

Queen Creek 85142

ZIP code · AZ · Arizona > Pinal County > Queen Creek

BUYER'S MARKET

\$661K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

1,603

SALES (12 MO)

\$682K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



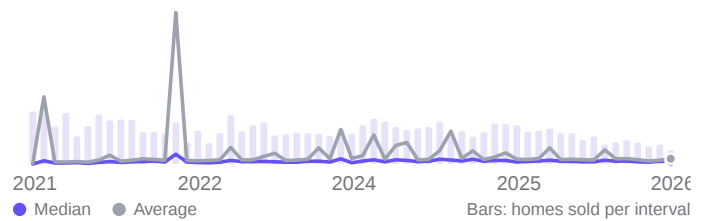
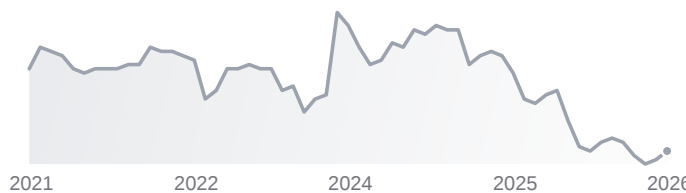
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$660K · Average \$821K

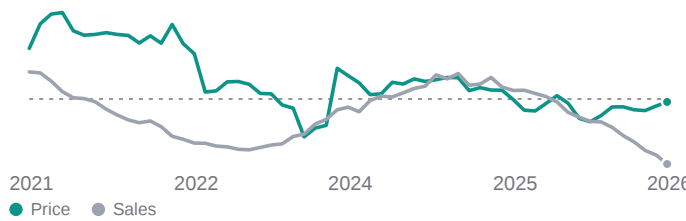


Growth (year over year)

Price -1.4% · Sales -32.6%

Price per square foot

\$262/ft²

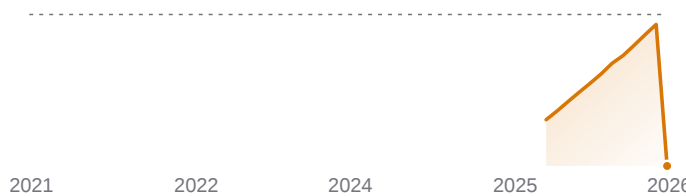


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

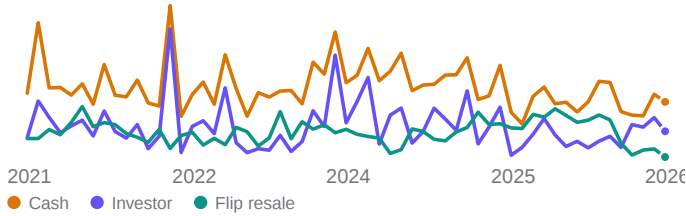
6.6%



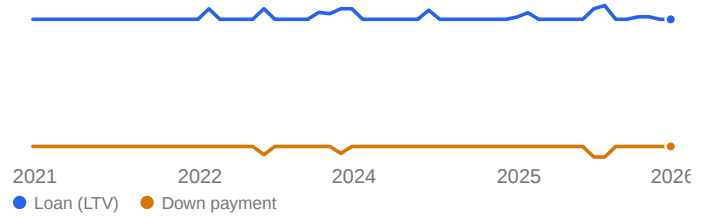
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 12% · Flip resale 2.6%

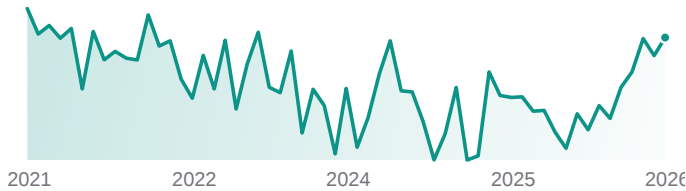


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



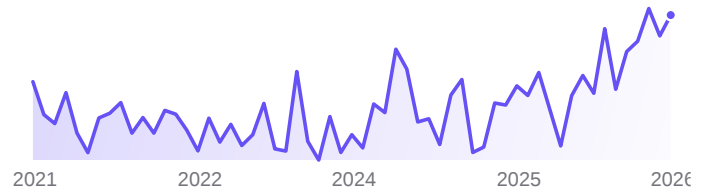
Sellers who sold at a gain

86%



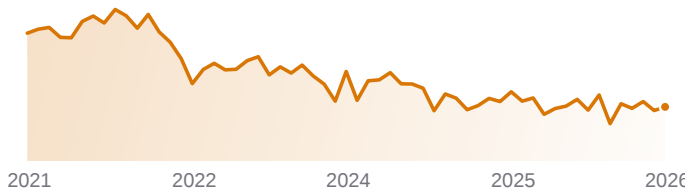
Typical hold before selling

5.5 yrs



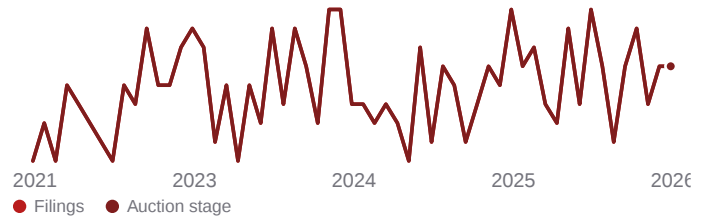
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	24,415
Median value (AVM)	\$682K
Median size	2,560 ft²
Median bedrooms	4
Median year built	2015
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.0%
Owner occupied	84%
Company owned	26%
Median loan-to-value	53%
Typical ownership tenure	6.0 yrs

COMMUNITY

Population	65,644
Density	926 / mi²
Median household income	\$129K
Average household income	\$150K
Crime index (US avg 100)	26
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	48
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	4.4%
Unemployment	1.1%
Average temp	70°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.