

Phoenix 85012

ZIP code · AZ · Arizona > Maricopa County > Phoenix

BUYER'S MARKET

\$545K

MEDIAN SALE PRICE

-19.7%

1-YR CHANGE

121

SALES (12 MO)

\$693K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



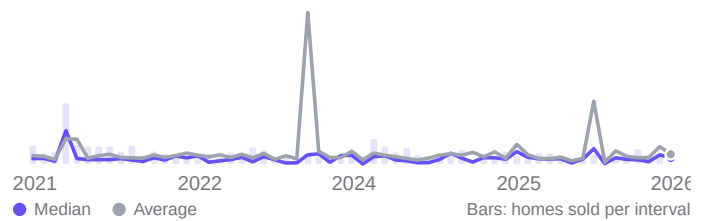
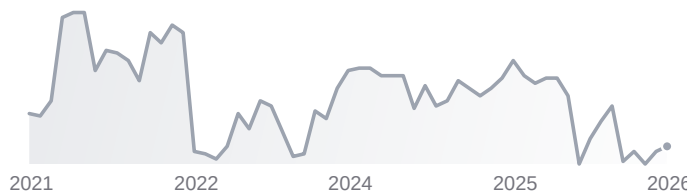
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$546K · Average \$778K

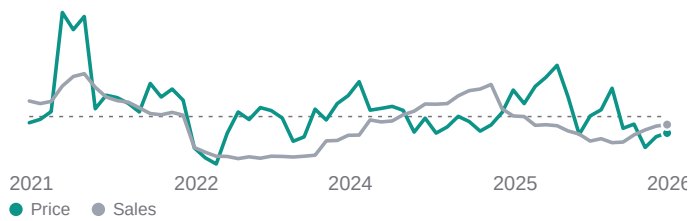


Growth (year over year)

Price -19.7% · Sales -9.7%

Price per square foot

\$379/ft²

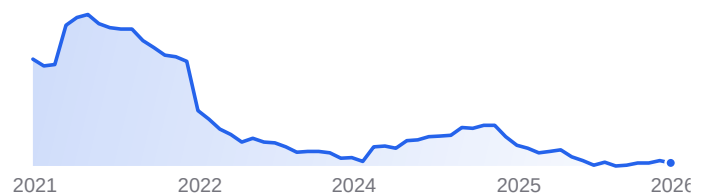


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

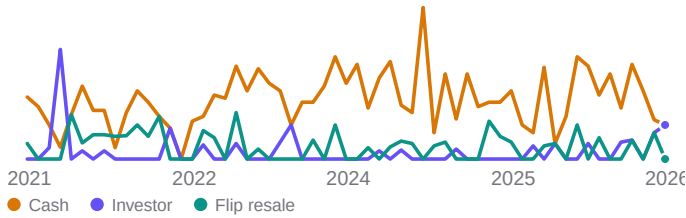
4.9%



BUYERS & OUTCOMES

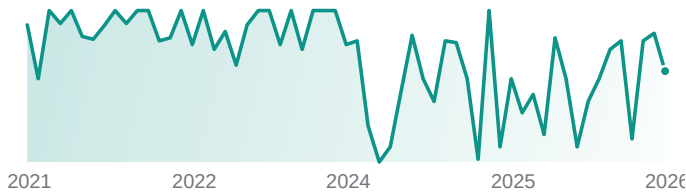
Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



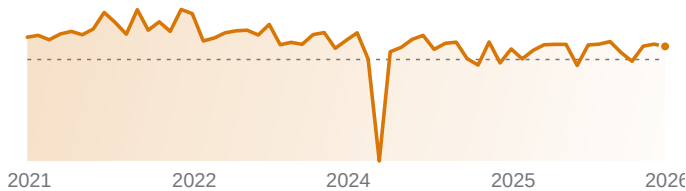
Sellers who sold at a gain

78%

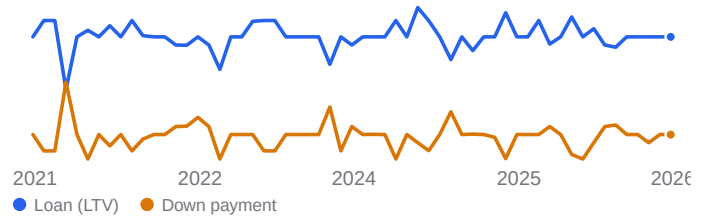


Median annualized return at resale

+4.4%

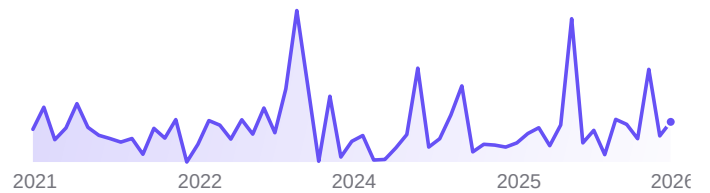


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



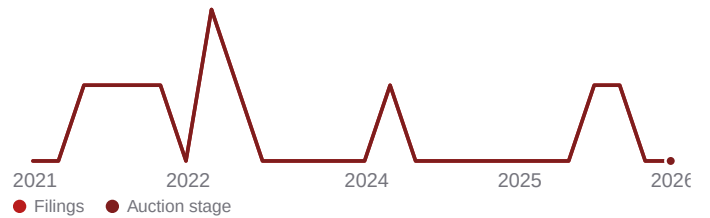
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,494
Median value (AVM)	\$693K
Median size	1,825 ft²
Median bedrooms	3
Median year built	1963
Single family	56%
Condos	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.1%
Owner occupied	70%
Company owned	35%
Median loan-to-value	35%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	10,208
Density	4,703 / mi²
Median household income	\$87K
Average household income	\$107K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	41
Homes occupied	91%
Bachelor's or higher	35%
Poverty rate	9.9%
Unemployment	1.3%
Average temp	71°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.