

Bullhead City 86429

ZIP code · AZ · Arizona > Mohave County > Bullhead City

BUYER'S MARKET

\$378K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

180

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



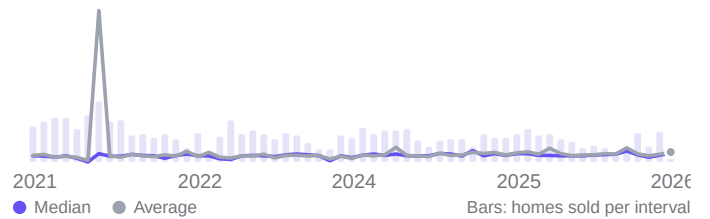
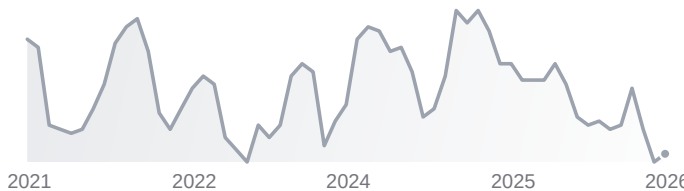
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$435K · Average \$459K

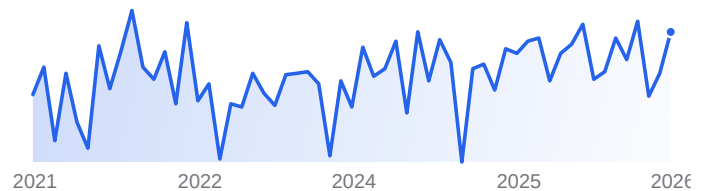
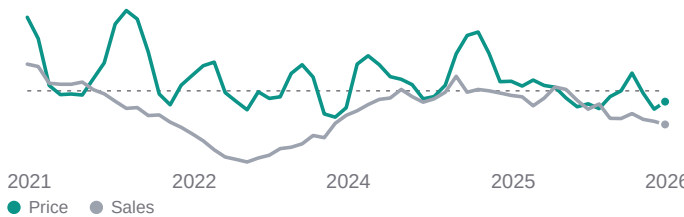


Growth (year over year)

Price -6.2% · Sales -19.3%

Price per square foot

\$249/ft²

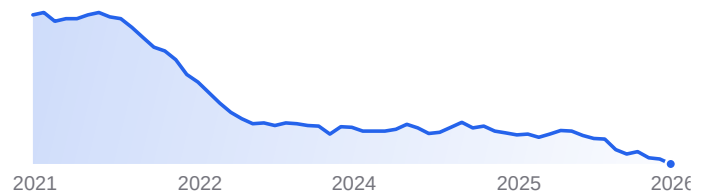


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

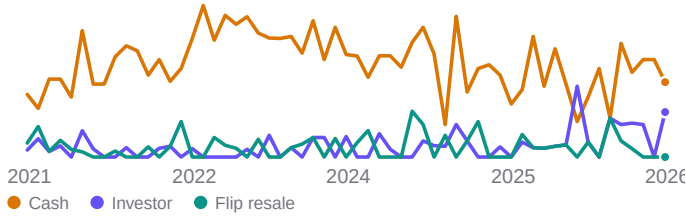
3.9%



BUYERS & OUTCOMES

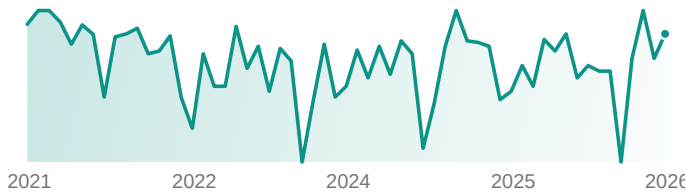
Buyer mix

Cash 38% · Investor 23% · Flip resale 0%



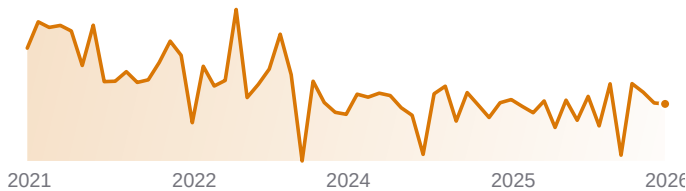
Sellers who sold at a gain

92%

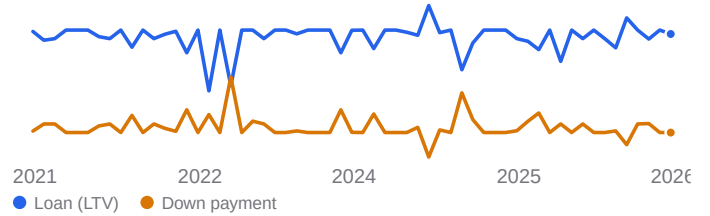


Median annualized return at resale

+5.6%

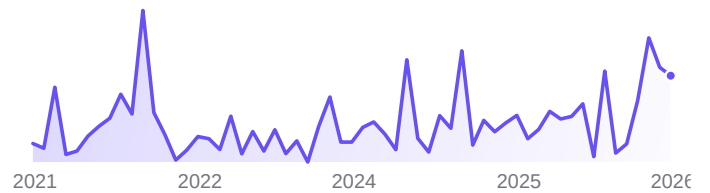


Financing (share of purchase price) Loan (LTV) 78% · Down payment 20%



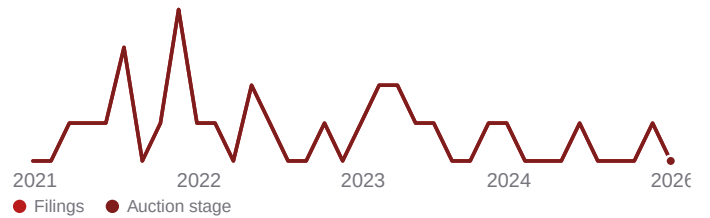
Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,564
Median value (AVM)	\$431K
Median size	1,736 ft²
Median bedrooms	3
Median year built	2004
Single family	75%
Condos	8.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.3%
Owner occupied	43%
Company owned	25%
Median loan-to-value	36%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	8,387
Density	26 / mi²
Median household income	\$58K
Average household income	\$110K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	57
Homes occupied	73%
Bachelor's or higher	8%
Poverty rate	14.4%
Unemployment	0.8%
Average temp	64°F
Annual precip	10 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.