

Sun City 85351

ZIP code · AZ · Arizona > Maricopa County > Sun City

BALANCED MARKET

\$242K

MEDIAN SALE PRICE

-5.0%

1-YR CHANGE

1,299

SALES (12 MO)

\$262K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100

Buyer's market

Balanced

Seller's market

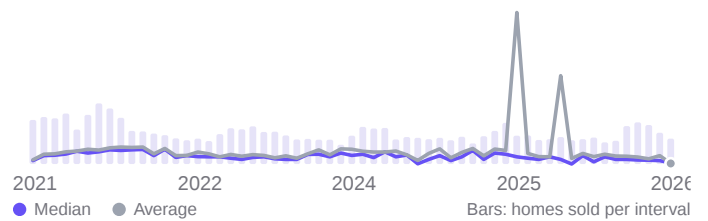
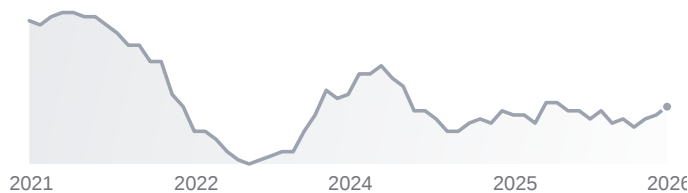
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$235K · Average \$234K

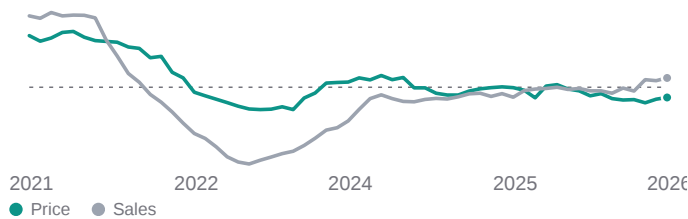


Growth (year over year)

Price -5.0% · Sales +4.6%

Price per square foot

\$172/ft²

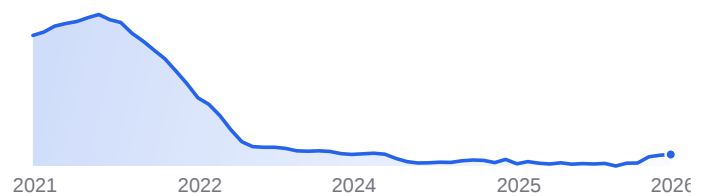


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

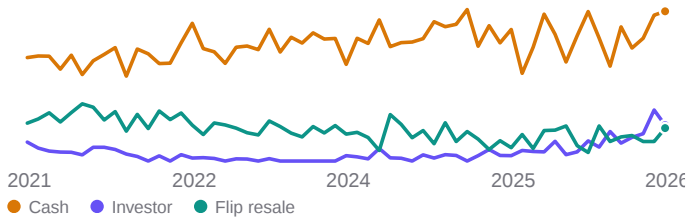
6.3%



BUYERS & OUTCOMES

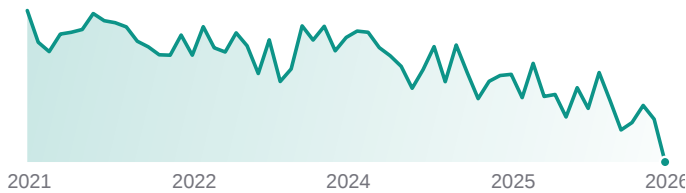
Buyer mix

Cash 53% · Investor 13% · Flip resale 12%



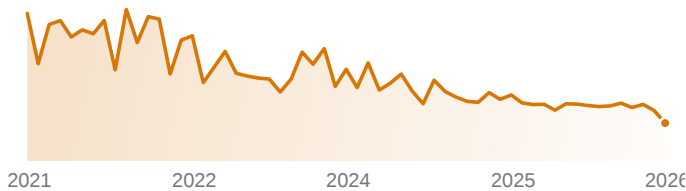
Sellers who sold at a gain

77%

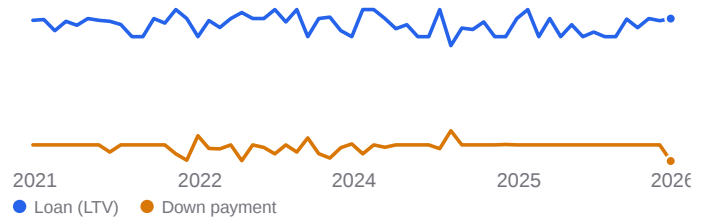


Median annualized return at resale

+3.0%

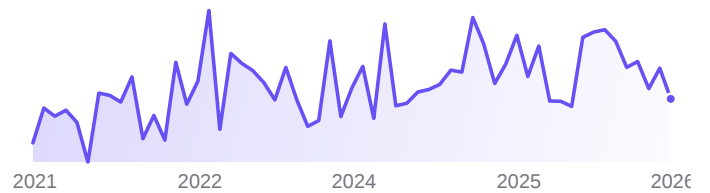


Financing (share of purchase price) Loan (LTV) 90% · Down payment 11%



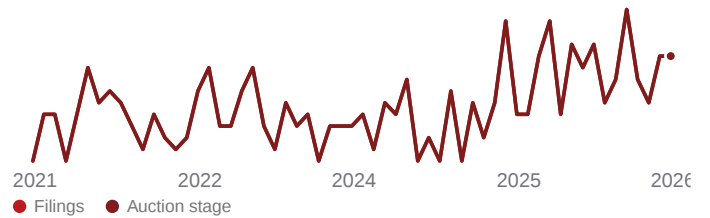
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 10 · Auction stage 10



HOUSING STOCK

Homes	20,590
Median value (AVM)	\$262K
Median size	1,422 ft²
Median bedrooms	2
Median year built	1971
Single family	61%
Condos	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.1%
Owner occupied	75%
Company owned	29%
Median loan-to-value	29%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	33,965
Density	2,984 / mi²
Median household income	\$52K
Average household income	\$63K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	43
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	8.6%
Unemployment	0.3%
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.