

Chino Valley 86323

ZIP code · AZ · Arizona > Yavapai County > Chino Valley

BALANCED MARKET

\$418K

MEDIAN SALE PRICE

+6.1%

1-YR CHANGE

389

SALES (12 MO)

\$536K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

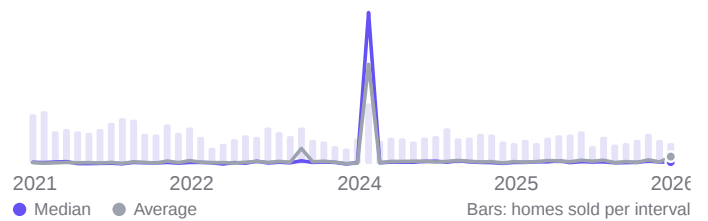
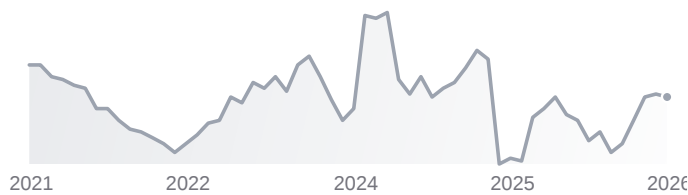
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$400K · Average \$664K

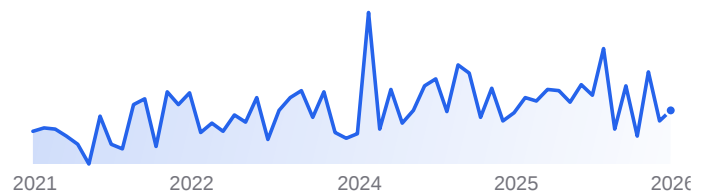
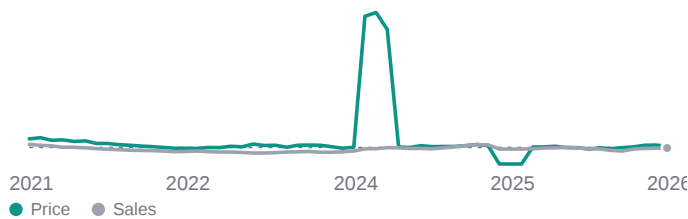


Growth (year over year)

Price +6.1% · Sales -3.5%

Price per square foot

\$244/ft²

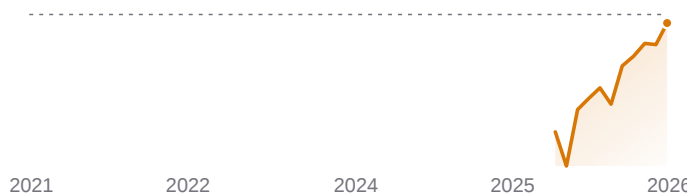


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

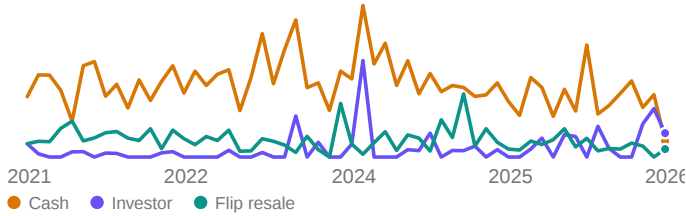
5.0%



BUYERS & OUTCOMES

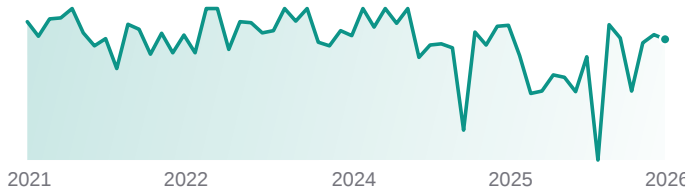
Buyer mix

Cash 7.4% · Investor 11% · Flip resale 3.7%



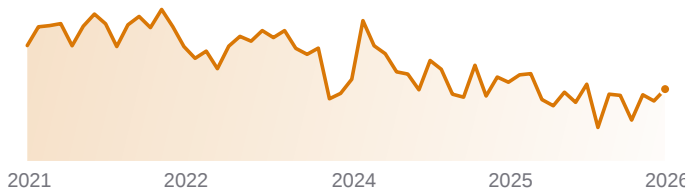
Sellers who sold at a gain

91%

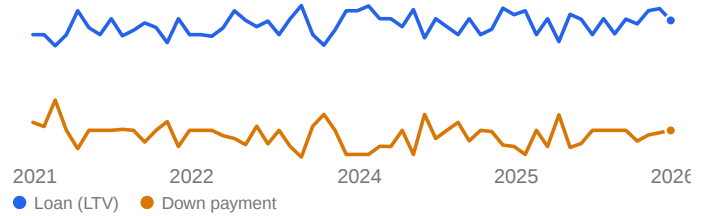


Median annualized return at resale

+6.5%

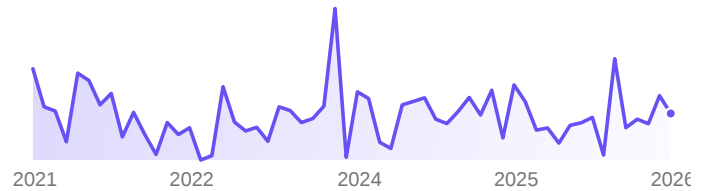


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



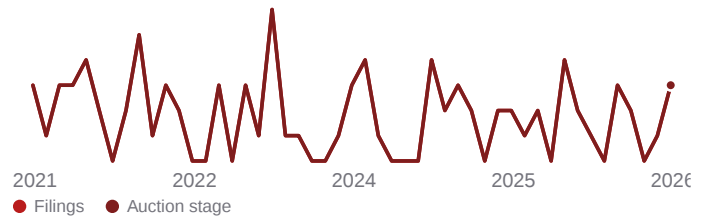
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,853
Median value (AVM)	\$536K
Median size	1,615 ft²
Median year built	1999
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.8%
Owner occupied	77%
Company owned	22%
Median loan-to-value	38%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	19,178
Density	124 / mi²
Median household income	\$62K
Average household income	\$84K
Crime index (US avg 100)	74
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	94
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	7.1%
Unemployment	0.7%
Average temp	56°F
Annual precip	14 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.