



Glendale, Arizona.

Current market data.

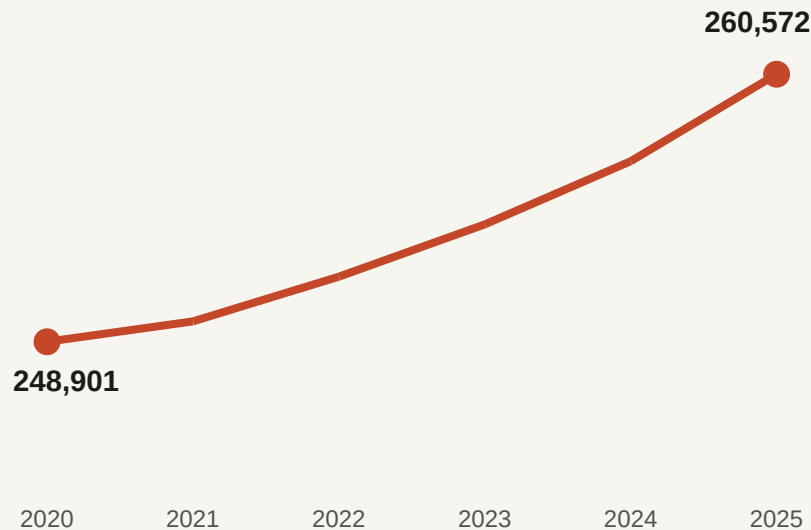
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 4.7% since
2020.**

260,572

people, the 6th-largest of Arizona's cities and towns.

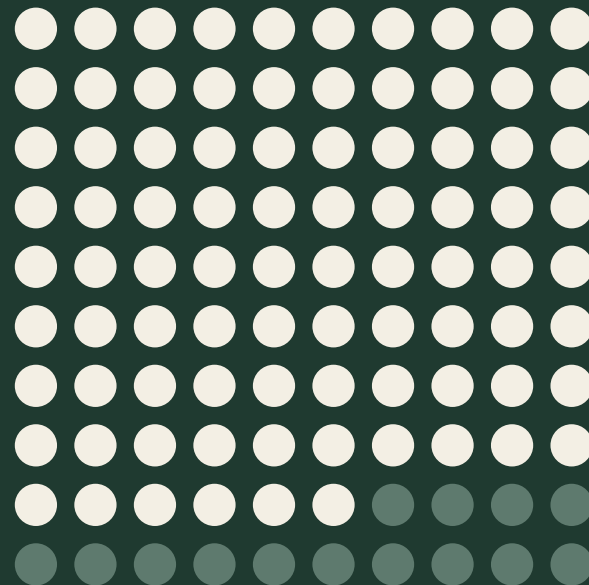


THE WORKDAY

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

85.8%

of 88,530 jobs located in Glendale are filled by in-commuters.



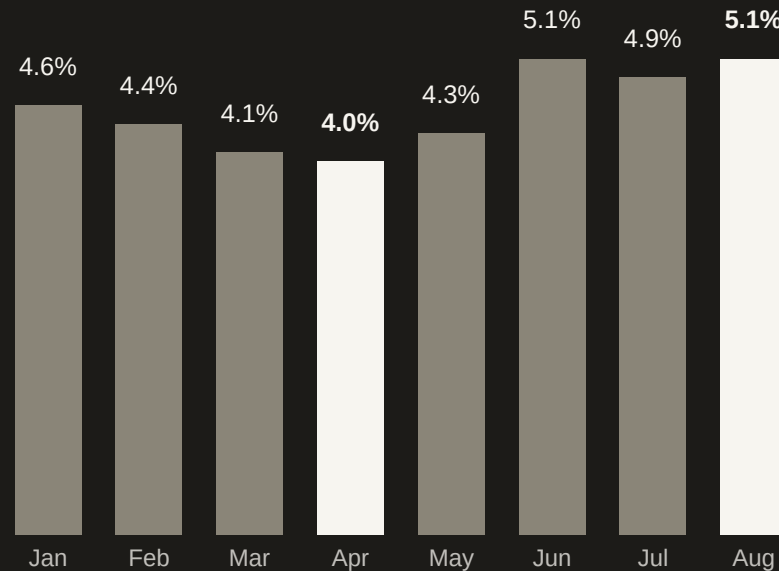
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.0%.

5.1%

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

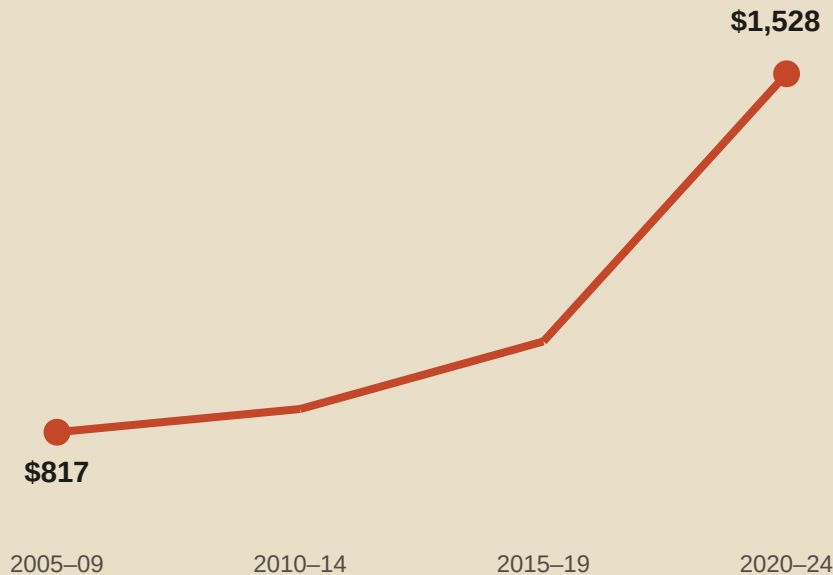


RENT

Median rent is up 87%
since the 2005–2009
survey, before inflation.

\$1,528

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

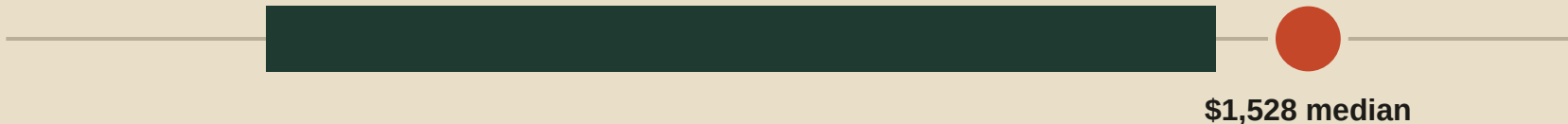
TRACT 4202.07

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$987–\$1,480



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

7,972

homes permitted in ten years,
2016–2025

45%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 93,736 homes here.

463–885

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



HOME VALUE

A median home costs 2%
less than Arizona's.

\$387,500

median home value in Glendale.

Glendale



Arizona



U.S.



THAT WAS GLENDALE'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/glendale/

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