

Glendale 85308

ZIP code · AZ · Arizona > Maricopa County > Glendale

SELLER'S MARKET

\$465K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

1,225

SALES (12 MO)

\$469K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 69 / 100

Buyer's market

Balanced

Seller's market

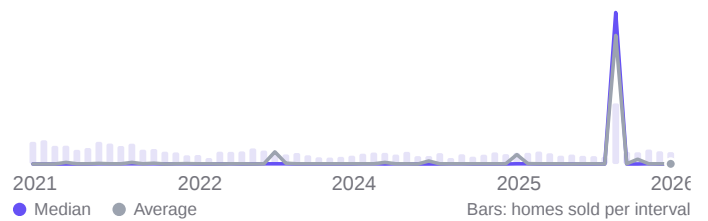
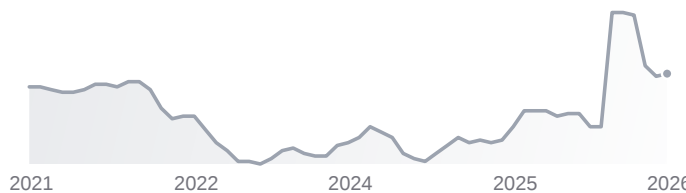
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

69 / 100

Sale prices

Median \$450K · Average \$501K



Growth (year over year)

Price -3.3% · Sales +52.0%

Price per square foot

\$260/ft²

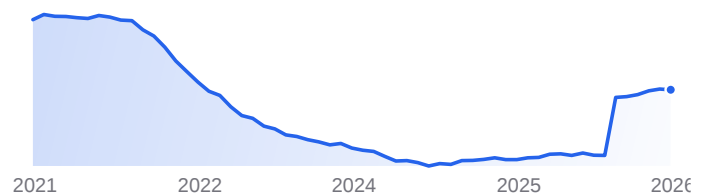


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

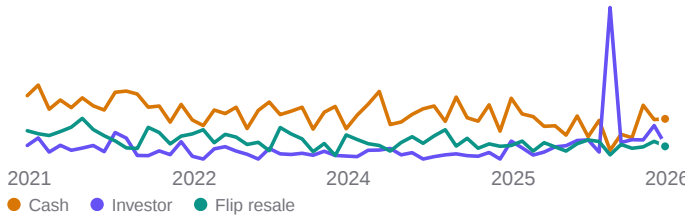
5.5%



BUYERS & OUTCOMES

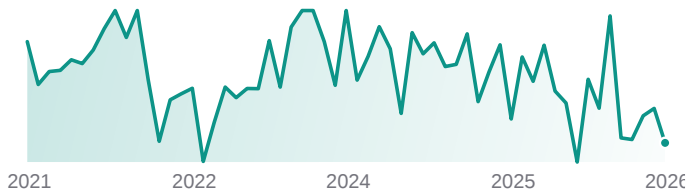
Buyer mix

Cash 23% · Investor 8.4% · Flip resale 7.2%



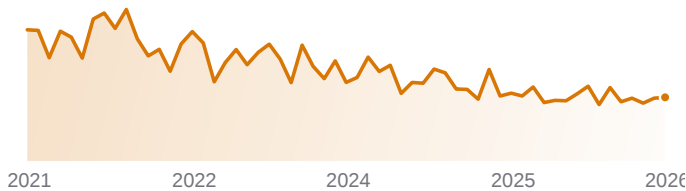
Sellers who sold at a gain

88%

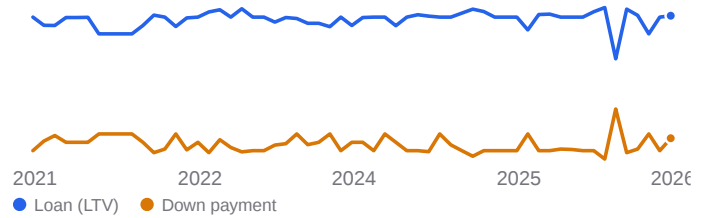


Median annualized return at resale

+5.1%

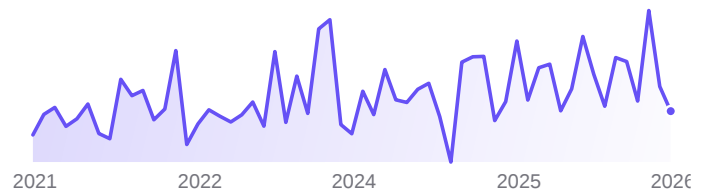


Financing (share of purchase price) Loan (LTV) 91% · Down payment 17%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	22,259
Median value (AVM)	\$469K
Median size	1,843 ft²
Median bedrooms	3
Median year built	1992
Single family	91%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	27%
Median loan-to-value	46%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	70,827
Density	3,617 / mi²
Median household income	\$93K
Average household income	\$111K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	46
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	8.3%
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.