ZIP 85706, Tucson, Arizona.

Current market data.

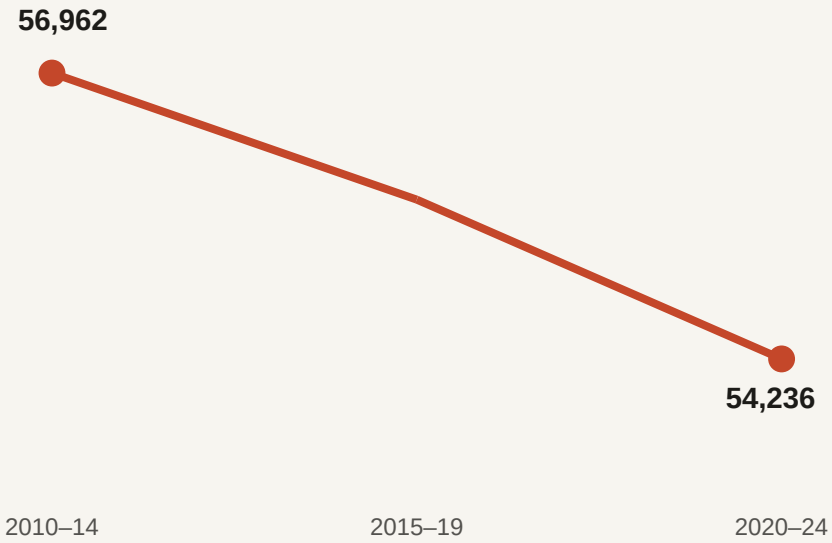
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

54,236 people call ZIP 85706 home.

54,236

people.



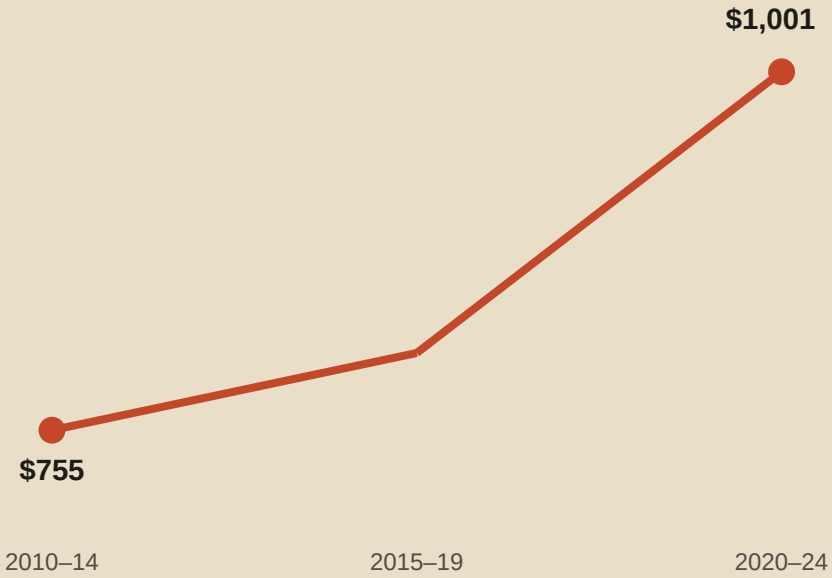
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 33% since the 2010–2014 survey, before inflation.

$1,001

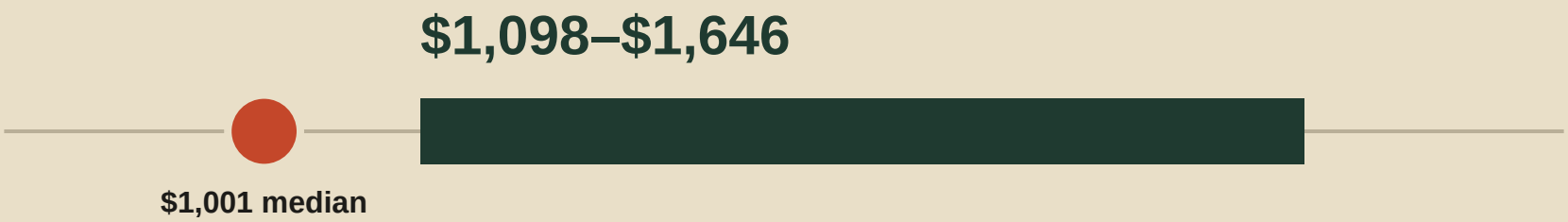
a month. Arizona's median is $1,543.



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

75% of the housing here was built before 2000.

75%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–0.9% to the 19,276 homes here.

96–175

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

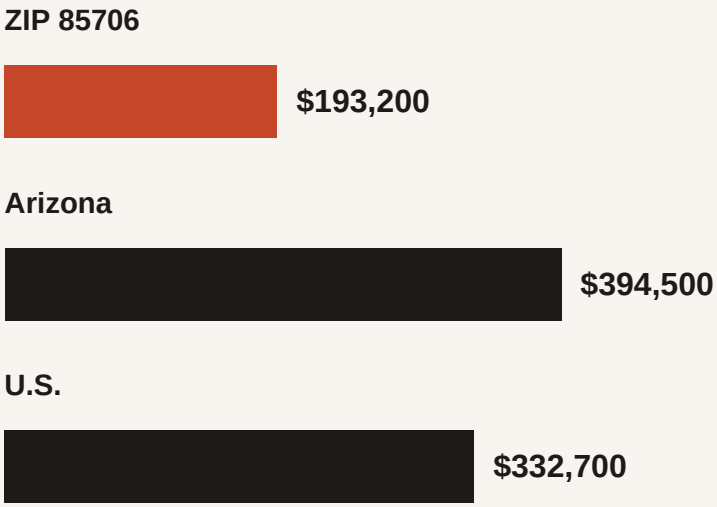
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 51% less than Arizona's.

$193,200

median home value in ZIP 85706.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 85706'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/zip/85706/**