

Camp Verde 86322

ZIP code · AZ · Arizona > Yavapai County > Camp Verde

BALANCED MARKET

\$330K

MEDIAN SALE PRICE

+8.0%

1-YR CHANGE

179

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



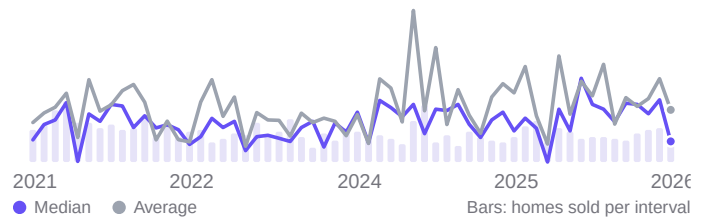
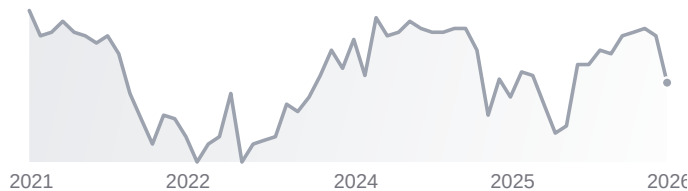
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$255K · Average \$357K

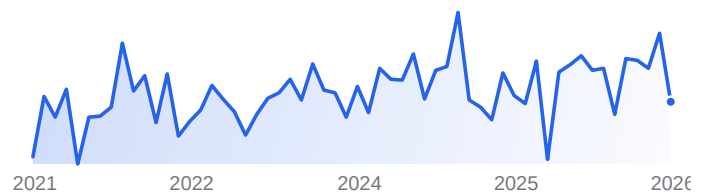
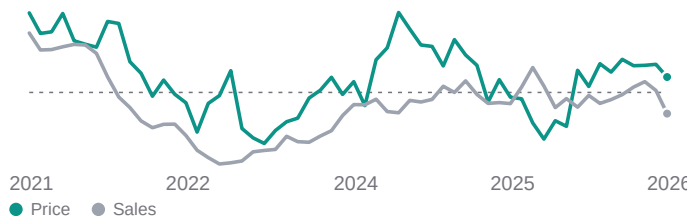


Growth (year over year)

Price +8.0% · Sales -10.9%

Price per square foot

\$219/ft²

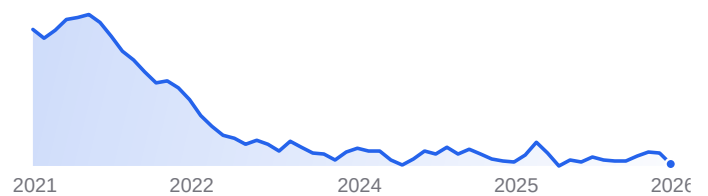
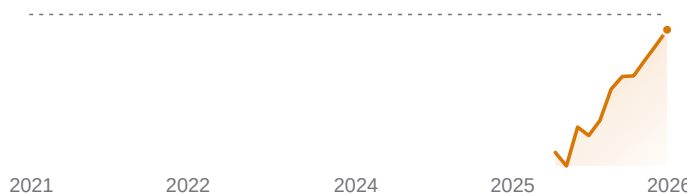


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

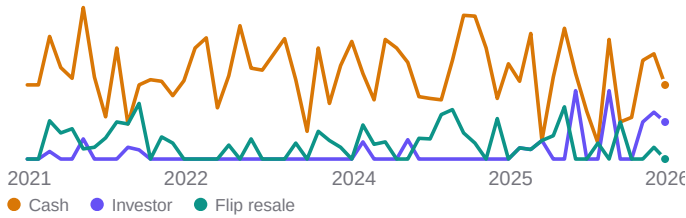
4.1%



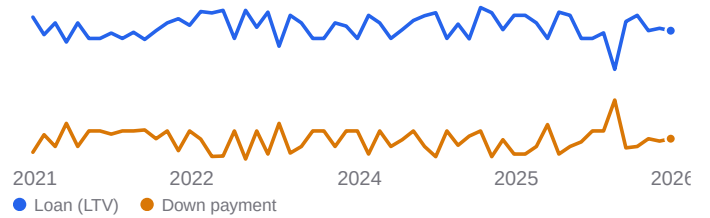
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 17% · Flip resale 0%

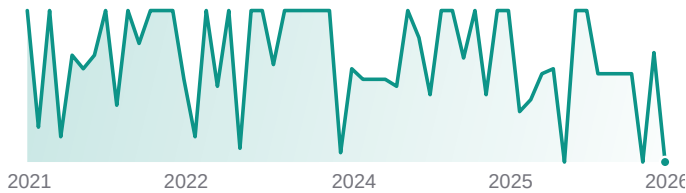


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



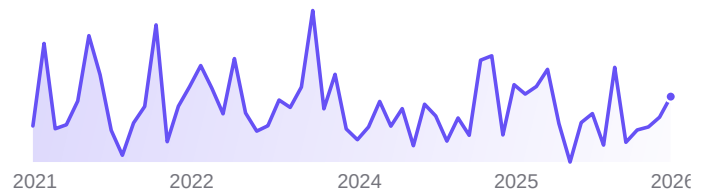
Sellers who sold at a gain

80%



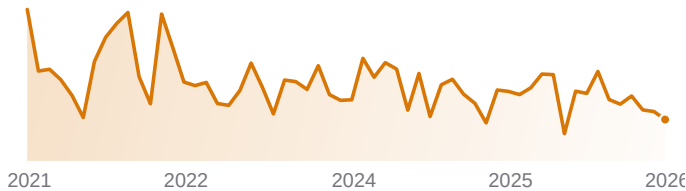
Typical hold before selling

9.1 yrs



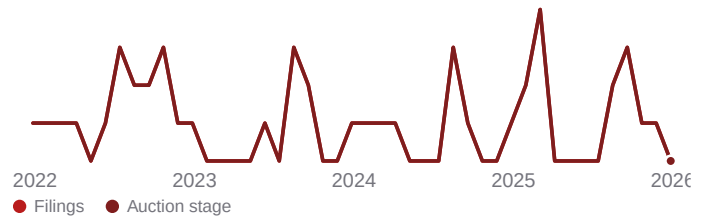
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,362
Median value (AVM)	\$421K
Median size	1,469 ft²
Median year built	1993
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.7%
Owner occupied	68%
Company owned	21%
Median loan-to-value	36%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	13,016
Density	35 / mi²
Median household income	\$52K
Average household income	\$74K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	70
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	19.6%
Unemployment	0.9%
Average temp	56°F
Annual precip	21 in
Sunshine	86%

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