

# MONTHLY Sales & Pricing

## MLS of Southern Arizona® Market Snapshot

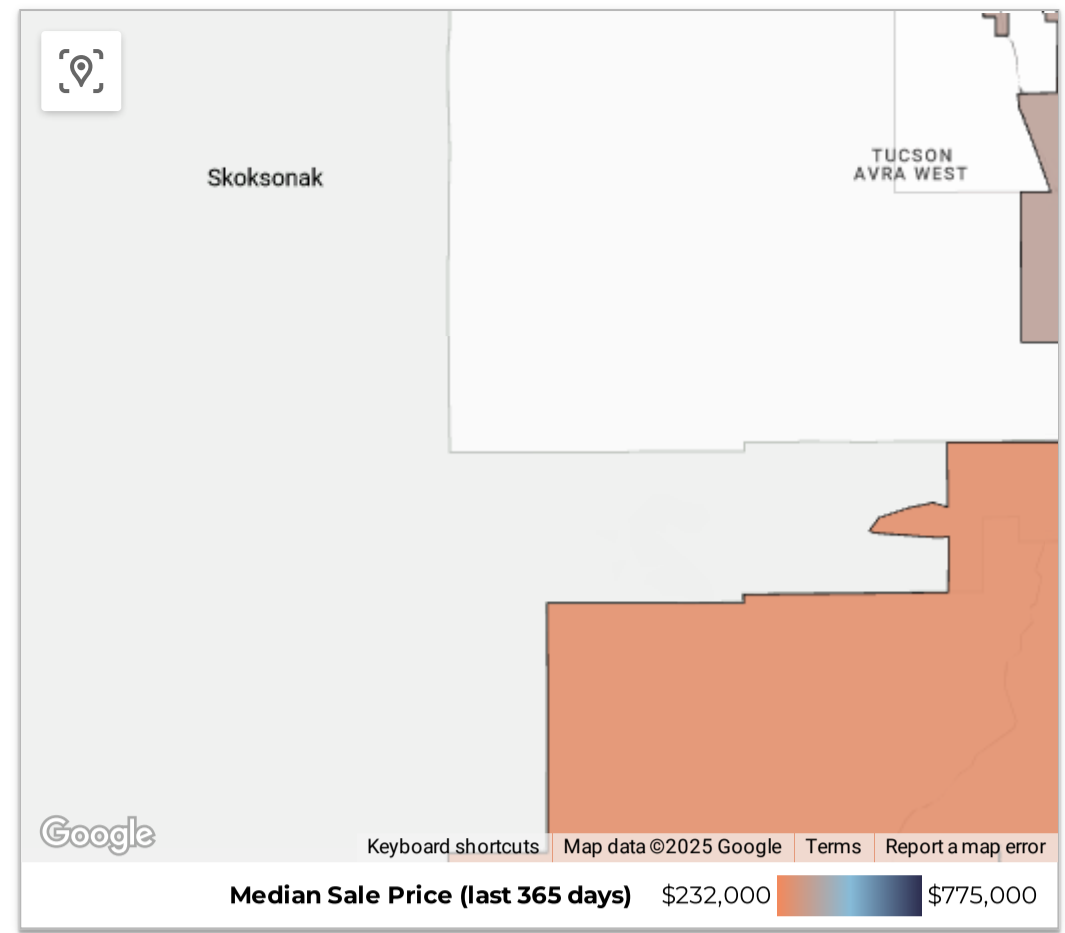
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Sep 12, 2025

Region  City: Tucson (1) Zip Code

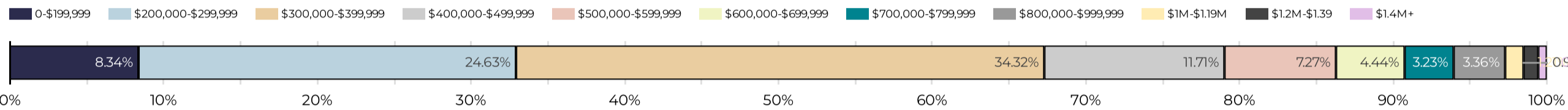
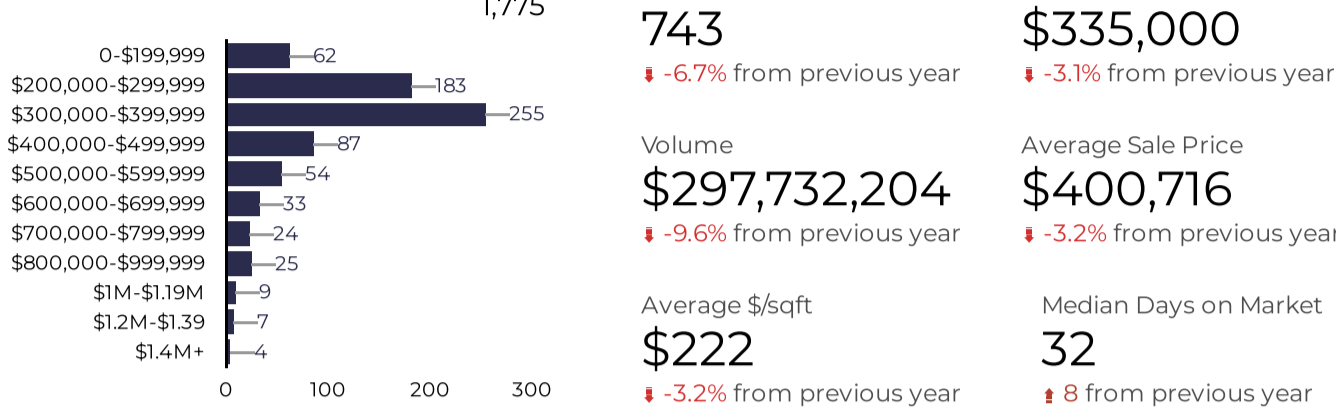
County  Type  Beds

Sqft Between  and

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

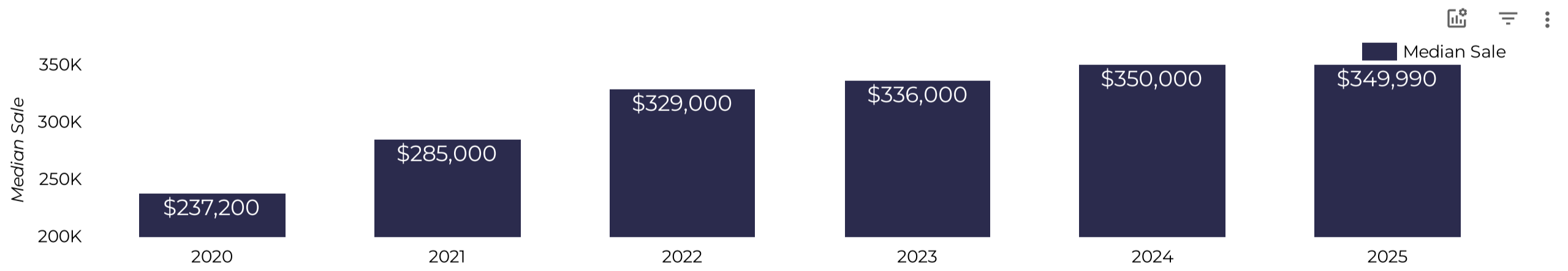
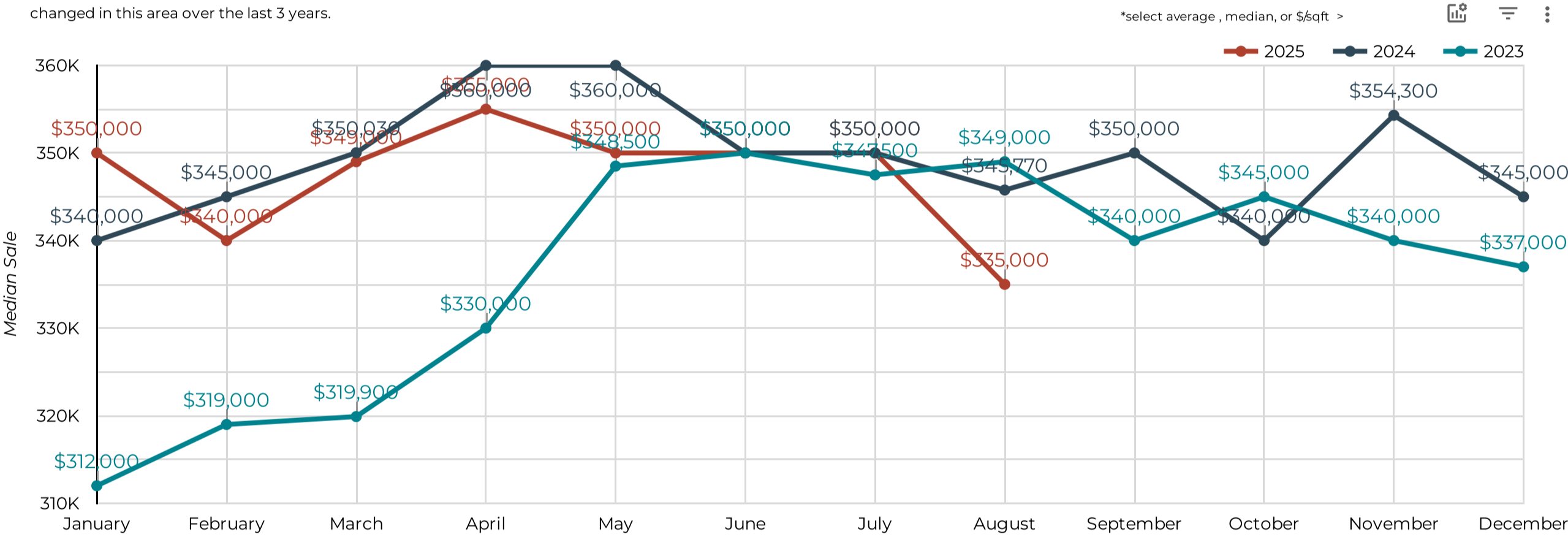


### August



### 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 - Aug 31, 2025

MONTH	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
Aug 2025	743	\$297,732,204	\$335,000	\$400,716	\$222
Jul 2025	806	\$353,493,068	\$350,000	\$438,577	\$227
Jun 2025	824	\$357,693,197	\$350,000	\$434,094	\$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	\$392,531,733	\$349,000	\$440,058	\$234
Feb 2025	736	\$318,258,027	\$340,000	\$432,416	\$233
Jan 2025	587	\$248,740,431	\$350,000	\$423,749	\$229
Dec 2024	703	\$299,997,028	\$345,000	\$426,738	\$231
Nov 2024	648	\$275,362,033	\$354,300	\$424,941	\$228
Oct 2024	749	\$304,800,364	\$340,000	\$406,943	\$229

# MONTHLY Buyer Demand

## MLS of Southern Arizona® Market Snapshot

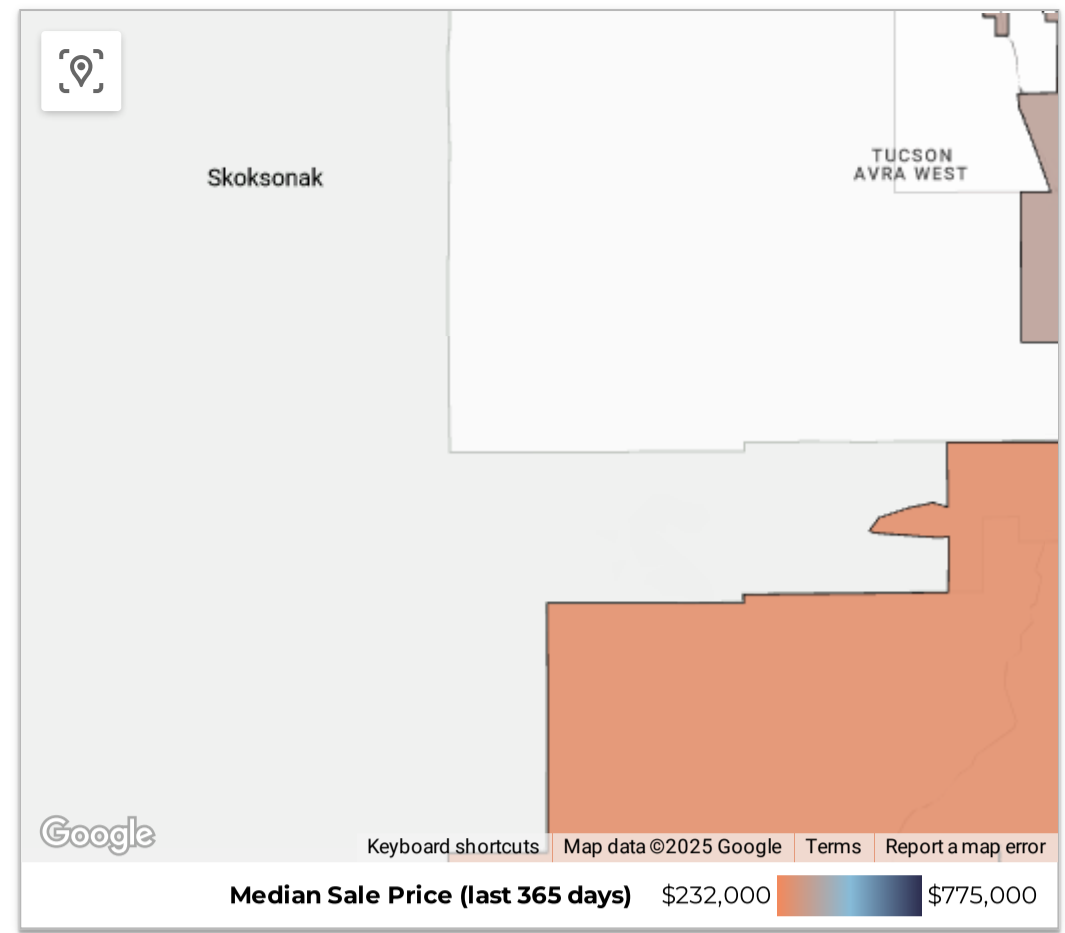
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Sep 12, 2025

Region:  City: Tucson (I) Zip Code:

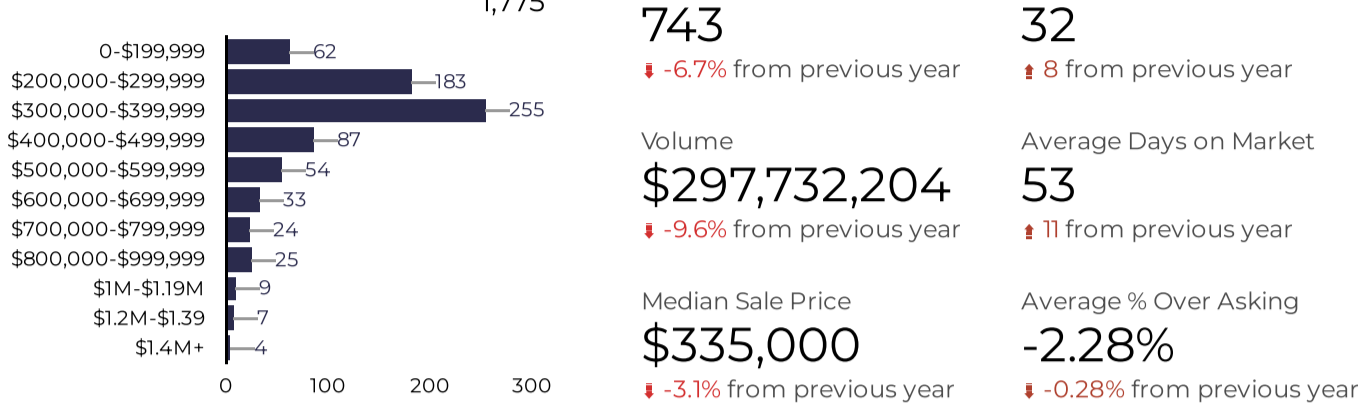
County:  Type:  Beds:

Sqft Between:  and

\$ Between:  and  AgeRstr.:

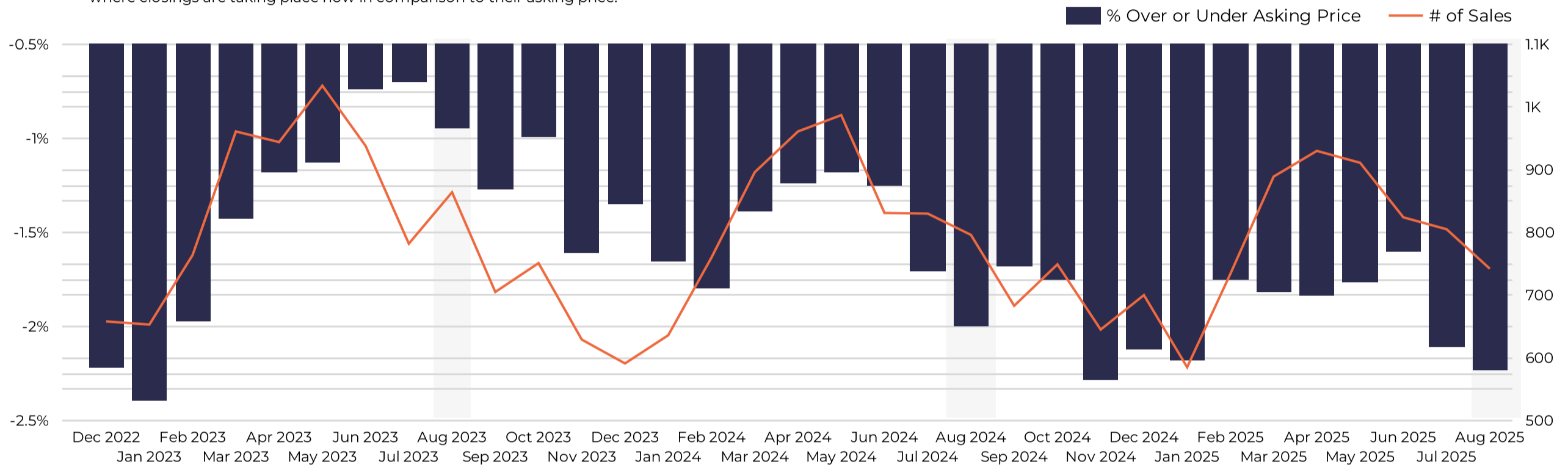


### August



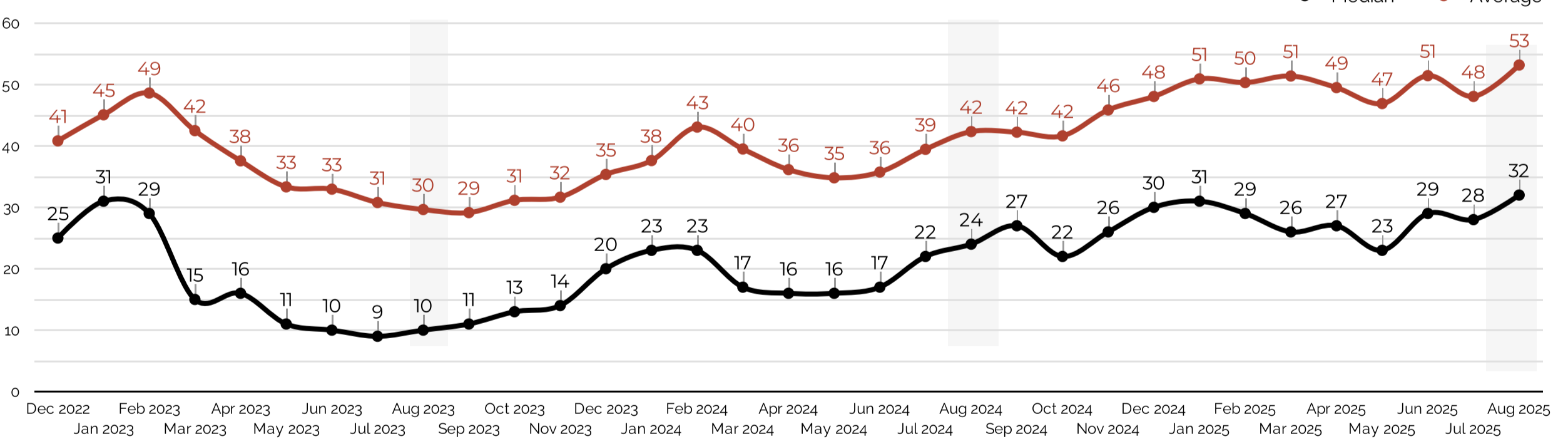
### Buyer Demand

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.

Jun 13, 2025 - Sep 11, 2025

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	166	2.5% ↑	37	19 ↑	-4.65%	0.34% ↑
\$200,000-\$299,999	521	-2.1% ↓	27	7 ↑	-2%	-0.57% ↓
\$300,000-\$399,999	772	-7.4% ↓	32	8 ↑	-1.33%	-0.19% ↓
\$400,000-\$499,999	292	-13.1% ↓	36	15 ↑	-2.25%	-1.02% ↓
\$500,000-\$599,999	160	3.2% ↑	38	15 ↑	-1.93%	-0.28% ↓
\$600,000-\$699,999	97	-14.9% ↓	30	7 ↑	-2.3%	-0.48% ↓
\$700,000-\$799,999	80	12.7% ↑	22	4 ↑	-2.36%	-0.88% ↓
\$800,000-\$999,999	70	9.4% ↑	30	13 ↑	-3.09%	-0.59% ↓
\$1M-\$1.19M	35	29.6% ↑	27	-4 ↓	-3.82%	1.4% ↑
\$1.2M-\$1.39	23	-11.5% ↓	22	2 ↑	-3.47%	0.86% ↑
\$1.4M+	34	-5.6% ↓	44	28 ↑	-4.04%	0.69% ↑
<b>Grand total</b>	<b>2,250</b>	<b>-4.5% ↓</b>	<b>31</b>	<b>9 ↑</b>	<b>-2.12%</b>	<b>-0.39% ↓</b>

# MONTHLY Inventory

## MLS of Southern Arizona® Market Snapshot

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

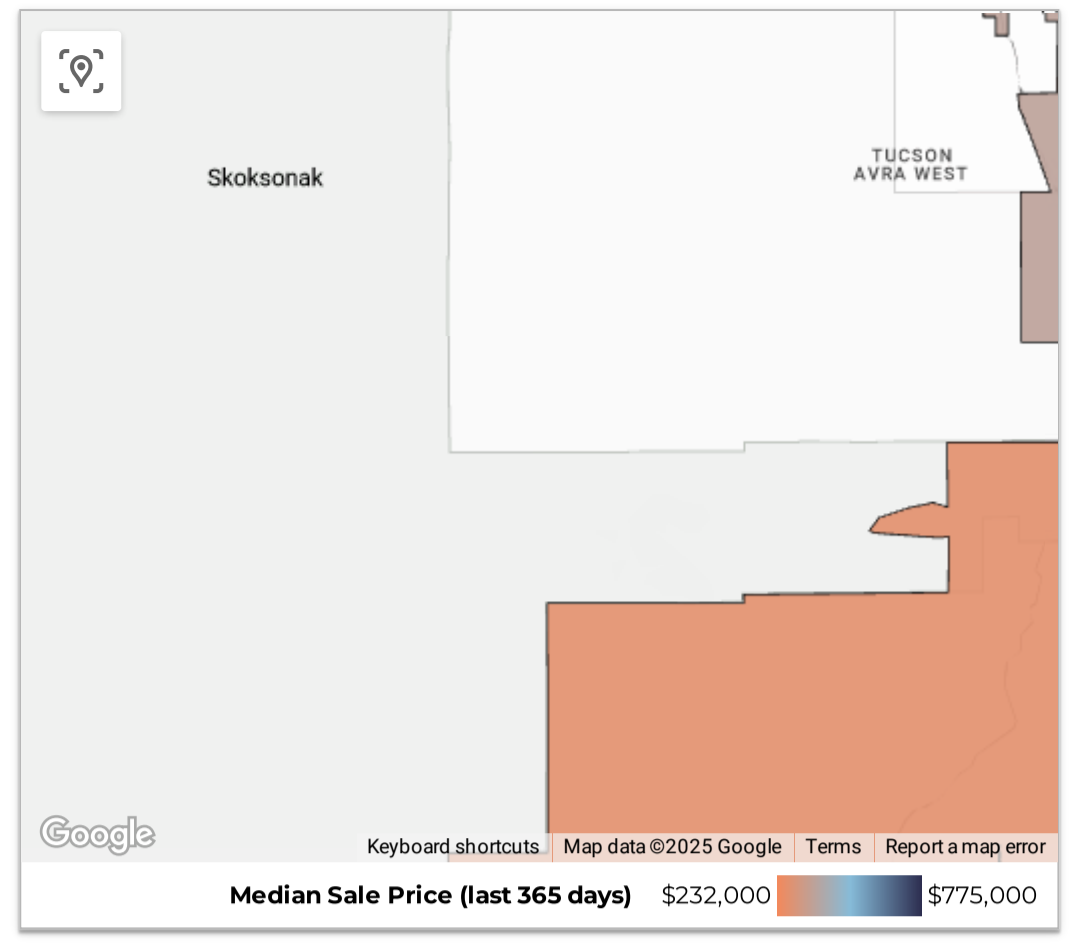
Region:  City: Tucson (I) Zip Code:

County:  Type:  Beds:

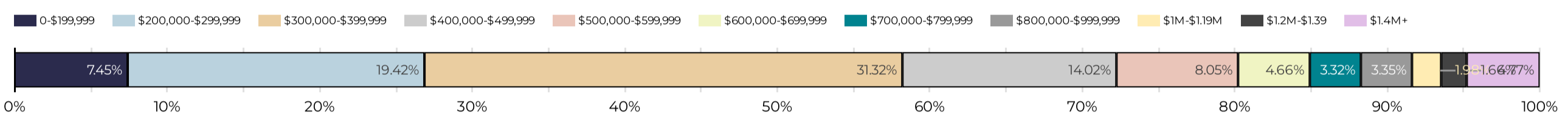
Sqft Between:  and

\$ Between:  and  AgeRstr.:

<b>August</b>	Average Sqft 1,775	<b>Today</b> 9/12/25	<b>Average List Price</b>	<b>#</b>
# of New Listings (Supply) <b>1,070</b> -5.3% from previous year	Months of Supply Now <b>3.81</b>	Single Family Residence	\$616,315	2,154
# of New Pendings (Demand) <b>747</b> +0.1% from previous year	Active Now <b>2,832</b>	Townhouse	\$359,797	249
	Pending Listings Now <b>352</b>	Condominium	\$234,517	274
		Manufactured Home	\$232,274	125
		Mobile Home	\$124,653	30
		Median DOM (Active Now)		65
		Average DOM (Active Now)		95



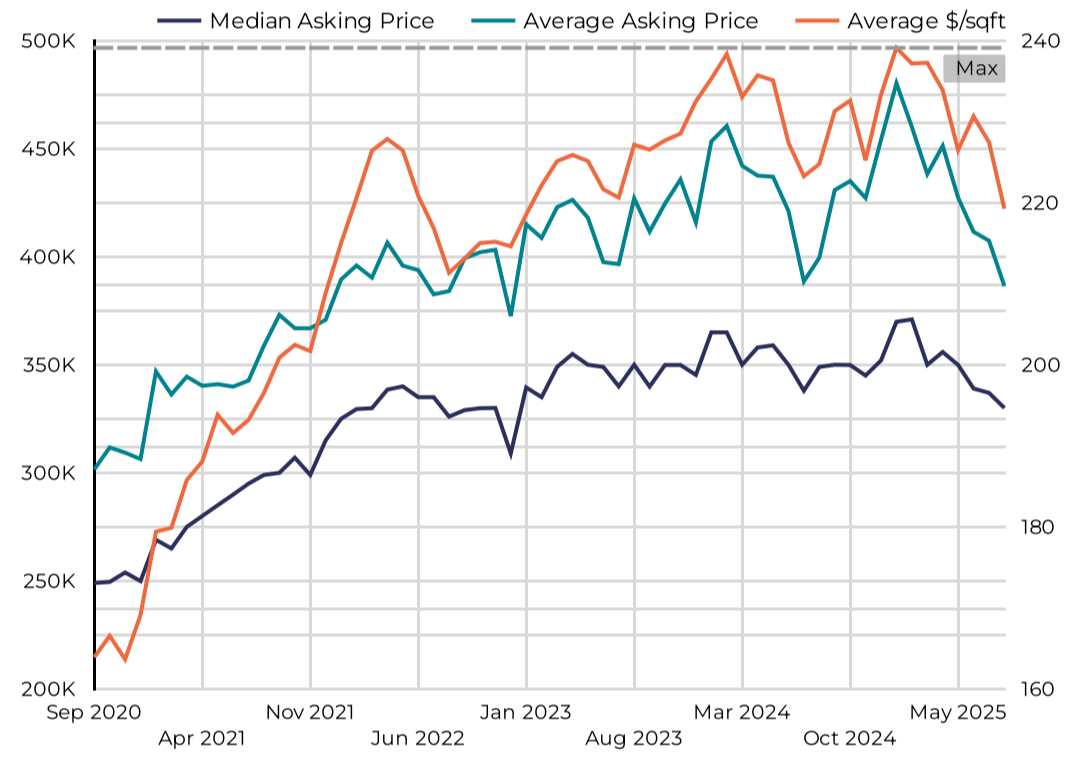
### Active Now



### Months of Supply By Price

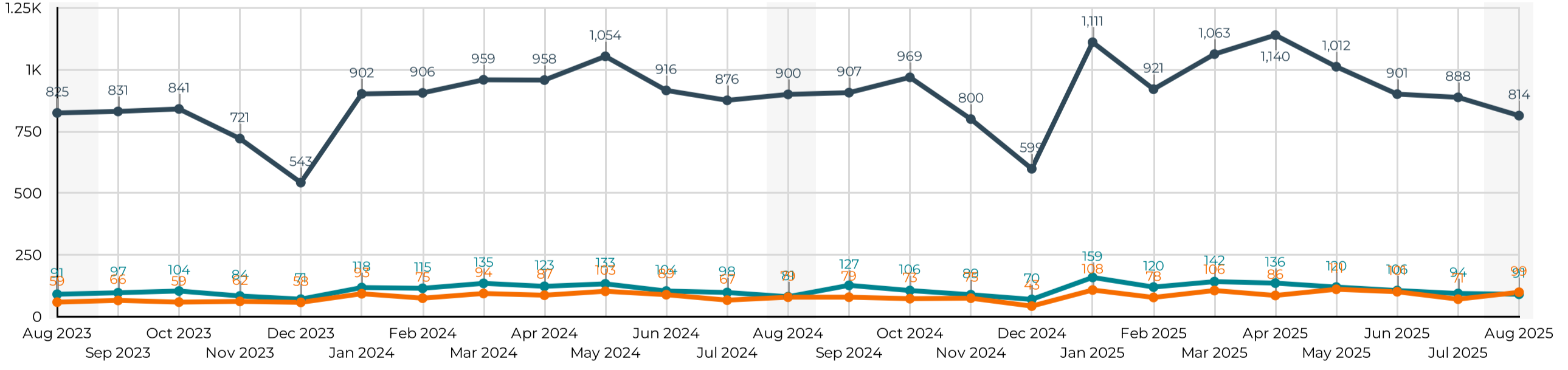
Asking Price	Months of Supply	Active Now	# of Sales Last Month	Median DOM (today)
0-\$199,999	3.77	211	56	67
\$200,000-\$299,999	2.93	550	188	58
\$300,000-\$399,999	3.59	887	247	65
\$400,000-\$499,999	4.27	397	93	64
\$500,000-\$599,999	4.30	228	53	58
\$600,000-\$699,999	4.00	132	33	57
\$700,000-\$799,999	3.48	94	27	71
\$800,000-\$999,999	3.80	95	25	83
\$1M-\$1.19M	7.00	56	8	73
\$1.2M-\$1.39	5.22	47	9	54
\$1.4M+	33.75	135	4	148
<b>Grand total</b>	<b>3.81</b>	<b>2,832</b>	<b>743</b>	<b>65</b>

### Asking Prices



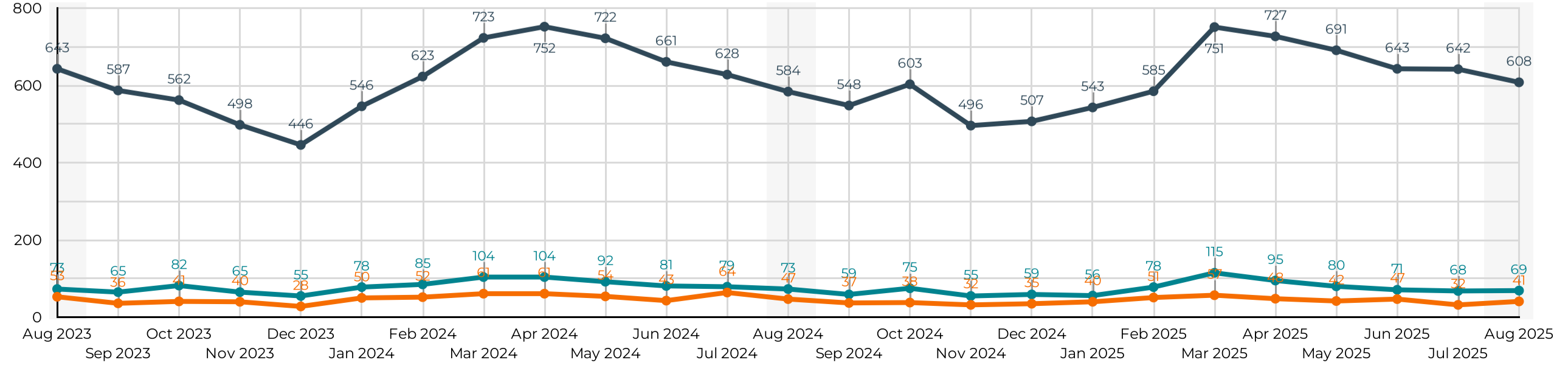
### New Listings

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



### New Pendings

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



# MONTHLY Price Drops

## MLS of Southern Arizona® Market Snapshot

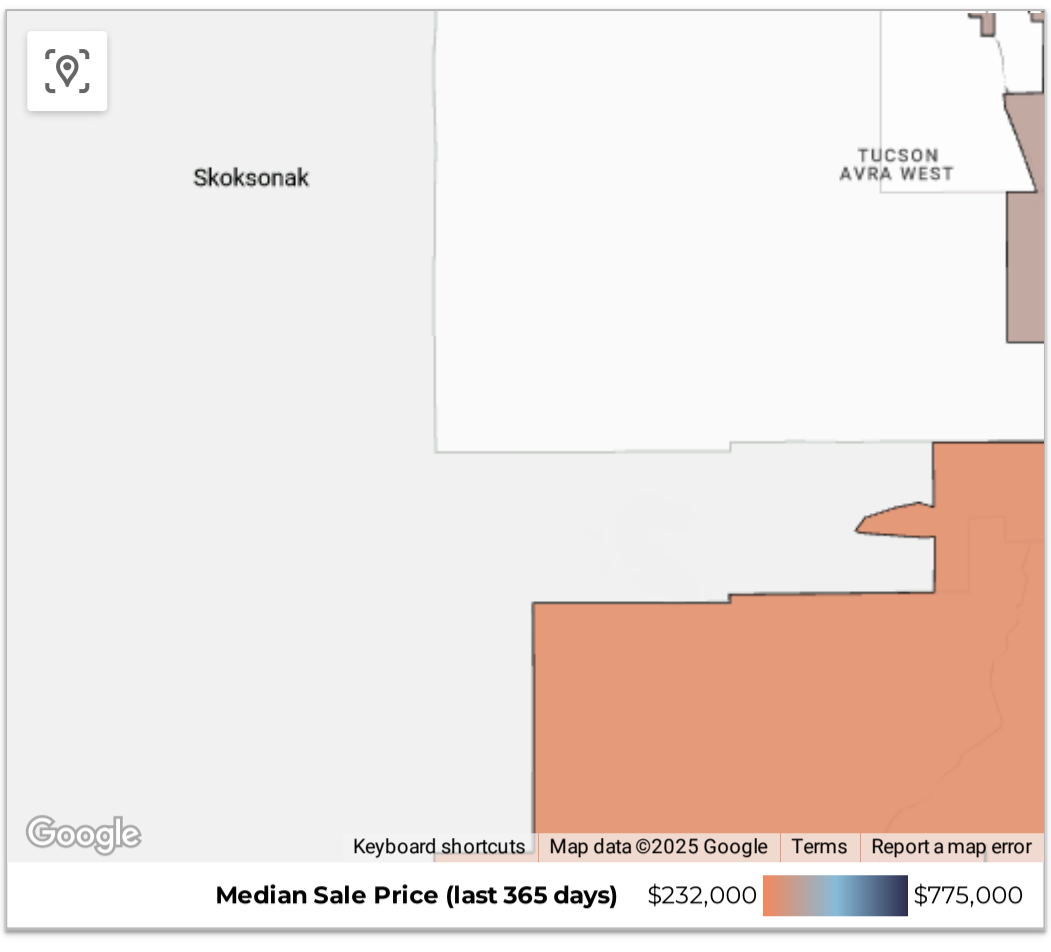
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Sep 12, 2025

Region:  City: Tucson (1) Zip Code:

County:  Type:  Beds:

Sqft Between:  and

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



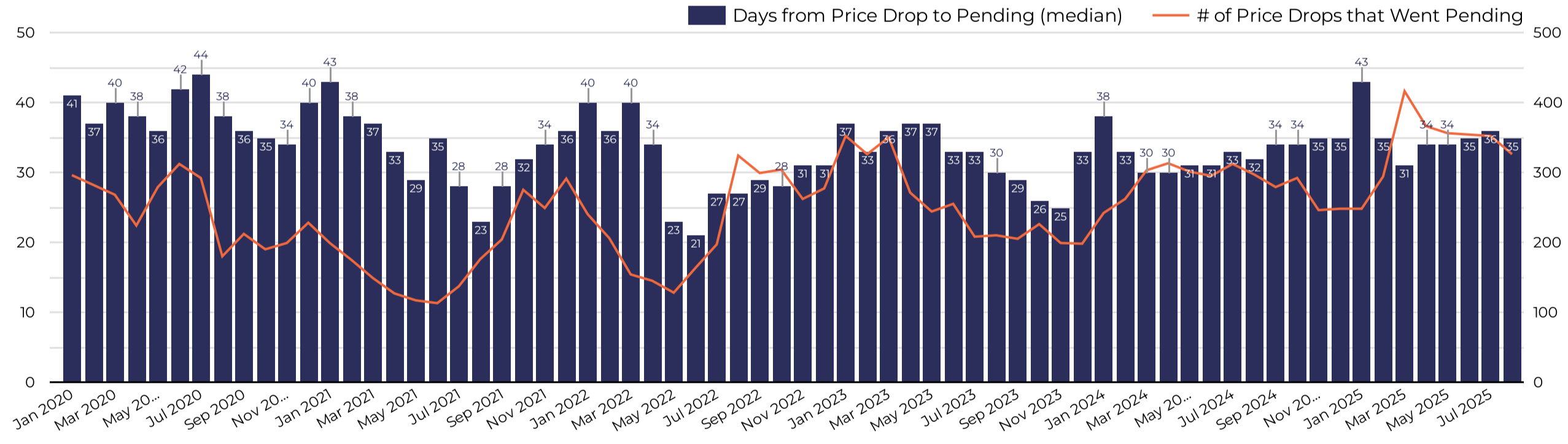
<b>Active Now</b>	09/12/2025	Ave SQFT 1,946	<b>August</b>	
Active Listings	2,832	Active w/ a Price Drop	1,377	49%
% Price Drop	6.5%	# of Sales Last	743	# w/ a Price Drop
Median Days Until Price Drop	20	Average Price Drop	6.2%	

### Price Drops By Price Range

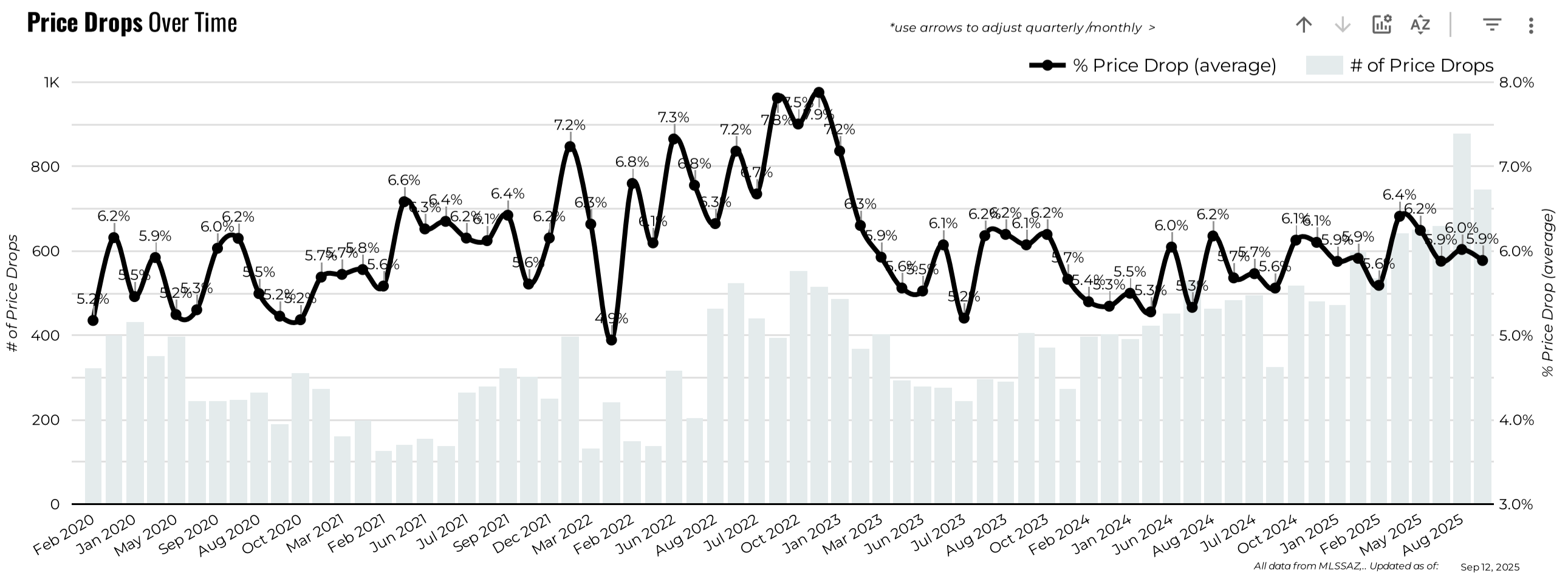
Asking Price	Active	Active w/ Price Drop	% w/ a Price Drop	Average Price Drop
0-\$199,999	211	115	55%	8%
\$200,000-\$299,999	550	283	51%	6%
\$300,000-\$399,999	887	464	52%	5%
\$400,000-\$499,999	397	183	46%	5%
\$500,000-\$599,999	228	108	47%	5%
\$600,000-\$699,999	132	61	46%	5%
\$700,000-\$799,999	94	45	48%	6%
\$800,000-\$999,999	95	43	45%	7%
\$1M-\$1.19M	56	29	52%	7%
\$1.2M-\$1.39	47	13	28%	10%
\$1.4M+	135	33	24%	8%
<b>Grand total</b>	<b>2,832</b>	<b>1,377</b>	<b>49%</b>	<b>6%</b>

### 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

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

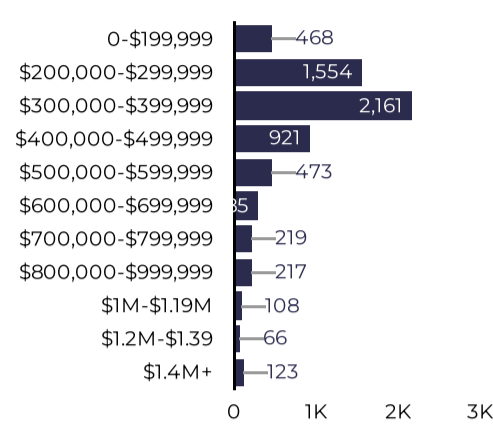
Region:  City: Tucson (I) Zip Code:

County:  Type:  Beds:

Sqft Between:  and

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

Jan 1, 2025 - Sep 10, 2025



**# of Sales**  
**6,595**  
 ↓ -4.4% from previous year

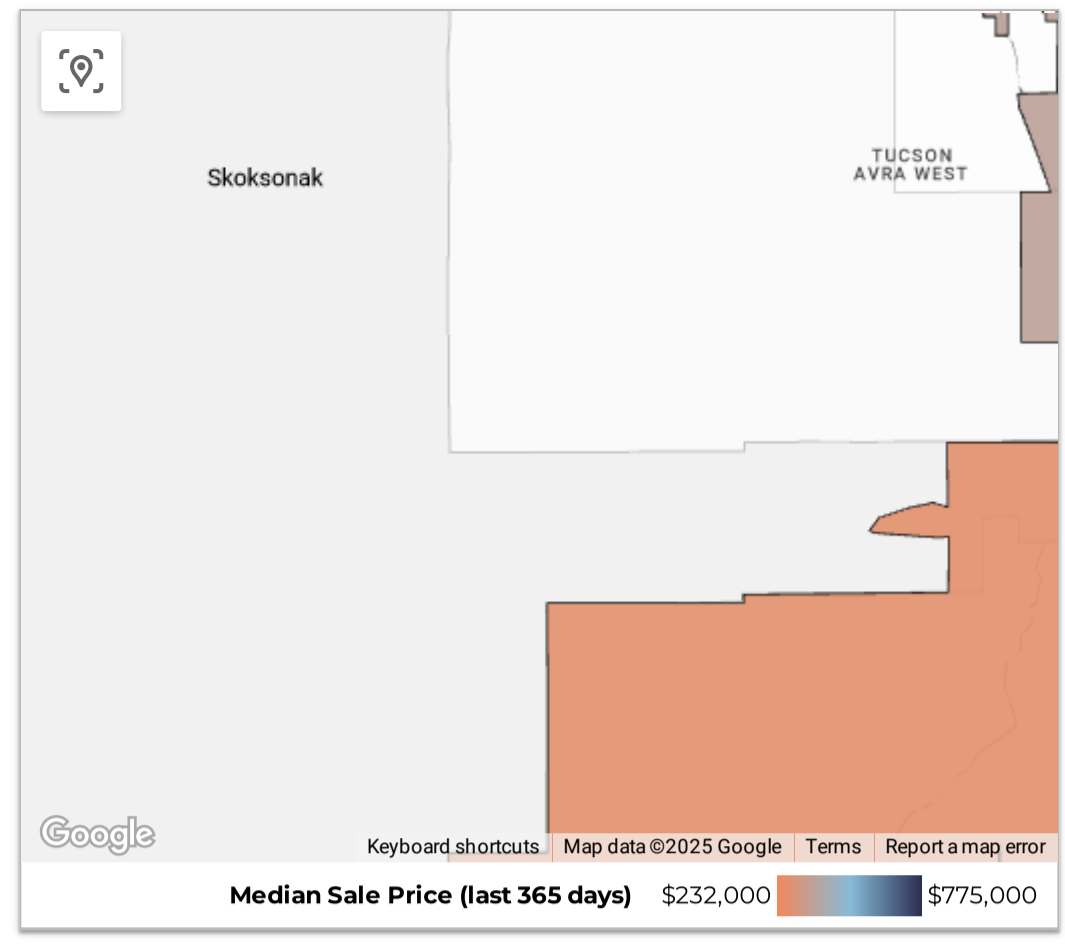
**Total Volume**  
**\$2.84B**  
 ↓ -4.6% from previous year

**Median Days on Market**  
**28**  
 ↑ 8 from previous year

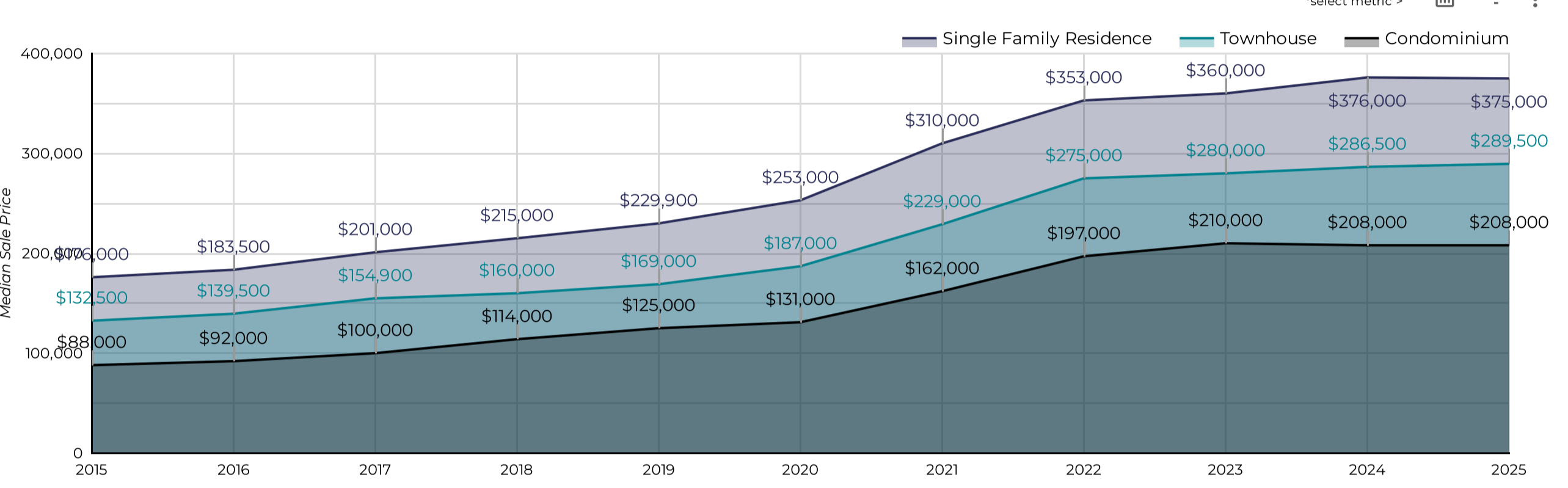
**New Listings**  
**10,545**  
 ↑ 5.6% from previous year

**Median Sale Price**  
**\$349,990**  
 ↓ 0.0% from previous year

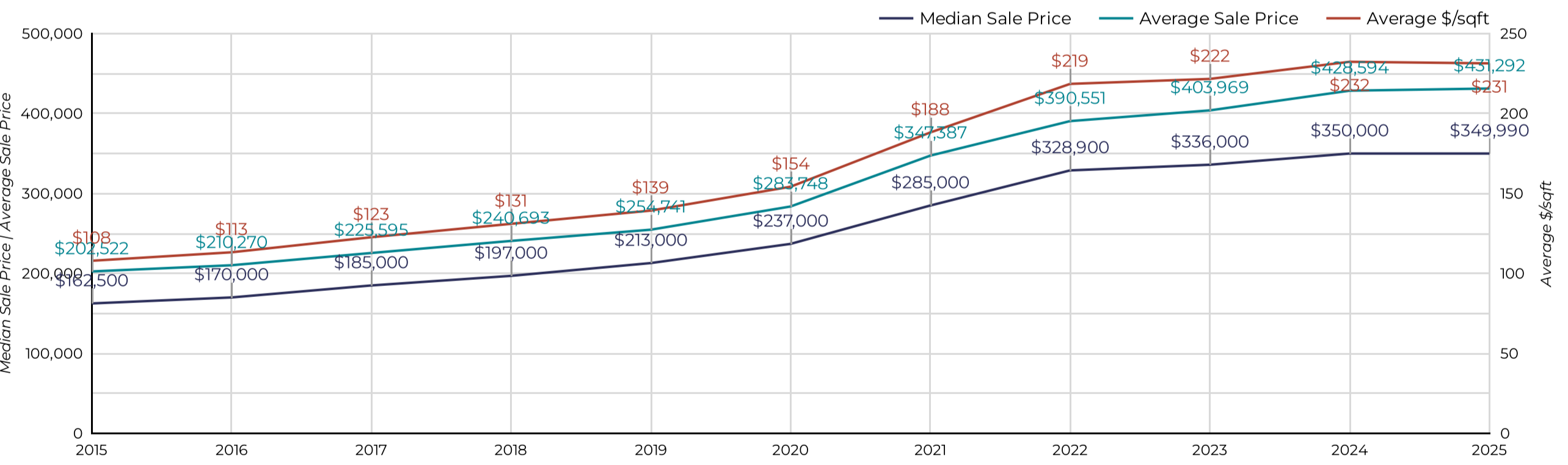
**% Over or Under Asking**  
**-2.0%**  
 ↓ -0.4% from previous year



### 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	6,595	\$2,844,369,784	\$349,990	\$431,292	\$231
2024	9,501	\$4,072,070,174	\$350,000	\$428,594	\$232
2023	9,628	\$3,889,416,861	\$336,000	\$403,969	\$222
2022	12,129	\$4,736,995,725	\$328,900	\$390,551	\$219
2021	14,663	\$5,093,737,940	\$285,000	\$347,387	\$188
2020	14,150	\$4,015,039,808	\$237,000	\$283,748	\$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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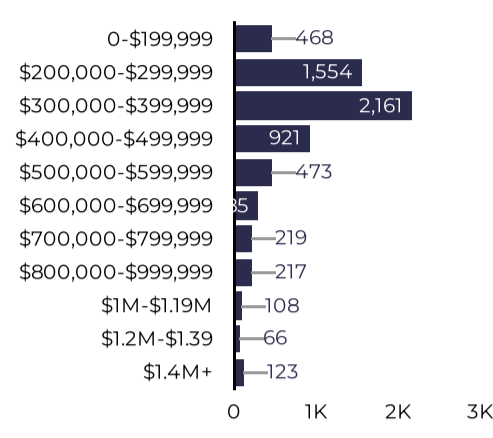
Region:  City: Tucson (1) Zip Code:

County:  Type:  Beds:

Sqft: Between  and

\$: Between  and  AgeRstr.:

Jan 1, 2025 - Sep 10, 2025



**# of Sales**  
**6,595**  
 ↓ -4.4% from previous year

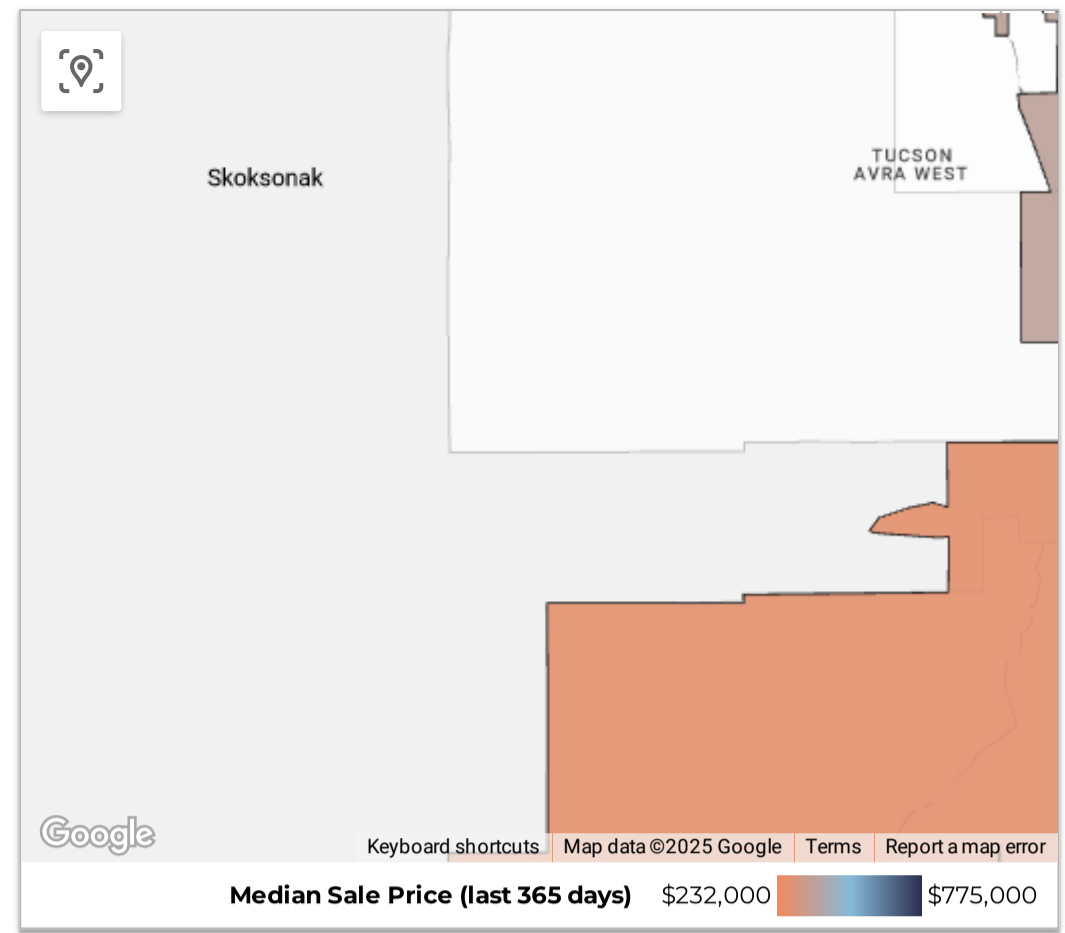
**New Listings**  
**10,545**  
 ↑ 5.6% from previous year

**Total Volume**  
**\$2.84B**  
 ↓ -4.6% from previous year

**Median Sale Price**  
**\$349,990**  
 ↓ 0.0% from previous year

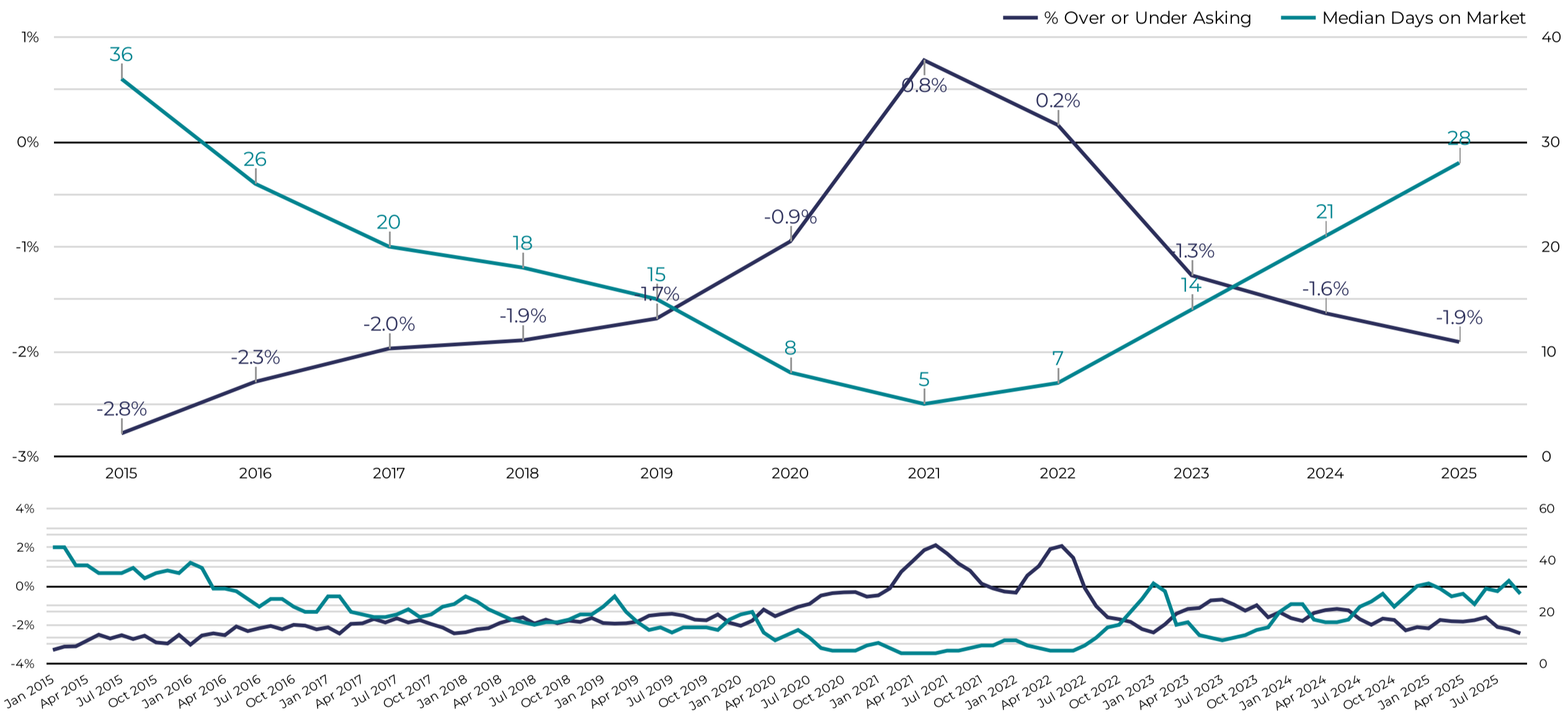
**Median Days on Market**  
**28**  
 ↑ 8 from previous year

**% Over or Under Asking**  
**-2.0%**  
 ↓ -0.4% from previous year

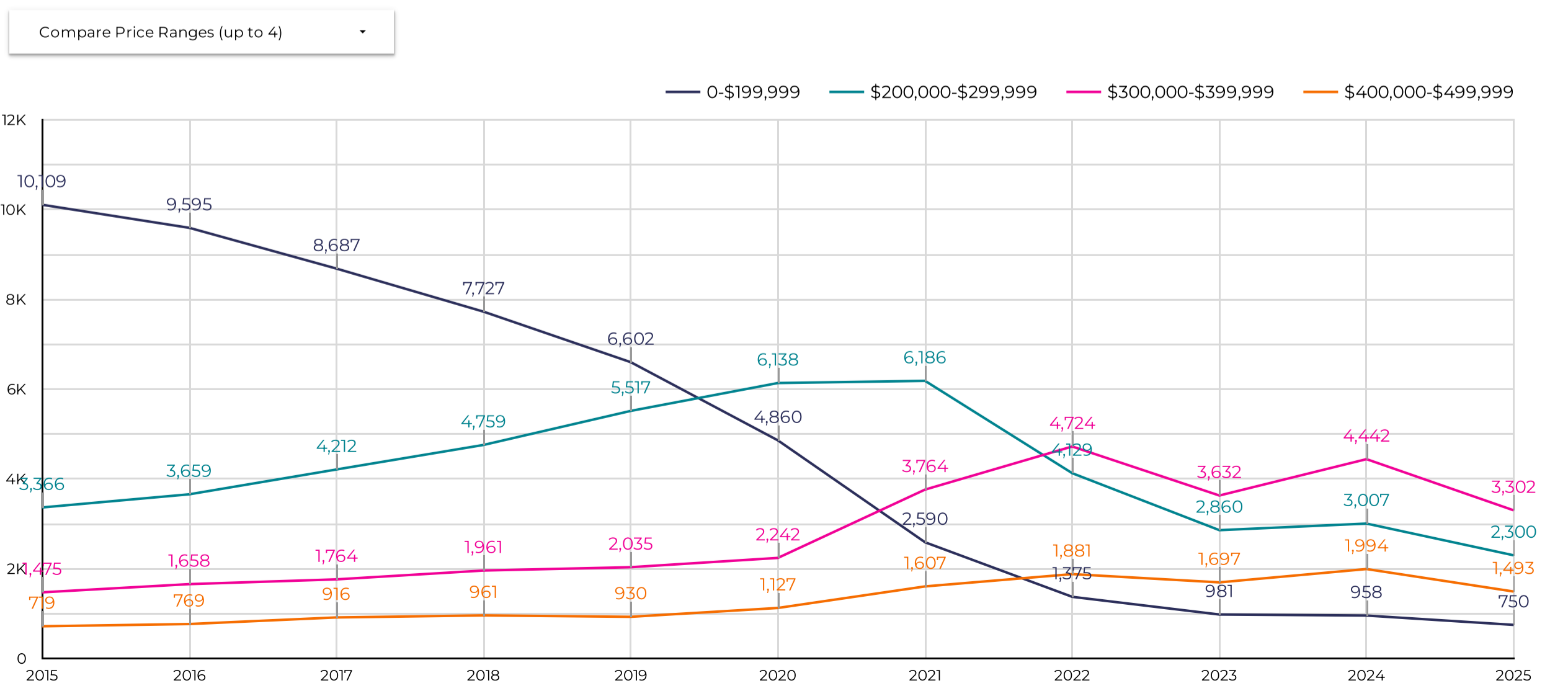


Jan 1, 2015 - Sep 11, 2025

### Buyer Demand



### New Listings Delivered



# WEEKLY Sales

## MLS of Southern Arizona® Market Snapshot

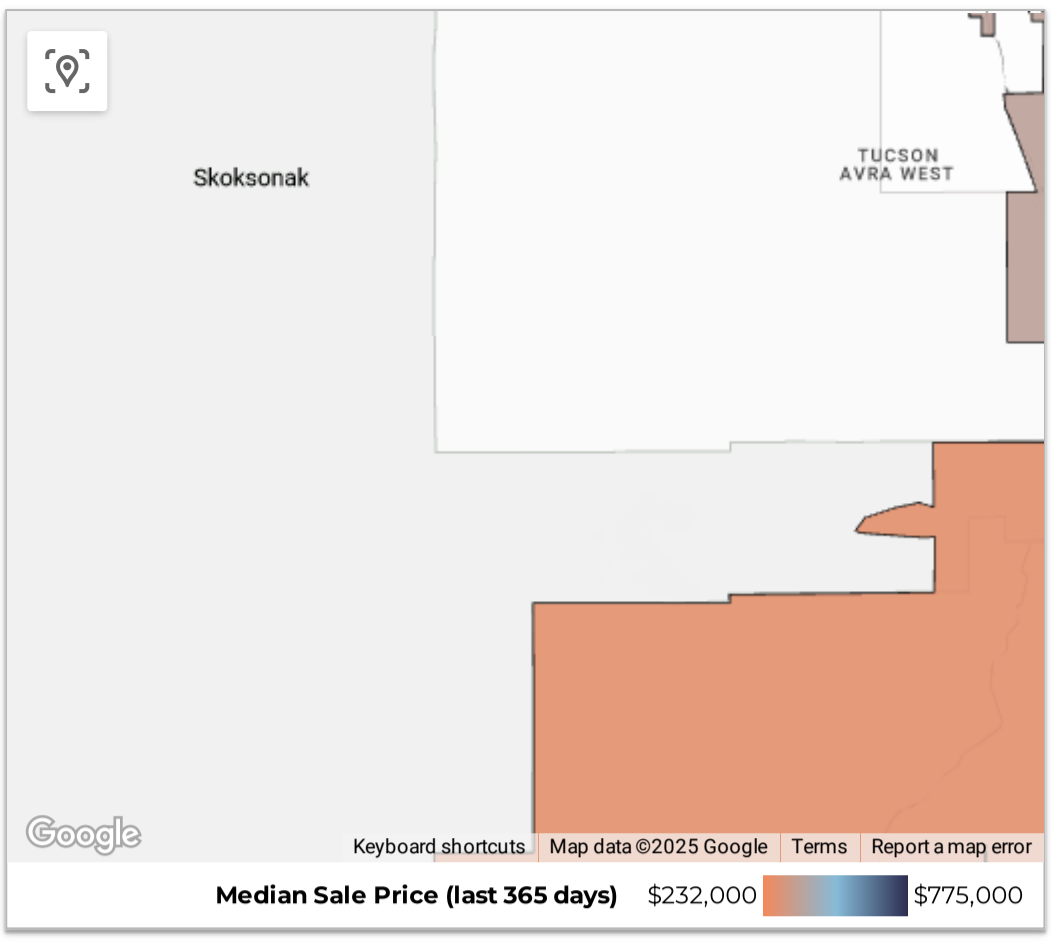
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Sep 12, 2025

Region:  City: Tucson (1) Zip Code:

County:  Type:  Beds:

Sqft Between:  and

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



### Year-to-Date

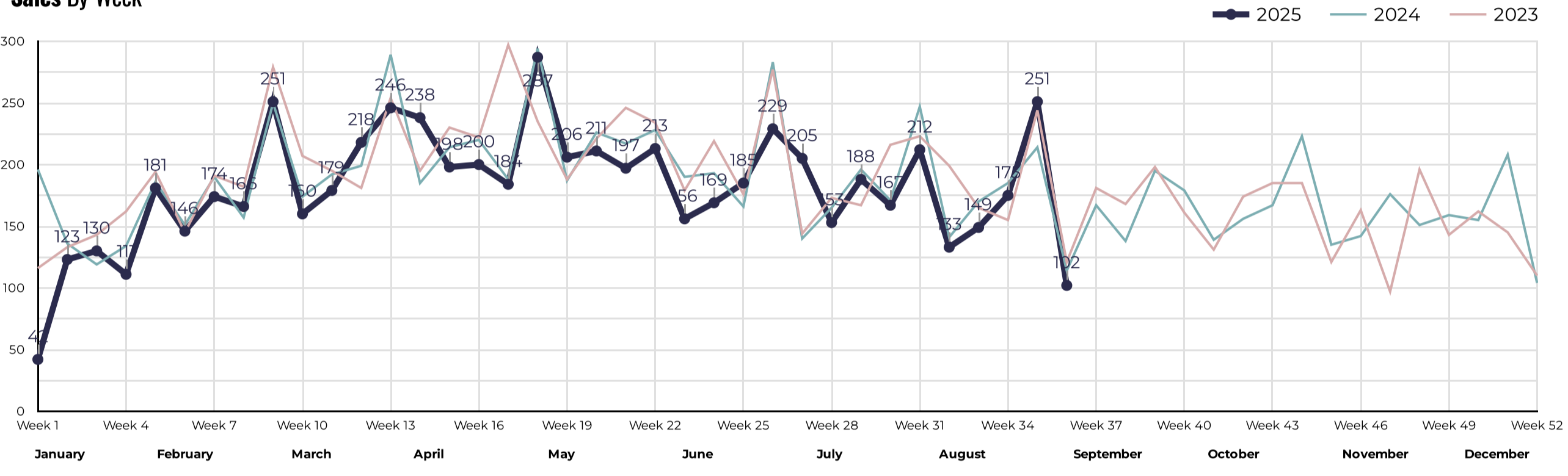
Sep 12, 2025

Market Activity	Market Pricing	Buyer Demand	Inventory
# of Sales <b>6,595</b> -4.4% from last year YTD	Median Sale <b>\$349,990</b> 0.0% from last year YTD	Median DOM <b>28</b> 8 from last year YTD	# of New Listings <b>10,545</b> 5.6% from last year YTD
Total Volume <b>\$2.84B</b> -4.6% from last year YTD	\$/sqft <b>\$231</b> -0.8% from last year YTD	% Over <b>-1.91%</b> -0.40% from last year YTD	# of Pending <b>6,715</b> -3.3% from last year YTD

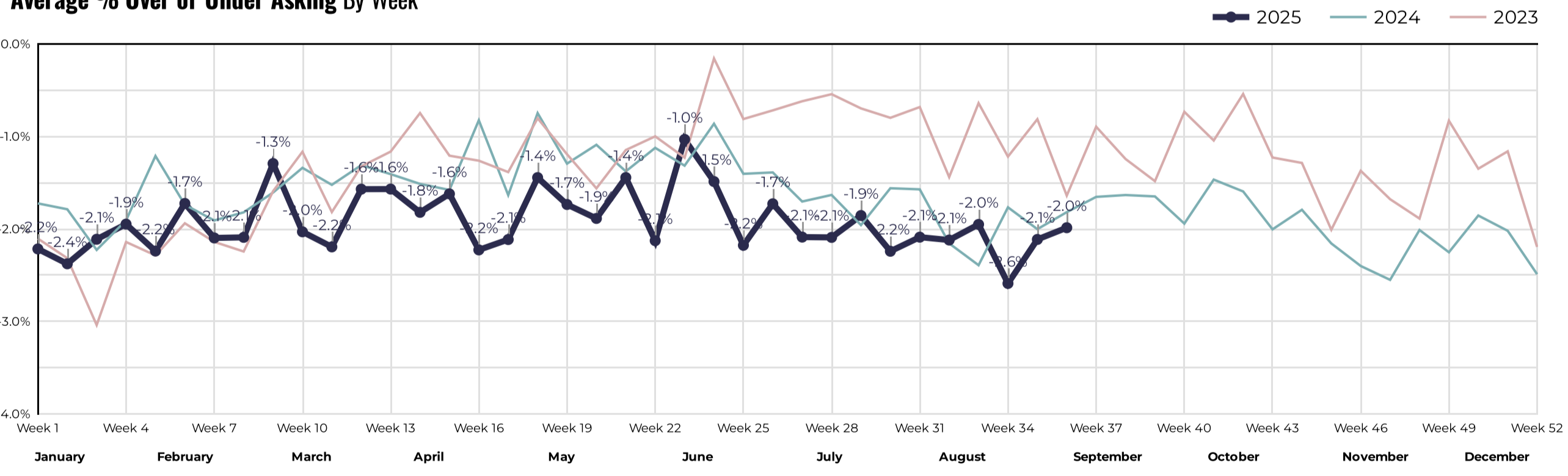
Use date range filter to remove or add additional years for comparison. 5 Max

Jan 1, 2023 - Sep 7, 2025

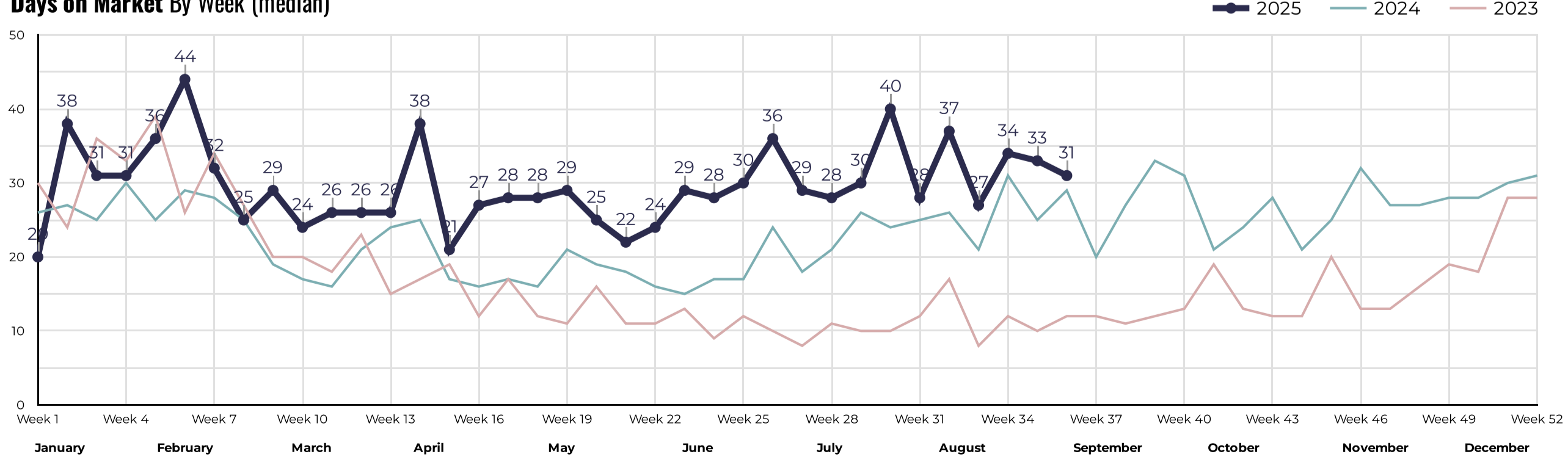
### Sales By Week



### Average % Over or Under Asking By Week



### Days on Market By Week (median)



# WEEKLY Inventory

## MLS of Southern Arizona® Market Snapshot

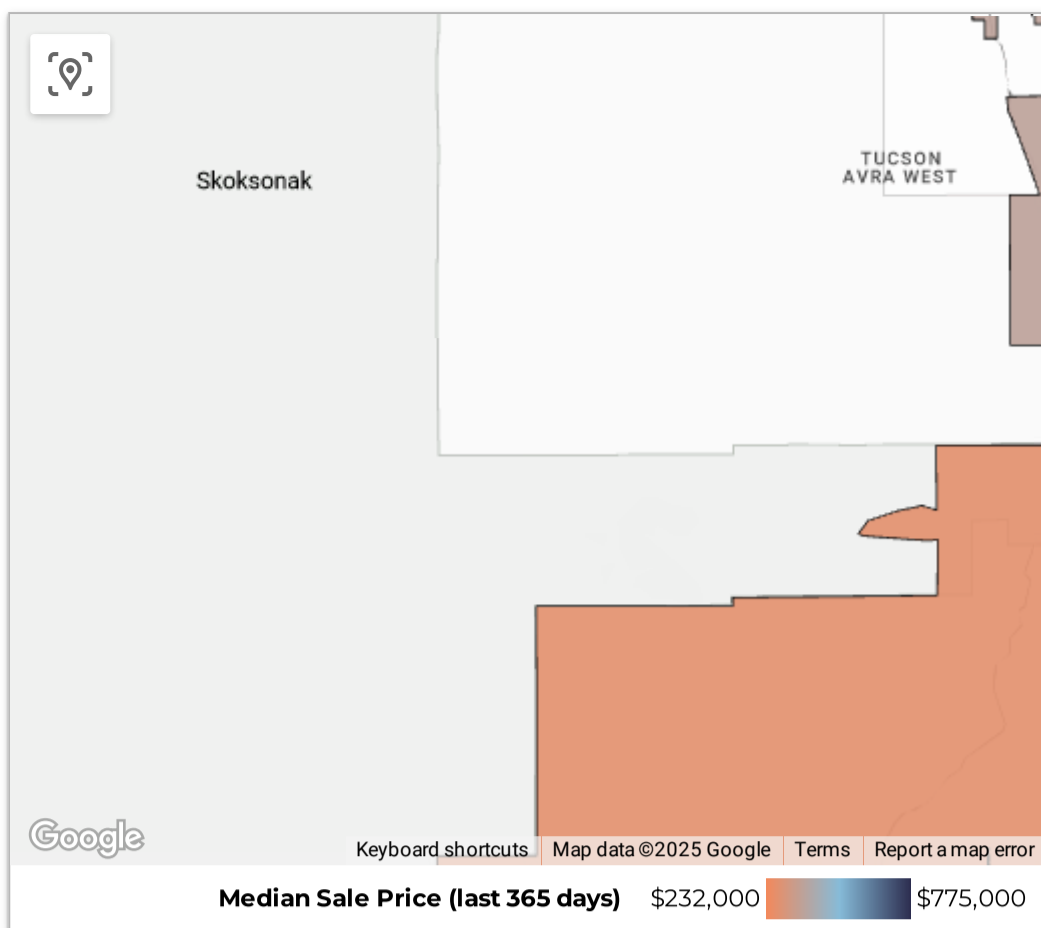
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Region:  City: Tucson (I)  Zip Code:

County:  Type:  Beds:

Sqft Between:  and

\$ Between:  and  AgeRstr.:



### Year-to-Date

Sep 12, 2025

#### Market Activity

# of Sales  
**6,595**  
-4.4% from last year YTD

Total Volume  
**\$2.84B**  
-4.6% from last year YTD

#### Market Pricing

Median Sale  
**\$349,990**  
0.0% from last year YTD

\$/sqft  
**\$231**  
-0.8% from last year YTD

#### Buyer Demand

Median DOM  
**28**  
8 from last year YTD

% Over  
**-1.91%**  
-0.40% from last year YTD

#### Inventory

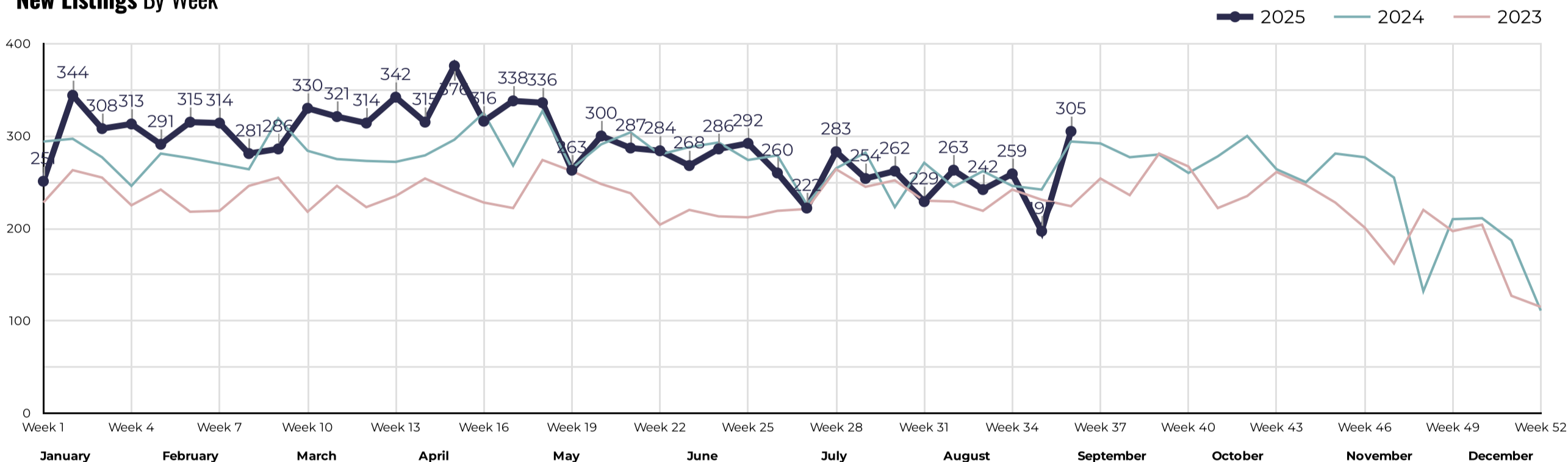
# of New Listings  
**10,545**  
5.6% from last year YTD

# of Pending  
**6,715**  
-3.3% from last year YTD

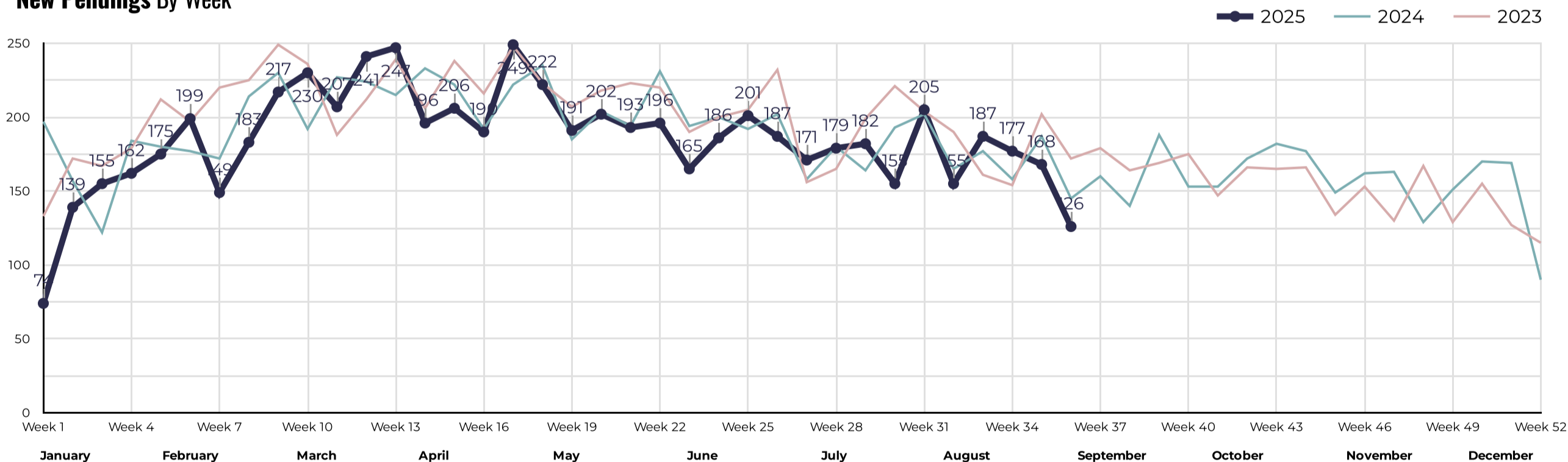
Use date range filter to remove or add additional years for comparison. 5 Max

Jan 1, 2023 - Sep 7, 2025

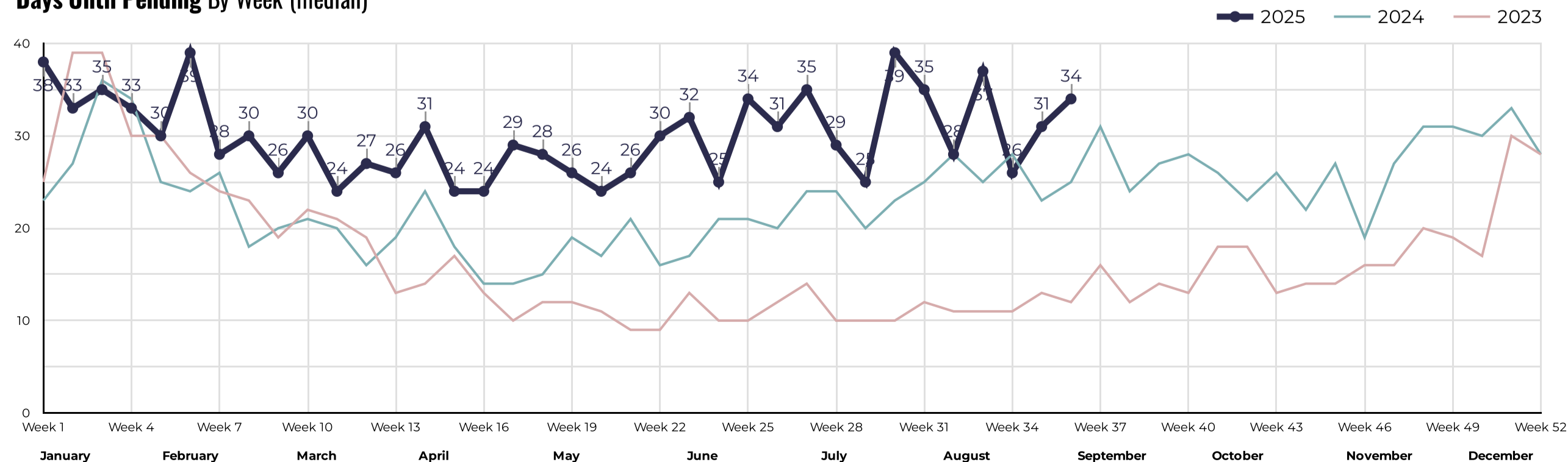
### New Listings By Week



### New Pending By Week



### Days Until Pending By Week (median)



# MARKET CYCLES Pricing & Market Temperature

## MLS of Southern Arizona® Market Snapshot

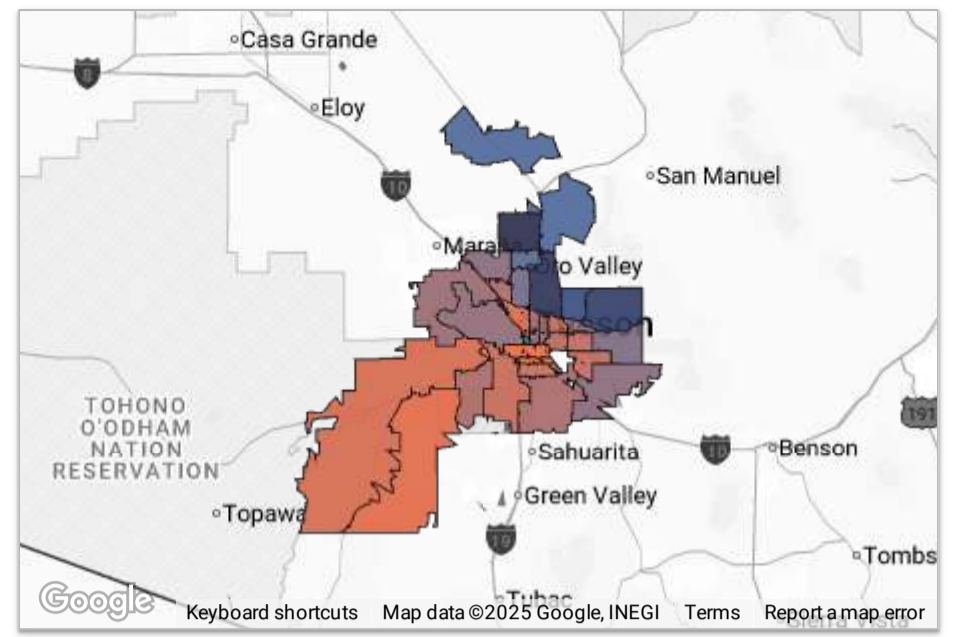
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Sep 12, 2025

Region  City: Tucson (1)  Zip Code

County  Type  Beds

Sqft Between  Enter a value and  Enter a value

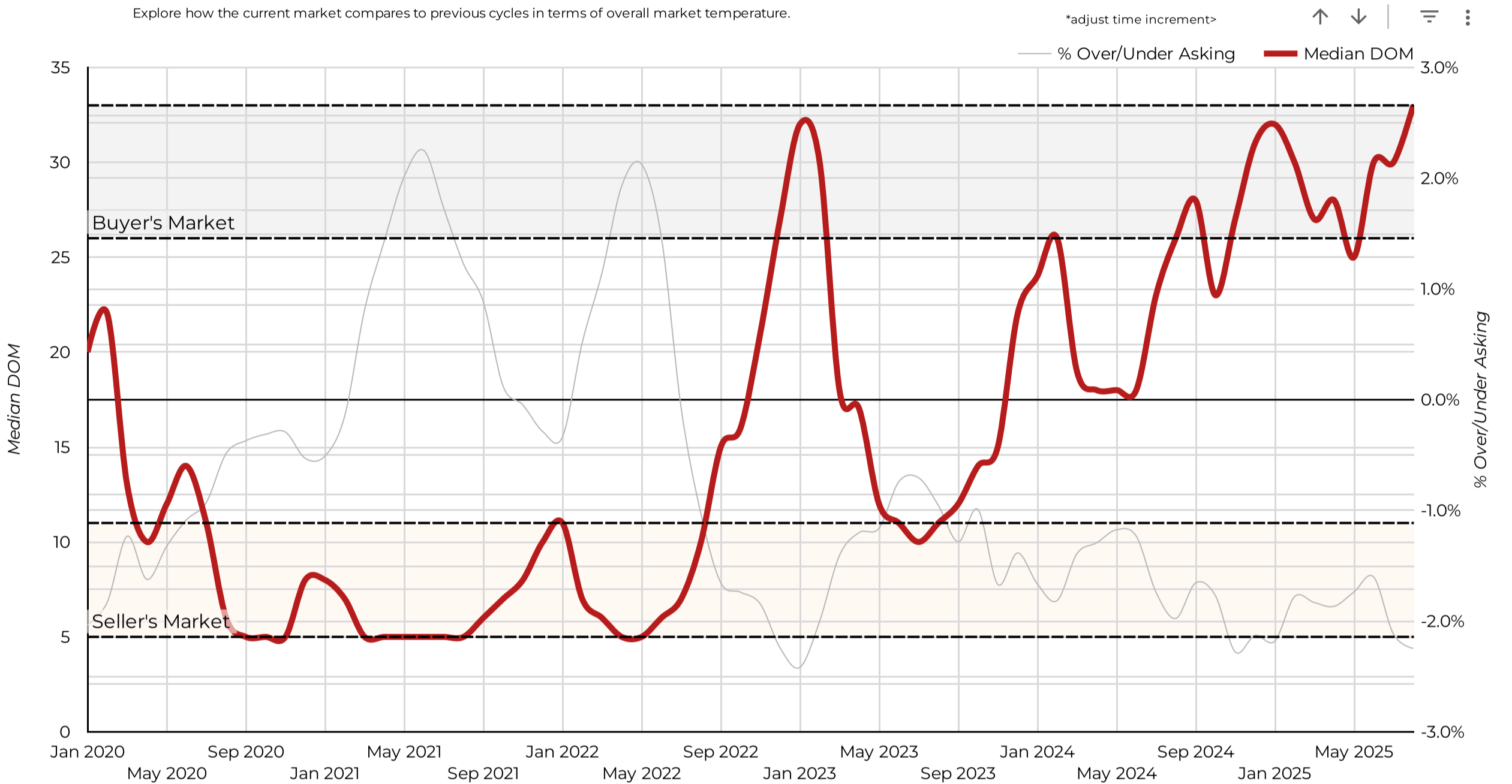
\$ Between  Enter a value and  Enter a value AgeRstr.



Jan 1, 2020 - Aug 31, 2025

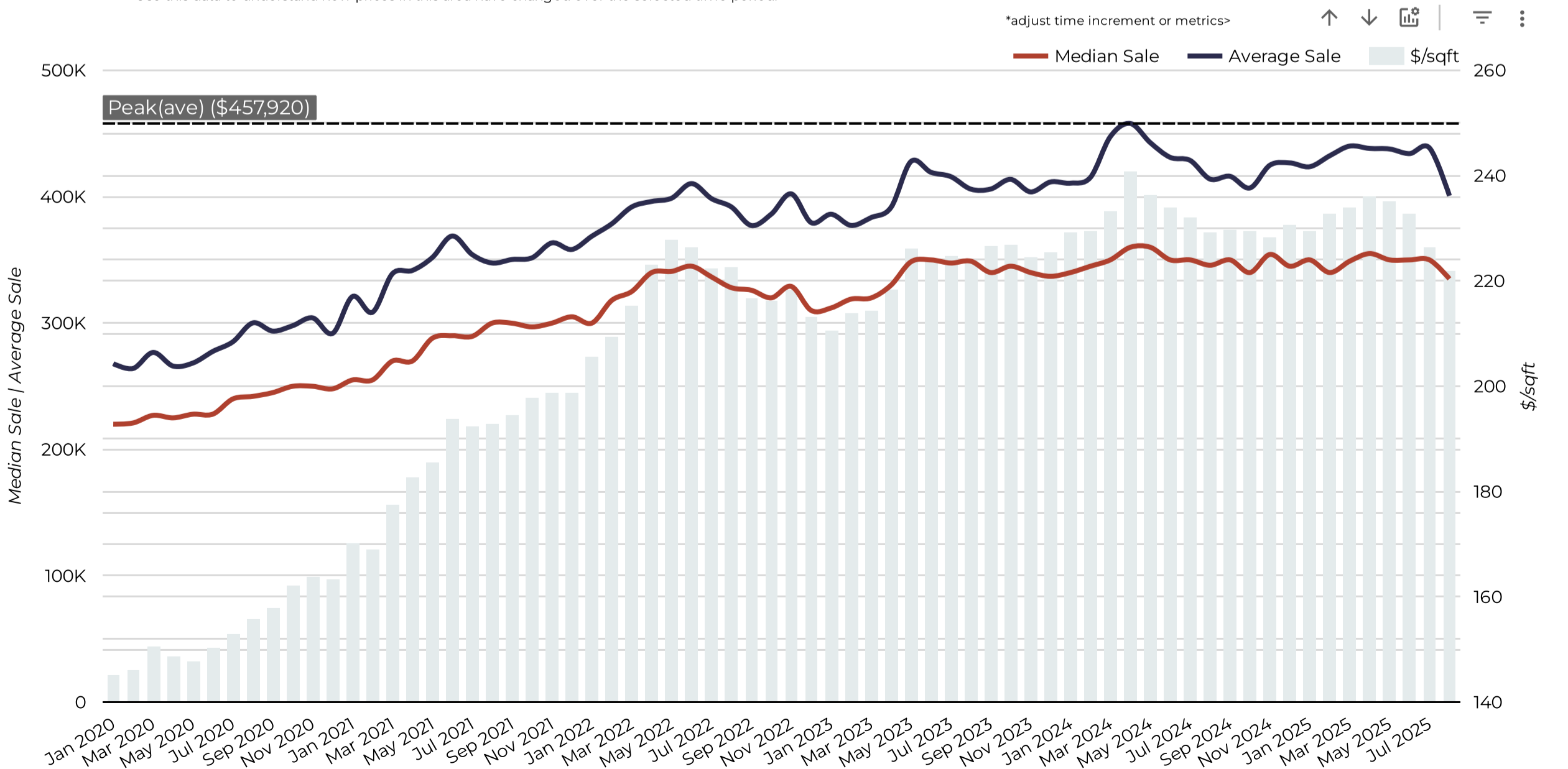
### Market Temperature

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.

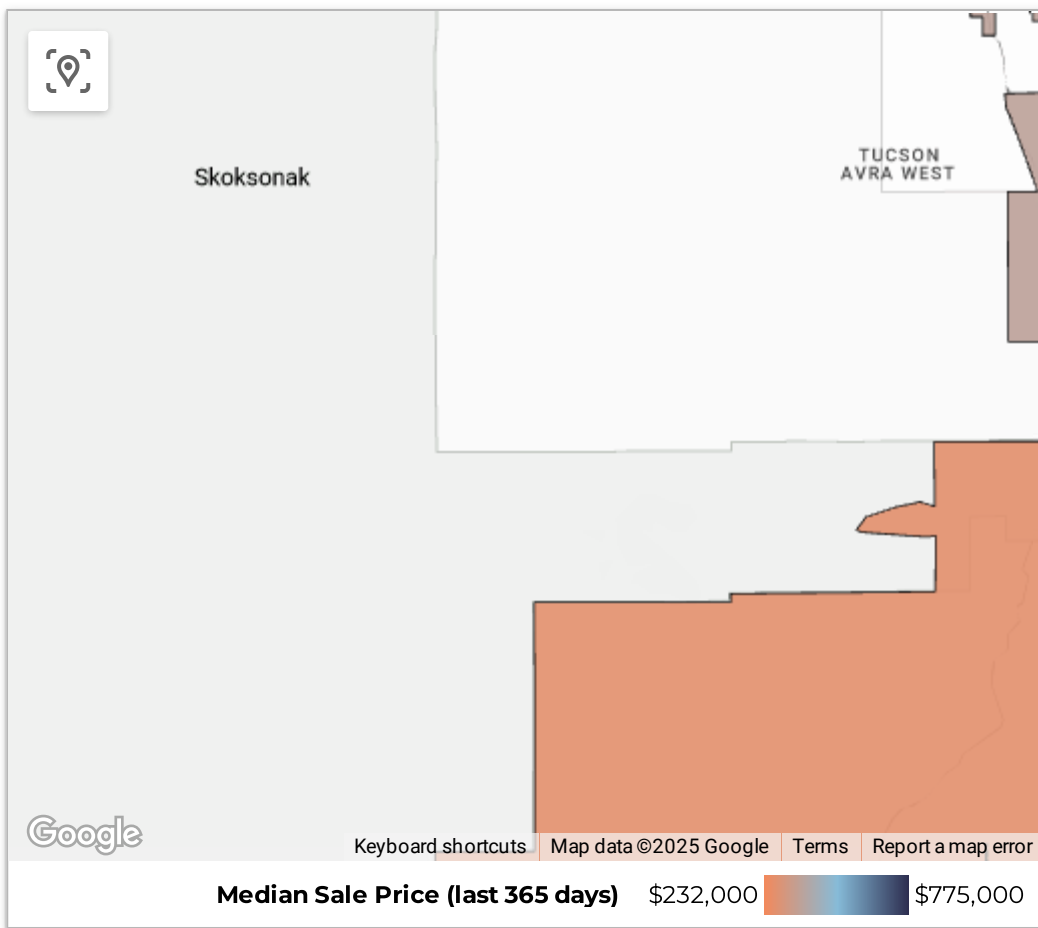


# MONTHLY Data Tables

## MLS of Southern Arizona® Market Snapshot

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

Region: [v] City: Tucson (1) Zip Code: [v]  
 County: [v] Type: [v] Beds: [v]  
 Sqft: Between [v] and [v]  
 \$: Between [v] and [v] AgeRstr.: [v] [Download](#)



### Month-to-Date

Sep 12, 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  
**162**  
 -10.0% from last year MTD

Total Volume  
**\$67.86M**  
 -9.2% from last year MTD

#### Market Pricing

Median Sale  
**\$350,000**  
 0.3% from last year MTD

\$/sqft  
**\$230**  
 1.9% from last year MTD

#### Buyer Demand

Median DOM  
**27**  
 5 from last year MTD

% Over  
**-2.44%**  
 -0.69% from last year MTD

#### Inventory

# of New Listings  
**403**  
 5.2% from last year MTD

# of Pending  
**174**  
 -21.3% from last year MTD

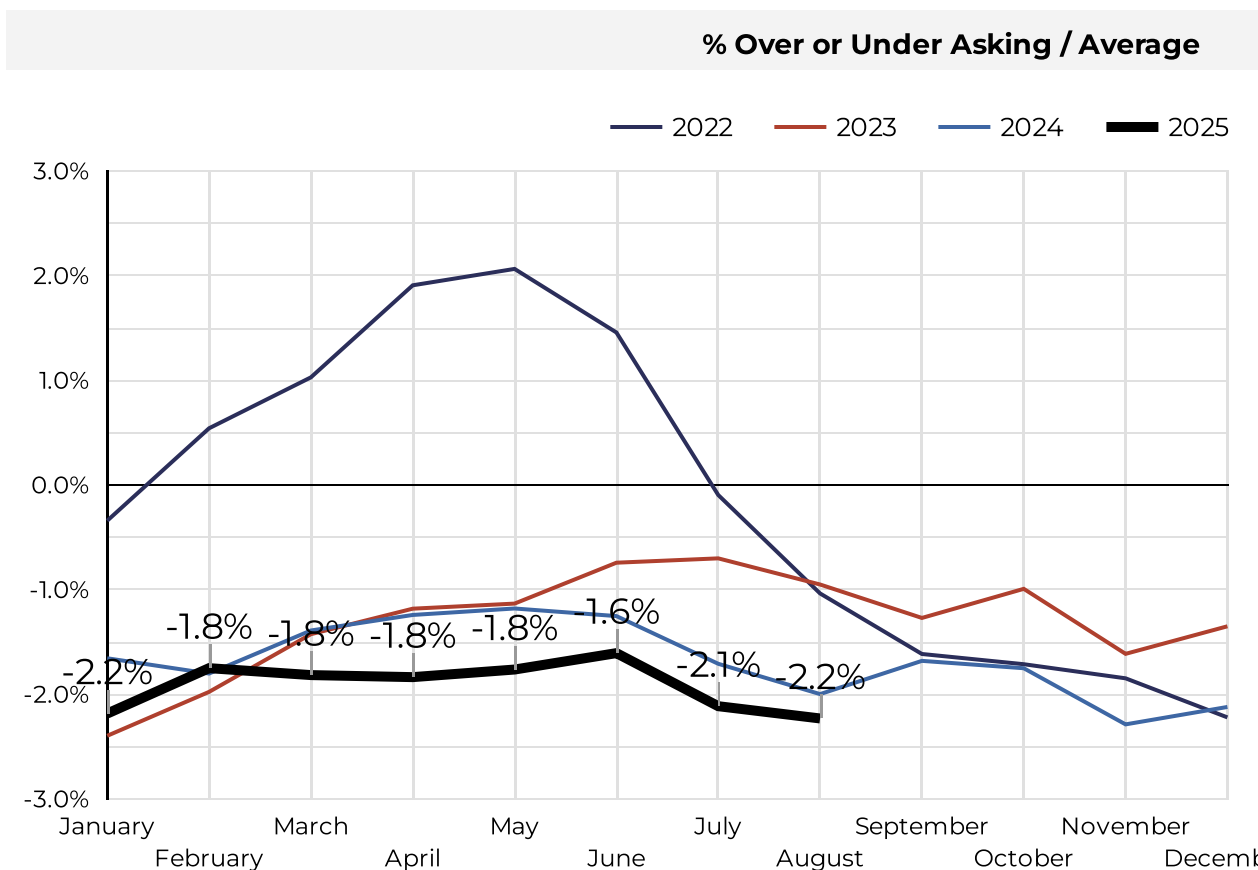
	# of Sales / Count			
	2022	2023	2024	2025
January	1,039	654	638	587
February	1,111	765	762	736
March	1,363	963	897	892
April	1,267	944	966	931
May	1,305	1,036	992	914
June	1,140	939	833	824
July	964	784	833	806
August	998	864	796	743
September	928	706	684	-
October	729	751	749	-
November	626	631	648	-
December	659	591	703	-

	Sale Price / Median			
	2022	2023	2025	2024
January	\$300,000	\$312,000	\$350,000	\$340,000
February	\$318,000	\$319,000	\$340,000	\$345,000
March	\$325,000	\$319,900	\$349,000	\$350,030
April	\$340,000	\$330,000	\$355,000	\$360,000
May	\$340,900	\$348,500	\$350,000	\$360,000
June	\$345,000	\$350,000	\$350,000	\$350,000
July	\$336,500	\$347,500	\$350,000	\$350,000
August	\$328,000	\$349,000	\$335,000	\$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	1,110
August	1,351	1,037	1,130	1,070
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	29
July	7	9	22	28
August	10	10	24	32
September	14	11	27	-
October	15	13	22	-
November	20	14	26	-
December	25	20	30	-

	# of New Pending / Count			
PendingDat...	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	802
July	917	800	819	786
August	989	806	746	747
September	832	734	683	-
October	752	725	763	-
November	606	646	631	-
December	625	568	633	-



# 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: Sep 12, 2025

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

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

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

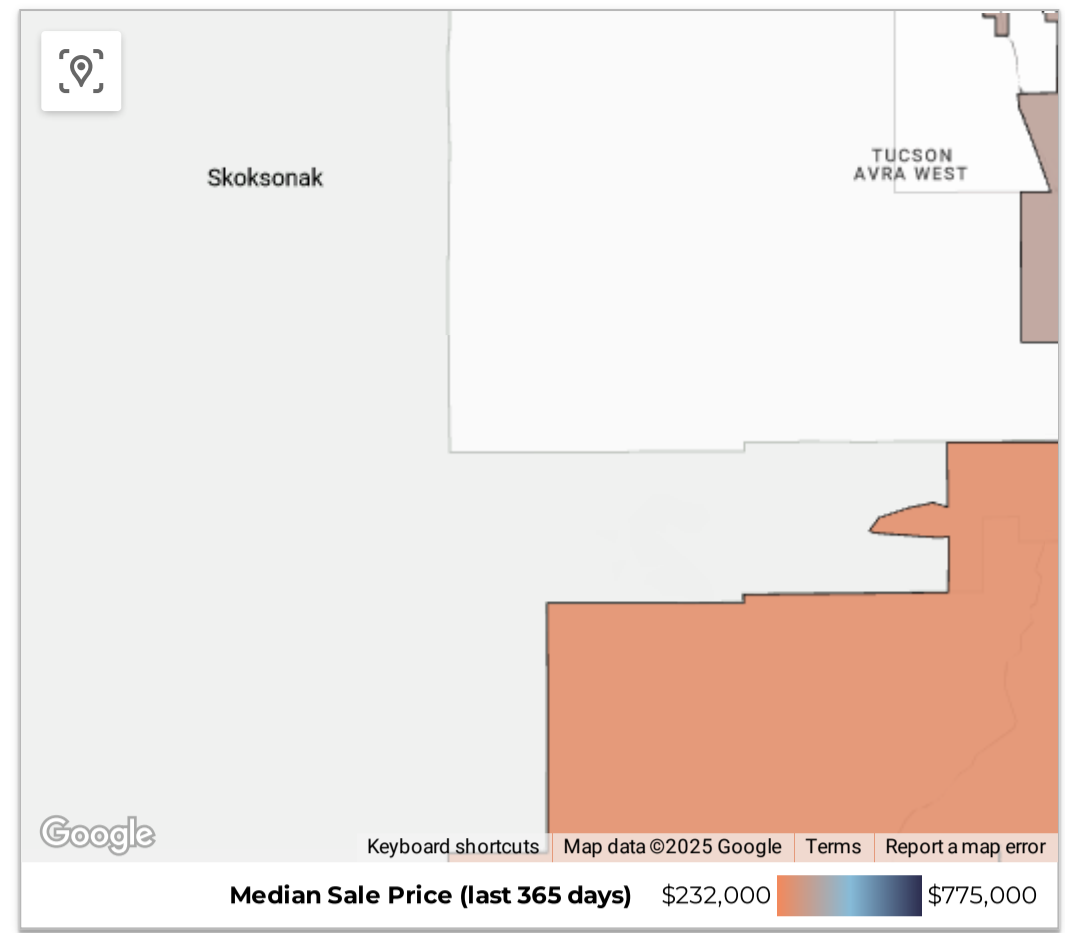
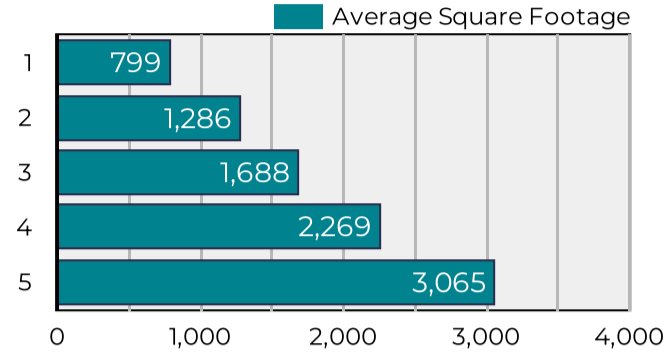
\$: Between [Enter a value] and [Enter a value] AgeRstr.: [Dropdown] [Download](#)

### Bedroom Comparison

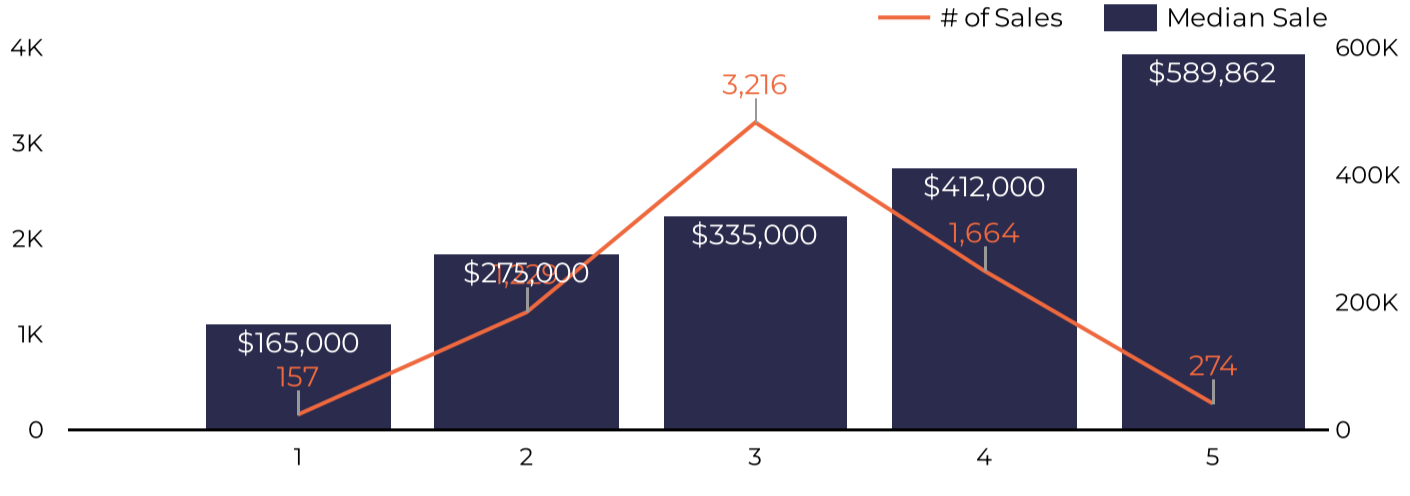
Jan 1, 2025 - Sep 10, 2025

# of Sales: **6,595**  
Total Volume: **\$2.84B**

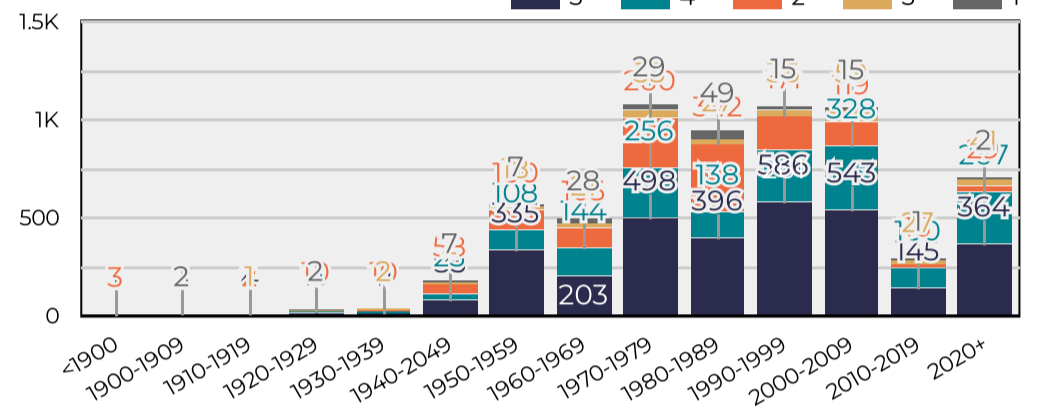
Average SqFt: **1,811**  
Median Year Built: **1,988**



### 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	468	1,005	342	102	24	33	-5.24%
\$200,000-\$299,999	1,554	1,290	550	843	161	26	-1.71%
\$300,000-\$399,999	2,161	1,647	250	1,266	645	31	-1.29%
\$400,000-\$499,999	921	1,991	130	435	356	27	-1.76%
\$500,000-\$599,999	473	2,193	59	215	199	29	-1.69%
\$600,000-\$699,999	285	2,461	27	125	133	24	-1.95%
\$700,000-\$799,999	219	2,539	24	84	111	21	-1.85%
\$800,000-\$999,999	217	2,940	8	82	127	23	-2.84%
\$1M-\$1.19M	108	3,292	2	38	68	20	-4.27%
\$1.2M-\$1.39	66	3,599	3	5	58	23	-3.43%
\$1.4M+	123	4,487	3	21	98	17	-2.77%
<b>Grand total</b>	<b>6,595</b>	<b>1,811</b>	<b>1,398</b>	<b>3,216</b>	<b>1,980</b>	<b>28</b>	<b>-1.96%</b>

### Bedrooms Over Time

Compare Beds (3 max) [Dropdown] Jan 1, 2015 - Sep 11, 2025 [Dropdown]

