

MONTHLY Sales & Pricing

MLS of Southern Arizona® Market Snapshot

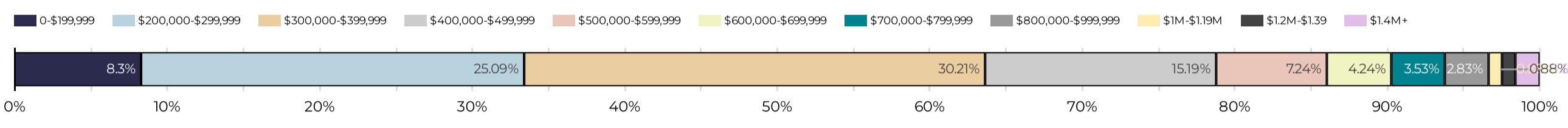
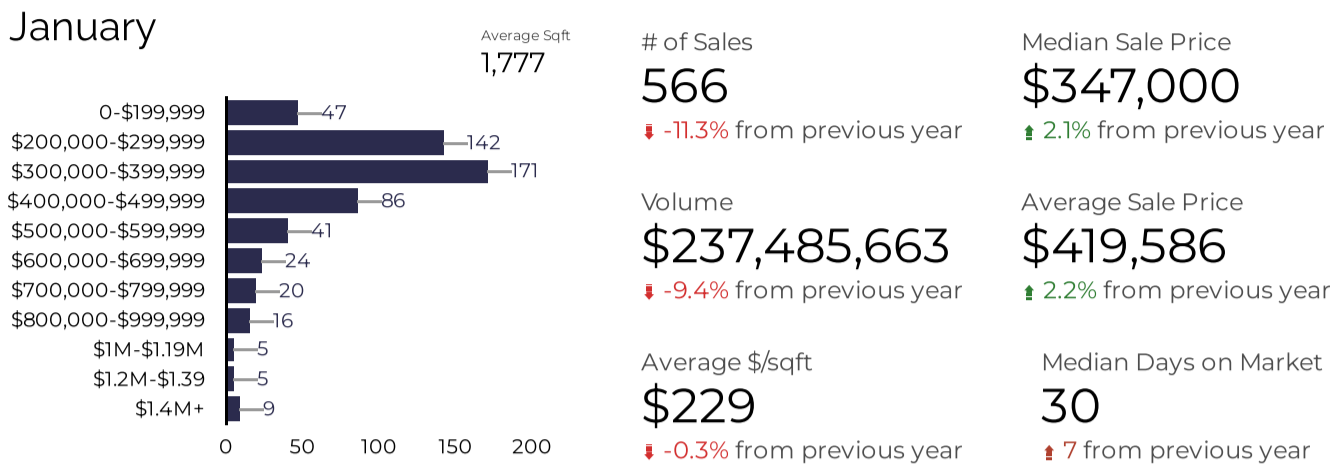
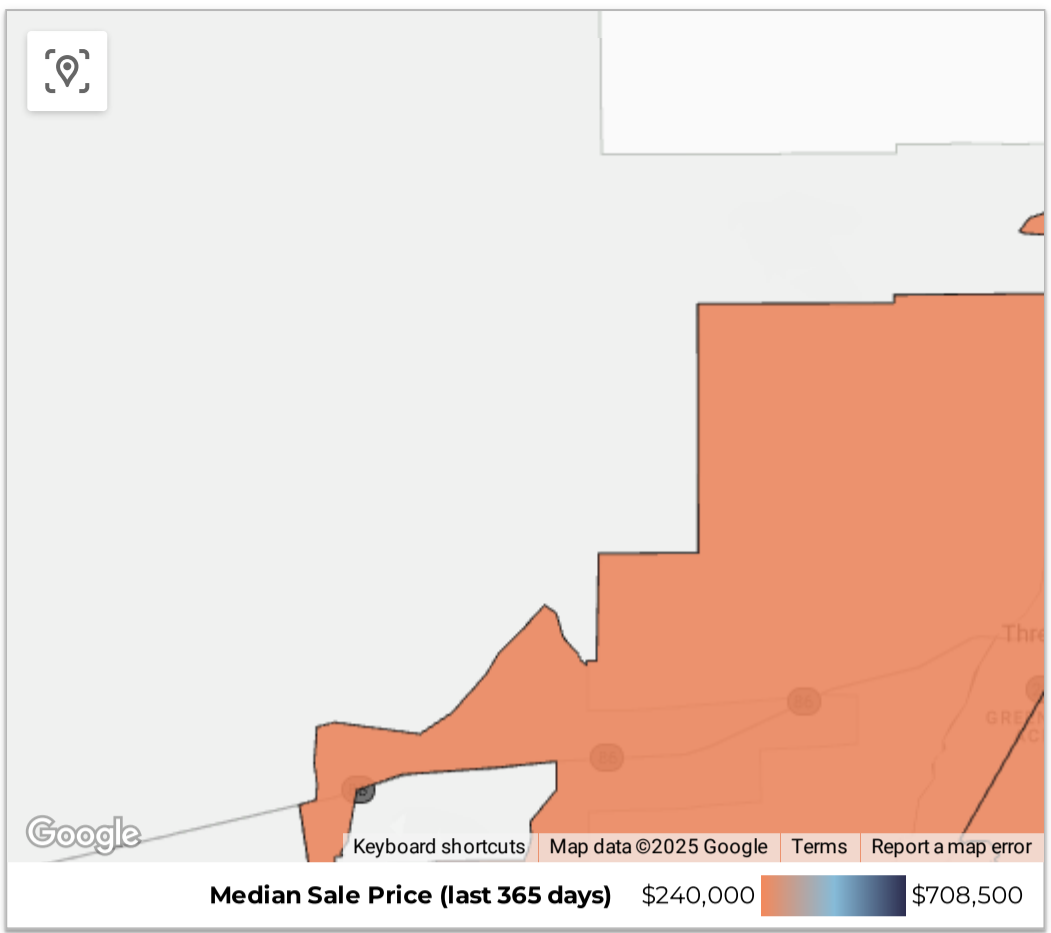
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 10, 2025

Region City: Tucson (1) Zip Code

County Type Beds

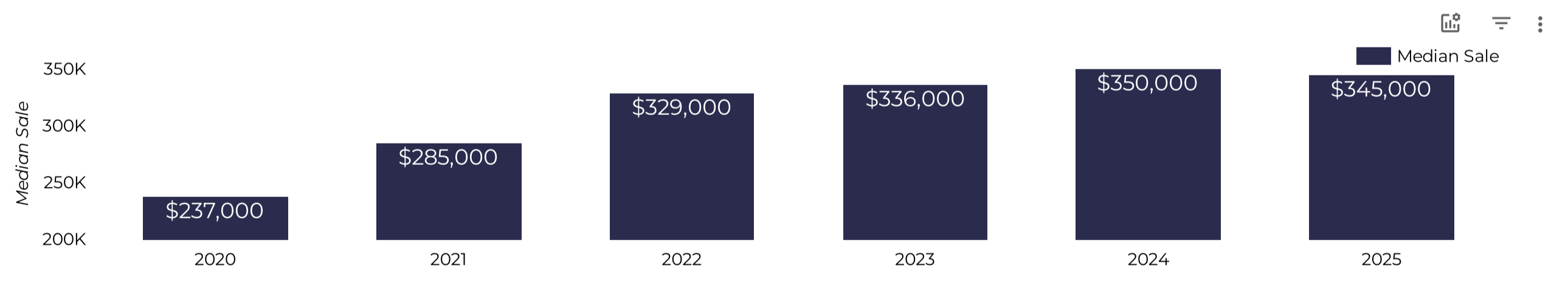
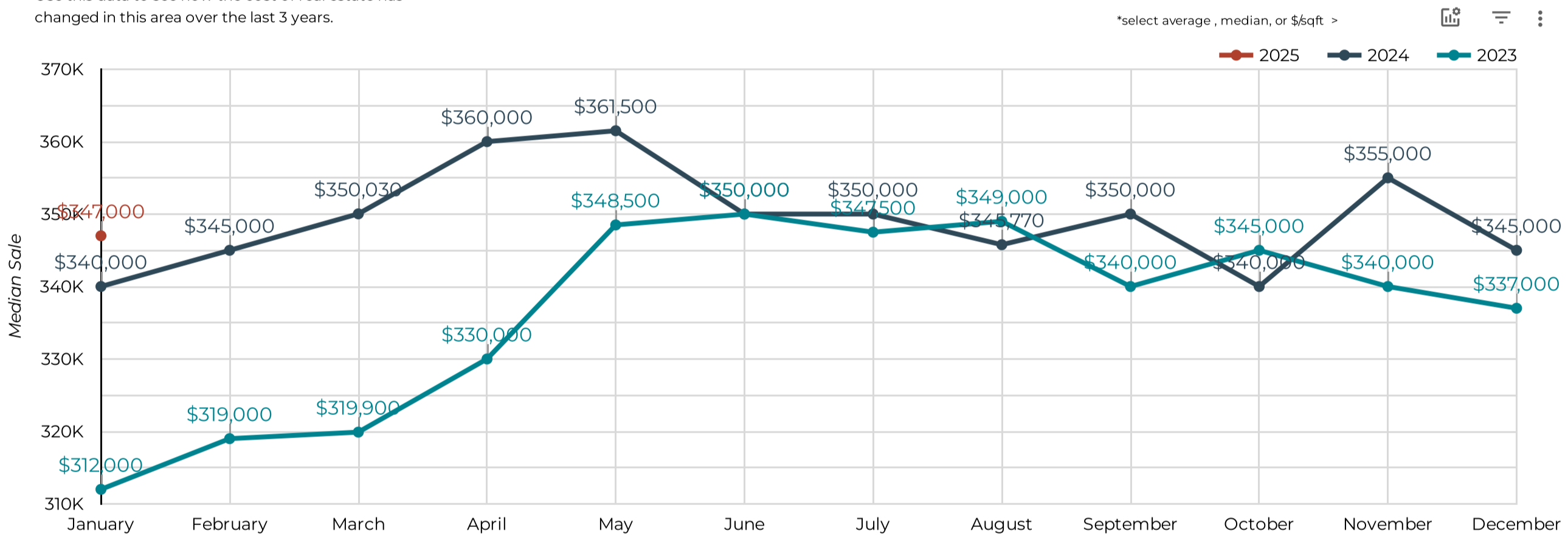
Sqft Between and

\$ Between and AgeRstr. [Download](#)



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 By Month

Jan 1, 2022 - Jan 31, 2025

MONTH	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
Jan 2025	566	\$237,485,663	\$347,000	\$419,586	\$229
Dec 2024	690	\$295,422,598	\$345,000	\$428,149	\$231
Nov 2024	639	\$271,678,693	\$355,000	\$425,162	\$228
Oct 2024	748	\$304,465,364	\$340,000	\$407,039	\$229
Sep 2024	682	\$283,896,919	\$350,000	\$416,271	\$230
Aug 2024	795	\$329,085,287	\$345,770	\$413,944	\$229
Jul 2024	833	\$357,105,817	\$350,000	\$428,698	\$232
Jun 2024	833	\$359,121,408	\$350,000	\$431,118	\$234
May 2024	991	\$438,977,303	\$361,500	\$442,964	\$237
Apr 2024	966	\$442,350,784	\$360,000	\$457,920	\$241
Mar 2024	897	\$401,490,126	\$350,030	\$447,592	\$233

MONTHLY Buyer Demand

MLS of Southern Arizona® Market Snapshot

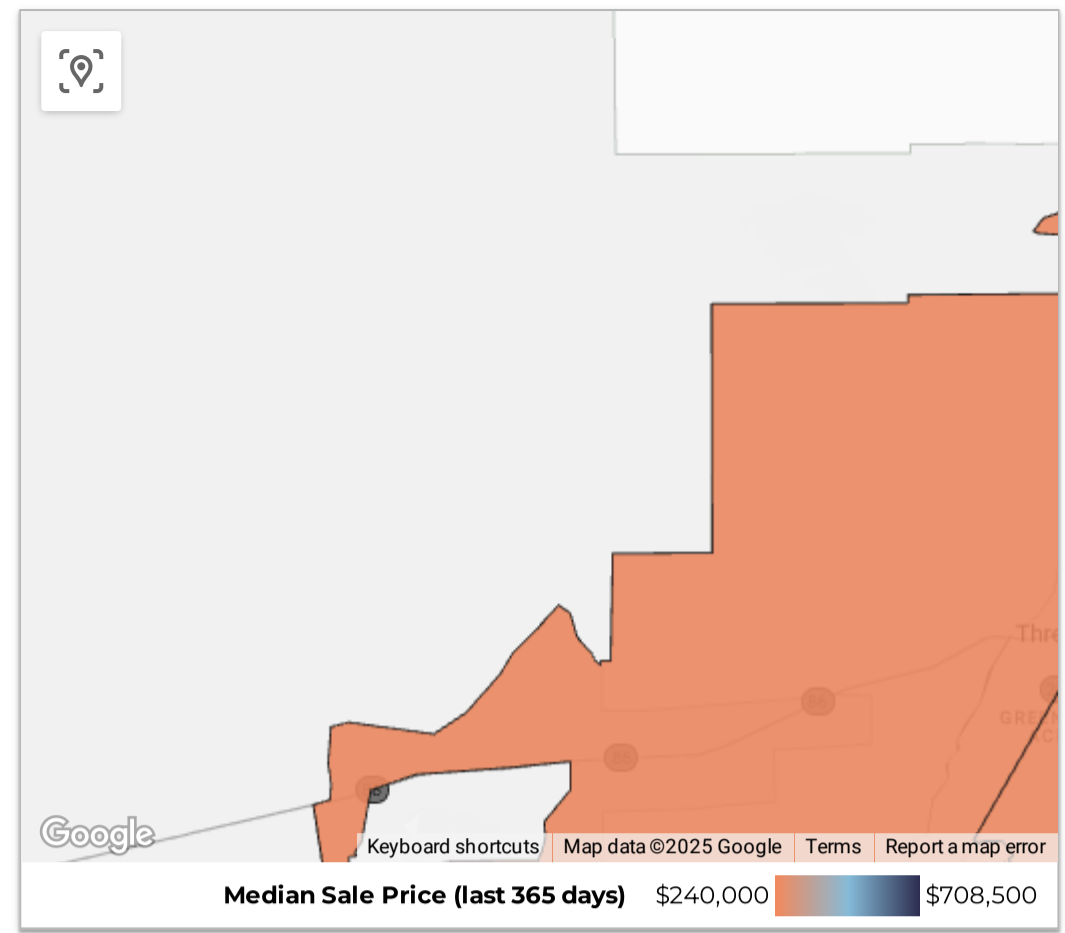
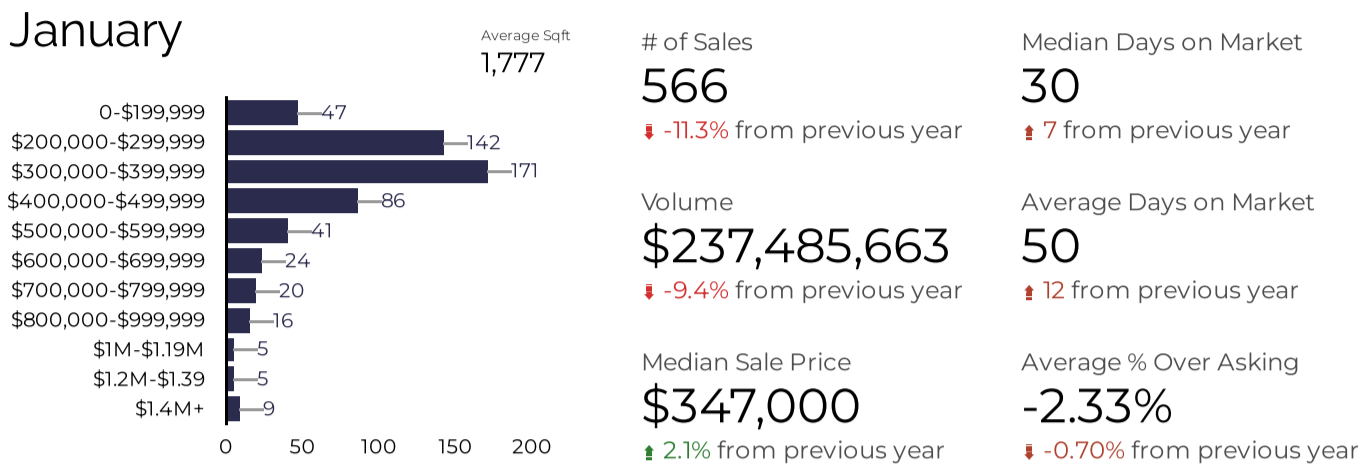
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Region: City: Tucson (I) Zip Code:

County: Type: Beds:

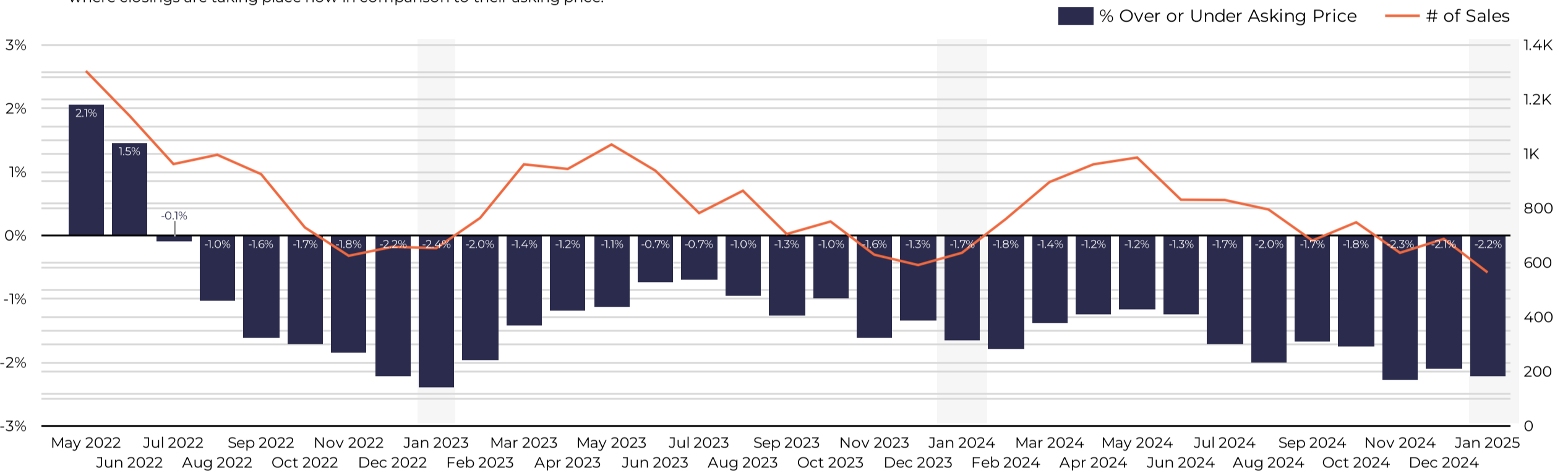
Sqft Between: and

\$ Between: and AgeRstr.:



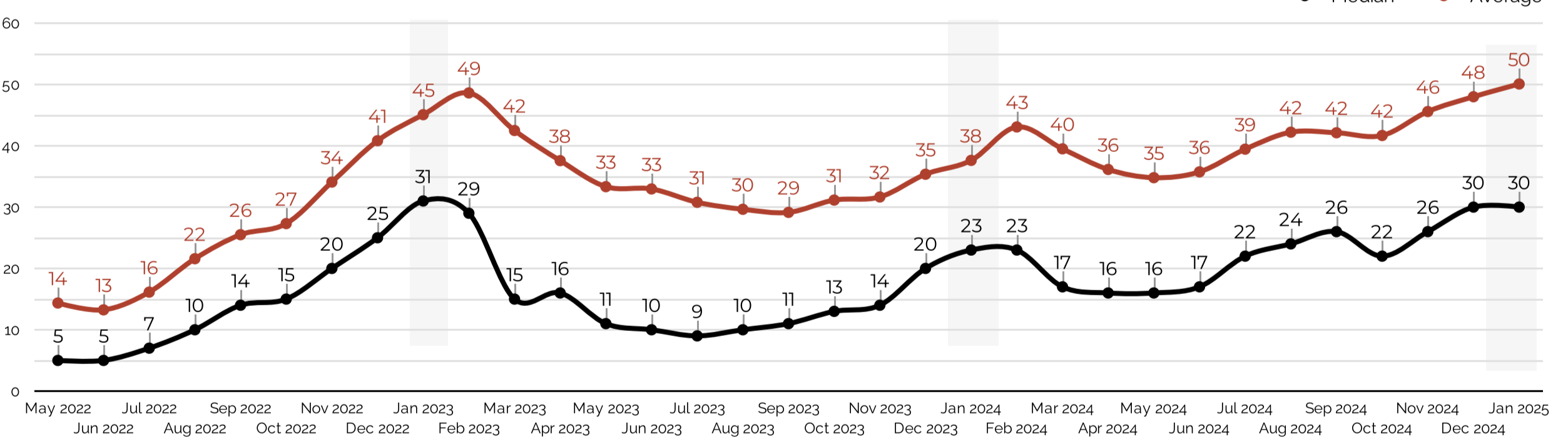
Buyer Demand

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.

Nov 12, 2024 - Feb 10, 2025

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	136	3.8% ↑	28	5 ↑	-5.98%	-1.63% ↓
\$200,000-\$299,999	441	-14.5% ↓	25	9 ↑	-1.92%	-0.84% ↓
\$300,000-\$399,999	584	0.0%	35	12 ↑	-1.59%	-0.53% ↓
\$400,000-\$499,999	262	-0.8% ↓	27	3 ↑	-1.67%	-0.18% ↓
\$500,000-\$599,999	128	4.1% ↑	32	13 ↑	-2.39%	-0.75% ↓
\$600,000-\$699,999	76	-6.2% ↓	30	6 ↑	-1.93%	0.25% ↑
\$700,000-\$799,999	65	75.7% ↑	26	9 ↑	-2.17%	0.27% ↑
\$800,000-\$999,999	69	13.1% ↑	25	8 ↑	-2.84%	-0.88% ↓
\$1M-\$1.19M	27	35.0% ↑	27	12 ↑	-3.9%	0.39% ↑
\$1.2M-\$1.39	12	-45.5% ↓	15	4 ↑	-0.76%	-0.21% ↓
\$1.4M+	29	45.0% ↑	11	-1 ↓	-1.76%	3.38% ↑
Grand total	1,829	-1.6% ↓	29	9 ↑	-2.18%	-0.6% ↓

MONTHLY Inventory

MLS of Southern Arizona® Market Snapshot

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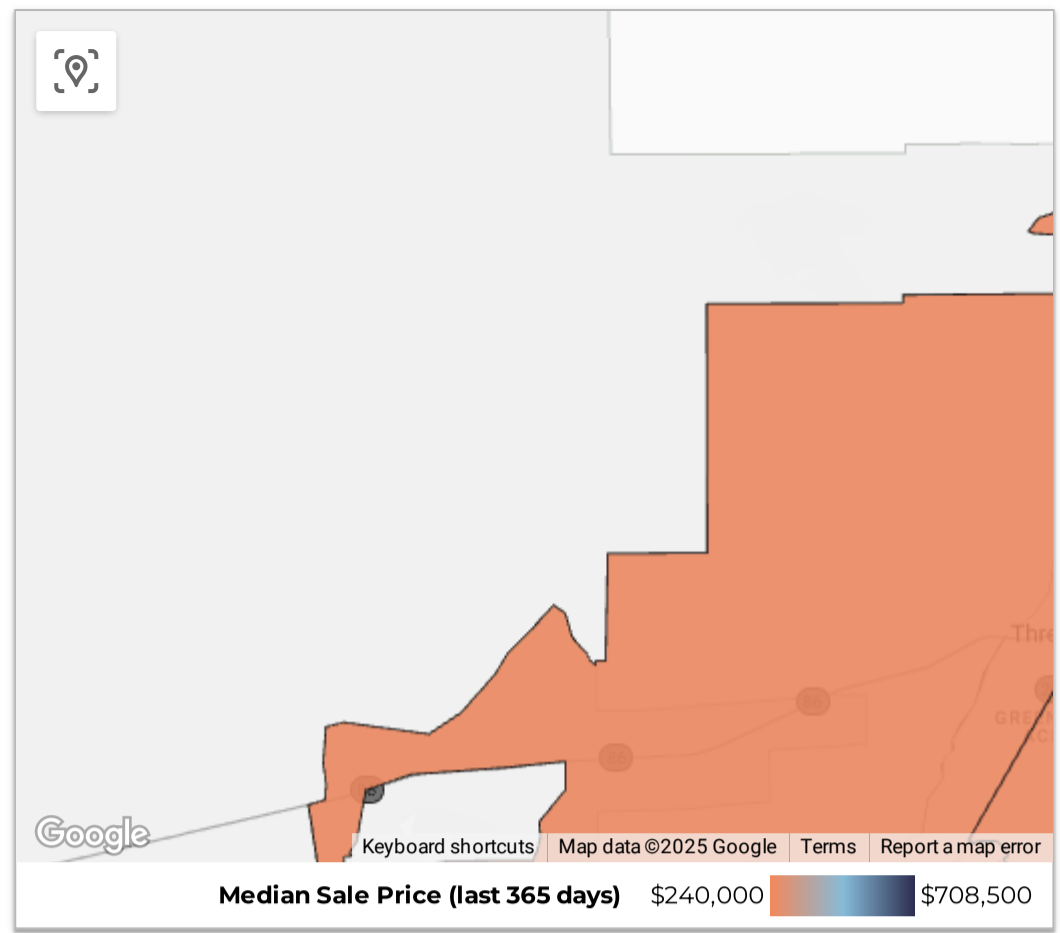
Region: City: Tucson (I) Zip Code:

County: Type: Beds:

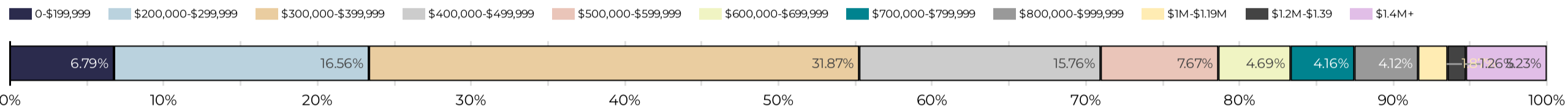
Sqft: Between and

\$: Between and AgeRstr.:

January	Average Sqft 1,777	Today 2/10/25	Average List Price	#
# of New Listings (Supply)	Months of Supply Now	Single Family Residence	\$631,415	1,987
1,463	4.63	Townhouse	\$371,153	237
↑ 284 from previous year	Active Now	Manufactured Home	\$249,243	121
# of New Pending (Demand)	2,620	Condominium	\$232,520	227
646	Pending Listings Now	Mobile Home	\$180,340	48
↓ -73 from previous year	378	Median DOM (Active Now)	Average DOM (Active Now)	56
				82



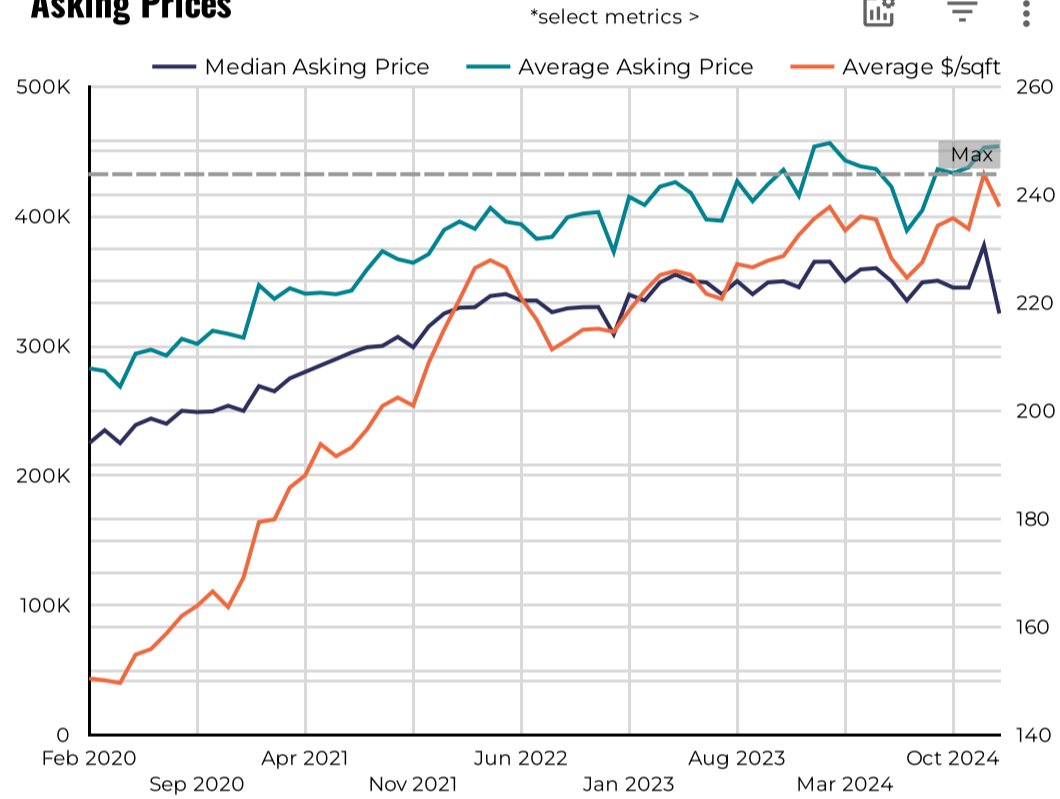
Active Now



Months of Supply By Price

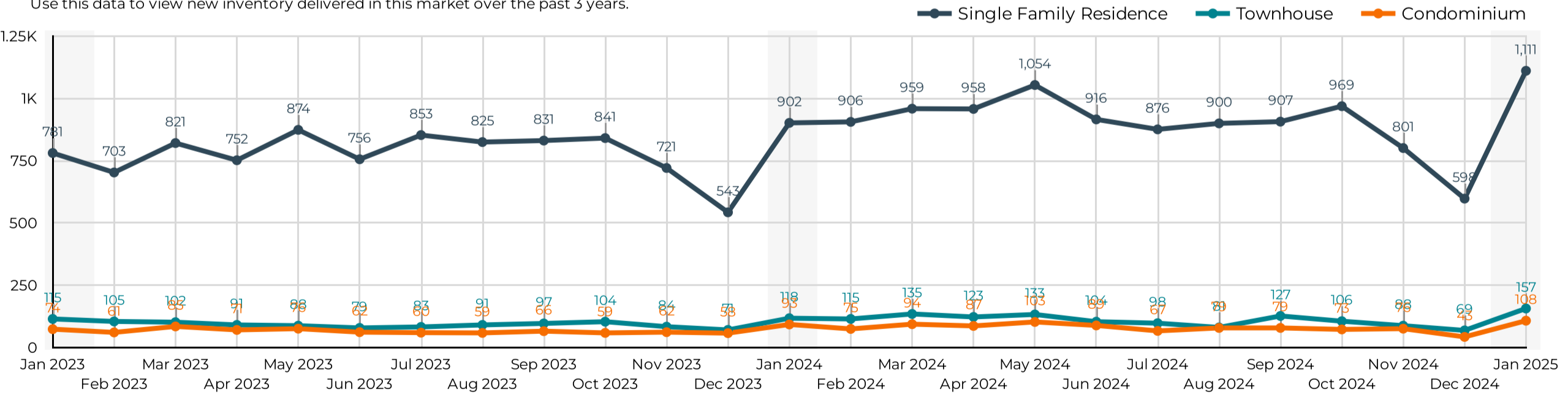
Asking Price	Months of Supply	Active Now	# of Sales Last Month	Median DOM (today)
0-\$199,999	4.68	178	38	70
\$200,000-\$299,999	2.93	434	148	51
\$300,000-\$399,999	4.94	835	169	60
\$400,000-\$499,999	4.80	413	86	53
\$500,000-\$599,999	4.47	201	45	49
\$600,000-\$699,999	4.73	123	26	39
\$700,000-\$799,999	5.74	109	19	45
\$800,000-\$999,999	7.20	108	15	40
\$1M-\$1.19M	8.17	49	6	82
\$1.2M-\$1.39	6.60	33	5	53
\$1.4M+	15.22	137	9	88
Grand total	4.63	2,620	566	53

Asking Prices



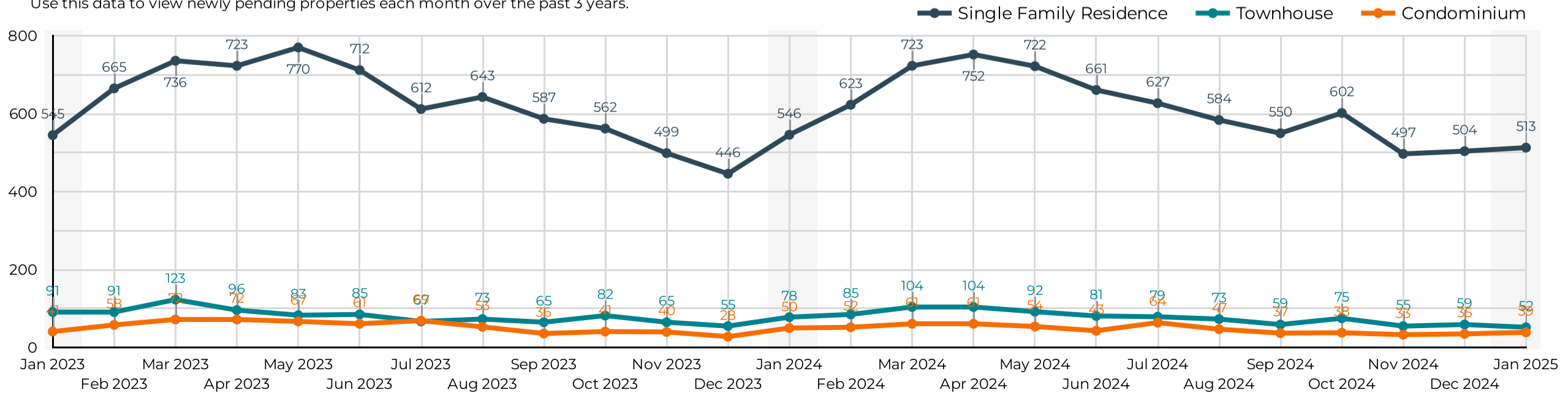
New Listings

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

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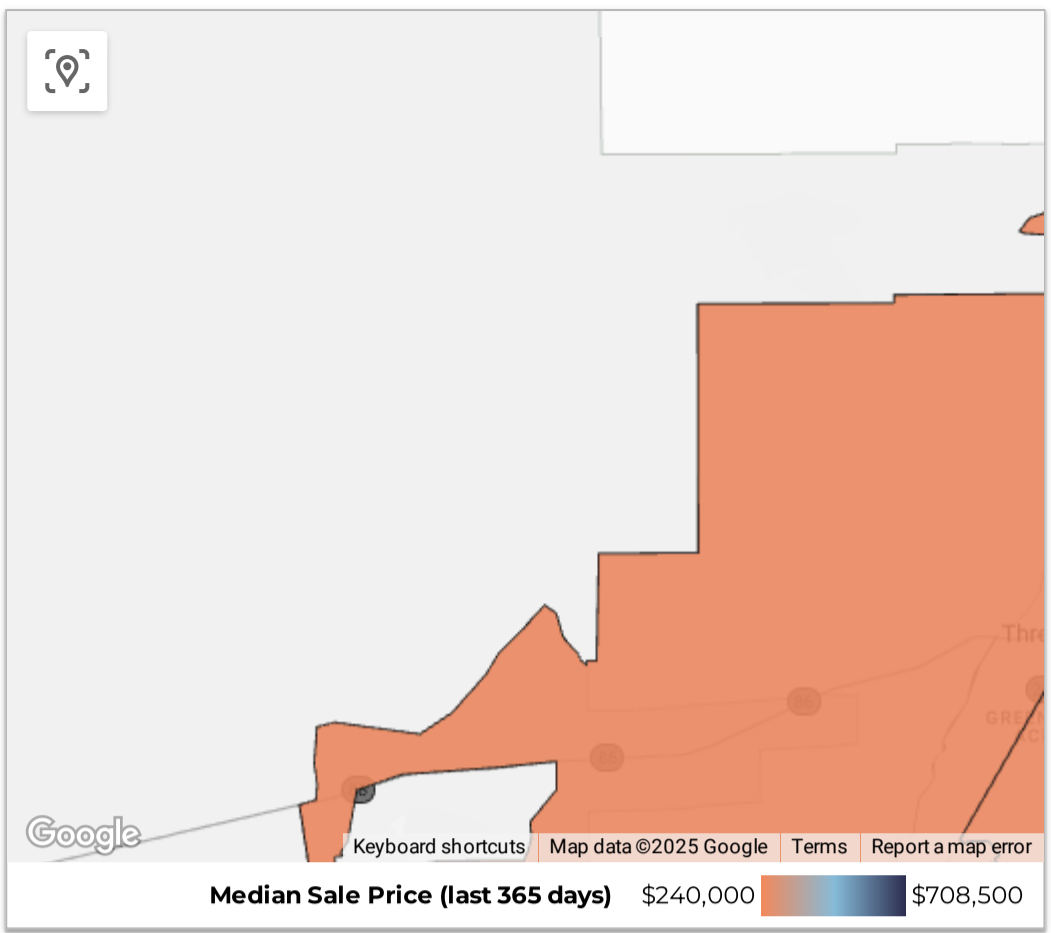
Region: City: Tucson (I) Zip Code:

County: Type: Beds:

Sqft: Between and

\$: Between and AgeRstr.: [Download](#)

Active Now	02/10/2025	Ave SQFT 1,975	January	
Active Listings	2,620	Active w/ a Price Drop	1,097	42%
# of Sales Last	566	# w/ a Price Drop	208	
% Price Drop	5.7%	Median Days Until Price Drop	19	Average Price Drop
				5.9%



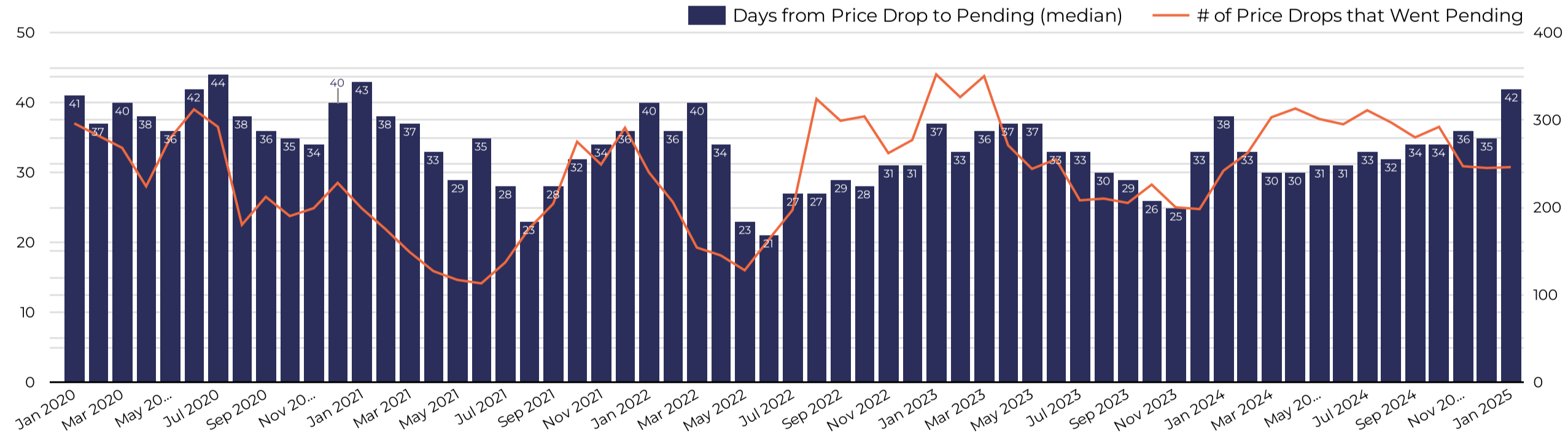
Price Drops By Price Range

Asking Price	Active	Active w/ Price Drop	% w/ a Price Drop	Average Price Drop
0-\$199,999	178	67	38%	8%
\$200,000-\$299,999	434	201	46%	5%
\$300,000-\$399,999	835	379	45%	4%
\$400,000-\$499,999	413	178	43%	5%
\$500,000-\$599,999	201	77	38%	4%
\$600,000-\$699,999	123	53	43%	5%
\$700,000-\$799,999	109	44	40%	5%
\$800,000-\$999,999	108	39	36%	6%
\$1M-\$1.19M	49	20	41%	7%
\$1.2M-\$1.39	33	8	24%	9%
\$1.4M+	137	31	23%	7%
Grand total	2,620	1,097	42%	6%

Price Drop Outcomes

In the last 90 days, listings that dropped their price went pending after a median of 38 days in this market. Here is how that number has changed over time.

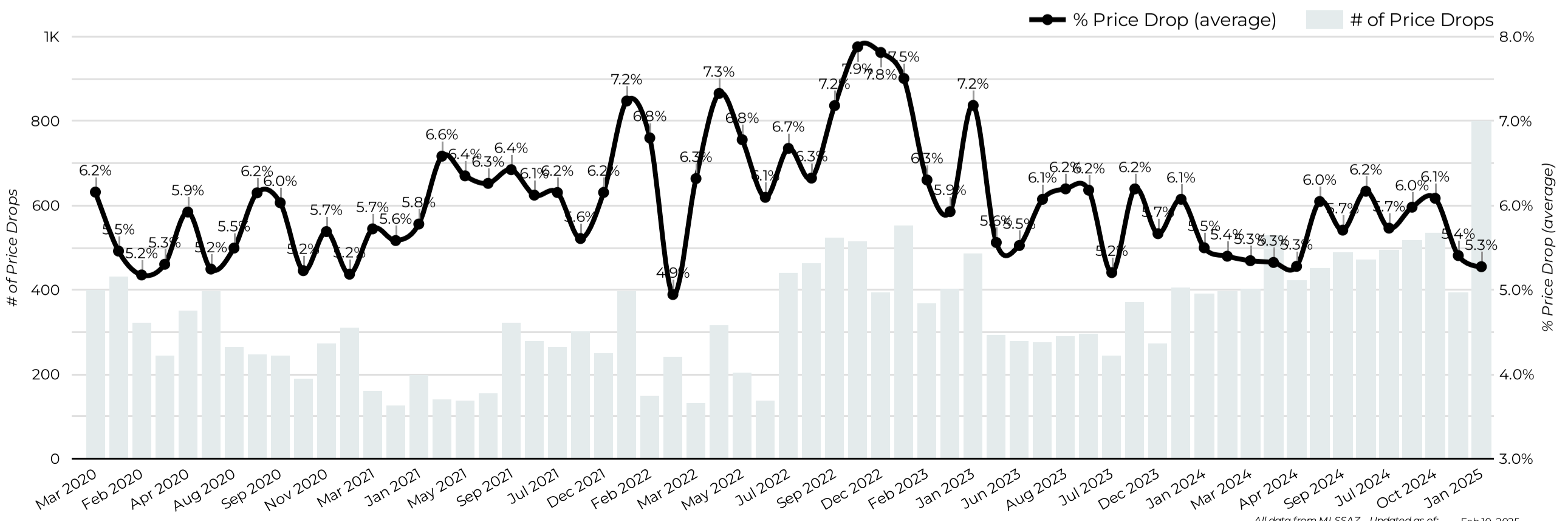
Jan 1, 2020 - Jan 31, 2025



Price Drops Over Time

*use arrows to adjust quarterly/monthly >

↑ ↓ 🗺️ 📏 📄 ☰



YEARLY Sales & Pricing

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Region City: Tucson (I) Zip Code

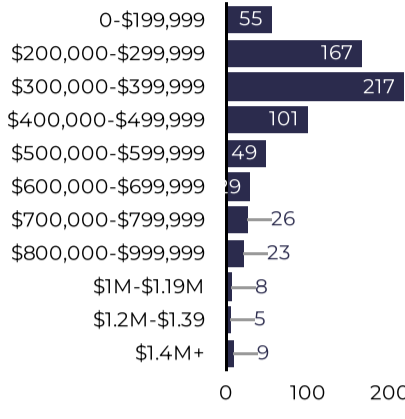
County Type Beds

Sqft Between and

\$ Between and AgeRstr.

Year-to-Date

Feb 10, 2025



of Sales
689
-18.6% from previous year

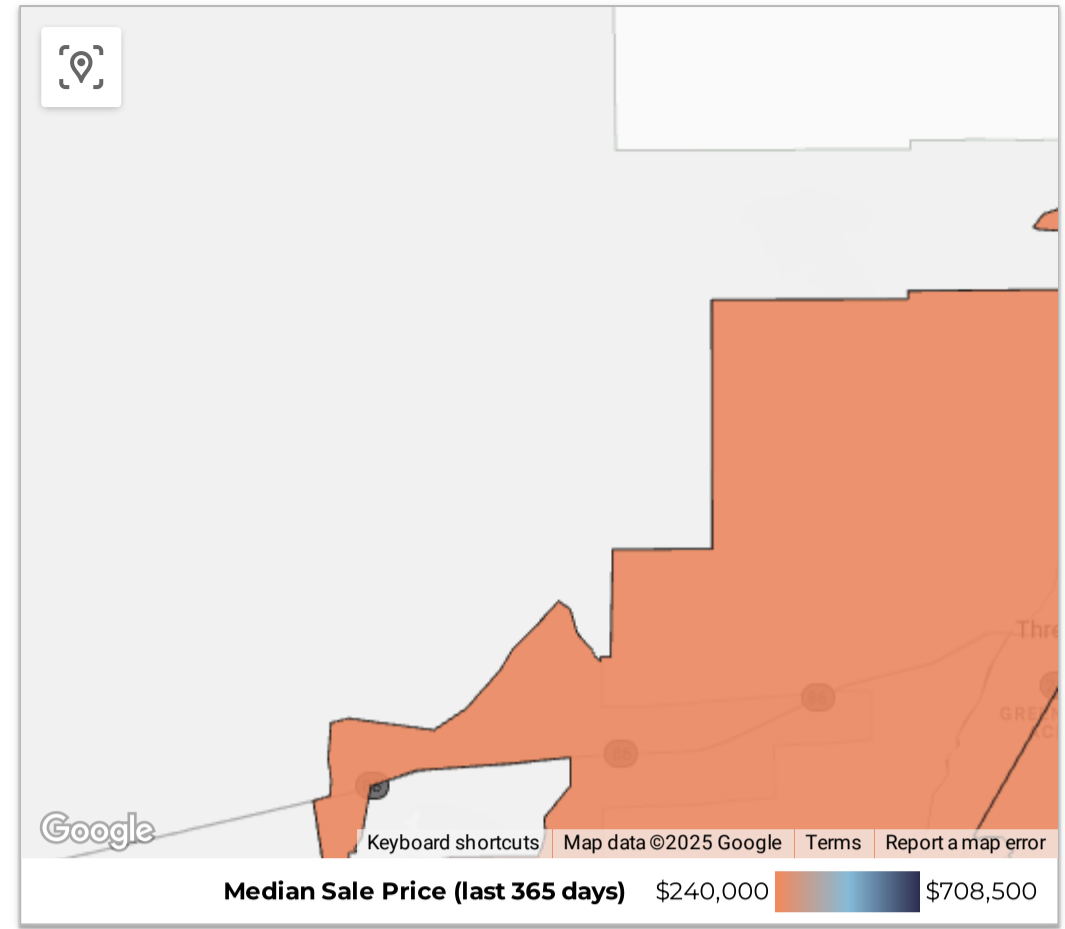
Total Volume
\$288.61M
-17.0% from previous year

Median Days on Market
31
+7 from previous year

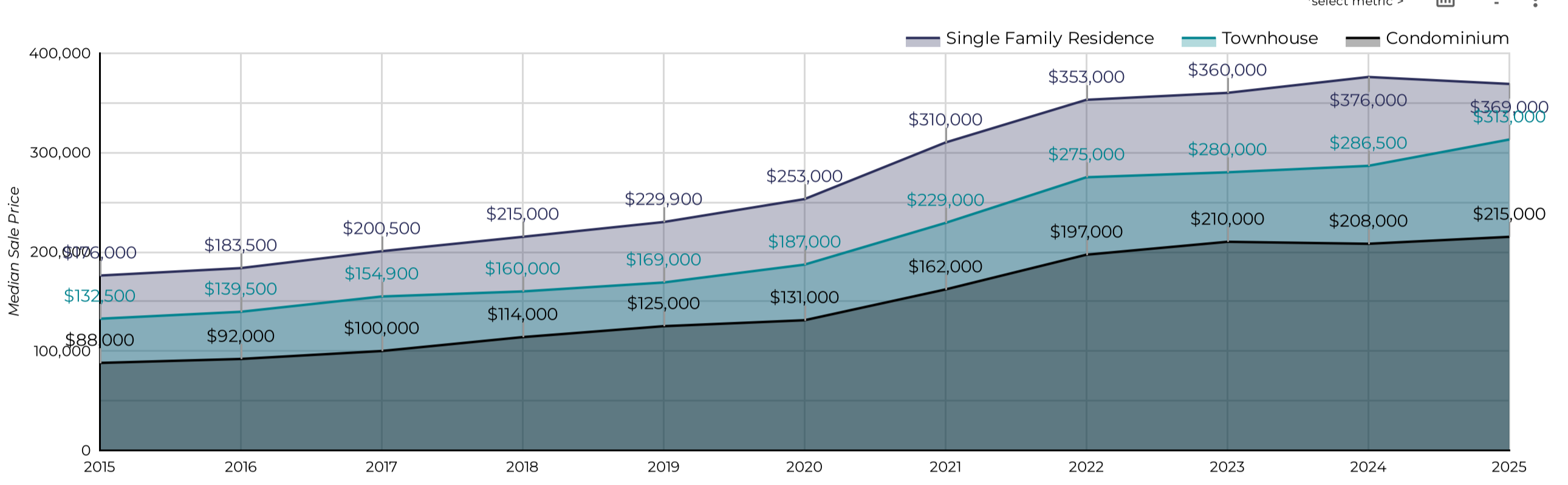
New Listings
1,809
+10.7% from previous year

Median Sale Price
\$345,000
+1.5% from previous year

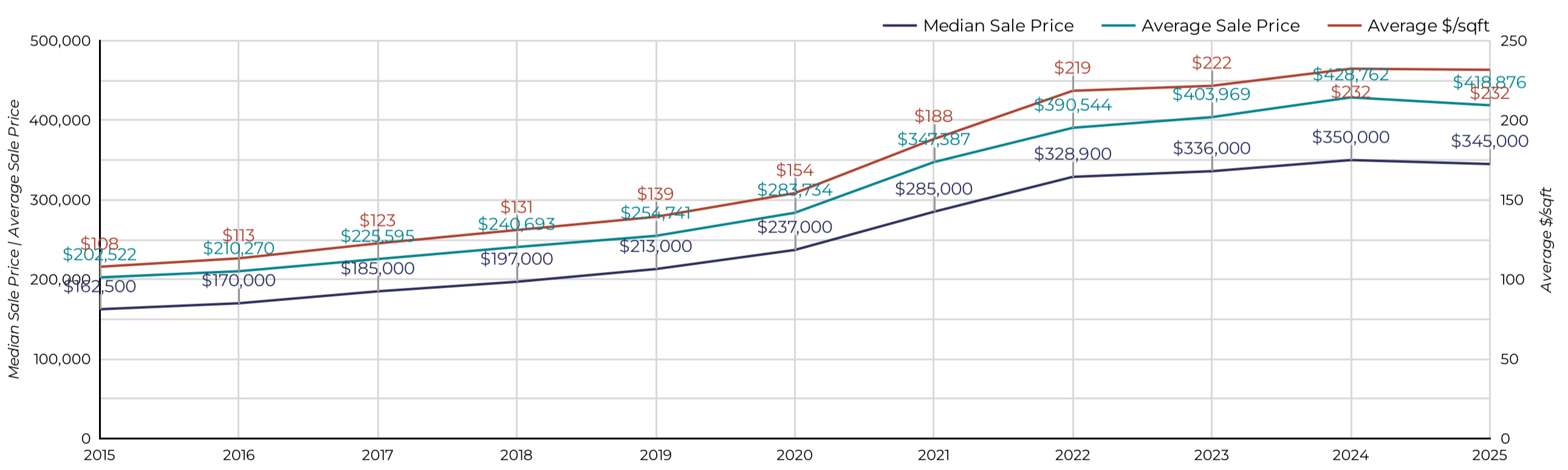
% Over or Under Asking
-2.2%
-0.6% from previous year



Market Pricing By Type



Market Pricing Overall



Market Activity By Year

*right-click to download

YEAR	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
2025	689	\$288,605,461	\$345,000	\$418,876	\$232
2024	9,474	\$4,062,088,204	\$350,000	\$428,762	\$232
2023	9,628	\$3,889,416,861	\$336,000	\$403,969	\$222
2022	12,128	\$4,736,515,725	\$329,000	\$390,544	\$219
2021	14,663	\$5,093,737,940	\$285,000	\$347,387	\$188
2020	14,150	\$4,014,832,016	\$237,200	\$283,734	\$154
2019	13,659	\$3,479,504,271	\$213,000	\$254,741	\$139
2018	13,428	\$3,232,030,375	\$197,000	\$240,693	\$131
2017	13,188	\$2,975,141,132	\$185,000	\$225,595	\$123
2016	12,825	\$2,696,711,399	\$170,000	\$210,270	\$113
2015	11,477	\$2,324,347,030	\$162,500	\$202,522	\$108

YEARLY Buyer Demand

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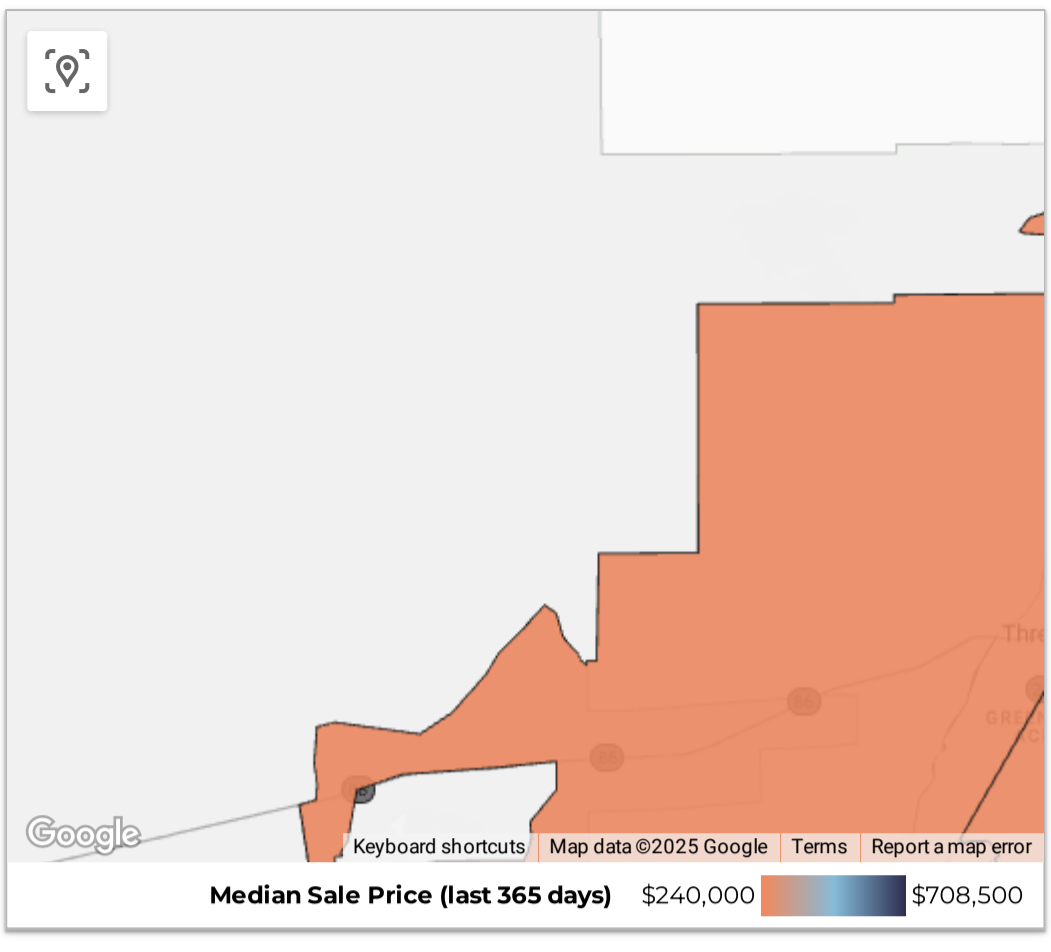
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Region City: Tucson (1) Zip Code

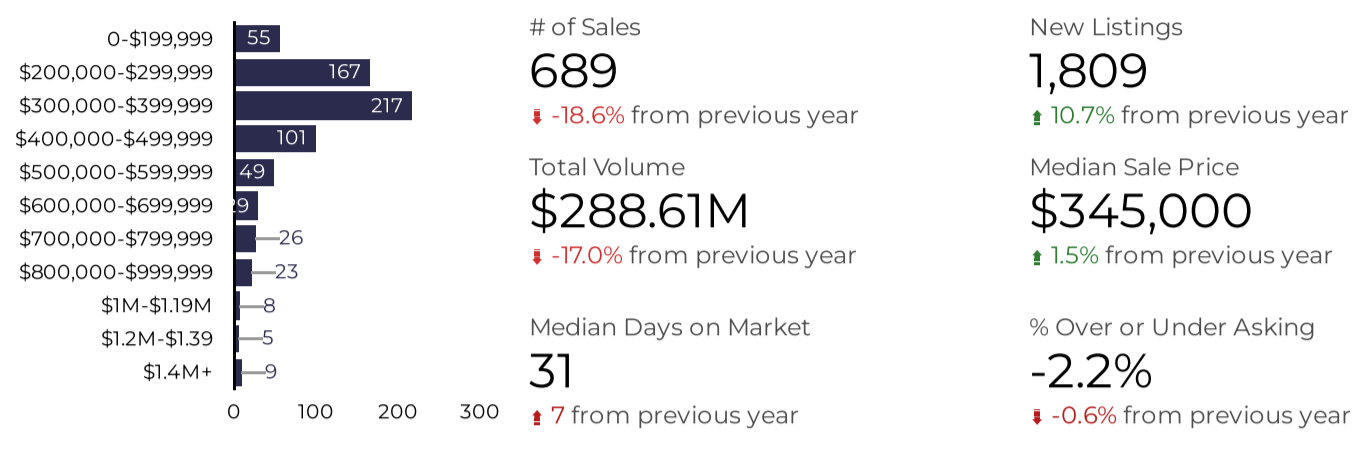
County Type Beds

Sqft Between and

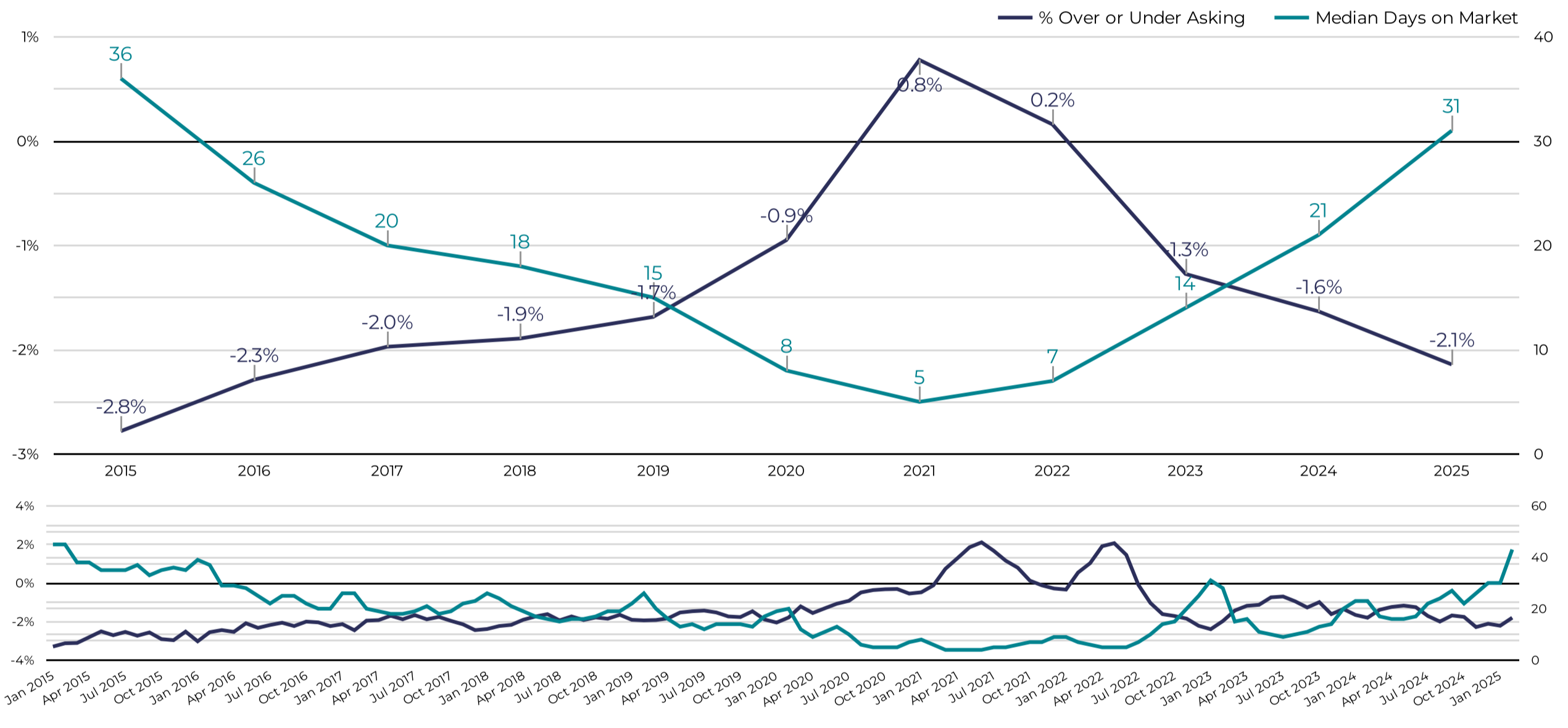
\$ Between and AgeRstr.



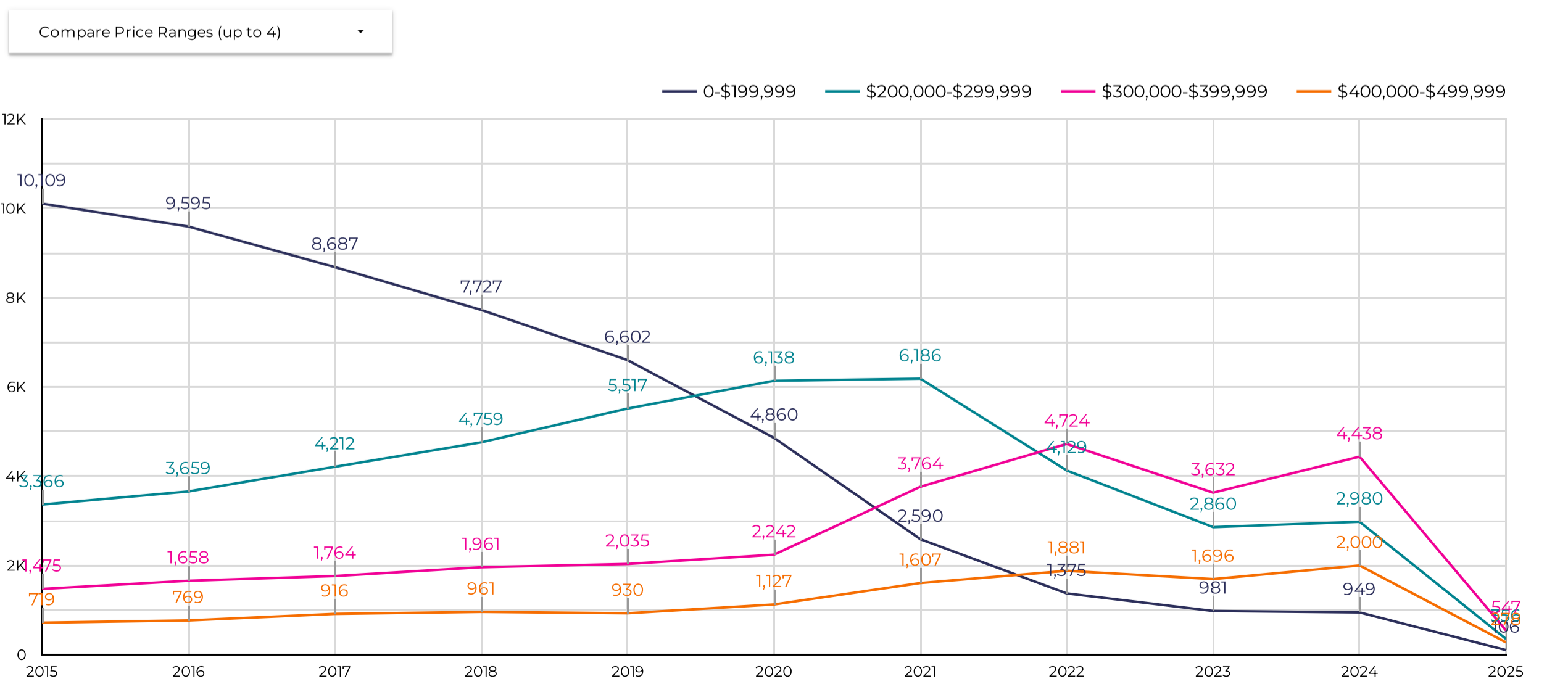
Year-to-Date Statistics 2025



Buyer Demand



New Listings Delivered



WEEKLY Sales

MLS of Southern Arizona® Market Snapshot

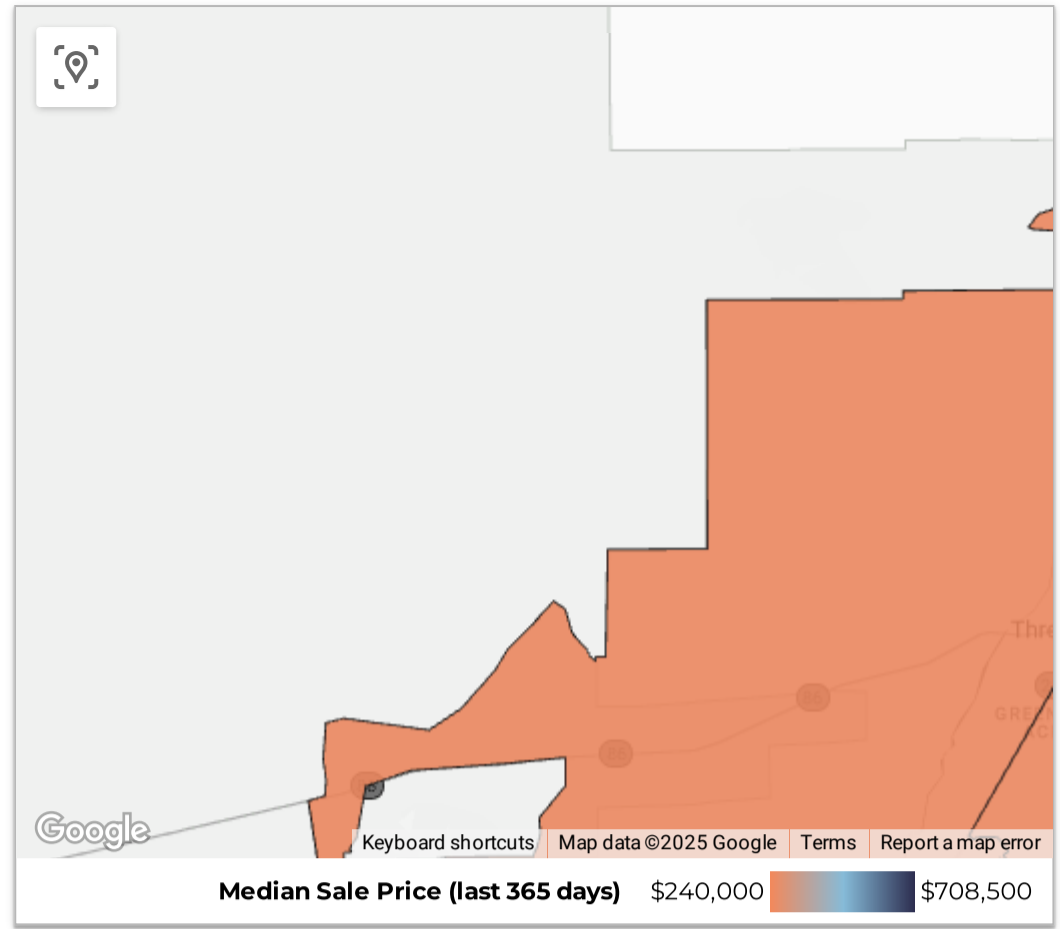
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Year-to-Date
No data

Use this report to gather YTD/monthly stats for these top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

Market Activity

of Sales
689
-18.6% from last year YTD

Total Volume
\$288.61M
-17.0% from last year YTD

Market Pricing

Median Sale
\$345,000
1.5% from last year YTD

\$/sqft
\$232
1.1% from last year YTD

Buyer Demand

Median DOM
31
7 from last year YTD

% Over
-2.14%
-0.45% from last year YTD

Inventory

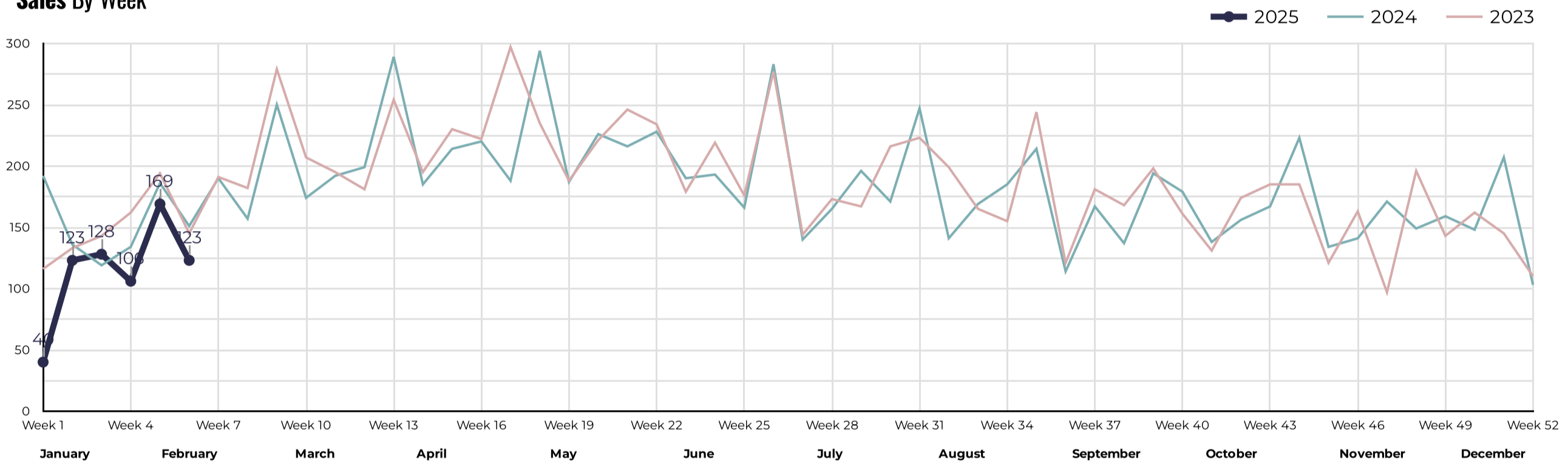
of New Listings
1,809
12.5% from last year YTD

of Pending
798
-17.7% from last year YTD

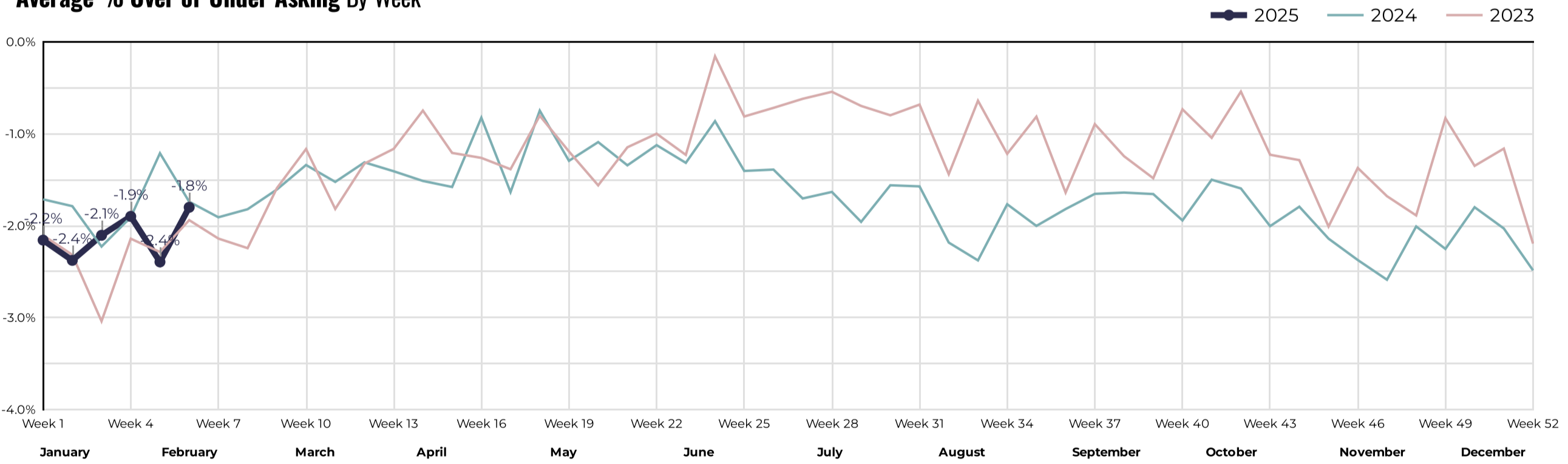
Use date range filter to remove or add additional years for comparison. 5 Max

Jan 1, 2023 - Feb 9, 2025

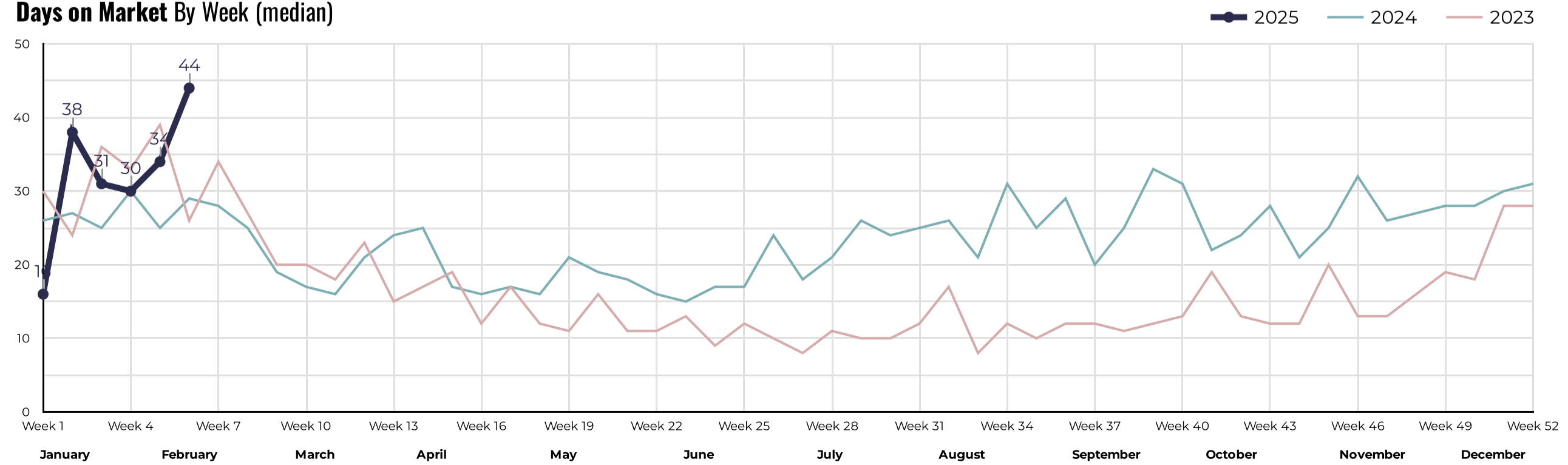
Sales By Week



Average % Over or Under Asking By Week



Days on Market By Week (median)



WEEKLY Inventory

MLS of Southern Arizona® Market Snapshot

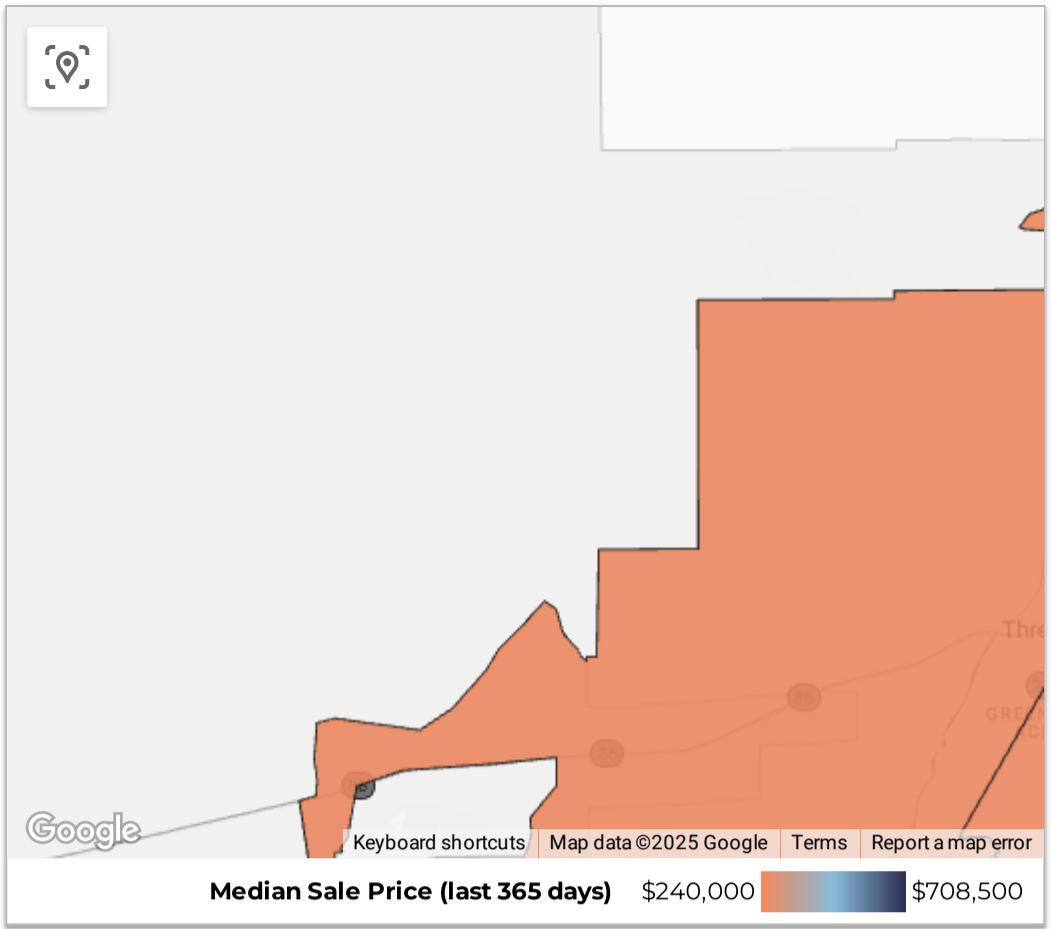
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Region City: Tucson (1) Zip Code

County Type Beds

Sqft Between and

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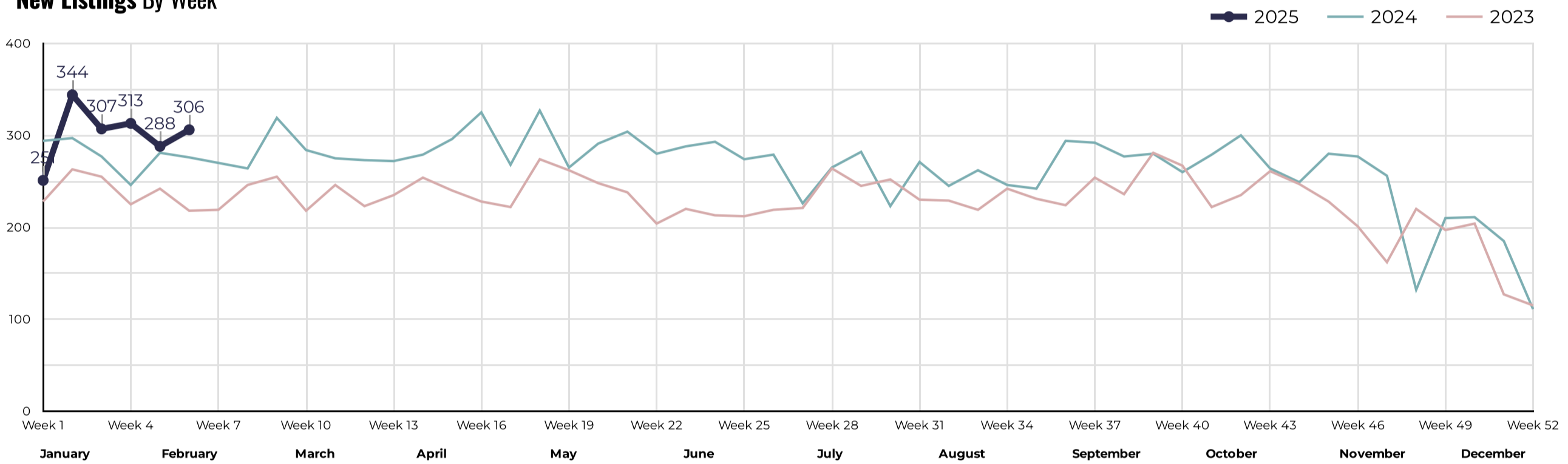
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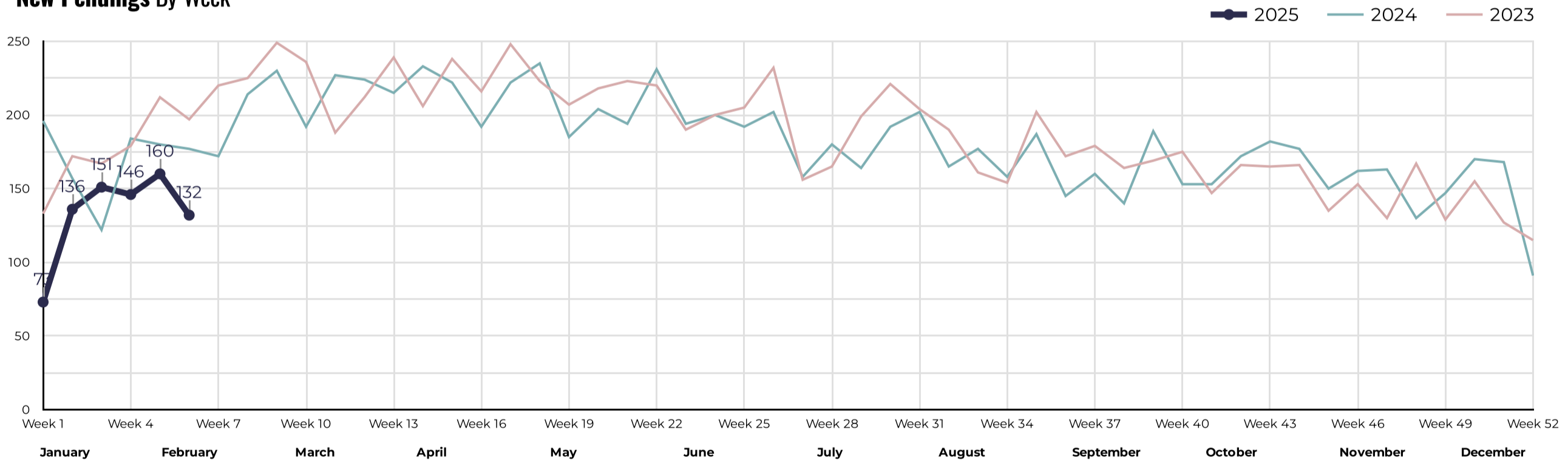
Use date range filter to remove or add additional years for comparison. 5 Max

Jan 1, 2023 - Feb 9, 2025

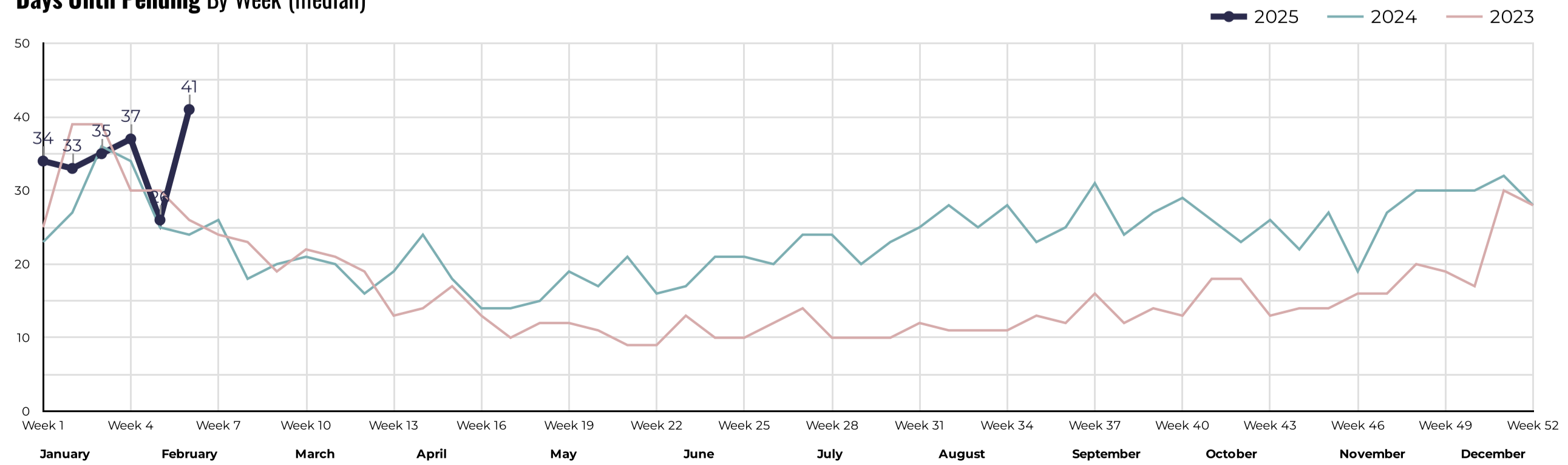
New Listings By Week



New Pending 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: City: Zip Code:

County: Type: Beds:

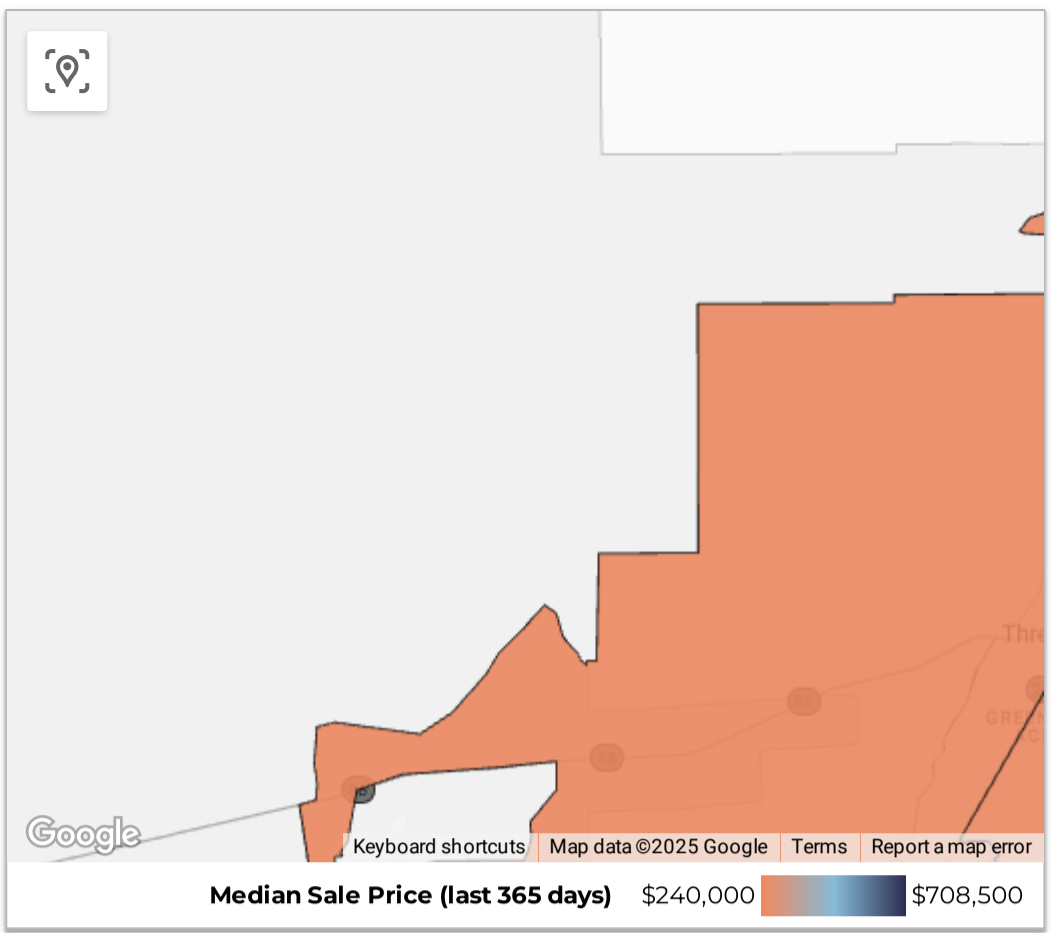
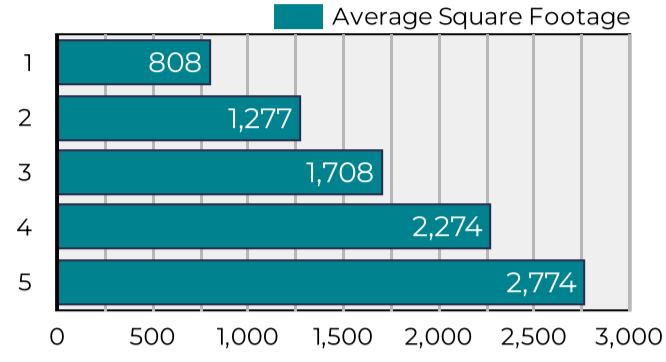
Sqft Between: and

\$ Between: and AgeRstr.:

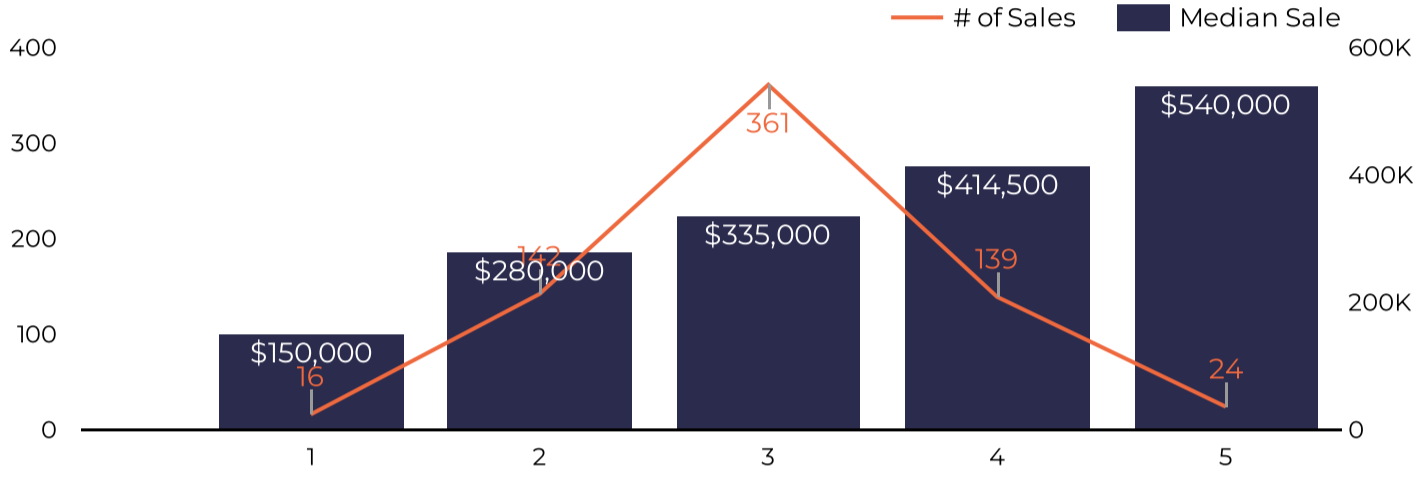
Bedroom Comparison

Jan 1, 2025 - Feb 9, 2025

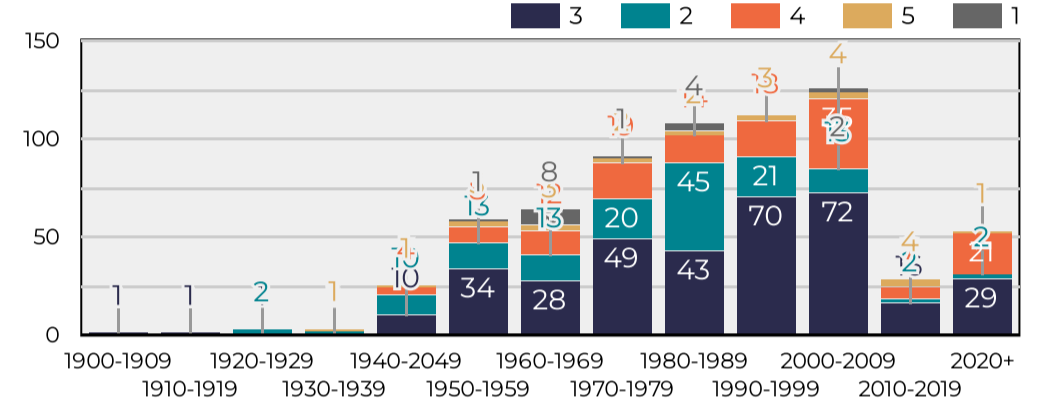
of Sales: **689**
Total Volume: **\$288.61M**
Average SqFt: **1,757**
Median Year Built: **1,987**



Median Sale Price By Bedrooms



Sales By Year Built

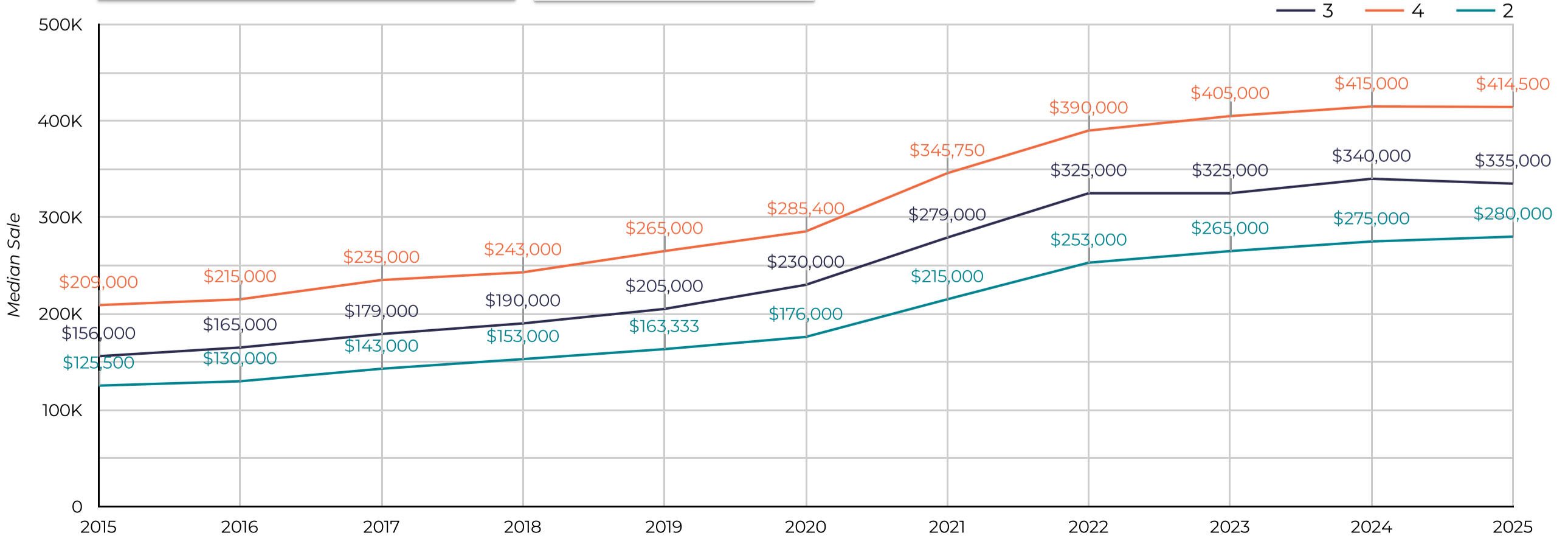


Data By Price Range

Price Range	# of Sales	Average SqFt	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
0-\$199,999	55	1,023	37	17	1	41	-8.29%
\$200,000-\$299,999	167	1,298	61	89	17	37	-1.78%
\$300,000-\$399,999	217	1,638	29	136	52	32	-1.54%
\$400,000-\$499,999	101	1,935	15	52	34	24	-2.04%
\$500,000-\$599,999	49	2,139	8	24	17	21	-1.52%
\$600,000-\$699,999	29	2,418	4	14	11	38	-1.55%
\$700,000-\$799,999	26	2,390	4	11	11	25	-0.9%
\$800,000-\$999,999	23	2,952	0	9	14	19	-2.6%
\$1M-\$1.19M	8	3,051	1	5	2	50	-4.65%
\$1.2M-\$1.39	5	3,351	0	1	4	19	-0.89%
\$1.4M+	9	4,509	1	3	5	7	-0.2%
Grand total	689	1,757	160	361	168	31	-2.23%

Bedrooms Over Time

Compare Beds (3 max) Jan 1, 2015 - Feb 10, 2025



REGIONS Sales & Buyer Demand

MLS of Southern Arizona® Market Snapshot

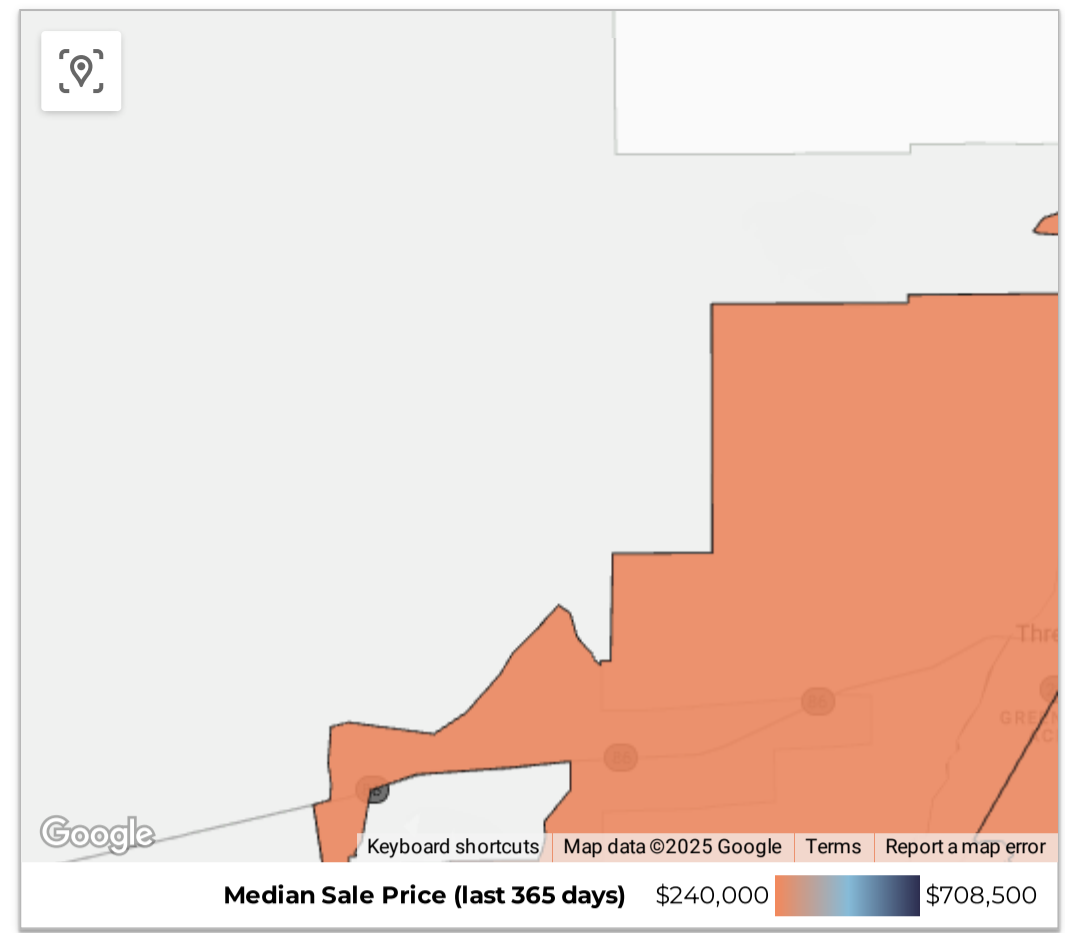
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County Type Beds

Sqft Between and

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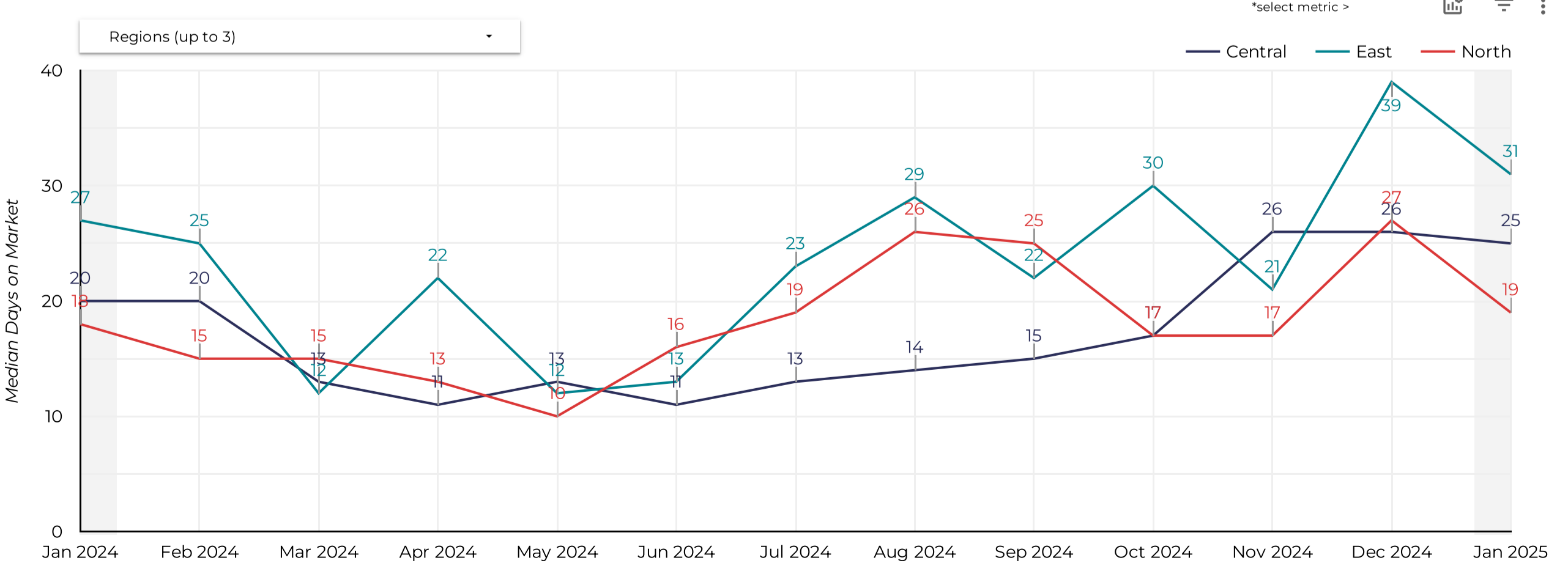
Jan 2025 vs. last year

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	113	4.6% ↑	\$40.37M	8.5% ↑	\$300,814	\$814 ↑	\$238	\$-11 ↓	25	5 ↑	-2.7%	-1.2% ↓
2. East	78	-11.4% ↓	\$25.3M	-6.8% ↓	\$310,000	\$20,000 ↑	\$206	\$5 ↑	31	4 ↑	-2.6%	-1.3% ↓
3. North	66	-24.1% ↓	\$51.07M	-14.2% ↓	\$595,882	\$75,882 ↑	\$307	\$7 ↑	19	1 ↑	-1.9%	0.6% ↑
4. Northwest	58	-23.7%...	\$28.51M	-6.0% ↓	\$400,000	\$40,000 ↑	\$246	\$14 ↑	23	10 ↑	-1.7%	-0.4%...
5. Upper Southeast	46	-13.2% ↓	\$18.6M	-17.8% ↓	\$398,000	\$-22,000 ↓	\$196	\$-18 ↓	44	14 ↑	-1.6%	-0.3% ↓
6. West	44	-17.0% ↓	\$18.48M	-30.8% ↓	\$360,000	\$-45,000 ↓	\$227	\$-11 ↓	26	5 ↑	-1.7%	-0.2% ↓
7. Southwest	43	-31.7% ↓	\$12.45M	-32.3% ↓	\$277,000	\$-23,000 ↓	\$184	\$5 ↑	28	-11 ↓	-1.5%	1.2% ↑
8. South	40	-9.1% ↓	\$11.04M	-9.4% ↓	\$285,000	\$15,000 ↑	\$198	\$-1 ↓	37	14 ↑	-2.3%	-1.2% ↓
9. Northeast	31	10.7% ↑	\$15.35M	1.7% ↑	\$473,900	\$-8,100 ↓	\$250	\$4 ↑	31	0	-2.4%	-0.8%...
10. Upper Northwest	18	38.5% ↑	\$8.23M	37.1% ↑	\$406,000	\$-64,000 ↓	\$242	\$35 ↑	19	-39 ↓	-2.6%	-0.4%...
11. Extended West	14	7.7% ↑	\$3.46M	6.0% ↑	\$250,000	\$15,000 ↑	\$160	\$-21 ↓	47	25 ↑	-5.0%	-2.9% ↓
12. Southeast	7	75.0% ↑	\$2.4M	54.5% ↑	\$350,000	\$-15,000 ↓	\$197	\$-22 ↓	65	62 ↑	-3.2%	-2.6% ↓
13. Extended Southw...	5	-16.7% ↓	\$1.58M	0.5% ↑	\$285,000	\$45,000 ↑	\$185	\$49 ↑	59	26 ↑	-1.2%	0.3% ↑
14. Pinal	1	-	\$295K	-	\$295,000	-	\$123	-	1,187	-	-9.2%	-

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1 Year Region Comparison



ZIP CODE Sales & Buyer Demand

MLS of Southern Arizona® Market Snapshot

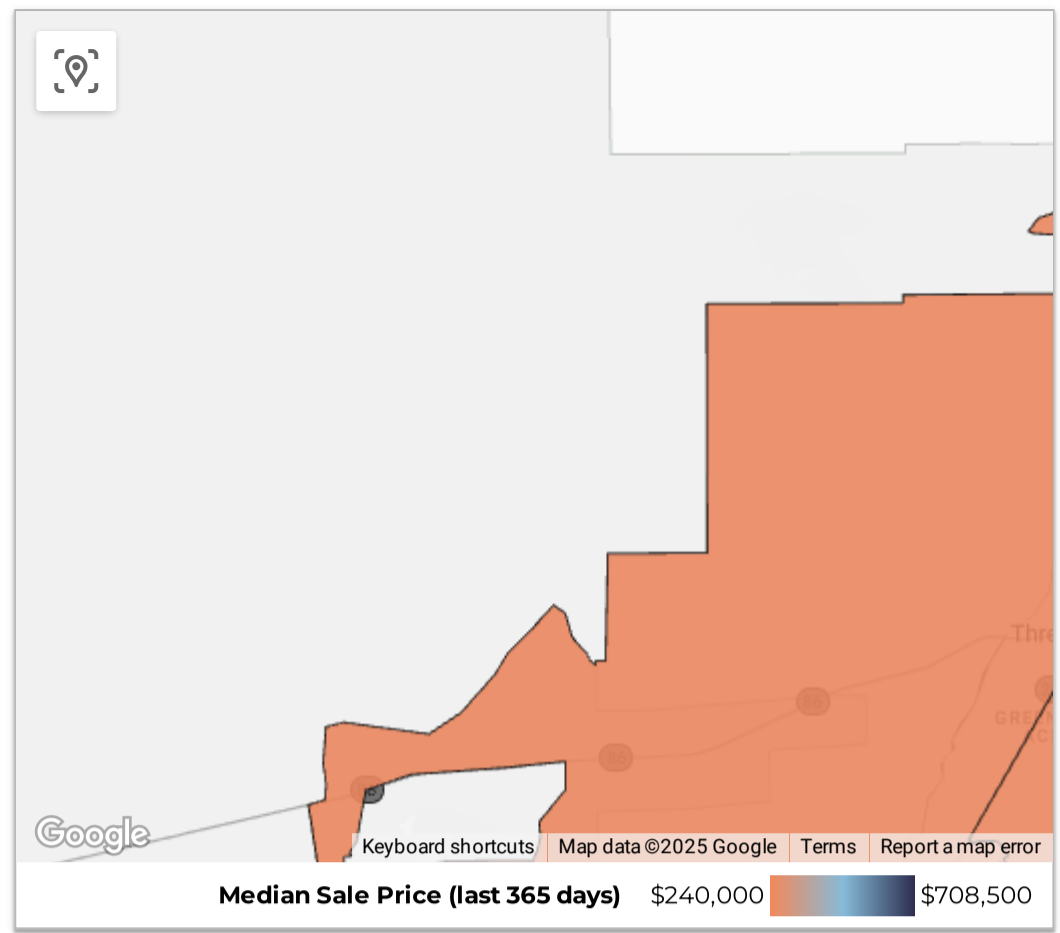
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 10, 2025

Region: [Dropdown] City: Tucson (1) Zip Code: [Dropdown]

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

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

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



Jan 2025 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

Zip Code	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1. 85756	35	45.8% ↑	\$12,520,117	51.9% ↑	\$362,500	\$29,800 ↑	\$187	\$-14 ↓	68	36 ↑	-2.1%	-1.2% ↓
2. 85743	34	-5.6% ↓	\$12,835,950	-16.2% ↓	\$345,000	\$-30,000 ↓	\$199	\$-15 ↓	32	6 ↑	-3.7%	-1.7% ↓
3. 85750	32	3.2% ↑	\$21,755,144	-0.6% ↓	\$605,000	\$68,500 ↑	\$302	\$-12 ↓	27	9 ↑	-3.0%	-0.2% ↓
4. 85710	32	-25.6% ↓	\$8,204,890	-33.9% ↓	\$275,000	\$-10,000 ↓	\$185	\$-9 ↓	34	3 ↑	-2.7%	-1.4% ↓
5. 85747	30	-30.2% ↓	\$12,143,731	-35.9% ↓	\$395,000	\$-44,400 ↓	\$202	\$-15 ↓	38	12 ↑	-1.3%	0.1% ↑
6. 85704	27	-15.6% ↓	\$12,510,432	-9.9% ↓	\$458,000	\$48,000 ↑	\$246	\$-1 ↓	17	-2 ↓	-0.2%	0.3% ↑
7. 85730	26	-16.1% ↓	\$8,619,700	-6.2% ↓	\$302,000	\$22,000 ↑	\$210	\$6 ↑	31	14 ↑	-2.2%	-1.0% ↓
8. 85711	23	21.1% ↑	\$7,834,400	39.7% ↑	\$319,000	\$30,000 ↑	\$221	\$15 ↑	34	0	-3.3%	-2.0% ↓
9. 85713	23	9.5% ↑	\$5,397,300	15.3% ↑	\$235,000	\$15,000 ↑	\$186	\$-4 ↓	30	13 ↑	-2.4%	0.5% ↑
10. 85716	22	29.4% ↑	\$7,622,320	32.3% ↑	\$285,000	\$-38,500 ↓	\$247	\$-18 ↓	22	-2 ↓	-3.1%	-1.2% ↓
11. 85712	22	-12.0% ↓	\$7,635,230	-8.5% ↓	\$295,000	\$5,000 ↑	\$233	\$6 ↑	21	6 ↑	-2.4%	-0.9% ↓
12. 85705	20	25.0% ↑	\$5,877,900	55.5% ↑	\$268,000	\$19,060 ↑	\$210	\$9 ↑	19	8 ↑	-2.1%	-1.9% ↓
13. 85748	20	42.9% ↑	\$8,472,653	53.3% ↑	\$394,000	\$-26,000 ↓	\$235	\$17 ↑	16	-21 ↓	-3.0%	-1.5% ↓
14. 85745	20	-28.6% ↓	\$7,941,428	-44.2%...	\$345,000	\$-80,000 ↓	\$226	\$-19 ↓	39	25 ↑	-0.9%	0.4% ↑
15. 85742	20	-20.0% ↓	\$8,225,400	-25.9% ↓	\$365,000	\$-10,000 ↓	\$231	\$8 ↑	29	5 ↑	-2.5%	-0.5% ↓
16. 85718	19	-42.4% ↓	\$22,410,250	-19.2% ↓	\$825,500	\$65,500 ↑	\$368	\$45 ↑	16	1 ↑	-1.0%	2.3% ↑
17. 85739	18	38.5% ↑	\$8,232,300	37.1% ↑	\$406,000	\$-64,000 ↓	\$242	\$35 ↑	19	-39 ↓	-2.6%	-0.4%...
18. 85706	18	-10.0% ↓	\$5,120,500	-7.2% ↓	\$290,000	\$15,000 ↑	\$216	\$11 ↑	37	14 ↑	-1.7%	0.2% ↑
19. 85715	17	30.8% ↑	\$6,679,800	20.4% ↑	\$400,000	\$21,000 ↑	\$233	\$22 ↑	14	-7 ↓	-1.4%	-0.4%...
20. 85719	16	-27.3% ↓	\$7,999,350	-15.8% ↓	\$427,000	\$32,000 ↑	\$286	\$12 ↑	31	16 ↑	-2.8%	-0.4%...
21. 85746	15	-16.7% ↓	\$4,255,500	-19.4% ↓	\$272,000	\$-17,000 ↓	\$184	\$14 ↑	28	0	-0.7%	1.4% ↑
22. 85741	13	-56.7% ↓	\$4,540,325	-52.1% ↓	\$330,000	\$20,000 ↑	\$222	\$-3 ↓	16	6 ↑	-1.6%	0.2% ↑
23. 85749	13	8.3% ↑	\$8,592,290	-6.4% ↓	\$625,000	\$10,000 ↑	\$279	\$-30 ↓	38	7 ↑	-3.5%	-1.6% ↓

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1 Year Zip Code Comparison

