

Pima County

COUNTY SEAT: **Tucson** LARGEST CITY: **Tucson**

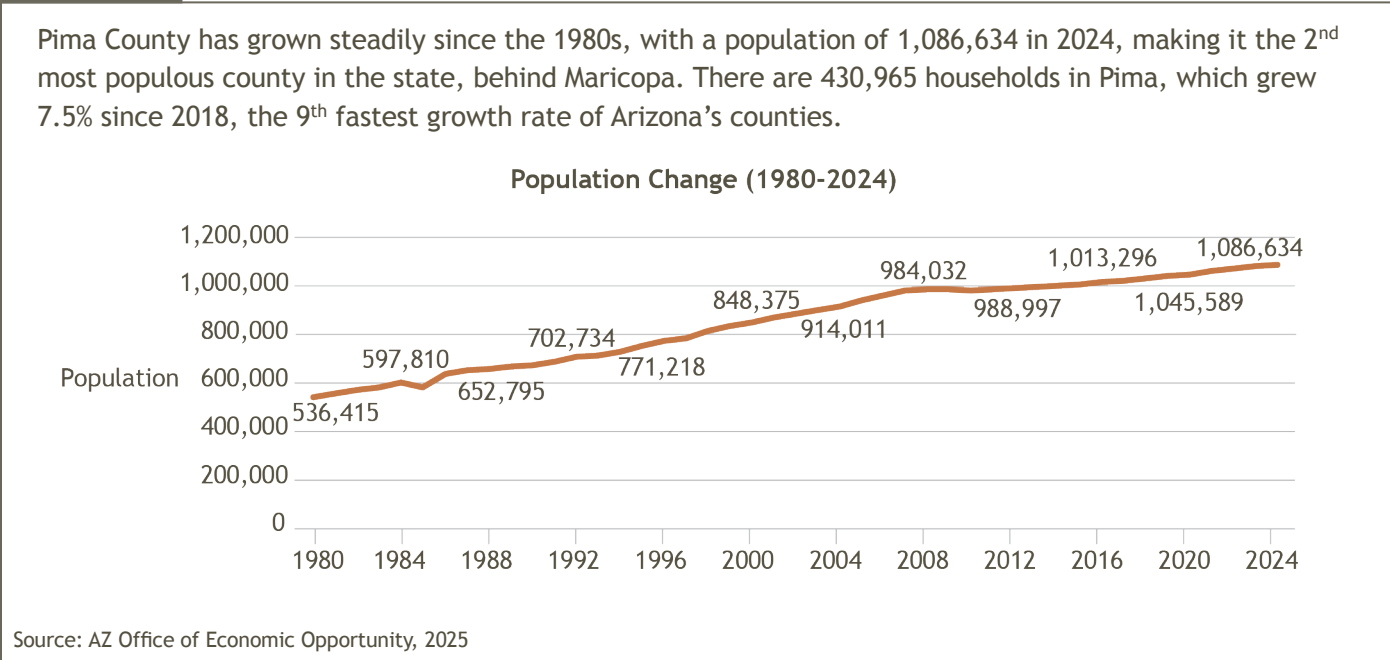


POPULATION
1,086,634
2nd in State

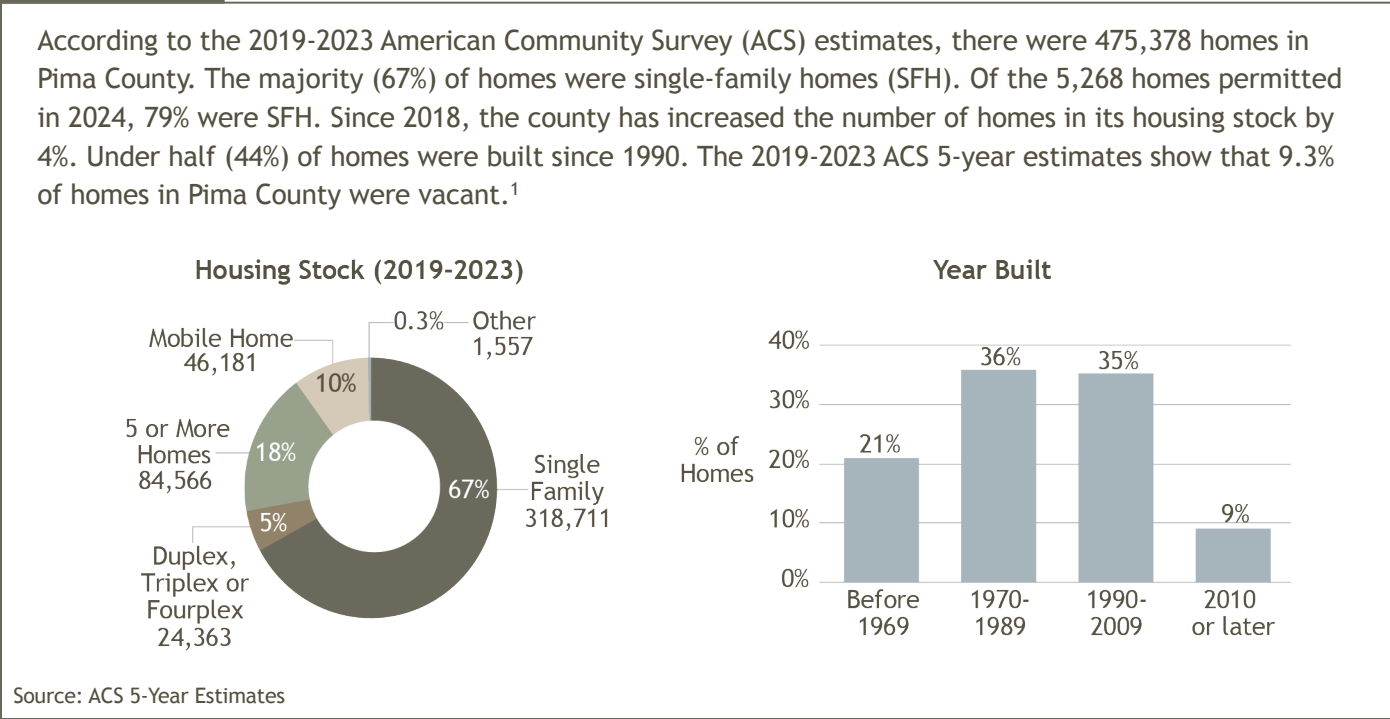
HOUSEHOLDS
430,965
HOMES
475,378

		Rank in State
HOMEOWNERSHIP RATE	65%	13th
PRIMARY RESIDENCES	84%	1st
MEDIAN HOUSEHOLD INCOME	\$67,929	5th
EVICTIONS PER 10,000 PEOPLE	118.8	2nd

Population



Housing Stock



Homeownership

Pima County has more homeowners than renters; however, the county has the 3rd lowest homeownership rate in the state at 65%, falling below the state average of 67%. In 2022, 84% of all home sales were for primary residences. This is the highest percentage among all counties in the state.

Income and Costs

The median household income in Pima County was \$67,929 according to the 2019-2023 ACS 5-year estimates, the 5th highest in the state. Homeowners earned nearly twice as much as renters (median income of \$86,285 compared to \$43,473). The median monthly housing cost (including utilities) in 2023 was \$1,138, the 4th highest in the state. The median monthly cost for renters was \$1,154, the 5th highest in the state. Zillow's typical value for a home in Pima County in March 2024 was \$344,166, a 37% increase since 2018 (inflation-adjusted).² That is the 8th highest value and 10th highest value increase among all counties in Arizona. Pima County had the 2nd highest rate of cost burden (behind Coconino County), with 31% of households paying 30% or more of their income to housing costs.

Evictions

There were 12,904 evictions filed in Pima in 2024 (Fiscal Year). That is 118.8 per 10,000 people, the 2nd highest rate in the state. Eviction filings have decreased by 2% since 2018.

For more information about Pima County and the other counties in Arizona, visit the **ARCHES website at morrisoninstitute.asu.edu/arches/state-housing**.

Notes

1. Definition of vacant housing units (homes): Housing is vacant if no one lives there on a permanent basis, including if occupants have a usual residence elsewhere. Housing under construction is included if it has exterior walls, windows, and floors. Excluded empty housing are those that are exposed to the elements (missing walls, roof etc.) or not used primarily for residential purposes (such as for businesses). "Definitions and Explanations," Census Bureau, Housing Vacancy Survey, <https://www.census.gov/housing/hvs/definitions.pdf>.
2. Calculated using the Zillow Home Value Index (ZHVI) which is a measure of the typical home value and market changes across a given region and housing type. It reflects the typical value for homes in the 35th to 65th percentile range. Also smoothed and seasonally adjusted. "ZHVI All Homes (SFR, Condo/Co-op) Time Series, Smoothed, Seasonally Adjusted (\$), by County," Zillow Housing Data, accessed January 2025, <https://www.zillow.com/research/data/?msockid=3b31736dfb4e62cd18806790fa3163e7>.

Sources

- "Population Estimates," Arizona Office of Economic Opportunity, accessed November 2024, <https://oeo.az.gov/population/estimates>.
- "Table DP04: Selected Housing Characteristics," US Census Bureau, 2023 American Community Survey 5-Year Survey, accessed December 2024. [https://data.census.gov/table/ACSDP5Y2023.DP04?q=dp04&g=040XX00US04\\$0500000](https://data.census.gov/table/ACSDP5Y2023.DP04?q=dp04&g=040XX00US04$0500000).
- "Historic Property Records," Cotality (formerly CoreLogic), 2022, ARCHES calculations include all residential properties (excluding corporate-owned).
- "2024 Preliminary Annual." Census Bureau Building Permit Survey, Permits by CBSA (Formerly Permits by MSA), accessed February 2025. <https://www.census.gov/construction/bps/msamonthly.html>.
- "Table S2503: Financial Characteristics," US Census Bureau, 2023 American Community Survey 5-Year Estimate, accessed December 2024. [https://data.census.gov/table?q=s2503&g=040XX00US04\\$0500000](https://data.census.gov/table?q=s2503&g=040XX00US04$0500000).
- "Justice Courts Evictions Filings by Fiscal Year," (2025). Azcourts.gov, Arizona Judicial Branch, <https://www.azcourts.gov/statistics/Interactive-Data-Dashboards/Justice-Court-Evictions>.