

Tempe 85281

ZIP code · AZ · Arizona · Maricopa County · Tempe

SELLER'S MARKET

\$428K

MEDIAN SALE PRICE

+7.5%

1-YR CHANGE

321

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

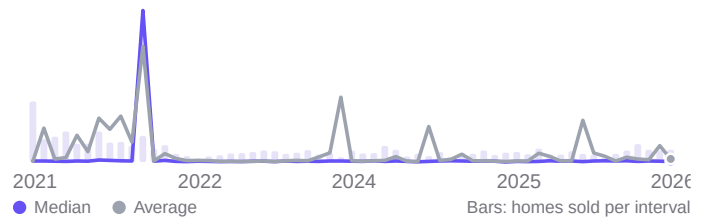
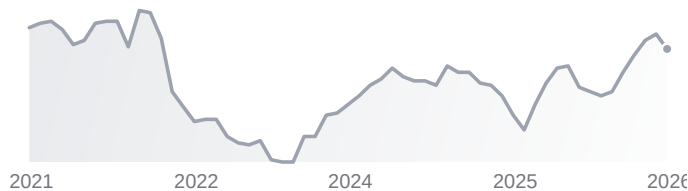
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$385K · Average \$750K

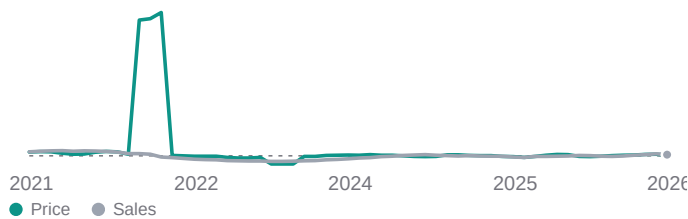


Growth (year over year)

Price +7.5% · Sales +13.4%

Price per square foot

\$294/ft²

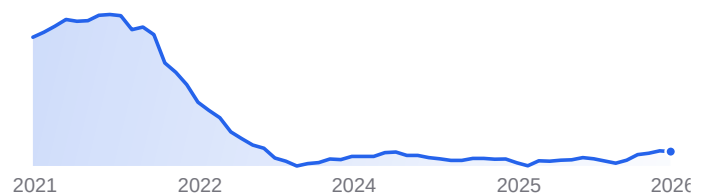
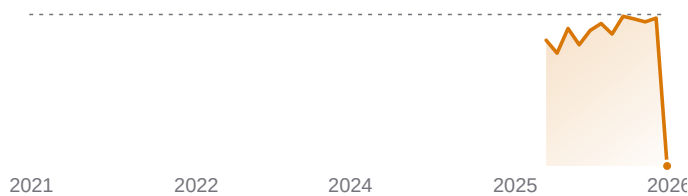


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

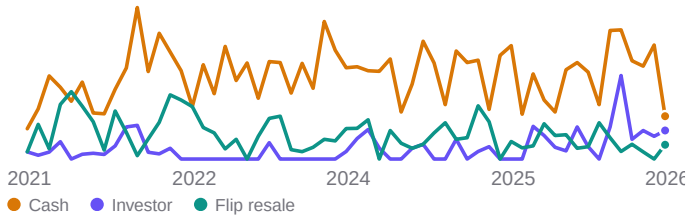
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 12% · Flip resale 6.1%



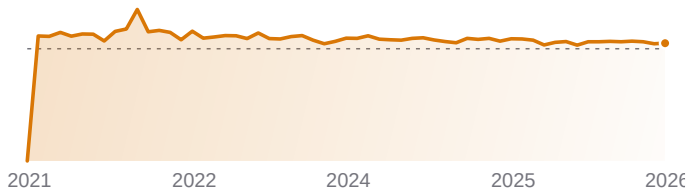
Sellers who sold at a gain

79%

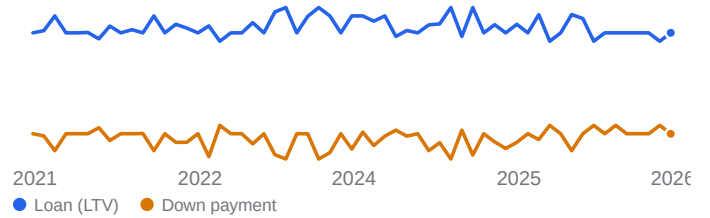


Median annualized return at resale

+4.1%

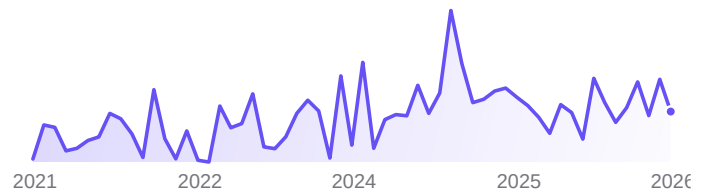


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,357
Median value (AVM)	\$431K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1971
Single family	49%
Condos	28%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	41%
Company owned	39%
Median loan-to-value	26%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	49,840
Density	7,405 / mi ²
Median household income	\$48K
Average household income	\$64K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	45
Homes occupied	90%
Bachelor's or higher	28%
Poverty rate	22.4%
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.