

Pinal County, AZ

County · AZ · Arizona

BUYER'S MARKET

\$353K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

11,028

SALES (12 MO)

\$362K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



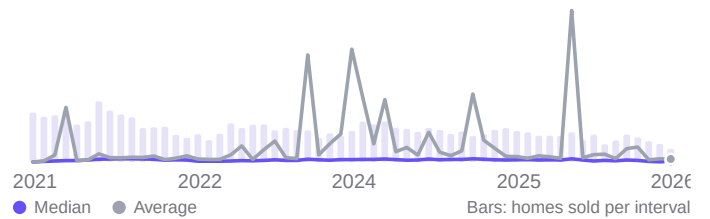
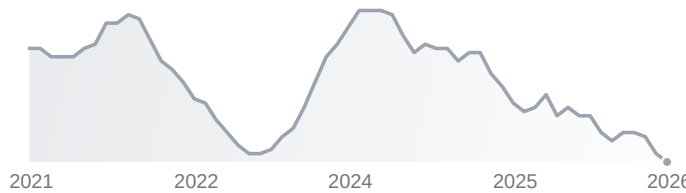
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$355K · Average \$400K

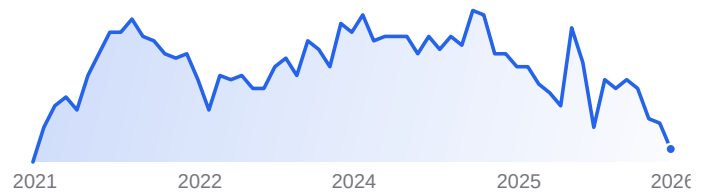
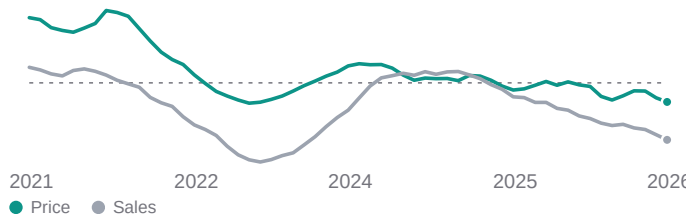


Growth (year over year)

Price -8.0% · Sales -24.0%

Price per square foot

\$189/ft²

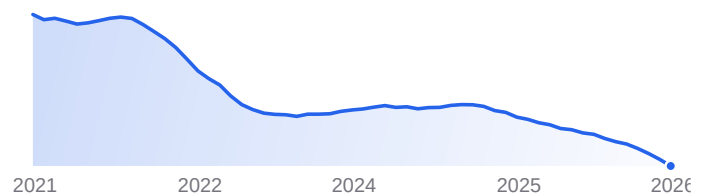
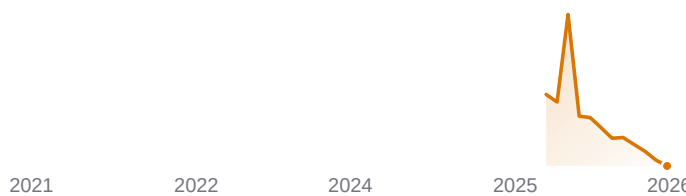


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

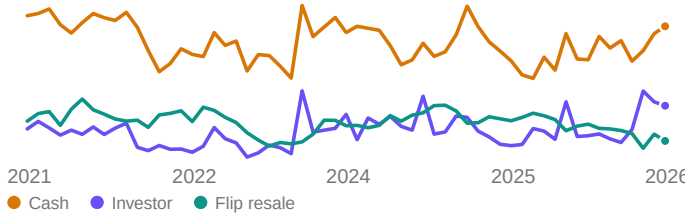
6.0%



BUYERS & OUTCOMES

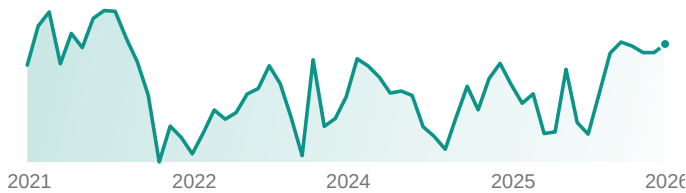
Buyer mix

Cash 36% · Investor 16% · Flip resale 6.8%



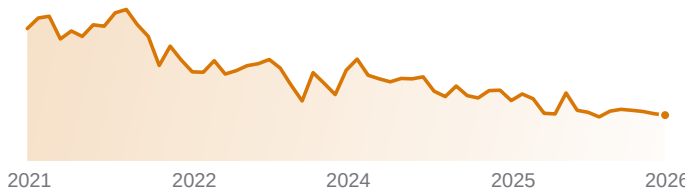
Sellers who sold at a gain

78%

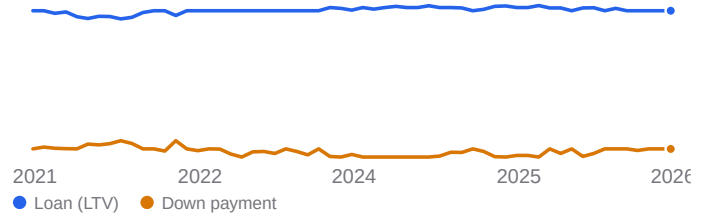


Median annualized return at resale

+4.0%

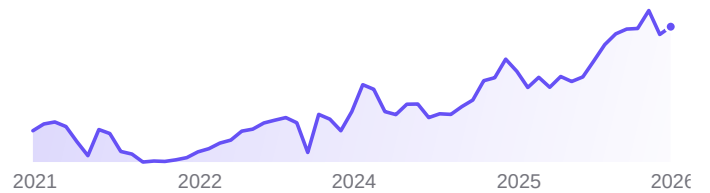


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 94 · Auction stage 94



HOUSING STOCK

Homes	182,743
Median value (AVM)	\$362K
Median size	1,818 ft²
Median year built	2005
Single family	79%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.9%
Owner occupied	71%
Company owned	20%
Median loan-to-value	54%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	521,822
Density	97 / mi²
Median household income	\$72K
Average household income	\$94K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	54
Homes occupied	88%
Bachelor's or higher	15%
Poverty rate	10.2%
Unemployment	1.1%
Average temp	70°F
Annual precip	11 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.