

MARICOPA COUNTY
Preliminary
Tax Year 2011 & 2012 Comparison
LAND - By City

CITY	Median Values		FCV % Change
	FCV 2011	FCV 2012	
0 NO CITY/TOWN	24,000	18,000	-25.00%
1 AVONDALE	17,314	17,000	-1.81%
2 BUCKEYE	13,559	12,460	-8.11%
3 CHANDLER	30,000	30,364	1.21%
4 EL MIRAGE	17,500	11,000	-37.14%
5 GILA BEND	5,000	5,000	0.00%
6 GILBERT	19,046	18,500	-2.87%
7 GLENDALE	22,500	16,000	-28.89%
8 GOODYEAR	19,000	13,000	-31.58%
9 GUADALUPE	23,000	19,000	-17.39%
10 MESA	35,000	17,000	-51.43%
11 PARADISE VALLEY	688,750	499,000	-27.55%
12 PEORIA	25,000	23,000	-8.00%
13 PHOENIX	21,500	17,000	-20.93%
14 SCOTTSDALE	162,000	97,500	-39.81%
15 SURPRISE	16,634	10,000	-39.88%
16 TEMPE	13,500	13,090	-3.04%
17 TOLLESON	31,500	23,000	-26.98%
18 WICKENBURG	28,500	23,000	-19.30%
19 YOUNGTOWN	75,935	78,500	3.38%
21 CAREFREE	231,500	152,500	-34.13%
22 CAVE CREEK	193,000	112,000	-41.97%
23 LITCHFIELD PARK	47,500	47,219	-0.59%
24 FOUNTAIN HILLS	128,000	87,000	-32.03%
25 QUEEN CREEK	17,000	12,000	-29.41%
30 SUN CITY	4,500	3,500	-22.22%
31 SUN CITY WEST	356,000	293,000	-17.70%
32 SUN CITY GRAND	411,500	330,500	-19.68%
33 SUN LAKES	106,000	44,250	-58.25%
34 AHWATUKEE	101,000	96,500	-4.46%
TOTAL	23,500	18,500	-21.28%

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.