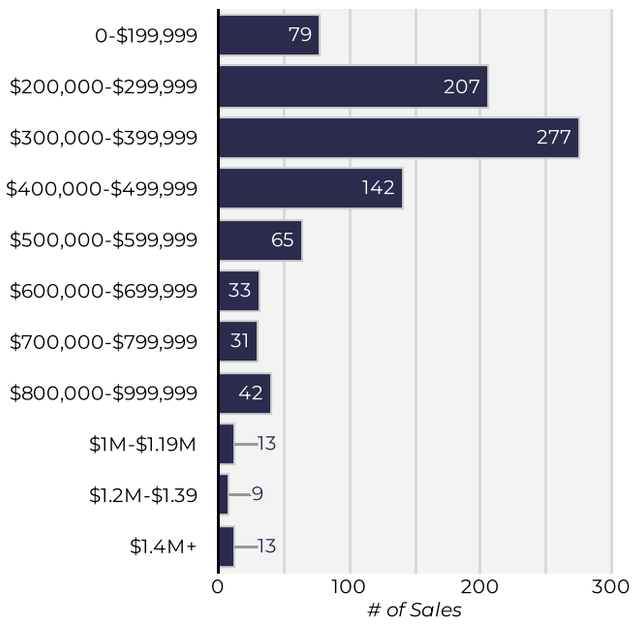
MLS of Southern Arizona®

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: Nov 5, 2026

October 2026



# of Sales
911
-17.8% from previous year

Median Sale Price
$354,900
-0.0% from previous year

Volume
$394,413,398
-15.9% from previous year

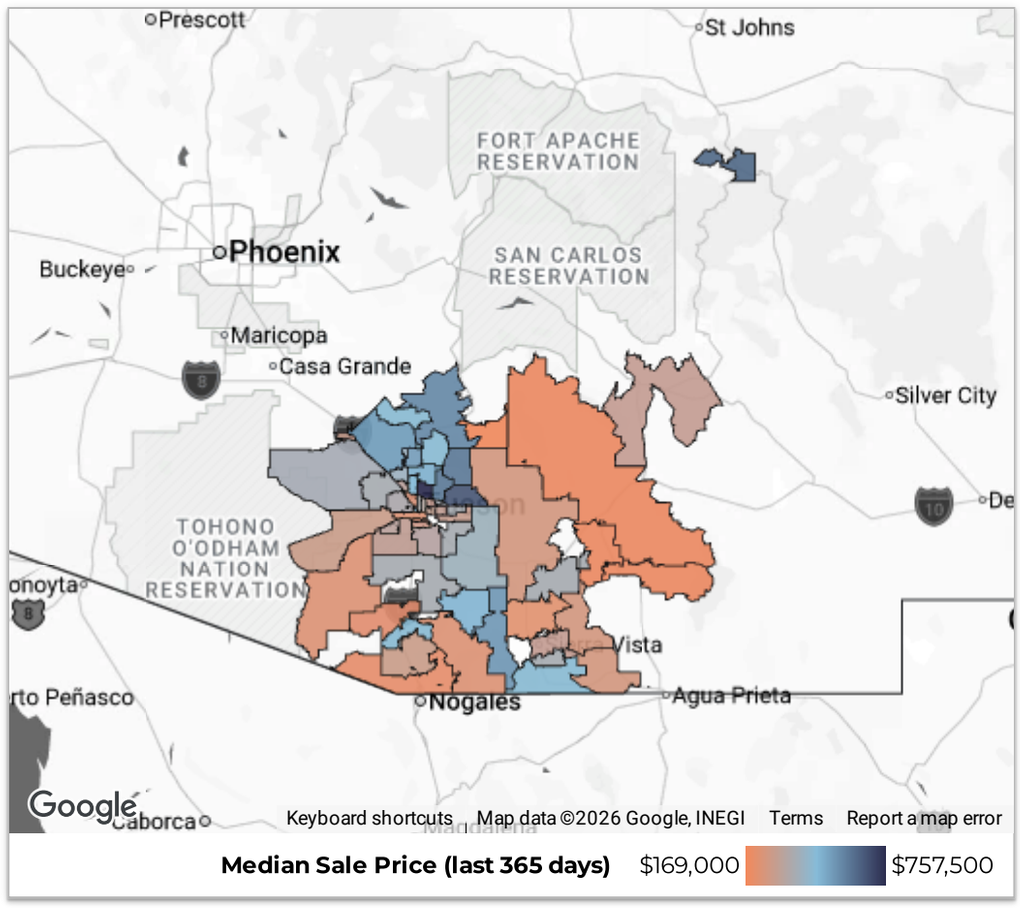
Average Sale Price
$432,946
2.3% from previous year

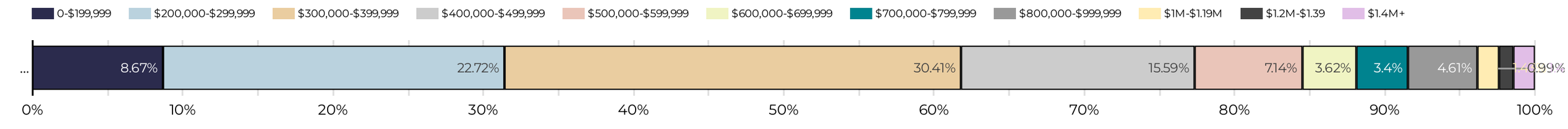
$/sqft
$223
-0.7% from previous year

Median Days on Market
36
3 from previous year

# of New Listings
1,853
-5.8% from previous year

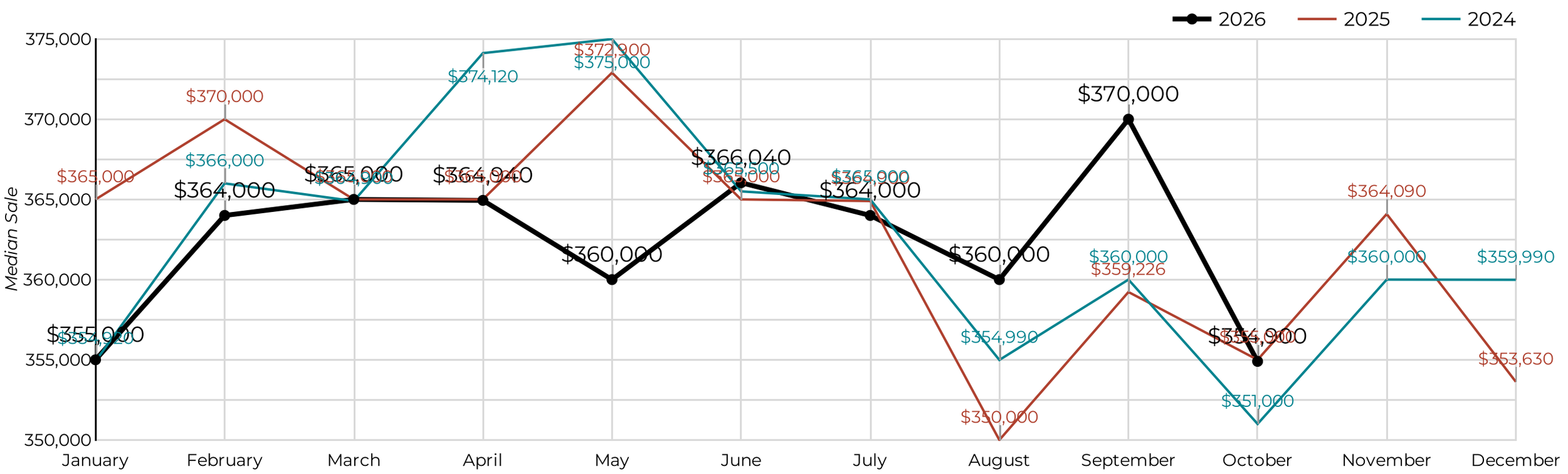
Average % Over Asking
-2.03%
-0.13% from previous year

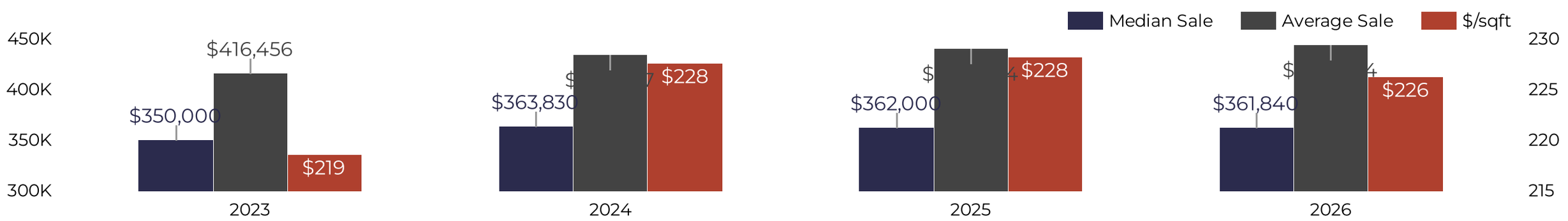




Market Pricing

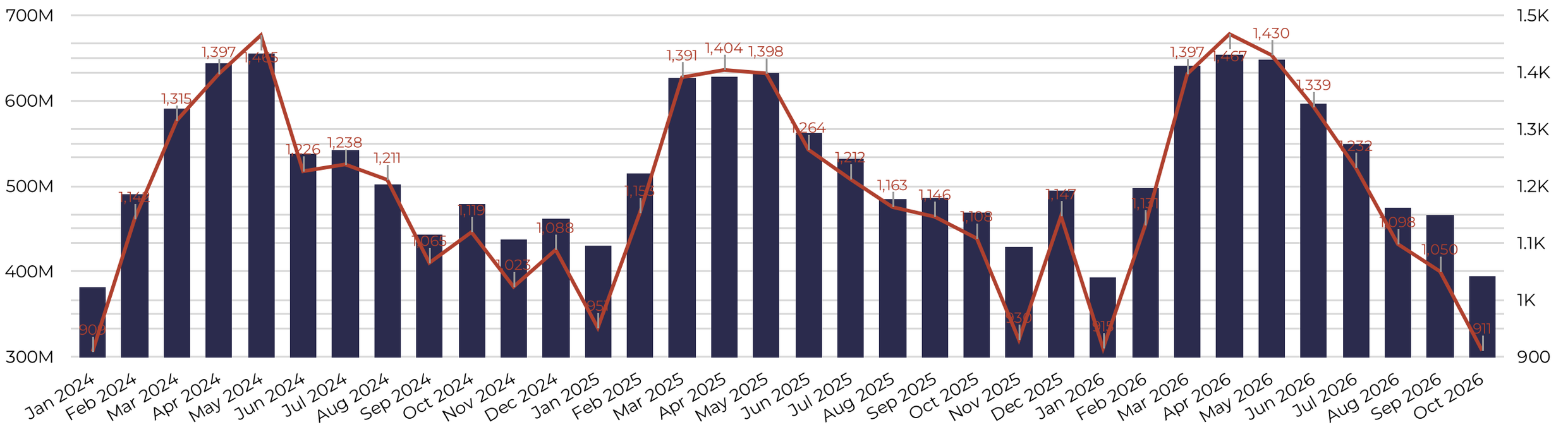
Use this data to see how the cost of real estate has changed in this area over the last 3 years.





Market Activity

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



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

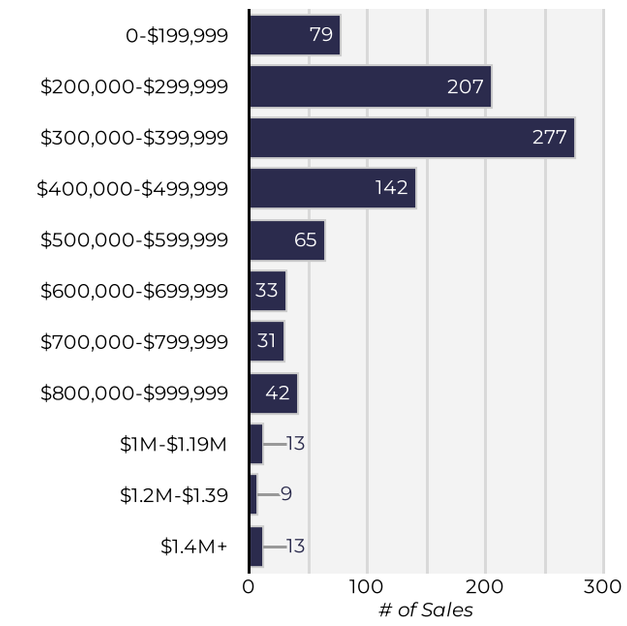
MLS of Southern Arizona®

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: Nov 5, 2026

October
2026



# of Sales
911
-17.8% from previous year

Median Sale Price
$354,900
-0.0% from previous year

Volume
$394,413,398
-15.9% from previous year

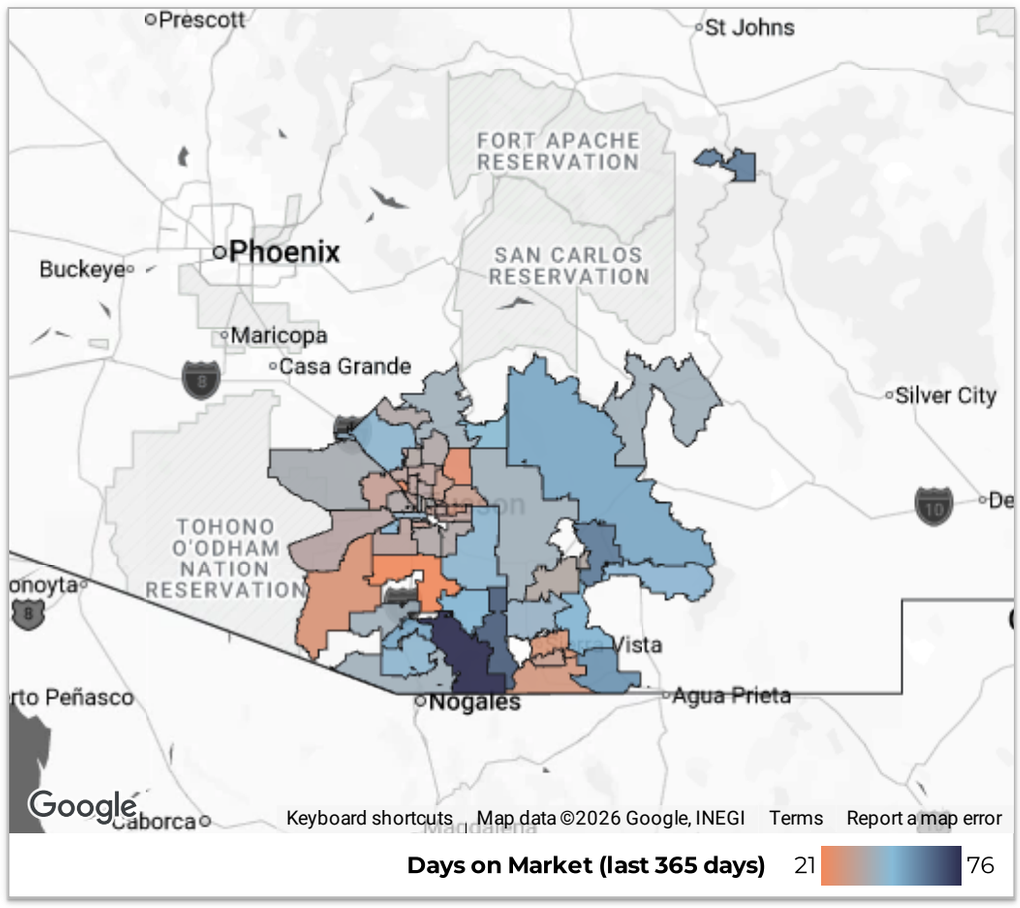
Average Sale Price
$432,946
2.3% from previous year

$/sqft
$223
-0.7% from previous year

Median Days on Market
36
3 from previous year

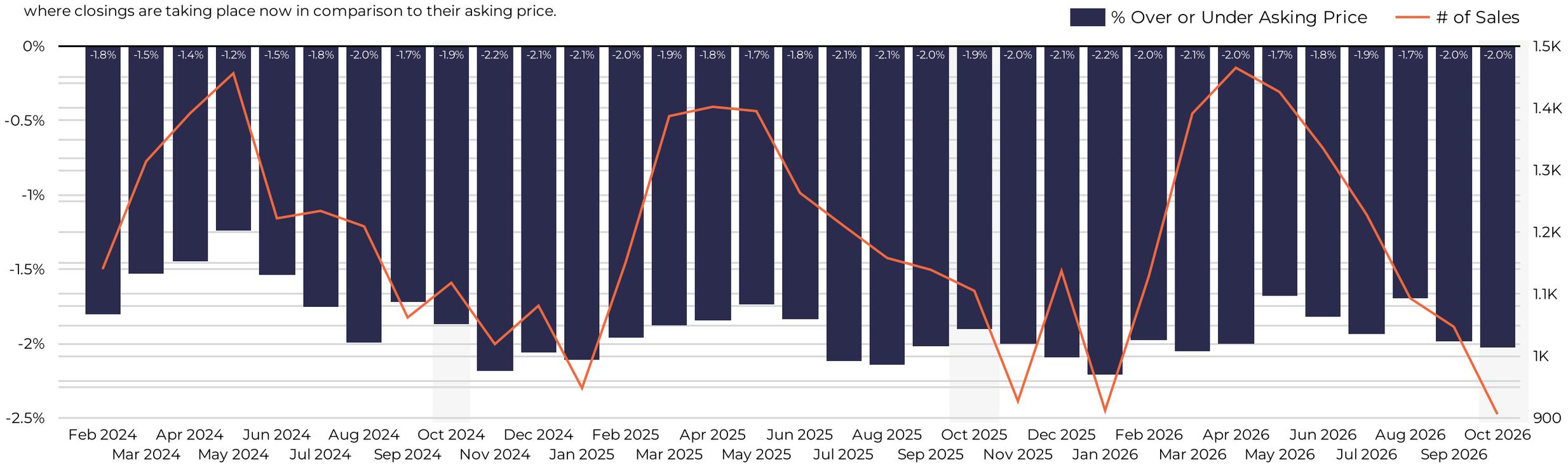
# of New Listings
1,853
-5.8% from previous year

Average % Over Asking
-2.03%
-0.13% from previous year



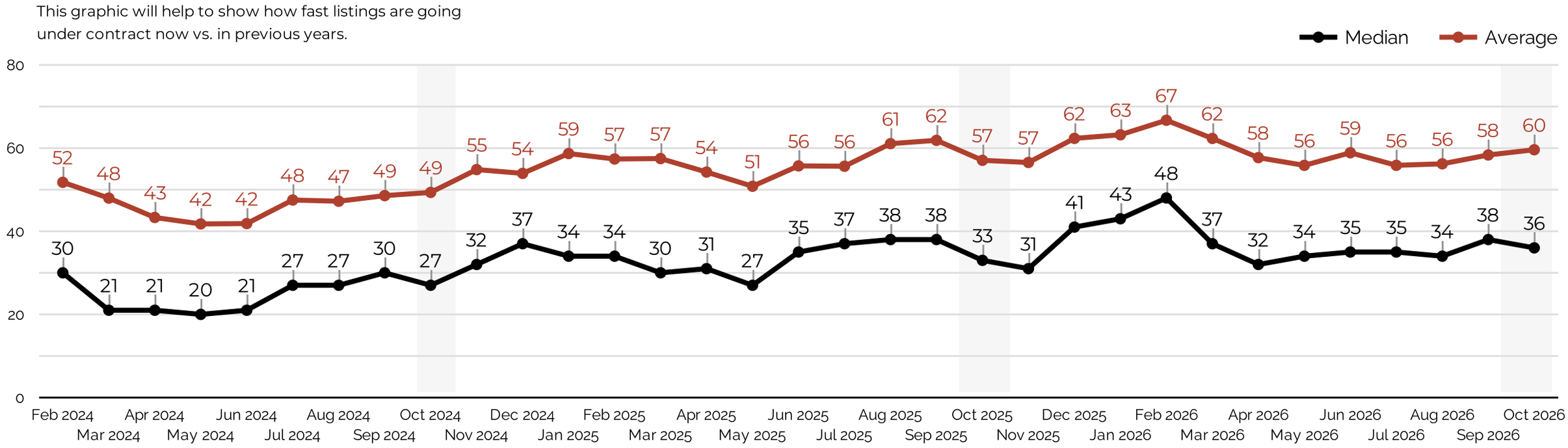
Buyer Demand

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	74	5.7%	39	0	-4.55%	-0.60%
$200,000-$299,999	207	-18.5%	41	5	-1.89%	-0.36%
$300,000-$399,999	277	-25.3%	35	3	-1.31%	-0.08%
$400,000-$499,999	142	-12.9%	37	4	-2.05%	-0.22%
$500,000-$599,999	65	-30.9%	36	-1	-1.97%	0.27%
$600,000-$699,999	33	-34.0%	18	-1	-1.59%	1.32%
$700,000-$799,999	31	-6.1%	35	10	-1.79%	0.56%
$800,000-$999,999	42	16.7%	18	-22	-2.27%	0.77%
$1M-$1.19M	13	62.5%	43	27	-5.31%	0.76%
$1.2M-$1.39	9	28.6%	6	-35	-2.22%	-0.56%
$1.4M+	13	-31.6%	97	72	-2.84%	1.59%

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

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: Nov 5, 2026

October
2026

# of New Listings (Supply)
1,853
-115 from previous year

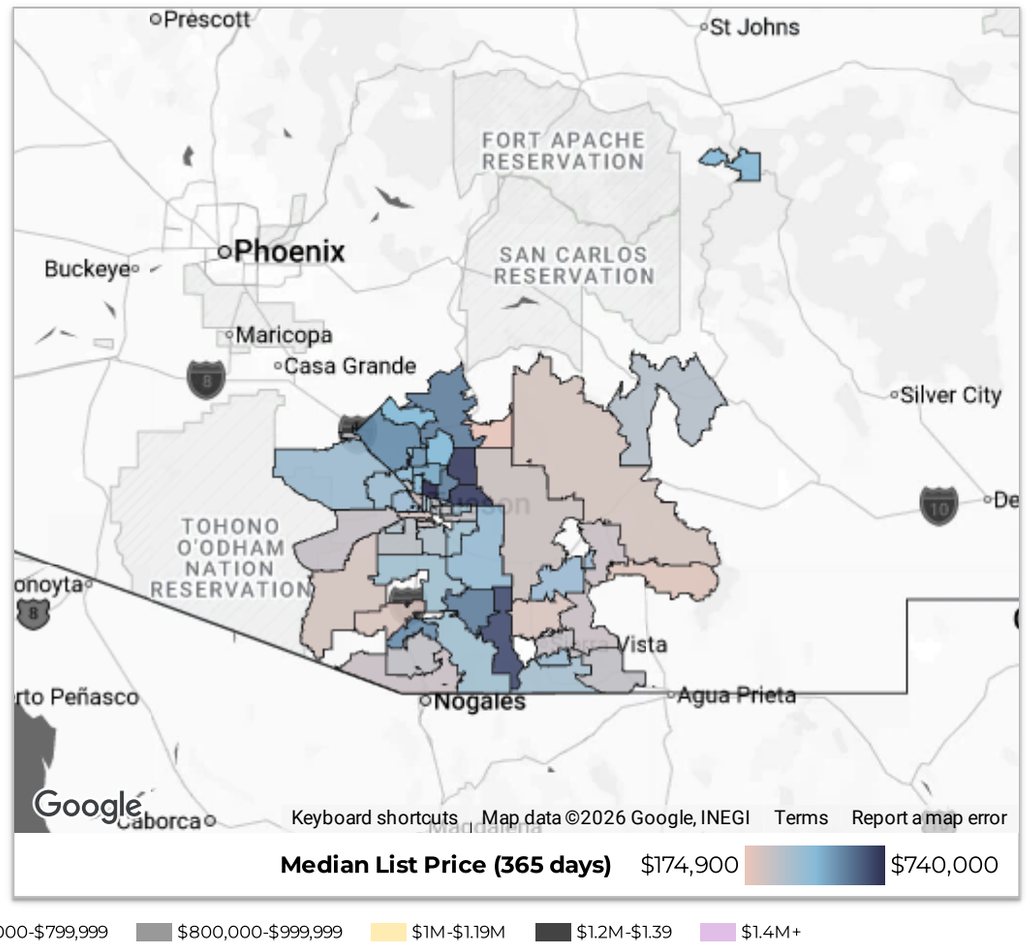
# of New Pendings (Demand)
896
-170 from previous year

Months of Supply
5.70

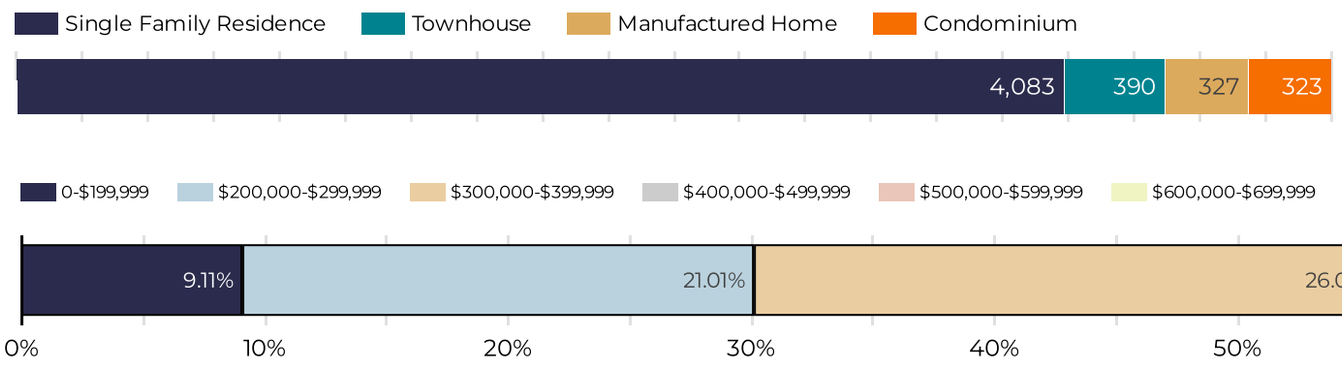
Active Listings
5,193

Pending Listings
495

	Average	#
Single Family Residence	$604,008	4,083
Townhouse	$341,292	390
Manufactured Home	$245,630	327
Condominium	$210,877	323
Mobile Home	$142,121	70
Grand total	**$531,032**	**5,193**



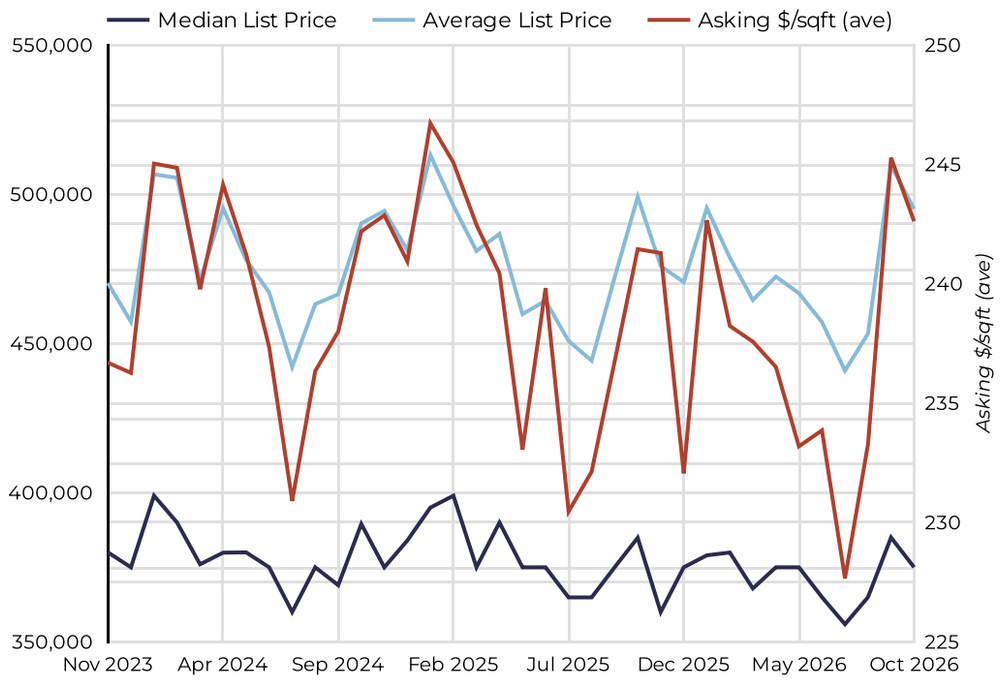
Active Listings



Months of Supply By Price Range

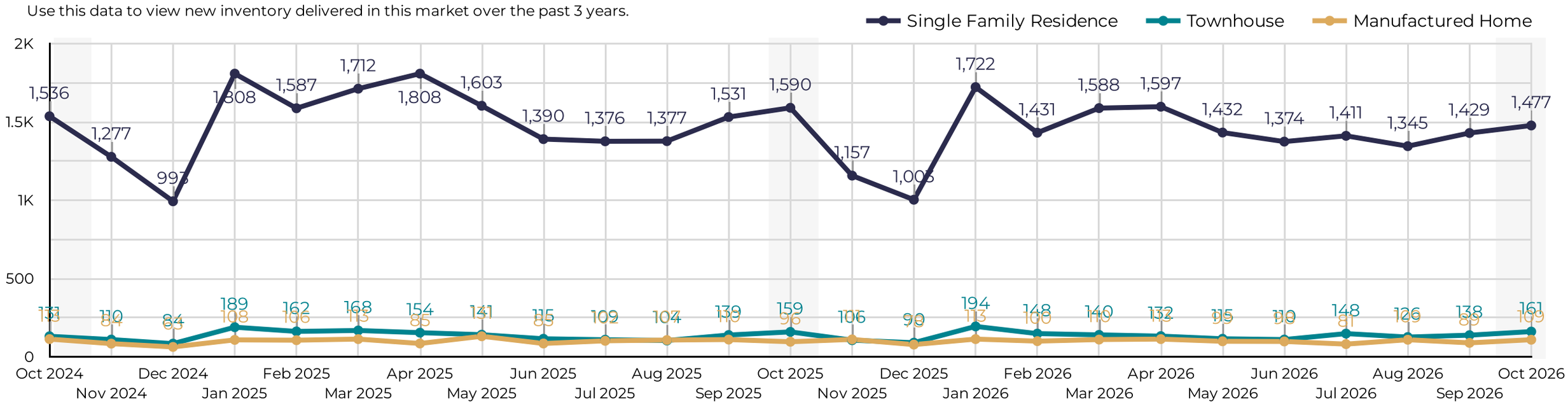
Asking Price	Months of Supply	Active	# of Sales Last Month
0-$199,999	6.57	473	72
$200,000-$299,999	5.32	1,091	205
$300,000-$399,999	4.90	1,352	276
$400,000-$499,999	5.16	769	149
$500,000-$599,999	7.33	440	60
$600,000-$699,999	7.05	296	42
$700,000-$799,999	5.83	169	29
$800,000-$999,999	5.41	222	41
$1M-$1.19M	5.38	70	13
$1.2M-$1.39	7.90	79	10
$1.4M+	16.57	232	14
Grand total	**5.70**	**5,193**	**911**

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.

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

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: Nov 5, 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	1,131
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	1,339
July	1,154	1,238	1,212	1,232
August	1,240	1,211	1,163	1,098
September	1,060	1,065	1,146	1,050
October	1,069	1,119	1,108	911
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	$366,040
July	$360,000	$365,000	$364,900	$364,000
August	$359,990	$354,990	$350,000	$360,000
September	$355,000	$360,000	$359,226	$370,000
October	$352,490	$351,000	$355,000	$354,900
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	35
August	13	27	38	34
September	15	30	38	38
October	17	27	33	36
November	17	32	31	-
December	26	37	41	-

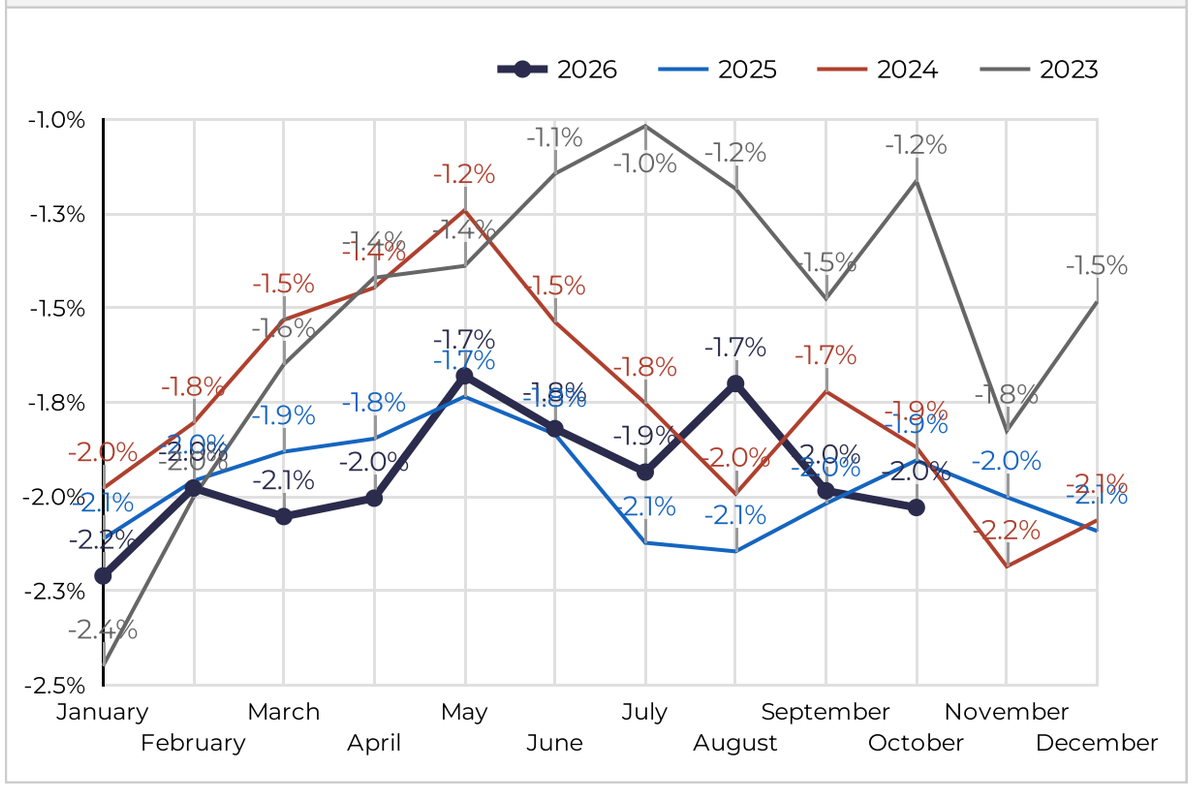
New Listings / Count

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	1,727
August	1,550	1,767	1,712	1,697
September	1,584	1,783	1,881	1,758
October	1,616	1,867	1,968	1,853
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	1,033
February	1,223	1,201	1,209	1,206
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	1,370
June	1,322	1,218	1,221	1,285
July	1,153	1,222	1,170	1,219
August	1,182	1,155	1,173	1,094
September	1,079	1,058	1,154	951
October	1,048	1,160	1,066	896
November	937	986	924	-
December	859	1,006	1,095	-

% Closed Over or Under Asking / Average



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

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: Nov 5, 2026

Oct 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	746	-19.9%	$351.84M	-16.9%	$375,000	$0	$230	$1	35	2	-2.0%	-0.2%
Townhouse	81	9.5%	$25.15M	4.5%	$271,563	$-8,437	$211	$-14	36	3	-1.9%	0.6%
Manufactured Home	49	8.9%	$11.27M	17.1%	$235,000	$400	$155	$5	41	10	-1.1%	-0.1%
Condominium	26	-48.0%	$5.34M	-50.5%	$205,000	$-20,000	$205	$-15	76	25	-4.3%	-1.1%
Mobile Home	3	-40.0%	$297.5K	-55.6%	$117,500	$-32,500	$158	$24	131	105	-11.7%	-5.0%

Total SqFt	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
<999 sqft	54	-27.0%	$10.41M	-26.9%	$190,000	$4,000	$231	$-4	49	8	-3.8%	-0.6%
$1000-1499 sqft	243	-21.6%	$66.93M	-25.0%	$275,900	$-14,000	$213	$-11	36	7	-1.8%	-0.6%
$1500-1999 sqft	279	-20.3%	$102.15M	-20.7%	$340,000	$-15,000	$213	$-0	36	3	-1.9%	-0.1%
2000-2499 sqft	179	-9.6%	$87.11M	-8.8%	$452,500	$7,500	$219	$2	33	2	-1.6%	0.1%
2500-2999 sqft	78	-22.0%	$49.44M	-19.5%	$575,000	$-5,000	$231	$7	35	-5	-2.4%	0.2%
3000-3999 sqft	58	-6.5%	$54.52M	-9.1%	$790,000	$-80,000	$285	$3	32	-8	-1.7%	2.2%
4000-4999 sqft	9	12.5%	$11.29M	-17.9%	$1,185,000	$-510,000	$280	$-111	72	47	-7.8%	-2.9%
5000+ sqft	5	66.7%	$12.05M	116.1%	$2,525,000	$1,100,000	$422	$166	151	52	-4.8%	0.1%

Region	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
Northwest	191	1.1%	$104.93M	6.0%	$460,000	$30,000	$252	$4	27	-1	-1.8%	0.3%
Central	95	-36.7%	$29.72M	-42.6%	$286,000	$-19,000	$218	$-4	30	12	-2.3%	-0.1%
North	80	-11.1%	$52.99M	-18.3%	$540,000	$-50,000	$283	$-14	28	-3	-3.5%	-0.3%
East	67	-25.6%	$21.69M	-26.9%	$305,000	$-9,000	$202	$-6	27	-2	-1.6%	-0.8%
Southwest	66	10.0%	$20.54M	13.8%	$310,000	$10,000	$182	$-12	43	6	-1.1%	-0.9%
Upper Southeast	66	-38.3%	$27.24M	-38.5%	$382,000	$-3,000	$202	$-10	54	6	-1.2%	-0.1%
West	54	-20.6%	$23.57M	-13.7%	$373,730	$-11,270	$233	$8	32	-3	-1.8%	-0.0%
Extended West	46	-8.0%	$17.52M	-3.6%	$375,000	$12,500	$194	$1	32	-10	-1.0%	0.7%
South	41	-30.5%	$11.14M	-32.3%	$275,000	$8,500	$191	$-4	41	5	-2.2%	-1.0%
Upper Northwest	38	-5.0%	$19.84M	-2.9%	$450,000	$-29,000	$245	$4	37	8	-2.4%	0.1%
Northeast	30	-34.8%	$17.85M	-28.2%	$425,000	$-4,900	$248	$5	40	16	-2.1%	1.0%
Cochise	28	-3.4%	$8.3M	1.4%	$298,500	$34,500	$175	$-5	77	35	-3.1%	-0.9%
SCC-Rio Rico East	22	10.0%	$6.67M	24.8%	$285,000	$31,000	$181	$11	27	-5	-2.3%	-0.8%
Southeast	21	-52.3%	$11.21M	-36.8%	$415,000	$30,128	$223	$20	43	0	-1.7%	-1.0%
Extended Northwest	14	100.0%	$4.26M	106.1%	$319,900	$34,040	$182	$2	85	60	-0.9%	0.3%
Benson/St. David	11	-26.7%	$2.88M	-27.3%	$259,000	$-8,800	$155	$9	96	42	-1.8%	3.5%
Pinal	6	-33.3%	$2.66M	-11.7%	$330,000	$110,877	$213	$47	72	-14	-2.1%	0.7%
Extended Southwest	5	-	$1.01M	-	$230,000	-	$169	-	23	-	0.1%	-
SCC-Tubac East	5	150.0%	$3.11M	209.1%	$810,000	$334,000	$248	$-26	115	4	-4.7%	-2.4%
SCC-Patagonia	4	300.0%	$1.18M	154.2%	$255,000	$-210,000	$276	$63	153	-422	-5.7%	-3.6%
Extended Northeast	4	100.0%	$2.27M	134.7%	$370,000	$-65,000	$403	$-74	10	5	-14.1%	-8.2%
Graham	2	-50.0%	$507.65K	-58.5%	$202,650	$-107,350	$188	$-20	118	109	1.6%	1.6%
Pima Southwest	2	-	$171K	-	$55,000	-	$77	-	1	-	0.9%	-
SCC-Nogales East	2	100.0%	$315K	125.0%	$140,000	$0	$110	$-84	21	-49	0.0%	0.0%
SCC-Tubac West	1	0.0%	$615K	-3.1%	$615,000	$-20,000	$258	$-24	24	-58	-1.6%	-1.6%
Extended Southeast	1	-	$445K	-	$445,000	-	$179	-	29	-	-2.2%	-
SCC-Rio Rico West	1	-75.0%	$360K	-73.2%	$360,000	$61,999	$139	$-59	8	-103	-2.4%	0.6%
Santa Cruz	1	0.0%	$535K	78.3%	$535,000	$235,000	$168	$-19	91	-8	-1.7%	7.4%
SCC-Tumacacori-Carm...	1	-	$365K	-	$365,000	-	$251	-	134	-	-1.1%	-

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