

Wellton 85356

ZIP code · AZ · Arizona > Yuma County > Wellton

BUYER'S MARKET

\$205K

MEDIAN SALE PRICE

-2.5%

1-YR CHANGE

119

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



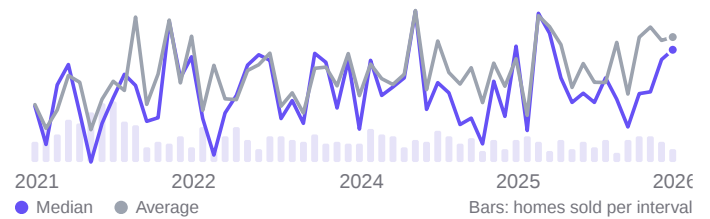
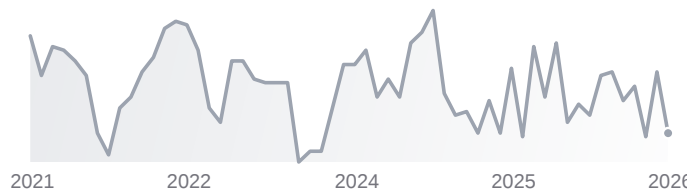
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

37 / 100

Sale prices

Median \$230K · Average \$248K

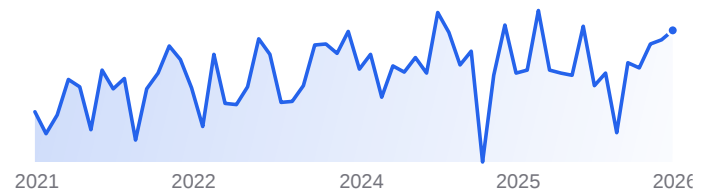
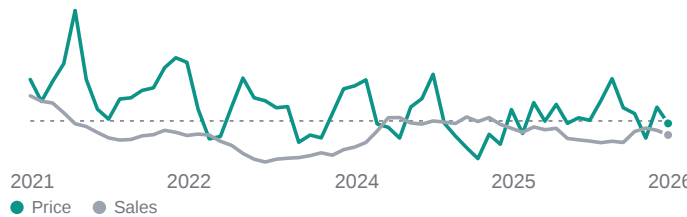


Growth (year over year)

Price -2.5% · Sales -14.4%

Price per square foot

\$208/ft²

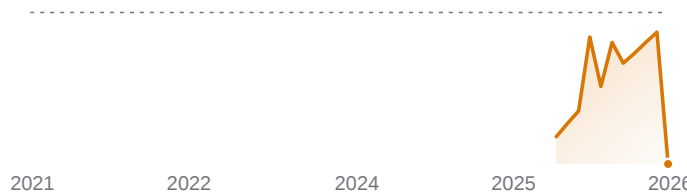


Sale premium vs estimated value

-2.9%

Annual turnover (share of homes sold)

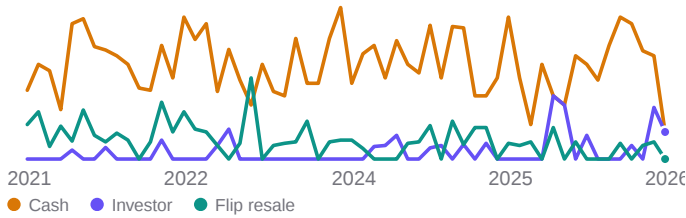
3.9%



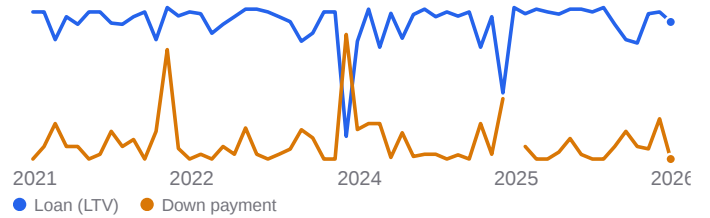
BUYERS & OUTCOMES

Buyer mix

Cash 14% · Investor 14% · Flip resale 0%

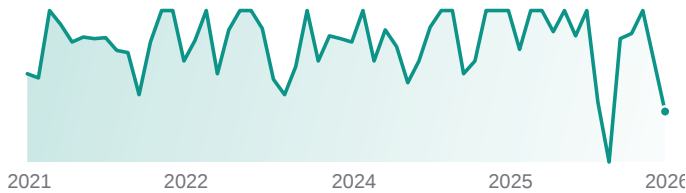


Financing (share of purchase price) Loan (LTV) 92% · Down payment 1.8%



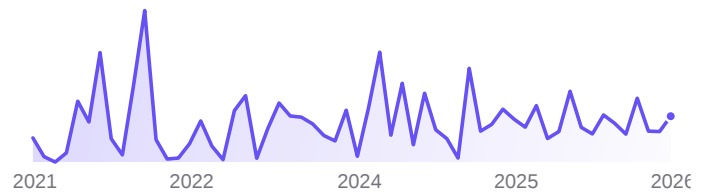
Sellers who sold at a gain

60%



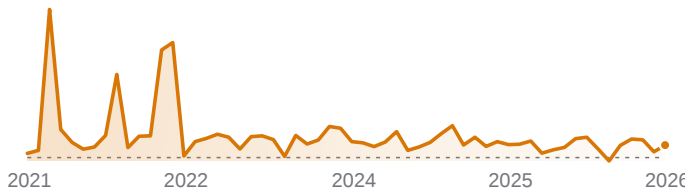
Typical hold before selling

5.4 yrs



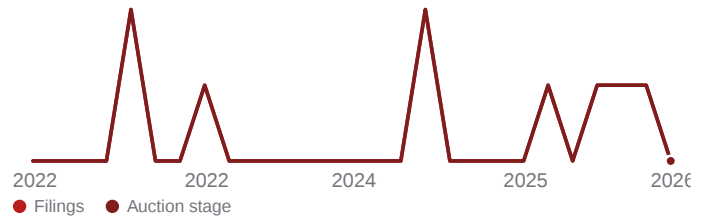
Median annualized return at resale

+7.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,034
Median value (AVM)	\$265K
Median size	1,018 ft²
Median bedrooms	3
Median year built	1999
Single family	37%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.4%
Owner occupied	58%
Company owned	13%
Median loan-to-value	39%

Typical ownership tenure

7.2 yrs

COMMUNITY

Population	4,262
Density	13 / mi²
Median household income	\$60K
Average household income	\$86K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	119
Homes occupied	57%
Bachelor's or higher	12%
Poverty rate	9.8%
Unemployment	1.8%
Average temp	72°F
Annual precip	5 in
Sunshine	90%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.