



Tempe, Arizona.

Current market data.

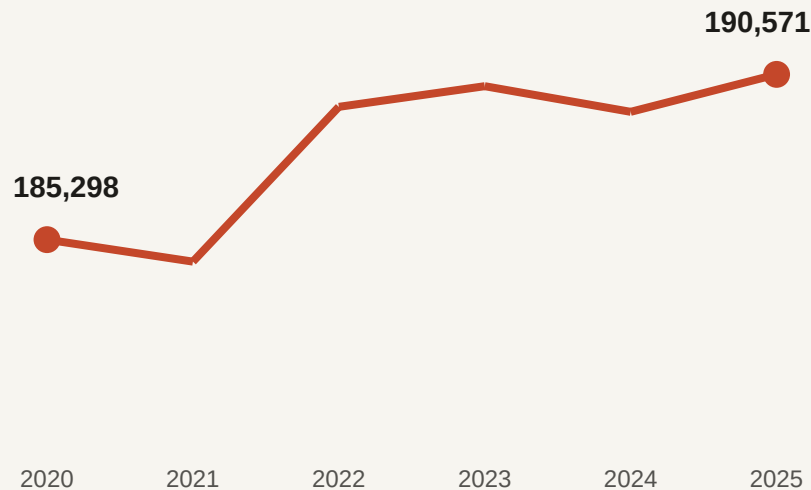
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.8% since 2020.

190,571

people, the 9th-largest of Arizona's cities and towns.



THE WORKDAY

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

91.5%

of 248,305 jobs located in Tempe are filled by in-commuters.



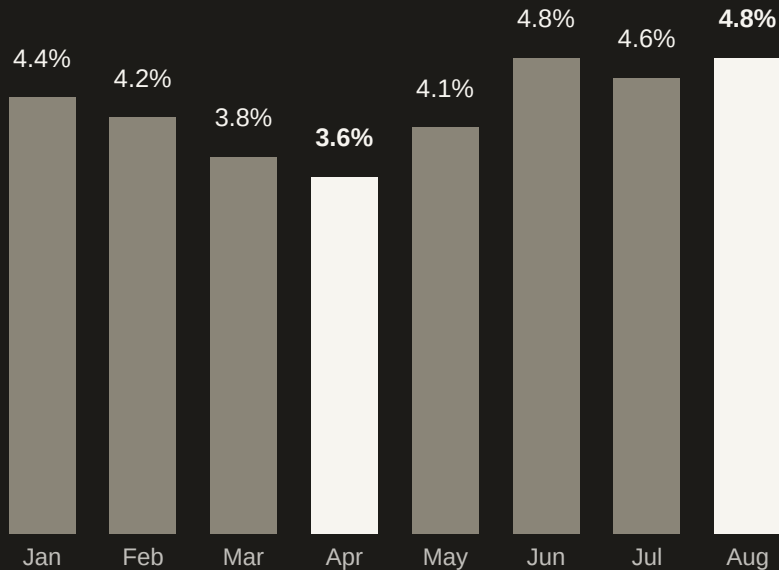
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.6%.

4.8%

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

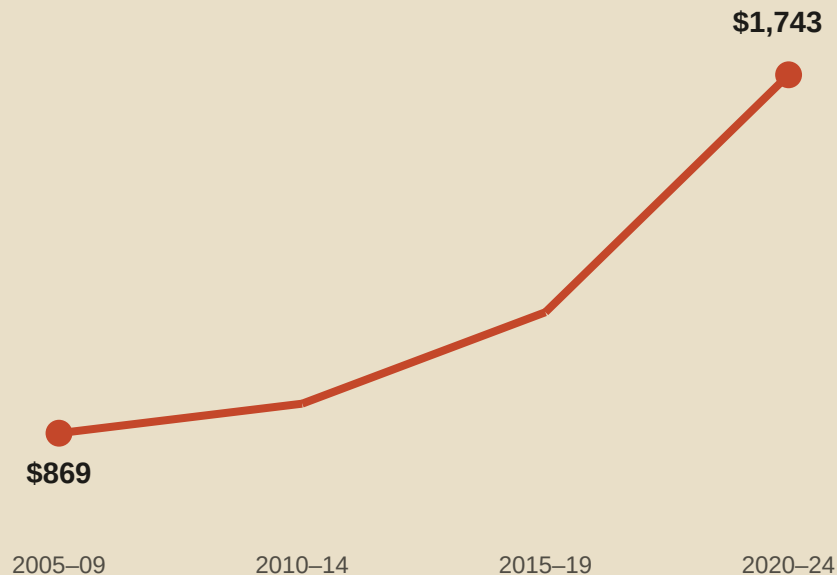


RENT

Median rent is up 101%
since the 2005–2009
survey, before inflation.

\$1,743

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

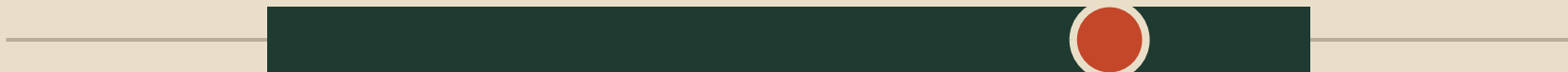
TRACT 4202.07

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,242–\$1,862



\$1,743 median

is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

14,155

homes permitted in ten years,
2016–2025

93%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–3% to the 86,182 homes here.

456–2,483

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



HOME VALUE

A median home costs 15% more than Arizona's.

\$455,400

median home value in Tempe.

Tempe



\$455,400

Arizona



\$394,500

U.S.



\$332,700

THAT WAS TEMPE'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/tempe/**](https://almanacdata.ai/e/az/tempe/)

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