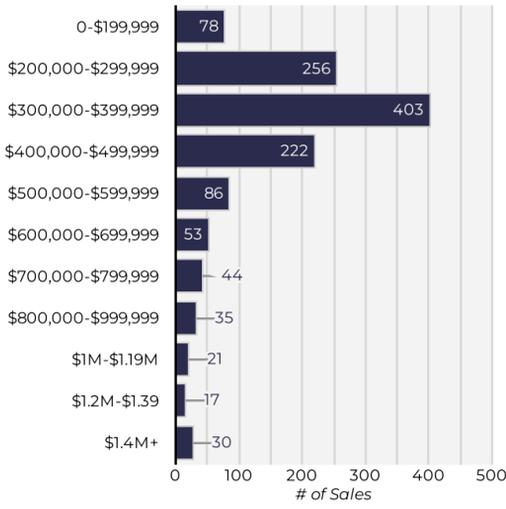


Tucson Association of Realtors: **Market Activity & Pricing**

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Apr 1, 2025

March 2025



**# of Sales**  
1,245  
↓ -5.3% from previous year

**Median Sale Price**  
\$367,000  
↑ 0.9% from previous year

**Volume**  
\$566,916,898  
↓ -4.0% from previous year

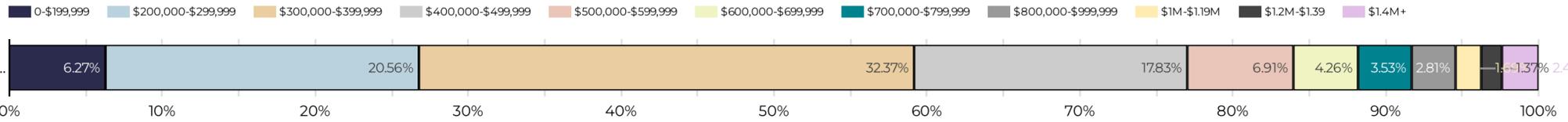
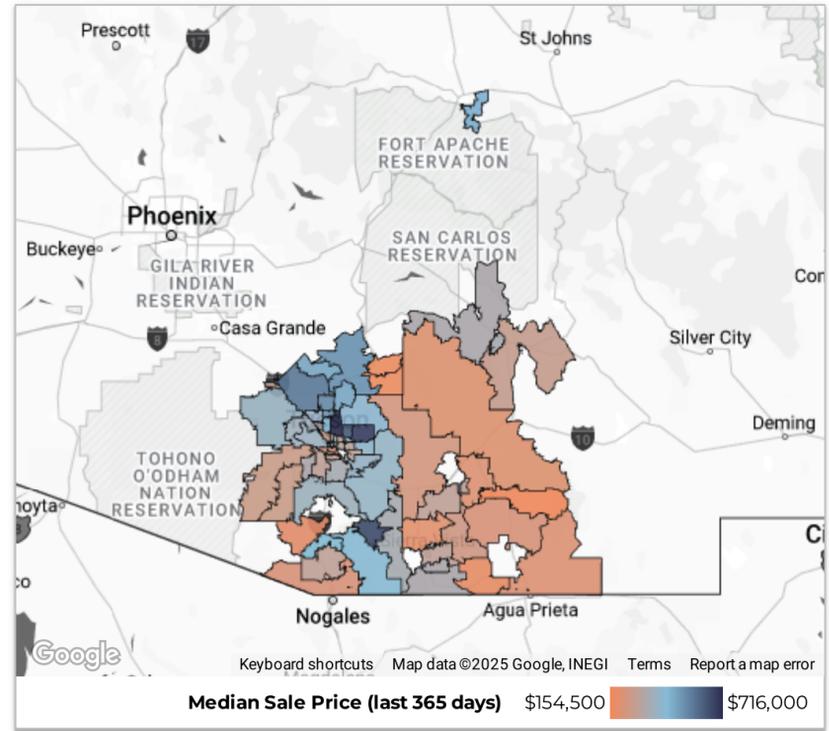
**Average Sale Price**  
\$455,355  
↑ 1.3% from previous year

**\$/sqft**  
\$233  
↑ 1.9% from previous year

**Median Days on Market**  
28  
↑ 7 from previous year

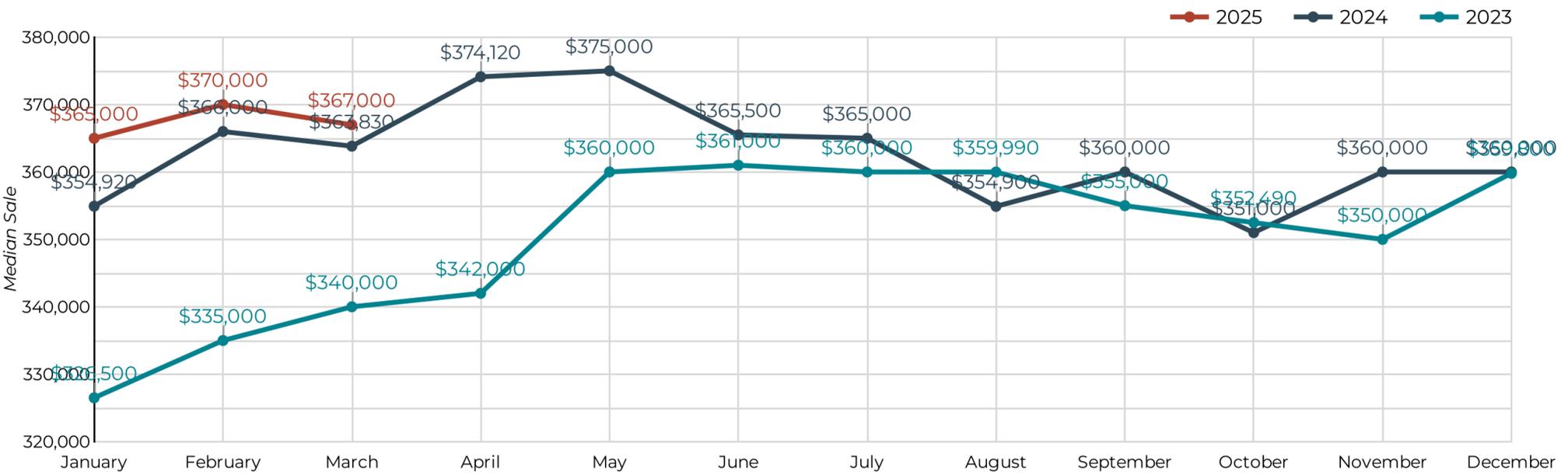
**# of New Listings**  
2,101  
↑ 13.3% from previous year

**Average % Over Asking**  
-1.83%  
↓ -0.28% from previous year



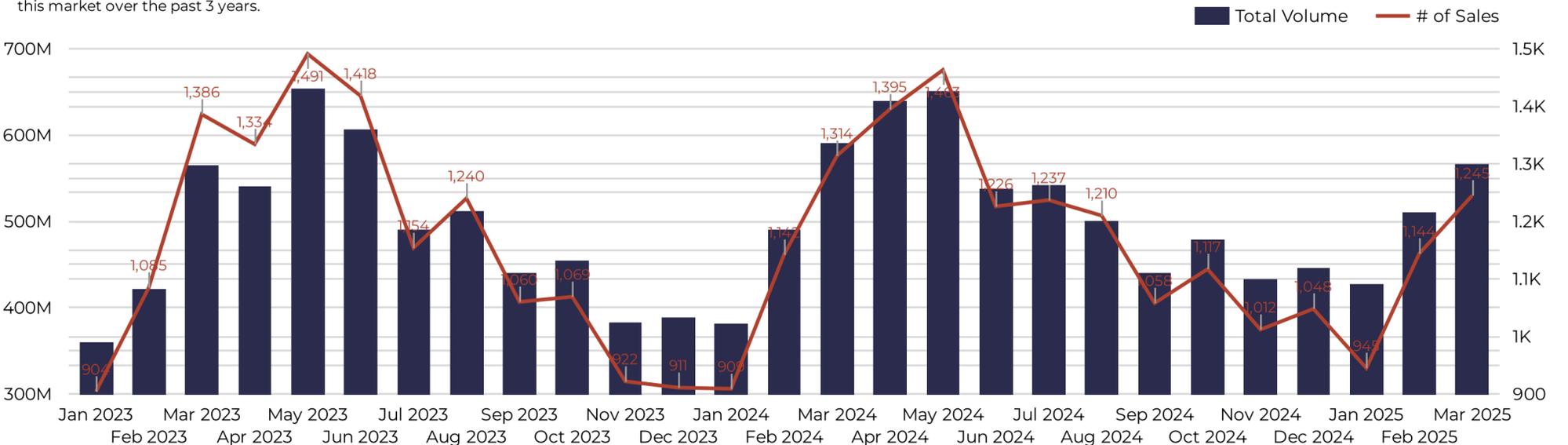
**Market Pricing**

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



**Market Activity**

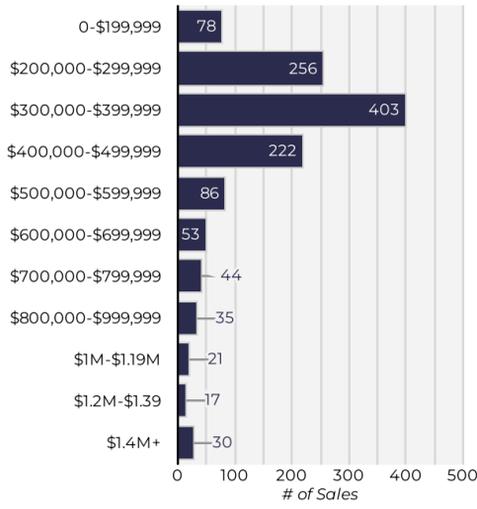
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Apr 1, 2025

March 2025



**# of Sales**  
1,245  
↓ -5.3% from previous year

**Volume**  
\$566,916,898  
↓ -4.0% from previous year

**\$/sqft**  
\$233  
↑ 1.9% from previous year

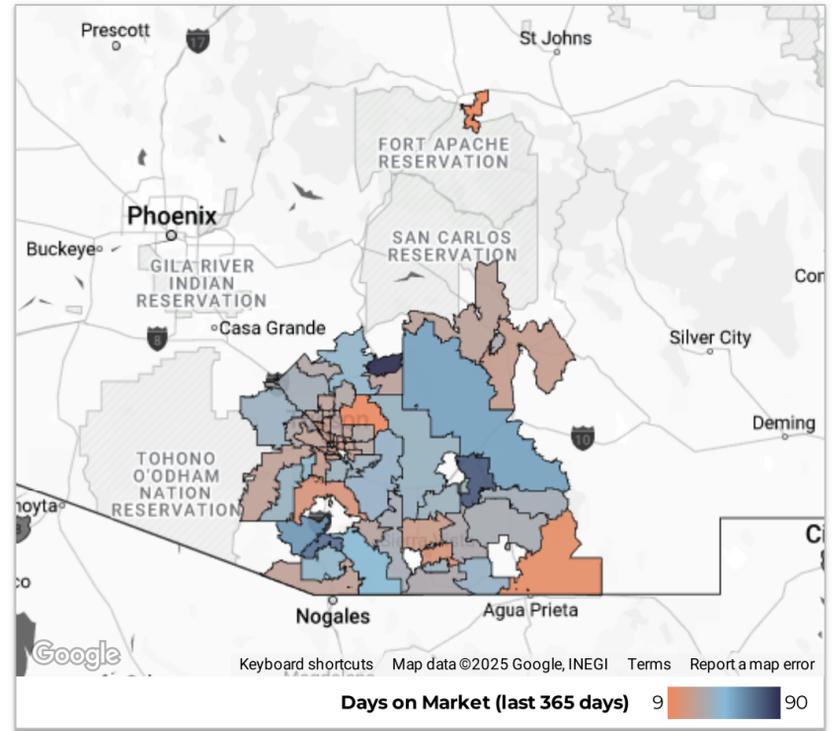
**# of New Listings**  
2,101  
↑ 13.3% from previous year

**Median Sale Price**  
\$367,000  
↑ 0.9% from previous year

**Average Sale Price**  
\$455,355  
↑ 1.3% from previous year

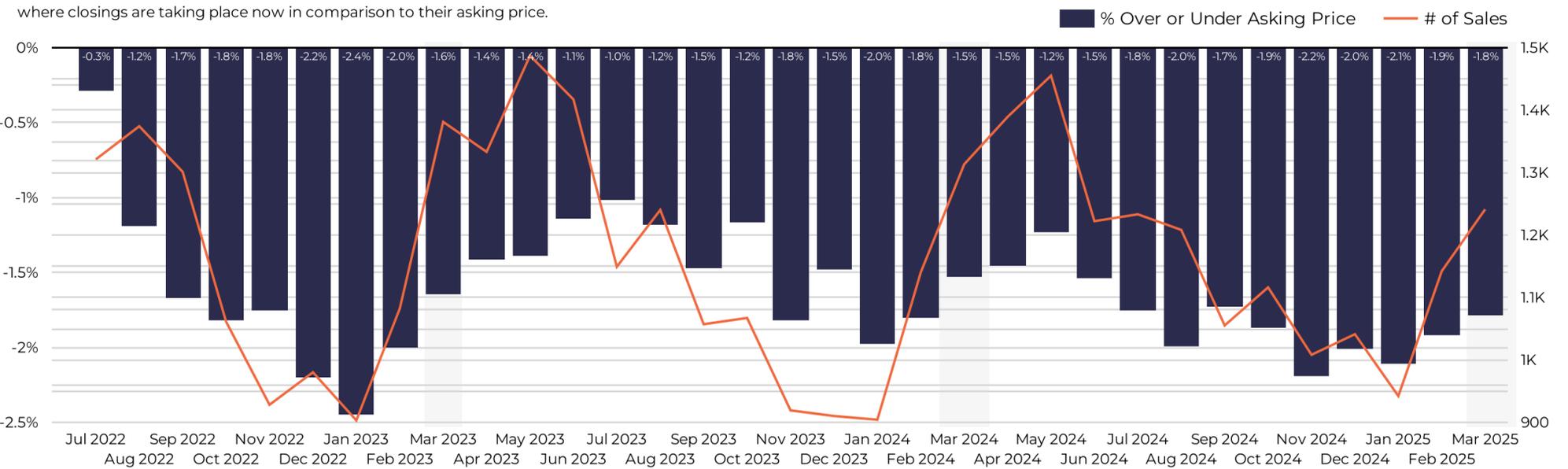
**Median Days on Market**  
28  
↑ 7 from previous year

**Average % Over Asking**  
-1.83%  
↓ -0.28% from previous year



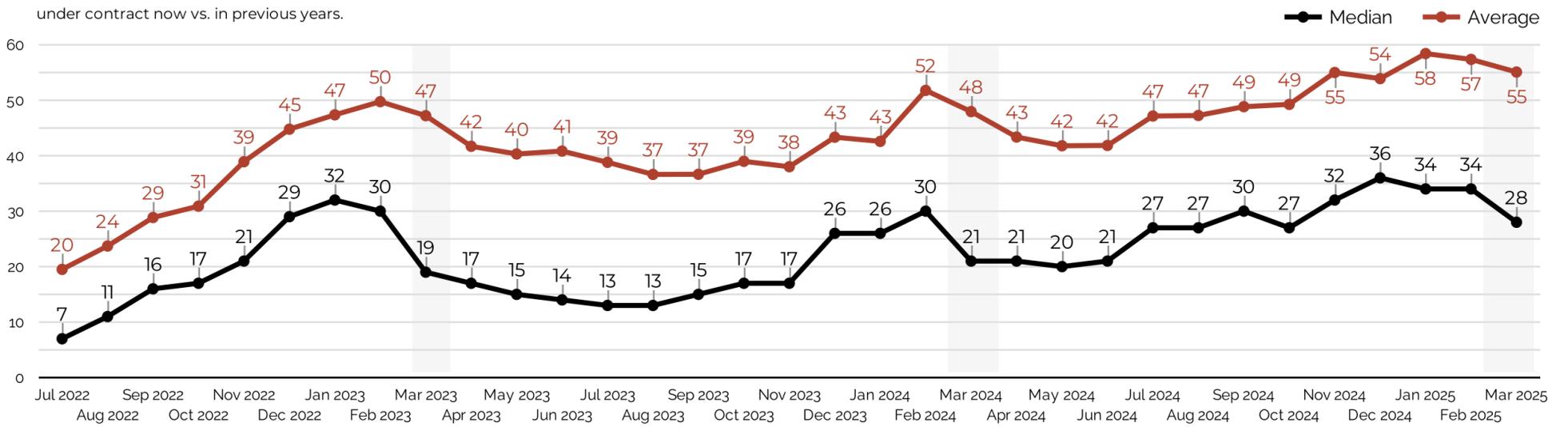
**Buyer Demand**

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	78	-22.0% ↓	41	16 ↑	-5.00%	-1.26% ↓
\$200,000-\$299,999	256	-13.5% ↓	26	5 ↑	-1.58%	-0.50% ↓
\$300,000-\$399,999	403	2.3% ↑	40	14 ↑	-1.30%	-0.13% ↓
\$400,000-\$499,999	222	0.0%	33	13 ↑	-1.45%	0.18% ↑
\$500,000-\$599,999	86	-11.3% ↓	26	13 ↑	-1.82%	-0.63% ↓
\$600,000-\$699,999	53	-10.2% ↓	17	-4 ↓	-1.77%	0.12% ↑
\$700,000-\$799,999	44	0.0%	20	0	-1.75%	0.32% ↑
\$800,000-\$999,999	35	-10.3% ↓	16	-7 ↓	-2.88%	-1.35% ↓
\$1M-\$1.19M	21	0.0%	5	-9 ↓	-2.37%	0.92% ↑
\$1.2M-\$1.39	17	6.3% ↑	19	1 ↑	-3.27%	-1.67% ↓
\$1.4M+	30	15.4% ↑	21	11 ↑	-3.51%	-1.45% ↓

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: Apr 1, 2025

March 2025

# of New Listings (Supply)  
**2,101**  
↑ 246 from previous year

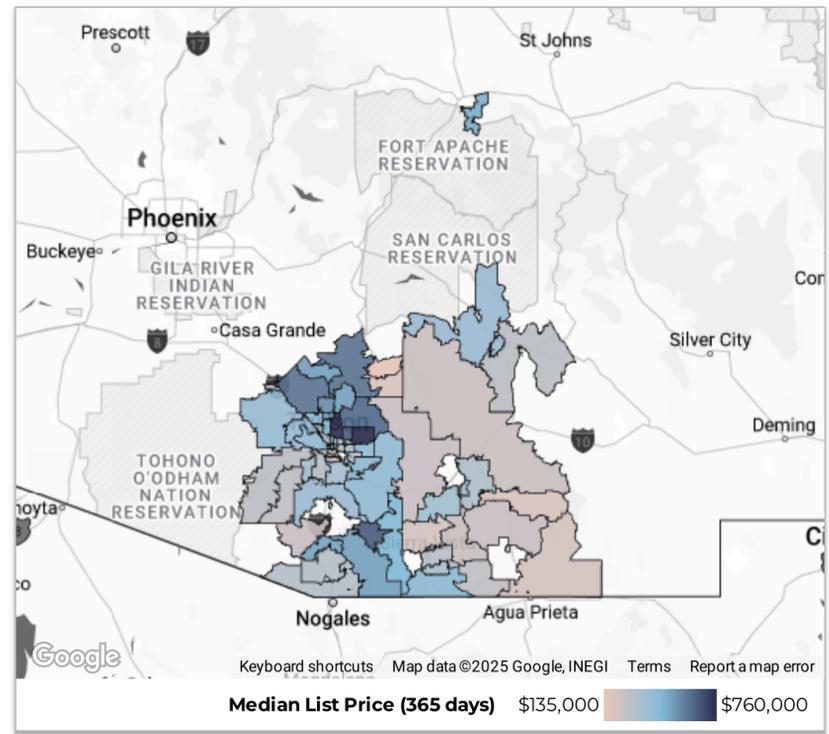
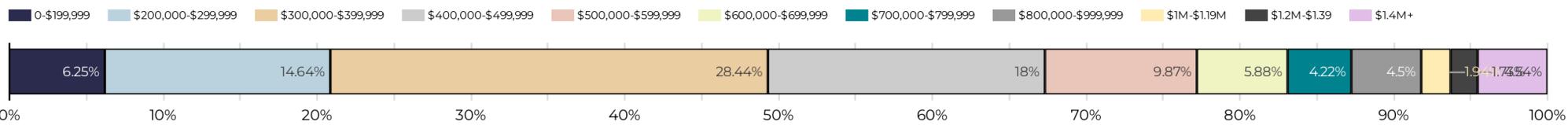
Months of Supply  
**3.68**

	Average	#
Single Family Residence	\$630,497	3,736
Townhouse	\$381,043	315
Condominium	\$241,630	251
Manufactured Home	\$249,275	214
Mobile Home	\$170,690	62
<b>Grand total</b>	<b>\$567,964</b>	<b>4,578</b>

# of New Pendings (Demand)  
**1,336**  
↓ -46 from previous year

Active Listings  
**4,578**  
Pending Listings  
**822**

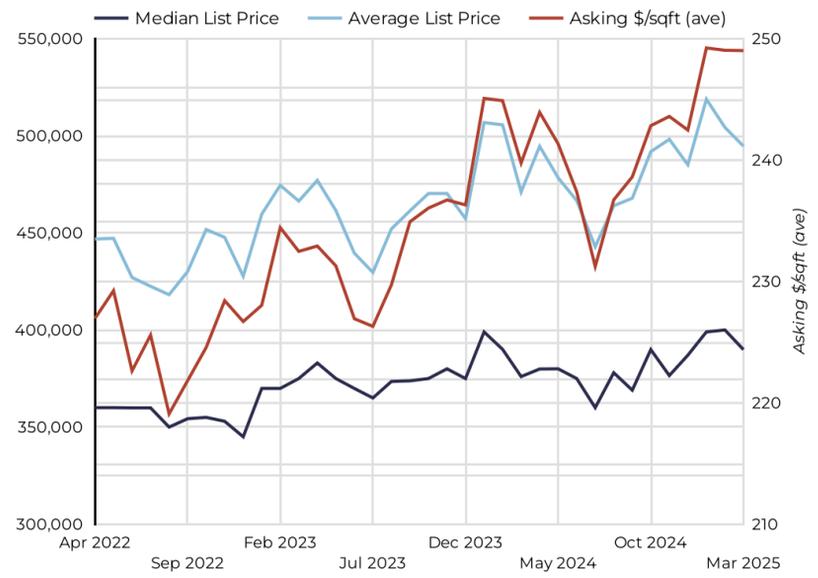
**Active Listings**



**Months of Supply By Price Range**

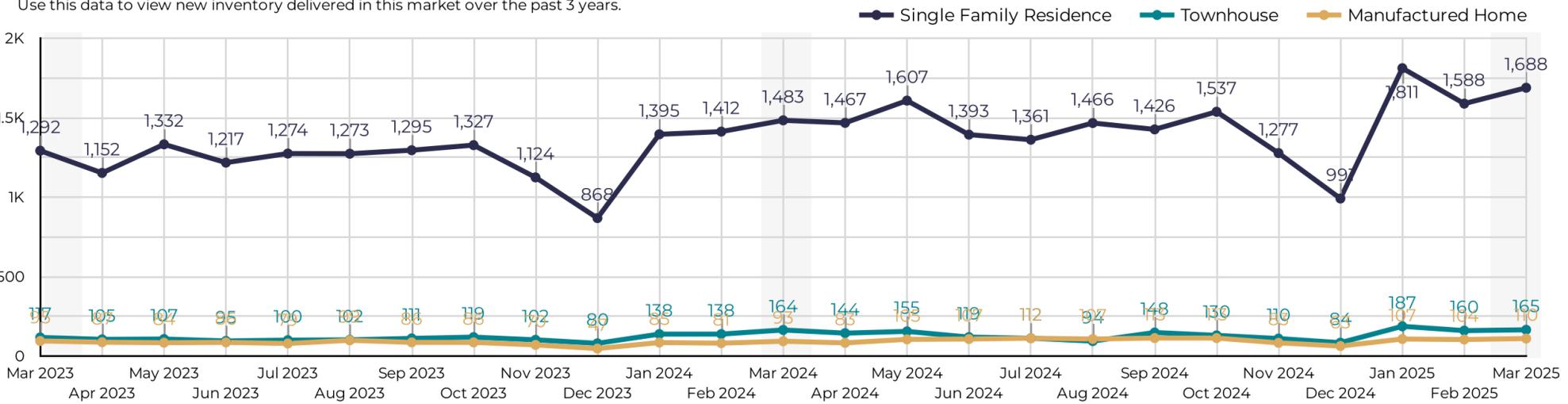
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.81	286	75
\$200,000-\$299,999	2.61	670	257
\$300,000-\$399,999	3.26	1,302	400
\$400,000-\$499,999	3.81	824	216
\$500,000-\$599,999	4.86	452	93
\$600,000-\$699,999	4.80	269	56
\$700,000-\$799,999	4.60	193	42
\$800,000-\$999,999	5.57	206	37
\$1M-\$1.19M	5.24	89	17
\$1.2M-\$1.39	3.95	79	20
\$1.4M+	6.50	208	32
<b>Grand total</b>	<b>3.68</b>	<b>4,578</b>	<b>1,245</b>

**Asking Prices**



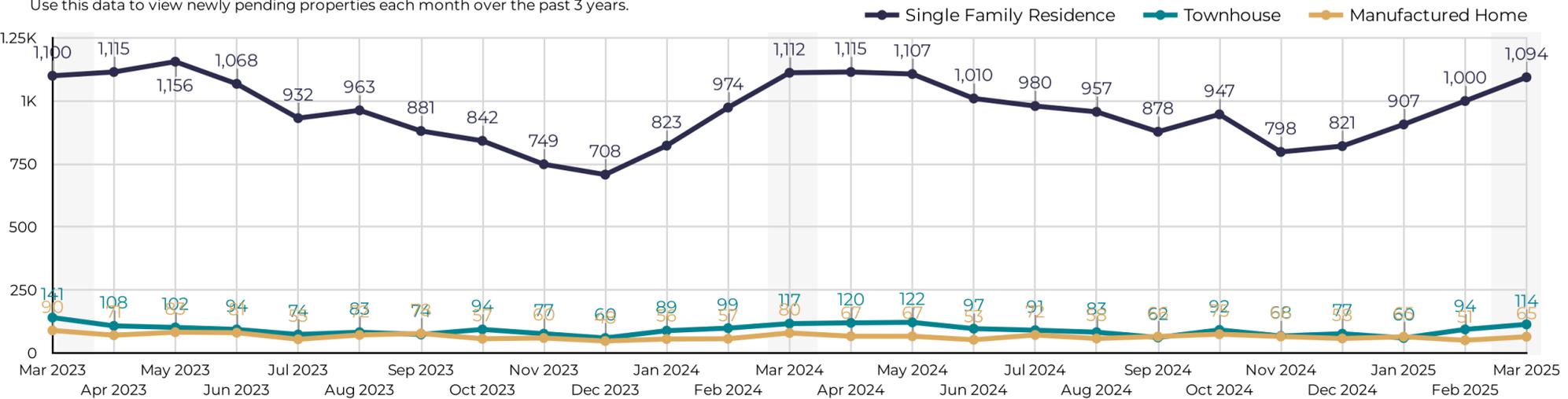
**New Listings**

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.

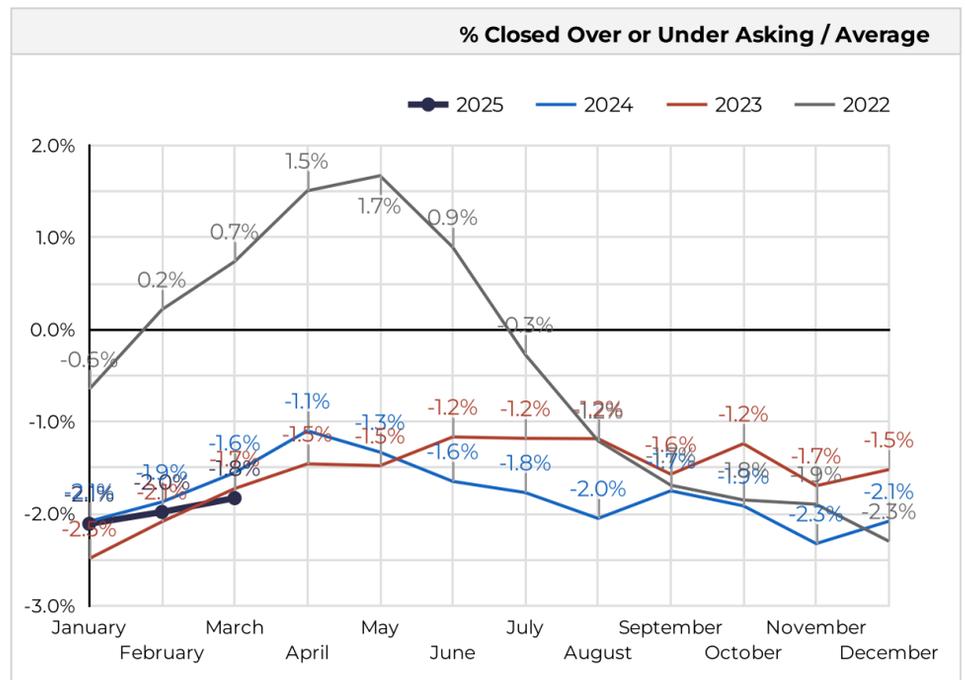
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	945
February	1,480	1,085	1,142	1,144
March	1,879	1,386	1,314	1,245
April	1,696	1,334	1,395	-
May	1,811	1,491	1,463	-
June	1,575	1,418	1,226	-
July	1,323	1,154	1,237	-
August	1,377	1,240	1,210	-
September	1,304	1,060	1,058	-
October	1,062	1,069	1,117	-
November	932	922	1,012	-
December	982	911	1,048	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$315,000	\$326,500	\$354,920	\$365,000
February	\$330,000	\$335,000	\$366,000	\$370,000
March	\$338,900	\$340,000	\$363,830	\$367,000
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	34
March	6	19	21	28
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	2,238
February	1,707	1,392	1,730	1,947
March	1,920	1,622	1,855	2,101
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	1,079
February	1,659	1,224	1,201	1,206
March	1,830	1,424	1,382	1,336
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	996	-



Mar 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			
-----------------	--	--	--	----------------	--	--	--	--------------	--	--	--

Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,031	-1.3%	\$505.59M	-1.5%	\$384,990	-\$5,010	\$238	\$5	29	6	-1.7%	-0.3%
Townhouse	99	-12.4%	\$35.95M	-14.5%	\$315,000	\$16,000	\$240	-\$9	23	6	-1.7%	-0.7%
Manufactured Home	56	-30.0%	\$13.08M	-30.5%	\$235,000	-\$13,300	\$156	\$1	26	12	-2.5%	0.7%
Condominium	42	-35.4%	\$9.88M	-35.4%	\$257,000	\$23,100	\$238	\$10	54	29	-3.4%	-1.2%
Mobile Home	13	30.0%	\$2.08M	60.3%	\$160,000	\$50,000	\$141	\$11	26	-9	-4.0%	-2.6%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	89	12.7%	\$17.88M	26.0%	\$210,000	\$26,000	\$235	\$20	23	-4	-2.9%	-0.7%
\$1000-1499 sqft	312	-15.2%	\$93.2M	-11.7%	\$295,000	\$10,000	\$234	\$9	25	8	-1.3%	-0.3%
\$1500-1999 sqft	413	1.2%	\$155.43M	2.3%	\$360,000	\$3,000	\$219	\$3	36	11	-1.5%	-0.1%
2000-2499 sqft	239	-2.8%	\$119.45M	-1.6%	\$460,000	\$3,200	\$226	\$3	30	8	-1.8%	-0.2%
2500-2999 sqft	79	-31.3%	\$50.71M	-31.6%	\$585,000	-\$14,000	\$235	-\$3	23	-8	-1.9%	-0.5%
3000-3999 sqft	79	8.2%	\$79.92M	10.6%	\$910,000	-\$45,000	\$296	\$6	21	7	-2.7%	0.7%
4000-4999 sqft	19	18.8%	\$25.33M	2.1%	\$1,200,000	-\$225,000	\$309	-\$39	38	31	-4.9%	-1.8%
5000+ sqft	11	37.5%	\$24.66M	-6.4%	\$2,295,000	-\$1,155,000	\$373	-\$175	23	-69	-3.8%	0.2%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	206	0.0%	\$120.02M	-0.8%	\$440,000	-\$18,900	\$268	-\$3	21	5	-1.7%	-0.3%
Central	136	-3.5%	\$54.85M	12.5%	\$330,000	\$27,000	\$251	\$18	23	10	-2.3%	-1.2%
East	124	0.0%	\$42.26M	2.7%	\$315,000	\$5,000	\$207	\$1	32	20	-1.5%	-0.1%
North	116	-4.9%	\$92.94M	-8.4%	\$650,000	\$68,405	\$315	-\$14	15	0	-2.0%	-0.4%
Upper Southeast	88	-24.8%	\$37.88M	-21.4%	\$391,000	\$1,000	\$209	\$6	44	5	-1.6%	+0.0%
West	81	-2.4%	\$38.62M	3.3%	\$400,000	\$0	\$239	\$13	22	4	-1.7%	-0.5%
Southwest	70	-21.3%	\$20.67M	-26.5%	\$308,000	\$3,000	\$188	-\$9	36	15	-1.7%	-0.9%
Extended West	65	-5.8%	\$24.14M	-4.5%	\$369,990	\$4,660	\$198	\$4	45	17	-1.6%	-0.5%
Southeast	57	119.2%	\$22.67M	130.3%	\$368,500	\$12,500	\$204	\$7	27	10	-1.0%	-0.5%
Upper Northwest	54	-5.3%	\$26.99M	-11.4%	\$449,000	-\$21,000	\$237	-\$25	23	-6	-1.2%	1.2%
Northeast	50	8.7%	\$25.29M	-13.6%	\$436,000	-\$104,000	\$244	\$1	28	10	-2.8%	0.6%
South	47	-28.8%	\$12.65M	-32.5%	\$255,000	-\$24,000	\$205	\$8	57	44	-1.0%	+0.0%
SCC-Rio Rico East	28	7.7%	\$8.77M	22.6%	\$285,000	\$15,000	\$183	\$13	25	-40	-0.6%	-0.6%
Cochise	26	-13.3%	\$7.31M	-16.2%	\$245,000	-\$4,900	\$182	\$38	45	-42	-3.8%	0.4%
Benson/St. David	23	-11.5%	\$5.97M	-17.4%	\$254,990	-\$2,010	\$173	\$11	76	31	-2.8%	0.9%
Pinal	14	27.3%	\$4.2M	75.9%	\$322,000	\$147,000	\$209	\$61	89	17	-1.6%	2.5%
Graham	12	-42.9%	\$3.32M	-39.6%	\$260,000	-\$20,000	\$182	\$17	96	70	-1.2%	0.3%
Extended Northwest	9	-18.2%	\$2.52M	-27.6%	\$269,990	-\$30,000	\$196	\$19	46	-43	0.2%	0.2%
SCC-Rio Rico West	8	100.0%	\$2.45M	42.5%	\$300,000	-\$57,000	\$178	-\$17	18	13	-2.5%	-2.4%
Extended Southwest	6	0.0%	\$1.37M	1.9%	\$225,000	-\$19,000	\$160	\$32	19	-8	-0.9%	2.6%
SCC-Tubac East	6	-14.3%	\$3.71M	-1.3%	\$465,000	-\$32,274	\$269	-\$12	96	23	-3.2%	-1.2%
SCC-Nogales East	3	-57.1%	\$473K	-73.0%	\$150,000	-\$85,000	\$118	-\$10	20	5	-11.1%	-13.8%
Maricopa	3	200.0%	\$1.55M	-2.2%	\$440,000	-\$1,145,000	\$264	-\$159	68	-158	-3.2%	8.8%
SCC-Patagonia	2	100.0%	\$616K	107.4%	\$186,000	-\$111,000	\$227	\$33	7	-1	-4.1%	-4.7%
SCC-Tumacacori-Carm...	2	-	\$2.7M	-	\$1,200,000	-	\$427	-	19	-	0.0%	-
SCC-Tubac West	2	0.0%	\$1.14M	-16.8%	\$555,000	-\$44,000	\$208	-\$37	124	102	-5.1%	-4.6%
Extended Southeast	2	-33.3%	\$998.9K	-15.1%	\$418,900	\$27,900	\$254	\$31	157	121	-5.5%	-4.0%
SCC-Nogales West	1	-50.0%	\$515K	19.8%	\$515,000	\$395,000	\$159	\$35	18	-9	-3.7%	10.7%