

Gilbert 85234

ZIP code · AZ · Arizona > Maricopa County > Gilbert

SELLER'S MARKET

\$560K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

643

SALES (12 MO)

\$582K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

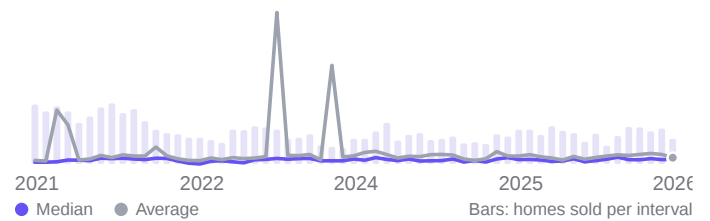
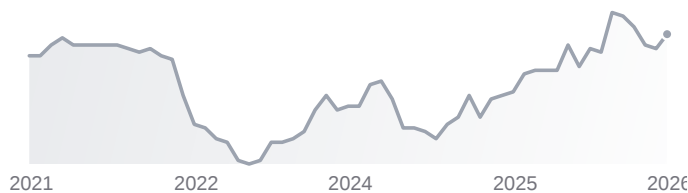
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$555K · Average \$595K

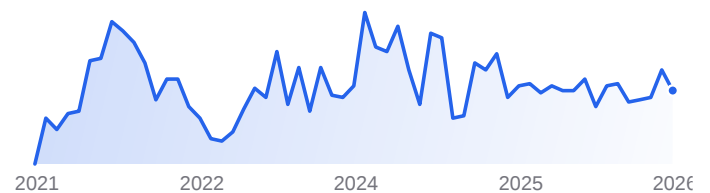
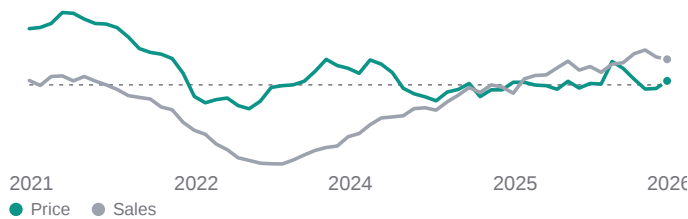


Growth (year over year)

Price +2.0% · Sales +13.2%

Price per square foot

\$282/ft²

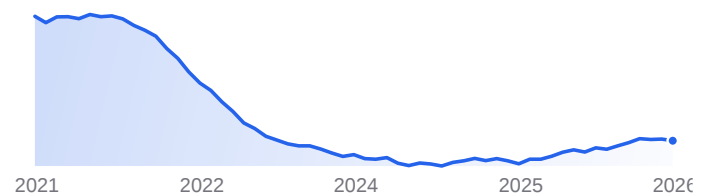
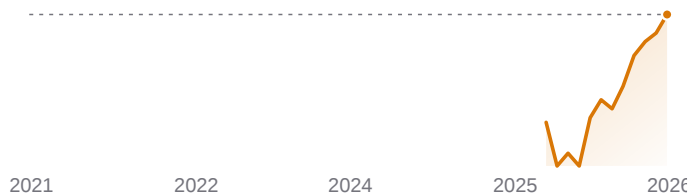


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

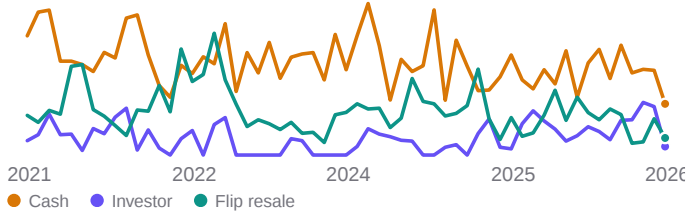
4.0%



BUYERS & OUTCOMES

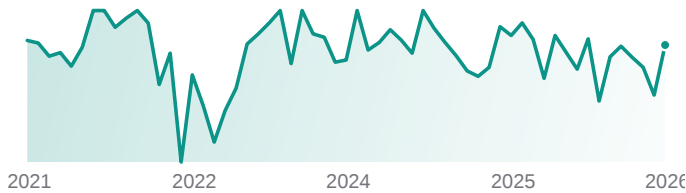
Buyer mix

Cash 14% · Investor 2.3% · Flip resale 4.5%



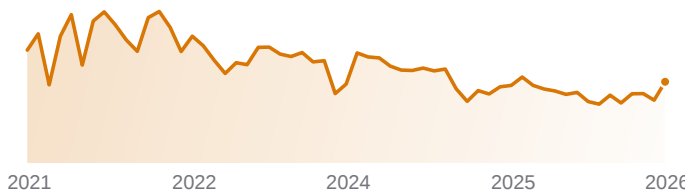
Sellers who sold at a gain

95%

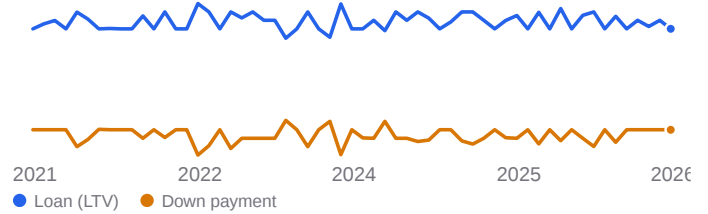


Median annualized return at resale

+6.8%

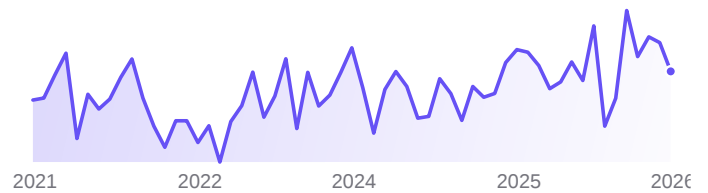


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



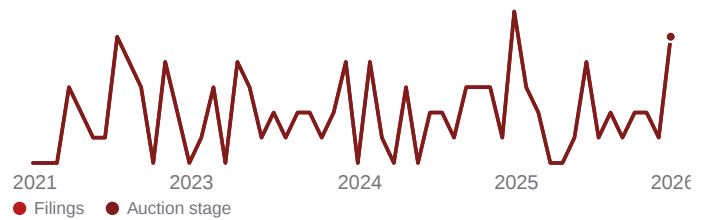
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	15,942
Median value (AVM)	\$582K
Median size	2,058 ft²
Median bedrooms	4
Median year built	1994
Single family	92%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	29%
Median loan-to-value	42%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	56,351
Density	4,531 / mi²
Median household income	\$112K
Average household income	\$136K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	50
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	5.2%
Unemployment	1.2%
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.