

# Skull Valley 86338

ZIP code · AZ · Arizona > Yavapai County

**\$220K**

MEDIAN SALE PRICE

**-60.5%**

1-YR CHANGE

**5**

SALES (12 MO)

**\$557K**

MEDIAN VALUE (AVM)

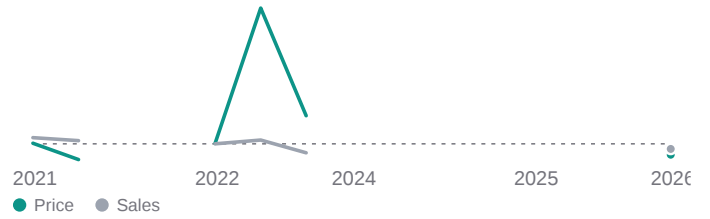
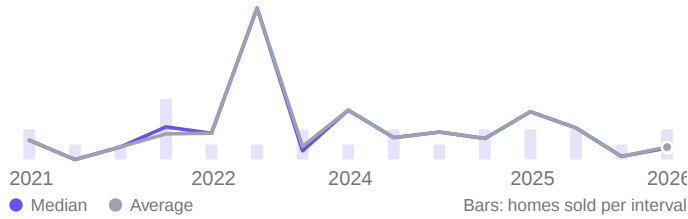
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$220K · Average \$233K

Growth (year over year)

Price -60.5% · Sales -28.6%

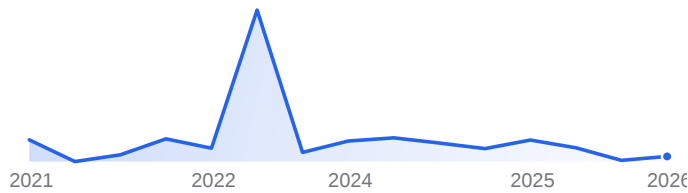


Price per square foot

**\$111/ft²**

Annual turnover (share of homes sold)

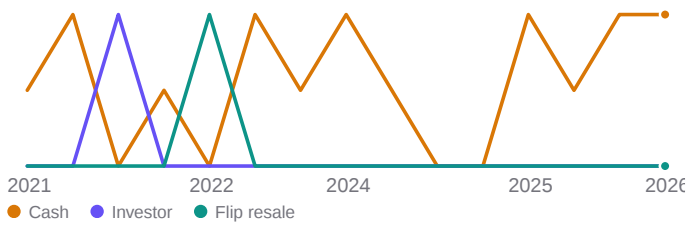
**2.4%**



## BUYERS & OUTCOMES

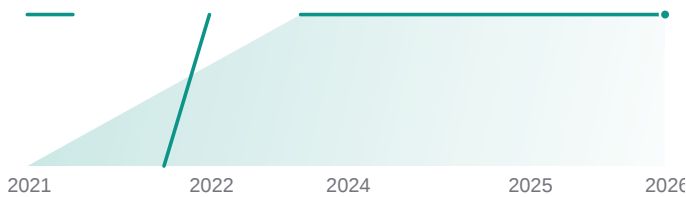
### Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



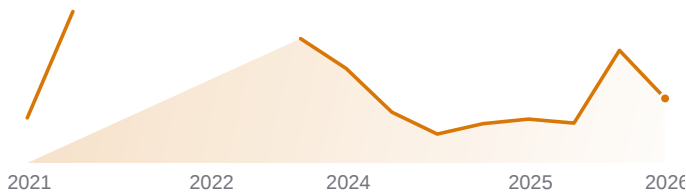
### Sellers who sold at a gain

100%

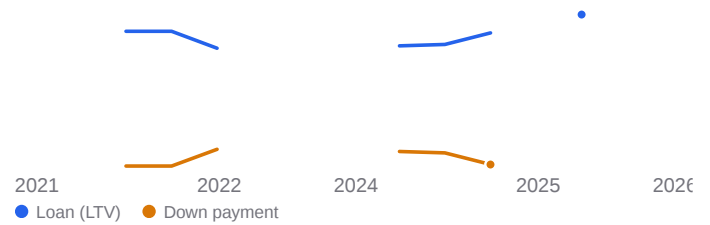


### Median annualized return at resale

+7.1%

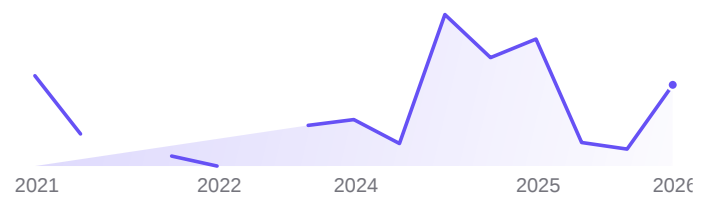


### Financing (share of purchase price) Loan (LTV) 100% · Down payment 11%



### Typical hold before selling

16.2 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 208       |
| Median value (AVM) | \$557K    |
| Median size        | 1,568 ft² |
| Median year built  | 1991      |
| Single family      | 74%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 77%      |
| Underwater (LTV 125% or more) | 0%       |
| Owner occupied                | 37%      |
| Company owned                 | 35%      |
| Median loan-to-value          | 30%      |
| Typical ownership tenure      | 10.7 yrs |

## COMMUNITY

|                                  |                |
|----------------------------------|----------------|
| Population                       | <b>446</b>     |
| Density                          | <b>2 / mi²</b> |
| Median household income          | <b>\$55K</b>   |
| Average household income         | <b>\$80K</b>   |
| Crime index (US avg 100)         | <b>143</b>     |
| Air pollution index (US avg 100) | <b>96</b>      |
| Earthquake index (US avg 100)    | <b>85</b>      |
| Homes occupied                   | <b>84%</b>     |
| Bachelor's or higher             | <b>17%</b>     |
| Poverty rate                     | <b>11.7%</b>   |
| Unemployment                     | <b>0.5%</b>    |
| Average temp                     | <b>58°F</b>    |
| Annual precip                    | <b>20 in</b>   |
| Sunshine                         | <b>86%</b>     |

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