

# MONTHLY Sales & Pricing

## MLS of Southern Arizona® Market Snapshot

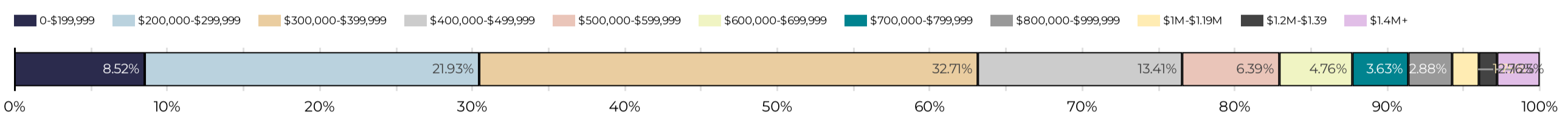
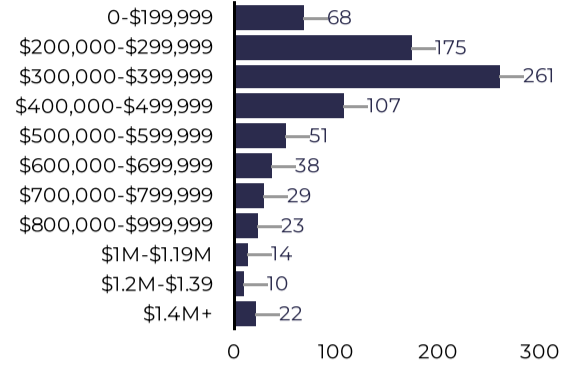
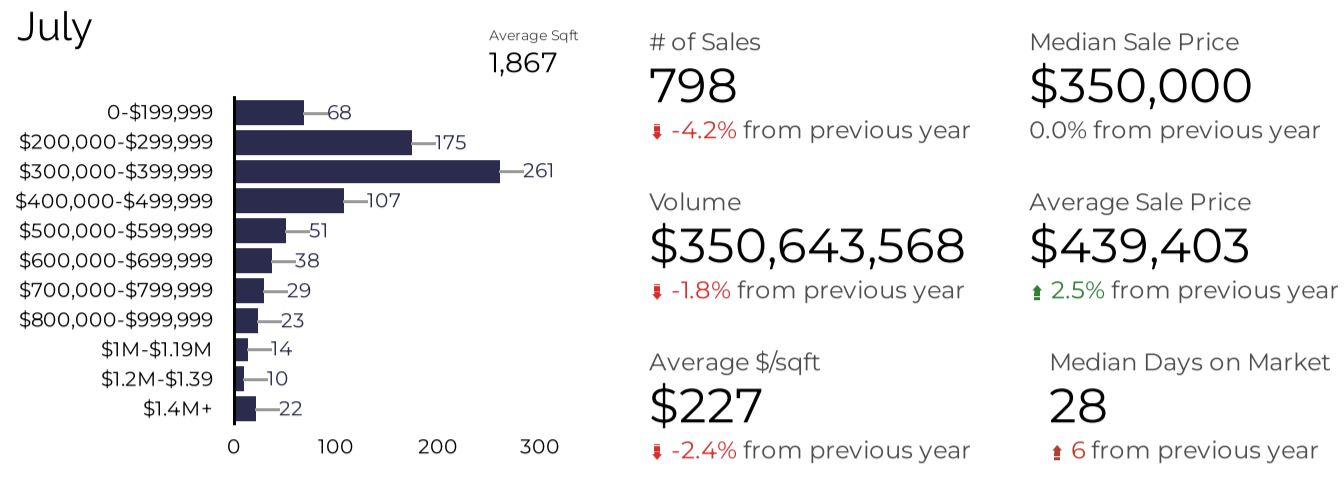
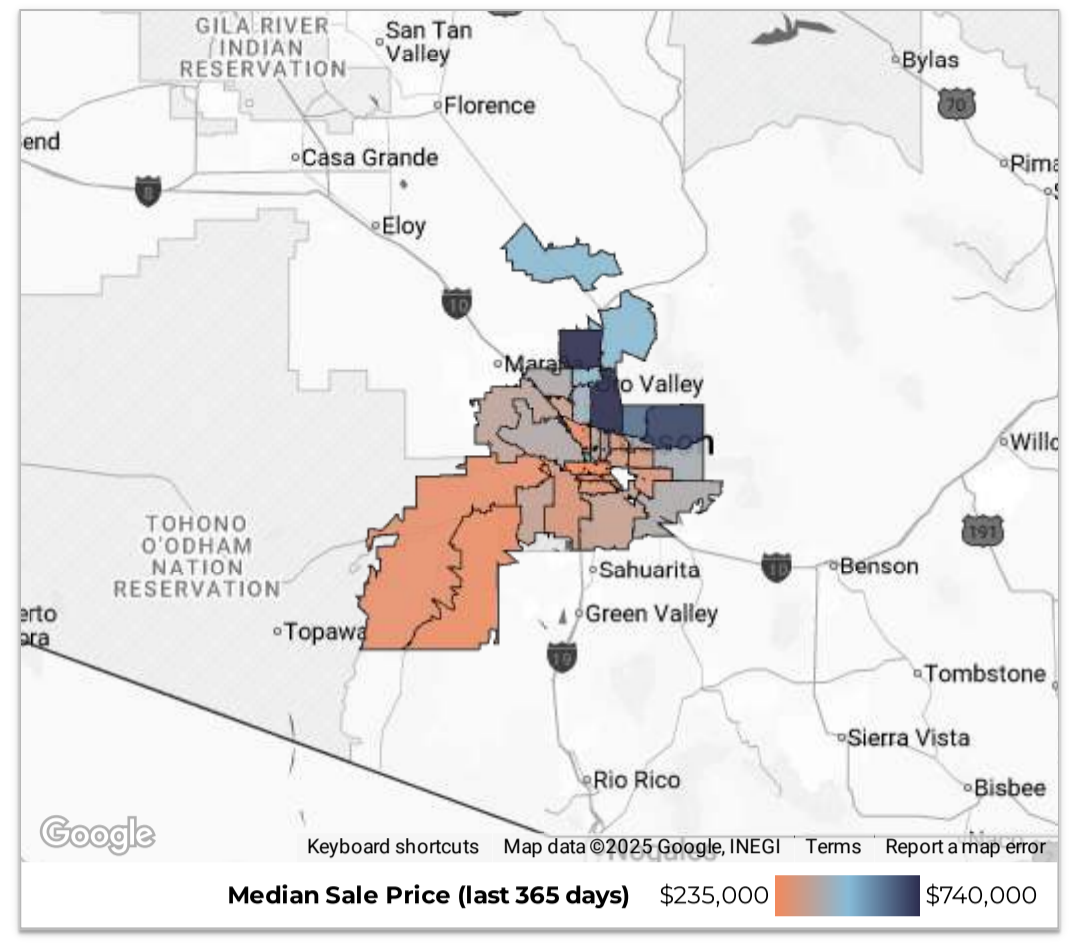
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Aug 10, 2025

Region  City: Tucson (1) Zip Code

County  Type  Beds

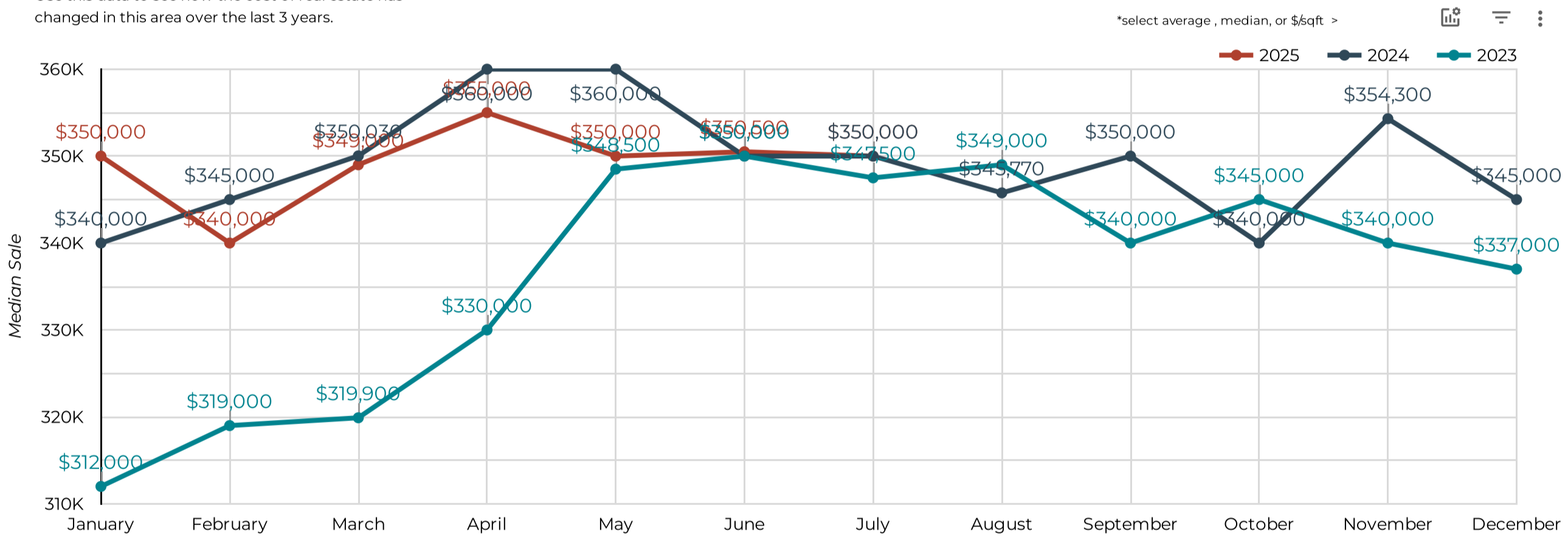
Sqft Between  and

\$ 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 - Jul 31, 2025 [right-click to download](#)

MONTH	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
Jul 2025	798	\$350,643,568	\$350,000	\$439,403	\$227
Jun 2025	823	\$357,348,197	\$350,500	\$434,202	\$233
May 2025	914	\$400,122,454	\$350,000	\$437,771	\$235
Apr 2025	931	\$407,942,722	\$355,000	\$438,177	\$236
Mar 2025	892	\$392,530,833	\$349,000	\$440,057	\$234
Feb 2025	736	\$318,257,527	\$340,000	\$432,415	\$233
Jan 2025	586	\$248,405,431	\$350,000	\$423,900	\$229
Dec 2024	702	\$299,677,028	\$345,000	\$426,890	\$231
Nov 2024	648	\$275,362,033	\$354,300	\$424,941	\$228
Oct 2024	749	\$304,800,364	\$340,000	\$406,943	\$229
Sep 2024	684	\$284,631,719	\$350,000	\$416,128	\$230

# MONTHLY Buyer Demand

## MLS of Southern Arizona® Market Snapshot

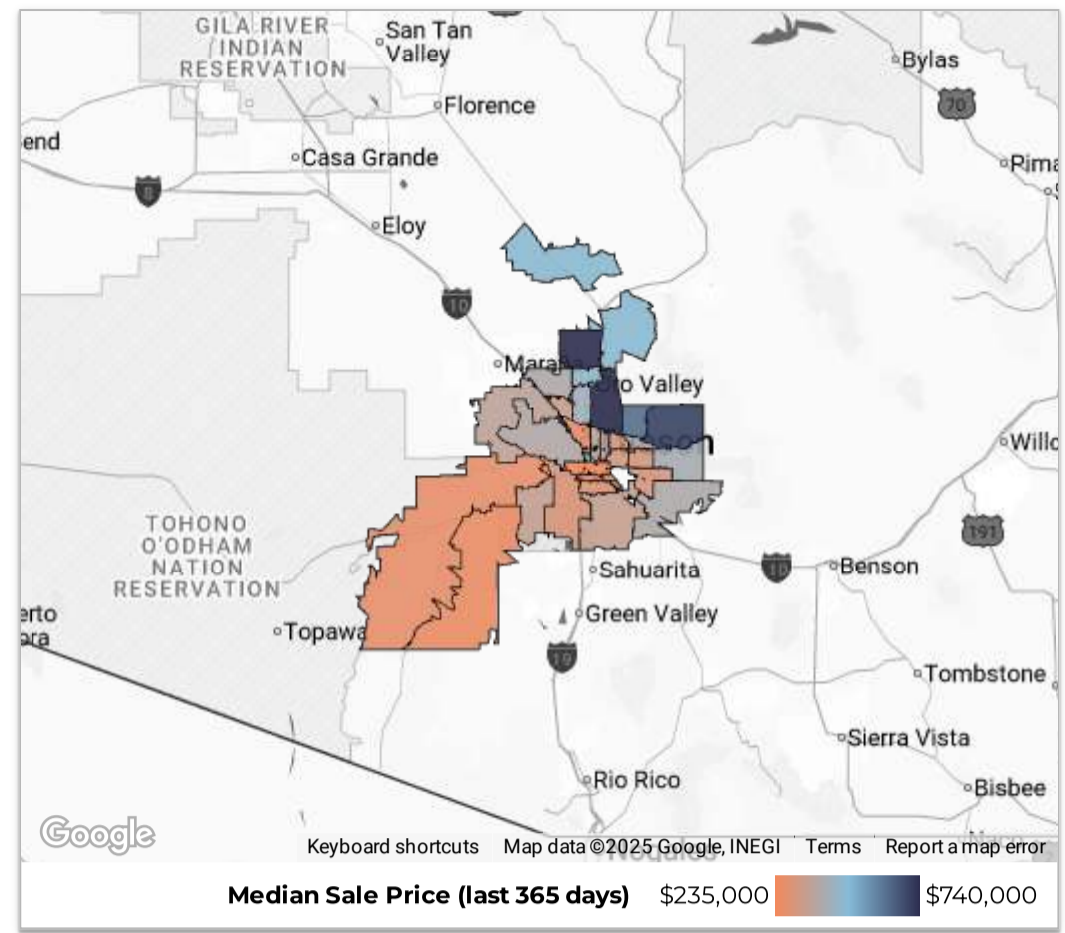
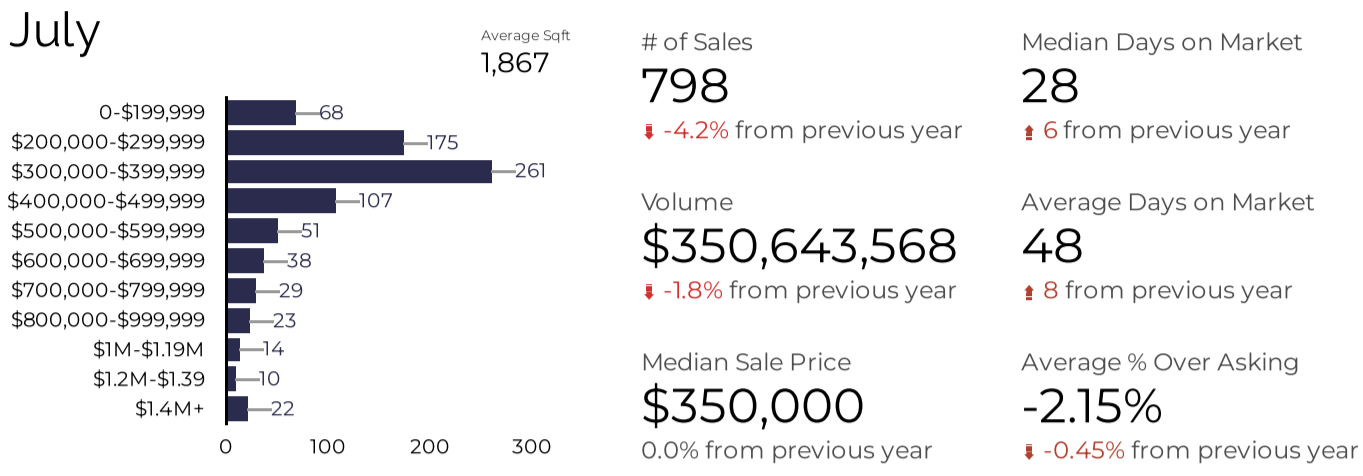
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County:  Type:  Beds:

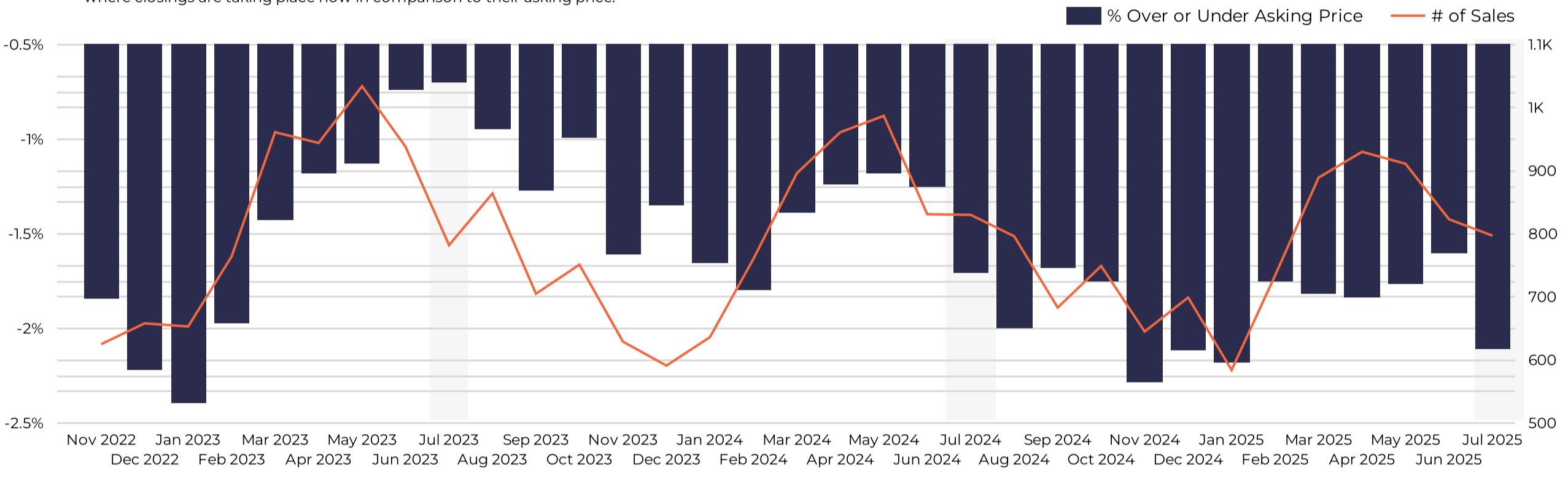
Sqft Between:  and

\$ Between:  and  AgeRstr.:



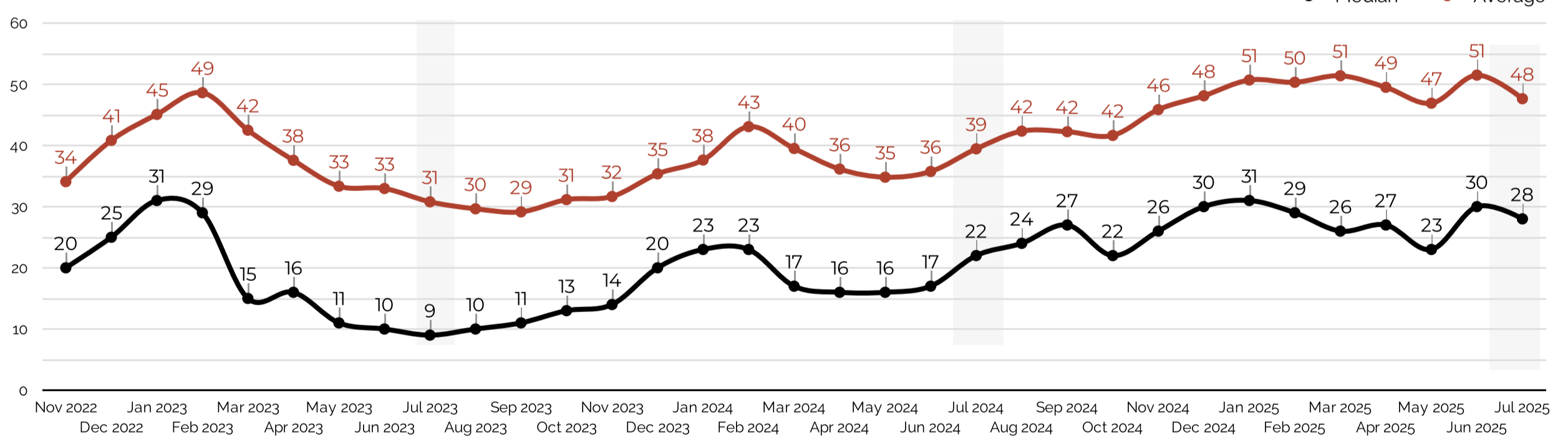
### Buyer Demand

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.

May 12, 2025 - Aug 10, 2025

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	163	-1.8% ↓	36	17 ↑	-4.52%	-0.08% ↓
\$200,000-\$299,999	546	-6.5% ↓	24	9 ↑	-1.55%	-0.38% ↓
\$300,000-\$399,999	798	-5.3% ↓	29	6 ↑	-1.36%	-0.57% ↓
\$400,000-\$499,999	322	-9.6% ↓	26	9 ↑	-1.64%	-0.54% ↓
\$500,000-\$599,999	162	-13.4% ↓	28	8 ↑	-1.63%	-0.3% ↓
\$600,000-\$699,999	108	-22.9% ↓	26	11 ↑	-1.7%	-0.34% ↓
\$700,000-\$799,999	82	0.0%	22	6 ↑	-2.48%	-0.48% ↓
\$800,000-\$999,999	78	-4.9% ↓	23	7 ↑	-2.6%	-0.61% ↓
\$1M-\$1.19M	40	0.0%	19	-2 ↓	-4.51%	0.01% ↑
\$1.2M-\$1.39	28	0.0%	36	-23 ↓	-3.97%	-0.44% ↓
\$1.4M+	49	8.9% ↑	33	21 ↑	-3.26%	0.31% ↑
<b>Grand total</b>	<b>2,376</b>	<b>-6.9% ↓</b>	<b>27</b>	<b>8 ↑</b>	<b>-1.89%</b>	<b>-0.45% ↓</b>

# MONTHLY Inventory

## MLS of Southern Arizona® Market Snapshot

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

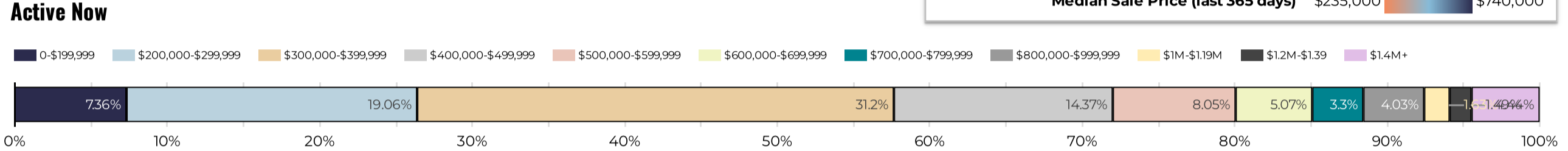
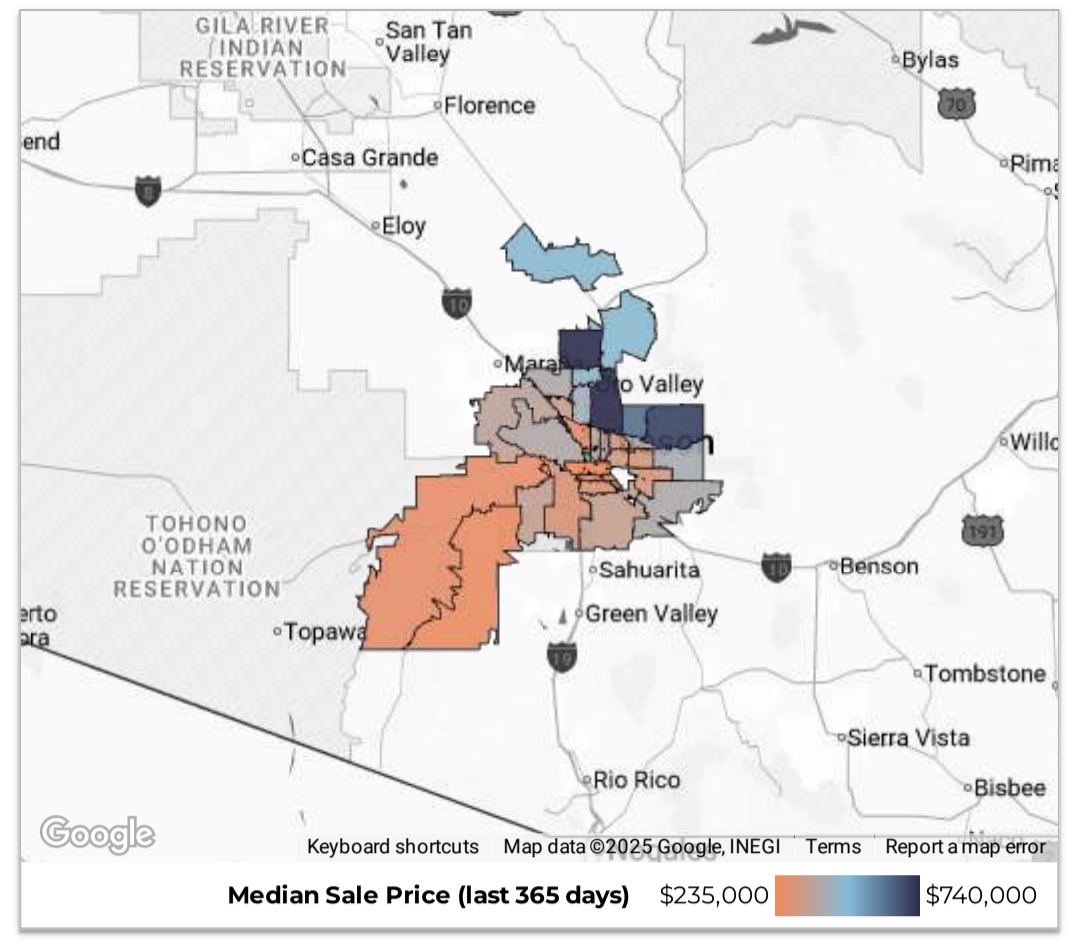
Region:  City: Tucson (1) Zip Code:

County:  Type:  Beds:

Sqft Between:  and

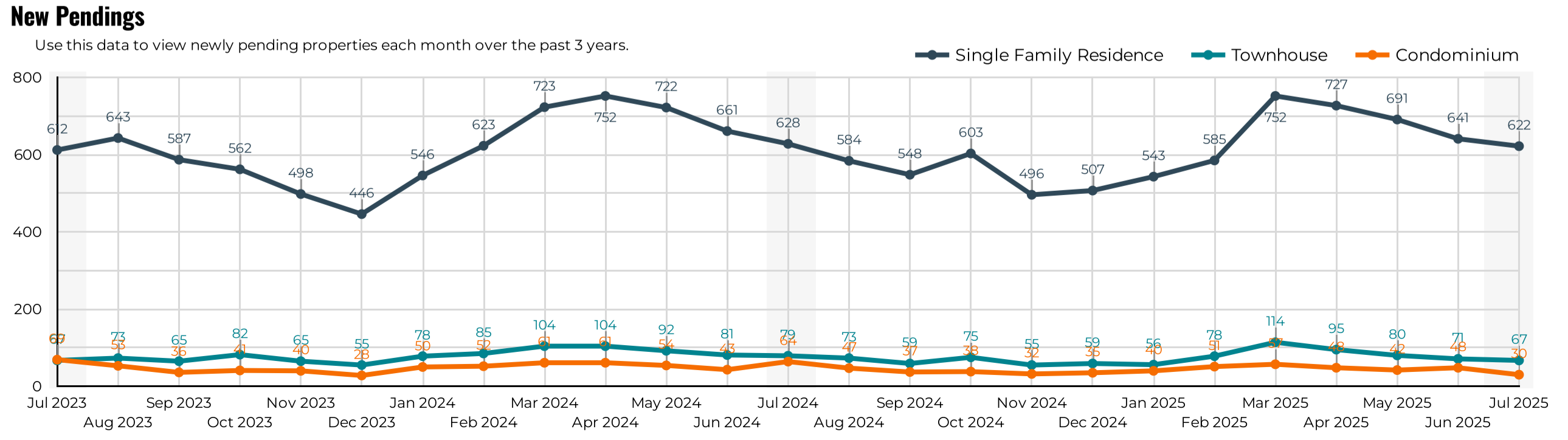
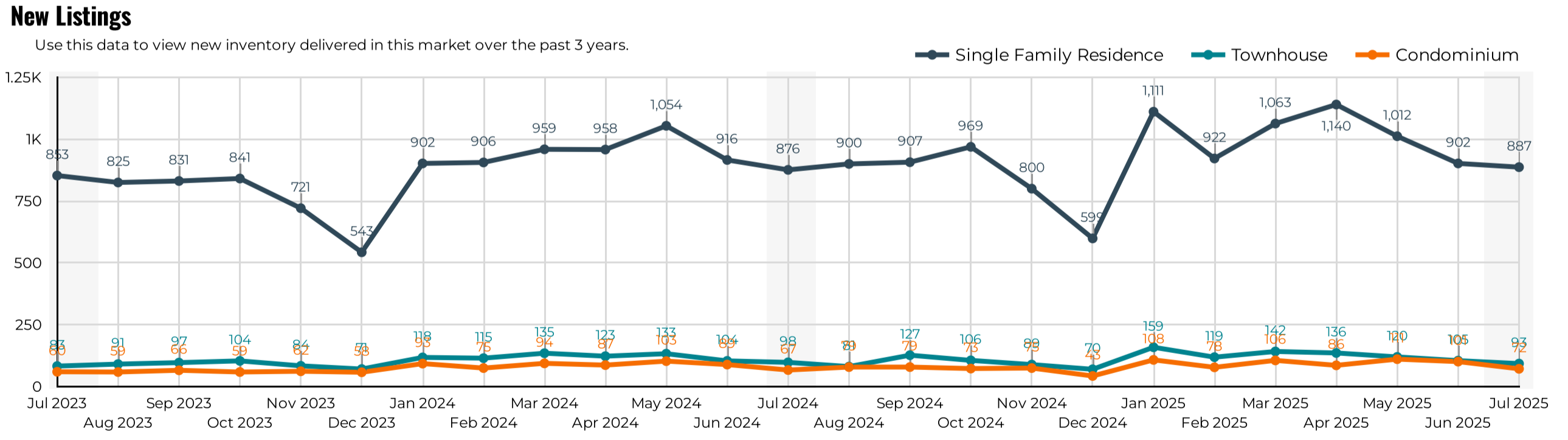
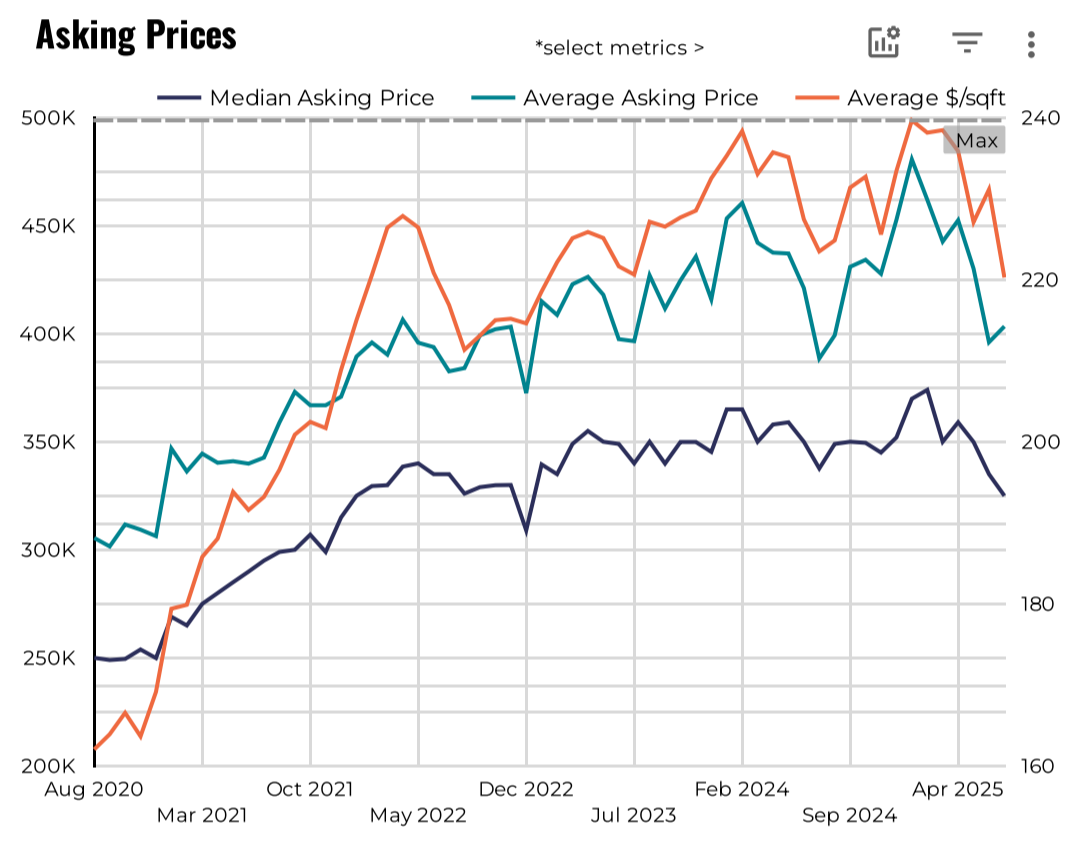
\$ Between:  and  AgeRstr.:  [Download](#)

<b>July</b>	Average Sqft 1,867	<b>Today</b> 8/10/25	<b>Average List Price</b>	<b>#</b>
# of New Listings (Supply) <b>1,109</b> -0.1% from previous year	Months of Supply Now <b>3.61</b>	Single Family Residence	\$611,687	2,193
# of New Pendings (Demand) <b>762</b> -7.0% from previous year	Active Now <b>2,881</b>	Townhouse	\$351,561	251
	Pending Listings Now <b>315</b>	Manufactured Home	\$244,824	117
		Condominium	\$234,685	288
		Mobile Home	\$132,462	32
		Median DOM (Active Now)		60
		Average DOM (Active Now)		89



### Months of Supply By Price

Asking Price	Months of Supply	Active Now	# of Sales Last Month	Median DOM (today)
0-\$199,999	3.12	212	68	64
\$200,000-\$299,999	3.23	549	170	52
\$300,000-\$399,999	3.48	899	258	59
\$400,000-\$499,999	3.73	414	111	65
\$500,000-\$599,999	4.30	232	54	58
\$600,000-\$699,999	3.84	146	38	59
\$700,000-\$799,999	3.28	95	29	63
\$800,000-\$999,999	5.80	116	20	62
\$1M-\$1.19M	2.76	47	17	65
\$1.2M-\$1.39	4.78	43	9	65
\$1.4M+	5.33	128	24	125
<b>Grand total</b>	<b>3.61</b>	<b>2,881</b>	<b>798</b>	<b>63</b>



# MONTHLY Price Drops

## MLS of Southern Arizona® Market Snapshot

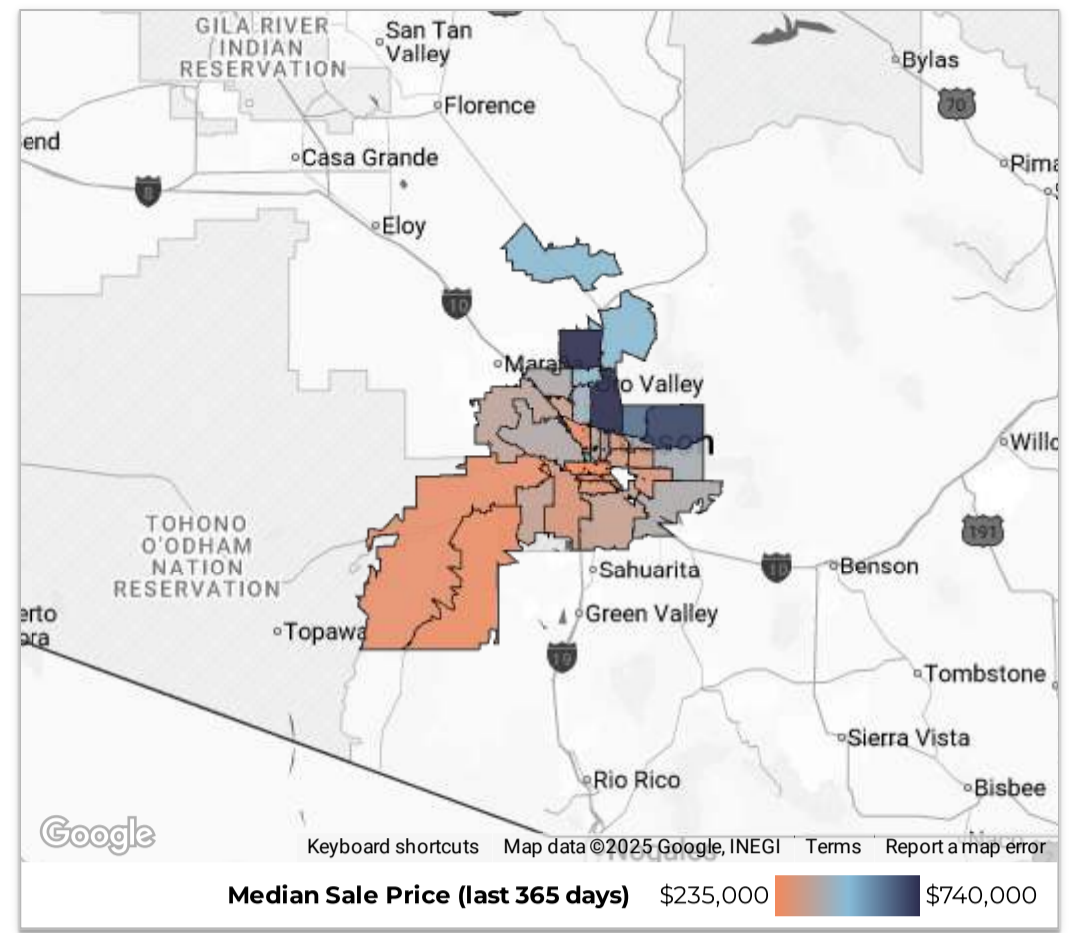
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Region:  City: Tucson (I) Zip Code:

County:  Type:  Beds:

Sqft: Between  and

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



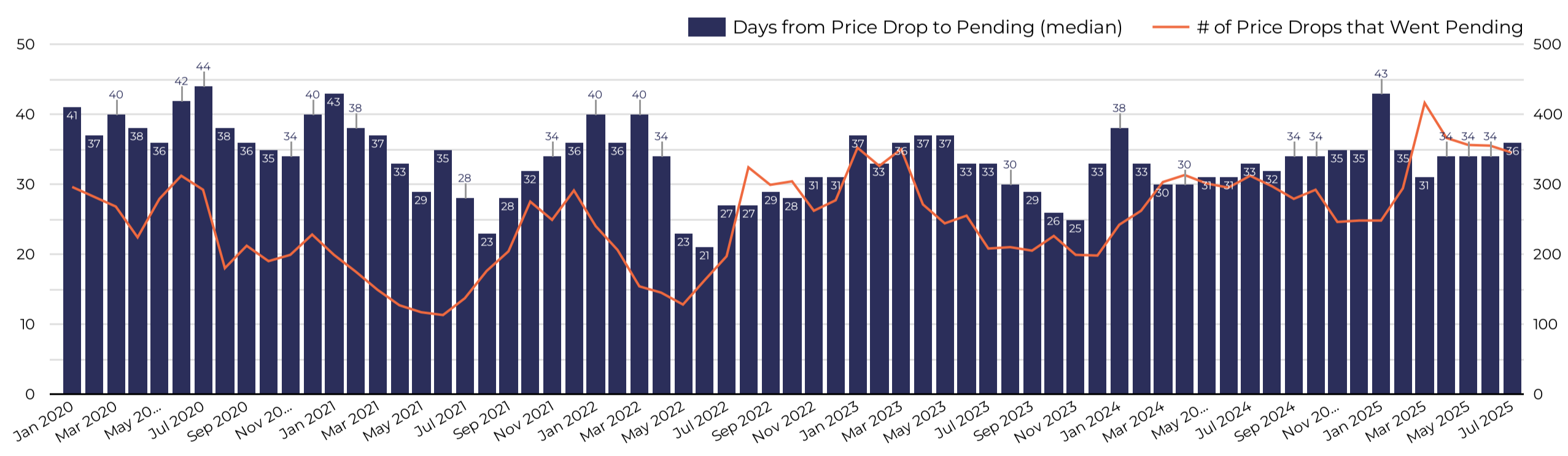
<b>Active Now</b>	08/10/2025	Ave SQFT 1,933	<b>July</b>	
Active Listings	2,881	Active w/ a Price Drop	1,397	48%
% Price Drop	6.4%	# of Sales Last	798	# w/ a Price Drop
Median Days Until Price Drop	19	Average Price Drop	6.6%	358

### Price Drops By Price Range

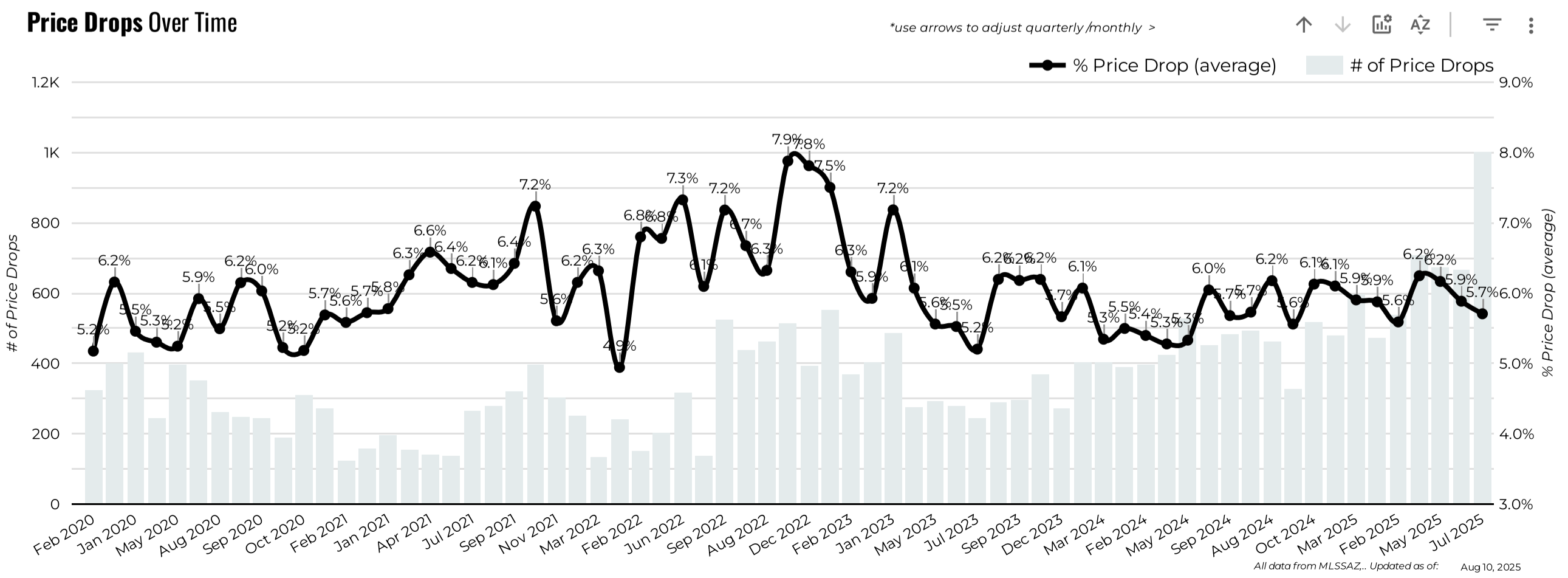
Asking Price	Active	Active w/ Price Drop	% w/ a Price Drop	Average Price Drop
0-\$199,999	212	97	46%	8%
\$200,000-\$299,999	549	271	49%	5%
\$300,000-\$399,999	899	473	53%	5%
\$400,000-\$499,999	414	200	48%	5%
\$500,000-\$599,999	232	107	46%	5%
\$600,000-\$699,999	146	78	53%	6%
\$700,000-\$799,999	95	49	52%	5%
\$800,000-\$999,999	116	57	49%	7%
\$1M-\$1.19M	47	20	43%	8%
\$1.2M-\$1.39	43	12	28%	8%
\$1.4M+	128	33	26%	7%
<b>Grand total</b>	<b>2,881</b>	<b>1,397</b>	<b>48%</b>	<b>6%</b>

### Price Drop Outcomes

In the last 90 days, listings that dropped their price went pending after a median of **34** days in this market. Here is how that number has changed over time. Jan 1, 2020 - Jul 31, 2025



### Price Drops Over Time



# YEARLY Sales & Pricing

## MLS of Southern Arizona® Market Snapshot

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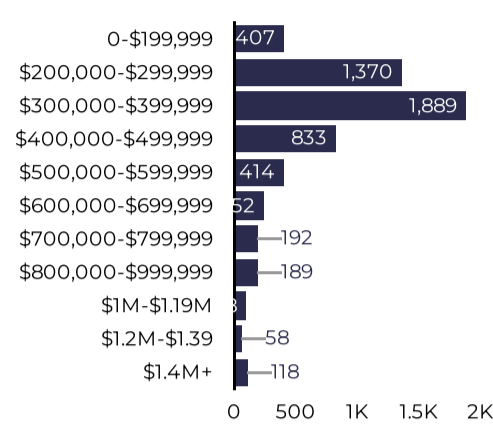
Region:  City: Tucson (I)  Zip Code:

County:  Type:  Beds:

Sqft: Between  and

\$: Between  and  AgeRstr.:

Jan 1, 2025 - Aug 9, 2025



**# of Sales**  
5,820  
-5.3% from previous year

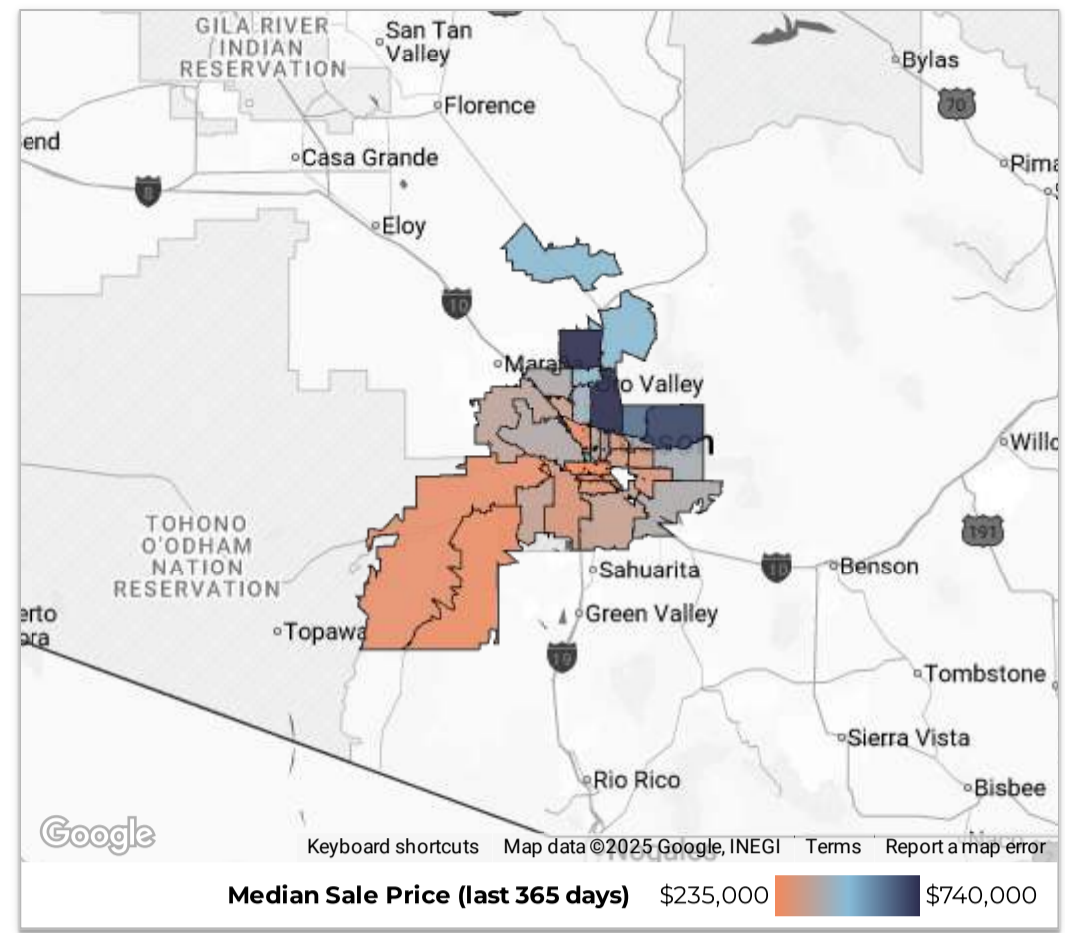
**Total Volume**  
\$2.53B  
-5.7% from previous year

**Median Days on Market**  
27  
+8 from previous year

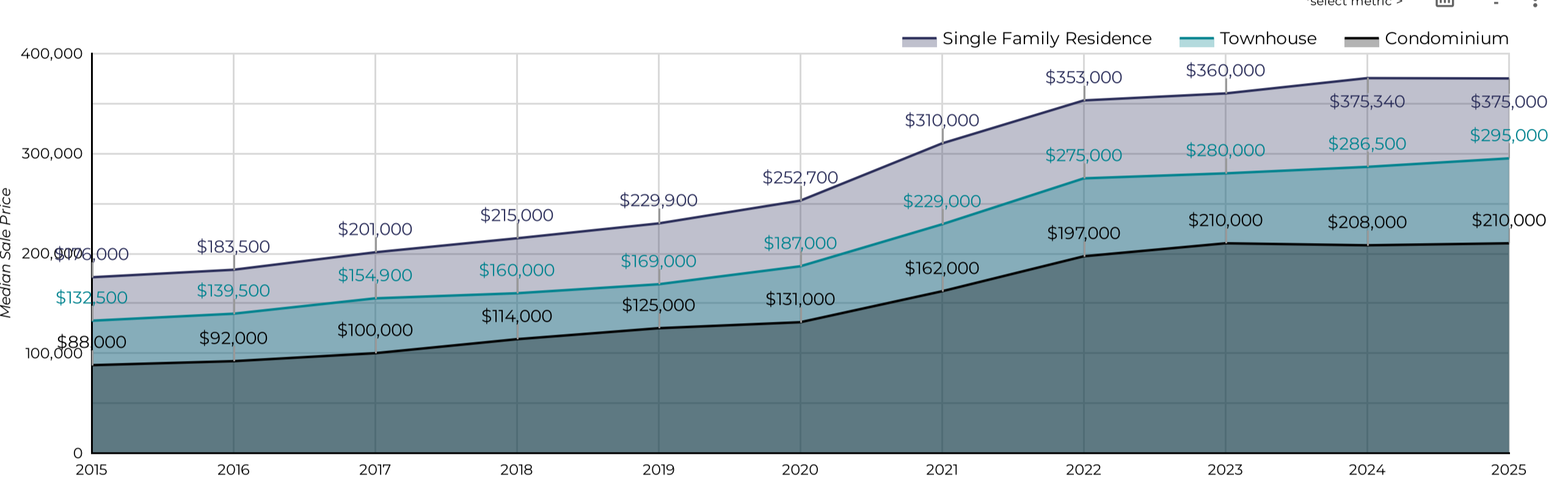
**New Listings**  
9,429  
+6.6% from previous year

**Median Sale Price**  
\$350,000  
-0.1% from previous year

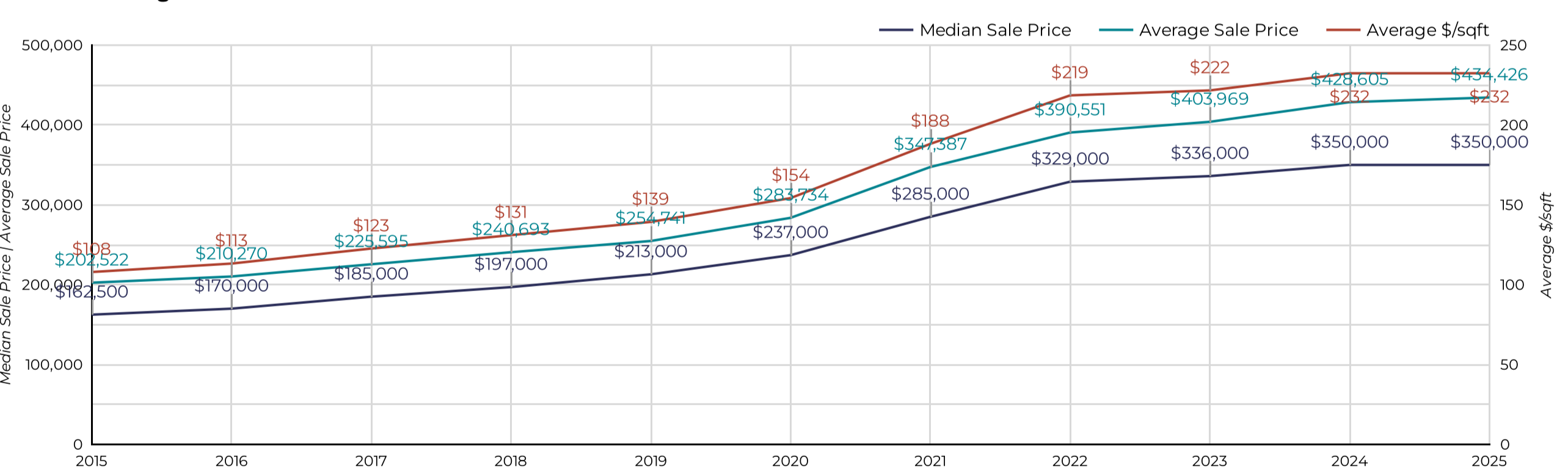
**% Over or Under Asking**  
-1.9%  
-0.4% from previous year



### Market Pricing By Type



### Market Pricing Overall



### Market Activity By Year

YEAR	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
2025	5,820	\$2,528,357,134	\$350,000	\$434,426	\$232
2024	9,500	\$4,071,750,174	\$350,000	\$428,605	\$232
2023	9,628	\$3,889,416,861	\$336,000	\$403,969	\$222
2022	12,129	\$4,736,995,725	\$329,000	\$390,551	\$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

## MLS of Southern Arizona® Market Snapshot

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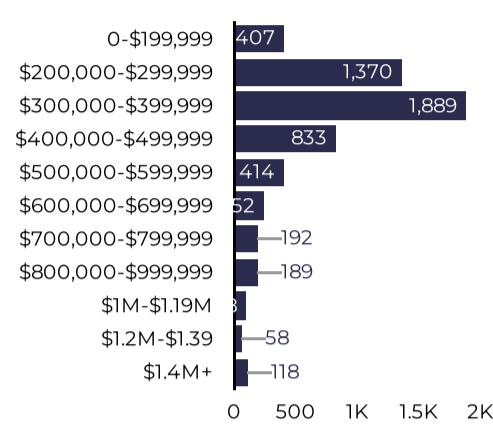
Region:  City:  Zip Code:

County:  Type:  Beds:

Sqft: Between  and

\$: Between  and  AgeRstr.:

Jan 1, 2025 - Aug 9, 2025



# of Sales  
**5,820**  
↓ -5.3% from previous year

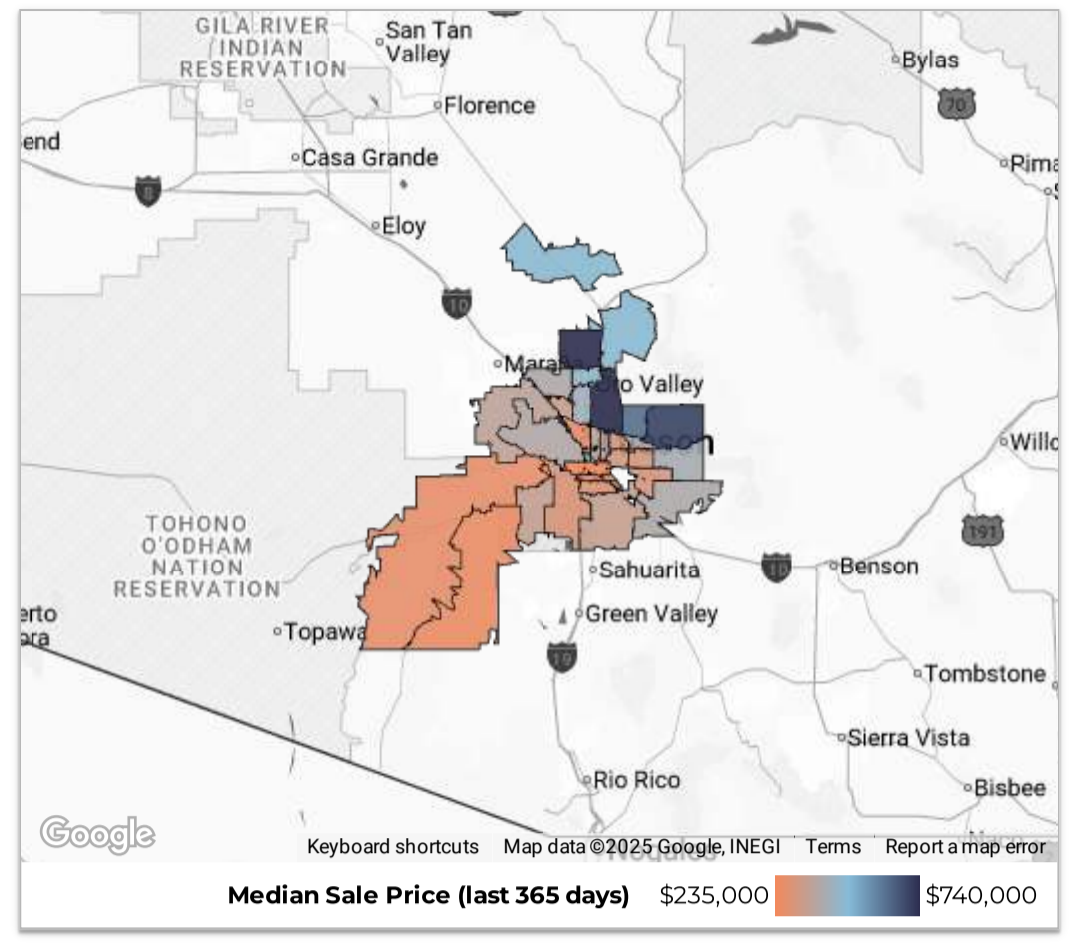
Total Volume  
**\$2.53B**  
↓ -5.7% from previous year

Median Days on Market  
**27**  
↑ 8 from previous year

New Listings  
**9,429**  
↑ 6.6% from previous year

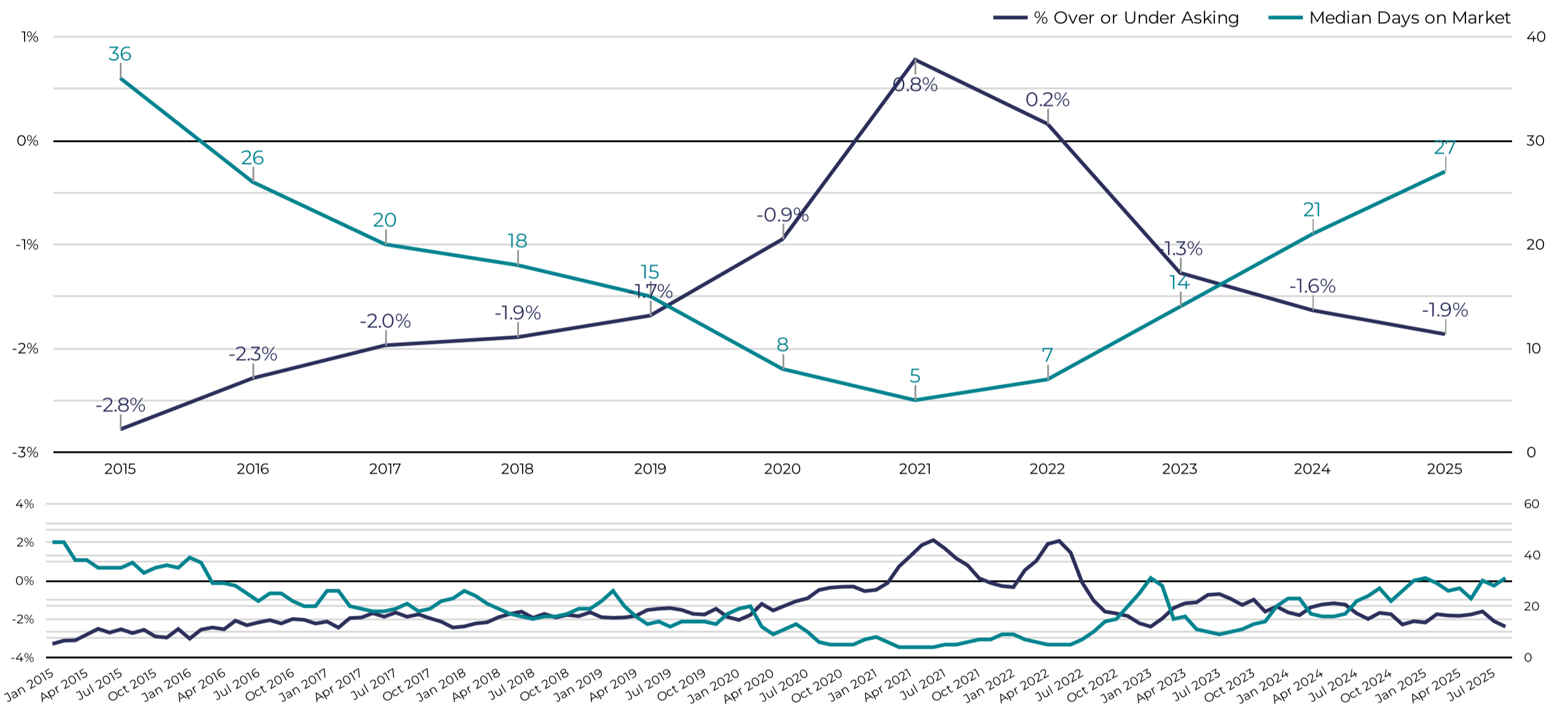
Median Sale Price  
**\$350,000**  
↓ -0.1% from previous year

% Over or Under Asking  
**-1.9%**  
↓ -0.4% from previous year



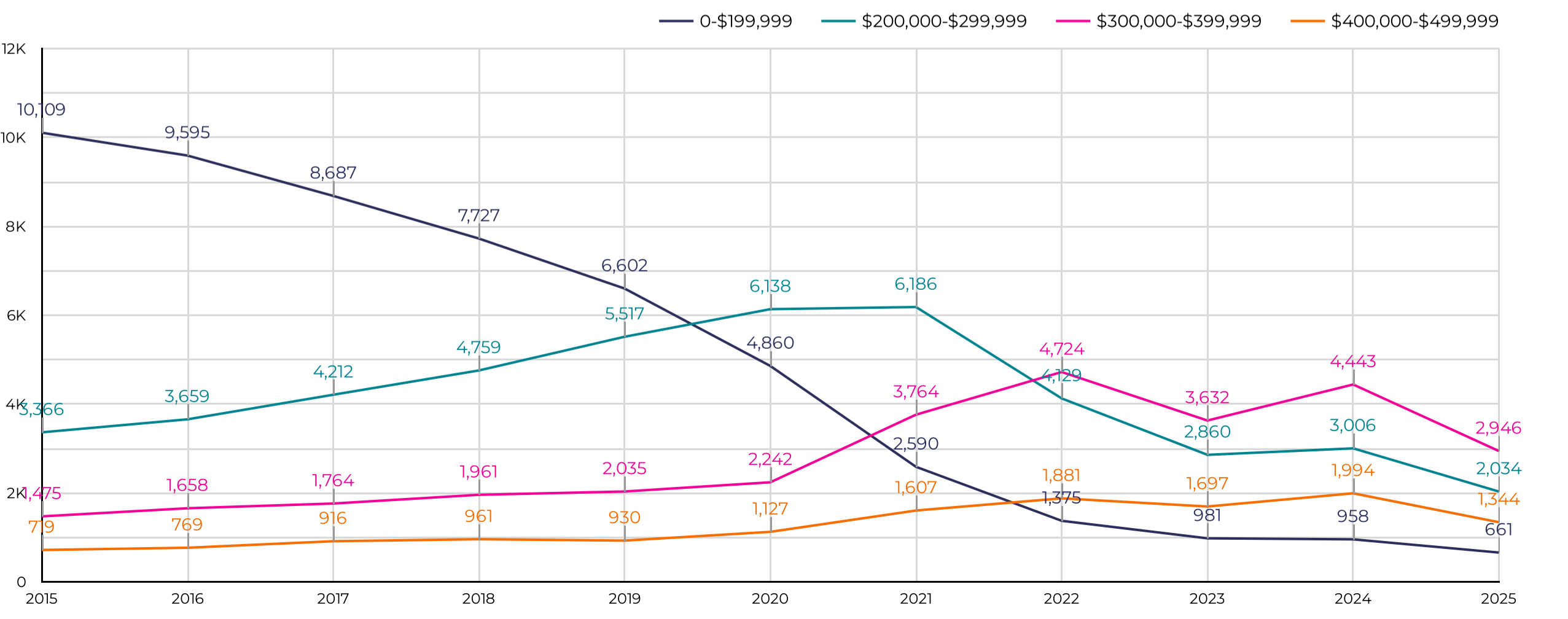
Jan 1, 2015 - Aug 10, 2025

### Buyer Demand



### New Listings Delivered

Compare Price Ranges (up to 4)



# WEEKLY Sales

## MLS of Southern Arizona® Market Snapshot

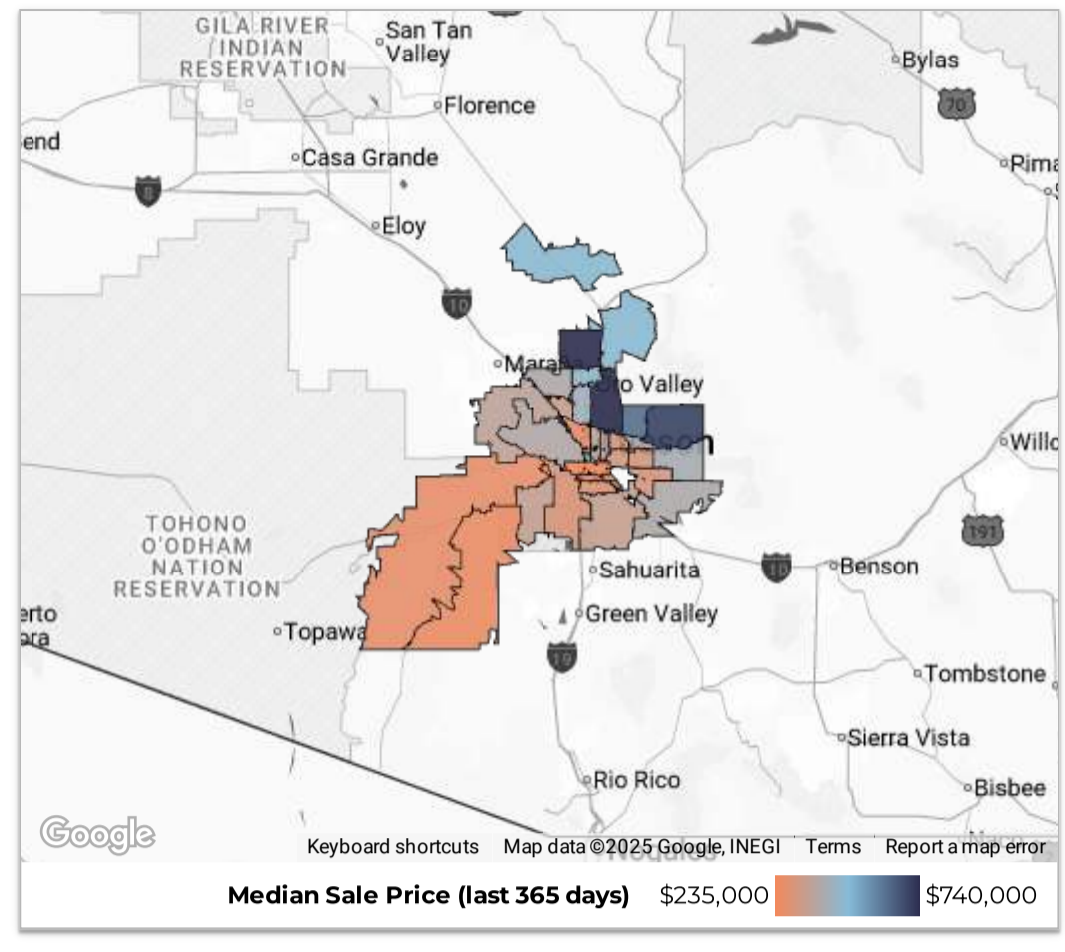
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County:  Type:  Beds:

Sqft Between:  and

\$ Between:  and  AgeRstr.:



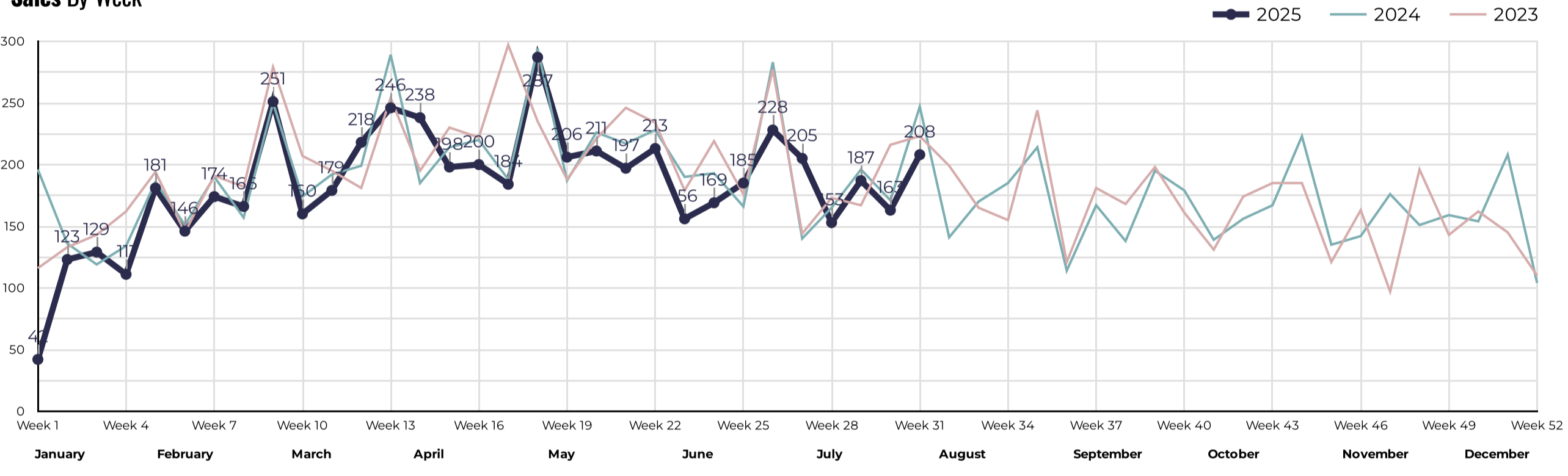
### Year-to-Date

Aug 10, 2025

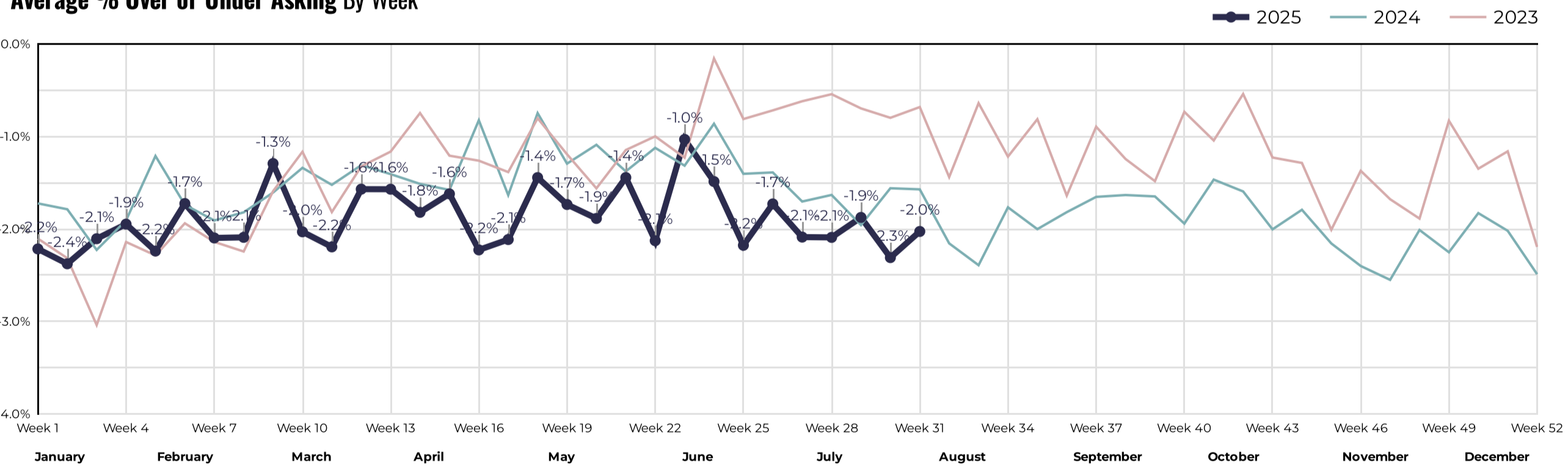
Market Activity	Market Pricing	Buyer Demand	Inventory
# of Sales <b>5,820</b> ↓ 5.3% from last year YTD	Median Sale <b>\$350,000</b> ↓ 0.1% from last year YTD	Median DOM <b>27</b> ↑ 8 from last year YTD	# of New Listings <b>9,429</b> ↑ 6.6% from last year YTD
Total Volume <b>\$2.53B</b> ↓ 5.7% from last year YTD	\$/sqft <b>\$232</b> ↓ 0.8% from last year YTD	% Over <b>-1.86%</b> ↓ 0.41% from last year YTD	# of Pending <b>5,907</b> ↓ 4.7% from last year YTD

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

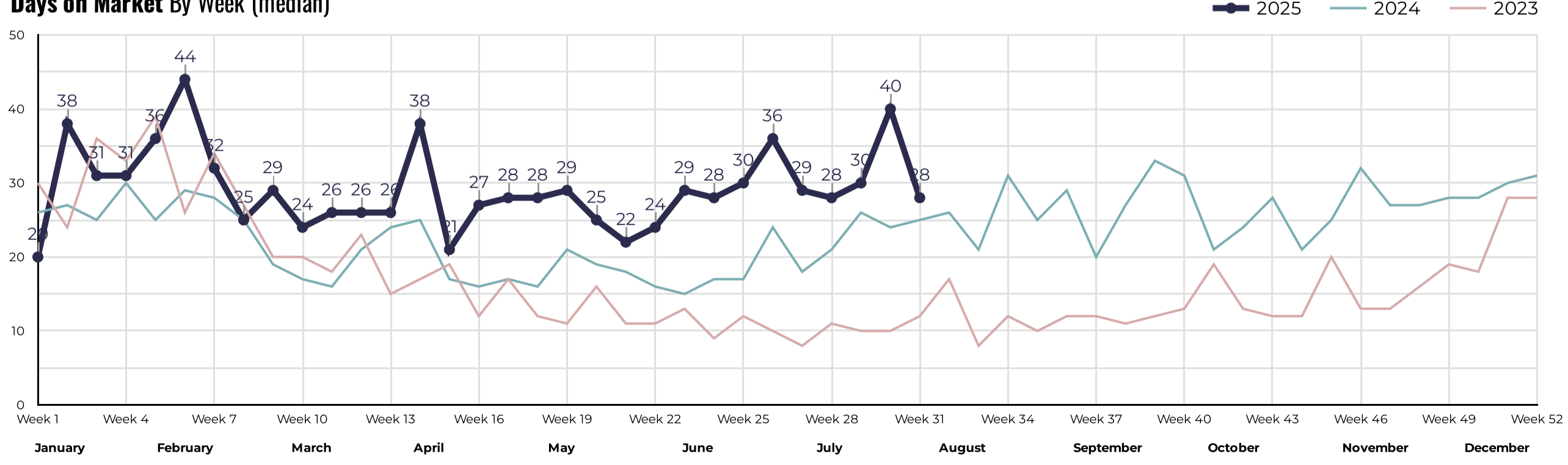
### Sales By Week



### Average % Over or Under Asking By Week



### Days on Market By Week (median)



# WEEKLY Inventory

## MLS of Southern Arizona® Market Snapshot

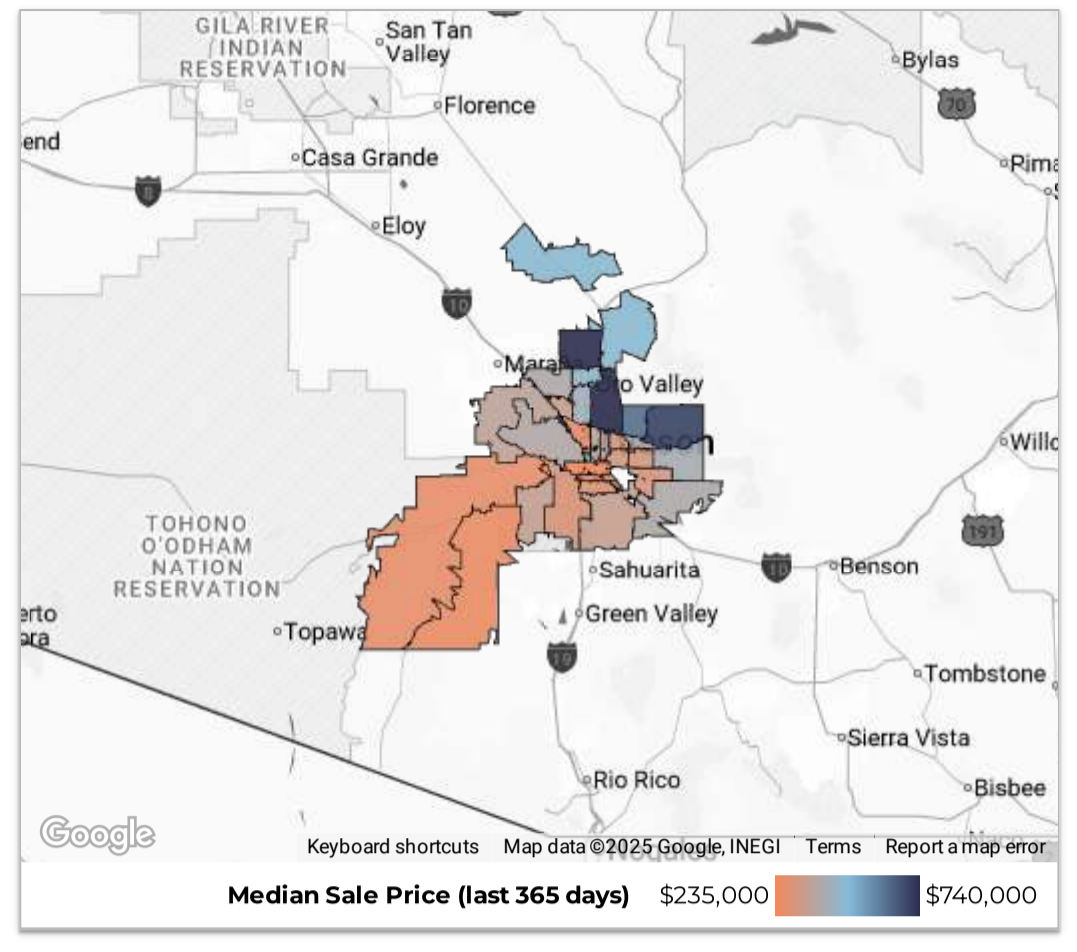
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Region:  City:  Zip Code:

County:  Type:  Beds:

Sqft Between:  and

\$ Between:  and  AgeRstr.:



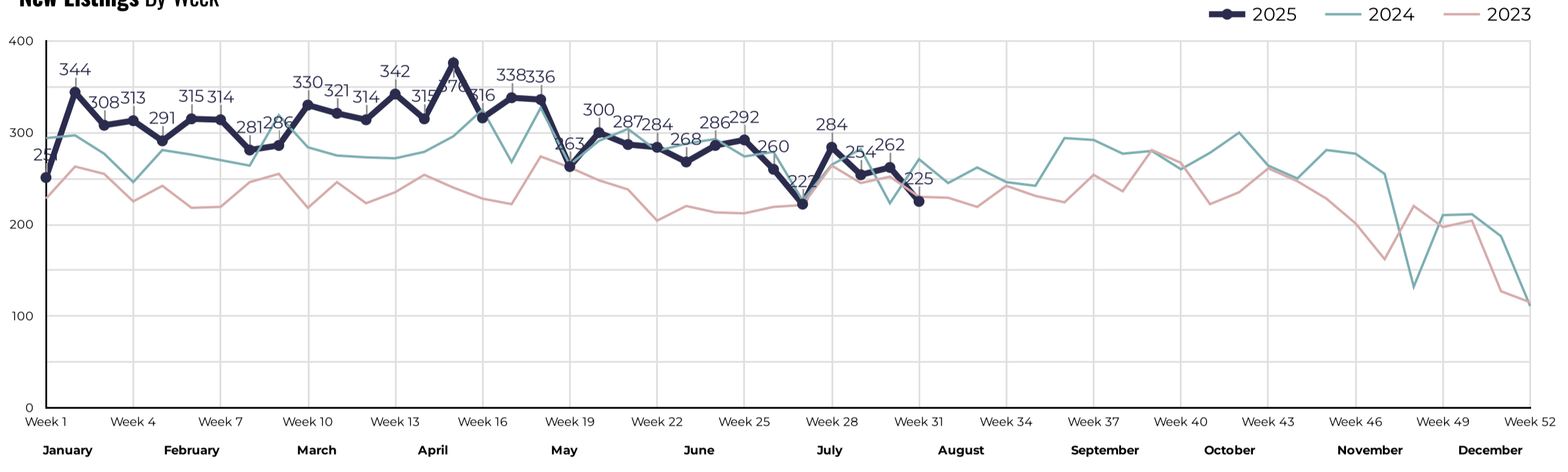
### Year-to-Date

Aug 10, 2025

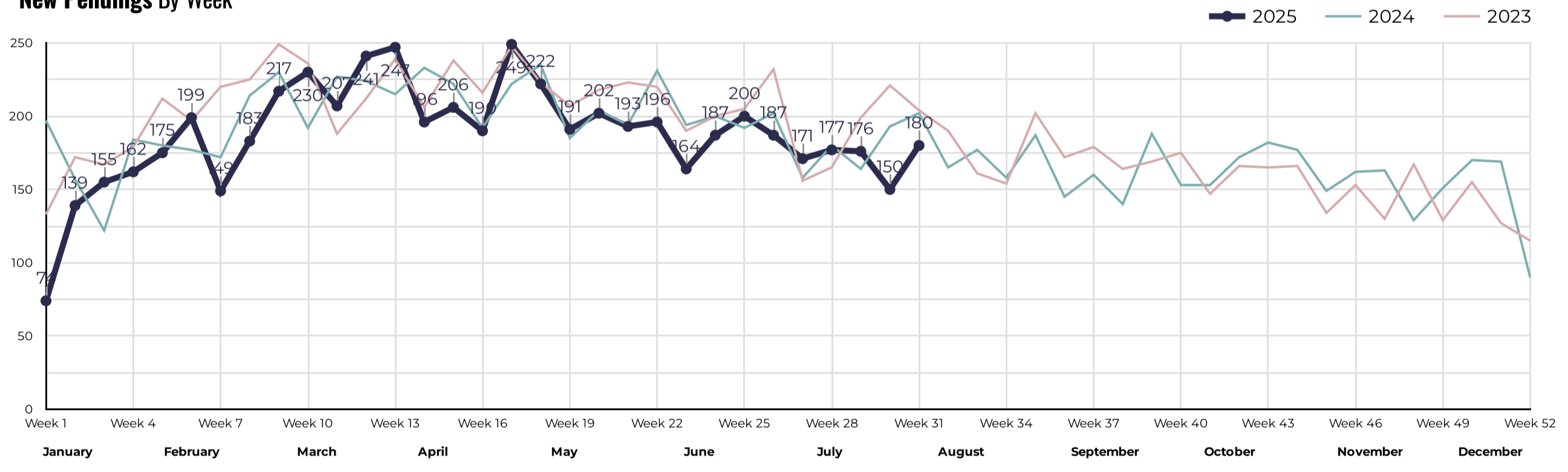
Market Activity	Market Pricing	Buyer Demand	Inventory
# of Sales <b>5,820</b> ↓ -5.3% from last year YTD	Median Sale <b>\$350,000</b> ↓ -0.1% from last year YTD	Median DOM <b>27</b> ↑ 8 from last year YTD	# of New Listings <b>9,429</b> ↑ 6.6% from last year YTD
Total Volume <b>\$2.53B</b> ↓ -5.7% from last year YTD	\$/sqft <b>\$232</b> ↓ -0.8% from last year YTD	% Over <b>-1.86%</b> ↓ -0.41% from last year YTD	# of Pending <b>5,907</b> ↓ -4.7% from last year YTD

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

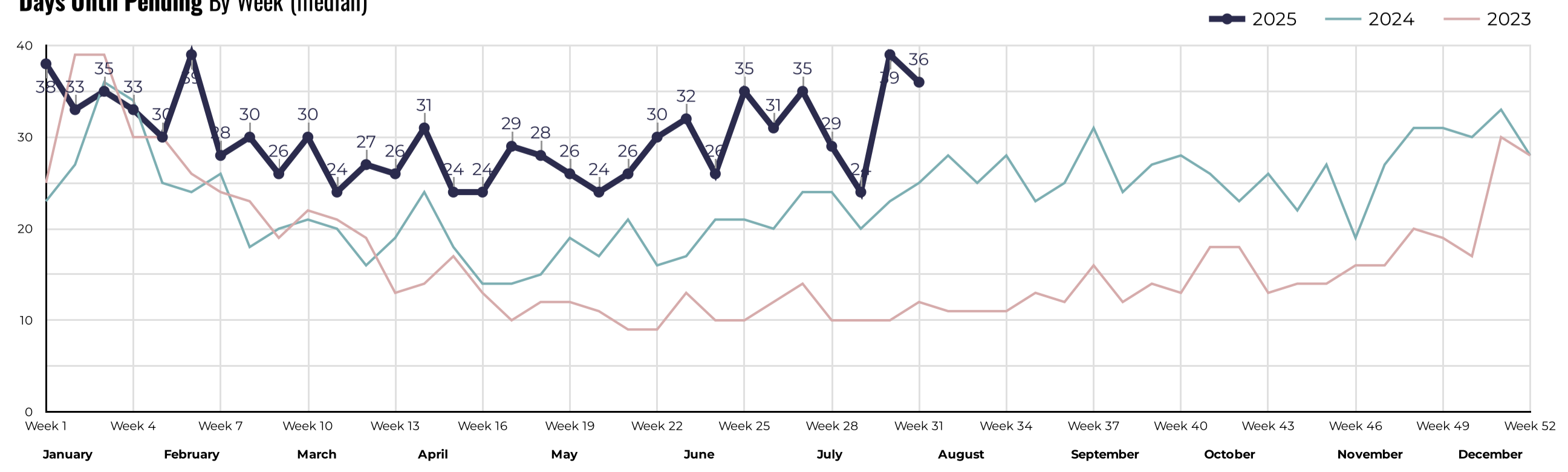
### New Listings By Week



### New Pending By Week



### Days Until Pending By Week (median)



# MARKET CYCLES Pricing & Market Temperature

## MLS of Southern Arizona® Market Snapshot

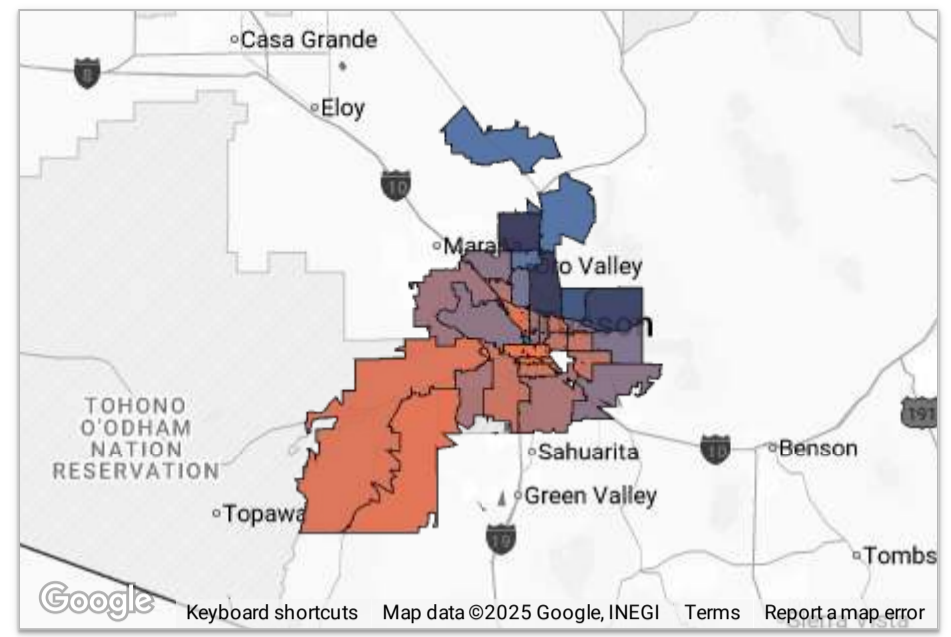
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Aug 10, 2025

Region  City: Tucson (1)  Zip Code

County  Type  Beds

Sqft Between  Enter a value and  Enter a value

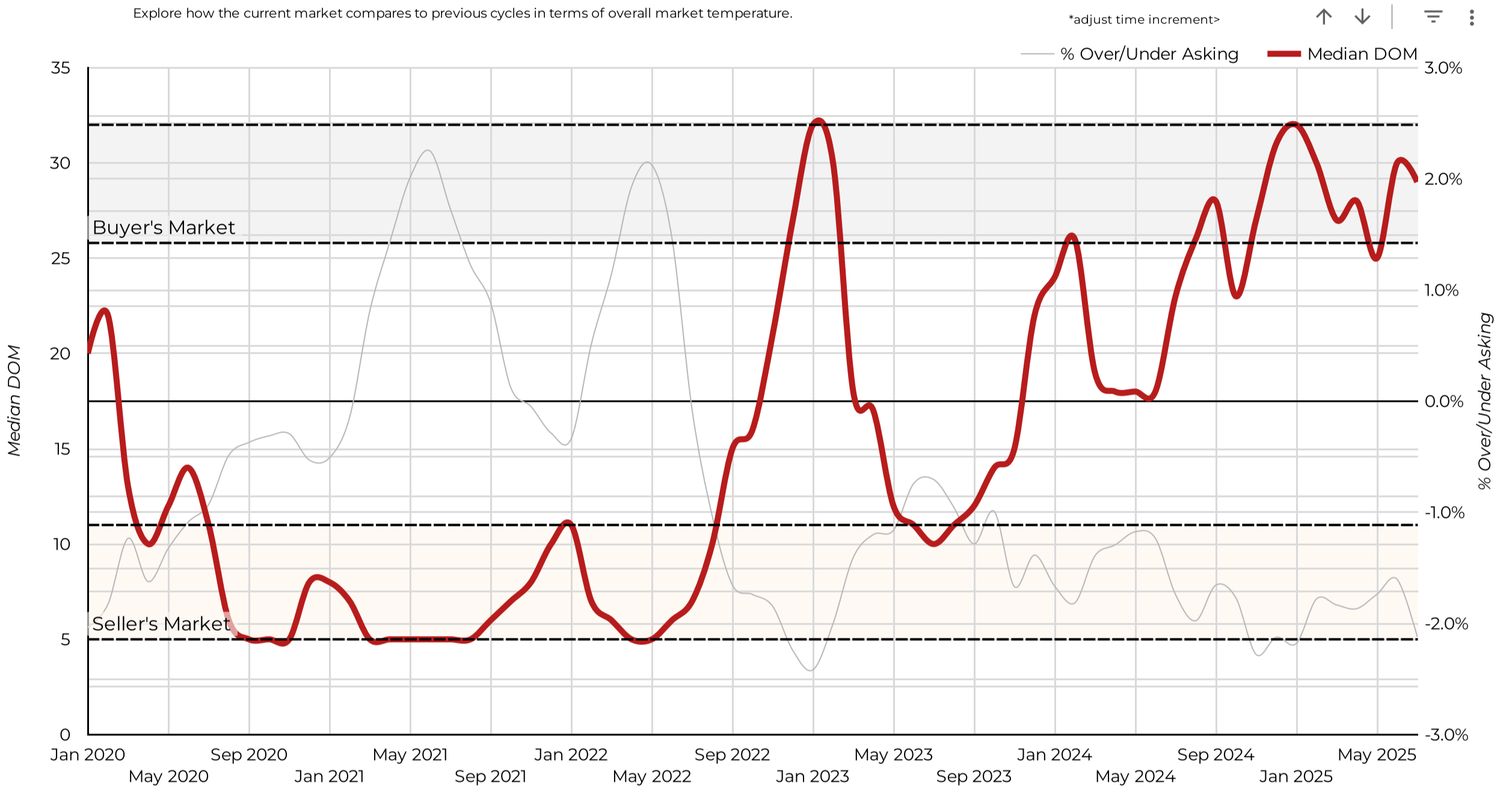
\$ Between  Enter a value and  Enter a value AgeRstr.



Jan 1, 2020 - Jul 31, 2025

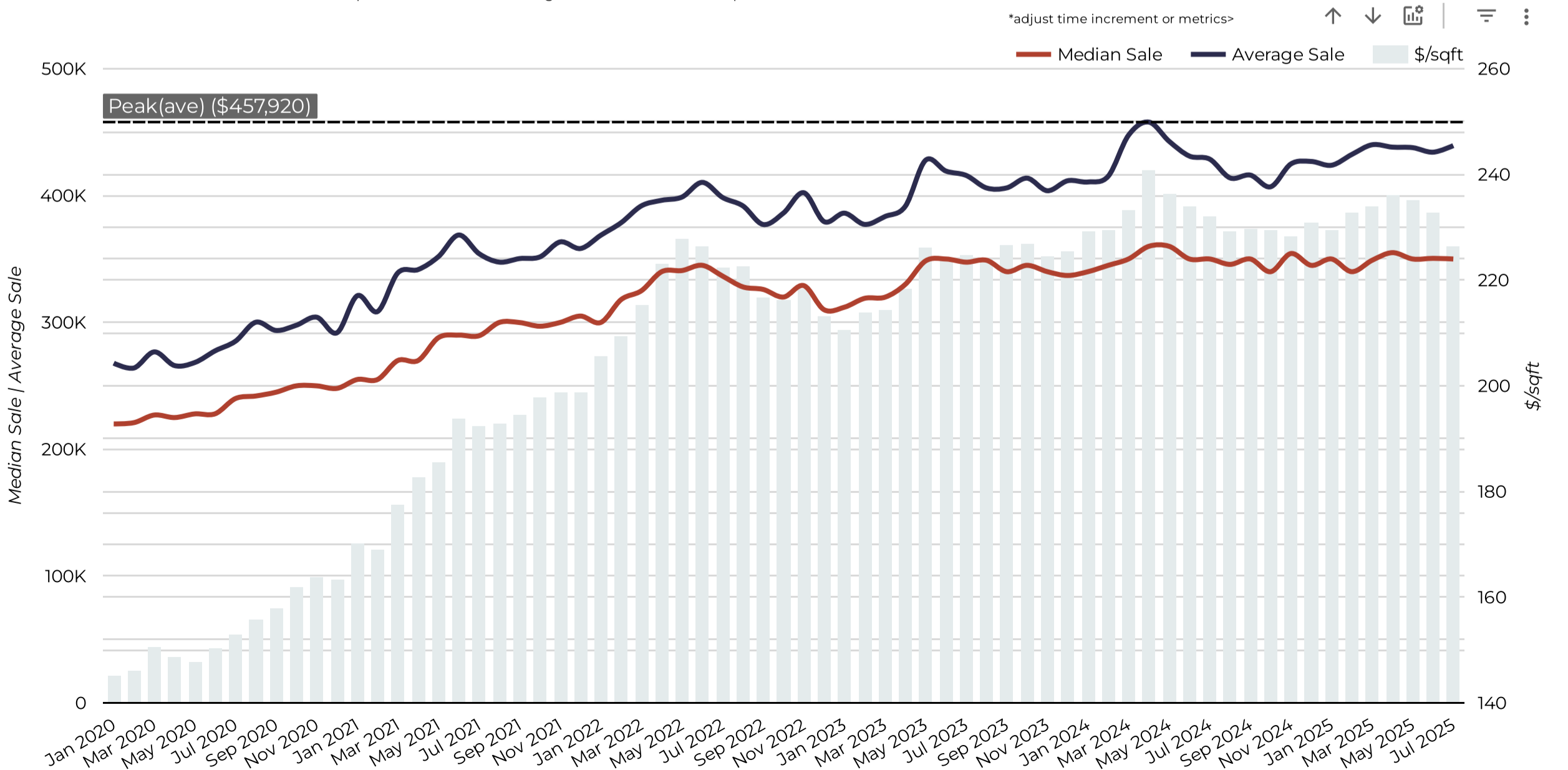
### Market Temperature

Explore how the current market compares to previous cycles in terms of overall market temperature.



### Market Prices

Use this data to understand how prices in this area have changed over the selected time period.



# MONTHLY Data Tables

## 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

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

### Month-to-Date Aug 10, 2025

Use this report to gather monthly stats for these 6 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  
**140**  
-37.8% from last year MTD

Total Volume  
**\$53.11M**  
-48.2% from last year MTD

#### Market Pricing

Median Sale  
**\$330,000**  
-5.0% from last year MTD

\$/sqft  
**\$221**  
-8.3% from last year MTD

#### Buyer Demand

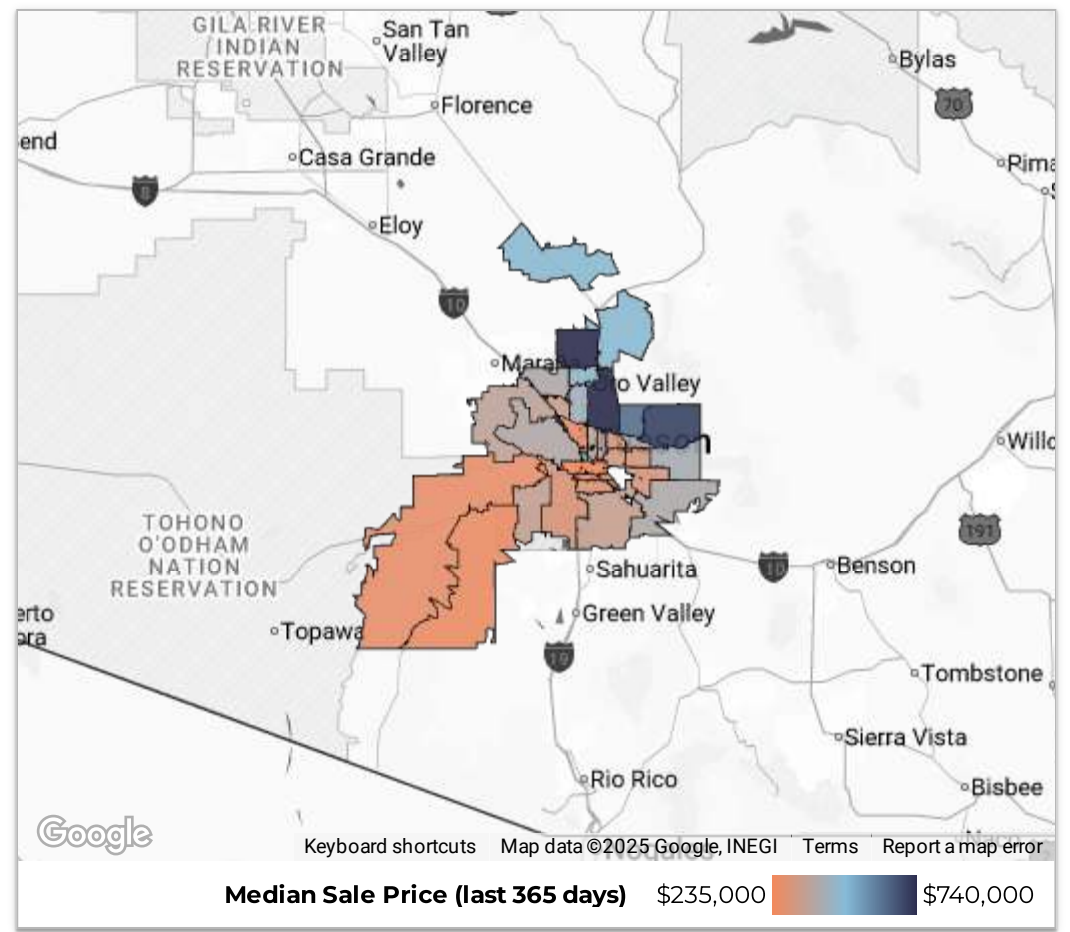
Median DOM  
**31**  
+6 from last year MTD

% Over  
**-2.40%**  
-0.49% from last year MTD

#### Inventory

# of New Listings  
**358**  
-2.7% from last year MTD

# of Pending  
**138**  
-37.8% from last year MTD



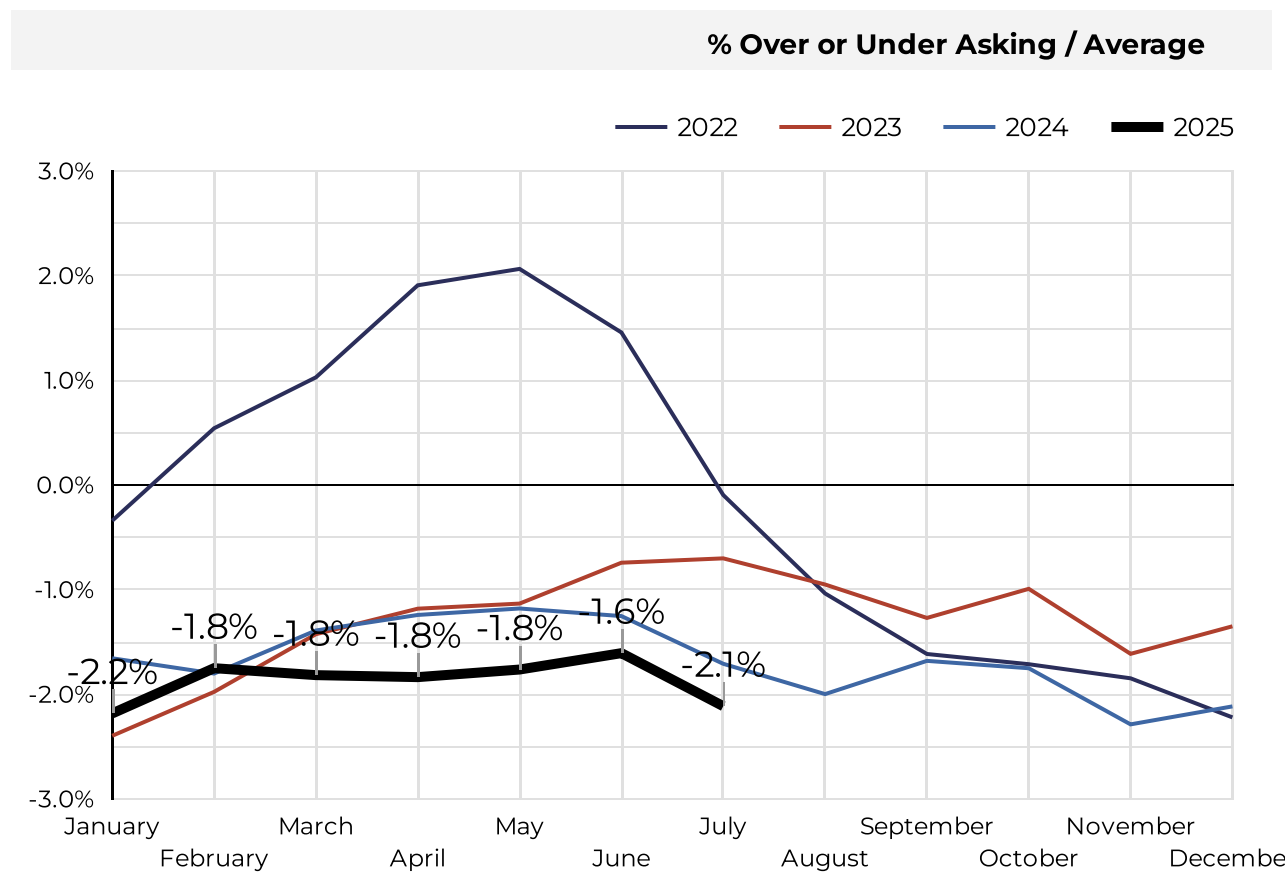
	# of Sales / Count			
	2022	2023	2024	2025
January	1,039	654	638	586
February	1,111	765	762	736
March	1,363	963	897	892
April	1,267	944	966	931
May	1,305	1,036	992	914
June	1,140	939	833	823
July	964	784	833	798
August	998	864	796	-
September	928	706	684	-
October	729	751	749	-
November	626	631	648	-
December	659	591	702	-

	Sale Price / Median			
	2022	2023	2024	2025
January	\$300,000	\$312,000	\$340,000	\$350,000
February	\$318,000	\$319,000	\$345,000	\$340,000
March	\$325,000	\$319,900	\$350,030	\$349,000
April	\$340,000	\$330,000	\$360,000	\$355,000
May	\$340,900	\$348,500	\$360,000	\$350,000
June	\$345,000	\$350,000	\$350,000	\$350,500
July	\$336,500	\$347,500	\$350,000	\$350,000
August	\$328,000	\$349,000	\$345,770	-
September	\$326,000	\$340,000	\$350,000	-
October	\$320,000	\$345,000	\$340,000	-
November	\$329,000	\$340,000	\$354,300	-
December	\$310,000	\$337,000	\$345,000	-

	# of New Listings / Count			
	2022	2023	2024	2025
January	1,224	1,045	1,179	1,465
February	1,172	925	1,156	1,188
March	1,394	1,082	1,261	1,396
April	1,526	978	1,230	1,428
May	1,392	1,089	1,359	1,326
June	1,481	961	1,180	1,159
July	1,515	1,051	1,110	1,109
August	1,351	1,037	1,130	-
September	1,257	1,064	1,191	-
October	1,072	1,063	1,221	-
November	910	915	1,036	-
December	700	711	765	-

	Days on Market / Median			
	2022	2023	2024	2025
January	9	31	23	31
February	7	29	23	29
March	6	15	17	26
April	5	16	16	27
May	5	11	16	23
June	5	10	17	30
July	7	9	22	28
August	10	10	24	-
September	14	11	27	-
October	15	13	22	-
November	20	14	26	-
December	25	20	30	-

	# of New Pending / Count			
	2022	2023	2024	2025
January	1,130	731	719	681
February	1,197	869	801	752
March	1,323	1,003	933	984
April	1,267	939	969	922
May	1,261	984	917	867
June	1,042	915	820	801
July	917	800	819	762
August	989	806	746	-
September	832	734	683	-
October	752	725	763	-
November	606	646	631	-
December	625	568	633	-



All data from MLSSAZ, Updated as of: Aug 10, 2025

# HOUSING STOCK By Beds/Price Range

## MLS of Southern Arizona® Market Snapshot

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

Region:  City:  Zip Code:

County:  Type:  Beds:

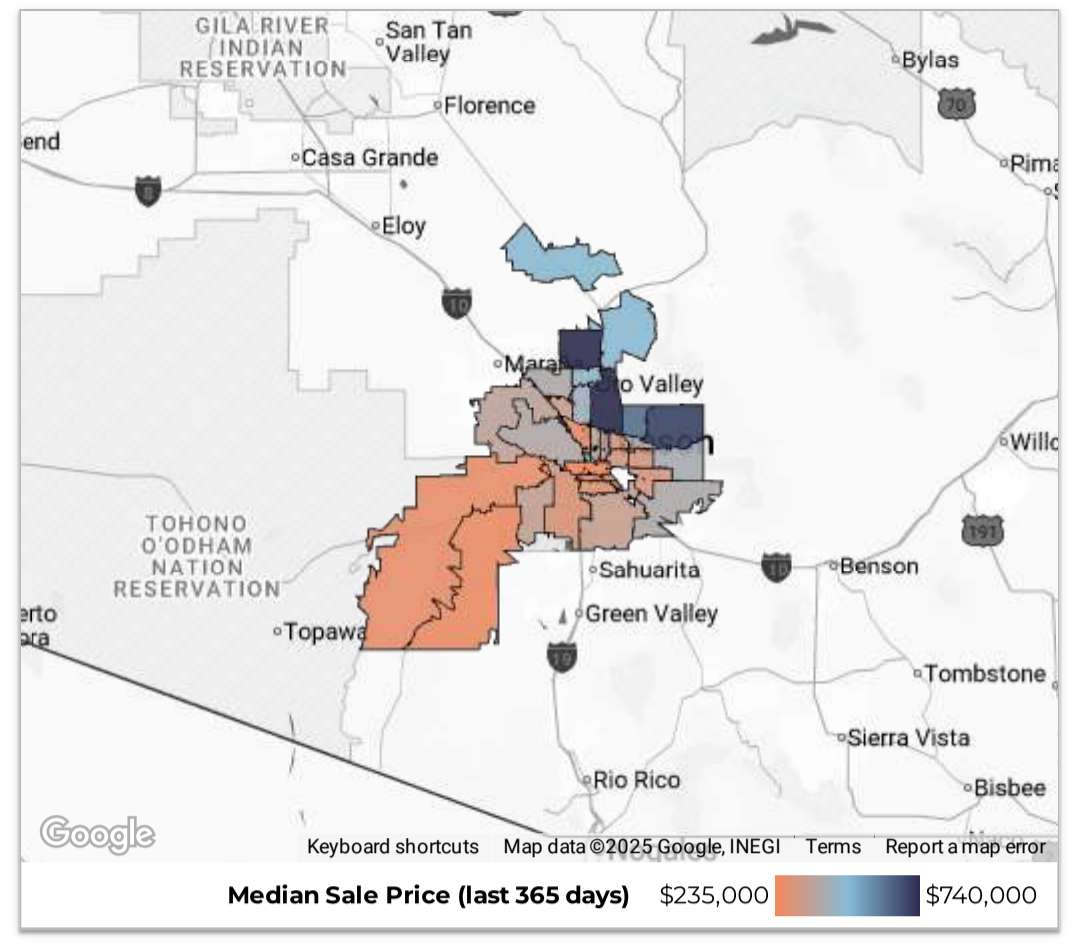
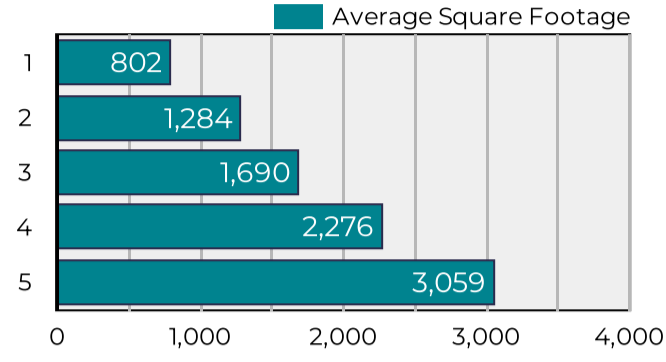
Sqft Between:  and

\$ Between:  and  AgeRstr.:

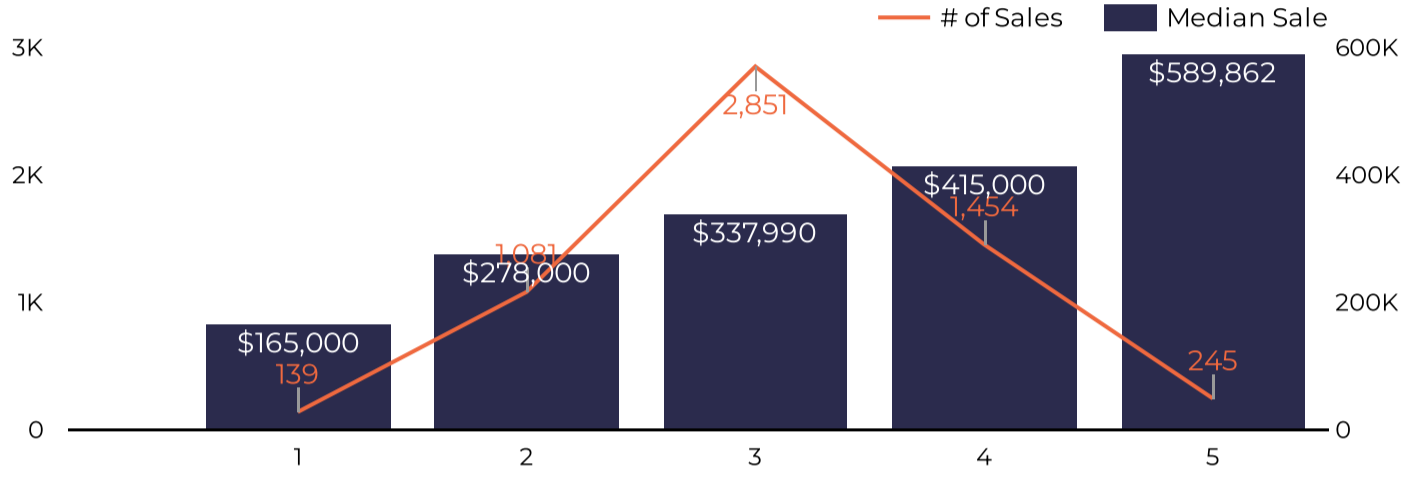
### Bedroom Comparison

Jan 1, 2025 - Aug 9, 2025

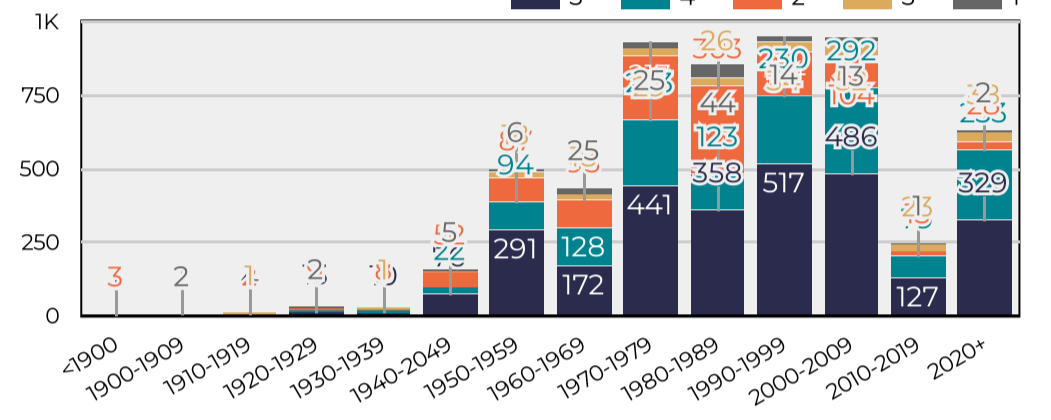
# of Sales: **5,820**  
Total Volume: **\$2.53B**  
Average SqFt: **1,815**  
Median Year Built: **1,988**



### 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	407	999	300	87	20	33	-5.26%
\$200,000-\$299,999	1,370	1,289	482	750	138	26	-1.61%
\$300,000-\$399,999	1,889	1,649	217	1,109	563	31	-1.31%
\$400,000-\$499,999	833	1,986	118	394	321	26	-1.63%
\$500,000-\$599,999	414	2,187	54	187	173	27	-1.65%
\$600,000-\$699,999	252	2,443	23	114	115	24	-1.77%
\$700,000-\$799,999	192	2,536	23	74	95	20	-1.87%
\$800,000-\$999,999	189	2,913	7	77	105	21	-2.79%
\$1M-\$1.19M	98	3,282	1	34	63	20	-3.96%
\$1.2M-\$1.39	58	3,580	3	5	50	25	-3.68%
\$1.4M+	118	4,505	3	20	94	17	-3.14%
<b>Grand total</b>	<b>5,820</b>	<b>1,815</b>	<b>1,231</b>	<b>2,851</b>	<b>1,737</b>	<b>27</b>	<b>-1.92%</b>

### Bedrooms Over Time

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

