

Annual Report for Multiple Listing Service of Southern Arizona

RESIDENTIAL REAL ESTATE ACTIVITY IN MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA



2023

2023 was a challenging year for the U.S. housing market: mortgage rates hit a 2-decade high, housing inventory remained at historic lows, and sales prices continued to climb nationwide, putting homeownership out of reach for many consumers. Housing affordability remained a top concern for homebuyers, and for good reason: mortgage payments are up significantly from 2022, with a number of homeowners now spending more than 30% of their income on their monthly payment. As a result, sales of previously owned homes remained sluggish throughout the year, while the shortage of existing-home inventory helped sales of new residential homes steadily increase from last year.

Higher mortgage rates aren't just affecting buyers. Many current homeowners purchased or refinanced their home in 2020 or 2021, when mortgage rates were several percentage points lower than today's rates. And while those pandemic-era mortgages have been a blessing for many homeowners, they've also kept others from moving. Rather than give up their current mortgage rate for a higher rate and a more expensive monthly payment, some would-be sellers have chosen to put their moving plans on hold, further limiting the number of homes for sale and driving up home prices in the process.

Sales: Pending sales decreased 12.2 percent, finishing 2023 at 14,932. Closed sales were down 16.9 percent to end the year at 14,701.

Listings: Comparing 2023 to the prior year, the number of homes available for sale decreased 5.8 percent. There were 3,272 active listings at the end of 2023. New listings decreased by 14.6 percent to finish the year at 18,869.

Bedroom Count: Increases in sales prices occurred across homes of all sizes over the last year. In 2023, properties with 2 Bedrooms saw the largest growth at 3.4 percent. The highest percent of list price received at sale went to properties with 3 bedrooms at 98.8 percent.

Prices: Home prices were up compared to last year. The overall median sales price increased 1.4 percent to \$355,000 for the year. Single Family home prices were up 2.5 percent compared to last year, and Townhouse/Condo home prices were up 4.1 percent.

List Price Received: Sellers received, on average, 98.6 percent of their original list price at sale, a year-over-year decrease of 1.4 percent.

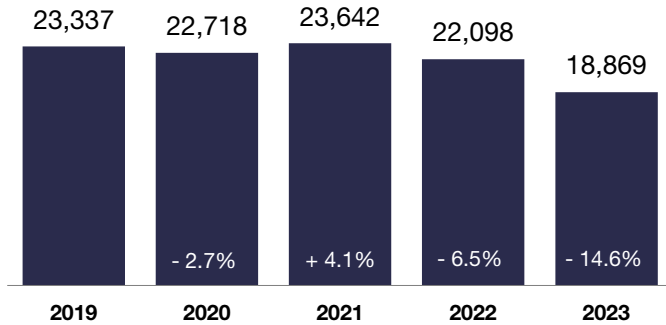
With inflation showing signs of improvement, the Federal Reserve recently announced they are likely done raising interest rates for the time being and plan to make at least three cuts to their benchmark rate in 2024. Mortgage rates have been dropping in recent months, which should help bring buyers and sellers back to the market and could lead to an uptick in both home sales and housing supply. Affordability will still prove challenging for many homebuyers, however, and economists predict U.S. home sales will remain down compared to 2019 - 2022. As for home prices, opinions are mixed, with some analysts expecting prices will hold steady or continue rising in areas, while others foresee a modest price drop in some markets.

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Quick Facts

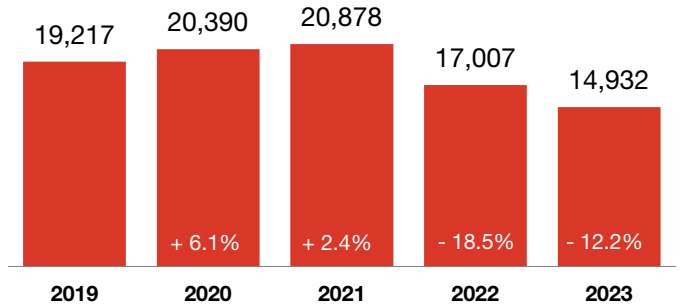
New Listings



Top Geographies: Change in New Listings from 2022

85610	+ 183.3%
85615	+ 105.3%
Santa Cruz County - Santa Cruz County	+ 100.0%
85640	+ 100.0%
Tucson - Extended Northwest	+ 76.3%
85145	+ 70.7%
Santa Cruz County - Tumacacori - Carmen	+ 66.7%
85637	+ 29.2%
Santa Cruz County - Amado	+ 22.2%
Santa Cruz County - Sonoita	+ 20.0%

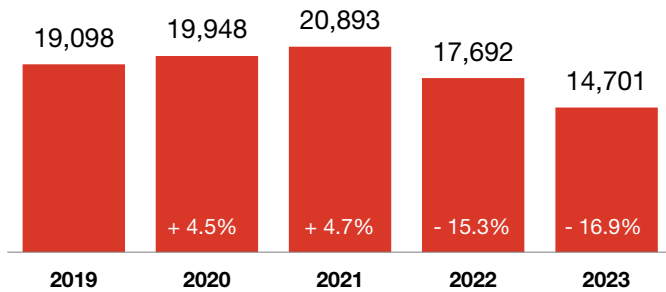
Pending Sales



Top Geographies: Change in Pending Sales from 2022

Santa Cruz County - Tumacacori - Carmen	+ 300.0%
85609	+ 200.0%
85632	+ 200.0%
85640	+ 200.0%
Tucson - Extended Northwest	+ 112.7%
85145	+ 107.8%
85615	+ 84.6%
85625	+ 34.1%
85635	+ 19.7%
85650	+ 16.7%

Closed Sales

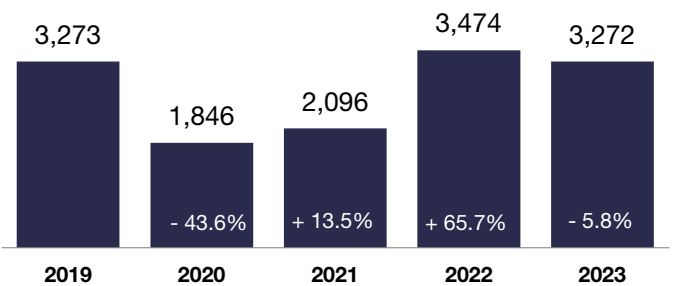


Top Geographies: Change in Closed Sales from 2022

Santa Cruz County - Tumacacori - Carmen	+ 300.0%
85632	+ 200.0%
85640	+ 200.0%
85615	+ 90.9%
Tucson - Extended Northwest	+ 87.7%
85145	+ 83.3%
85609	+ 50.0%
85635	+ 41.3%
Santa Cruz County - Amado	+ 33.3%
85625	+ 17.8%

Inventory of Homes for Sale

At the end of the year.

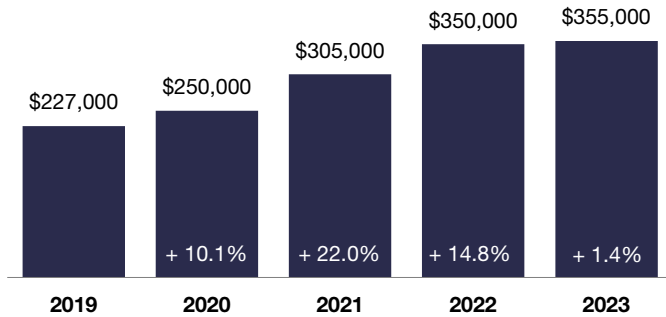


Top Geographies: Change in Homes for Sale from 2022

85645	+ 200.0%
85650	+ 200.0%
Tucson - Extended Southeast	+ 125.0%
85615	+ 100.0%
85736	+ 100.0%
85625	+ 78.6%
Tucson - Extended Northwest	+ 73.1%
Green Valley - Southeast	+ 70.6%
85145	+ 69.2%
85638	+ 60.0%

Quick Facts

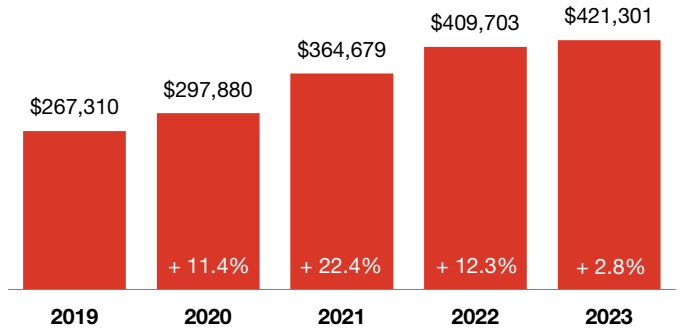
Median Sales Price



Top Geographies: Change in Median Sales Price from 2022

85601	+ 38.6%
85619	+ 30.2%
Tucson - Pima Southwest	+ 30.1%
Tucson - Extended Northeast	+ 27.9%
85624	+ 25.4%
Santa Cruz County - Patagonia	+ 22.9%
Santa Cruz County - Nogales West	+ 22.8%
Santa Cruz County - Elgin	+ 21.5%
85607	+ 18.6%
85635	+ 12.5%

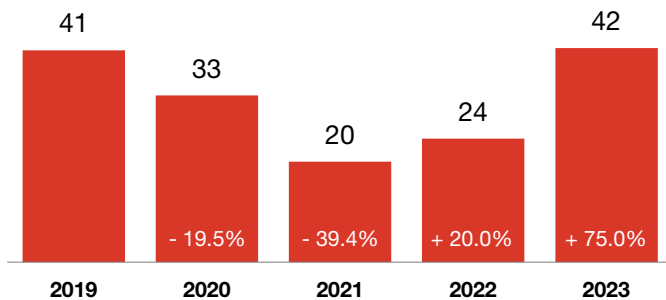
Average Sales Price



Top Geographies: Change in Avg. Sales Price from 2022

Santa Cruz County - Elgin	+ 51.1%
85611	+ 44.5%
Santa Cruz County - Amado	+ 34.3%
Santa Cruz County - Patagonia	+ 20.9%
85619	+ 16.6%
85658	+ 13.4%
Tucson - Extended Northeast	+ 11.5%
85742	+ 9.7%
Santa Cruz County - Tubac East	+ 8.6%
85623	+ 8.4%

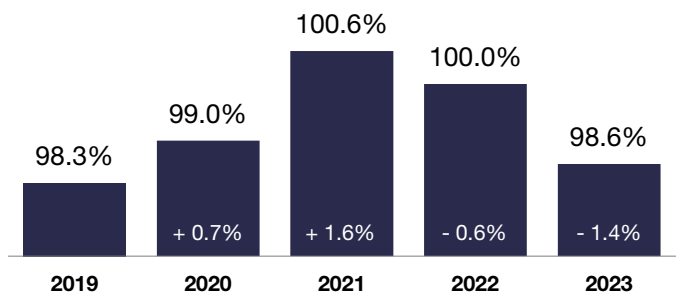
Days on Market Until Sale



Top Geographies: Change in Days on Market from 2022

85632	+ 603.6%
85607	+ 363.6%
85619	+ 309.1%
Tucson - Extended Southeast	+ 296.4%
Tucson - Extended Northeast	+ 291.3%
85742	+ 181.0%
85615	+ 168.4%
85145	+ 162.5%
Tucson - Extended Northwest	+ 142.3%
85748	+ 137.5%

Percent of List Price Received



Top Geographies: Change in Pct. of List Price Received from 2022

85610	+ 5.9%
85606	+ 5.2%
Santa Cruz County - Santa Cruz County	+ 4.6%
Santa Cruz County - Tubac West	+ 3.4%
Tucson - Pima Southwest	+ 2.0%
85603	+ 2.0%
85601	+ 1.9%
Santa Cruz County - Patagonia	+ 1.4%
85624	+ 1.3%
85645	+ 1.2%

Property Type Review

44

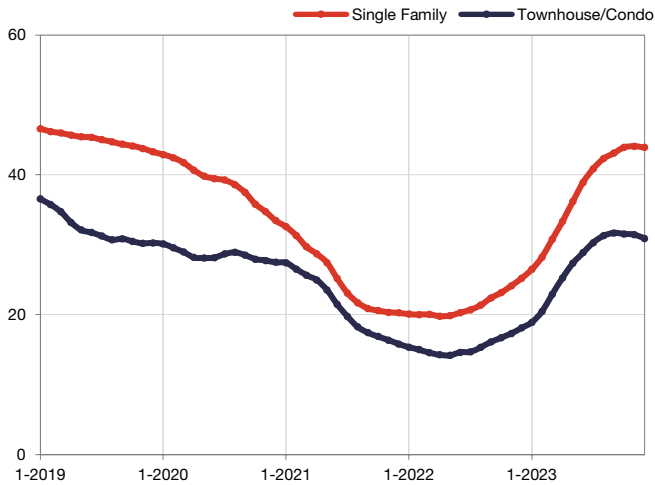
Average Days on Market
Single Family

31

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 2023

Green Valley - Northwest	60.4%
Green Valley - Southwest	47.0%
Santa Cruz County	39.2%
Green Valley - Southeast	34.0%
Santa Cruz County - Tubac East	28.1%
Santa Cruz County - Nogales East	27.8%
Tucson - Northeast	25.6%
Cochise County	20.5%
Tucson - South	20.1%
Tucson - North	15.9%
Green Valley - Northeast	14.9%
Tucson - West	12.8%
Tucson - Northwest	9.7%
Tucson - Upper Northwest	9.2%
Pima County	9.1%
Tucson - East	9.0%

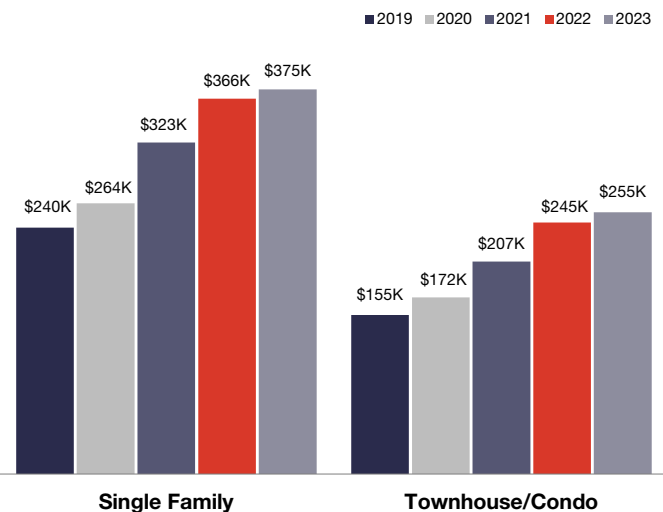
+ 2.5%

One-Year Change in Price
Single Family

+ 4.1%

One-Year Change in Price
Townhouse/Condo

Median Sales Price



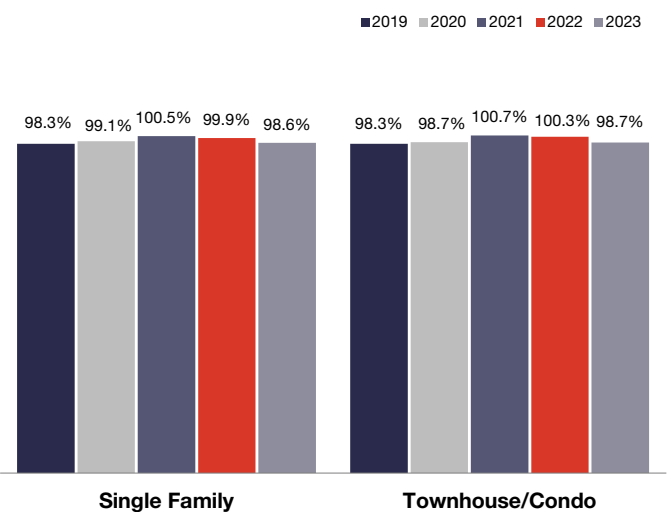
98.6%

Pct. of List Price Received
Single Family

98.7%

Pct. of List Price Received
Townhouse/Condo

Percent of List Price Received



Bedroom Count Review

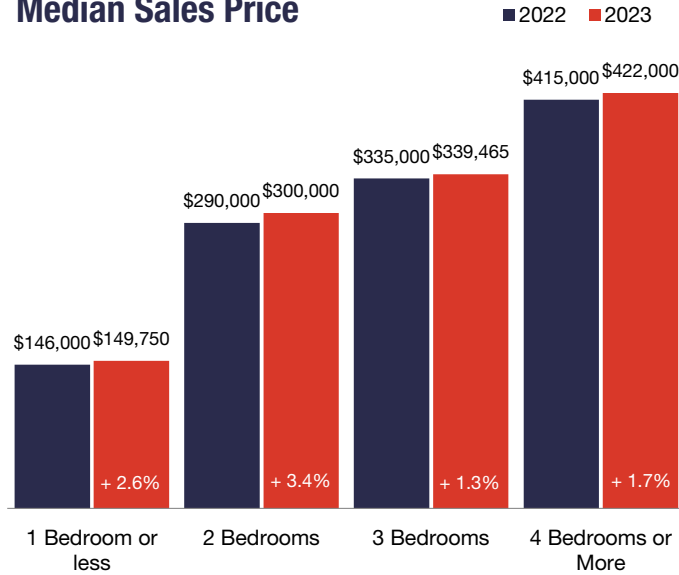
+ 3.4%

Growth in Median Sales Price
2 Bedrooms

+ 1.3%

Growth in Median Sales Price
3 Bedrooms

Median Sales Price



Top Geographies: 4 Bedrooms or More Market Share in 2023

Santa Cruz County - Tubac West	100.0%
85620	100.0%
Santa Cruz County - Rio Rico West	82.7%
85648	81.0%
Santa Cruz County - Rio Rico East	80.6%
85610	71.4%
Santa Cruz County - Amado	68.8%
85736	67.2%
Santa Cruz County - Santa Cruz County	66.7%
85609	66.7%
Tucson - Extended Southwest	65.9%
Santa Cruz County	65.3%
85616	63.6%
85741	62.6%
85635	61.5%
85602	61.1%
85643	60.7%

97.5%

Percent of List Price Received
in 2023 for
1 Bedrooms or Fewer

98.5%

Percent of List Price Received
in 2023 for
2 Bedrooms

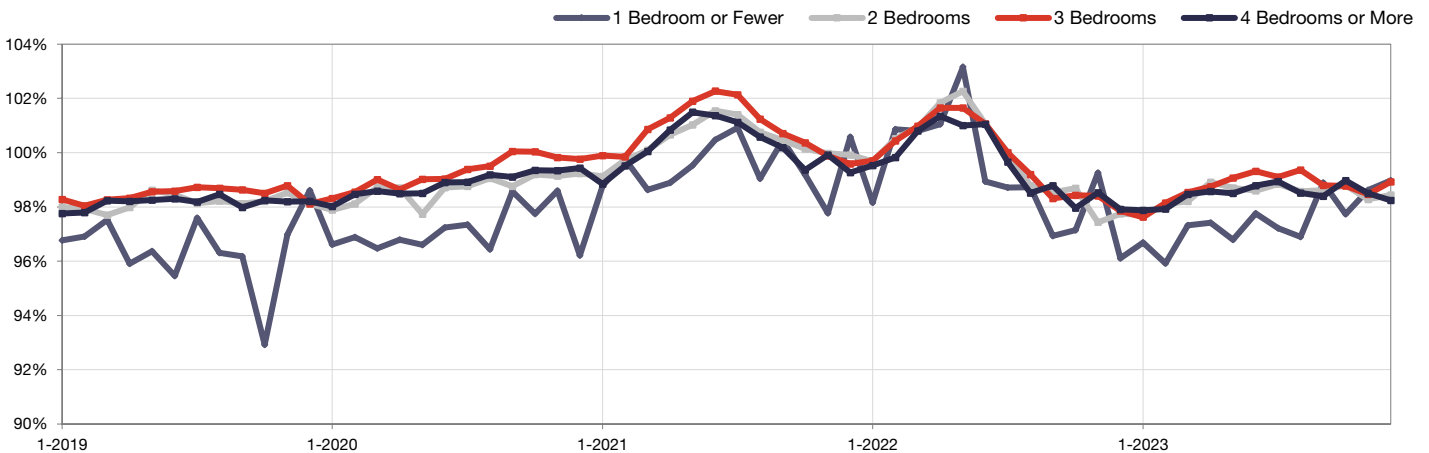
98.8%

Percent of List Price Received
in 2023 for
3 Bedrooms

98.5%

Percent of List Price Received
in 2023 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

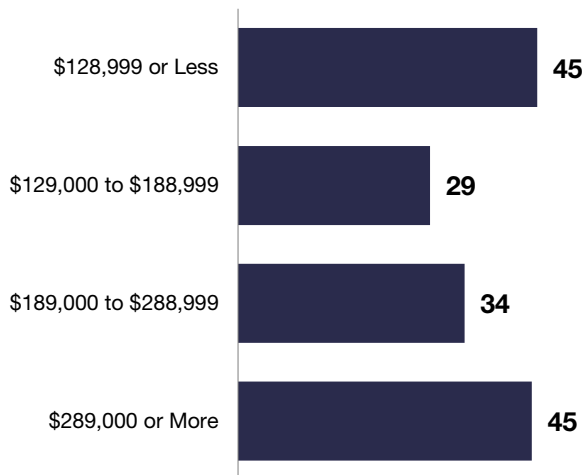
1.5%

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

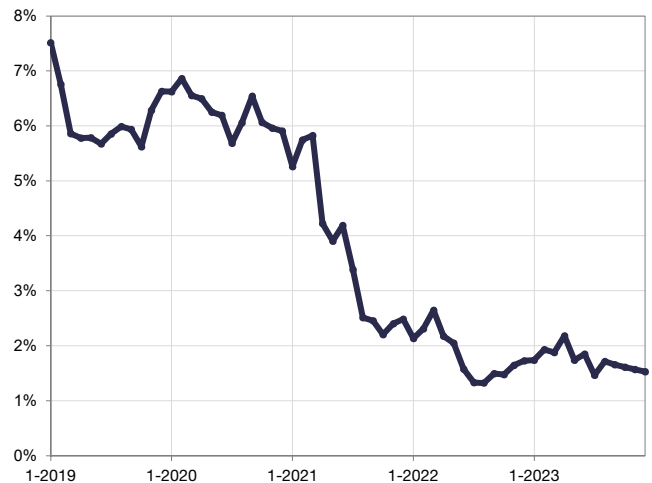
- 16.7%

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

- 13.9%

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

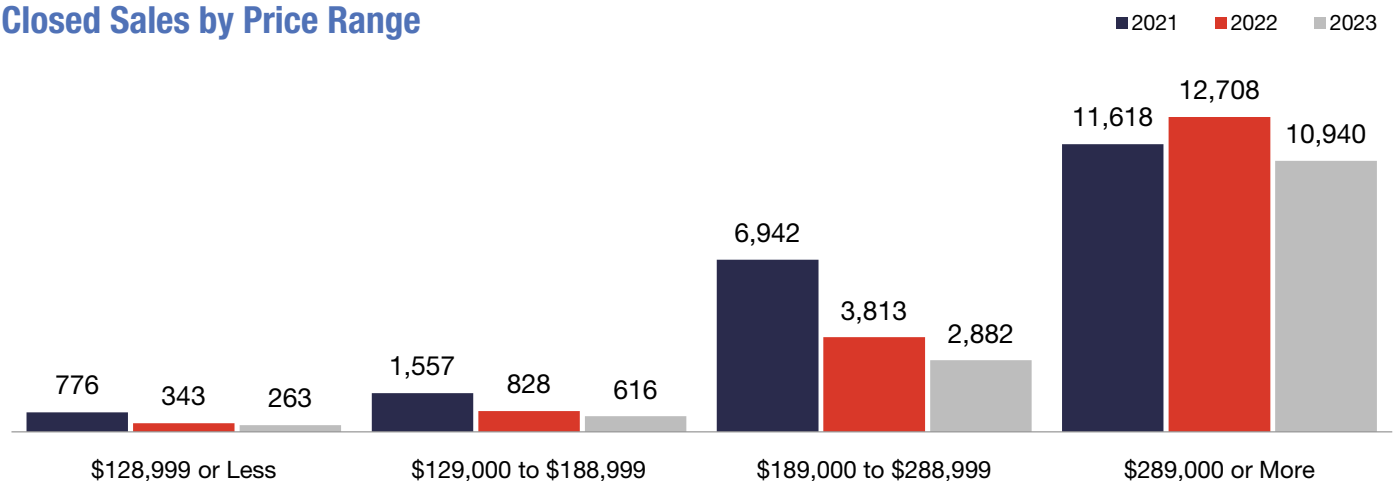
**\$128,999 or
Less**

Price Range with the
Fewest Closed Sales

- 23.3%

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

Closed Sales by Price Range



Area Overviews

	Total Closed Sales	Change from 2022	Median Sales		New Listings	Months Supply of Inventory	Days on Market	Pct. of List Price Received
			Median Sales Price Single Family	Price Townhouse/ Condo				
Pima County	13,101	- 17.8%	\$379,976	\$250,000	16,437	2.4	41	98.8%
Santa Cruz County	418	- 24.3%	\$288,000	\$296,000	690	5.5	59	97.5%
Cochise County	461	+ 6.0%	\$248,995	\$140,000	687	4.7	52	96.8%
Tucson - Central	1,606	- 30.1%	\$312,000	\$229,000	2,094	1.8	28	98.7%
Tucson - East	1,280	- 23.5%	\$320,000	\$220,000	1,517	2.1	33	99.2%
Tucson - North	1,224	- 18.1%	\$715,000	\$325,000	1,546	1.9	33	98.3%
Tucson - Northeast	601	- 18.1%	\$516,000	\$244,000	734	2.1	34	98.4%
Tucson - Northwest	2,302	- 13.6%	\$475,000	\$346,500	2,724	2.0	42	98.7%
Tucson - South	635	- 23.4%	\$273,000	\$194,900	810	1.9	29	99.2%
Tucson - Southeast	348	- 15.9%	\$380,000	\$342,500	458	3.0	36	99.3%
Tucson - Southwest	589	- 31.9%	\$315,000	\$219,000	776	2.8	46	99.1%
Tucson - Upper Northwest	428	- 15.4%	\$528,800	\$425,000	605	3.6	44	98.0%
Tucson - Upper Southeast	1,144	- 1.0%	\$398,440	\$312,500	1,496	3.5	60	99.0%
Tucson - West	793	- 19.2%	\$391,500	\$221,000	992	2.0	31	98.8%
Tucson - Extended Northeast	18	0.0%	\$647,500	--	24	1.9	90	97.4%
Tucson - Extended Northwest	122	+ 87.7%	\$310,900	--	171	4.0	63	99.4%
Tucson - Extended Southeast	10	- 9.1%	\$416,323	--	15	5.4	111	97.2%
Tucson - Extended Southwest	15	- 16.7%	\$275,000	--	23	3.7	50	98.8%
Tucson - Extended West	633	0.0%	\$385,320	--	784	2.7	73	98.5%
Tucson - Pima East	0	--	--	--	0	0.0	0	0.0%
Tucson - Pima Northwest	0	--	--	--	1	0.0	0	0.0%
Tucson - Benson / St. David	137	- 6.8%	\$249,990	--	217	4.8	45	97.8%
Tucson - Pima Southwest	4	- 71.4%	\$305,000	--	7	4.0	90	97.4%
Cochise	327	+ 12.0%	\$247,000	\$140,000	478	4.8	55	96.3%
Green Valley - North	566	- 15.0%	\$339,330	\$242,000	733	3.7	60	98.8%
Green Valley - Northeast	369	- 13.0%	\$375,000	\$285,000	497	3.4	43	98.2%
Green Valley - Southwest	282	- 8.7%	\$399,000	\$270,000	347	3.1	39	98.2%
Green Valley - Northwest	479	- 6.1%	\$349,000	\$205,250	578	2.1	37	98.5%
Green Valley - Southeast	137	- 2.1%	\$349,900	\$280,000	179	2.4	36	98.4%
Santa Cruz County - Amado	16	+ 33.3%	\$232,500	--	22	1.7	44	96.5%
Santa Cruz County - Tubac West	6	- 70.0%	\$722,500	--	9	2.3	93	98.4%
Santa Cruz County - Tubac East	64	- 39.6%	\$572,907	\$338,250	112	8.7	88	97.8%
Santa Cruz County - Nogales East	53	- 18.5%	\$167,950	\$270,000	70	4.5	42	94.8%
Santa Cruz County - Rio Rico East	180	- 10.4%	\$278,500	\$194,500	302	5.2	57	98.7%
Santa Cruz County - Rio Rico West	52	- 27.8%	\$275,500	--	77	3.1	49	97.7%
Santa Cruz County - Nogales West	10	- 47.4%	\$389,000	\$338,000	26	5.1	66	94.5%
Santa Cruz County - Tumacacori - Carmen	4	+ 300.0%	\$142,500	--	5	2.0	68	84.9%
Santa Cruz County - Patagonia	14	- 46.2%	\$467,000	--	27	5.1	30	97.2%

Area Overviews

	Median Sales							
	Total Closed Sales	Change from 2022	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	12	- 14.3%	\$582,500	--	24	6.2	53	97.4%
Santa Cruz County - Elgin	7	- 56.3%	\$685,000	--	16	2.6	75	94.5%
Santa Cruz County - Santa Cruz County	2	- 50.0%	\$406,750	--	6	0.0	10	96.3%
85145	121	+ 83.3%	\$309,900	--	169	4.0	63	99.4%
85245	0	--	--	--	0	0.0	0	0.0%
85601	4	- 69.2%	\$305,000	--	6	3.0	90	97.4%
85602	118	- 4.1%	\$249,990	--	182	4.1	44	97.8%
85603	22	+ 15.8%	\$191,000	--	34	4.8	40	97.4%
85605	0	--	--	--	1	0.0	0	0.0%
85606	13	- 18.8%	\$209,000	--	21	4.3	61	97.1%
85607	6	- 50.0%	\$204,500	--	18	4.7	102	97.7%
85608	0	--	--	--	0	0.0	0	0.0%
85609	3	+ 50.0%	\$135,000	--	4	0.0	35	99.6%
85610	4	- 20.0%	\$184,000	--	17	2.5	38	97.2%
85611	6	- 53.8%	\$490,000	--	15	2.5	68	93.9%
85613	0	--	--	--	0	0.0	0	0.0%
85614	935	- 6.4%	\$347,000	\$225,000	1,211	2.6	36	98.3%
85615	21	+ 90.9%	\$315,000	--	39	4.0	51	94.7%
85616	13	- 7.1%	\$169,900	--	21	2.6	33	97.4%
85617	0	--	--	--	2	0.0	0	0.0%
85619	18	- 5.3%	\$647,500	--	25	1.9	90	97.4%
85620	2	--	\$93,056	--	1	1.0	80	105.4%
85621	64	- 25.6%	\$182,500	\$270,000	99	5.4	46	94.8%
85622	282	- 7.8%	\$399,000	\$270,000	346	3.0	39	98.2%
85623	104	- 11.9%	\$629,000	\$450,000	152	4.1	58	98.0%
85624	13	- 51.9%	\$489,000	--	26	5.0	28	97.0%
85625	53	+ 17.8%	\$185,000	\$137,450	75	5.5	64	95.3%
85629	623	- 16.5%	\$348,995	\$242,000	786	3.7	63	98.8%
85630	19	- 20.8%	\$249,800	--	35	7.9	57	98.3%
85632	9	+ 200.0%	\$314,000	--	11	3.9	197	88.3%
85635	89	+ 41.3%	\$278,000	\$174,500	103	1.7	38	98.1%
85637	16	- 15.8%	\$612,500	--	31	5.5	52	97.3%
85638	12	+ 9.1%	\$248,250	--	17	5.6	60	94.1%
85640	6	+ 200.0%	\$199,250	--	8	2.5	68	87.6%
85641	653	- 14.5%	\$400,000	\$251,000	919	4.2	62	98.9%
85643	40	- 23.1%	\$188,500	--	57	7.3	75	93.3%
85644	0	--	--	--	0	0.0	0	0.0%
85645	16	+ 6.7%	\$232,500	--	22	1.7	39	97.5%

Area Overviews

	Median Sales							
	Total Closed Sales	Change from 2022	Median Sales Price Single Family	Price Townhouse/Condo	New Listings	Months Supply of Inventory	Days on Market	Pct. of List Price Received
85646	69	- 44.4%	\$585,000	\$338,250	117	8.1	89	97.8%
85648	232	- 15.3%	\$278,000	\$194,500	382	4.8	55	98.5%
85650	40	+ 14.3%	\$345,000	\$276,000	57	3.4	37	97.3%
85653	604	+ 1.7%	\$385,000	--	735	2.7	75	98.5%
85658	409	+ 0.7%	\$551,000	\$420,000	566	3.6	45	98.1%
85701	51	- 10.5%	\$499,000	\$649,230	92	2.2	31	97.8%
85703	0	--	--	--	0	0.0	0	0.0%
85704	401	- 17.1%	\$505,000	\$301,000	485	1.8	30	98.6%
85705	232	- 29.3%	\$279,000	\$201,600	317	1.5	30	98.3%
85706	302	- 12.7%	\$275,000	\$200,000	389	2.0	24	99.7%
85709	0	--	--	--	0	0.0	0	0.0%
85710	593	- 24.1%	\$318,000	\$215,000	690	1.9	33	99.0%
85711	344	- 33.3%	\$292,500	\$229,500	450	2.2	28	99.1%
85712	345	- 27.1%	\$329,250	\$210,000	398	1.8	28	98.8%
85713	286	- 28.9%	\$260,000	\$149,500	374	2.5	34	98.8%
85714	74	- 18.7%	\$251,000	\$193,000	97	1.6	28	98.7%
85715	309	- 25.2%	\$418,500	\$275,000	369	1.9	28	98.8%
85716	282	- 33.3%	\$357,500	\$253,000	367	2.0	25	99.1%
85717	0	--	--	--	0	0.0	0	0.0%
85718	489	- 21.4%	\$835,750	\$339,900	624	1.7	34	98.3%
85719	314	- 31.1%	\$372,750	\$220,500	417	1.6	30	98.1%
85730	438	- 21.4%	\$300,000	\$219,000	522	2.3	30	99.8%
85735	53	- 29.3%	\$359,000	--	62	0.8	45	99.2%
85736	11	- 21.4%	\$276,000	--	18	4.7	36	98.2%
85737	382	- 21.1%	\$486,700	\$320,500	420	1.3	30	98.6%
85739	342	- 21.4%	\$500,000	\$382,500	481	3.5	42	98.0%
85741	319	- 23.9%	\$335,000	\$270,000	337	1.1	28	98.9%
85742	573	- 2.2%	\$408,000	\$415,000	620	1.7	59	99.1%
85743	331	- 24.6%	\$396,000	--	402	2.2	38	98.8%
85745	423	- 9.6%	\$420,000	\$228,000	556	2.0	28	98.7%
85746	220	- 37.1%	\$290,000	\$172,500	275	2.0	30	99.2%
85747	593	- 5.4%	\$397,000	\$312,500	731	2.1	47	99.0%
85748	249	- 25.7%	\$395,000	\$257,000	307	2.4	38	98.8%
85749	253	- 7.0%	\$622,446	\$462,500	317	2.2	38	98.2%
85750	503	- 15.6%	\$698,501	\$347,500	642	2.3	33	98.3%
85755	458	- 19.4%	\$532,000	\$375,000	591	2.2	39	98.9%
85756	408	- 6.6%	\$335,700	\$360,000	496	3.3	48	99.1%
85757	279	- 27.3%	\$337,180	--	384	3.3	61	99.1%

Area Historical Median Prices

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Pima County	\$227,000	\$250,000	\$305,000	\$350,000	\$360,000	+ 2.9%	+ 58.6%
Santa Cruz County	\$185,000	\$215,000	\$250,000	\$295,000	\$289,000	- 2.0%	+ 56.2%
Cochise County	\$157,750	\$175,000	\$200,000	\$245,000	\$245,000	0.0%	+ 55.3%
Tucson - Central	\$188,500	\$215,000	\$256,100	\$294,000	\$297,246	+ 1.1%	+ 57.7%
Tucson - East	\$191,400	\$215,000	\$260,000	\$302,500	\$300,000	- 0.8%	+ 56.7%
Tucson - North	\$357,000	\$405,000	\$480,000	\$543,920	\$550,000	+ 1.1%	+ 54.1%
Tucson - Northeast	\$310,000	\$333,100	\$395,000	\$421,250	\$450,000	+ 6.8%	+ 45.2%
Tucson - Northwest	\$275,000	\$305,900	\$385,000	\$436,000	\$451,724	+ 3.6%	+ 64.3%
Tucson - South	\$166,000	\$182,000	\$220,000	\$259,000	\$269,900	+ 4.2%	+ 62.6%
Tucson - Southeast	\$246,000	\$267,400	\$334,600	\$376,000	\$378,200	+ 0.6%	+ 53.7%
Tucson - Southwest	\$190,000	\$215,222	\$268,950	\$314,900	\$314,000	- 0.3%	+ 65.3%
Tucson - Upper Northwest	\$336,500	\$369,000	\$428,500	\$500,000	\$510,000	+ 2.0%	+ 51.6%
Tucson - Upper Southeast	\$255,000	\$275,000	\$340,000	\$382,000	\$397,995	+ 4.2%	+ 56.1%
Tucson - West	\$242,000	\$260,000	\$315,000	\$360,000	\$370,000	+ 2.8%	+ 52.9%
Tucson - Extended Northeast	\$297,000	\$380,000	\$505,000	\$506,250	\$647,500	+ 27.9%	+ 118.0%
Tucson - Extended Northwest	\$190,950	\$205,000	\$255,000	\$315,000	\$310,900	- 1.3%	+ 62.8%
Tucson - Extended Southeast	\$399,500	\$320,000	\$630,000	\$615,000	\$416,323	- 32.3%	+ 4.2%
Tucson - Extended Southwest	\$175,000	\$188,000	\$245,000	\$301,500	\$275,000	- 8.8%	+ 57.1%
Tucson - Extended West	\$255,000	\$286,000	\$349,000	\$385,380	\$385,320	- 0.0%	+ 51.1%
Tucson - Pima East	\$0	\$0	\$0	\$0	\$0	--	--
Tucson - Pima Northwest	\$0	\$240,000	\$308,660	\$333,786	\$0	- 100.0%	--
Tucson - Benson / St. David	\$172,750	\$180,000	\$224,000	\$250,000	\$249,990	- 0.0%	+ 44.7%
Tucson - Pima Southwest	\$125,000	\$136,000	\$191,250	\$234,500	\$305,000	+ 30.1%	+ 144.0%
Cochise	\$145,000	\$161,000	\$187,000	\$240,000	\$245,000	+ 2.1%	+ 69.0%
Green Valley - North	\$206,500	\$240,000	\$295,750	\$334,095	\$338,350	+ 1.3%	+ 63.8%
Green Valley - Northeast	\$237,000	\$265,000	\$320,000	\$371,250	\$370,000	- 0.3%	+ 56.1%
Green Valley - Southwest	\$222,000	\$257,000	\$282,750	\$350,000	\$330,000	- 5.7%	+ 48.6%
Green Valley - Northwest	\$169,000	\$187,500	\$220,000	\$255,000	\$250,000	- 2.0%	+ 47.9%
Green Valley - Southeast	\$213,250	\$236,000	\$268,000	\$307,500	\$320,000	+ 4.1%	+ 50.1%
Santa Cruz County - Amado	\$124,900	\$145,250	\$155,500	\$217,500	\$232,500	+ 6.9%	+ 86.1%
Santa Cruz County - Tubac West	\$312,500	\$400,000	\$542,500	\$679,250	\$722,500	+ 6.4%	+ 131.2%
Santa Cruz County - Tubac East	\$300,000	\$340,000	\$390,000	\$469,765	\$510,823	+ 8.7%	+ 70.3%
Santa Cruz County - Nogales East	\$119,900	\$159,950	\$163,500	\$209,000	\$180,000	- 13.9%	+ 50.1%
Santa Cruz County - Rio Rico East	\$161,500	\$185,000	\$235,500	\$274,000	\$277,500	+ 1.3%	+ 71.8%
Santa Cruz County - Rio Rico West	\$171,950	\$180,750	\$238,000	\$278,500	\$275,500	- 1.1%	+ 60.2%
Santa Cruz County - Nogales West	\$186,000	\$201,000	\$393,600	\$296,000	\$363,500	+ 22.8%	+ 95.4%
Santa Cruz County - Tumacacori - Carmen	\$1,985,759	\$0	\$202,500	\$275,000	\$142,500	- 48.2%	- 92.8%
Santa Cruz County - Patagonia	\$327,000	\$354,500	\$350,000	\$380,000	\$467,000	+ 22.9%	+ 42.8%

Area Historical Median Prices

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
Santa Cruz County - Sonoita	\$331,000	\$398,150	\$443,750	\$680,000	\$582,500	- 14.3%	+ 76.0%
Santa Cruz County - Elgin	\$350,000	\$367,000	\$459,000	\$563,889	\$685,000	+ 21.5%	+ 95.7%
Santa Cruz County - Santa Cruz County	\$294,000	\$387,500	\$702,500	\$850,000	\$406,750	- 52.1%	+ 38.4%
85145	\$188,450	\$205,000	\$255,000	\$312,500	\$309,900	- 0.8%	+ 64.4%
85245	\$0	\$0	\$260,000	\$0	\$0	--	--
85601	\$139,250	\$136,000	\$190,000	\$220,000	\$305,000	+ 38.6%	+ 119.0%
85602	\$162,000	\$179,000	\$220,000	\$249,000	\$249,990	+ 0.4%	+ 54.3%
85603	\$118,750	\$147,500	\$160,000	\$290,000	\$191,000	- 34.1%	+ 60.8%
85605	\$38,000	\$107,000	\$0	\$56,000	\$0	- 100.0%	- 100.0%
85606	\$170,000	\$221,250	\$250,000	\$399,500	\$209,000	- 47.7%	+ 22.9%
85607	\$112,350	\$199,900	\$155,000	\$172,500	\$204,500	+ 18.6%	+ 82.0%
85608	\$0	\$0	\$0	\$0	\$0	--	--
85609	\$49,950	\$285,000	\$263,500	\$360,000	\$135,000	- 62.5%	+ 170.3%
85610	\$97,250	\$210,000	\$145,000	\$242,000	\$184,000	- 24.0%	+ 89.2%
85611	\$295,000	\$367,000	\$503,750	\$577,777	\$490,000	- 15.2%	+ 66.1%
85613	\$0	\$0	\$0	\$0	\$0	--	--
85614	\$190,000	\$219,900	\$260,000	\$297,500	\$289,900	- 2.6%	+ 52.6%
85615	\$325,000	\$270,000	\$475,000	\$475,000	\$315,000	- 33.7%	- 3.1%
85616	\$172,000	\$149,000	\$125,000	\$257,250	\$169,900	- 34.0%	- 1.2%
85617	\$140,000	\$95,000	\$245,000	\$185,000	\$0	- 100.0%	- 100.0%
85619	\$297,000	\$372,500	\$465,000	\$497,500	\$647,500	+ 30.2%	+ 118.0%
85620	\$0	\$0	\$151,000	\$0	\$93,056	--	--
85621	\$163,000	\$165,000	\$175,000	\$225,000	\$193,000	- 14.2%	+ 18.4%
85622	\$222,000	\$255,000	\$282,750	\$350,000	\$330,000	- 5.7%	+ 48.6%
85623	\$342,000	\$373,500	\$501,023	\$515,950	\$549,000	+ 6.4%	+ 60.5%
85624	\$325,000	\$395,000	\$375,000	\$390,000	\$489,000	+ 25.4%	+ 50.5%
85625	\$93,700	\$122,000	\$139,450	\$175,000	\$165,000	- 5.7%	+ 76.1%
85629	\$218,350	\$249,000	\$300,000	\$345,000	\$345,000	0.0%	+ 58.0%
85630	\$294,000	\$225,000	\$280,500	\$374,500	\$249,800	- 33.3%	- 15.0%
85632	\$200,000	\$294,000	\$270,000	\$320,000	\$314,000	- 1.9%	+ 57.0%
85635	\$179,900	\$183,450	\$222,500	\$240,000	\$270,000	+ 12.5%	+ 50.1%
85637	\$355,000	\$378,000	\$452,500	\$575,000	\$612,500	+ 6.5%	+ 72.5%
85638	\$90,000	\$150,000	\$266,250	\$240,000	\$248,250	+ 3.4%	+ 175.8%
85640	\$1,195,000	\$512,500	\$202,500	\$322,500	\$199,250	- 38.2%	- 83.3%
85641	\$279,900	\$292,000	\$368,000	\$400,000	\$400,000	0.0%	+ 42.9%
85643	\$102,500	\$129,000	\$167,500	\$180,000	\$188,500	+ 4.7%	+ 83.9%
85644	\$0	\$0	\$0	\$0	\$0	--	--
85645	\$125,450	\$146,000	\$171,500	\$225,000	\$232,500	+ 3.3%	+ 85.3%

Area Historical Median Prices

	2019	2020	2021	2022	2023	Change From 2022	Change From 2019
85646	\$300,000	\$354,725	\$425,000	\$484,950	\$532,483	+ 9.8%	+ 77.5%
85648	\$165,000	\$185,000	\$235,500	\$275,000	\$276,500	+ 0.5%	+ 67.6%
85650	\$227,000	\$250,950	\$342,000	\$350,000	\$342,500	- 2.1%	+ 50.9%
85653	\$254,900	\$285,000	\$347,510	\$385,560	\$385,000	- 0.1%	+ 51.0%
85658	\$345,000	\$375,000	\$470,000	\$539,750	\$550,000	+ 1.9%	+ 59.4%
85701	\$327,500	\$357,450	\$440,000	\$475,000	\$500,000	+ 5.3%	+ 52.7%
85703	\$0	\$0	\$0	\$222,500	\$0	- 100.0%	--
85704	\$278,750	\$305,550	\$385,000	\$415,000	\$420,000	+ 1.2%	+ 50.7%
85705	\$165,000	\$180,000	\$223,500	\$250,000	\$274,950	+ 10.0%	+ 66.6%
85706	\$170,000	\$185,000	\$220,000	\$254,250	\$270,000	+ 6.2%	+ 58.8%
85709	\$451,000	\$198,000	\$309,500	\$300,000	\$0	- 100.0%	- 100.0%
85710	\$189,000	\$210,000	\$258,000	\$290,000	\$295,000	+ 1.7%	+ 56.1%
85711	\$180,575	\$200,000	\$248,250	\$290,500	\$290,000	- 0.2%	+ 60.6%
85712	\$183,000	\$214,500	\$236,996	\$289,000	\$290,250	+ 0.4%	+ 58.6%
85713	\$141,500	\$167,200	\$210,000	\$236,500	\$246,500	+ 4.2%	+ 74.2%
85714	\$145,750	\$153,000	\$190,000	\$235,000	\$250,000	+ 6.4%	+ 71.5%
85715	\$244,950	\$276,000	\$320,000	\$365,000	\$375,000	+ 2.7%	+ 53.1%
85716	\$205,000	\$249,250	\$278,000	\$315,000	\$324,250	+ 2.9%	+ 58.2%
85717	\$0	\$0	\$0	\$0	\$0	--	--
85718	\$430,000	\$510,000	\$598,000	\$631,000	\$675,000	+ 7.0%	+ 57.0%
85719	\$238,500	\$255,500	\$298,400	\$330,000	\$332,500	+ 0.8%	+ 39.4%
85730	\$177,750	\$200,000	\$245,000	\$290,000	\$291,000	+ 0.3%	+ 63.7%
85735	\$217,850	\$257,488	\$330,000	\$335,000	\$359,000	+ 7.2%	+ 64.8%
85736	\$175,000	\$188,000	\$240,000	\$292,500	\$276,000	- 5.6%	+ 57.7%
85737	\$314,500	\$345,000	\$422,000	\$485,000	\$460,000	- 5.2%	+ 46.3%
85739	\$325,000	\$355,250	\$421,000	\$489,000	\$492,250	+ 0.7%	+ 51.5%
85741	\$205,000	\$236,000	\$285,000	\$330,000	\$330,000	0.0%	+ 61.0%
85742	\$237,000	\$260,000	\$332,000	\$375,000	\$408,935	+ 9.0%	+ 72.5%
85743	\$260,000	\$279,000	\$344,000	\$400,000	\$396,000	- 1.0%	+ 52.3%
85745	\$235,000	\$254,000	\$305,000	\$345,000	\$370,000	+ 7.2%	+ 57.4%
85746	\$178,000	\$195,000	\$242,000	\$285,000	\$286,000	+ 0.4%	+ 60.7%
85747	\$229,900	\$255,000	\$320,000	\$370,000	\$394,990	+ 6.8%	+ 71.8%
85748	\$241,000	\$275,000	\$320,000	\$369,900	\$390,000	+ 5.4%	+ 61.8%
85749	\$417,000	\$449,500	\$587,500	\$664,725	\$620,000	- 6.7%	+ 48.7%
85750	\$364,375	\$399,000	\$471,500	\$565,000	\$550,000	- 2.7%	+ 50.9%
85755	\$329,000	\$374,700	\$440,000	\$512,500	\$506,000	- 1.3%	+ 53.8%
85756	\$197,000	\$220,000	\$273,000	\$325,000	\$337,495	+ 3.8%	+ 71.3%
85757	\$205,585	\$231,000	\$282,950	\$329,212	\$337,180	+ 2.4%	+ 64.0%