ZIP 86023, Tusayan, Arizona.

Current market data.

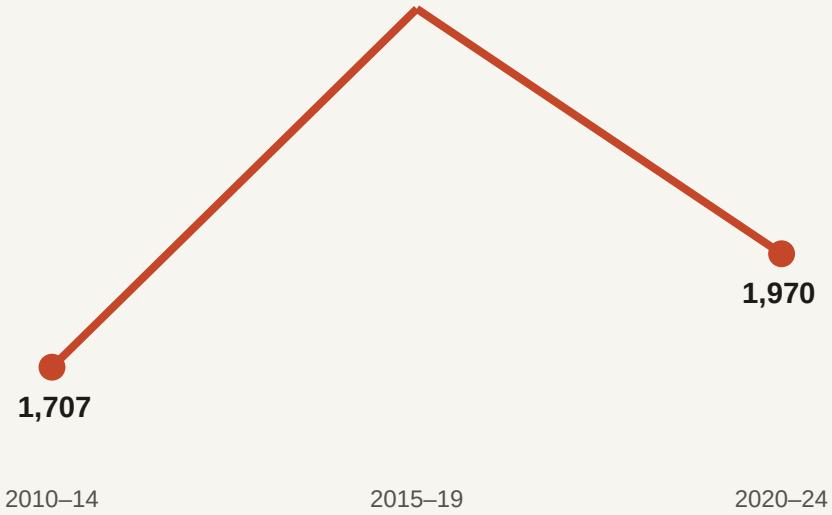
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

1,970 people call ZIP 86023 home.

1,970

people.



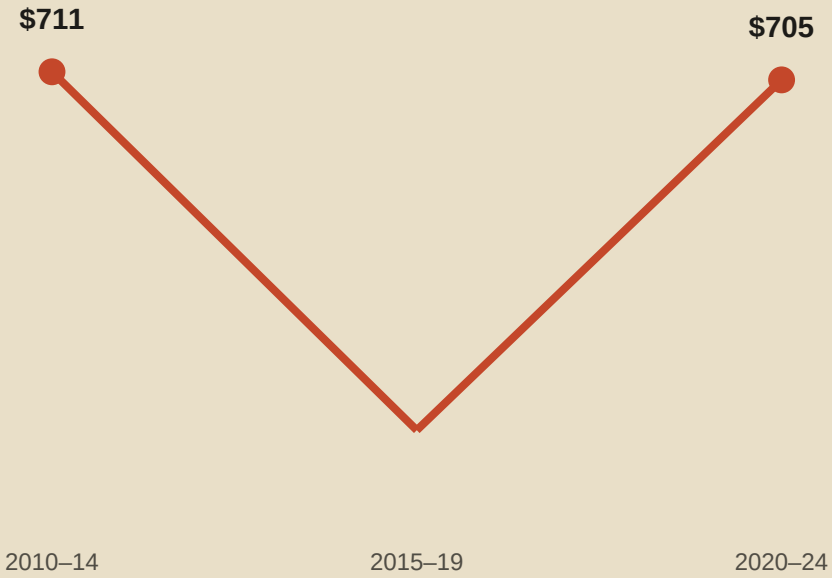
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is down 1% since the 2010–2014 survey, before inflation.

$705

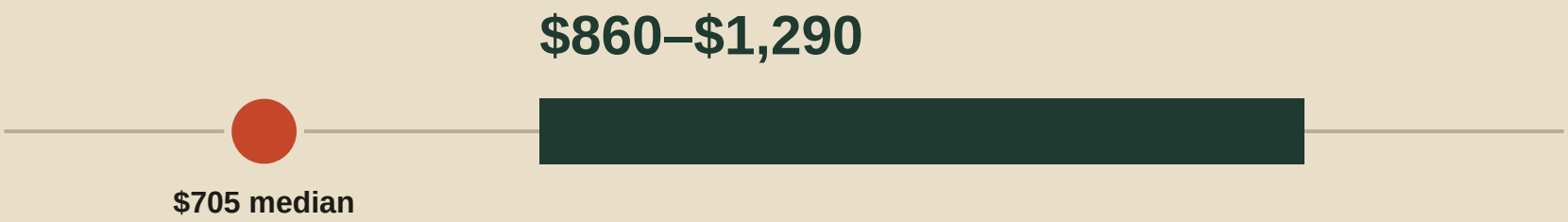
a month. Arizona's median is $1,543.



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

Most of the housing here is older than 2000.

88%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–2% to the 817 homes here.

5–18

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

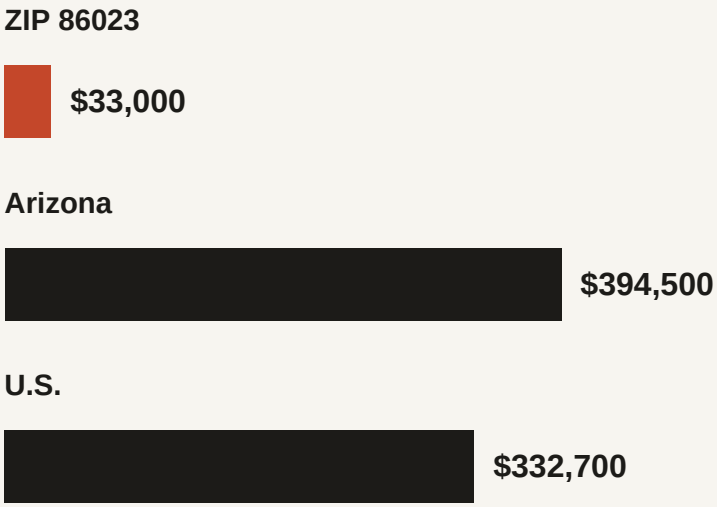
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 92% less than Arizona's.

$33,000

median home value in ZIP 86023.



Source: Census ACS 5-year, 2015-2019

THAT WAS ZIP 86023'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/86023/**