

Phoenix 85016

ZIP code · AZ · Arizona > Maricopa County > Phoenix

SELLER'S MARKET

\$602K

MEDIAN SALE PRICE

+12.7%

1-YR CHANGE

700

SALES (12 MO)

\$539K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

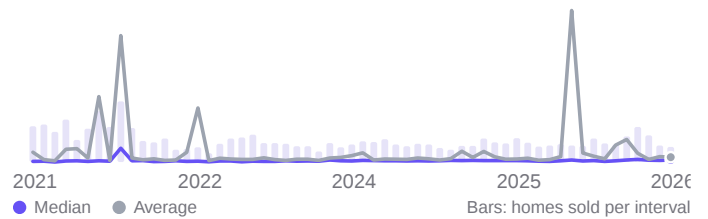
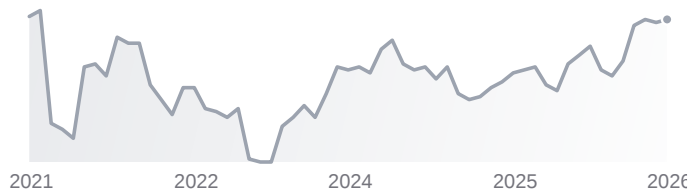
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$630K · Average \$915K

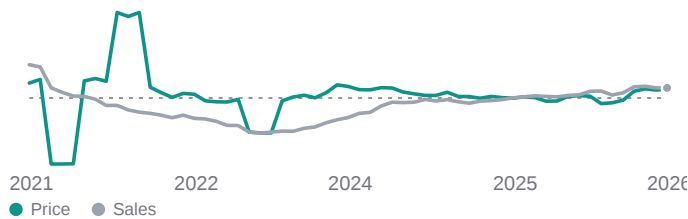


Growth (year over year)

Price +12.7% · Sales +14.4%

Price per square foot

\$312/ft²

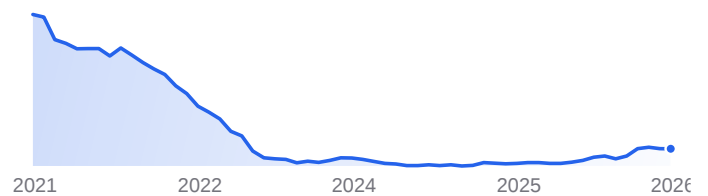


Sale premium vs estimated value

-1.4%

Annual turnover (share of homes sold)

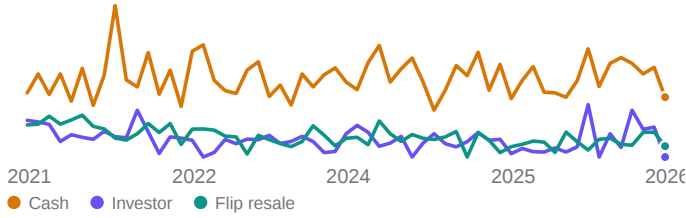
5.3%



BUYERS & OUTCOMES

Buyer mix

Cash 26% · Investor 0% · Flip resale 4.7%



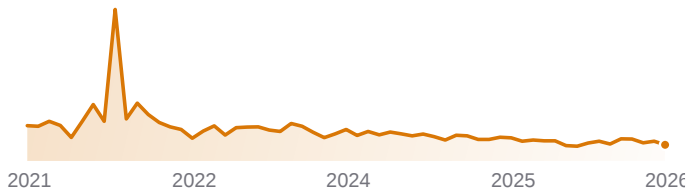
Sellers who sold at a gain

78%

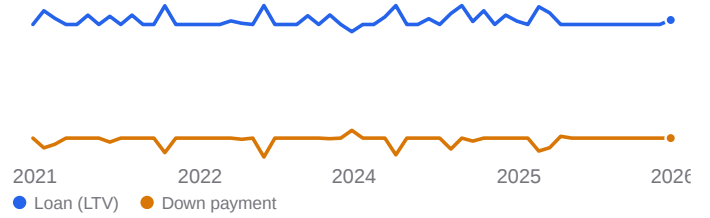


Median annualized return at resale

+4.7%

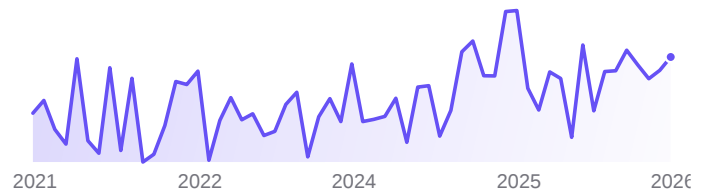


Financing (share of purchase price) Loan (LTV) 82% · Down payment 20%



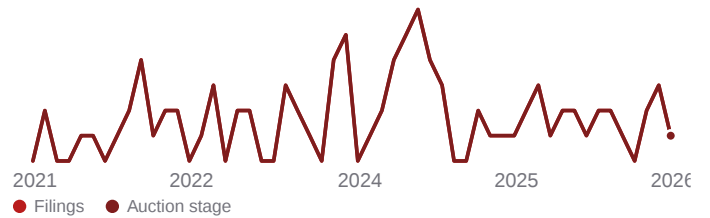
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,165
Median value (AVM)	\$539K
Median size	1,507 ft²
Median bedrooms	3
Median year built	1971
Single family	52%
Condos	37%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.3%
Owner occupied	63%
Company owned	33%
Median loan-to-value	32%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	38,578
Density	3,660 / mi²
Median household income	\$88K
Average household income	\$120K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	46
Homes occupied	88%
Bachelor's or higher	29%
Poverty rate	10.3%
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.