

Peoria 85382

ZIP code · AZ · Arizona > Maricopa County > Peoria

BALANCED MARKET

\$435K

MEDIAN SALE PRICE

-4.2%

1-YR CHANGE

721

SALES (12 MO)

\$461K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100

Buyer's market

Balanced

Seller's market

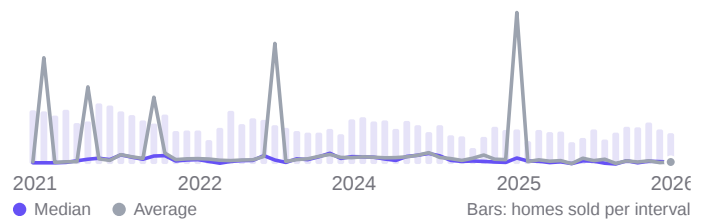
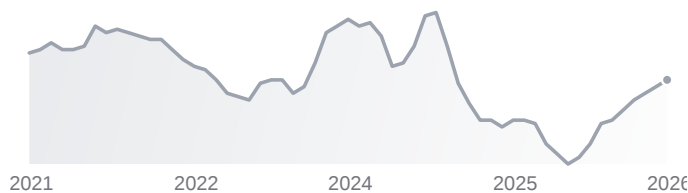
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$430K · Average \$430K

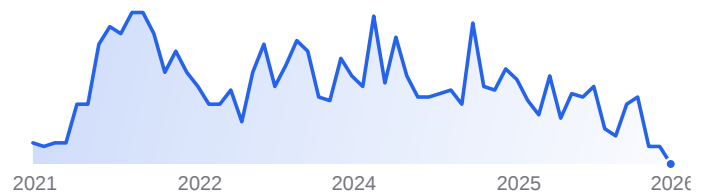
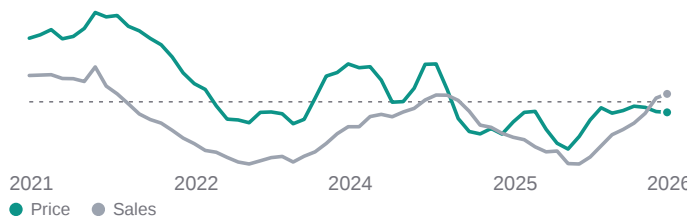


Growth (year over year)

Price -4.2% · Sales +3.1%

Price per square foot

\$235/ft²

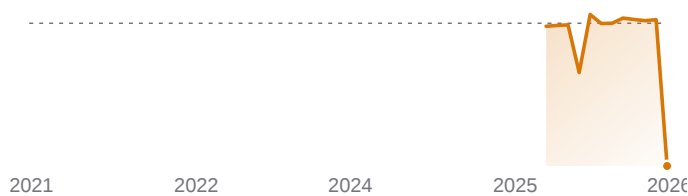


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

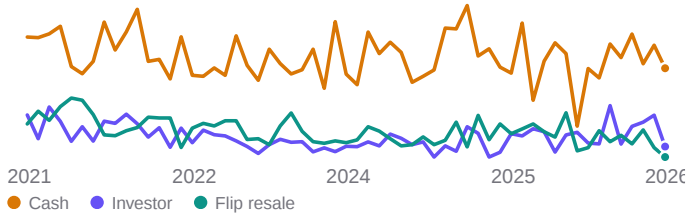
4.6%



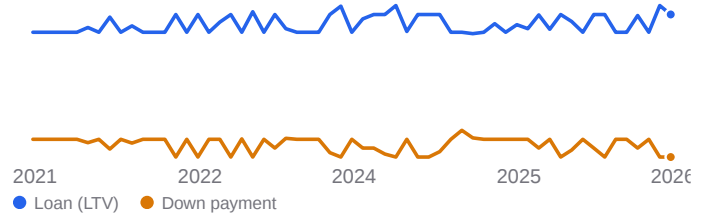
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 3.4% · Flip resale 0%

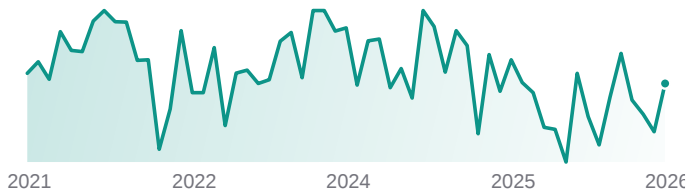


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



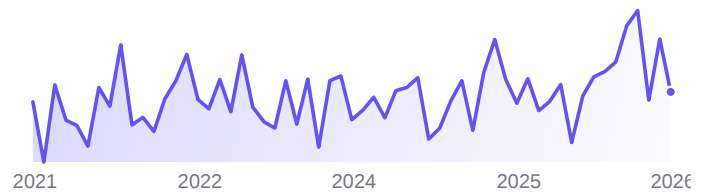
Sellers who sold at a gain

93%



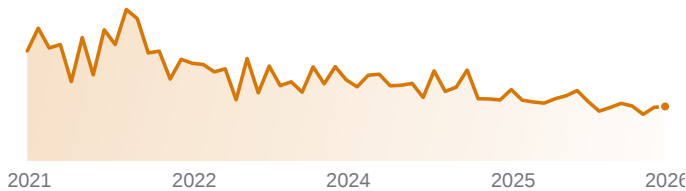
Typical hold before selling

8.9 yrs



Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	15,813
Median value (AVM)	\$461K
Median size	1,762 ft²
Median bedrooms	3
Median year built	1997
Single family	85%
Condos	8.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	29%
Median loan-to-value	43%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	45,138
Density	4,540 / mi²
Median household income	\$88K
Average household income	\$104K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	44
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	6.9%
Unemployment	0.9%
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.