

Glendale 85305

ZIP code · AZ · Arizona > Maricopa County > Glendale

BUYER'S MARKET

\$506K

MEDIAN SALE PRICE

-1.5%

1-YR CHANGE

207

SALES (12 MO)

\$479K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



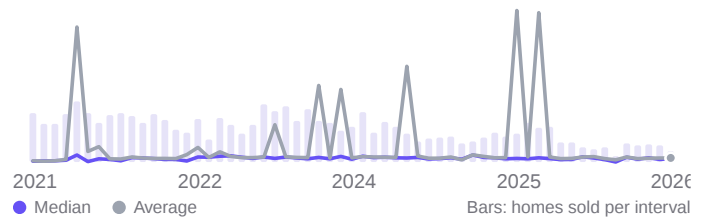
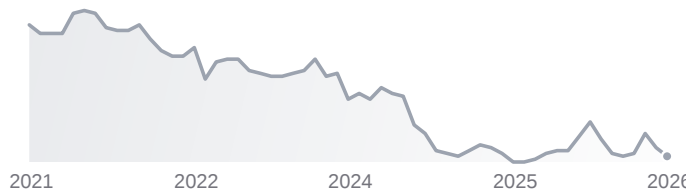
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

36 / 100

Sale prices

Median \$504K · Average \$526K

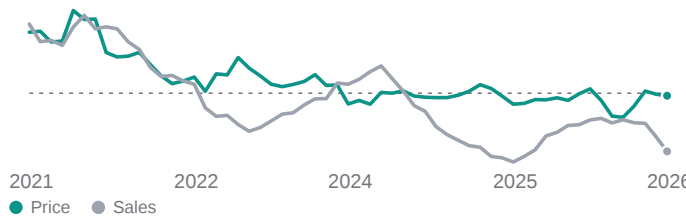


Growth (year over year)

Price -1.5% · Sales -35.5%

Price per square foot

\$220/ft²

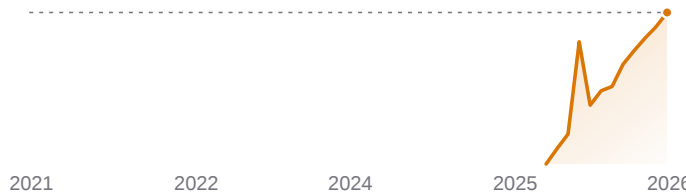


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

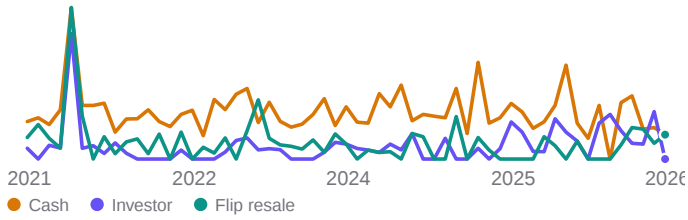
4.3%



BUYERS & OUTCOMES

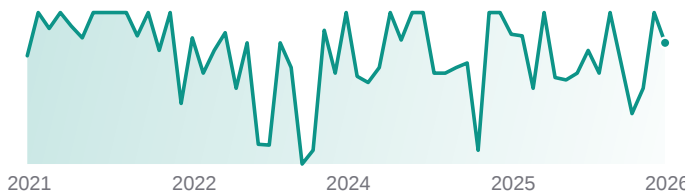
Buyer mix

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



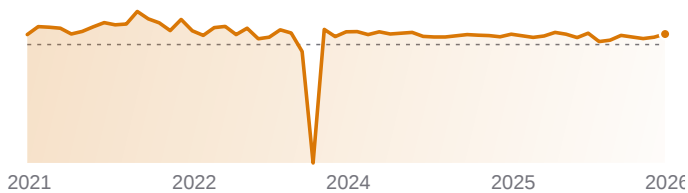
Sellers who sold at a gain

90%

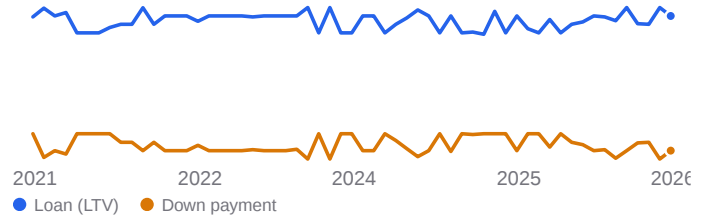


Median annualized return at resale

+5.9%

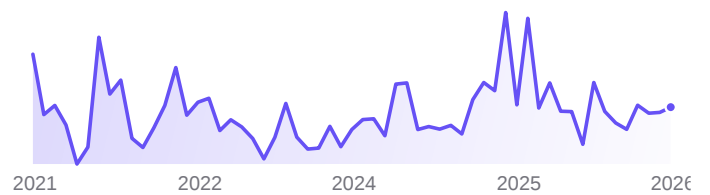


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,787
Median value (AVM)	\$479K
Median size	2,117 ft²
Median bedrooms	4
Median year built	2005
Single family	96%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.1%
Owner occupied	76%
Company owned	21%
Median loan-to-value	57%

Typical ownership tenure

6.2 yrs

COMMUNITY

Population	14,057
Density	2,408 / mi²
Median household income	\$98K
Average household income	\$128K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	42
Homes occupied	88%
Bachelor's or higher	15%
Poverty rate	6.9%
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.