

Thatcher 85552

ZIP code · AZ · Arizona > Graham County > Thatcher

BALANCED MARKET

\$360K

MEDIAN SALE PRICE

+14.1%

1-YR CHANGE

92

SALES (12 MO)

\$357K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

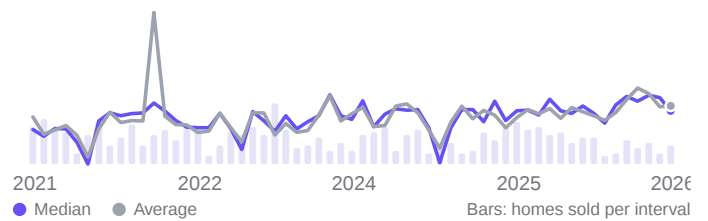
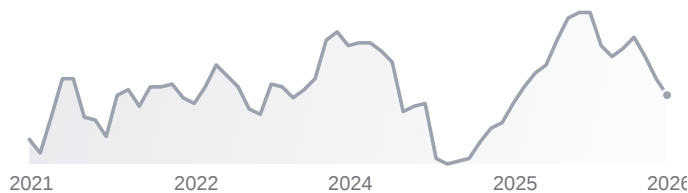
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$320K · Average \$341K

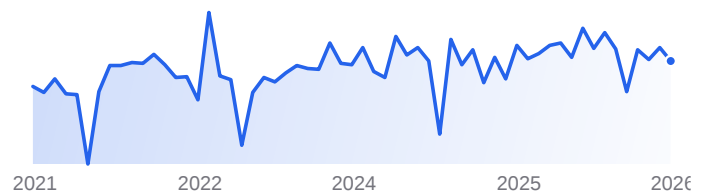
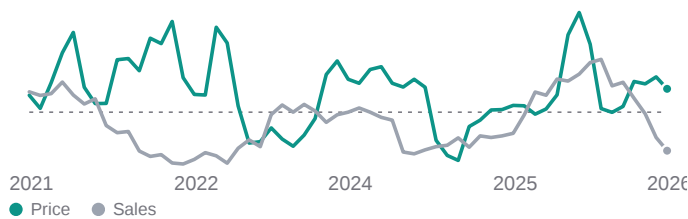


Growth (year over year)

Price +14.1% · Sales -23.3%

Price per square foot

\$176/ft²



Sale premium vs estimated value

+5.1%

Annual turnover (share of homes sold)

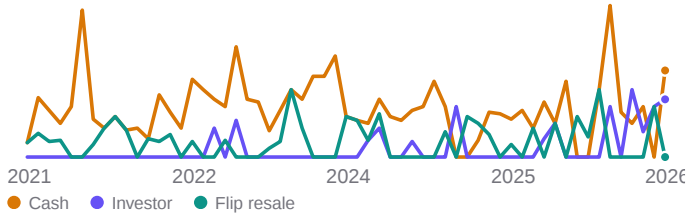
4.0%



BUYERS & OUTCOMES

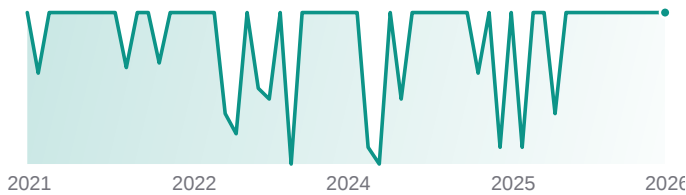
Buyer mix

Cash 43% · Investor 29% · Flip resale 0%



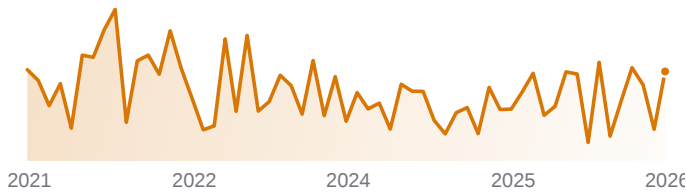
Sellers who sold at a gain

100%

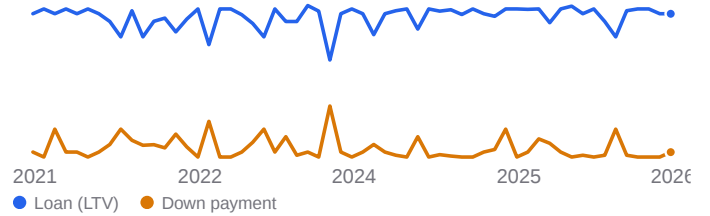


Median annualized return at resale

+9.7%

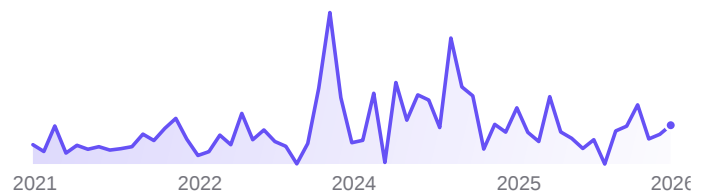


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



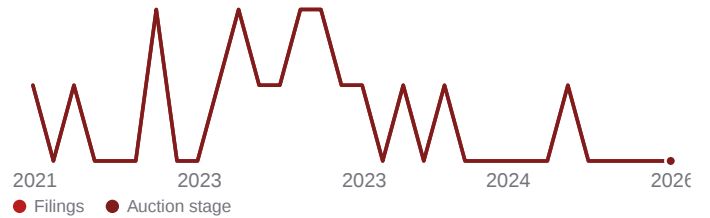
Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,315
Median value (AVM)	\$357K
Median size	1,732 ft²
Median year built	1994
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	15%
Median loan-to-value	50%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	7,507
Density	242 / mi²
Median household income	\$75K
Average household income	\$83K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	66
Homes occupied	93%
Bachelor's or higher	8%
Poverty rate	11.5%
Unemployment	1.1%
Average temp	63°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.