

# Kingman 86409

ZIP code · AZ · Arizona > Mohave County > Kingman

BUYER'S MARKET

**\$178K**

MEDIAN SALE PRICE

**-25.3%**

1-YR CHANGE

**807**

SALES (12 MO)

**\$261K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



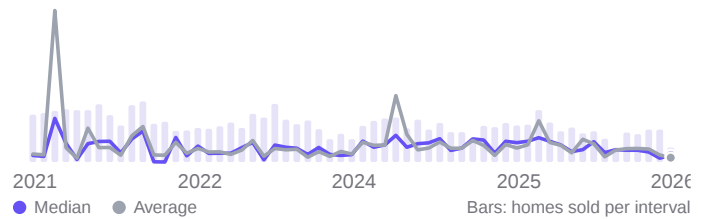
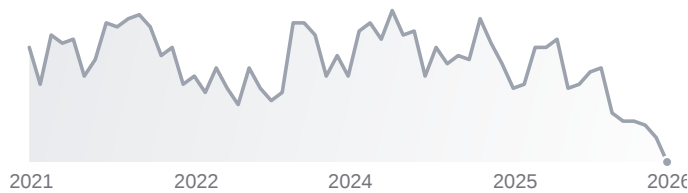
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$178K · Average \$167K

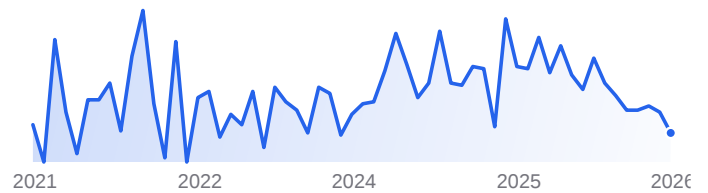
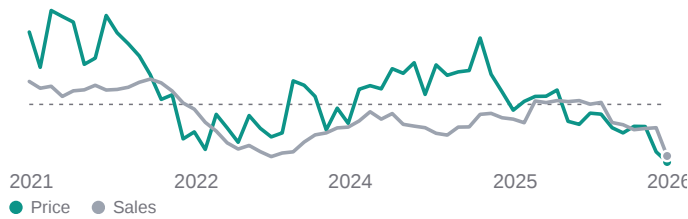


Growth (year over year)

Price -25.3% · Sales -22.7%

Price per square foot

\$141/ft²

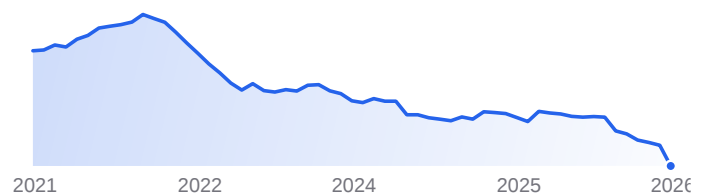
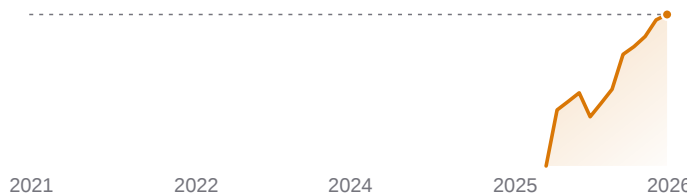


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

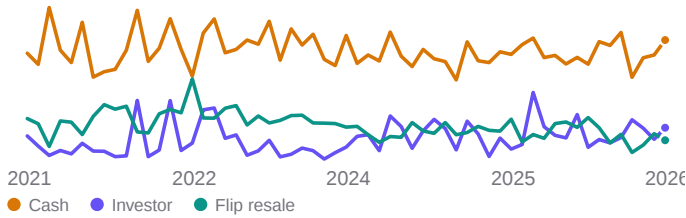
5.6%



## BUYERS & OUTCOMES

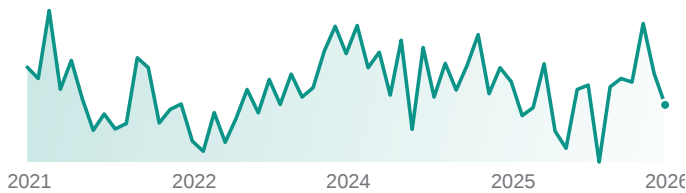
### Buyer mix

Cash 54% · Investor 14% · Flip resale 8.6%



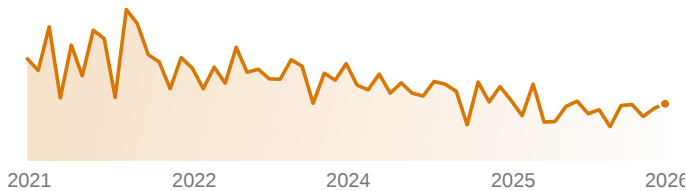
### Sellers who sold at a gain

79%

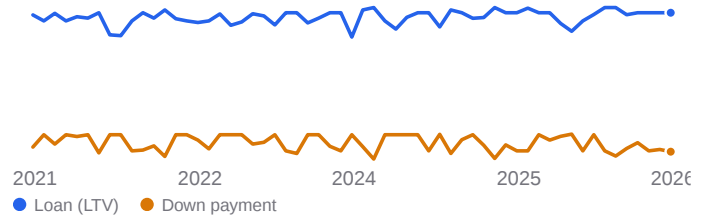


### Median annualized return at resale

+6.0%

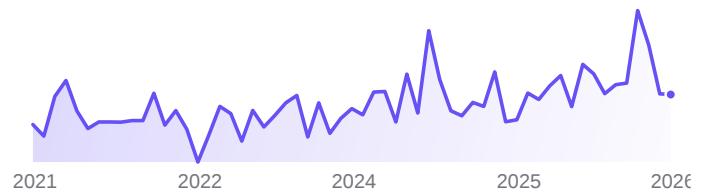


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.5%



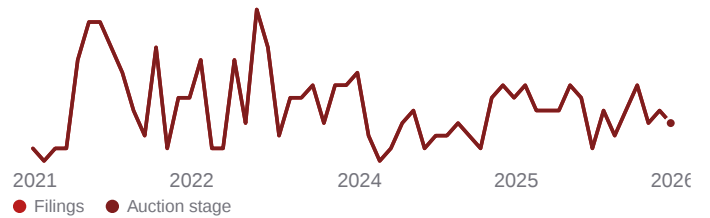
### Typical hold before selling

4.3 yrs



### Preforeclosure filings

Filings 4 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 14,458    |
| Median value (AVM) | \$261K    |
| Median size        | 1,330 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1994      |
| Single family      | 55%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 56%     |
| Underwater (LTV 125% or more) | 1.5%    |
| Owner occupied                | 57%     |
| Company owned                 | 17%     |
| Median loan-to-value          | 43%     |
| Typical ownership tenure      | 9.0 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 30,340    |
| Density                          | 143 / mi² |
| Median household income          | \$51K     |
| Average household income         | \$67K     |
| Crime index (US avg 100)         | 114       |
| Air pollution index (US avg 100) | 88        |
| Earthquake index (US avg 100)    | 63        |
| Homes occupied                   | 91%       |
| Bachelor's or higher             | 8%        |
| Poverty rate                     | 18.8%     |
| Unemployment                     | 0.9%      |
| Average temp                     | 61°F      |
| Annual precip                    | 12 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.