

Mesa 85206

ZIP code · AZ · Arizona > Maricopa County > Mesa

SELLER'S MARKET

\$323K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

805

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

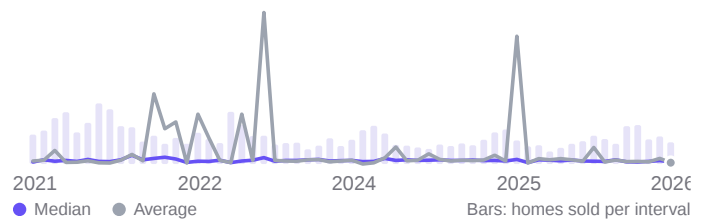
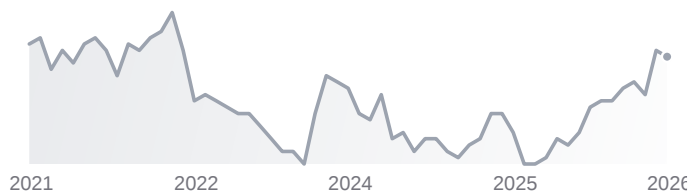
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

62 / 100

Sale prices

Median \$315K · Average \$299K

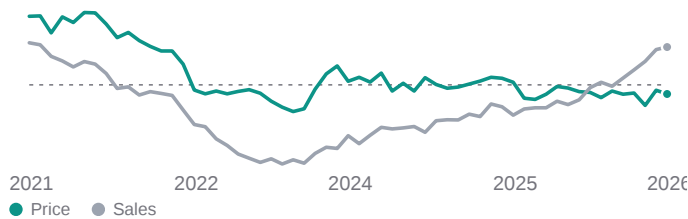


Growth (year over year)

Price -3.5% · Sales +14.3%

Price per square foot

\$227/ft²

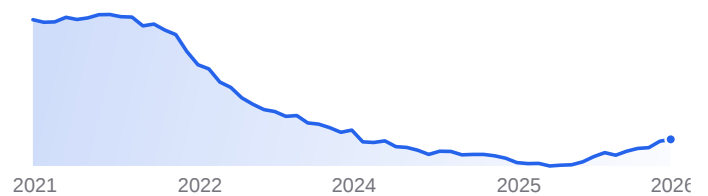
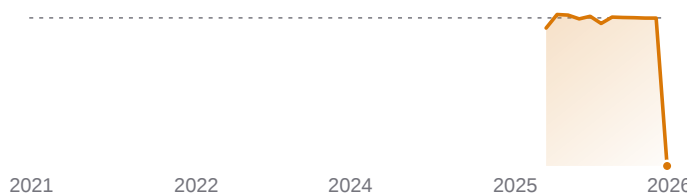


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

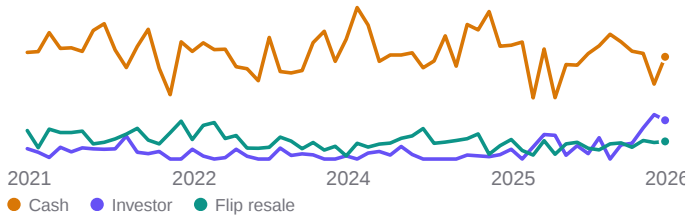
5.3%



BUYERS & OUTCOMES

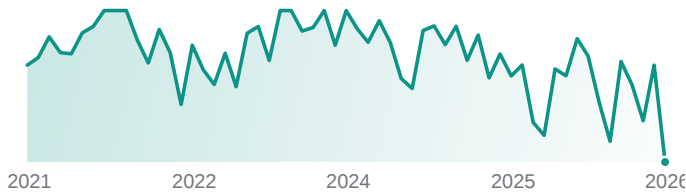
Buyer mix

Cash 49% · Investor 19% · Flip resale 8.5%



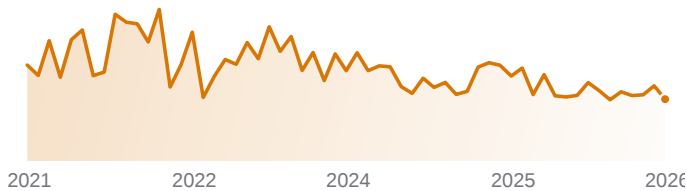
Sellers who sold at a gain

81%

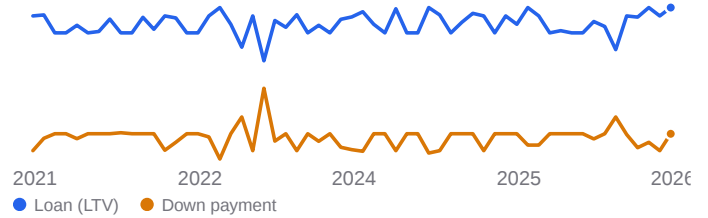


Median annualized return at resale

+4.7%

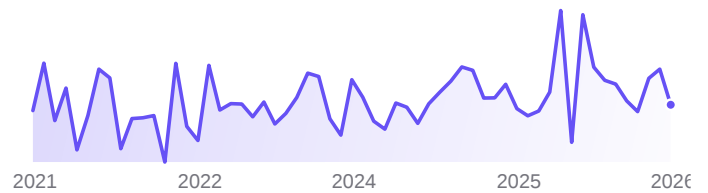


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,257
Median value (AVM)	\$383K
Median size	1,466 ft²
Median bedrooms	3
Median year built	1985
Single family	61%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	59%
Company owned	29%
Median loan-to-value	35%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	39,428
Density	4,035 / mi ²
Median household income	\$68K
Average household income	\$86K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	45
Homes occupied	82%
Bachelor's or higher	23%
Poverty rate	7.2%
Unemployment	0.8%
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.