

Willcox 85643

ZIP code · AZ · Arizona > Graham County > Willcox

SELLER'S MARKET

\$130K

MEDIAN SALE PRICE

+18.5%

1-YR CHANGE

124

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

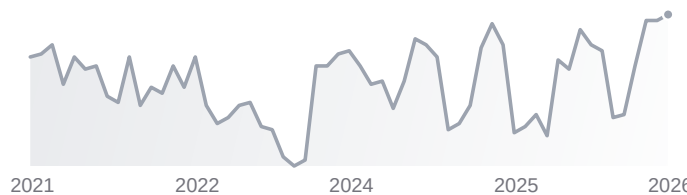
Seller's market · 66 / 100



MARKET TRENDS (5 YEARS)

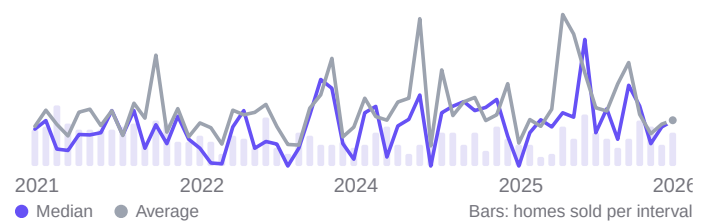
Market temperature (0–100)

66 / 100



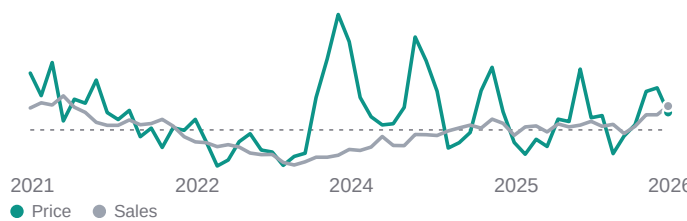
Sale prices

Median \$152K · Average \$153K



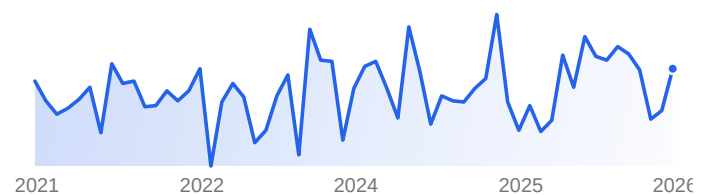
Growth (year over year)

Price +18.5% · Sales +25.3%



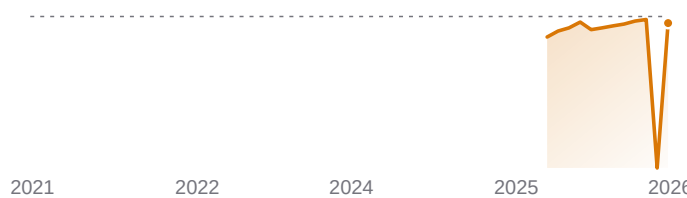
Price per square foot

\$119/ft²



Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

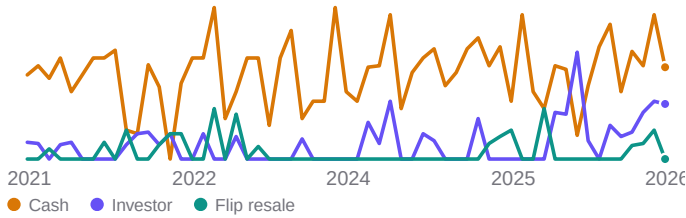
3.5%



BUYERS & OUTCOMES

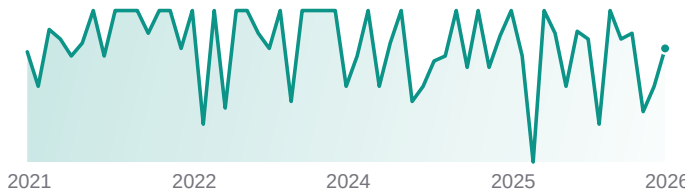
Buyer mix

Cash 45% · Investor 27% · Flip resale 0%



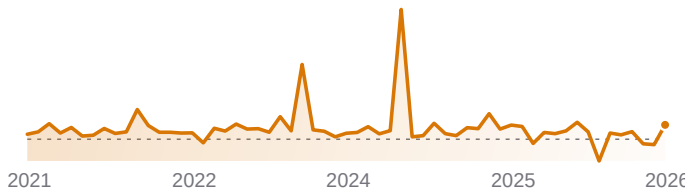
Sellers who sold at a gain

83%

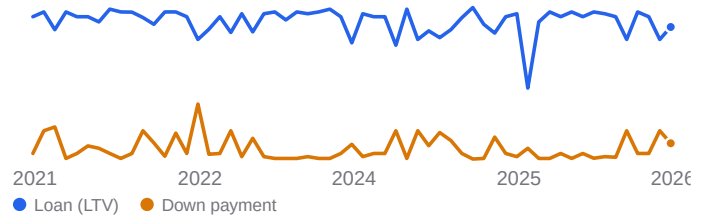


Median annualized return at resale

+11.4%

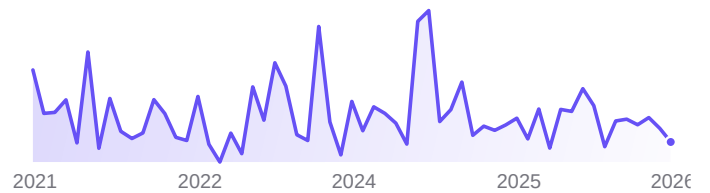


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,559
Median value (AVM)	\$194K
Median size	1,440 ft²
Median year built	1979
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.9%
Owner occupied	62%
Company owned	12%
Median loan-to-value	36%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	9,384
Density	4 / mi²
Median household income	\$56K
Average household income	\$71K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	63
Homes occupied	83%
Bachelor's or higher	11%
Poverty rate	12.4%
Unemployment	0.9%
Average temp	61°F
Annual precip	16 in
Sunshine	85%

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.