Surprise, Arizona.

Current market data.

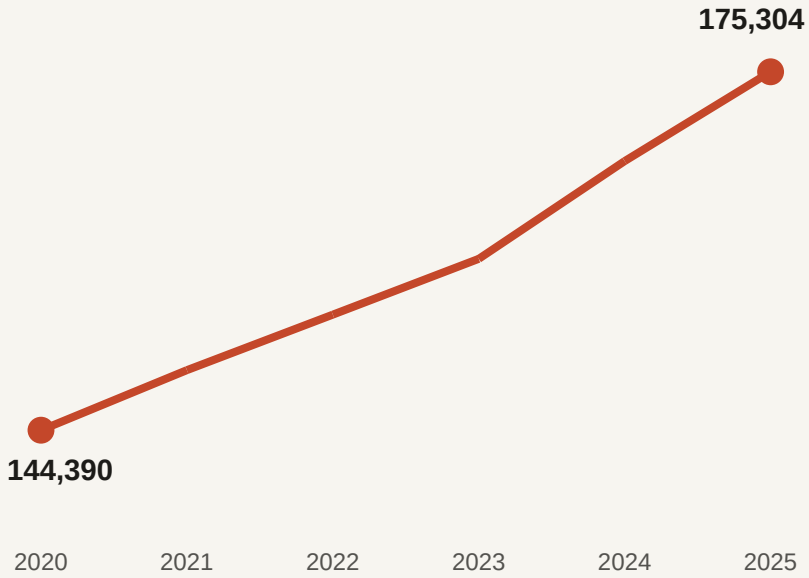
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 21.4% since 2020.

175,304

people, the 10th-largest of Arizona's cities and towns.



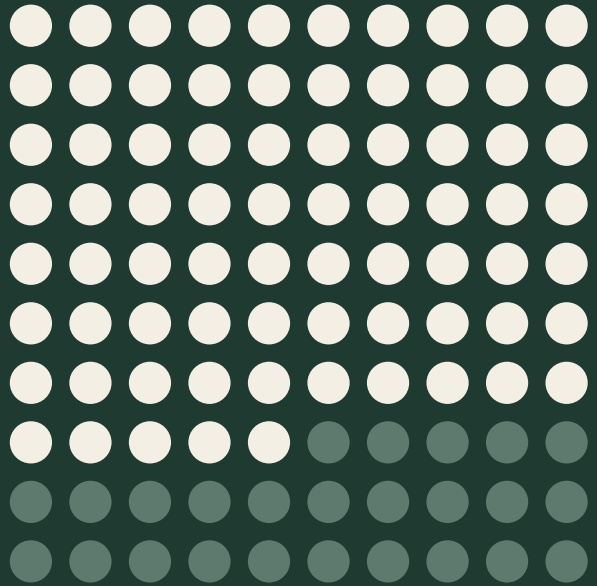
Source: Census Population Estimates, 2025

THE WORKDAY

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

75.4%

of 28,521 jobs located in Surprise are filled by in-commuters.



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

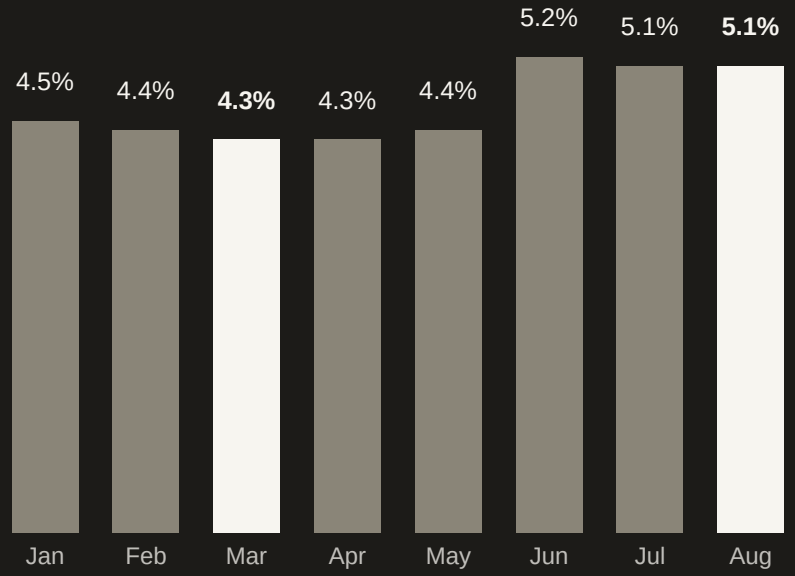
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in March: 4.3%.

5.1%

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



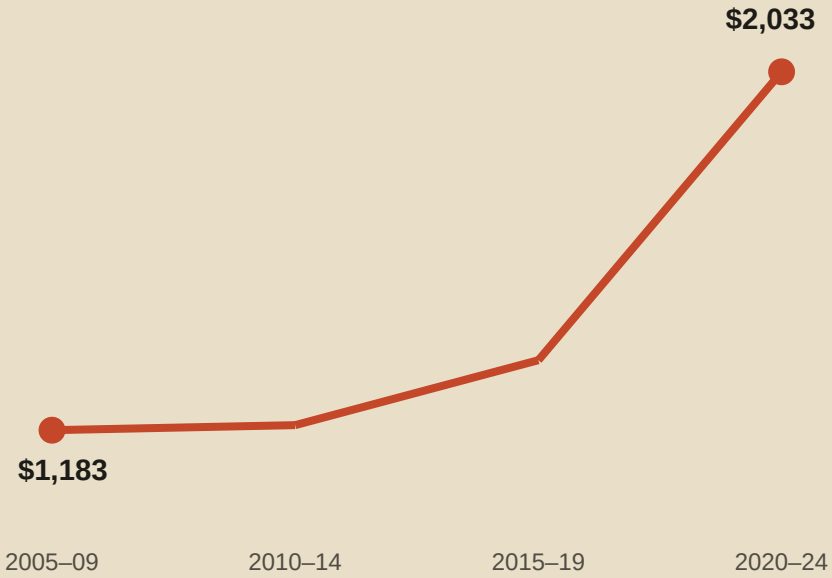
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 72% since the 2005–2009 survey, before inflation.

$2,033

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

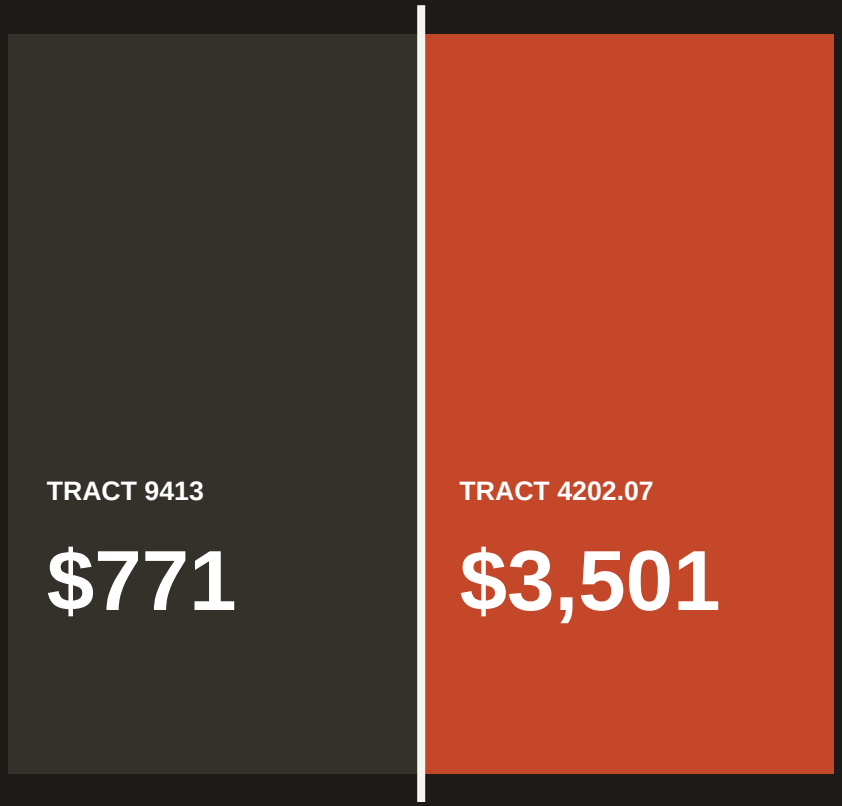


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

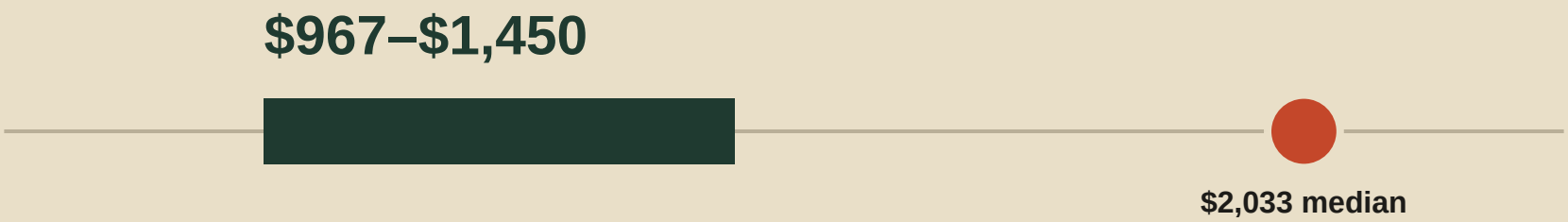
A $2,730 gap between neighbors, the sharpest rent edge between adjacent tracts in Maricopa County.



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

25% of the housing here was built before 2000.

22,790

homes permitted in ten years, 2016–2025

12%

of those were in multifamily buildings

25%

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 0.2–0.5% to the 62,098 homes here.

152–285

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

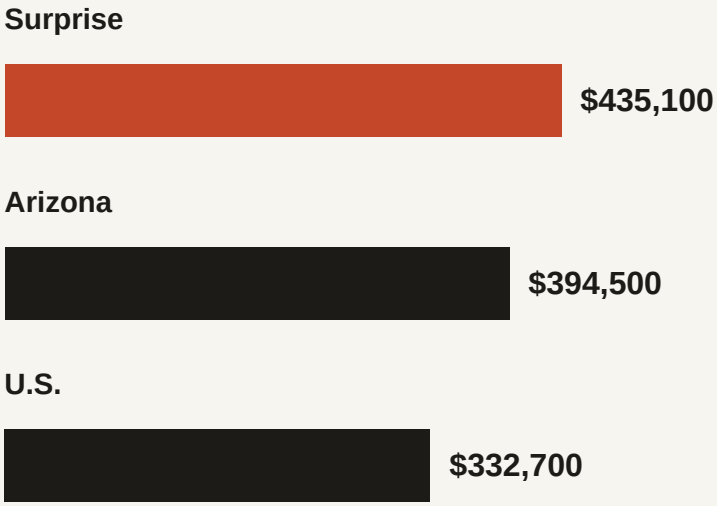
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 10% more than Arizona's.

$435,100

median home value in Surprise.



Source: Census ACS 5-year, 2020-2024

THAT WAS SURPRISE'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/surprise/**