Mesa, Arizona.

Current market data.

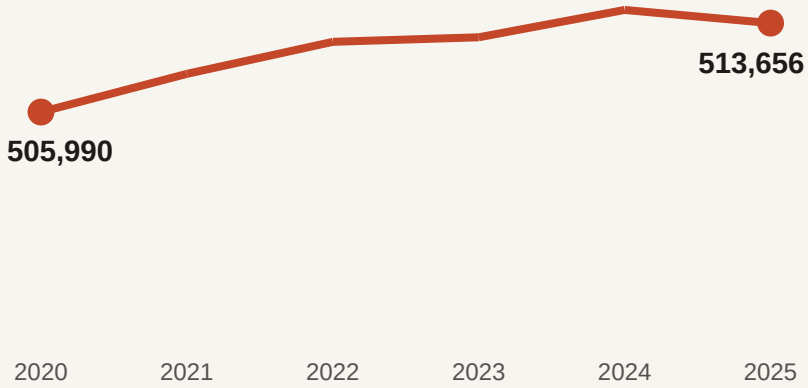
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.5% since 2020.

513,656

people, the 3rd-largest of Arizona's cities and towns.



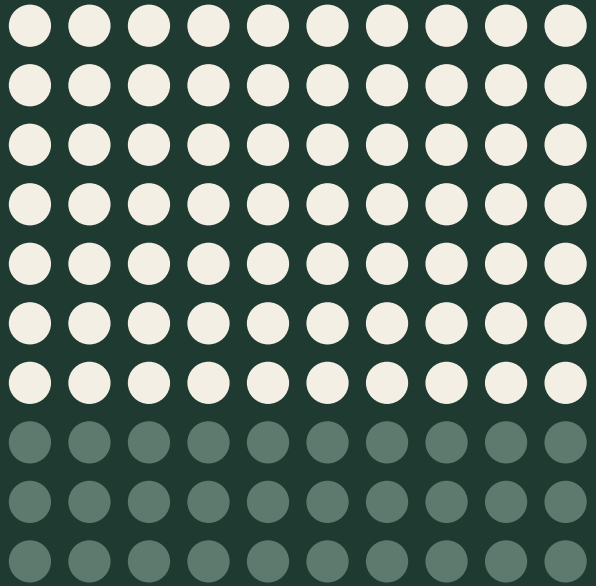
Source: Census Population Estimates, 2025

THE WORKDAY

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

69.6%

of 183,313 jobs located in Mesa are filled by in-commuters.



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

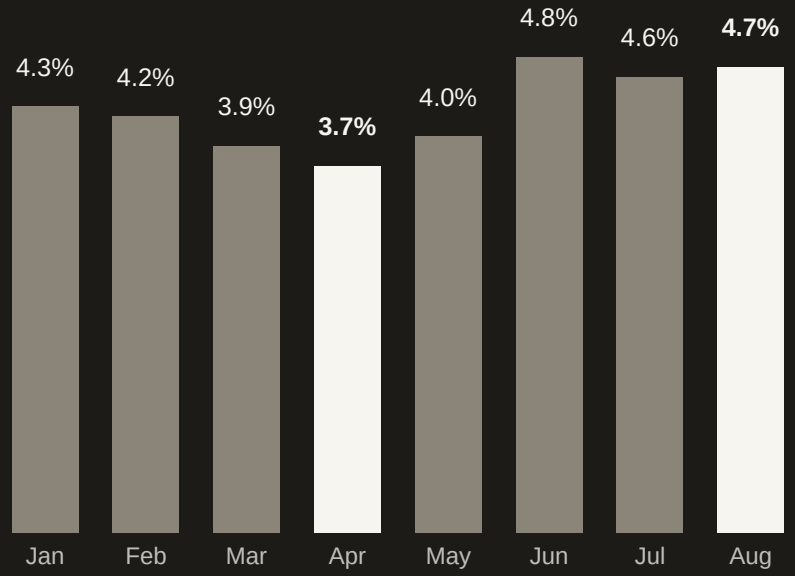
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 3.7%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.2%.



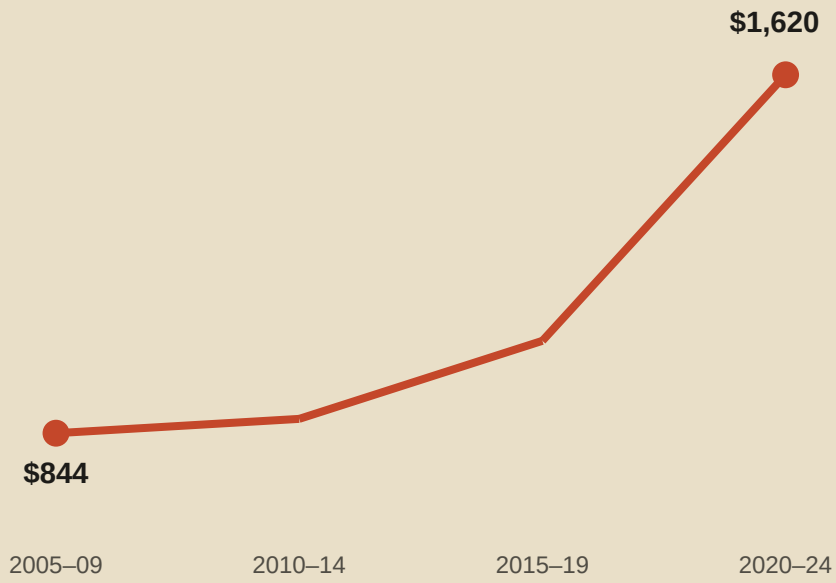
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 92% since the 2005–2009 survey, before inflation.

$1,620

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

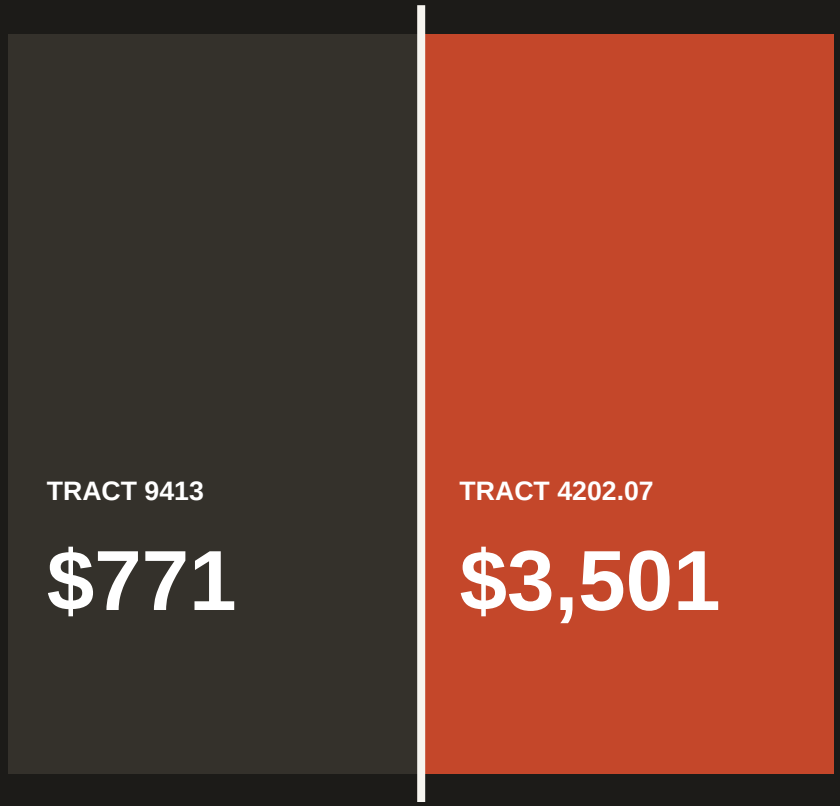


Source: Census ACS 5-year, 2020-2024

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.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

70% of the housing here was built before 2000.

30,620

homes permitted in ten years, 2016–2025

37%

of those were in multifamily buildings

70%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 222,992 homes here.

759–1,833

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

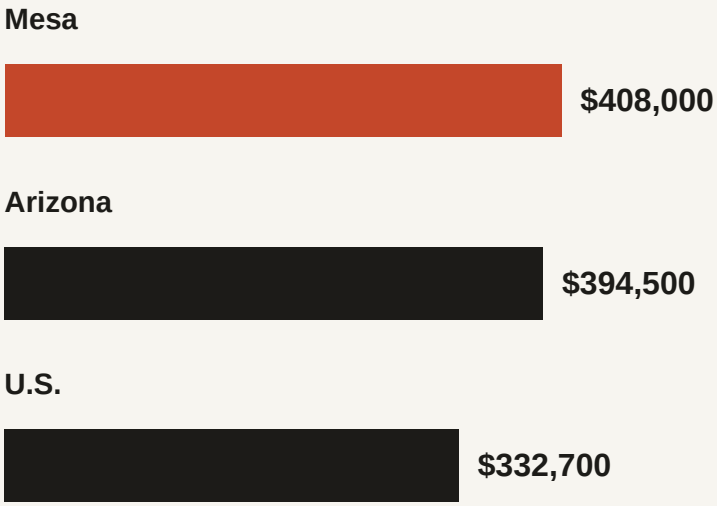
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 3% more than Arizona's.

$408,000

median home value in Mesa.



Source: Census ACS 5-year, 2020-2024

THAT WAS MESA'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/mesa/**