

Gilbert 85296

ZIP code · AZ · Arizona · Maricopa County · Gilbert

SELLER'S MARKET

\$558K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

714

SALES (12 MO)

\$569K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



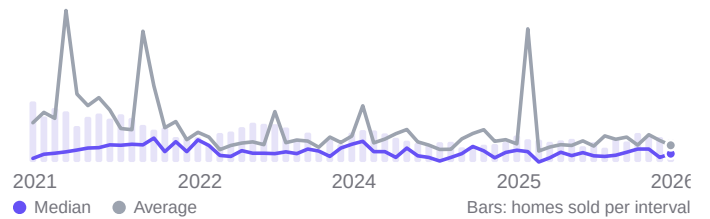
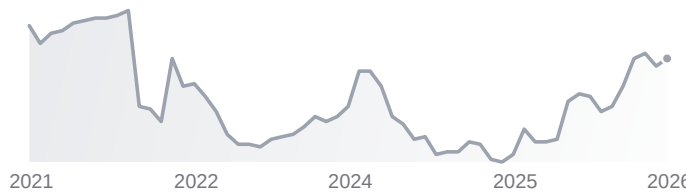
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$555K · Average \$636K

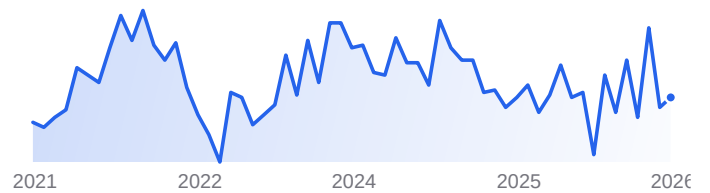
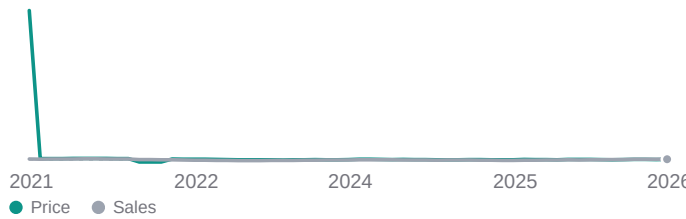


Growth (year over year)

Price +2.2% · Sales +12.6%

Price per square foot

\$282/ft²

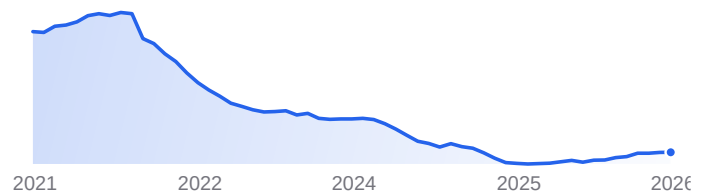
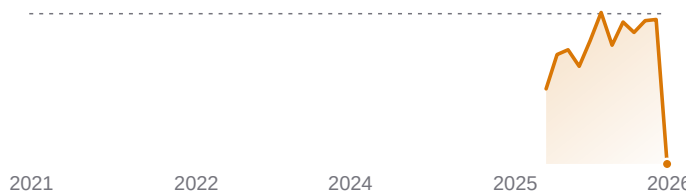


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

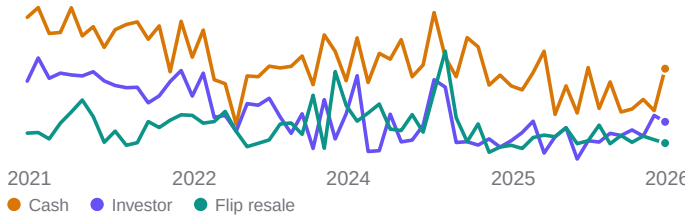
4.4%



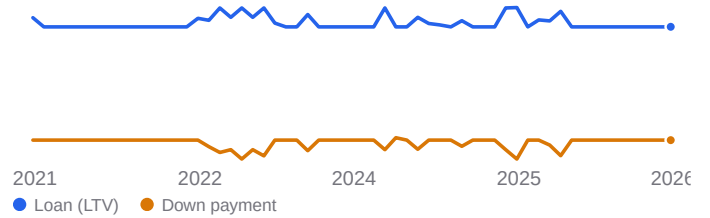
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 11% · Flip resale 4.8%

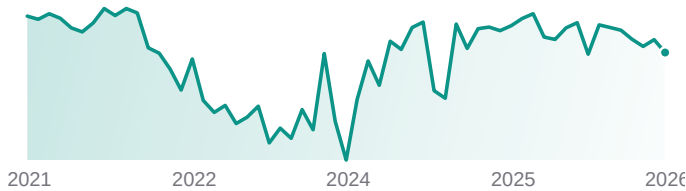


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



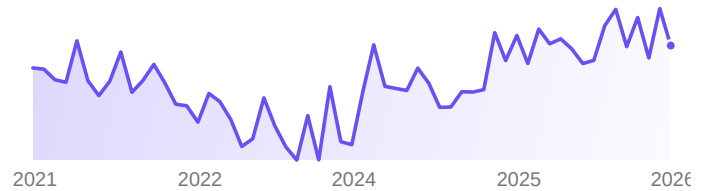
Sellers who sold at a gain

85%



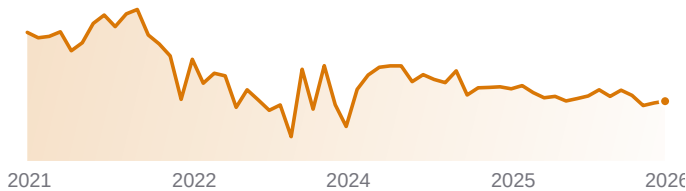
Typical hold before selling

7.0 yrs



Median annualized return at resale

+5.7%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	16,377
Median value (AVM)	\$569K
Median size	2,035 ft²
Median bedrooms	3
Median year built	2000
Single family	95%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.8%
Owner occupied	74%
Company owned	30%
Median loan-to-value	44%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	51,067
Density	4,461 / mi²
Median household income	\$114K
Average household income	\$142K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	51
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	3.2%
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.