# ZIP 85206, Mesa, Arizona.

Current market data.

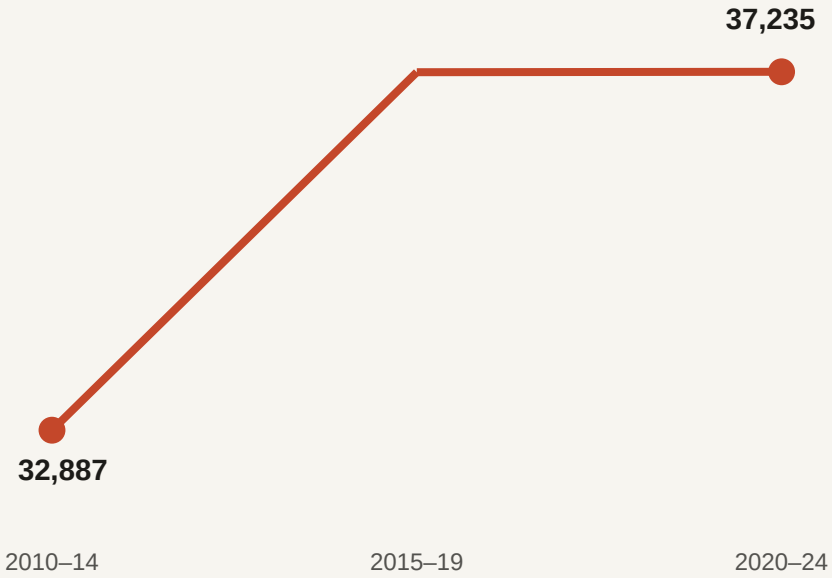
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

# 37,235 people call ZIP 85206 home.

**37,235**

people.



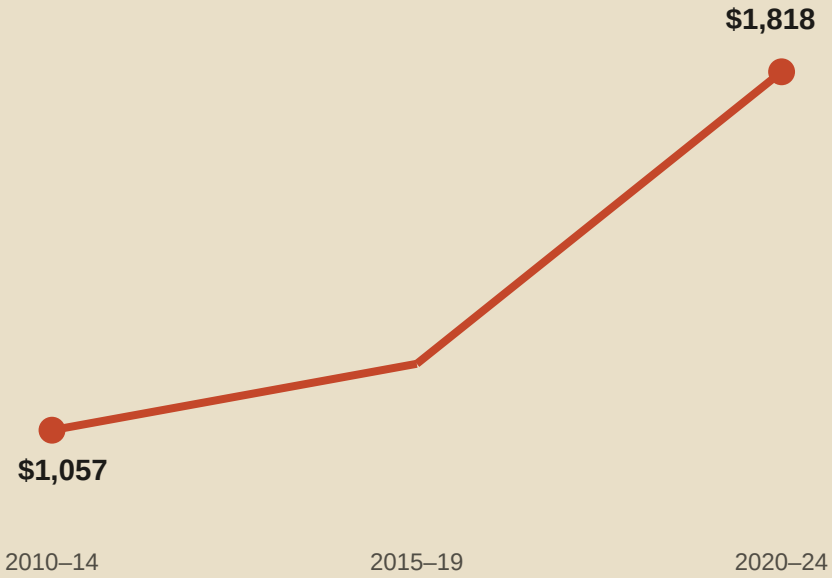

Source: Census ACS 5-year, 2020-2024

RENT

# Median rent is up 72% since the 2010–2014 survey, before inflation.

# $1,818

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




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

# Most of the housing here is older than 2000.

## 77%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0.3–1.3% to the 19,109 homes here.

**56–256**

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

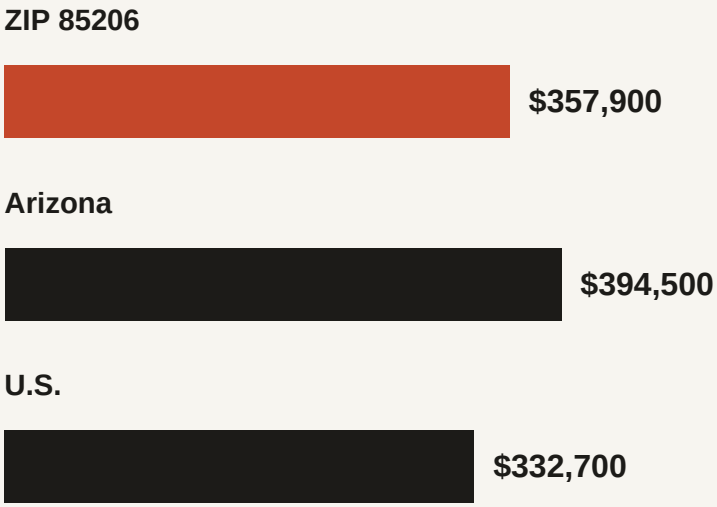
Source: Computed by the Almanac, 2023

HOME VALUE

# A median home costs 9% less than Arizona's.

# $357,900

median home value in ZIP 85206.




Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 85206'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/85206/**