

# Glendale 85302

ZIP code · AZ · Arizona > Maricopa County > Glendale

BUYER'S MARKET

**\$382K**

MEDIAN SALE PRICE

**-2.8%**

1-YR CHANGE

**435**

SALES (12 MO)

**\$378K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



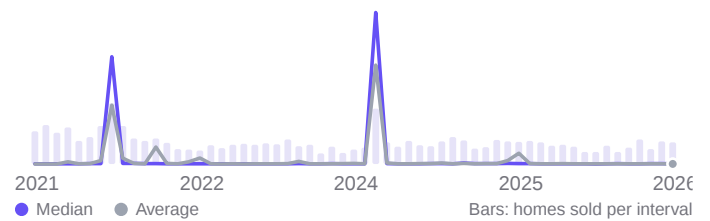
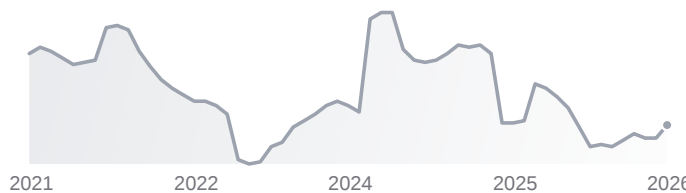
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$372K · Average \$342K

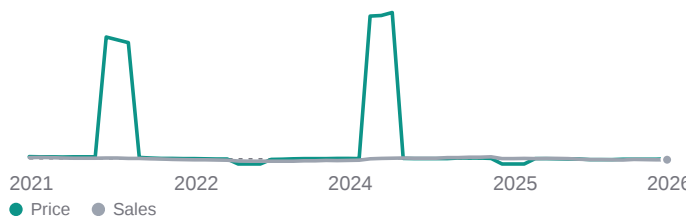


Growth (year over year)

Price -2.8% · Sales -18.1%

Price per square foot

\$212/ft²

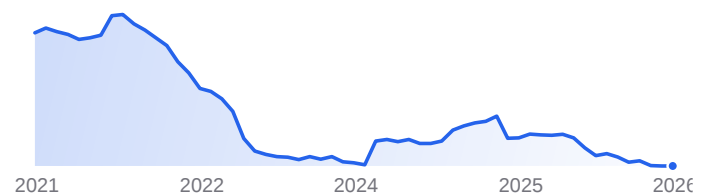
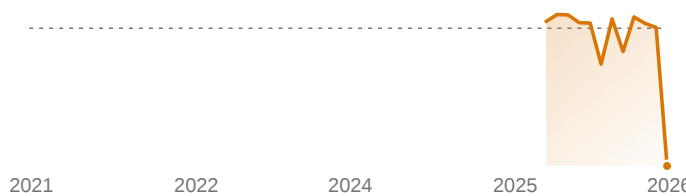


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

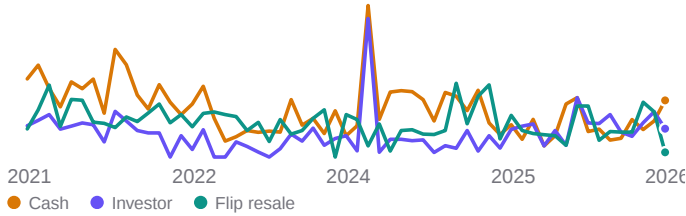
3.9%



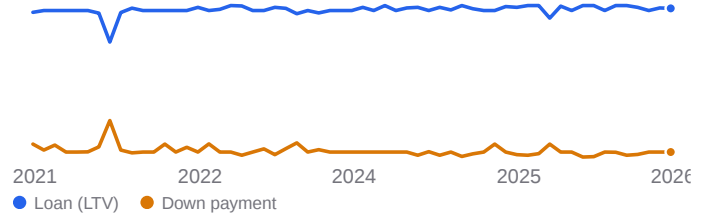
## BUYERS & OUTCOMES

### Buyer mix

Cash 27% · Investor 13% · Flip resale 2.2%

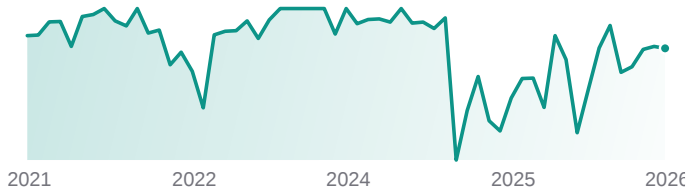


### Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



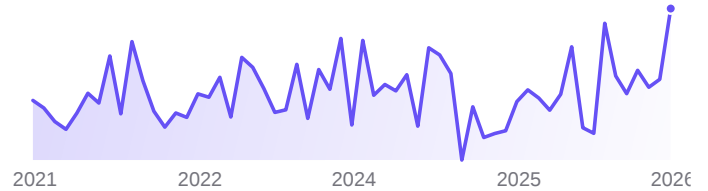
### Sellers who sold at a gain

90%



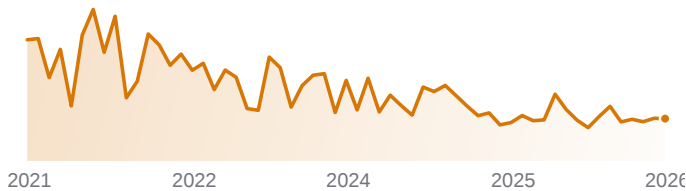
### Typical hold before selling

13.7 yrs



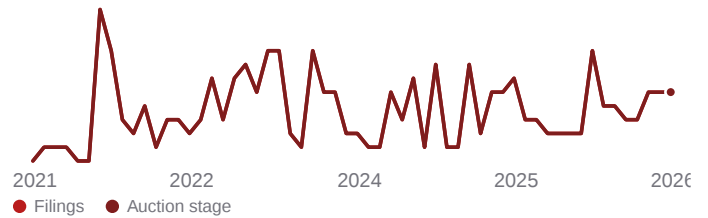
### Median annualized return at resale

+4.7%



### Preforeclosure filings

Filings 6 · Auction stage 6



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,093    |
| Median value (AVM) | \$378K    |
| Median size        | 1,647 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1978      |
| Single family      | 83%       |
| Condos             | 8.4%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 57%  |
| Underwater (LTV 125% or more) | 1.3% |
| Owner occupied                | 74%  |
| Company owned                 | 22%  |
| Median loan-to-value          | 43%  |

Typical ownership tenure

**9.5 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>39,608</b>      |
| Density                          | <b>7,061 / mi²</b> |
| Median household income          | <b>\$67K</b>       |
| Average household income         | <b>\$79K</b>       |
| Crime index (US avg 100)         | <b>105</b>         |
| Air pollution index (US avg 100) | <b>106</b>         |
| Earthquake index (US avg 100)    | <b>48</b>          |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>14%</b>         |
| Poverty rate                     | <b>14.7%</b>       |
| Unemployment                     | <b>0.9%</b>        |
| Average temp                     | <b>71°F</b>        |
| Annual precip                    | <b>9 in</b>        |
| Sunshine                         | <b>86%</b>         |

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.