

Peoria 85381

ZIP code · AZ · Arizona > Maricopa County > Peoria

BALANCED MARKET

\$457K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

350

SALES (12 MO)

\$453K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



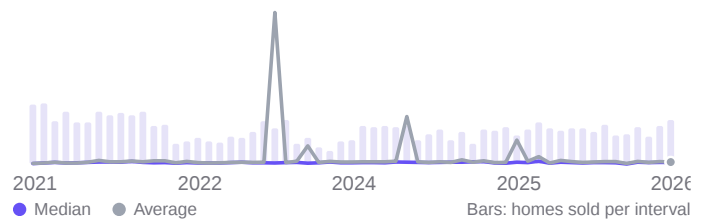
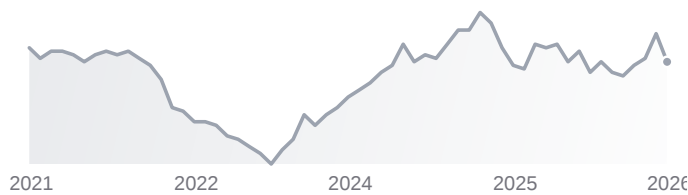
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$465K · Average \$482K

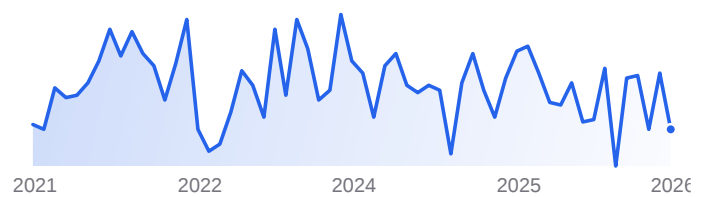
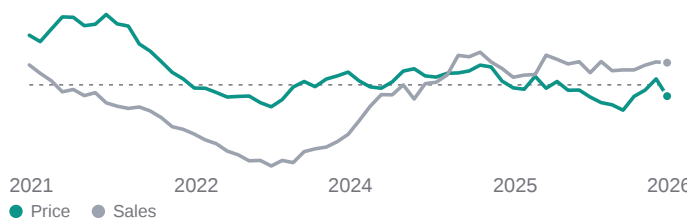


Growth (year over year)

Price -5.8% · Sales +11.5%

Price per square foot

\$229/ft²

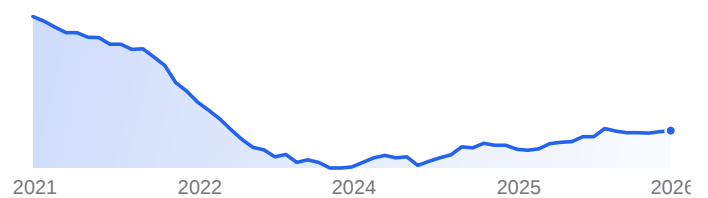


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

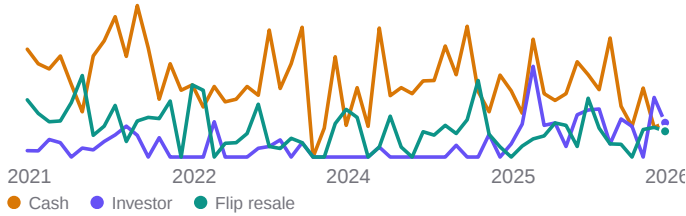
4.2%



BUYERS & OUTCOMES

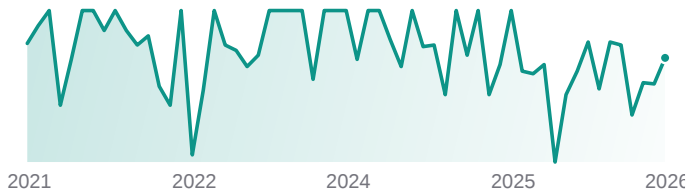
Buyer mix

Cash 11% · Investor 11% · Flip resale 8.1%



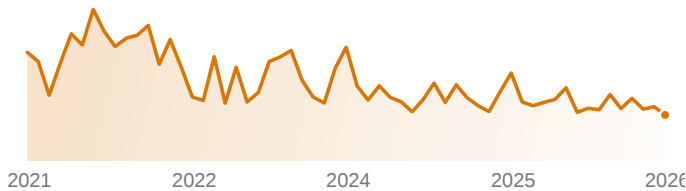
Sellers who sold at a gain

94%

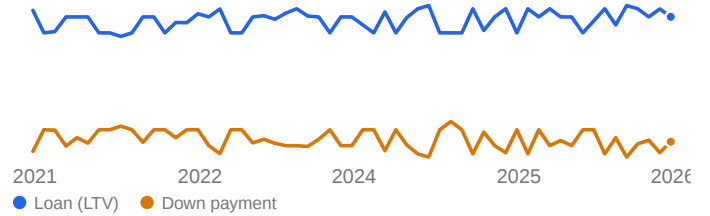


Median annualized return at resale

+4.1%

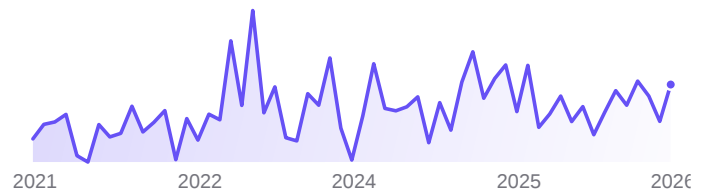


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



Typical hold before selling

10.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	8,275
Median value (AVM)	\$453K
Median size	1,855 ft²
Median bedrooms	3
Median year built	1992
Single family	88%
Condos	6.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	80%
Company owned	25%
Median loan-to-value	46%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	28,709
Density	4,344 / mi²
Median household income	\$86K
Average household income	\$116K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	44
Homes occupied	94%
Bachelor's or higher	21%
Poverty rate	5.6%
Unemployment	1.0%
Average temp	71°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.