

# Greenlee County, AZ

County · AZ · Arizona

SELLER'S MARKET

**\$1.8M**

MEDIAN SALE PRICE

**+1265.3%**

1-YR CHANGE

**44**

SALES (12 MO)

**\$175K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



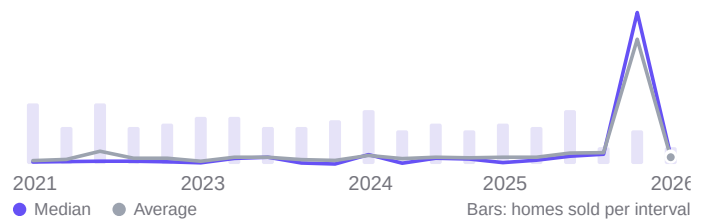
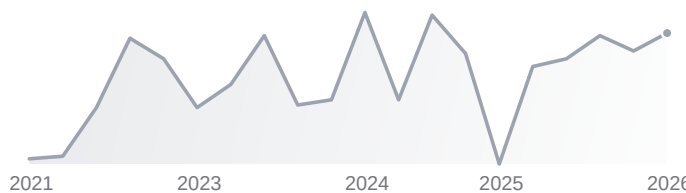
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$206K · Average \$184K

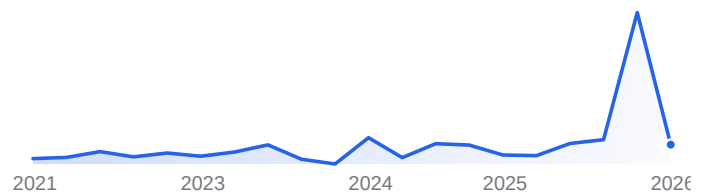
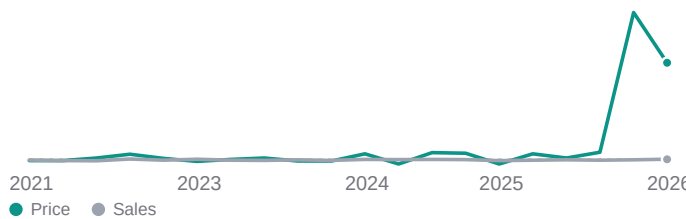


Growth (year over year)

Price +1265.3% · Sales +2.3%

Price per square foot

\$113/ft<sup>2</sup>

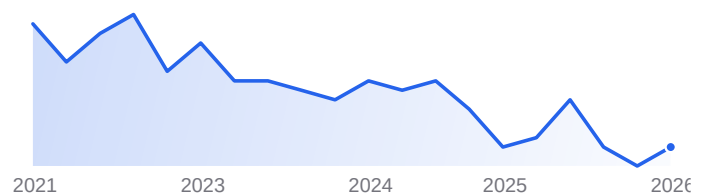


Sale premium vs estimated value

-45.6%

Annual turnover (share of homes sold)

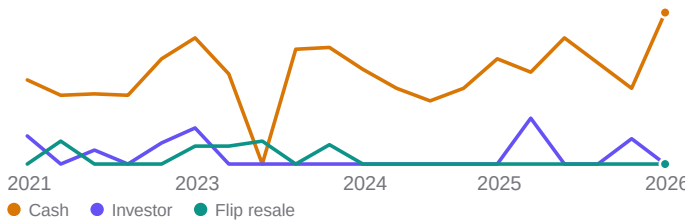
1.8%



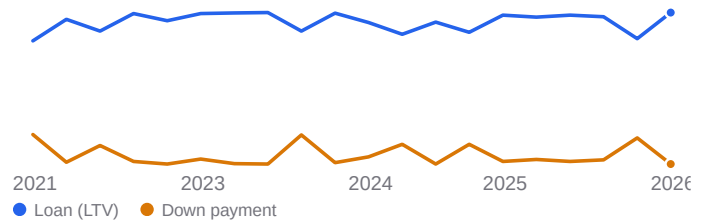
## BUYERS & OUTCOMES

### Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

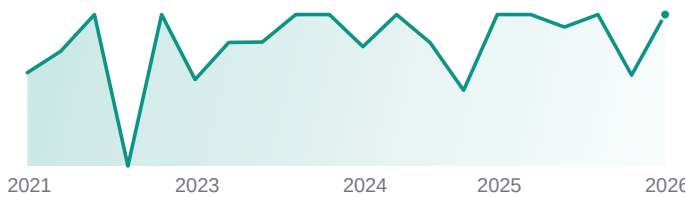


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



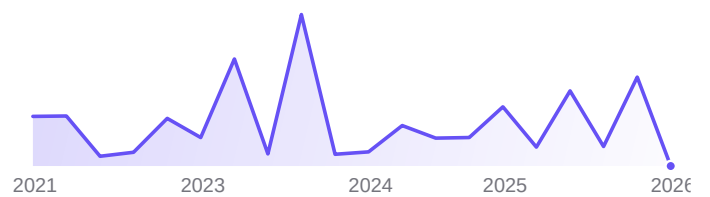
### Sellers who sold at a gain

100%



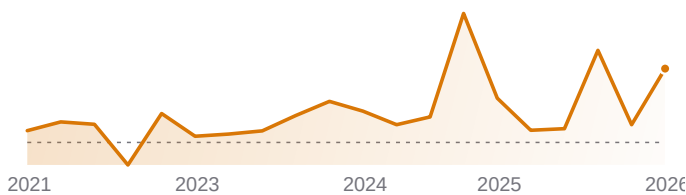
### Typical hold before selling

2.0 yrs



### Median annualized return at resale

+28.5%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,456     |
| Median value (AVM) | \$175K    |
| Median size        | 1,440 ft² |
| Median year built  | 1979      |
| Single family      | 52%       |

## EQUITY & OWNERSHIP

|                               |           |
|-------------------------------|-----------|
| Equity rich (LTV 50% or less) | 73%       |
| Underwater (LTV 125% or more) | 1.5%      |
| Owner occupied                | 28%       |
| Company owned                 | 22%       |
| Median loan-to-value          | 20%       |
| Typical ownership tenure      | 126.6 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 9,431   |
| Density                          | 5 / mi² |
| Median household income          | \$72K   |
| Average household income         | \$86K   |
| Crime index (US avg 100)         | 120     |
| Air pollution index (US avg 100) | 98      |
| Earthquake index (US avg 100)    | 74      |
| Homes occupied                   | 84%     |
| Bachelor's or higher             | 15%     |
| Poverty rate                     | 13.1%   |
| Unemployment                     | 0.9%    |
| Average temp                     | 61°F    |
| Annual precip                    | 14 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.