

Parks 86018

ZIP code · AZ · Arizona > Coconino County > Parks

BALANCED MARKET

\$592K

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

36

SALES (12 MO)

\$729K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

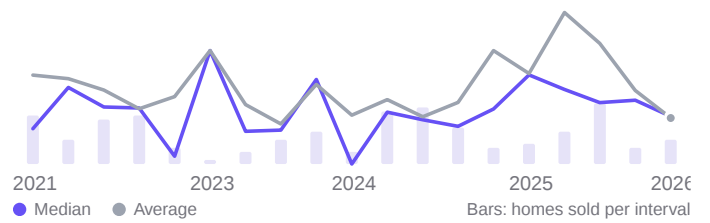
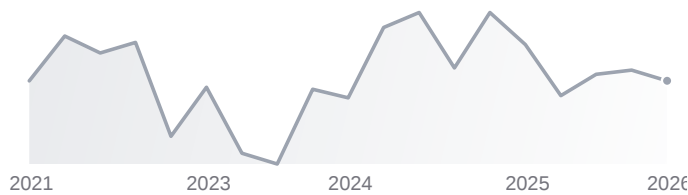
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$505K · Average \$496K

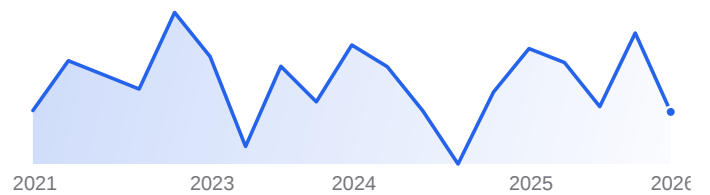
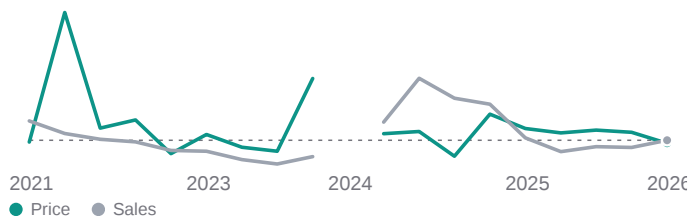


Growth (year over year)

Price -8.3% · Sales +0.0%

Price per square foot

\$297/ft²

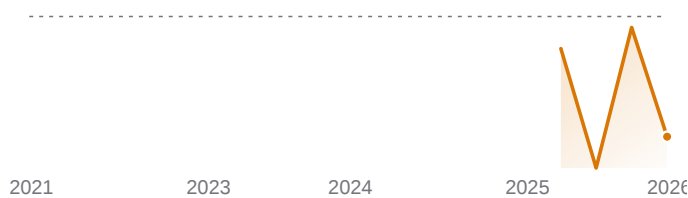


Sale premium vs estimated value

-6.2%

Annual turnover (share of homes sold)

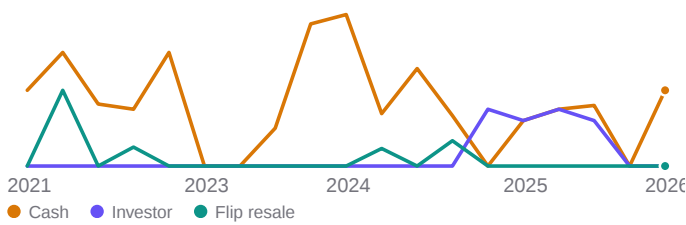
4.9%



BUYERS & OUTCOMES

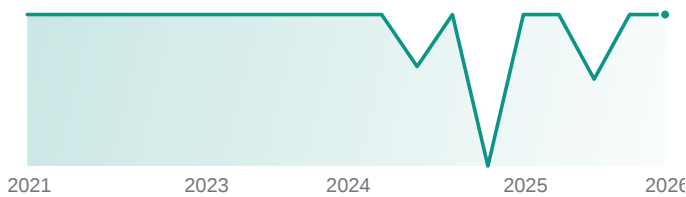
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



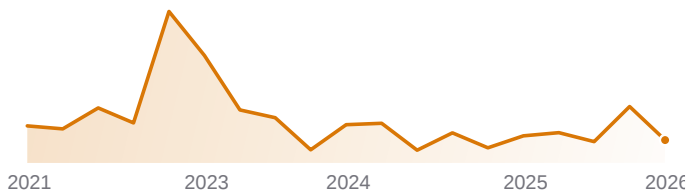
Sellers who sold at a gain

100%

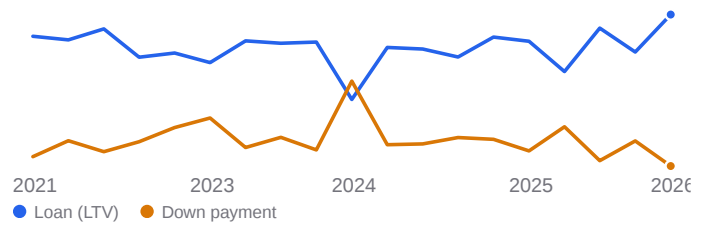


Median annualized return at resale

+6.6%

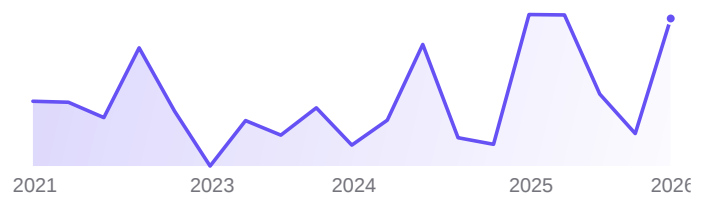


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.7%



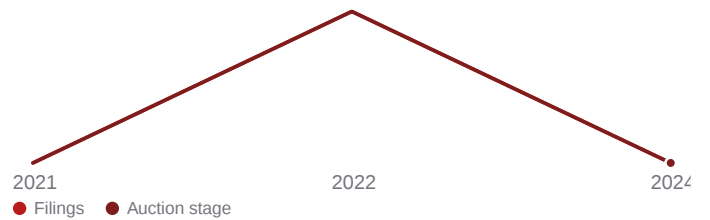
Typical hold before selling

12.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	741
Median value (AVM)	\$729K
Median size	1,536 ft²
Median year built	1994
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.0%
Owner occupied	43%
Company owned	29%
Median loan-to-value	32%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	196
Density	8 / mi ²
Median household income	\$92K
Average household income	\$107K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	91
Homes occupied	57%
Bachelor's or higher	23%
Poverty rate	3.4%
Unemployment	1.0%
Average temp	45°F
Annual precip	24 in
Sunshine	79%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.