

**MARICOPA COUNTY
PRELIMINARY
Tax Year 2015 & 2016 Comparison
SINGLE FAMILY RESIDENTIAL
by City
(Includes Condos)**

CITY	MEDIAN VALUES		LPV % Change	FCV % Change
	FCV 2015	FCV 2016		
0 NO CITY/TOWN	189,500	202,500	4.96%	6.86%
1 AVONDALE	123,000	130,000	5.00%	5.69%
2 BUCKEYE	119,500	127,000	5.00%	6.28%
3 CHANDLER	186,800	200,500	5.00%	7.33%
4 EL MIRAGE	101,300	103,500	5.00%	2.17%
5 GILA BEND	34,400	38,900	4.00%	13.08%
6 GILBERT	202,700	212,200	5.00%	4.69%
7 GLENDALE	126,200	133,300	5.00%	5.63%
8 GOODYEAR	171,900	179,800	5.00%	4.60%
9 GUADALUPE	44,600	45,000	4.90%	0.90%
10 MESA	140,300	151,000	5.00%	7.63%
11 PARADISE VALLEY	1,080,500	1,097,200	4.57%	1.55%
12 PEORIA	159,300	166,300	5.00%	4.39%
13 PHOENIX	117,800	127,600	5.00%	8.32%
14 SCOTTSDALE	294,100	306,500	4.88%	4.22%
15 SURPRISE	136,500	143,500	4.89%	5.13%
16 TEMPE	162,000	177,100	5.00%	9.32%
17 TOLLESON	71,100	75,350	5.00%	5.98%
18 WICKENBURG	141,150	158,300	5.00%	12.15%
19 YOUNGTOWN	66,750	78,400	5.00%	17.45%
21 CAREFREE	477,350	524,450	4.42%	9.87%
22 CAVE CREEK	370,800	391,000	5.00%	5.45%
23 LITCHFIELD PARK	187,300	206,000	5.00%	9.98%
24 FOUNTAIN HILLS	262,500	280,300	5.00%	6.78%
25 QUEEN CREEK	211,050	225,100	5.00%	6.66%
30 SUN CITY	85,300	92,800	5.00%	8.79%
31 SUN CITY WEST	133,200	142,800	5.00%	7.21%
32 SUN CITY GRAND	197,600	208,500	4.84%	5.52%
33 SUN LAKES	185,000	202,400	5.00%	9.41%
34 AHWATUKEE	208,300	220,700	5.00%	5.95%
TOTAL	151,800	161,800	4.90%	6.59%

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 2015 to 2016 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.