

Yavapai County, AZ

County · AZ · Arizona

SELLER'S MARKET

\$460K

MEDIAN SALE PRICE

+2.8%

1-YR CHANGE

6,070

SALES (12 MO)

\$521K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

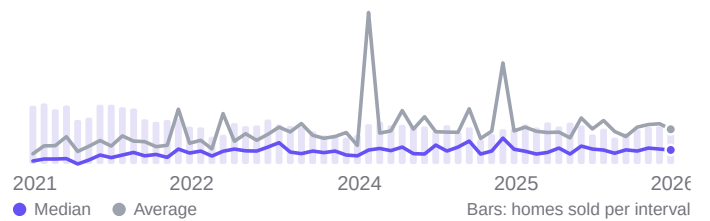
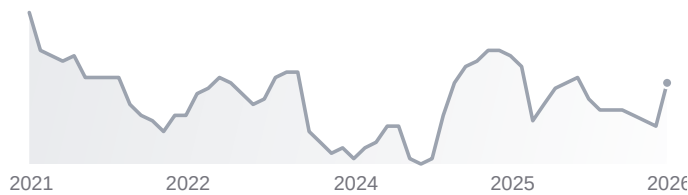
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$456K · Average \$560K

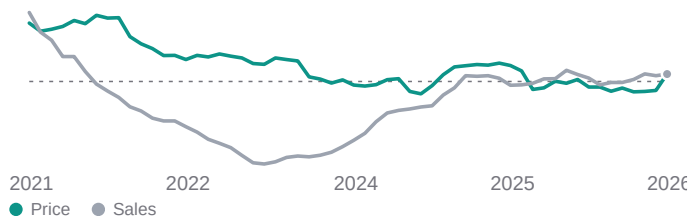


Growth (year over year)

Price +2.8% · Sales +2.7%

Price per square foot

\$280/ft²

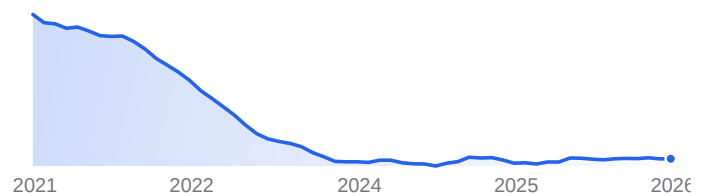
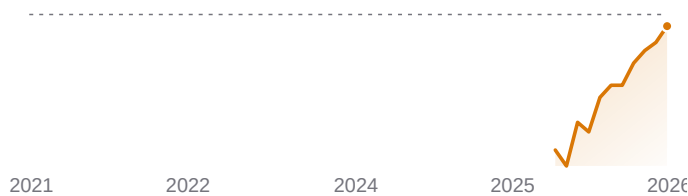


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

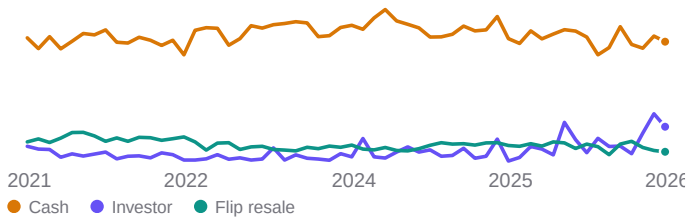
5.4%



BUYERS & OUTCOMES

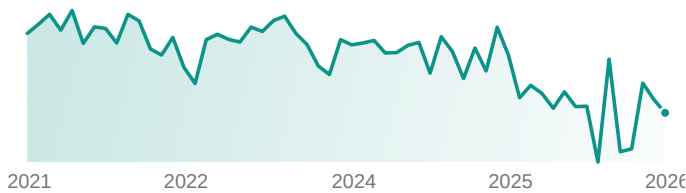
Buyer mix

Cash 40% · Investor 12% · Flip resale 3.9%



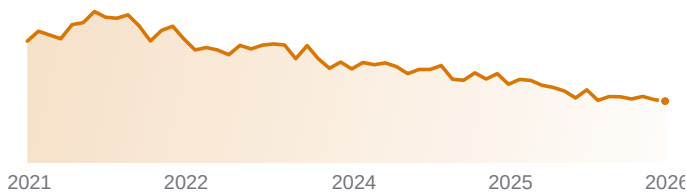
Sellers who sold at a gain

87%

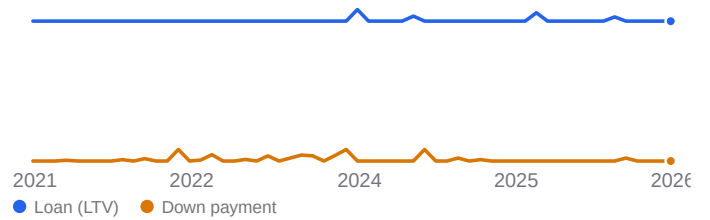


Median annualized return at resale

+5.2%

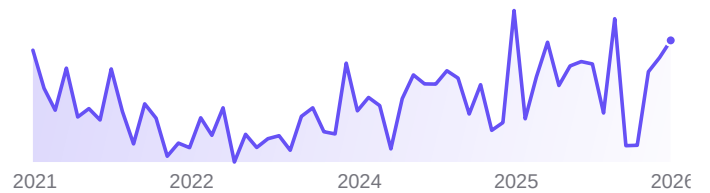


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	112,181
Median value (AVM)	\$521K
Median size	1,676 ft²
Median year built	1997
Single family	74%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.8%
Owner occupied	65%
Company owned	31%
Median loan-to-value	33%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	254,702
Density	31 / mi²
Median household income	\$64K
Average household income	\$86K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	87
Homes occupied	88%
Bachelor's or higher	18%
Poverty rate	11.4%
Unemployment	0.8%
Average temp	56°F
Annual precip	17 in
Sunshine	86%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.