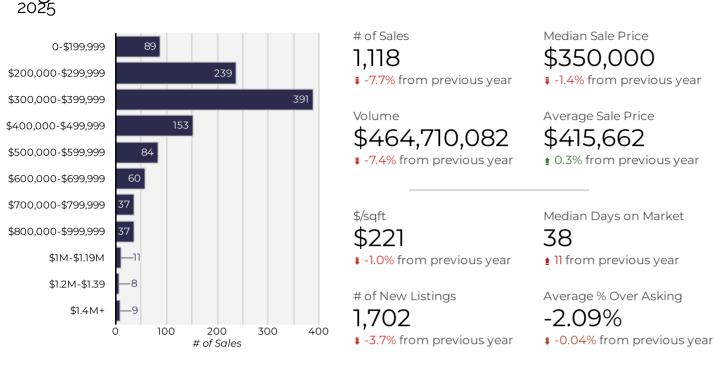
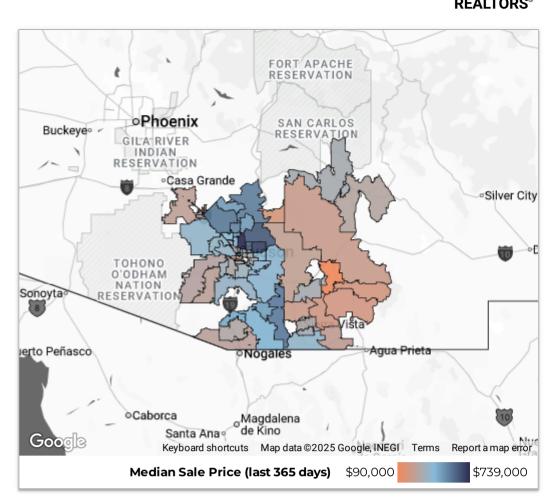
#### Tucson Association of Realtors: Market Activity & Pricing

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

This report provides a snapshot of the market as taken on: Sep 5, 2025



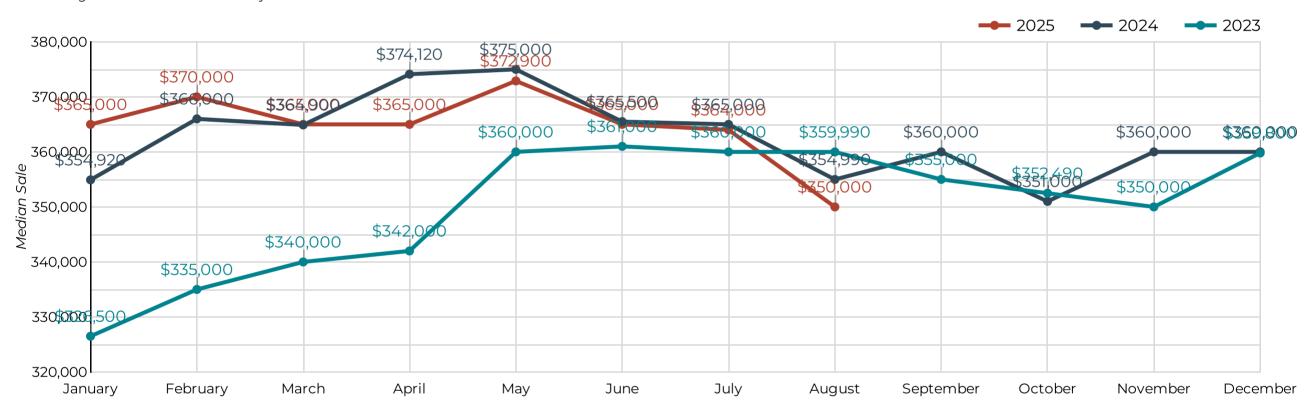


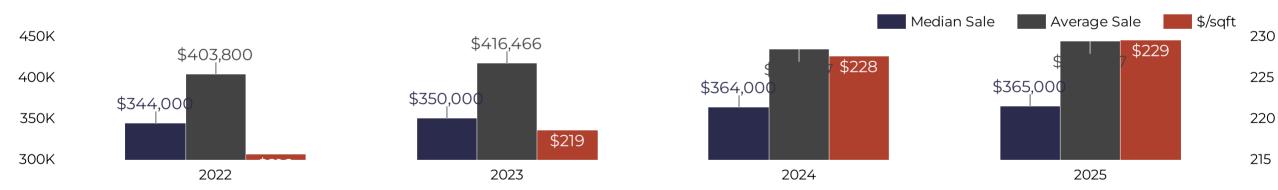




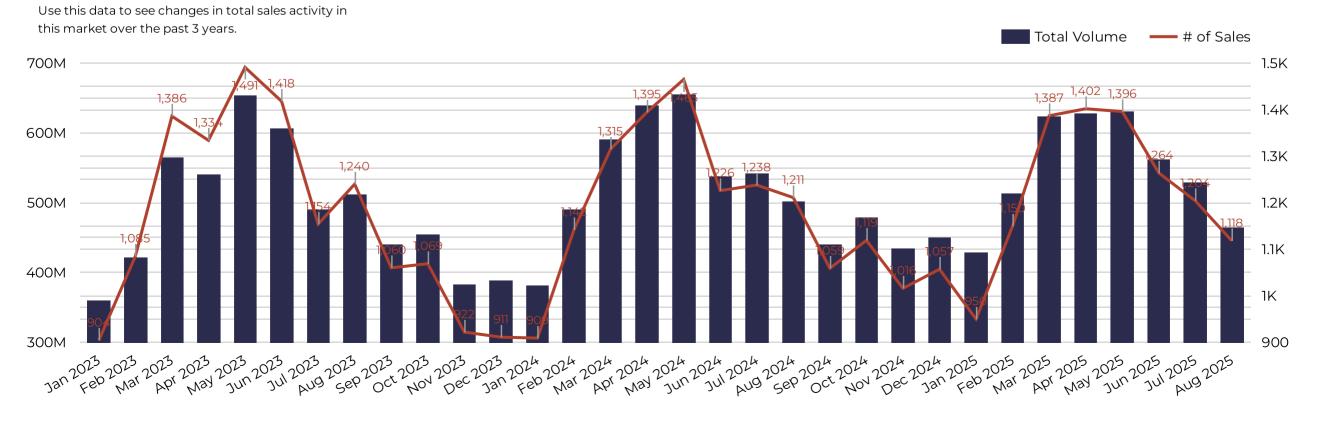
## **Market Pricing**

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





#### **Market Activity**

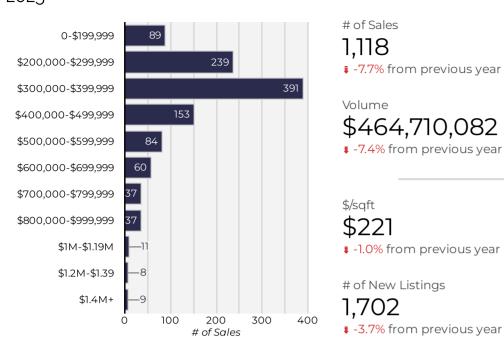


#### Tucson Association of Realtors: Buyer Demand

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

This report provides a snapshot of the market as taken on: Sep 5, 2025

## August 2025



Median Sale Price \$350,000

**₹ -1.4%** from previous year

Average Sale Price

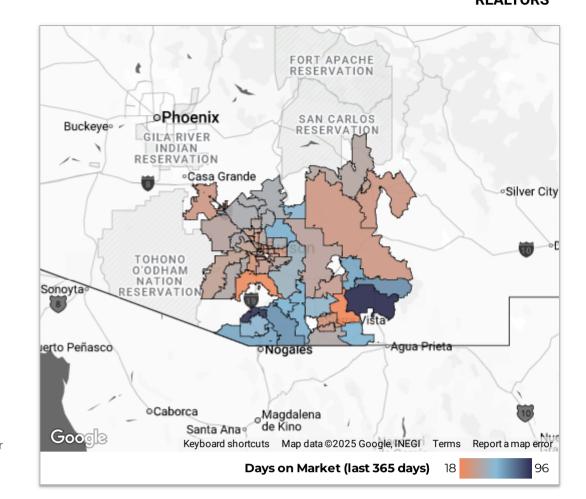
\$415,662

Median Days on Market 38

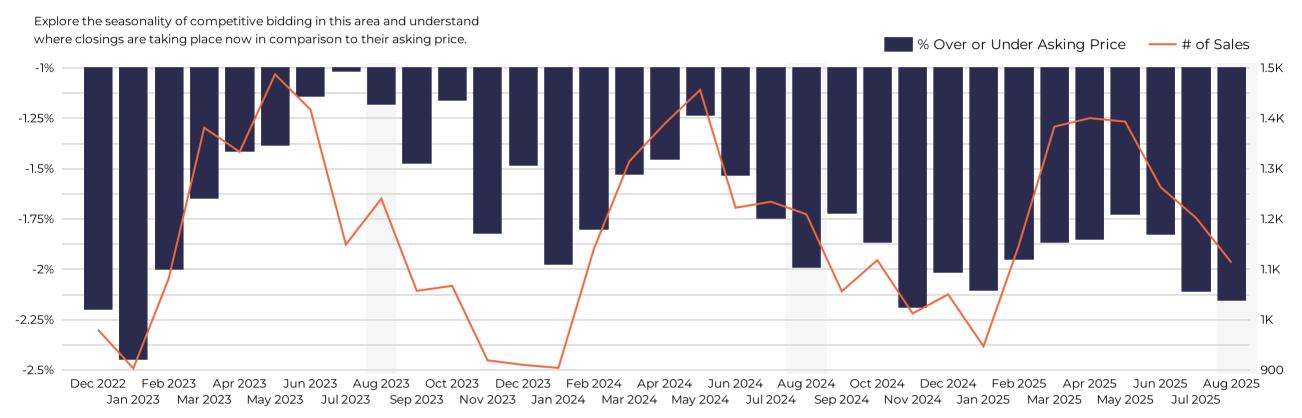
↑ 11 from previous year

Average % Over Asking -2.09%

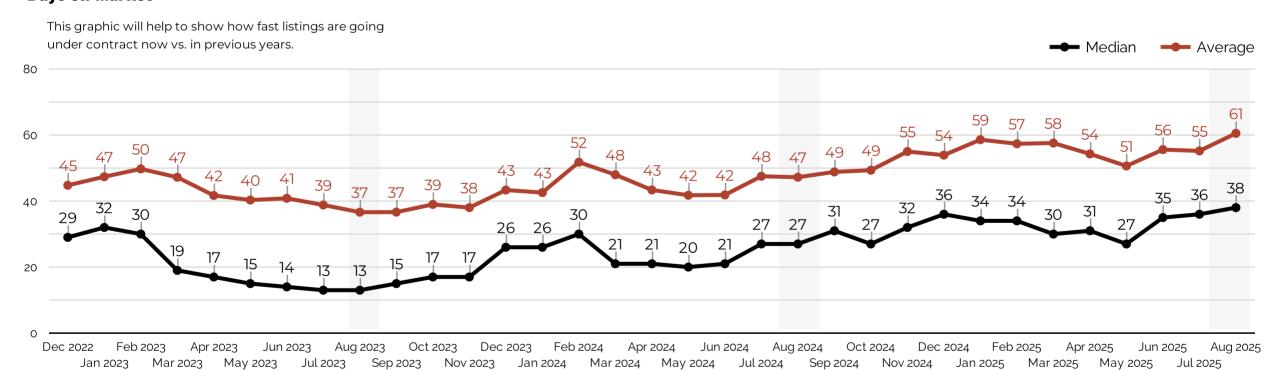
**■** -0.04% from previous year



#### **Buyer Demand**



#### **Days on Market**



## **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	% ∆	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	89	-7.3% •	43	20 🛊	-5.49%	1.20% 🛊
\$200,000-\$299,999	239	-9.8% 🖡	27	2 🛊	-1.64%	-0.09% 🖡
\$300,000-\$399,999	391	-3.9% 🖡	46	16 🛊	-1.50%	0.07% 🛊
\$400,000-\$499,999	153	-23.5% 🖡	44	7 🛊	-2.19%	-0.91% 🖡
\$500,000-\$599,999	84	9.1% 🛊	53	22 🛊	-2.19%	-0.30% 🖡
\$600,000-\$699,999	60	-10.4% 🖡	29	4 🛊	-2.68%	-1.08% 🖡
\$700,000-\$799,999	37	12.1% 🛊	39	2 🛊	-2.21%	0.38% 🛊
\$800,000-\$999,999	37	12.1% 🛊	29	14 🛊	-3.14%	-1.23% 🖡
\$1M-\$1.19M	11	-15.4% 🖡	27	0	-3.25%	0.44% 1
\$1.2M-\$1.39	8	14.3% 🛊	7	-4 🖡	-2.34%	2.69% 🛊
\$1.4M+	9	-30.8% 🖡	33	14 🛊	7.39%	11.09% 🛊

#### 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: Sep 5, 2025

# August 2025

# of New Listings (Supply) 1,702 ₹ -65 from previous year

# of New Pendings (Demand) 1.133 **Į** -21 from previous year

Months of Supply 4.12 Active Listings 4,611 Pending Listings

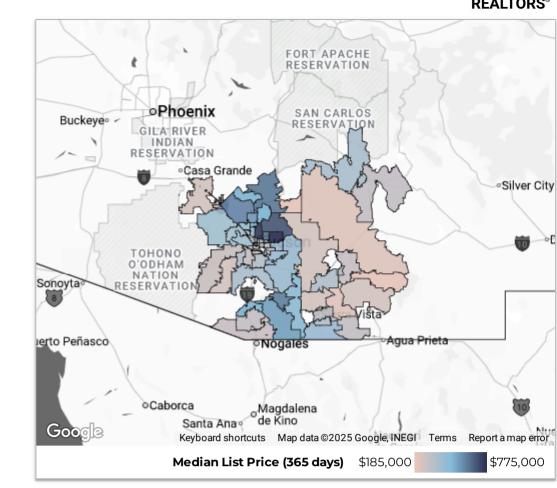
668

**Average** Single Family Residence \$607,553 3,721 295 Townhouse \$356,932 Condominium \$244,305 288 Manufactured Home \$246,027 261 Mobile Home \$141,058 46 **Grand total** \$543,713 4,611

40%

29.349

50%



\$1M-\$1.19M

5.389

90%

80%

1.542%%

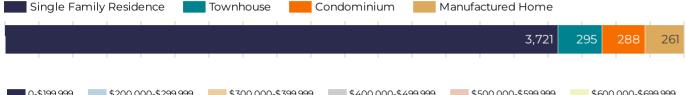
100%

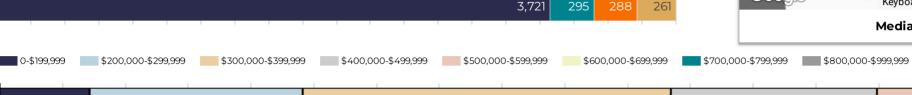
#### **Active Listings**

7.16%

10%

0%





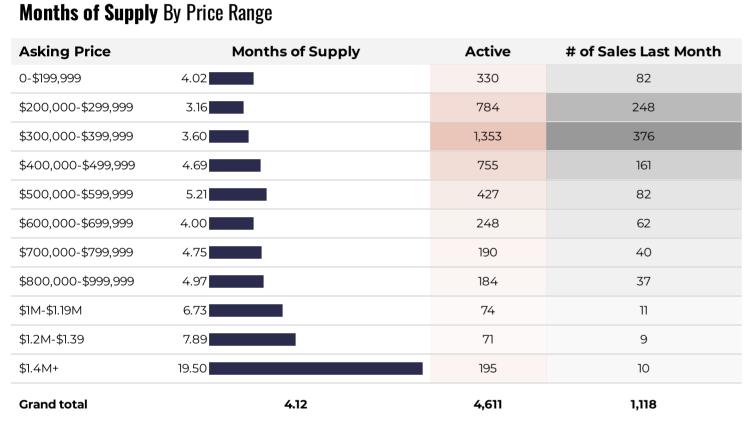
30%

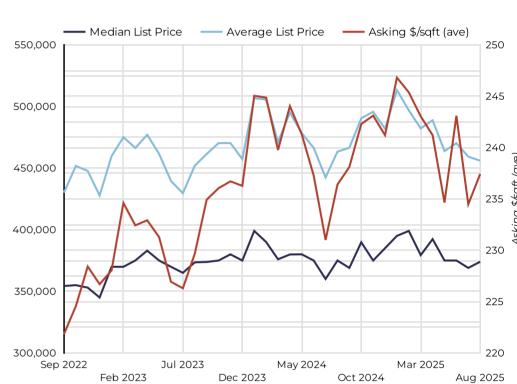
17%

20%

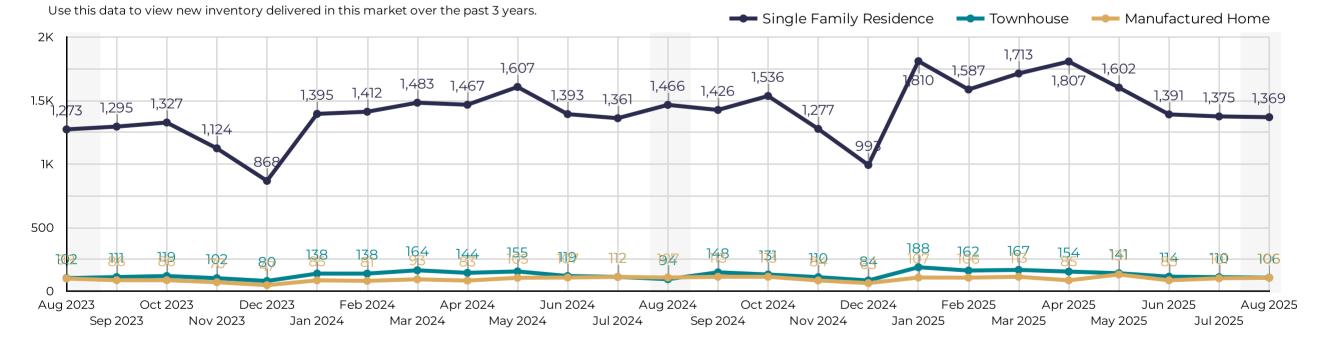
#### 60% 70% **Asking Prices**

16.379

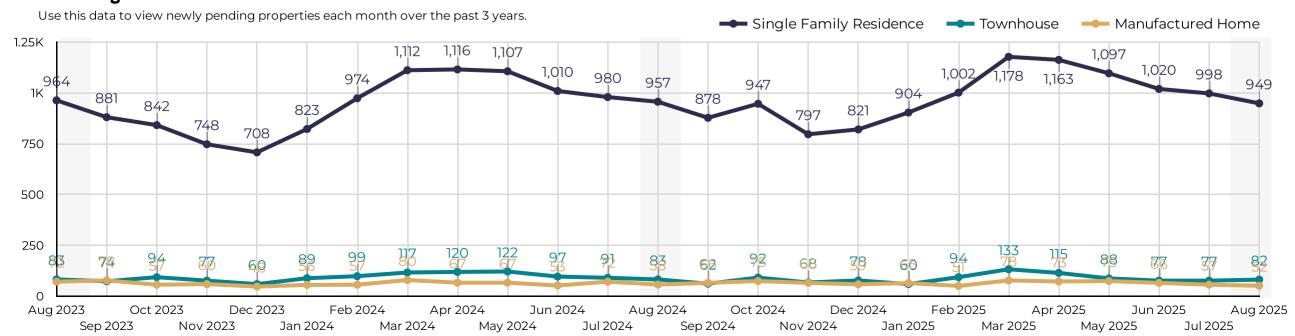




## **New Listings**



#### **New Pendings**



#### Tucson Association of Realtors: Tables

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Sep 5, 2025



## **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.

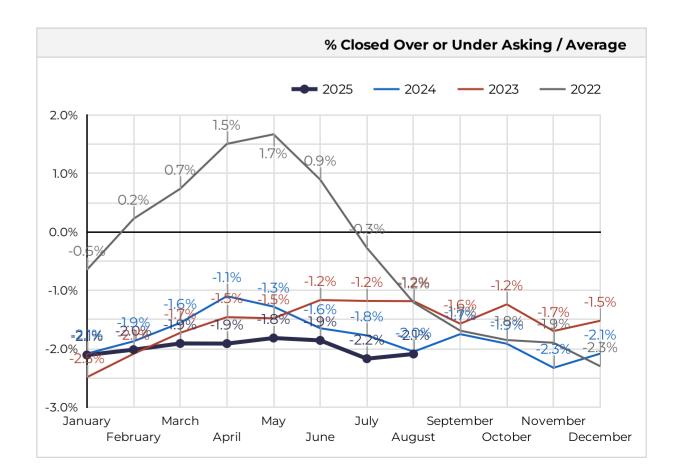
			#	of Sales / Count
Month	2022	2023	2024	2025
January	1,400	904	909	950
February	1,480	1,085	1,142	1,150
March	1,879	1,386	1,315	1,387
April	1,696	1,334	1,395	1,402
May	1,811	1,491	1,465	1,396
June	1,575	1,418	1,226	1,264
July	1,324	1,154	1,238	1,204
August	1,378	1,240	1,211	1,118
September	1,304	1,060	1,059	-
October	1,062	1,069	1,119	-
November	932	922	1,016	-
December	982	911	1,057	-

			<b>C</b> -	la Drias / Madian		
			Sa	le Price / Median		
Month	2022	2023	2024	2025		
January	\$315,000	\$326,500	\$354,920	\$365,000		
February	\$330,000	\$335,000	\$366,000	\$370,000		
March	\$338,900	\$340,000	\$364,900	\$365,000		
April	\$350,000	\$342,000	\$374,120	\$365,000		
May	\$352,225	\$360,000	\$375,000	\$372,900		
June	\$360,000	\$361,000	\$365,500	\$365,000		
July	\$355,000	\$360,000	\$365,000	\$364,000		
August	\$342,500	\$359,990	\$354,990	\$350,000		
September	\$346,000	\$355,000	\$360,000	-		
October	\$338,000	\$352,490	\$351,000	-		
November	\$342,500	\$350,000	\$360,000	-		
December	\$330,000	\$359,800	\$360,000	-		

			Days on Market / Median						
Month	2022	2023	2024	2025					
January	10	32	26	34					
February	7	30	30	34					
March	6	19	21	30					
April	5	17	21	31					
May	5	15	20	27					
June	6	14	21	35					
July	7	13	27	36					
August	11	13	27	38					
September	16	15	31	-					
October	17	17	27	-					
November	21	17	32	-					
December	29	26	36	-					

			New	Listings / Count
Month	2022	2023	2024	2025
January	1,733	1,557	1,740	2,238
February	1,707	1,392	1,730	1,948
March	1,920	1,622	1,855	2,133
April	2,062	1,440	1,805	2,150
May	1,947	1,616	2,001	1,999
June	2,214	1,481	1,728	1,712
July	2,069	1,535	1,663	1,671
August	1,936	1,549	1,767	1,702
September	1,776	1,584	1,782	-
October	1,558	1,616	1,867	-
November	1,294	1,375	1,576	-
December	1,044	1,073	1,200	-

	New Pendings /									
Month	2022	2023	2024	2025						
January	1,575	1,042	1,034	1,077						
February	1,659	1,224	1,201	1,209						
March	1,830	1,424	1,382	1,460						
April	1,703	1,388	1,388	1,412						
May	1,719	1,425	1,366	1,313						
June	1,421	1,322	1,218	1,223						
July	1,270	1,153	1,222	1,178						
August	1,369	1,182	1,154	1,133						
September	1,169	1,079	1,055	-						
October	1,057	1,048	1,160	-						
November	918	937	977	-						
December	888	859	998	-						



### Tucson Association of Realtors: Comparisons

TUCSON ASSOCIATION OF REALTORS®

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Sep 5, 2025

## Aug 2025

#### 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 🔻	% ∆	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ	
Single Family Residence	925	-6.8% 🖡	\$410.21M	-8.1% 🖡	\$365,000	\$-10,000 #	\$225	\$-3 •	37	9 🛊	-2.0%	-0.3% 🖡	
Townhouse	90	1.1% 🛊	\$26.61M	-7.6% -	\$275,000	\$-6,000 •	\$215	\$-21 •	44	24 🛊	-3.5%	-1.1% 🖡	
Manufactured Home	54	-23.9% •	\$12.86M	-20.1% •	\$235,000	\$15,100 🛊	\$168	\$8 1	33	15 🛊	-1.5%	2.0% 🛊	
Condominium	38	-11.6% 🖡	\$7.61M	-9.9% 🖡	\$190,000	\$0	\$203	\$-17 •	50	14 🛊	-4.2%	-0.4% •	
Mobile Home	6	-53.8% 🖡	\$1.18M	-35.3% 🖡	\$164,500	\$34,500 1	\$139	\$25 1	35	-4 🖡	-3.6%	3.8% 🛊	

Total SqFt	# of Sales	% ∆	Volume	%Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	70	-28.6% 🖡	\$13.31M	-31.9% 🖡	\$195,000	\$-12,800 \$	\$230	\$-15 •	29	9 🛊	-2.7%	-0.2% 🖡
\$1000-1499 sqft	299	-3.5% 🖡	\$83.17M	-3.8% -	\$285,000	\$-3,000 ₽	\$218	\$-2 •	35	12 🛊	-2.0%	-0.0% 🖡
\$1500-1999 sqft	368	-9.8% 🖡	\$132.83M	-10.9% 🖡	\$350,000	\$-5,000 ₽	\$209	\$-1 •	41	13 🛊	-1.8%	-0.0% 🖡
2000-2499 sqft	205	-3.8% 🖡	\$96.96M	-4.7%	\$436,900	\$-17,100 •	\$213	\$-3 •	37	-2 ↓	-2.3%	-0.5% 🖡
2500-2999 sqft	103	0.0%	\$65.41M	3.0% 🕯	\$635,000	\$45,154 🛊	\$234	\$7 🛊	42	13 🛊	-2.7%	-0.6% 🖡
3000-3999 sqft	58	-7.9% 🖡	\$54.66M	-3.3%	\$848,000	\$27,000 🕯	\$280	\$11 🛊	35	8 🛊	-2.8%	-0.3% 🖡
4000-4999 sqft	9	0.0%	\$10.19M	-17.3% 🖡	\$951,350	\$-263,650 \$	\$256	\$-49 •	33	-7 🖡	-3.3%	2.2% 🕯
5000+ sqft	1[	-80.0% -	\$1.96M	-84.2%	\$1,957,000	\$-343,000 \$	\$333	\$-120 •	0	-20 🖡	-2.2%	2.8% t

Region	# of Sales 🔻	% ∆	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over		Δ
Northwest	165	-1.2% 🖡	\$93.42M	5.8% 🛊	\$475,000	\$15,000 🕯	\$250	\$1 :	38	7 🛊	-2.5%	-0	0.6% 🖡
Central	147	-0.7% 🖡	\$50.26M	1.3% 🛊	\$307,500	\$-7,500 •	\$230	\$-6↓	20	6 <b>t</b>	-2.6%	<b>-</b> C	).4% 🖡
Upper Southeast	106	-14.5% 🖡	\$43.45M	-17.7% •	\$380,000	\$-19,500 •	\$206	\$-3 •	55	18 🛊	-0.6%	0	.4% 🛊
East	104	-16.8% 🖡	\$32.31M	-21.0% •	\$295,000	\$-15,000 •	\$201	\$-11 •	27	-3 🖡	-2.4%		1.1% 🖡
Southwest	78	-9.3% 🖡	\$24.18M	-5.7% 🖡	\$315,000	\$17,100 🛊	\$189	\$-7 •	46	6 <b>t</b>	-1.4%	• 0	.3% 🛊
North	77	-8.3% 🖡	\$47.75M	-21.3% •	\$608,000	\$48,000 🛊	\$273	\$-23 •	44	18 🛊	-3.2%	- C	0.0% 🖡
West	62	-17.3% 🖡	\$23.87M	-32.6% 🖡	\$350,000	\$-40,000 •	\$215	\$-25 •	48	29 🛊	-2.9%	-1	1.2% 🖡
Extended West	55	-14.1% 🖡	\$20M	-15.8% •	\$359,990	\$-12,110 •	\$204	\$7 :	45	-5 🖡	-0.8%	0	.9% 🛊
Southeast	55	61.8% 🛊	\$21.56M	57.1% 🛊	\$360,640	\$-9,360 •	\$192	\$-6 •	38	-13 🖡	-1.2%	-0	0.7% 🖡
South	48	-22.6% 🖡	\$13.72M	-21.3% •	\$289,900	\$21,900 🛊	\$204	\$-3 •	24	4 🛊	-0.4%	2	2.1% 🛊
Upper Northwest	45	7.1% 🛊	\$23.75M	6.4% 🕯	\$490,000	\$-20,000 •	\$253	\$17 🛊	54	9 🛊	-2.7%	-(	O.1% <b>!</b>
Northeast	42	2.4% 1	\$25.1M	3.3% 🛊	\$554,270	\$79,270 🛊	\$250	\$1 🛊	43	9 🛊	-3.3%	-(	O.1% <b>!</b>
Cochise	28	-24.3% 🖡	\$8.25M	-16.5% 🖡	\$265,000	\$20,000 🛊	\$178	\$16 🛊	39	5 🛊	-2.2%	2	2.1% 🛊
SCC-Rio Rico East	22	0.0%	\$6.09M	0.6% 🛊	\$262,000	\$-8,000 \$	\$181	\$5 🛊	25	10 🛊	-1.4%	-0	D.7% <b>‡</b>
Benson/St. David	15	-37.5% 🖡	\$3.71M	-39.2% 🖡	\$234,123	\$4,123 🛊	\$175	\$17 🛊	38	-10 🖡	-3.4%	<b>O</b>	.3% 🛊
Extended Northwest	13	8.3% 🛊	\$3.83M	8.2% 🛊	\$279,990	\$-17,010 •	\$195	\$-O <b>!</b>	95	70 🛊	-0.6%	-(	O.1% <b>!</b>
Graham	10	-16.7% 🖡	\$2.62M	-28.7% •	\$290,000	\$15,100 🛊	\$174	\$12 🛊	14	0	-2.2%	-0	0.3% 🖡
Pinal	9	-30.8% 🖡	\$2.44M	-33.1% 🖡	\$230,000	\$50,000 🛊	\$175	\$-11 •	53	30 🛊	-1.4%	C	0.1% 🛊
SCC-Tubac East	6 <b> </b>	500.0% 1	\$2.98M	577.4% 🛊	\$463,550	\$23,550 🛊	\$223	\$-31 •	31	31 🛊	-7.9%	-7	7.9% 🖡
SCC-Nogales East	4	33.3% 1	\$907.18K	62.9% 🛊	\$260,000	\$55,000 🛊	\$153	\$24 1	12	-23 🖡	-4.1%	5	.0% 🛊
SCC-Rio Rico West	3	-62.5% 🖡	\$932.63K	-66.4% 🖡	\$305,000	\$0	\$157	\$-31 •	33	-6 ₽	-3.7%	-3	3.0% 🖡
SCC-Elgin	2	0.0%	\$1.14M	26.2% 🛊	\$558,000	\$308,000 🛊	\$297	\$64 1	70	69 🛊	-6.5%	9	.5% 🛊
Extended Northeast	2	-33.3% 🖡	\$1.32M	28.5% 🛊	\$570,000	\$185,889 🛊	\$483	\$73 🛊	137	132 🛊	-5.4%	-1	1.4% ↓
Navajo	2	-50.0% •	\$819K	-70.9% 🖡	\$389,000	\$-66,000 \$	\$236	\$-116 •	103	79 🛊	-2.5%	1	.1% 🛊
Maricopa	2	-33.3% 🖡	\$685K	-44.7% 🖡	\$335,000	\$-120,000 \$	\$296	\$50 🛊	0	-36 🖡	-3.3%	-3	3.6% 🖡
Extended Southwest	2	-60.0% •	\$362K	-71.4% •	\$122,000	\$-110,000 \$	\$123	\$-39 •	6	-10 🖡	-2.6%	-2	2.8% 🖡
Gila	1	-	\$150K	-	\$150,000	-	\$134	-	90	-	0.0%	I	-
Mexico	1	-	\$180K	-	\$180,000	-	\$121	-	39	-	-20.0%		-
Apache	1	-	\$560K	-	\$560,000	-	\$280	-	129	-	-5.9%		-
Santa Cruz	1	-	\$590K	-	\$590,000	-	\$187	-	68	-	-9.2%		-
Yavapai	1	-	\$140K	-	\$140,000	-	\$167	-	221	-	-3.4%		-
SCC-Sonoita	1	0.0%	\$425K	-32.0% 🖡	\$425,000	\$-200,000 \$	\$223	\$36 🛊	92	-139 🖡	-5.5%	-5	5.5% ‡
SCC-Tubac West	1	-	\$300K	-	\$300,000	-	\$210	-	101	-	-20.0%		-

All data from MLSSAZ,.. Updated as of: Sep 5, 2025