

Ash Fork 86320

ZIP code · AZ · Arizona · Coconino County · Ash Fork

BALANCED MARKET

\$95K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

31

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

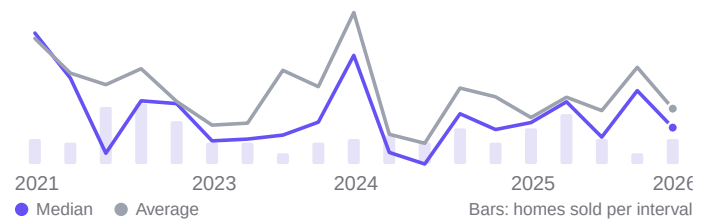
Market temperature (0-100)

57 / 100



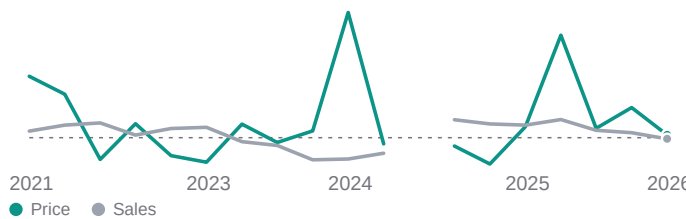
Sale prices

Median \$101K · Average \$130K



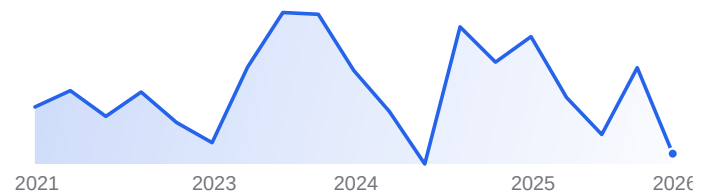
Growth (year over year)

Price +7.5% · Sales -3.1%



Price per square foot

\$52/ft²



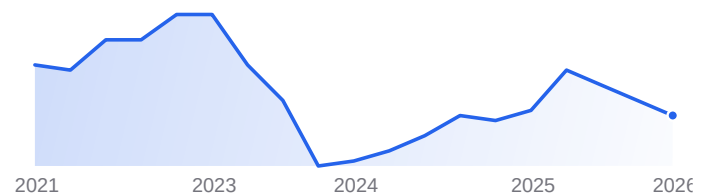
Sale premium vs estimated value

-60.5%



Annual turnover (share of homes sold)

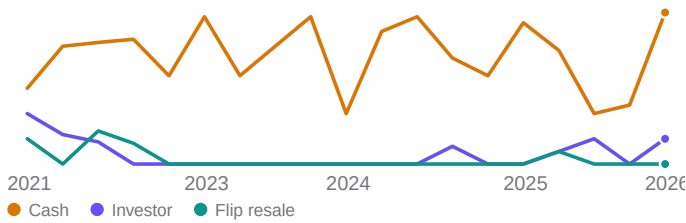
3.7%



BUYERS & OUTCOMES

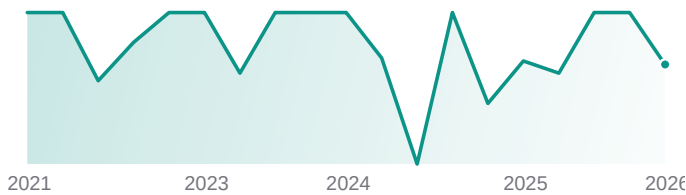
Buyer mix

Cash 86% · Investor 14% · Flip resale 0%



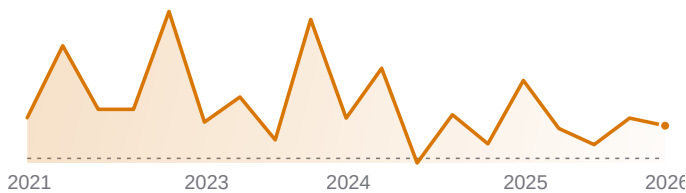
Sellers who sold at a gain

86%



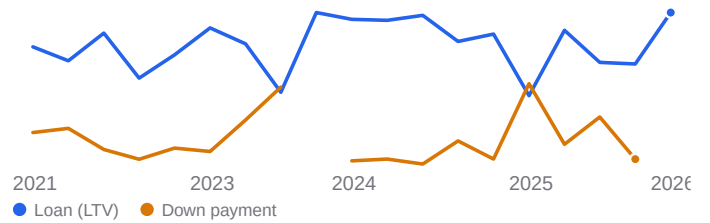
Median annualized return at resale

+6.1%



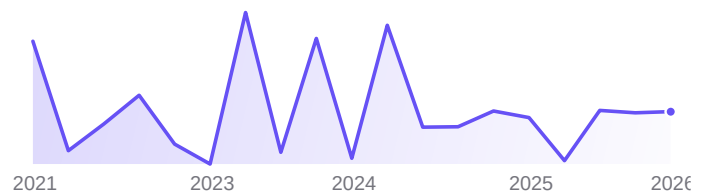
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 5.0%



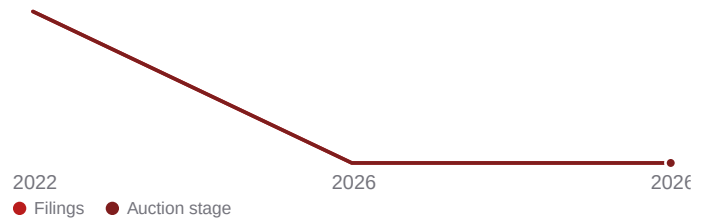
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	830
Median value (AVM)	\$195K
Median size	1,088 ft²
Median year built	1999
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.6%
Owner occupied	15%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	1,472
Density	2 / mi ²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	92
Homes occupied	73%
Bachelor's or higher	8%
Poverty rate	16.7%
Unemployment	0.7%
Average temp	53°F
Annual precip	14 in
Sunshine	82%

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.