

North Rim 86052

ZIP code · AZ · Arizona > Coconino County

STRONG SELLER'S MARKET

\$625K

MEDIAN SALE PRICE

+23.2%

1-YR CHANGE

35

SALES (12 MO)

\$556K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 85 / 100

Buyer's market

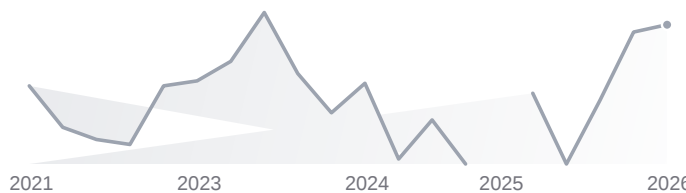
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

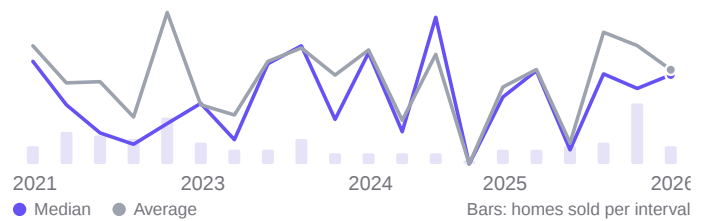
Market temperature (0–100)

85 / 100



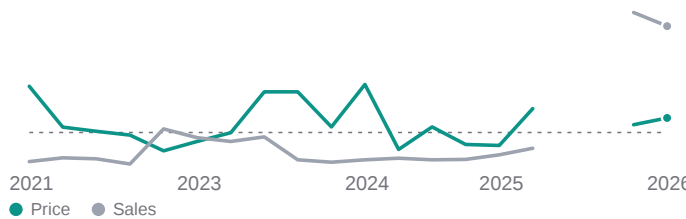
Sale prices

Median \$596K · Average \$612K



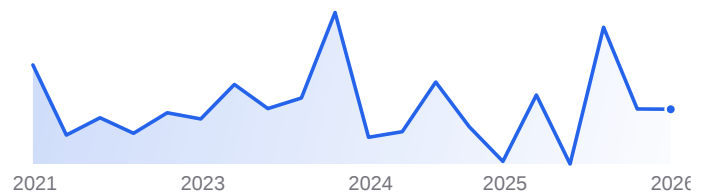
Growth (year over year)

Price +23.2% · Sales +169.2%



Price per square foot

\$271/ft²



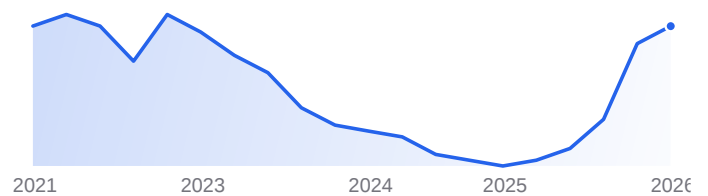
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

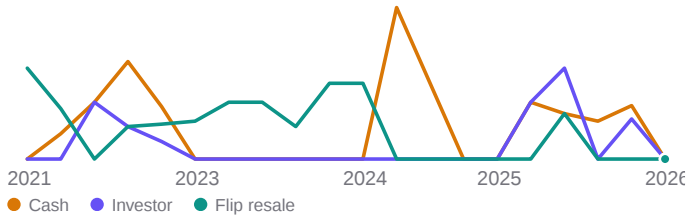
10%



BUYERS & OUTCOMES

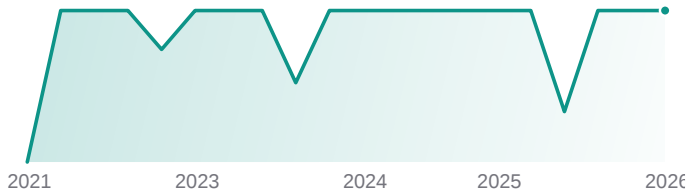
Buyer mix

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



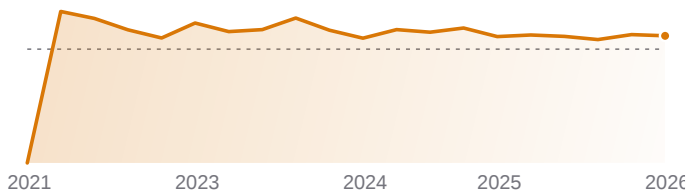
Sellers who sold at a gain

100%

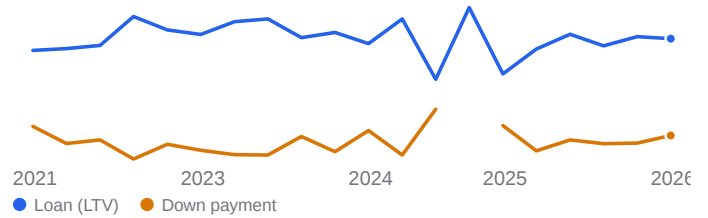


Median annualized return at resale

+6.0%

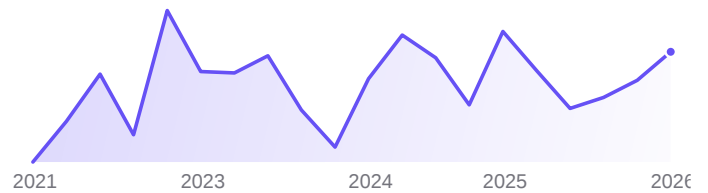


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	336
Median value (AVM)	\$556K
Median size	2,105 ft²
Median bedrooms	4
Median year built	1999
Single family	95%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	38%
Underwater (LTV 125% or more)	0.6%
Owner occupied	0.6%
Company owned	75%
Median loan-to-value	60%

Typical ownership tenure

6.4 yrs

COMMUNITY

Population	1,134
Density	1 / mi²
Median household income	\$69K
Average household income	\$88K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	95
Homes occupied	63%
Bachelor's or higher	10%
Poverty rate	20.2%
Unemployment	1.1%
Average temp	57°F
Annual precip	14 in
Sunshine	79%

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.