

# Central 85531

ZIP code · AZ · Arizona > Graham County > Central

**SELLER'S MARKET**

**\$225K**

MEDIAN SALE PRICE

**-43.3%**

1-YR CHANGE

**5**

SALES (12 MO)

**\$416K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 79 / 100**

Buyer's market

Balanced

Seller's market

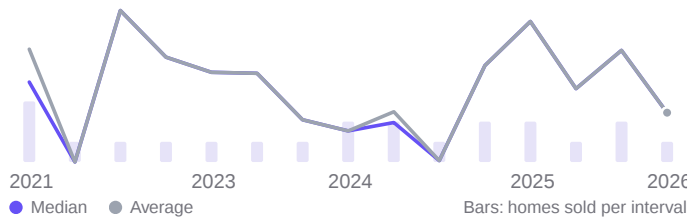
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$225K · Average \$225K

Growth (year over year)

Price -43.3% · Sales +25.0%

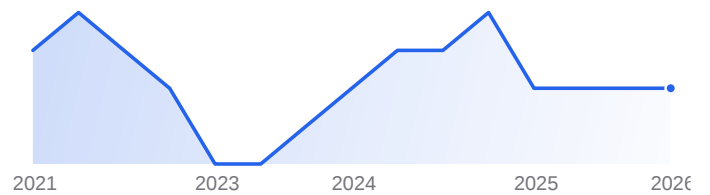
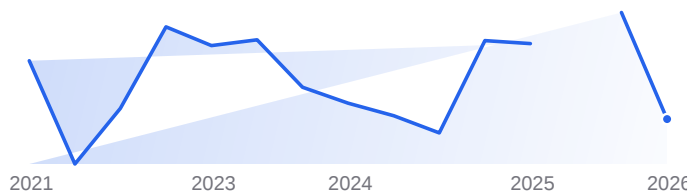


Price per square foot

\$93/ft²

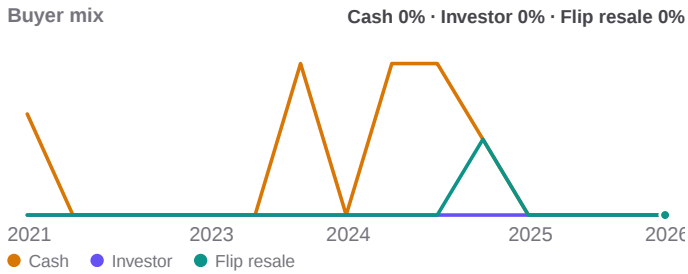
Annual turnover (share of homes sold)

2.5%



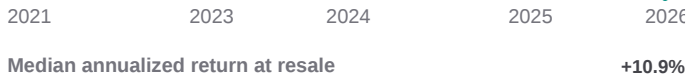
## BUYERS & OUTCOMES

### Buyer mix



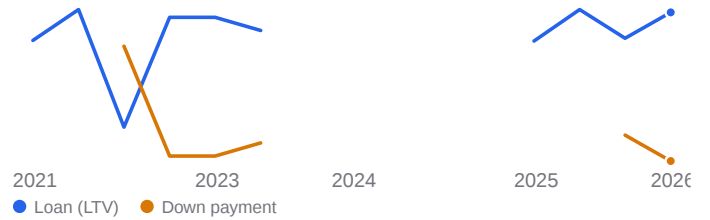
### Sellers who sold at a gain

100%



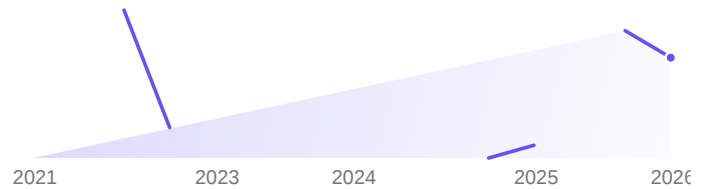
### Median annualized return at resale

### Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



### Typical hold before selling

7.2 yrs



## HOUSING STOCK

|                    |                       |
|--------------------|-----------------------|
| Homes              | 200                   |
| Median value (AVM) | \$416K                |
| Median size        | 1,965 ft <sup>2</sup> |
| Median year built  | 1995                  |
| Single family      | 24%                   |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 57%     |
| Underwater (LTV 125% or more) | 2.8%    |
| Owner occupied                | 38%     |
| Company owned                 | 22%     |
| Median loan-to-value          | 48%     |
| Typical ownership tenure      | 9.4 yrs |

## COMMUNITY

|                                  |                      |
|----------------------------------|----------------------|
| Population                       | 97                   |
| Density                          | 39 / mi <sup>2</sup> |
| Median household income          | \$85K                |
| Average household income         | \$94K                |
| Crime index (US avg 100)         | 49                   |
| Air pollution index (US avg 100) | 102                  |
| Earthquake index (US avg 100)    | 66                   |
| Homes occupied                   | 94%                  |
| Bachelor's or higher             | 10%                  |
| Poverty rate                     | 9.9%                 |
| Unemployment                     | 1.1%                 |
| Average temp                     | 64°F                 |
| Annual precip                    | 12 in                |
| Sunshine                         | 86%                  |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.