

Buckeye 85396

ZIP code · AZ · Arizona > Maricopa County > Buckeye

BUYER'S MARKET

\$445K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

1,238

SALES (12 MO)

\$466K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



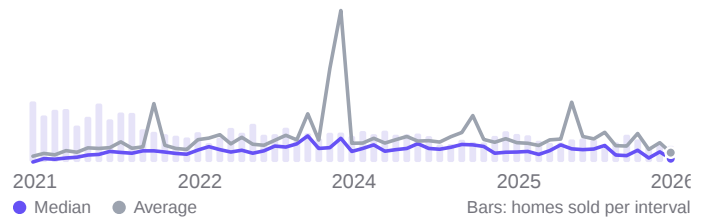
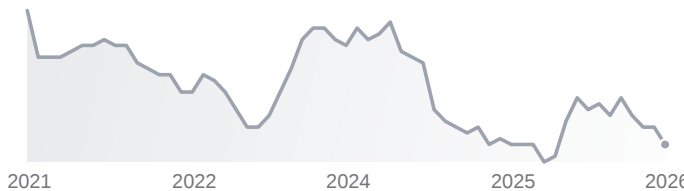
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$424K · Average \$475K

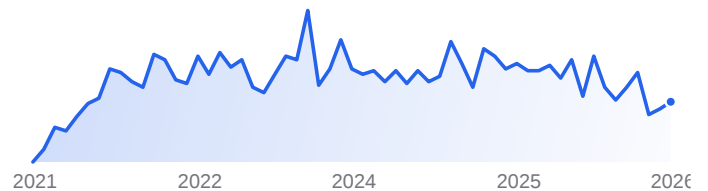
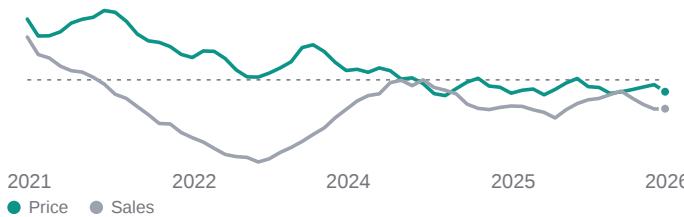


Growth (year over year)

Price -6.2% · Sales -15.3%

Price per square foot

\$229/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

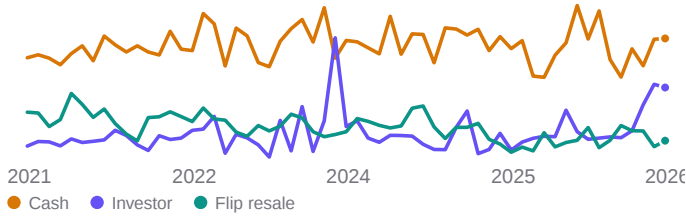
6.5%



BUYERS & OUTCOMES

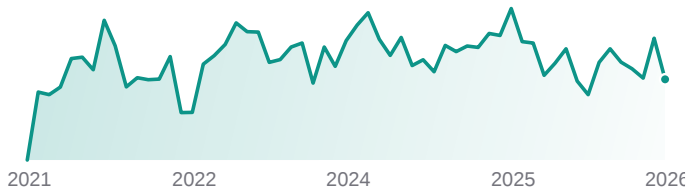
Buyer mix

Cash 35% · Investor 20% · Flip resale 4.8%



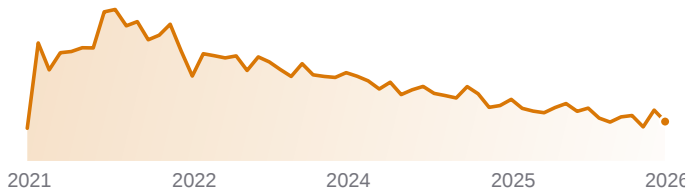
Sellers who sold at a gain

74%

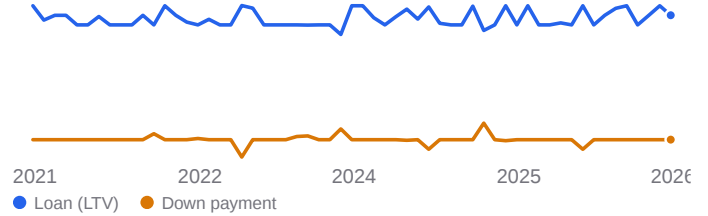


Median annualized return at resale

+4.2%

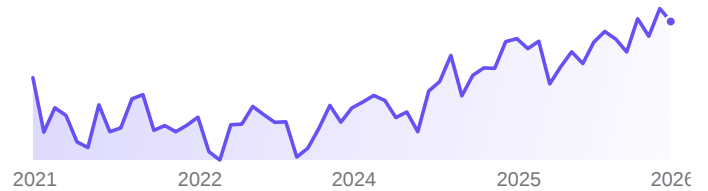


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	18,988
Median value (AVM)	\$466K
Median size	2,094 ft²
Median bedrooms	3
Median year built	2017
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.2%
Owner occupied	79%
Company owned	28%
Median loan-to-value	55%
Typical ownership tenure	5.6 yrs

COMMUNITY

Population	28,281
Density	179 / mi²
Median household income	\$114K
Average household income	\$134K
Crime index (US avg 100)	66
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	43
Homes occupied	89%
Bachelor's or higher	23%
Poverty rate	4.3%
Unemployment	1.0%
Average temp	69°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.