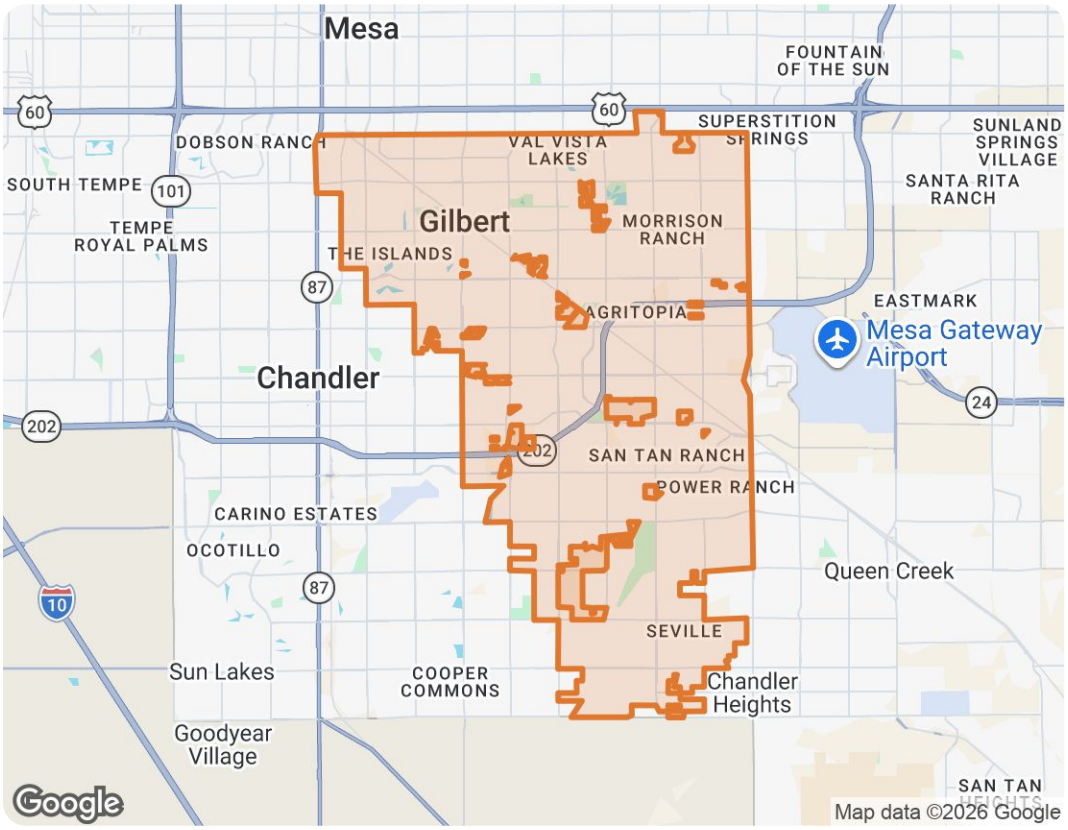
Gilbert, Arizona



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www.shopprop.com

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Housing

Housing Facts & Stats

	Gilbert	Pinal County	Arizona	USA
Median Estimated Home Value	$585K	$372K	$442K	$372K
Est. Home Value 12-Mo. Change	-1%	-2.9%	-1.3%	+0.1%
Median List Price	$600K	$385K	$450K	–
List Price 1-Month Change	-0.8%	+1.3%	+0%	–
List Price 12-Month Change	-4%	0%	-2%	–
Median Home Age	22	20	32	44
Own	73%	82%	67%	65%
Rent	27%	18%	33%	35%
$ Total Value (of all buildings for which permits were issued)	–	$2.04B	$14.75B	$384.62B
% Change in permits (for all buildings)	–	+26%	+20%	+6%
% Change in $ value (for all buildings)	–	+26%	+9%	+5%

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Gilbert, Arizona

Market Trends for Gilbert, Arizona

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
4.13	97.8%	49	$579,000
↑ 8.12% MoM	↑ 0.07% MoM	↓ 25.76% MoM	↓ 1.86% MoM

October 2026 Median Estimated Property Value

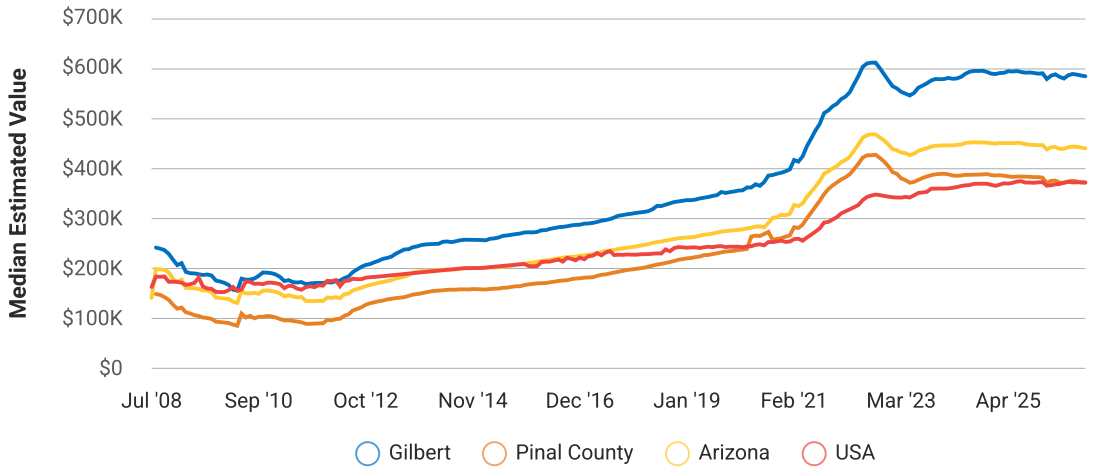
Single Family + Condo/Townhouse/Apt.

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	Last Month Change	12 Month Change
$583,970	-0.2%	-1.1%



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Gilbert, Arizona

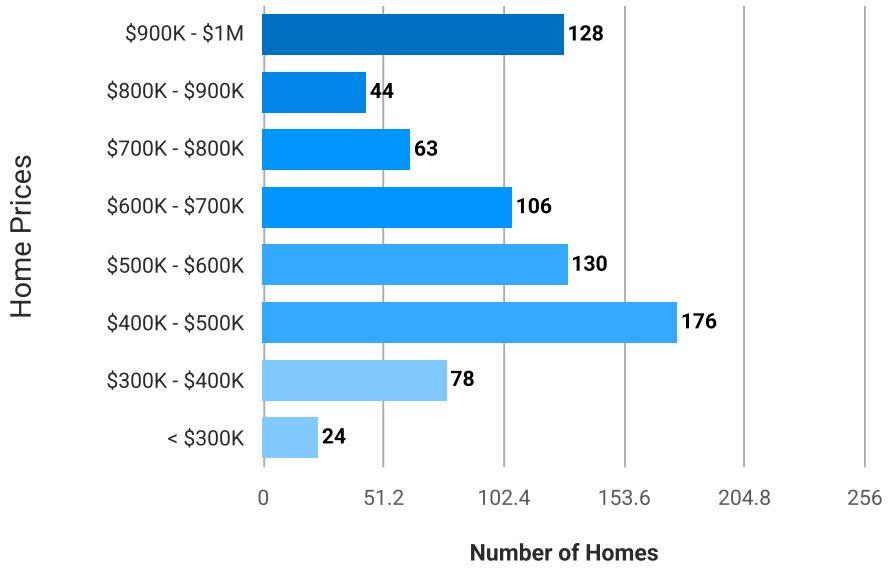
Sold Home Stats

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

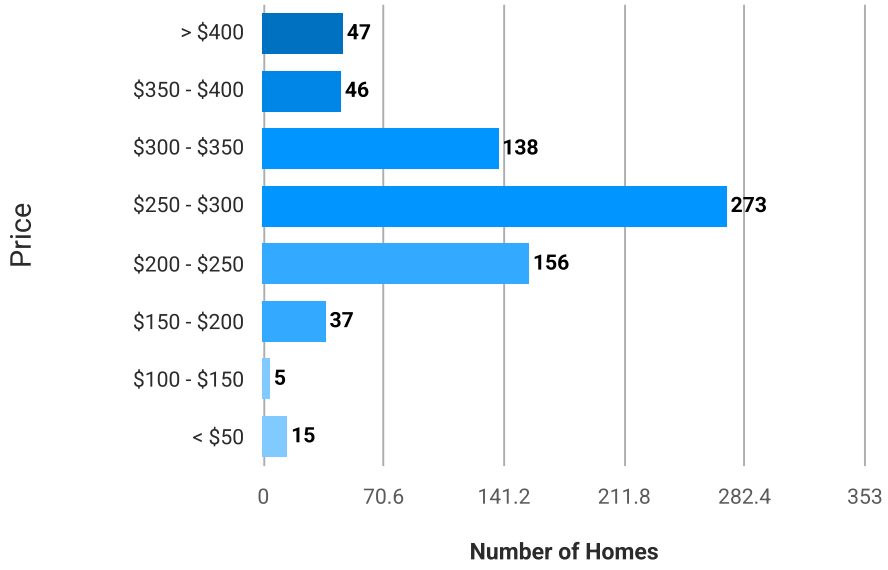


Price per Square Foot of Comps Sold

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



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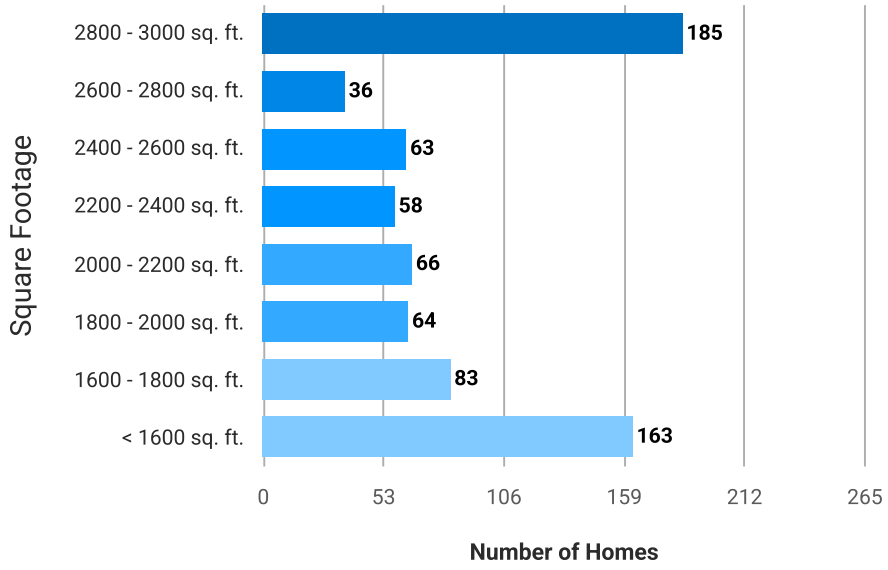
Gilbert, Arizona

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

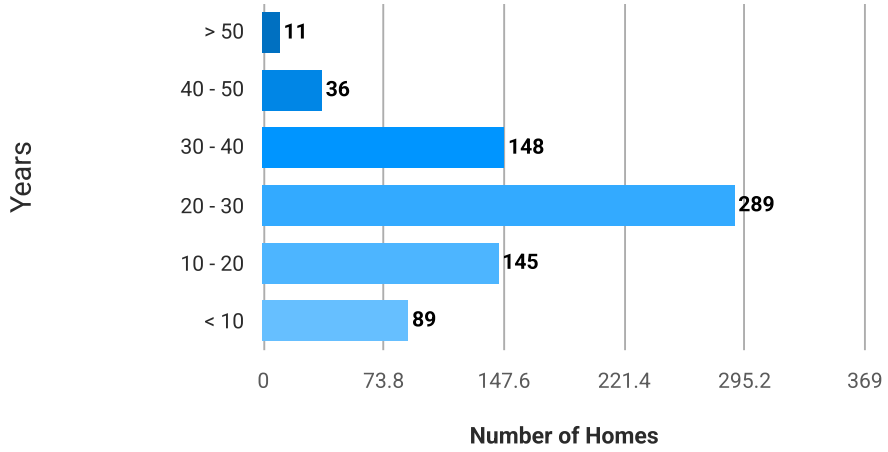


Age Range of Comps Sold

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

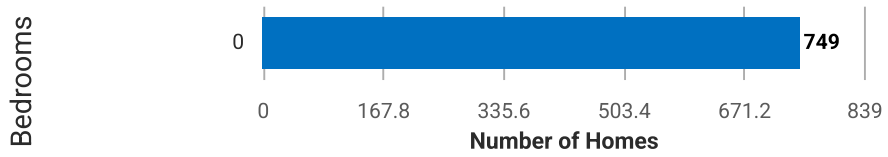


Number of Bedrooms in Homes Sold

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



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Gilbert, Arizona

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People

People Facts & Stats

	Gilbert	Pinal County	Arizona	USA
Population	280K	469K	7.38M	334.92M
Population Density per Sq Mi	4.07K	87	65	95
Pop Change since 2020	+8.1%	+15.8%	+6.2%	+2.5%
Median Age	36	40	39	39
Male / Female Ratio	50%	52%	50%	50%

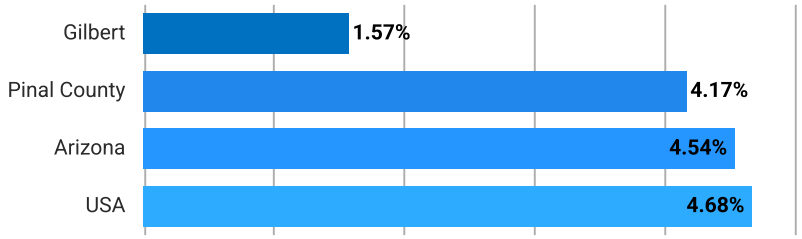
Education Levels of Population

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

Update Frequency: Annually

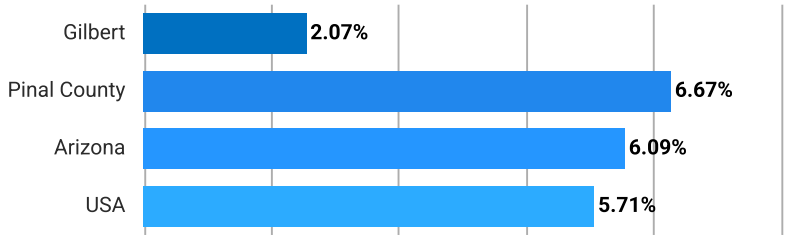
Less than 9th Grade

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



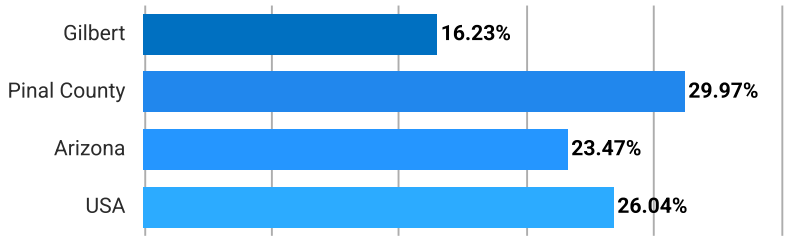
Some High School

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.



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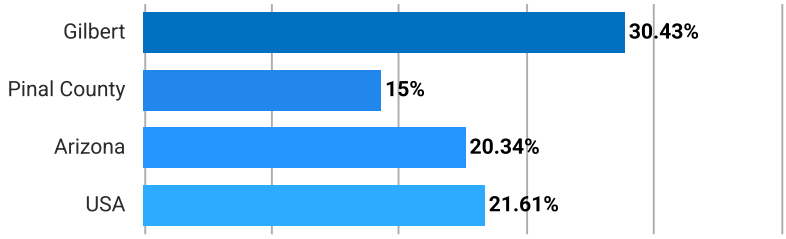
Gilbert, Arizona

Associate Degree

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

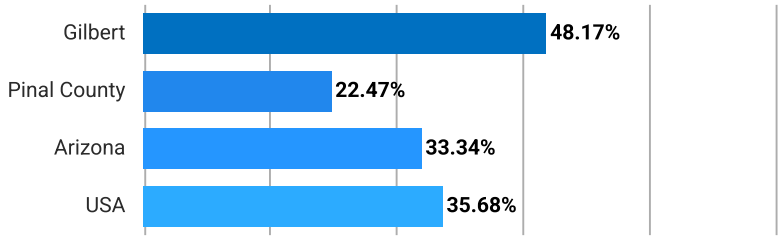
Bachelor's Degree

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



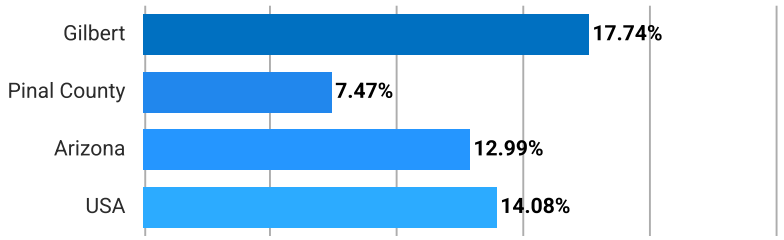
Some College

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.



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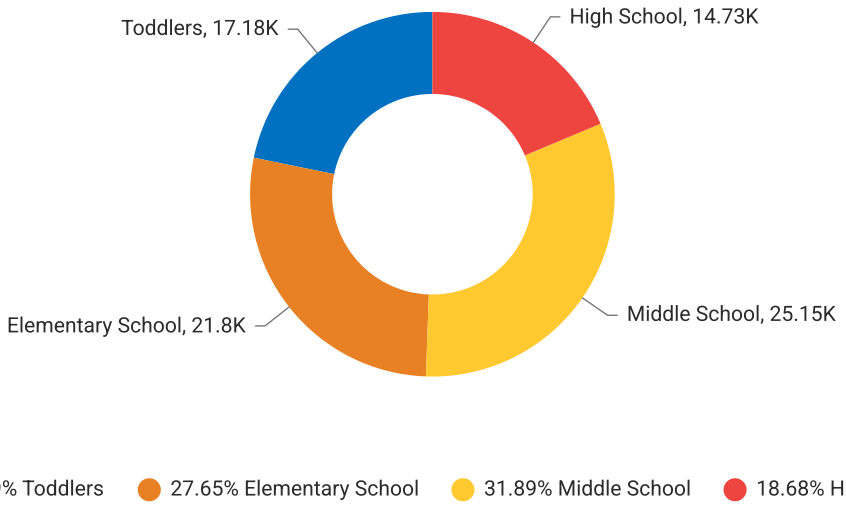
Gilbert, Arizona

Population of Children by Age Group in Gilbert

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

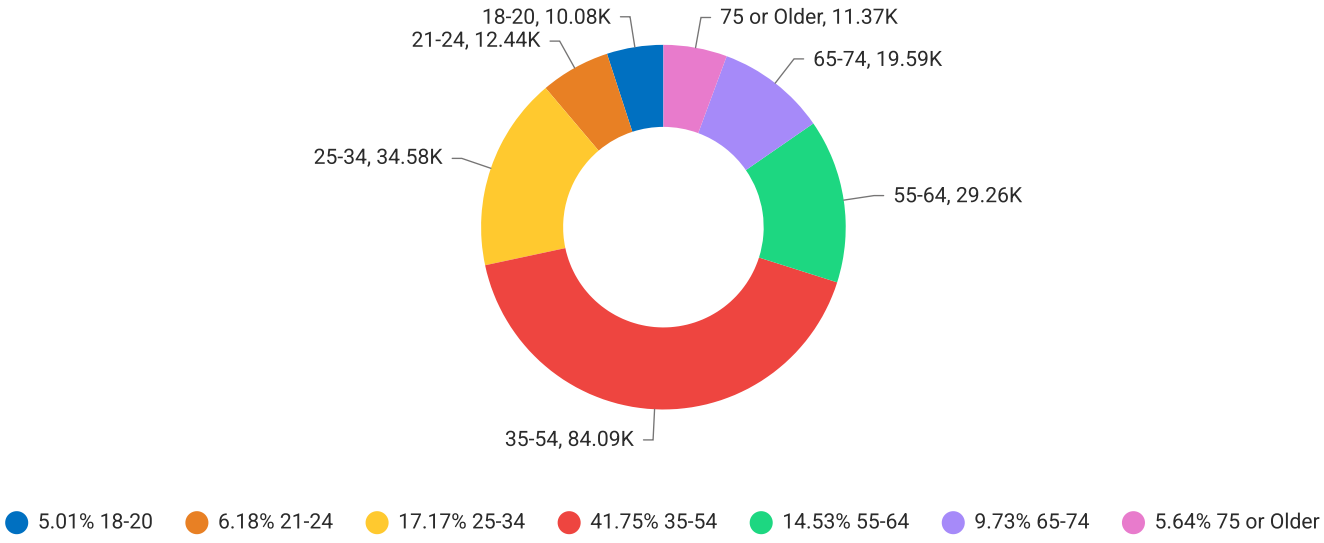


Population of Adults by Age Group in Gilbert

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



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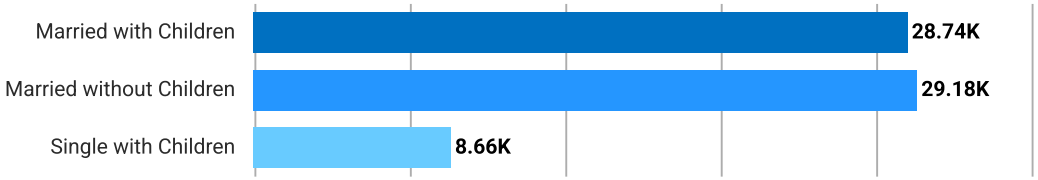
Gilbert, Arizona

Households With Children in Gilbert

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

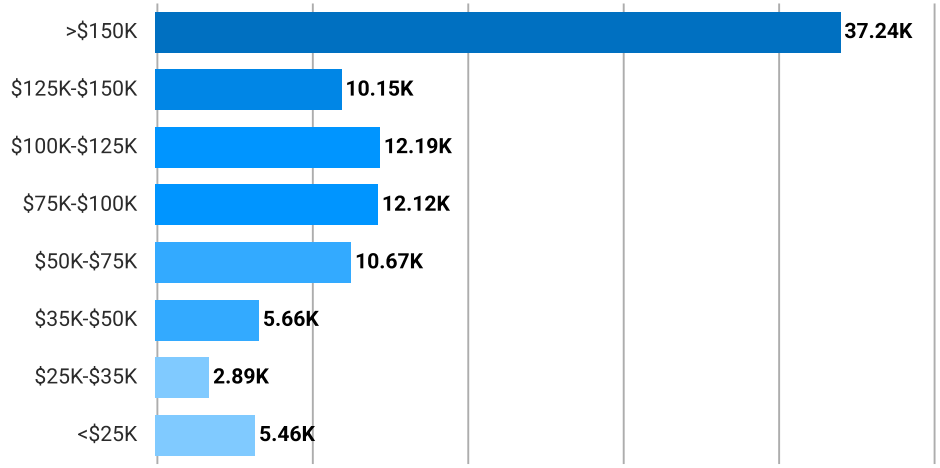


Household Income Brackets in Gilbert

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



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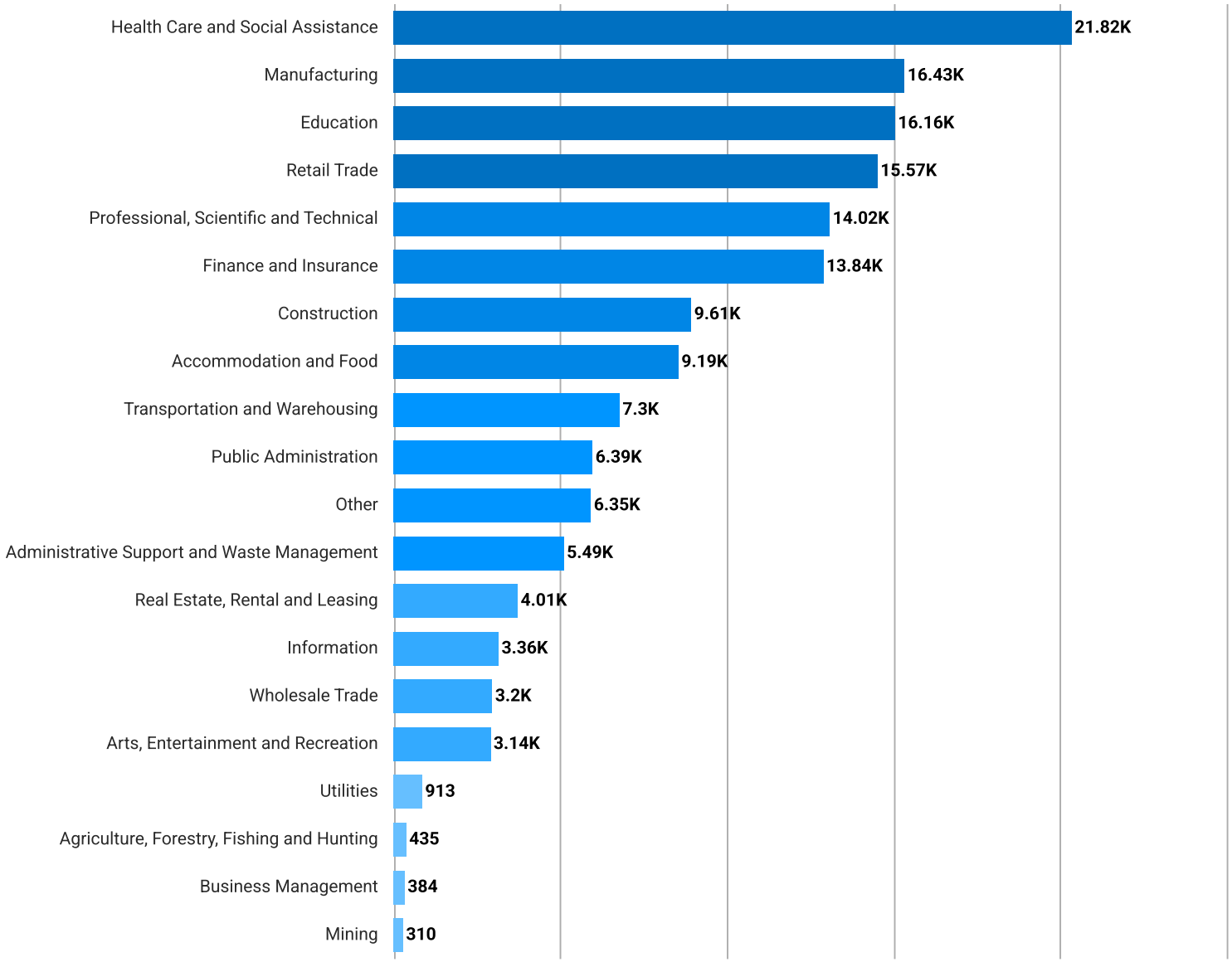
Gilbert, Arizona

Occupational Categories in Gilbert

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Presidential Voting Pattern in Gilbert

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

Source: USElectionAtlas.org

Update Frequency: Quadrennially

Democrat
40.8%

Republican
57.1%

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Economy

Economic Facts & Stats

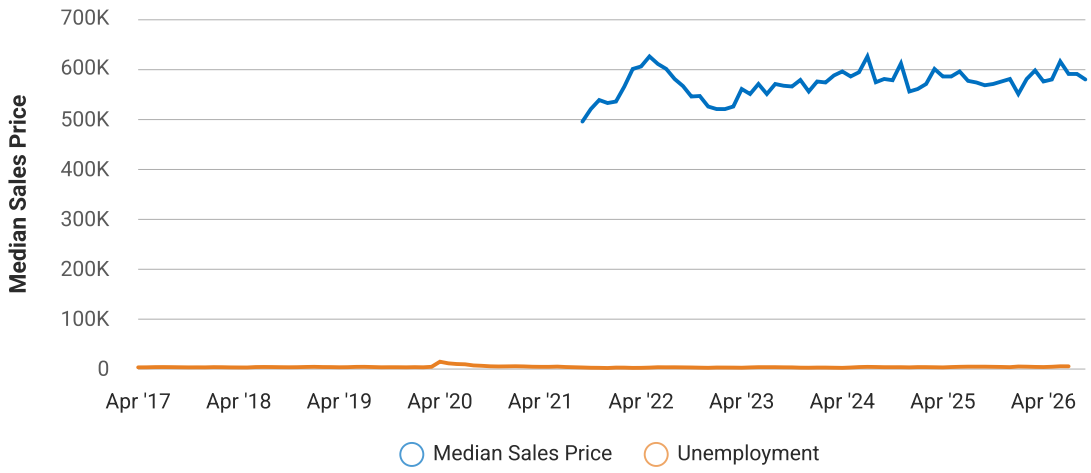
	Gilbert	Pinal County	Arizona	USA
Income Per Capita	$52,085	$36,067	$42,503	$44,673
Median Household Income	$122,551	$80,266	$79,964	$80,734
Unemployment Rate	4.1%	5.6%	5.5%	4.1%
Number Unemployed	7K	13K	203K	6.92M
Number Employed	152K	211K	3.49M	162.18M
Number in Labor Force	159K	224K	3.69M	169.09M

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



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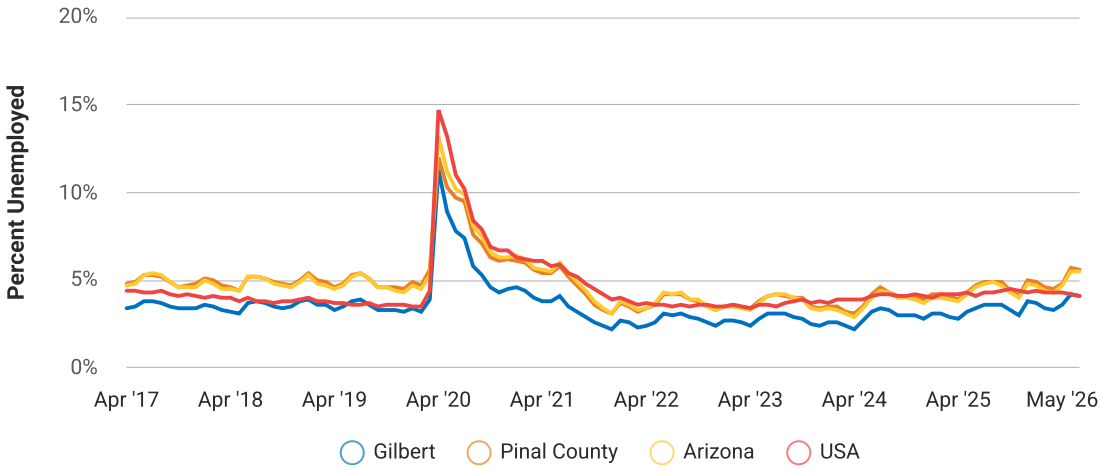
Gilbert, Arizona

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

	Gilbert	Pinal County	Arizona	USA
Elevation (in feet)	1,322	2,354	4,214	–
Annual Rainfall (in inches)	8.5	12.32	13.11	–
Annual Snowfall (in inches)	0	1.95	13.11	–
Days of Full Sun (per year)	180	180	172	–
Travel Time to Work (in minutes)	26	32	25	26
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	9	–	–
Superfund Sites	–	–	22	2,466
Brownfield Sites	No	Yes	Yes	No

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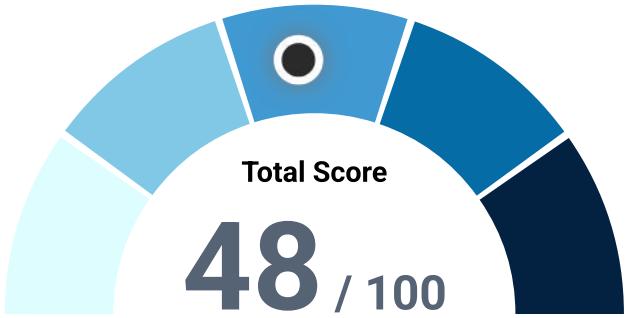
Gilbert, Arizona

AARP Livability™ Index for 85233

0-19 20-39 40-59 60-79 80-100



A score over 50 is above average

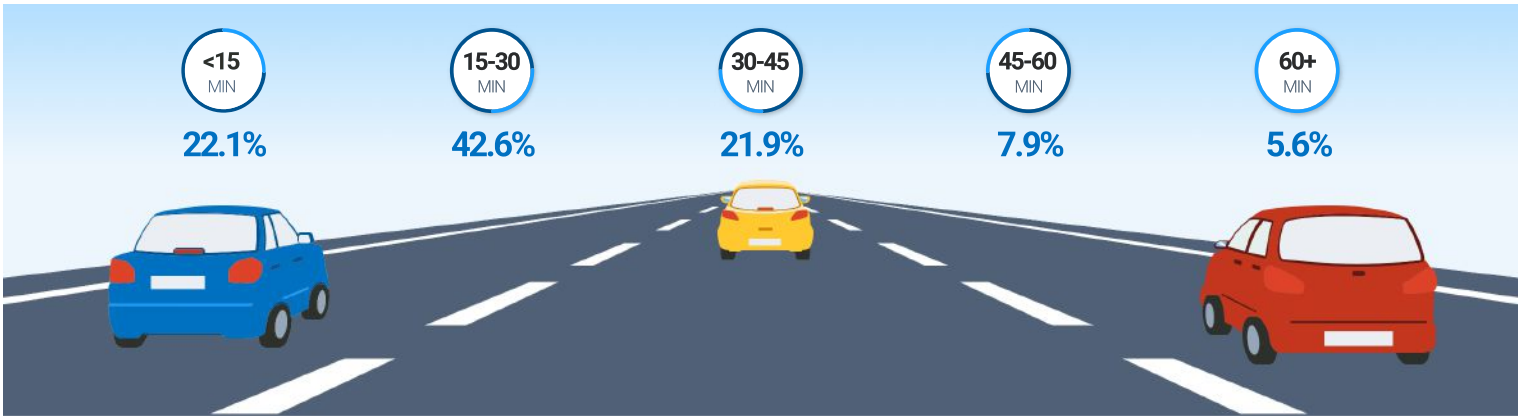
Housing	Affordability & Access	52
Neighborhood	Access to Life, Work & Play	57
Transportation	Safe & Convenient Options	44
Environment	Clean Air & Water	10
Health	Prevention, Access & Quality	63
Engagement	Civic & Social Involvement	60
Opportunity	Inclusion & Possibilities	53

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



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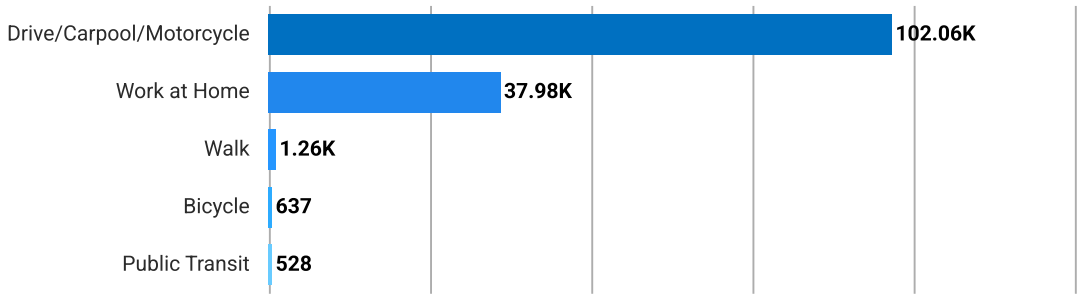
Gilbert, Arizona

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

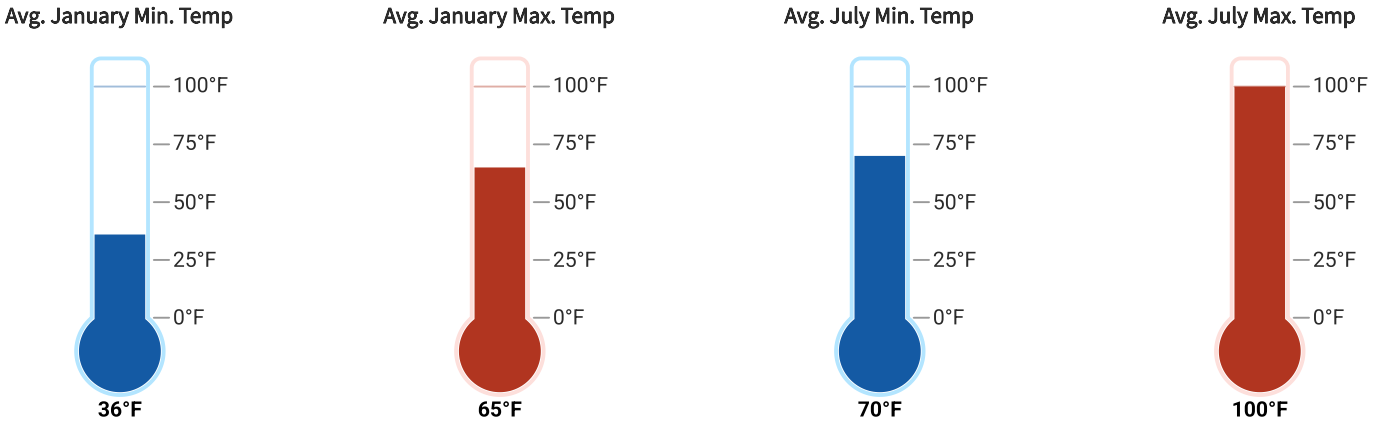


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Source: NOAA

Update Frequency: Annually



Nearby Neighborhoods

Cities near Gilbert, Arizona

Chandler, Arizona

Median Estimate Home Value	$541,460
Number of Homes	90,293
Total Population	280,136

Mesa, Arizona

Median Estimate Home Value	$453,750
Number of Homes	162,859
Total Population	511,764

Queen Creek, Arizona

Median Estimate Home Value	$664,010
Number of Homes	32,365
Total Population	71,867

Sun Lakes, Arizona

Median Estimate Home Value	$505,230
Number of Homes	8,541
Total Population	13,924

Goodyear Village, Arizona

Median Estimate Home Value	–
Number of Homes	–
Total Population	590

Lower Santan Village, Arizona

Median Estimate Home Value	–
Number of Homes	–
Total Population	289

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Gilbert, 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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