THE TUCSON ASSOCIATION OF REALTORS®

SOUTHERN ARIZONA HOUSING BRIEF

QUARTER 2 | 2026
EDITION #4

The Southern Arizona Housing Report is a quarterly 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.

If you would like a customized report for your ward or district, please contact us at **REALTORAdvocacy@TucsonREALTORS.org** with the list of zip codes. Click to view the April 2026 Report.

HOUSING PRODUCTION

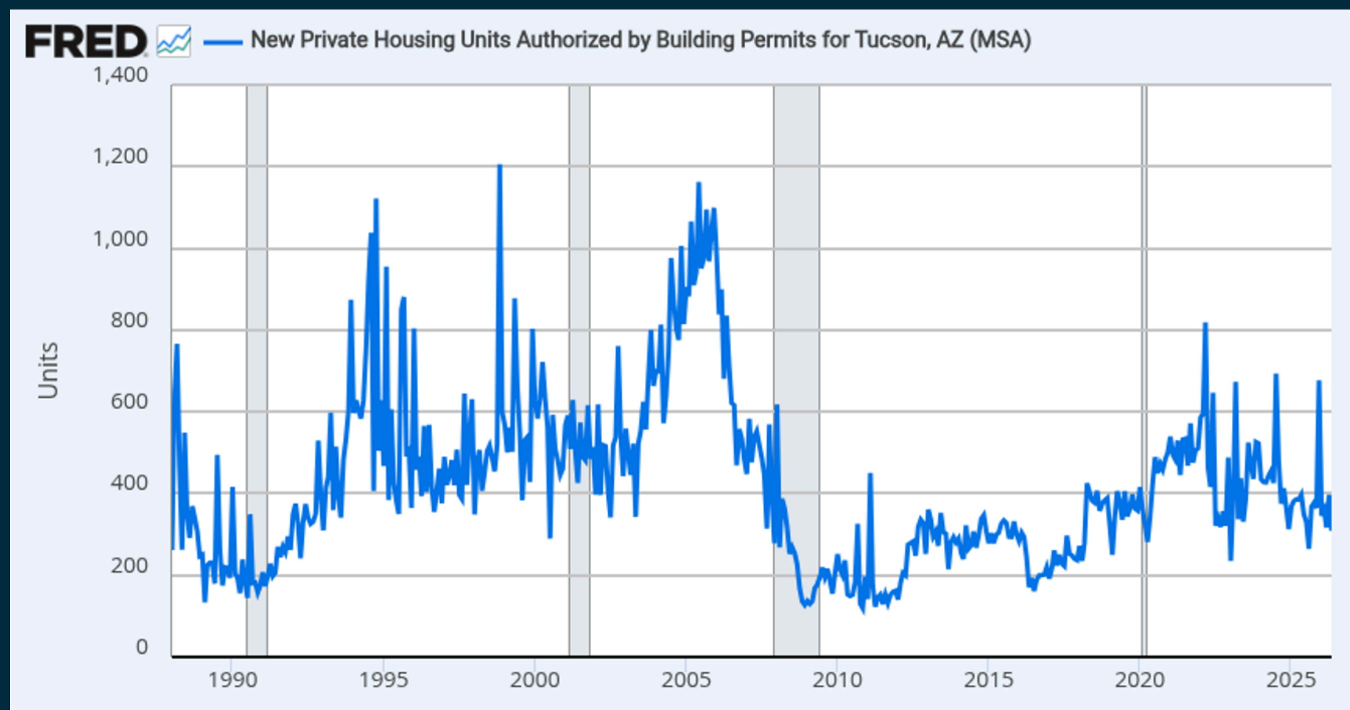
NAR HOUSING SHORTAGE TRACKER

TUCSON, ARIZONA

- **0.4*** Housing Shortage Ratio
- **11,223** Single-Family Permits
- **8,873** Missing Single-Family Permits
- **3,464** 5+ Unit Buildings Permits

*optimal ratio = 2.0

U.S. CENSUS BUREAU VIA FRED®



Source: U.S. Census Bureau via FRED®
Shaded areas indicate U.S. recessions.

INVENTORY

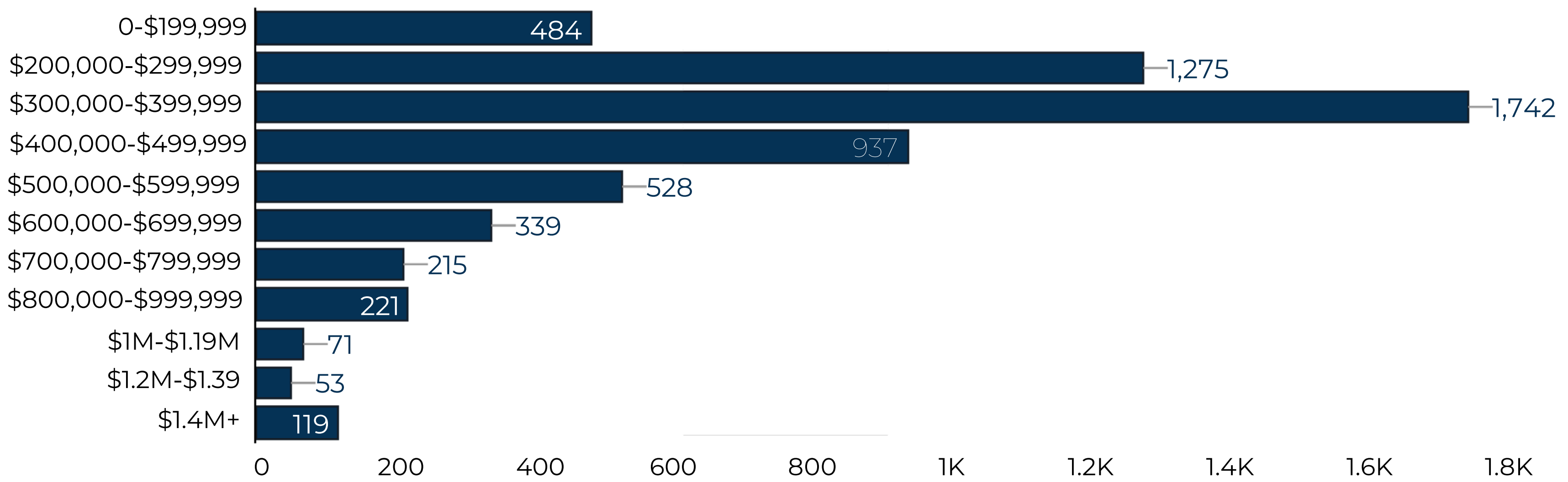
MLSSAZ RESIDENTIAL MARKET OVERVIEW Q2 2026
SUPPLY & DEMAND: NEW LISTINGS

New Listing Activity

of New Listings
5,984

-8.3% from 2025

New Listings By Price Range - Resale Homes



AFFORDABILITY

REALTORS® PROPERTY RESOURSE
PIMA COUNTY ECONOMIC FACTS & STATS

	Pima County	Arizona	USA
Median Household Income	$67,929	$76,872	$78,538

MLSSAZ RESIDENTIAL MARKET OVERVIEW Q2 2026
MONTHS OF SUPPLY BY TYPE

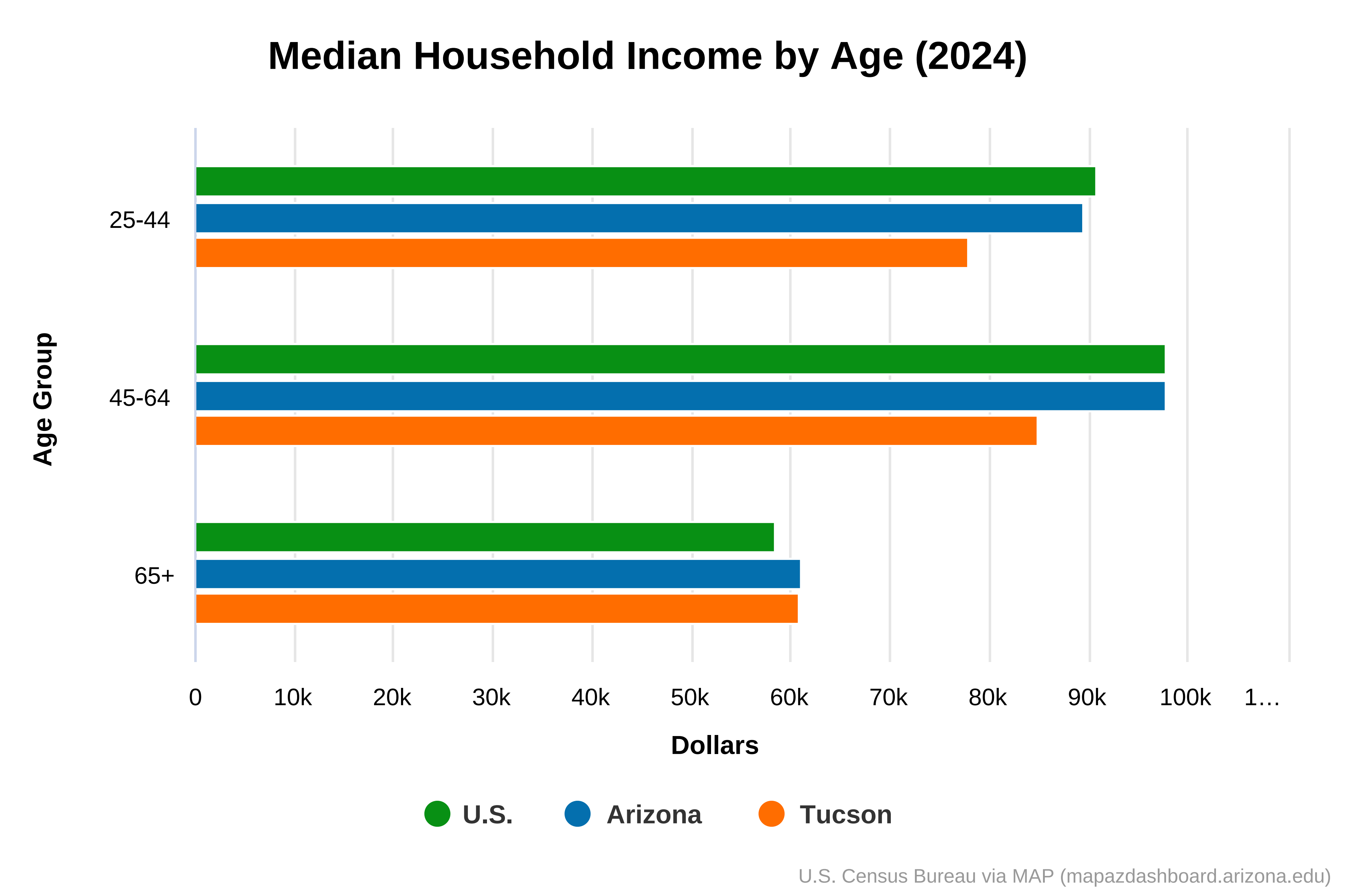
Months of Supply By Type

Type	Months of Supply (end of last quarter)
Single Family Residence	3.17
Townhouse	2.95
Manufactured Home	3.60
Condominium	6.20
Mobile Home	7.03

Needs improvement

WAGE GROWTH

U.S. CENSUS BUREAU MEDIAN HOUSEHOLD INCOME



DAYS ON MARKET

MLSSAZ RESIDENTIAL MARKET OVERVIEW Q2 2026 BUYER DEMAND SUMMARY

The typical home in Q2 2026 left the market in **35 days**, a 3 day slowdown from 2025.

Days on Market

Median DOM
35
3 from 2025

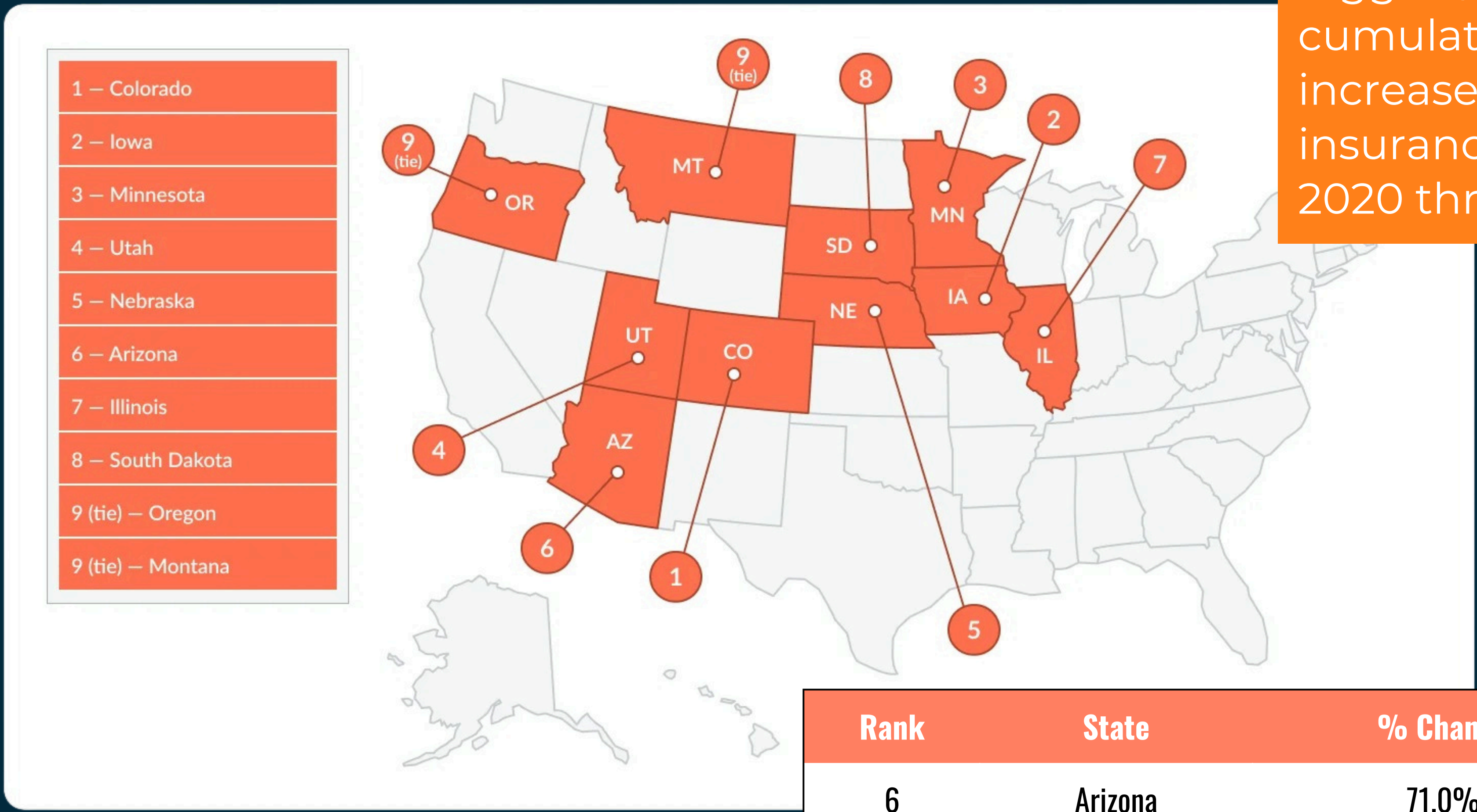
Price	Median DOM
0-$199,999	41
$200,000-$ 299,999	37
$300,000-$399,999	38
$400,000-$499,999	33
$500,000-$599,999	32
$600,000-$699,999	35
$700,000-$799,999	21
$800,000-$999,999	24
$1M-$1.19M	39
$1.2M-$1.39	28
$1.4M+	26

LENDING TREE
STATE OF HOME INSURANCE

INSURANCE COSTS

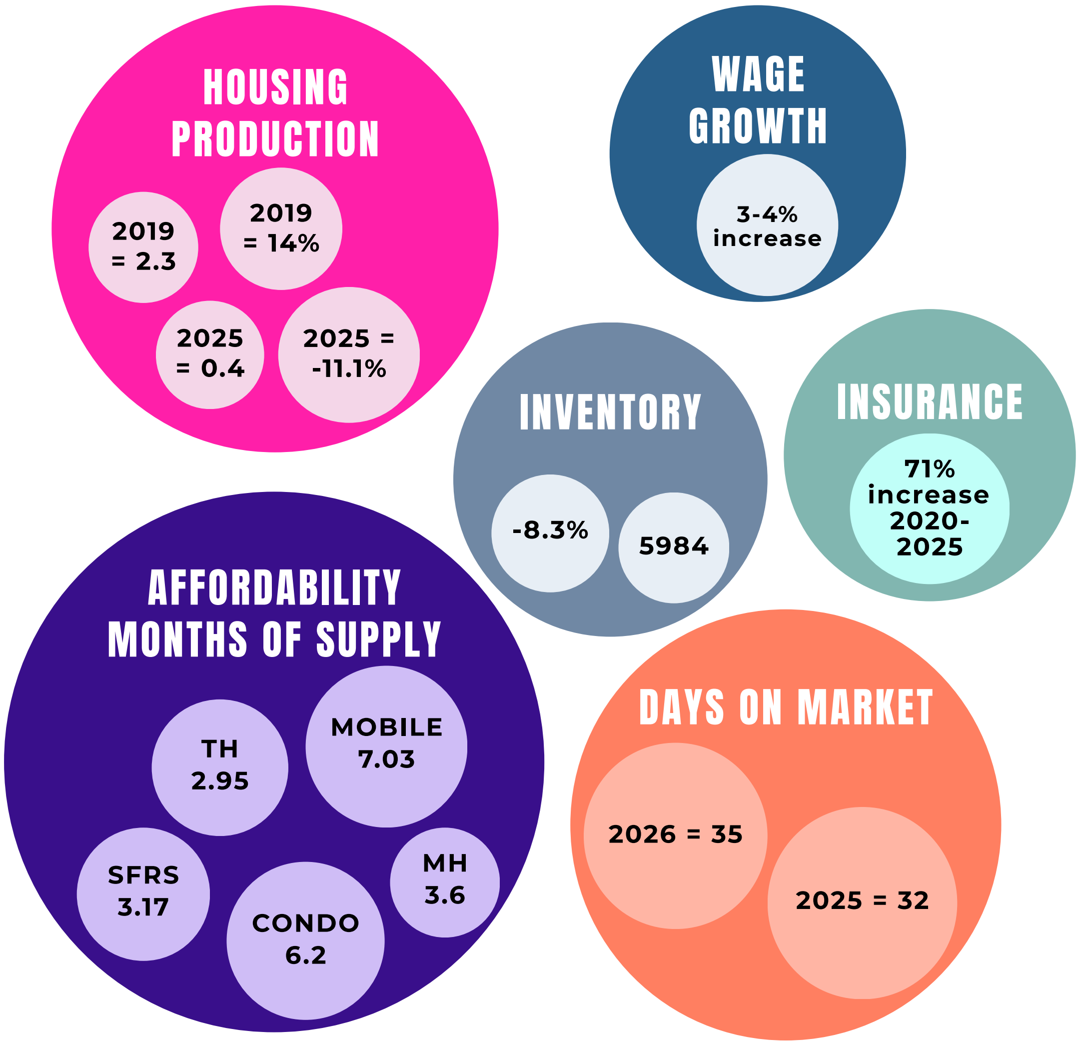
States with the biggest cumulative increases in home nsurance rates, 2020-25

Full rankings: States with biggest/smallest cumulative increases in home insurance rates, 2020 through 2025



Rank	State	% Change
6	Arizona	71.0%

THE HOUSING DECISION INDEX



KEY DRIVERS 2026

- ↓ Inventory
- ↓ Affordability
- ↓ Housing Production
- ↑ Wage Growth
- ↓ Days on Market
- ↓ Insurance Costs

NEEDS ATTENTION | IMPROVING | STABLE