

Phoenix 85017

ZIP code · AZ · Arizona > Maricopa County > Phoenix

BUYER'S MARKET

\$257K

MEDIAN SALE PRICE

-20.6%

1-YR CHANGE

221

SALES (12 MO)

\$273K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



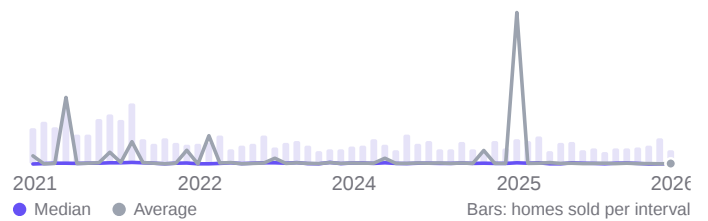
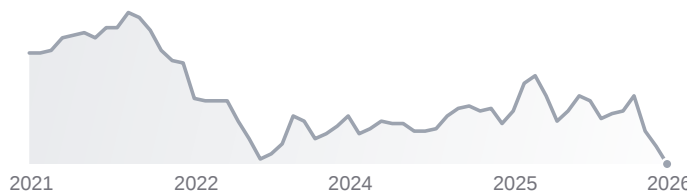
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$260K · Average \$281K

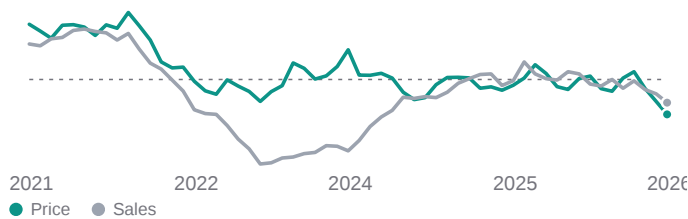


Growth (year over year)

Price -20.6% · Sales -13.7%

Price per square foot

\$181/ft²

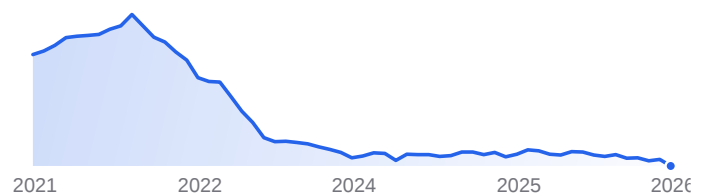
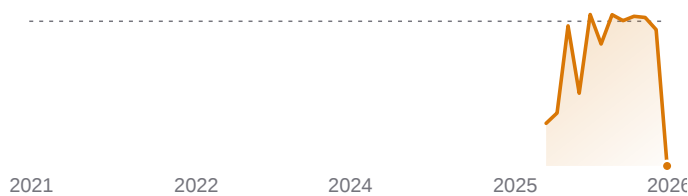


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

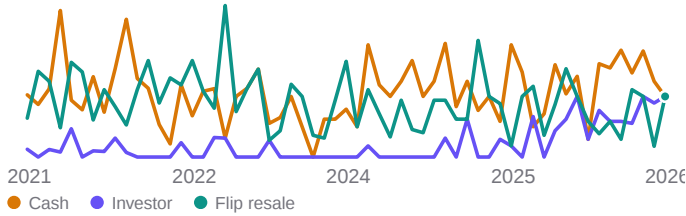
3.3%



BUYERS & OUTCOMES

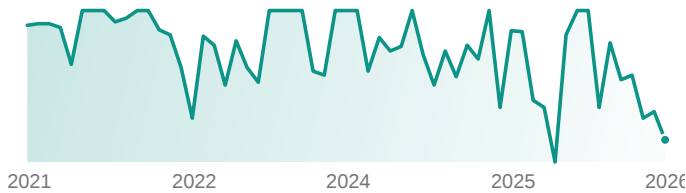
Buyer mix

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



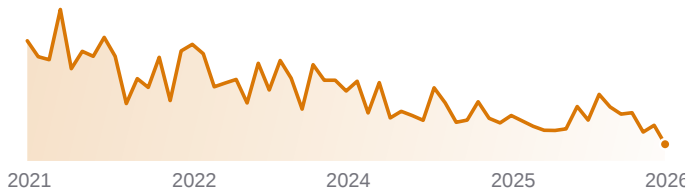
Sellers who sold at a gain

73%

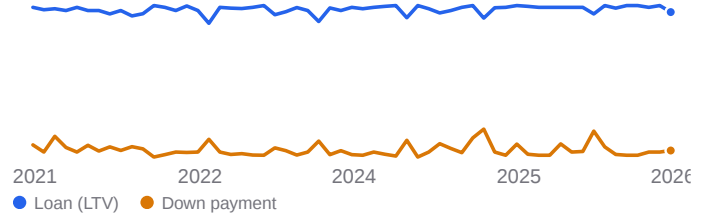


Median annualized return at resale

+2.5%

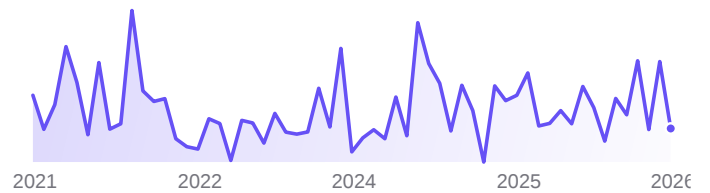


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.0%



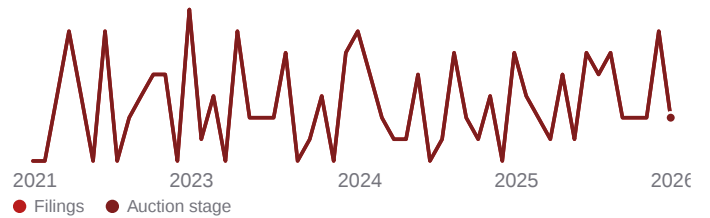
Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,771
Median value (AVM)	\$273K
Median size	1,401 ft²
Median bedrooms	3
Median year built	1954
Single family	83%
Condos	9.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.5%
Owner occupied	67%
Company owned	20%
Median loan-to-value	36%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	47,568
Density	9,242 / mi²
Median household income	\$46K
Average household income	\$66K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	41
Homes occupied	92%
Bachelor's or higher	9%
Poverty rate	20.6%
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.