

MONTHLY Sales & Pricing

MLS of Southern Arizona® Market Snapshot

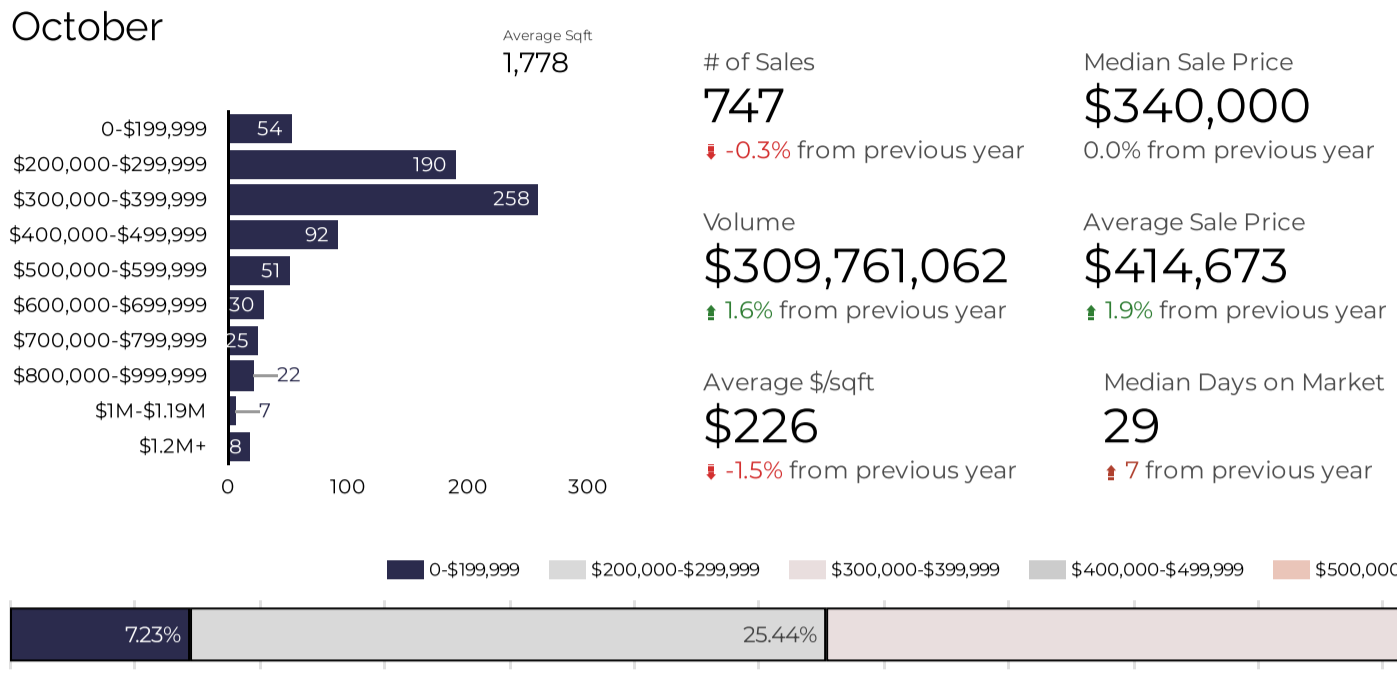
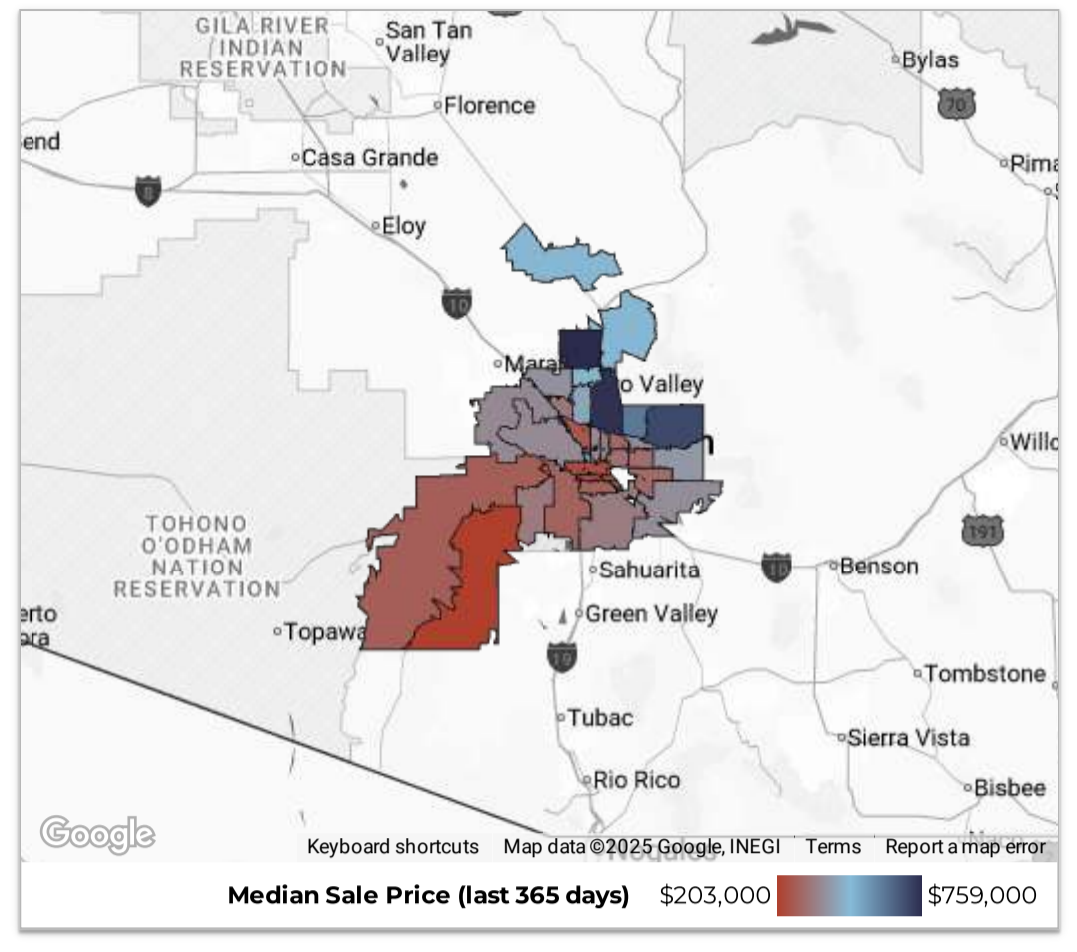
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Nov 12, 2025

Region: City: Tucson (I) Zip Code:

County: Type: Beds:

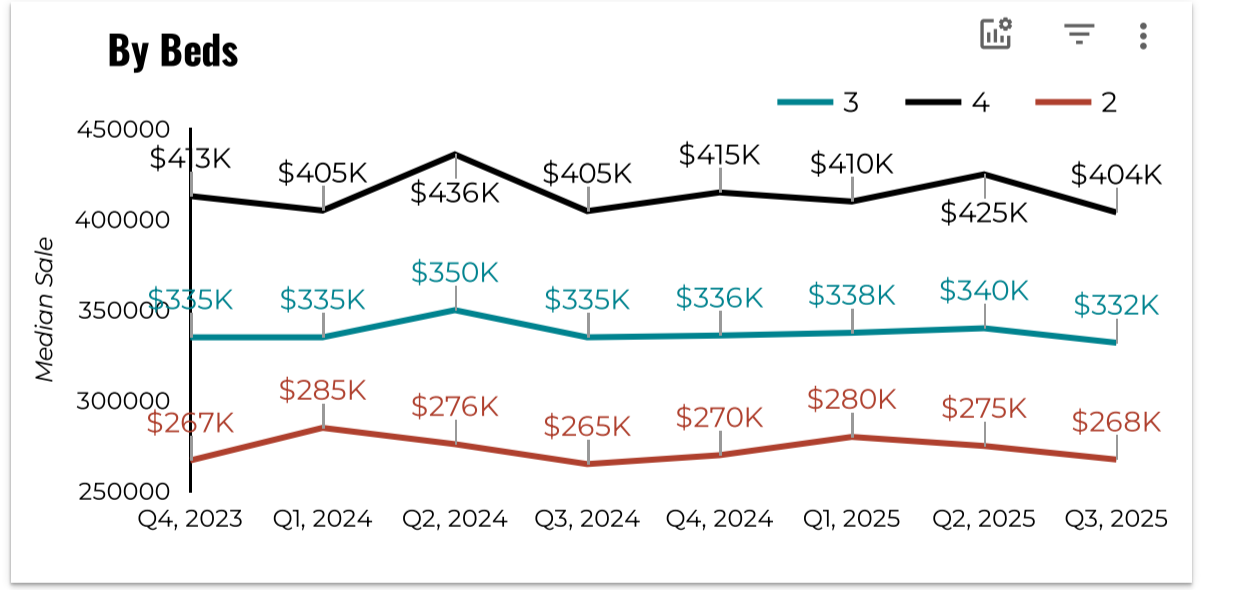
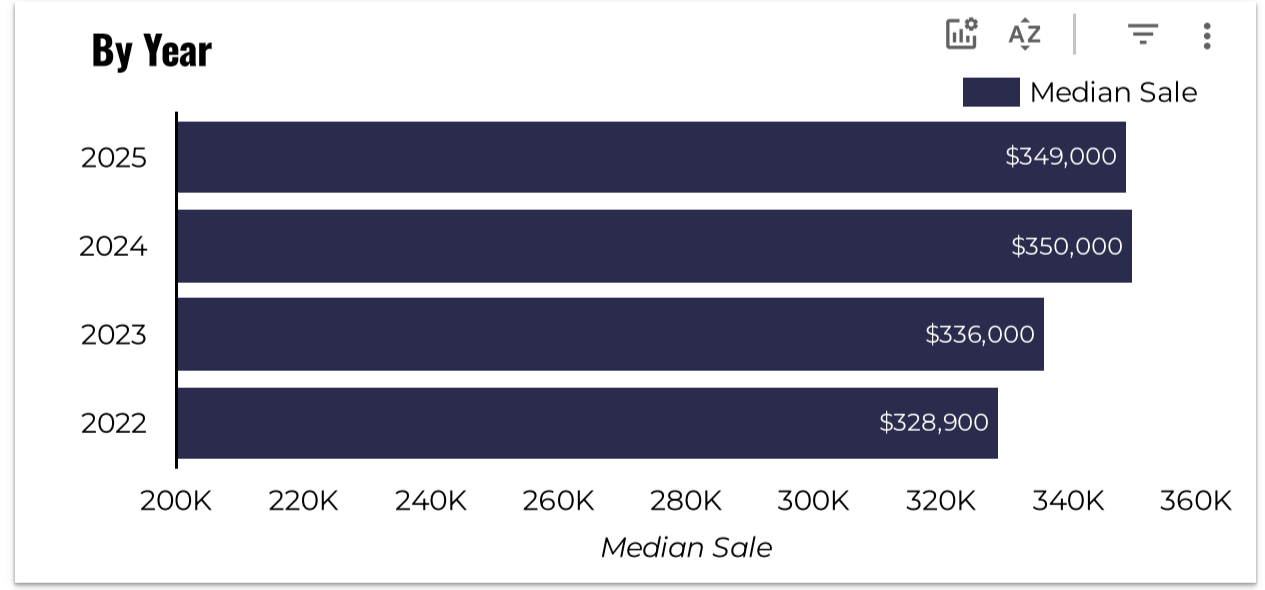
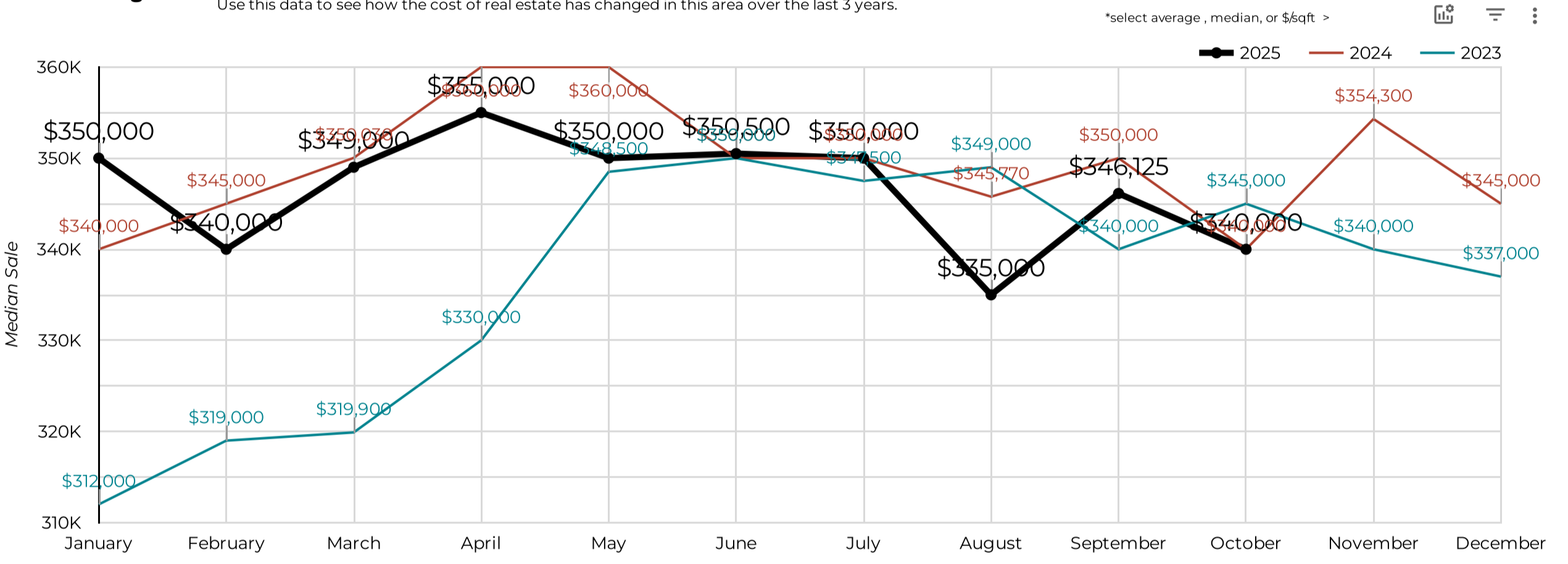
Sqft Between: and

\$ 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 - Oct 31, 2025

MONTH	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
Oct 2025	747	\$309,761,062	\$340,000	\$414,673	\$226
Sep 2025	735	\$305,136,065	\$346,125	\$415,151	\$226
Aug 2025	756	\$302,273,963	\$335,000	\$399,833	\$222
Jul 2025	808	\$354,283,068	\$350,000	\$438,469	\$226
Jun 2025	825	\$358,131,197	\$350,500	\$434,098	\$233
May 2025	914	\$400,122,454	\$350,000	\$437,771	\$235
Apr 2025	932	\$408,141,722	\$355,000	\$437,920	\$236
Mar 2025	893	\$392,852,133	\$349,000	\$439,924	\$234
Feb 2025	736	\$318,258,027	\$340,000	\$432,416	\$233
Jan 2025	587	\$248,740,431	\$350,000	\$423,749	\$229

MONTHLY Buyer Demand

MLS of Southern Arizona® Market Snapshot

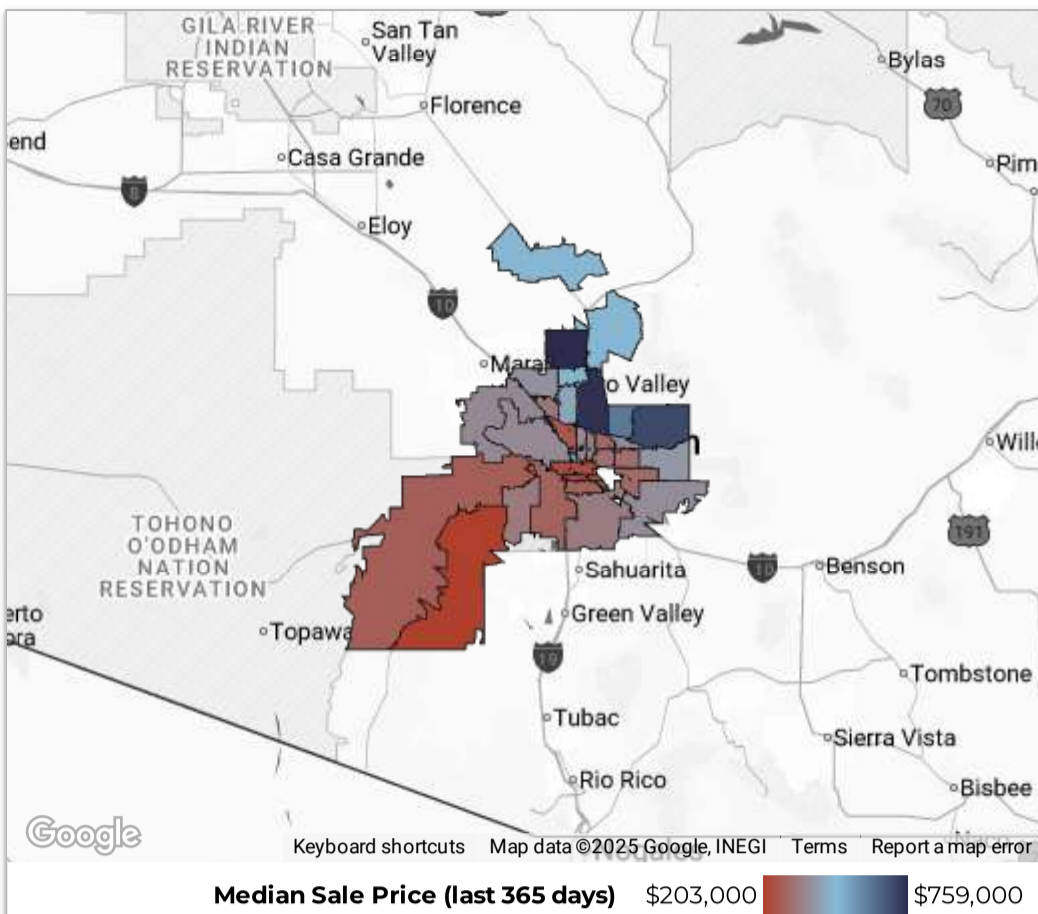
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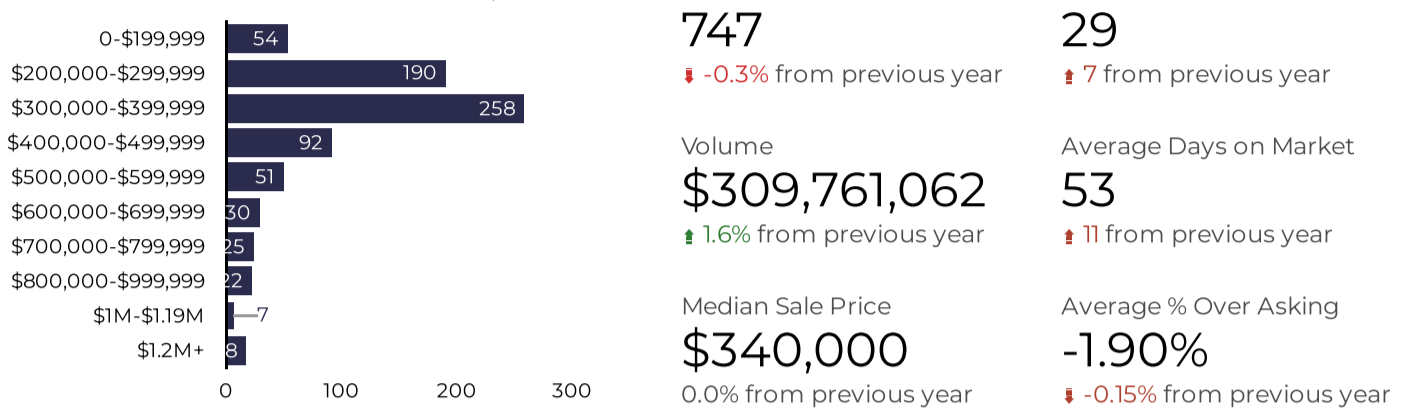
County: Type: Beds:

Sqft Between: and

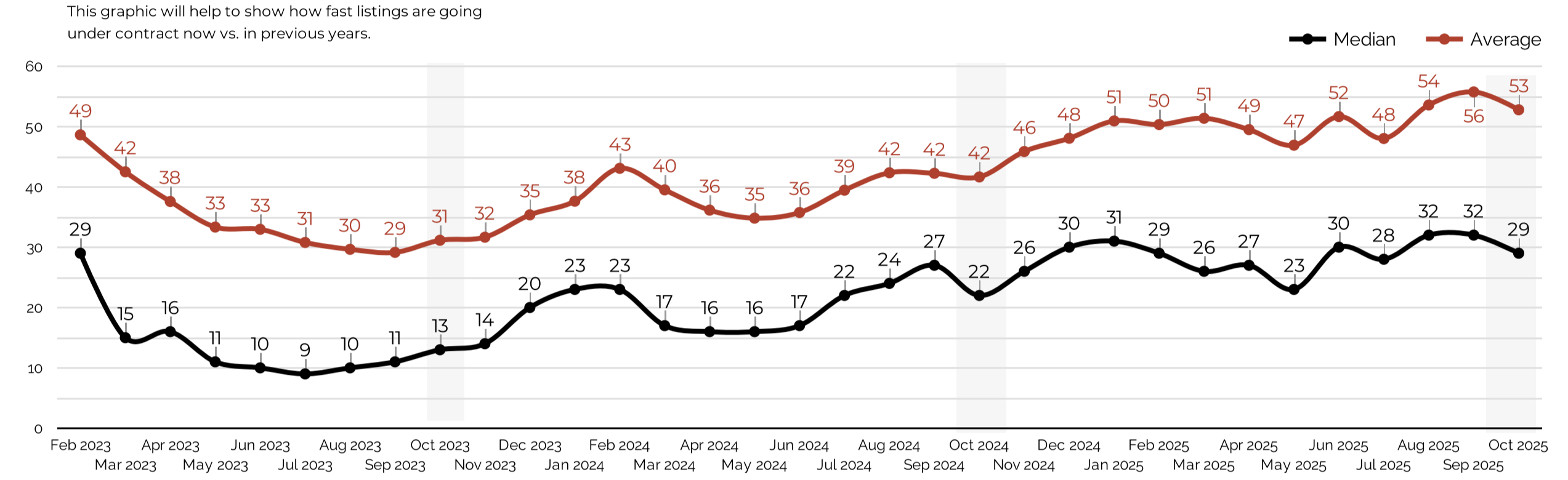
\$ Between: and AgeRstr.:



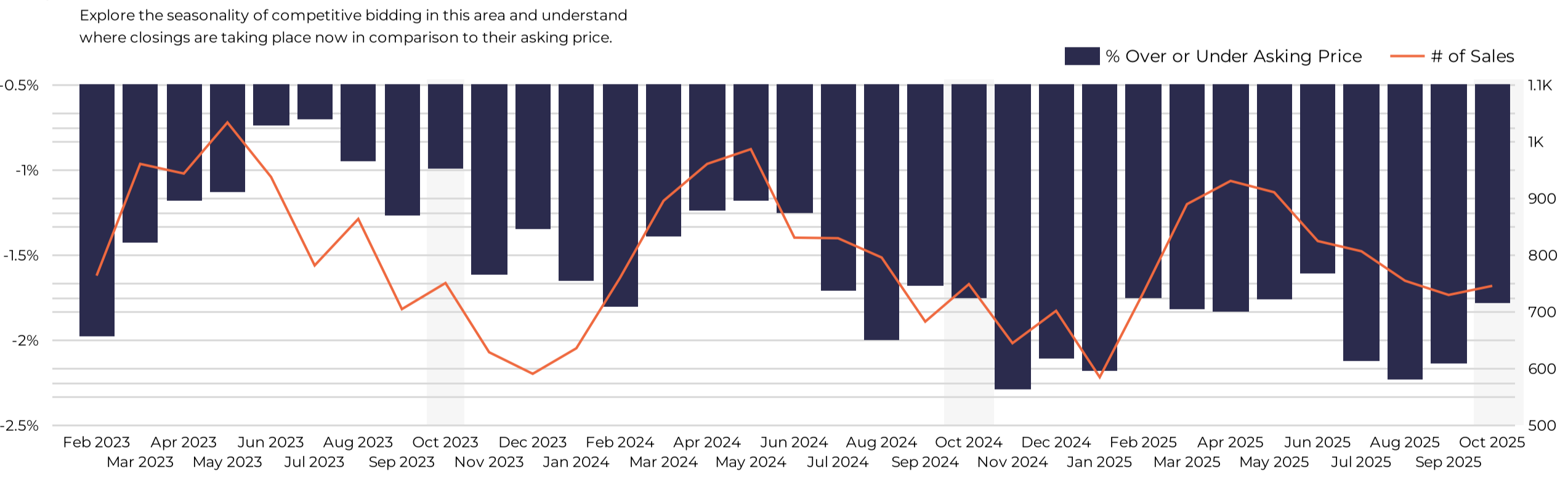
October



Days on Market



Buyer Demand



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.

Aug 14, 2025 - Nov 12, 2025

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	169	15.0% ↑	39	22 ↓	-4.97%	0.64% ↑
\$200,000-\$299,999	517	2.0% ↑	27	3 ↑	-1.91%	-0.42% ↓
\$300,000-\$399,999	732	-5.1% ↓	31	4 ↑	-1.33%	+0% ↑
\$400,000-\$499,999	259	-17.8% ↓	36	7 ↑	-2.37%	-0.85% ↓
\$500,000-\$599,999	163	16.4% ↑	28	7 ↑	-1.94%	0.04% ↑
\$600,000-\$699,999	90	-7.2% ↓	24	-2 ↓	-2.9%	-1.03% ↓
\$700,000-\$799,999	64	0.0%	24	12 ↑	-1.55%	-0.17% ↓
\$800,000-\$999,999	73	25.9% ↑	39	21 ↑	-3.37%	-0.71% ↓
\$1M-\$1.19M	25	4.2% ↑	31	18 ↑	-4.74%	-1.76% ↓
\$1.2M+	54	45.9% ↑	13	-4 ↓	-2.9%	0.91% ↑
Grand total	2,146	-0.6% ↓	30	6 ↑	-2.15%	-0.3% ↓

MONTHLY Inventory

MLS of Southern Arizona® Market Snapshot

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

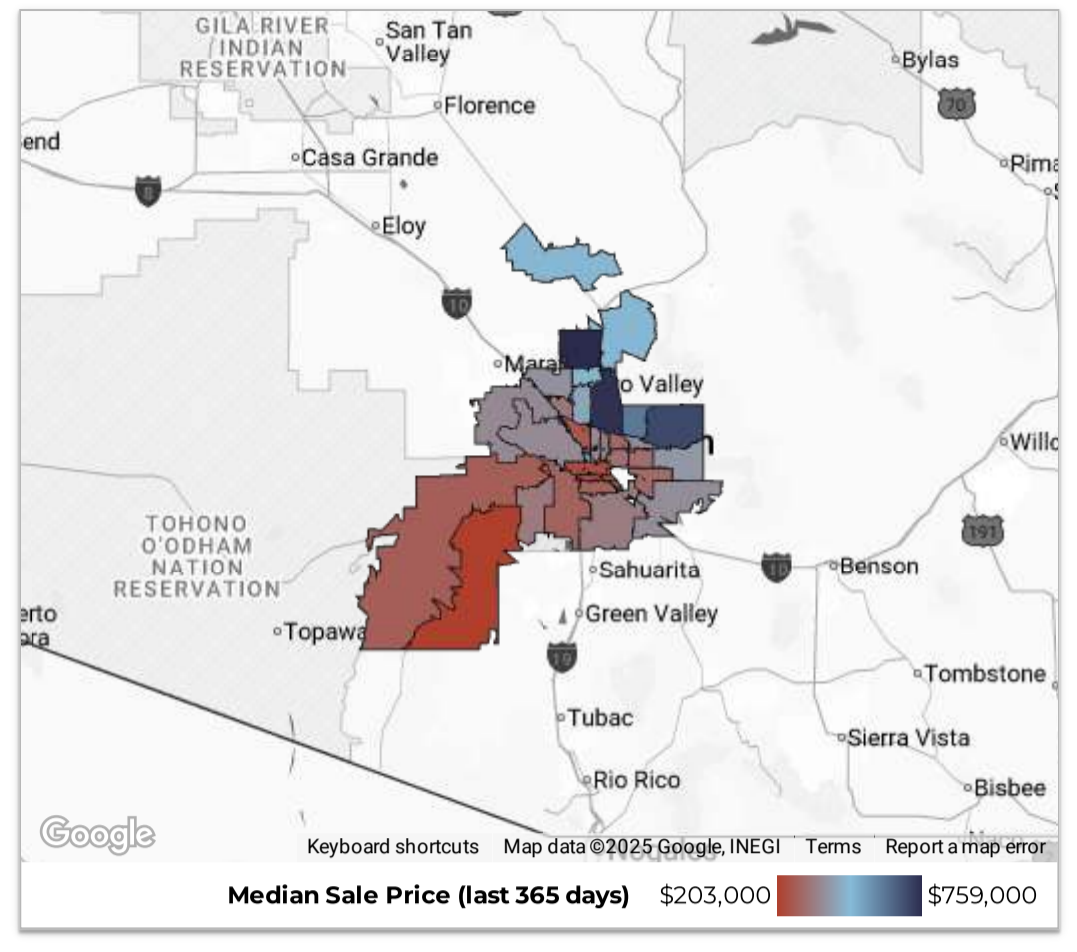
Region: City: Tucson (I) Zip Code:

County: Type: Beds:

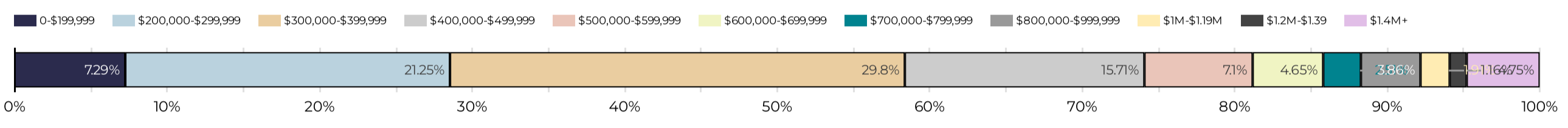
Sqft Between: and

\$ Between: and AgeRstr.:

October	Average Sqft 1,778	Today 11/12/25	Average List Price	#
# of New Listings (Supply) 1,277 ↑ 4.6% from previous year	Months of Supply Now 4.06	Single Family Residence	\$610,078	2,269
# of New Pendings (Demand) 729 ↓ -4.5% from previous year	Active Now 3,030	Townhouse	\$361,500	287
	Pending Listings Now 302	Condominium	\$234,660	285
		Manufactured Home	\$229,704	150
		Mobile Home	\$145,865	39
		Median DOM (Active Now)		61
		Average DOM (Active Now)		96



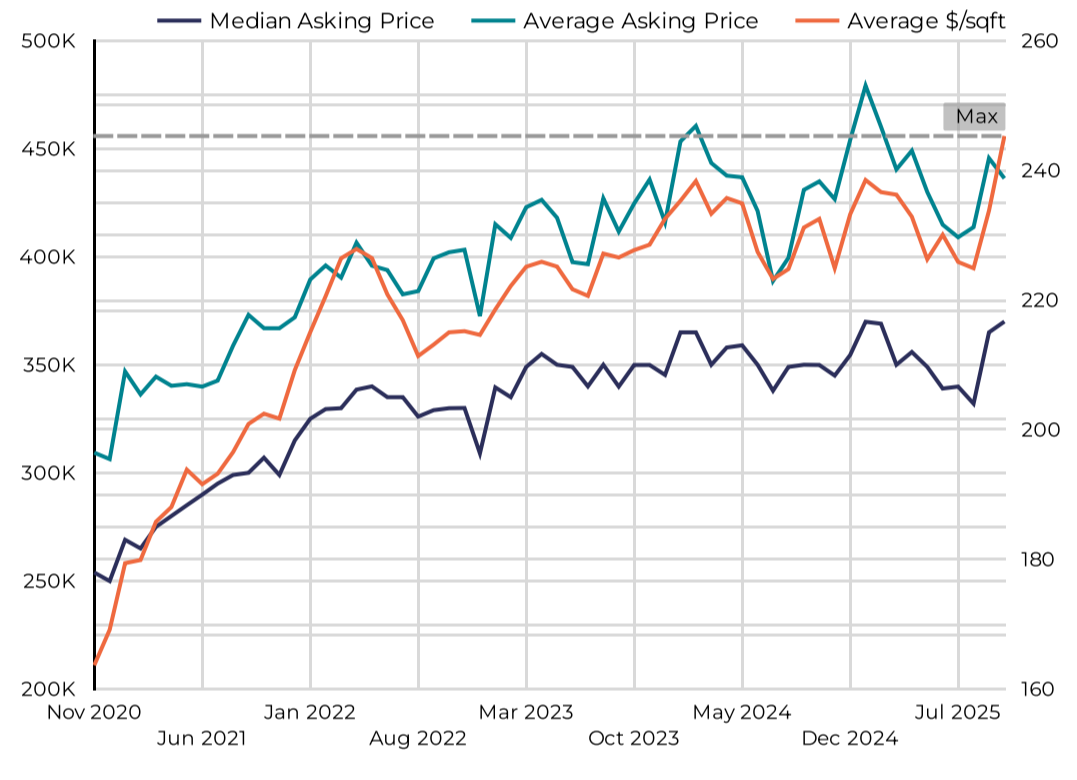
Active Now



Months of Supply By Price

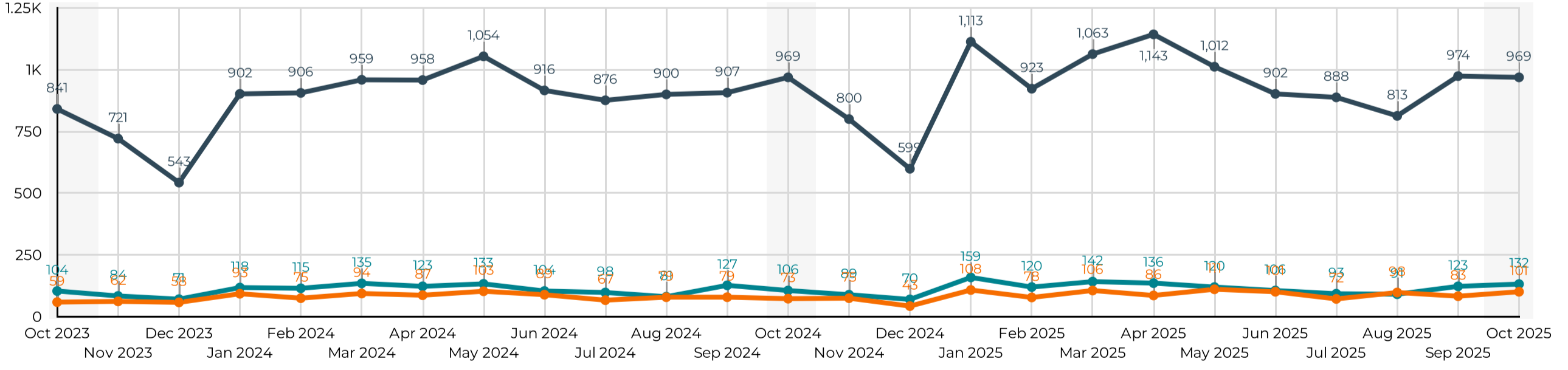
Asking Price	Months of Supply	Active Now	# of Sales Last Month	Median DOM (today)
0-\$199,999	4.42	221	50	65
\$200,000-\$299,999	3.32	644	194	55
\$300,000-\$399,999	3.57	903	253	60
\$400,000-\$499,999	5.23	476	91	62
\$500,000-\$599,999	3.98	215	54	62
\$600,000-\$699,999	4.70	141	30	61
\$700,000-\$799,999	2.62	76	29	62
\$800,000-\$999,999	6.16	117	19	55
\$1M-\$1.19M	9.67	58	6	54
\$1.2M-\$1.39	3.89	35	9	77
\$1.4M+	12.00	144	12	103
Grand total	4.06	3,030	747	62

Asking Prices



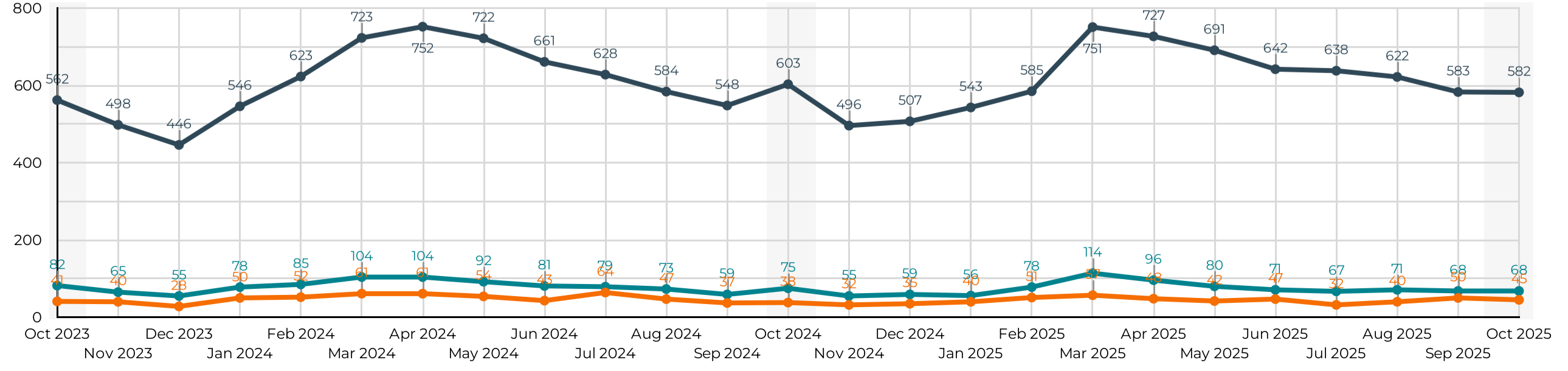
New Listings

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: Nov 12, 2025



Region: City: Tucson (1) Zip Code:

County: Type: Beds:

Sqft Between: and

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

Active Now 11/12/2025 Ave SQFT 1,934

Active Listings: 3,030
Active w/ a Price Drop: 1,427 (47%)

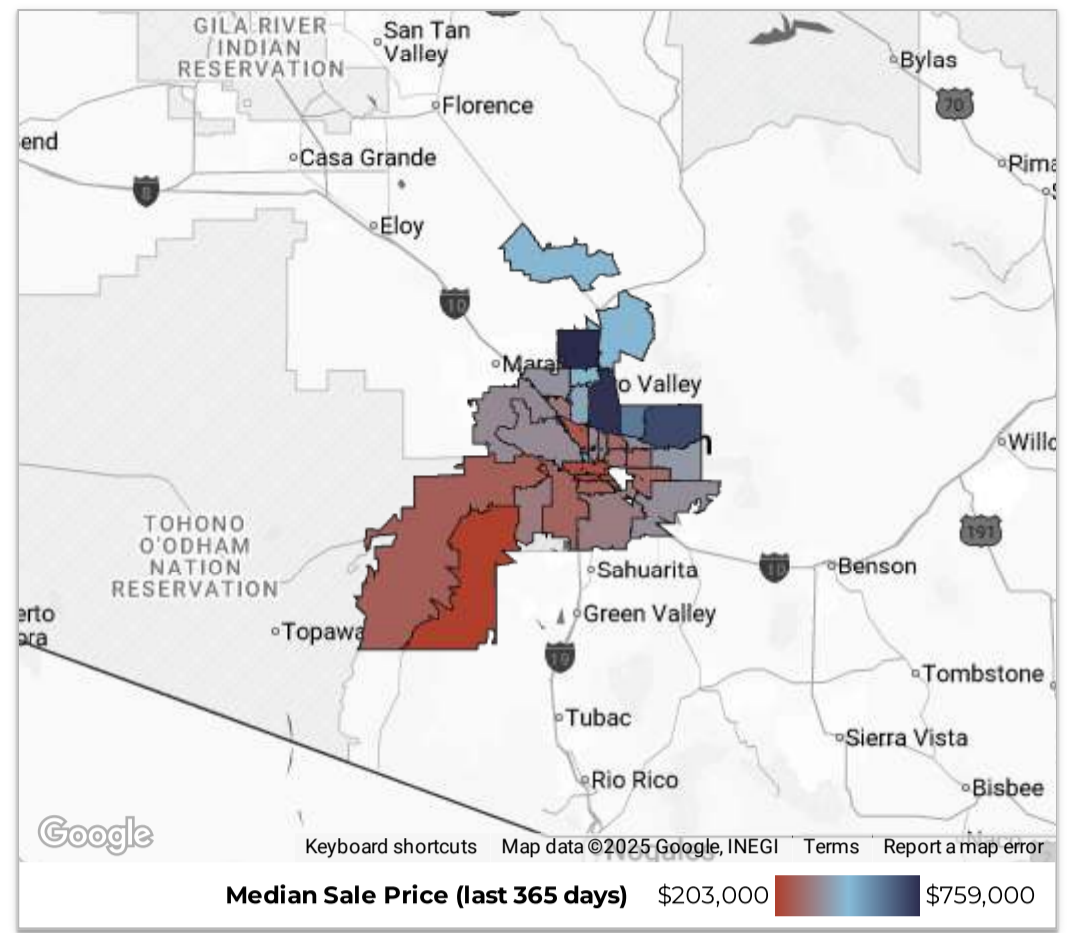
% Price Drop: 6.6%
Median Days Until Price Drop: 19

On Closed Sales

Oct 1, 2025 - Nov 11, 2025

of Sales: 915
w/ a Price Drop: 369 (40%)

% Orig \$ to Close \$ (Ave): 8.9%
% Orig \$ to Close \$ (Med): 6.9%



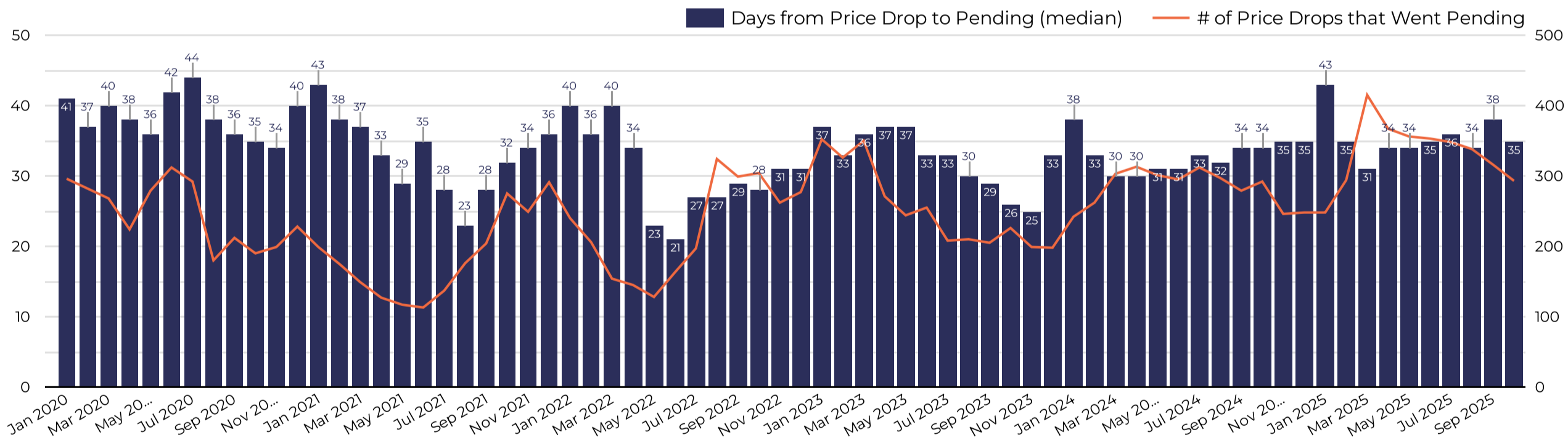
Price Drops By Price Range

Asking Price	Active	Active w/ Price Drop	% w/ a Price Drop	Average Price Drop
0-\$199,999	221	102	46%	9%
\$200,000-\$299,999	644	324	50%	6%
\$300,000-\$399,999	903	440	49%	5%
\$400,000-\$499,999	476	216	45%	5%
\$500,000-\$599,999	215	116	54%	5%
\$600,000-\$699,999	141	73	52%	6%
\$700,000-\$799,999	76	35	46%	5%
\$800,000-\$999,999	117	51	44%	7%
\$1M-\$1.19M	58	28	48%	7%
\$1.2M-\$1.39	35	13	37%	10%
\$1.4M+	144	29	20%	8%
Grand total	3,030	1,427	47%	7%

Price Drop Outcomes

In the last 90 days, listings that dropped their price went pending after a median of 36 days in this market. Here is how that number has changed over time.

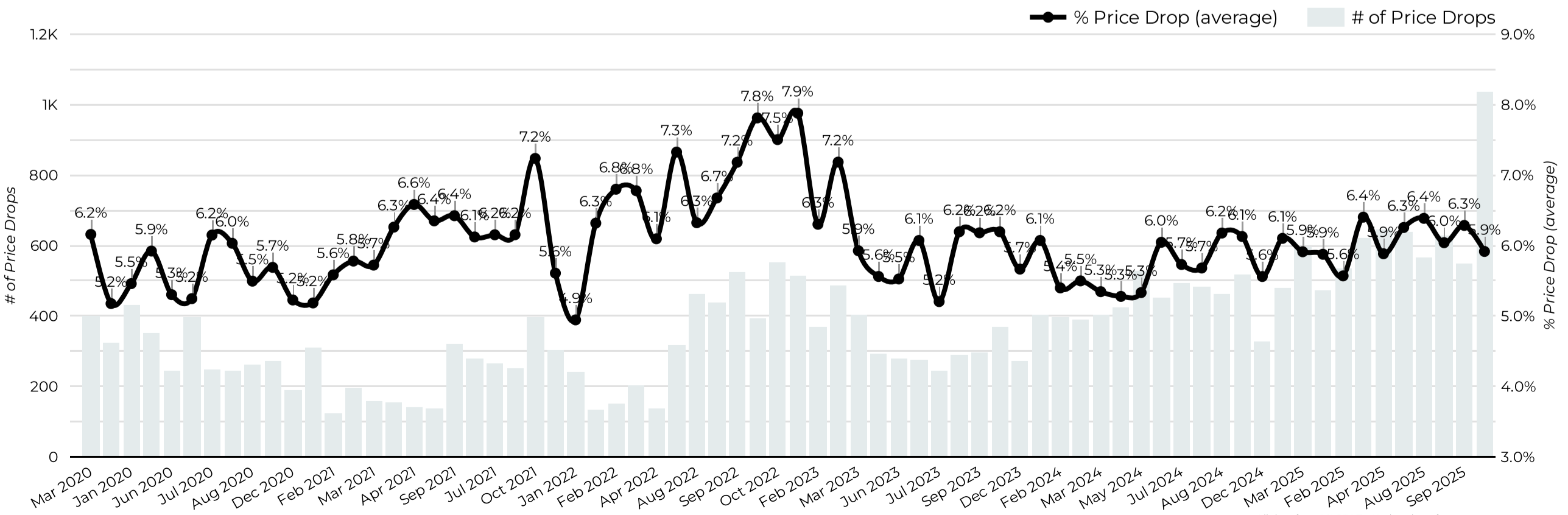
Jan 1, 2020 - Oct 31, 2025



Price Drops Over Time

*use arrows to adjust quarterly/monthly >

↑ ↓ 🗺️ 📏 ⌵ ⌶



All data from MLSSAZ... Updated as of: Nov 12, 2025

YEARLY Sales & Pricing

MLS of Southern Arizona® Market Snapshot

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

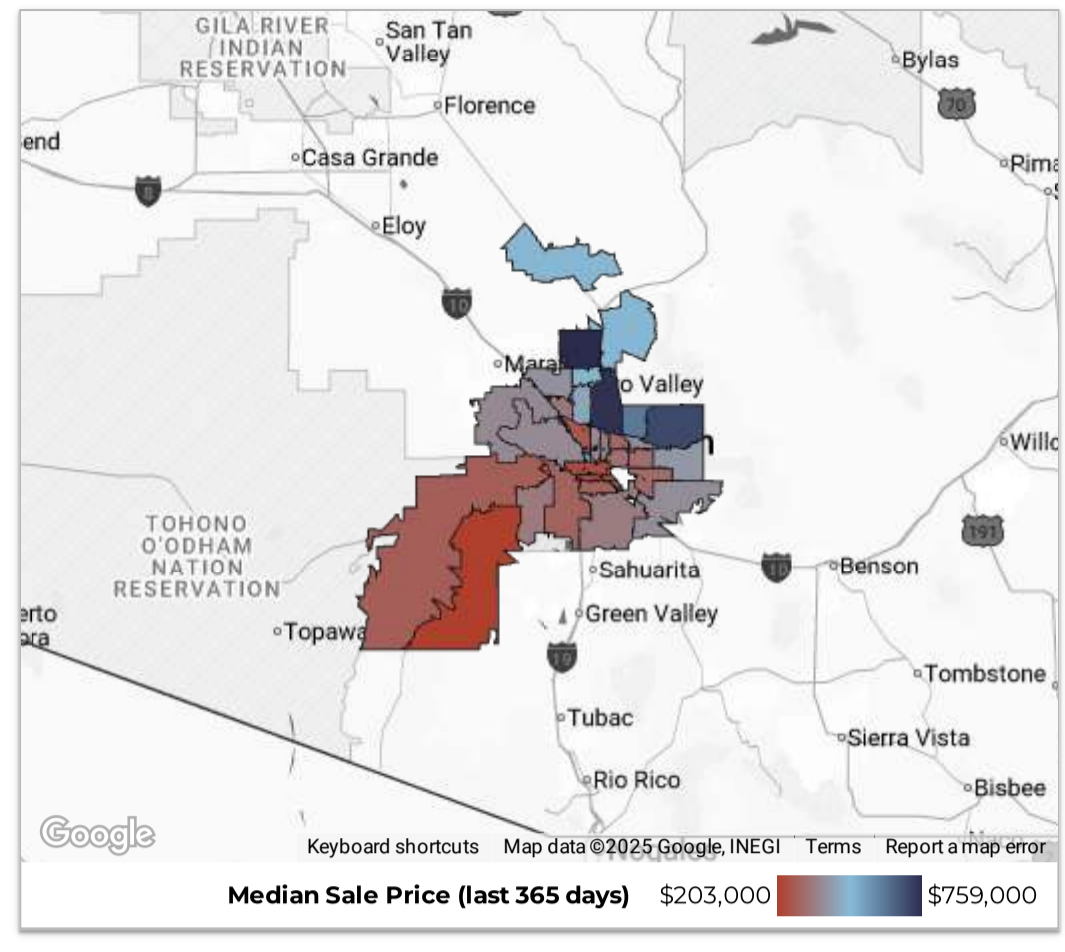
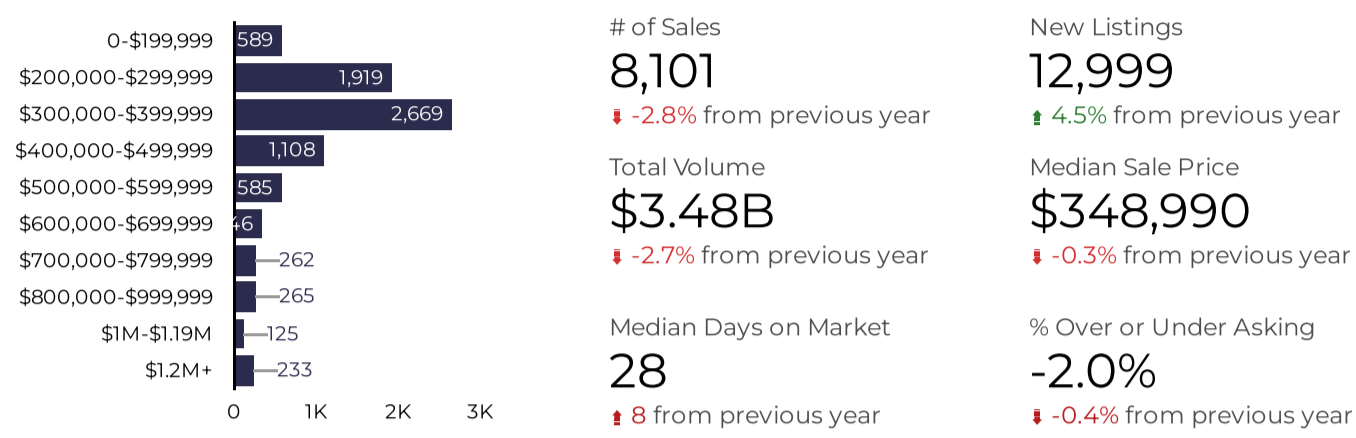
Region: City: Tucson (I) Zip Code:

County: Type: Beds:

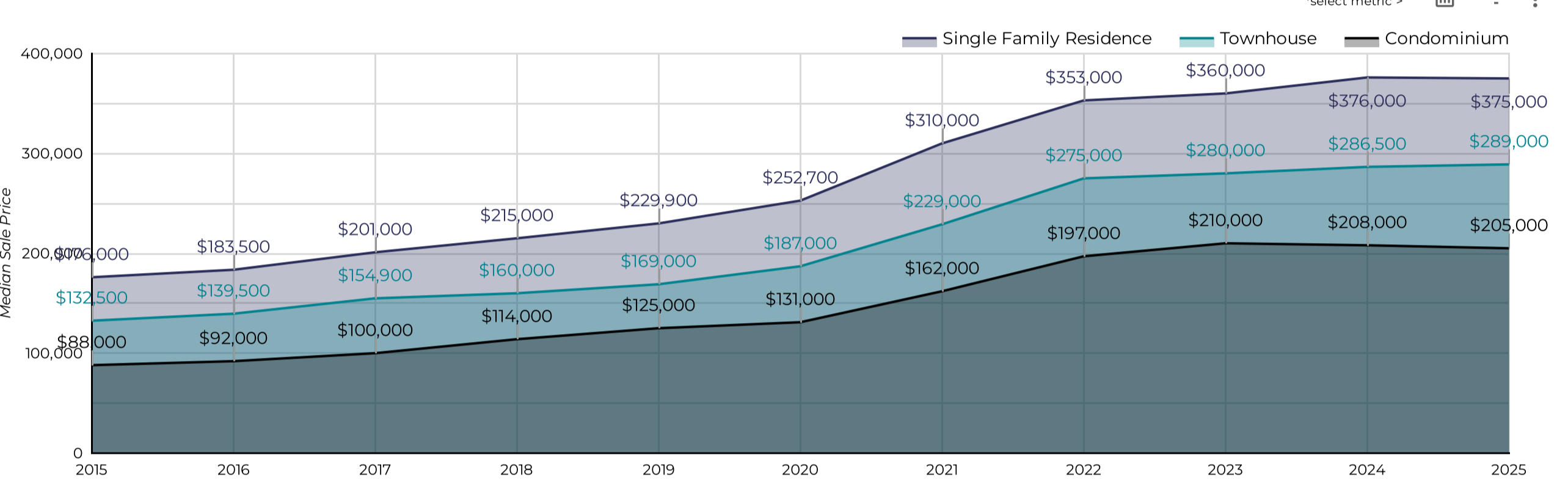
Sqft Between: and

\$ Between: and AgeRstr.:

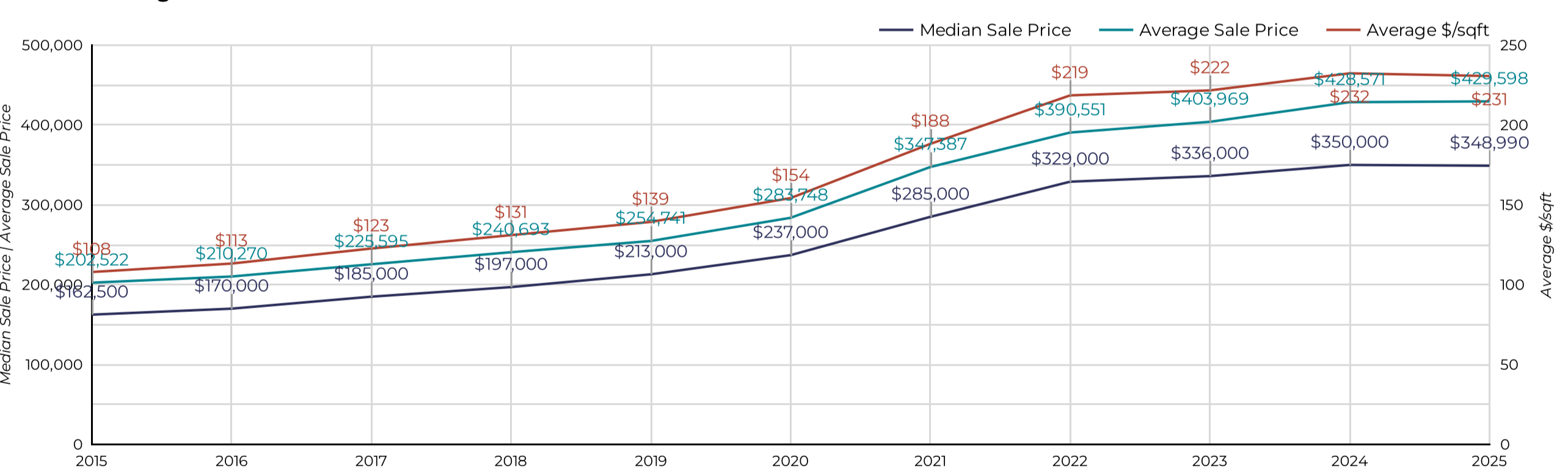
Jan 1, 2025 - Nov 11, 2025



Market Pricing By Type



Market Pricing Overall



Market Activity By Year

YEAR	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
2025	8,101	\$3,480,173,230	\$348,990	\$429,598	\$231
2024	9,503	\$4,072,711,878	\$350,000	\$428,571	\$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	\$5,093,738,605	\$285,000	\$347,387	\$188
2020	14,150	\$4,015,039,808	\$237,200	\$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

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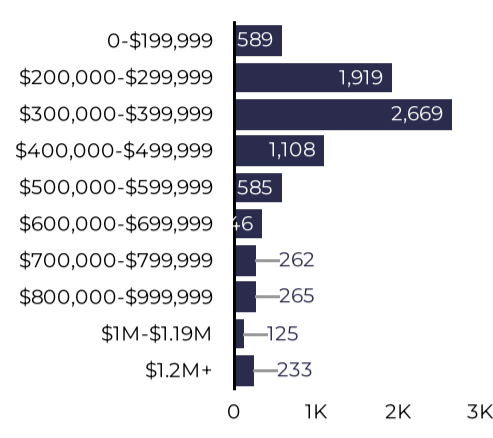
Region: City: Zip Code:

County: Type: Beds:

Sqft: Between and

\$: Between and AgeRstr.:

Jan 1, 2025 - Nov 11, 2025



of Sales
8,101
 ↓ -2.8% from previous year

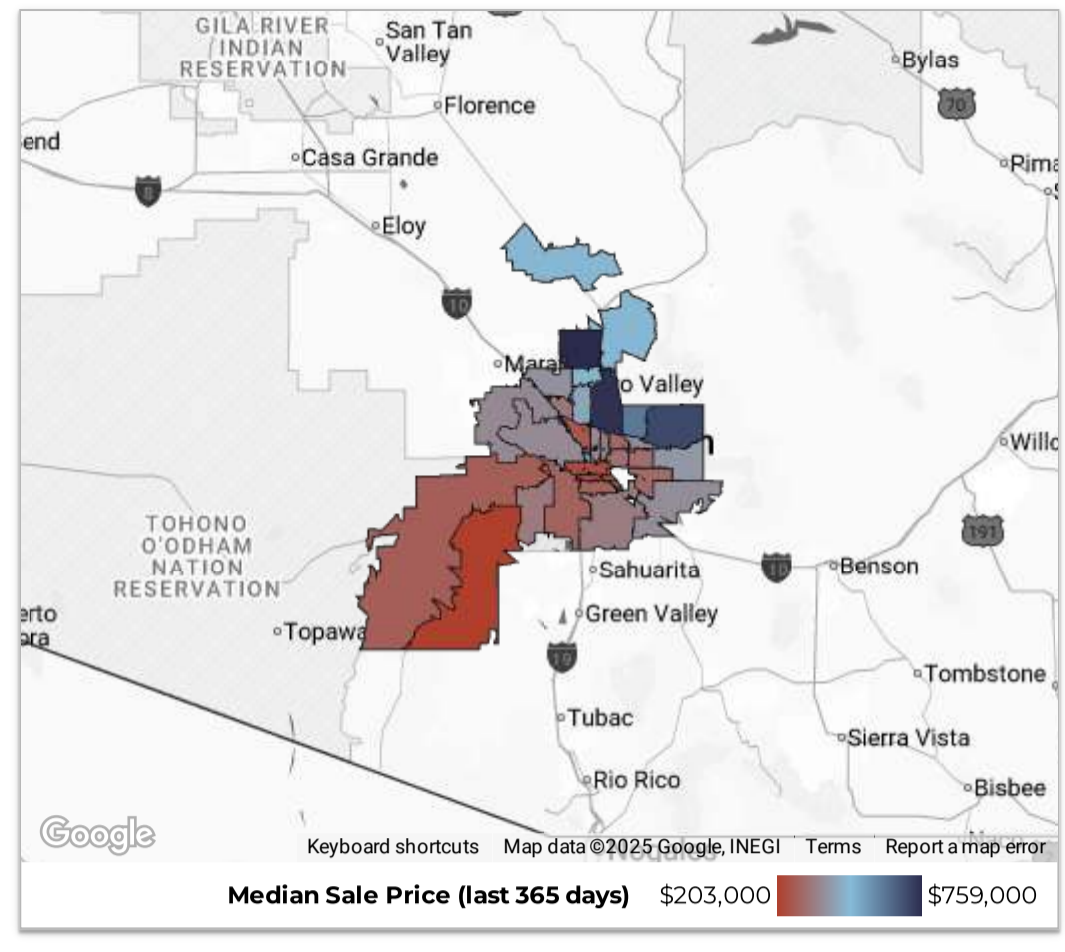
New Listings
12,999
 ↑ 4.5% from previous year

Total Volume
\$3.48B
 ↓ -2.7% from previous year

Median Sale Price
\$349,000
 ↓ -0.3% from previous year

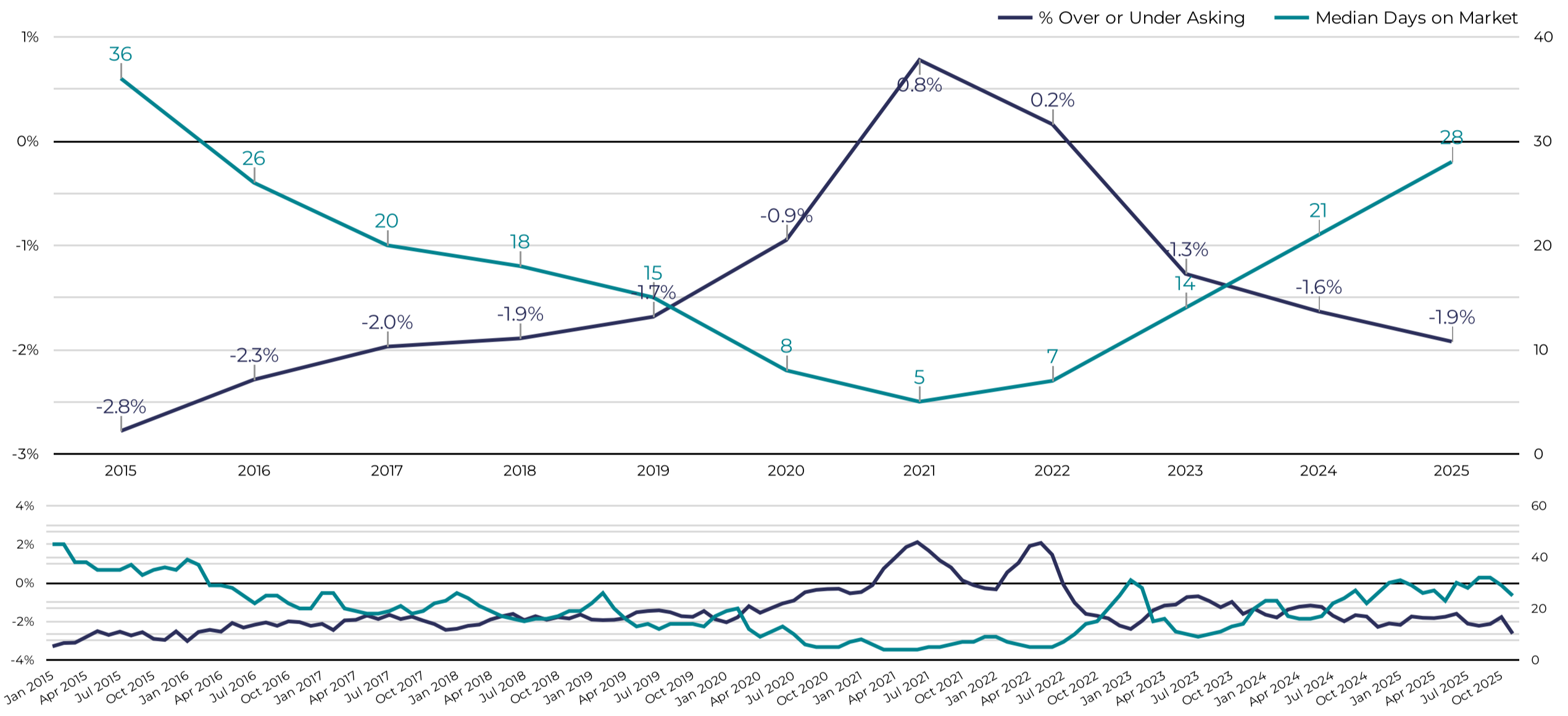
Median Days on Market
28
 ↑ 8 from previous year

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



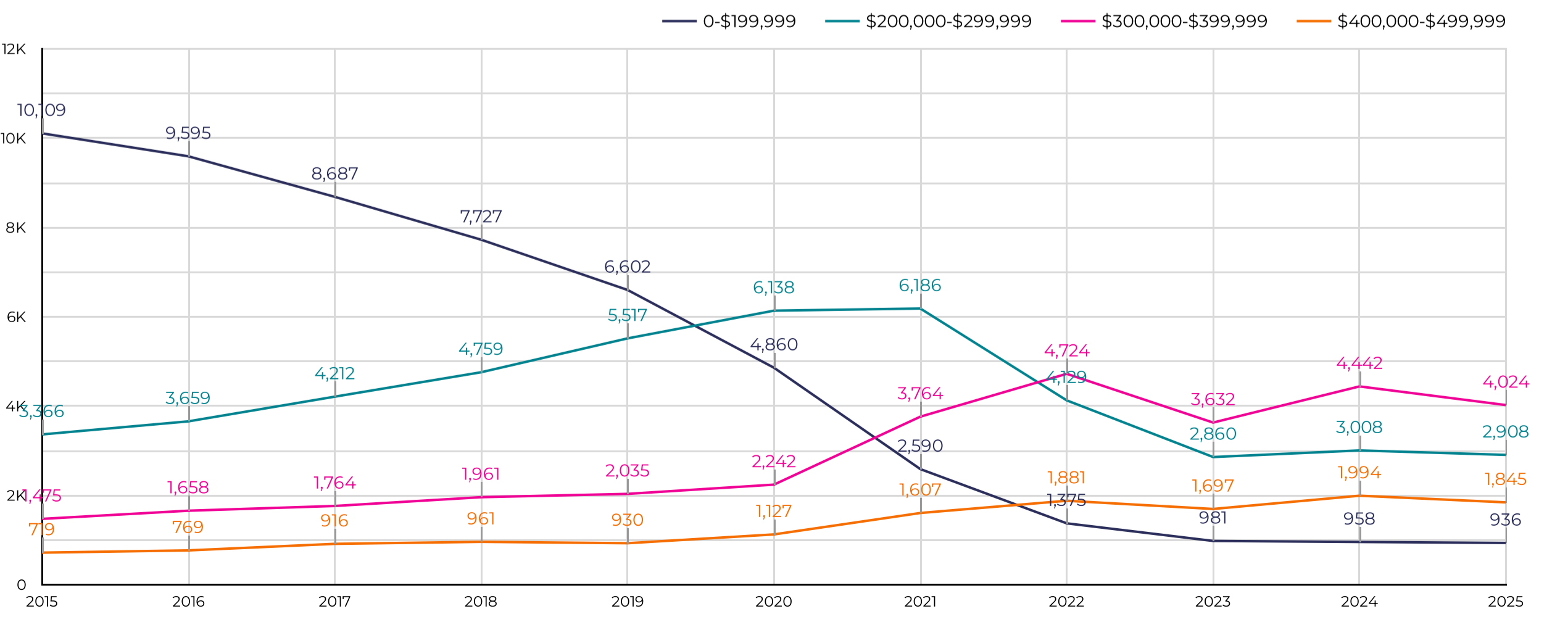
Jan 1, 2015 - Nov 12, 2025

Buyer Demand



New Listings Delivered

Compare Price Ranges (up to 4)



WEEKLY Sales

MLS of Southern Arizona® Market Snapshot

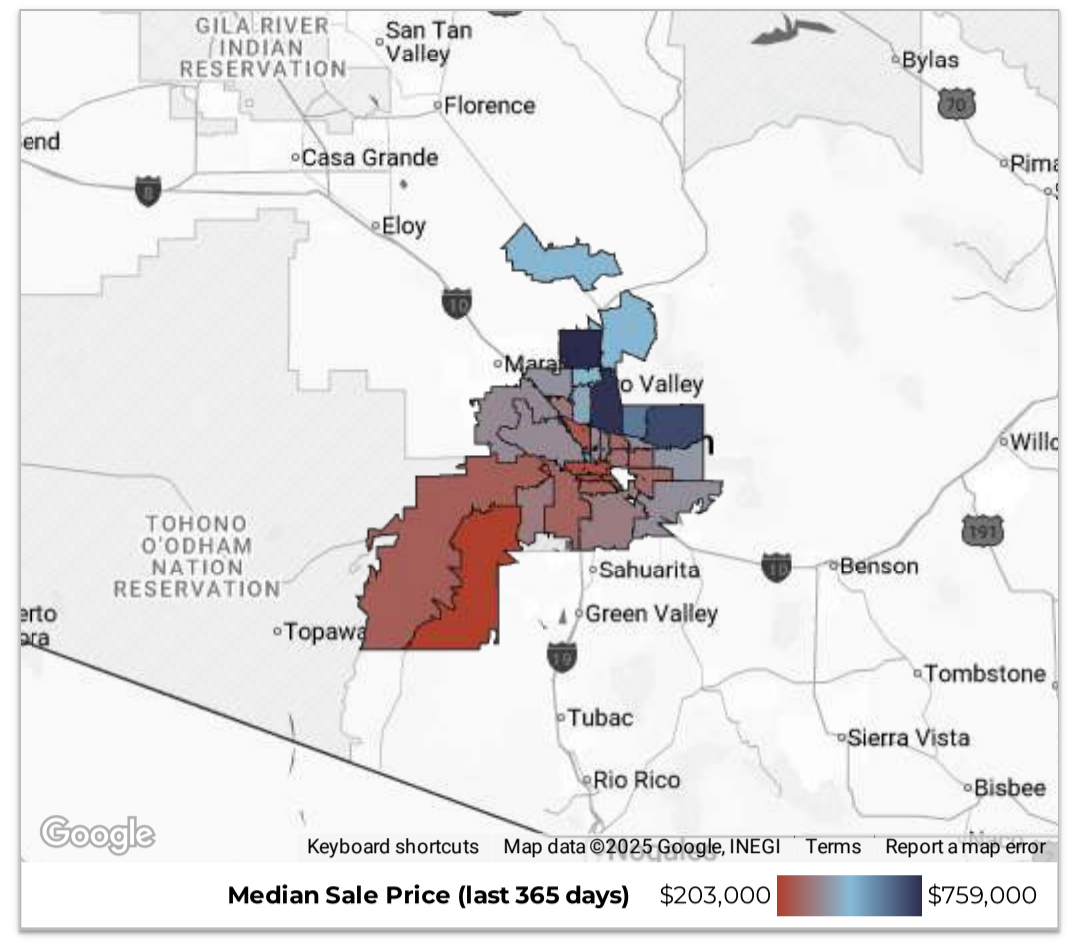
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Region City: Tucson (I) Zip Code

County Type Beds

Sqft Between and

\$ Between and AgeRstr.



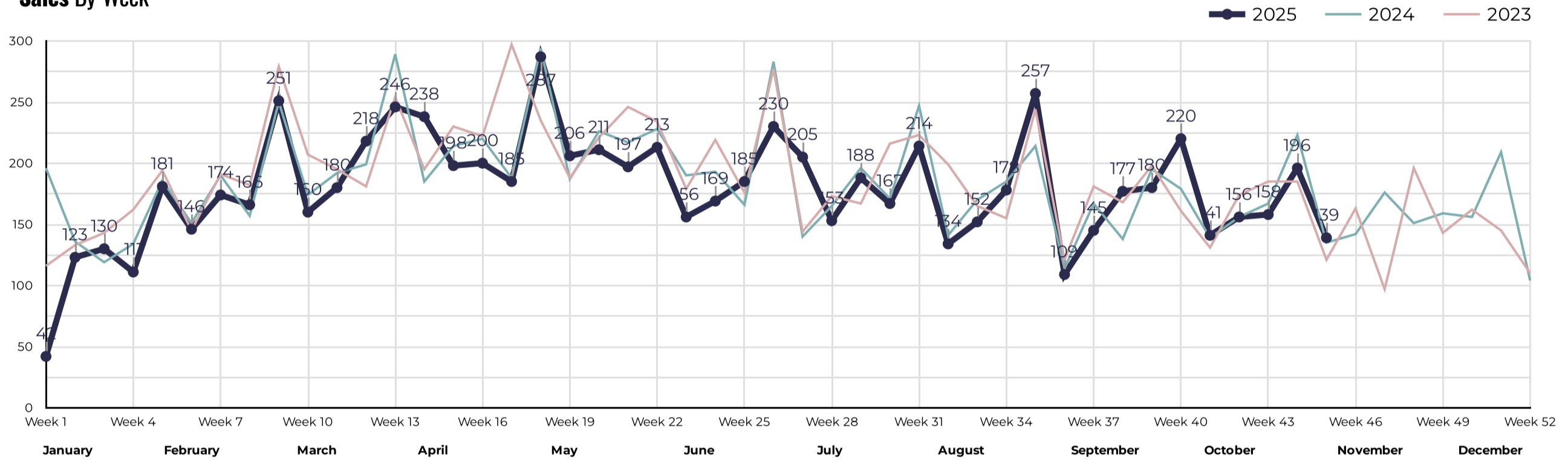
Year-to-Date

Nov 12, 2025

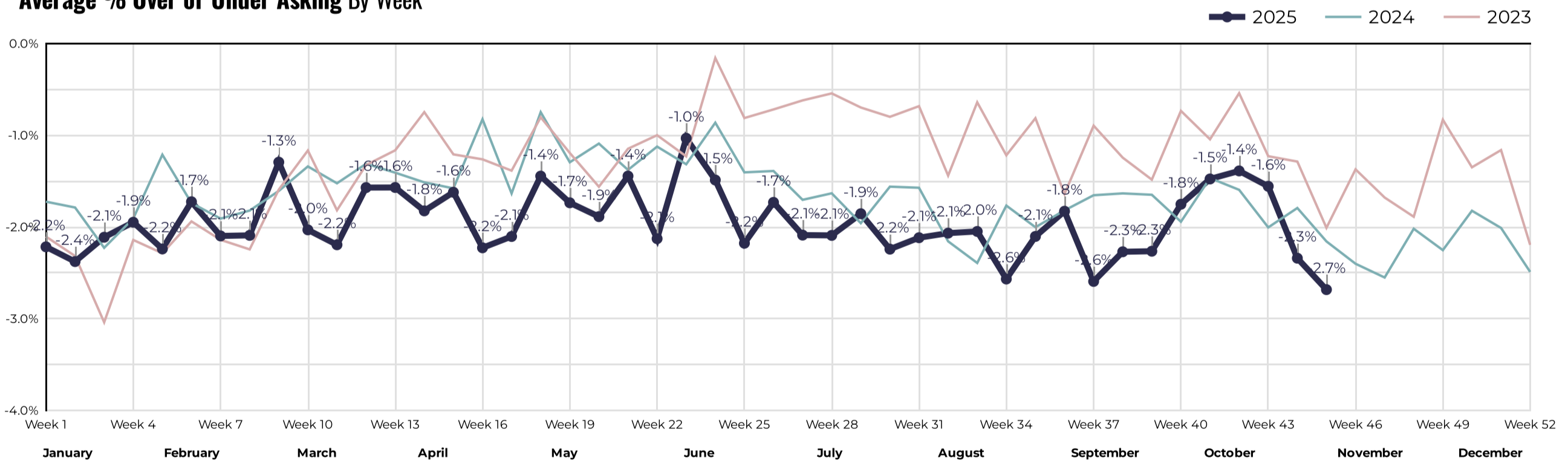
Market Activity	Market Pricing	Buyer Demand	Inventory
# of Sales 8,101 -2.8% from last year YTD	Median Sale \$348,990 -0.3% from last year YTD	Median DOM 28 +8 from last year YTD	# of New Listings 12,999 +4.5% from last year YTD
Total Volume \$3.48B -2.7% from last year YTD	\$/sqft \$231 -0.9% from last year YTD	% Over -1.92% -0.37% from last year YTD	# of Pending 8,178 -2.5% from last year YTD

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

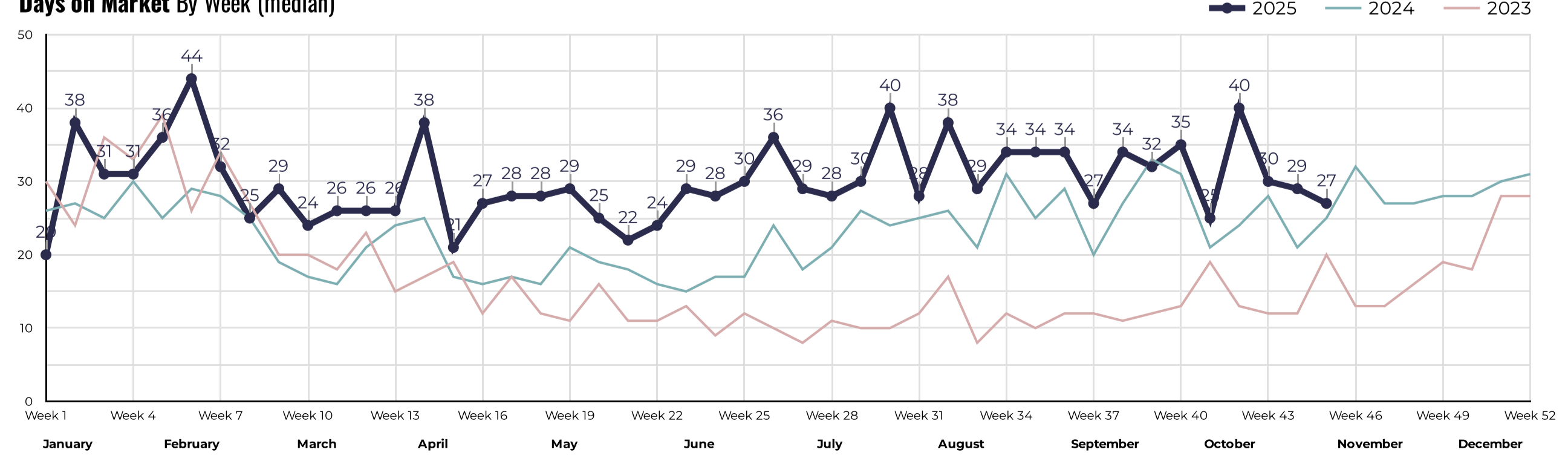
Sales By Week



Average % Over or Under Asking By Week



Days on Market By Week (median)



WEEKLY Inventory

MLS of Southern Arizona® Market Snapshot

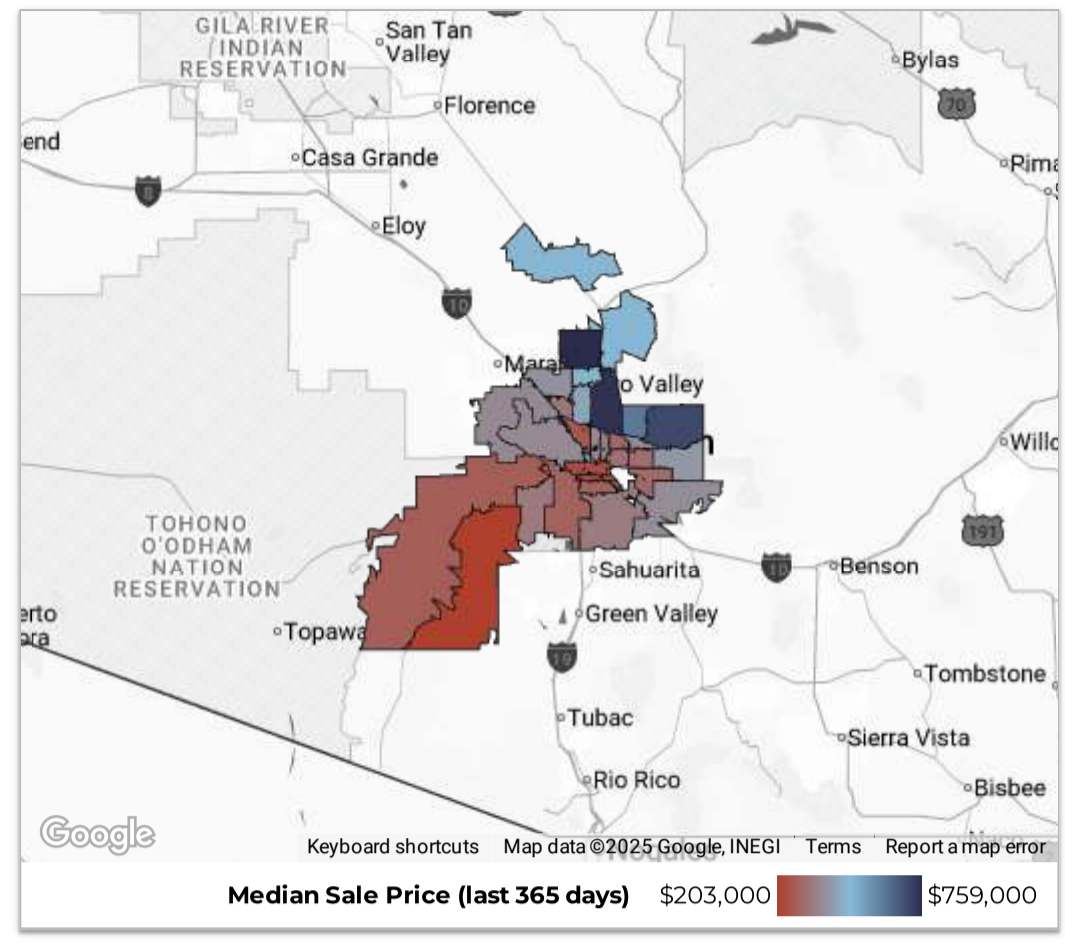
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Region City: Tucson (I) Zip Code

County Type Beds

Sqft Between Enter a value and Enter a value

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



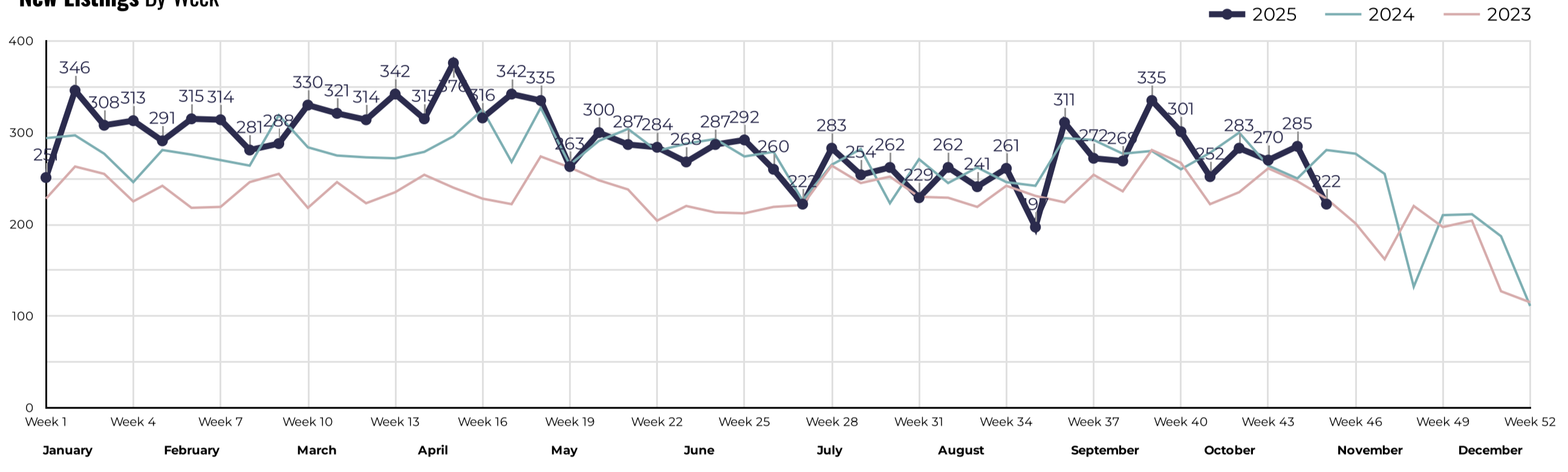
Year-to-Date

Nov 12, 2025

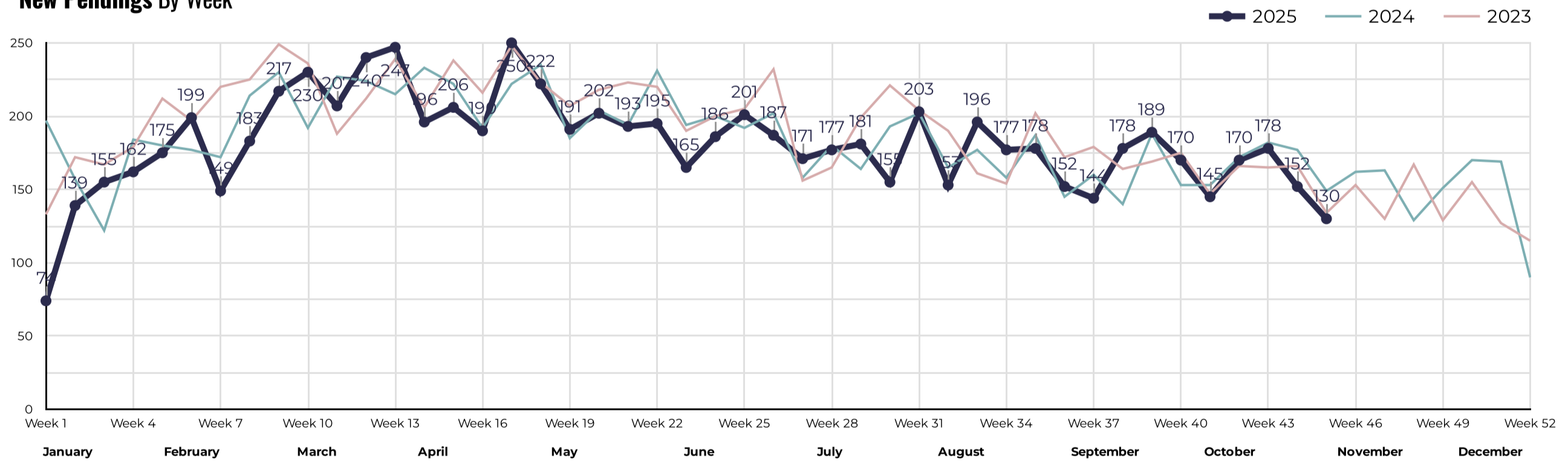
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Total Volume \$3.48B ↓ -2.7% from last year YTD	\$/sqft \$231 ↓ -0.9% from last year YTD	% Over -1.92% ↓ -0.37% from last year YTD	# of Pending 8,178 ↓ -2.5% from last year YTD

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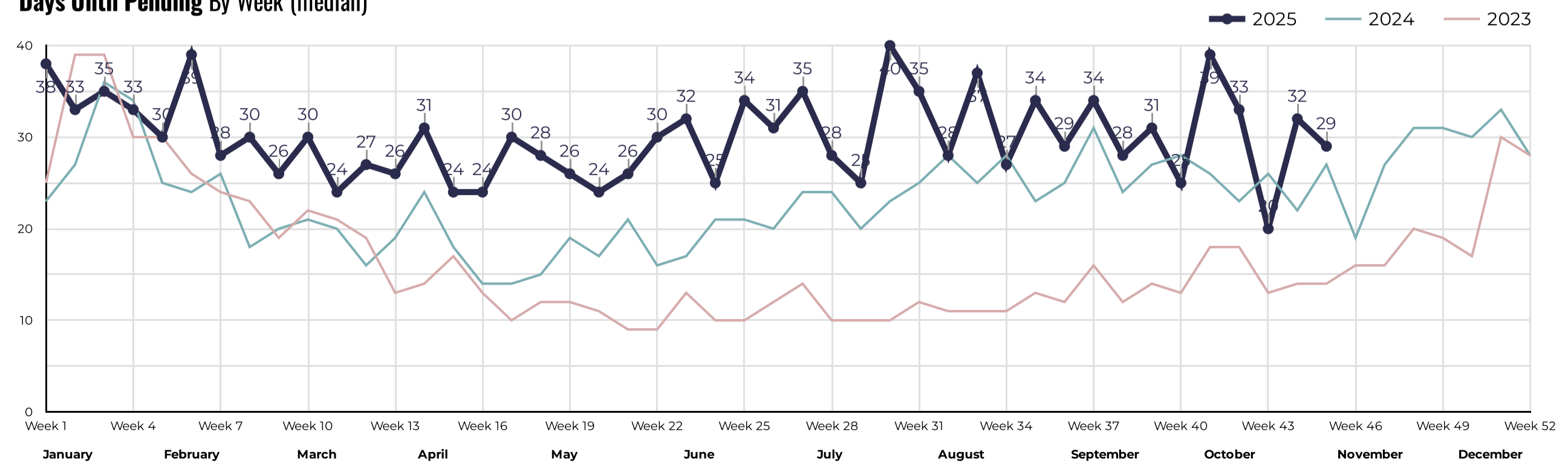
New Listings By Week



New Pending By Week



Days Until Pending By Week (median)



MARKET CYCLES Pricing & Market Temperature

MLS of Southern Arizona® Market Snapshot

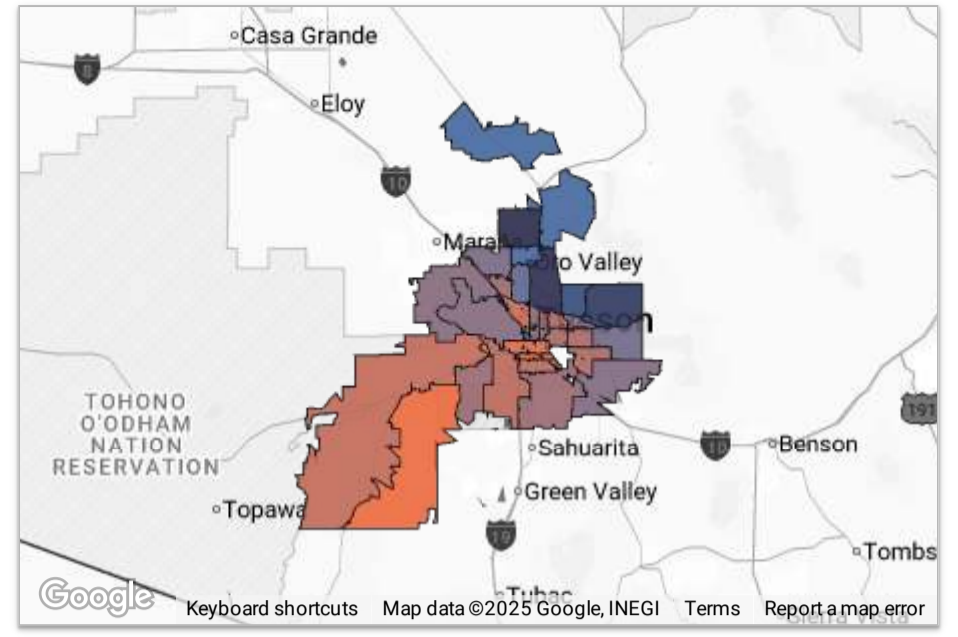
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Region City: Tucson (1) Zip Code

County Type Beds

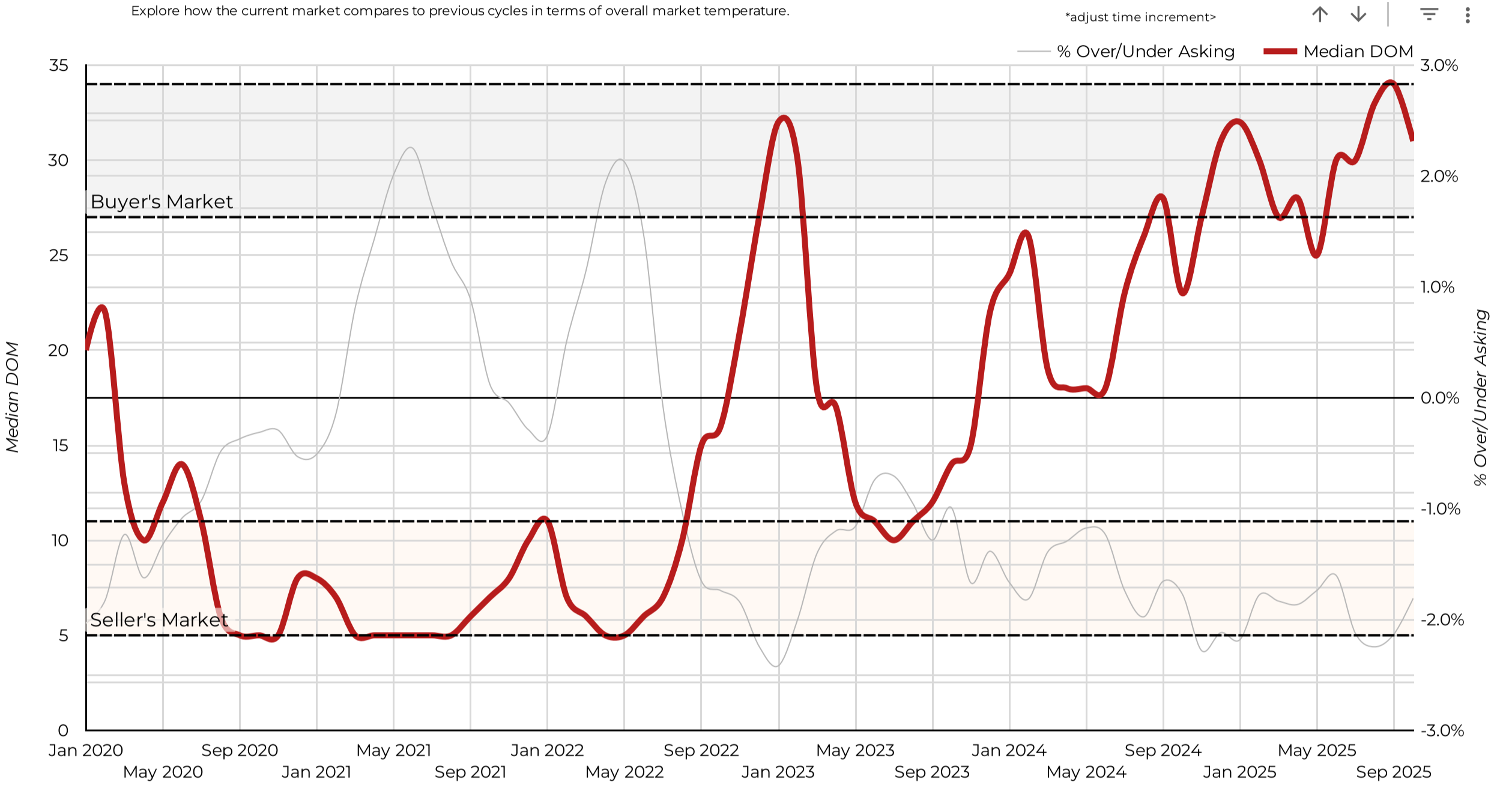
Sqft Between Enter a value and Enter a value

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



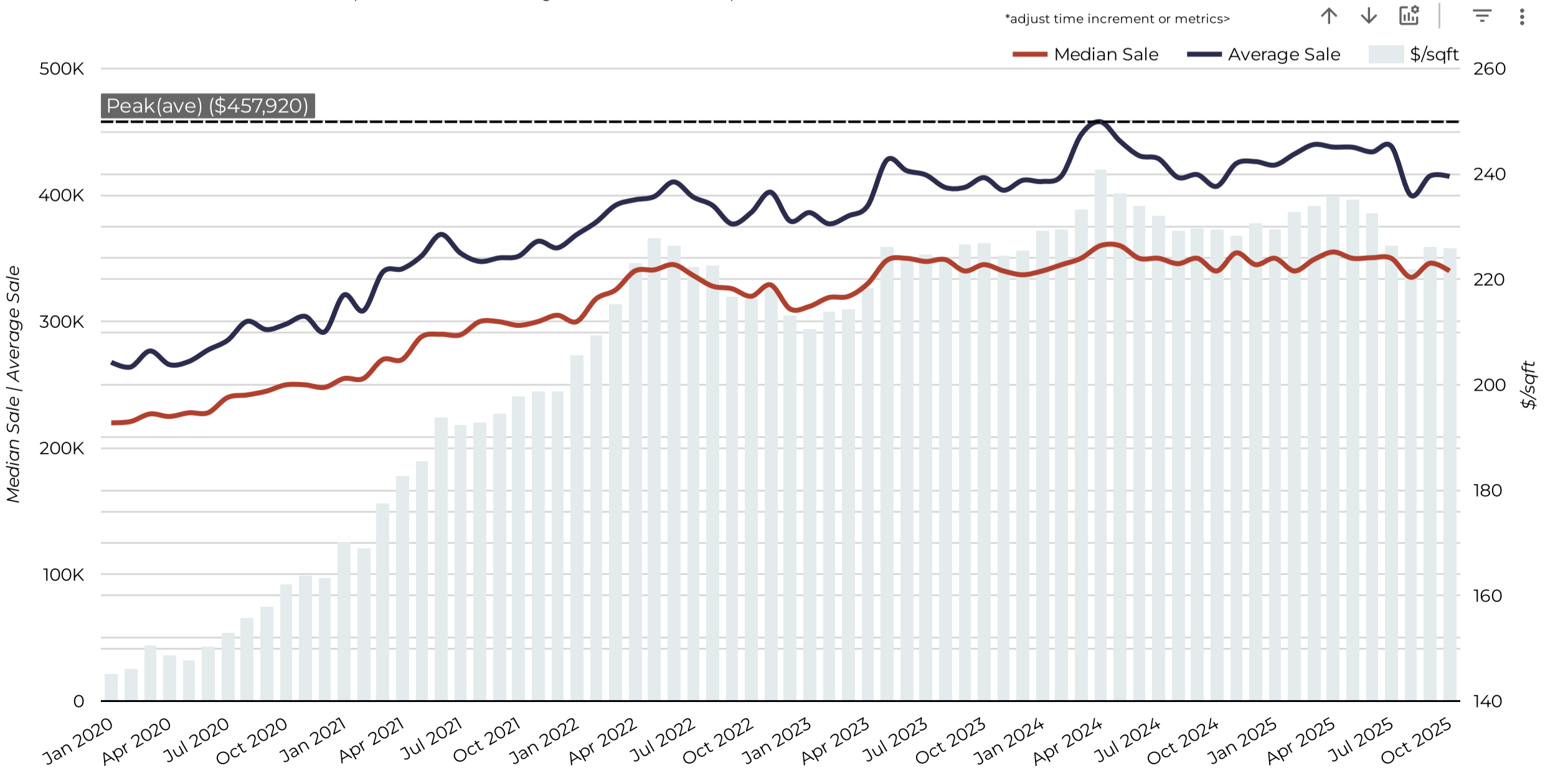
Market Temperature

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 and

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

Month-to-Date

Nov 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
168
-8.2% from last year MTD

Total Volume
\$82.47M
4.1% from last year MTD

Market Pricing

Median Sale
\$373,000
6.6% from last year MTD

\$/sqft
\$243
4.6% from last year MTD

Buyer Demand

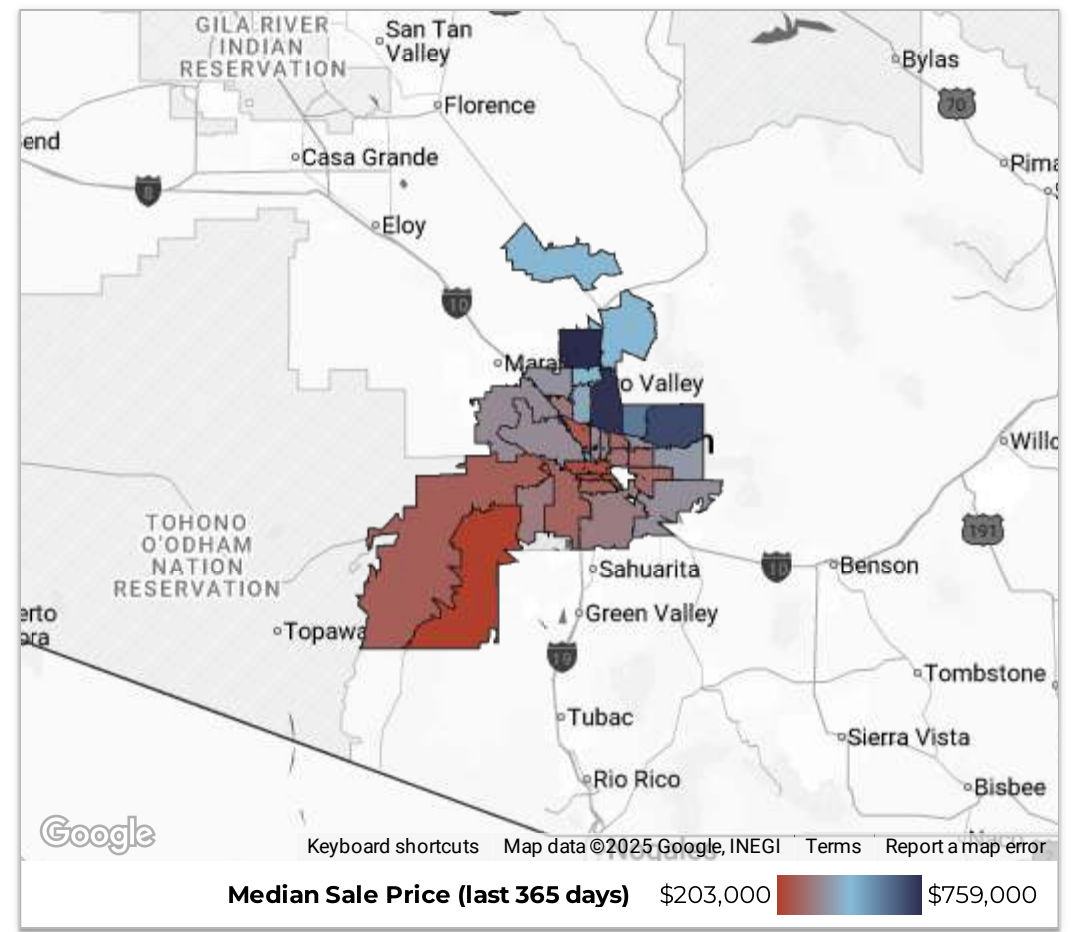
Median DOM
25
3 from last year MTD

% Over
-2.64%
-0.44% from last year MTD

Inventory

of New Listings
323
-22.9% from last year MTD

of Pending
162
-25.3% from last year MTD



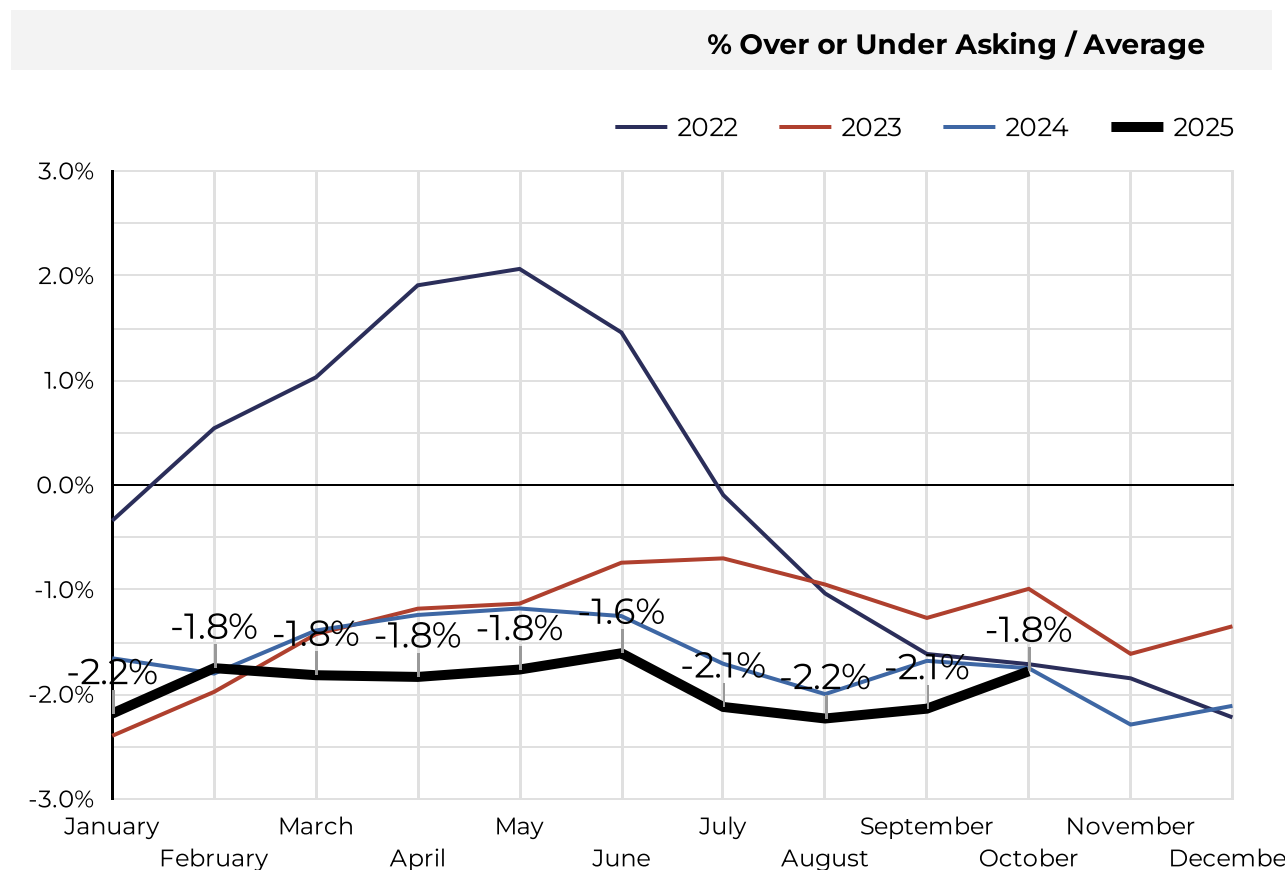
	# of Sales / Count			
	2022	2023	2024	2025
January	1,039	654	638	587
February	1,111	765	762	736
March	1,363	963	897	893
April	1,267	944	966	932
May	1,305	1,036	992	914
June	1,140	939	833	825
July	964	784	833	808
August	998	864	796	756
September	928	706	684	735
October	729	751	749	747
November	626	631	648	-
December	659	591	705	-

	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	\$350,500	\$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	\$346,125	\$350,000
October	\$320,000	\$345,000	\$340,000	\$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	1,467
February	1,172	925	1,156	1,190
March	1,394	1,082	1,261	1,396
April	1,526	978	1,230	1,431
May	1,392	1,089	1,359	1,326
June	1,481	961	1,180	1,160
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	1,249
October	1,072	1,063	1,221	1,277
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	32
September	14	11	27	32
October	15	13	22	29
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	983
April	1,267	939	969	923
May	1,261	984	917	867
June	1,042	915	820	801
July	917	800	819	781
August	989	806	746	764
September	832	734	683	735
October	752	725	763	729
November	606	646	631	-
December	625	568	633	-



All data from MLSSAZ, Updated as of: Nov 12, 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: Nov 12, 2025

Region: City: Tucson (I) Zip Code:

County: Type: Beds:

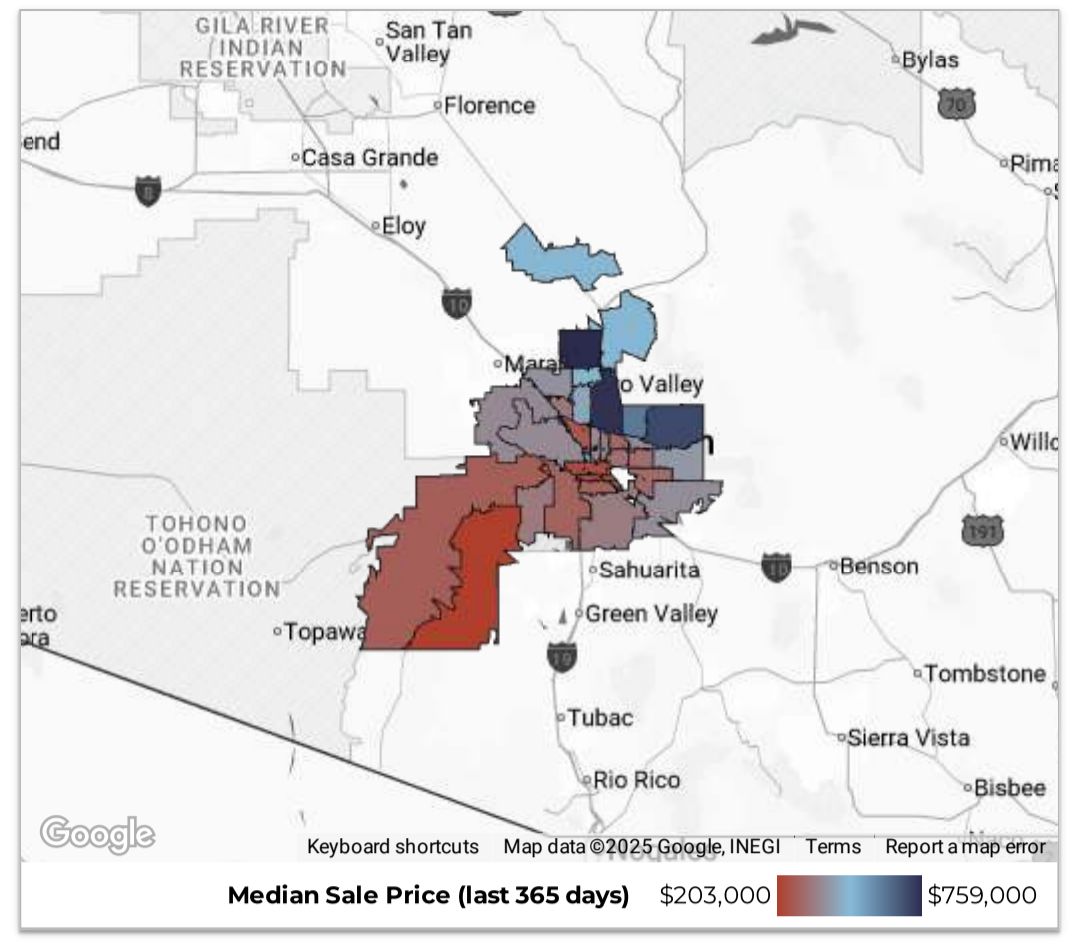
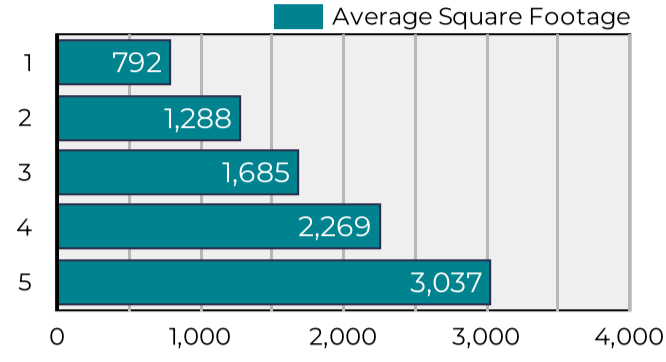
Sqft Between: and

\$ Between: and AgeRstr.:

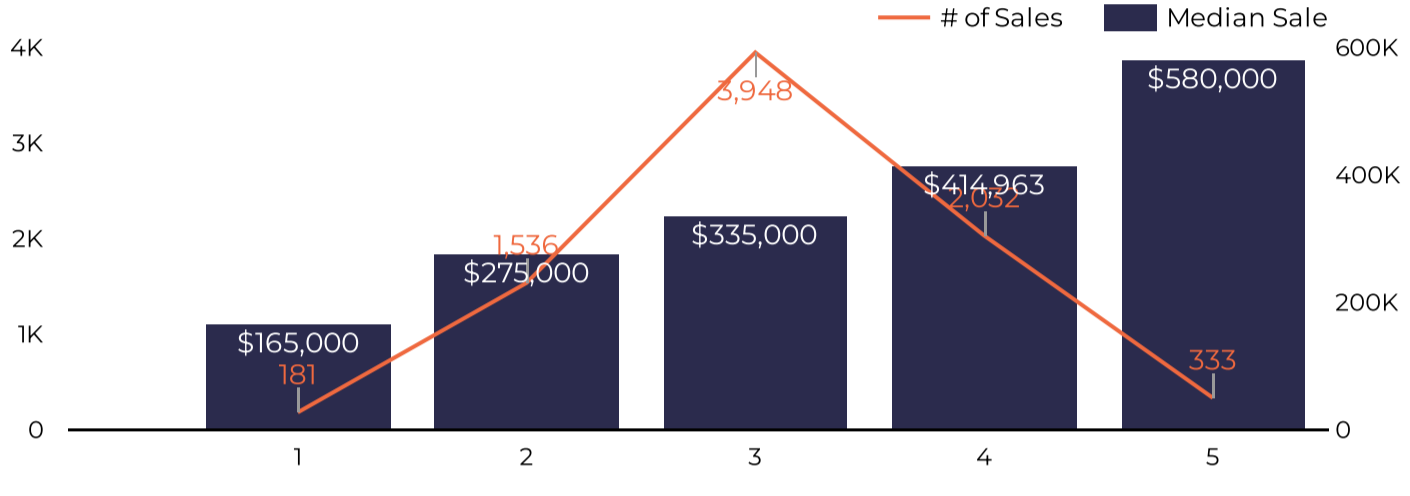
Bedroom Comparison

Jan 1, 2025 - Nov 11, 2025

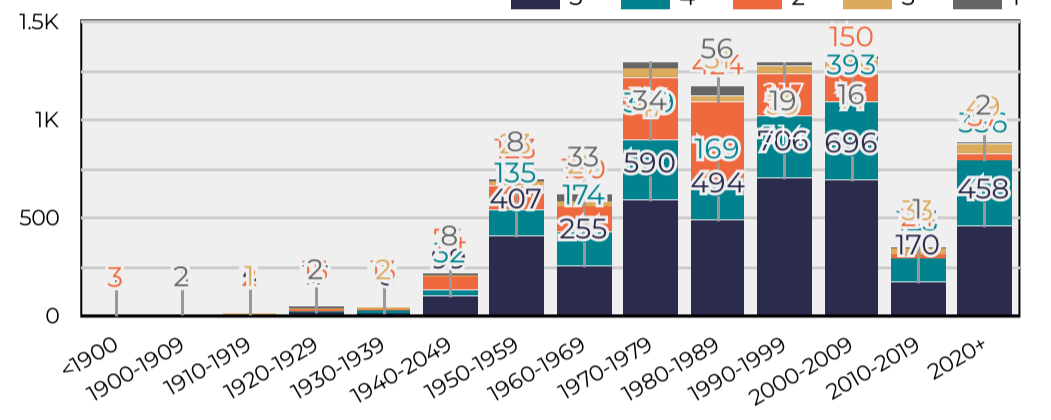
of Sales: **8,101**
Total Volume: **\$3.48B**
Average SqFt: **1,807**
Median Year Built: **1,988**



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	589	1,004	432	131	26	34	-5.29%
\$200,000-\$299,999	1,919	1,290	667	1,052	200	27	-1.68%
\$300,000-\$399,999	2,669	1,648	324	1,552	793	31	-1.3%
\$400,000-\$499,999	1,108	1,993	163	524	421	28	-1.82%
\$500,000-\$599,999	585	2,194	71	269	245	28	-1.74%
\$600,000-\$699,999	346	2,473	31	145	170	24	-2.12%
\$700,000-\$799,999	262	2,556	28	95	139	22	-1.77%
\$800,000-\$999,999	265	2,937	11	101	153	24	-2.93%
\$1M-\$1.19M	125	3,306	2	42	81	22	-4.5%
\$1.2M+	233	4,154	6	37	188	20	-3.02%

Grand total **8,101** **1,807** **1,735** **3,948** **2,416** **28** **-1.98%**

Bedrooms Over Time

Compare Beds (3 max) Jan 1, 2015 - Nov 12, 2025

