



Duncan, Arizona.

Current market data.

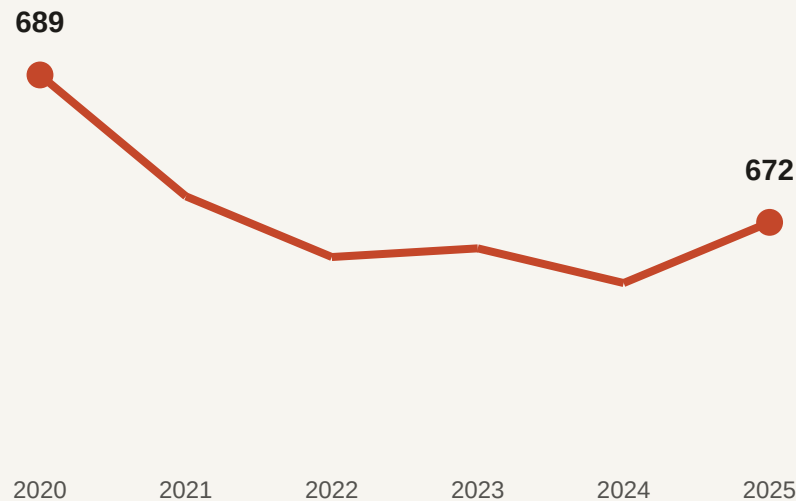
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.5% since 2020.

672

people, the 87th-largest of Arizona's cities and towns.

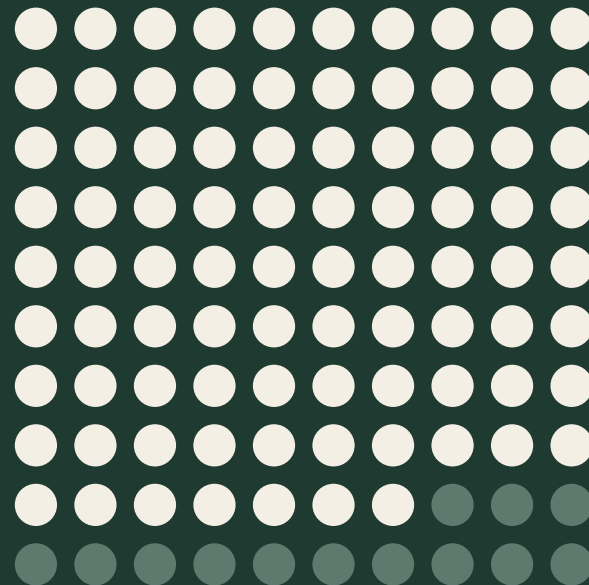


THE WORKDAY

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

87.1%

of 311 jobs located in Duncan are filled by in-commuters.



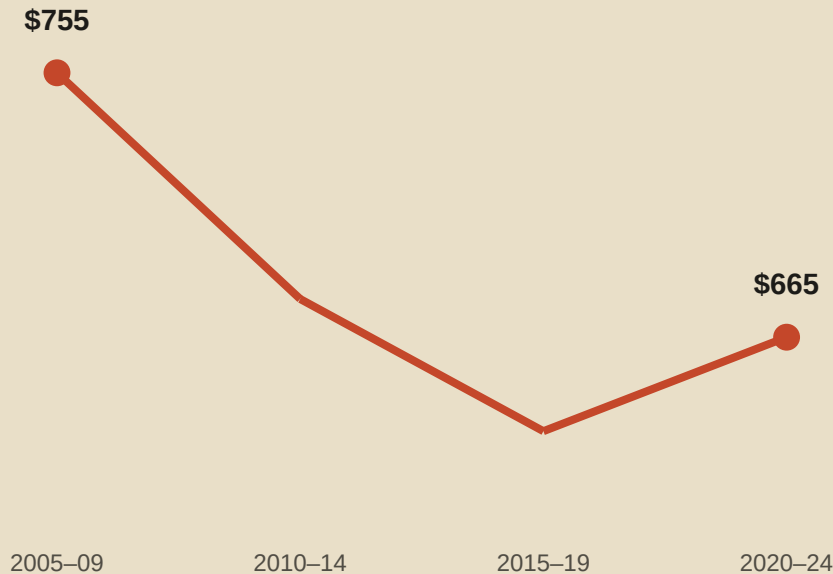
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 12%
since the 2005–2009
survey, before inflation.

\$665

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





THE SEAM

Cross one tract line and median rent jumps \$63.

A \$63 gap between neighbors, the sharpest rent edge between adjacent tracts in Greenlee County.

TRACT 9602

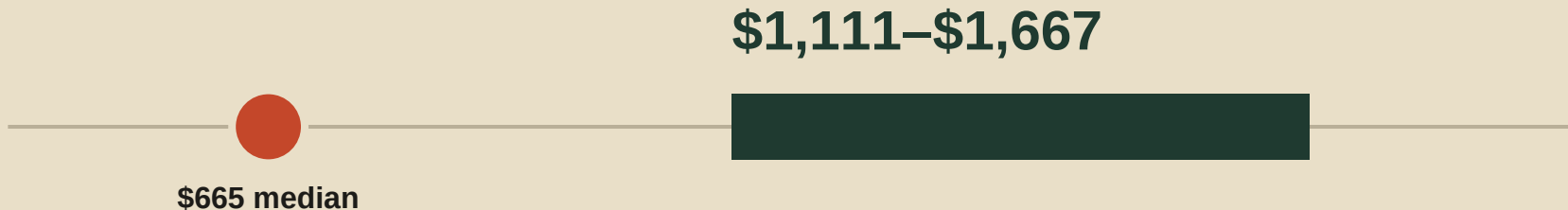
\$612

TRACT 9603

\$675

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

10

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 422 homes here.

1–3

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



HOME VALUE

A median home costs 65% less than Arizona's.

\$139,000

median home value in Duncan.

Duncan



\$139,000

Arizona



\$394,500

U.S.



\$332,700

THAT WAS DUNCAN'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/duncan/**](https://almanacdata.ai/e/az/duncan/)

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