

# Lake Havasu City 86403

ZIP code · AZ · Arizona > Mohave County > Lake Havasu City

SELLER'S MARKET

**\$402K**

MEDIAN SALE PRICE

**+13.7%**

1-YR CHANGE

**437**

SALES (12 MO)

**\$377K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



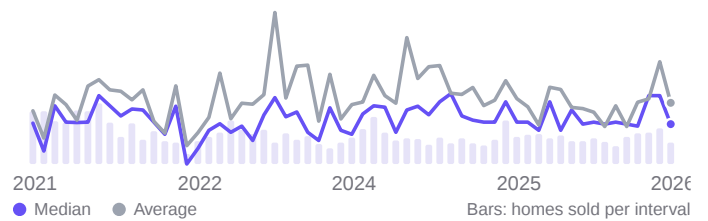
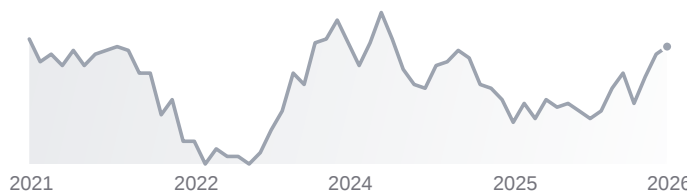
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$355K · Average \$407K

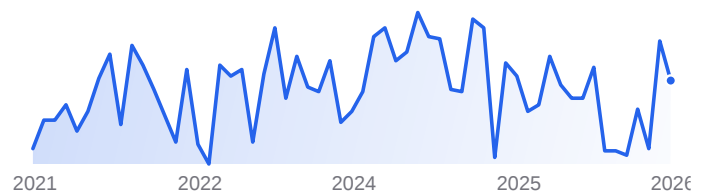
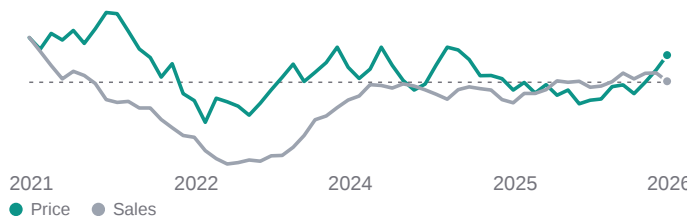


Growth (year over year)

Price +13.7% · Sales +0.5%

Price per square foot

\$274/ft²

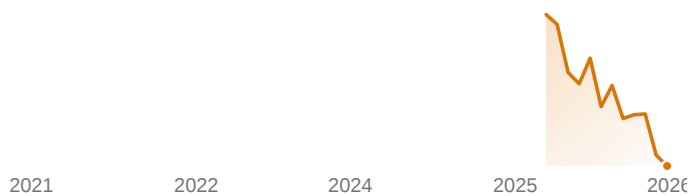


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

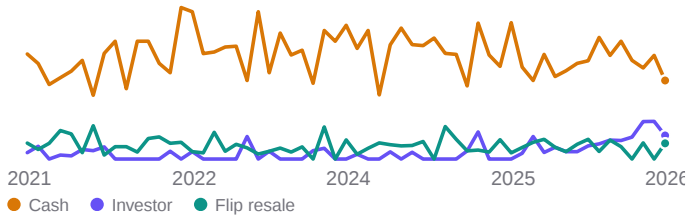
4.3%



## BUYERS & OUTCOMES

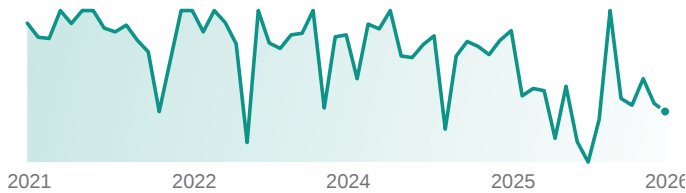
### Buyer mix

Cash 33% · Investor 10% · Flip resale 6.7%



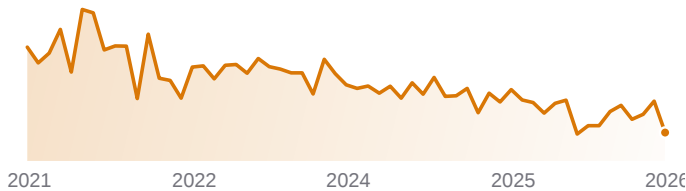
### Sellers who sold at a gain

85%

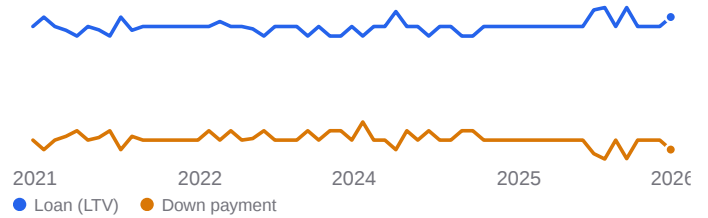


### Median annualized return at resale

+3.3%

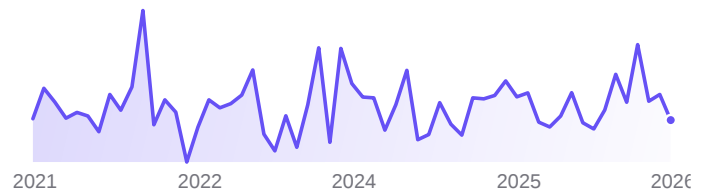


### Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



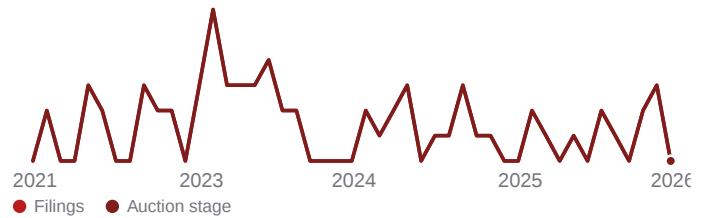
### Typical hold before selling

5.3 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 10,242    |
| Median value (AVM) | \$377K    |
| Median size        | 1,490 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1990      |
| Single family      | 70%       |
| Condos             | 24%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 66%  |
| Underwater (LTV 125% or more) | 1.4% |
| Owner occupied                | 37%  |
| Company owned                 | 28%  |
| Median loan-to-value          | 34%  |

Typical ownership tenure

**10.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>18,656</b>      |
| Density                          | <b>1,276 / mi²</b> |
| Median household income          | <b>\$67K</b>       |
| Average household income         | <b>\$88K</b>       |
| Crime index (US avg 100)         | <b>105</b>         |
| Air pollution index (US avg 100) | <b>96</b>          |
| Earthquake index (US avg 100)    | <b>50</b>          |
| Homes occupied                   | <b>71%</b>         |
| Bachelor's or higher             | <b>8%</b>          |
| Poverty rate                     | <b>13.6%</b>       |
| Unemployment                     | <b>0.9%</b>        |
| Average temp                     | <b>73°F</b>        |
| Annual precip                    | <b>5 in</b>        |
| Sunshine                         | <b>85%</b>         |

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