

Claypool

Community · AZ · Arizona · Gila County

\$20K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$103K

MEDIAN VALUE (AVM)

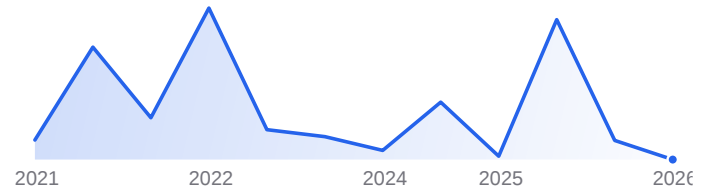
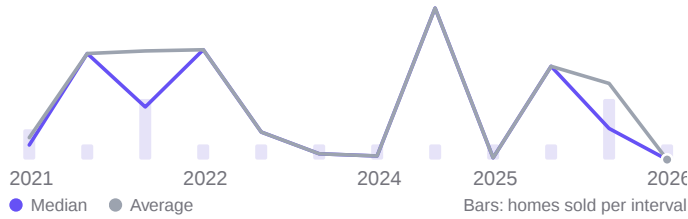
MARKET TRENDS (5 YEARS)

Sale prices

Median \$20K · Average \$20K

Price per square foot

\$27/ft²

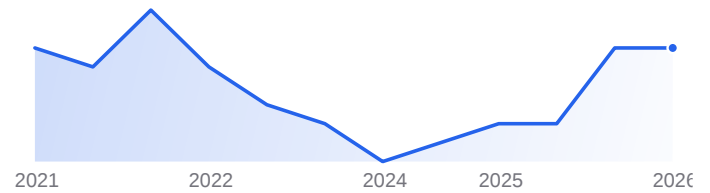
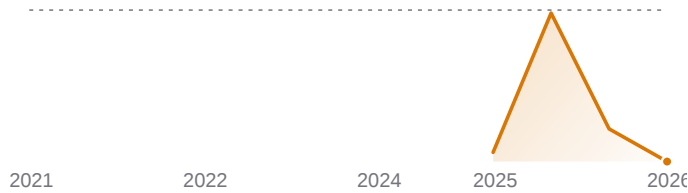


Sale premium vs estimated value

-69.4%

Annual turnover (share of homes sold)

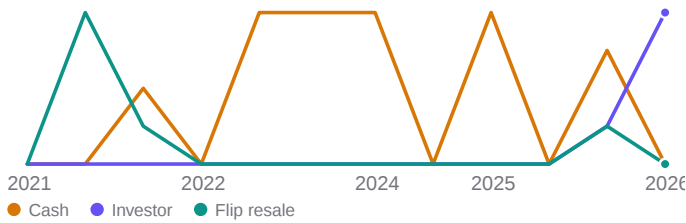
6.4%



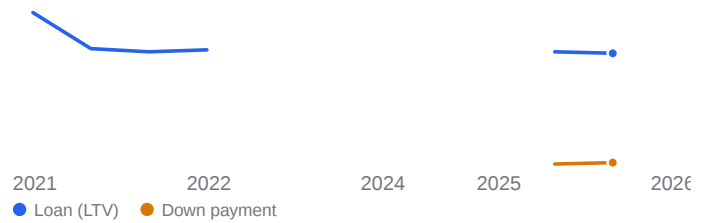
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 100% · Flip resale 0%

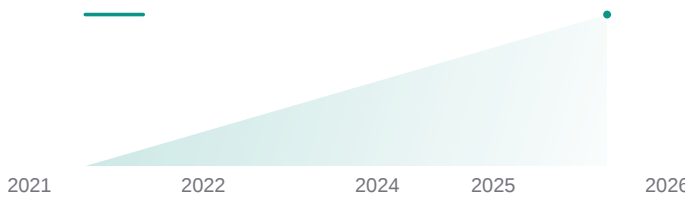


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



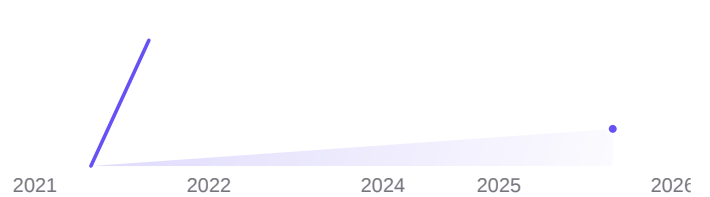
Sellers who sold at a gain

100%



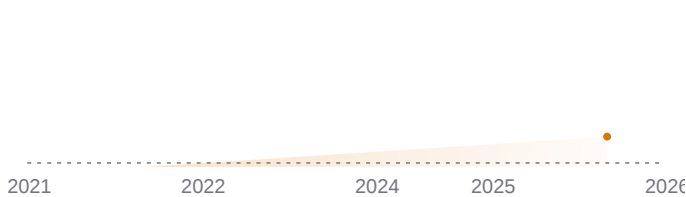
Typical hold before selling

3.9 yrs



Median annualized return at resale

+5.5%



HOUSING STOCK

Homes	110
Median value (AVM)	\$103K
Median size	1,080 ft²
Median year built	1950
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.8%
Owner occupied	31%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	1,390
Density	1,163 / mi²
Median household income	\$55K
Average household income	\$80K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	82
Homes occupied	83%
Bachelor's or higher	5%
Poverty rate	13.6%
Unemployment	0.8%
Average temp	61°F
Annual precip	20 in
Sunshine	86%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.