

# MLSSAZ Monthly Market Report

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



Mar 2026

## Quick Stats Mar 2026

# of Sales

**1,531**

± 20.5% from previous month

Median Sale Price

**\$359,000**

0.00% from previous month

Average Sale Price

**\$448,356**

± 4.63% from previous month

Median DOM

**36**

± -12 from previous month

% Over

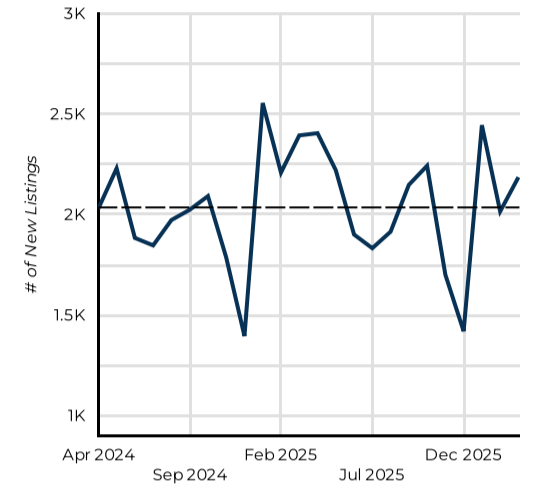
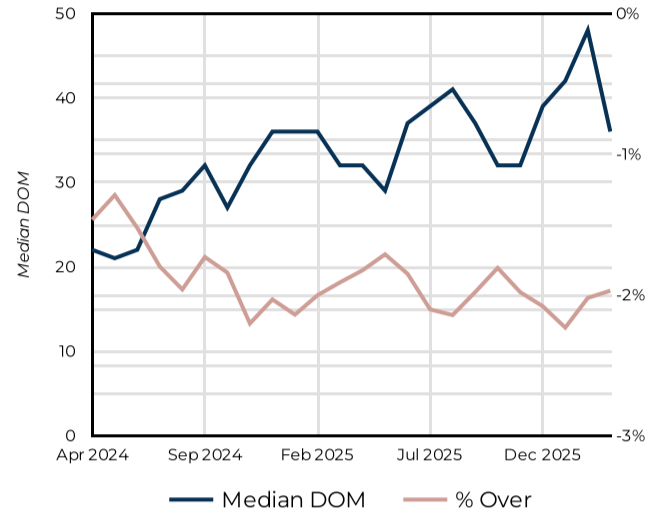
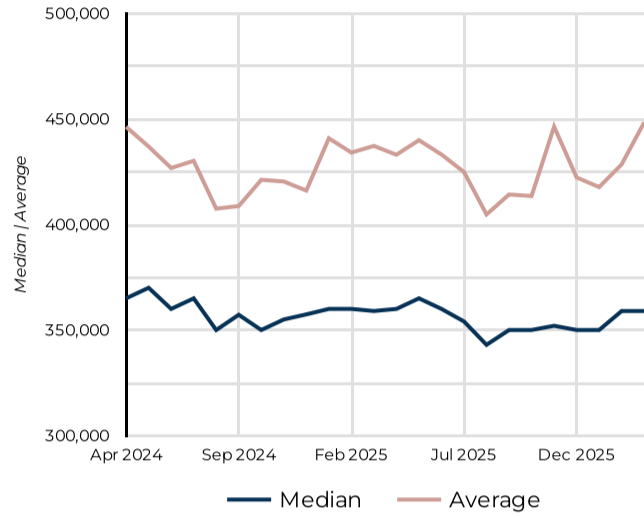
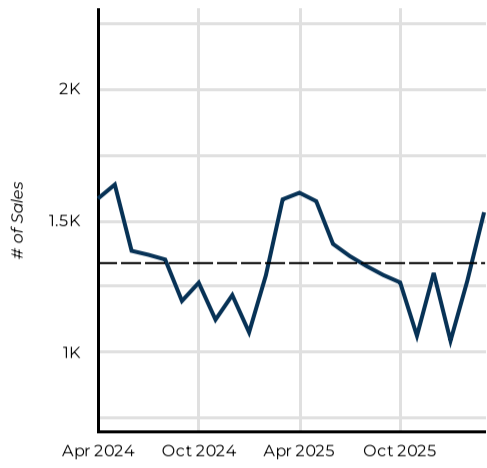
**-1.97%**

± 0.05% from previous month

# of New Listings

**2,185**

± 8.4% from previous month



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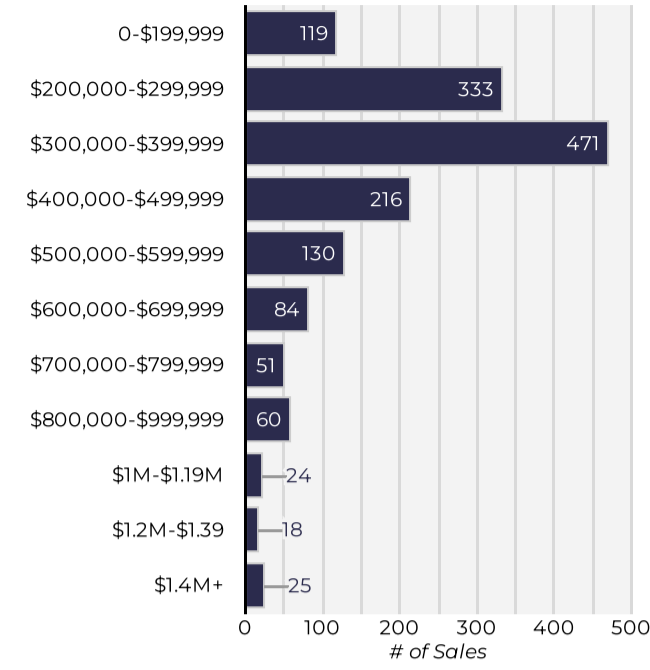
**Market Activity - Market Pricing - Buyer Demand - Inventory**

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

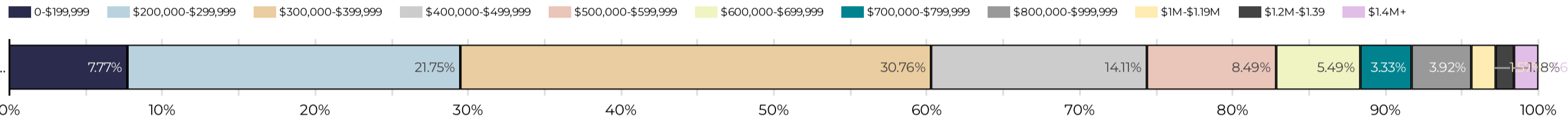
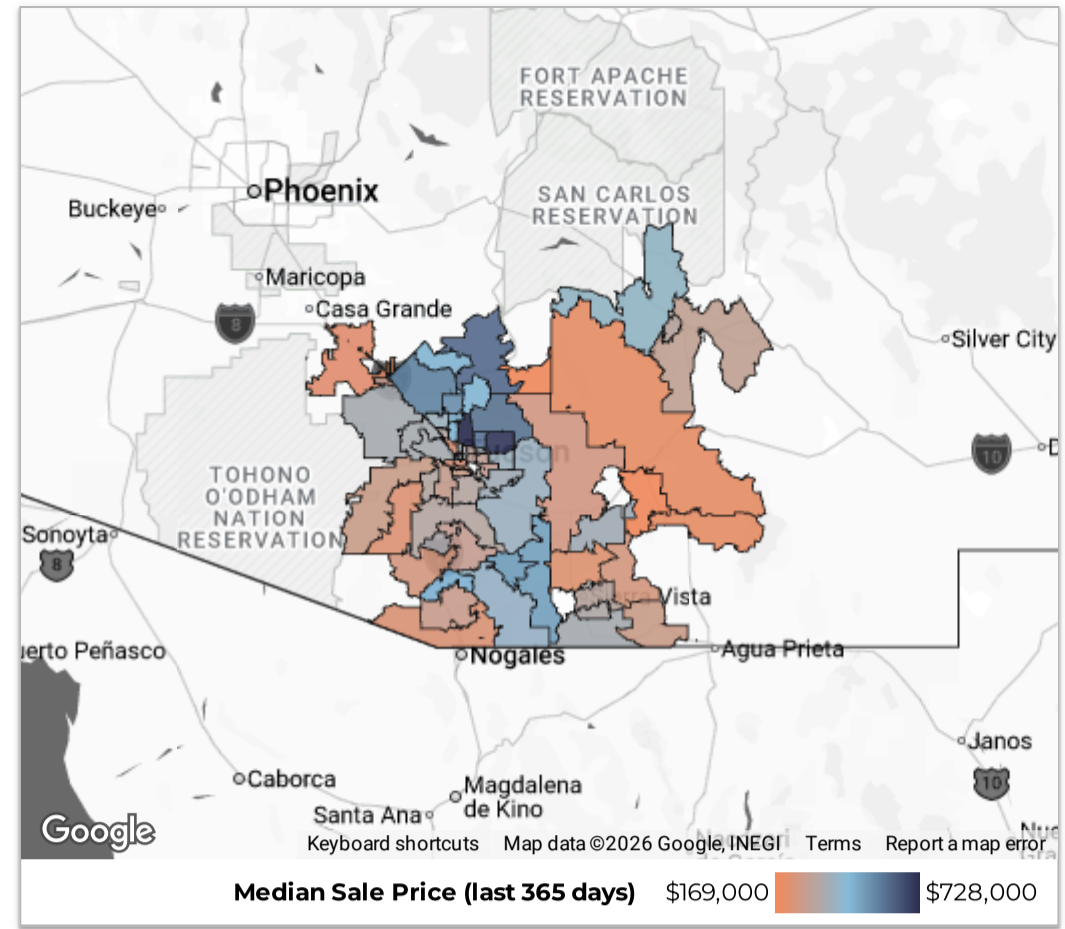
Southern AZ Housing Market: Market Activity & Pricing

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

March 2026

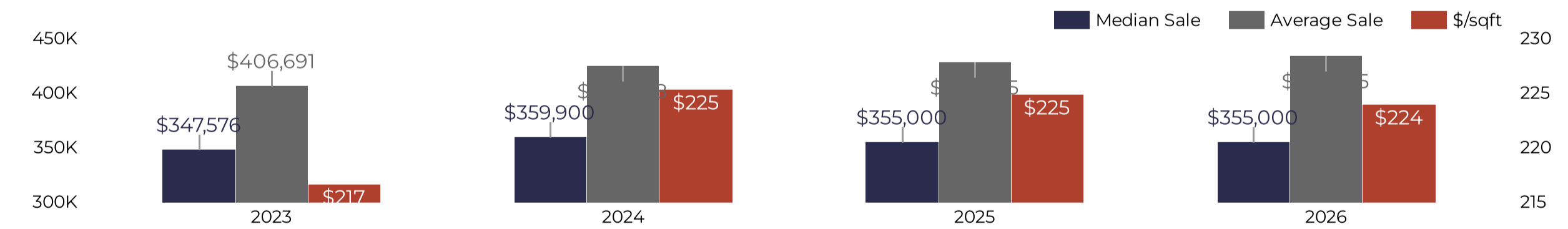
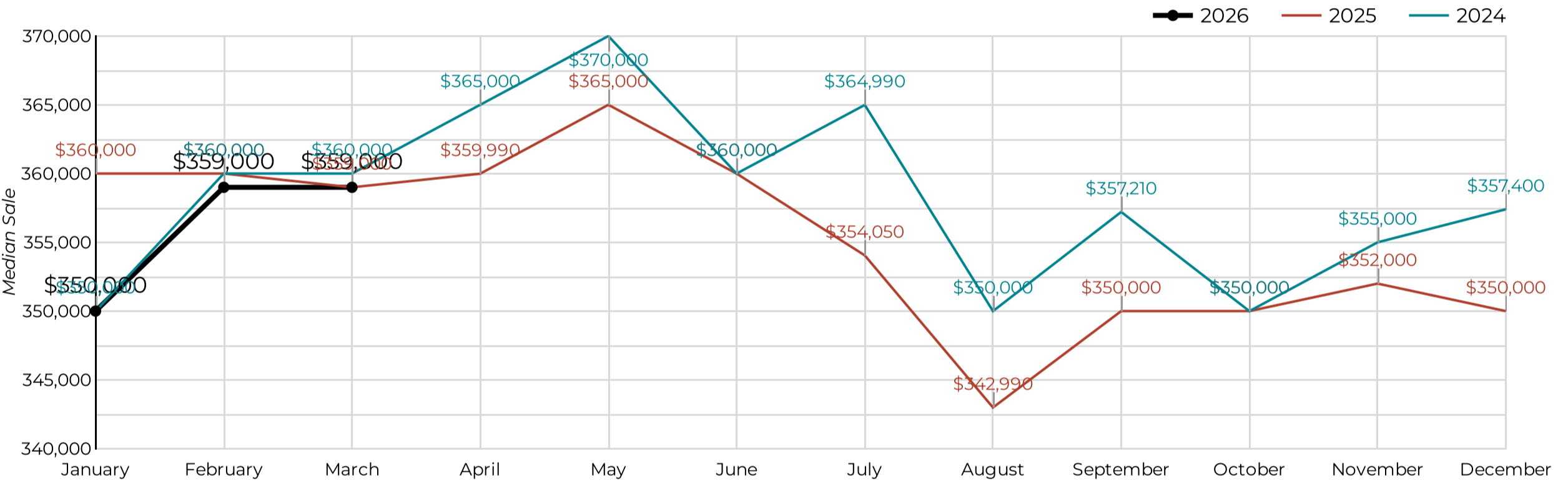


# of Sales: **1,531** (-3.1% from previous year)  
 Median Sale Price: **\$359,000** (0.0% from previous year)  
 Volume: **\$686,432,550** (-0.6% from previous year)  
 Average Sale Price: **\$448,356** (2.6% from previous year)  
 \$/sqft: **\$226** (-1.2% from previous year)  
 Median Days on Market: **36** (+4 from previous year)  
 # of New Listings: **2,185** (-8.7% from previous year)  
 Average % Over Asking: **-1.97%** (-0.06% from previous year)



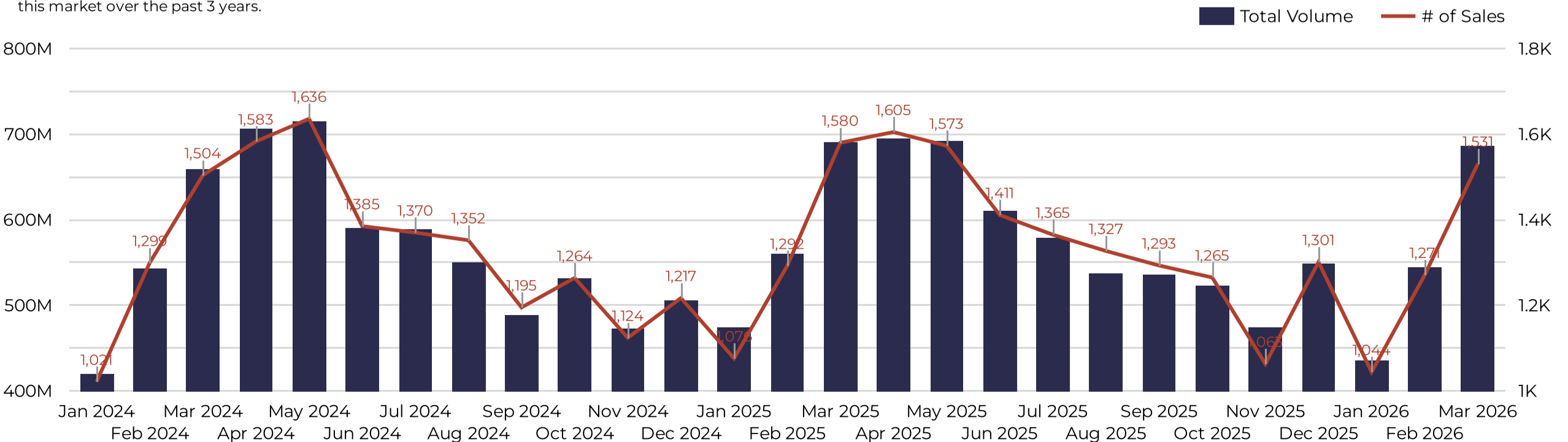
Market Pricing

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



Market Activity

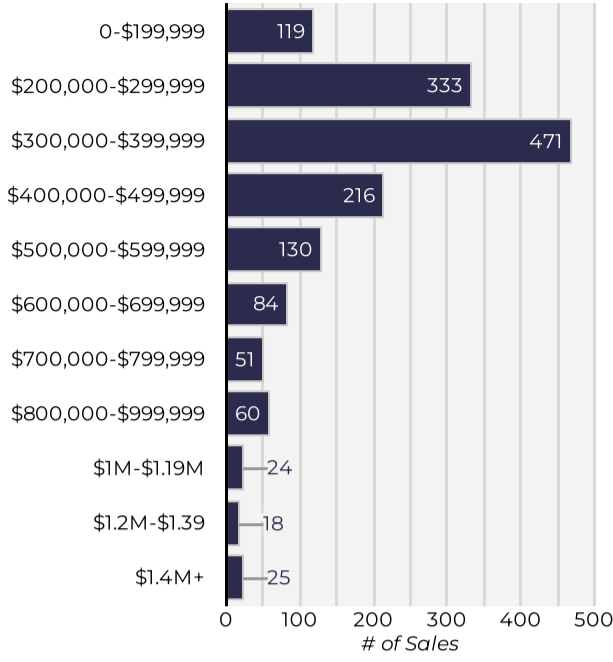
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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March 2026



# of Sales **1,531**  
 ↓ -3.1% from previous year

Volume **\$686,432,550**  
 ↓ -0.6% from previous year

\$/sqft **\$226**  
 ↓ -1.2% from previous year

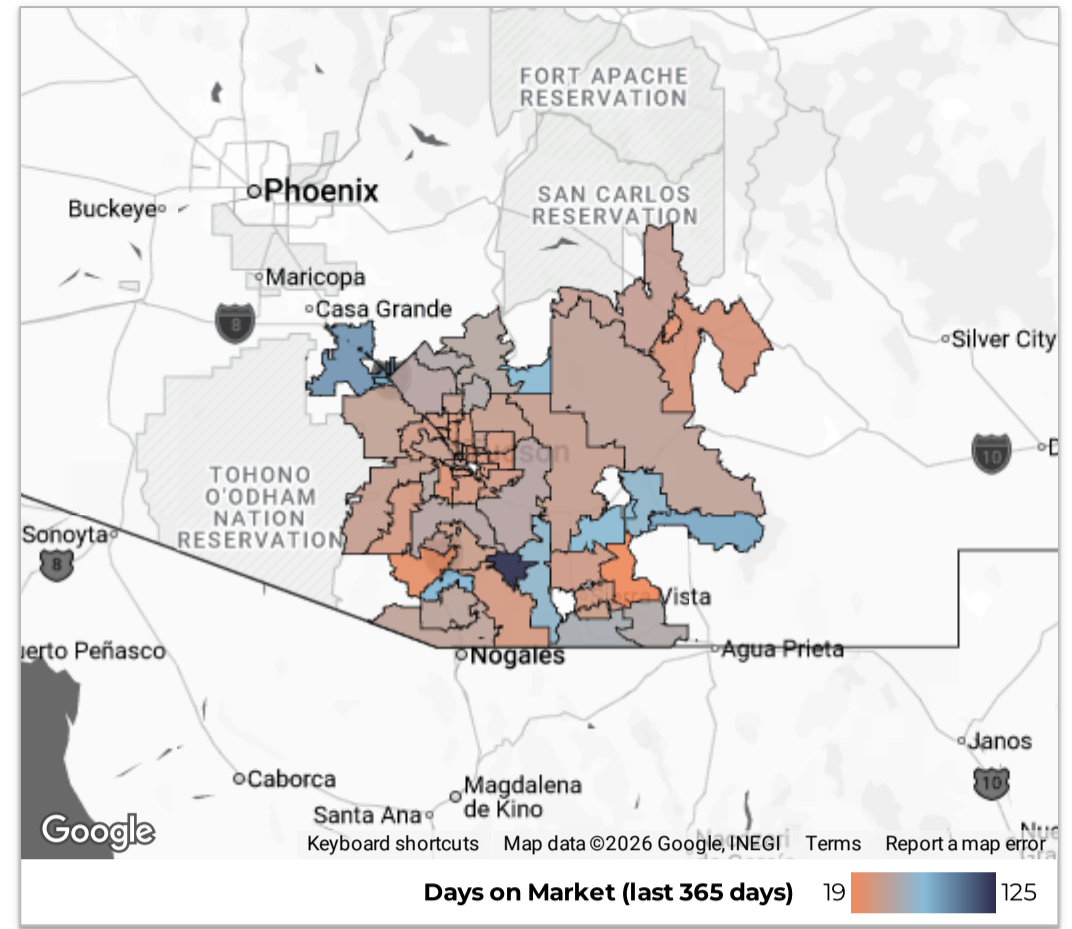
# of New Listings **2,185**  
 ↓ -8.7% from previous year

Median Sale Price **\$359,000**  
 0.0% from previous year

Average Sale Price **\$448,356**  
 ↑ 2.6% from previous year

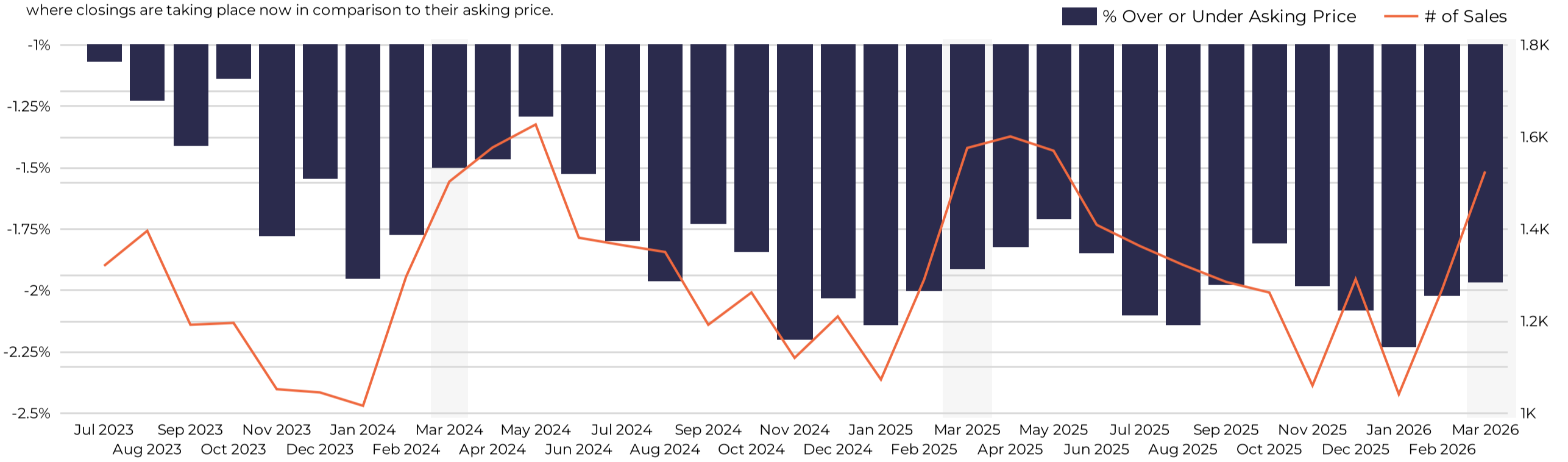
Median Days on Market **36**  
 ↑ 4 from previous year

Average % Over Asking **-1.97%**  
 ↓ -0.06% from previous year



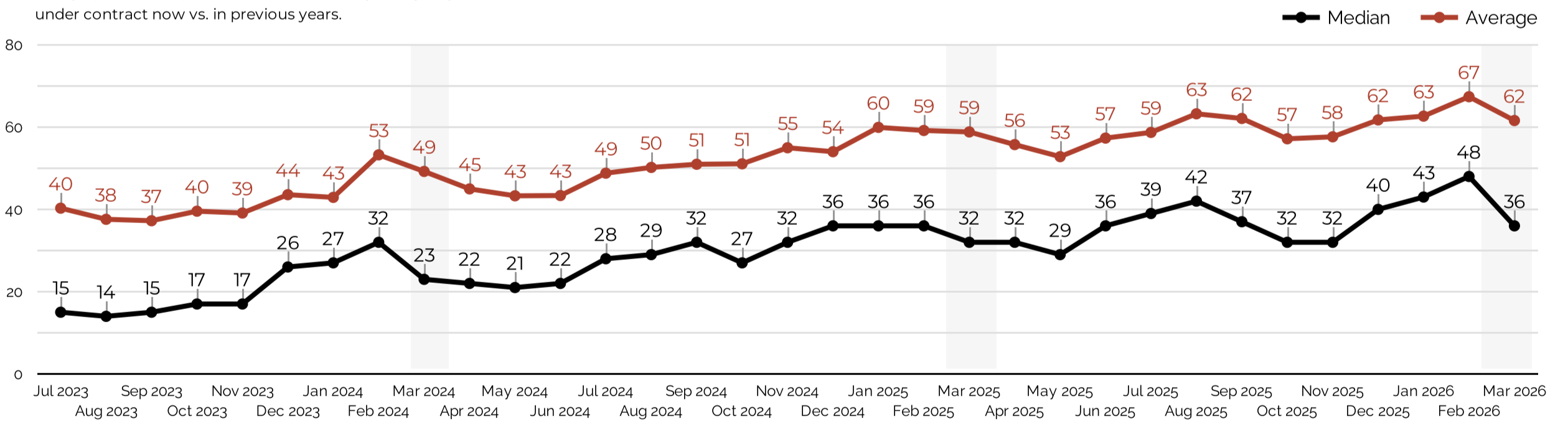
Buyer Demand

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	116	13.7% ↑	40	6 ↑	-4.31%	0.12% ↑
\$200,000-\$299,999	333	-4.0% ↓	38	5 ↑	-1.66%	0.11% ↑
\$300,000-\$399,999	471	-10.1% ↓	35	-7 ↓	-1.40%	0.08% ↑
\$400,000-\$499,999	216	-19.4% ↓	44	11 ↑	-1.82%	-0.21% ↓
\$500,000-\$599,999	128	11.3% ↑	38	11 ↑	-1.44%	0.51% ↑
\$600,000-\$699,999	84	37.7% ↑	28	8 ↑	-2.29%	-0.52% ↓
\$700,000-\$799,999	51	4.1% ↑	18	-2 ↓	-1.55%	0.21% ↑
\$800,000-\$999,999	60	57.9% ↑	21	5 ↑	-2.76%	-0.03% ↓
\$1M-\$1.19M	23	9.5% ↑	30	25 ↑	-4.36%	-1.99% ↓
\$1.2M-\$1.39	18	0.0%	45	26 ↑	-3.10%	-0.01% ↓
\$1.4M+	25	-24.2% ↓	59	38 ↑	-5.01%	-1.66% ↓

Southern AZ Housing Market: Inventory

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March 2026

# of New Listings (Supply)  
**2,185**  
-208 from previous year

# of New Pendings (Demand)  
**1,616**  
-53 from previous year

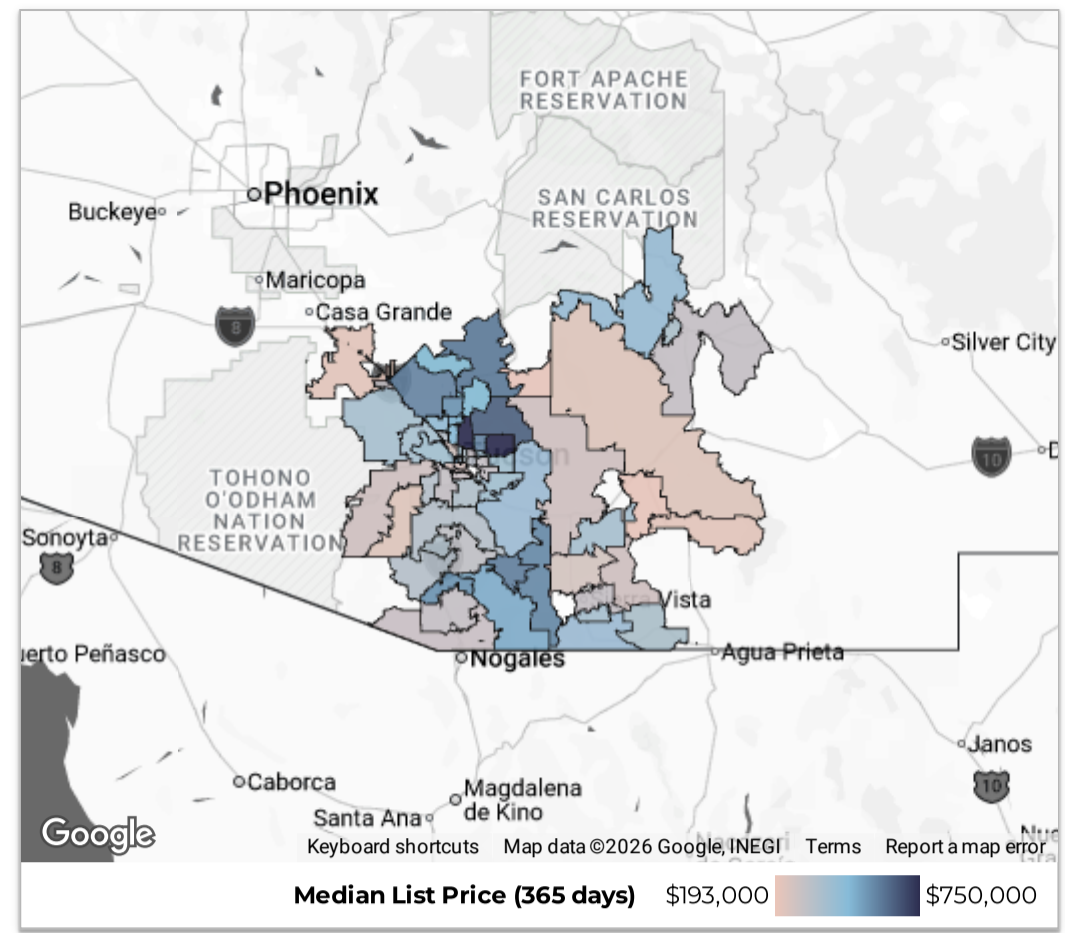
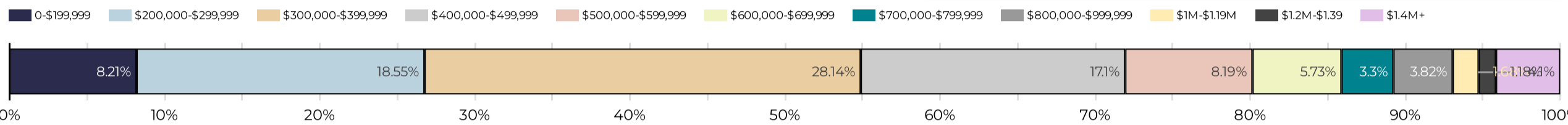
Months of Supply  
**3.64**

Active Listings  
**5,580**

Pending Listings  
**834**

	Average	#
Single Family Residence	\$599,856	4,355
Townhouse	\$330,671	502
Condominium	\$210,775	368
Manufactured Home	\$262,440	288
Mobile Home	\$134,901	67
<b>Grand total</b>	<b>\$526,982</b>	<b>5,580</b>

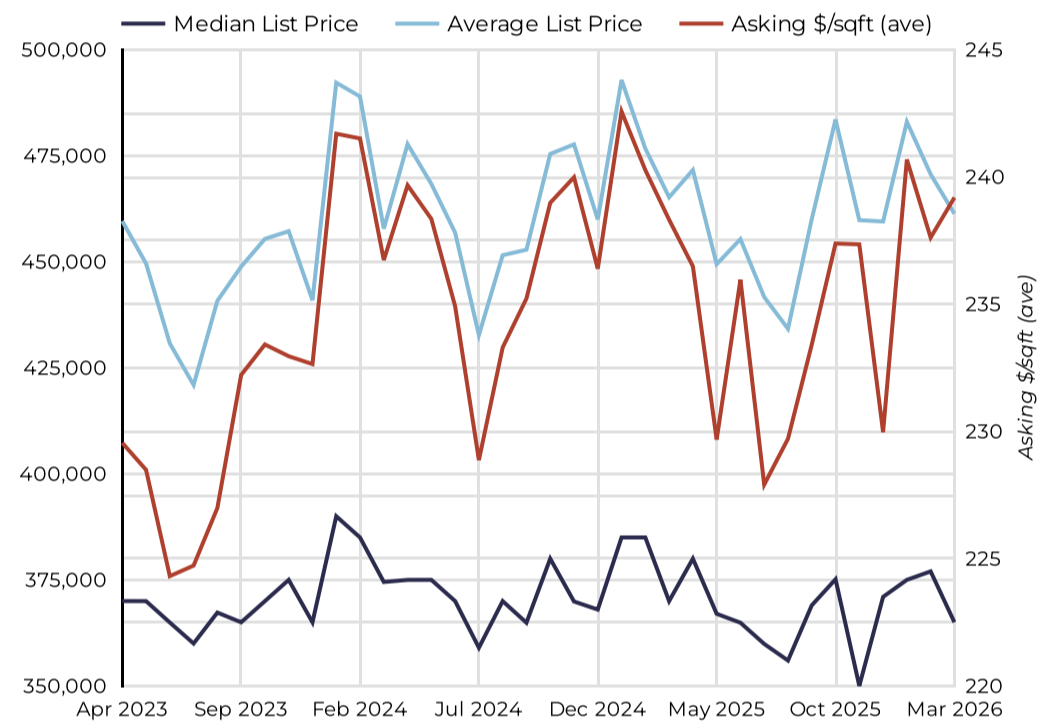
Active Listings



Months of Supply By Price Range

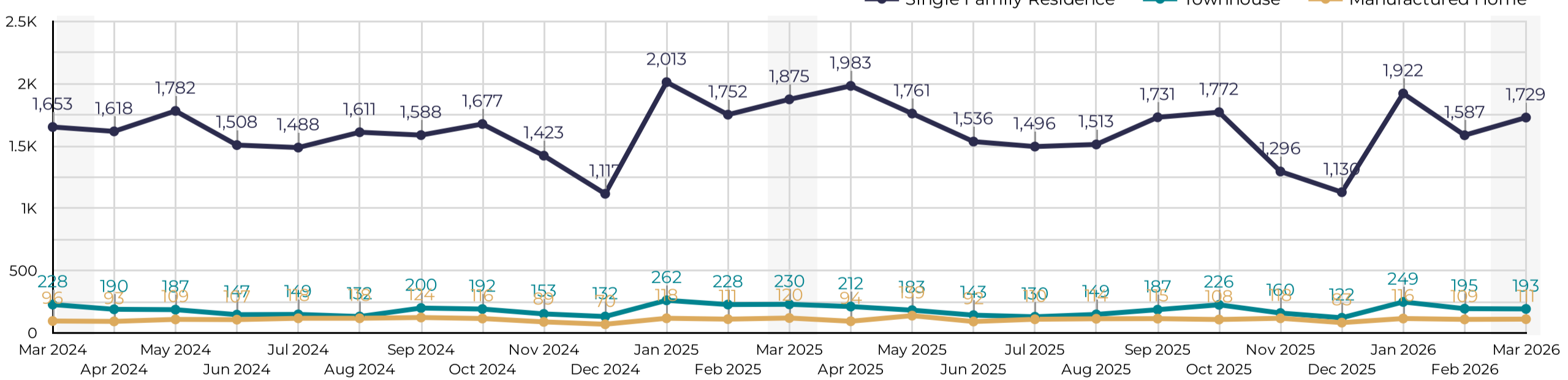
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.88	458	118
\$200,000-\$299,999	3.03	1,035	342
\$300,000-\$399,999	3.46	1,570	454
\$400,000-\$499,999	4.30	954	222
\$500,000-\$599,999	3.52	457	130
\$600,000-\$699,999	4.05	320	79
\$700,000-\$799,999	3.29	184	56
\$800,000-\$999,999	3.49	213	61
\$1M-\$1.19M	4.48	94	21
\$1.2M-\$1.39	3.30	66	20
\$1.4M+	8.18	229	28
<b>Grand total</b>	<b>3.64</b>	<b>5,580</b>	<b>1,531</b>

Asking Prices



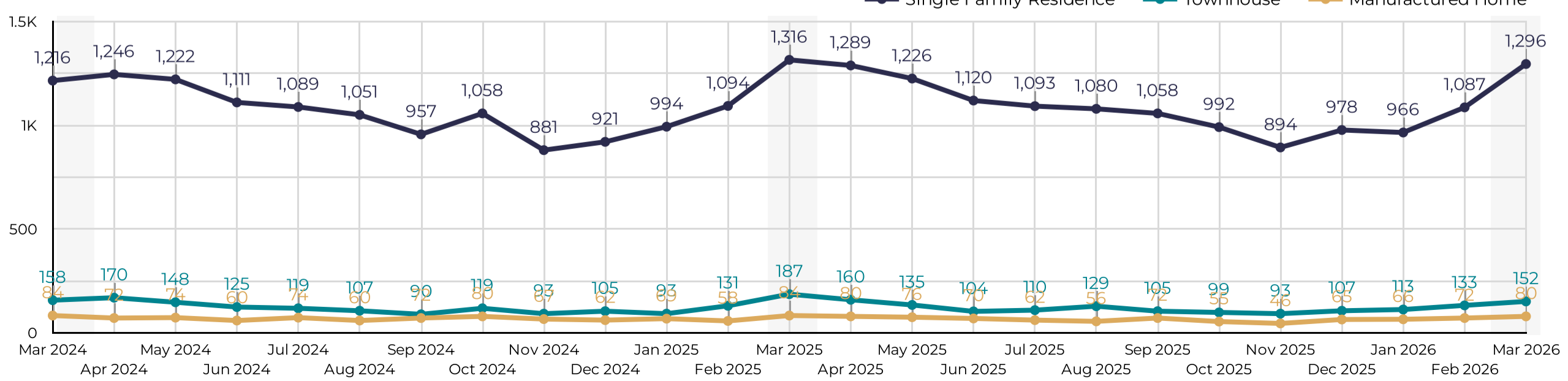
New Listings

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.

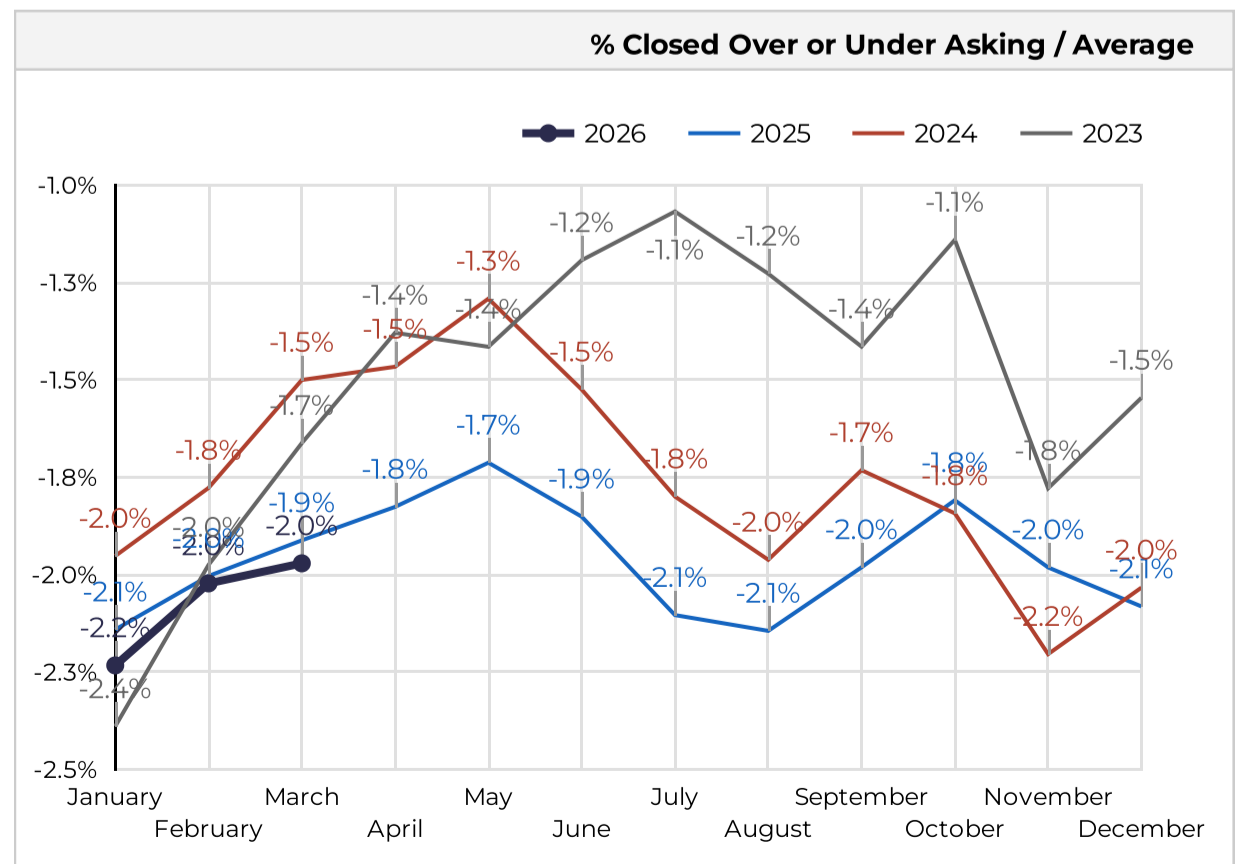
Month	# of Sales / Count			
	2023	2024	2025	2026
January	1,029	1,021	1,076	1,044
February	1,208	1,299	1,292	1,271
March	1,581	1,504	1,580	1,531
April	1,557	1,583	1,605	-
May	1,673	1,636	1,573	-
June	1,618	1,385	1,411	-
July	1,325	1,370	1,365	-
August	1,397	1,352	1,327	-
September	1,195	1,195	1,293	-
October	1,198	1,264	1,265	-
November	1,055	1,124	1,063	-
December	1,046	1,217	1,301	-

Month	Sale Price / Median			
	2023	2024	2025	2026
January	\$325,000	\$350,000	\$360,000	\$350,000
February	\$330,000	\$360,000	\$360,000	\$359,000
March	\$337,990	\$360,000	\$359,000	\$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	\$352,000	-
December	\$354,900	\$357,400	\$350,000	-

Month	Days on Market / Median			
	2023	2024	2025	2026
January	32	27	36	43
February	31	32	36	48
March	20	23	32	36
April	17	22	32	-
May	15	21	29	-
June	15	22	36	-
July	15	28	39	-
August	14	29	42	-
September	15	32	37	-
October	17	27	32	-
November	17	32	32	-
December	26	36	40	-

Month	New Listings / Count			
	2023	2024	2025	2026
January	1,778	1,979	2,554	2,444
February	1,608	1,958	2,208	2,015
March	1,853	2,105	2,393	2,185
April	1,643	2,029	2,404	-
May	1,822	2,229	2,220	-
June	1,649	1,883	1,900	-
July	1,710	1,846	1,832	-
August	1,740	1,972	1,914	-
September	1,787	2,023	2,147	-
October	1,835	2,091	2,242	-
November	1,568	1,786	1,700	-
December	1,266	1,395	1,419	-

Month	New Pending / Count			
	2023	2024	2025	2026
January	1,175	1,187	1,214	1,194
February	1,366	1,374	1,355	1,360
March	1,642	1,546	1,669	1,616
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	1,321	-
August	1,334	1,280	1,325	-
September	1,201	1,176	1,308	-
October	1,177	1,312	1,213	-
November	1,073	1,091	1,080	-
December	978	1,139	1,218	-



Southern AZ Housing Market: Comparisons

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

Mar 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.

Property Type	# of Sales	% Δ	Volume	% Δ	Market Pricing				Buyer Demand			
					Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,217	-4.8%	\$599.97M	-1.3%	\$385,000	\$8,000	\$231	-\$3	37	3	-1.8%	-0.0%
Townhouse	145	-8.2%	\$49.52M	-4.6%	\$301,000	\$16,000	\$231	\$5	31	4	-2.3%	-0.4%
Condominium	76	46.2%	\$16.26M	40.9%	\$185,700	-\$39,300	\$215	-\$18	36	1	-3.4%	-0.3%
Manufactured Home	74	2.8%	\$16.71M	0.3%	\$230,000	\$2,100	\$156	-\$4	31	5	-1.4%	1.1%
Mobile Home	12	-20.0%	\$1.5M	-30.8%	\$115,000	-\$35,000	\$130	-\$2	23	-3	-6.1%	-1.0%

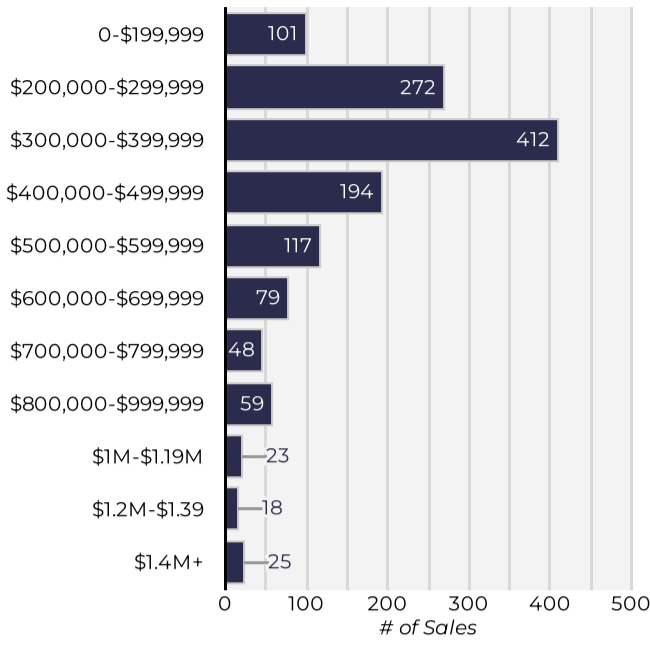
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	87	-23.7%	\$15.14M	-31.8%	\$167,500	-\$32,000	\$216	-\$17	34	8	-3.2%	-0.6%
\$1000-1499 sqft	404	-1.0%	\$113.34M	-4.8%	\$285,000	-\$1,000	\$219	-\$9	33	7	-1.9%	-0.2%
\$1500-1999 sqft	466	-14.8%	\$172.59M	-15.3%	\$349,000	-\$8,000	\$215	-\$1	32	-9	-1.7%	-0.1%
2000-2499 sqft	287	2.1%	\$138.06M	-0.5%	\$449,000	-\$11,000	\$218	-\$5	43	9	-1.7%	0.2%
2500-2999 sqft	158	47.7%	\$99.48M	48.3%	\$613,000	\$53,000	\$233	\$2	37	14	-1.9%	0.1%
3000-3999 sqft	91	4.6%	\$87.44M	1.5%	\$850,000	-\$49,000	\$285	-\$4	52	32	-2.7%	0.1%
4000-4999 sqft	18	-10.0%	\$28.02M	1.4%	\$1,325,000	\$125,000	\$358	\$40	59	21	-4.2%	0.4%
5000+ sqft	13	8.3%	\$29.9M	15.3%	\$2,100,000	\$111,000	\$387	\$27	22	-1	-6.5%	-3.0%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	263	17.9%	\$160.72M	23.7%	\$475,000	\$30,000	\$269	\$2	36	15	-1.8%	-0.2%
Central	127	-16.4%	\$48.81M	-18.0%	\$319,000	-\$1,000	\$245	-\$3	23	-1	-3.2%	-0.8%
East	118	-11.9%	\$39.48M	-14.5%	\$319,000	-\$1,000	\$201	-\$7	27	-3	-1.2%	0.4%
Upper Southeast	116	4.5%	\$50.63M	8.1%	\$386,000	-\$1,926	\$211	\$2	50	-7	-1.2%	0.7%
North	115	-5.0%	\$81.79M	-14.3%	\$545,000	-\$105,000	\$293	-\$21	22	7	-3.1%	-1.2%
West	96	11.6%	\$41.37M	2.2%	\$350,000	-\$50,000	\$232	-\$8	26	4	-1.9%	-0.2%
Southwest	71	-13.4%	\$20.03M	-18.5%	\$293,000	-\$15,000	\$183	-\$7	52	10	-2.0%	-0.2%
Extended West	69	-15.9%	\$25.13M	-18.5%	\$365,000	-\$4,990	\$192	-\$8	44	-1	-0.6%	1.2%
Upper Northwest	65	8.3%	\$35.07M	17.9%	\$495,000	\$46,000	\$240	\$3	39	14	-2.3%	-1.0%
Green Valley North	60	46.3%	\$20.04M	46.9%	\$318,000	\$8,000	\$178	-\$23	41	-16	-0.6%	1.4%
Northeast	58	5.5%	\$40.8M	49.1%	\$565,000	\$129,000	\$261	\$16	37	8	-2.3%	0.6%
South	57	1.8%	\$16.01M	2.8%	\$278,500	\$5,500	\$197	-\$6	31	-20	-1.3%	-0.3%
Green Valley Northwest	41	-21.2%	\$10M	-30.3%	\$249,000	-\$4,000	\$193	-\$8	31	5	-3.0%	-0.5%
Green Valley Northeast	40	2.6%	\$16.7M	3.1%	\$378,000	-\$4,000	\$225	\$12	40	-17	-1.8%	+0.0%
Southeast	39	-33.9%	\$16.19M	-30.7%	\$380,000	\$13,100	\$203	-\$3	58	31	-1.2%	-0.2%
Cochise	37	32.1%	\$9.63M	22.3%	\$238,000	-\$14,000	\$159	-\$21	64	19	-3.8%	-0.1%
Green Valley Southwest	30	-11.8%	\$10.95M	-6.2%	\$340,000	\$20,000	\$204	-\$6	57	29	-3.0%	-0.6%
SCC-Rio Rico East	23	-20.7%	\$7.59M	-16.0%	\$284,000	\$4,000	\$176	-\$7	51	26	-1.3%	-0.6%
Benson/St. David	17	-34.6%	\$5.34M	-23.1%	\$263,900	\$8,910	\$185	\$11	33	-45	-0.6%	2.2%
Pinal	15	0.0%	\$3.34M	-26.9%	\$202,000	-\$120,000	\$161	-\$48	74	-12	-5.2%	-3.6%
Green Valley Southeast	11	-52.2%	\$3.92M	-53.4%	\$271,000	-\$44,000	\$236	\$22	37	-26	-1.2%	0.8%
SCC-Rio Rico West	11	10.0%	\$3.21M	10.3%	\$285,000	\$13,000	\$170	-\$2	34	5	-2.5%	1.5%
Extended Northwest	10	-28.6%	\$2.98M	-25.3%	\$297,000	\$7,010	\$168	-\$22	35	-34	0.1%	4.5%
Graham	9	-30.8%	\$3.39M	-4.1%	\$354,000	\$94,000	\$183	-\$1	101	5	-1.4%	+0.0%
Extended Southwest	8	14.3%	\$1.38M	-16.0%	\$173,500	-\$98,500	\$118	-\$44	13	-6	-3.6%	-3.2%
SCC-Tubac East	6	0.0%	\$3.25M	-12.3%	\$347,000	-\$118,000	\$241	-\$28	4	-92	-5.3%	-2.1%
SCC-Sonoita	3	-	\$1.3M	-	\$388,000	-	\$267	-	49	-	-0.2%	-
SCC-Tubac West	2	0.0%	\$817K	-28.0%	\$392,000	-\$163,000	\$253	\$44	1	-123	-1.1%	3.9%
SCC-Nogales East	2	-50.0%	\$413K	-37.2%	\$198,000	\$48,000	\$162	\$37	80	67	-4.0%	4.4%
Pima Southwest	1	-	\$517.5K	-	\$517,500	-	\$203	-	10	-	3.5%	-
SCC-Elgin	1	-	\$865K	-	\$865,000	-	\$268	-	135	-	-4.4%	-
Maricopa	1	-75.0%	\$525K	-83.3%	\$525,000	\$85,000	\$303	-\$7	51	8	0.0%	3.7%
Extended Southeast	1	-50.0%	\$982K	-1.7%	\$982,000	\$563,100	\$333	\$79	18	-139	-1.6%	3.9%

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

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March 2026



**# of Sales**  
1,348  
↓ -3.1% from previous year

**Volume**  
\$623,647,951  
↓ -0.5% from previous year

**\$/sqft**  
\$229  
↓ -1.2% from previous year

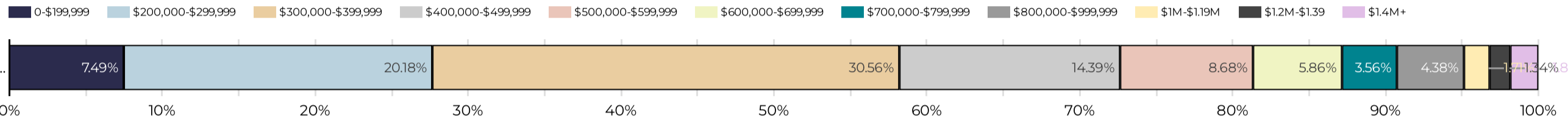
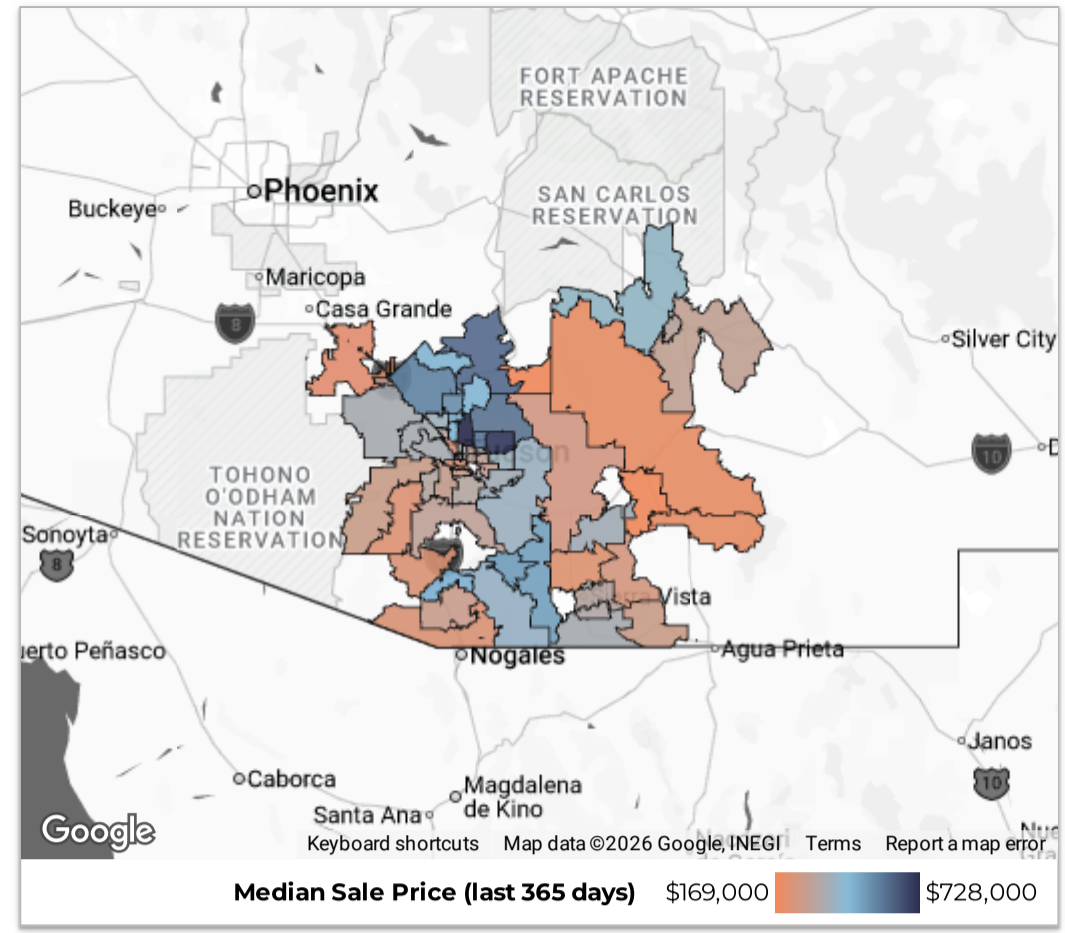
**# of New Listings**  
1,965  
↓ -7.9% from previous year

**Median Sale Price**  
\$365,000  
0.0% from previous year

**Average Sale Price**  
\$462,647  
↑ 2.7% from previous year

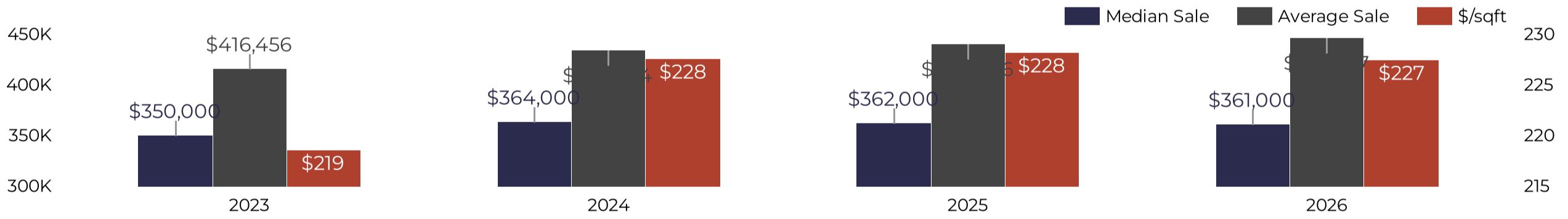
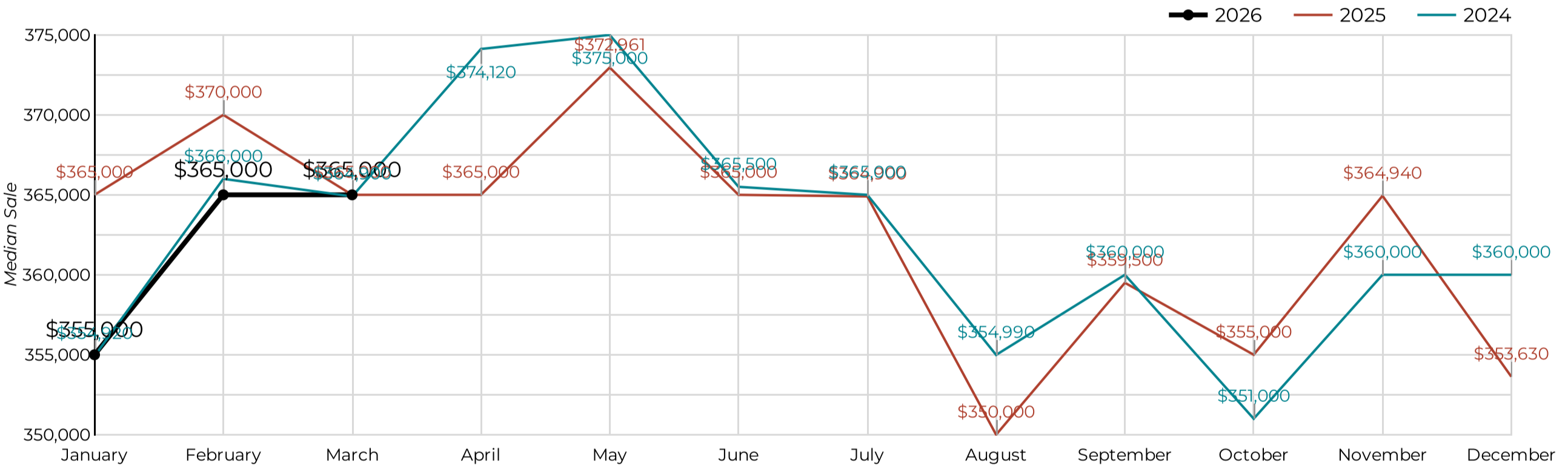
**Median Days on Market**  
35  
↑ 5 from previous year

**Average % Over Asking**  
-1.99%  
↓ -0.11% from previous year



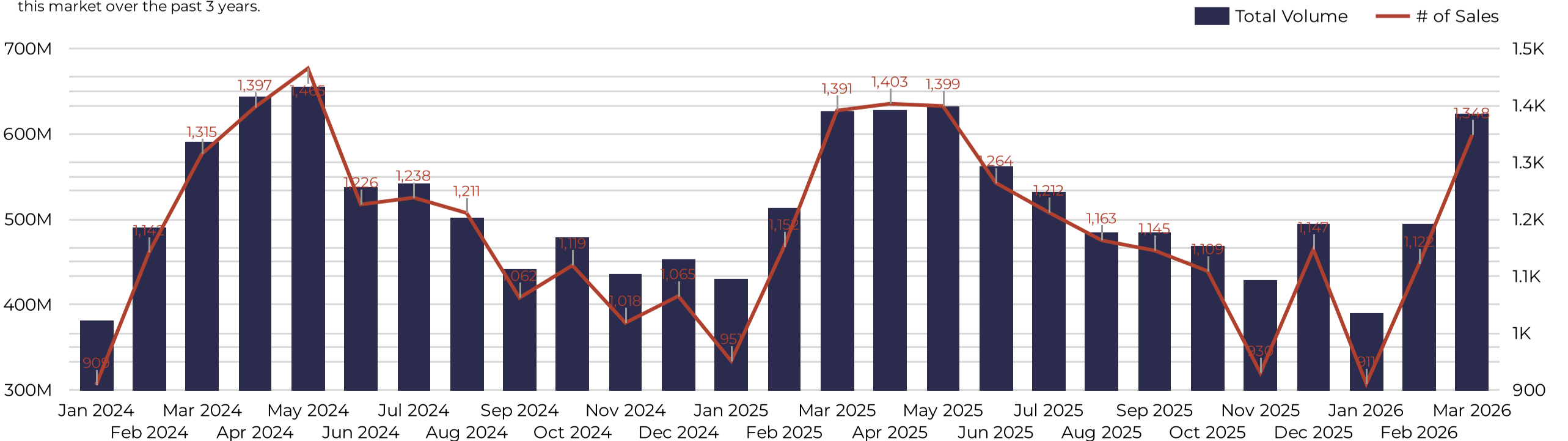
**Market Pricing**

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



**Market Activity**

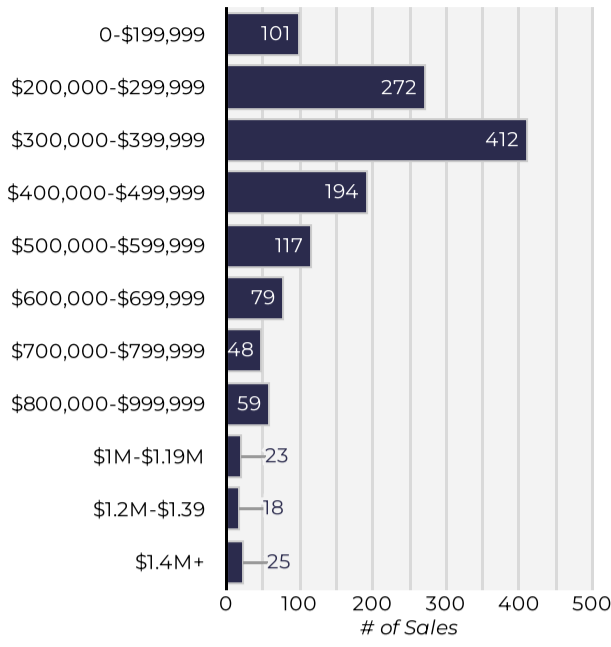
Use this data to see changes in total sales activity in this market over the past 3 years.



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 5, 2026

March 2026



# of Sales **1,348**  
 ↓ -3.1% from previous year

Volume **\$623,647,951**  
 ↓ -0.5% from previous year

\$/sqft **\$229**  
 ↓ -1.2% from previous year

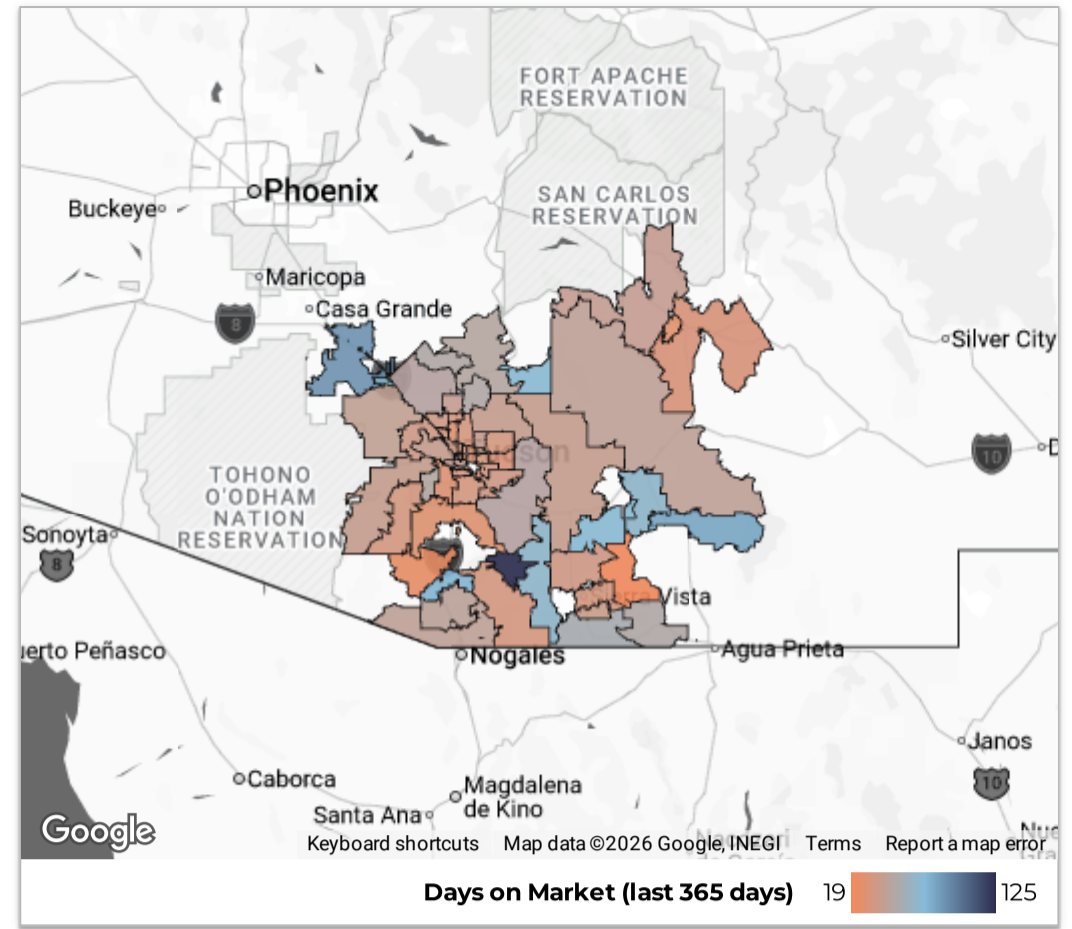
# of New Listings **1,965**  
 ↓ -7.9% from previous year

Median Sale Price **\$365,000**  
 0.0% from previous year

Average Sale Price **\$462,647**  
 ↑ 2.7% from previous year

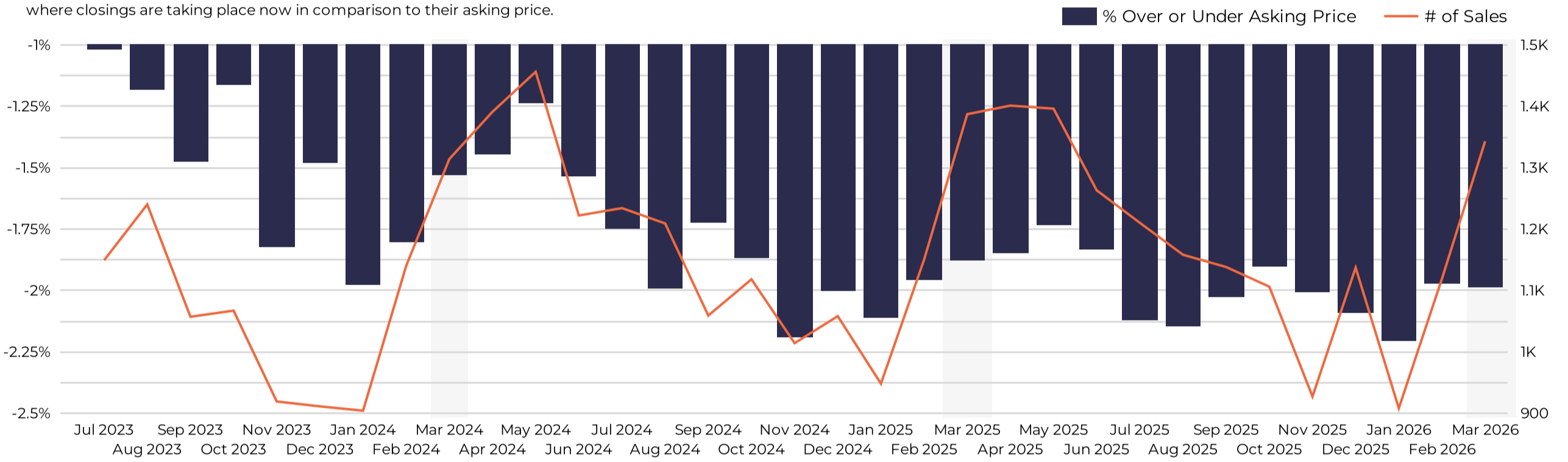
Median Days on Market **35**  
 ↑ 5 from previous year

Average % Over Asking **-1.99%**  
 ↓ -0.11% from previous year



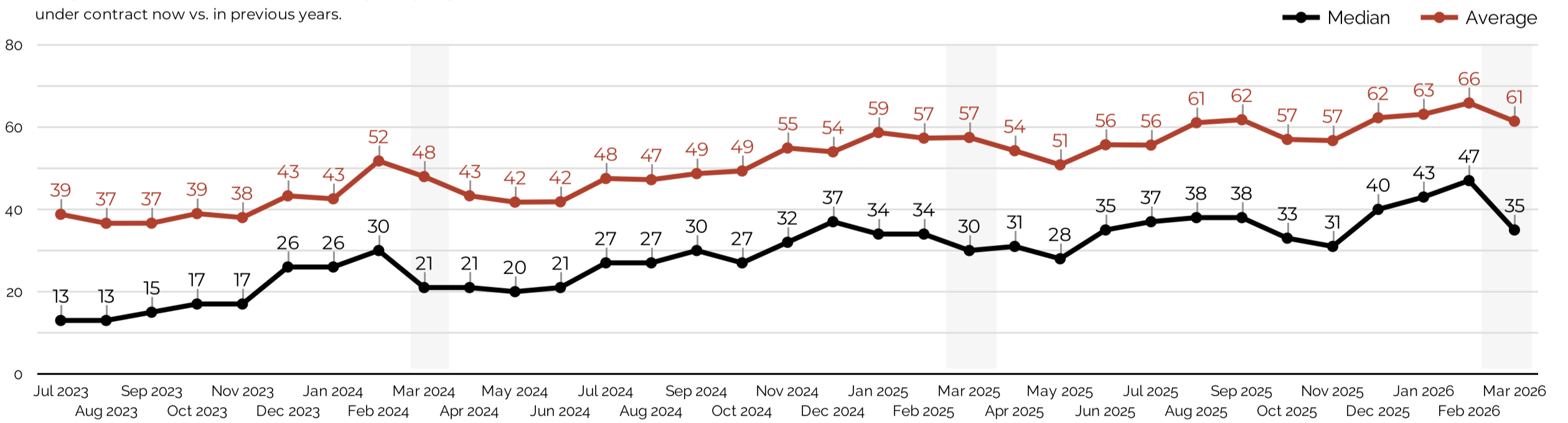
Buyer Demand

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	98	22.5% ↑	40	-1 ↓	-4.50%	0.19% ↑
\$200,000-\$299,999	272	-6.2% ↓	38	7 ↑	-1.62%	0.10% ↑
\$300,000-\$399,999	412	-10.4% ↓	34	-8 ↓	-1.42%	0.00% ↑
\$400,000-\$499,999	194	-20.2% ↓	41	7 ↑	-1.82%	-0.24% ↓
\$500,000-\$599,999	115	13.9% ↑	37	11 ↑	-1.31%	0.66% ↑
\$600,000-\$699,999	79	36.2% ↑	31	11 ↑	-2.33%	-0.60% ↓
\$700,000-\$799,999	48	4.3% ↑	18	-2 ↓	-1.60%	0.18% ↑
\$800,000-\$999,999	59	55.3% ↑	23	7 ↑	-2.77%	-0.04% ↓
\$1M-\$1.19M	23	9.5% ↑	30	25 ↑	-4.36%	-1.99% ↓
\$1.2M-\$1.39	18	5.9% ↑	45	26 ↑	-3.10%	0.17% ↑
\$1.4M+	25	-24.2% ↓	59	38 ↑	-5.01%	-1.66% ↓

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 5, 2026

March 2026

# of New Listings (Supply)  
**1,965**  
-168 from previous year

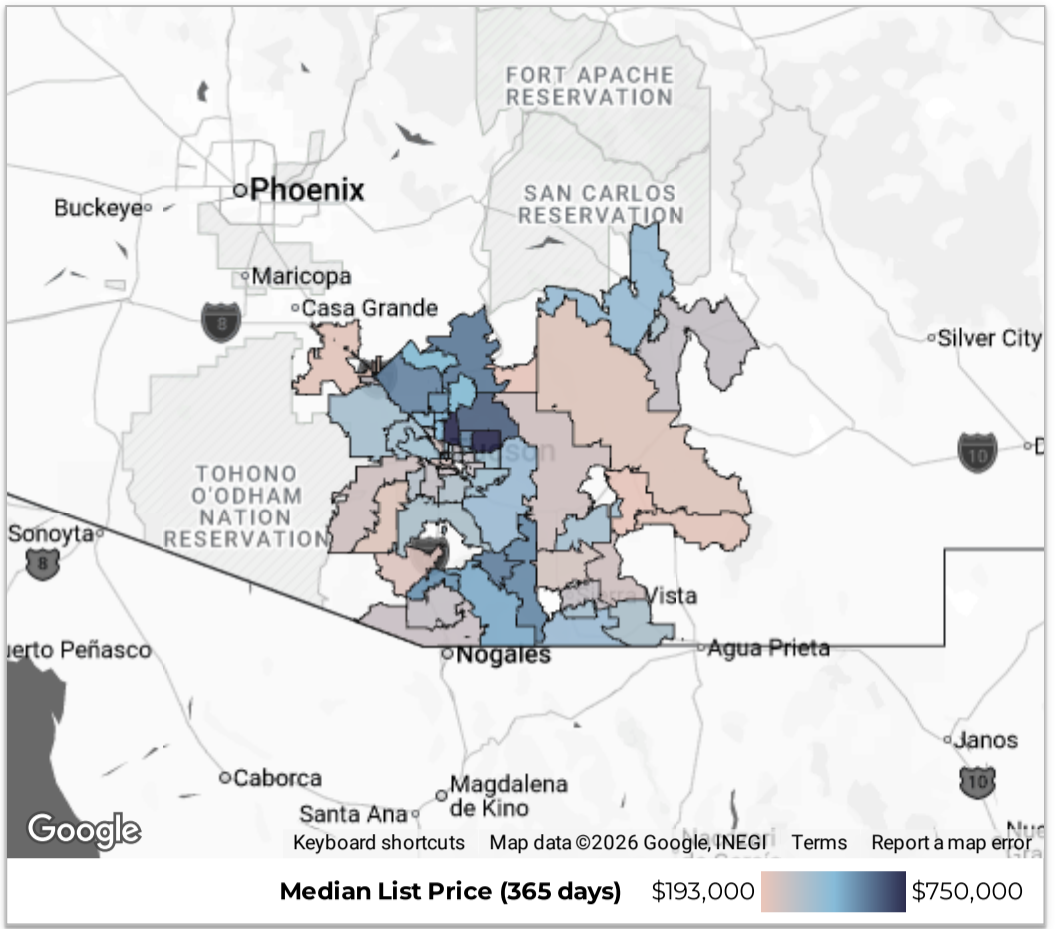
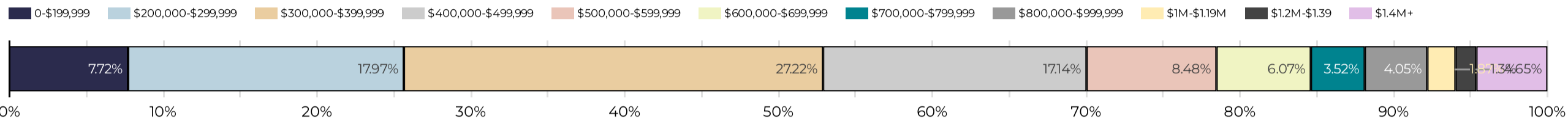
Months of Supply  
**3.64**

	Average	#
Single Family Residence	\$619,996	3,885
Townhouse	\$353,580	358
Condominium	\$222,225	321
Manufactured Home	\$263,857	278
Mobile Home	\$134,370	66
<b>Grand total</b>	<b>\$547,844</b>	<b>4,908</b>

# of New Pendings (Demand)  
**1,430**  
-28 from previous year

Active Listings  
**4,908**  
Pending Listings  
**751**

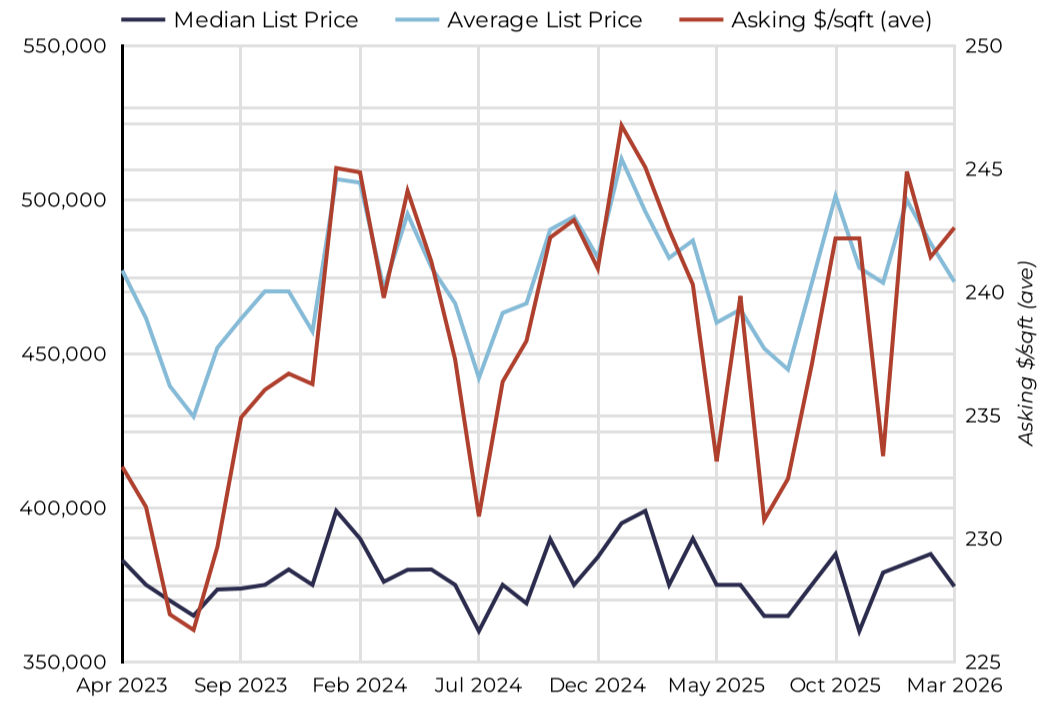
**Active Listings**



**Months of Supply By Price Range**

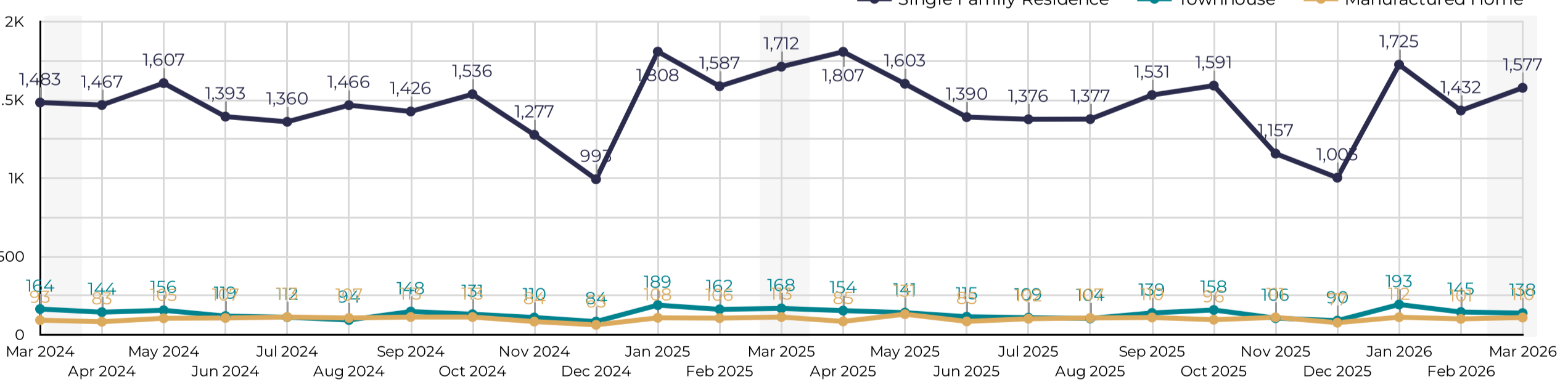
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.87	379	98
\$200,000-\$299,999	3.14	882	281
\$300,000-\$399,999	3.37	1,336	397
\$400,000-\$499,999	4.21	841	200
\$500,000-\$599,999	3.59	416	116
\$600,000-\$699,999	4.03	298	74
\$700,000-\$799,999	3.20	173	54
\$800,000-\$999,999	3.37	199	59
\$1M-\$1.19M	4.38	92	21
\$1.2M-\$1.39	3.20	64	20
\$1.4M+	8.14	228	28
<b>Grand total</b>	<b>3.64</b>	<b>4,908</b>	<b>1,348</b>

**Asking Prices**



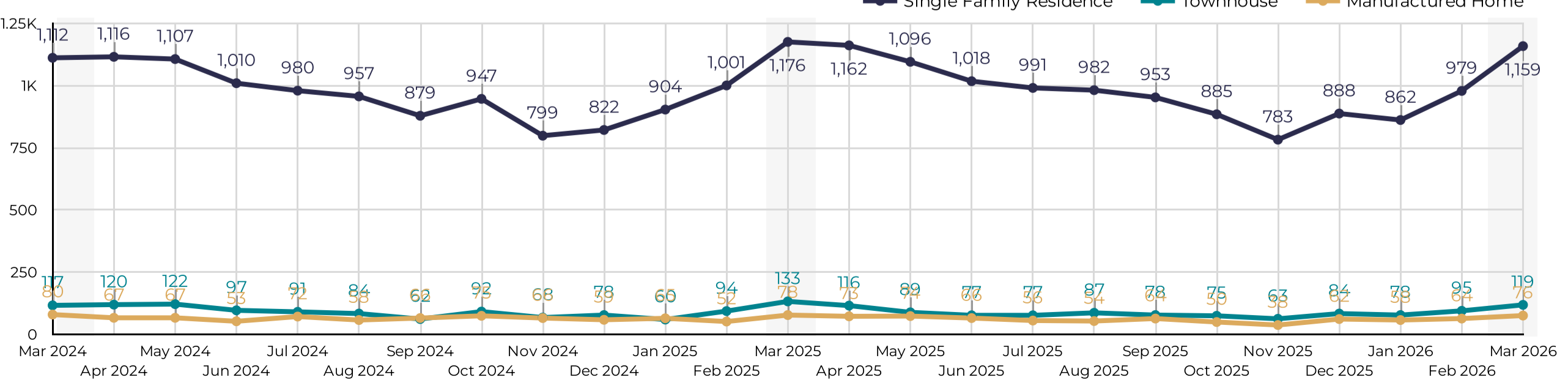
**New Listings**

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.

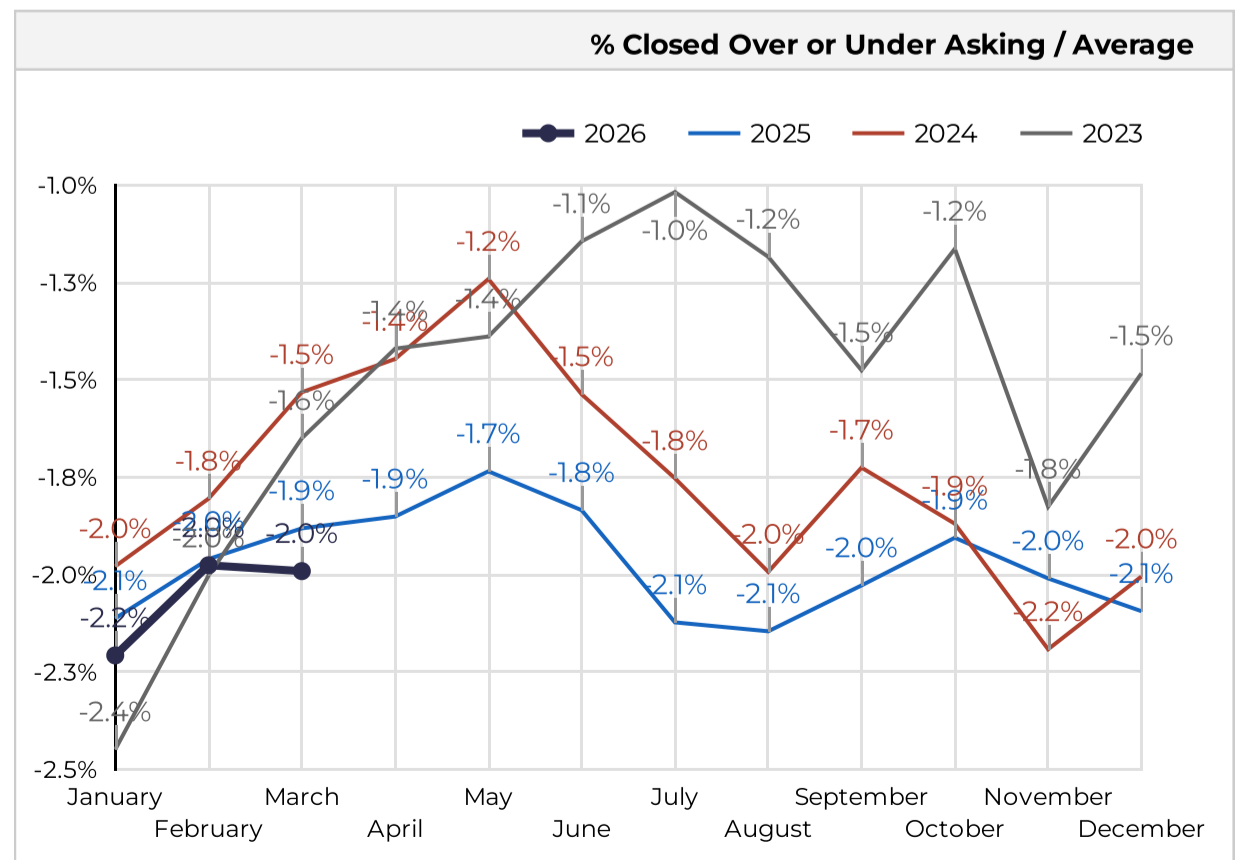
Month	# of Sales / Count			
	2023	2024	2025	2026
January	904	909	951	911
February	1,085	1,142	1,152	1,122
March	1,386	1,315	1,391	1,348
April	1,335	1,397	1,403	-
May	1,491	1,465	1,399	-
June	1,418	1,226	1,264	-
July	1,154	1,238	1,212	-
August	1,240	1,211	1,163	-
September	1,060	1,062	1,145	-
October	1,069	1,119	1,109	-
November	922	1,018	930	-
December	912	1,065	1,147	-

Month	Sale Price / Median			
	2023	2024	2025	2026
January	\$326,500	\$354,920	\$365,000	\$355,000
February	\$335,000	\$366,000	\$370,000	\$365,000
March	\$340,000	\$364,900	\$365,000	\$365,000
April	\$342,500	\$374,120	\$365,000	-
May	\$360,000	\$375,000	\$372,961	-
June	\$361,000	\$365,500	\$365,000	-
July	\$360,000	\$365,000	\$364,900	-
August	\$359,990	\$354,990	\$350,000	-
September	\$355,000	\$360,000	\$359,500	-
October	\$352,490	\$351,000	\$355,000	-
November	\$350,000	\$360,000	\$364,940	-
December	\$359,500	\$360,000	\$353,630	-

Month	Days on Market / Median			
	2023	2024	2025	2026
January	32	26	34	43
February	30	30	34	47
March	19	21	30	35
April	17	21	31	-
May	15	20	28	-
June	14	21	35	-
July	13	27	37	-
August	13	27	38	-
September	15	30	38	-
October	17	27	33	-
November	17	32	31	-
December	26	37	40	-

Month	New Listings / Count			
	2023	2024	2025	2026
January	1,557	1,740	2,238	2,162
February	1,392	1,730	1,948	1,792
March	1,622	1,855	2,133	1,965
April	1,440	1,805	2,150	-
May	1,616	2,002	2,000	-
June	1,481	1,728	1,712	-
July	1,535	1,663	1,671	-
August	1,549	1,767	1,712	-
September	1,584	1,782	1,881	-
October	1,616	1,867	1,968	-
November	1,375	1,576	1,479	-
December	1,073	1,200	1,242	-

Month	New Pending / Count			
	2023	2024	2025	2026
January	1,042	1,034	1,077	1,034
February	1,224	1,201	1,209	1,202
March	1,424	1,382	1,458	1,430
April	1,388	1,388	1,412	-
May	1,425	1,366	1,312	-
June	1,322	1,218	1,221	-
July	1,153	1,222	1,170	-
August	1,182	1,155	1,173	-
September	1,079	1,056	1,155	-
October	1,048	1,160	1,065	-
November	937	979	924	-
December	859	999	1,097	-



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: Apr 5, 2026

Mar 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

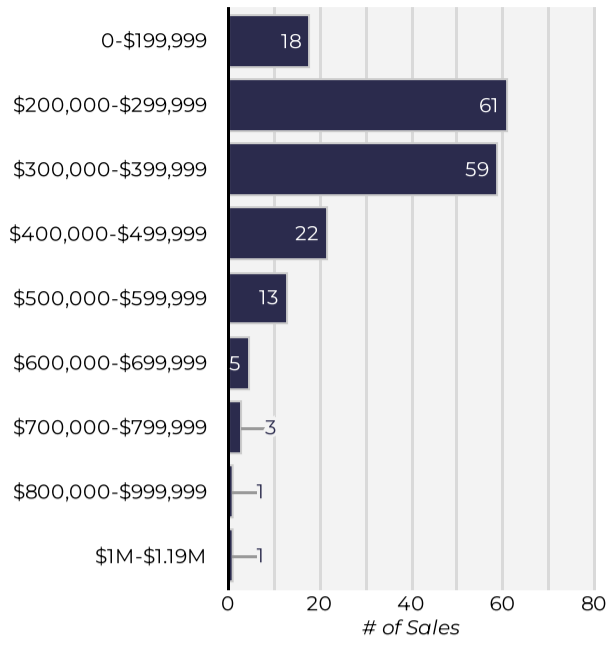
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,086	-6.1%	\$550.04M	-1.8%	\$390,000	\$10,000	\$235	-\$2	35	3	-1.9%	-0.1%
Townhouse	112	4.7%	\$40.28M	4.4%	\$328,000	\$12,000	\$240	\$0	33	10	-2.3%	-0.6%
Manufactured Home	68	6.3%	\$15.76M	4.7%	\$230,000	-\$5,000	\$157	-\$1	31	8	-1.4%	1.0%
Condominium	64	45.5%	\$14.78M	43.2%	\$201,500	-\$55,500	\$220	-\$17	43	-11	-3.4%	-0.0%
Mobile Home	12	-20.0%	\$1.5M	-30.8%	\$115,000	-\$35,000	\$130	-\$2	23	-3	-6.1%	-1.0%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	69	-29.6%	\$12.65M	-35.5%	\$185,000	-\$24,000	\$223	-\$11	47	21	-3.4%	-0.6%
\$1000-1499 sqft	351	0.3%	\$99.37M	-4.7%	\$286,000	-\$9,000	\$221	-\$11	33	7	-1.8%	-0.3%
\$1500-1999 sqft	410	-12.2%	\$152.88M	-12.5%	\$349,900	-\$10,100	\$217	-\$1	31	-8	-1.7%	-0.1%
2000-2499 sqft	249	-5.3%	\$122.27M	-6.7%	\$455,000	-\$6,000	\$222	-\$3	42	10	-1.7%	0.2%
2500-2999 sqft	146	57.0%	\$92.48M	56.0%	\$615,000	\$44,100	\$234	\$1	37	14	-1.9%	0.1%
3000-3999 sqft	86	1.2%	\$84.8M	-0.2%	\$874,000	-\$25,000	\$293	\$1	60	40	-2.7%	+0.0%
4000-4999 sqft	18	-10.0%	\$28.02M	1.4%	\$1,325,000	\$125,000	\$358	\$40	59	21	-4.2%	0.4%
5000+ sqft	13	18.2%	\$29.9M	21.2%	\$2,100,000	-\$195,000	\$387	\$14	22	-1	-6.5%	-2.7%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	263	17.9%	\$160.72M	23.7%	\$475,000	\$30,000	\$269	\$2	36	15	-1.8%	-0.2%
Central	127	-16.4%	\$48.81M	-18.0%	\$319,000	-\$1,000	\$245	-\$3	23	-1	-3.2%	-0.8%
East	118	-11.9%	\$39.48M	-14.5%	\$319,000	-\$1,000	\$201	-\$7	27	-3	-1.2%	0.4%
Upper Southeast	116	4.5%	\$50.63M	8.1%	\$386,000	-\$1,926	\$211	\$2	50	-7	-1.2%	0.7%
North	115	-5.0%	\$81.79M	-14.3%	\$545,000	-\$105,000	\$293	-\$21	22	7	-3.1%	-1.2%
West	96	11.6%	\$41.37M	2.2%	\$350,000	-\$50,000	\$232	-\$8	26	4	-1.9%	-0.2%
Southwest	71	-13.4%	\$20.03M	-18.5%	\$293,000	-\$15,000	\$183	-\$7	52	10	-2.0%	-0.2%
Extended West	69	-15.9%	\$25.13M	-18.5%	\$365,000	-\$4,990	\$192	-\$8	44	-1	-0.6%	1.2%
Upper Northwest	65	8.3%	\$35.07M	17.9%	\$495,000	\$46,000	\$240	\$3	39	14	-2.3%	-1.0%
Northeast	58	5.5%	\$40.8M	49.1%	\$565,000	\$129,000	\$261	\$16	37	8	-2.3%	0.6%
South	57	1.8%	\$16.01M	2.8%	\$278,500	\$5,500	\$197	-\$6	31	-20	-1.3%	-0.3%
Southeast	39	-33.9%	\$16.19M	-30.7%	\$380,000	\$13,100	\$203	-\$3	58	31	-1.2%	-0.2%
Cochise	37	32.1%	\$9.63M	22.3%	\$238,000	-\$14,000	\$159	-\$21	64	19	-3.8%	-0.1%
SCC-Rio Rico East	23	-20.7%	\$7.59M	-16.0%	\$284,000	\$4,000	\$176	-\$7	51	26	-1.3%	-0.6%
Benson/St. David	17	-34.6%	\$5.34M	-23.1%	\$263,900	\$8,910	\$185	\$11	33	-45	-0.6%	2.2%
Pinal	15	0.0%	\$3.34M	-26.9%	\$202,000	-\$120,000	\$161	-\$48	74	-12	-5.2%	-3.6%
SCC-Rio Rico West	11	10.0%	\$3.21M	10.3%	\$285,000	\$13,000	\$170	-\$2	34	5	-2.5%	1.5%
Extended Northwest	10	-28.6%	\$2.98M	-25.3%	\$297,000	\$7,010	\$168	-\$22	35	-34	0.1%	4.5%
Graham	9	-30.8%	\$3.39M	-4.1%	\$354,000	\$94,000	\$183	-\$1	101	5	-1.4%	+0.0%
Extended Southwest	8	14.3%	\$1.38M	-16.0%	\$173,500	-\$98,500	\$118	-\$44	13	-6	-3.6%	-3.2%
SCC-Tubac East	6	0.0%	\$3.25M	-12.3%	\$347,000	-\$118,000	\$241	-\$28	4	-92	-5.3%	-2.1%
SCC-Sonoita	3	-	\$1.3M	-	\$388,000	-	\$267	-	49	-	-0.2%	-
SCC-Tubac West	2	0.0%	\$817K	-28.0%	\$392,000	-\$163,000	\$253	\$44	1	-123	-1.1%	3.9%
SCC-Nogales East	2	-50.0%	\$413K	-37.2%	\$198,000	\$48,000	\$162	\$37	80	67	-4.0%	4.4%
SCC-Elgin	1	-	\$865K	-	\$865,000	-	\$268	-	135	-	-4.4%	-
Pima Southwest	1	-	\$517.5K	-	\$517,500	-	\$203	-	10	-	3.5%	-
Extended Northeast	1	-	\$790K	-	\$790,000	-	\$332	-	421	-	-1.9%	-
Maricopa	1	-75.0%	\$525K	-83.3%	\$525,000	\$85,000	\$303	-\$7	51	8	0.0%	3.7%
Extended Southeast	1	-50.0%	\$982K	-1.7%	\$982,000	\$563,100	\$333	\$79	18	-139	-1.6%	3.9%

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This report provides a snapshot of the market as taken on: Apr 5, 2026

**March 2026**



**# of Sales**  
183  
-3.2% from previous year

**Median Sale Price**  
\$314,000  
-0.3% from previous year

**Volume**  
\$62,784,599  
-2.3% from previous year

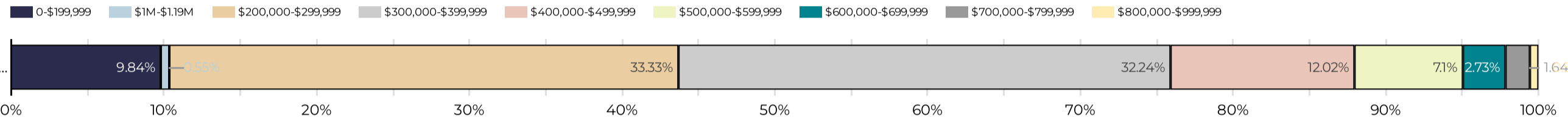
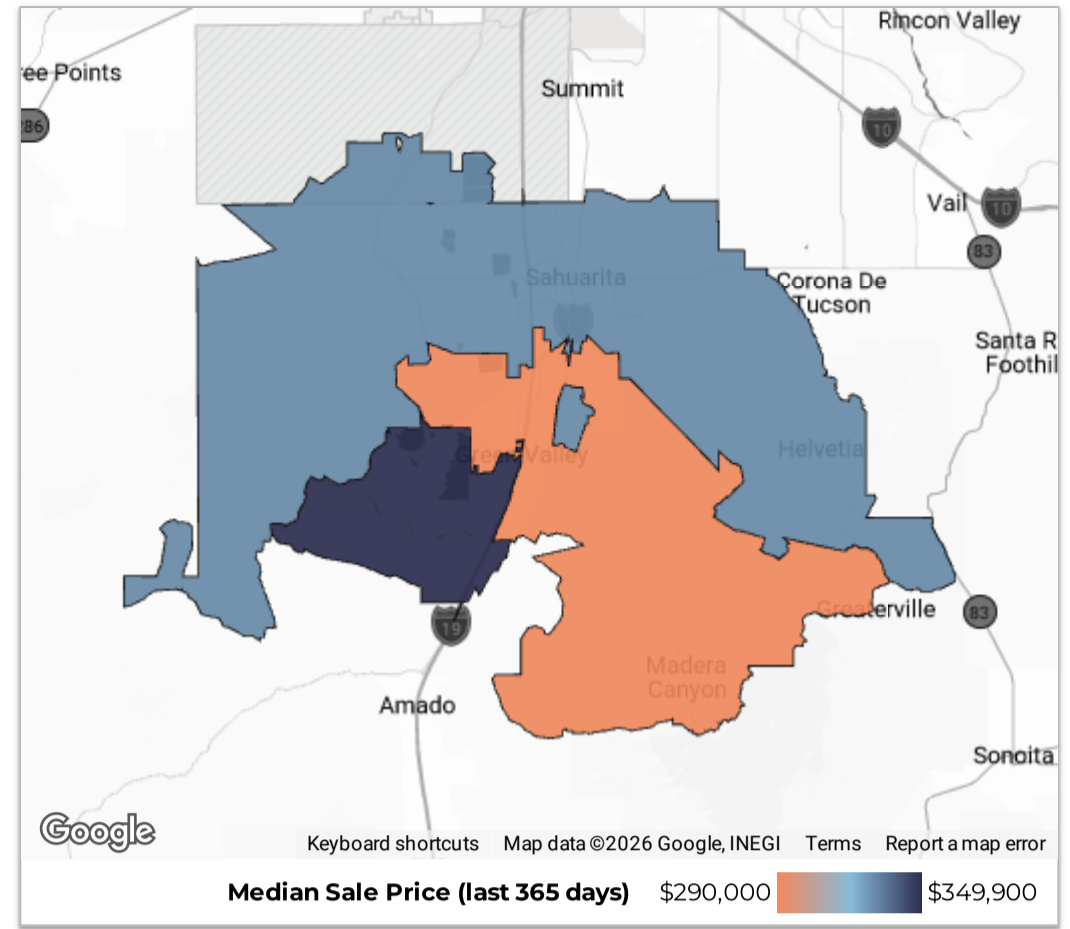
**Average Sale Price**  
\$343,085  
0.9% from previous year

**\$/sqft**  
\$204  
-1.5% from previous year

**Median Days on Market**  
41  
3 from previous year

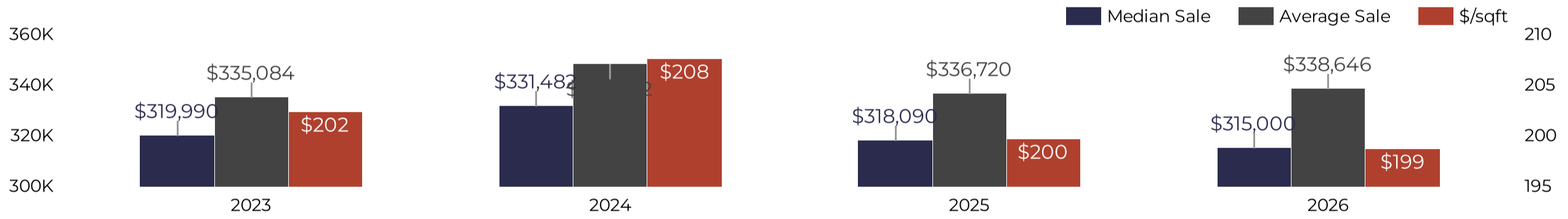
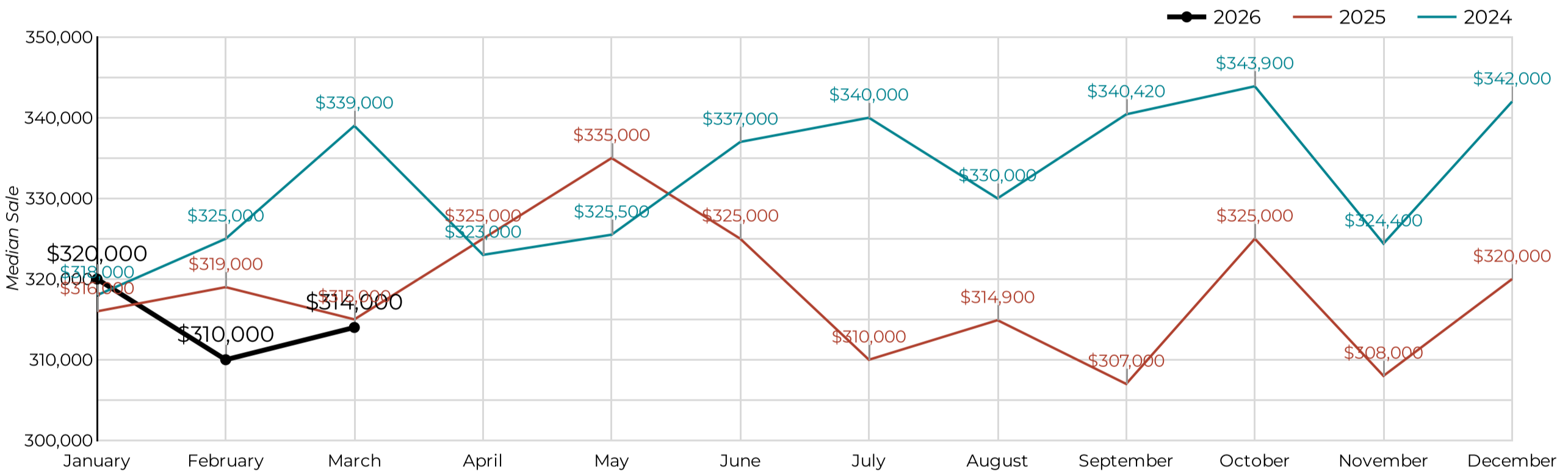
**# of New Listings**  
220  
-15.4% from previous year

**Average % Over Asking**  
-1.82%  
0.31% from previous year



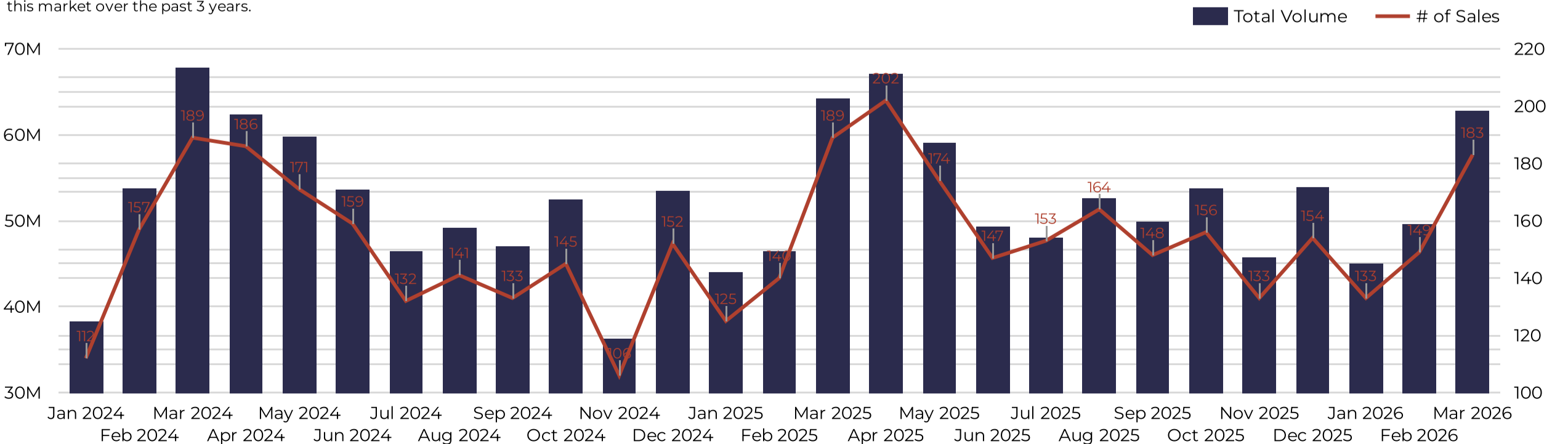
**Market Pricing**

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



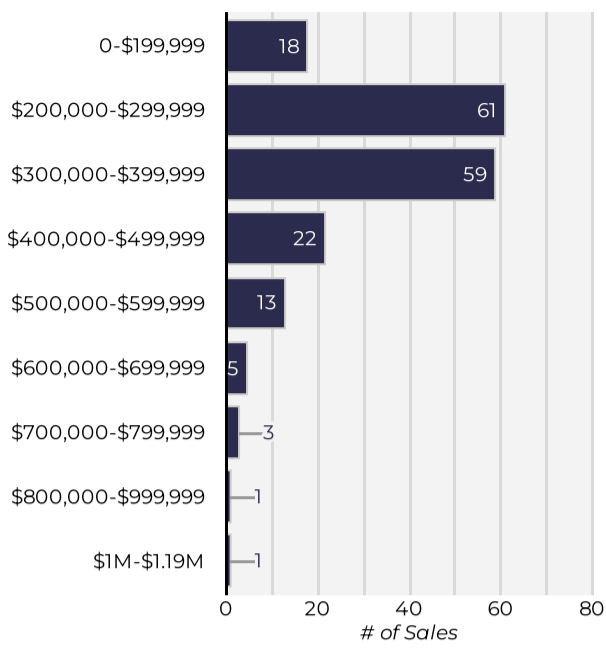
**Market Activity**

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



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This report provides a snapshot of the market as taken on: Apr 5, 2026

March 2026



# of Sales **183**  
 ↓ -3.2% from previous year

Volume **\$62,784,599**  
 ↓ -2.3% from previous year

Median Sale Price **\$314,000**  
 ↓ -0.3% from previous year

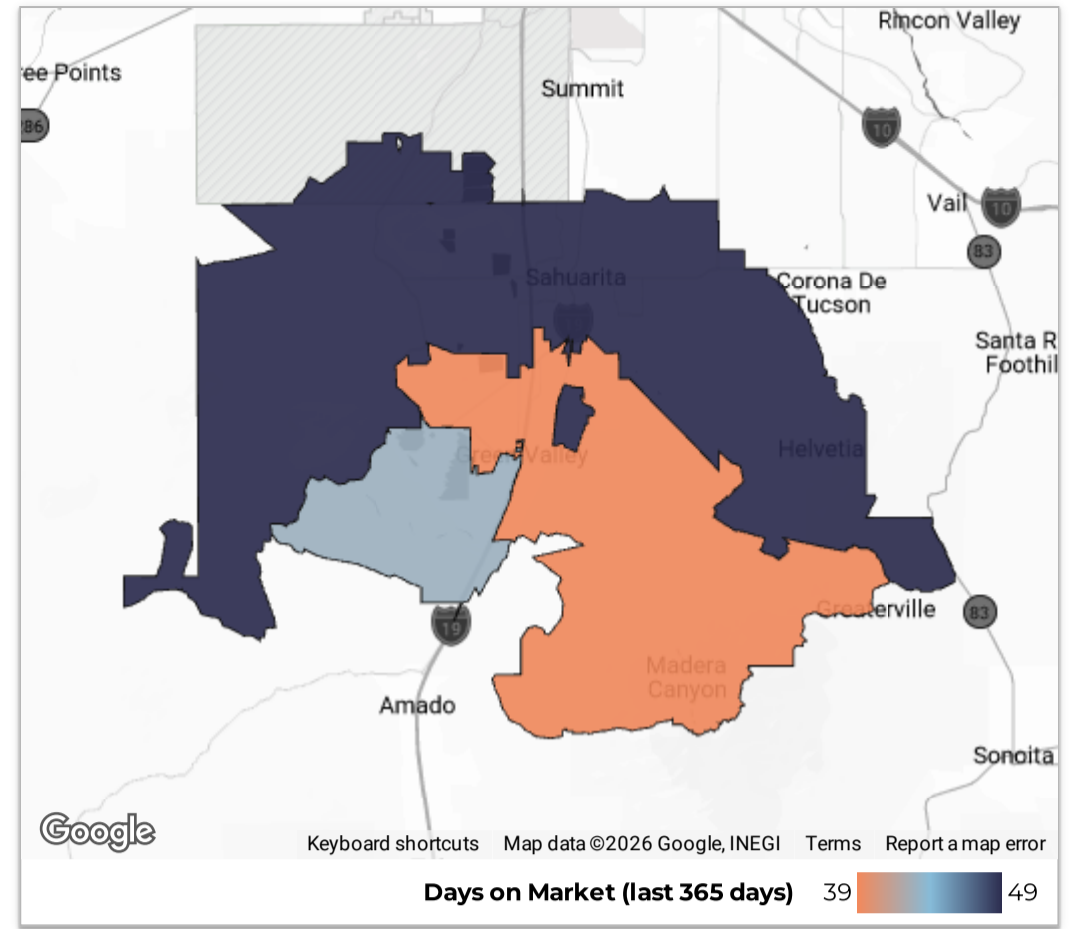
Average Sale Price **\$343,085**  
 ↑ 0.9% from previous year

\$/sqft **\$204**  
 ↓ -1.5% from previous year

Median Days on Market **41**  
 ↑ 3 from previous year

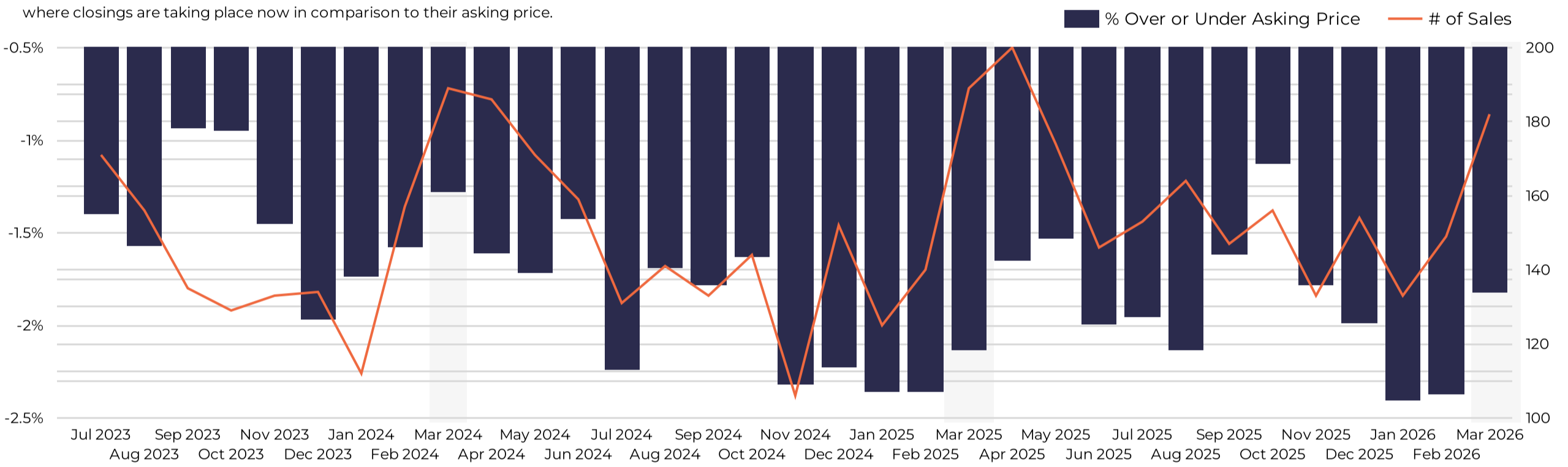
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 ↓ -15.4% from previous year

Average % Over Asking **-1.82%**  
 ↑ 0.31% from previous year



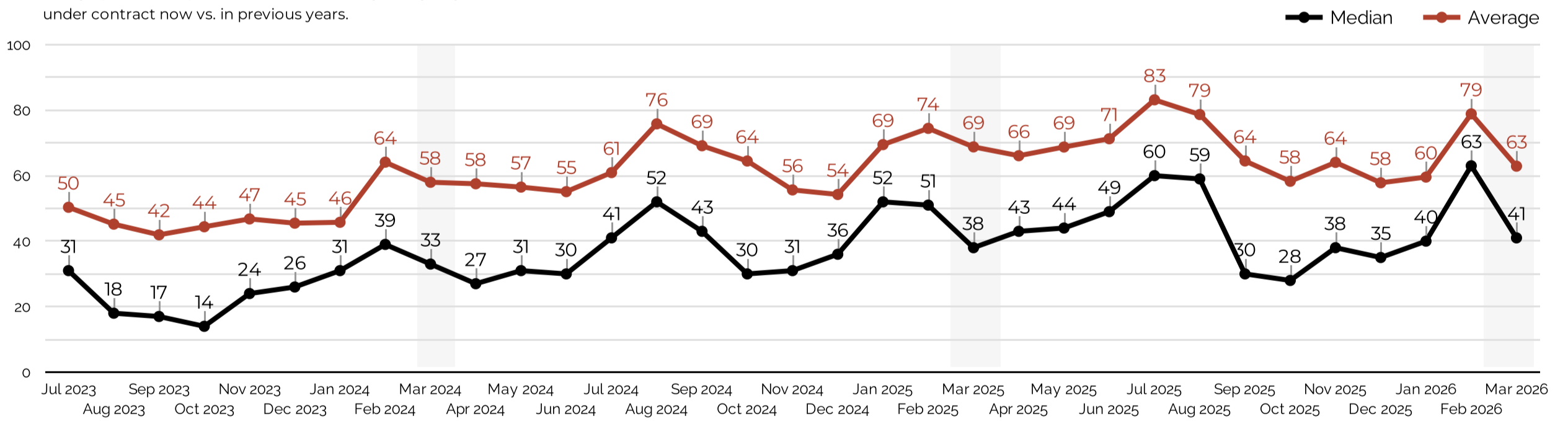
Buyer Demand

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	18	-18.2% ↓	34	5 ↑	-3.29%	0.20% ↑
\$200,000-\$299,999	61	7.0% ↑	37	-6 ↓	-1.84%	0.20% ↑
\$300,000-\$399,999	59	-7.8% ↓	40	-17 ↓	-1.24%	0.67% ↑
\$400,000-\$499,999	22	-12.0% ↓	53	25 ↑	-1.88%	0.15% ↑
\$500,000-\$599,999	13	-7.1% ↓	57	-30 ↓	-2.56%	-0.73% ↓
\$600,000-\$699,999	5	66.7% ↑	25	-39 ↓	-1.67%	0.99% ↑
\$700,000-\$799,999	3	0.0%	97	75 ↑	-0.74%	0.65% ↑
\$800,000-\$999,999	1	-	19	-	-2.28%	-
\$1M-\$1.19M	1	-	3	-	393.54%	-



## 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.

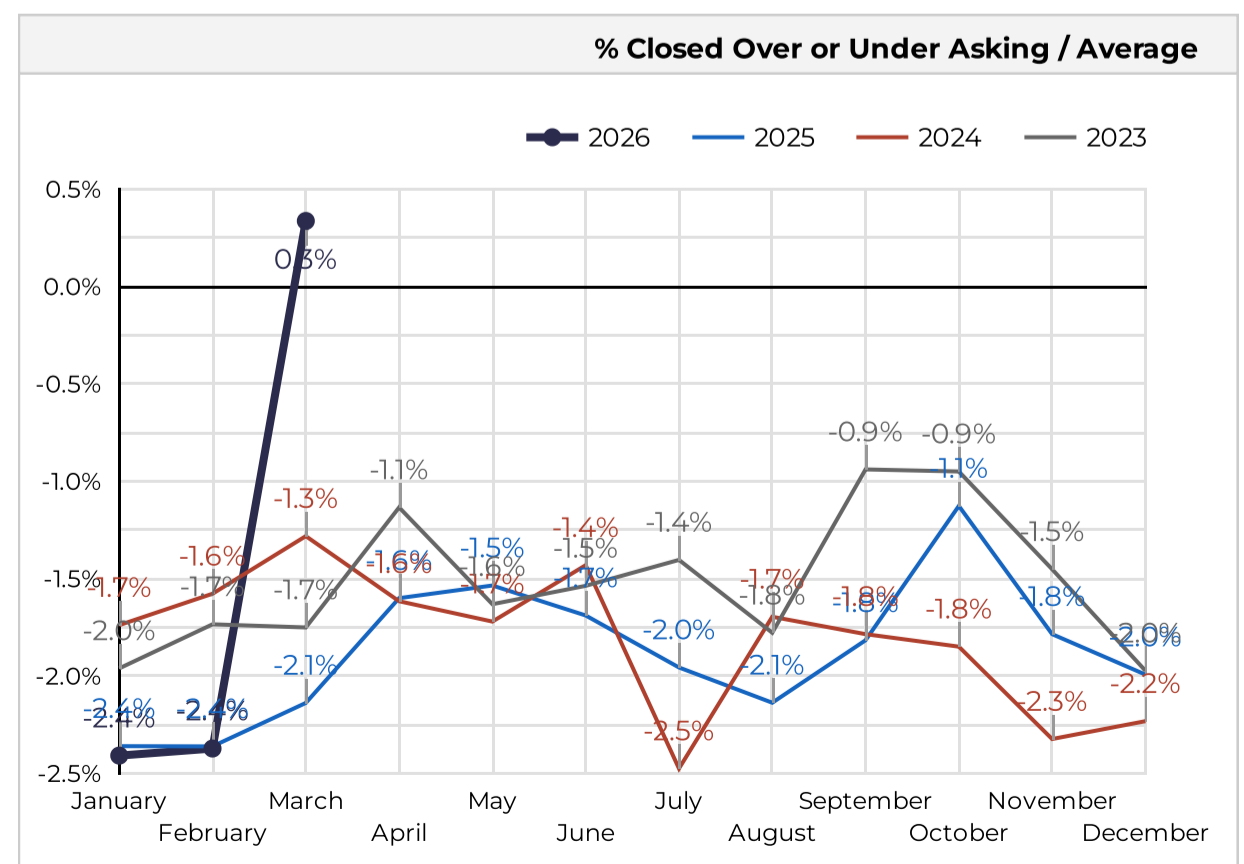
# of Sales / Count				
Month	2023	2024	2025	2026
January	125	112	125	133
February	123	157	140	149
March	195	189	189	183
April	222	186	202	-
May	182	171	174	-
June	200	159	147	-
July	171	132	153	-
August	157	141	164	-
September	135	133	148	-
October	129	145	156	-
November	133	106	133	-
December	134	152	154	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$310,000	\$318,000	\$316,000	\$320,000
February	\$305,000	\$325,000	\$319,000	\$310,000
March	\$312,000	\$339,000	\$315,000	\$314,000
April	\$325,857	\$323,000	\$325,000	-
May	\$305,000	\$325,500	\$335,000	-
June	\$327,500	\$337,000	\$325,000	-
July	\$330,000	\$340,000	\$310,000	-
August	\$314,900	\$330,000	\$314,900	-
September	\$319,900	\$340,420	\$307,000	-
October	\$335,000	\$343,900	\$325,000	-
November	\$307,990	\$324,400	\$308,000	-
December	\$325,000	\$342,000	\$320,000	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	25	31	52	40
February	37	39	51	63
March	32	33	38	41
April	16	27	43	-
May	18	31	44	-
June	18	30	49	-
July	31	41	60	-
August	18	52	59	-
September	17	43	30	-
October	14	30	28	-
November	24	31	38	-
December	26	36	35	-

New Listings / Count				
Month	2023	2024	2025	2026
January	221	239	316	282
February	216	228	260	223
March	231	250	260	220
April	203	224	254	-
May	206	227	220	-
June	168	155	188	-
July	175	183	161	-
August	191	205	202	-
September	203	241	266	-
October	219	224	274	-
November	193	210	221	-
December	193	195	177	-

New Pending / Count				
Month	2023	2024	2025	2026
January	133	153	137	160
February	142	173	146	158
March	218	164	211	186
April	196	201	185	-
May	195	152	184	-
June	185	146	139	-
July	169	151	151	-
August	152	125	152	-
September	122	120	153	-
October	129	152	148	-
November	136	112	156	-
December	119	140	121	-



Mar 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 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	131	7.4% ↑	\$49.93M	3.8% ↑	\$350,000	\$3,000 ↑	\$203	\$-9 ↓	48	5 ↑	-1.5%	0.4% ↑
Townhouse	33	-35.3% ↓	\$9.24M	-30.7% ↓	\$265,000	\$20,000 ↑	\$201	\$4 ↑	30	-13 ↓	-2.4%	-0.1% ↓
Condominium	12	50.0% ↑	\$1.48M	21.4% ↑	\$125,000	\$1,000 ↑	\$188	\$-26 ↓	30	1 ↑	-3.6%	-1.7% ↓
Manufactured Home	6	-25.0% ↓	\$950K	-41.0% ↓	\$155,000	\$-36,000 ↓	\$139	\$-37 ↓	8	-21 ↓	-1.6%	2.3% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	18	12.5% ↑	\$2.49M	-4.1% ↓	\$127,000	\$-45,500 ↓	\$191	\$-37 ↓	30	5 ↑	-2.7%	-1.2% ↓
\$1000-1499 sqft	53	-8.6% ↓	\$13.97M	-5.5% ↓	\$265,000	\$15,000 ↑	\$202	\$6 ↑	42	15 ↑	-2.2%	0.4% ↑
\$1500-1999 sqft	56	-30.0% ↓	\$19.71M	-32.0% ↓	\$340,000	\$0	\$205	\$-7 ↓	51	5 ↑	-1.6%	0.4% ↑
2000-2499 sqft	38	111.1% ↑	\$15.79M	108.0% ↑	\$390,020	\$-9,970 ↓	\$190	\$-1 ↓	51	-4 ↓	-1.3%	0.7% ↑
2500-2999 sqft	12	-14.3% ↓	\$7M	-10.7% ↓	\$540,000	\$4,630 ↑	\$220	\$6 ↑	19	-8 ↓	-1.5%	+0.0%...
3000-3999 sqft	5	150.0% ↑	\$2.63M	123.3% ↑	\$510,000	\$-70,000 ↓	\$160	\$-29 ↓	32	-84 ↓	-1.2%	2.4% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	60	46.3% ↑	\$20.04M	46.9% ↑	\$318,000	\$8,000 ↑	\$178	\$-23 ↓	41	-16 ↓	-0.6%	1.4% ↑
Green Valley Northwest	41	-21.2% ↓	\$10M	-30.3% ↓	\$249,000	\$-4,000 ↓	\$193	\$-8 ↓	31	5 ↑	-3.0%	-0.5% ↓
Green Valley Northeast	40	2.6% ↑	\$16.7M	3.1% ↑	\$378,000	\$-4,000 ↓	\$225	\$12 ↑	40	-17 ↓	-1.8%	+0.0%...
Green Valley Southwest	30	-11.8% ↓	\$10.95M	-6.2% ↓	\$340,000	\$20,000 ↑	\$204	\$-6 ↓	57	29 ↑	-3.0%	-0.6% ↓
Green Valley Southeast	11	-52.2% ↓	\$3.92M	-53.4% ↓	\$271,000	\$-44,000 ↓	\$236	\$22 ↑	37	-26 ↓	-1.2%	0.8% ↑