



Paradise Valley, Arizona.

Current market data.

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

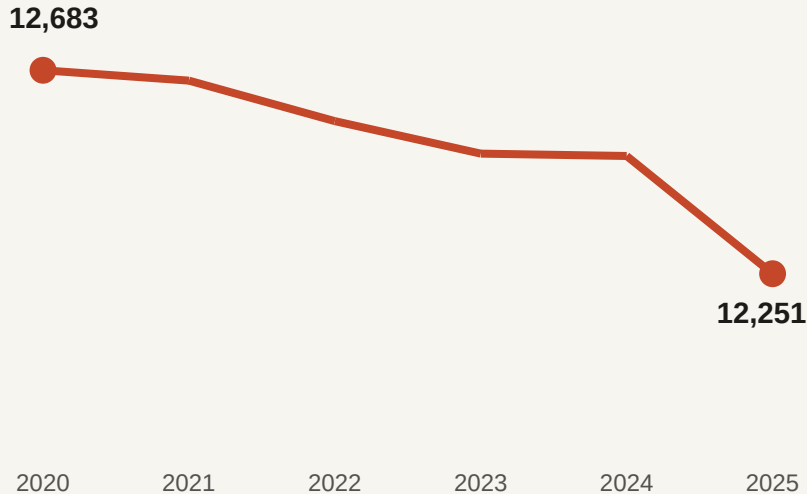


POPULATION

Down 3.4% since 2020.

12,251

people, the 43rd-largest of Arizona's cities and towns.



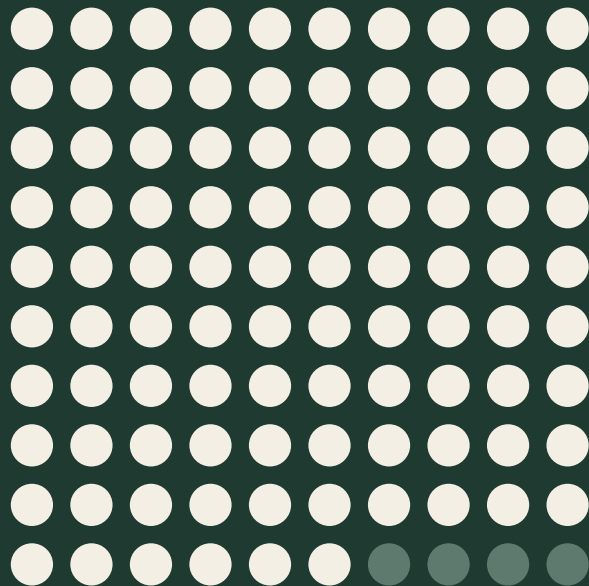
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.1%

of 7,154 jobs located in Paradise Valley are filled by
in-commuters.

Source: Census LEHD LODES, 2023



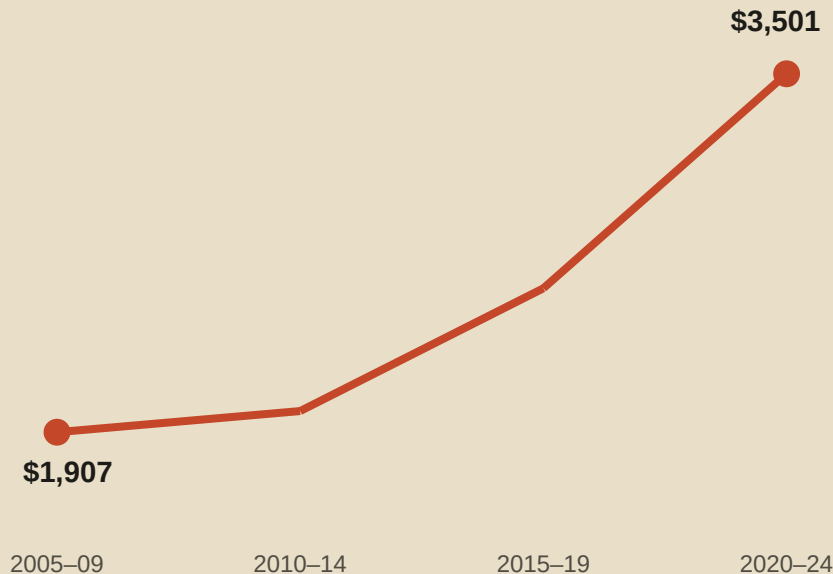
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 84%
since the 2005–2009
survey, before inflation.

\$3,501

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

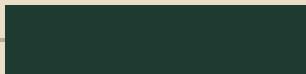
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,236–\$1,854



\$3,501 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

976

homes permitted in ten years,
2016–2025

13%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.2% to the 5,985 homes here.

3–72

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



HOME VALUE

A median home costs
407% more than Arizona's.

\$2,000,001

median home value in Paradise Valley.

Paradise Valley



\$2,000,001

Arizona



\$394,500

U.S.



\$332,700

THAT WAS PARADISE VALLEY'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/paradise-valley/**](https://almanacdata.ai/e/az/paradise-valley/)

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