

San Manuel 85631

ZIP code · AZ · Arizona > Pinal County > San Manuel

BALANCED MARKET

\$146K

MEDIAN SALE PRICE

+14.1%

1-YR CHANGE

46

SALES (12 MO)

\$162K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



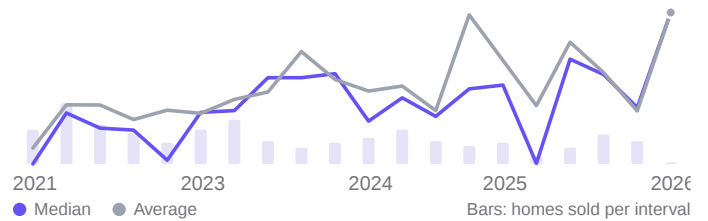
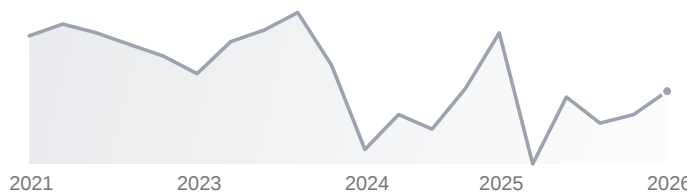
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$200K · Average \$200K

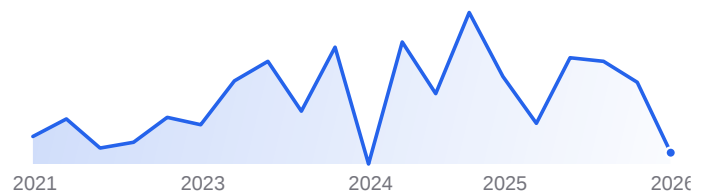
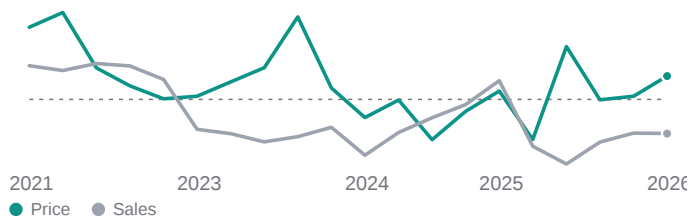


Growth (year over year)

Price +14.1% · Sales -20.7%

Price per square foot

\$109/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

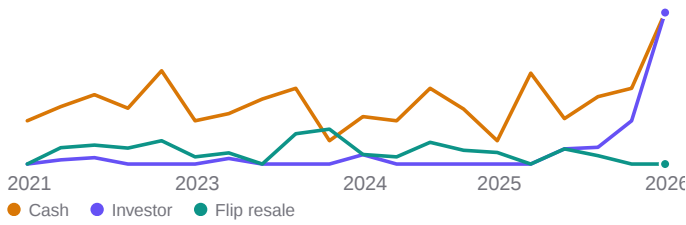
3.6%



BUYERS & OUTCOMES

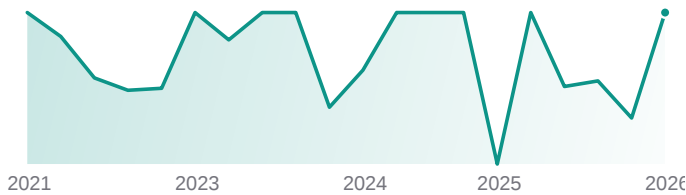
Buyer mix

Cash 100% · Investor 100% · Flip resale 0%



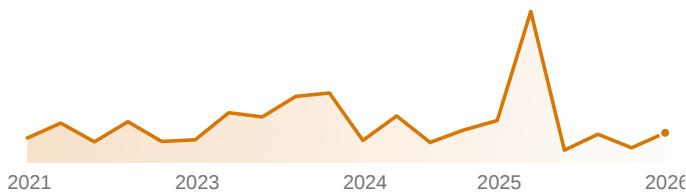
Sellers who sold at a gain

100%

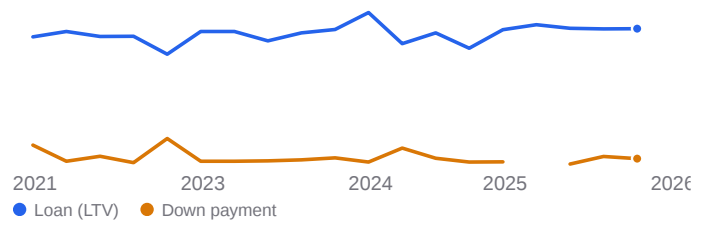


Median annualized return at resale

+7.1%

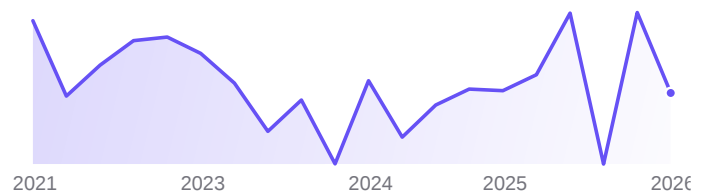


Financing (share of purchase price) Loan (LTV) 99% · Down payment 5.0%



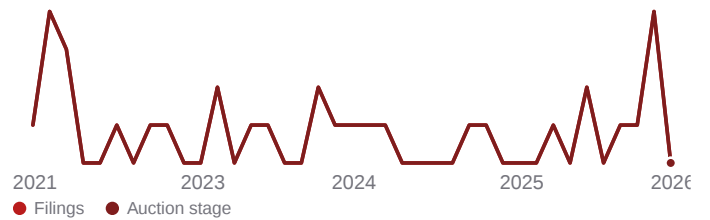
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,277
Median value (AVM)	\$162K
Median size	1,107 ft²
Median year built	1954
Single family	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	13%
Median loan-to-value	38%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	3,696
Density	62 / mi²
Median household income	\$45K
Average household income	\$60K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	66
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	19.1%
Unemployment	1.0%
Average temp	65°F
Annual precip	18 in
Sunshine	86%

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