

Cashion 85329

ZIP code · AZ · Arizona > Maricopa County

BALANCED MARKET

\$115K

MEDIAN SALE PRICE

-23.3%

1-YR CHANGE

7

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



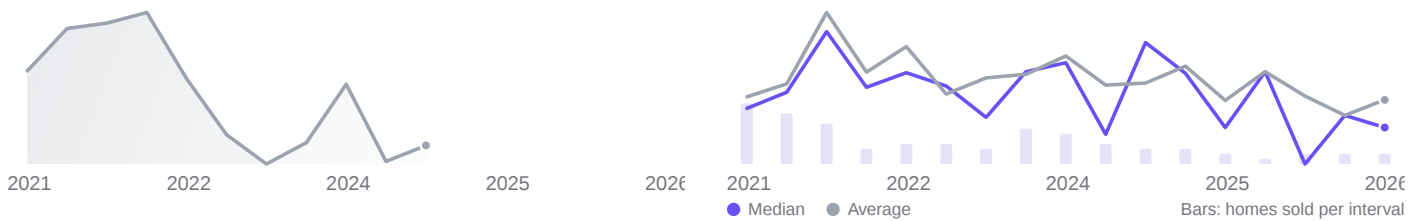
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$150K · Average \$207K

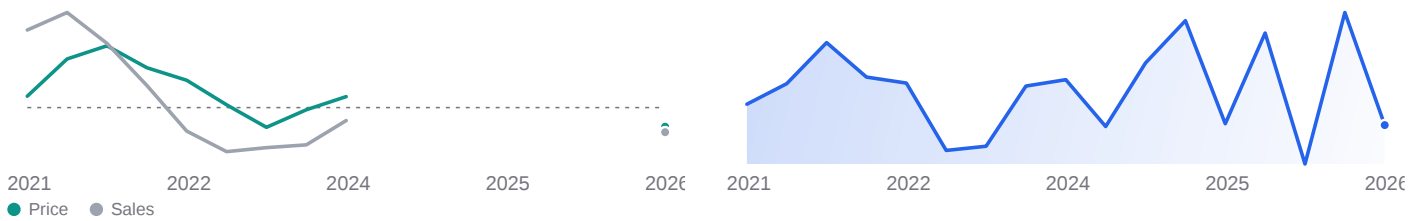


Growth (year over year)

Price -23.3% · Sales -30.0%

Price per square foot

\$131/ft²

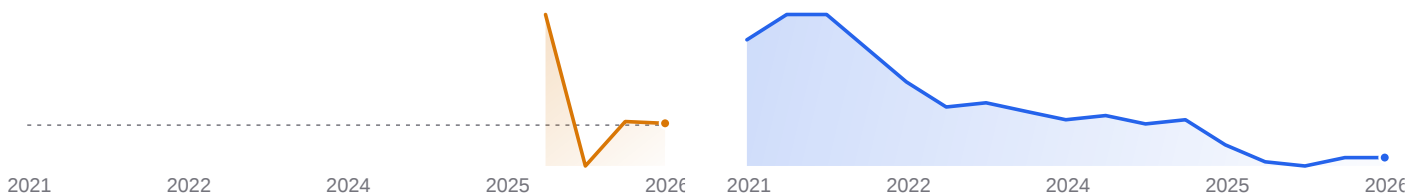


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

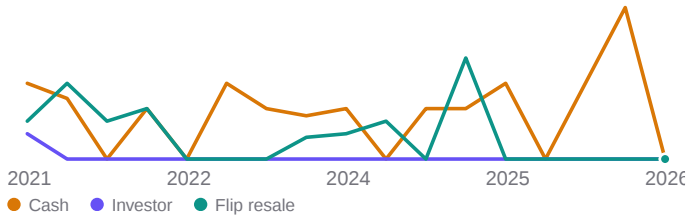
1.7%



BUYERS & OUTCOMES

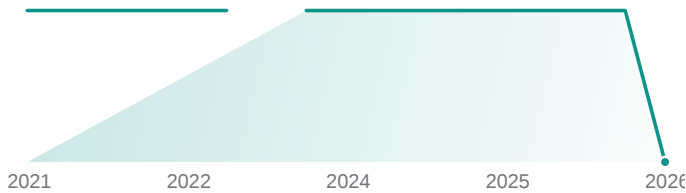
Buyer mix

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



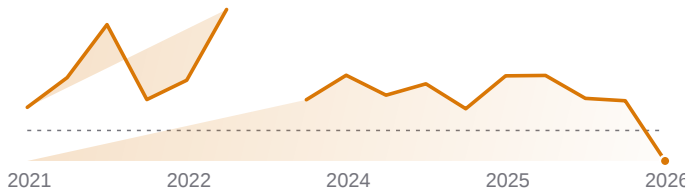
Sellers who sold at a gain

50%

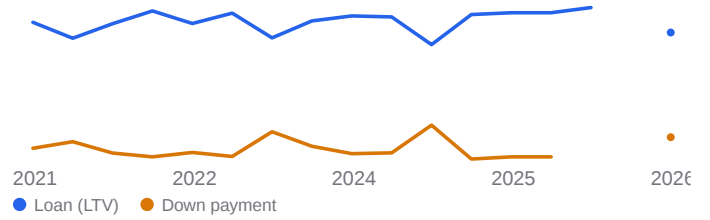


Median annualized return at resale

-7.6%

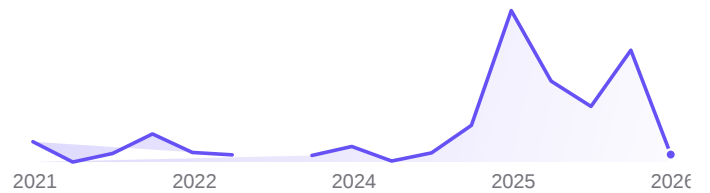


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	408
Median value (AVM)	\$276K
Median size	1,260 ft²
Median year built	1964
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	4.7%
Owner occupied	66%
Company owned	11%
Median loan-to-value	28%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	803
Density	8,308 / mi²
Median household income	\$58K
Average household income	\$55K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	40
Homes occupied	94%
Bachelor's or higher	0%
Poverty rate	19.1%
Unemployment	0.9%
Average temp	70°F
Annual precip	8 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.