

Surprise 85378

ZIP code · AZ · Arizona · Maricopa County · Surprise

BALANCED MARKET

\$360K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

139

SALES (12 MO)

\$359K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

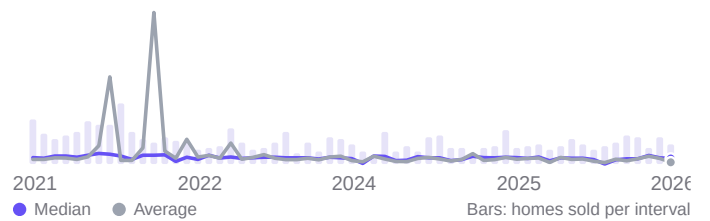
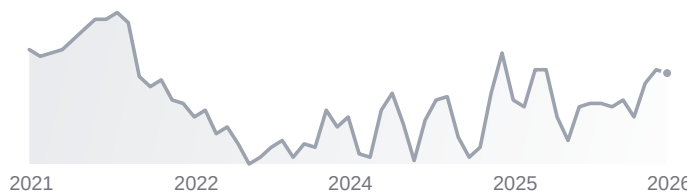
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$340K · Average \$276K

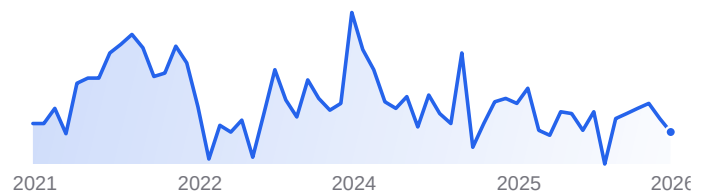
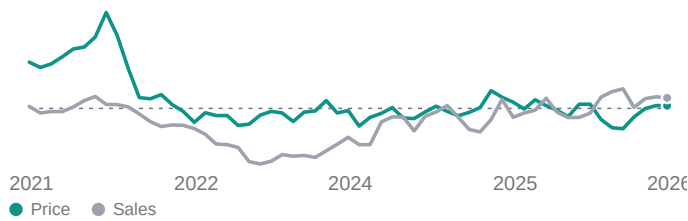


Growth (year over year)

Price +2.2% · Sales +8.6%

Price per square foot

\$219/ft²

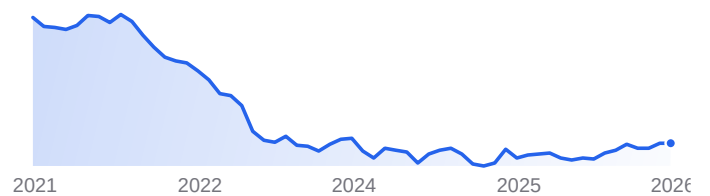


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

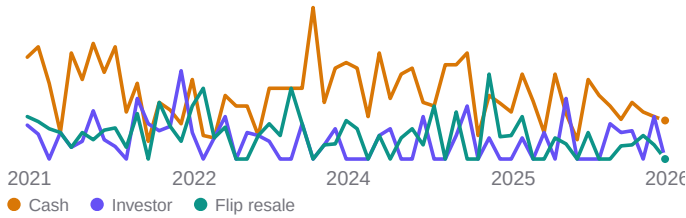
4.5%



BUYERS & OUTCOMES

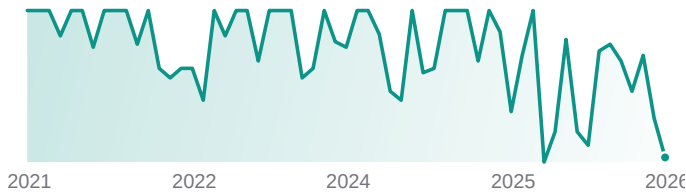
Buyer mix

Cash 18% · Investor 0% · Flip resale 0%



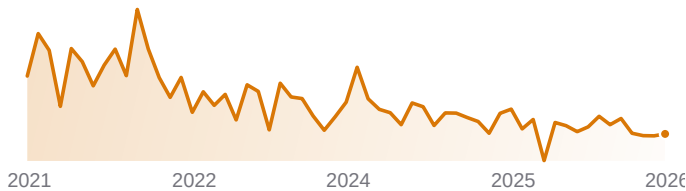
Sellers who sold at a gain

64%

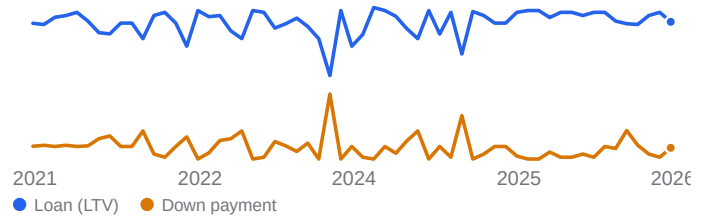


Median annualized return at resale

+4.3%

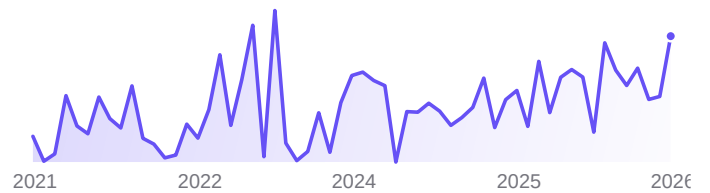


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.1%



Typical hold before selling

11.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,068
Median value (AVM)	\$359K
Median size	1,518 ft²
Median bedrooms	3
Median year built	1997
Single family	81%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.2%
Owner occupied	63%
Company owned	23%
Median loan-to-value	35%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	10,148
Density	2,951 / mi²
Median household income	\$60K
Average household income	\$79K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	51
Homes occupied	90%
Bachelor's or higher	9%
Poverty rate	12.3%
Unemployment	0.7%
Average temp	70°F
Annual precip	8 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.