MLSSAZ Monthly Market Report

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



Apr 2024

Quick Stats Apr 2024

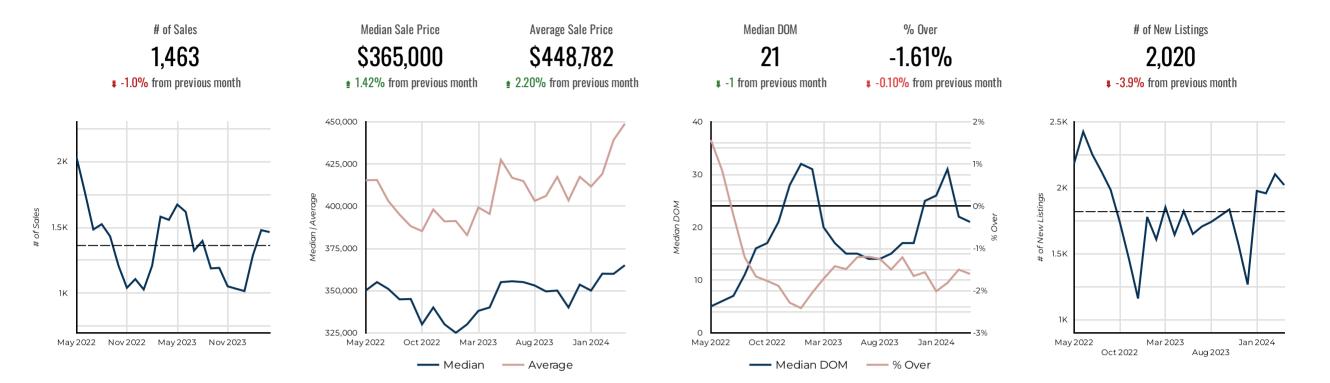


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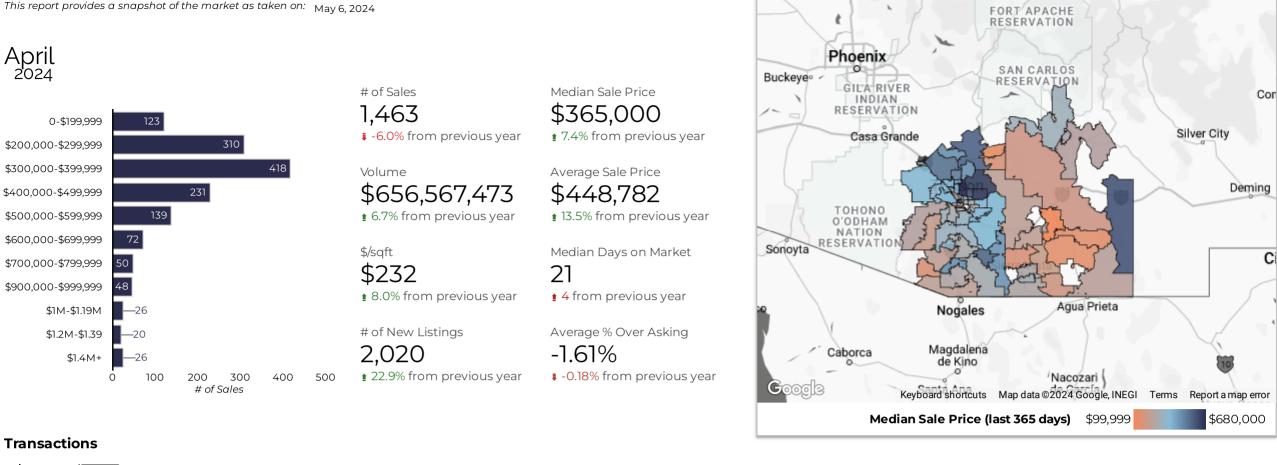
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Market Activity - Market Pricing - Buyer Demand - Inventory

<u>To explore your area further visit > MLSSAZ DataPortal</u>

MLS of Southern Arizona® Southern AZ Housing Market: Market Activity & Pricing

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Market Pricing

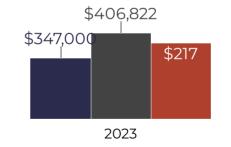
Use this data to see how the cost of real estate has ¢ changed in this area over the last 3 years. ---- 2024 ---- 2022 370,000 \$365,000 \$360,000 \$359,900 360,000 \$355,500 \$355,000 \$355,000 \$353,500 \$353,000 \$350,000 \$35C \$35 0.000 055 \$349,500 350,000 \$346,000 \$344,800 \$345,000 Median Sale 340,000 340.0 \$337,990 \$330,000 330,000 30.00 330,000 .000 320,000 \$313 310,000 January February March April May June July August September October November December

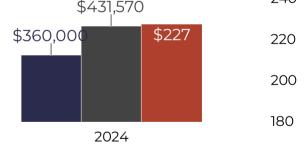
Median Sale Average Sale

\$/sqft 240









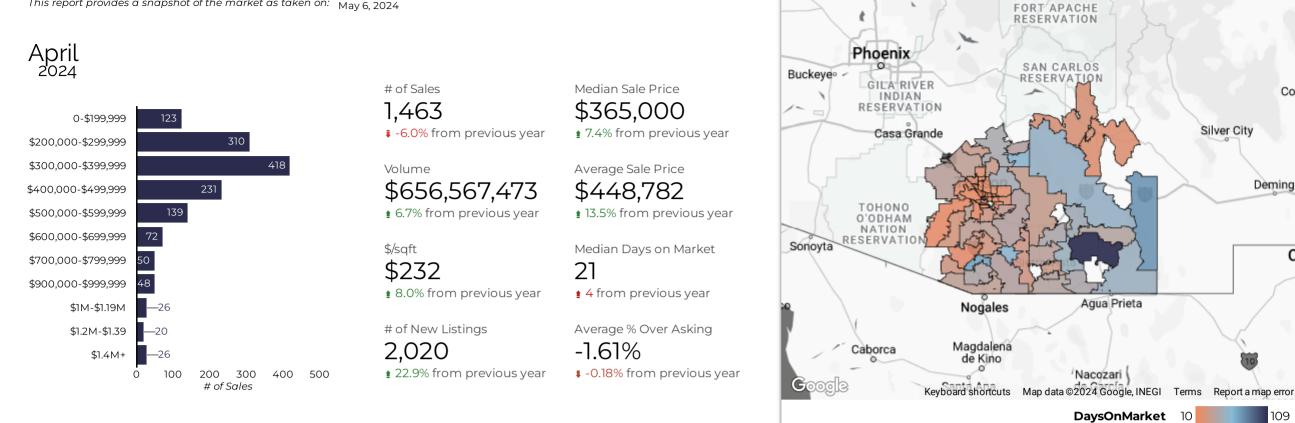
Market Activity

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



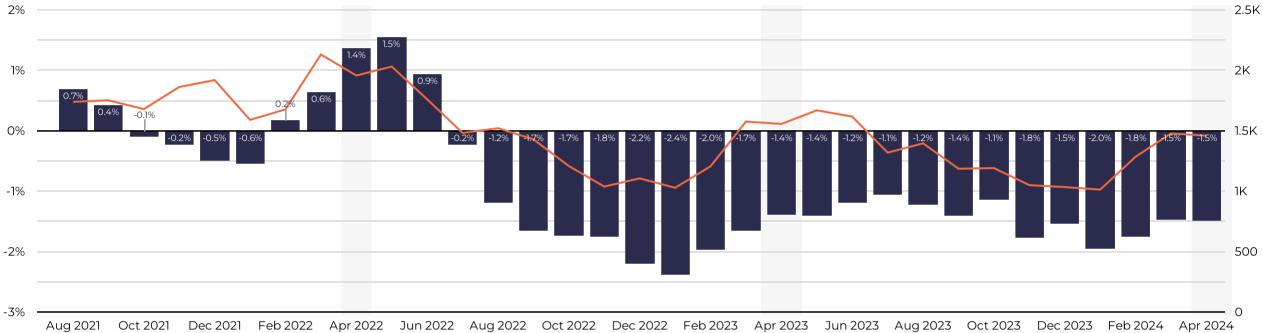
MLS of Southern Arizona® Southern AZ Housing Market: Buyer Demand

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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.



Nov 2021 Jan 2022 Mar 2022 May 2022 Jul 2022 Sep 2022 Nov 2022 Jan 2023 Mar 2023 May 2023 Jul 2023 Sep 2023 Nov 2023 Jan 2024 Mar 2024 Sep 2021

Days on Market





Con

Deming

Ci

109

% Over or Under Asking Price — # of Sales

Sep 2021 Nov 2021 Jan 2022 Mar 2022 May 2022 Jul 2022 Sep 2022 Nov 2022 Jan 2023 Mar 2023 May 2023 Jul 2023 Sep 2023 Nov 2023 Jan 2024 Mar 2024

Buyer Demand by Price Range

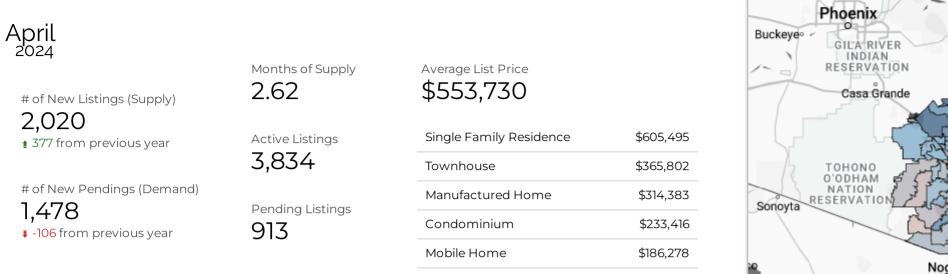
Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Sold Price	# of Sales	%Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	123	-23.1% 🖡	22	8 🛔	-5.00%	-0.97% 🖡
\$200,000-\$299,999	310	-23.5% 🖡	20	4 🖠	-1.33%	-0.28% 🖡
\$300,000-\$399,999	418	-6.9% 🖡	22	-1 ‡	-1.04%	-0.02% 🖡
\$400,000-\$499,999	231	-10.5% 🖡	24	6 🛔	-1.00%	0.28% 🛔
\$500,000-\$599,999	139	18.8% 🛔	20	4 🖠	-2.25%	-0.81% 🖡
\$600,000-\$699,999	72	41.2% 🖠	19	8 🛔	-0.89%	-1.09% 🖡
\$700,000-\$799,999	50	38.9% 🕯	14	Ο	-1.69%	-0.34% 🖡
\$900,000-\$999,999	48	29.7%	15	9 🛔	-0.99%	0.09% 🛔
\$1M-\$1.19M	26	188.9% 🖠	26	13 🛔	-2.94%	0.85% 🛔
\$1.2M-\$1.39	20	17.6% 🛔	6	-2 🖡	-1.40%	0.57% 🛔
\$1.4M+	26	52.9% 🕯	14	-9 🖡	-1.68%	0.79% 🕯

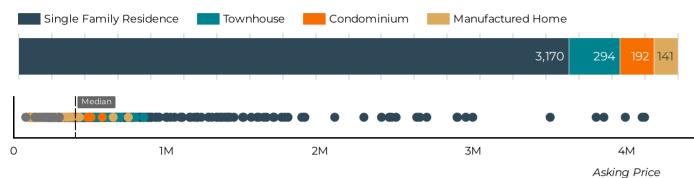
MLSSAZ MULTIPLE LISTING SERVICE OF

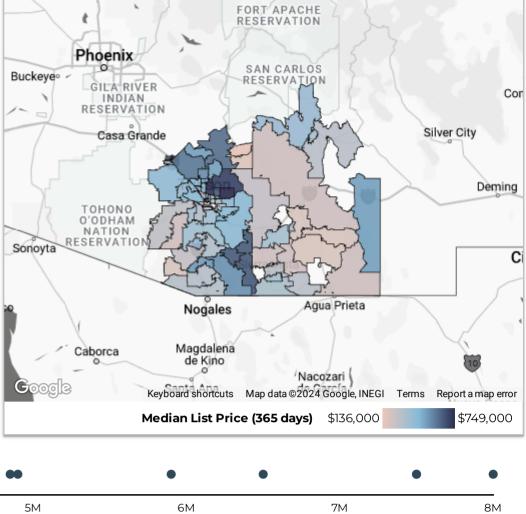
Southern AZ Housing Market: **Inventory** All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: May 6, 2024



Active Listings





Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.76	220	125
\$200,000-\$299,999	1.77	545	308
\$300,000-\$399,999	2.79	1,180	423
\$400,000-\$499,999	3.16	698	221
\$500,000-\$599,999	2.63	371	141
\$600,000-\$699,999	2.96	216	73
\$700,000-\$799,999	2.84	145	51
\$800,000-\$999,999	3.41	174	51
\$1M-\$1.19M	3.29	69	21
\$1.2M-\$1.39	3.00	60	20

Asking Prices

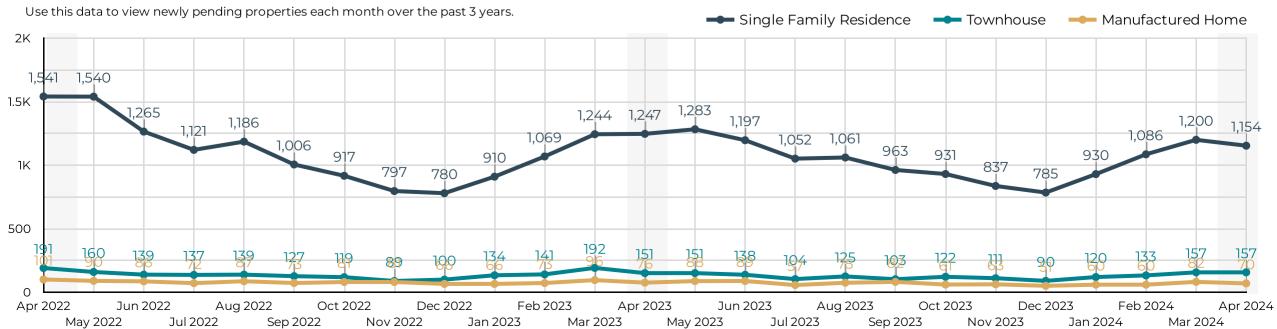


New Listings

Use this data to view new inventory delivered in this market over the past 3 years.	Single Family Residence	🗕 Townhouse	Manufactured Home
2K 1,773 1,953 1,710			1.649 1.616
1,802 1,806 1,567 1,451	1,477	1,474	1,556 1,561 1,615



New Pendings



MLS of Southern Arizona® Southern AZ Housing Market: Tables



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Data Tables

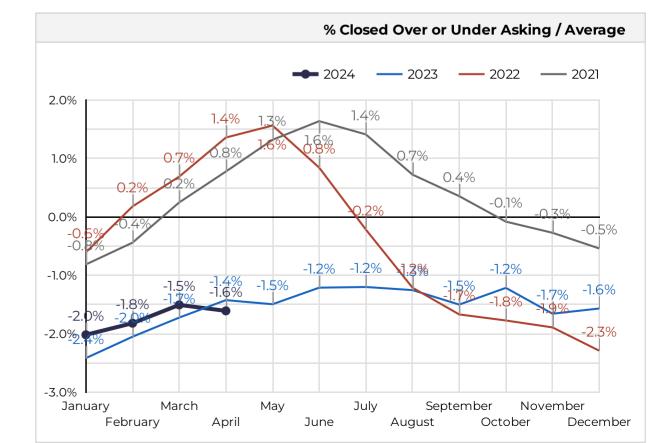
Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

			#	‡ of Sales / Count
Month	2021	2022	2023	2024
January	1,519	1,591	1,028	1,016
February	1,620	1,676	1,208	1,286
March	2,175	2,134	1,580	1,478
April	2,102	1,957	1,556	1,463
Мау	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	1,192	-
November	1,863	1,041	1,052	-
December	1,922	1,107	1,034	-

			Sal	le 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	\$359,900
April	\$281,500	\$346,000	\$340,000	\$365,000
Мау	\$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	\$353,500	-

			Days on	Market / Median
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	31	31
March	5	6	20	22
April	5	5	17	21
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	2,102
April	2,290	2,287	1,643	2,020
Мау	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 F	Pendings / Count
Month	2021	2022	2023	2024
January	1,689	1,789	1,175	1,183
February	1,834	1,862	1,366	1,368
March	2,142	2,095	1,641	1,527
April	2,024	1,965	1,584	1,478
Мау	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	-

MLS of Southern Arizona® Southern AZ Housing Market: Comparisons



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

This report provides a snapshot of the market as taken on: May 6, 2024

Apr 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	1,128	-4.2% 🖡	\$566.49M	9.7% 🕯	\$400,100	\$30,100 🕯	\$239	\$21 🕯	22	4 🕇	-1.4%	+0.0%
Townhouse	159	-10.2% 🖡	\$53.3M	-8.1% 🖡	\$310,000	\$25,000 🕯	\$235	\$4 🕯	15	11	-1.0%	-0.4% 🖡
Condominium	79	-15.1% 🖡	\$17.55M	-8.9% 🖡	\$199,000	\$29,000 🕯	\$240	\$18 🕯	22	5 t	-2.8%	-1.6% 🖡
Manufactured Home	75	-13.8% 🖡	\$16.31M	-13.5% 🖡	\$239,800	\$19,900 🕯	\$149	\$-5↓	20	61	-1.4%	0.5% 🛔
Mobile Home	17	-15.0% 🖡	\$2.34M	-11.0% 🖡	\$125,000	\$15,000 🕯	\$124	\$-14 🖡	34	20 🗈	-5.8%	-0.2% 🖡

Total SqFt	# of Sales	%Δ	Volume	%Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	108	-21.2% 🖡	\$19.76M	-15.0% 🖡	\$175,000	\$19,750 🕯	\$232	\$21 🕯	19	5 🕯	-2.7%	-0.0% 🖡
\$1000-1499 sqft	396	-2.0% 🖡	\$115.57M	4.2% 🕯	\$290,000	\$15,000 🕯	\$229	\$13 🕯	17	3 🕯	-1.1%	-0.1% 🖡
\$1500-1999 sqft	439	-14.3% 🖡	\$162.67M	-12.1% 🖡	\$359,000	\$17,000 🕯	\$215	\$5 🕯	21	3 🕯	-1.4%	-0.3% 🖡
2000-2499 sqft	290	0.0%	\$151.44M	15.2% 🕯	\$492,500	\$60,800 🕯	\$235	\$31 🕯	27	7 🕯	-1.5%	-0.3% 🖡
2500-2999 sqft	118	-3.3% 🖡	\$77.83M	6.6% 🕯	\$593,862	\$63,862 🕯	\$241	\$21 🕯	21	-2 🖡	-1.6%	0.4% 🕯
3000-3999 sqft	81	19.1% 🕯	\$77.35M	29.9% 🕯	\$900,900	\$80,900 🕯	\$284	\$20 🕯	30	14 🕯	-2.2%	0.2% 🕯
4000-4999 sqft	15	-11.8% 🖡	\$24.13M	-2.1% 🖡	\$1,500,000	\$O	\$365	\$35 🕯	19	-21 🖡	-1.7%	0.9% 🕯
5000+ sqft	11	120.0% 🕯	\$27.26M	267.1% 🕯	\$1,950,000	\$150,000 🕯	\$360	\$92 🕯	21	-21 🖡	-1.3%	7.8% 🕯

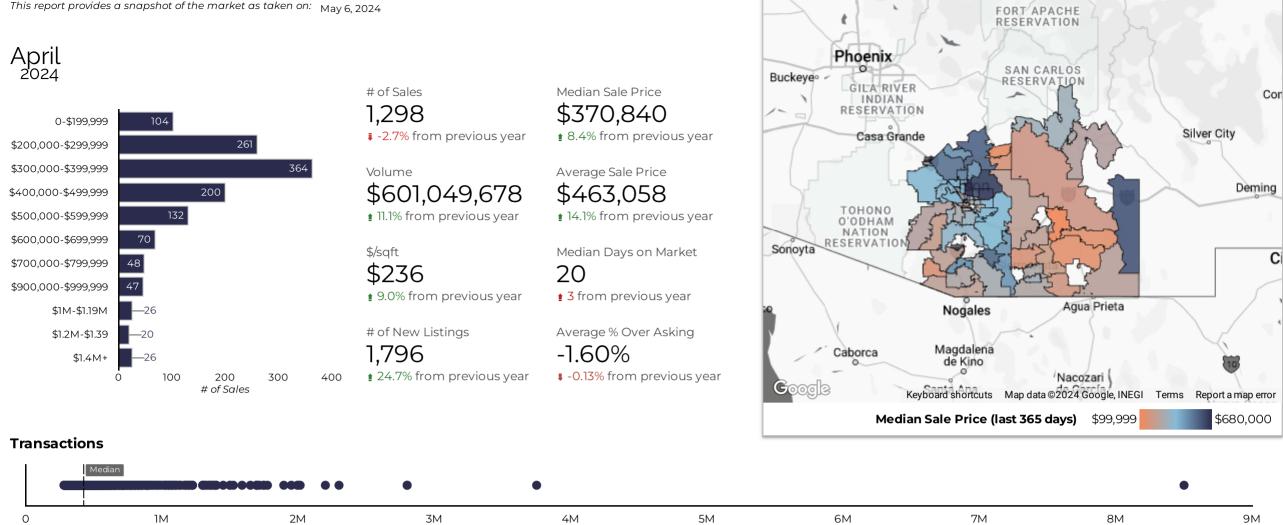
Nordend27-0.40482.000.70097.00 <th< th=""><th>Region</th><th># of Sales •</th><th>%Δ</th><th>Volume</th><th>%Δ</th><th>Median Sale</th><th>Δ</th><th>\$/sqft</th><th>Δ</th><th>Median DOM</th><th>Δ</th><th>% Ov</th><th>er</th><th>Δ</th></th<>	Region	# of Sales •	%Δ	Volume	%Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Ov	er	Δ
Neth 33.0 4.00 5.00	Northwest	213	-9.4% 🖡	\$126.05M	0.7% 🕯	\$474,900	\$27,400 🕯	\$267	\$16 🕯	15	-2 🖡	-1.2%		-0.1% 🖡
Inters 1 <td>Central</td> <td>141</td> <td>2.9% 🕯</td> <td>\$53.71M</td> <td>27.4% 🕯</td> <td>\$340,000</td> <td>\$67,500 🕯</td> <td>\$254</td> <td>\$37 🕯</td> <td>11</td> <td>4 🕯</td> <td>-1.0%</td> <td></td> <td>0.6% 🕯</td>	Central	141	2.9% 🕯	\$53.71M	27.4% 🕯	\$340,000	\$67,500 🕯	\$254	\$37 🕯	11	4 🕯	-1.0%		0.6% 🕯
upper solutiones: 9 -0.4.44 9.1.2.4.4 9.1.2.4.4 9.1.2.4.4.4 9.1.2.4.4.4 9.1.2.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4	North	133	-2.9% 🖡	\$100.72M	21.7% 🕯	\$645,000	\$165,000 🕯	\$315	\$31 🕯	11	0	-1.1%		-0.2% 🖡
weak All Link Size	East	121	-4.0% 🖡	\$42.76M	6.8% 🕯	\$315,500	\$15,600 🕯	\$211	\$12 🕯	19	1:	-1.0%		-0.1% 🖡
Normeat 99 31740 9484 9595 853900 96000 9200	Upper Southeast	90	-24.4% 🖡	\$37.7M	-21.9% 🖡	\$399,000	\$6,500 🕯	\$213	\$11 🕯	36	6 🕯	-1.4%		O.1% 🕯
Suchwast 7 39484 50204 62094 62090 58000 5800 580 78 78 74 0.041 Extended West 560 -26394 520444 626044 55000 51000 5900 5900 5900 590 51 0.00 -104 0.0 -104 0.0 0.0 0.0 0.0 10000 10000 10000 10000	West	84	15.1% 🕯	\$37.27M	36.5% 🕯	\$390,000	\$40,000 🕯	\$239	\$25 🕯	15	1±	-1.4%		-0.9% 🖡
Exercised West 561 323.000 512.000 518.000 <td>Northeast</td> <td>79</td> <td>31.7% 🕯</td> <td>\$48.84M</td> <td>59.5% 🕯</td> <td>\$539,000</td> <td>\$99,000 🕯</td> <td>\$270</td> <td>\$43 🕯</td> <td>וו</td> <td>-3 🖡</td> <td>-2.1%</td> <td></td> <td>-1.1% 🖡</td>	Northeast	79	31.7% 🕯	\$48.84M	59.5% 🕯	\$539,000	\$99,000 🕯	\$270	\$43 🕯	וו	-3 🖡	-2.1%		-1.1% 🖡
Green Valley North S 3.83.4 4.84.4 S333.990 4.52.0 5.50	Southwest	75	-19.4% 🖡	\$21.62M	-16.3% 🖡	\$299,900	\$9,900 🕯	\$186	\$8 🕯	21	-3 🖡	-1.4%		0.4% 🕯
Solth S2 -2.4640 S13.99M -2.0240 S27.000 S25.0001 S199 S14 -14 0 -1.38 0.2.98 Upper Northwest S2 2.6.841 S30.1M 43.7%1 S25.0000 S45.000 S71 S2 2.15 2.2.98 S11 -2.9.4 S11.8	Extended West	56	-26.3% 🖡	\$20.43M	-27.4% 🖡	\$360,000	\$-12,000 ‡	\$193	\$7 🕇	30	-8 🖡	-1.3%		0.9% 🕯
Upper Northwest S2 2.6.8.41 S3.0.114 45.7.14 S320000 54.6001 S3001 S101 S101 S2.7.14 S30000 S10000 S1010 <th< td=""><td>Green Valley North</td><td>52</td><td>-3.7% 🖡</td><td>\$18.35M</td><td>-4.2% 🖡</td><td>\$339,990</td><td>\$520 🛔</td><td>\$187</td><td>\$4 🕯</td><td>25</td><td>-17 🖡</td><td>-0.6%</td><td></td><td>0.9% 🕯</td></th<>	Green Valley North	52	-3.7% 🖡	\$18.35M	-4.2% 🖡	\$339,990	\$520 🛔	\$187	\$4 🕯	25	-17 🖡	-0.6%		0.9% 🕯
Creen Valley Northwest 47 -25.4% \$1824 -22.7% \$53000 \$50000 \$5000 \$500 \$512 \$27 \$11 -2.7% -0.0% Southeast 40 25.0% \$712W 379 \$72W \$72W \$50000 \$5000 \$500 \$512 \$51 \$24 \$71 -0.9% -0.2% Cochise 37 0.0% \$5057M \$72W \$5260.00 \$5000 \$500 \$517 \$261 \$24 \$24 \$24 \$24 \$27% \$158 \$71 \$1000 \$1000 \$200 \$114 \$24 \$24 \$27% \$158 \$118 \$24 \$24 \$27% \$158 \$118 \$24 \$24 \$27% \$158 \$118 \$21 \$27% \$118 <td>South</td> <td>52</td> <td>-24.6% 🖡</td> <td>\$13.95M</td> <td>-20.2% 🖡</td> <td>\$275,000</td> <td>\$25,000 🕯</td> <td>\$199</td> <td>\$15 🕯</td> <td>14</td> <td>0</td> <td>-1.3%</td> <td></td> <td>0.2% 🕯</td>	South	52	-24.6% 🖡	\$13.95M	-20.2% 🖡	\$275,000	\$25,000 🕯	\$199	\$15 🕯	14	0	-1.3%		0.2% 🕯
Soltheast4025.0%5712W379%5330,000\$25.001\$260\$61465571.0.9%.0.2%1Cochise370.0%50.97%372%4560,000\$52.9005105615612613.0%.0.9%.0.9%.0.9%Cochise31-36.7%\$116M-38.9%5385,000\$10100\$26051102012.1.2.7%.1.5%Benson/S: David26173.3%155.7%26.6%431%5270,000\$5.5001\$1515145134.6%.0.7%.0.9%SCC-Rio Rice East2137.4%56.3%43.1%5270,000\$5.5001\$1515155162.1.0.7%.0.9%Pinla7113.3%55.3%45.3%53.0%53.0%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0%57.6%53.0% <td>Upper Northwest</td> <td>52</td> <td>26.8% 🕯</td> <td>\$30.11M</td> <td>43.7% 🕯</td> <td>\$520,000</td> <td>\$45,000 🕯</td> <td>\$260</td> <td>\$7 🕯</td> <td>32</td> <td>15 🛔</td> <td>-2.9%</td> <td></td> <td>-1.1% 🖡</td>	Upper Northwest	52	26.8% 🕯	\$30.11M	43.7% 🕯	\$520,000	\$45,000 🕯	\$260	\$7 🕯	32	15 🛔	-2.9%		-1.1% 🖡
Cochise Total Story ST28/0 Story	Green Valley Northwest	47	-25.4% 🖡	\$11.82M	-22.7% 🖡	\$250,900	\$30,900 🕯	\$197	\$-12 I	27	13 🕯	-2.1%		-0.8% 🖡
Creen Valley Northeast 31 -36.7%1 \$1.68M -38.9%1 \$335.000 \$10.1001 \$210 \$-111 29 2.2 -2.7% -1.5%1 Bencor/S: David 26 7.33%1 \$5.74M 26.681 \$22,000 \$5.59.001 \$154 \$4.41 333 16 -4.4% -2.1%1 ScC-Rio Rice East 22 3.75%1 \$6.28M 49.1%1 \$29,000 \$5.0001 \$154 515 7.3 464 -0.7% -0.9%1 Creen Valley Southwest 21 -3.4.4%1 \$9.33M -3.21%1 \$39,000 \$26,0001 \$164 \$261 541 431 -2.3% -2.1%1 Pinal 717 3.3%1 \$3.33M 45.3%1 \$38,0000 \$26,0001 \$213 54 51 2.0 -2.4% -2.3%1 2.1%1 -2.1%1 <td>Southeast</td> <td>40</td> <td>25.0% 🕯</td> <td>\$17.12M</td> <td>37.9% 🕇</td> <td>\$390,000</td> <td>\$25,000 🕯</td> <td>\$208</td> <td>\$8 🕯</td> <td>45</td> <td>37 t</td> <td>-0.9%</td> <td></td> <td>-0.2% 🖡</td>	Southeast	40	25.0% 🕯	\$17.12M	37.9% 🕇	\$390,000	\$25,000 🕯	\$208	\$8 🕯	45	37 t	-0.9%		-0.2% 🖡
Benson/St. David 26 73.3% S5.7M 2.66% S22,000 S5.59.001 S154 S.41 3.33 164 4.4.4 2.1% SCC-Rio Rico Eat 2.2 37.5% 462.20 37.5% 462.20 55.004 5175 515 73.3 461 0.7% 0.9% Creen Valley Southwest 2.1 -3.4.4.4 48.33 -3.21% S3.000 S6.000 5229 515 151 2.1 1.0% 0.9% Pinal 71 13.3% 3.33 4.5.3% 52300 52600 5269 5301 4.3 -2.3% <td>Cochise</td> <td>37</td> <td>0.0%</td> <td>\$10.57M</td> <td>37.2% 🕯</td> <td>\$260,000</td> <td>\$52,950 🕯</td> <td>\$157</td> <td>\$26 🕯</td> <td>55</td> <td>28 🕇</td> <td>-3.8%</td> <td></td> <td>0.7% 🕯</td>	Cochise	37	0.0%	\$10.57M	37.2% 🕯	\$260,000	\$52,950 🕯	\$157	\$26 🕯	55	28 🕇	-3.8%		0.7% 🕯
SCC-Rio Rico East2137541\$628M49.%1\$270.00\$-5001\$175\$15173\$61-0.7%1.0%0.9%1Green Valley Southwest21-34.441\$8.33M-32.%1\$330,000\$26,001\$26\$5115521-1.0%1.0%1.0%Pinal17113.3%1\$3.33M45.3%1\$232,000\$380,000\$164\$261\$32201-2.4%2.28%Green Valley Southeast141-41.7%1\$5.33M-34.8%1\$332,000\$25,000\$2280\$3.00\$16\$162.1%1-2.4%-2.8%1SCC-Tubac East131160.0%1\$6.82M149.0%1\$389,000\$4.1%0\$2480\$3.00\$16\$1.12.1%1-2.1%	Green Valley Northeast	31	-36.7% 🖡	\$11.68M	-38.9% 🖡	\$385,000	\$10,100 🕯	\$210	\$-11 🖡	29	22 🕇	-2.7%		-1.5% 🖡
Creen Valley Southwest21-3.4.4.4i88.33M-3.21.4iS390,000\$26,0001\$42.20\$5.41021-1.0%-0.7M:Pinal17113.33453.93M45.34\$213.000\$38,000\$38,000\$164\$2656.443.1-2.3%2.7M:2.7M:Creen Valley Southeast141-4.17%1\$5.33M-3.48%1\$232,000\$25,0001\$2230\$28.0\$28.000\$100\$22.0000\$22.0000\$22.0000\$22.0000\$22.0000\$22.0000\$22.0000\$22.0000\$22.0000\$22.0000\$22.0000\$22.0000\$5.0000 <td>Benson/St. David</td> <td>26</td> <td>73.3% 🕯</td> <td>\$5.74M</td> <td>26.6% 🕯</td> <td>\$220,000</td> <td>\$-55,900 🖡</td> <td>\$154</td> <td>\$-41 🖡</td> <td>33</td> <td>16 🕯</td> <td>-4.4%</td> <td></td> <td>-2.1% 🖡</td>	Benson/St. David	26	73.3% 🕯	\$5.74M	26.6% 🕯	\$220,000	\$-55,900 🖡	\$154	\$-41 🖡	33	16 🕯	-4.4%		-2.1% 🖡
Pinal17113.3%\$3.93M45.3%\$213,000\$38,000\$164\$26154343.12.3%2.1%Green Valley Southeast141-417%\$5.33M-34.8%\$325,000\$25,000\$2230\$281322201-2.4%-2.8%SCC-Tubac East13160.0%\$68.2M149.0%\$380,000\$19,0001\$256\$91572210.4%-2.8%Graham81-11.1%\$2.23M-5.1%\$287,000\$57,0001\$155\$91772210.4%4.7%Extended Southwest61-25.0%\$14.4M-20.8%\$24,000\$57,0001\$41.5\$1-2.3%1.2%SCC-Nogales East6100.0%\$1.78M184.4%\$185,000\$0,1001\$133\$4.4100-13.4-3.8%-5.9%Maricopa5166.7%\$2.39M-2.13%\$469,000\$13.60\$13.60\$1.610.0%\$1.6%\$1.5%-5.9%SCC-Nogales East6100.0%\$2.39M-2.13%\$469,000\$1.6%\$1.6%\$1.6%1.5%-5.9%Extended Northwest31-66.7%\$2.39M-2.13%\$469,000\$1.6%\$1.6%\$3.310.0%2.9%\$1.6%5.3%SCC-Patagonia210.0%\$1.21M7.7%\$3.12,000\$135,000\$1.6%\$1.637.5%0.4%1.6%StC-Nogales West210.0%\$1.21M21.6%\$1.6%\$1.6% </td <td>SCC-Rio Rico East</td> <td>22</td> <td>37.5% 🕯</td> <td>\$6.28M</td> <td>49.1% 🕯</td> <td>\$270,000</td> <td>\$-5,000 🖡</td> <td>\$175</td> <td>\$15 🕇</td> <td>73</td> <td>46 🕯</td> <td>-0.7%</td> <td></td> <td>0.9% 🕯</td>	SCC-Rio Rico East	22	37.5% 🕯	\$6.28M	49.1% 🕯	\$270,000	\$-5,000 🖡	\$175	\$15 🕇	73	46 🕯	-0.7%		0.9% 🕯
Creen Valley Southeast14-417% i\$5.33M-34.8% i\$525,000\$25,000\$2630\$268\$320\$268\$32\$26 i\$2.4%-2.4%-2.8% iSCC-Tubac East131600% i\$6.82M149.0% i\$380.000\$5'10,001\$2.50K\$5'30\$5'30\$5'30\$5'30\$5'10	Green Valley Southwest	21	-34.4% 🖡	\$8.33M	-32.1% 🖡	\$390,000	\$26,000 🕯	\$229	\$5 t	15	2 🕇	-1.0%		-0.1% 🖡
SCC-Tubac East Tit Tit Stoch	Pinal	17	13.3% 🕯	\$3.93M	45.3% 🕯	\$213,000	\$38,000 🕯	\$164	\$26 🕇	54	43 🕇	-2.3%		2.1% 🕯
Graham 81 -11.% + \$\$2.23 M -5.% + \$\$287,000 \$\$155 M \$\$9 + 7 -2.2 + 0.4% 1.4.% + Extended Southwest 61 -25.0% + \$1.4.M -20.8% + \$24,000 + \$1.4.8 \$1.4.0 \$2.0.8 + \$1.4.0 \$1.4.0 \$2.000 + \$1.4.0 \$1.4.0 \$1.2.1 \$0.3% + \$1.2.1% + SCC-Nogales East 61 100.0.% + \$1.7.8.M 184.4.% + \$1.85,000 \$0.100 + \$1.4.0 \$1.3.4 + \$3.8.0 \$2.2.1% + Maricopa 51 66.7% + \$2.3.9M + \$2.1.3.4 + \$1.85,000 \$24.001 + \$2.4.00 + \$1.0.0 + \$1.4.1 + \$3.8.0 + \$2.5.001 + Maricopa 51 66.7% + \$2.3.9M + \$2.1.3.4 + \$2.4.001 + \$2.4.00 + \$5.2.8 + \$3.3.1 + \$1.5.1 + \$3.6.6 + \$1.6.6 + \$1.6.7 + \$2.4 + \$1.6.8 + \$2.6.8 + \$3.3.1 + \$1.6.8 + \$1.6.8 + \$2.6.8 + \$3.1 + \$2.4 + \$1.6.8 + \$1.6.8 + \$2.6.8 + \$3.1 + \$2.4 + \$1.6.8 + \$1.6.8 + \$2.6.8 + \$3.1 +	Green Valley Southeast	14	-41.7% 🖡	\$5.33M	-34.8% 🖡	\$325,000	\$25,000 🕯	\$239	\$28 🕯	32	20 🕯	-2.4%		-2.8% 🖡
Extended Southwest 61 -25.0%; \$1.4M -20.8%; \$24,000; \$1.43 \$1.43 20 -12; -0.3%; 2.1%; SCC-Nogales East 61 100.0%; \$1.78M 184.4%; \$185,000; \$10,00; \$1.33; \$4:1 100 -13:1; -3.8%; -5.9%; Maricopa 51 66.7%; \$2.39M -21.3%; \$469,000; \$24,000; \$133; \$4:1; 100 -13:1; -3.8%; -5.9%; Extended Northwest 31 -66.7%; \$2.39M -21.3%; \$24,000; \$24,000; \$135; \$1.0; -29; -0.6%; \$2.9%; SCC-Rio Rico West 31 -66.7%; \$923K -65.9%; \$312,500; \$47,400; \$132; 10; -29; -0.6%; 1.0%; 2.5%; SCC-Patagonia 21 0.0%; \$121M 21.6%; \$457,000; \$135,000; \$128; \$12; 0.0; -75; 0.4%; 1.6%; 1.6%; SCC-Patagonia 21 0.0%; \$137,00; \$135,000; \$143; \$14; 4.0; -75; 0.4%; 1.6%; 1.6%; 1.6%; 1.6%;	SCC-Tubac East	13	160.0% 🕯	\$6.82M	149.0% 🕯	\$380,000	\$-119,000 🖡	\$256	\$-30 🖡	54	15 🛔	-2.1%		-5.2% 🖡
SCC-Nogales East 61 100.0%1 \$1.78M 184.4%1 \$185,000 \$10,001 \$133 \$4 ft 100 -134 ft -3.8% -5.9% ft Maricopa 51 66.7%1 \$2.39M -21.3%1 \$469,000 \$24,0001 \$2490 \$701 34 15 i -0.6% 5.2% ft Extended Northwest 31 -66.7%i \$923K -65.9%i \$325,000 \$25,0001 \$185 \$33 it 11 -29 it -0.6% 0.4% ft	Graham	8	-11.1% 🖡	\$2.23M	-5.1% 🖡	\$287,000	\$57,000 🕯	\$155	\$9 t	7	-22 🖡	0.4%		4.7% 🕯
Maricopa 5 66.7% i \$2.39M -21.3% i \$469,000 \$24,000 i \$249 \$-70 i 34 15 i -0.6% \$5.2% i Extended Northwest 3 -66.7% i \$923K -65.9% i \$525,000 i \$1855 \$33 i 11 -29 i -0.6% i \$2.5% i SCC-Rio Rico West 3 0.0% i \$898.5K -7.7% i \$312,500 i \$186 \$1 i 32 24 i 1.0% i 2.5% i SCC-Patagonia 2 0.0% i \$1.21M 21.6% i \$577,000 i \$135,000 i \$2292 i \$26 i 3 -75 i 0.4% i 1.6% i SCC-Patagonia 2 0.0% i \$1.21M 21.6% i \$577,000 i \$135,000 i \$292 i \$26 i 3 -75 i 0.4% i 1.6% i SCC-Nogales West 2 100.0% i \$537K 29.1% i \$24,000 i \$176,000 i \$136 i \$14 i 4 -178 i -5.6% i 3.0% i SCC-Nogales West 2 100.0% i \$255K i \$160 i \$128 i \$128 i \$14 i 4 -17	Extended Southwest	6	-25.0% 🖡	\$1.4M	-20.8% 🖡	\$249,000	\$24,000 🕯	\$143	\$-1 ‡	20	-12 🖡	-0.3%	I.	2.1% 🛔
Extended Northwest3-667%+\$923K-65.9%+\$3325,000\$25,000+\$1885\$333+11-29+-0.6%1<0.4%+SCC-Rio Rico West30.0%\$898.5K-7.7%+\$312,500\$-47,400+\$186\$1+3224+1.0%2.5%+SCC-Patagonia210.0%\$1.21M21.6%+\$5570,000\$135,000+\$125,000+\$262+\$26+3-75+0.4%1.6%+Extended Northeast210.0%+\$1.39M-\$6885,000\$135,000+\$43701.63-75+0.4%1.6%+SCC-Nogales West21100.0%+\$537K29.1%+\$240,000\$176,000+\$1360\$14+44-178+-5.6%3.0%+SCC-Amado11\$265K63SCC-Amado11\$265K<	SCC-Nogales East	6	100.0% 🛔	\$1.78M	184.4% 🖠	\$185,000	\$10,100 🛔	\$133	\$4 🕇	10	-134 🖡	-3.8%		-5.9% 🖡
SCC-Rio Rico West 3 0.0% \$898.5K -7.7% i \$312,500 \$47,400 i \$186 \$1 i 32 24 i 1.0% 1.25% i SCC-Patagonia 2 0.0% \$1.21M 21.6% i \$570,000 \$135,000 i \$222 \$26 i 3 -75 i 0.4% 1.6% i 1.6% i Extended Northeast 2 100.0% i \$1.39M - \$685,000 - \$437 - 0.0 -75 i 0.4% 1.6% i - SCC-Nogales West 2 100.0% i \$537K 29.1% i \$426,000 \$135,000 i \$136 \$14 i 4 -178 i -5.6% i 3.0% i 3.0% i SCC-Amado 1 - \$265K - 4 -	Maricopa	5	66.7% 🕯	\$2.39M	-21.3% 🖡	\$469,000	\$24,000 🕯	\$249	\$-70 I	34	15 🛔	-0.6%		5.2% 🛔
SCC-Patagonia2]0.0%\$1.21M21.6% i\$5770,000\$135,000 i\$2920\$26 ii3-75 i0.4%1.6% iiExtended Northeast2]-\$1.39M-\$685,000-\$4370-02.1%SCC-Nogales West2]100.0% i\$537K29.1% i\$240,000\$-176,000 i\$1360\$14i4-178 i-5.6% i3.0% iiSCC-Amado1]-\$265K-\$400-\$1285.144	Extended Northwest	3	-66.7% 🖡	\$923K	-65.9% 🖡	\$325,000	\$25,000 🕯	\$185	\$33 🕇	11	-29 🖡	-0.6%		0.4% 🛔
Extended Northeast2	SCC-Rio Rico West	3	0.0%	\$898.5K	-7.7% 🖡	\$312,500	\$-47,400 🖡	\$186	\$1 🛔	32	24 🕯	1.0%		2.5% 🕯
SCC-Nogales West 2 100.0% ± \$537K 29.1% ± \$4240,000 \$-176,000 ± \$-14 ± 4 -178 ± -5.6% ± 3.0% ± SCC-Amado 1 - \$265K - \$265,000 - \$128 - 29.0% ± -	SCC-Patagonia	2	0.0%	\$1.21M	21.6% 🕯	\$570,000	\$135,000 🕯	\$292	\$26 🕇	3	-75 🖡	0.4%		1.6% 🕯
SCC-Amado 1 - \$265K - \$\$265,000 - \$\$265,000 - \$\$128 - 29 - 3.6%3.6%	Extended Northeast	2	-	\$1.39M	-	\$685,000	-	\$437	-	Ο	-	-2.1%		-
	SCC-Nogales West	2	100.0% 🕯	\$537K	29.1% 🕯	\$240,000	\$-176,000 \$	\$136	\$-14 🖡	4	-178 🖡	-5.6%		3.0% 🕯
SCC-Tubac West 1 0.0% \$657.5K -11.7% \$657,500 \$-87,500 \$300 \$39 ± 35 25 ± -1.1% 1.4% ±	SCC-Amado	1	-	\$265K	-	\$265,000	-	\$128	-	29	-	-3.6%		-
	SCC-Tubac West	۱	0.0%	\$657.5K	-11.7% 🖡	\$657,500	\$-87,500 🖡	\$300	\$39 🕇	35	25 🕇	-1.1%		1.4% 🖠

MLS of Southern Arizona® Tucson Association of Realtors: Market Activity & Pricing



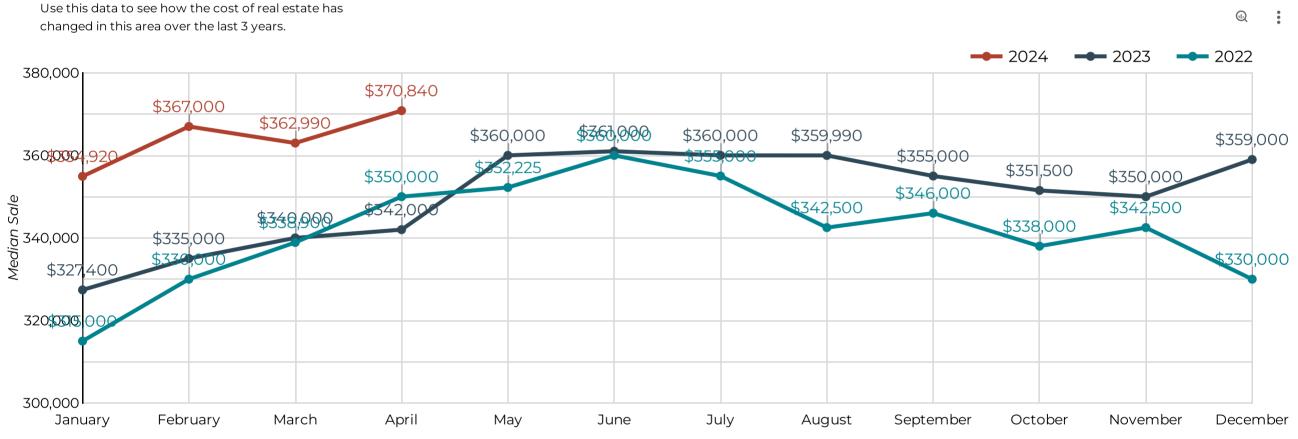
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: May 6, 2024

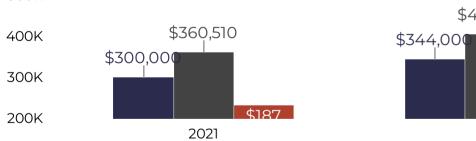


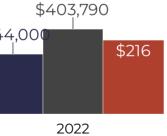
ClosePrice

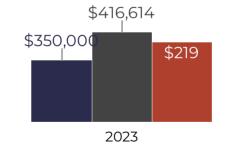


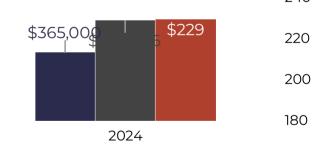


\$/sqft 240



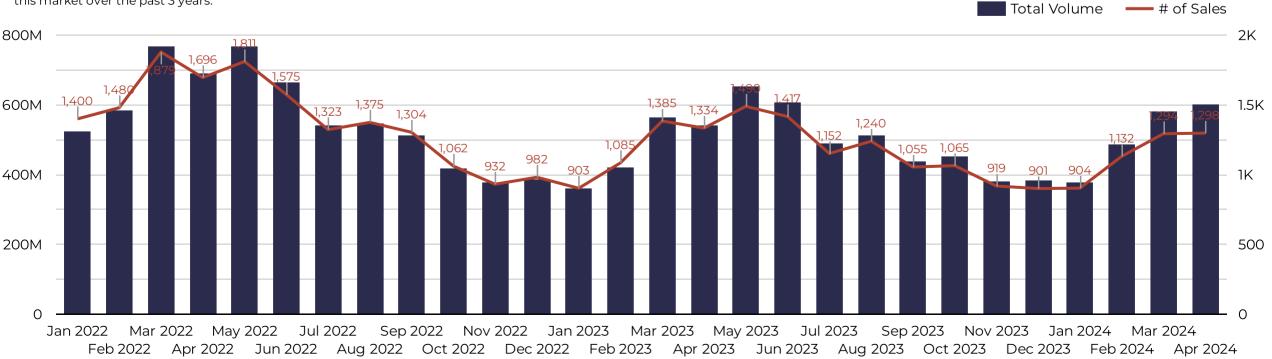






Market Activity

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

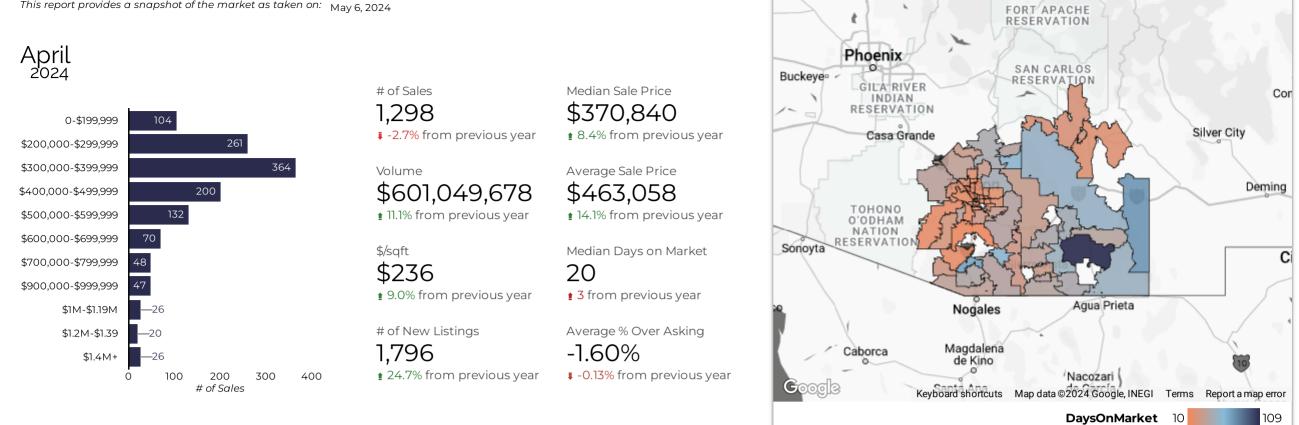




% Over or Under Asking Price — # of Sales

Tucson Association of Realtors: Buyer Demand All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: May 6, 2024



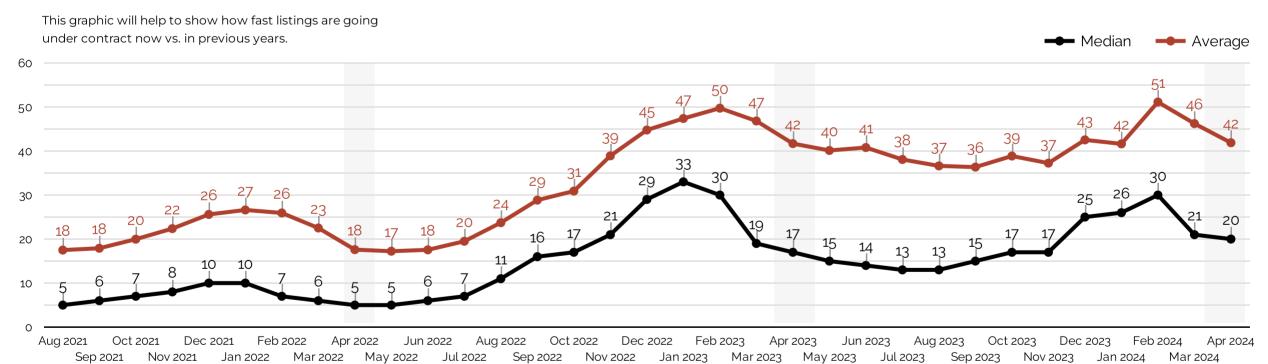
Buyer Demand

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



Dec 2021 Feb 2022 Apr 2022 Jun 2022 Aug 2022 Oct 2022 Dec 2022 Feb 2023 Apr 2023 Jun 2023 Aug 2023 Oct 2023 Dec 2023 Feb 2024 Apr 2024 Aug 2021 Oct 2021 Nov 2021 Jan 2022 Mar 2022 May 2022 Jul 2022 Sep 2022 Nov 2022 Jan 2023 Mar 2023 May 2023 Jul 2023 Sep 2023 Nov 2023 Jan 2024 Mar 2024 Sep 2021

Days on Market



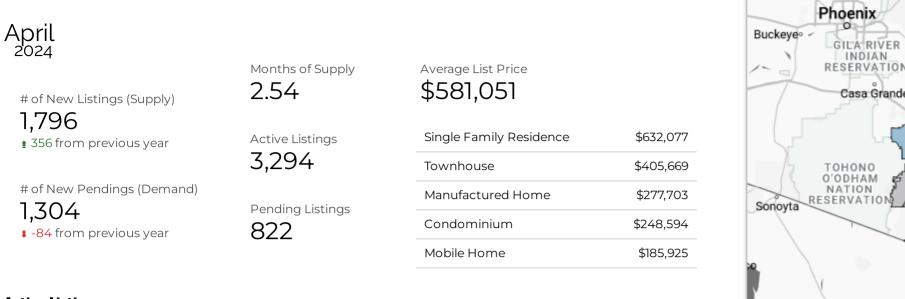
Buyer Demand by Price Range

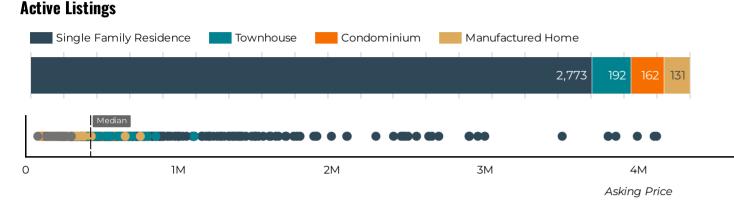
Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

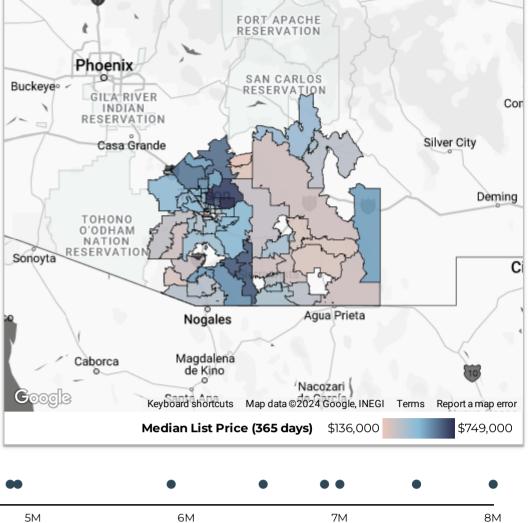
Sold Price	# of Sales	%Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	104	-21.8% 🖡	19	5 🛔	-5.42%	-1.14% 🖡
\$200,000-\$299,999	261	-22.8% 🖡	20	4 🕇	-1.27%	-0.22% 🖡
\$300,000-\$399,999	364	-3.4% 🖡	22	-1 🖡	-1.04%	0.07% 🛔
\$400,000-\$499,999	200	-9.9% 🖡	23	٦ 🛔	-0.92%	0.39% 🛔
\$500,000-\$599,999	132	29.4% 🛔	20	4 🕇	-2.23%	-0.82% 🖡
\$600,000-\$699,999	70	45.8% 🕯	19	14 🖠	-0.82%	-1.10% 🖡
\$700,000-\$799,999	48	33.3% 🛔	14	0	-1.71%	-0.36% 🖡
\$900,000-\$999,999	47	34.3% 🛔	15	10 🛔	-0.88%	0.26% 🛔
\$1M-\$1.19M	26	188.9% 🛔	26	13 🛔	-2.94%	0.85% 🛔
\$1.2M-\$1.39	20	17.6% 🛔	6	-2 🖡	-1.40%	0.57% 🛔
\$1.4M+	26	52.9% 🛔	14	-9 🖡	-1.68%	0.79% 🛔

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: May 6, 2024







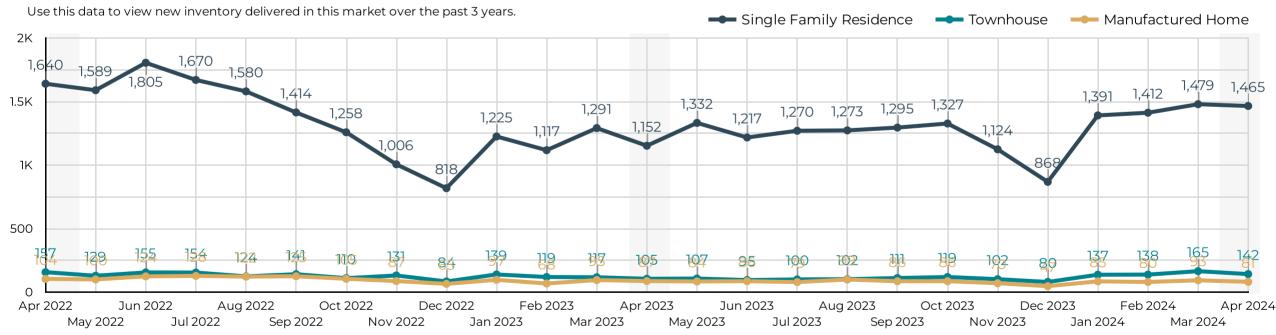
Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.71	181	106
\$200,000-\$299,999	1.72	446	260
\$300,000-\$399,999	2.61	962	368
\$400,000-\$499,999	3.04	584	192
\$500,000-\$599,999	2.49	329	132
\$600,000-\$699,999	2.83	201	71
\$700,000-\$799,999	2.90	142	49
\$800,000-\$999,999	3.36	168	50
\$1M-\$1.19M	3.14	66	21
\$1.2M-\$1.39	3.00	60	20

Asking Prices

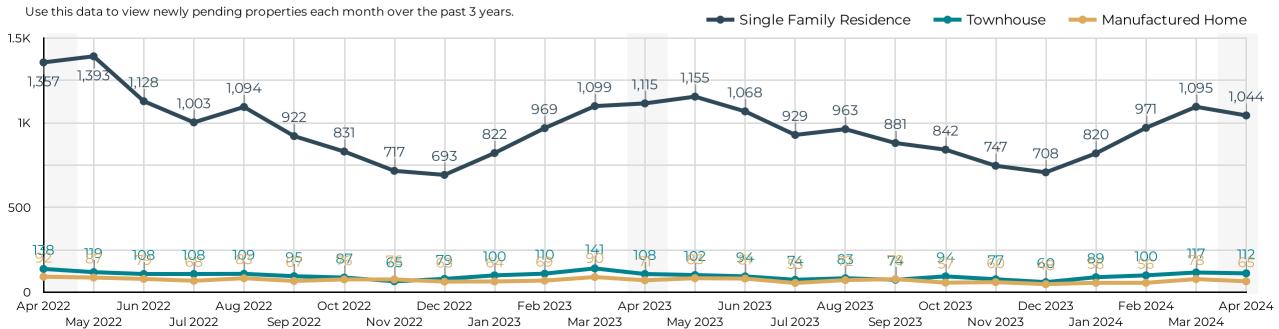


New Listings





New Pendings



Tucson Association of Realtors: **Tables** All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: May 6, 2024



Data Tables

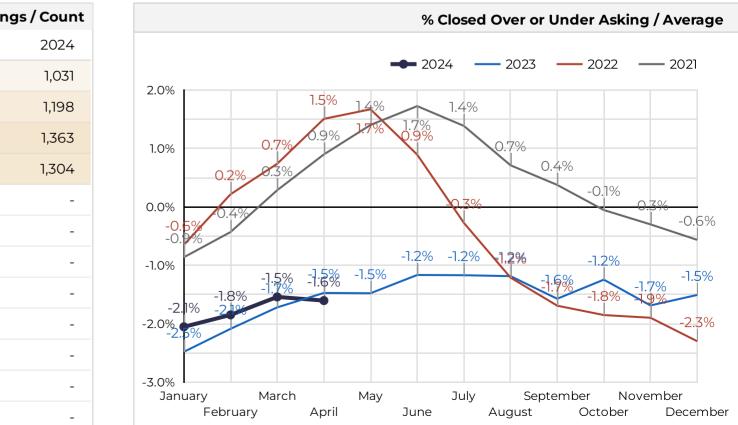
Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

			#	‡ of Sales / Count
Month	2021	2022	2023	2024
January	1,354	1,400	903	904
February	1,424	1,480	1,085	1,132
March	1,877	1,879	1,385	1,294
April	1,856	1,696	1,334	1,298
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	919	-
December	1,732	982	901	-

			Sal	le Price / Median
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$327,400	\$354,920
February	\$265,000	\$330,000	\$335,000	\$367,000
March	\$280,000	\$338,900	\$340,000	\$362,990
April	\$285,000	\$350,000	\$342,000	\$370,840
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	-

			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	1,852
April	2,042	2,062	1,440	1,796
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	-

			Days on Market / Median						
Month	2021	2022	2023	2024					
January	9	10	33	26					
February	7	7	30	30					
March	5	6	19	21					
April	4	5	17	20					
Мау	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 F	Pendings / Count
Month	2021	2022	2023	2024
January	1,486	1,575	1,042	1,031
February	1,591	1,659	1,224	1,198
March	1,877	1,831	1,423	1,363
April	1,799	1,703	1,388	1,304
Мау	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	859	_

MLS of Southern Arizona® Tucson Association of Realtors: Comparisons



All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: May 6, 2024

Apr 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	g		Buyer Demand						
Property Type	# of Sales •	%Δ	Volume	%Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,026	-0.6% 🖡	\$526.88M	14.3% 🕯	\$408,000	\$36,000 🕯	\$243	\$23 t	21	2 🕯	-1.4%	+0.0%
Townhouse	117	-5.6% 🖡	\$40.79M	-5.4% 🖡	\$317,500	\$6,500 🕯	\$241	\$2 t	11	-3 🖡	-0.8%	-0.2% 🖡
Manufactured Home	69	-15.9% 🖡	\$15.04M	-15.4% 🖡	\$242,000	\$22,100 🕯	\$146	\$-5 !	18	5 🕯	-1.4%	0.9% 🕯
Condominium	67	-10.7% 🖡	\$15.92M	-5.1% 🖡	\$220,000	\$O	\$245	\$22 t	22	5 🖠	-3.0%	-2.1% 🖡
Mobile Home	14	-30.0% 🖡	\$1.85M	-29.8% 🖡	\$125,000	\$15,000 🕯	\$127	\$-11 🖡	36	22 🖠	-5.7%	-0.1% 🖡

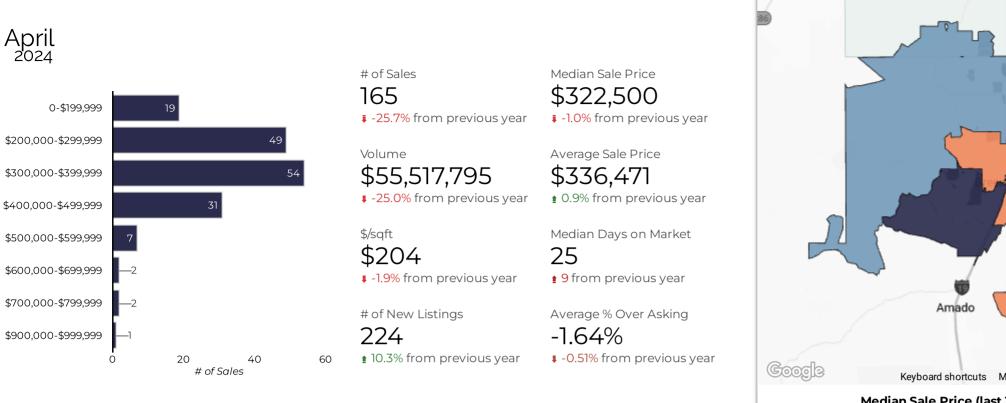
Total SqFt	# of Sales	%Δ	Volume	%Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	91	-18.0% 🖡	\$17.44M	-9.5% 🖡	\$189,500	\$17,000 🕯	\$237	\$29 🕯	17	2 🕯	-2.7%	O.1% t
\$1000-1499 sqft	351	3.5% 🕯	\$103.15M	9.9% 🕯	\$295,000	\$20,000 🕯	\$231	\$12 🕯	16	3 🕯	-1.1%	+0.0%
\$1500-1999 sqft	377	-13.1% 🖡	\$140.76M	-9.9% 🖡	\$360,000	\$20,000 🕯	\$217	\$8 🕯	18	-3 🖡	-1.4%	-0.3% 🖡
2000-2499 sqft	264	5.6% 🕯	\$140.56M	23.1% 🕯	\$505,000	\$65,000 🕯	\$239	\$33 🕯	25	6 🕯	-1.4%	-0.3% 🖡
2500-2999 sqft	109	-2.7% 🖡	\$73.25M	7.9% 🕯	\$605,000	\$45,000 🕯	\$245	\$22 🕯	21	-1‡	-1.7%	0.4% 🕯
3000-3999 sqft	75	15.4% 🕯	\$73.92M	28.2% 🕯	\$935,000	\$72,600 🕯	\$293	\$25 🕯	30	15 🕯	-2.2%	0.3% 🕯
4000-4999 sqft	15	-11.8% 🖡	\$24.13M	-2.1% 🖡	\$1,500,000	\$O	\$365	\$35 🕯	19	-21 🖡	-1.7%	0.9% 🕯
5000+ sqft	11	120.0% 🕯	\$27.26M	267.1% 🕯	\$1,950,000	\$150,000 *	\$360	\$92 🕯	21	-21 🖡	-1.3%	7.8% 🕯

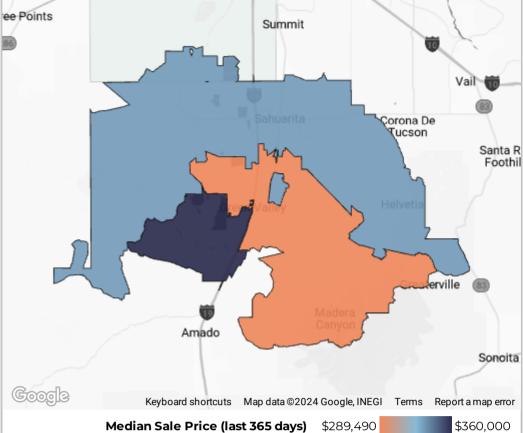
Region	# of Sales 🔹	%Δ	Volume	%Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	213	-9.4% 🖡	\$126.05M	0.7% 🕯	\$474,900	\$27,400 *	\$267	\$16 🕯	15	-2 🖡	-1.2%	-0.1% 🖡
Central	141	2.9% 🕯	\$53.71M	27.4% 🕯	\$340,000	\$67,500 🕯	\$254	\$37 🕯	11	4 🕯	-1.0%	0.6% 🕯
North	133	-2.9% 🖡	\$100.72M	21.7% 🕯	\$645,000	\$165,000 🕯	\$315	\$31 🕯	11	0	-1.1%	-0.2% 🖡
East	121	-4.0% 🖡	\$42.76M	6.8% 🕯	\$315,500	\$15,600 *	\$211	\$12 🕯	19	1±	-1.0%	-0.1% 🖡
Upper Southeast	90	-24.4% 🖡	\$37.7M	-21.9% 🖡	\$399,000	\$6,500 🕯	\$213	\$11 🕯	36	6 🕇	-1.4%	O.1% 🕯
West	84	15.1% 🕯	\$37.27M	36.5% 🕯	\$390,000	\$40,000 🕯	\$239	\$25 🕯	15	1±	-1.4%	-0.9% 🖡
Northeast	79	31.7% 🕯	\$48.84M	59.5% 🕯	\$539,000	\$99,000 🕯	\$270	\$43 🕯	11	-3 🖡	-2.1%	-1.1% 🖡
Southwest	75	-19.4% 🖡	\$21.62M	-16.3% 🖡	\$299,900	\$9,900 🕯	\$186	\$8 🕯	21	-3 🖡	-1.4%	0.4% 🕯
Extended West	56	-26.3% 🖡	\$20.43M	-27.4% 🖡	\$360,000	\$-12,000 ¥	\$193	\$7 🕯	30	-8 🖡	-1.3%	0.9% 🕯
Upper Northwest	52	26.8% 🕯	\$30.11M	43.7% 🕯	\$520,000	\$45,000 🕯	\$260	\$7 🕯	32	15 🕇	-2.9%	-1.1% 🖡
South	52	-24.6% 🖡	\$13.95M	-20.2% 🖡	\$275,000	\$25,000 🕯	\$199	\$15 🕇	14	0	-1.3%	0.2% 🕯
Southeast	40	25.0% 🕯	\$17.12M	37.9% 🕯	\$390,000	\$25,000 🕯	\$208	\$8 🕯	45	37 🕇	-0.9%	-0.2% 🖡
Cochise	37	0.0%	\$10.57M	37.2% 🕯	\$260,000	\$52,950 🕯	\$157	\$26 🕯	55	28 🕇	-3.8%	0.7% 🕯
Benson/St. David	26	73.3% 🕯	\$5.74M	26.6% 🛔	\$220,000	\$-55,900 ₽	\$154	\$-41 🖡	33	16 🕯	-4.4%	-2.1% 🖡
SCC-Rio Rico East	22	37.5% 🕯	\$6.28M	49.1% 🕯	\$270,000	\$-5,000 ‡	\$175	\$15 🛔	73	46 🕯	-0.7%	0.9% 🕯
Pinal	17	13.3% 🛔	\$3.93M	45.3% 🕯	\$213,000	\$38,000 🕯	\$164	\$26 🛔	54	43 🕯	-2.3%	2.1% 🕇
SCC-Tubac East	13	160.0% 🕯	\$6.82M	149.0% 🕯	\$380,000	\$-119,000 ‡	\$256	\$-30 🖡	54	15 🛔	-2.1%	-5.2% 🖡
Graham	8	-11.1% 🖡	\$2.23M	-5.1% 🖡	\$287,000	\$57,000 🛔	\$155	\$9 🛔	7	-22 🖡	0.4%	4.7% 🛔
Extended Southwest	6	-25.0% 🖡	\$1.4M	-20.8% 🖡	\$249,000	\$24,000 🕯	\$143	\$-1 🖡	20	-12 🖡	-0.3%	2.1% 🕇
SCC-Nogales East	6	100.0% 🛔	\$1.78M	184.4% 🕯	\$185,000	\$10,100 🛔	\$133	\$4 🛔	10	-134 🖡	-3.8%	-5.9% 🖡
Maricopa	5	66.7% 🕯	\$2.39M	-21.3% 🖡	\$469,000	\$24,000 🕯	\$249	\$-70 🖡	34	15 🛔	-0.6%	5.2% 🛔
SCC-Rio Rico West	3	0.0%	\$898.5K	-7.7% 🖡	\$312,500	\$-47,400 🖡	\$186	\$1 🖠	32	24 🕇	1.0%	2.5% 🛔
Extended Northwest	3	-66.7% 🖡	\$923K	-65.9% 🖡	\$325,000	\$25,000 🕯	\$185	\$33 🛔	וו	-29 🖡	-0.6%	0.4% 🕯
SCC-Nogales West	2	100.0% 🕯	\$537K	29.1% 🕯	\$240,000	\$-176,000 🖡	\$136	\$-14 I	4	-178 🖡	-5.6%	3.0% 🕯
SCC-Patagonia	2	0.0%	\$1.21M	21.6% 🕯	\$570,000	\$135,000 🕯	\$292	\$26 🛔	3	-75 🖡	0.4%	1.6% 🕯
Extended Northeast	2	-	\$1.39M	-	\$685,000		\$437	-	Ο	-	-2.1%	-
SCC-Amado	1	-	\$265K	-	\$265,000	-	\$128	-	29	-	-3.6%	-
Extended Southeast	1	0.0%	\$890K	201.7% 🕯	\$890,000	\$595,000 🕯	\$302	\$82 🕯	131	30 🕯	-5.3%	1.0% 🛔
SCC-Tubac West	1	0.0%	\$657.5K	-11.7% 🖡	\$657,500	\$-87,500 \$	\$300	\$39 🕯	35	25 🕇	-1.1%	1.4% 🛔
Santa Cruz	1	-	\$1.75M	-	\$1,745,000	-	\$427	-	10	-	0.0%	-
SCC-Elgin	1	0.0%	\$550K	26.2% 🕯	\$550,000	\$114,100 🕯	\$226	\$-224 🖡	10	-1‡	-5.2%	-2.1% 🖡

Green Valley Sahuarita Association of Realtors: 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: May 6, 2024





GVSAR

Transactions



Market Pricing



\$/sqft Median Sale Average Sale

300

250

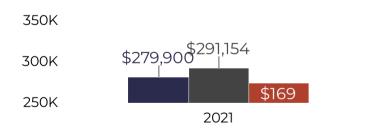
200

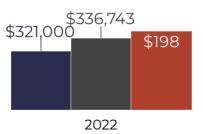
150

100

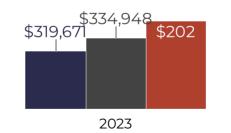
50

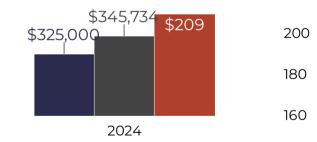
0





Sep 2022 Nov 2022 Jan 2023





Market Activity

100M

80M

60M

40M

20M

0

Jan 2022

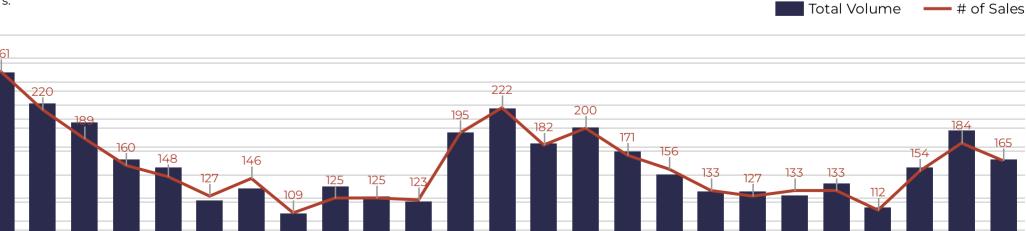
Use this data to see changes in total sales activity in this market over the past 3 years.

Mar 2022 May 2022

Feb 2022 Apr 2022

Jul 2022

Jun 2022 Aug 2022 Oct 2022



Mar 2023 May 2023

Dec 2022 Feb 2023 Apr 2023 Jun 2023 Aug 2023 Oct 2023

Jul 2023

Sep 2023

Feb 2024

Mar 2024

Apr 2024

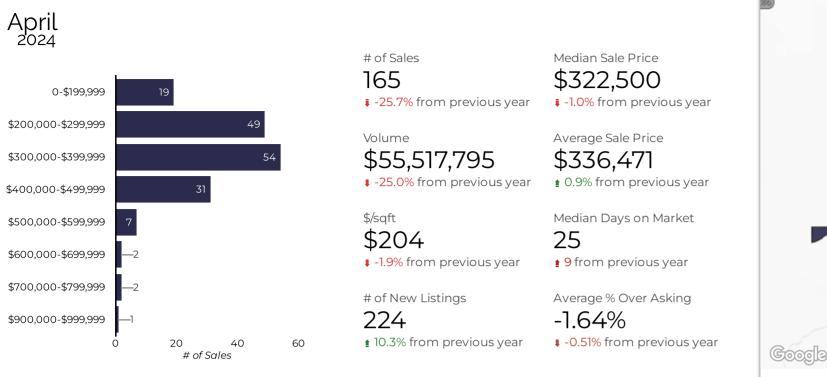
Nov 2023 Jan 2024

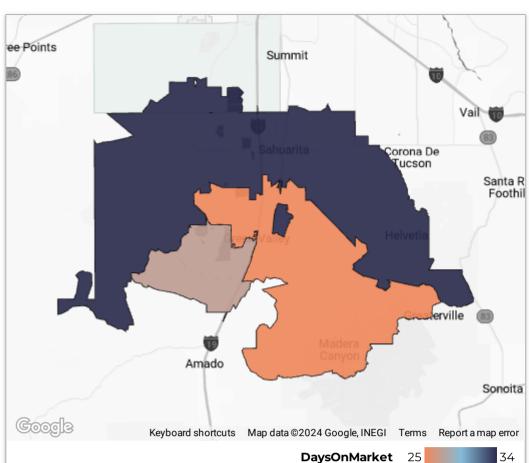
Dec 2023

Green Valley Sahuarita Association of Realtors : Buyer Demand

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

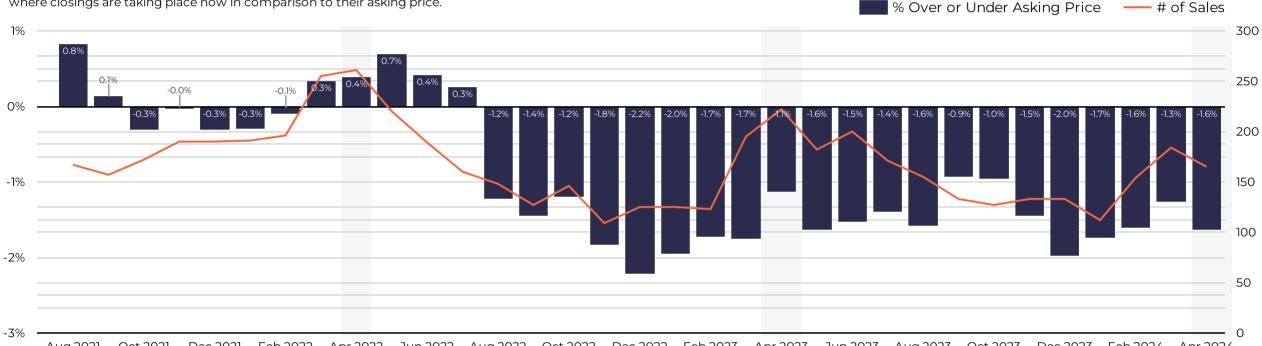
This report provides a snapshot of the market as taken on: May 6, 2024





Buyer Demand

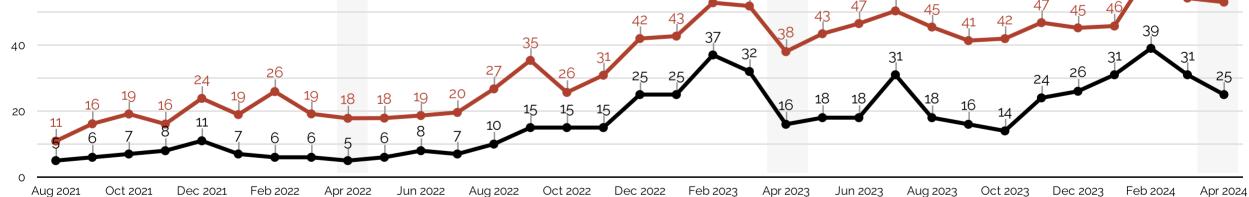
Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.



Aug 2021 Oct 2021 Dec 2021 Feb 2022 Apr 2022 Jun 2022 Aug 2022 Oct 2022 Dec 2022 Feb 2023 Apr 2023 Jun 2023 Aug 2023 Oct 2023 Dec 2023 Feb 2024 Apr 2024 Sep 2021 Nov 2021 Jan 2022 Mar 2022 May 2022 Jul 2022 Sep 2022 Nov 2022 Jan 2023 Mar 2023 May 2023 Jul 2023 Sep 2023 Nov 2023 Jan 2024 Mar 2024

Days on Market





Aug 2021 Oct 2021 Dec 2021 Feb 2022 Apr 2022 Jun 2022 Aug 2022 Oct 2022 Dec 2022 Feb 2023 Apr 2023 Jun 2023 Aug 2023 Oct 2023 Dec 2023 Feb 2024 Apr 2022 Sep 2021 Nov 2021 Jan 2022 Mar 2022 May 2022 Jul 2022 Sep 2022 Nov 2022 Jan 2023 Mar 2023 May 2023 Jul 2023 Sep 2023 Nov 2023 Jan 2024 Mar 2024

Buyer Demand by Price Range

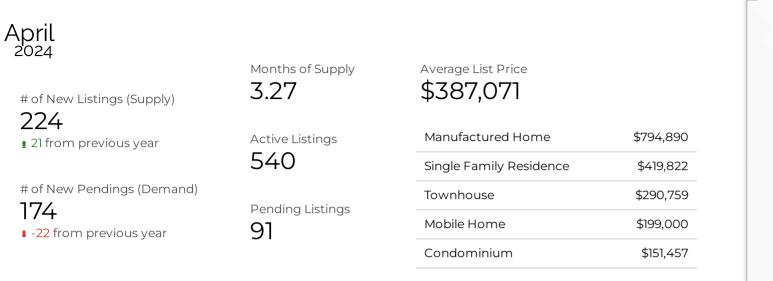
Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Sold Price	# of Sales	%Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	19	-29.6% 🖡	42	28 🛔	-2.70%	0.14% 🛔
\$200,000-\$299,999	49	-26.9% 🖡	28	12 🛔	-1.70%	-0.62% 🖡
\$300,000-\$399,999	54	-25.0% 🖡	25	6 🛔	-1.02%	-0.53% 🖡
\$400,000-\$499,999	31	-13.9% 🖡	27	15 🛔	-1.57%	-0.44% 🖡
\$500,000-\$599,999	7	-53.3% 🖡	25	10 🛔	-2.61%	-1.01% 🖡
\$600,000-\$699,999	2	-33.3% 🖡	15	-88 🖡	-3.13%	-2.09% 🖡
\$700,000-\$799,999	2	-	12	-	-1.24%	-
\$900,000-\$999,999	1	-50.0% 🖡	270	234 🛔	-5.71%	-5.71% 🖡

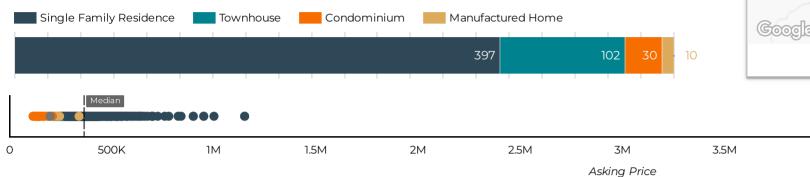
Green Valley Sahuarita Association of Realtors: Inventory

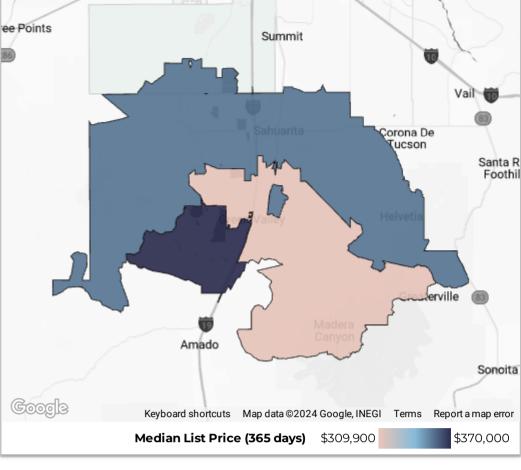
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: May 6, 2024



Active Listings





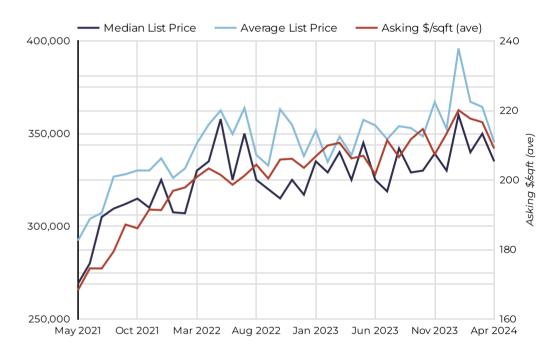
Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.05	39	19
\$200,000-\$299,999	2.06	99	48
\$300,000-\$399,999	3.96	218	55
\$400,000-\$499,999	3.93	114	29
\$500,000-\$599,999	4.67	42	9
\$600,000-\$699,999	7.50	15	2
\$700,000-\$799,999	1.50	3	2
\$800,000-\$999,999	6.00	6	1

Asking Prices

4M

4.5M



5M

5.5M

New Listings





6M

New Pendings



Green Valley Sahuarita Association of Realtors: **Tables** All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: May 6, 2024



Data Tables

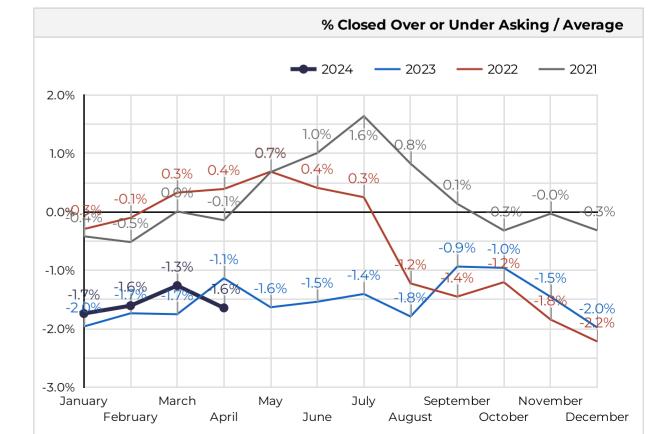
Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

			#	‡ of Sales / Count
Month	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	154
March	298	255	195	184
April	246	261	222	165
May	226	220	182	-
June	260	189	200	-
July	191	160	171	-
August	167	148	156	-
September	157	127	133	-
October	172	146	127	-
November	190	109	133	-
December	190	125	133	-

			Sal	le Price / Median
Month	2021	2022	2023	2024
January	\$242,500	\$305,000	\$310,000	\$318,000
February	\$257,000	\$312,500	\$305,000	\$325,000
March	\$265,000	\$305,000	\$312,000	\$339,000
April	\$275,000	\$320,000	\$325,857	\$322,500
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	\$333,000	-
November	\$303,000	\$302,000	\$307,990	-
December	\$315,000	\$342,000	\$325,000	-

	Days on Market / M								
Month	2021	2022	2023	2024					
January	9	7	25	31					
February	6	6	37	39					
March	6	6	32	31					
April	6	5	16	25					
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	וו	25	26	-					

	New Listings / Cou										
Month	2021	2022	2023	2024							
January	252	245	221	239							
February	267	241	216	228							
March	231	251	231	250							
April	248	225	203	224							
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	-							



	New Pendings										
Month	2021	2022	2023	2024							
January	203	214	133	152							
February	243	203	142	170							
March	265	264	218	164							
April	225	262	196	174							
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	ווו	136	-							
December	171	117	119	-							



Green Valley Sahuarita Association of Realtors: Comparisons

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

This report provides a snapshot of the market as taken on: May 6, 2024

Apr 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	102	-30.1% 🖡	\$39.61M	-28.7% 🖡	\$373,000	\$13,000 🕯	\$202	\$-4↓	27	10 🛔	-1.5%	-0.1% 🖡		
Townhouse	42	-20.8% 🖡	\$12.51M	-15.9% 🖡	\$285,000	\$20,000 ±	\$216	\$6 t	21	7 🕯	-1.6%	-1.1% 🖡		
Condominium	12	-33.3% 🖡	\$1.63M	-34.4% 🖡	\$130,000	\$-9,700 🖡	\$212	\$-6↓	50	37 🕯	-1.8%	0.8% 🕯		
Manufactured Home	6	20.0% 🕯	\$1.27M	17.3% 🛔	\$210,000	\$24,000 🕯	\$179	\$-13 I	24	-89 🖡	-1.5%	-6.6% 🖡		
Mobile Home	3	-	\$497.13K	-	\$192,500	-	\$111	-	24	-	-6.3%	-		

Total SqFt	# of Sales	%Δ	Volume	%Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	17	-34.6% 🖡	\$2.32M	-41.7% 🖡	\$135,000	\$-13,000 🖡	\$207	\$-18 🖡	42	29 🕯	-2.7%	-0.5% 🖡
\$1000-1499 sqft	45	-30.8% 🖡	\$12.41M	-27.2% 🖡	\$269,900	\$9,900 🕯	\$215	\$12 🕯	24	9 🕯	-1.1%	-0.7% 🖡
\$1500-1999 sqft	62	-20.5% 🖡	\$21.9M	-23.6% 🖡	\$350,000	\$O	\$204	\$-11 🖡	25	13 🕯	-1.7%	-0.2% 🖡
2000-2499 sqft	26	-35.0% 🖡	\$10.88M	-37.0% 🖡	\$413,500	\$-1,500 🖡	\$192	\$-1 I	28	-5 🖡	-2.1%	-1.1% 🖡
2500-2999 sqft	9	-10.0% 🖡	\$4.57M	-10.7% 🖡	\$425,000	\$-46,500 🖡	\$192	\$2 t	21	-10 🖡	-0.7%	0.6% 🕯
3000-3999 sqft	6	100.0% 🕯	\$3.42M	79.2% 🕯	\$484,000	\$-66,000 🖡	\$176	\$-21 🖡	25	-8 🖡	-1.7%	-1.4% 🖡

Region	# of Sales 🔹	%Δ	Volume	%Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	52	-3.7% 🖡	\$18.35M	-4.2% 🖡	\$339,990	\$520 🕯	\$187	\$4 🕯	25	-17 🖡	-0.6%	0.9% 🕯
Green Valley Northwest	47	-25.4% 🖡	\$11.82M	-22.7% 🖡	\$250,900	\$30,900 🕯	\$197	\$-12 I	27	13 🕯	-2.1%	-0.8% 🖡
Green Valley Northeast	31	-36.7% 🖡	\$11.68M	-38.9% 🖡	\$385,000	\$10,100 🕯	\$210	\$-11 🖡	29	22 🕯	-2.7%	-1.5% 🖡
Green Valley Southwest	21	-34.4% 🖡	\$8.33M	-32.1% 🖡	\$390,000	\$26,000 🕯	\$229	\$5 🕯	15	2 🕯	-1.0%	-0.1% 🖡
Green Valley Southeast	14	-41.7% 🖡	\$5.33M	-34.8% 🖡	\$325,000	\$25,000 🕯	\$239	\$28 🕯	32	20 🕯	-2.4%	-2.8% 🖡