

Litchfield Park 85340

ZIP code · AZ · Arizona > Maricopa County > Litchfield Park

BUYER'S MARKET

\$506K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

842

SALES (12 MO)

\$541K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



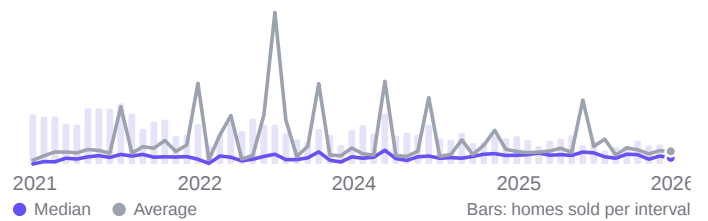
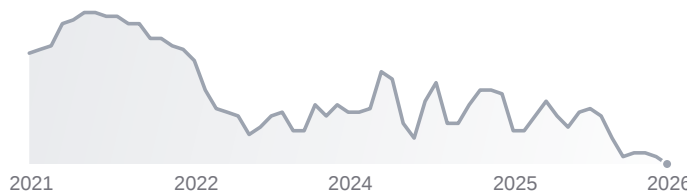
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$504K · Average \$597K

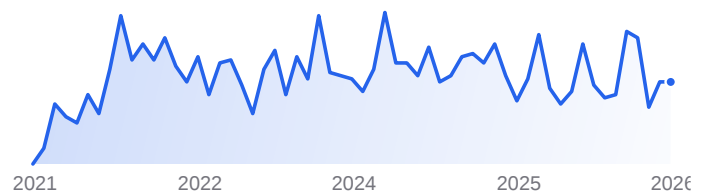
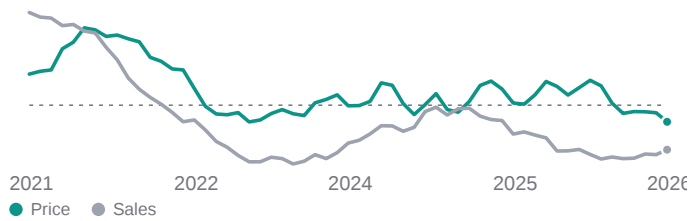


Growth (year over year)

Price -8.5% · Sales -22.8%

Price per square foot

\$230/ft²

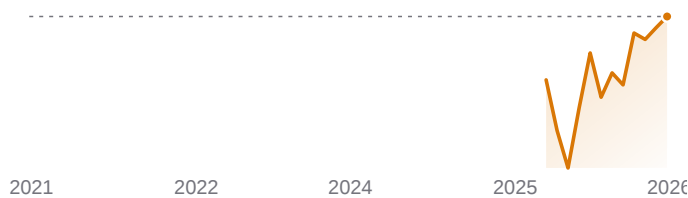


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

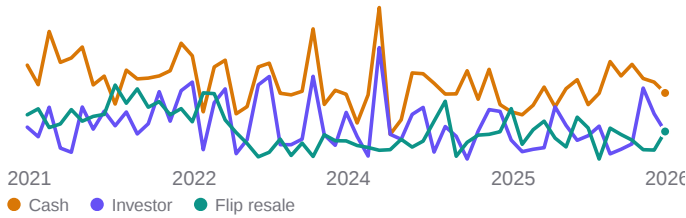
5.5%



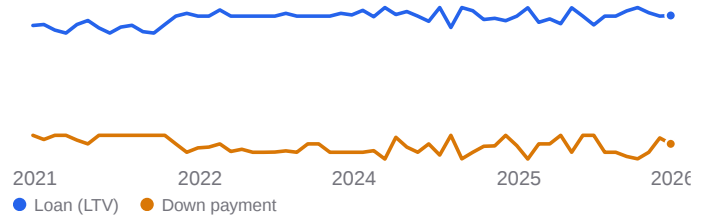
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 9.1% · Flip resale 9.1%

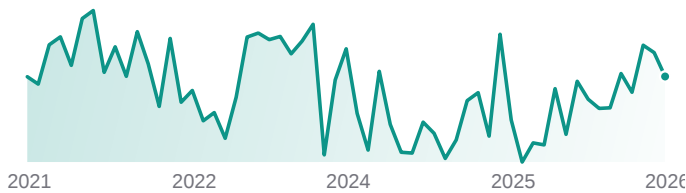


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



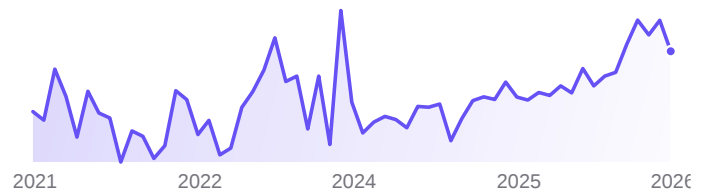
Sellers who sold at a gain

78%



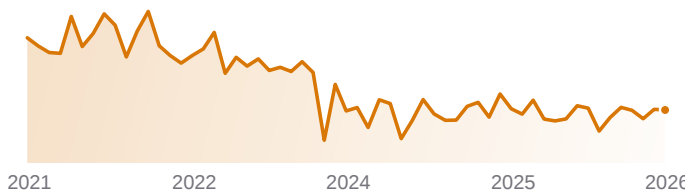
Typical hold before selling

5.5 yrs



Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	15,442
Median value (AVM)	\$541K
Median size	2,238 ft²
Median bedrooms	4
Median year built	2005
Single family	87%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	25%
Median loan-to-value	55%

Typical ownership tenure

6.2 yrs

COMMUNITY

Population	37,981
Density	1,237 / mi²
Median household income	\$110K
Average household income	\$136K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	7.0%
Unemployment	1.0%
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.