

# Fredonia 86022

ZIP code · AZ · Arizona · Coconino County · Fredonia

SELLER'S MARKET

**\$310K**

MEDIAN SALE PRICE

**+22.5%**

1-YR CHANGE

**18**

SALES (12 MO)

**\$267K**

MEDIAN VALUE (AVM)

Market temperature

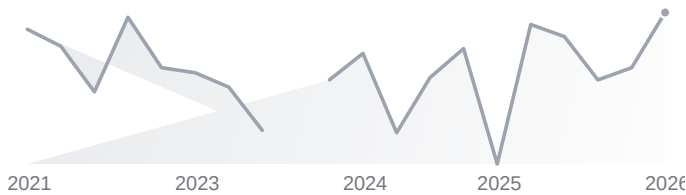
Seller's market · 73 / 100



## MARKET TRENDS (5 YEARS)

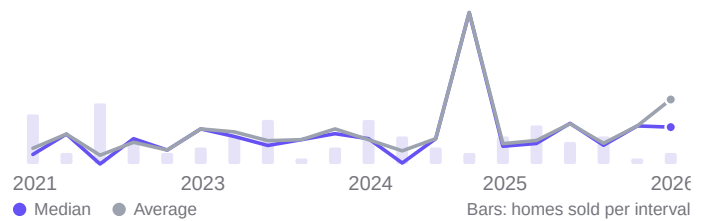
Market temperature (0–100)

73 / 100



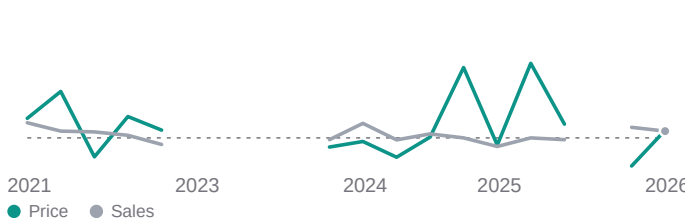
Sale prices

Median \$310K · Average \$498K



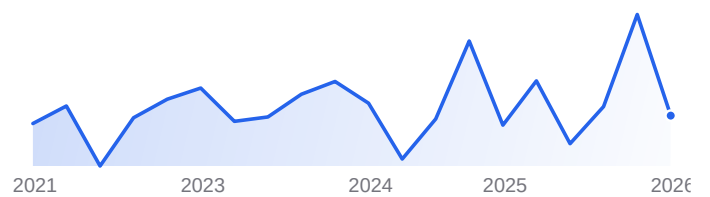
Growth (year over year)

Price +22.5% · Sales +20.0%



Price per square foot

\$142/ft²



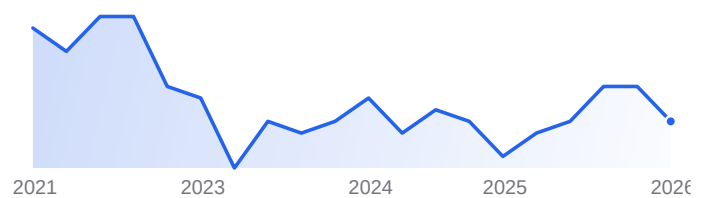
Sale premium vs estimated value

+32.2%



Annual turnover (share of homes sold)

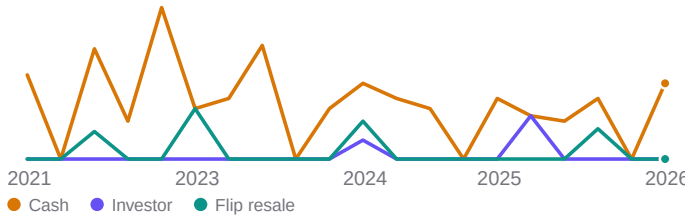
2.8%



## BUYERS & OUTCOMES

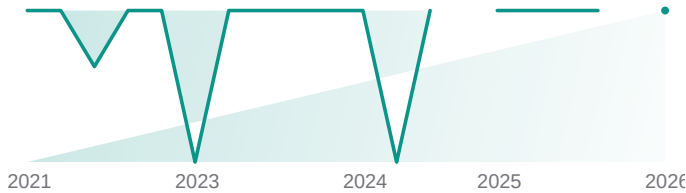
### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



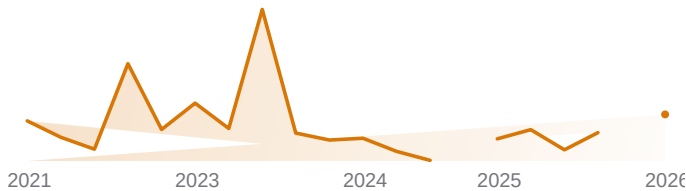
### Sellers who sold at a gain

100%

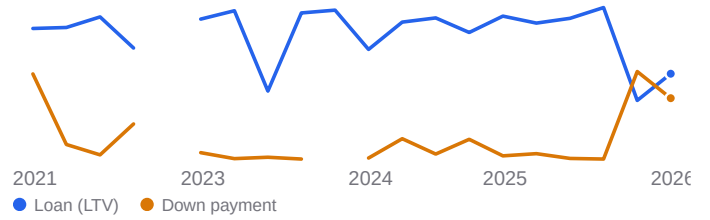


### Median annualized return at resale

+18.6%

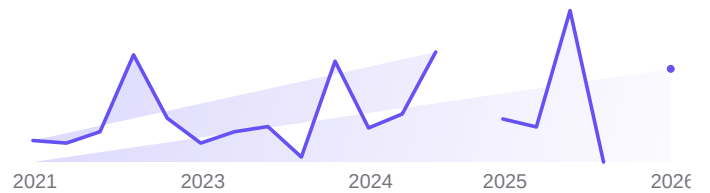


### Financing (share of purchase price) Loan (LTV) 58% · Down payment 42%



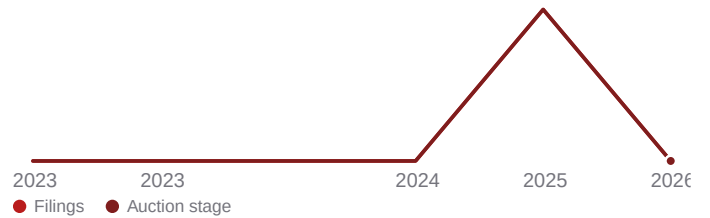
### Typical hold before selling

17.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 632       |
| Median value (AVM) | \$267K    |
| Median size        | 1,320 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1985      |
| Single family      | 54%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 65%      |
| Underwater (LTV 125% or more) | 2.6%     |
| Owner occupied                | 60%      |
| Company owned                 | 24%      |
| Median loan-to-value          | 30%      |
| Typical ownership tenure      | 13.1 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 2,824   |
| Density                          | 4 / mi² |
| Median household income          | \$56K   |
| Average household income         | \$72K   |
| Crime index (US avg 100)         | 81      |
| Air pollution index (US avg 100) | 88      |
| Earthquake index (US avg 100)    | 95      |
| Homes occupied                   | 84%     |
| Bachelor's or higher             | 10%     |
| Poverty rate                     | 10.2%   |
| Unemployment                     | 1.2%    |
| Average temp                     | 48°F    |
| Annual precip                    | 20 in   |
| Sunshine                         | 81%     |

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.