Laveen 85339

ZIP code · AZ · Arizona › Maricopa County

BUYER'S MARKET

$462K MEDIAN SALE PRICE	**-5.1%** 1-YR CHANGE	**875** SALES (12 MO)	**$454K** MEDIAN VALUE (AVM)

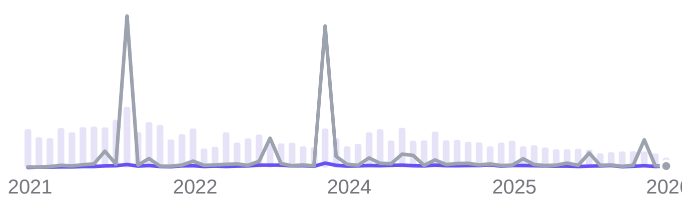
Market temperature — Buyer's market · 32 / 100

Buyer's market — Balanced — Seller's market

MARKET TRENDS (5 YEARS)

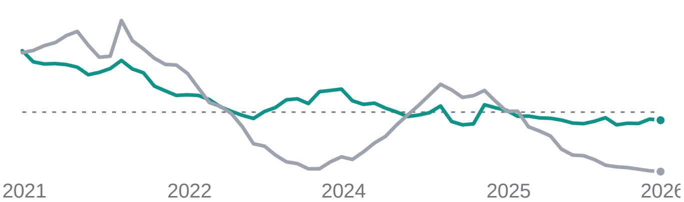
Market temperature (0–100) — 32 / 100

Sale prices — Median $458K · Average $466K



Median · Average — Bars: homes sold per interval

Growth (year over year) — Price -5.1% · Sales -37.5%

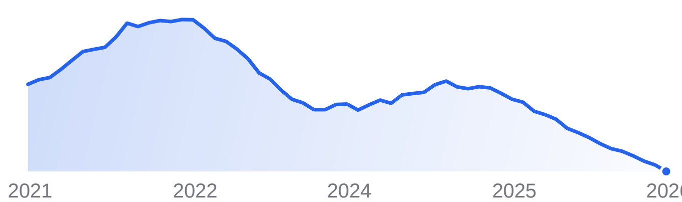


Price · Sales

Price per square foot — $206/ft²

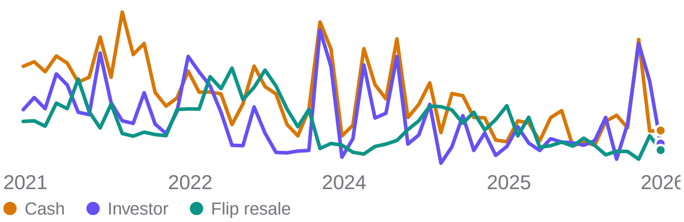
Sale premium vs estimated value — +0.0%

Annual turnover (share of homes sold) — 5.0%

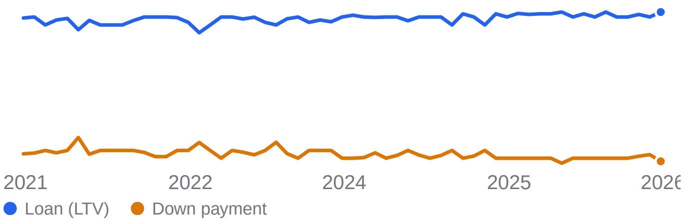


BUYERS & OUTCOMES

Buyer mix — Cash 11% · Investor 6.8% · Flip resale 4.5%

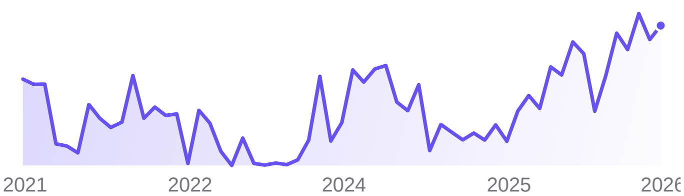


Financing (share of purchase price) — Loan (LTV) 98% · Down payment 3.0%

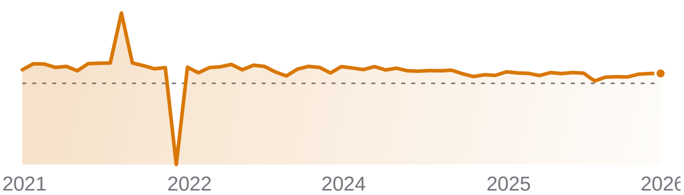


Sellers who sold at a gain — 85%

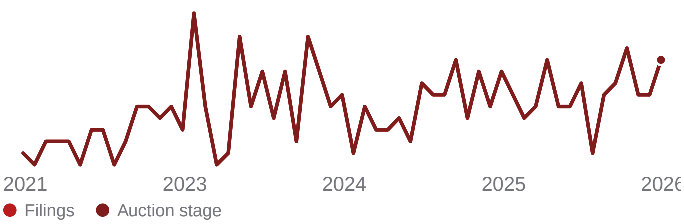
Typical hold before selling — 8.0 yrs



Median annualized return at resale — +6.0%



Preforeclosure filings — Filings 11 · Auction stage 11



HOUSING STOCK

Homes	17,409
Median value (AVM)	$454K
Median size	2,102 ft²
Median bedrooms	4
Median year built	2006
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.8%
Owner occupied	76%
Company owned	18%
Median loan-to-value	55%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	**54,994**
Density	**213 / mi²**
Median household income	**$89K**
Average household income	**$120K**
Crime index (US avg 100)	**50**
Air pollution index (US avg 100)	**107**
Earthquake index (US avg 100)	**44**
Homes occupied	**98%**
Bachelor's or higher	**17%**
Poverty rate	**10.5%**
Unemployment	**1.1%**
Average temp	**70°F**
Annual precip	**8 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.