

June

Average Sqft
1,837

Today 7/4/25

of New Listings (Supply)

1,154

↓ -2.2% from previous year

of New Pendings (Demand)

775

↓ -5.5% from previous year

Months of Supply Now

3.74 + .35

Active Now

2,943 - 18

Pending Listings Now

343 - 22

Average List Price

#

Single Family Residence

\$623,220

2,221

Townhouse

\$354,215

264

Manufactured Home

\$248,854

126

Condominium

\$243,716

294

Mobile Home

\$138,102

38

Median DOM (Active Now)

57

Average DOM (Active Now)

83

of Sales

787

↓ -5.5% from previous year

Median Days on Market

29

↑ 12 from previous year

Volume

\$344,272,992

↓ -4.1% from previous year

Average Days on Market

51

↑ 15 from previous year

Median Sale Price

\$355,000

↑ 1.4% from previous year

Average % Over Asking

-1.61%

↓ -0.27% from previous year

Tucson Housing Market: Resale

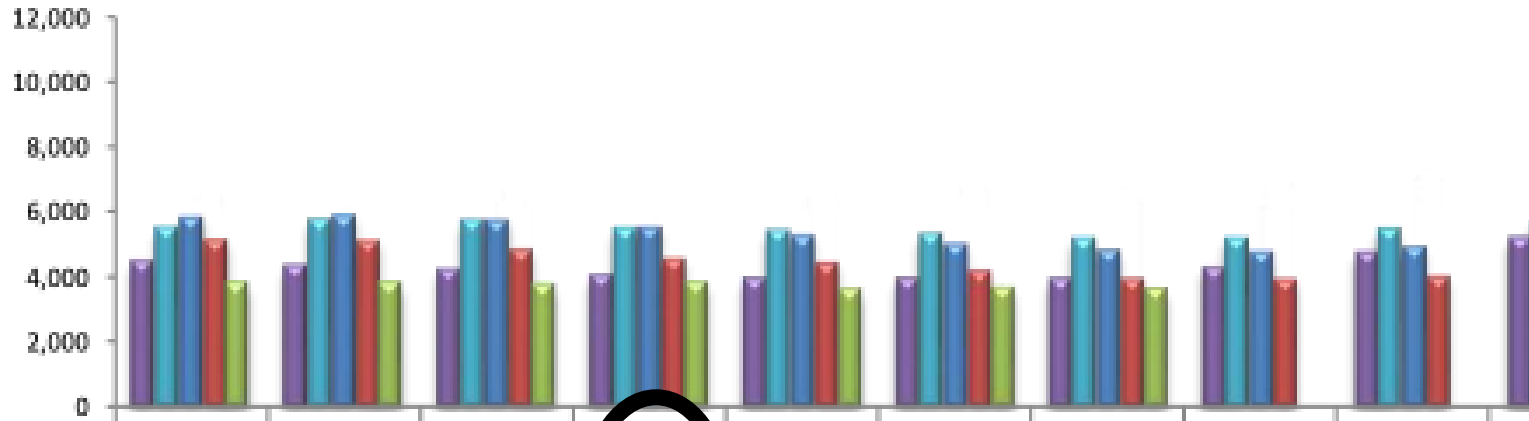
2025 Market trends continue into Peak Summer months

- Months Supply remains steady (for now), despite...
- Active Listings @ ~15 year highs
- Demand Side Weakness
 - Low Pendings
 - Despite low bar set in 2024
 - (More) Discounting
 - Increased Days on Market

Tucson's Highest Inventory Since... When??

June
2025

Active Listings



of New Listings (Supply)

1,889

↑ 6 from previous year

of New Pending (Demand)

1,318

↓ -46 from previous year

Months of Supply

4.05

Active Listings

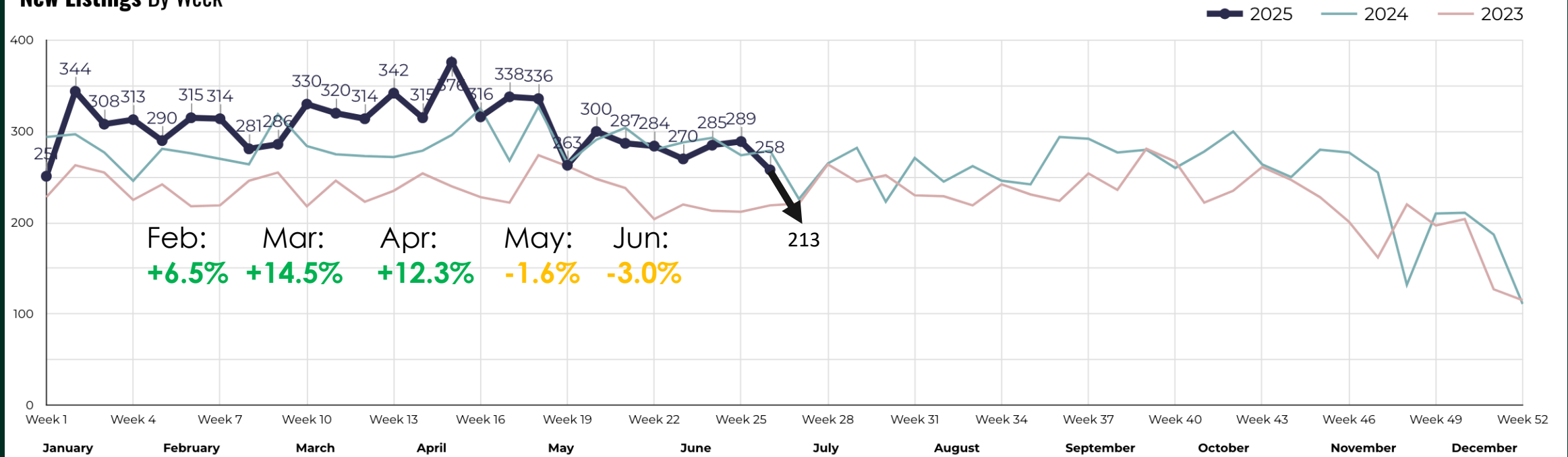
5,440

Pending Listings

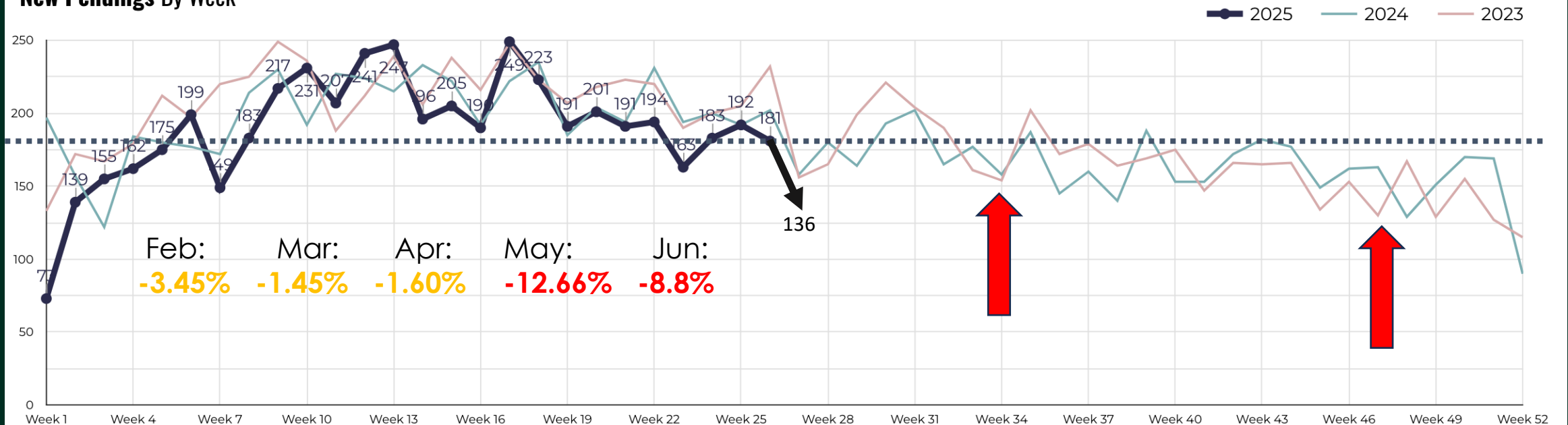
752

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2006	6,499	7,174	7,577	8,131	8,423	8,725	8,955	9,401	9,297	9,336	9,238	8,518
2007	9,742	9,847	10,185	10,387	9,721	8,665	8,692	8,954	9,190	9,313	9,234	8,708
2008	9,168	9,168	9,022	8,808	8,527	8,140	7,876	7,763	7,858	7,988	7,996	7,627
2009	7,694	7,532	7,415	6,890	6,506	6,261	6,075	6,062	6,008	6,213	6,350	6,130
2010	6,618	6,739	6,799	6,603	6,742	6,852	6,668	7,170	7,217	7,412	7,455	6,859
2011	7,147	6,947	6,703	6,269	5,795	5,566	5,412	5,167	5,155	5,290	5,191	4,911
2012	4,840	4,560	4,168	3,770	3,544	3,474	3,477	3,564	3,845	4,195	4,430	4,449
2013	4,459	4,325	4,210	4,027	3,953	3,953	3,933	4,249	4,717	5,173	5,286	5,150
2014	5,477	5,721	5,705	5,466	5,394	5,284	5,149	5,155	5,437	5,649	5,820	5,577
2015	5,803	5,857	5,721	5,487	5,250	4,992	4,798	4,758	4,909	5,043	5,096	4,888
2016	5,095	5,078	4,802	4,525	4,408	4,175	3,936	3,919	3,996	4,103	4,067	3,752
2017	3,777	3,765	3,721	3,773	3,589	3,625	3,602					

New Listings By Week



New Pendings By Week



Total Volume

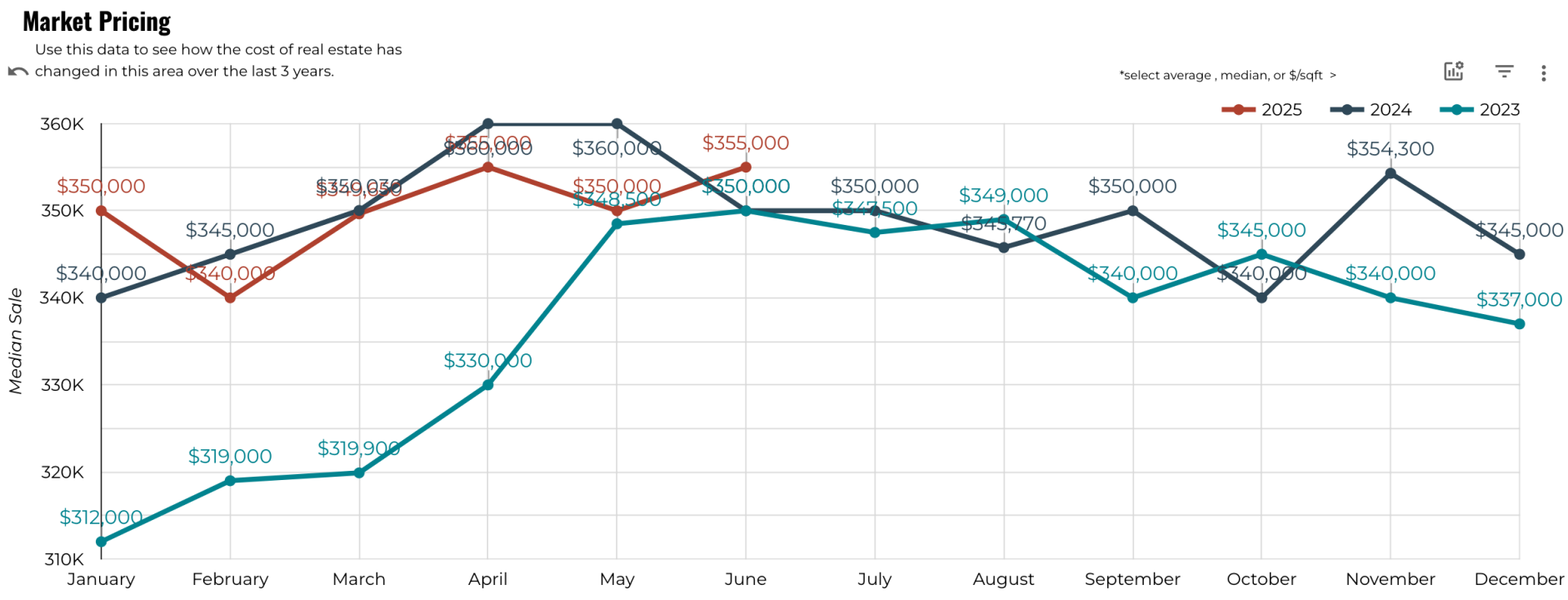
- Q1 2023: \$910,433,508 | 2,382
- Q1 2024: \$979,984,032 | 2,297
 - + 4.6% | - 3.6%
- Q1 2025: \$958,621,791 | 2,211
 - - 2.2% | - 3.75%

- Q2 2023: \$1,206,645,732 | 2,919
- Q2 2024: \$1,240,704,495 | 2,791
 - + 2.8% | - 4.4%
- Q2 2025: \$1,151,943,168 | 2,631
 - - 7.16% | - 5.75%

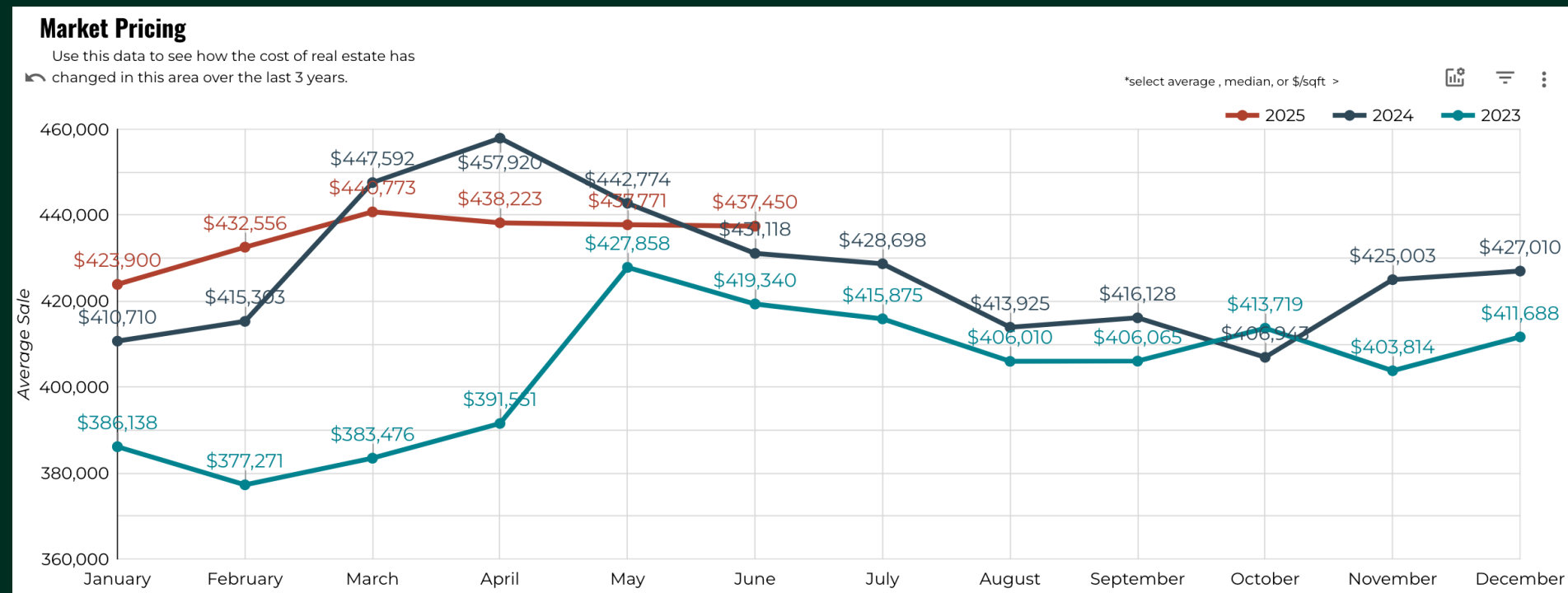
Market Activity By Month			
MONTH ▾	# of Sales	\$ Volume	Median Sale
Jun 2025	787 <div></div>	\$344,272,992	\$355,000 <div></div>
May 2025	914 <div></div>	\$400,122,454	\$350,000 <div></div>
Apr 2025	930 <div></div>	\$407,547,722	\$355,000 <div></div>
Mar 2025	890 <div></div>	\$392,287,833	\$349,650 <div></div>
Feb 2025	735 <div></div>	\$317,928,527	\$340,000 <div></div>
Jan 2025	586 <div></div>	\$248,405,431	\$350,000 <div></div>
Dec 2024	701 <div></div>	\$299,334,028	\$345,000 <div></div>
Nov 2024	647 <div></div>	\$274,977,133	\$354,300 <div></div>
Oct 2024	749 <div></div>	\$304,800,364	\$340,000 <div></div>
Sep 2024	684 <div></div>	\$284,631,719	\$350,000 <div></div>
Aug 2024	796 <div></div>	\$329,484,687	\$345,770 <div></div>
Jul 2024	833 <div></div>	\$357,105,817	\$350,000 <div></div>
Jun 2024	833 <div></div>	\$359,121,408	\$350,000 <div></div>
May 2024	992 <div></div>	\$439,232,303	\$360,000 <div></div>
Apr 2024	966 <div></div>	\$442,350,784	\$360,000 <div></div>
Mar 2024	897 <div></div>	\$401,490,126	\$350,030 <div></div>
Feb 2024	762 <div></div>	\$316,461,211	\$345,000 <div></div>
Jan 2024	638 <div></div>	\$262,032,695	\$340,000 <div></div>
Dec 2023	591 <div></div>	\$243,307,495	\$337,000 <div></div>
Nov 2023	631 <div></div>	\$254,806,410	\$340,000 <div></div>
Oct 2023	751 <div></div>	\$310,703,222	\$345,000 <div></div>
Sep 2023	706 <div></div>	\$286,682,137	\$340,000 <div></div>

2025 Pricing
Remains Flat

Median Price



Average Price



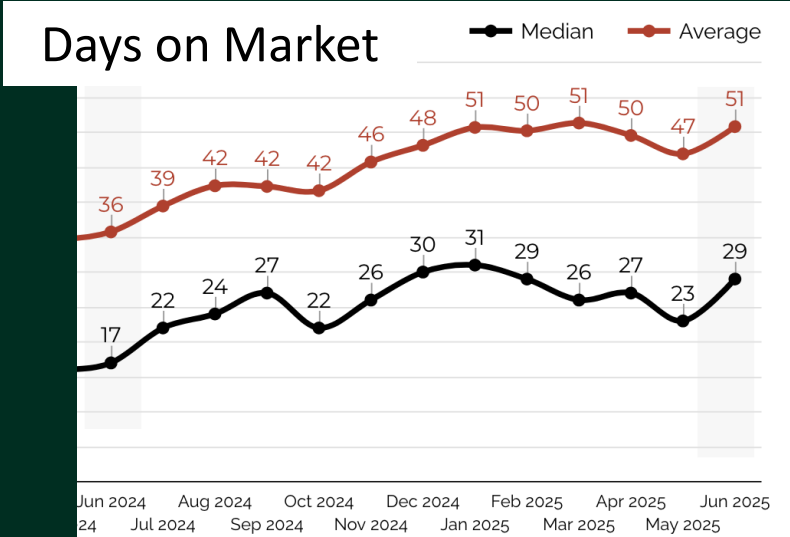
Buyer Demand at Each Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding. Comparing selected time period to previous year.

Apr 5, 2025 - Jul 4, 2025

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	165	-7.3% ↓	30	15 ↑	-3.94%	-0.27% ↓
\$200,000-\$299,999	591	-1.0% ↓	24	12 ↑	-1.52%	-0.53% ↓
\$300,000-\$399,999	829	-6.9% ↓	29	8 ↑	-1.27%	-0.52% ↓
\$400,000-\$499,999	365	-5.9% ↓	22	8 ↑	-1.51%	-0.52% ↓
\$500,000-\$599,999	197	-13.6% ↓	26	6 ↑	-1.57%	-0.06% ↓
\$600,000-\$699,999	113	-25.2% ↓	27	13 ↑	-1.61%	-0.26% ↓
\$700,000-\$799,999	85	-8.6% ↓	26	12 ↑	-2.08%	-0.24% ↓
\$800,000-\$999,999	87	-15.5% ↓	17	7 ↑	-2.44%	-1.42% ↓
\$1M-\$1.19M	46	0.0%	20	6 ↑	-3.97%	-1.7% ↓
\$1.2M-\$1.39	33	-2.9% ↓	39	16 ↑	-4.37%	-2.4% ↓
\$1.4M+	48	2.1% ↑	20	12 ↑	-3.53%	-0.88% ↓
Grand total	2,559	-7.1% ↓	26	10 ↑	-1.77%	-0.53% ↓

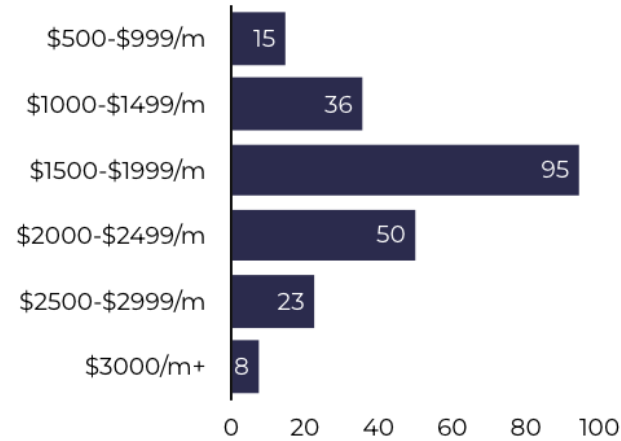
Of Sales in Q2:
At/Below Median: - 6%
Above Median: - 10+%



Average % Under Asking:
~1.5% near Median Price
2.0 – 4.0% Discounts on
Lower + Upper Ends

Tucson Rental Market Summary

June



of Leases

227

↓ -3.8% from previous year

Total Monthly Rental Volume

\$432,560

↓ -1.4% from previous year

\$/sqft

\$1.27

↓ \$-0.03 from previous year

Median Lease (\$/month)

\$1,800

↑ 0.3% from previous year

Median Days on Market

33

↑ 5 from previous year

Average % Over Asking

-0.06%

↑ 0.18% from previous year

Market Activity

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

