

Gilbert 85233

ZIP code · AZ · Arizona > Maricopa County > Gilbert

BALANCED MARKET

\$483K

MEDIAN SALE PRICE

-9.8%

1-YR CHANGE

485

SALES (12 MO)

\$548K

MEDIAN VALUE (AVM)

Market temperature

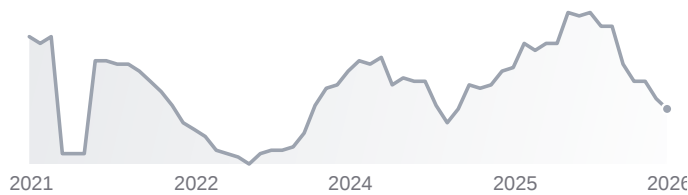
Balanced market · 43 / 100



MARKET TRENDS (5 YEARS)

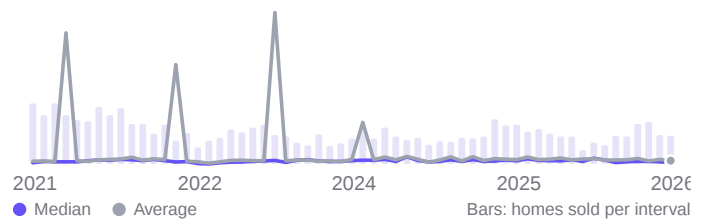
Market temperature (0–100)

43 / 100



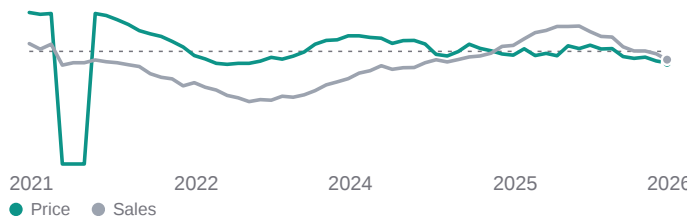
Sale prices

Median \$468K · Average \$517K



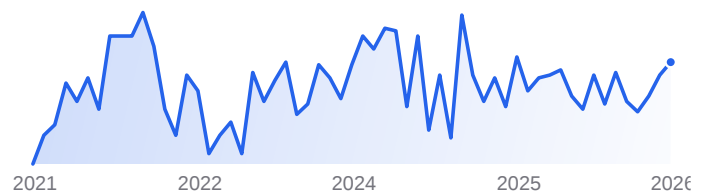
Growth (year over year)

Price -9.8% · Sales -7.1%



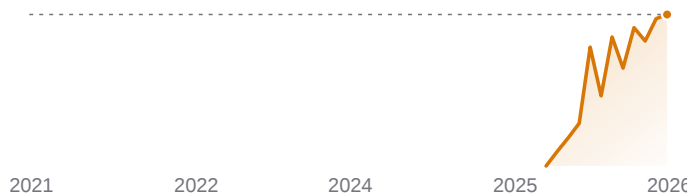
Price per square foot

\$292/ft²



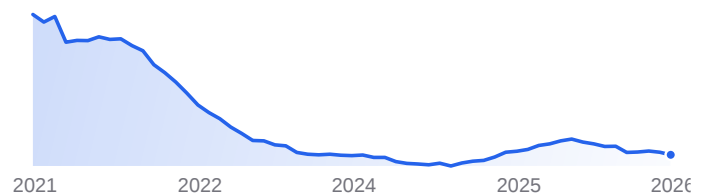
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

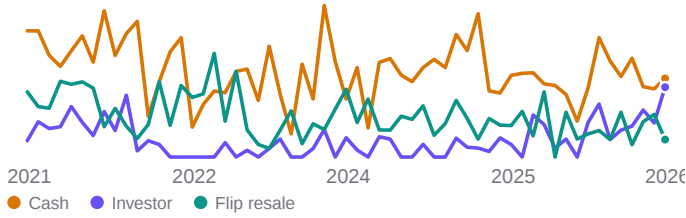
3.8%



BUYERS & OUTCOMES

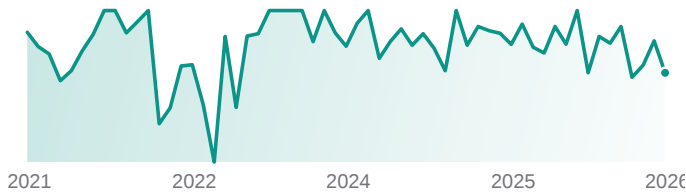
Buyer mix

Cash 22% · Investor 20% · Flip resale 4.9%



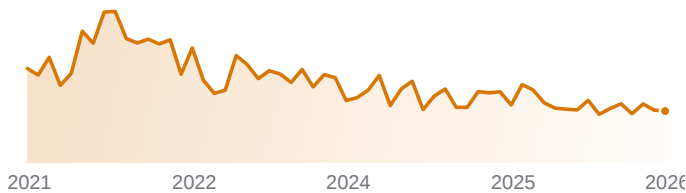
Sellers who sold at a gain

90%

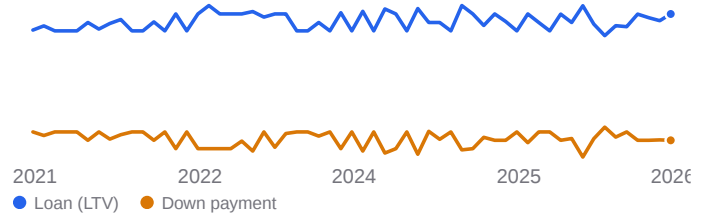


Median annualized return at resale

+5.0%

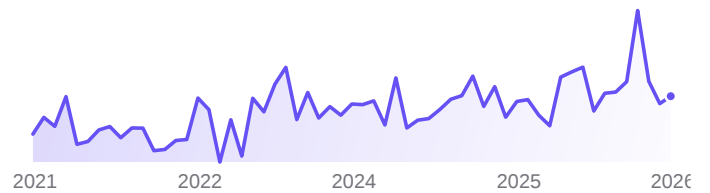


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	12,933
Median value (AVM)	\$548K
Median size	1,850 ft²
Median bedrooms	3
Median year built	1995
Single family	90%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	27%
Median loan-to-value	42%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	41,960
Density	4,236 / mi²
Median household income	\$96K
Average household income	\$119K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	44
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	6.3%
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.