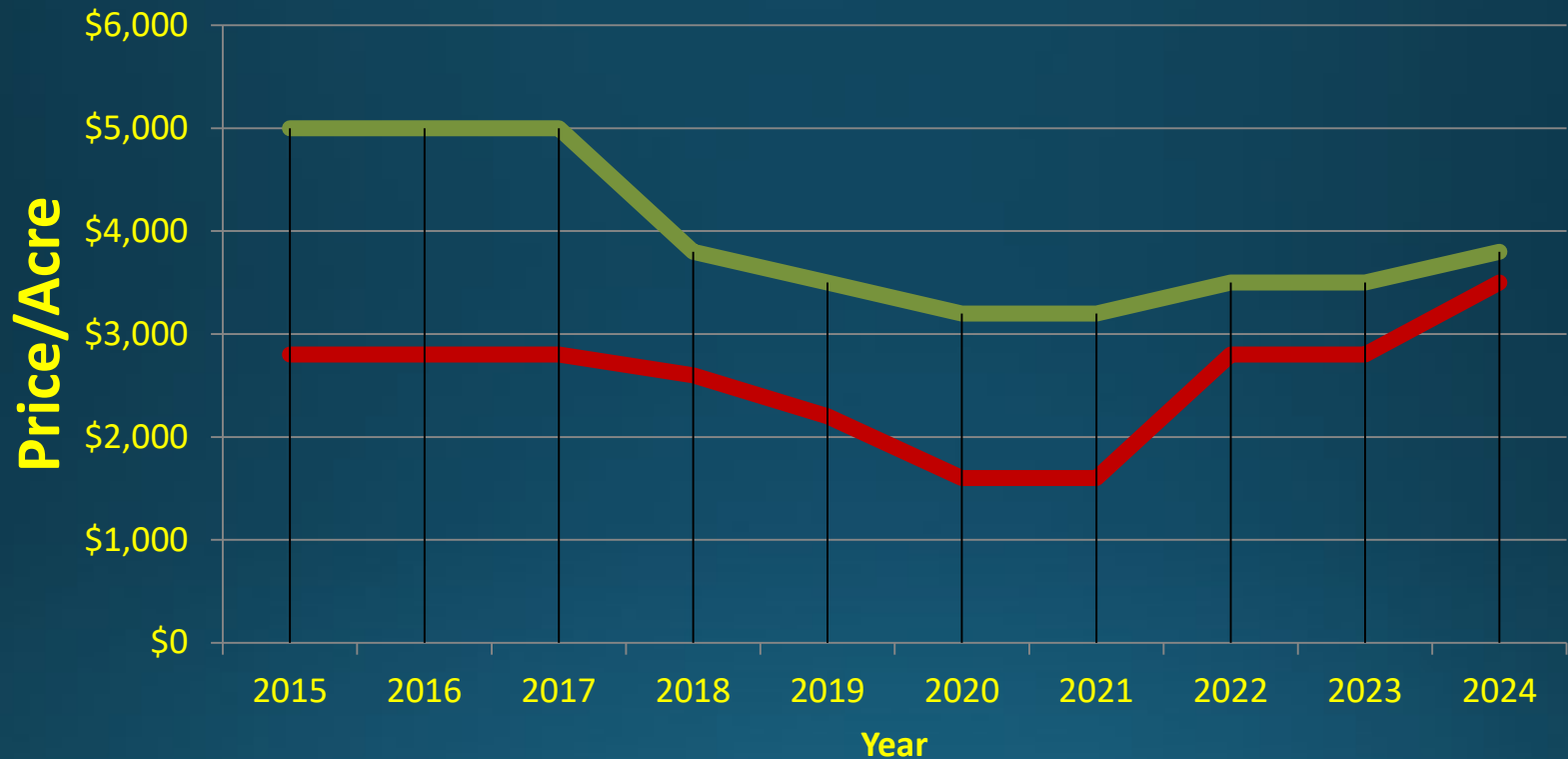
# Southeast Arizona Market Trends

Doug Littau  
Littau Appraisal Services



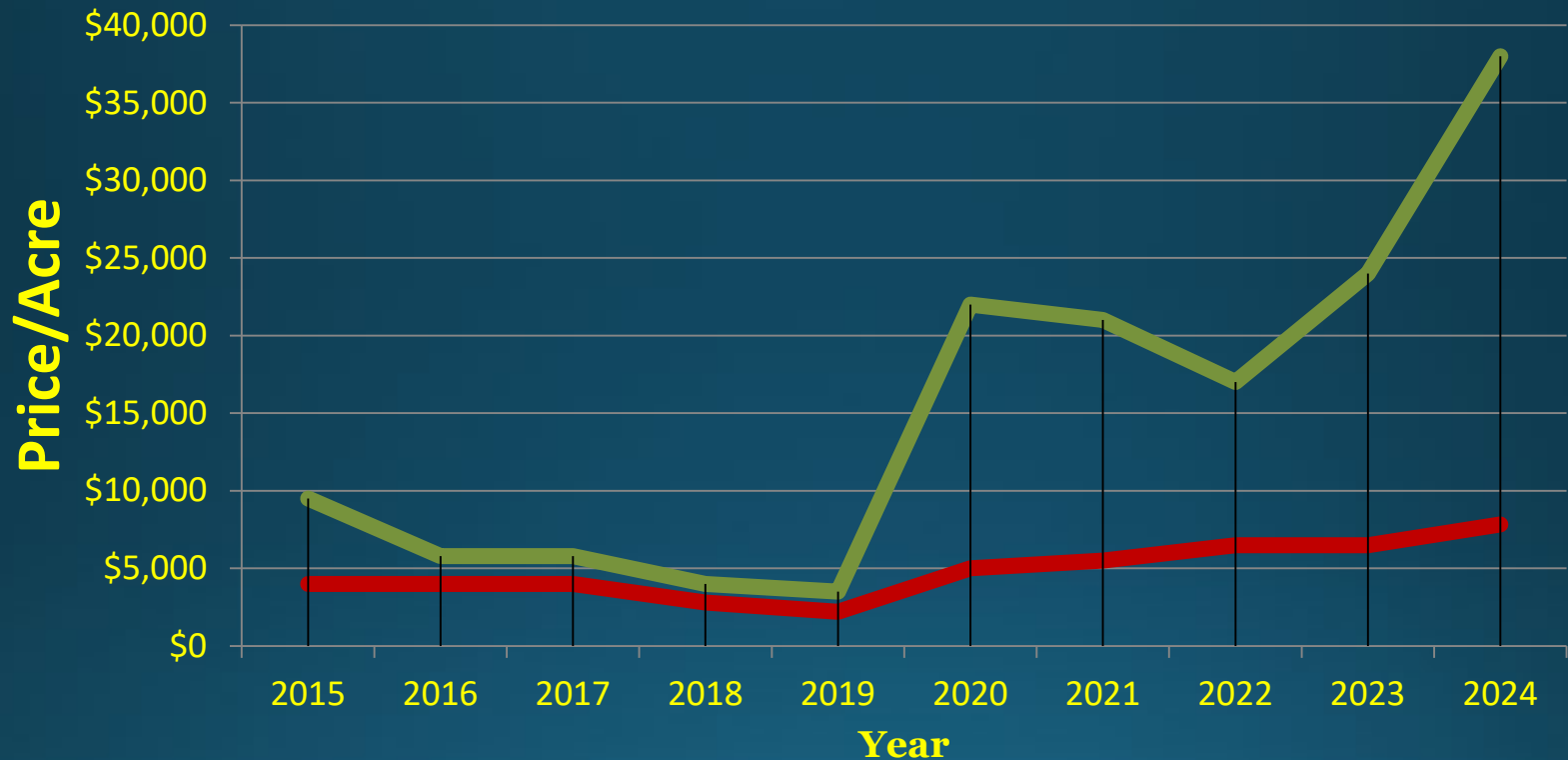
# Graham County

## Flood Prone Wet Acre Prices



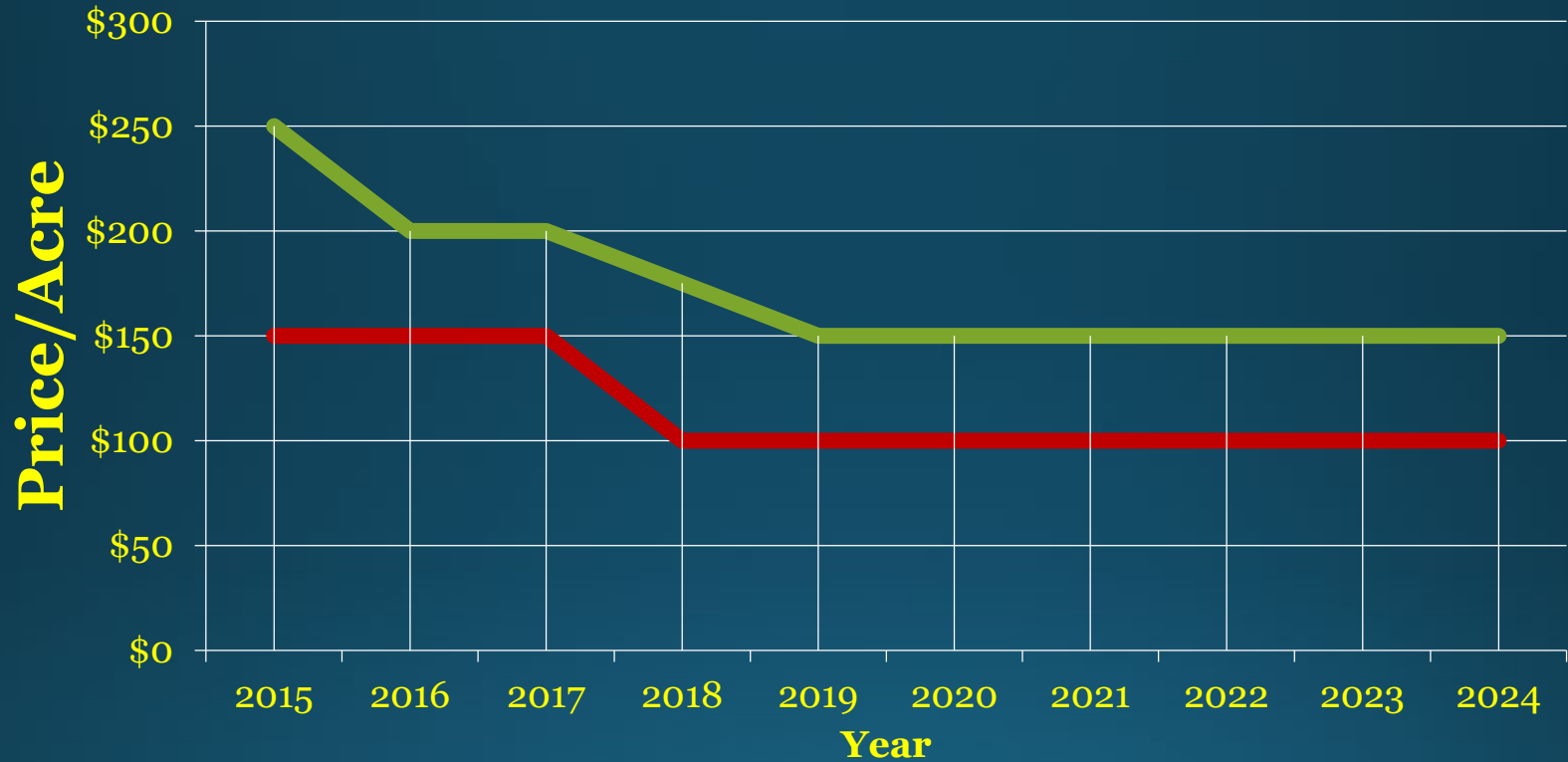
# Graham County

## Non-Flood Prone Wet Acre Prices



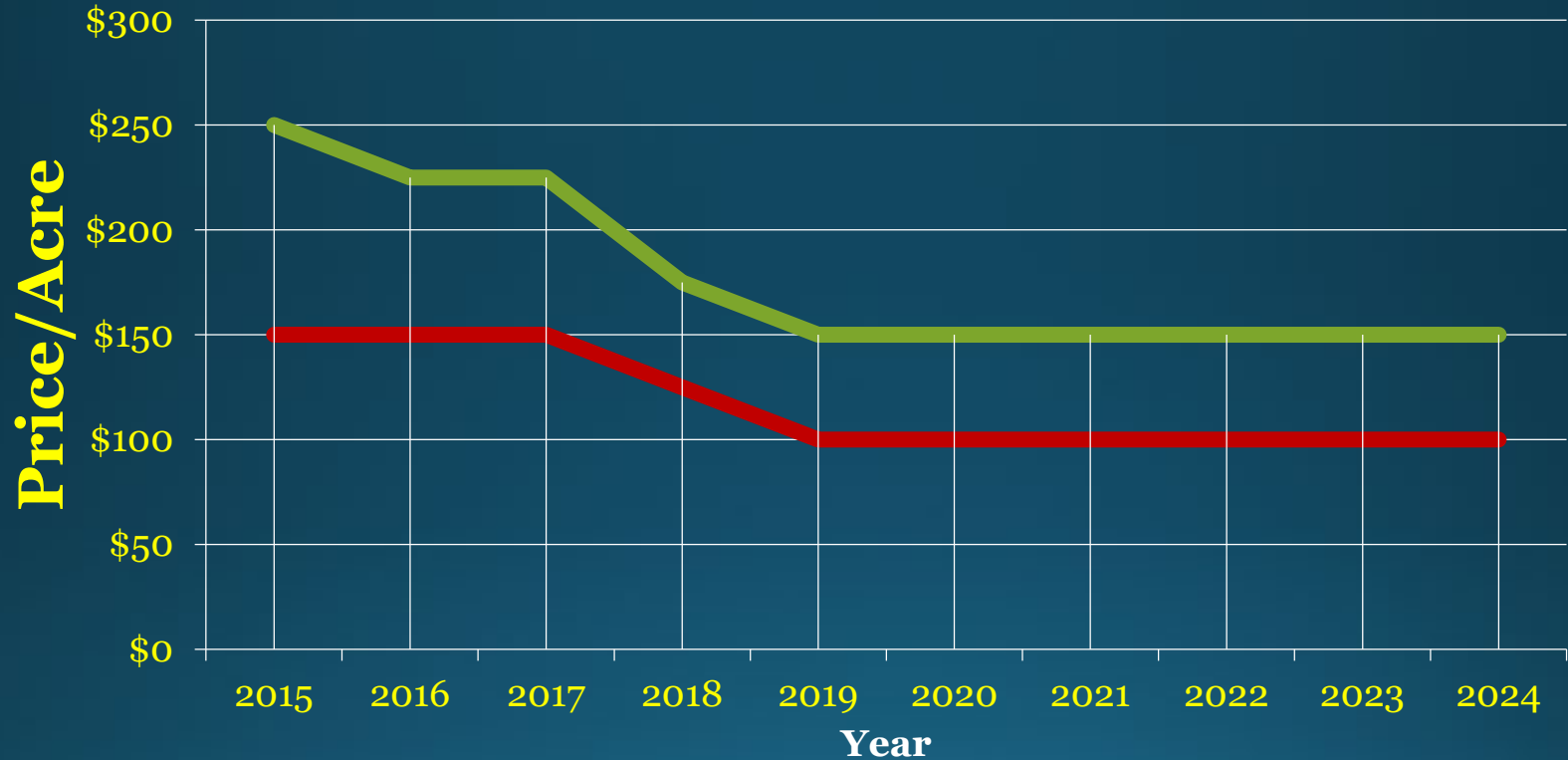
# Graham County

## Flood Prone Wet Acre Rents



# Graham County

## Non-Flood Prone Wet Acre Rents

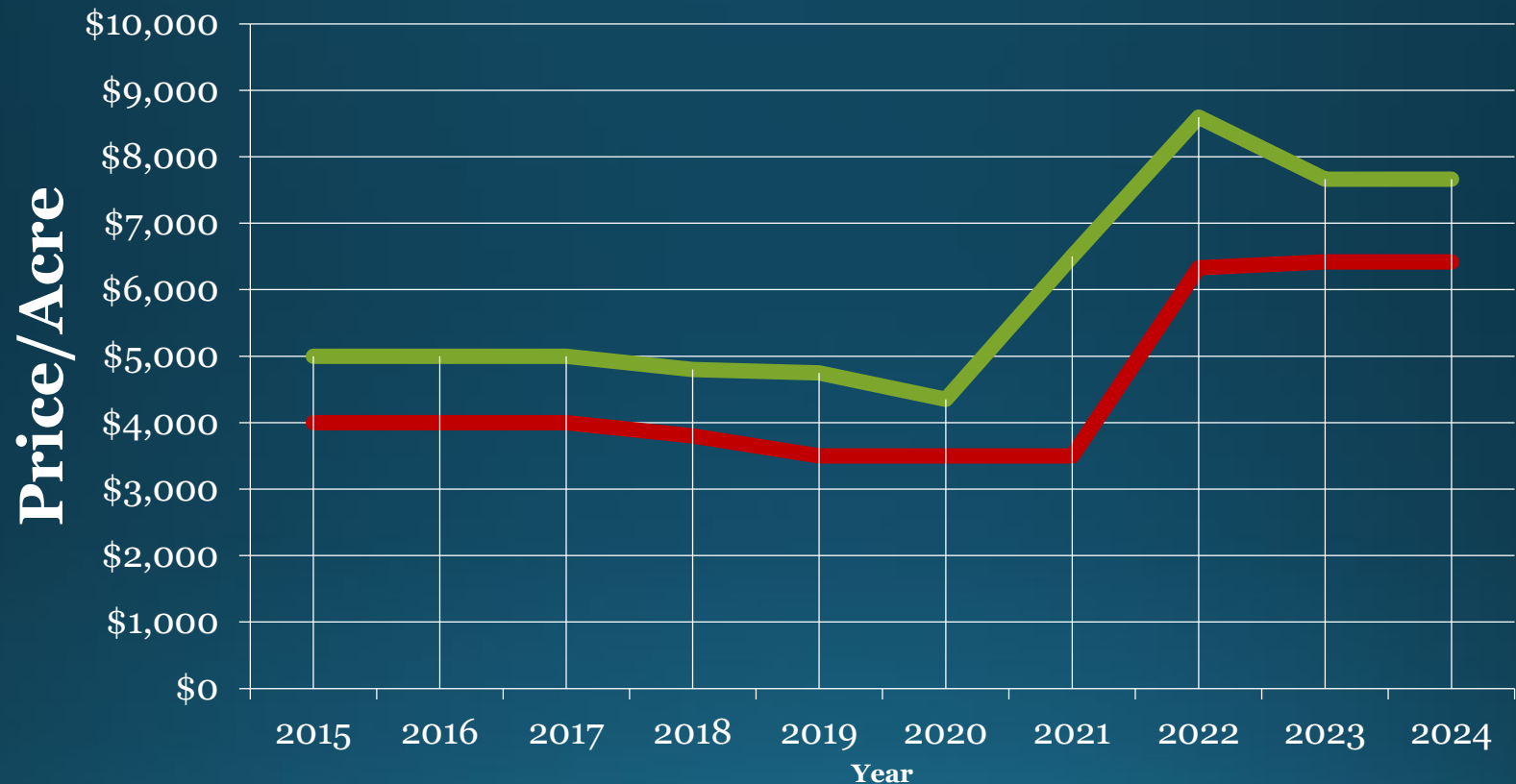


# Graham County

- Flood Prone Irrigated Cropland-There have been few sales of this type of cropland in the Gila Valley in Graham County in the past year. The few sales of irrigated flood prone cropland indicate some strength in the market due to pressure from non-flood prone acres being developed into residential and commercial purposes. Continued water issues remain a concern and as a result rental rates are staying stabile.
- Non-Flood Prone Irrigated Cropland, from Safford to Pima and located on the south side of U.S. Highway 70 have and are showing an increase in sales prices in 2024 for the upper end of the range. These sales continue to be small sales <5 Acres to 120 Acres with no larger sized sales. On the north side of U.S. Highway 70 and in the Solomon area sales of Non-Flood Prone Irrigated Cropland have increased from \$7,800/wet acre to \$8,500/wet acre with the market being slow to moderate. Rental Amounts are staying stabile.

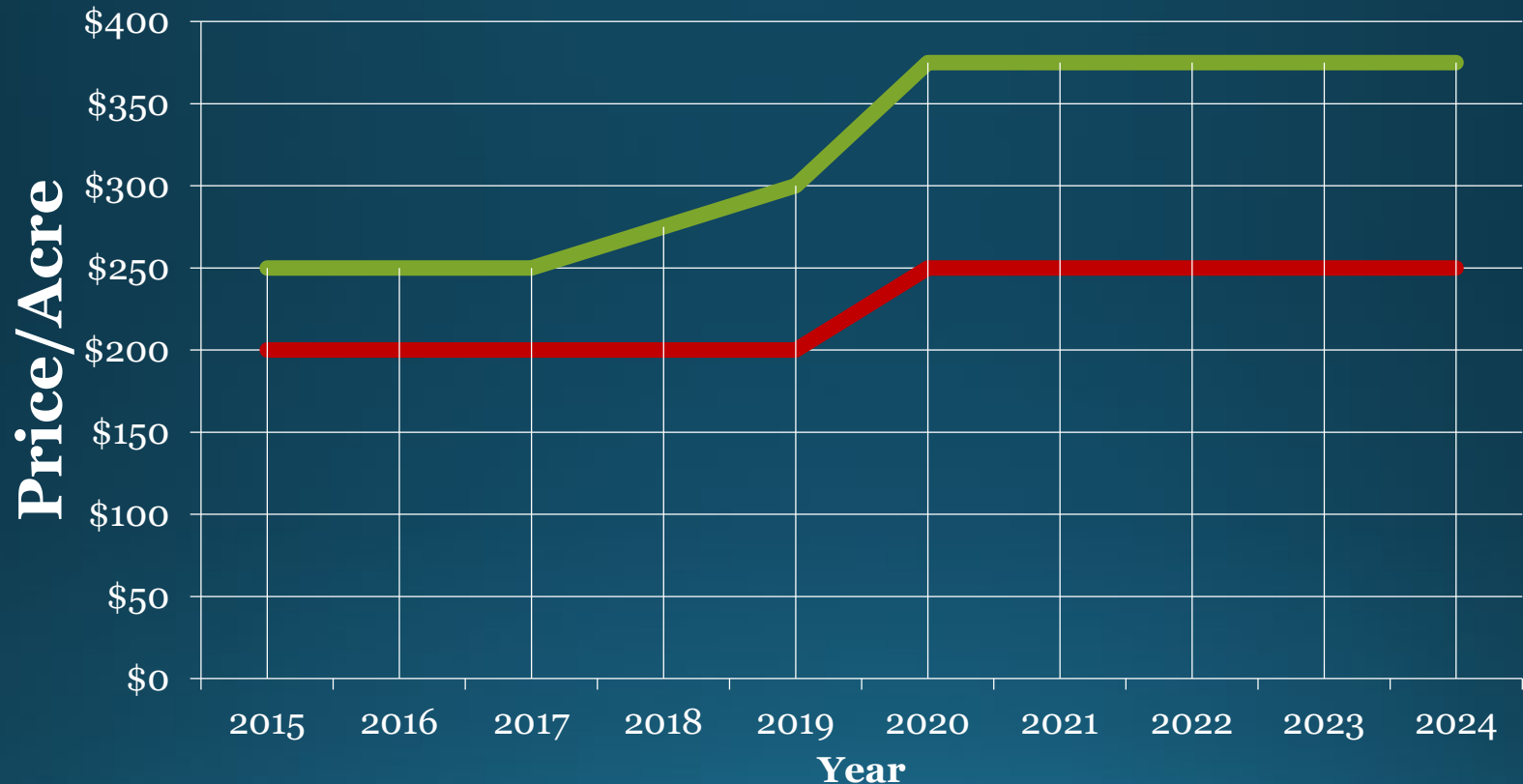
# Sulphur Springs Valley Cochise & Southern Graham Counties

## Center Pivot Wet Acre Prices



# Sulphur Springs Valley Cochise & Southern Graham Counties

## Center Pivot Wet Acre Rents





# Sulphur Springs Valley

## Cochise & Southern Graham Counties

- The Sulphur Springs Valley market paused in 2024 due water rights issues. The Douglas Active Management Area (AMA) was designated in Dec. 1, 2022 and the Willcox Active Management Area (AMA) was designated on Jan. 8, 2025. Grandfathered Rights Certificates in the Douglas AMA are scheduled to be issued between March 6<sup>th</sup> to June 30, 2025. The Willcox AMA the Application for Grandfathered Right deadline is April 8, 2026. This process has resulted in uncertainty in this market in 2024.
- Rental Rates have remained stable from 2022 to 2024, and competition remains strong.
- There were no mature vineyard sales in 2023 or 2024. The vineyards currently available indicate stability from 2022 to 2024.