

MLSSAZ Monthly Market Report

MLS of Southern AZ - Tucson Association of Realtors - Green Valley Sahuarita Association of Realtors



Dec 2025

Quick Stats Dec 2025

of Sales

1,243

± 17.7% from previous month

Median Sale Price

\$350,000

↓ -0.43% from previous month

Average Sale Price

\$425,088

↓ -4.86% from previous month

Median DOM

39

± 7 from previous month

% Over

-2.30%

↓ -0.21% from previous month

of New Listings

1,404

↓ -17.4% from previous month

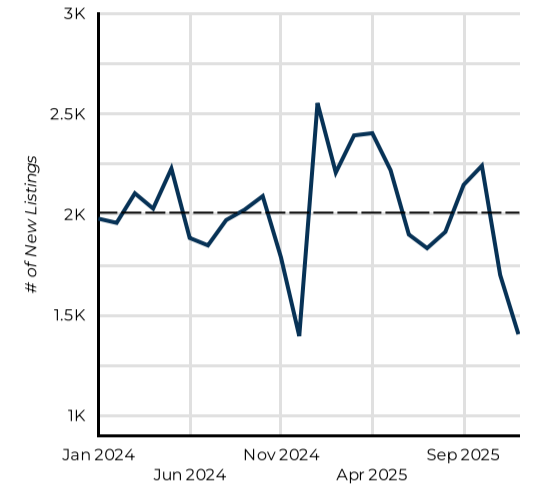
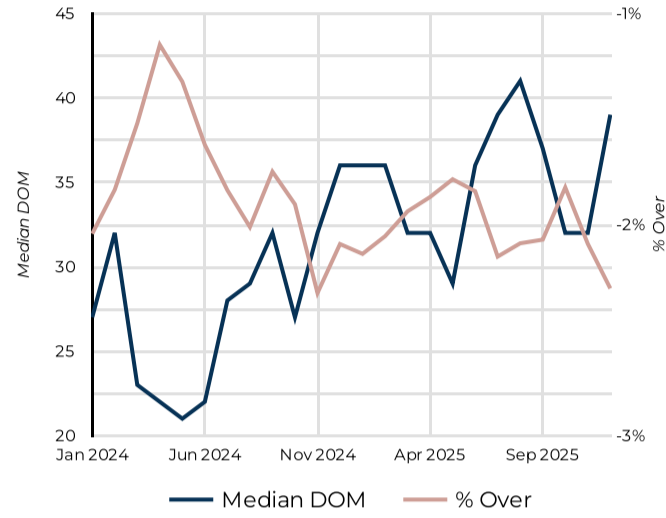
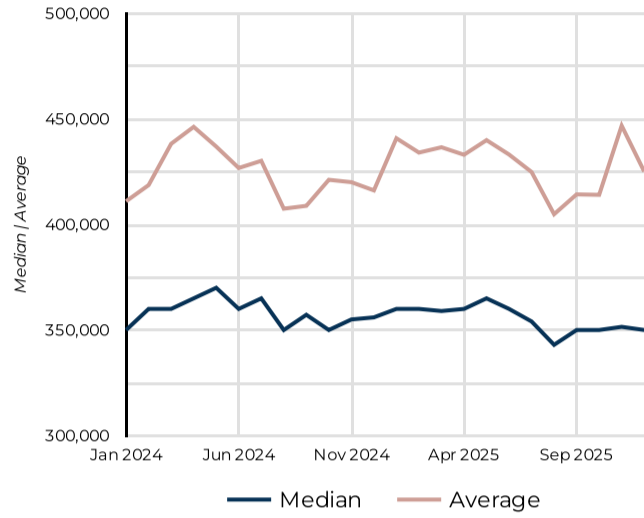
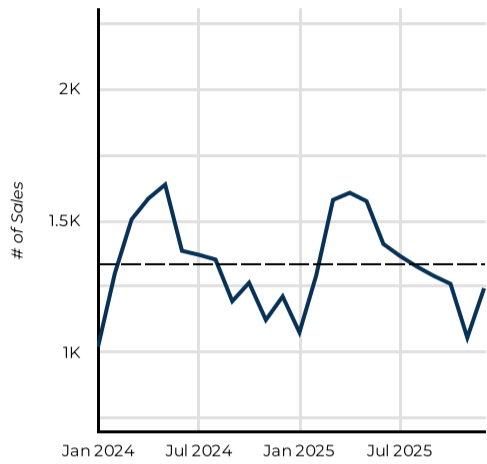


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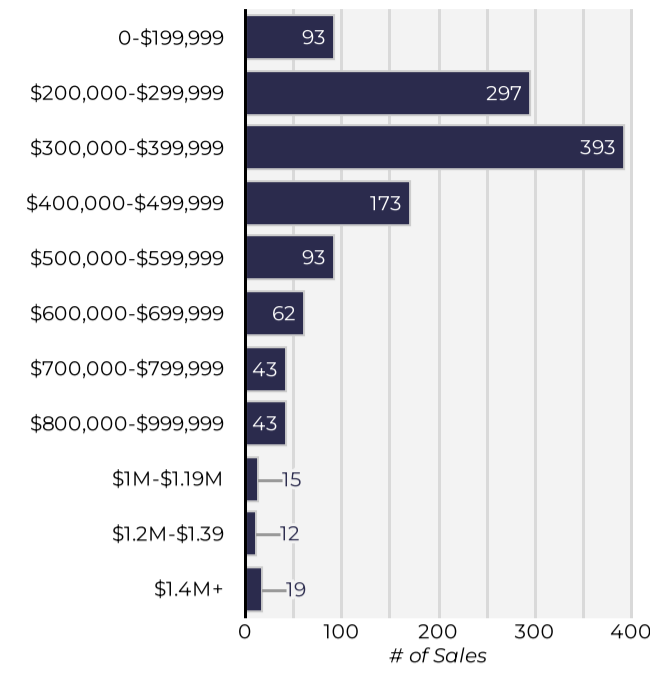
Market Activity - Market Pricing - Buyer Demand - Inventory

[To explore your area further visit > MLSSAZ DataPortal](#)

Southern AZ Housing Market: 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: Jan 5, 2026

December 2025



of Sales: **1,243** (↑ 2.6% from previous year)

Median Sale Price: **\$350,000** (↓ -1.7% from previous year)

Volume: **\$528,384,558** (↑ 4.8% from previous year)

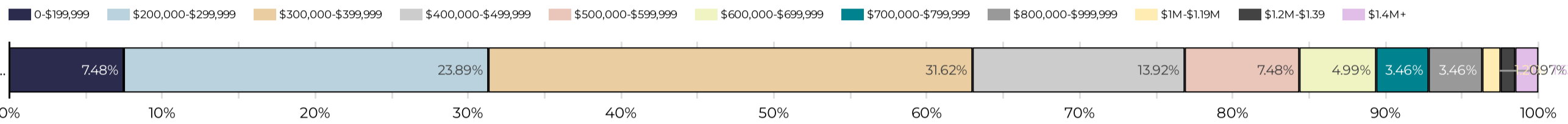
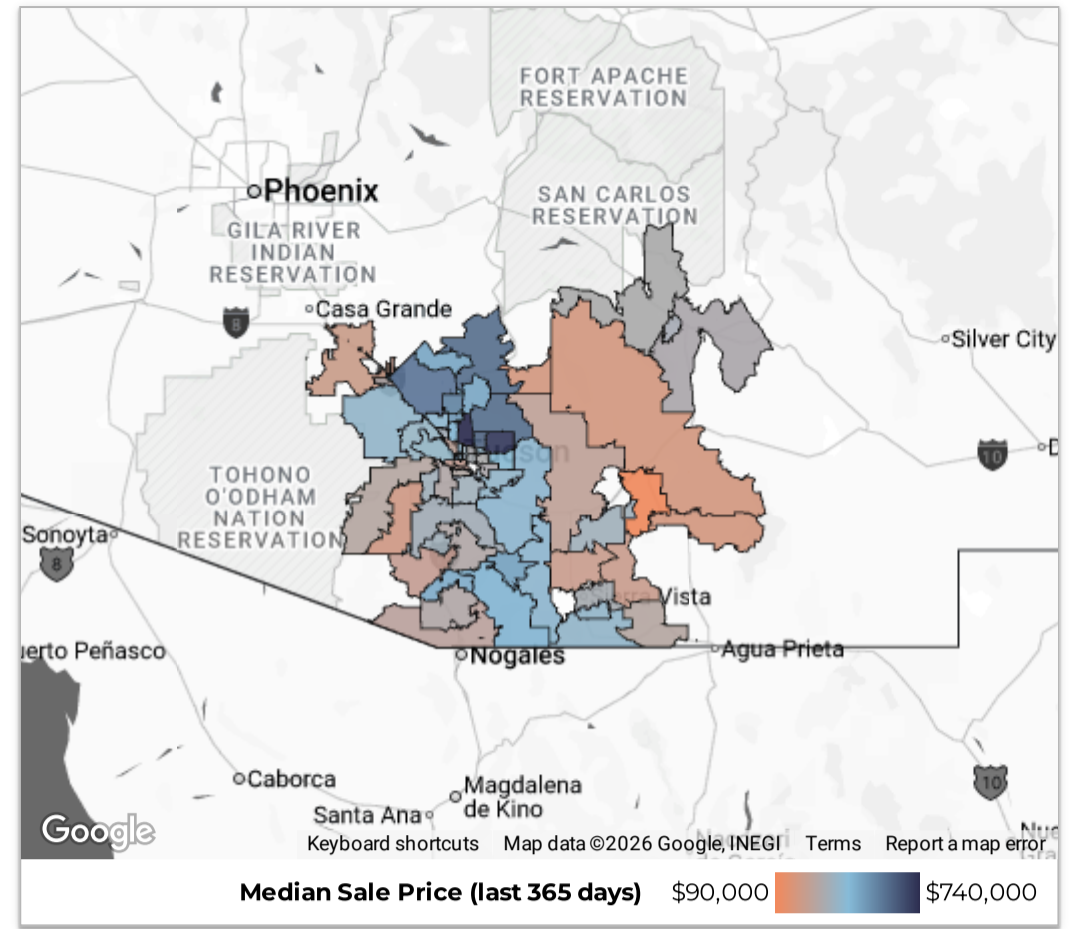
Average Sale Price: **\$425,088** (↑ 2.2% from previous year)

\$/sqft: **\$221** (↓ -0.7% from previous year)

Median Days on Market: **39** (↑ 3 from previous year)

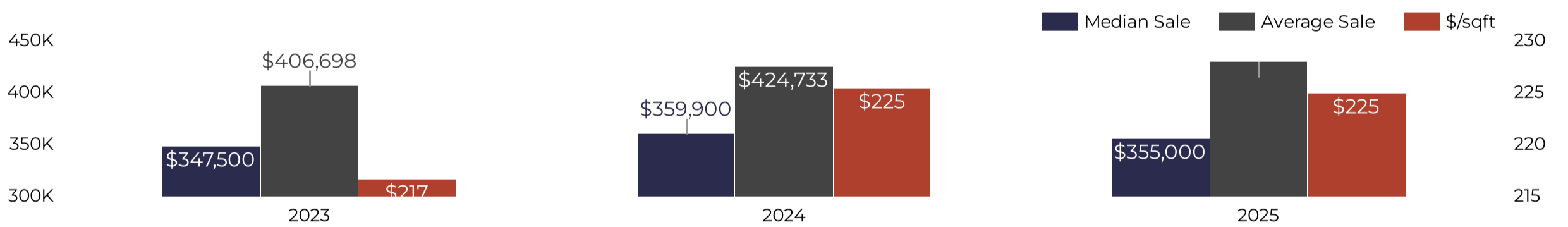
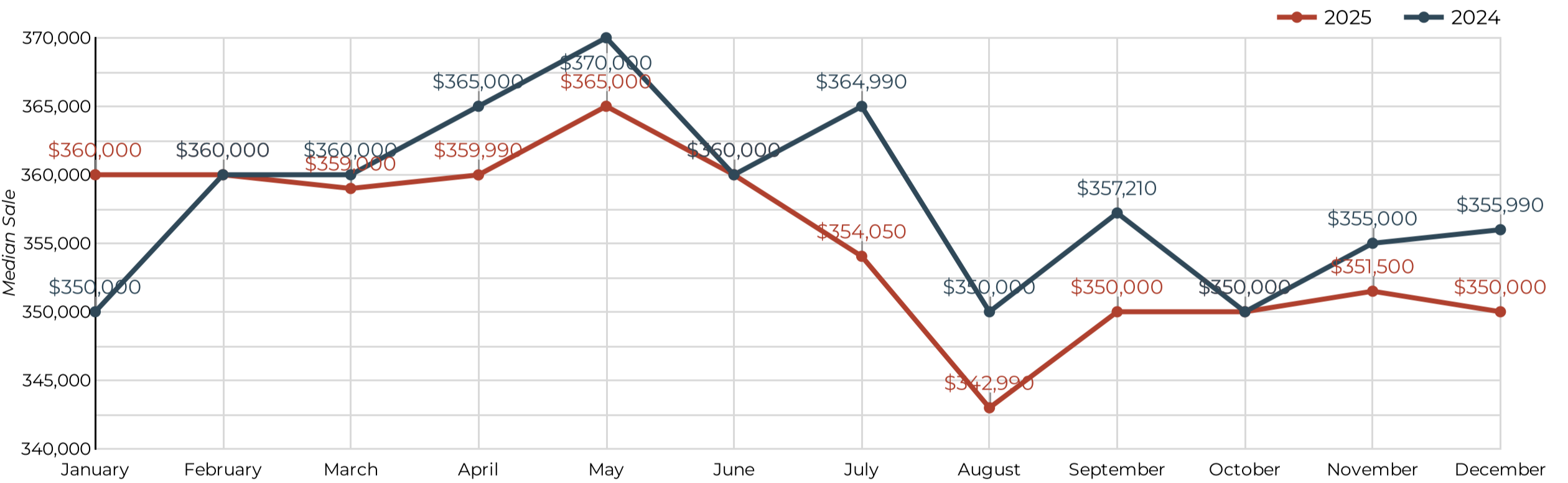
of New Listings: **1,404** (↑ 0.6% from previous year)

Average % Over Asking: **-2.30%** (↓ -0.21% from previous year)



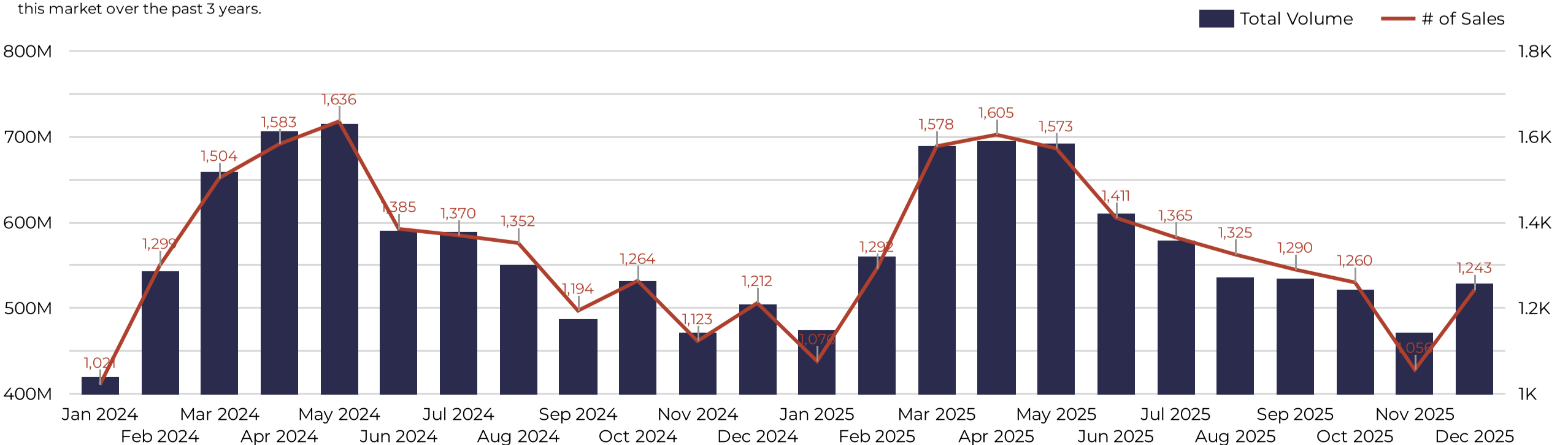
Market Pricing

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



Market Activity

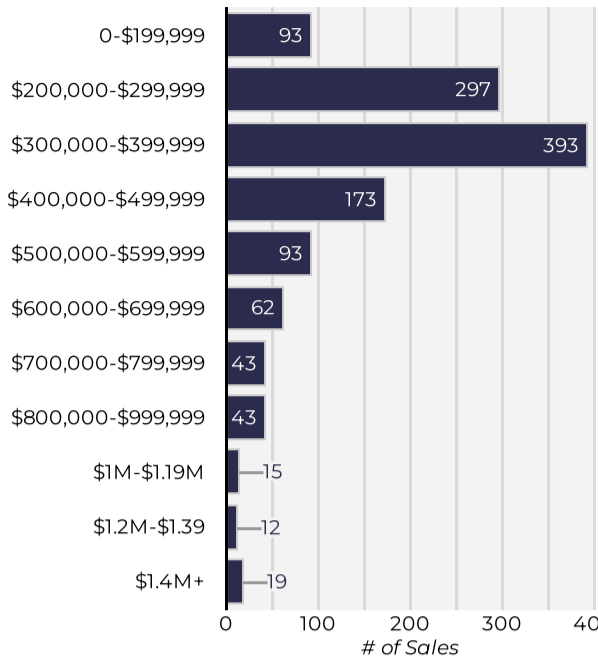
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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December 2025



of Sales **1,243**
 ↑ 2.6% from previous year

Median Sale Price **\$350,000**
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Volume **\$528,384,558**
 ↑ 4.8% from previous year

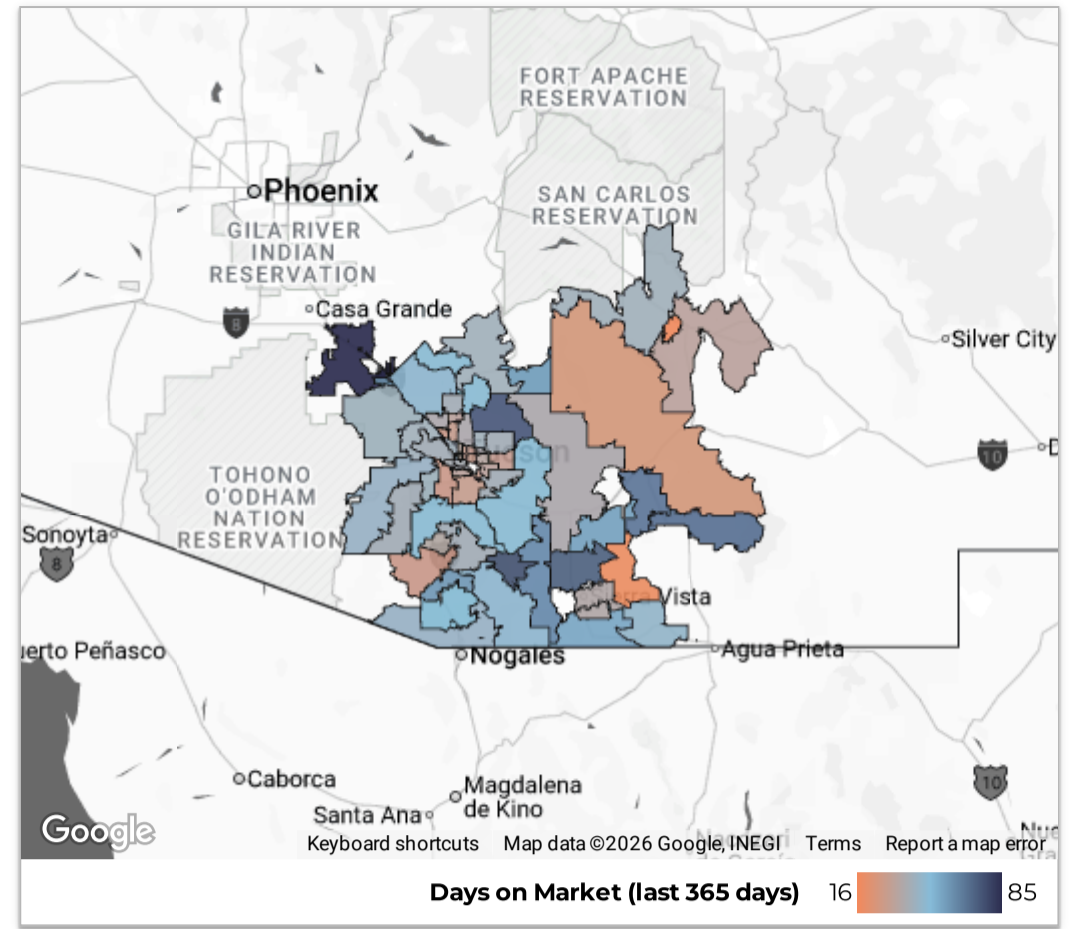
Average Sale Price **\$425,088**
 ↑ 2.2% from previous year

\$/sqft **\$221**
 ↓ -0.7% from previous year

Median Days on Market **39**
 ↑ 3 from previous year

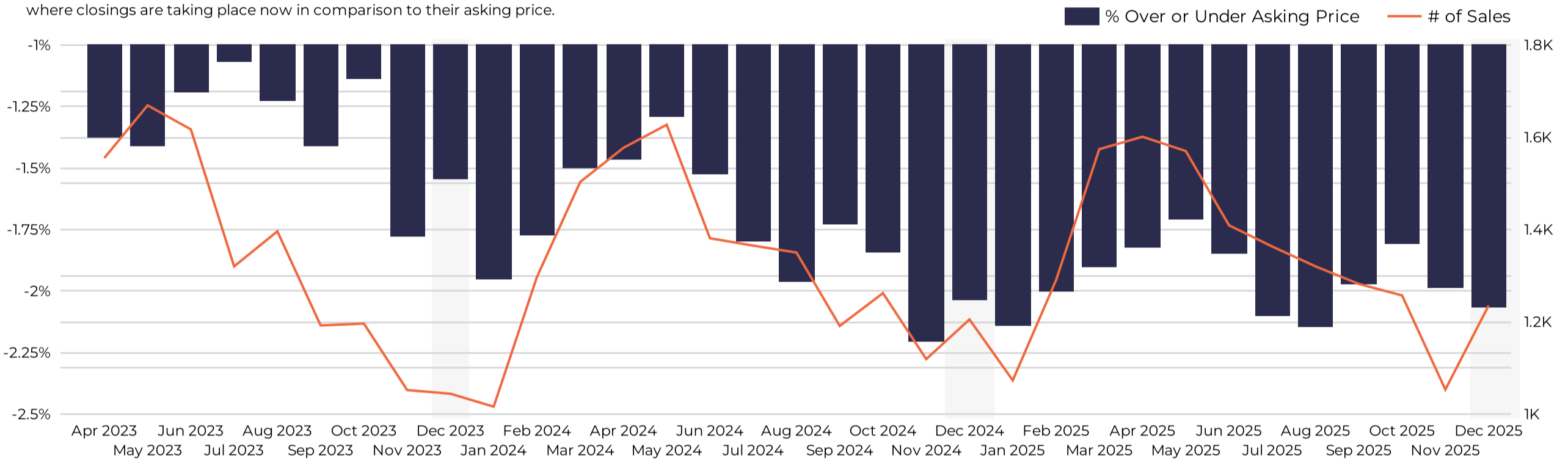
of New Listings **1,404**
 ↑ 0.6% from previous year

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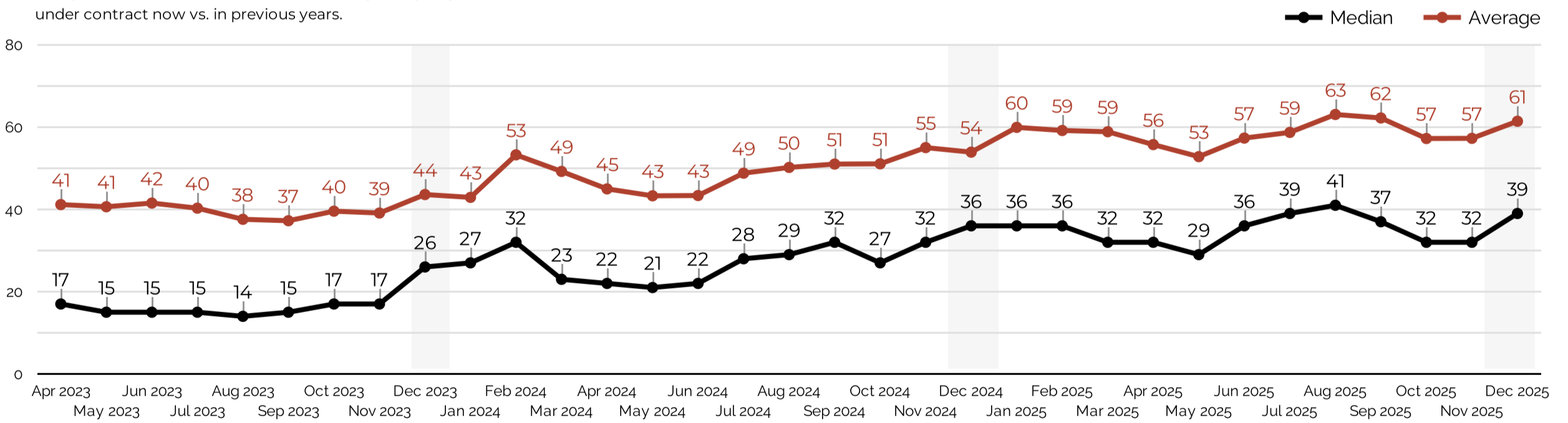
Buyer Demand

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	93	-9.7% ↓	40	9 ↑	-6.70%	-0.47% ↓
\$200,000-\$299,999	297	10.0% ↑	41	14 ↑	-2.10%	-0.37% ↓
\$300,000-\$399,999	393	-0.3% ↓	35	-13 ↓	-1.37%	0.08% ↑
\$400,000-\$499,999	173	-4.4% ↓	36	-2 ↓	-2.03%	-0.54% ↓
\$500,000-\$599,999	93	2.2% ↑	49	17 ↑	-2.29%	-0.32% ↓
\$600,000-\$699,999	62	8.8% ↑	44	19 ↑	-2.00%	0.11% ↑
\$700,000-\$799,999	43	7.5% ↑	24	-12 ↓	-1.92%	0.62% ↑
\$800,000-\$999,999	43	7.5% ↑	20	-5 ↓	-2.31%	0.37% ↑
\$1M-\$1.19M	15	-11.8% ↓	41	14 ↑	-3.79%	-2.08% ↓
\$1.2M-\$1.39	12	200.0% ↑	23	-15 ↓	-3.88%	-0.49% ↓
\$1.4M+	19	26.7% ↑	44	26 ↑	-5.53%	-3.09% ↓

Southern AZ Housing Market: Inventory

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Jan 5, 2026

December 2025

of New Listings (Supply)
1,404
↑ 9 from previous year

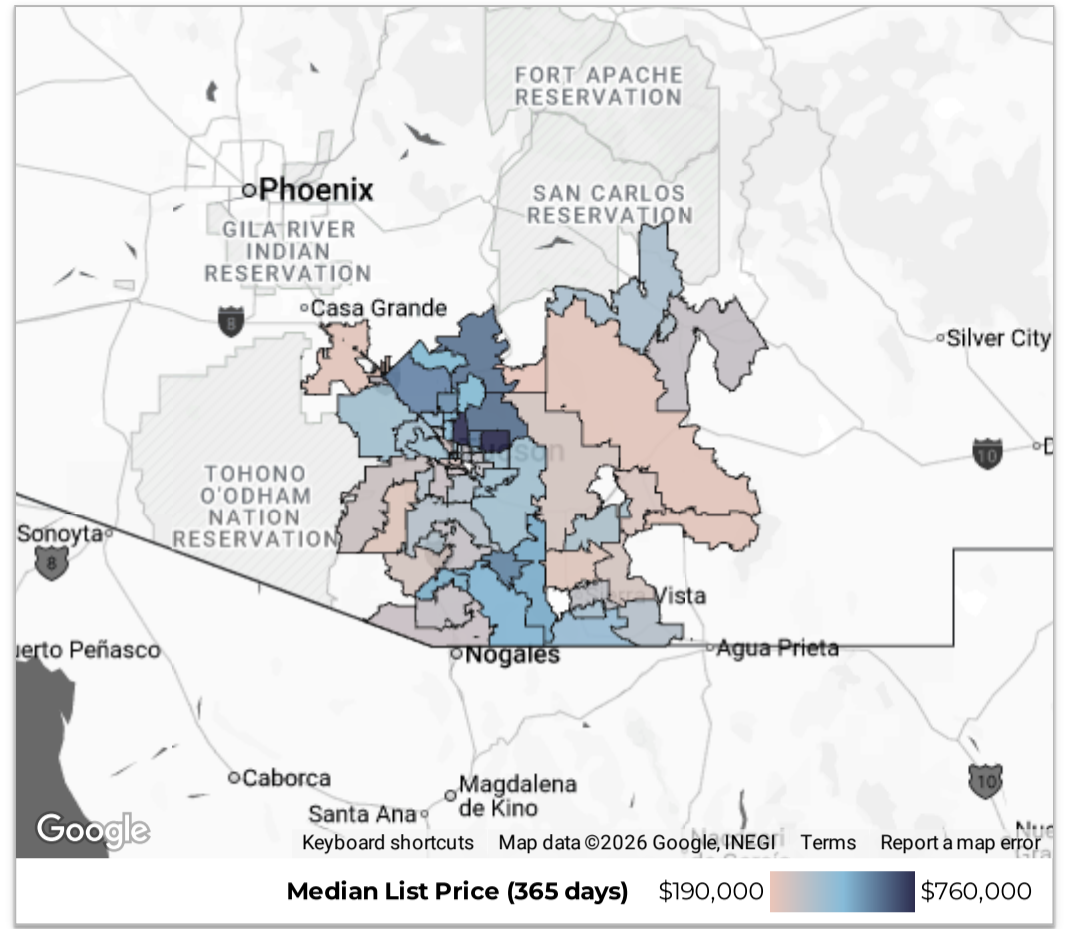
Months of Supply
4.26

Active Listings
5,292

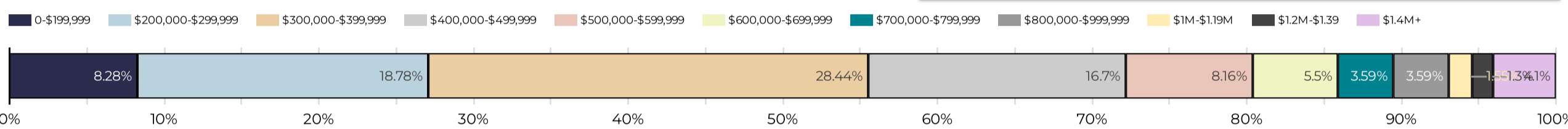
of New Pendings (Demand)
1,146
↑ 8 from previous year

Pending Listings
562

	Average	#
Single Family Residence	\$598,659	4,137
Townhouse	\$339,328	459
Condominium	\$216,209	337
Manufactured Home	\$239,787	301
Mobile Home	\$140,571	58
Grand total	\$526,379	5,292



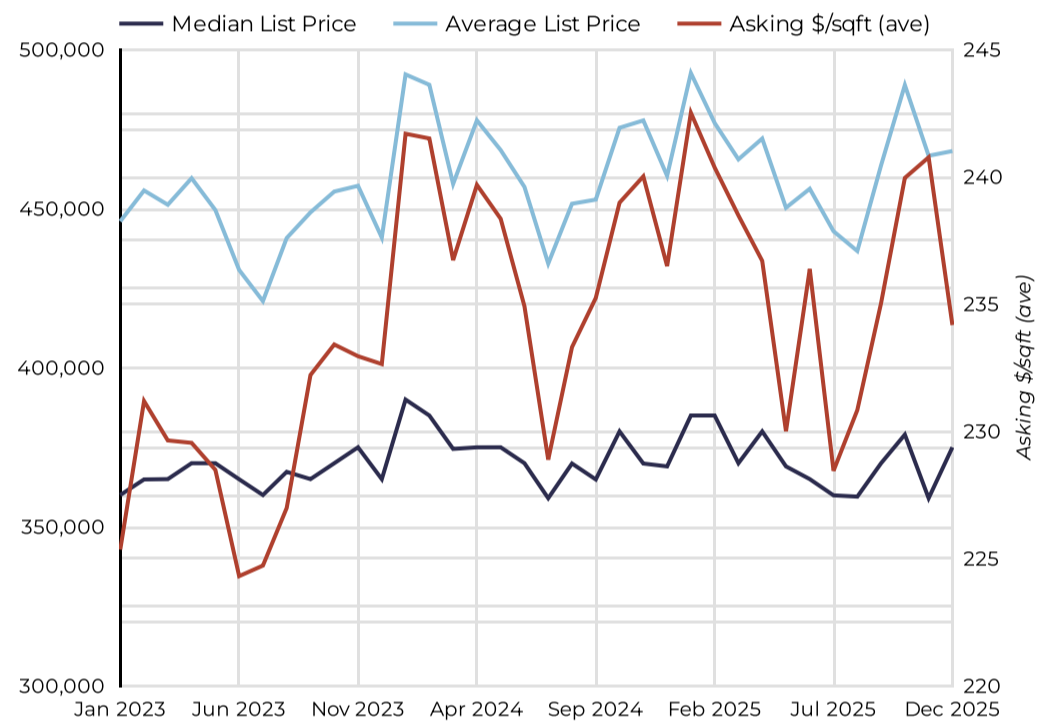
Active Listings



Months of Supply By Price Range

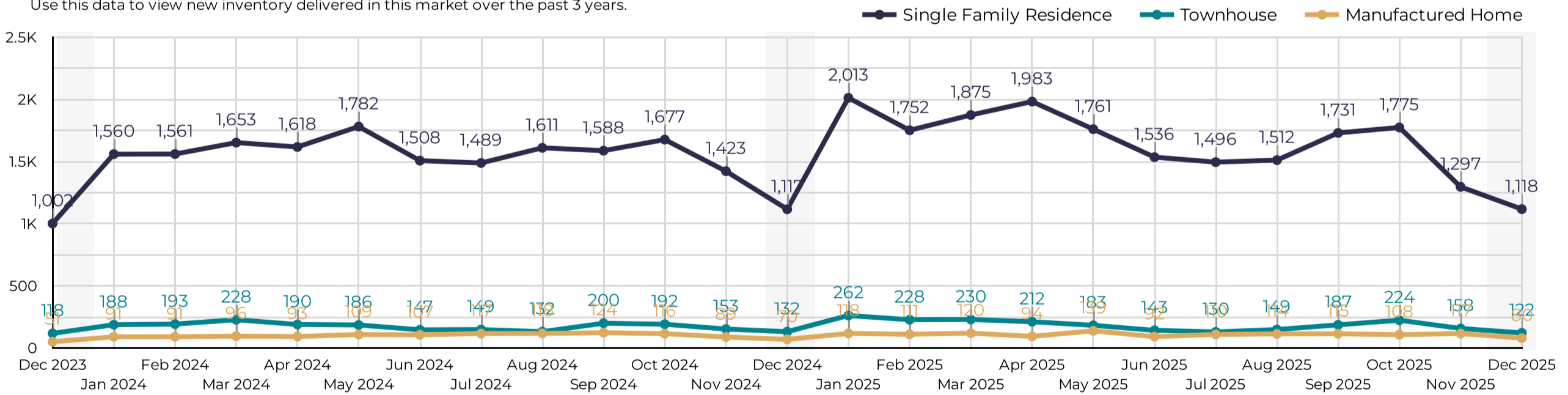
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.03	438	87
\$200,000-\$299,999	3.37	994	295
\$300,000-\$399,999	3.82	1,505	394
\$400,000-\$499,999	5.14	884	172
\$500,000-\$599,999	4.36	432	99
\$600,000-\$699,999	4.69	291	62
\$700,000-\$799,999	4.63	190	41
\$800,000-\$999,999	4.13	190	46
\$1M-\$1.19M	6.31	82	13
\$1.2M-\$1.39	5.75	69	12
\$1.4M+	9.86	217	22
Grand total	4.26	5,292	1,243

Asking Prices



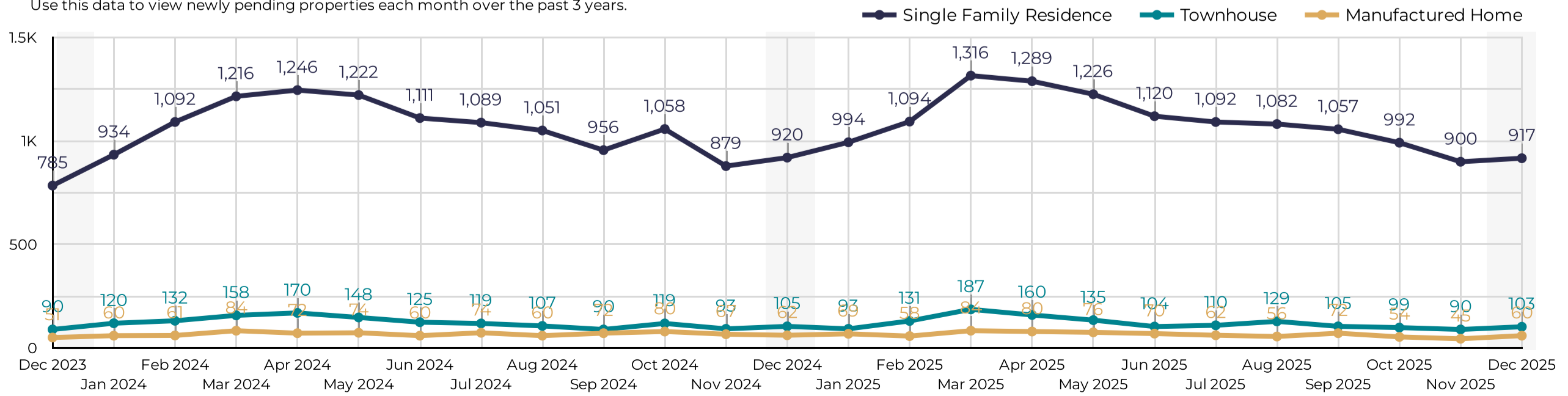
New Listings

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.



Southern AZ Housing Market: Tables

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 This report provides a snapshot of the market as taken on: Jan 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.

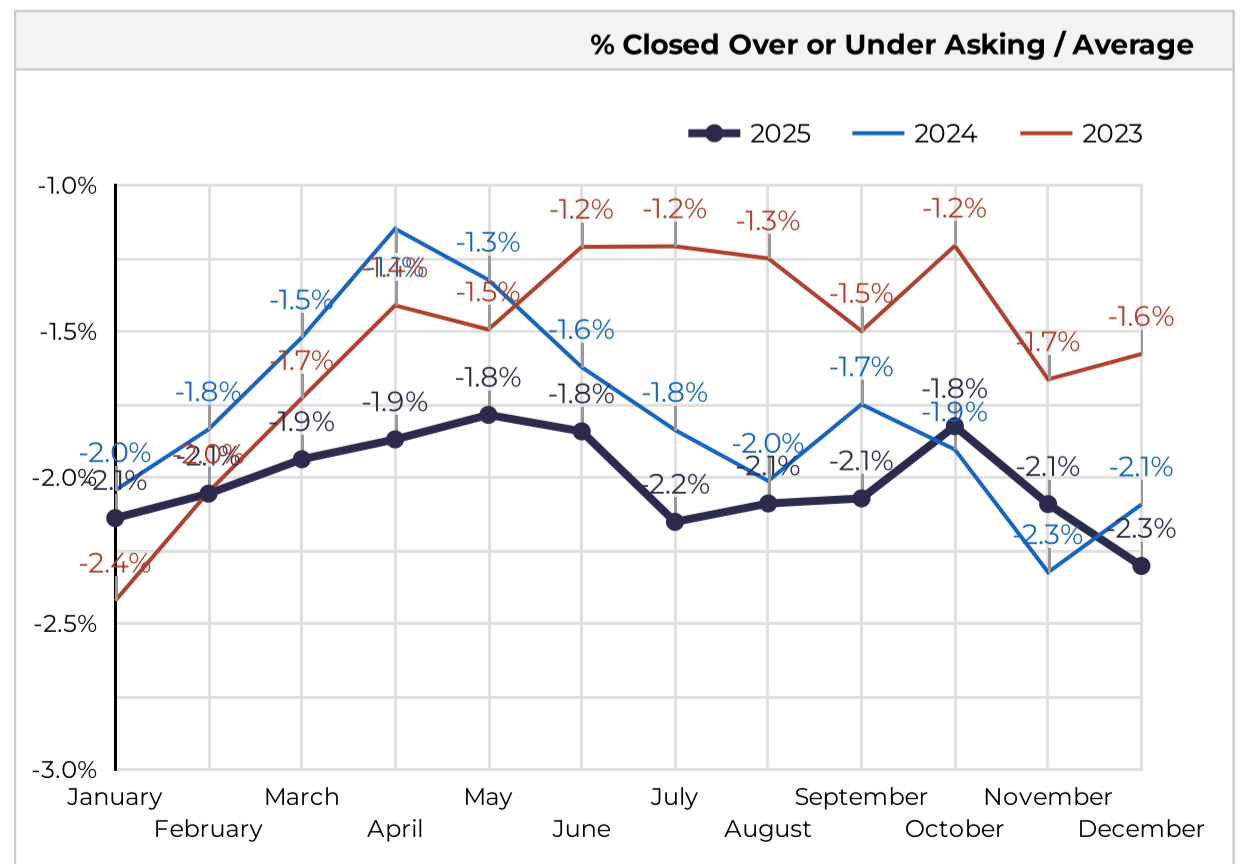
# of Sales / Count			
Month	2023	2024	2025
January	1,029	1,021	1,076
February	1,208	1,299	1,292
March	1,581	1,504	1,578
April	1,556	1,583	1,605
May	1,673	1,636	1,573
June	1,618	1,385	1,411
July	1,325	1,370	1,365
August	1,397	1,352	1,325
September	1,195	1,194	1,290
October	1,198	1,264	1,260
November	1,055	1,123	1,056
December	1,045	1,212	1,243

Sale Price / Median			
Month	2023	2024	2025
January	\$325,000	\$350,000	\$360,000
February	\$330,000	\$360,000	\$360,000
March	\$337,990	\$360,000	\$359,000
April	\$340,000	\$365,000	\$359,990
May	\$355,000	\$370,000	\$365,000
June	\$355,500	\$360,000	\$360,000
July	\$355,000	\$364,990	\$354,050
August	\$353,000	\$350,000	\$342,990
September	\$350,000	\$357,210	\$350,000
October	\$350,000	\$350,000	\$350,000
November	\$340,000	\$355,000	\$351,500
December	\$355,000	\$355,990	\$350,000

Days on Market / Median			
Month	2023	2024	2025
January	32	27	36
February	31	32	36
March	20	23	32
April	17	22	32
May	15	21	29
June	15	22	36
July	15	28	39
August	14	29	41
September	15	32	37
October	17	27	32
November	17	32	32
December	26	36	39

New Listings / Count			
Month	2023	2024	2025
January	1,778	1,979	2,554
February	1,608	1,958	2,208
March	1,853	2,105	2,393
April	1,643	2,029	2,404
May	1,822	2,228	2,220
June	1,649	1,883	1,900
July	1,710	1,846	1,832
August	1,740	1,972	1,913
September	1,787	2,023	2,147
October	1,835	2,091	2,242
November	1,568	1,786	1,699
December	1,266	1,395	1,404

New Pending / Count			
Month	2023	2024	2025
January	1,175	1,187	1,214
February	1,366	1,374	1,355
March	1,642	1,546	1,669
April	1,584	1,589	1,597
May	1,620	1,518	1,496
June	1,507	1,364	1,360
July	1,322	1,373	1,320
August	1,334	1,280	1,327
September	1,201	1,175	1,307
October	1,177	1,312	1,212
November	1,073	1,089	1,082
December	978	1,138	1,146



Southern AZ Housing Market: Comparisons

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Dec 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.

Property Type	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,006	4.1% ↑	\$464.06M	5.4% ↑	\$371,000	\$-11,000 ↓	\$227	\$-1 ↓	40	2 ↑	-1.9%	-0.1% ↓
Townhouse	107	-7.8% ↓	\$35.49M	-5.1% ↓	\$305,500	\$9,500 ↑	\$223	\$-9 ↓	27	-3 ↓	-2.1%	0.1% ↑
Manufactured Home	62	-6.1% ↓	\$14.81M	-4.4% ↓	\$243,000	\$2,000 ↑	\$160	\$1 ↑	50	29 ↑	-2.3%	-0.1% ↓
Condominium	47	0.0%	\$11.27M	31.5% ↑	\$195,900	\$35,900 ↑	\$209	\$5 ↑	40	9 ↑	-3.8%	+0.0%...
Mobile Home	13	30.0% ↑	\$1.81M	24.6% ↑	\$135,000	\$15,000 ↑	\$131	\$-7 ↓	33	15 ↑	-6.3%	2.0% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	75	-18.5% ↓	\$13.15M	-25.3% ↓	\$172,500	\$-17,500 ↓	\$217	\$-18 ↓	27	1 ↑	-2.3%	0.9% ↑
\$1000-1499 sqft	326	0.3% ↑	\$92.5M	1.3% ↑	\$280,000	\$-3,000 ↓	\$219	\$-2 ↓	35	1 ↑	-1.7%	0.3% ↑
\$1500-1999 sqft	416	10.3% ↑	\$151.43M	6.0% ↑	\$348,990	\$-16,010 ↓	\$211	\$-8 ↓	40	-2 ↓	-1.8%	-0.1% ↓
2000-2499 sqft	219	1.9% ↑	\$104.77M	5.2% ↑	\$449,000	\$19,000 ↑	\$216	\$7 ↑	48	12 ↑	-2.1%	-0.2% ↓
2500-2999 sqft	103	-9.6% ↓	\$66.08M	-7.7% ↓	\$611,610	\$4,610 ↑	\$236	\$5 ↑	41	7 ↑	-2.0%	0.1% ↑
3000-3999 sqft	75	19.0% ↑	\$67.21M	27.0% ↑	\$860,000	\$35,000 ↑	\$266	\$14 ↑	32	-9 ↓	-3.3%	-1.3% ↓
4000-4999 sqft	15	0.0%	\$23.37M	22.3% ↑	\$1,664,900	\$299,900 ↑	\$354	\$66 ↑	83	45 ↑	-5.1%	-0.6% ↓
5000+ sqft	6	50.0% ↑	\$8.93M	6.3% ↑	\$1,605,000	\$355,000 ↑	\$240	\$-119 ↓	31	-7 ↓	-10.0%	-6.8% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	185	16.4% ↑	\$96.83M	17.3% ↑	\$464,220	\$19,230 ↑	\$251	\$-3 ↓	36	-1 ↓	-1.9%	-0.2% ↓
Central	134	2.3% ↑	\$49.84M	9.0% ↑	\$307,970	\$-14,530 ↓	\$235	\$-10 ↓	28	2 ↑	-2.1%	-0.5% ↓
East	100	7.5% ↑	\$33.22M	1.6% ↑	\$305,000	\$-14,900 ↓	\$199	\$-11 ↓	34	-5 ↓	-1.6%	0.1% ↑
Upper Southeast	90	13.9% ↑	\$37.81M	16.5% ↑	\$368,000	\$-16,990 ↓	\$209	\$3 ↑	49	-5 ↓	-1.7%	0.2% ↑
North	88	-8.3% ↓	\$64.64M	-12.1% ↓	\$649,000	\$-1,000 ↓	\$291	\$-7 ↓	28	5 ↑	-3.0%	-0.5% ↓
West	70	18.6% ↑	\$30.47M	13.9% ↑	\$353,300	\$-46,700 ↓	\$240	\$-0 ↓	42	11 ↑	-1.8%	0.7% ↑
Southwest	68	-8.1% ↓	\$19.3M	-14.3% ↓	\$285,000	\$-32,000 ↓	\$181	\$-12 ↓	33	-1 ↓	-1.4%	1.2% ↑
Upper Northwest	53	39.5% ↑	\$29.14M	45.7% ↑	\$500,000	\$1,000 ↑	\$239	\$-8 ↓	32	11 ↑	-3.0%	-0.7% ↓
Northeast	50	16.3% ↑	\$29.72M	30.9% ↑	\$430,500	\$-28,500 ↓	\$240	\$12 ↑	31	10 ↑	-2.9%	0.8% ↑
Green Valley North	44	-4.3% ↓	\$14.72M	-13.1% ↓	\$318,090	\$-30,910 ↓	\$175	\$-14 ↓	49	-11 ↓	-1.7%	-0.3% ↓
Green Valley Northeast	39	25.8% ↑	\$16.01M	21.7% ↑	\$395,000	\$25,000 ↑	\$221	\$-16 ↓	34	7 ↑	-2.0%	-0.2% ↓
South	39	-22.0% ↓	\$12.1M	-12.9% ↓	\$290,000	\$5,000 ↑	\$198	\$9 ↑	33	3 ↑	-1.1%	0.4% ↑
Extended West	38	-29.6% ↓	\$13.4M	-33.7% ↓	\$350,900	\$-29,100 ↓	\$201	\$2 ↑	33	-15 ↓	-1.2%	0.1% ↑
Green Valley Northwest	32	-22.0% ↓	\$8.12M	-20.5% ↓	\$262,000	\$32,000 ↑	\$194	\$-0 ↓	36	7 ↑	-2.3%	1.5% ↑
Southeast	29	-32.6% ↓	\$11.23M	-31.1% ↓	\$360,000	\$-15,000 ↓	\$205	\$-6 ↓	41	-11 ↓	-0.9%	-0.0% ↓
Green Valley Southwest	26	30.0% ↑	\$9.9M	22.3% ↑	\$370,000	\$28,000 ↑	\$207	\$-20 ↓	20	-9 ↓	-2.2%	-0.3% ↓
Cochise	25	-3.8% ↓	\$7.53M	-11.8% ↓	\$299,000	\$24,000 ↑	\$157	\$11 ↑	72	31 ↑	-3.9%	-0.4% ↓
SCC-Rio Rico East	24	60.0% ↑	\$7.64M	73.8% ↑	\$272,000	\$-13,000 ↓	\$193	\$15 ↑	48	3 ↑	-1.8%	-0.7% ↓
Benson/St. David	20	-20.0% ↓	\$7.14M	14.1% ↑	\$269,990	\$38,867 ↑	\$169	\$14 ↑	66	-8 ↓	-2.8%	-1.7% ↓
Pinal	18	38.5% ↑	\$4.47M	35.6% ↑	\$209,990	\$19,990 ↑	\$166	\$-13 ↓	63	35 ↑	-0.8%	3.2% ↑
Green Valley Southeast	9	-35.7% ↓	\$3.68M	-28.4% ↓	\$395,000	\$37,375 ↑	\$228	\$6 ↑	20	-30 ↓	-1.5%	0.3% ↑
SCC-Rio Rico West	8	60.0% ↑	\$2.61M	37.4% ↑	\$340,000	\$60,000 ↑	\$168	\$-21 ↓	53	23 ↑	-1.0%	1.7% ↑
Extended Northwest	7	-36.4% ↓	\$2.06M	-38.8% ↓	\$304,900	\$-5,100 ↓	\$168	\$-25 ↓	98	-32 ↓	-2.3%	-0.7% ↓
Graham	5	-58.3% ↓	\$1.8M	-46.8% ↓	\$375,000	\$85,500 ↑	\$161	\$5 ↑	68	63 ↑	-5.7%	-4.5% ↓
SCC-Tubac East	4	-20.0% ↓	\$2.6M	-8.7% ↓	\$706,500	\$246,500 ↑	\$254	\$-5 ↓	5	-108 ↓	-2.3%	2.9% ↑
SCC-Nogales East	4	0.0%	\$615K	-27.6% ↓	\$115,000	\$-86,900 ↓	\$105	\$-31 ↓	26	14 ↑	-4.6%	-0.7% ↓
Extended Southwest	3	-57.1% ↓	\$685K	-63.4% ↓	\$267,000	\$8,000 ↑	\$169	\$19 ↑	62	14 ↑	-2.5%	-1.0% ↓
Extended Southeast	3	200.0% ↑	\$1.74M	490.5% ↑	\$512,000	\$217,000 ↑	\$319	\$68 ↑	31	20 ↑	-2.3%	-9.6% ↓
Navajo	3	200.0% ↑	\$1.41M	307.2% ↑	\$540,000	\$195,000 ↑	\$182	\$-217 ↓	62	53 ↑	-2.9%	-2.9% ↓
Extended Northeast	3	200.0% ↑	\$1.32M	94.6% ↑	\$436,500	\$-243,500 ↓	\$592	\$175 ↑	17	-24 ↓	-3.4%	-1.2% ↓
SCC-Patagonia	3	-	\$1.63M	-	\$405,000	-	\$251	-	32	-	-4.8%	-
Maricopa	2	100.0% ↑	\$1.2M	173.8% ↑	\$375,000	\$-64,000 ↓	\$301	\$13 ↑	3	-72 ↓	-5.5%	-5.5% ↓
SCC-Elgin	2	-	\$717.5K	-	\$82,500	-	\$197	-	9	-	-9.5%	-

