



El Mirage, Arizona.

Current market data.

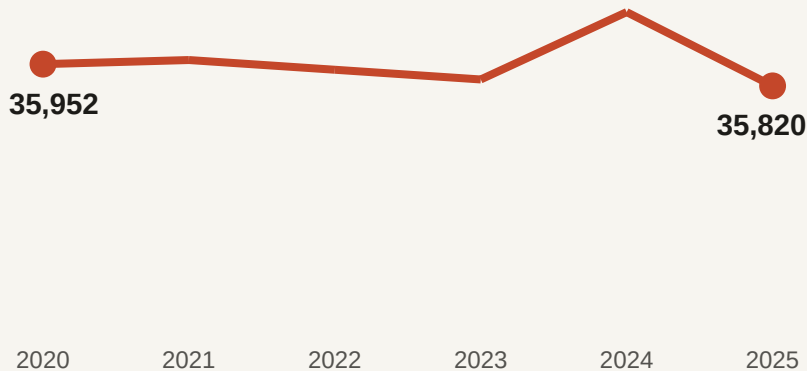
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

35,820

people, the 30th-largest of Arizona's cities and towns.



THE WORKDAY

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

91.2%

of 2,610 jobs located in El Mirage are filled by in-commuters.



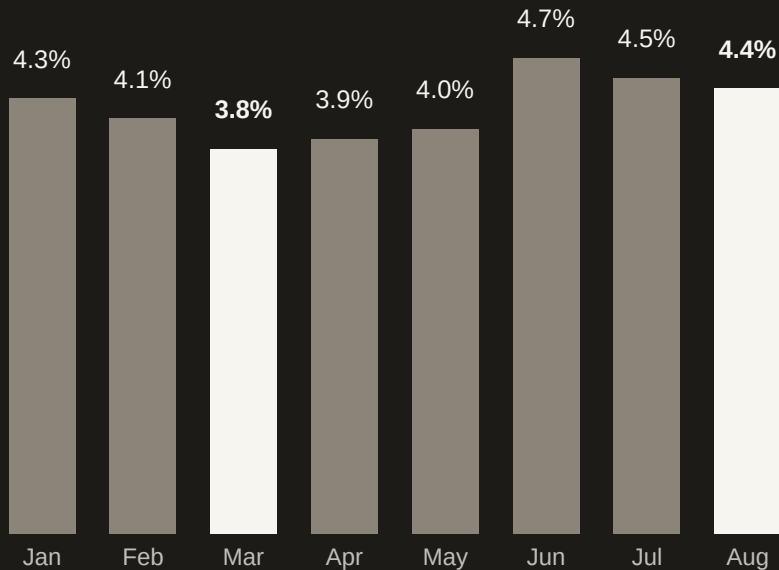
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.8%.

4.4%

in August 2026, the latest month released. A year earlier it was 4.4%.

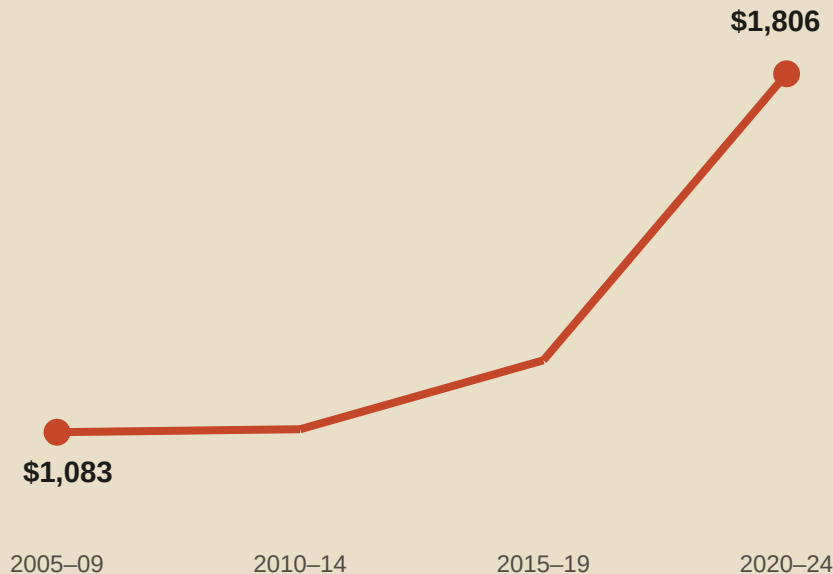


RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$1,806

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

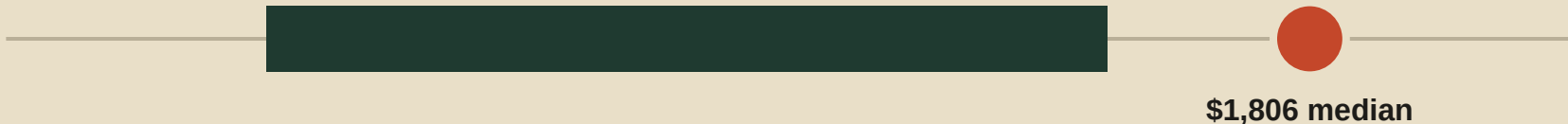
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,115–\$1,672



is the monthly rent range local workforce wages support.

BUILDING

27% of the housing here was built before 2000.

662

homes permitted in ten years,
2016–2025

36%

of those were in multifamily
buildings

27%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 11,900 homes here.

26–54

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



HOME VALUE

A median home costs **18%**
less than Arizona's.

\$321,900

median home value in El Mirage.

El Mirage



\$321,900

Arizona



\$394,500

U.S.



\$332,700

THAT WAS EL MIRAGE'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/el-mirage/**](https://almanacdata.ai/e/az/el-mirage/)

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