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ZIP code · AZ · Arizona > Coconino County > Page

BUYER'S MARKET

\$285K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

87

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 24 / 100



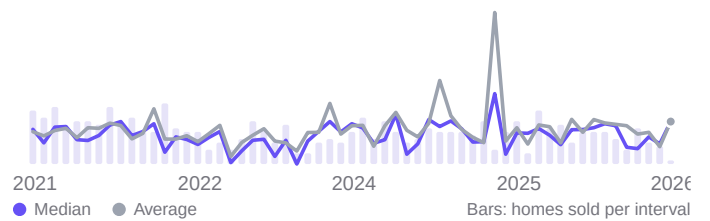
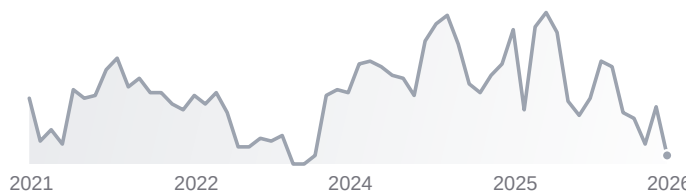
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

24 / 100

Sale prices

Median \$375K · Average \$375K

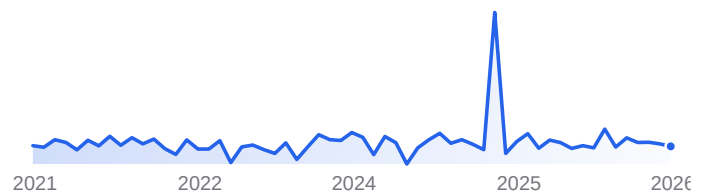
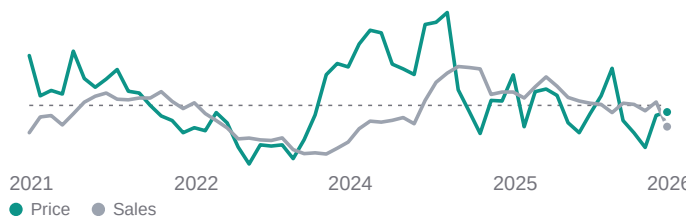


Growth (year over year)

Price -5.8% · Sales -18.7%

Price per square foot

\$159/ft²

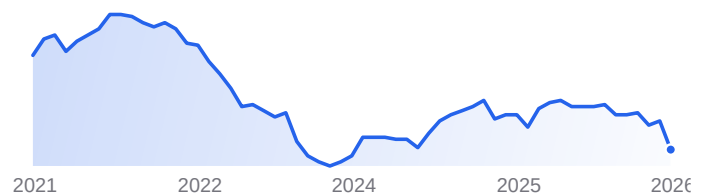
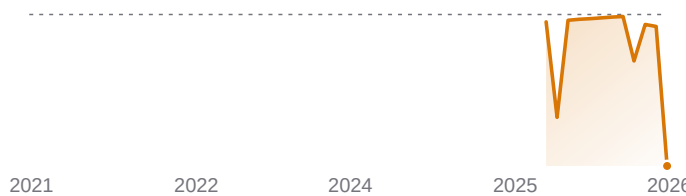


Sale premium vs estimated value

-43.3%

Annual turnover (share of homes sold)

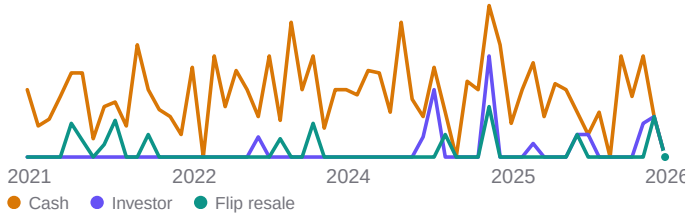
2.8%



BUYERS & OUTCOMES

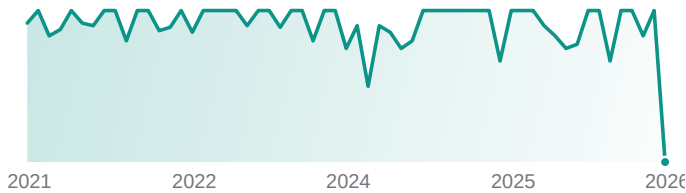
Buyer mix

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



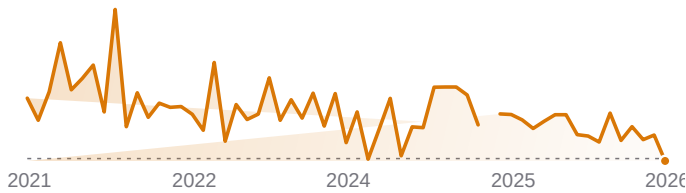
Sellers who sold at a gain

0%

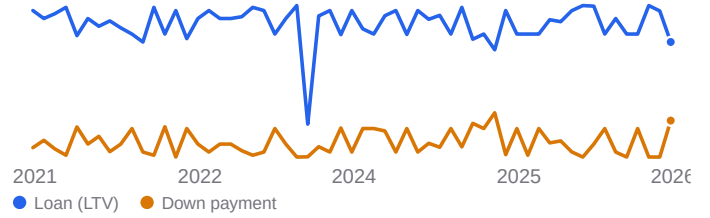


Median annualized return at resale

-0.3%

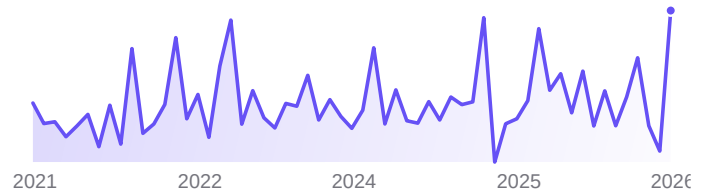


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

16.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,143
Median value (AVM)	\$370K
Median size	1,440 ft²
Median year built	1986
Single family	41%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.3%
Owner occupied	50%
Company owned	26%
Median loan-to-value	51%
Typical ownership tenure	15.0 yrs

COMMUNITY

Population	9,140
Density	11 / mi²
Median household income	\$72K
Average household income	\$95K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	69
Homes occupied	85%
Bachelor's or higher	14%
Poverty rate	15.3%
Unemployment	0.9%
Average temp	53°F
Annual precip	9 in
Sunshine	78%

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.