

Tolleson 85353

ZIP code · AZ · Arizona > Maricopa County > Tolleson

BUYER'S MARKET

\$378K

MEDIAN SALE PRICE

-12.2%

1-YR CHANGE

503

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



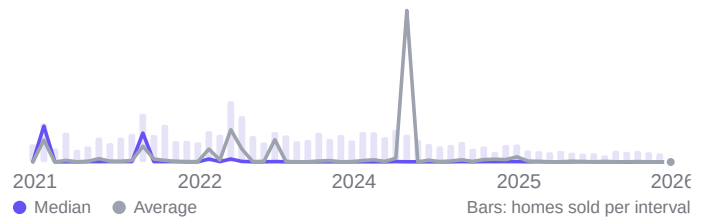
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$365K · Average \$364K

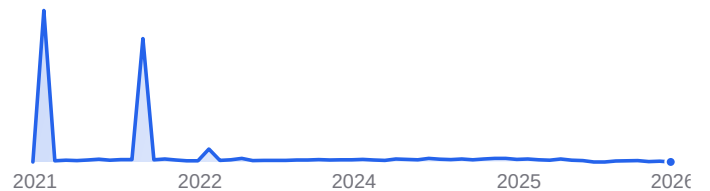
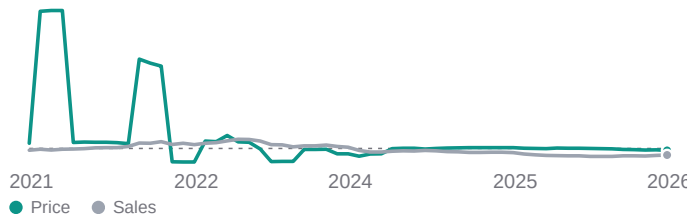


Growth (year over year)

Price -12.2% · Sales -40.9%

Price per square foot

\$187/ft²



Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

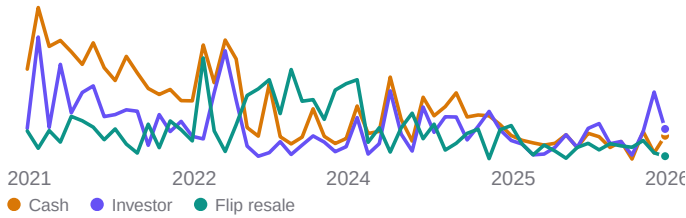
3.8%



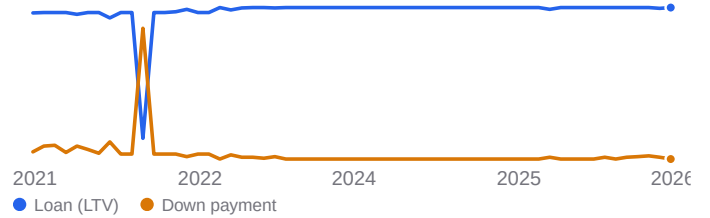
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 17% · Flip resale 3.4%

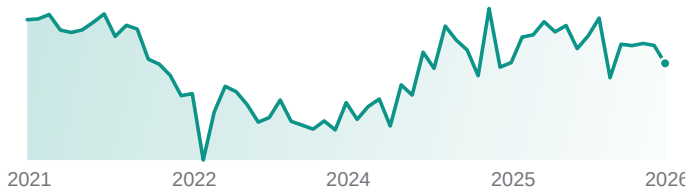


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



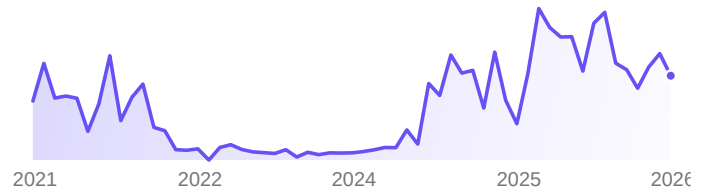
Sellers who sold at a gain

68%



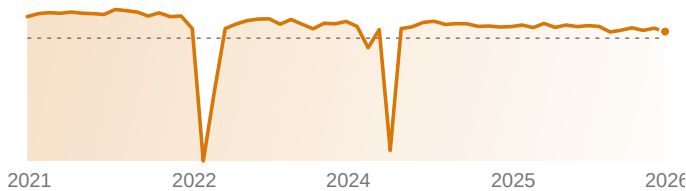
Typical hold before selling

5.4 yrs



Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 8 · Auction stage 8



HOUSING STOCK

Homes	13,359
Median value (AVM)	\$404K
Median size	1,885 ft²
Median bedrooms	4
Median year built	2006
Single family	97%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	17%
Median loan-to-value	53%
Typical ownership tenure	7.5 yrs

COMMUNITY

Population	47,753
Density	2,124 / mi²
Median household income	\$73K
Average household income	\$94K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	40
Homes occupied	97%
Bachelor's or higher	9%
Poverty rate	11.4%
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.