



# ZIP 85388, Surprise, Arizona.

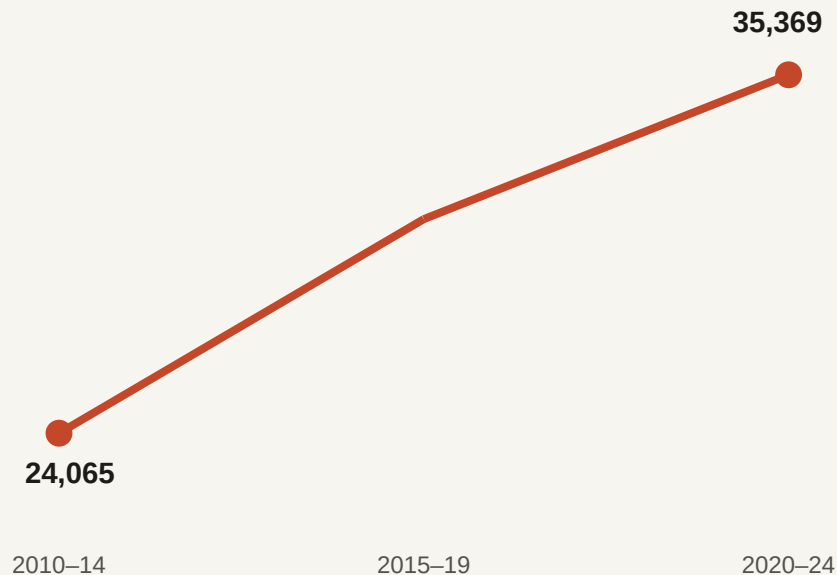
Current market data.

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

POPULATION

**35,369** people call ZIP  
85388 home.

**35,369**  
people.

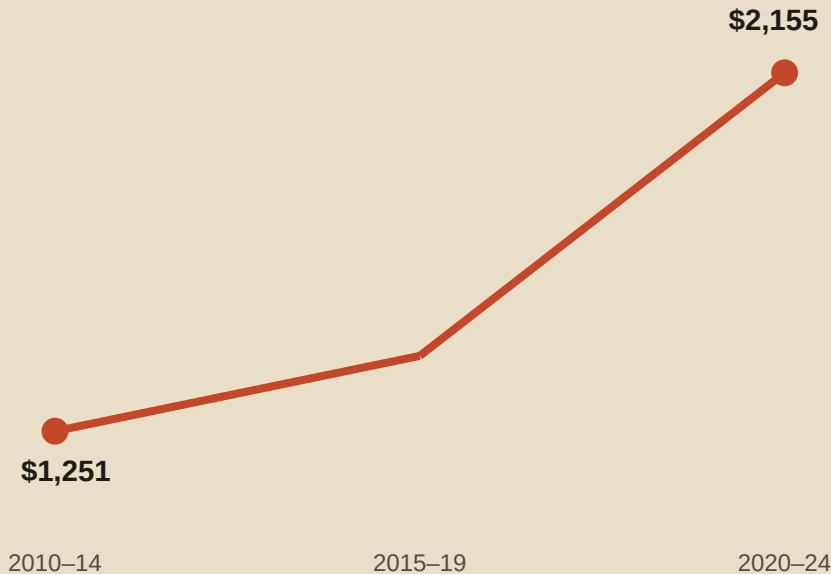


RENT

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

**\$2,155**

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

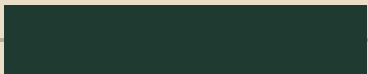




## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$857–\$1,285**



**\$2,155 median**

is the monthly rent range local workforce wages support.



BUILDING

**9% of the housing here was built before 2000.**

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**9%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–0.3% to the 11,315 homes here.**

**27–33**

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



## HOME VALUE

A median home costs 17%  
more than Arizona's.

**\$459,900**

median home value in ZIP 85388.

ZIP 85388



\$459,900

Arizona



\$394,500

U.S.



\$332,700

THAT WAS ZIP 85388'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/85388/](https://almanacdata.ai/e/zip/85388/)

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