

Annual Report for Multiple Listing Service of Southern Arizona

RESIDENTIAL REAL ESTATE ACTIVITY IN MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA



2022

2022 began where 2021 left off: Mortgage rates were near historic lows, buyer competition was fierce, and homes were selling at a breakneck pace, often with multiple bids and all-cash offers, due to pent-up demand and a shortage of housing supply, causing sales prices to soar to new heights. But all that changed a few months later as mortgage rates began to rise, adding hundreds of dollars to monthly mortgage payments and causing housing affordability to plummet to its lowest level in decades. As borrowing costs continued to increase, home sales and home prices began to slow, and after two years of record-breaking activity, the red-hot housing market was finally cooling.

Sales: Pending sales decreased 17.8 percent, finishing 2022 at 17,158. Closed sales were down 15.9 percent to end the year at 17,566.

Listings: Comparing 2022 to the prior year, the number of homes available for sale increased 53.8 percent. There were 3,223 active listings at the end of 2022. New listings decreased by 6.8 percent to finish the year at 22,027.

Bedroom Count: Increases in sales prices occurred across homes of all sizes over the last year. In 2022, properties with 1 Bedroom or Fewer saw the largest growth at 29.2 percent. The highest percent of list price received at sale went to properties with 2 Bedrooms at 100.2 percent.

Prices: Home prices were up compared to last year. The overall median sales price increased 14.8 percent to \$350,000 for the year. Single Family home prices were up 13.3 percent compared to last year, and Townhouse/Condo home prices were up 18.4 percent.

List Price Received: Sellers received, on average, 100.0 percent of their list price at sale, a year-over-year decrease of 0.6 percent.

Home sales continued to decline throughout much of the year, as affordability challenges took their toll on market participants, forcing many prospective buyers and sellers to the sidelines. To help offset rising costs, some buyers moved from bigger, more expensive cities to smaller, more affordable areas, while others turned to the rental market, where competition and rental prices surged. As mortgage rates continued to climb and market conditions shifted, many homeowners were reluctant to sell their homes, and with buyer demand down, homebuilders eased production, further constraining an already limited supply of housing.

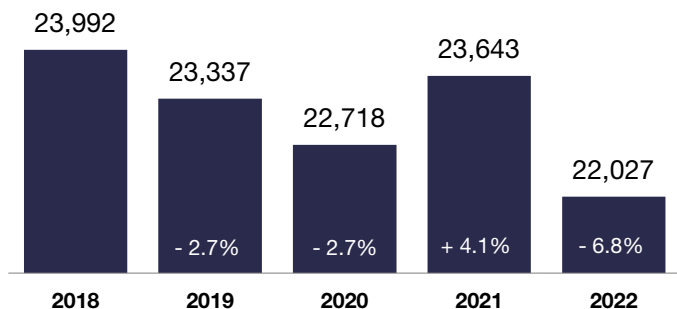
Looking ahead to the 2023, much depends on inflation, mortgage interest rates, and the broader state of the economy, although economists predict many of 2022's housing trends will continue into the new year: home sales will soften, price growth will moderate, inventory will remain tight, and there will be greater variability between markets nationally, with some regions possibly seeing price declines while other, more affordable areas of the country remain in high demand and experience price growth.

Table of Contents

3	Quick Facts
5	Property Type Review
6	Bedroom Count Review
7	Price Range Review
8	Area Overviews
11	Area Historical Median Prices

Quick Facts

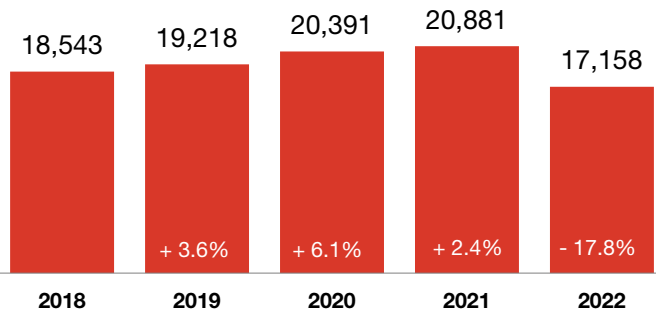
New Listings



Top Geographies: Change in New Listings from 2021

85632	+ 125.0%
85635	+ 110.9%
Santa Cruz County - Amado	+ 100.0%
85616	+ 100.0%
85620	+ 100.0%
85638	+ 100.0%
85650	+ 72.4%
Santa Cruz County - Tubac West	+ 57.1%
85615	+ 50.0%
85617	+ 50.0%

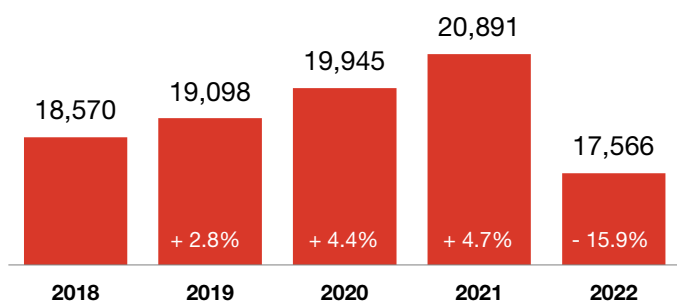
Pending Sales



Top Geographies: Change in Pending Sales from 2021

85638	+ 116.7%
Santa Cruz County - Amado	+ 114.3%
85645	+ 100.0%
85709	+ 100.0%
Santa Cruz County - Tubac West	+ 58.3%
85635	+ 56.5%
85616	+ 40.0%
85601	+ 33.3%
85653	+ 30.1%
Tucson - Extended West	+ 29.4%

Closed Sales

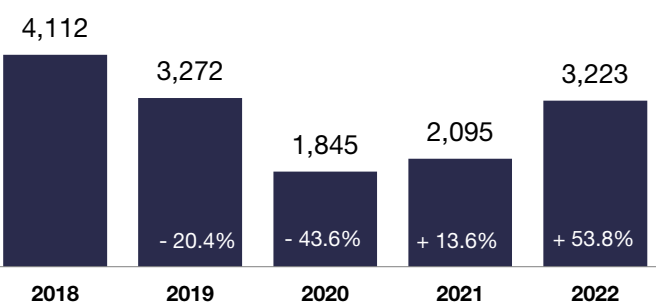


Top Geographies: Change in Closed Sales from 2021

85638	+ 83.3%
Santa Cruz County - Tubac West	+ 66.7%
85617	+ 66.7%
85616	+ 55.6%
85601	+ 44.4%
85653	+ 39.9%
Tucson - Extended West	+ 36.8%
85635	+ 34.0%
Tucson - Pima Southwest	+ 27.3%
85645	+ 25.0%

Inventory of Homes for Sale

At the end of the year.

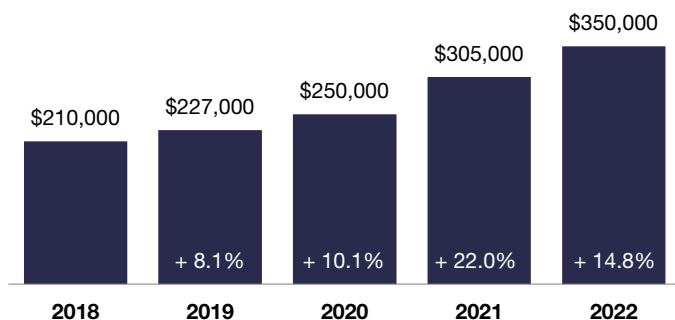


Top Geographies: Change in Homes for Sale from 2021

85632	+ 800.0%
85145	+ 525.0%
Tucson - Extended Northwest	+ 400.0%
85616	+ 300.0%
85635	+ 250.0%
85756	+ 234.5%
Tucson - Extended Northeast	+ 200.0%
85619	+ 200.0%
85650	+ 200.0%
85736	+ 200.0%

Quick Facts

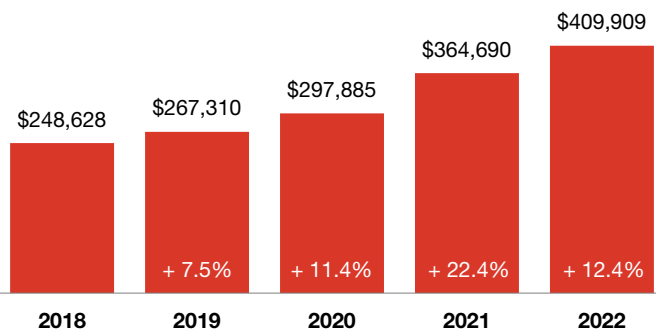
Median Sales Price



Top Geographies: Change in Median Sales Price from 2021

85616	+ 105.8%
85603	+ 81.3%
85610	+ 66.9%
85606	+ 59.8%
85640	+ 59.3%
Santa Cruz County - Sonoita	+ 53.2%
Santa Cruz County - Amado	+ 39.9%
85609	+ 36.6%
Santa Cruz County - Tumacacori - Carmen	+ 35.8%
85630	+ 33.5%

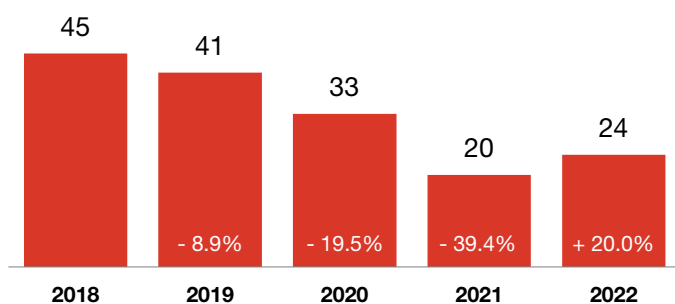
Average Sales Price



Top Geographies: Change in Avg. Sales Price from 2021

85603	+ 55.8%
85606	+ 51.1%
Santa Cruz County - Sonoita	+ 44.6%
Tucson - Pima Southwest	+ 39.9%
Santa Cruz County - Amado	+ 38.3%
85609	+ 36.6%
Santa Cruz County - Tubac West	+ 35.6%
85637	+ 32.0%
85736	+ 30.8%
Tucson - Extended Southwest	+ 30.3%

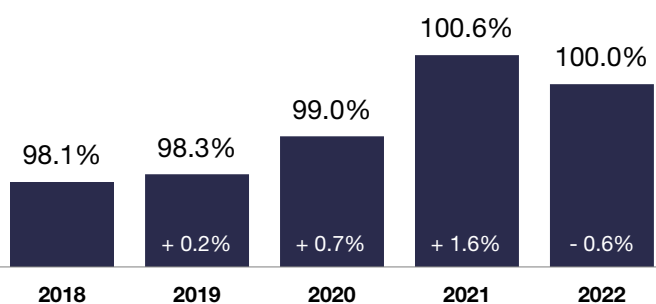
Days on Market Until Sale



Top Geographies: Change in Days on Market from 2021

85610	+ 312.0%
85735	+ 180.0%
85145	+ 150.0%
85638	+ 148.8%
Tucson - Extended Northwest	+ 144.4%
85653	+ 110.5%
85747	+ 91.7%
85756	+ 90.9%
Tucson - Extended West	+ 90.0%
85714	+ 84.6%

Percent of List Price Received



Top Geographies: Change in Pct. of List Price Received from 2021

85632	+ 11.8%
85609	+ 5.0%
Tucson - Pima Southwest	+ 4.6%
85736	+ 4.4%
85601	+ 3.9%
85607	+ 3.8%
Tucson - Extended Southwest	+ 3.3%
85619	+ 2.0%
Tucson - Extended Northeast	+ 1.9%
Santa Cruz County - Santa Cruz County	+ 1.2%

Property Type Review

25

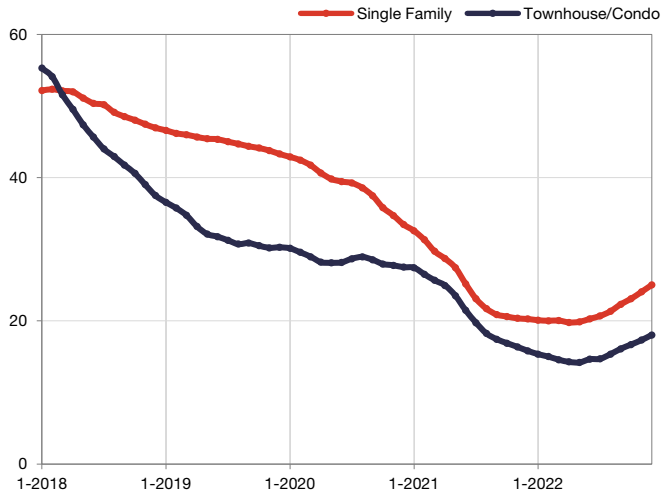
Average Days on Market
Single Family

18

Average Days on Market
Townhouse/Condo

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Geographies: Townhouse/Condo Market Share in 2022

Green Valley - Southwest	50.5%
Green Valley - Northwest	50.4%
Santa Cruz County	40.8%
Santa Cruz County - Tubac East	36.2%
Green Valley - Southeast	31.4%
Tucson - Northeast	28.9%
Tucson - South	21.6%
Cochise County	18.8%
Tucson - North	15.9%
Tucson - West	13.4%
Green Valley - Northeast	13.3%
Tucson - Northwest	9.0%
Tucson - East	8.3%
Santa Cruz County - Nogales East	7.8%
Pima County	6.4%
Tucson - Upper Northwest	5.8%

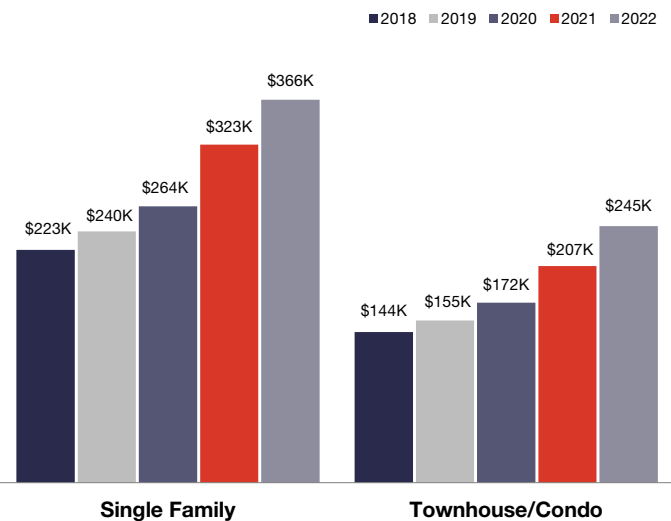
+ 13.3%

One-Year Change in Price
Single Family

+ 18.4%

One-Year Change in Price
Townhouse/Condo

Median Sales Price



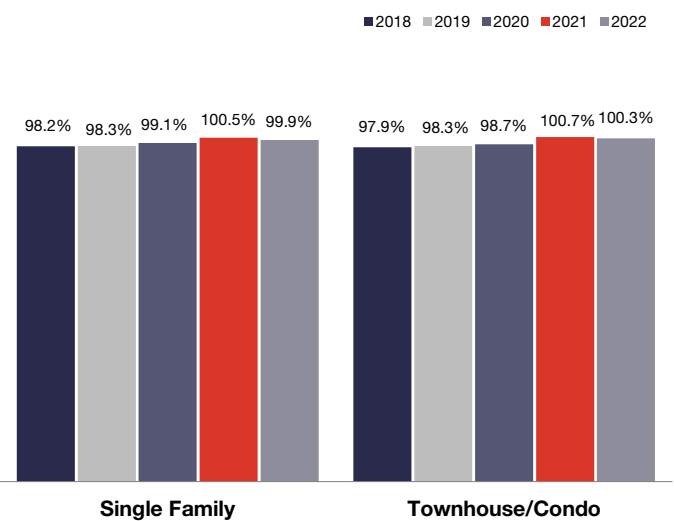
99.9%

Pct. of List Price Received
Single Family

100.3%

Pct. of List Price Received
Townhouse/Condo

Percent of List Price Received



Bedroom Count Review

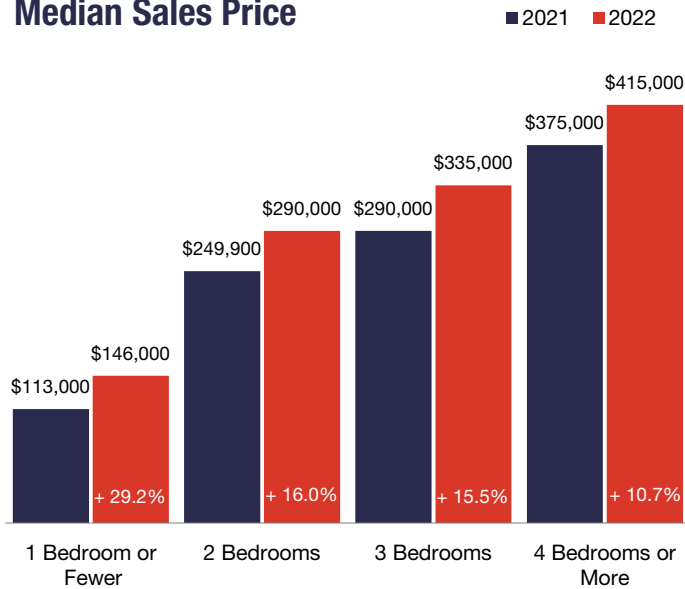
+ 29.2%

Growth in Median Sales Price
1 Bedroom or Fewer

+ 10.7%

Growth in Median Sales Price
4 Bedrooms or More

Median Sales Price



Top Geographies: 4 Bedrooms or More Market Share in 2022

85605	100.0%
85703	100.0%
Santa Cruz County - Rio Rico West	78.9%
85648	78.5%
Santa Cruz County - Rio Rico East	78.3%
Santa Cruz County - Santa Cruz County	75.0%
85609	71.4%
85736	70.6%
Santa Cruz County - Amado	66.7%
85615	66.7%
85645	66.7%
85741	65.1%
85635	63.6%
Santa Cruz County	62.6%
Santa Cruz County - Elgin	62.5%
85730	61.6%
Santa Cruz County - Tubac West	60.0%

99.5%

Percent of List Price Received
in 2022 for
1 Bedroom or Fewer

100.2%

Percent of List Price Received
in 2022 for
2 Bedrooms

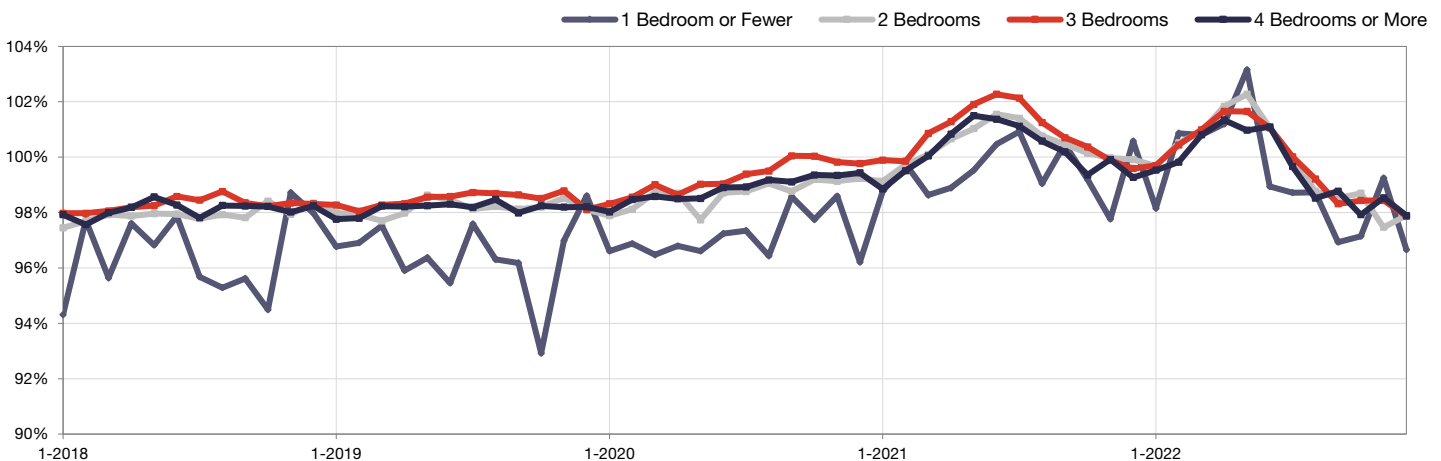
100.1%

Percent of List Price Received
in 2022 for
3 Bedrooms

99.8%

Percent of List Price Received
in 2022 for
4 Bedrooms or More

Percent of List Price Received



Price Range Review

\$129,000 to \$188,999

Price Range with Shortest Average Market Time

\$128,999 or Less

Price Range with Longest Average Market Time

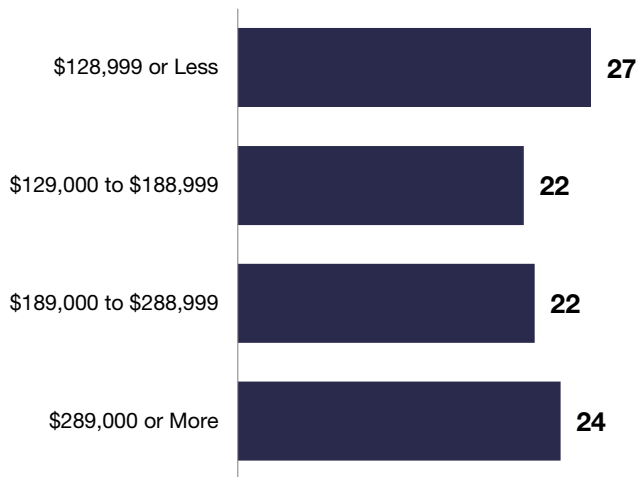
1.3%

of Homes for Sale at Year End Priced \$128,999 or Less

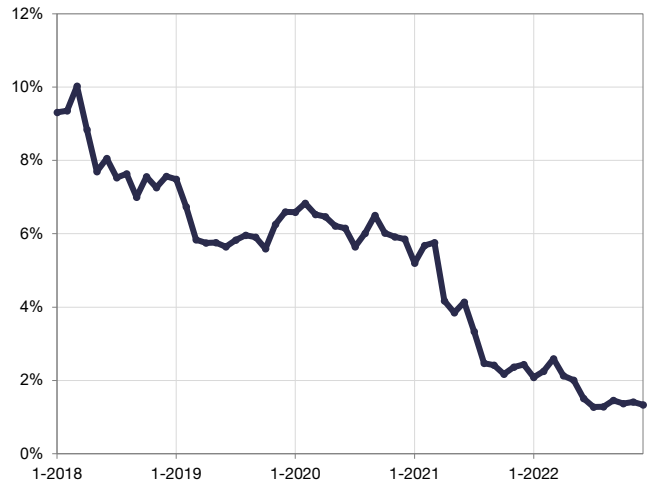
- 15.7%

One-Year Change in Homes for Sale Priced \$128,999 or Less

Days on Market Until Sale by Price Range



Share of Homes for Sale \$128,999 or Less



\$289,000 or More

Price Range with the Most Closed Sales

+ 8.6%

Price Range with Strongest One-Year Change in Sales: \$289,000 or More

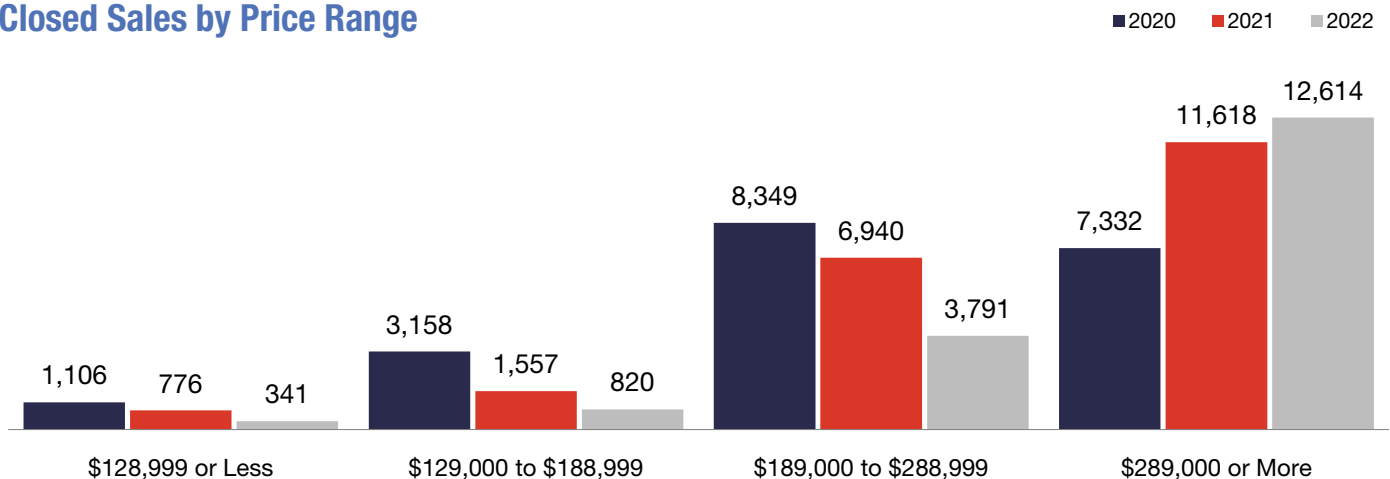
\$128,999 or Less

Price Range with the Fewest Closed Sales

- 56.1%

Price Range with Weakest One-Year Change in Sales: \$128,999 or Less

Closed Sales by Price Range



Area Overviews

			Median Sales		New Listings	Months Supply of Inventory	Days on Market	Pct. of List Price Received
	Total Closed Sales	Change from 2021	Median Sales Price Single Family	Price Townhouse/Condo				
Pima County	15,834	- 16.6%	\$369,990	\$243,685	19,598	2.1	23	100.2%
Santa Cruz County	546	- 2.0%	\$296,500	\$275,000	702	3.6	40	98.4%
Cochise County	431	- 10.6%	\$249,000	\$130,000	655	3.4	42	96.7%
Tucson - Central	2,288	- 16.5%	\$317,000	\$212,000	2,810	1.6	23	100.2%
Tucson - East	1,668	- 21.4%	\$320,000	\$215,000	2,024	1.8	20	100.3%
Tucson - North	1,489	- 19.2%	\$720,000	\$305,000	1,836	2.0	21	100.7%
Tucson - Northeast	730	- 20.6%	\$502,000	\$223,500	939	2.3	19	100.5%
Tucson - Northwest	2,646	- 22.7%	\$449,900	\$350,000	3,387	2.3	21	100.6%
Tucson - South	819	- 14.0%	\$264,900	\$197,000	1,003	2.1	21	99.7%
Tucson - Southeast	411	- 25.9%	\$382,500	\$281,000	486	2.2	24	100.5%
Tucson - Southwest	855	- 3.8%	\$315,000	\$209,500	1,012	2.2	26	99.9%
Tucson - Upper Northwest	504	- 22.7%	\$514,600	\$444,975	664	2.8	22	99.4%
Tucson - Upper Southeast	1,139	- 10.2%	\$382,500	\$310,000	1,486	3.0	29	100.1%
Tucson - West	980	- 20.6%	\$382,000	\$206,900	1,233	1.8	18	100.4%
Tucson - Extended Northeast	18	- 14.3%	\$506,250	--	23	3.5	23	99.8%
Tucson - Extended Northwest	62	- 31.9%	\$310,000	--	96	4.8	22	99.8%
Tucson - Extended Southeast	11	- 26.7%	\$615,000	--	15	1.6	28	97.1%
Tucson - Extended Southwest	16	- 51.5%	\$301,500	--	31	2.5	16	101.2%
Tucson - Extended West	621	+ 36.8%	\$385,000	\$470,989	849	3.0	38	99.4%
Tucson - Pima East	0	--	--	--	1	0.0	0	0.0%
Tucson - Pima Northwest	0	--	--	--	0	0.0	0	0.0%
Tucson - Benson / St. David	143	- 5.3%	\$250,000	--	189	3.0	32	97.3%
Tucson - Pima Southwest	14	+ 27.3%	\$234,500	--	11	1.8	94	95.5%
Cochise	291	- 13.9%	\$240,000	\$130,000	468	3.6	47	96.4%
Green Valley - North	660	- 18.5%	\$335,000	\$250,000	779	2.2	26	100.1%
Green Valley - Northeast	422	- 11.9%	\$390,000	\$283,000	485	2.0	23	99.3%
Green Valley - Southwest	309	- 18.3%	\$429,000	\$255,000	355	2.2	29	99.8%
Green Valley - Northwest	509	- 7.8%	\$337,950	\$198,000	577	1.9	18	99.9%
Green Valley - Southeast	140	- 14.1%	\$357,500	\$257,500	154	1.6	19	99.7%
Santa Cruz County - Amado	12	+ 20.0%	\$217,500	--	18	0.9	55	96.0%
Santa Cruz County - Tubac West	20	+ 66.7%	\$679,250	--	22	1.9	69	95.2%
Santa Cruz County - Tubac East	105	+ 20.7%	\$583,000	\$299,500	118	3.9	42	98.4%
Santa Cruz County - Nogales East	64	- 23.8%	\$215,000	\$168,000	96	4.0	48	98.4%
Santa Cruz County - Rio Rico East	198	+ 13.8%	\$275,000	\$218,450	271	3.6	32	98.9%
Santa Cruz County - Rio Rico West	71	- 25.3%	\$278,000	--	89	2.5	27	99.3%
Santa Cruz County - Nogales West	19	+ 11.8%	\$308,500	\$252,000	23	4.5	55	97.9%
Santa Cruz County - Tumacacori - Carmen	1	- 75.0%	\$275,000	--	3	2.0	158	96.5%
Santa Cruz County - Patagonia	26	- 10.3%	\$380,000	--	25	2.1	51	95.9%

Area Overviews

	Median Sales							
	Total Closed Sales	Change from 2021	Median Sales Price Single Family	Price Townhouse/Condo	New Listings	Months Supply of Inventory	Days on Market	Pct. of List Price Received
Santa Cruz County - Sonoita	14	- 50.0%	\$680,000	--	20	4.0	51	97.3%
Santa Cruz County - Elgin	16	- 5.9%	\$563,889	--	17	2.3	39	98.2%
Santa Cruz County - Santa Cruz County	4	- 50.0%	\$850,000	--	3	2.0	122	92.1%
85145	63	- 27.6%	\$310,000	--	98	4.7	20	99.8%
85245	0	--	--	--	0	0.0	0	0.0%
85601	13	+ 44.4%	\$220,000	--	11	2.0	90	95.6%
85602	119	+ 0.8%	\$249,000	--	152	2.4	32	97.1%
85603	19	- 29.6%	\$290,000	--	34	3.7	47	95.5%
85605	1	0.0%	\$56,000	--	1	0.0	3	101.8%
85606	16	- 23.8%	\$399,500	--	18	2.9	103	92.3%
85607	12	- 29.4%	\$172,500	--	17	3.2	22	98.6%
85608	0	--	--	--	0	0.0	0	0.0%
85609	2	0.0%	\$360,000	--	0	0.0	28	100.0%
85610	5	- 50.0%	\$242,000	--	6	0.0	103	91.8%
85611	13	- 40.9%	\$577,777	--	16	3.2	42	95.7%
85613	0	--	--	--	0	0.0	0	0.0%
85614	997	- 15.1%	\$345,000	\$215,000	1,130	1.8	19	99.7%
85615	11	- 15.4%	\$475,000	--	18	1.6	19	97.3%
85616	14	+ 55.6%	\$257,250	--	26	2.6	26	98.1%
85617	5	+ 66.7%	\$185,000	--	6	1.0	83	94.5%
85619	19	- 13.6%	\$497,500	--	24	3.3	22	100.1%
85620	0	--	--	--	2	0.0	0	0.0%
85621	85	- 19.0%	\$225,000	\$210,000	121	4.4	49	98.3%
85622	306	- 18.2%	\$427,000	\$255,000	351	2.2	29	99.8%
85623	118	- 16.3%	\$549,900	\$455,000	171	3.3	28	98.6%
85624	27	- 10.0%	\$390,000	--	25	1.9	64	95.8%
85625	45	- 37.5%	\$181,250	\$130,000	66	3.7	47	95.4%
85629	739	- 12.3%	\$345,000	\$250,000	876	2.3	27	100.0%
85630	24	- 25.0%	\$374,500	--	38	5.7	33	98.0%
85632	3	- 62.5%	\$320,000	--	18	9.0	28	101.0%
85635	63	+ 34.0%	\$250,000	\$149,500	116	2.3	24	98.0%
85637	19	- 47.2%	\$575,000	--	24	3.9	46	98.2%
85638	11	+ 83.3%	\$240,000	--	18	1.8	107	97.5%
85640	2	- 50.0%	\$275,000	\$370,000	4	3.0	101	98.2%
85641	757	- 11.6%	\$405,000	\$257,000	944	3.1	33	100.0%
85643	52	- 27.8%	\$180,000	--	74	4.3	68	94.5%
85644	0	--	--	--	0	0.0	0	0.0%
85645	15	+ 25.0%	\$225,000	--	19	0.4	56	96.3%

Area Overviews

	Median Sales							
	Total Closed Sales	Change from 2021	Median Sales Price Single Family	Price Townhouse/ Condo	New Listings	Months Supply of Inventory	Days on Market	Pct. of List Price Received
85646	123	+ 21.8%	\$590,236	\$299,000	140	4.0	49	97.8%
85648	270	+ 0.7%	\$275,000	\$218,450	360	3.3	30	99.1%
85650	34	+ 13.3%	\$352,500	--	50	0.9	30	98.4%
85653	582	+ 39.9%	\$385,000	\$470,989	796	3.0	40	99.4%
85658	404	- 29.5%	\$540,550	\$407,000	595	3.4	25	100.1%
85701	57	- 29.6%	\$465,000	\$654,110	80	3.6	51	98.4%
85703	1	--	--	\$222,500	1	0.0	7	101.1%
85704	484	- 17.5%	\$490,000	\$275,000	620	2.2	17	100.7%
85705	327	- 17.8%	\$265,000	\$186,500	410	2.0	23	100.0%
85706	342	- 15.8%	\$263,950	\$200,500	412	1.7	19	99.8%
85709	2	0.0%	\$300,000	--	3	0.0	6	101.2%
85710	776	- 20.7%	\$315,000	\$205,000	991	1.8	22	100.2%
85711	515	- 10.3%	\$299,450	\$197,000	610	1.4	25	100.5%
85712	472	- 13.2%	\$320,000	\$212,000	593	1.9	19	100.3%
85713	400	- 7.2%	\$257,800	\$176,000	496	2.1	21	99.4%
85714	91	- 15.0%	\$235,000	\$165,000	116	2.4	24	99.0%
85715	411	- 11.0%	\$413,000	\$266,809	502	1.8	18	100.9%
85716	420	- 23.5%	\$378,000	\$230,000	501	1.3	21	100.6%
85717	0	--	--	--	0	0.0	0	0.0%
85718	621	- 21.7%	\$850,000	\$321,200	767	1.8	20	100.8%
85719	453	- 22.2%	\$364,250	\$212,000	564	1.2	24	99.8%
85730	556	- 25.8%	\$297,500	\$204,000	628	1.8	20	100.3%
85735	75	+ 8.7%	\$335,000	--	87	2.4	28	99.2%
85736	12	- 57.1%	\$292,500	--	25	1.9	13	102.1%
85737	483	- 18.3%	\$505,000	\$330,000	566	1.6	23	100.8%
85739	433	- 20.4%	\$490,750	\$435,000	547	2.6	21	99.4%
85741	419	- 17.8%	\$330,000	\$259,750	483	1.6	18	100.4%
85742	571	- 25.2%	\$370,000	\$499,900	782	3.0	20	100.6%
85743	437	- 23.5%	\$400,000	--	553	2.0	17	100.7%
85745	467	- 18.9%	\$380,000	\$217,750	604	1.8	21	100.0%
85746	349	- 6.2%	\$286,500	\$184,500	431	1.6	18	100.3%
85747	617	- 17.5%	\$370,000	\$310,000	765	2.3	23	100.5%
85748	335	- 16.0%	\$375,000	\$260,000	402	2.0	16	100.5%
85749	272	- 28.6%	\$664,725	--	372	2.8	20	100.2%
85750	592	- 19.6%	\$700,000	\$324,000	738	2.2	23	100.7%
85755	567	- 21.8%	\$540,000	\$366,000	691	2.0	19	100.8%
85756	431	- 13.8%	\$325,000	\$344,500	573	2.7	21	100.2%
85757	375	- 3.8%	\$329,900	--	414	2.7	34	99.6%

Area Historical Median Prices

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Pima County	\$210,000	\$227,000	\$250,000	\$305,000	\$350,000	+ 14.8%	+ 66.7%
Santa Cruz County	\$159,000	\$185,000	\$215,000	\$250,000	\$295,000	+ 18.0%	+ 85.5%
Cochise County	\$135,000	\$157,750	\$175,000	\$200,000	\$245,000	+ 22.5%	+ 81.5%
Tucson - Central	\$174,000	\$188,500	\$215,000	\$256,100	\$294,000	+ 14.8%	+ 69.0%
Tucson - East	\$178,000	\$191,400	\$215,000	\$260,000	\$304,500	+ 17.1%	+ 71.1%
Tucson - North	\$335,000	\$356,000	\$405,000	\$480,000	\$542,840	+ 13.1%	+ 62.0%
Tucson - Northeast	\$285,000	\$310,000	\$333,100	\$395,000	\$421,250	+ 6.6%	+ 47.8%
Tucson - Northwest	\$259,900	\$275,000	\$305,900	\$385,000	\$435,000	+ 13.0%	+ 67.4%
Tucson - South	\$145,000	\$166,000	\$182,000	\$220,000	\$259,000	+ 17.7%	+ 78.6%
Tucson - Southeast	\$230,000	\$246,000	\$267,400	\$334,600	\$377,000	+ 12.7%	+ 63.9%
Tucson - Southwest	\$180,000	\$190,000	\$215,222	\$268,900	\$314,900	+ 17.1%	+ 74.9%
Tucson - Upper Northwest	\$310,000	\$336,500	\$369,000	\$428,500	\$500,000	+ 16.7%	+ 61.3%
Tucson - Upper Southeast	\$234,085	\$255,000	\$275,000	\$340,000	\$382,000	+ 12.4%	+ 63.2%
Tucson - West	\$220,000	\$242,000	\$260,000	\$315,000	\$360,000	+ 14.3%	+ 63.6%
Tucson - Extended Northeast	\$297,000	\$297,000	\$380,000	\$505,000	\$506,250	+ 0.2%	+ 70.5%
Tucson - Extended Northwest	\$182,000	\$190,950	\$205,000	\$255,000	\$310,000	+ 21.6%	+ 70.3%
Tucson - Extended Southeast	\$345,950	\$399,500	\$320,000	\$630,000	\$615,000	- 2.4%	+ 77.8%
Tucson - Extended Southwest	\$160,000	\$175,000	\$188,000	\$245,000	\$301,500	+ 23.1%	+ 88.4%
Tucson - Extended West	\$245,450	\$255,000	\$286,000	\$349,000	\$385,000	+ 10.3%	+ 56.9%
Tucson - Pima East	\$48,825	\$0	\$0	\$0	\$0	--	- 100.0%
Tucson - Pima Northwest	\$170,288	\$0	\$240,000	\$308,660	\$0	- 100.0%	- 100.0%
Tucson - Benson / St. David	\$165,000	\$172,750	\$180,000	\$224,000	\$250,000	+ 11.6%	+ 51.5%
Tucson - Pima Southwest	\$108,950	\$125,000	\$136,000	\$191,250	\$234,500	+ 22.6%	+ 115.2%
Cochise	\$117,000	\$145,000	\$161,000	\$187,000	\$239,878	+ 28.3%	+ 105.0%
Green Valley - North	\$190,000	\$206,500	\$240,000	\$295,750	\$334,995	+ 13.3%	+ 76.3%
Green Valley - Northeast	\$219,400	\$237,000	\$265,000	\$320,000	\$373,700	+ 16.8%	+ 70.3%
Green Valley - Southwest	\$190,000	\$222,000	\$257,000	\$282,750	\$350,000	+ 23.8%	+ 84.2%
Green Valley - Northwest	\$148,250	\$169,000	\$187,500	\$220,000	\$255,000	+ 15.9%	+ 72.0%
Green Valley - Southeast	\$190,000	\$213,250	\$236,000	\$268,000	\$307,500	+ 14.7%	+ 61.8%
Santa Cruz County - Amado	\$117,000	\$124,900	\$145,250	\$155,500	\$217,500	+ 39.9%	+ 85.9%
Santa Cruz County - Tubac West	\$351,650	\$312,500	\$400,000	\$542,500	\$679,250	+ 25.2%	+ 93.2%
Santa Cruz County - Tubac East	\$320,000	\$300,000	\$340,000	\$390,000	\$469,530	+ 20.4%	+ 46.7%
Santa Cruz County - Nogales East	\$115,000	\$119,900	\$159,900	\$163,500	\$212,000	+ 29.7%	+ 84.3%
Santa Cruz County - Rio Rico East	\$149,000	\$161,500	\$185,000	\$235,500	\$274,500	+ 16.6%	+ 84.2%
Santa Cruz County - Rio Rico West	\$142,500	\$171,950	\$180,750	\$238,000	\$278,000	+ 16.8%	+ 95.1%
Santa Cruz County - Nogales West	\$149,000	\$186,000	\$201,000	\$393,600	\$296,000	- 24.8%	+ 98.7%
Santa Cruz County - Tumacacori - Carmen	\$140,000	\$1,985,759	\$0	\$202,500	\$275,000	+ 35.8%	+ 96.4%
Santa Cruz County - Patagonia	\$262,000	\$327,000	\$354,500	\$350,000	\$380,000	+ 8.6%	+ 45.0%

Area Historical Median Prices

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
Santa Cruz County - Sonoita	\$318,500	\$331,000	\$398,150	\$443,750	\$680,000	+ 53.2%	+ 113.5%
Santa Cruz County - Elgin	\$349,250	\$350,000	\$367,000	\$459,000	\$563,889	+ 22.9%	+ 61.5%
Santa Cruz County - Santa Cruz County	\$265,500	\$294,000	\$387,500	\$702,500	\$850,000	+ 21.0%	+ 220.2%
85145	\$182,000	\$188,450	\$205,000	\$255,000	\$310,000	+ 21.6%	+ 70.3%
85245	\$0	\$0	\$0	\$260,000	\$0	- 100.0%	--
85601	\$182,000	\$139,250	\$136,000	\$190,000	\$220,000	+ 15.8%	+ 20.9%
85602	\$157,500	\$162,000	\$179,000	\$220,000	\$249,000	+ 13.2%	+ 58.1%
85603	\$142,000	\$118,750	\$147,500	\$160,000	\$290,000	+ 81.3%	+ 104.2%
85605	\$85,375	\$38,000	\$107,000	\$0	\$56,000	--	- 34.4%
85606	\$158,500	\$170,000	\$221,250	\$250,000	\$399,500	+ 59.8%	+ 152.1%
85607	\$48,235	\$112,350	\$199,900	\$155,000	\$172,500	+ 11.3%	+ 257.6%
85608	\$0	\$0	\$0	\$0	\$0	--	--
85609	\$110,000	\$49,950	\$285,000	\$263,500	\$360,000	+ 36.6%	+ 227.3%
85610	\$158,500	\$97,250	\$210,000	\$145,000	\$242,000	+ 66.9%	+ 52.7%
85611	\$389,500	\$295,000	\$367,000	\$503,750	\$577,777	+ 14.7%	+ 48.3%
85613	\$0	\$0	\$0	\$0	\$0	--	--
85614	\$170,000	\$190,000	\$219,900	\$260,000	\$297,500	+ 14.4%	+ 75.0%
85615	\$231,050	\$325,000	\$270,000	\$475,000	\$475,000	0.0%	+ 105.6%
85616	\$195,000	\$172,000	\$149,000	\$125,000	\$257,250	+ 105.8%	+ 31.9%
85617	\$117,500	\$140,000	\$95,000	\$245,000	\$185,000	- 24.5%	+ 57.4%
85619	\$297,000	\$297,000	\$372,500	\$465,000	\$497,500	+ 7.0%	+ 67.5%
85620	\$0	\$0	\$0	\$151,000	\$0	- 100.0%	--
85621	\$124,250	\$163,000	\$165,000	\$175,000	\$225,000	+ 28.6%	+ 81.1%
85622	\$190,000	\$222,000	\$255,000	\$282,750	\$350,000	+ 23.8%	+ 84.2%
85623	\$334,500	\$342,000	\$373,500	\$501,023	\$515,950	+ 3.0%	+ 54.2%
85624	\$262,000	\$325,000	\$395,000	\$375,000	\$390,000	+ 4.0%	+ 48.9%
85625	\$70,000	\$93,700	\$122,000	\$139,450	\$175,000	+ 25.5%	+ 150.0%
85629	\$199,999	\$218,350	\$249,000	\$300,000	\$345,000	+ 15.0%	+ 72.5%
85630	\$194,500	\$294,000	\$225,000	\$280,500	\$374,500	+ 33.5%	+ 92.5%
85632	\$155,000	\$200,000	\$294,000	\$270,000	\$320,000	+ 18.5%	+ 106.5%
85635	\$140,000	\$179,900	\$183,450	\$222,500	\$240,000	+ 7.9%	+ 71.4%
85637	\$324,000	\$355,000	\$378,000	\$452,500	\$575,000	+ 27.1%	+ 77.5%
85638	\$135,000	\$90,000	\$150,000	\$266,250	\$240,000	- 9.9%	+ 77.8%
85640	\$210,000	\$1,195,000	\$512,500	\$202,500	\$322,500	+ 59.3%	+ 53.6%
85641	\$262,485	\$279,900	\$292,000	\$368,000	\$402,500	+ 9.4%	+ 53.3%
85643	\$84,000	\$102,500	\$129,000	\$167,500	\$180,000	+ 7.5%	+ 114.3%
85644	\$0	\$0	\$0	\$0	\$0	--	--
85645	\$118,000	\$125,450	\$146,000	\$171,500	\$225,000	+ 31.2%	+ 90.7%

Area Historical Median Prices

	2018	2019	2020	2021	2022	Change From 2021	Change From 2018
85646	\$319,950	\$300,000	\$354,725	\$425,000	\$484,900	+ 14.1%	+ 51.6%
85648	\$149,000	\$165,000	\$185,000	\$235,500	\$275,000	+ 16.8%	+ 84.6%
85650	\$201,500	\$227,000	\$250,950	\$342,000	\$352,500	+ 3.1%	+ 74.9%
85653	\$244,900	\$254,900	\$284,850	\$347,510	\$385,000	+ 10.8%	+ 57.2%
85658	\$325,000	\$345,000	\$375,000	\$470,000	\$540,000	+ 14.9%	+ 66.2%
85701	\$324,000	\$327,500	\$357,450	\$440,000	\$475,000	+ 8.0%	+ 46.6%
85703	\$80,000	\$0	\$0	\$0	\$222,500	--	+ 178.1%
85704	\$250,000	\$278,750	\$305,550	\$385,000	\$415,000	+ 7.8%	+ 66.0%
85705	\$142,000	\$165,000	\$180,000	\$223,500	\$250,000	+ 11.9%	+ 76.1%
85706	\$143,000	\$170,000	\$185,000	\$220,000	\$254,250	+ 15.6%	+ 77.8%
85709	\$191,750	\$451,000	\$198,000	\$309,500	\$300,000	- 3.1%	+ 56.5%
85710	\$175,000	\$189,000	\$210,000	\$258,000	\$290,200	+ 12.5%	+ 65.8%
85711	\$168,000	\$180,575	\$200,000	\$248,250	\$291,000	+ 17.2%	+ 73.2%
85712	\$172,000	\$183,000	\$214,500	\$236,996	\$289,250	+ 22.0%	+ 68.2%
85713	\$135,000	\$141,500	\$167,200	\$210,000	\$236,000	+ 12.4%	+ 74.8%
85714	\$121,750	\$145,750	\$153,000	\$190,000	\$235,000	+ 23.7%	+ 93.0%
85715	\$235,500	\$244,950	\$276,000	\$320,000	\$365,000	+ 14.1%	+ 55.0%
85716	\$196,000	\$205,000	\$249,250	\$278,000	\$315,000	+ 13.3%	+ 60.7%
85717	\$0	\$0	\$0	\$0	\$0	--	--
85718	\$415,000	\$430,000	\$510,000	\$599,000	\$630,000	+ 5.2%	+ 51.8%
85719	\$215,000	\$238,500	\$255,500	\$298,200	\$330,000	+ 10.7%	+ 53.5%
85730	\$167,000	\$177,750	\$200,000	\$245,000	\$290,000	+ 18.4%	+ 73.7%
85735	\$213,495	\$217,850	\$257,488	\$330,000	\$335,000	+ 1.5%	+ 56.9%
85736	\$157,500	\$175,000	\$188,000	\$240,000	\$292,500	+ 21.9%	+ 85.7%
85737	\$295,250	\$314,500	\$345,000	\$422,000	\$485,000	+ 14.9%	+ 64.3%
85739	\$305,950	\$325,000	\$355,250	\$421,000	\$489,000	+ 16.2%	+ 59.8%
85741	\$192,500	\$205,000	\$236,000	\$285,000	\$330,000	+ 15.8%	+ 71.4%
85742	\$220,000	\$237,000	\$260,000	\$332,000	\$375,000	+ 13.0%	+ 70.5%
85743	\$245,000	\$260,000	\$279,000	\$344,000	\$400,000	+ 16.3%	+ 63.3%
85745	\$214,500	\$235,000	\$254,000	\$305,000	\$345,000	+ 13.1%	+ 60.8%
85746	\$165,000	\$178,000	\$195,000	\$242,000	\$285,000	+ 17.8%	+ 72.7%
85747	\$217,000	\$229,900	\$255,000	\$320,000	\$370,000	+ 15.6%	+ 70.5%
85748	\$225,000	\$241,000	\$275,000	\$320,000	\$369,900	+ 15.6%	+ 64.4%
85749	\$399,450	\$417,000	\$449,500	\$587,500	\$664,725	+ 13.1%	+ 66.4%
85750	\$329,000	\$364,375	\$399,000	\$471,500	\$565,000	+ 19.8%	+ 71.7%
85755	\$314,413	\$329,000	\$374,700	\$440,000	\$515,000	+ 17.0%	+ 63.8%
85756	\$184,600	\$197,000	\$220,000	\$273,000	\$325,000	+ 19.0%	+ 76.1%
85757	\$188,000	\$205,585	\$231,000	\$282,950	\$329,900	+ 16.6%	+ 75.5%