

Vernon 85940

ZIP code · AZ · Arizona > Apache County > Vernon

BALANCED MARKET

\$431K

MEDIAN SALE PRICE

+70.1%

1-YR CHANGE

40

SALES (12 MO)

\$398K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



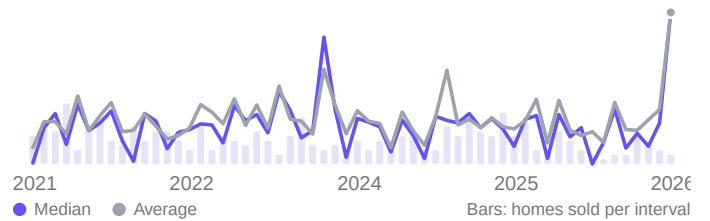
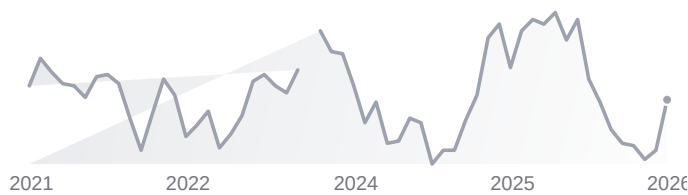
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$868K · Average \$868K

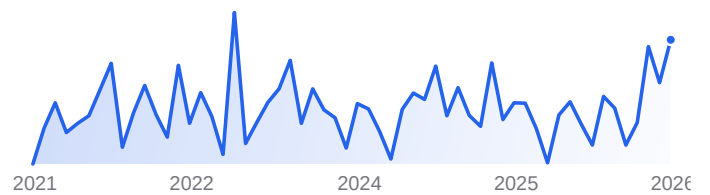
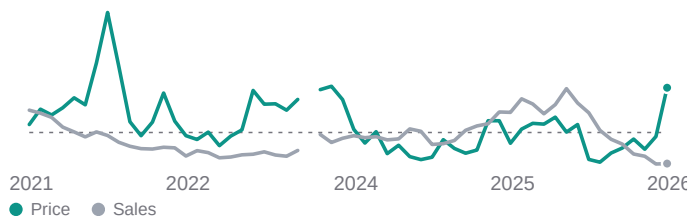


Growth (year over year)

Price +70.1% · Sales -48.7%

Price per square foot

\$373/ft²

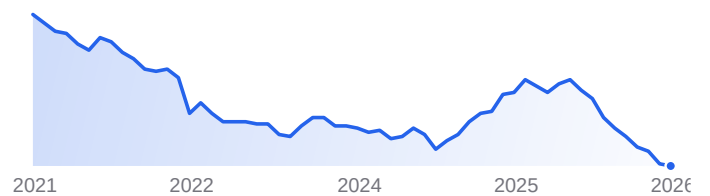
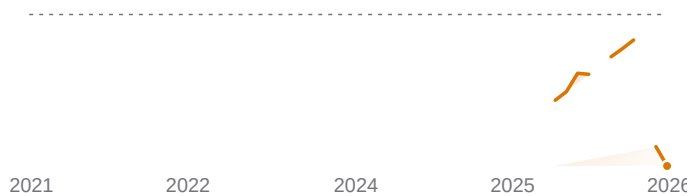


Sale premium vs estimated value

-6.9%

Annual turnover (share of homes sold)

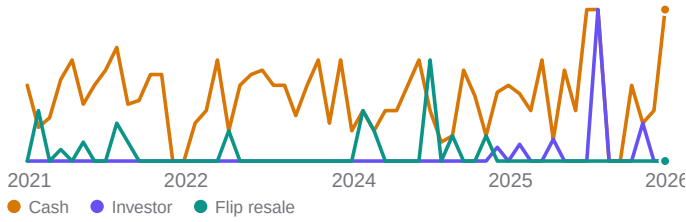
2.7%



BUYERS & OUTCOMES

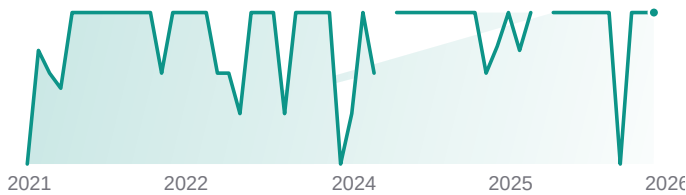
Buyer mix

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



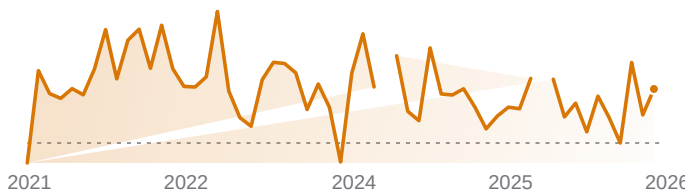
Sellers who sold at a gain

100%

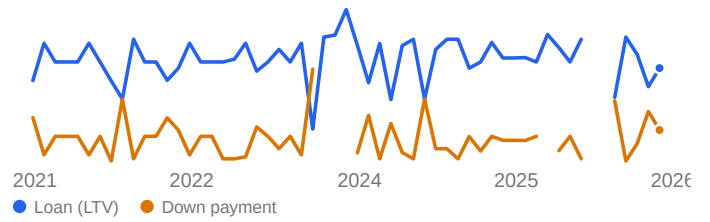


Median annualized return at resale

+10.3%

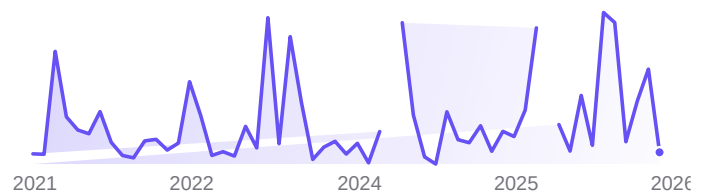


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



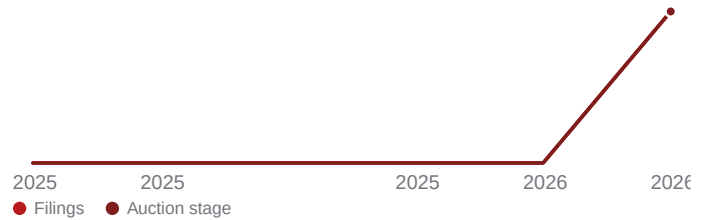
Typical hold before selling

2.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,461
Median value (AVM)	\$398K
Median size	1,274 ft²
Median year built	2000
Single family	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.7%
Owner occupied	18%
Company owned	18%
Median loan-to-value	25%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	356
Density	2 / mi ²
Median household income	\$60K
Average household income	\$71K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	87
Earthquake index (US avg 100)	58
Homes occupied	56%
Bachelor's or higher	17%
Poverty rate	14.1%
Unemployment	1.3%
Average temp	43°F
Annual precip	31 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.