

Safford 85546

ZIP code · AZ · Arizona · Graham County · Safford

SELLER'S MARKET

\$279K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

293

SALES (12 MO)

\$297K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

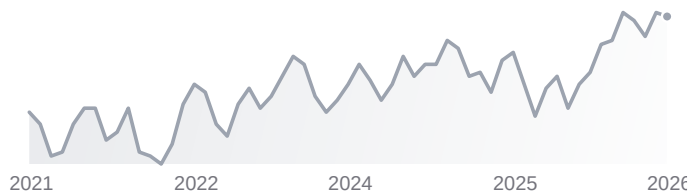
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

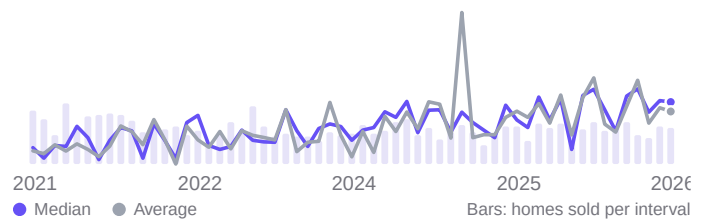
Market temperature (0–100)

73 / 100



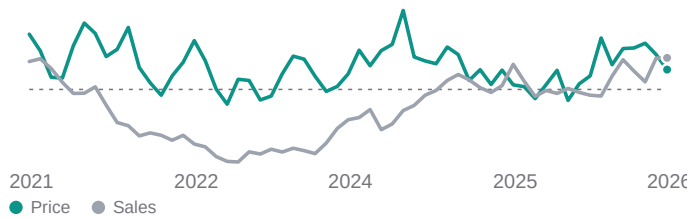
Sale prices

Median \$285K · Average \$267K



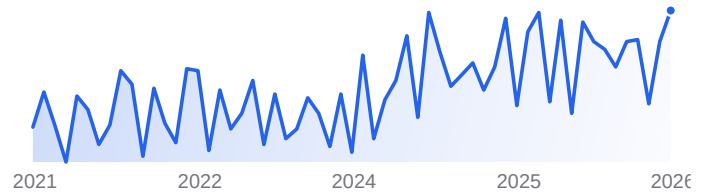
Growth (year over year)

Price +7.4% · Sales +11.8%



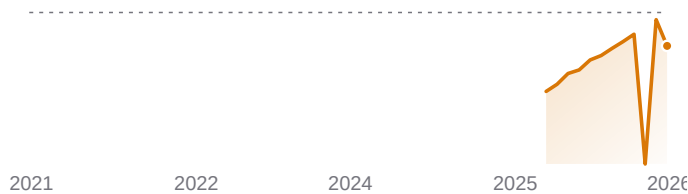
Price per square foot

\$196/ft²



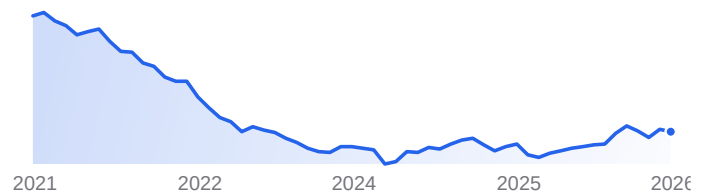
Sale premium vs estimated value

-2.4%



Annual turnover (share of homes sold)

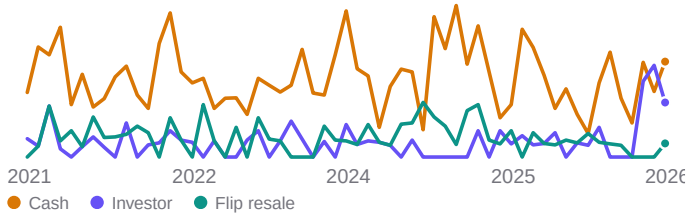
4.6%



BUYERS & OUTCOMES

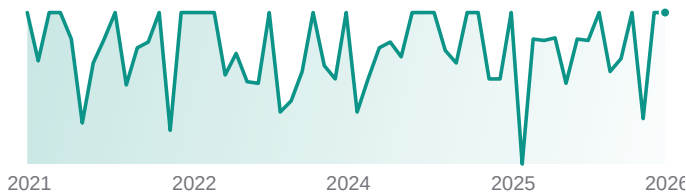
Buyer mix

Cash 28% · Investor 16% · Flip resale 4.0%



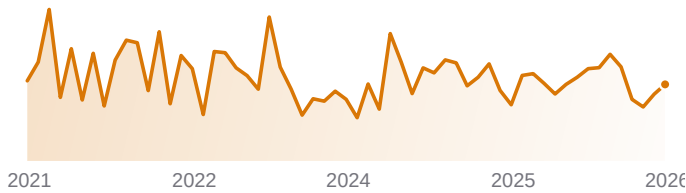
Sellers who sold at a gain

100%

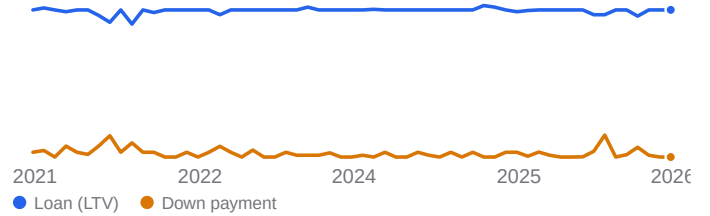


Median annualized return at resale

+7.7%



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



Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,402
Median value (AVM)	\$297K
Median size	1,550 ft²
Median year built	1988
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	14%
Median loan-to-value	48%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	21,116
Density	19 / mi²
Median household income	\$61K
Average household income	\$75K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	67
Homes occupied	90%
Bachelor's or higher	8%
Poverty rate	11.1%
Unemployment	1.0%
Average temp	63°F
Annual precip	12 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.