



Cottonwood, Arizona.

Current market data.

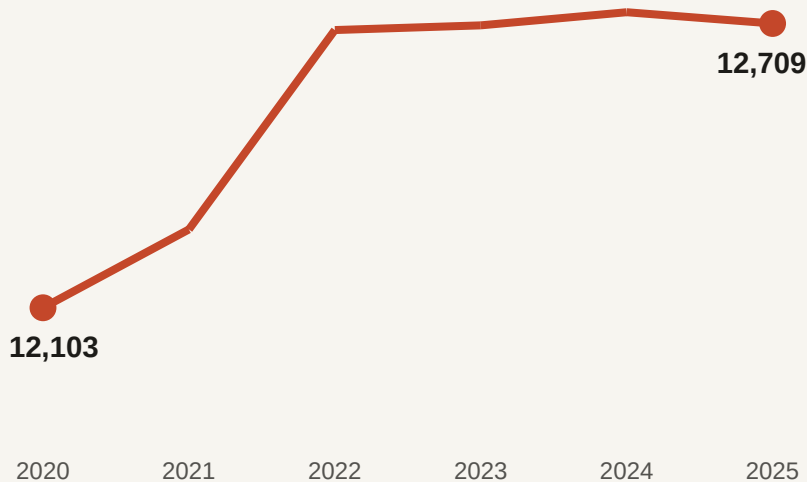
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.0% since 2020.

12,709

people, the 40th-largest of Arizona's cities and towns.



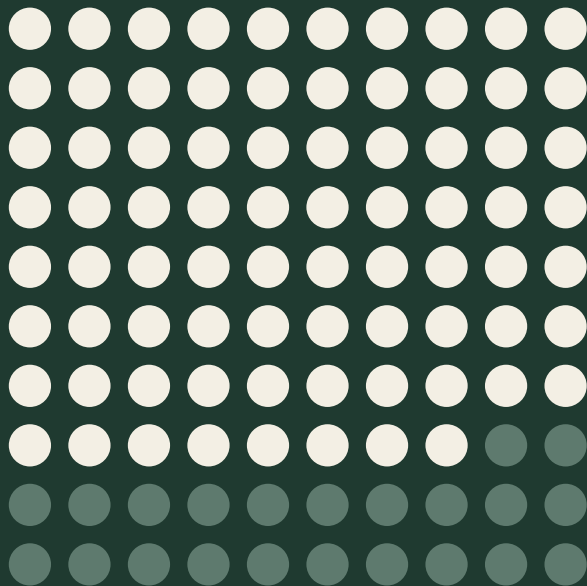
THE WORKDAY

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

77.7%

of 5,635 jobs located in Cottonwood are filled by
in-commuters.

Source: Census LEHD LODES, 2023



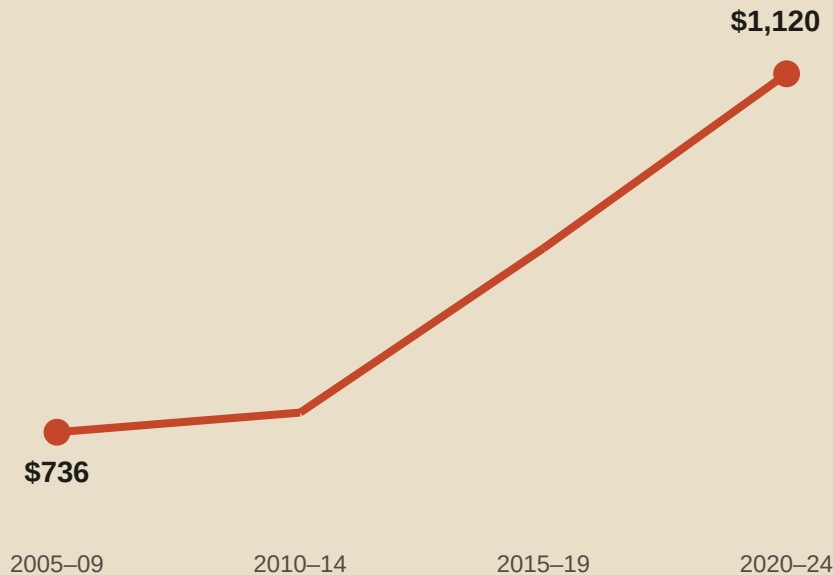
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 52%
since the 2005–2009
survey, before inflation.

\$1,120

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,442 gap between neighbors, the sharpest rent edge between adjacent tracts in Yavapai County.

TRACT 14.03

\$1,019

TRACT 11.05

\$3,461

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$879–\$1,319



\$1,120 median

is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

358

homes permitted, 2022–2025

35%

of those were in multifamily
buildings

69%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 7,237 homes here.

24–56

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



HOME VALUE

A median home costs **18%**
less than Arizona's.

\$324,100

median home value in Cottonwood.

Cottonwood



\$324,100

Arizona



\$394,500

U.S.



\$332,700

THAT WAS COTTONWOOD'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/cottonwood/

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