



Tucson Market Update

with Patrick Allen



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August

Average Sqft
1,777

Today

9/5/25

Single Family Residence

Average List Price
\$613,172

2,129

Townhouse

\$362,442

244

Condominium

\$234,735

268

Manufactured Home

\$232,245

126

Mobile Home

\$130,225

31

Median DOM (Active Now)

65

Average DOM (Active Now)

94

of New Listings (Supply)

1,069

↓ -5.4% from previous year

Months of Supply Now

3.81 + .15

Active Now

2,798 - 81

of New Pendings (Demand)

735

↓ -1.5% from previous year

Pending Listings Now

351 + 39

of Sales

735

↓ -7.7% from previous year

Median Days on Market

32

↑ 8 from previous year

Volume

\$294,422,204

↓ -10.6% from previous year

Average Days on Market

53

↑ 11 from previous year

Median Sale Price

\$335,000

↓ -3.1% from previous year

Average % Over Asking

-2.29%

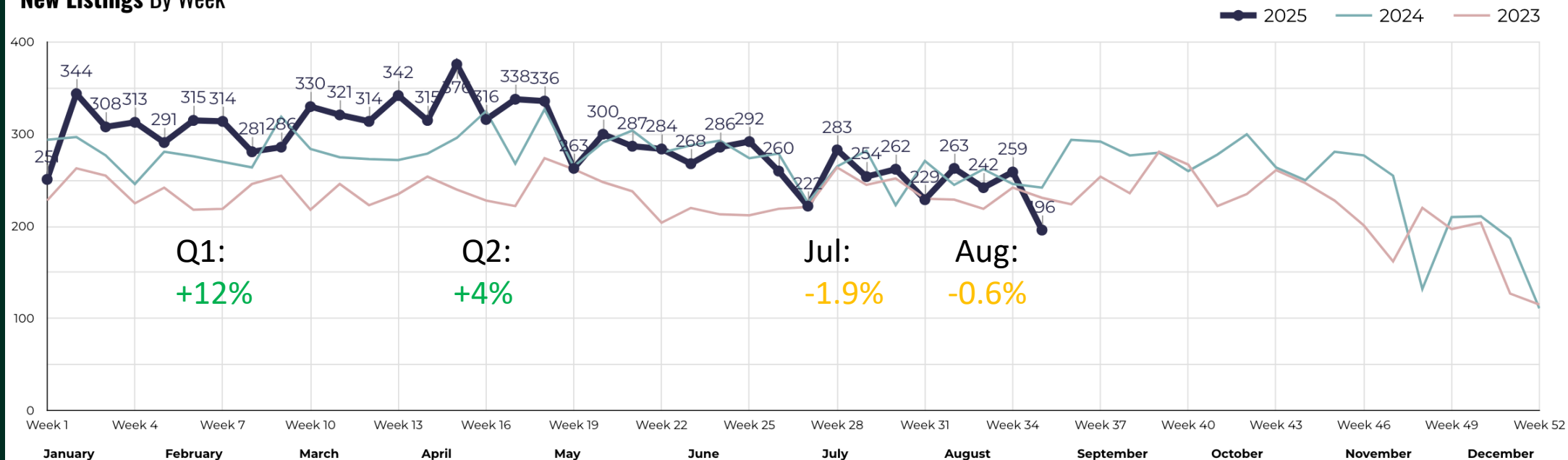
↓ -0.29% from previous year

Tucson Housing Market: Resale

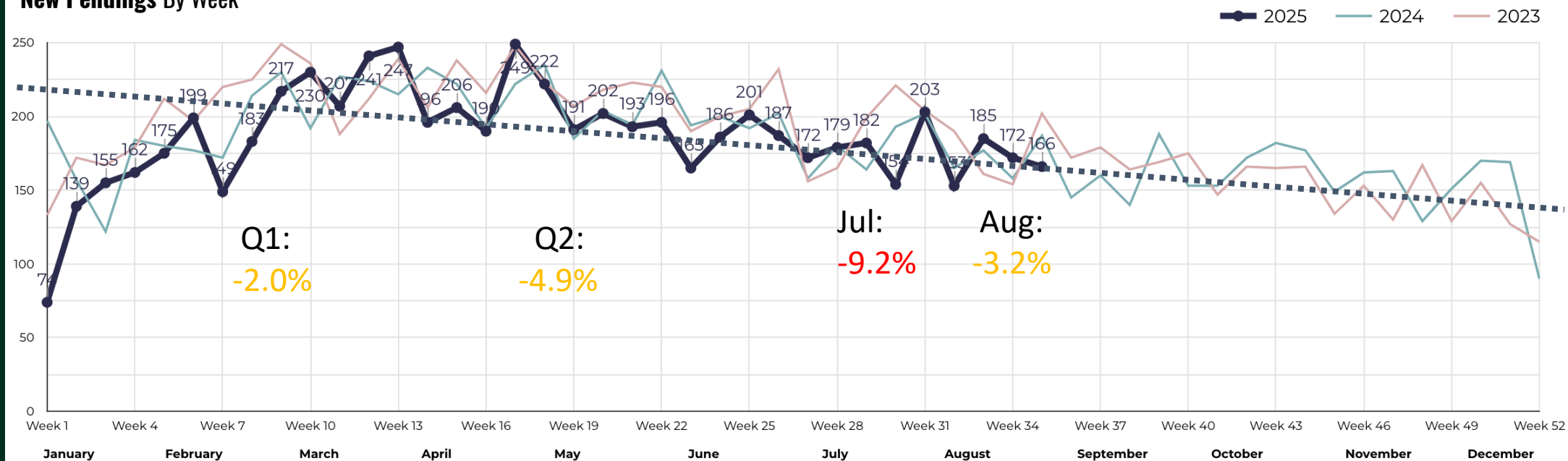
Slowing Market Conditions

- a) Months Supply up slightly
 - a) Still not approaching Balanced Market
 - a) 5-7 months Supply
 - b) Active Inventory holding flat
 - a) New Listings + New Pendings shadowing each other
- b) Pricing Weakness over last 2-3 months
- c) Demand Side Weakness: Days on Market & Price Reductions remain at record highs

New Listings By Week



New Pendings By Week

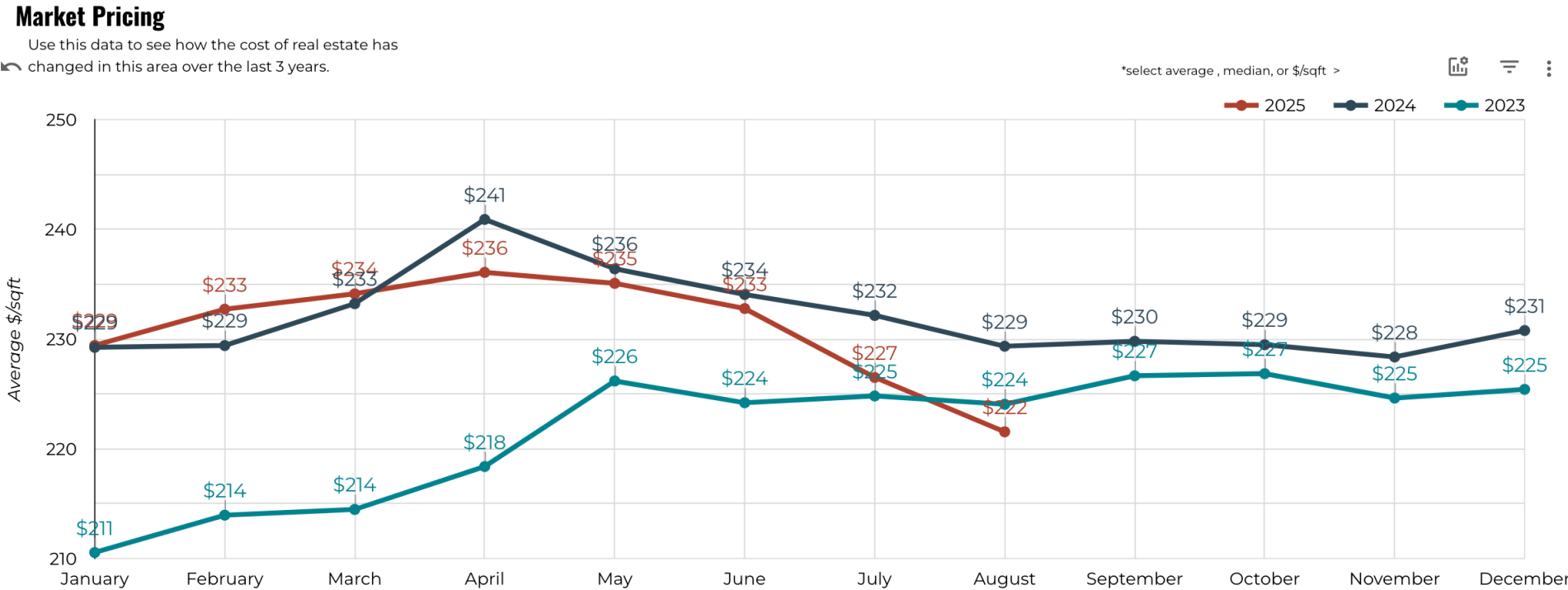
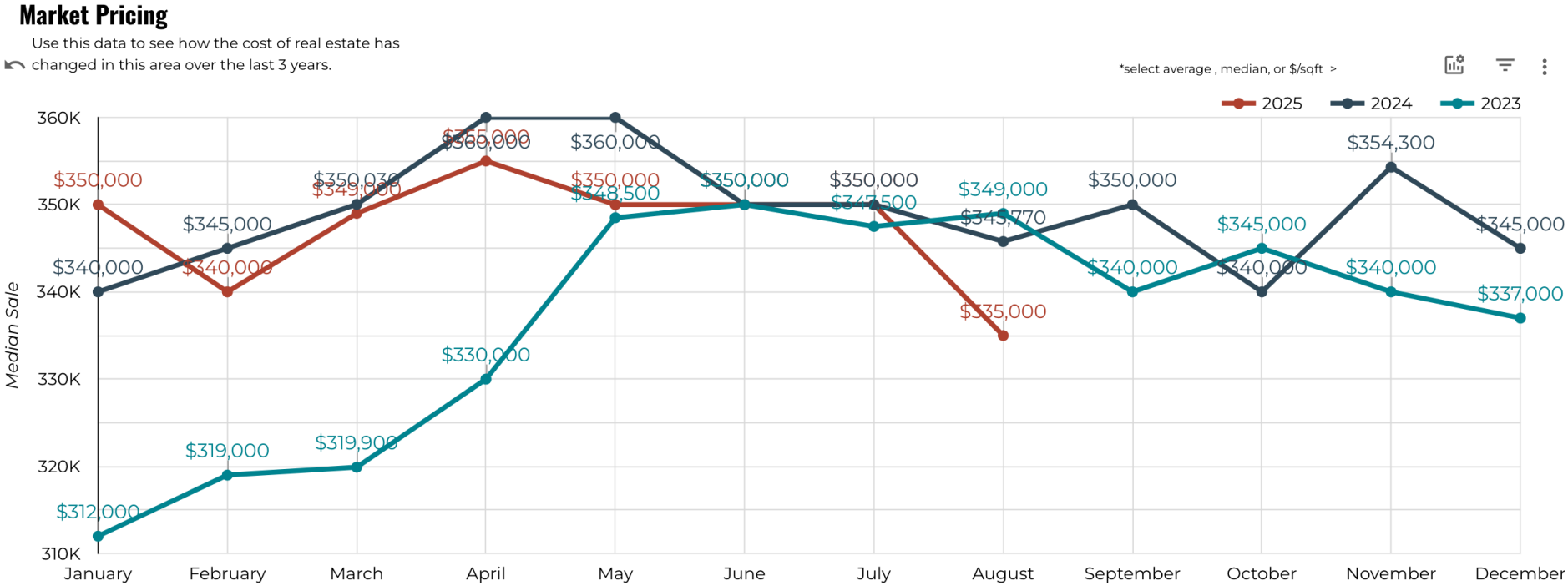


2025 Pricing
Remains Flat

Median Price

Weakness in
Average/Median
Price Point

Average Price/Sq Ft



Buyer Demand at Each Price Range

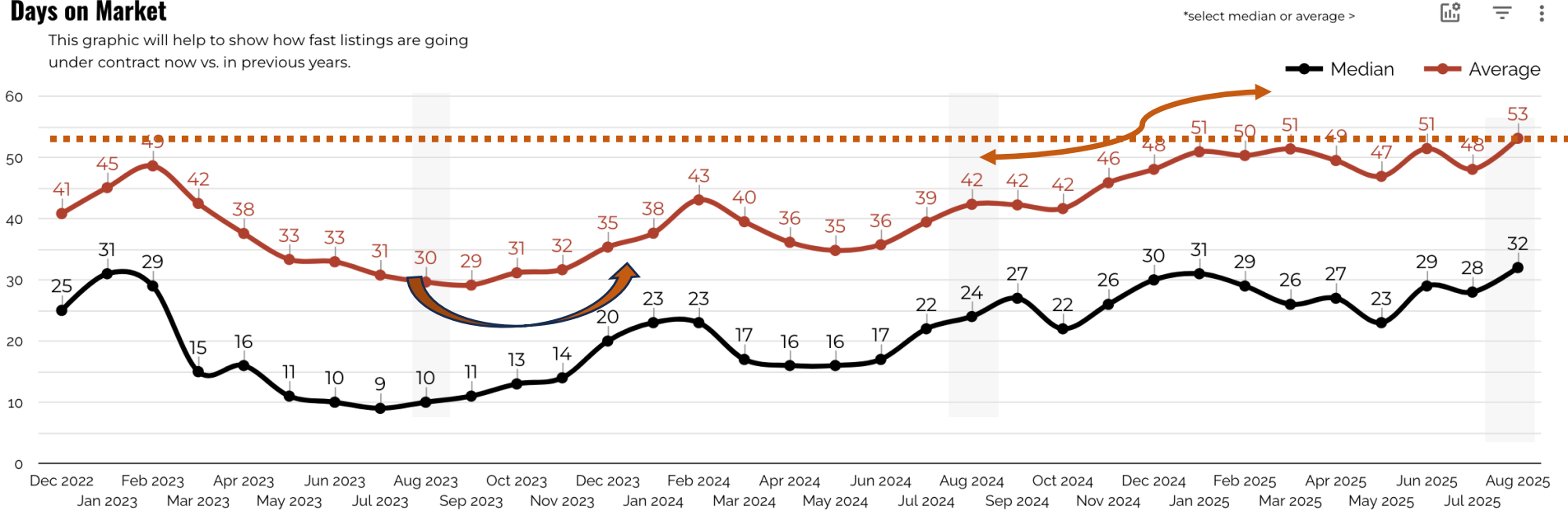
Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding. Comparing selected time period to previous year.

Jun 7, 2025 - Sep 5, 2025

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	168	0.0%	37	19 ↑	-4.61%	0.2% ↑
\$200,000-\$299,999	531	-2.4% ↓	26	6 ↓	-1.81%	-0.42% ↓
\$300,000-\$399,999	768	-9.3% ↓	33	9 ↑	-1.28%	-0.2% ↓
\$400,000-\$499,999	291	-12.1% ↓	33	13 ↑	-2.11%	-0.87% ↓
\$500,000-\$599,999	157	-1.3% ↓	38	14 ↑	-1.81%	-0.29% ↓
\$600,000-\$699,999	98	-15.5% ↓	30	8 ↑	-2.36%	-0.67% ↓
\$700,000-\$799,999	80	17.6% ↑	22	2 ↑	-2.4%	-0.88% ↓
\$800,000-\$999,999	69	1.5% ↑	30	12 ↑	-3%	-0.69% ↓
\$1M-\$1.19M	36	24.1% ↑	19	-12 ↓	-3.9%	1.49% ↑
\$1.2M-\$1.39	23	-11.5% ↓	22	-12 ↓	-3.7%	0.85% ↑
\$1.4M+	37	2.8% ↑	44	28 ↑	-3.7%	0.63% ↑
Grand total	2,258	-5.6% ↓	31	10 ↑	-2.04%	-0.36% ↓

Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.



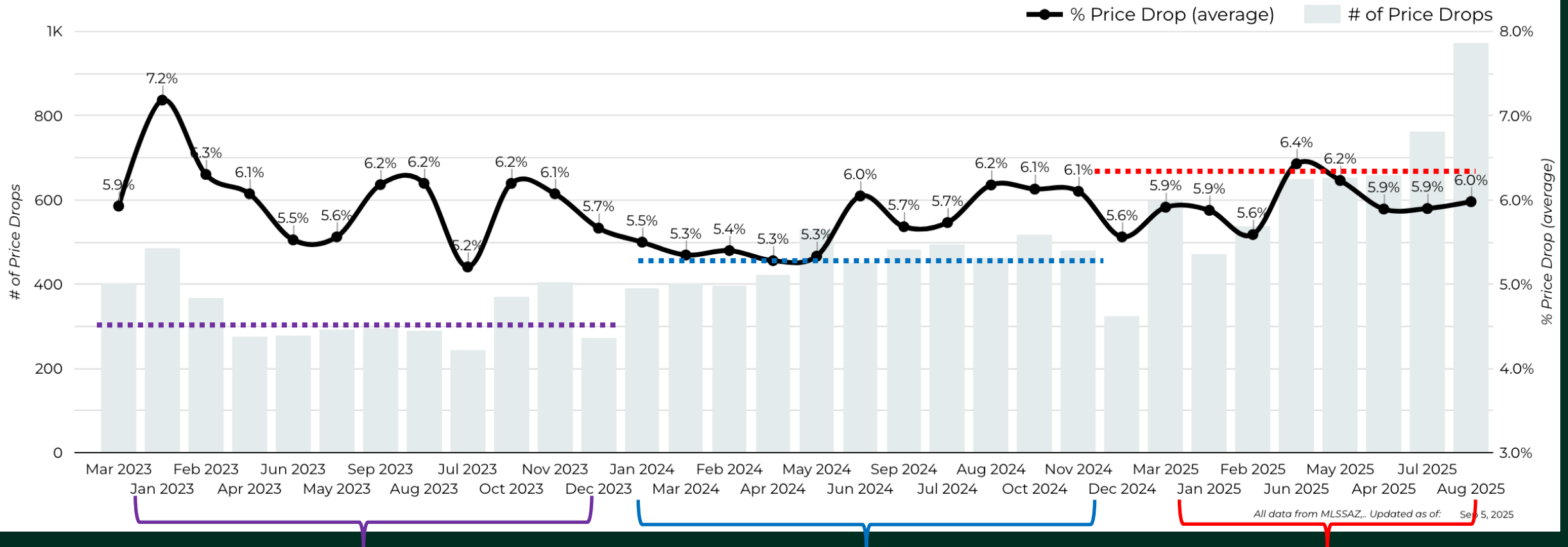
Price Reductions Among Active Listings

Is Surging

Price Drops Over Time

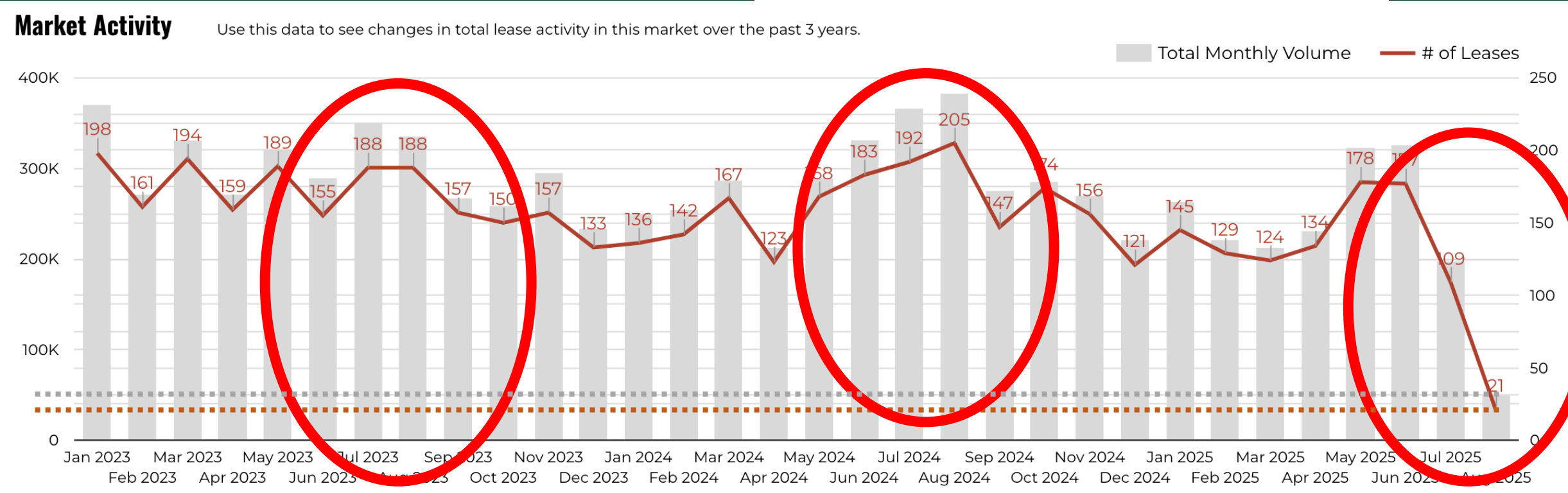
**use arrows to adjust quarterly /monthly >*

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Tucson Rental Market Summary

# of Leases	Median Lease (\$/month)
21	\$2,000
↓ -89.8% from previous year	↑ 11.1% from previous year
Total Monthly Rental Volume	Median Days on Market
\$49,580	55
↓ -87.1% from previous year	↑ 25 from previous year
\$/sqft	Average % Over Asking
\$1.70	4.02%
↑ \$0.35 from previous year	↑ 2.98% from previous year



Rental Market Stats: By Price Ranges

Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$1000-\$1499/m	3 <div></div>	3	0	0	21	0%
\$1500-\$1999/m	6 <div></div>	3	2	1	55	0.49% <div></div>
\$2000-\$2499/m	4 <div></div>	1	2	1	58	9.19% <div></div>
\$2500-\$2999/m	3 <div></div>	2	0	1	141	0%
\$3000/m+	5 <div></div>	0	2	3	51	8.97% <div></div>
Grand total	21	9	6	6	55	4.02%