

Surprise 85387

ZIP code · AZ · Arizona > Maricopa County > Surprise

BUYER'S MARKET

\$457K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

1,891

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



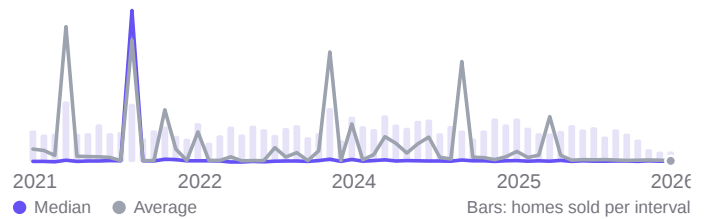
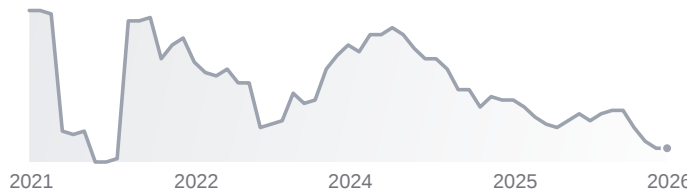
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$450K · Average \$469K

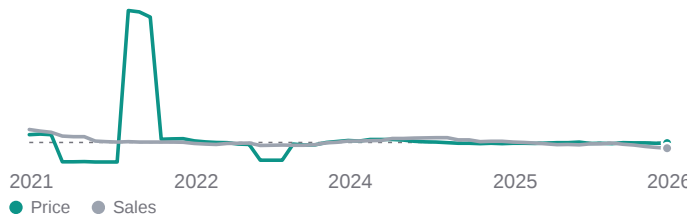


Growth (year over year)

Price -2.9% · Sales -27.5%

Price per square foot

\$211/ft²

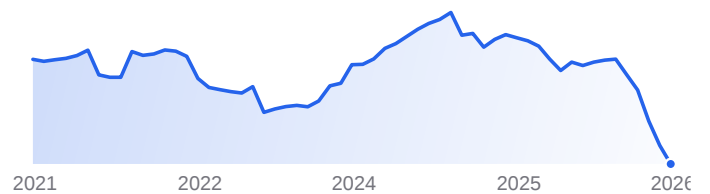
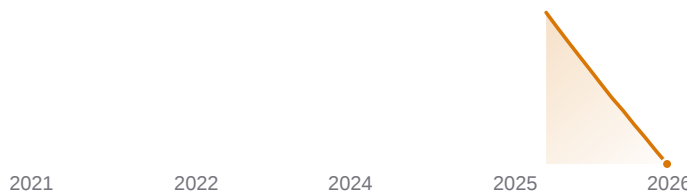


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

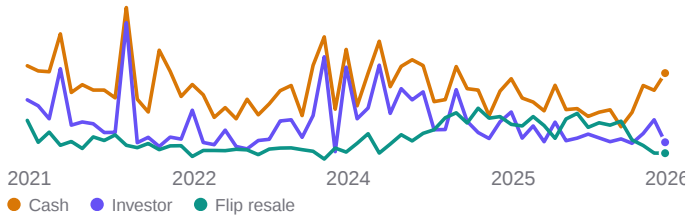
11%



BUYERS & OUTCOMES

Buyer mix

Cash 37% · Investor 7.7% · Flip resale 3.1%



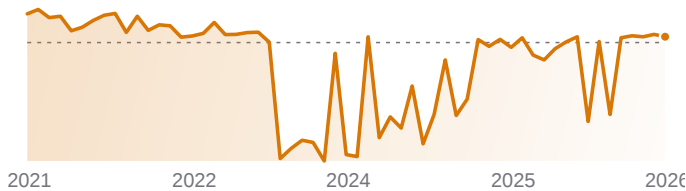
Sellers who sold at a gain

81%

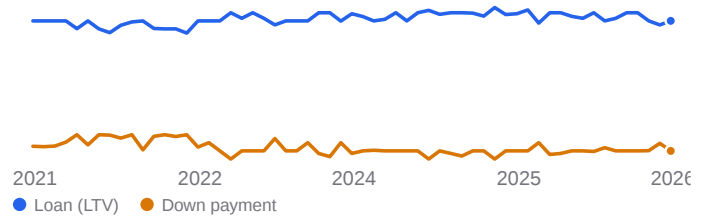


Median annualized return at resale

+2.8%

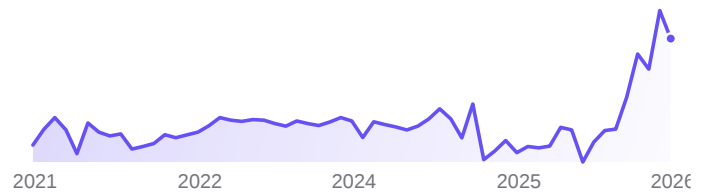


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



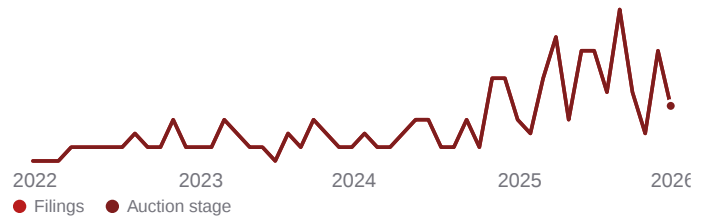
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	16,472
Median value (AVM)	\$475K
Median size	2,019 ft²
Median bedrooms	3
Median year built	2020
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	0.8%
Owner occupied	81%
Company owned	22%
Median loan-to-value	65%
Typical ownership tenure	4.0 yrs

COMMUNITY

Population	19,049
Density	259 / mi²
Median household income	\$89K
Average household income	\$108K
Crime index (US avg 100)	51
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	53
Homes occupied	87%
Bachelor's or higher	26%
Poverty rate	3.9%
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.