ZIP 85623, Mammoth, Arizona.

Current market data.

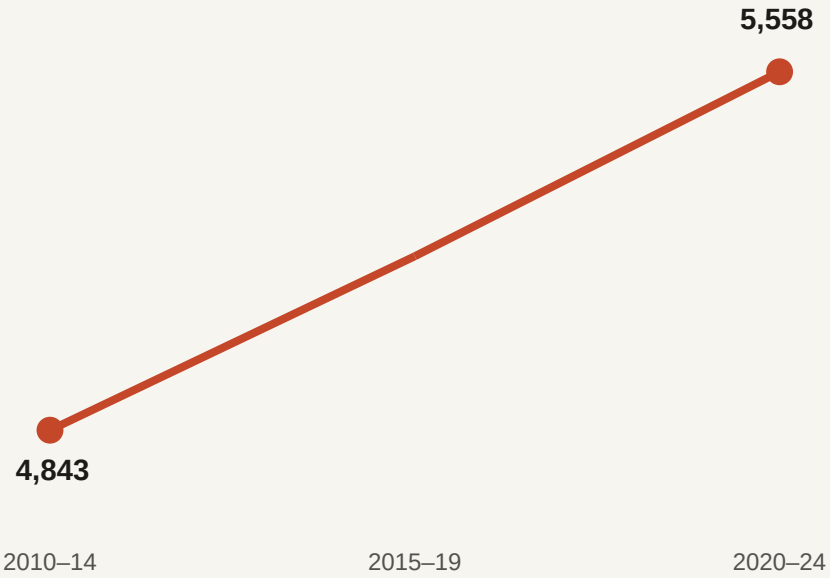
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

5,558 people call ZIP 85623 home.

5,558

people.



Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 4% since the 2010–2014 survey, before inflation.

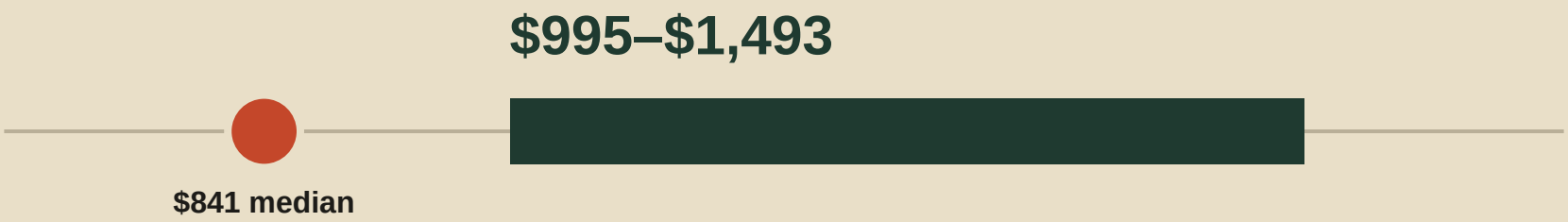
$841

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

Source: Census ACS 5-year, 2015-2019

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, 2015-2019

BUILDING

46% of the housing here was built before 2000.

46%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1% to the 3,136 homes here.

2–4

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

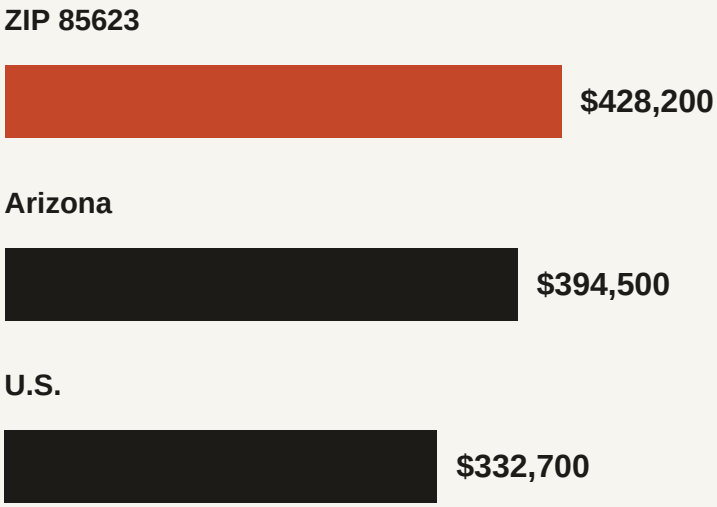
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 9% more than Arizona's.

$428,200

median home value in ZIP 85623.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 85623'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/85623/**