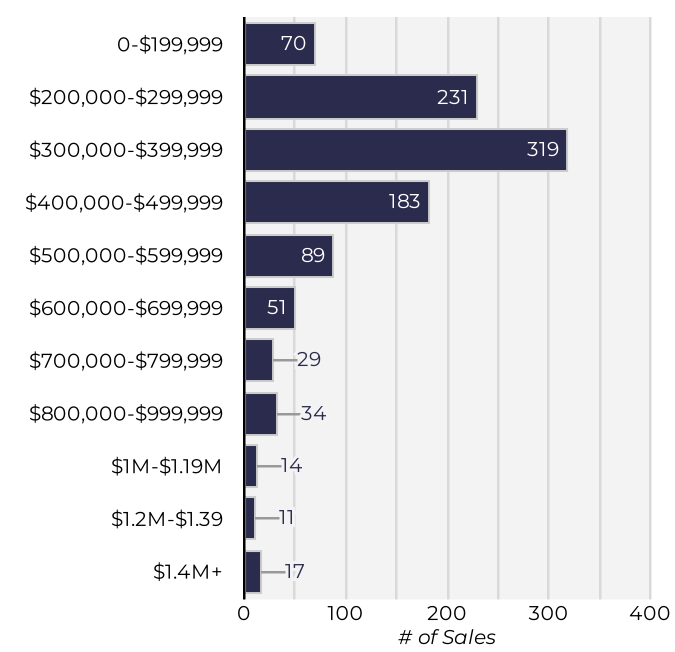
MLS of Southern Arizona®

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 7, 2026

August 2026



# of Sales
1,048
-9.9% from previous year

Median Sale Price
$360,000
2.9% from previous year

Volume
$455,125,770
-6.0% from previous year

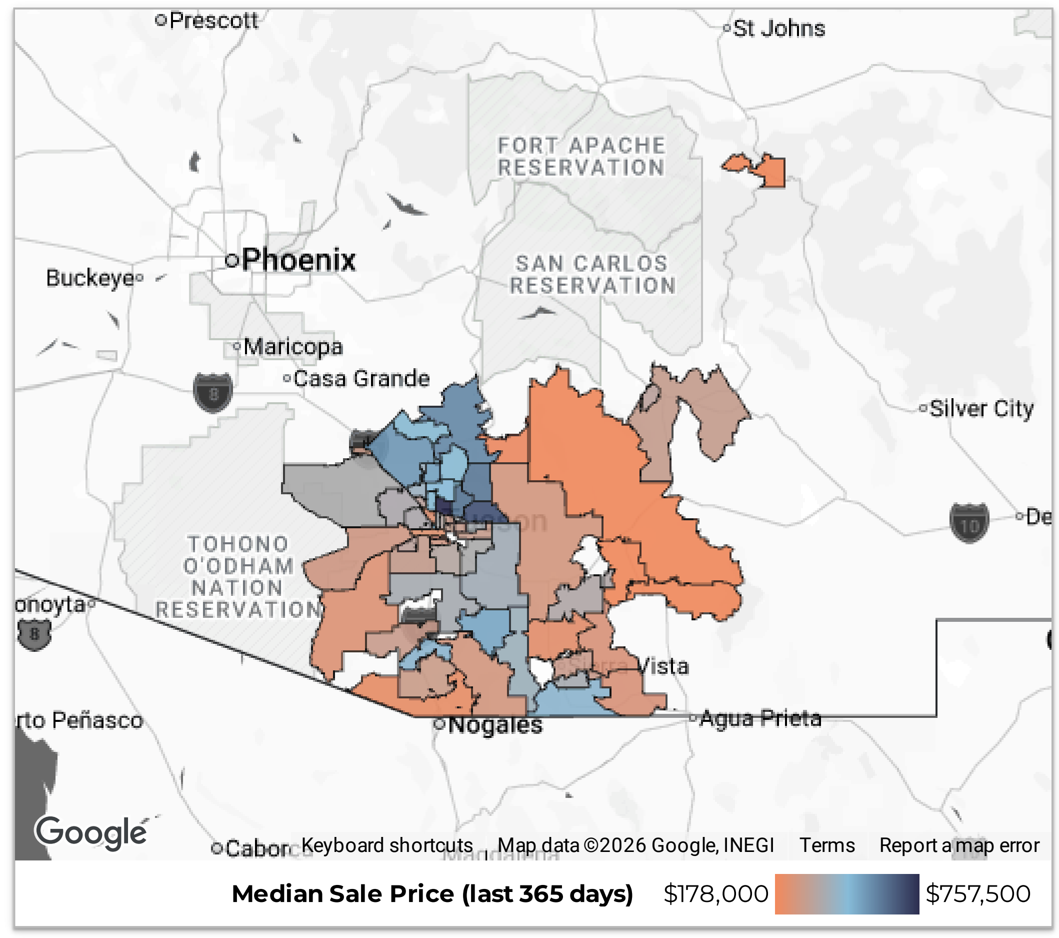
Average Sale Price
$434,280
4.3% from previous year

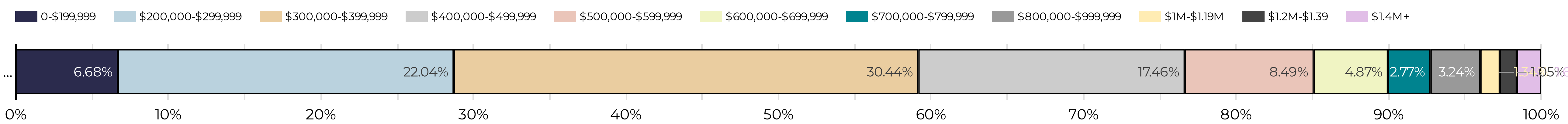
$/sqft
$224
1.2% from previous year

Median Days on Market
34
-4 from previous year

# of New Listings
1,688
-1.4% from previous year

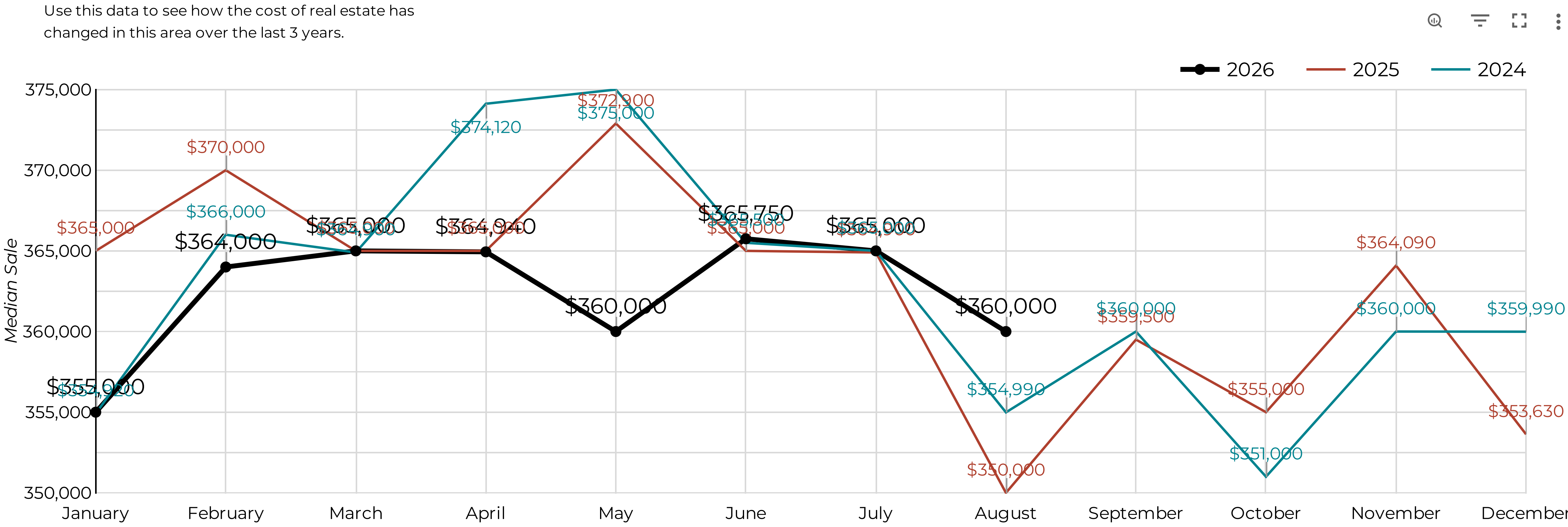
Average % Over Asking
-1.67%
0.48% from previous year

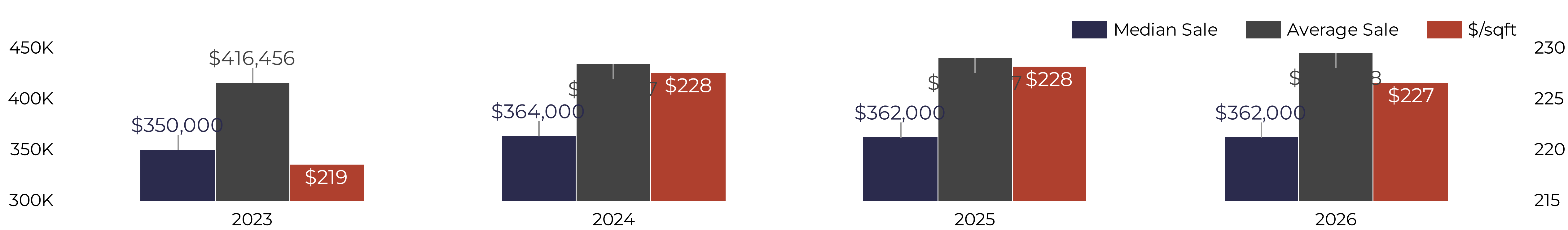




Market Pricing

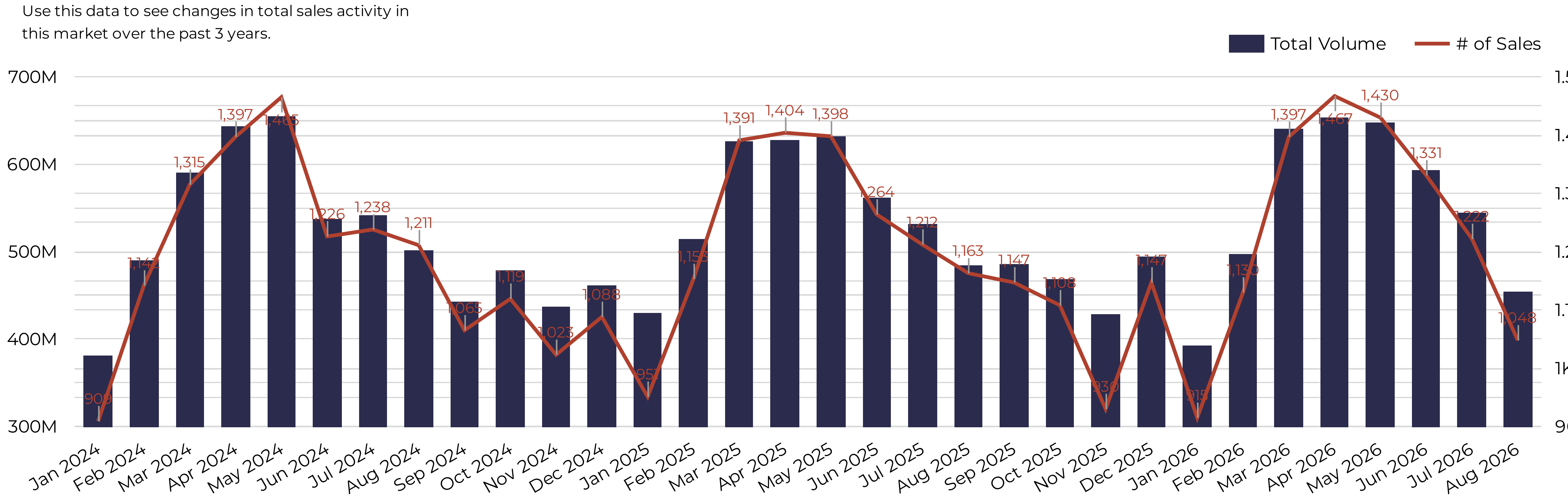
Use this data to see how the cost of real estate has changed in this area over the last 3 years.





Market Activity

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



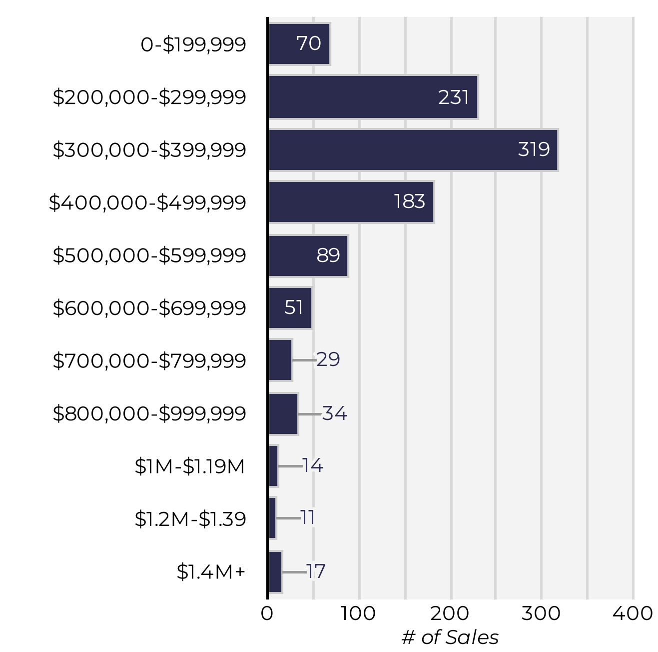
MLS of Southern Arizona®

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 7, 2026

August 2026



# of Sales
1,048
-9.9% from previous year

Median Sale Price
$360,000
2.9% from previous year

Volume
$455,125,770
-6.0% from previous year

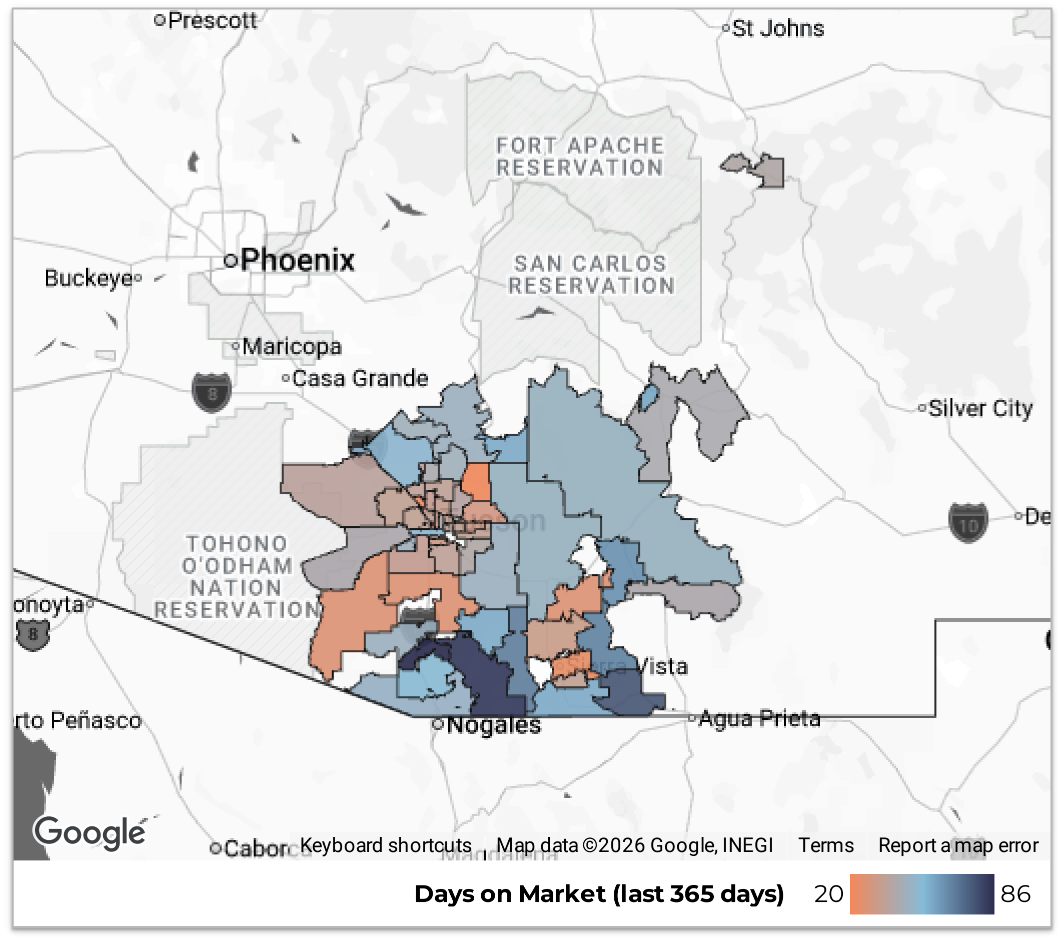
Average Sale Price
$434,280
4.3% from previous year

$/sqft
$224
1.2% from previous year

Median Days on Market
34
-4 from previous year

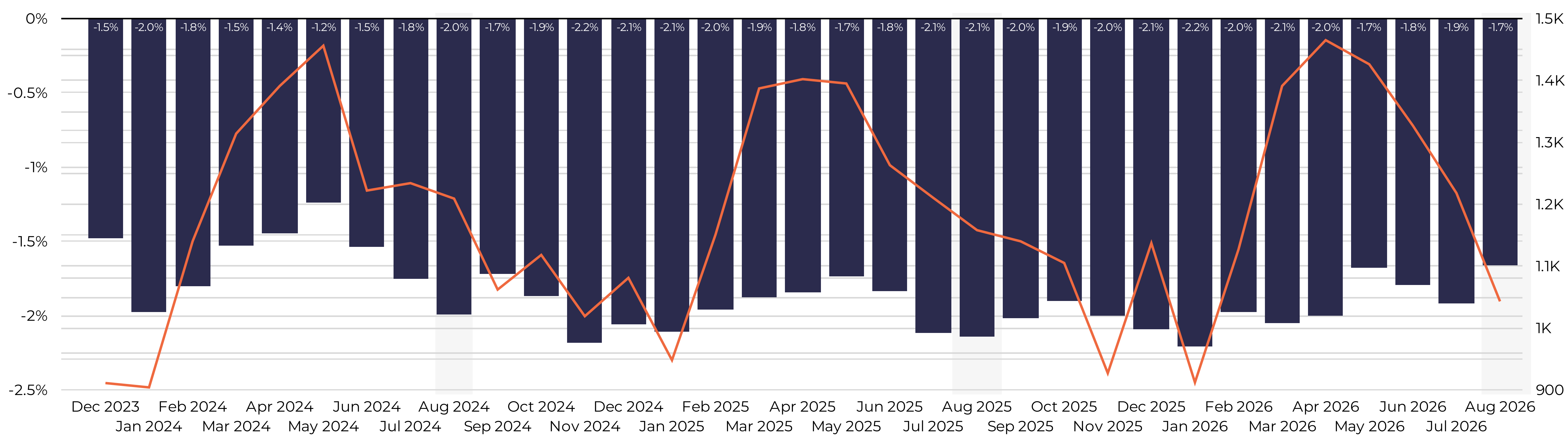
# of New Listings
1,688
-1.4% from previous year

Average % Over Asking
-1.67%
0.48% from previous year



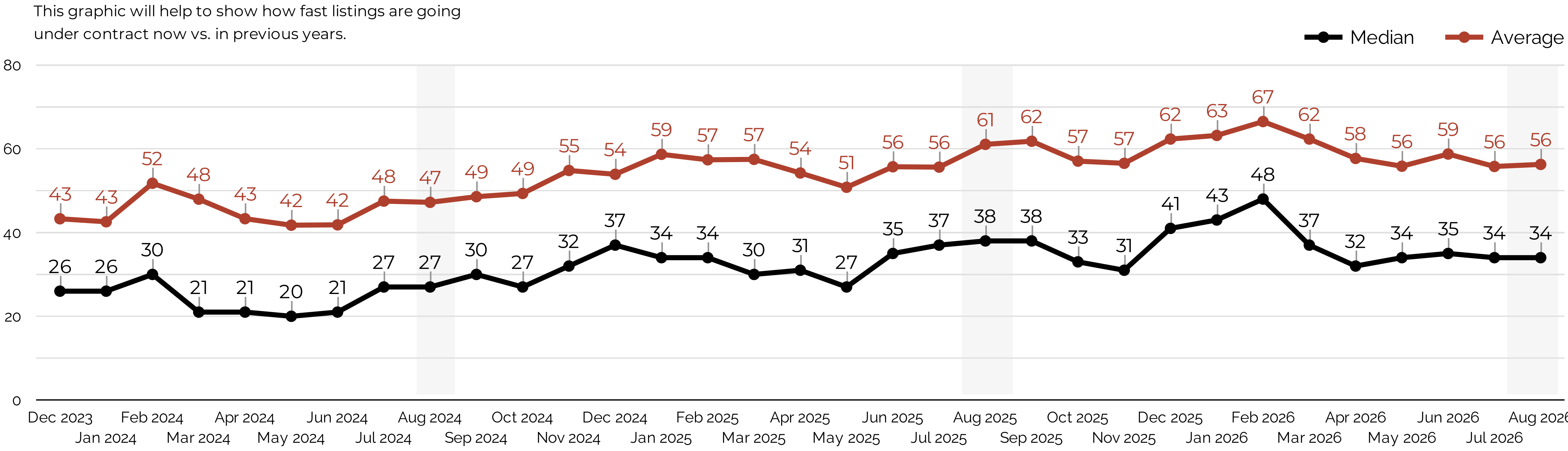
Buyer Demand

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	66	-24.1% ⬇	35	-5 ⬇	-4.48%	-0.19% ⬇
$200,000-$299,999	231	-7.6% ⬇	38	10 ⬆	-1.41%	0.48% ⬆
$300,000-$399,999	318	-21.5% ⬇	34	-12 ⬇	-0.93%	0.62% ⬆
$400,000-$499,999	183	14.4% ⬆	32	-13 ⬇	-1.42%	0.87% ⬆
$500,000-$599,999	89	1.1% ⬆	30	-21 ⬇	-1.86%	0.35% ⬆
$600,000-$699,999	51	-16.4% ⬇	38	3 ⬆	-1.69%	0.95% ⬆
$700,000-$799,999	29	-25.6% ⬇	55	16 ⬆	-1.64%	0.52% ⬆
$800,000-$999,999	34	-15.0% ⬇	27	-2 ⬇	-2.89%	0.26% ⬆
$1M-$1.19M	14	27.3% ⬆	58	31 ⬆	-3.63%	-0.38% ⬇
$1.2M-$1.39	11	22.2% ⬆	63	53 ⬆	-4.33%	-2.24% ⬇
$1.4M+	17	112.5% ⬆	18	-2 ⬇	-3.82%	-1.05% ⬇

MLS of Southern Arizona®

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 7, 2026

August 2026

of New Listings (Supply)
1,688
-24 from previous year

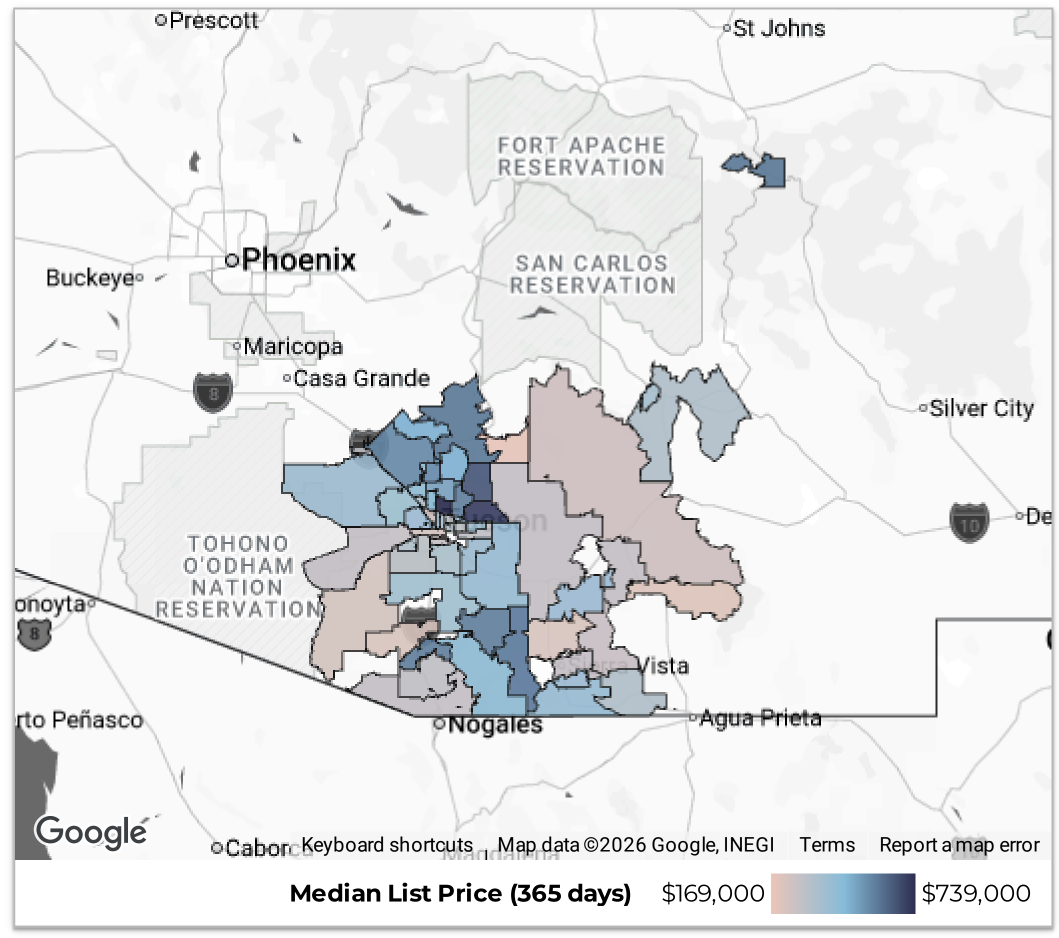
# of New Pendings (Demand)
1,055
-118 from previous year

Months of Supply
4.46

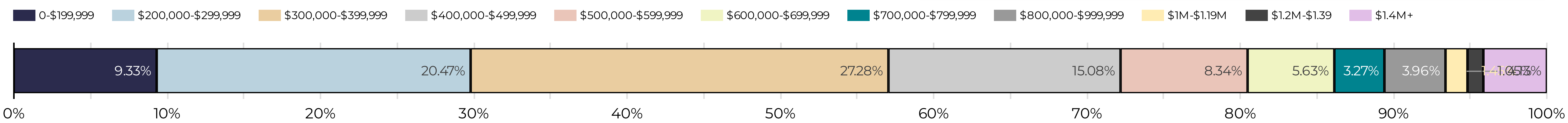
Active Listings
4,674

Pending Listings
568

	Average	#
Single Family Residence	$589,912	3,678
Townhouse	$323,700	344
Manufactured Home	$254,725	307
Condominium	$205,744	289
Mobile Home	$123,157	56
Grand total	**$518,958**	**4,674**



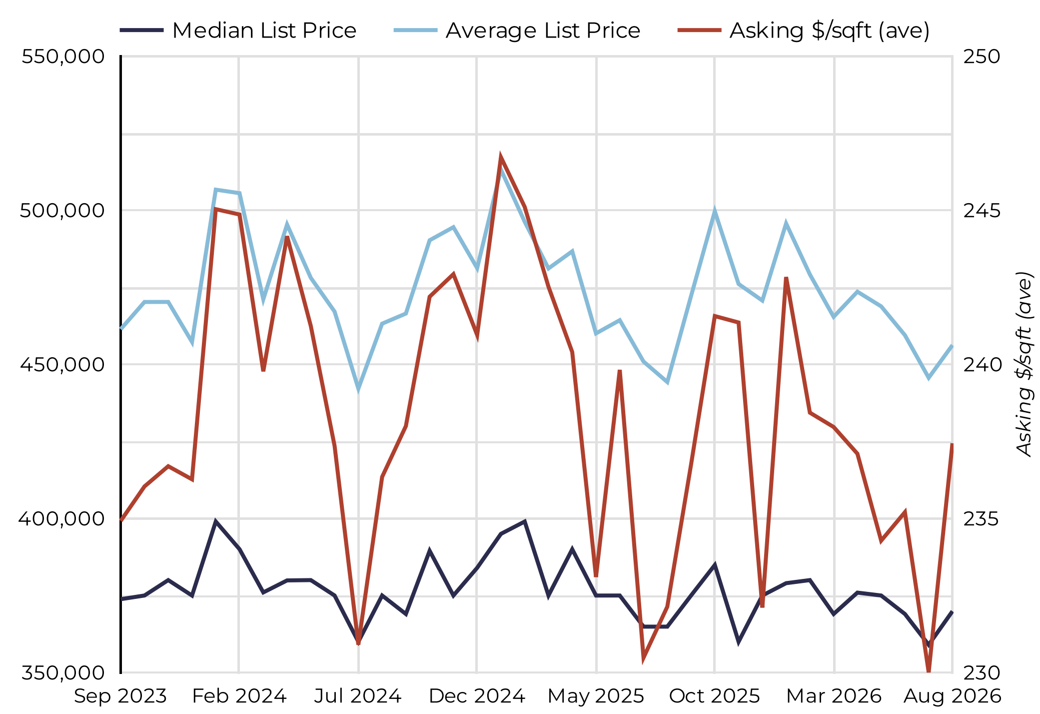
Active Listings



Months of Supply By Price Range

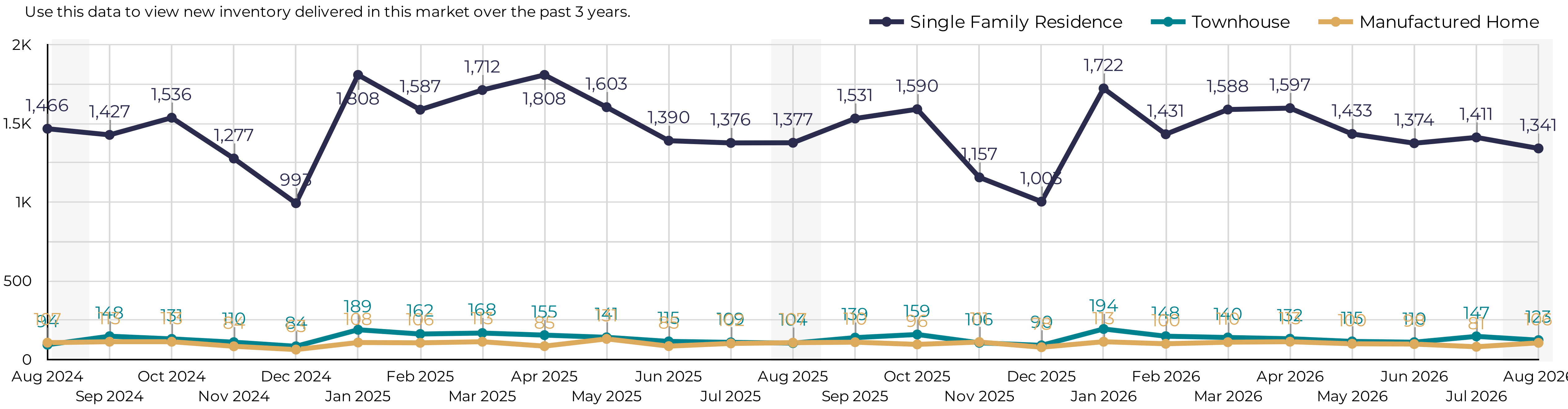
Asking Price	Months of Supply	Active	# of Sales Last Month
0-$199,999	6.32	436	69
$200,000-$299,999	4.22	957	227
$300,000-$399,999	4.01	1,275	318
$400,000-$499,999	3.83	705	184
$500,000-$599,999	4.29	390	91
$600,000-$699,999	5.16	263	51
$700,000-$799,999	5.28	153	29
$800,000-$999,999	5.00	185	37
$1M-$1.19M	5.67	68	12
$1.2M-$1.39	4.90	49	10
$1.4M+	9.65	193	20
Grand total	**4.46**	**4,674**	**1,048**

Asking Prices



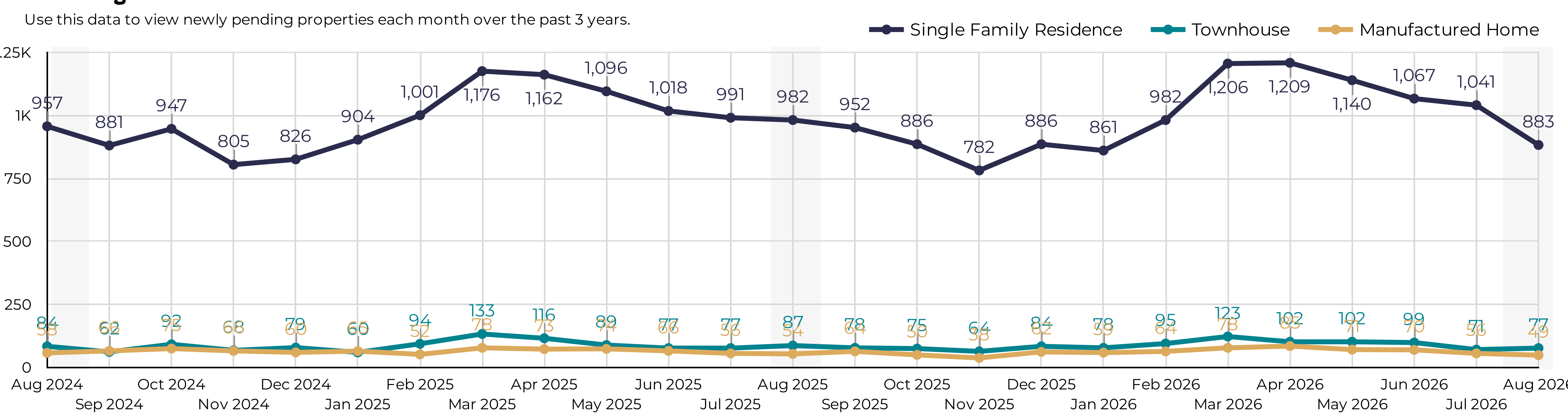
New Listings

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.



MLS of Southern Arizona®

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 7, 2026

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	915
February	1,085	1,142	1,153	1,130
March	1,386	1,315	1,391	1,397
April	1,335	1,397	1,404	1,467
May	1,491	1,465	1,398	1,430
June	1,418	1,226	1,264	1,331
July	1,154	1,238	1,212	1,222
August	1,240	1,211	1,163	1,048
September	1,060	1,065	1,147	-
October	1,069	1,119	1,108	-
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	$364,000
March	$340,000	$364,900	$365,000	$365,000
April	$342,500	$374,120	$365,000	$364,940
May	$360,000	$375,000	$372,900	$360,000
June	$361,000	$365,500	$365,000	$365,750
July	$360,000	$365,000	$364,900	$365,000
August	$359,990	$354,990	$350,000	$360,000
September	$355,000	$360,000	$359,500	-
October	$352,490	$351,000	$355,000	-
November	$350,000	$360,000	$364,090	-
December	$359,500	$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	37
April	17	21	31	32
May	15	20	27	34
June	14	21	35	35
July	13	27	37	34
August	13	27	38	34
September	15	30	38	-
October	17	27	33	-
November	17	32	31	-
December	26	37	41	-

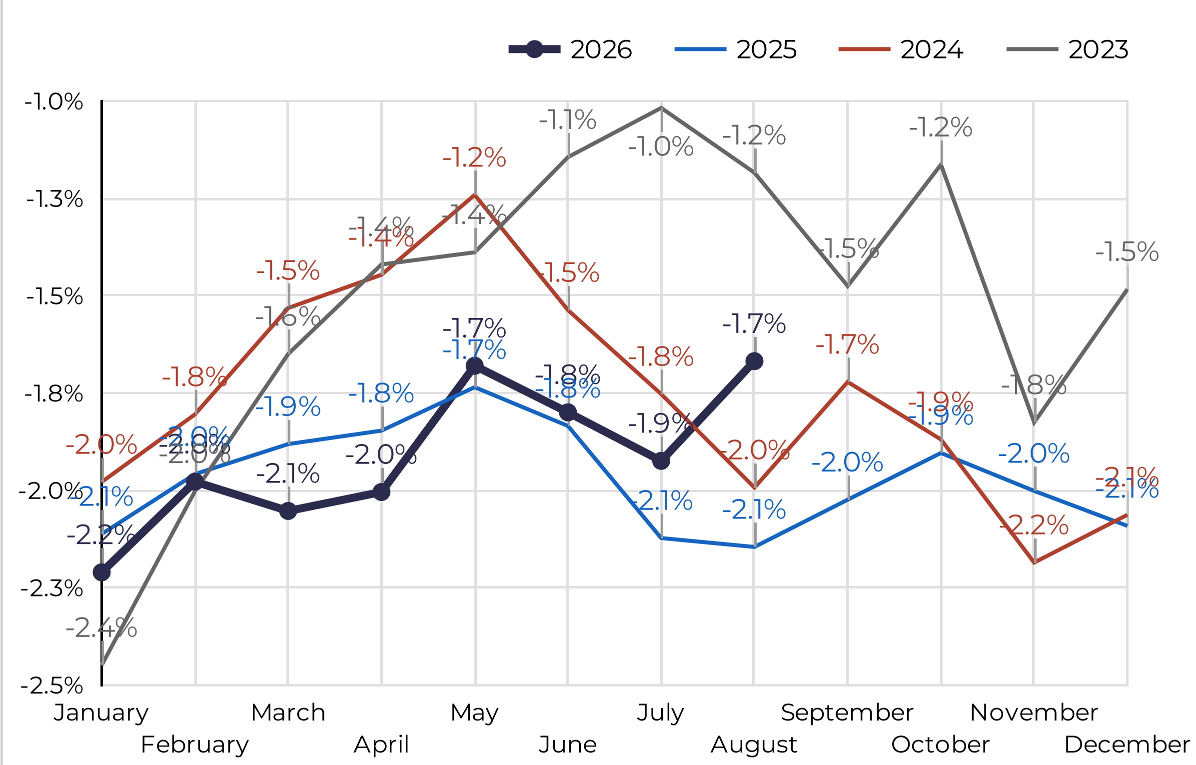
New Listings / Count

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	2,151	1,967
May	1,616	2,002	2,000	1,759
June	1,481	1,728	1,712	1,657
July	1,535	1,663	1,671	1,726
August	1,550	1,767	1,712	1,688
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 Pendings / Count

Month	2023	2024	2025	2026
January	1,042	1,034	1,077	1,034
February	1,223	1,201	1,209	1,205
March	1,424	1,382	1,458	1,486
April	1,388	1,388	1,412	1,462
May	1,425	1,366	1,312	1,368
June	1,322	1,218	1,221	1,284
July	1,153	1,222	1,170	1,219
August	1,182	1,155	1,173	1,055
September	1,079	1,058	1,154	-
October	1,048	1,160	1,066	-
November	937	986	924	-
December	859	1,006	1,095	-

% Closed Over or Under Asking / Average



MLS of Southern Arizona®

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: Sep 7, 2026

Aug 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	883	-8.2% ↓	$412.68M	-3.4% ↓	$379,900	$10,900 ↑	$229	$4 ↑	33	-5 ↓	-1.5%	0.5% ↑
Townhouse	76	-19.1% ↓	$24.27M	-13.8% ↓	$289,500	$14,500 ↑	$222	$6 ↑	34	-10 ↓	-1.8%	1.6% ↑
Manufactured Home	42	-25.0% ↓	$10.31M	-23.5% ↓	$257,000	$17,000 ↑	$174	$5 ↑	32	-1 ↓	-0.3%	1.2% ↑
Condominium	29	-25.6% ↓	$5.52M	-29.6% ↓	$180,000	$-10,000 ↓	$199	$-3 ↓	86	36 ↑	-4.8%	-0.6% ↓
Mobile Home	12	71.4% ↑	$1.71M	22.8% ↑	$125,000	$-55,000 ↓	$130	$-9 ↓	70	12 ↑	-7.9%	-5.5% ↓

Total SqFt	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
<999 sqft	51	-27.1% ↓	$8.68M	-34.7% ↓	$167,500	$-27,500 ↓	$215	$-15 ↓	40	11 ↑	-3.0%	-0.2% ↓
$1000-1499 sqft	269	-14.1% ↓	$77.65M	-10.9% ↓	$285,000	$0	$226	$8 ↑	33	-3 ↓	-1.7%	0.2% ↑
$1500-1999 sqft	346	-9.7% ↓	$127.92M	-7.7% ↓	$350,000	$0	$215	$5 ↑	30	-11 ↓	-1.0%	0.9% ↑
2000-2499 sqft	203	-4.7% ↓	$97.92M	-3.2% ↓	$449,000	$12,100 ↑	$219	$5 ↑	38	1 ↑	-1.7%	0.6% ↑
2500-2999 sqft	87	-20.9% ↓	$51.49M	-26.4% ↓	$565,000	$-75,000 ↓	$218	$-16 ↓	32	-13 ↓	-1.9%	0.7% ↑
3000-3999 sqft	66	11.9% ↑	$58.92M	5.3% ↑	$800,000	$-49,900 ↓	$266	$-16 ↓	59	17 ↑	-2.3%	0.4% ↑
4000-4999 sqft	16	77.8% ↑	$22.07M	116.5% ↑	$1,300,000	$348,650 ↑	$321	$65 ↑	46	13 ↑	-4.8%	-1.5% ↓
5000+ sqft	4	300.0% ↑	$9.82M	402.0% ↑	$1,950,000	$-7,000 ↓	$382	$49 ↑	18	18 ↑	-6.7%	-4.5% ↓

Region	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
Northwest	190	11.1% ↑	$102.58M	5.6% ↑	$449,900	$-30,100 ↓	$249	$-2 ↓	35	-5 ↓	-1.7%	0.7% ↑
Central	109	-28.3% ↓	$40.94M	-20.8% ↓	$332,500	$27,500 ↑	$242	$13 ↑	24	4 ↑	-2.2%	0.2% ↑
East	88	-17.0% ↓	$31.45M	-4.4% ↓	$325,000	$30,000 ↑	$200	$-3 ↓	26	-1 ↓	-1.1%	1.3% ↑
North	86	6.2% ↑	$64.21M	29.5% ↑	$640,000	$70,000 ↑	$297	$24 ↑	25	-20 ↓	-2.5%	1.0% ↑
Upper Southeast	83	-25.2% ↓	$34.32M	-24.6% ↓	$377,500	$-7,500 ↓	$203	$-4 ↓	37	-19 ↓	-1.2%	-0.6% ↓
Southwest	73	-8.8% ↓	$22.02M	-11.0% ↓	$305,000	$-7,500 ↓	$191	$1 ↑	49	2 ↑	-0.8%	0.5% ↑
West	60	-4.8% ↓	$24.39M	0.6% ↑	$370,000	$15,000 ↑	$225	$8 ↑	32	-16 ↓	-1.5%	1.4% ↑
Extended West	57	-3.4% ↓	$21.52M	-0.8% ↓	$375,000	$10,000 ↑	$202	$-3 ↓	41	-4 ↓	-1.7%	-0.8% ↓
Northeast	48	14.3% ↑	$23.58M	-6.1% ↓	$425,000	$-129,270 ↓	$232	$-19 ↓	33	-10 ↓	-2.1%	1.2% ↑
Southeast	45	-18.2% ↓	$17.33M	-19.6% ↓	$375,900	$15,260 ↑	$204	$11 ↑	26	-12 ↓	-1.1%	0.1% ↑
Upper Northwest	43	-14.0% ↓	$22.02M	-17.3% ↓	$475,000	$15,000 ↑	$245	$-8 ↓	26	-28 ↓	-1.4%	1.6% ↑
South	40	-23.1% ↓	$11.36M	-24.2% ↓	$274,500	$-15,500 ↓	$190	$-13 ↓	27	3 ↑	0.7%	1.0% ↑
SCC-Rio Rico East	23	0.0%	$6.46M	1.4% ↑	$264,000	$-1,000 ↓	$178	$-2 ↓	76	51 ↑	-2.2%	-0.8% ↓
Cochise	23	-28.1% ↓	$6.95M	-27.3% ↓	$286,000	$36,000 ↑	$158	$-16 ↓	34	0	+0.0%	1.8% ↑
Benson/St. David	13	-13.3% ↓	$3.38M	-9.0% ↓	$270,000	$35,877 ↑	$161	$-15 ↓	19	-19 ↓	-3.4%	+0.0%...
Extended Southwest	9	350.0% ↑	$1.97M	444.5% ↑	$222,000	$100,000 ↑	$165	$42 ↑	37	31 ↑	-5.6%	-3.0% ↓
Pinal	9	0.0%	$2.61M	7.0% ↑	$325,000	$95,000 ↑	$213	$37 ↑	91	38 ↑	-4.7%	-3.4% ↓
Extended Northwest	9	-30.8% ↓	$2.58M	-32.7% ↓	$304,900	$24,910 ↑	$168	$-27 ↓	42	-53 ↓	0.1%	0.7% ↑
SCC-Rio Rico West	7	133.3% ↑	$2.17M	132.9% ↑	$290,000	$-15,000 ↓	$176	$20 ↑	8	-25 ↓	-1.9%	1.7% ↑
Graham	5	-50.0% ↓	$1.58M	-39.8% ↓	$285,000	$-5,000 ↓	$205	$30 ↑	9	-5 ↓	-1.3%	0.9% ↑
SCC-Tubac East	4	-33.3% ↓	$2.04M	-31.7% ↓	$350,000	$-113,550 ↓	$233	$10 ↑	167	136 ↑	-7.7%	0.2% ↑
Extended Northeast	4	100.0% ↑	$1.93M	45.9% ↑	$277,000	$-293,000 ↓	$412	$-70 ↓	25	-112 ↓	-5.7%	-0.3% ↓
Maricopa	3	50.0% ↑	$1.27M	84.7% ↑	$410,000	$75,000 ↑	$210	$-86 ↓	70	70 ↑	-5.5%	-2.2% ↓
SCC-Nogales East	3	-25.0% ↓	$760K	-16.2% ↓	$225,000	$-35,000 ↓	$150	$-3 ↓	39	27 ↑	-4.9%	-0.8% ↓
SCC-Sonoita	2	100.0% ↑	$2.11M	396.5% ↑	$510,000	$85,000 ↑	$249	$26 ↑	18	-74 ↓	-6.7%	-1.3% ↓
SCC-Tubac West	1	0.0%	$700K	133.3% ↑	$700,000	$400,000 ↑	$326	$116 ↑	217	116 ↑	-2.1%	17.9% ↑
Pima Southwest	1	0.0%	$350K	-5.4% ↓	$350,000	$-20,000 ↓	$210	$-31 ↓	129	32 ↑	3.2%	4.6% ↑
Pima Far West	1	-	$524K	-	$524,000	-	$128	-	65	-	-4.6%	-
New Mexico	1	-	$360K	-	$360,000	-	$250	-	138	-	-2.7%	-
Navajo	1	-66.7% ↓	$740K	-39.4% ↓	$740,000	$338,300 ↑	$351	$139 ↑	99	-4 ↓	-2.0%	1.1% ↑
SCC-Nogales West	1	-	$315K	-	$315,000	-	$154	-	2	-	1.6%	-