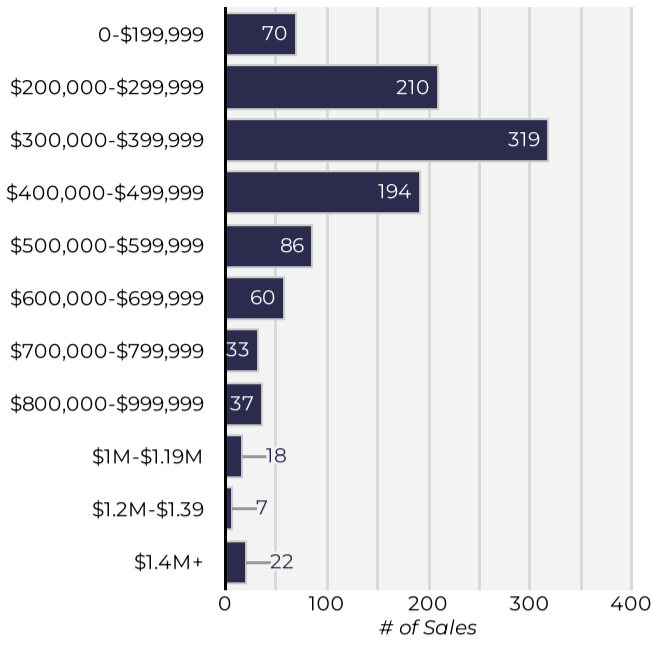


Tucson Association of Realtors: **Market Activity & Pricing**

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Mar 3, 2025

February 2025



of Sales
1,056
↑ 5.0% from previous year

Volume
\$476,131,609
↑ 10.2% from previous year

\$/sqft
\$232
↑ 2.4% from previous year

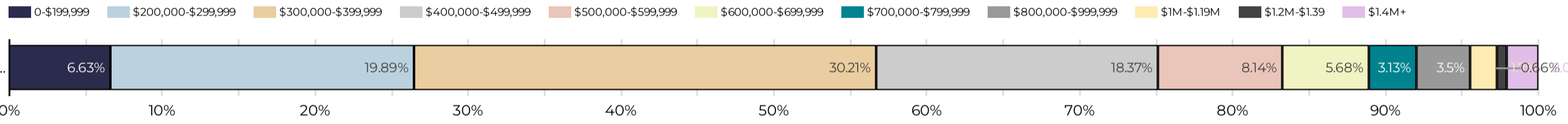
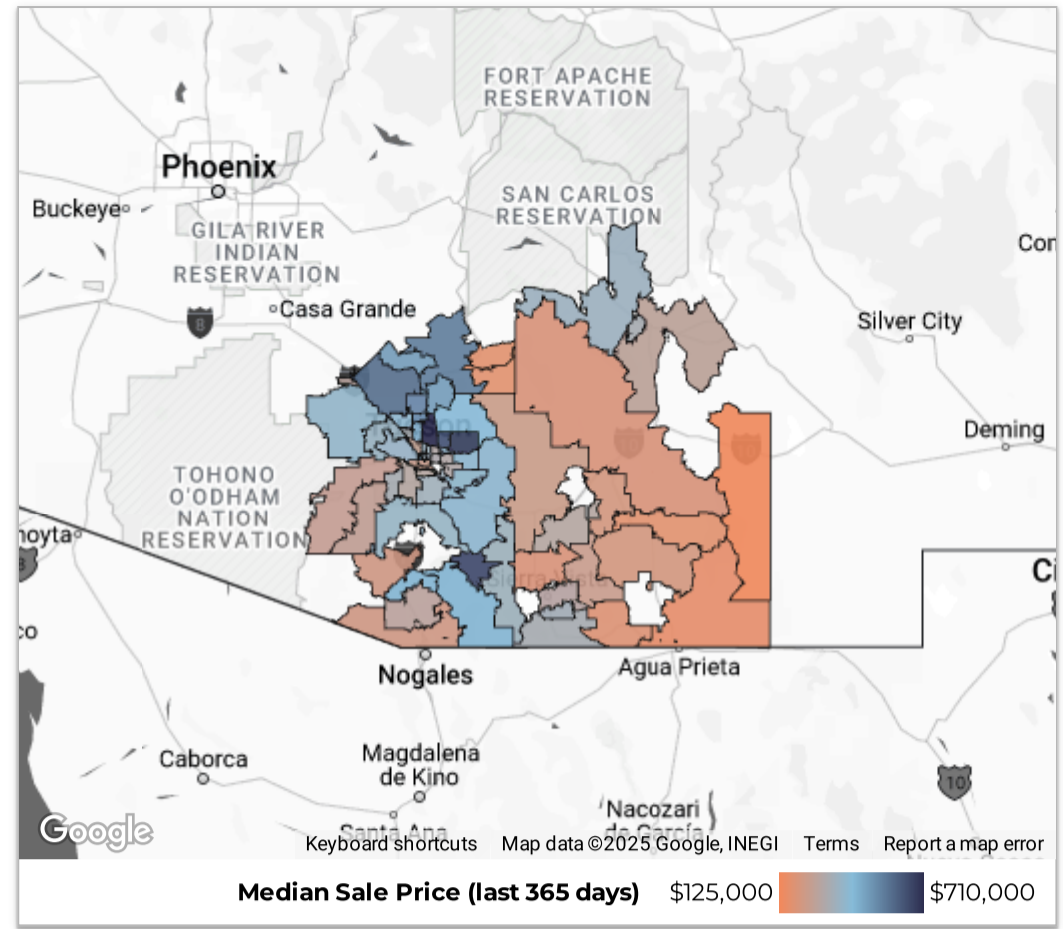
of New Listings
1,930
↑ 17.0% from previous year

Median Sale Price
\$371,140
↑ 1.7% from previous year

Average Sale Price
\$450,882
↑ 5.0% from previous year

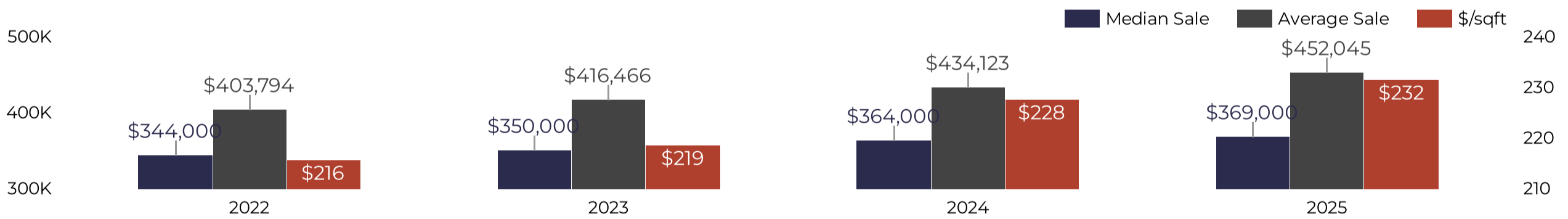
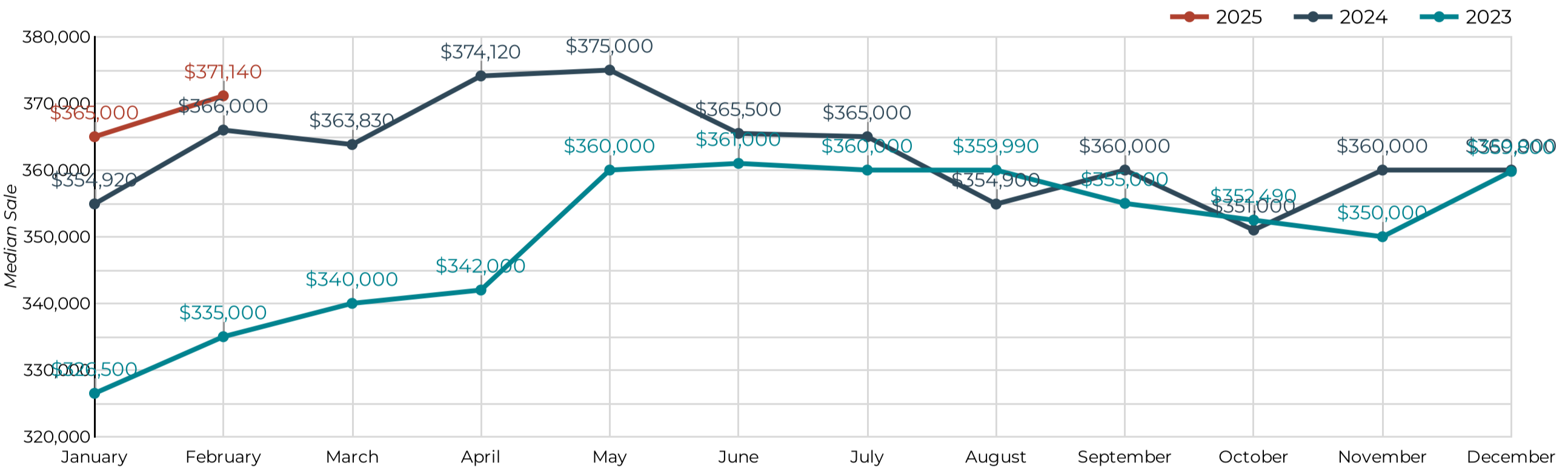
Median Days on Market
35
↑ 6 from previous year

Average % Over Asking
-2.02%
↓ -0.17% from previous year



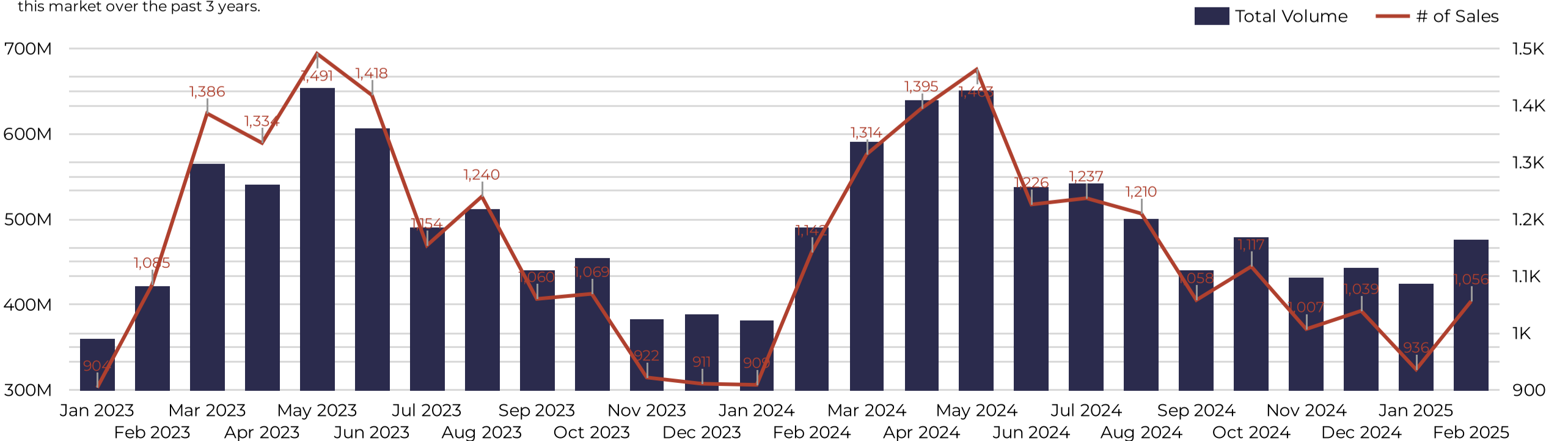
Market Pricing

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



Market Activity

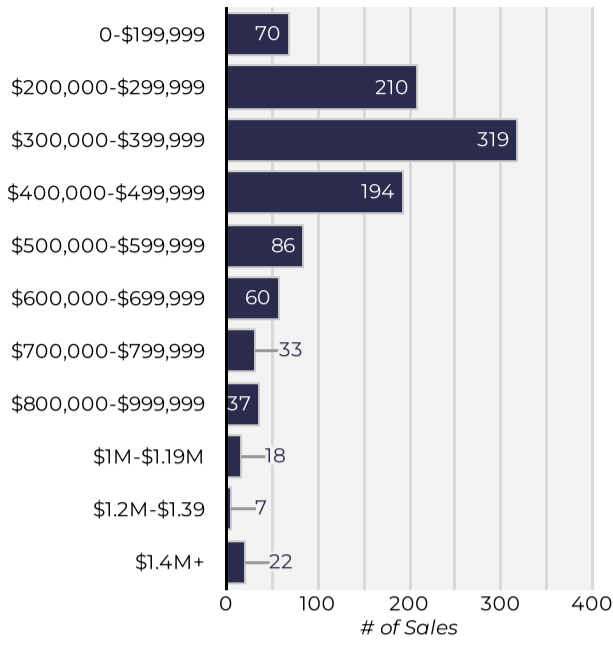
Use this data to see changes in total sales activity in this market over the past 3 years.



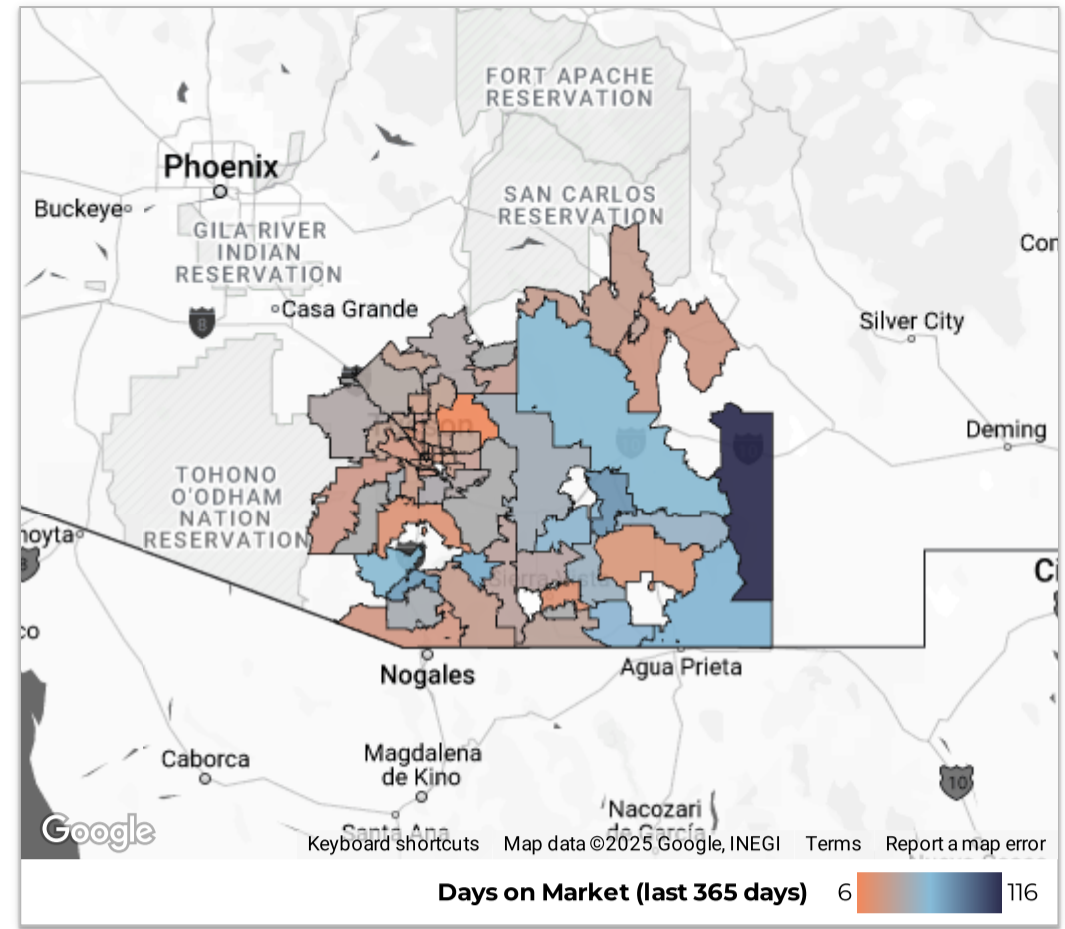
Tucson Association of Realtors: Buyer Demand

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Mar 3, 2025

February 2025

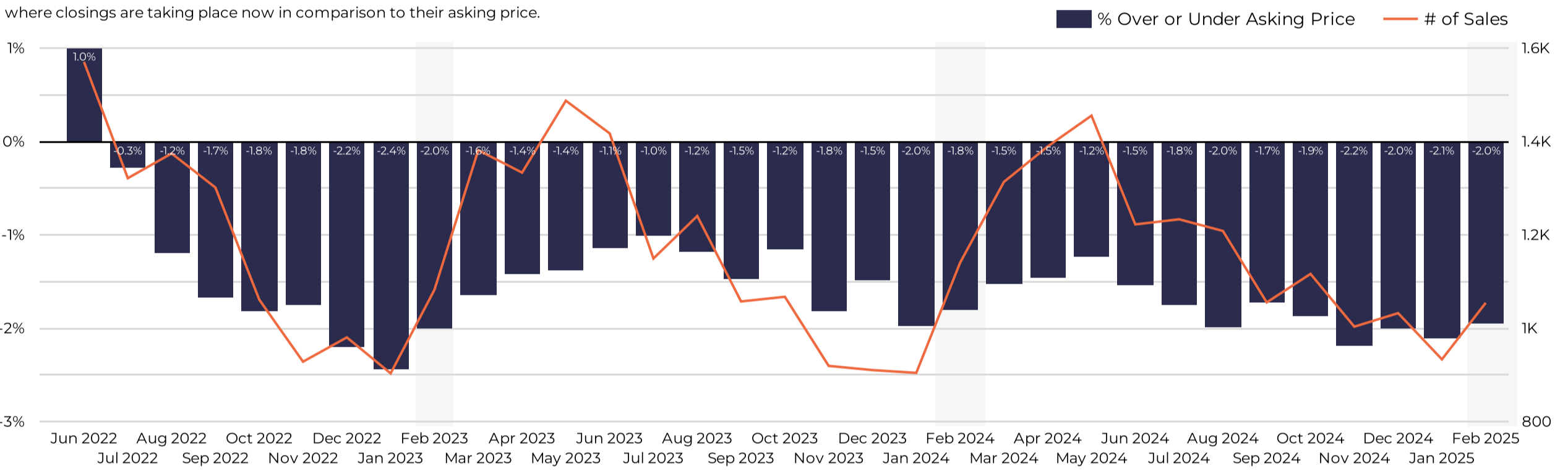


of Sales: **1,056** (↑ 5.0% from previous year)
 Median Sale Price: **\$371,140** (↑ 1.7% from previous year)
 Volume: **\$476,131,609** (↑ 10.2% from previous year)
 Average Sale Price: **\$450,882** (↑ 5.0% from previous year)
 \$/sqft: **\$232** (↑ 2.4% from previous year)
 Median Days on Market: **35** (↑ 6 from previous year)
 # of New Listings: **1,930** (↑ 17.0% from previous year)
 Average % Over Asking: **-2.02%** (↓ -0.17% from previous year)



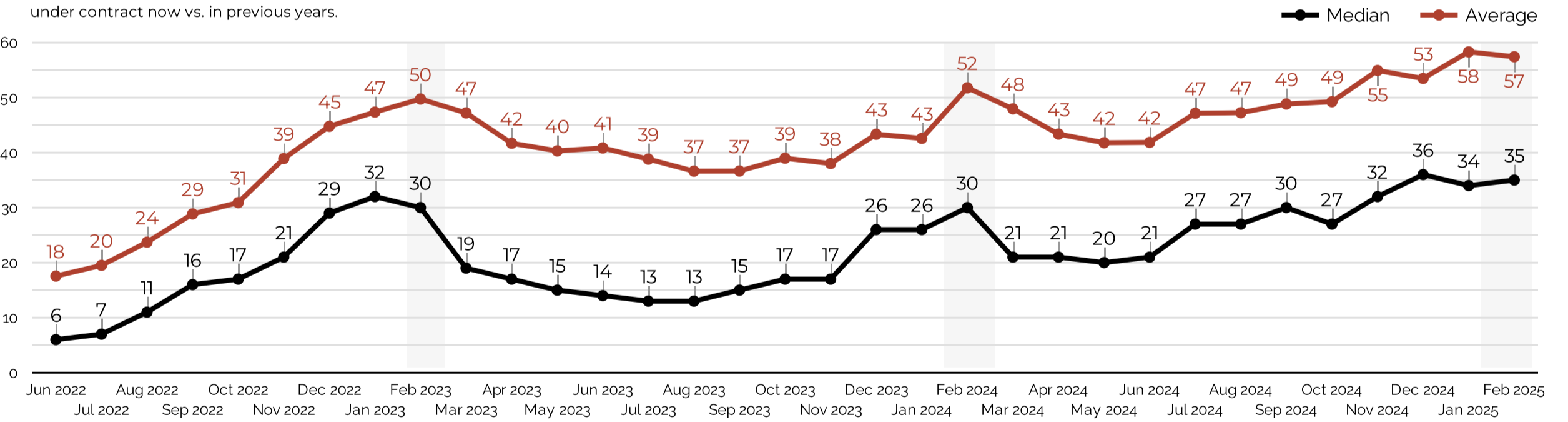
Buyer Demand

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	70	-9.1% ↓	34	9 ↑	-8.01%	-2.38% ↓
\$200,000-\$299,999	210	-0.5% ↓	35	16 ↑	-1.32%	0.86% ↑
\$300,000-\$399,999	319	-1.8% ↓	41	4 ↑	-1.44%	-0.34% ↓
\$400,000-\$499,999	194	14.8% ↑	40	0	-1.75%	-0.26% ↓
\$500,000-\$599,999	86	3.6% ↑	27	0	-1.75%	-0.37% ↓
\$600,000-\$699,999	60	53.8% ↑	25	5 ↑	-1.88%	-0.69% ↓
\$700,000-\$799,999	33	3.1% ↑	15	4 ↑	-0.53%	0.13% ↑
\$800,000-\$999,999	37	5.7% ↑	19	-27 ↓	-2.88%	-0.65% ↓
\$1M-\$1.19M	18	50.0% ↑	11	-25 ↓	-2.93%	1.88% ↑
\$1.2M-\$1.39	7	-12.5% ↓	32	17 ↑	-1.55%	-0.12% ↓
\$1.4M+	22	46.7% ↑	12	2 ↑	-2.28%	0.19% ↑

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: Mar 3, 2025

February 2025

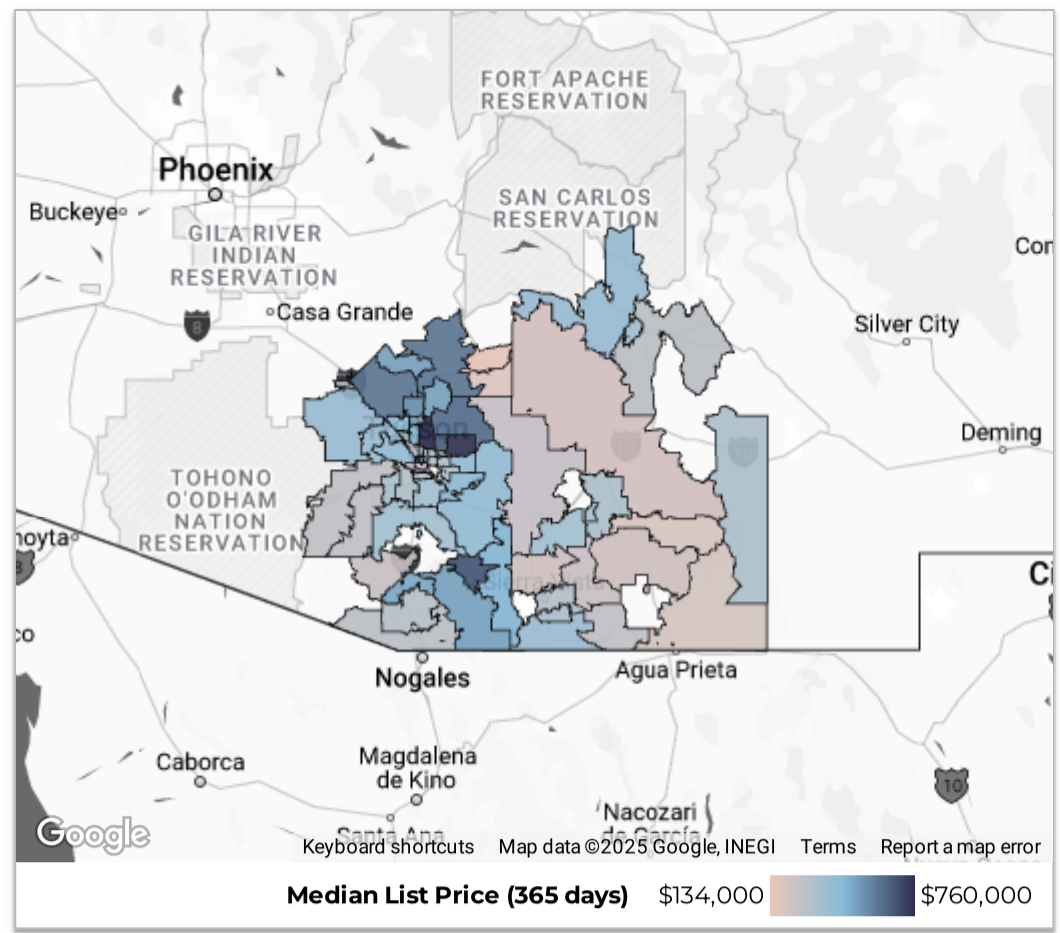
of New Listings (Supply)
1,930
↑ 280 from previous year

Months of Supply
4.26

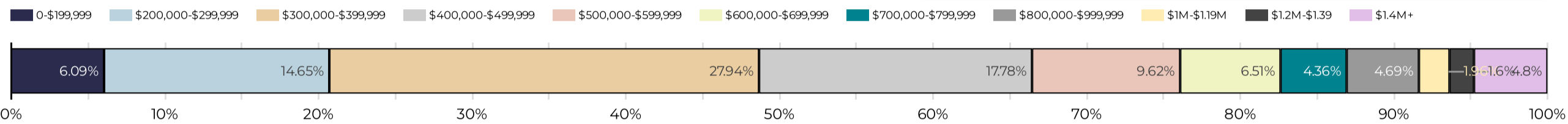
	Average	#
Single Family Residence	\$633,010	3,690
Townhouse	\$384,332	298
Condominium	\$231,648	226
Manufactured Home	\$258,270	226
Mobile Home	\$179,424	59
Grand total	\$571,603	4,499

of New Pendings (Demand)
1,119
↓ -36 from previous year

Active Listings
4,499
Pending Listings
763



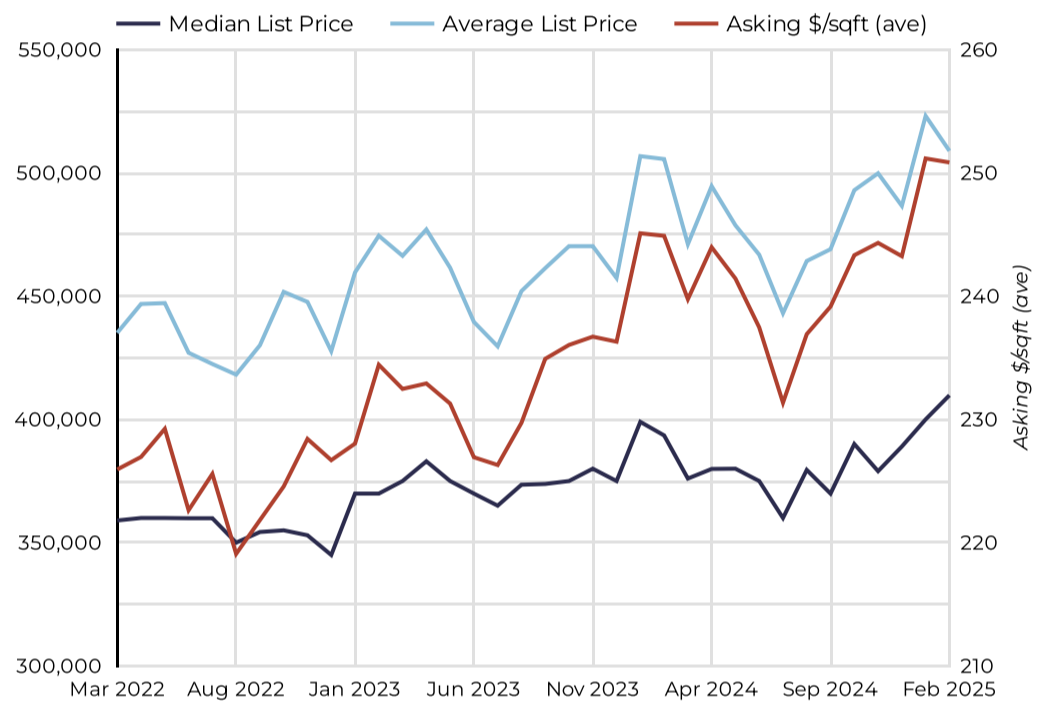
Active Listings



Months of Supply By Price Range

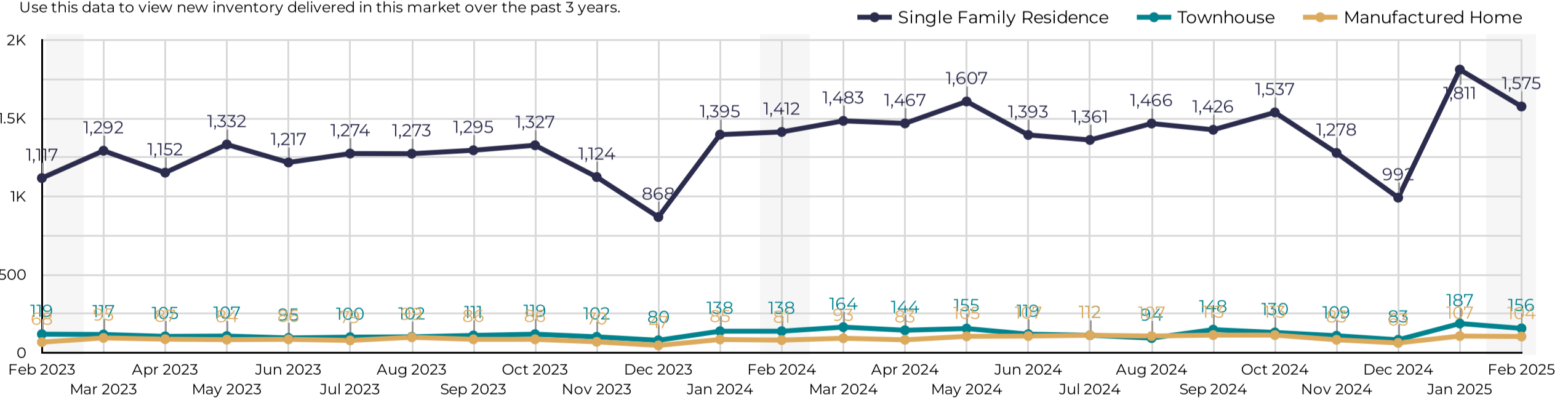
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.09	274	67
\$200,000-\$299,999	3.30	659	200
\$300,000-\$399,999	3.83	1,257	328
\$400,000-\$499,999	4.12	800	194
\$500,000-\$599,999	5.15	433	84
\$600,000-\$699,999	4.58	293	64
\$700,000-\$799,999	5.60	196	35
\$800,000-\$999,999	5.86	211	36
\$1M-\$1.19M	5.18	88	17
\$1.2M-\$1.39	8.00	72	9
\$1.4M+	9.82	216	22
Grand total	4.26	4,499	1,056

Asking Prices



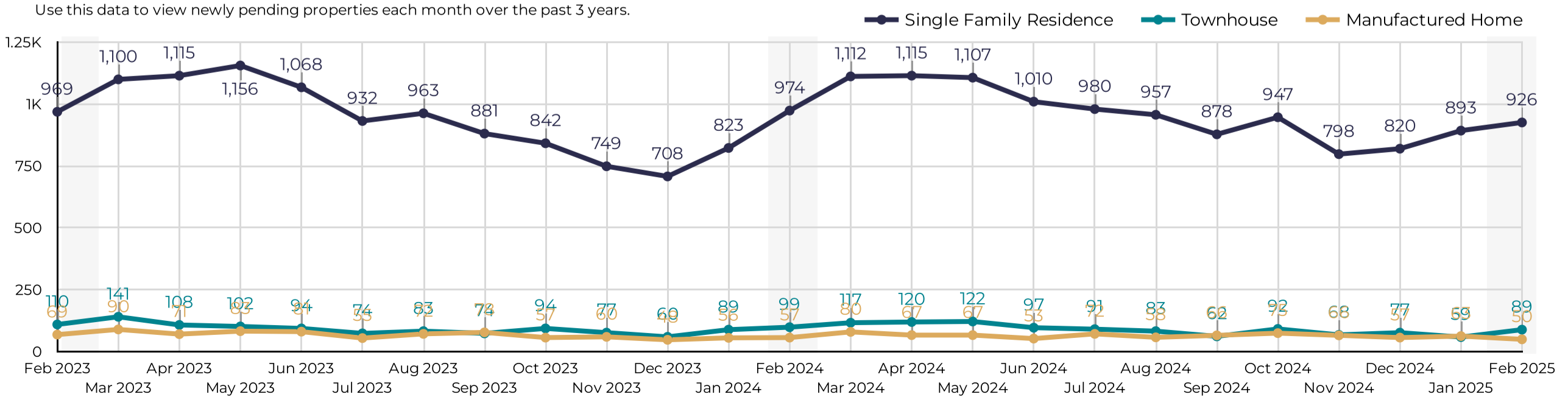
New Listings

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.

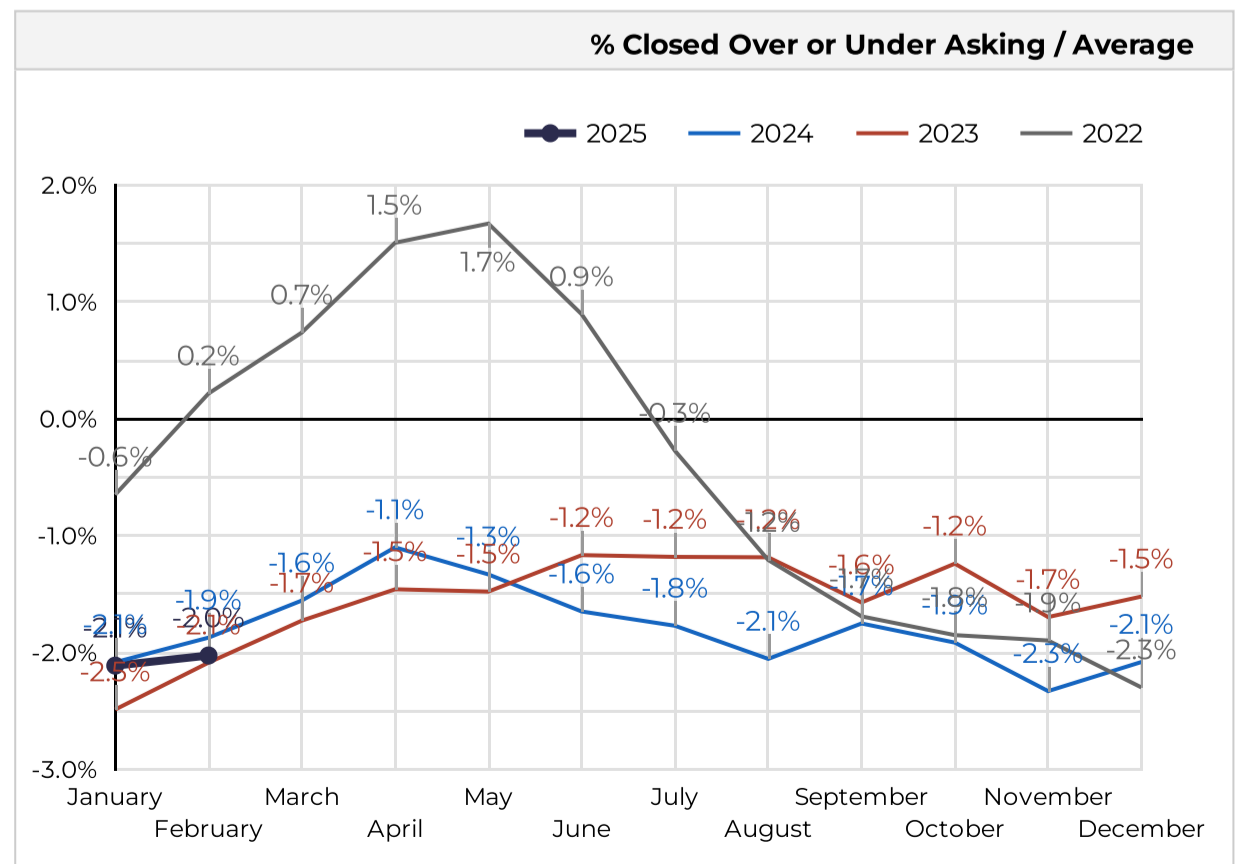
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	936
February	1,480	1,085	1,142	1,056
March	1,879	1,386	1,314	-
April	1,696	1,334	1,395	-
May	1,811	1,491	1,463	-
June	1,575	1,418	1,226	-
July	1,323	1,154	1,237	-
August	1,377	1,240	1,210	-
September	1,304	1,060	1,058	-
October	1,062	1,069	1,117	-
November	932	922	1,007	-
December	982	911	1,039	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$315,000	\$326,500	\$354,920	\$365,000
February	\$330,000	\$335,000	\$366,000	\$371,140
March	\$338,900	\$340,000	\$363,830	-
April	\$350,000	\$342,000	\$374,120	-
May	\$352,225	\$360,000	\$375,000	-
June	\$360,000	\$361,000	\$365,500	-
July	\$355,000	\$360,000	\$365,000	-
August	\$342,500	\$359,990	\$354,900	-
September	\$346,000	\$355,000	\$360,000	-
October	\$338,000	\$352,490	\$351,000	-
November	\$342,500	\$350,000	\$360,000	-
December	\$330,000	\$359,800	\$360,000	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	10	32	26	34
February	7	30	30	35
March	6	19	21	-
April	5	17	21	-
May	5	15	20	-
June	6	14	21	-
July	7	13	27	-
August	11	13	27	-
September	16	15	30	-
October	17	17	27	-
November	21	17	32	-
December	29	26	36	-

New Listings / Count				
Month	2022	2023	2024	2025
January	1,733	1,557	1,740	2,237
February	1,707	1,392	1,730	1,930
March	1,920	1,622	1,855	-
April	2,062	1,440	1,805	-
May	1,947	1,616	2,001	-
June	2,214	1,481	1,728	-
July	2,069	1,535	1,663	-
August	1,936	1,549	1,767	-
September	1,776	1,584	1,782	-
October	1,558	1,616	1,867	-
November	1,294	1,375	1,575	-
December	1,044	1,073	1,198	-

New Pending / Count				
Month	2022	2023	2024	2025
January	1,575	1,042	1,034	1,063
February	1,659	1,224	1,201	1,119
March	1,830	1,424	1,382	-
April	1,703	1,388	1,387	-
May	1,719	1,425	1,366	-
June	1,421	1,322	1,218	-
July	1,270	1,153	1,222	-
August	1,369	1,181	1,154	-
September	1,169	1,079	1,055	-
October	1,057	1,048	1,160	-
November	918	938	978	-
December	888	859	994	-



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: Mar 3, 2025

Feb 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			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	867	6.1% ↑	\$424.29M	11.4% ↑	\$400,000	\$15,000 ↑	\$236	\$4 ↑	36	5 ↑	-1.8%	-0.3% ↓
Townhouse	85	6.3% ↑	\$28.15M	0.0% ↑	\$295,000	\$-5,000 ↓	\$239	\$5 ↑	22	3 ↑	-1.5%	0.2% ↑
Manufactured Home	51	15.9% ↑	\$11.76M	22.9% ↑	\$239,000	\$22,000 ↑	\$157	\$7 ↑	30	15 ↑	-3.7%	-1.1% ↓
Condominium	46	-6.1% ↓	\$11.3M	2.8% ↑	\$256,500	\$40,500 ↑	\$240	\$24 ↑	41	18 ↑	-2.9%	0.8% ↑
Mobile Home	5	-64.3% ↓	\$541.5K	-71.2% ↓	\$115,000	\$-35,000 ↓	\$142	\$24 ↑	19	0	-4.1%	1.9% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	72	1.4% ↑	\$13.57M	-4.6% ↓	\$200,000	\$10,000 ↑	\$219	\$-26 ↓	32	7 ↑	-3.1%	-0.0% ↓
\$1000-1499 sqft	280	3.3% ↑	\$82.85M	8.6% ↑	\$297,500	\$7,500 ↑	\$230	\$9 ↑	31	13 ↑	-1.8%	+0.0%...
\$1500-1999 sqft	325	1.6% ↑	\$123.99M	2.5% ↑	\$360,000	\$0	\$220	\$3 ↑	43	14 ↑	-1.8%	-0.4% ↓
2000-2499 sqft	196	11.4% ↑	\$97.08M	14.7% ↑	\$450,000	\$10,000 ↑	\$223	\$5 ↑	36	-6 ↓	-1.6%	+0.0%...
2500-2999 sqft	108	11.3% ↑	\$70.84M	19.2% ↑	\$600,000	\$35,000 ↑	\$241	\$15 ↑	33	-8 ↓	-1.9%	-0.3% ↓
3000-3999 sqft	56	7.7% ↑	\$57.31M	13.9% ↑	\$850,000	\$-42,722 ↓	\$302	\$17 ↑	39	4 ↑	-3.3%	-0.4% ↓
4000-4999 sqft	12	20.0% ↑	\$17.99M	57.0% ↑	\$1,500,000	\$400,000 ↑	\$344	\$78 ↑	42	25 ↑	-4.2%	-2.6% ↓
5000+ sqft	5	-28.6% ↓	\$12.4M	-13.1% ↓	\$2,549,000	\$474,000 ↑	\$352	\$-30 ↓	21	-27 ↓	0.2%	2.5% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	205	27.3% ↑	\$119.39M	29.5% ↑	\$459,576	\$-5,424 ↓	\$270	\$12 ↑	32	7 ↑	-1.5%	-0.1% ↓
North	106	5.0% ↑	\$76.22M	4.1% ↑	\$560,000	\$-90,000 ↓	\$304	\$2 ↑	22	5 ↑	-2.3%	-0.0% ↓
Central	104	-22.4% ↓	\$39.02M	-12.8% ↓	\$327,000	\$17,000 ↑	\$241	\$2 ↑	18	-3 ↓	-2.0%	0.3% ↑
East	89	-8.2% ↓	\$30.06M	-2.0% ↓	\$315,000	\$2,500 ↑	\$206	\$1 ↑	31	6 ↑	-1.2%	0.8% ↑
Upper Southeast	75	-8.5% ↓	\$32.21M	-10.7% ↓	\$411,490	\$10,570 ↑	\$215	\$12 ↑	61	11 ↑	-1.5%	0.2% ↑
Extended West	66	11.9% ↑	\$24.47M	11.2% ↑	\$366,000	\$-17,990 ↓	\$200	\$-1 ↓	38	-17 ↓	-1.2%	-0.5% ↓
Southwest	55	-14.1% ↓	\$15.8M	-14.4% ↓	\$305,000	\$11,000 ↑	\$180	\$-5 ↓	28	2 ↑	-2.6%	-0.6% ↓
West	54	0.0%	\$24.74M	-0.9% ↓	\$373,500	\$-36,400 ↓	\$244	\$5 ↑	26	6 ↑	-1.0%	0.5% ↑
Southeast	51	50.0% ↑	\$20.76M	46.6% ↑	\$386,000	\$2,010 ↑	\$202	\$-3 ↓	55	15 ↑	-1.0%	0.1% ↑
Upper Northwest	48	71.4% ↑	\$26.09M	91.7% ↑	\$480,000	\$30,000 ↑	\$240	\$14 ↑	40	4 ↑	-2.5%	-0.9% ↓
Northeast	46	27.8% ↑	\$19.92M	22.4% ↑	\$415,000	\$15,000 ↑	\$232	\$7 ↑	19	9 ↑	-2.0%	-0.5% ↓
South	42	-4.5% ↓	\$11.17M	-8.9% ↓	\$280,000	\$-7,500 ↓	\$194	\$-5 ↓	36	17 ↑	-1.7%	-0.2% ↓
Cochise	34	41.7% ↑	\$7.77M	30.2% ↑	\$209,000	\$-48,500 ↓	\$146	\$-23 ↓	78	14 ↑	-5.8%	-1.2% ↓
SCC-Rio Rico East	16	-11.1% ↓	\$5.56M	11.1% ↑	\$295,000	\$5,000 ↑	\$179	\$-1 ↓	71	39 ↑	-2.6%	-1.1% ↓
Extended Northwest	15	66.7% ↑	\$4.15M	31.2% ↑	\$259,990	\$-75,010 ↓	\$200	\$20 ↑	49	22 ↑	-1.3%	-1.9% ↓
Graham	8	14.3% ↑	\$2.48M	13.0% ↑	\$287,000	\$-8,000 ↓	\$173	\$21 ↑	21	0	-1.3%	-1.5% ↓
Benson/St. David	8	-42.9% ↓	\$1.96M	-32.1% ↓	\$170,000	\$-68,990 ↓	\$148	\$13 ↑	102	95 ↑	-5.6%	-3.7% ↓
SCC-Tubac East	4	-50.0% ↓	\$1.8M	-61.0% ↓	\$440,000	\$-123,000 ↓	\$266	\$-28 ↓	2	-206 ↓	-3.1%	-3.5% ↓
SCC-Rio Rico West	4	0.0%	\$1.22M	1.8% ↑	\$241,000	\$-36,000 ↓	\$185	\$25 ↑	41	-26 ↓	-3.1%	0.3% ↑
Extended Southwest	3	-25.0% ↓	\$807.9K	1.2% ↑	\$265,000	\$75,000 ↑	\$166	\$21 ↑	61	55 ↑	1.3%	0.1% ↑
SCC-Nogales East	3	50.0% ↑	\$1.03M	-23.1% ↓	\$286,000	\$1,000 ↑	\$139	\$-65 ↓	123	104 ↑	-7.4%	4.3% ↑
Pinal	3	-50.0% ↓	\$580K	-61.3% ↓	\$185,000	\$-20,000 ↓	\$130	\$-11 ↓	13	-51 ↓	-11.5%	-10.6%...
Navajo	3	200.0% ↑	\$1.69M	276.2% ↑	\$428,000	\$-22,000 ↓	\$266	\$62 ↑	156	21 ↑	-4.7%	0.6% ↑
SCC-Patagonia	2	0.0%	\$1.14M	196.8% ↑	\$422,542	\$262,542 ↑	\$252	\$-47 ↓	203	201 ↑	-6.4%	-3.5% ↓
SCC-Tubac West	2	-	\$755K	-	\$325,000	-	\$174	-	127	-	-6.1%	-
SCC-Elgin	2	-	\$1.1M	-	\$455,000	-	\$281	-	91	-	-7.2%	-
Maricopa	2	100.0% ↑	\$2.13M	260.7% ↑	\$477,500	\$-112,400 ↓	\$423	\$111 ↑	25	21 ↑	-2.0%	-2.0% ↓
SCC-Sonoita	1	-	\$812.5K	-	\$812,500	-	\$221	-	99	-	-4.3%	-
Extended Northeast	1	0.0%	\$388K	-29.5% ↓	\$388,000	\$-162,000 ↓	\$381	\$-174 ↓	11	-38 ↓	-1.8%	-1.8% ↓
Greenlee	1	0.0%	\$270K	1,488.2...	\$270,000	\$253,000 ↑	\$112	\$90 ↑	116	-144 ↓	-5.3%	9.7% ↑
SCC-Nogales West	1	0.0%	\$536K	24.7% ↑	\$536,000	\$106,000 ↑	\$199	\$-0 ↓	65	-103 ↓	-10.5%	-1.4% ↓