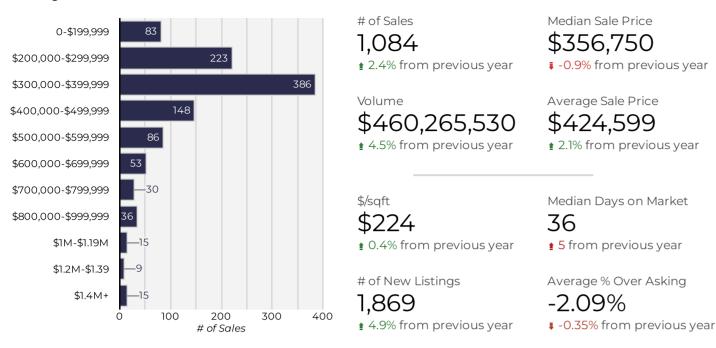
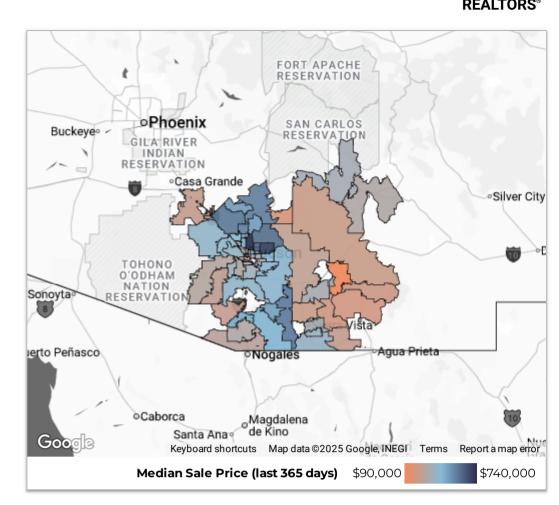
Tucson Association of Realtors: Market Activity & Pricing

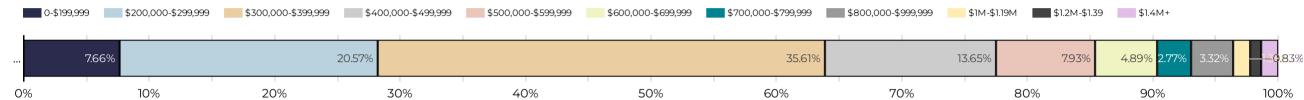
All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Oct 6, 2025

This report provides a snapshot of the market as take

September 2025

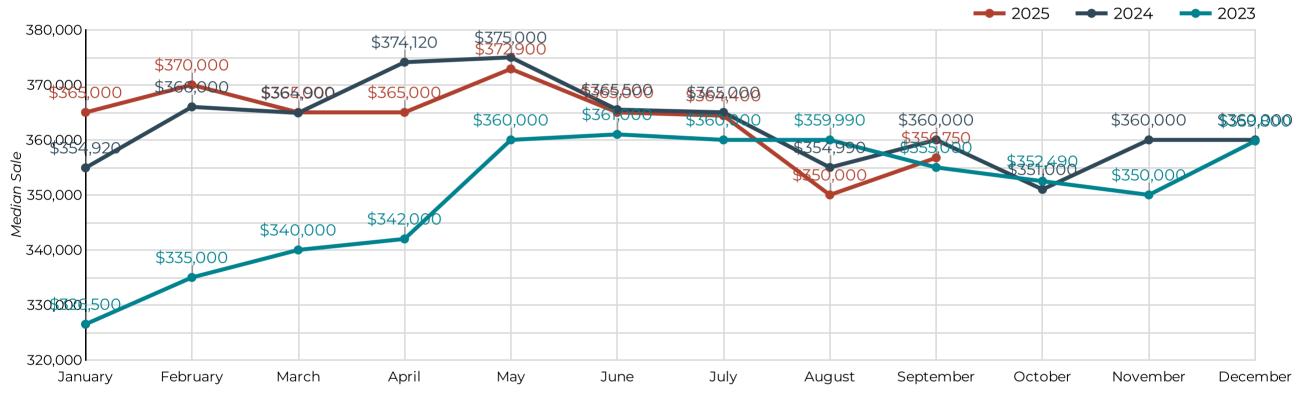


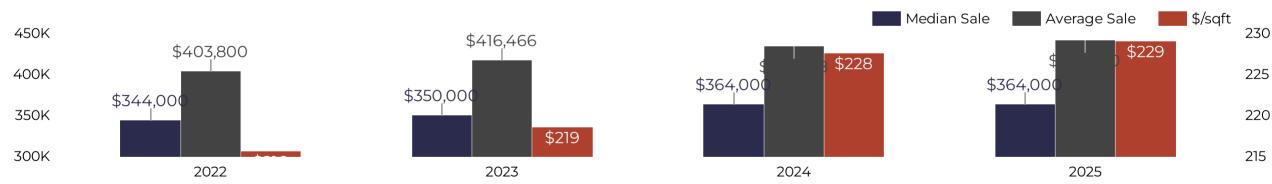




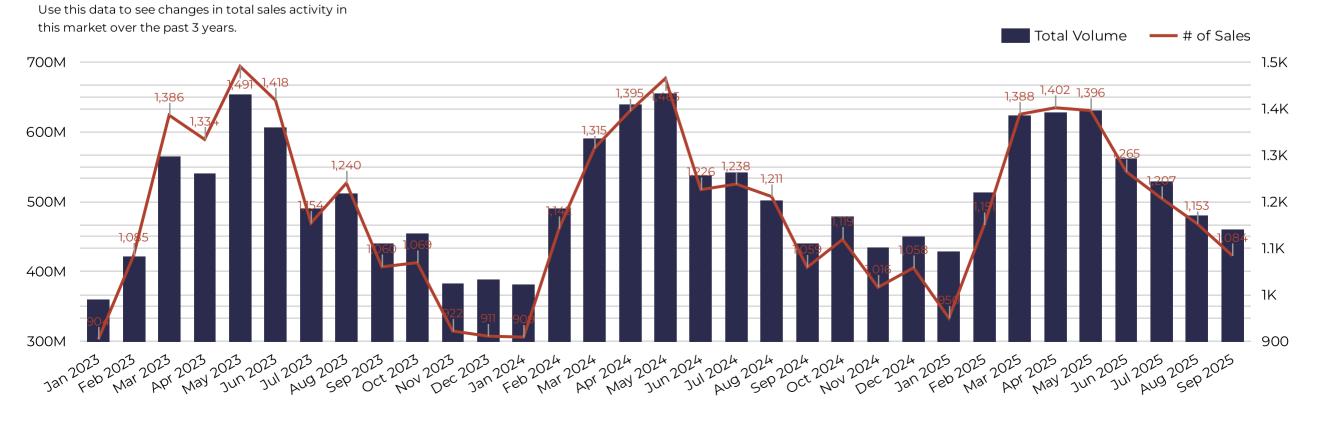
Market Pricing

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





Market Activity

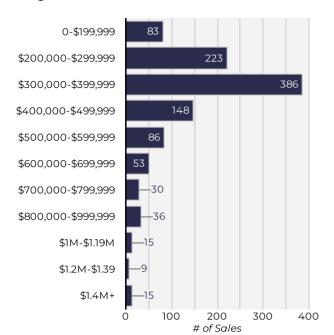


Tucson Association of Realtors: Buyer Demand

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

This report provides a snapshot of the market as taken on: Oct 6, 2025

September 2025



of Sales Median Sale Price \$356,750 1.084 **■** -0.9% from previous year

Volume \$460,265,530

★ 4.5% from previous year

\$424,599

Average Sale Price

\$/sqft \$224

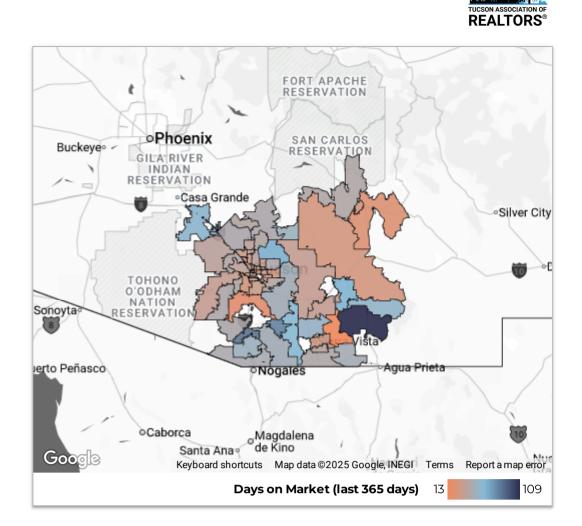
of New Listings 1,869

Median Days on Market 36

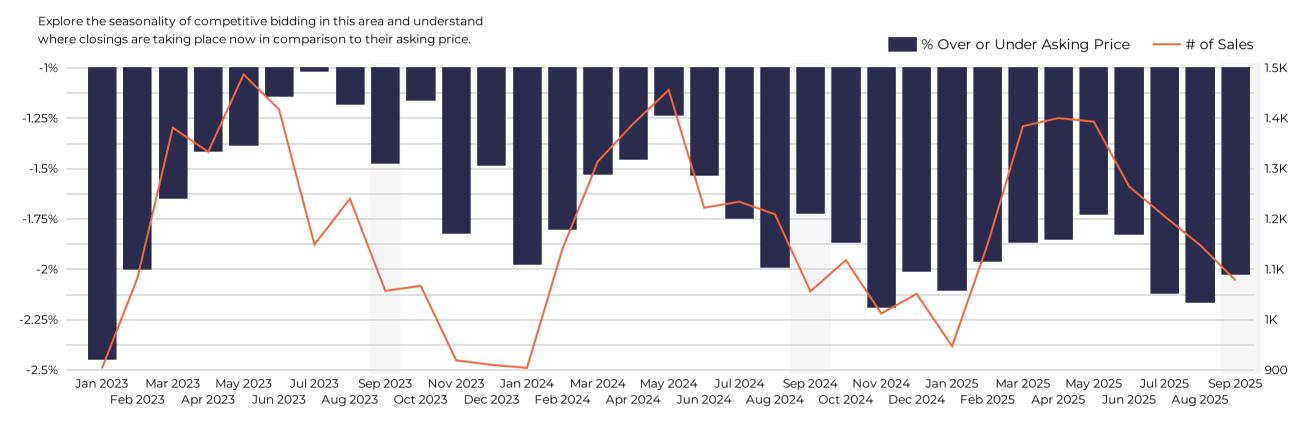
Average % Over Asking -2.09%

№ 5 from previous year

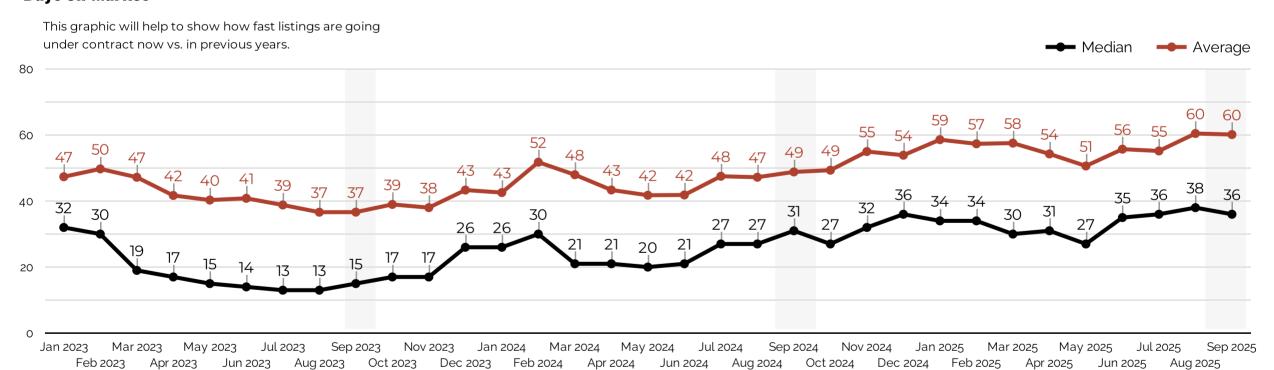
■ -0.35% from previous year



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	83	-3.5% 🖡	37	18 🛊	-5.27%	-0.82% 🖡
\$200,000-\$299,999	223	1.8% 🛊	24	-3 ₽	-1.86%	-0.35% 🖡
\$300,000-\$399,999	386	12.9% 🛊	37	5 🛊	-1.46%	-0.19% 🖡
\$400,000-\$499,999	148	-18.2% 🖡	51	11 ±	-2.14%	-0.38% 🖡
\$500,000-\$599,999	86	-1.1% 🖡	35	10 🛊	-1.97%	-0.52% 🖡
\$600,000-\$699,999	53	-5.4% 🖡	33	-7 🖡	-2.22%	-1.03% 🖡
\$700,000-\$799,999	30	3.4% 1	43	17 🛊	-1.45%	-0.26% 🖡
\$800,000-\$999,999	36	2.9% 1	41	10 🛊	-2.38%	0.21% 🛊
\$1M-\$1.19M	15	87.5% 🛊	34	17 🛊	-6.64%	-5.97% 🖡
\$1.2M-\$1.39	9	12.5% 🛊	36	23 🛊	-3.31%	-0.61% 🖡
\$1.4M+	15	87.5% 🛊	19	16 🛊	0.71%	5.69% 🛊

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: Oct 6, 2025

September 2025

of New Listings (Supply) 1,869 ₤ 87 from previous year # of New Pendings (Demand)

₫ 49 from previous year

Months of Supply 4.53 Active Listings 4,911 Pending Listings

585

17.419

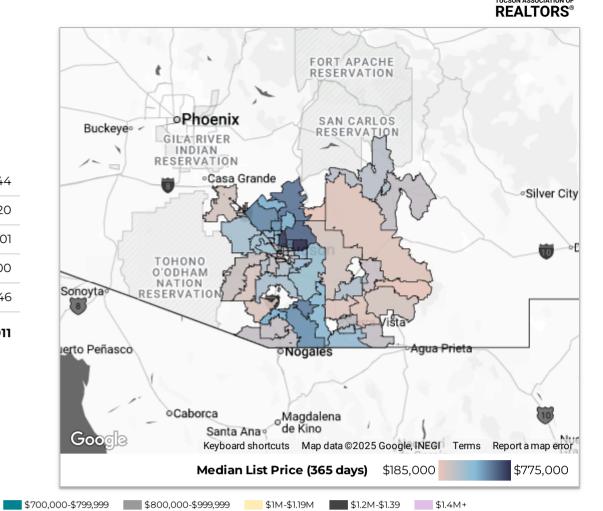
20%

Average Single Family Residence \$607,551 3,944 Townhouse \$362,737 320 Condominium \$256,889 301 Manufactured Home \$245,508 300 Mobile Home \$137,502 46 **Grand total** \$543,587 4,911

40%

29.289

50%



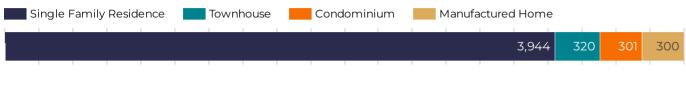
Active Listings

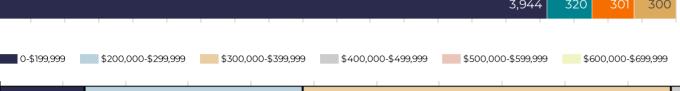
6.74%

10%

0%

1.104

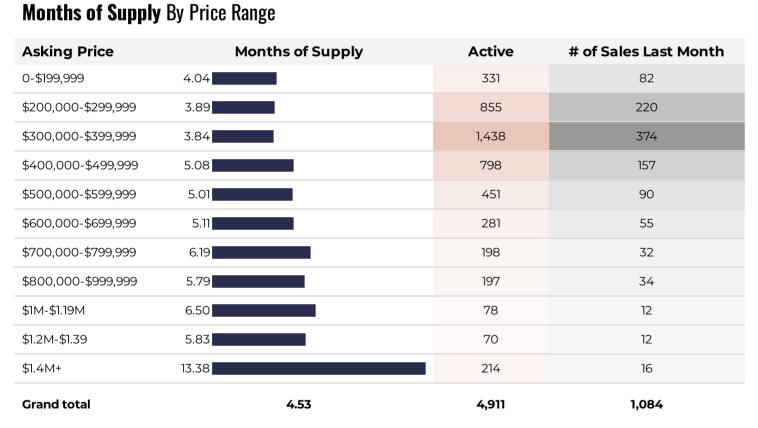


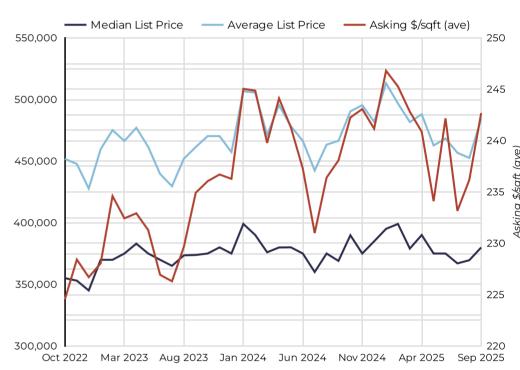


30%



16.25%





5.72%

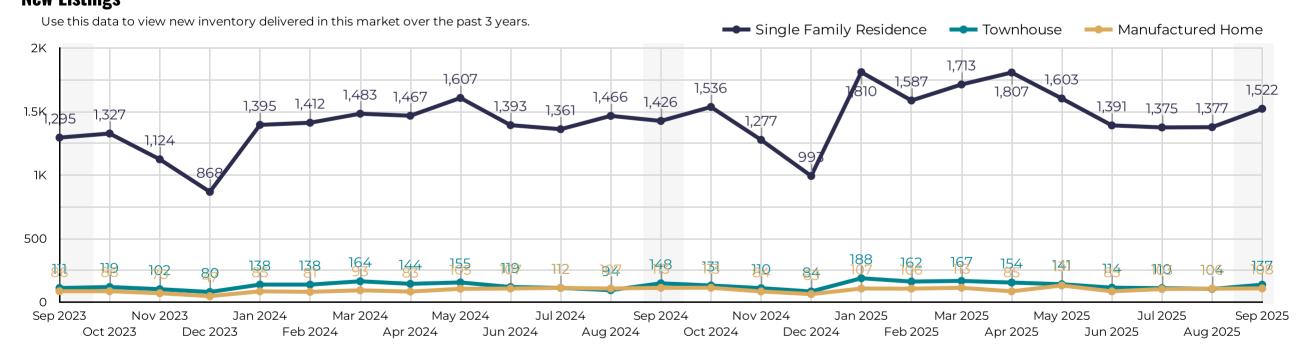
90%

80%

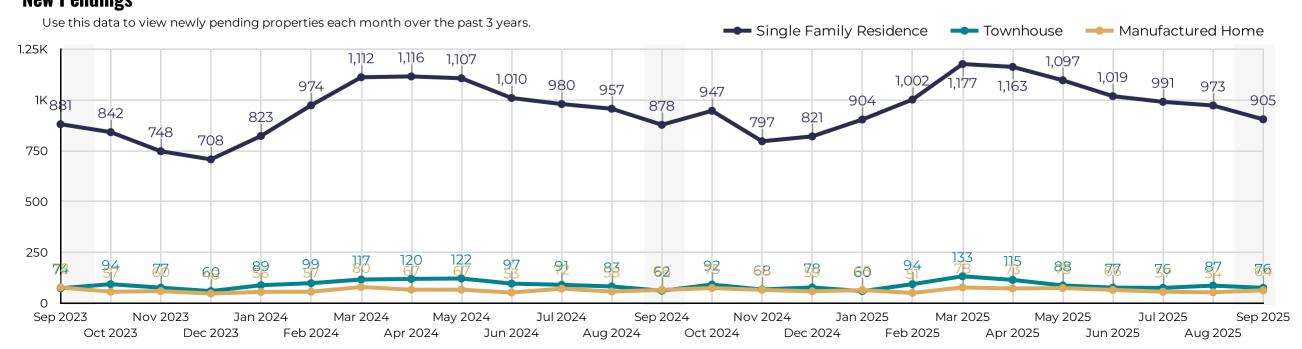
1.4336%

100%

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: Oct 6, 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.

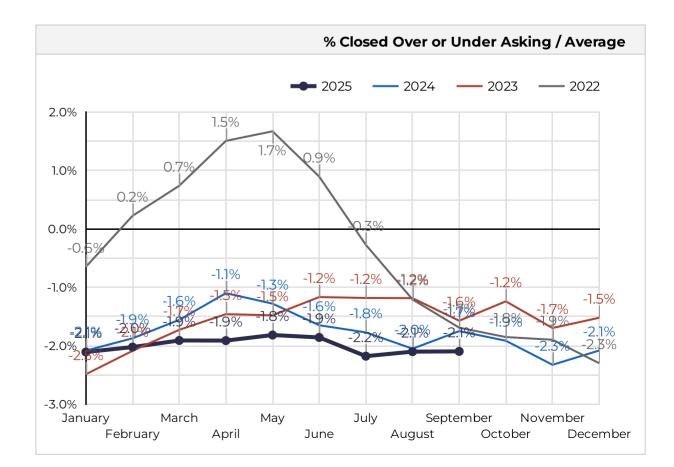
	# of Sales / C									
Month	2022	2023	2024	2025						
January	1,400	904	909	950						
February	1,480	1,085	1,142	1,151						
March	1,879	1,386	1,315	1,388						
April	1,696	1,334	1,395	1,402						
May	1,811	1,491	1,465	1,396						
June	1,575	1,418	1,226	1,265						
July	1,324	1,154	1,238	1,207						
August	1,378	1,240	1,211	1,153						
September	1,304	1,060	1,059	1,084						
October	1,062	1,069	1,119	-						
November	932	922	1,016	-						
December	982	911	1,058	-						

			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	\$364,400
August	\$342,500	\$359,990	\$354,990	\$350,000
September	\$346,000	\$355,000	\$360,000	\$356,750
October	\$338,000	\$352,490	\$351,000	-
November	\$342,500	\$350,000	\$360,000	-
December	\$330,000	\$359,800	\$360,000	-

	Days on Market / Med									
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	36						
October	17	17	27	-						
November	21	17	32	-						
December	29	26	36	-						

		New Listings							
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	2,000					
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	1,711					
September	1,776	1,584	1,782	1,869					
October	1,558	1,616	1,867	-					
November	1,294	1,375	1,576	-					
December	1,044	1,073	1,200	-					

	New Pendings / Cou										
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	1,459							
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	1,222							
July	1,270	1,153	1,222	1,170							
August	1,369	1,182	1,154	1,164							
September	1,169	1,079	1,055	1,104							
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: Oct 6, 2025

Sep 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	884	-1.7% 🖡	\$408.6M	2.2% 1	\$376,000	\$-4,000 •	\$231	\$2 1	37	5 t	-1.8%	-0.2% 🖡
Townhouse	76	40.7% 🕯	\$23.55M	26.4% 1	\$296,000	\$1,000 🛊	\$220	\$-15 🖡	27	4 🛊	-2.6%	-1.1% 🖡
Manufactured Home	63	18.9% 🖠	\$15.07M	23.6% 🛊	\$250,000	\$10,000 \$	\$175	\$26 1	21	2 🛊	-3.4%	-0.8% •
Condominium	47	11.9% 🖠	\$8.81M	3.6% 🛊	\$197,000	\$12,000 ±	\$190	\$-22 •	36	15 t	-3.4%	-0.3% •
Mobile Home	8	0.0%	\$1.21M	14.6% 🛊	\$137,000	\$9,000 🛊	\$133	\$37 🛊	65	43 🛊	-6.3%	-1.0% •

Total SqFt	# of Sales	% ∆	Volume	% ∆	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	73	2.8% 🛊	\$13.27M	-2.2% 🖡	\$197,000	\$12,100 🛊	\$231	\$-10 •	39	24 🛊	-3.5%	-1.0% -
\$1000-1499 sqft	296	5.3% 🛊	\$85.87M	6.5% 🕯	\$290,000	\$-3,500 \$	\$224	\$0 :	27	4 🛊	-1.8%	-0.6% •
\$1500-1999 sqft	337	2.7% 🛊	\$124.03M	1.7% 🛊	\$356,900	\$-600	\$213	\$-2 •	36	3 🛊	-1.6%	0.3% 🛊
2000-2499 sqft	206	-4.2% 🖡	\$100.47M	-0.8% 🖡	\$458,000	\$7,056 🕯	\$220	\$5 🛊	43	2 🛊	-2.1%	-0.5% •
2500-2999 sqft	93	-7.0% 🖡	\$56.13M	-10.5% 🖡	\$559,000	\$-26,000 \$	\$220	\$-11 #	41	3 🛊	-1.9%	O.1% 1
3000-3999 sqft	60	33.3% 🛊	\$59M	45.3% 🕯	\$895,000	\$57,000 🕯	\$294	\$21 🛊	53	34 🛊	-2.7%	-0.4% •
4000-4999 sqft	8	-38.5% 🖡	\$10.61M	-23.6% 🖡	\$1,200,000	\$300,000 🕯	\$307	\$61 🛊	36	5 🛊	-3.8%	-2.3% •
5000+ sqft	5	66.7% 🛊	\$7.87M	38.3% 🛊	\$1,180,000	\$-1,158,000	\$210	\$-117 •	199	159 🛊	-9.5%	0.9% 🕯

Region	# of Sales 🔻	% Δ	Volume	%Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	162	14.9% 🛊	\$84.78M	9.0% 🛊	\$435,000	\$-45,000 ₽	\$251	\$-11 •	37	18 🛊	-2.2%	-0.6% 🖡
Central	126	12.5% 🛊	\$41.98M	7.0% 🛊	\$319,500	\$14,500 🛊	\$228	\$-14 •	27	12 🛊	-2.3%	-0.0% •
Upper Southeast	108	-6.9% 🖡	\$44.67M	-7.7% 🖡	\$383,800	\$-14,200 \$	\$204	\$-2 !	55	15 🛊	-1.2%	0.1% 🛊
North	96	28.0% 🛊	\$66.03M	22.4% 🛊	\$585,000	\$-14,000 \$	\$287	\$-21 •	34	9 🛊	-3.4%	-0.6% 🖡
East	88	-6.4% 🖡	\$32.58M	4.2% 🛊	\$325,000	\$10,100 #	\$209	\$O t	31	7 🛊	-1.5%	-0.2% 🖡
Extended West	69	-2.8% 🖡	\$24.65M	-8.5% 🖡	\$357,900	\$-21,100 •	\$198	\$-6↓	33	-7 🖡	-1.3%	-0.3% 🖡
Southwest	61	-3.2% 🖡	\$19.14M	-8.8% 🖡	\$312,000	\$-14,500 \$	\$191	\$-2 ▮	28	-12 🖡	-0.8%	+0.0%
West	60	0.0%	\$23.59M	-2.3% -	\$365,000	\$-10,000 \$	\$235	\$4 1	48	28 🛊	-1.9%	-0.3% 🖡
South	50	-9.1% 🖡	\$14.09M	-12.1% 🖡	\$280,000	\$-15,000 \$	\$202	\$-1 #	32	-2↓	-2.2%	-1.4% 🖡
Northeast	45	15.4% 🛊	\$22.85M	22.2% 🛊	\$369,000	\$-66,000 \$	\$244	\$13 🛊	20	-14 🖡	-2.6%	-0.7% 🖡
Southeast	41	10.8% 🛊	\$17.51M	23.6% 🛊	\$370,540	\$540 🛊	\$204	\$-5 •	51	11 🛊	-1.3%	-0.3% 🖡
Upper Northwest	38	-9.5% 🖡	\$18.32M	-16.9% 🖡	\$437,500	\$-82,500 \$	\$241	\$-2 	63	29 🛊	-3.4%	-1.0% 🖡
Cochise	32	-13.5% 🖡	\$9.51M	-7.9% 🖡	\$271,000	\$31,000 🛊	\$183	\$18 🛊	51	12 🛊	-2.0%	1.1% 🛊
Benson/St. David	19	5.6% 🛊	\$5.2M	7.1% 🛊	\$269,990	\$35,000 🛊	\$166	\$-O !	8	-38 🖡	-3.3%	0.8% 🛊
SCC-Rio Rico East	17	-26.1% 🖡	\$4.96M	-24.5% 🖡	\$299,900	\$29,900 🛊	\$184	\$16 🛊	60	20 🛊	-1.4%	0.4% 🛊
Graham	12	-36.8% 🖡	\$4.03M	-35.8% 🖡	\$299,000	\$-1,000 \$	\$171	\$-10 •	13	-13 🖡	-2.5%	-1.7% 🖡
Extended Southwest	9	50.0% 🛊	\$2.45M	28.5% 🛊	\$240,000	\$-45,000 \$	\$183	\$20 🛊	47	16 🛊	0.5%	3.9% 🛊
Pinal	8	-46.7% 🖡	\$1.73M	-49.8% 🖡	\$214,623	\$39,623 🛊	\$165	\$2 1	26	-6 ₹	-2.9%	O.1% 🛊
Extended Northwest	7	-30.0% 🖡	\$2M	-34.4% 🖡	\$288,000	\$-15,990 •	\$183	\$3 1	16	-10 🖡	-0.4%	0.5% 🛊
Extended Northeast	6	200.0% 🛊	\$3.55M	492.3% 🛊	\$585,000	\$401,500 🛊	\$421	\$-59 •	74	68 🛊	-6.2%	-5.0% 🖡
SCC-Tubac East	5	150.0% 🛊	\$2.61M	130.5% 🛊	\$545,000	\$-15,000 ‡	\$250	\$-31 •	224	221 🛊	-3.8%	-0.6% 🖡
SCC-Sonoita	3	50.0% 🛊	\$1.47M	-5.8% 🖡	\$475,000	\$-110,000 \$	\$247	\$-89 •	59	52 🛊	-0.4%	0.4% 🛊
Maricopa	3	-	\$1.61M	-	\$472,300	-	\$316	-	51	-	5.6%	-
SCC-Patagonia	3	-	\$3.91M	-	\$500,000	-	\$250	-	158	-	-4.8%	I -
SCC-Rio Rico West	3	50.0% 🛊	\$1.05M	50.8% 🛊	\$318,000	\$19,000 🛊	\$178	\$-7 •	17	12 🛊	-0.7%	-1.4% 🖡
SCC-Nogales East	2	-33.3% 🖡	\$1.03M	35.4% 🛊	\$230,000	\$-73,000 \$	\$169	\$30 1	10	-163 🖡	-4.6%	-0.5% 🖡
Navajo	2	-60.0% 🖡	\$567K	-76.8% 🖡	\$192,000	\$-293,000 \$	\$241	\$-6 	1	-39 🖡	-1.8%	0.2% 🛊
SCC-Nogales West	2	0.0%	\$644.9K	5.2% 🛊	\$254,900	\$159,900 🛊	\$169	\$50 🛊	3	-1 ‡	1.0%	14.6% 🛊
Santa Cruz	1	-	\$700K	-	\$700,000	-	\$576	-	218	-	-11.9%	-