

Glendale 85306

ZIP code · AZ · Arizona > Maricopa County > Glendale

BALANCED MARKET

\$398K

MEDIAN SALE PRICE

-4.7%

1-YR CHANGE

328

SALES (12 MO)

\$396K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



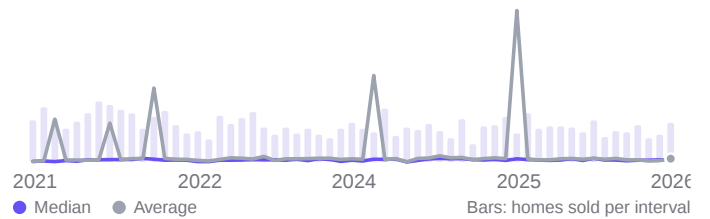
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$400K · Average \$443K

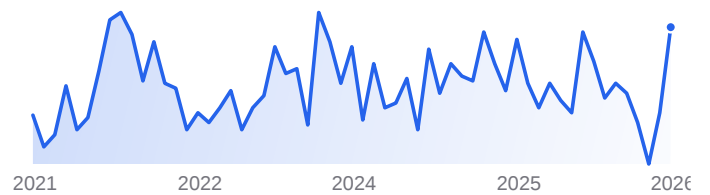
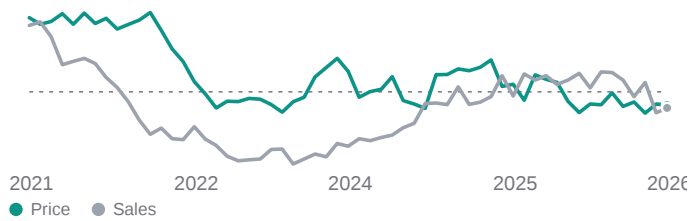


Growth (year over year)

Price -4.7% · Sales -5.7%

Price per square foot

\$272/ft²

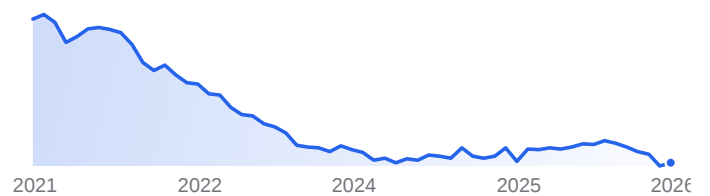
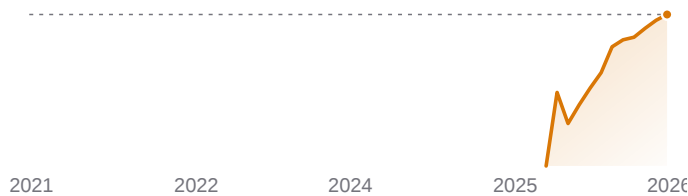


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

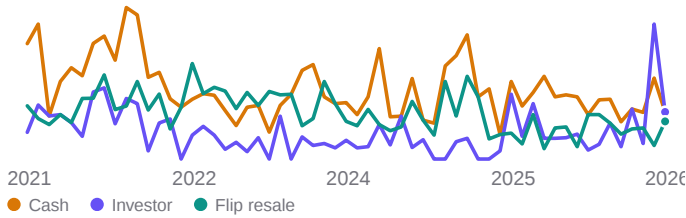
4.3%



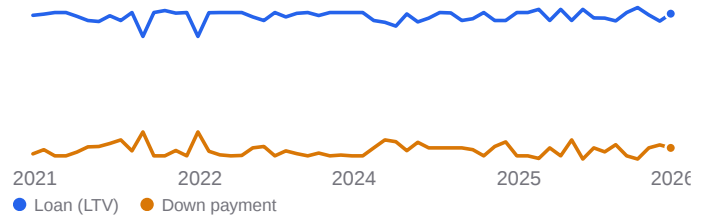
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 15% · Flip resale 12%

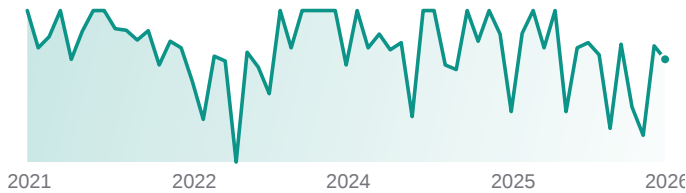


Financing (share of purchase price) Loan (LTV) 94% · Down payment 10%



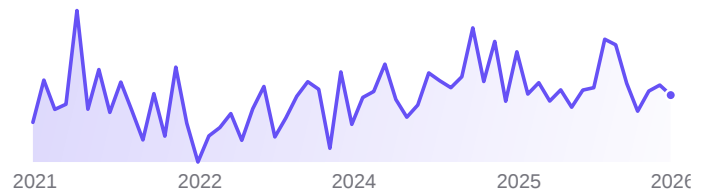
Sellers who sold at a gain

93%



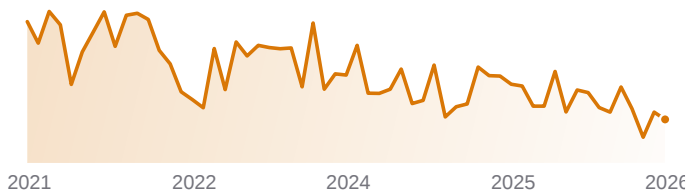
Typical hold before selling

6.9 yrs



Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,630
Median value (AVM)	\$396K
Median size	1,696 ft²
Median bedrooms	3
Median year built	1979
Single family	89%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	22%
Median loan-to-value	46%

Typical ownership tenure

10.5 yrs

COMMUNITY

Population	27,866
Density	4,636 / mi²
Median household income	\$75K
Average household income	\$87K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	48
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	8.9%
Unemployment	1.0%
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.