



Flagstaff, Arizona.

Current market data.

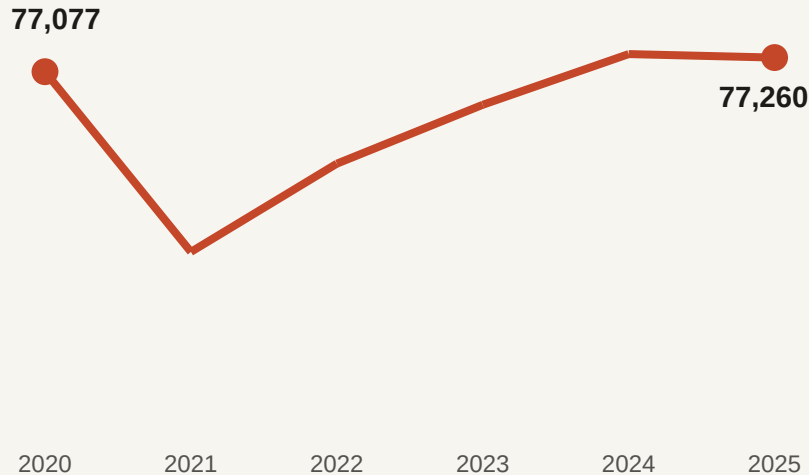
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.2% since 2020.

77,260

people, the 17th-largest of Arizona's cities and towns.

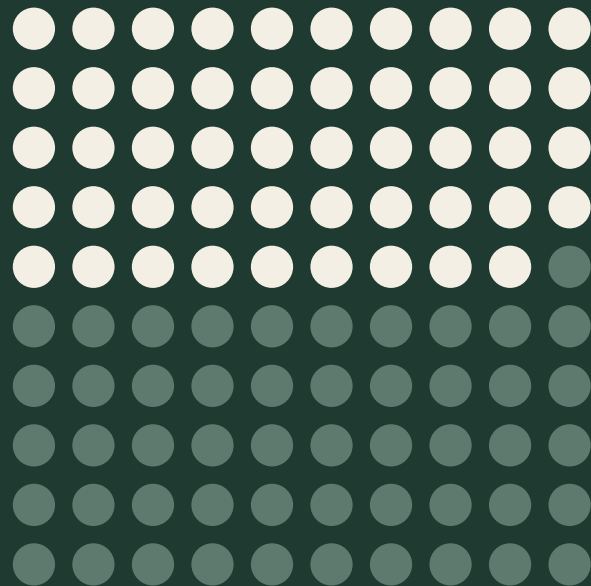


THE WORKDAY

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

49.4%

of 39,811 jobs located in Flagstaff are filled by in-commuters.



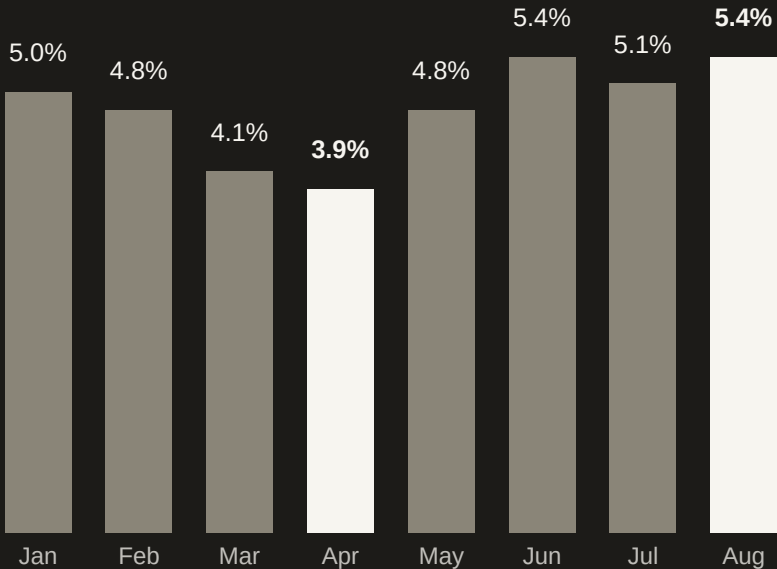
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.9%.

5.4%

in August 2026, the latest month released. A year earlier it was 4.4%.

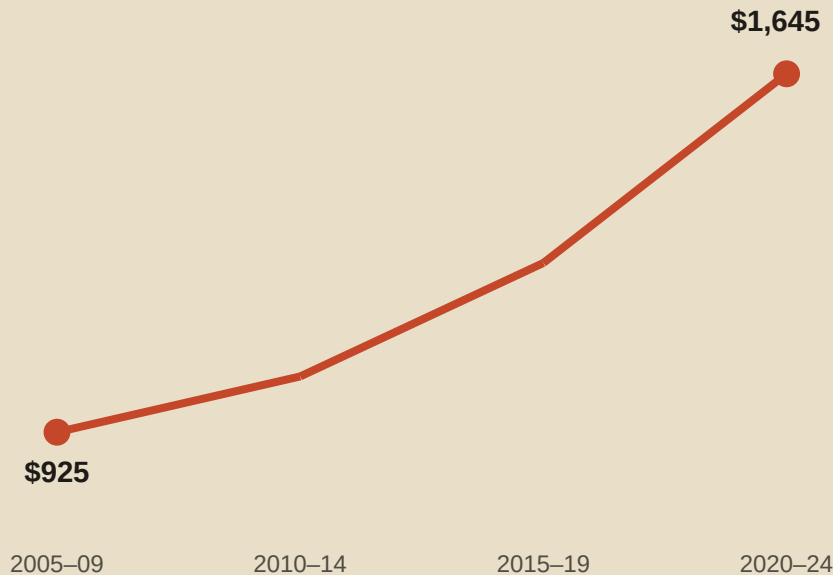


RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$1,645

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,300 gap between neighbors, the sharpest rent edge between adjacent tracts in Coconino County.

TRACT 9451

\$717

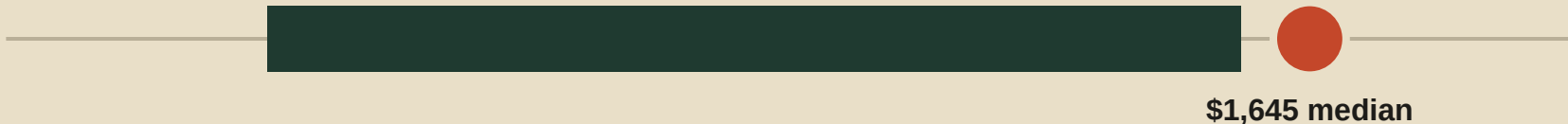
TRACT 13.02

\$2,017

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,071–\$1,607



is the monthly rent range local workforce wages support.

BUILDING

66% of the housing here was built before 2000.

5,441

homes permitted in ten years,
2016–2025

57%

of those were in multifamily
buildings

66%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 31,994 homes here.

185–398

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



HOME VALUE

A median home costs 40% more than Arizona's.

\$552,900

median home value in Flagstaff.

Flagstaff



\$552,900

Arizona



\$394,500

U.S.



\$332,700

THAT WAS FLAGSTAFF'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/flagstaff/**](https://almanacdata.ai/e/az/flagstaff/)

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