



Eagar, Arizona.

Current market data.

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

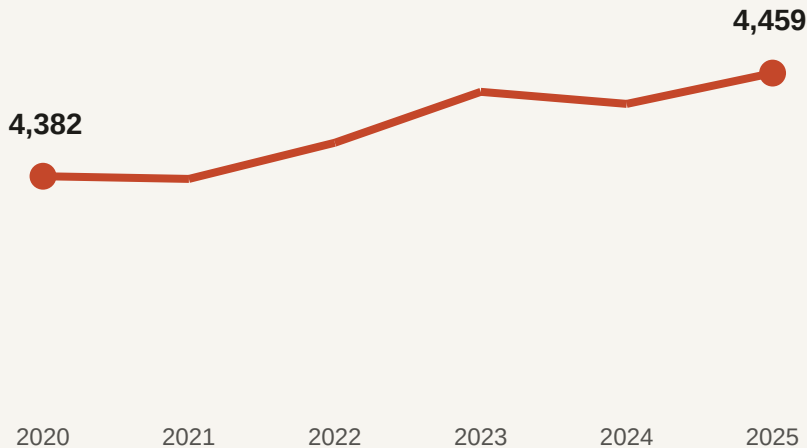


POPULATION

**Growing. Up 1.8% since
2020.**

4,459

people, the 62nd-largest of Arizona's cities and towns.

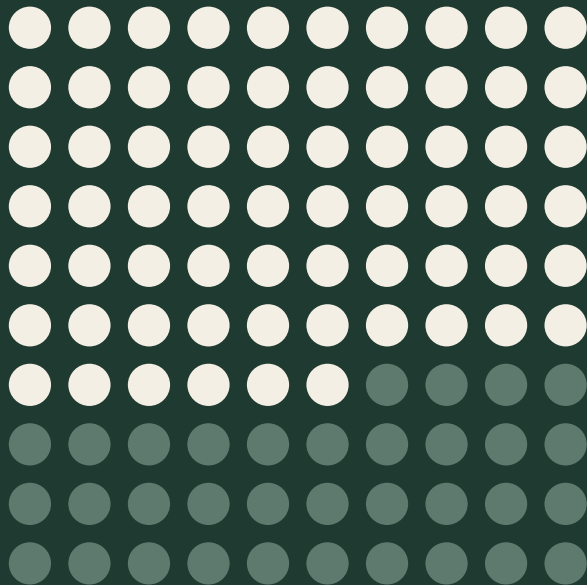


THE WORKDAY

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

65.9%

of 533 jobs located in Eagar are filled by in-commuters.



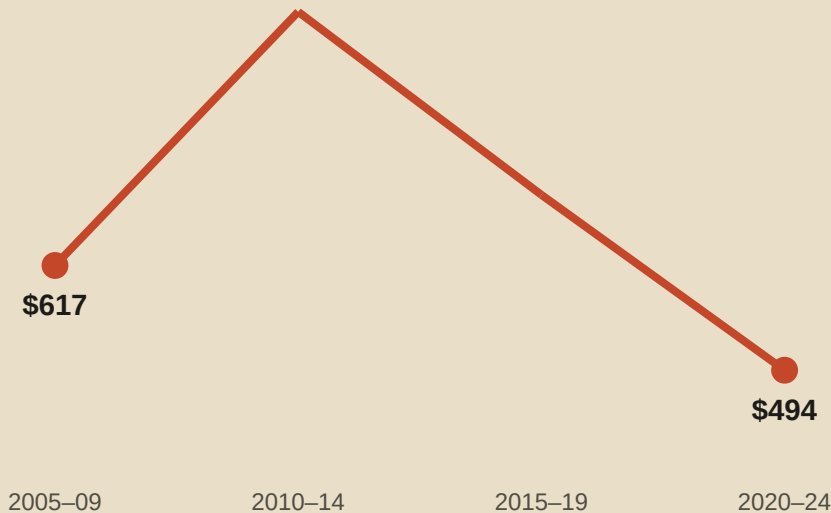
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 20%
since the 2005–2009
survey, before inflation.

\$494

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



THE SEAM

Cross one tract line and median rent doubles.

A \$404 gap between neighbors, the sharpest rent edge between adjacent tracts in Apache County.

TRACT 9442.02

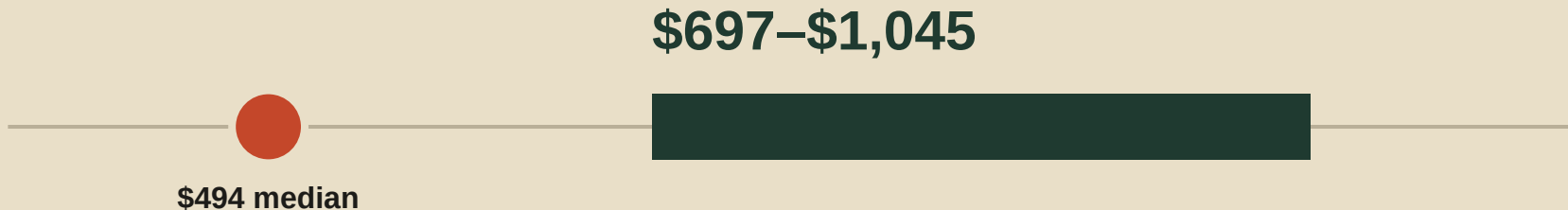
\$447

TRACT 9440

\$851

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.

78

homes permitted, 2022–2025

14%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 2,105 homes here.

2–5

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



HOME VALUE

A median home costs 37% less than Arizona's.

\$247,800

median home value in Eagar.

Eagar



\$247,800

Arizona



\$394,500

U.S.



\$332,700

THAT WAS EAGAR'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/eagar/**](https://almanacdata.ai/e/az/eagar/)

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