

Coconino County, AZ

County · AZ · Arizona

BALANCED MARKET

\$586K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

1,975

SALES (12 MO)

\$641K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



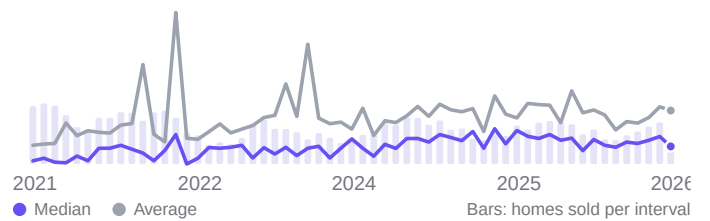
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$559K · Average \$743K

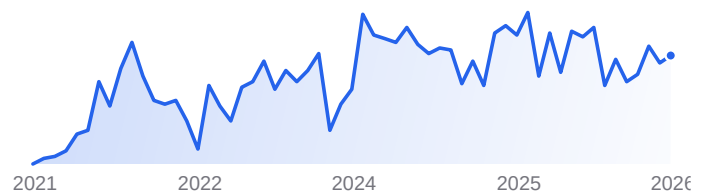
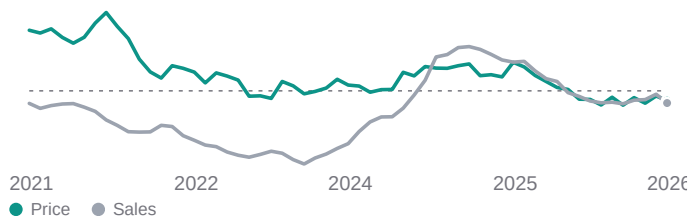


Growth (year over year)

Price -5.0% · Sales -6.2%

Price per square foot

\$359/ft²

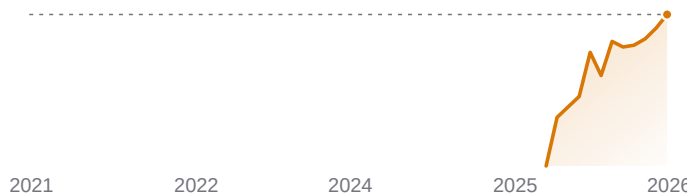


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

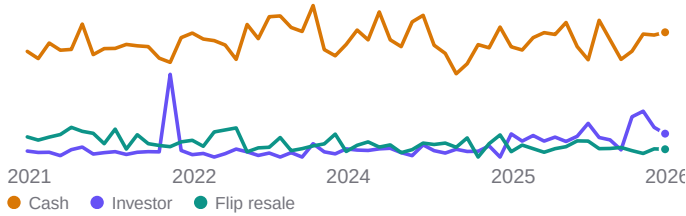
3.8%



BUYERS & OUTCOMES

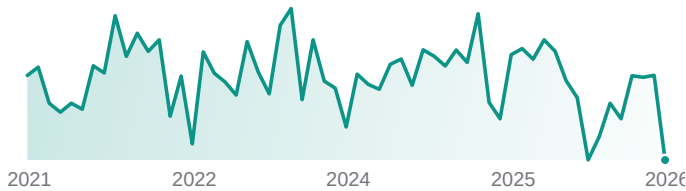
Buyer mix

Cash 36% · Investor 6.8% · Flip resale 2.3%



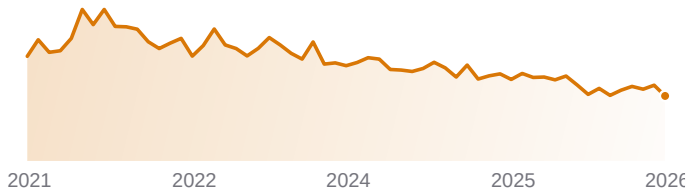
Sellers who sold at a gain

87%

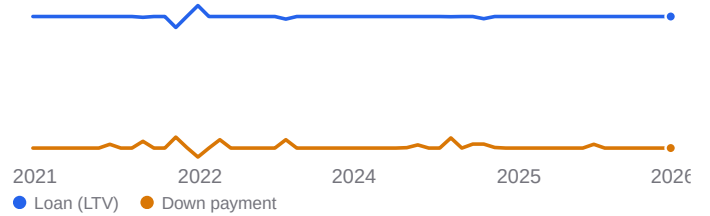


Median annualized return at resale

+5.8%

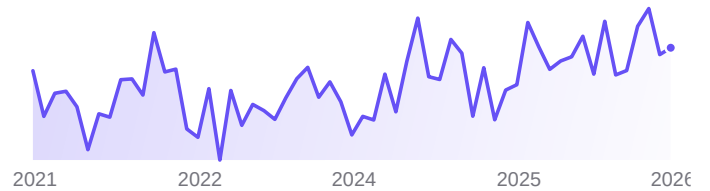


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	51,594
Median value (AVM)	\$641K
Median size	1,570 ft²
Median year built	1991
Single family	60%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.9%
Owner occupied	50%
Company owned	33%
Median loan-to-value	35%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	146,003
Density	8 / mi²
Median household income	\$66K
Average household income	\$90K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	86
Homes occupied	74%
Bachelor's or higher	24%
Poverty rate	15.3%
Unemployment	1.1%
Average temp	49°F
Annual precip	18 in
Sunshine	79%

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.