

THE TUCSON ASSOCIATION OF REALTORS®

SOUTHERN ARIZONA HOUSING BRIEF

FEBRUARY 2026
EDITION #2



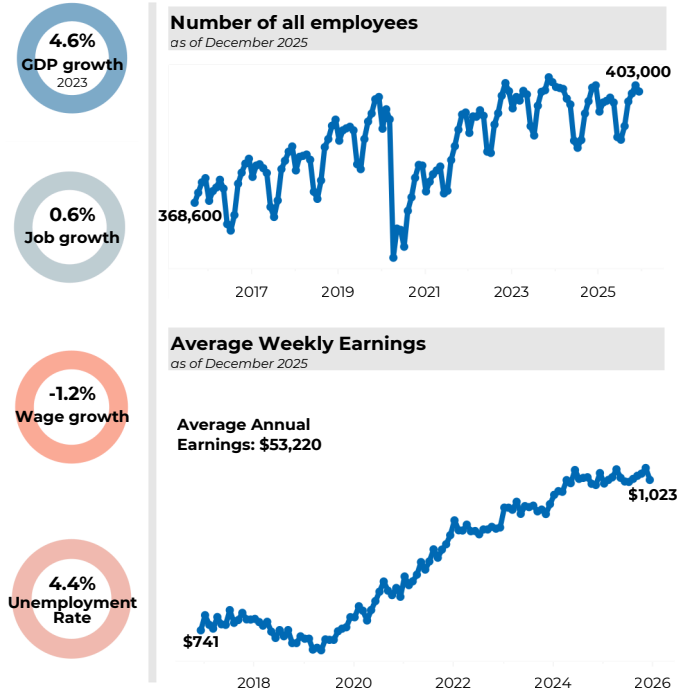
The Southern Arizona Housing Report is a monthly briefing from the Tucson Association of REALTORS® that provides key insights into the regional housing market. Delivered directly to local elected officials, the report highlights trends in home sales, pricing, inventory, affordability, and factors impacting housing access and development. It is designed to inform data-driven policy discussions and foster collaborative solutions to ensure a healthy, equitable housing ecosystem for all Southern Arizonans.

If you would like a customized report for your ward or district, please contact us at REALTORAdvocacy@TucsonREALTORS.org with the list of zip codes. [Click to view the January 2026 Report.](#)

ECONOMIC CONDITIONS:

TUCSON, AZ

Economic Conditions Tucson, AZ

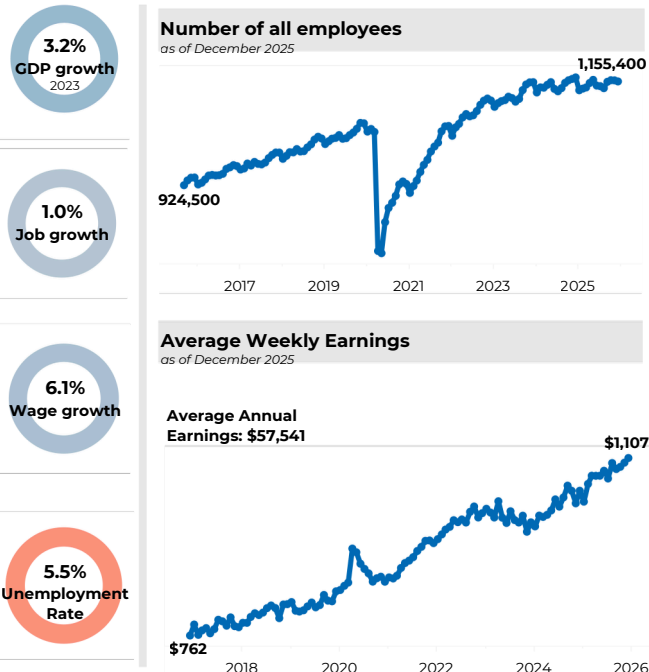


Note: Employment statistics are as of December 2025



LAS VEGAS, NV

Economic Conditions Las Vegas-Henderson-Paradise, NV

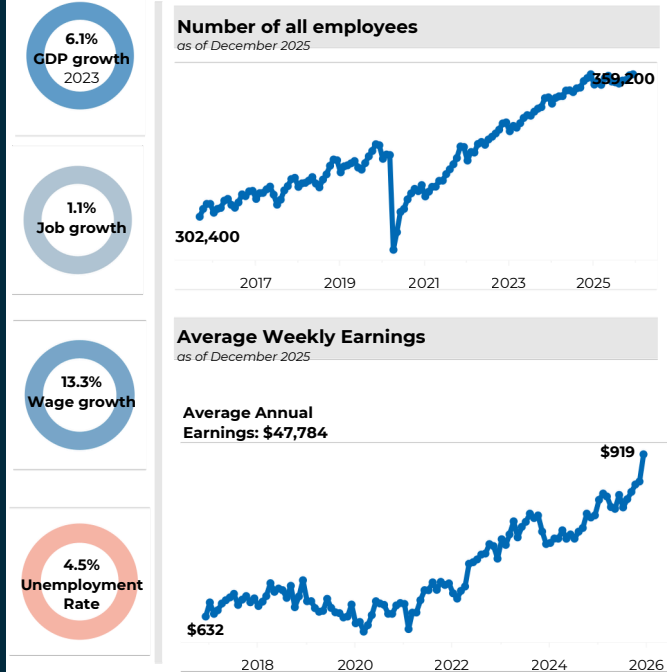


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EL PASO, TX

Economic Conditions El Paso, TX



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HOUSING AFFORDABILITY:

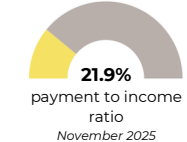
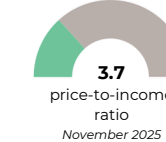
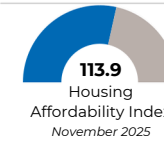
EL PASO, TX

Housing Affordability

El Paso, TX

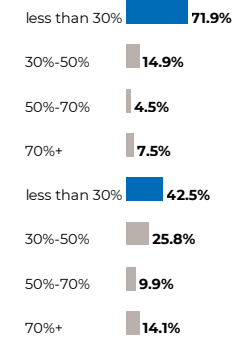
Monthly Payment: **\$1,336**

Qualifying Income: **\$64,128**

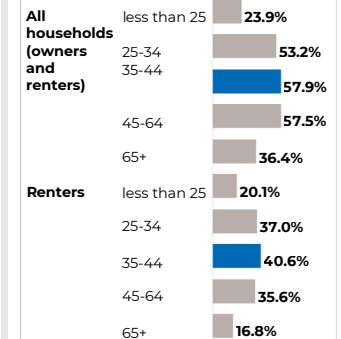


Housing Affordability Index: A value of a 100 means a median-income family can exactly afford the median-priced home under current mortgage rates and a 20% down payment. Values below 100 indicate that the typical family doesn't earn enough income to afford to buy the median-priced home.

Share of income that homeowners and renters spend on housing
(30% or higher is considered cost-burdened)



Share of households and renters who can afford to purchase a median-priced home (by age group)



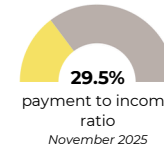
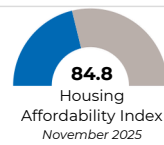
LAS VEGAS, NV

Housing Affordability

Las Vegas-Henderson-Paradise, NV

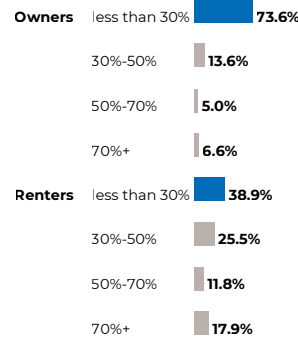
Monthly Payment: **\$2,402**

Qualifying Income: **\$115,296**

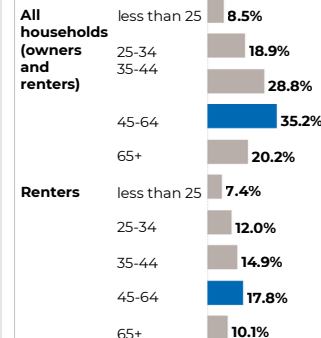


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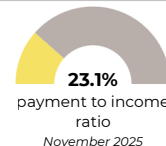
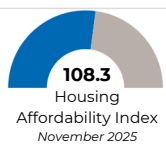
TUCSON, AZ

Housing Affordability

Tucson, AZ

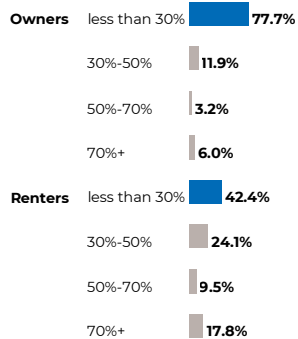
Monthly Payment: **\$1,911**

Qualifying Income: **\$91,728**

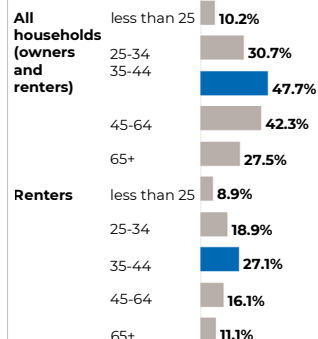


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INCOME BY AGE:

Tucson MSA Income by Age

Source: U.S. Census ACS

| Age Range | Under 25 | 25 to 44 | 45 to 64 | 65+ |
|-----------------------------|---------------|----------------|----------------|----------------|
| Households | 26,889 | 130,308 | 138,137 | 150,137 |
| <i>Under \$40,000</i> | 40.9% | 23.2% | 25.5% | 35.0% |
| <i>\$40,000 - \$75,000</i> | 35.2% | 24.3% | 21.2% | 25.6% |
| <i>\$75,000 - \$100,000</i> | 13.7% | 13.1% | 10.4% | 12.2% |
| <i>\$100,00+</i> | 10.2% | 39.4% | 42.9% | 27.2% |



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AFFORDABILITY SCENARIOS:

Affordability Scenarios

| | Price | Interest Rate | Monthly Payment | Salary Requirement |
|--------|-----------|---------------|-----------------|--------------------|
| Resale | \$350,000 | 6.6% | \$2,216 | \$88,638 |
| New | \$385,520 | 6.6% | \$2,441 | \$97,633 |
| Resale | \$350,000 | 5.0% | \$1,895 | \$75,806 |
| New | \$385,520 | 5.0% | \$2,087 | \$83,499 |
| Resale | \$350,000 | 4.0% | \$1,708 | \$68,321 |
| New | \$385,520 | 4.0% | \$1,881 | \$75,255 |



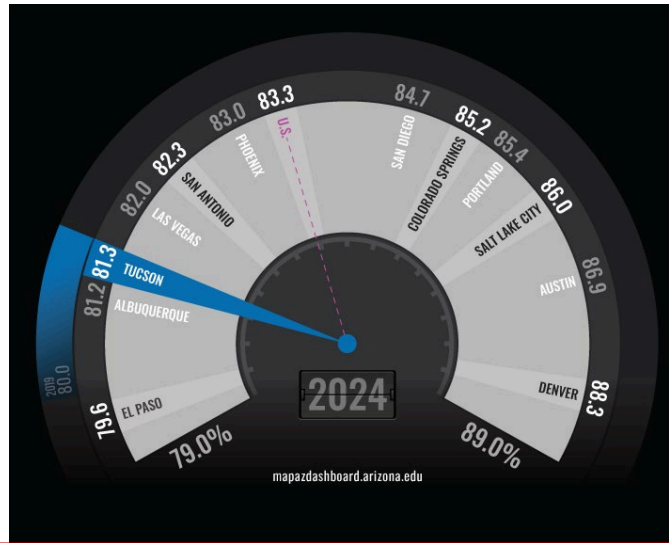
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LABOR FORCE PARTICIPATION:

| Tucson Labor Force Participation Rate by Level of Education, 25 to 64 Years | 2024 |
|---|-------|
| Bachelor's Degree and Higher | 84.8% |
| Some College or Associate Degree | 75.5% |
| High School Graduates | 71.8% |
| Less than a High School Degree | 59.7% |

Labor Force Participation

Labor Force Participation Rate Among Ages 25-54 (2024)



Labor Force Participation Rate is up from 77.6% in 2000 to 81.3% in 2023

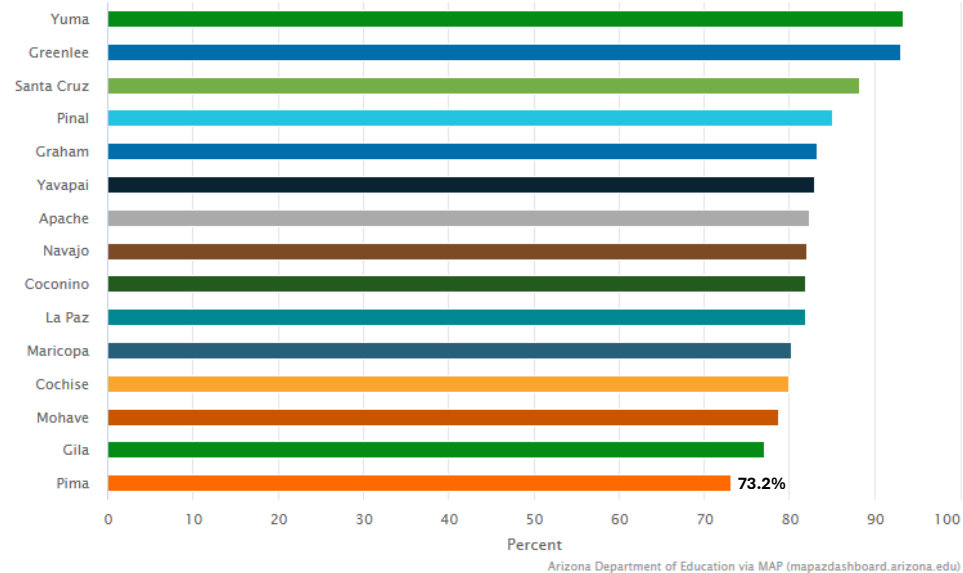
| U.S. Labor Force Participation Rate by Level of Education, 25 Years & Over | 2024 |
|--|-------|
| Bachelor's Degree and Higher | 72.6% |
| Some College or Associate Degree | 62.9% |
| High School Graduates | 56.9% |
| Less than a High School Degree | 47.4% |

*U.S. Bureau of Labor Statistics

HIGH SCHOOL GRADUATION RATES:

How do we improve our Average Salary to meet the current Affordability Scenarios without prioritizing higher High School Graduation Rates?

High School Graduation Rates (2025)



Arizona Department of Education via MAP (mapazdashboard.arizona.edu)