

THE TUCSON ASSOCIATION OF REALTORS®

SOUTHERN ARIZONA HOUSING BRIEF

JANUARY 2026
EDITION #1



The Southern Arizona Housing Report is a monthly briefing from the Tucson Association of REALTORS® that provides key insights into the regional housing market. Delivered directly to local elected officials, the report highlights trends in home sales, pricing, inventory, affordability, and factors impacting housing access and development. It is designed to inform data-driven policy discussions and foster collaborative solutions to ensure a healthy, equitable housing ecosystem for all Southern Arizonans.

If you would like a customized report for your ward or district, please contact us at REALTORAdvocacy@TucsonREALTORS.org with the list of zip codes.

HOMEOWNER DEMOGRAPHICS:

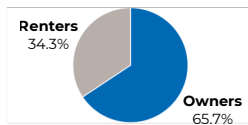
TUCSON, AZ

Homeownership Demographics

Tucson, AZ

Number of households by tenure

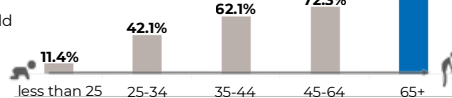
Homeowners: **292,109**
Renters: **152,756**



Homeownership rate by Age

Median Age

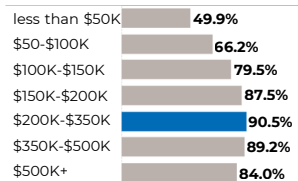
Homeowners: **61** years old
Renters: **41** years old



Homeownership rate by Income level

Median household income

Owners: **\$83,471**
Renters: **\$43,126**



Homeownership rate by Racial/ethnic group



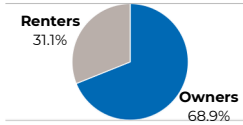
ALBUQUERQUE, NM

Homeownership Demographics

Albuquerque, NM

Number of households by tenure

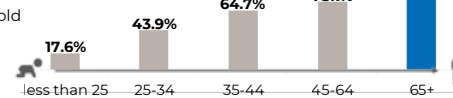
Homeowners: **262,692**
Renters: **118,332**



Homeownership rate by Age

Median Age

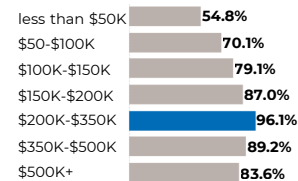
Homeowners: **59** years old
Renters: **41** years old



Homeownership rate by Income level

Median household income

Owners: **\$79,960**
Renters: **\$43,935**



Homeownership rate by Racial/ethnic group



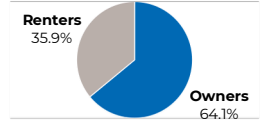
SAN ANTONIO, TX

Homeownership Demographics

San Antonio-New Braunfels, TX

Number of households by tenure

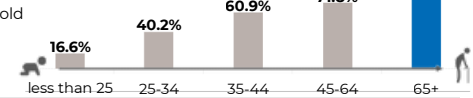
Homeowners: **630,551**
Renters: **353,518**



Homeownership rate by Age

Median Age

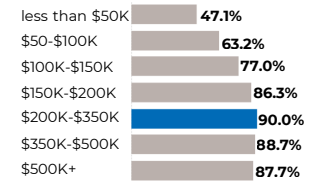
Homeowners: **55** years old
Renters: **40** years old



Homeownership rate by Income level

Median household income

Owners: **\$90,594**
Renters: **\$47,525**



Homeownership rate by Racial/ethnic group



RESIDENTIAL RESALE:

Quick Stats Dec 2025



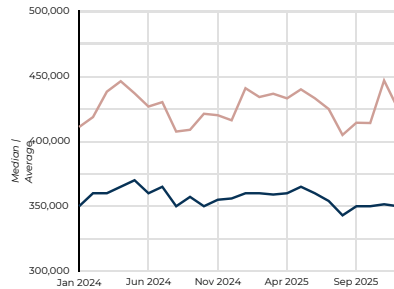
of Sales
1,243

▲ 17.7% from previous month



Median Sale Price
\$350,000

▼ -0.43% from previous month

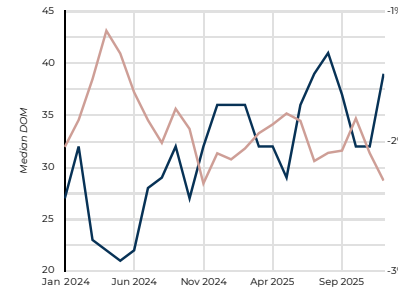


Average Sale Price
\$425,088

▼ -4.86% from previous month

Median DOM
39

▲ 7 from previous month



% Over
-2.30%

▼ -0.21% from previous month

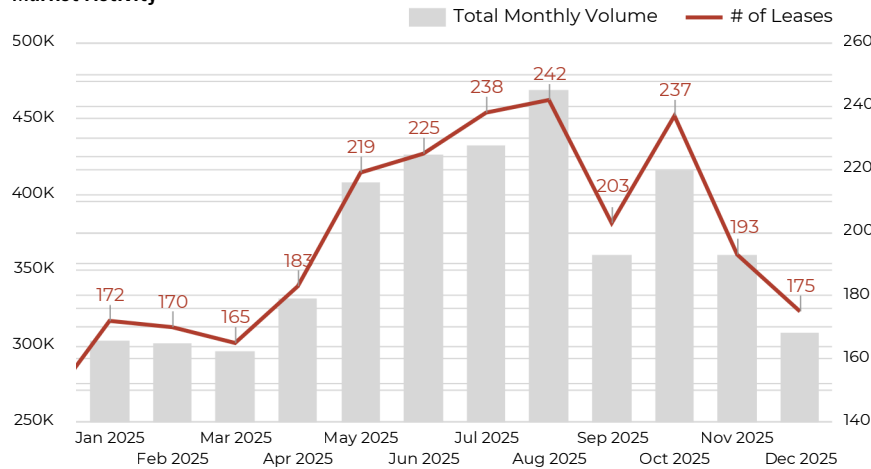
of New Listings
1,404

▼ -17.4% from previous month



RENTALS:

Market Activity



December

of Leases
175

▲ 20.7% from previous year

Total Monthly Rental Volume
\$309,383

▲ 14.4% from previous year

\$/sqft

\$8.72

▲ \$7.45 from previous year

Median Lease (\$/month)
\$1,700

▼ -6.8% from previous year

Median Days on Market
42

▲ 5 from previous year

Average % Over Asking

0.14%

▼ -0.09% from previous year

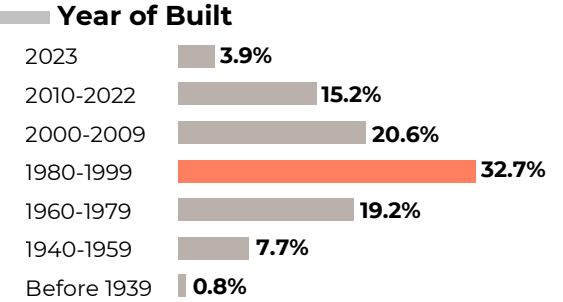
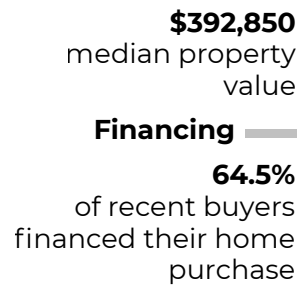
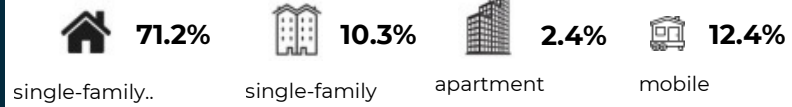
Market Prices

Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	52	\$1,675	\$2,010	\$1.50
2025	2,422	\$1,750	\$1,825	\$1.82

➤➤➤ HOMES PURCHASED:

TUCSON

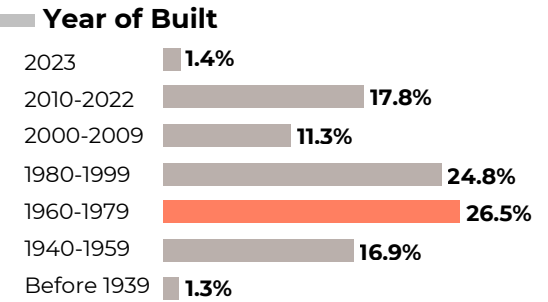
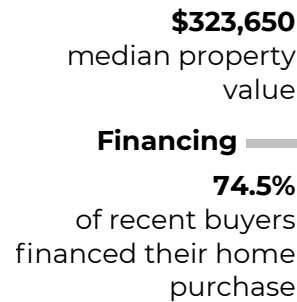
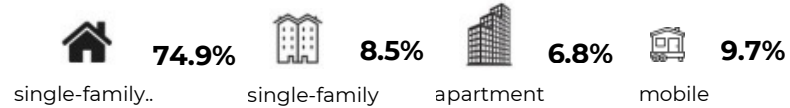
Homebuyers purchased:



➤➤➤ HOMES PURCHASED:

ALBUQUERQUE

Homebuyers purchased:



➤➤➤ HOMES PURCHASED:

SAN ANTONIO

Homebuyers purchased:

