

Stanfield 85172

ZIP code · AZ · Arizona > Pinal County > Stanfield

SELLER'S MARKET

\$463K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 70 / 100

Buyer's market

Balanced

Seller's market

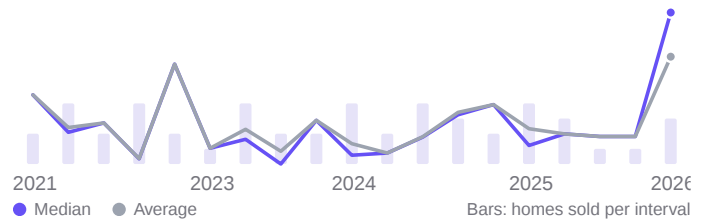
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

70 / 100

Sale prices

Median \$750K · Average \$545K

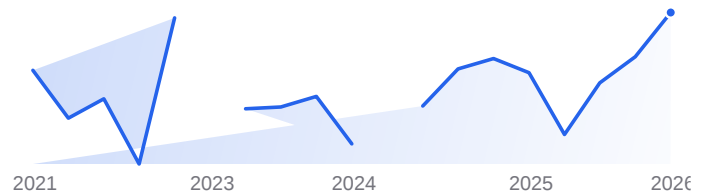
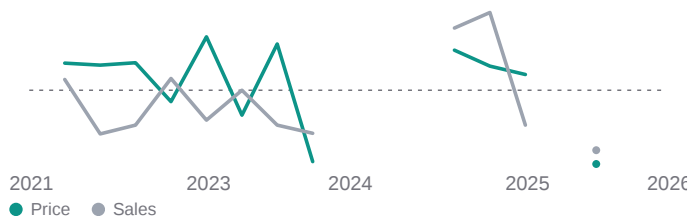


Growth (year over year)

Price -52.7% · Sales -42.9%

Price per square foot

\$298/ft²

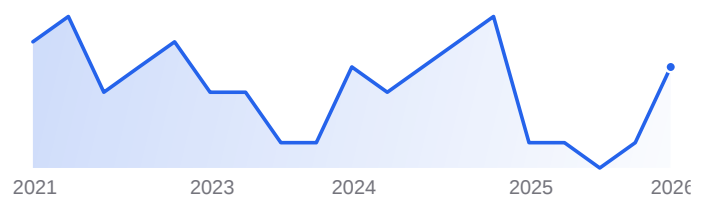
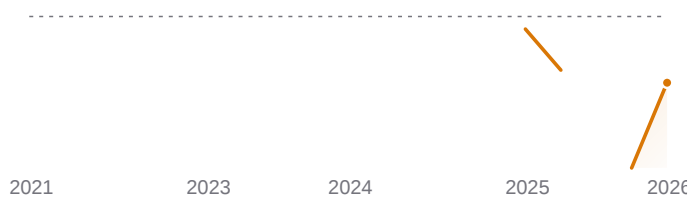


Sale premium vs estimated value

-3.3%

Annual turnover (share of homes sold)

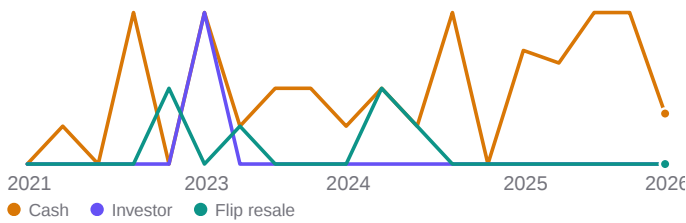
4.0%



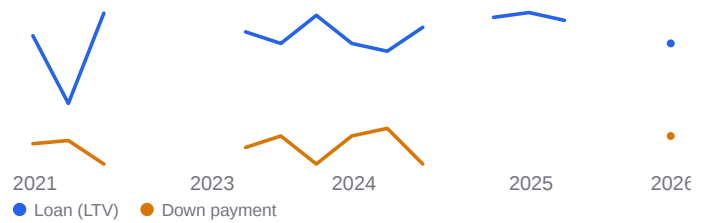
BUYERS & OUTCOMES

Buyer mix

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

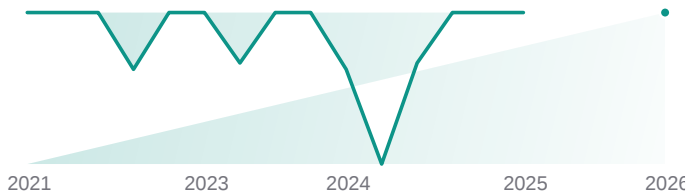


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



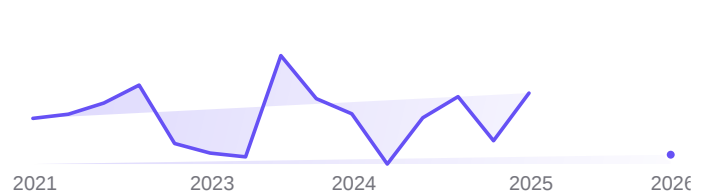
Sellers who sold at a gain

100%



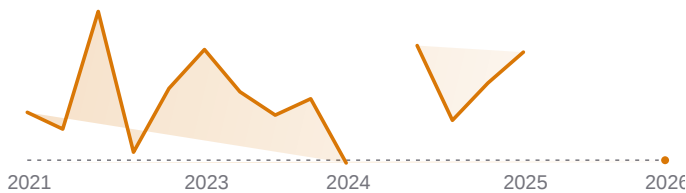
Typical hold before selling

2.3 yrs



Median annualized return at resale

+0.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	302
Median value (AVM)	\$238K
Median size	1,536 ft²
Median year built	1989
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.7%
Owner occupied	57%
Company owned	14%
Median loan-to-value	30%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	675
Density	11 / mi²
Median household income	\$52K
Average household income	\$87K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	48
Homes occupied	87%
Bachelor's or higher	4%
Poverty rate	20.5%
Unemployment	1.4%
Average temp	70°F
Annual precip	9 in
Sunshine	86%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.