

Phoenix 85085

ZIP code · AZ · Arizona > Maricopa County > Phoenix

BUYER'S MARKET

\$628K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

543

SALES (12 MO)

\$657K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



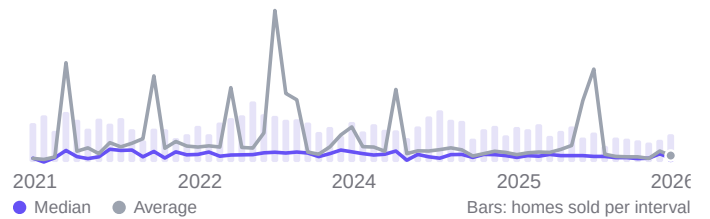
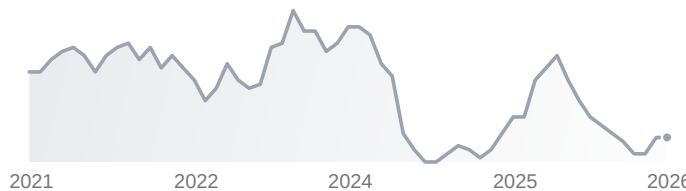
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$600K · Average \$652K

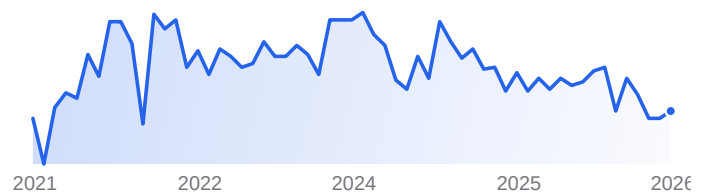
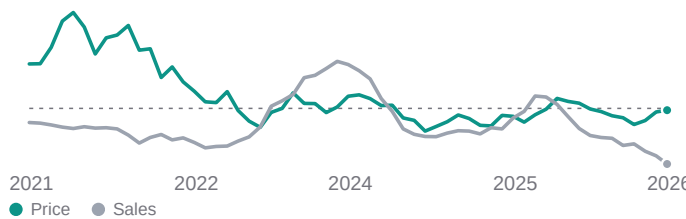


Growth (year over year)

Price -1.0% · Sales -31.5%

Price per square foot

\$262/ft²

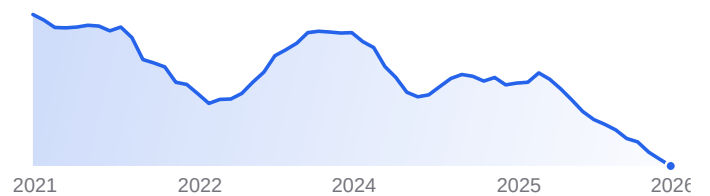


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

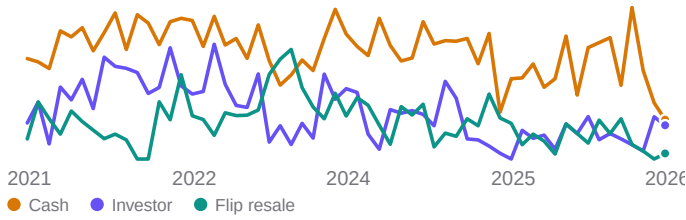
5.8%



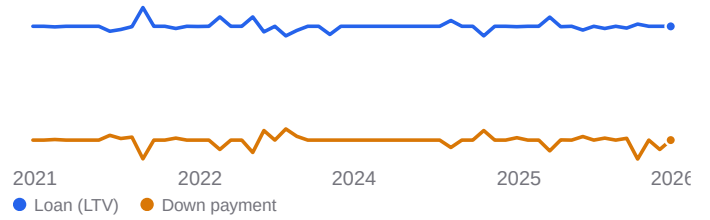
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 12% · Flip resale 2.0%

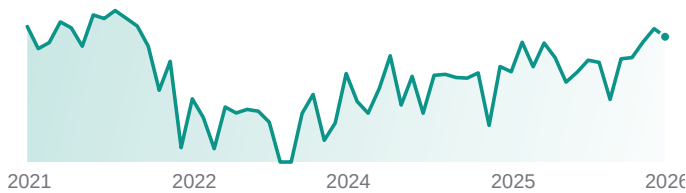


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



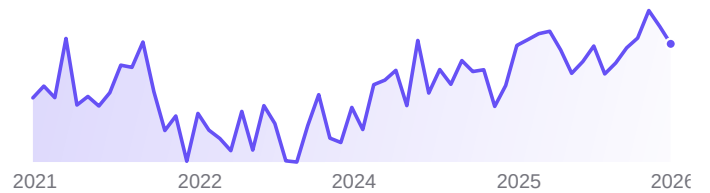
Sellers who sold at a gain

90%



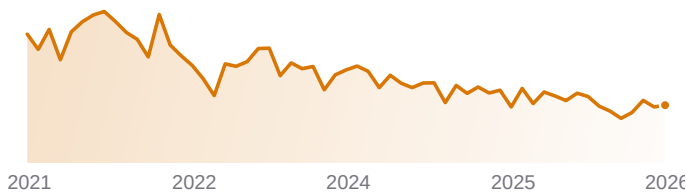
Typical hold before selling

6.1 yrs



Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,429
Median value (AVM)	\$657K
Median size	2,415 ft²
Median bedrooms	4
Median year built	2007
Single family	84%
Condos	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	0.8%
Owner occupied	76%
Company owned	30%
Median loan-to-value	49%

Typical ownership tenure

7.0 yrs

COMMUNITY

Population	29,624
Density	770 / mi²
Median household income	\$120K
Average household income	\$144K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	52
Homes occupied	94%
Bachelor's or higher	31%
Poverty rate	3.8%
Unemployment	1.1%
Average temp	70°F
Annual precip	11 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.