

MONTHLY Sales & Pricing

MLS of Southern Arizona® Market Snapshot

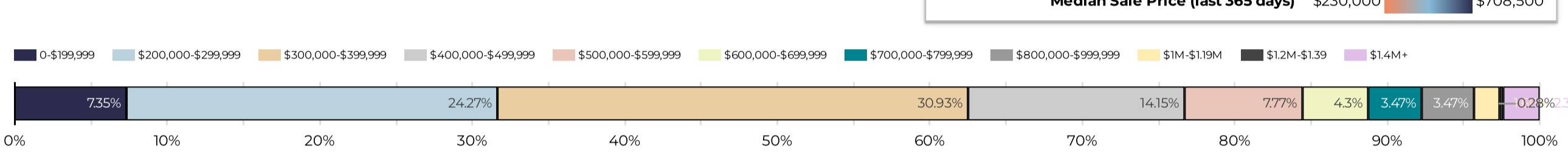
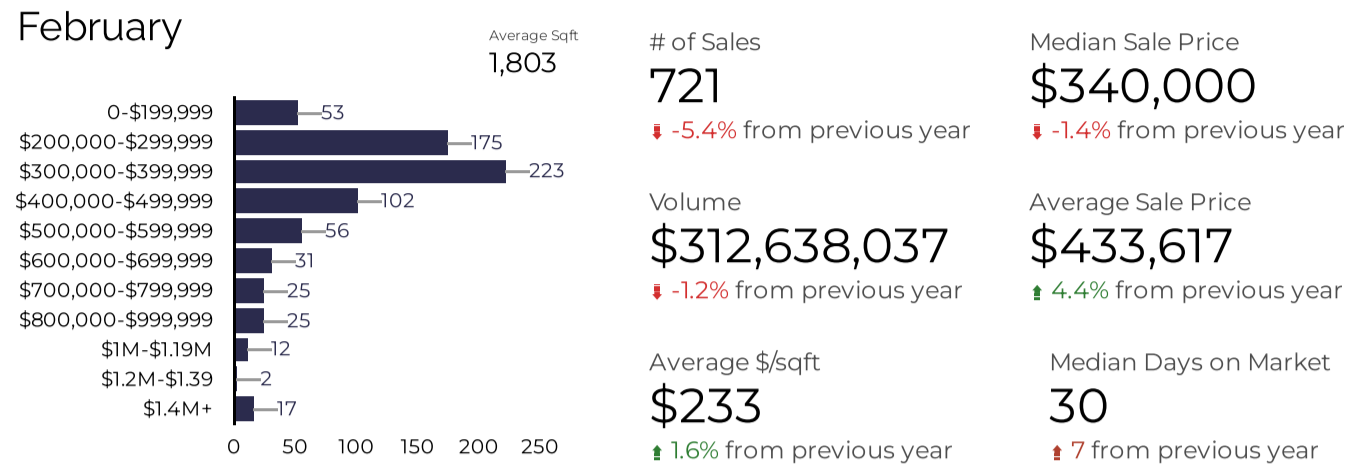
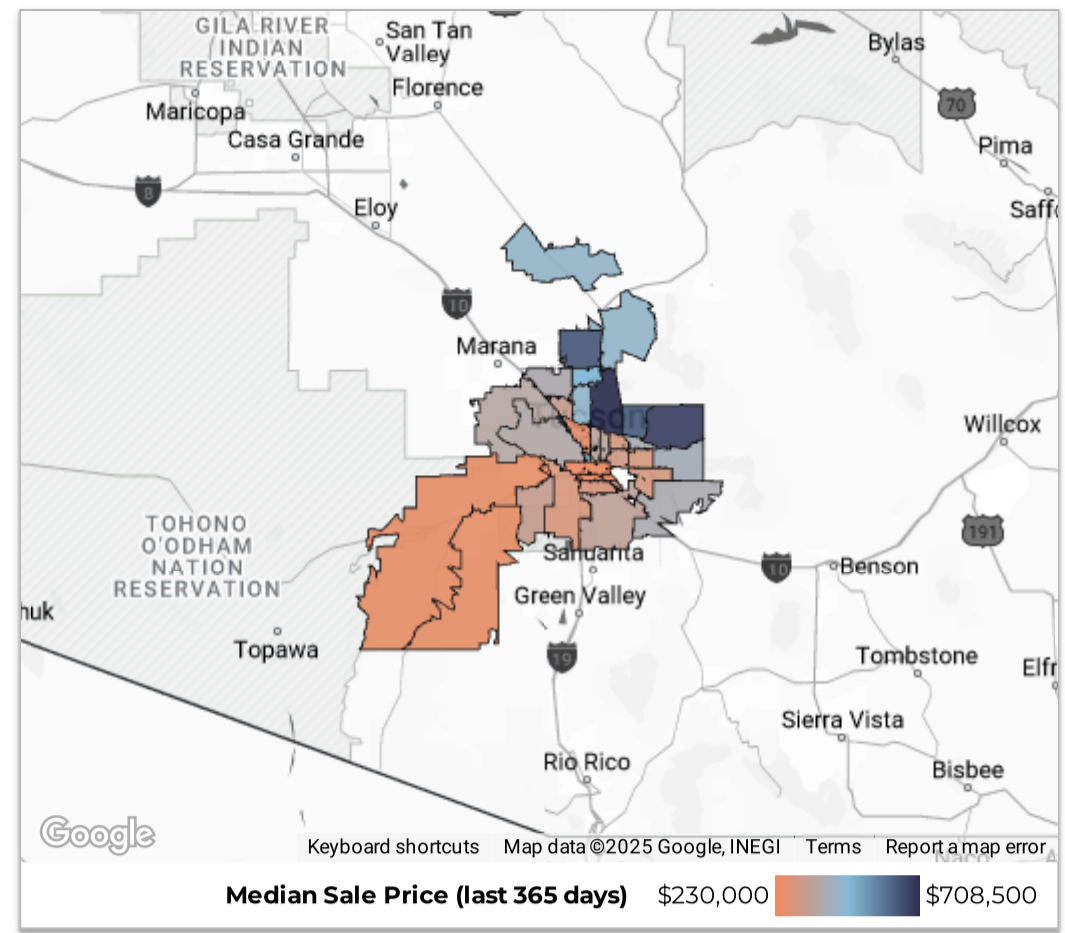
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Mar 12, 2025

Region: City: Zip Code:

County: Type: Beds:

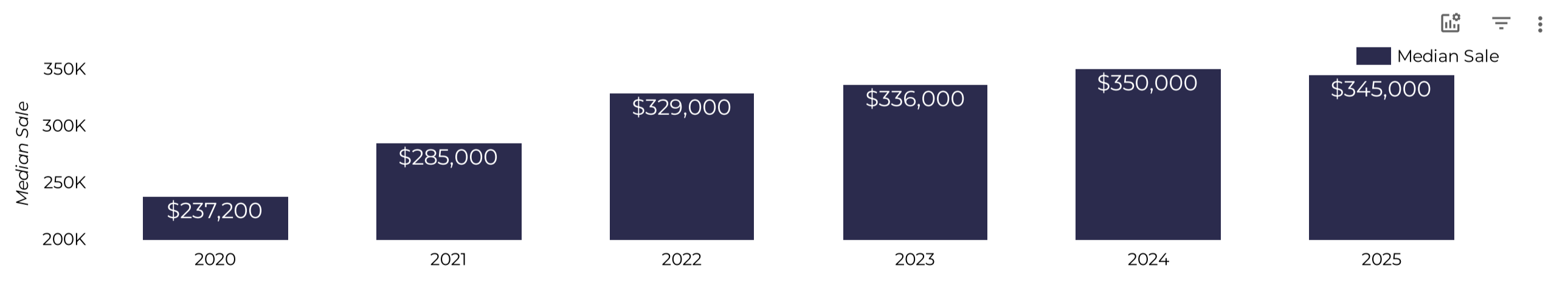
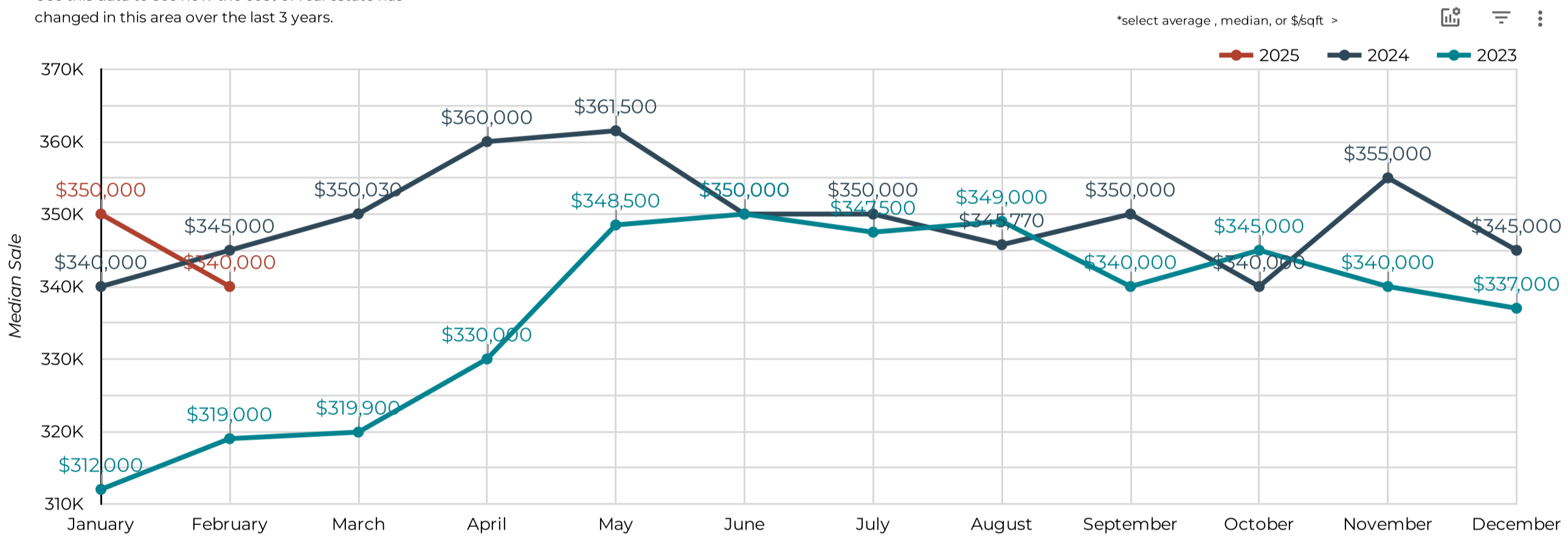
Sqft Between: and

\$ 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 By Month

Jan 1, 2022 - Feb 28, 2025

MONTH	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
Feb 2025	721	\$312,638,037	\$340,000	\$433,617	\$233
Jan 2025	584	\$247,744,431	\$350,000	\$424,220	\$229
Dec 2024	695	\$297,115,588	\$345,000	\$427,504	\$231
Nov 2024	641	\$272,292,683	\$355,000	\$424,794	\$228
Oct 2024	749	\$304,800,364	\$340,000	\$406,943	\$229
Sep 2024	684	\$284,631,719	\$350,000	\$416,128	\$230
Aug 2024	796	\$329,473,187	\$345,770	\$413,911	\$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

MONTHLY Buyer Demand

MLS of Southern Arizona® Market Snapshot

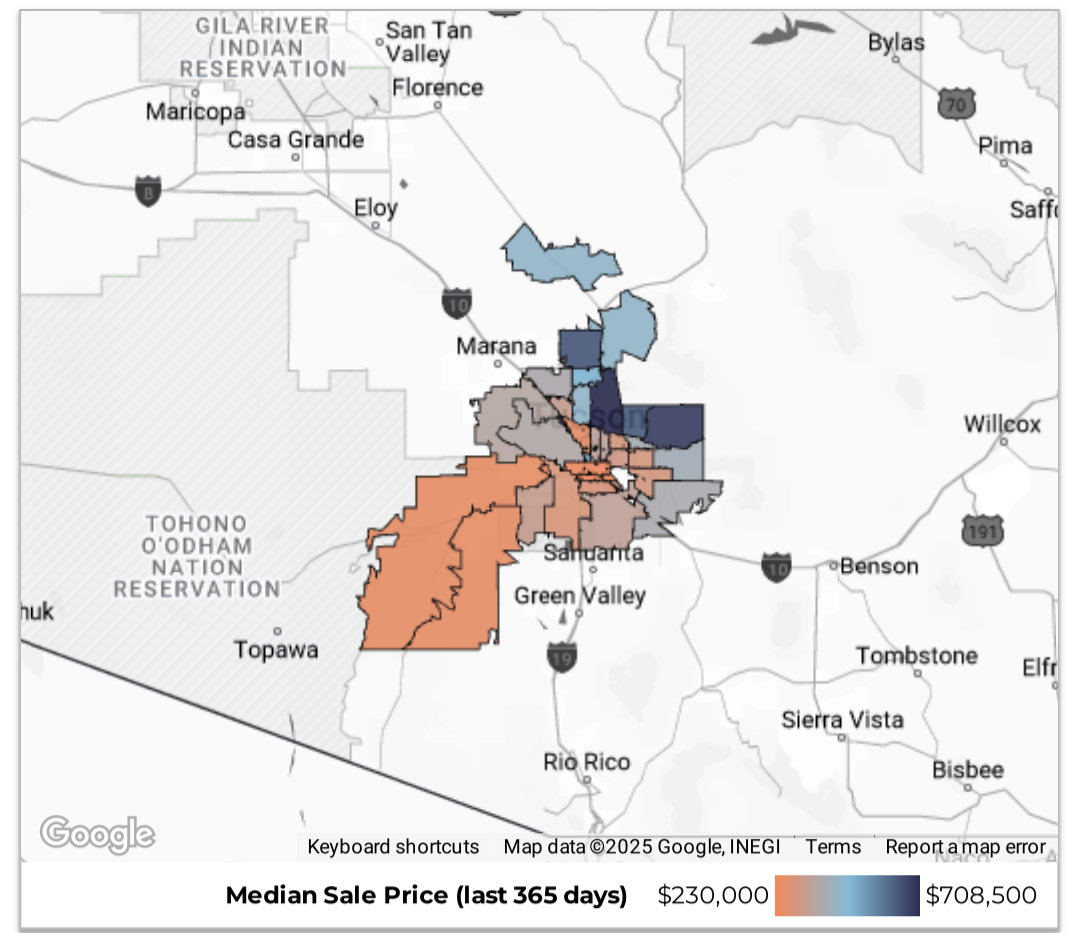
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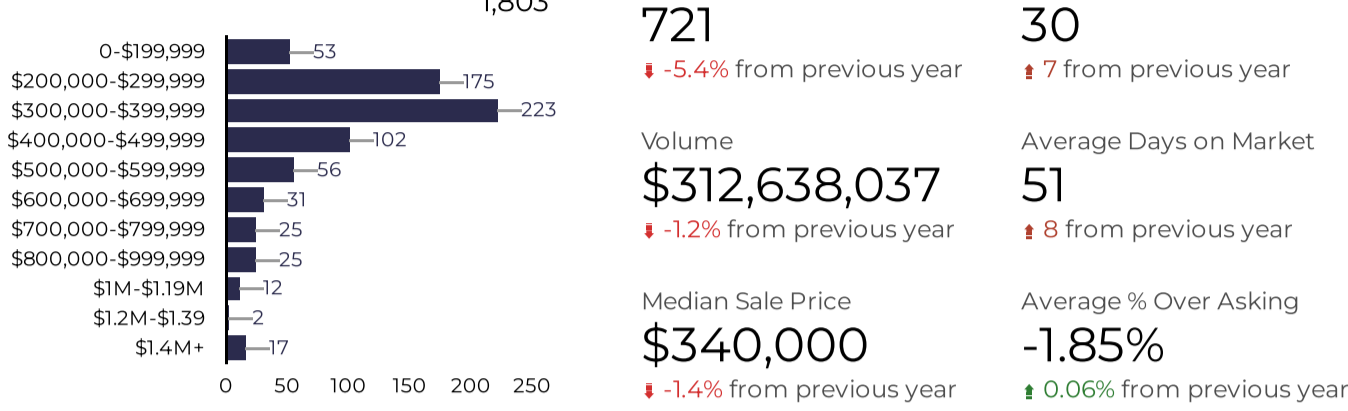
County: Type: Beds:

Sqft Between: and

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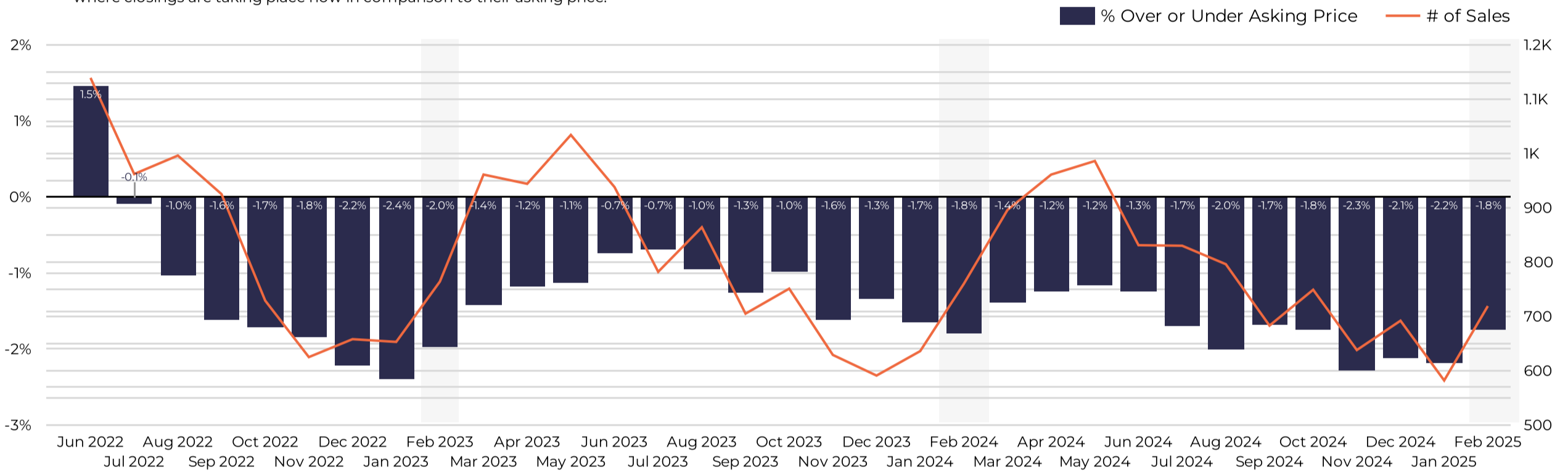


February



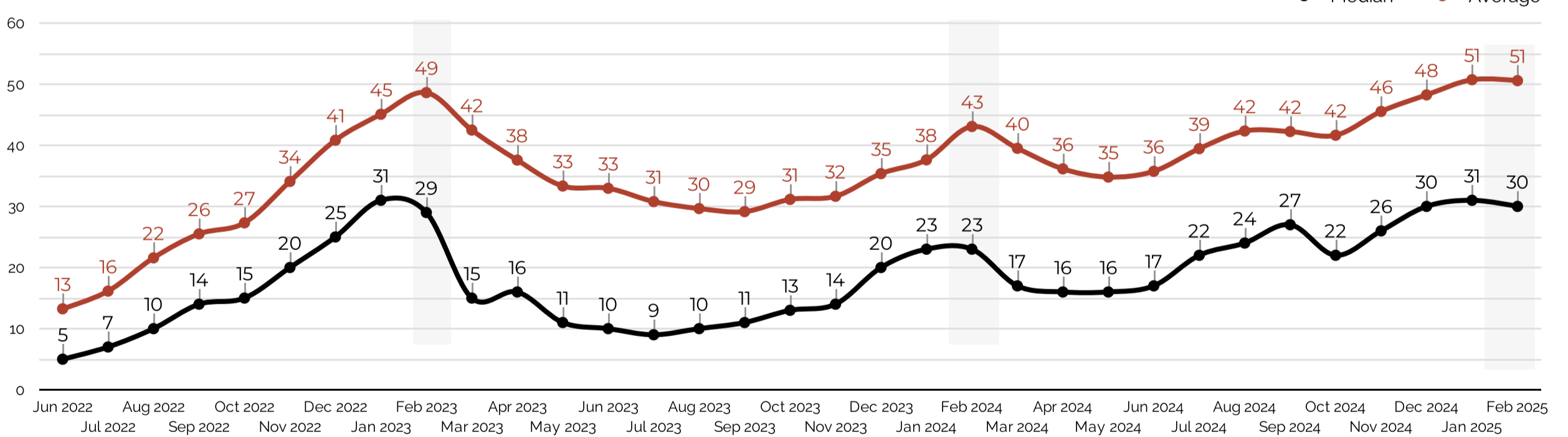
Buyer Demand

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.

Dec 12, 2024 - Mar 12, 2025

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	143	-1.4% ↓	30	7 ↑	-6.07%	-2.02% ↓
\$200,000-\$299,999	491	-10.4% ↓	26	8 ↑	-1.6%	-0.29% ↓
\$300,000-\$399,999	618	-4.0% ↓	37	12 ↑	-1.4%	-0.28% ↓
\$400,000-\$499,999	279	-9.1% ↓	30	7 ↑	-1.69%	-0.05% ↓
\$500,000-\$599,999	138	-3.5% ↓	30	8 ↑	-1.88%	-0.28% ↓
\$600,000-\$699,999	85	0.0%	20	-4 ↓	-1.87%	0.25% ↑
\$700,000-\$799,999	63	23.5% ↑	26	11 ↑	-1.41%	0.52% ↑
\$800,000-\$999,999	66	-4.3% ↓	20	-9 ↓	-3.16%	-0.85% ↓
\$1M-\$1.19M	29	45.0% ↑	27	5 ↑	-3.98%	0.86% ↑
\$1.2M-\$1.39	12	-45.5% ↓	15	-3 ↓	-0.19%	0.63% ↑
\$1.4M+	41	36.7% ↑	12	2 ↑	-1.73%	1.44% ↑
Grand total	1,965	-4.8% ↓	30	9 ↑	-1.98%	-0.33% ↓

MONTHLY Inventory

MLS of Southern Arizona® Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Mar 12, 2025

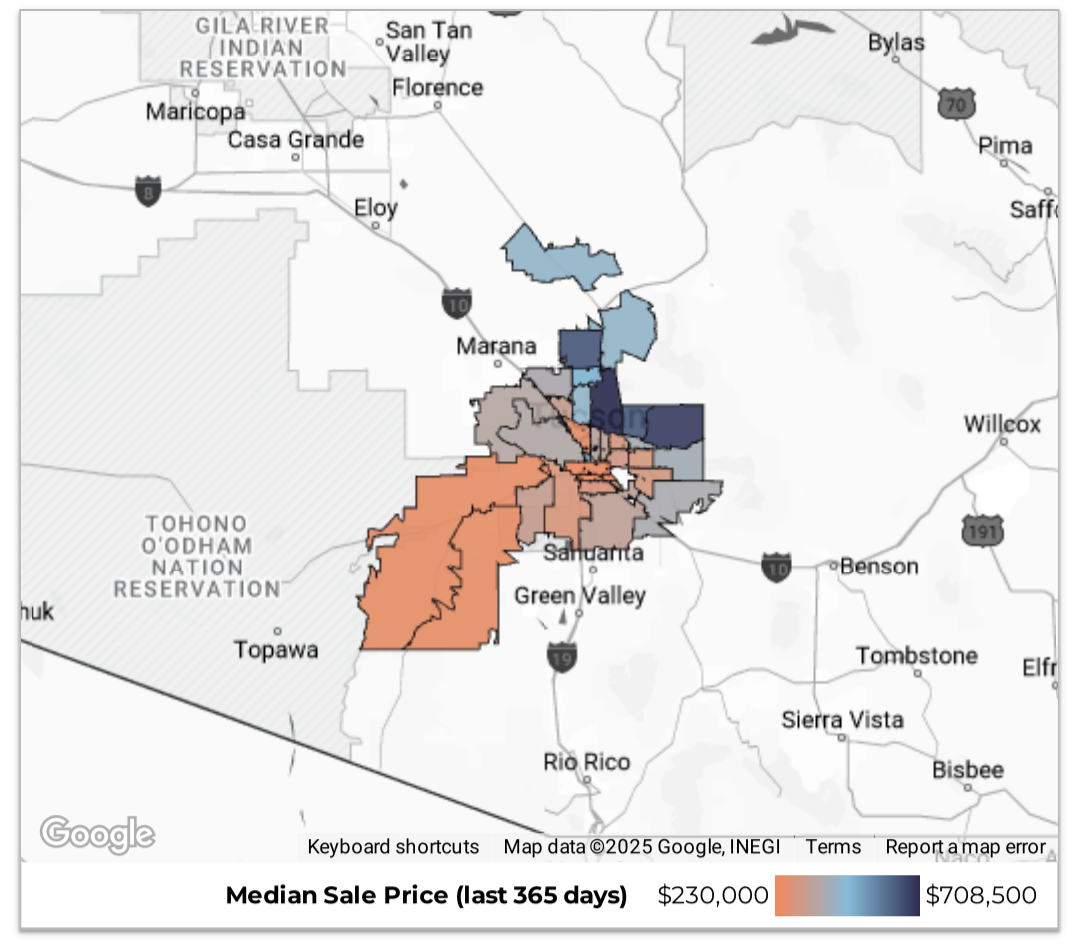
Region: City: Tucson (I) Zip Code:

County: Type: Beds:

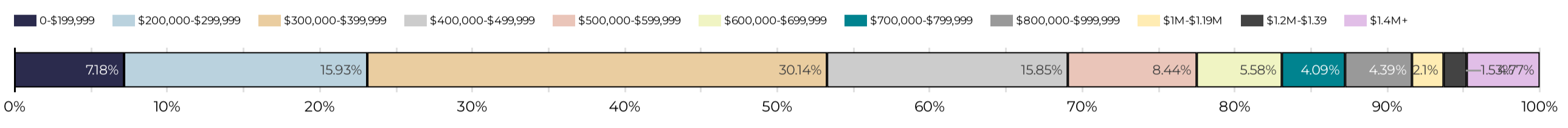
Sqft Between: and

\$ Between: and AgeRstr.:

February	Average Sqft 1,803	Today 3/12/25	Average List Price	#
# of New Listings (Supply)	Months of Supply Now	Single Family Residence	\$634,285	1,998
1,186	3.63	Townhouse	\$380,314	229
↑ 86 from previous year	Active Now	Manufactured Home	\$243,843	112
# of New Pending (Demand)	2,618	Condominium	\$227,790	228
733	Pending Listings Now	Mobile Home	\$176,700	51
↓ 35 from previous year	437	Median DOM (Active Now)	50	Average DOM (Active Now)
			81	



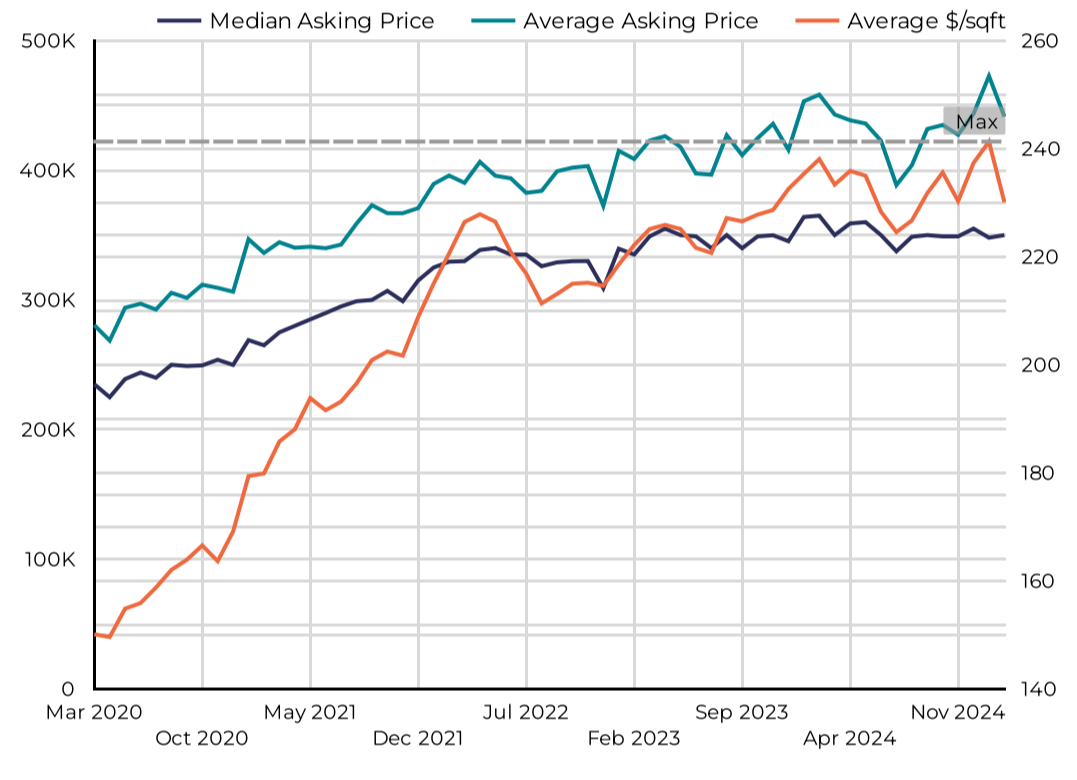
Active Now



Months of Supply By Price

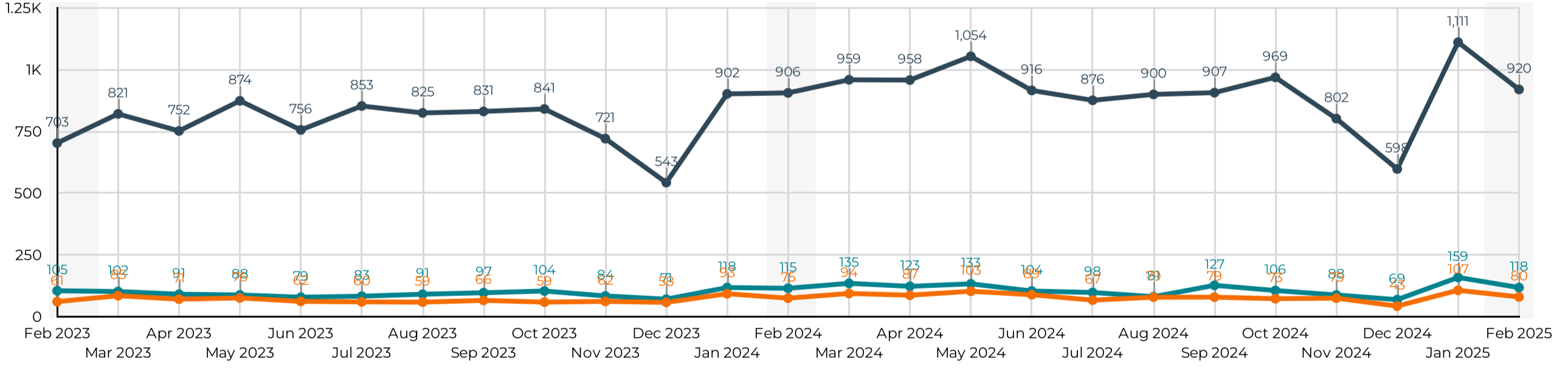
Asking Price	Months of Supply	Active Now	# of Sales Last Month	Median DOM (today)
0-\$199,999	3.69	188	51	48
\$200,000-\$299,999	2.54	417	164	48
\$300,000-\$399,999	3.40	789	232	50
\$400,000-\$499,999	3.95	415	105	46
\$500,000-\$599,999	4.17	221	53	48
\$600,000-\$699,999	4.17	146	35	48
\$700,000-\$799,999	4.28	107	25	54
\$800,000-\$999,999	4.79	115	24	61
\$1M-\$1.19M	5.00	55	11	50
\$1.2M-\$1.39M	10.00	40	4	49
\$1.4M+	7.35	125	17	106
Grand total	3.63	2,618	721	49

Asking Prices



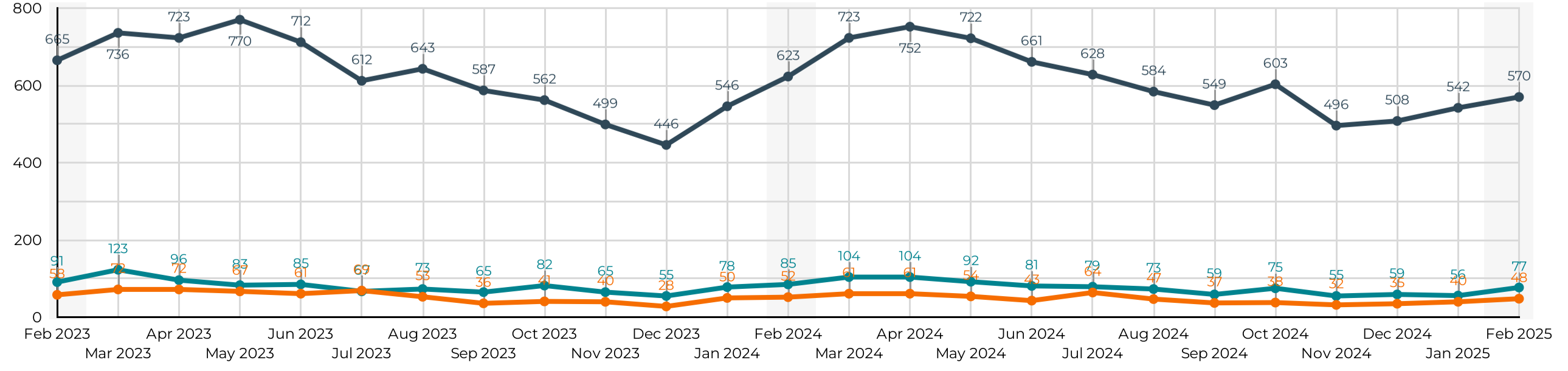
New Listings

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

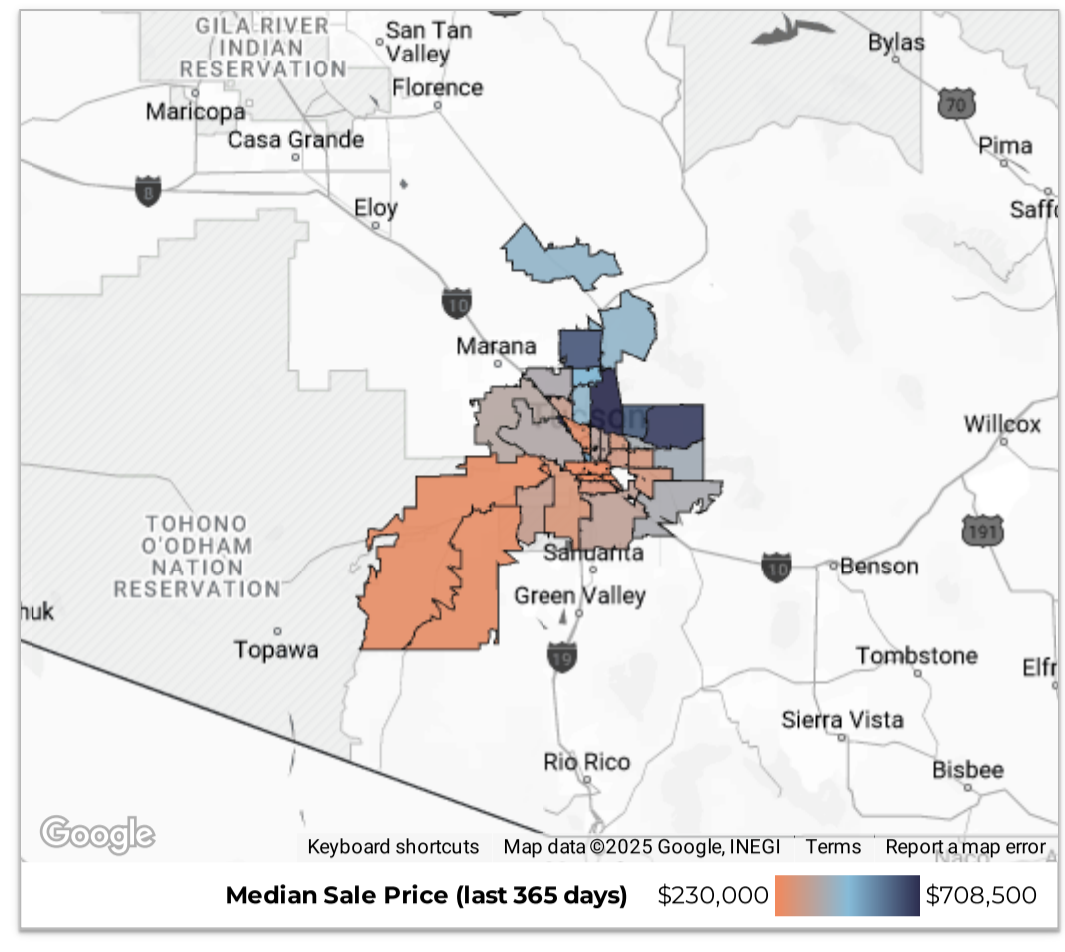
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Region: City: Tucson (I) Zip Code:

County: Type: Beds:

Sqft: Between and

\$: Between and AgeRstr.:



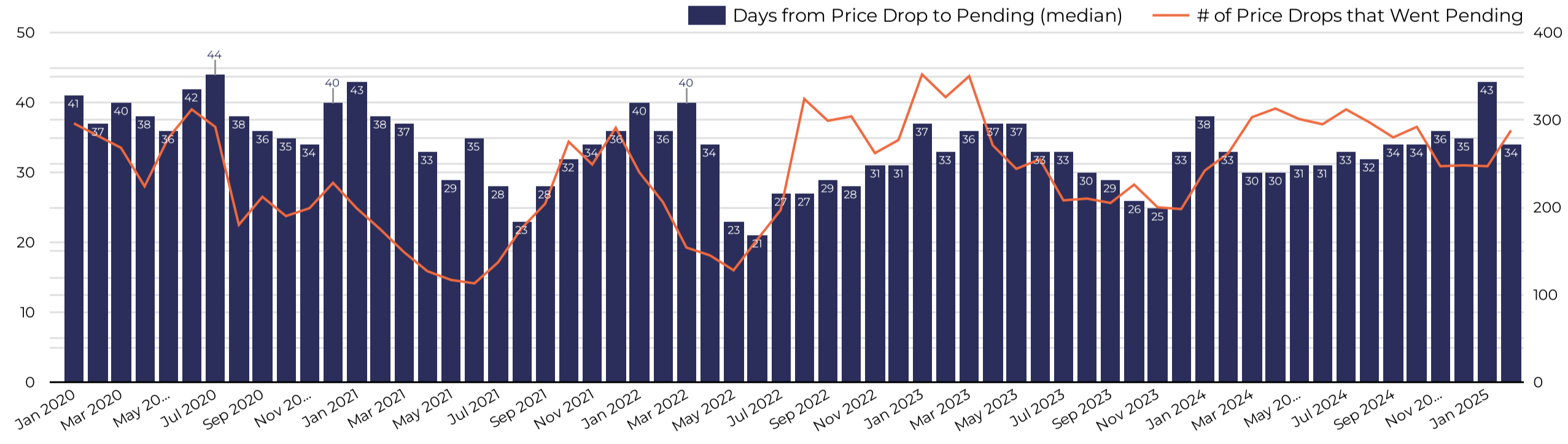
Active Now	03/12/2025	Ave SQFT 1,986	February
Active Listings	Active w/ a Price Drop		# of Sales Last
2,618	1,247 48%		721
% Price Drop	Median Days Until Price Drop		# w/ a Price Drop
5.6%	18		260
			Average Price Drop
			5.7%

Price Drops By Price Range

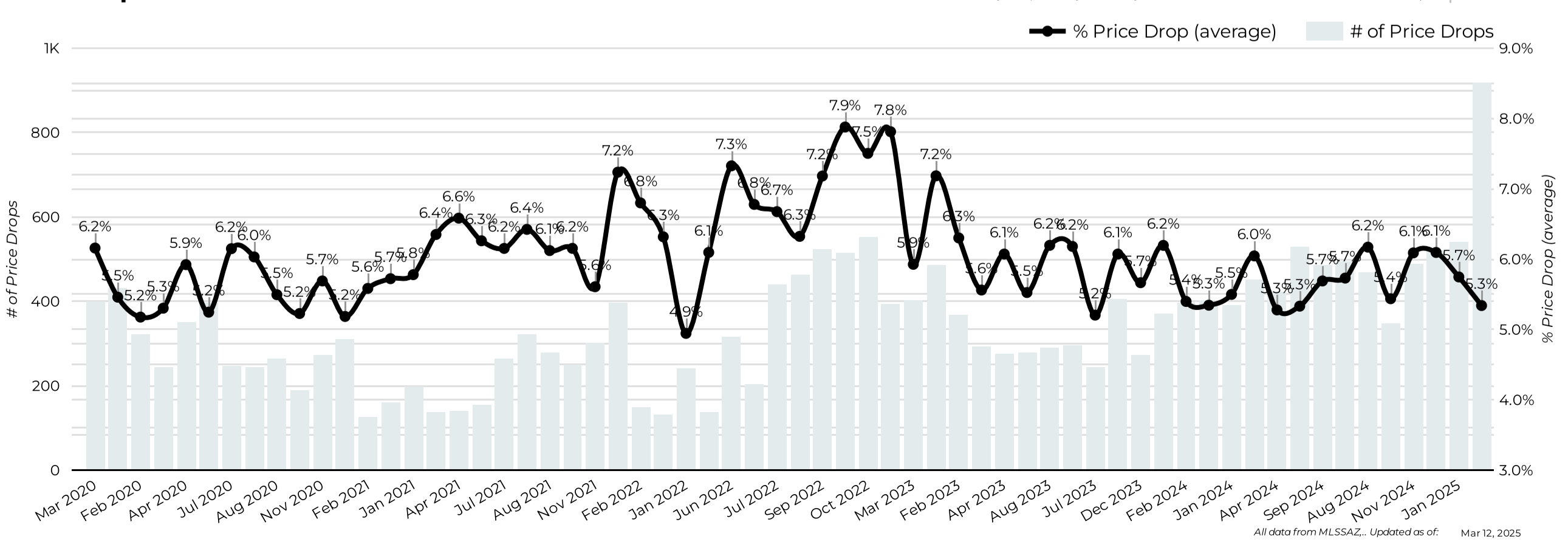
Asking Price	Active	Active w/ Price Drop	% w/ a Price Drop	Average Price Drop
0-\$199,999	188	80	43%	8%
\$200,000-\$299,999	417	203	49%	5%
\$300,000-\$399,999	789	411	52%	5%
\$400,000-\$499,999	415	189	46%	5%
\$500,000-\$599,999	221	102	46%	5%
\$600,000-\$699,999	146	72	49%	5%
\$700,000-\$799,999	107	61	57%	4%
\$800,000-\$999,999	115	58	50%	5%
\$1M-\$1.19M	55	21	38%	6%
\$1.2M-\$1.39	40	14	35%	7%
\$1.4M+	125	36	29%	7%
Grand total	2,618	1,247	48%	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.



Price Drops Over Time



YEARLY Sales & Pricing

MLS of Southern Arizona® Market Snapshot

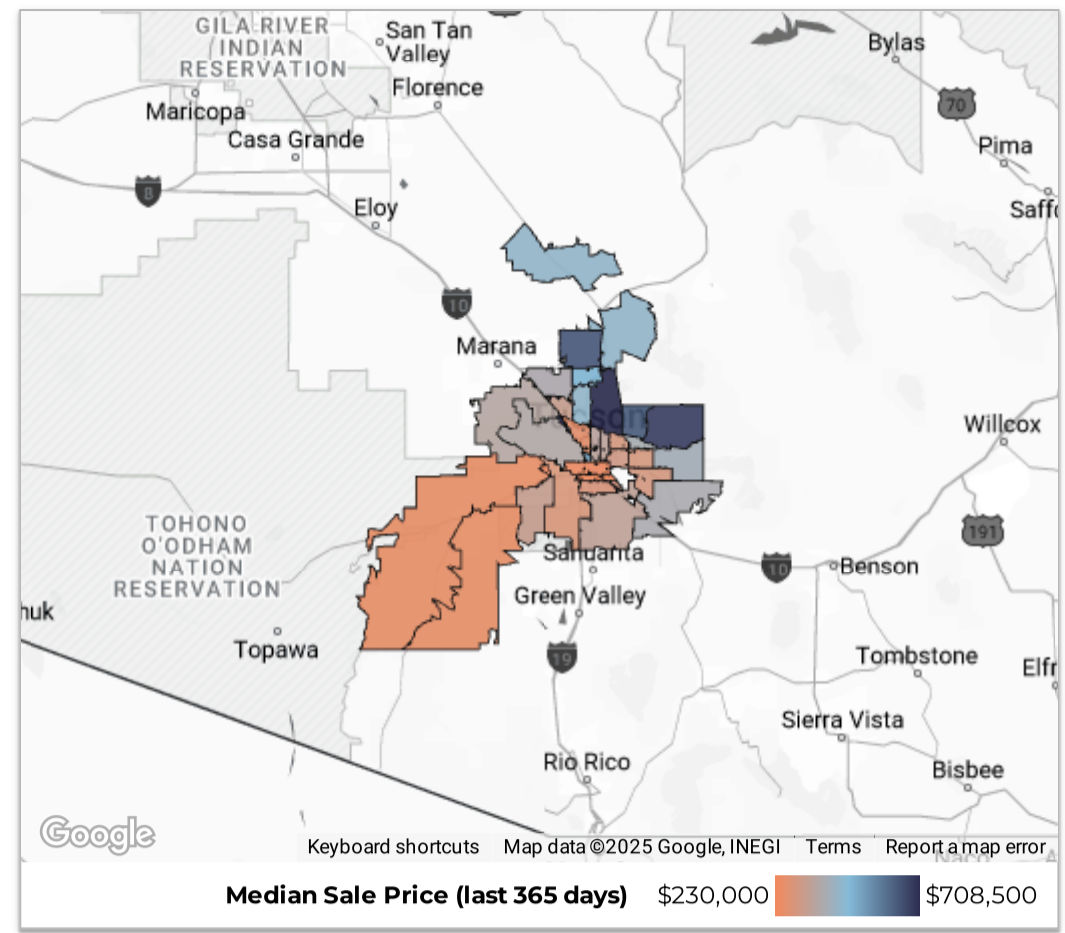
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Region City: Tucson (I) Zip Code

County Type Beds

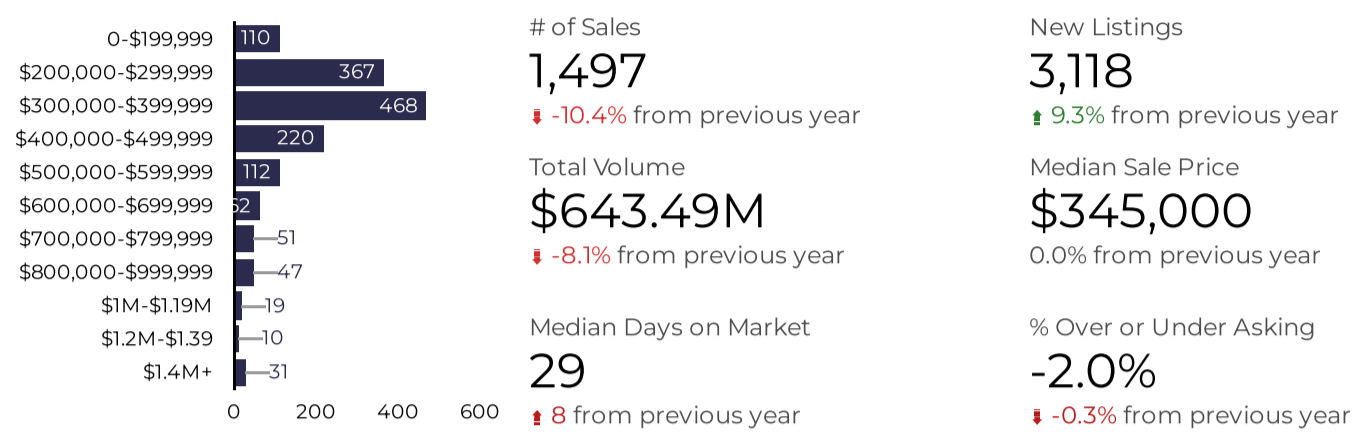
Sqft Between Enter a value and Enter a value

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

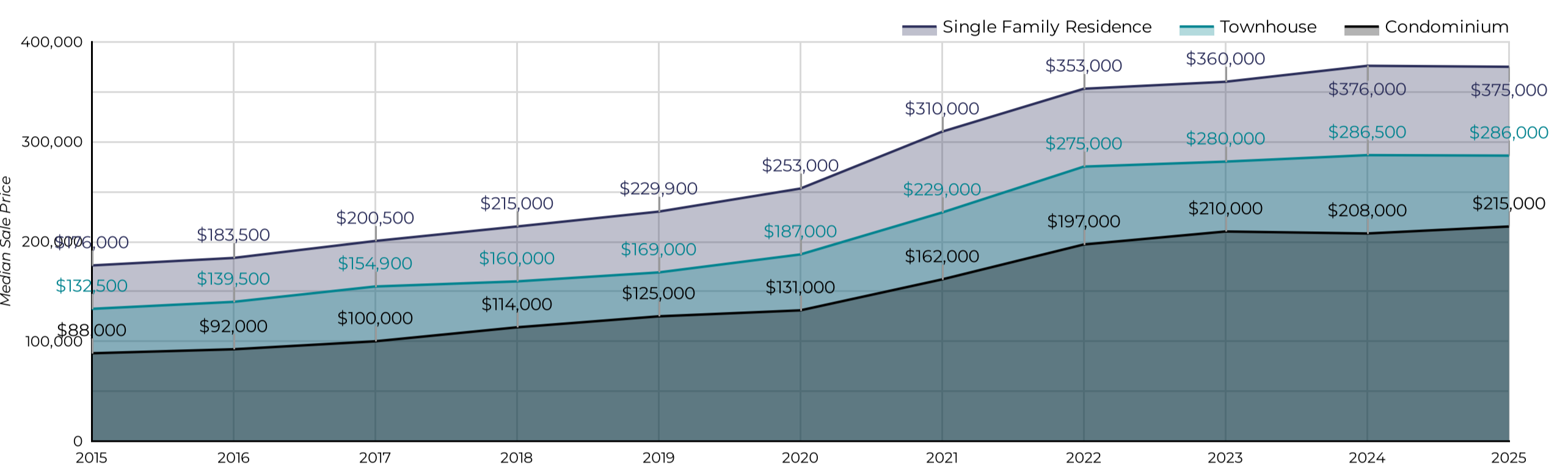


Year-to-Date

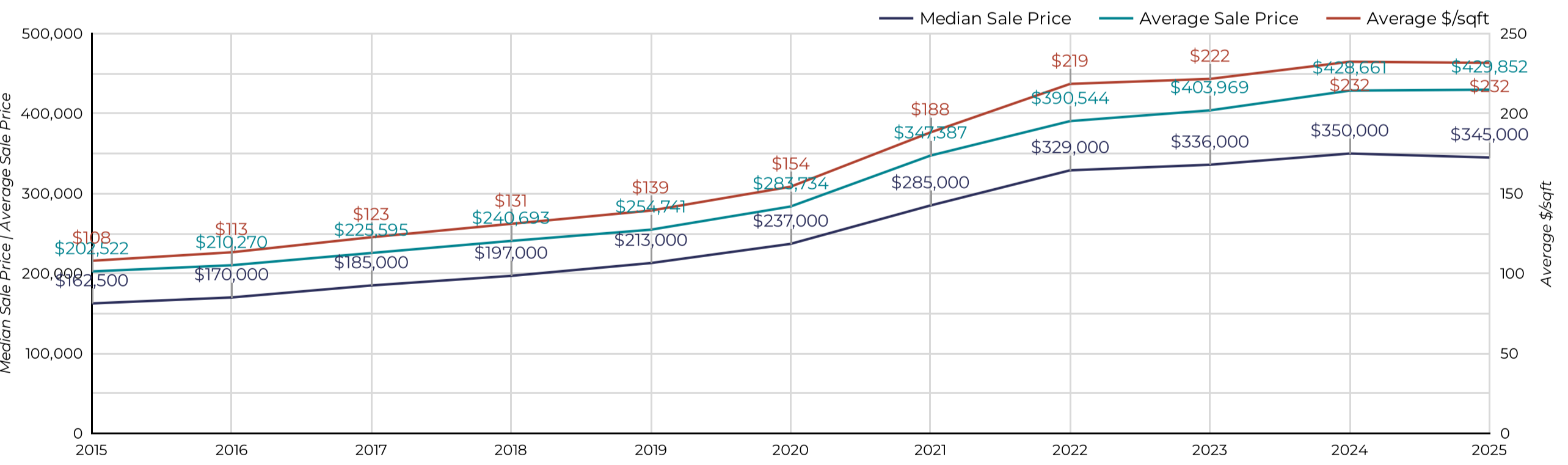
Mar 12, 2025



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	1,497	\$643,487,772	\$345,000	\$429,852	\$232
2024	9,485	\$4,065,852,884	\$350,000	\$428,661	\$232
2023	9,628	\$3,889,416,861	\$336,500	\$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	\$237,000	\$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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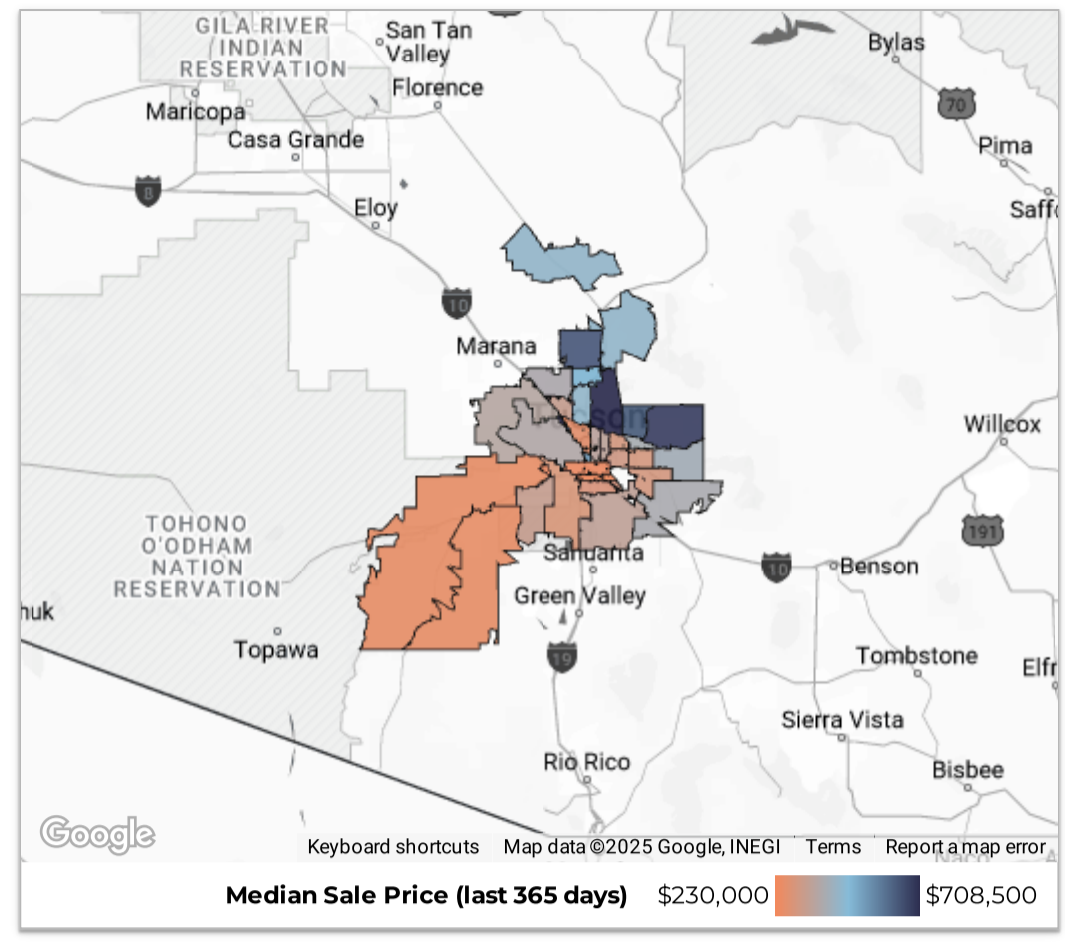
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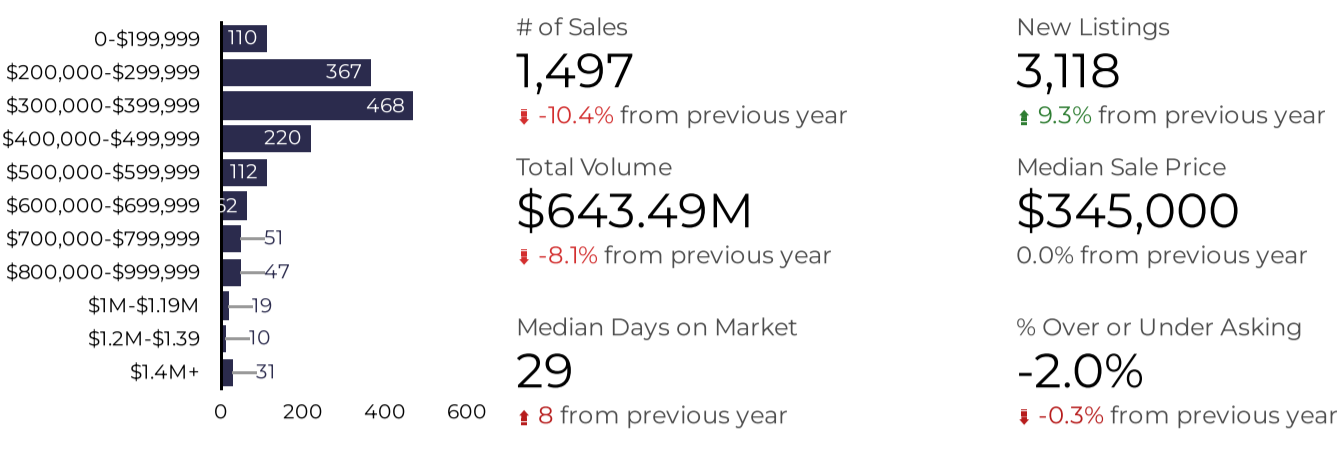
County: Type: Beds:

Sqft Between: and

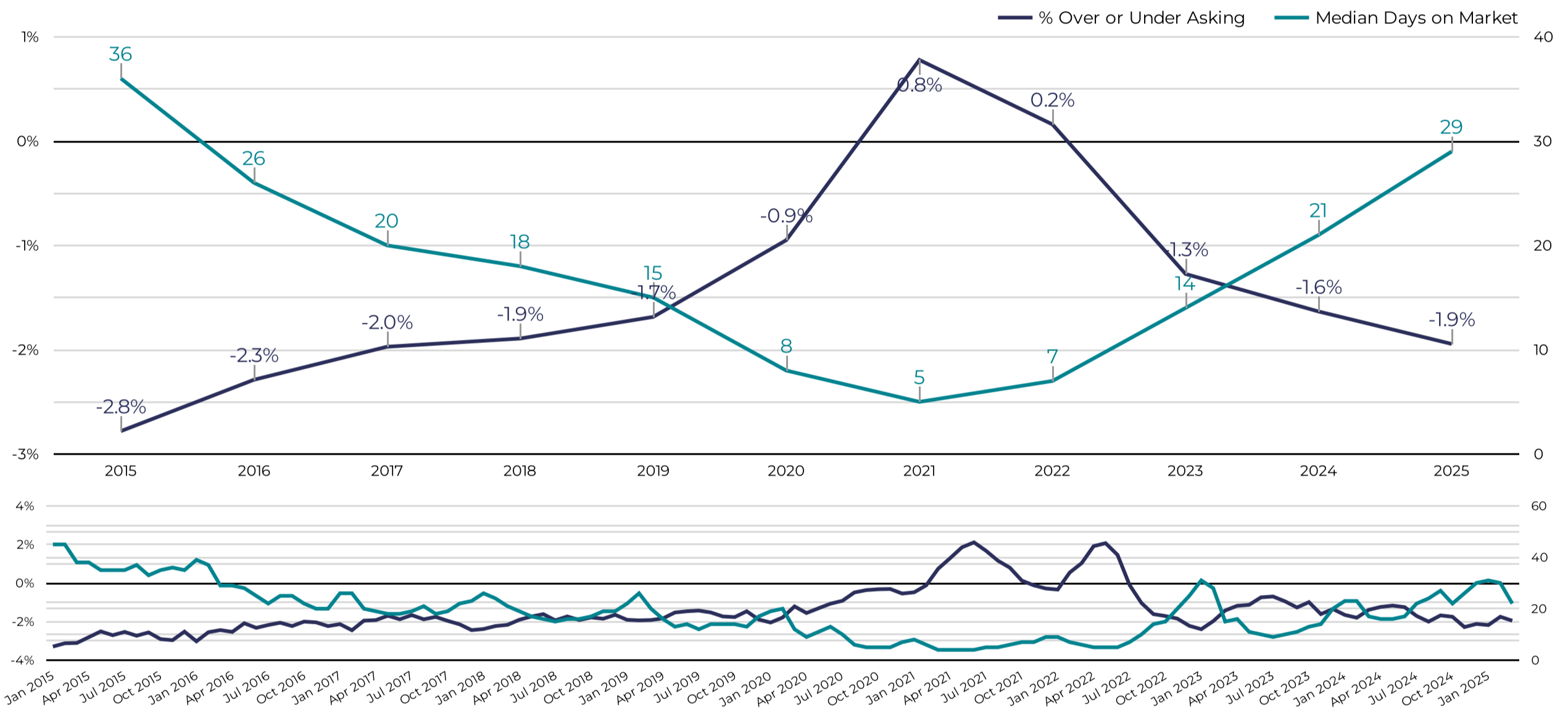
\$ Between: and AgeRstr.:



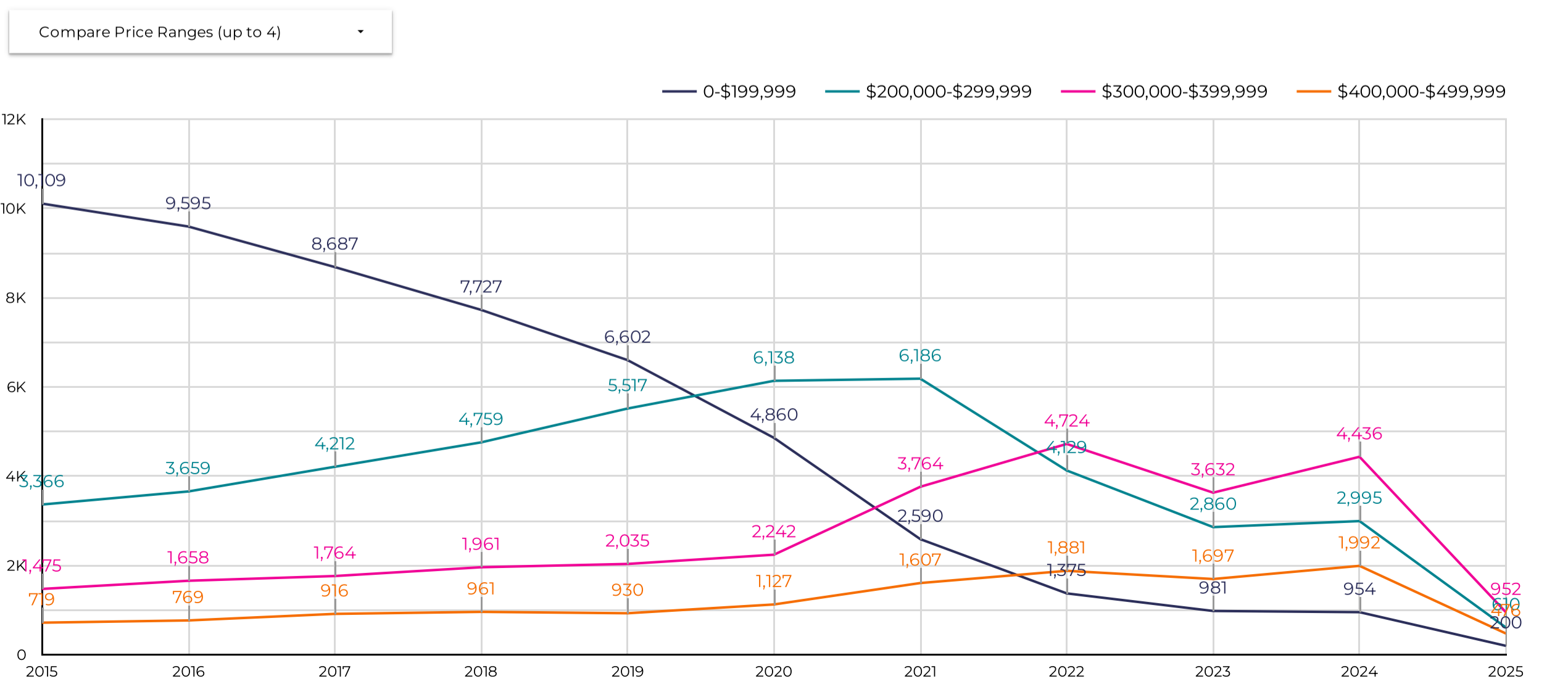
Year-to-Date Statistics 2025



Buyer Demand



New Listings Delivered



WEEKLY Sales

MLS of Southern Arizona® Market Snapshot

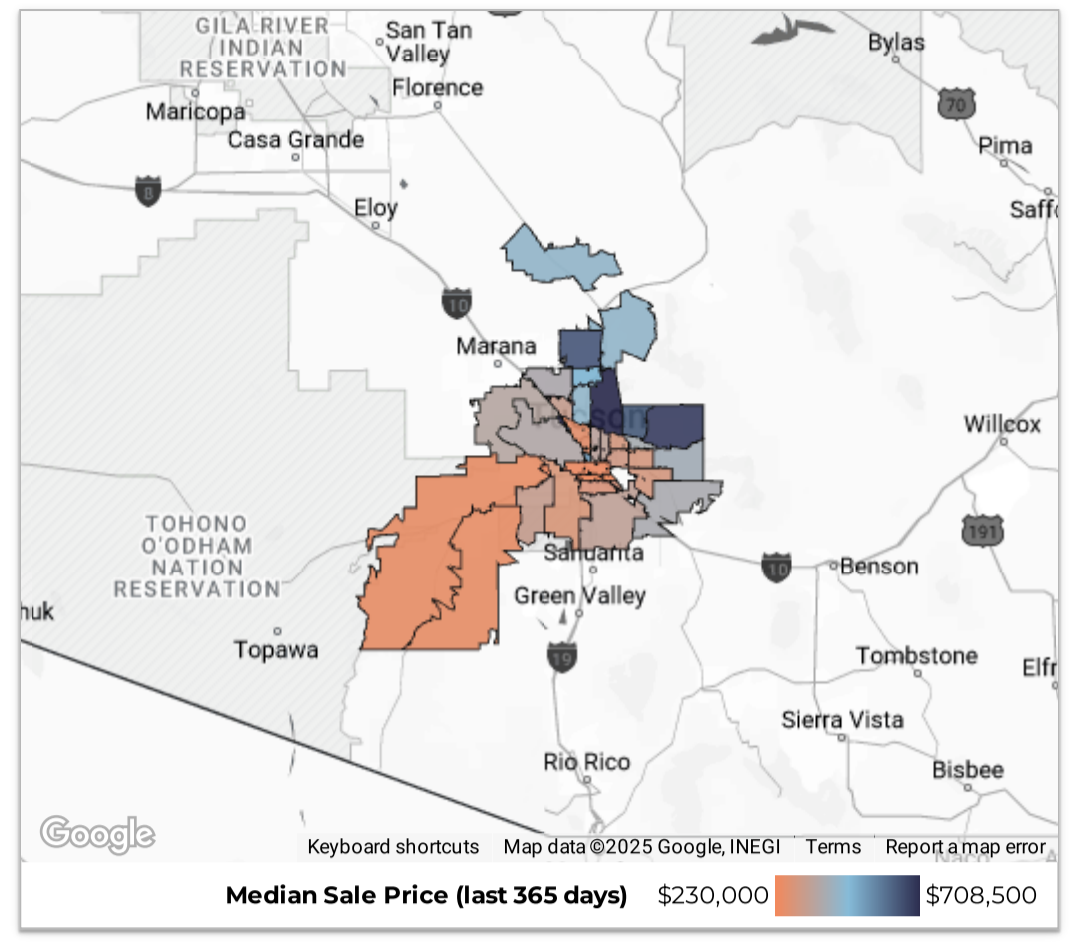
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Region: City: Tucson (1) Zip Code:

County: Type: Beds:

Sqft Between: and

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



Year-to-Date
No data

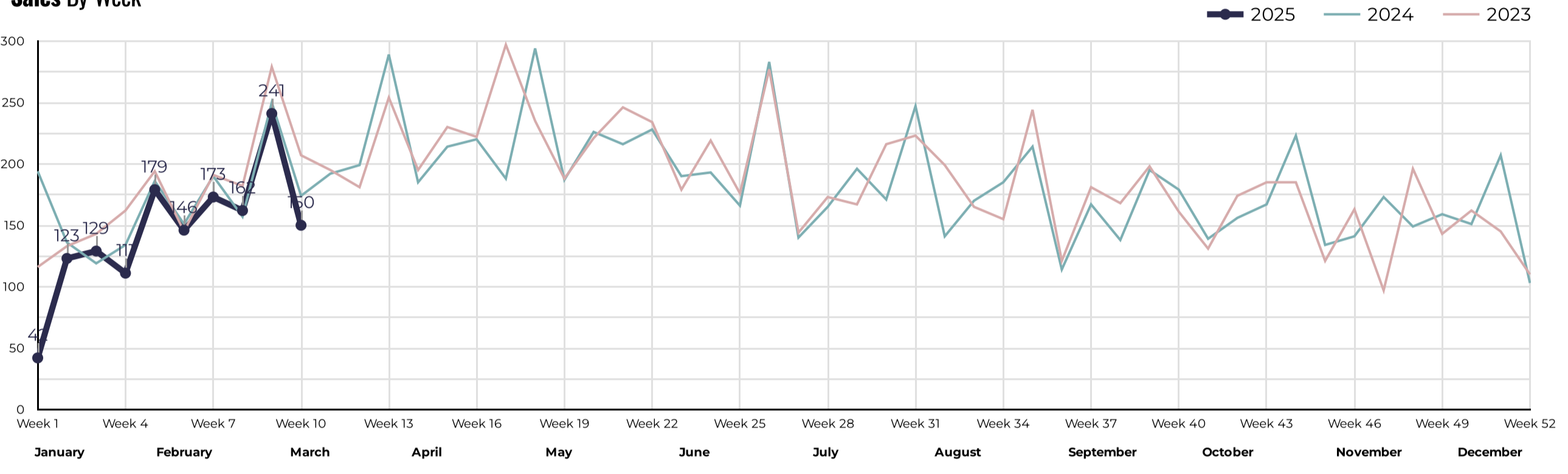
Use this report to gather YTD/monthly stats for these top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

Market Activity	Market Pricing	Buyer Demand	Inventory
# of Sales 1,497 ↓ -8.7% from last year YTD	Median Sale \$345,000 0.0% from last year YTD	Median DOM 29 ↑ 7 from last year YTD	# of New Listings 3,113 ↑ 10.4% from last year YTD
Total Volume \$643.49M ↓ -6.4% from last year YTD	\$/sqft \$232 ↑ 1.0% from last year YTD	% Over -1.94% ↓ -0.25% from last year YTD	# of Pending 1,673 ↓ -8.5% from last year YTD

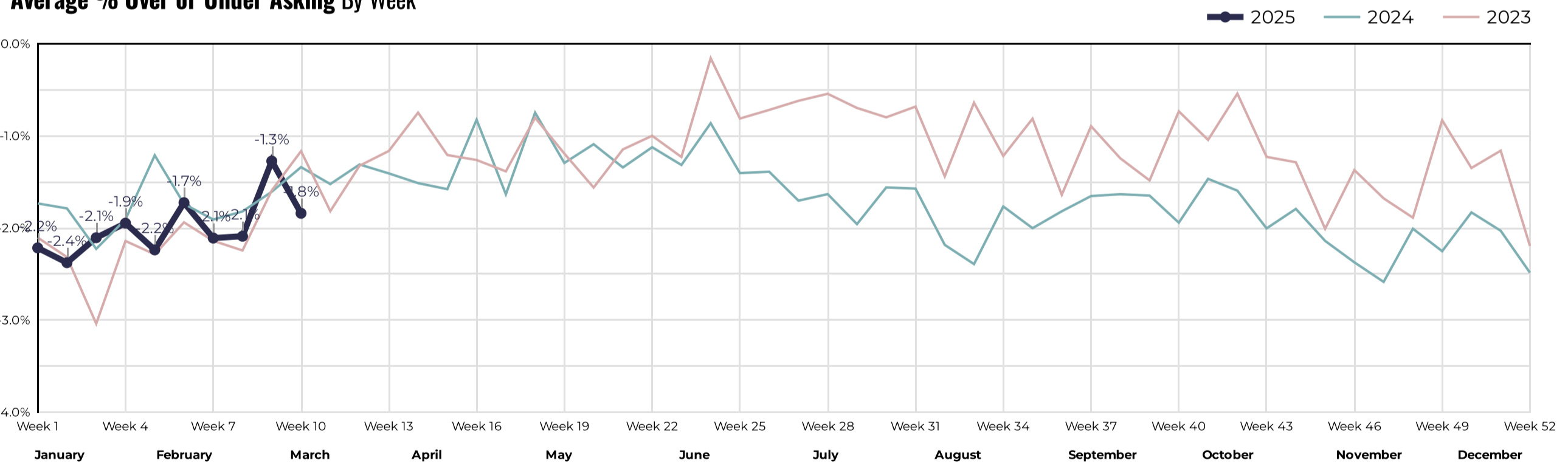
Use date range filter to remove or add additional years for comparison. 5 Max

Jan 1, 2023 - Mar 9, 2025

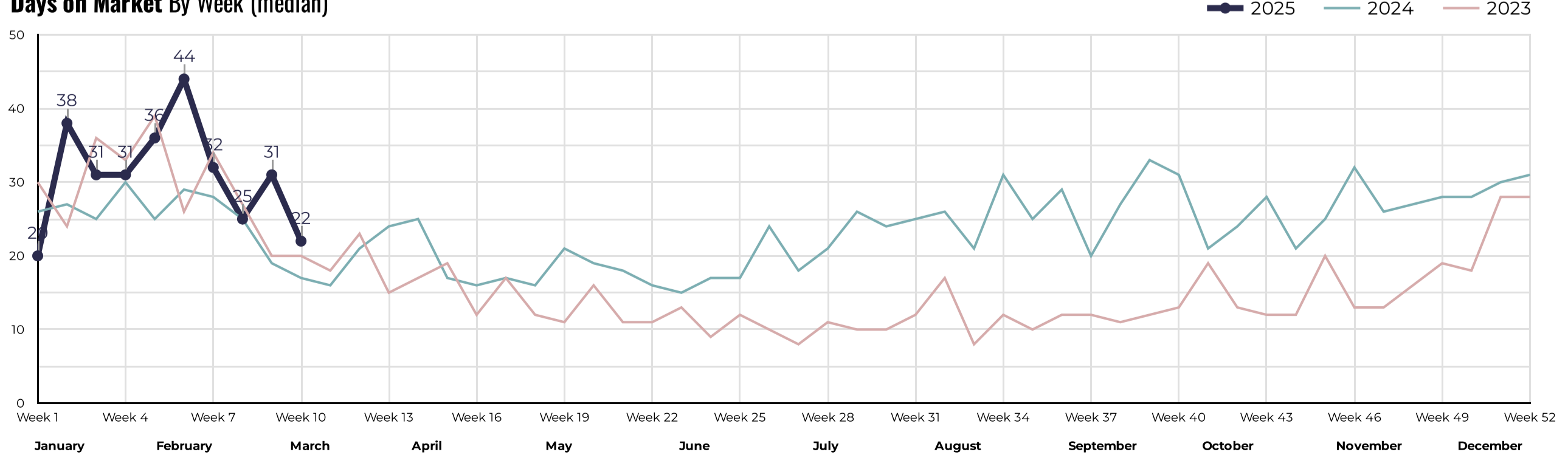
Sales By Week



Average % Over or Under Asking By Week



Days on Market By Week (median)



WEEKLY Inventory

MLS of Southern Arizona® Market Snapshot

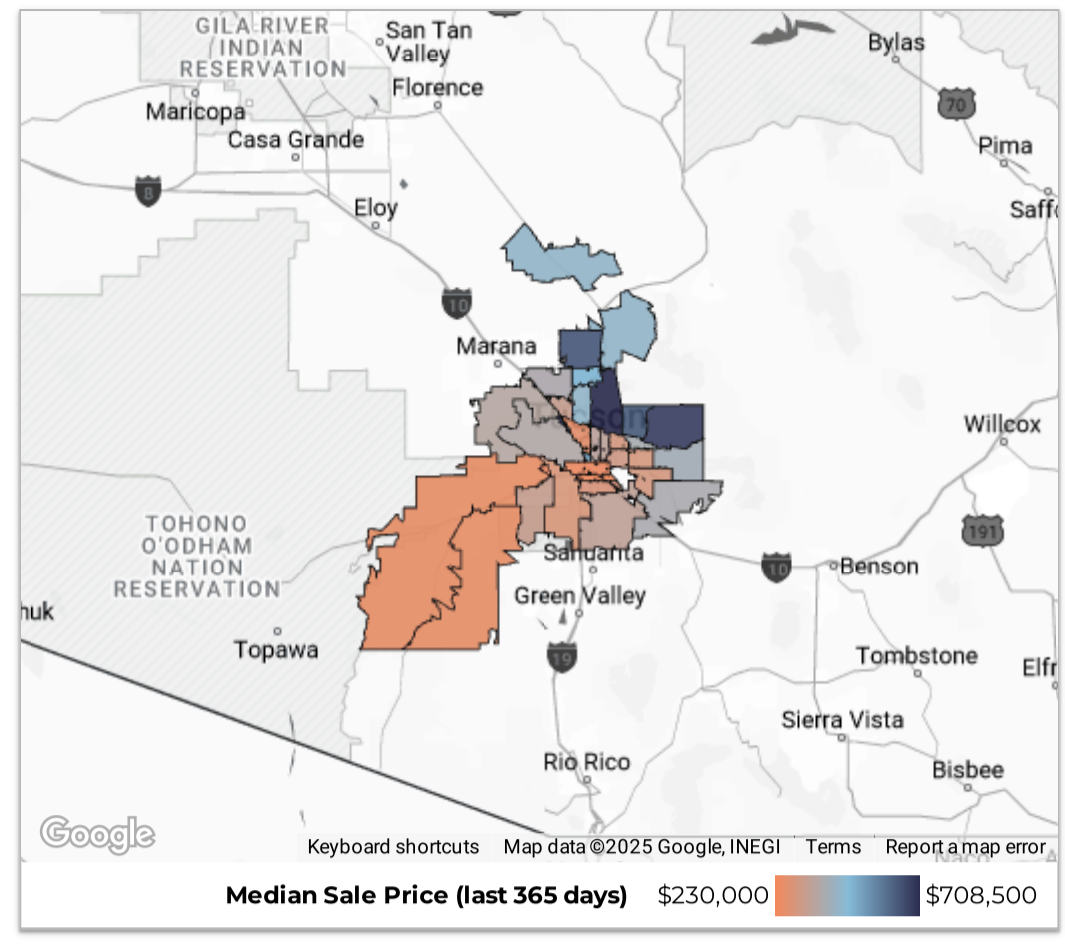
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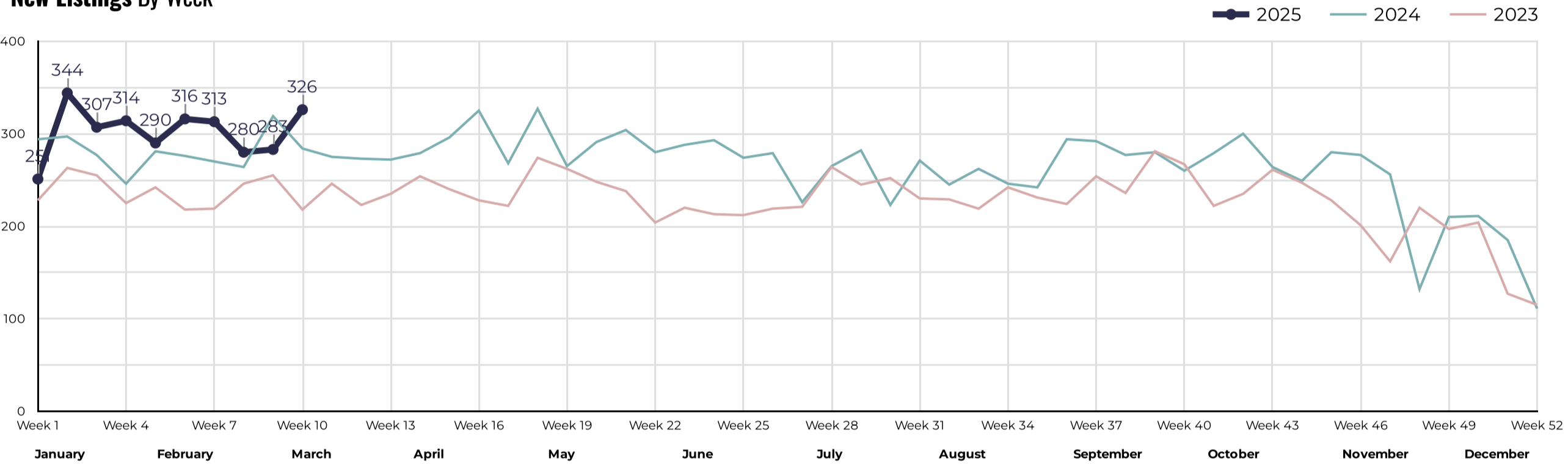
Year-to-Date
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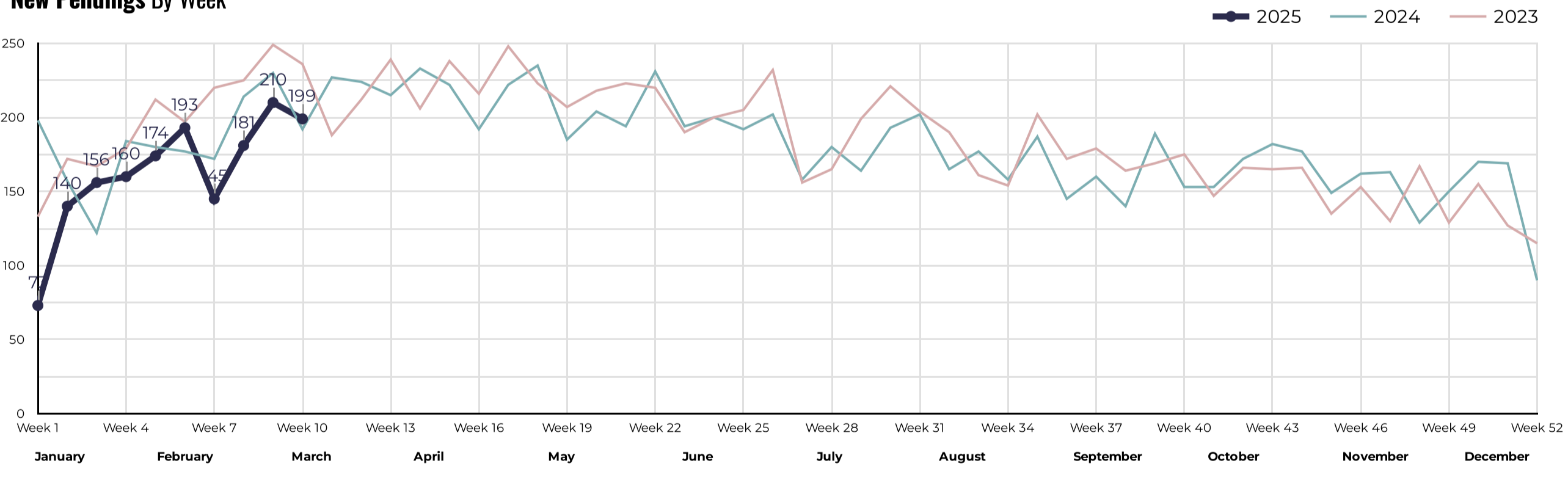
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Total Volume \$643.49M -6.4% from last year YTD	\$/sqft \$232 1.0% from last year YTD	% Over -1.94% -0.25% from last year YTD	# of Pending 1,673 -8.5% from last year YTD

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

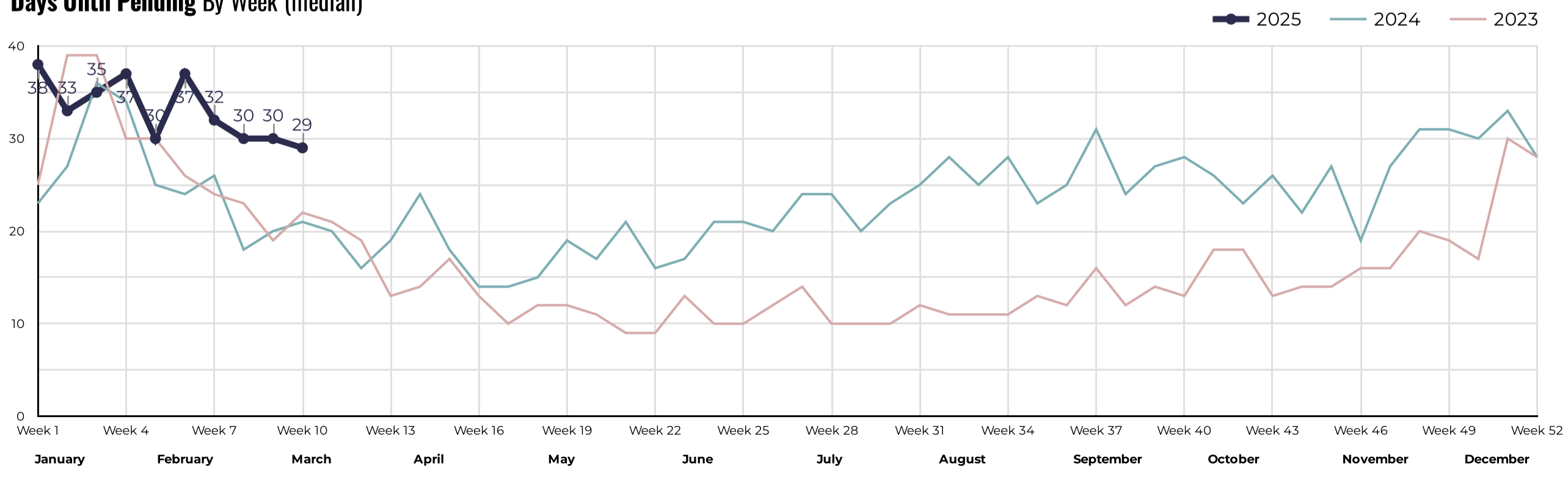
New Listings By Week



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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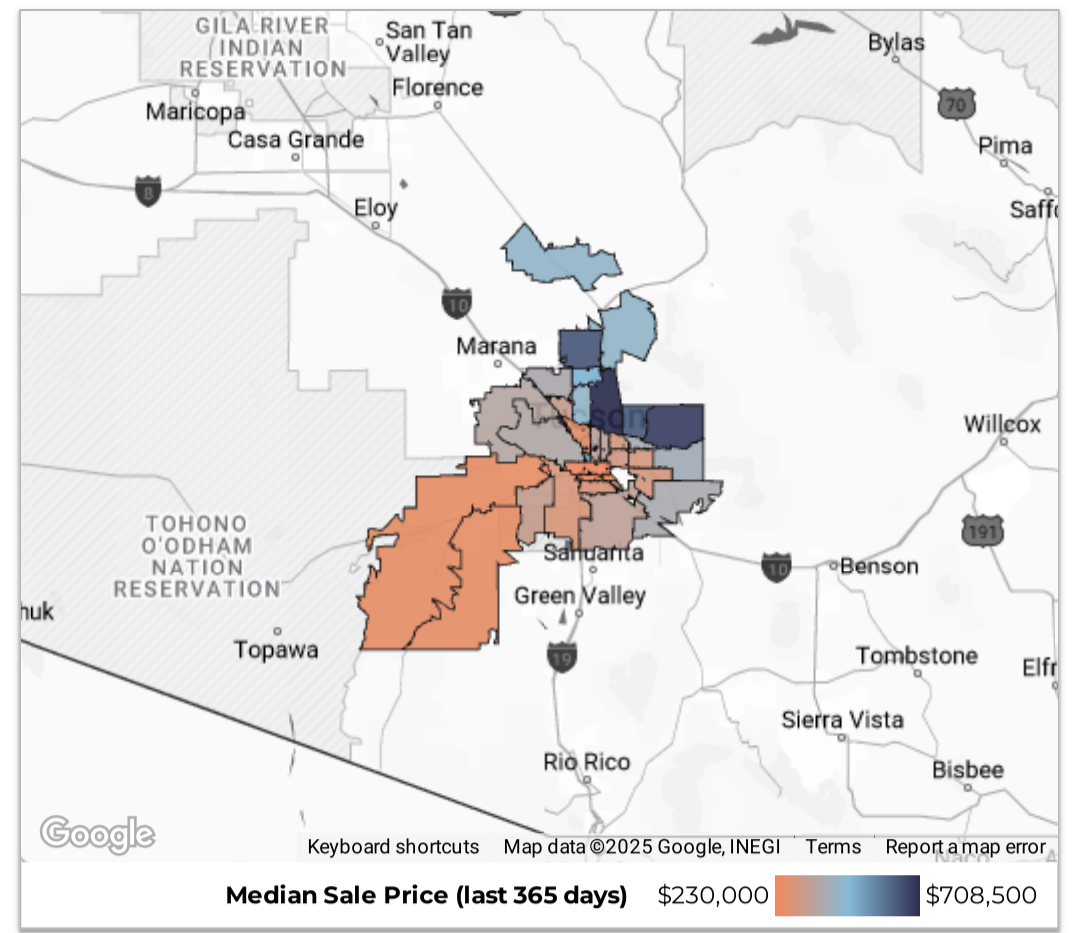
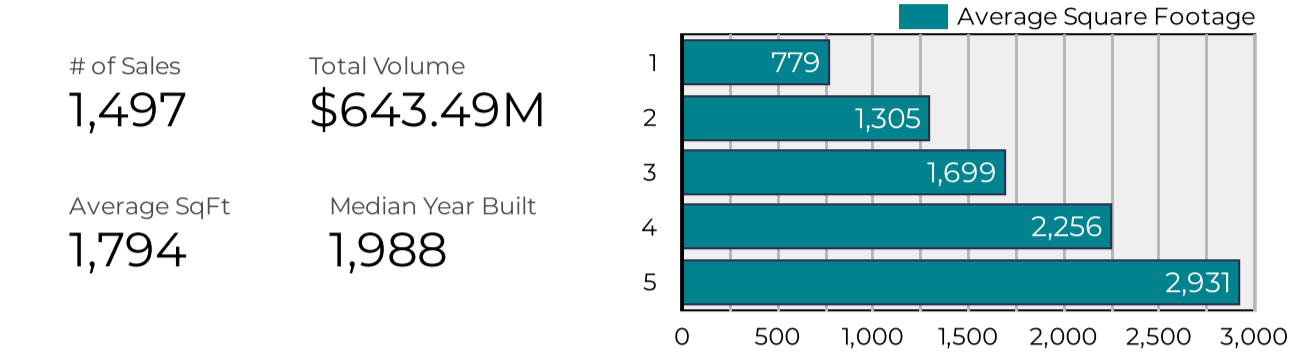
Region: City: Tucson (I) Zip Code:

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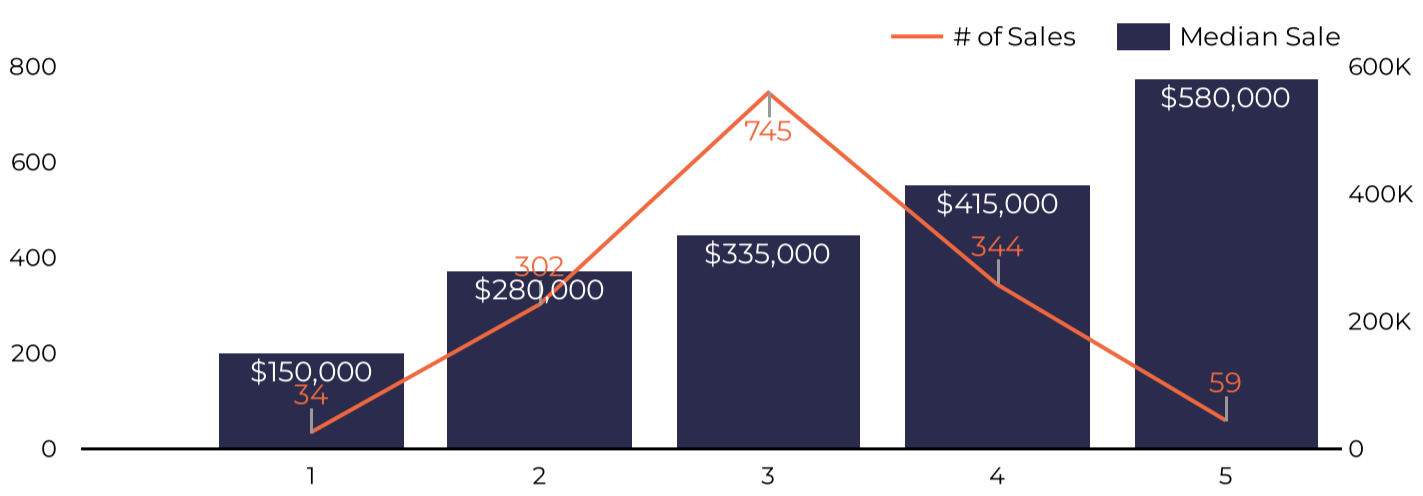
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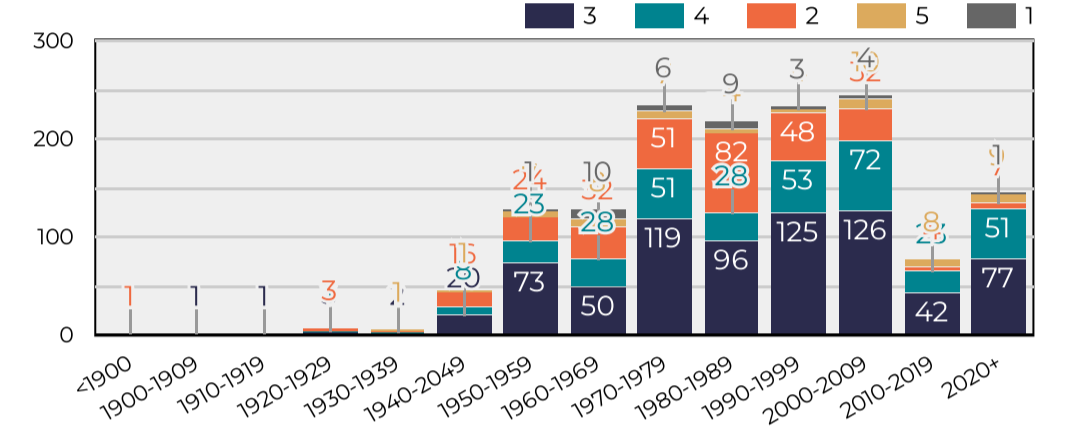
Bedroom Comparison



Median Sale Price By Bedrooms



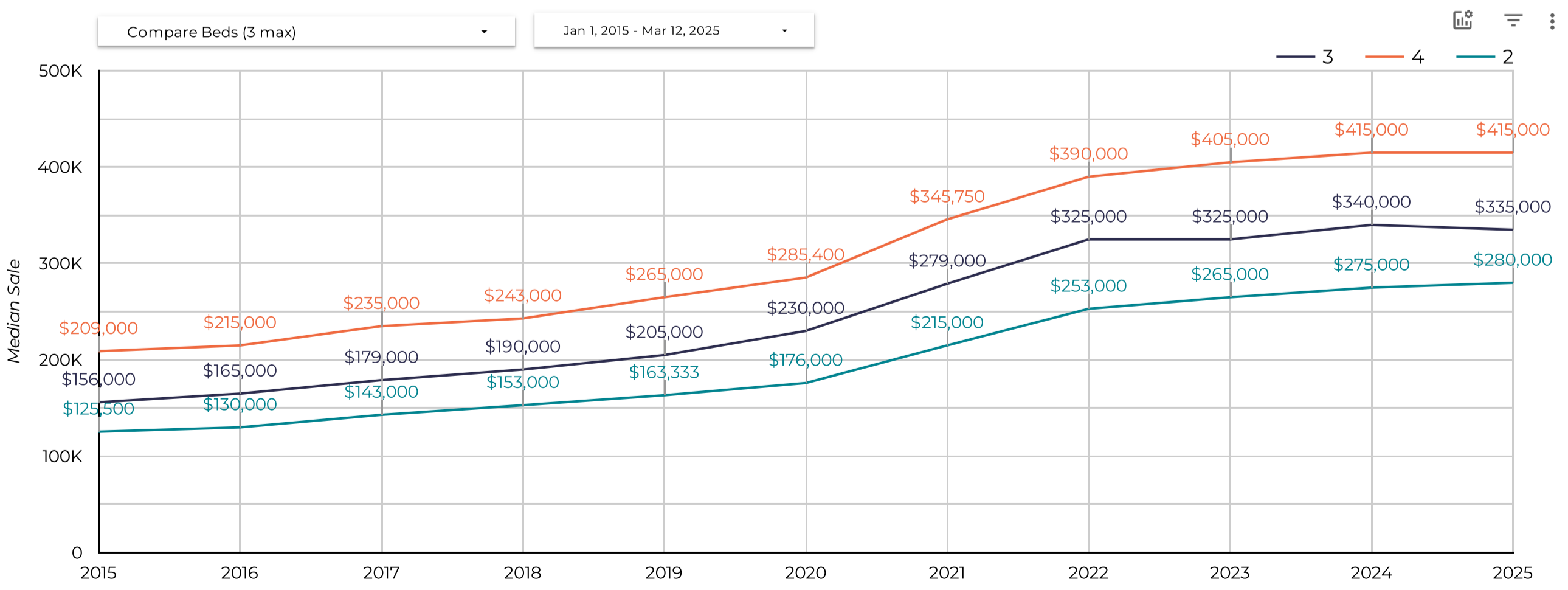
Sales By Year Built



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	110	1,027	78	28	4	29	-7.47%
\$200,000-\$299,999	367	1,287	133	198	36	31	-1.45%
\$300,000-\$399,999	468	1,641	57	284	127	35	-1.38%
\$400,000-\$499,999	220	1,986	31	101	88	30	-1.83%
\$500,000-\$599,999	112	2,175	17	48	47	26	-1.71%
\$600,000-\$699,999	62	2,480	8	28	26	17	-1.7%
\$700,000-\$799,999	51	2,364	9	21	21	25	-1.08%
\$800,000-\$999,999	47	2,939	2	20	25	19	-3.03%
\$1M-\$1.19M	19	3,087	1	9	9	31	-4.81%
\$1.2M-\$1.39	10	3,184	1	1	8	15	-0.49%
\$1.4M+	31	4,798	2	7	21	11	-1.63%
Grand total	1,497	1,794	339	745	412	29	-2.03%

Bedrooms Over Time



REGIONS Sales & Buyer Demand

MLS of Southern Arizona® Market Snapshot

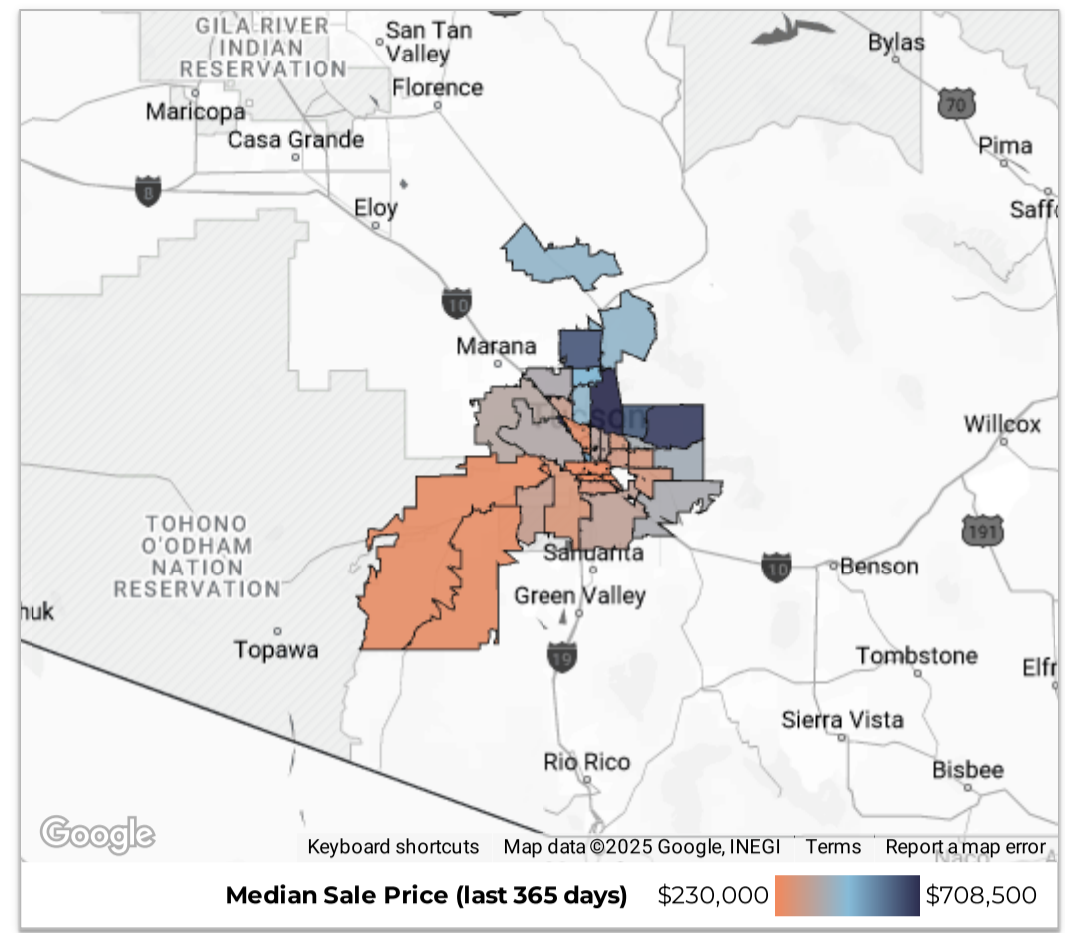
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Region City: Tucson (1) Zip Code

County Type Beds

Sqft Between and

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Feb 2025

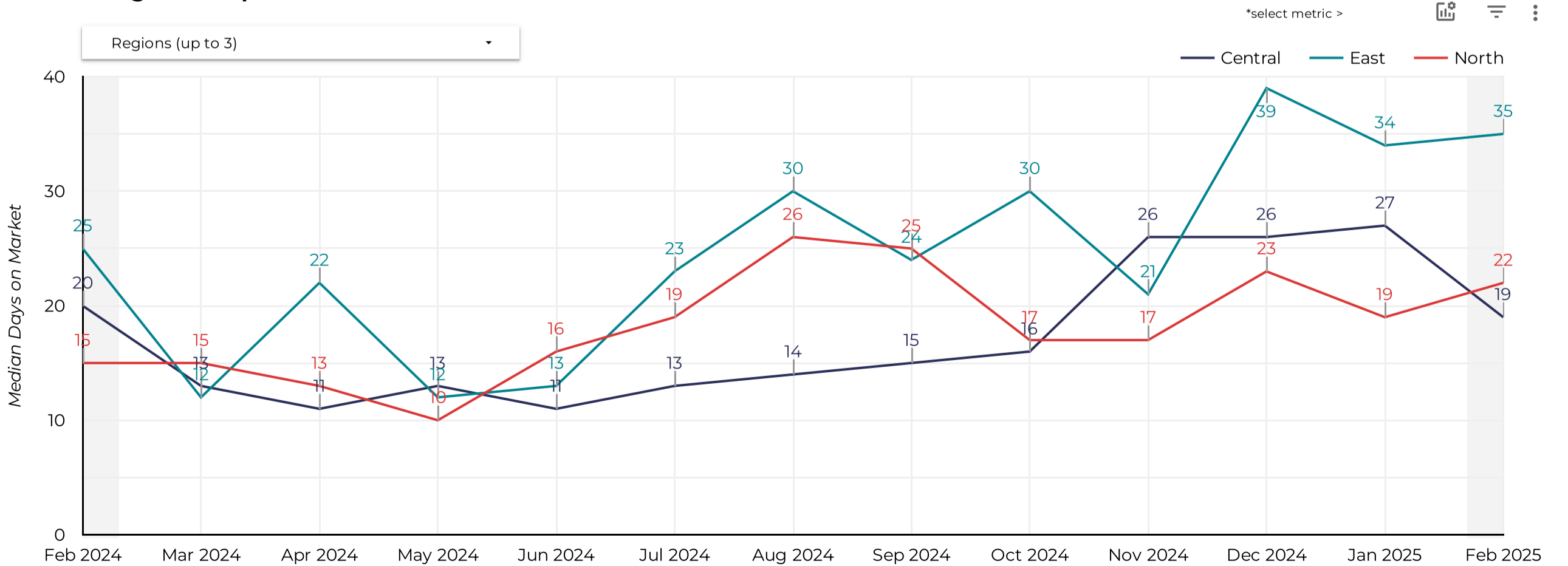
vs. last year

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	115	-14.2%	\$41.79M	-6.6%	\$319,000	\$9,000	\$237	-\$2	19	-2	-2.0%	0.3%
2. North	110	8.9%	\$78.35M	7.0%	\$560,000	-\$90,000	\$301	-\$1	22	5	-2.2%	+0.0%
3. Northwest	104	42.5%	\$48.53M	49.0%	\$380,000	-\$5,000	\$245	\$10	32	8	-1.0%	+0.0%
4. East	94	-3.1%	\$32.06M	4.5%	\$312,000	-\$500	\$207	\$2	35	10	-1.3%	0.8%
5. Southwest	59	-7.8%	\$17.2M	-6.8%	\$306,990	\$12,990	\$180	-\$6	28	2	-2.6%	-0.6%
6. Upper Southeast	53	3.9%	\$22.26M	-0.1%	\$405,000	-\$15,000	\$210	\$10	59	11	-1.9%	-0.8%
7. West	53	0.0%	\$24.25M	-1.3%	\$360,000	-\$50,000	\$244	\$7	22	0	-1.0%	0.6%
8. Northeast	48	33.3%	\$20.64M	26.8%	\$415,000	\$15,000	\$230	\$5	19	9	-2.0%	-0.5%
9. South	46	4.5%	\$12.23M	-0.3%	\$275,000	-\$12,500	\$199	-\$0	36	17	-1.6%	-0.1%
10. Upper Northwest	16	60.0%	\$8.85M	114.6%	\$416,000	\$68,000	\$239	\$28	43	-33	-2.1%	-1.2%
11. Extended West	11	37.5%	\$3.4M	41.1%	\$289,000	\$33,000	\$185	-\$17	42	33	-1.4%	-0.7%
12. Southeast	6	20.0%	\$2M	26.8%	\$330,000	\$10,000	\$231	\$7	34	30	-2.2%	0.8%
13. Extended Southw...	3	-25.0%	\$807.9K	1.2%	\$265,000	\$75,000	\$166	\$21	61	55	1.3%	0.1%
14. Pinal	1	-	\$165K	-	\$165,000	-	\$71	-	13	-	-28.2%	-

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1 Year Region Comparison



ZIP CODE Sales & Buyer Demand

MLS of Southern Arizona® Market Snapshot

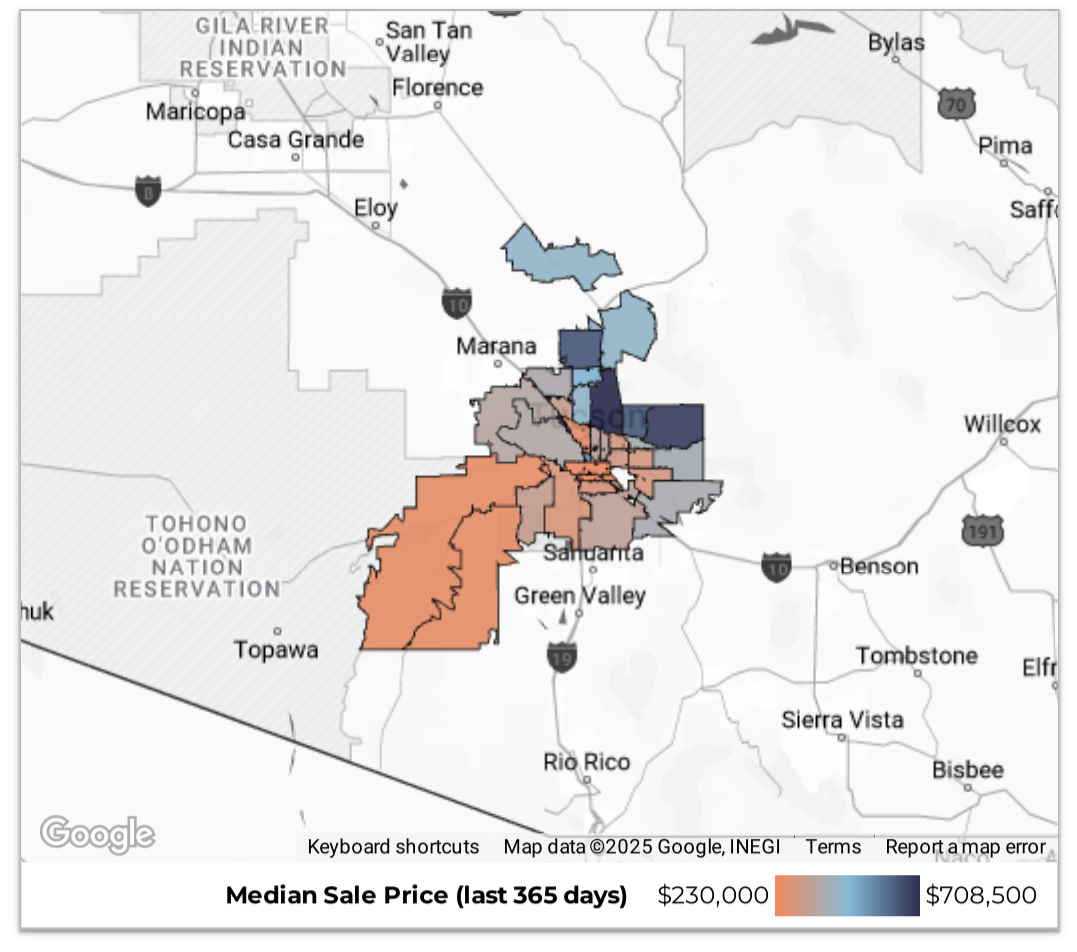
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Mar 12, 2025

Region: City: Tucson (1) Zip Code:

County: Type: Beds:

Sqft: Between and

\$: Between and AgeRstr.:



Feb 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
1. 85750	51	30.8% ↑	\$35,563,212	30.5% ↑	\$590,000	-\$114,500 ↓	\$313	-\$3 ↓	26	19 ↑	-2.2%	-0.6% ↓
2. 85704	45	55.2% ↑	\$19,699,400	74.9% ↑	\$410,000	\$72,500 ↑	\$232	-\$5 ↓	20	-10 ↓	-1.5%	0.4% ↑
3. 85747	38	5.6% ↑	\$16,131,248	-2.2% ↓	\$400,000	-\$52,500 ↓	\$215	\$9 ↑	54	11 ↑	-2.1%	-1.2% ↓
4. 85718	37	-19.6% ↓	\$34,986,286.5	-13.2% ↓	\$713,000	\$8,000 ↑	\$336	\$21 ↑	21	4 ↑	-2.5%	0.4% ↑
5. 85730	37	-7.5% ↓	\$11,956,791	-3.8% ↓	\$305,000	\$5,100 ↑	\$221	\$8 ↑	24	5 ↑	-0.4%	0.3% ↑
6. 85741	36	89.5% ↑	\$11,718,300	62.4% ↑	\$325,000	-\$30,000 ↓	\$227	-\$0 ↓	20	-4 ↓	-1.2%	-0.1% ↓
7. 85710	34	-15.0% ↓	\$10,115,413	-11.9% ↓	\$290,000	-\$20,000 ↓	\$183	-\$7 ↓	23	-7 ↓	-1.7%	2.0% ↑
8. 85756	32	-5.9% ↓	\$11,346,775	-2.1% ↓	\$340,500	\$10,500 ↑	\$206	\$6 ↑	60	15 ↑	-1.0%	0.4% ↑
9. 85711	30	-9.1% ↓	\$9,652,652	-10.5% ↓	\$308,500	-\$12,640 ↓	\$218	\$1 ↑	56	23 ↑	-2.1%	-1.3% ↓
10. 85745	30	-3.2% ↓	\$13,602,273	-14.6% ↓	\$375,000	-\$80,000 ↓	\$249	\$0 ↑	17	-3 ↓	-1.2%	0.7% ↑
11. 85716	30	20.0% ↑	\$12,700,963	39.0% ↑	\$340,000	\$23,000 ↑	\$260	\$19 ↑	13	-9 ↓	-1.9%	1.4% ↑
12. 85715	30	76.5% ↑	\$11,378,170	50.8% ↑	\$345,000	-\$35,000 ↓	\$221	-\$3 ↓	19	11 ↑	-1.5%	-0.5% ↓
13. 85713	28	12.0% ↑	\$6,315,200	5.4% ↑	\$221,000	-\$14,000 ↓	\$177	-\$12 ↓	24	6 ↑	-3.1%	0.2% ↑
14. 85743	27	3.8% ↑	\$11,906,600	21.0% ↑	\$350,000	-\$29,000 ↓	\$217	\$2 ↑	46	25 ↑	-1.6%	-0.5% ↓
15. 85742	26	-7.1% ↓	\$14,381,002	29.0% ↑	\$417,000	\$18,000 ↑	\$258	\$35 ↑	46	12 ↑	-0.3%	0.5% ↑
16. 85757	26	4.0% ↑	\$9,010,898	11.0% ↑	\$329,290	\$13,970 ↑	\$184	\$0 ↑	44	18 ↑	-1.7%	-1.2% ↓
17. 85712	25	-16.7% ↓	\$7,156,000	-2.9% ↓	\$302,000	\$57,000 ↑	\$208	-\$16 ↓	23	5 ↑	-1.7%	0.6% ↑
18. 85748	22	29.4% ↑	\$9,625,126	41.9% ↑	\$375,000	-\$34,280 ↓	\$221	-\$2 ↓	39	13 ↑	-2.1%	-0.9% ↓
19. 85706	21	5.0% ↑	\$5,873,799	3.2% ↑	\$289,000	-\$6,000 ↓	\$216	\$29 ↑	35	13 ↑	-0.4%	1.5% ↑
20. 85719	18	-14.3% ↓	\$7,639,083	-13.3% ↓	\$325,000	-\$66,250 ↓	\$277	\$21 ↑	8	2 ↑	-2.2%	1.1% ↑
21. 85739	17	54.5% ↑	\$9,014,000	100.7%...	\$416,000	\$48,000 ↑	\$229	\$22 ↑	43	-46 ↓	-3.7%	-2.8% ↓
22. 85737	16	60.0% ↑	\$8,503,895	50.3% ↑	\$410,000	-\$40,000 ↓	\$259	\$5 ↑	93	81 ↑	-1.8%	-0.6% ↓
23. 85705	14	-44.0% ↓	\$3,250,150	-54.3%...	\$257,000	-\$3,000 ↓	\$184	-\$60 ↓	26	8 ↑	-1.7%	1.2% ↑

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1 Year Zip Code Comparison

