

Tempe 85282

ZIP code · AZ · Arizona · Maricopa County · Tempe

BALANCED MARKET

\$463K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

524

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

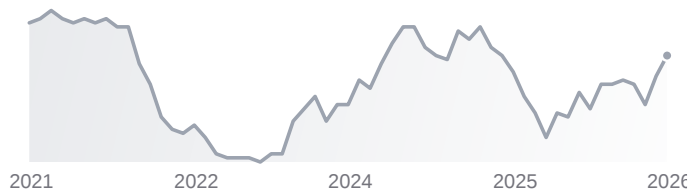
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

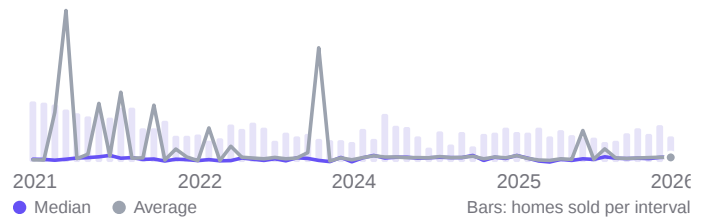
Market temperature (0-100)

58 / 100



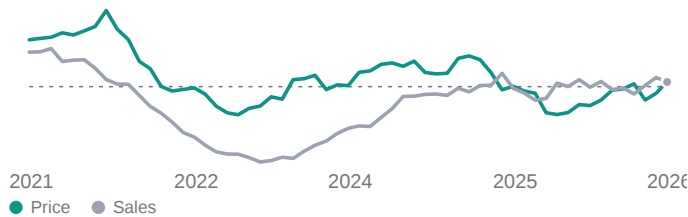
Sale prices

Median \$480K · Average \$470K



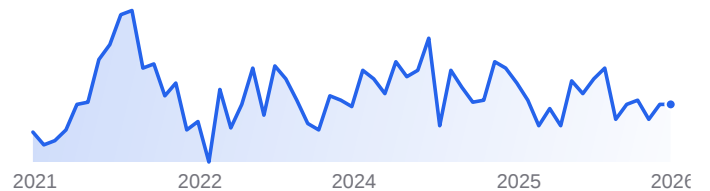
Growth (year over year)

Price +2.7% · Sales +2.5%



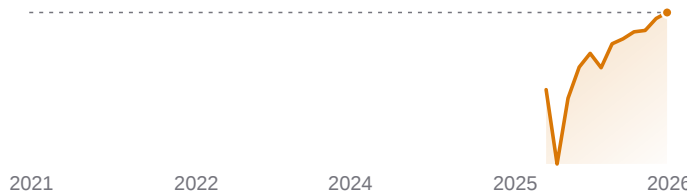
Price per square foot

\$277/ft²



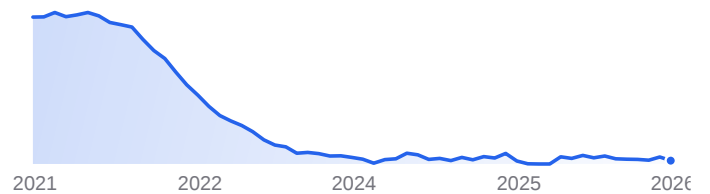
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

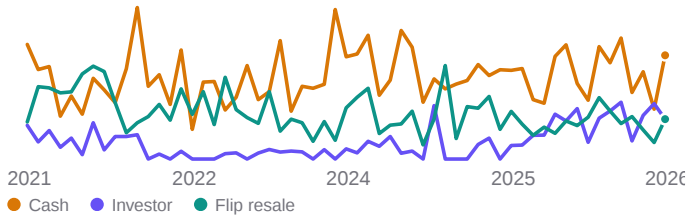
3.8%



BUYERS & OUTCOMES

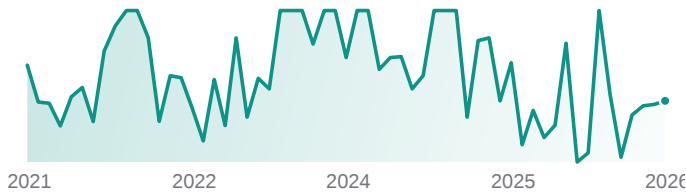
Buyer mix

Cash 32% · Investor 12% · Flip resale 12%



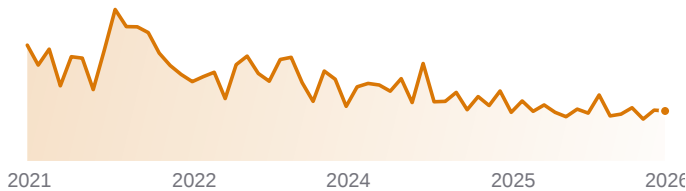
Sellers who sold at a gain

92%

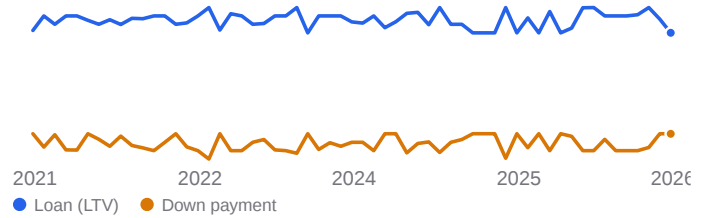


Median annualized return at resale

+5.2%



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



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 6



HOUSING STOCK

Homes	13,672
Median value (AVM)	\$470K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1970
Single family	75%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	66%
Company owned	28%
Median loan-to-value	40%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	55,340
Density	5,013 / mi²
Median household income	\$75K
Average household income	\$94K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	45
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	11.0%
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.