

Mesa 85202

ZIP code · AZ · Arizona > Maricopa County > Mesa

BALANCED MARKET

\$386K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

442

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

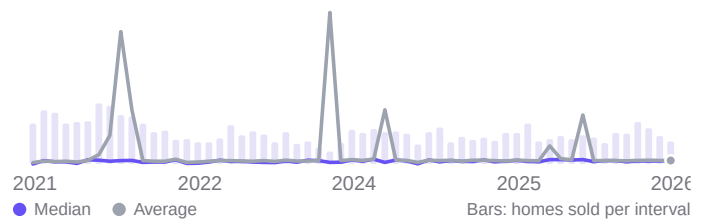
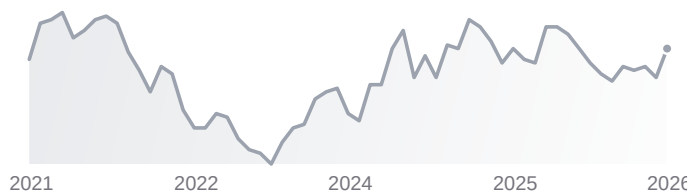
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$400K · Average \$395K

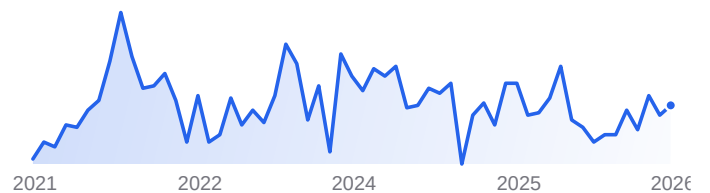
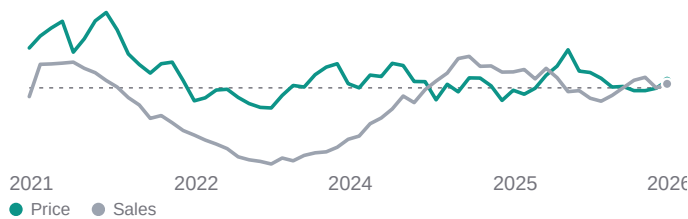


Growth (year over year)

Price +4.1% · Sales +2.3%

Price per square foot

\$258/ft²

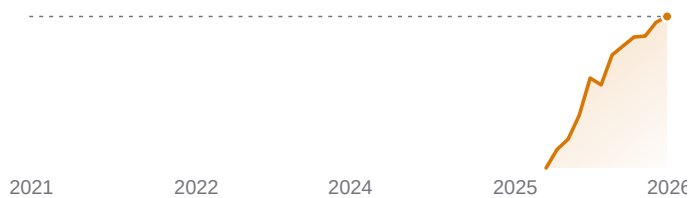


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

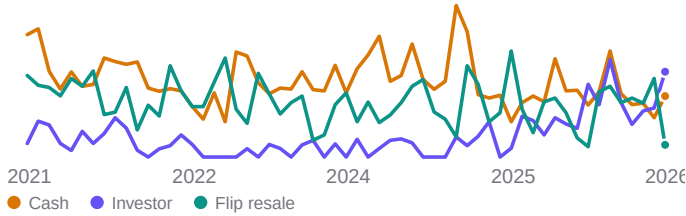
4.0%



BUYERS & OUTCOMES

Buyer mix

Cash 17% · Investor 24% · Flip resale 3.4%



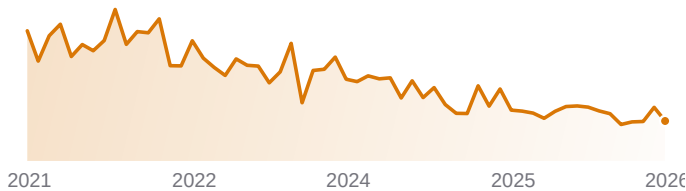
Sellers who sold at a gain

93%

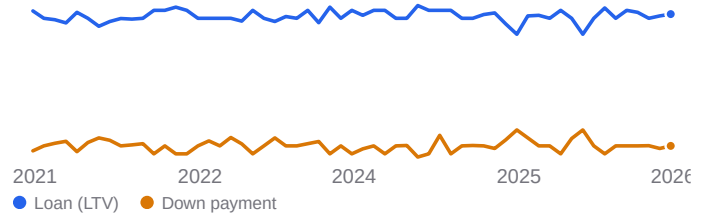


Median annualized return at resale

+4.4%

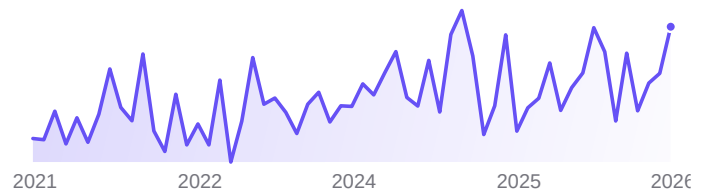


Financing (share of purchase price) Loan (LTV) 93% · Down payment 10%



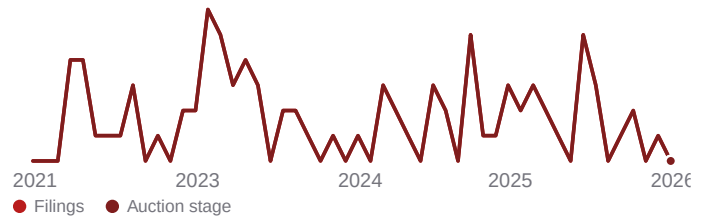
Typical hold before selling

9.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,123
Median value (AVM)	\$392K
Median size	1,444 ft²
Median bedrooms	3
Median year built	1979
Single family	62%
Condos	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.9%
Owner occupied	67%
Company owned	30%
Median loan-to-value	38%

Typical ownership tenure

9.2 yrs

COMMUNITY

Population	44,059
Density	6,546 / mi ²
Median household income	\$64K
Average household income	\$77K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	45
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	13.3%
Unemployment	1.2%
Average temp	70°F
Annual precip	9 in
Sunshine	86%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.