

Clarkdale 86324

ZIP code · AZ · Arizona > Yavapai County > Clarkdale

BALANCED MARKET

\$455K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

105

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



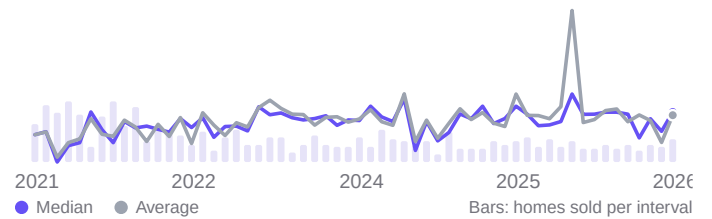
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$500K · Average \$483K

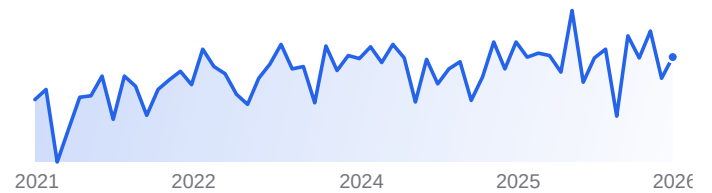
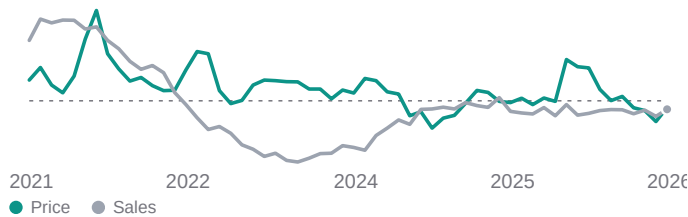


Growth (year over year)

Price -5.7% · Sales -7.1%

Price per square foot

\$271/ft²

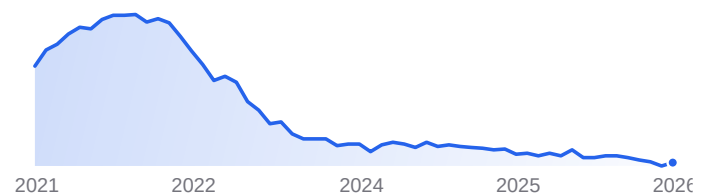
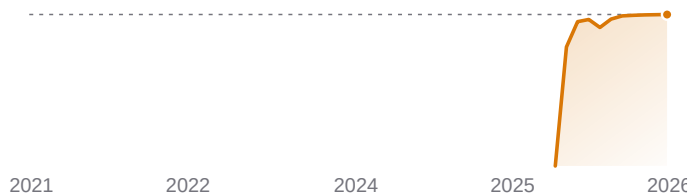


Sale premium vs estimated value

-0.0%

Annual turnover (share of homes sold)

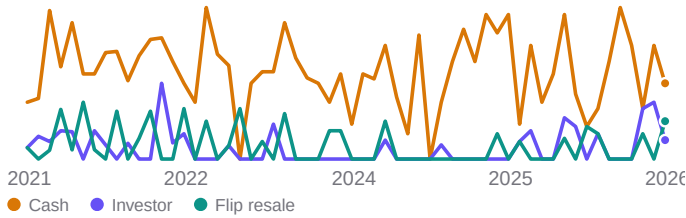
4.8%



BUYERS & OUTCOMES

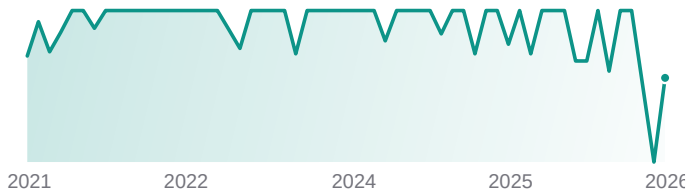
Buyer mix

Cash 33% · Investor 8.3% · Flip resale 17%



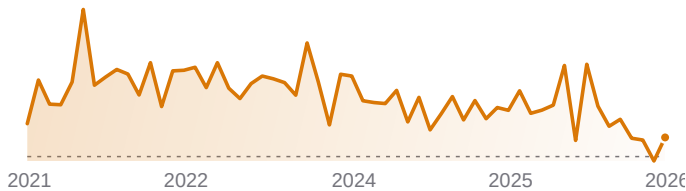
Sellers who sold at a gain

78%

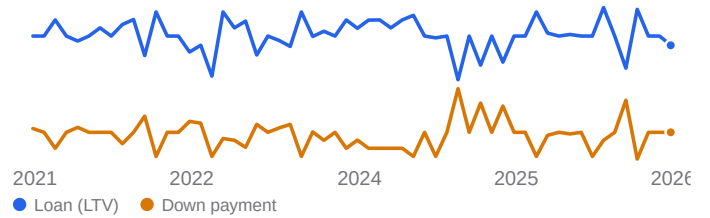


Median annualized return at resale

+3.0%

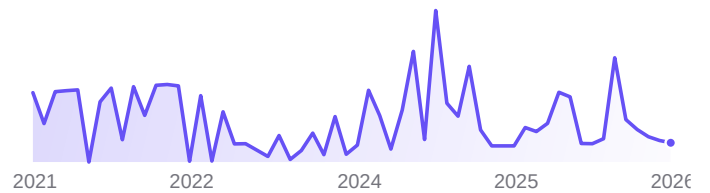


Financing (share of purchase price) Loan (LTV) 74% · Down payment 20%



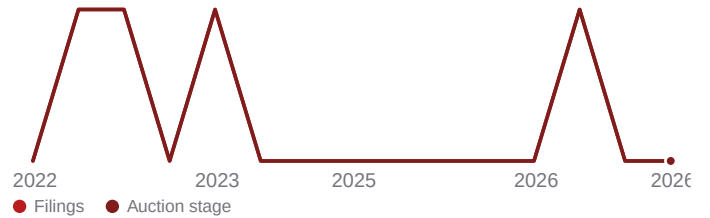
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,165
Median value (AVM)	\$475K
Median size	1,726 ft²
Median year built	1997
Single family	82%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.3%
Owner occupied	68%
Company owned	25%
Median loan-to-value	38%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	4,728
Density	24 / mi²
Median household income	\$43K
Average household income	\$64K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	79
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	9.1%
Unemployment	0.6%
Average temp	57°F
Annual precip	16 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.