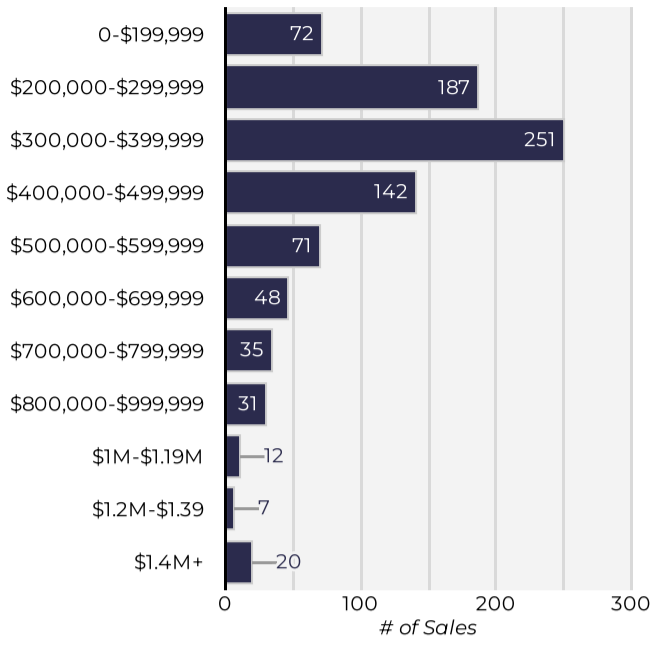


Tucson Association of Realtors: **Market Activity & Pricing**

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

January 2025



# of Sales  
**876**  
↓ -3.6% from previous year

Median Sale Price  
**\$365,000**  
↑ 2.8% from previous year

Volume  
**\$399,599,065**  
↑ 4.8% from previous year

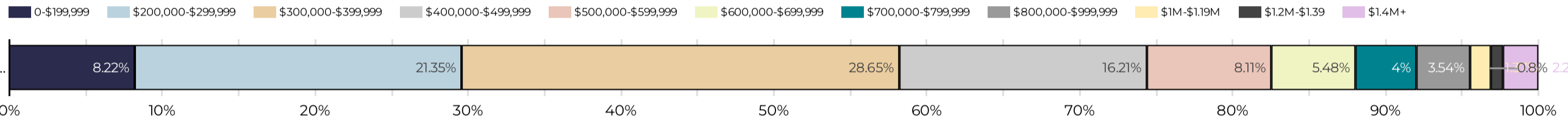
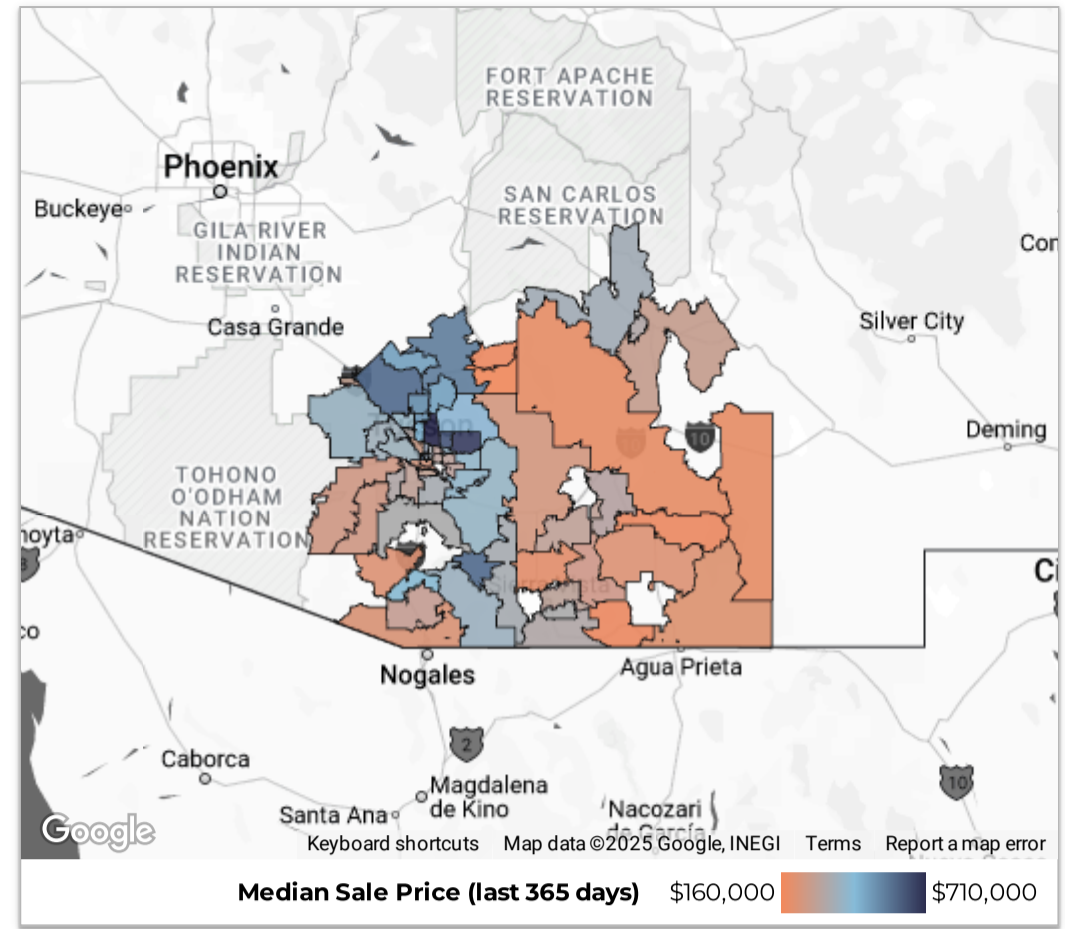
Average Sale Price  
**\$456,163**  
↑ 8.8% from previous year

\$/sqft  
**\$232**  
↑ 3.0% from previous year

Median Days on Market  
**34**  
↑ 8 from previous year

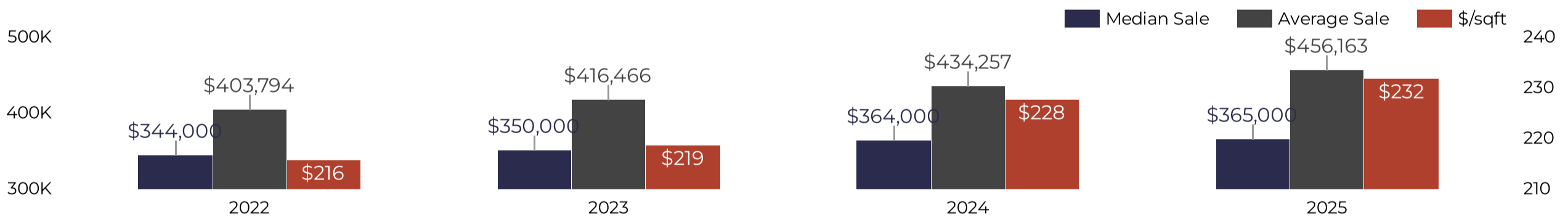
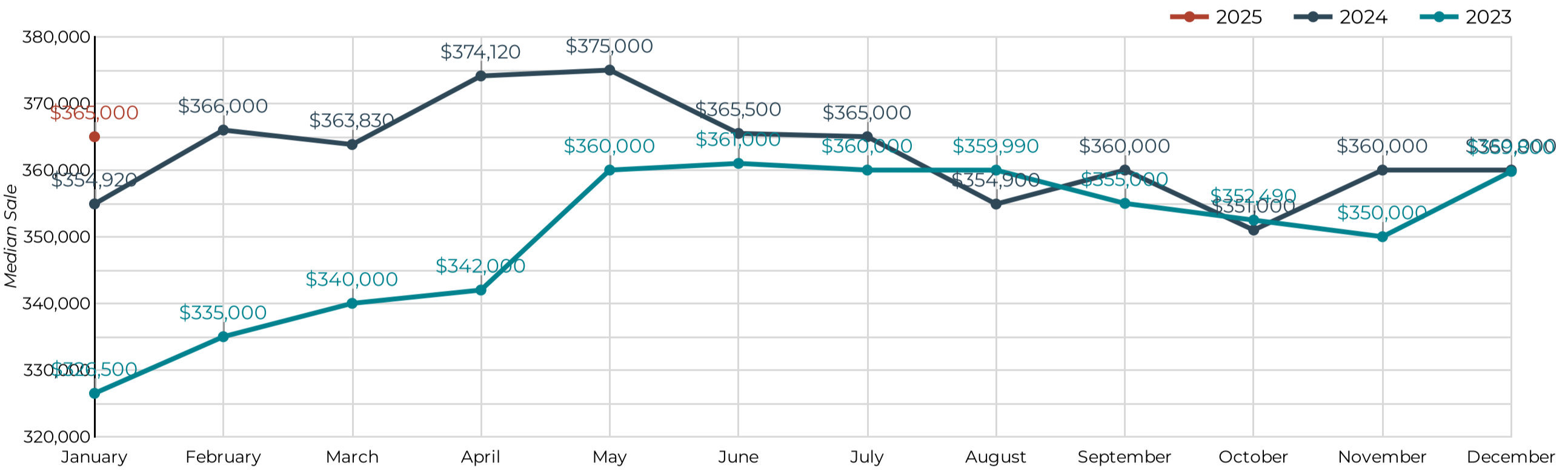
# of New Listings  
**2,217**  
↑ 27.4% from previous year

Average % Over Asking  
**-2.10%**  
↓ -0.02% from previous year



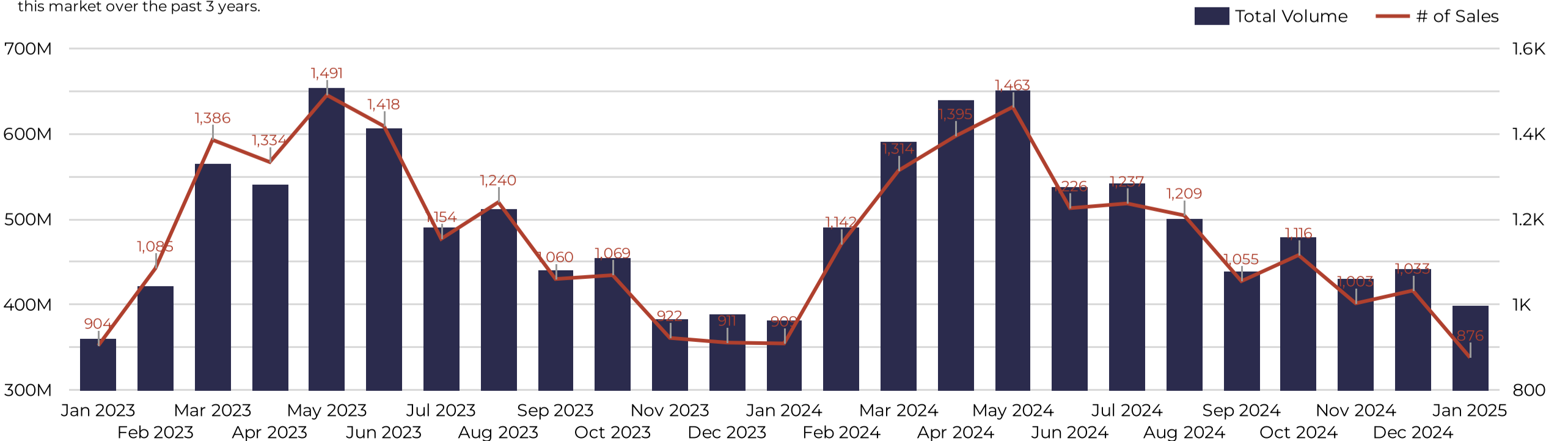
**Market Pricing**

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



**Market Activity**

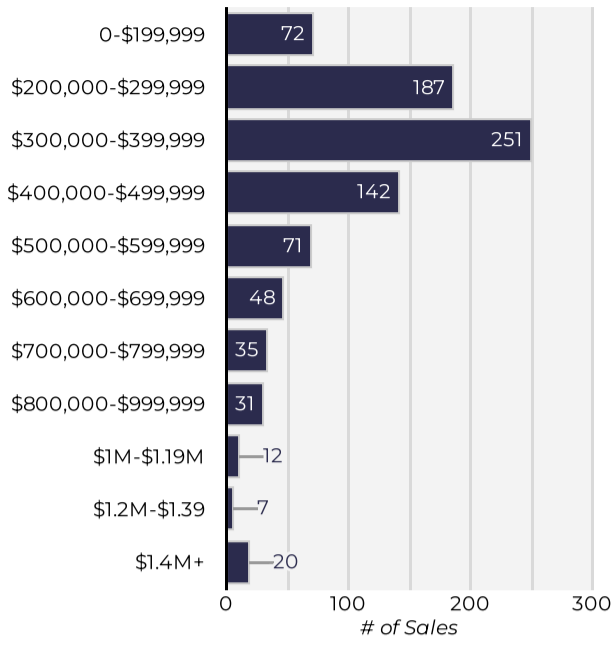
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Feb 3, 2025

January 2025



# of Sales **876**  
 ↓ -3.6% from previous year

Median Sale Price **\$365,000**  
 ↑ 2.8% from previous year

Volume **\$399,599,065**  
 ↑ 4.8% from previous year

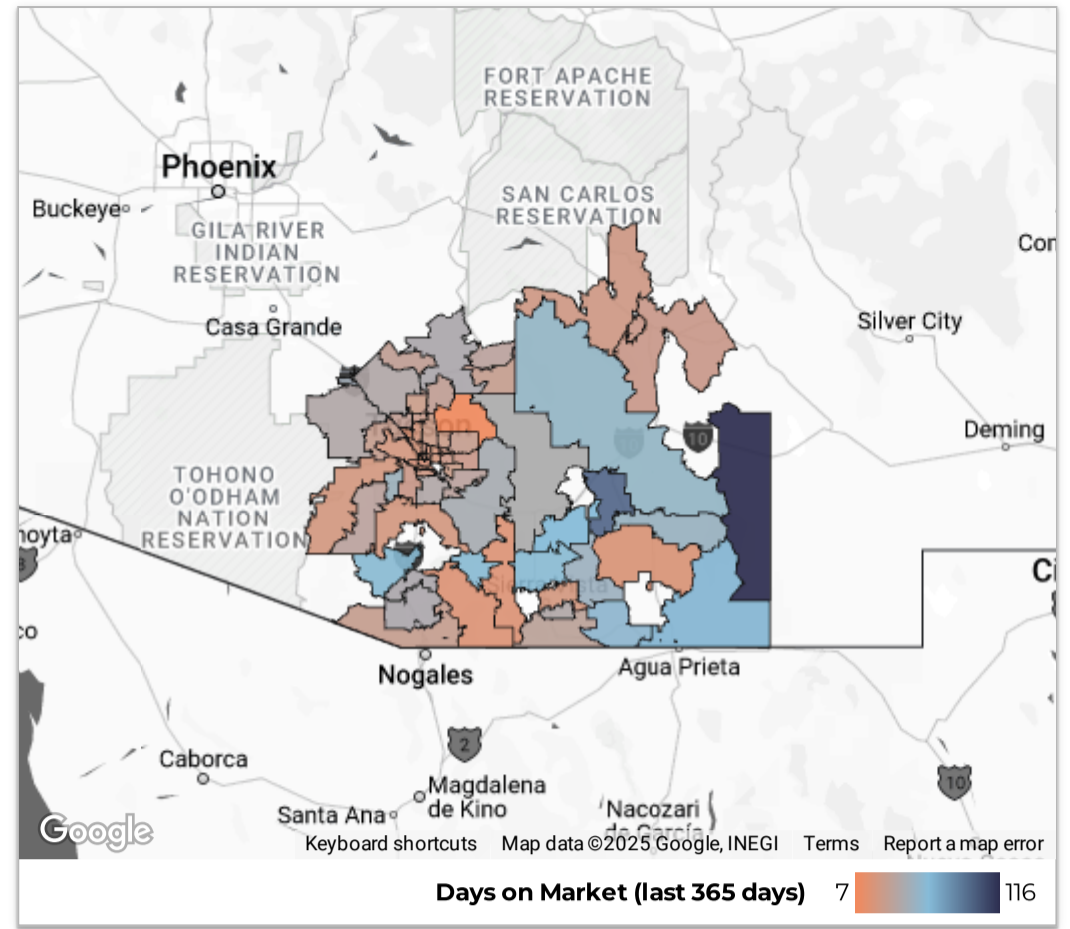
Average Sale Price **\$456,163**  
 ↑ 8.8% from previous year

\$/sqft **\$232**  
 ↑ 3.0% from previous year

Median Days on Market **34**  
 ↑ 8 from previous year

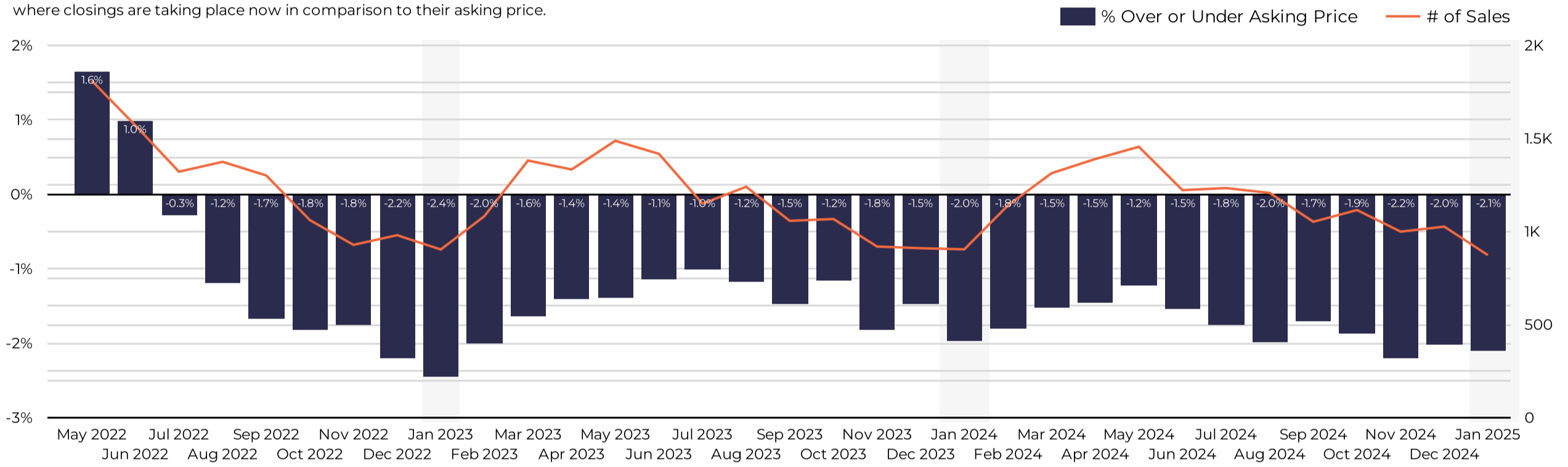
# of New Listings **2,217**  
 ↑ 27.4% from previous year

Average % Over Asking **-2.10%**  
 ↓ -0.02% from previous year



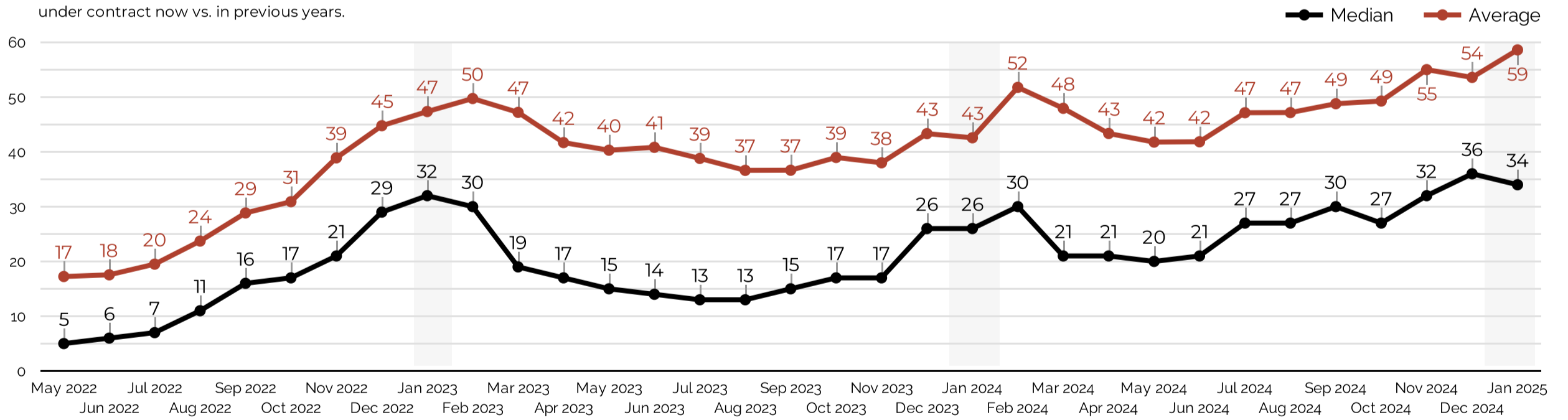
**Buyer Demand**

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	72	5.9% ↑	46	17 ↑	-6.49%	0.30% ↑
\$200,000-\$299,999	187	-17.3% ↓	37	17 ↑	-1.85%	-0.62% ↓
\$300,000-\$399,999	251	-4.6% ↓	41	10 ↑	-1.42%	0.11% ↑
\$400,000-\$499,999	142	-11.3% ↓	33	4 ↑	-1.77%	0.10% ↑
\$500,000-\$599,999	71	-6.6% ↓	22	-3 ↓	-1.47%	0.03% ↑
\$600,000-\$699,999	48	41.2% ↑	17	-21 ↓	-1.93%	0.10% ↑
\$700,000-\$799,999	35	59.1% ↑	21	0	-1.66%	2.38% ↑
\$800,000-\$999,999	31	3.3% ↑	37	20 ↑	-2.16%	-0.34% ↓
\$1M-\$1.19M	12	9.1% ↑	31	16 ↑	-4.58%	-0.52% ↓
\$1.2M-\$1.39	7	75.0% ↑	23	-4 ↓	-1.70%	1.54% ↑
\$1.4M+	20	33.3% ↑	11	-19 ↓	-1.46%	3.17% ↑

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: Feb 3, 2025

January 2025

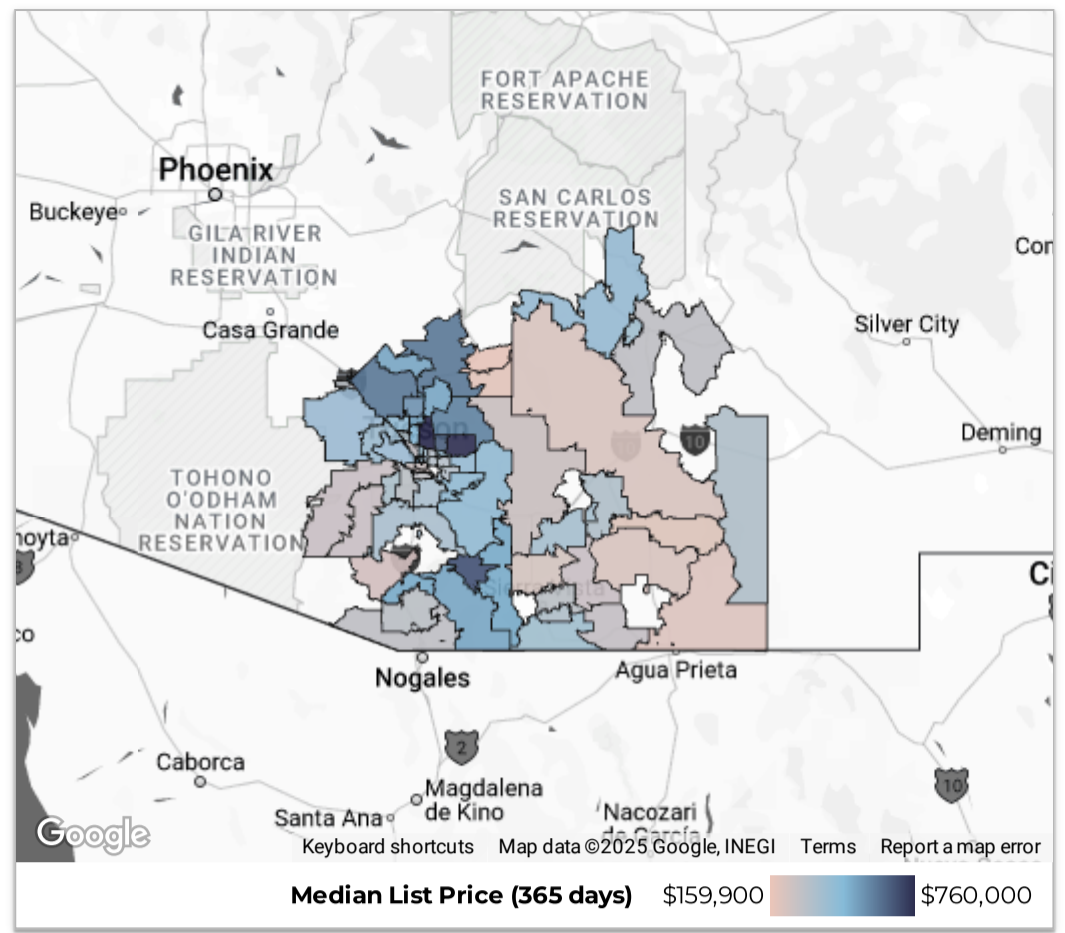
# of New Listings (Supply)  
**2,217**  
↑ 477 from previous year

Months of Supply  
**4.97**

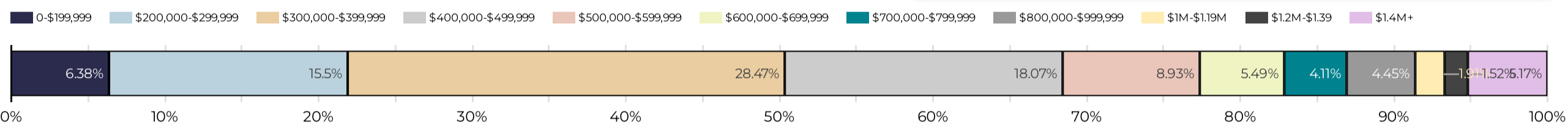
	Average	#
Single Family Residence	\$628,893	3,567
Townhouse	\$370,214	283
Condominium	\$231,594	226
Manufactured Home	\$258,584	217
Mobile Home	\$174,764	62
<b>Grand total</b>	<b>\$566,549</b>	<b>4,355</b>

# of New Pendings (Demand)  
**982**  
↓ -52 from previous year

Active Listings  
**4,355**  
Pending Listings  
**692**



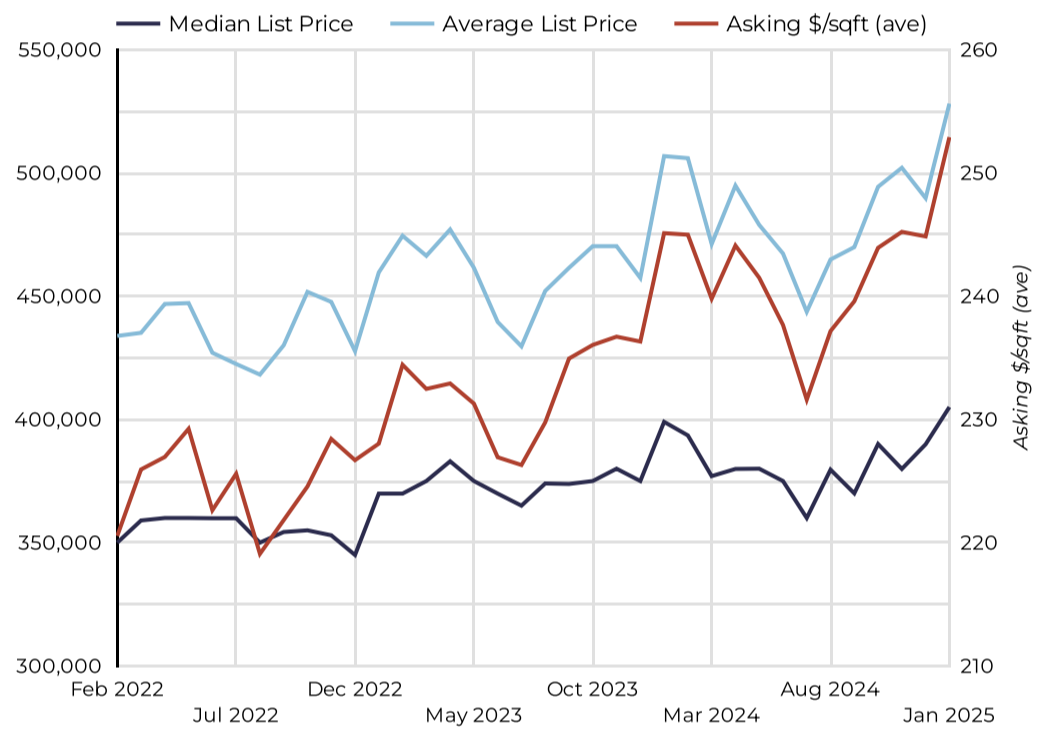
**Active Listings**



**Months of Supply By Price Range**

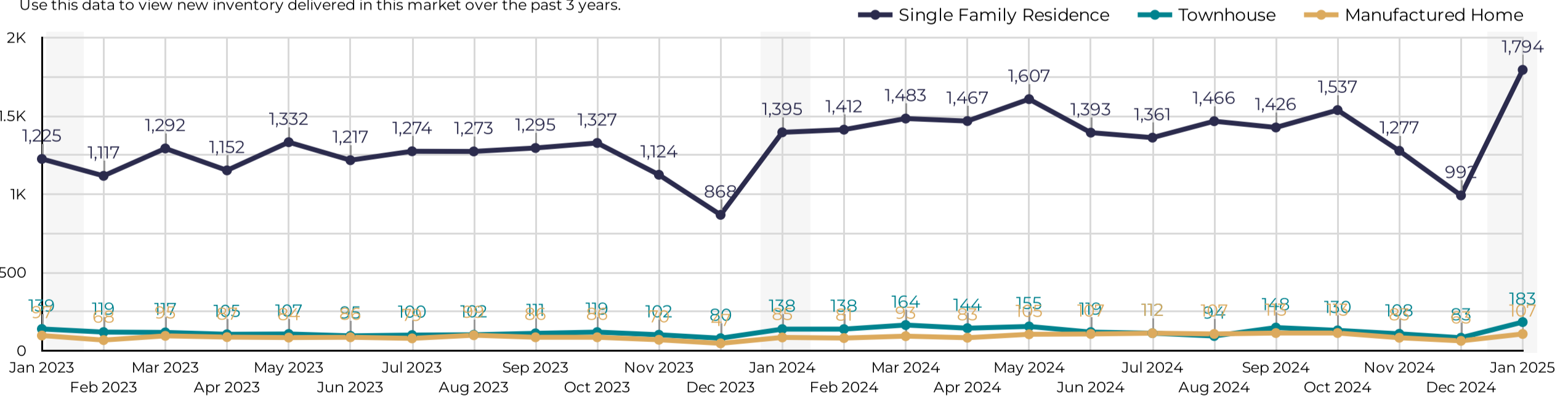
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.48	278	62
\$200,000-\$299,999	3.50	675	193
\$300,000-\$399,999	5.04	1,240	246
\$400,000-\$499,999	5.43	787	145
\$500,000-\$599,999	5.33	389	73
\$600,000-\$699,999	4.69	239	51
\$700,000-\$799,999	4.97	179	36
\$800,000-\$999,999	6.26	194	31
\$1M-\$1.19M	7.55	83	11
\$1.2M-\$1.39	8.25	66	8
\$1.4M+	11.25	225	20
<b>Grand total</b>	<b>4.97</b>	<b>4,355</b>	<b>876</b>

**Asking Prices**



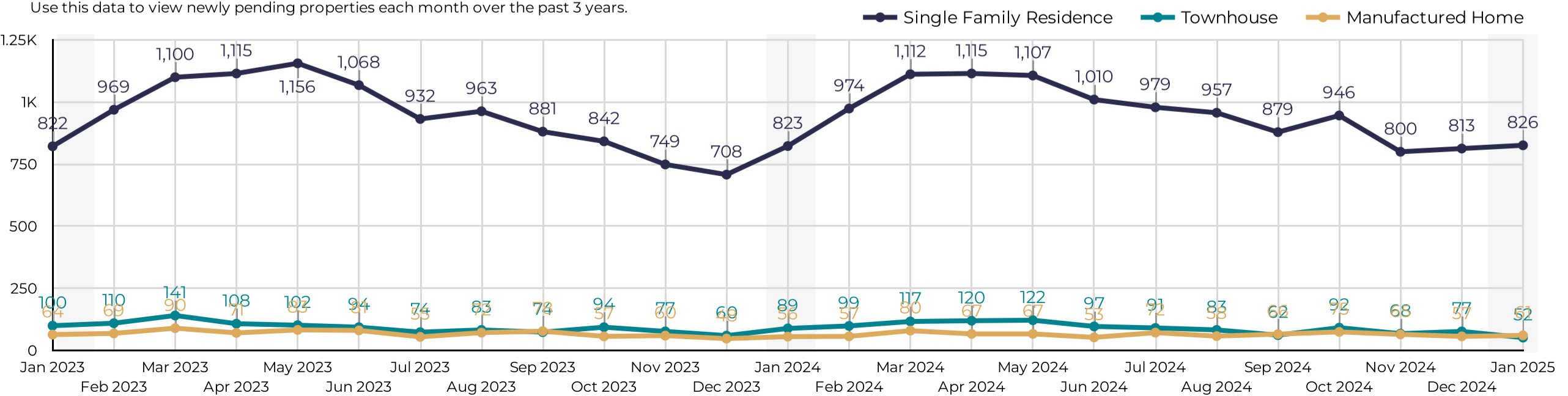
**New Listings**

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.

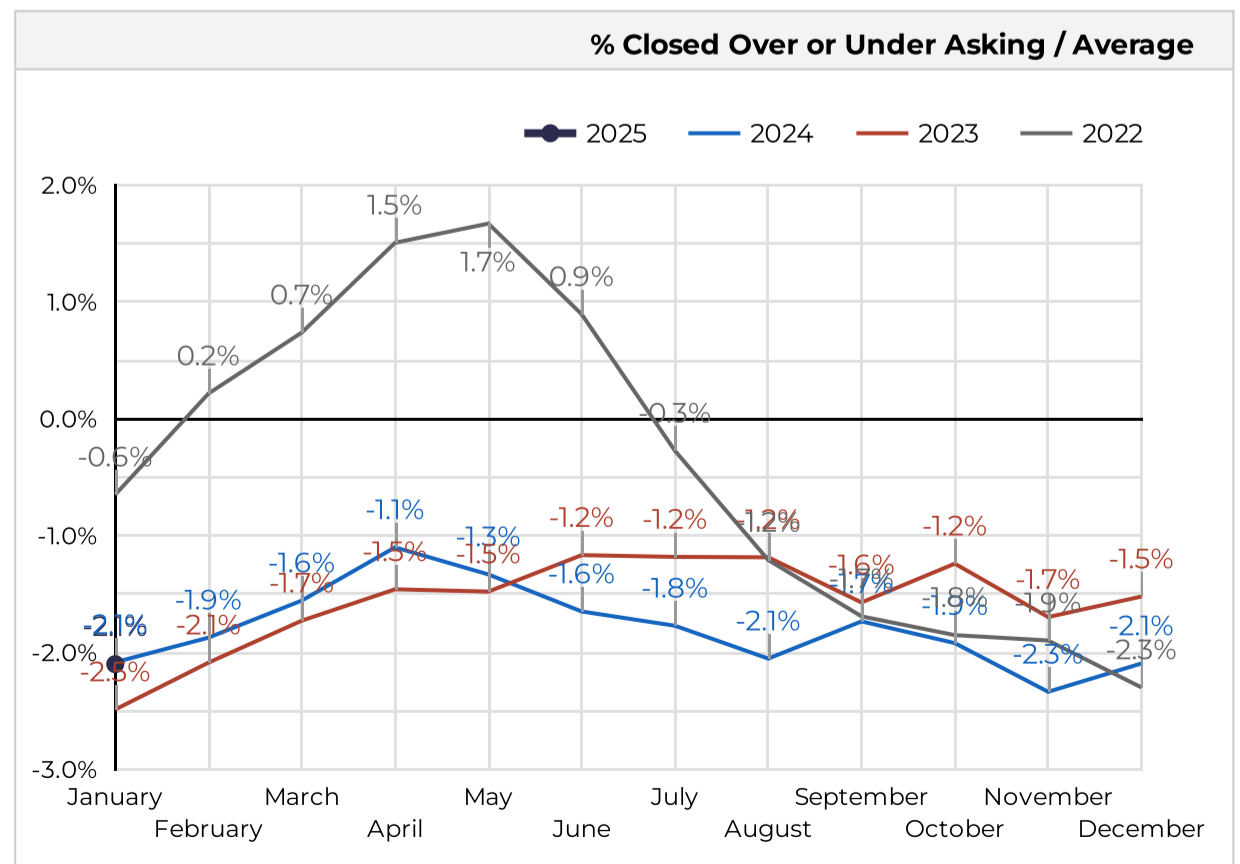
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	876
February	1,480	1,085	1,142	-
March	1,879	1,386	1,314	-
April	1,696	1,334	1,395	-
May	1,811	1,491	1,463	-
June	1,575	1,418	1,226	-
July	1,323	1,154	1,237	-
August	1,377	1,240	1,209	-
September	1,304	1,060	1,055	-
October	1,062	1,069	1,116	-
November	932	922	1,003	-
December	982	911	1,033	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$315,000	\$326,500	\$354,920	\$365,000
February	\$330,000	\$335,000	\$366,000	-
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	-
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	2,217
February	1,707	1,392	1,730	-
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	1,574	-
December	1,044	1,073	1,198	-

New Pending / Count				
Month	2022	2023	2024	2025
January	1,575	1,042	1,034	982
February	1,659	1,224	1,201	-
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	1,221	-
August	1,369	1,181	1,154	-
September	1,169	1,079	1,056	-
October	1,057	1,048	1,159	-
November	918	938	980	-
December	888	859	986	-



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: Feb 3, 2025

Jan 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	721	-0.7%	\$358.85M	7.1%	\$394,900	\$6,428	\$239	\$8	34	5	-1.9%	+0.0%
Manufactured Home	58	9.4%	\$13.13M	14.7%	\$235,000	\$5,000	\$157	\$10	39	22	-3.7%	-0.9%
Townhouse	55	-21.4%	\$18.83M	-17.3%	\$313,000	\$28,000	\$225	-\$11	20	8	-1.8%	-0.7%
Condominium	36	-14.3%	\$8.04M	-18.6%	\$205,000	-\$18,100	\$221	-\$13	49	23	-3.8%	-2.2%
Mobile Home	3	-76.9%	\$299.9K	-81.6%	\$99,900	-\$36,000	\$102	-\$13	65	32	-4.5%	2.5%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	55	-11.3%	\$10.02M	-18.8%	\$175,000	-\$35,000	\$222	-\$22	34	2	-4.2%	-1.9%
\$1000-1499 sqft	234	-9.7%	\$68.26M	-6.4%	\$292,500	\$11,500	\$226	\$3	34	15	-2.0%	-0.4%
\$1500-1999 sqft	260	-8.8%	\$96.94M	-9.5%	\$355,000	-\$2,000	\$215	-\$4	36	12	-1.9%	-0.5%
2000-2499 sqft	182	25.5%	\$91.76M	35.0%	\$475,000	\$35,000	\$226	\$12	31	-1	-1.9%	0.3%
2500-2999 sqft	84	-9.7%	\$51.71M	-9.2%	\$605,000	\$55,000	\$228	\$5	41	1	-1.9%	0.5%
3000-3999 sqft	44	-2.2%	\$49.63M	19.5%	\$975,000	\$90,000	\$333	\$56	31	6	-2.4%	1.0%
4000-4999 sqft	10	0.0%	\$23.15M	113.2%	\$1,680,000	\$817,500	\$503	\$249	3	-31	-1.8%	6.5%
5000+ sqft	4	-20.0%	\$7.67M	-30.6%	\$1,750,000	-\$550,000	\$350	\$9	7	-52	-1.5%	7.9%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	154	10.0%	\$106.96M	49.4%	\$535,000	\$123,000	\$290	\$36	29	10	-1.8%	-0.1%
Central	104	-3.7%	\$37.61M	1.1%	\$300,000	\$0	\$237	-\$11	27	7	-2.5%	-1.0%
East	75	-14.8%	\$24.27M	-10.5%	\$310,000	\$20,000	\$205	\$4	31	4	-2.6%	-1.4%
Upper Southeast	67	-8.2%	\$28.02M	-9.3%	\$404,000	\$4,000	\$203	-\$10	56	29	-1.1%	0.1%
North	64	-26.4%	\$49.75M	-16.5%	\$595,882	\$75,882	\$306	\$6	20	2	-2.0%	0.5%
Extended West	53	-1.9%	\$18.91M	0.8%	\$365,000	\$15,000	\$193	\$0	48	11	-2.4%	-0.5%
Upper Northwest	52	52.9%	\$27.92M	62.6%	\$480,000	-\$12,000	\$254	\$12	26	-2	-2.1%	-0.1%
West	44	-17.0%	\$18.68M	-30.0%	\$370,920	-\$34,080	\$230	-\$8	28	7	-1.6%	-0.1%
Southwest	41	-34.9%	\$11.9M	-35.3%	\$277,000	-\$23,000	\$185	\$6	28	-11	-1.4%	1.2%
Southeast	39	8.3%	\$15.24M	-9.1%	\$349,990	-\$58,010	\$202	-\$7	55	26	-1.2%	0.3%
South	38	-13.6%	\$10.43M	-14.5%	\$280,000	\$10,000	\$199	-\$1	37	14	-2.3%	-1.2%
Cochise	33	73.7%	\$9.19M	87.3%	\$245,000	\$30,000	\$156	\$29	41	2	-4.3%	1.9%
Northeast	30	7.1%	\$15.03M	-0.4%	\$473,900	-\$8,100	\$251	\$5	24	-7	-2.5%	-0.9%
Graham	16	128.6%	\$4.74M	139.7%	\$280,000	-\$10,000	\$167	\$13	38	13	-1.3%	2.6%
SCC-Rio Rico East	14	75.0%	\$4.4M	103.7%	\$287,000	\$22,000	\$187	\$7	35	16	-0.4%	1.1%
Benson/St. David	10	-23.1%	\$2.06M	-43.0%	\$169,900	-\$75,100	\$175	-\$34	60	27	-7.1%	-3.0%
Extended Northwest	10	25.0%	\$2.66M	3.1%	\$269,000	-\$30,990	\$205	\$43	59	34	-0.7%	-0.5%
Pinal	8	0.0%	\$1.96M	11.4%	\$240,000	\$65,000	\$177	\$2	51	-4	-3.2%	0.9%
Extended Southwest	5	-16.7%	\$1.58M	0.5%	\$285,000	\$45,000	\$185	\$49	59	26	-1.2%	0.3%
SCC-Tubac East	4	-33.3%	\$2.81M	0.0%	\$660,000	\$217,000	\$262	\$10	27	21	-2.0%	-3.1%
SCC-Nogales East	3	200.0%	\$725K	339.4%	\$250,000	\$85,000	\$113	\$76	174	141	-3.1%	23.6%
SCC-Sonoita	2	0.0%	\$1.27M	1.7%	\$520,000	\$20,000	\$322	\$13	14	-4	-4.3%	-2.4%
Navajo	2	0.0%	\$913K	28.1%	\$410,000	\$142,500	\$296	\$132	68	51	-2.7%	1.0%
Extended Southeast	1	0.0%	\$980K	19.5%	\$980,000	\$160,000	\$317	-\$27	902	862	-1.5%	-0.9%
Pima South	1	-	\$350K	-	\$350,000	-	\$240	-	5	-	-2.8%	-
Maricopa	1	-	\$457.5K	-	\$457,500	-	\$288	-	27	-	-2.6%	-
Gila	1	-	\$175K	-	\$175,000	-	\$249	-	11	-	-2.7%	-
SCC-Nogales West	1	0.0%	\$140K	-53.7%	\$140,000	-\$162,500	\$83	\$43	108	10	-13.6%	1.8%