

Mesa 85209

ZIP code · AZ · Arizona > Maricopa County > Mesa

SELLER'S MARKET

\$422K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

779

SALES (12 MO)

\$450K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

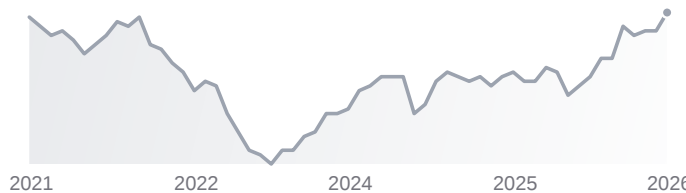
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

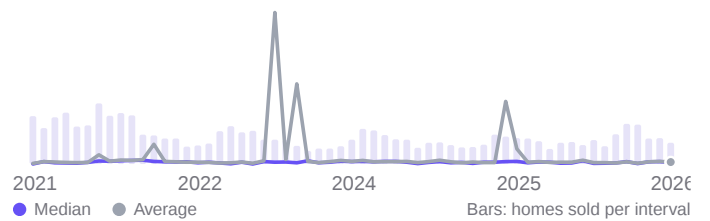
Market temperature (0–100)

65 / 100



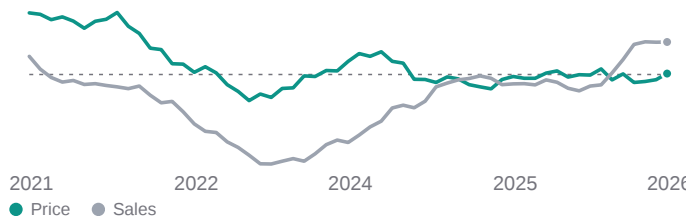
Sale prices

Median \$410K · Average \$420K



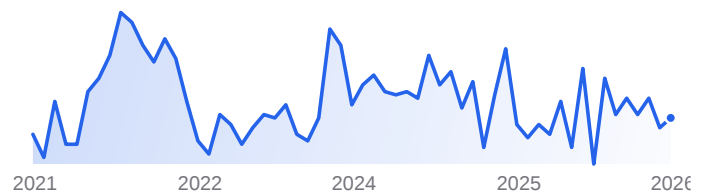
Growth (year over year)

Price +0.4% · Sales +14.9%



Price per square foot

\$249/ft²



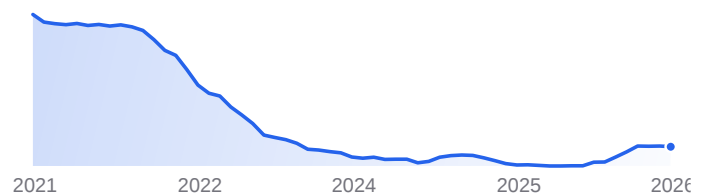
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

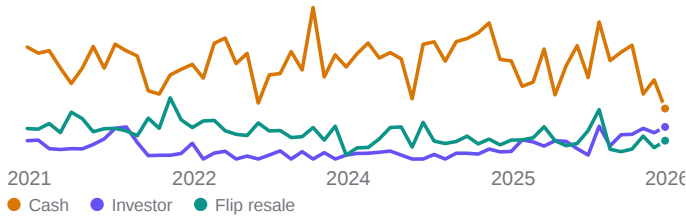
4.7%



BUYERS & OUTCOMES

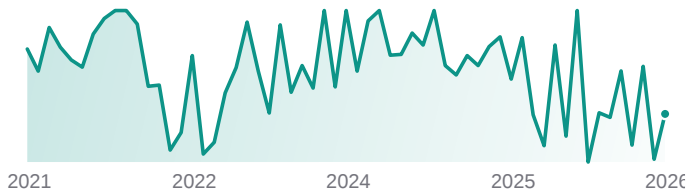
Buyer mix

Cash 20% · Investor 13% · Flip resale 7.3%



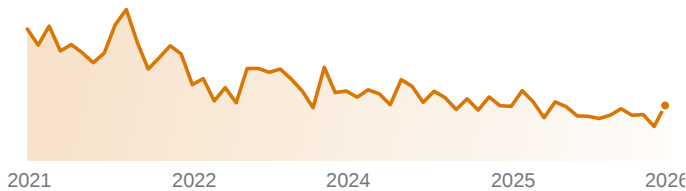
Sellers who sold at a gain

88%

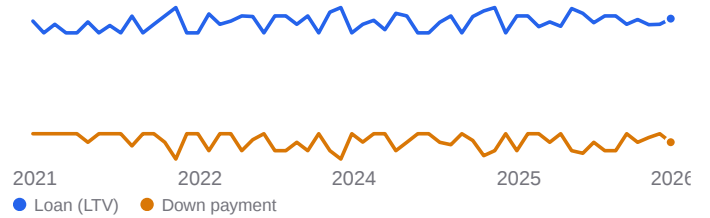


Median annualized return at resale

+5.2%

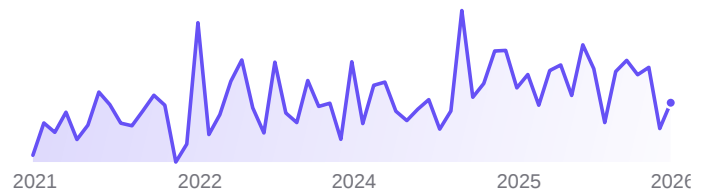


Financing (share of purchase price) Loan (LTV) 88% · Down payment 15%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	16,404
Median value (AVM)	\$450K
Median size	1,660 ft²
Median bedrooms	3
Median year built	2000
Single family	73%
Condos	19%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.1%
Owner occupied	67%
Company owned	32%
Median loan-to-value	40%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	47,157
Density	4,145 / mi²
Median household income	\$81K
Average household income	\$98K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	51
Homes occupied	84%
Bachelor's or higher	22%
Poverty rate	5.7%
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.