Nogales, Arizona.

Current market data.

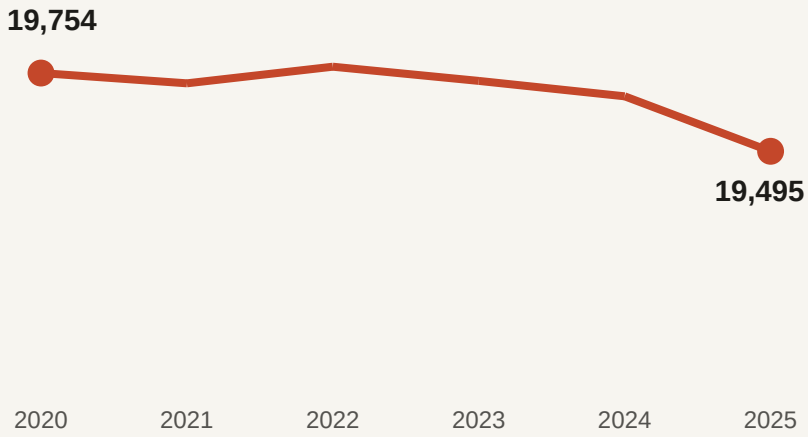
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

19,495

people, the 35th-largest of Arizona's cities and towns.



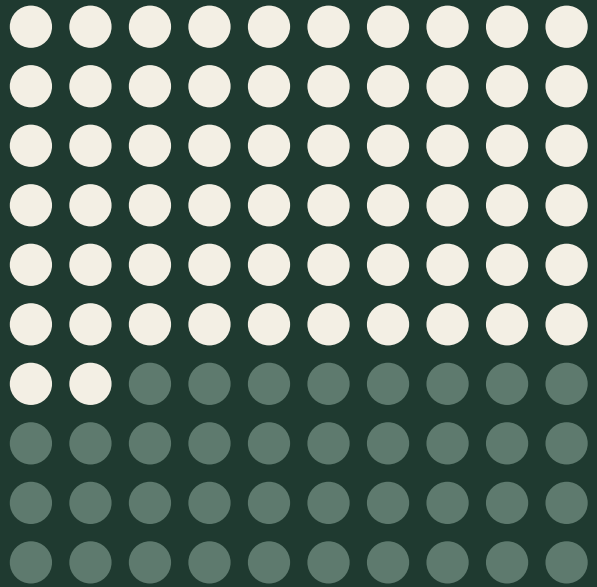
Source: Census Population Estimates, 2025

THE WORKDAY

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

62.3%

of 7,501 jobs located in Nogales are filled by in-commuters.



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

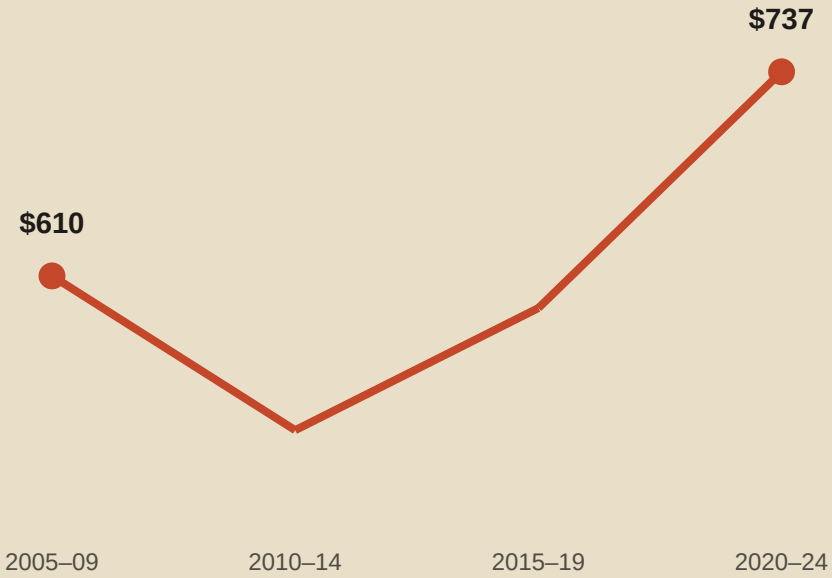
Source: Census LEHD LODES, 2023

RENT

Median rent is up 21% since the 2005–2009 survey, before inflation.

$737

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

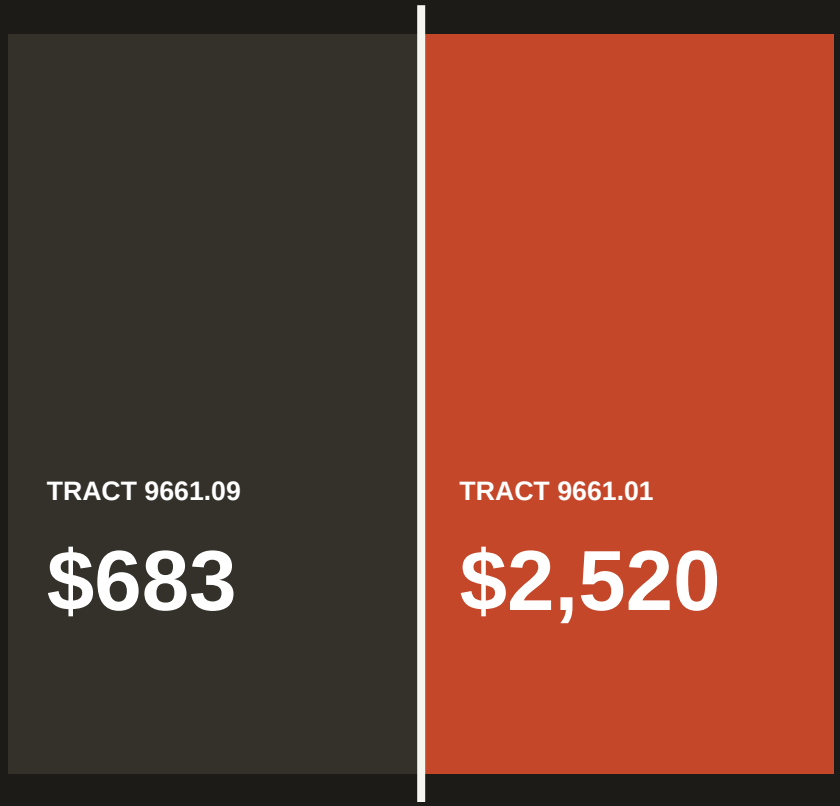


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

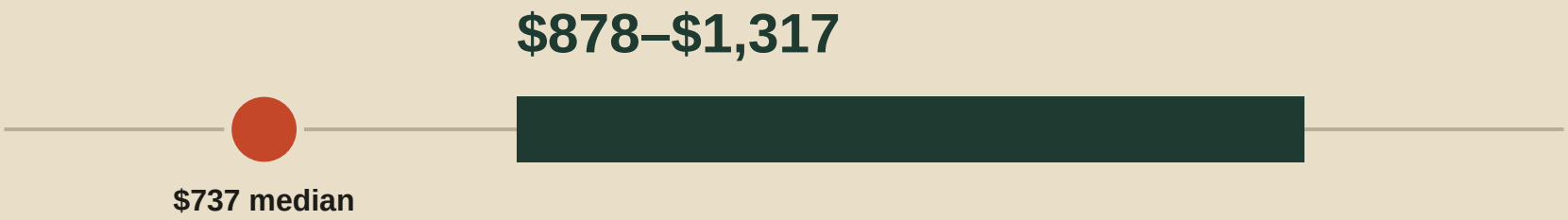
A $1,837 gap between neighbors, the sharpest rent edge between adjacent tracts in Santa Cruz County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

55

homes permitted, 2022–2025

7%

of those were in multifamily buildings

83%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1% to the 7,414 homes here.

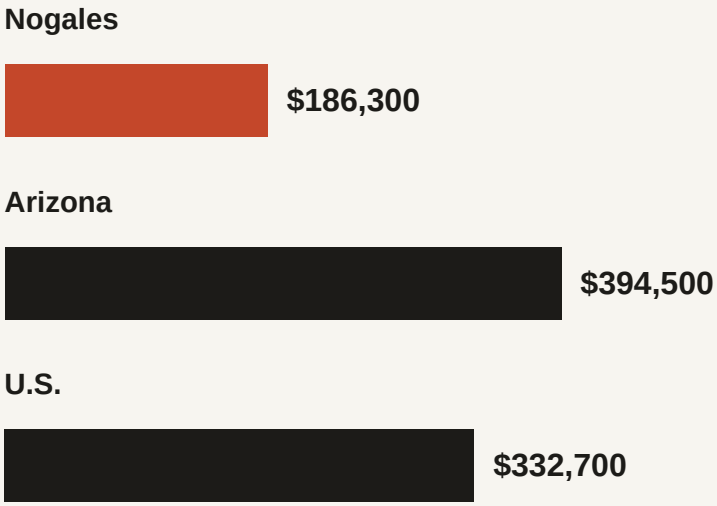
41–75

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 53% less than Arizona's.



$186,300

median home value in Nogales.

Source: Census ACS 5-year, 2020-2024

THAT WAS NOGALES'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/nogales/**