

Seligman 86337

ZIP code · AZ · Arizona > Yavapai County > Seligman

BALANCED MARKET

\$176K

MEDIAN SALE PRICE

+57.6%

1-YR CHANGE

38

SALES (12 MO)

\$173K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



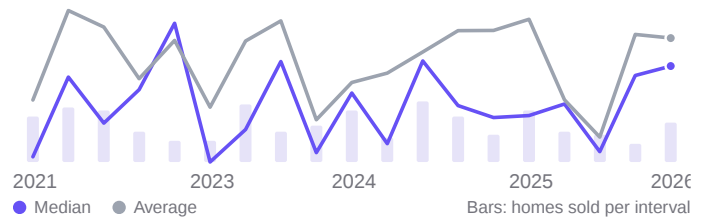
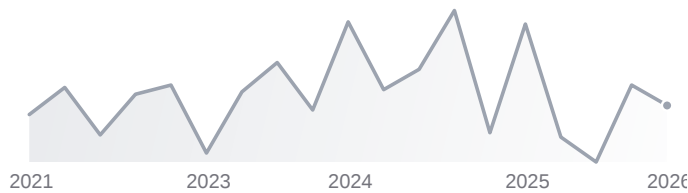
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$171K · Average \$203K

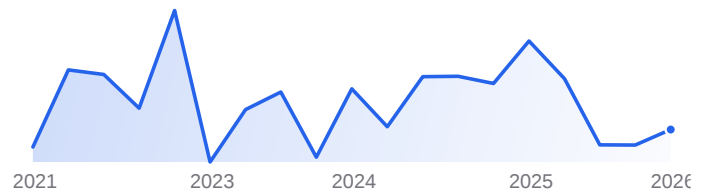
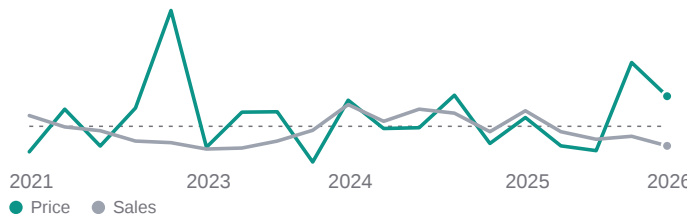


Growth (year over year)

Price +57.6% · Sales -37.7%

Price per square foot

\$99/ft²

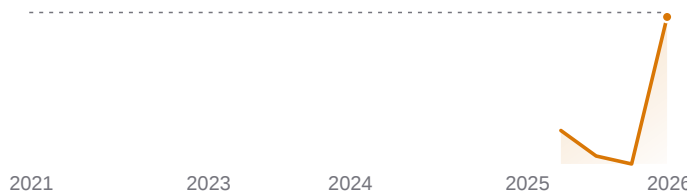


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

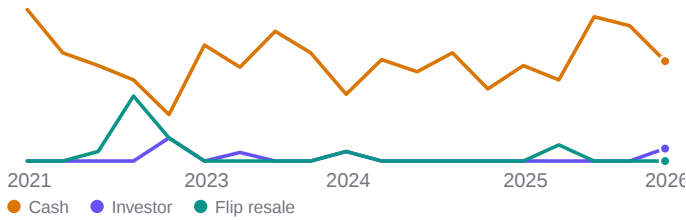
3.1%



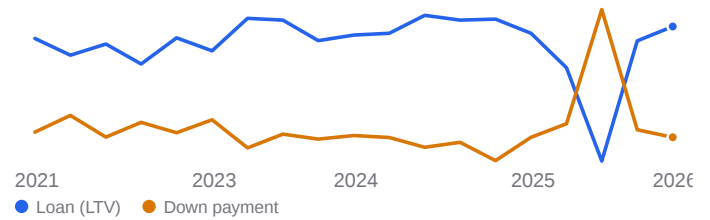
BUYERS & OUTCOMES

Buyer mix

Cash 62% · Investor 7.7% · Flip resale 0%

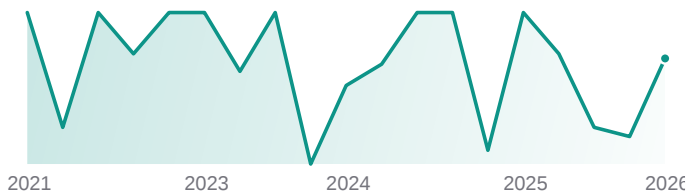


Financing (share of purchase price) Loan (LTV) 86% · Down payment 18%



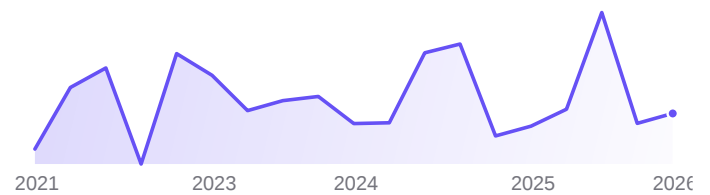
Sellers who sold at a gain

89%



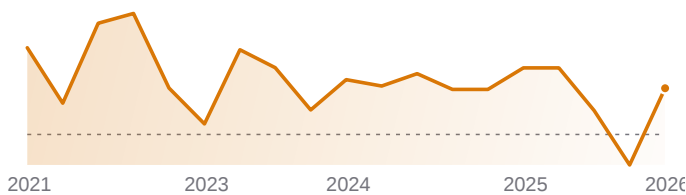
Typical hold before selling

6.0 yrs



Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,231
Median value (AVM)	\$173K
Median size	1,152 ft²
Median year built	2000
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	0.6%
Owner occupied	15%
Company owned	19%
Median loan-to-value	0%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	1,151
Density	1 / mi ²
Median household income	\$40K
Average household income	\$67K
Crime index (US avg 100)	186
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	78
Homes occupied	59%
Bachelor's or higher	8%
Poverty rate	16.5%
Unemployment	0.6%
Average temp	52°F
Annual precip	17 in
Sunshine	83%

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.