

Wickenburg 85390

ZIP code · AZ · Arizona > Maricopa County > Wickenburg

BALANCED MARKET

\$478K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

359

SALES (12 MO)

\$519K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



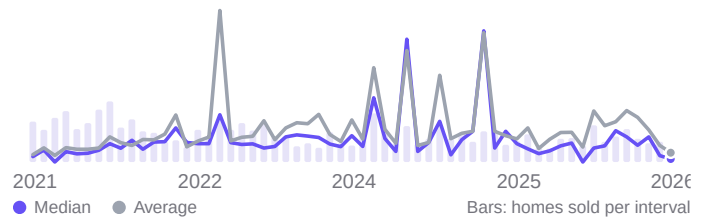
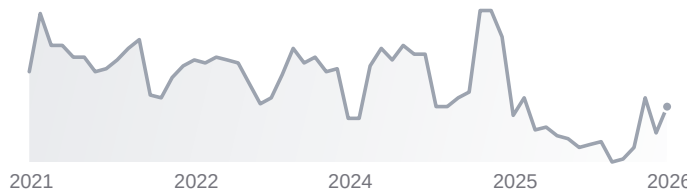
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$402K · Average \$458K

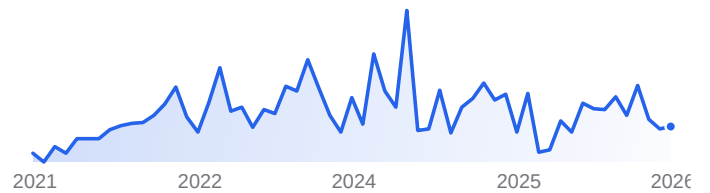
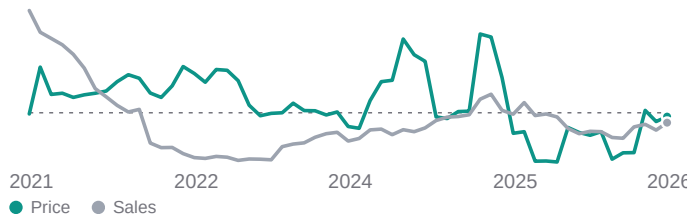


Growth (year over year)

Price -3.2% · Sales -8.4%

Price per square foot

\$274/ft²

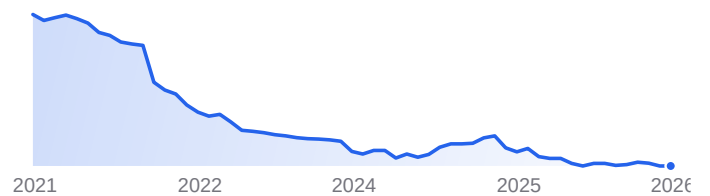


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

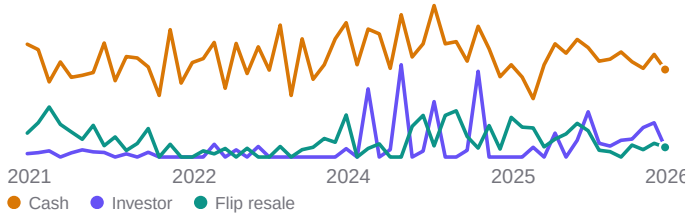
6.7%



BUYERS & OUTCOMES

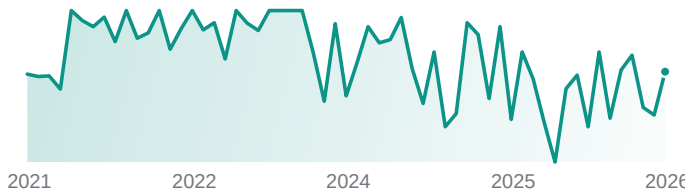
Buyer mix

Cash 47% · Investor 5.3% · Flip resale 5.3%



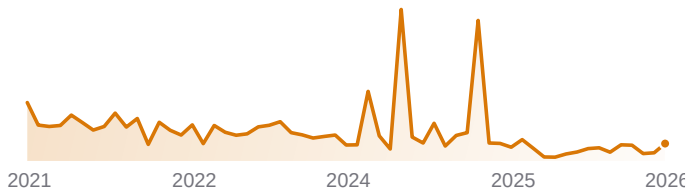
Sellers who sold at a gain

79%

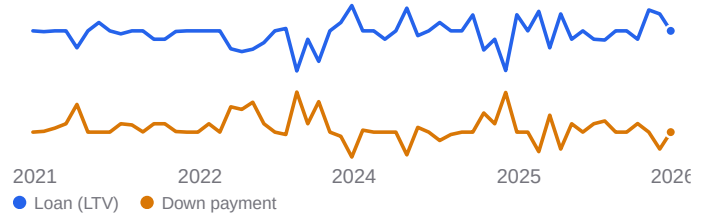


Median annualized return at resale

+6.7%

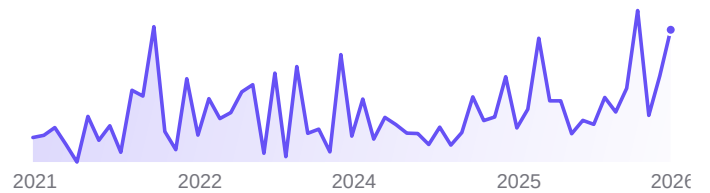


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



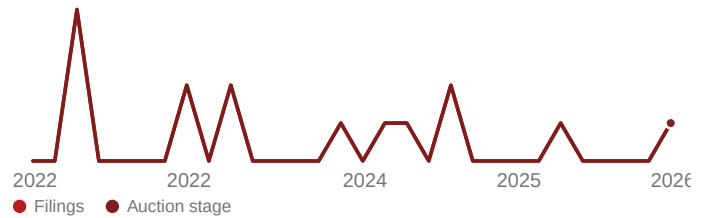
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,391
Median value (AVM)	\$519K
Median size	1,837 ft²
Median bedrooms	3
Median year built	2000
Single family	76%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.9%
Owner occupied	62%
Company owned	38%
Median loan-to-value	15%

Typical ownership tenure

5.8 yrs

COMMUNITY

Population	8,413
Density	11 / mi²
Median household income	\$60K
Average household income	\$96K
Crime index (US avg 100)	168
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	61
Homes occupied	83%
Bachelor's or higher	15%
Poverty rate	12.3%
Unemployment	0.6%
Average temp	66°F
Annual precip	11 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.