

Surprise 85374

ZIP code · AZ · Arizona > Maricopa County > Surprise

SELLER'S MARKET

\$371K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

1,058

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



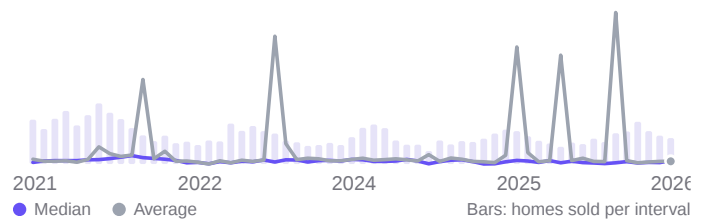
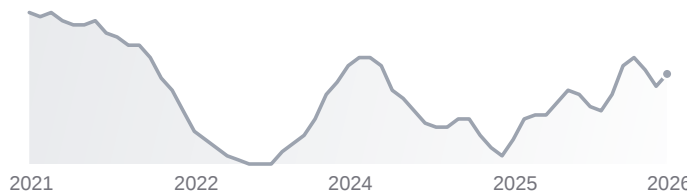
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$385K · Average \$378K

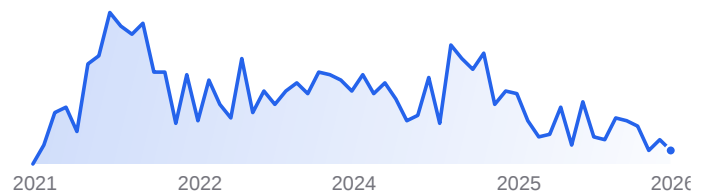
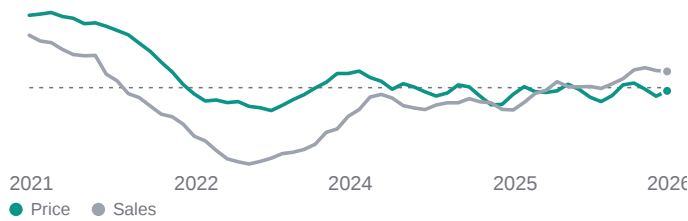


Growth (year over year)

Price -1.7% · Sales +8.4%

Price per square foot

\$232/ft²

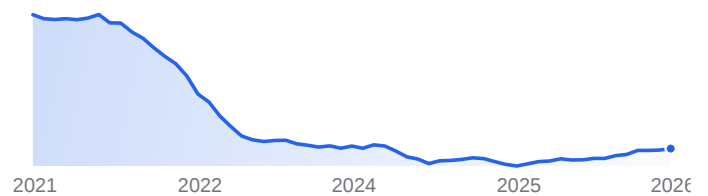
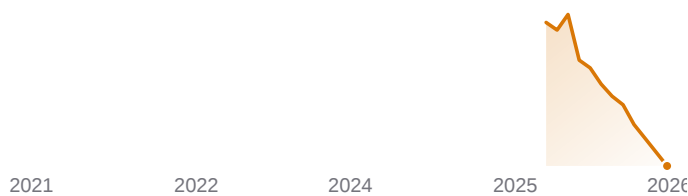


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

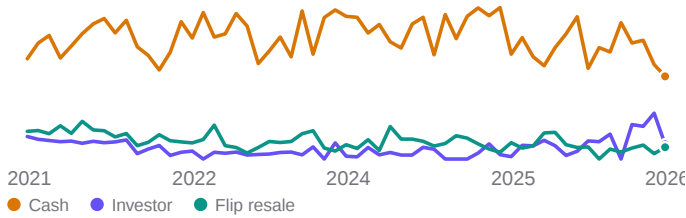
5.3%



BUYERS & OUTCOMES

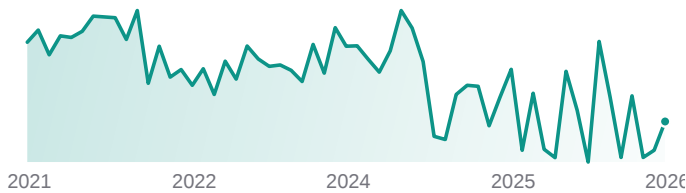
Buyer mix

Cash 33% · Investor 5.8% · Flip resale 4.7%



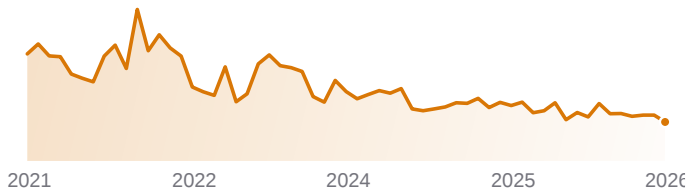
Sellers who sold at a gain

89%

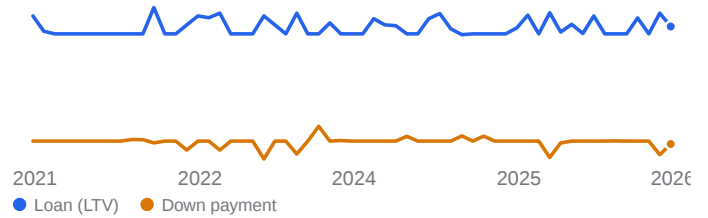


Median annualized return at resale

+3.5%

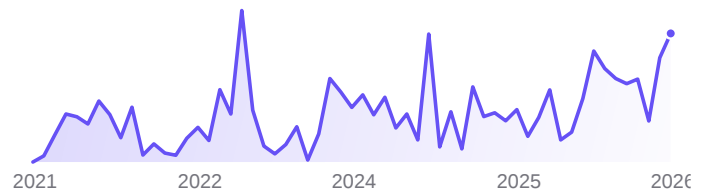


Financing (share of purchase price) Loan (LTV) 84% · Down payment 18%



Typical hold before selling

13.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	19,824
Median value (AVM)	\$392K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1999
Single family	84%
Condos	4.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.9%
Owner occupied	66%
Company owned	32%
Median loan-to-value	35%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	43,541
Density	1,565 / mi²
Median household income	\$77K
Average household income	\$94K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	49
Homes occupied	86%
Bachelor's or higher	20%
Poverty rate	6.3%
Unemployment	0.7%
Average temp	70°F
Annual precip	10 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.