Sierra Vista, Arizona.

Current market data.

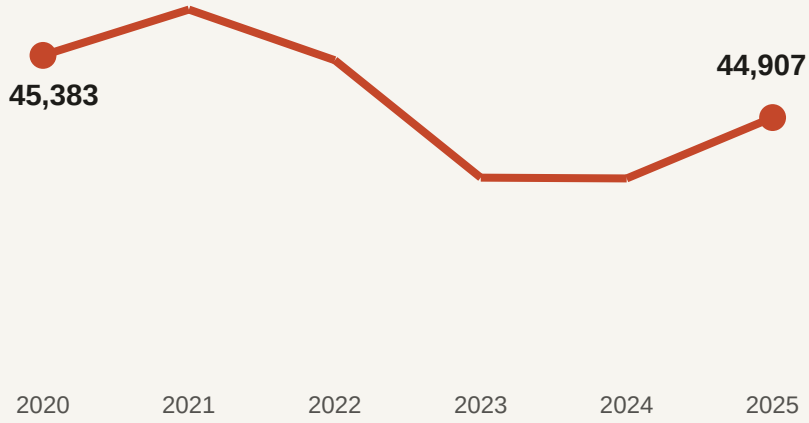
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.0% since 2020.

44,907

people, the 25th-largest of Arizona's cities and towns.



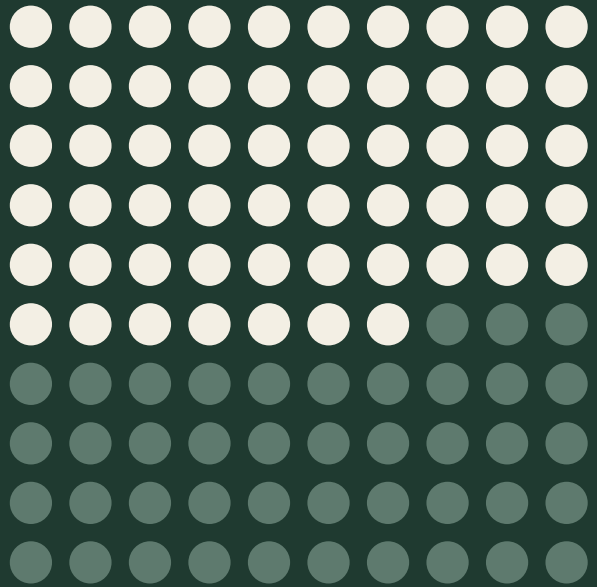
Source: Census Population Estimates, 2025

THE WORKDAY

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

57.0%

of 13,611 jobs located in Sierra Vista are filled by in-commuters.



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

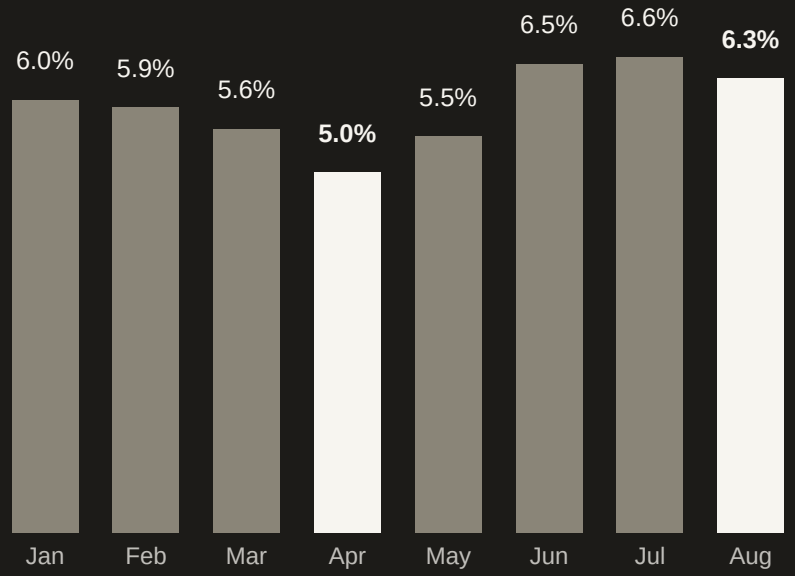
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in April: 5.0%.

6.3%

in August 2026, the latest month released. A year earlier it was 5.6%.



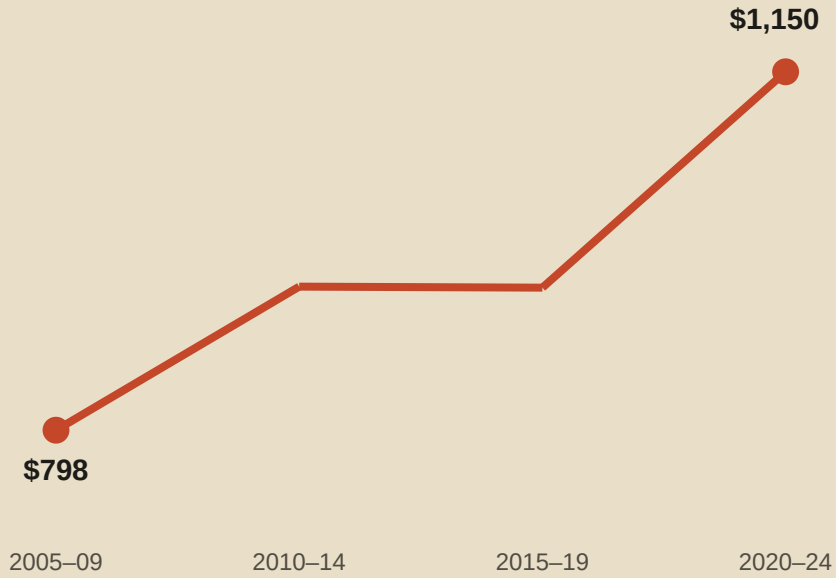
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 44% since the 2005–2009 survey, before inflation.

$1,150

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

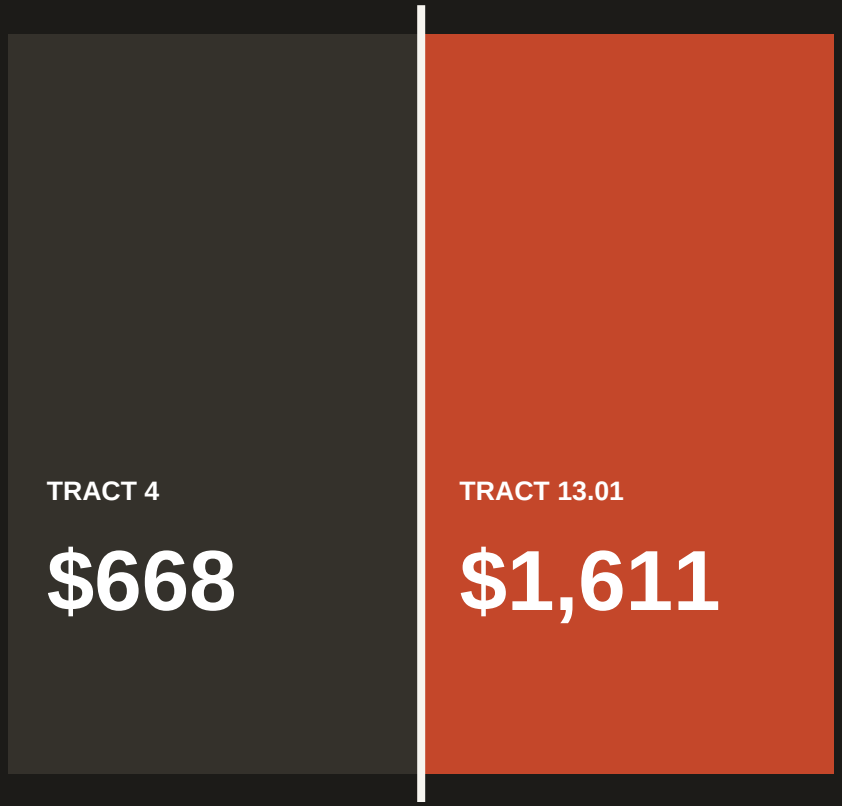


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $943 gap between neighbors, the sharpest rent edge between adjacent tracts in Cochise County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

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

BUILDING

67% of the housing here was built before 2000.

556

homes permitted in ten years, 2016–2025

0%

of those were in multifamily buildings

67%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 20,662 homes here.

71–136

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

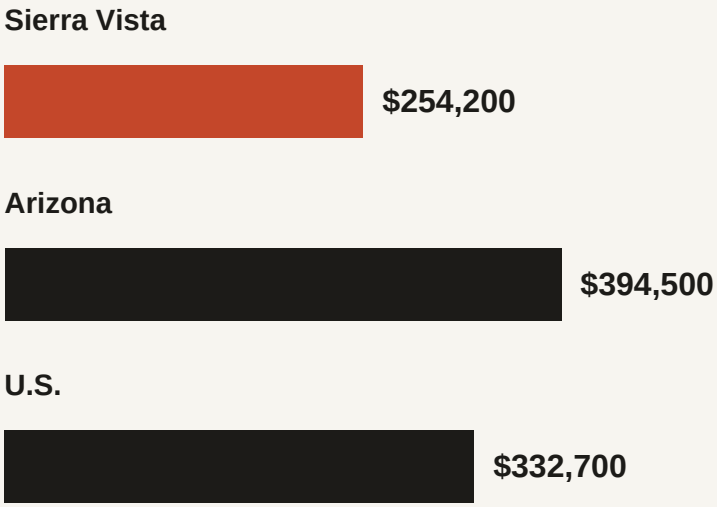
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 36% less than Arizona's.

$254,200

median home value in Sierra Vista.



Source: Census ACS 5-year, 2020-2024

THAT WAS SIERRA VISTA'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/sierra-vista/**