

**MARICOPA COUNTY  
PRELIMINARY  
Tax Year 2016 & 2017 Comparison  
Single Family Residential  
by City  
(Includes Condos)**

CITY	MEDIAN VALUES		LPV % Change	FCV % Change
	FCV 2016	FCV 2017		
0 NO CITY/TOWN	203,300	213,100	5.00%	4.82%
1 AVONDALE	130,000	138,800	5.00%	6.77%
2 BUCKEYE	128,800	135,300	5.00%	5.05%
3 CHANDLER	201,800	207,700	5.00%	2.92%
4 EL MIRAGE	103,600	111,200	5.00%	7.34%
5 GILA BEND	38,600	40,000	4.19%	3.63%
6 GILBERT	214,000	219,700	5.00%	2.66%
7 GLENDALE	133,500	140,000	5.00%	4.87%
8 GOODYEAR	181,700	193,500	5.00%	6.49%
9 GUADALUPE	45,100	59,300	5.00%	31.49%
10 MESA	151,800	158,100	4.89%	4.15%
11 PARADISE VALLEY	1,114,950	1,171,750	4.38%	5.09%
12 PEORIA	168,300	175,300	5.00%	4.16%
13 PHOENIX	128,500	137,100	5.00%	6.69%
14 SCOTTSDALE	309,100	321,600	4.87%	4.04%
15 SURPRISE	144,000	151,300	4.96%	5.07%
16 TEMPE	177,000	184,500	4.99%	4.24%
17 TOLLESON	75,000	80,500	5.00%	7.33%
18 WICKENBURG	159,600	155,000	5.00%	-2.88%
19 YOUNGTOWN	78,500	80,200	5.00%	2.17%
21 CAREFREE	527,500	535,100	4.19%	1.44%
22 CAVE CREEK	395,750	406,150	4.52%	2.63%
23 LITCHFIELD PARK	209,500	235,000	5.00%	12.17%
24 FOUNTAIN HILLS	280,700	283,700	4.76%	1.07%
25 QUEEN CREEK	231,800	235,800	5.00%	1.73%
30 SUN CITY	92,800	101,300	5.00%	9.16%
31 SUN CITY WEST	143,000	152,300	5.00%	6.50%
32 SUN CITY GRAND	208,500	218,500	4.91%	4.80%
33 SUN LAKES	202,700	199,700	4.74%	-1.48%
34 AHWATUKEE	221,200	226,700	5.00%	2.49%
<b>TOTAL</b>	<b>163,100</b>	<b>170,500</b>	<b>4.92%</b>	<b>4.54%</b>

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 2016 to 2017 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.