

MONTHLY Sales & Pricing

MLS of Southern Arizona® Market Snapshot

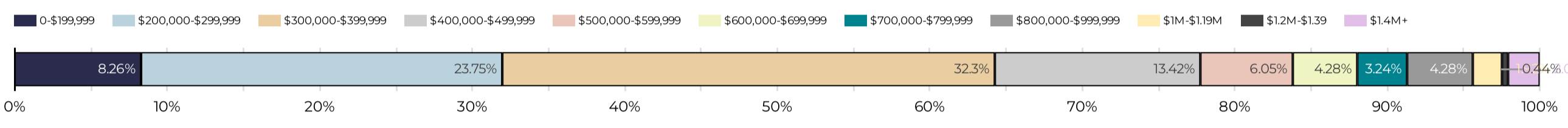
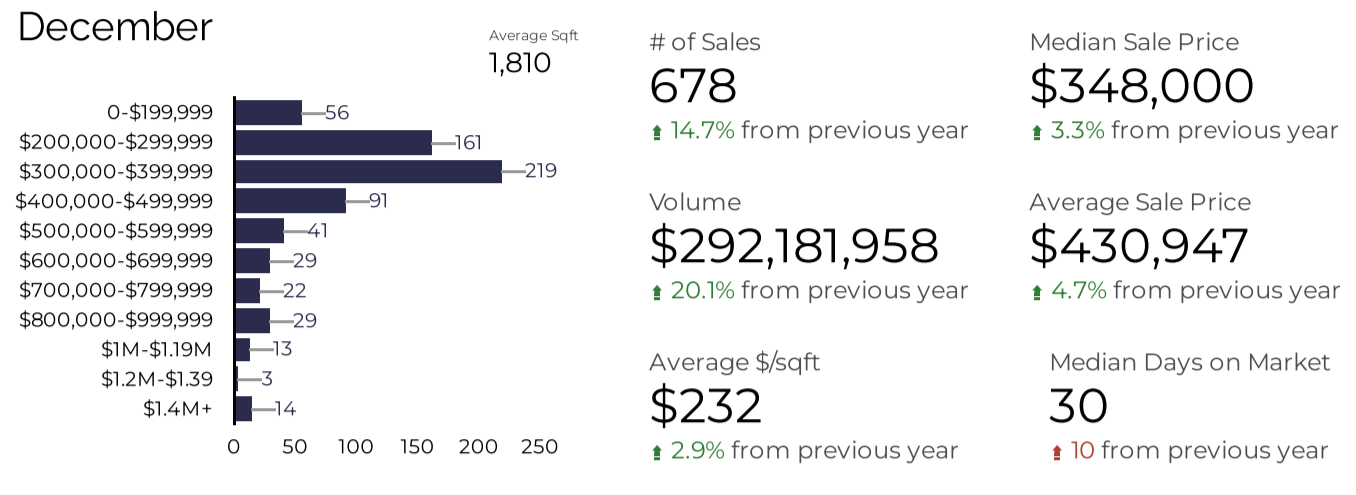
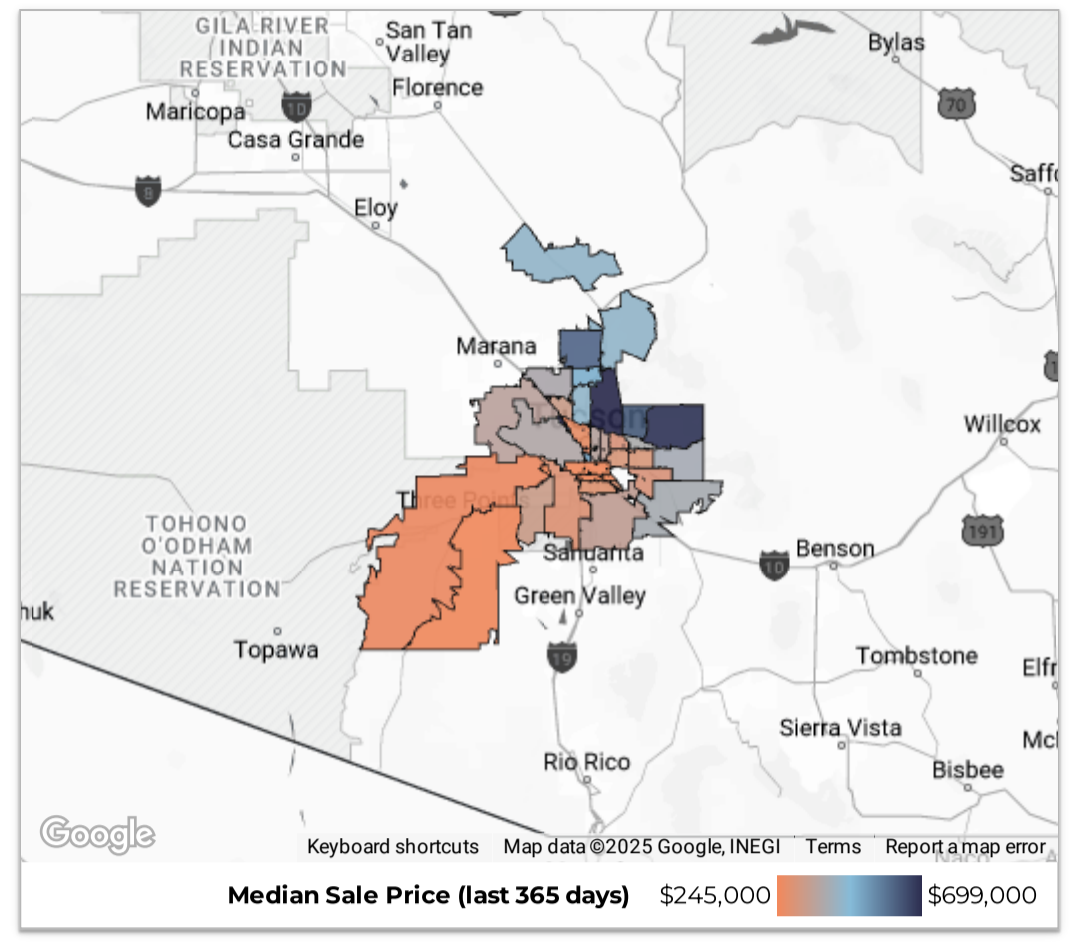
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Jan 9, 2025

Region: City: Zip Code:

County: Type: Beds:

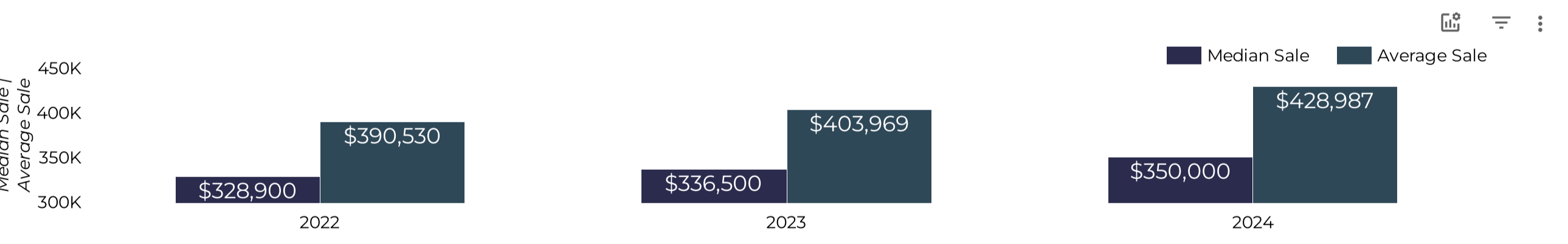
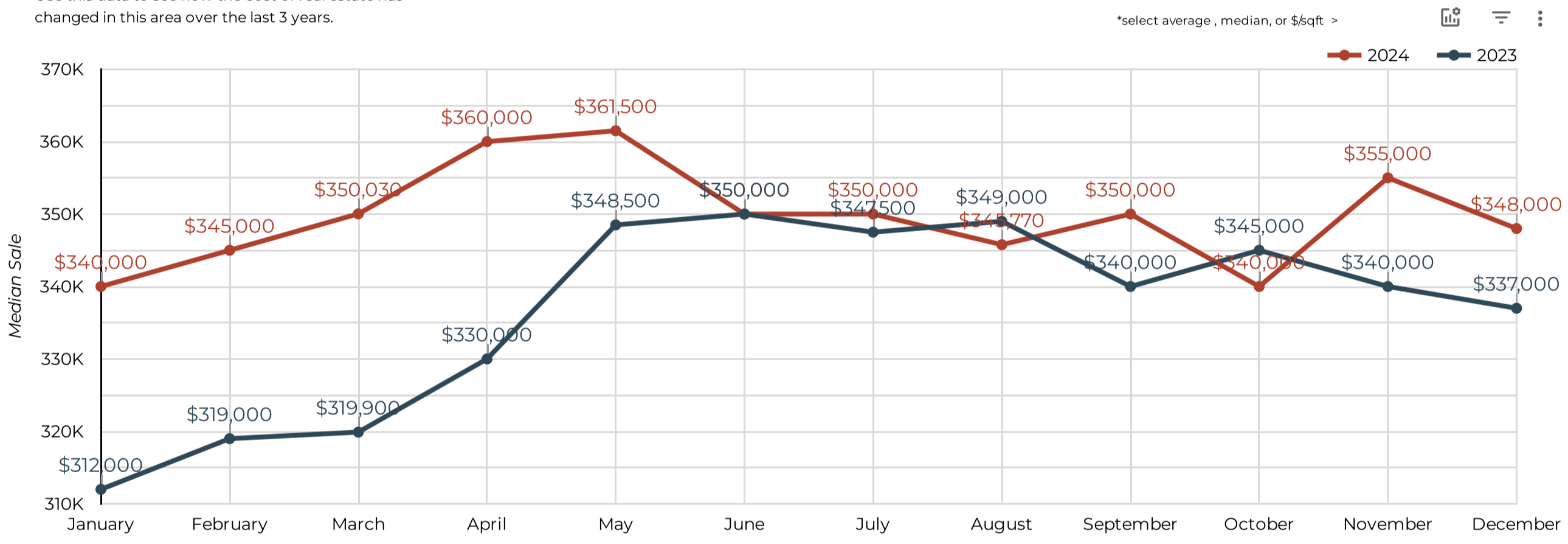
Sqft Between: and

\$ Between: and AgeRstr.:



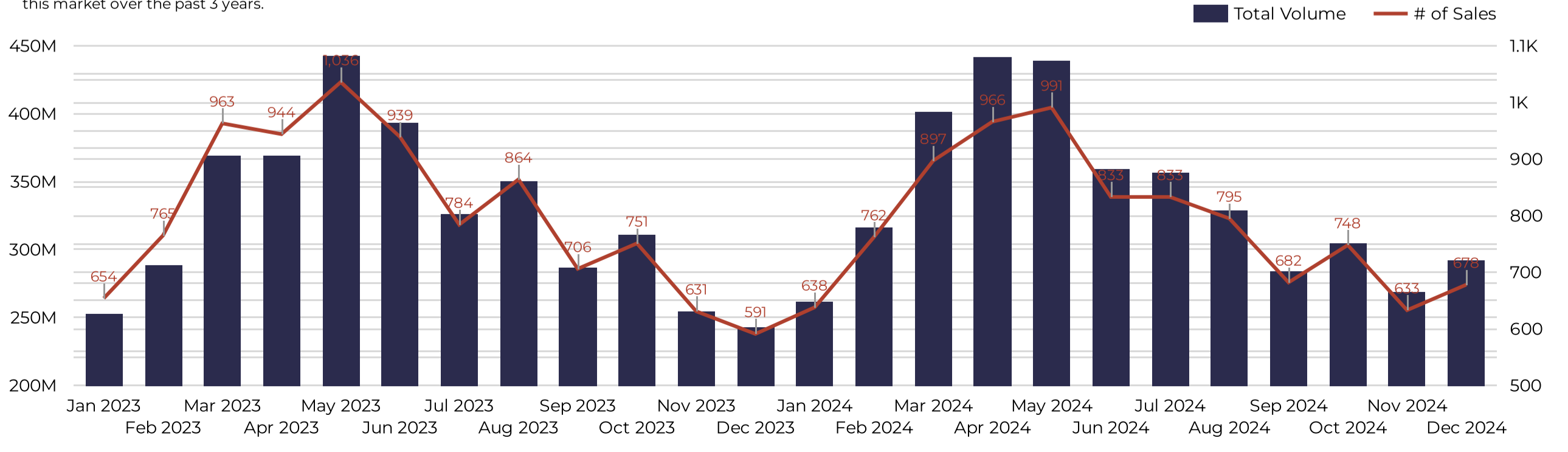
Market Pricing

Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Market Activity

Use this data to see changes in total sales activity in this market over the past 3 years.



MONTHLY Buyer Demand

MLS of Southern Arizona® Market Snapshot

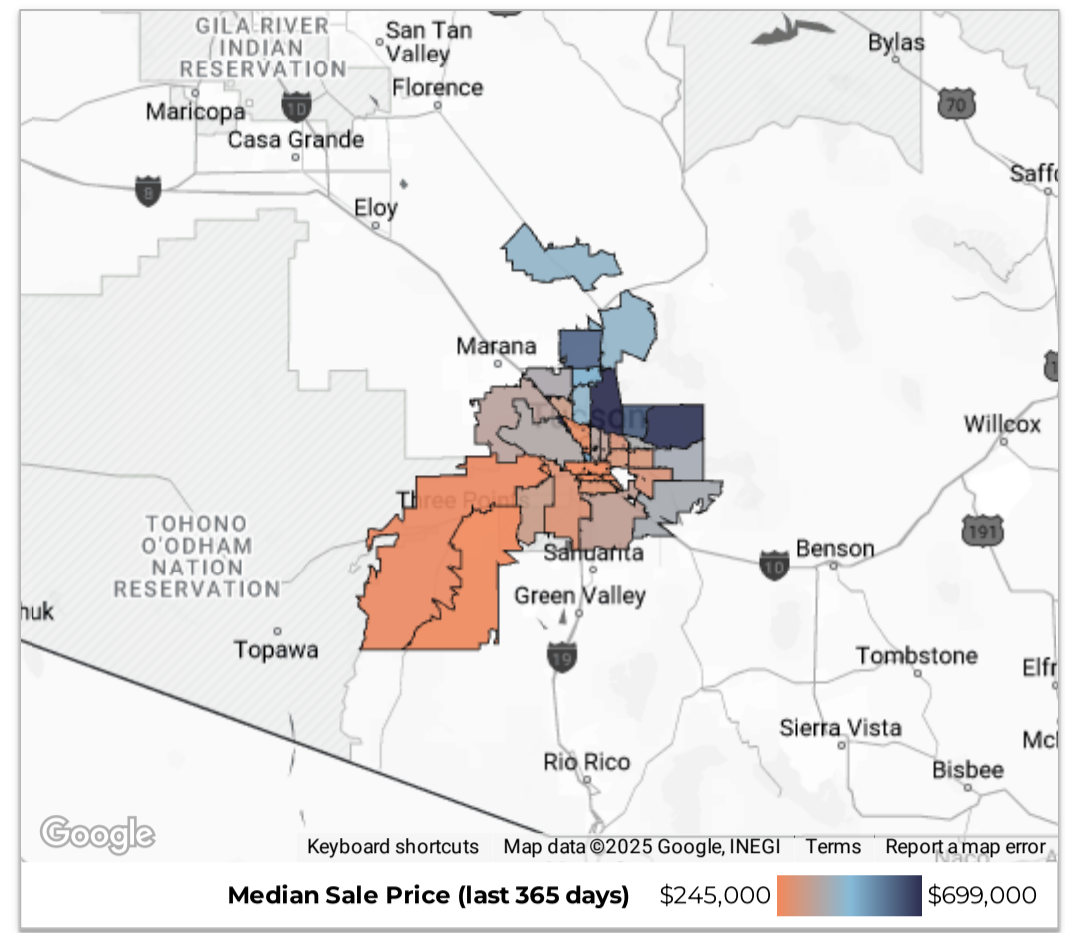
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Jan 9, 2025

Region: City: Tucson (I) Zip Code:

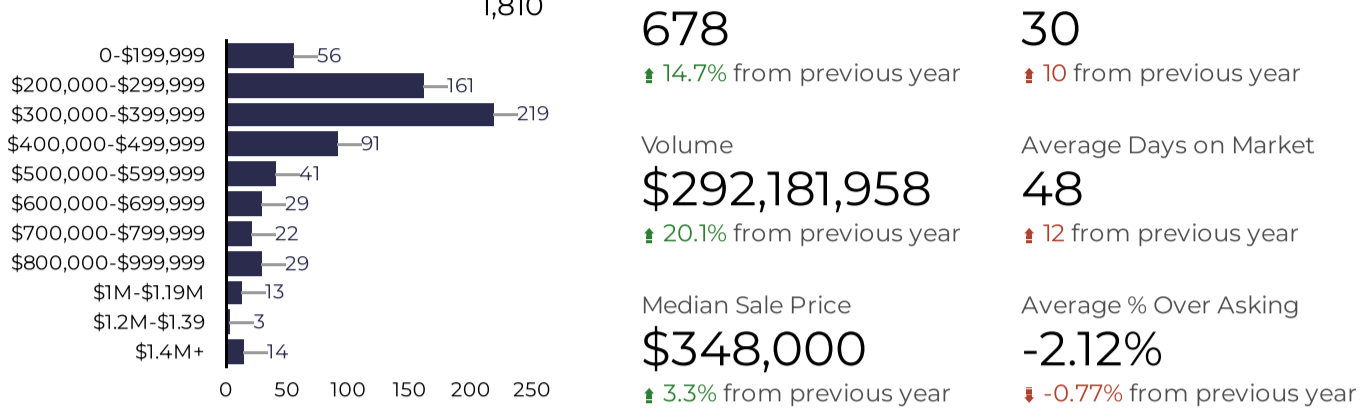
County: Type: Beds:

Sqft Between: Enter a value and Enter a value

\$ Between: Enter a value and Enter a value AgeRstr.:

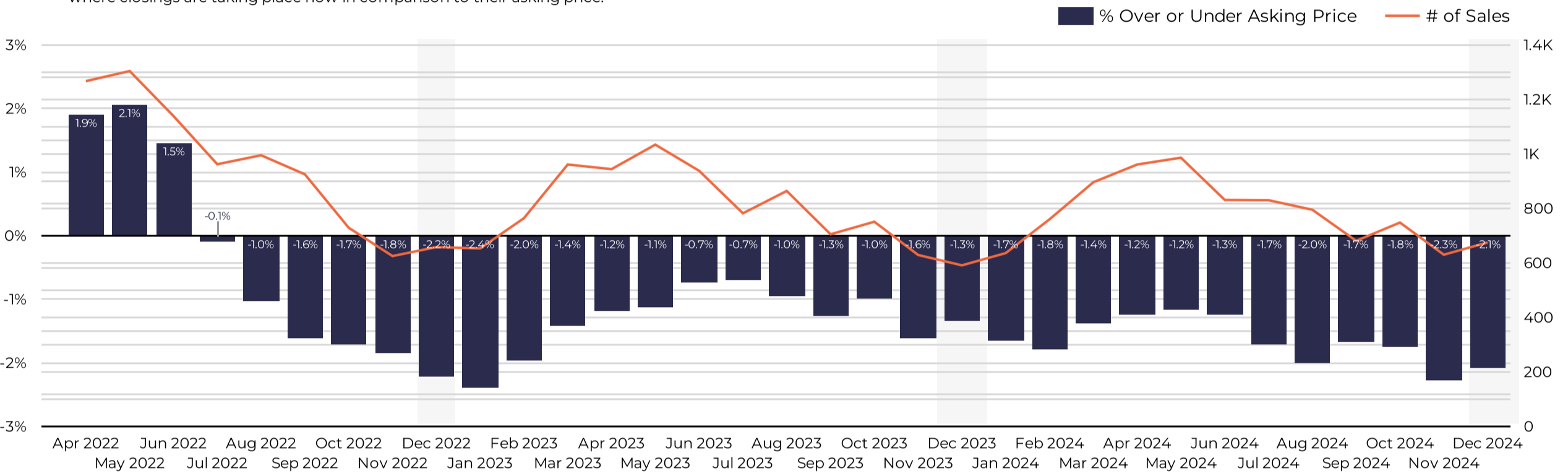


December



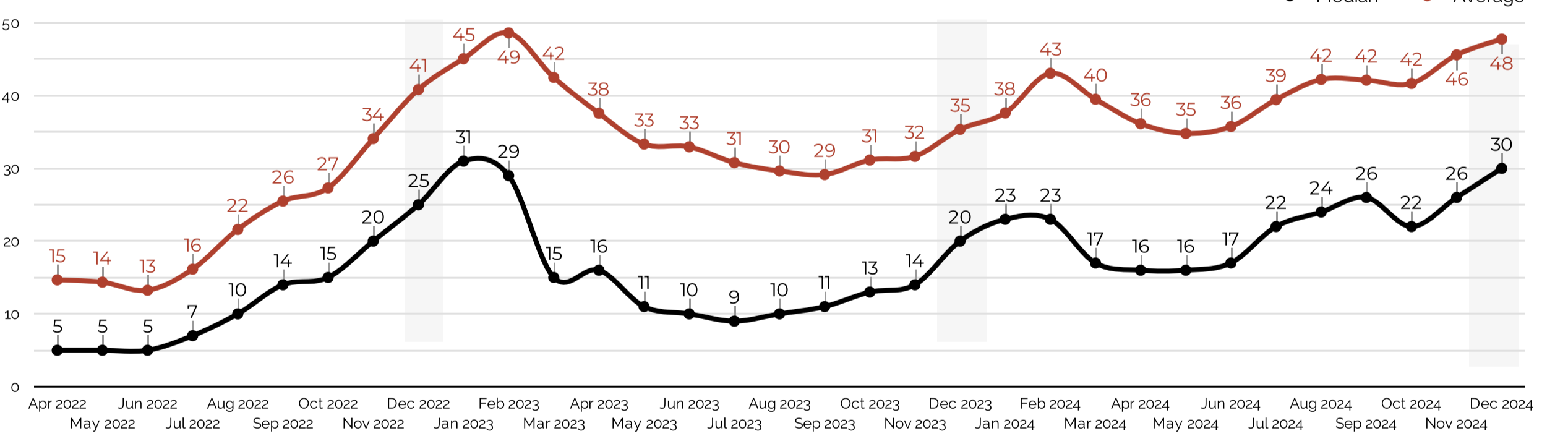
Buyer Demand

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.



Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.



Buyer Demand at Each Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding. Comparing selected time period to previous year.

Oct 11, 2024 - Jan 9, 2025

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	135	1.5% ↑	24	8 ↑	-5.59%	-1.1% ↓
\$200,000-\$299,999	478	-10.0% ↓	20	9 ↑	-1.79%	-0.9% ↓
\$300,000-\$399,999	631	4.1% ↑	33	14 ↑	-1.44%	-0.47% ↓
\$400,000-\$499,999	269	-2.9% ↓	26	5 ↑	-1.56%	-0.32% ↓
\$500,000-\$599,999	139	-0.7% ↓	28	12 ↑	-2.7%	-1.51% ↓
\$600,000-\$699,999	70	-14.6% ↓	25	6 ↑	-2.08%	-0.56% ↓
\$700,000-\$799,999	71	44.9% ↑	17	6 ↑	-2.28%	-0.52% ↓
\$800,000-\$999,999	67	45.7% ↑	25	12 ↑	-2.93%	-1.09% ↓
\$1M-\$1.19M	30	36.4% ↑	13	4 ↑	-3.1%	1.36% ↑
\$1.2M-\$1.39	11	-65.6% ↓	13	3 ↑	-2.29%	-1.48% ↓
\$1.4M+	27	58.8% ↑	10	-20 ↓	-2.14%	1.97% ↑
Grand total	1,928	-0.4% ↓	26	10 ↑	-2.07%	-0.7% ↓

MONTHLY Inventory

MLS of Southern Arizona® Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Jan 9, 2025

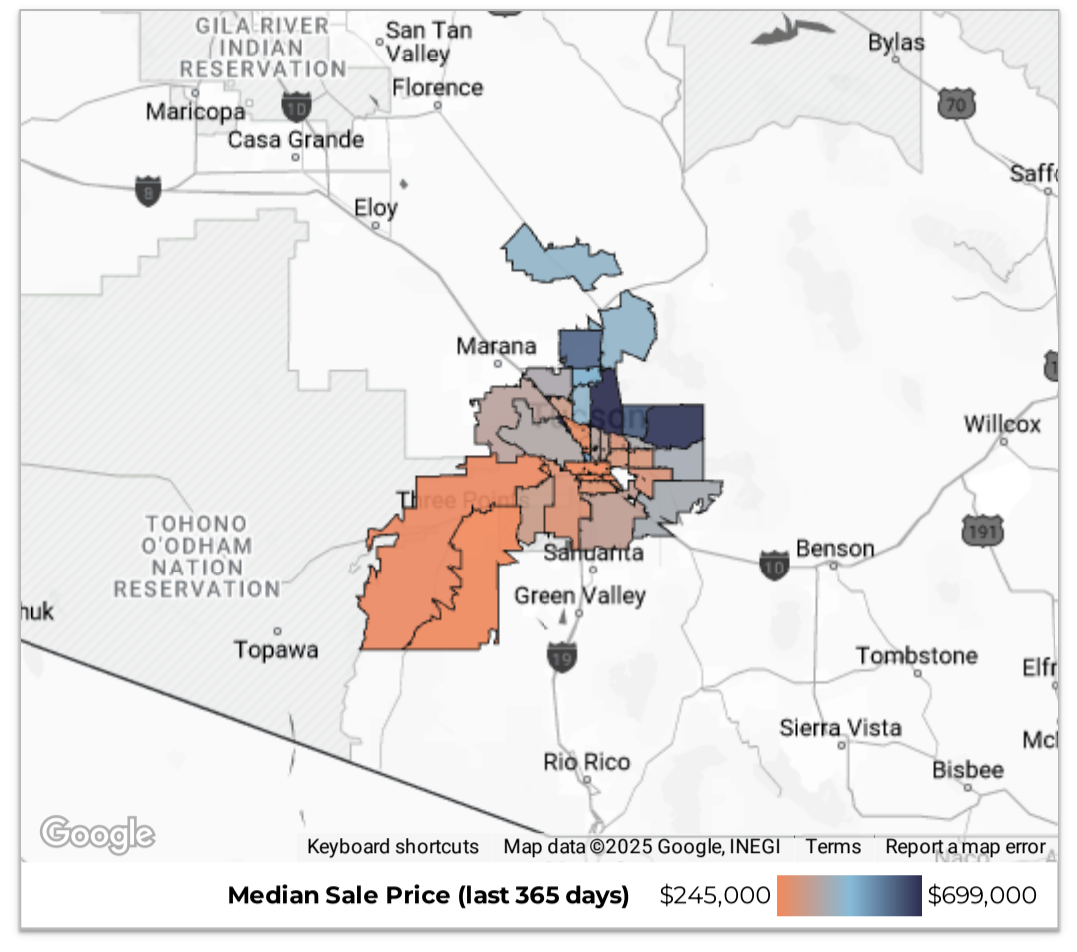
Region: City: Tucson (I) Zip Code:

County: Type: Beds:

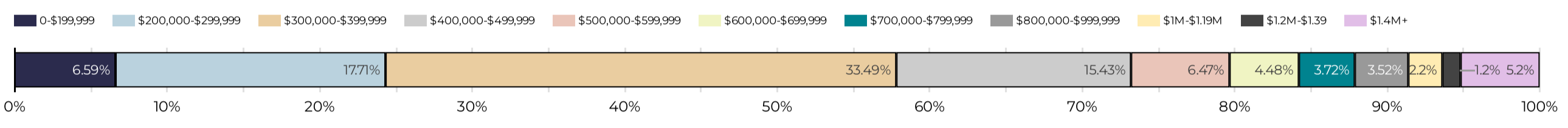
Sqft Between: and

\$ Between: and AgeRstr.:

December	Average Sqft 1,810	Today 1/9/25	Average List Price	#
# of New Listings (Supply)	Months of Supply Now	Single Family Residence	\$615,697	1,934
761	3.69	Townhouse	\$361,002	206
↑ 50 from previous year	Active Now	Manufactured Home	\$259,573	119
# of New Pending (Demand)	2,502	Condominium	\$226,372	200
608	Pending Listings Now	Mobile Home	\$173,023	43
↑ 40 from previous year	296	Median DOM (Active Now)	65	Average DOM (Active Now)
				85



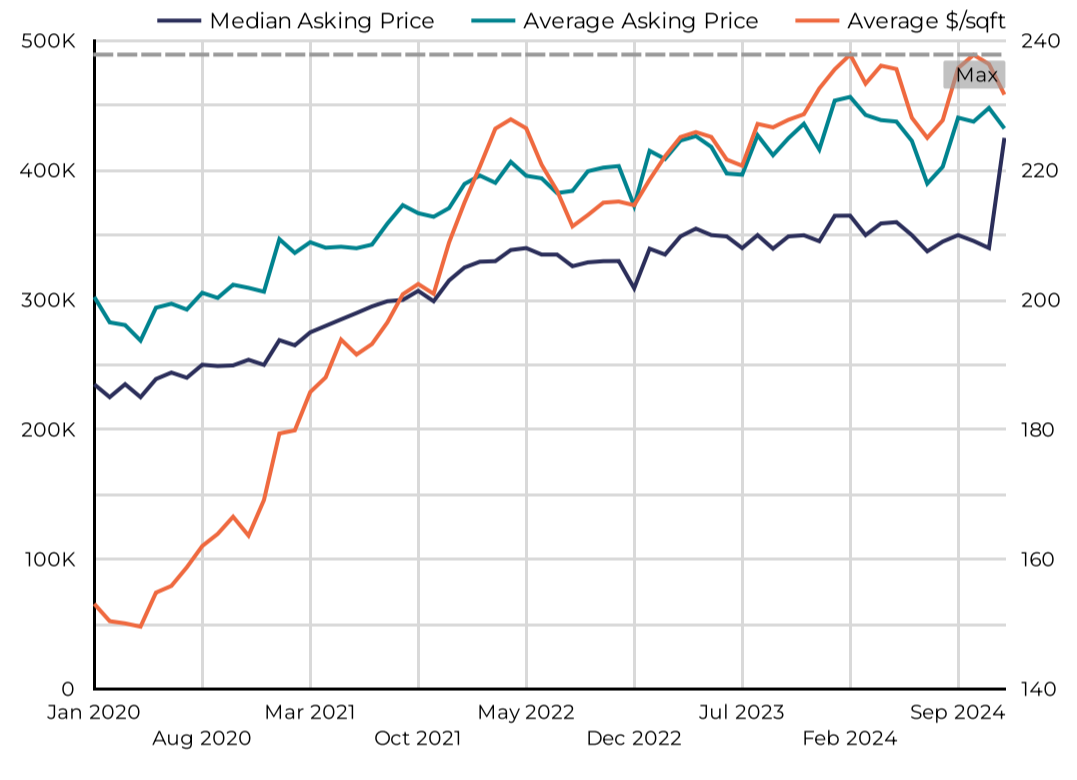
Active Now



Months of Supply By Price

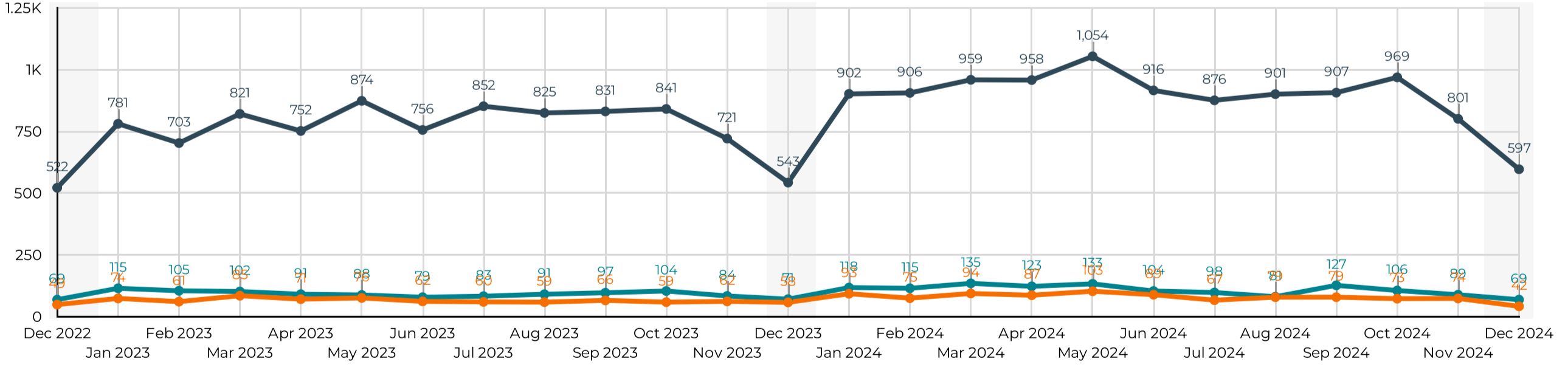
Asking Price	Months of Supply	Active Now	# of Sales Last Month	Median DOM (today)
0-\$199,999	3.24	165	51	69
\$200,000-\$299,999	2.73	443	162	57
\$300,000-\$399,999	3.90	838	215	68
\$400,000-\$499,999	4.06	386	95	65
\$500,000-\$599,999	3.95	162	41	55
\$600,000-\$699,999	3.50	112	32	63
\$700,000-\$799,999	4.23	93	22	62
\$800,000-\$999,999	3.03	88	29	70
\$1M-\$1.19M	4.23	55	13	71
\$1.2M-\$1.39M	10.00	30	3	48
\$1.4M+	8.67	130	15	85
Grand total	3.69	2,502	678	65

Asking Prices



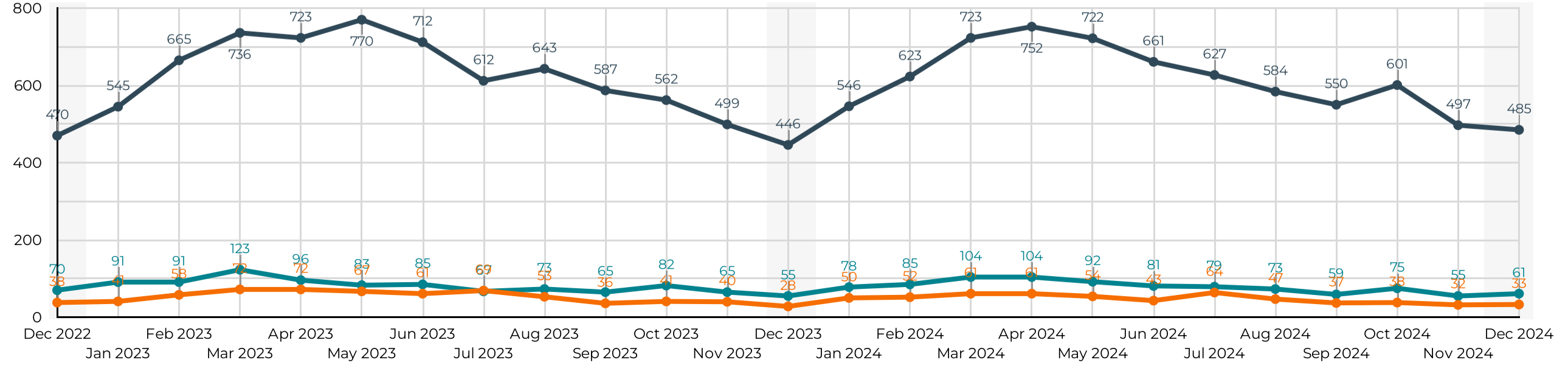
New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



New Pending

Use this data to view newly pending properties each month over the past 3 years.



MONTHLY Price Drops

MLS of Southern Arizona® Market Snapshot

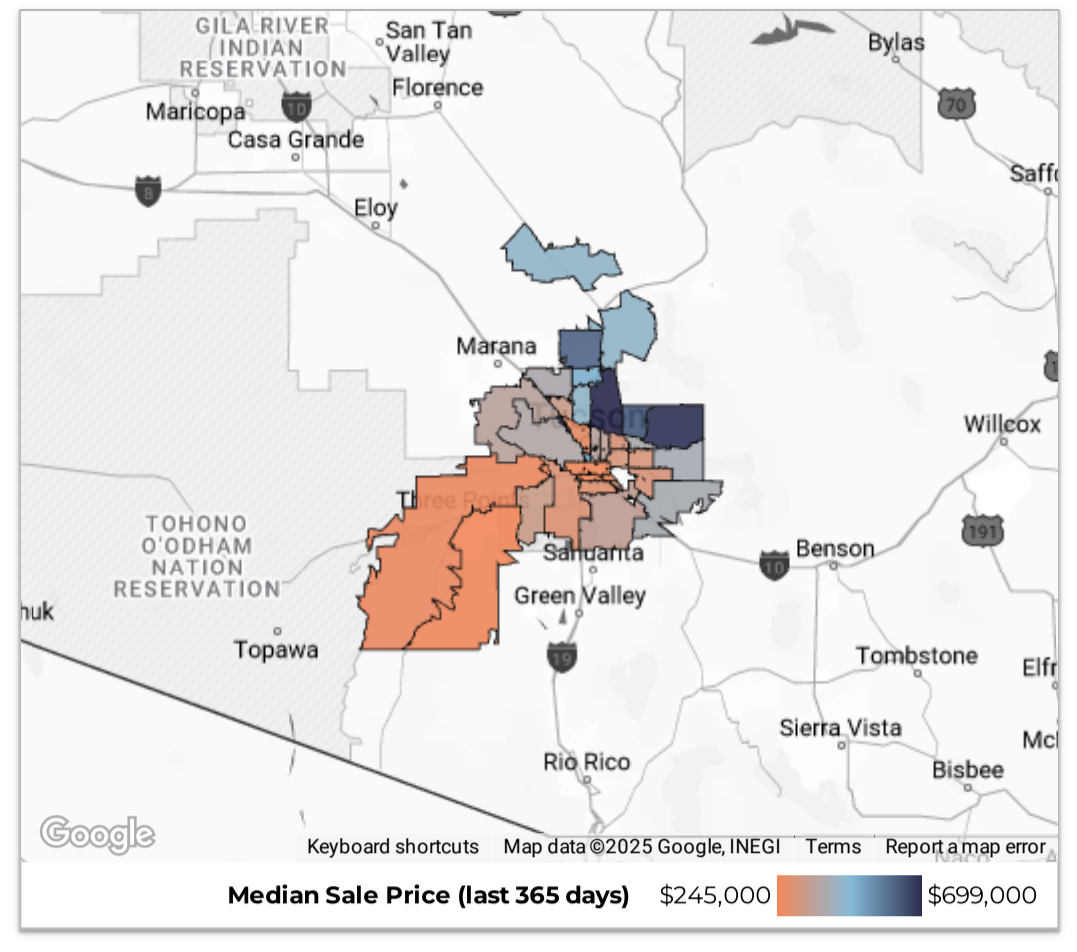
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Jan 9, 2025

Region: City: Tucson (I) Zip Code:

County: Type: Beds:

Sqft: Between and

\$: Between and AgeRstr.:



Active Now	01/09/2025	Ave SQFT 1,965	December	
Active Listings	Active w/ a Price Drop		# of Sales Last	# w/ a Price Drop
2,502	1,040 42%		678	274
% Price Drop	Median Days Until Price Drop		Average Price Drop	
6.0%	21		6.1%	

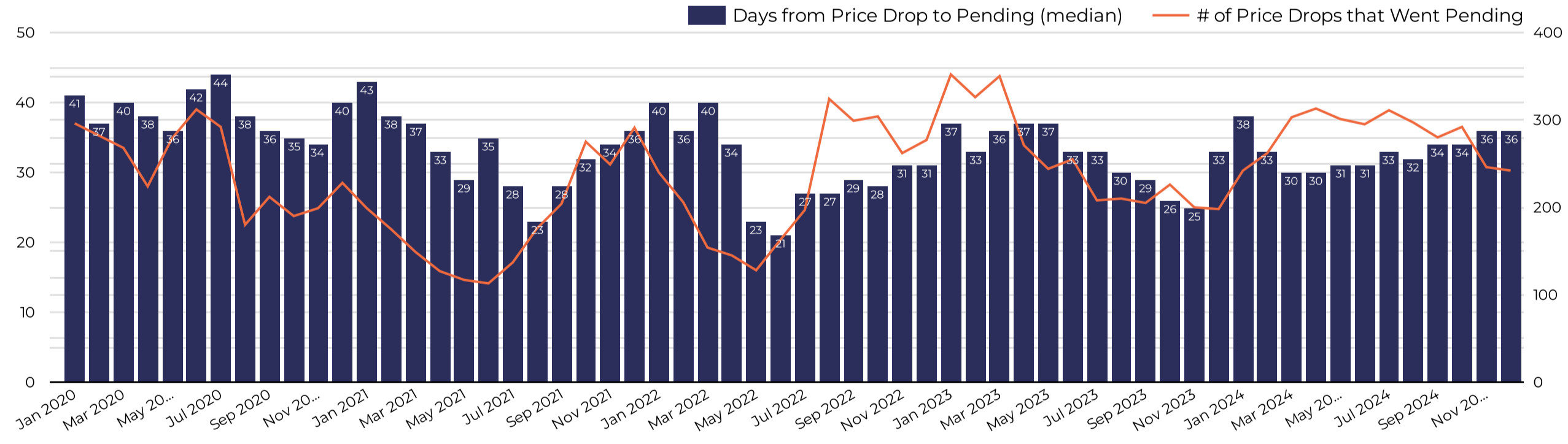
Price Drops By Price Range

Asking Price	Active	Active w/ Price Drop	% w/ a Price Drop	Average Price Drop
0-\$199,999	165	69	42%	7%
\$200,000-\$299,999	443	201	45%	5%
\$300,000-\$399,999	838	358	43%	4%
\$400,000-\$499,999	386	170	44%	5%
\$500,000-\$599,999	162	65	40%	4%
\$600,000-\$699,999	112	53	47%	5%
\$700,000-\$799,999	93	38	41%	5%
\$800,000-\$999,999	88	29	33%	6%
\$1.2M-\$1.39	30	7	23%	8%
\$1M-\$1.19M	55	20	36%	10%
\$1.4M+	130	30	23%	6%
Grand total	2,502	1,040	42%	6%

Price Drop Outcomes

In the last 90 days, listings that dropped their price went pending after a median of 35 days in this market. Here is how that number has changed over time.

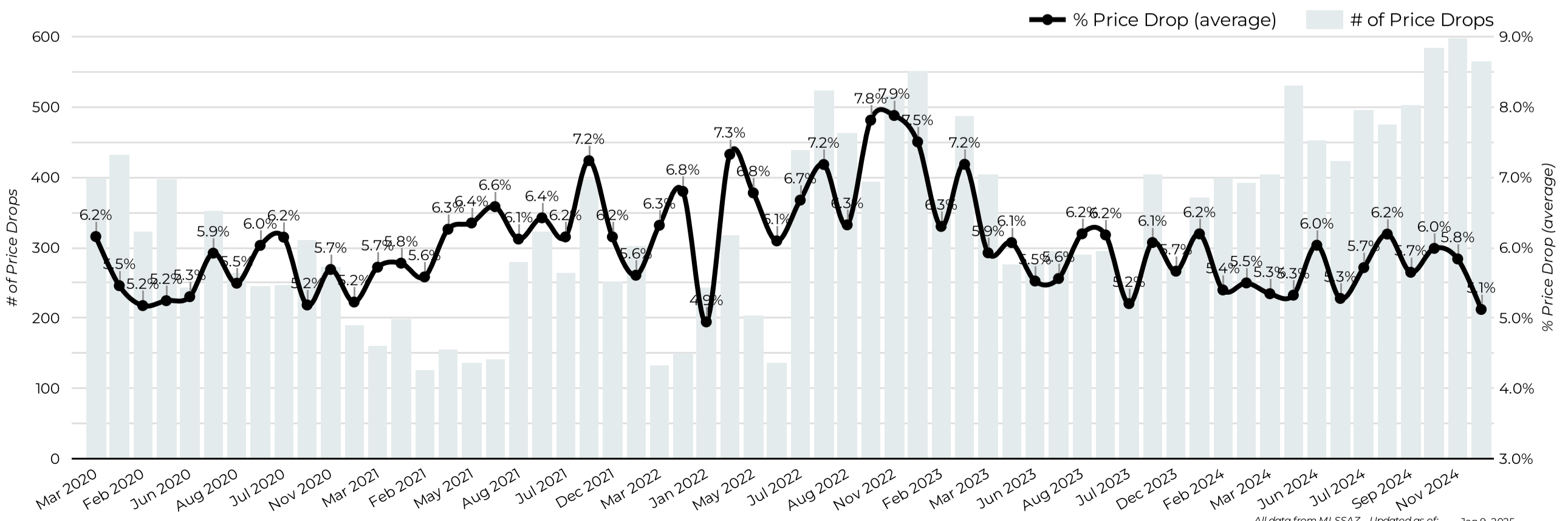
Jan 1, 2020 - Dec 31, 2024



Price Drops Over Time

*use arrows to adjust quarterly/monthly >

↑ ↓ 🗺️ 📏 | ☰ ☰



YEARLY Sales & Pricing

MLS of Southern Arizona® Market Snapshot

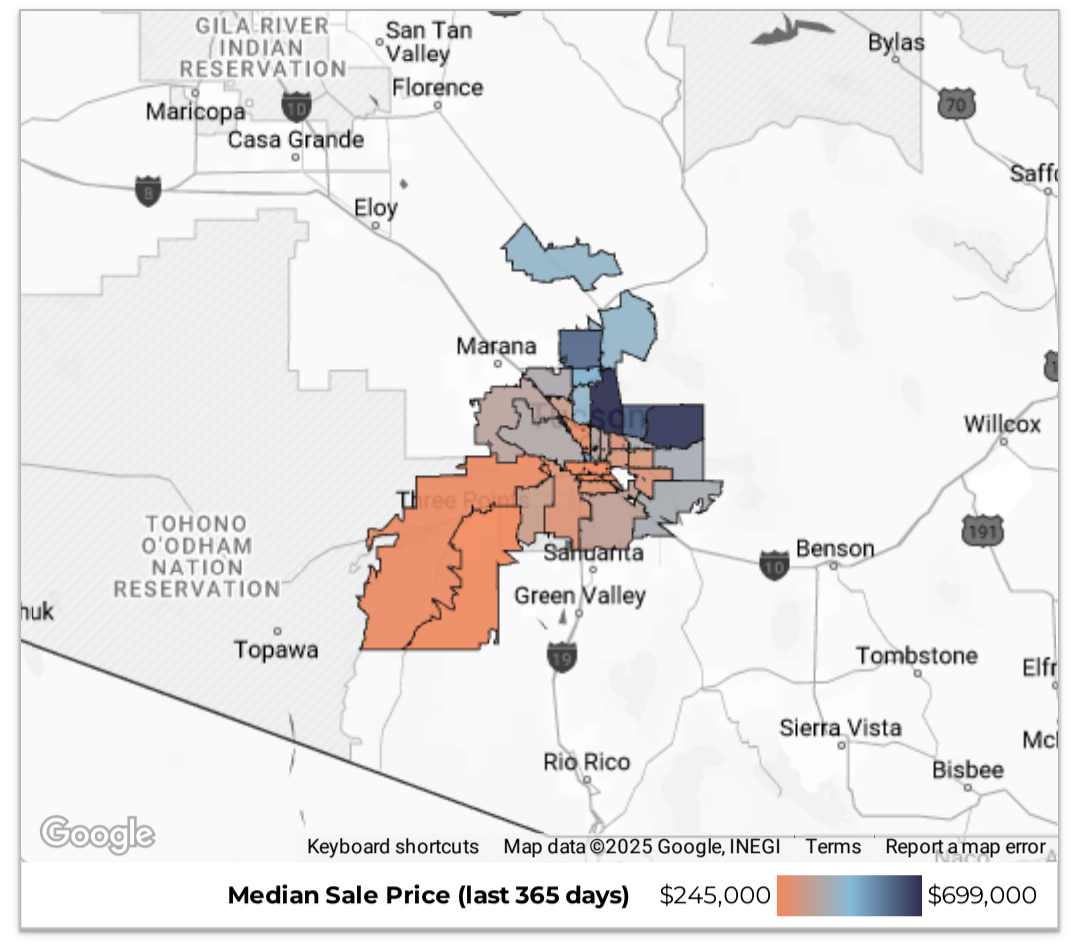
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Jan 9, 2025

Region: City: Zip Code:

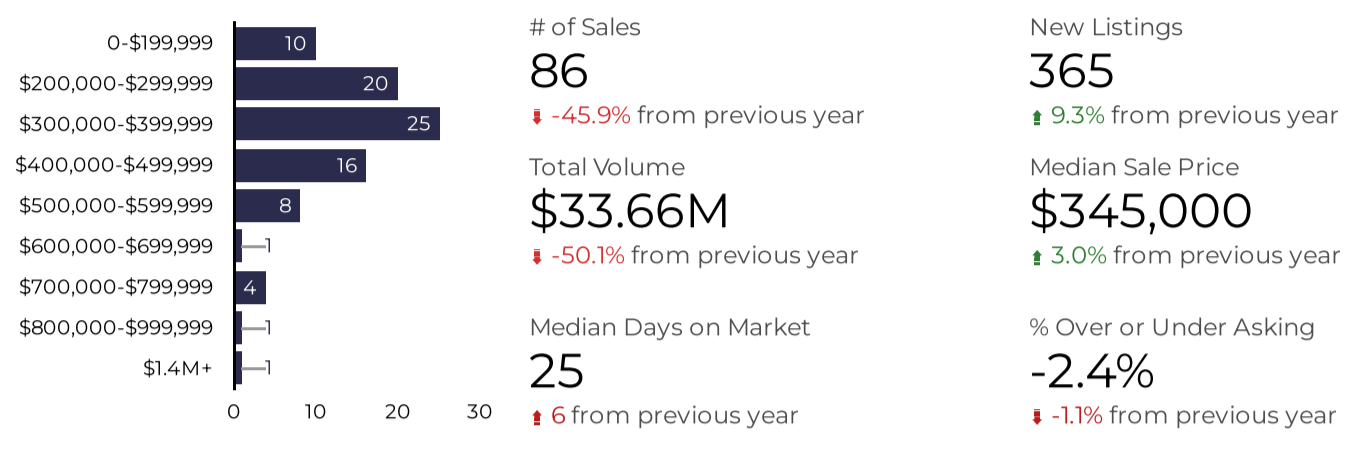
County: Type: Beds:

Sqft: Between and

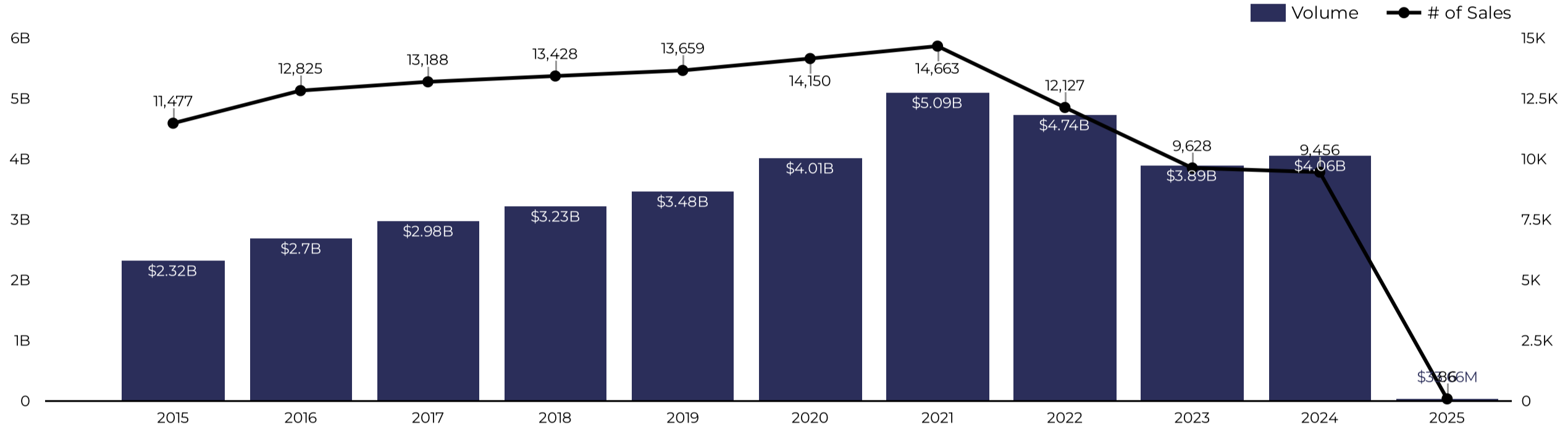
\$: Between and AgeRstr.:



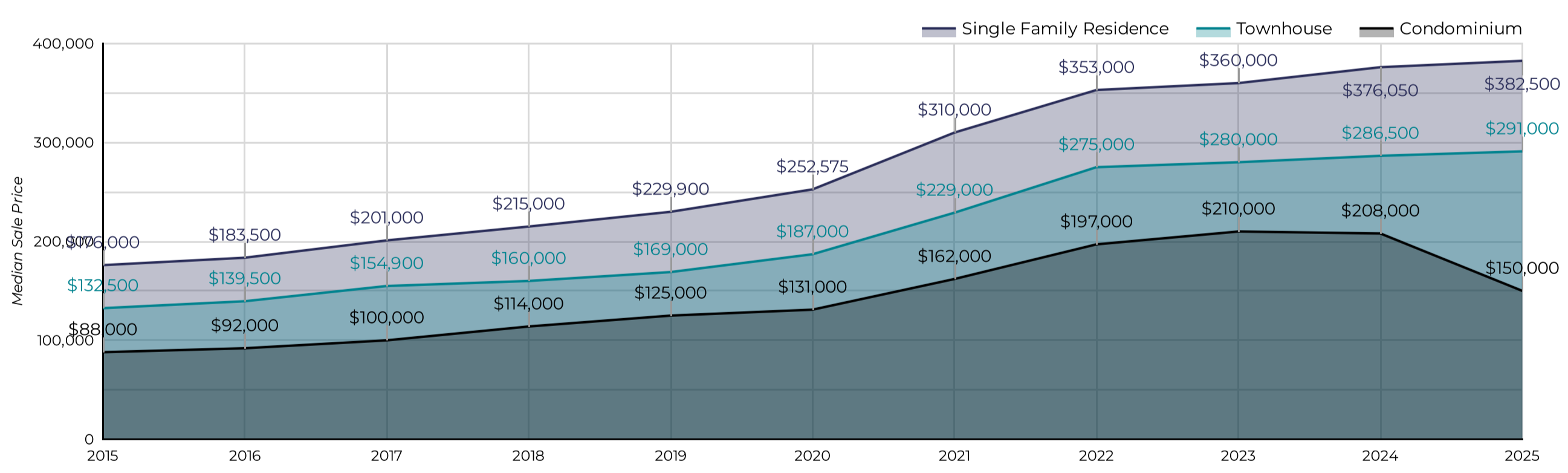
Year-to-Date Statistics 2025



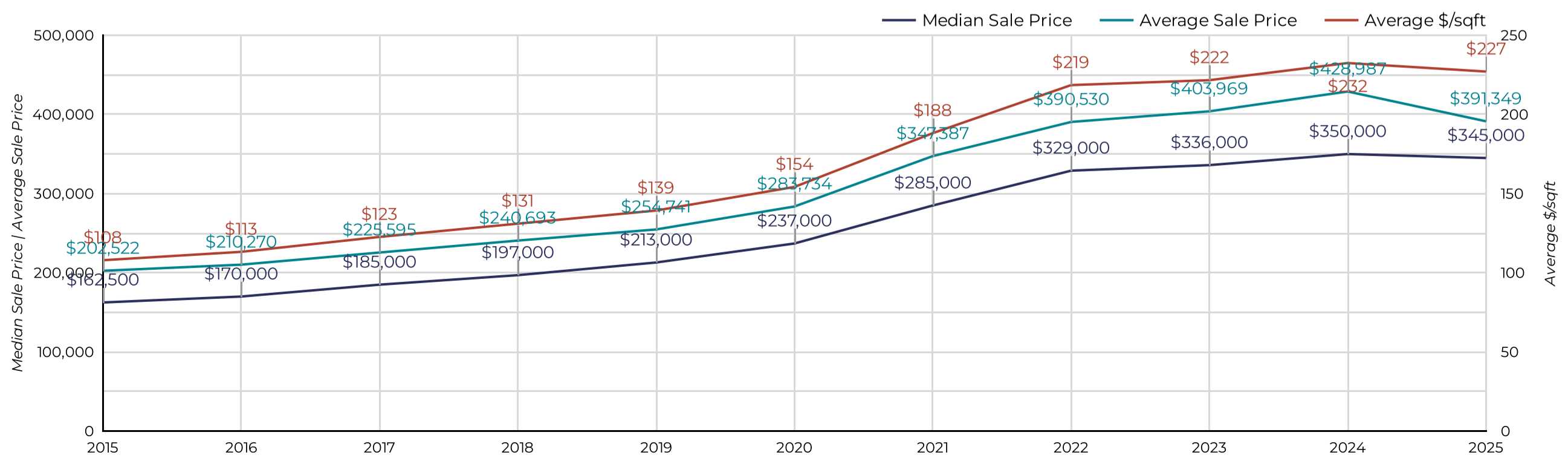
Total Sales



Market Pricing By Type



Market Pricing Overall



YEARLY Buyer Demand

MLS of Southern Arizona® Market Snapshot

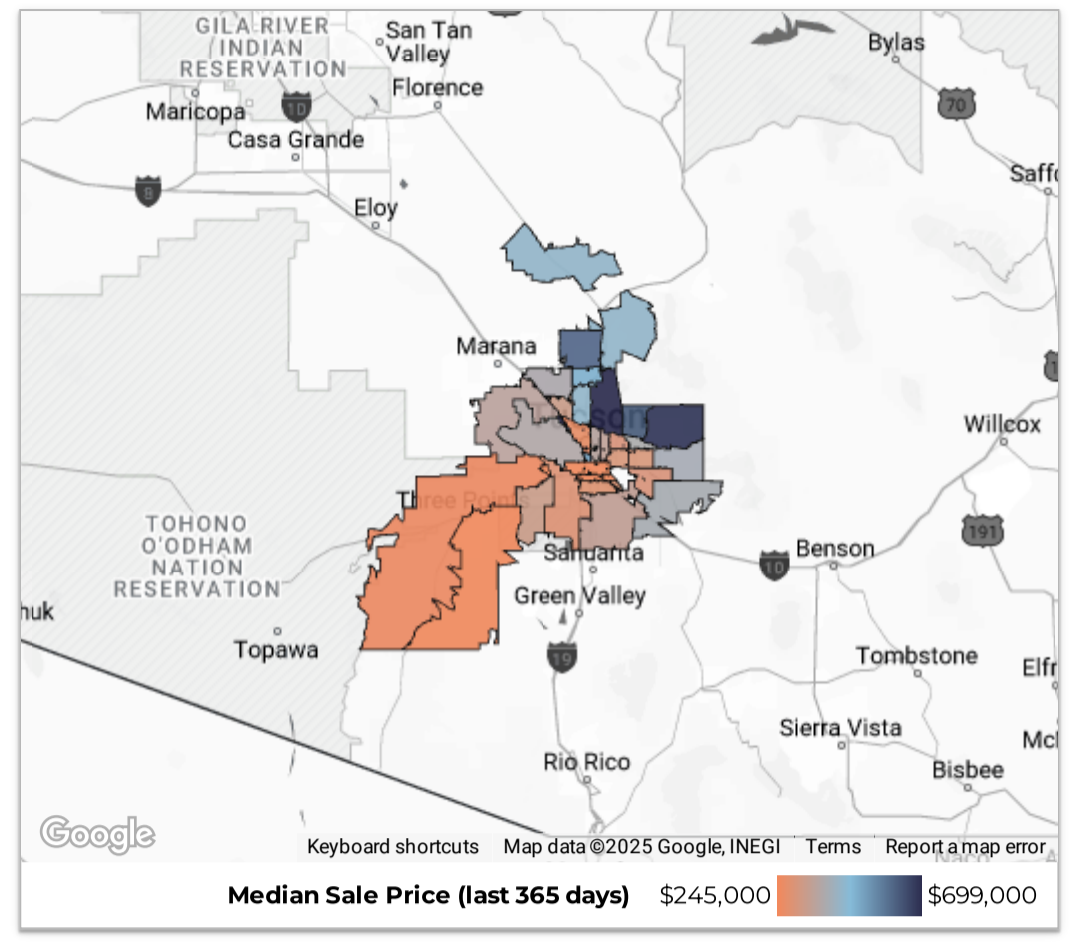
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Region: City: Tucson (I) Zip Code:

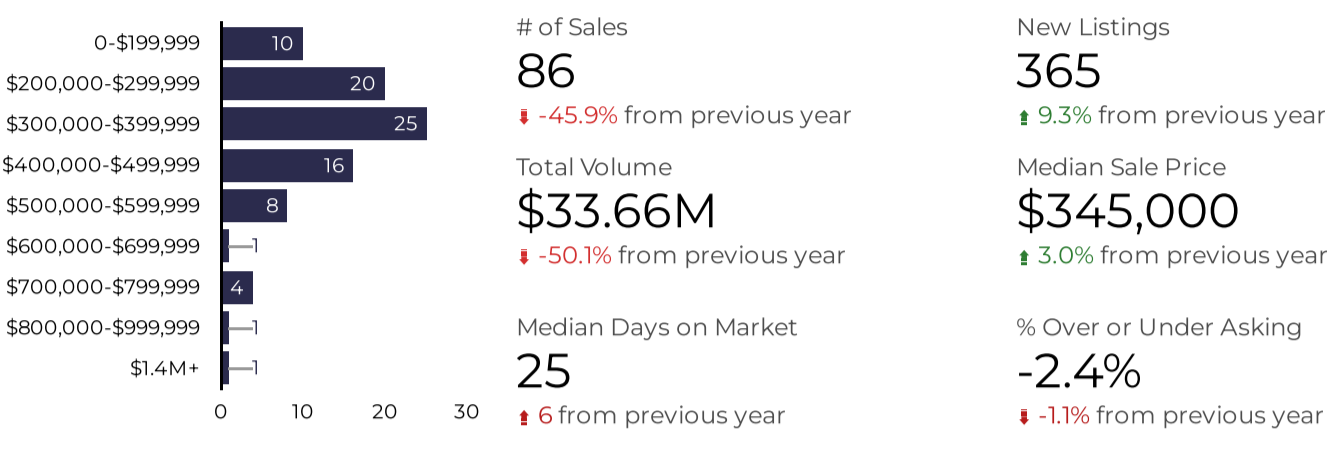
County: Type: Beds:

Sqft Between: Enter a value and Enter a value

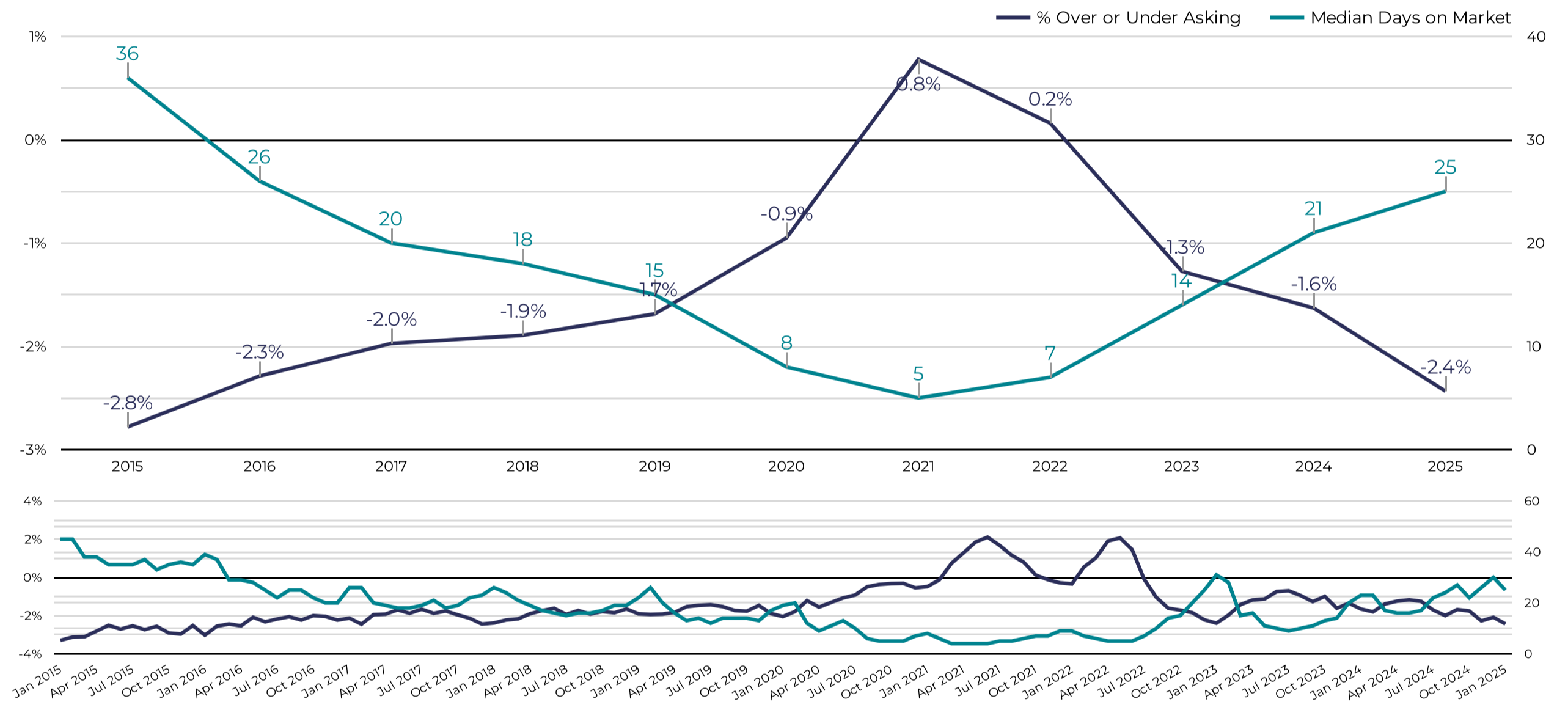
\$ Between: Enter a value and Enter a value AgeRstr.:



Year-to-Date Statistics 2025

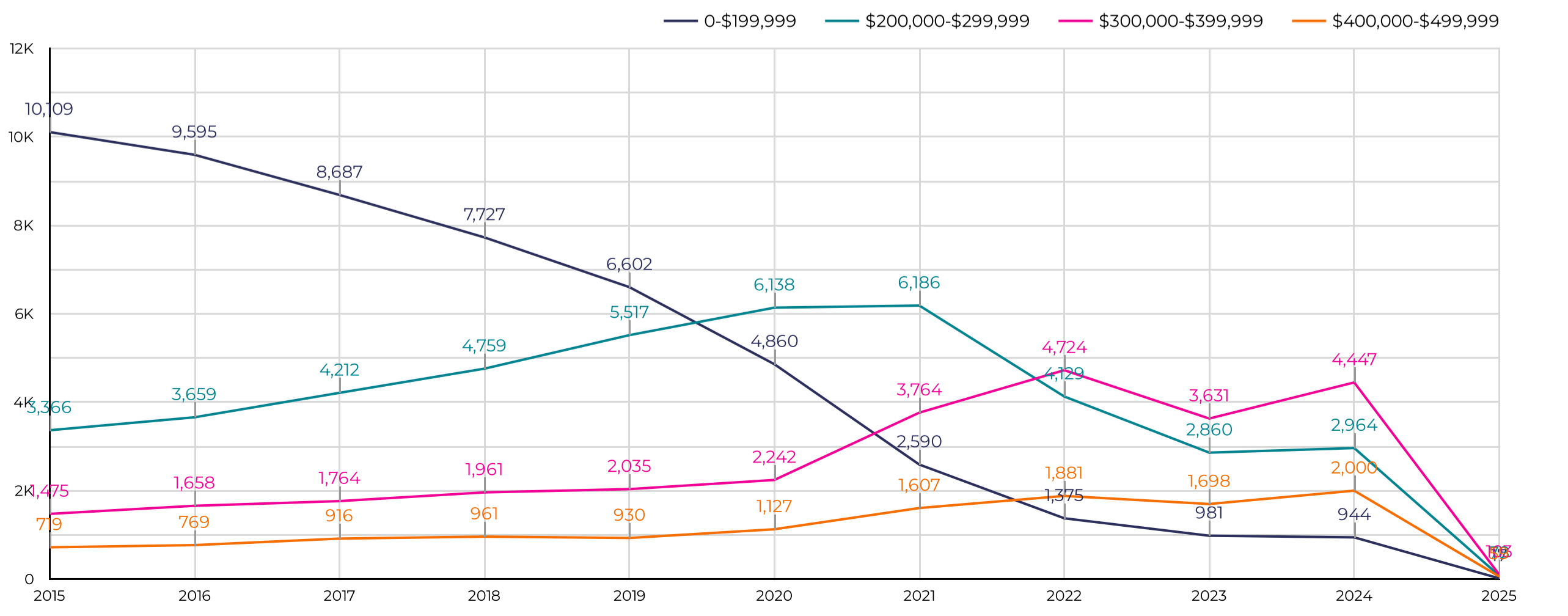


Buyer Demand



New Listings Delivered

Compare Price Ranges (up to 4)



WEEKLY Sales

MLS of Southern Arizona® Market Snapshot

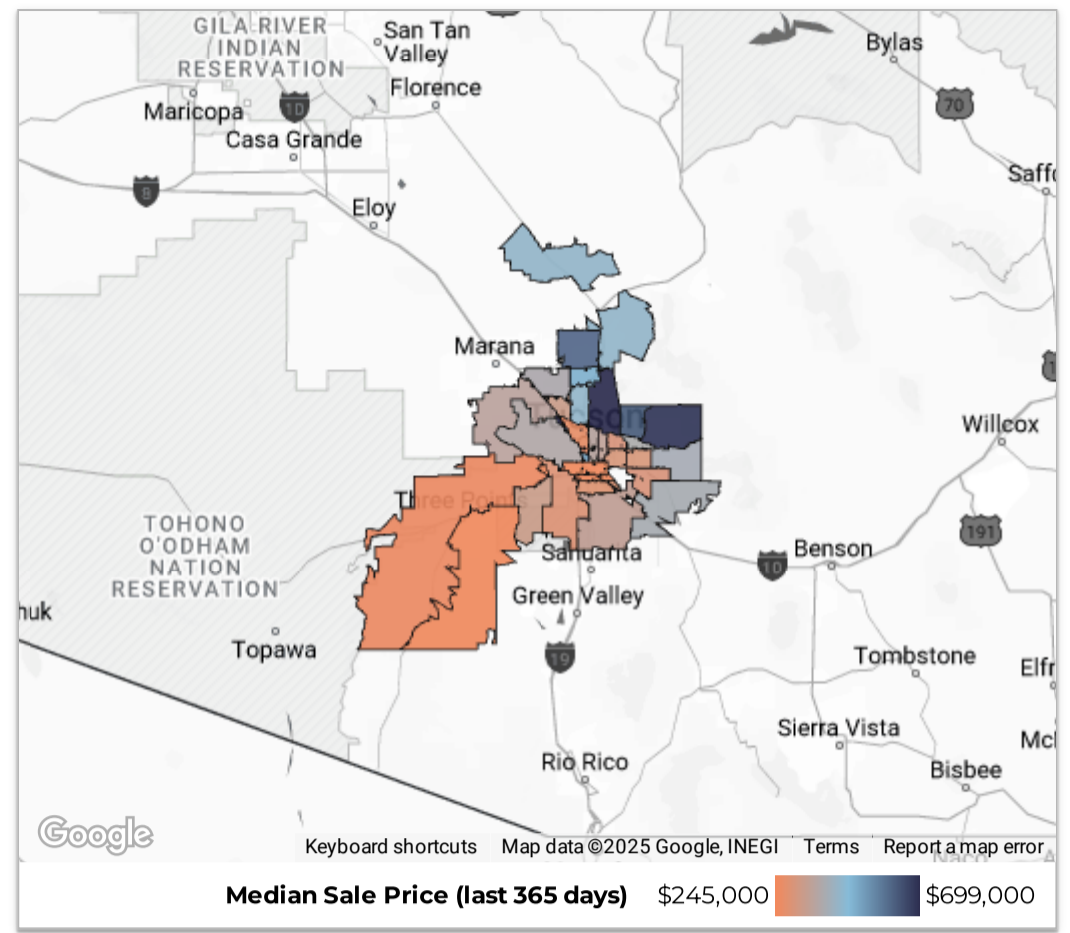
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Region City: Tucson (1) Zip Code

County Type Beds

Sqft Between Enter a value and Enter a value

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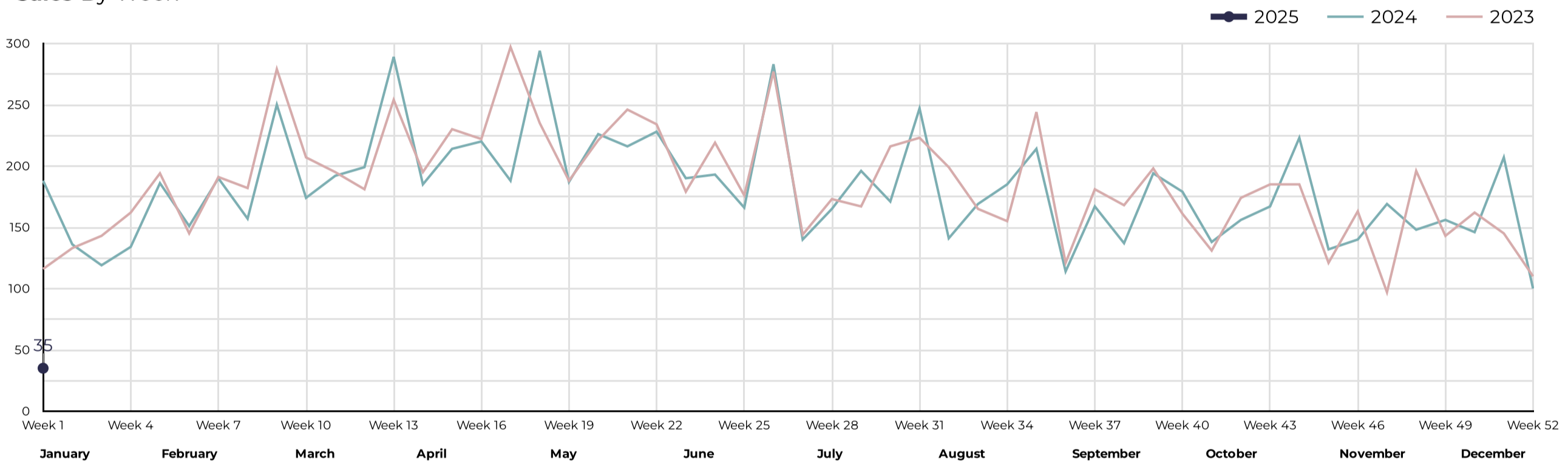


Weekly Statistics

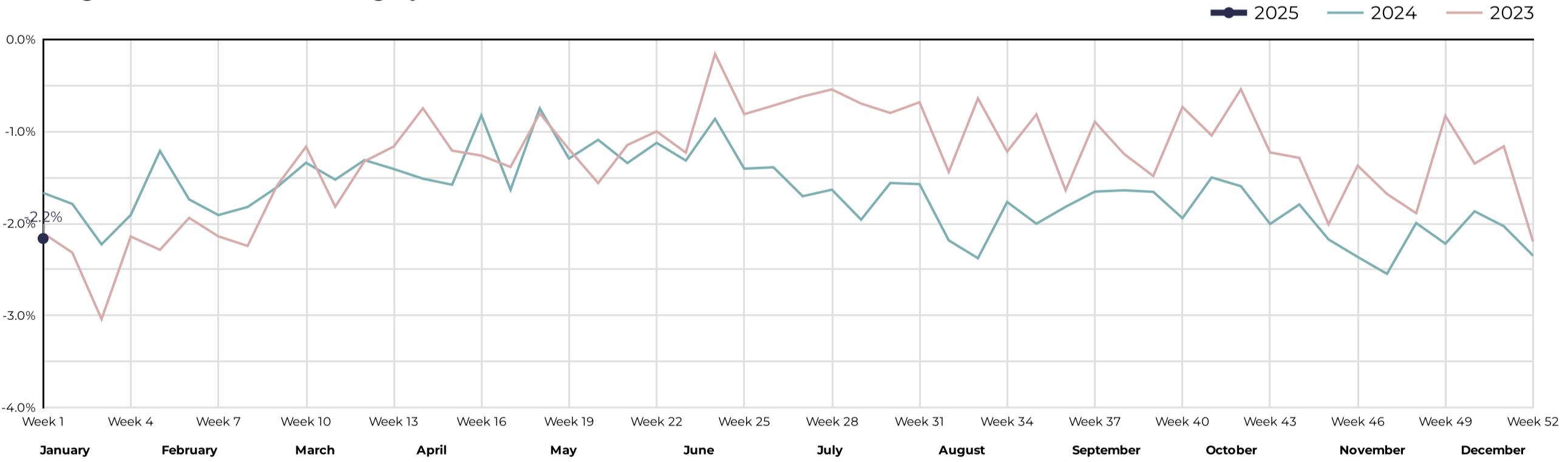
Use this report to monitor week-by-week market activity in your area of interest. This data will alert you to when your market changes directions (seasonal or otherwise).

Use date range filter to remove or add additional years for comparison. 5 Max

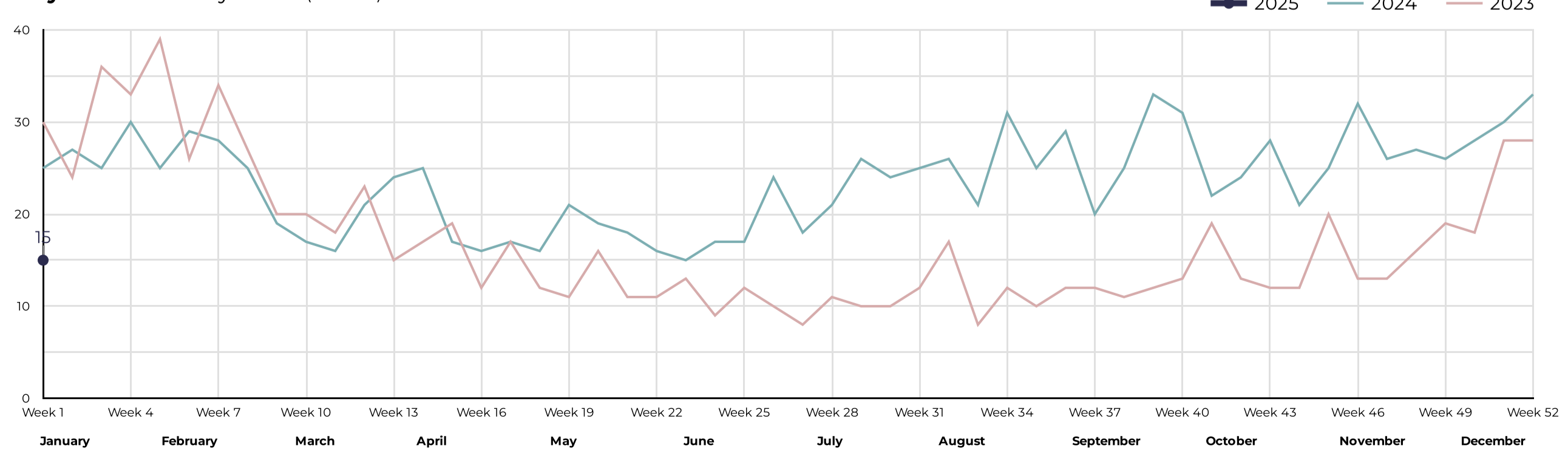
Sales By Week



Average % Over or Under Asking By Week



Days on Market By Week (median)

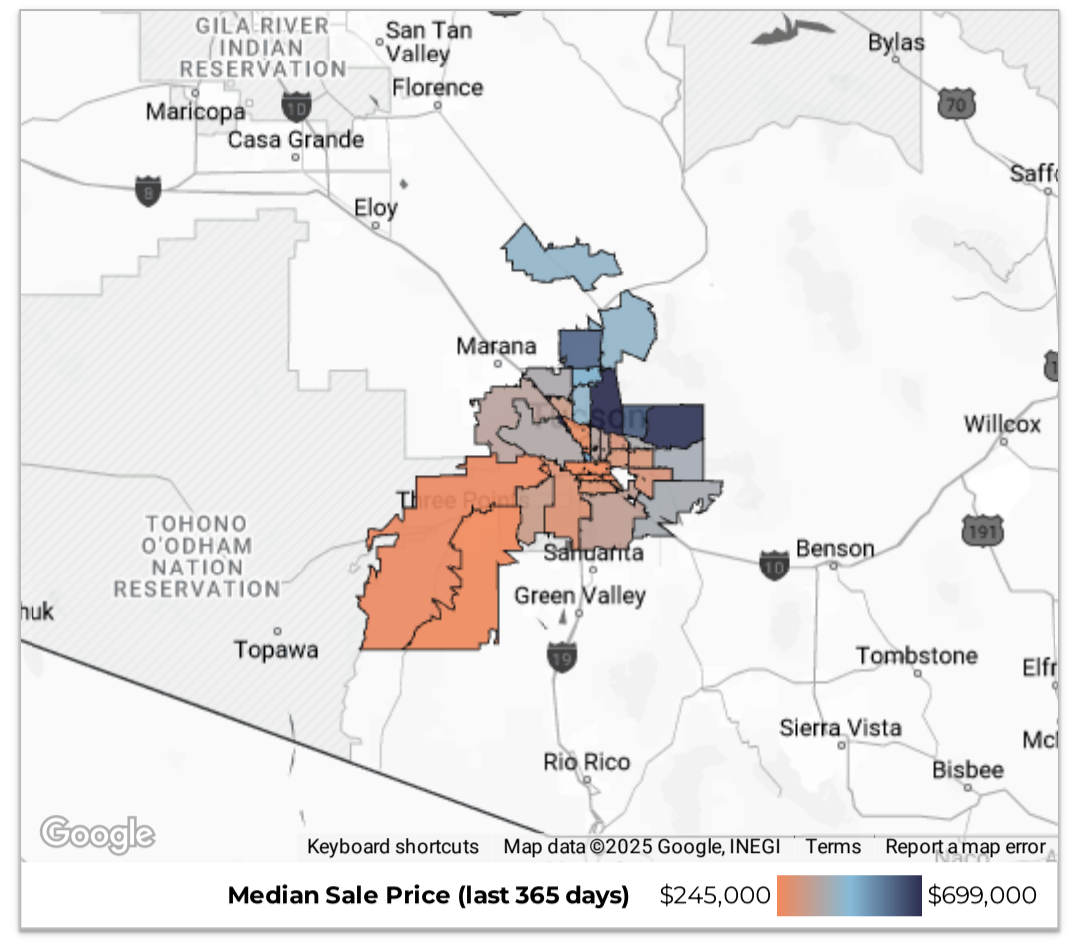


WEEKLY Inventory

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Region City: Tucson (1) Zip Code
 County Type Beds
 Sqft Between Enter a value and Enter a value
 \$ Between Enter a value and Enter a value AgeRstr.

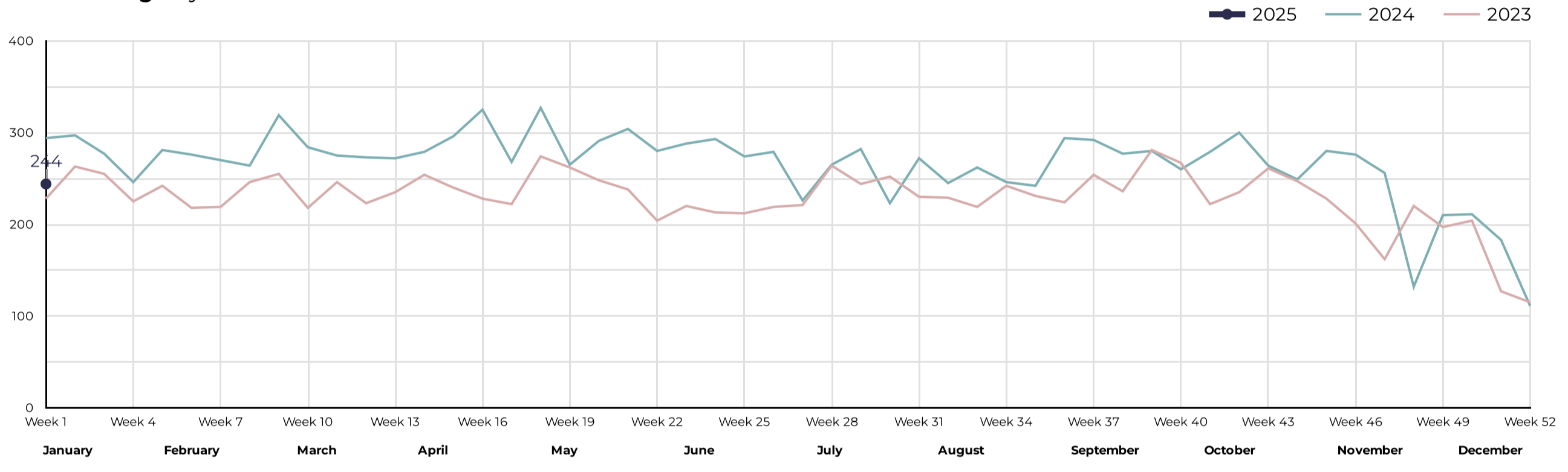


Weekly Statistics

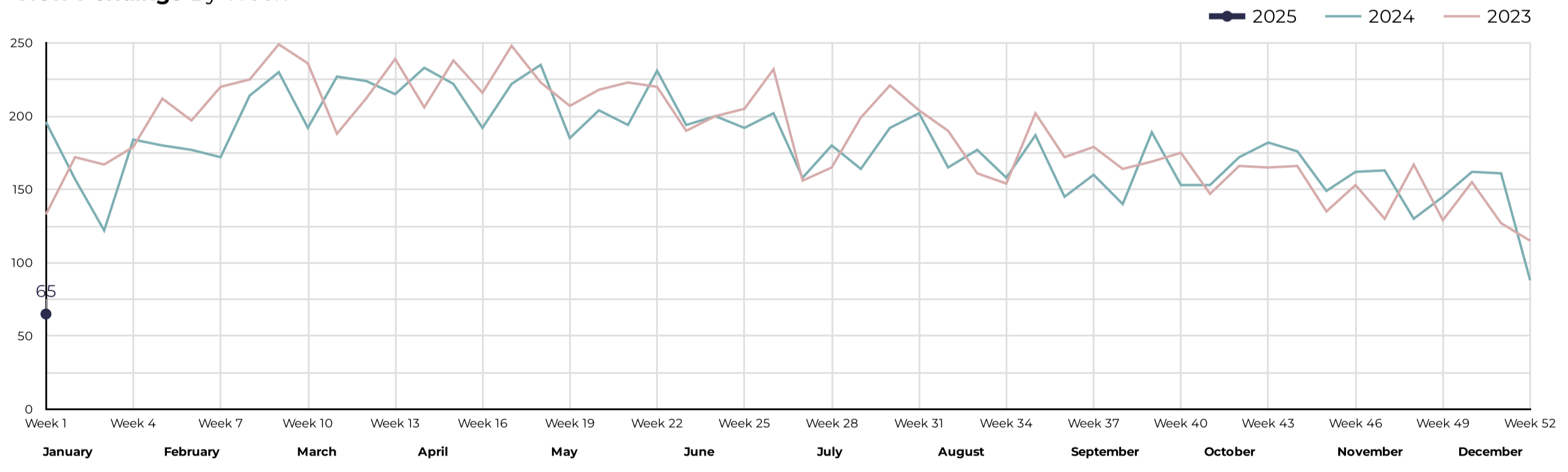
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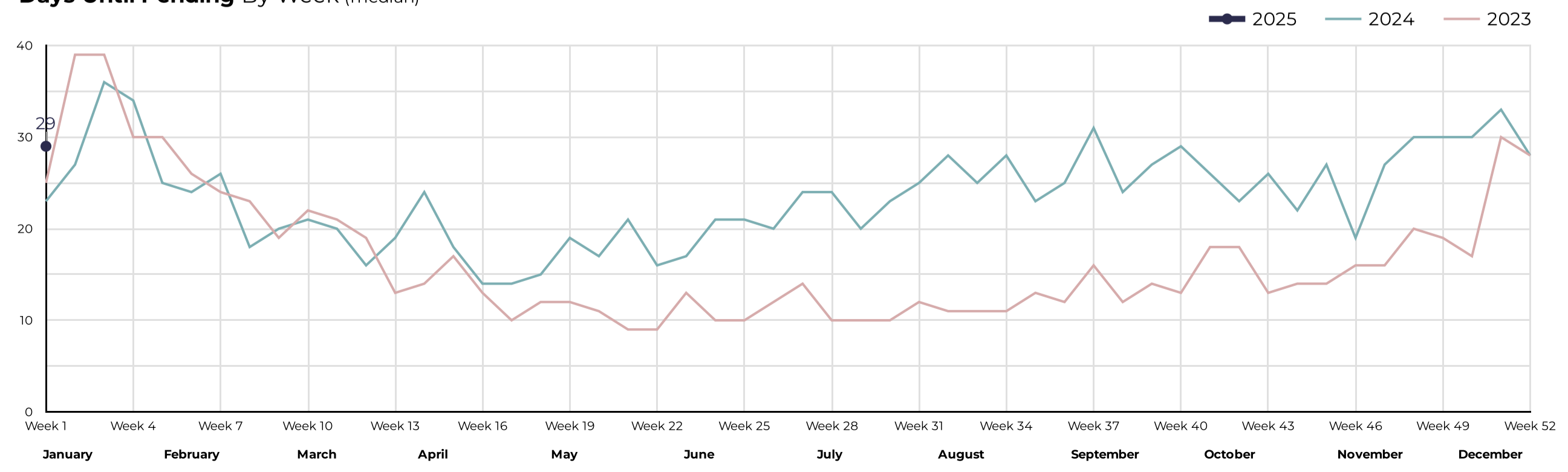
New Listings By Week



New Pendings By Week



Days Until Pending By Week (median)



HOUSING STOCK By Beds/Price Range

MLS of Southern Arizona® Market Snapshot

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Region: [Dropdown] City: Tucson (I) [Dropdown] Zip Code: [Dropdown]

County: [Dropdown] Type: [Dropdown] Beds: [Dropdown]

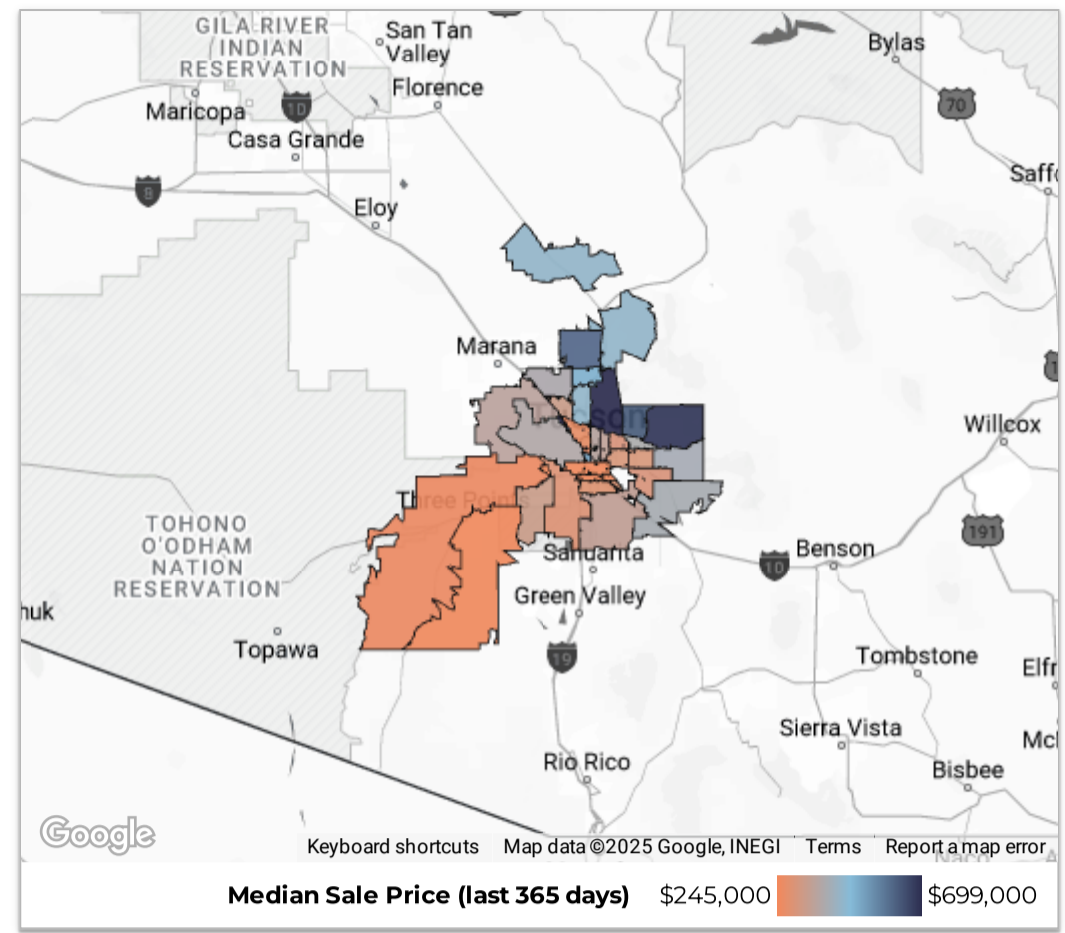
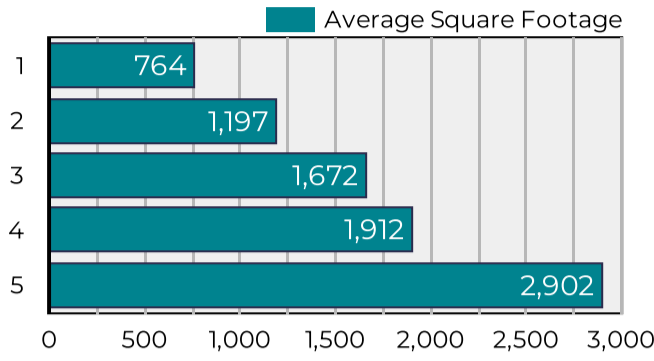
Sqft Between: [Dropdown] Enter a value and Enter a value

\$ Between: [Dropdown] Enter a value and Enter a value AgeRstr.: [Dropdown] Download

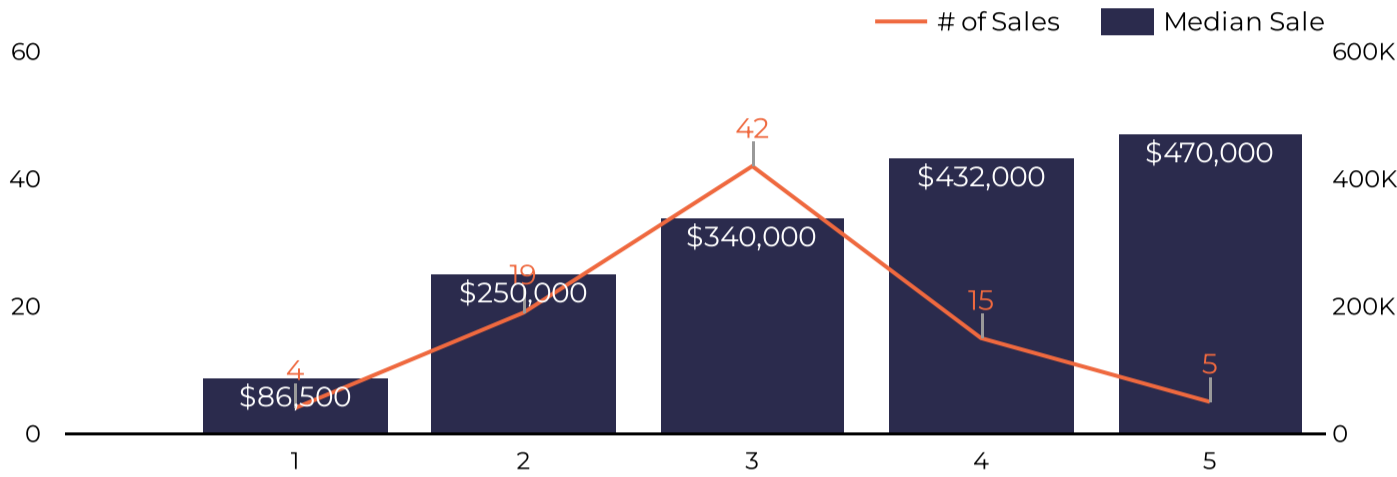
Bedroom Comparison

Jan 1, 2025 - Jan 8, 2025

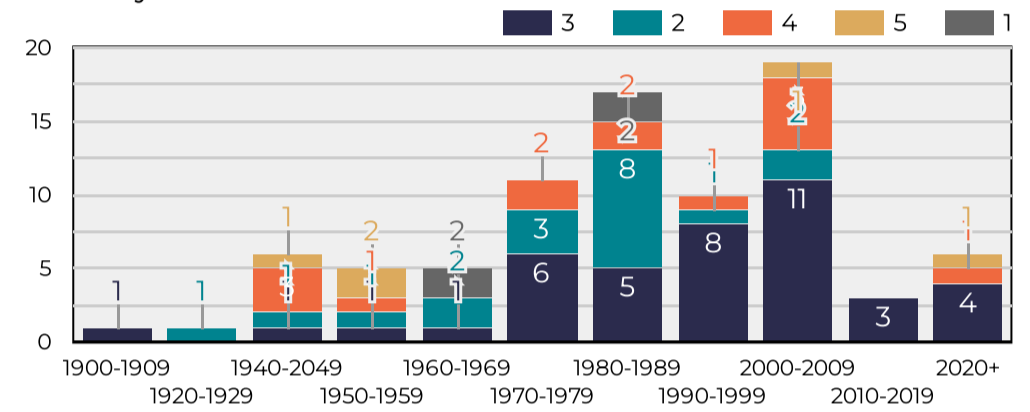
of Sales: 86
Total Volume: \$33.66M
Average SqFt: 1,661
Median Year Built: 1,987



Median Sale Price By Bedrooms



Sales By Year Built

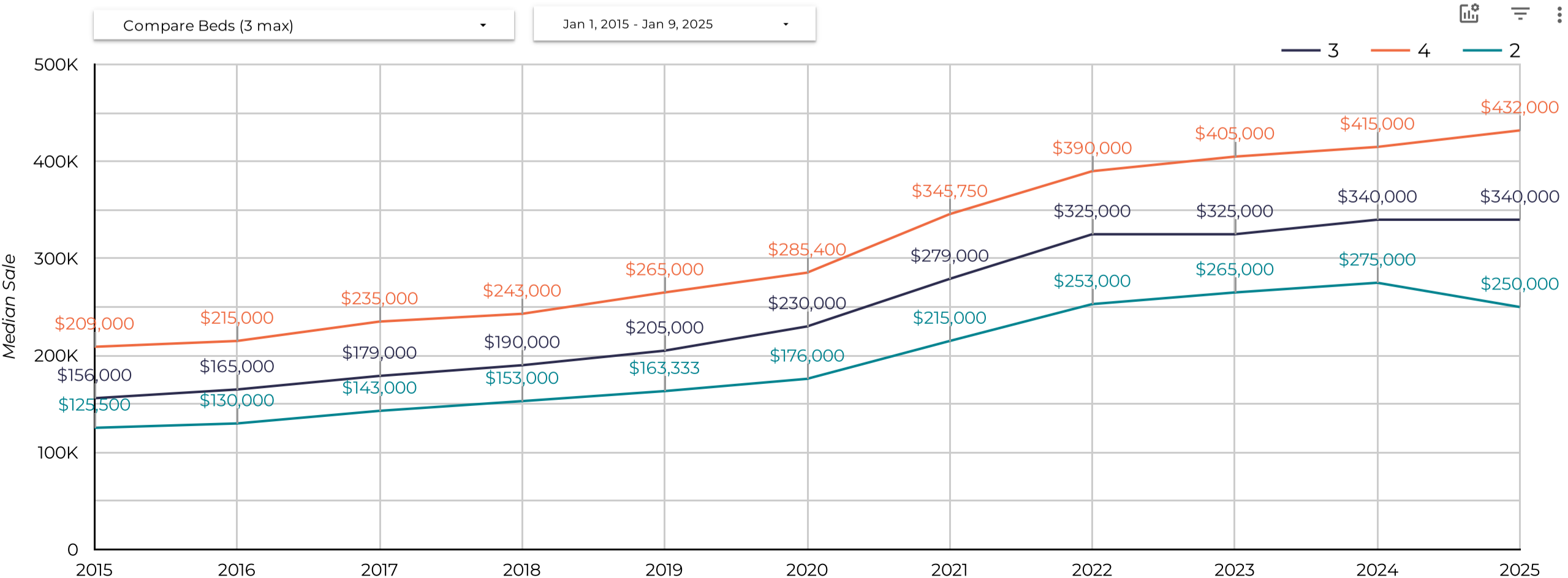


Data By Price Range

Price Range	# of Sales	Average SqFt	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
0-\$199,999	10	819	10	0	0	28	-7.9%
\$200,000-\$299,999	20	1,251	7	10	3	21	-1.78%
\$300,000-\$399,999	25	1,677	4	18	3	42	-1.07%
\$400,000-\$499,999	16	1,951	1	8	7	15	-2.38%
\$500,000-\$599,999	8	1,991	0	5	3	20	-2.04%
\$600,000-\$699,999	1	1,882	0	1	0	154	-7.69%
\$700,000-\$799,999	4	2,401	1	0	3	16	-1.15%
\$800,000-\$999,999	1	3,682	0	0	1	51	-3.67%
\$1.4M+	1	5,456	0	0	1	4	2.4%

Grand total 86 1,661 23 42 21 25 -2.43%

Bedrooms Over Time



REGIONS Sales & Buyer Demand

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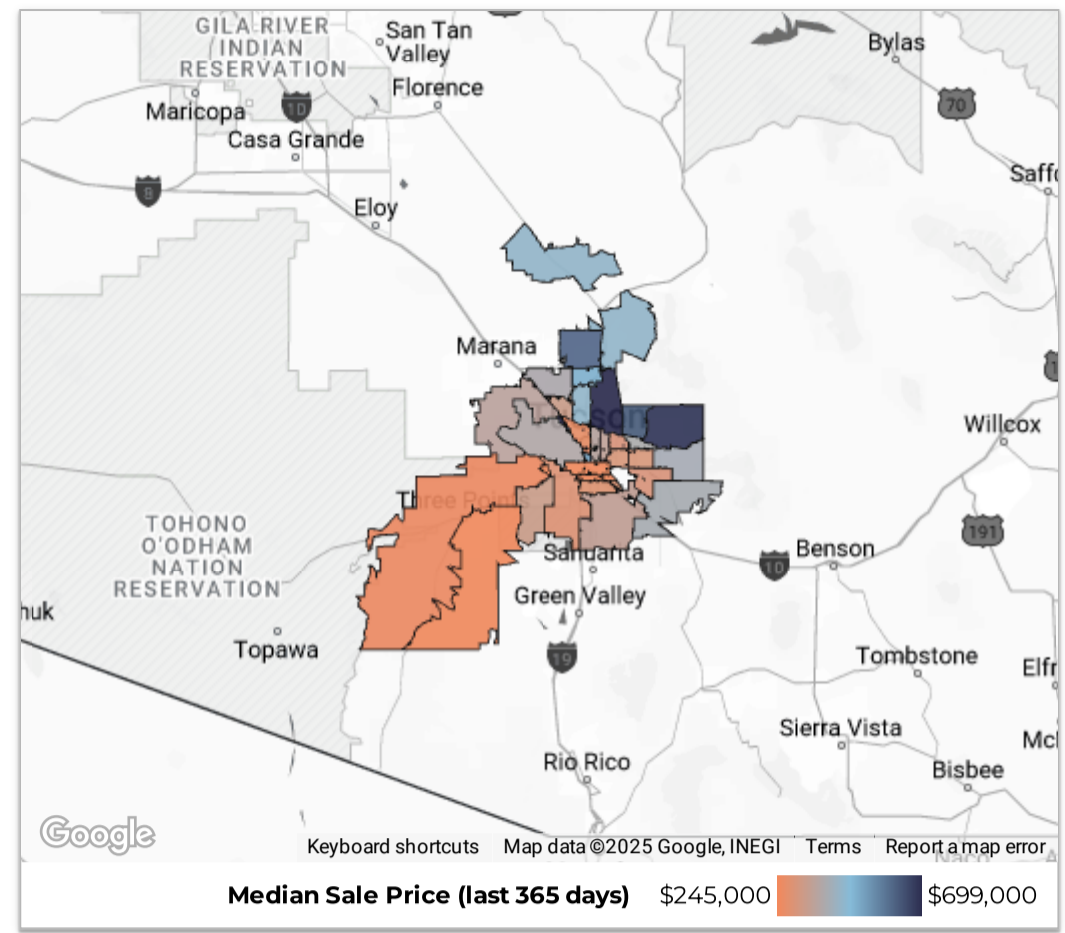


Region: City: Tucson (1) Zip Code:

County: Type: Beds:

Sqft: Between and

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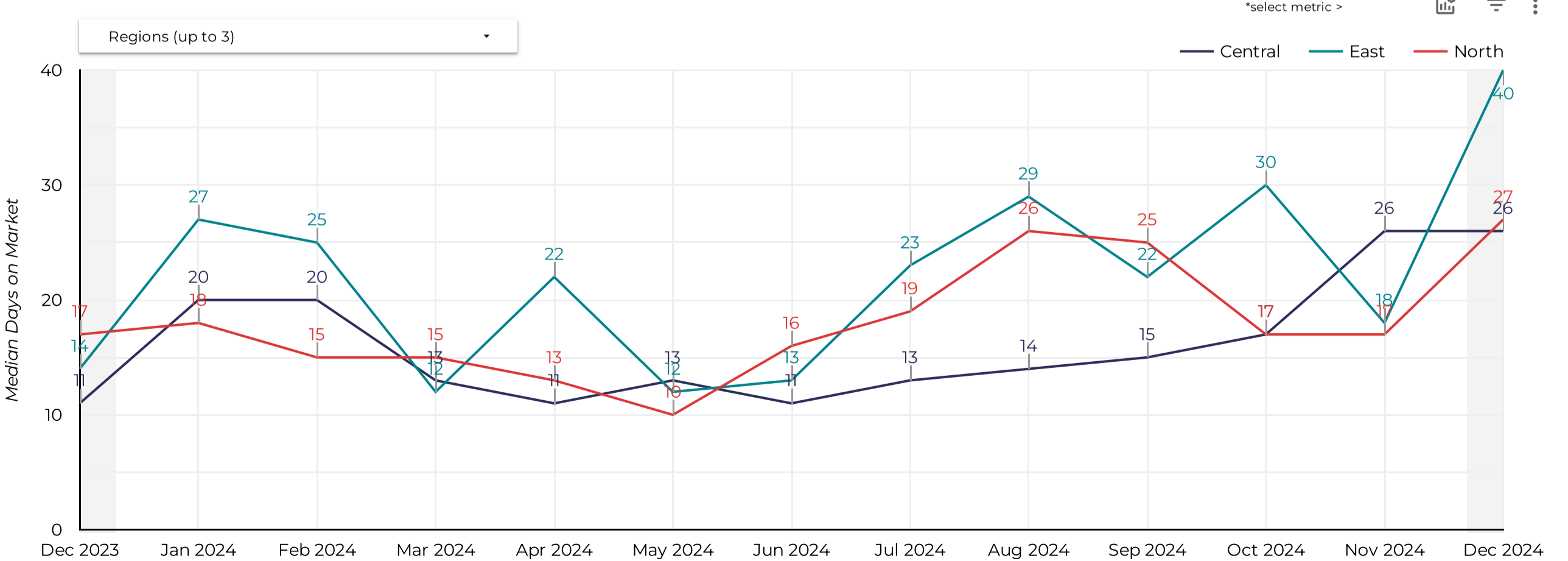
Dec 2024

vs. last year

Use this table to compare MLSSAZ regions year-over-year in your selected area on a range of metrics.

Market Activity					Market Pricing				Buyer Demand			
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1. Central	128	30.6% ↑	\$45.24M	32.8% ↑	\$324,500	\$34,500 ↑	\$248	\$7 ↑	26	15 ↑	-1.6%	-0.7% ↓
2. North	95	69.6% ↑	\$72.9M	77.8% ↑	\$650,000	\$111,000 ↑	\$297	\$-10 ↓	27	10 ↑	-2.5%	-0.1% ↓
3. East	88	14.3% ↑	\$31M	25.5% ↑	\$315,000	\$15,000 ↑	\$211	\$7 ↑	40	26 ↑	-1.9%	-0.6% ↓
4. Northwest	69	9.5% ↑	\$30.11M	15.7% ↑	\$365,000	\$15,000 ↑	\$241	\$10 ↑	28	15 ↑	-1.6%	-0.4%...
5. Southwest	69	25.5% ↑	\$20.88M	20.2% ↑	\$316,000	\$19,460 ↑	\$192	\$-2 ↓	34	0	-2.5%	-0.8%...
6. West	56	24.4% ↑	\$25.79M	23.0% ↑	\$400,000	\$-20,000 ↓	\$240	\$6 ↑	32	18 ↑	-2.8%	-1.6% ↓
7. South	47	-21.7% ↓	\$13.03M	-21.2% ↓	\$285,000	\$10,000 ↑	\$188	\$-7 ↓	25	0	-1.3%	-0.5% ↓
8. Northeast	42	5.0% ↑	\$22.6M	1.9% ↑	\$459,000	\$19,000 ↑	\$230	\$-6 ↓	21	2 ↑	-3.2%	-1.7% ↓
9. Upper Southeast	41	-26.8%...	\$15.99M	-31.6% ↓	\$381,990	\$-8,010 ↓	\$205	\$9 ↑	38	-13 ↓	-2.0%	-0.5% ↓
10. Upper Northwest	15	-21.1% ↓	\$7.07M	-34.3% ↓	\$414,000	\$-95,000 ↓	\$232	\$-28 ↓	42	11 ↑	-2.6%	-0.8%...
11. Extended West	10	42.9% ↑	\$2.71M	20.0% ↑	\$268,000	\$-17,000 ↓	\$182	\$-7 ↓	14	-1 ↓	-2.3%	-1.0% ↓
12. Southeast	8	33.3% ↑	\$2.67M	22.6% ↑	\$325,000	\$-50,000 ↓	\$221	\$17 ↑	61	53 ↑	-1.6%	-0.6% ↓
13. Extended Southw...	7	-22.2%...	\$1.87M	-1.2% ↓	\$259,000	\$34,000 ↑	\$150	\$15 ↑	48	20 ↑	-1.6%	0.1% ↑

1 Year Region Comparison



ZIP CODE Sales & Buyer Demand

MLS of Southern Arizona® Market Snapshot

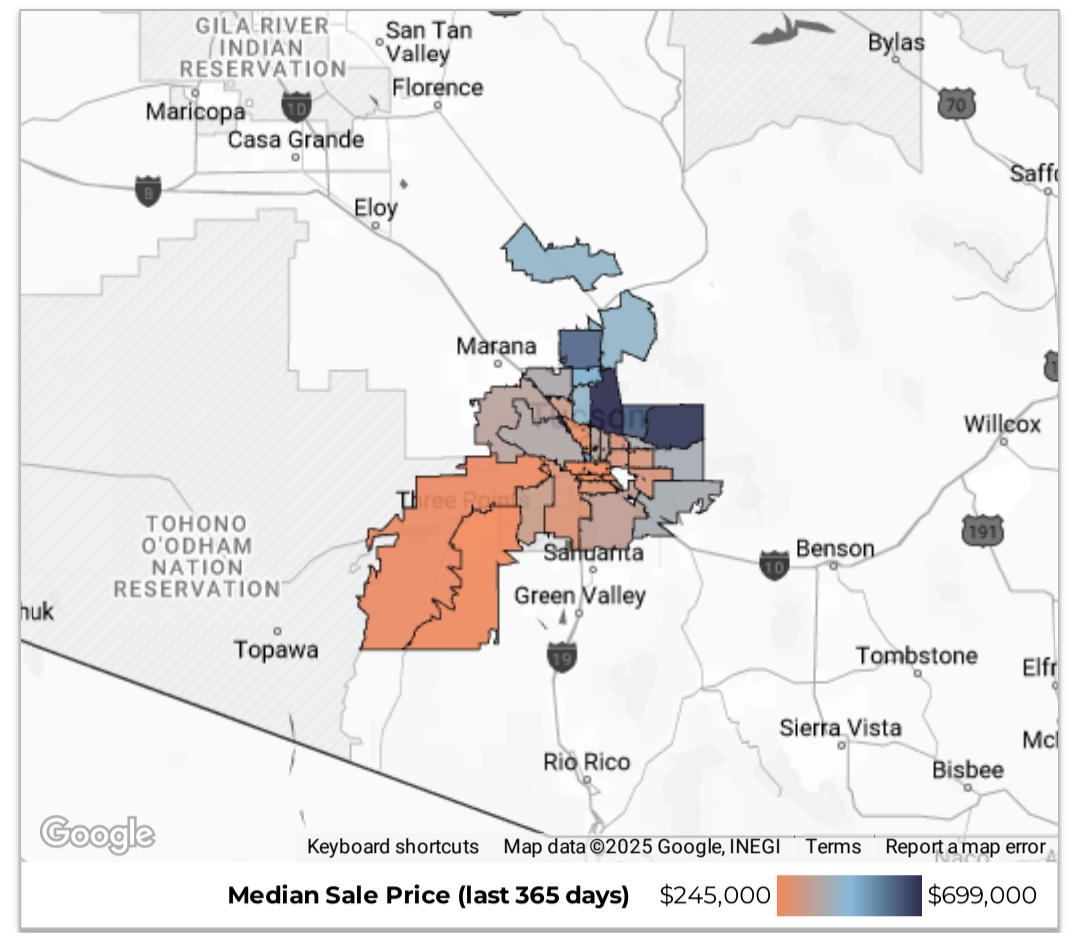
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Region City: Tucson (1) Zip Code

County Type Beds

Sqft Between and

\$ Between and AgeRstr.



Dec 2024 vs. last year

Use this table to compare zip codes year-over-year in your selected area on a range of metrics.

Market Activity **Market Pricing** **Buyer Demand**

Zip Code	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1. 85718	48	118.2% ↑	\$44,142,999	104.5%...	\$750,000	\$85,000 ↑	\$320	\$-36 ↓	27	2 ↑	-2.2%	0.7% ↑
2. 85710	43	30.3% ↑	\$13,717,500	48.3% ↑	\$315,000	\$30,000 ↑	\$201	\$8 ↑	36	18 ↑	-2.8%	-1.1% ↓
3. 85750	37	131.3% ↑	\$24,900,235	118.4% ↑	\$645,000	\$46,000 ↑	\$294	\$-21 ↓	22	9 ↑	-2.5%	-0.1% ↓
4. 85713	36	33.3% ↑	\$8,515,100	33.7% ↑	\$235,000	\$5,000 ↑	\$191	\$13 ↑	17	-8 ↓	-3.2%	-0.5% ↓
5. 85745	33	13.8% ↑	\$15,922,249	20.5% ↑	\$445,000	\$25,000 ↑	\$247	\$10 ↑	33	20 ↑	-2.9%	-2.1% ↓
6. 85757	32	60.0% ↑	\$10,641,310	61.2% ↑	\$340,000	\$20,545 ↑	\$190	\$-4 ↓	88	43 ↑	-2.9%	-2.2% ↓
7. 85747	32	-15.8% ↓	\$12,691,770	-22.9% ↓	\$400,000	\$10 ↑	\$206	\$3 ↑	35	-16 ↓	-2.1%	-0.3% ↓
8. 85742	31	24.0% ↑	\$11,997,276	2.0% ↑	\$344,900	\$-8,100 ↓	\$229	\$-4 ↓	27	0	-1.2%	-1.0% ↓
9. 85730	30	11.1% ↑	\$10,242,500	25.8% ↑	\$296,000	\$-3,000 ↓	\$218	\$8 ↑	45	33 ↑	-0.6%	-0.2% ↓
10. 85716	30	114.3% ↑	\$12,271,305	146.2% ↑	\$386,455	\$118,330 ↑	\$261	\$28 ↑	27	14 ↑	-1.4%	1.2% ↑
11. 85756	30	-16.7% ↓	\$9,842,340	-22.0%...	\$336,000	\$-19,000 ↓	\$197	\$11 ↑	49	15 ↑	-0.5%	0.5% ↑
12. 85743	30	57.9% ↑	\$12,053,930	36.8% ↑	\$330,000	\$-22,000 ↓	\$220	\$-6 ↓	22	7 ↑	-2.1%	-0.7% ↓
13. 85705	25	47.1% ↑	\$7,162,400	69.4% ↑	\$270,000	\$10,000 ↑	\$240	\$32 ↑	26	11 ↑	-2.5%	-0.7% ↓
14. 85719	25	92.3% ↑	\$10,670,900	98.4% ↑	\$350,000	\$-50,000 ↓	\$275	\$-22 ↓	42	30 ↑	-1.9%	0.1% ↑
15. 85712	22	-15.4% ↓	\$5,226,600	-24.2%...	\$245,000	\$-22,000 ↓	\$208	\$-9 ↓	26	20 ↑	-2.2%	-0.5% ↓
16. 85746	22	57.1% ↑	\$6,344,390	33.2% ↑	\$295,000	\$0	\$204	\$-18 ↓	20	8 ↑	-1.5%	-0.6% ↓
17. 85711	22	-8.3% ↓	\$8,702,312	4.4% ↑	\$360,000	\$65,000 ↑	\$233	\$5 ↑	24	2 ↑	-1.4%	-0.9% ↓
18. 85715	20	11.1% ↑	\$8,499,000	32.8% ↑	\$390,000	\$15,000 ↑	\$217	\$4 ↑	20	1 ↑	-2.7%	-1.9% ↓
19. 85706	20	-41.2% ↓	\$5,599,840	-41.5% ↓	\$285,000	\$6,000 ↑	\$188	\$-15 ↓	40	16 ↑	-1.6%	-1.0% ↓
20. 85741	19	0.0%	\$6,129,500	2.8% ↑	\$320,000	\$-10,000 ↓	\$218	\$7 ↑	42	35 ↑	-1.9%	-1.4% ↓
21. 85704	17	-29.2% ↓	\$8,238,500	-24.9%...	\$500,000	\$51,000 ↑	\$227	\$-17 ↓	30	21 ↑	-3.6%	-2.4% ↓
22. 85749	17	-10.5% ↓	\$13,638,400	-8.0% ↓	\$605,000	\$-5,000 ↓	\$279	\$11 ↑	25	5 ↑	-2.2%	-0.5% ↓
23. 85739	15	-21.1% ↓	\$7,074,340	-34.3%...	\$414,000	\$-95,000 ↓	\$232	\$-28 ↓	42	11 ↑	-2.6%	-0.8%...

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1 Year Zip Code Comparison

