

Cottonwood

City · AZ · Arizona · Yavapai County

SELLER'S MARKET

\$383K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

434

SALES (12 MO)

\$388K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



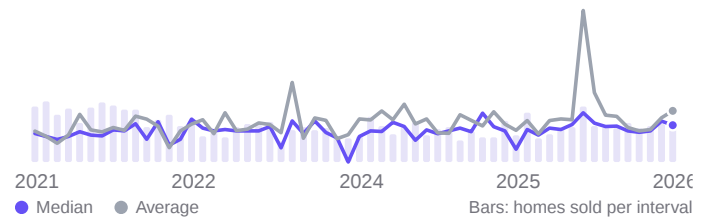
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$385K · Average \$436K

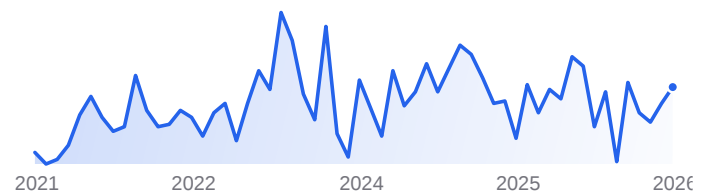
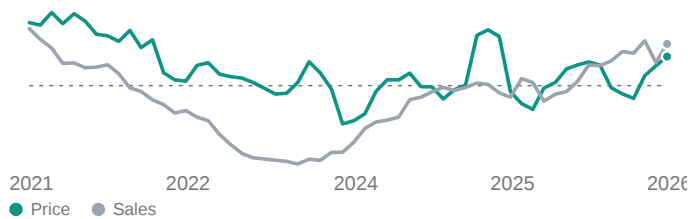


Growth (year over year)

Price +12.7% · Sales +18.3%

Price per square foot

\$257/ft²

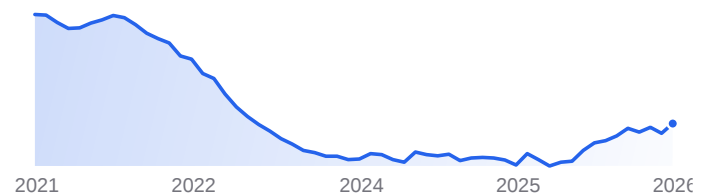
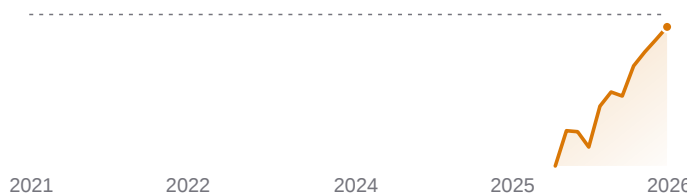


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

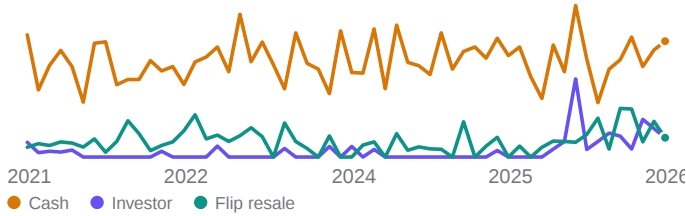
4.9%



BUYERS & OUTCOMES

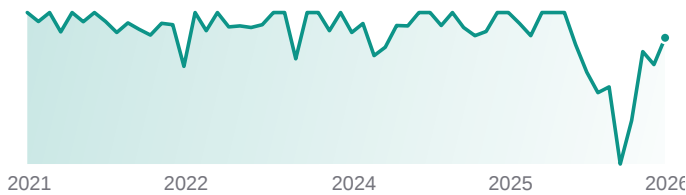
Buyer mix

Cash 44% · Investor 7.3% · Flip resale 7.3%



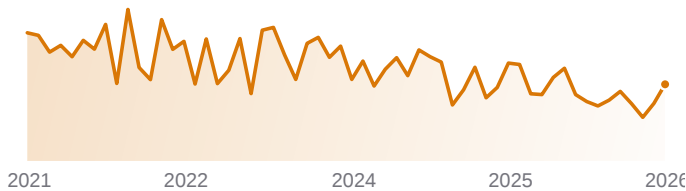
Sellers who sold at a gain

94%

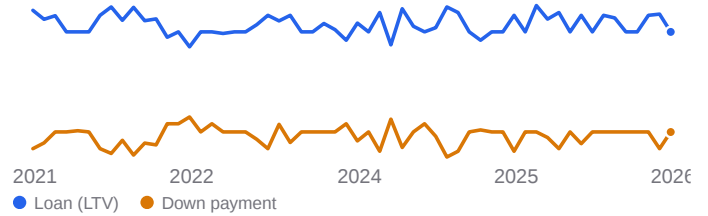


Median annualized return at resale

+6.1%

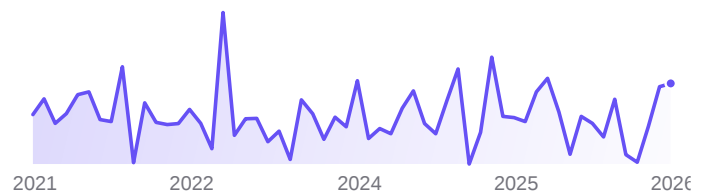


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,797
Median value (AVM)	\$388K
Median size	1,456 ft²
Median year built	1991
Single family	74%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.4%
Owner occupied	68%
Company owned	23%
Median loan-to-value	39%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	13,033
Density	785 / mi²
Median household income	\$47K
Average household income	\$64K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	78
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	17.1%
Unemployment	0.8%
Average temp	61°F
Annual precip	15 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.