

Sun City West 85375

ZIP code · AZ · Arizona > Maricopa County > Sun City West

SELLER'S MARKET

\$365K

MEDIAN SALE PRICE

-0.9%

1-YR CHANGE

1,207

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



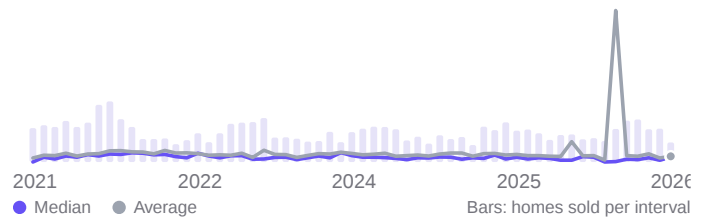
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$375K · Average \$383K

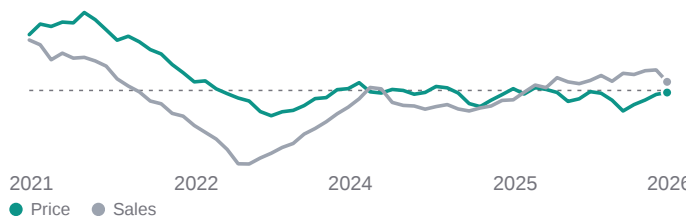


Growth (year over year)

Price -0.9% · Sales +3.6%

Price per square foot

\$206/ft²

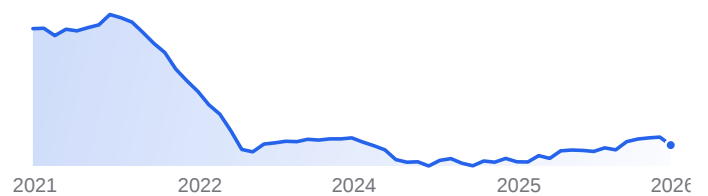
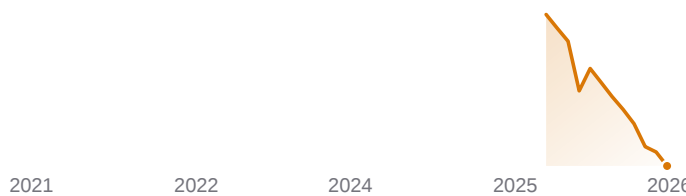


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

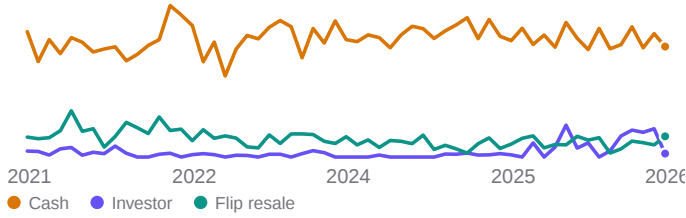
6.4%



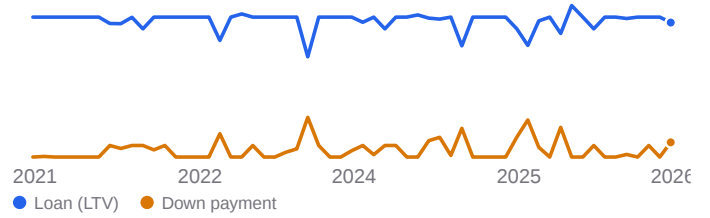
BUYERS & OUTCOMES

Buyer mix

Cash 47% · Investor 1.5% · Flip resale 8.8%

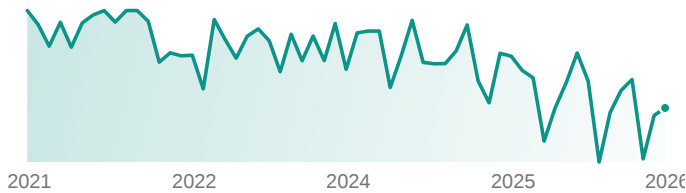


Financing (share of purchase price) Loan (LTV) 78% · Down payment 26%



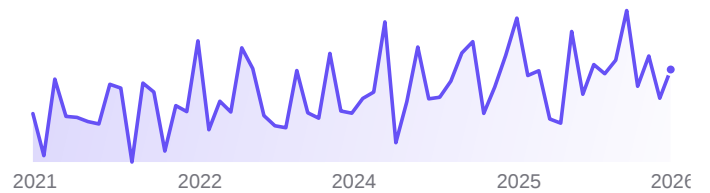
Sellers who sold at a gain

88%



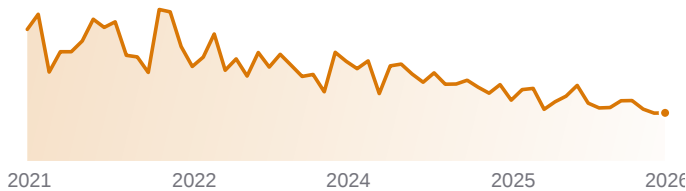
Typical hold before selling

10.0 yrs



Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	18,904
Median value (AVM)	\$374K
Median size	1,739 ft²
Median bedrooms	2
Median year built	1988
Single family	86%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.1%
Owner occupied	73%
Company owned	38%
Median loan-to-value	24%

Typical ownership tenure

7.7 yrs

COMMUNITY

Population	33,616
Density	1,898 / mi²
Median household income	\$68K
Average household income	\$83K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	53
Homes occupied	87%
Bachelor's or higher	22%
Poverty rate	5.6%
Unemployment	0.3%
Average temp	70°F
Annual precip	9 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.