



South Tucson, Arizona.

Current market data.

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

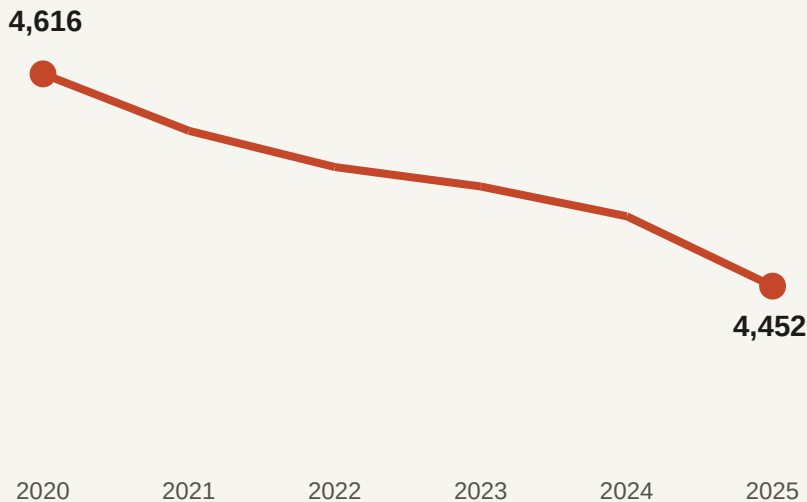


POPULATION

Down 3.6% since 2020.

4,452

people, the 63rd-largest of Arizona's cities and towns.



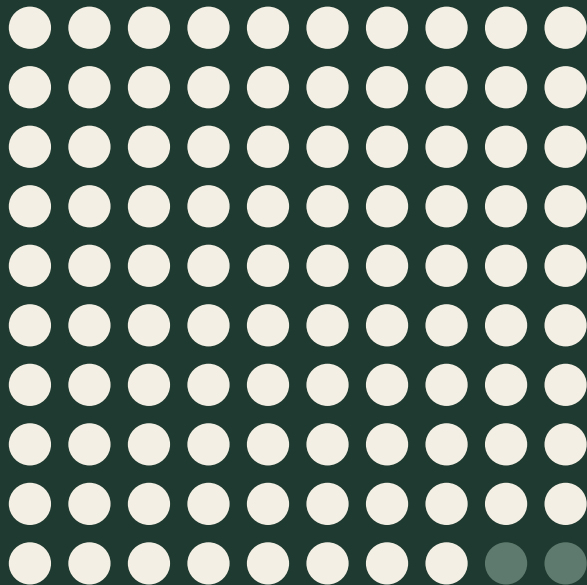
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.3%

of 2,550 jobs located in South Tucson are filled by
in-commuters.

Source: Census LEHD LODES, 2023



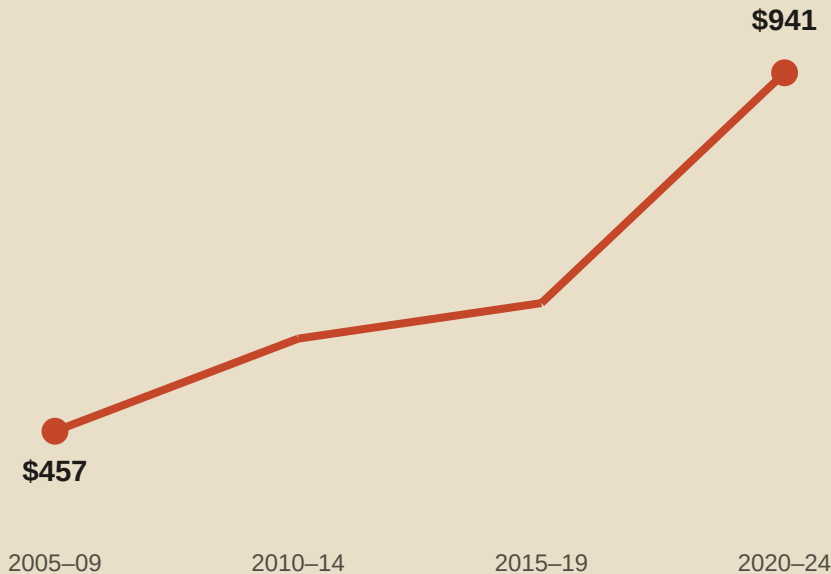
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 106%
since the 2005–2009
survey, before inflation.

\$941

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

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

\$985–\$1,477



\$941 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

49

homes permitted in ten years,
2016–2025

8%

of those were in multifamily
buildings

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 2,034 homes here.

8–26

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



HOME VALUE

A median home costs 58% less than Arizona's.

\$167,000

median home value in South Tucson.

South Tucson



\$167,000

Arizona



\$394,500

U.S.



\$332,700

THAT WAS SOUTH TUCSON'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/south-tucson/**](https://almanacdata.ai/e/az/south-tucson/)

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