

Tempe 85283

ZIP code · AZ · Arizona > Maricopa County > Tempe

BALANCED MARKET

\$441K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

429

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



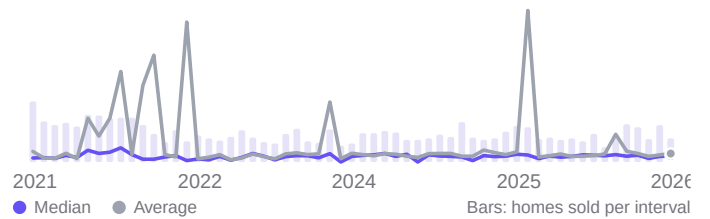
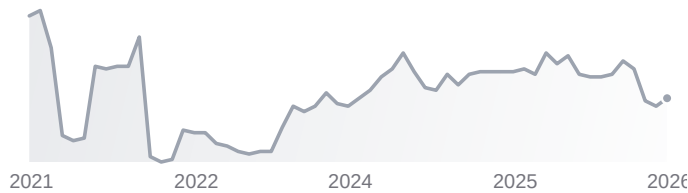
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$455K · Average \$489K

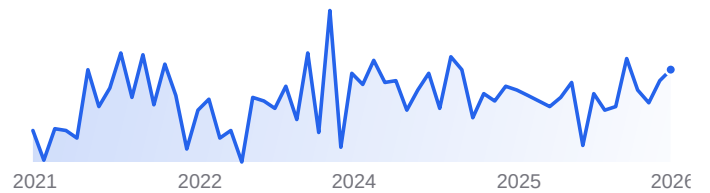
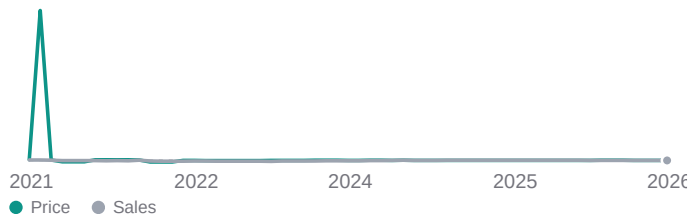


Growth (year over year)

Price -3.1% · Sales -4.7%

Price per square foot

\$298/ft²

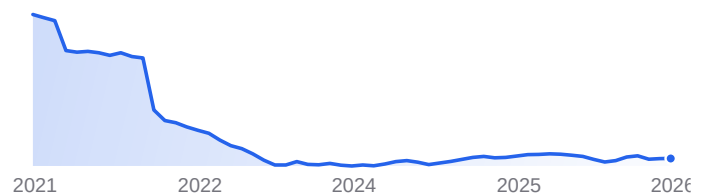
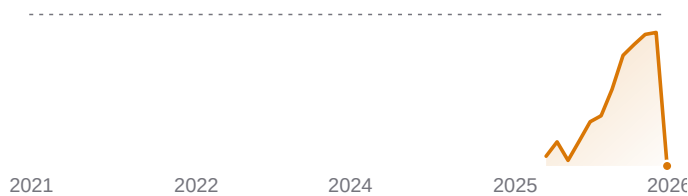


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

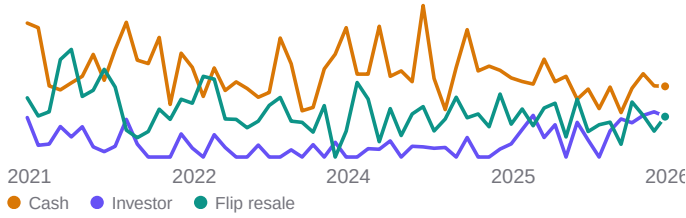
3.4%



BUYERS & OUTCOMES

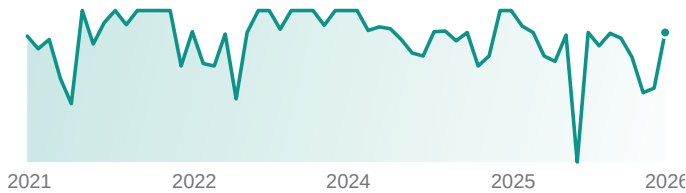
Buyer mix

Cash 22% · Investor 13% · Flip resale 13%



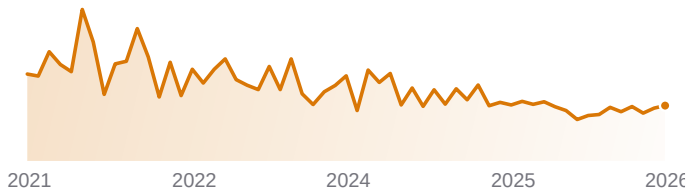
Sellers who sold at a gain

97%

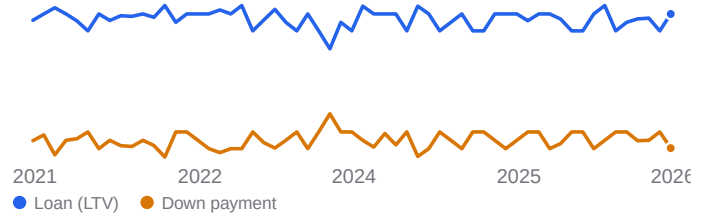


Median annualized return at resale

+5.5%



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



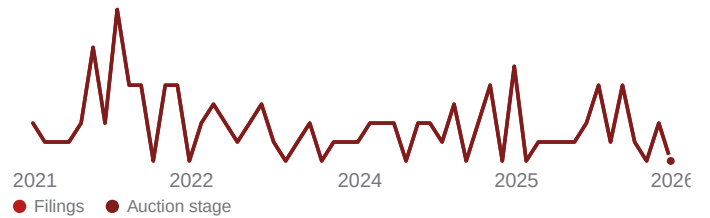
Typical hold before selling

10.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,725
Median value (AVM)	\$468K
Median size	1,572 ft²
Median bedrooms	3
Median year built	1979
Single family	73%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.0%
Owner occupied	70%
Company owned	29%
Median loan-to-value	37%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	45,811
Density	5,150 / mi²
Median household income	\$81K
Average household income	\$101K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	45
Homes occupied	95%
Bachelor's or higher	26%
Poverty rate	10.7%
Unemployment	1.1%
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.