

Tonto Basin 85553

ZIP code · AZ · Arizona · Gila County · Tonto Basin

SELLER'S MARKET

\$220K

MEDIAN SALE PRICE

+43.5%

1-YR CHANGE

46

SALES (12 MO)

\$320K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



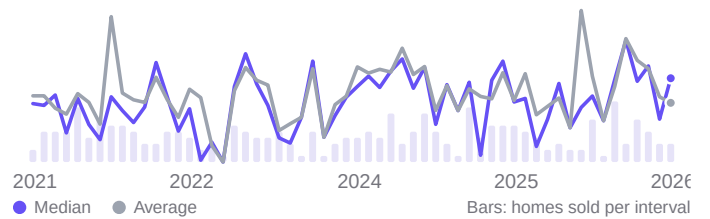
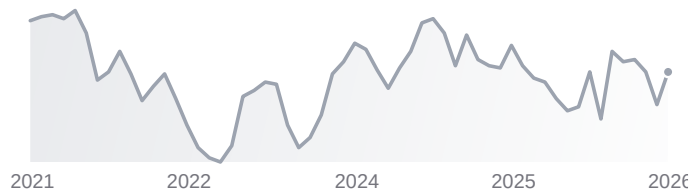
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$279K · Average \$207K

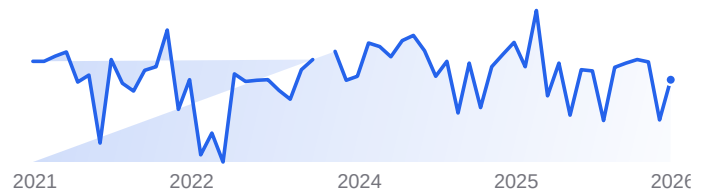
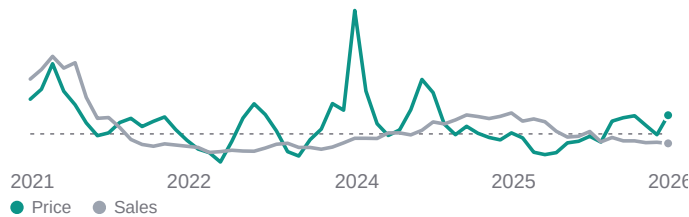


Growth (year over year)

Price +43.5% · Sales -22.0%

Price per square foot

\$167/ft²

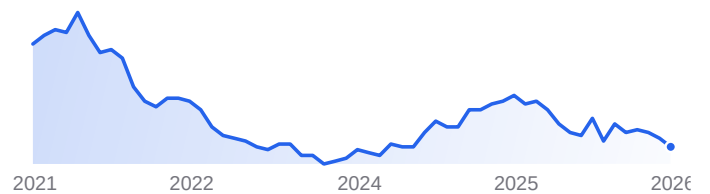
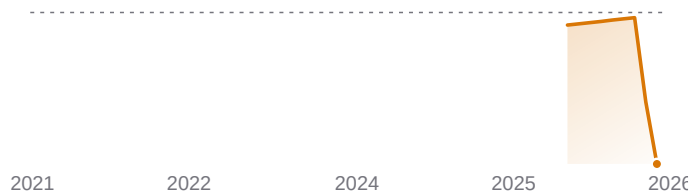


Sale premium vs estimated value

-58.8%

Annual turnover (share of homes sold)

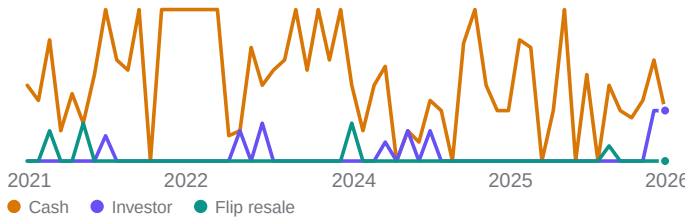
4.0%



BUYERS & OUTCOMES

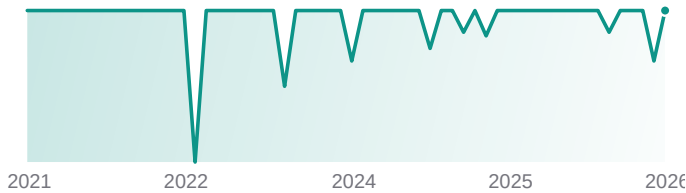
Buyer mix

Cash 33% · Investor 33% · Flip resale 0%



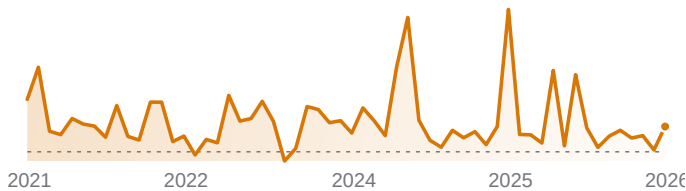
Sellers who sold at a gain

100%

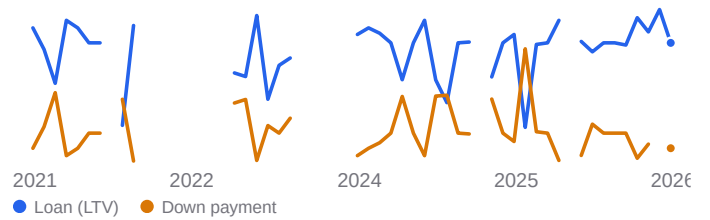


Median annualized return at resale

+8.5%

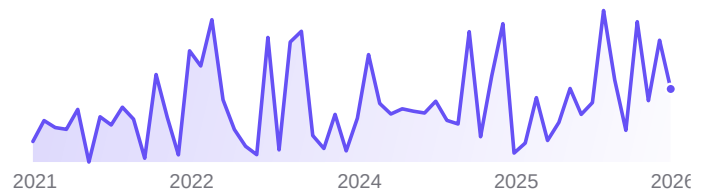


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



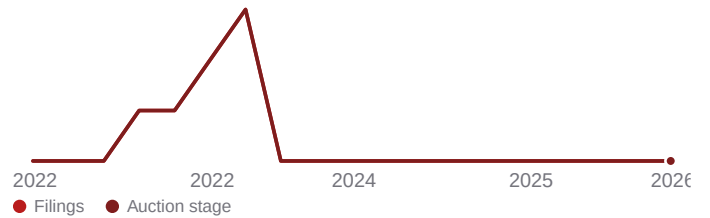
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,163
Median value (AVM)	\$320K
Median size	1,360 ft²
Median year built	2000
Single family	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.3%
Owner occupied	21%
Company owned	26%
Median loan-to-value	13%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	555
Density	2 / mi²
Median household income	\$45K
Average household income	\$53K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	70
Homes occupied	67%
Bachelor's or higher	9%
Poverty rate	12.3%
Unemployment	0.3%
Average temp	61°F
Annual precip	23 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.