

Mammoth 85618

ZIP code · AZ · Arizona · Pinal County · Mammoth

BUYER'S MARKET

\$157K

MEDIAN SALE PRICE

+170.1%

1-YR CHANGE

9

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



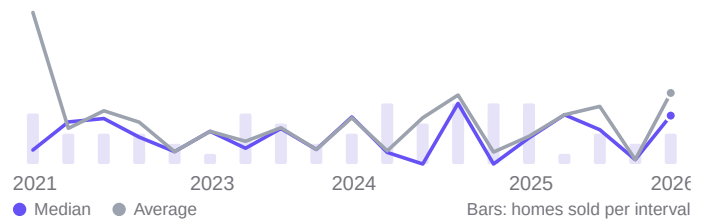
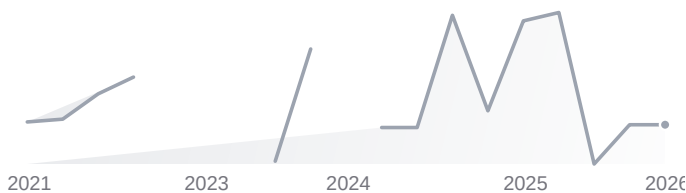
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$133K · Average \$184K

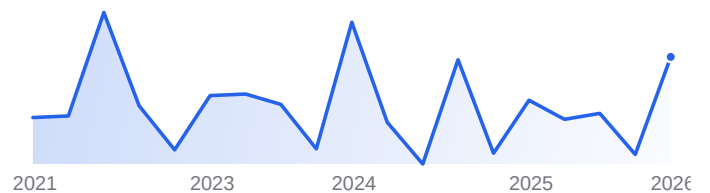
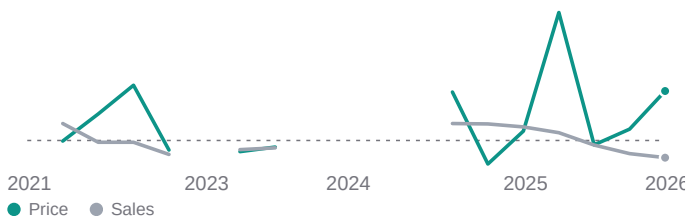


Growth (year over year)

Price +170.1% · Sales -59.1%

Price per square foot

\$117/ft²

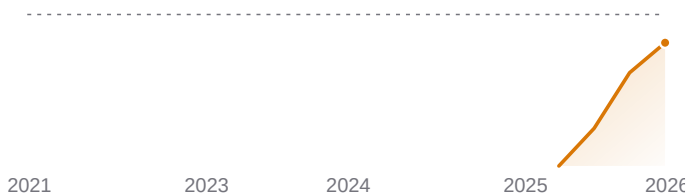


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

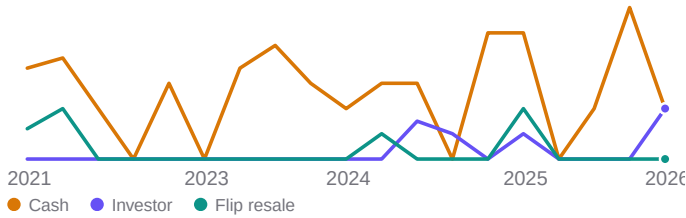
1.4%



BUYERS & OUTCOMES

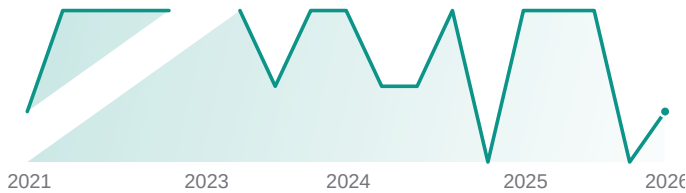
Buyer mix

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



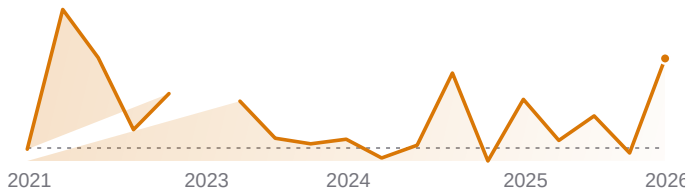
Sellers who sold at a gain

67%

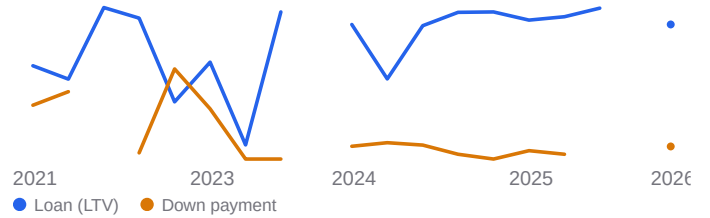


Median annualized return at resale

+27.3%

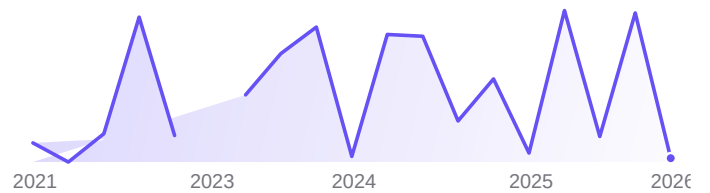


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



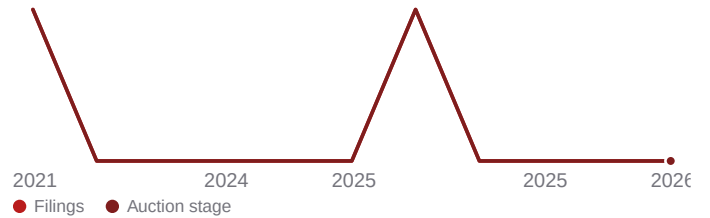
Typical hold before selling

1.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	643
Median value (AVM)	\$132K
Median size	1,202 ft²
Median year built	1970
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.9%
Owner occupied	46%
Company owned	8.9%
Median loan-to-value	27%
Typical ownership tenure	17.3 yrs

COMMUNITY

Population	1,516
Density	31 / mi²
Median household income	\$39K
Average household income	\$51K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	65
Homes occupied	84%
Bachelor's or higher	2%
Poverty rate	26.5%
Unemployment	0.8%
Average temp	65°F
Annual precip	17 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.