

San Tan Valley 85144

ZIP code · AZ · Arizona > Pinal County > San Tan Valley

BUYER'S MARKET

\$417K

MEDIAN SALE PRICE

-11.5%

1-YR CHANGE

654

SALES (12 MO)

\$434K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



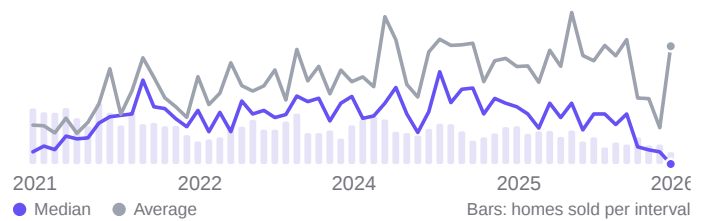
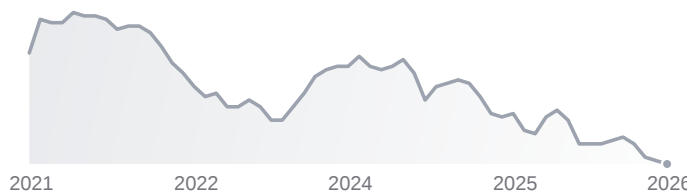
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$405K · Average \$570K

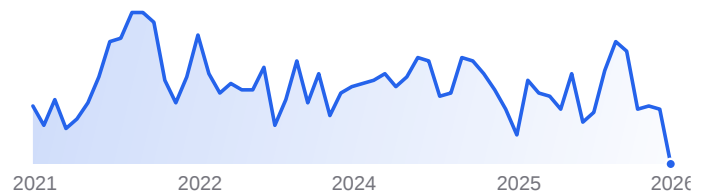
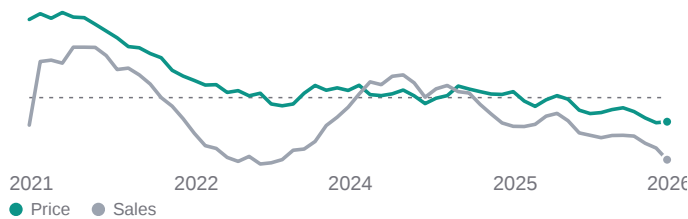


Growth (year over year)

Price -11.5% · Sales -29.7%

Price per square foot

\$202/ft²

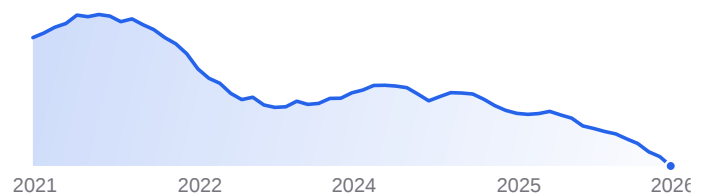
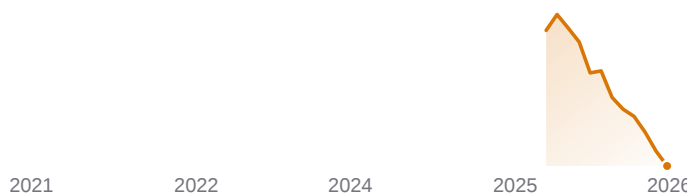


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

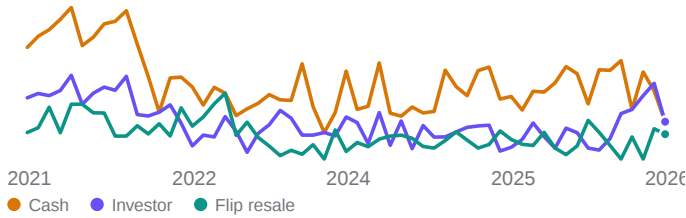
6.0%



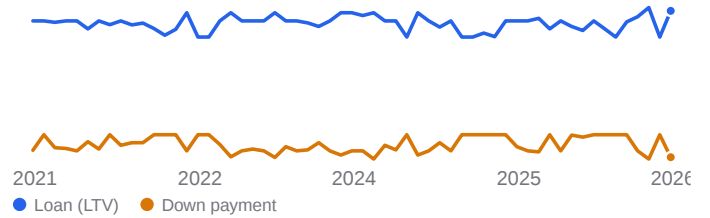
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 11% · Flip resale 7.1%

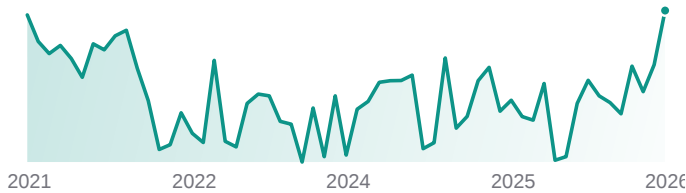


Financing (share of purchase price) Loan (LTV) 96% · Down payment 6.1%



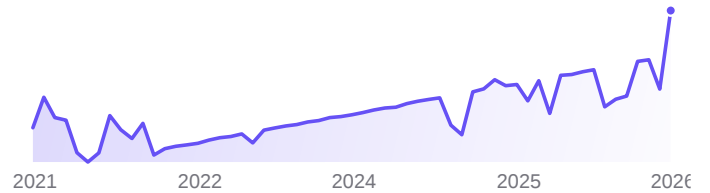
Sellers who sold at a gain

100%



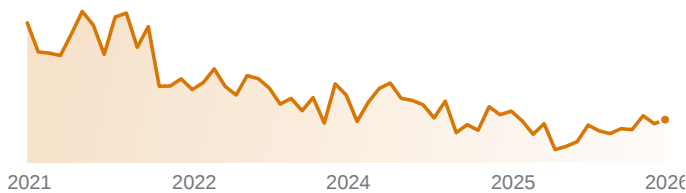
Typical hold before selling

8.6 yrs



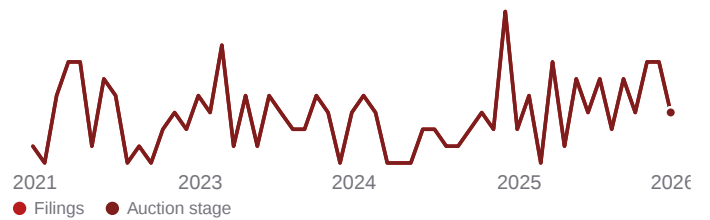
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	10,954
Median value (AVM)	\$434K
Median size	2,052 ft²
Median year built	2008
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.6%
Owner occupied	76%
Company owned	22%
Median loan-to-value	58%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	28,252
Density	768 / mi²
Median household income	\$93K
Average household income	\$111K
Crime index (US avg 100)	21
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	48
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	71°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.