


# State of Housing in Arizona

Supplemental County Profiles 2025



# Apache County

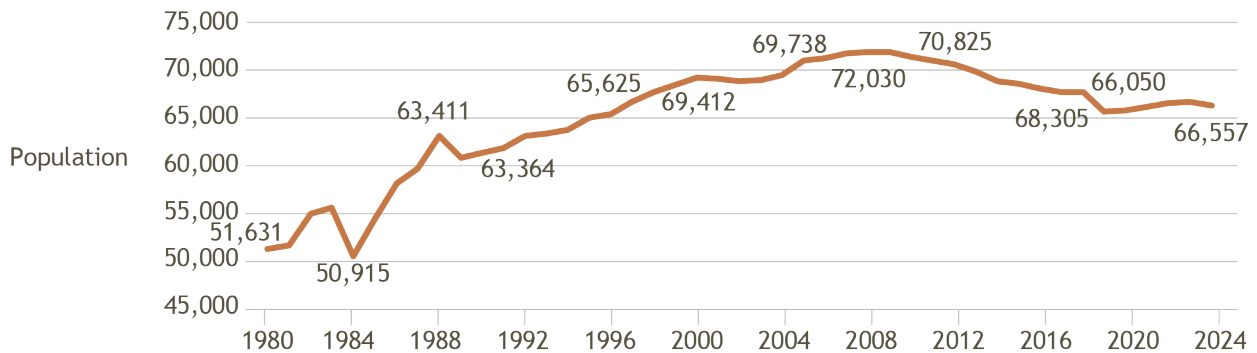
COUNTY SEAT: **St. Johns** LARGEST CITY: **Eagar**

	POPULATION	HOUSEHOLDS	<i>Rank in State</i>		
	<b>66,557</b> <i>10th in State</i>	<b>20,439</b>	HOMEOWNERSHIP RATE	79%	1st
		HOMES	PRIMARY RESIDENCES	23%	15th
		<b>29,001</b>	MEDIAN HOUSEHOLD INCOME	\$40,338	15th
			EVICTIONS PER 10,000 PEOPLE	5.7	15th

## Population

In 2024, Apache County’s population was 66,557, making it the 10<sup>th</sup> largest county in Arizona. The population of Apache decreased by 7% from 2010 to 2023, making it one of three counties to decrease its population in that time. In 2023, there were 20,439 households, only a 0.2% increase since 2018, the 2<sup>nd</sup> slowest growth rate of Arizona’s counties.

Population Change (1980-2024)

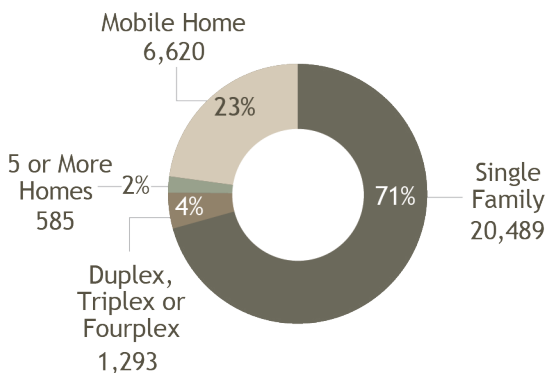


Source: AZ Office of Economic Opportunity, 2025

## Housing Stock

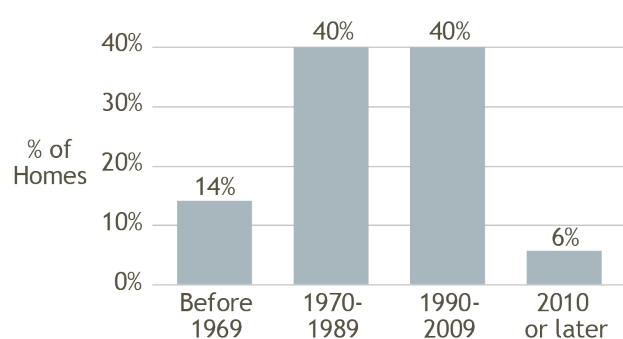
According to the 2019-2023 American Community Survey (ACS) estimates, there were 29,001 homes in Apache County. The majority (71%) were single-family homes (SFH).<sup>1</sup> In 2024, 99 homes were permitted, 98% of which were SFH. Since 2018, the county has lost 12% of the homes in its housing stock. Almost half (46%) of all homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 30% of homes in Apache County were vacant.<sup>2</sup>

Housing Stock (2019-2023)



Source: ACS 5-Year Estimates

Year Built



## Homeownership

Apache County has more homeowners than renters with a 79% homeownership rate, the 2<sup>nd</sup> highest in the state, surpassing the state average of 67%. In 2022, 23% of all homes were primary residences, the lowest proportion among all counties in the state.

## Income and Costs

The median household income for Apache County was \$40,338, according to the 2019-2023 ACS 5-year estimates, the lowest in the state. Apache was one of three counties (including Greenlee and La Paz) where the median income for renters (\$44,850) was higher than that of owners (\$38,878). The median monthly housing cost (including utilities) in 2023 was \$339, the lowest in the state. The median monthly cost for renters was \$647, the 2<sup>nd</sup> lowest in the state. Zillow's typical value for a home in Apache County in March 2024 was \$294,851, an increase of 35% since 2018 (inflation-adjusted).<sup>3</sup> Apache County had the 9<sup>th</sup> highest typical home value and the 12<sup>th</sup> highest value increase among Arizona counties. Apache County has the 14<sup>th</sup> highest rate of cost burden among Arizona counties, with 13% of households paying 30% or more of their income to housing costs. Only Greenlee County has a lower rate of cost burdened households.

## Evictions

In 2024, 38 evictions were filed in Apache County. That is 5.7 per 10,000 people, the lowest rate in the state. Eviction filings have increased 73% since 2018.

For more information about Apache County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://morrisoninstitute.asu.edu/arches/state-housing).

## Notes


1. Margins of error for ACS data are high in Apache County, especially for the smallest percentages (e.g., Housing stock 5+ units and duplexes). These numbers should be interpreted cautiously.
2. 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>.
3. 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>.

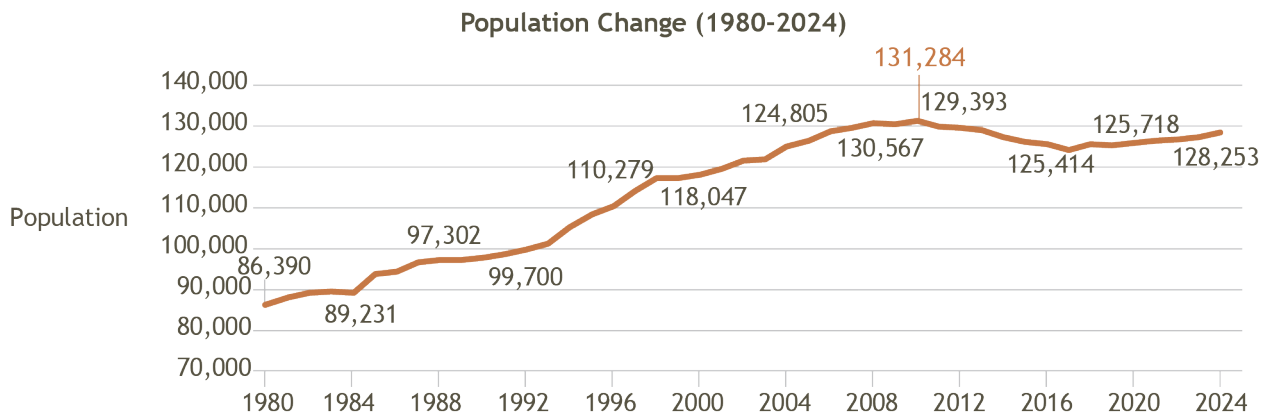
# Cochise County

COUNTY SEAT: **Bisbee** LARGEST CITY: **Sierra Vista**

	POPULATION	HOUSEHOLDS	<i>Rank in State</i>	
	<b>128,253</b>	<b>50,476</b>	HOMEOWNERSHIP RATE	70% 8th
	<i>8th in State</i>	HOMES	PRIMARY RESIDENCES	74% 7th
		<b>59,312</b>	MEDIAN HOUSEHOLD INCOME	\$58,970 10th
			EVICTIONS PER 10,000 PEOPLE	37.2 5th

## Population

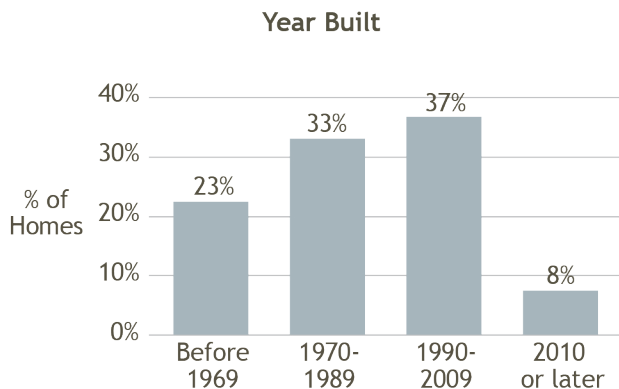
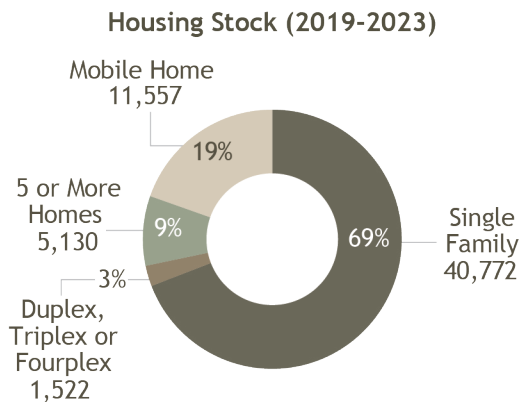
Cochise County’s population peaked in 2010 at 131,248. After a slight decrease thereafter, the population grew to 128,253 in 2024, making it the 8<sup>th</sup> most populous county in the state. In 2023, there were 50,476 households in Cochise, representing a 2.5% increase since 2018, the 3<sup>rd</sup> lowest growth rate of Arizona’s counties.



Source: AZ Office of Economic Opportunity, 2025

## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 59,312 homes in Cochise County. The majority (69%) were single-family homes (SFH). In 2024, 473 homes were permitted, and all but six were SFH. Since 2018, the county has lost 2.6% of the homes in its housing stock. Almost half (45%) of all homes were built since 1990. In 2023, 15% of all homes in Cochise County were vacant.<sup>1</sup>



Source: ACS 5-Year Estimates

## Homeownership

Cochise County ranks 8<sup>th</sup> out of the Arizona counties with a 70% homeownership rate, surpassing the state average of 67%. In 2022, 74% of homes were primary residences, the 7<sup>th</sup> highest among Arizona's counties.

## Income and Costs

The median household income in Cochise County was \$58,970, according to the 2019-2023 ACS 5-year estimates, the 10<sup>th</sup> highest in the state. Homeowners earned more than renters at \$68,063, compared to \$40,411. The median monthly housing cost (including utilities) in 2023 was \$855, the 6<sup>th</sup> highest in the state. The median monthly cost for renters was \$939, the 9<sup>th</sup> highest in the state. Zillow's typical value for a home in Cochise County in March 2024 was \$249,092, an increase of 28% since 2018 (inflation-adjusted).<sup>2</sup> Cochise County had the 2<sup>nd</sup> lowest typical home value and 2<sup>nd</sup> lowest value increase among Arizona counties. Cochise had the 10<sup>th</sup> highest rate of cost burden among Arizona counties, with just under 25% of households paying 30% or more of their income to housing costs.

## Evictions

There were 477 evictions filed in Cochise in 2024 (Fiscal Year). That is 37.2 per 10,000 people, the 5<sup>th</sup> highest rate in the state. Eviction filings have increased 17% since 2018.

For more information about Cochise County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://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 35<sup>th</sup> to 65<sup>th</sup> 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>.

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- "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).
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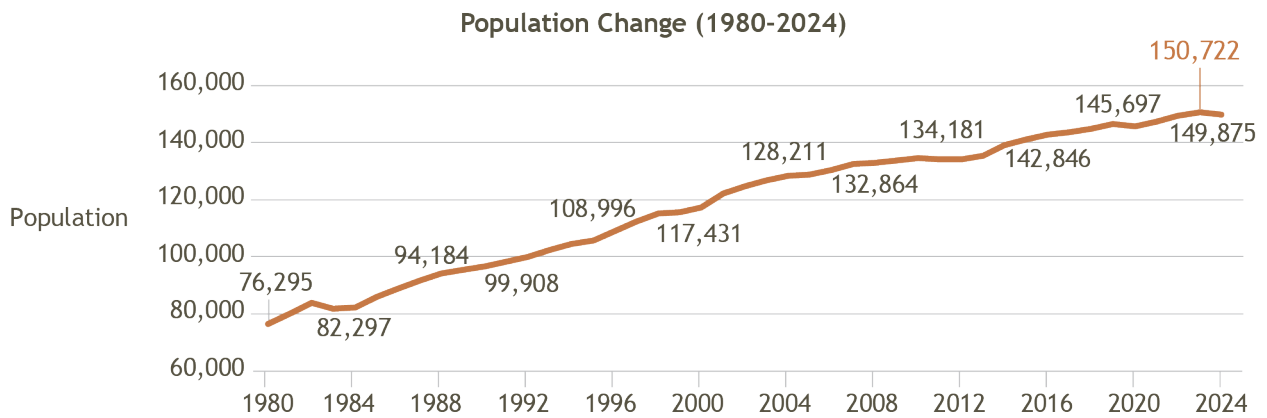
# Coconino County

COUNTY SEAT: **Flagstaff** LARGEST CITY: **Flagstaff**

	POPULATION	HOUSEHOLDS	Rank in State		
	<b>149,875</b>	<b>53,642</b>	HOMEOWNERSHIP RATE	59%	14th
	7th in State	HOMES	PRIMARY RESIDENCES	55%	10th
		<b>69,907</b>	MEDIAN HOUSEHOLD INCOME	\$69,748	4th
			EVICTIONS PER 10,000 PEOPLE	27.0	10th

## Population

Coconino County peaked in population in 2023 at 150,722. In 2024, the population declined slightly to 149,875, making it the 7<sup>th</sup> most populous county in the state. There are 53,642 households in Coconino which grew 13.5% since 2018, the 4<sup>th</sup> fastest growth rate of Arizona’s counties.

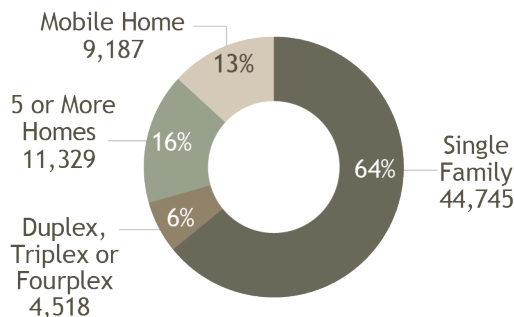


Source: AZ Office of Economic Opportunity, 2025

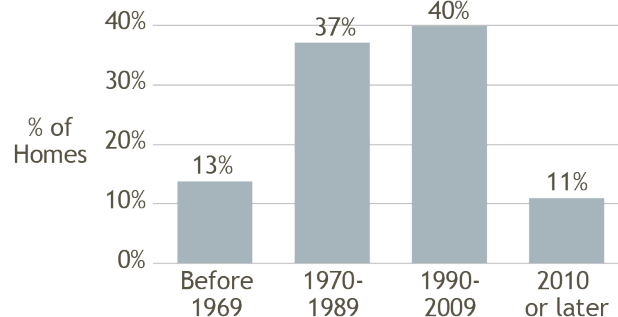
## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 69,907 homes in Coconino County. The majority (64%) were single-family homes (SFH). In 2024, 698 homes were permitted, 46% of which were SFH. Since 2018, the county has increased the number of homes to its housing stock by 7%. Coconino was one of only two (2) Arizona counties that added, rather than lost, mobile/manufactured homes. Approximately half (51%) of all housing was built since 1990. The 2019-2023 ACS 5-year estimates show that 23% of all housing in Coconino County was vacant.<sup>1</sup>

Housing Stock (2019-2023)



Year Built



Source: ACS 5-Year Estimates

## Homeownership

Coconino County has more homeowners than renters, but it has the 2<sup>nd</sup> lowest homeownership rate of all Arizona's counties at 59%, coming in below the state average of 67%. In 2022, 55% of homes in the county were primary residences, ranking Coconino 10<sup>th</sup> among Arizona's counties, ahead of Greenlee (51%) and behind Mohave (62%) counties.

## Income and Costs

The median household income in Coconino County was \$69,748 according to the ACS 2019-2023 ACS 5-year estimate, the 4<sup>th</sup> highest in the state. Homeowners earned more than renters at a median income of \$85,428, compared to \$54,706. The median monthly housing cost (including utilities) in 2023 was \$1,245, second only to Maricopa County. The median monthly cost for renters was \$1,406, the 3<sup>rd</sup> highest in the state. Zillow's typical value for a home in Coconino County in March 2024 was \$601,352, a 41% increase since 2018 (inflation-adjusted).<sup>2</sup> That is the highest typical home value in the state, and the 7<sup>th</sup> highest value increase among Arizona counties. Coconino had the highest rate of cost burden among Arizona counties, with 32% of households paying 30% or more of their income to housing costs.

## Evictions

There were 404 evictions filed in Coconino in 2024 (Fiscal Year). That is 27.0 per 10,000 people, the 10<sup>th</sup> highest rate in the state. Eviction filings have decreased 16% since 2018.

For more information about Coconino County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://morrisoninstitute.asu.edu/arches/state-housing).

## Notes


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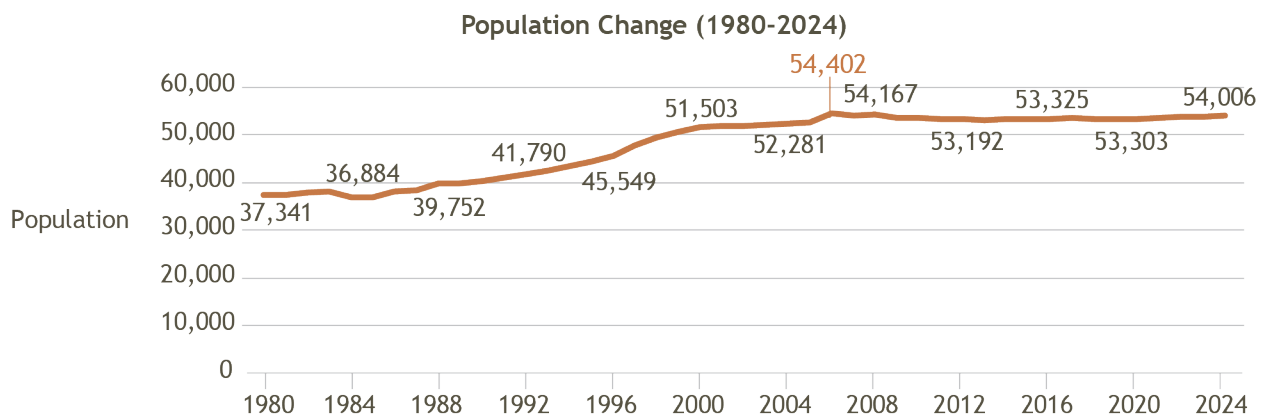
# Gila County

COUNTY SEAT: **Globe** LARGEST CITY: **Payson**

	POPULATION	HOUSEHOLDS	<i>Rank in State</i>	
	<b>54,006</b>	<b>23,253</b>	HOMEOWNERSHIP RATE	77% 3rd
	<i>10th in State</i>	HOMES	PRIMARY RESIDENCES	50% 12th
		<b>32,614</b>	MEDIAN HOUSEHOLD INCOME	\$59,089 9th
			EVICTIONS PER 10,000 PEOPLE	34.3 6th

## Population

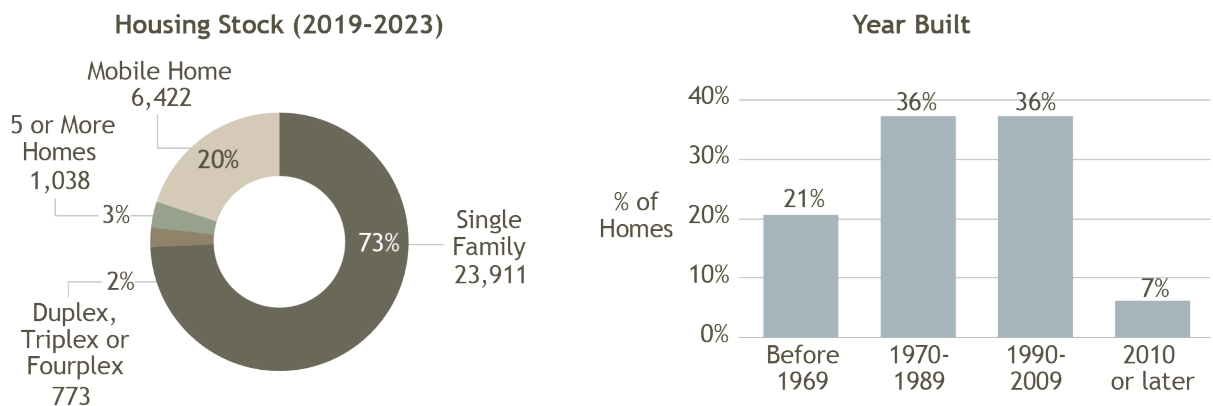
Gila County’s population has plateaued since 2006. In 2024, the population was estimated at 54,006, making it the 10<sup>th</sup> most populous county in the state. In 2023, there were 23,253 households, a 7% increase since 2018, the 10<sup>th</sup> fastest growth rate of Arizona’s counties.



Source: AZ Office of Economic Opportunity, 2025

## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 32,614 homes in Gila County. The majority (73%) were single-family homes (SFH). In 2024, out of the 217 homes permitted, all but two were SFH. Since 2018, the county has lost 3.4% of the homes in its housing stock. Less than half (43%) of all homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 29% of all housing in Gila County was vacant.<sup>1</sup>



Source: ACS 5-Year Estimates

## Homeownership

Gila County has more homeowners than renters with a 77% homeownership rate, the 3<sup>rd</sup> highest in the state, surpassing the state average of 67%. In 2022, half of all homes were primary residences, the 12<sup>th</sup> highest proportion among Arizona's counties.

## Income and Costs

The median household income in Gila County was \$59,089, according to the 2019-2023 ACS 5-year estimates, the 9<sup>th</sup> highest in the state. Homeowners earned more than renters at a median income of \$62,285, compared to \$47,062. The median monthly housing cost (including utilities) in 2023 was \$836, the 11<sup>th</sup> highest in the state. The median monthly cost for renters was \$1,001, the 7<sup>th</sup> highest. The typical value for a home in Gila County in March 2024 was \$356,924, a 43% increase since 2018 (inflation-adjusted).<sup>2</sup> Gila County had the 5<sup>th</sup> highest typical home value and the 5<sup>th</sup> highest value increase among Arizona's counties. Gila County has the 7<sup>th</sup> highest rate of cost burden among Arizona counties, with 26% of households paying 30% or more of their income to housing costs.

## Evictions

There were 185 evictions filed in Gila in 2024 (Fiscal Year). That is 34.3 per 10,000 people, the 6<sup>th</sup> highest rate in the state. Eviction filings have increased 12% since 2018.

For more information about Gila County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://morrisoninstitute.asu.edu/arches/state-housing).

## Notes

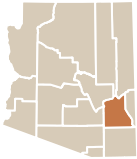
1. Definition of vacant housing units (homes): Housing is vacant if no one lives there on a permanent basis, including if occupants have a usual residence elsewhere. Housing under construction is included if it has exterior walls, windows, and floors. Excluded empty housing are those that are exposed 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>.
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3. Note: percentages do not add up to 100% due to rounding.

## 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).
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- "Justice Courts Evictions Filings by Fiscal Year," (2025). Azcourts.gov, Arizona Judicial Branch, <https://www.azcourts.gov/statistics/Interactive-Data-Dashboards/Justice-Court-Evictions>.

# Graham County

COUNTY SEAT: **Safford** LARGEST CITY: **Safford**



**POPULATION**  
**40,107**  
*13th in State*

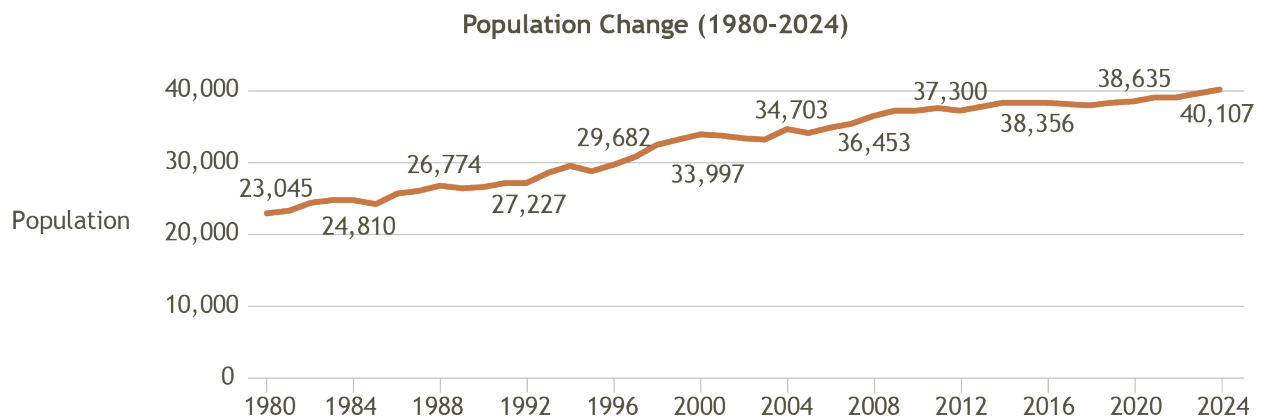
**HOUSEHOLDS**  
**12,460**

**HOMES**  
**13,941**

		<i>Rank in State</i>
HOMEOWNERSHIP RATE	74%	5th
PRIMARY RESIDENCES	78%	3rd
MEDIAN HOUSEHOLD INCOME	\$67,326	6th
EVICTIONS PER 10,000 PEOPLE	13.2	13th

## Population

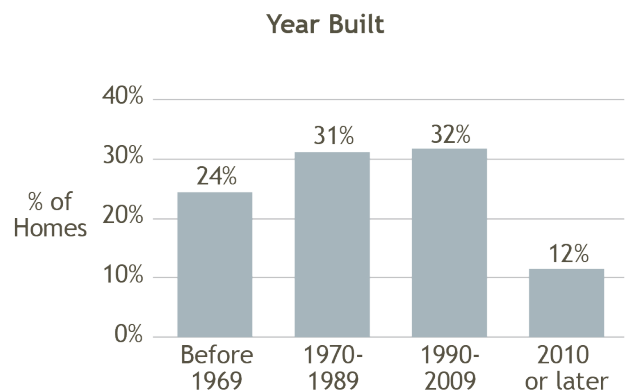
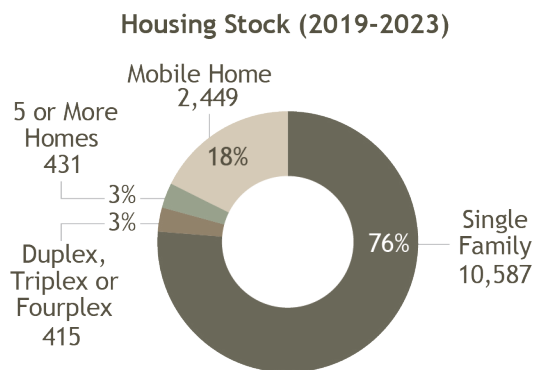
Graham County’s population has grown steadily over time, reaching a new high of 40,107 in 2024, making it the 13<sup>th</sup> most populous county in the state. In 2023, there were 12,460 households in Graham, which is a 15.6% increase since 2018, the fastest growth rate among Arizona’s counties.



Source: AZ Office of Economic Opportunity, 2025

## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 13,941 homes in Graham County. The majority (76%) of homes were single family homes (SFH).<sup>1</sup> In 2024, out of the 137 homes permitted, all but four units were SFH. Since 2018, the county has increased the number of homes in its housing stock by 4%. Less than half (45%) of all homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 10% of homes in Graham County were vacant.<sup>2</sup>



Source: ACS 5-Year Estimates

## Homeownership

Graham County has more homeowners than renters with a 74% homeownership rate, the 5<sup>th</sup> highest in the state, surpassing the state average of 67%. In 2022, 78% of all homes were primary residences, the 3<sup>rd</sup> highest proportion among all counties in the state.

## Income and Costs

The median household income in Graham County was \$67,326, according to the 2019-2023 ACS 5-year estimates, the 6<sup>th</sup> highest in the state. Homeowners earned more than renters at a median income of \$74,402, compared to \$57,810. The median monthly housing cost (including utilities) was \$930, the 6<sup>th</sup> highest in the state. The median monthly cost for renters was \$890 in 2023, the 10<sup>th</sup> highest in the state. Zillow's typical value for a home in March 2024 was \$269,541, an increase of 27% since 2018 (inflation-adjusted).<sup>3</sup> That is the 4<sup>th</sup> lowest typical home value and smallest value increase among Arizona counties. Graham County has the 11<sup>th</sup> highest rate of cost burden among Arizona counties, with 21% of households paying 30% or more of their income to housing costs.

## Evictions

There were 53 evictions filed in Graham in 2024 (Fiscal Year). That is 13.2 per 10,000 people, the 3<sup>rd</sup> lowest rate in the state. Eviction filings have decreased 35% since 2018.

For more information about Graham County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://morrisoninstitute.asu.edu/arches/state-housing).

## Notes


1. Margins of error for ACS data are high in the county due to its small population. Small percentages given in the Housing Stock and Year Housing Built charts should be taken cautiously.
2. 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>.
3. 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 35<sup>th</sup> to 65<sup>th</sup> 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/?msocid=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>.

# Greenlee County

COUNTY SEAT: **Clifton** LARGEST CITY: **Clifton**



**POPULATION**  
**9,673**  
*15th in State*

**HOUSEHOLDS**  
**3,444**

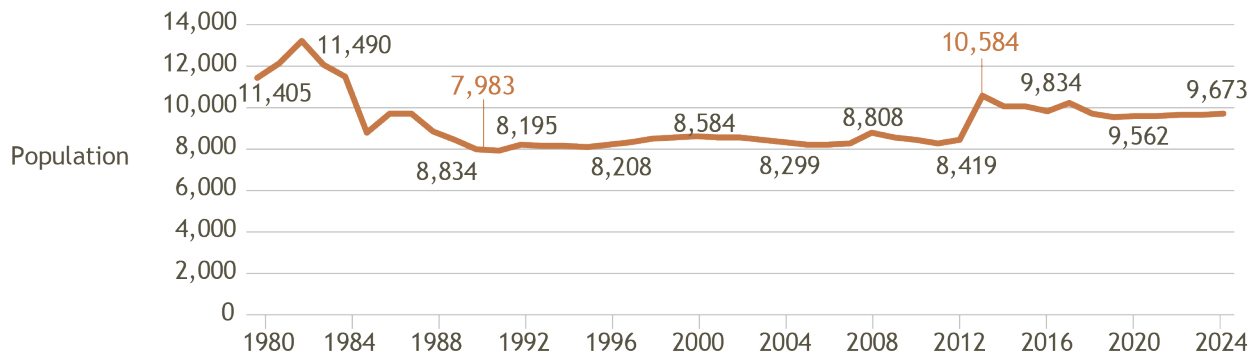
**HOMES**  
**4,422**

		<i>Rank in State</i>
HOMEOWNERSHIP RATE	56%	15th
PRIMARY RESIDENCES	51%	11th
MEDIAN HOUSEHOLD INCOME	\$75,239	3rd
EVICCTIONS PER 10,000 PEOPLE	7.2	14th

## Population

**Population:** Greenlee County’s population has stayed relatively flat since 1990 with a small increase in 2013. In 2024, the population was 9,673. In 2023, there were 3,444 households, making it the least populous county in the state. The number of households grew 6.8% since 2018, the 11<sup>th</sup> fastest growth rate of Arizona’s counties.

Population Change (1980-2024)

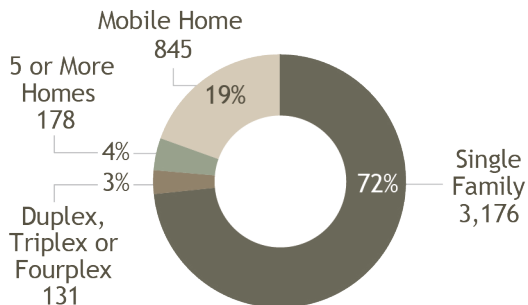


Source: AZ Office of Economic Opportunity, 2025

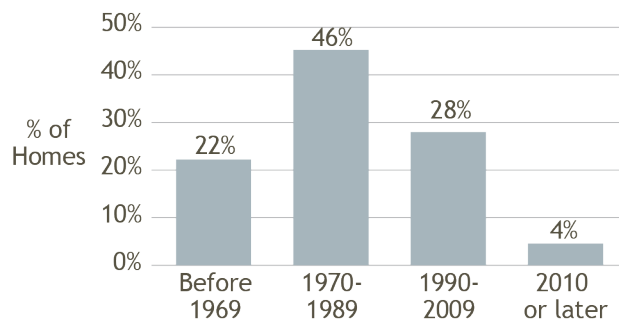
## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 4,422 homes in Greenlee County. The majority (72%) were single-family homes (SFH).<sup>1</sup> All 14 homes permitted in 2024 were SFH. Since 2018, the county has lost 0.3% of its homes. Less than a third (32%) were built since 1990. The 2019-2023 ACS 5-year estimates show that 22% of all housing in Greenlee County was vacant.<sup>2</sup>

Housing Stock (2019-2023)



Year Built



Source: ACS 5-Year Estimates

## Homeownership

Greenlee County has slightly more homeowners than renters, with a 56% homeownership rate, the lowest in the state. In 2022, 51% of all homes were primary residences, ranking 11<sup>th</sup> among all counties in the state.

## Income and Costs

The median household income in Greenlee County was \$75,239, according to the 2019-2023 ACS 5-year estimates, the 3<sup>rd</sup> highest in the state. Greenlee is one of only three counties (including Apache and La Paz) where renters earned more than homeowners at a median income of \$76,964, compared to \$66,053, respectively. The median monthly housing cost (including utilities) in 2023 was \$524, the 2<sup>nd</sup> lowest among counties. The median monthly cost for renters was \$570, the lowest in the state. Zillow's typical value for a home in Greenlee County in March 2024 was \$151,270, the lowest value among all counties in Arizona.<sup>3</sup> Greenlee County also has the lowest rate of cost burden among Arizona counties, with 8% of households paying 30% or more of their income to housing costs.

## Evictions

There were seven evictions filed in Greenlee County in 2024 (Fiscal Year). That is 7.2 per 10,000 people, the 2<sup>nd</sup> lowest rate in the state. The number of eviction filings increased by five (5) from 2018.

For more information about Greenlee County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://morrisoninstitute.asu.edu/arches/state-housing).

## Notes

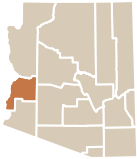
1. Margins of error for ACS data are high in the county due to its small population. Small percentages given in the Housing Stock and Year Housing Built charts should be taken cautiously.
2. Definition of Vacant housing units (homes): Housing is vacant if no one lives there on a permanent basis, including 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>.
3. 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>.

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- "Justice Courts Evictions Filings by Fiscal Year," (2025). Azcourts.gov, Arizona Judicial Branch, <https://www.azcourts.gov/statistics/Interactive-Data-Dashboards/Justice-Court-Evictions>.

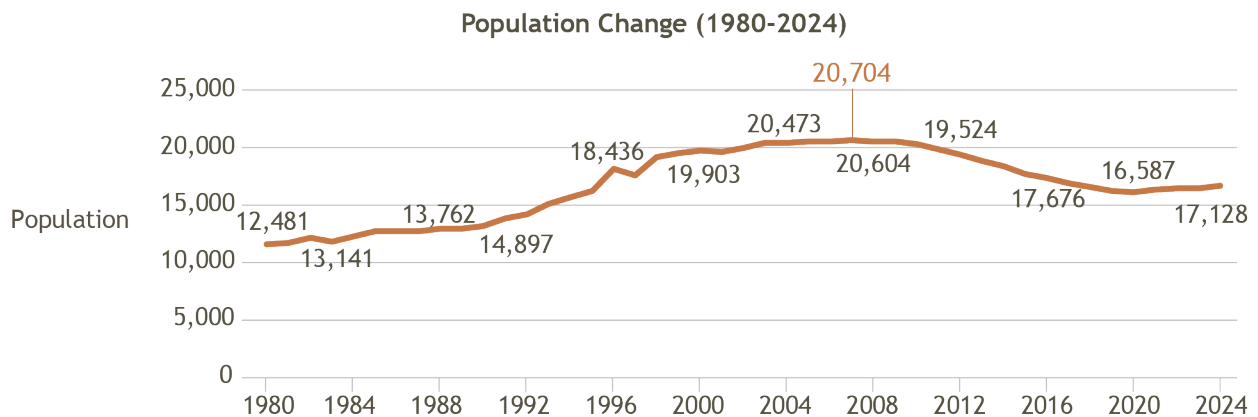
# La Paz County

COUNTY SEAT: **Parker** LARGEST CITY: **Parker**

	POPULATION	HOUSEHOLDS	<i>Rank in State</i>		
	<b>17,128</b>	<b>8,887</b>	HOMEOWNERSHIP RATE	70%	11th
	<i>14th in State</i>	HOMES	PRIMARY RESIDENCES	38%	13th
		<b>13,653</b>	MEDIAN HOUSEHOLD INCOME	\$49,506	14th
			EVICTIONS PER 10,000 PEOPLE	31.5	8th

## Population

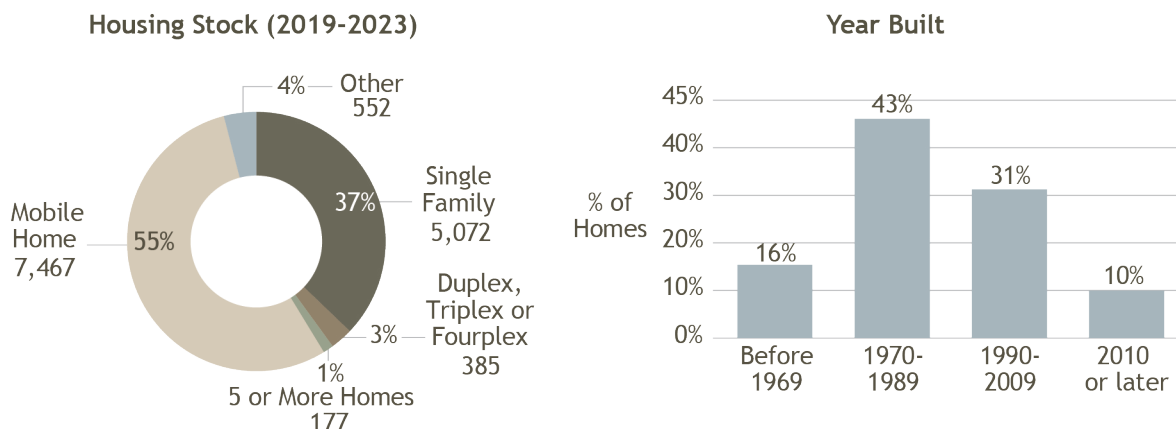
La Paz County peaked in population in 2007 at 20,704. After a population decline from 2008 to 2020, the population grew to 17,128 in 2024, making it the second-to-last in population in the state. In 2023, there were 8,887 households in La Paz, representing a 0.3% decrease since 2018, making it the only county with a decline in households during that time.



Source: AZ Office of Economic Opportunity, 2025

## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 13,653 homes in La Paz County. Differing from state housing stock trends, the majority of homes (55%) were mobile homes, rather than single-family homes (SFH).<sup>1</sup> All 92 of the homes permitted in 2024 were SFH. Since 2018, the county has lost 16% of its homes. Only 41% of all homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 35% of homes in La Paz County were vacant.<sup>2</sup>



Source: ACS 5-Year Estimates

## Homeownership

La Paz has more homeowners than renters with a 70% homeownership rate, the 11<sup>th</sup> highest in the state, surpassing the state average of 67%. In 2022, 38% of all homes were primary residences, ranking 13<sup>th</sup> among Arizona's counties, ahead of only Coconino and Greenlee counties.

## Income and Costs

The median household income in La Paz County was \$49,506 according to the 2019-2023 ACS 5-year estimates, the 2<sup>nd</sup> lowest in the state, ahead of Apache County. La Paz is one of only three counties (including Apache and Greenlee) where the median income for renters (\$51,528) was higher than that of owners (\$48,829). The median monthly housing cost (including utilities) in 2023 was \$539 in 2023, the 3<sup>rd</sup> lowest in the state. The median monthly cost for renters was \$735, also the 3<sup>rd</sup> lowest. Zillow's typical value for a home in La Paz County in March 2024 was \$287,191, a 45% increase since 2018 (inflation-adjusted).<sup>3</sup> La Paz had the 10<sup>th</sup> highest typical home value and the 3<sup>rd</sup> highest value increase among Arizona's counties. La Paz tied with Navajo County for the 3<sup>rd</sup> lowest rate of cost burden among Arizona counties, with 19% of households paying 30% or more of their income to housing costs.

## Evictions

There were 54 evictions filed in La Paz in 2024 (Fiscal Year). That is 31.5 per 10,000 people, the 8<sup>th</sup> highest rate in the state. Eviction filings have decreased by 22% since 2018.

For more information about La Paz County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://morrisoninstitute.asu.edu/arches/state-housing).

## Notes

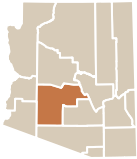
1. Margins of error for ACS data are high in the county due to its small population. Small percentages given in the Housing Stock and Year Housing Built charts should be taken cautiously.
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3. Calculated using the Zillow Home Value Index (ZHVI) which 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 35<sup>th</sup> to 65<sup>th</sup> 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>.

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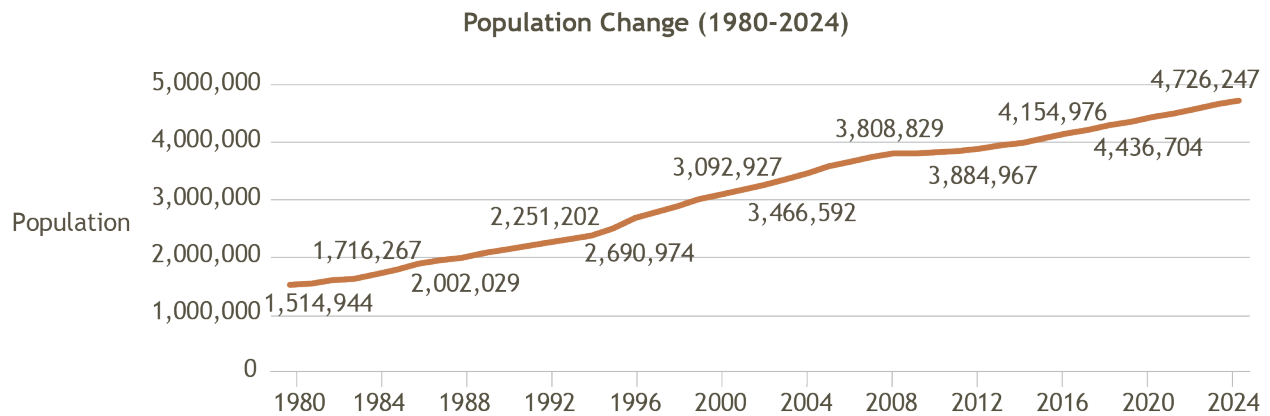
# Maricopa County

COUNTY SEAT: **Phoenix** LARGEST CITY: **Phoenix**

	POPULATION	HOUSEHOLDS	Rank in State	
	<b>4,726,247</b>	<b>1,697,342</b>	HOMEOWNERSHIP RATE	65% 12th
	<i>1st in State</i>	HOMES	PRIMARY RESIDENCES	83% 2nd
		<b>1,850,862</b>	MEDIAN HOUSEHOLD INCOME	\$85,518 1st
			EVICTIONS PER 10,000 PEOPLE	184.3 1st

## Population

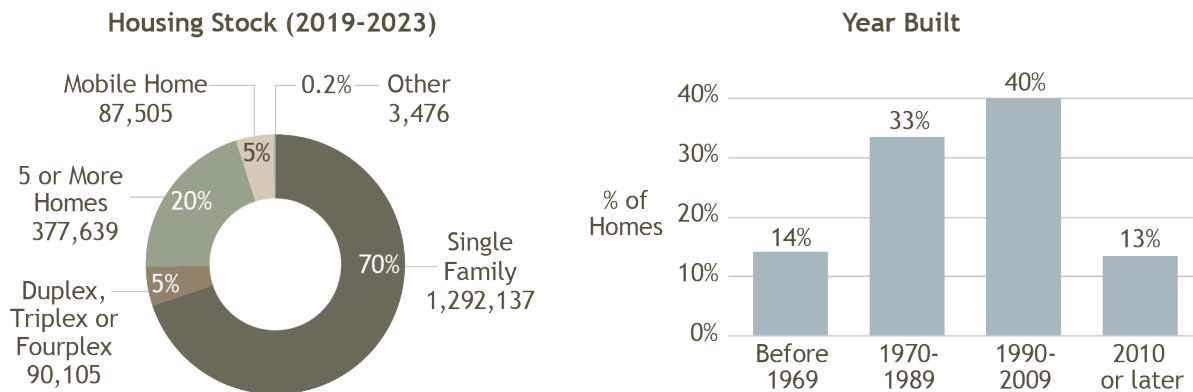
Maricopa County has more than tripled its population since 1980. In 2024, the population rose to 4,726,247, making it the most populous county in the state. In 2023, there were 1,697,342 households in Maricopa County, an 11.6% increase since 2018, the 7<sup>th</sup> fastest growth rate of Arizona’s counties.



Source: AZ Office of Economic Opportunity, 2025

## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 1,850,862 homes in Maricopa County. The majority (70%) of homes were single-family homes (SFH). Of the 36,011 homes permitted in 2024, 60% were SFH. Since 2018, the county has increased the number of homes in its housing stock by 8%. Just over half (53%) of all homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 8% of homes in Maricopa County were vacant.<sup>1</sup>



Source: ACS 5-Year Estimates

## Homeownership

Maricopa County has more homeowners than renters, with a 65% homeownership rate, the 12<sup>th</sup> highest in the state, yet still falling below the state average of 67%. In 2022, 83% of all homes were primary residences, the 2<sup>nd</sup> highest proportion among Arizona counties, falling only 1% behind Pima.

## Income and Costs

The median household income in Maricopa County was \$85,518 according to the 2019-2023 ACS 5-year estimates, the highest in the state. Homeowners earned substantially more than renters, with a median income of \$107,109 compared to \$60,088. The median monthly housing cost (including utilities) in 2023 was \$1,511, and the median monthly cost for renters was \$1,587, the highest in the state. Zillow's typical value for a home in Maricopa County in March 2024 was \$467,781, a 40% increase since 2018 (inflation-adjusted).<sup>2</sup> That is the 3<sup>rd</sup> highest value and the 9<sup>th</sup> highest value increase among Arizona counties. Maricopa has the 3<sup>rd</sup> highest rate of cost burden among Arizona counties, with 30% of households spending 30% or more of their income on housing costs.

## Evictions

A record 87,094 evictions were filed in Maricopa in 2024 (Fiscal Year). That is 184.3 per 10,000 people, the highest rate in the state. Eviction filings have increased 33% since 2018.

For more information about Maricopa County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://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 35<sup>th</sup> to 65<sup>th</sup> 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/?msocid=3b31736dfb4e62cd18806790fa3163e7>.

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"Justice Courts Evictions Filings by Fiscal Year," (2025). Azcourts.gov, Arizona Judicial Branch, <https://www.azcourts.gov/statistics/Interactive-Data-Dashboards/Justice-Court-Evictions>.

# Mohave County

COUNTY SEAT: **Kingman** LARGEST CITY: **Lake Havasu City**



**POPULATION**  
**228,107**  
*5th in State*

**HOUSEHOLDS**  
**96,899**

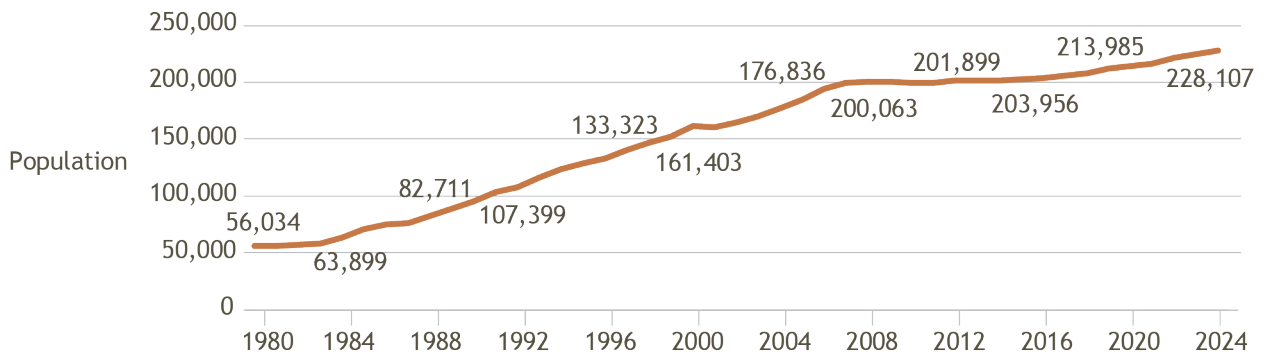
**HOMES**  
**119,593**

		<i>Rank in State</i>
HOMEOWNERSHIP RATE	74%	4th
PRIMARY RESIDENCES	62%	9th
MEDIAN HOUSEHOLD INCOME	\$55,799	11th
EVICTIONS PER 10,000 PEOPLE	38.6	4th

## Population

Mohave County’s population has tripled since 1980. In 2024, the population was 228,107, making it the 5<sup>th</sup> most populous county in the state. In 2023, there were 96,899 households in Mohave County, an increase of 13.4% since 2018, the 6<sup>th</sup> fastest growth rate of Arizona’s counties.

Population Change (1980-2024)

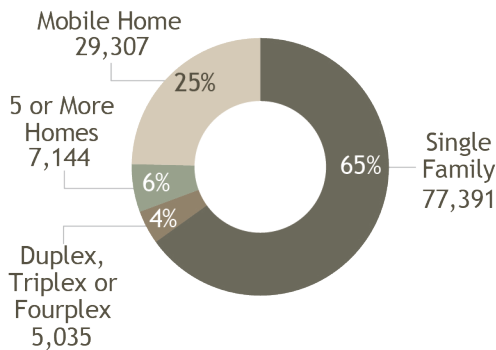


Source: AZ Office of Economic Opportunity, 2025

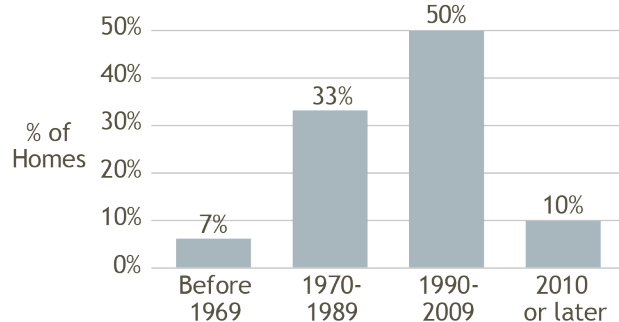
## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 119,593 homes in Mohave County. Most (65%) homes were single-family homes (SFH). Of the 2,543 homes permitted in 2024, 97% were SFH. Since 2018, the county has increased the number of homes in its housing stock by 5%. A majority (60%) of all homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 19% of all housing in Mohave County was vacant.<sup>1</sup>

Housing Stock (2019-2023)



Year Built



Source: ACS 5-Year Estimates

## Homeownership

Mohave County has more homeowners than renters, with a 74% homeownership rate, the 4<sup>th</sup> highest in the state. In 2022, 62% of all homes were primary residences, the 9<sup>th</sup> highest among Arizona's counties.

## Income and Costs

The median household income in Mohave County was \$55,799, according to the 2019-2023 ACS 5-year estimates, 11<sup>th</sup> highest in the state. Homeowners earned more than renters, with a median income of \$62,427, compared to \$41,552. The median monthly housing cost (including utilities) in 2023 was \$914, the 6<sup>th</sup> highest in the state. The median monthly cost for renters was \$1,047, the 6<sup>th</sup> highest in the state. Zillow's typical value for a home in Mohave County in March 2024 was \$352,536, a 40% increase since 2018 (inflation-adjusted).<sup>2</sup> That is the 7<sup>th</sup> highest value and 8<sup>th</sup> highest value increase among all Arizona counties. Mohave has the 6<sup>th</sup> highest rate of cost burden among Arizona counties, with 28% of households paying 30% or more of their income to housing costs.

## Evictions

There were 881 evictions filed in Mohave in 2024 (Fiscal Year). That is 38.6 per 10,000 people, the 4<sup>th</sup> highest rate in the state. Eviction filings have decreased 6% since 2018.

For more information about Mohave County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://morrisoninstitute.asu.edu/arches/state-housing).

## Notes

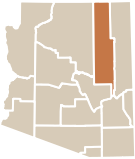
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- "Historic Property Records," Cotality (formerly CoreLogic), 2022, ARCHES calculations include all residential properties (excluding corporate-owned).
- "2024 Preliminary Annual." Census Bureau Building Permit Survey, Permits by CBSA (Formerly Permits 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>.

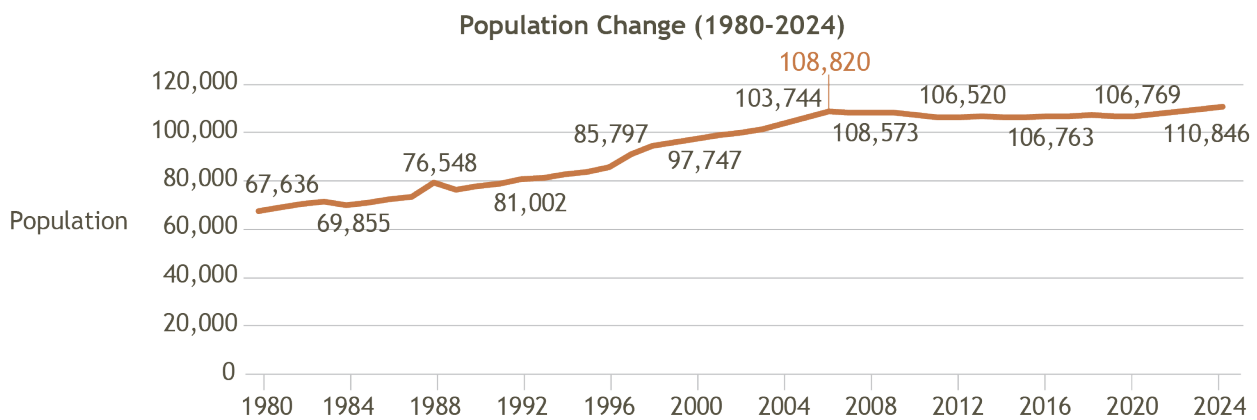
# Navajo County

COUNTY SEAT: **Holbrook** LARGEST CITY: **Show Low**

	POPULATION	HOUSEHOLDS	<i>Rank in State</i>	
	<b>110,846</b>	<b>39,171</b>	HOMEOWNERSHIP RATE	73% 7th
	<i>9th in State</i>	HOMES	PRIMARY RESIDENCES	37% 14th
		<b>56,946</b>	MEDIAN HOUSEHOLD INCOME	\$52,752 13th
			EVICTIONS PER 10,000 PEOPLE	16.8 12th

## Population

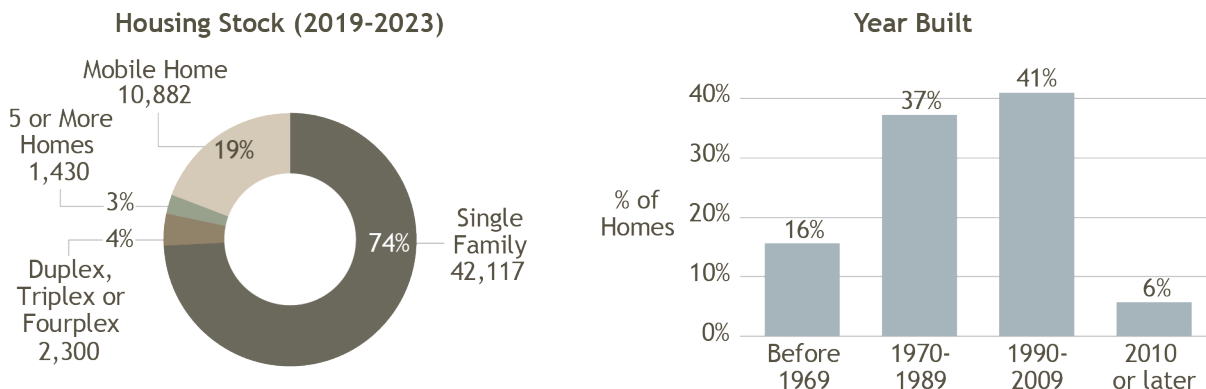
Navajo County’s population has plateaued since 2007 after a period of steady growth. In 2024, the population was 110,846, making it the 9<sup>th</sup> most populous county in the state. There were 39,171 households, marking a 13.8% increase since 2018, the 3<sup>rd</sup> fastest growth rate of Arizona’s counties.



Source: AZ Office of Economic Opportunity, 2025

## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 56,946 homes in Navajo County. The majority (74%) of homes were single-family homes (SFH). Of the 485 homes permitted in 2024, 93% were SFH. Since 2018, the county has lost 1.4% of homes from its housing stock. Nearly half (47%) of all homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 31% of homes in Navajo County were vacant.<sup>1</sup>



Source: ACS 5-Year Estimates

## Homeownership

Navajo County has more homeowners than renters with a 73% homeownership rate, coming in above the state average of 67%. In 2022, 37% of all home sales were for primary residences, the 2<sup>nd</sup> lowest among Arizona counties, behind only Apache at 23%.

## Income and Costs

The median household income in Navajo County was \$52,752 according to the 2019-2023 ACS 5-year estimates, the 3<sup>rd</sup> lowest in the state. Homeowners earned more than renters at a median income of \$57,323, compared to \$41,423. The median monthly housing cost (including utilities) in 2023 was \$597, the 4<sup>th</sup> lowest in the state. The median monthly cost for renters was \$832, the 11<sup>th</sup> highest. Zillow's typical value for a home in Navajo County in March 2024 was \$379,007, a 50% increase since 2018 (inflation-adjusted).<sup>2</sup> That is the 4<sup>th</sup> highest value and the highest value increase among all Arizona counties. Navajo has tied with La Paz County for the 3<sup>rd</sup> lowest rate of cost burden among Arizona counties, with 19% of households paying 30% or more of their income to housing costs.

## Evictions

There were 186 evictions filed in Navajo in 2024 (Fiscal Year). That is 16.8 per 10,000 people, the 12<sup>th</sup> highest rate in the state. Eviction filings have decreased 2% since 2018.

For more information about Navajo County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://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).

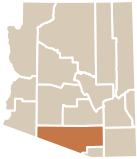
"2024 Preliminary Annual." Census Bureau Building Permit Survey, Permits by CBSA (Formerly Permits by MSA), accessed February 2025. <https://www.census.gov/construction/bps/msamonthly.html>.

"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>.

# Pima County

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



**POPULATION**  
**1,086,634**  
*2nd in State*

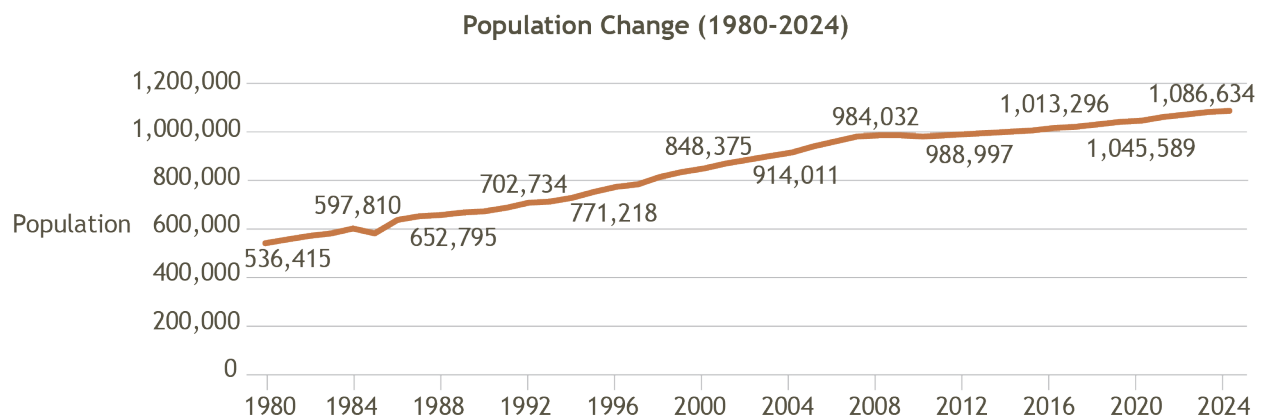
**HOUSEHOLDS**  
**430,965**

**HOMES**  
**475,378**

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

## Population

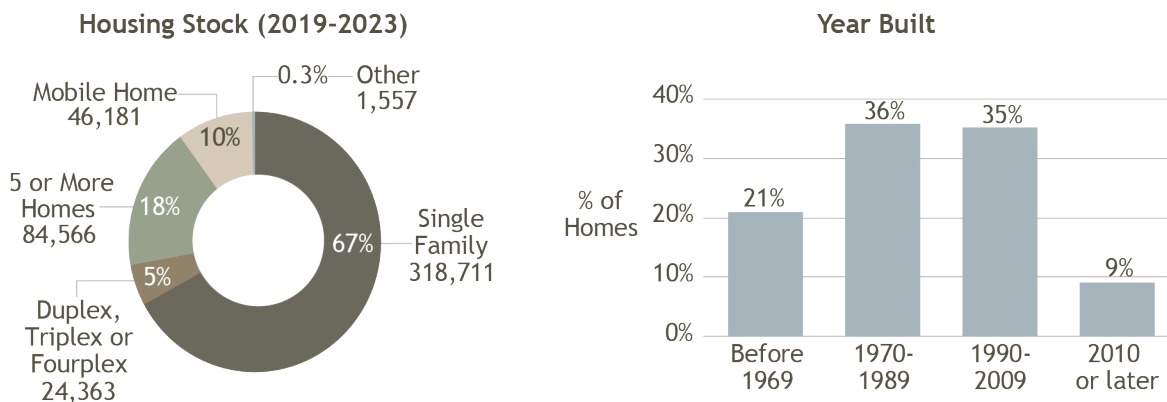
Pima County has grown steadily since the 1980s, with a population of 1,086,634 in 2024, making it the 2<sup>nd</sup> most populous county in the state, behind Maricopa. There are 430,965 households in Pima, which grew 7.5% since 2018, the 9<sup>th</sup> fastest growth rate of Arizona’s counties.



Source: AZ Office of Economic Opportunity, 2025

## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 475,378 homes in Pima County. The majority (67%) of homes were single-family homes (SFH). Of the 5,268 homes permitted in 2024, 79% were SFH. Since 2018, the county has increased the number of homes in its housing stock by 4%. Under half (44%) of homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 9.3% of homes in Pima County were vacant.<sup>1</sup>



Source: ACS 5-Year Estimates

## Homeownership

Pima County has more homeowners than renters; however, the county has the 3<sup>rd</sup> 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 5<sup>th</sup> 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 4<sup>th</sup> highest in the state. The median monthly cost for renters was \$1,154, the 5<sup>th</sup> 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).<sup>2</sup> That is the 8<sup>th</sup> highest value and 10<sup>th</sup> highest value increase among all counties in Arizona. Pima County had the 2<sup>nd</sup> 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 2<sup>nd</sup> 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](https://morrisoninstitute.asu.edu/arches/state-housing).

## Notes

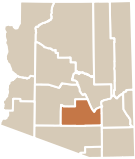
1. Definition of vacant housing units (homes): Housing is vacant if no one lives there on a permanent basis, including if occupants have a usual residence elsewhere. Housing under construction is included if it has exterior walls, windows, and floors. Excluded empty housing are those that are exposed 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).
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- "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>.

# Pinal County

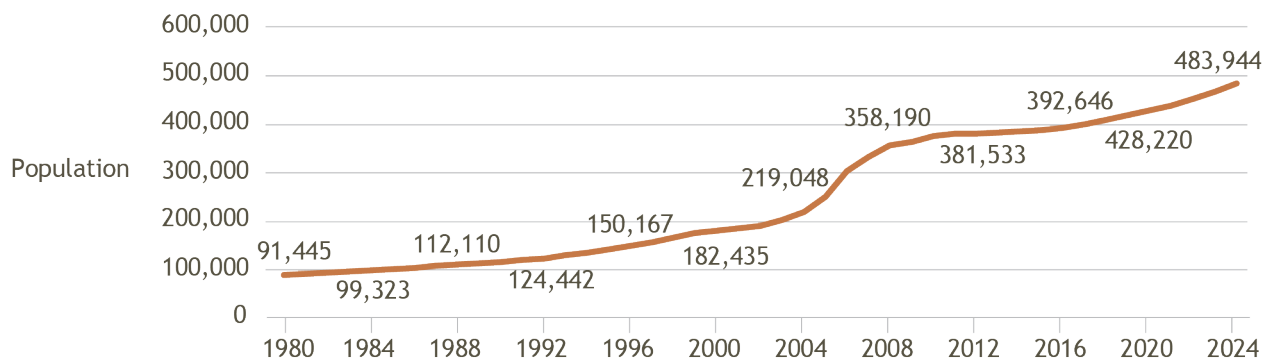
COUNTY SEAT: **Florence** LARGEST CITY: **San Tan Valley**

	POPULATION	HOUSEHOLDS	<i>Rank in State</i>	
	<b>483,944</b>	<b>157,193</b>	HOMEOWNERSHIP RATE	81% 1st
	<i>3rd in State</i>	HOMES	PRIMARY RESIDENCES	78% 3rd
		<b>179,861</b>	MEDIAN HOUSEHOLD INCOME	\$77,588 2nd
			EVICTIONS PER 10,000 PEOPLE	58.6 3rd

## Population

Pinal County has increased its population more than five times since 2000, with a population of 483,944 in 2024, making it the 3<sup>rd</sup> most populous county in the state. There are 157,193 households in Pinal County, a 14.5% increase since 2018, the 2<sup>nd</sup> fastest growth rate of Arizona’s counties.

Population Change (1980-2024)

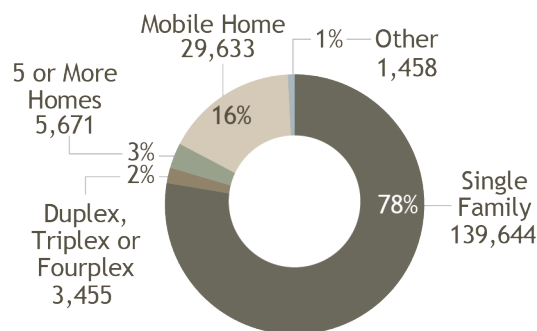


Source: AZ Office of Economic Opportunity, 2025

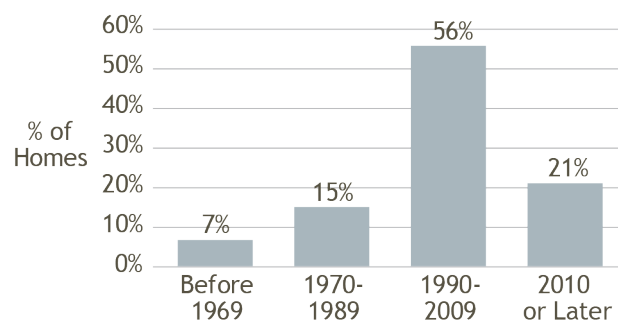
## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 179,861 homes in Pinal County. The majority (78%) of homes were single-family homes (SFH). Of the 9,504 homes permitted in 2024, 91% were SFH. Since 2018, the county has increased the number of homes in its housing stock by 5%. A majority (77%) of all homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 12.6% of all housing in Pinal County was vacant.<sup>1</sup>

Housing Stock (2019-2023)



Year Built



Source: ACS 5-Year Estimates

### Homeownership

Pinal has the highest homeownership rate of all of Arizona’s counties at 81%. In 2022, 78% of all homes were primary residences, tying with Graham and Santa Cruz counties for the 3<sup>rd</sup> highest percentage in the state.

### Income and Costs

The median household income in Pinal County was \$77,588 according to the 2019-2023 ACS 5-year estimates, the 2<sup>nd</sup> highest in the state. Homeowners earned more than renters at a median income of \$83,633, compared to \$55,895. The median monthly housing cost (including utilities) in 2023 was \$1,230, the 3<sup>rd</sup> highest in the state. The median monthly cost for renters was \$1,417, the 2<sup>nd</sup> highest. Zillow’s typical value for a home in Pinal County in March 2024 was \$375,253, a 50% increase since 2018 (inflation-adjusted).<sup>2</sup> That is the 6<sup>th</sup> highest value and 2<sup>nd</sup> highest value increase among all counties in Arizona. Pinal County had the 9<sup>th</sup> highest rate of cost burden among Arizona counties, with 25% of households paying 30% or more of their income to housing costs.

### Evictions

There were 2,835 evictions filed in Pinal in 2024 (Fiscal Year). That is 58.6 per 10,000 people, the 3<sup>rd</sup> highest rate in the state. Eviction filings have increased 31% since 2018.

For more information about Pinal County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://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>.

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### Sources

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“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>.

# Santa Cruz County

COUNTY SEAT: **Nogales** LARGEST CITY: **Nogales**



**POPULATION**  
**50,580**  
*11th in State*

**HOUSEHOLDS**  
**16,816**

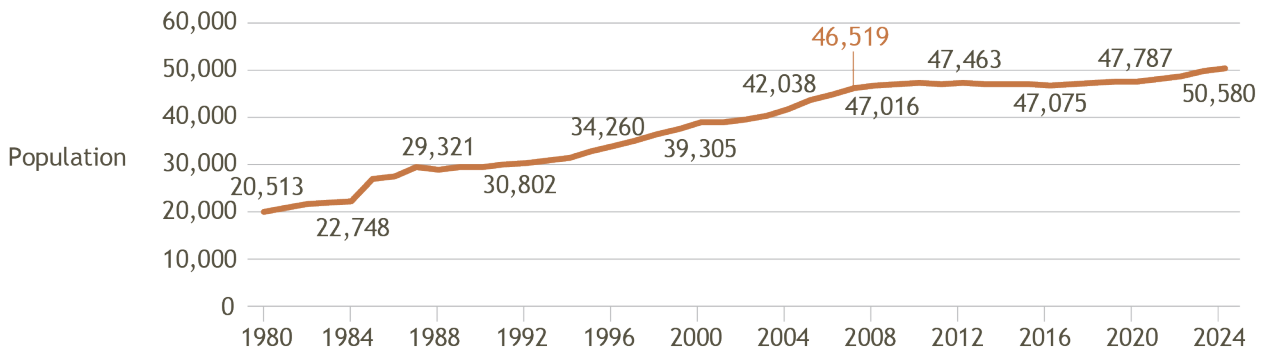
**HOMES**  
**18,997**

		<i>Rank in State</i>
HOMEOWNERSHIP RATE	68%	11th
PRIMARY RESIDENCES	78%	3rd
MEDIAN HOUSEHOLD INCOME	\$53,614	12th
EVICTIONS PER 10,000 PEOPLE	30.1	9th

## Population

After a plateau starting in 2007, the population in Santa Cruz County has slightly increased. In 2024, the population was 50,580, making it the 11<sup>th</sup> most populous county in the state. There were 16,816 households in Santa Cruz, which grew 9% since 2018, the 8<sup>th</sup> fastest growth rate of Arizona’s counties.

Population Change (1980-2024)

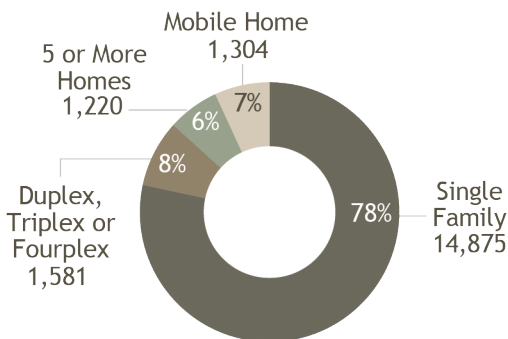


Source: AZ Office of Economic Opportunity, 2025

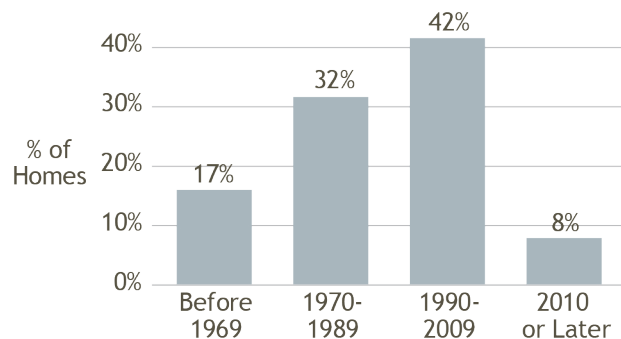
## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 18,997 homes in Santa Cruz County. The majority (78%) of homes were single-family homes (SFH). Of the 340 homes permitted in 2024, all but two were SFH. Since 2018, the county has increased the number of homes in its housing stock by 4.1%. Santa Cruz was one of only two (2) Arizona counties that added, rather than lost, mobile/manufactured homes. Half (50%) of homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 12% of homes in Santa Cruz County were vacant.<sup>1</sup>

Housing Stock (2019-2023)



Year Built



Source: ACS 5-Year Estimates

## Homeownership

Santa Cruz County had more homeowners than renters, with a 68% homeownership rate, coming in just above the state average of 67%. In 2022, 78% of all homes were primary residences, tying with Pinal and Santa Cruz counties for the 3<sup>rd</sup> highest in the state.

## Income and Costs

The median household income in Santa Cruz County was \$53,614 according to the 2019-2023 ACS 5-year estimates, the 4<sup>th</sup> lowest in the state. Homeowners earned about double compared to renters at a median income of \$64,455, compared to \$32,234. The median monthly housing cost (including utilities) in 2023 was \$866, the 9<sup>th</sup> highest in the state. The median monthly cost for renters was \$781, ranking 12<sup>th</sup> highest in the state. Zillow's typical value for a home in Santa Cruz County in 2024 was \$264,354, a 42% increase since 2018 (inflation-adjusted).<sup>2</sup> That is the 13<sup>th</sup> highest value and 6<sup>th</sup> highest value increase among all counties in Arizona. Santa Cruz has the 5<sup>th</sup> highest rate of cost burden among Arizona counties, with 28% of households paying 30% or more of their income to housing costs.

## Evictions

There were 152 evictions filed in Santa Cruz in 2024 (Fiscal Year). That is 30.1 per 10,000 people, the 9<sup>th</sup> highest rate in the state. Eviction filings have decreased 38% since 2018.

For more information about Santa Cruz County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://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>.

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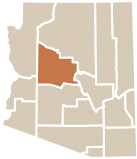
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"Justice Courts Evictions Filings by Fiscal Year," (2025). Azcourts.gov, Arizona Judicial Branch, <https://www.azcourts.gov/statistics/Interactive-Data-Dashboards/Justice-Court-Evictions>.

# Yavapai County

COUNTY SEAT: **Prescott** LARGEST CITY: **Prescott Valley**



POPULATION  
**251,768**  
*4th in State*

HOUSEHOLDS  
**108,900**

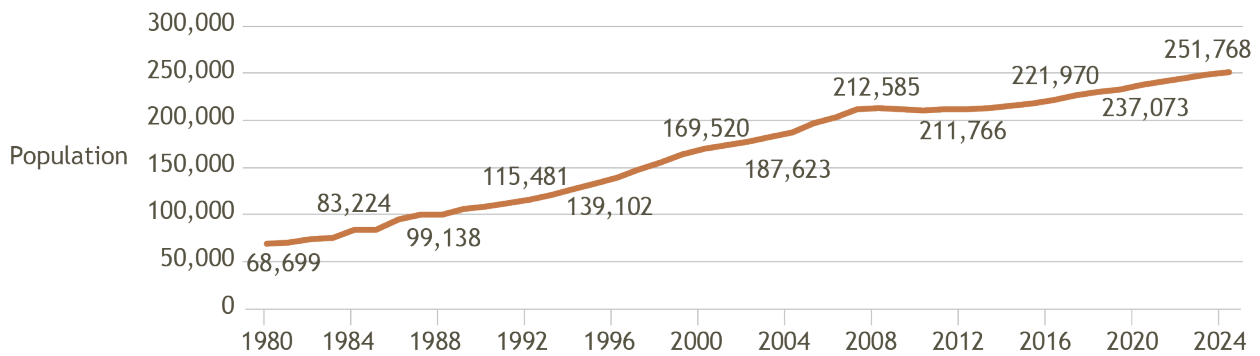
HOMES  
**124,032**

		<i>Rank in State</i>
HOMEOWNERSHIP RATE	74%	6th
PRIMARY RESIDENCES	69%	8th
MEDIAN HOUSEHOLD INCOME	\$66,106	7th
EVICCTIONS PER 10,000 PEOPLE	23.4	11th

## Population

Yavapai County’s population has grown steadily since the 1980s. In 2024, the population was 251,768, making it the 4<sup>th</sup> most populous county in the state. There were 108,900 households in Yavapai County, evidencing a 13.4% increase since 2018, the 5<sup>th</sup> fastest growth rate of Arizona’s counties.

Population Change (1980-2024)

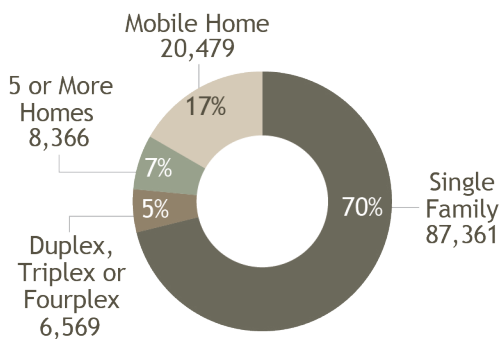


Source: AZ Office of Economic Opportunity, 2025

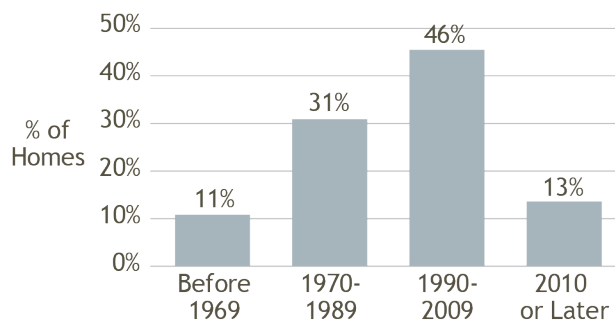
## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 124,032 homes in Yavapai County. The majority (70%) of homes were single family homes (SFH). Of the 2,062 homes permitted in 2024, 89% were SFH. Since 2018, the county has increased the number of homes in its housing stock by 7.7%. Over half (59%) of homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 12% of all homes in Yavapai County were vacant.<sup>1</sup>

Housing Stock (2019-2023)



Year Built



Source: ACS 5-Year Estimates

## Homeownership

Yavapai County had more homeowners than renters, with a 74% homeownership rate, surpassing the state average of 67%. In 2022, 69% of all home sales were for primary residences, placing Yavapai 8<sup>th</sup> among Arizona counties.

## Income and Costs

The median household income in Yavapai County was \$66,106 according to the 2019-2023 ACS 5-year estimates, the 7<sup>th</sup> highest in the state. Homeowners earned more than renters, with a median income of \$74,009 compared to \$50,824. The median monthly housing cost (including utilities) in 2023 was \$1,104, the 5<sup>th</sup> highest in the state. The median monthly cost for renters was \$1,258, the 4<sup>th</sup> highest in the state. Zillow’s typical value for a home in Yavapai County in March 2024 was \$494,441, a 35% increase since 2018 (inflation-adjusted).<sup>2</sup> That is the 2<sup>nd</sup> highest value and 11<sup>th</sup> highest value increase among all counties in Arizona. Yavapai County has the 4<sup>th</sup> highest rate of cost burden among Arizona counties, with 29% of households paying 30% or more of their income to housing costs.

## Evictions

There were 589 evictions filed in Yavapai in 2024 (Fiscal Year). That is 23.4 per 10,000 people, the 11<sup>th</sup> highest rate in the state. Eviction filings have decreased 9% since 2018.

For more information about Yavapai County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://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 35<sup>th</sup> to 65<sup>th</sup> 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>.

# Yuma County

COUNTY SEAT: **Yuma** LARGEST CITY: **Yuma**



**POPULATION**  
**217,978**  
*6th in State*

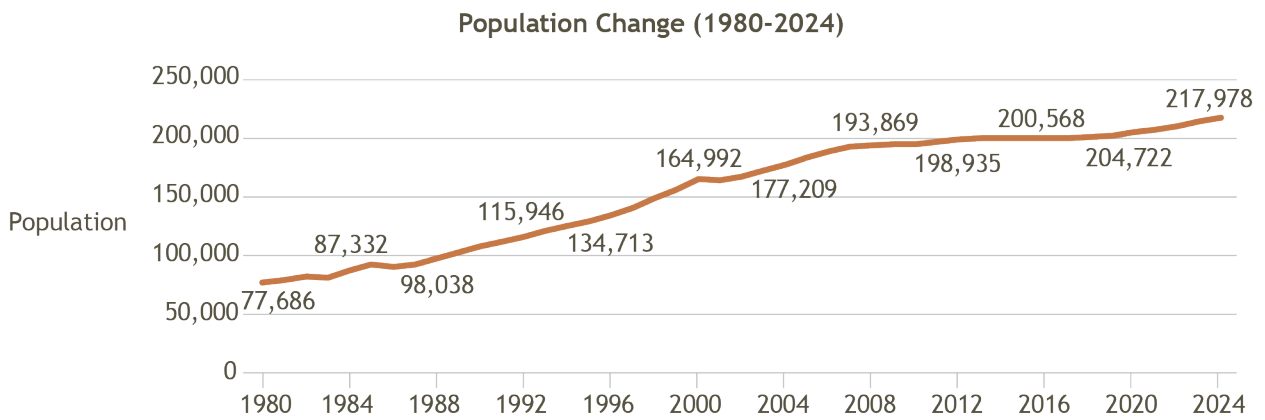
**HOUSEHOLDS**  
**76,903**

**HOMES**  
**93,924**

		<i>Rank in State</i>
HOMEOWNERSHIP RATE	70%	10th
PRIMARY RESIDENCES	76%	6th
MEDIAN HOUSEHOLD INCOME	\$60,417	8th
EVICCTIONS PER 10,000 PEOPLE	33.4	11th

## Population

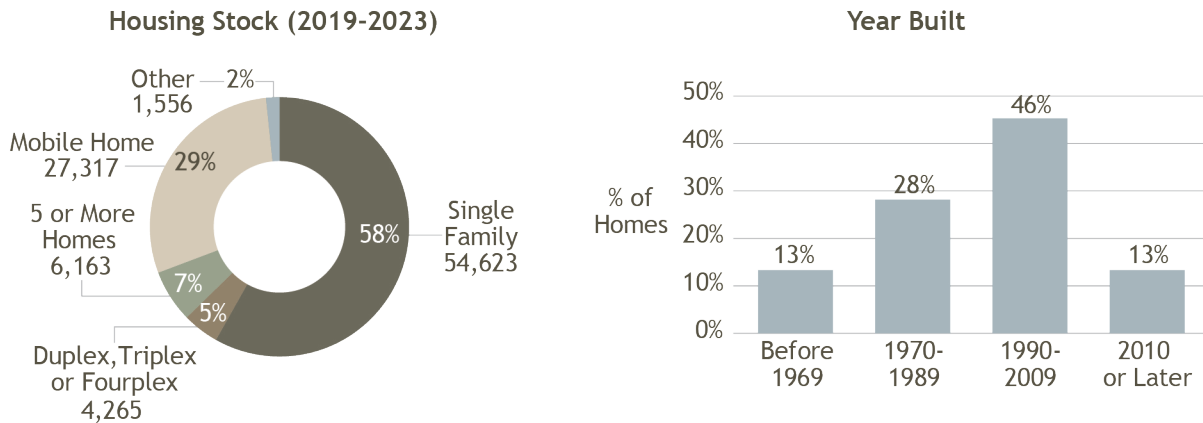
Yuma County’s population has steadily increased. In 2024, the population reached 217,978, making it the 6<sup>th</sup> most populous county in the state. There were 76,903 households in Yuma County, evidencing a 6.1% increase since 2018, the 12<sup>th</sup> fastest growth rate of Arizona’s counties.



Source: AZ Office of Economic Opportunity, 2025

## Housing Stock

According to the 2019-2023 American Community Survey (ACS) estimates, there were 93,924 homes in Yuma County. Most (58%) homes were single-family homes (SFH). Of the 1,399 homes permitted in 2024, 85% were SFH. Since 2018, the county has increased the number of homes in its housing stock by 2.4%. Over half (59%) of homes were built since 1990. The 2019-2023 ACS 5-year estimates show that 18% of all homes in Yuma County were vacant.<sup>1</sup>



Source: ACS 5-Year Estimates

## Homeownership

Yuma County has more homeowners than renters, with a 70% homeownership rate, surpassing the state average of 67%. In 2022, 76% of all home sales were for primary residences, the 6<sup>th</sup> highest among Arizona counties.

## Income and Costs

The median household income in Yuma County was \$60,417 according to the 2019-2023 ACS 5-year estimates, the 8<sup>th</sup> highest in the state. Homeowners earned more than renters, with a median income of \$68,962 compared to \$45,008. The median monthly housing cost (including utilities) in 2023 was \$909, the 8<sup>th</sup> highest. The median monthly cost for renters was also the 8<sup>th</sup> highest at \$983. Zillow's typical value for a home in Yuma County in 2024 was \$270,317, a 44% increase since 2018 (inflation-adjusted).<sup>2</sup> That is the 11<sup>th</sup> highest value and 4<sup>th</sup> highest value increase among all counties in Arizona. Yuma has the 8<sup>th</sup> highest rate of cost burden among Arizona counties, with 26% of households paying 30% or more of their income to housing costs.

## Evictions

There were 728 evictions filed in Yuma County in 2024 (Fiscal Year). That is 33.4 per 10,000 people, the 7<sup>th</sup> highest rate in the state. Eviction filings have increased 12% since 2018.

For more information about Yuma County and the other counties in Arizona, visit the [ARCHES website at morrisoninstitute.asu.edu/arches/state-housing](https://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/?msocid=3b31736dfb4e62cd18806790fa3163e7>.

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"Historic Property Records," Cotality (formerly CoreLogic), 2022, ARCHES calculations include all residential properties (excluding corporate-owned).

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"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>.