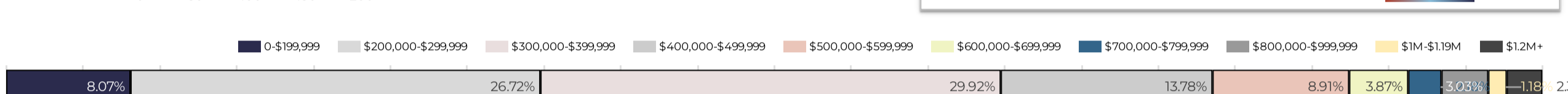
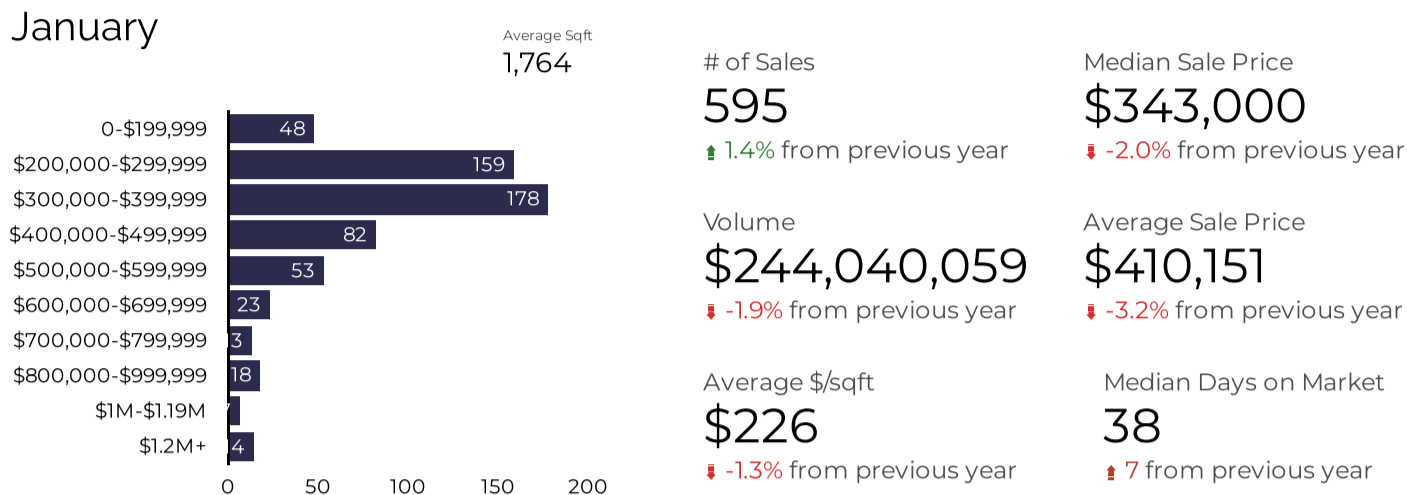
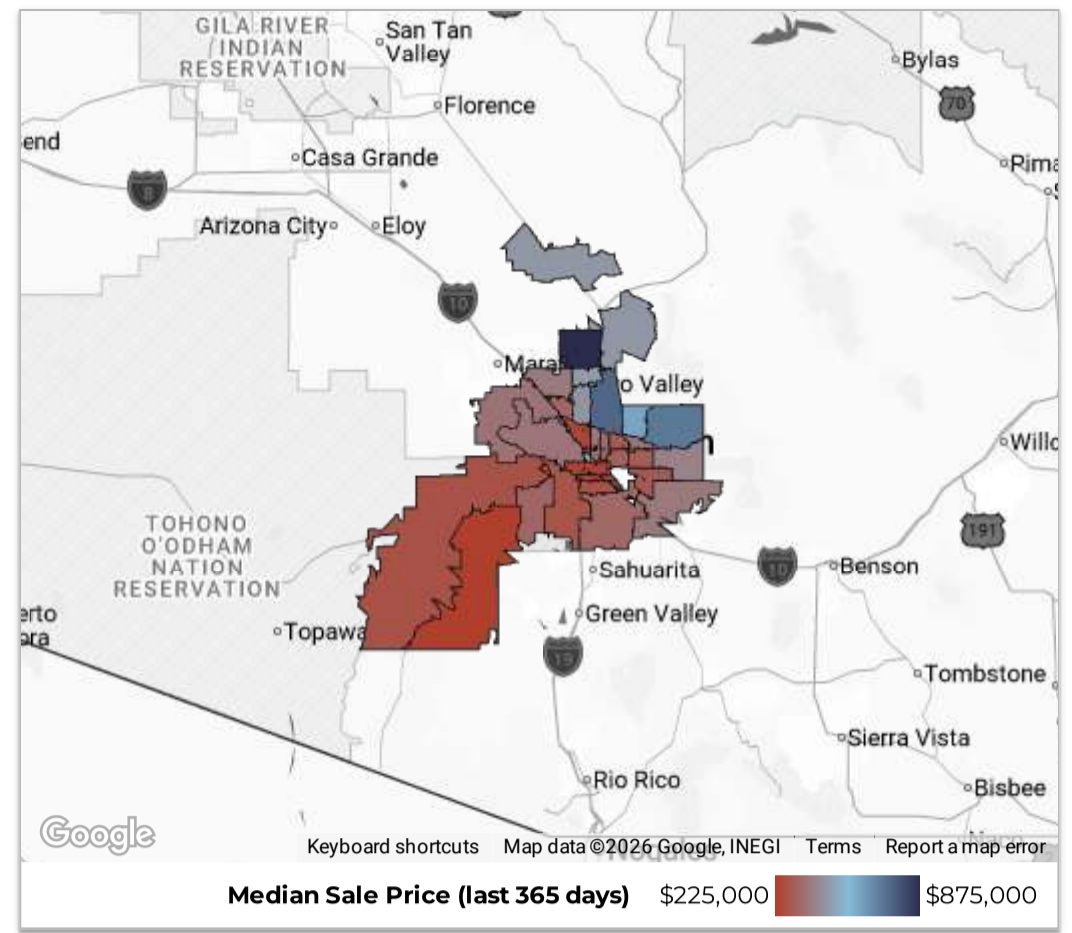


# MONTHLY Sales & Pricing

## MLS of Southern Arizona® Market Snapshot

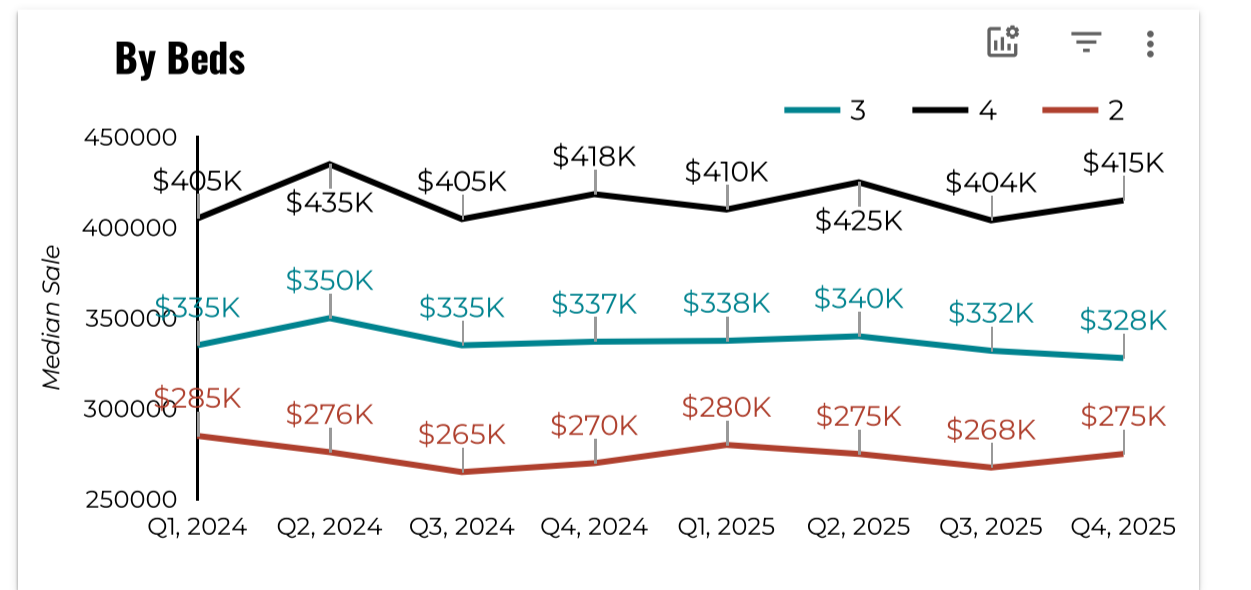
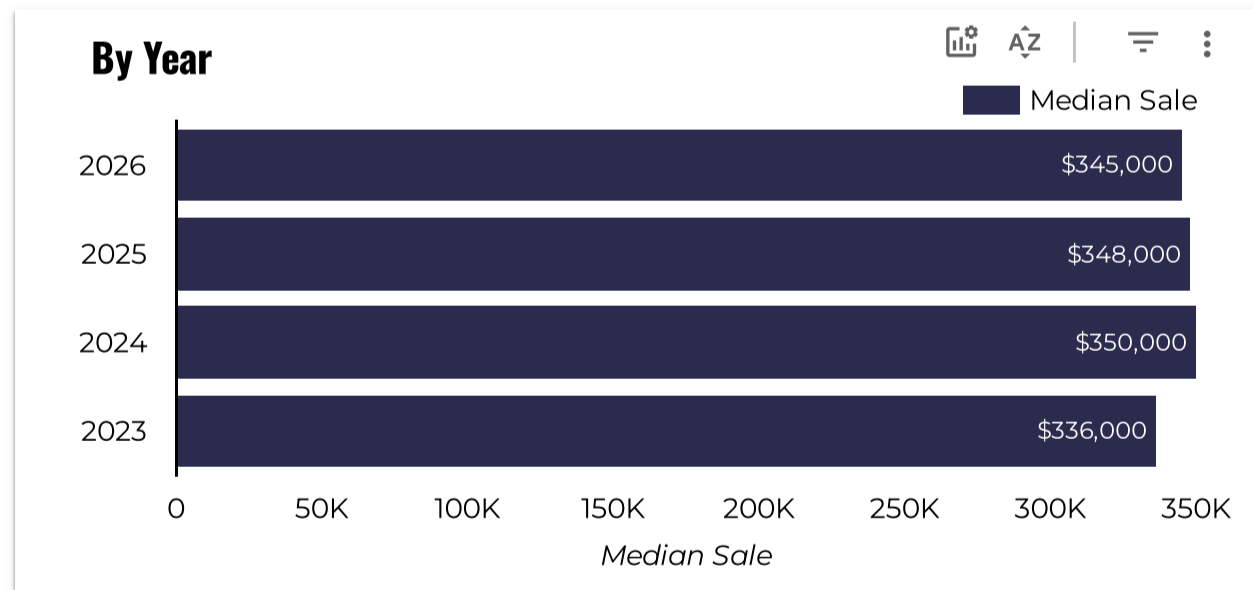
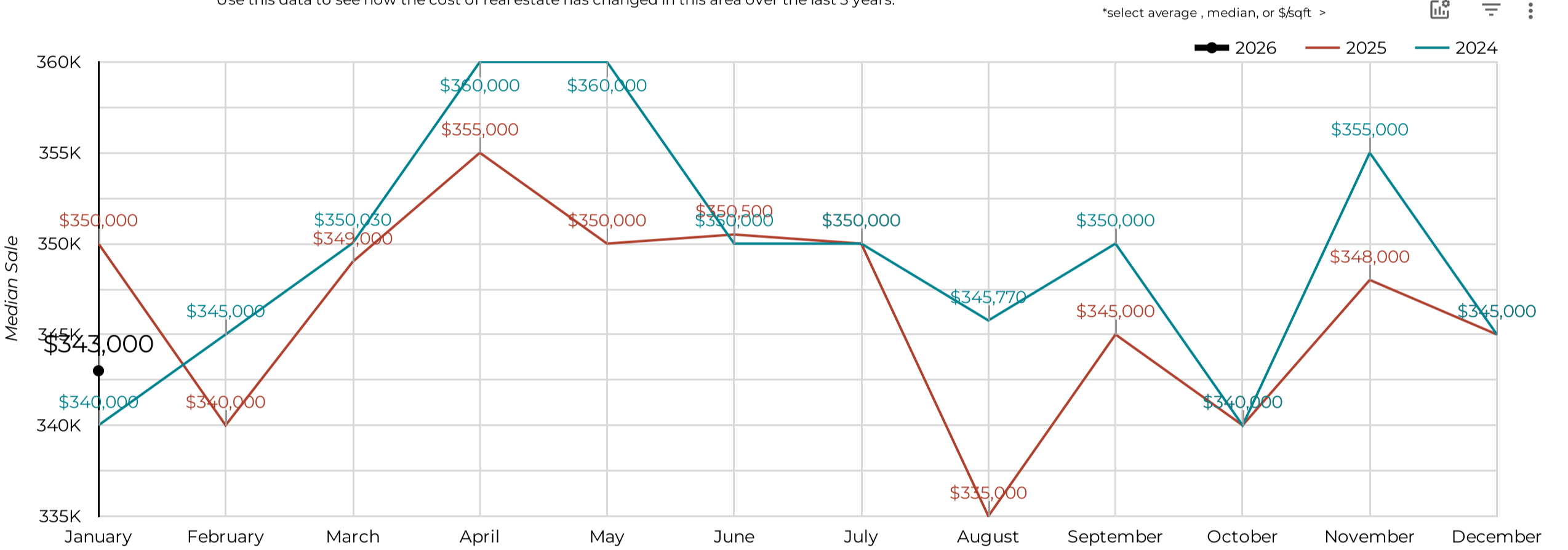
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

Region  City: Tucson (I)  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, 2023 - Jan 31, 2026

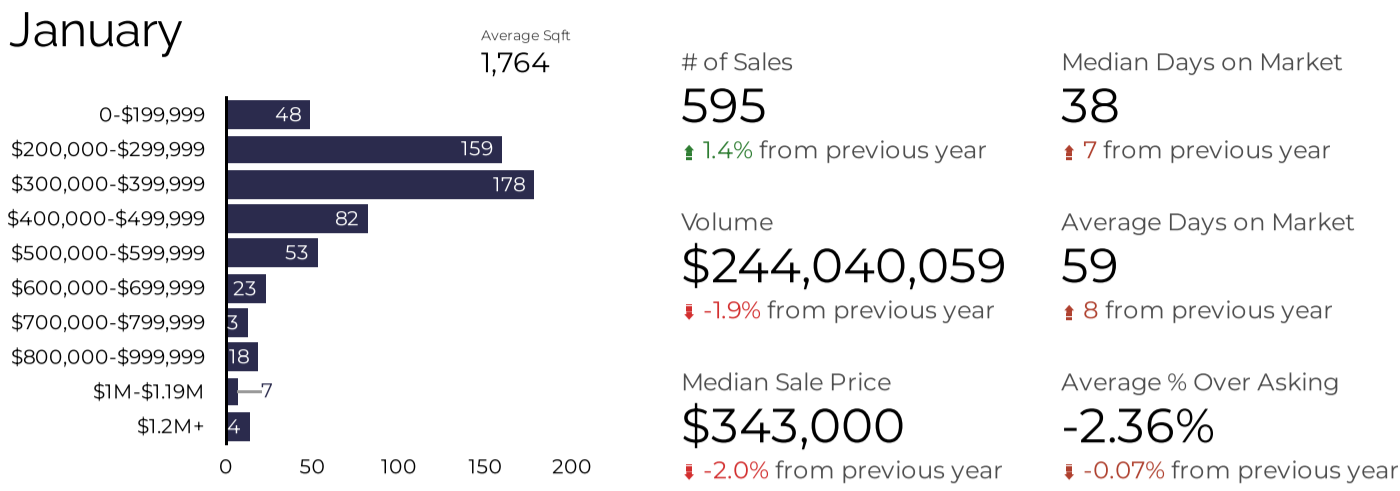
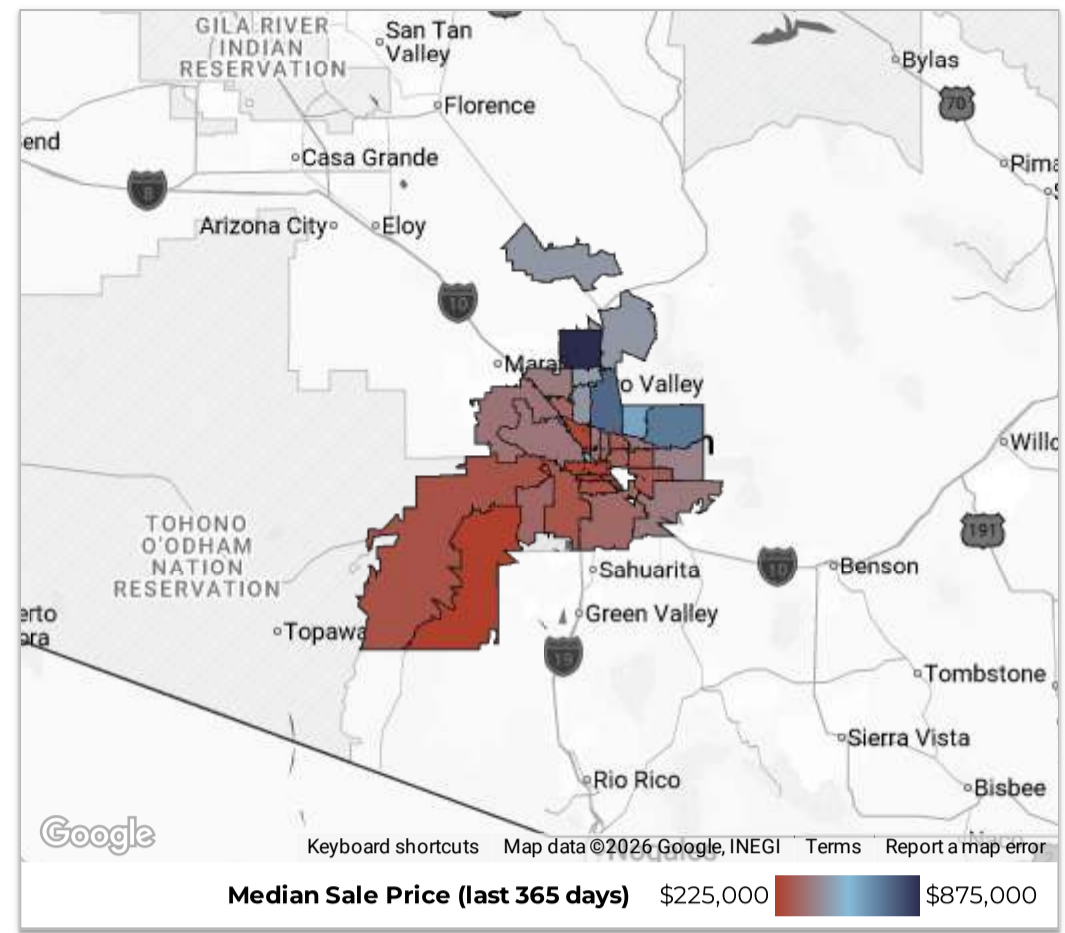
MONTH	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
Jan 2026	595	\$244,040,059	\$343,000	\$410,151	\$226
Dec 2025	757	\$323,441,161	\$345,000	\$427,267	\$226
Nov 2025	619	\$288,947,401	\$348,000	\$466,797	\$237
Oct 2025	754	\$312,661,542	\$340,000	\$414,670	\$226
Sep 2025	736	\$305,388,565	\$345,000	\$414,930	\$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

# MONTHLY Buyer Demand

## MLS of Southern Arizona® Market Snapshot

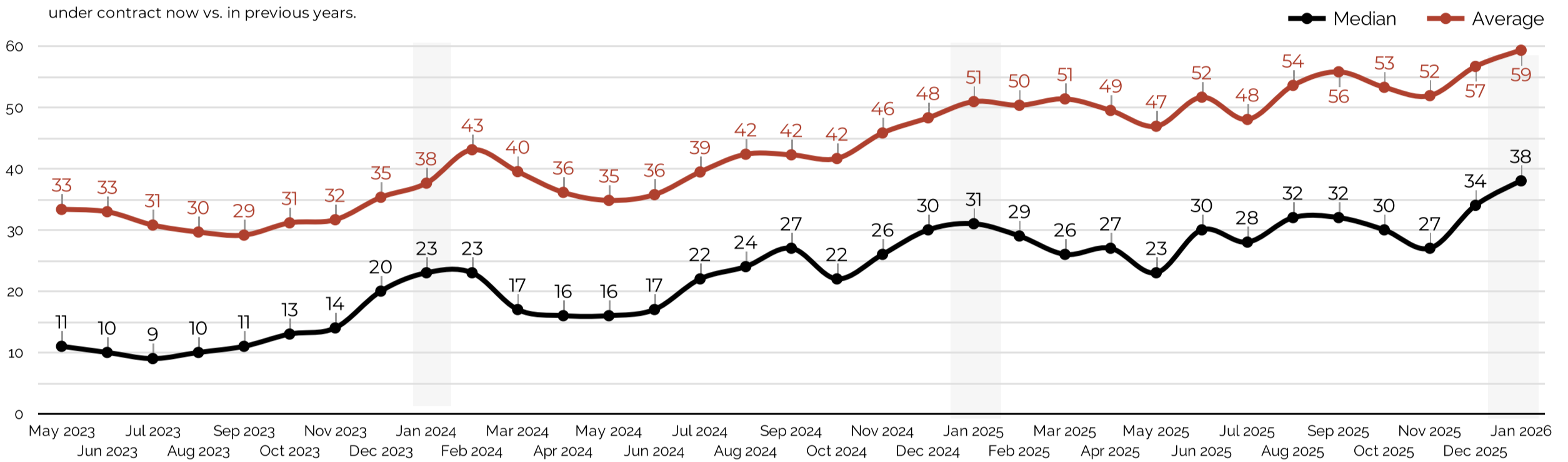
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

Region  City: Tucson (I)  Zip Code   
 County  Type  Beds   
 Sqft Between  and   
 \$ Between  and  AgeRstr.



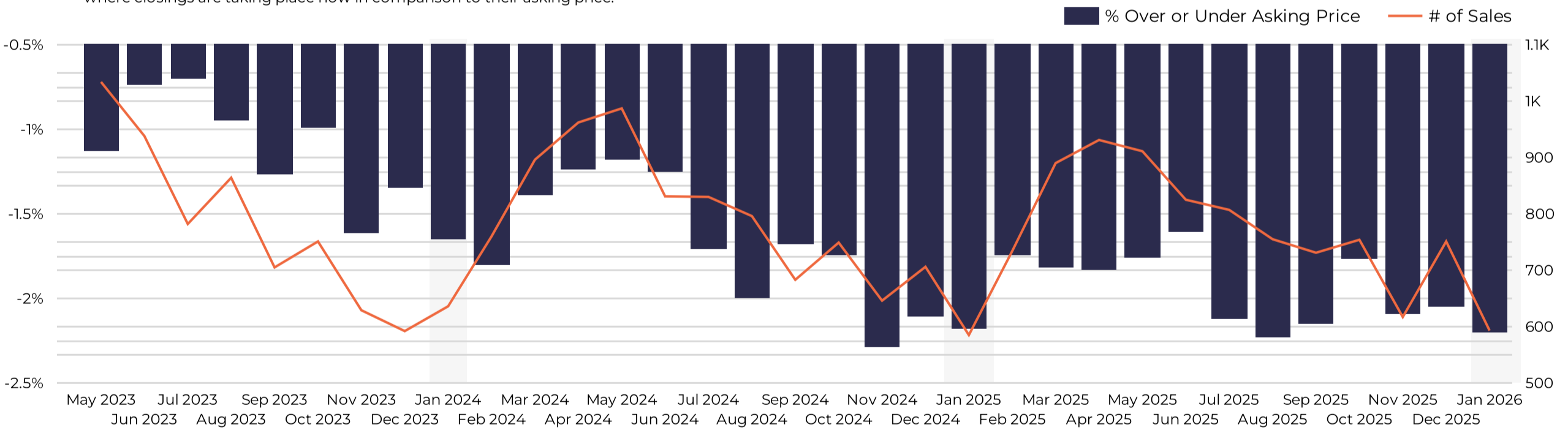
### Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.



### 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.



### 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 10, 2025 - Feb 8, 2026

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	139	-0.7% ↓	35	7 ↑	-4.76%	1.11% ↑
\$200,000-\$299,999	477	4.6% ↑	41	15 ↑	-1.85%	0.04% ↑
\$300,000-\$399,999	612	-0.6% ↓	32	-5 ↓	-1.5%	0.11% ↑
\$400,000-\$499,999	253	-7.3% ↓	36	7 ↑	-1.79%	-0.13% ↓
\$500,000-\$599,999	145	10.7% ↑	41	9 ↑	-1.94%	0.5% ↑
\$600,000-\$699,999	86	10.3% ↑	35	5 ↑	-2.21%	-0.27% ↓
\$700,000-\$799,999	50	-27.5% ↓	18	-7 ↓	-1.9%	0.18% ↑
\$800,000-\$999,999	73	4.3% ↑	27	3 ↑	-2.39%	0.43% ↑
\$1M-\$1.19M	29	3.6% ↑	32	5 ↑	-3.63%	0.21% ↑
\$1.2M+	64	52.4% ↑	17	4 ↑	-4.33%	-3.22% ↓
<b>Grand total</b>	<b>1,928</b>	<b>1.3% ↑</b>	<b>34</b>	<b>4 ↑</b>	<b>-2.1%</b>	<b>0.06% ↑</b>

# MONTHLY Inventory

## MLS of Southern Arizona® Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

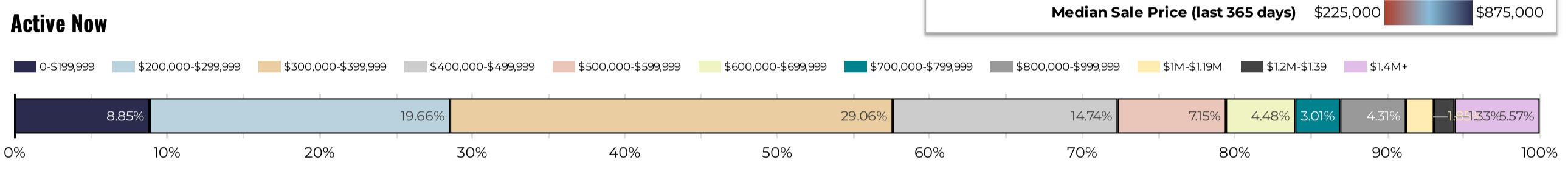
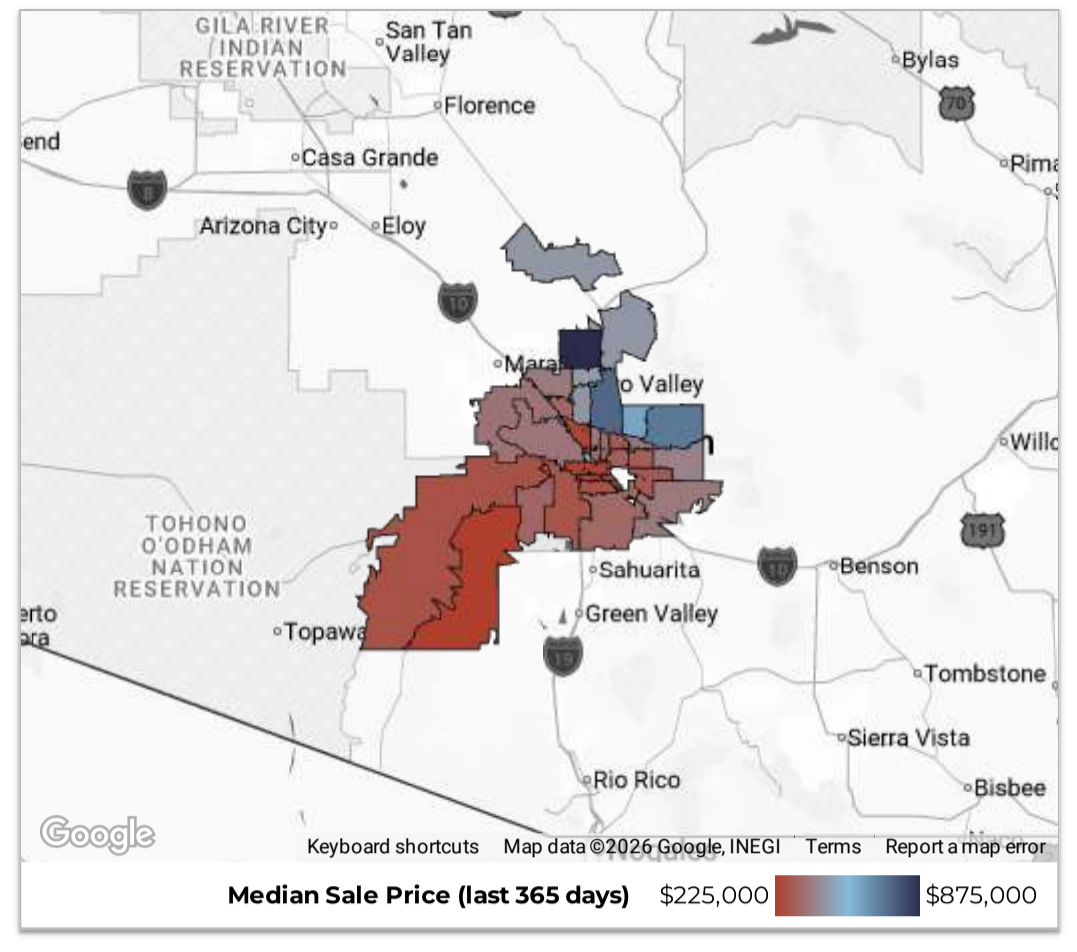
Region:  City: Tucson (I)  Zip Code:

County:  Type:  Beds:

Sqft Between:  Enter a value and  Enter a value

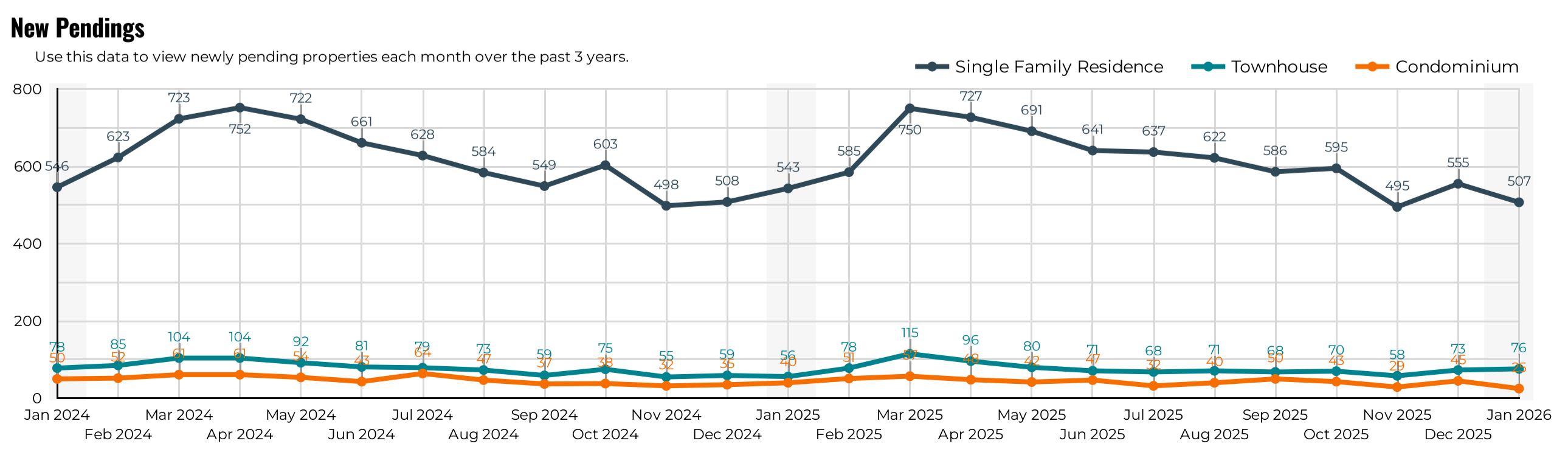
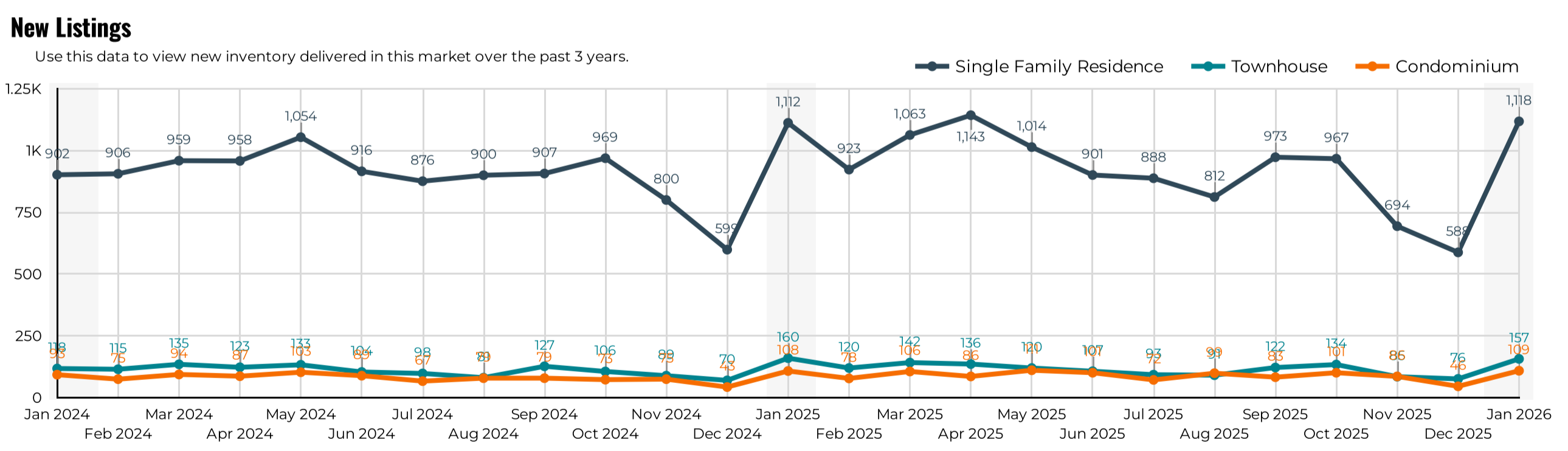
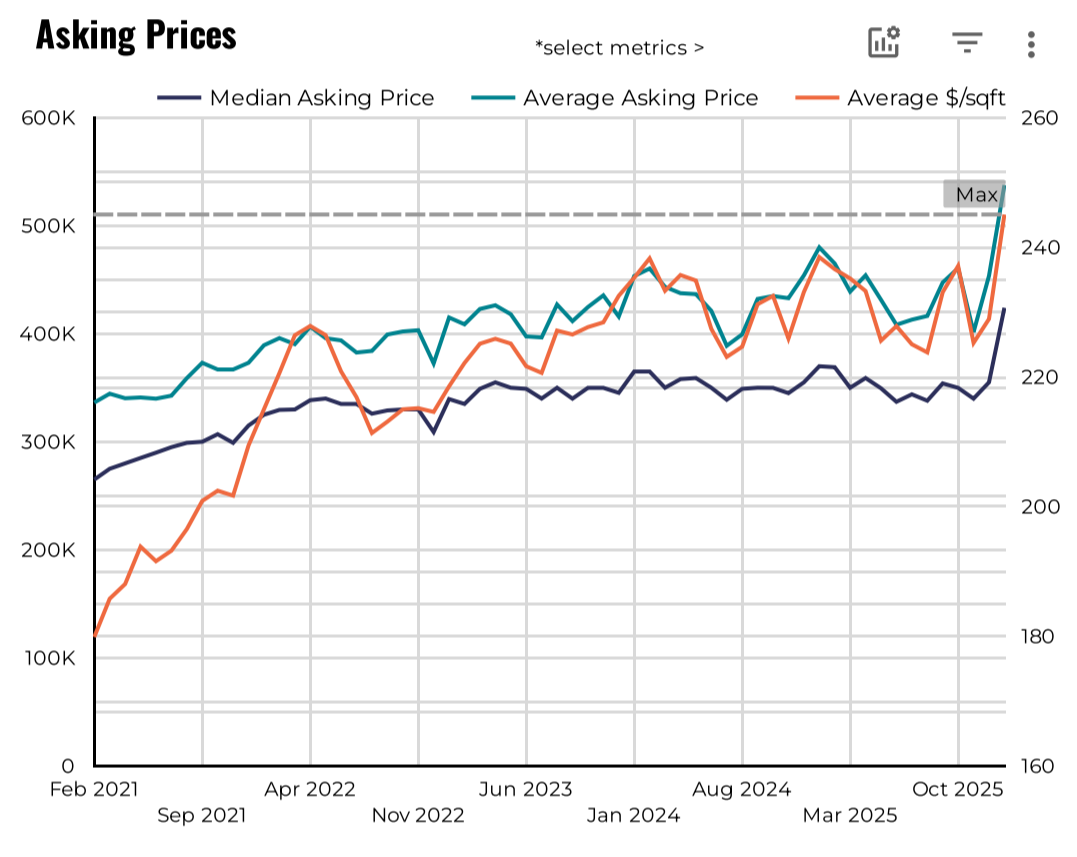
\$ Between:  Enter a value and  Enter a value AgeRstr.:

January	Average Sqft 1,764	<b>Today</b> 2/8/26	<b>Average List Price</b>	<b>#</b>	
# of New Listings (Supply)	1,465	Months of Supply Now	Single Family Residence	\$642,364	2,172
↓ -0.1% from previous year		4.92	Townhouse	\$363,246	276
# of New Pendings (Demand)	655	Active Now	Manufactured Home	\$226,191	148
↓ -3.8% from previous year		2,925	Condominium	\$223,173	272
		Pending Listings Now	Mobile Home	\$144,323	57
		337	Median DOM (Active Now)	Average DOM (Active Now)	
			62	99	



### Months of Supply By Price

Asking Price	Months of Supply	Active Now	# of Sales Last Month	Median DOM (today)
0-\$199,999	5.76	259	45	76
\$200,000-\$299,999	3.83	575	150	59
\$300,000-\$399,999	4.67	850	182	55
\$400,000-\$499,999	4.90	431	88	63
\$500,000-\$599,999	4.10	209	51	54
\$600,000-\$699,999	5.24	131	25	50
\$700,000-\$799,999	6.77	88	13	51
\$800,000-\$999,999	6.63	126	19	58
\$1M-\$1.19M	6.00	54	9	79
\$1.2M-\$1.39	9.75	39	4	31
\$1.4M+	18.11	163	9	102
<b>Grand total</b>	<b>4.92</b>	<b>2,925</b>	<b>595</b>	<b>58</b>



# MONTHLY Price Drops

## MLS of Southern Arizona® Market Snapshot

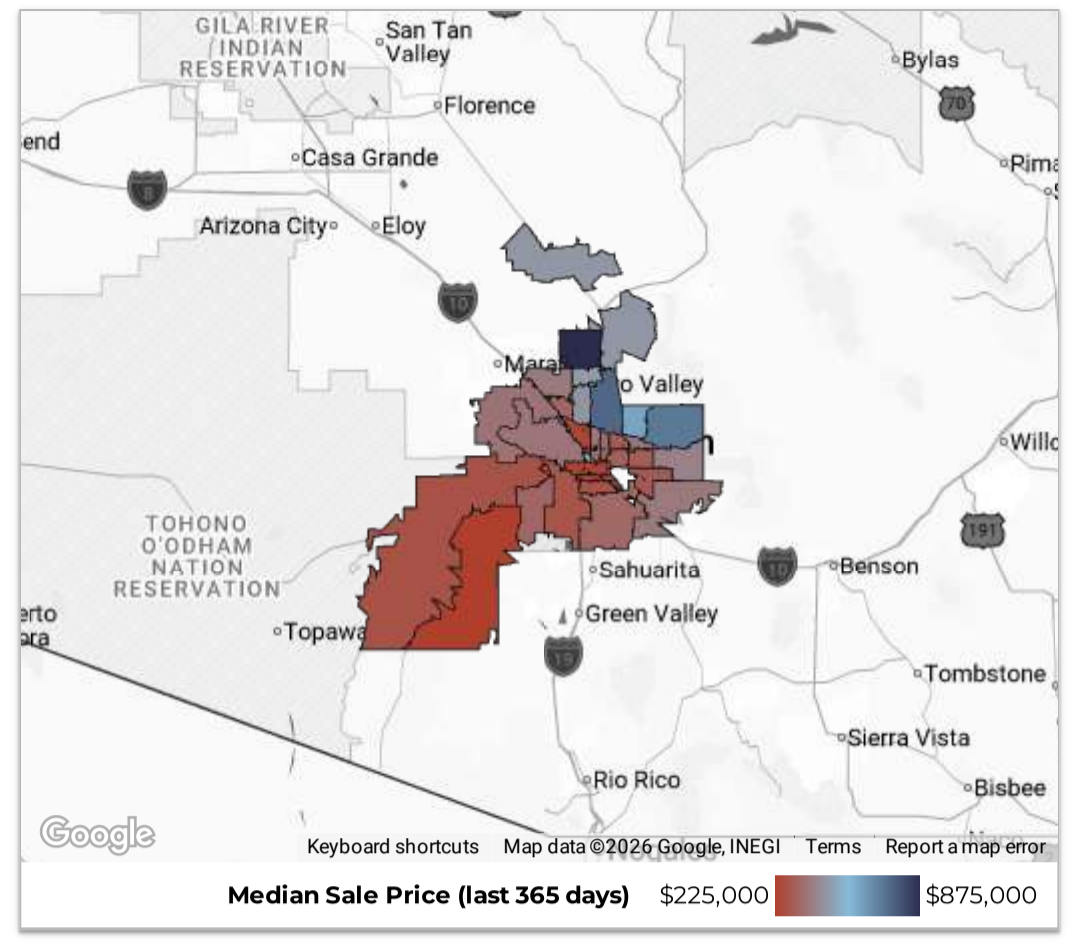
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

Region  City: Tucson (I)  Zip Code

County  Type  Beds

Sqft Between  and

\$ Between  and  AgeRstr.



### Active Now

02/08/2026 Ave SQFT 1,956

### On Closed Sales

Jan 1, 2026 - Feb 1, 2026

Active Listings 2,925  
Active w/ a Price Drop 1,225 42%  
% Price Drop 6.5%  
Median Days Until Price Drop 17

# of Sales 596  
# w/ a Price Drop 239 40%  
% Orig \$ to Close \$ (Ave) 9.3%  
% Orig \$ to Close \$ (Med) 7.3%

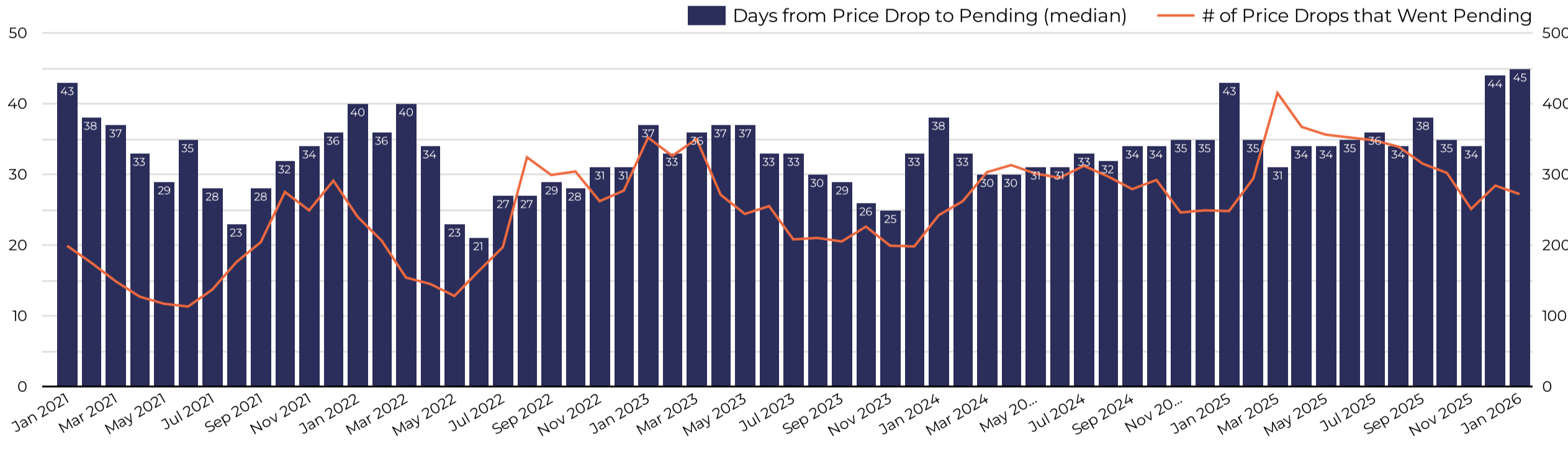
### Price Drops By Price Range

Asking Price	Active	Active w/ Price Drop	% w/ a Price Drop	Average Price Drop
0-\$199,999	259	125	48%	9%
\$200,000-\$299,999	575	260	45%	5%
\$300,000-\$399,999	850	341	40%	5%
\$400,000-\$499,999	431	186	43%	5%
\$500,000-\$599,999	209	91	44%	5%
\$600,000-\$699,999	131	62	47%	5%
\$700,000-\$799,999	88	35	40%	5%
\$800,000-\$999,999	126	50	40%	6%
\$1M-\$1.19M	54	27	50%	7%
\$1.2M-\$1.39	39	10	26%	13%
\$1.4M+	163	38	23%	7%
<b>Grand total</b>	<b>2,925</b>	<b>1,225</b>	<b>42%</b>	<b>6%</b>

### Price Drop Outcomes

In the last 90 days, listings that dropped their price went pending after a median of 41 days in this market. Here is how that number has changed over time.

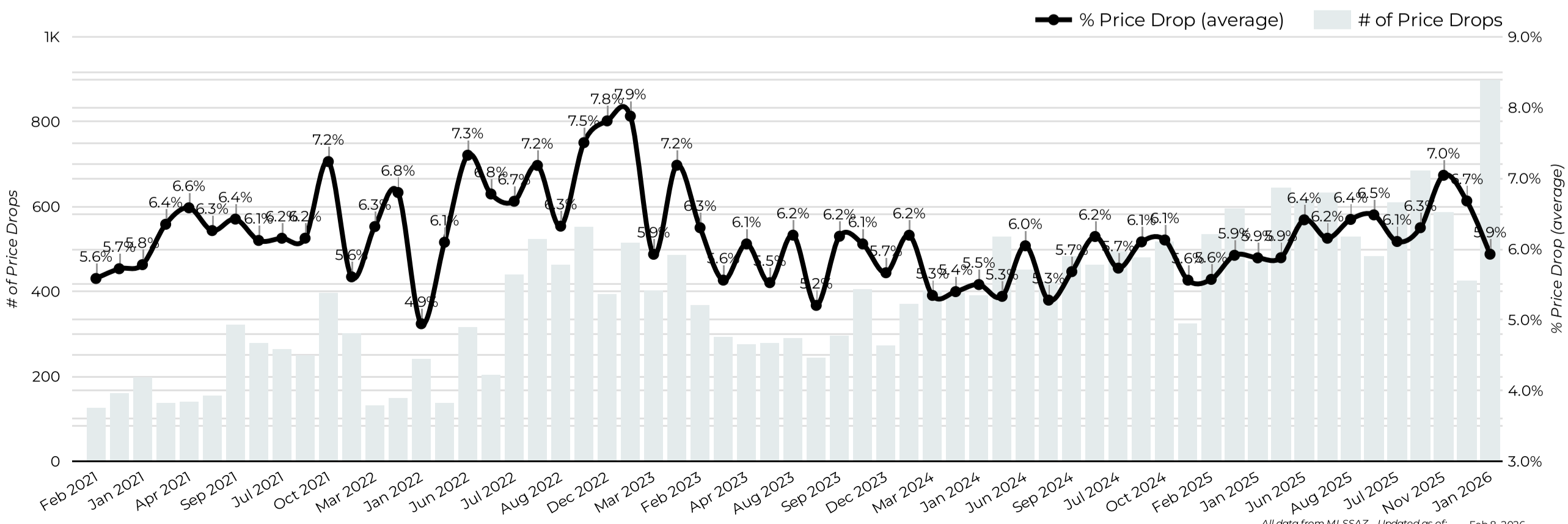
Jan 1, 2021 - Jan 31, 2026



### Price Drops Over Time

\*use arrows to adjust quarterly/monthly >

↑ ↓ 🗺️ 📏 ⌵ ⌶



# YEARLY Sales & Pricing

## MLS of Southern Arizona® Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

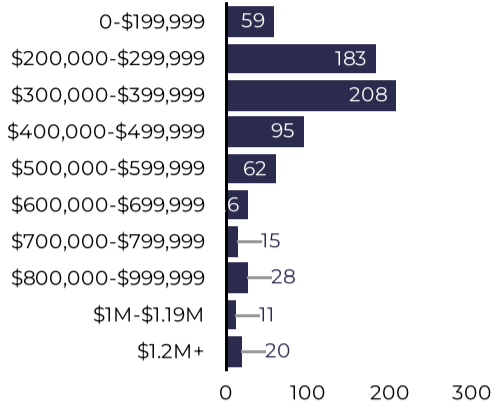
Region:  City: Tucson (I)  Zip Code:

County:  Type:  Beds:

Sqft Between:  and

\$ Between:  and  AgeRstr.:

Jan 1, 2026 - Feb 7, 2026



# of Sales: **707** (-3.4% from previous year)

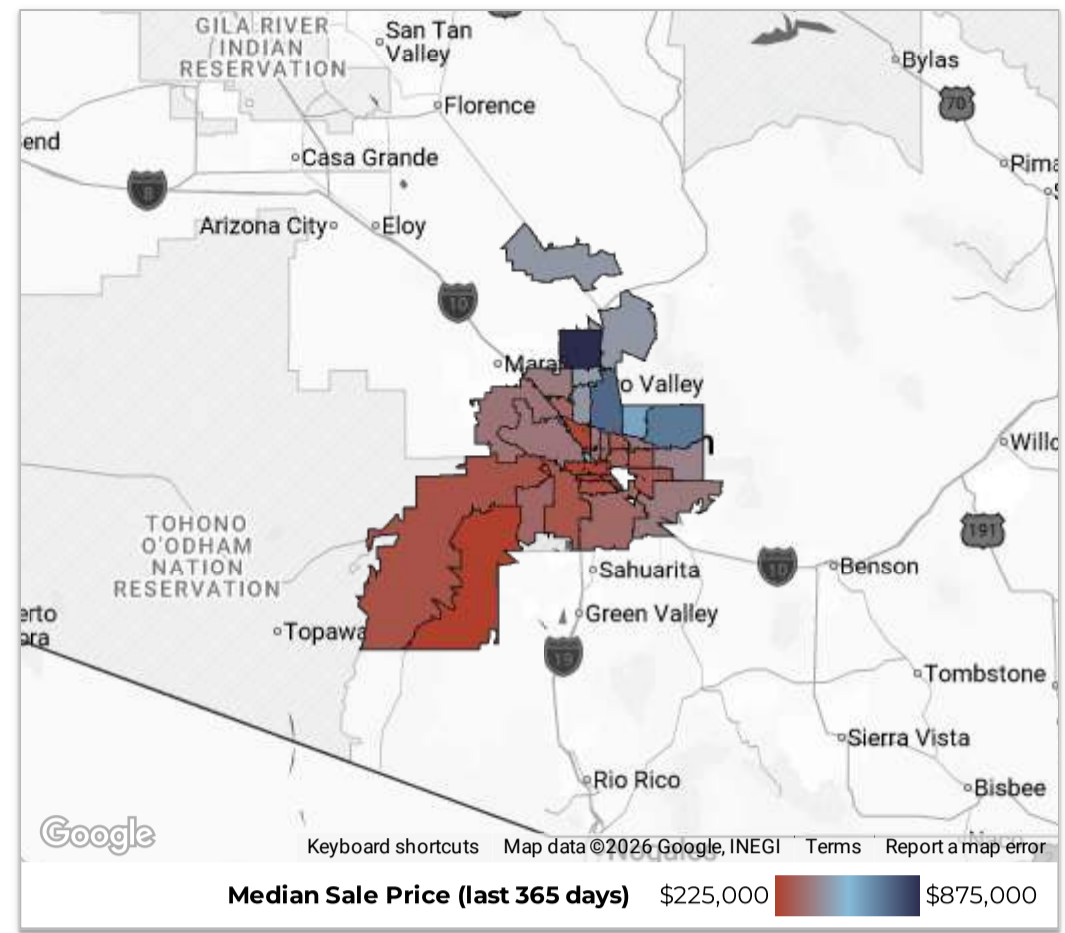
New Listings: **1,753** (-1.4% from previous year)

Total Volume: **\$300.34M** (-2.6% from previous year)

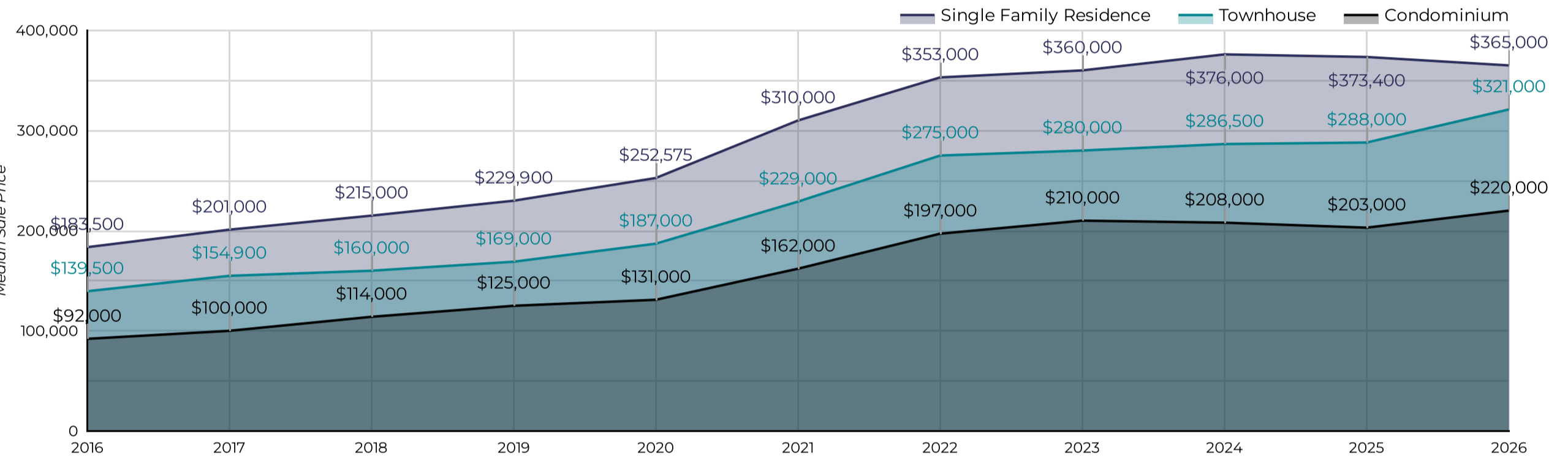
Median Sale Price: **\$345,000** (0.0% from previous year)

Median Days on Market: **39** (+8 from previous year)

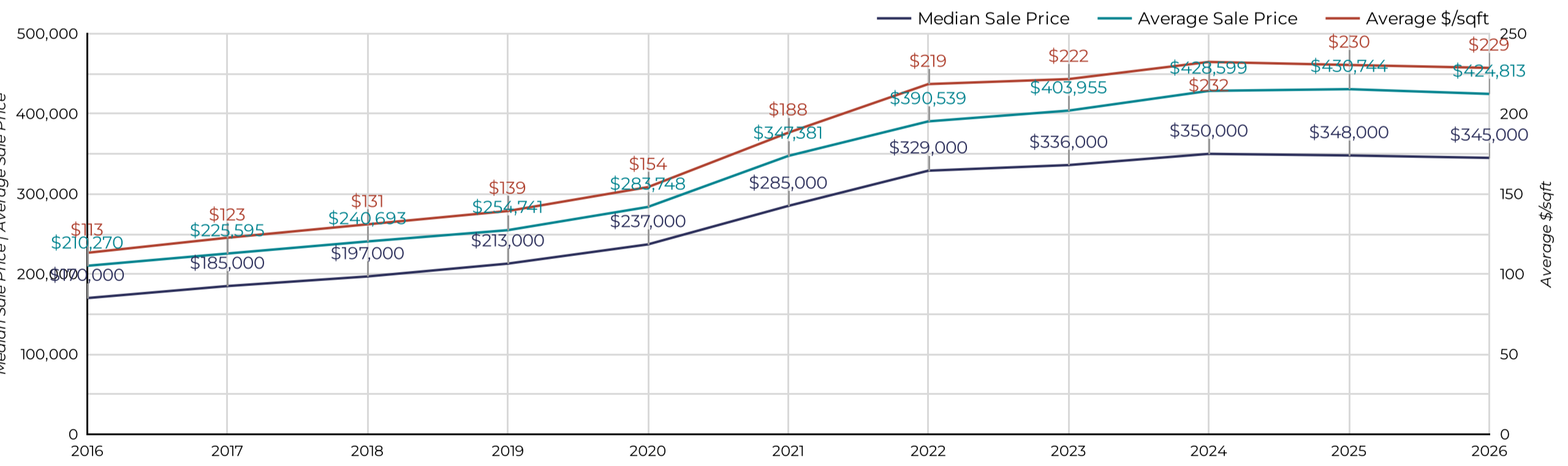
% Over or Under Asking: **-2.4%** (-0.2% from previous year)



### Market Pricing By Type



### Market Pricing Overall



### Market Activity By Year

YEAR	# of Sales	\$ Volume	Median Sale	Average Sale	\$/sqft
2026	707	\$300,342,774	\$345,000	\$424,813	\$229
2025	9,317	\$4,013,243,163	\$347,900	\$430,744	\$230
2024	9,509	\$4,075,543,163	\$350,000	\$428,599	\$232
2023	9,629	\$3,889,685,861	\$336,000	\$403,955	\$222
2022	12,130	\$4,737,240,725	\$329,000	\$390,539	\$219
2021	14,664	\$5,093,995,105	\$285,000	\$347,381	\$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

# YEARLY Buyer Demand

## MLS of Southern Arizona® Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

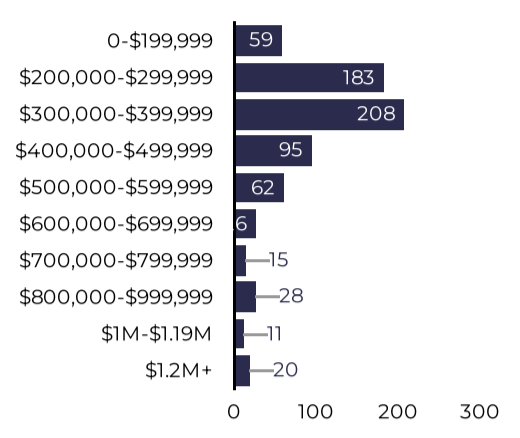
Region:  City: Tucson (I)  Zip Code:

County:  Type:  Beds:

Sqft: Between  and

\$: Between  and  AgeRstr.:

Jan 1, 2026 - Feb 7, 2026



**# of Sales**  
707  
-3.4% from previous year

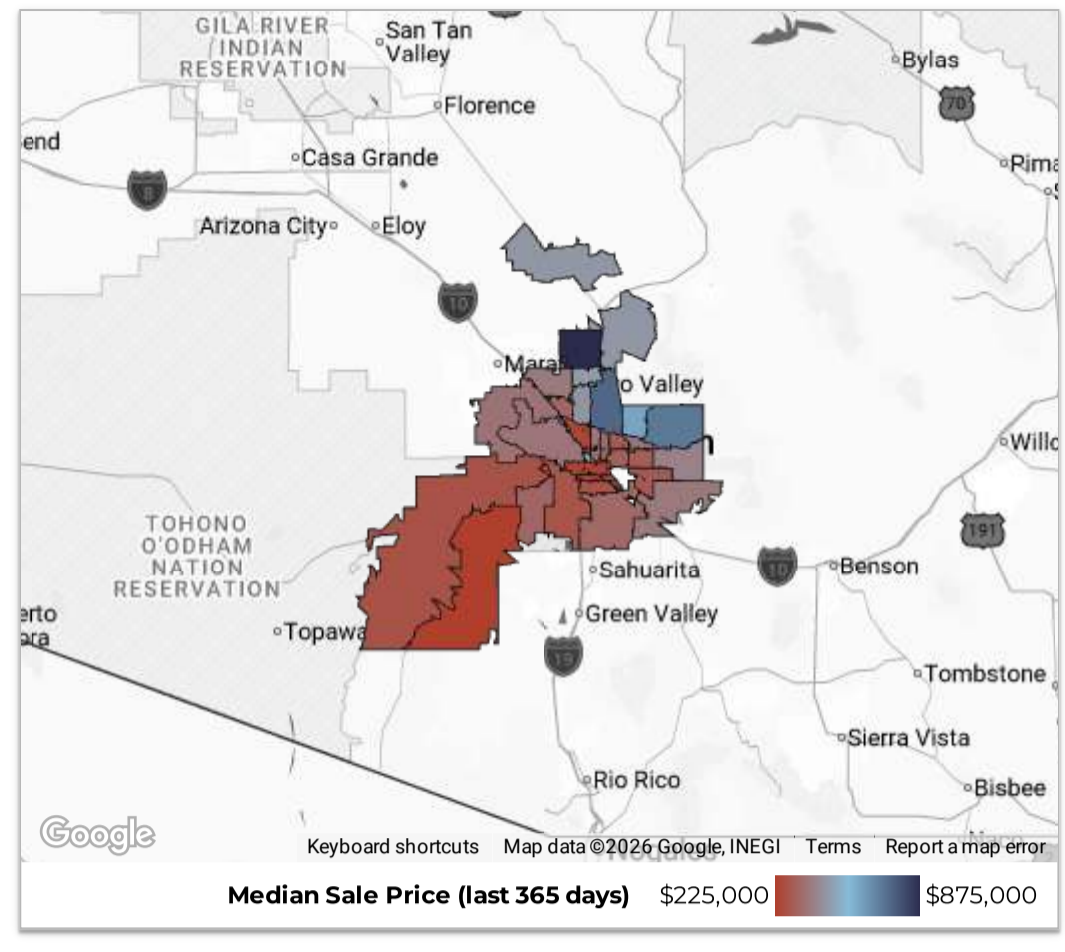
**New Listings**  
1,753  
-1.4% from previous year

**Total Volume**  
\$300.34M  
-2.6% from previous year

**Median Sale Price**  
\$345,000  
0.0% from previous year

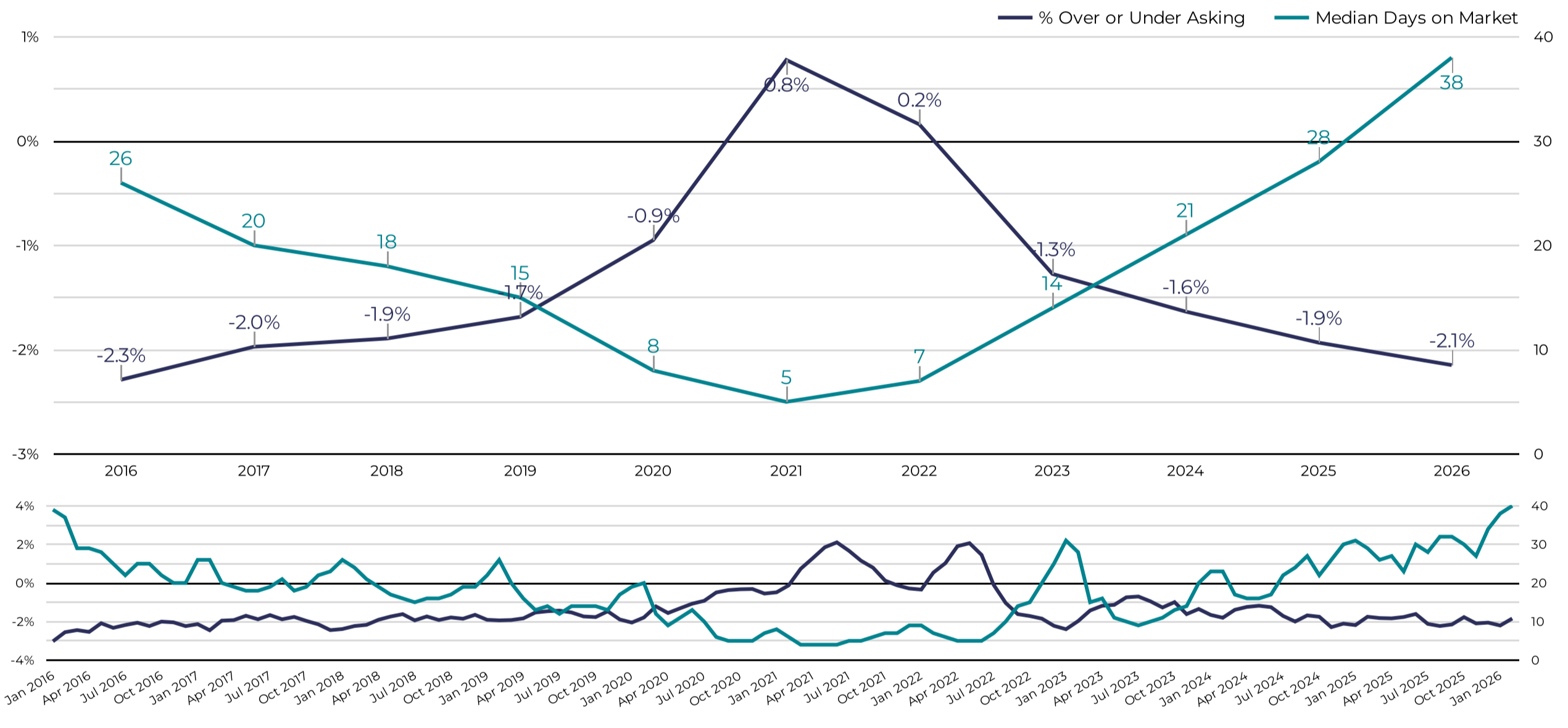
**Median Days on Market**  
39  
+8 from previous year

**% Over or Under Asking**  
-2.4%  
-0.2% from previous year

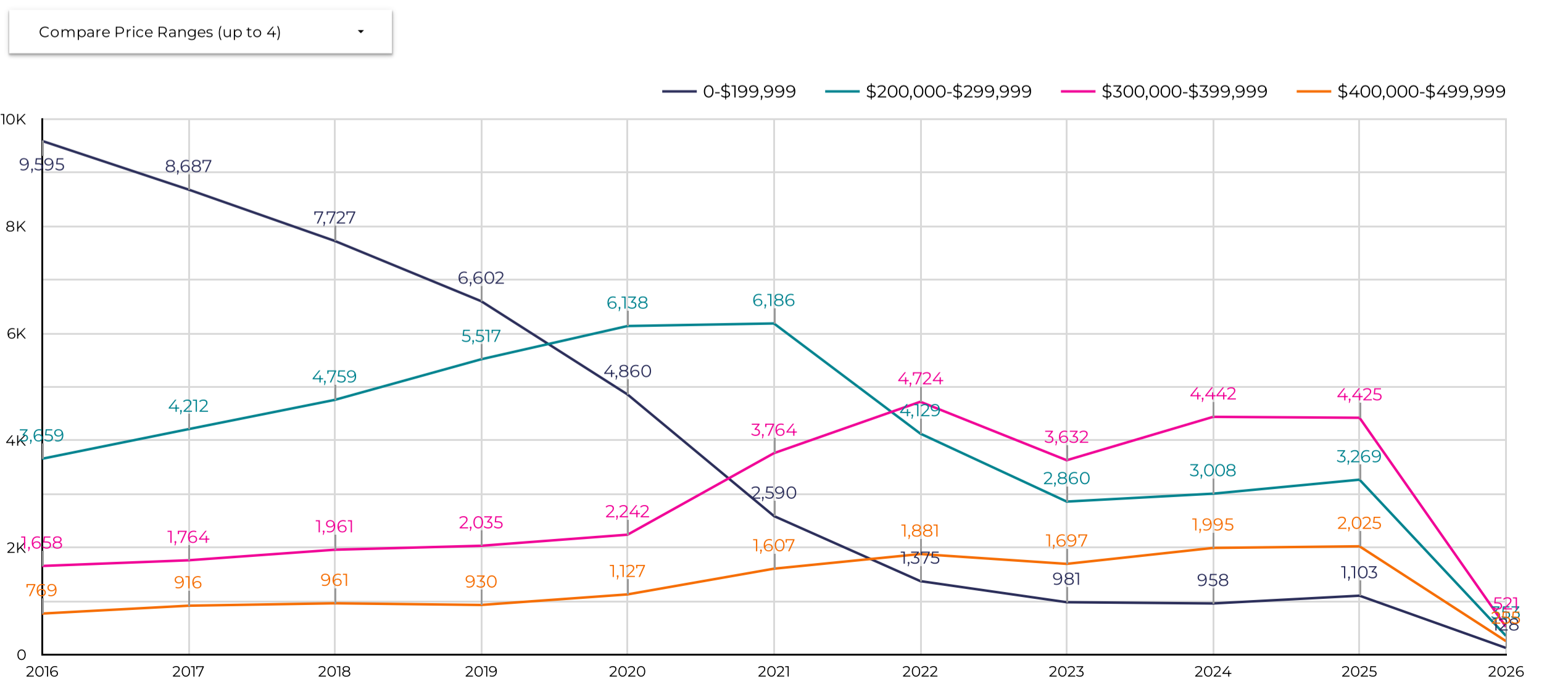


Jan 1, 2016 - Feb 8, 2026

### Buyer Demand



### New Listings Delivered



# WEEKLY Sales

## MLS of Southern Arizona® Market Snapshot

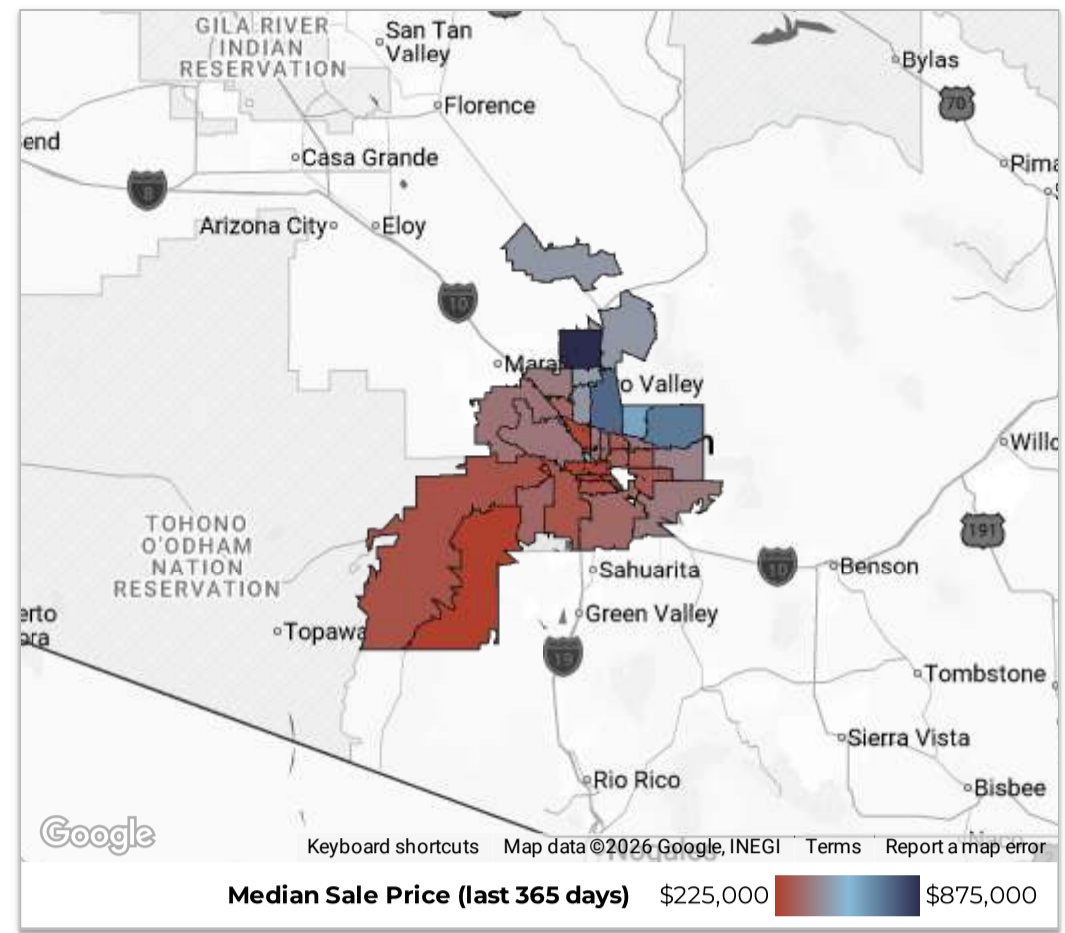
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

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.



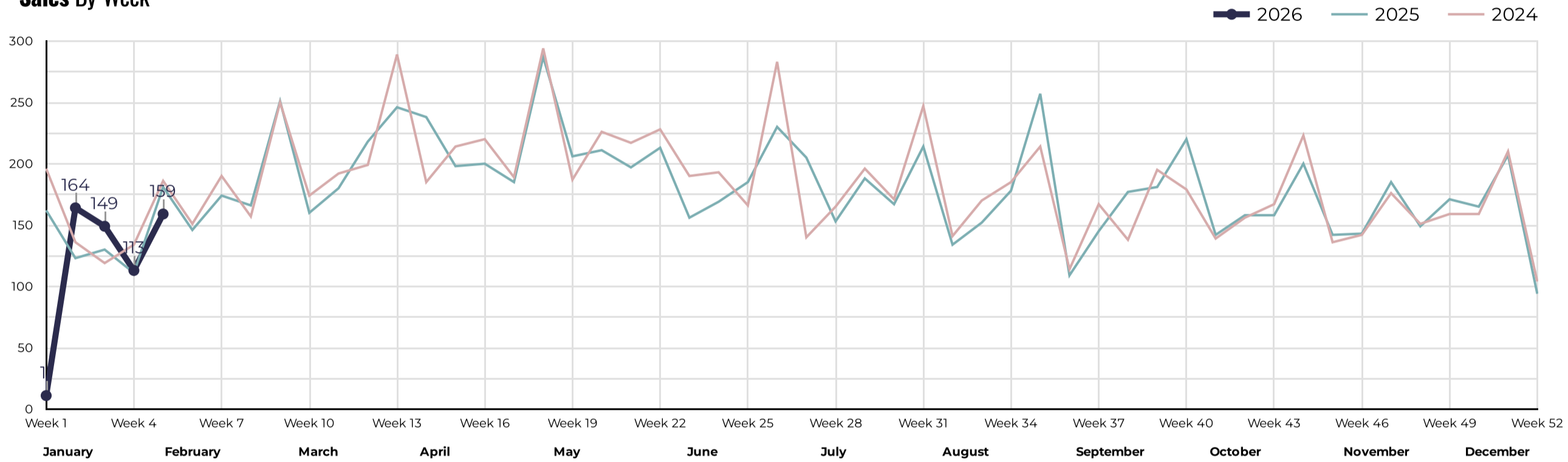
### Year-to-Date

Feb 8, 2026

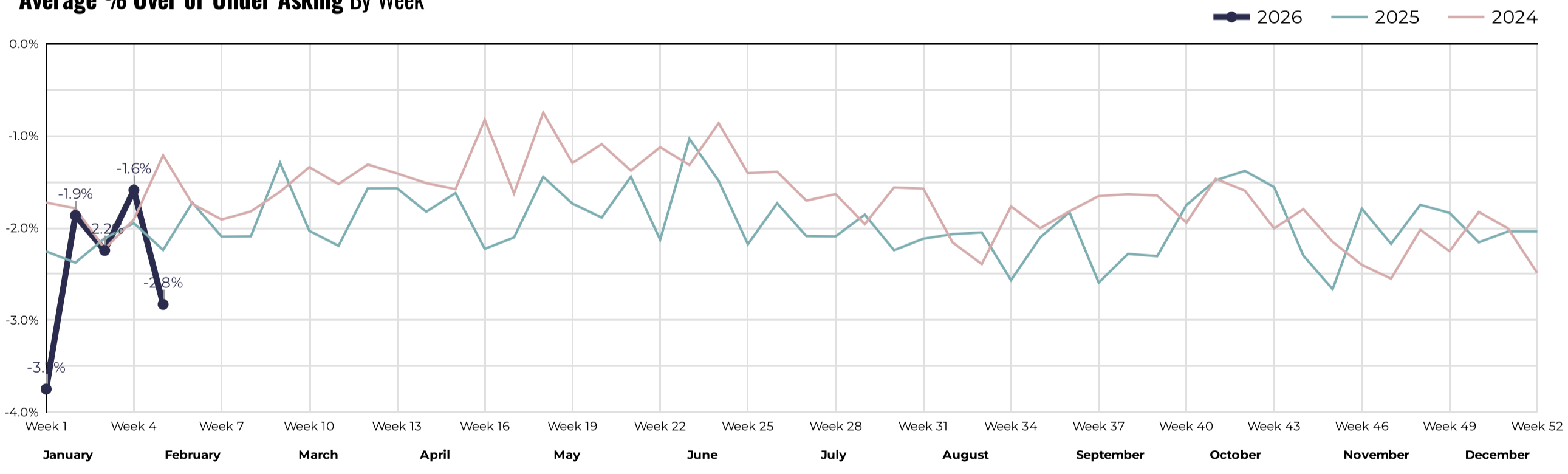
Market Activity	Market Pricing	Buyer Demand	Inventory
# of Sales <b>707</b> -3.4% from last year YTD	Median Sale <b>\$345,000</b> 0.0% from last year YTD	Median DOM <b>39</b> +8 from last year YTD	# of New Listings <b>1,753</b> -1.4% from last year YTD
Total Volume <b>\$300.34M</b> -2.6% from last year YTD	\$/sqft <b>\$229</b> -1.6% from last year YTD	% Over <b>-2.15%</b> -0.05% from last year YTD	# of Pending <b>780</b> -11.8% from last year YTD

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

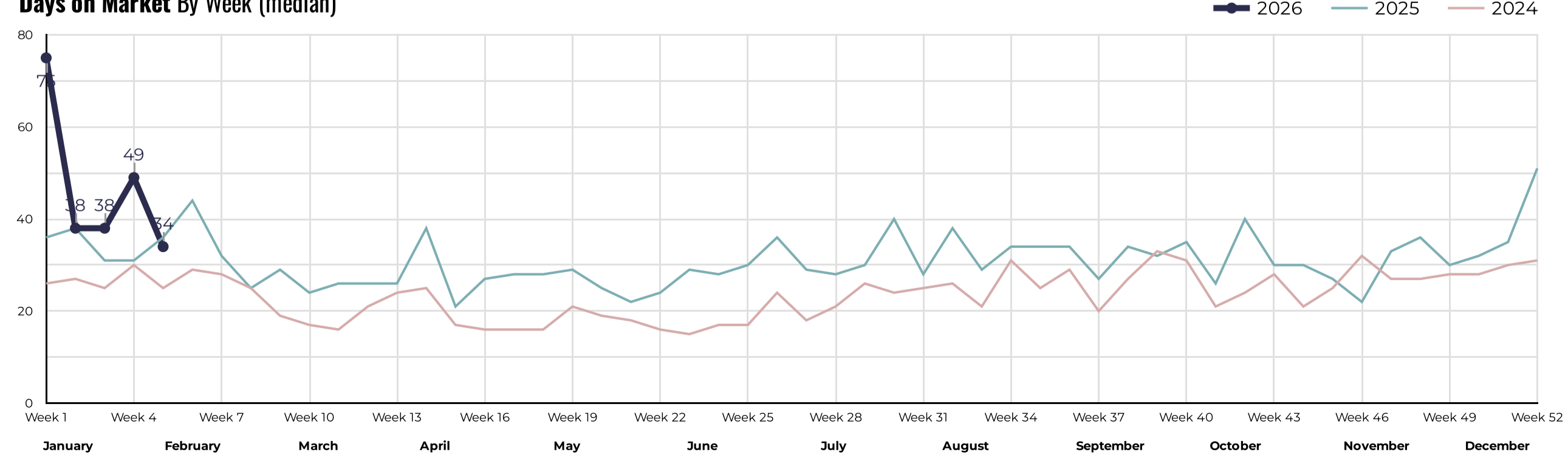
### Sales By Week



### Average % Over or Under Asking By Week



### Days on Market By Week (median)



# WEEKLY Inventory

## MLS of Southern Arizona® Market Snapshot

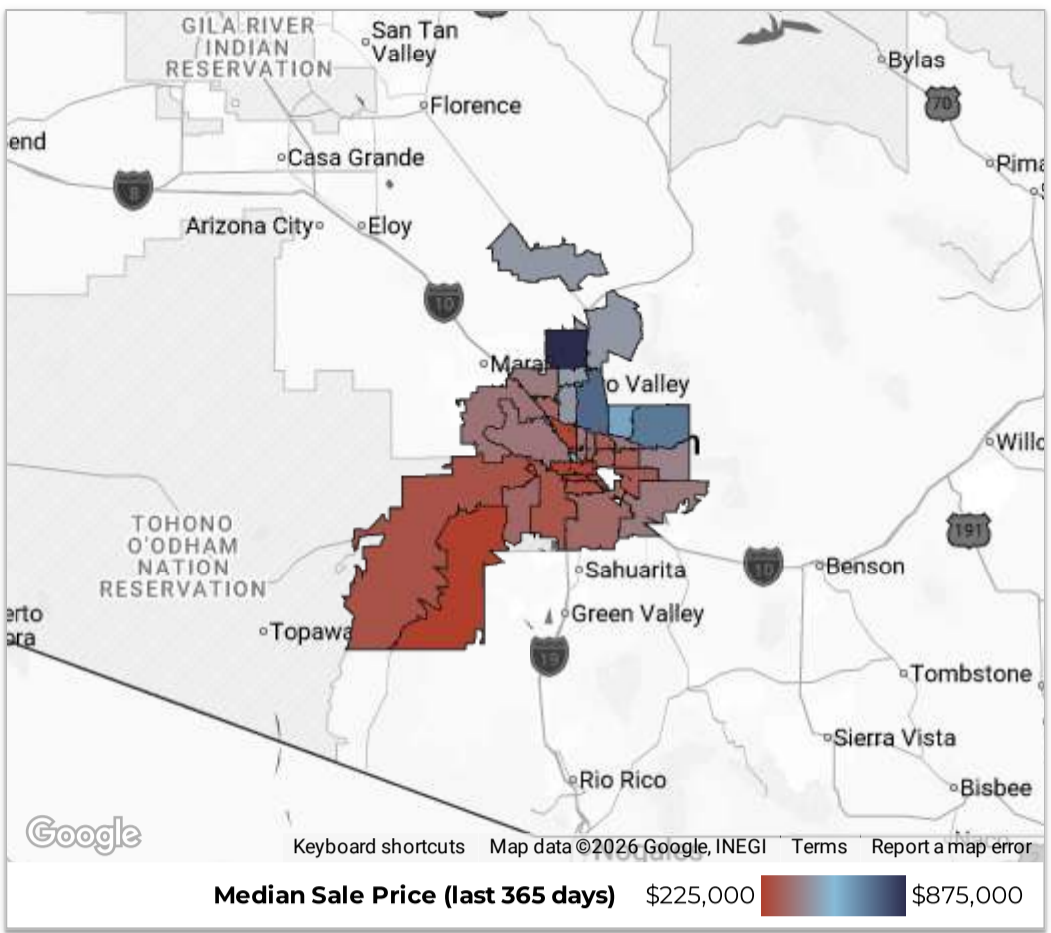
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

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.



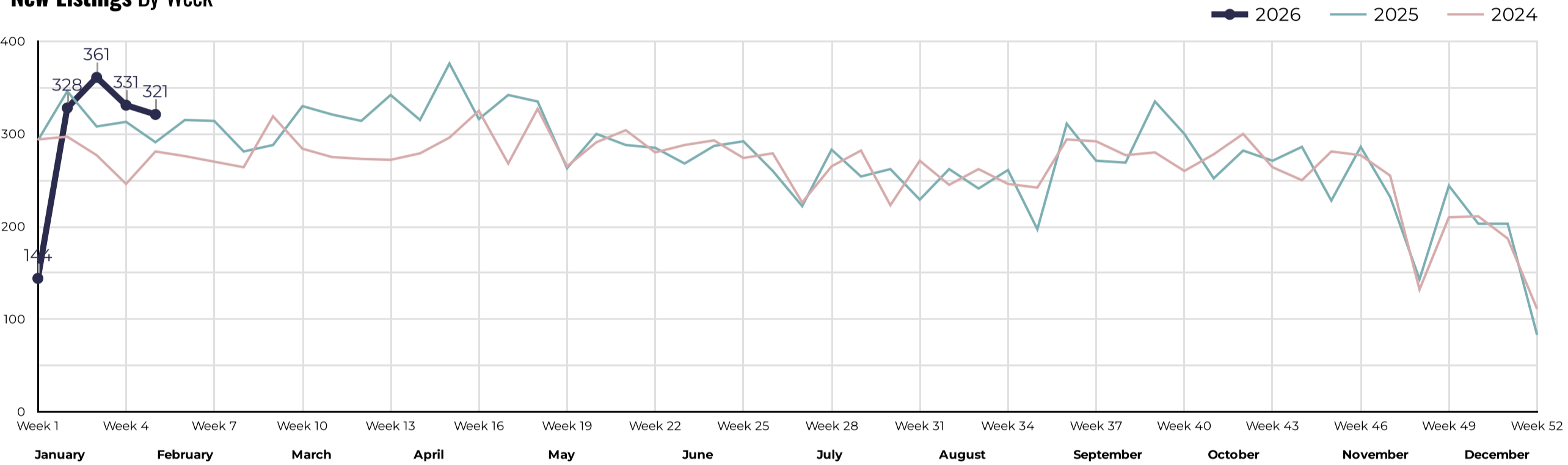
### Year-to-Date

Feb 8, 2026

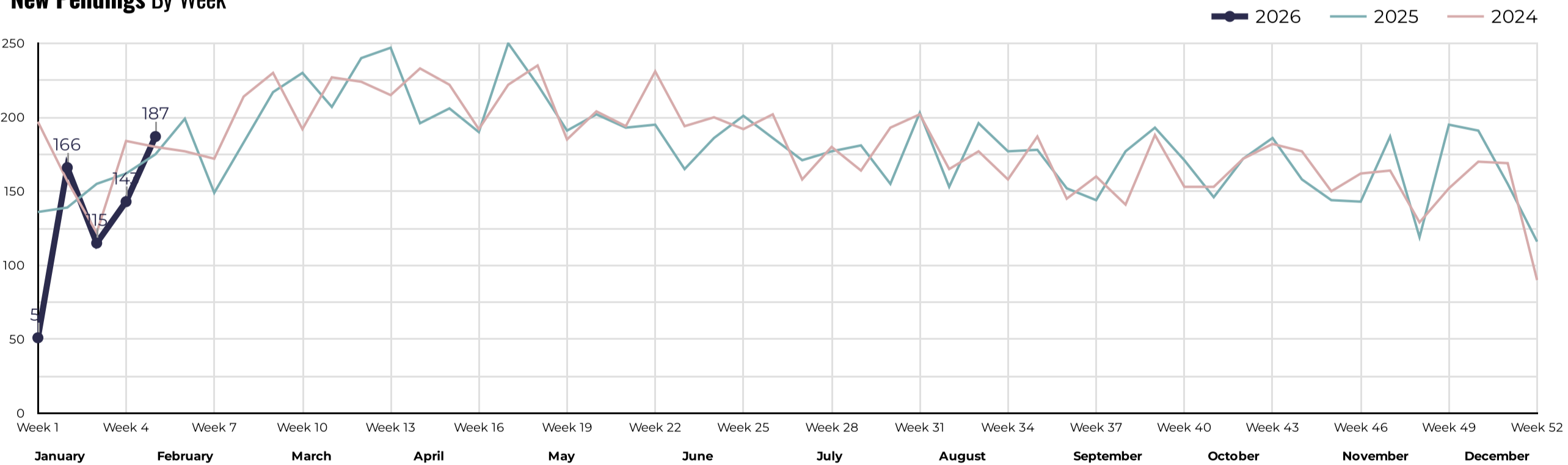
Market Activity	Market Pricing	Buyer Demand	Inventory
# of Sales <b>707</b> -3.4% from last year YTD	Median Sale <b>\$345,000</b> 0.0% from last year YTD	Median DOM <b>39</b> +8 from last year YTD	# of New Listings <b>1,753</b> -1.4% from last year YTD
Total Volume <b>\$300.34M</b> -2.6% from last year YTD	\$/sqft <b>\$229</b> -1.6% from last year YTD	% Over <b>-2.15%</b> -0.05% from last year YTD	# of Pending <b>780</b> -11.8% from last year YTD

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

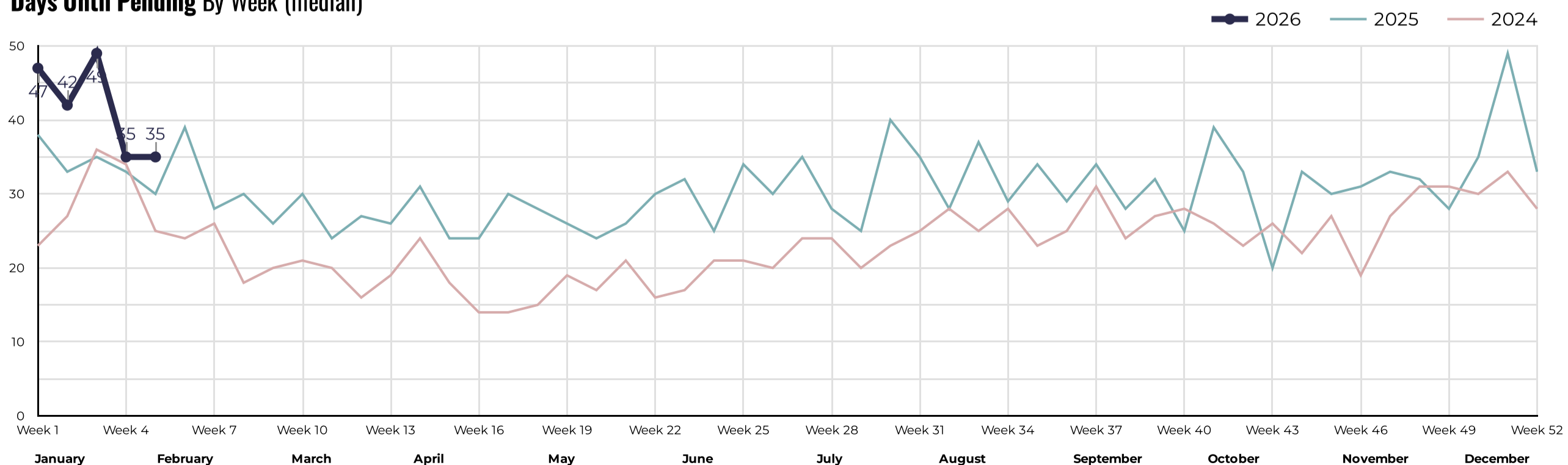
### New Listings By Week



### New Pending By Week



### Days Until Pending By Week (median)



# Listing Success Over Time and By Segment

## MLS of Southern Arizona® Market Snapshot

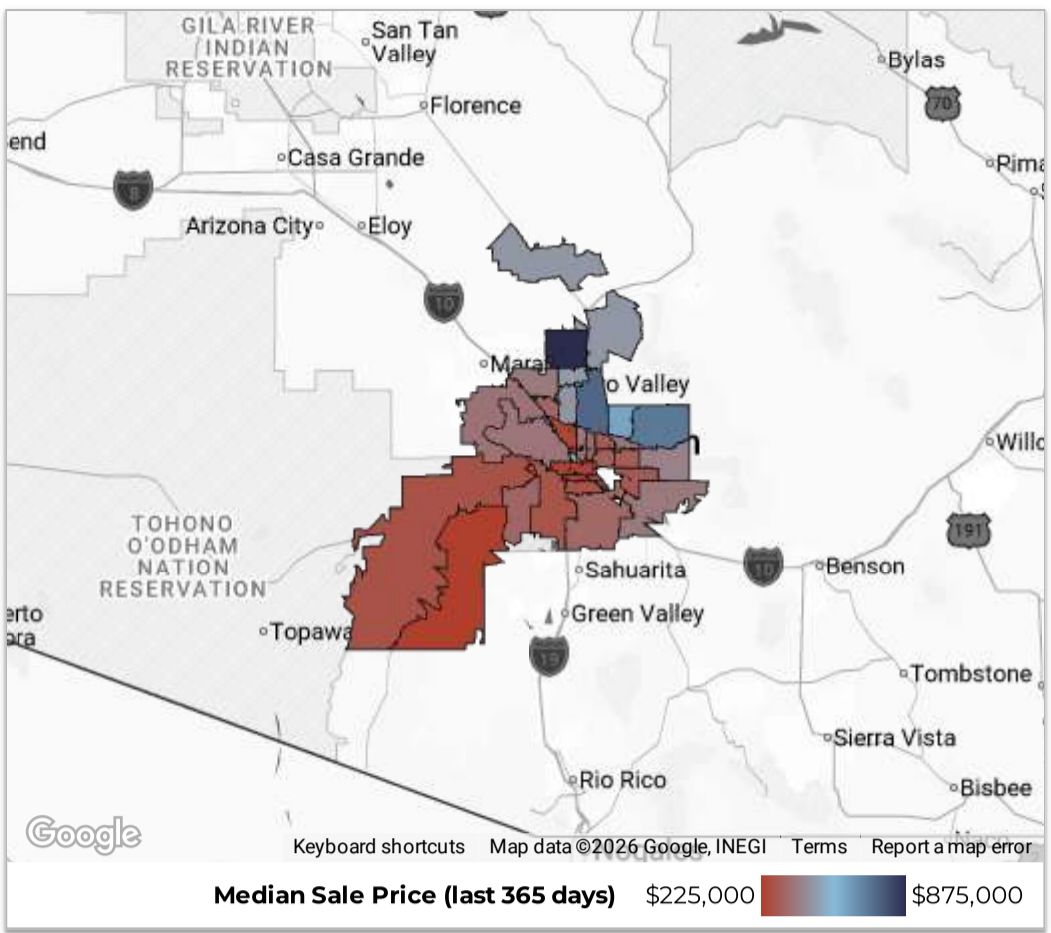
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

Region:  City:  Zip Code:

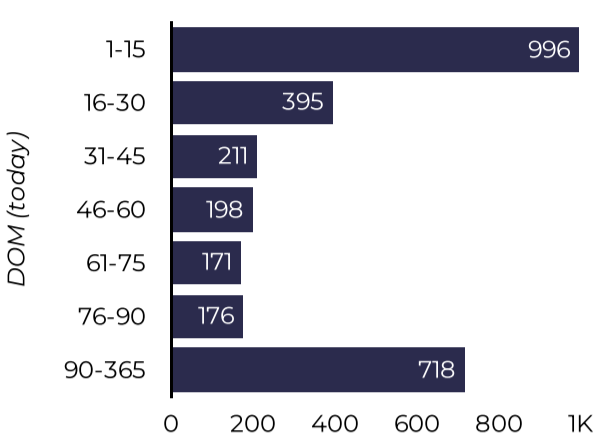
County:  Type:  Beds:

Sqft: Between  and

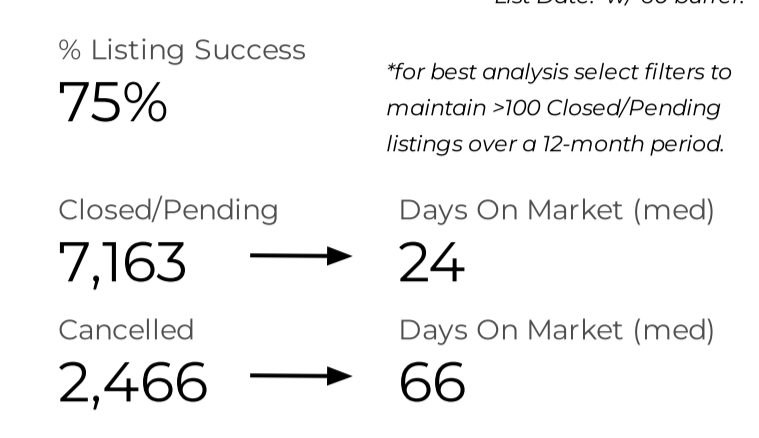
\$: Between  and  AgeRstr.:



### Active Now By DOM

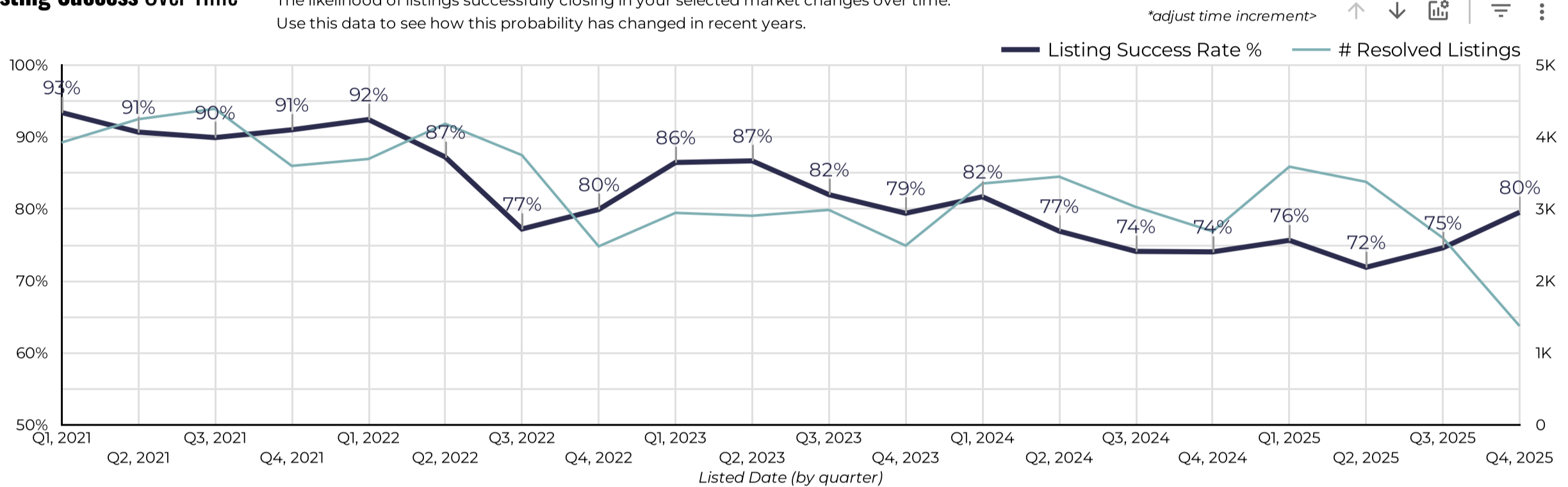


### Success Rate



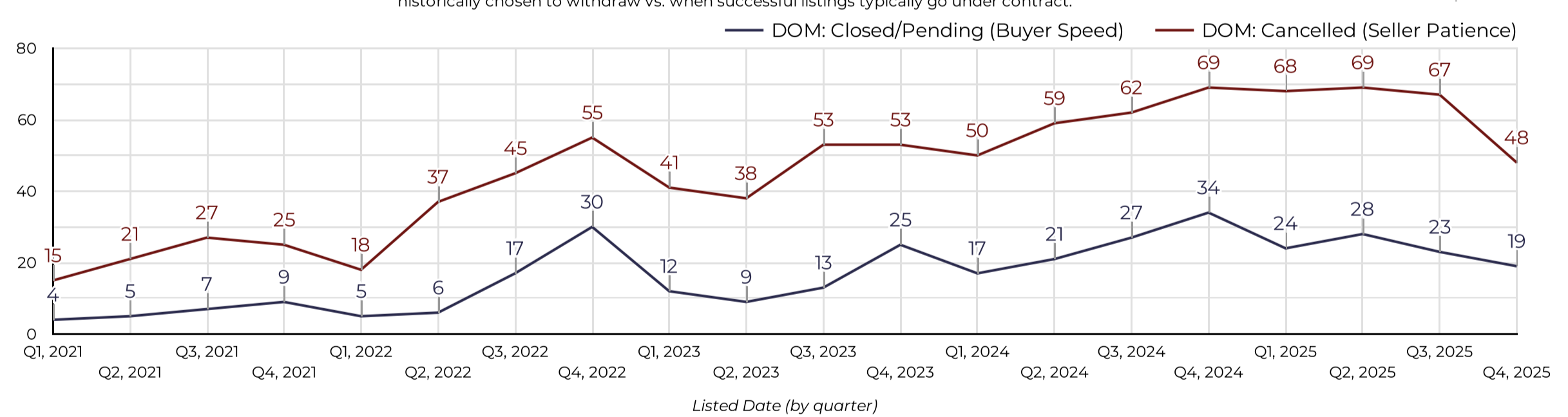
### Listing Success Over Time

The likelihood of listings successfully closing in your selected market changes over time. Use this data to see how this probability has changed in recent years.



### Days On Market Success vs. Cancelled

Although many listings require more time to successfully find a buyer, the data below shows when sellers have historically chosen to withdraw vs. when successful listings typically go under contract.



### Listing Success By Price

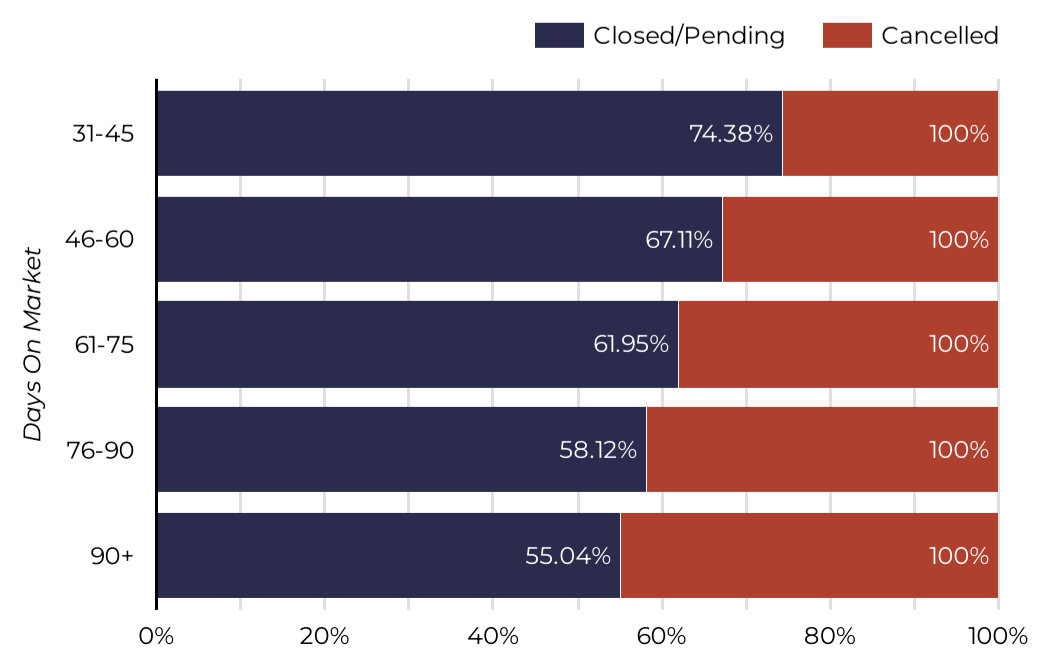
The probability of successfully finding a buyer varies by price range. View those outcomes below in this market over the last 365 days.

Asking Price	% Listing Success	Closed/Pending	Cancelled
0-\$199,999	76%	550	176
\$200,000-\$299,999	77%	1,771	530
\$300,000-\$399,999	77%	2,380	731
\$400,000-\$499,999	73%	1,023	384
\$500,000-\$599,999	75%	554	180
\$600,000-\$699,999	68%	330	156
\$700,000-\$799,999	73%	222	82
\$800,000-\$999,999	66%	252	127
\$1M-\$1.19M	71%	106	44
\$1.2M-\$1.39	64%	79	44
\$1.4M+	69%	143	65
<b>Grand total</b>	<b>72%</b>	<b>7,410</b>	<b>2,519</b>

### Listing Success By Days On Market

% Success at Initial Listing: **75%**

Historical probability of listings finding a buyer changes with increased DOM. Here are the outcomes at various DOM looking at this market over 365 days.



# MARKET CYCLES Pricing & Market Temperature

## MLS of Southern Arizona® Market Snapshot

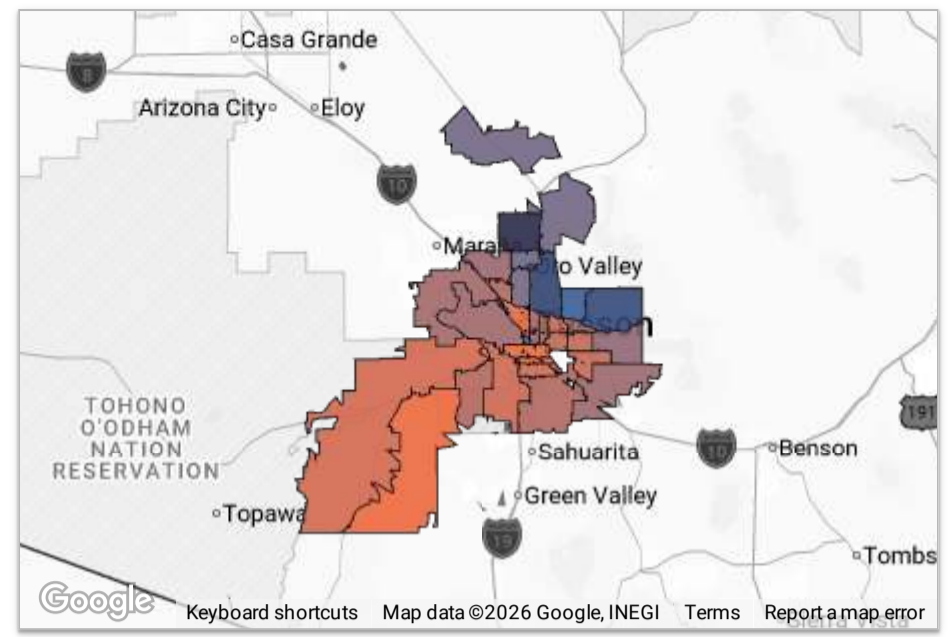
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Feb 8, 2026

Region  City: Tucson (1)  Zip Code

County  Type  Beds

Sqft Between  Enter a value and  Enter a value

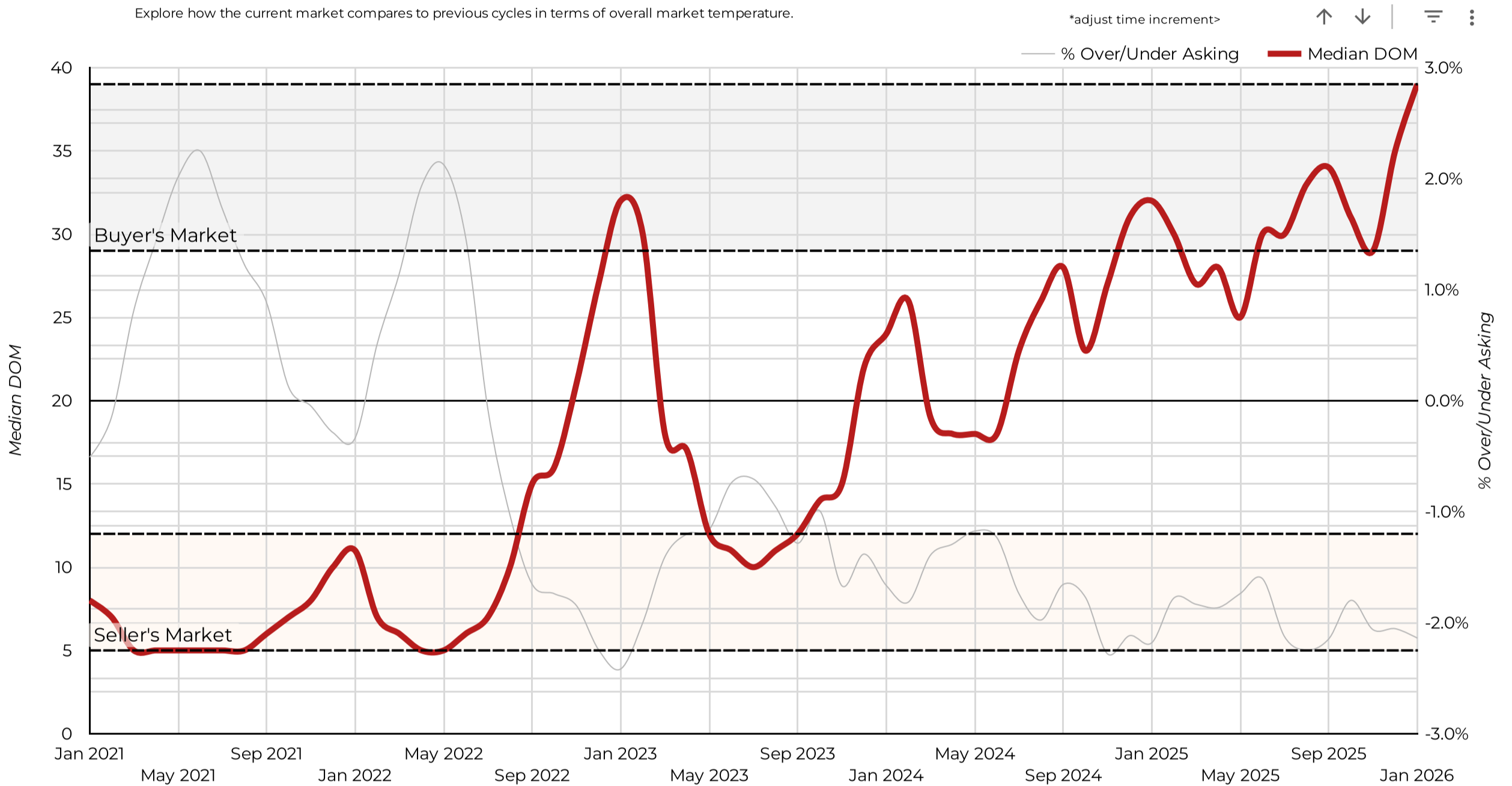
\$ Between  Enter a value and  Enter a value AgeRstr.



Jan 1, 2021 - Jan 31, 2026

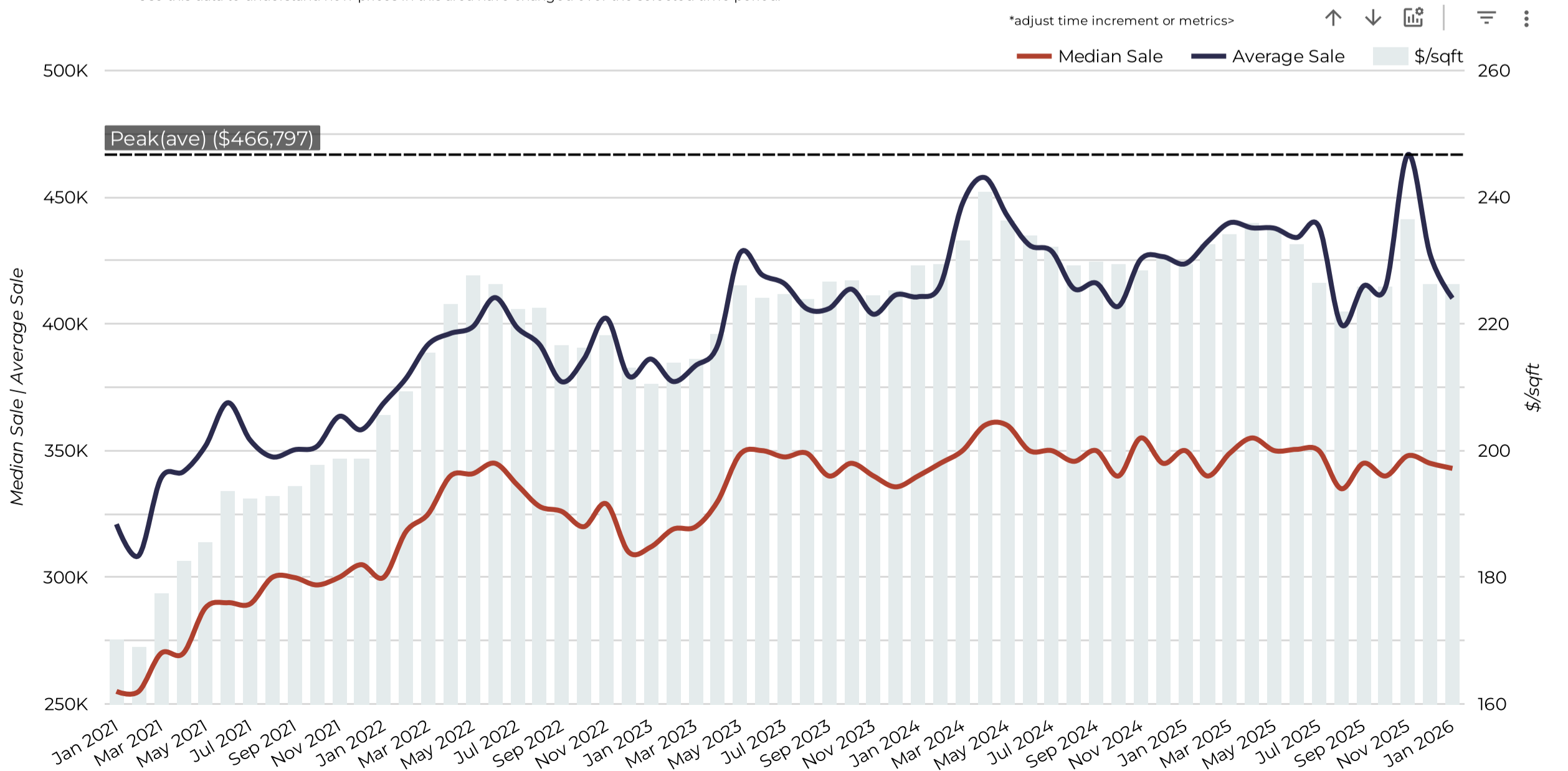
### Market Temperature

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: Feb 8, 2026



Region  City: Tucson (1) Zip Code

County  Type  Beds

Sqft Between  and

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

### Month-to-Date

Feb 8, 2026

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  
**112**  
-22.8% from last year MTD

Total Volume  
**\$56.30M**  
-5.5% from last year MTD

#### Market Pricing

Median Sale  
**\$353,575**  
+4.3% from last year MTD

\$/sqft  
**\$241**  
-1.5% from last year MTD

#### Buyer Demand

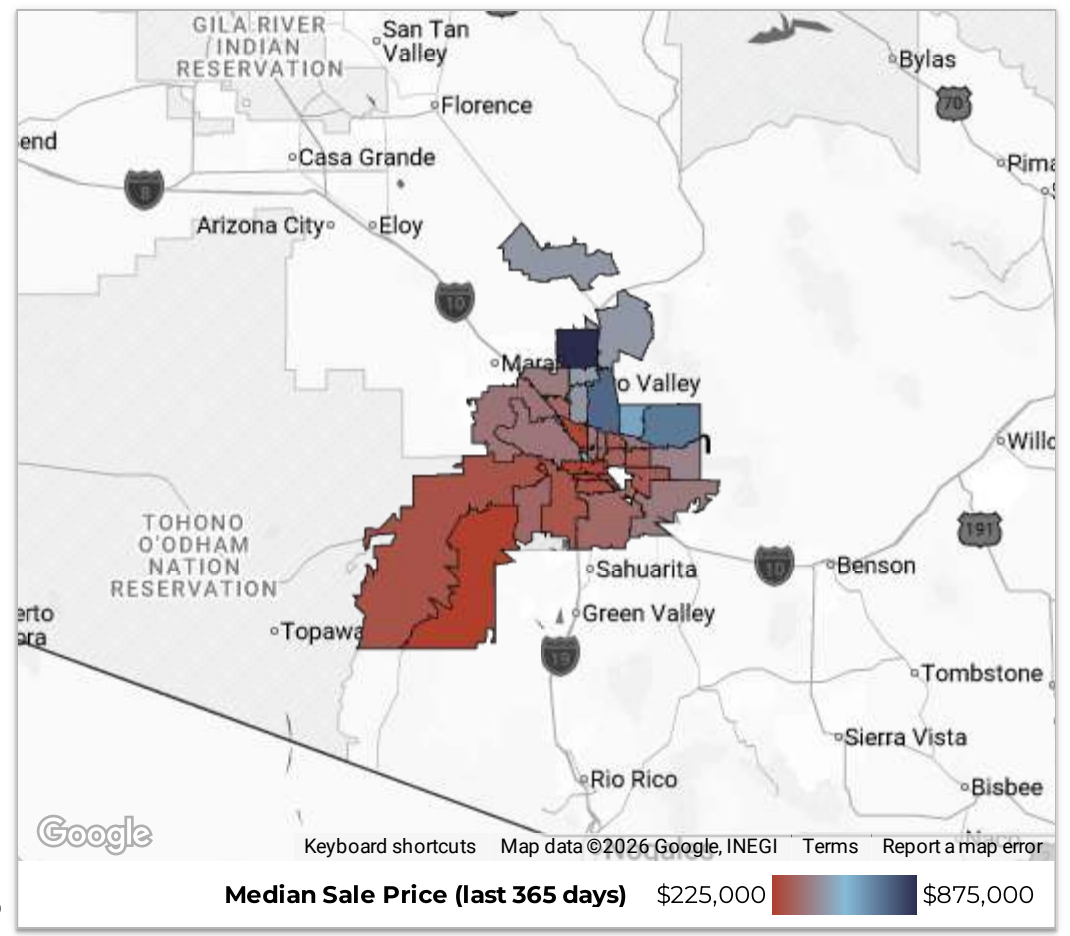
Median DOM  
**41**  
-2 from last year MTD

% Over  
**-1.84%**  
-0.11% from last year MTD

#### Inventory

# of New Listings  
**288**  
-7.4% from last year MTD

# of Pending  
**125**  
-38.4% from last year MTD



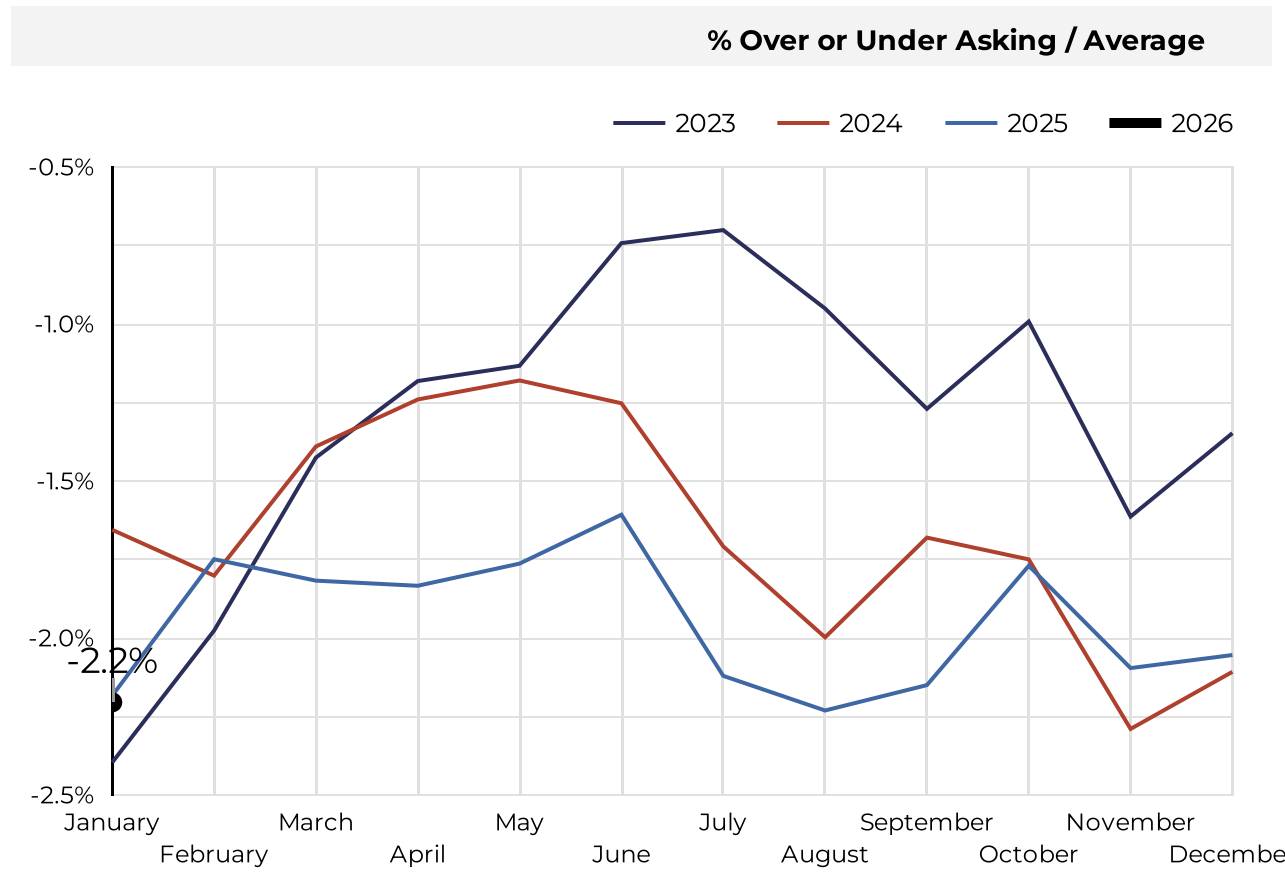
	# of Sales / Count			
	2023	2024	2025	2026
January	654	638	587	595
February	765	762	736	-
March	963	897	893	-
April	944	967	932	-
May	1,036	992	914	-
June	939	833	825	-
July	784	833	808	-
August	864	796	756	-
September	706	684	736	-
October	751	749	754	-
November	631	649	619	-
December	592	709	757	-

	Sale Price / Median			
	2023	2024	2025	2026
January	\$312,000	\$343,000	\$350,000	\$340,000
February	\$319,000	-	\$340,000	\$345,000
March	\$319,900	-	\$349,000	\$350,030
April	\$330,000	-	\$355,000	\$360,000
May	\$348,500	-	\$350,000	\$360,000
June	\$350,000	-	\$350,500	\$350,000
July	\$347,500	-	\$350,000	\$350,000
August	\$349,000	-	\$335,000	\$345,770
September	\$340,000	-	\$345,000	\$350,000
October	\$345,000	-	\$340,000	\$340,000
November	\$340,000	-	\$348,000	\$355,000
December	\$335,700	-	\$345,000	\$345,000

	# of New Listings / Count			
	2023	2024	2025	2026
January	1,045	1,179	1,467	1,465
February	925	1,156	1,190	-
March	1,082	1,261	1,396	-
April	978	1,230	1,431	-
May	1,089	1,359	1,328	-
June	961	1,180	1,160	-
July	1,051	1,110	1,110	-
August	1,037	1,130	1,070	-
September	1,064	1,191	1,247	-
October	1,063	1,221	1,278	-
November	915	1,036	941	-
December	711	765	775	-

	Days on Market / Median			
	2023	2024	2025	2026
January	31	23	31	38
February	29	23	29	-
March	15	17	26	-
April	16	16	27	-
May	11	16	23	-
June	10	17	30	-
July	9	22	28	-
August	10	24	32	-
September	11	27	32	-
October	13	22	30	-
November	14	26	27	-
December	20	30	34	-

PendingDat...	# of New Pending / Count			
	2023	2024	2025	2026
January	731	719	681	655
February	869	801	752	-
March	1,003	933	983	-
April	939	969	923	-
May	984	917	867	-
June	915	820	800	-
July	800	819	781	-
August	806	746	764	-
September	734	684	739	-
October	725	763	743	-
November	646	633	610	-
December	568	634	719	-



All data from MLSSAZ, Updated as of: Feb 8, 2026

# 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: Feb 8, 2026



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

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

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

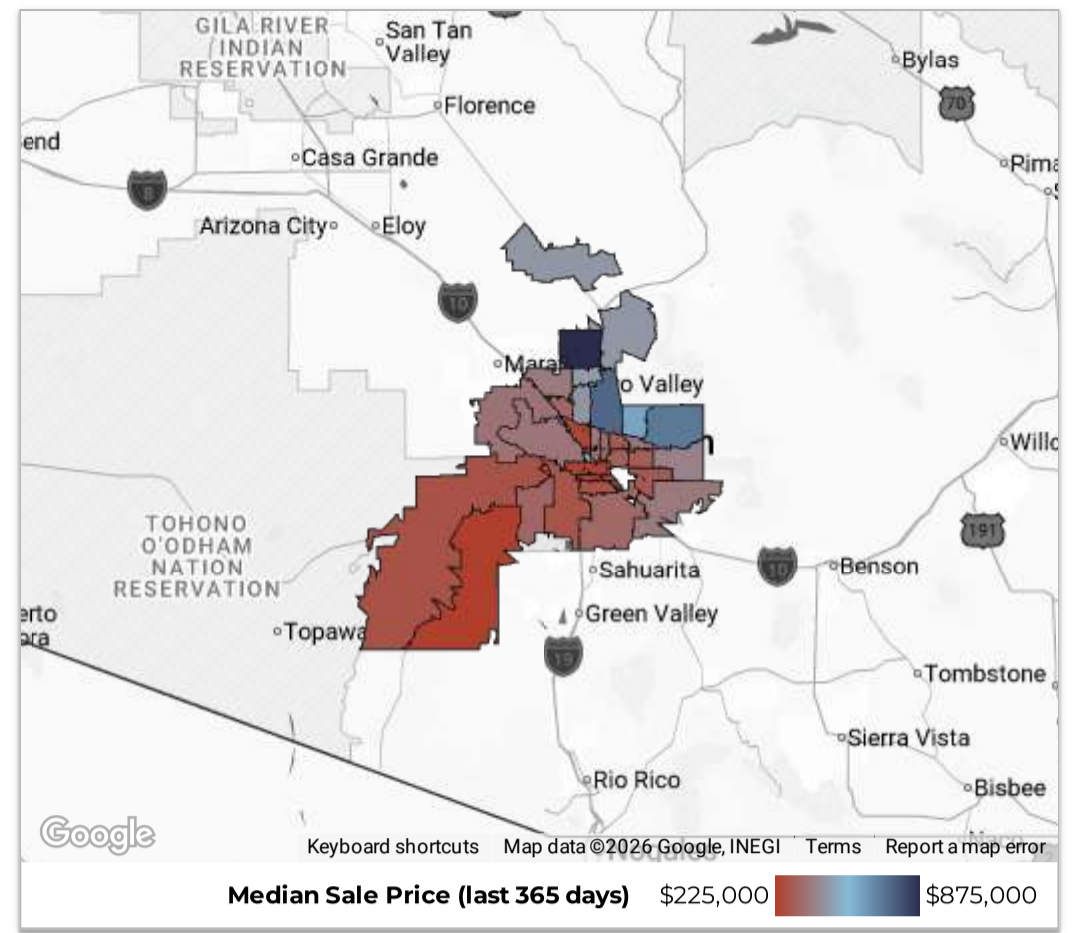
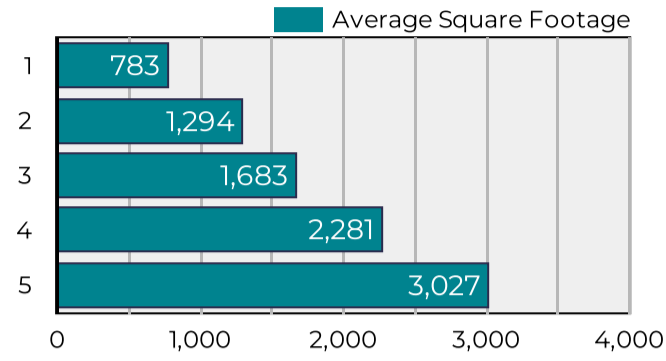
\$ Between: [Dropdown] Enter a value and Enter a value AgeRstr.: [Dropdown] Download

## Bedroom Comparison

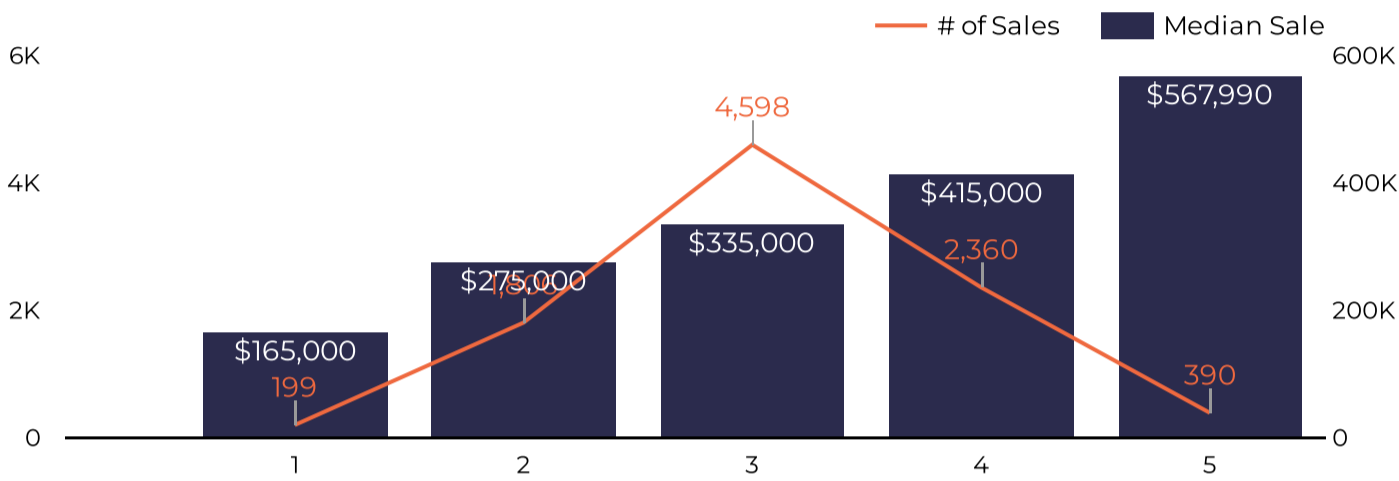
Feb 1, 2025 - Feb 7, 2026

# of Sales: **9,437**  
Total Volume: **\$4.06B**

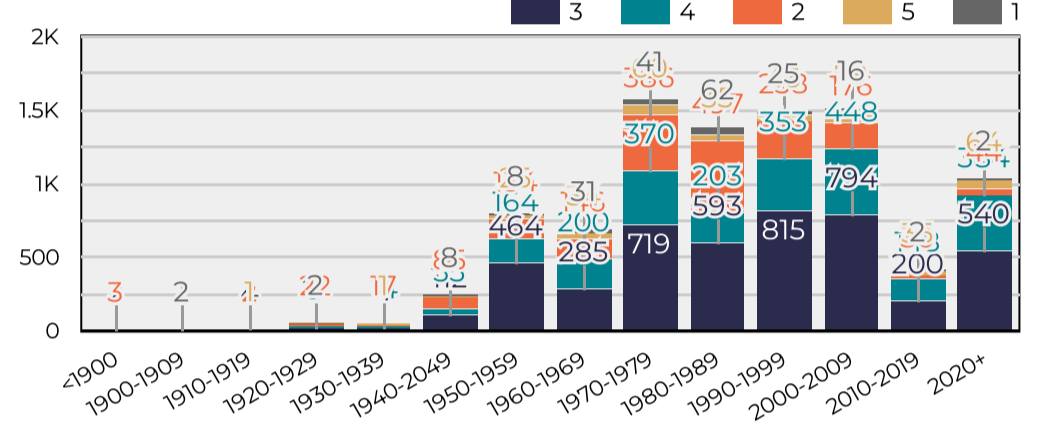
Average SqFt: **1,812**  
Median Year Built: **1,988**



## 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	687	1,000	505	153	29	35	-5.21%
\$200,000-\$299,999	2,255	1,296	755	1,257	243	28	-1.66%
\$300,000-\$399,999	3,093	1,646	395	1,789	909	31	-1.33%
\$400,000-\$499,999	1,273	1,998	186	600	487	31	-1.8%
\$500,000-\$599,999	686	2,207	90	309	287	31	-1.79%
\$600,000-\$699,999	406	2,476	34	171	201	26	-2.14%
\$700,000-\$799,999	289	2,577	32	104	152	21	-1.82%
\$800,000-\$999,999	320	2,942	15	123	182	25	-2.81%
\$1M-\$1.19M	148	3,316	2	45	101	22	-4.28%
\$1.2M+	280	4,136	9	47	222	20	-3.66%

**Grand total**      **9,437**      **1,812**      **2,023**      **4,598**      **2,813**      **29**      **-2.01%**

## Bedrooms Over Time

