



Phoenix, Arizona.

Current market data.

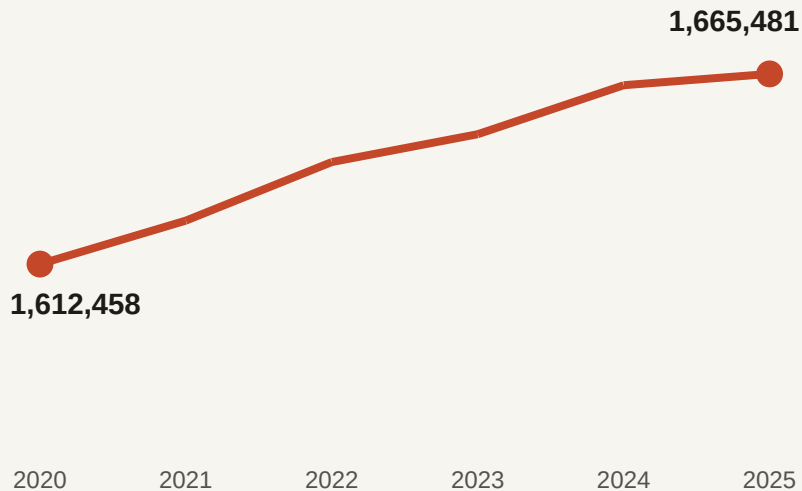
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.3% since 2020.

1,665,481

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



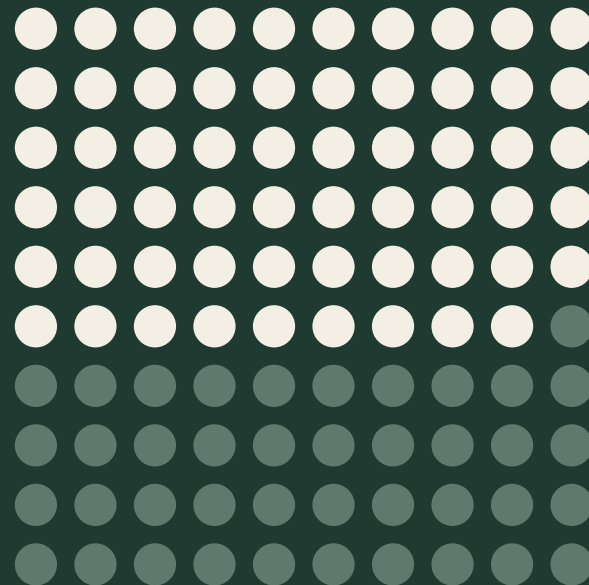
THE WORKDAY

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

59.2%

of 1,023,592 jobs located in Phoenix are filled by in-commuters.

Source: Census LEHD LODES, 2023



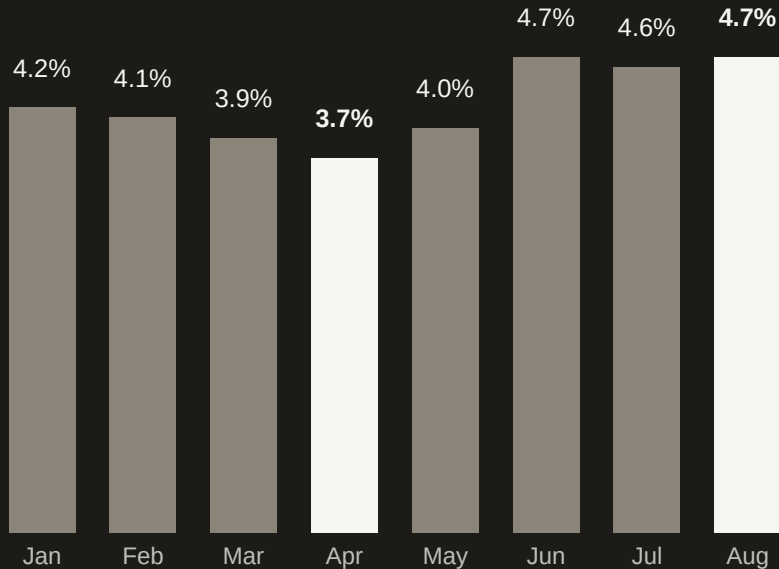
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.7%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.3%.

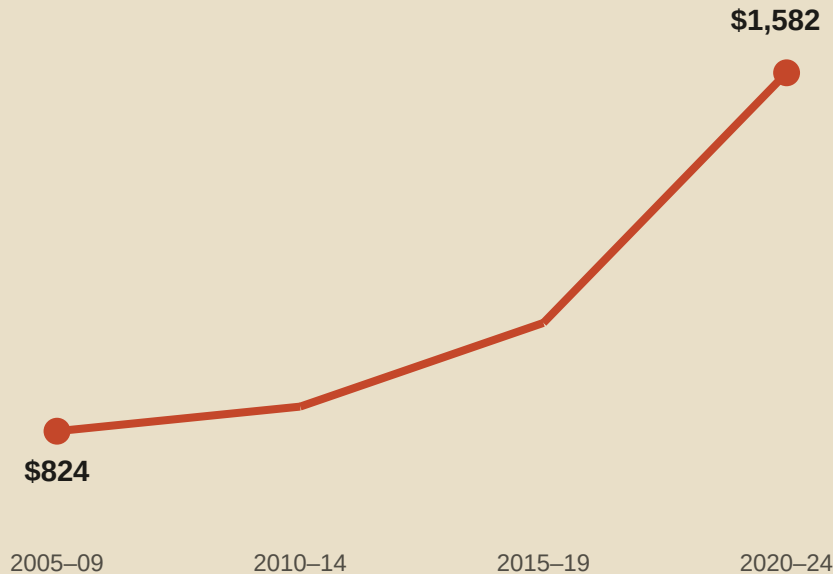


RENT

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

\$1,582

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

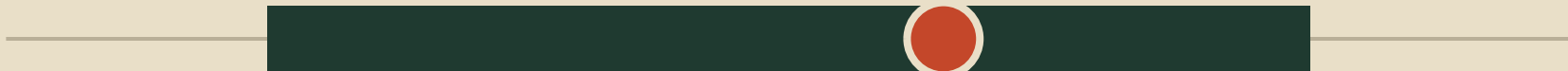
TRACT 4202.07

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,194–\$1,792



\$1,582 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

102,300

homes permitted in ten years,
2016–2025

63%

of those were in multifamily
buildings

72%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.6% to the 653,065 homes here.

2,948–10,236

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



HOME VALUE

A median home costs 7% more than Arizona's.

\$420,700

median home value in Phoenix.

Phoenix



\$420,700

Arizona



\$394,500

U.S.



\$332,700

THAT WAS PHOENIX'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/phoenix/

The Almanac · your hyper-diligent research partner