

Gilbert 85295

ZIP code · AZ · Arizona > Maricopa County > Gilbert

BALANCED MARKET

\$538K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

625

SALES (12 MO)

\$563K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



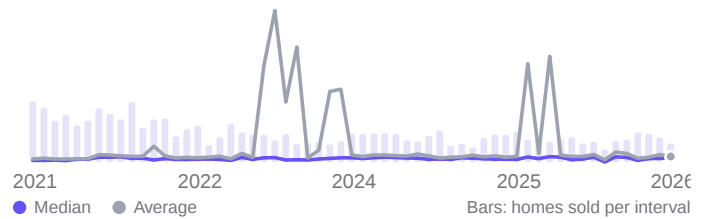
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$550K · Average \$582K

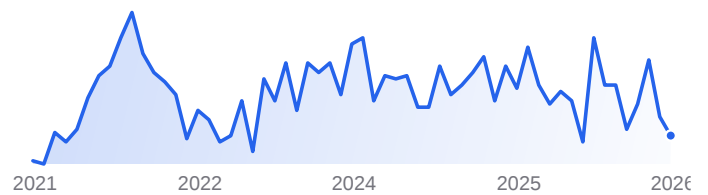
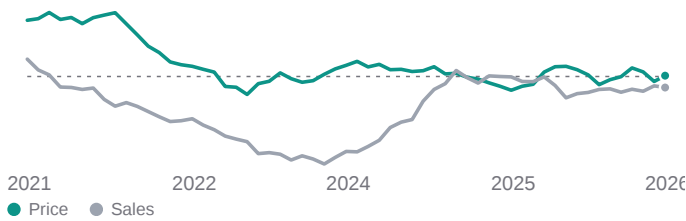


Growth (year over year)

Price +0.4% · Sales -5.3%

Price per square foot

\$254/ft²

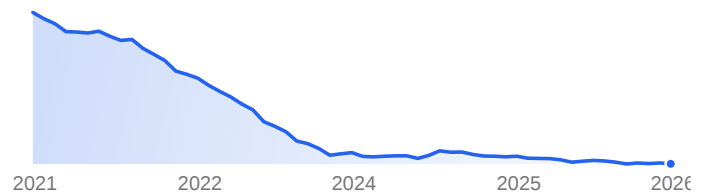
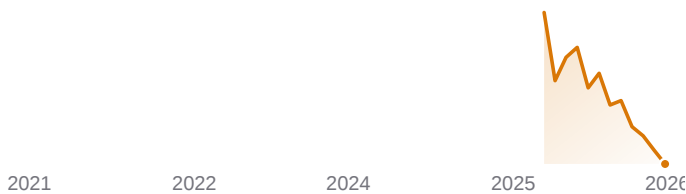


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

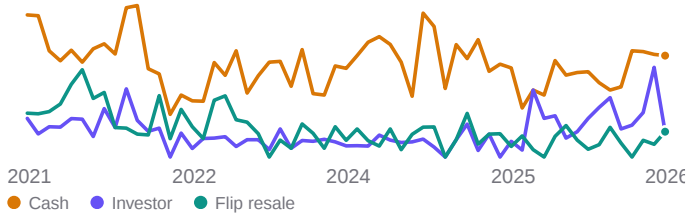
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 6.8% · Flip resale 6.8%



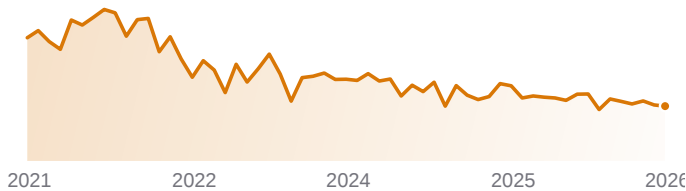
Sellers who sold at a gain

77%

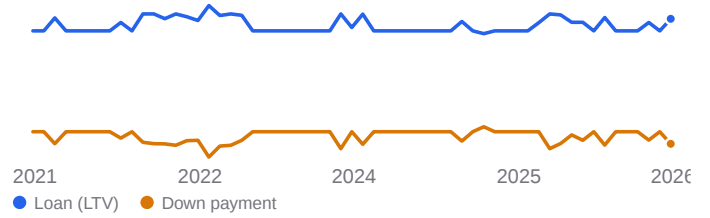


Median annualized return at resale

+5.4%

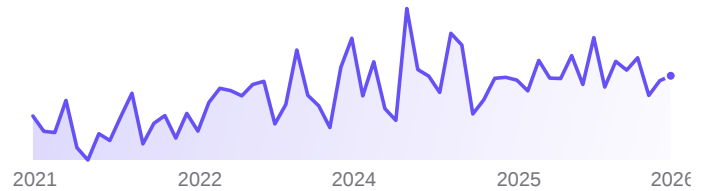


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,924
Median value (AVM)	\$563K
Median size	2,093 ft²
Median bedrooms	4
Median year built	2005
Single family	92%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.7%
Owner occupied	75%
Company owned	28%
Median loan-to-value	47%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	51,181
Density	4,455 / mi²
Median household income	\$118K
Average household income	\$150K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	47
Homes occupied	96%
Bachelor's or higher	35%
Poverty rate	3.6%
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.