

Mesa 85213

ZIP code · AZ · Arizona > Maricopa County > Mesa

SELLER'S MARKET

\$586K

MEDIAN SALE PRICE

+15.8%

1-YR CHANGE

428

SALES (12 MO)

\$564K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

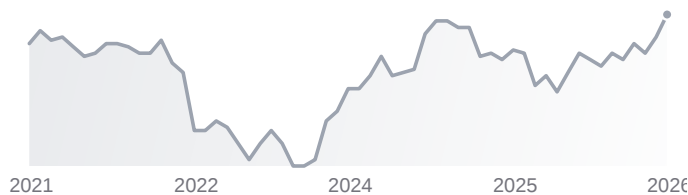
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

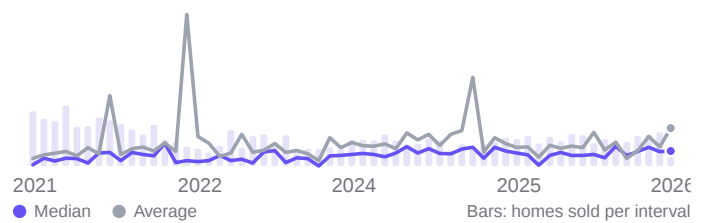
Market temperature (0–100)

73 / 100



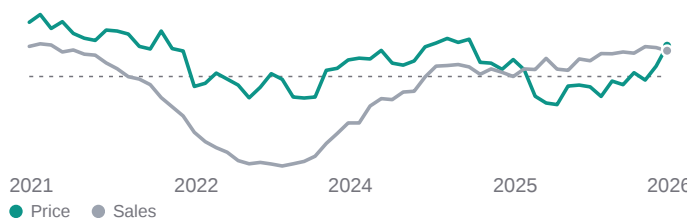
Sale prices

Median \$575K · Average \$814K



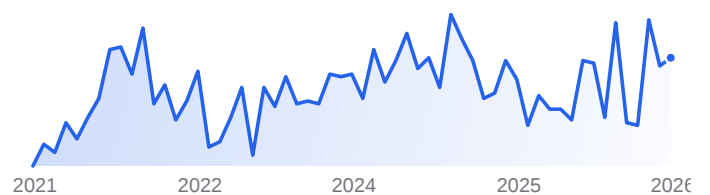
Growth (year over year)

Price +15.8% · Sales +13.2%



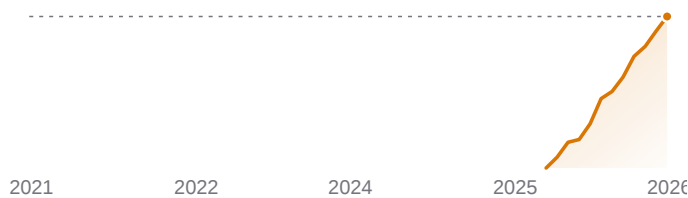
Price per square foot

\$273/ft²



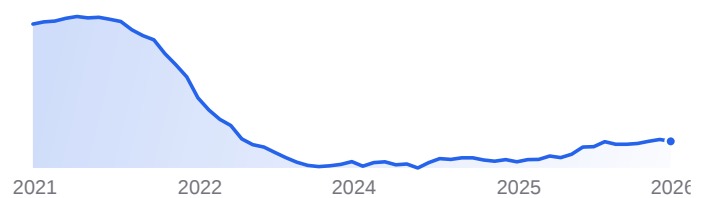
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

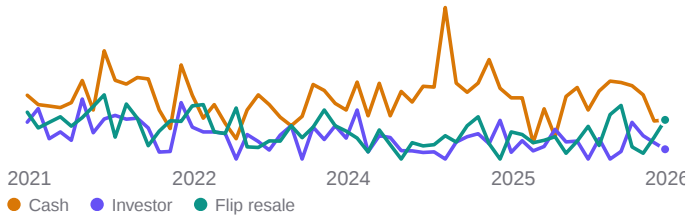
4.3%



BUYERS & OUTCOMES

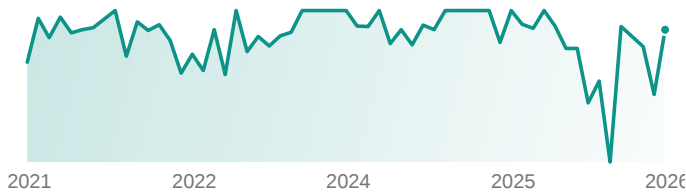
Buyer mix

Cash 16% · Investor 4.0% · Flip resale 16%



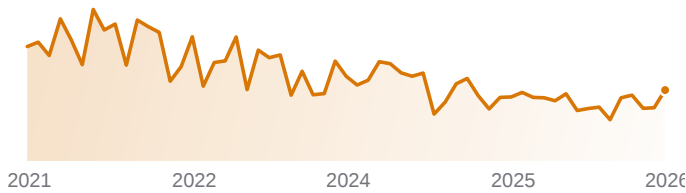
Sellers who sold at a gain

96%

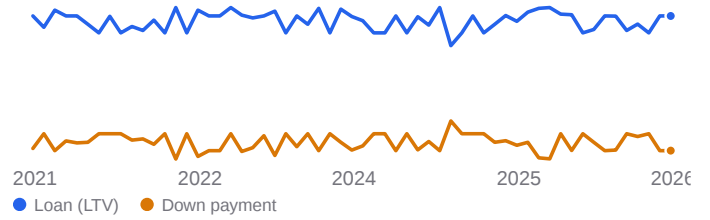


Median annualized return at resale

+6.8%

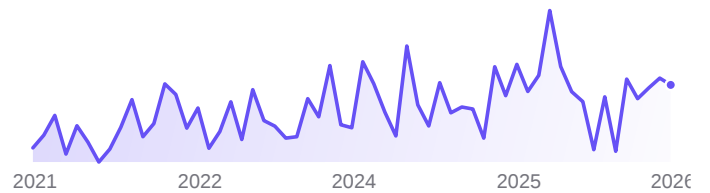


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,960
Median value (AVM)	\$564K
Median size	2,124 ft²
Median bedrooms	4
Median year built	1987
Single family	87%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	28%
Median loan-to-value	45%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	40,153
Density	3,832 / mi²
Median household income	\$95K
Average household income	\$120K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	47
Homes occupied	87%
Bachelor's or higher	23%
Poverty rate	7.6%
Unemployment	1.1%
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.