

MLSSAZ Monthly Market Report

MLS of Southern AZ - Tucson Association of Realtors - Green Valley Sahuarita Association of Realtors



Mar 2024

Quick Stats Mar 2024

of Sales

1,454

⬆️ 13.9% from previous month

Median Sale Price

\$360,000

0.00% from previous month

Average Sale Price

\$439,948

⬆️ 4.92% from previous month

Median DOM

22

⬇️ -8 from previous month

% Over

-1.49%

⬆️ 0.31% from previous month

of New Listings

2,093

⬆️ 6.9% from previous month

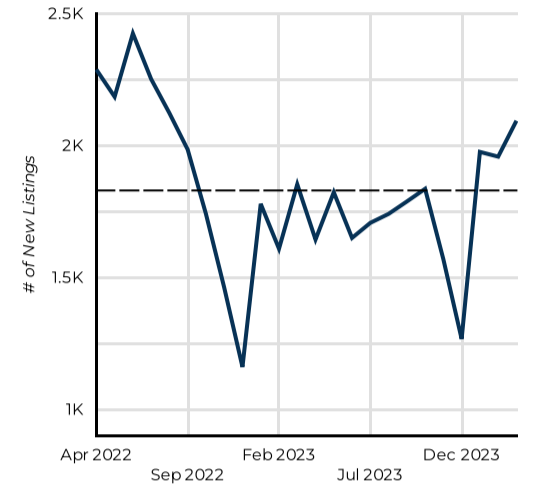
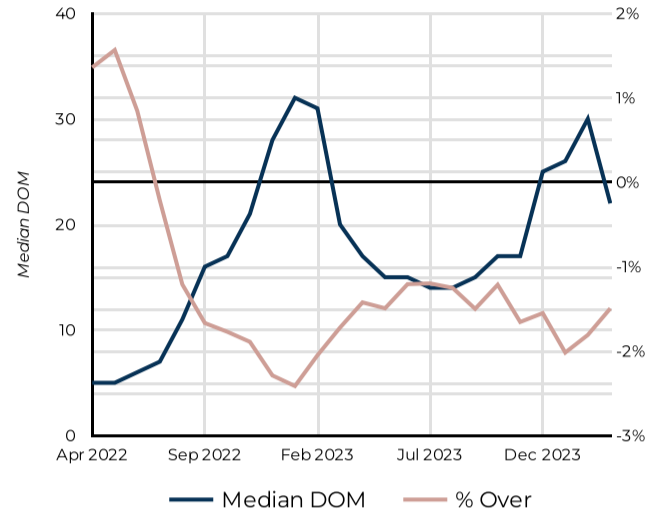
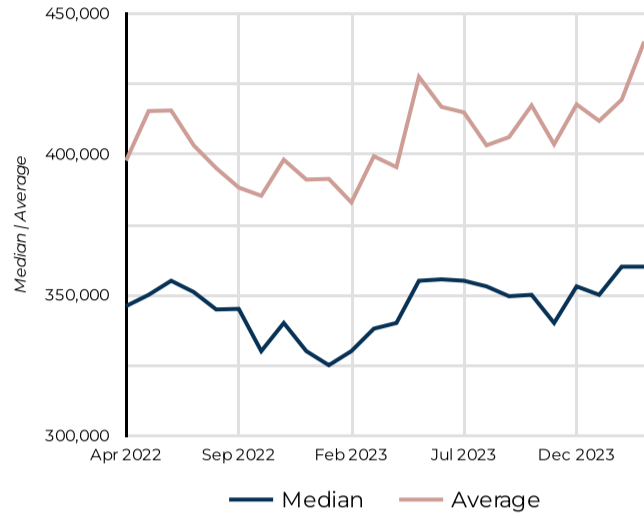
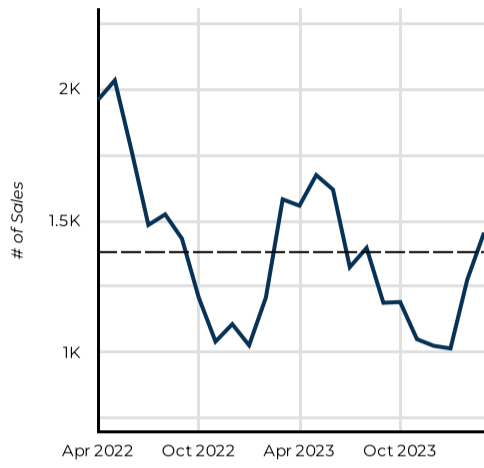


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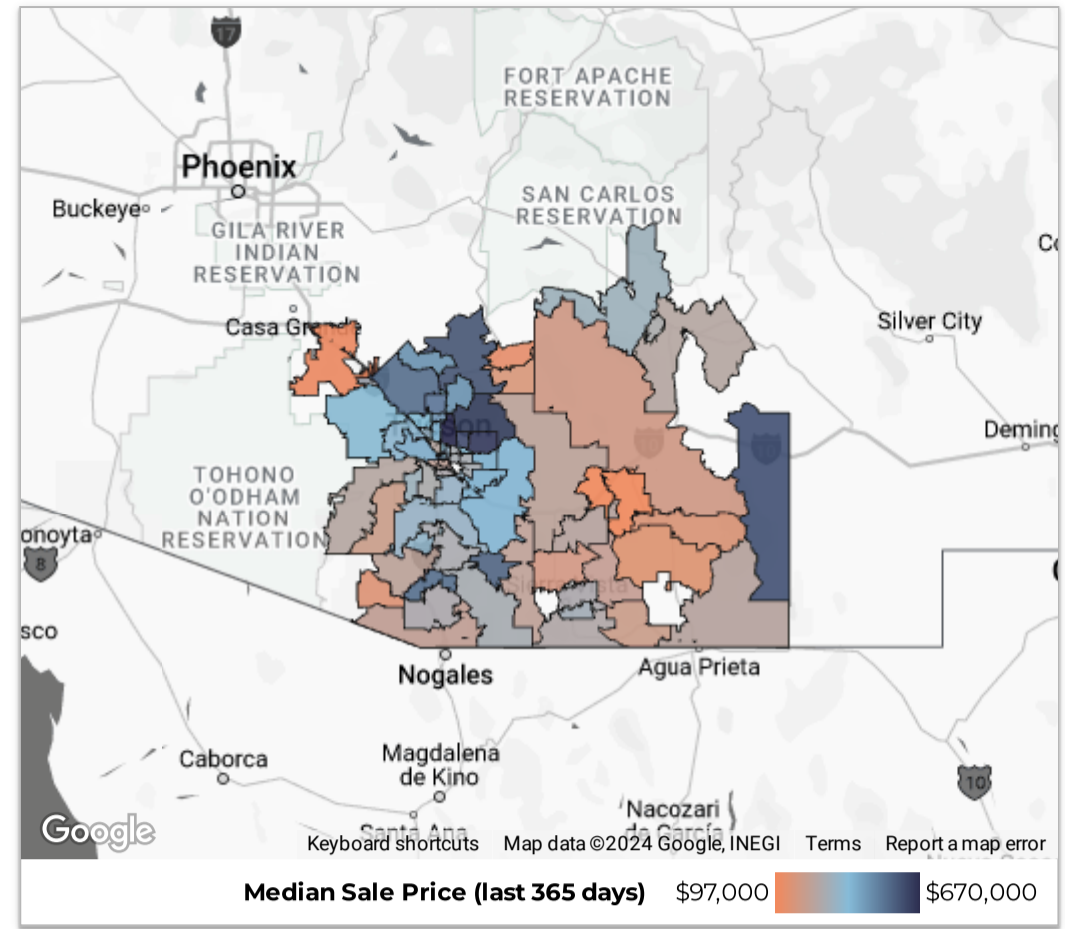
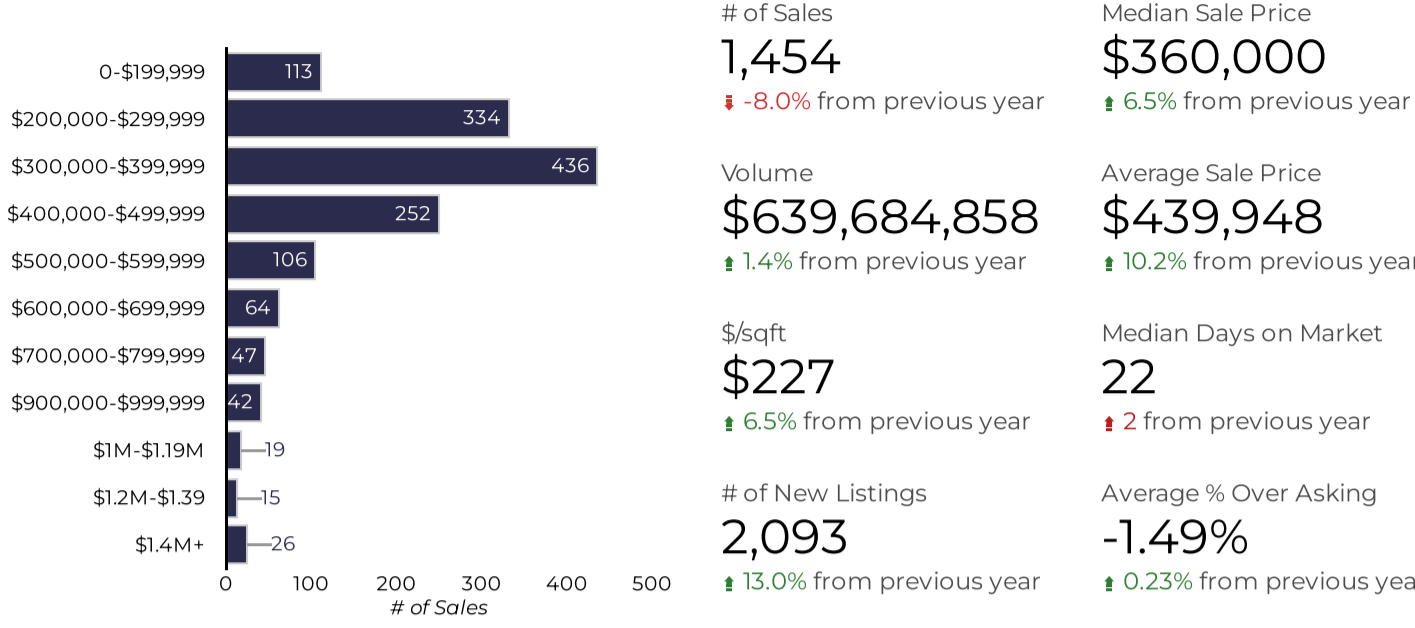
Market Activity - Market Pricing - Buyer Demand - Inventory

[To explore your area further visit > MLSSAZ DataPortal](#)

Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Apr 8, 2024

March 2024

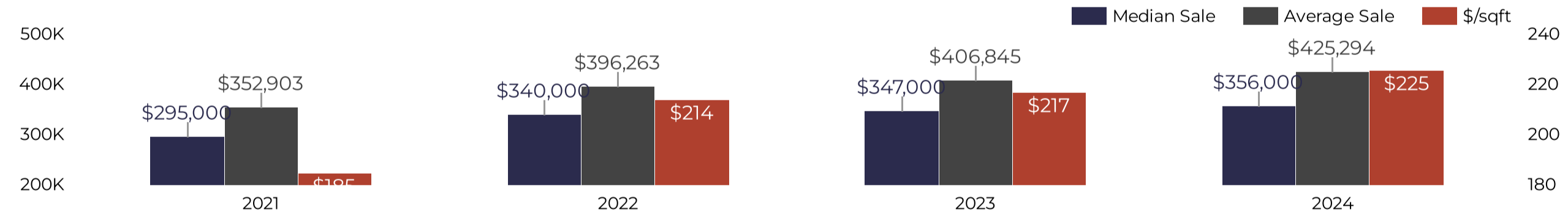
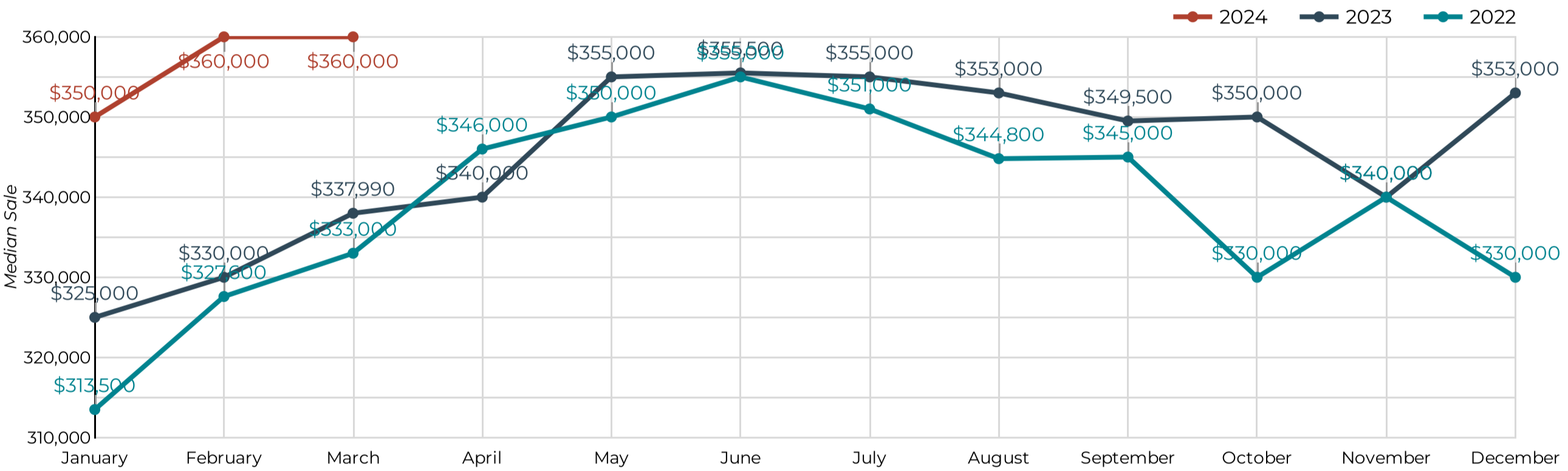


Transactions



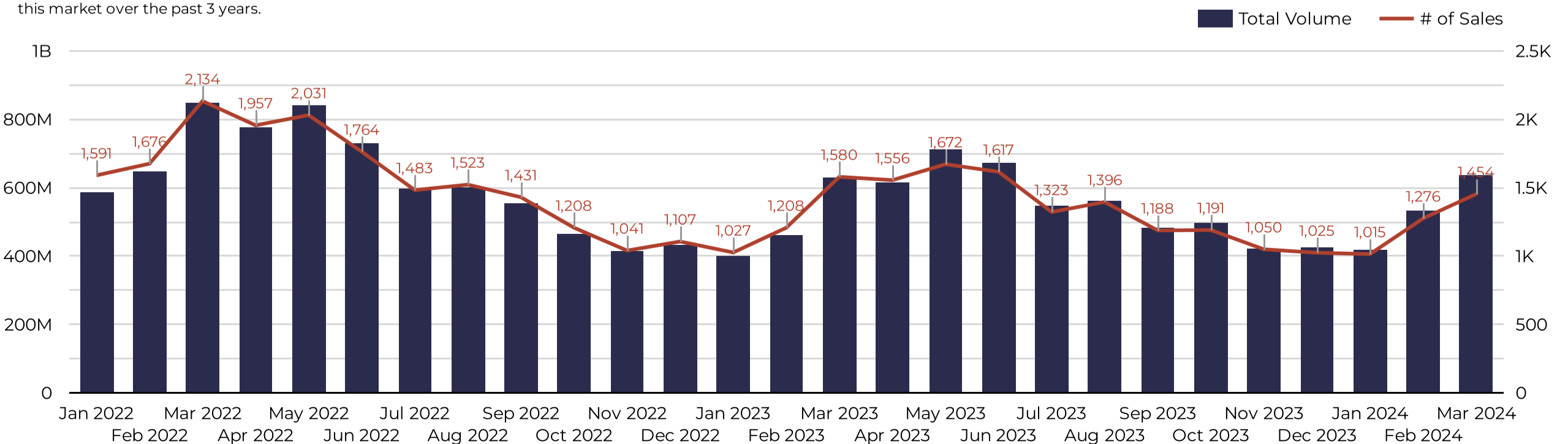
Market Pricing

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.

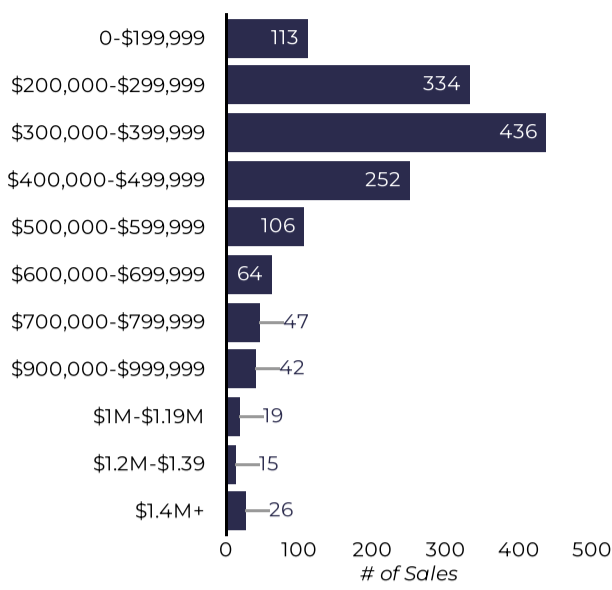


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Southern AZ Housing Market: Buyer Demand

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March 2024



of Sales
1,454
↓ -8.0% from previous year

Volume
\$639,684,858
↑ 1.4% from previous year

\$/sqft
\$227
↑ 6.5% from previous year

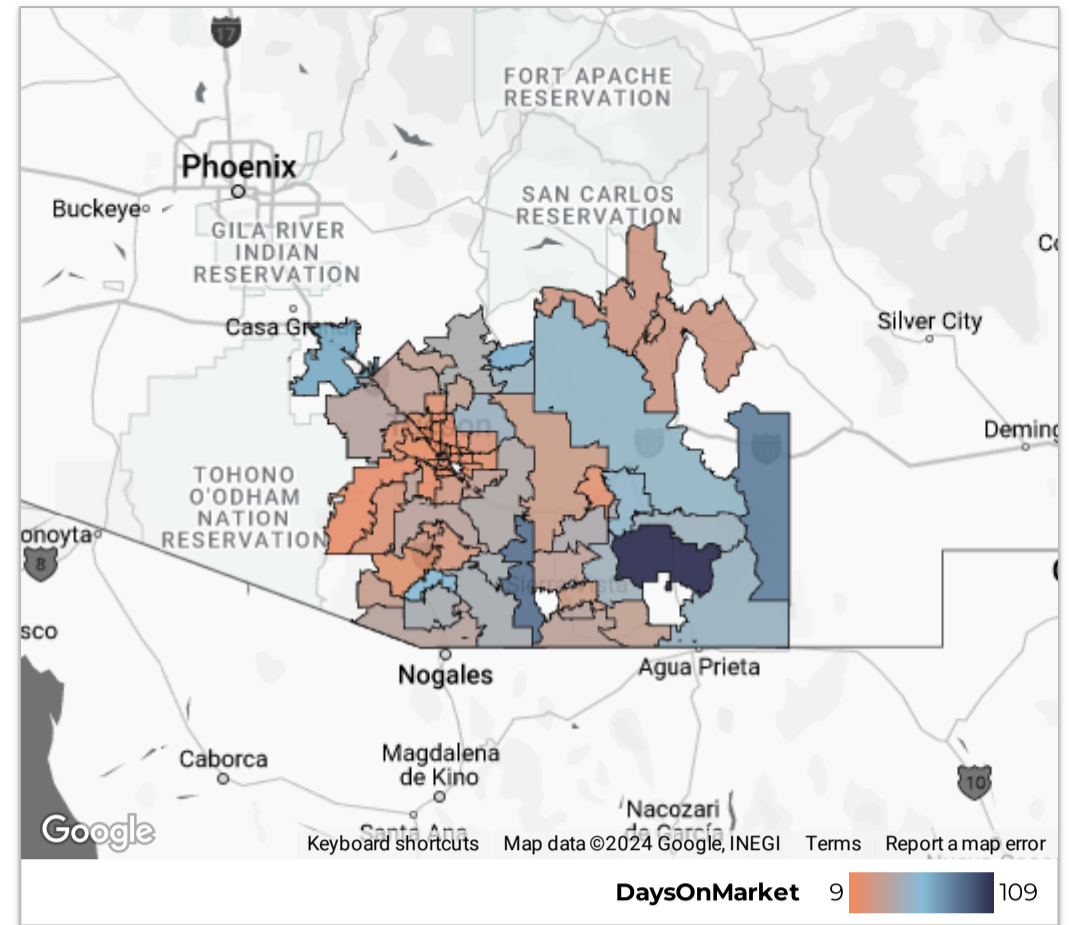
of New Listings
2,093
↑ 13.0% from previous year

Median Sale Price
\$360,000
↑ 6.5% from previous year

Average Sale Price
\$439,948
↑ 10.2% from previous year

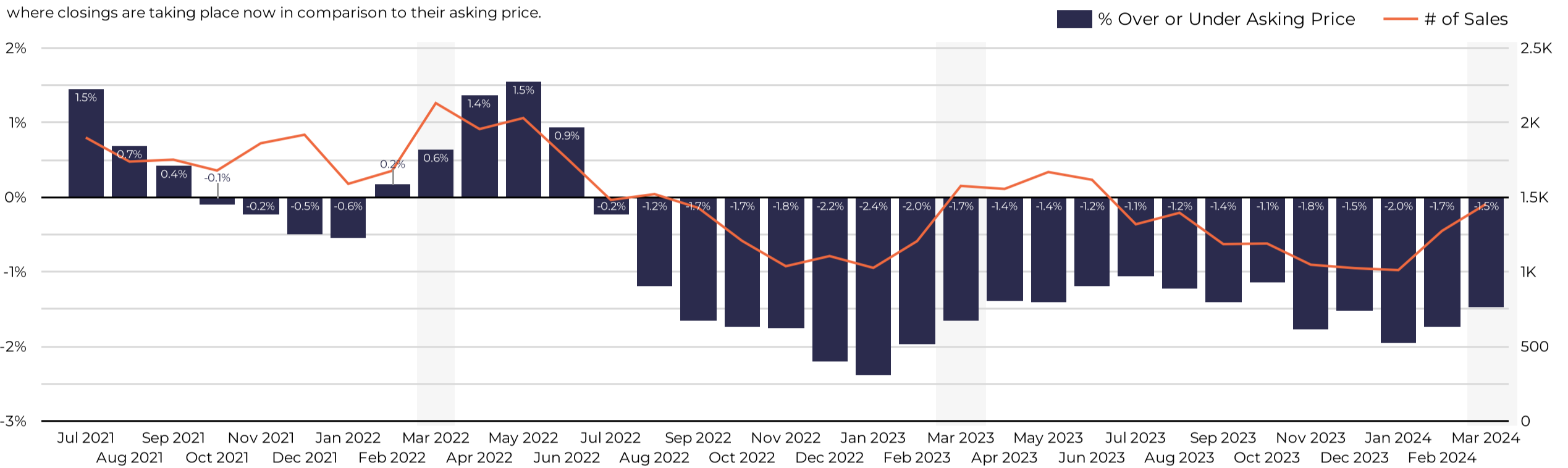
Median Days on Market
22
↓ 2 from previous year

Average % Over Asking
-1.49%
↑ 0.23% from previous year



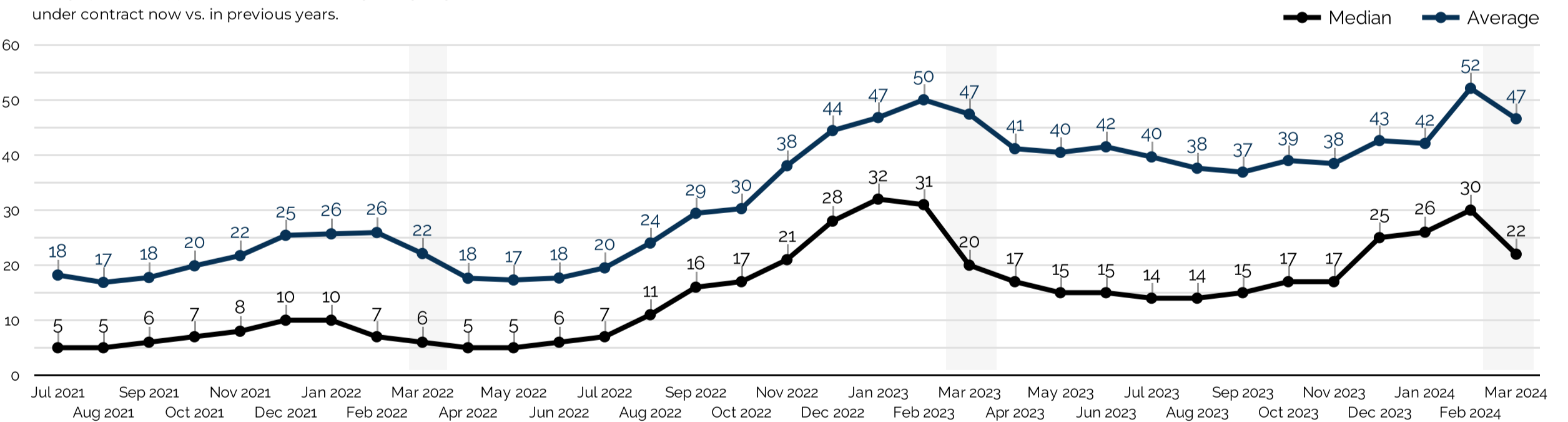
Buyer Demand

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 Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	113	-31.1% ↓	25	5 ↑	-3.34%	1.30% ↑
\$200,000-\$299,999	334	-22.9% ↓	22	4 ↑	-1.11%	0.30% ↑
\$300,000-\$399,999	436	-3.5% ↓	25	-2 ↓	-1.15%	0.08% ↑
\$400,000-\$499,999	252	17.8% ↑	21	0	-1.57%	-0.49% ↓
\$500,000-\$599,999	106	-11.7% ↓	13	-1 ↓	-1.15%	0.42% ↑
\$600,000-\$699,999	64	-12.3% ↓	21	0	-1.86%	-0.85% ↓
\$700,000-\$799,999	47	42.4% ↑	22	15 ↑	-2.04%	0.09% ↑
\$900,000-\$999,999	42	-25.0% ↓	28	20 ↑	-1.59%	-0.34% ↓
\$1M-\$1.19M	19	137.5% ↑	13	1 ↑	-3.14%	2.06% ↑
\$1.2M-\$1.39	15	50.0% ↑	18	15 ↑	-0.86%	-0.02% ↓
\$1.4M+	26	52.9% ↑	10	-3 ↓	-2.06%	4.52% ↑

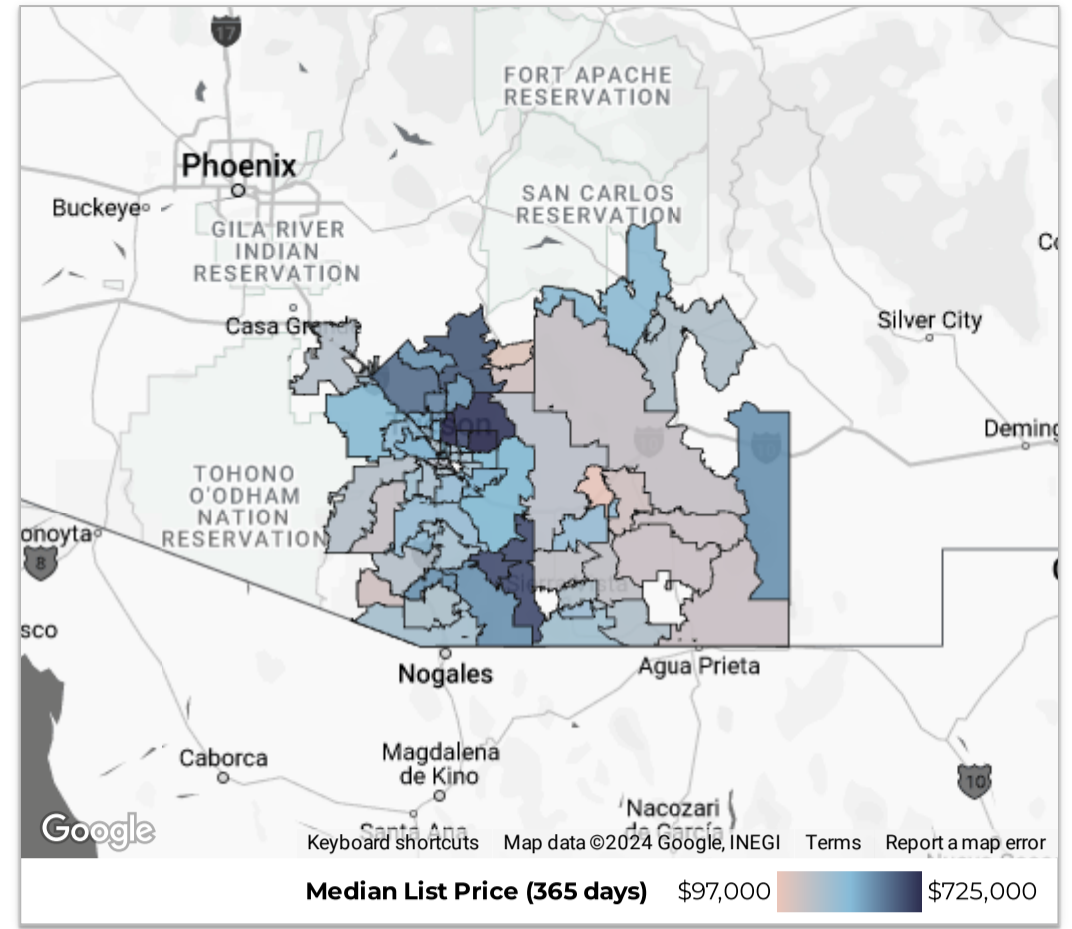
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Southern AZ Housing Market: Inventory

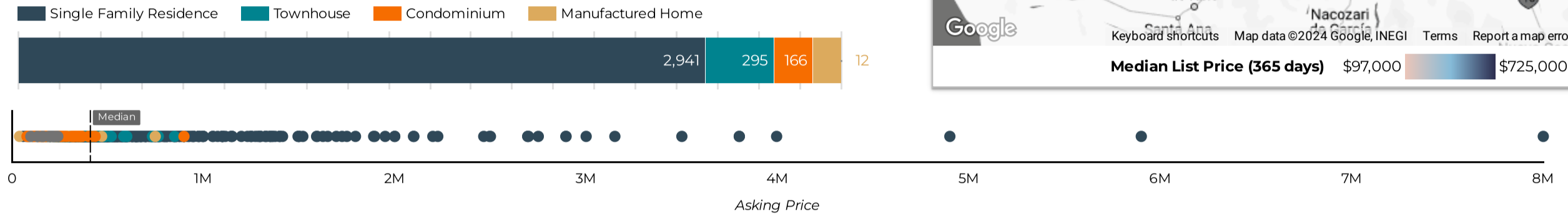
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March 2024

# of New Listings (Supply)	2,093	Months of Supply	2.45	Average List Price	\$560,936
↑ 241 from previous year		Active Listings	3,566	Single Family Residence	\$615,158
# of New Pendings (Demand)	1,481	Pending Listings	934	Townhouse	\$361,492
↓ -160 from previous year				Manufactured Home	\$305,346
				Condominium	\$237,291
				Mobile Home	\$180,595



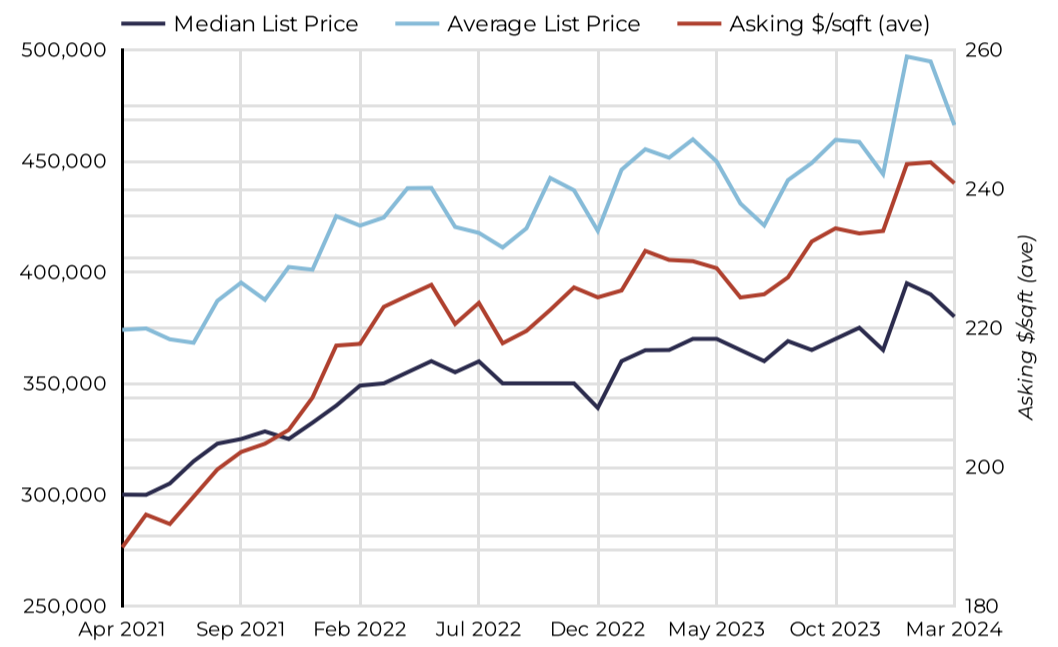
Active Listings



Months of Supply By Price Range

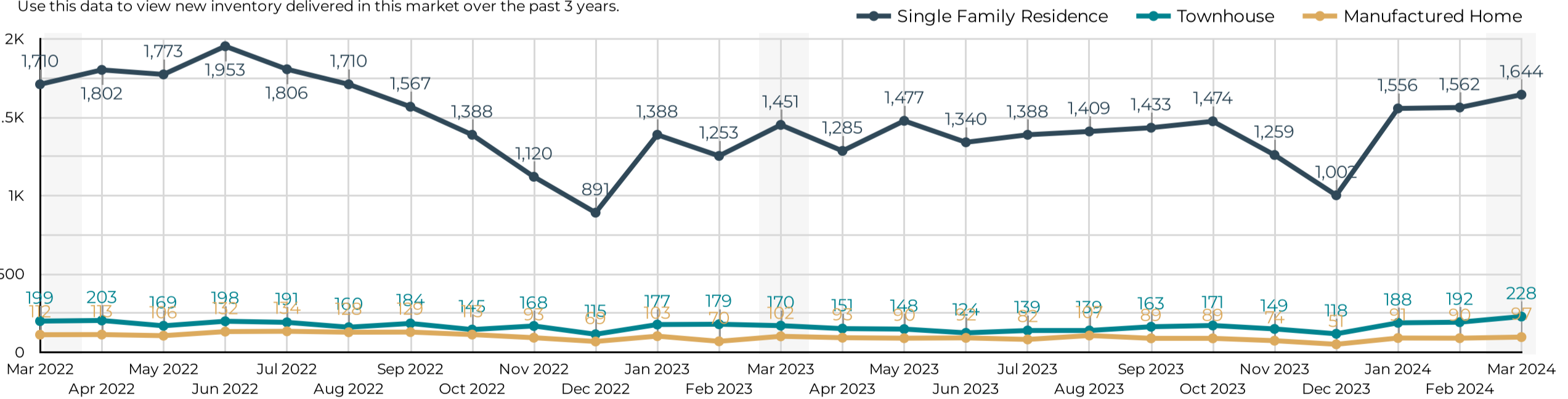
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.85	205	111
\$200,000-\$299,999	1.49	499	334
\$300,000-\$399,999	2.43	1,044	430
\$400,000-\$499,999	2.59	668	258
\$500,000-\$599,999	3.27	350	107
\$600,000-\$699,999	3.45	207	60
\$700,000-\$799,999	3.35	161	48
\$800,000-\$999,999	3.35	154	46
\$1M-\$1.19M	4.50	72	16
\$1.2M-\$1.39	3.22	58	18

Asking Prices



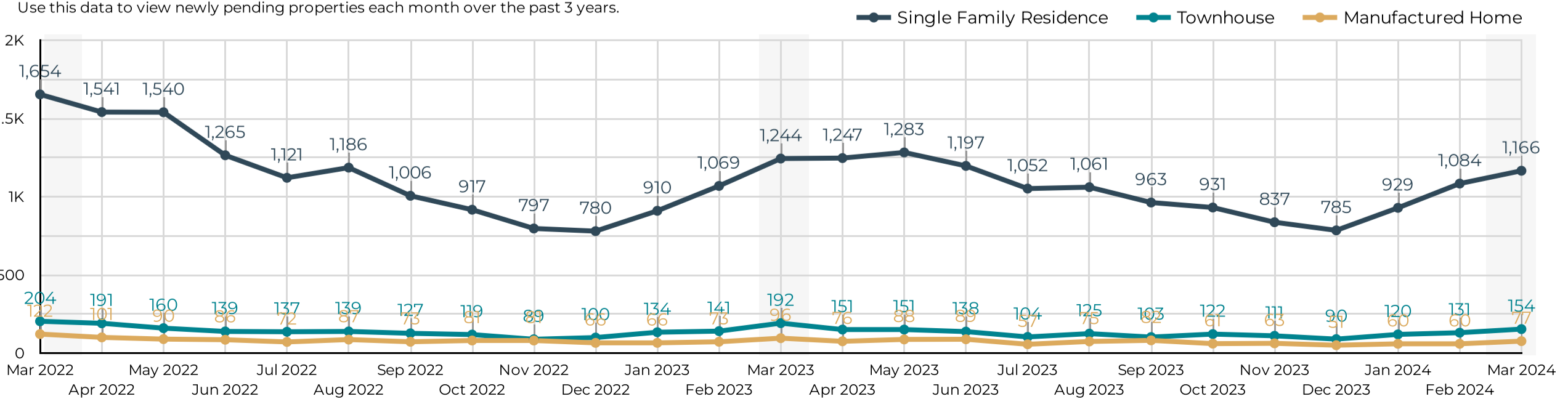
New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



New Pendings

Use this data to view newly pending properties each month over the past 3 years.



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Data Tables

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.

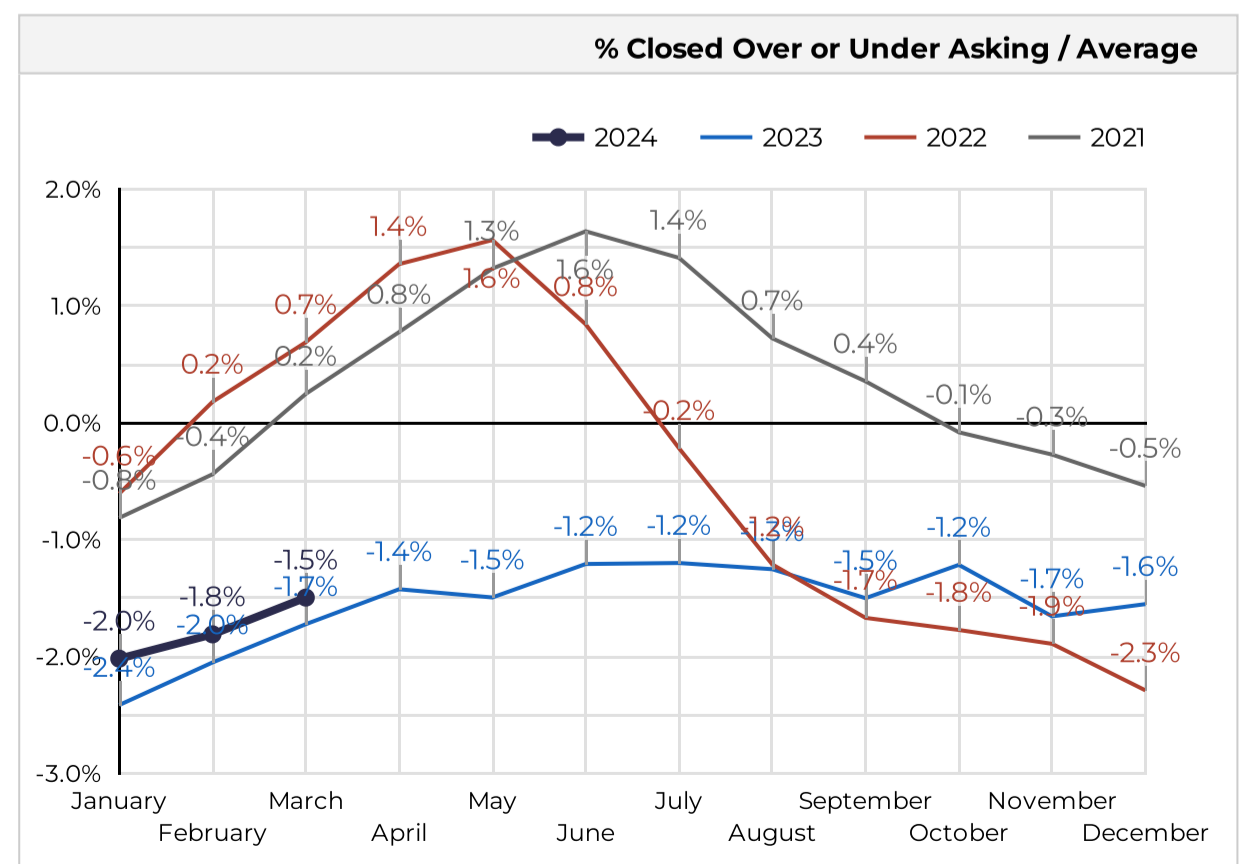
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,519	1,591	1,027	1,015
February	1,620	1,676	1,208	1,276
March	2,175	2,134	1,580	1,454
April	2,102	1,957	1,556	-
May	1,960	2,031	1,672	-
June	2,170	1,764	1,617	-
July	1,903	1,483	1,323	-
August	1,742	1,523	1,396	-
September	1,754	1,431	1,188	-
October	1,682	1,208	1,191	-
November	1,863	1,041	1,050	-
December	1,922	1,107	1,025	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$262,190	\$313,500	\$325,000	\$350,000
February	\$261,500	\$327,600	\$330,000	\$360,000
March	\$279,000	\$333,000	\$337,990	\$360,000
April	\$281,500	\$346,000	\$340,000	-
May	\$297,000	\$350,000	\$355,000	-
June	\$300,000	\$355,000	\$355,500	-
July	\$298,450	\$351,000	\$355,000	-
August	\$305,000	\$344,800	\$353,000	-
September	\$310,000	\$345,000	\$349,500	-
October	\$310,000	\$330,000	\$350,000	-
November	\$310,000	\$340,000	\$340,000	-
December	\$320,000	\$330,000	\$353,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	31	30
March	5	6	20	22
April	5	5	17	-
May	4	5	15	-
June	5	6	15	-
July	5	7	14	-
August	5	11	14	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	28	25	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,911	1,978	1,778	1,975
February	2,027	1,948	1,608	1,957
March	2,294	2,171	1,852	2,093
April	2,290	2,287	1,643	-
May	2,112	2,184	1,822	-
June	2,291	2,424	1,649	-
July	2,265	2,251	1,706	-
August	2,184	2,122	1,740	-
September	2,249	1,984	1,787	-
October	2,321	1,740	1,835	-
November	1,805	1,461	1,568	-
December	1,596	1,160	1,266	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,689	1,789	1,175	1,182
February	1,834	1,862	1,366	1,363
March	2,142	2,095	1,641	1,481
April	2,024	1,965	1,584	-
May	2,007	1,914	1,619	-
June	1,985	1,605	1,507	-
July	1,856	1,428	1,319	-
August	1,763	1,498	1,333	-
September	1,728	1,300	1,201	-
October	1,778	1,193	1,177	-
November	1,846	1,029	1,072	-
December	1,956	1,005	978	-



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Southern AZ Housing Market: Comparisons



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Mar 2024
vs. last year

Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

Market Activity					Market Pricing				Buyer Demand			
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,129	-7.4%	\$548.1M	1.5%	\$390,000	\$25,000	\$232	\$13	23	0	-1.4%	0.2%
Townhouse	151	-15.2%	\$53.01M	-3.8%	\$290,000	\$15,000	\$238	\$19	18	4	-1.1%	0.4%
Manufactured Home	84	-7.7%	\$19.67M	2.3%	\$245,000	\$30,000	\$156	\$12	14	-4	-3.0%	-0.2%
Condominium	77	8.5%	\$17.06M	22.3%	\$210,000	\$20,000	\$228	\$13	25	-2	-2.2%	0.4%
Mobile Home	12	-25.0%	\$1.81M	-13.2%	\$135,000	\$25,000	\$135	\$6	35	23	-1.7%	0.7%

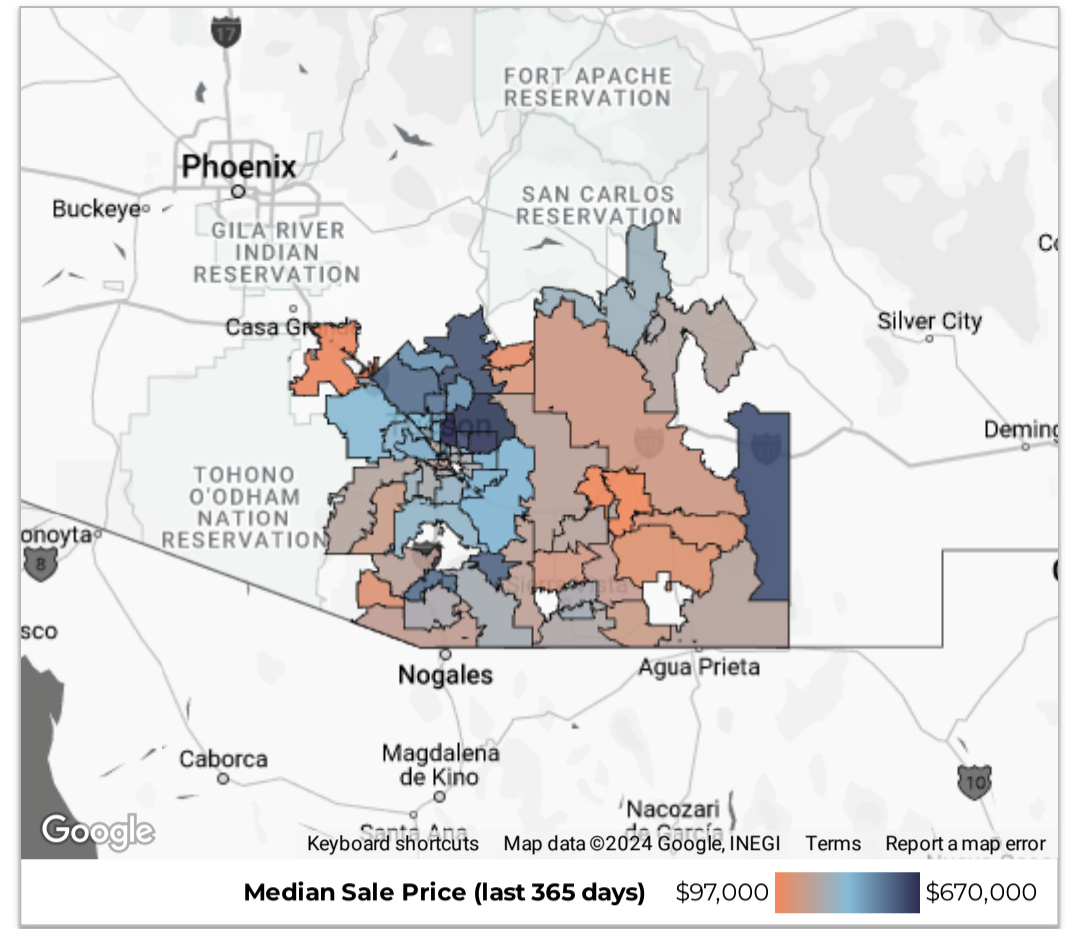
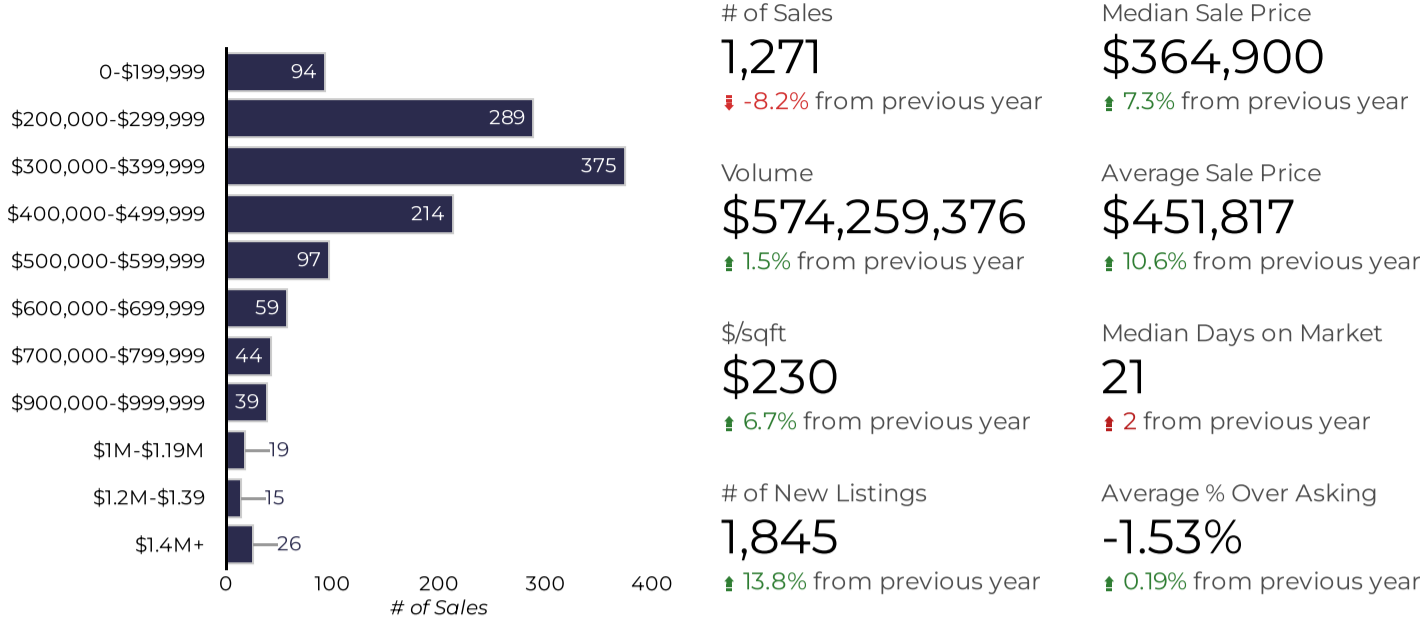
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	95	-28.0%	\$16.92M	-25.1%	\$179,000	\$4,000	\$221	\$10	27	12	-1.9%	0.6%
\$1000-1499 sqft	399	-3.6%	\$114M	1.5%	\$285,000	\$15,000	\$223	\$13	18	3	-1.2%	0.2%
\$1500-1999 sqft	470	-11.7%	\$175.32M	-7.0%	\$355,000	\$12,500	\$216	\$10	25	-2	-1.3%	0.1%
2000-2499 sqft	263	-0.8%	\$129.28M	5.7%	\$457,320	\$18,620	\$221	\$13	21	-4	-1.5%	0.2%
2500-2999 sqft	126	-0.8%	\$79.82M	0.9%	\$595,990	\$990	\$233	\$5	31	4	-1.2%	0.4%
3000-3999 sqft	75	-15.7%	\$72.51M	-4.8%	\$930,000	\$130,000	\$284	\$27	14	1	-3.2%	-0.8%
4000-4999 sqft	17	88.9%	\$25.45M	125.8%	\$1,425,000	\$375,000	\$336	\$51	7	1	-3.0%	0.7%
5000+ sqft	8	14.3%	\$26.36M	43.3%	\$3,450,000	\$1,950,000...	\$548	\$73	92	-23	-4.0%	4.5%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	200	-20.0%	\$116.83M	-14.4%	\$458,900	\$18,900	\$270	\$12	14	0	-1.3%	0.3%
Central	137	-14.4%	\$48.01M	-6.7%	\$305,000	\$21,000	\$235	\$19	13	2	-1.1%	0.3%
North	122	5.2%	\$101.48M	30.2%	\$581,595	\$21,595	\$330	\$39	15	2	-1.7%	+0.0%
East	119	-22.7%	\$39.65M	-19.4%	\$319,000	\$19,000	\$207	\$9	11	-3	-1.5%	-0.7%
Upper Southeast	109	-5.2%	\$44.92M	-6.9%	\$390,000	\$10,474	\$205	\$-0	36	2	-1.5%	-0.3%
Southwest	85	23.2%	\$26.7M	35.7%	\$305,000	\$27,100	\$197	\$27	20	-13	-0.7%	0.9%
West	83	3.8%	\$37.39M	23.3%	\$400,000	\$50,000	\$225	\$8	18	5	-1.2%	-0.1%
Extended West	66	0.0%	\$24.02M	9.2%	\$362,610	\$17,610	\$194	\$21	25	4	-1.1%	0.1%
South	64	-17.9%	\$18.16M	-8.4%	\$279,000	\$17,000	\$195	\$16	11	-6	-1.0%	0.4%
Upper Northwest	57	3.6%	\$30.45M	8.3%	\$470,000	\$20,100	\$262	\$30	29	-7	-2.4%	-0.1%
Green Valley Northwest	56	7.7%	\$14.99M	6.8%	\$273,000	\$11,000	\$208	\$14	26	-1	-1.8%	0.3%
Northeast	45	-19.6%	\$28.14M	3.3%	\$540,000	\$65,000	\$241	\$18	18	0	-3.3%	-0.7%
Green Valley North	45	-19.6%	\$14.99M	-18.2%	\$327,990	\$17,990	\$189	\$6	53	-2	-0.7%	0.6%
Green Valley Southwest	36	-5.3%	\$14.77M	17.5%	\$385,500	\$63,600	\$215	\$1	16	-1	-0.9%	1.5%
Green Valley Northeast	35	-7.9%	\$16.8M	-2.5%	\$443,000	\$13,000	\$237	\$11	25	-7	-1.7%	-0.1%
Cochise	29	0.0%	\$8.42M	20.9%	\$249,900	\$34,900	\$142	\$-5	88	60	-4.3%	-0.9%
Benson/St. David	26	36.8%	\$7.23M	40.6%	\$257,000	\$-9,000	\$162	\$3	45	21	-3.7%	1.2%
Southeast	26	-33.3%	\$9.85M	-28.2%	\$356,000	\$16,000	\$198	\$11	17	-3	-0.5%	0.4%
SCC-Rio Rico East	25	38.9%	\$6.84M	43.2%	\$270,000	\$4,000	\$169	\$2	67	17	-0.3%	1.7%
Graham	19	72.7%	\$5.32M	67.3%	\$286,000	\$-65,500	\$172	\$22	26	-54	-1.9%	0.7%
Green Valley Southeast	11	0.0%	\$3.88M	26.4%	\$355,000	\$75,000	\$225	\$26	28	7	-1.1%	0.3%
Pinal	10	11.1%	\$2.3M	-24.6%	\$175,000	\$-35,000	\$157	\$-7	72	20	-2.0%	8.2%
Extended Northwest	8	0.0%	\$2.44M	6.2%	\$289,990	\$19,990	\$177	\$16	80	24	0.2%	3.3%
SCC-Tubac East	7	-12.5%	\$3.75M	-15.9%	\$497,274	\$82,274	\$282	\$25	73	38	-2.0%	1.9%
SCC-Nogales East	7	75.0%	\$1.75M	42.7%	\$235,000	\$30,000	\$128	\$1	15	11	2.7%	7.6%
Extended Southwest	6	-60.0%	\$1.34M	-57.2%	\$244,000	\$29,000	\$128	\$-24	27	-20	-3.6%	-2.6%
SCC-Rio Rico West	4	-42.9%	\$1.72M	-11.5%	\$357,000	\$107,000	\$195	\$15	5	-15	-0.1%	2.3%
Extended Southeast	3	200.0%	\$1.18M	181.6%	\$391,000	\$-27,000	\$223	\$44	36	-19	-1.5%	0.1%
SCC-Amado	2	100.0%	\$423K	-14.5%	\$189,000	\$-306,000	\$184	\$-124	5	-11	1.4%	1.4%
Navajo	2	-	\$1.03M	-	\$119,950	-	\$288	-	128	-	-1.6%	-
SCC-Tubac West	2	100.0%	\$1.36M	94.9%	\$599,000	\$-101,000	\$246	\$-43	22	-134	-0.4%	6.0%
SCC-Nogales West	2	100.0%	\$430K	27.2%	\$120,000	\$-218,000	\$124	\$-10	27	11	-14.4%	-8.3%

Tucson Association of Realtors: Market Activity & Pricing

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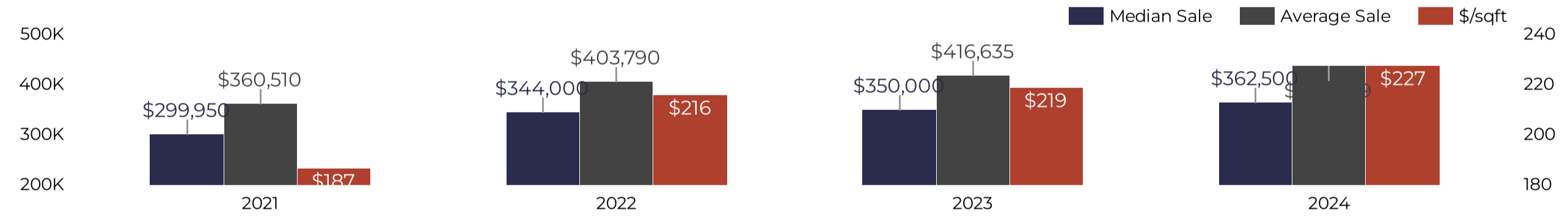
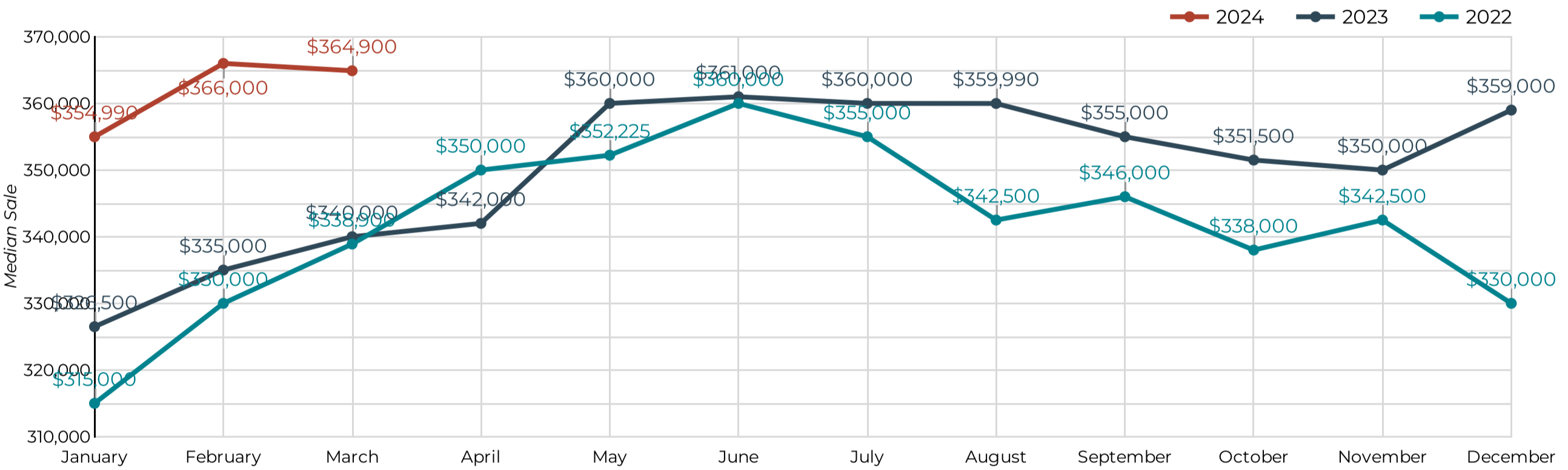


Transactions



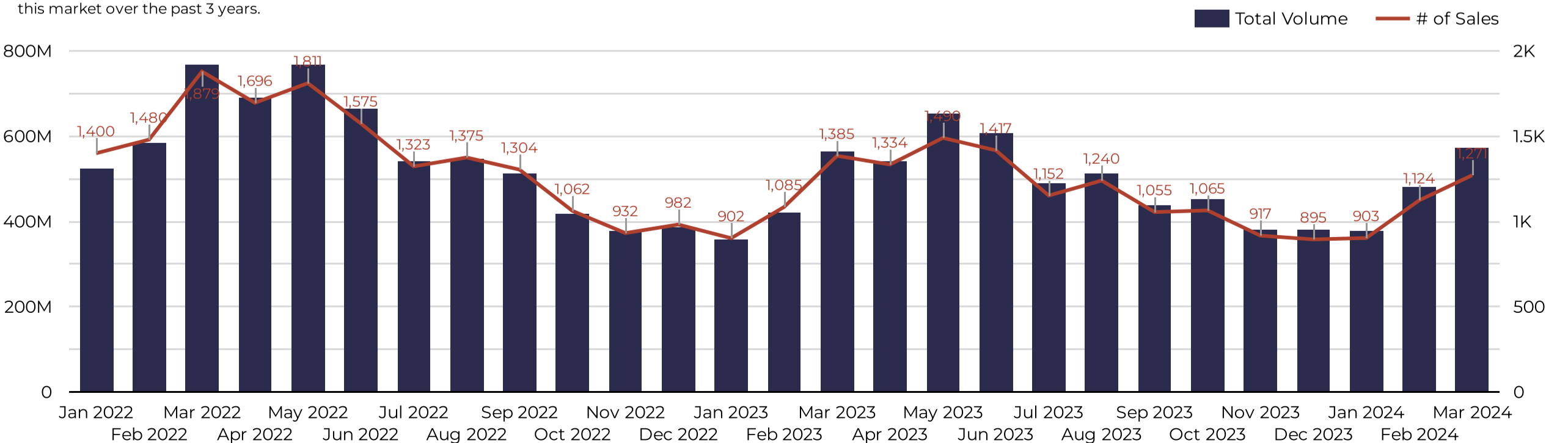
Market Pricing

Use this data to see how the cost of real estate has changed in this area over the last 3 years.



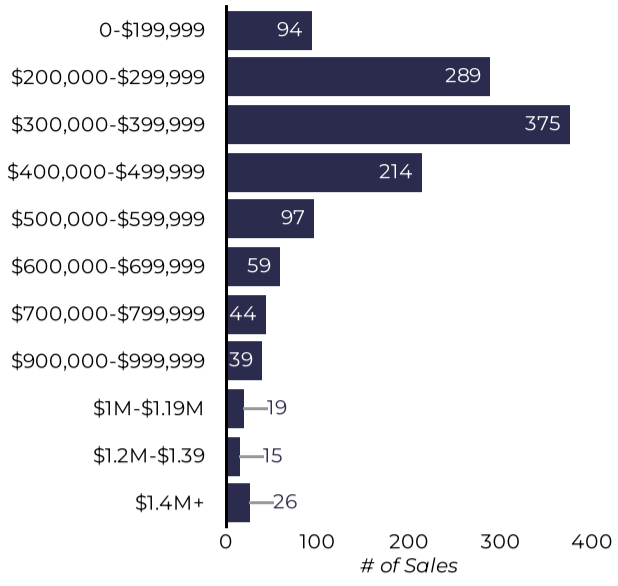
Market Activity

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

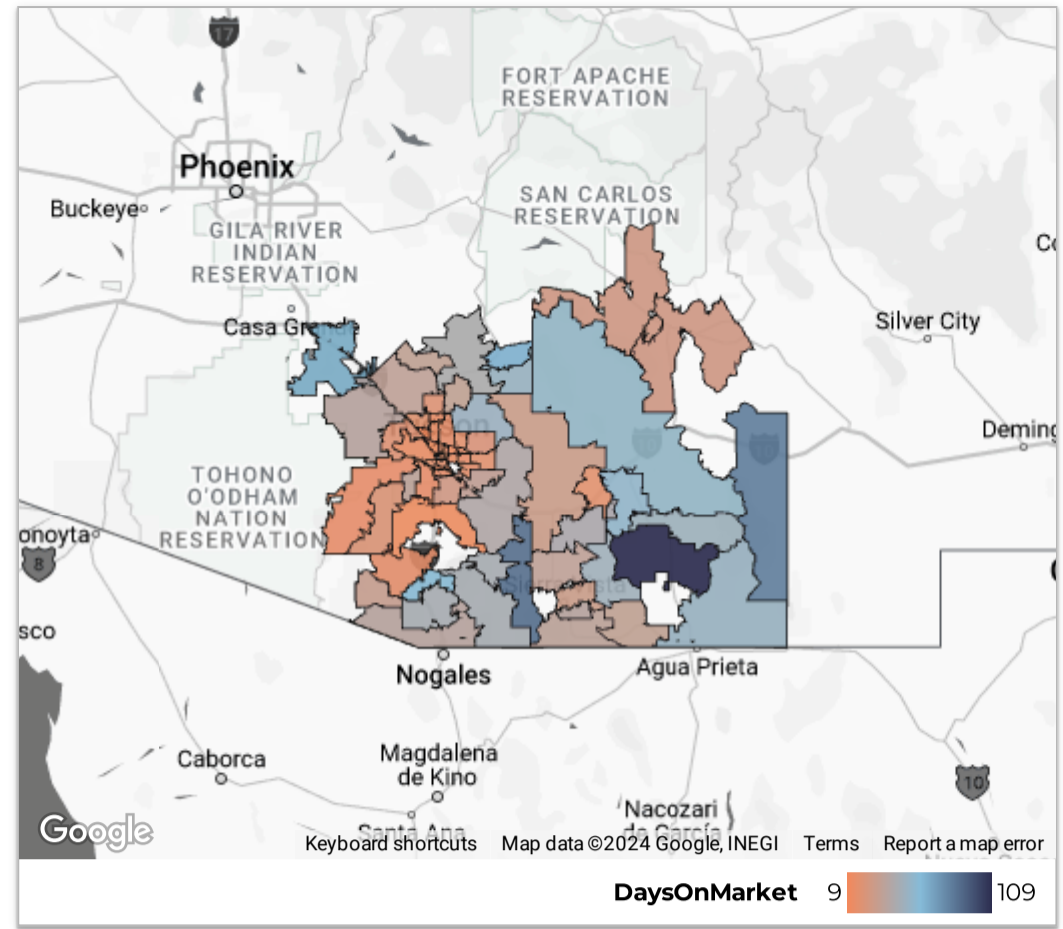


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This report provides a snapshot of the market as taken on: Apr 8, 2024

March 2024

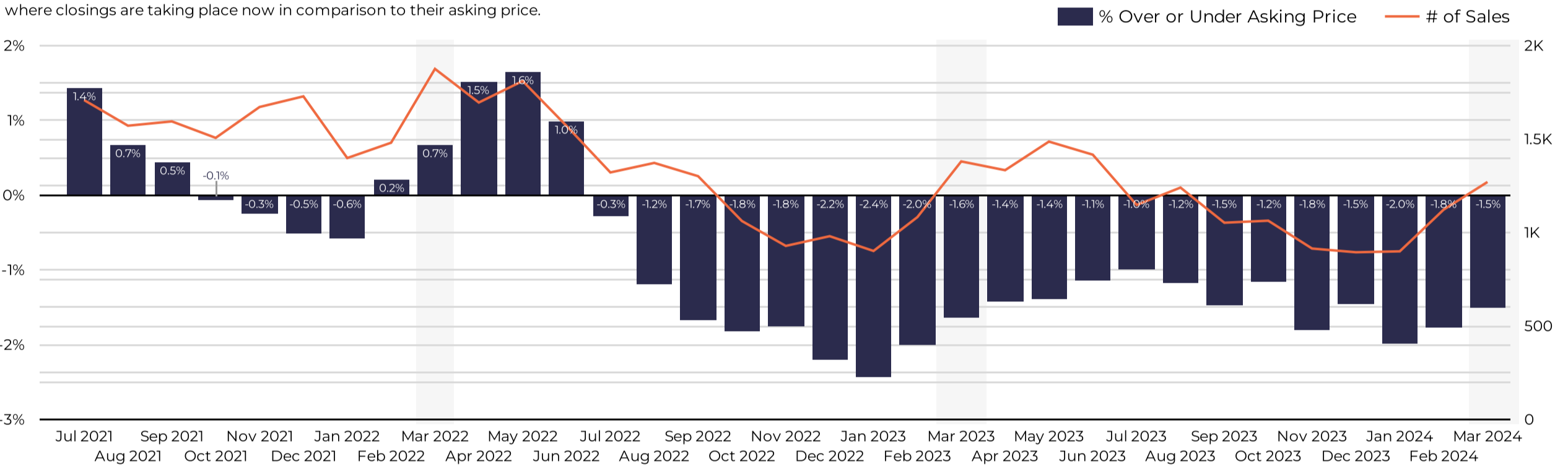


of Sales: **1,271** (-8.2% from previous year)
 Median Sale Price: **\$364,900** (7.3% from previous year)
 Volume: **\$574,259,376** (1.5% from previous year)
 Average Sale Price: **\$451,817** (10.6% from previous year)
 \$/sqft: **\$230** (6.7% from previous year)
 Median Days on Market: **21** (2 from previous year)
 # of New Listings: **1,845** (13.8% from previous year)
 Average % Over Asking: **-1.53%** (0.19% from previous year)



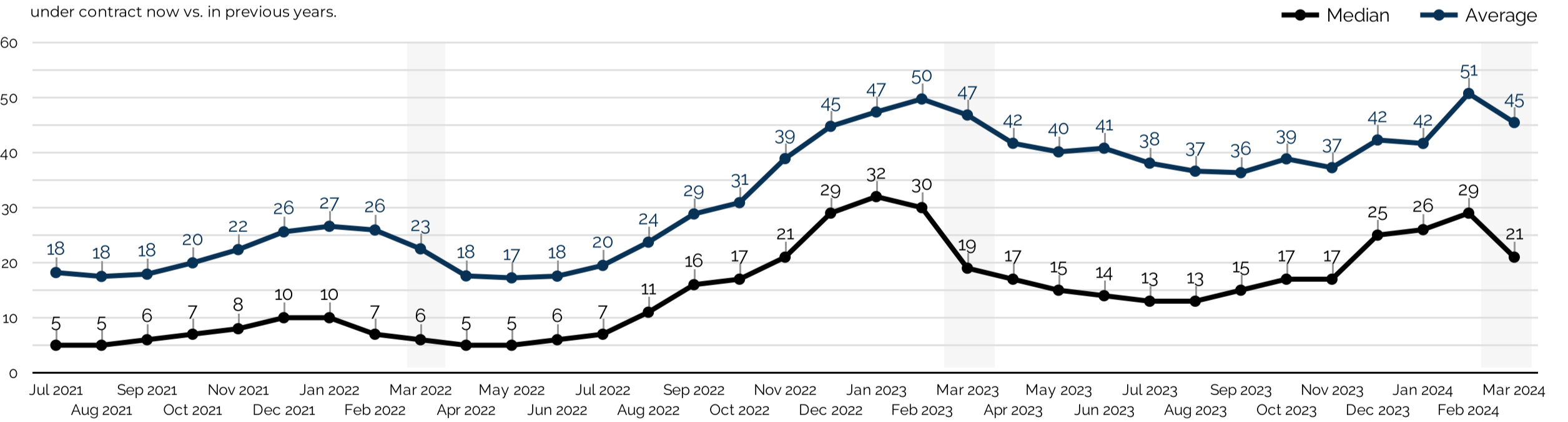
Buyer Demand

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 Demand by Price Range

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

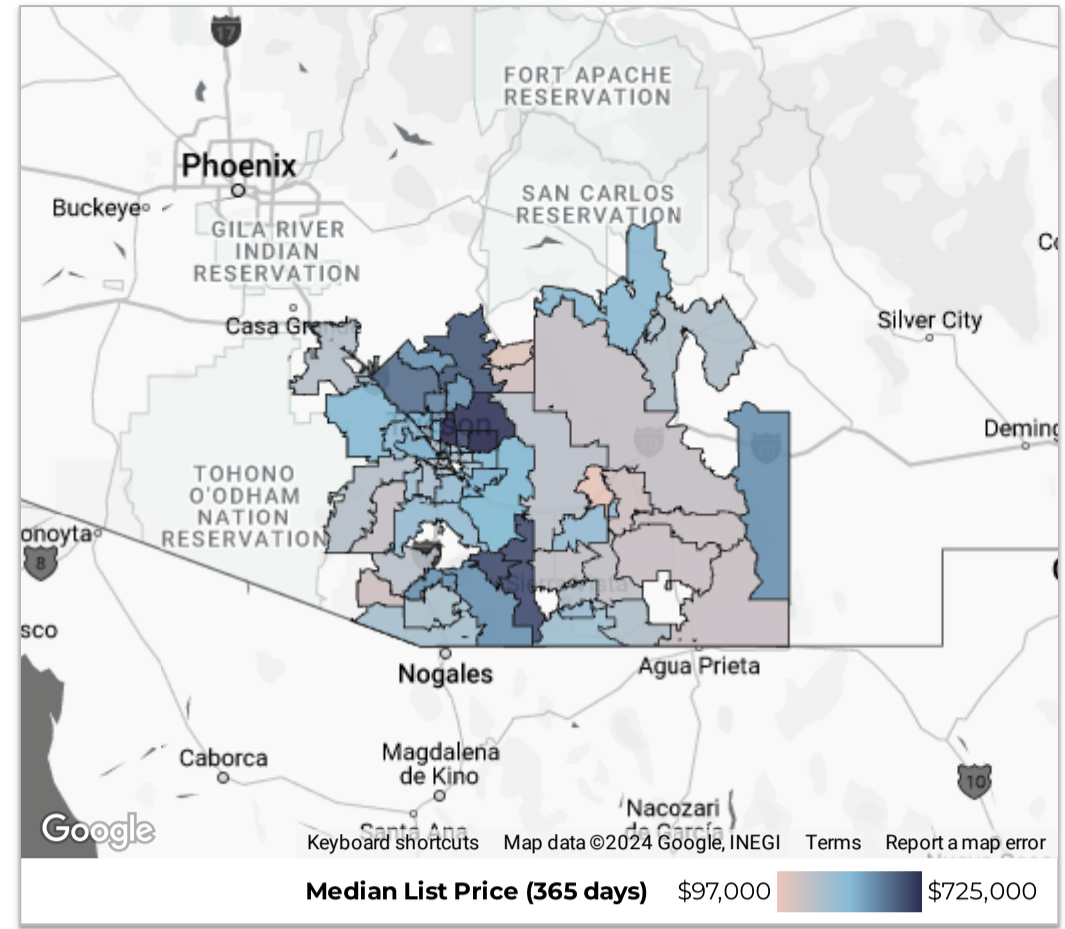
Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	94	-33.8% ↓	25	7 ↑	-3.63%	1.31% ↑
\$200,000-\$299,999	289	-20.4% ↓	21	3 ↑	-1.12%	0.23% ↑
\$300,000-\$399,999	375	-5.3% ↓	24	-2 ↓	-1.14%	0.08% ↑
\$400,000-\$499,999	214	10.3% ↑	19	0	-1.60%	-0.55% ↓
\$500,000-\$599,999	97	-3.0% ↓	13	3 ↑	-1.18%	0.18% ↑
\$600,000-\$699,999	59	-13.2% ↓	21	0	-1.89%	-0.95% ↓
\$700,000-\$799,999	44	37.5% ↑	20	13 ↑	-2.07%	0.08% ↑
\$900,000-\$999,999	39	-29.1% ↓	23	15 ↑	-1.54%	-0.32% ↓
\$1M-\$1.19M	19	137.5% ↑	13	1 ↑	-3.14%	2.06% ↑
\$1.2M-\$1.39	15	50.0% ↑	18	15 ↑	-0.86%	-0.02% ↓
\$1.4M+	26	52.9% ↑	10	-3 ↓	-2.06%	4.52% ↑

Tucson Association of Realtors: Inventory

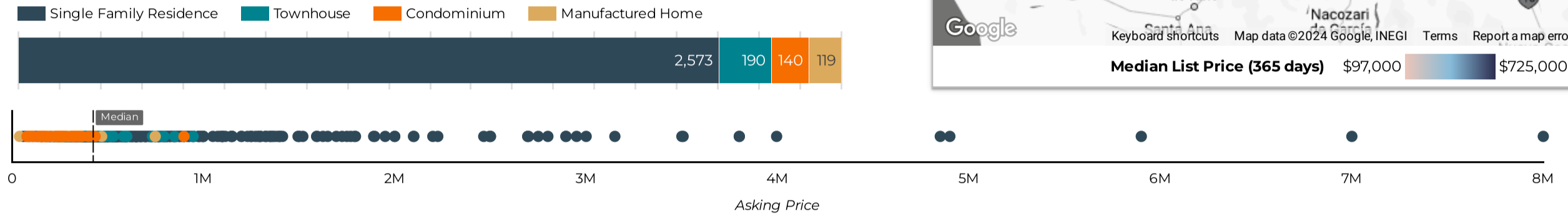
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Apr 8, 2024

March 2024

# of New Listings (Supply)	1,845	Months of Supply	2.41	Average List Price	\$588,540
▲ 224 from previous year		Active Listings	3,060	Single Family Residence	\$641,942
# of New Pendings (Demand)	1,321	Pending Listings	848	Townhouse	\$398,472
▼ -102 from previous year				Manufactured Home	\$260,084
				Condominium	\$254,505
				Mobile Home	\$182,258



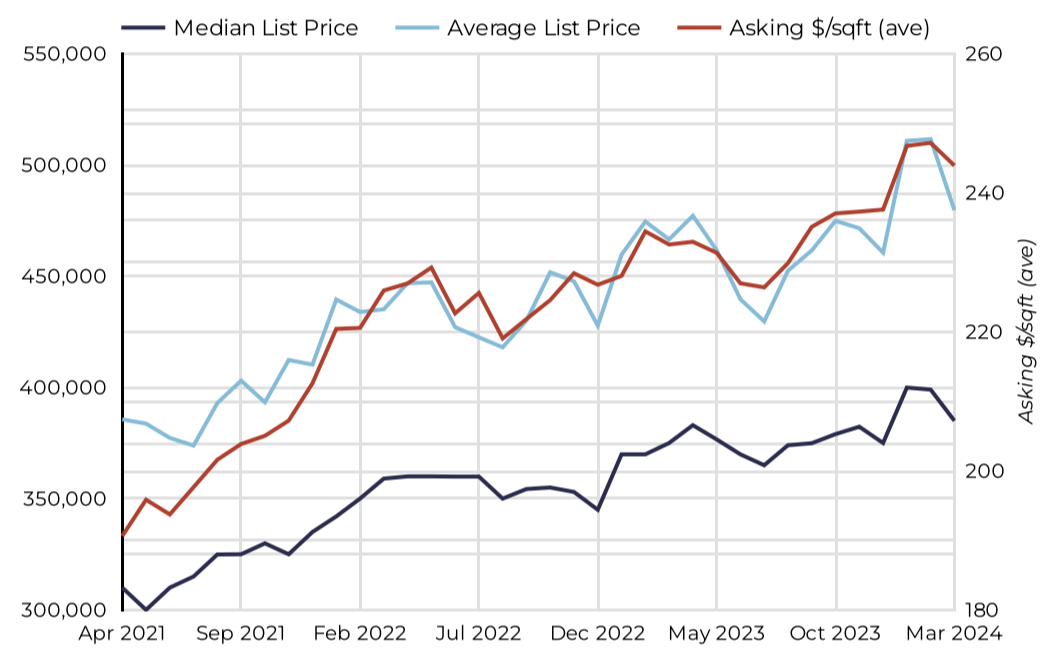
Active Listings



Months of Supply By Price Range

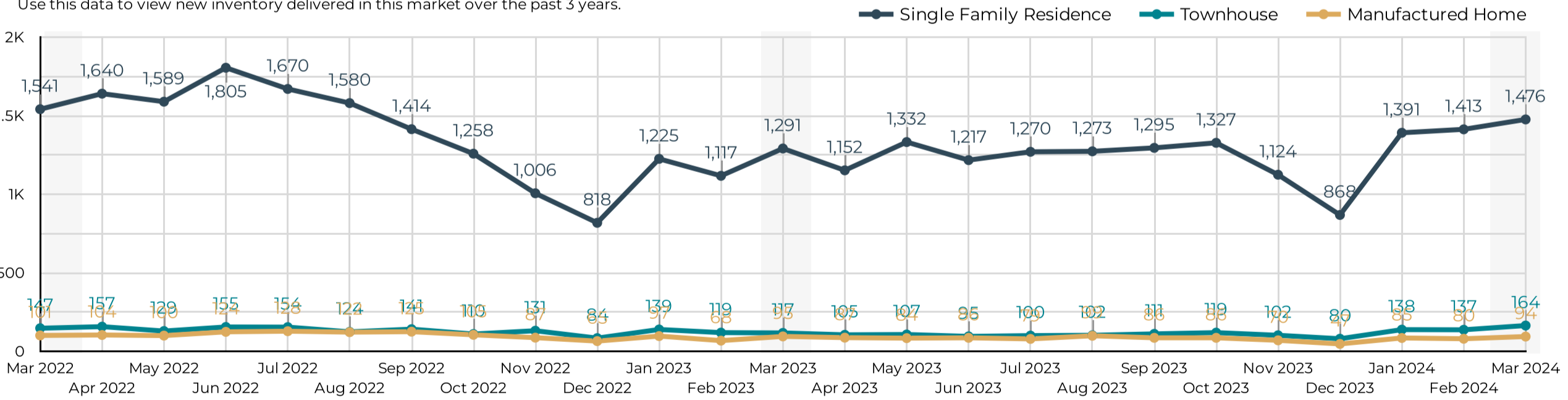
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.89	174	92
\$200,000-\$299,999	1.36	394	290
\$300,000-\$399,999	2.32	846	365
\$400,000-\$499,999	2.54	573	226
\$500,000-\$599,999	3.20	304	95
\$600,000-\$699,999	3.55	195	55
\$700,000-\$799,999	3.44	155	45
\$800,000-\$999,999	3.40	146	43
\$1M-\$1.19M	4.25	68	16
\$1.2M-\$1.39	3.22	58	18

Asking Prices



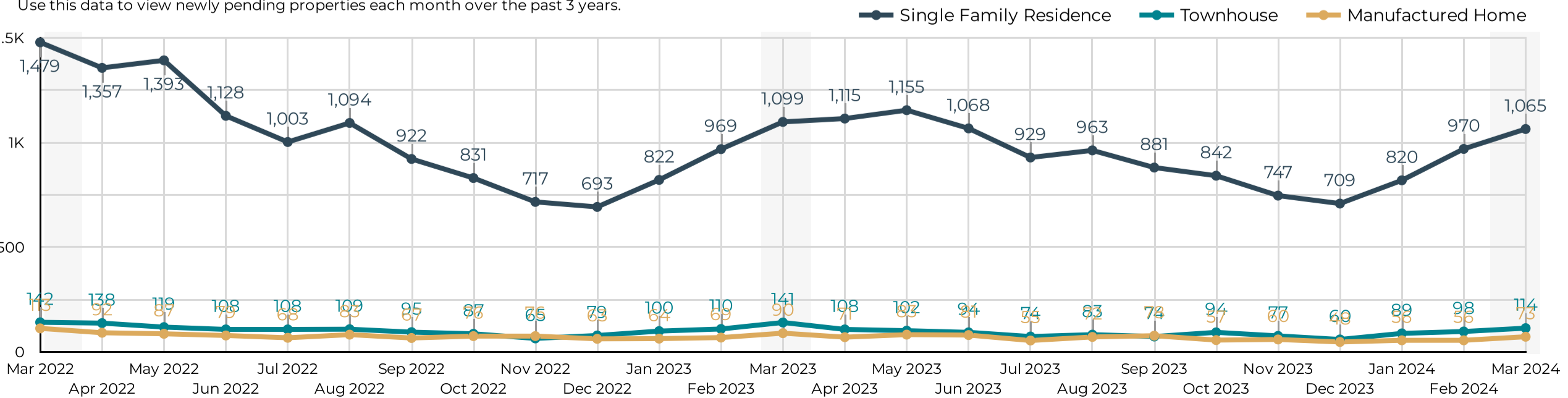
New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



New Pendings

Use this data to view newly pending properties each month over the past 3 years.



Data Tables

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.

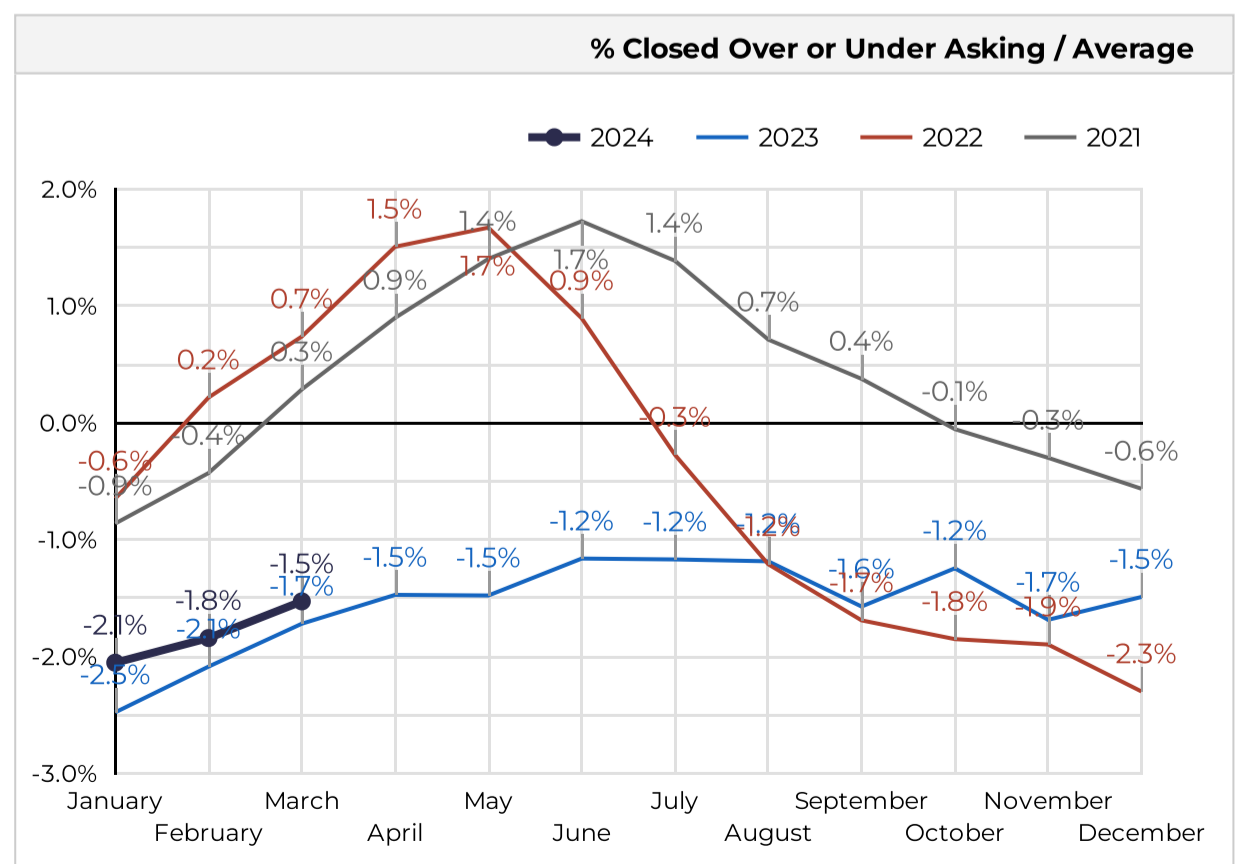
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	902	903
February	1,424	1,480	1,085	1,124
March	1,877	1,879	1,385	1,271
April	1,856	1,696	1,334	-
May	1,734	1,811	1,490	-
June	1,910	1,575	1,417	-
July	1,712	1,323	1,152	-
August	1,575	1,375	1,240	-
September	1,597	1,304	1,055	-
October	1,510	1,062	1,065	-
November	1,673	932	917	-
December	1,732	982	895	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$326,500	\$354,990
February	\$265,000	\$330,000	\$335,000	\$366,000
March	\$280,000	\$338,900	\$340,000	\$364,900
April	\$285,000	\$350,000	\$342,000	-
May	\$300,000	\$352,225	\$360,000	-
June	\$306,000	\$360,000	\$361,000	-
July	\$300,000	\$355,000	\$360,000	-
August	\$305,250	\$342,500	\$359,990	-
September	\$311,150	\$346,000	\$355,000	-
October	\$310,000	\$338,000	\$351,500	-
November	\$312,000	\$342,500	\$350,000	-
December	\$323,000	\$330,000	\$359,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	30	29
March	5	6	19	21
April	4	5	17	-
May	5	5	15	-
June	5	6	14	-
July	5	7	13	-
August	5	11	13	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	29	25	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,736
February	1,760	1,707	1,392	1,729
March	2,063	1,920	1,621	1,845
April	2,042	2,062	1,440	-
May	1,910	1,947	1,616	-
June	2,064	2,214	1,481	-
July	2,079	2,069	1,531	-
August	1,993	1,936	1,549	-
September	2,021	1,776	1,584	-
October	2,114	1,558	1,616	-
November	1,590	1,294	1,375	-
December	1,403	1,044	1,073	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,486	1,575	1,042	1,031
February	1,591	1,659	1,224	1,195
March	1,877	1,831	1,423	1,321
April	1,799	1,703	1,388	-
May	1,779	1,719	1,424	-
June	1,764	1,421	1,322	-
July	1,653	1,269	1,150	-
August	1,596	1,369	1,181	-
September	1,572	1,169	1,079	-
October	1,576	1,057	1,048	-
November	1,662	918	936	-
December	1,785	888	860	-



MLS of Southern Arizona®

Tucson Association of Realtors: Comparisons



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This report provides a snapshot of the market as taken on: Apr 8, 2024

Mar 2024 vs. last year

Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

Market Activity					Market Pricing				Buyer Demand			
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,006	-7.5% ↓	\$497.37M	1.6% ↑	\$390,000	\$25,000 ↑	\$234	\$13 ↑	21	1 ↑	-1.4%	0.1% ↑
Townhouse	111	-17.8% ↓	\$41.61M	-4.4% ↓	\$300,000	\$15,000 ↑	\$251	\$26 ↑	17	2 ↑	-1.1%	0.4% ↑
Manufactured Home	80	-4.8% ↓	\$18.82M	5.1% ↑	\$248,300	\$33,300 ↑	\$155	\$15 ↑	14	-4 ↓	-3.2%	-0.4% ↓
Condominium	63	10.5% ↑	\$15.12M	24.9% ↑	\$248,000	\$23,000 ↑	\$231	\$16 ↑	26	-1 ↓	-2.3%	0.6% ↑
Mobile Home	10	-37.5% ↓	\$1.3M	-37.9% ↓	\$110,000	\$0	\$130	\$1 ↑	35	23 ↑	-1.4%	0.9% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	74	-32.7% ↓	\$13.56M	-29.2% ↓	\$189,900	\$6,900 ↑	\$219	\$12 ↑	28	14 ↑	-1.9%	0.7% ↑
\$1000-1499 sqft	358	-1.4% ↓	\$102.92M	3.6% ↑	\$285,000	\$10,000 ↑	\$225	\$13 ↑	16	1 ↑	-1.1%	0.2% ↑
\$1500-1999 sqft	394	-13.8% ↓	\$147.14M	-9.4% ↓	\$357,000	\$12,000 ↑	\$216	\$10 ↑	23	-1 ↓	-1.4%	0.1% ↑
2000-2499 sqft	237	-0.8% ↓	\$117.52M	5.7% ↑	\$458,900	\$18,900 ↑	\$224	\$14 ↑	21	-4 ↓	-1.5%	0.1% ↑
2500-2999 sqft	113	-0.9% ↓	\$72.63M	0.9% ↑	\$599,000	\$-1,000 ↓	\$237	\$6 ↑	30	5 ↑	-1.3%	0.2% ↑
3000-3999 sqft	70	-13.6% ↓	\$69.31M	-3.3% ↓	\$950,000	\$130,000 ↑	\$290	\$26 ↑	13	1 ↑	-3.3%	-0.9% ↓
4000-4999 sqft	16	77.8% ↑	\$24.8M	120.1% ↑	\$1,425,000	\$375,000 ↑	\$348	\$63 ↑	7	1 ↑	-3.1%	0.5% ↑
5000+ sqft	8	14.3% ↑	\$26.36M	43.3% ↑	\$3,450,000	\$1,950,000...	\$548	\$73 ↑	92	-23 ↓	-4.0%	4.5% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	200	-20.0% ↓	\$116.83M	-14.4% ↓	\$458,900	\$18,900 ↑	\$270	\$12 ↑	14	0	-1.3%	0.3% ↑
Central	137	-14.4% ↓	\$48.01M	-6.7% ↓	\$305,000	\$21,000 ↑	\$235	\$19 ↑	13	2 ↑	-1.1%	0.3% ↑
North	122	5.2% ↑	\$101.48M	30.2% ↑	\$581,595	\$21,595 ↑	\$330	\$39 ↑	15	2 ↑	-1.7%	+0.0%...
East	119	-22.7% ↓	\$39.65M	-19.4% ↓	\$319,000	\$19,000 ↑	\$207	\$9 ↑	11	-3 ↓	-1.5%	-0.7% ↓
Upper Southeast	109	-5.2% ↓	\$44.92M	-6.9% ↓	\$390,000	\$10,474 ↑	\$205	\$-0 ↓	36	2 ↑	-1.5%	-0.3% ↓
Southwest	85	23.2% ↑	\$26.7M	35.7% ↑	\$305,000	\$27,100 ↑	\$197	\$27 ↑	20	-13 ↓	-0.7%	0.9% ↑
West	83	3.8% ↑	\$37.39M	23.3% ↑	\$400,000	\$50,000 ↑	\$225	\$8 ↑	18	5 ↑	-1.2%	-0.1% ↓
Extended West	66	0.0%	\$24.02M	9.2% ↑	\$362,610	\$17,610 ↑	\$194	\$21 ↑	25	4 ↑	-1.1%	0.1% ↑
South	64	-17.9% ↓	\$18.16M	-8.4% ↓	\$279,000	\$17,000 ↑	\$195	\$16 ↑	11	-6 ↓	-1.0%	0.4% ↑
Upper Northwest	57	3.6% ↑	\$30.45M	8.3% ↑	\$470,000	\$20,100 ↑	\$262	\$30 ↑	29	-7 ↓	-2.4%	-0.1% ↓
Northeast	45	-19.6% ↓	\$28.14M	3.3% ↑	\$540,000	\$65,000 ↑	\$241	\$18 ↑	18	0	-3.3%	-0.7% ↓
Cochise	29	0.0%	\$8.42M	20.9% ↑	\$249,900	\$34,900 ↑	\$142	\$-5 ↓	88	60 ↑	-4.3%	-0.9% ↓
Southeast	26	-33.3% ↓	\$9.85M	-28.2% ↓	\$356,000	\$16,000 ↑	\$198	\$11 ↑	17	-3 ↓	-0.5%	0.4% ↑
Benson/St. David	26	36.8% ↑	\$7.23M	40.6% ↑	\$257,000	\$-9,000 ↓	\$162	\$3 ↑	45	21 ↑	-3.7%	1.2% ↑
SCC-Rio Rico East	25	38.9% ↑	\$6.84M	43.2% ↑	\$270,000	\$4,000 ↑	\$169	\$2 ↑	67	17 ↑	-0.3%	1.7% ↑
Graham	19	72.7% ↑	\$5.32M	67.3% ↑	\$286,000	\$-65,500 ↓	\$172	\$22 ↑	26	-54 ↓	-1.9%	0.7% ↑
Pinal	10	11.1% ↑	\$2.3M	-24.6% ↓	\$175,000	\$-35,000 ↓	\$157	\$-7 ↓	72	20 ↑	-2.0%	8.2% ↑
Extended Northwest	8	0.0%	\$2.44M	6.2% ↑	\$289,990	\$19,990 ↑	\$177	\$16 ↑	80	24 ↑	0.2%	3.3% ↑
SCC-Tubac East	7	-12.5% ↓	\$3.75M	-15.9% ↓	\$497,274	\$82,274 ↑	\$282	\$25 ↑	73	38 ↑	-2.0%	1.9% ↑
SCC-Nogales East	7	75.0% ↑	\$1.75M	42.7% ↑	\$235,000	\$30,000 ↑	\$128	\$1 ↑	15	11 ↑	2.7%	7.6% ↑
Extended Southwest	6	-60.0% ↓	\$1.34M	-57.2% ↓	\$244,000	\$29,000 ↑	\$128	\$-24 ↓	27	-20 ↓	-3.6%	-2.6% ↓
SCC-Rio Rico West	4	-42.9% ↓	\$1.72M	-11.5% ↓	\$357,000	\$107,000 ↑	\$195	\$15 ↑	5	-15 ↓	-0.1%	2.3% ↑
Extended Southeast	3	200.0% ↑	\$1.18M	181.6% ↑	\$391,000	\$-27,000 ↓	\$223	\$44 ↑	36	-19 ↓	-1.5%	0.1% ↑
SCC-Nogales West	2	100.0% ↑	\$430K	27.2% ↑	\$120,000	\$-218,000 ↓	\$124	\$-10 ↓	27	11 ↑	-14.4%	-8.3% ↓
Navajo	2	-	\$1.03M	-	\$119,950	-	\$288	-	128	-	-1.6%	-
SCC-Tubac West	2	100.0% ↑	\$1.36M	94.9% ↑	\$599,000	\$-101,000 ↓	\$246	\$-43 ↓	22	-134 ↓	-0.4%	6.0% ↑
SCC-Amado	2	100.0% ↑	\$423K	-14.5% ↓	\$189,000	\$-306,000 ↓	\$184	\$-124 ↓	5	-11 ↓	1.4%	1.4% ↑
Maricopa	1	-66.7% ↓	\$1.59M	31.9% ↑	\$1,585,000	\$1,195,000 ↑	\$423	\$185 ↑	226	212 ↑	-11.9%	-11.1% ↓
Pima Southwest	1	0.0%	\$172K	-31.2% ↓	\$172,000	\$-78,000 ↓	\$102	\$-148 ↓	211	-3 ↓	-7.0%	-7.0% ↓
Gila	1	-	\$350K	-	\$350,000	-	\$189	-	0	-	-6.7%	-
SCC-Sonoita	1	0.0%	\$700K	33.3% ↑	\$700,000	\$175,000 ↑	\$348	\$180 ↑	145	133 ↑	-4.8%	7.7% ↑
SCC-Patagonia	1	0.0%	\$297K	81.8% ↑	\$297,000	\$133,620 ↑	\$194	\$121 ↑	8	-115 ↓	0.7%	18.8% ↑

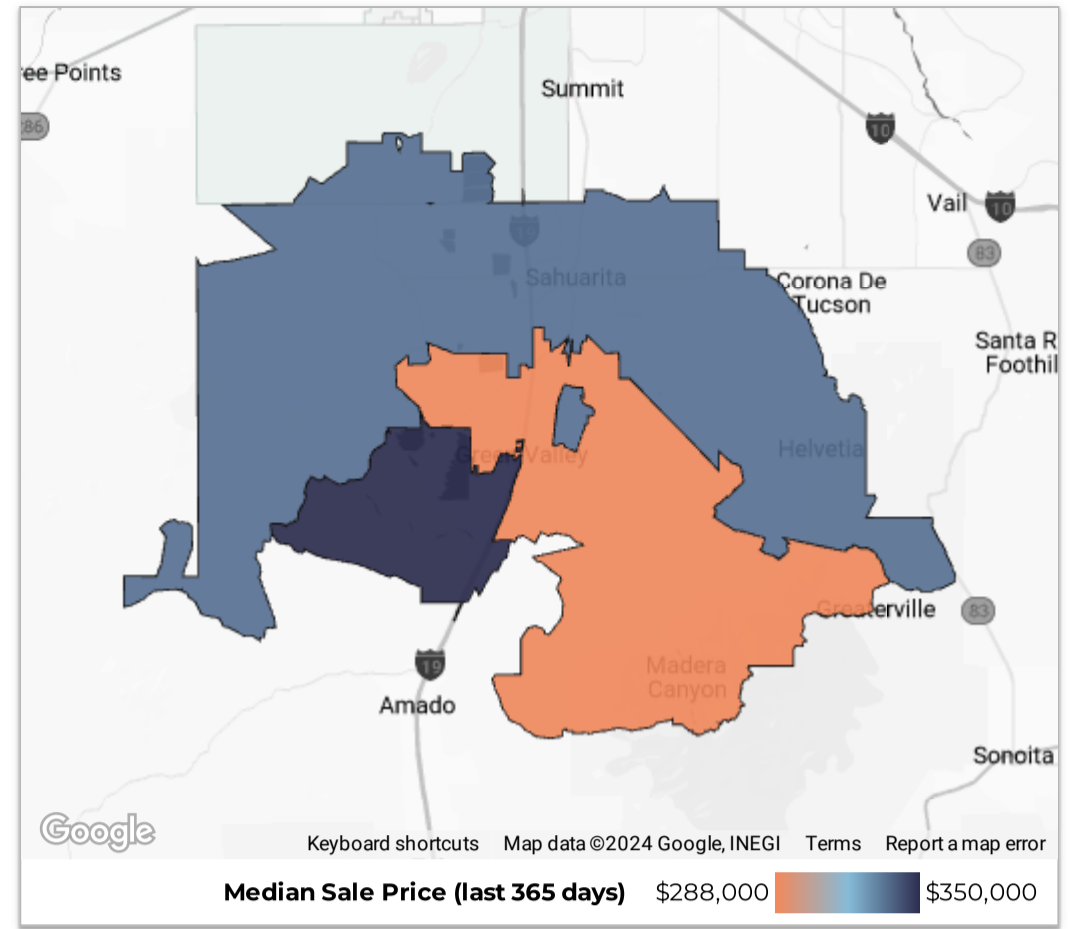
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This report provides a snapshot of the market as taken on: Apr 8, 2024

March 2024



# of Sales	183	Median Sale Price	\$339,000
	↓ -6.2% from previous year		↑ 8.7% from previous year
Volume	\$65,425,482	Average Sale Price	\$357,516
	↑ 0.3% from previous year		↑ 6.9% from previous year
\$/sqft	\$211	Median Days on Market	31
	↑ 5.0% from previous year		↓ -1 from previous year
# of New Listings	248	Average % Over Asking	-1.27%
	↑ 7.4% from previous year		↑ 0.48% from previous year

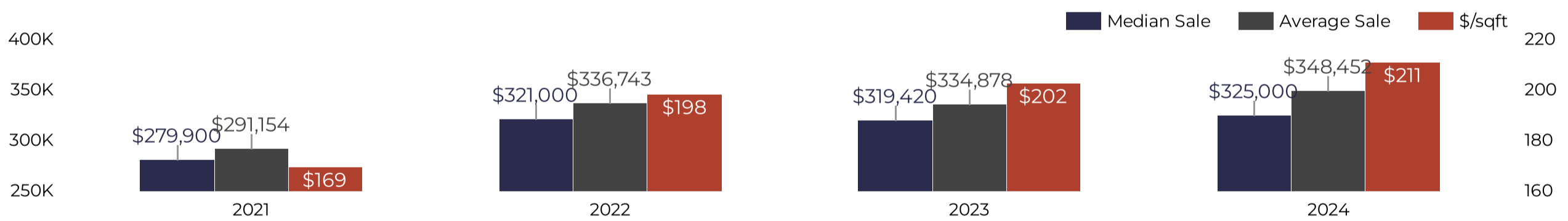
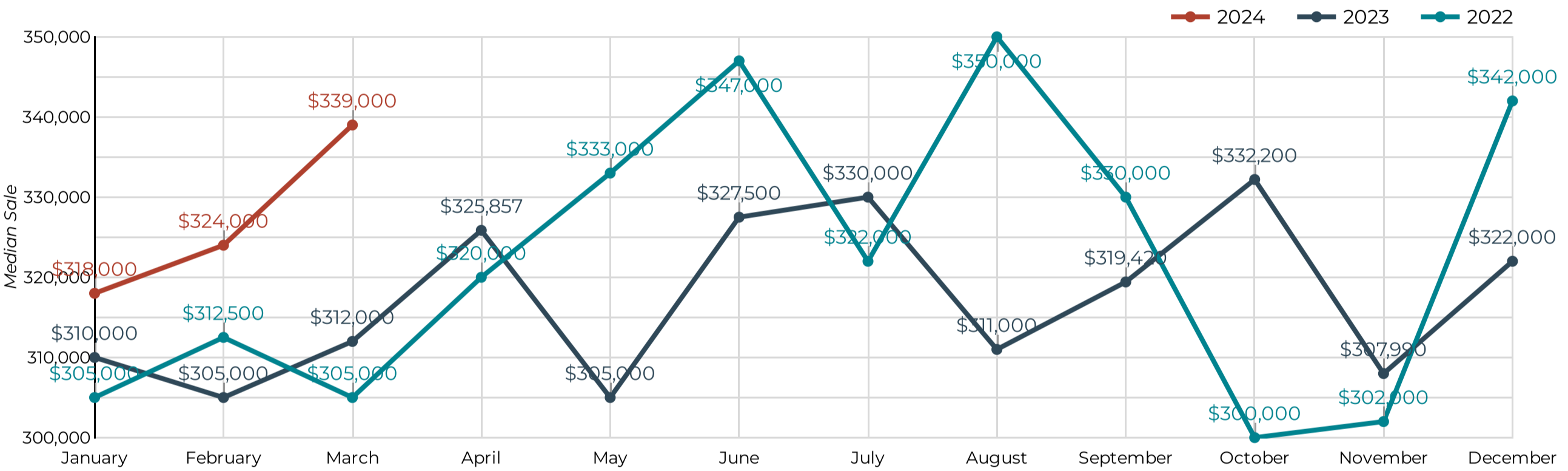


Transactions



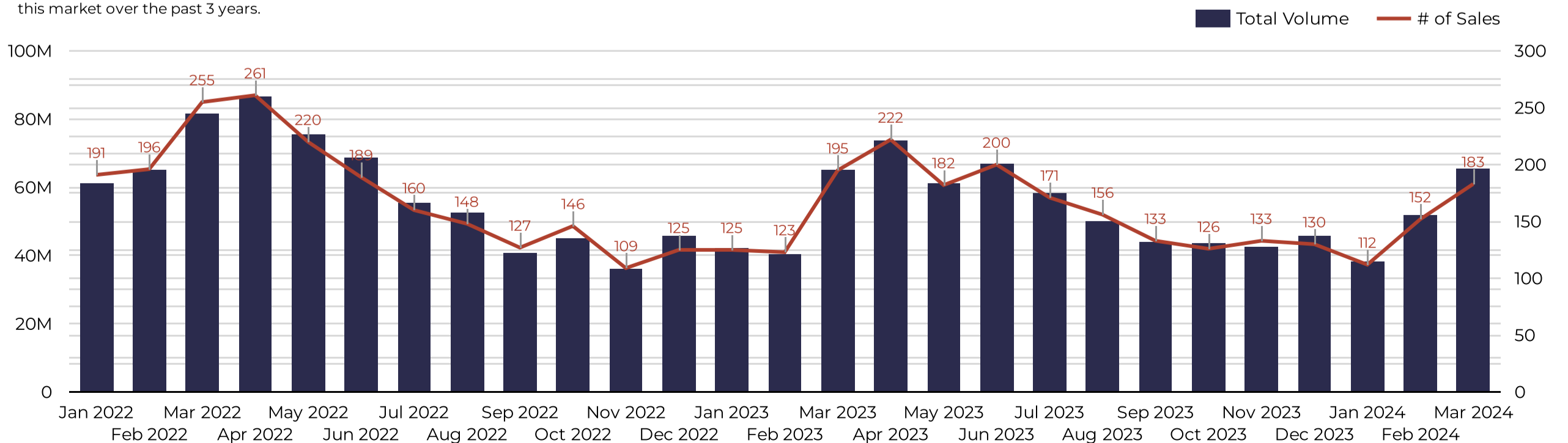
Market Pricing

Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Market Activity

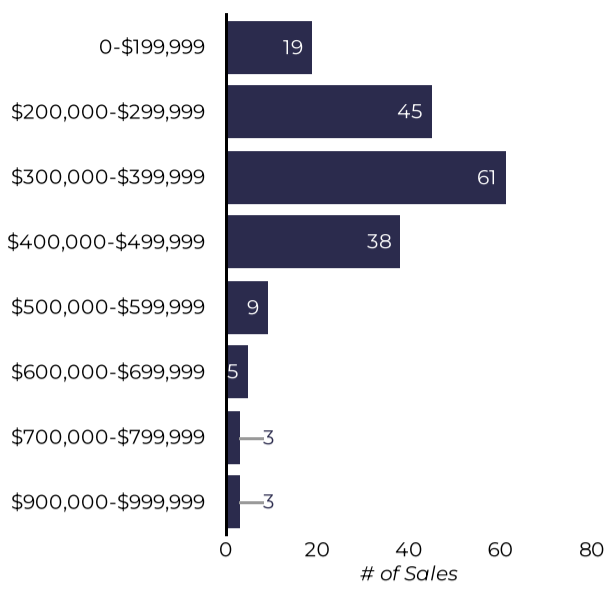
Use this data to see changes in total sales activity in this market over the past 3 years.



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This report provides a snapshot of the market as taken on: Apr 8, 2024

March 2024



of Sales
183
↓ -6.2% from previous year

Volume
\$65,425,482
↑ 0.3% from previous year

\$/sqft
\$211
↑ 5.0% from previous year

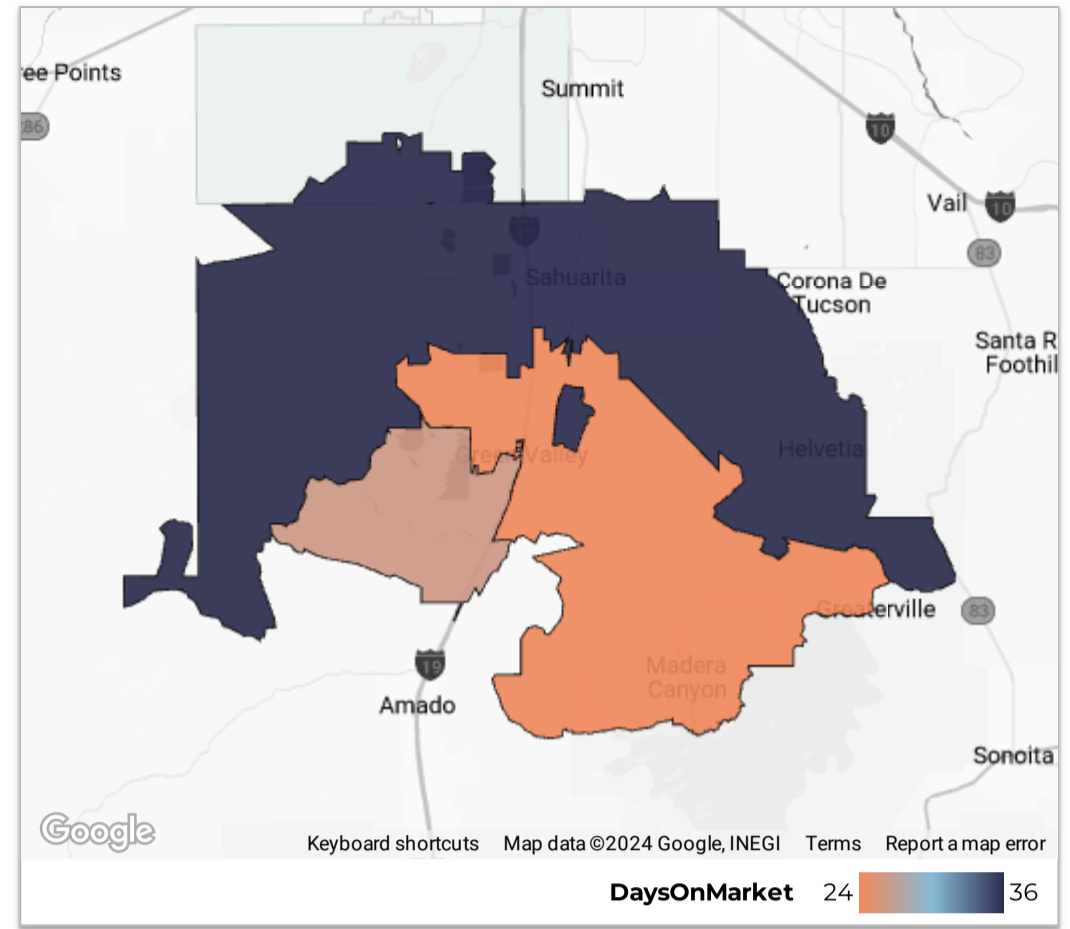
of New Listings
248
↑ 7.4% from previous year

Median Sale Price
\$339,000
↑ 8.7% from previous year

Average Sale Price
\$357,516
↑ 6.9% from previous year

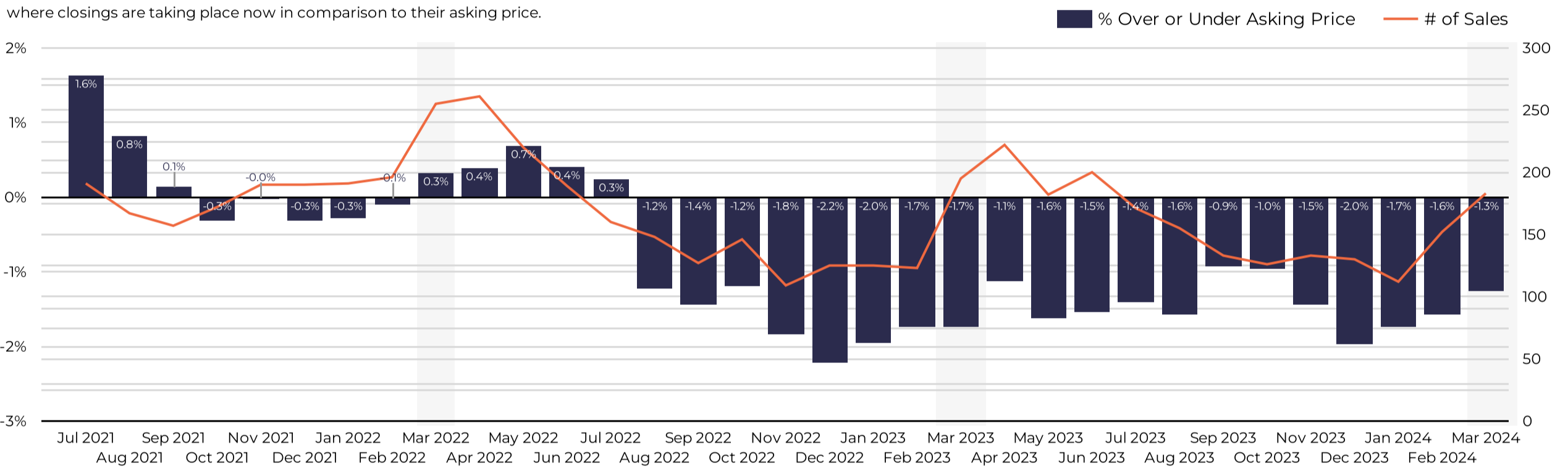
Median Days on Market
31
↓ -1 from previous year

Average % Over Asking
-1.27%
↑ 0.48% from previous year



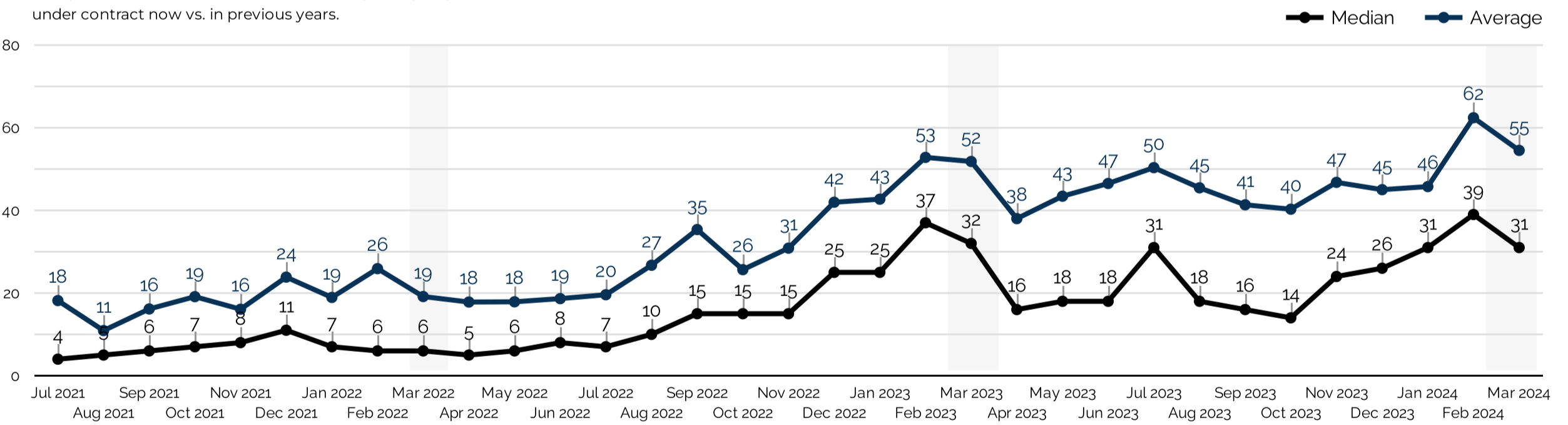
Buyer Demand

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 Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	19	-13.6% ↓	22	1 ↑	-1.88%	0.76% ↑
\$200,000-\$299,999	45	-35.7% ↓	28	3 ↑	-1.02%	0.67% ↑
\$300,000-\$399,999	61	8.9% ↑	42	7 ↑	-1.20%	0.13% ↑
\$400,000-\$499,999	38	90.0% ↑	32	-2 ↓	-1.36%	-0.13% ↓
\$500,000-\$599,999	9	-55.0% ↓	11	-37 ↓	-0.75%	1.86% ↑
\$600,000-\$699,999	5	0.0%	25	-72 ↓	-1.53%	0.34% ↑
\$700,000-\$799,999	3	200.0% ↑	25	25 ↑	-1.47%	-0.39% ↓
\$900,000-\$999,999	3	200.0% ↑	110	36 ↑	-2.30%	1.13% ↑

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This report provides a snapshot of the market as taken on: Apr 8, 2024

March 2024

of New Listings (Supply)

248

↑ 17 from previous year

of New Pendings (Demand)

160

↓ -58 from previous year

Months of Supply

2.77

Active Listings

506

Pending Listings

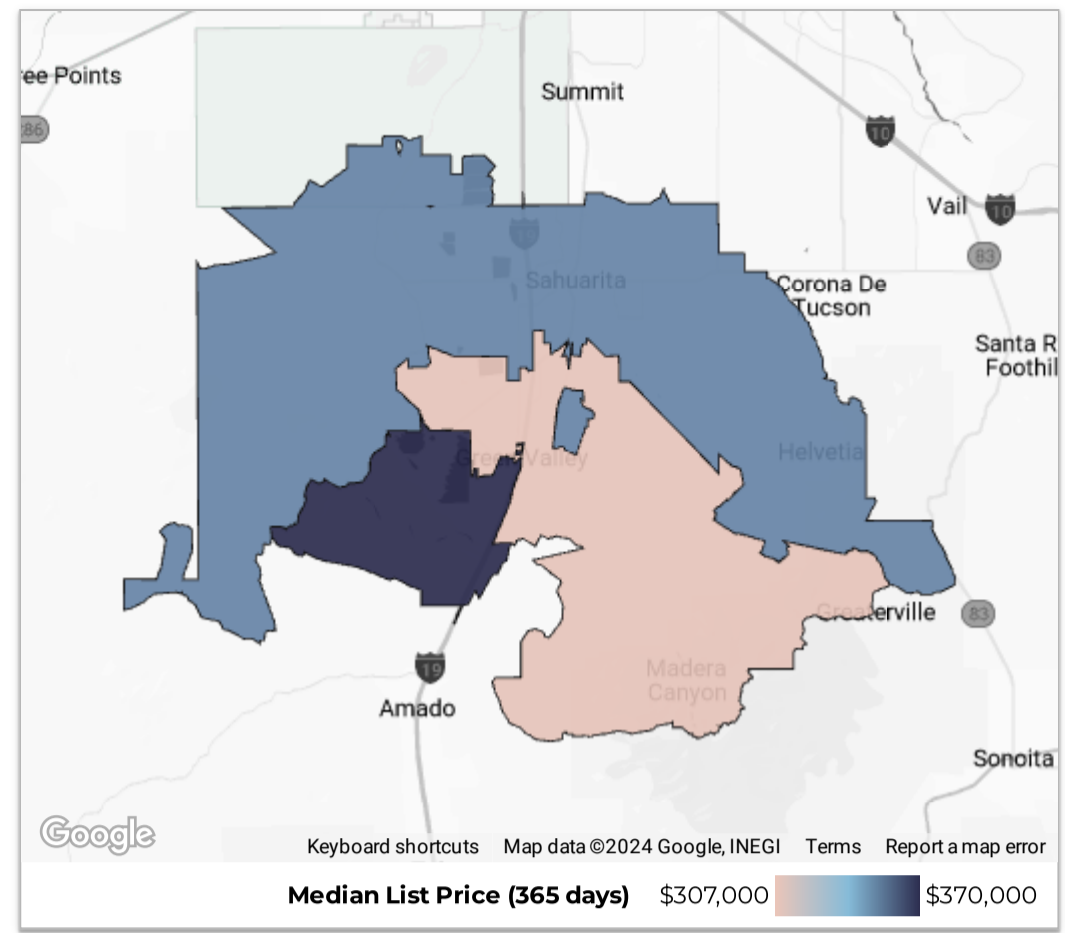
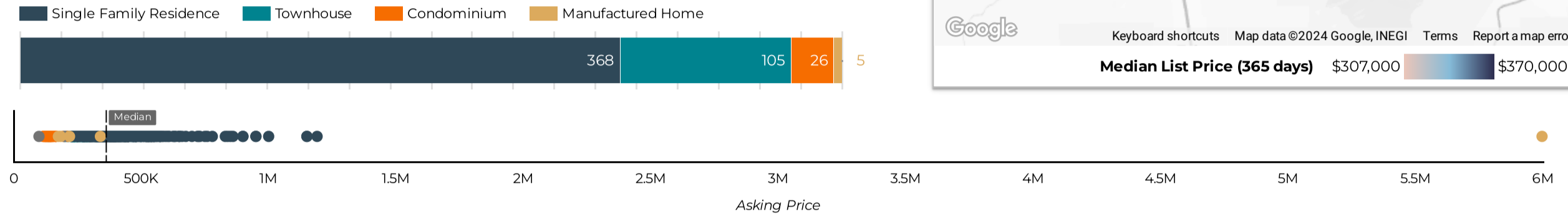
86

Average List Price

\$394,002

Manufactured Home	\$1,382,580
Single Family Residence	\$427,891
Townhouse	\$294,576
Mobile Home	\$149,000
Condominium	\$144,602

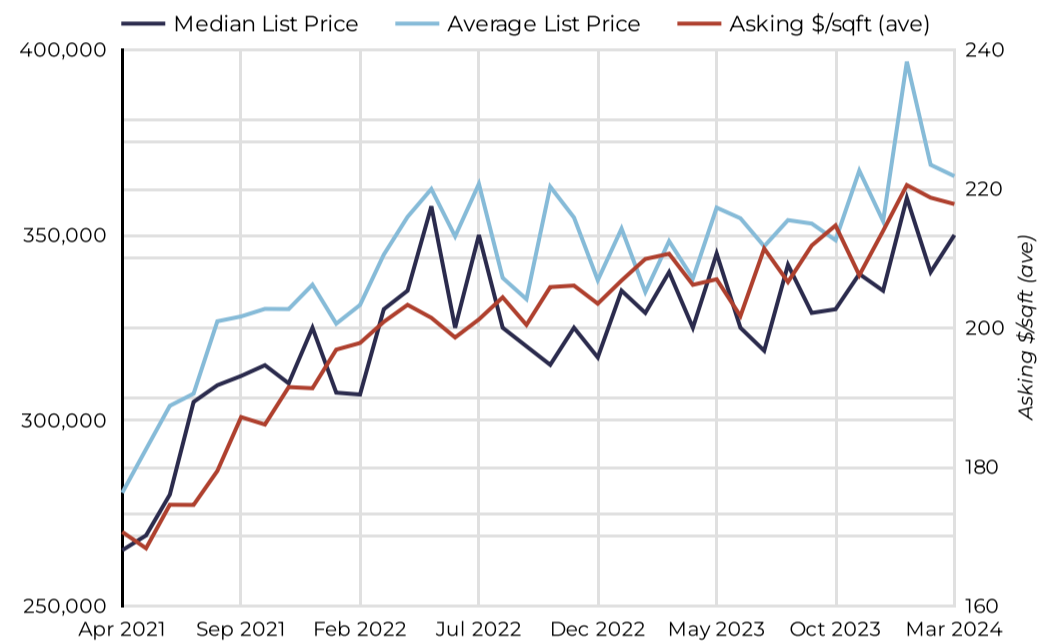
Active Listings



Months of Supply By Price Range

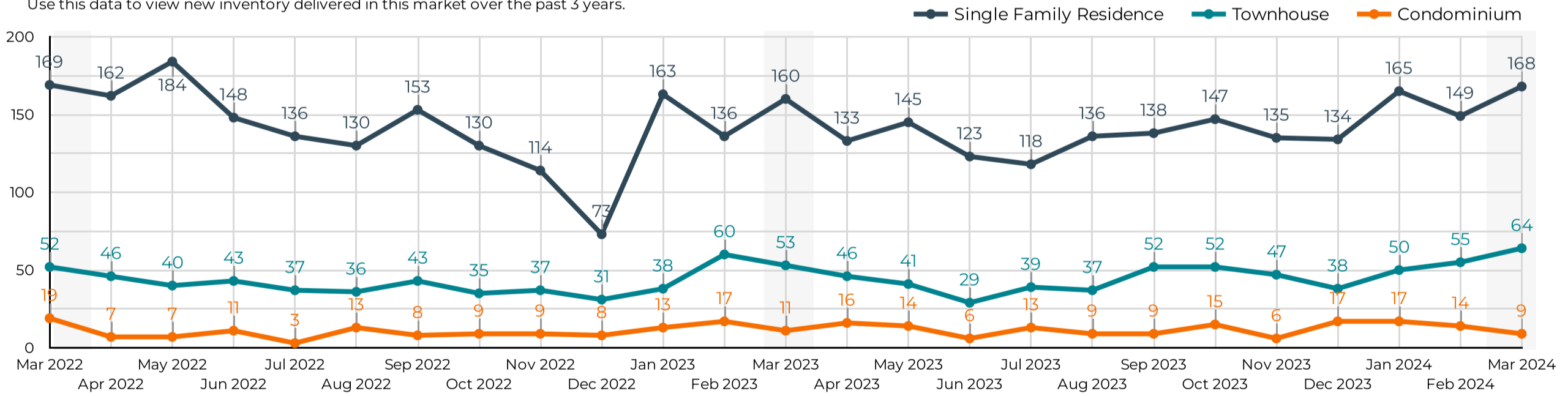
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.63	31	19
\$200,000-\$299,999	2.39	105	44
\$300,000-\$399,999	3.05	198	65
\$400,000-\$499,999	2.97	95	32
\$500,000-\$599,999	3.83	46	12
\$600,000-\$699,999	2.40	12	5
\$700,000-\$799,999	2.00	6	3
\$800,000-\$999,999	2.67	8	3

Asking Prices



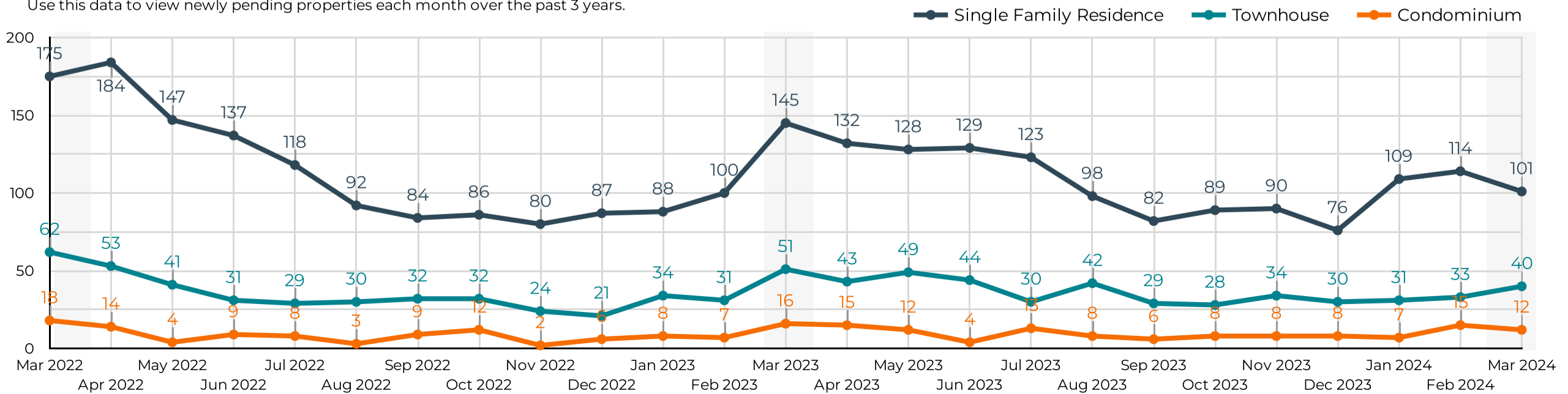
New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



New Pendings

Use this data to view newly pending properties each month over the past 3 years.



Data Tables

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.

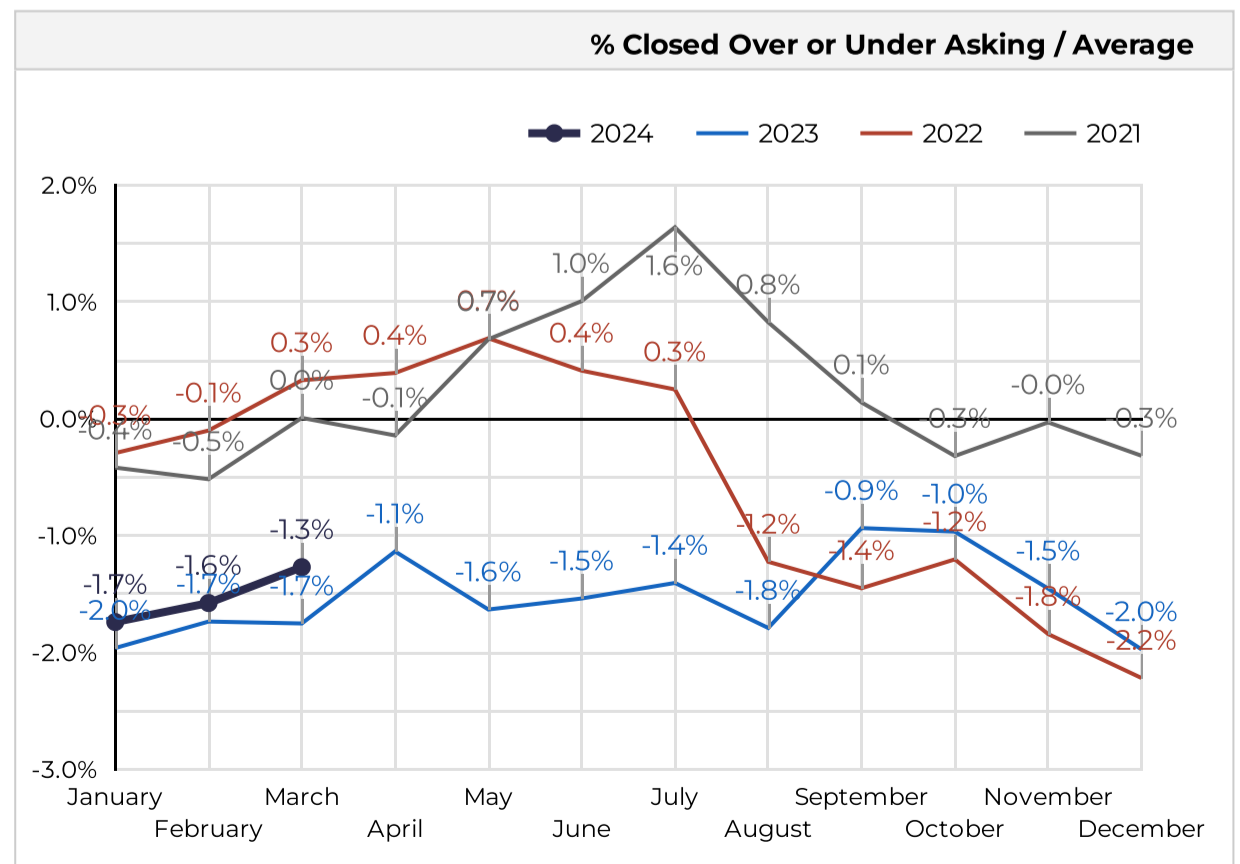
Month	# of Sales / Count			
	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	152
March	298	255	195	183
April	246	261	222	-
May	226	220	182	-
June	260	189	200	-
July	191	160	171	-
August	167	148	156	-
September	157	127	133	-
October	172	146	126	-
November	190	109	133	-
December	190	125	130	-

Month	Sale Price / Median			
	2021	2022	2023	2024
January	\$242,500	\$305,000	\$310,000	\$318,000
February	\$257,000	\$312,500	\$305,000	\$324,000
March	\$265,000	\$305,000	\$312,000	\$339,000
April	\$275,000	\$320,000	\$325,857	-
May	\$275,000	\$333,000	\$305,000	-
June	\$272,000	\$347,000	\$327,500	-
July	\$280,000	\$322,000	\$330,000	-
August	\$285,500	\$350,000	\$311,000	-
September	\$299,000	\$330,000	\$319,420	-
October	\$310,000	\$300,000	\$332,200	-
November	\$303,000	\$302,000	\$307,990	-
December	\$315,000	\$342,000	\$322,000	-

Month	Days on Market / Median			
	2021	2022	2023	2024
January	9	7	25	31
February	6	6	37	39
March	6	6	32	31
April	6	5	16	-
May	4	6	18	-
June	5	8	18	-
July	4	7	31	-
August	5	10	18	-
September	6	15	16	-
October	7	15	14	-
November	8	15	24	-
December	11	25	26	-

Month	New Listings / Count			
	2021	2022	2023	2024
January	252	245	221	239
February	267	241	216	228
March	231	251	231	248
April	248	225	203	-
May	202	237	206	-
June	227	210	168	-
July	186	182	175	-
August	191	186	191	-
September	228	208	203	-
October	207	182	219	-
November	215	167	193	-
December	193	116	193	-

Month	New Pending / Count			
	2021	2022	2023	2024
January	203	214	133	151
February	243	203	142	168
March	265	264	218	160
April	225	262	196	-
May	228	195	195	-
June	221	184	185	-
July	203	159	169	-
August	167	129	152	-
September	156	131	122	-
October	202	136	129	-
November	184	111	136	-
December	171	117	118	-



Mar 2024

vs. last year

Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

Market Activity					Market Pricing				Buyer Demand			
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	123	-6.1% ↓	\$50.73M	0.5% ↑	\$389,000	\$32,000 ↑	\$215	\$15 ↑	39	0	-1.3%	0.6% ↑
Townhouse	40	-7.0% ↓	\$11.4M	-1.6% ↓	\$279,000	\$17,000 ↑	\$205	\$1 ↑	22	10 ↑	-1.2%	0.3% ↑
Condominium	14	0.0%	\$1.94M	5.1% ↑	\$145,000	\$10,000 ↑	\$212	\$3 ↑	22	-7 ↓	-1.9%	-0.3% ↓
Manufactured Home	4	-42.9% ↓	\$842K	-36.3% ↓	\$195,000	\$0	\$165	-\$23 ↓	7	-32 ↓	1.8%	3.8% ↑
Mobile Home	2	-	\$515K	-	\$160,000	-	\$162	-	1	-	-2.9%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	21	-4.5% ↓	\$3.36M	-2.1% ↓	\$150,000	\$10,100 ↑	\$225	-\$1 ↓	22	3 ↑	-1.9%	+0.0%...
\$1000-1499 sqft	41	-19.6% ↓	\$11.08M	-14.5% ↓	\$275,000	\$15,000 ↑	\$207	\$9 ↑	27	12 ↑	-1.5%	0.6% ↑
\$1500-1999 sqft	76	1.3% ↑	\$28.18M	8.1% ↑	\$355,000	\$20,000 ↑	\$216	\$16 ↑	32	-15 ↓	-1.2%	0.1% ↑
2000-2499 sqft	26	0.0%	\$11.76M	5.2% ↑	\$430,000	\$7,010 ↑	\$201	\$6 ↑	25	17 ↑	-0.8%	0.9% ↑
2500-2999 sqft	13	0.0%	\$7.19M	1.7% ↑	\$455,000	-\$105,000 ↓	\$203	\$2 ↑	68	4 ↑	-0.5%	1.7% ↑
3000-3999 sqft	5	-37.5% ↓	\$3.2M	-28.9% ↓	\$545,000	-\$30,000 ↓	\$195	\$20 ↑	114	17 ↑	-2.4%	0.3% ↑
4000-4999 sqft	1	-	\$650K	-	\$650,000	-	\$153	-	5	-	0.0%	-

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	56	7.7% ↑	\$14.99M	6.8% ↑	\$273,000	\$11,000 ↑	\$208	\$14 ↑	26	-1 ↓	-1.8%	0.3% ↑
Green Valley North	45	-19.6% ↓	\$14.99M	-18.2% ↓	\$327,990	\$17,990 ↑	\$189	\$6 ↑	53	-2 ↓	-0.7%	0.6% ↑
Green Valley Southwest	36	-5.3% ↓	\$14.77M	17.5% ↑	\$385,500	\$63,600 ↑	\$215	\$1 ↑	16	-1 ↓	-0.9%	1.5% ↑
Green Valley Northeast	35	-7.9% ↓	\$16.8M	-2.5% ↓	\$443,000	\$13,000 ↑	\$237	\$11 ↑	25	-7 ↓	-1.7%	-0.1% ↓
Green Valley Southeast	11	0.0%	\$3.88M	26.4% ↑	\$355,000	\$75,000 ↑	\$225	\$26 ↑	28	7 ↑	-1.1%	0.3% ↑