

Clay Springs 85923

ZIP code · AZ · Arizona > Navajo County > Clay Springs

STRONG BUYER'S MARKET

\$197K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



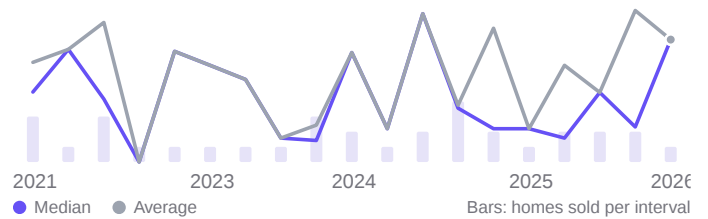
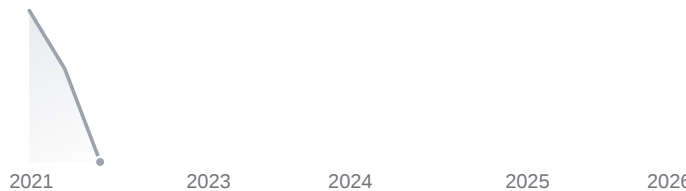
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

16 / 100

Sale prices

Median \$290K · Average \$290K

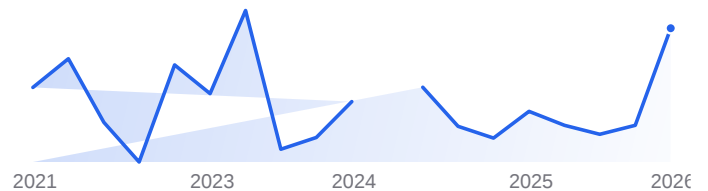


Growth (year over year)

Price +57.8% · Sales -22.2%

Price per square foot

\$242/ft²

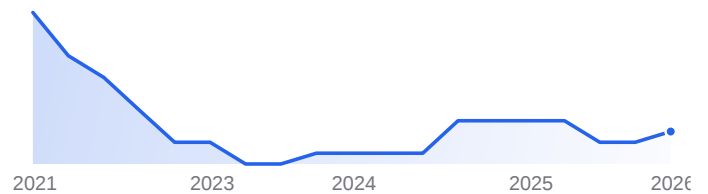
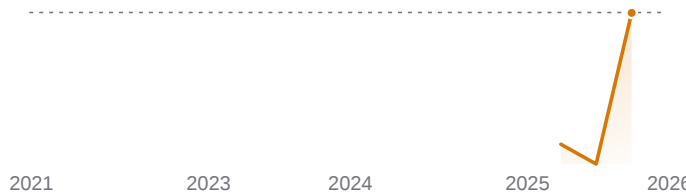


Sale premium vs estimated value

-0.2%

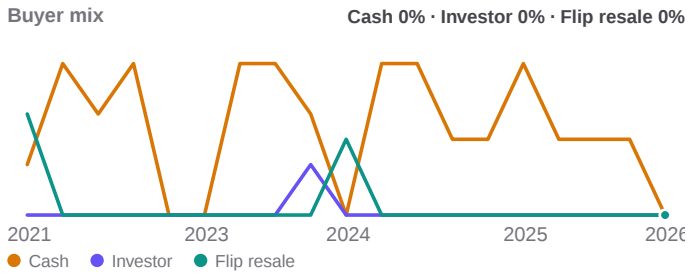
Annual turnover (share of homes sold)

3.3%

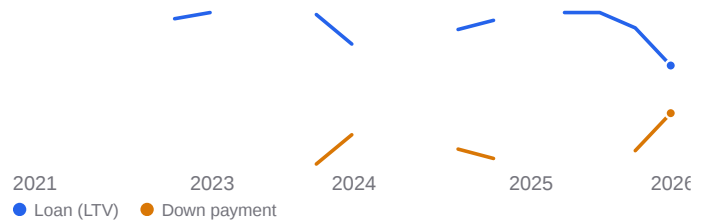


BUYERS & OUTCOMES

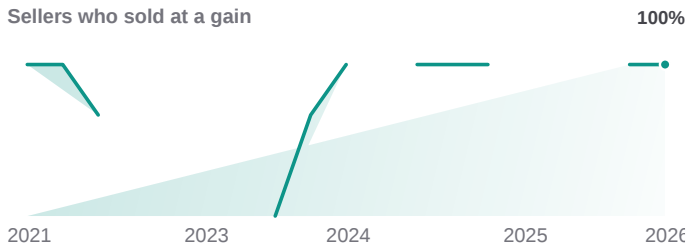
Buyer mix



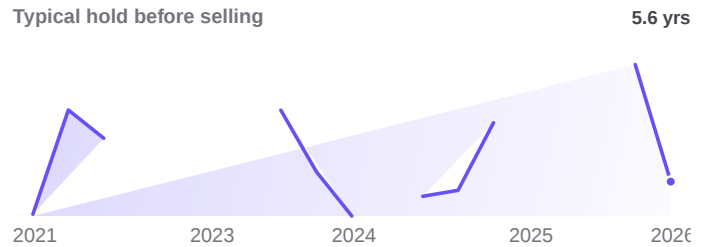
Financing (share of purchase price) Loan (LTV) 66% · Down payment 34%



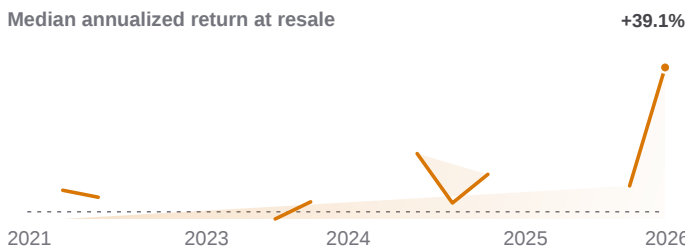
Sellers who sold at a gain



Typical hold before selling



Median annualized return at resale



HOUSING STOCK

Homes	242
Median value (AVM)	\$272K
Median size	1,665 ft²
Median year built	1995
Single family	52%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.1%
Owner occupied	10%
Company owned	17%
Median loan-to-value	21%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	78
Density	3 / mi ²
Median household income	\$56K
Average household income	\$72K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	53
Homes occupied	63%
Bachelor's or higher	9%
Poverty rate	15.9%
Unemployment	1.3%
Average temp	50°F
Annual precip	17 in
Sunshine	85%

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.