



Tucson, Arizona.

Current market data.

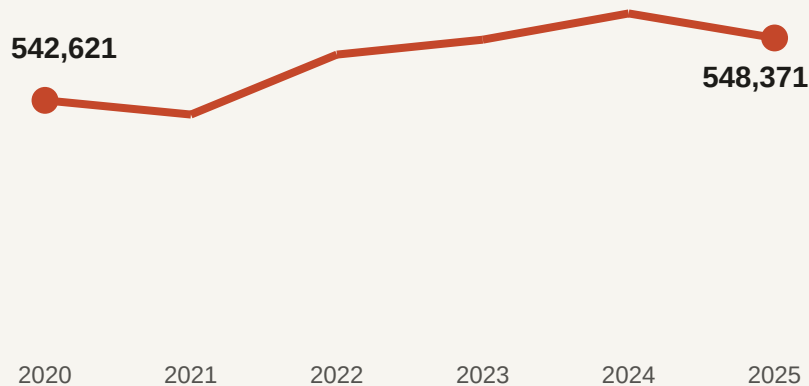
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.1% since 2020.

548,371

people, the 2nd-largest of Arizona's cities and towns.

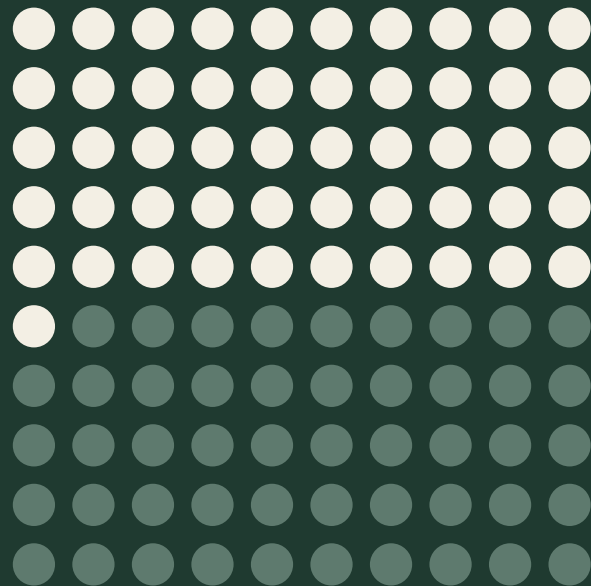


THE WORKDAY

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

50.7%

of 252,586 jobs located in Tucson are filled by in-commuters.



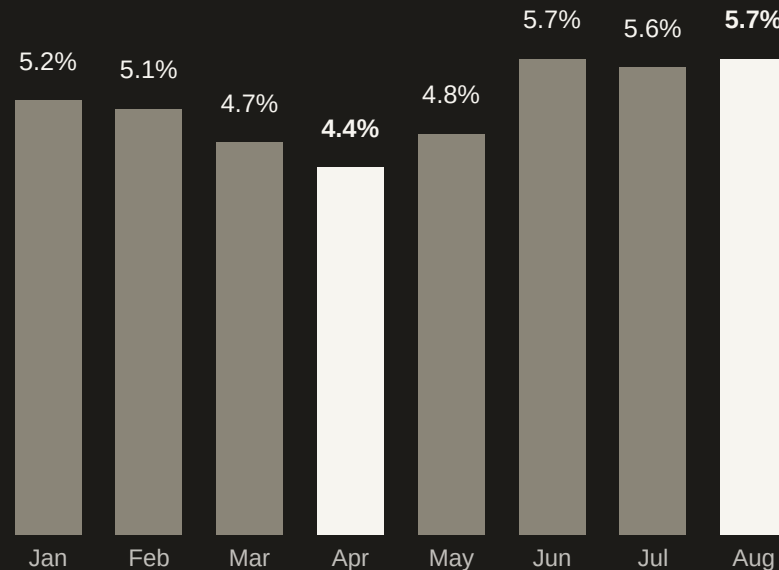
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.4%.

5.7%

in August 2026, the latest month released. A year earlier it was 5.1%.

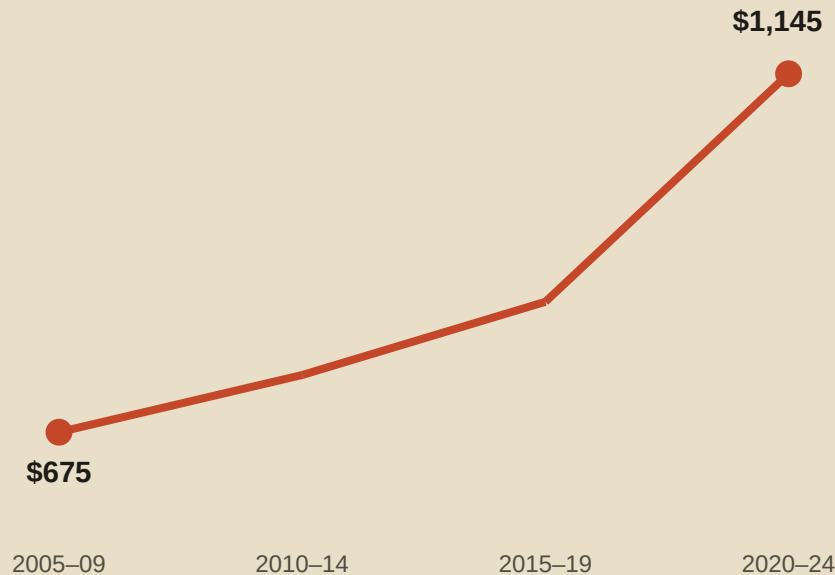


RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$1,145

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

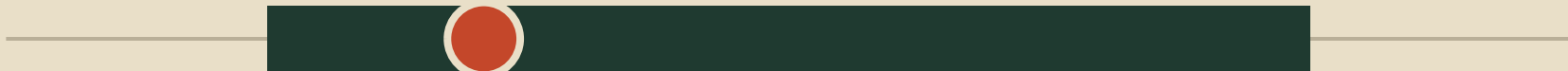
TRACT 41.28

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,037–\$1,556



\$1,145 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

15,579

homes permitted in ten years,
2016–2025

47%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.0% to the 247,823 homes here.

1,096–2,526

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



HOME VALUE

A median home costs 33% less than Arizona's.

\$266,200

median home value in Tucson.

Tucson



\$266,200

Arizona



\$394,500

U.S.



\$332,700

THAT WAS 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/tucson/**](https://almanacdata.ai/e/az/tucson/)

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