

Rio Verde 85263

ZIP code · AZ · Arizona > Maricopa County > Rio Verde

BALANCED MARKET

\$772K

MEDIAN SALE PRICE

-7.8%

1-YR CHANGE

225

SALES (12 MO)

\$834K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



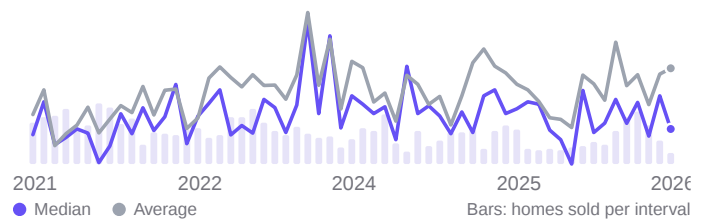
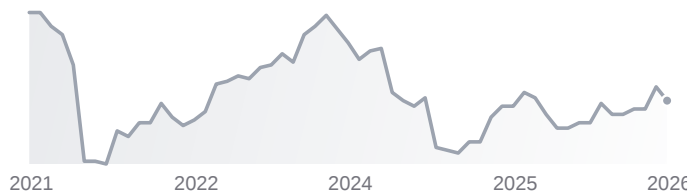
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$735K · Average \$991K

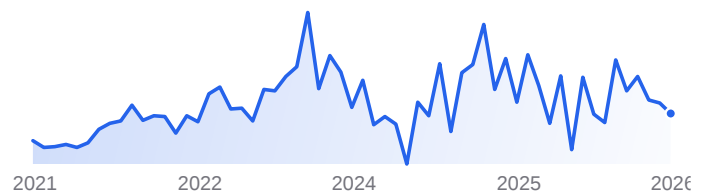
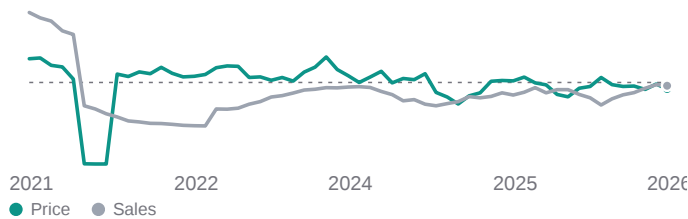


Growth (year over year)

Price -7.8% · Sales -3.8%

Price per square foot

\$340/ft²

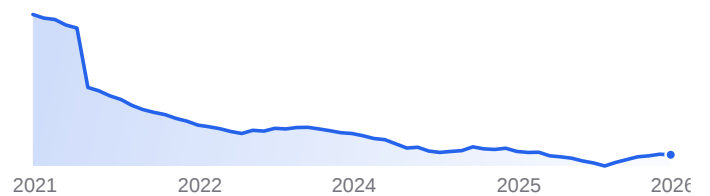


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

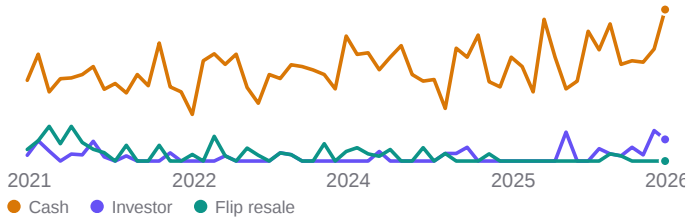
7.1%



BUYERS & OUTCOMES

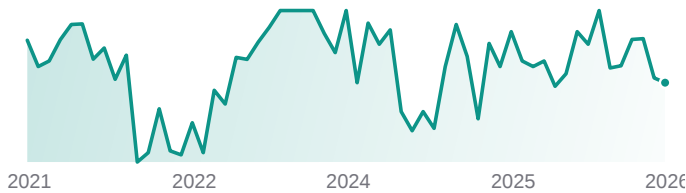
Buyer mix

Cash 88% · Investor 13% · Flip resale 0%



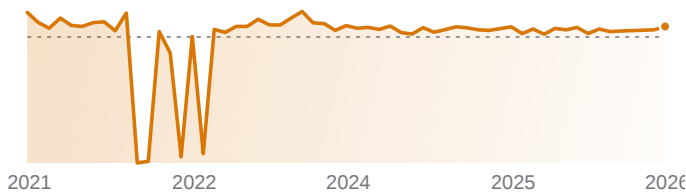
Sellers who sold at a gain

71%

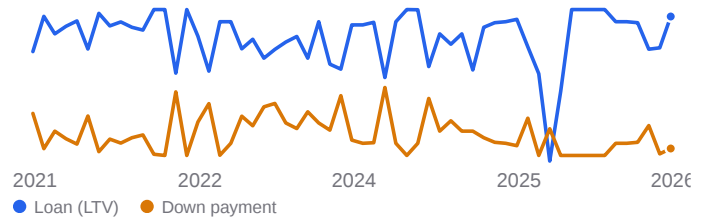


Median annualized return at resale

+7.9%

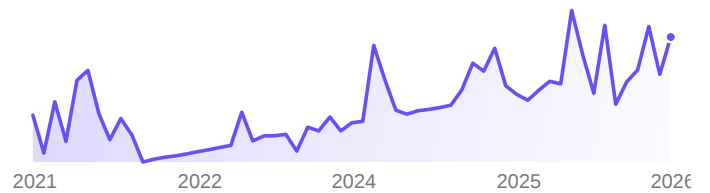


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



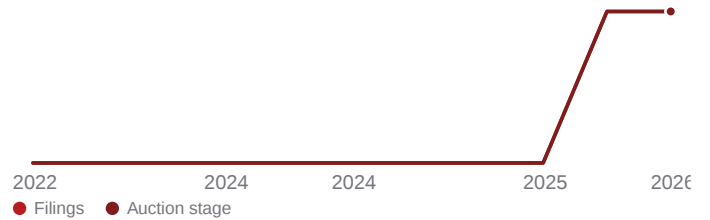
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,191
Median value (AVM)	\$834K
Median size	2,441 ft²
Median bedrooms	3
Median year built	2006
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.3%
Owner occupied	62%
Company owned	45%
Median loan-to-value	21%
Typical ownership tenure	5.7 yrs

COMMUNITY

Population	3,741
Density	347 / mi²
Median household income	\$122K
Average household income	\$177K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	62
Homes occupied	76%
Bachelor's or higher	40%
Poverty rate	3.4%
Unemployment	0.5%
Average temp	70°F
Annual precip	14 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.