



Fountain Hills, Arizona.

Current market data.

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

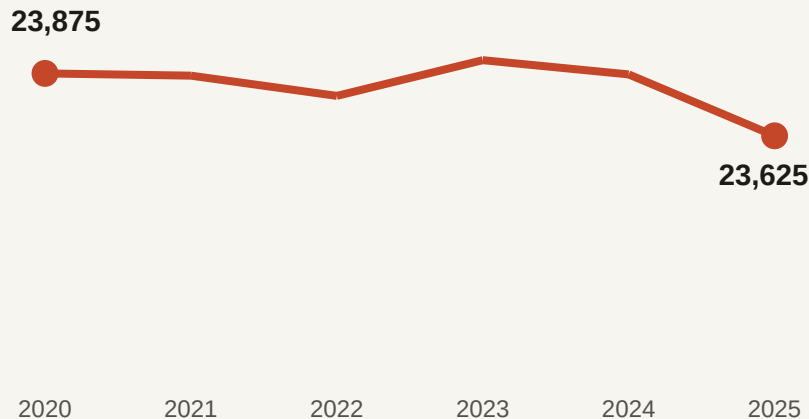


POPULATION

Down 1.0% since 2020.

23,625

people, the 32nd-largest of Arizona's cities and towns.



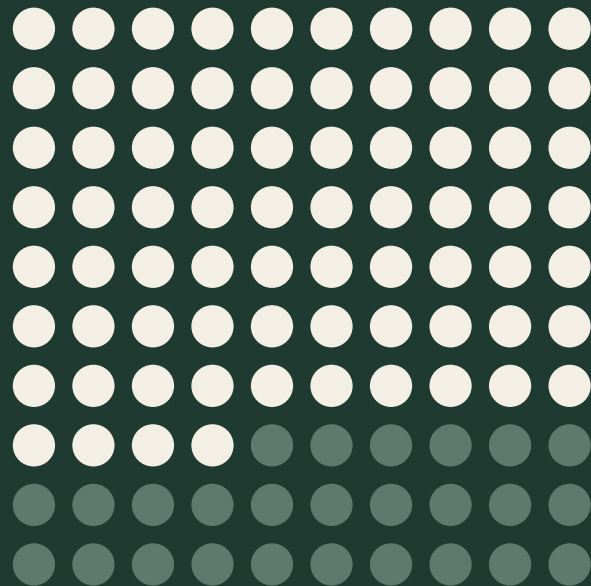
THE WORKDAY

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

74.5%

of 5,181 jobs located in Fountain Hills are filled by in-commuters.

Source: Census LEHD LODES, 2023



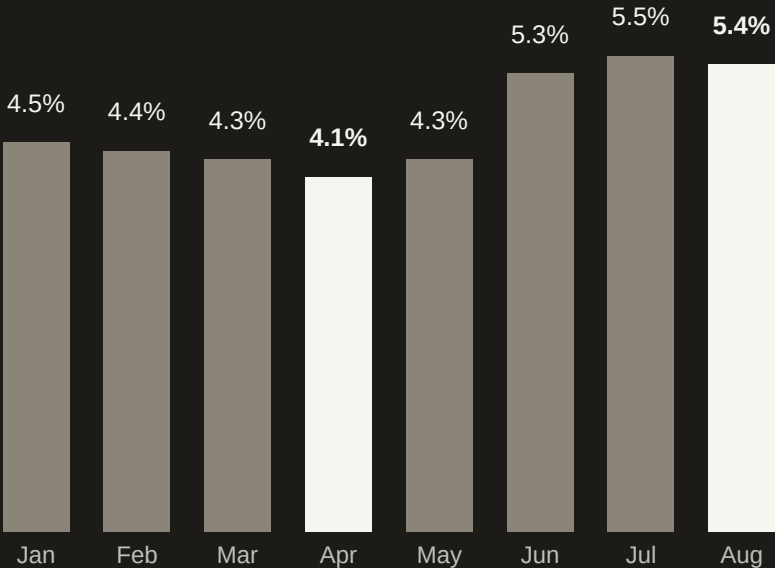
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.1%.

5.4%

in August 2026, the latest month released. A year earlier it was 4.3%.



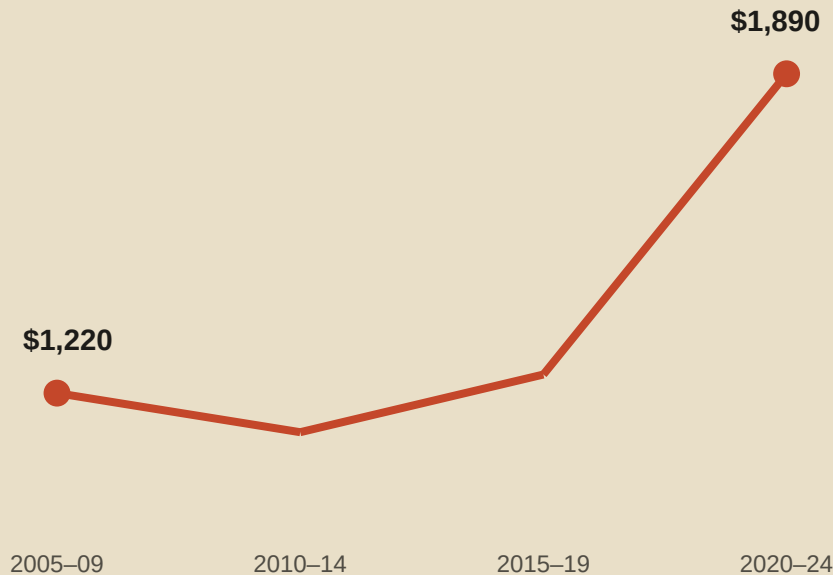
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$1,890

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.

\$1,039–\$1,559



is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

904

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

71%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 13,177 homes here.

15–52

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

HOME VALUE

**A median home costs 58%
more than Arizona's.**

\$622,900

median home value in Fountain Hills.

Fountain Hills



Arizona



U.S.



THAT WAS FOUNTAIN HILLS'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/fountain-hills/**](https://almanacdata.ai/e/az/fountain-hills/)

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