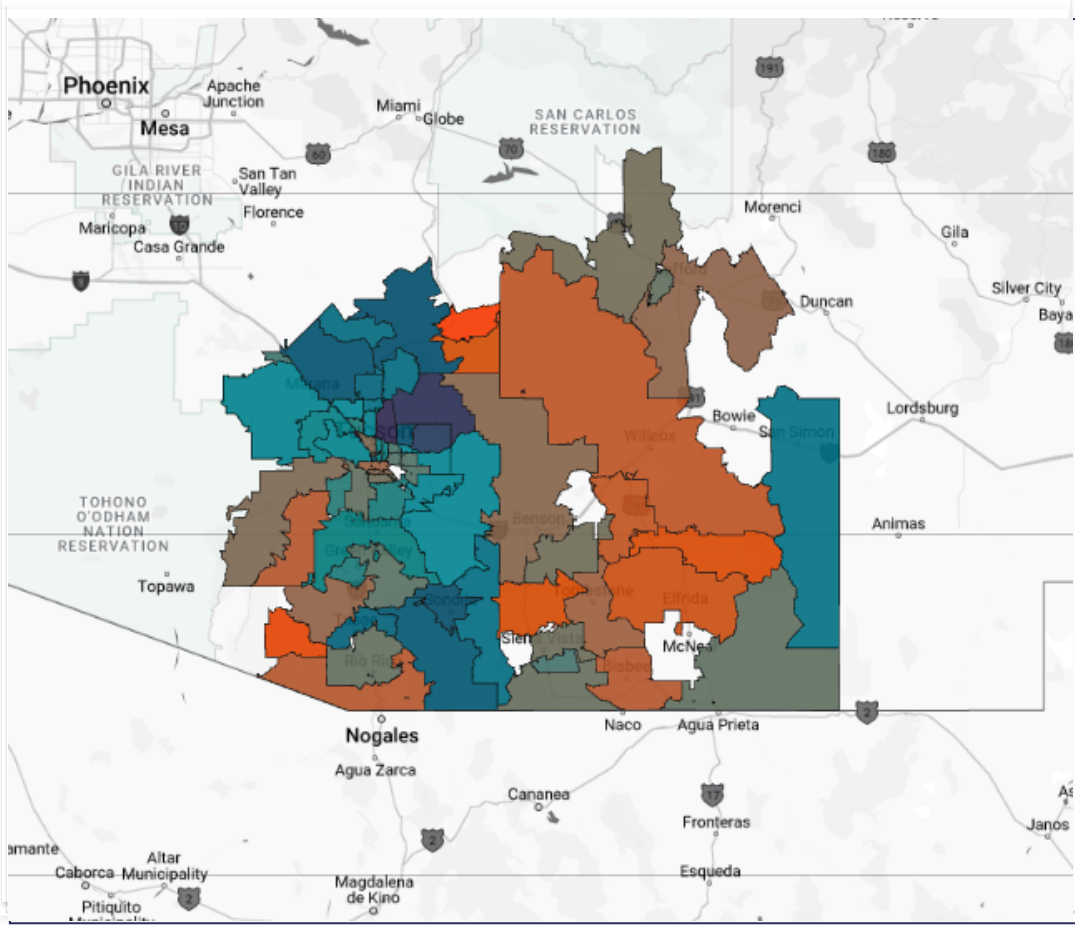


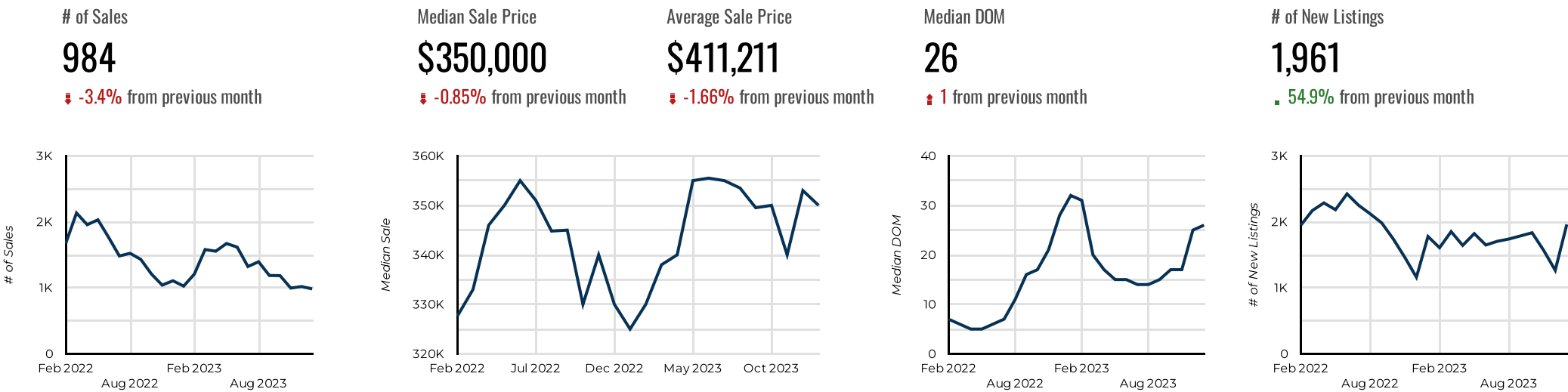
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## Quick Stats

Jan 2024



Market Activity - Market Pricing - Buyer Demand - Inventory

[To explore data further Link to > MLSSAZ DataPortal](#)

MLS of Southern Arizona®

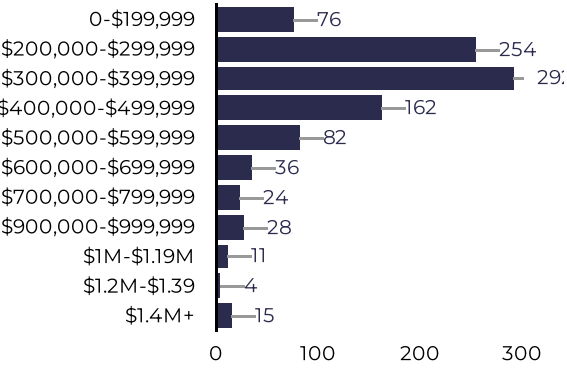
Southern AZ Housing Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Feb 5, 2024



January



# of Sales

984

-4.1% from previous year

Volume

\$404,631,578

0.8% from previous year

\$/sqft

\$223

8.0% from previous year

Median Sale Price

\$350,000

7.7% from previous year

Average Sale Price

\$411,211

5.1% from previous year

Median Days on Market

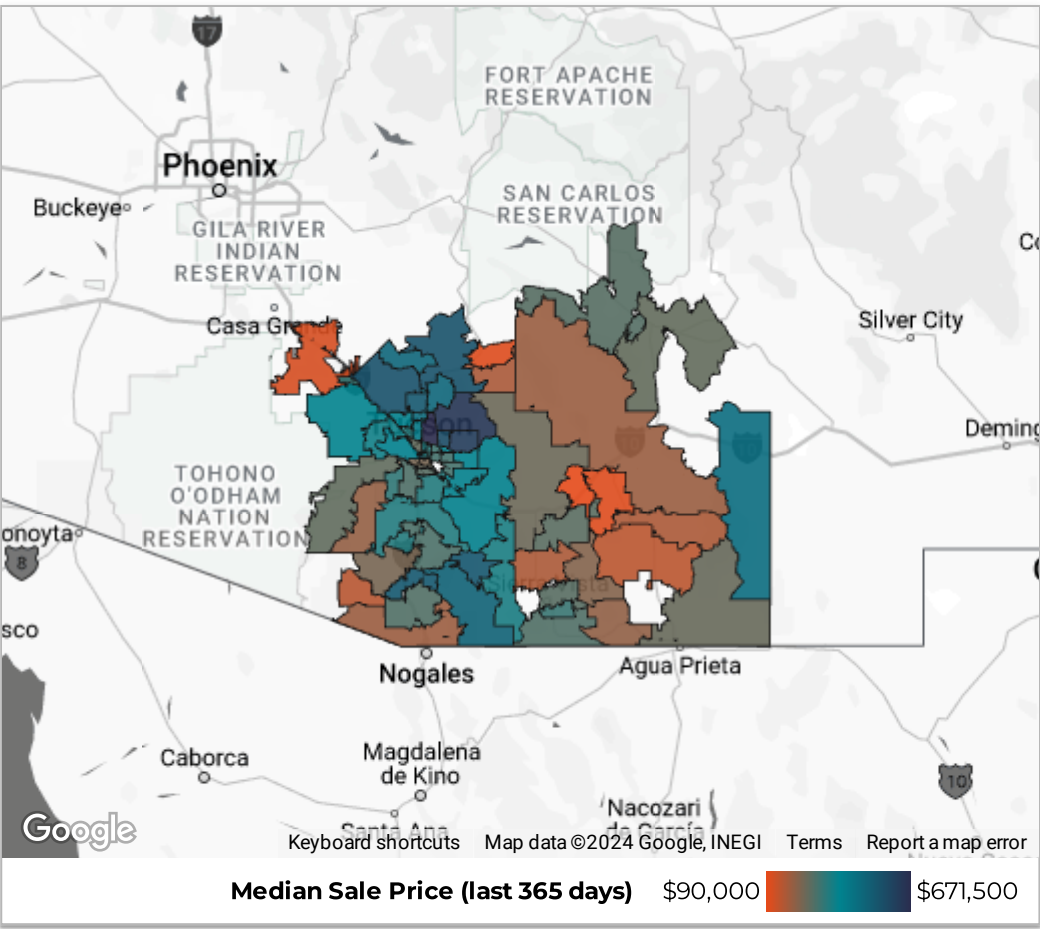
26

-6 from previous year

Average % Over Asking

-2.04%

0.37% from previous year

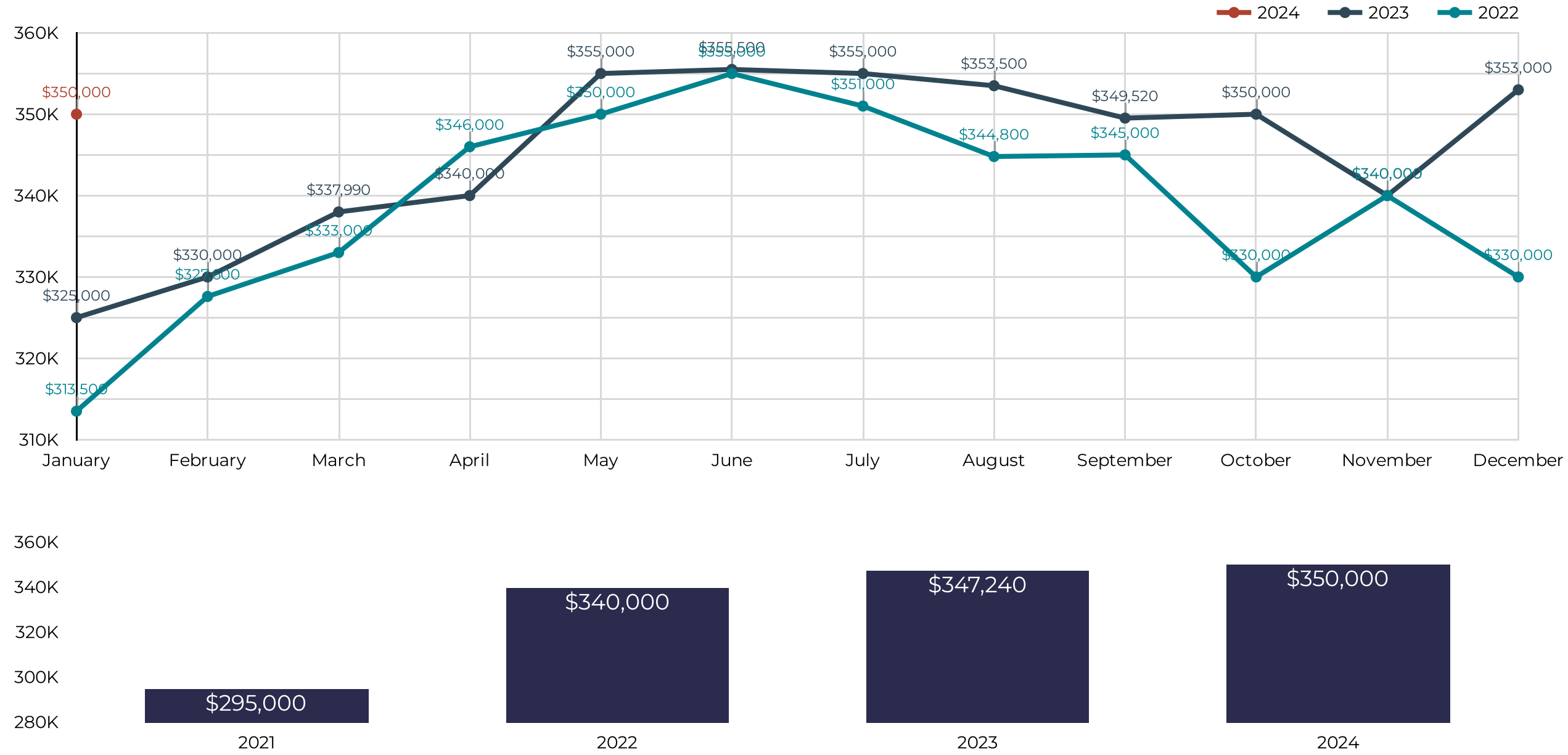


Transactions



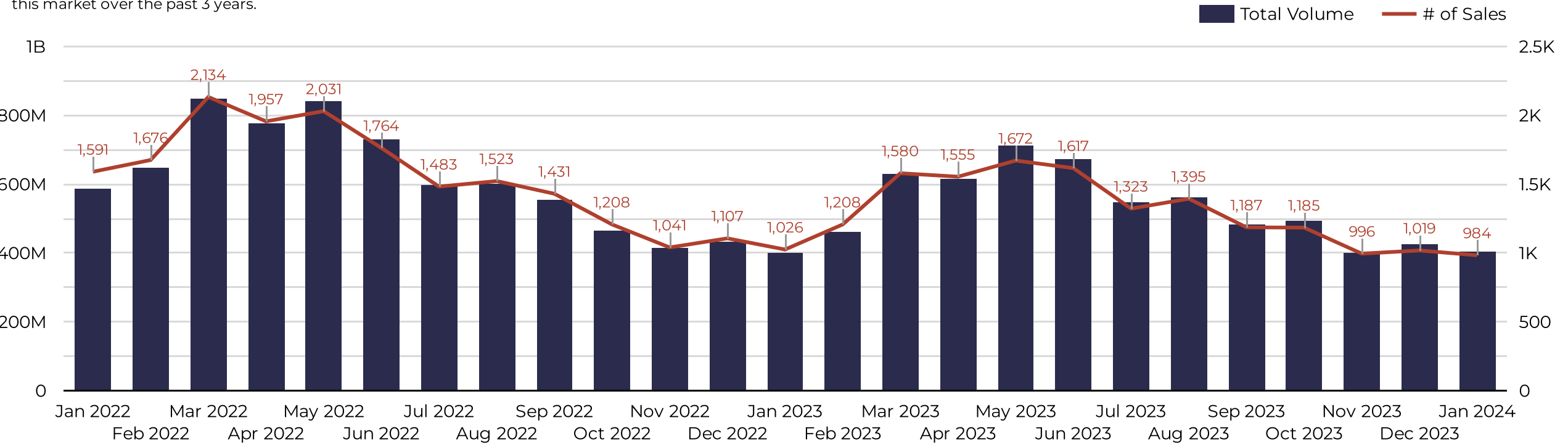
Median Sales Price

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.



MLS of Southern Arizona®

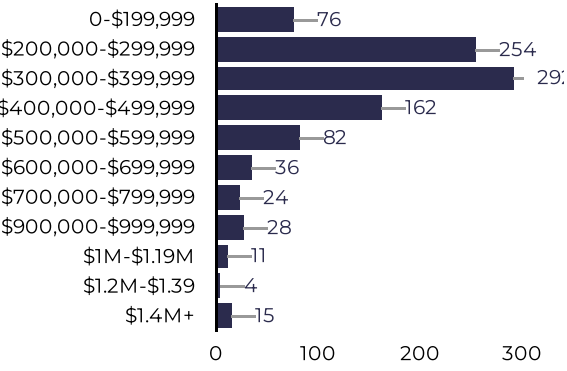
Southern AZ Housing Market Snapshot

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January



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↓ -4.1% from previous year

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↑ 7.7% from previous year

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Median Days on Market

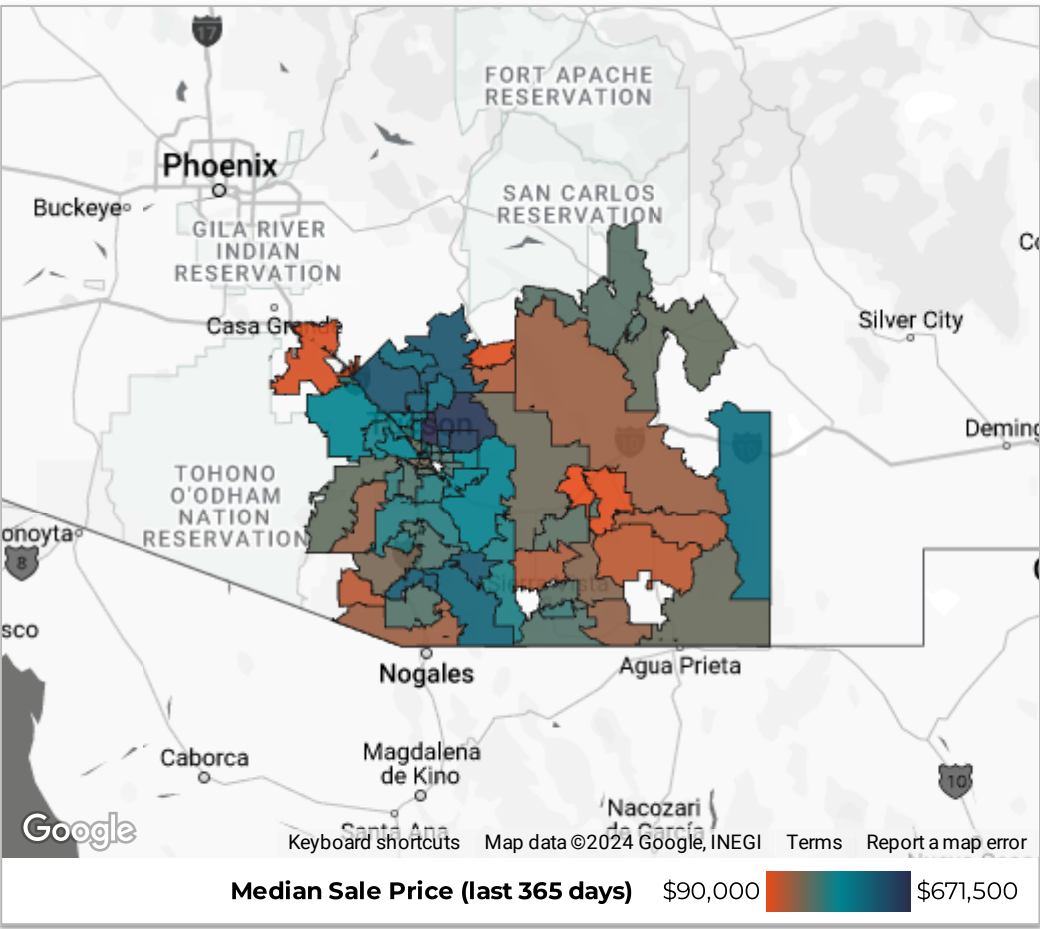
26

↓ -6 from previous year

Average % Over Asking

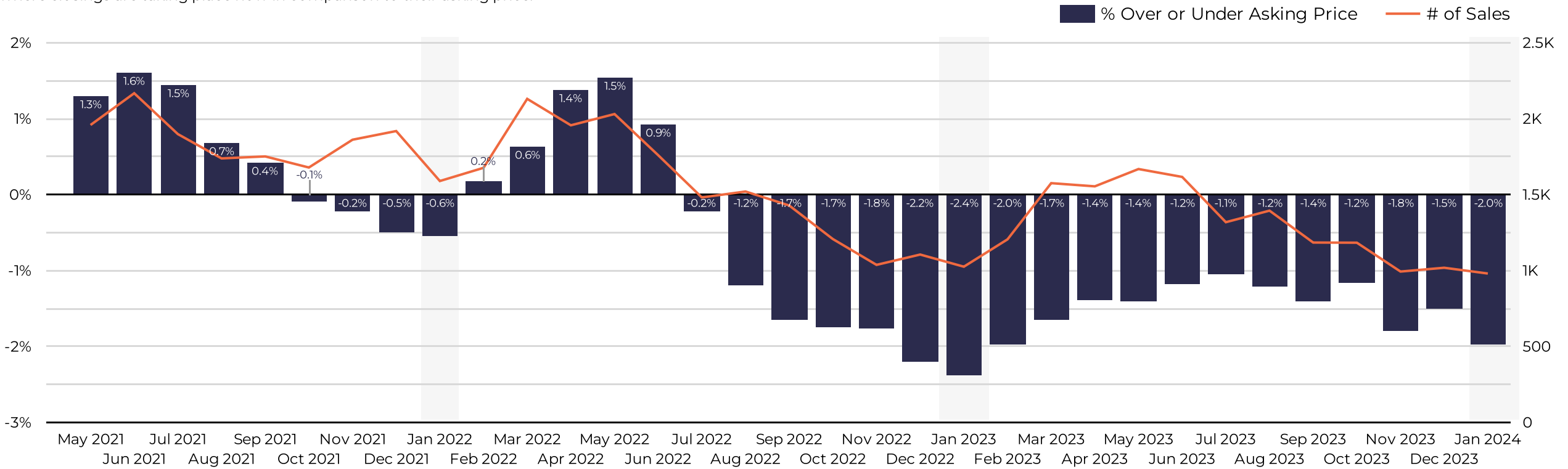
-2.04%

↑ 0.37% from previous year



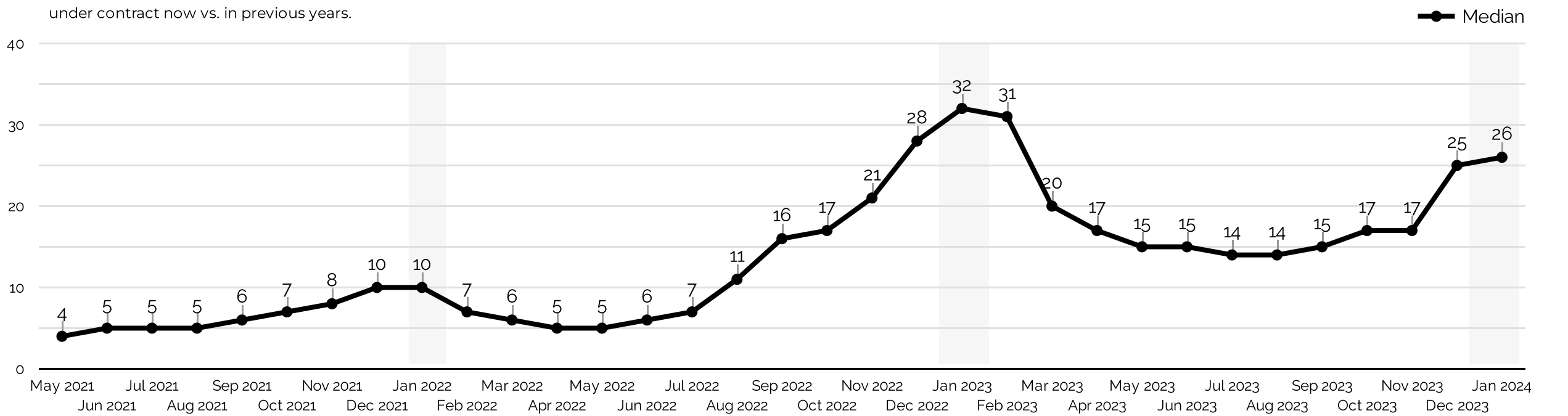
Buyer Demand

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.



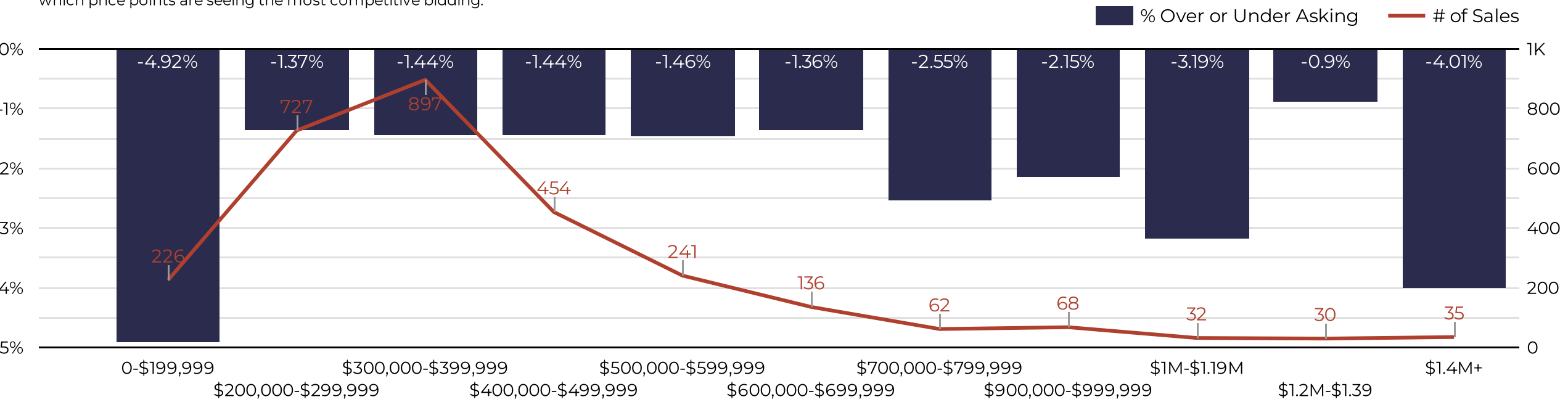
Days on Market

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



Buyer Competition at Each Price Range (last 90 days)

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.





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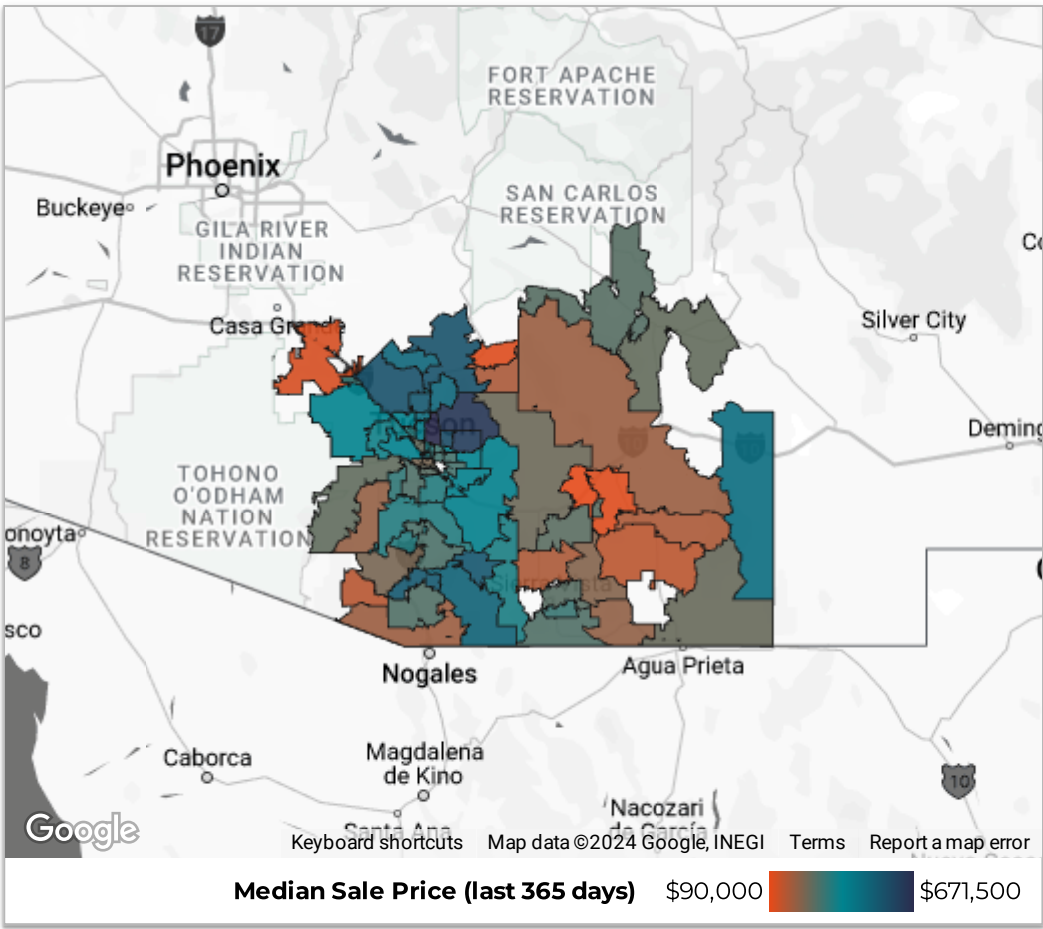
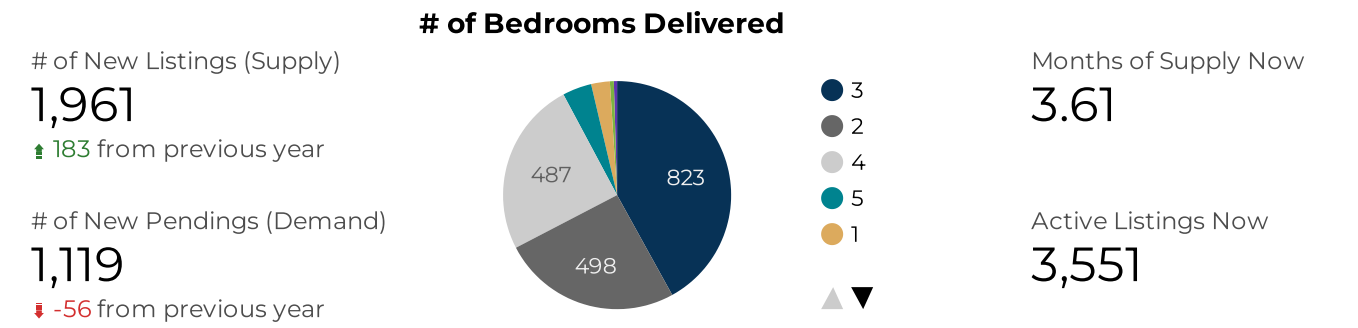
Southern AZ Housing Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ.

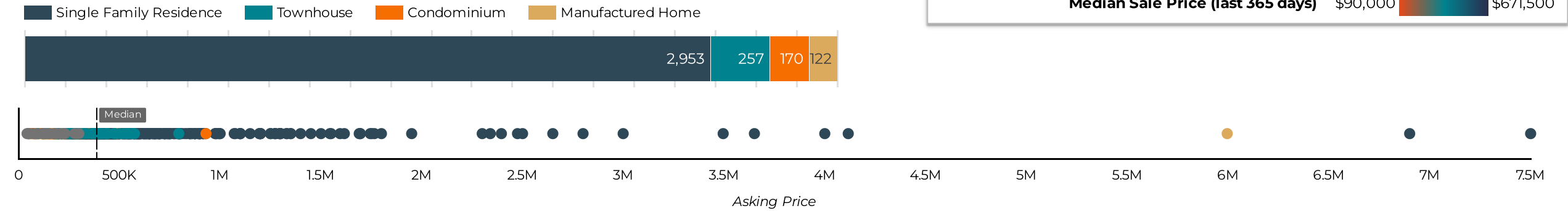
This report provides a snapshot of the market as taken on: Feb 5, 2024



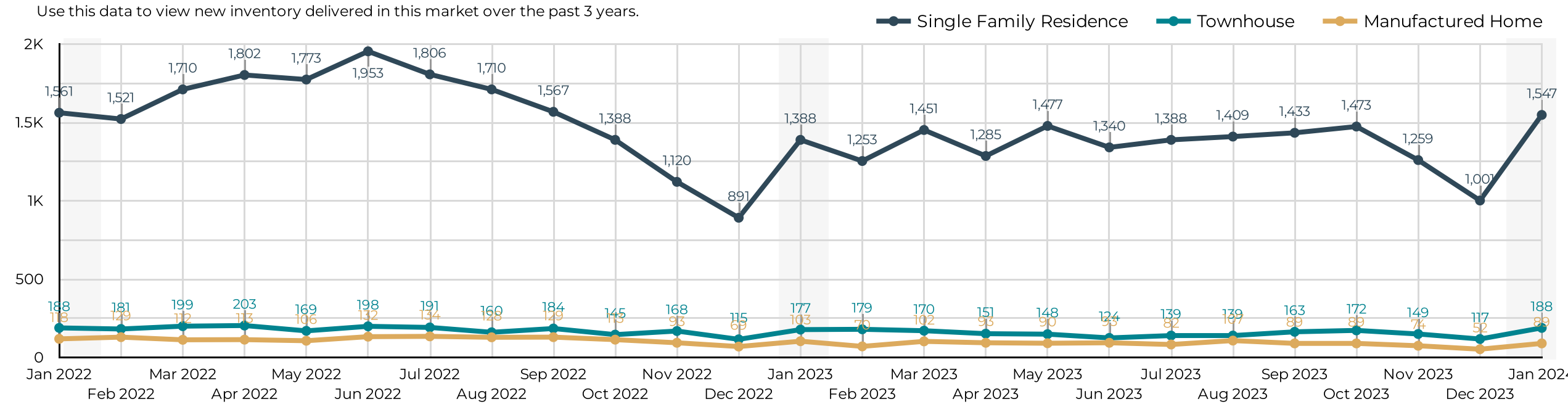
January



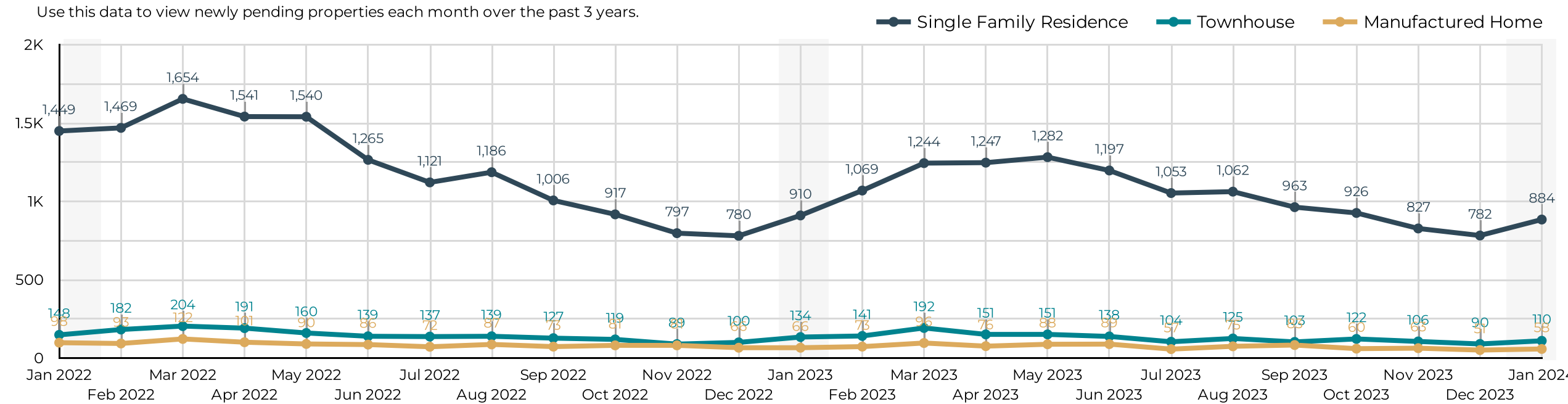
Active Now



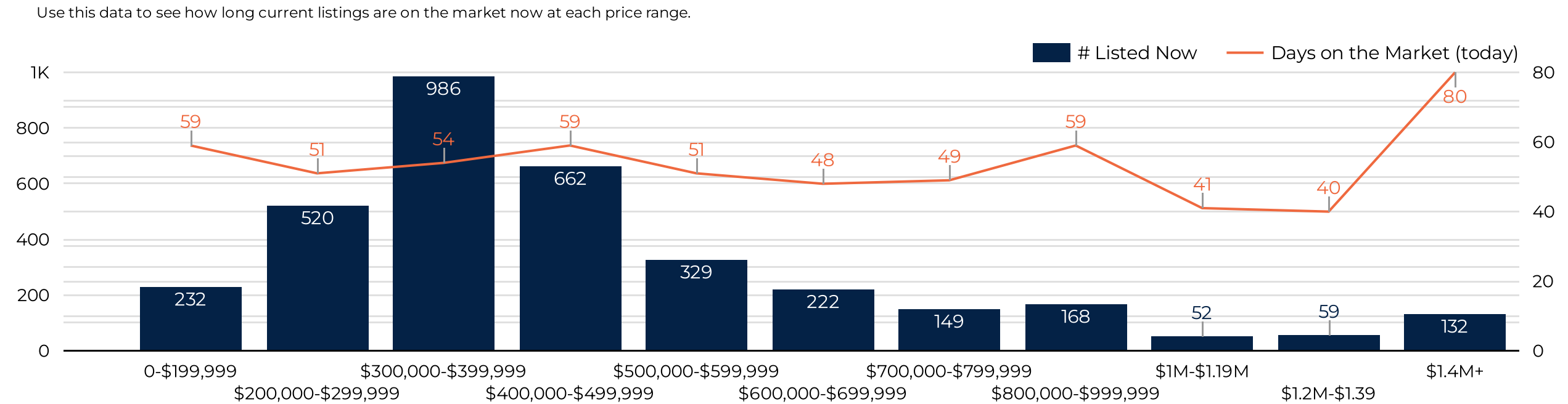
New Listings



New Pendings



Active Listings Now



MLS of Southern Arizona®

Southern AZ Housing Market Snapshot

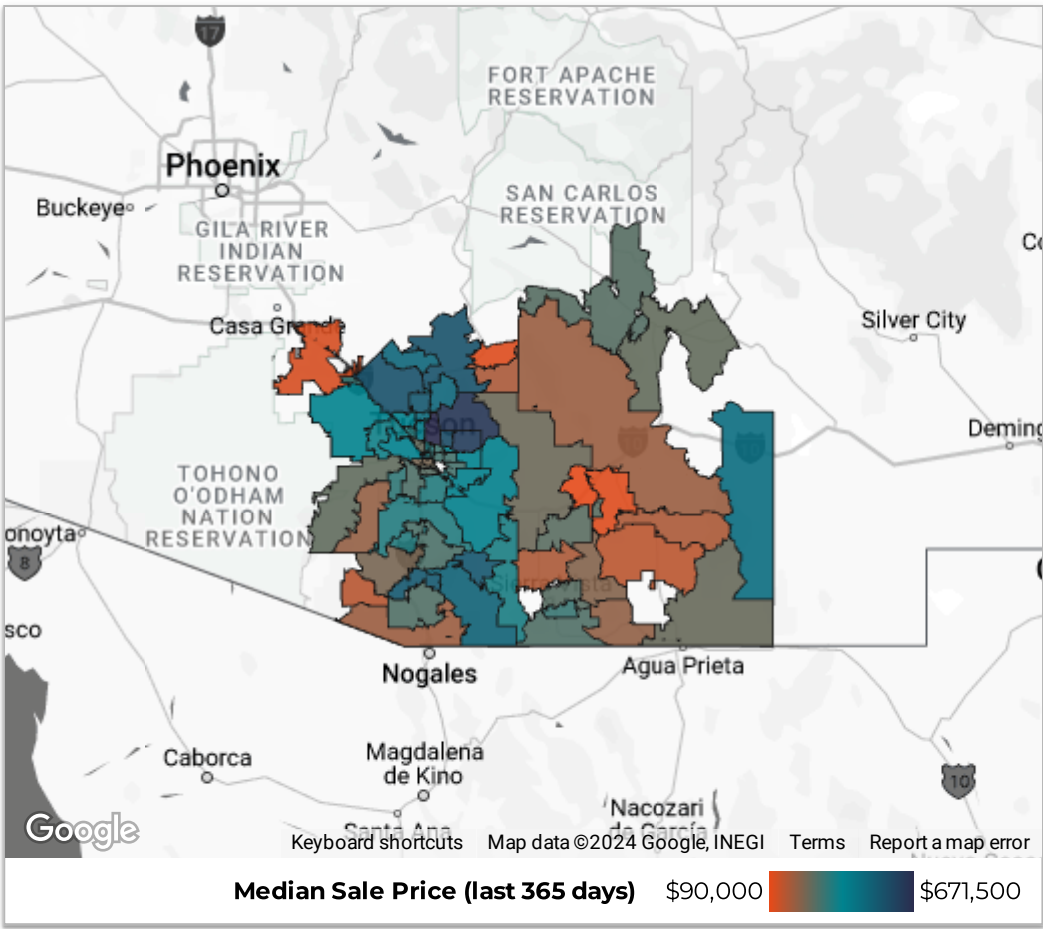
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Feb 5, 2024



Monthly Statistics

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              | 2024 | 2023  | 2022  | 2021  |
| January            | 984  | 1,026 | 1,591 | 1,519 |
| February           | -    | 1,208 | 1,676 | 1,620 |
| March              | -    | 1,580 | 2,134 | 2,175 |
| April              | -    | 1,555 | 1,957 | 2,102 |
| May                | -    | 1,672 | 2,031 | 1,960 |
| June               | -    | 1,617 | 1,764 | 2,170 |
| July               | -    | 1,323 | 1,483 | 1,902 |
| August             | -    | 1,395 | 1,523 | 1,742 |
| September          | -    | 1,187 | 1,431 | 1,754 |
| October            | -    | 1,185 | 1,208 | 1,682 |
| November           | -    | 996   | 1,041 | 1,863 |
| December           | -    | 1,019 | 1,107 | 1,922 |

| Sale Price / Median |           |           |           |           |
|---------------------|-----------|-----------|-----------|-----------|
| Month               | 2024      | 2023      | 2022      | 2021      |
| January             | \$350,000 | \$325,000 | \$313,500 | \$262,190 |
| February            | -         | \$330,000 | \$327,600 | \$261,500 |
| March               | -         | \$337,990 | \$333,000 | \$279,000 |
| April               | -         | \$340,000 | \$346,000 | \$281,500 |
| May                 | -         | \$355,000 | \$350,000 | \$297,000 |
| June                | -         | \$355,500 | \$355,000 | \$300,000 |
| July                | -         | \$355,000 | \$351,000 | \$298,450 |
| August              | -         | \$353,500 | \$344,800 | \$305,000 |
| September           | -         | \$349,520 | \$345,000 | \$310,000 |
| October             | -         | \$350,000 | \$330,000 | \$310,000 |
| November            | -         | \$340,000 | \$340,000 | \$310,000 |
| December            | -         | \$353,000 | \$330,000 | \$320,000 |

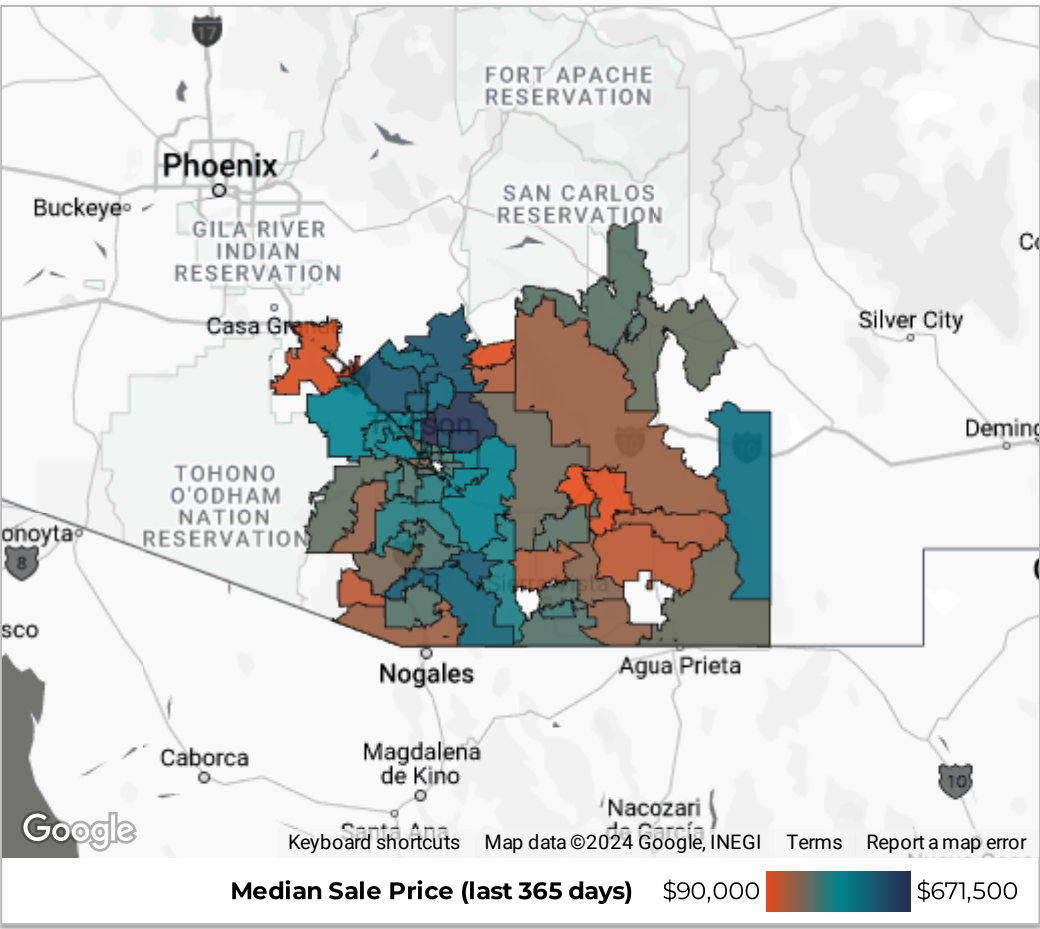
| Days on Market / Median |      |      |      |      |
|-------------------------|------|------|------|------|
| Month                   | 2024 | 2023 | 2022 | 2021 |
| January                 | 26   | 32   | 10   | 9    |
| February                | -    | 31   | 7    | 7    |
| March                   | -    | 20   | 6    | 5    |
| April                   | -    | 17   | 5    | 5    |
| May                     | -    | 15   | 5    | 4    |
| June                    | -    | 15   | 6    | 5    |
| July                    | -    | 14   | 7    | 5    |
| August                  | -    | 14   | 11   | 5    |
| September               | -    | 15   | 16   | 6    |
| October                 | -    | 17   | 17   | 7    |
| November                | -    | 17   | 21   | 8    |
| December                | -    | 25   | 28   | 10   |

| Closed vs. Asking Price / Average |        |        |        |        |
|-----------------------------------|--------|--------|--------|--------|
| Month                             | 2024   | 2023   | 2022   | 2021   |
| January                           | -2.04% | -2.41% | -0.6%  | -0.81% |
| February                          | -      | -2.05% | 0.18%  | -0.44% |
| March                             | -      | -1.72% | 0.69%  | 0.25%  |
| April                             | -      | -1.42% | 1.36%  | 0.78%  |
| May                               | -      | -1.49% | 1.57%  | 1.32%  |
| June                              | -      | -1.21% | 0.84%  | 1.64%  |
| July                              | -      | -1.2%  | -0.22% | 1.41%  |
| August                            | -      | -1.24% | -1.21% | 0.72%  |
| September                         | -      | -1.5%  | -1.67% | 0.36%  |
| October                           | -      | -1.23% | -1.77% | -0.08% |
| November                          | -      | -1.68% | -1.89% | -0.27% |
| December                          | -      | -1.54% | -2.29% | -0.54% |

# MLS of Southern Arizona®

## Southern AZ Housing Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Feb 5, 2024



Jan 2024

vs. last year

Use this table to compare MLSSAZ regions year-over-year in your selected area on a range of metrics.

| Market Activity        |                 |                    |          |                    | Market Pricing |                            |         |                   | Buyer Demand |                 |        |                               |
|------------------------|-----------------|--------------------|----------|--------------------|----------------|----------------------------|---------|-------------------|--------------|-----------------|--------|-------------------------------|
| Region                 | # of Sales ▾    | % Δ                | Volume   | % Δ                | Median Sale    | Δ                          | \$/sqft | Δ                 | Median DOM   | Δ               | % Over | Δ                             |
| Northwest              | 136 <div></div> | -15.5% <div></div> | \$69.85M | -17.5% <div></div> | \$412,000      | \$-6,000 <div></div>       | \$254   | \$14 <div></div>  | 19           | -7 <div></div>  | -1.8%  | <div></div> 0.3% <div></div>  |
| Central                | 105 <div></div> | -15.3% <div></div> | \$36M    | -3.7% <div></div>  | \$300,000      | \$35,000 <div></div>       | \$248   | \$43 <div></div>  | 20           | -11 <div></div> | -1.5%  | <div></div> 0.9% <div></div>  |
| North                  | 87 <div></div>  | 13.0% <div></div>  | \$59.55M | 16.6% <div></div>  | \$520,000      | \$-30,000 <div></div>      | \$300   | \$28 <div></div>  | 18           | -4 <div></div>  | -2.5%  | <div></div> 0.7% <div></div>  |
| East                   | 86 <div></div>  | -12.2% <div></div> | \$26.34M | -12.9% <div></div> | \$290,000      | \$-5,000 <div></div>       | \$201   | \$10 <div></div>  | 27           | -6 <div></div>  | -1.3%  | <div></div> 0.3% <div></div>  |
| Upper Southeast        | 71 <div></div>  | 10.9% <div></div>  | \$30.09M | 20.9% <div></div>  | \$400,000      | \$25,000 <div></div>       | \$214   | \$19 <div></div>  | 26           | -7 <div></div>  | -1.2%  | <div></div> 1.0% <div></div>  |
| Southwest              | 57 <div></div>  | -10.9% <div></div> | \$16.17M | -7.5% <div></div>  | \$290,000      | \$10,100 <div></div>       | \$177   | \$12 <div></div>  | 37           | -14 <div></div> | -2.5%  | <div></div> 0.3% <div></div>  |
| West                   | 51 <div></div>  | -3.8% <div></div>  | \$25.86M | 27.3% <div></div>  | \$405,000      | \$55,000 <div></div>       | \$238   | \$27 <div></div>  | 21           | -12 <div></div> | -1.5%  | <div></div> 0.9% <div></div>  |
| Extended West          | 49 <div></div>  | 19.5% <div></div>  | \$16.56M | 17.5% <div></div>  | \$344,410      | \$-14,590 <div></div>      | \$192   | \$19 <div></div>  | 36           | -8 <div></div>  | -1.9%  | <div></div> -0.7% <div></div> |
| South                  | 40 <div></div>  | 5.3% <div></div>   | \$11.18M | 16.9% <div></div>  | \$275,000      | \$24,644.42... <div></div> | \$199   | \$9 <div></div>   | 27           | -4 <div></div>  | -1.2%  | <div></div> 0.2% <div></div>  |
| Southeast              | 36 <div></div>  | 111.8% <div></div> | \$16.76M | 164.6% <div></div> | \$408,000      | \$45,000 <div></div>       | \$210   | \$32 <div></div>  | 29           | 4 <div></div>   | -1.6%  | <div></div> 0.2% <div></div>  |
| Green Valley Northwest | 32 <div></div>  | -8.6% <div></div>  | \$8.1M   | -3.1% <div></div>  | \$235,000      | \$-9,000 <div></div>       | \$197   | \$4 <div></div>   | 18           | 4 <div></div>   | -2.8%  | <div></div> -0.6% <div></div> |
| Upper Northwest        | 32 <div></div>  | 6.7% <div></div>   | \$15.79M | -16.3% <div></div> | \$487,500      | \$3,470 <div></div>        | \$240   | \$-42 <div></div> | 30           | -6 <div></div>  | -2.0%  | <div></div> 1.7% <div></div>  |
| Green Valley Northeast | 28 <div></div>  | 3.7% <div></div>   | \$11.59M | -2.0% <div></div>  | \$425,000      | \$60,000 <div></div>       | \$220   | \$7 <div></div>   | 26           | 2 <div></div>   | -1.0%  | <div></div> 0.3% <div></div>  |
| Northeast              | 28 <div></div>  | -17.6% <div></div> | \$15.09M | -8.9% <div></div>  | \$482,000      | \$93,000 <div></div>       | \$246   | \$17 <div></div>  | 31           | -1 <div></div>  | -1.6%  | <div></div> 2.8% <div></div>  |
| Green Valley North     | 27 <div></div>  | -12.9% <div></div> | \$8.78M  | -16.6% <div></div> | \$310,000      | \$-35,000 <div></div>      | \$184   | \$10 <div></div>  | 50           | 15 <div></div>  | -1.4%  | <div></div> 0.3% <div></div>  |
| Green Valley Southwest | 19 <div></div>  | -29.6% <div></div> | \$7.37M  | -26.0% <div></div> | \$384,000      | \$5,000 <div></div>        | \$223   | \$9 <div></div>   | 46           | 14 <div></div>  | -1.6%  | <div></div> 1.2% <div></div>  |
| Cochise                | 17 <div></div>  | -41.4% <div></div> | \$3.8M   | -49.5% <div></div> | \$207,000      | \$-44,500 <div></div>      | \$118   | \$-42 <div></div> | 38           | 7 <div></div>   | -6.2%  | <div></div> -4.2% <div></div> |
| Benson/St. David       | 13 <div></div>  | 0.0% <div></div>   | \$3.61M  | 55.8% <div></div>  | \$245,000      | \$65,000 <div></div>       | \$210   | \$74 <div></div>  | 33           | -19 <div></div> | -4.2%  | <div></div> 0.4% <div></div>  |
| Extended Northwest     | 8 <div></div>   | - <div></div>      | \$2.58M  | - <div></div>      | \$299,990      | - <div></div>              | \$162   | - <div></div>     | 25           | - <div></div>   | -0.2%  | <div></div> - <div></div>     |
| Pinal                  | 8 <div></div>   | -38.5% <div></div> | \$1.76M  | -38.0% <div></div> | \$175,000      | \$-7,500 <div></div>       | \$175   | \$26 <div></div>  | 55           | 32 <div></div>  | -4.1%  | <div></div> -0.6% <div></div> |
| SCC-Rio Rico East      | 7 <div></div>   | -36.4% <div></div> | \$1.86M  | -47.1% <div></div> | \$265,000      | \$-44,000 <div></div>      | \$178   | \$-1 <div></div>  | 33           | -27 <div></div> | -1.7%  | <div></div> 0.3% <div></div>  |
| Graham                 | 7 <div></div>   | 75.0% <div></div>  | \$1.98M  | 96.9% <div></div>  | \$290,000      | \$85,000 <div></div>       | \$154   | \$-3 <div></div>  | 25           | 0 <div></div>   | -3.9%  | <div></div> -3.3% <div></div> |
| Extended Southwest     | 6 <div></div>   | 0.0% <div></div>   | \$1.57M  | 5.4% <div></div>   | \$240,000      | \$15,000 <div></div>       | \$137   | \$-0 <div></div>  | 33           | 12 <div></div>  | -1.5%  | <div></div> 1.0% <div></div>  |

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### Median Sale by Region

