

Maricopa 85138

ZIP code · AZ · Arizona > Pinal County > Maricopa

BUYER'S MARKET

\$325K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

1,394

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



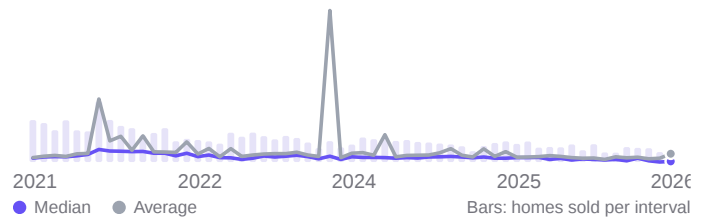
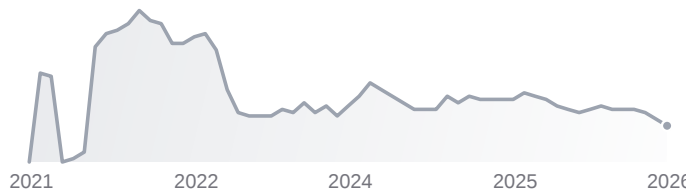
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$325K · Average \$385K

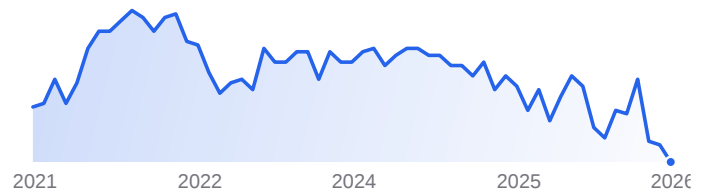
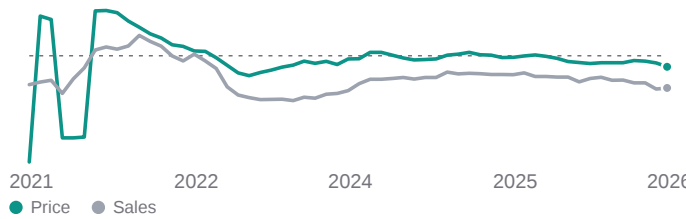


Growth (year over year)

Price -8.5% · Sales -24.6%

Price per square foot

\$165/ft²

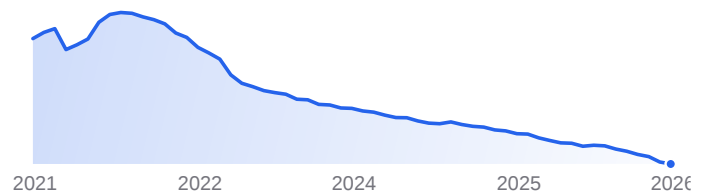
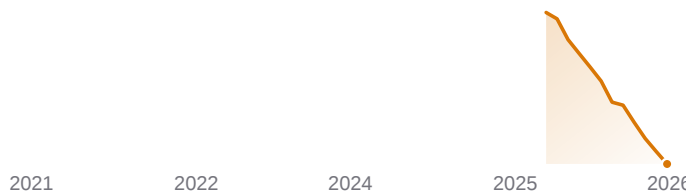


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

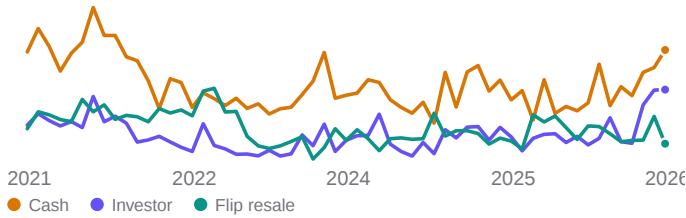
5.9%



BUYERS & OUTCOMES

Buyer mix

Cash 34% · Investor 22% · Flip resale 5.5%



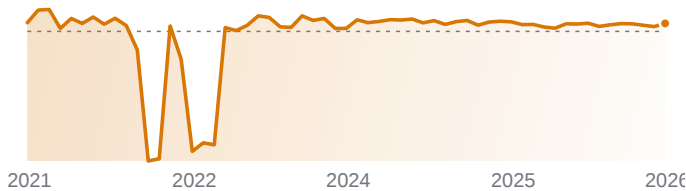
Sellers who sold at a gain

69%

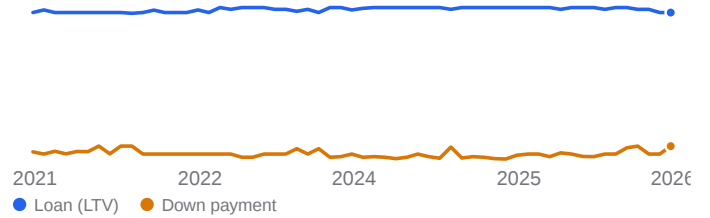


Median annualized return at resale

+4.1%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 11 · Auction stage 11



HOUSING STOCK

Homes	23,531
Median value (AVM)	\$346K
Median size	1,950 ft²
Median year built	2008
Single family	97%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	36%
Underwater (LTV 125% or more)	1.7%
Owner occupied	79%
Company owned	17%
Median loan-to-value	68%
Typical ownership tenure	5.7 yrs

COMMUNITY

Population	58,762
Density	426 / mi²
Median household income	\$87K
Average household income	\$105K
Crime index (US avg 100)	36
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	47
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	6.6%
Unemployment	1.2%
Average temp	70°F
Annual precip	8 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.