

Yuma County, AZ

County · AZ · Arizona

BUYER'S MARKET

\$266K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

3,133

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



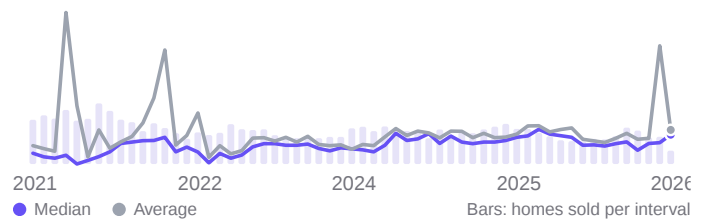
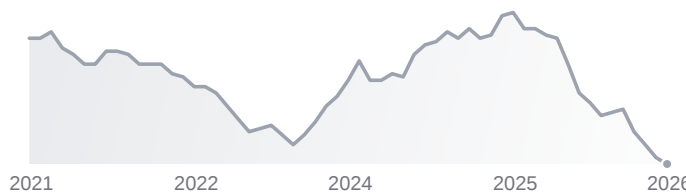
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$283K · Average \$298K

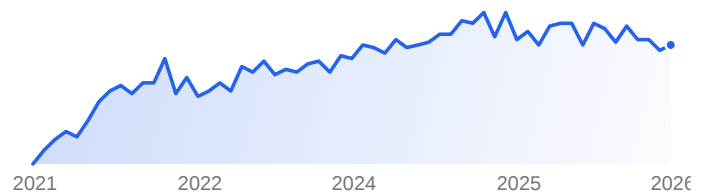
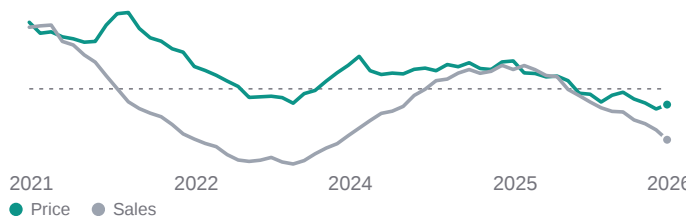


Growth (year over year)

Price -6.7% · Sales -21.5%

Price per square foot

\$200/ft²

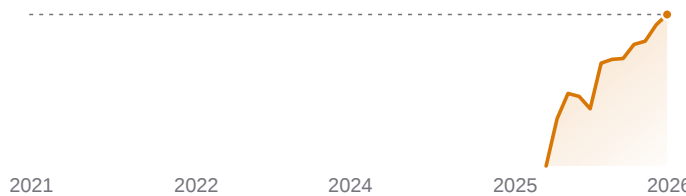


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

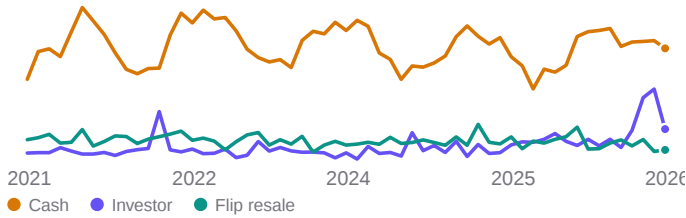
3.7%



BUYERS & OUTCOMES

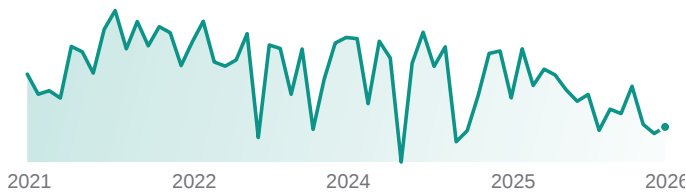
Buyer mix

Cash 34% · Investor 10% · Flip resale 4.5%



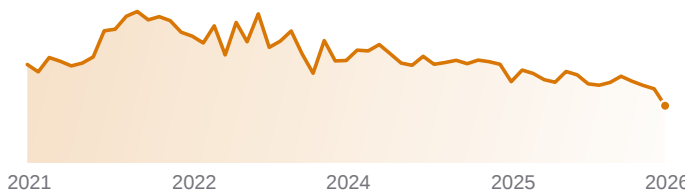
Sellers who sold at a gain

90%

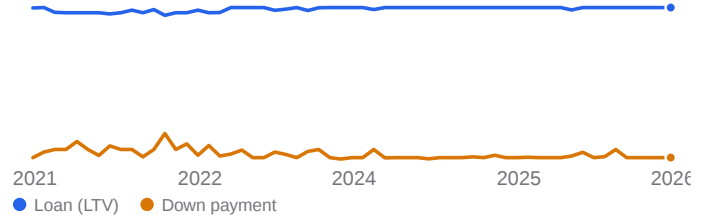


Median annualized return at resale

+4.2%

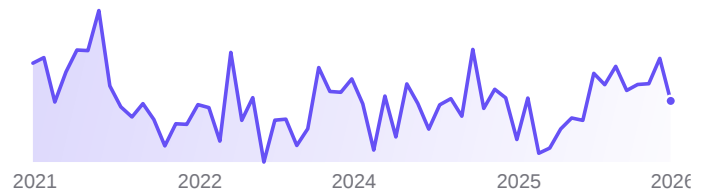


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 13 · Auction stage 13



HOUSING STOCK

Homes	85,217
Median value (AVM)	\$280K
Median size	1,251 ft²
Median bedrooms	3
Median year built	1997
Single family	58%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	66%
Company owned	14%
Median loan-to-value	47%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	221,121
Density	40 / mi²
Median household income	\$56K
Average household income	\$77K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	141
Homes occupied	77%
Bachelor's or higher	12%
Poverty rate	13.1%
Unemployment	2.6%
Average temp	73°F
Annual precip	4 in
Sunshine	90%

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.