

Yarnell 85362

ZIP code · AZ · Arizona > Yavapai County > Yarnell

BALANCED MARKET

\$243K

MEDIAN SALE PRICE

-14.1%

1-YR CHANGE

21

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



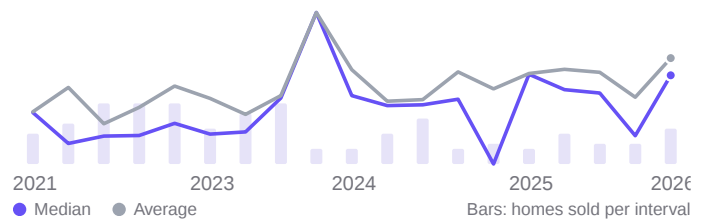
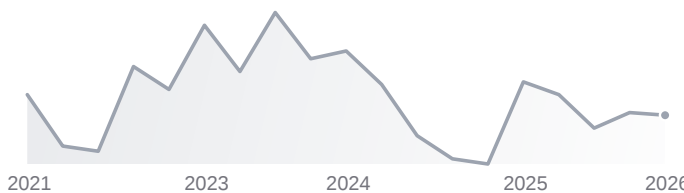
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$268K · Average \$305K

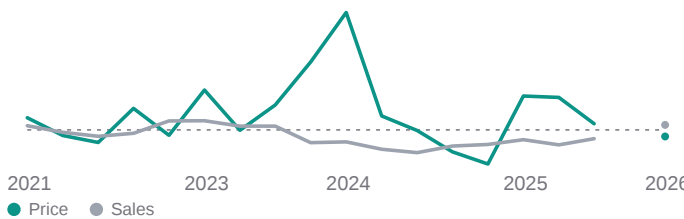


Growth (year over year)

Price -14.1% · Sales +10.5%

Price per square foot

\$218/ft²

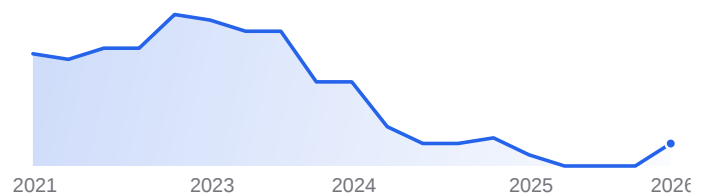
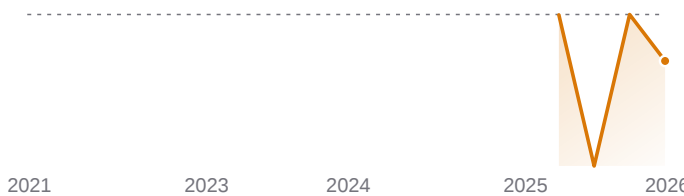


Sale premium vs estimated value

-7.3%

Annual turnover (share of homes sold)

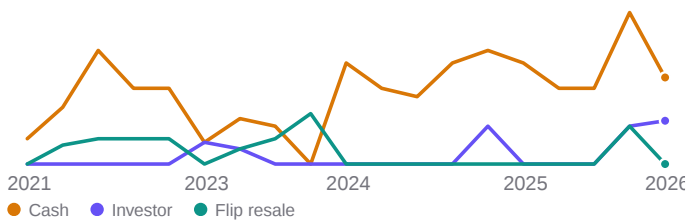
4.4%



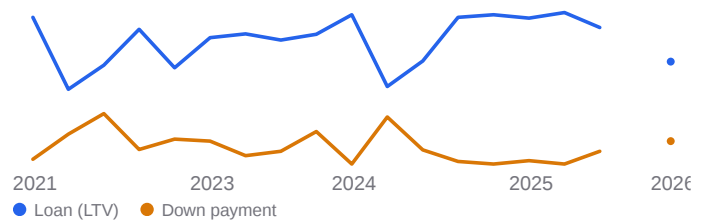
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 29% · Flip resale 0%

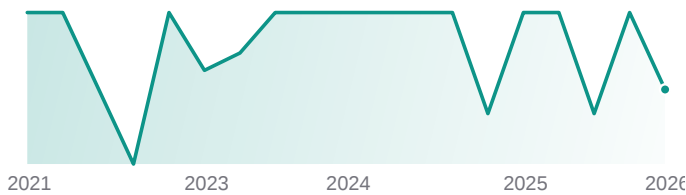


Financing (share of purchase price) Loan (LTV) 68% · Down payment 17%



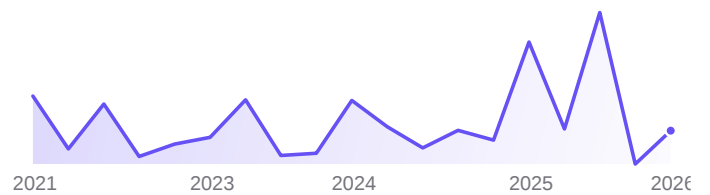
Sellers who sold at a gain

81%



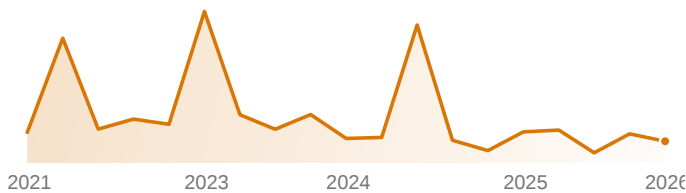
Typical hold before selling

5.3 yrs



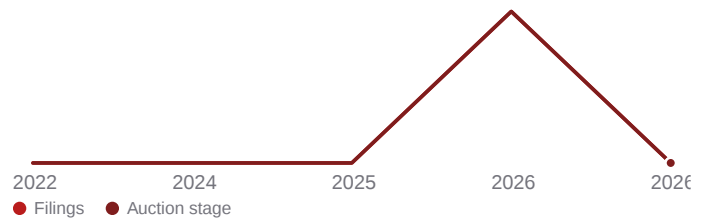
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	480
Median value (AVM)	\$279K
Median size	1,092 ft²
Median year built	1977
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.6%
Owner occupied	22%
Company owned	25%
Median loan-to-value	13%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	140
Density	6 / mi²
Median household income	\$66K
Average household income	\$94K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	101
Homes occupied	71%
Bachelor's or higher	13%
Poverty rate	14.6%
Unemployment	0.5%
Average temp	61°F
Annual precip	18 in
Sunshine	86%

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