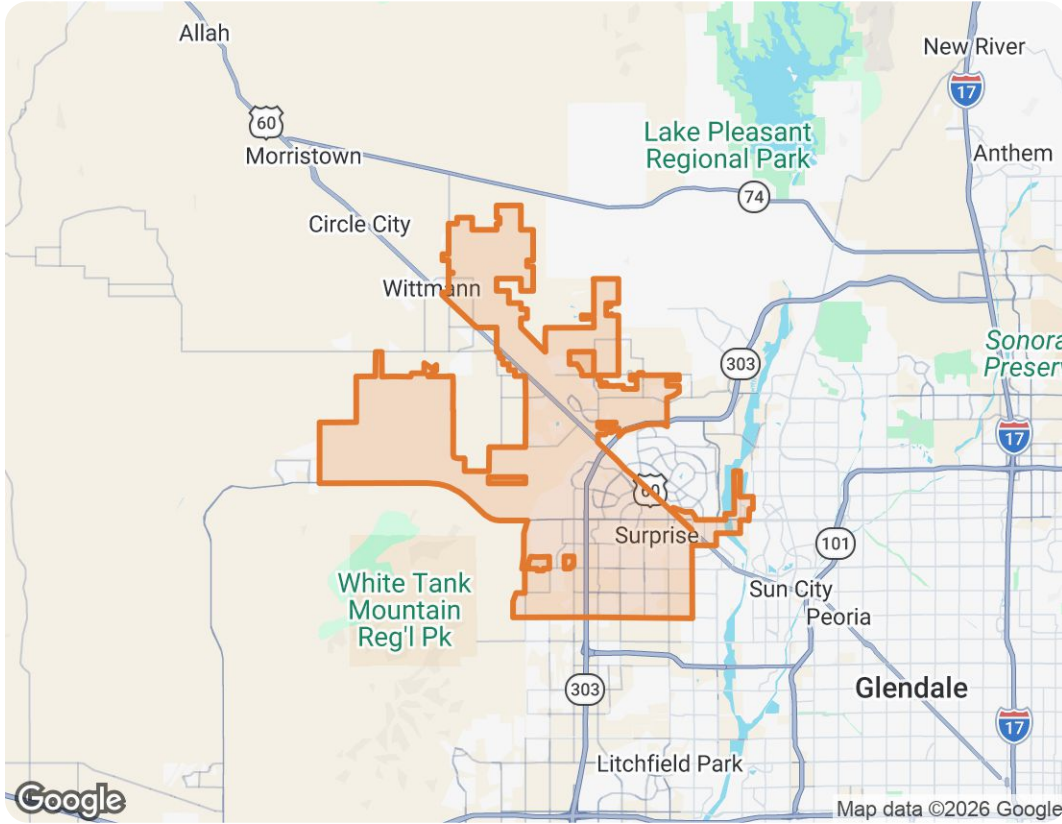


Surprise, Arizona



- 📞 Office (888) 821-0556
- ✉️ team@shopprop.com
- 🌐 www.shopprop.com



ShopProp Inc.



Surprise, Arizona

Housing

Housing Facts & Stats

	Surprise	Maricopa County	Arizona	USA
Median Estimated Home Value	\$425K	\$471K	\$439K	\$369K
Est. Home Value 12-Mo. Change	-3.9%	-2.7%	-2.6%	-0.2%
Median List Price	\$450K	\$524K	\$475K	-
List Price 1-Month Change	+0%	+0.2%	+1.3%	-
List Price 12-Month Change	+0.2%	-0.8%	+0.1%	-
Median Home Age	18	32	32	44
Own	79%	65%	67%	65%
Rent	21%	35%	33%	35%
\$ Total Value <small>(of all buildings for which permits were issued)</small>	-	\$9.08B	\$14.75B	\$384.62B
% Change in permits <small>(for all buildings)</small>	-	+18%	+20%	+6%
% Change in \$ value <small>(for all buildings)</small>	-	+4%	+9%	+5%



Surprise, Arizona

Market Trends for Surprise, Arizona

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type



Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4.25	98.6%	57	\$436,000
↑ 1.43% MoM	↓ 0.19% MoM	↑ 3.64% MoM	↑ 3.77% MoM

May 2026 Median Estimated Property Value

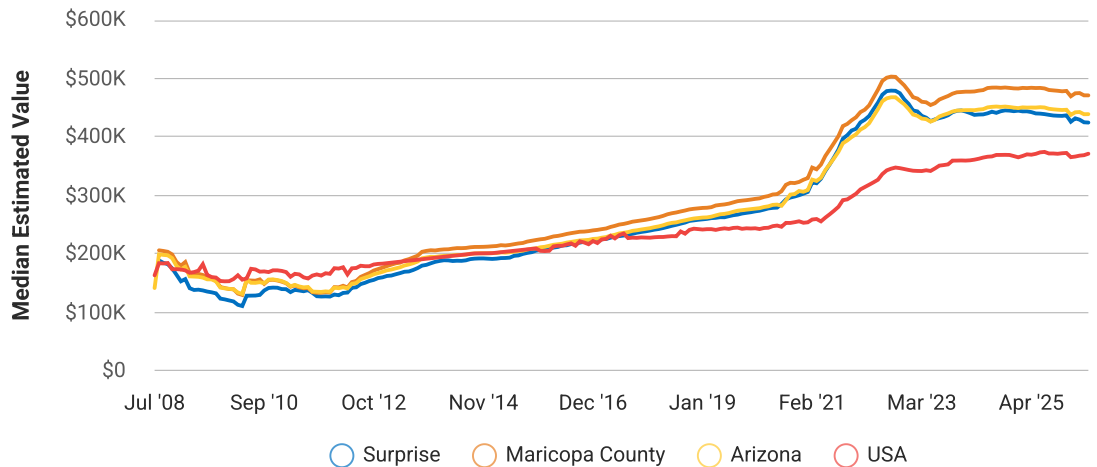
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value \$424,740	Last Month Change -0.1%	12 Month Change -3.5%
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Surprise, Arizona

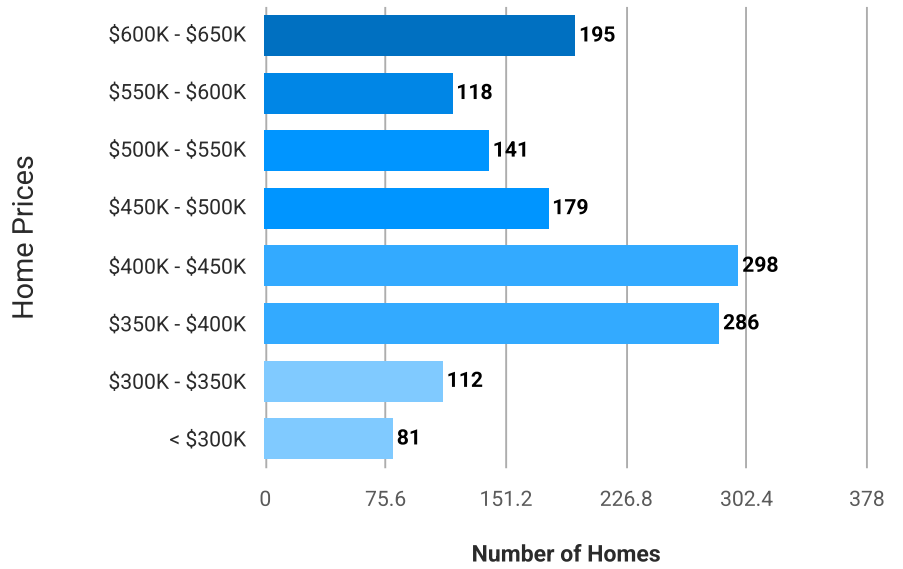
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

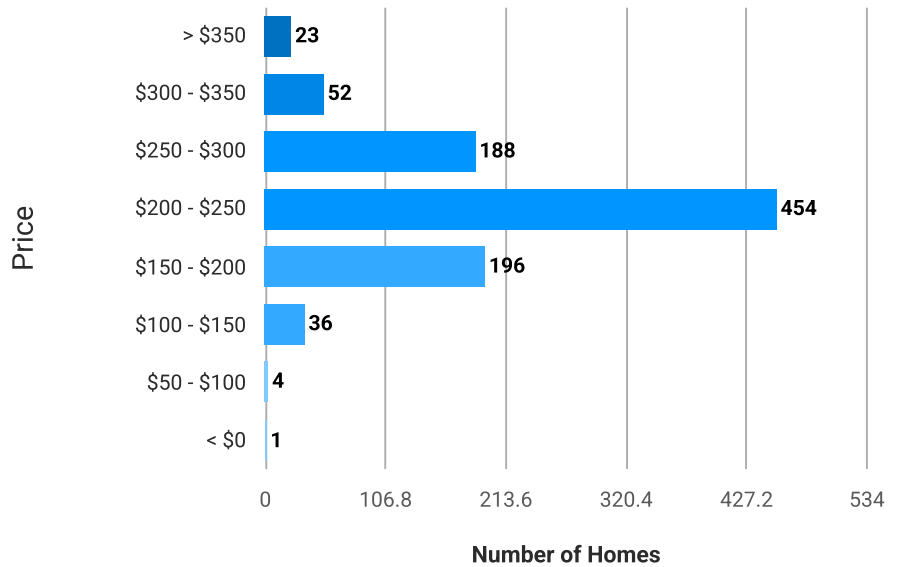


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily



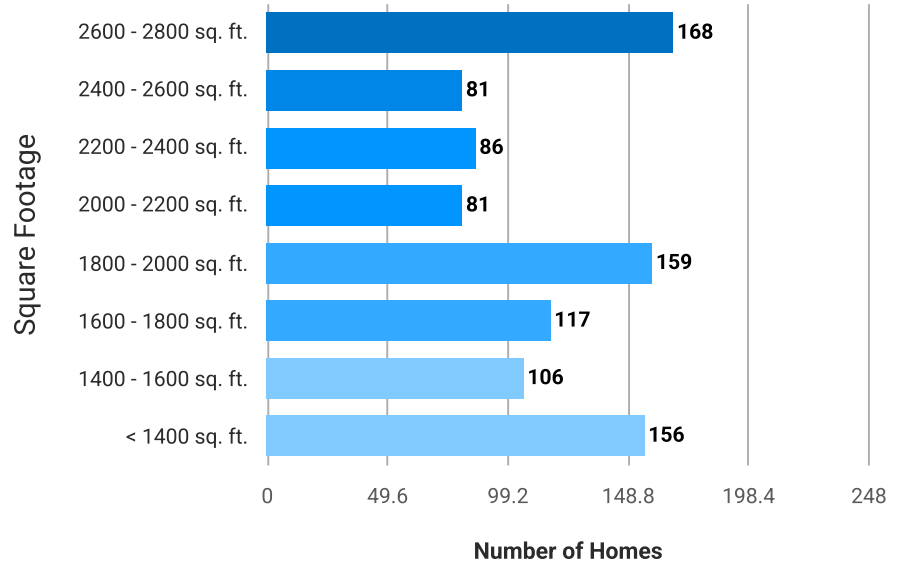
Surprise, Arizona

Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

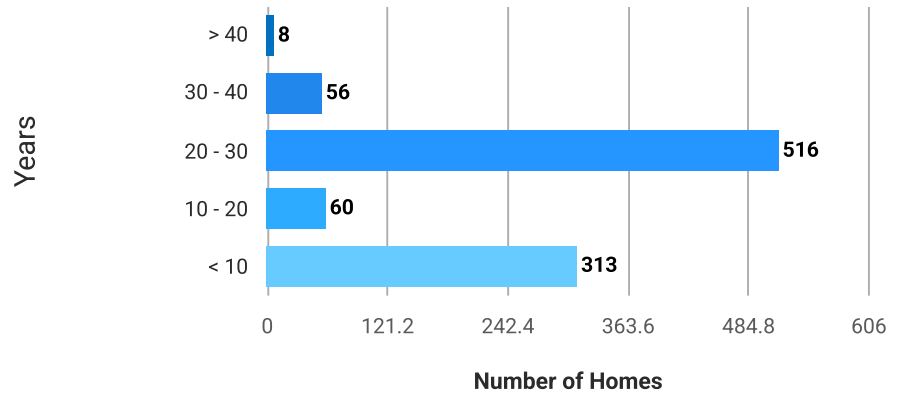


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

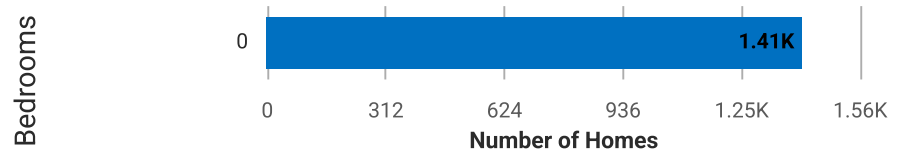


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



Surprise, Arizona

People

People Facts & Stats

	Surprise	Maricopa County	Arizona	USA
Population	150K	4.49M	7.27M	332.39M
Population Density per Sq Mi	1.35K	488	64	94
Pop Change since 2020	+20.6%	+6.8%	+6.2%	+2.5%
Median Age	42	38	39	39
Male / Female Ratio	47%	50%	50%	50%

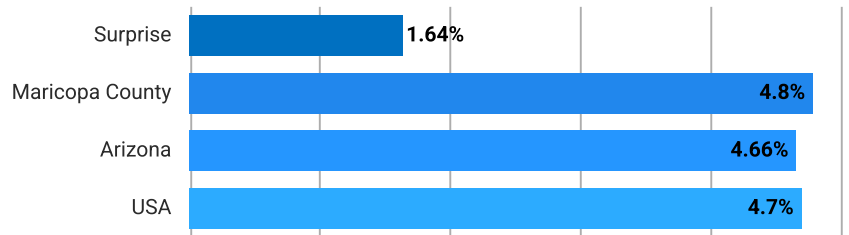
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

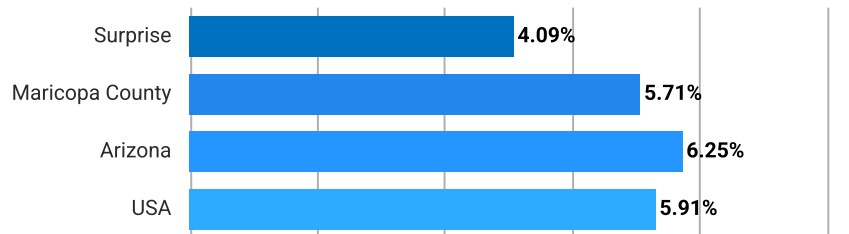
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



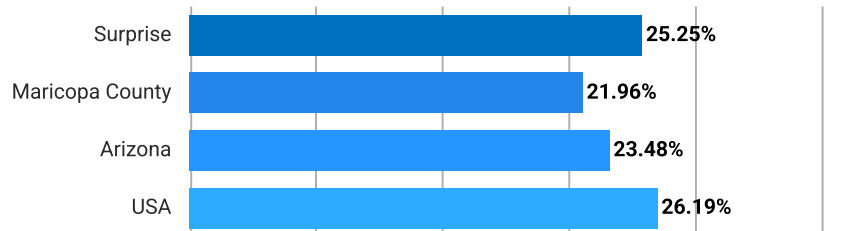
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

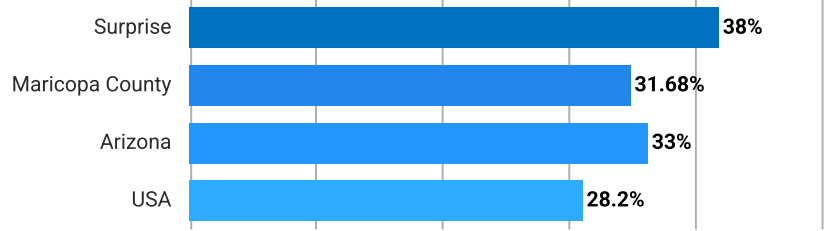
This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Surprise, Arizona

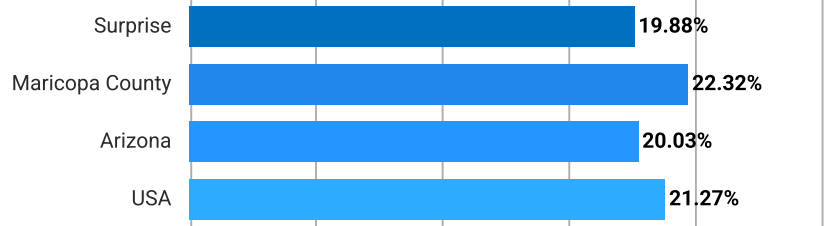
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



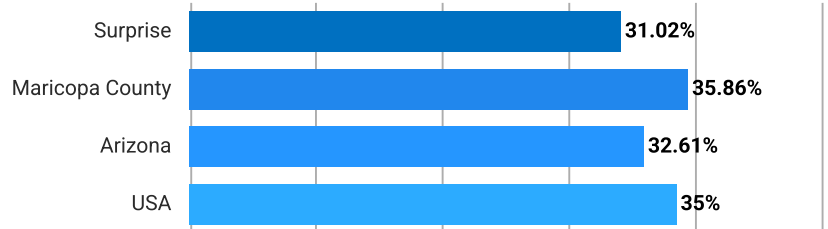
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



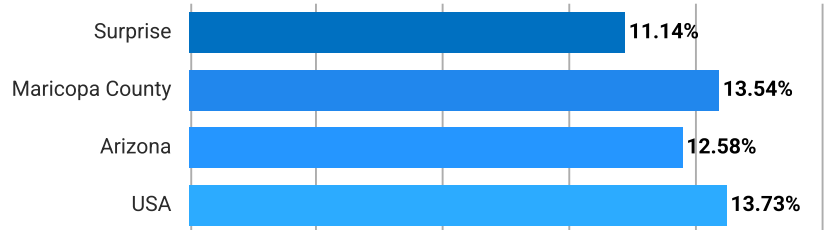
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



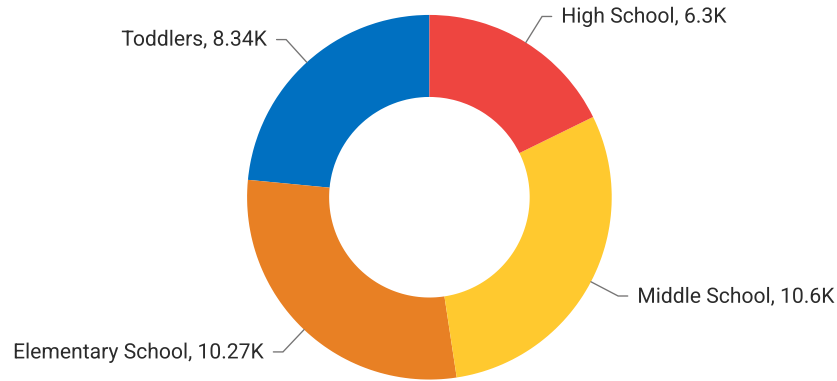
Surprise, Arizona

Population of Children by Age Group in Surprise

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



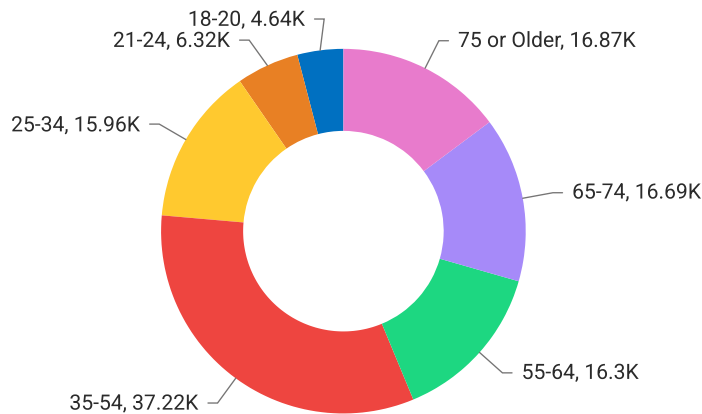
● 23.48% Toddlers
 ● 28.92% Elementary School
 ● 29.87% Middle School
 ● 17.74% High School

Population of Adults by Age Group in Surprise

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



● 4.07% 18-20
 ● 5.54% 21-24
 ● 14% 25-34
 ● 32.65% 35-54
 ● 14.3% 55-64
 ● 14.64% 65-74
 ● 14.79% 75 or Older



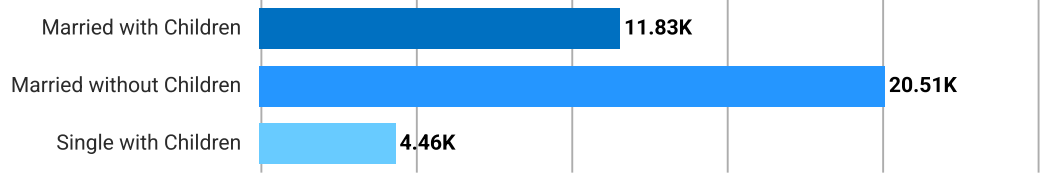
Surprise, Arizona

Households With Children in Surprise

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

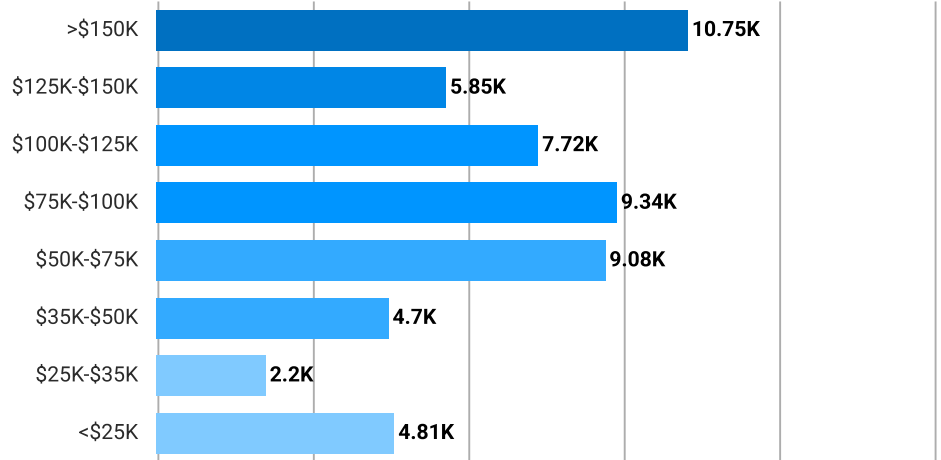


Household Income Brackets in Surprise

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



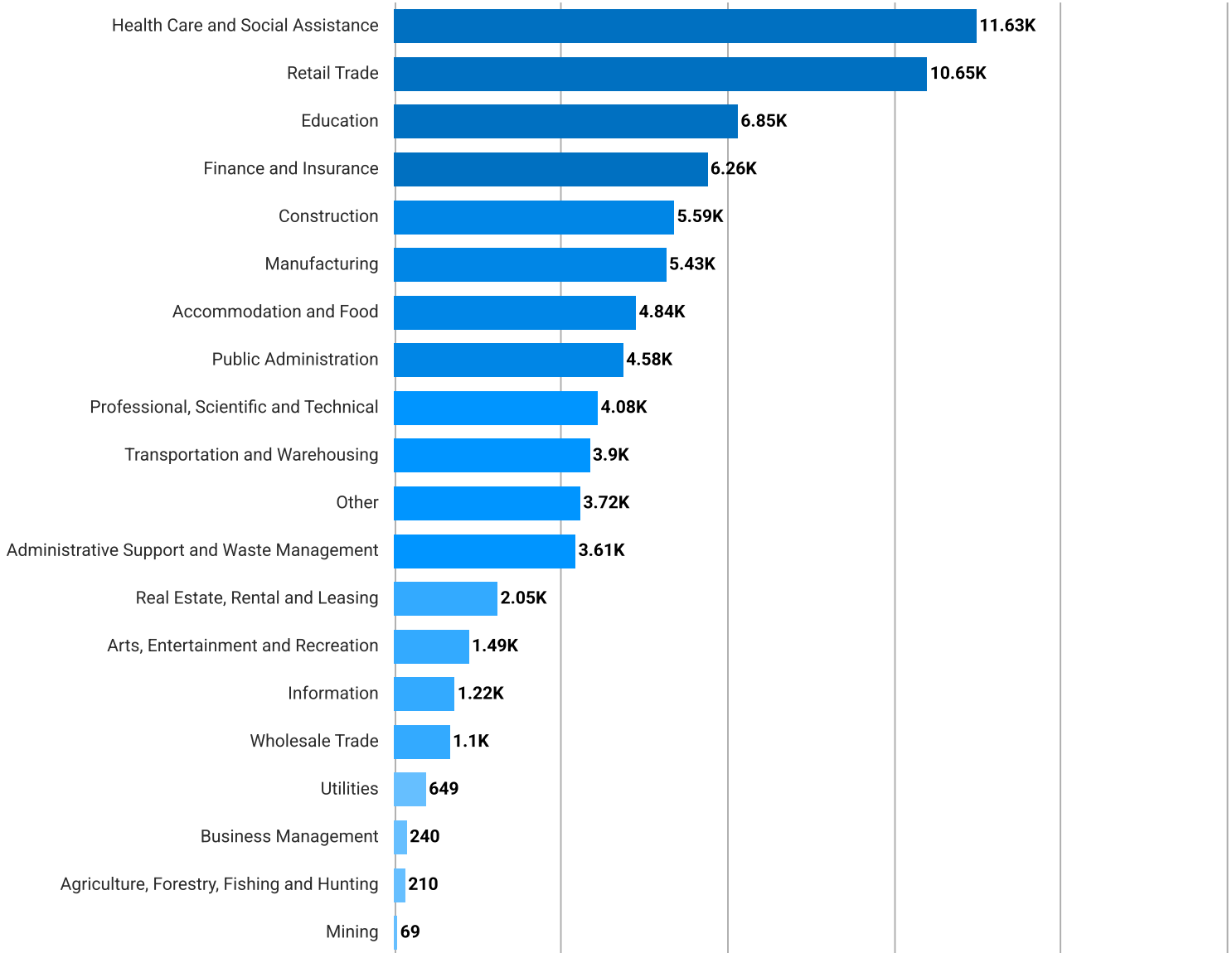
Surprise, Arizona

Occupational Categories in Surprise

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

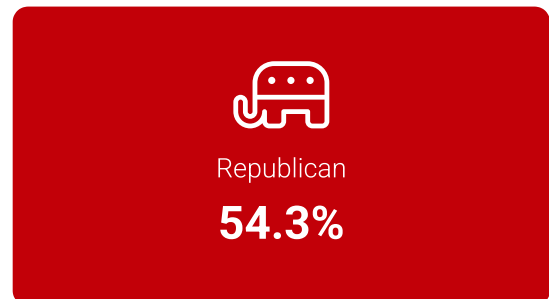
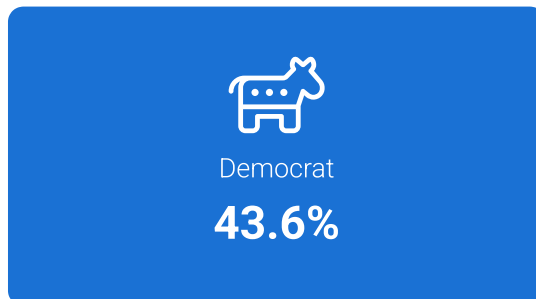


Presidential Voting Pattern in Surprise

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Surprise, Arizona

Economy

Economic Facts & Stats

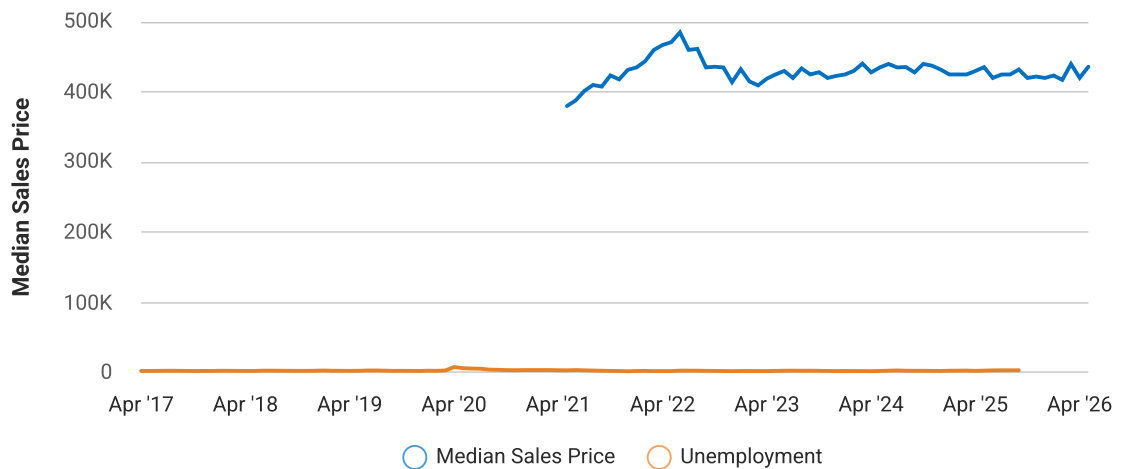
	Surprise	Maricopa County	Arizona	USA
Income Per Capita	\$39,604	\$44,210	\$40,736	\$43,289
Median Household Income	\$93,371	\$85,518	\$76,872	\$78,538
Unemployment Rate	4.3%	4%	4.7%	4.4%
Number Unemployed	3K	104K	181K	7.61M
Number Employed	76K	2.47M	3.7M	163.66M
Number in Labor Force	79K	2.57M	3.88M	171.26M

Median Sales Price vs. Unemployment

This chart shows the relationship between employment and home prices in a metro area. Employment is a good measure of the strength of the local economy. Generally speaking, the better the job market, the more likely home prices are rising.

Source: Moody's Analytics: economy.com

Update Frequency: Monthly



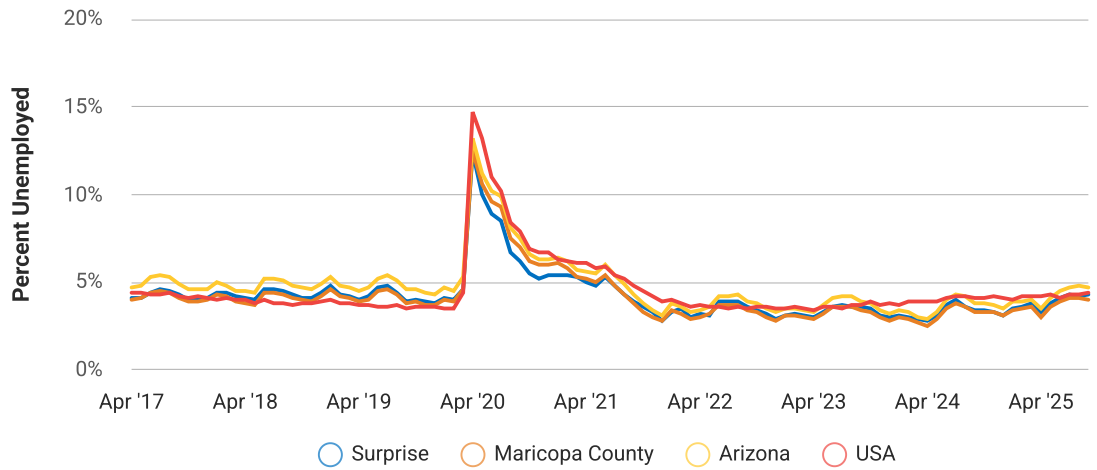
Surprise, Arizona

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Quality of Life

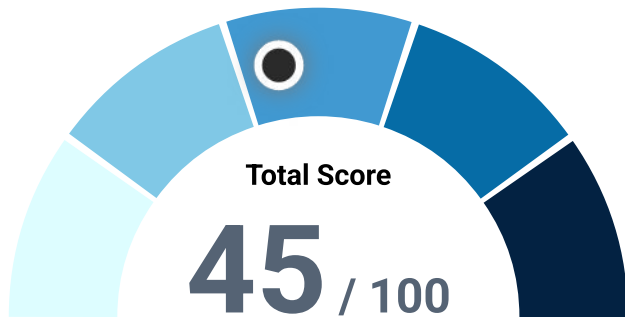
Quality of Life Facts & Stats

	Surprise	Maricopa County	Arizona	USA
Elevation (in feet)	1,463	1,634	4,214	–
Annual Rainfall (in inches)	8.63	10.08	13.11	–
Annual Snowfall (in inches)	0.09	0.76	13.11	–
Days of Full Sun (per year)	180	180	172	–
Travel Time to Work (in minutes)	30	26	25	27
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	11	–	–
Superfund Sites	–	12	22	2,466
Brownfield Sites	Yes	Yes	Yes	No



Surprise, Arizona

AARP Livability™ Index for 85374



A score over 50 is above average

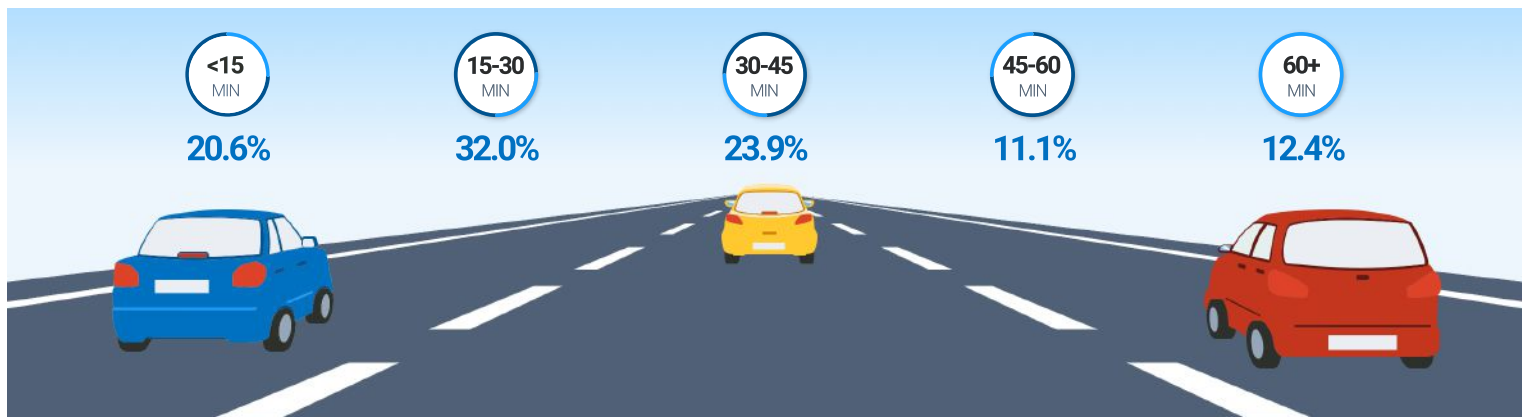
Housing	63
Affordability & Access	
Neighborhood	42
Access to Life, Work & Play	
Transportation	41
Safe & Convenient Options	
Environment	12
Clean Air & Water	
Health	60
Prevention, Access & Quality	
Engagement	44
Civic & Social Involvement	
Opportunity	52
Inclusion & Possibilities	

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



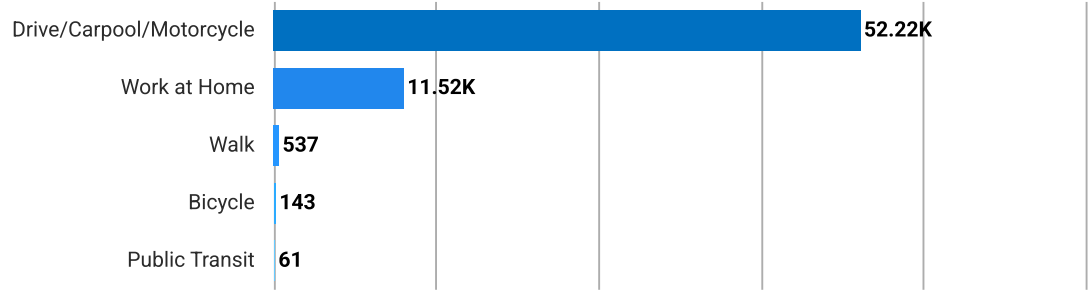
Surprise, Arizona

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



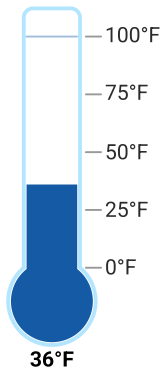
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

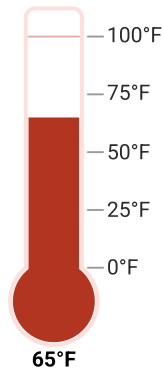
Source: NOAA

Update Frequency: Annually

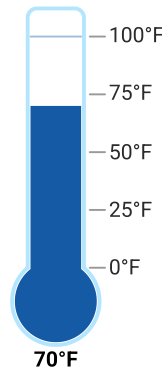
Avg. January Min. Temp



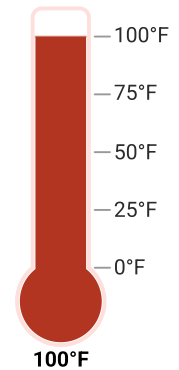
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



Nearby Neighborhoods

Cities near Surprise, Arizona

Sun City West, Arizona

Median Estimate Home Value	\$385,810
Number of Homes	18,942
Total Population	27,003

Wittmann, Arizona

Median Estimate Home Value	\$584,560
Number of Homes	2,931
Total Population	606

El Mirage, Arizona

Median Estimate Home Value	\$360,000
Number of Homes	9,754
Total Population	35,823

Peoria, Arizona

Median Estimate Home Value	\$494,090
Number of Homes	72,495
Total Population	194,338

Sun City, Arizona

Median Estimate Home Value	\$292,180
Number of Homes	28,010
Total Population	38,018

Youngtown, Arizona

Median Estimate Home Value	\$328,000
Number of Homes	2,261
Total Population	6,985



Surprise, Arizona

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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