

# THE TUCSON ASSOCIATION OF REALTORS®

## SOUTHERN ARIZONA HOUSING BRIEF

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.

APRIL 2026  
EDITION #3



If you would like a customized report for your ward or district, please contact us at [REALTORAdvocacy@TucsonREALTORS.org](mailto:REALTORAdvocacy@TucsonREALTORS.org) with the list of zip codes. [Click to view the February 2026 Report.](#)

## MLSSAZ MONTHLY MARKET REPORT

### Quick Stats Mar 2026

# of Sales  
**1,531**

↑ 20.5% from previous month

Median Sale Price  
**\$359,000**

0.00% from previous month

Average Sale Price  
**\$448,356**

↑ 4.63% from previous month

Median DOM  
**36**

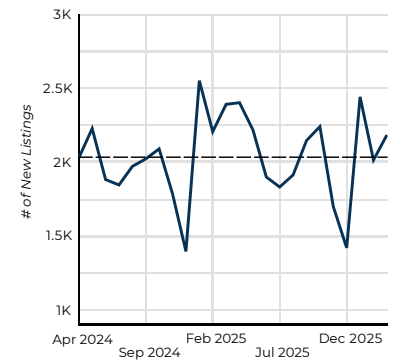
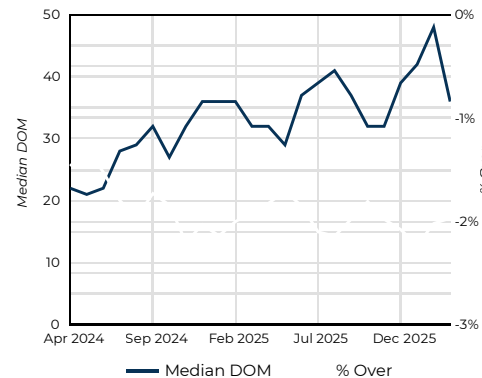
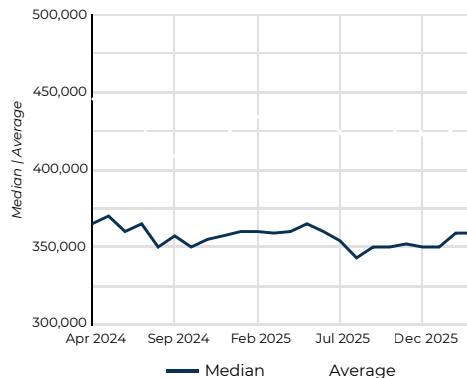
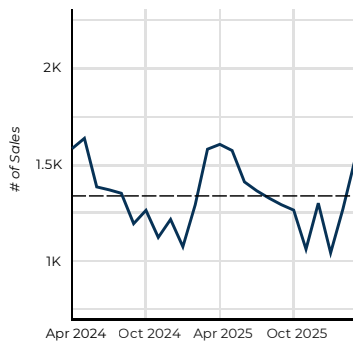
↓ -12 from previous month

% Over  
**-1.97%**

↑ 0.05% from previous month

# of New Listings  
**2,185**

↑ 8.4% from previous month



# Cross-Market Demand

A data-driven look at in-and out-of-market home shopping in the **Tucson, AZ** metro area

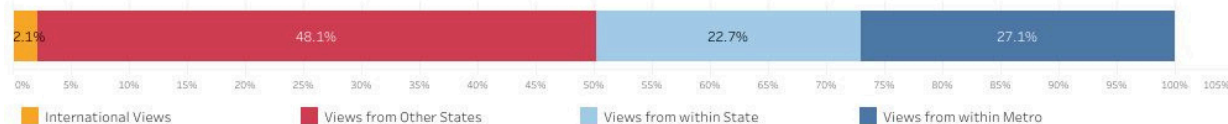
## 2025 Q4 Cross-Market Demand

Where is a Metro's Housing Demand Coming From?

Select a metro

Tucson, AZ

Tucson, AZ



Top viewing metros and % of total views:

1	Phoenix-Mesa-Chandler, AZ	26.6%
2	Los Angeles-Long Beach-Anaheim, CA	6.1%
3	Denver-Aurora-Centennial, CO	5.7%
4	Las Vegas-Henderson-North Las Vegas, NV	4.5%
5	Chicago-Naperville-Elgin, IL-IN	4.2%
6	San Jose-Sunnyvale-Santa Clara, CA	2.4%
7	Dallas-Fort Worth-Arlington, TX	2.2%
8	Seattle-Tacoma-Bellevue, WA	2.1%
9	New York-Newark-Jersey City, NY-NJ	1.8%
10	Minneapolis-St. Paul-Bloomington, MN-WI	1.7%

Source: 2025Q4 Realtor.com search data

Note: The view share is calculated as a total of views after the geographic filter is applied and excludes international views and within metro views from the total.

- **27.1%** of online traffic to Tucson came from local shoppers, **26.6% from the Phoenix-Mesa-Chandler metro**, **48.1% from out-of-state shoppers**, and **2.1% from international shoppers**.
- Among all the out-of-market shoppers, shoppers from the **Los Angeles metro** showed the greatest interest to move to Tucson, followed by shoppers from **Denver** and **Las Vegas**.

# »» ECONOMIC CONDITIONS

## PHOENIX, AZ

### Economic Conditions

Phoenix-Mesa-Chandler, AZ

**2.9%**  
GDP growth  
2023

**1.2%**  
Job growth

**-0.4%**  
Wage growth

**3.8%**  
Unemployment Rate

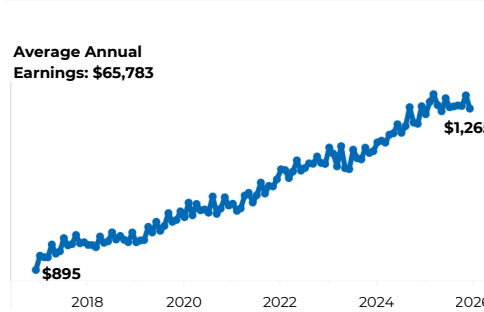
#### Number of all employees

as of December 2025



#### Average Weekly Earnings

as of December 2025



Note: Employment statistics are as of December 2025



## LAS VEGAS, NV

### Economic Conditions

Las Vegas-Henderson-Paradise, NV

**3.2%**  
GDP growth  
2023

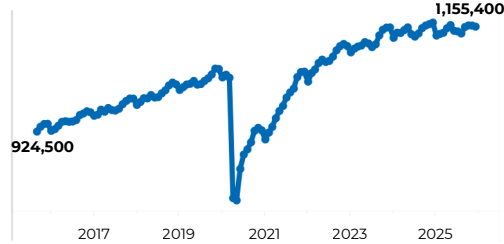
**1.0%**  
Job growth

**6.1%**  
Wage growth

**5.5%**  
Unemployment Rate

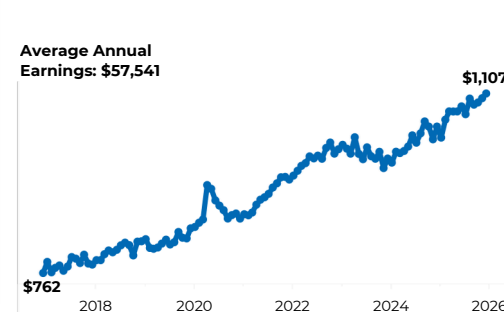
#### Number of all employees

as of December 2025



#### Average Weekly Earnings

as of December 2025



Note: Employment statistics are as of December 2025



## DENVER, CO

### Economic Conditions

Denver-Aurora-Lakewood, CO

**3.5%**  
GDP growth  
2023

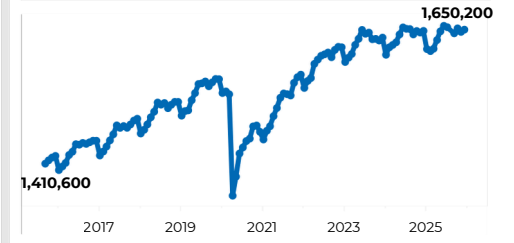
**0.2%**  
Job growth

**3.8%**  
Wage growth

**3.6%**  
Unemployment Rate

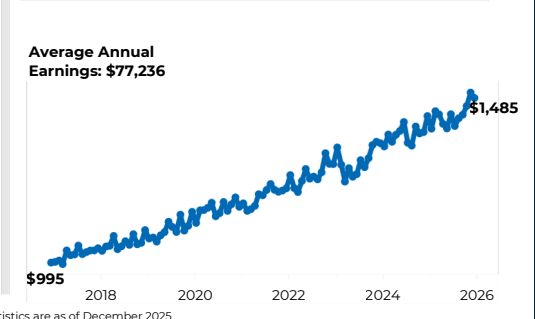
#### Number of all employees

as of December 2025



#### Average Weekly Earnings

as of December 2025



Note: Employment statistics are as of December 2025



# MLSSAZ SOUTHERN AZ HOUSING MARKET: BUYER DEMAND AND AVAILABLE INVENTORY

## 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	116	13.7% ↑	40	6 ↑	-4.31%	0.12% ↑
\$200,000-\$299,999	333	-4.0% ↓	38	5 ↑	-1.66%	0.11% ↑
\$300,000-\$399,999	471	-10.1% ↓	35	-7 ↓	-1.40%	0.08% ↑
\$400,000-\$499,999	216	-19.4% ↓	44	11 ↑	-1.82%	-0.21% ↓
\$500,000-\$599,999	128	11.3% ↑	38	11 ↑	-1.44%	0.51% ↑
\$600,000-\$699,999	84	37.7% ↑	28	8 ↑	-2.29%	-0.52% ↓
\$700,000-\$799,999	51	4.1% ↑	18	-2 ↓	-1.55%	0.21% ↑
\$800,000-\$999,999	60	57.9% ↑	21	5 ↑	-2.76%	-0.03% ↓
\$1M-\$1.19M	23	9.5% ↑	30	25 ↑	-4.36%	-1.99% ↓
\$1.2M-\$1.39	18	0.0%	45	26 ↑	-3.10%	-0.01% ↓
\$1.4 M+	25	-24.2% ↓	59	38 ↑	-5.01%	-1.66% ↓

All data from MLSSAZ... Updated as of: Apr 5, 2026

## Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.88	458	118
\$200,000-\$299,999	3.03	1,035	342
\$300,000-\$399,999	3.46	1,570	454
\$400,000-\$499,999	4.30	954	222
\$500,000-\$599,999	3.52	457	130
\$600,000-\$699,999	4.05	320	79
\$700,000-\$799,999	3.29	184	56
\$800,000-\$999,999	3.49	213	61
\$1M-\$1.19M	4.48	94	21
\$1.2M-\$1.39	3.30	66	20
\$1.4M+	8.18	229	28
Grand total	3.64	5,580	1,531

## >>> NAR HISTORIC NUMBERS

# 2025 PROFILE OF HOME BUYERS AND SELLERS

## HISTORIC NUMBERS

### FIRST-TIME BUYERS

- 21%** SHARE OF **FIRST-TIME** BUYERS *all-time low*
- 40** MEDIAN AGE OF **FIRST-TIME** BUYERS *all-time high*
- 10%** DOWN PAYMENT OF **FIRST-TIME** BUYERS *all-time high since 1989*

### REPEAT BUYERS

- 62** MEDIAN AGE OF **REPEAT** BUYERS *all-time high*
- 23%** DOWN PAYMENT OF **REPEAT** BUYERS *all-time high since 2003*

### ALL BUYERS

- 24%** SHARE OF **ALL** BUYERS WITH CHILDREN UNDER 18 *all-time low*

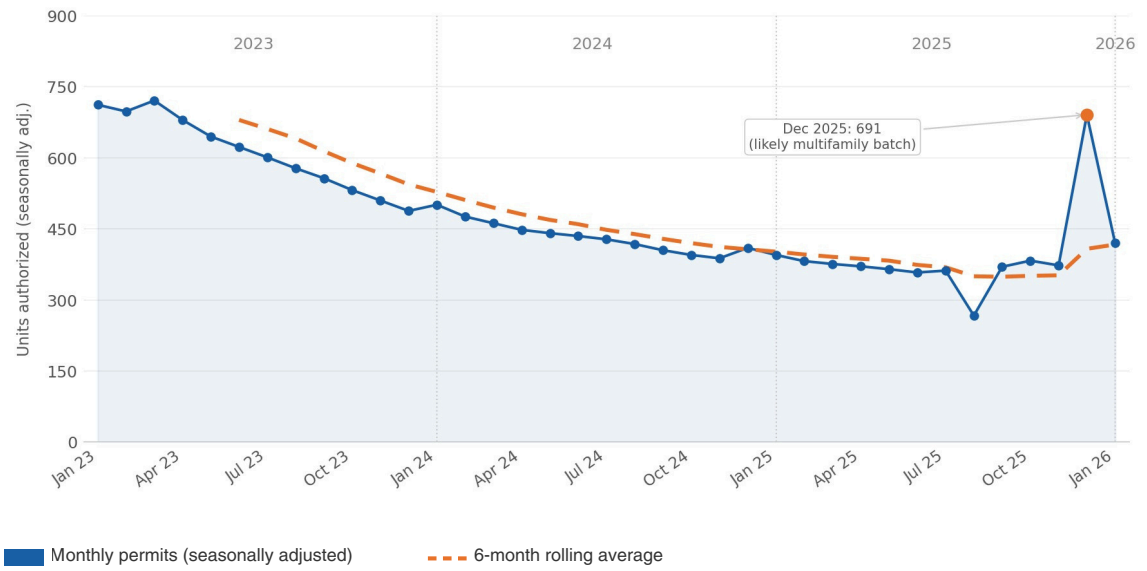
### SELLERS

- 11** TENURE OF HOME IN YEARS BEFORE SELLING *all-time high*

## >>> TUCSON MSA

### Tucson MSA — New Housing Units Authorized by Building Permit

Monthly, seasonally adjusted | January 2023 – January 2026 | All structure types



2023 avg/month <b>589 units</b>	2024 avg/month <b>449 units</b>	2025 avg/month <b>388 units</b>	Annualized pace <b>~4,650 units</b>	3-yr decline <b>-34%</b>
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Source: U.S. Census Bureau, Building Permits Survey via Federal Reserve Bank of St. Louis FRED (Series ID: TUCS004BPPRIVSA). Seasonally adjusted. All structure types included. Last observation: January 2026. Retrieved April 2026. <https://fred.stlouisfed.org/series/TUCS004BPPRIVSA>