

Tempe 85284

ZIP code · AZ · Arizona · Maricopa County · Tempe

BALANCED MARKET

\$703K

MEDIAN SALE PRICE

-9.5%

1-YR CHANGE

237

SALES (12 MO)

\$760K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



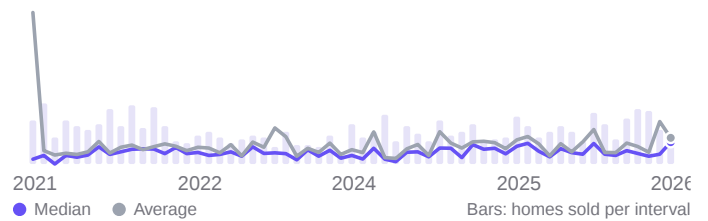
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$866K · Average \$947K

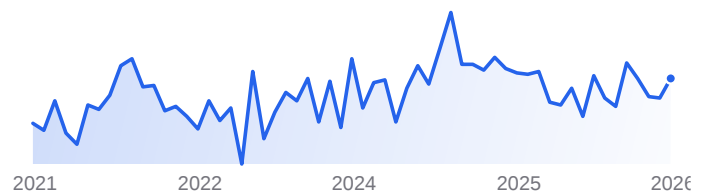
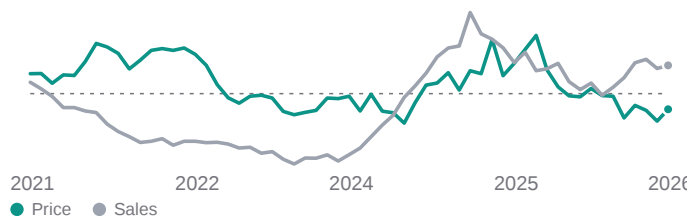


Growth (year over year)

Price -9.5% · Sales +17.3%

Price per square foot

\$307/ft²

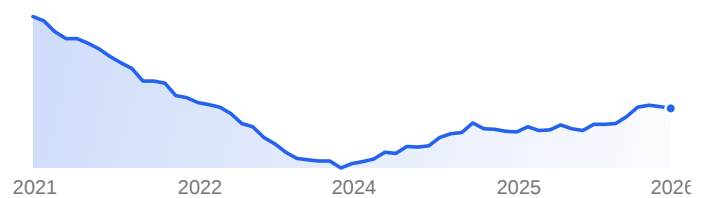
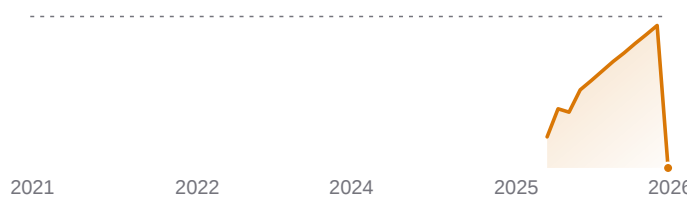


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

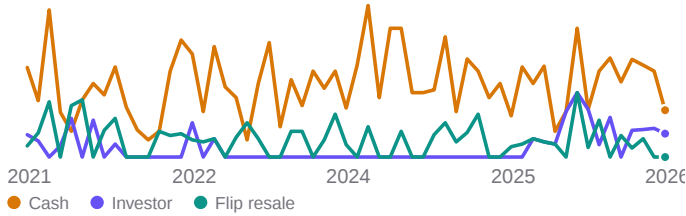
3.6%



BUYERS & OUTCOMES

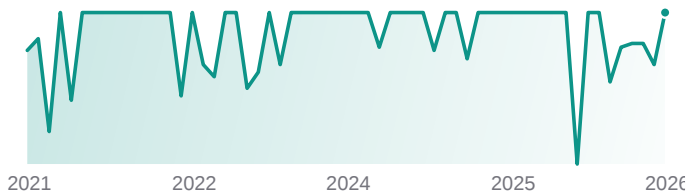
Buyer mix

Cash 18% · Investor 9.1% · Flip resale 0%



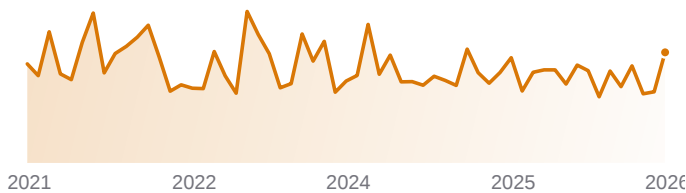
Sellers who sold at a gain

100%

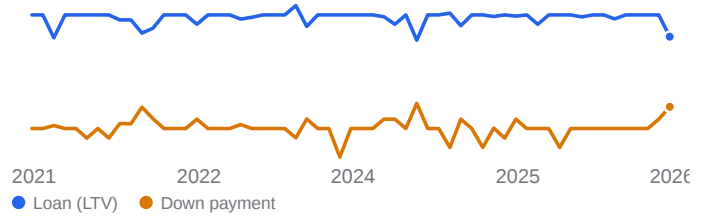


Median annualized return at resale

+7.1%

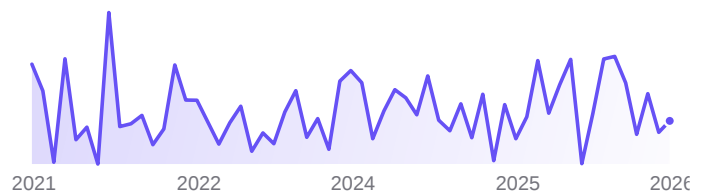


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



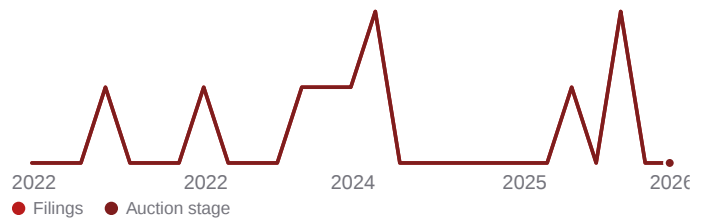
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,516
Median value (AVM)	\$760K
Median size	2,373 ft²
Median bedrooms	4
Median year built	1988
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.0%
Owner occupied	86%
Company owned	34%
Median loan-to-value	40%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	21,198
Density	2,706 / mi²
Median household income	\$135K
Average household income	\$167K
Crime index (US avg 100)	44
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	43
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	4.5%
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.