

Flagstaff 86005

ZIP code · AZ · Arizona > Coconino County > Flagstaff

BALANCED MARKET

\$728K

MEDIAN SALE PRICE

-1.4%

1-YR CHANGE

332

SALES (12 MO)

\$750K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



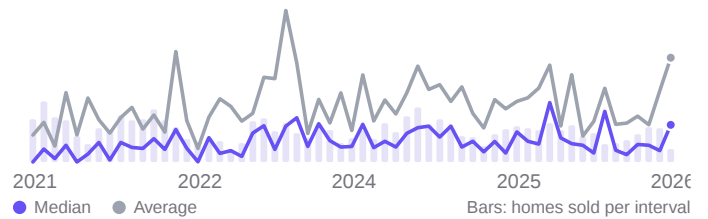
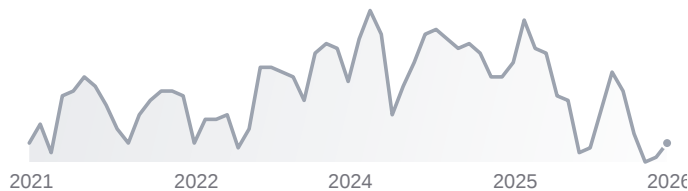
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$860K · Average \$1.4M

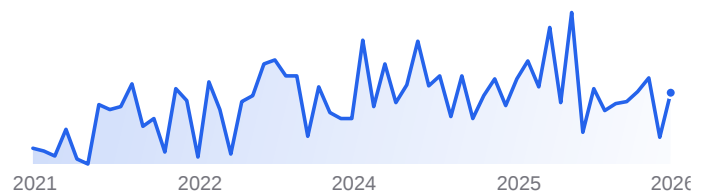
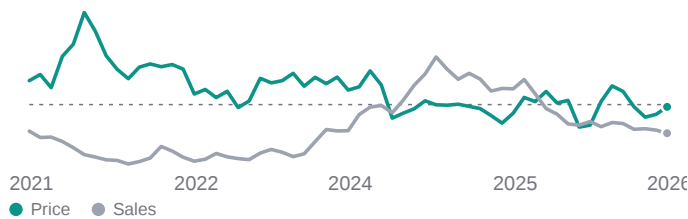


Growth (year over year)

Price -1.4% · Sales -16.6%

Price per square foot

\$402/ft²

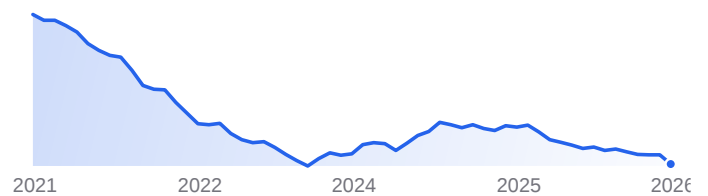


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

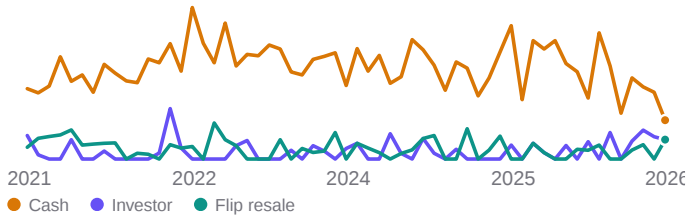
4.3%



BUYERS & OUTCOMES

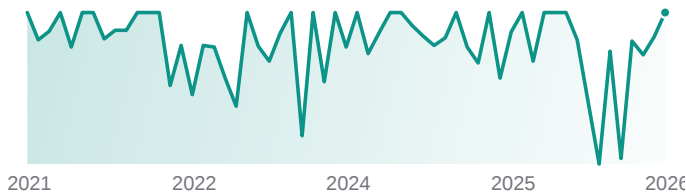
Buyer mix

Cash 15% · Investor 7.7% · Flip resale 7.7%



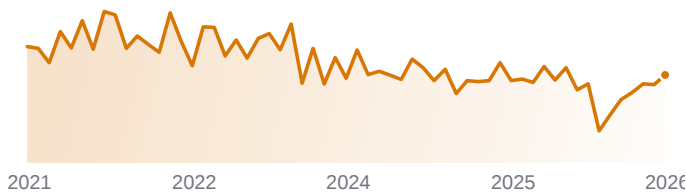
Sellers who sold at a gain

100%

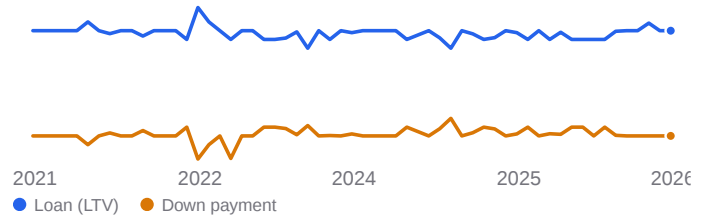


Median annualized return at resale

+8.2%

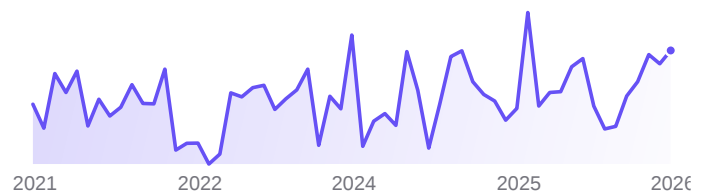


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



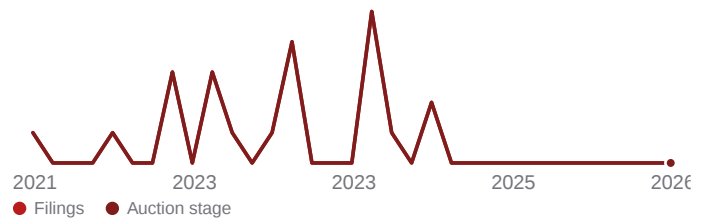
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,678
Median value (AVM)	\$750K
Median size	1,849 ft²
Median year built	1997
Single family	75%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0.7%
Owner occupied	51%
Company owned	34%
Median loan-to-value	35%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	16,190
Density	54 / mi²
Median household income	\$81K
Average household income	\$102K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	73
Homes occupied	72%
Bachelor's or higher	35%
Poverty rate	12.2%
Unemployment	1.1%
Average temp	46°F
Annual precip	24 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.