

Lake Havasu City 86404

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

BALANCED MARKET

\$507K

MEDIAN SALE PRICE

-9.8%

1-YR CHANGE

484

SALES (12 MO)

\$516K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



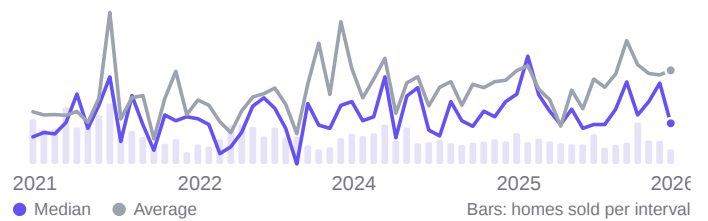
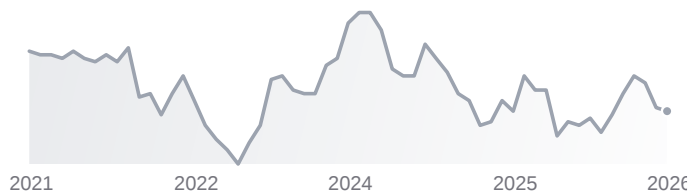
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$453K · Average \$592K

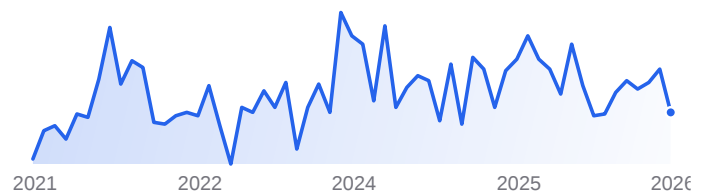
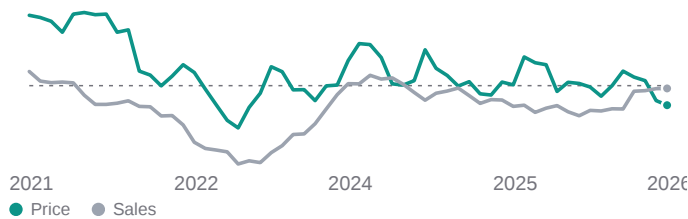


Growth (year over year)

Price -9.8% · Sales -1.4%

Price per square foot

\$289/ft²

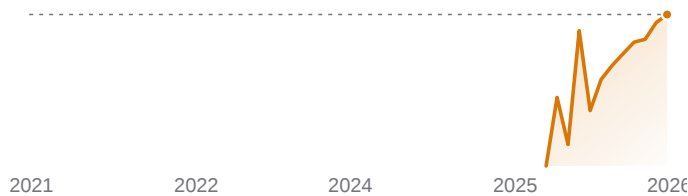


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

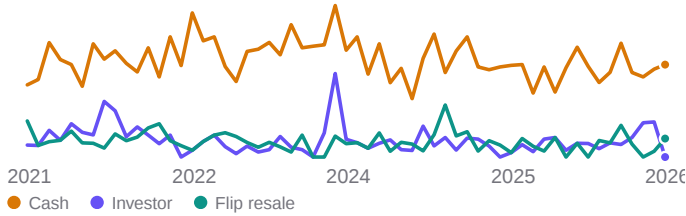
4.3%



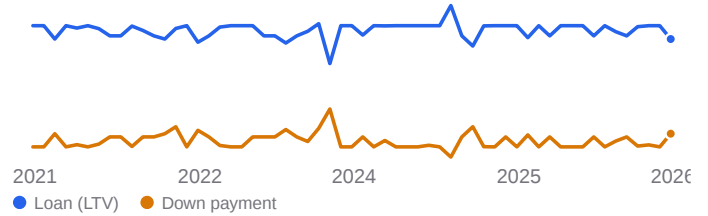
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 0% · Flip resale 7.7%

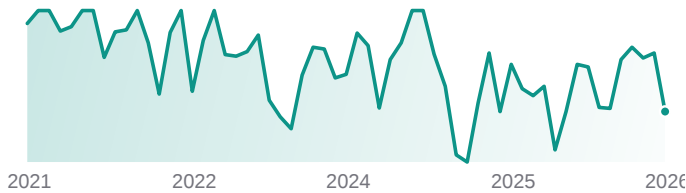


Financing (share of purchase price) Loan (LTV) 73% · Down payment 27%



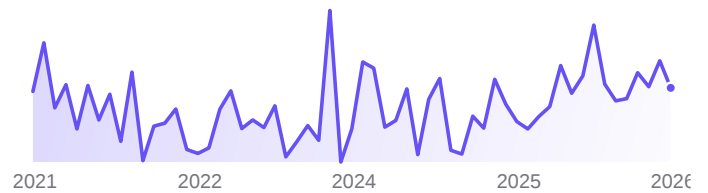
Sellers who sold at a gain

88%



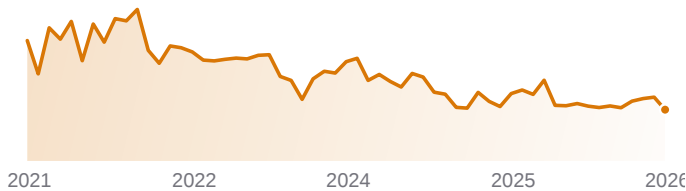
Typical hold before selling

7.0 yrs



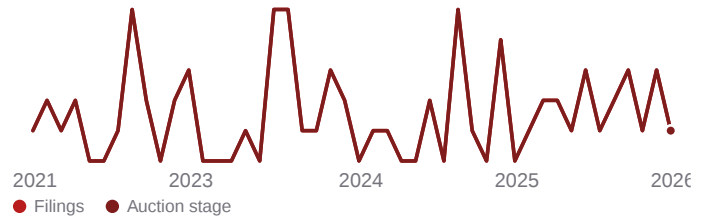
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,336
Median value (AVM)	\$516K
Median size	1,651 ft²
Median bedrooms	3
Median year built	1998
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.8%
Owner occupied	47%
Company owned	27%
Median loan-to-value	37%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	19,626
Density	44 / mi²
Median household income	\$69K
Average household income	\$87K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	47
Homes occupied	74%
Bachelor's or higher	11%
Poverty rate	9.2%
Unemployment	0.8%
Average temp	68°F
Annual precip	11 in
Sunshine	85%

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.