

Gila County, AZ

County · AZ · Arizona

SELLER'S MARKET

\$373K

MEDIAN SALE PRICE

+3.4%

1-YR CHANGE

1,059

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



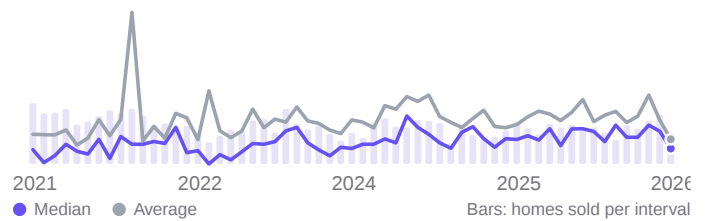
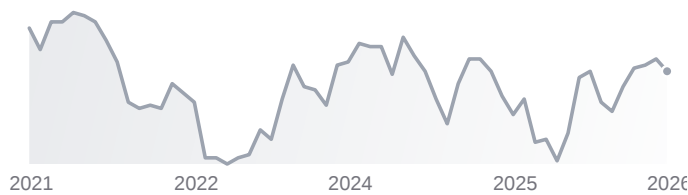
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$325K · Average \$358K

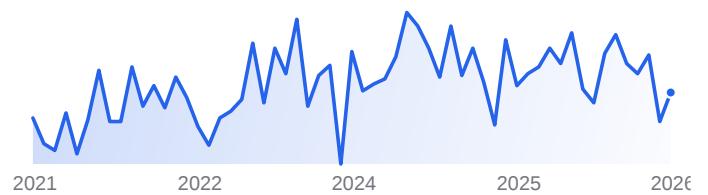
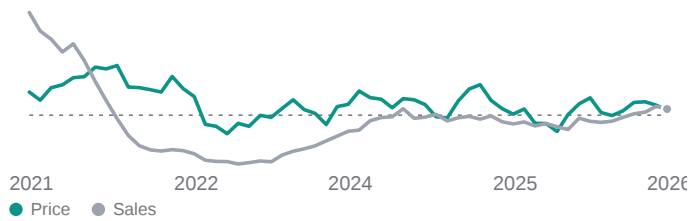


Growth (year over year)

Price +3.4% · Sales +4.0%

Price per square foot

\$242/ft²

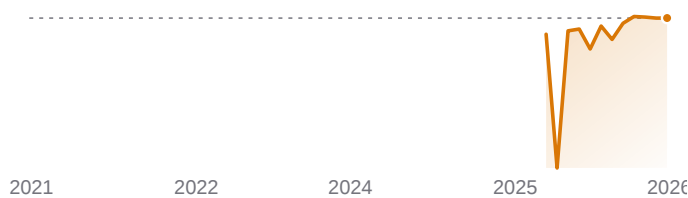


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

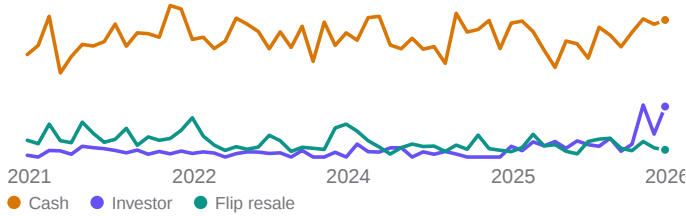
3.8%



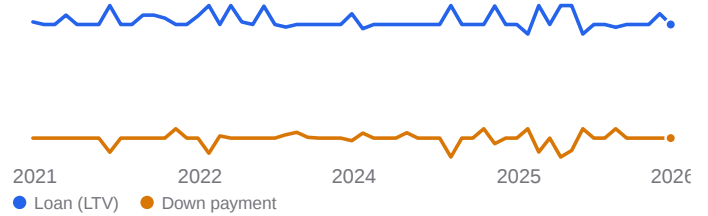
BUYERS & OUTCOMES

Buyer mix

Cash 49% · Investor 18% · Flip resale 2.6%



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



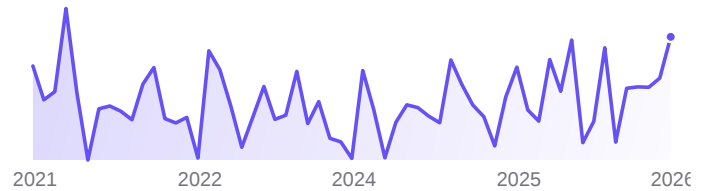
Sellers who sold at a gain

96%



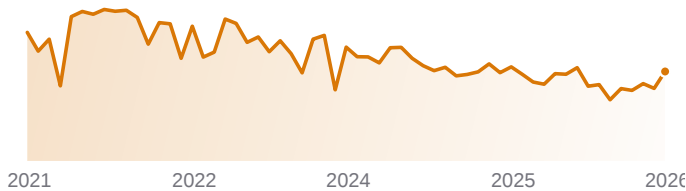
Typical hold before selling

10.2 yrs



Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	28,048
Median value (AVM)	\$370K
Median size	1,440 ft²
Median year built	1985
Single family	48%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.9%
Owner occupied	47%
Company owned	28%
Median loan-to-value	33%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	54,417
Density	11 / mi²
Median household income	\$54K
Average household income	\$72K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	72
Homes occupied	72%
Bachelor's or higher	12%
Poverty rate	16.0%
Unemployment	0.8%
Average temp	59°F
Annual precip	21 in
Sunshine	86%

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.