



Oro Valley, Arizona.

Current market data.

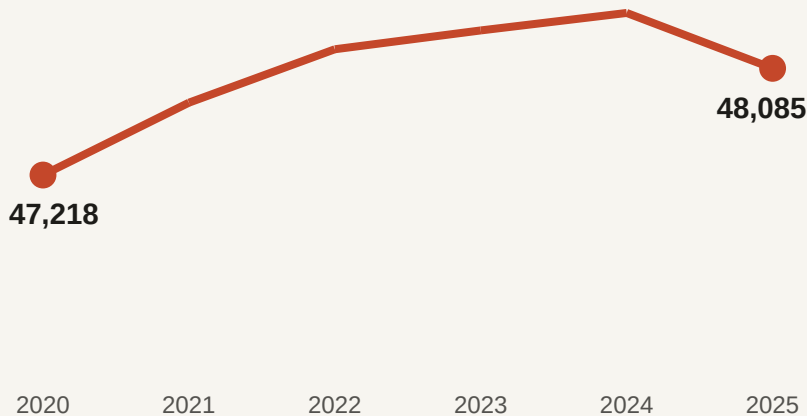
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.8% since 2020.

48,085

people, the 23rd-largest of Arizona's cities and towns.



THE WORKDAY

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

84.1%

of 12,843 jobs located in Oro Valley are filled by in-commuters.



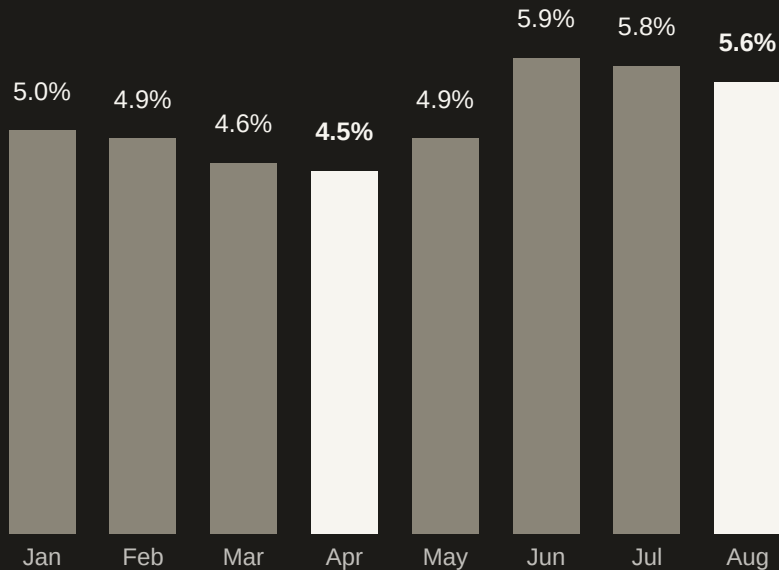
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.5%.

5.6%

in August 2026, the latest month released. A year earlier it was 4.6%.

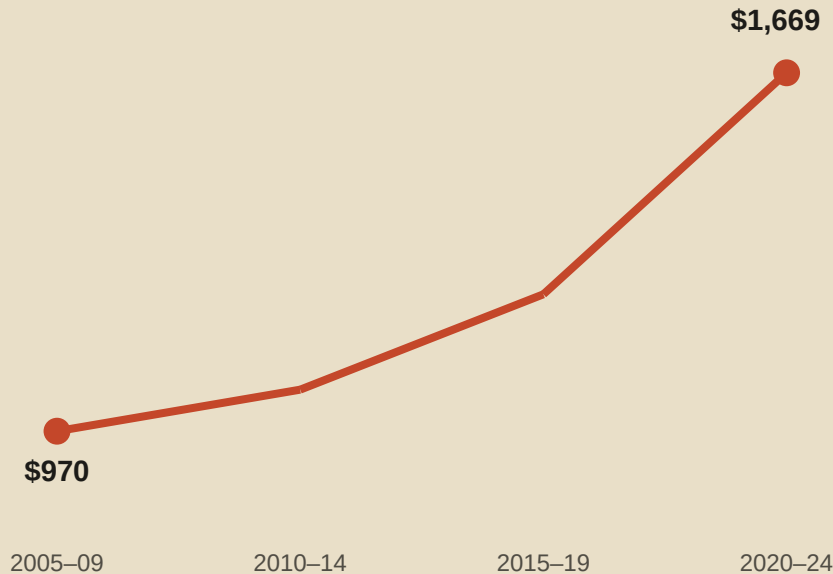


RENT

Median rent is up 72%
since the 2005–2009
survey, before inflation.

\$1,669

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,310 gap between neighbors, the sharpest rent edge between adjacent tracts in Pima County.

TRACT 43.07

\$1,191

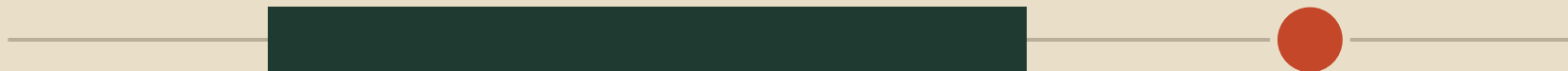
TRACT 41.28

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$989–\$1,484



\$1,669 median

is the monthly rent range local workforce wages support.

BUILDING

62% of the housing here was built before 2000.

2,599

homes permitted in ten years,
2016–2025

13%

of those were in multifamily
buildings

62%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 24,112 homes here.

47–128

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



HOME VALUE

A median home costs 21% more than Arizona's.

\$475,700

median home value in Oro Valley.

Oro Valley



\$475,700

Arizona



\$394,500

U.S.



\$332,700

THAT WAS ORO VALLEY'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/oro-valley/

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