

MLSSAZ Monthly Market Report

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



May 2026

Quick Stats May 2026

of Sales

1,547

↓ -6.5% from previous month

Median Sale Price

\$357,430

↑ 0.79% from previous month

Average Sale Price

\$445,590

↑ 3.06% from previous month

Median DOM

35

0 from previous month

% Over

-1.71%

↑ 0.27% from previous month

of New Listings

1,953

↓ -10.7% from previous month

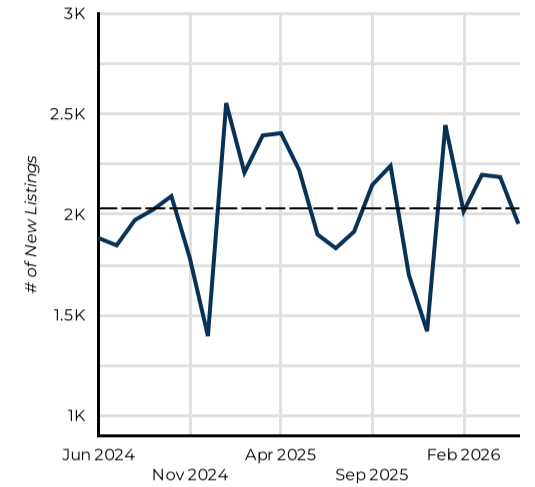
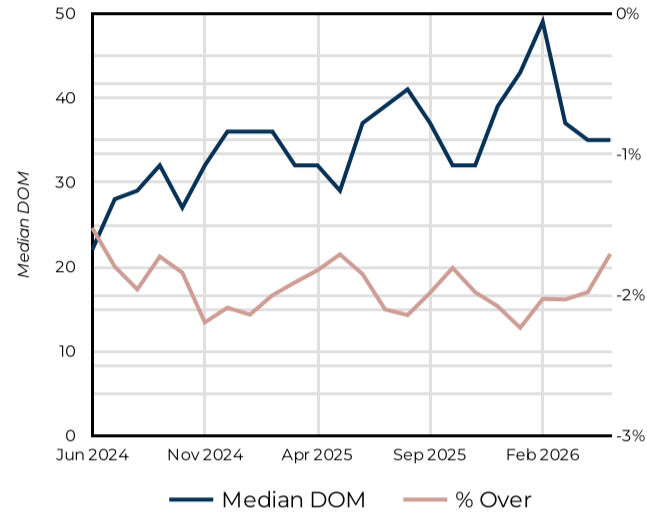
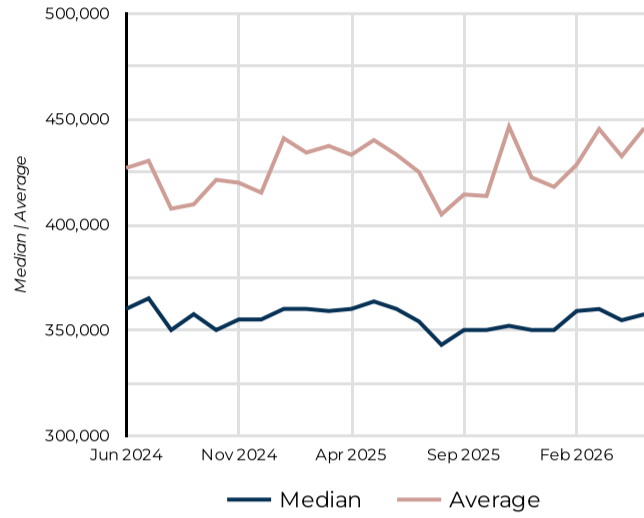
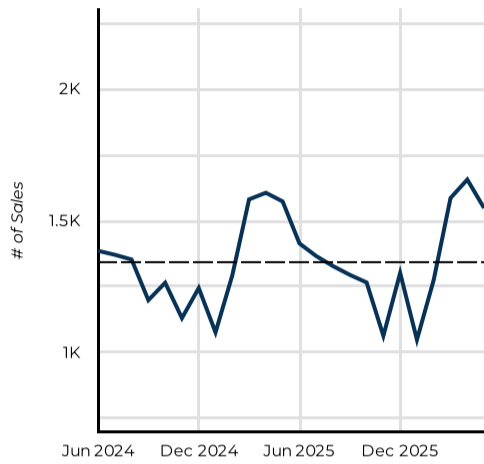


Table of Contents

2. **MLSSAZ- Sales**
3. **MLSSAZ- Buyer Demand**
4. **MLSSAZ- Inventory**
5. **MLSSAZ- Tables**
6. **MLSSAZ- By Property Type/Size Range/Region**
7. **TUCSON ASSOCIATION OF REALTORS- Sales**
8. **TUCSON ASSOCIATION OF REALTORS- Buyer Demand**
9. **TUCSON ASSOCIATION OF REALTORS- Inventory**
10. **TUCSON ASSOCIATION OF REALTORS- Tables**
11. **TUCSON ASSOCIATION OF REALTORS- By Property Type/Size Range/Region**
12. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Sales**
13. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Buyer Demand**
14. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Inventory**
15. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Tables**
16. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- By Property Type/Size Range/Region**

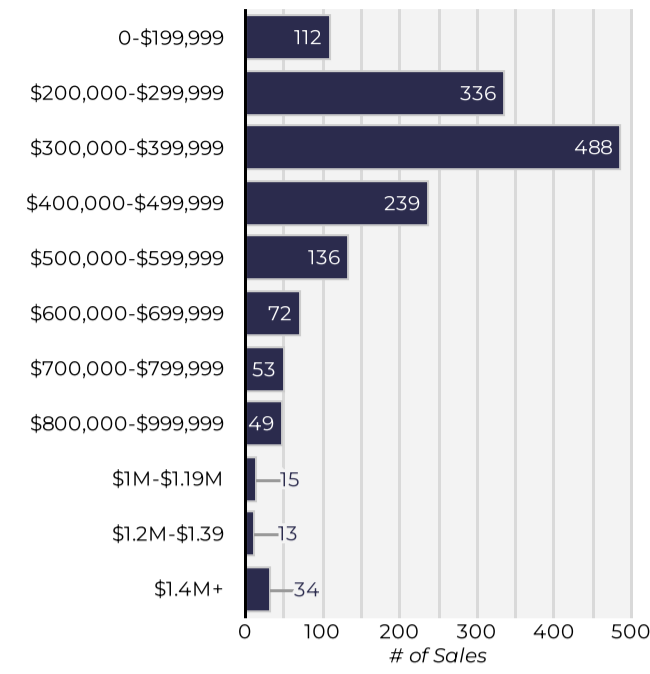
Market Activity - Market Pricing - Buyer Demand - Inventory

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

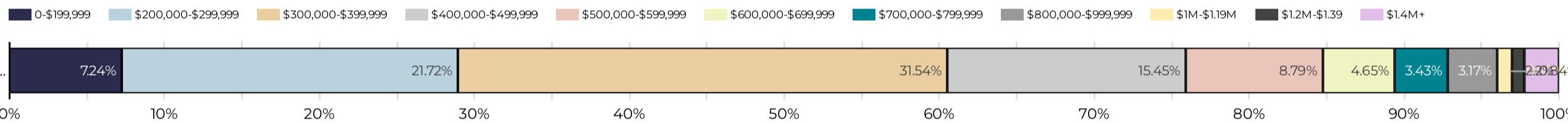
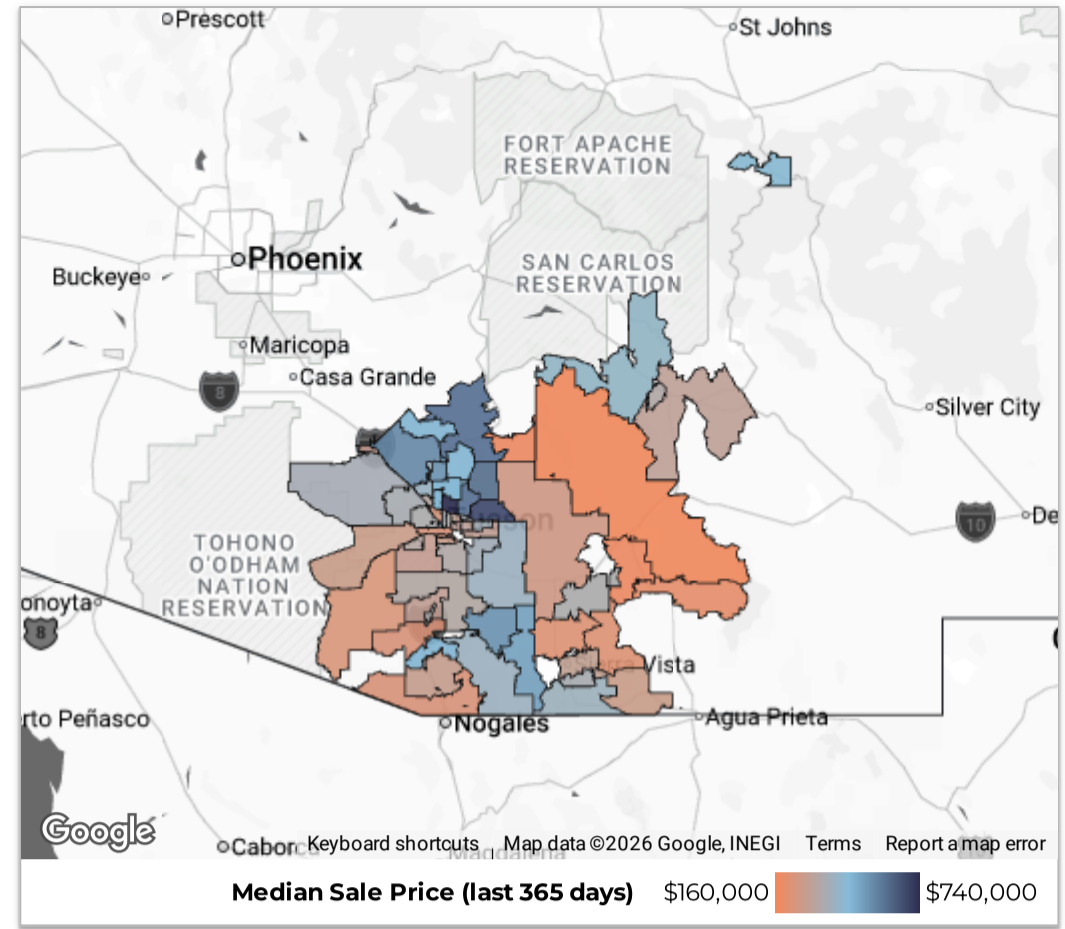
Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Jun 4, 2026

May 2026

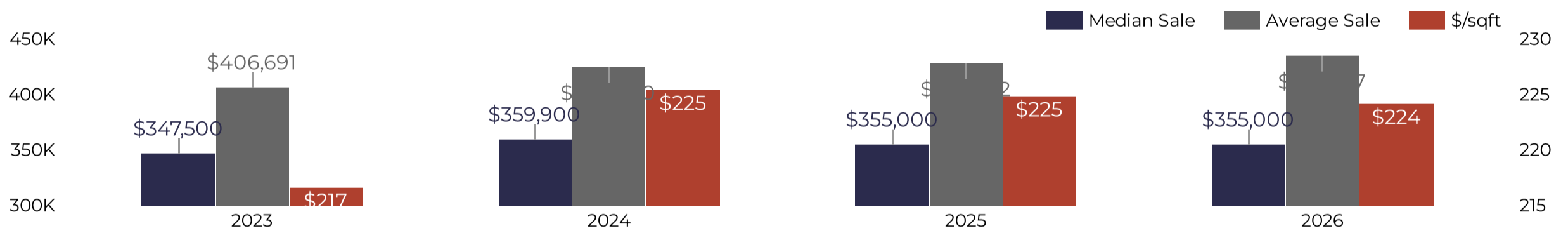
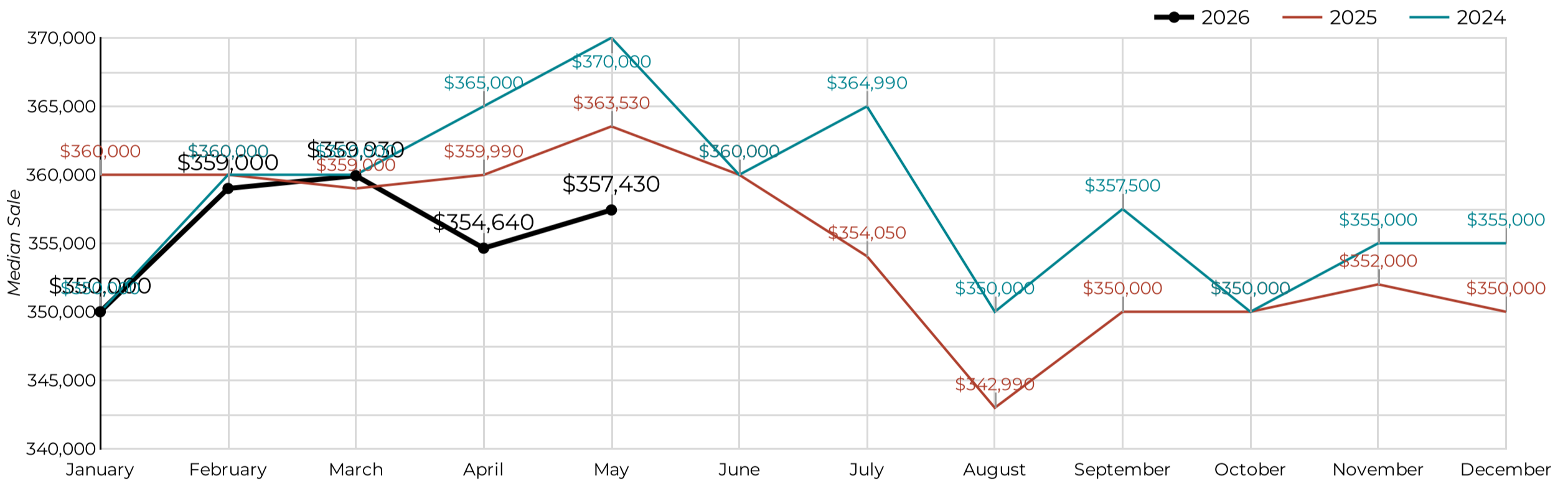


of Sales: **1,547** (-1.6% from previous year)
 Median Sale Price: **\$357,430** (-1.7% from previous year)
 Volume: **\$689,327,509** (-0.3% from previous year)
 Average Sale Price: **\$445,590** (+1.3% from previous year)
 \$/sqft: **\$225** (-1.7% from previous year)
 Median Days on Market: **35** (+6 from previous year)
 # of New Listings: **1,953** (-12.0% from previous year)
 Average % Over Asking: **-1.71%** (+0.00% from previous year)



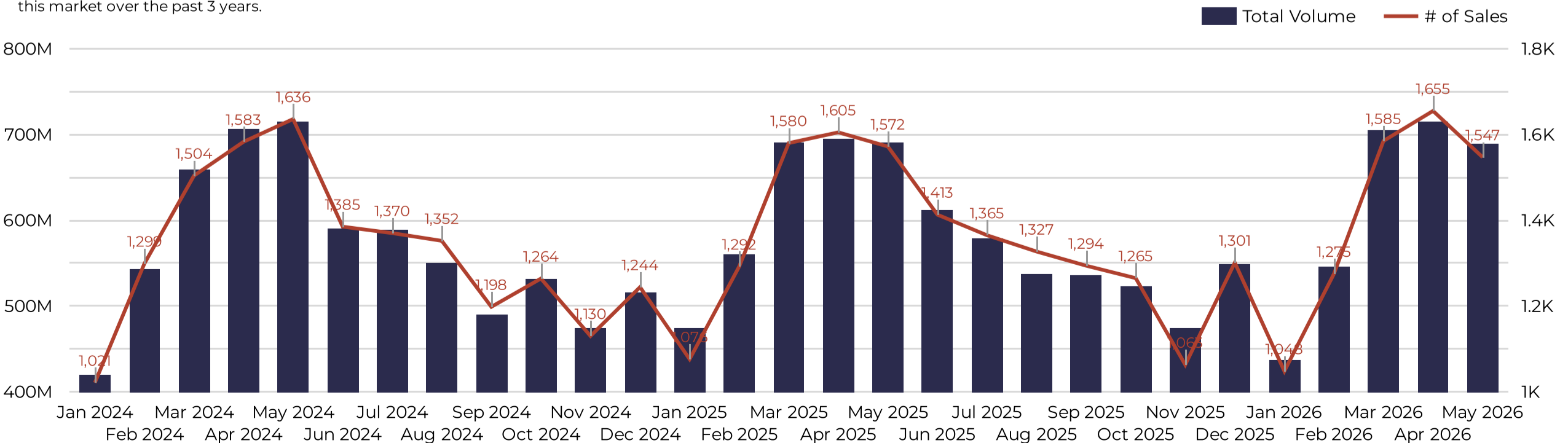
Market Pricing

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



Market Activity

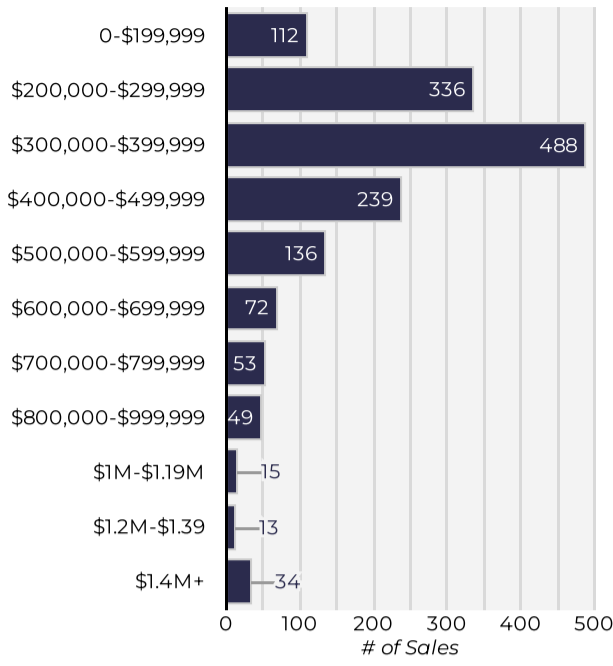
Use this data to see changes in total sales activity in this market over the past 3 years.



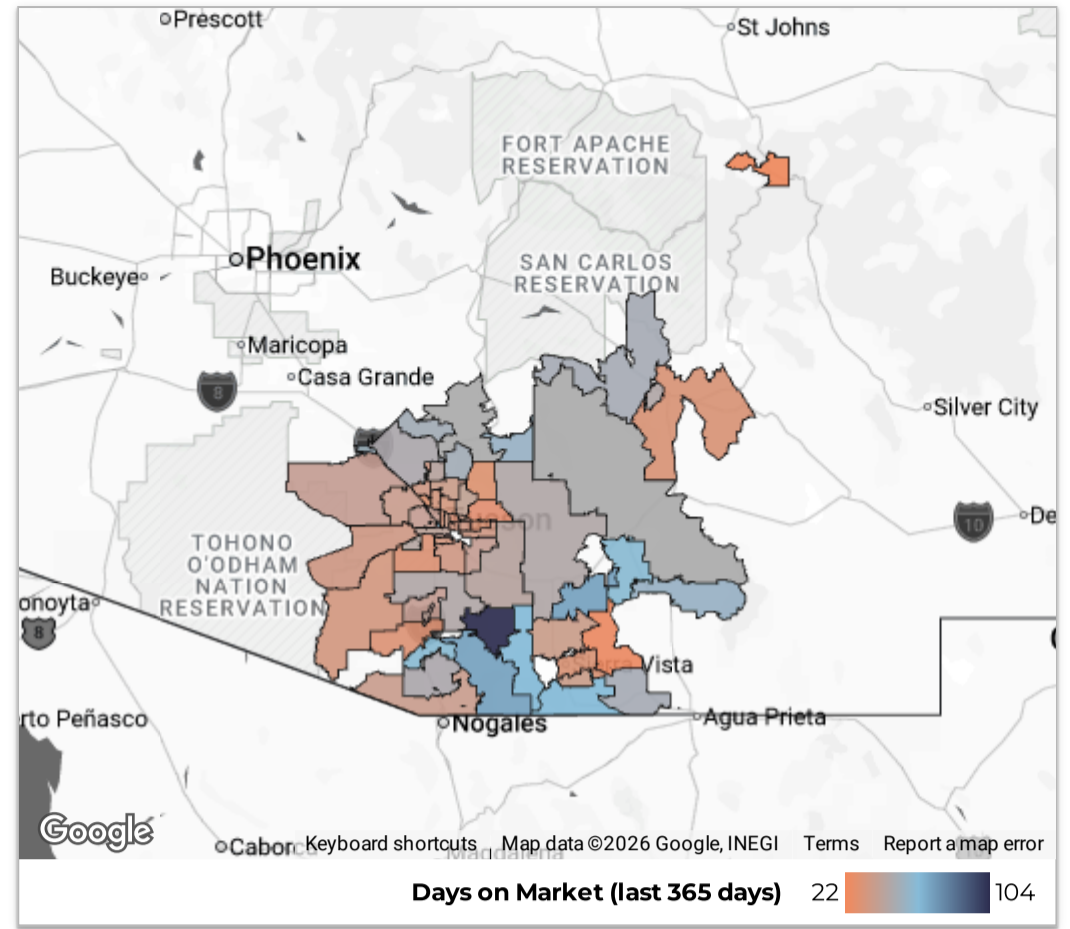
Southern AZ Housing Market: Buyer Demand

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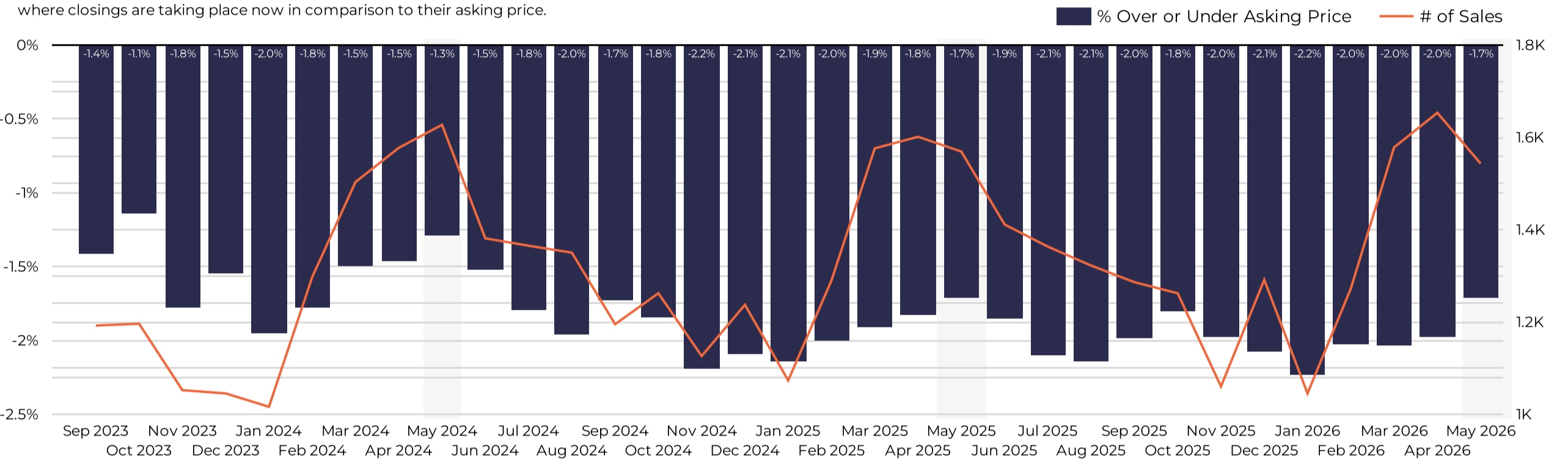


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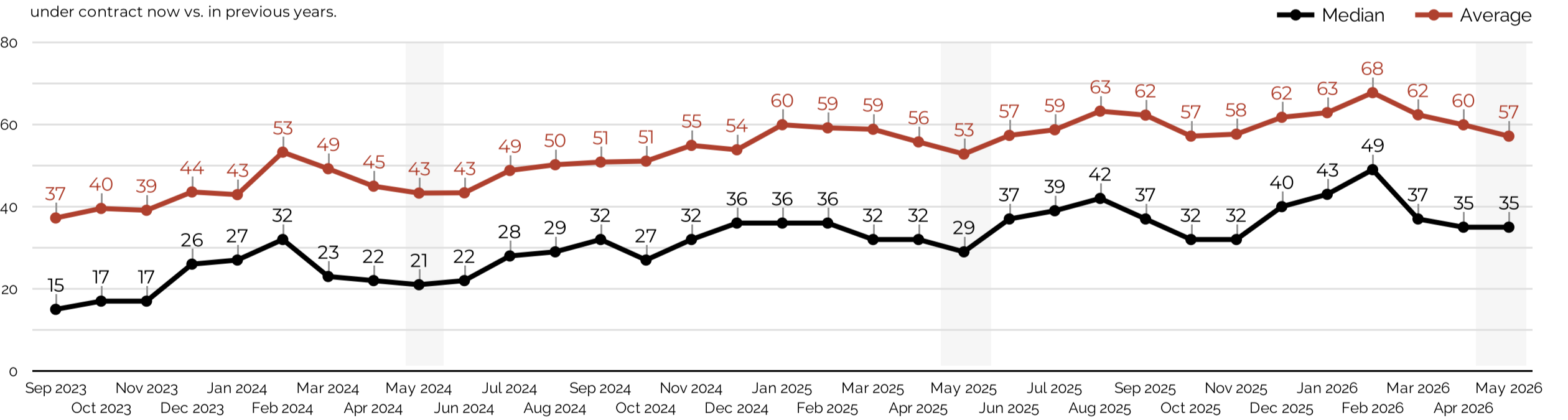
Buyer Demand

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	110	23.6% ↑	46	13 ↑	-4.54%	-0.95% ↓
\$200,000-\$299,999	335	-3.2% ↓	38	12 ↑	-1.35%	0.37% ↑
\$300,000-\$399,999	487	-3.8% ↓	36	2 ↑	-1.29%	0.04% ↑
\$400,000-\$499,999	239	-10.5% ↓	38	10 ↑	-1.24%	0.06% ↑
\$500,000-\$599,999	136	11.5% ↑	26	-1 ↓	-2.10%	-0.51% ↓
\$600,000-\$699,999	72	-2.7% ↓	26	3 ↑	-1.10%	0.53% ↑
\$700,000-\$799,999	53	3.9% ↑	18	4 ↑	-1.44%	0.08% ↑
\$800,000-\$999,999	49	16.7% ↑	20	5 ↑	-0.66%	1.14% ↑
\$1M-\$1.19M	15	-37.5% ↓	55	33 ↑	-5.58%	-1.07% ↓
\$1.2M-\$1.39	13	-27.8% ↓	25	-5 ↓	-4.54%	-0.42% ↓
\$1.4M+	34	13.3% ↑	44	22 ↑	-4.23%	-0.95% ↓

Southern AZ Housing Market: Inventory

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May 2026

of New Listings (Supply)
1,953
-267 from previous year

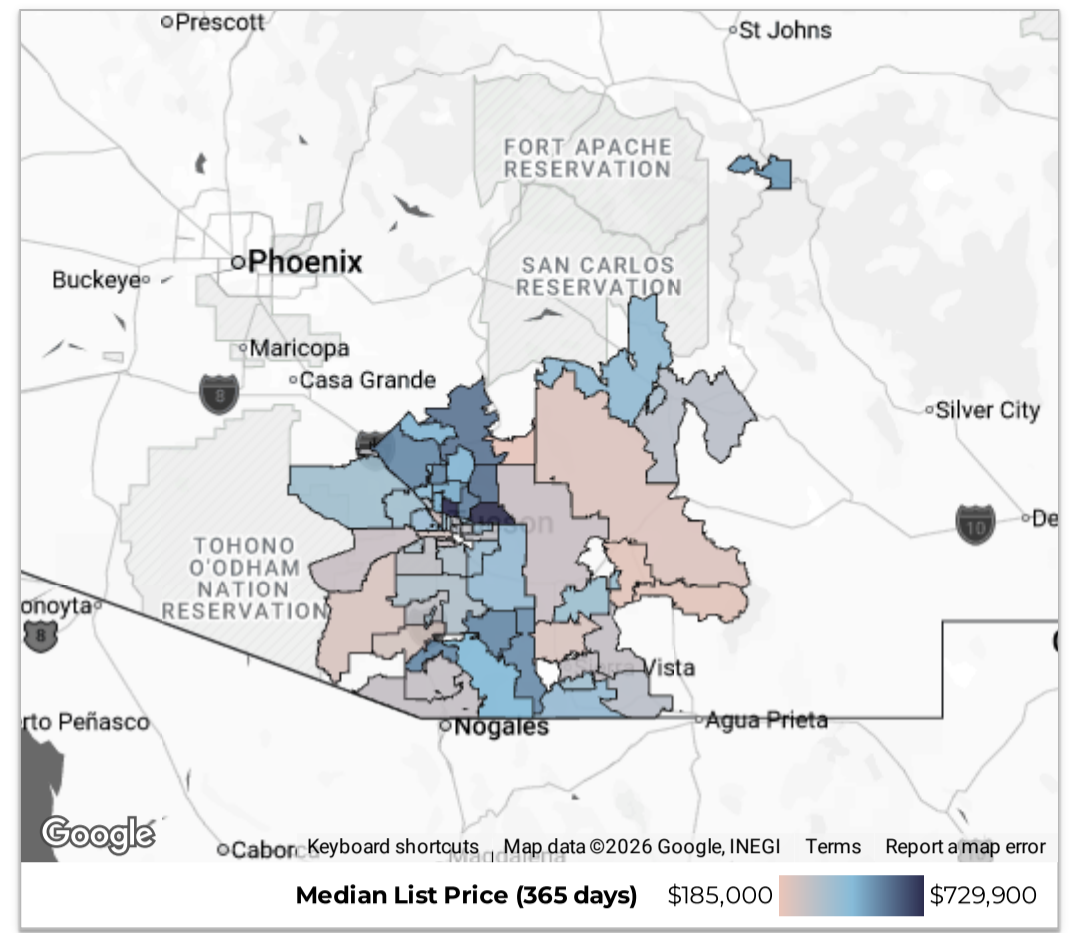
of New Pendings (Demand)
1,488
-8 from previous year

Months of Supply
3.38

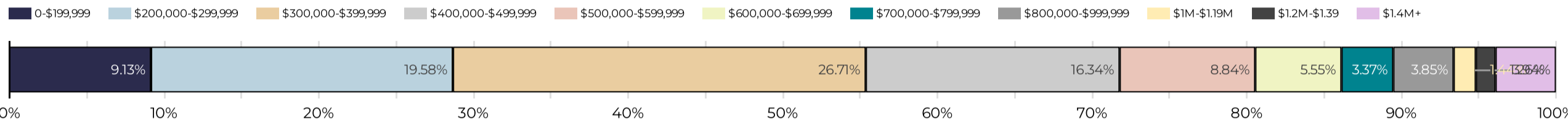
Active Listings
5,226

Pending Listings
772

	Average	#
Single Family Residence	\$597,228	4,057
Townhouse	\$314,716	449
Condominium	\$207,644	352
Manufactured Home	\$261,428	285
Mobile Home	\$124,319	83
Grand total	\$520,891	5,226



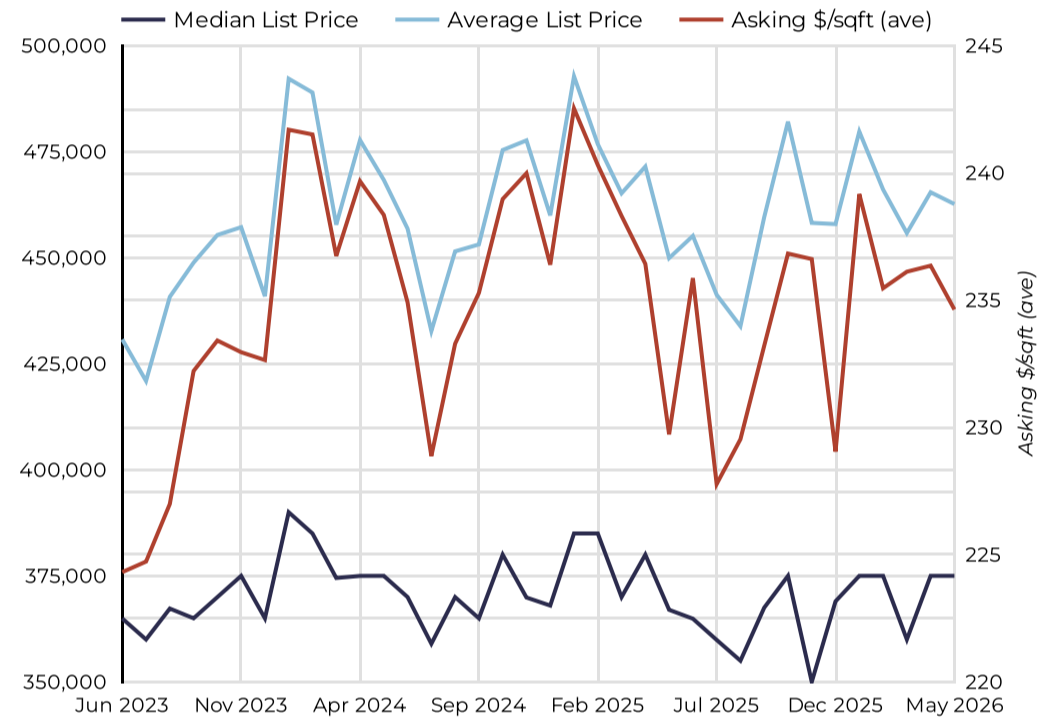
Active Listings



Months of Supply By Price Range

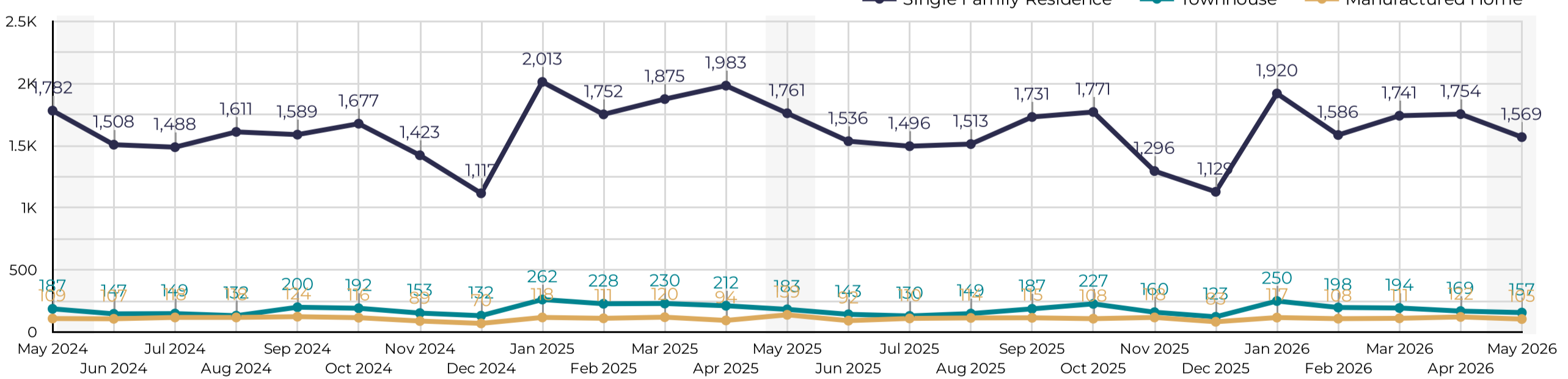
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.15	477	115
\$200,000-\$299,999	3.17	1,023	323
\$300,000-\$399,999	2.88	1,396	485
\$400,000-\$499,999	3.44	854	248
\$500,000-\$599,999	3.47	462	133
\$600,000-\$699,999	3.67	290	79
\$700,000-\$799,999	3.32	176	53
\$800,000-\$999,999	4.47	201	45
\$1M-\$1.19M	5.00	75	15
\$1.2M-\$1.39	4.40	66	15
\$1.4M+	5.72	206	36
Grand total	3.38	5,226	1,547

Asking Prices



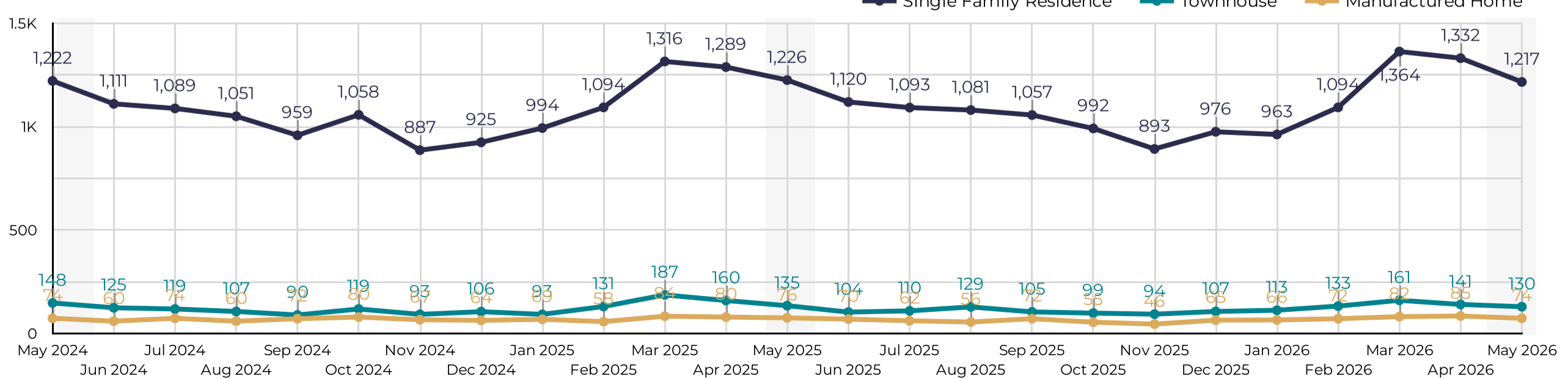
New Listings

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.

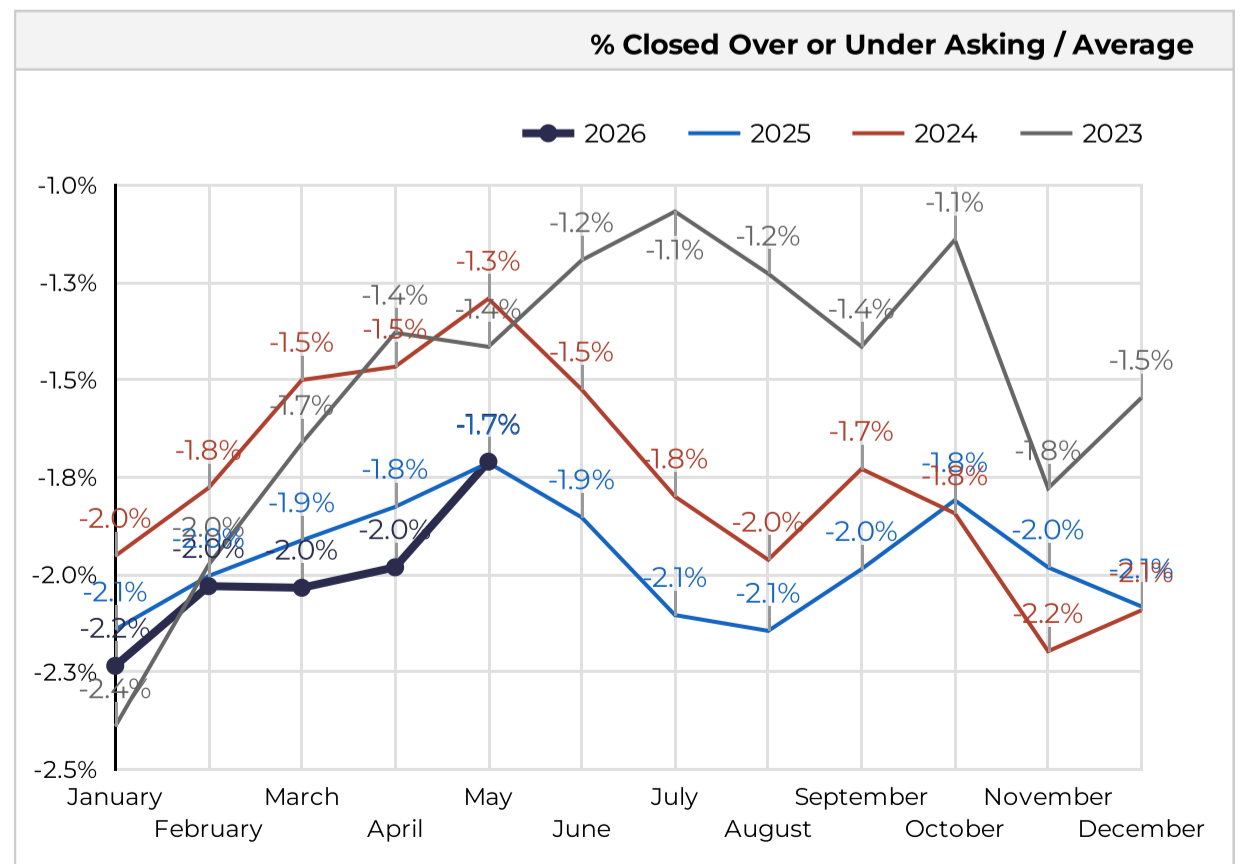
# of Sales / Count				
Month	2023	2024	2025	2026
January	1,029	1,021	1,076	1,048
February	1,208	1,299	1,292	1,275
March	1,581	1,504	1,580	1,585
April	1,557	1,583	1,605	1,655
May	1,673	1,636	1,572	1,547
June	1,618	1,385	1,413	-
July	1,325	1,370	1,365	-
August	1,397	1,352	1,327	-
September	1,195	1,198	1,294	-
October	1,198	1,264	1,265	-
November	1,055	1,130	1,063	-
December	1,046	1,244	1,301	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$325,000	\$350,000	\$360,000	\$350,000
February	\$330,000	\$360,000	\$360,000	\$359,000
March	\$337,990	\$360,000	\$359,000	\$359,930
April	\$340,000	\$365,000	\$359,990	\$354,640
May	\$355,000	\$370,000	\$363,530	\$357,430
June	\$355,500	\$360,000	\$360,000	-
July	\$355,000	\$364,990	\$354,050	-
August	\$353,000	\$350,000	\$342,990	-
September	\$350,000	\$357,500	\$350,000	-
October	\$350,000	\$350,000	\$350,000	-
November	\$340,000	\$355,000	\$352,000	-
December	\$354,900	\$355,000	\$350,000	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	27	36	43
February	31	32	36	49
March	20	23	32	37
April	17	22	32	35
May	15	21	29	35
June	15	22	37	-
July	15	28	39	-
August	14	29	42	-
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	2,444
February	1,608	1,958	2,208	2,015
March	1,853	2,105	2,393	2,197
April	1,643	2,029	2,404	2,186
May	1,822	2,229	2,220	1,953
June	1,649	1,883	1,900	-
July	1,710	1,846	1,832	-
August	1,740	1,972	1,914	-
September	1,787	2,024	2,147	-
October	1,835	2,091	2,242	-
November	1,568	1,786	1,700	-
December	1,266	1,395	1,419	-

New Pending / Count				
Month	2023	2024	2025	2026
January	1,175	1,187	1,214	1,191
February	1,366	1,374	1,355	1,367
March	1,642	1,546	1,669	1,698
April	1,584	1,589	1,597	1,631
May	1,620	1,518	1,496	1,488
June	1,507	1,364	1,360	-
July	1,322	1,373	1,321	-
August	1,334	1,280	1,326	-
September	1,201	1,178	1,307	-
October	1,177	1,312	1,213	-
November	1,073	1,098	1,080	-
December	978	1,147	1,216	-



Southern AZ Housing Market: Comparisons

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May 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	1,264	-0.9%	\$616.74M	0.9%	\$388,000	\$-1,900	\$232	\$-4	34	6	-1.5%	0.1%
Townhouse	128	-20.0%	\$39.68M	-21.8%	\$281,000	\$-9,000	\$221	\$-4	41	13	-2.1%	-0.3%
Manufactured Home	78	8.3%	\$18.02M	4.4%	\$235,000	\$-500	\$155	\$-5	45	17	-3.1%	-1.0%
Condominium	62	21.6%	\$12.52M	24.3%	\$199,900	\$-100	\$210	\$4	49	4	-2.8%	0.5%
Mobile Home	11	0.0%	\$1.63M	6.8%	\$134,000	\$8,500	\$133	\$-4	46	-1	-4.7%	2.1%

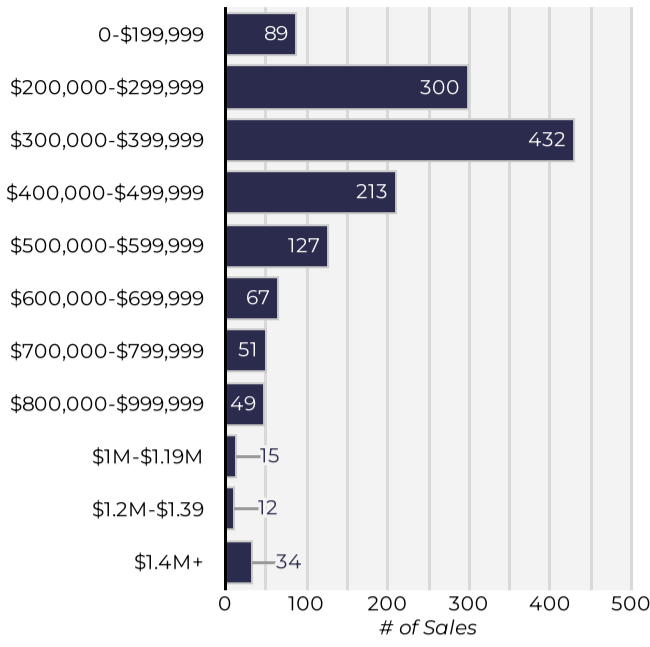
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	99	15.1%	\$18.29M	17.8%	\$185,000	\$17,000	\$224	\$4	37	8	-2.5%	-1.1%
\$1000-1499 sqft	403	-8.8%	\$112.19M	-12.8%	\$279,000	\$-11,000	\$216	\$-11	32	7	-1.4%	0.4%
\$1500-1999 sqft	484	-5.3%	\$180.48M	-6.2%	\$355,000	\$-10,000	\$214	\$-5	36	3	-1.6%	-0.3%
2000-2499 sqft	296	6.5%	\$145.37M	6.0%	\$465,000	\$2,000	\$220	\$-4	34	4	-1.6%	0.4%
2500-2999 sqft	147	6.5%	\$88.67M	0.4%	\$560,000	\$-50,000	\$222	\$-15	35	6	-1.4%	-0.1%
3000-3999 sqft	84	-2.3%	\$86.71M	6.5%	\$860,000	\$10,000	\$306	\$27	48	18	-2.5%	0.4%
4000-4999 sqft	20	11.1%	\$28.06M	13.0%	\$1,350,000	\$3,000	\$321	\$2	55	37	-5.2%	-0.8%
5000+ sqft	10	0.0%	\$28.83M	27.0%	\$3,050,000	\$1,151,000	\$489	\$102	8	-15	-6.1%	-1.1%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	278	4.1%	\$166.33M	6.8%	\$467,500	\$-7,420	\$258	\$-6	31	9	-1.7%	-0.0%
Central	151	-15.6%	\$57.13M	-8.6%	\$310,000	\$0	\$245	\$4	22	4	-1.6%	0.5%
Upper Southeast	128	6.7%	\$54.23M	3.0%	\$380,000	\$-20,000	\$205	\$-6	39	7	-1.5%	-0.4%
North	116	1.8%	\$85.85M	-1.7%	\$597,000	\$-73,000	\$300	\$-13	29	9	-2.8%	-0.3%
East	110	1.9%	\$37.4M	2.6%	\$327,600	\$12,600	\$204	\$-6	29	7	-0.8%	0.3%
West	81	11.0%	\$32.92M	-2.4%	\$369,000	\$14,000	\$230	\$-9	29	3	-0.5%	1.1%
Southwest	75	2.7%	\$21.99M	-2.3%	\$290,000	\$-23,000	\$188	\$-6	62	25	-1.4%	0.2%
Extended West	70	-13.6%	\$25.62M	-17.3%	\$350,000	\$-29,000	\$204	\$-5	44	8	-1.2%	-0.3%
South	65	3.2%	\$18.81M	5.2%	\$275,000	\$-4,000	\$205	\$12	27	-13	-0.2%	0.7%
Northeast	61	-4.7%	\$38.29M	9.2%	\$525,000	\$70,500	\$250	\$10	26	-2	-3.4%	-0.8%
Green Valley North	56	-3.4%	\$20.06M	-2.2%	\$339,990	\$3,990	\$181	\$-3	42	-15	-0.6%	-0.2%
Upper Northwest	55	19.6%	\$30.61M	20.7%	\$515,000	\$20,000	\$255	\$-13	53	26	-2.5%	-0.3%
Southeast	54	25.6%	\$22.08M	19.8%	\$390,000	\$-34,240	\$193	\$-21	35	-3	-1.0%	0.9%
Green Valley Northwest	45	2.3%	\$10.83M	-13.3%	\$239,000	\$-37,000	\$178	\$-17	50	27	-2.2%	0.6%
Cochise	36	9.1%	\$9.29M	-11.3%	\$251,500	\$-21,000	\$159	\$-4	16	-31	-3.8%	-2.2%
Green Valley Northeast	26	-16.1%	\$10.9M	-12.8%	\$360,000	\$-30,000	\$209	\$-9	46	6	-1.9%	-0.3%
Green Valley Southwest	23	-20.7%	\$8.5M	-8.3%	\$385,000	\$77,000	\$211	\$2	31	-26	-4.1%	-2.2%
Benson/St. David	19	-17.4%	\$4.28M	-20.9%	\$230,000	\$-7,000	\$170	\$21	51	19	-3.1%	1.4%
SCC-Rio Rico East	18	-25.0%	\$5.27M	-30.0%	\$262,000	\$-25,000	\$180	\$-1	67	40	-1.3%	0.3%
Extended Northwest	17	30.8%	\$4.82M	29.7%	\$291,740	\$16,750	\$184	\$-13	50	27	-1.3%	-0.8%
SCC-Rio Rico West	10	42.9%	\$3.04M	44.5%	\$279,000	\$-16,000	\$178	\$-16	47	11	-1.4%	-0.4%
Extended Southwest	10	-9.1%	\$2.33M	-9.1%	\$250,000	\$-5,000	\$175	\$19	29	13	-4.4%	-3.2%
Green Valley Southeast	8	-33.3%	\$3.81M	-10.5%	\$275,000	\$-54,500	\$210	\$-5	67	51	-3.5%	-2.7%
Pinal	7	-30.0%	\$2.67M	-18.8%	\$335,000	\$42,000	\$201	\$-1	20	-8	3.7%	5.1%
Maricopa	4	300.0%	\$3.93M	551.0%	\$400,000	\$-203,000	\$289	\$65	13	-51	-10.7%	-11.2%
SCC-Tubac East	4	-42.9%	\$1.03M	-70.8%	\$255,000	\$-235,000	\$207	\$-75	14	-34	-3.8%	-0.3%
SCC-Patagonia	3	200.0%	\$1.02M	78.9%	\$270,000	\$-297,225	\$210	\$18	191	166	-0.3%	0.2%
SCC-Amado	3	200.0%	\$585K	138.8%	\$130,000	\$-115,000	\$132	\$-25	19	18	-3.7%	-7.9%
Graham	2	-86.7%	\$614K	-88.2%	\$269,000	\$-36,000	\$179	\$-16	0	-38	1.9%	1.9%
SCC-Nogales East	2	0.0%	\$600K	18.1%	\$270,000	\$52,000	\$141	\$-31	11	-54	-3.7%	2.4%
SCC-Tubac West	1	0.0%	\$680K	36.0%	\$680,000	\$180,000	\$272	\$-100	114	13	-2.2%	4.4%
Pima Southwest	1	-	\$852.5K	-	\$852,500	-	\$308	-	367	-	-10.2%	-
New Mexico	1	-	\$345K	-	\$345,000	-	\$259	-	6	-	-1.4%	-

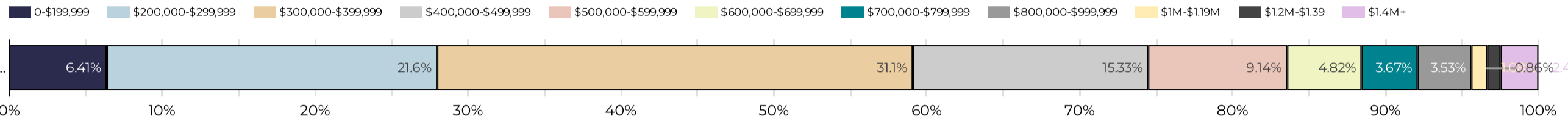
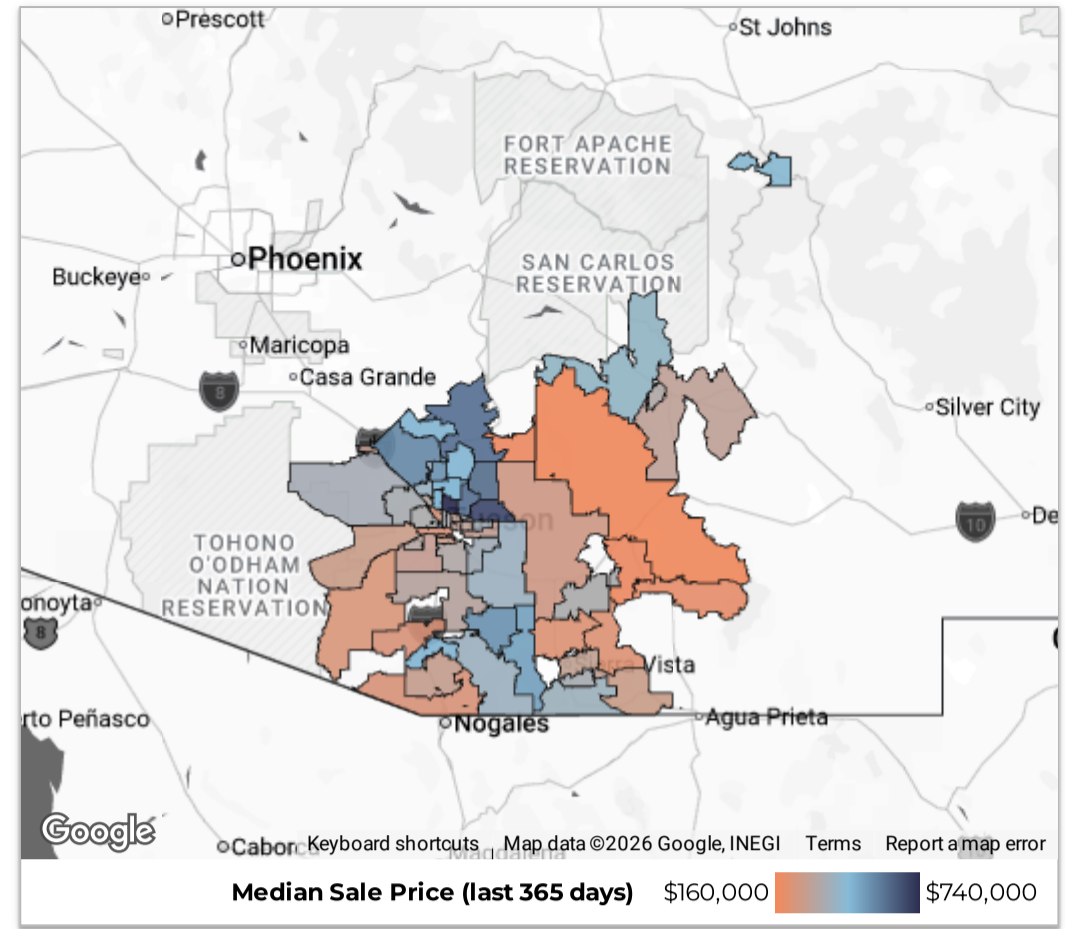
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May 2026

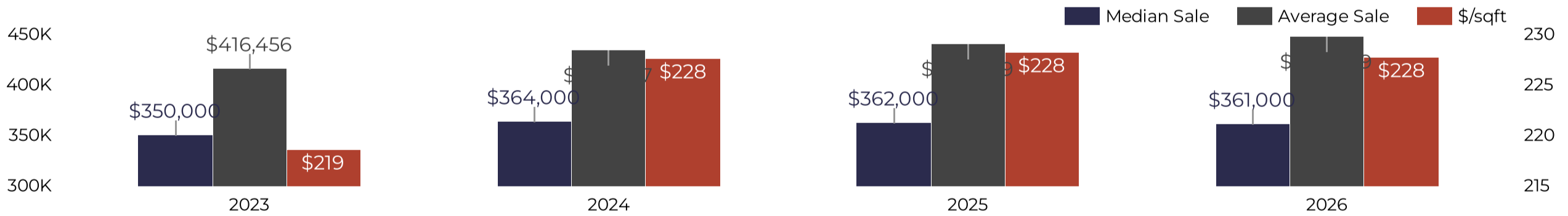
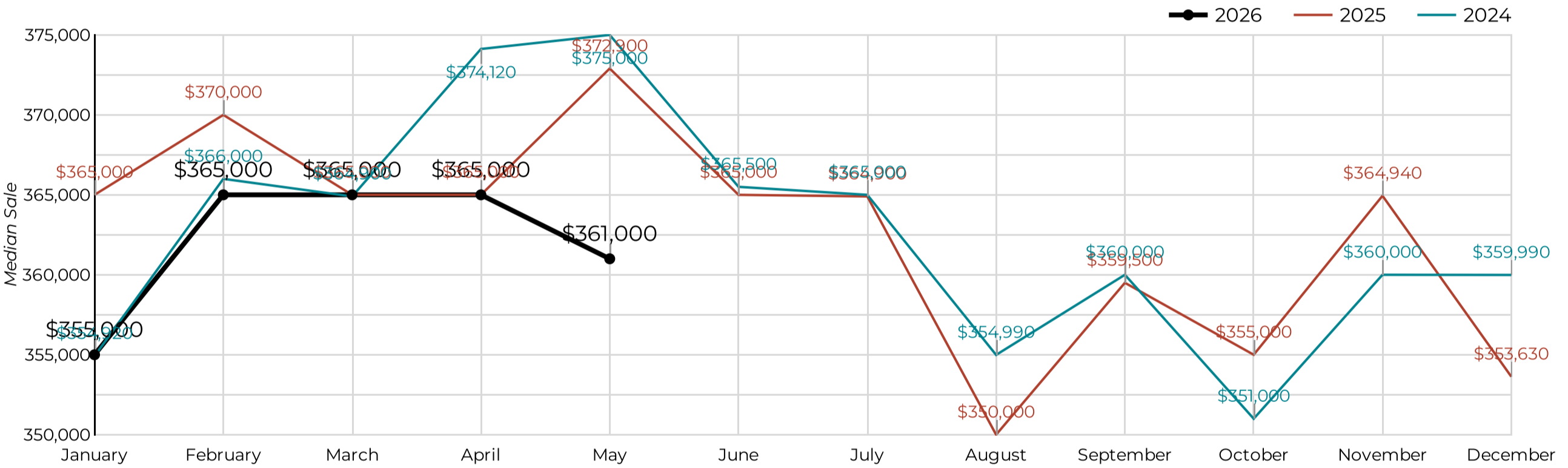


# of Sales 1,389 -0.6% from previous year	Median Sale Price \$361,000 -3.2% from previous year
Volume \$635,219,935 0.4% from previous year	Average Sale Price \$457,322 1.1% from previous year
\$/sqft \$229 -1.6% from previous year	Median Days on Market 34 7 from previous year
# of New Listings 1,747 -12.7% from previous year	Average % Over Asking -1.68% 0.05% from previous year



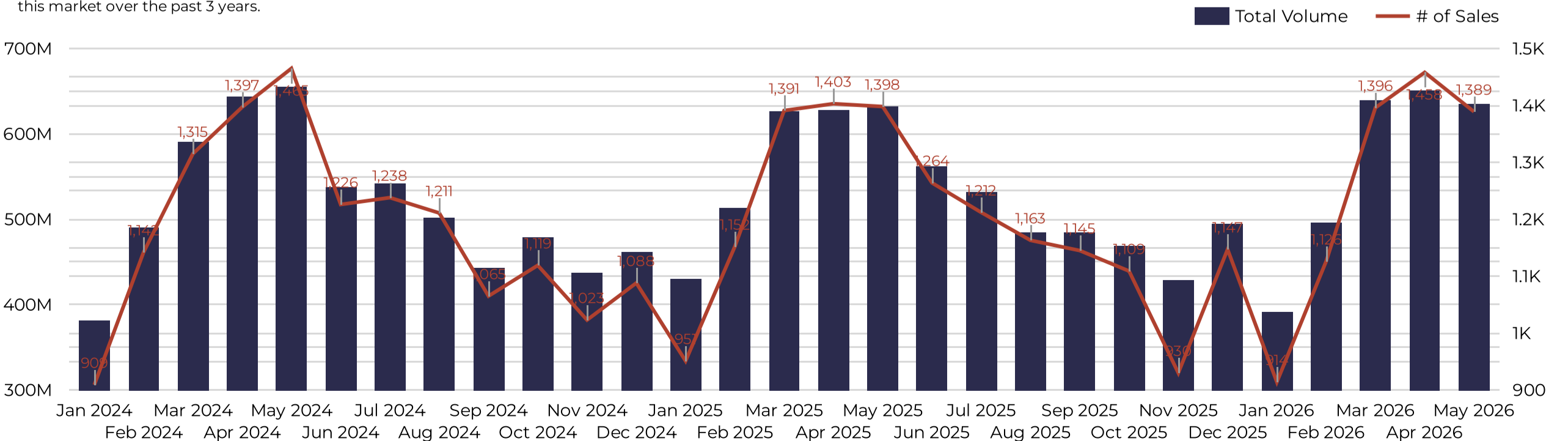
Market Pricing

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



Market Activity

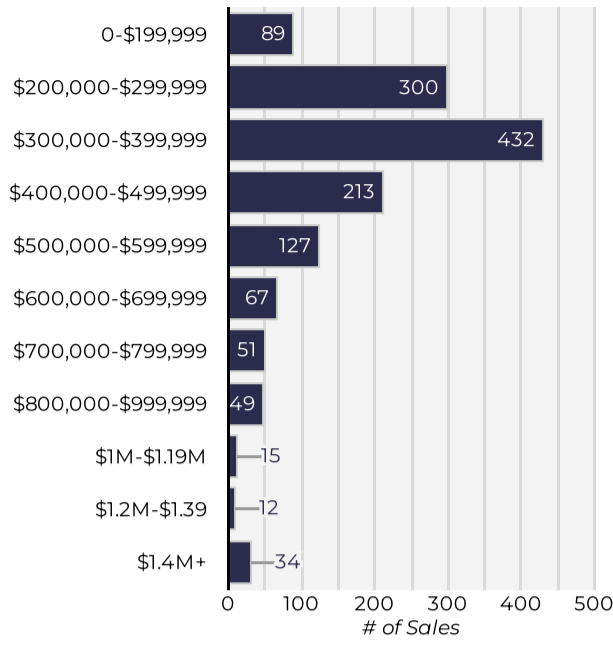
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Jun 4, 2026

May 2026



of Sales: **1,389**
 -0.6% from previous year

Median Sale Price: **\$361,000**
 -3.2% from previous year

Volume: **\$635,219,935**
 0.4% from previous year

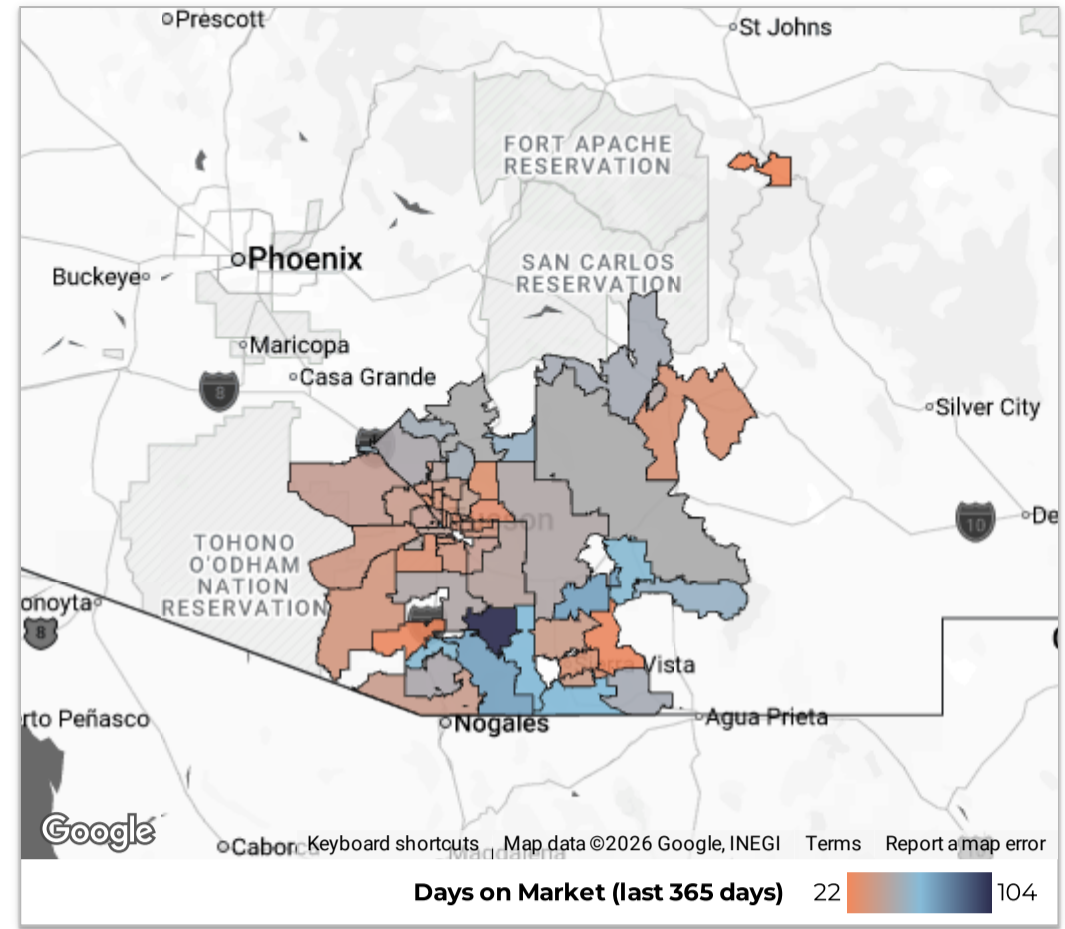
Average Sale Price: **\$457,322**
 1.1% from previous year

\$/sqft: **\$229**
 -1.6% from previous year

Median Days on Market: **34**
 7 from previous year

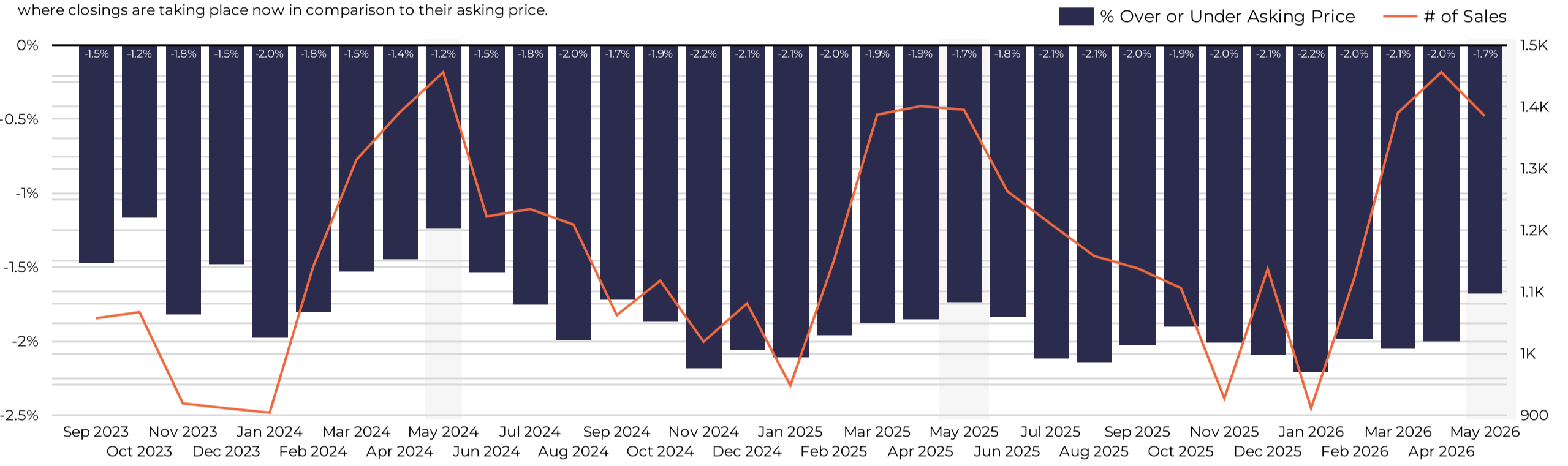
of New Listings: **1,747**
 -12.7% from previous year

Average % Over Asking: **-1.68%**
 0.05% from previous year



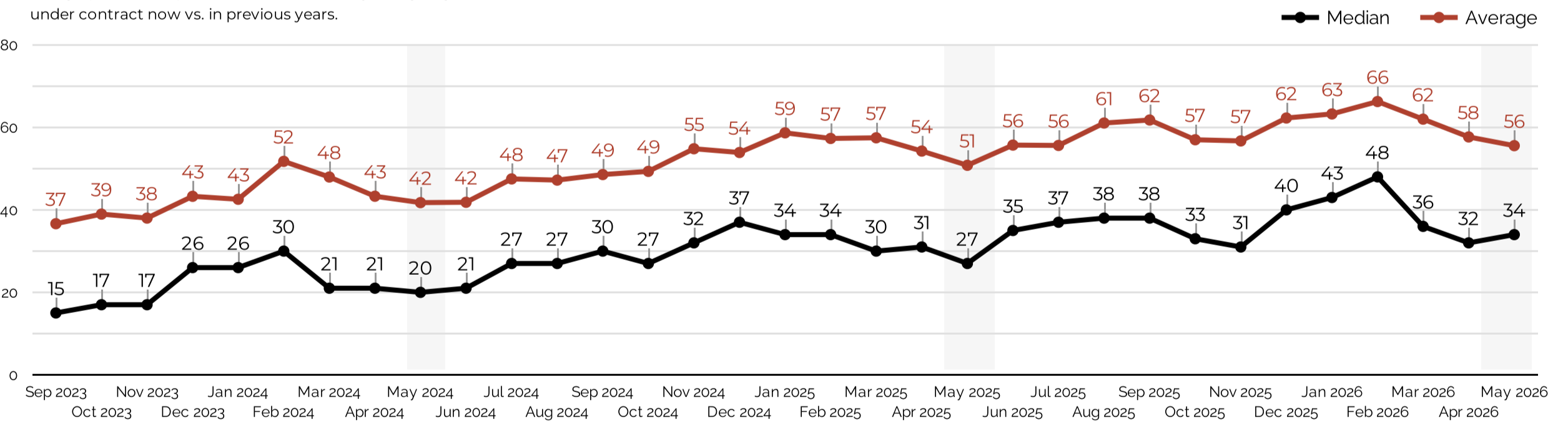
Buyer Demand

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	87	14.5% †	46	10 †	-4.98%	-1.30% †
\$200,000-\$299,999	299	0.3% †	37	12 †	-1.22%	0.47% †
\$300,000-\$399,999	431	-0.2% †	35	4 †	-1.26%	0.10% †
\$400,000-\$499,999	213	-12.0% †	37	9 †	-1.23%	0.11% †
\$500,000-\$599,999	127	15.5% †	26	1 †	-2.12%	-0.55% †
\$600,000-\$699,999	67	-8.2% †	28	2 †	-1.10%	0.55% †
\$700,000-\$799,999	51	2.0% †	16	2 †	-1.49%	0.09% †
\$800,000-\$999,999	49	16.7% †	20	5 †	-0.66%	1.14% †
\$1M-\$1.19M	15	-37.5% †	55	33 †	-5.58%	-1.07% †
\$1.2M-\$1.39	12	-33.3% †	14	-16 †	-4.37%	-0.25% †
\$1.4M+	34	13.3% †	44	22 †	-4.23%	-0.95% †

Tucson Association of Realtors: **Inventory**

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May 2026

of New Listings (Supply)
1,747
-253 from previous year

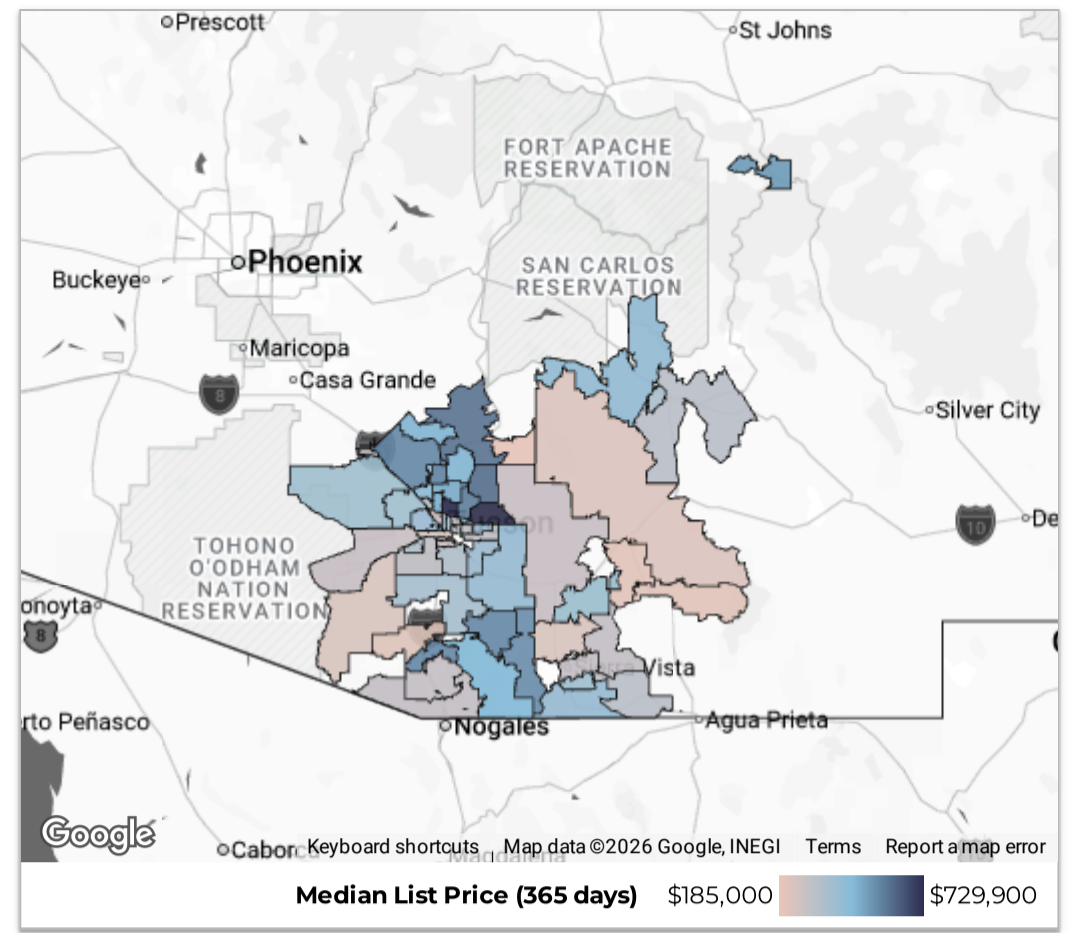
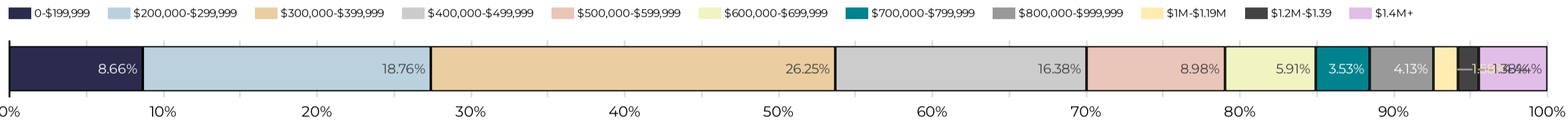
Months of Supply
3.33

	Average	#
Single Family Residence	\$615,761	3,639
Townhouse	\$337,406	320
Condominium	\$218,253	312
Manufactured Home	\$263,609	270
Mobile Home	\$123,808	80
Grand total	\$540,554	4,621

of New Pendings (Demand)
1,315
3 from previous year

Active Listings
4,621
Pending Listings
686

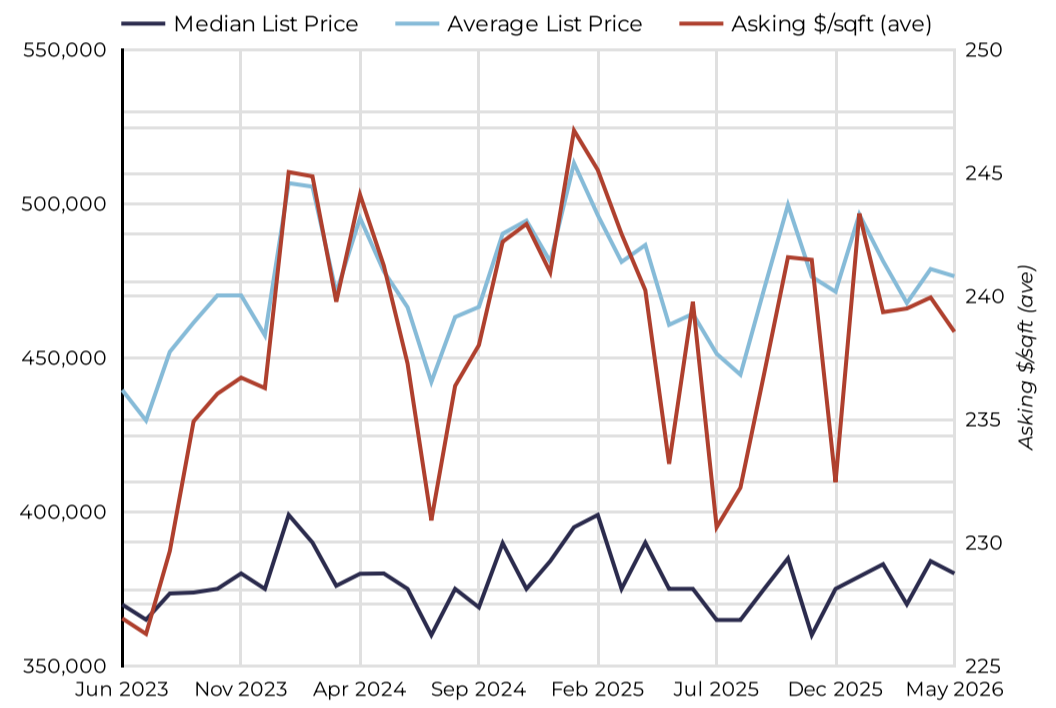
Active Listings



Months of Supply By Price Range

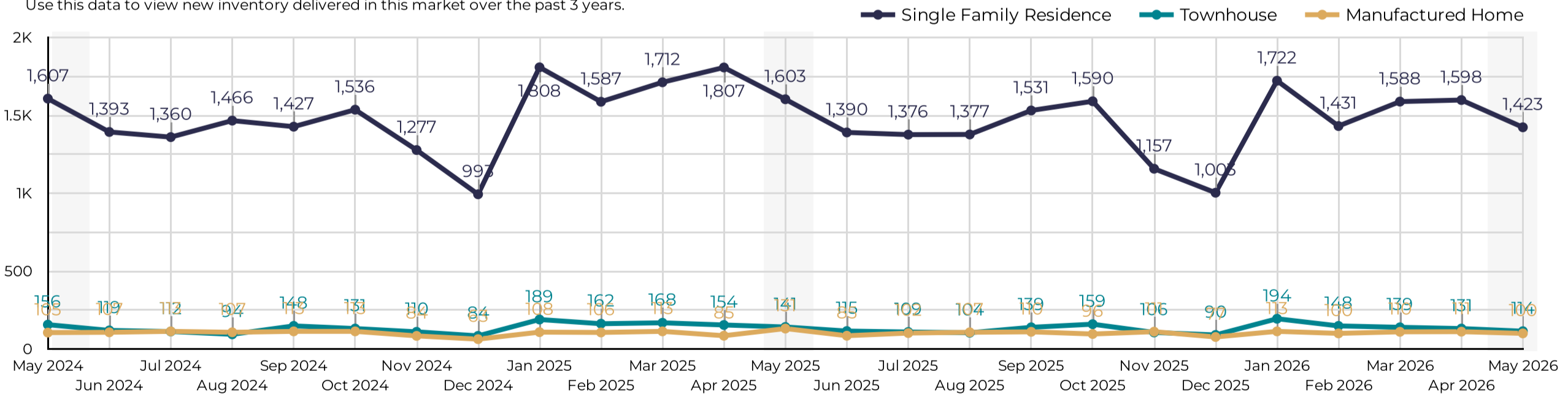
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.26	400	94
\$200,000-\$299,999	3.05	867	284
\$300,000-\$399,999	2.80	1,213	433
\$400,000-\$499,999	3.46	757	219
\$500,000-\$599,999	3.35	415	124
\$600,000-\$699,999	3.69	273	74
\$700,000-\$799,999	3.20	163	51
\$800,000-\$999,999	4.24	191	45
\$1M-\$1.19M	4.87	73	15
\$1.2M-\$1.39	4.57	64	14
\$1.4M+	5.69	205	36
Grand total	3.33	4,621	1,389

Asking Prices



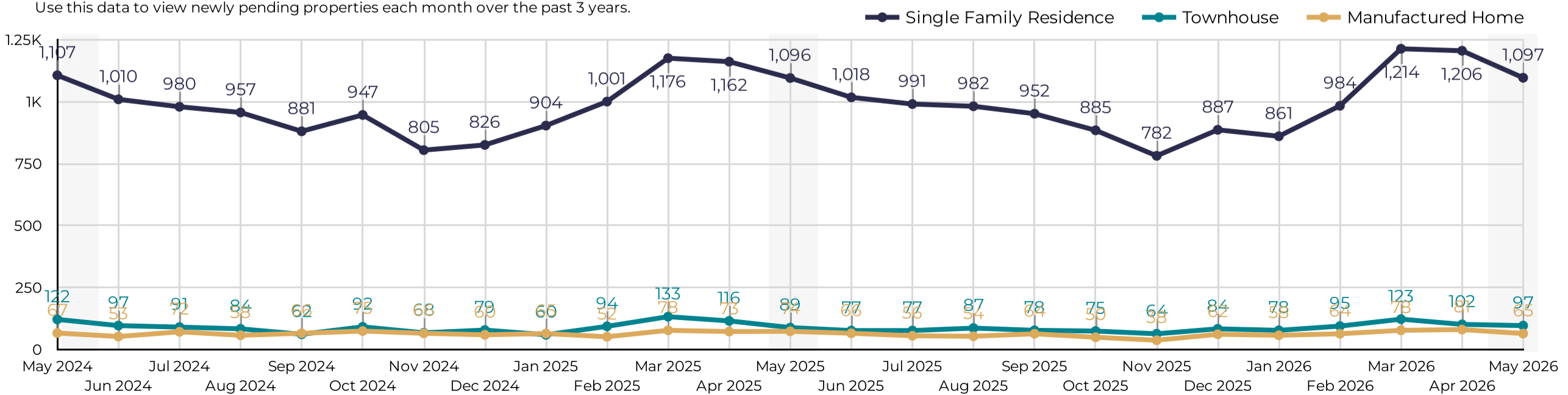
New Listings

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.

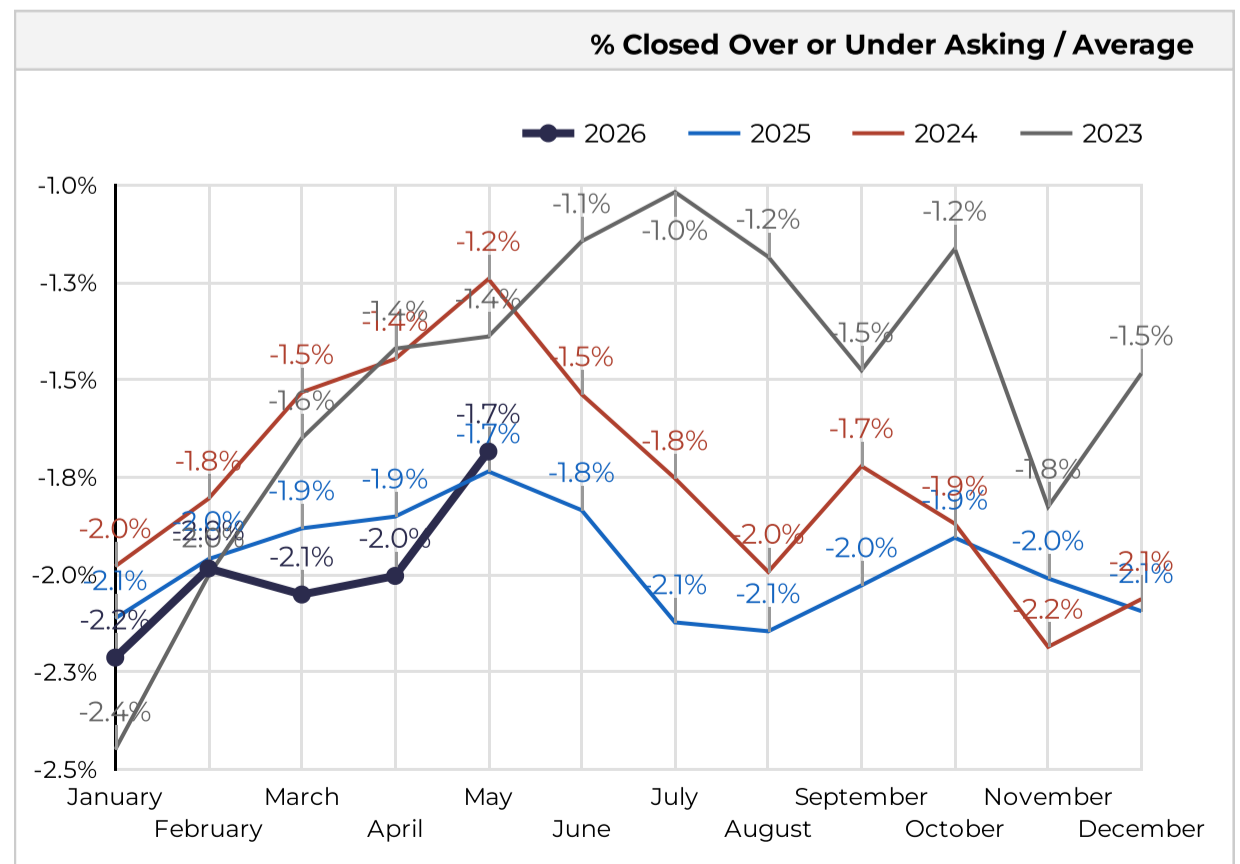
# of Sales / Count				
Month	2023	2024	2025	2026
January	904	909	951	914
February	1,085	1,142	1,152	1,126
March	1,386	1,315	1,391	1,396
April	1,335	1,397	1,403	1,458
May	1,491	1,465	1,398	1,389
June	1,418	1,226	1,264	-
July	1,154	1,238	1,212	-
August	1,240	1,211	1,163	-
September	1,060	1,065	1,145	-
October	1,069	1,119	1,109	-
November	922	1,023	930	-
December	912	1,088	1,147	-

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	\$365,000
April	\$342,500	\$374,120	\$365,000	\$365,000
May	\$360,000	\$375,000	\$372,900	\$361,000
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	\$364,940	-
December	\$359,500	\$359,990	\$353,630	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	26	34	43
February	30	30	34	48
March	19	21	30	36
April	17	21	31	32
May	15	20	27	34
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	2,161
February	1,392	1,730	1,948	1,792
March	1,622	1,855	2,133	1,976
April	1,440	1,805	2,150	1,967
May	1,616	2,002	2,000	1,747
June	1,481	1,728	1,712	-
July	1,535	1,663	1,671	-
August	1,549	1,767	1,712	-
September	1,584	1,783	1,881	-
October	1,616	1,867	1,968	-
November	1,375	1,576	1,479	-
December	1,073	1,200	1,242	-

New Pending / Count				
Month	2023	2024	2025	2026
January	1,042	1,034	1,077	1,033
February	1,224	1,201	1,209	1,207
March	1,424	1,382	1,458	1,494
April	1,388	1,388	1,412	1,455
May	1,425	1,366	1,312	1,315
June	1,322	1,218	1,221	-
July	1,153	1,222	1,170	-
August	1,182	1,155	1,173	-
September	1,079	1,058	1,154	-
October	1,048	1,160	1,065	-
November	937	986	924	-
December	859	1,006	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: Jun 4, 2026

May 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

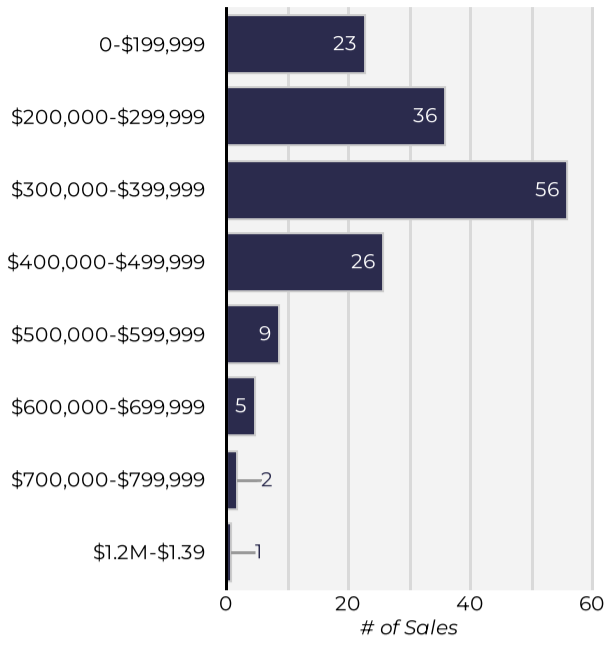
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,149	-0.3%	\$571.88M	1.3%	\$390,000	-\$4,000	\$235	-\$4	32	5	-1.5%	0.1%
Townhouse	101	-13.7%	\$32.68M	-17.8%	\$290,000	-\$18,000	\$231	-\$5	37	12	-1.8%	-0.1%
Manufactured Home	71	2.9%	\$16.81M	0.4%	\$240,000	\$0	\$158	-\$2	51	22	-3.2%	-1.0%
Condominium	53	15.2%	\$11.48M	22.5%	\$216,000	\$8,000	\$215	\$8	49	7	-2.9%	+0.0%
Mobile Home	11	0.0%	\$1.63M	6.8%	\$134,000	\$8,500	\$133	-\$4	46	-1	-4.7%	2.1%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	86	14.7%	\$16.55M	21.0%	\$198,000	\$30,000	\$228	\$8	37	12	-2.6%	-1.6%
\$1000-1499 sqft	362	-8.4%	\$102.02M	-12.3%	\$281,000	-\$13,000	\$220	-\$10	30	6	-1.3%	0.5%
\$1500-1999 sqft	430	-3.2%	\$161.59M	-4.6%	\$355,640	-\$17,260	\$217	-\$5	34	5	-1.5%	-0.3%
2000-2499 sqft	264	8.6%	\$131.68M	7.5%	\$475,000	\$0	\$223	-\$6	35	7	-1.6%	0.5%
2500-2999 sqft	134	4.7%	\$82.3M	-1.0%	\$575,000	-\$45,000	\$226	-\$13	30	3	-1.4%	-0.1%
3000-3999 sqft	79	-3.7%	\$83.46M	4.9%	\$875,000	\$10,000	\$313	\$27	48	18	-2.6%	0.4%
4000-4999 sqft	20	11.1%	\$28.06M	13.0%	\$1,350,000	\$3,000	\$321	\$2	55	37	-5.2%	-0.8%
5000+ sqft	10	0.0%	\$28.83M	27.0%	\$3,050,000	\$1,151,000	\$489	\$102	8	-15	-6.1%	-1.1%

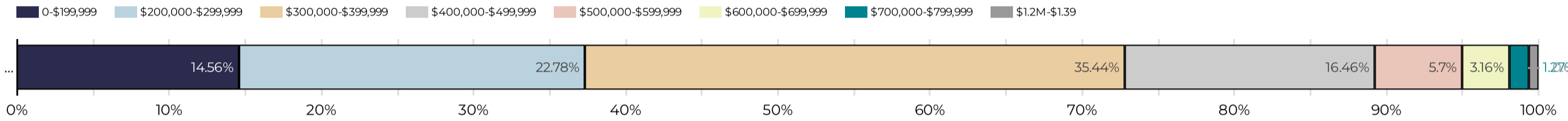
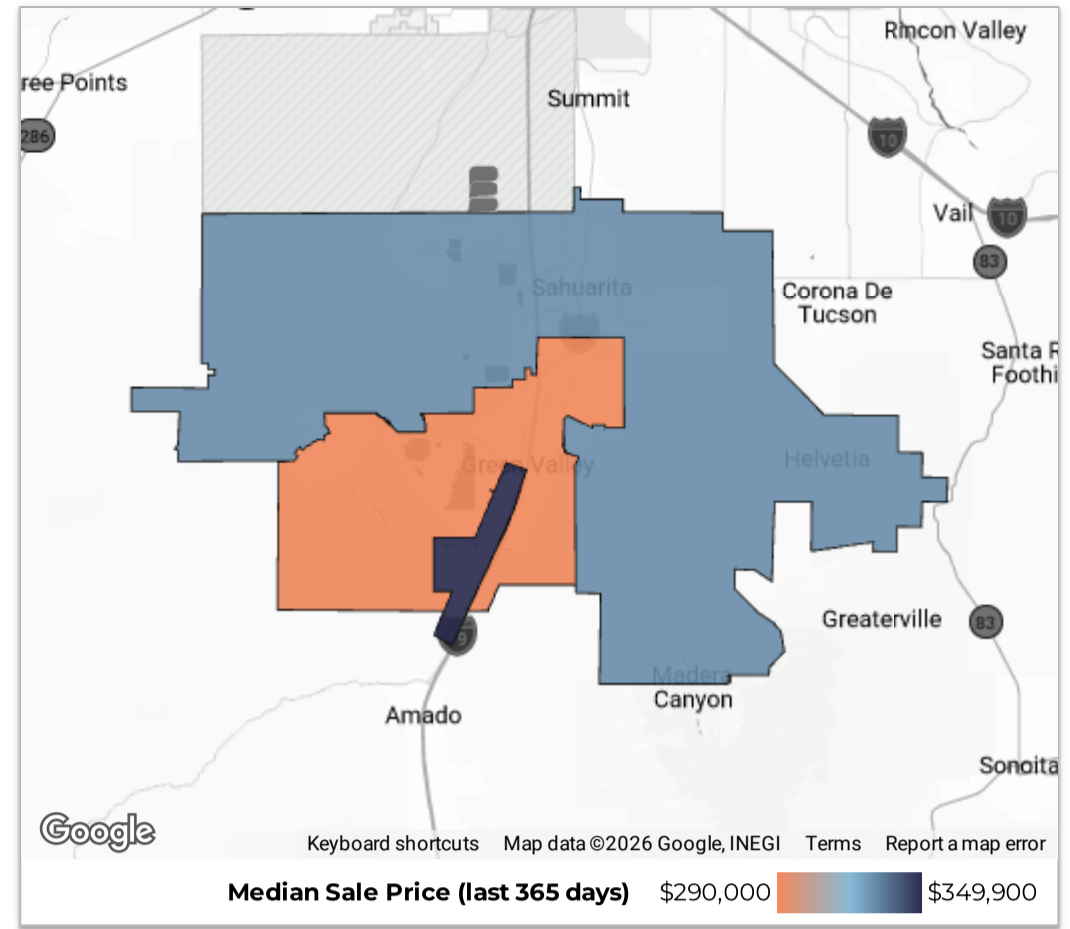
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	278	4.1%	\$166.33M	6.8%	\$467,500	-\$7,420	\$258	-\$6	31	9	-1.7%	-0.0%
Central	151	-15.6%	\$57.13M	-8.6%	\$310,000	\$0	\$245	\$4	22	4	-1.6%	0.5%
Upper Southeast	128	6.7%	\$54.23M	3.0%	\$380,000	-\$20,000	\$205	-\$6	39	7	-1.5%	-0.4%
North	116	1.8%	\$85.85M	-1.7%	\$597,000	-\$73,000	\$300	-\$13	29	9	-2.8%	-0.3%
East	110	1.9%	\$37.4M	2.6%	\$327,600	\$12,600	\$204	-\$6	29	7	-0.8%	0.3%
West	81	11.0%	\$32.92M	-2.4%	\$369,000	\$14,000	\$230	-\$9	29	3	-0.5%	1.1%
Southwest	75	2.7%	\$21.99M	-2.3%	\$290,000	-\$23,000	\$188	-\$6	62	25	-1.4%	0.2%
Extended West	70	-13.6%	\$25.62M	-17.3%	\$350,000	-\$29,000	\$204	-\$5	44	8	-1.2%	-0.3%
South	65	3.2%	\$18.81M	5.2%	\$275,000	-\$4,000	\$205	\$12	27	-13	-0.2%	0.7%
Northeast	61	-4.7%	\$38.29M	9.2%	\$525,000	\$70,500	\$250	\$10	26	-2	-3.4%	-0.8%
Upper Northwest	55	19.6%	\$30.61M	20.7%	\$515,000	\$20,000	\$255	-\$13	53	26	-2.5%	-0.3%
Southeast	54	25.6%	\$22.08M	19.8%	\$390,000	-\$34,240	\$193	-\$21	35	-3	-1.0%	0.9%
Cochise	36	9.1%	\$9.29M	-11.3%	\$251,500	-\$21,000	\$159	-\$4	16	-31	-3.8%	-2.2%
Benson/St. David	19	-17.4%	\$4.28M	-20.9%	\$230,000	-\$7,000	\$170	\$21	51	19	-3.1%	1.4%
SCC-Rio Rico East	18	-25.0%	\$5.27M	-30.0%	\$262,000	-\$25,000	\$180	-\$1	67	40	-1.3%	0.3%
Extended Northwest	17	30.8%	\$4.82M	29.7%	\$291,740	\$16,750	\$184	-\$13	50	27	-1.3%	-0.8%
Extended Southwest	10	-9.1%	\$2.33M	-9.1%	\$250,000	-\$5,000	\$175	\$19	29	13	-4.4%	-3.2%
SCC-Rio Rico West	10	42.9%	\$3.04M	44.5%	\$279,000	-\$16,000	\$178	-\$16	47	11	-1.4%	-0.4%
Pinal	7	-30.0%	\$2.67M	-18.8%	\$335,000	\$42,000	\$201	-\$1	20	-8	3.7%	5.1%
Maricopa	4	300.0%	\$3.93M	551.0%	\$400,000	-\$203,000	\$289	\$65	13	-51	-10.7%	-11.2%
SCC-Tubac East	4	-42.9%	\$1.03M	-70.8%	\$255,000	-\$235,000	\$207	-\$75	14	-34	-3.8%	-0.3%
SCC-Patagonia	3	200.0%	\$1.02M	78.9%	\$270,000	-\$297,225	\$210	\$18	191	166	-0.3%	0.2%
SCC-Amado	3	200.0%	\$585K	138.8%	\$130,000	-\$115,000	\$132	-\$25	19	18	-3.7%	-7.9%
SCC-Nogales East	2	0.0%	\$600K	18.1%	\$270,000	\$52,000	\$141	-\$31	11	-54	-3.7%	2.4%
Graham	2	-86.7%	\$614K	-88.2%	\$269,000	-\$36,000	\$179	-\$16	0	-38	1.9%	1.9%
New Mexico	1	-	\$345K	-	\$345,000	-	\$259	-	6	-	-1.4%	-
Pima Southwest	1	-	\$852.5K	-	\$852,500	-	\$308	-	367	-	-10.2%	-
SCC-Sonoita	1	-50.0%	\$912.04K	-46.3%	\$912,040	\$443,040	\$249	-\$67	286	286	-3.9%	-0.1%
Navajo	1	-50.0%	\$364.9K	-23.2%	\$364,900	\$244,900	\$198	\$7	273	226	-6.2%	5.1%
SCC-Tubac West	1	0.0%	\$680K	36.0%	\$680,000	\$180,000	\$272	-\$100	114	13	-2.2%	4.4%
SCC-Elgin	1	-50.0%	\$590K	-74.3%	\$590,000	\$195,000	\$360	\$152	211	158	-3.3%	2.8%

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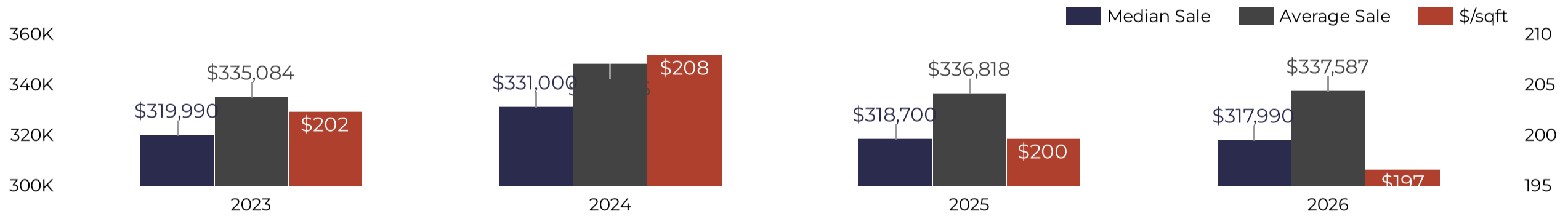
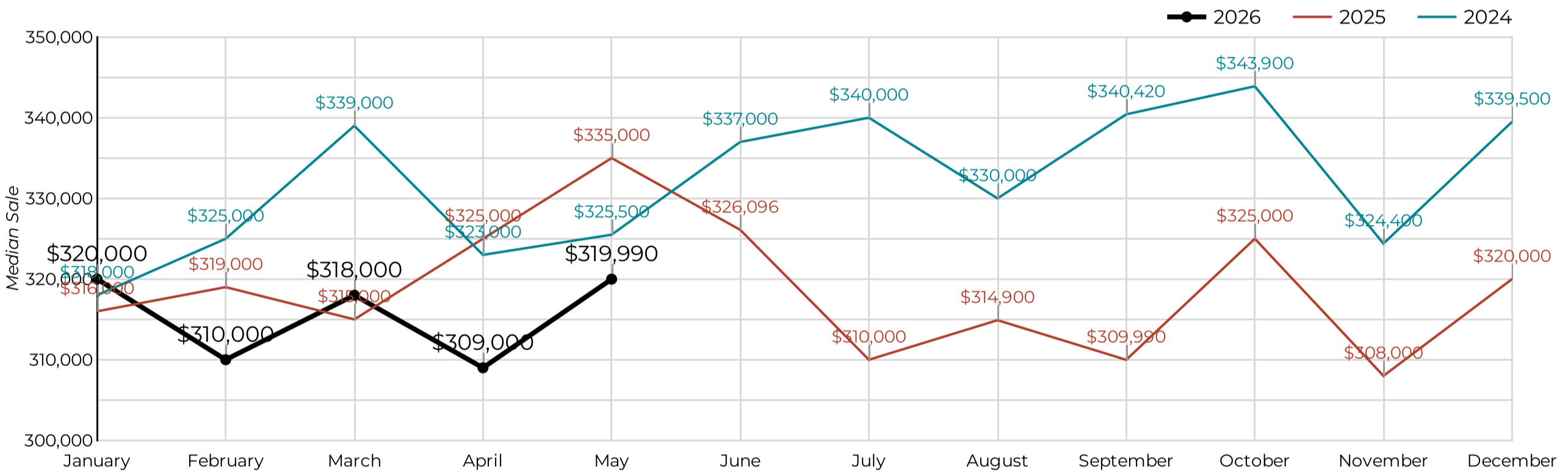


# of Sales 158 ↓ -9.2% from previous year	Median Sale Price \$319,990 ↓ -4.5% from previous year
Volume \$54,107,574 ↓ -8.3% from previous year	Average Sale Price \$342,453 ↑ 0.9% from previous year
\$/sqft \$191 ↓ -4.3% from previous year	Median Days on Market 47 ↑ 3 from previous year
# of New Listings 206 ↓ -6.4% from previous year	Average % Over Asking -1.94% ↓ -0.40% from previous year



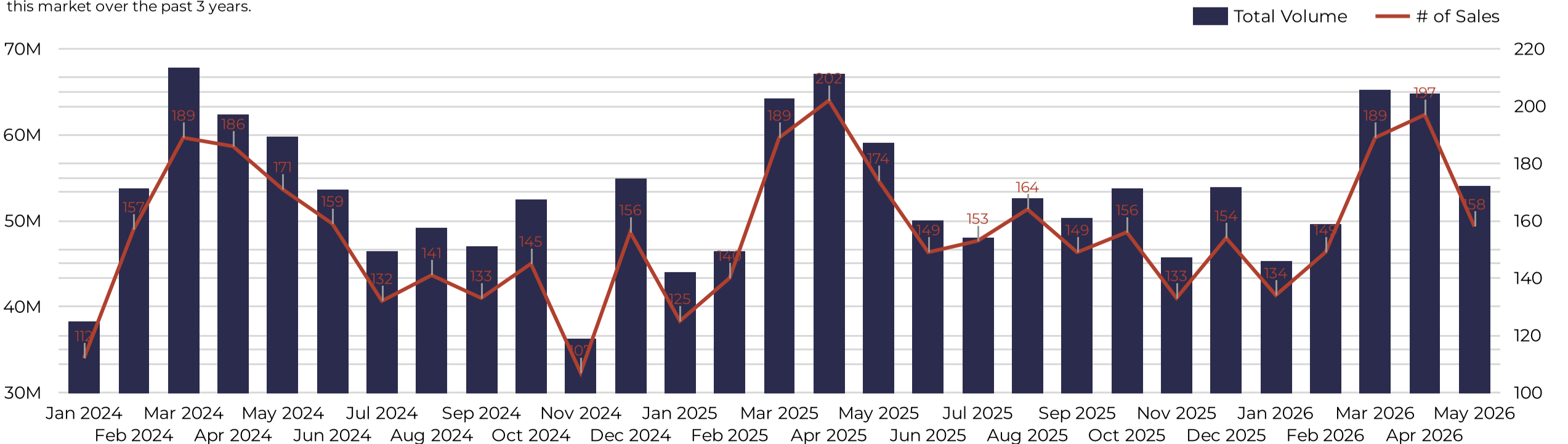
Market Pricing

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



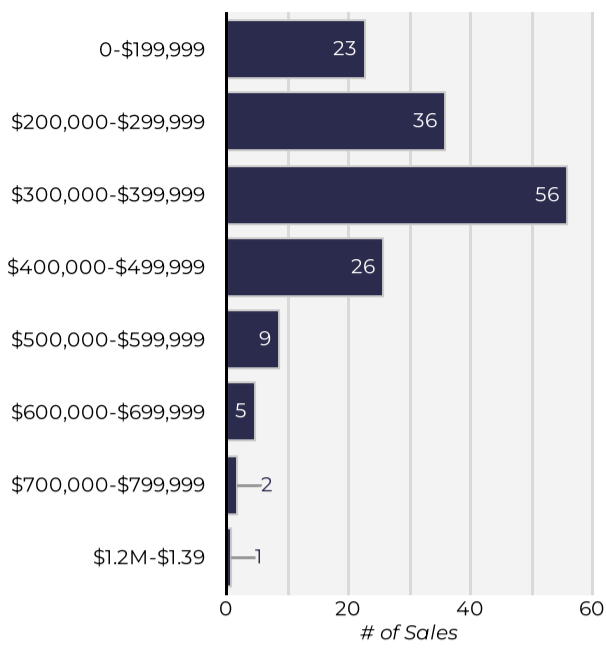
Market Activity

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



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May 2026



of Sales **158**
 ↓ -9.2% from previous year

Volume **\$54,107,574**
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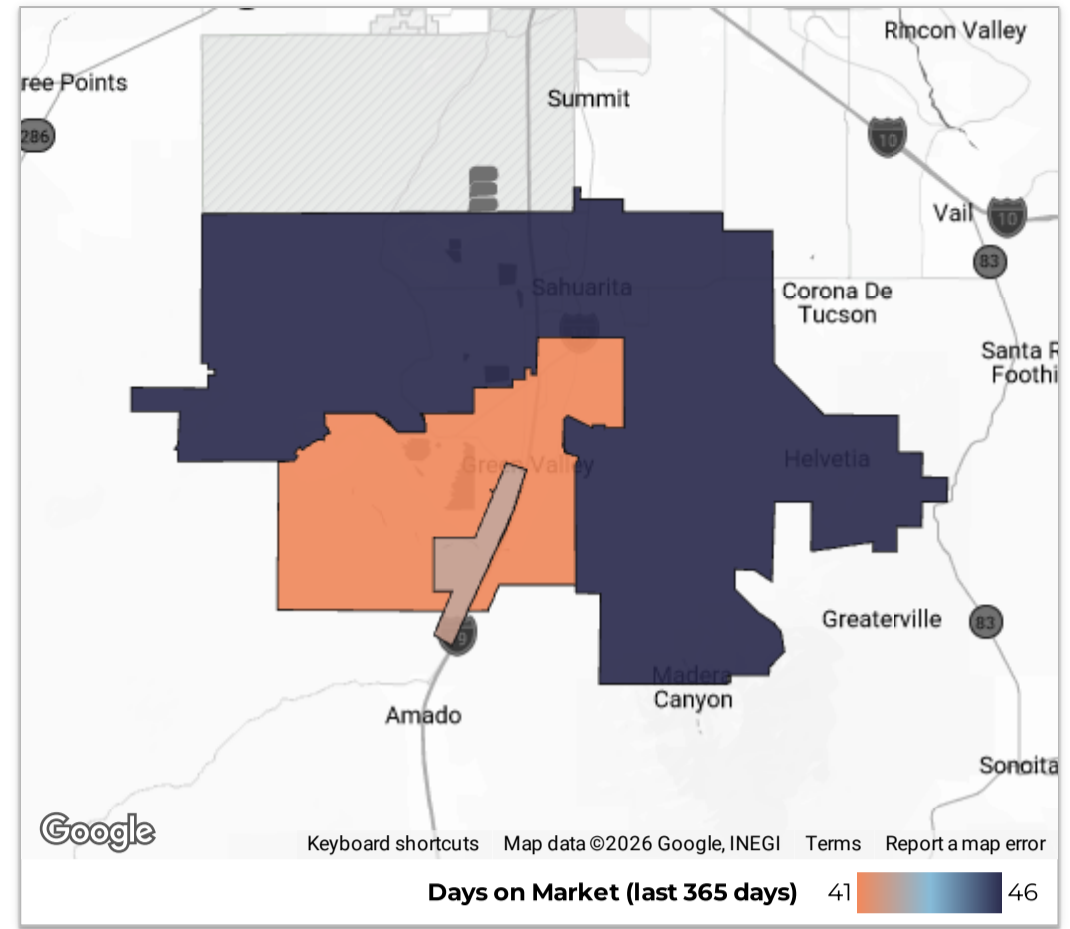
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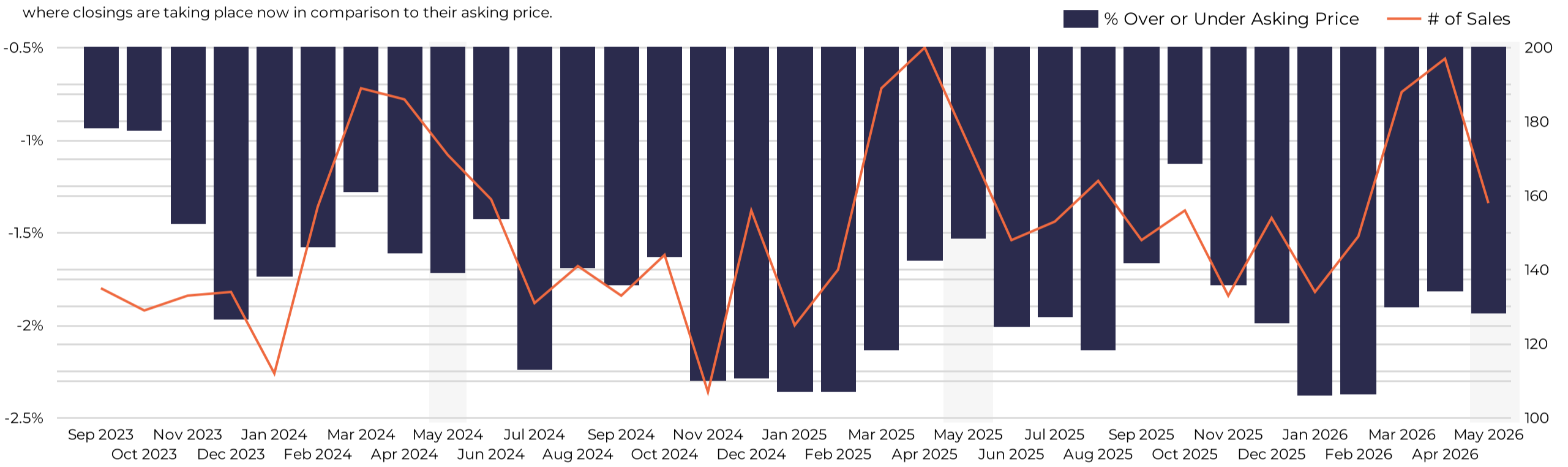
Median Days on Market **47**
 ↑ 3 from previous year

Average % Over Asking **-1.94%**
 ↓ -0.40% from previous year



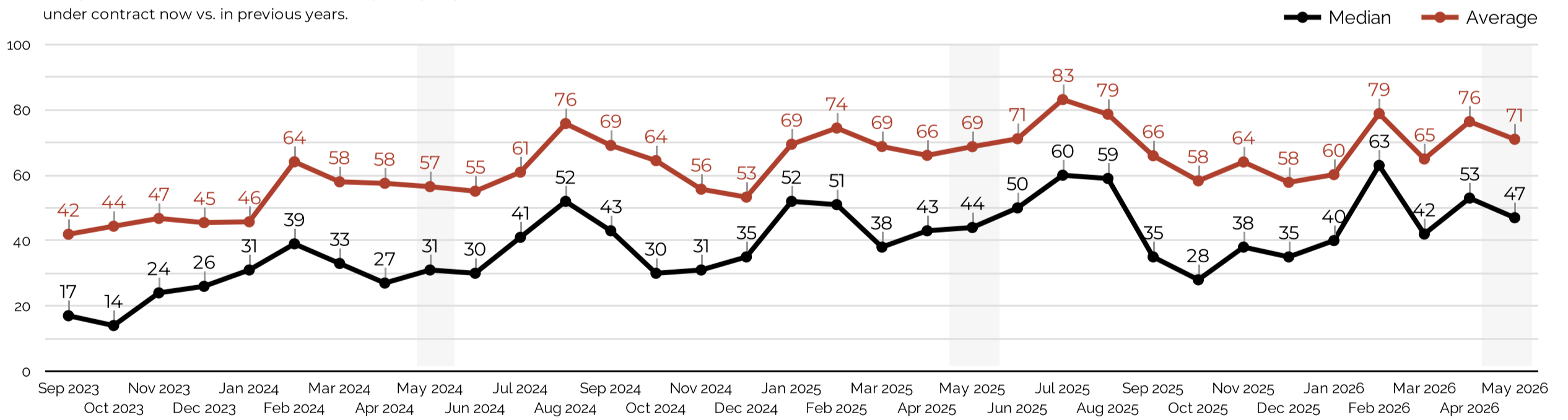
Buyer Demand

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	76.9% ↑	47	18 ↑	-2.90%	0.18% ↑
\$200,000-\$299,999	36	-25.0% ↓	50	1 ↓	-2.50%	-0.53% ↓
\$300,000-\$399,999	56	-24.3% ↓	48	-4 ↓	-1.53%	-0.36% ↓
\$400,000-\$499,999	26	4.0% ↑	38	21 ↑	-1.31%	-0.36% ↓
\$500,000-\$599,999	9	-25.0% ↓	26	-31 ↓	-1.88%	-0.04% ↓
\$600,000-\$699,999	5	400.0% ↑	26	23 ↑	-1.22%	-0.67% ↓
\$700,000-\$799,999	2	100.0% ↑	29	22 ↑	0.00%	-1.38% ↓
\$1.2M-\$1.39	1	-	67	-	-6.62%	-

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.

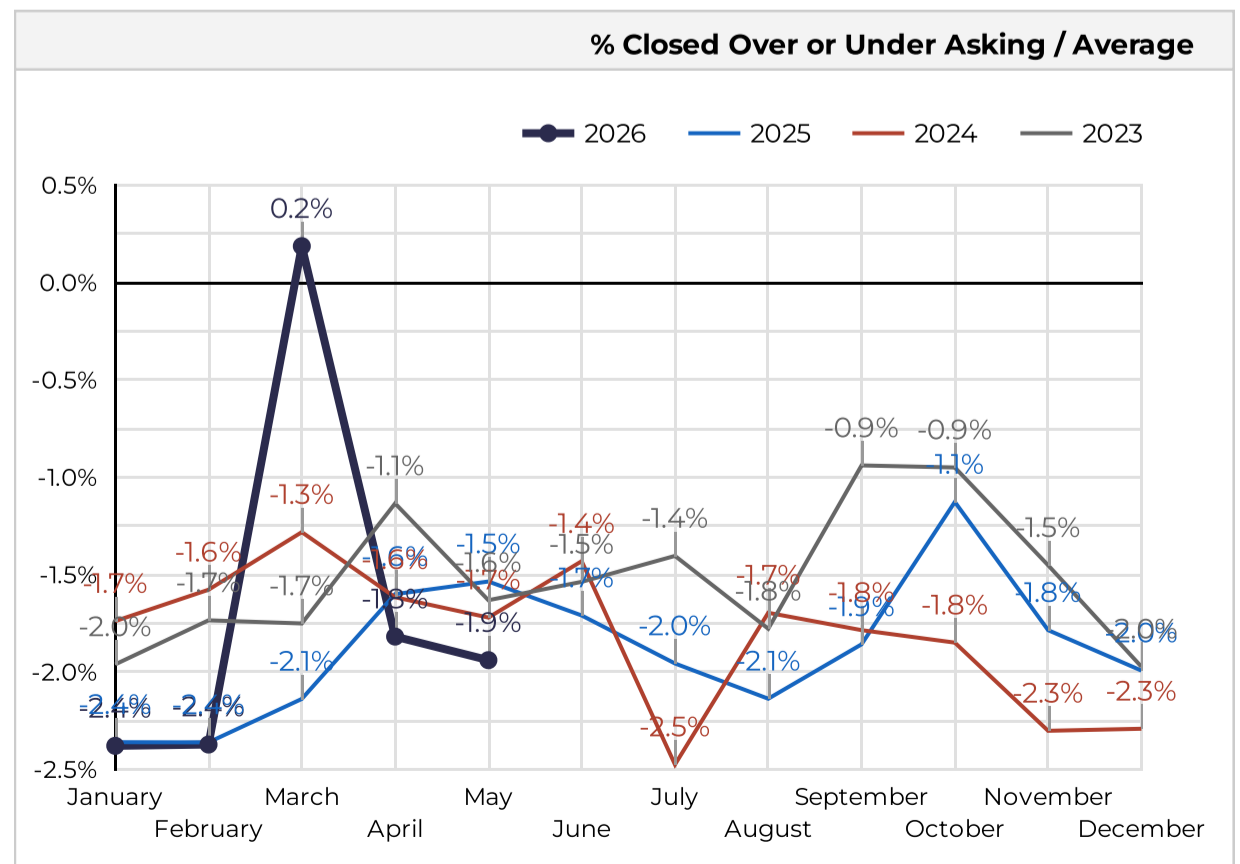
Month	# of Sales / Count			
	2023	2024	2025	2026
January	125	112	125	134
February	123	157	140	149
March	195	189	189	189
April	222	186	202	197
May	182	171	174	158
June	200	159	149	-
July	171	132	153	-
August	157	141	164	-
September	135	133	149	-
October	129	145	156	-
November	133	107	133	-
December	134	156	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	\$318,000
April	\$325,857	\$323,000	\$325,000	\$309,000
May	\$305,000	\$325,500	\$335,000	\$319,990
June	\$327,500	\$337,000	\$326,096	-
July	\$330,000	\$340,000	\$310,000	-
August	\$314,900	\$330,000	\$314,900	-
September	\$319,900	\$340,420	\$309,990	-
October	\$335,000	\$343,900	\$325,000	-
November	\$307,990	\$324,400	\$308,000	-
December	\$325,000	\$339,500	\$320,000	-

Month	Days on Market / Median			
	2023	2024	2025	2026
January	25	31	52	40
February	37	39	51	63
March	32	33	38	42
April	16	27	43	53
May	18	31	44	47
June	18	30	50	-
July	31	41	60	-
August	18	52	59	-
September	17	43	35	-
October	14	30	28	-
November	24	31	38	-
December	26	35	35	-

Month	New Listings / Count			
	2023	2024	2025	2026
January	221	239	316	283
February	216	228	260	223
March	231	250	260	221
April	203	224	254	219
May	206	227	220	206
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	160
March	218	164	211	204
April	196	201	185	176
May	195	152	184	173
June	185	146	139	-
July	169	151	151	-
August	152	125	153	-
September	122	120	153	-
October	129	152	148	-
November	136	112	156	-
December	119	141	120	-



May 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	115	-6.5% ↓	\$44.86M	-4.2% ↓	\$358,800	\$2,200 ↑	\$197	\$-4 ↓	45	-3 ↓	-1.6%	-0.5% ↓
Townhouse	27	-37.2% ↓	\$7M	-36.4% ↓	\$244,700	\$4,800 ↑	\$185	\$-11 ↓	60	19 ↑	-3.2%	-1.1% ↓
Condominium	9	80.0% ↑	\$1.04M	48.5% ↑	\$110,000	\$-25,000 ↓	\$177	\$-13 ↓	77	10 ↑	-1.7%	4.4% ↑
Manufactured Home	7	133.3% ↑	\$1.21M	133.6% ↑	\$150,000	\$-34,000 ↓	\$130	\$-43 ↓	29	13 ↑	-2.2%	-1.3% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	13	18.2% ↑	\$1.74M	-6.1% ↓	\$116,000	\$-68,000 ↓	\$195	\$-21 ↓	34	-8 ↓	-1.8%	2.0% ↑
\$1000-1499 sqft	41	-12.8% ↓	\$10.18M	-17.7% ↓	\$252,000	\$-16,000 ↓	\$186	\$-17 ↓	47	14 ↑	-2.4%	-1.0% ↓
\$1500-1999 sqft	54	-19.4% ↓	\$18.89M	-18.5% ↓	\$334,940	\$-60 ↓	\$195	\$-8 ↓	47	-1 ↓	-1.9%	-0.3% ↓
2000-2499 sqft	32	-8.6% ↓	\$13.69M	-5.9% ↓	\$395,020	\$2,620 ↑	\$193	\$4 ↑	26	-17 ↓	-2.0%	-0.8% ↓
2500-2999 sqft	13	30.0% ↑	\$6.37M	21.6% ↑	\$475,000	\$-24,000 ↓	\$175	\$-24 ↓	92	35 ↑	-1.2%	-0.0% ↓
3000-3999 sqft	5	25.0% ↑	\$3.24M	74.4% ↑	\$449,390	\$14,390 ↑	\$203	\$58 ↑	57	40 ↑	-1.4%	-0.2% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	56	-3.4% ↓	\$20.06M	-2.2% ↓	\$339,990	\$3,990 ↑	\$181	\$-3 ↓	42	-15 ↓	-0.6%	-0.2% ↓
Green Valley Northwest	45	2.3% ↑	\$10.83M	-13.3% ↓	\$239,000	\$-37,000 ↓	\$178	\$-17 ↓	50	27 ↑	-2.2%	0.6% ↑
Green Valley Northeast	26	-16.1% ↓	\$10.9M	-12.8% ↓	\$360,000	\$-30,000 ↓	\$209	\$-9 ↓	46	6 ↑	-1.9%	-0.3% ↓
Green Valley Southwest	23	-20.7% ↓	\$8.5M	-8.3% ↓	\$385,000	\$77,000 ↑	\$211	\$2 ↑	31	-26 ↓	-4.1%	-2.2% ↓
Green Valley Southeast	8	-33.3% ↓	\$3.81M	-10.5% ↓	\$275,000	\$-54,500 ↓	\$210	\$-5 ↓	67	51 ↑	-3.5%	-2.7% ↓