

MLSSAZ Monthly Market Report

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



Apr 2026

Quick Stats Apr 2026

of Sales

1,588

± 0.7% from previous month

Median Sale Price

\$355,000

↓ -1.25% from previous month

Average Sale Price

\$435,147

↓ -2.31% from previous month

Median DOM

34

↓ -3 from previous month

% Over

-1.96%

± 0.06% from previous month

of New Listings

2,175

↓ -0.9% from previous month

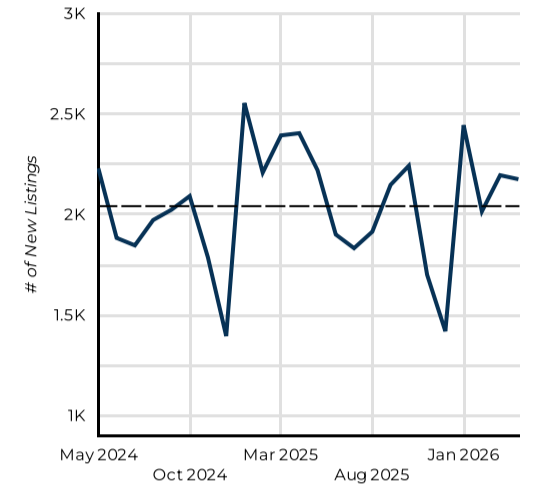
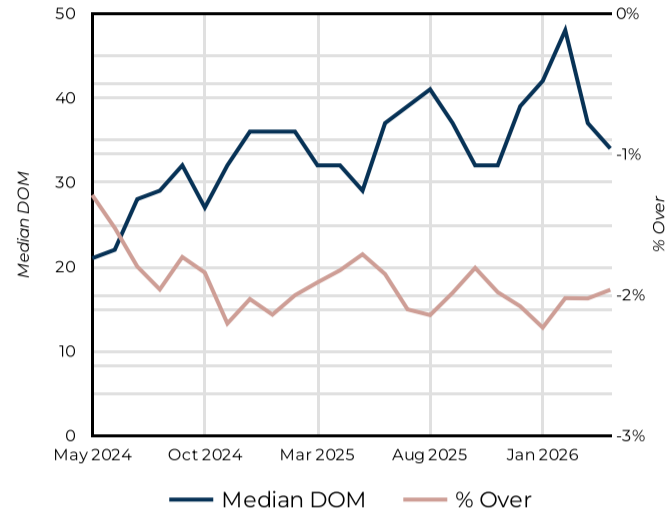
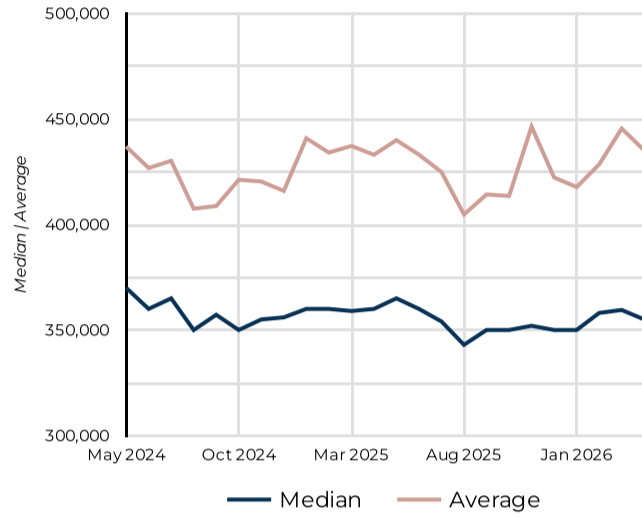
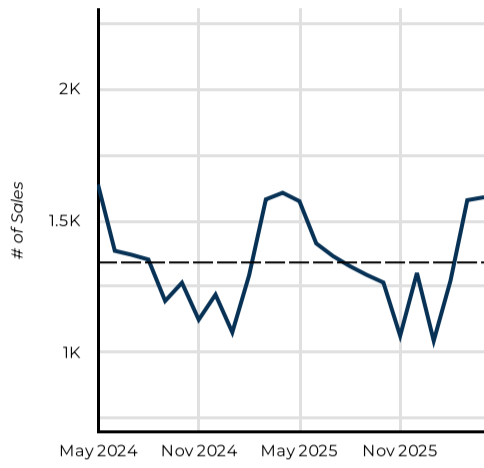


Table of Contents

2. **MLSSAZ- Sales**
3. **MLSSAZ- Buyer Demand**
4. **MLSSAZ- Inventory**
5. **MLSSAZ- Tables**
6. **MLSSAZ- By Property Type/Size Range/Region**
7. **TUCSON ASSOCIATION OF REALTORS- Sales**
8. **TUCSON ASSOCIATION OF REALTORS- Buyer Demand**
9. **TUCSON ASSOCIATION OF REALTORS- Inventory**
10. **TUCSON ASSOCIATION OF REALTORS- Tables**
11. **TUCSON ASSOCIATION OF REALTORS- By Property Type/Size Range/Region**
12. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Sales**
13. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Buyer Demand**
14. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Inventory**
15. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Tables**
16. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- By Property Type/Size Range/Region**

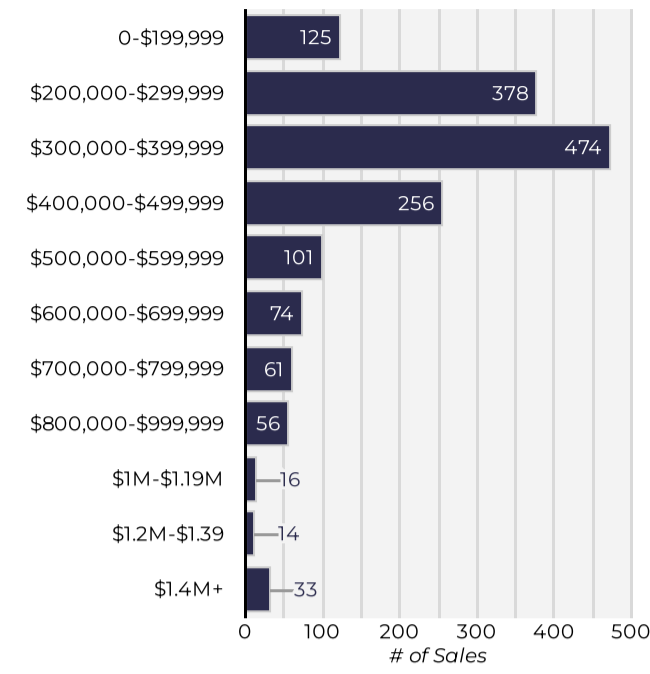
Market Activity - Market Pricing - Buyer Demand - Inventory

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

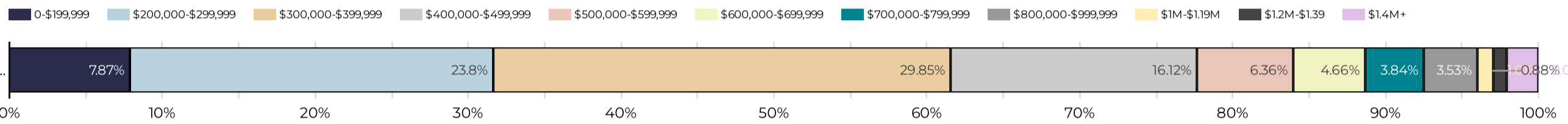
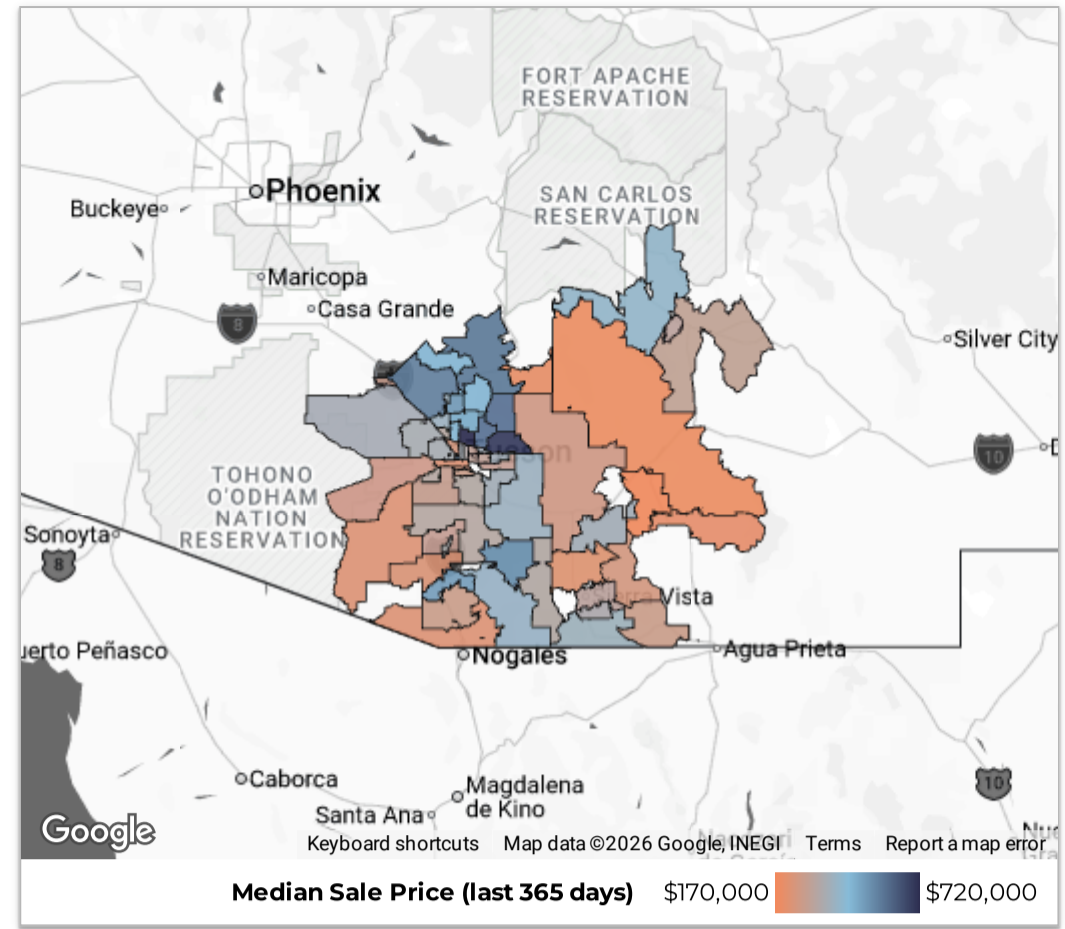
Southern AZ Housing Market: Market Activity & Pricing

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

April 2026

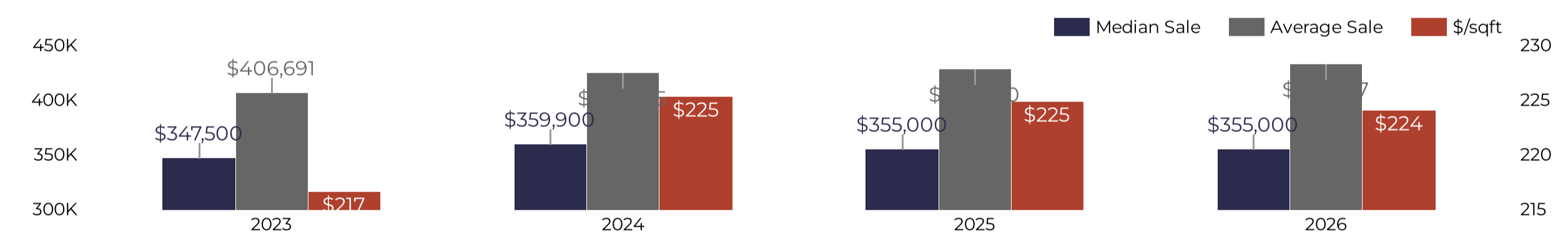
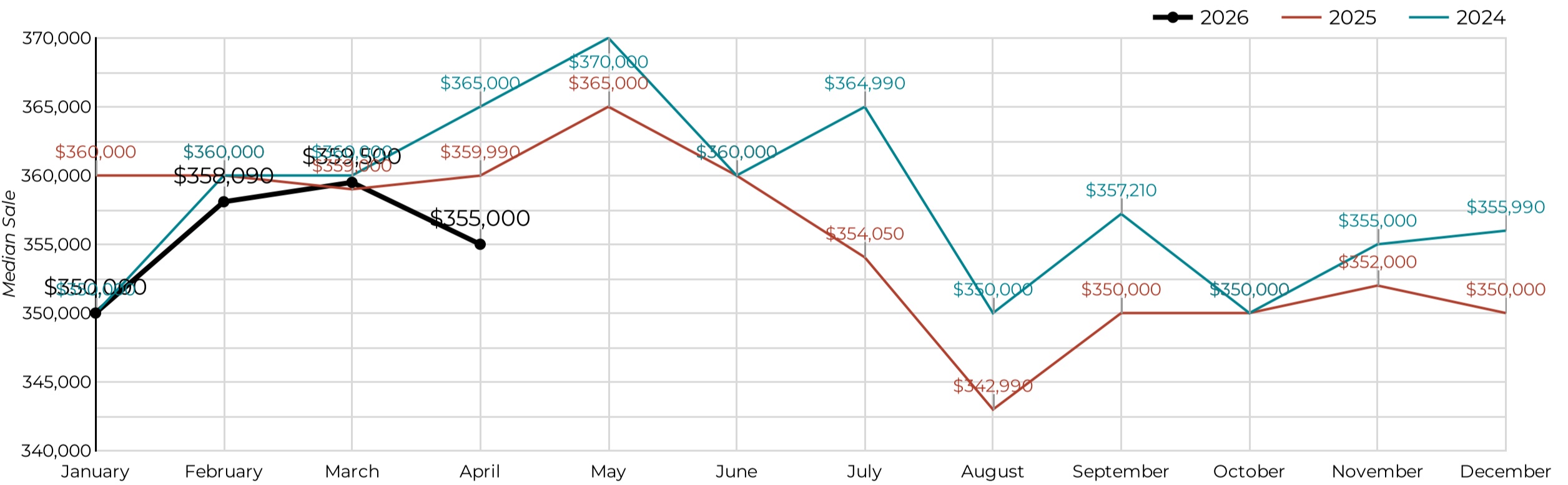


of Sales: **1,588** (-1.1% from previous year)
 Median Sale Price: **\$355,000** (-1.4% from previous year)
 Volume: **\$691,013,114** (-0.6% from previous year)
 Average Sale Price: **\$435,147** (0.5% from previous year)
 \$/sqft: **\$225** (-1.8% from previous year)
 Median Days on Market: **34** (+2 from previous year)
 # of New Listings: **2,175** (-9.5% from previous year)
 Average % Over Asking: **-1.96%** (-0.14% from previous year)



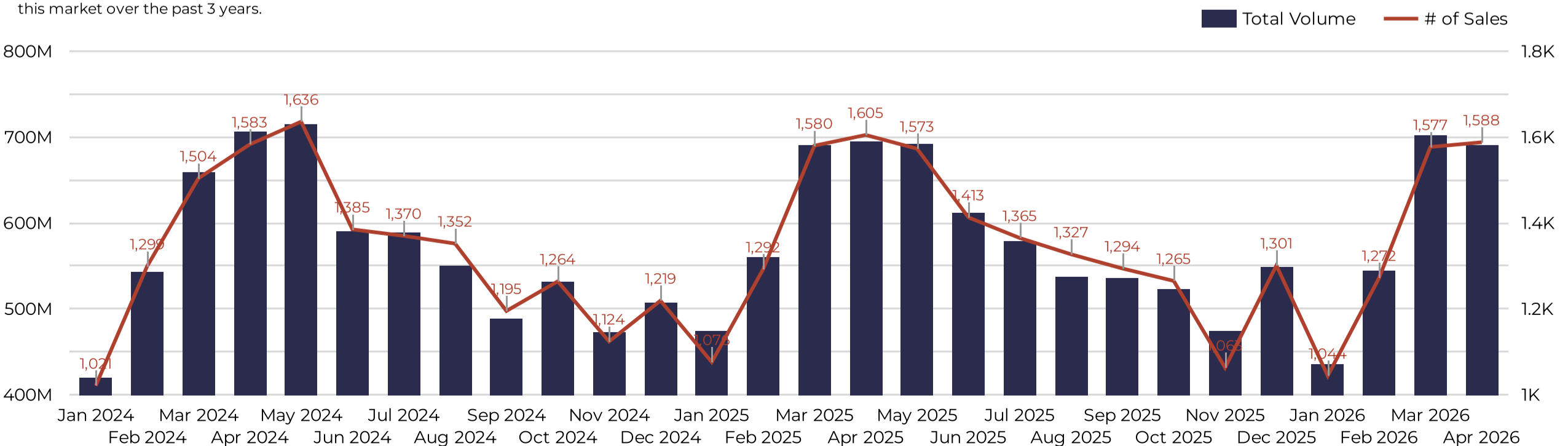
Market Pricing

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



Market Activity

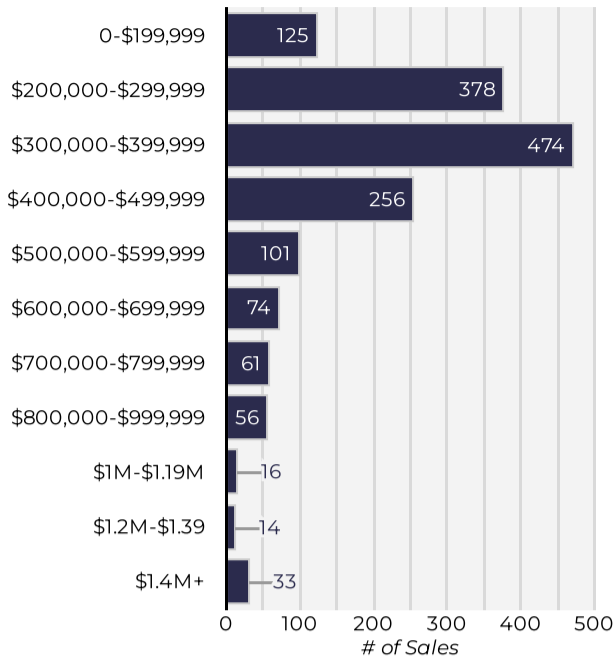
Use this data to see changes in total sales activity in this market over the past 3 years.



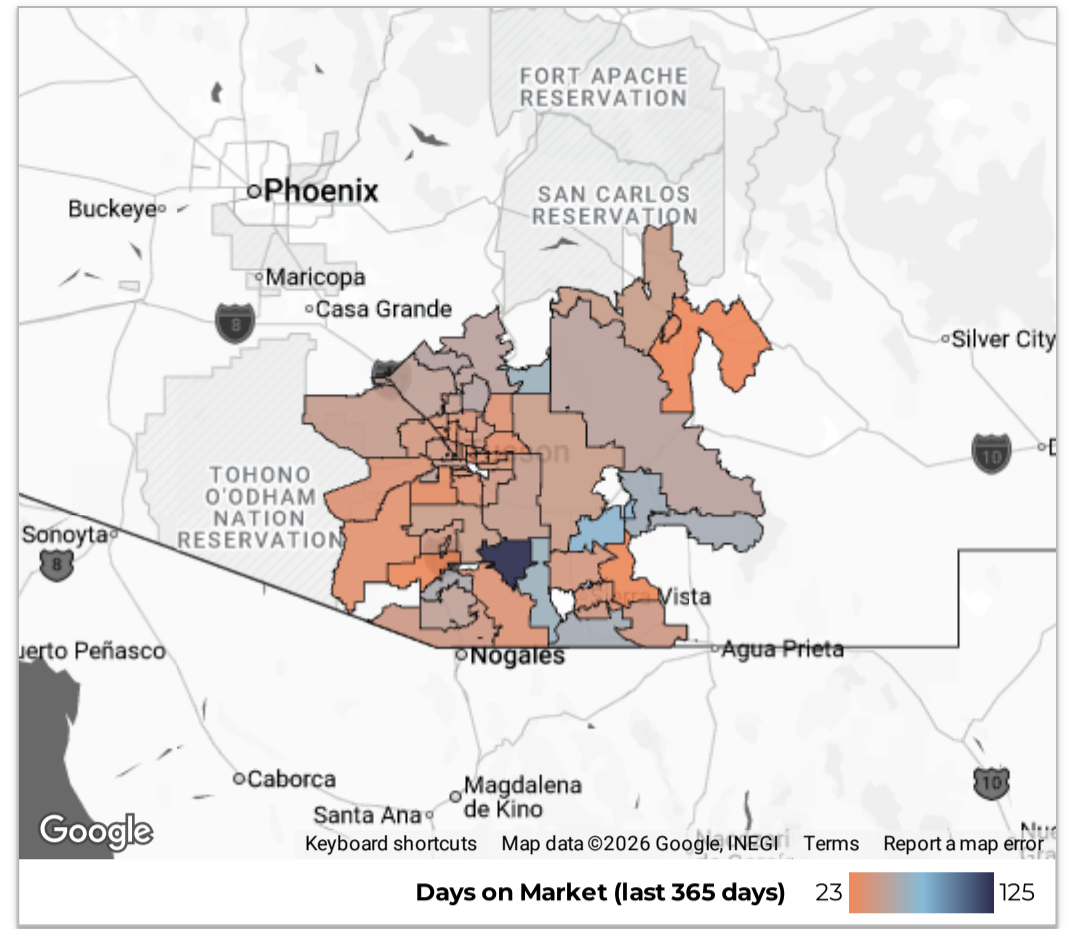
Southern AZ Housing Market: Buyer Demand

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

April 2026

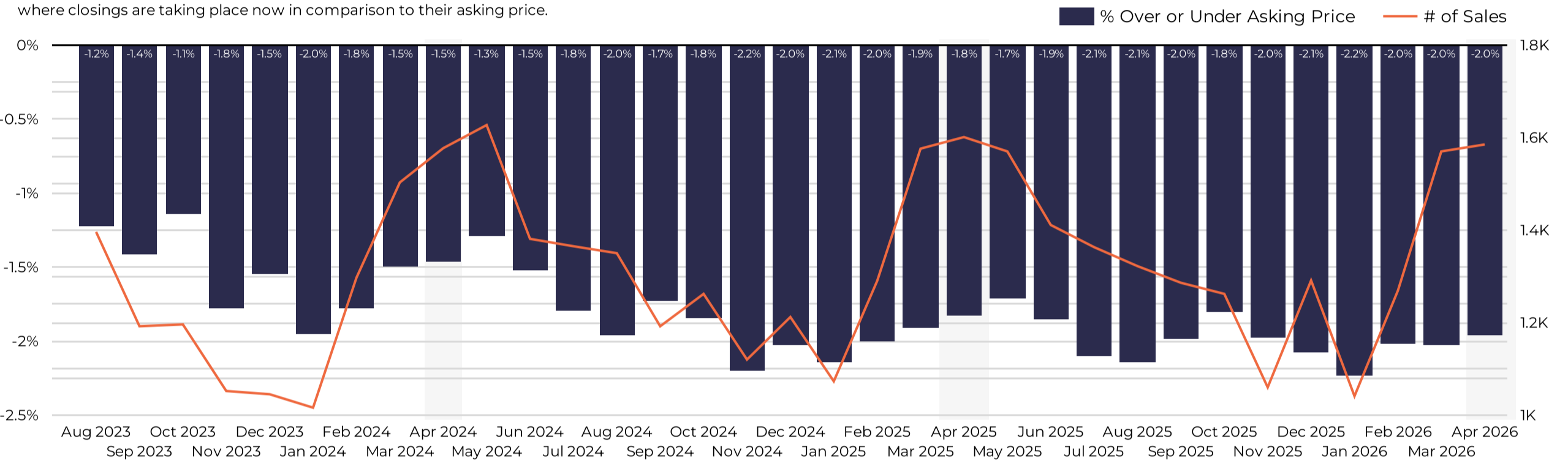


of Sales: **1,588** (-1.1% from previous year)
 Median Sale Price: **\$355,000** (-1.4% from previous year)
 Volume: **\$691,013,114** (-0.6% from previous year)
 Average Sale Price: **\$435,147** (0.5% from previous year)
 \$/sqft: **\$225** (-1.8% from previous year)
 Median Days on Market: **34** (+2 from previous year)
 # of New Listings: **2,175** (-9.5% from previous year)
 Average % Over Asking: **-1.96%** (-0.14% from previous year)



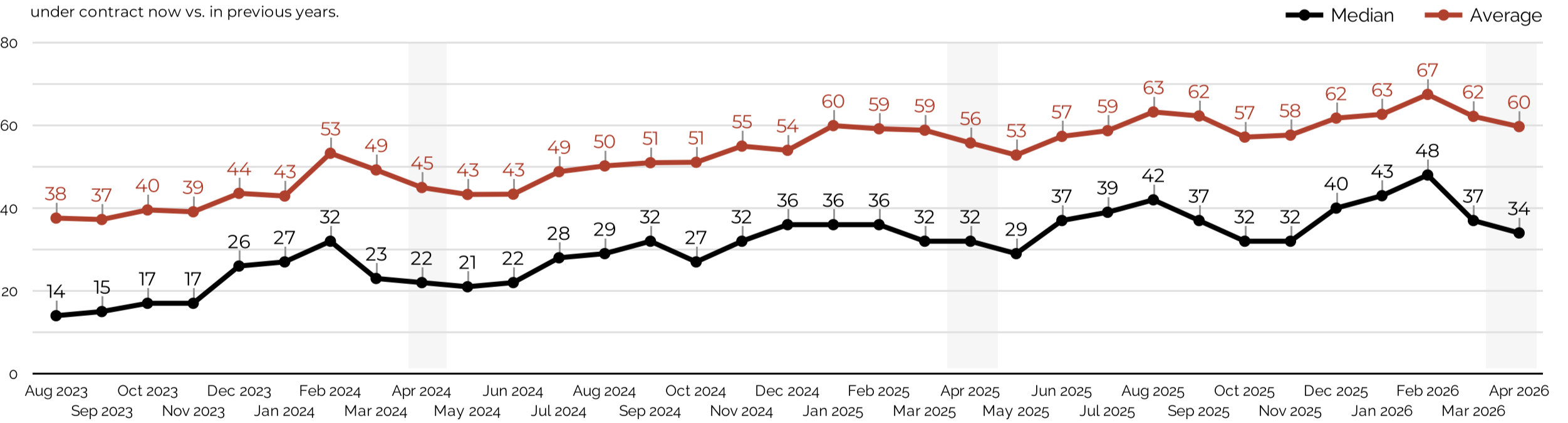
Buyer Demand

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	123	3.4% ↑	40	7 ↑	-5.15%	-0.47% ↓
\$200,000-\$299,999	377	6.5% ↑	33	-1 ↓	-1.74%	0.17% ↑
\$300,000-\$399,999	474	-5.4% ↓	40	4 ↑	-1.24%	-0.05% ↓
\$400,000-\$499,999	256	0.4% ↑	32	3 ↑	-1.58%	-0.33% ↓
\$500,000-\$599,999	101	-25.7% ↓	34	9 ↑	-2.52%	-1.17% ↓
\$600,000-\$699,999	74	-2.6% ↓	33	13 ↑	-1.84%	-0.20% ↓
\$700,000-\$799,999	61	45.2% ↑	24	-6 ↓	-2.03%	-0.27% ↓
\$800,000-\$999,999	56	3.7% ↑	24	-18 ↓	-2.05%	0.62% ↑
\$1M-\$1.19M	16	-30.4% ↓	5	-23 ↓	-3.66%	0.67% ↑
\$1.2M-\$1.39	14	-12.5% ↓	36	2 ↑	-2.96%	1.25% ↑
\$1.4M+	33	32.0% ↑	24	3 ↑	-3.11%	0.04% ↑

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: May 5, 2026

April 2026

of New Listings (Supply)
2,175
-229 from previous year

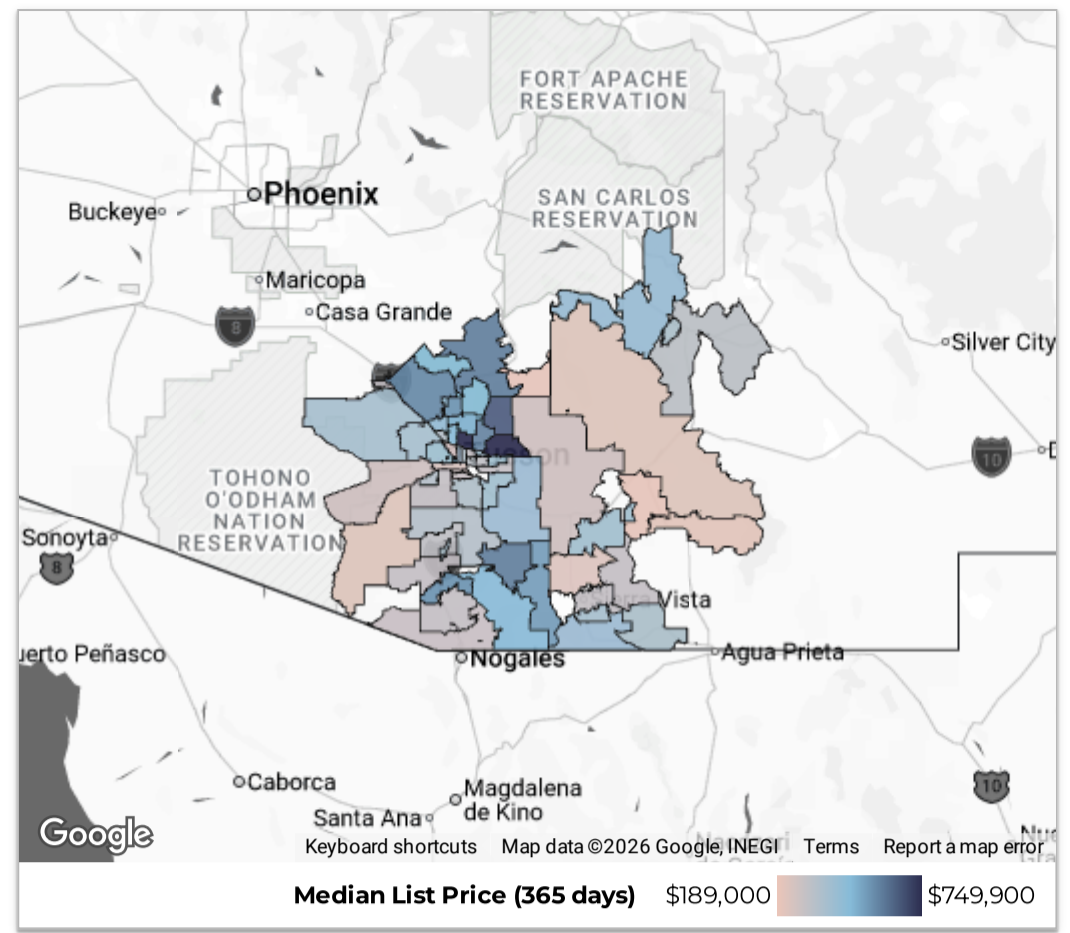
Months of Supply
3.45

Active Listings
5,472

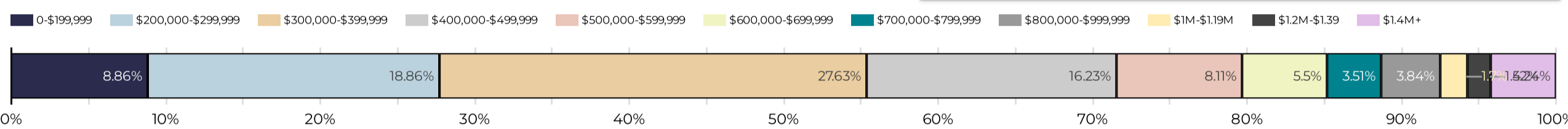
of New Pendings (Demand)
1,523
-74 from previous year

Pending Listings
802

	Average	#
Single Family Residence	\$606,732	4,252
Townhouse	\$324,829	465
Condominium	\$207,230	391
Manufactured Home	\$263,494	291
Mobile Home	\$127,407	73
Grand total	\$529,582	5,472



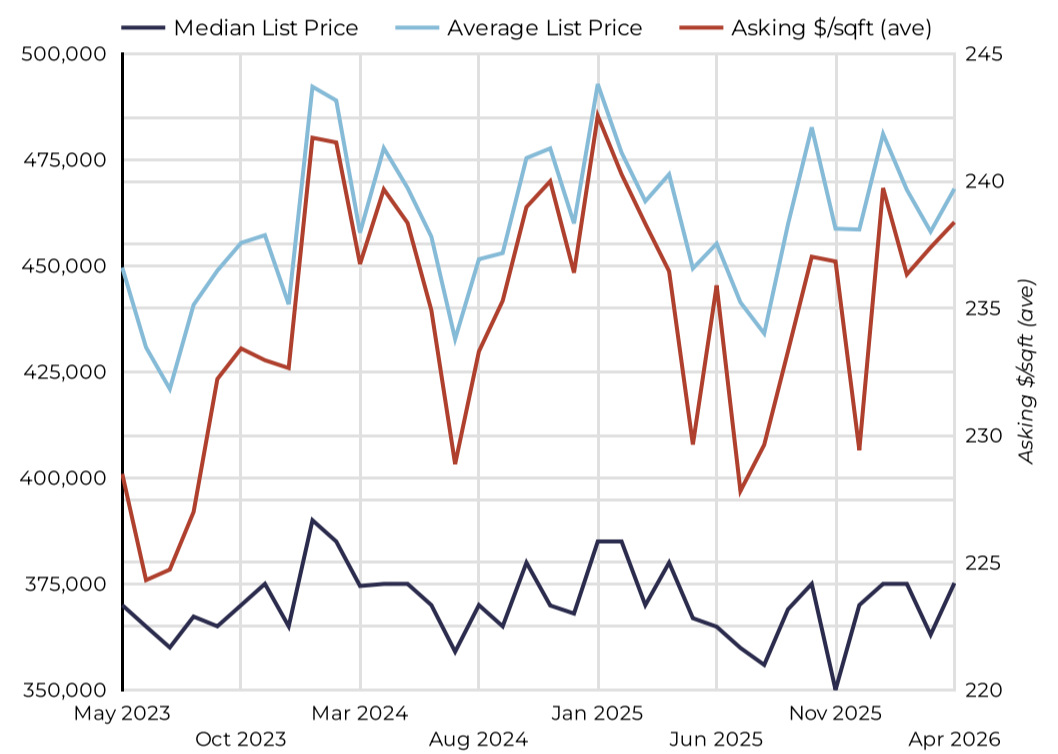
Active Listings



Months of Supply By Price Range

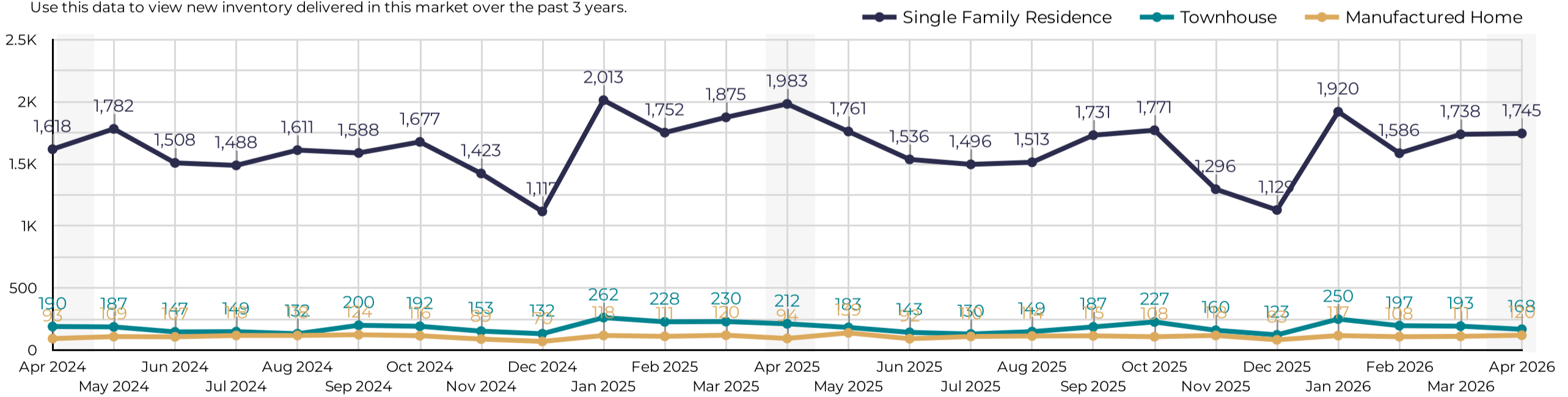
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.98	485	122
\$200,000-\$299,999	2.77	1,032	372
\$300,000-\$399,999	3.19	1,512	474
\$400,000-\$499,999	3.48	888	255
\$500,000-\$599,999	4.04	444	110
\$600,000-\$699,999	4.18	301	72
\$700,000-\$799,999	3.00	192	64
\$800,000-\$999,999	3.75	210	56
\$1M-\$1.19M	7.75	93	12
\$1.2M-\$1.39	5.19	83	16
\$1.4M+	6.63	232	35
Grand total	3.45	5,472	1,588

Asking Prices



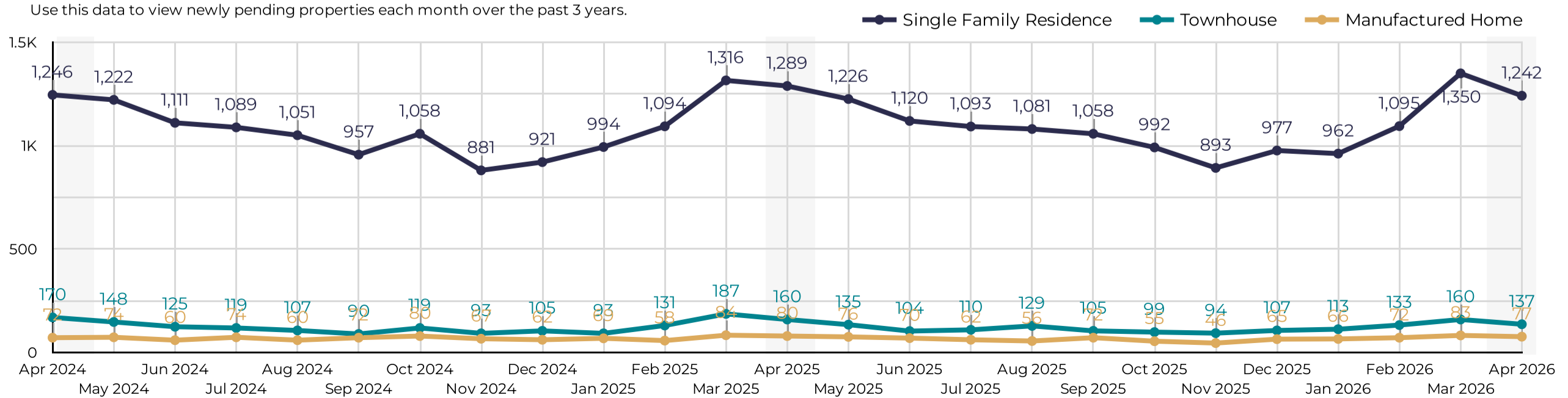
New Listings

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

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

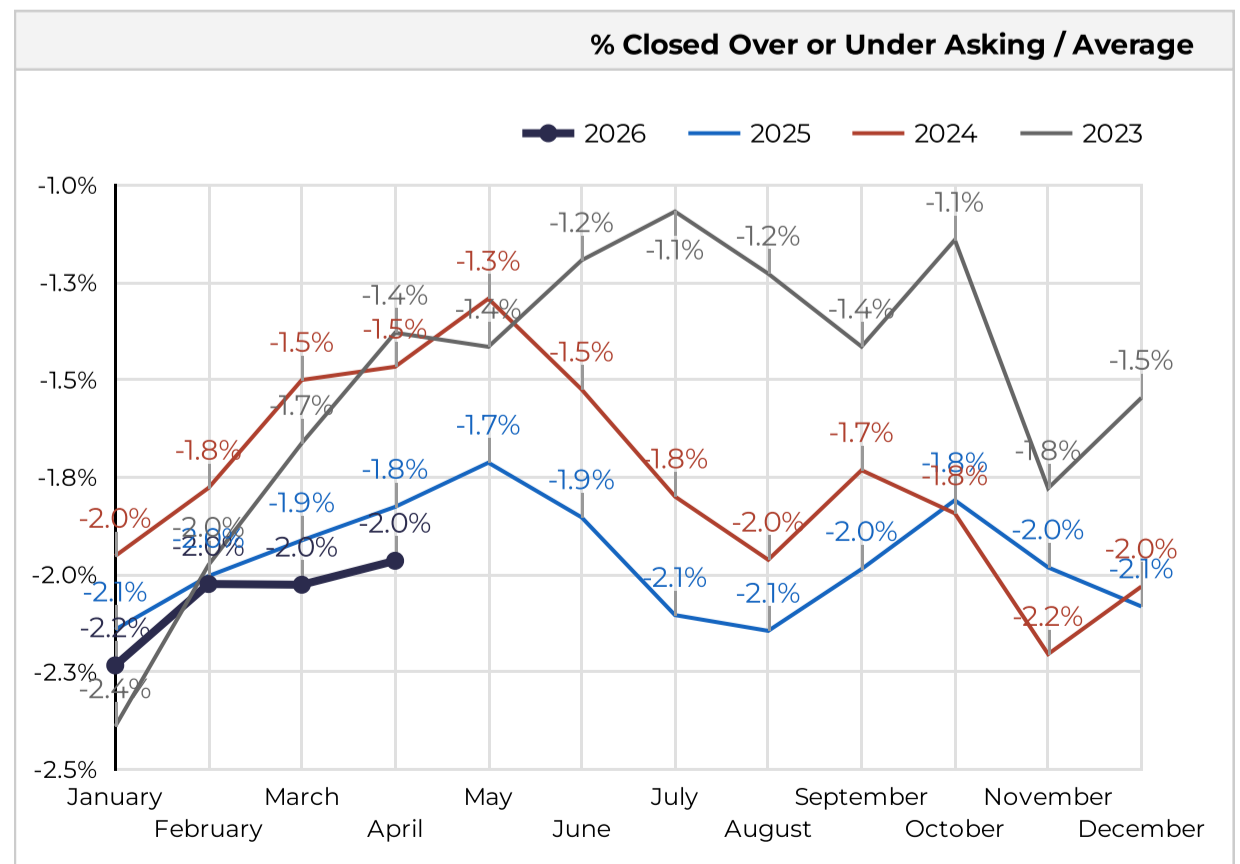
# of Sales / Count				
Month	2023	2024	2025	2026
January	1,029	1,021	1,076	1,044
February	1,208	1,299	1,292	1,272
March	1,581	1,504	1,580	1,577
April	1,557	1,583	1,605	1,588
May	1,673	1,636	1,573	-
June	1,618	1,385	1,413	-
July	1,325	1,370	1,365	-
August	1,397	1,352	1,327	-
September	1,195	1,195	1,294	-
October	1,198	1,264	1,265	-
November	1,055	1,124	1,063	-
December	1,046	1,219	1,301	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$325,000	\$350,000	\$360,000	\$350,000
February	\$330,000	\$360,000	\$360,000	\$358,090
March	\$337,990	\$360,000	\$359,000	\$359,500
April	\$340,000	\$365,000	\$359,990	\$355,000
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	\$355,990	\$350,000	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	27	36	43
February	31	32	36	48
March	20	23	32	37
April	17	22	32	34
May	15	21	29	-
June	15	22	37	-
July	15	28	39	-
August	14	29	42	-
September	15	32	37	-
October	17	27	32	-
November	17	32	32	-
December	26	36	40	-

New Listings / Count				
Month	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	2,195
April	1,643	2,029	2,404	2,175
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	-

New Pending / Count				
Month	2023	2024	2025	2026
January	1,175	1,187	1,214	1,190
February	1,366	1,374	1,355	1,368
March	1,642	1,546	1,669	1,684
April	1,584	1,589	1,597	1,523
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	1,326	-
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	1,217	-



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: May 5, 2026

Apr 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	1,278	0.2% ↑	\$609.18M	0.7% ↑	\$382,900	\$-4,600 ↓	\$231	\$-4 ↓	34	3 ↑	-1.7%	-0.1% ↓
Townhouse	165	-0.6% ↓	\$52.91M	-2.6% ↓	\$281,500	\$1,500 ↑	\$225	\$-1 ↓	35	4 ↑	-2.0%	-0.0% ↓
Manufactured Home	77	-7.2% ↓	\$16.31M	-12.3% ↓	\$218,000	\$-7,000 ↓	\$155	\$-3 ↓	35	0	-3.7%	-0.9% ↓
Condominium	52	-22.4% ↓	\$10.61M	-23.1% ↓	\$189,900	\$-10,100 ↓	\$208	\$-7 ↓	46	11 ↑	-4.1%	-1.4% ↓
Mobile Home	12	20.0% ↑	\$1.47M	8.3% ↑	\$110,000	\$-8,000 ↓	\$112	\$-21 ↓	27	-43 ↓	-5.0%	5.8% ↑

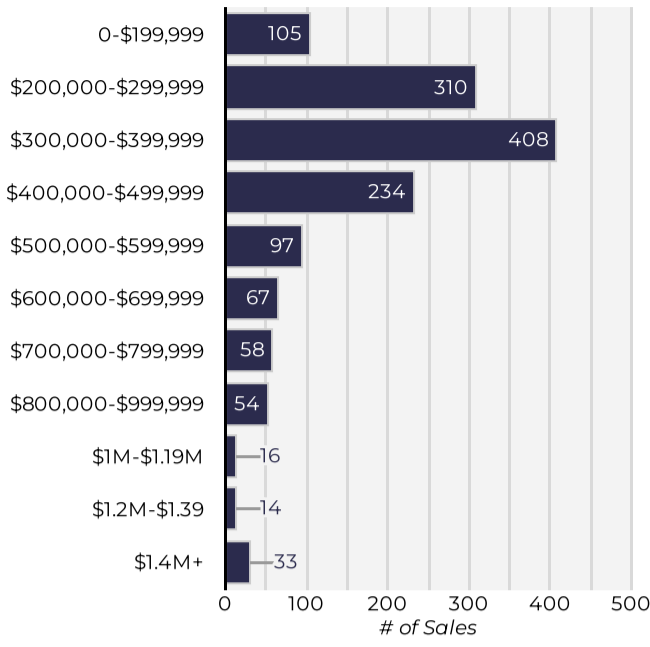
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	92	-15.6% ↓	\$16.38M	-18.9% ↓	\$169,000	\$-14,000 ↓	\$220	\$-8 ↓	45	10 ↑	-4.4%	-1.5% ↓
\$1000-1499 sqft	446	0.9% ↑	\$124.03M	-2.0% ↓	\$275,000	\$-8,000 ↓	\$218	\$-5 ↓	31	2 ↑	-1.5%	0.1% ↑
\$1500-1999 sqft	490	-6.5% ↓	\$181.06M	-9.4% ↓	\$355,000	\$-7,895 ↓	\$213	\$-6 ↓	34	3 ↑	-1.8%	-0.3% ↓
2000-2499 sqft	302	3.4% ↑	\$146.89M	3.5% ↑	\$452,000	\$2,000 ↑	\$219	\$-1 ↓	37	0	-1.6%	0.2% ↑
2500-2999 sqft	138	6.2% ↑	\$88.13M	1.4% ↑	\$615,000	\$-45,000 ↓	\$235	\$-12 ↓	36	7 ↑	-1.9%	-0.1% ↓
3000-3999 sqft	98	12.6% ↑	\$99.08M	13.1% ↑	\$875,896	\$-44,104 ↓	\$299	\$3 ↑	40	-10 ↓	-2.6%	+0.0%...
4000-4999 sqft	10	-28.6% ↓	\$18.47M	-22.5% ↓	\$1,425,000	\$-150,000 ↓	\$431	\$48 ↑	68	35 ↑	-5.4%	-1.2% ↓
5000+ sqft	8	166.7% ↑	\$16.43M	170.6% ↑	\$1,665,000	\$-735,000 ↓	\$366	\$59 ↑	48	33 ↑	-6.8%	-3.4% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	262	-3.0% ↓	\$146.46M	-2.8% ↓	\$451,000	\$-9,000 ↓	\$257	\$-4 ↓	31	7 ↑	-2.3%	-0.5% ↓
Central	164	0.6% ↑	\$55.28M	-5.1% ↓	\$300,000	\$-8,000 ↓	\$232	\$-9 ↓	24	4 ↑	-2.5%	-0.7% ↓
North	124	-3.9% ↓	\$104.57M	5.4% ↑	\$718,000	\$68,000 ↑	\$321	\$4 ↑	19	-8 ↓	-2.7%	-0.2% ↓
Upper Southeast	103	9.6% ↑	\$41.75M	4.5% ↑	\$385,000	\$-12,777 ↓	\$205	\$-9 ↓	41	-6 ↓	-1.1%	0.1% ↑
East	102	-10.5% ↓	\$32.3M	-18.0% ↓	\$295,000	\$-25,000 ↓	\$195	\$-13 ↓	27	6 ↑	-1.6%	-0.7% ↓
Southwest	84	-4.5% ↓	\$24.71M	-8.7% ↓	\$305,000	\$3,000 ↑	\$180	\$-10 ↓	32	4 ↑	-0.8%	1.3% ↑
West	81	-2.4% ↓	\$35.04M	-4.0% ↓	\$366,920	\$-23,080 ↓	\$241	\$-3 ↓	27	6 ↑	-0.7%	1.1% ↑
Extended West	69	-18.8% ↓	\$24.32M	-23.5% ↓	\$359,900	\$-20,090 ↓	\$198	\$-3 ↓	35	5 ↑	-2.2%	-0.7% ↓
Upper Northwest	65	4.8% ↑	\$35.34M	8.8% ↑	\$485,000	\$0	\$240	\$-13 ↓	64	20 ↑	-2.6%	-0.1% ↓
Green Valley North	63	14.5% ↑	\$21.16M	12.1% ↑	\$319,290	\$-25,700 ↓	\$178	\$-6 ↓	53	13 ↑	-1.2%	-0.5% ↓
Northeast	58	-6.5% ↓	\$37.05M	14.2% ↑	\$498,000	\$78,000 ↑	\$276	\$40 ↑	34	-12 ↓	-2.4%	0.2% ↑
South	56	14.3% ↑	\$15.69M	17.0% ↑	\$285,000	\$10,000 ↑	\$188	\$-16 ↓	29	9 ↑	-1.4%	0.5% ↑
Southeast	52	36.8% ↑	\$19M	37.3% ↑	\$350,000	\$-5,000 ↓	\$201	\$-4 ↓	33	-3 ↓	-0.9%	0.2% ↑
Green Valley Northeast	45	36.4% ↑	\$17.45M	38.9% ↑	\$333,000	\$-17,000 ↓	\$215	\$10 ↑	58	9 ↑	-1.9%	-0.5% ↓
Cochise	43	2.4% ↑	\$12.77M	-5.7% ↓	\$285,000	\$1,500 ↑	\$164	\$-16 ↓	29	-12 ↓	-3.4%	-0.5% ↓
Green Valley Northwest	42	-10.6% ↓	\$10.32M	-11.3% ↓	\$250,000	\$0	\$187	\$-8 ↓	44	1 ↑	-2.0%	+0.0%...
Benson/St. David	33	32.0% ↑	\$9.6M	74.8% ↑	\$275,000	\$46,877 ↑	\$171	\$15 ↑	37	-18 ↓	-3.5%	-1.3% ↓
Green Valley Southwest	30	-28.6% ↓	\$9.67M	-33.8% ↓	\$291,000	\$-24,000 ↓	\$209	\$-1 ↓	45	8 ↑	-2.0%	+0.0%...
SCC-Rio Rico East	23	-4.2% ↓	\$6.2M	-21.9% ↓	\$265,000	\$-30,000 ↓	\$176	\$-11 ↓	32	-22 ↓	-0.6%	1.2% ↑
Pinal	14	75.0% ↑	\$5.07M	51.9% ↑	\$330,000	\$1,000 ↑	\$183	\$-16 ↓	34	-3 ↓	-4.1%	-3.6% ↓
Extended Northwest	13	-35.0% ↓	\$3.68M	-38.5% ↓	\$279,940	\$-10,960 ↓	\$168	\$-31 ↓	74	25 ↑	-1.6%	-0.3% ↓
Green Valley Southeast	12	-47.8% ↓	\$4.41M	-50.5% ↓	\$309,000	\$-18,600 ↓	\$216	\$5 ↑	93	48 ↑	-2.8%	-0.1% ↓
Graham	9	0.0%	\$3.45M	26.4% ↑	\$355,000	\$48,000 ↑	\$185	\$15 ↑	51	13 ↑	0.6%	3.9% ↑
SCC-Tubac East	8	60.0% ↑	\$4.01M	60.0% ↑	\$500,000	\$75,000 ↑	\$252	\$-36 ↓	76	-77 ↓	-4.2%	-2.2% ↓
SCC-Nogales East	7	250.0% ↑	\$1.41M	192.1% ↑	\$204,000	\$-4,000 ↓	\$164	\$-4 ↓	15	-10 ↓	-1.4%	4.6% ↑
Extended Southwest	5	-44.4% ↓	\$1.66M	-14.8% ↓	\$200,000	\$-12,625 ↓	\$190	\$45 ↑	31	23 ↑	-0.5%	-1.0% ↓
SCC-Rio Rico West	4	-42.9% ↓	\$1.59M	-35.5% ↓	\$281,000	\$5,000 ↑	\$179	\$-11 ↓	33	-17 ↓	-0.9%	0.8% ↑
SCC-Sonoita	3	-	\$2.13M	-	\$778,000	-	\$338	-	63	-	-2.7%	-
Maricopa	2	-33.3% ↓	\$945K	-7.4% ↓	\$330,000	\$15,000 ↑	\$275	\$2 ↑	6	-20 ↓	0.0%	2.2% ↑
Extended Northeast	2	-	\$1.46M	-	\$600,000	-	\$474	-	2	-	-3.4%	-
SCC-Amado	2	100.0% ↑	\$572K	44.8% ↑	\$213,000	\$-182,000 ↓	\$202	\$102 ↑	24	-214 ↓	-3.3%	-3.3% ↓
Pima Northwest	1	-	\$400K	-	\$400,000	-	\$375	-	9	-	-4.5%	-
SCC-Patagonia	1	-50.0% ↓	\$373.8K	-41.9% ↓	\$373,800	\$90,800 ↑	\$296	\$51 ↑	6	-15 ↓	-0.3%	2.0% ↑

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: May 5, 2026

April 2026



of Sales **1,396**
-0.5% from previous year

Volume **\$628,003,683**
0.0% from previous year

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

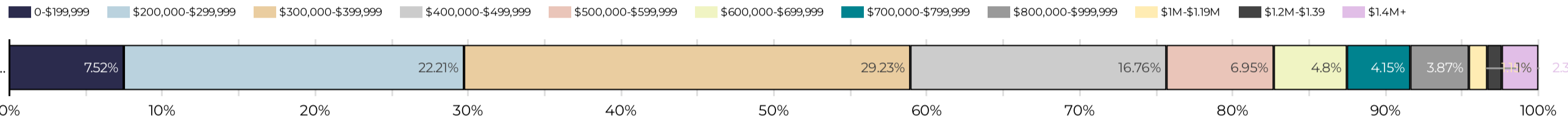
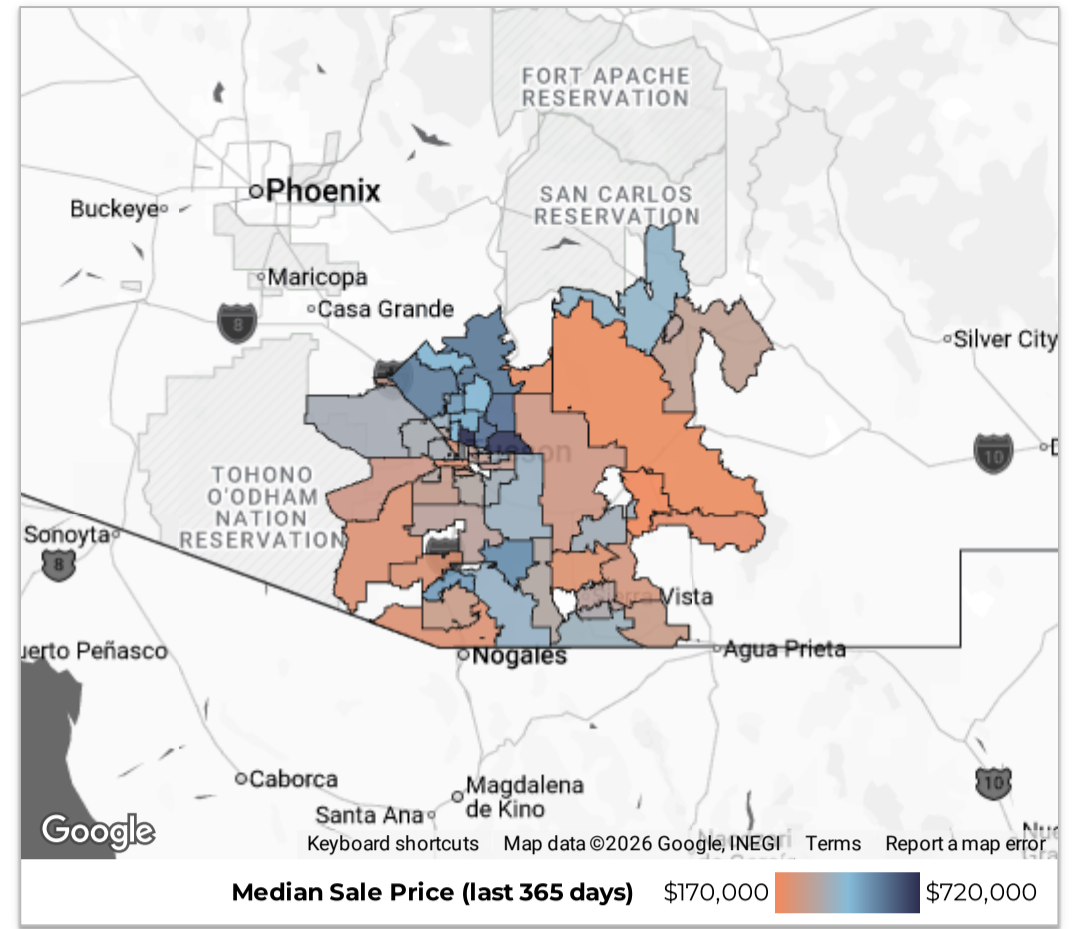
Average Sale Price **\$449,859**
0.5% from previous year

\$/sqft **\$229**
-1.9% from previous year

Median Days on Market **32**
1 from previous year

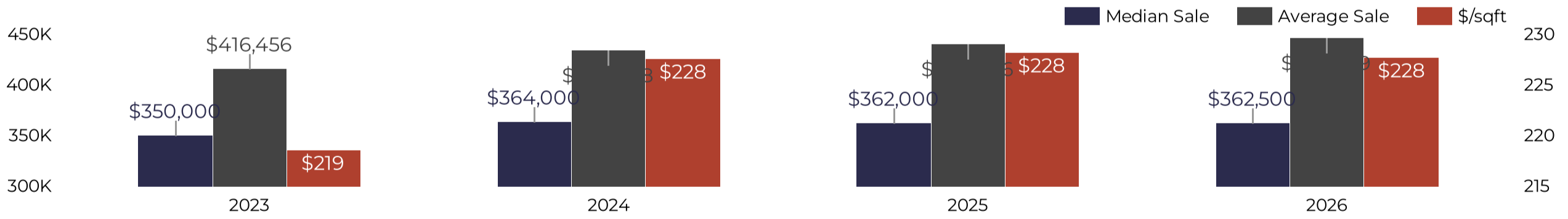
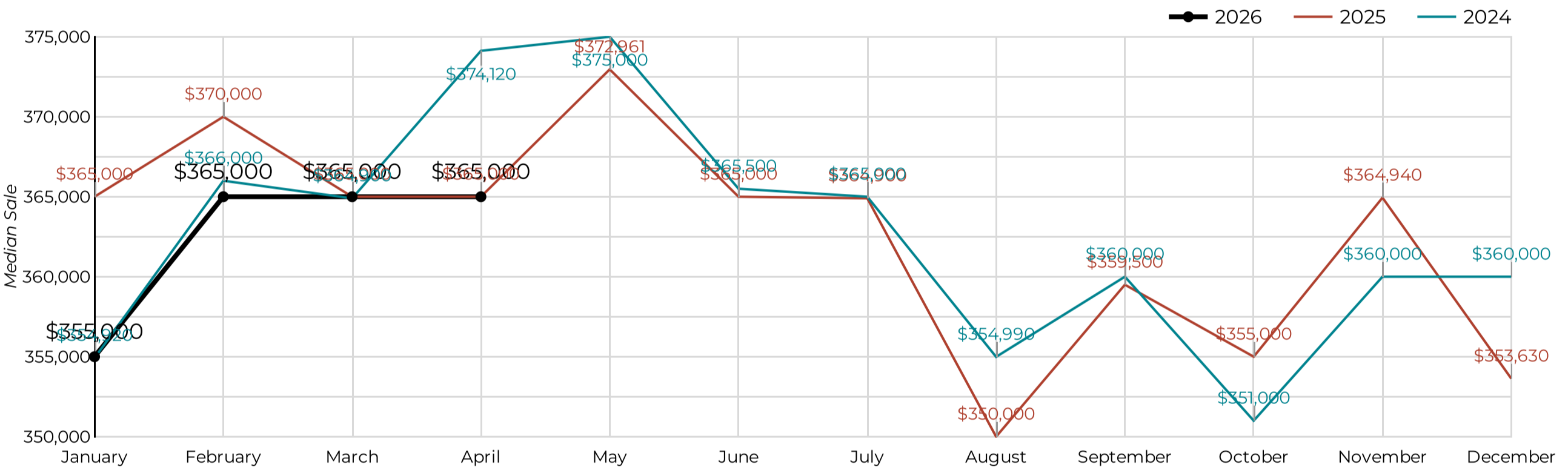
of New Listings **1,956**
-9.0% from previous year

Average % Over Asking **-1.99%**
-0.14% from previous year



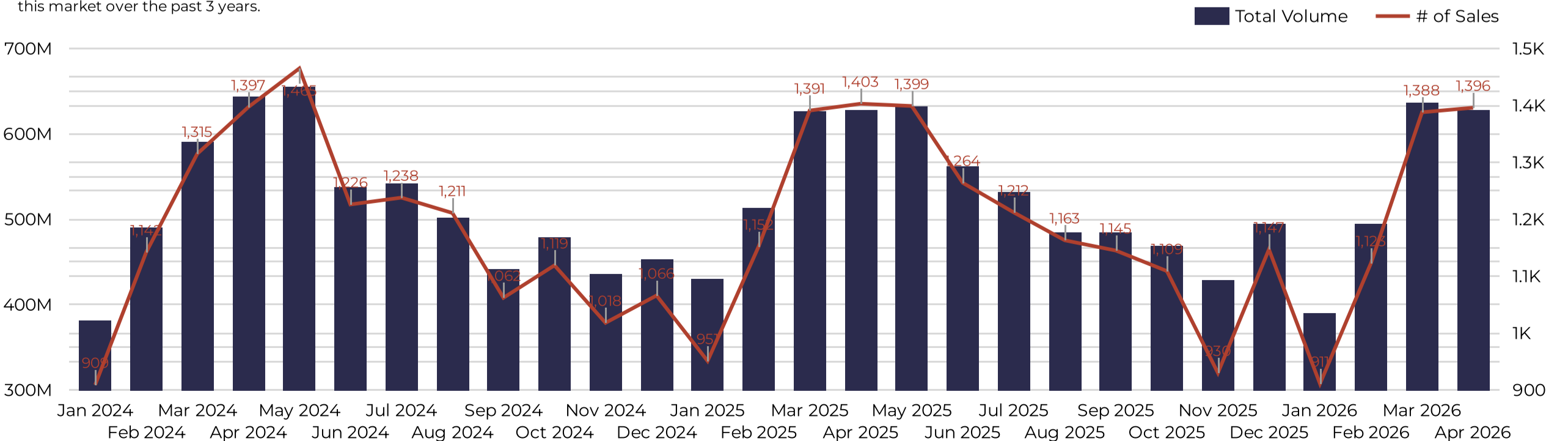
Market Pricing

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



Market Activity

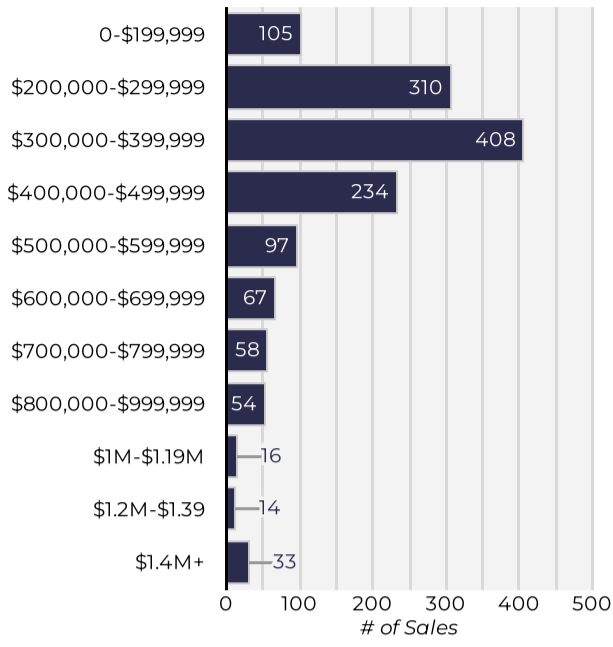
Use this data to see changes in total sales activity in this market over the past 3 years.



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: May 5, 2026

April 2026



of Sales **1,396**
-0.5% from previous year

Volume **\$628,003,683**
0.0% from previous year

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

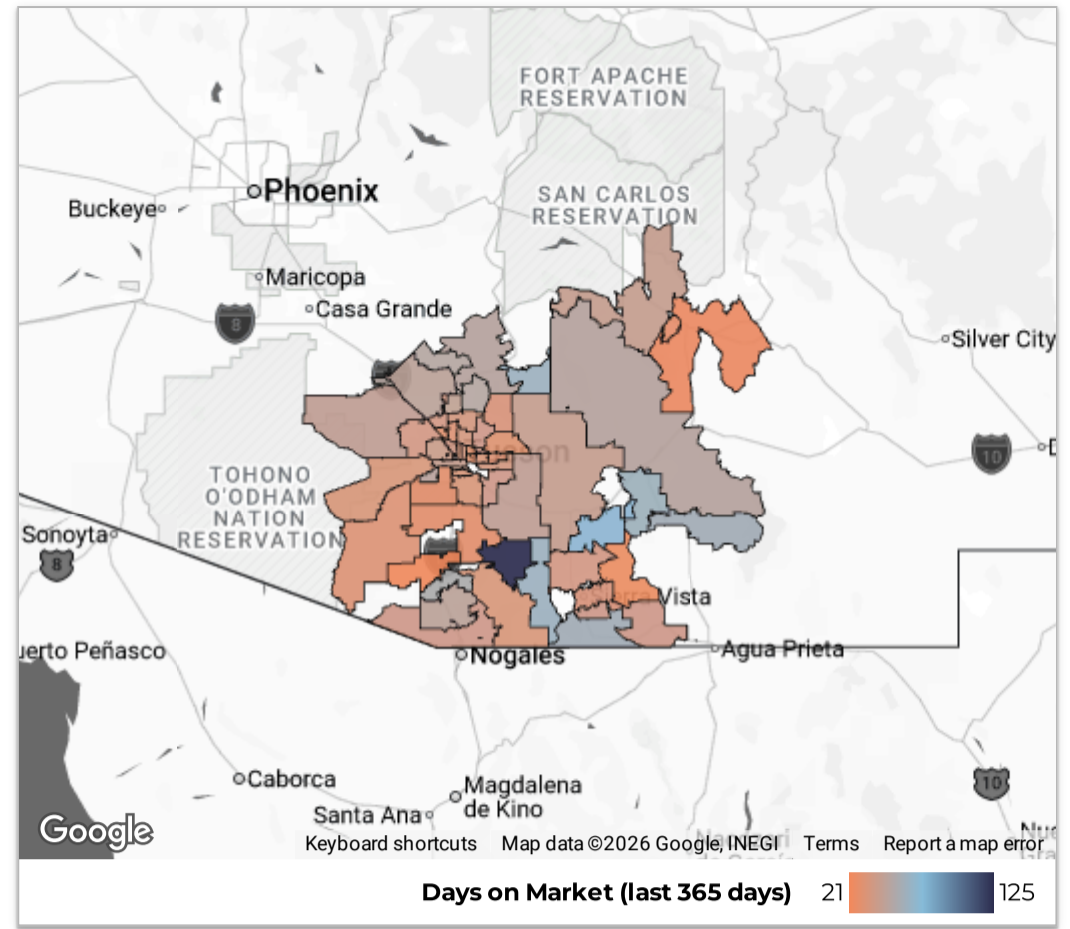
Average Sale Price **\$449,859**
0.5% from previous year

\$/sqft **\$229**
-1.9% from previous year

Median Days on Market **32**
1 from previous year

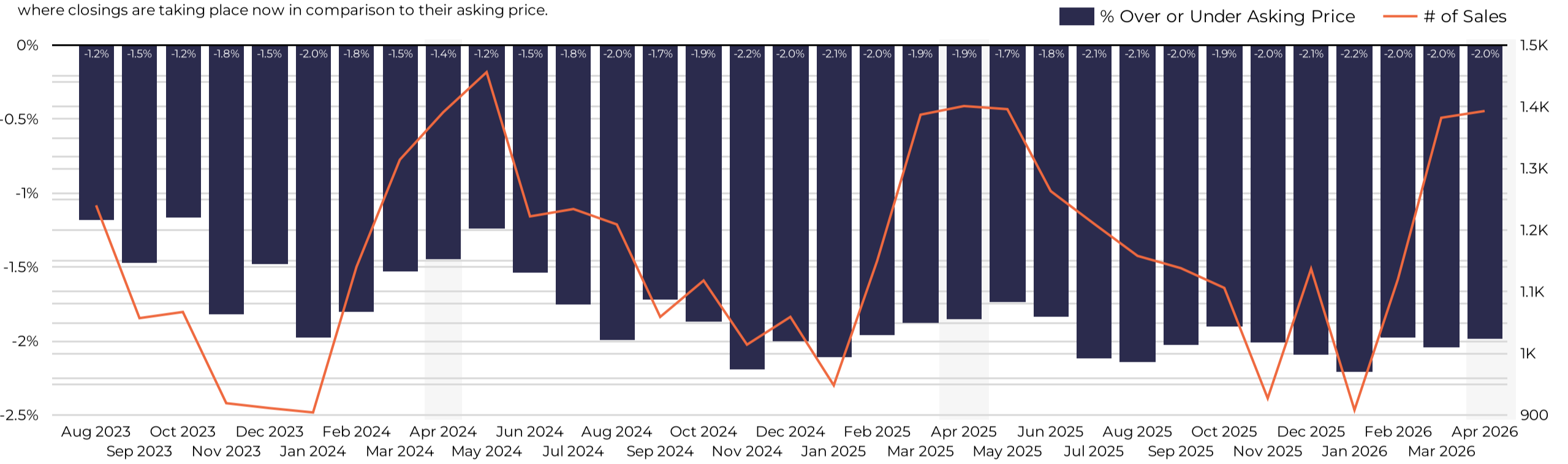
of New Listings **1,956**
-9.0% from previous year

Average % Over Asking **-1.99%**
-0.14% from previous year



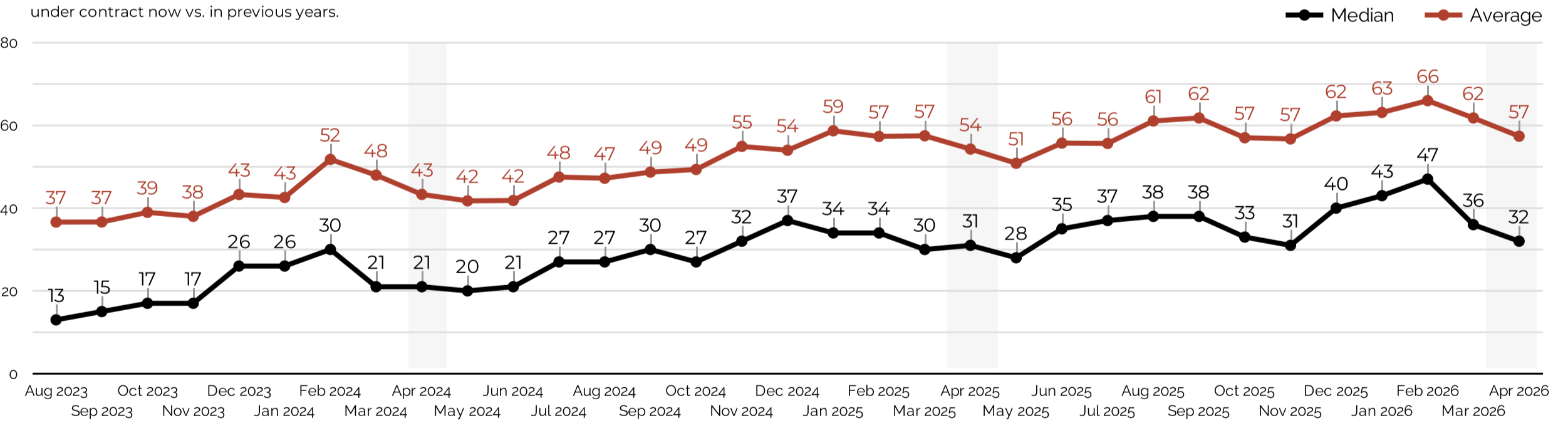
Buyer Demand

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	103	10.8% ↑	36	10 ↑	-5.35%	-0.52% ↓
\$200,000-\$299,999	309	3.7% ↑	31	-3 ↓	-1.73%	0.26% ↑
\$300,000-\$399,999	408	-3.8% ↓	35	2 ↑	-1.30%	-0.08% ↓
\$400,000-\$499,999	234	1.7% ↑	31	3 ↑	-1.60%	-0.32% ↓
\$500,000-\$599,999	97	-24.2% ↓	34	10 ↑	-2.43%	-1.11% ↓
\$600,000-\$699,999	67	-8.2% ↓	30	9 ↑	-1.78%	-0.12% ↓
\$700,000-\$799,999	58	45.0% ↑	23	-6 ↓	-2.08%	-0.36% ↓
\$800,000-\$999,999	54	3.8% ↑	20	-22 ↓	-1.99%	0.72% ↑
\$1M-\$1.19M	16	-27.3% ↓	5	-23 ↓	-3.66%	0.74% ↑
\$1.2M-\$1.39	14	-12.5% ↓	36	2 ↑	-2.96%	1.25% ↑
\$1.4M+	33	32.0% ↑	24	3 ↑	-3.11%	0.04% ↑

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: May 5, 2026

April 2026

of New Listings (Supply)
1,956
-194 from previous year

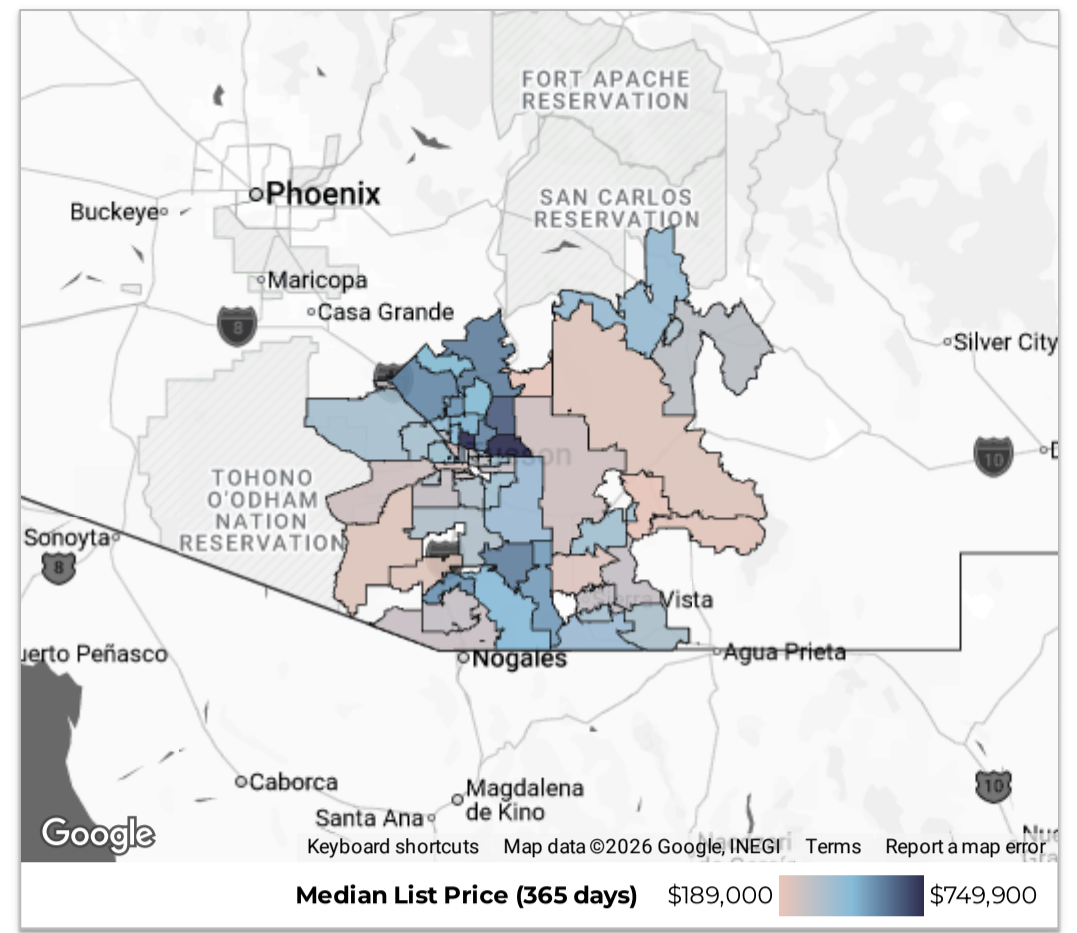
Months of Supply
3.45

Active Listings
4,820

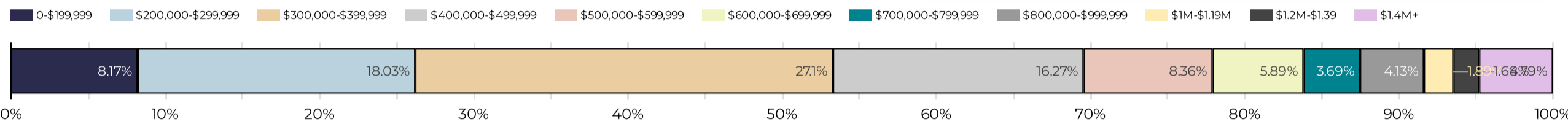
of New Pendings (Demand)
1,356
-56 from previous year

Pending Listings
730

	Average	#
Single Family Residence	\$627,069	3,808
Condominium	\$219,180	339
Townhouse	\$351,766	328
Manufactured Home	\$266,274	275
Mobile Home	\$126,667	70
Grand total	\$551,795	4,820



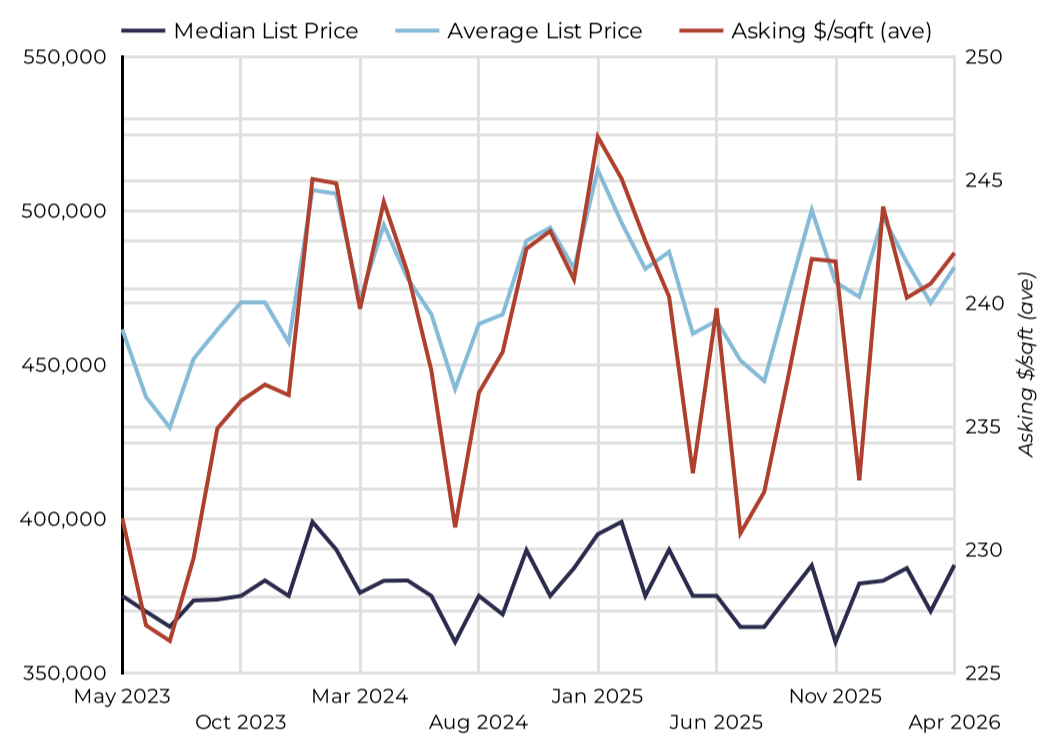
Active Listings



Months of Supply By Price Range

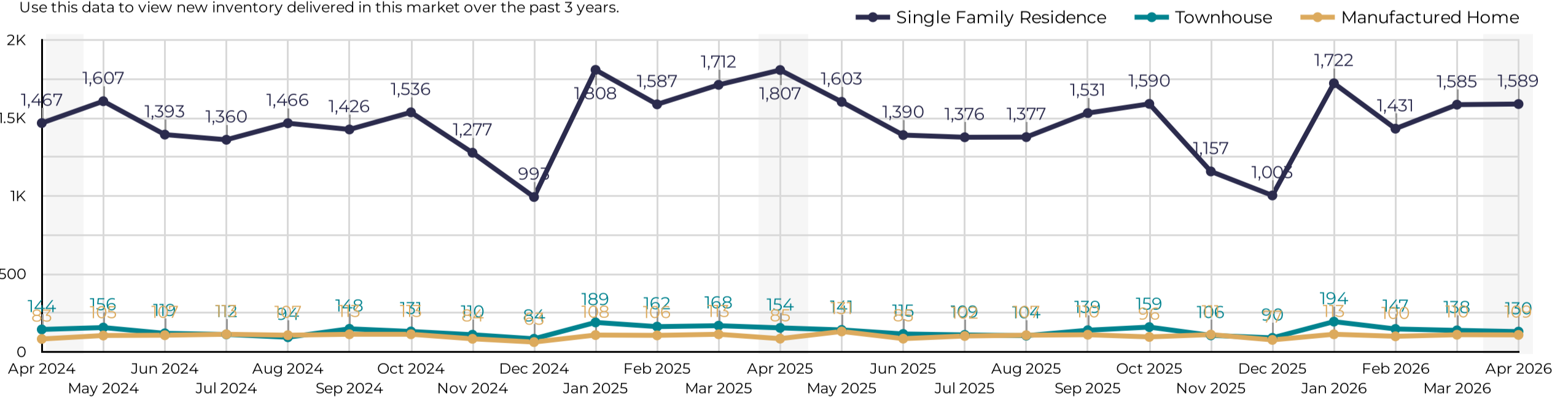
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.75	394	105
\$200,000-\$299,999	2.86	869	304
\$300,000-\$399,999	3.22	1,306	406
\$400,000-\$499,999	3.38	784	232
\$500,000-\$599,999	3.77	403	107
\$600,000-\$699,999	4.44	284	64
\$700,000-\$799,999	2.92	178	61
\$800,000-\$999,999	3.69	199	54
\$1M-\$1.19M	7.58	91	12
\$1.2M-\$1.39	5.06	81	16
\$1.4M+	6.60	231	35
Grand total	3.45	4,820	1,396

Asking Prices



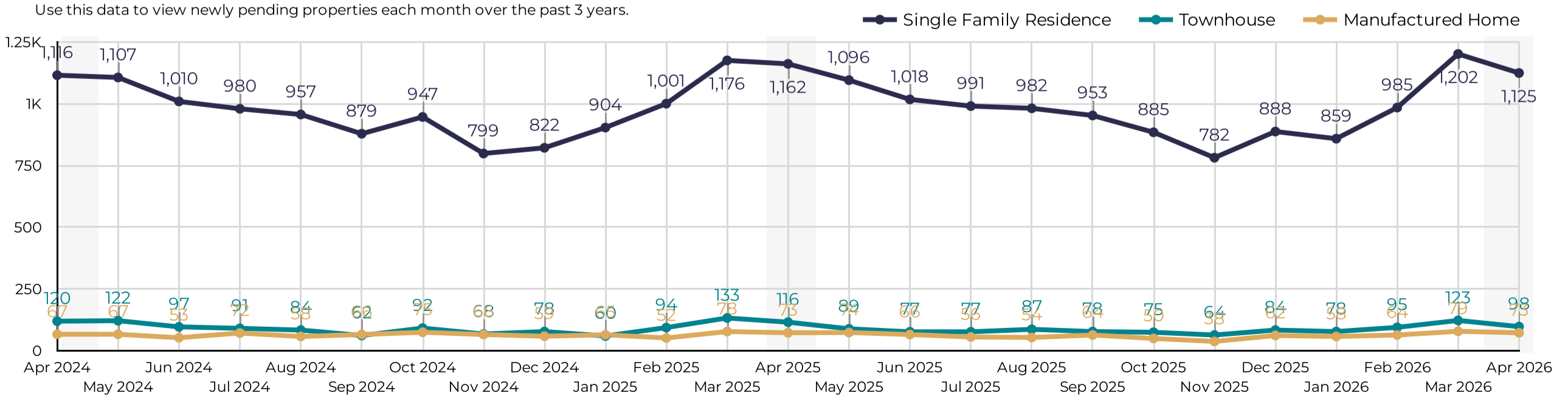
New Listings

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.

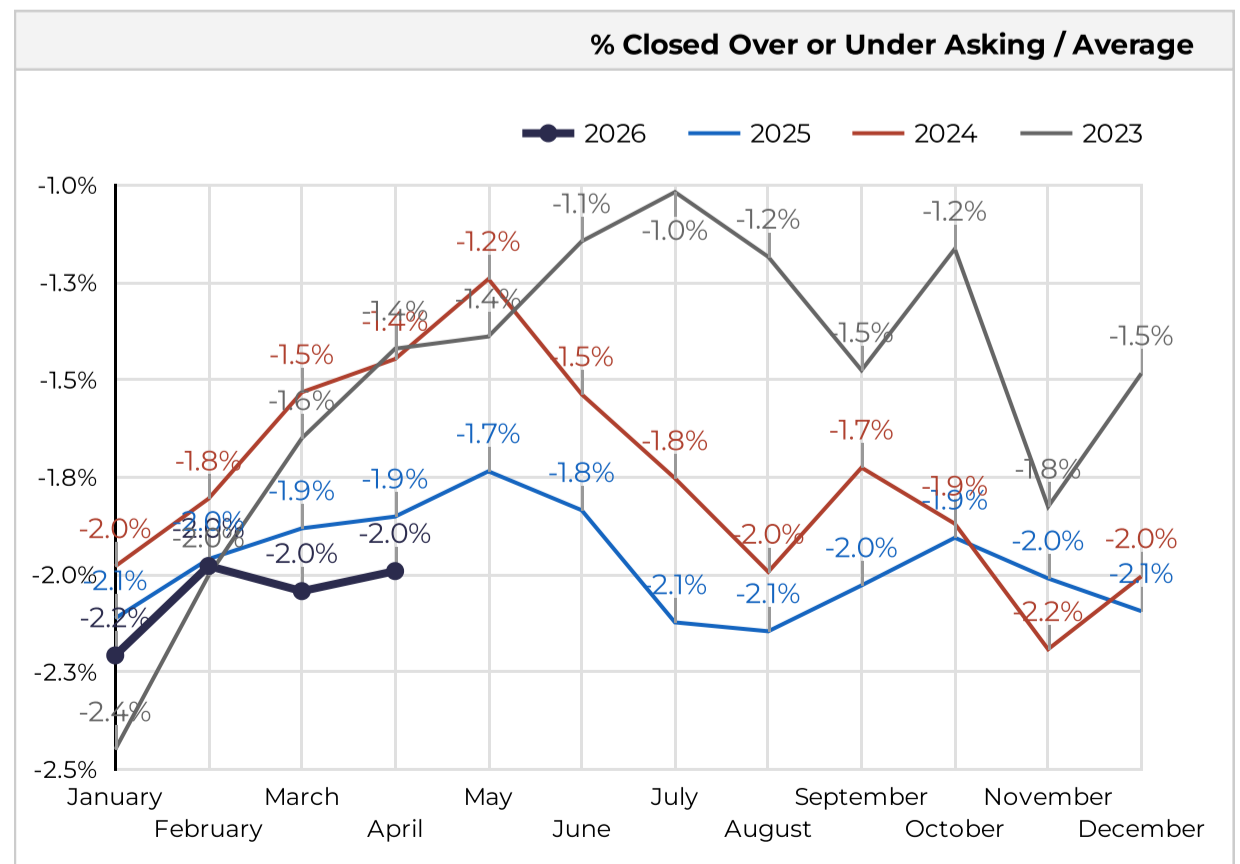
# of Sales / Count				
Month	2023	2024	2025	2026
January	904	909	951	911
February	1,085	1,142	1,152	1,123
March	1,386	1,315	1,391	1,388
April	1,335	1,397	1,403	1,396
May	1,491	1,465	1,399	-
June	1,418	1,226	1,264	-
July	1,154	1,238	1,212	-
August	1,240	1,211	1,163	-
September	1,060	1,062	1,145	-
October	1,069	1,119	1,109	-
November	922	1,018	930	-
December	912	1,066	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	\$365,000
March	\$340,000	\$364,900	\$365,000	\$365,000
April	\$342,500	\$374,120	\$365,000	\$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	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	26	34	43
February	30	30	34	47
March	19	21	30	36
April	17	21	31	32
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	-

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	1,974
April	1,440	1,805	2,150	1,956
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	-

New Pending / Count				
Month	2023	2024	2025	2026
January	1,042	1,034	1,077	1,031
February	1,224	1,201	1,209	1,208
March	1,424	1,382	1,458	1,483
April	1,388	1,388	1,412	1,356
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: May 5, 2026

Apr 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

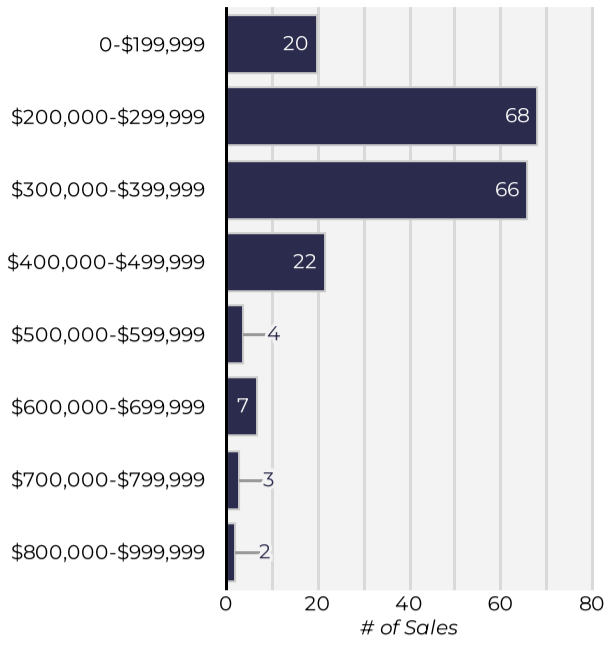
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,147	0.6% ↑	\$561.23M	1.5% ↑	\$390,000	\$-5,000 ↓	\$236	\$-4 ↓	32	3 ↑	-1.8%	-0.1% ↓
Townhouse	115	0.9% ↑	\$39.35M	-4.9% ↓	\$289,000	\$-26,000 ↓	\$233	\$-7 ↓	29	-2 ↓	-2.0%	0.1% ↑
Manufactured Home	74	-7.5% ↓	\$15.82M	-12.6% ↓	\$224,000	\$-4,000 ↓	\$156	\$-3 ↓	34	1 ↑	-3.6%	-0.9% ↓
Condominium	44	-24.1% ↓	\$9.59M	-24.1% ↓	\$225,000	\$15,000 ↑	\$215	\$-5 ↓	35	1 ↑	-4.5%	-1.9% ↓
Mobile Home	12	33.3% ↑	\$1.47M	19.8% ↑	\$110,000	\$-8,000 ↓	\$112	\$-27 ↓	27	-43 ↓	-5.0%	4.0% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	78	-12.4% ↓	\$14.32M	-16.7% ↓	\$182,000	\$-8,000 ↓	\$221	\$-11 ↓	45	17 ↑	-5.0%	-1.8% ↓
\$1000-1499 sqft	383	-1.3% ↓	\$107.2M	-4.9% ↓	\$280,000	\$-5,000 ↓	\$220	\$-7 ↓	27	-1 ↓	-1.5%	0.2% ↑
\$1500-1999 sqft	424	-7.0% ↓	\$159.84M	-9.8% ↓	\$360,000	\$-9,900 ↓	\$217	\$-6 ↓	31	1 ↑	-1.8%	-0.3% ↓
2000-2499 sqft	269	7.6% ↑	\$132.32M	6.2% ↑	\$460,000	\$10 ↑	\$222	\$-4 ↓	34	-2 ↓	-1.6%	0.3% ↑
2500-2999 sqft	128	8.5% ↑	\$83.2M	4.8% ↑	\$630,000	\$-35,000 ↓	\$239	\$-9 ↓	35	5 ↑	-2.0%	-0.2% ↓
3000-3999 sqft	92	10.8% ↑	\$95.69M	12.1% ↑	\$900,000	\$-50,000 ↓	\$307	\$5 ↑	37	-9 ↓	-2.7%	+0.0%...
4000-4999 sqft	10	-28.6% ↓	\$18.47M	-22.5% ↓	\$1,425,000	\$-150,000 ↓	\$431	\$48 ↑	68	35 ↑	-5.4%	-1.2% ↓
5000+ sqft	8	166.7% ↑	\$16.43M	170.6% ↑	\$1,665,000	\$-735,000 ↓	\$366	\$59 ↑	48	33 ↑	-6.8%	-3.4% ↓

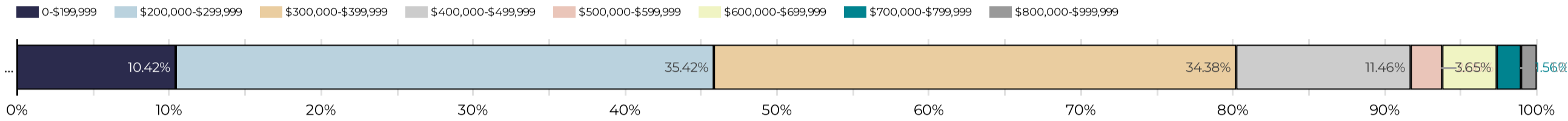
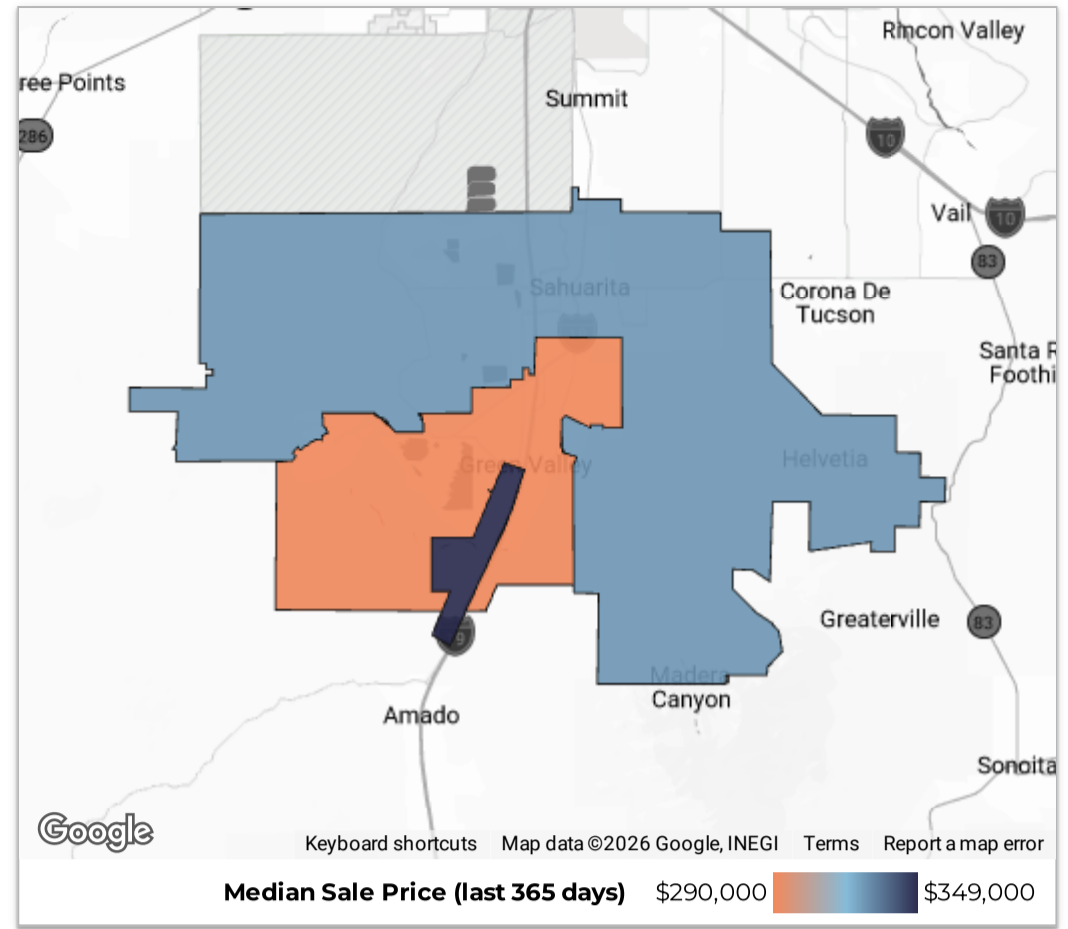
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	262	-3.0% ↓	\$146.46M	-2.8% ↓	\$451,000	\$-9,000 ↓	\$257	\$-4 ↓	31	7 ↑	-2.3%	-0.5% ↓
Central	164	0.6% ↑	\$55.28M	-5.1% ↓	\$300,000	\$-8,000 ↓	\$232	\$-9 ↓	24	4 ↑	-2.5%	-0.7% ↓
North	124	-3.9% ↓	\$104.57M	5.4% ↑	\$718,000	\$68,000 ↑	\$321	\$4 ↑	19	-8 ↓	-2.7%	-0.2% ↓
Upper Southeast	103	9.6% ↑	\$41.75M	4.5% ↑	\$385,000	\$-12,777 ↓	\$205	\$-9 ↓	41	-6 ↓	-1.1%	0.1% ↑
East	102	-10.5% ↓	\$32.3M	-18.0% ↓	\$295,000	\$-25,000 ↓	\$195	\$-13 ↓	27	6 ↑	-1.6%	-0.7% ↓
Southwest	84	-4.5% ↓	\$24.71M	-8.7% ↓	\$305,000	\$3,000 ↑	\$180	\$-10 ↓	32	4 ↑	-0.8%	1.3% ↑
West	81	-2.4% ↓	\$35.04M	-4.0% ↓	\$366,920	\$-23,080 ↓	\$241	\$-3 ↓	27	6 ↑	-0.7%	1.1% ↑
Extended West	69	-18.8% ↓	\$24.32M	-23.5% ↓	\$359,900	\$-20,090 ↓	\$198	\$-3 ↓	35	5 ↑	-2.2%	-0.7% ↓
Upper Northwest	65	4.8% ↑	\$35.34M	8.8% ↑	\$485,000	\$0	\$240	\$-13 ↓	64	20 ↑	-2.6%	-0.1% ↓
Northeast	58	-6.5% ↓	\$37.05M	14.2% ↑	\$498,000	\$78,000 ↑	\$276	\$40 ↑	34	-12 ↓	-2.4%	0.2% ↑
South	56	14.3% ↑	\$15.69M	17.0% ↑	\$285,000	\$10,000 ↑	\$188	\$-16 ↓	29	9 ↑	-1.4%	0.5% ↑
Southeast	52	36.8% ↑	\$19M	37.3% ↑	\$350,000	\$-5,000 ↓	\$201	\$-4 ↓	33	-3 ↓	-0.9%	0.2% ↑
Cochise	43	2.4% ↑	\$12.77M	-5.7% ↓	\$285,000	\$1,500 ↑	\$164	\$-16 ↓	29	-12 ↓	-3.4%	-0.5% ↓
Benson/St. David	33	32.0% ↑	\$9.6M	74.8% ↑	\$275,000	\$46,877 ↑	\$171	\$15 ↑	37	-18 ↓	-3.5%	-1.3% ↓
SCC-Rio Rico East	23	-4.2% ↓	\$6.2M	-21.9% ↓	\$265,000	\$-30,000 ↓	\$176	\$-11 ↓	32	-22 ↓	-0.6%	1.2% ↑
Pinal	14	75.0% ↑	\$5.07M	51.9% ↑	\$330,000	\$1,000 ↑	\$183	\$-16 ↓	34	-3 ↓	-4.1%	-3.6% ↓
Extended Northwest	13	-35.0% ↓	\$3.68M	-38.5% ↓	\$279,940	\$-10,960 ↓	\$168	\$-31 ↓	74	25 ↑	-1.6%	-0.3% ↓
Graham	9	0.0%	\$3.45M	26.4% ↑	\$355,000	\$48,000 ↑	\$185	\$15 ↑	51	13 ↑	0.6%	3.9% ↑
SCC-Tubac East	8	60.0% ↑	\$4.01M	60.0% ↑	\$500,000	\$75,000 ↑	\$252	\$-36 ↓	76	-77 ↓	-4.2%	-2.2% ↓
SCC-Nogales East	7	250.0% ↑	\$1.41M	192.1% ↑	\$204,000	\$-4,000 ↓	\$164	\$-4 ↓	15	-10 ↓	-1.4%	4.6% ↑
Extended Southwest	5	-44.4% ↓	\$1.66M	-14.8% ↓	\$200,000	\$-12,625 ↓	\$190	\$45 ↑	31	23 ↑	-0.5%	-1.0% ↓
SCC-Rio Rico West	4	-42.9% ↓	\$1.59M	-35.5% ↓	\$281,000	\$5,000 ↑	\$179	\$-11 ↓	33	-17 ↓	-0.9%	0.8% ↑
SCC-Sonoita	3	-	\$2.13M	-	\$778,000	-	\$338	-	63	-	-2.7%	-
Extended Northeast	2	-	\$1.46M	-	\$600,000	-	\$474	-	2	-	-3.4%	-
Maricopa	2	-33.3% ↓	\$945K	-7.4% ↓	\$330,000	\$15,000 ↑	\$275	\$2 ↑	6	-20 ↓	0.0%	2.2% ↑
SCC-Amado	2	100.0% ↑	\$572K	44.8% ↑	\$213,000	\$-182,000 ↓	\$202	\$102 ↑	24	-214 ↓	-3.3%	-3.3% ↓
SCC-Elgin	1	-	\$425K	-	\$425,000	-	\$180	-	330	-	-14.8%	-
Pima Southwest	1	-50.0% ↓	\$220K	-53.1% ↓	\$220,000	\$150,000 ↑	\$295	\$161 ↑	156	139 ↑	-4.3%	4.5% ↑
SCC-Patagonia	1	-50.0% ↓	\$373.8K	-41.9% ↓	\$373,800	\$90,800 ↑	\$296	\$51 ↑	6	-15 ↓	-0.3%	2.0% ↑
Pima Northwest	1	-	\$400K	-	\$400,000	-	\$375	-	9	-	-4.5%	-

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

April 2026

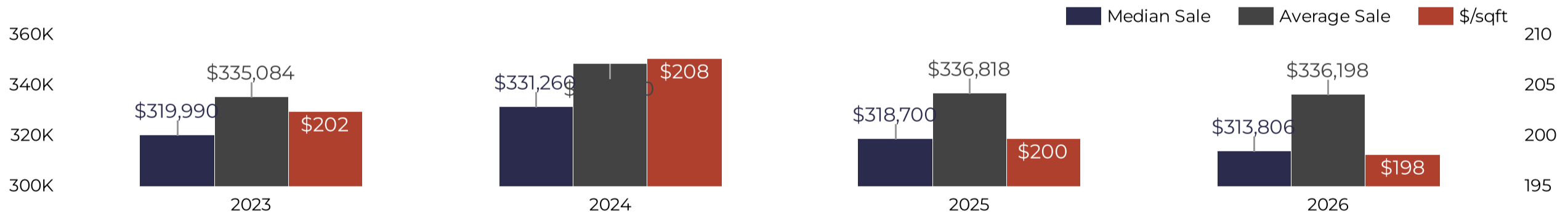
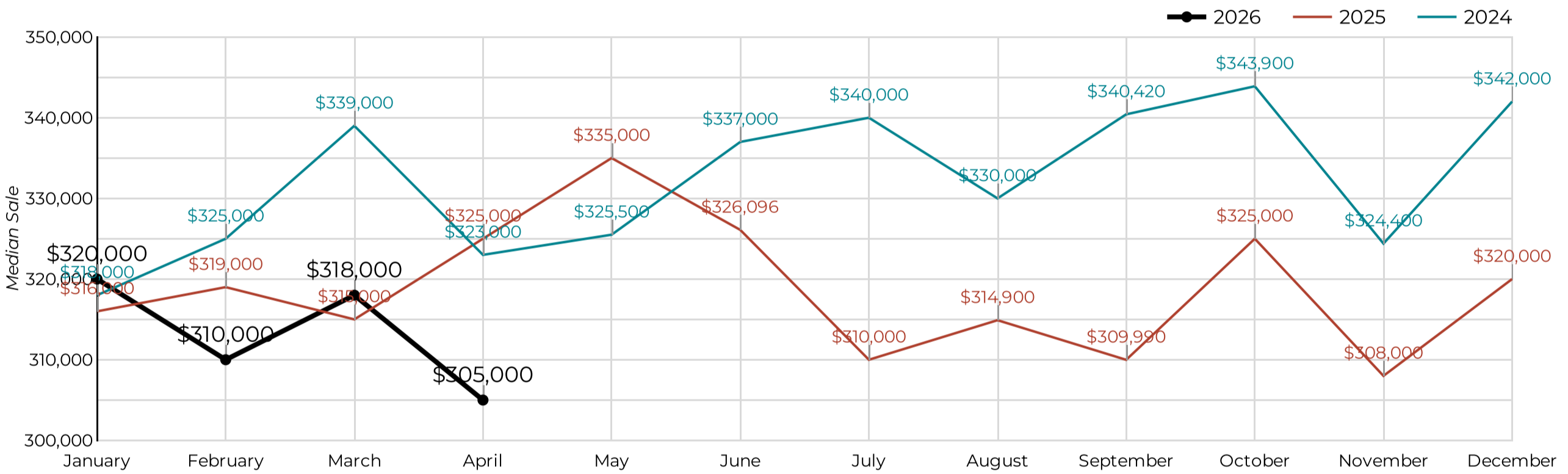


# of Sales 192 ↓ -5.0% from previous year	Median Sale Price \$305,000 ↓ -6.2% from previous year
Volume \$63,009,431 ↓ -6.2% from previous year	Average Sale Price \$328,174 ↓ -1.3% from previous year
\$/sqft \$196 ↓ -1.7% from previous year	Median Days on Market 52 ↑ 9 from previous year
# of New Listings 219 ↓ -13.8% from previous year	Average % Over Asking -1.77% ↓ -0.12% from previous year



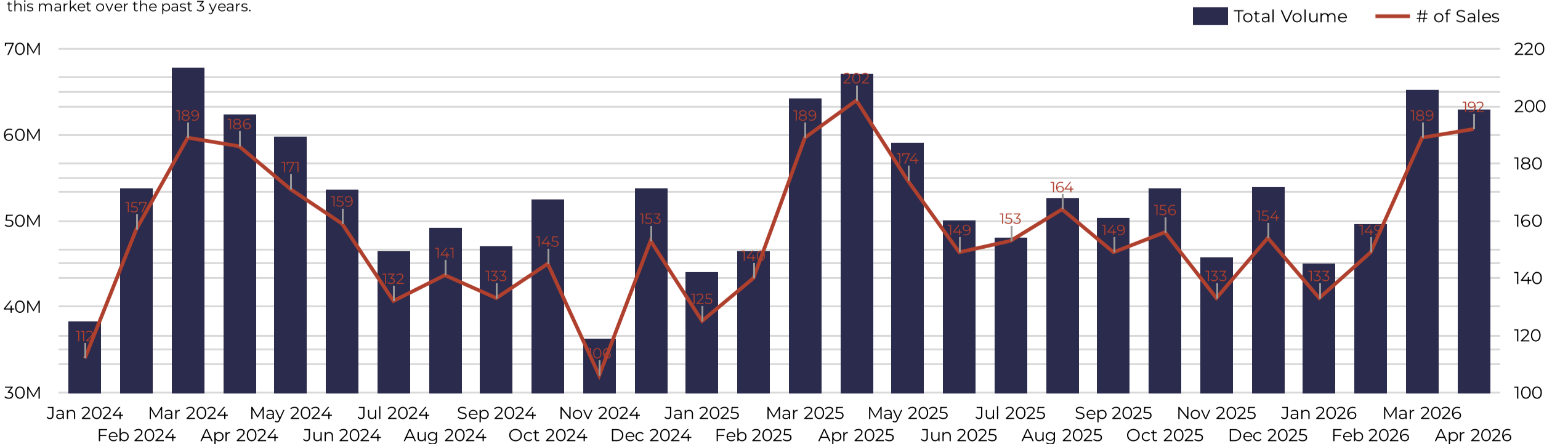
Market Pricing

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



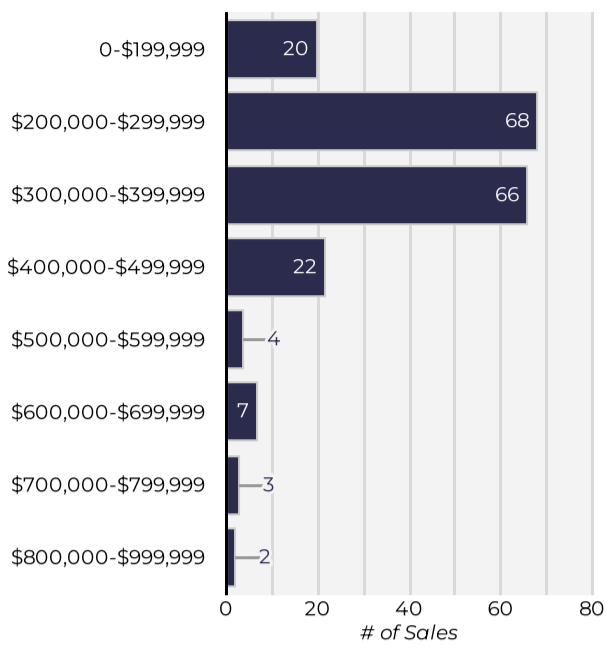
Market Activity

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

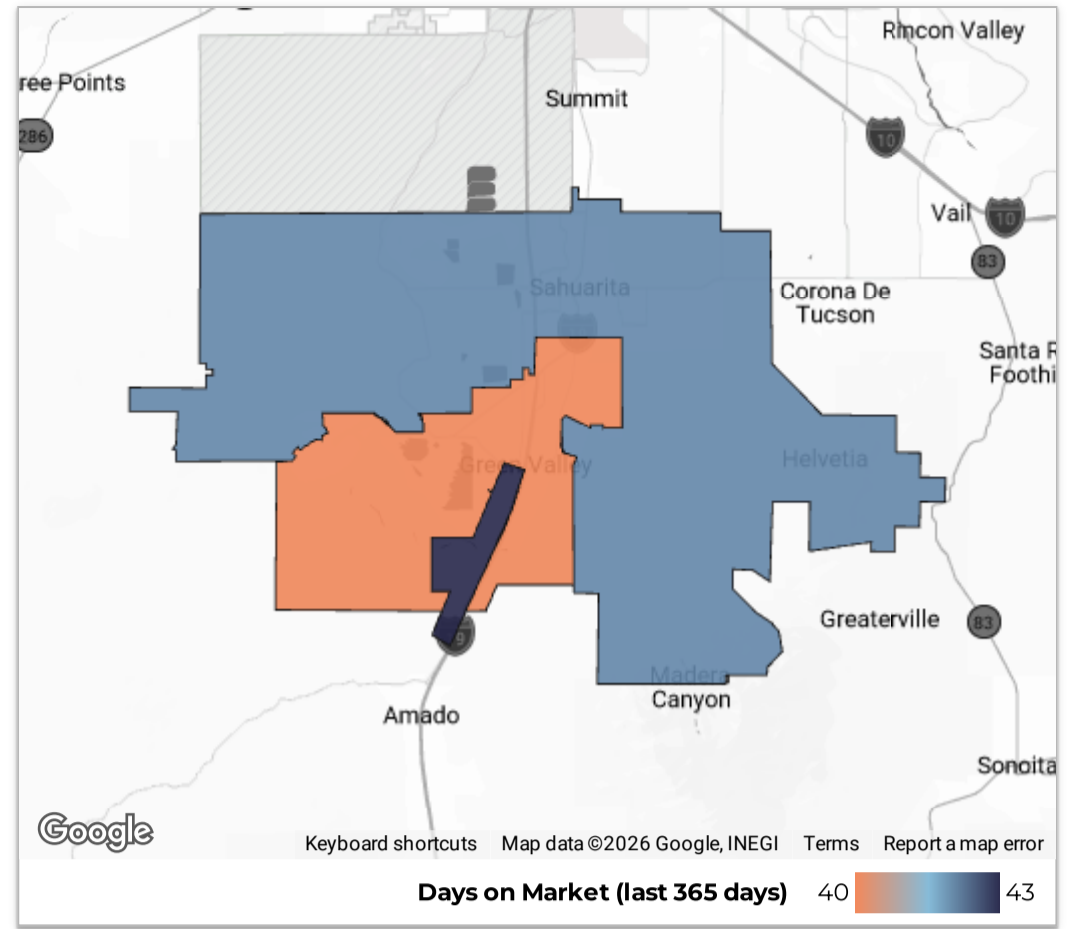


All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: May 5, 2026

April 2026

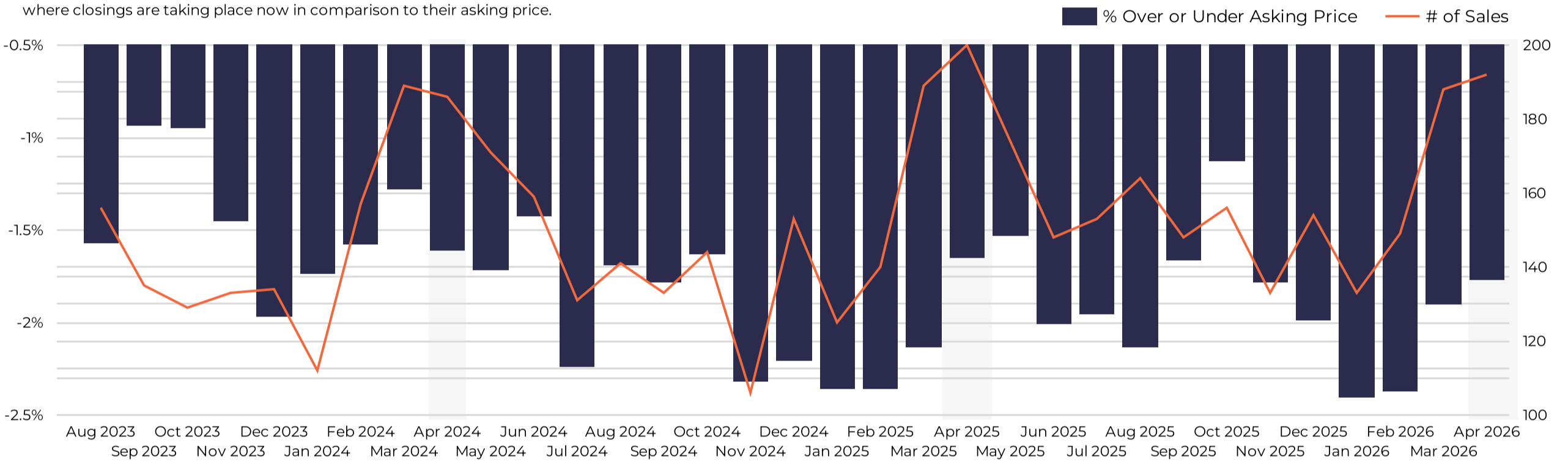


of Sales: **192** (-5.0% from previous year)
 Median Sale Price: **\$305,000** (-6.2% from previous year)
 Volume: **\$63,009,431** (-6.2% from previous year)
 Average Sale Price: **\$328,174** (-1.3% from previous year)
 \$/sqft: **\$196** (-1.7% from previous year)
 Median Days on Market: **52** (+9 from previous year)
 # of New Listings: **219** (-13.8% from previous year)
 Average % Over Asking: **-1.77%** (-0.12% from previous year)



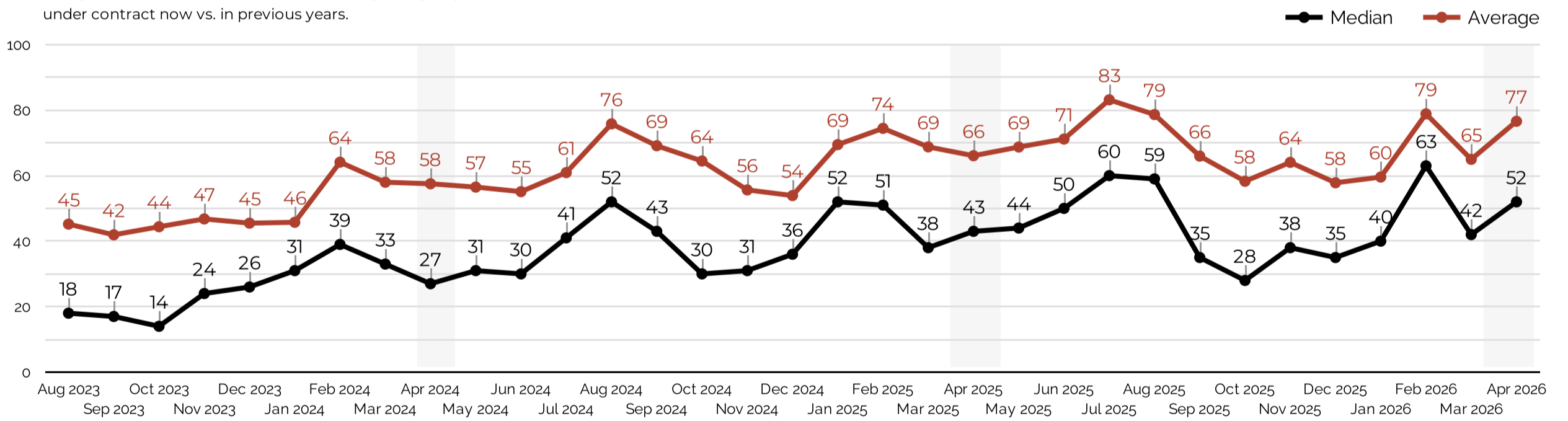
Buyer Demand

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	20	-25.9% ↓	57	10 ↑	-4.12%	1.33% ↑
\$200,000-\$299,999	68	21.4% ↑	40	2 ↑	-1.79%	-0.29% ↓
\$300,000-\$399,999	66	-14.3% ↓	61	9 ↑	-0.90%	0.17% ↑
\$400,000-\$499,999	22	-15.4% ↓	33	8 ↑	-1.37%	-2.16% ↓
\$500,000-\$599,999	4	-50.0% ↓	21	-25 ↓	-4.61%	-2.75% ↓
\$600,000-\$699,999	7	133.3% ↑	61	42 ↑	-2.43%	-1.10% ↓
\$700,000-\$799,999	3	50.0% ↑	80	43 ↑	-1.21%	1.46% ↑
\$800,000-\$999,999	2	0.0%	46	-11 ↓	-3.69%	-2.12% ↓

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

April 2026

of New Listings (Supply)
219
-35 from previous year

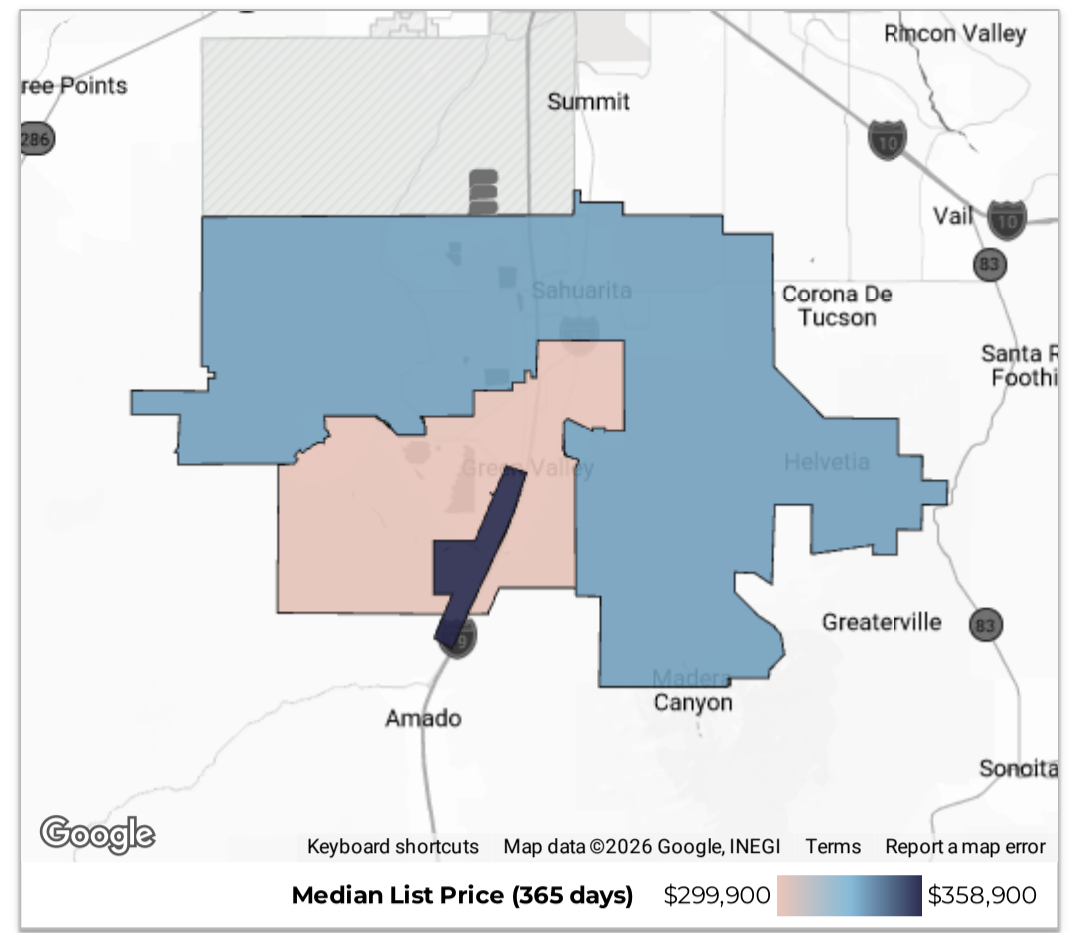
of New Pendings (Demand)
167
-18 from previous year

Months of Supply
3.40

Active Listings
652

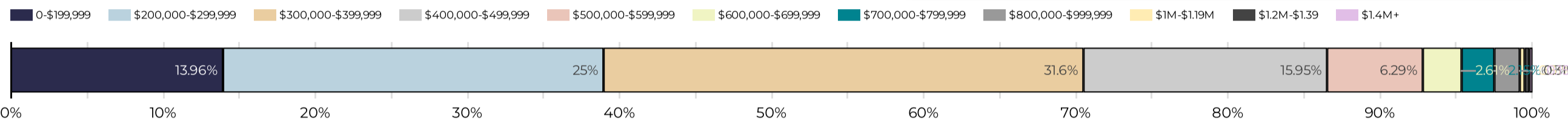
Pending Listings
72

	Average	#
Single Family Residence	\$432,310	444
Townhouse	\$260,337	137
Condominium	\$129,325	52
Manufactured Home	\$215,706	16
Mobile Home	\$144,667	3
Grand total	\$365,371	652



Active Listings

Single Family Residence Townhouse Condominium Manufactured Home

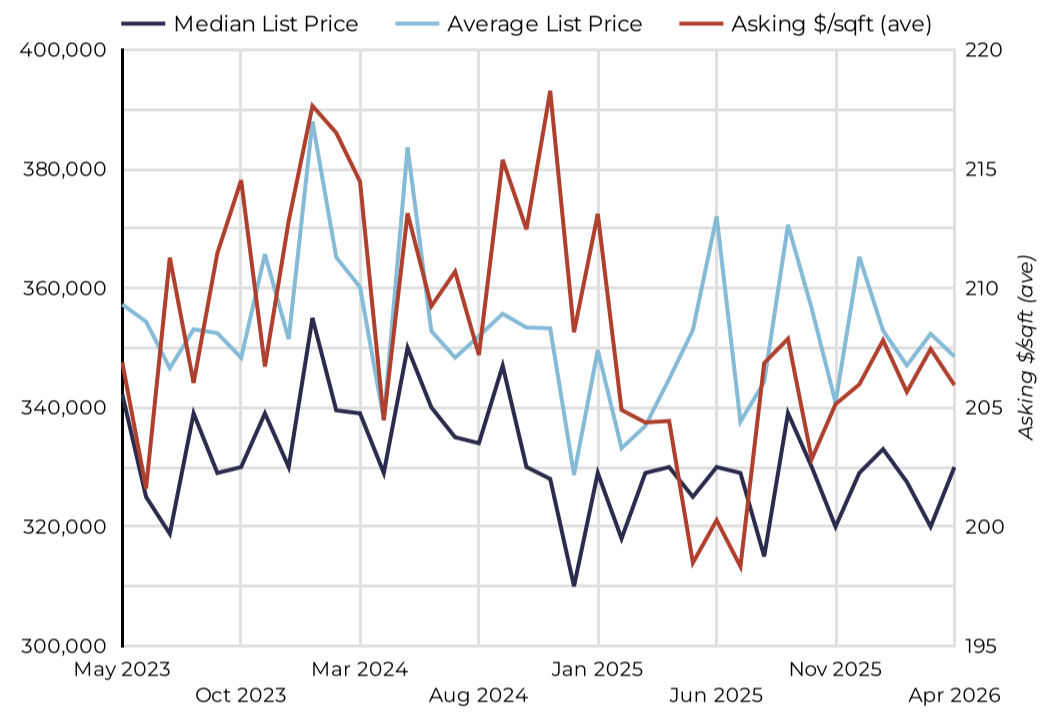


Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.35	91	17
\$200,000-\$299,999	2.40	163	68
\$300,000-\$399,999	3.03	206	68
\$400,000-\$499,999	4.52	104	23
\$500,000-\$599,999	13.67	41	3
\$600,000-\$699,999	2.13	17	8
\$700,000-\$799,999	4.67	14	3
\$800,000-\$999,999	5.50	11	2

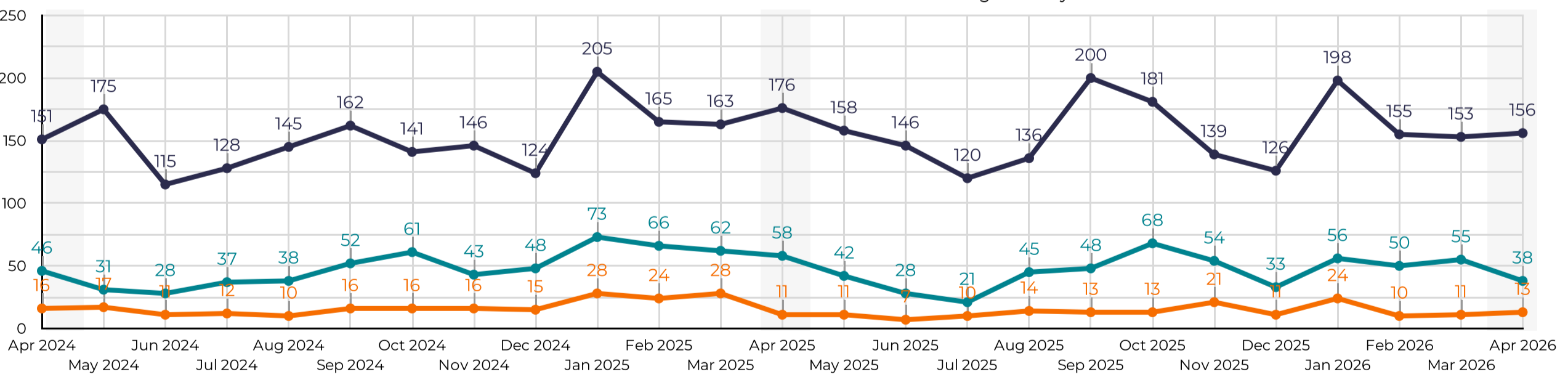
Grand total 3.37 647 192

Asking Prices



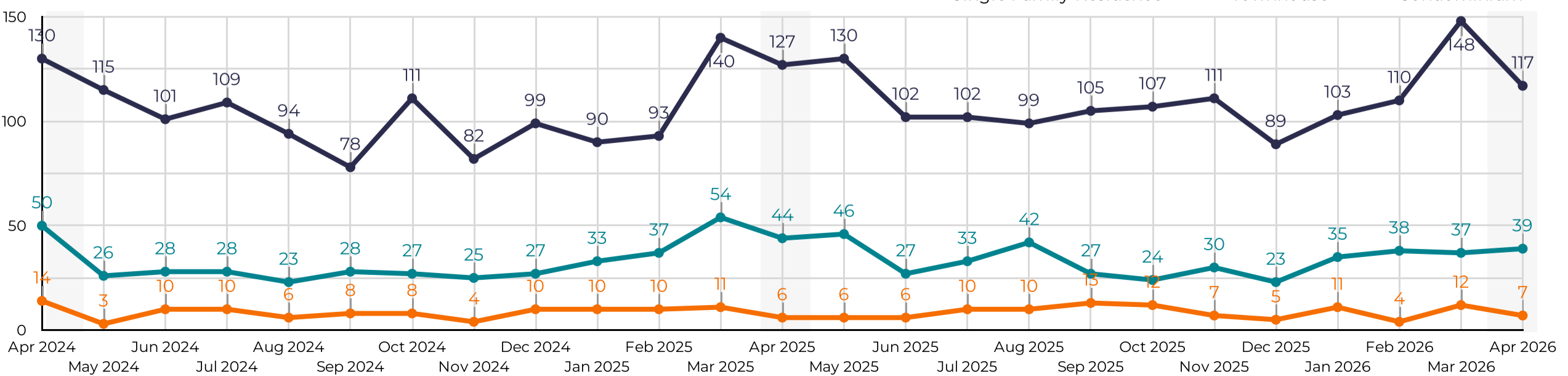
New Listings

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.

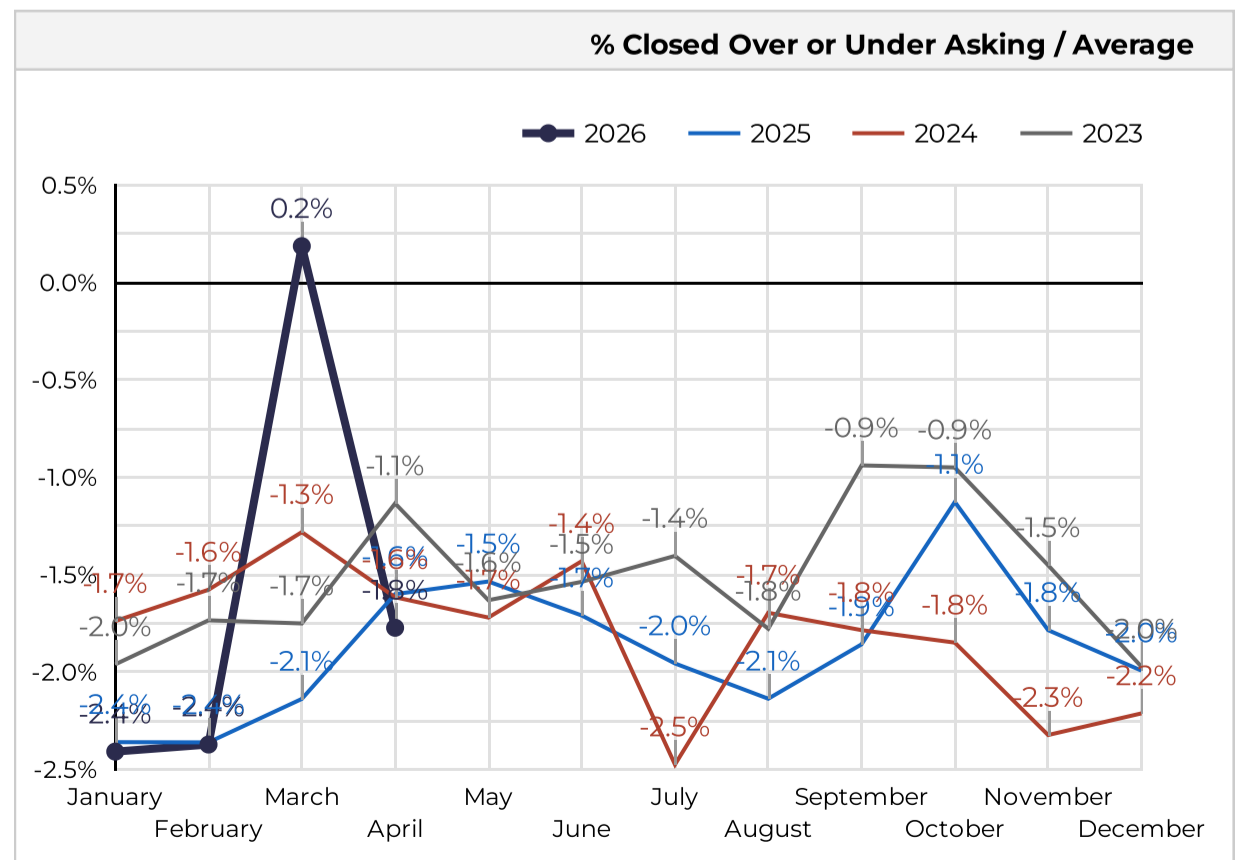
Month	# of Sales / Count			
	2023	2024	2025	2026
January	125	112	125	133
February	123	157	140	149
March	195	189	189	189
April	222	186	202	192
May	182	171	174	-
June	200	159	149	-
July	171	132	153	-
August	157	141	164	-
September	135	133	149	-
October	129	145	156	-
November	133	106	133	-
December	134	153	154	-

Month	Sale Price / Median			
	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	\$318,000
April	\$325,857	\$323,000	\$325,000	\$305,000
May	\$305,000	\$325,500	\$335,000	-
June	\$327,500	\$337,000	\$326,096	-
July	\$330,000	\$340,000	\$310,000	-
August	\$314,900	\$330,000	\$314,900	-
September	\$319,900	\$340,420	\$309,990	-
October	\$335,000	\$343,900	\$325,000	-
November	\$307,990	\$324,400	\$308,000	-
December	\$325,000	\$342,000	\$320,000	-

Month	Days on Market / Median			
	2023	2024	2025	2026
January	25	31	52	40
February	37	39	51	63
March	32	33	38	42
April	16	27	43	52
May	18	31	44	-
June	18	30	50	-
July	31	41	60	-
August	18	52	59	-
September	17	43	35	-
October	14	30	28	-
November	24	31	38	-
December	26	36	35	-

Month	New Listings / Count			
	2023	2024	2025	2026
January	221	239	316	283
February	216	228	260	223
March	231	250	260	221
April	203	224	254	219
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	-

Month	New Pending / Count			
	2023	2024	2025	2026
January	133	153	137	159
February	142	173	146	160
March	218	164	211	201
April	196	201	185	167
May	195	152	184	-
June	185	146	139	-
July	169	151	151	-
August	152	125	153	-
September	122	120	153	-
October	129	152	148	-
November	136	112	156	-
December	119	140	120	-



Apr 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			
-----------------	--	--	--	----------------	--	--	--	--------------	--	--	--

Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	131	-3.0% ↓	\$47.94M	-7.6% ↓	\$329,000	\$-25,320 ↓	\$194	\$-9 ↓	54	8 ↑	-1.5%	-0.3% ↓
Townhouse	50	-3.8% ↓	\$13.56M	4.7% ↑	\$257,000	\$27,000 ↑	\$208	\$11 ↑	38	9 ↑	-2.1%	-0.3% ↓
Condominium	8	-11.1% ↓	\$1.01M	-12.7% ↓	\$115,000	\$-23,000 ↓	\$168	\$-9 ↓	73	33 ↑	-2.2%	1.3% ↑
Manufactured Home	3	0.0%	\$496.5K	1.3% ↑	\$168,000	\$-7,000 ↓	\$118	\$-2 ↓	122	75 ↑	-6.5%	-2.1% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	14	-30.0% ↓	\$2.06M	-31.8% ↓	\$136,000	\$-5,000 ↓	\$215	\$3 ↑	58	23 ↑	-1.5%	0.8% ↑
\$1000-1499 sqft	63	16.7% ↑	\$16.83M	21.7% ↑	\$260,000	\$3,750 ↑	\$204	\$6 ↑	44	6 ↑	-1.6%	-0.0% ↓
\$1500-1999 sqft	66	-2.9% ↓	\$21.21M	-6.3% ↓	\$313,806	\$-17,594 ↓	\$187	\$-9 ↓	54	7 ↑	-2.0%	-0.2% ↓
2000-2499 sqft	33	-21.4% ↓	\$14.58M	-15.7% ↓	\$386,320	\$900 ↑	\$196	\$7 ↑	70	25 ↑	-2.3%	-0.9% ↓
2500-2999 sqft	10	-16.7% ↓	\$4.93M	-34.9% ↓	\$420,000	\$-115,000 ↓	\$182	\$-51 ↓	40	18 ↑	-0.8%	1.0% ↑
3000-3999 sqft	6	50.0% ↑	\$3.39M	51.9% ↑	\$482,000	\$53,000 ↑	\$181	\$6 ↑	61	8 ↑	-1.2%	-1.1% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	63	14.5% ↑	\$21.16M	12.1% ↑	\$319,290	\$-25,700 ↓	\$178	\$-6 ↓	53	13 ↑	-1.2%	-0.5% ↓
Green Valley Northeast	45	36.4% ↑	\$17.45M	38.9% ↑	\$333,000	\$-17,000 ↓	\$215	\$10 ↑	58	9 ↑	-1.9%	-0.5% ↓
Green Valley Northwest	42	-10.6% ↓	\$10.32M	-11.3% ↓	\$250,000	\$0	\$187	\$-8 ↓	44	1 ↑	-2.0%	+0.0%...
Green Valley Southwest	30	-28.6% ↓	\$9.67M	-33.8% ↓	\$291,000	\$-24,000 ↓	\$209	\$-1 ↓	45	8 ↑	-2.0%	+0.0%...
Green Valley Southeast	12	-47.8% ↓	\$4.41M	-50.5% ↓	\$309,000	\$-18,600 ↓	\$216	\$5 ↑	93	48 ↑	-2.8%	-0.1% ↓