

Graham County, AZ

County · AZ · Arizona

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

-4.9%

1-YR CHANGE

476

SALES (12 MO)

\$312K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



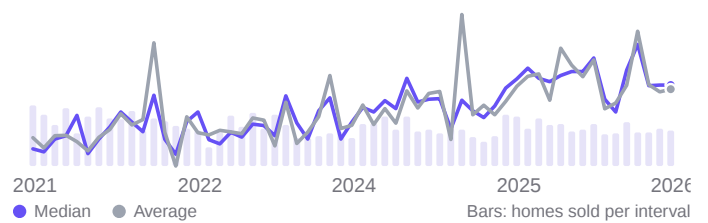
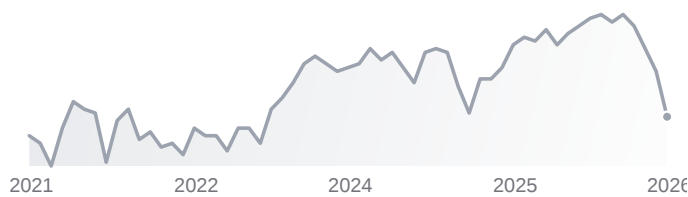
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$290K · Average \$284K

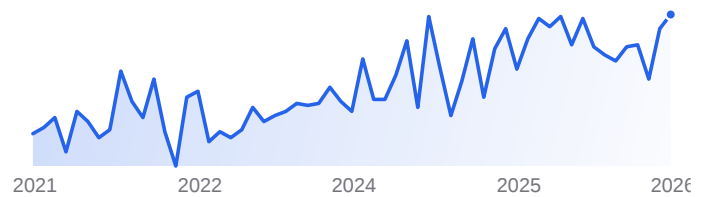
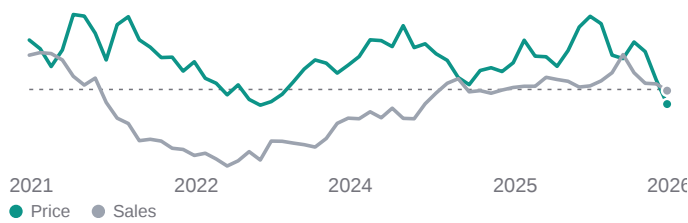


Growth (year over year)

Price -4.9% · Sales -0.4%

Price per square foot

\$196/ft²

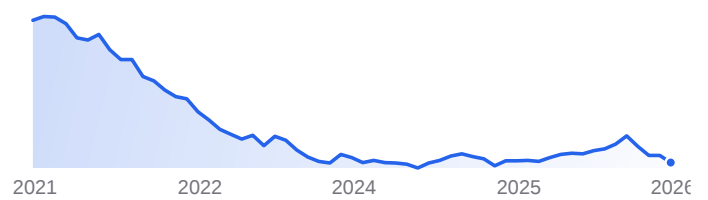


Sale premium vs estimated value

+1.3%

Annual turnover (share of homes sold)

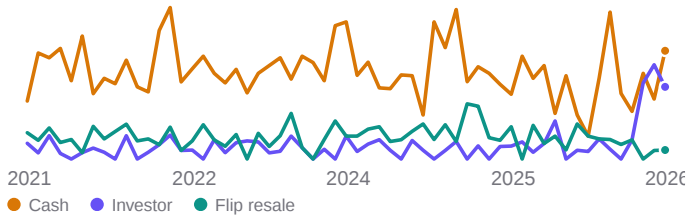
4.3%



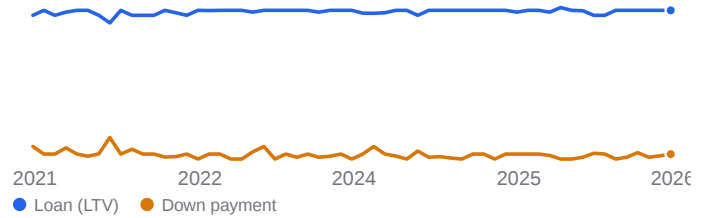
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 21% · Flip resale 2.6%

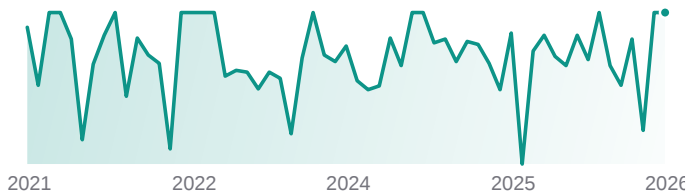


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



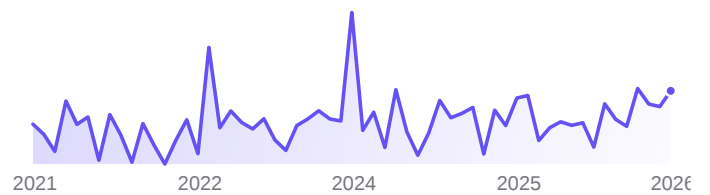
Sellers who sold at a gain

100%



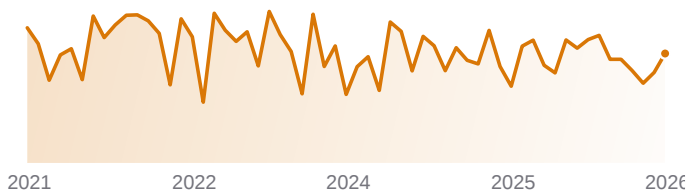
Typical hold before selling

5.8 yrs



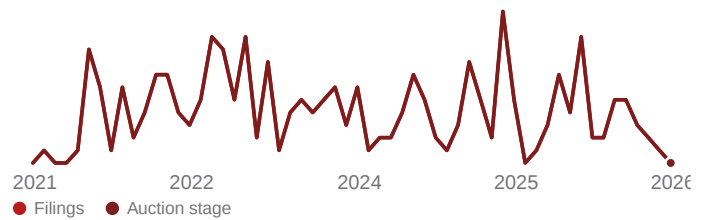
Median annualized return at resale

+8.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,042
Median value (AVM)	\$312K
Median size	1,603 ft²
Median year built	1992
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	69%
Company owned	15%
Median loan-to-value	48%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	40,704
Density	9 / mi²
Median household income	\$63K
Average household income	\$77K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	67
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	13.1%
Unemployment	0.9%
Average temp	63°F
Annual precip	12 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.