

MARICOPA COUNTY
Preliminary
Tax Year 2011 & 2012 Comparison
SINGLE FAMILY RESIDENTIAL - By City
(Includes Condos)

City	Median Values		FCV % Change
	FCV 2011	FCV 2012	
NO CITY/TOWN	155,300	141,200	-9.08%
AVONDALE	89,600	83,600	-6.70%
BUCKEYE	78,700	74,250	-5.65%
CHANDLER	153,200	135,700	-11.42%
EL MIRAGE	61,100	56,800	-7.04%
GILA BEND	34,150	30,050	-12.01%
GILBERT	157,200	143,500	-8.72%
GLENDALE	90,000	80,700	-10.33%
GOODYEAR	133,600	122,300	-8.46%
GUADALUPE	54,700	35,400	-35.28%
MESA	114,800	100,600	-12.37%
PARADISE VALLEY	951,300	823,500	-13.43%
PEORIA	131,200	118,500	-9.68%
PHOENIX	90,100	78,200	-13.21%
SCOTTSDALE	249,500	226,300	-9.30%
SURPRISE	105,600	96,700	-8.43%
TEMPE	149,500	123,300	-17.53%
TOLLESON	59,600	32,600	-45.30%
WICKENBURG	136,650	115,750	-15.29%
YOUNGTOWN	43,300	37,000	-14.55%
CAREFREE	423,100	406,100	-4.02%
CAVE CREEK	345,300	313,450	-9.22%
LITCHFIELD PARK	142,000	139,500	-1.76%
FOUNTAIN HILLS	240,500	203,800	-15.26%
QUEEN CREEK	162,300	147,600	-9.06%
SUN CITY	92,000	77,500	-15.76%
SUN CITY WEST	142,100	130,100	-8.44%
SUN CITY GRAND	206,100	202,100	-1.94%
SUN LAKES	167,500	160,000	-4.48%
AHWATUKEE	188,300	165,300	-12.21%
TOTAL	124,500	110,700	-11.08%

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 2011 to 2012 has changed and reflects situations such as, parcel consolidation, splits, and the creation of economic units. This is an ongoing process which reflects market conditions.