

Phoenix 85014

ZIP code · AZ · Arizona > Maricopa County > Phoenix

SELLER'S MARKET

\$477K

MEDIAN SALE PRICE

+7.3%

1-YR CHANGE

403

SALES (12 MO)

\$465K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

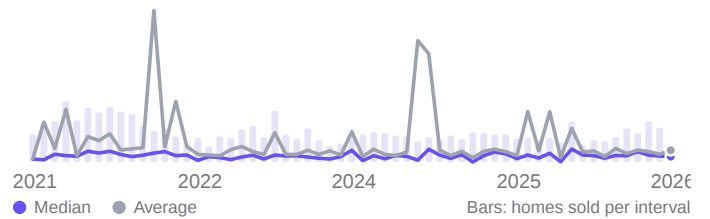
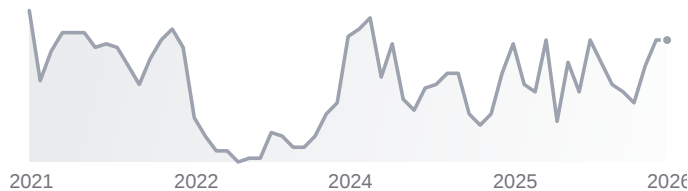
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$460K · Average \$627K

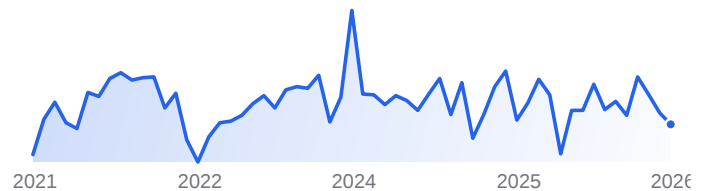
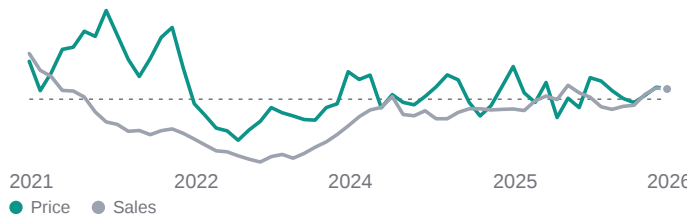


Growth (year over year)

Price +7.3% · Sales +6.9%

Price per square foot

\$291/ft²

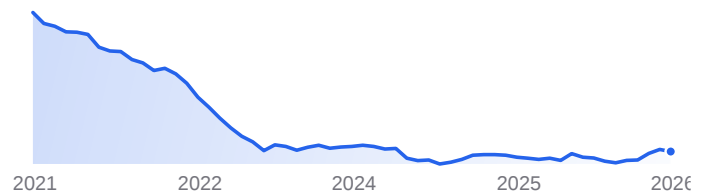


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

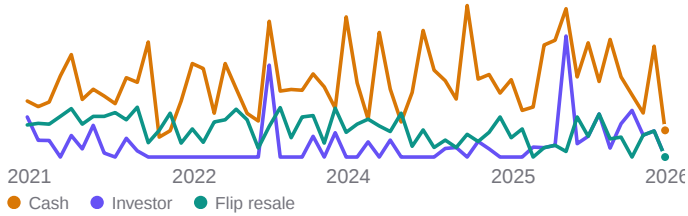
5.0%



BUYERS & OUTCOMES

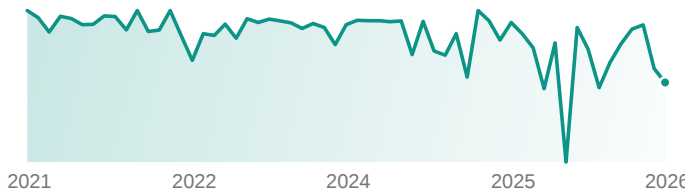
Buyer mix

Cash 9.5% · Investor 0% · Flip resale 0%



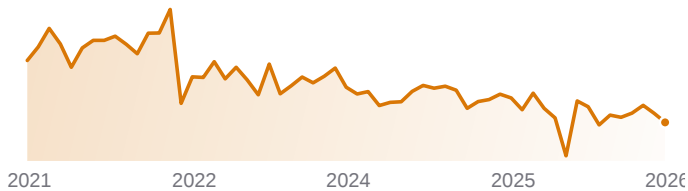
Sellers who sold at a gain

78%

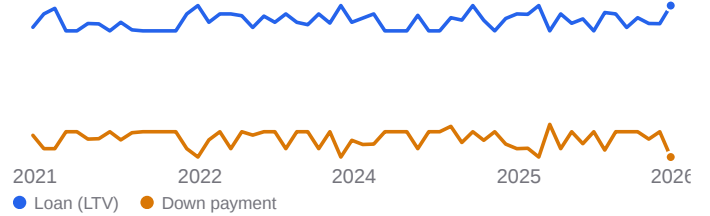


Median annualized return at resale

+4.4%

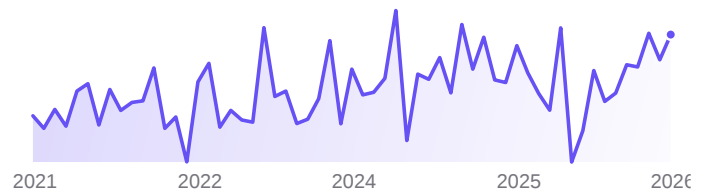


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,082
Median value (AVM)	\$465K
Median size	1,376 ft²
Median bedrooms	3
Median year built	1963
Single family	50%
Condos	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	62%
Company owned	33%
Median loan-to-value	37%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	28,346
Density	6,850 / mi²
Median household income	\$63K
Average household income	\$86K
Crime index (US avg 100)	149
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	47
Homes occupied	90%
Bachelor's or higher	27%
Poverty rate	8.9%
Unemployment	1.1%
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.