



ZIP 86004, Flagstaff, Arizona.

Current market data.

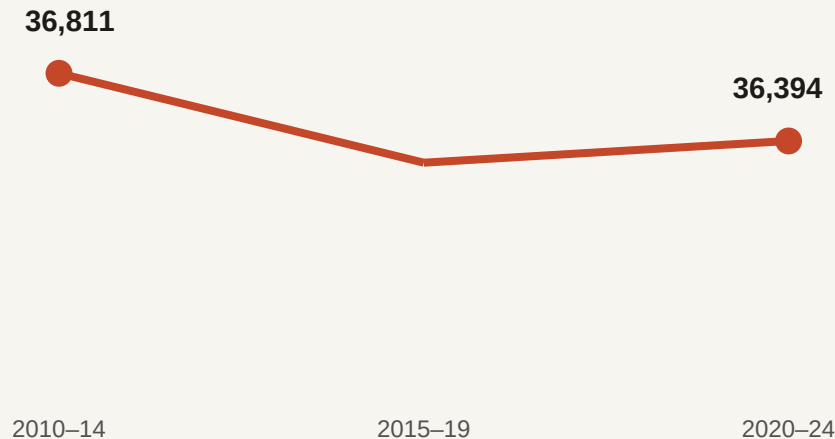
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**36,394 people call ZIP
86004 home.**

36,394

people.

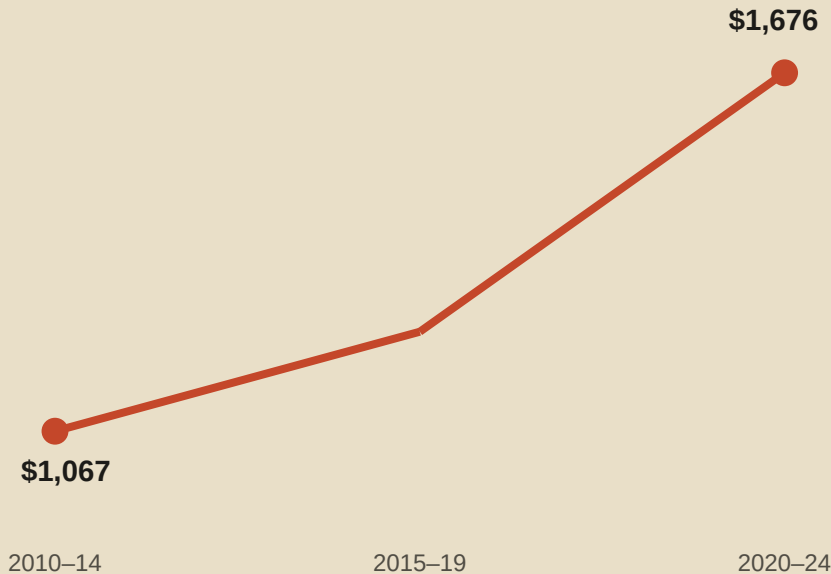


RENT

Median rent is up 57%
since the 2010–2014
survey, before inflation.

\$1,676

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

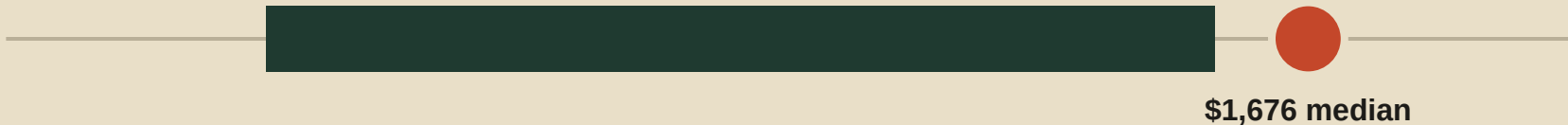




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,082–\$1,623



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 16,736 homes here.

56–185

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



HOME VALUE

A median home costs 29%
more than Arizona's.

\$509,900

median home value in ZIP 86004.

ZIP 86004



\$509,900

Arizona



\$394,500

U.S.



\$332,700

THAT WAS ZIP 86004'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/86004/

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