

Mesa 85205

ZIP code · AZ · Arizona > Maricopa County > Mesa

BALANCED MARKET

\$375K

MEDIAN SALE PRICE

-5.2%

1-YR CHANGE

631

SALES (12 MO)

\$412K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



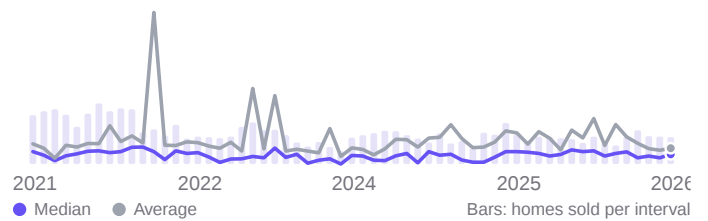
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

50 / 100

Sale prices

Median \$385K · Average \$420K

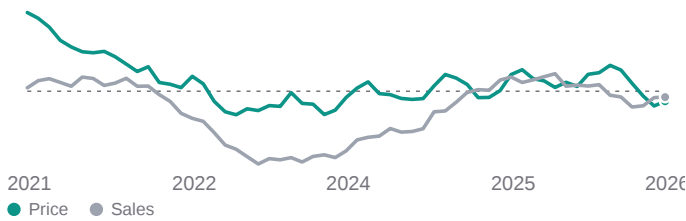


Growth (year over year)

Price -5.2% · Sales -3.1%

Price per square foot

\$254/ft²

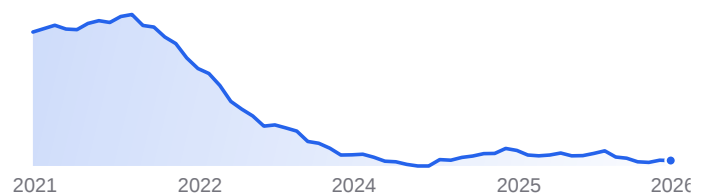


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

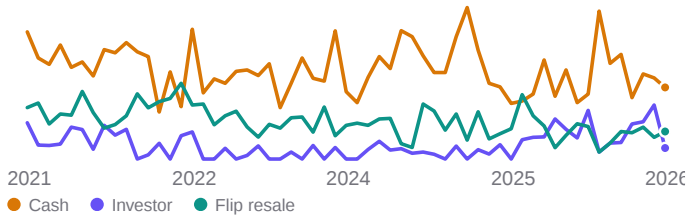
4.4%



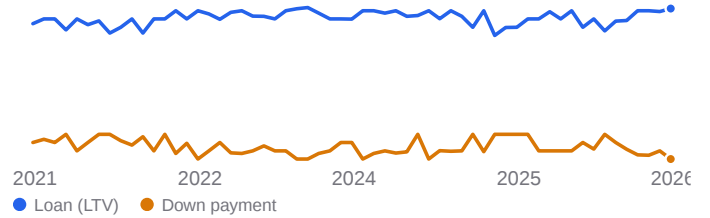
BUYERS & OUTCOMES

Buyer mix

Cash 24% · Investor 3.6% · Flip resale 9.1%

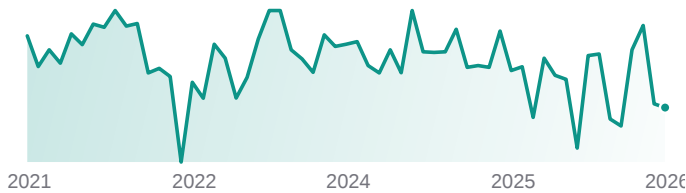


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



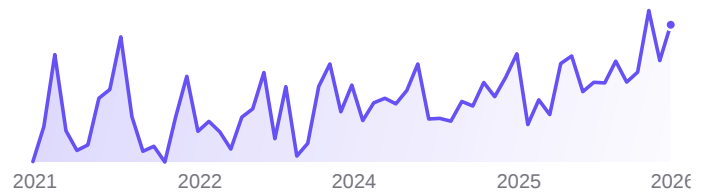
Sellers who sold at a gain

88%



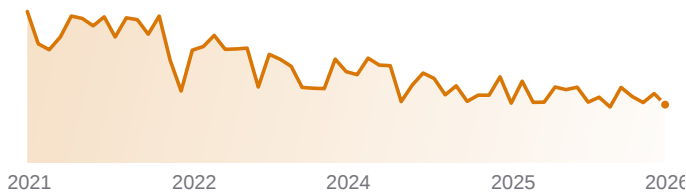
Typical hold before selling

10.4 yrs



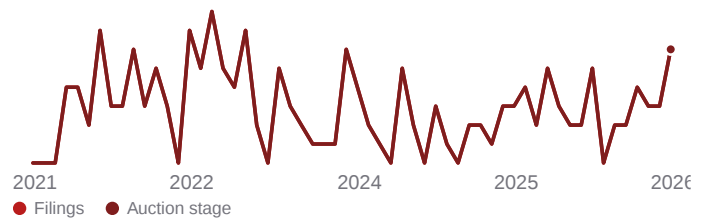
Median annualized return at resale

+4.8%



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	14,444
Median value (AVM)	\$412K
Median size	1,570 ft²
Median bedrooms	3
Median year built	1986
Single family	85%
Condos	4.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	27%
Median loan-to-value	43%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	45,464
Density	4,611 / mi ²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	50
Homes occupied	82%
Bachelor's or higher	21%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	70°F
Annual precip	10 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.