

Phoenix 85013

ZIP code · AZ · Arizona > Maricopa County > Phoenix

BUYER'S MARKET

\$495K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

291

SALES (12 MO)

\$482K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



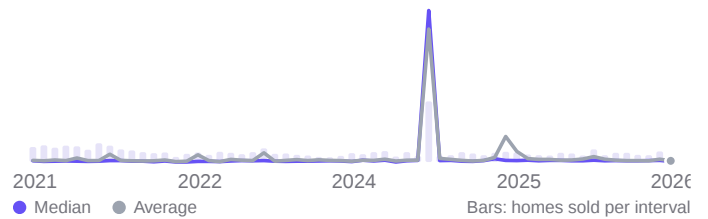
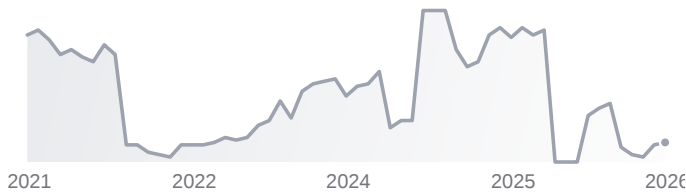
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$425K · Average \$493K

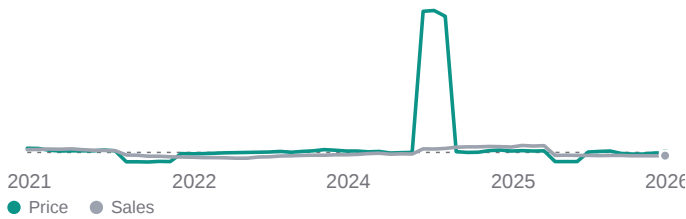


Growth (year over year)

Price -6.7% · Sales -33.1%

Price per square foot

\$300/ft²

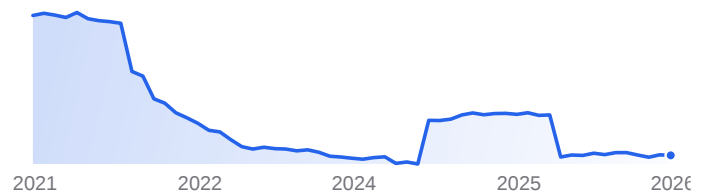


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

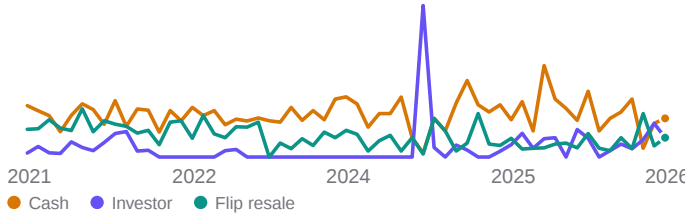
4.4%



BUYERS & OUTCOMES

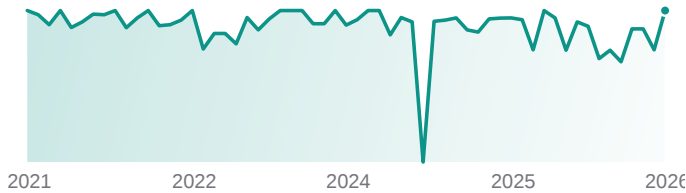
Buyer mix

Cash 22% · Investor 11% · Flip resale 11%



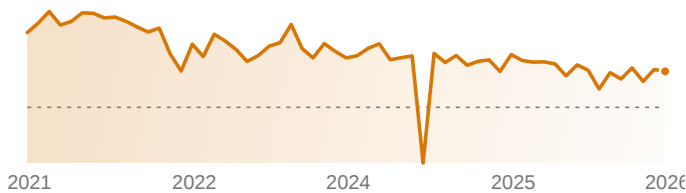
Sellers who sold at a gain

100%

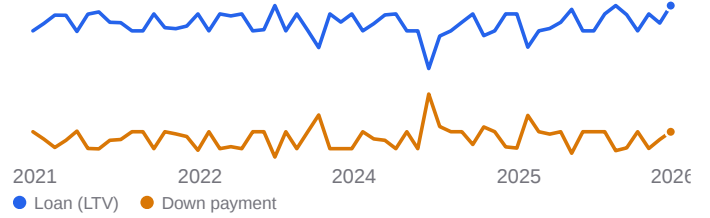


Median annualized return at resale

+5.2%

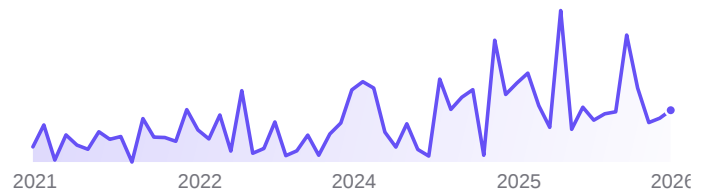


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,577
Median value (AVM)	\$482K
Median size	1,506 ft²
Median bedrooms	3
Median year built	1955
Single family	65%
Condos	26%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.6%
Owner occupied	68%
Company owned	32%
Median loan-to-value	40%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	22,879
Density	5,999 / mi²
Median household income	\$74K
Average household income	\$96K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	48
Homes occupied	91%
Bachelor's or higher	28%
Poverty rate	10.1%
Unemployment	1.2%
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.