

Glendale 85304

ZIP code · AZ · Arizona · Maricopa County · Glendale

BALANCED MARKET

\$397K

MEDIAN SALE PRICE

-1.7%

1-YR CHANGE

298

SALES (12 MO)

\$391K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



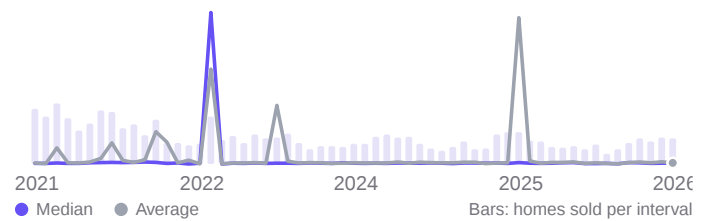
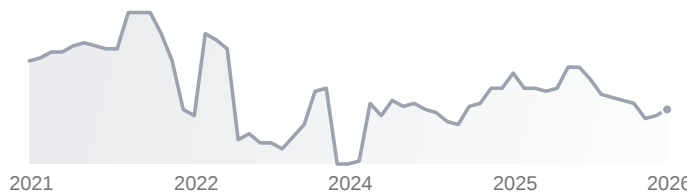
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$403K · Average \$414K

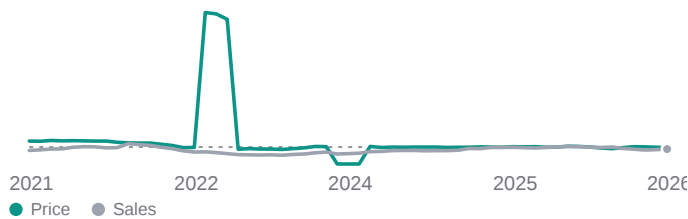


Growth (year over year)

Price -1.7% · Sales -10.2%

Price per square foot

\$222/ft²

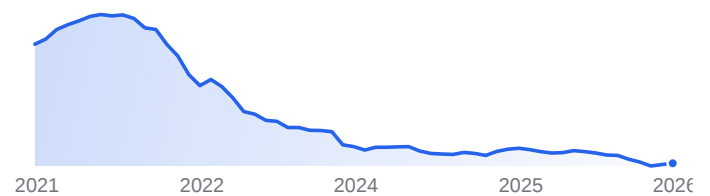


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

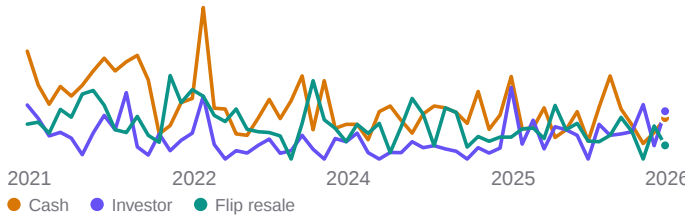
3.3%



BUYERS & OUTCOMES

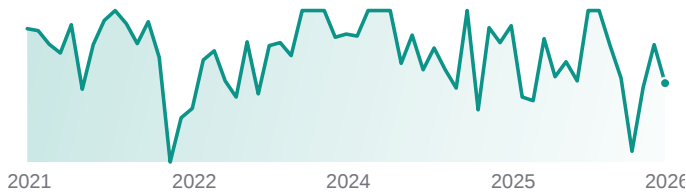
Buyer mix

Cash 18% · Investor 21% · Flip resale 6.1%



Sellers who sold at a gain

87%

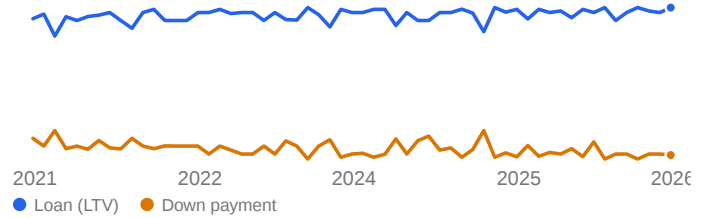


Median annualized return at resale

+6.0%

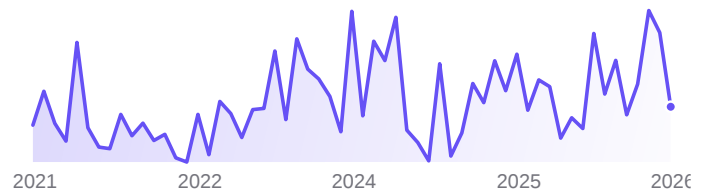


Financing (share of purchase price) Loan (LTV) 98% · Down payment 4.4%



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	9,005
Median value (AVM)	\$391K
Median size	1,733 ft²
Median bedrooms	3
Median year built	1980
Single family	94%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	24%
Median loan-to-value	45%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	29,417
Density	5,396 / mi²
Median household income	\$83K
Average household income	\$106K
Crime index (US avg 100)	49
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	50
Homes occupied	97%
Bachelor's or higher	15%
Poverty rate	7.5%
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.