



Peoria, Arizona.

Current market data.

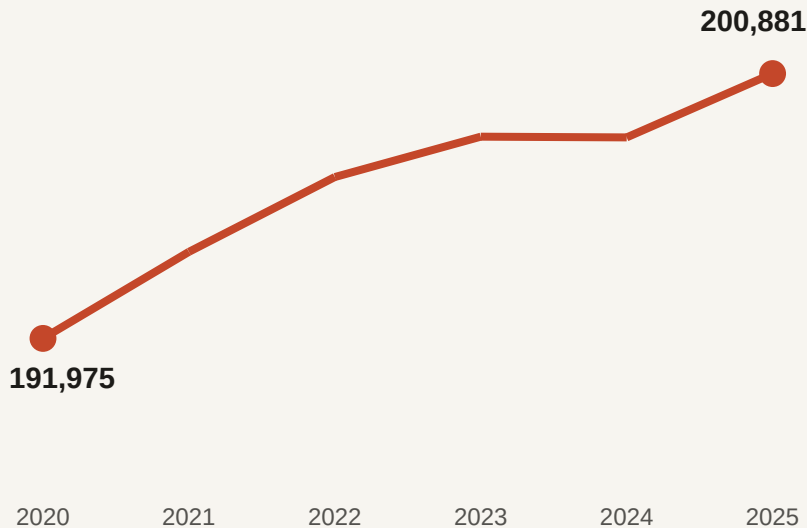
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.6% since 2020.

200,881

people, the 8th-largest of Arizona's cities and towns.

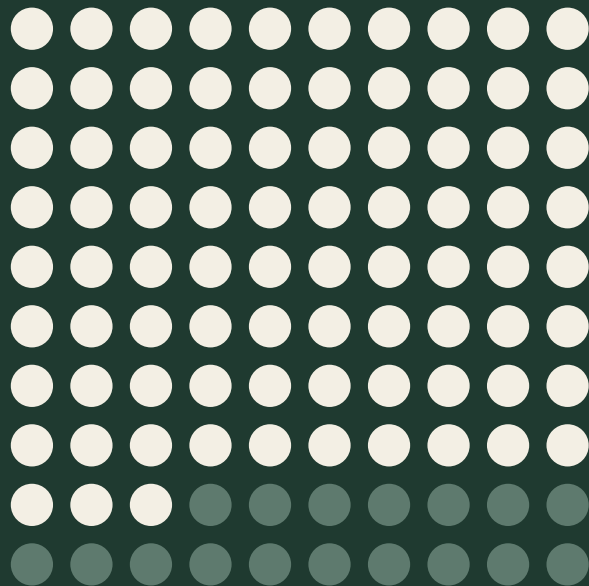


THE WORKDAY

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

82.8%

of 45,807 jobs located in Peoria are filled by in-commuters.



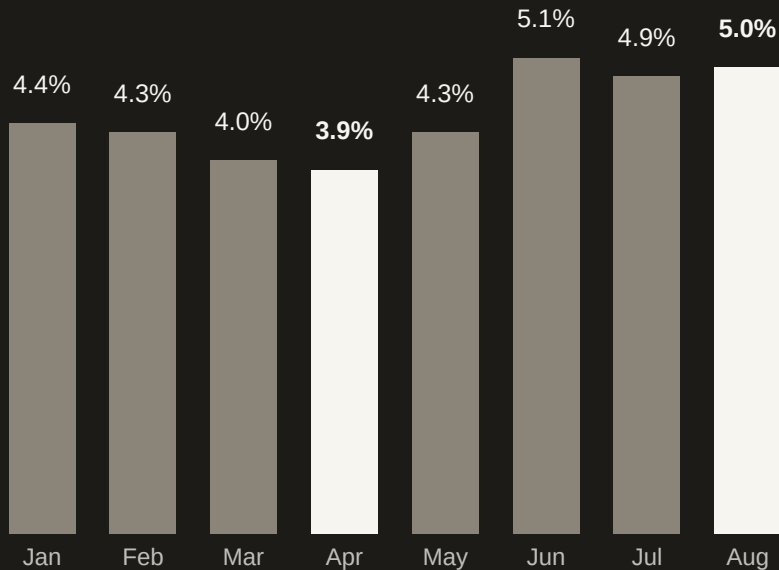
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.9%.

5.0%

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

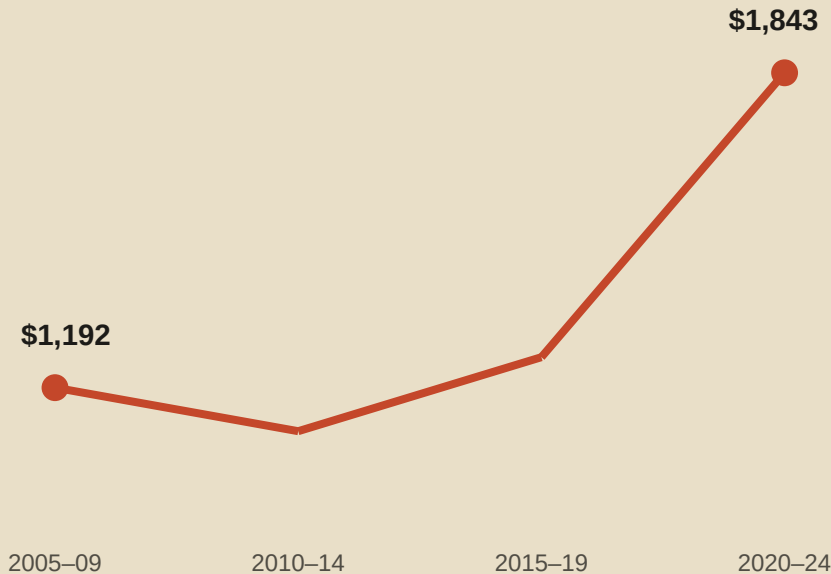


RENT

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

\$1,843

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

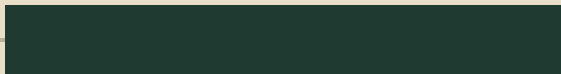
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$927–\$1,391



\$1,843 median

is the monthly rent range local workforce wages support.

BUILDING

53% of the housing here was built before 2000.

15,893

homes permitted in ten years,
2016–2025

20%

of those were in multifamily
buildings

53%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 79,085 homes here.

200–458

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



HOME VALUE

A median home costs 18%
more than Arizona's.

\$463,600

median home value in Peoria.

Peoria



\$463,600

Arizona



\$394,500

U.S.



\$332,700

THAT WAS PEORIA'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/peoria/**](https://almanacdata.ai/e/az/peoria/)

The Almanac · your hyper-diligent research partner