

Waddell 85355

ZIP code · AZ · Arizona · Maricopa County

BUYER'S MARKET

\$492K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

509

SALES (12 MO)

\$542K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



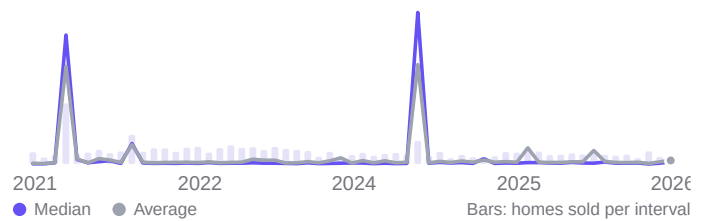
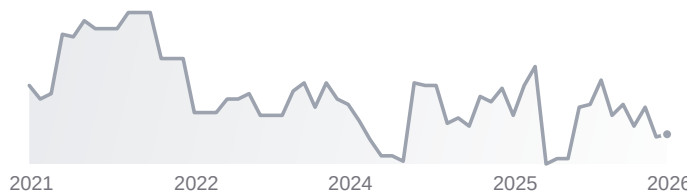
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$599K · Average \$731K

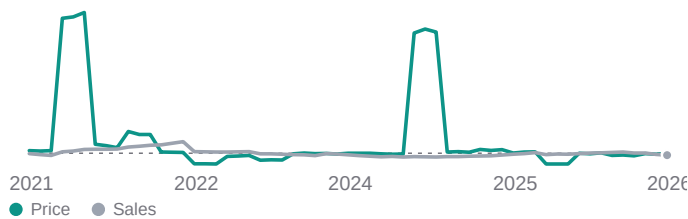


Growth (year over year)

Price -3.1% · Sales -16.1%

Price per square foot

\$231/ft²

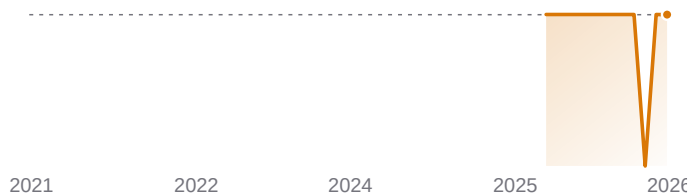


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

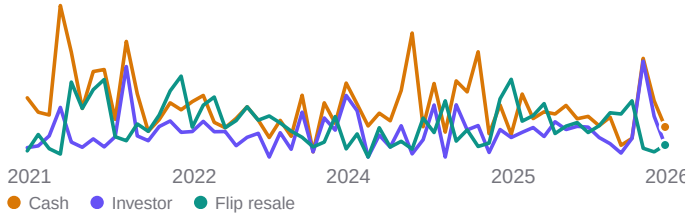
8.3%



BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 7.1% · Flip resale 7.1%



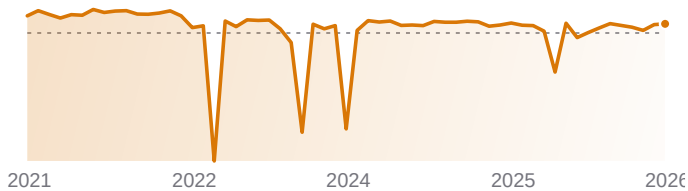
Sellers who sold at a gain

88%

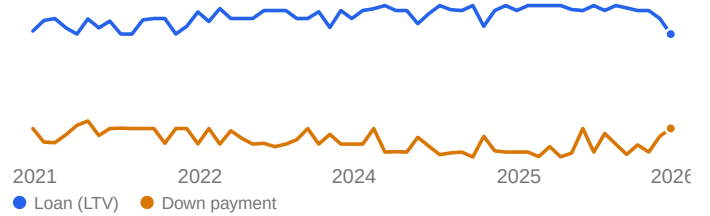


Median annualized return at resale

+6.3%

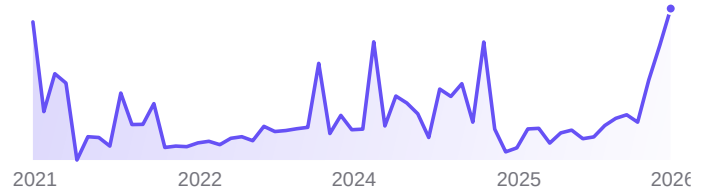


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,096
Median value (AVM)	\$542K
Median size	2,305 ft²
Median bedrooms	4
Median year built	2009
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.7%
Owner occupied	82%
Company owned	23%
Median loan-to-value	55%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	14,568
Density	283 / mi²
Median household income	\$109K
Average household income	\$130K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	46
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	4.8%
Unemployment	1.2%
Average temp	70°F
Annual precip	11 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.