

Valley Farms 85191

ZIP code · AZ · Arizona > Pinal County

BALANCED MARKET

\$309K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



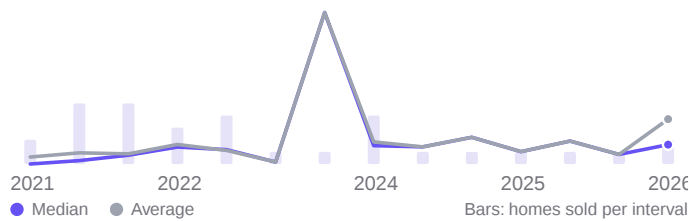
MARKET TRENDS (5 YEARS)

Sale prices

Median \$309K · Average \$582K

Growth (year over year)

Price -83.5% · Sales -16.7%

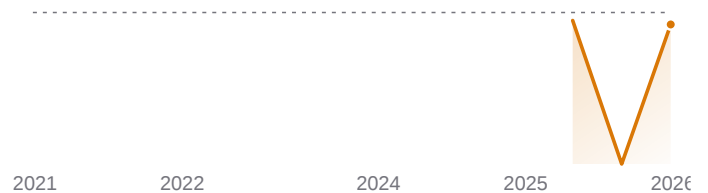


Price per square foot

\$208/ft²

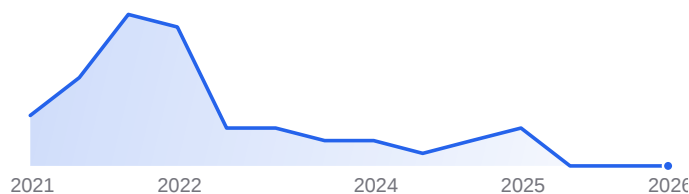
Sale premium vs estimated value

-2.3%



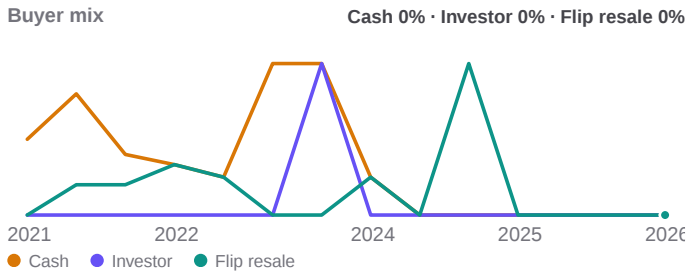
Annual turnover (share of homes sold)

3.8%

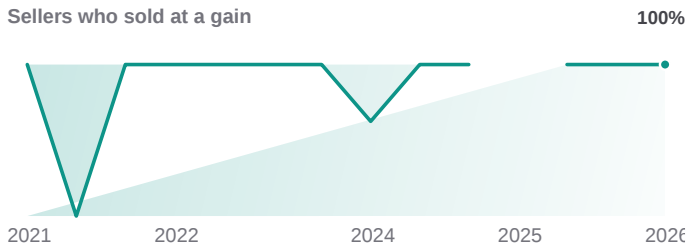


BUYERS & OUTCOMES

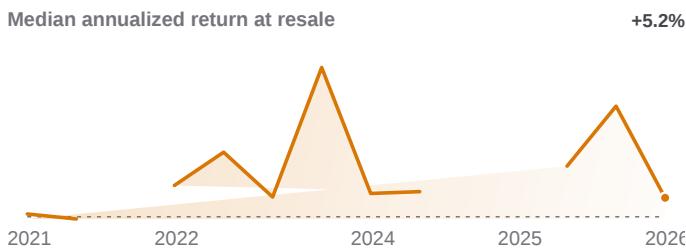
Buyer mix



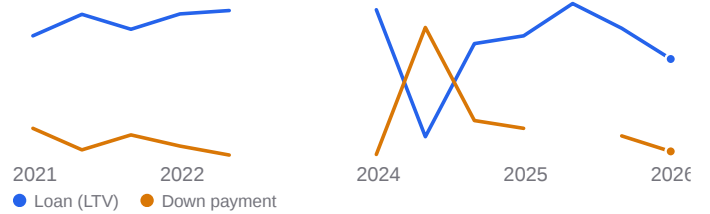
Sellers who sold at a gain



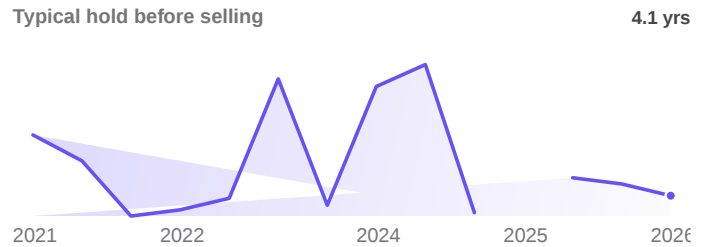
Median annualized return at resale



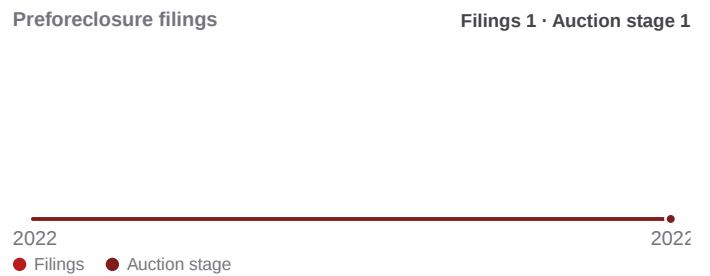
Financing (share of purchase price) Loan (LTV) 65% · Down payment 5.0%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	106
Median value (AVM)	\$295K
Median size	1,518 ft²
Median year built	1963
Single family	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	45%
Company owned	14%
Median loan-to-value	36%
Typical ownership tenure	8.5 yrs

COMMUNITY

Density	4 / mi ²
Median household income	\$59K
Average household income	\$70K
Crime index (US avg 100)	194
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	55
Homes occupied	82%
Bachelor's or higher	5%
Poverty rate	6.2%
Unemployment	1.2%
Average temp	70°F
Annual precip	12 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.