



Benson, Arizona.

Current market data.

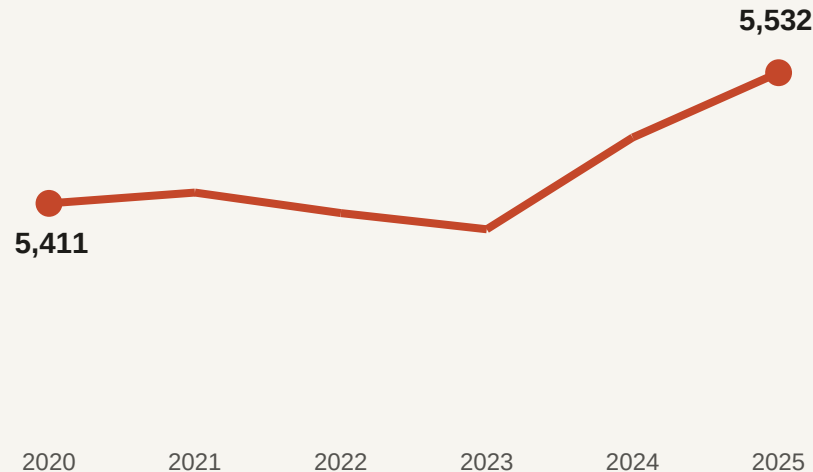
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.2% since 2020.

5,532

people, the 55th-largest of Arizona's cities and towns.

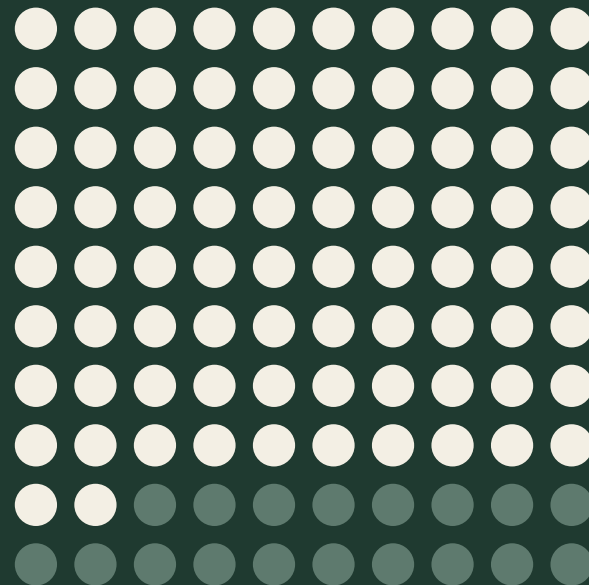


THE WORKDAY

8 in 10 jobs here go to people who live somewhere else.

82.4%

of 2,325 jobs located in Benson are filled by in-commuters.



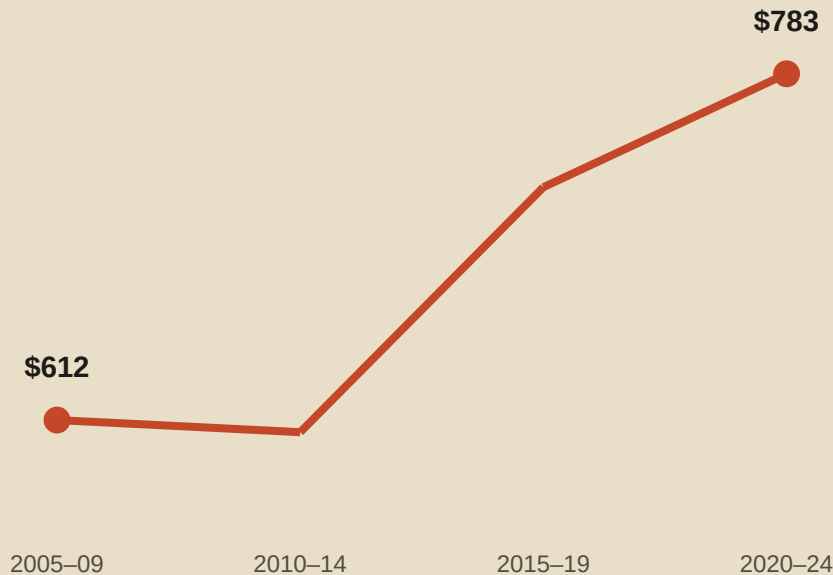
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 28%
since the 2005–2009
survey, before inflation.

\$783

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



THE SEAM

Cross one tract line and median rent doubles.

A \$943 gap between neighbors, the sharpest rent edge between adjacent tracts in Cochise County.

TRACT 4

\$668

TRACT 13.01

\$1,611

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

293

homes permitted, 2022–2025

10%

of those were in multifamily
buildings

72%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 3,226 homes here.

9–23

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



HOME VALUE

A median home costs 62% less than Arizona's.

\$148,900

median home value in Benson.

Benson



\$148,900

Arizona



\$394,500

U.S.



\$332,700

THAT WAS BENSON'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/az/benson/**](https://almanacdata.ai/e/az/benson/)

The Almanac · your hyper-diligent research partner