ZIP 85012, Phoenix, Arizona.

Current market data.

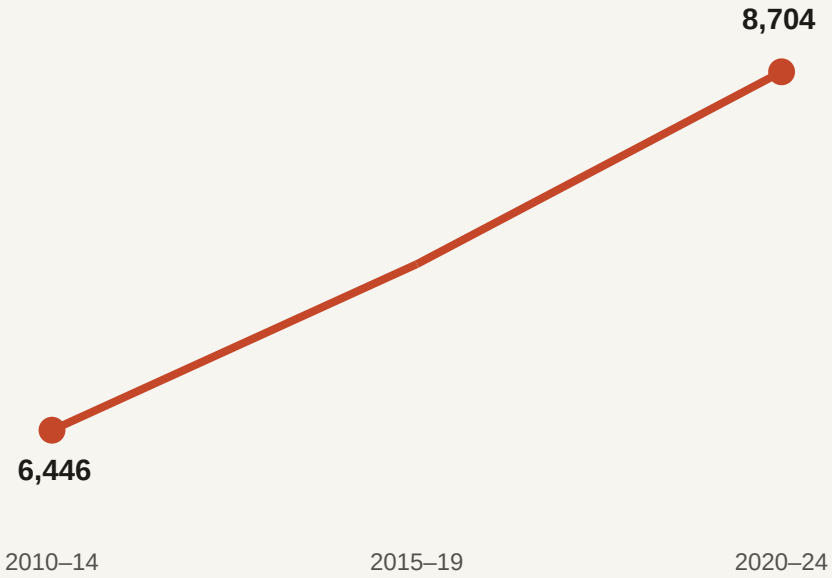
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

8,704 people call ZIP 85012 home.

8,704

people.



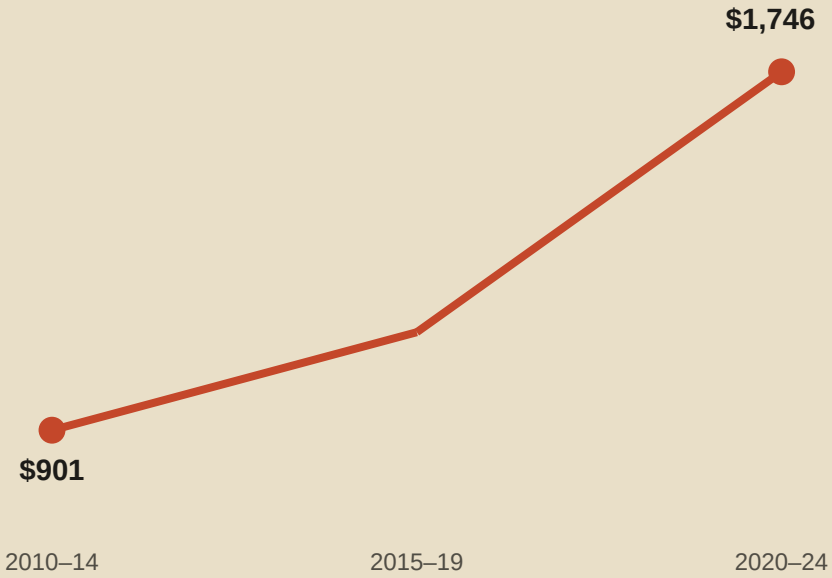
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 94% since the 2010–2014 survey, before inflation.

$1,746

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside 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

66% of the housing here was built before 2000.

66%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–8.8% to the 5,204 homes here.

21–456

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

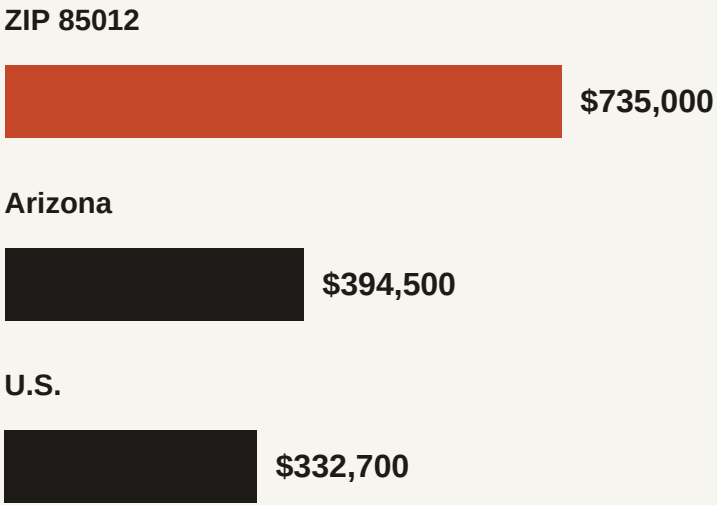
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 86% more than Arizona's.

$735,000

median home value in ZIP 85012.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 85012'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/85012/**