

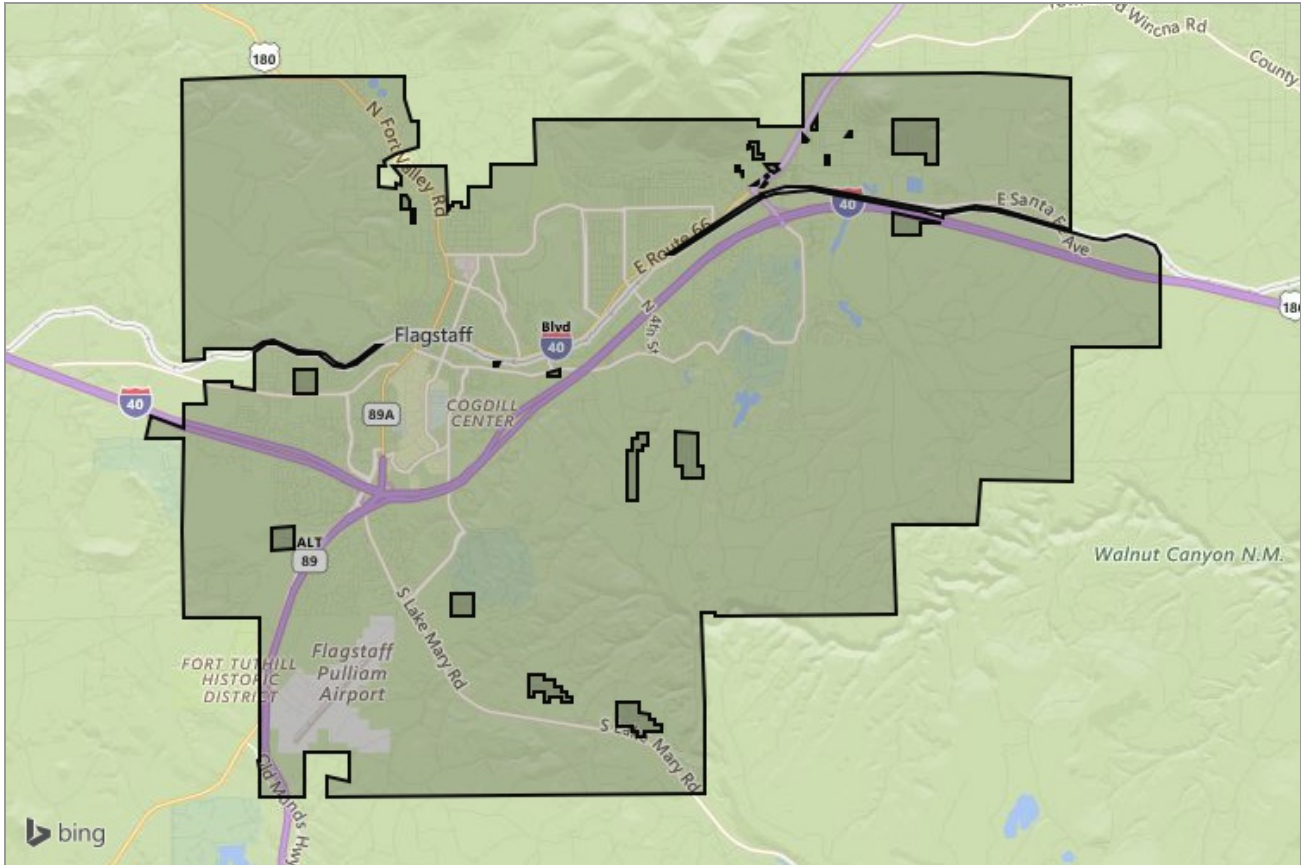


Russ  
Lyon

Sotheby's  
INTERNATIONAL REALTY

NEIGHBORHOOD REPORT

# Flagstaff, Arizona



Russ  
Lyon

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# Neighborhood: Housing Stats and Charts

	Flagstaff	Coconino County	Arizona	USA
Median Estimated Home Value	\$308K	\$271K	\$196K	\$319K
Estimated Home Value 12-Month Change	4.8%	4.3%	8.1%	—
Median List Price	\$360K	\$317K	\$235K	\$99K
List Price 1-Month Change	-1.3%	0.6%	-0.4%	0.2%
List Price 12-Month Change	2.9%	7.4%	6.8%	2.6%
Median Home Age	31	31	28	—
Own	45%	60%	63%	64%
Rent	55%	40%	37%	36%
\$ Value of All Buildings for which Permits Were Issued	—	\$40.7M	\$2.42B	\$102B
% Change in Permits for All Buildings	—	25%	-16%	2%
% Change in \$ Value for All Buildings	—	-24%	-11%	7%

## Median Sales Price vs. Sales Volume

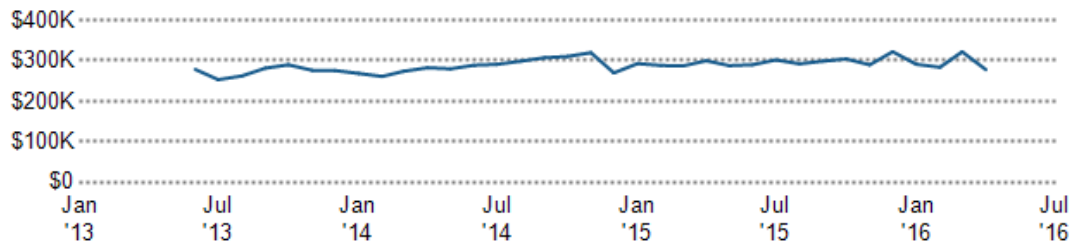
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data

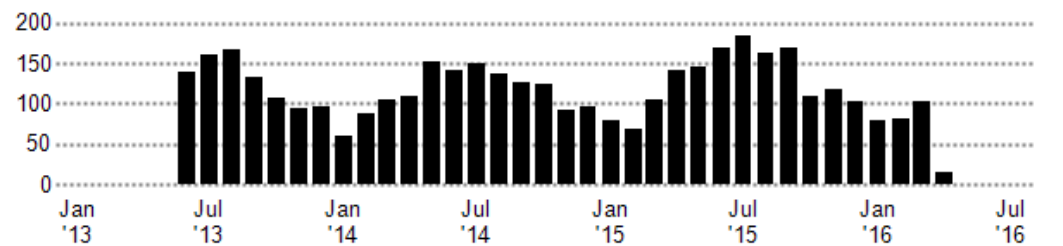
Update Frequency: Monthly

■ Median Sales Price  
■ Sales Volume

Median Sales Price



Sales Volume



### Median Listing Price vs. Listing Volume

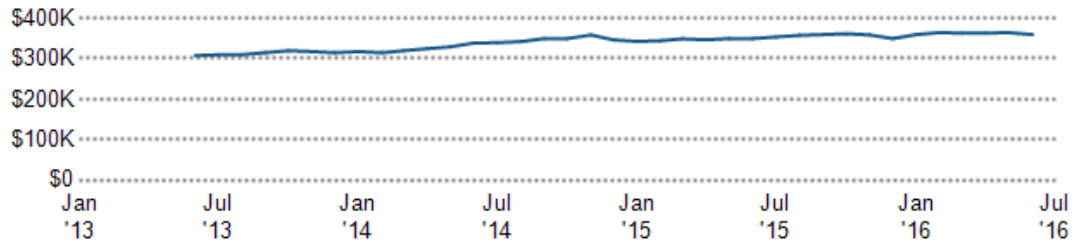
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

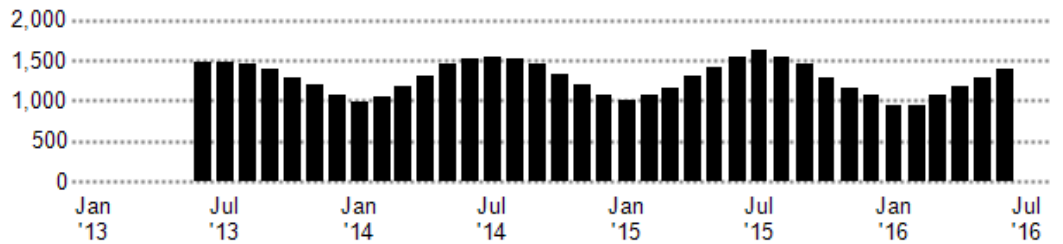
Update Frequency: Monthly

■ Median List Price  
■ Listing Volume

Median List Price



Listing Volume



### Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Range



### Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft



### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count By Living Area



### Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Monthly

■ Sales Count by Age of House



# Neighborhood: People Stats and Charts

	Flagstaff	Coconino County	Arizona	USA
Population	67.4K	136K	6.56M	314M
Population Density per Sq Mi	1.06K	7.29	57.8	—
Population Change since 2000	26.9%	16.8%	27.9%	11.6%
Median Age	26	31	37	37
Male / Female Ratio	50%	49%	50%	49%
High School Graduate	17%	22%	25%	28%
2-Year Degree	32%	33%	34%	29%
Bachelor Degree	25%	20%	17%	18%
Post-graduate Degree	18%	13%	10%	11%

## Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Flagstaff



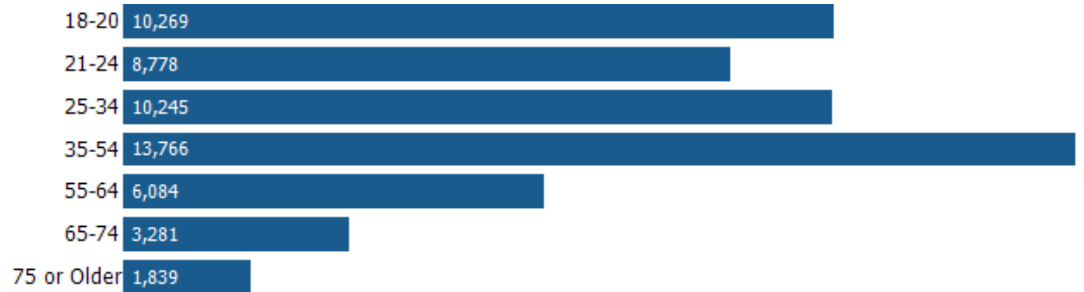
## Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Flagstaff



## Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Flagstaff



### Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Flagstaff



### Presidential Voting Pattern

This chart shows how residents of a county voted in the 2014 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



# Neighborhood: Economic Stats and Charts

	Flagstaff	Coconino County	Arizona	USA
Income Per Capita	\$24,702	\$23,459	\$25,537	\$28,555
Median Household Income	\$48,120	\$48,540	\$49,928	\$53,482
Unemployment Rate	4.3%	5.7%	5.5%	4.7%
Unemployment Number	1.75K	4.21K	177K	7.44M
Employment Number	38.5K	69.3K	3.05M	151M
Labor Force Number	40.3K	73.5K	3.23M	158M

## Median Sales Price vs. Unemployment

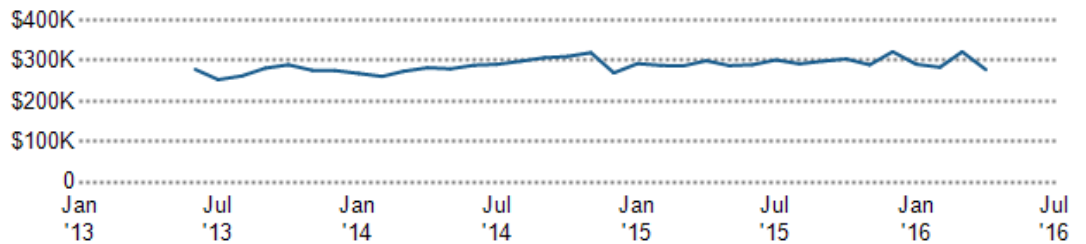
This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Data Source: Moody's Analytics economy.com

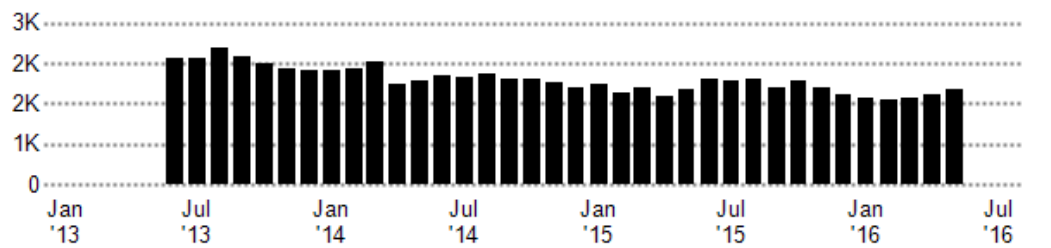
Update Frequency: Monthly

- Median Sales Price
- Unemployment

Median Sales Price



Unemployment



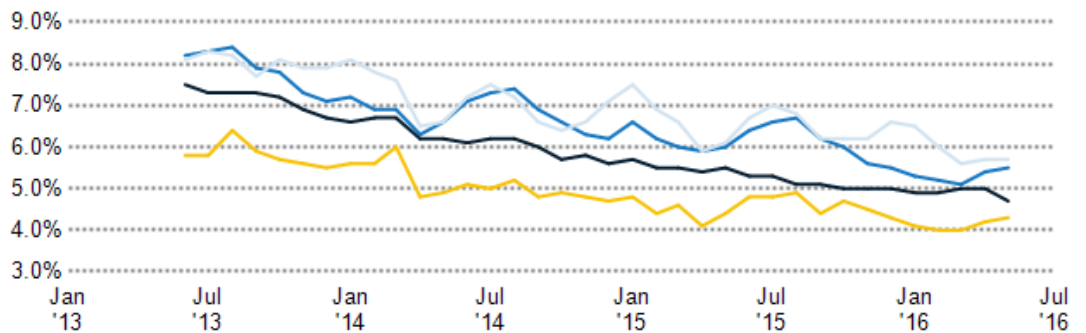
## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Flagstaff
- Coconino County
- Arizona
- USA



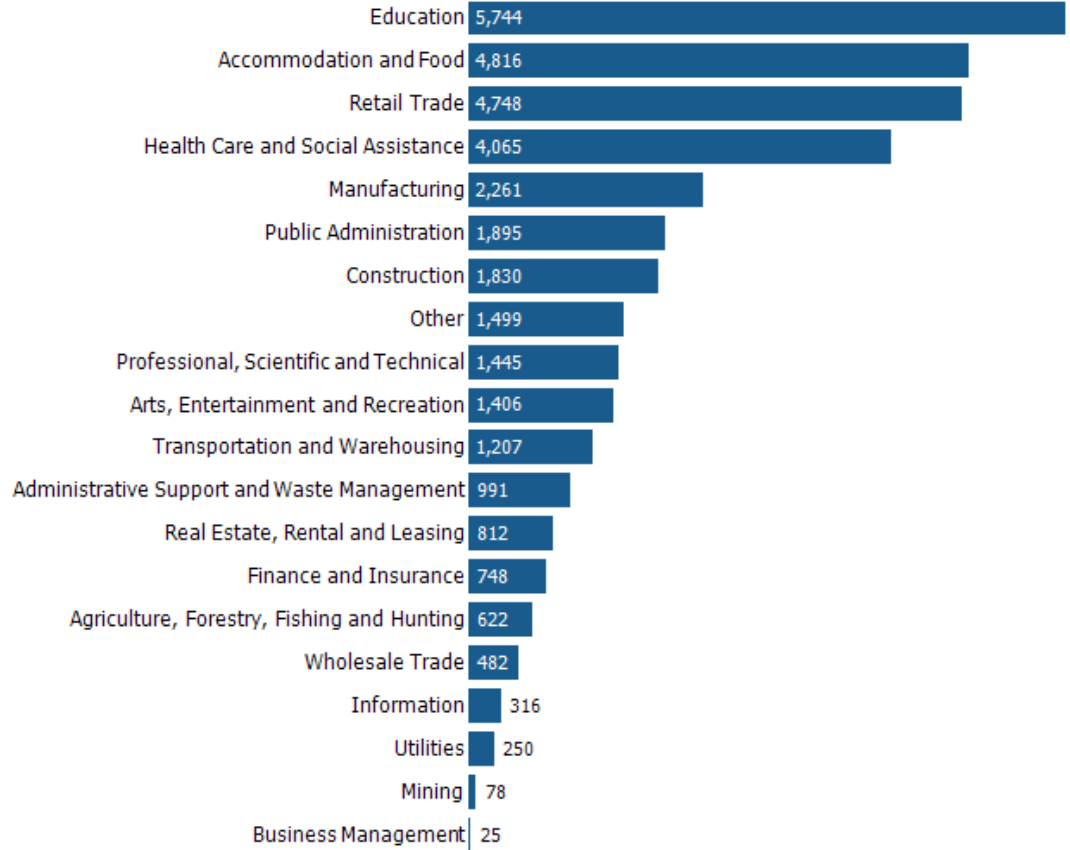
### Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Flagstaff





# Neighborhood: Quality of Life Stats and Charts

## Quality of Life in 86001

	Flagstaff	Coconino County	Arizona	USA
Elevation (in feet)	7,038	5,890	–	–
Annual Rainfall (in inches)	24.3	14.48	13.12	–
Annual Snowfall (in inches)	70.47	30.75	13.11	–
Days of Full Sun (per year)	165	165	172	–
Travel Time to Work (in minutes)	15	18	25	26
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	2.86	–	–
Superfund Sites	0	0	15	2,302
Brownfield Sites	Yes	Yes	Yes	Yes

### Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ Flagstaff



### How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



### Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

