

Flagstaff 86004

ZIP code · AZ · Arizona > Coconino County > Flagstaff

BUYER'S MARKET

\$599K

MEDIAN SALE PRICE

-8.4%

1-YR CHANGE

497

SALES (12 MO)

\$626K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



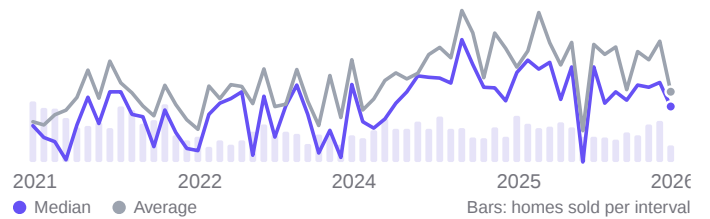
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$568K · Average \$600K

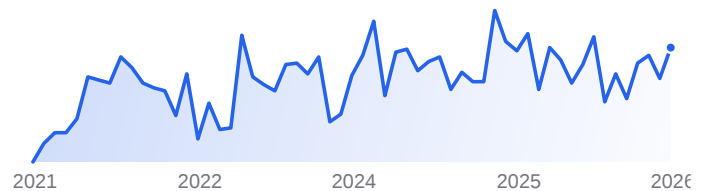
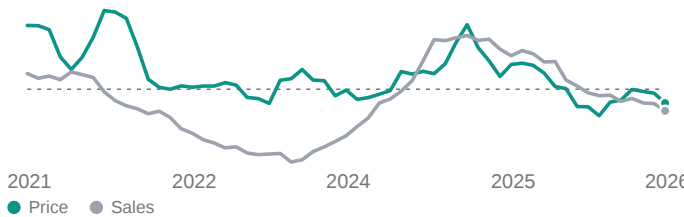


Growth (year over year)

Price -8.4% · Sales -13.1%

Price per square foot

\$363/ft²

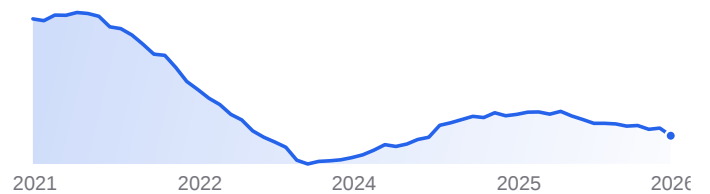
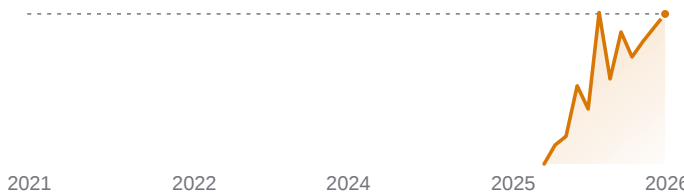


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

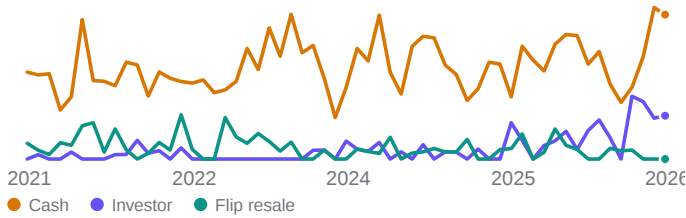
3.5%



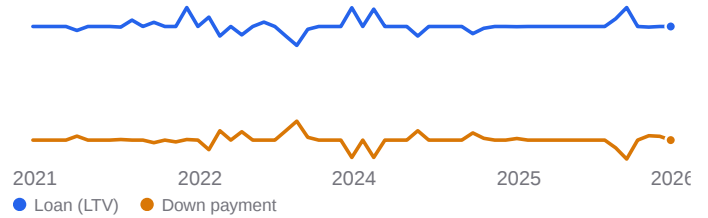
BUYERS & OUTCOMES

Buyer mix

Cash 43% · Investor 13% · Flip resale 0%

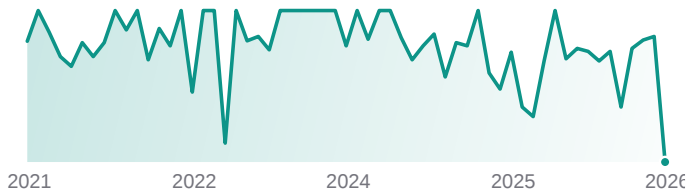


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



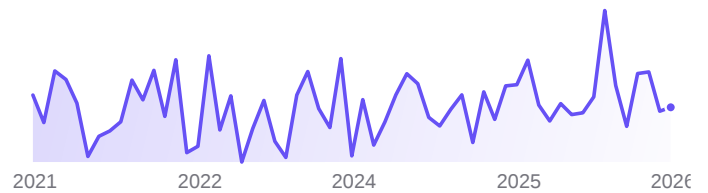
Sellers who sold at a gain

86%



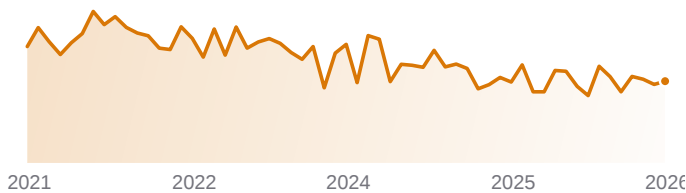
Typical hold before selling

6.8 yrs



Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	14,344
Median value (AVM)	\$626K
Median size	1,601 ft²
Median year built	1988
Single family	58%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.9%
Owner occupied	64%
Company owned	29%
Median loan-to-value	36%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	39,263
Density	43 / mi²
Median household income	\$79K
Average household income	\$99K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	93
Homes occupied	85%
Bachelor's or higher	29%
Poverty rate	9.9%
Unemployment	1.2%
Average temp	49°F
Annual precip	18 in
Sunshine	79%

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.