

Gold Canyon 85118

ZIP code · AZ · Arizona > Pinal County > Gold Canyon

SELLER'S MARKET

\$494K

MEDIAN SALE PRICE

+10.1%

1-YR CHANGE

541

SALES (12 MO)

\$472K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



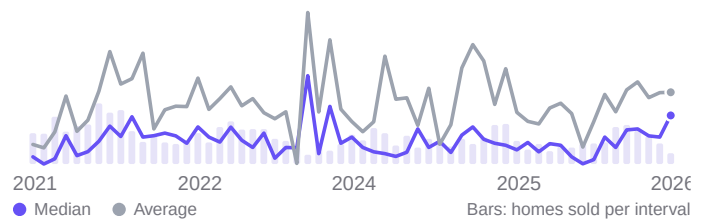
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$528K · Average \$585K

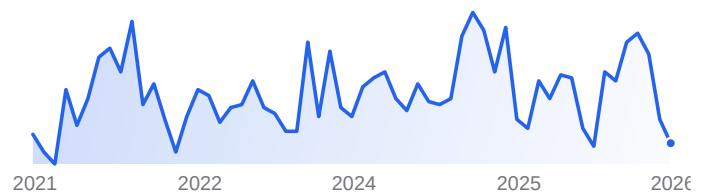
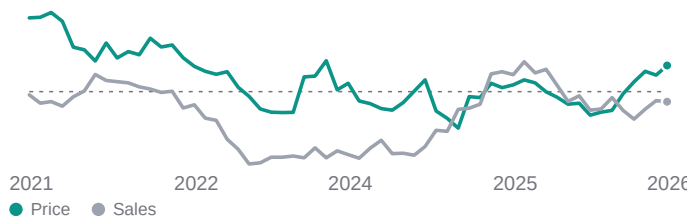


Growth (year over year)

Price +10.1% · Sales -3.9%

Price per square foot

\$243/ft²

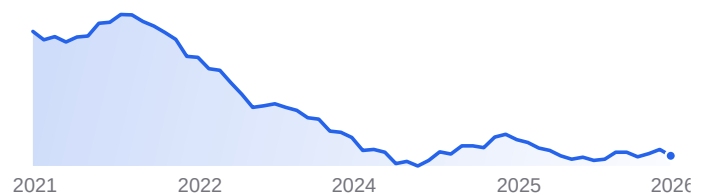
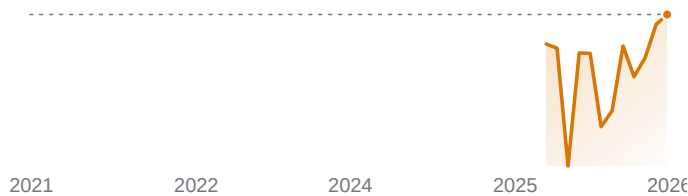


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

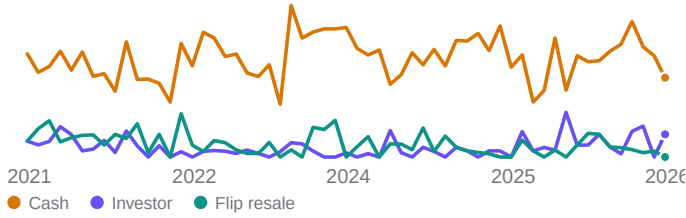
6.2%



BUYERS & OUTCOMES

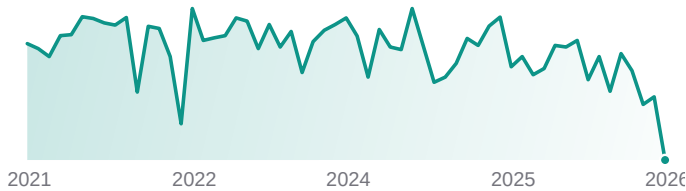
Buyer mix

Cash 33% · Investor 9.5% · Flip resale 0%



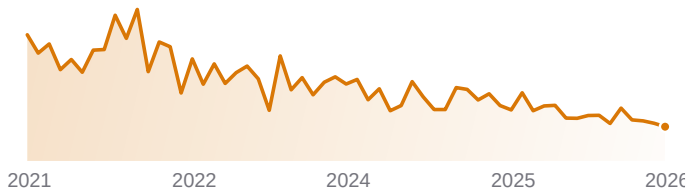
Sellers who sold at a gain

68%

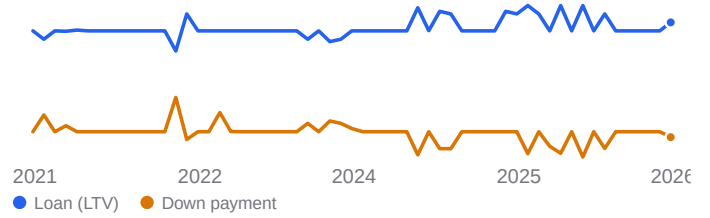


Median annualized return at resale

+3.6%

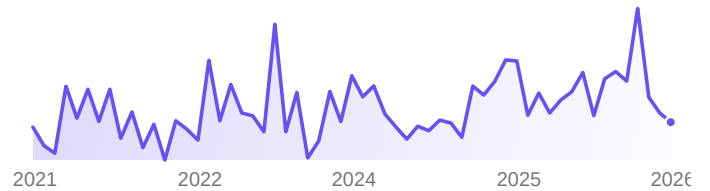


Financing (share of purchase price) Loan (LTV) 85% · Down payment 17%



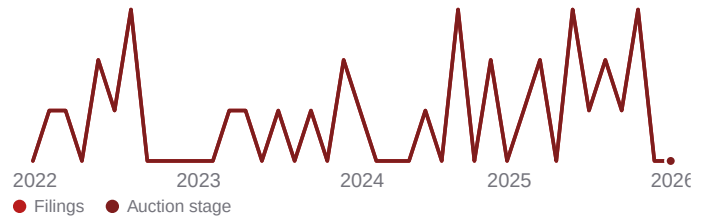
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,713
Median value (AVM)	\$472K
Median size	1,876 ft²
Median year built	2001
Single family	85%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.5%
Owner occupied	67%
Company owned	31%
Median loan-to-value	33%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	16,636
Density	33 / mi²
Median household income	\$88K
Average household income	\$109K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	53
Homes occupied	82%
Bachelor's or higher	26%
Poverty rate	6.4%
Unemployment	0.7%
Average temp	68°F
Annual precip	16 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.