ZIP 85009, Phoenix, Arizona.

Current market data.

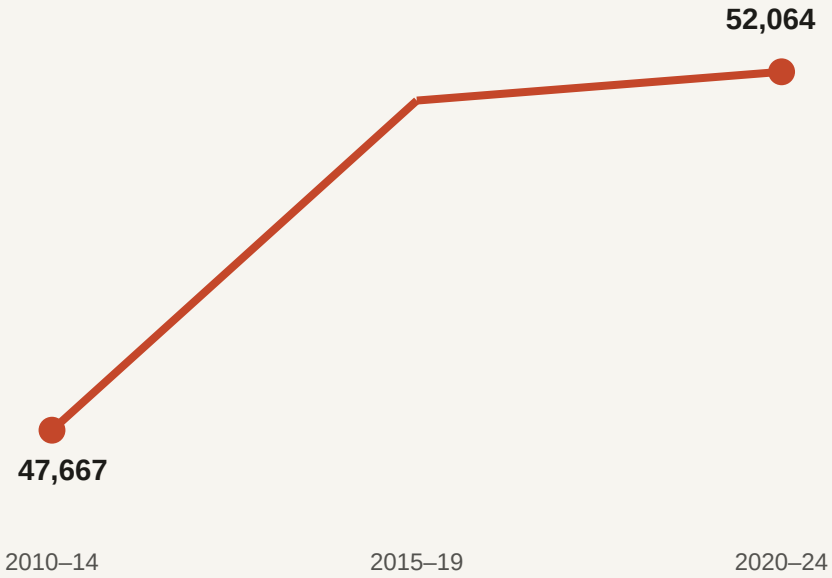
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

52,064 people call ZIP 85009 home.

52,064

people.



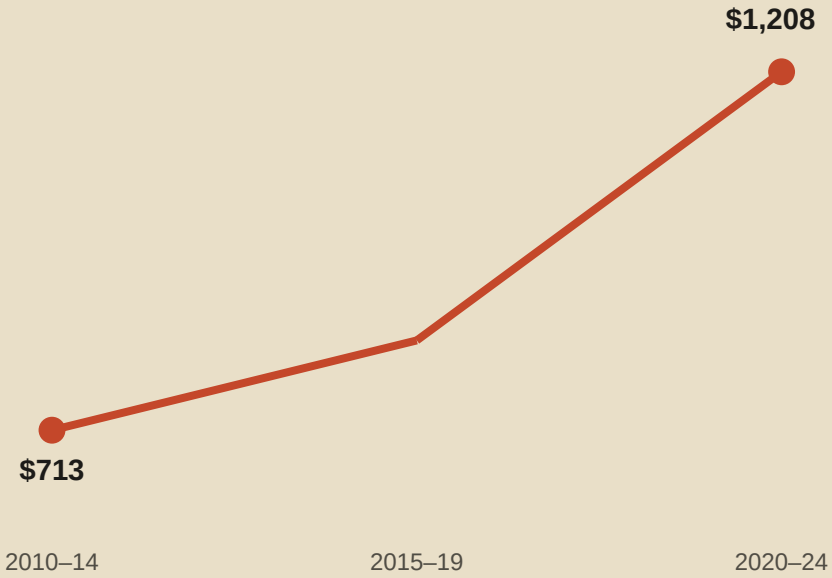
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 69% since the 2010–2014 survey, before inflation.

$1,208

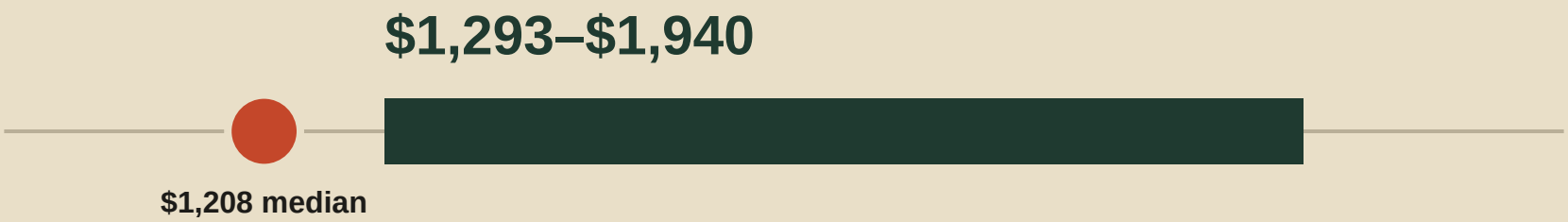
a month. Arizona's median is $1,543.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–3% to the 14,806 homes here.

106–371

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

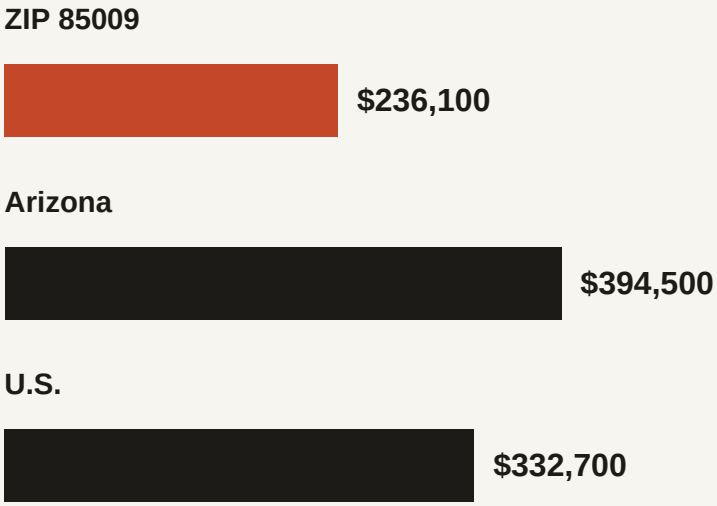
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 40% less than Arizona's.

$236,100

median home value in ZIP 85009.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 85009'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/zip/85009/**