

# Fort Mcdowell 85264

ZIP code · AZ · Arizona > Maricopa County

**\$1.3M**

MEDIAN SALE PRICE

**-43.3%**

1-YR CHANGE

**4**

SALES (12 MO)

**\$1.3M**

MEDIAN VALUE (AVM)

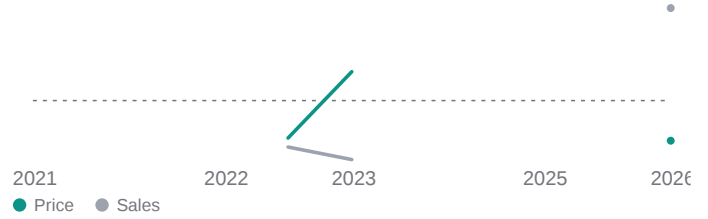
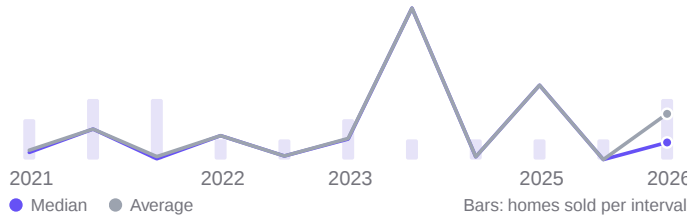
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.1M · Average \$1.7M

Growth (year over year)

Price -43.3% · Sales +100.0%



Price per square foot

\$322/ft²

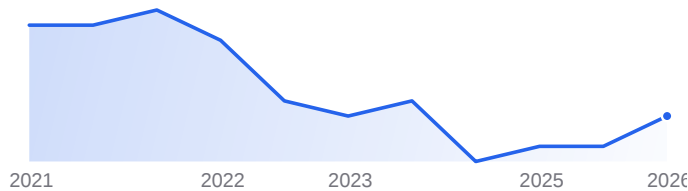
Sale premium vs estimated value

-5.6%



Annual turnover (share of homes sold)

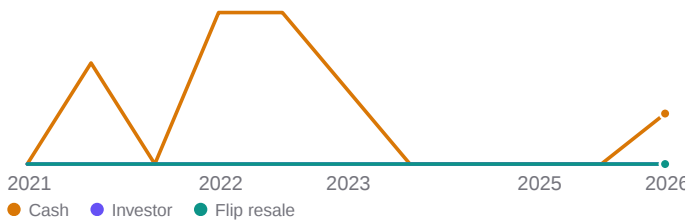
2.6%



## BUYERS & OUTCOMES

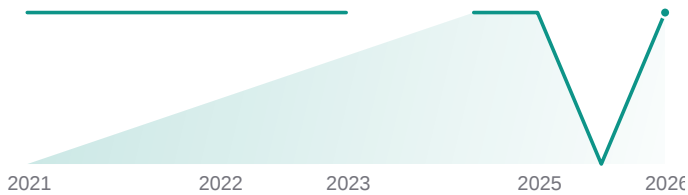
### Buyer mix

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



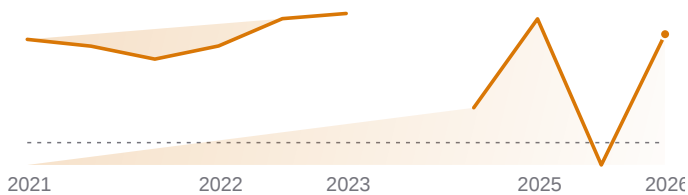
### Sellers who sold at a gain

100%

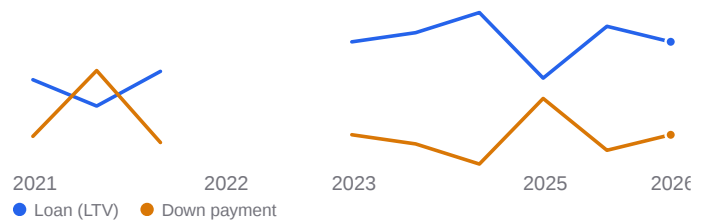


### Median annualized return at resale

+7.7%

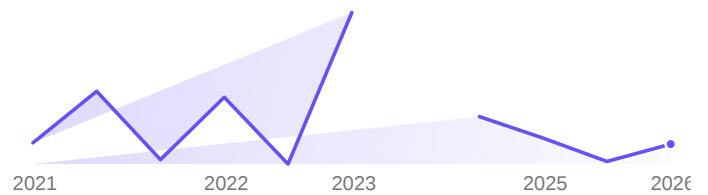


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



### Typical hold before selling

8.3 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 154       |
| Median value (AVM) | \$1.3M    |
| Median size        | 3,352 ft² |
| Median bedrooms    | 4         |
| Median year built  | 2003      |
| Single family      | 56%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 75%      |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 75%      |
| Company owned                 | 44%      |
| Median loan-to-value          | 30%      |
| Typical ownership tenure      | 10.0 yrs |

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | 1,924               |
| Density                          | 3 / mi <sup>2</sup> |
| Median household income          | \$77K               |
| Average household income         | \$88K               |
| Crime index (US avg 100)         | 166                 |
| Air pollution index (US avg 100) | 99                  |
| Earthquake index (US avg 100)    | 59                  |
| Homes occupied                   | 89%                 |
| Bachelor's or higher             | 17%                 |
| Poverty rate                     | 16.0%               |
| Unemployment                     | 0.8%                |
| Average temp                     | 68°F                |
| Annual precip                    | 16 in               |
| Sunshine                         | 86%                 |

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