

# MLSSAZ Monthly Market Report

MLS of Southern AZ - Tucson Association of Realtors - Green Valley Sahuarita Association of Realtors



Feb 2026

## Quick Stats Feb 2026

# of Sales

**1,235**

± 19.9% from previous month

Median Sale Price

**\$359,900**

± 2.83% from previous month

Average Sale Price

**\$427,789**

± 2.25% from previous month

Median DOM

**48**

± 6 from previous month

% Over

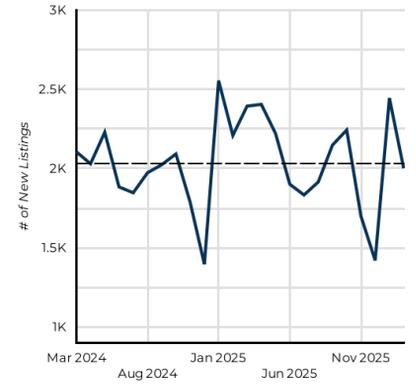
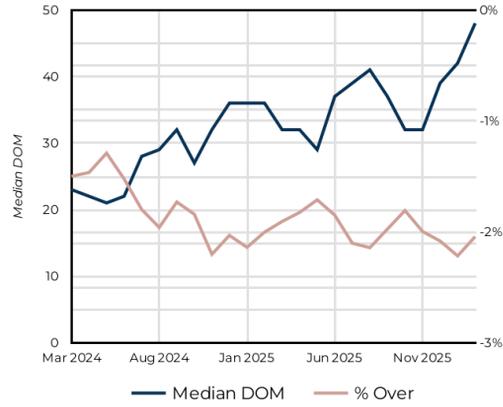
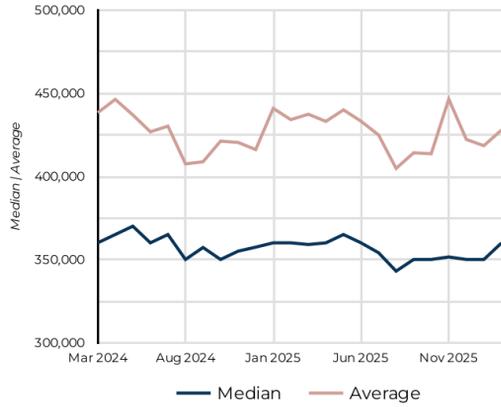
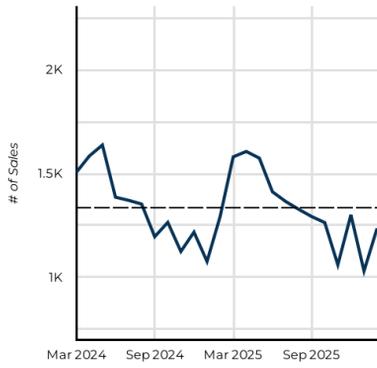
**-2.04%**

± 0.17% from previous month

# of New Listings

**2,001**

± -18.1% from previous month



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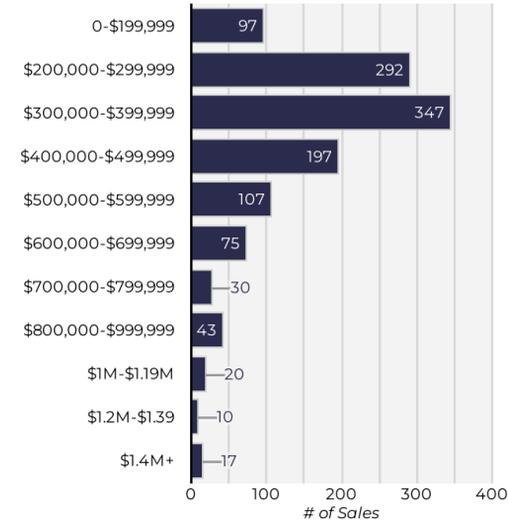
Market Activity - Market Pricing - Buyer Demand - Inventory

[To explore your area further visit > MLSSAZ DataPortal](#)

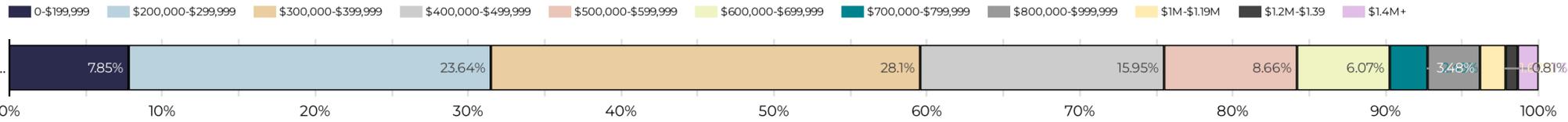
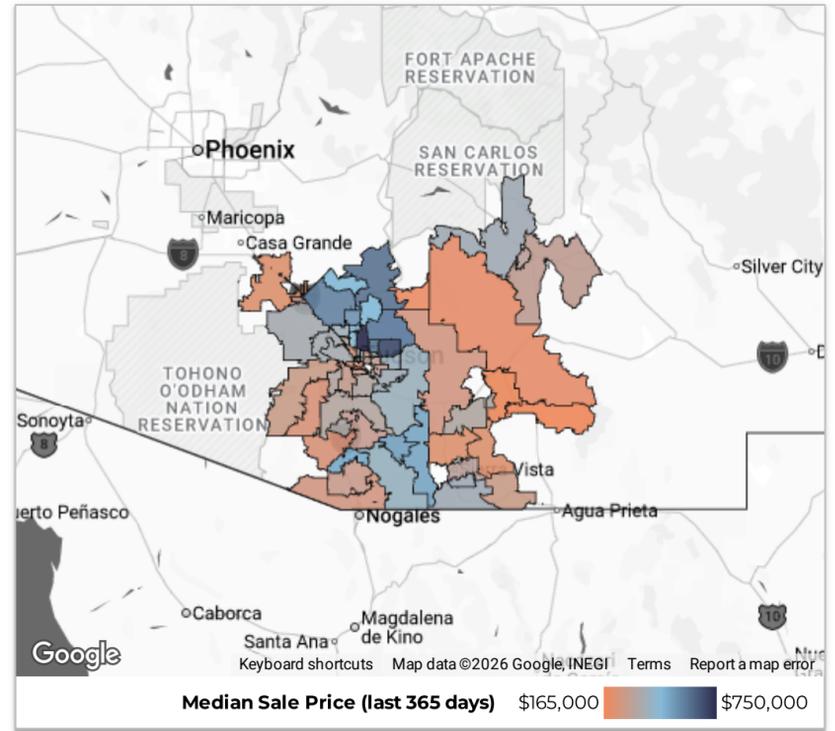
Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Mar 5, 2026

February 2026

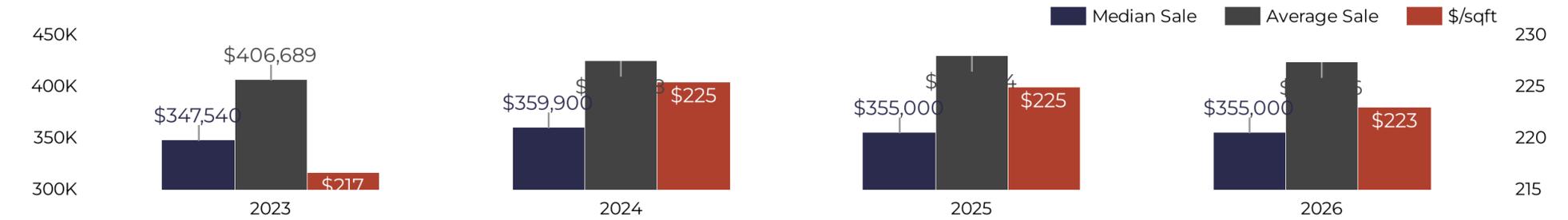
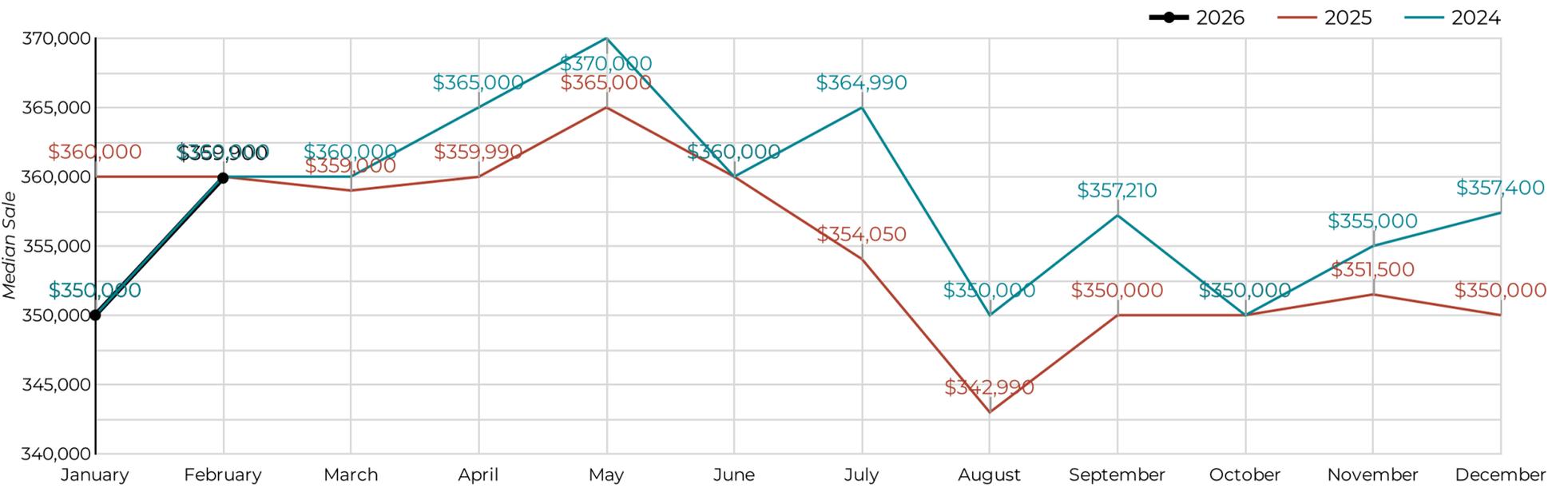


# of Sales: **1,235** (-4.4% from previous year)  
 Median Sale Price: **\$359,900** (0.0% from previous year)  
 Volume: **\$528,319,274** (-5.8% from previous year)  
 Average Sale Price: **\$427,789** (-1.4% from previous year)  
 \$/sqft: **\$224** (-1.8% from previous year)  
 Median Days on Market: **48** (12 from previous year)  
 # of New Listings: **2,001** (-9.4% from previous year)  
 Average % Over Asking: **-2.04%** (-0.04% from previous year)



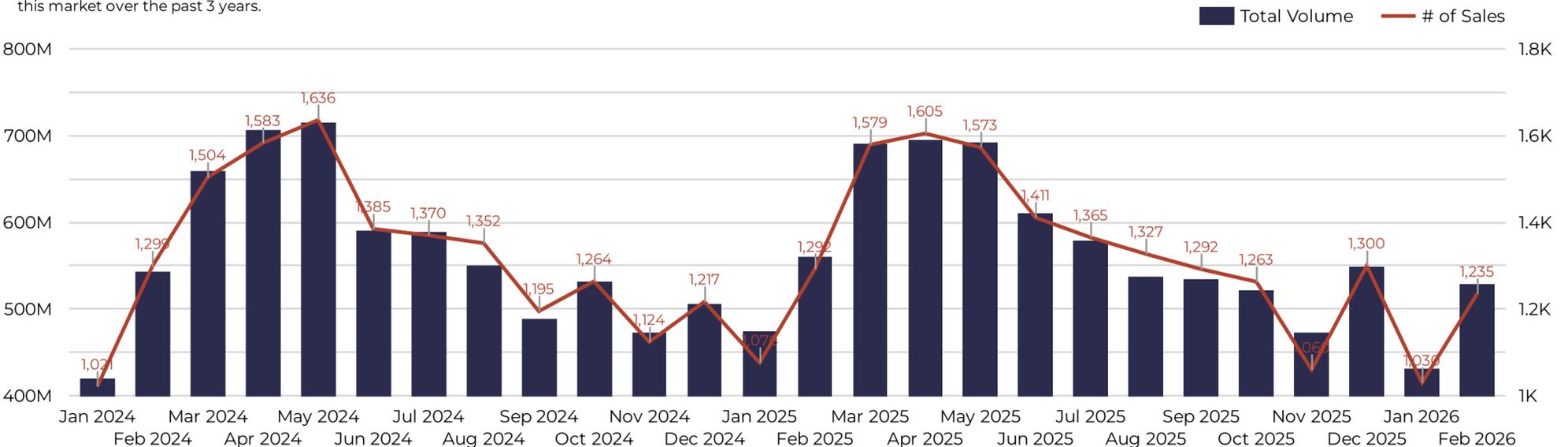
Market Pricing

Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Market Activity

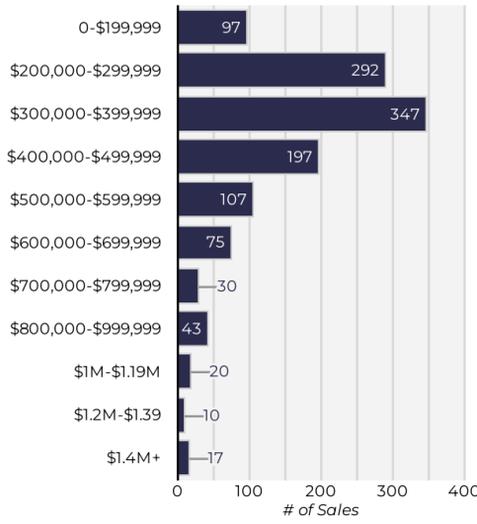
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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February 2026



# of Sales **1,235**  
 ↓ -4.4% from previous year

Volume **\$528,319,274**  
 ↓ -5.8% from previous year

\$/sqft **\$224**  
 ↓ -1.8% from previous year

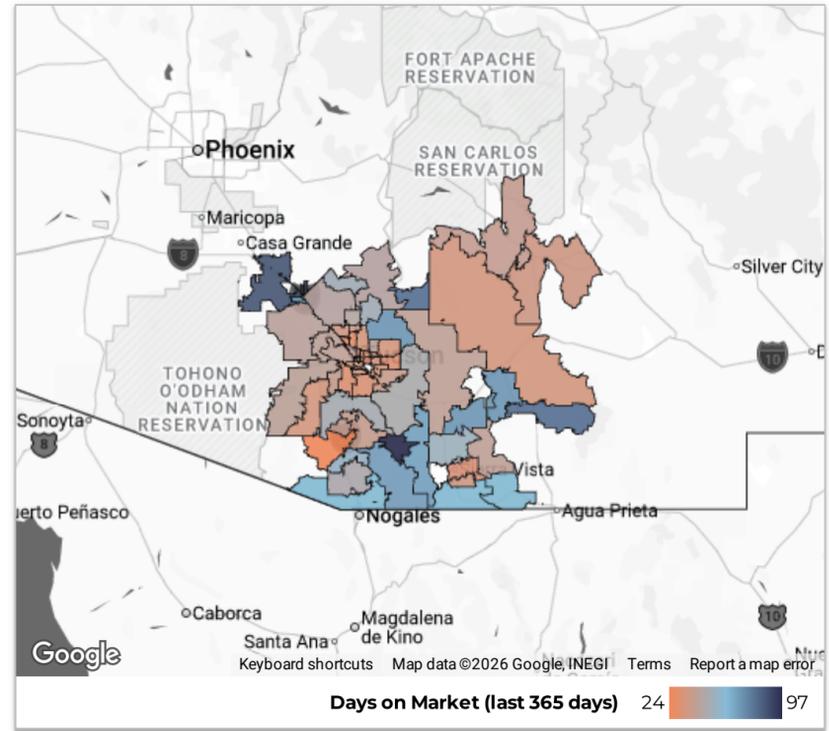
# of New Listings **2,001**  
 ↓ -9.4% from previous year

Median Sale Price **\$359,900**  
 ↓ 0.0% from previous year

Average Sale Price **\$427,789**  
 ↓ -1.4% from previous year

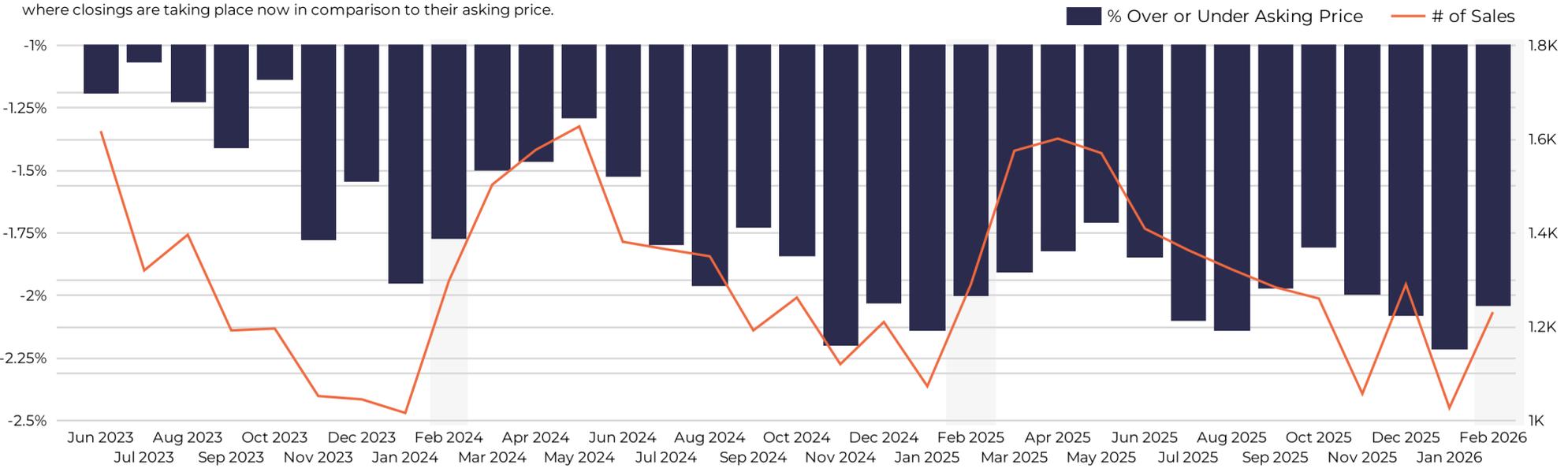
Median Days on Market **48**  
 ↑ 12 from previous year

Average % Over Asking **-2.04%**  
 ↓ -0.04% from previous year



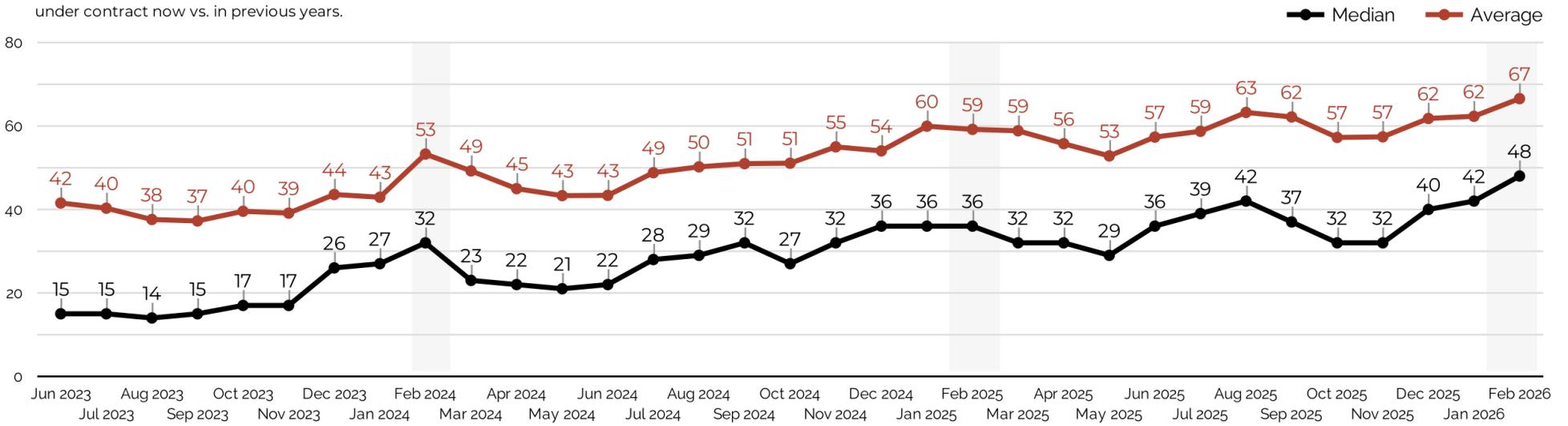
Buyer Demand

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 by Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	96	4.3% ↑	52	22 ↑	-4.85%	1.17% ↑
\$200,000-\$299,999	291	6.2% ↑	53	17 ↑	-2.07%	-0.41% ↓
\$300,000-\$399,999	347	-15.4% ↓	45	3 ↑	-1.19%	0.29% ↑
\$400,000-\$499,999	197	-13.2% ↓	50	7 ↑	-1.55%	0.10% ↑
\$500,000-\$599,999	105	11.7% ↑	37	8 ↑	-2.13%	-0.27% ↓
\$600,000-\$699,999	75	10.3% ↑	48	16 ↑	-2.35%	-0.35% ↓
\$700,000-\$799,999	30	-11.8% ↓	52	37 ↑	-2.01%	-1.50% ↓
\$800,000-\$999,999	43	4.9% ↑	32	13 ↑	-2.15%	0.57% ↑
\$1M-\$1.19M	20	5.3% ↑	59	41 ↑	-4.20%	-0.23% ↓
\$1.2M-\$1.39	10	42.9% ↑	6	-98 ↓	-3.51%	-1.01% ↓
\$1.4M+	17	-29.2% ↓	17	2 ↑	-3.52%	-0.99% ↓

Southern AZ Housing Market: **Inventory**

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Mar 5, 2026

February 2026

# of New Listings (Supply)  
**2,001**  
-207 from previous year

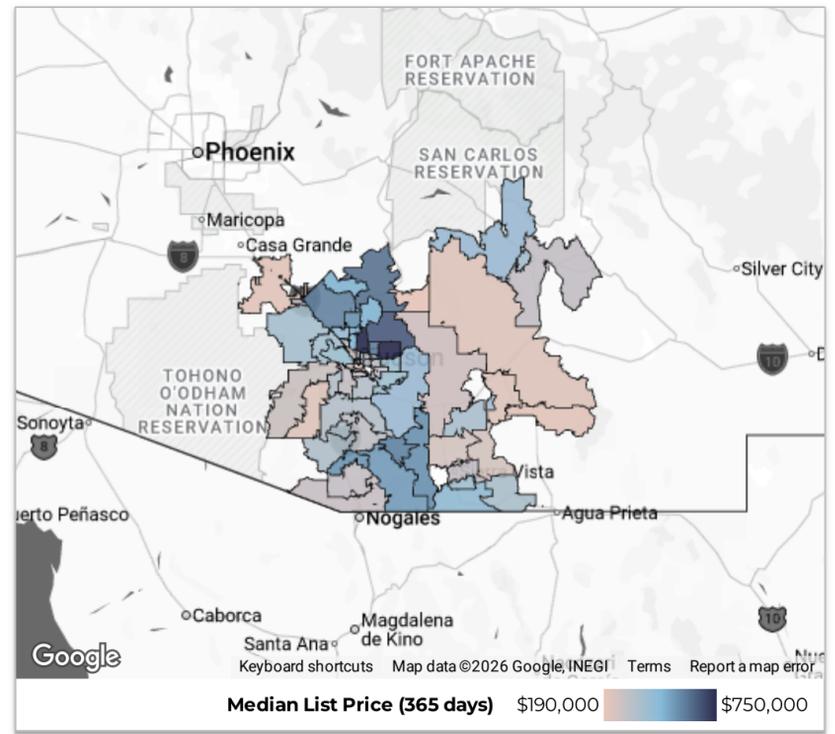
Months of Supply  
**4.50**

	Average	#
Single Family Residence	\$606,282	4,313
Townhouse	\$340,384	520
Condominium	\$212,145	352
Manufactured Home	\$259,157	298
Mobile Home	\$141,189	72
<b>Grand total</b>	<b>\$531,767</b>	<b>5,555</b>

# of New Pendings (Demand)  
**1,301**  
-54 from previous year

Active Listings  
**5,555**  
Pending Listings  
**764**

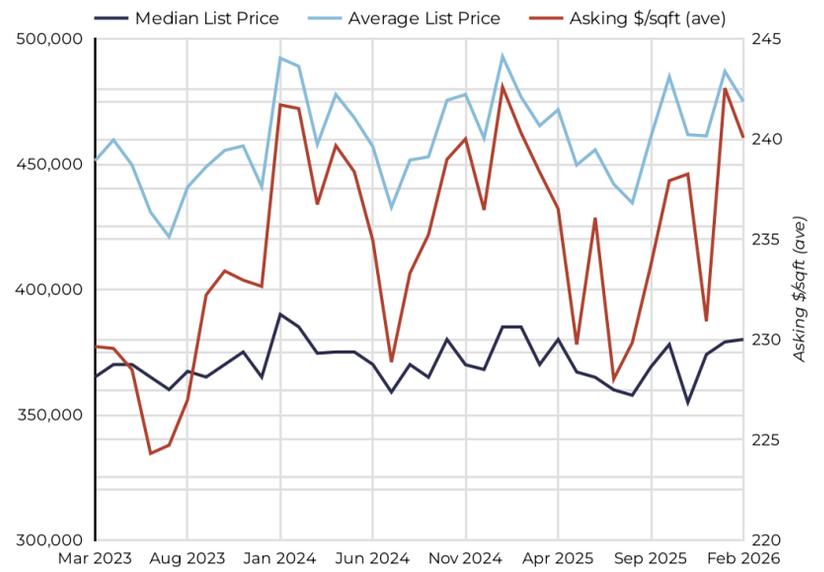
**Active Listings**



**Months of Supply By Price Range**

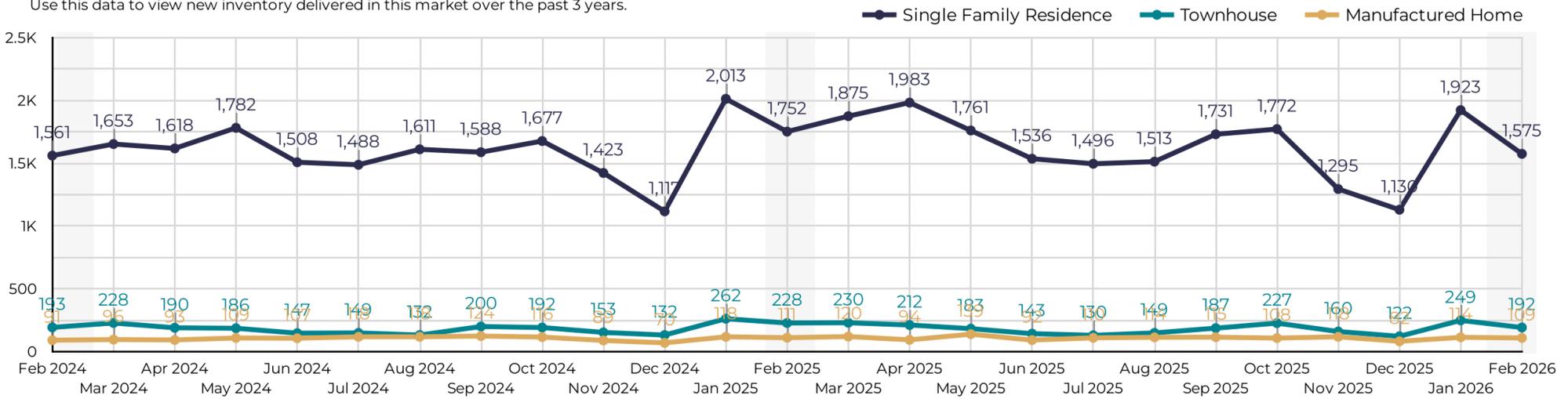
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.78	459	96
\$200,000-\$299,999	3.65	1,018	279
\$300,000-\$399,999	4.42	1,575	356
\$400,000-\$499,999	4.68	946	202
\$500,000-\$599,999	4.96	456	92
\$600,000-\$699,999	3.56	303	85
\$700,000-\$799,999	5.91	189	32
\$800,000-\$999,999	4.46	205	46
\$1M-\$1.19M	5.44	87	16
\$1.2M-\$1.39	5.62	73	13
\$1.4M+	13.56	244	18
<b>Grand total</b>	<b>4.50</b>	<b>5,555</b>	<b>1,235</b>

**Asking Prices**



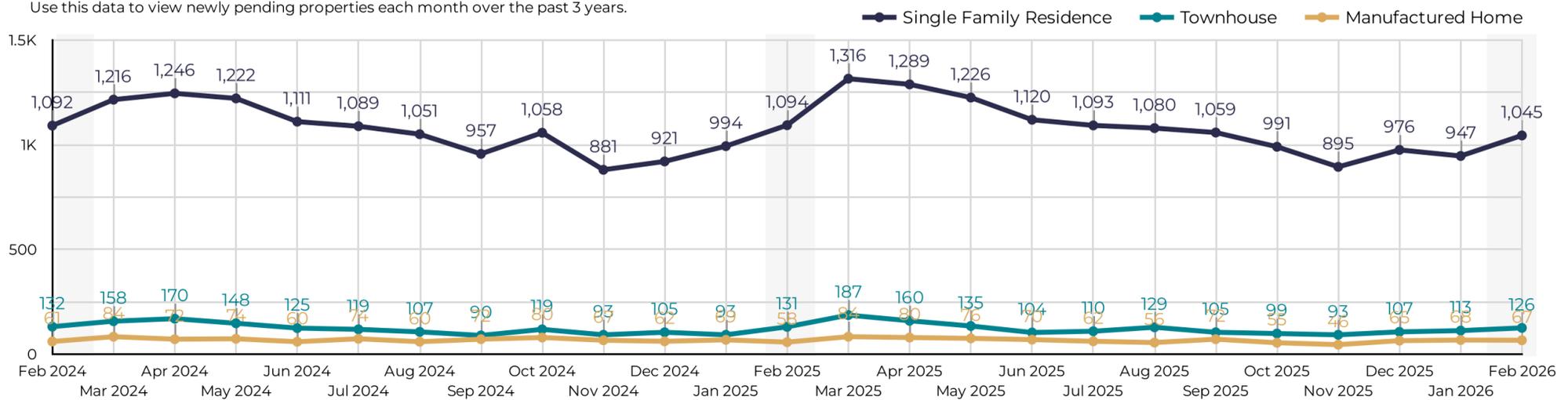
**New Listings**

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.



### Data Tables

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.

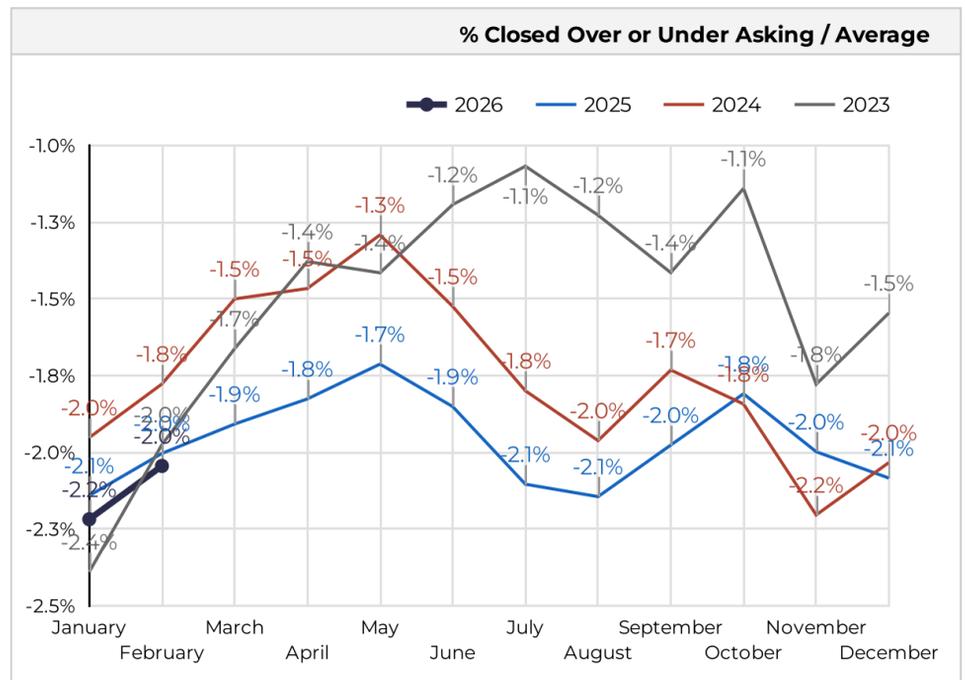
Month	# of Sales / Count			
	2023	2024	2025	2026
January	1,029	1,021	1,076	1,030
February	1,208	1,299	1,292	1,235
March	1,581	1,504	1,579	-
April	1,556	1,583	1,605	-
May	1,673	1,636	1,573	-
June	1,618	1,385	1,411	-
July	1,325	1,370	1,365	-
August	1,397	1,352	1,327	-
September	1,195	1,195	1,292	-
October	1,198	1,264	1,263	-
November	1,055	1,124	1,060	-
December	1,046	1,217	1,300	-

Month	Sale Price / Median			
	2023	2024	2025	2026
January	\$325,000	\$350,000	\$360,000	\$350,000
February	\$330,000	\$360,000	\$360,000	\$359,900
March	\$337,990	\$360,000	\$359,000	-
April	\$340,000	\$365,000	\$359,990	-
May	\$355,000	\$370,000	\$365,000	-
June	\$355,500	\$360,000	\$360,000	-
July	\$355,000	\$364,990	\$354,050	-
August	\$353,000	\$350,000	\$342,990	-
September	\$350,000	\$357,210	\$350,000	-
October	\$350,000	\$350,000	\$350,000	-
November	\$340,000	\$355,000	\$351,500	-
December	\$354,900	\$357,400	\$350,000	-

Month	Days on Market / Median			
	2023	2024	2025	2026
January	32	27	36	42
February	31	32	36	48
March	20	23	32	-
April	17	22	32	-
May	15	21	29	-
June	15	22	36	-
July	15	28	39	-
August	14	29	42	-
September	15	32	37	-
October	17	27	32	-
November	17	32	32	-
December	26	36	40	-

Month	New Listings / Count			
	2023	2024	2025	2026
January	1,778	1,979	2,554	2,444
February	1,608	1,958	2,208	2,001
March	1,853	2,105	2,393	-
April	1,643	2,029	2,404	-
May	1,822	2,228	2,220	-
June	1,649	1,883	1,900	-
July	1,710	1,846	1,832	-
August	1,740	1,972	1,914	-
September	1,787	2,023	2,147	-
October	1,835	2,091	2,242	-
November	1,568	1,786	1,699	-
December	1,266	1,395	1,419	-

Month	New Pending / Count			
	2023	2024	2025	2026
January	1,175	1,187	1,214	1,177
February	1,366	1,374	1,355	1,301
March	1,642	1,546	1,669	-
April	1,584	1,589	1,597	-
May	1,620	1,518	1,496	-
June	1,507	1,364	1,360	-
July	1,322	1,373	1,321	-
August	1,334	1,280	1,325	-
September	1,201	1,176	1,309	-
October	1,177	1,312	1,212	-
November	1,073	1,091	1,081	-
December	978	1,139	1,216	-



Southern AZ Housing Market: Comparisons

All data is updated in realtime in accordance with content from MLSSAZ.  
 This report provides a snapshot of the market as taken on: Mar 5, 2026

Feb 2026

vs. last year

Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

Property Type	# of Sales	% Δ	Volume	% Δ	Market Pricing				Buyer Demand			
					Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	984	-5.2% ↓	\$459.07M	-7.1% ↓	\$390,000	\$0	\$230	-\$2 ↓	47	8 ↑	-1.8%	0.1% ↑
Townhouse	123	5.1% ↑	\$41.03M	12.0% ↑	\$280,000	\$5,000 ↑	\$224	-\$8 ↓	38	12 ↑	-2.1%	-0.4% ↓
Manufactured Home	67	6.3% ↑	\$15.41M	6.1% ↑	\$235,000	-\$4,000 ↓	\$162	\$7 ↑	59	31 ↑	-3.3%	+0.0%...
Condominium	46	-31.3% ↓	\$10.17M	-30.7% ↓	\$193,000	-\$18,900 ↓	\$202	-\$29 ↓	47	10 ↑	-4.0%	-1.2% ↓
Mobile Home	10	100.0% ↑	\$1.3M	139.9% ↑	\$145,000	\$30,000 ↑	\$129	-\$13 ↓	81	62 ↑	-5.5%	-1.5% ↓

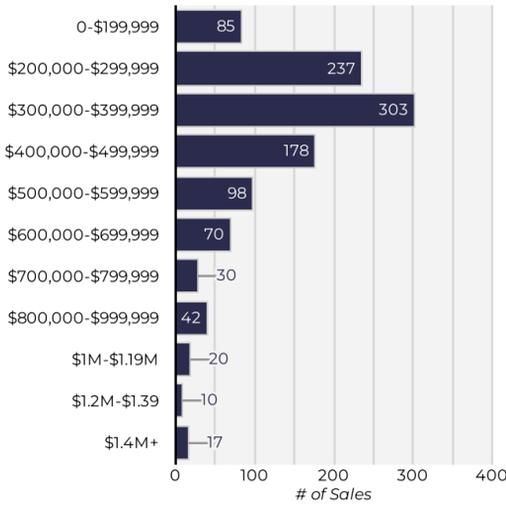
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	73	-22.3% ↓	\$13.25M	-22.1% ↓	\$162,500	-\$7,500 ↓	\$219	-\$2 ↓	56	24 ↑	-4.1%	-1.1% ↓
\$1000-1499 sqft	329	-6.5% ↓	\$92.6M	-9.9% ↓	\$282,465	-\$12,535 ↓	\$218	-\$10 ↓	43	13 ↑	-1.8%	-0.0% ↓
\$1500-1999 sqft	393	-3.7% ↓	\$147.67M	-3.4% ↓	\$353,000	-\$3,500 ↓	\$216	-\$1 ↓	48	1 ↑	-1.7%	0.2% ↑
2000-2499 sqft	233	0.9% ↑	\$114.96M	1.8% ↑	\$465,000	\$15,000 ↑	\$222	\$2 ↑	46	6 ↑	-1.9%	-0.2% ↓
2500-2999 sqft	128	3.2% ↑	\$82.93M	4.0% ↑	\$592,000	-\$3,000 ↓	\$239	\$2 ↑	53	20 ↑	-2.1%	-0.0% ↓
3000-3999 sqft	61	-1.6% ↓	\$55.82M	-9.7% ↓	\$840,000	\$15,000 ↑	\$274	-\$22 ↓	67	27 ↑	-3.0%	0.1% ↑
4000-4999 sqft	8	-42.9% ↓	\$10.65M	-49.5% ↓	\$1,309,900	-\$270,100 ↓	\$311	-\$35 ↓	11	-31 ↓	-2.2%	2.1% ↑
5000+ sqft	5	0.0%	\$9.08M	-26.8% ↓	\$1,750,000	-\$799,000 ↓	\$290	-\$62 ↓	55	34 ↑	-4.6%	-4.8% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	189	-14.1% ↓	\$100.31M	-21.4% ↓	\$475,000	\$18,750 ↑	\$249	-\$20 ↓	40	8 ↑	-2.2%	-0.5% ↓
Central	137	18.1% ↑	\$48.97M	16.2% ↑	\$292,000	-\$27,000 ↓	\$237	-\$0 ↓	23	5 ↑	-2.3%	-0.4% ↓
North	123	8.8% ↑	\$84.43M	6.2% ↑	\$609,000	\$69,000 ↑	\$298	-\$2 ↓	23	2 ↑	-2.3%	-0.2% ↓
East	82	-13.7% ↓	\$28.38M	-12.7% ↓	\$299,000	-\$16,000 ↓	\$208	\$2 ↑	33	-2 ↓	-2.5%	-1.1% ↓
Upper Southeast	79	-6.0% ↓	\$34.5M	-4.5% ↓	\$414,900	\$4,900 ↑	\$207	-\$5 ↓	47	-7 ↓	-0.7%	0.8% ↑
Southwest	59	-3.3% ↓	\$18.34M	3.2% ↑	\$306,860	-\$130 ↓	\$184	\$3 ↑	52	24 ↑	-1.0%	1.6% ↑
Upper Northwest	54	3.8% ↑	\$29.85M	5.7% ↑	\$475,000	-\$10,000 ↓	\$254	\$14 ↑	62	26 ↑	-2.8%	-0.3% ↓
Southeast	53	1.9% ↑	\$19.82M	-5.6% ↓	\$339,490	-\$45,500 ↓	\$199	-\$2 ↓	83	41 ↑	-0.8%	0.2% ↑
Extended West	52	-35.0% ↓	\$17.73M	-41.3% ↓	\$335,990	-\$52,010 ↓	\$205	\$3 ↑	53	10 ↑	-1.2%	0.1% ↑
South	51	2.0% ↑	\$14.08M	5.7% ↑	\$285,000	\$10,000 ↑	\$192	-\$6 ↓	42	6 ↑	-1.4%	0.3% ↑
West	47	-19.0% ↓	\$19.42M	-25.9% ↓	\$356,000	-\$17,500 ↓	\$215	-\$30 ↓	57	33 ↑	-2.3%	-1.2% ↓
Northeast	45	-6.3% ↓	\$25.82M	25.1% ↑	\$465,000	\$50,000 ↑	\$248	\$18 ↑	39	20 ↑	-1.9%	0.1% ↑
Green Valley North	45	4.7% ↑	\$15.92M	7.0% ↑	\$335,000	\$3,510 ↑	\$172	-\$22 ↓	69	6 ↑	-1.1%	1.4% ↑
Green Valley Northwest	33	-23.3% ↓	\$8.31M	-18.5% ↓	\$235,000	\$7,000 ↑	\$185	-\$23 ↓	67	35 ↑	-3.7%	-2.0% ↓
Green Valley Northeast	29	16.0% ↑	\$11.07M	-0.2% ↓	\$350,000	-\$49,000 ↓	\$215	-\$20 ↓	31	-11 ↓	-2.1%	0.4% ↑
Cochise	27	-20.6% ↓	\$8.53M	9.8% ↑	\$292,000	\$83,000 ↑	\$157	\$11 ↑	101	23 ↑	-3.6%	2.2% ↑
Green Valley Southwest	21	16.7% ↑	\$7.53M	14.4% ↑	\$345,000	\$0	\$216	\$9 ↑	80	29 ↑	-2.7%	0.9% ↑
Green Valley Southeast	17	54.5% ↑	\$5.37M	41.8% ↑	\$259,000	-\$53,000 ↓	\$207	\$5 ↑	34	-58 ↓	-3.1%	-0.8% ↓
Benson/St. David	11	10.0% ↑	\$3.38M	33.6% ↑	\$279,990	\$101,990 ↑	\$183	\$31 ↑	54	26 ↑	-2.5%	1.9% ↑
Pinal	11	266.7% ↑	\$2.14M	268.7% ↑	\$199,000	\$14,000 ↑	\$154	\$25 ↑	82	69 ↑	-3.8%	7.7% ↑
Extended Northwest	10	-41.2% ↓	\$2.76M	-42.4% ↓	\$260,742	-\$13,248 ↓	\$177	-\$22 ↓	80	21 ↑	-1.3%	0.7% ↑
SCC-Tubac East	10	100.0% ↑	\$5.31M	141.8% ↑	\$450,000	\$10,000 ↑	\$263	-\$4 ↓	79	37 ↑	-6.7%	-4.2% ↓
Extended Southwest	9	200.0% ↑	\$2.71M	235.9% ↑	\$245,000	-\$20,000 ↓	\$172	\$6 ↑	50	-11 ↓	0.2%	-1.1% ↓
SCC-Rio Rico East	8	-50.0% ↓	\$2.26M	-59.4% ↓	\$275,000	-\$20,000 ↓	\$168	-\$11 ↓	58	-13 ↓	-2.1%	0.5% ↑
Graham	7	-22.2% ↓	\$1.98M	-27.0% ↓	\$235,000	-\$52,000 ↓	\$184	\$7 ↑	74	38 ↑	-1.5%	-0.0% ↓
SCC-Rio Rico West	7	75.0% ↑	\$1.82M	49.1% ↑	\$255,000	\$14,000 ↑	\$168	-\$17 ↓	26	-15 ↓	-0.1%	2.9% ↑
SCC-Elgin	3	50.0% ↑	\$1.7M	53.8% ↑	\$575,000	\$120,000 ↑	\$270	-\$11 ↓	37	-54 ↓	-8.6%	-1.4% ↓
SCC-Nogales East	3	0.0%	\$610K	-40.5% ↓	\$175,000	-\$111,000 ↓	\$166	\$26 ↑	87	-36 ↓	-3.7%	3.8% ↑
SCC-Patagonia	2	0.0%	\$932K	-18.5% ↓	\$292,000	-\$130,542 ↓	\$261	\$9 ↑	92	-111 ↓	-2.2%	4.1% ↑
Extended Southeast	2	-	\$1.28M	-	\$600,000	-	\$254	-	6	-	1.9%	-
Navajo	2	-50.0% ↓	\$690K	-66.6% ↓	\$330,000	-\$45,000 ↓	\$230	-\$45 ↓	25	-45 ↓	-0.7%	2.8% ↑
SCC-Tubac West	1	-50.0% ↓	\$650K	-13.9% ↓	\$650,000	\$325,000 ↑	\$346	\$172 ↑	27	-100 ↓	-2.8%	3.2% ↑
SCC-Nogales West	1	0.0%	\$369.9K	-31.0% ↓	\$369,900	-\$166,100 ↓	\$171	-\$28 ↓	27	-38 ↓	-2.6%	7.9% ↑

Tucson Association of Realtors: **Market Activity & Pricing**

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Mar 5, 2026

February 2026



**# of Sales**  
1,090  
↓ -5.4% from previous year

**Median Sale Price**  
\$365,000  
↓ -1.4% from previous year

**Volume**  
\$480,111,344  
↓ -6.6% from previous year

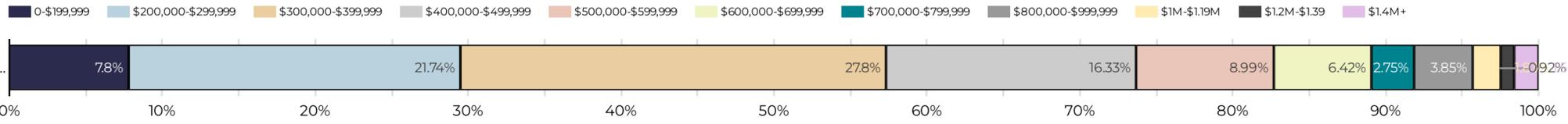
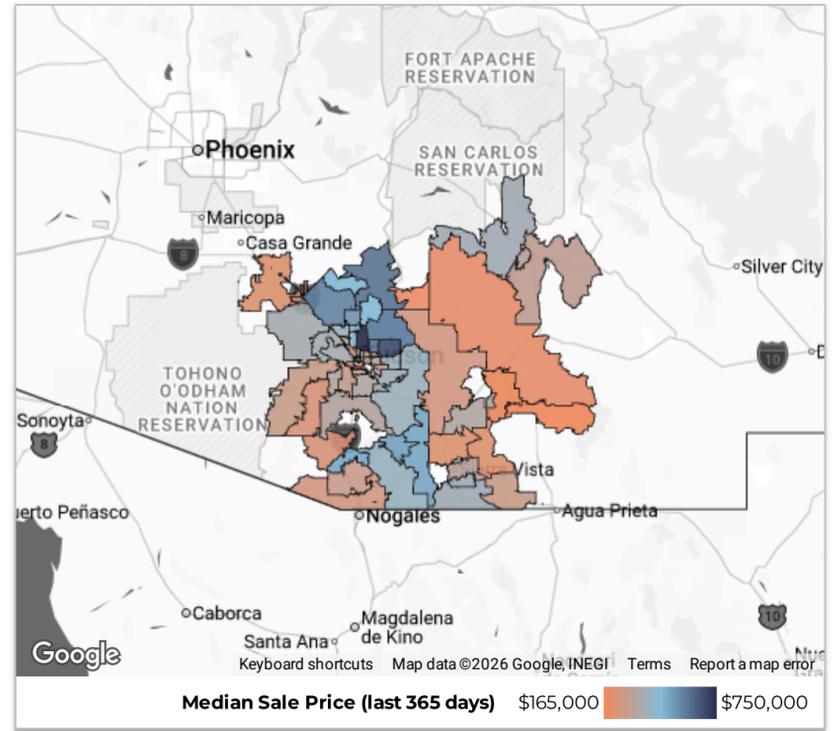
**Average Sale Price**  
\$440,469  
↓ -1.3% from previous year

**\$/sqft**  
\$228  
↓ -1.2% from previous year

**Median Days on Market**  
46  
↑ 12 from previous year

**# of New Listings**  
1,779  
↓ -8.7% from previous year

**Average % Over Asking**  
-2.00%  
↓ -0.04% from previous year



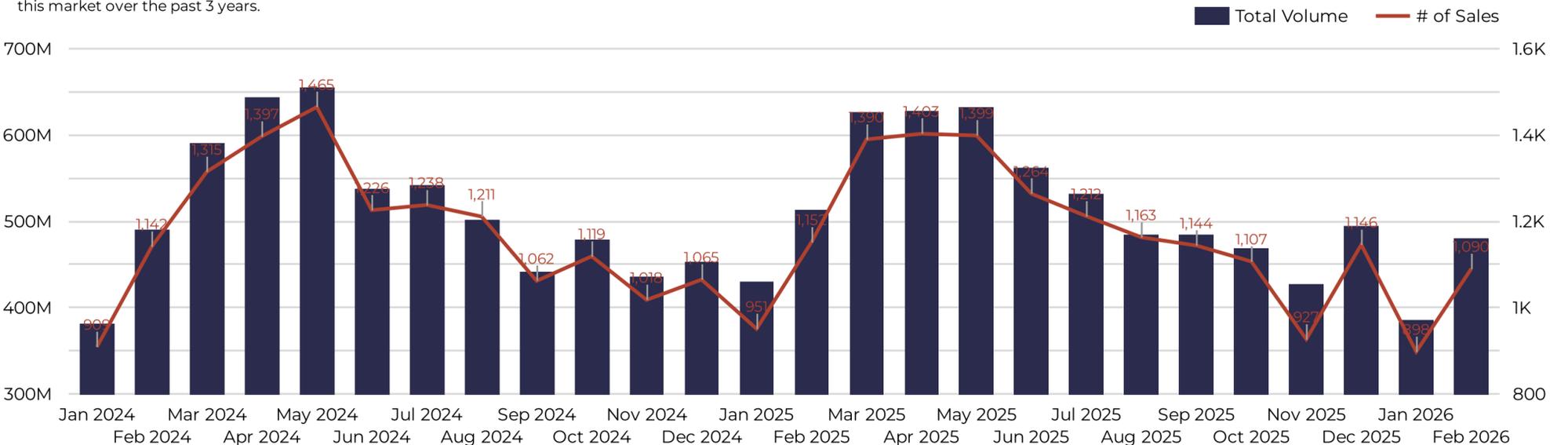
**Market Pricing**

Use this data to see how the cost of real estate has changed in this area over the last 3 years.



**Market Activity**

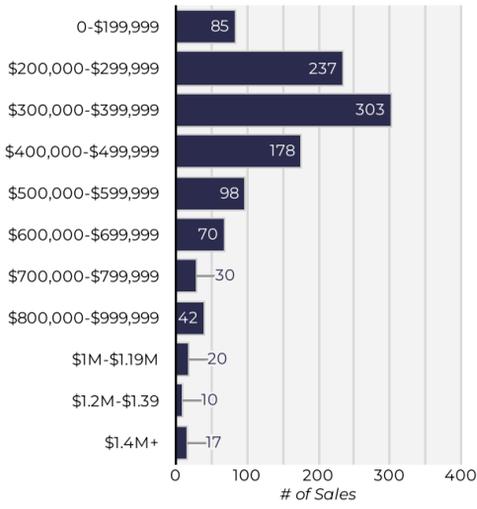
Use this data to see changes in total sales activity in this market over the past 3 years.



Tucson Association of Realtors: **Buyer Demand**

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Mar 5, 2026

February 2026



# of Sales **1,090**  
↓ -5.4% from previous year

Median Sale Price **\$365,000**  
↓ -1.4% from previous year

Volume **\$480,111,344**  
↓ -6.6% from previous year

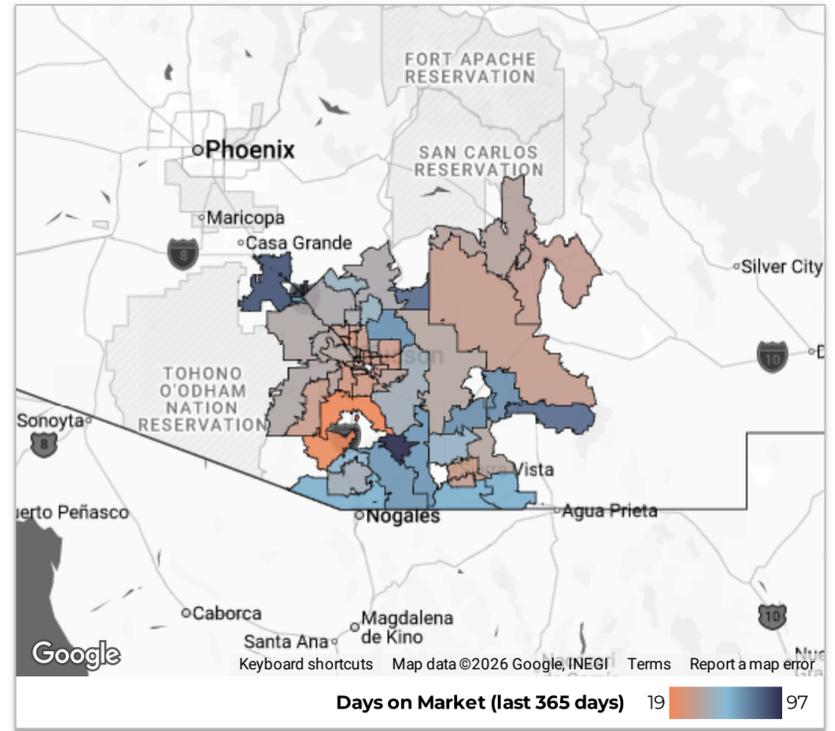
Average Sale Price **\$440,469**  
↓ -1.3% from previous year

\$/sqft **\$228**  
↓ -1.2% from previous year

Median Days on Market **46**  
↑ 12 from previous year

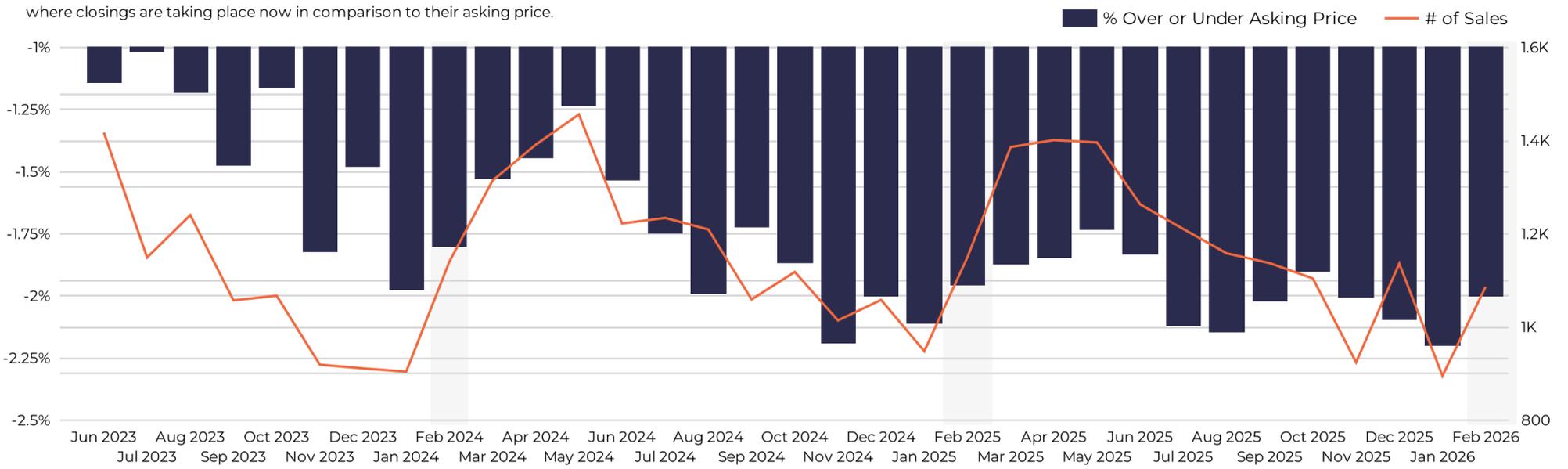
# of New Listings **1,779**  
↓ -8.7% from previous year

Average % Over Asking **-2.00%**  
↓ -0.04% from previous year



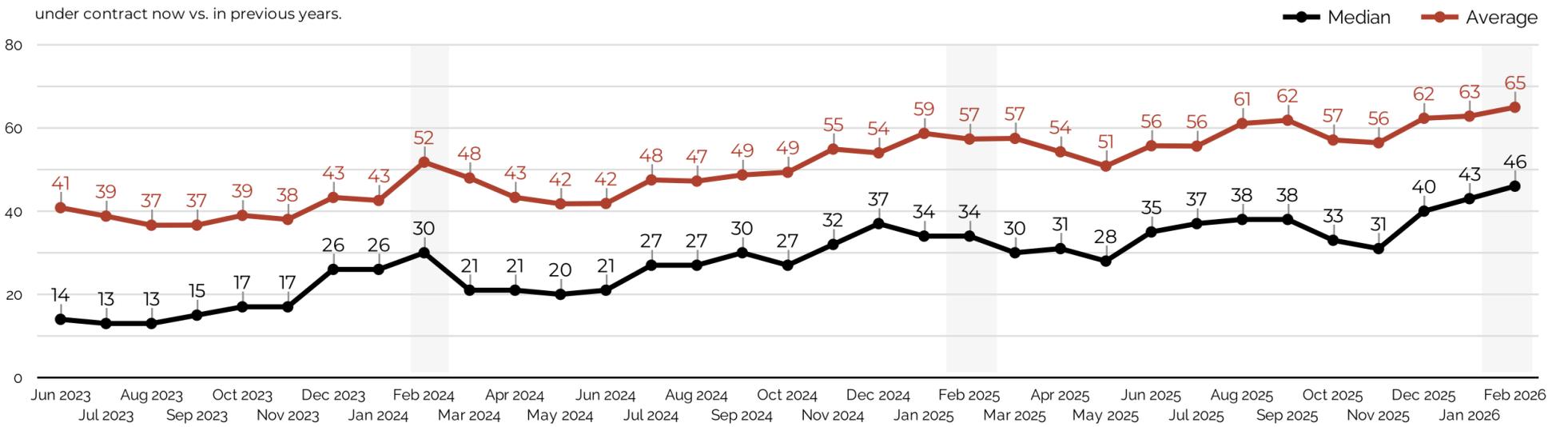
**Buyer Demand**

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 by Price Range**

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	84	12.0% ↑	51	17 ↑	-4.37%	2.42% ↑
\$200,000-\$299,999	236	0.4% ↑	53	20 ↑	-2.03%	-0.67% ↓
\$300,000-\$399,999	303	-13.7% ↓	41	0	-1.14%	0.28% ↑
\$400,000-\$499,999	178	-17.2% ↓	48	6 ↑	-1.60%	0.10% ↑
\$500,000-\$599,999	96	9.1% ↑	36	10 ↑	-2.14%	-0.33% ↓
\$600,000-\$699,999	70	9.4% ↑	42	17 ↑	-2.35%	-0.41% ↓
\$700,000-\$799,999	30	-11.8% ↓	52	37 ↑	-2.01%	-1.50% ↓
\$800,000-\$999,999	42	10.5% ↑	32	13 ↑	-2.07%	0.75% ↑
\$1M-\$1.19M	20	5.3% ↑	59	41 ↑	-4.20%	-0.23% ↓
\$1.2M-\$1.39	10	42.9% ↑	6	-98 ↓	-3.51%	-1.01% ↓
\$1.4M+	17	-29.2% ↓	17	2 ↑	-3.52%	-0.99% ↓

Tucson Association of Realtors: **Inventory**

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Mar 5, 2026

February 2026

# of New Listings (Supply)  
**1,779**  
-169 from previous year

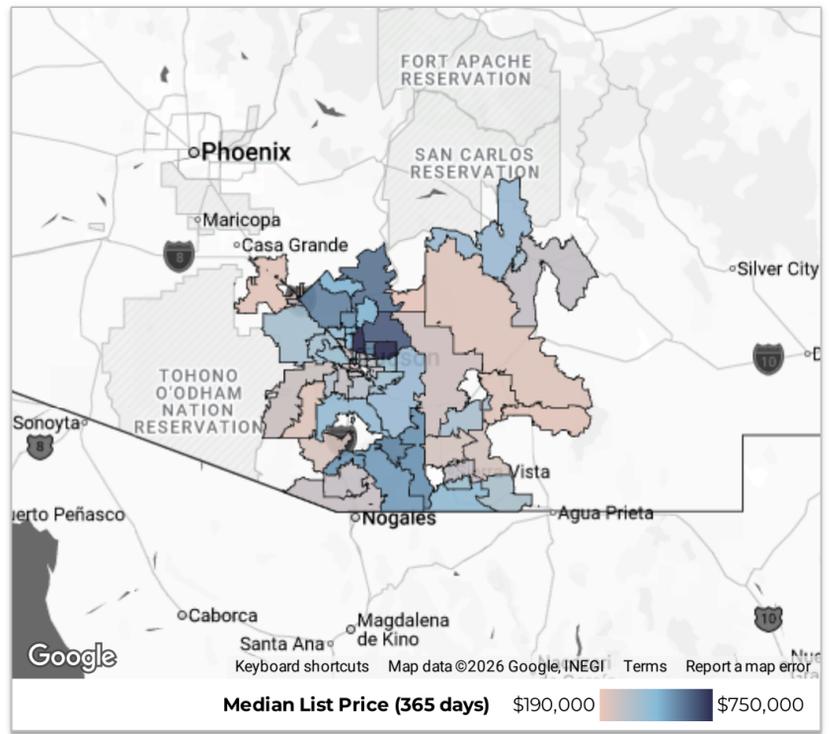
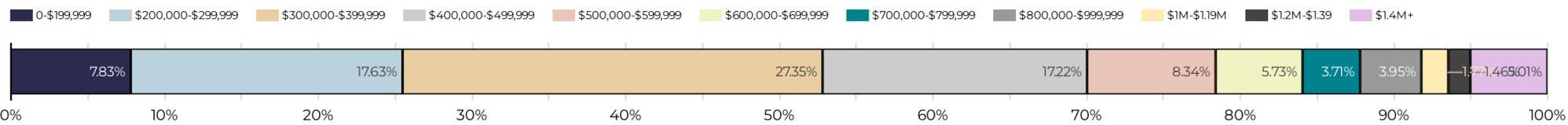
Months of Supply  
**4.45**

	Average	#
Single Family Residence	\$628,819	3,828
Townhouse	\$363,379	375
Condominium	\$225,565	300
Manufactured Home	\$261,066	282
Mobile Home	\$141,794	70
<b>Grand total</b>	<b>\$555,016</b>	<b>4,855</b>

# of New Pendings (Demand)  
**1,149**  
-60 from previous year

Active Listings  
**4,855**  
Pending Listings  
**687**

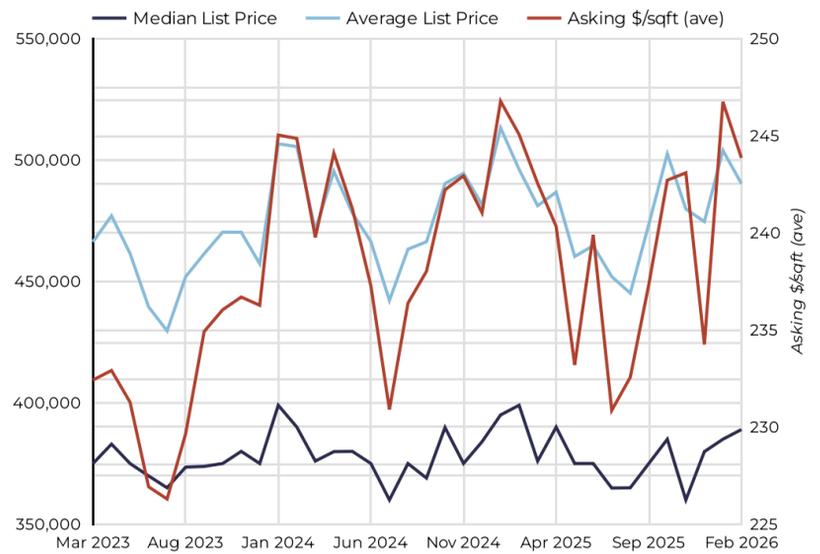
**Active Listings**



**Months of Supply By Price Range**

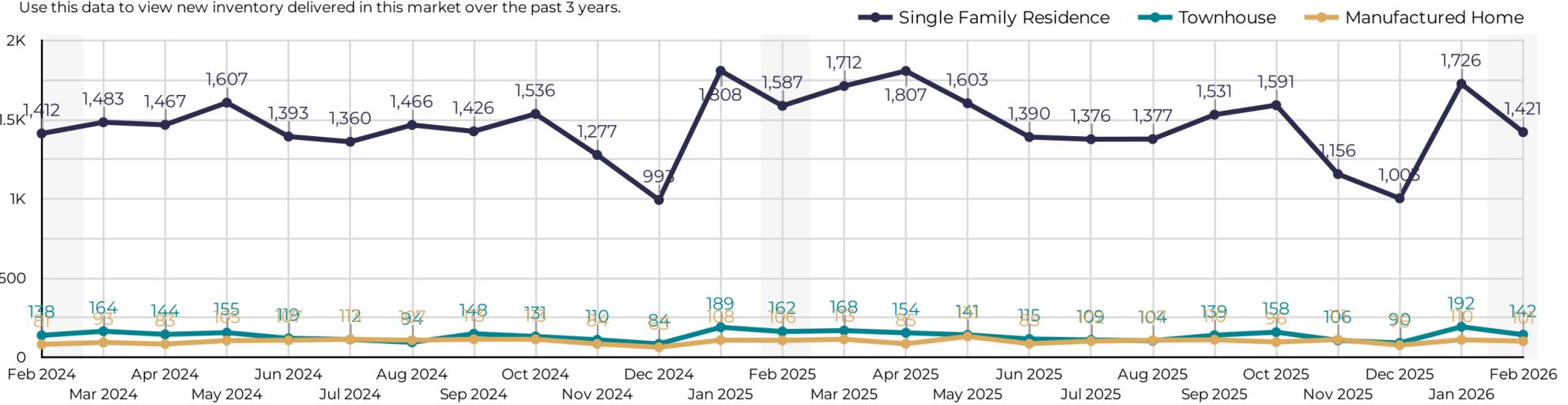
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.52	380	84
\$200,000-\$299,999	3.77	856	227
\$300,000-\$399,999	4.31	1,328	308
\$400,000-\$499,999	4.54	836	184
\$500,000-\$599,999	4.88	405	83
\$600,000-\$699,999	3.48	278	80
\$700,000-\$799,999	5.63	180	32
\$800,000-\$999,999	4.27	192	45
\$1M-\$1.19M	5.38	86	16
\$1.2M-\$1.39	5.46	71	13
\$1.4M+	13.50	243	18
<b>Grand total</b>	<b>4.45</b>	<b>4,855</b>	<b>1,090</b>

**Asking Prices**



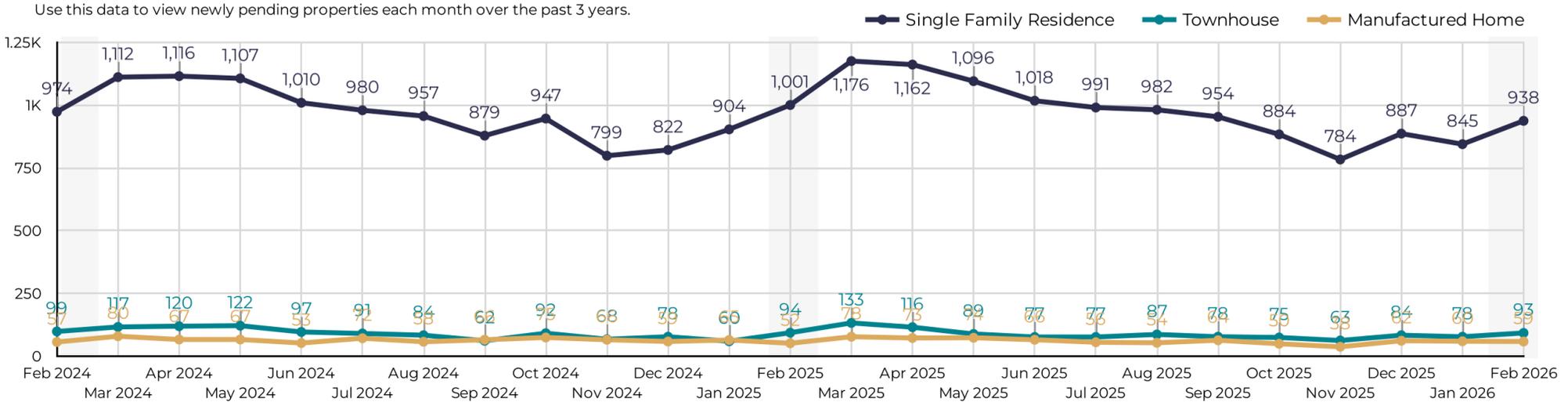
**New Listings**

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.



### Data Tables

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.

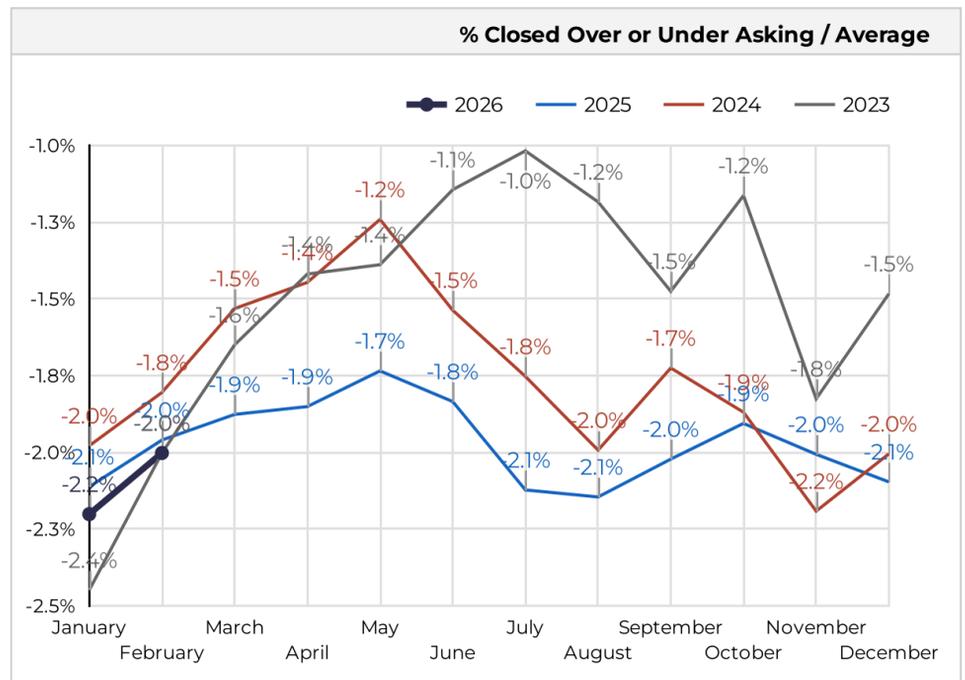
# of Sales / Count				
Month	2023	2024	2025	2026
January	904	909	951	898
February	1,085	1,142	1,152	1,090
March	1,386	1,315	1,390	-
April	1,334	1,397	1,403	-
May	1,491	1,465	1,399	-
June	1,418	1,226	1,264	-
July	1,154	1,238	1,212	-
August	1,240	1,211	1,163	-
September	1,060	1,062	1,144	-
October	1,069	1,119	1,107	-
November	922	1,018	927	-
December	912	1,065	1,146	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$326,500	\$354,920	\$365,000	\$355,000
February	\$335,000	\$366,000	\$370,000	\$365,000
March	\$340,000	\$364,900	\$365,000	-
April	\$342,000	\$374,120	\$365,000	-
May	\$360,000	\$375,000	\$372,961	-
June	\$361,000	\$365,500	\$365,000	-
July	\$360,000	\$365,000	\$364,900	-
August	\$359,990	\$354,990	\$350,000	-
September	\$355,000	\$360,000	\$359,226	-
October	\$352,490	\$351,000	\$355,000	-
November	\$350,000	\$360,000	\$364,090	-
December	\$359,500	\$360,000	\$353,440	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	26	34	43
February	30	30	34	46
March	19	21	30	-
April	17	21	31	-
May	15	20	28	-
June	14	21	35	-
July	13	27	37	-
August	13	27	38	-
September	15	30	38	-
October	17	27	33	-
November	17	32	31	-
December	26	37	40	-

New Listings / Count				
Month	2023	2024	2025	2026
January	1,557	1,740	2,238	2,162
February	1,392	1,730	1,948	1,779
March	1,622	1,855	2,133	-
April	1,440	1,805	2,150	-
May	1,616	2,001	2,000	-
June	1,481	1,728	1,712	-
July	1,535	1,663	1,671	-
August	1,549	1,767	1,712	-
September	1,584	1,782	1,881	-
October	1,616	1,867	1,968	-
November	1,375	1,576	1,478	-
December	1,073	1,200	1,242	-

New Pending / Count				
Month	2023	2024	2025	2026
January	1,042	1,034	1,077	1,019
February	1,224	1,201	1,209	1,149
March	1,424	1,382	1,458	-
April	1,388	1,388	1,412	-
May	1,425	1,366	1,312	-
June	1,322	1,218	1,221	-
July	1,153	1,222	1,170	-
August	1,182	1,155	1,173	-
September	1,079	1,056	1,156	-
October	1,048	1,160	1,064	-
November	937	979	925	-
December	859	999	1,096	-



Tucson Association of Realtors: Comparisons

All data is updated in realtime in accordance with content from MLSSAZ.  
 This report provides a snapshot of the market as taken on: Mar 5, 2026

Feb 2026

vs. last year

Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

Market Pricing

Buyer Demand

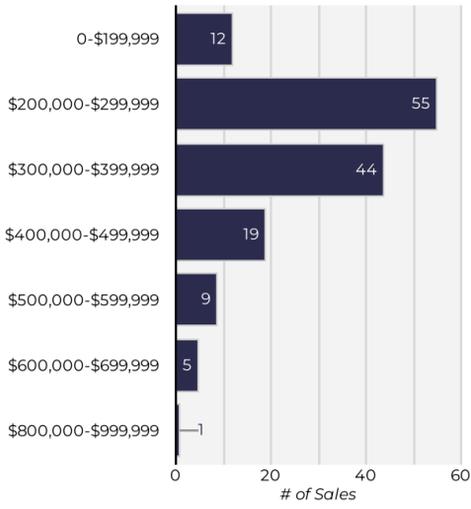
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	891	-5.5% ↓	\$423.79M	-7.4% ↓	\$395,000	-\$2,500 ↓	\$234	-\$1 ↓	46	10 ↑	-1.8%	+0.0%...
Townhouse	85	-8.6% ↓	\$30.48M	0.4% ↑	\$290,000	\$0	\$231	-\$7 ↓	22	0	-2.1%	-0.5% ↓
Manufactured Home	59	5.4% ↑	\$13.83M	6.5% ↑	\$235,000	-\$5,000 ↓	\$166	\$9 ↑	56	28 ↑	-2.4%	1.1% ↑
Condominium	41	-22.6% ↓	\$9.54M	-24.1% ↓	\$217,500	-\$28,000 ↓	\$205	-\$30 ↓	55	14 ↑	-3.9%	-1.2% ↓
Mobile Home	9	80.0% ↑	\$1.12M	106.9% ↑	\$145,000	\$30,000 ↑	\$132	-\$10 ↓	81	62 ↑	-6.1%	-2.1% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	63	-19.2% ↓	\$11.97M	-18.5% ↓	\$190,000	-\$10,000 ↓	\$224	\$4 ↑	52	18 ↑	-3.4%	-0.4% ↓
\$1000-1499 sqft	285	-8.1% ↓	\$80.8M	-11.3% ↓	\$287,500	-\$9,500 ↓	\$220	-\$10 ↓	42	12 ↑	-1.8%	-0.0% ↓
\$1500-1999 sqft	348	-1.4% ↓	\$132.63M	-1.3% ↓	\$356,500	-\$6,500 ↓	\$219	-\$0 ↓	46	2 ↑	-1.7%	0.1% ↑
2000-2499 sqft	202	-5.6% ↓	\$102.19M	-3.0% ↓	\$473,217	\$23,217 ↑	\$227	\$5 ↑	44	8 ↑	-1.9%	-0.3% ↓
2500-2999 sqft	116	0.0%	\$77.35M	3.6% ↑	\$608,250	\$13,250 ↑	\$245	\$9 ↑	54	22 ↑	-2.2%	-0.1% ↓
3000-3999 sqft	58	-3.3% ↓	\$54.09M	-10.5% ↓	\$840,000	\$15,000 ↑	\$278	-\$21 ↓	59	20 ↑	-3.1%	+0.0%...
4000-4999 sqft	8	-42.9% ↓	\$10.65M	-49.5% ↓	\$1,309,900	-\$270,100 ↓	\$311	-\$35 ↓	11	-31 ↓	-2.2%	2.1% ↑
5000+ sqft	5	0.0%	\$9.08M	-26.8% ↓	\$1,750,000	-\$799,000 ↓	\$290	-\$62 ↓	55	34 ↑	-4.6%	-4.8% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	189	-14.1% ↓	\$100.31M	-21.4% ↓	\$475,000	\$18,750 ↑	\$249	-\$20 ↓	40	8 ↑	-2.2%	-0.5% ↓
Central	137	18.1% ↑	\$48.97M	16.2% ↑	\$292,000	-\$27,000 ↓	\$237	-\$0 ↓	23	5 ↑	-2.3%	-0.4% ↓
North	123	8.8% ↑	\$84.43M	6.2% ↑	\$609,000	\$69,000 ↑	\$298	-\$2 ↓	23	2 ↑	-2.3%	-0.2% ↓
East	82	-13.7% ↓	\$28.38M	-12.7% ↓	\$299,000	-\$16,000 ↓	\$208	\$2 ↑	33	-2 ↓	-2.5%	-1.1% ↓
Upper Southeast	79	-6.0% ↓	\$34.5M	-4.5% ↓	\$414,900	\$4,900 ↑	\$207	-\$5 ↓	47	-7 ↓	-0.7%	0.8% ↑
Southwest	59	-3.3% ↓	\$18.34M	3.2% ↑	\$306,860	-\$130 ↓	\$184	\$3 ↑	52	24 ↑	-1.0%	1.6% ↑
Upper Northwest	54	3.8% ↑	\$29.85M	5.7% ↑	\$475,000	-\$10,000 ↓	\$254	\$14 ↑	62	26 ↑	-2.8%	-0.3% ↓
Southeast	53	1.9% ↑	\$19.82M	-5.6% ↓	\$339,490	-\$45,500 ↓	\$199	-\$2 ↓	83	41 ↑	-0.8%	0.2% ↑
Extended West	52	-35.0% ↓	\$17.73M	-41.3% ↓	\$335,990	-\$52,010 ↓	\$205	\$3 ↑	53	10 ↑	-1.2%	0.1% ↑
South	51	2.0% ↑	\$14.08M	5.7% ↑	\$285,000	\$10,000 ↑	\$192	-\$6 ↓	42	6 ↑	-1.4%	0.3% ↑
West	47	-19.0% ↓	\$19.42M	-25.9% ↓	\$356,000	-\$17,500 ↓	\$215	-\$30 ↓	57	33 ↑	-2.3%	-1.2% ↓
Northeast	45	-6.3% ↓	\$25.82M	25.1% ↑	\$465,000	\$50,000 ↑	\$248	\$18 ↑	39	20 ↑	-1.9%	0.1% ↑
Cochise	27	-20.6% ↓	\$8.53M	9.8% ↑	\$292,000	\$83,000 ↑	\$157	\$11 ↑	101	23 ↑	-3.6%	2.2% ↑
Pinal	11	266.7% ↑	\$2.14M	268.7% ↑	\$199,000	\$14,000 ↑	\$154	\$25 ↑	82	69 ↑	-3.8%	7.7% ↑
Benson/St. David	11	10.0% ↑	\$3.38M	33.6% ↑	\$279,990	\$101,990 ↑	\$183	\$31 ↑	54	26 ↑	-2.5%	1.9% ↑
Extended Northwest	10	-41.2% ↓	\$2.76M	-42.4% ↓	\$260,742	-\$13,248 ↓	\$177	-\$22 ↓	80	21 ↑	-1.3%	0.7% ↑
SCC-Tubac East	10	100.0% ↑	\$5.31M	141.8% ↑	\$450,000	\$10,000 ↑	\$263	-\$4 ↓	79	37 ↑	-6.7%	-4.2% ↓
Extended Southwest	9	200.0% ↑	\$2.71M	235.9% ↑	\$245,000	-\$20,000 ↓	\$172	\$6 ↑	50	-11 ↓	0.2%	-1.1% ↓
SCC-Rio Rico East	8	-50.0% ↓	\$2.26M	-59.4% ↓	\$275,000	-\$20,000 ↓	\$168	-\$11 ↓	58	-13 ↓	-2.1%	0.5% ↑
SCC-Rio Rico West	7	75.0% ↑	\$1.82M	49.1% ↑	\$255,000	\$14,000 ↑	\$168	-\$17 ↓	26	-15 ↓	-0.1%	2.9% ↑
Graham	7	-22.2% ↓	\$1.98M	-27.0% ↓	\$235,000	-\$52,000 ↓	\$184	\$7 ↑	74	38 ↑	-1.5%	-0.0% ↓
SCC-Elgin	3	50.0% ↑	\$1.7M	53.8% ↑	\$575,000	\$120,000 ↑	\$270	-\$11 ↓	37	-54 ↓	-8.6%	-1.4% ↓
SCC-Nogales East	3	0.0%	\$610K	-40.5% ↓	\$175,000	-\$111,000 ↓	\$166	\$26 ↑	87	-36 ↓	-3.7%	3.8% ↑
Extended Southeast	2	-	\$1.28M	-	\$600,000	-	\$254	-	6	-	1.9%	-
Navajo	2	-50.0% ↓	\$690K	-66.6% ↓	\$330,000	-\$45,000 ↓	\$230	-\$45 ↓	25	-45 ↓	-0.7%	2.8% ↑
SCC-Patagonia	2	0.0%	\$932K	-18.5% ↓	\$292,000	-\$130,542 ↓	\$261	\$9 ↑	92	-111 ↓	-2.2%	4.1% ↑
SCC-Tubac West	1	-50.0% ↓	\$650K	-13.9% ↓	\$650,000	\$325,000 ↑	\$346	\$172 ↑	27	-100 ↓	-2.8%	3.2% ↑
SCC-Nogales West	1	0.0%	\$369.9K	-31.0% ↓	\$369,900	-\$166,100 ↓	\$171	-\$28 ↓	27	-38 ↓	-2.6%	7.9% ↑

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This report provides a snapshot of the market as taken on: Mar 5, 2026

**February 2026**



**# of Sales**  
145  
↑ 3.6% from previous year

**Median Sale Price**  
\$310,000  
↓ -2.8% from previous year

**Volume**  
\$48,207,930  
↑ 3.6% from previous year

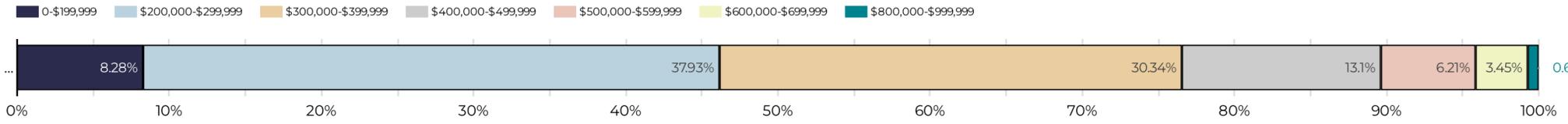
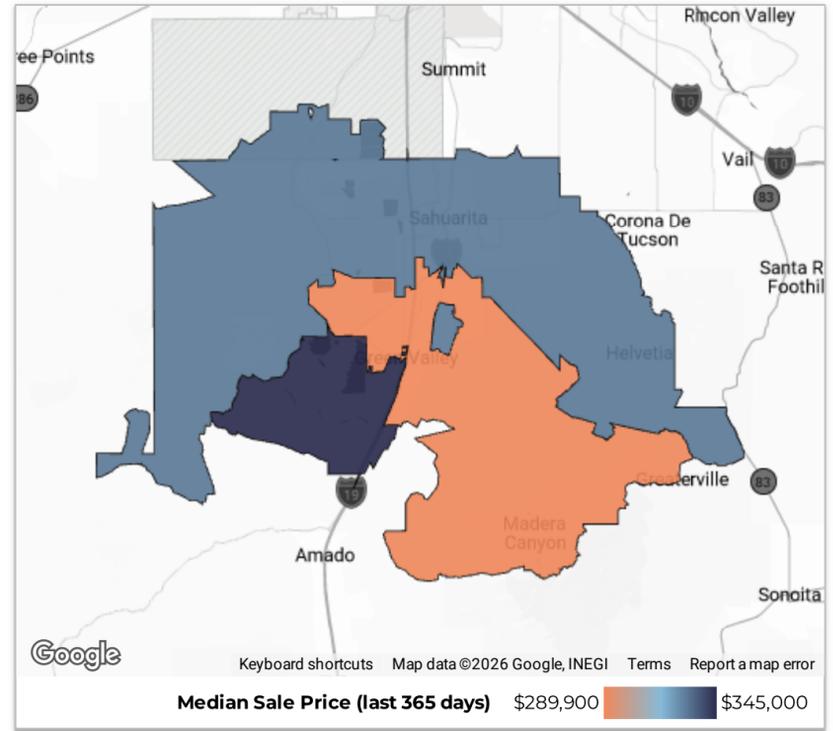
**Average Sale Price**  
\$332,468  
↑ 0.0% from previous year

**\$/sqft**  
\$194  
↓ -6.6% from previous year

**Median Days on Market**  
63  
↑ 12 from previous year

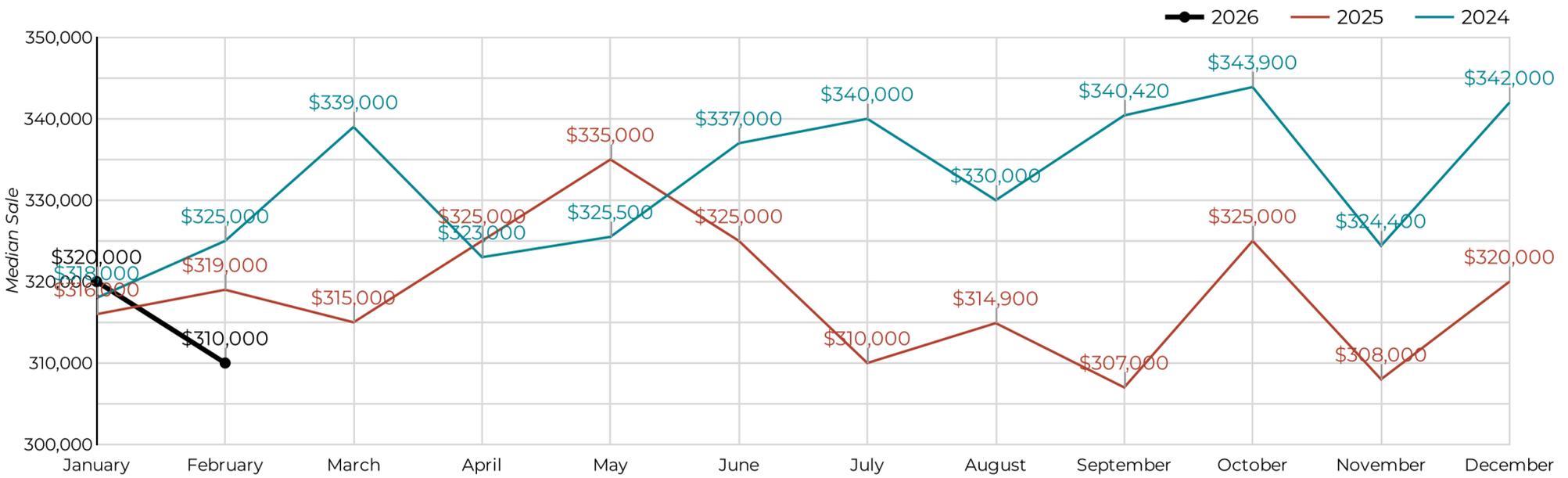
**# of New Listings**  
222  
↓ -14.6% from previous year

**Average % Over Asking**  
-2.36%  
↑ +0.00% from previous year



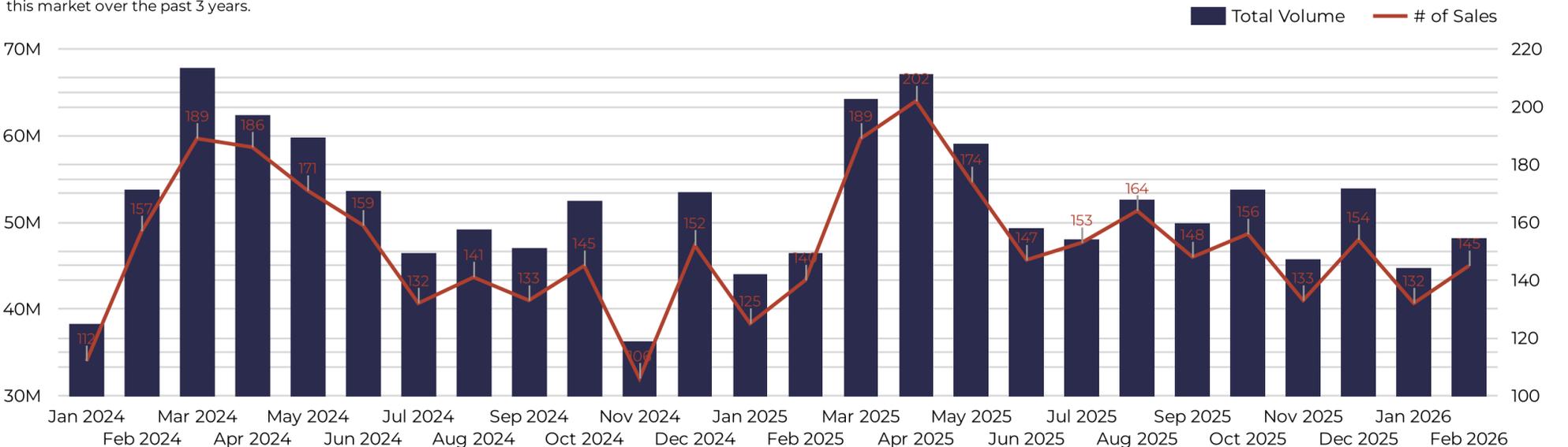
**Market Pricing**

Use this data to see how the cost of real estate has changed in this area over the last 3 years.



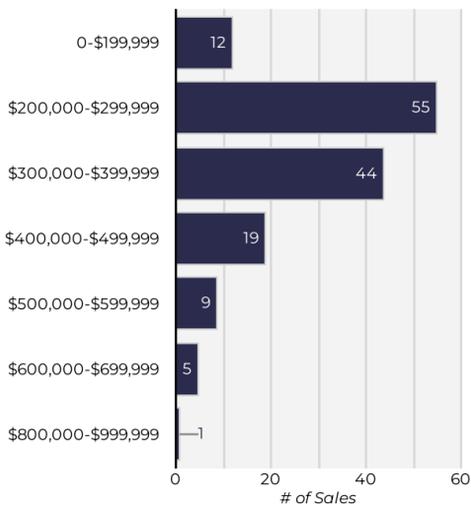
**Market Activity**

Use this data to see changes in total sales activity in this market over the past 3 years.

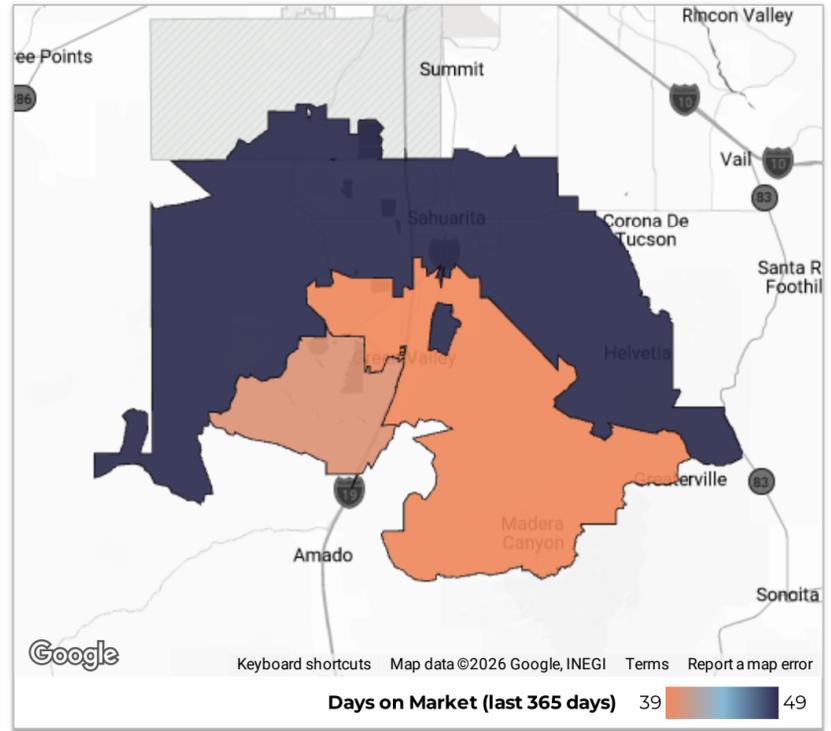


All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Mar 5, 2026

February 2026

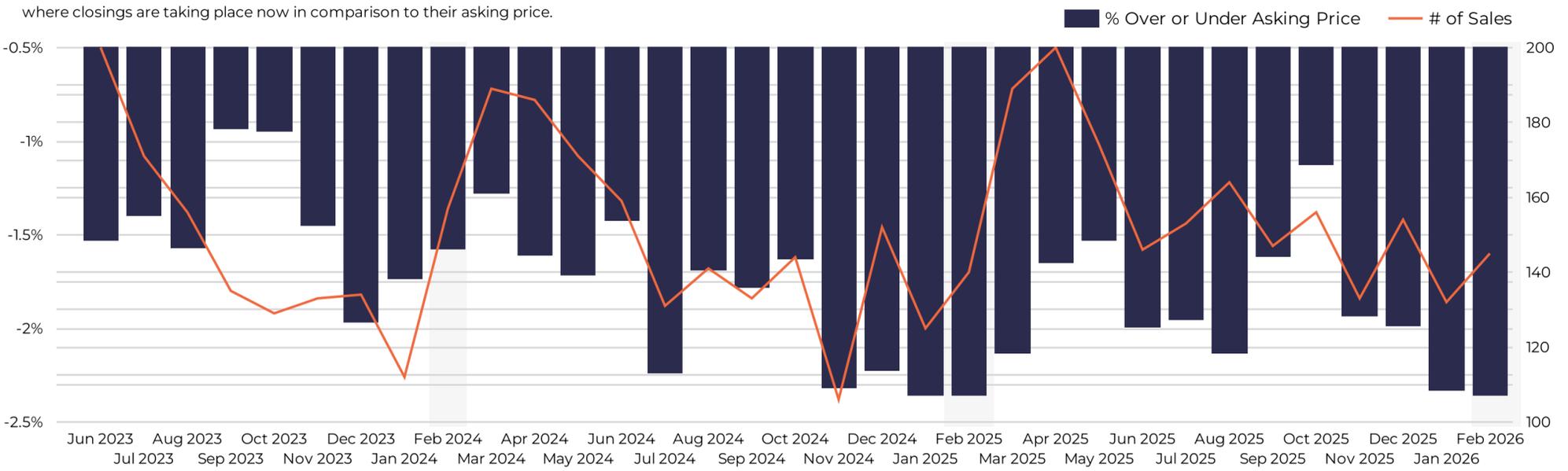


# of Sales: **145** (↑ 3.6% from previous year)  
 Median Sale Price: **\$310,000** (↓ -2.8% from previous year)  
 Volume: **\$48,207,930** (↑ 3.6% from previous year)  
 Average Sale Price: **\$332,468** (↑ 0.0% from previous year)  
 \$/sqft: **\$194** (↓ -6.6% from previous year)  
 Median Days on Market: **63** (↑ 12 from previous year)  
 # of New Listings: **222** (↓ -14.6% from previous year)  
 Average % Over Asking: **-2.36%** (↑ +0.00% from previous year)



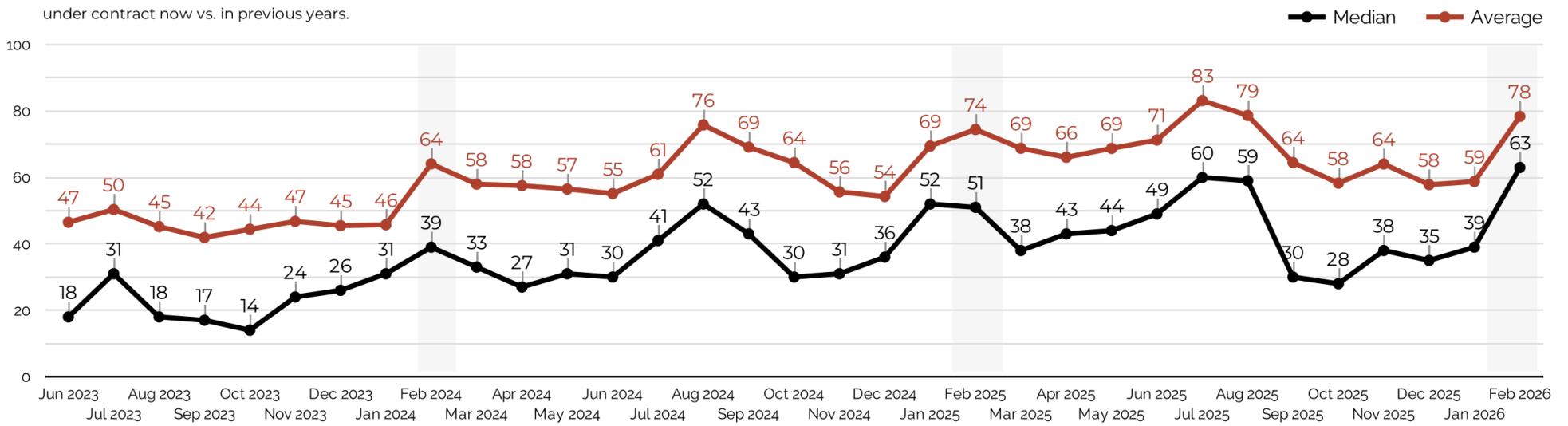
Buyer Demand

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 by Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	12	-29.4% ↓	104	84 ↑	-8.16%	-5.55% ↓
\$200,000-\$299,999	55	41.0% ↑	50	1 ↑	-2.23%	1.27% ↑
\$300,000-\$399,999	44	-25.4% ↓	62	6 ↑	-1.48%	0.32% ↑
\$400,000-\$499,999	19	58.3% ↑	86	39 ↑	-1.12%	-0.23% ↓
\$500,000-\$599,999	9	50.0% ↑	63	1 ↑	-2.02%	0.66% ↑
\$600,000-\$699,999	5	25.0% ↑	62	-33 ↓	-2.30%	0.70% ↑
\$800,000-\$999,999	1	-66.7% ↓	1	-8 ↓	-5.56%	-4.10% ↓



## Data Tables

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.

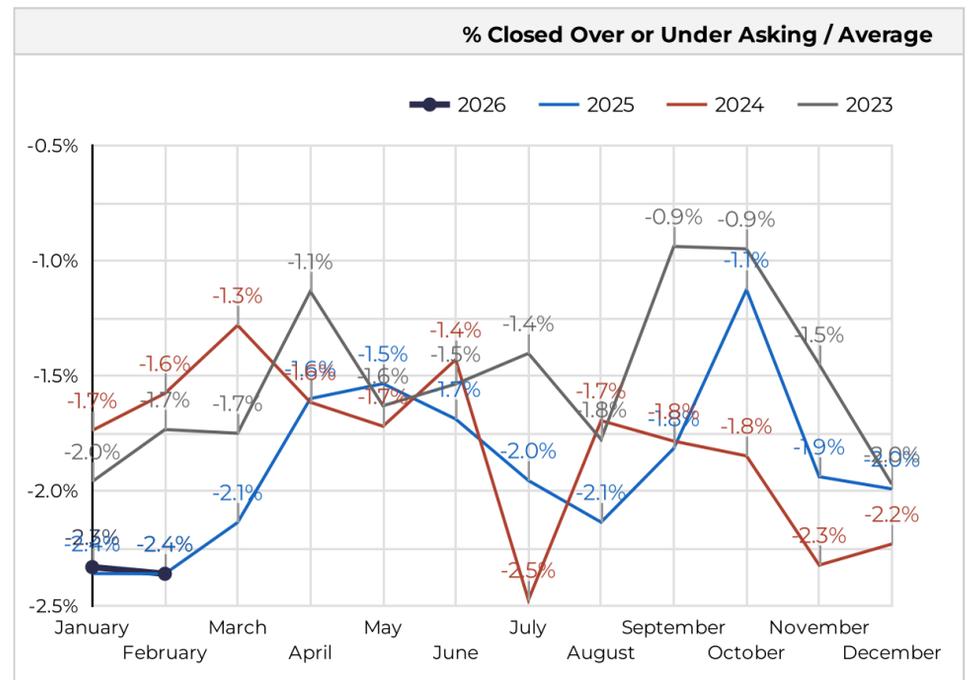
Month	# of Sales / Count			
	2023	2024	2025	2026
January	125	112	125	132
February	123	157	140	145
March	195	189	189	-
April	222	186	202	-
May	182	171	174	-
June	200	159	147	-
July	171	132	153	-
August	157	141	164	-
September	135	133	148	-
October	129	145	156	-
November	133	106	133	-
December	134	152	154	-

Month	Sale Price / Median			
	2023	2024	2025	2026
January	\$310,000	\$318,000	\$316,000	\$320,000
February	\$305,000	\$325,000	\$319,000	\$310,000
March	\$312,000	\$339,000	\$315,000	-
April	\$325,857	\$323,000	\$325,000	-
May	\$305,000	\$325,500	\$335,000	-
June	\$327,500	\$337,000	\$325,000	-
July	\$330,000	\$340,000	\$310,000	-
August	\$314,900	\$330,000	\$314,900	-
September	\$319,900	\$340,420	\$307,000	-
October	\$335,000	\$343,900	\$325,000	-
November	\$307,990	\$324,400	\$308,000	-
December	\$325,000	\$342,000	\$320,000	-

Month	Days on Market / Median			
	2023	2024	2025	2026
January	25	31	52	39
February	37	39	51	63
March	32	33	38	-
April	16	27	43	-
May	18	31	44	-
June	18	30	49	-
July	31	41	60	-
August	18	52	59	-
September	17	43	30	-
October	14	30	28	-
November	24	31	38	-
December	26	36	35	-

Month	New Listings / Count			
	2023	2024	2025	2026
January	221	239	316	282
February	216	228	260	222
March	231	250	260	-
April	203	224	254	-
May	206	227	220	-
June	168	155	188	-
July	175	183	161	-
August	191	205	202	-
September	203	241	266	-
October	219	224	274	-
November	193	210	221	-
December	193	195	177	-

Month	New Pending / Count			
	2023	2024	2025	2026
January	133	153	137	158
February	142	173	146	152
March	218	164	211	-
April	196	201	185	-
May	195	152	184	-
June	185	146	139	-
July	169	151	151	-
August	152	125	152	-
September	122	120	153	-
October	129	152	148	-
November	136	112	156	-
December	119	140	120	-



Feb 2026

vs. last year

Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

Market Activity				Market Pricing				Buyer Demand				
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	93	-2.1% ↓	\$35.28M	-3.6% ↓	\$345,000	-\$5,000 ↓	\$196	-\$16 ↓	49	-8 ↓	-1.7%	0.7% ↑
Townhouse	38	58.3% ↑	\$10.54M	67.5% ↑	\$260,000	\$17,000 ↑	\$208	\$2 ↑	84	38 ↑	-2.2%	+0.0%...
Manufactured Home	8	14.3% ↑	\$1.58M	2.4% ↑	\$118,000	-\$86,000 ↓	\$133	-\$11 ↓	79	30 ↑	-10.2%	-8.1% ↓
Condominium	5	-64.3% ↓	\$627.5K	-70.1% ↓	\$119,000	-\$29,500 ↓	\$180	-\$38 ↓	27	7 ↑	-4.6%	-1.6% ↓
Mobile Home	1	-	\$179K	-	\$179,000	-	\$102	-	230	-	0.0%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	10	-37.5% ↓	\$1.29M	-45.0% ↓	\$118,000	-\$29,500 ↓	\$186	-\$39 ↓	104	84 ↑	-8.3%	-5.5% ↓
\$1000-1499 sqft	44	4.8% ↑	\$11.8M	0.9% ↑	\$262,000	-\$8,776 ↓	\$206	-\$5 ↓	44	14 ↑	-1.9%	0.2% ↑
\$1500-1999 sqft	45	-18.2% ↓	\$15.04M	-18.4% ↓	\$329,500	-\$500 ↓	\$192	-\$7 ↓	70	-4 ↓	-2.0%	0.6% ↑
2000-2499 sqft	31	82.4% ↑	\$12.77M	67.1% ↑	\$381,020	-\$17,980 ↓	\$192	-\$8 ↓	65	-27 ↓	-2.2%	0.3% ↑
2500-2999 sqft	12	50.0% ↑	\$5.58M	11.1% ↑	\$411,520	-\$68,480 ↓	\$174	-\$62 ↓	19	-44 ↓	-1.0%	0.1% ↑
3000-3999 sqft	3	50.0% ↑	\$1.73M	23.7% ↑	\$446,440	-\$88,560 ↓	\$191	-\$28 ↓	98	31 ↑	-1.9%	+0.0%...

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	45	4.7% ↑	\$15.92M	7.0% ↑	\$335,000	\$3,510 ↑	\$172	-\$22 ↓	69	6 ↑	-1.1%	1.4% ↑
Green Valley Northwest	33	-23.3% ↓	\$8.31M	-18.5% ↓	\$235,000	\$7,000 ↑	\$185	-\$23 ↓	67	35 ↑	-3.7%	-2.0% ↓
Green Valley Northeast	29	16.0% ↑	\$11.07M	-0.2% ↓	\$350,000	-\$49,000 ↓	\$215	-\$20 ↓	31	-11 ↓	-2.1%	0.4% ↑
Green Valley Southwest	21	16.7% ↑	\$7.53M	14.4% ↑	\$345,000	\$0	\$216	\$9 ↑	80	29 ↑	-2.7%	0.9% ↑
Green Valley Southeast	17	54.5% ↑	\$5.37M	41.8% ↑	\$259,000	-\$53,000 ↓	\$207	\$5 ↑	34	-58 ↓	-3.1%	-0.8% ↓