

Glendale 85301

ZIP code · AZ · Arizona > Maricopa County > Glendale

BUYER'S MARKET

\$280K

MEDIAN SALE PRICE

-9.2%

1-YR CHANGE

373

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



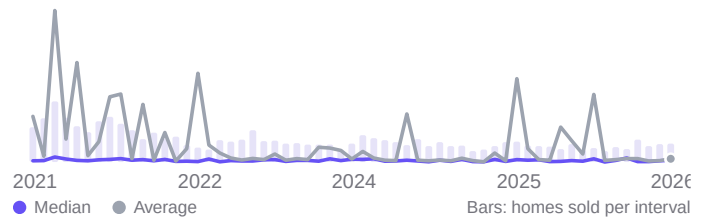
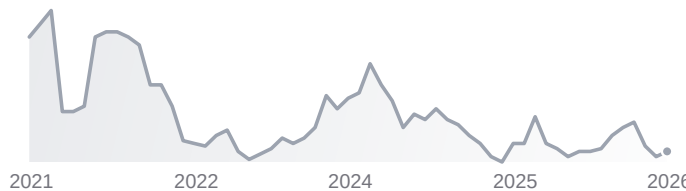
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$300K · Average \$336K

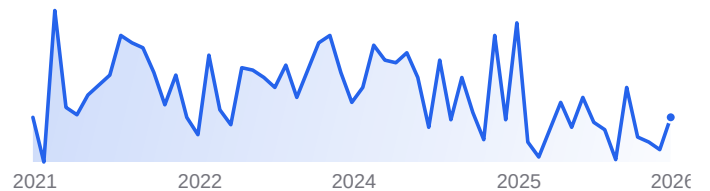
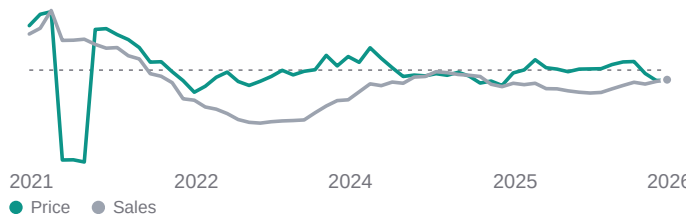


Growth (year over year)

Price -9.2% · Sales -8.6%

Price per square foot

\$196/ft²

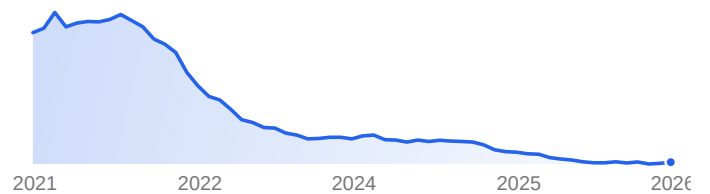


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

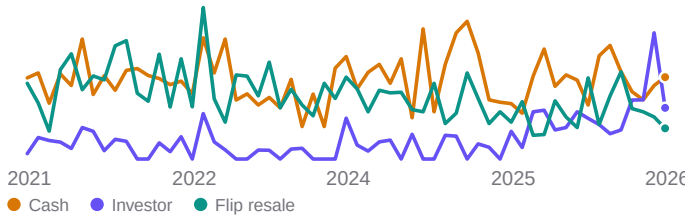
3.6%



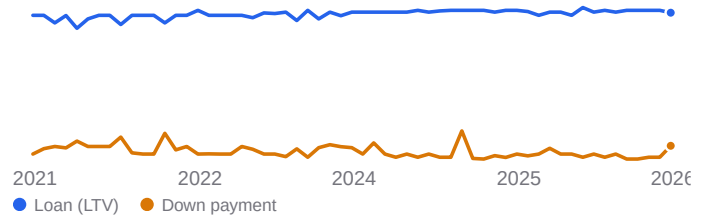
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 14% · Flip resale 8.1%

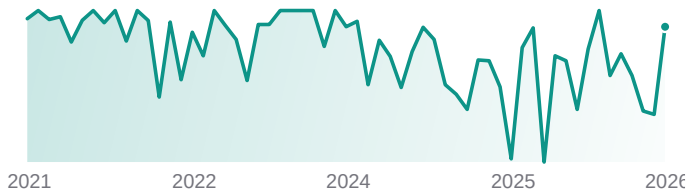


Financing (share of purchase price) Loan (LTV) 97% · Down payment 10%



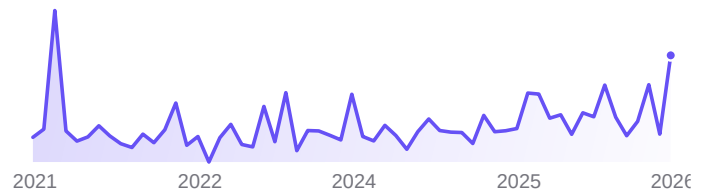
Sellers who sold at a gain

97%



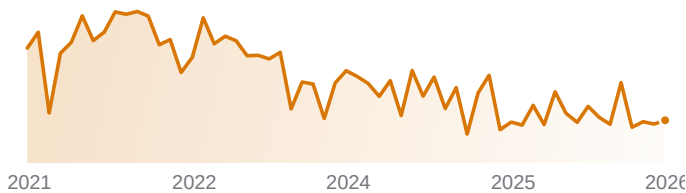
Typical hold before selling

13.3 yrs



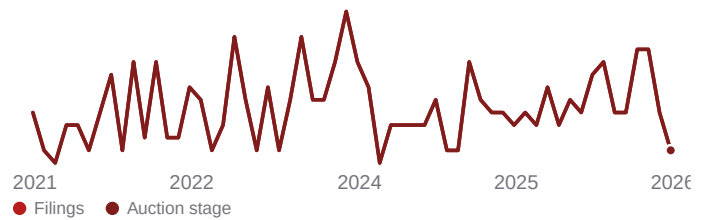
Median annualized return at resale

+5.4%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,505
Median value (AVM)	\$280K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1964
Single family	69%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.7%
Owner occupied	65%
Company owned	22%
Median loan-to-value	39%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	70,667
Density	7,487 / mi²
Median household income	\$44K
Average household income	\$56K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	43
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	21.6%
Unemployment	1.0%
Average temp	71°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.