NEIGHBORHOOD INTELLIGENCE REPORT

Arcadia, Camelback East, Phoenix, Maricopa County, Arizona, United States

Phoenix, Arizona

AI-powered neighborhood intelligence covering housing, demographics, education, employment, and safety—built on official U.S. government datasets and trusted partners.

GENERATED

10/15/2025

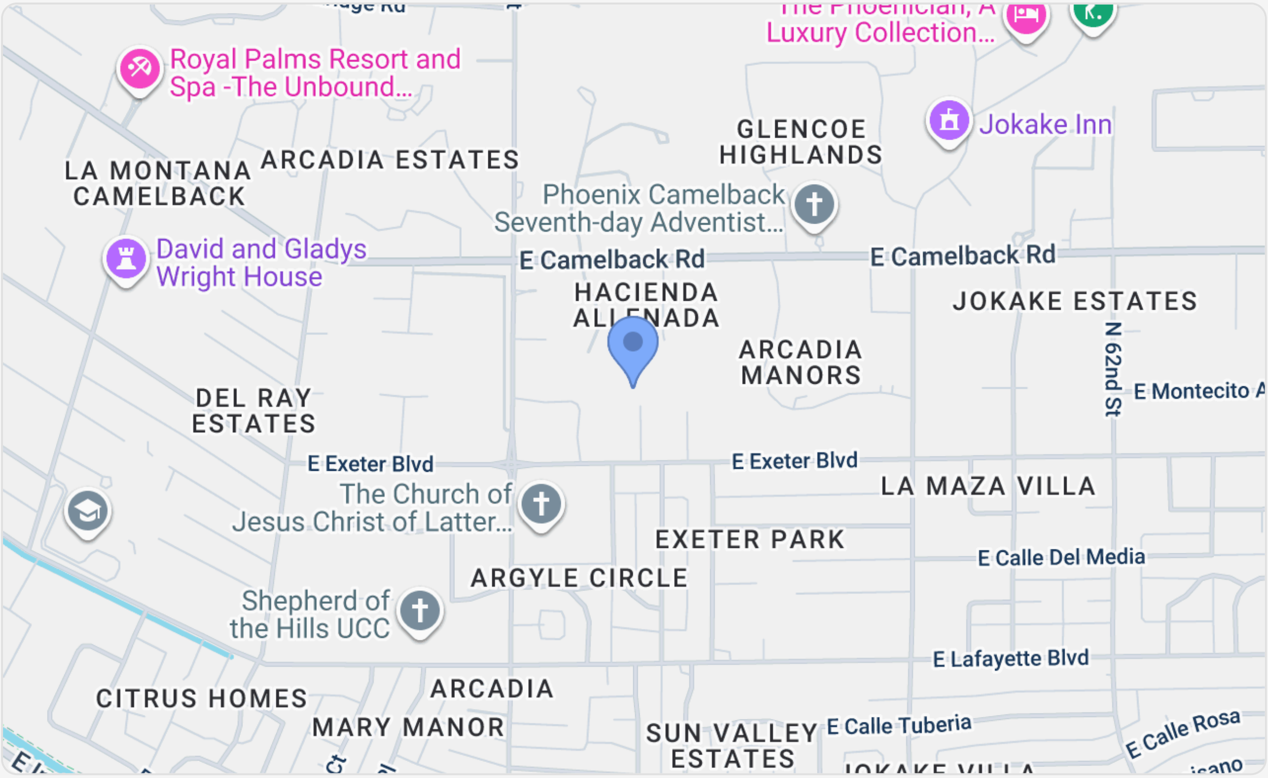
Table of Contents

Explore verified insights prepared for **Arcadia**. Each chapter distills preloaded datasets into decision-ready intelligence.

Chapter 5: Market Outlook

Property Overview

Map View Street View



1. Demographics & Community

Understanding who lives in this neighborhood and community characteristics

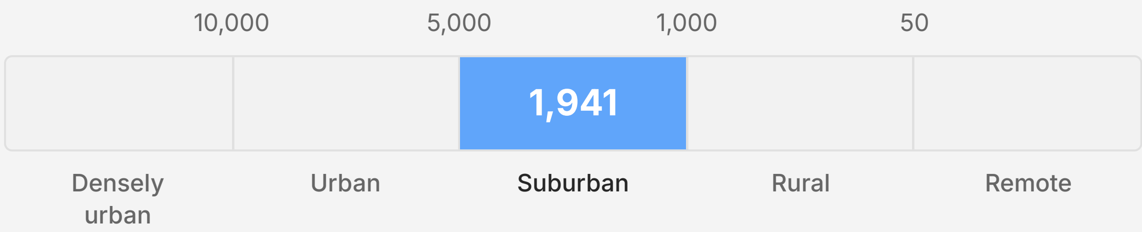
1.1 Population Structure

Understanding the community composition and demographics

WHY THIS SECTION MATTERS

Population structure signals how a neighborhood is likely to feel and function. A growing population can point to rising home values, new development, and expanding services. Limited opportunities lie ahead. An area with many young families may foster schools, parks, and a community-oriented atmosphere, whereas a concentration of older residents might mean quieter streets but fewer amenities for children. These patterns influence everything from property values to the kinds of businesses that open nearby. Understanding population structure helps you see not only who your neighbors might be, but also where the neighborhood is heading.

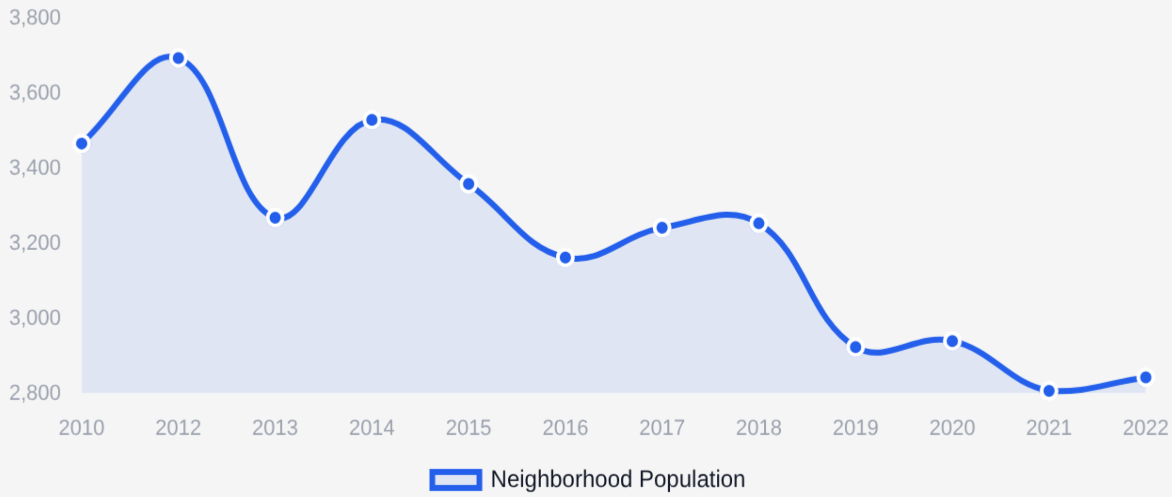
Population density, Arcadia, 2024, # per square mile



Arcadia has **1,941** people per square mile, classifying it as **Suburban**

Data source: U.S. Census Bureau (2024)
Land area: **1.47** sq mi • TIGERweb (AREALAND)

Population growth comparison. Neighborhood vs. County vs. State, 2015-2024, %

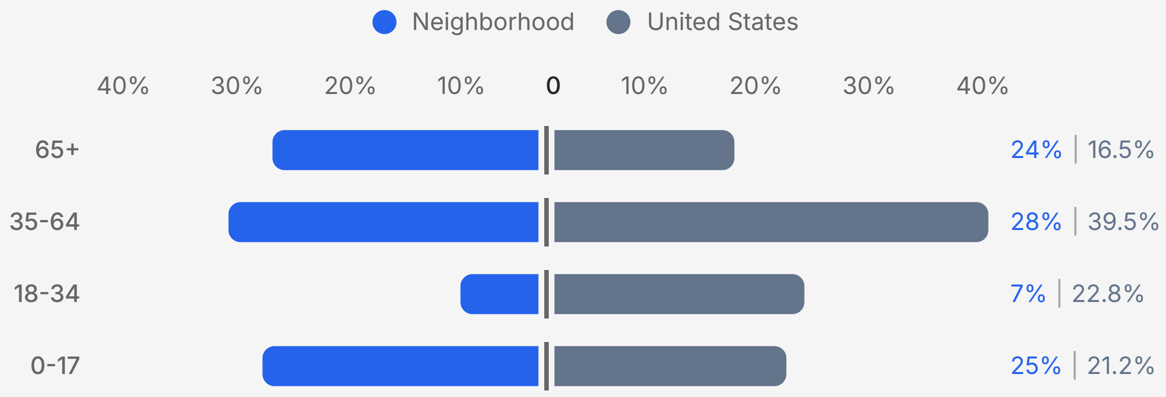


Growth Rate Comparison

-1.6%	1.3%	1.0%
Neighborhood	County	State

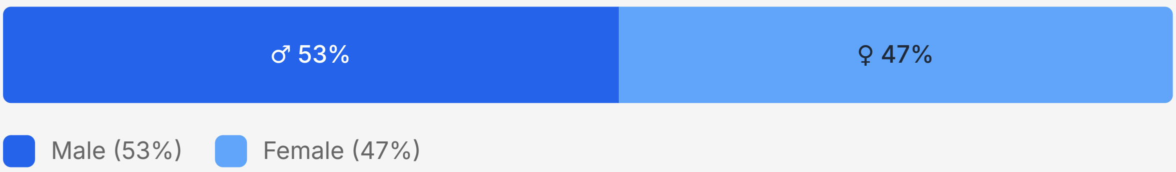
Data source: U.S. Census Bureau ACS 5-Year Estimates & Decennial Census

Age distribution. Neighborhood vs. United States, 2024, %



Data source: U.S. Census Bureau, 2024

Gender distribution. Neighborhood, 2024, %



Data source: U.S. Census Bureau, 2024

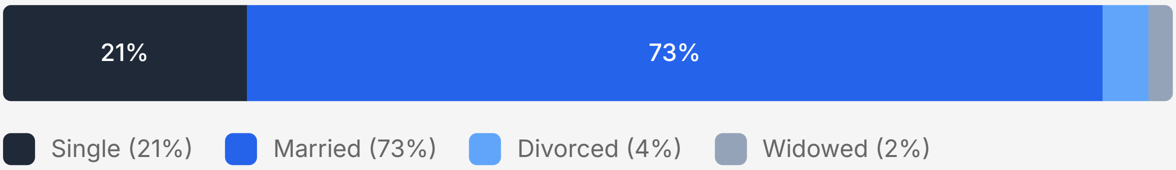
1.2 Household Composition

Family structures and household types in the area

WHY THIS SECTION MATTERS

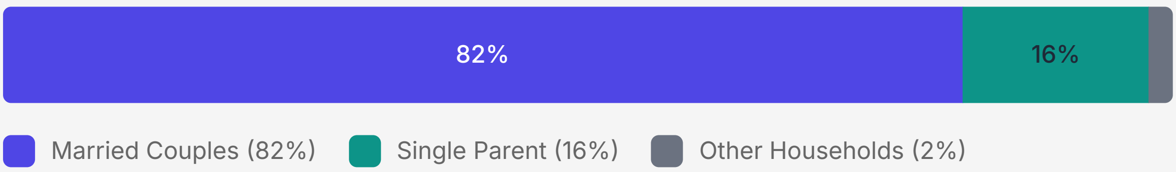
Household composition offers insight into the stability and social fabric of a neighborhood. A higher share of married residents often signals longer-term settlement and demand for family-oriented amenities such as schools, playgrounds, and community programs. Areas with more single residents may lean toward a livelier, more flexible housing market, often with stronger demand for apartments, nightlife, and social venues. A concentration of divorced or widowed residents can point to different community needs, from support networks to healthcare and senior services.

Population distribution by marital status. Neighborhood, 2024, %



Data source: U.S. Census Bureau, 2024

Family structure. Neighborhood, 2024, %



Data source: U.S. Census Bureau, 2024

Average Household Size: 2.81 people

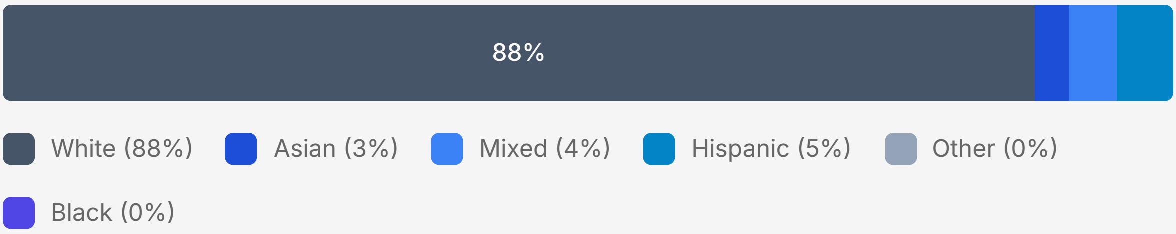
1.3 Identity, Migration & Political Stance

Cultural diversity, migration patterns and community outlook

WHY THIS SECTION MATTERS

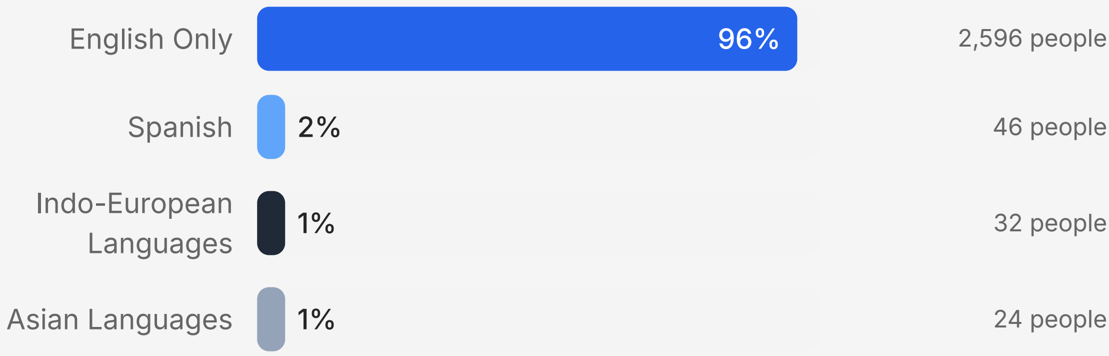
Identity and migration patterns reveal the traditions, languages and backgrounds that shape how a neighborhood feels, while political stance signals its outlook. Ethnic composition shapes cultural traditions and local businesses - an area with strong Hispanic roots may have bilingual schools and Latino markets, while neighborhoods with a mix of ancestries often foster an even more varied community events. Languages spoken at home show how international or globally connected the community is, from English-dominant to multilingual settings. Immigration type highlights whether growth comes from long-established families or newer arrivals, which influences integration and social dynamics. Political stance distribution adds another layer, shaping everything from local debates to the general climate of community life.

Population distribution by ethnicity, Arcadia, 2024, %



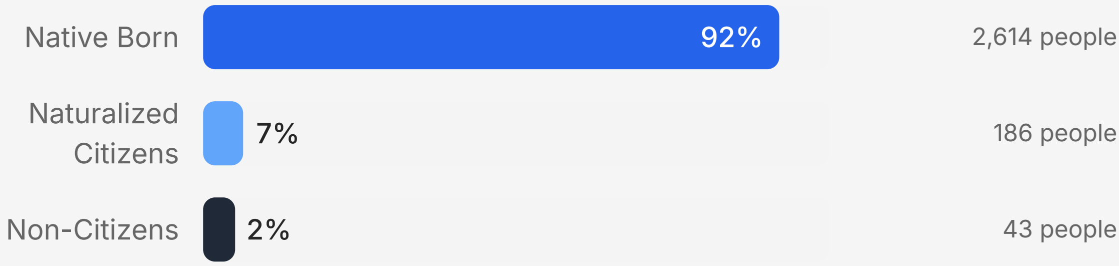
Data source: US Census Bureau ACS 2022 • Total Population: 2,843

Share of the population by language spoken, Arcadia, 2024, %



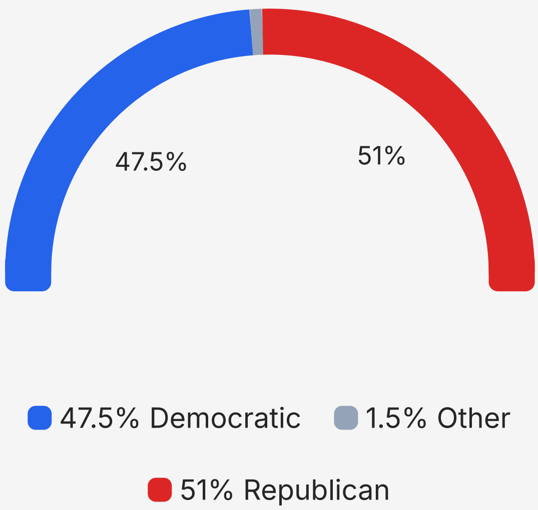
Data source: U.S. Census Bureau, 2024

Share of the population by immigration background, Arcadia, 2024, %



Data source: U.S. Census Bureau, 2024

Political stance by county, MARICOPA, AZ, 2024, %



Data source: MEDSL County Presidential Returns 2020–2024

2. Education & Employment

Understanding educational quality and economic opportunities in this area

2.1 K-12 & Higher Education

School ratings, performance metrics, and educational resources

WHY THIS SECTION MATTERS

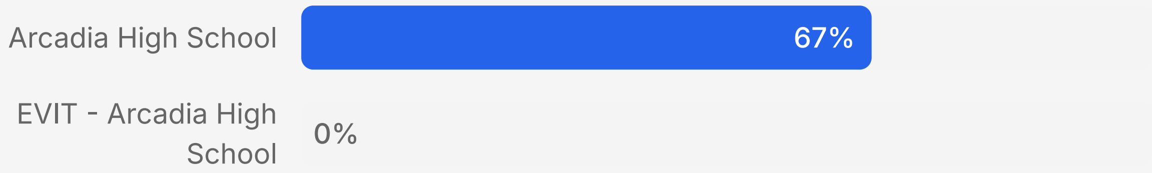
Education is one of the strongest anchors of neighborhood life and long-term value. High-performing K-12 schools attract families and support property demand, while weaker ratings can hold a community back. Test scores add another layer of insight and achievement data. The presence of college students influences neighborhood character, shaping whether the area feels student-driven and transient or family-oriented and stable. Nearby universities power jobs, culture, and innovation, all of which feed into long-term growth and desirability.

K-12 offering. Closest public institutions. 2025-10-15

Grade	Institution name	Distance from address	Rating
Elementary school	Hopi Elementary School	0.7 miles	No rating da
Elementary school	Tavan Elementary School	1.5 miles	No rating da
Elementary school	Monte Vista Elementary School	2.8 miles	No rating da
Middle school	Ingleside Middle School	0.8 miles	No rating da
High school	Arcadia High School	1.4 miles	★★★ (3/5
High school	EVIT - Arcadia High School	1.4 miles	★★★ (3/5

Data source: SchoolDigger [2025-10-15]

College admission test score. Top public high schools near the address. 2025-10-15, %



Data source: SchoolDigger [2025-10-15]

Higher education offering. Closest institutions within 100 miles. 2023-24

Institution	Distance	Type	Annual Tuition
The School of Architecture Scottsdale, AZ	3 miles	Private (Nonprofit)	N/A
GateWay Community College Phoenix, AZ	4 miles	Public	In-state: $2,35 Out-of-state: $8,
Refrigeration School Inc Phoenix, AZ	4 miles	Private (For-profit)	N/A
Scottsdale Community College Scottsdale, AZ	4 miles	Public	In-state: $2,35 Out-of-state: $8,
Arizona State University Campus Immersion Tempe, AZ	6 miles	Public	In-state: $12,0 Out-of-state: $32
Rio Salado College Tempe, AZ	6 miles	Public	In-state: $2,35 Out-of-state: $8,
Phoenix College Phoenix, AZ	8 miles	Public	In-state: $2,35 Out-of-state: $8,
Roberto-Venn School of Luthiery Phoenix, AZ	8 miles	Private (For-profit)	N/A

Institution	Distance	Type	Annual Tuition
Mesa Community College Mesa, AZ	9 miles	Public	In-state: $2,35 Out-of-state: $8,
South Mountain Community College Phoenix, AZ	9 miles	Public	In-state: $2,35 Out-of-state: $8,

Data source: College Scorecard (U.S. Department of Education)

2.2

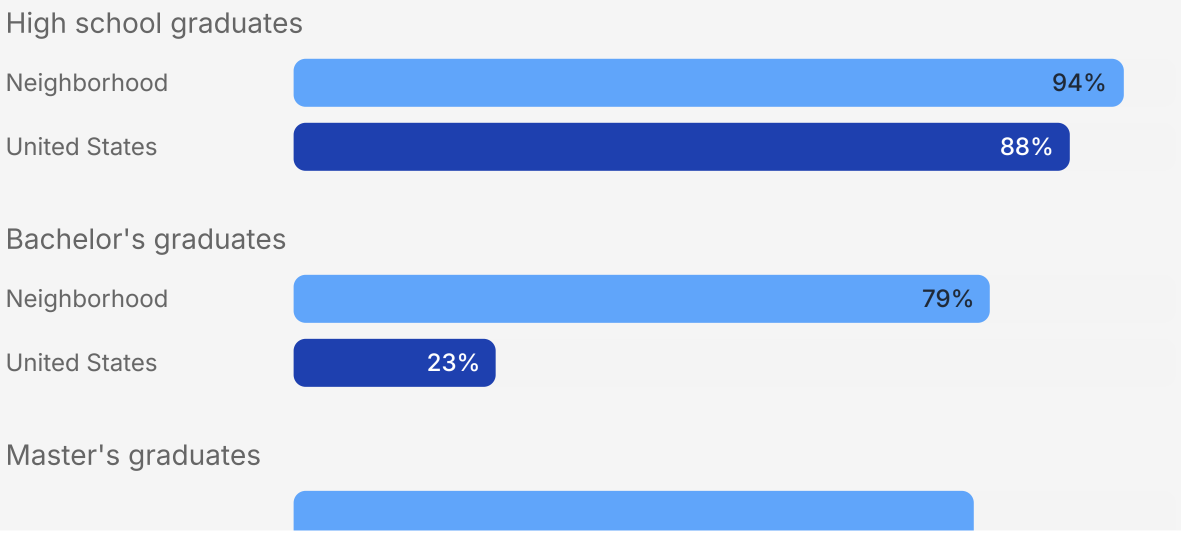
Workforce Skills & Occupations

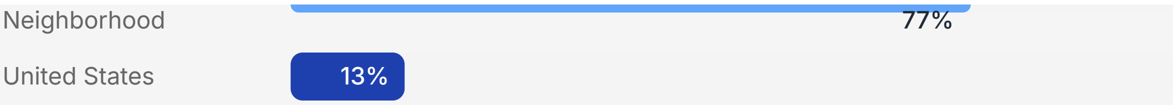
Employment types, skill levels, and career opportunities

WHY THIS SECTION MATTERS

Workforce skills and occupations define the economic backbone of a neighborhood. Education levels indicate earning power - communities with more college graduates often support professional jobs, while lower graduation rates point to trade and service work. The unemployment rate signals economic health, and the mix of industries shows stability or growth comes from: tech hubs drive high wages, while manufacturing or construction centers may be steadier but more cyclical. Together, these factors shape both opportunity for residents and the resilience of the local economy.

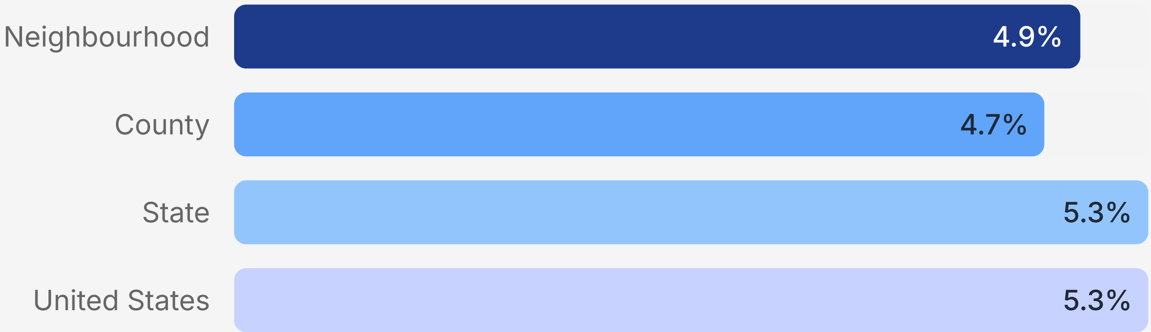
Proportion of high-school, Bachelor and Master graduates. Neighborhood vs. United States, 2022, %





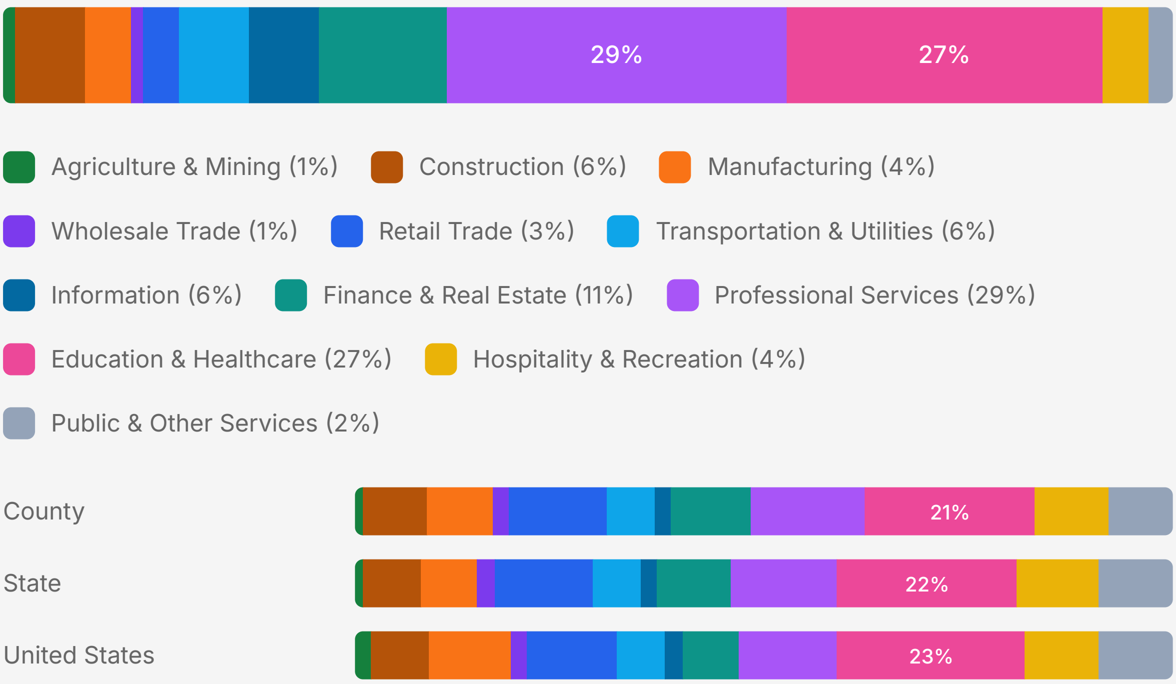
Data source: U.S. Census Bureau, 2022 ACS

Unemployment rate. Neighborhood vs. County vs. State vs. United States, 2022, %



Data source: U.S. Bureau of Labor Statistics, U.S. Census Bureau [2022]

Distribution of labor force by sector. Neighborhood, 2022, %



Data source: U.S. Bureau of Labor Statistics, American Community Survey [2022]

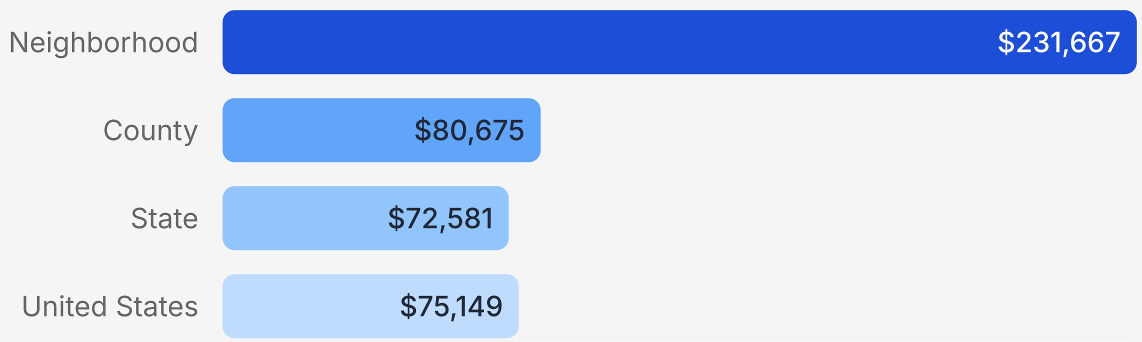
2.3 Income & Affordability

Income distribution, cost of living, and housing affordability

WHY THIS SECTION MATTERS

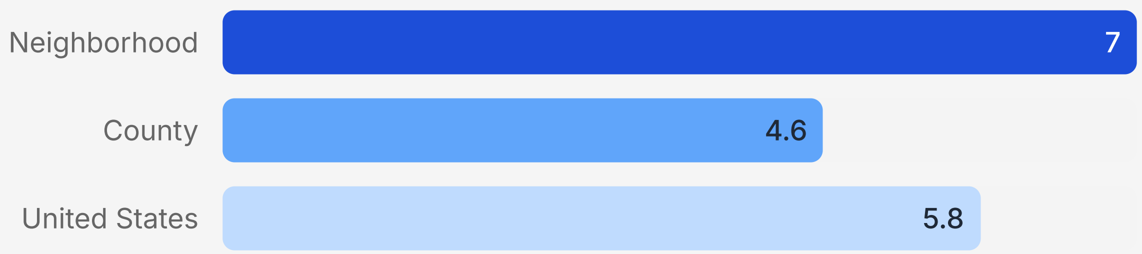
Income and affordability define the real opportunities and limits of living in a neighborhood. Median income signals purchasing power, while the gap of household income needed to buy an average home show how attainable ownership truly is. The share of residents in poverty adds another dimension, revealing whether the area serves economic upward or benefits from broader financial stability. Together, these measures cut through headline prices to show how far incomes actually stretch.

Median income. Neighborhood vs. County vs. State vs. United States, 2022, $



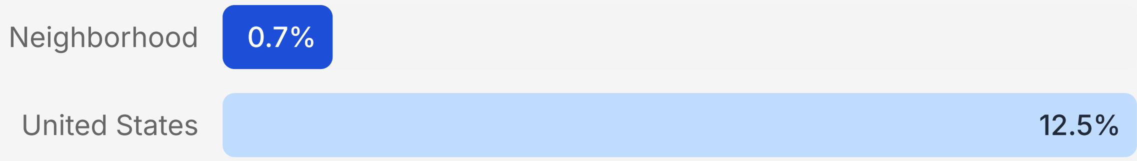
Data source: U.S. Census Bureau, 2022 ACS

Years of household income needed to buy an average home. Neighborhood, County & United States, 2022, years



Data source: U.S. Census Bureau, 2022 ACS

Proportion of the population with poverty status.
Neighborhood & United States, 2022, %



Data source: U.S. Census Bureau, 2022 ACS

3. Safety, Health & Environmental Risks

How secure and resilient is the neighborhood?

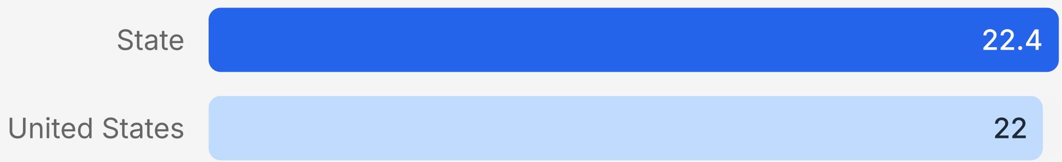
3.1 Crime & Security

Crime statistics, safety trends, and security measures

WHY THIS SECTION MATTERS

Safety is one of the most decisive factors in how a neighborhood is perceived and experienced. Total crime rates provide a broad snapshot, while breaking them down into violent and property crimes reveals important nuances: high property crime may mean issues like theft or burglary, whereas elevated violent crime rates can more deeply affect residents' sense of security and community reputation.

Total crime rate, State vs. United States, # per 1,000 residents



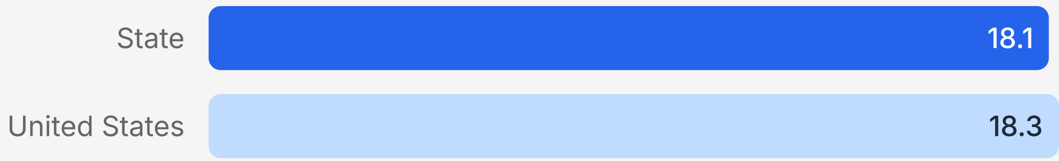
Data source: State: FBI Crime Data

Violent crime rate[1], State vs. United States, # per 1,000 residents

Data source: State: FBI Crime Data

1. Violent crime includes murder and nonnegligent manslaughter, rape, robbery, and aggravated assault as defined by the FBI's Uniform Crime Reporting Program.

Property crime rate[2], State vs. United States, # per 1,000 residents



Data source: State: FBI Crime Data

2. Property crime includes burglary, larceny-theft, motor vehicle theft, and arson as defined by the FBI's Uniform Crime Reporting Program.

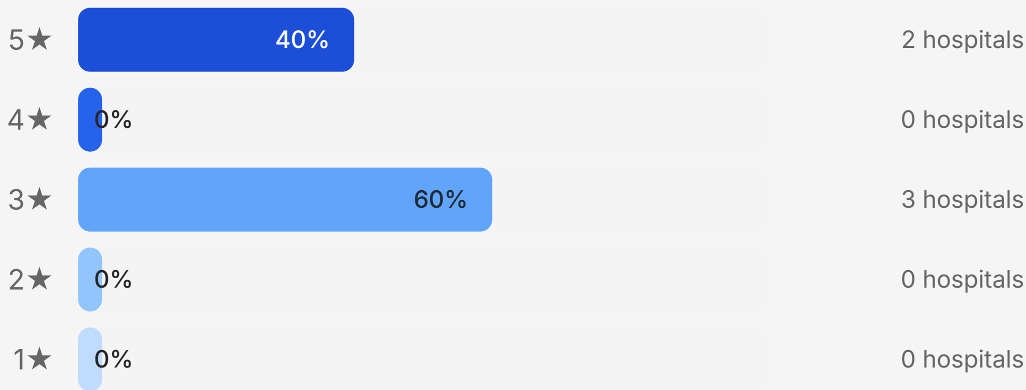
3.2 Public Health & Community Resilience

Healthcare access, community health metrics, and emergency preparedness

WHY THIS SECTION MATTERS

Public health indicators reveal how well a community supports the wellbeing of its residents. Nearby hospital quality and emergency access speak to the performance and availability of care in urgent situations, while life expectancy reflects broader outcomes shaped by healthcare, lifestyle, environment, and socioeconomic conditions.

Hospital quality distribution. Within 6.2 miles, count by CMS star rating



Nearest hospitals

HonorHealth Scottsdale Osborn Medical Center 2 mi · 3★

Banner Behavioral Health Hospital [NO EMERGENCY DEPARTMENT] 3 mi

Valley Hospital [NO EMERGENCY DEPARTMENT] 3 mi

Data source: CMS Care Compare (Provider Data Catalog) — Hospital General Information; OpenStreetMap (Overpass API) [2025-10-15]

Life expectancy, Neighborhood vs. County vs. State vs. United States, 2025, years

Data source: CDC National Vital Statistics System, County Health Rankings 2025 [2025]

3.3

Environmental & Disaster Risks

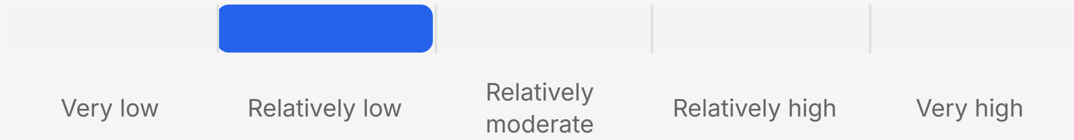
Natural hazards, environmental concerns, and climate risks

WHY THIS SECTION MATTERS

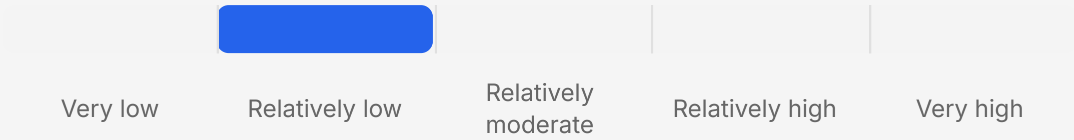
Environmental and disaster risks directly affect both the safety of residents and the financial stability of owning a home. Flood zones or wildfire-prone areas may offer lower entry prices but often come with higher insurance premiums and potential for costly damage. Earthquakes and tornadoes can be rare but devastating, shaping building standards and community preparedness. Air quality influences not just comfort but long-term health, making it a hidden factor in livability. The record of recent disasters shows how frequently a community is tested and how resilient it is in recovery. Insurance costs then put a price tag on these risks, often signaling how markets and insurers perceive the neighborhood's vulnerability.

Environmental Risk Assessment, Neighborhood, 2025, Expected annual loss

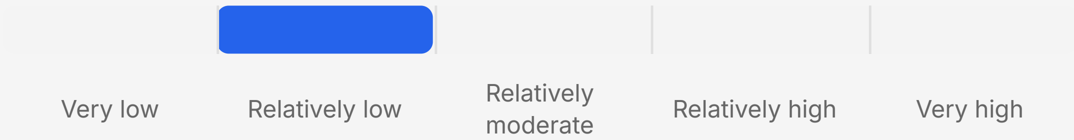
Flood risk - X zone



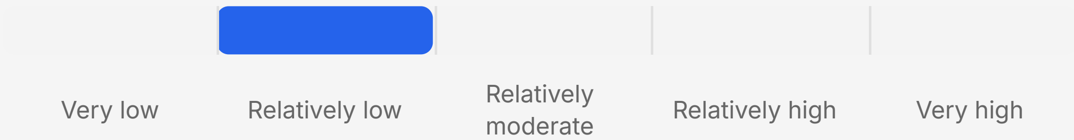
Wildfire risk - 0 recent fires nearby



Earthquake risk - 1 recent earthquakes (1 light (3.0-3.9))

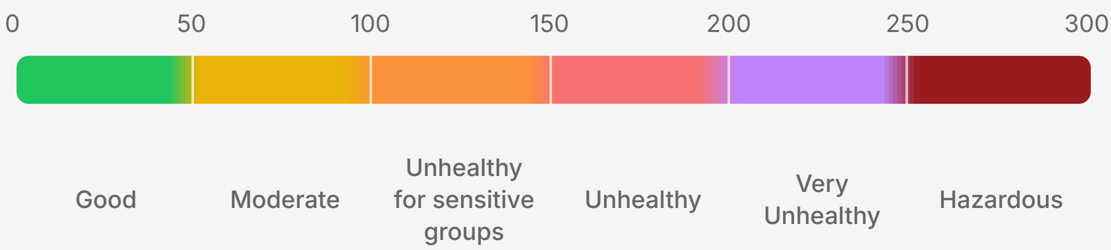


Tornado risk - 4 recent alerts (4 severe storms)



Data sources: FEMA Flood Maps, USGS Earthquake Hazards, NASA FIRMS Wildfire Data, National Weather Service [2025-10-15]

Air Quality Index (AQI)[1], Local Area, 2025



1. The Air Quality Index (AQI) is a standardized scale that measures air pollution levels from 0-300+.

Data source: EPA AQS (Air Quality System)

List of recent major disasters, 50 miles max from neighborhood, Past 5 years

Date	Type of disaster	Distance from address
June 2022	Fire	1 miles
June 2023	Fire	5 miles
June 2021	Fire	7 miles
December 2022	Flood	10 miles
April 2023	Severe Storm	13 miles
May 2025	Fire	16 miles
April 2022	Fire	21 miles
September 2022	Severe Storm	26 miles
September 2021	Flood	26 miles
July 2024	Fire	30 miles

Data source: Federal Emergency Management Agency (FEMA) 2025

4. Housing Stock & Market

Analyzing housing characteristics, market dynamics, and property trends

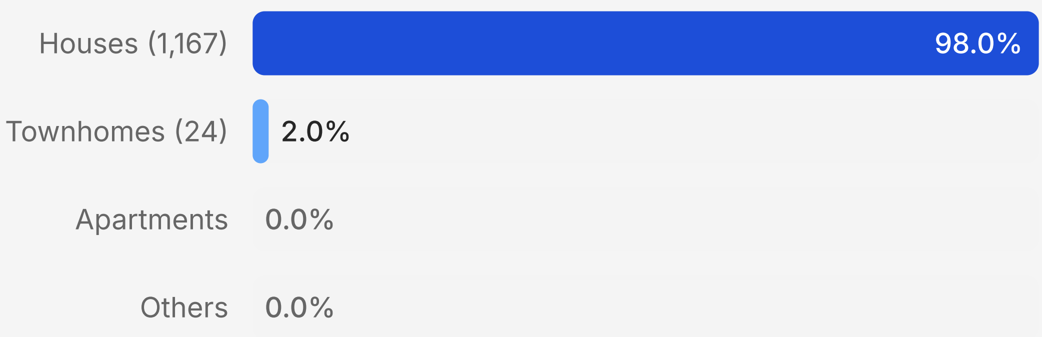
4.1 Housing Types

Property types, architecture, and housing diversity

WHY THIS SECTION MATTERS

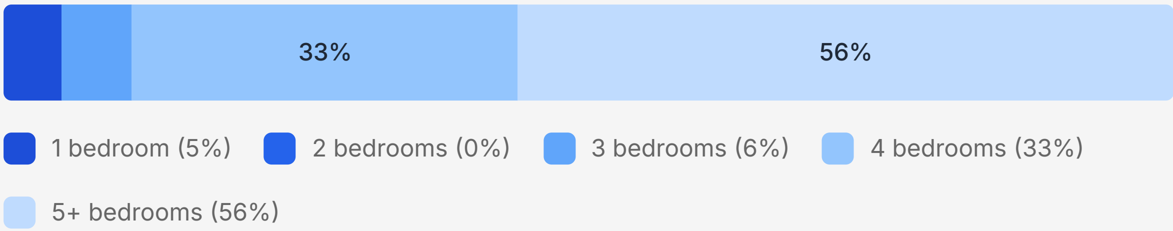
Housing type shows the physical shape of a neighborhood and how people experience daily life there. The mix of houses, townhomes and apartments signals density and lifestyle - single-family homes often suggest more space and privacy, while apartments point to higher density and convenience. Home size distribution reveals whether the area caters to families needing more rooms or singles and couples seeking smaller spaces, which directly affects price ranges. The age of homes highlights character and upkeep: older housing may offer charm at a lower entry cost but higher maintenance, while newer builds often command a premium for modern features and efficiency. Special-purpose homes, such as senior living or student housing, can concentrate demand and influence both availability and pricing in the surrounding market.

Distribution of homes by type, Neighborhood, 2022, %



Data source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022

Distribution of homes by size, Neighborhood, 2022, %



Data source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022

Average home age, Neighborhood vs. United States, 2022, Years

Data source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022

Neighborhood homes are 9 years older than the U.S. average.

4.2 Ownership & Occupancy

Owner vs. renter rates, occupancy levels, and community stability

WHY THIS SECTION MATTERS

Ownership and occupancy rates reveal the level of stability and investment in a neighborhood. High homeownership often signals longer-term commitment, stronger community ties, and steadier property values. Areas with more renters may feel more dynamic and flexible but can also experience higher turnover, which sometimes puts pressure on rental rates rather than ownership values. Secondary residences like vacation homes can drive up housing demand and prices, especially in desirable locations, while also leaving some homes underused for much of the year.

Home ownership rate, Neighborhood vs. United States, 2022, %

Data source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022

Housing vacancy rate[2], Neighborhood vs. United States, 2022, %

Data source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022

2. Includes vacant units available for rent, sale, seasonal use, and other reasons. High vacancy rates may indicate secondary/vacation homes, investment properties, or market oversupply.

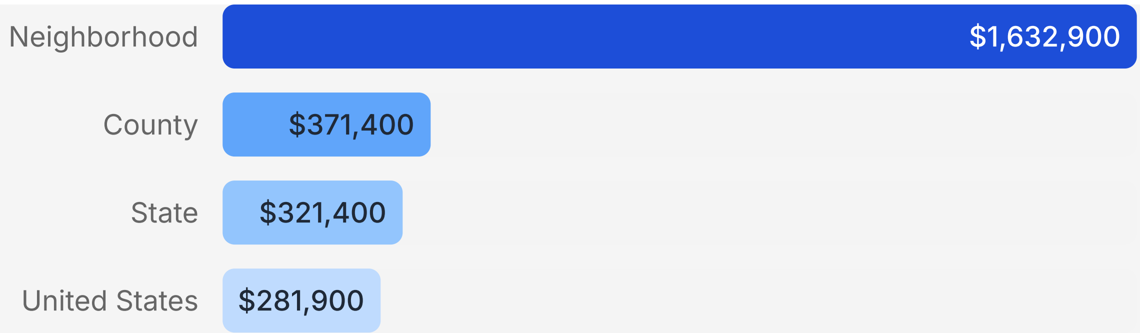
4.3 Home Values & Pricing

Property values, market trends, and price dynamics

WHY THIS SECTION MATTERS

Home values and pricing provide a direct measure of market strength and accessibility. Average price per square foot shows how the local market values space compared to nearby areas, while overall home values in dollars give a clear sense of entry costs. Tracking the evolution of price per square foot highlights momentum: steady growth often signals strong demand and rising equity potential, while flat or declining trends may point to weaker appeal or an overheated market correcting itself. The average number of days a listing stays on the market adds another signal - homes that sell quickly indicate strong demand and competition, while longer listing times suggest weaker buyer interest or overpriced supply.

Median home value. Neighborhood vs. County vs. State vs. United States, 2022 ACS, $

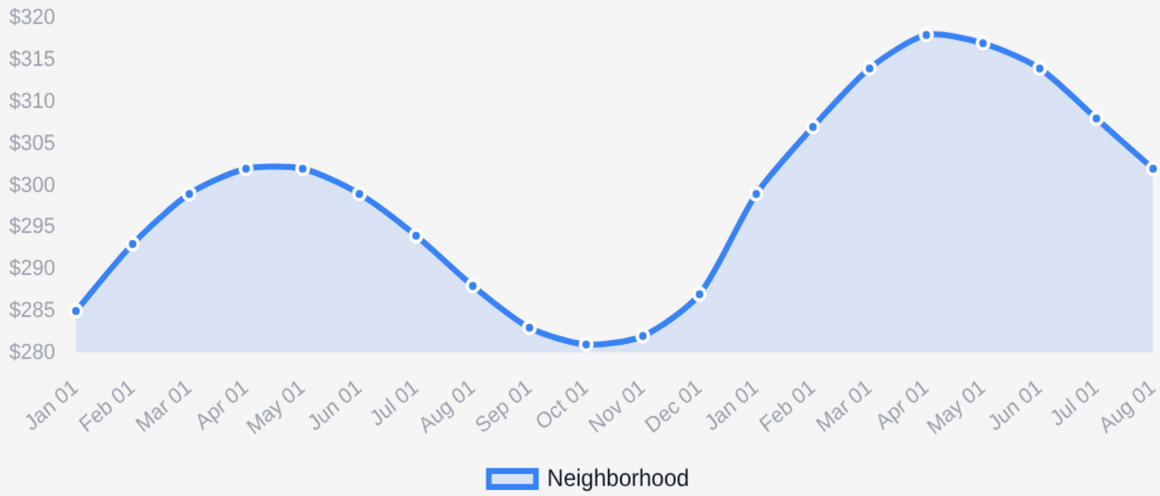


Data source: U.S. Census Bureau — American Community Survey (ACS) 2022 5-year estimates (Table B25077)

Average price per sqft, Neighborhood vs. County, 2025-10-15, $

Data source: RentCast (Market Data) (2025-10-15) • Based on 30 comparable properties

Evolution of the price per sqft, Neighborhood, 2025-10-15, $

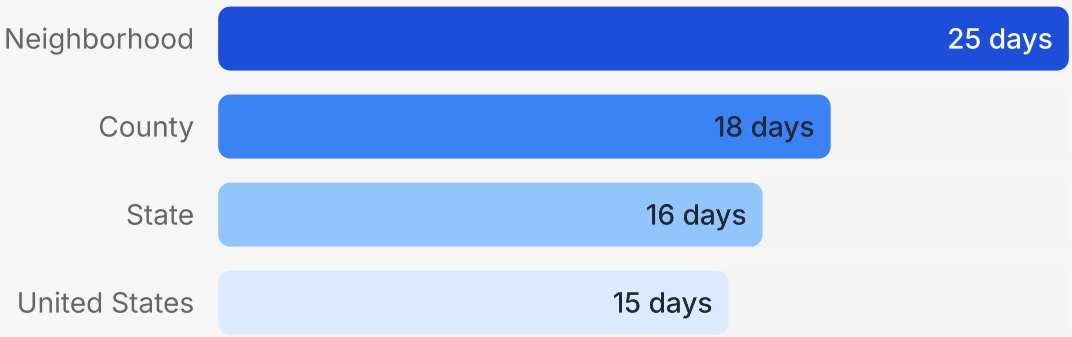


$302/sqft

Neighborhood Current

Data source: RentCast (Historical Analysis) (2025-10-15) • Based on 10 properties across 20 months

Listing average numbers of days on market, Neighborhood vs. County vs. State vs. Country, 2025-10-15, Days



Data source: RentCast (Real Estate Market Data) (2025-10-15)

4.4 Rental Market

Rental prices, affordability, and tenant demographics

WHY THIS SECTION MATTERS

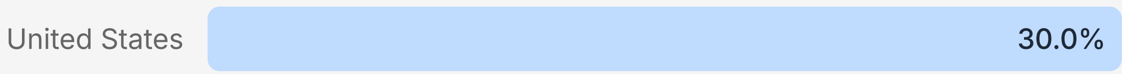
The rental market highlights both affordability for tenants and returns for investors. Average rent per month shows the cost of living for renters, while rental gross yield measures the return landlords earn relative to property prices. Changes in yield over time reveal whether the market is becoming more favorable to owners or tenants. The share of gross rent as a percentage of household income shows how financially stretched renters are - closer ratios suggest sustainable affordability, while higher ratios point to housing pressure and potential displacement. Short-term rentals, reflected in average Airbnb prices per night, add another layer: in some neighborhoods they create lucrative opportunities but can also drive up long-term rents by tightening supply.

Median Gross Rent, County vs. broader benchmarks, 2022, $

Data source: U.S. Census Bureau, 2022 ACS 5-Year Estimates

Neighborhood-level rent data is suppressed in the ACS; showing County average for context.

Average gross rent as % of household income, Local benchmarks, 2022, %



Data source: U.S. Census Bureau ACS 5-Year Survey (2022)

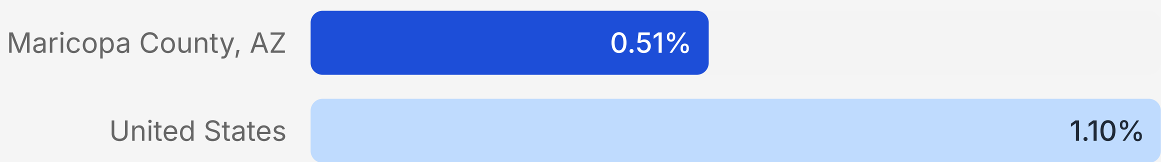
4.5 Taxation & Housing Costs

Property taxes, monthly costs, and ownership affordability

WHY THIS SECTION MATTERS

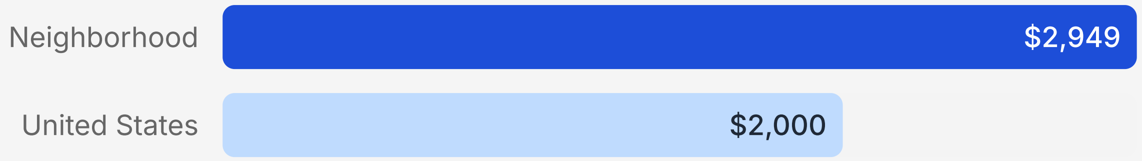
Taxes and housing costs directly shape affordability and long-term financial planning for homeowners. Property tax rates determine the ongoing cost of ownership - high rates can add significant yearly expenses even when purchase prices are moderate, while low rates may make ownership more sustainable over time. Average monthly owner costs, which include mortgage, taxes, and insurance, provide a clear picture of the real financial burden residents face.

Property tax rate, Maricopa County, AZ vs. United States, 2022, %



Data source: API Ninjas (Property Tax, county level)

Median Monthly Owner Costs, Neighborhood vs. United States, 2022, $



Data source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022

5. Market Outlook & Value Drivers

Forecasting future trends and identifying key factors that drive property values

5.1

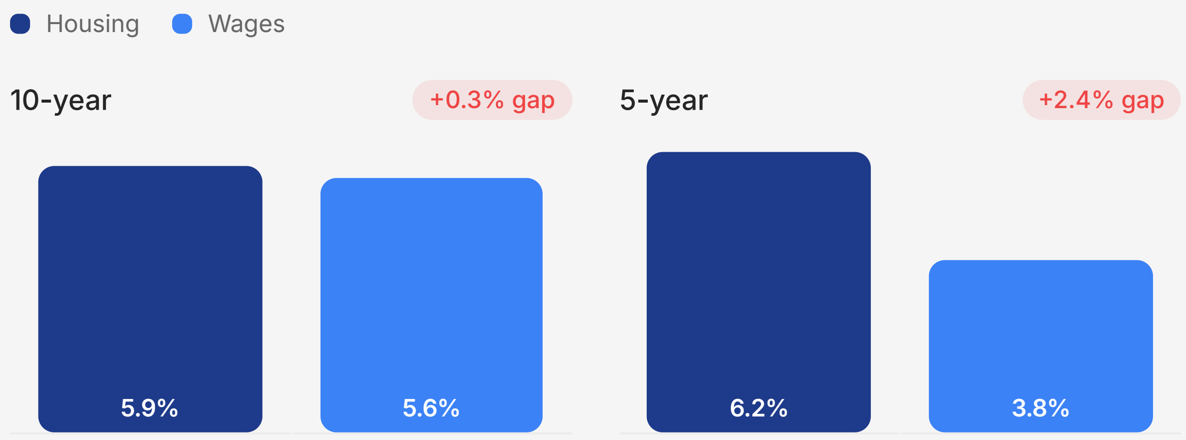
Historical Appreciation

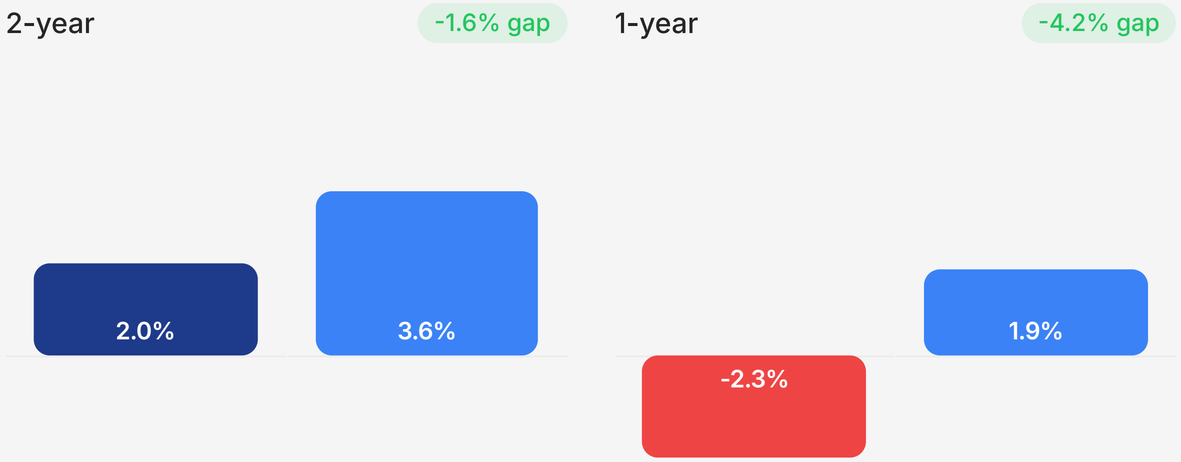
Past property value growth and market performance trends

WHY THIS SECTION MATTERS

Historical appreciation highlights whether price growth has been healthy or strained. When housing prices rise much faster than wages, affordability declines and the risk of imbalance grows; when they track more closely to income gains, appreciation is more sustainable. The evolution of the price-to-median income ratio makes this tension visible, showing if ownership is becoming harder or staying within reach. Vacancy rates complete the picture: while low vacancies point to strong demand and price pressure, elevated vacancies can signal oversupply, weak demand, or homes being deliberately kept off the market by speculators.

Annual appreciation in housing prices vs. wages, Neighborhood, Past 10 / 5 / 2 / 1 Years, %



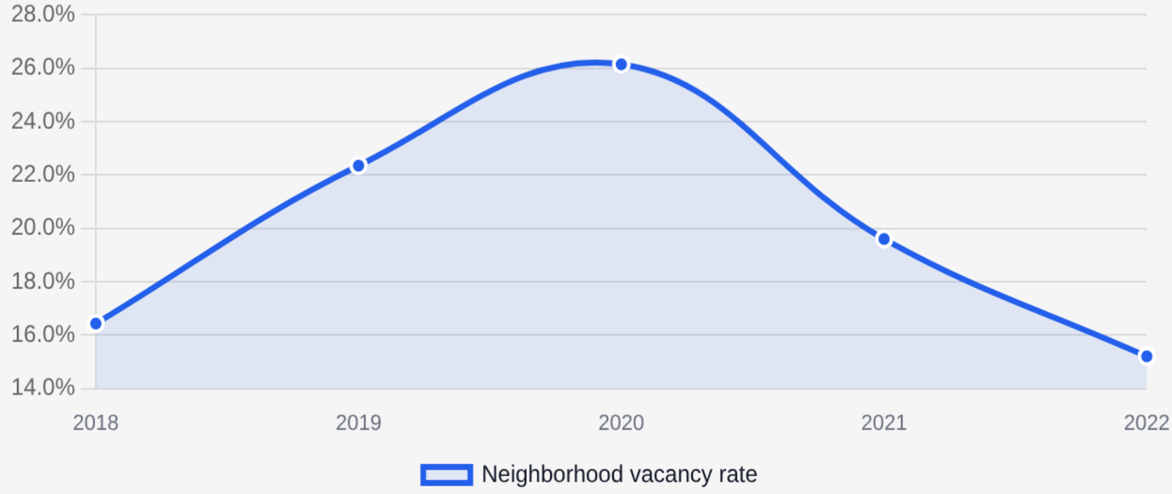


Data source: rentcast, Census Bureau ACS 5-year (tract, 2012-2022) (2025-10-15)

Evolution of price-to-median income ratio, Neighborhood vs. United States, Historical Trend, x

Data source: Income: tract; Price aggregation: annual-average

Evolution of vacancy rate, Neighborhood, 2018-2022, %



Data source: US Census Bureau American Community Survey (ACS)

5.2

Forecasted Appreciation

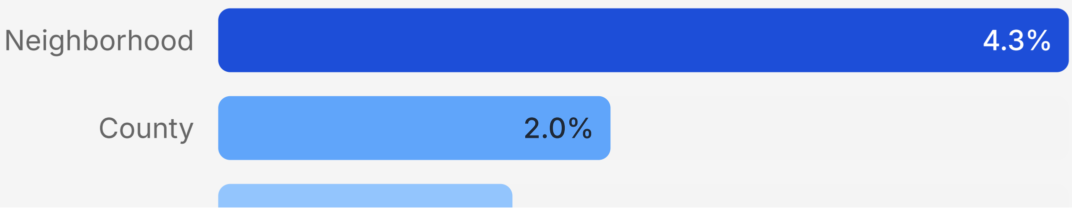
Projected market growth and future value predictions

WHY THIS SECTION MATTERS

Forecasted appreciation gives a forward-looking view of where home values are likely headed. Annual home appreciation forecasts indicate whether prices are expected to rise, hold steady, or decline. Strong forecasts can signal continued demand and equity growth, while modest or negative forecasts may reflect affordability limits, economic headwinds, or a cooling market.

Note: This information is provided for illustrative purposes only and should not be considered financial advice. Forecast figures are based on current market trends and assumptions. Actual housing appreciation may vary due to economic, demographic and policy changes.

Annual home appreciation forecast, Neighborhood vs. County vs. State vs. United States, Next 3 years, %



State 1.5%

United States 1.0%

Data source: Government Data (BLS, Census, BEA) [2025-10-15]

5.3

Regional Economic Drivers

Key industries, employment trends, and economic growth factors

WHY THIS SECTION MATTERS

Long-term growth fundamentals point to how a neighborhood is likely to evolve beyond short-term market cycles. Forecasts of population growth, job creation, and income trends signal whether the area can sustain demand for housing and support rising values. Announced infrastructure projects - such as new transit lines, schools, or commercial hubs - often act as catalysts, reshaping accessibility and attracting investment. While these indicators highlight potential for future growth, they are subject to economic shifts and policy changes, making them important to view as directional signals rather than certainties.

Number of jobs, Neighborhood vs. United States, Next 3 years, %

Neighborhood 0.5%

United States 2.1%

Data source: Government Data (BLS, Census, BEA) [2025-10-15]

List of announced infrastructure projects, 50 miles from neighborhood, Next 5 years

Type of infrastructure	Project	Project status	Lead age
Highway Infrastructure	**Highway Infrastructure Improvements** Regional highway maintenance and expansion projects	Various phases	State De of Trans
Public Transportation	**Public Transportation Enhancements** Transit system improvements and expansions in the region	Planning	Regional Authority

Data source: Federal Permitting Dashboard