

MARICOPA COUNTY

PRELIMINARY

**Tax Year 2007 & 2008 Comparison
Single Family Residential**

CITY	Median Values		FCV % Change
	FCV 2008	FCV 2007	
0 UN-INCORPORATED	\$285,500	\$261,000	9.39%
1 AVONDALE	216,500	191,000	13.35%
2 BUCKEYE	200,000	163,000	22.70%
3 CHANDLER	245,000	221,000	10.86%
4 EL MIRAGE	174,000	156,500	11.18%
5 GILA BEND	50,500	57,500	-12.17% *
6 GILBERT	266,000	249,000	6.83%
7 GLENDALE	202,500	167,000	21.26%
8 GOODYEAR	259,000	228,000	13.60%
9 GUADALUPE	81,750	71,500	14.34%
10 MESA	198,500	173,000	14.74%
11 PARADISE VALLEY	1,374,883	1,101,000	24.88%
12 PEORIA	228,000	201,500	13.15%
13 PHOENIX	191,500	161,500	18.58%
14 SCOTTSDALE	380,000	341,000	11.44%
15 SURPRISE	213,000	190,000	12.11%
16 TEMPE	220,000	194,000	13.40%
17 TOLLESON	137,500	111,000	23.87%
18 WICKENBURG	212,000	185,500	14.29%
19 YOUNGTOWN	136,500	122,000	11.89%
21 CAREFREE	611,000	567,000	7.76%
22 CAVE CREEK	517,500	474,000	9.18%
23 LITCHFIELD PARK	313,000	255,000	22.75%
24 FOUNTAIN HILLS	362,000	345,500	4.78%
25 QUEEN CREEK	295,500	270,500	9.24%
30 SUN CITY	146,500	133,000	10.15%
31 SUN CITY WEST	201,500	189,000	6.61%
32 SUN CITY GRAND	272,500	264,500	3.02%
33 SUN LAKES	255,500	227,500	12.31%
34 AHWATUKEE	279,500	267,500	4.49%
TOTAL	\$220,500	\$194,500	13.37%

* In 2007, Gila Bend was comprised of two market areas that showed a greater median value. In 2008, the town of Gila Bend was combined for those geographic areas.

All exempt property, new construction, additions, alterations or any change in use have been removed from this analysis.

Data used in the calculation of median values from 2007 to 2008 has changed and reflects situations such as, parcel consolidation, splits, and creation of economic units. This is an ongoing process which reflects market conditions.