

Maricopa County, AZ

County · AZ · Arizona

BALANCED MARKET

\$462K

MEDIAN SALE PRICE

-3.7%

1-YR CHANGE

71,764

SALES (12 MO)

\$466K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



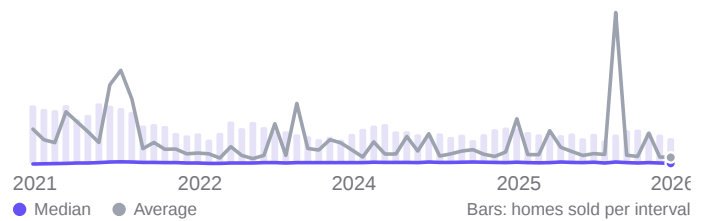
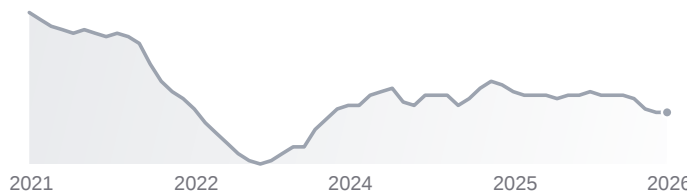
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$450K · Average \$666K

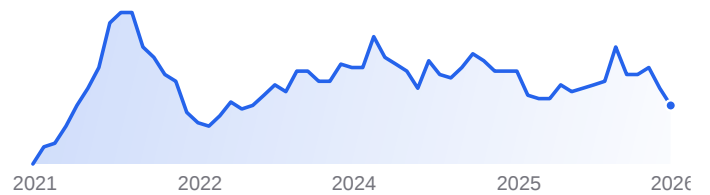
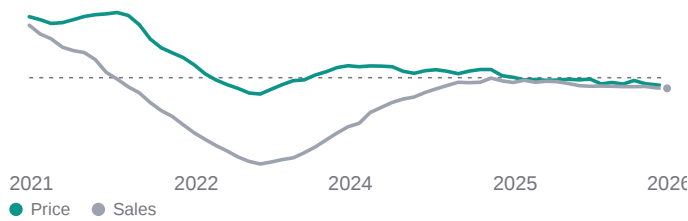


Growth (year over year)

Price -3.7% · Sales -4.6%

Price per square foot

\$259/ft²

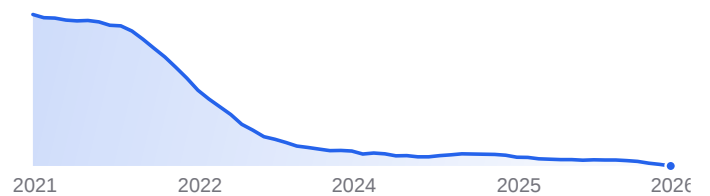
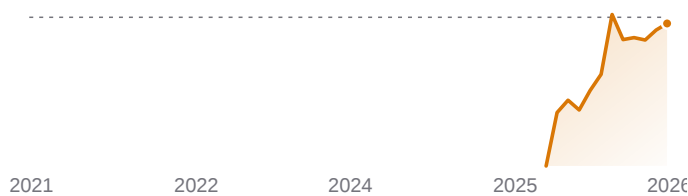


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

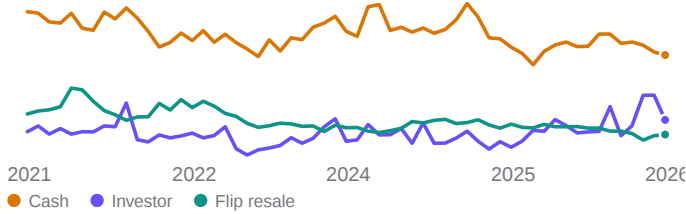
4.9%



BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 12% · Flip resale 8.3%



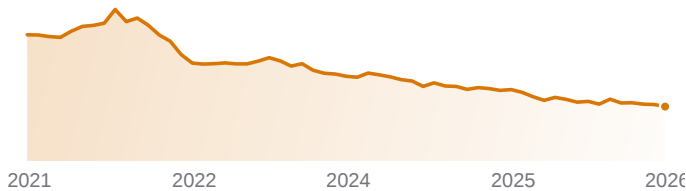
Sellers who sold at a gain

86%

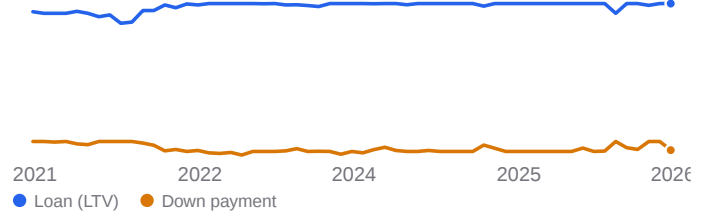


Median annualized return at resale

+4.9%

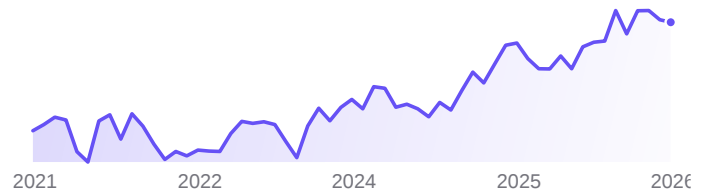


Financing (share of purchase price) Loan (LTV) 90% · Down payment 16%



Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 455 · Auction stage 455



HOUSING STOCK

Homes	1,469,837
Median value (AVM)	\$466K
Median size	1,797 ft²
Median bedrooms	3
Median year built	1995
Single family	81%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	28%
Median loan-to-value	42%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	4,689,627
Density	510 / mi²
Median household income	\$78K
Average household income	\$109K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	47
Homes occupied	92%
Bachelor's or higher	23%
Poverty rate	9.3%
Unemployment	1.0%
Average temp	70°F
Annual precip	9 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.