

As of December 1, 2024.

Table 1. Labor Force and Employment in the Tucson HMA, 2010 Through November 2024

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															November 2023	November 2024
Labor Force	480.0	469.3	466.8	462.3	465.9	467.8	471.5	464.2	470.4	482.5	481.3	482.5	486.5	494.3	493.7	498.2
Resident Employment	435.4	429.7	432.4	430.8	437.7	442.1	447.7	443.0	449.6	460.8	444.7	457.8	468.1	475.4	474.9	480.5
Unemployment	44.6	39.6	34.4	31.5	28.2	25.7	23.8	21.2	20.8	21.7	36.7	24.7	18.4	18.9	18.7	17.7
Unemployment Rate (%)	9.3	8.4	7.4	6.8	6.0	5.5	5.0	4.6	4.4	4.5	7.6	5.1	3.8	3.8	3.8	3.6
Total Nonfarm Payroll Jobs	353.3	353.8	359.7	363.1	365.2	367.2	372.1	377.2	382.3	391.1	373.7	381.5	395.1	401.3	400.8	404.6
Goods-Producing Sectors	41.7	40.7	40.9	41.8	40.7	40.6	41.2	43.0	45.3	47.9	47.1	47.7	49.8	51.0	50.8	52.5
Mining, Logging, & Construction	16.9	16.5	16.5	17.7	17.1	16.9	16.6	17.5	18.8	20.0	19.7	20.0	21.8	22.7	22.6	23.5
Manufacturing	24.8	24.3	24.4	24.2	23.6	23.7	24.6	25.5	26.6	27.9	27.3	27.7	28.0	28.3	28.2	28.9
Service-Providing Sectors	311.6	313.1	318.8	321.3	324.5	326.6	330.9	334.2	337.0	343.2	326.6	333.8	345.4	350.2	350.0	352.1
Wholesale & Retail Trade	48.1	48.1	48.3	49.7	50.7	50.2	50.2	50.1	49.4	49.2	47.4	49.7	50.9	51.3	51.3	51.9
Wholesale Trade	8.2	8.0	8.0	7.9	7.9	7.8	7.8	7.7	7.4	7.3	7.0	7.3	7.7	8.0	8.0	8.6
Retail Trade	39.9	40.1	40.3	41.8	42.8	42.4	42.4	42.4	42.0	41.9	40.4	42.4	43.2	43.3	43.3	43.4
Transportation & Utilities	9.2	9.9	9.8	9.5	9.9	10.3	10.3	11.2	12.2	14.2	16.7	19.3	20.4	19.5	19.5	19.3
Information	4.5	4.4	4.5	4.5	4.4	4.5	5.1	5.4	5.6	5.8	5.2	5.0	5.4	5.4	5.4	5.3
Financial Activities	17.2	16.9	16.9	17.3	17.5	17.2	17.2	17.6	17.7	17.3	18.3	19.0	19.3	18.3	18.3	18.9
Professional & Business Services	45.2	46.1	47.7	48.7	49.0	49.4	49.7	50.2	50.5	50.5	47.9	47.6	48.7	49.2	49.2	48.3
Education & Health Services	58.4	59.9	61.0	61.6	61.5	62.7	64.7	65.3	66.3	68.4	67.1	66.9	67.0	69.5	69.2	72.8
Leisure & Hospitality	38.2	39.1	40.3	40.1	41.6	42.9	44.0	44.4	44.7	45.1	36.0	39.2	43.6	44.6	44.6	43.7
Other Services	12.7	12.6	12.8	12.7	12.9	13.1	13.0	12.9	13.4	13.9	12.3	13.1	14.2	14.6	14.6	14.8
Government	78.2	76.2	77.6	77.2	77.0	76.3	76.7	77.0	77.2	79.0	75.8	74.1	76.0	77.8	77.8	77.2
Federal	12.8	12.6	12.6	12.6	12.4	12.4	12.7	12.7	12.7	12.9	13.2	12.9	12.8	13.0	13.0	13.2
State	23.3	23.6	24.0	23.8	24.1	24.4	24.1	24.3	24.7	25.7	24.2	23.8	24.3	25.7	25.6	25.5
Local	42.1	40.0	41.0	40.8	40.5	39.5	39.9	40.0	39.8	40.4	38.5	37.4	38.8	39.0	39.2	38.4

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.
Source: U.S. Bureau of Labor Statistics



As of December 1, 2024.

Table 2. Population and Household Trends in the Tucson HMA, 2010 to Forecast

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Tucson HMA	980,263	1,043,433	1,073,000	1,096,000	6,325	0.6	6,325	0.6	7,725	0.7
Households										
Tucson HMA	388,660	427,021	444,600	457,800	3,825	0.9	3,775	0.9	4,400	1.0

Notes: The current date is December 1, 2024. The forecast date is December 1, 2027.
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of December 1, 2024.

Table 3. Housing Inventory, Tenure, and Vacancy in the Tucson HMA, 2010, 2020, and Current

	Tucson HMA		
	2010	2020	Current
Total Housing Inventory	440,909	470,132	492,100
Occupied Units	388,660	427,021	444,600
Owner-Occupied	248,970	271,770	284,700
%	64.1	63.6	64.0
Renter-Occupied	139,690	155,251	159,900
%	35.9	36.4	36.0
Vacant Units	52,249	43,111	47,500
Available Units	25,239	17,619	22,400
For Sale	7,531	4,630	5,800
Rate (%)	2.9	1.7	2.0
For Rent	17,708	12,989	16,600
Rate (%)	11.3	7.7	9.4
Other Vacant	27,010	25,492	25,100

Notes: The current date is December 1, 2024. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the U.S. Census Bureau. Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



Table 4. Residential Building Permit Activity in the Tucson HMA, 2010 Through November 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															November 2023	November 2024
Tucson HMA																
Total	1,938	2,242	2,841	3,491	3,250	2,428	2,486	4,475	4,404	4,313	5,207	6,284	5,714	5,795	5,746	5,643
Sales	1,641	1,348	1,919	2,365	2,126	2,226	2,348	2,848	3,202	3,540	4,213	5,156	3,511	3,174	3,056	4,339
Rental	297	894	922	1,126	1,124	202	138	1,627	1,202	773	994	1,128	2,203	2,621	2,690	1,304

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2023—final data and estimates by the analyst; past 24 months of data—preliminary data and estimates by the analyst



Table 5. Median Income in the Tucson HMA, 2009, 2019, and 2023

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2023	2009 to 2019	2019 to 2023
Median Family Income	57,500	63,900	86,000	1.1	7.7
Median Household Income	43,147	56,169	69,758	2.7	5.6

Sources: Median family income—HUD, Office of Policy Development and Research; 2010 median household income—2010 Census; 2019 and 2023 median household income—U.S. Census Bureau, 2019 and 2023 American Community Survey 1-year data

