



Gilbert, Arizona.

Current market data.

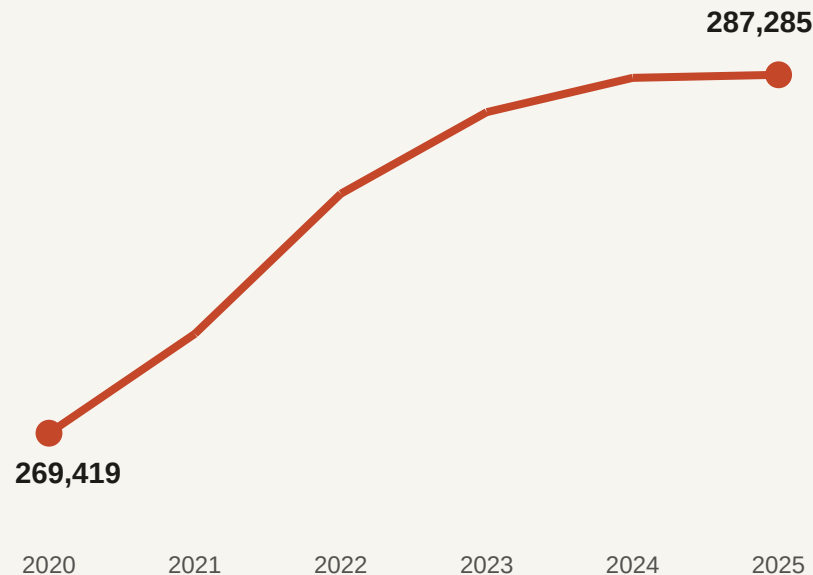
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.6% since 2020.

287,285

people, the 4th-largest of Arizona's cities and towns.

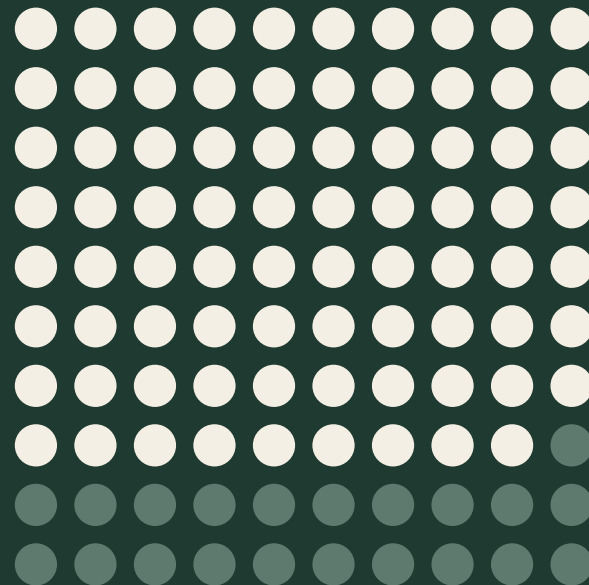


THE WORKDAY

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

79.0%

of 94,610 jobs located in Gilbert are filled by in-commuters.



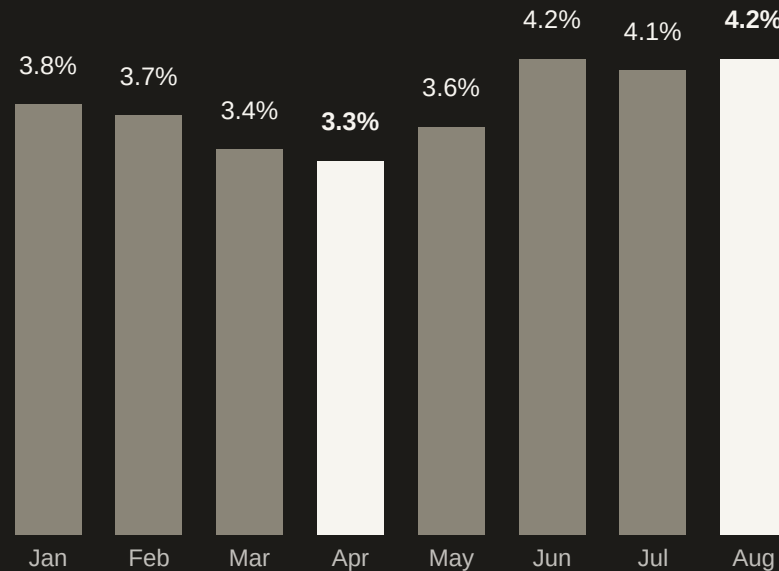
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.3%.

4.2%

in August 2026, the latest month released. A year earlier it was 3.6%.

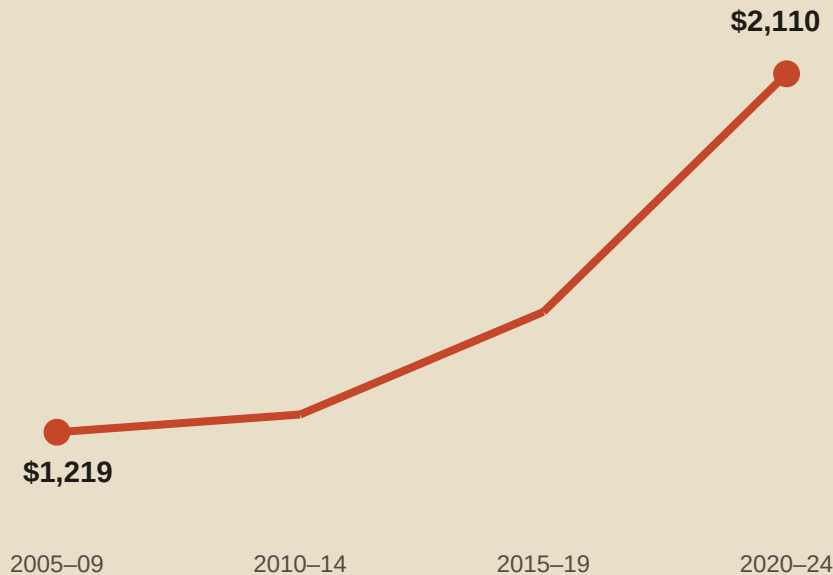


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$2,110

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

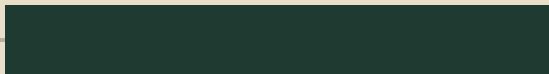
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,049–\$1,573



\$2,110 median

is the monthly rent range local workforce wages support.

BUILDING

40% of the housing here was built before 2000.

17,576

homes permitted in ten years,
2016–2025

40%

of those were in multifamily
buildings

40%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.9% to the 100,336 homes here.

321–946

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



HOME VALUE

A median home costs 46%
more than Arizona's.

\$575,100

median home value in Gilbert.

Gilbert



\$575,100

Arizona



\$394,500

U.S.



\$332,700

THAT WAS GILBERT'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/gilbert/**](https://almanacdata.ai/e/az/gilbert/)

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