



Avondale, Arizona.

Current market data.

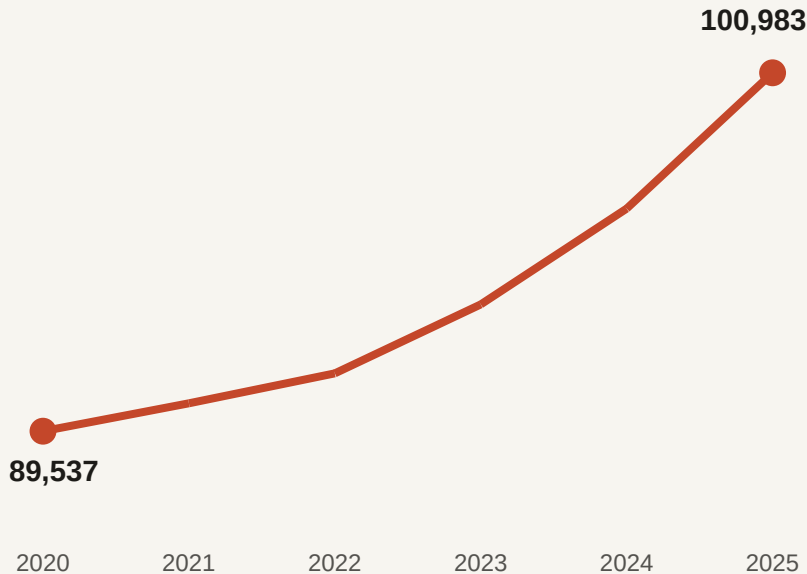
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.8% since 2020.

100,983

people, the 14th-largest of Arizona's cities and towns.



THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

89.8%

of 24,179 jobs located in Avondale are filled by in-commuters.



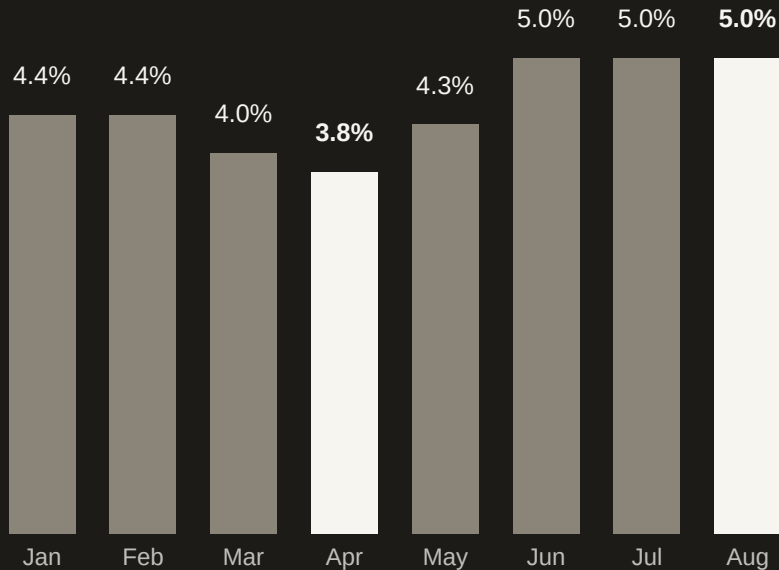
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.8%.

5.0%

in August 2026, the latest month released. A year earlier it was 4.7%.

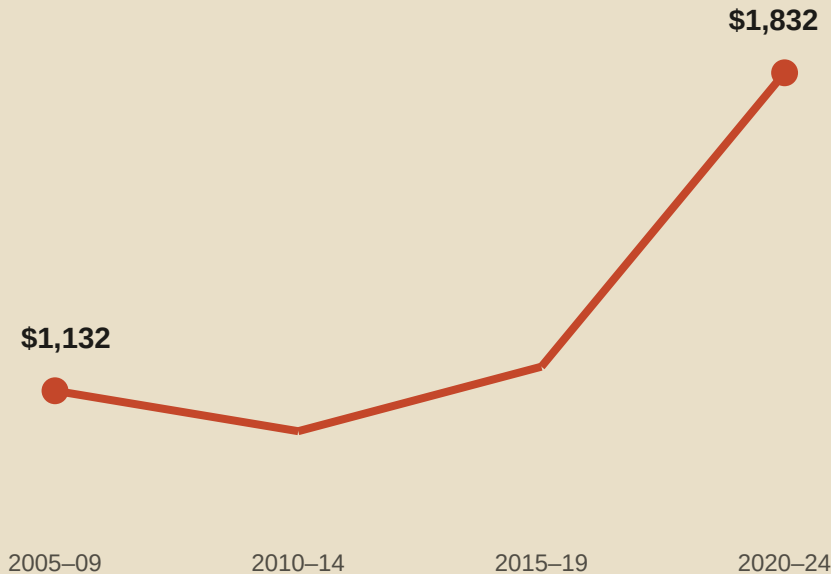


RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,832

a month. Arizona's median is \$1,543.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,730 gap between neighbors, the sharpest rent edge between adjacent tracts in Maricopa County.

TRACT 9413

\$771

TRACT 4202.07

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$908–\$1,362



is the monthly rent range local workforce wages support.

BUILDING

42% of the housing here was built before 2000.

10,172

homes permitted in ten years,
2016–2025

42%

of those were in multifamily
buildings

42%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.8% to the 31,547 homes here.

161–242

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs
about the same as
Arizona's.

\$394,600

median home value in Avondale.

Avondale



\$394,600

Arizona



\$394,500

U.S.



\$332,700

THAT WAS AVONDALE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/az/avondale/**](https://almanacdata.ai/e/az/avondale/)

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