

# MLSSAZ Monthly Market Report

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



Jan 2026

## Quick Stats Jan 2026

# of Sales

**1,024**

↓ -21.2% from previous month

Median Sale Price

**\$350,000**

0.00% from previous month

Average Sale Price

**\$419,152**

↓ -0.72% from previous month

Median DOM

**42**

↑ 2 from previous month

% Over

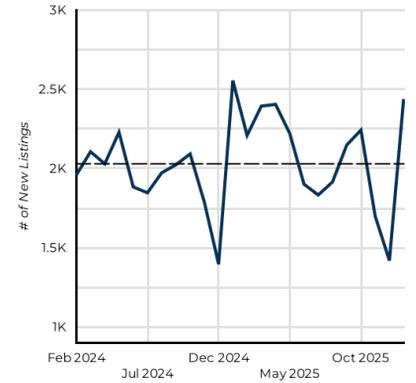
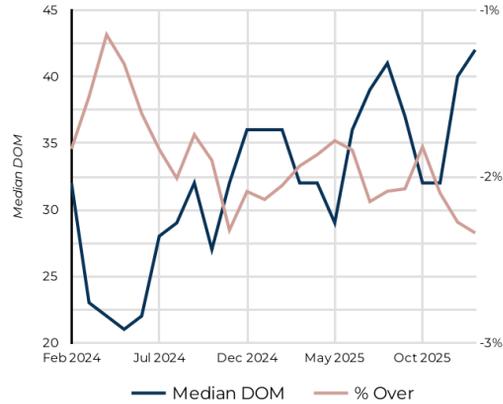
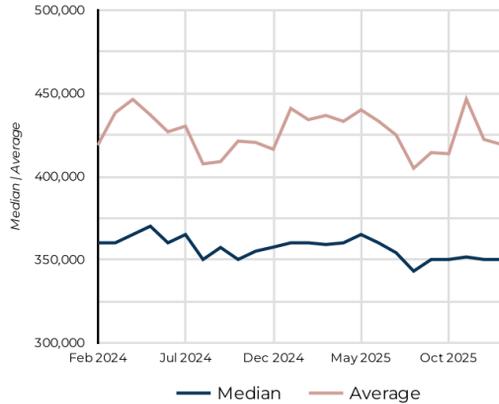
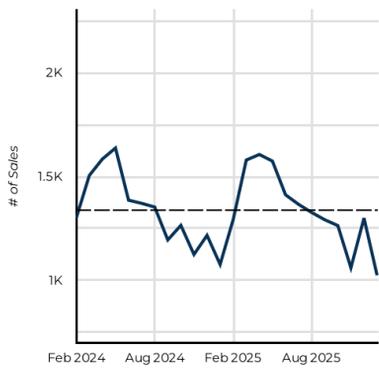
**-2.34%**

↓ -0.06% from previous month

# of New Listings

**2,438**

↑ 71.9% from previous month



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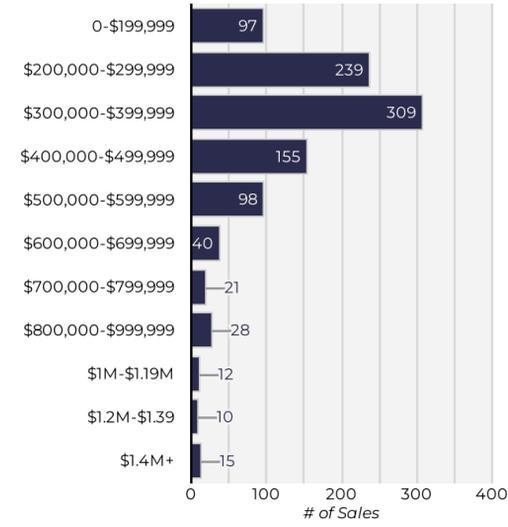
**Market Activity - Market Pricing - Buyer Demand - Inventory**

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

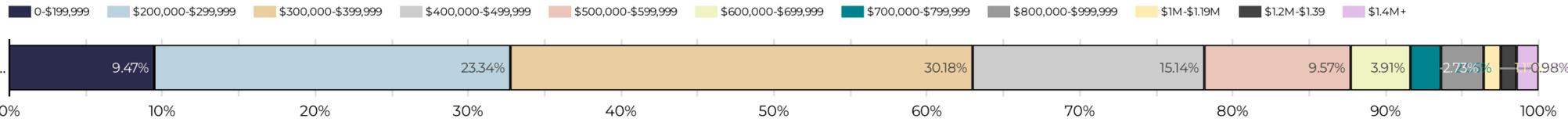
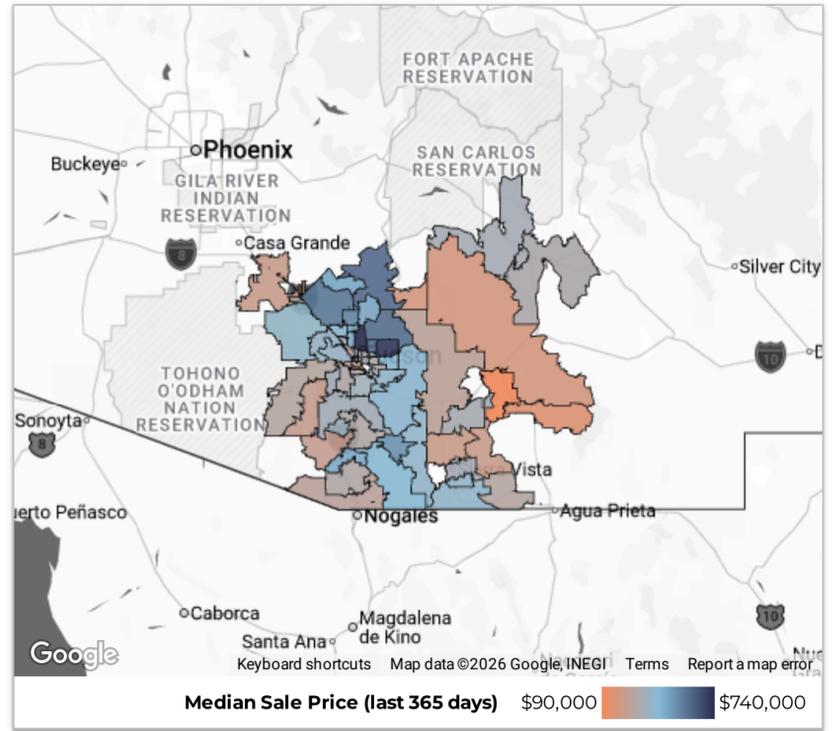
Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Feb 13, 2026

January 2026

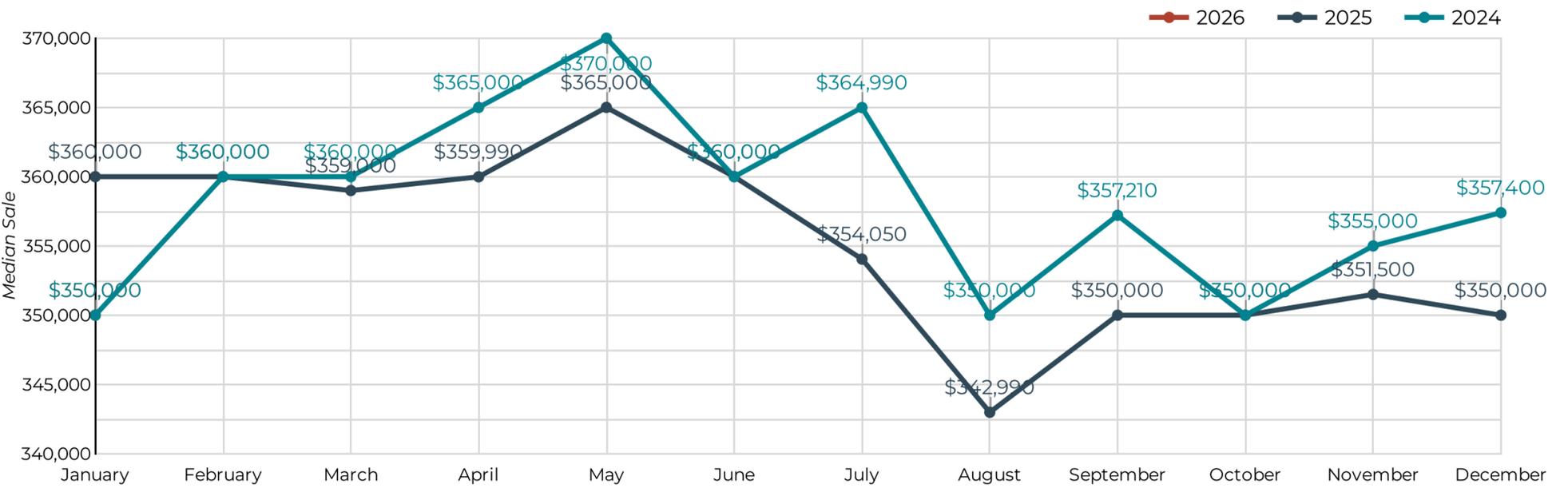


# of Sales: **1,024** (-4.8% from previous year)  
 Median Sale Price: **\$350,000** (-2.8% from previous year)  
 Volume: **\$429,211,689** (-9.5% from previous year)  
 Average Sale Price: **\$419,152** (-4.9% from previous year)  
 \$/sqft: **\$223** (-2.7% from previous year)  
 Median Days on Market: **42** (+6 from previous year)  
 # of New Listings: **2,438** (-4.5% from previous year)  
 Average % Over Asking: **-2.34%** (-0.20% 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

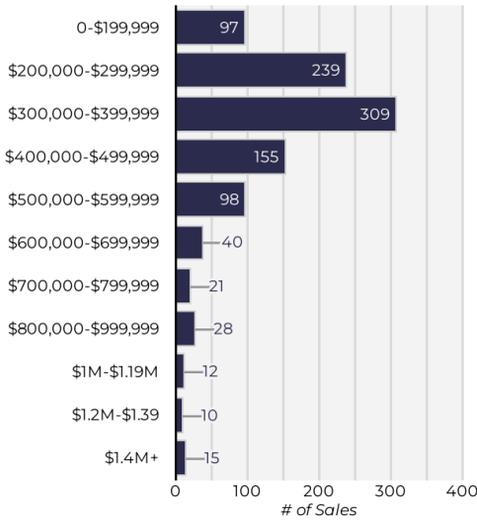
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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January 2026



# of Sales **1,024**  
 ↓ -4.8% from previous year

Volume **\$429,211,689**  
 ↓ -9.5% from previous year

\$/sqft **\$223**  
 ↓ -2.7% from previous year

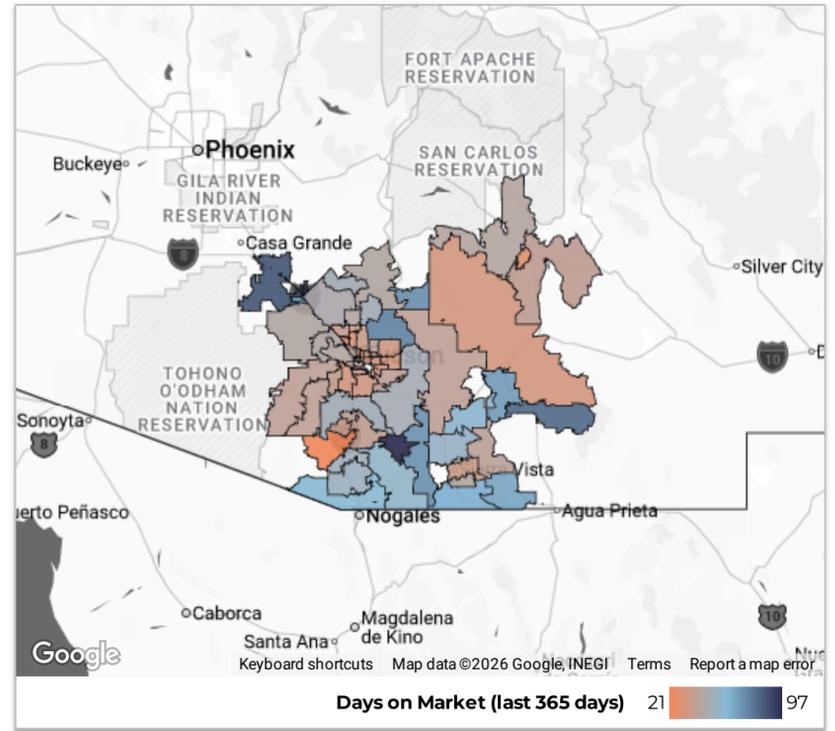
# of New Listings **2,438**  
 ↓ -4.5% from previous year

Median Sale Price **\$350,000**  
 ↓ -2.8% from previous year

Average Sale Price **\$419,152**  
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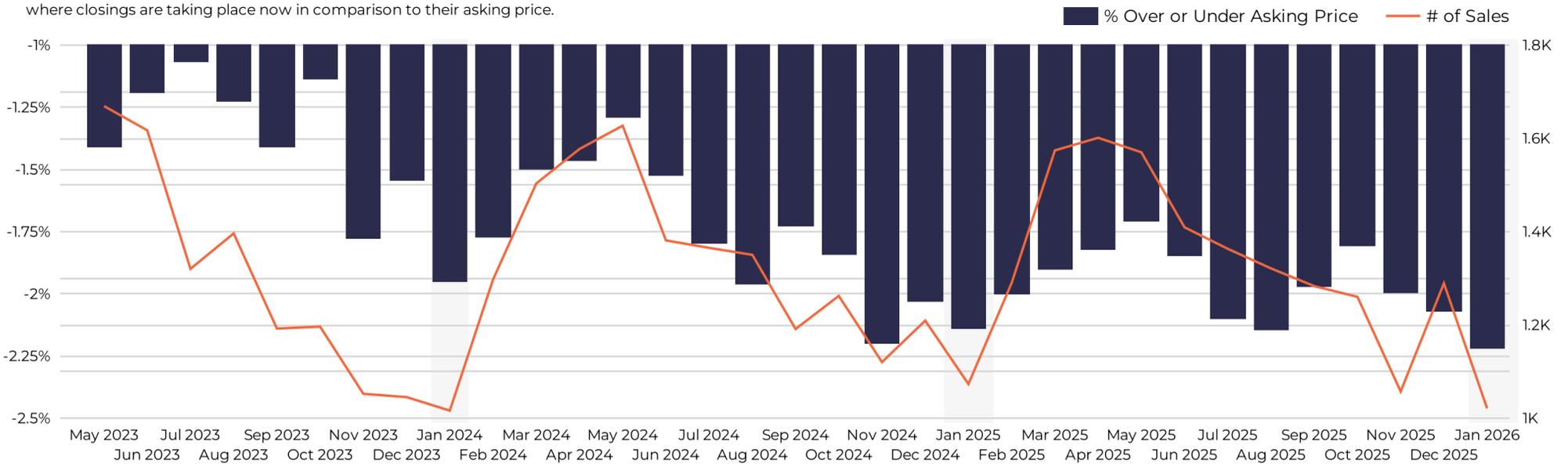
Median Days on Market **42**  
 ↑ 6 from previous year

Average % Over Asking **-2.34%**  
 ↓ -0.20% from previous year



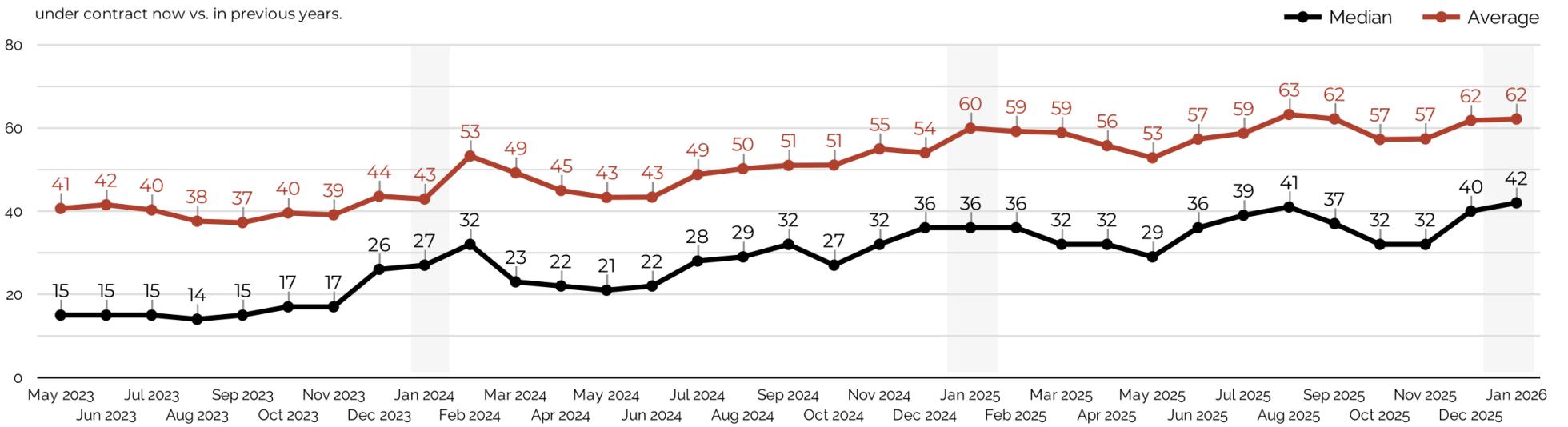
Buyer Demand

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	97	6.6% ↑	54	8 ↑	-6.22%	0.00% ↑
\$200,000-\$299,999	239	-2.8% ↓	43	4 ↑	-1.42%	0.49% ↑
\$300,000-\$399,999	309	-1.0% ↓	43	1 ↑	-2.03%	-0.43% ↓
\$400,000-\$499,999	155	-10.4% ↓	41	10 ↑	-1.46%	0.25% ↑
\$500,000-\$599,999	98	11.4% ↑	46	22 ↑	-1.86%	-0.36% ↓
\$600,000-\$699,999	40	-23.1% ↓	30	2 ↑	-1.79%	0.30% ↑
\$700,000-\$799,999	21	-46.2% ↓	30	9 ↑	-3.21%	-1.56% ↓
\$800,000-\$999,999	28	-20.0% ↓	47	6 ↑	-3.20%	-0.92% ↓
\$1M-\$1.19M	12	0.0%	33	2 ↑	-3.30%	1.28% ↑
\$1.2M-\$1.39	10	42.9% ↑	14	-9 ↓	-3.34%	-1.63% ↓
\$1.4M+	15	-28.6% ↓	22	11 ↑	-7.76%	-7.00% ↓

Southern AZ Housing Market: **Inventory**

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January 2026

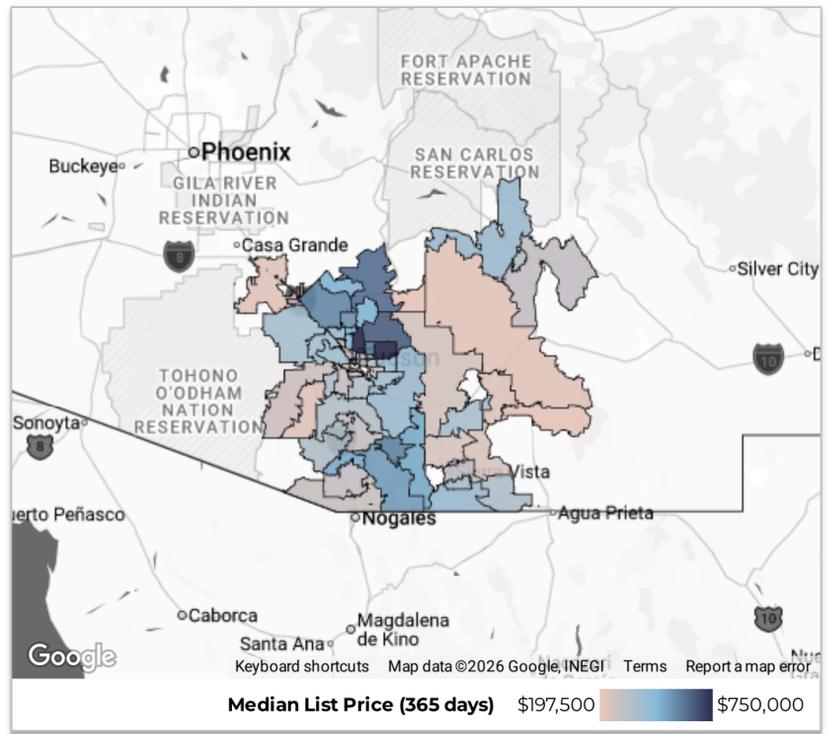
# of New Listings (Supply)  
**2,438**  
-116 from previous year

Months of Supply  
**5.47**

# of New Pendings (Demand)  
**1,173**  
-41 from previous year

Active Listings  
**5,604**  
Pending Listings  
**784**

	Average	#
Single Family Residence	\$608,205	4,392
Townhouse	\$342,241	499
Condominium	\$212,813	345
Manufactured Home	\$258,840	297
Mobile Home	\$141,755	71
<b>Grand total</b>	<b>\$535,756</b>	<b>5,604</b>



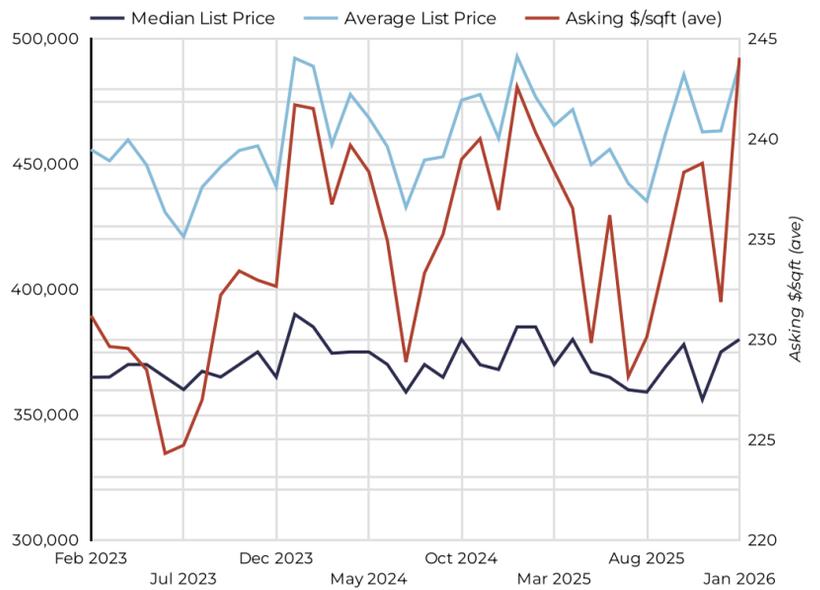
**Active Listings**



**Months of Supply By Price Range**

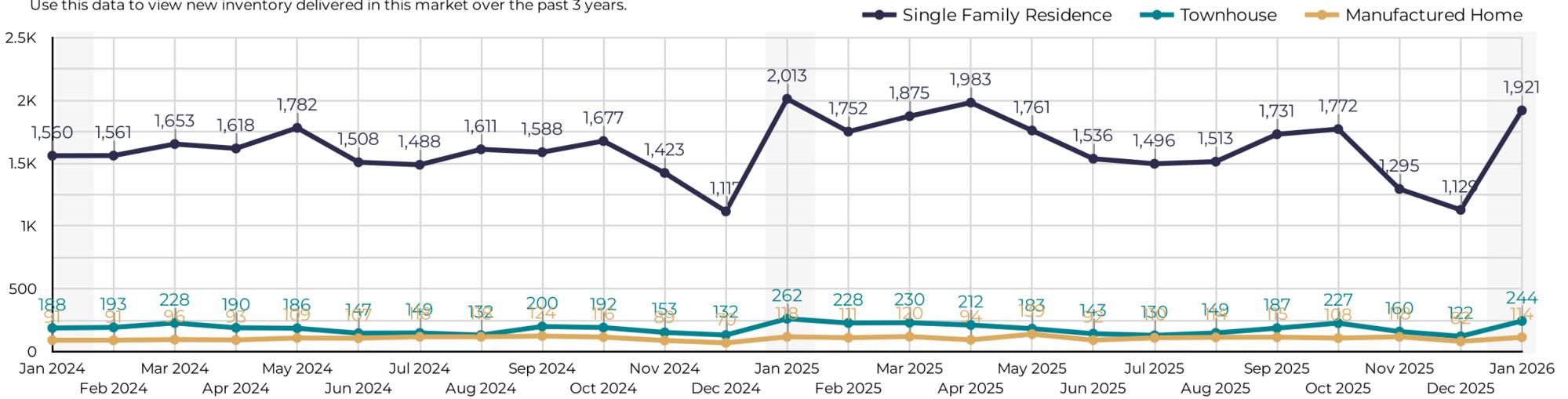
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.87	453	93
\$200,000-\$299,999	4.46	1,007	226
\$300,000-\$399,999	5.21	1,611	309
\$400,000-\$499,999	5.50	930	169
\$500,000-\$599,999	4.72	463	98
\$600,000-\$699,999	7.15	293	41
\$700,000-\$799,999	10.24	215	21
\$800,000-\$999,999	7.79	218	28
\$1M-\$1.19M	7.00	91	13
\$1.2M-\$1.39	7.60	76	10
\$1.4M+	15.44	247	16
<b>Grand total</b>	<b>5.47</b>	<b>5,604</b>	<b>1,024</b>

**Asking Prices**



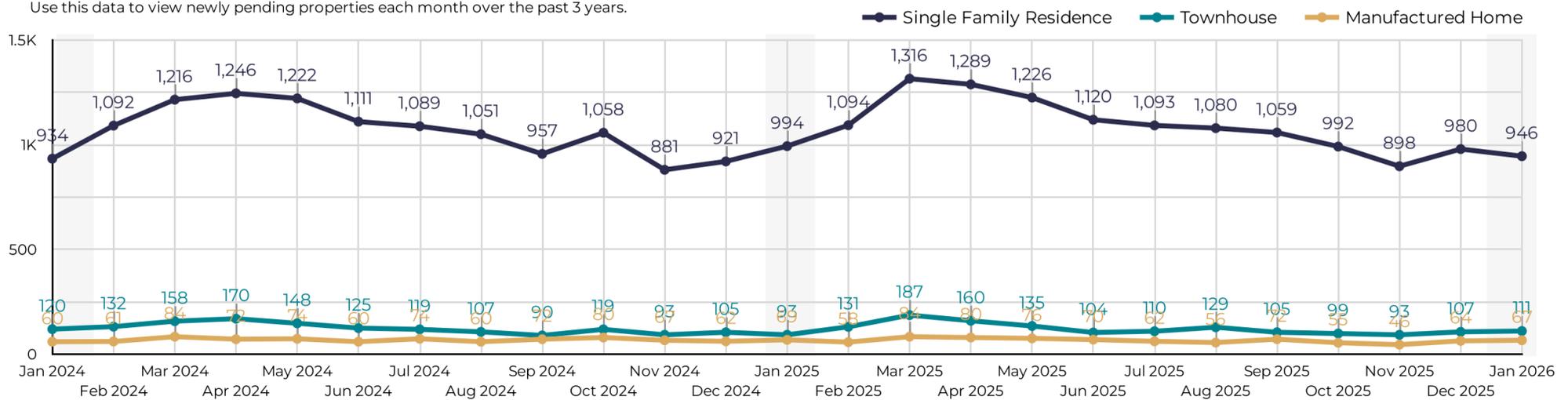
**New Listings**

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.



**Southern AZ Housing Market: Tables**

All data is updated in realtime in accordance with content from MLSSAZ.  
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**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.

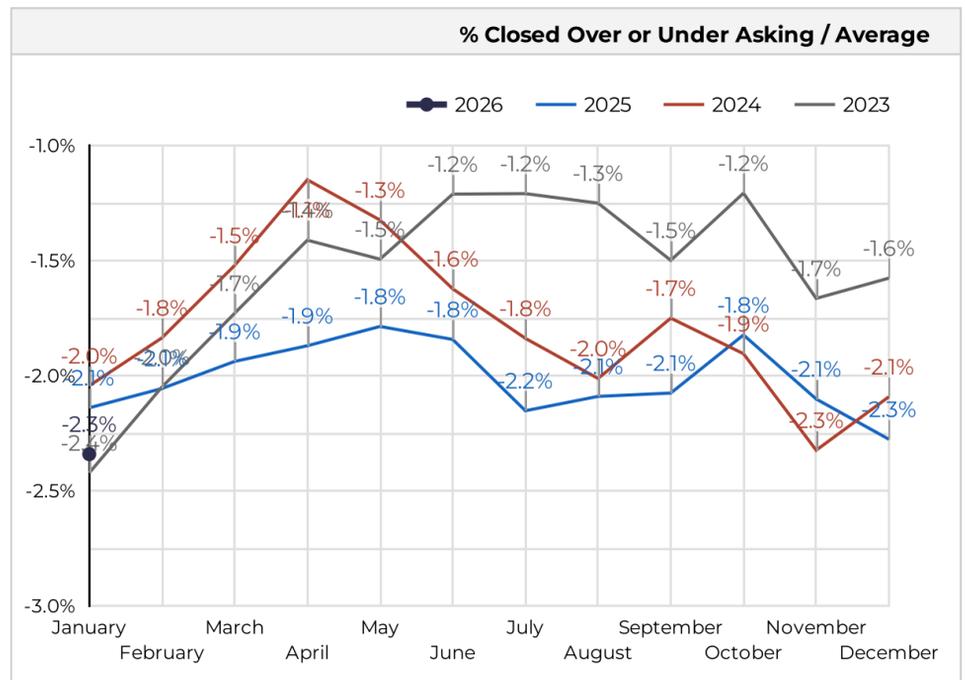
# of Sales / Count				
Month	2023	2024	2025	2026
January	1,029	1,021	1,076	1,024
February	1,208	1,299	1,292	-
March	1,581	1,504	1,578	-
April	1,556	1,583	1,605	-
May	1,673	1,636	1,573	-
June	1,618	1,385	1,411	-
July	1,325	1,370	1,365	-
August	1,397	1,352	1,326	-
September	1,195	1,194	1,291	-
October	1,198	1,264	1,263	-
November	1,055	1,124	1,060	-
December	1,046	1,216	1,299	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$325,000	\$350,000	\$360,000	\$350,000
February	\$330,000	\$360,000	\$360,000	-
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	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	27	36	42
February	31	32	36	-
March	20	23	32	-
April	17	22	32	-
May	15	21	29	-
June	15	22	36	-
July	15	28	39	-
August	14	29	41	-
September	15	32	37	-
October	17	27	32	-
November	17	32	32	-
December	26	36	40	-

New Listings / Count				
Month	2023	2024	2025	2026
January	1,778	1,979	2,554	2,438
February	1,608	1,958	2,208	-
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	1,418	-

New Pending / Count				
Month	2023	2024	2025	2026
January	1,175	1,187	1,214	1,173
February	1,366	1,374	1,355	-
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	1,213	-
November	1,073	1,091	1,084	-
December	978	1,139	1,219	-



Southern AZ Housing Market: Comparisons

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Jan 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 D...	Δ	% Over	Δ
Condominium	33	-25.0%	\$6.57M	-28.0%	\$170,000	-\$5,000	\$210	-\$10	96	47	-5.6%	-1.8%
Mobile Home	13	225.0%	\$1.37M	207.0%	\$95,000	-\$4,900	\$110	\$6	51	-14	0.3%	3.4%
Townhouse	106	15.2%	\$35.12M	22.4%	\$310,000	\$30,000	\$230	\$13	43	12	-2.7%	-0.5%
Single Family Residence	805	-7.3%	\$370.12M	-12.0%	\$375,000	-\$12,500	\$229	-\$7	41	7	-2.0%	-0.0%
Manufactured Home	62	-3.1%	\$14.09M	-4.5%	\$225,000	-\$10,000	\$152	-\$5	39	-1	-3.1%	0.1%

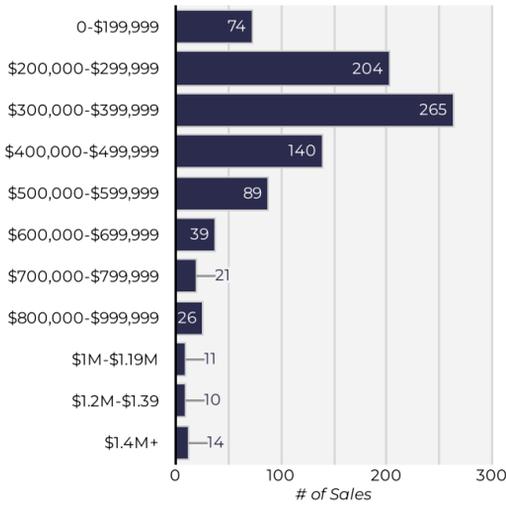
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	79	16.2%	\$13.44M	9.9%	\$170,000	-\$4,000	\$209	-\$15	57	19	-4.1%	-0.2%
\$1000-1499 sqft	278	-4.5%	\$78.22M	-6.8%	\$282,000	-\$5,000	\$220	-\$6	38	0	-2.2%	-0.2%
\$1500-1999 sqft	323	-3.3%	\$117.44M	-4.6%	\$349,900	-\$4,100	\$211	-\$3	41	4	-1.7%	0.3%
2000-2499 sqft	194	-10.6%	\$93.61M	-13.1%	\$472,500	\$2,500	\$218	-\$5	43	10	-1.7%	0.3%
2500-2999 sqft	88	-12.9%	\$57.75M	-6.3%	\$545,000	-\$50,000	\$240	\$14	34	-7	-2.3%	-0.5%
3000-3999 sqft	47	2.2%	\$49.66M	-7.7%	\$950,000	-\$25,000	\$307	-\$35	39	12	-3.2%	-1.2%
4000-4999 sqft	6	-40.0%	\$8.82M	-61.9%	\$1,255,000	-\$425,000	\$327	-\$177	75	72	-5.8%	-4.0%
5000+ sqft	4	-20.0%	\$8.34M	0.0%	\$1,600,000	-\$150,000	\$371	\$64	22	14	-9.6%	-6.4%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	144	-13.3%	\$87.49M	-23.8%	\$479,900	-\$39,865	\$270	-\$19	41	12	-2.2%	-0.5%
Central	114	-1.7%	\$38.89M	-6.7%	\$295,000	-\$5,000	\$223	-\$15	35	8	-3.5%	-0.9%
East	85	4.9%	\$26.88M	1.7%	\$300,000	-\$15,000	\$198	-\$9	35	1	-2.3%	0.2%
Upper Southeast	84	16.7%	\$35.36M	17.2%	\$398,000	-\$6,000	\$210	\$8	41	-15	-1.2%	0.1%
North	81	22.7%	\$54.63M	7.0%	\$565,000	-\$30,882	\$305	-\$2	32	13	-2.2%	-0.3%
West	48	0.0%	\$19.25M	-4.2%	\$365,000	\$0	\$230	\$2	56	28	-2.3%	-0.4%
Southwest	46	-4.2%	\$13.88M	-2.7%	\$295,340	\$5,340	\$190	\$4	46	12	-1.0%	0.7%
Upper Northwest	43	-18.9%	\$22.18M	-22.7%	\$460,000	-\$20,000	\$235	-\$18	60	29	-3.6%	-1.7%
Green Valley Northwest	38	18.8%	\$8.86M	7.0%	\$200,000	-\$39,000	\$182	-\$29	34	-2	-3.5%	-0.2%
Northeast	37	15.6%	\$20.03M	27.7%	\$425,000	-\$26,000	\$249	\$0	33	9	-3.1%	-0.7%
Southeast	36	-10.0%	\$12.86M	-18.2%	\$340,000	-\$9,990	\$192	-\$10	47	-8	-0.5%	0.7%
South	36	-12.2%	\$9.85M	-13.1%	\$265,000	-\$24,000	\$201	\$2	36	-1	0.5%	2.6%
Extended West	32	-49.2%	\$10.15M	-55.5%	\$311,577	-\$54,453	\$190	-\$4	68	21	-0.9%	1.2%
Green Valley North	30	-18.9%	\$10.22M	-24.7%	\$329,000	-\$28,990	\$175	-\$16	56	1	-0.6%	1.5%
Green Valley Northeast	26	18.2%	\$10.72M	22.5%	\$375,000	\$16,000	\$220	-\$10	25	-22	-1.5%	-0.7%
Cochise	23	-32.4%	\$5.72M	-39.5%	\$219,000	-\$26,000	\$139	-\$17	62	21	-3.8%	0.7%
Green Valley Southwest	23	-14.8%	\$8.53M	-14.2%	\$358,000	\$68,000	\$207	-\$14	57	-3	-3.6%	-0.5%
Benson/St. David	20	81.8%	\$5.42M	145.2%	\$244,990	\$75,090	\$167	-\$11	55	-16	-1.8%	5.7%
SCC-Rio Rico East	17	21.4%	\$5.01M	13.8%	\$290,000	\$3,000	\$188	\$1	29	-6	-0.5%	-0.2%
Green Valley Southeast	14	100.0%	\$6.12M	71.4%	\$320,000	-\$92,000	\$223	-\$26	55	13	-2.5%	-1.1%
SCC-Rio Rico West	6	-	\$1.91M	-	\$288,000	-	\$197	-	16	-	-2.6%	-
Pinal	6	-33.3%	\$1.78M	-17.0%	\$234,990	-\$5,010	\$176	\$8	32	-19	-5.6%	-1.7%
Extended Southwest	6	0.0%	\$1.95M	13.1%	\$250,000	\$0	\$191	\$18	18	-41	-1.1%	-0.3%
Graham	4	-76.5%	\$1.36M	-74.1%	\$319,000	\$31,000	\$188	\$18	61	10	0.6%	1.6%
Extended Northwest	3	-70.0%	\$749.84K	-71.8%	\$247,240	-\$21,760	\$211	\$6	143	84	-2.2%	-1.5%
SCC-Nogales East	3	0.0%	\$449K	-38.1%	\$179,000	-\$71,000	\$89	-\$24	30	-144	-2.7%	0.4%
SCC-Patagonia	3	200.0%	\$920.82K	114.7%	\$390,000	-\$38,820	\$254	-\$136	29	0	-5.5%	-5.3%
SCC-Tubac East	2	-60.0%	\$1.48M	-52.2%	\$485,000	-\$175,000	\$311	\$51	27	-3	-2.0%	0.2%
SCC-Sonoita	2	0.0%	\$1.3M	2.4%	\$545,000	\$25,000	\$288	-\$34	104	90	-6.9%	-2.6%
SCC-Nogales West	1	-50.0%	\$272K	-50.4%	\$272,000	\$132,000	\$154	-\$7	39	9	-2.8%	6.5%
Extended Northeast	1	-	\$740K	-	\$740,000	-	\$336	-	101	-	-3.3%	-
Extended Southeast	1	0.0%	\$950K	-3.1%	\$950,000	-\$30,000	\$240	-\$77	257	-645	-26.9%	-25.4...
Navajo	1	-50.0%	\$490K	-46.3%	\$490,000	\$80,000	\$307	\$11	110	42	-6.7%	-3.9%

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

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January 2026



**# of Sales**  
893  
↓ -6.1% from previous year

**Volume**  
\$384,758,940  
↓ -10.6% from previous year

**\$/sqft**  
\$226  
↓ -2.0% from previous year

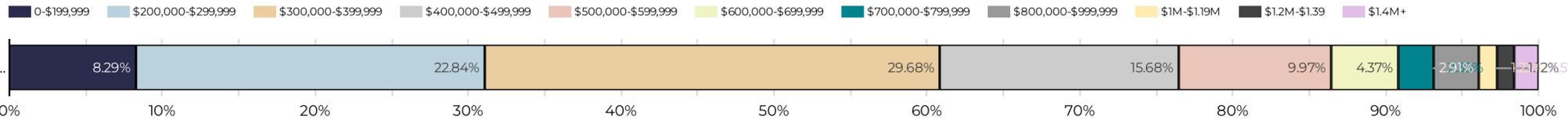
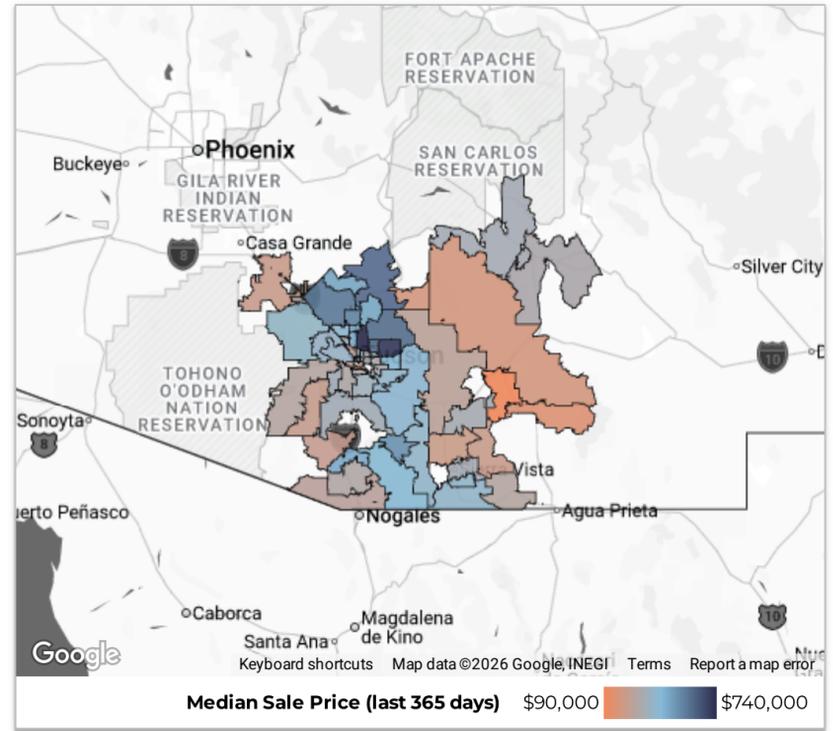
**# of New Listings**  
2,156  
↓ -3.7% from previous year

**Median Sale Price**  
\$356,000  
↓ -2.5% from previous year

**Average Sale Price**  
\$430,861  
↓ -4.8% from previous year

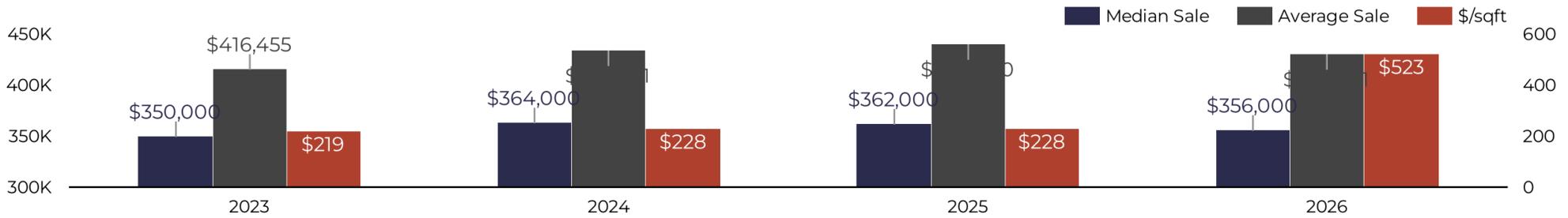
**Median Days on Market**  
43  
↑ 9 from previous year

**Average % Over Asking**  
-2.34%  
↓ -0.23% from previous year



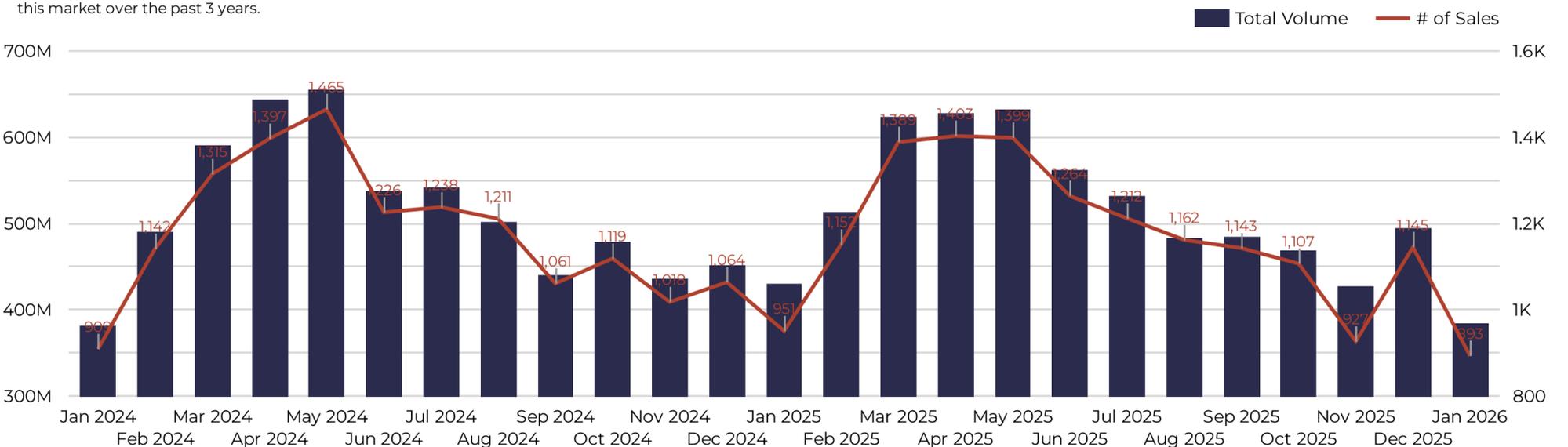
**Market Pricing**

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



**Market Activity**

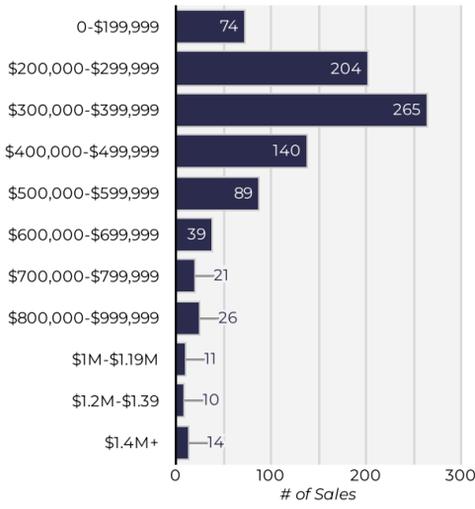
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Feb 13, 2026

January 2026



# of Sales **893**  
 ↓ -6.1% from previous year

Volume **\$384,758,940**  
 ↓ -10.6% from previous year

\$/sqft **\$226**  
 ↓ -2.0% from previous year

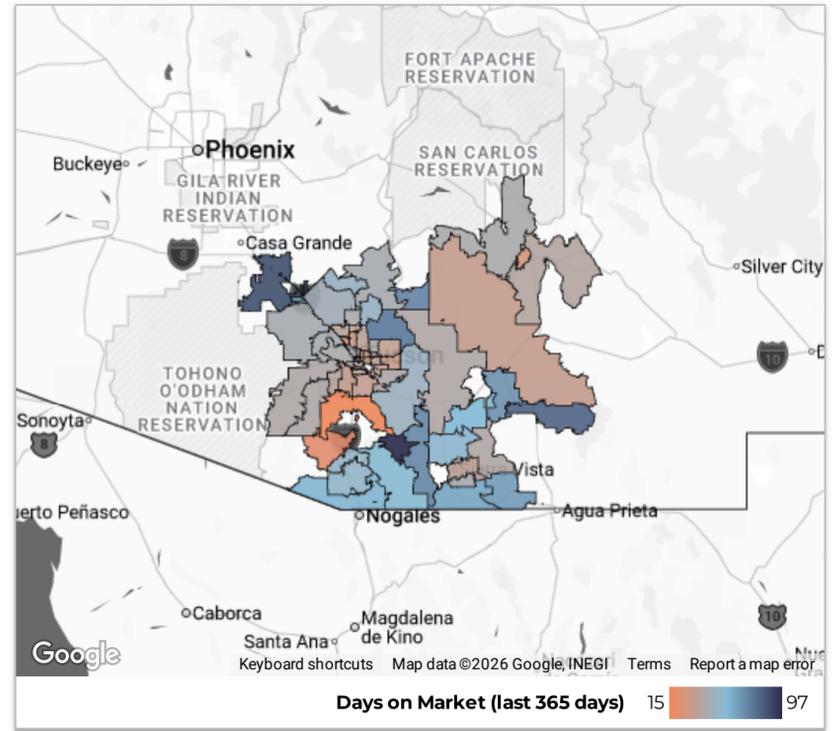
# of New Listings **2,156**  
 ↓ -3.7% from previous year

Median Sale Price **\$356,000**  
 ↓ -2.5% from previous year

Average Sale Price **\$430,861**  
 ↓ -4.8% from previous year

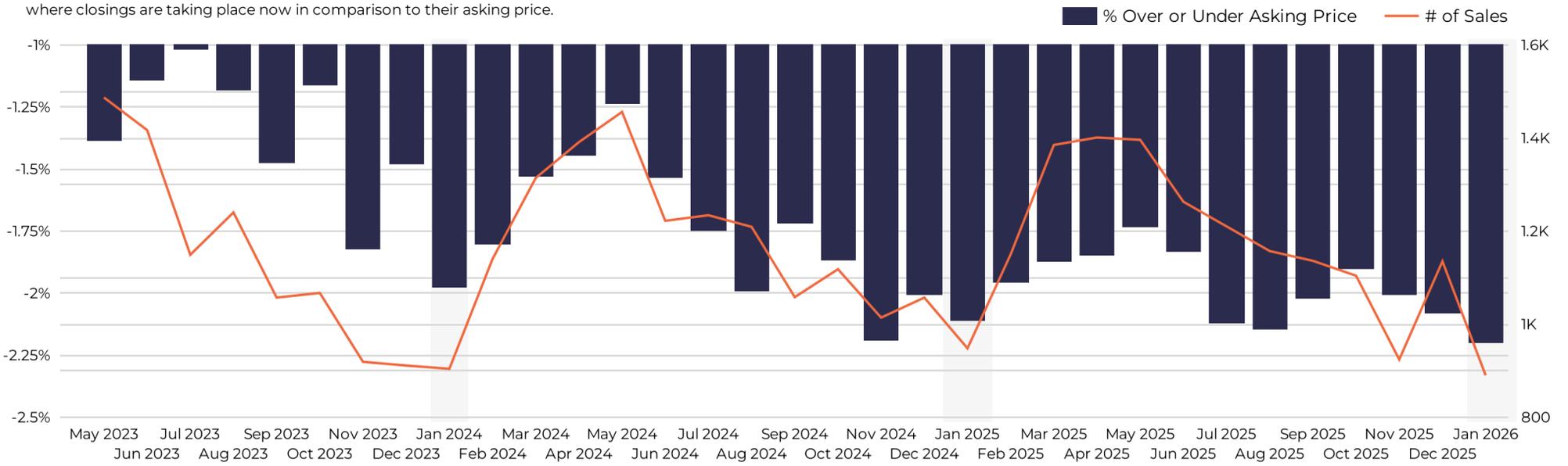
Median Days on Market **43**  
 ↑ 9 from previous year

Average % Over Asking **-2.34%**  
 ↓ -0.23% from previous year



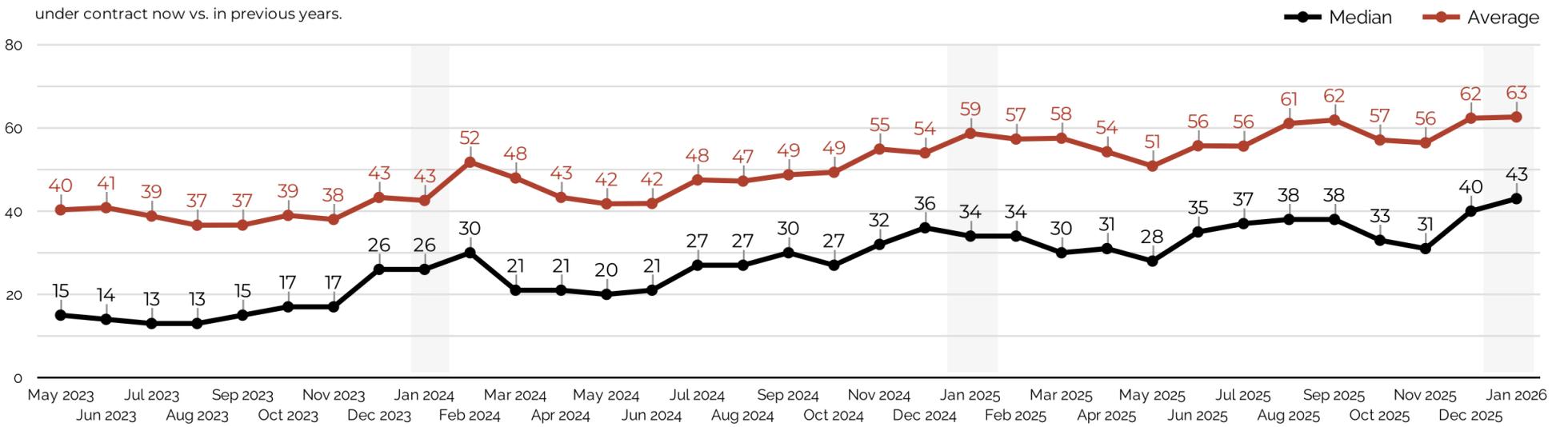
**Buyer Demand**

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	74	-6.3% ↓	52	9 ↑	-6.68%	-0.29% ↓
\$200,000-\$299,999	204	2.0% ↑	43	5 ↑	-1.39%	0.51% ↑
\$300,000-\$399,999	265	-5.4% ↓	43	3 ↑	-2.04%	-0.52% ↓
\$400,000-\$499,999	140	-9.7% ↓	41	8 ↑	-1.53%	0.27% ↑
\$500,000-\$599,999	89	9.9% ↑	50	21 ↑	-1.91%	-0.48% ↓
\$600,000-\$699,999	39	-18.8% ↓	30	13 ↑	-1.66%	0.27% ↑
\$700,000-\$799,999	21	-43.2% ↓	30	9 ↑	-3.21%	-1.53% ↓
\$800,000-\$999,999	26	-16.1% ↓	47	10 ↑	-3.25%	-1.09% ↓
\$1M-\$1.19M	11	-8.3% ↓	33	2 ↑	-2.71%	1.87% ↑
\$1.2M-\$1.39	10	42.9% ↑	14	-9 ↓	-3.34%	-1.63% ↓
\$1.4M+	14	-33.3% ↓	22	11 ↑	-7.70%	-6.94% ↓

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: Feb 13, 2026

January 2026

# of New Listings (Supply)  
**2,156**  
-82 from previous year

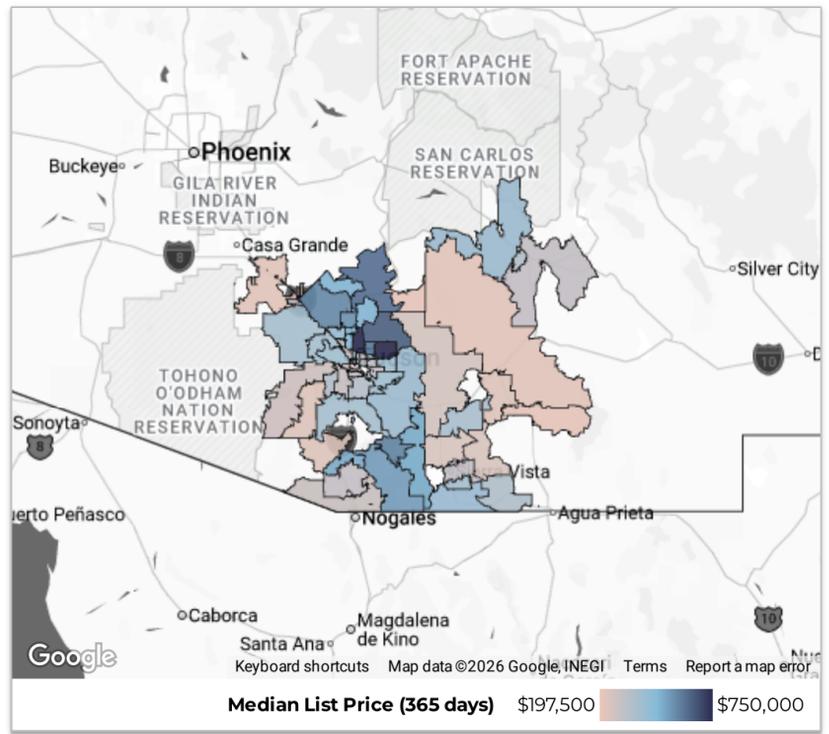
Months of Supply  
**5.48**

	Average	#
Single Family Residence	\$630,963	3,893
Townhouse	\$365,654	360
Condominium	\$227,912	289
Manufactured Home	\$261,220	286
Mobile Home	\$141,351	70
<b>Grand total</b>	<b>\$559,094</b>	<b>4,898</b>

# of New Pendings (Demand)  
**1,018**  
-59 from previous year

Active Listings  
**4,898**  
Pending Listings  
**690**

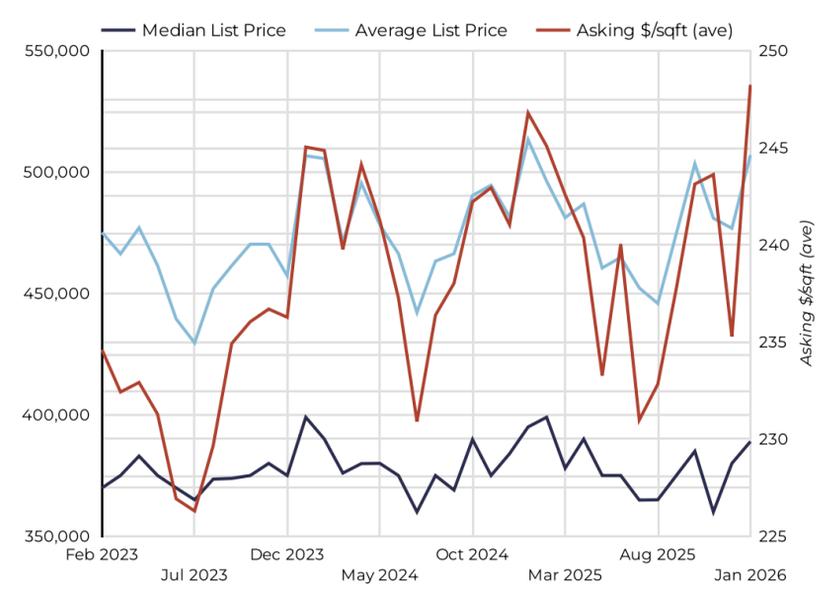
**Active Listings**



**Months of Supply By Price Range**

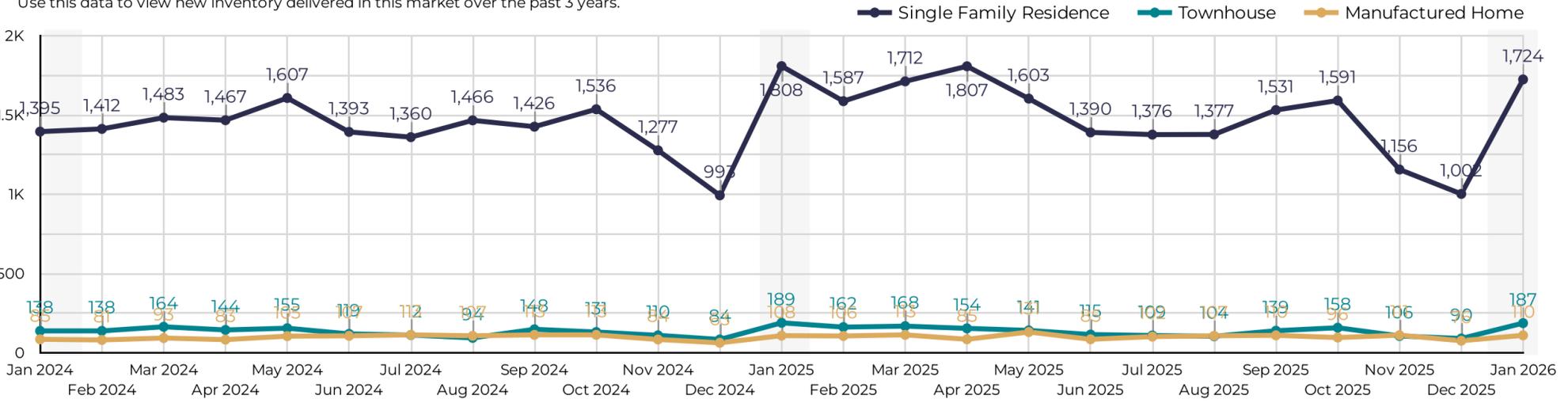
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.28	375	71
\$200,000-\$299,999	4.35	835	192
\$300,000-\$399,999	5.14	1,367	266
\$400,000-\$499,999	5.51	832	151
\$500,000-\$599,999	4.58	408	89
\$600,000-\$699,999	6.70	268	40
\$700,000-\$799,999	9.62	202	21
\$800,000-\$999,999	7.73	201	26
\$1M-\$1.19M	6.85	89	13
\$1.2M-\$1.39	8.33	75	9
\$1.4M+	16.40	246	15
<b>Grand total</b>	<b>5.48</b>	<b>4,898</b>	<b>893</b>

**Asking Prices**



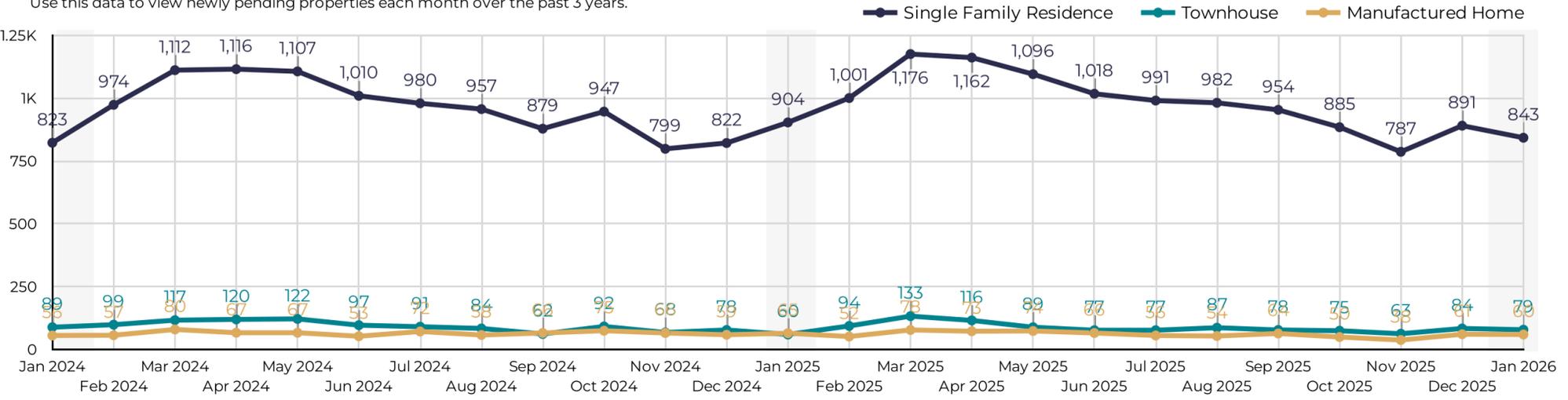
**New Listings**

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.

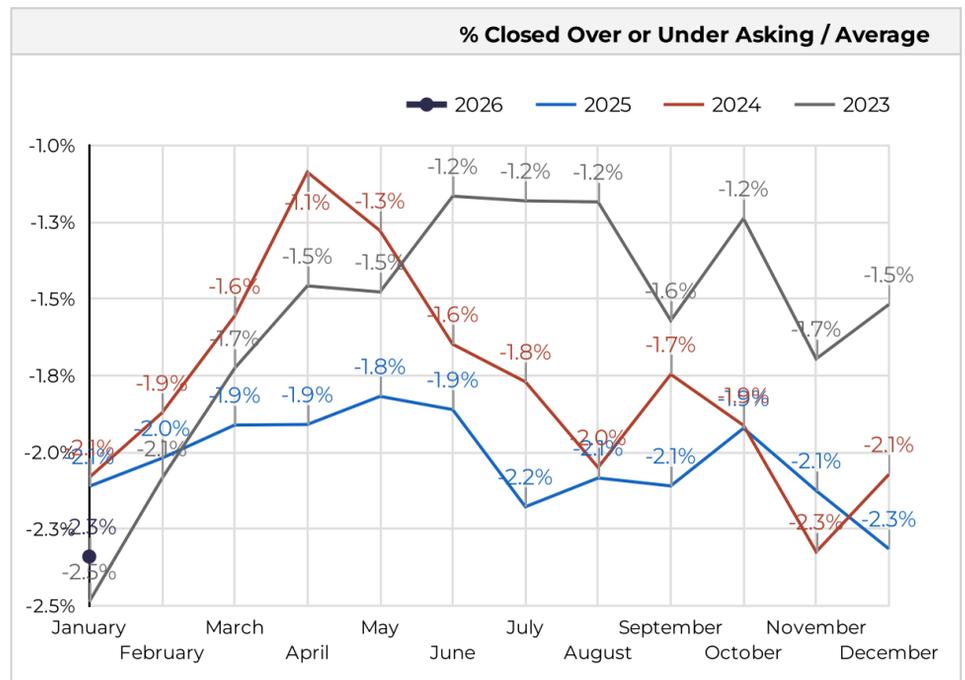
# of Sales / Count				
Month	2023	2024	2025	2026
January	904	909	951	893
February	1,085	1,142	1,152	-
March	1,386	1,315	1,389	-
April	1,334	1,397	1,403	-
May	1,491	1,465	1,399	-
June	1,418	1,226	1,264	-
July	1,154	1,238	1,212	-
August	1,240	1,211	1,162	-
September	1,060	1,061	1,143	-
October	1,069	1,119	1,107	-
November	922	1,018	927	-
December	912	1,064	1,145	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$326,500	\$354,920	\$365,000	\$356,000
February	\$335,000	\$366,000	\$370,000	-
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	\$359,500	-
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	-
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	36	40	-

New Listings / Count				
Month	2023	2024	2025	2026
January	1,557	1,740	2,238	2,156
February	1,392	1,730	1,948	-
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	1,241	-

New Pending / Count				
Month	2023	2024	2025	2026
January	1,042	1,034	1,077	1,018
February	1,224	1,201	1,209	-
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	1,065	-
November	937	979	928	-
December	859	999	1,099	-



Jan 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**

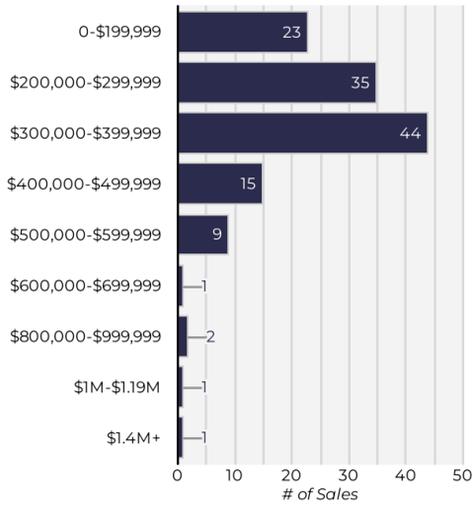
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	719	-8.8%	\$335.48M	-13.4%	\$377,000	-\$13,000	\$233	-\$6	41	7	-2.0%	-0.0%
Townhouse	76	33.3%	\$27.52M	39.8%	\$322,000	-\$3,000	\$241	\$16	43	22	-2.6%	-0.9%
Manufactured Home	56	-9.7%	\$12.98M	-8.6%	\$245,000	\$10,000	\$156	\$0	39	0	-3.1%	0.2%
Condominium	25	-30.6%	\$5.62M	-30.0%	\$228,000	\$23,000	\$217	-\$4	96	47	-5.3%	-1.5%
Mobile Home	12	200.0%	\$1.21M	171.6%	\$95,000	-\$4,900	\$108	\$5	51	-14	0.4%	3.5%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	64	14.3%	\$11.29M	9.1%	\$175,000	\$0	\$210	-\$15	54	16	-4.0%	0.2%
\$1000-1499 sqft	240	-4.4%	\$68.42M	-6.7%	\$285,000	-\$7,500	\$223	-\$4	38	3	-2.2%	-0.1%
\$1500-1999 sqft	282	-4.1%	\$103.51M	-4.8%	\$350,000	-\$3,000	\$212	-\$1	42	7	-1.8%	0.1%
2000-2499 sqft	172	-12.2%	\$84.7M	-13.7%	\$480,000	\$5,000	\$222	-\$3	42	11	-1.6%	0.3%
2500-2999 sqft	77	-15.4%	\$52.3M	-5.0%	\$575,000	\$5,000	\$248	\$24	46	5	-2.1%	-0.4%
3000-3999 sqft	45	0.0%	\$48.15M	-9.6%	\$950,000	-\$30,000	\$311	-\$36	39	8	-3.2%	-1.1%
4000-4999 sqft	5	-50.0%	\$7.71M	-66.7%	\$1,342,354	-\$337,646	\$346	-\$157	76	73	-5.0%	-3.2%
5000+ sqft	3	-25.0%	\$6.74M	-12.1%	\$2,400,000	\$650,000	\$402	\$52	22	15	-10.0%	-8.5%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	144	-13.3%	\$87.49M	-23.8%	\$479,900	-\$39,865	\$270	-\$19	41	12	-2.2%	-0.5%
Central	114	-1.7%	\$38.89M	-6.7%	\$295,000	-\$5,000	\$223	-\$15	35	8	-3.5%	-0.9%
East	85	4.9%	\$26.88M	1.7%	\$300,000	-\$15,000	\$198	-\$9	35	1	-2.3%	0.2%
Upper Southeast	84	16.7%	\$35.36M	17.2%	\$398,000	-\$6,000	\$210	\$8	41	-15	-1.2%	0.1%
North	81	22.7%	\$54.63M	7.0%	\$565,000	-\$30,882	\$305	-\$2	32	13	-2.2%	-0.3%
West	48	0.0%	\$19.25M	-4.2%	\$365,000	\$0	\$230	\$2	56	28	-2.3%	-0.4%
Southwest	46	-4.2%	\$13.88M	-2.7%	\$295,340	\$5,340	\$190	\$4	46	12	-1.0%	0.7%
Upper Northwest	43	-18.9%	\$22.18M	-22.7%	\$460,000	-\$20,000	\$235	-\$18	60	29	-3.6%	-1.7%
Northeast	37	15.6%	\$20.03M	27.7%	\$425,000	-\$26,000	\$249	\$0	33	9	-3.1%	-0.7%
Southeast	36	-10.0%	\$12.86M	-18.2%	\$340,000	-\$9,990	\$192	-\$10	47	-8	-0.5%	0.7%
South	36	-12.2%	\$9.85M	-13.1%	\$265,000	-\$24,000	\$201	\$2	36	-1	0.5%	2.6%
Extended West	32	-49.2%	\$10.15M	-55.5%	\$311,577	-\$54,453	\$190	-\$4	68	21	-0.9%	1.2%
Cochise	23	-32.4%	\$5.72M	-39.5%	\$219,000	-\$26,000	\$139	-\$17	62	21	-3.8%	0.7%
Benson/St. David	20	81.8%	\$5.42M	145.2%	\$244,990	\$75,090	\$167	-\$11	55	-16	-1.8%	5.7%
SCC-Rio Rico East	17	21.4%	\$5.01M	13.8%	\$290,000	\$3,000	\$188	\$1	29	-6	-0.5%	-0.2%
Extended Southwest	6	0.0%	\$1.95M	13.1%	\$250,000	\$0	\$191	\$18	18	-41	-1.1%	-0.3%
SCC-Rio Rico West	6	-	\$1.91M	-	\$288,000	-	\$197	-	16	-	-2.6%	-
Pinal	6	-33.3%	\$1.78M	-17.0%	\$234,990	-\$5,010	\$176	\$8	32	-19	-5.6%	-1.7%
Graham	4	-76.5%	\$1.36M	-74.1%	\$319,000	\$31,000	\$188	\$18	61	10	0.6%	1.6%
SCC-Nogales East	3	0.0%	\$449K	-38.1%	\$179,000	-\$71,000	\$89	-\$24	30	-144	-2.7%	0.4%
Extended Northwest	3	-70.0%	\$749.84K	-71.8%	\$247,240	-\$21,760	\$211	\$6	143	84	-2.2%	-1.5%
SCC-Patagonia	3	200.0%	\$920.82K	114.7%	\$390,000	-\$38,820	\$254	-\$136	29	0	-5.5%	-5.3%
SCC-Sonoita	2	0.0%	\$1.3M	2.4%	\$545,000	\$25,000	\$288	-\$34	104	90	-6.9%	-2.6%
SCC-Tubac East	2	-60.0%	\$1.48M	-52.2%	\$485,000	-\$175,000	\$311	\$51	27	-3	-2.0%	0.2%
Santa Cruz	1	-	\$230K	-	\$230,000	-	\$145	-	72	-	-8.0%	-
Extended Southeast	1	0.0%	\$950K	-3.1%	\$950,000	-\$30,000	\$240	-\$77	257	-645	-26.9%	-25.4...
SCC-Nogales West	1	-50.0%	\$272K	-50.4%	\$272,000	\$132,000	\$154	-\$7	39	9	-2.8%	6.5%
Extended Northeast	1	-	\$740K	-	\$740,000	-	\$336	-	101	-	-3.3%	-
Navajo	1	-50.0%	\$490K	-46.3%	\$490,000	\$80,000	\$307	\$11	110	42	-6.7%	-3.9%
Maricopa	1	0.0%	\$325K	-29.0%	\$325,000	-\$132,500	\$194	-\$95	59	32	-3.0%	-0.3%
Extended South	1	-	\$315K	-	\$315,000	-	\$164	-	144	-	-2.8%	-

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This report provides a snapshot of the market as taken on: Feb 13, 2026

**January 2026**



**# of Sales**  
131  
↑ 4.8% from previous year

**Median Sale Price**  
\$320,000  
↑ 1.3% from previous year

**Volume**  
\$44,452,749  
↓ 0.8% from previous year

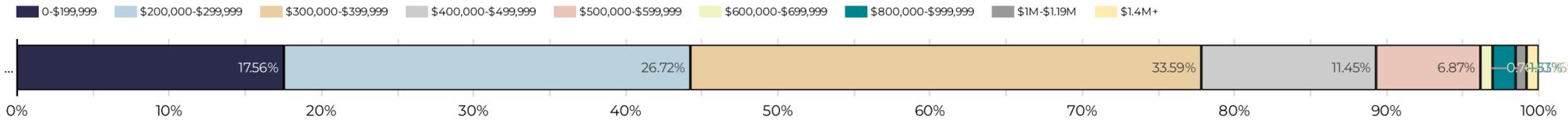
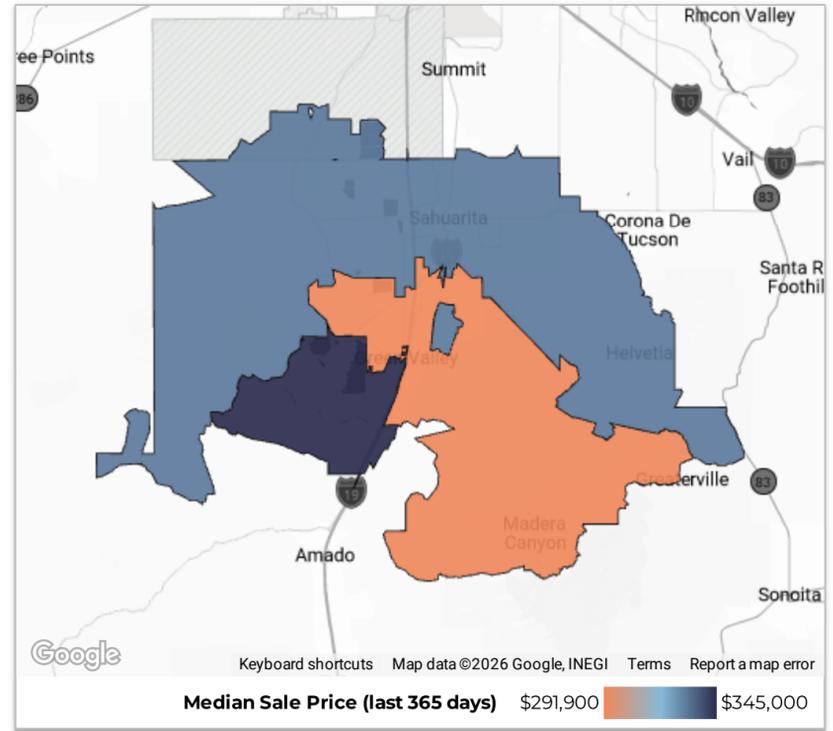
**Average Sale Price**  
\$339,334  
↓ -3.9% from previous year

**\$/sqft**  
\$197  
↓ -7.5% from previous year

**Median Days on Market**  
40  
↓ -12 from previous year

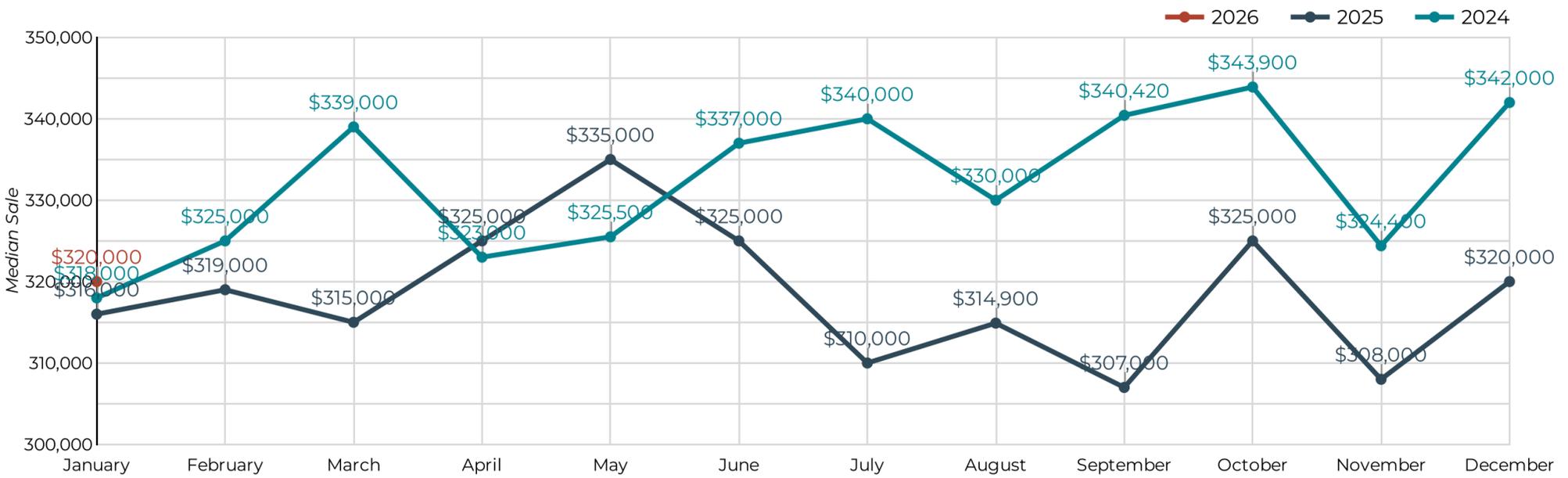
**# of New Listings**  
282  
↓ -10.8% from previous year

**Average % Over Asking**  
-2.35%  
↑ 0.01% from previous year



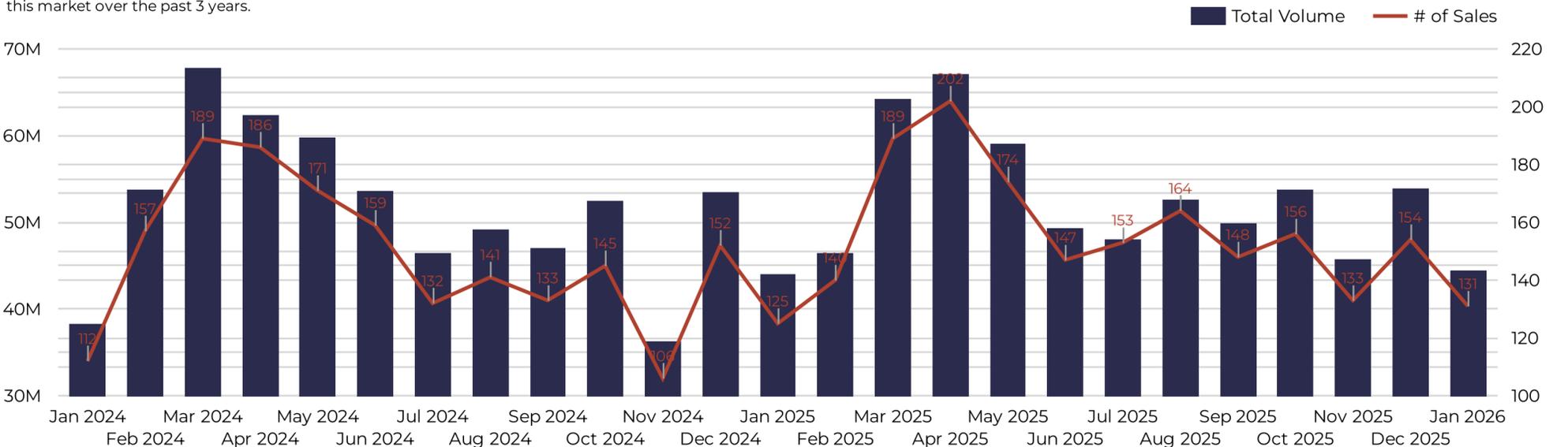
**Market Pricing**

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



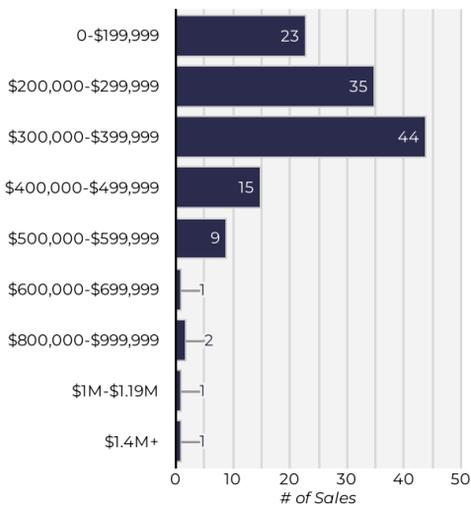
**Market Activity**

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

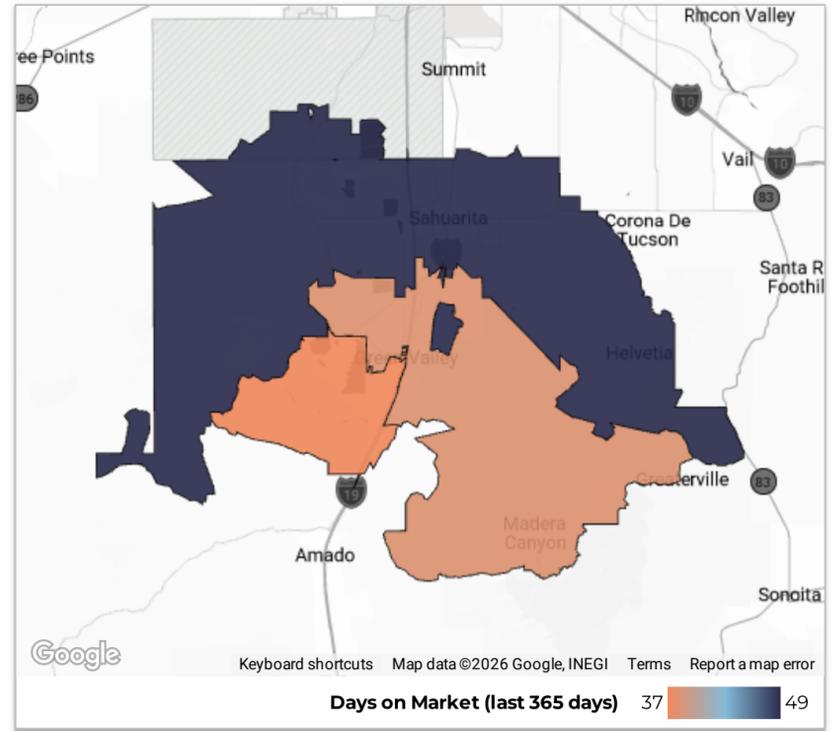


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January 2026

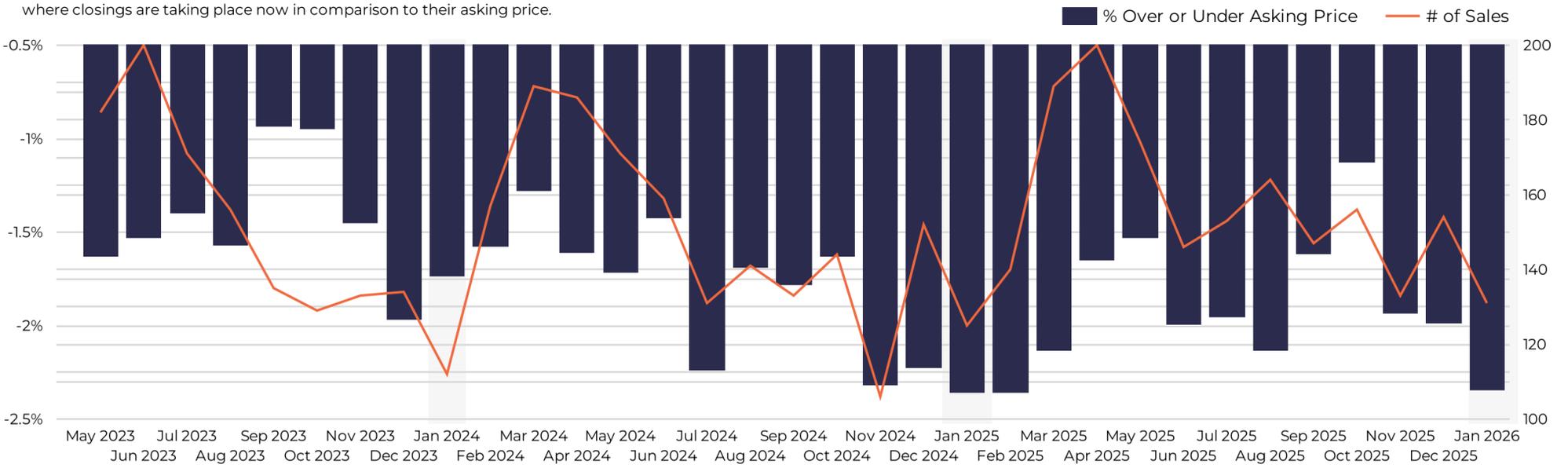


# of Sales: **131** (↑ 4.8% from previous year)  
 Median Sale Price: **\$320,000** (↑ 1.3% from previous year)  
 Volume: **\$44,452,749** (↑ 0.8% from previous year)  
 Average Sale Price: **\$339,334** (↓ -3.9% from previous year)  
 \$/sqft: **\$197** (↓ -7.5% from previous year)  
 Median Days on Market: **40** (↓ -12 from previous year)  
 # of New Listings: **282** (↓ -10.8% from previous year)  
 Average % Over Asking: **-2.35%** (↑ 0.01% from previous year)



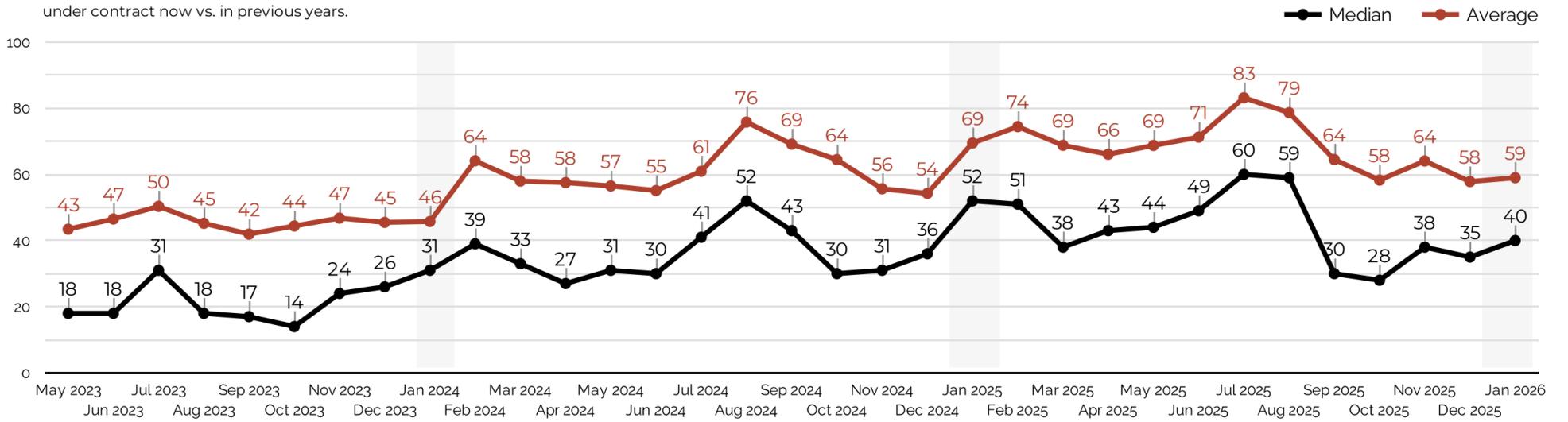
Buyer Demand

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	23	91.7% ↑	57	-2 ↓	-4.74%	0.40% ↑
\$200,000-\$299,999	35	-23.9% ↓	40	-2 ↓	-1.61%	0.39% ↑
\$300,000-\$399,999	44	37.5% ↑	43	-26 ↓	-1.98%	0.41% ↑
\$400,000-\$499,999	15	-16.7% ↓	32	7 ↑	-0.78%	0.15% ↑
\$500,000-\$599,999	9	28.6% ↑	13	-9 ↓	-1.42%	0.98% ↑
\$600,000-\$699,999	1	-75.0% ↓	100	33 ↑	-7.01%	-3.02% ↓
\$800,000-\$999,999	2	-50.0% ↓	6	-35 ↓	-2.65%	0.59% ↑
\$1M-\$1.19M	1	-	70	-	-9.80%	-
\$1.4M+	1	-	64	-	-8.57%	-

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Feb 13, 2026

### January 2026

# of New Listings (Supply)  
**282**  
-34 from previous year

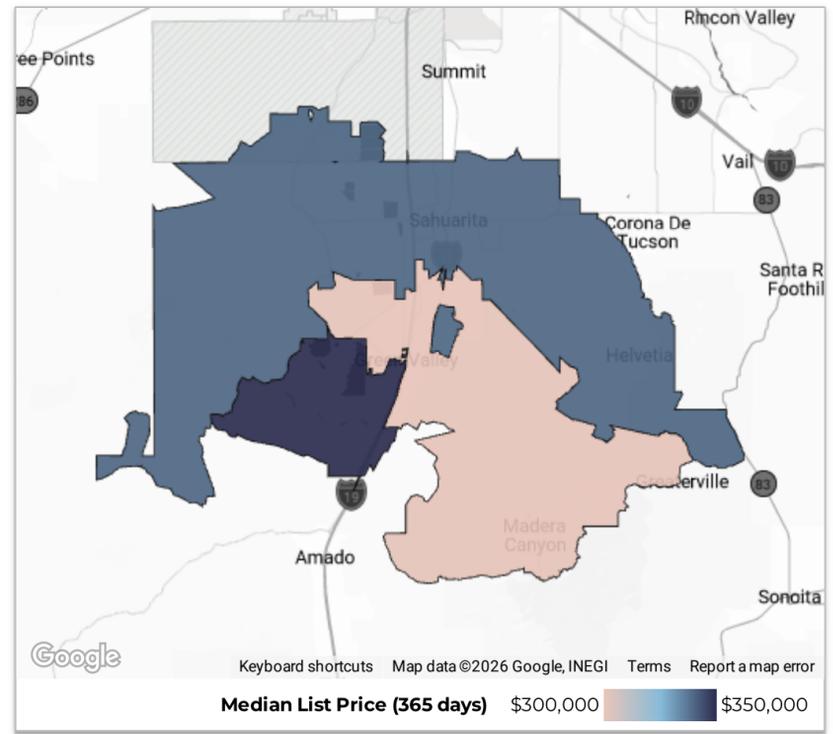
# of New Pendings (Demand)  
**155**  
+18 from previous year

Months of Supply  
**5.39**

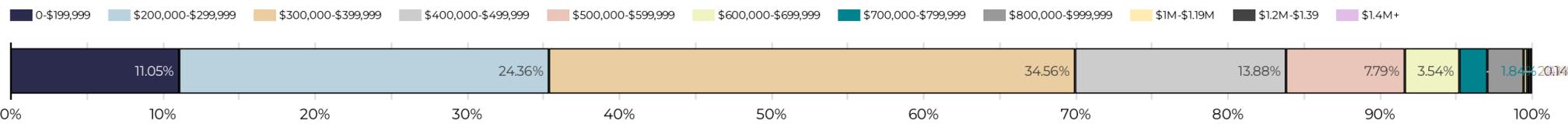
Active Listings  
**706**

Pending Listings  
**94**

	Average	#
Single Family Residence	\$430,6...	499
Townhouse	\$281,601	139
Condominium	\$134,893	56
Manufactured Home	\$196,945	11
Mobile Home	\$170,000	1
<b>Grand total</b>	<b>\$373,8...</b>	<b>706</b>



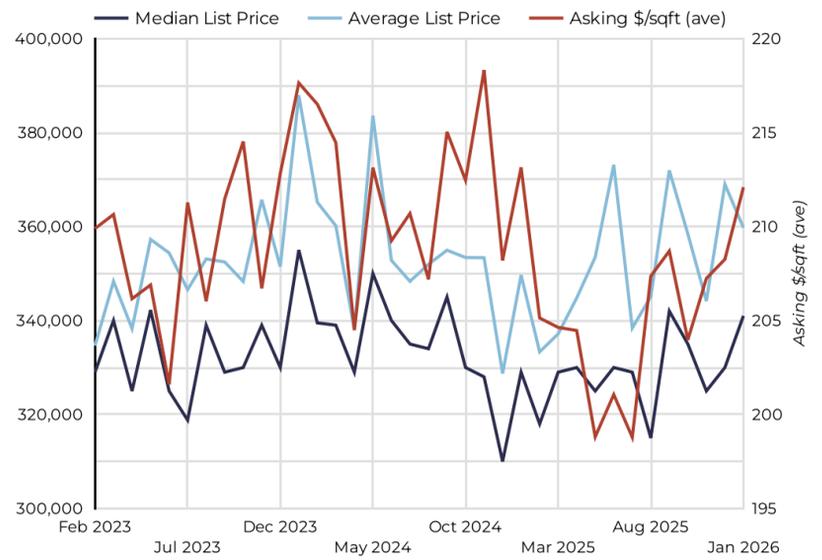
### Active Listings



### Months of Supply By Price Range

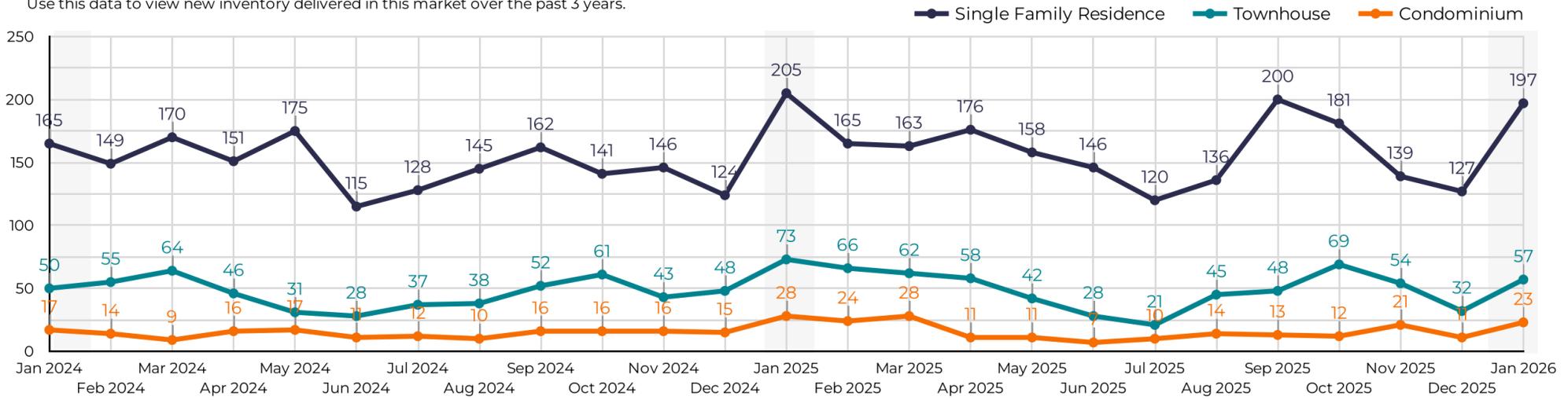
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.55	78	22
\$200,000-\$299,999	5.06	172	34
\$300,000-\$399,999	5.67	244	43
\$400,000-\$499,999	5.44	98	18
\$500,000-\$599,999	6.11	55	9
\$600,000-\$699,999	25.00	25	1
\$800,000-\$999,999	8.50	17	2
\$1.2M-\$1.39	1.00	1	1
\$1.4M+	1.00	1	1
<b>Grand total</b>	<b>5.27</b>	<b>691</b>	<b>131</b>

### Asking Prices



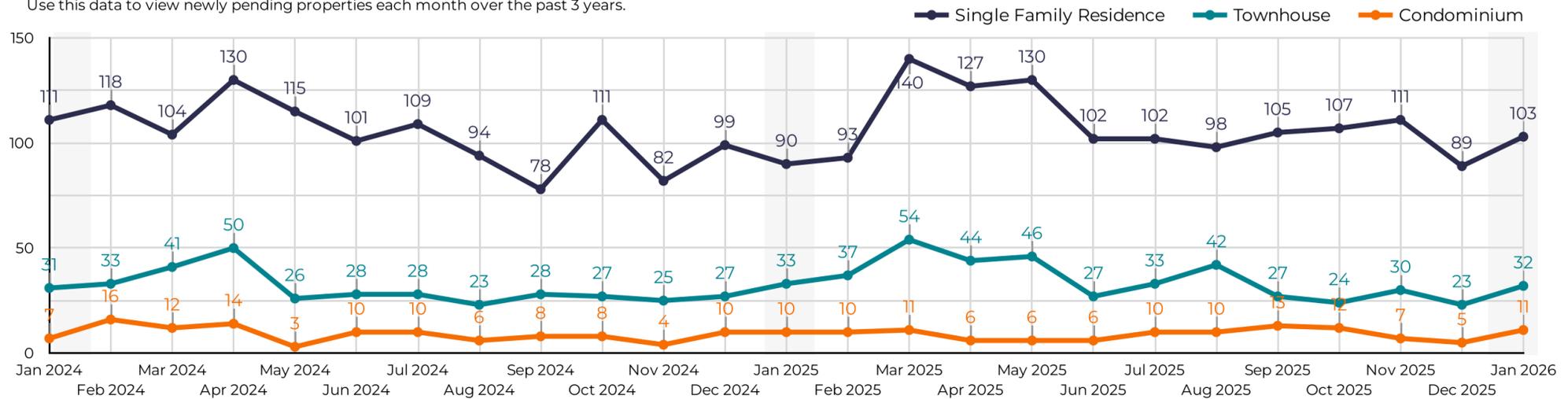
### New Listings

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.

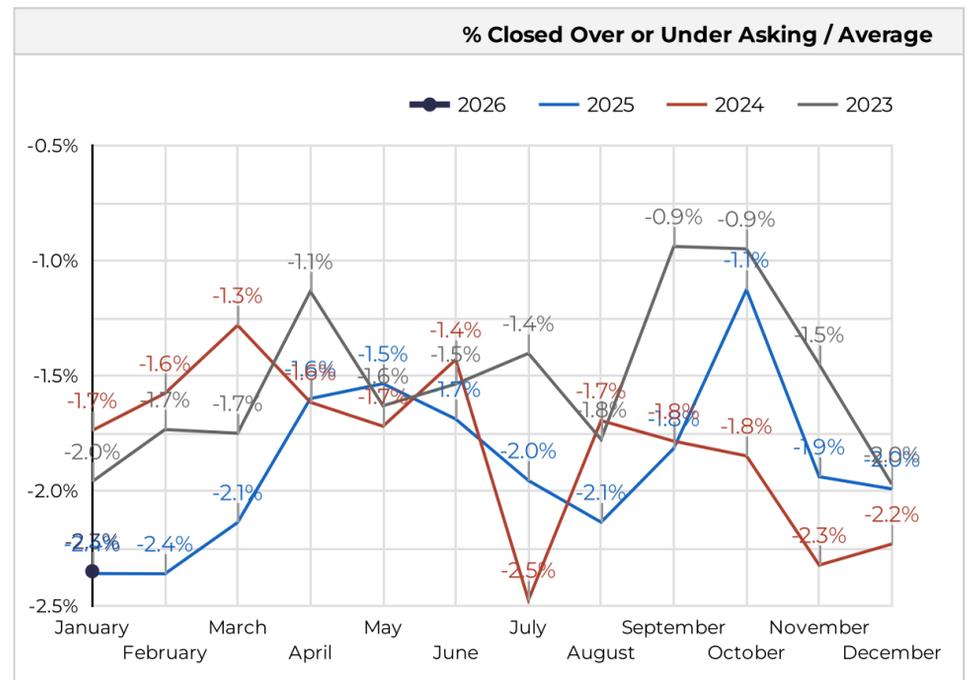
# of Sales / Count				
Month	2023	2024	2025	2026
January	125	112	125	131
February	123	157	140	-
March	195	189	189	-
April	222	186	202	-
May	182	171	174	-
June	200	159	147	-
July	171	132	153	-
August	157	141	164	-
September	135	133	148	-
October	129	145	156	-
November	133	106	133	-
December	134	152	154	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$310,000	\$318,000	\$316,000	\$320,000
February	\$305,000	\$325,000	\$319,000	-
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	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	25	31	52	40
February	37	39	51	-
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	-

New Listings / Count				
Month	2023	2024	2025	2026
January	221	239	316	282
February	216	228	260	-
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	-

New Pending / Count				
Month	2023	2024	2025	2026
January	133	153	137	155
February	142	173	146	-
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	-



Jan 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			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	86	7.5% ↑	\$34.64M	3.5% ↑	\$358,000	\$-19,990 ↓	\$203	\$-14 ↓	34	-18 ↓	-1.7%	0.3% ↑
Townhouse	30	-14.3% ↓	\$7.6M	-15.7% ↓	\$240,000	\$-9,000 ↓	\$201	\$-3 ↓	40	-19 ↓	-3.0%	-0.0% ↓
Condominium	8	0.0%	\$950K	-13.1% ↓	\$115,000	\$-17,500 ↓	\$189	\$-25 ↓	78	40 ↑	-6.6%	-2.9% ↓
Manufactured Home	6	200.0% ↑	\$1.1M	102.3% ↑	\$179,000	\$4,000 ↑	\$116	\$-89 ↓	59	18 ↑	-3.6%	-2.2% ↓
Mobile Home	1	-	\$158K	-	\$158,000	-	\$127	-	11	-	0.0%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	15	25.0% ↑	\$2.15M	14.7% ↑	\$122,500	\$-28,500 ↓	\$205	\$-10 ↓	57	16 ↑	-4.6%	-2.0% ↓
\$1000-1499 sqft	38	-5.0% ↓	\$9.79M	-7.3% ↓	\$269,000	\$15,250 ↑	\$197	\$-17 ↓	40	-15 ↓	-2.2%	-0.3% ↓
\$1500-1999 sqft	41	2.5% ↑	\$13.93M	-3.2% ↓	\$335,000	\$-22,990 ↓	\$200	\$-10 ↓	33	-8 ↓	-1.1%	1.6% ↑
2000-2499 sqft	22	4.8% ↑	\$8.91M	-6.5% ↓	\$379,500	\$-60,500 ↓	\$184	\$-22 ↓	47	-26 ↓	-2.3%	0.2% ↑
2500-2999 sqft	11	10.0% ↑	\$5.45M	-16.8% ↓	\$435,000	\$-224,000 ↓	\$181	\$-58 ↓	13	-34 ↓	-3.2%	-1.5% ↓
3000-3999 sqft	2	100.0% ↑	\$1.51M	187.6% ↑	\$580,000	\$55,000 ↑	\$228	\$76 ↑	31	18 ↑	-4.3%	-4.3% ↓
4000-4999 sqft	1	-	\$1.11M	-	\$1,105,000	-	\$227	-	70	-	-9.8%	-
5000+ sqft	1	0.0%	\$1.6M	137.0% ↑	\$1,600,000	\$925,000 ↑	\$276	\$142 ↑	64	-3 ↓	-8.6%	1.4% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	38	18.8% ↑	\$8.86M	7.0% ↑	\$200,000	\$-39,000 ↓	\$182	\$-29 ↓	34	-2 ↓	-3.5%	-0.2% ↓
Green Valley North	30	-18.9% ↓	\$10.22M	-24.7% ↓	\$329,000	\$-28,990 ↓	\$175	\$-16 ↓	56	1 ↑	-0.6%	1.5% ↑
Green Valley Northeast	26	18.2% ↑	\$10.72M	22.5% ↑	\$375,000	\$16,000 ↑	\$220	\$-10 ↓	25	-22 ↓	-1.5%	-0.7% ↓
Green Valley Southwest	23	-14.8% ↓	\$8.53M	-14.2% ↓	\$358,000	\$68,000 ↑	\$207	\$-14 ↓	57	-3 ↓	-3.6%	-0.5% ↓
Green Valley Southeast	14	100.0% ↑	\$6.12M	71.4% ↑	\$320,000	\$-92,000 ↓	\$223	\$-26 ↓	55	13 ↑	-2.5%	-1.1% ↓