

MLSSAZ Monthly Market Report

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



Aug 2024

Quick Stats

Aug 2024

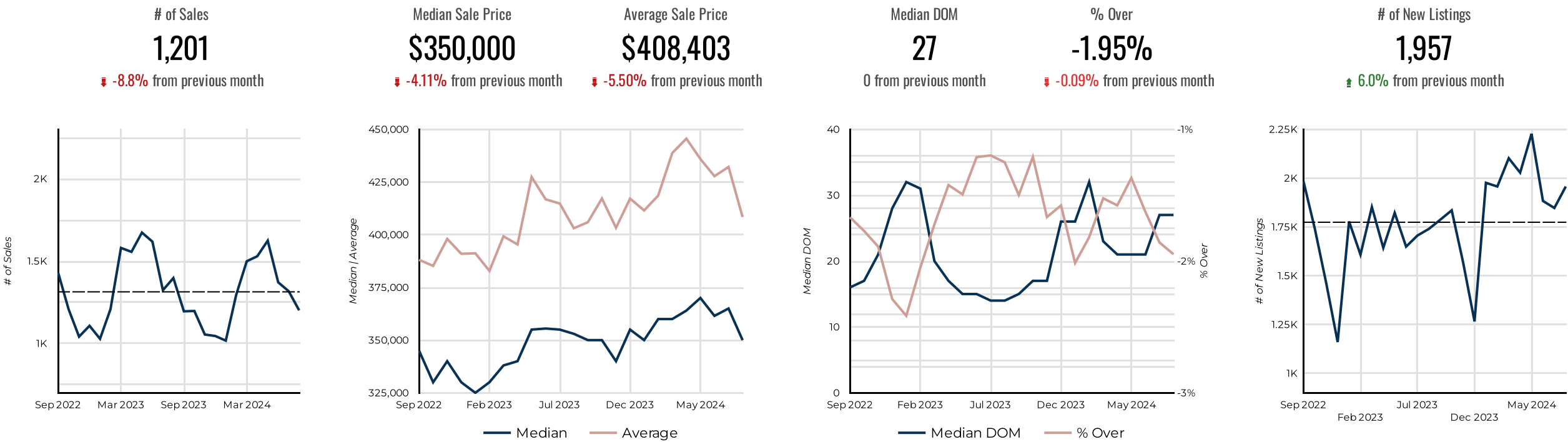


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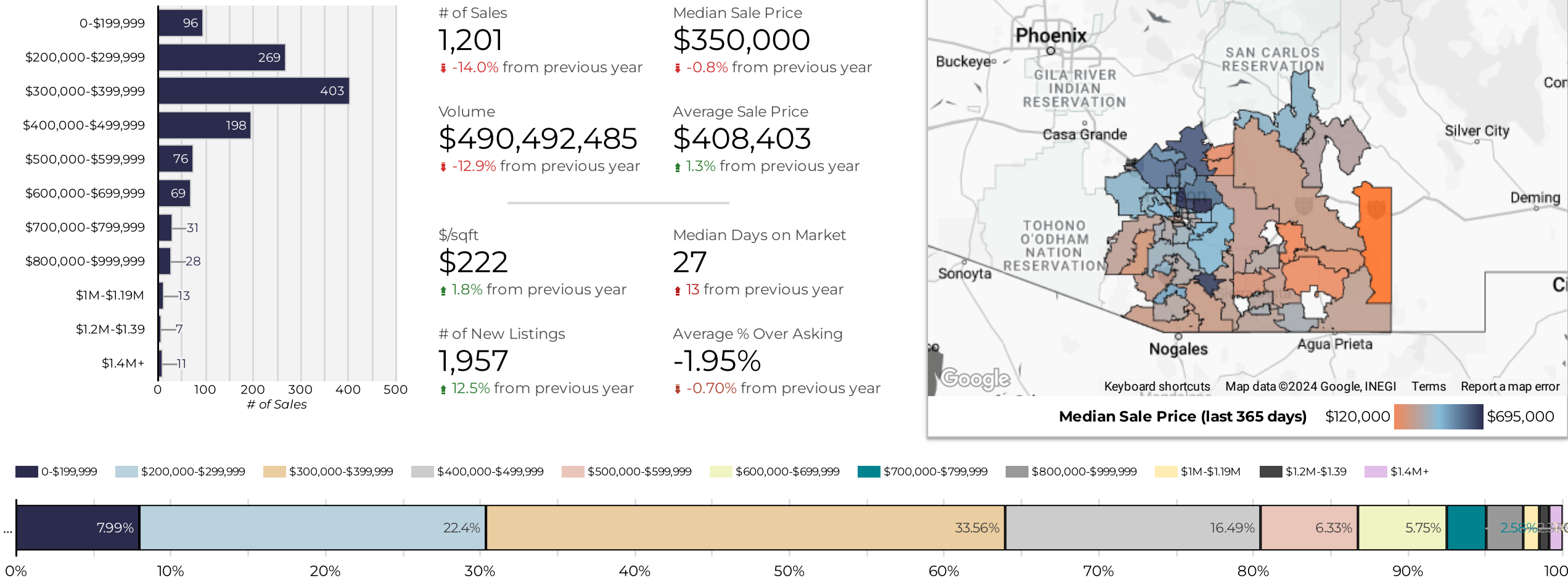
Market Activity - Market Pricing - Buyer Demand - Inventory

[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: Sep 3, 2024

August 2024



Keyboard shortcuts

Map data ©2024 Google, INEGI

Terms

Report a map error

Median Sale Price (last 365 days)

\$120,000

\$695,000

0-\$199,999

\$200,000-\$299,999

\$300,000-\$399,999

\$400,000-\$499,999

\$500,000-\$599,999

\$600,000-\$699,999

\$700,000-\$799,999

\$800,000-\$999,999

\$1M-\$1.19M

\$1.2M-\$1.39

\$1.4M+

7.99%

22.4%

33.56%

16.49%

6.33%

5.75%

2.58%

0.58%

0%

10%

20%

30%

40%

50%

60%

70%

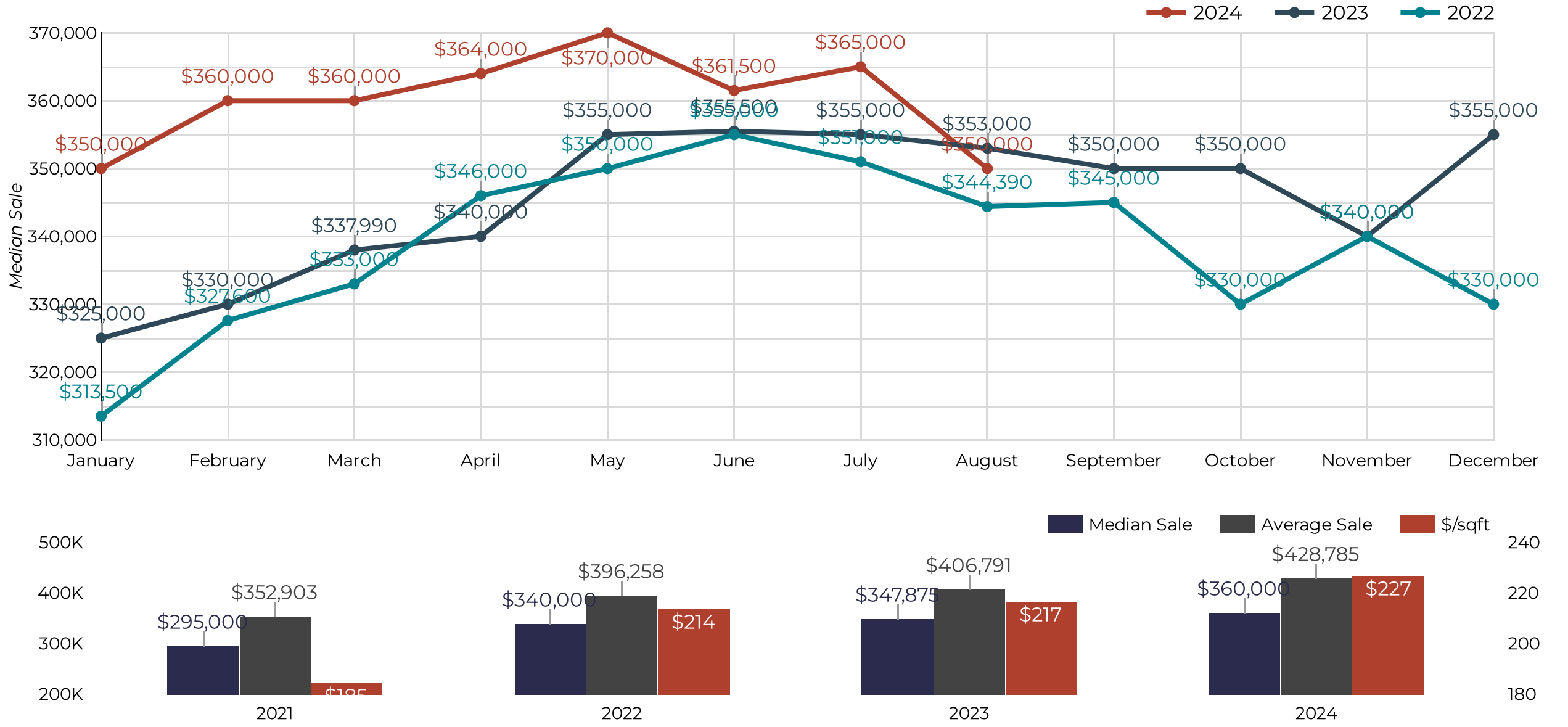
80%

90%

100%

Market Pricing

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



2021

2022

2023

2024

\$295,000

\$352,903

\$214

\$340,000

\$396,258

\$217

\$347,875

\$406,791

\$227

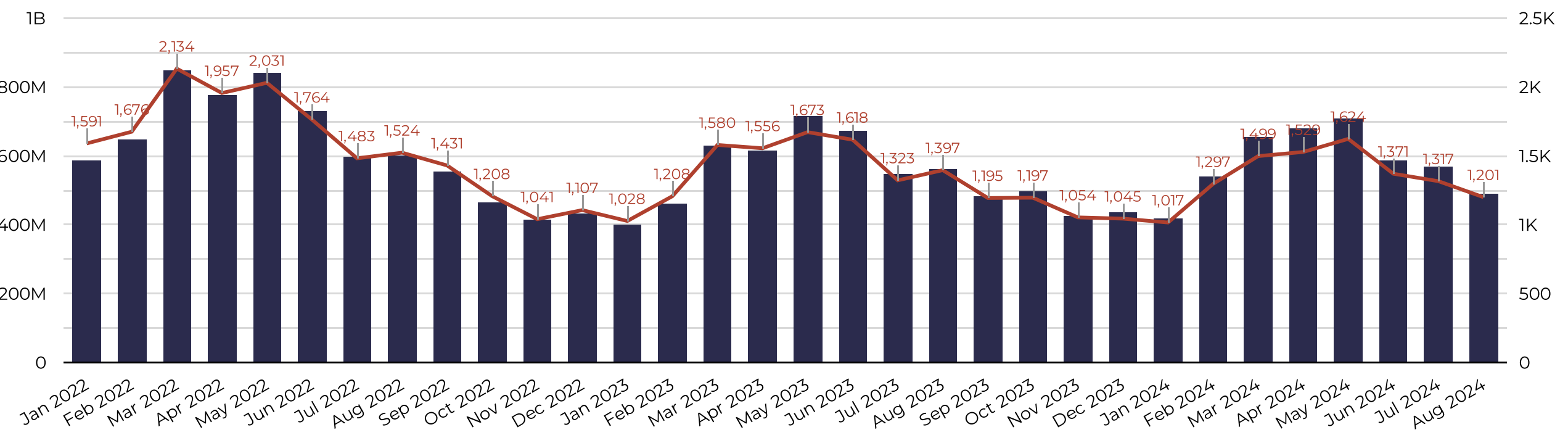
\$360,000

\$428,785

\$227

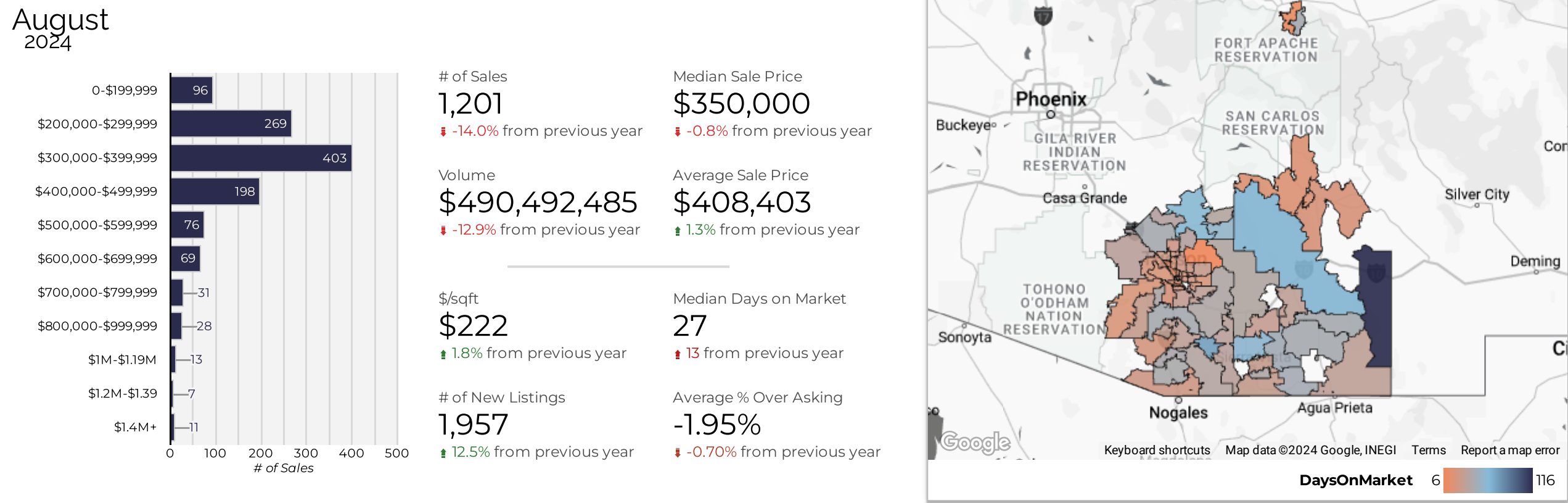
Market Activity

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



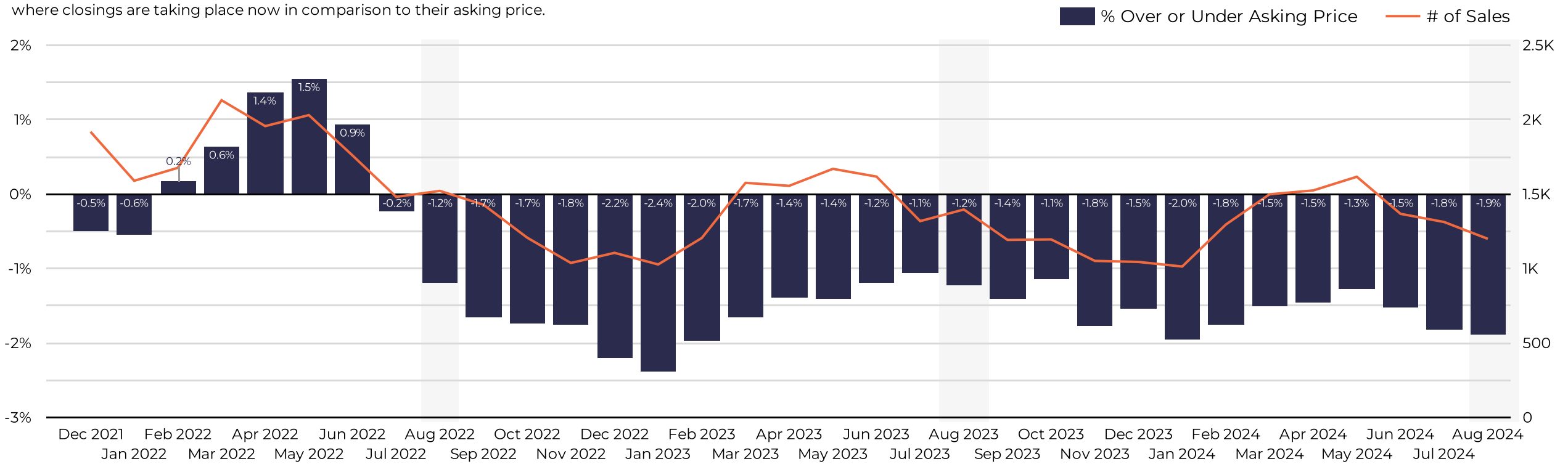
Southern AZ Housing Market: Buyer Demand

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This report provides a snapshot of the market as taken on: Sep 3, 2024



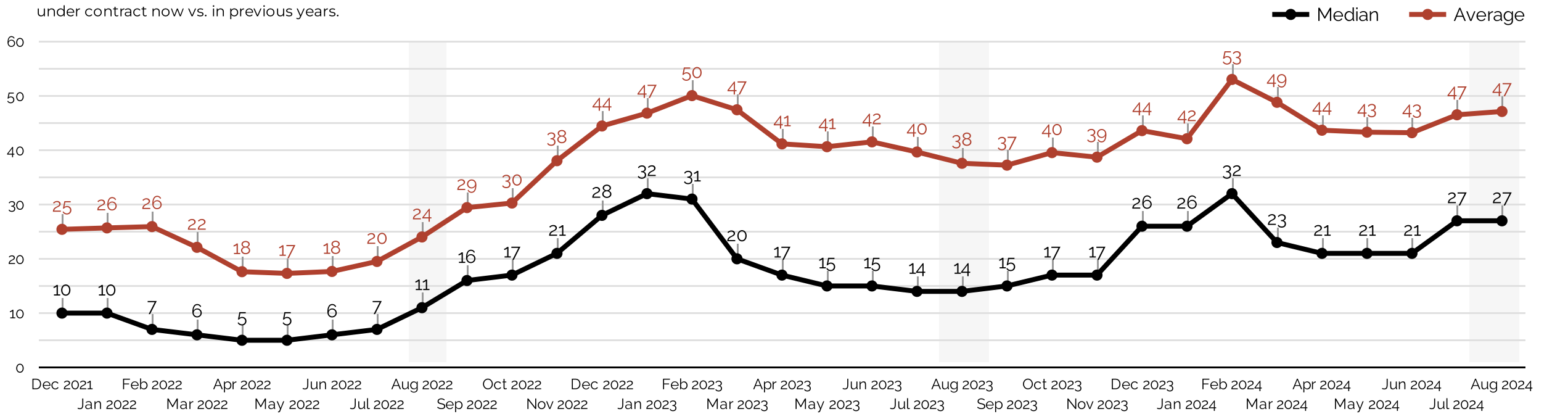
Buyer Demand

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



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	96	-23.2% ↓	23	6 ↑	-6.41%	-3.16% ↓
\$200,000-\$299,999	269	-18.2% ↓	25	15 ↑	-1.60%	-0.65% ↓
\$300,000-\$399,999	403	-13.1% ↓	29	13 ↑	-1.49%	-0.68% ↓
\$400,000-\$499,999	198	-9.6% ↓	36	20 ↑	-1.21%	0.17% ↑
\$500,000-\$599,999	76	-15.6% ↓	34	19 ↑	-1.59%	-0.38% ↓
\$600,000-\$699,999	69	13.1% ↑	24	11 ↑	-1.41%	-0.79% ↓
\$700,000-\$799,999	31	-3.1% ↓	20	7 ↑	-2.09%	-0.38% ↓
\$800,000-\$999,999	28	-22.2% ↓	15	5 ↑	-1.85%	-0.07% ↓
\$1M-\$1.19M	13	-23.5% ↓	27	8 ↑	-3.69%	-1.12% ↓
\$1.2M-\$1.39	7	16.7% ↑	11	3 ↑	-5.04%	-3.47% ↓
\$1.4M+	11	-38.9% ↓	16	9 ↑	-3.48%	-1.47% ↓

Southern AZ Housing Market: **Inventory**

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This report provides a snapshot of the market as taken on: Sep 3, 2024

August 2024

of New Listings (Supply)
1,957
217 from previous year

Months of Supply
3.57

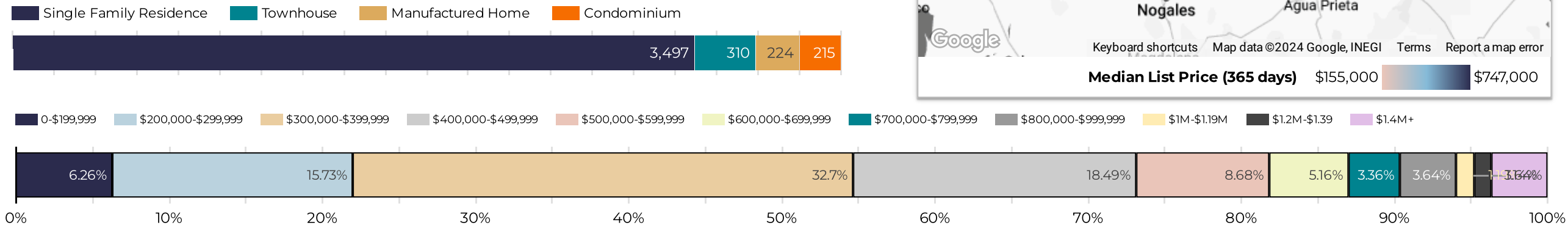
of New Listings (Demand)
1,155
-178 from previous year

Active Listings
4,284

Pending Listings
785

Single Family Residence	Average \$574,584	# 3,497
Townhouse	\$341,292	310
Manufactured Home	\$282,812	224
Condominium	\$229,243	215
Mobile Home	\$147,934	38
Grand total	\$521,331	4,284

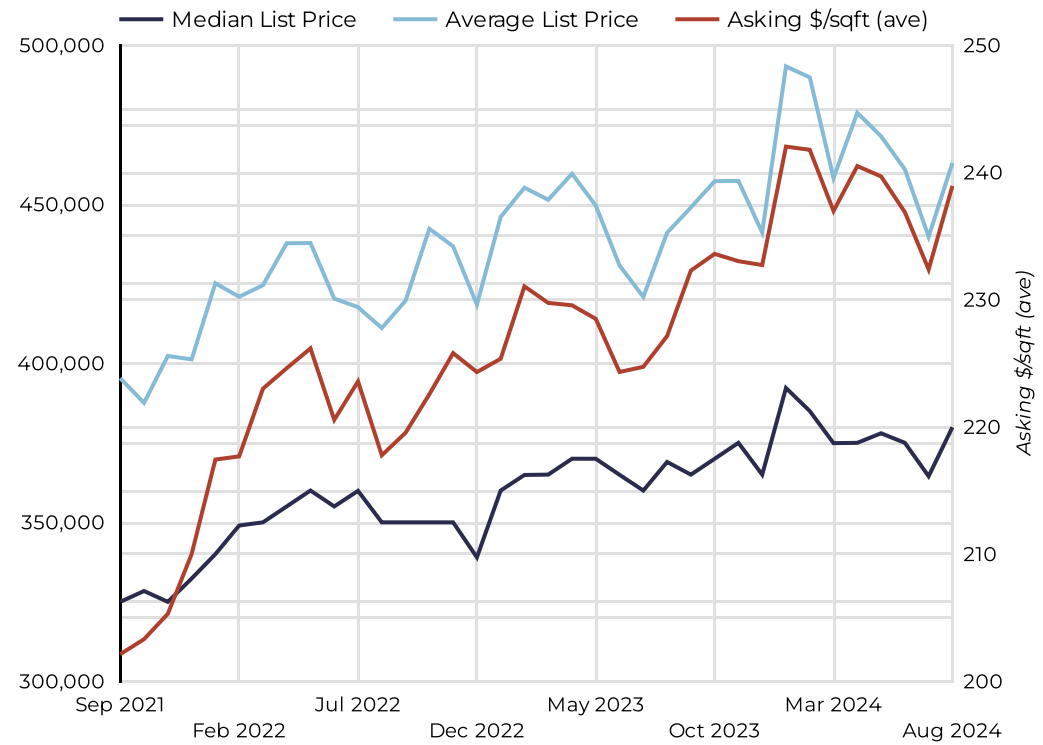
Active Listings



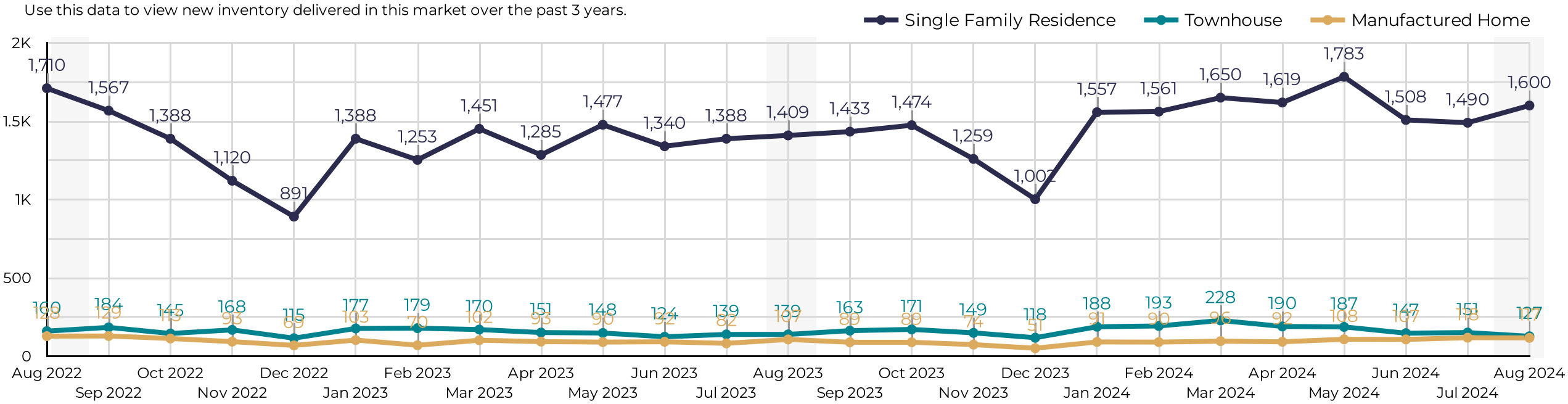
Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.98	268	90
\$200,000-\$299,999	2.47	674	273
\$300,000-\$399,999	3.52	1,401	398
\$400,000-\$499,999	3.98	792	199
\$500,000-\$599,999	4.65	372	80
\$600,000-\$699,999	3.35	221	66
\$700,000-\$799,999	4.36	144	33
\$800,000-\$999,999	5.03	156	31
\$1M-\$1.19M	4.64	51	11
\$1.2M-\$1.39	7.00	49	7
\$1.4M+	12.00	156	13
Grand total	3.57	4,284	1,201

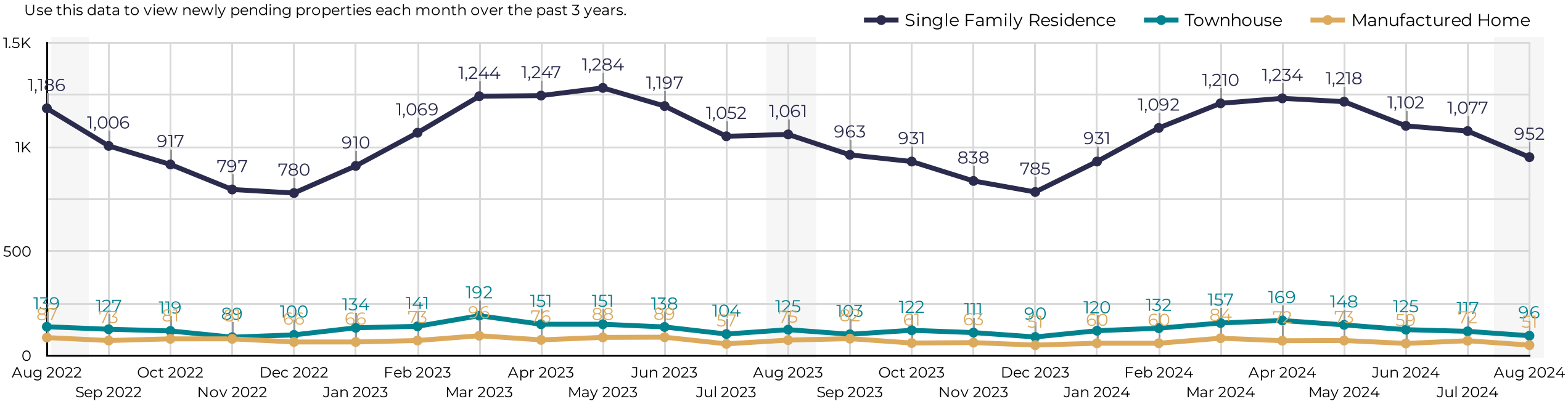
Asking Prices



New Listings



New Pending



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.

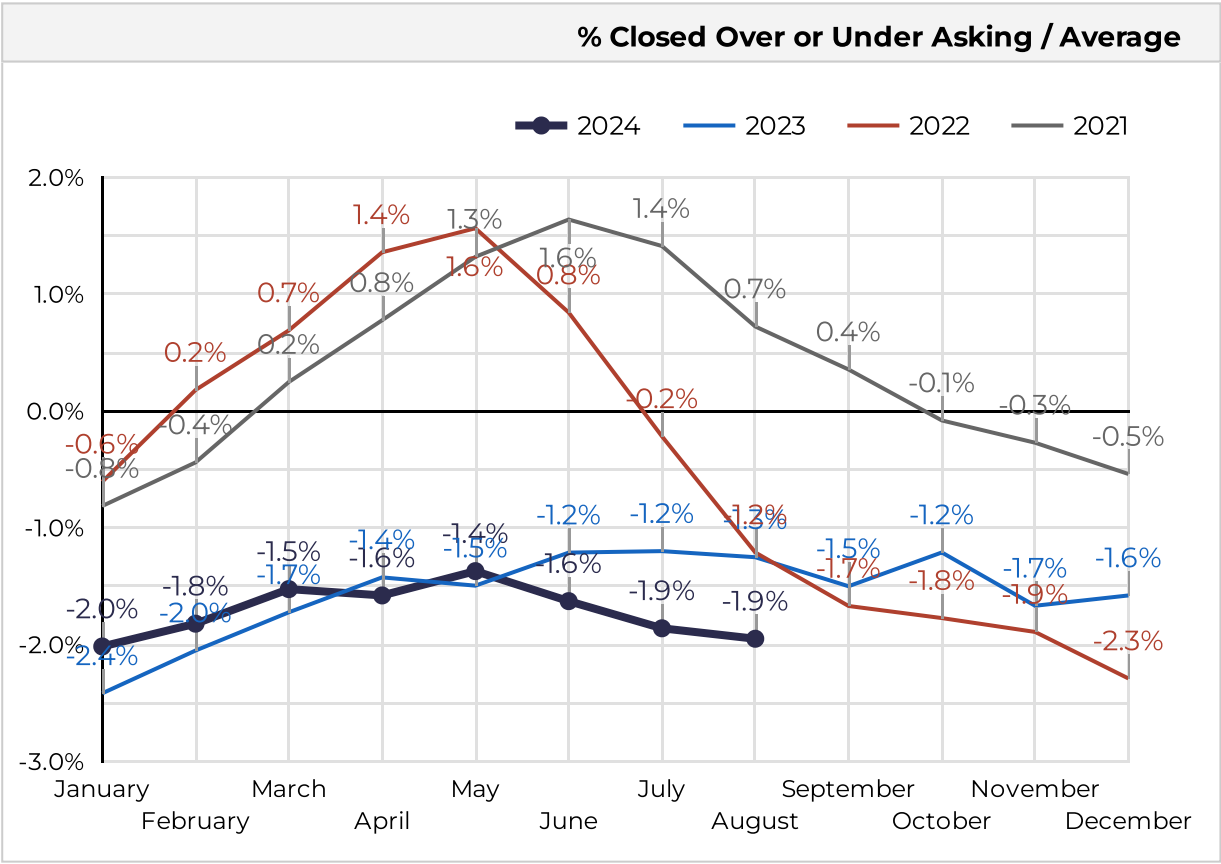
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,519	1,591	1,028	1,017
February	1,620	1,676	1,208	1,297
March	2,175	2,134	1,580	1,499
April	2,102	1,957	1,556	1,529
May	1,960	2,031	1,673	1,624
June	2,170	1,764	1,618	1,371
July	1,903	1,483	1,323	1,317
August	1,742	1,524	1,397	1,201
September	1,754	1,431	1,195	-
October	1,682	1,208	1,197	-
November	1,863	1,041	1,054	-
December	1,922	1,107	1,045	-

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	\$364,000
May	\$297,000	\$350,000	\$355,000	\$370,000
June	\$300,000	\$355,000	\$355,500	\$361,500
July	\$298,450	\$351,000	\$355,000	\$365,000
August	\$305,000	\$344,390	\$353,000	\$350,000
September	\$310,000	\$345,000	\$350,000	-
October	\$310,000	\$330,000	\$350,000	-
November	\$310,000	\$340,000	\$340,000	-
December	\$320,000	\$330,000	\$355,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	31	32
March	5	6	20	23
April	5	5	17	21
May	4	5	15	21
June	5	6	15	21
July	5	7	14	27
August	5	11	14	27
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	28	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,911	1,978	1,778	1,976
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	2,028
May	2,112	2,184	1,822	2,227
June	2,291	2,424	1,649	1,883
July	2,265	2,251	1,706	1,847
August	2,184	2,122	1,740	1,957
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	1,184
February	1,834	1,862	1,366	1,373
March	2,142	2,095	1,641	1,539
April	2,024	1,965	1,584	1,574
May	2,007	1,914	1,620	1,512
June	1,985	1,605	1,507	1,354
July	1,856	1,428	1,319	1,356
August	1,763	1,498	1,333	1,155
September	1,728	1,300	1,201	-
October	1,778	1,193	1,177	-
November	1,846	1,029	1,073	-
December	1,956	1,005	978	-



Aug 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	973 <div></div>	-12.2% <div></div>	\$433.12M	-11.7% <div></div>	\$372,100	\$-2,900 <div></div>	\$226	\$2 <div></div>	27	13 <div></div>	-1.6% <div></div>	-0.5% <div></div>
Townhouse	108 <div></div>	-8.5% <div></div>	\$32.84M	-9.5% <div></div>	\$272,000	\$2,000 <div></div>	\$230	\$11 <div></div>	30	23 <div></div>	-2.3% <div></div>	-1.5% <div></div>
Manufactured Home	61 <div></div>	-21.8% <div></div>	\$13.93M	-20.0% <div></div>	\$220,000	\$-5,000 <div></div>	\$160	\$14 <div></div>	18	2 <div></div>	-3.7% <div></div>	-2.4% <div></div>
Condominium	46 <div></div>	-40.3% <div></div>	\$8.89M	-48.0% <div></div>	\$188,000	\$-2,000 <div></div>	\$225	\$3 <div></div>	36	17 <div></div>	-3.5% <div></div>	-1.5% <div></div>
Mobile Home	11 <div></div>	-26.7% <div></div>	\$1.56M	-12.5% <div></div>	\$130,000	\$5,500 <div></div>	\$112	\$-1 <div></div>	30	-19 <div></div>	-7.4% <div></div>	0.7% <div></div>

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	102 <div></div>	-1.0% <div></div>	\$20.16M	10.3% <div></div>	\$202,500	\$23,500 <div></div>	\$249	\$33 <div></div>	25	18 <div></div>	-2.5% <div></div>	-0.7% <div></div>
\$1000-1499 sqft	314 <div></div>	-18.2% <div></div>	\$87.07M	-18.5% <div></div>	\$284,000	\$6,000 <div></div>	\$218	\$-1 <div></div>	22	13 <div></div>	-1.9% <div></div>	-1.3% <div></div>
\$1500-1999 sqft	396 <div></div>	-10.8% <div></div>	\$145.28M	-9.8% <div></div>	\$355,000	\$0	\$211	\$-1 <div></div>	27	11 <div></div>	-1.8% <div></div>	-0.6% <div></div>
2000-2499 sqft	214 <div></div>	-16.4% <div></div>	\$102.57M	-13.7% <div></div>	\$450,000	\$15,300 <div></div>	\$216	\$4 <div></div>	33	14 <div></div>	-1.6% <div></div>	-0.0% <div></div>
2500-2999 sqft	100 <div></div>	-21.9% <div></div>	\$60.34M	-18.6% <div></div>	\$575,000	\$30,010 <div></div>	\$221	\$8 <div></div>	33	15 <div></div>	-1.8% <div></div>	-0.2% <div></div>
3000-3999 sqft	60 <div></div>	-4.8% <div></div>	\$52.91M	-5.2% <div></div>	\$800,000	\$-49,000 <div></div>	\$266	\$0 <div></div>	24	6 <div></div>	-2.2% <div></div>	-0.1% <div></div>
4000-4999 sqft	9 <div></div>	-25.0% <div></div>	\$12.33M	-31.3% <div></div>	\$1,215,000	\$-200,000 <div></div>	\$305	\$-39 <div></div>	40	0	-5.6% <div></div>	-3.9% <div></div>
5000+ sqft	4 <div></div>	-33.3% <div></div>	\$9.7M	-2.0% <div></div>	\$1,950,000	\$59,100 <div></div>	\$453	\$167 <div></div>	16	-43 <div></div>	-4.9% <div></div>	0.9% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	155 <div></div>	-25.5% <div></div>	\$81.76M	-25.1% <div></div>	\$460,000	\$37,500 <div></div>	\$250	\$-7 <div></div>	27	19 <div></div>	-1.7% <div></div>	-0.8% <div></div>
Central	137 <div></div>	-12.7% <div></div>	\$46.56M	-9.1% <div></div>	\$315,000	\$20,000 <div></div>	\$238	\$14 <div></div>	14	7 <div></div>	-2.1% <div></div>	-1.1% <div></div>
East	110 <div></div>	8.9% <div></div>	\$36.23M	13.8% <div></div>	\$310,000	\$20,000 <div></div>	\$214	\$9 <div></div>	28	17 <div></div>	-1.2% <div></div>	-1.3% <div></div>
Upper Southeast	105 <div></div>	0.0% <div></div>	\$45.37M	-0.5% <div></div>	\$400,000	\$10 <div></div>	\$209	\$-0 <div></div>	32	11 <div></div>	-0.9% <div></div>	-0.3% <div></div>
North	75 <div></div>	-33.6% <div></div>	\$52.76M	-32.8% <div></div>	\$545,000	\$-50,000 <div></div>	\$298	\$10 <div></div>	26	15 <div></div>	-3.2% <div></div>	-1.8% <div></div>
West	71 <div></div>	-9.0% <div></div>	\$33.83M	3.7% <div></div>	\$395,000	\$10,000 <div></div>	\$240	\$13 <div></div>	19	10 <div></div>	-1.8% <div></div>	0.2% <div></div>
Southwest	70 <div></div>	2.9% <div></div>	\$20.85M	7.2% <div></div>	\$297,100	\$1,100 <div></div>	\$198	\$23 <div></div>	33	16 <div></div>	-1.1% <div></div>	-0.3% <div></div>
South	57 <div></div>	-8.1% <div></div>	\$15.66M	1.9% <div></div>	\$265,000	\$5,000 <div></div>	\$207	\$11 <div></div>	20	12 <div></div>	-2.3% <div></div>	-1.9% <div></div>
Extended West	50 <div></div>	-41.2% <div></div>	\$18.4M	-41.1% <div></div>	\$372,100	\$-7,900 <div></div>	\$194	\$3 <div></div>	47	2 <div></div>	-2.0% <div></div>	-0.6% <div></div>
Northeast	38 <div></div>	-29.6% <div></div>	\$22.57M	-11.9% <div></div>	\$460,000	\$55,000 <div></div>	\$248	\$16 <div></div>	34	27 <div></div>	-3.3% <div></div>	-2.1% <div></div>
Upper Northwest	38 <div></div>	-2.6% <div></div>	\$20.42M	12.9% <div></div>	\$520,000	\$60,000 <div></div>	\$238	\$-10 <div></div>	45	12 <div></div>	-2.2% <div></div>	+0.0%...
Green Valley Northeast	35 <div></div>	16.7% <div></div>	\$14.05M	29.1% <div></div>	\$355,000	\$37,000 <div></div>	\$201	\$-6 <div></div>	57	30 <div></div>	-1.7% <div></div>	0.6% <div></div>
Southeast	34 <div></div>	21.4% <div></div>	\$13.72M	21.6% <div></div>	\$370,000	\$-11,900 <div></div>	\$198	\$2 <div></div>	51	32 <div></div>	-0.5% <div></div>	0.7% <div></div>
Green Valley North	34 <div></div>	-43.3% <div></div>	\$12.42M	-39.0% <div></div>	\$340,000	\$7,010 <div></div>	\$184	\$-4 <div></div>	44	27 <div></div>	-0.5% <div></div>	0.4% <div></div>
Cochise	33 <div></div>	0.0% <div></div>	\$8.65M	-2.4% <div></div>	\$245,000	\$10,000 <div></div>	\$156	\$14 <div></div>	22	-10 <div></div>	-4.5% <div></div>	+0.0%...
Green Valley Northwest	29 <div></div>	-29.3% <div></div>	\$6.93M	-38.5% <div></div>	\$225,000	\$-17,000 <div></div>	\$205	\$-7 <div></div>	52	37 <div></div>	-3.2% <div></div>	-0.8% <div></div>
Benson/St. David	19 <div></div>	5.6% <div></div>	\$4.59M	4.4% <div></div>	\$230,000	\$-5,000 <div></div>	\$155	\$-6 <div></div>	48	31 <div></div>	-4.4% <div></div>	-2.7% <div></div>
SCC-Rio Rico East	18 <div></div>	-25.0% <div></div>	\$5.01M	-25.4% <div></div>	\$270,000	\$-3,000 <div></div>	\$178	\$11 <div></div>	14	-24 <div></div>	-0.7% <div></div>	0.5% <div></div>
Green Valley Southwest	16 <div></div>	-5.9% <div></div>	\$6.78M	24.1% <div></div>	\$400,000	\$80,000 <div></div>	\$245	\$34 <div></div>	26	9 <div></div>	-1.2% <div></div>	-0.6% <div></div>
Pinal	13 <div></div>	18.2% <div></div>	\$3.65M	8.2% <div></div>	\$180,000	\$-95,000 <div></div>	\$186	\$8 <div></div>	23	16 <div></div>	-1.4% <div></div>	0.6% <div></div>
Green Valley Southeast	11 <div></div>	37.5% <div></div>	\$3.24M	39.2% <div></div>	\$309,000	\$20,000 <div></div>	\$214	\$1 <div></div>	40	-2 <div></div>	-1.7% <div></div>	0.2% <div></div>
Graham	10 <div></div>	66.7% <div></div>	\$3.11M	70.1% <div></div>	\$274,900	\$84,900 <div></div>	\$165	\$30 <div></div>	12	8 <div></div>	-1.9% <div></div>	-3.1% <div></div>
Extended Northwest	7 <div></div>	-53.3% <div></div>	\$2.07M	-54.3% <div></div>	\$299,990	\$-9,910 <div></div>	\$186	\$4 <div></div>	25	-9 <div></div>	0.9% <div></div>	1.6% <div></div>
SCC-Rio Rico West	7 <div></div>	75.0% <div></div>	\$2.53M	166.6% <div></div>	\$399,000	\$159,000 <div></div>	\$191	\$37 <div></div>	39	33 <div></div>	-0.7% <div></div>	-0.6% <div></div>
Extended Southwest	5 <div></div>	-28.6% <div></div>	\$1.27M	-5.7% <div></div>	\$232,000	\$77,000 <div></div>	\$162	\$29 <div></div>	16	6 <div></div>	0.2% <div></div>	5.4% <div></div>
SCC-Nogales East	3 <div></div>	0.0% <div></div>	\$557K	-18.8% <div></div>	\$205,000	\$-45,000 <div></div>	\$129	\$-32 <div></div>	35	26 <div></div>	-9.1% <div></div>	-6.2% <div></div>
Navajo	3 <div></div>	0.0% <div></div>	\$1.29M	-8.1% <div></div>	\$455,000	\$-15,000 <div></div>	\$314	\$43 <div></div>	24	-24 <div></div>	-3.3% <div></div>	0.2% <div></div>
Extended Northeast	3 <div></div>	50.0% <div></div>	\$1.03M	-15.5% <div></div>	\$384,111	\$-15,889 <div></div>	\$409	\$187 <div></div>	5	-64 <div></div>	-4.0% <div></div>	14.8% <div></div>
Extended Southeast	2 <div></div>	- <div></div>	\$799.4K	-	\$363,400	-	\$205	-	30	-	-0.3% <div></div>	-
Pima Southwest	2 <div></div>	-33.3% <div></div>	\$425K	-34.7% <div></div>	\$190,000	\$-67,000 <div></div>	\$89	\$-55 <div></div>	9	-17 <div></div>	-4.5% <div></div>	-3.7% <div></div>
SCC-Elgin	2 <div></div>	- <div></div>	\$901.78K	-	\$250,000	-	\$233	-	1	-	-16.0% <div></div>	-
Maricopa	2 <div></div>	- <div></div>	\$950K	-	\$455,000	-	\$244	-	9	-	1.6% <div></div>	-
Greenlee	1 <div></div>	-50.0% <div></div>	\$340K	-33.3% <div></div>	\$340,000	\$95,000 <div></div>	\$133	\$33 <div></div>	21	-65 <div></div>	-4.2% <div></div>	4.7% <div></div>



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.

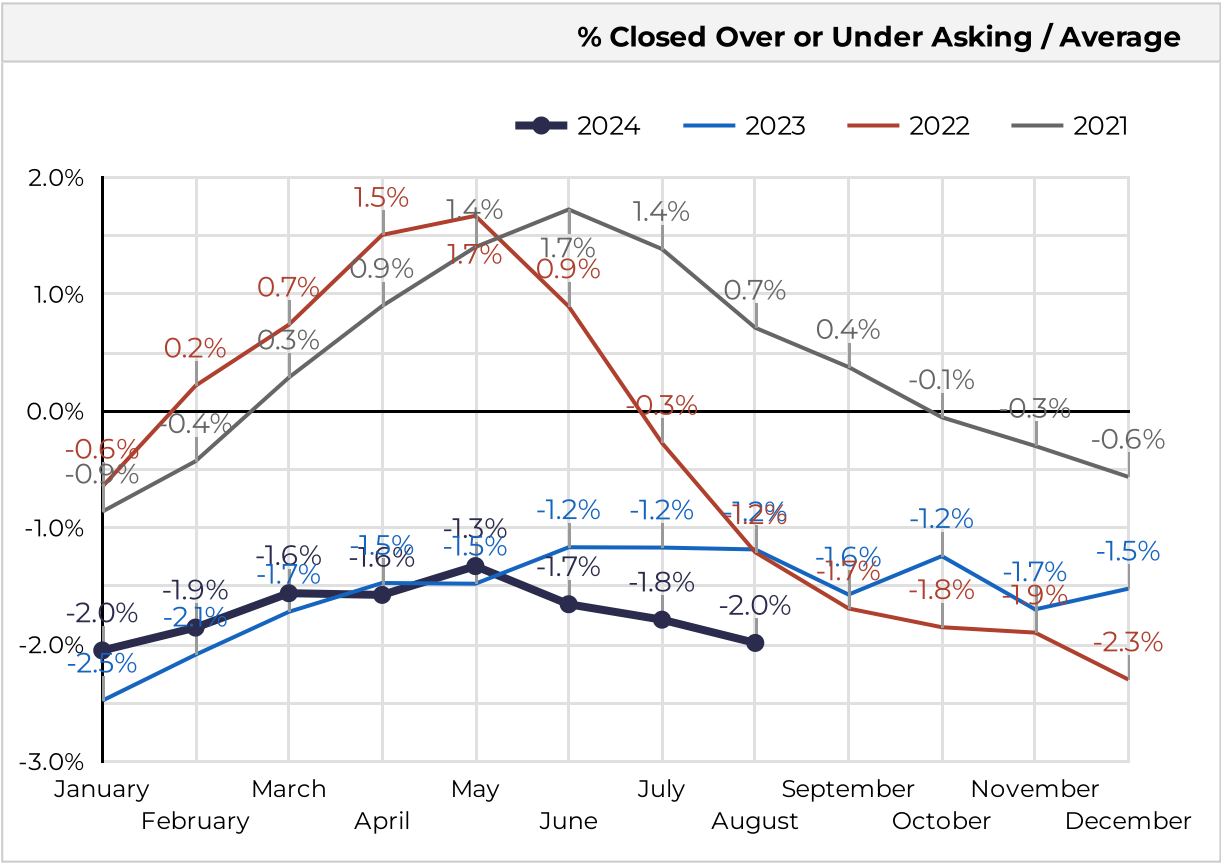
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	903	905
February	1,424	1,480	1,085	1,140
March	1,877	1,879	1,385	1,310
April	1,856	1,696	1,334	1,353
May	1,734	1,811	1,491	1,455
June	1,910	1,575	1,418	1,213
July	1,712	1,323	1,152	1,192
August	1,575	1,376	1,240	1,076
September	1,597	1,304	1,060	-
October	1,510	1,062	1,068	-
November	1,673	932	921	-
December	1,732	982	911	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$327,400	\$354,920
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	\$370,000
May	\$300,000	\$352,225	\$360,000	\$375,000
June	\$306,000	\$360,000	\$361,000	\$368,000
July	\$300,000	\$355,000	\$360,000	\$365,000
August	\$305,250	\$342,500	\$359,990	\$355,000
September	\$311,150	\$346,000	\$355,000	-
October	\$310,000	\$338,000	\$352,490	-
November	\$312,000	\$342,500	\$350,000	-
December	\$323,000	\$330,000	\$359,800	-

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
May	5	5	15	20
June	5	6	14	21
July	5	7	13	26
August	5	11	13	25
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	29	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,737
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	1,804
May	1,910	1,947	1,616	2,000
June	2,064	2,214	1,481	1,728
July	2,079	2,069	1,531	1,664
August	1,993	1,936	1,549	1,753
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	1,200
March	1,877	1,831	1,423	1,376
April	1,799	1,703	1,388	1,381
May	1,779	1,719	1,425	1,361
June	1,764	1,421	1,322	1,211
July	1,653	1,269	1,150	1,208
August	1,596	1,369	1,181	1,049
September	1,572	1,169	1,079	-
October	1,576	1,057	1,048	-
November	1,662	918	937	-
December	1,785	888	859	-



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: Sep 3, 2024

Aug 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	884 <div></div>	-11.5% ↓	\$397.93M	-11.7% ↓	\$375,000	\$-4,390 ↓	\$229	\$2 ↑	25	12 ↑	-1.6%	<div></div> -0.5% ↓
Townhouse	81 <div></div>	-2.4% ↓	\$26.02M	-6.9% ↓	\$280,000	\$-1,500 ↓	\$239	\$11 ↑	20	13 ↑	-2.4%	<div></div> -2.1% ↓
Manufactured Home	59 <div></div>	-20.3% ↓	\$13.54M	-18.5% ↓	\$226,500	\$-1,500 ↓	\$161	\$17 ↑	21	5 ↑	-3.8%	<div></div> -2.4% ↓
Condominium	39 <div></div>	-44.3% ↓	\$7.87M	-50.9% ↓	\$200,000	\$-3,000 ↓	\$224	\$3 ↑	36	19 ↑	-3.4%	<div></div> -1.4% ↓
Mobile Home	11 <div></div>	-21.4% ↓	\$1.56M	-2.7% ↓	\$130,000	\$5,500 ↑	\$112	\$3 ↑	30	-19 ↓	-7.4%	<div></div> 1.4% ↑

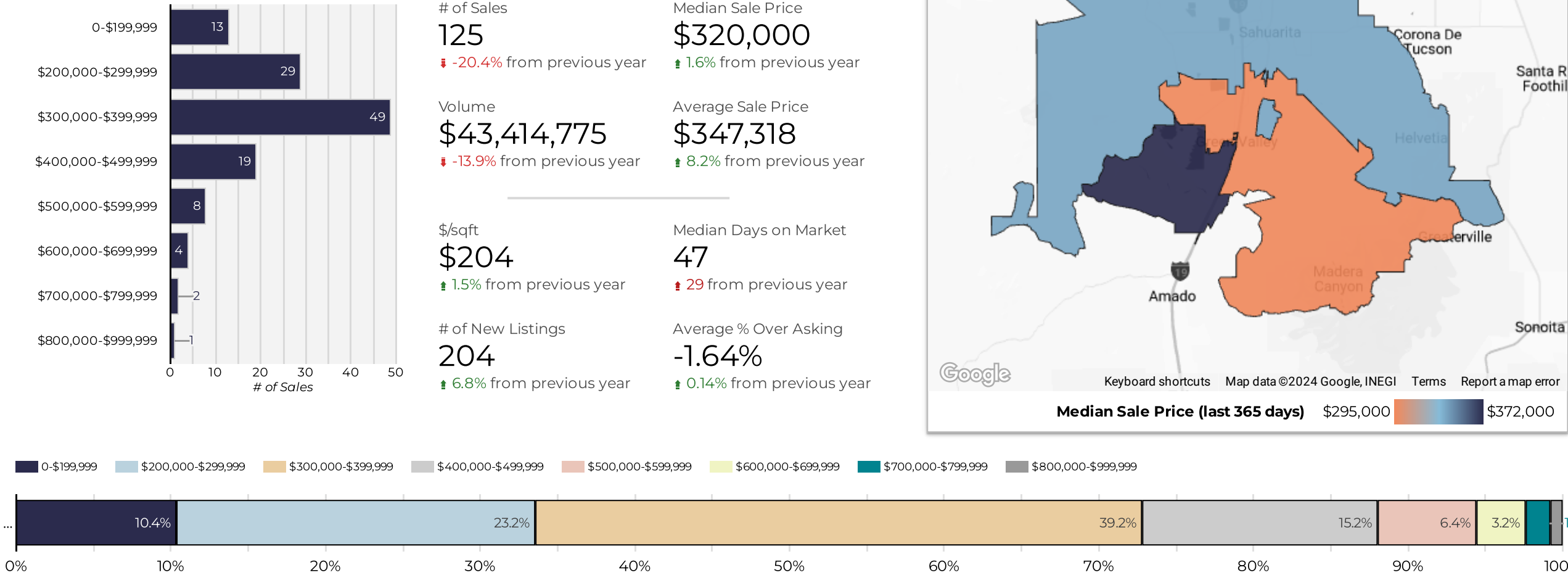
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	89 <div></div>	2.3% ↑	\$18.08M	15.1% ↑	\$209,000	\$22,153 ↑	\$251	\$37 ↑	20	13 ↑	-2.3%	<div></div> -0.5% ↓
\$1000-1499 sqft	281 <div></div>	-14.8% ↓	\$78.27M	-15.5% ↓	\$288,000	\$9,000 ↑	\$220	\$-1 ↓	22	13 ↑	-2.0%	<div></div> -1.5% ↓
\$1500-1999 sqft	352 <div></div>	-11.3% ↓	\$129.78M	-10.3% ↓	\$359,000	\$-900 ↓	\$212	\$-0 ↓	24	11 ↑	-1.7%	<div></div> -0.7% ↓
2000-2499 sqft	193 <div></div>	-16.8% ↓	\$92.72M	-14.8% ↓	\$454,000	\$14,000 ↑	\$217	\$3 ↑	33	16 ↑	-1.7%	<div></div> -0.1% ↓
2500-2999 sqft	90 <div></div>	-21.1% ↓	\$55.86M	-17.4% ↓	\$604,990	\$29,490 ↑	\$227	\$9 ↑	27	9 ↑	-1.9%	<div></div> -0.1% ↓
3000-3999 sqft	56 <div></div>	-9.7% ↓	\$50.2M	-9.4% ↓	\$825,000	\$-24,000 ↓	\$270	\$2 ↑	24	6 ↑	-2.3%	<div></div> -0.2% ↓
4000-4999 sqft	9 <div></div>	-25.0% ↓	\$12.33M	-31.3% ↓	\$1,215,000	\$-200,000 ↓	\$305	\$-39 ↓	40	0	-5.6%	<div></div> -3.9% ↓
5000+ sqft	4 <div></div>	-33.3% ↓	\$9.7M	-2.0% ↓	\$1,950,000	\$59,100 ↑	\$453	\$167 ↑	16	-43 ↓	-4.9%	<div></div> 0.9% ↑

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	155 <div></div>	-25.5% ↓	\$81.76M	-25.1% ↓	\$460,000	\$37,500 ↑	\$250	\$-7 ↓	27	19 ↑	-1.7%	<div></div> -0.8% ↓
Central	137 <div></div>	-12.7% ↓	\$46.56M	-9.1% ↓	\$315,000	\$20,000 ↑	\$238	\$14 ↑	14	7 ↑	-2.1%	<div></div> -1.1% ↓
East	110 <div></div>	8.9% ↑	\$36.23M	13.8% ↑	\$310,000	\$20,000 ↑	\$214	\$9 ↑	28	17 ↑	-1.2%	<div></div> -1.3% ↓
Upper Southeast	105 <div></div>	0.0%	\$45.37M	-0.5% ↓	\$400,000	\$10 ↑	\$209	\$-0 ↓	32	11 ↑	-0.9%	<div></div> -0.3% ↓
North	75 <div></div>	-33.6% ↓	\$52.76M	-32.8% ↓	\$545,000	\$-50,000 ↓	\$298	\$10 ↑	26	15 ↑	-3.2%	<div></div> -1.8% ↓
West	71 <div></div>	-9.0% ↓	\$33.83M	3.7% ↑	\$395,000	\$10,000 ↑	\$240	\$13 ↑	19	10 ↑	-1.8%	<div></div> 0.2% ↑
Southwest	70 <div></div>	2.9% ↑	\$20.85M	7.2% ↑	\$297,100	\$1,100 ↑	\$198	\$23 ↑	33	16 ↑	-1.1%	<div></div> -0.3% ↓
South	57 <div></div>	-8.1% ↓	\$15.66M	1.9% ↑	\$265,000	\$5,000 ↑	\$207	\$11 ↑	20	12 ↑	-2.3%	<div></div> -1.9% ↓
Extended West	50 <div></div>	-41.2% ↓	\$18.4M	-41.1% ↓	\$372,100	\$-7,900 ↓	\$194	\$3 ↑	47	2 ↑	-2.0%	<div></div> -0.6% ↓
Northeast	38 <div></div>	-29.6% ↓	\$22.57M	-11.9% ↓	\$460,000	\$55,000 ↑	\$248	\$16 ↑	34	27 ↑	-3.3%	<div></div> -2.1% ↓
Upper Northwest	38 <div></div>	-2.6% ↓	\$20.42M	12.9% ↑	\$520,000	\$60,000 ↑	\$238	\$-10 ↓	45	12 ↑	-2.2%	<div></div> +0.0%...
Southeast	34 <div></div>	21.4% ↑	\$13.72M	21.6% ↑	\$370,000	\$-11,900 ↓	\$198	\$2 ↑	51	32 ↑	-0.5%	<div></div> 0.7% ↑
Cochise	33 <div></div>	0.0%	\$8.65M	-2.4% ↓	\$245,000	\$10,000 ↑	\$156	\$14 ↑	22	-10 ↓	-4.5%	<div></div> +0.0%...
Benson/St. David	19 <div></div>	5.6% ↑	\$4.59M	4.4% ↑	\$230,000	\$-5,000 ↓	\$155	\$-6 ↓	48	31 ↑	-4.4%	<div></div> -2.7% ↓
SCC-Rio Rico East	18 <div></div>	-25.0% ↓	\$5.01M	-25.4% ↓	\$270,000	\$-3,000 ↓	\$178	\$11 ↑	14	-24 ↓	-0.7%	<div></div> 0.5% ↑
Pinal	13 <div></div>	18.2% ↑	\$3.65M	8.2% ↑	\$180,000	\$-95,000 ↓	\$186	\$8 ↑	23	16 ↑	-1.4%	<div></div> 0.6% ↑
Graham	10 <div></div>	66.7% ↑	\$3.11M	70.1% ↑	\$274,900	\$84,900 ↑	\$165	\$30 ↑	12	8 ↑	-1.9%	<div></div> -3.1% ↓
SCC-Rio Rico West	7 <div></div>	75.0% ↑	\$2.53M	166.6% ↑	\$399,000	\$159,000 ↑	\$191	\$37 ↑	39	33 ↑	-0.7%	<div></div> -0.6% ↓
Extended Northwest	7 <div></div>	-53.3% ↓	\$2.07M	-54.3% ↓	\$299,990	\$-9,910 ↓	\$186	\$4 ↑	25	-9 ↓	0.9%	<div></div> 1.6% ↑
Extended Southwest	5 <div></div>	-28.6% ↓	\$1.27M	-5.7% ↓	\$232,000	\$77,000 ↑	\$162	\$29 ↑	16	6 ↑	0.2%	<div></div> 5.4% ↑
SCC-Nogales East	3 <div></div>	0.0%	\$557K	-18.8% ↓	\$205,000	\$-45,000 ↓	\$129	\$-32 ↓	35	26 ↑	-9.1%	<div></div> -6.2% ↓
Navajo	3 <div></div>	0.0%	\$1.29M	-8.1% ↓	\$455,000	\$-15,000 ↓	\$314	\$43 ↑	24	-24 ↓	-3.3%	<div></div> 0.2% ↑
Extended Northeast	3 <div></div>	50.0% ↑	\$1.03M	-15.5% ↓	\$384,111	\$-15,889 ↓	\$409	\$187 ↑	5	-64 ↓	-4.0%	<div></div> 14.8% ↑
Pima Southwest	2 <div></div>	-33.3% ↓	\$425K	-34.7% ↓	\$190,000	\$-67,000 ↓	\$89	\$-55 ↓	9	-17 ↓	-4.5%	<div></div> -3.7% ↓
Extended Southeast	2 <div></div>	-	\$799.4K	-	\$363,400	-	\$205	-	30	-	-0.3%	<div></div> -
Maricopa	2 <div></div>	-	\$950K	-	\$455,000	-	\$244	-	9	-	1.6%	<div></div> -
SCC-Elgin	2 <div></div>	-	\$901.78K	-	\$250,000	-	\$233	-	1	-	-16.0%	<div></div> -
SCC-Nogales West	1 <div></div>	0.0%	\$350K	22.8% ↑	\$350,000	\$65,000 ↑	\$121	\$31 ↑	219	99 ↑	-12.5%	<div></div> -12.5%...
SCC-Tubac East	1 <div></div>	-66.7% ↓	\$440K	-82.0% ↓	\$440,000	\$-311,838 ↓	\$253	\$-6 ↓	0	-66 ↓	0.0%	<div></div> 4.0% ↑
SCC-Patagonia	1 <div></div>	-50.0% ↓	\$210K	-80.8% ↓	\$210,000	\$-235,000 ↓	\$428	\$202 ↑	147	133 ↑	-2.3%	<div></div> -2.2% ↓
Greenlee	1 <div></div>	-50.0% ↓	\$340K	-33.3% ↓	\$340,000	\$95,000 ↑	\$133	\$33 ↑	21	-65 ↓	-4.2%	<div></div> 4.7% ↑
SCC-Sonoita	1 <div></div>	-50.0% ↓	\$625K	-49.4% ↓	\$625,000	\$149,000 ↑	\$187	\$-7 ↓	231	225 ↑	0.0%	<div></div> 1.7% ↑

Green Valley Sahuarita Association of Realtors: **Market Activity & Pricing**

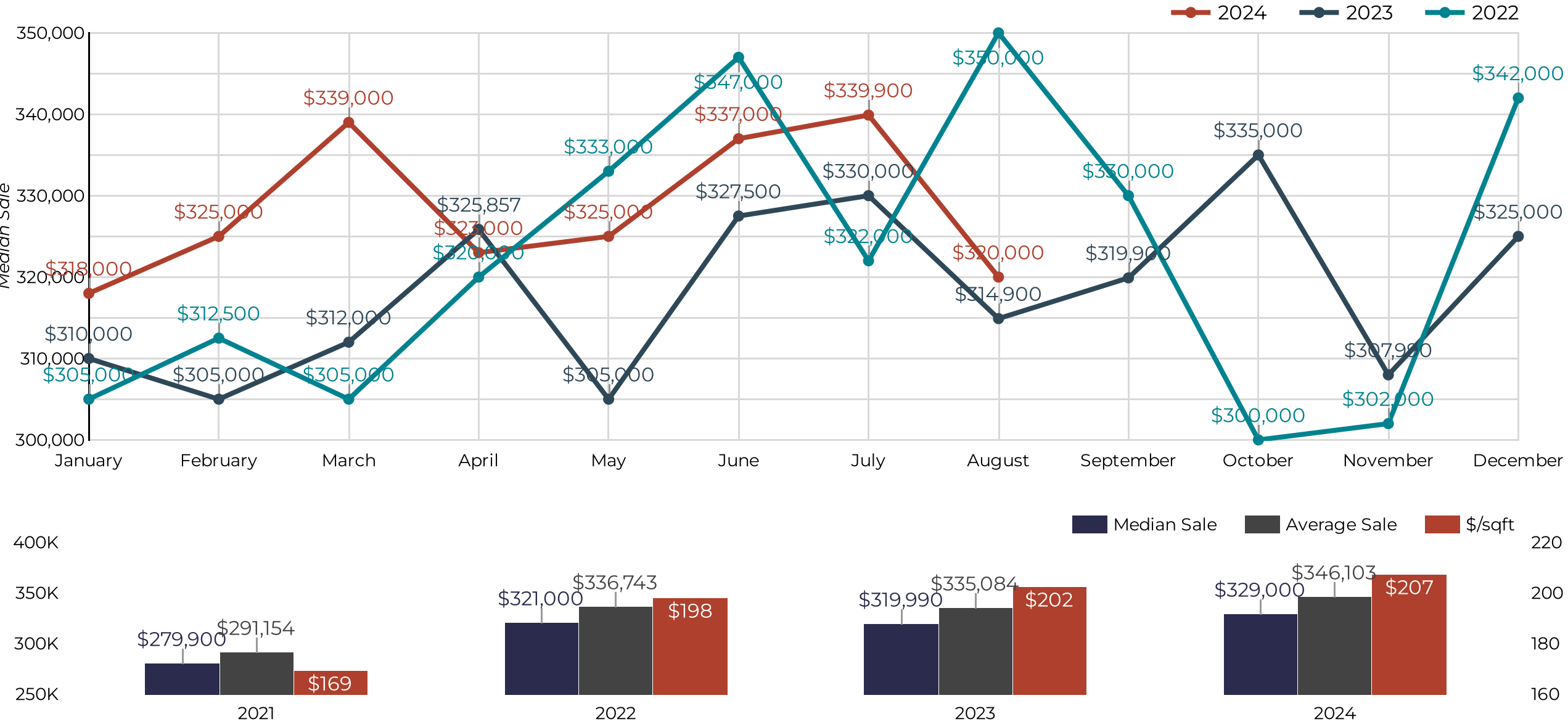
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Sep 3, 2024

August 2024



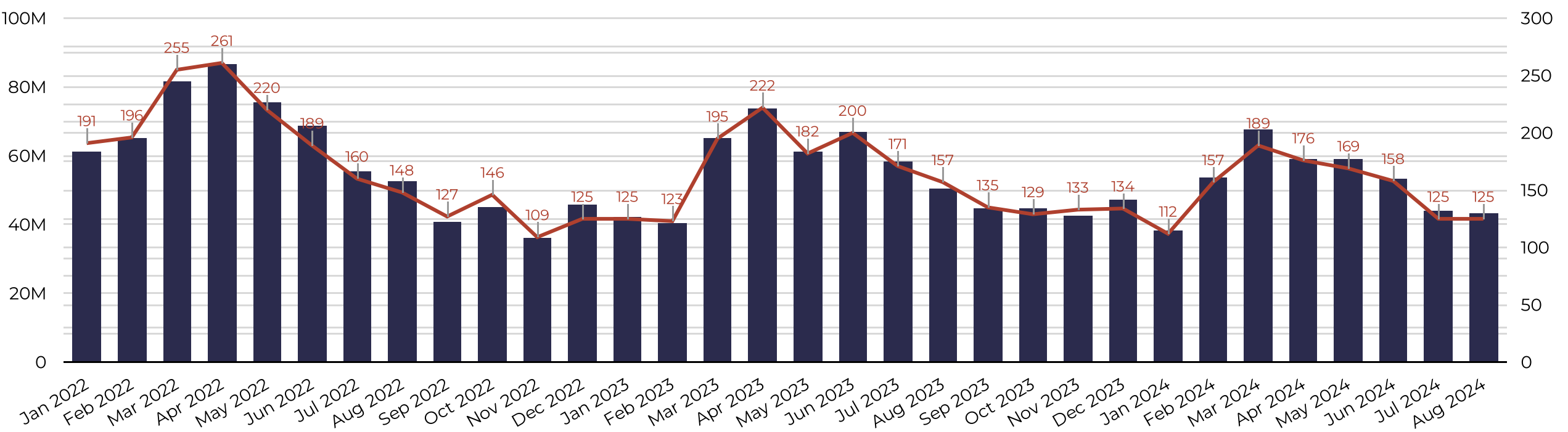
Market Pricing

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



Market Activity

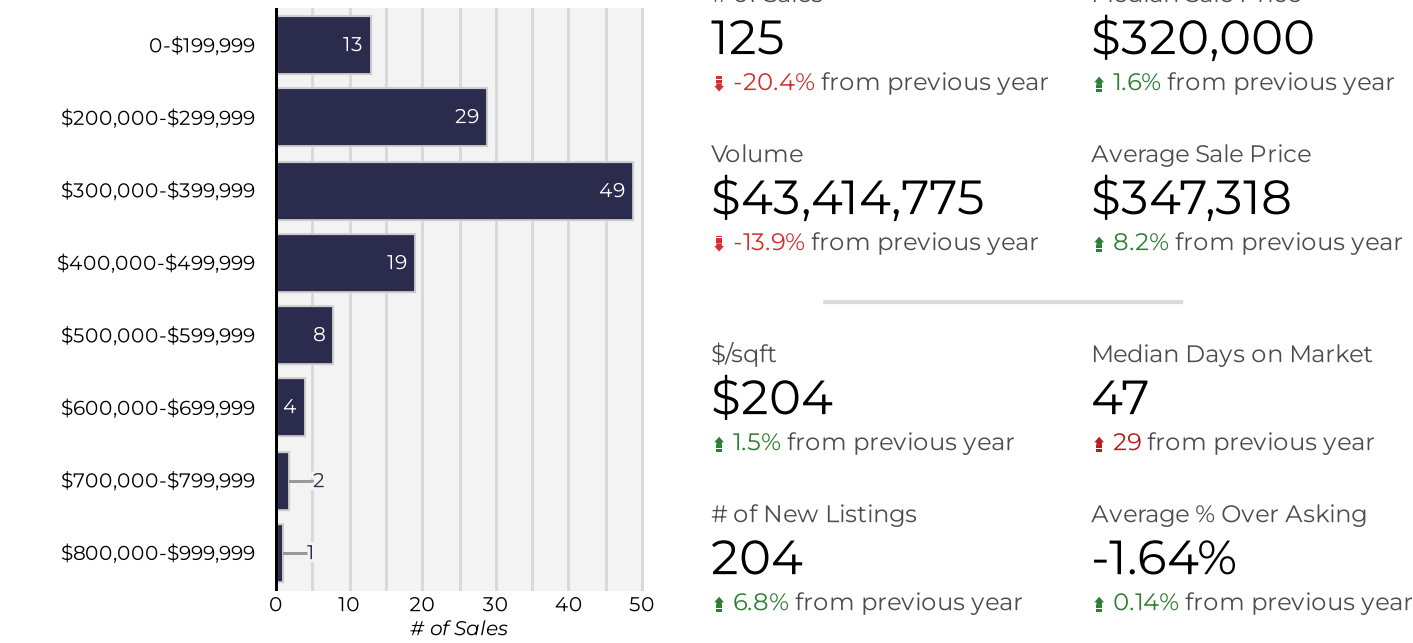
Use this data to see changes in total sales activity in this market over the past 3 years.



Green Valley Sahuarita Association of Realtors : **Buyer Demand**

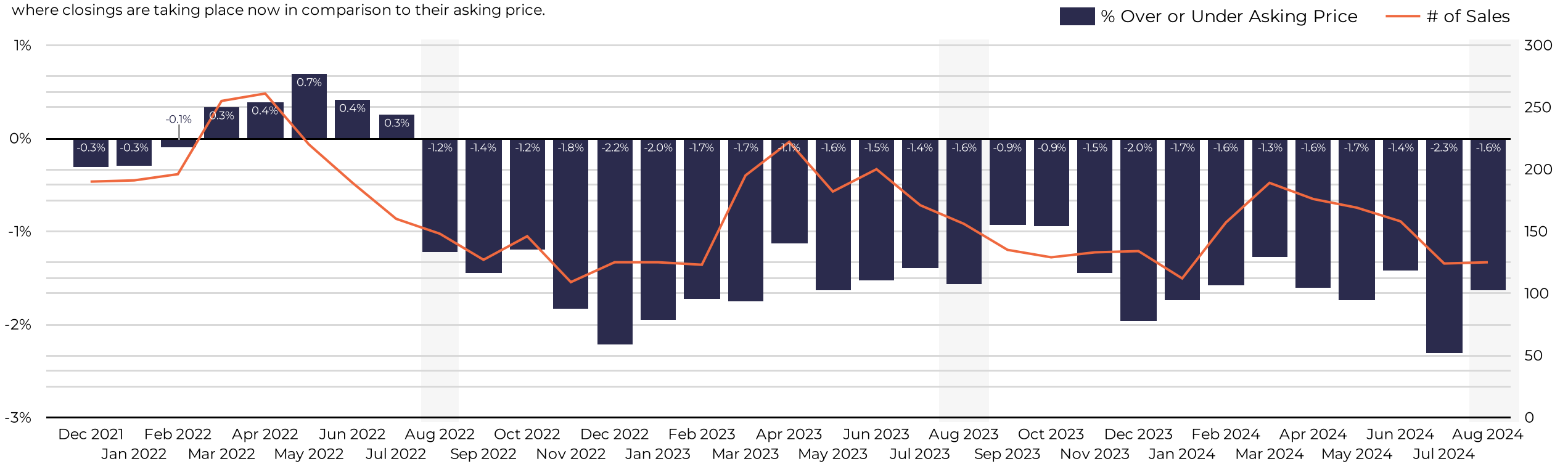
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Sep 3, 2024

August 2024



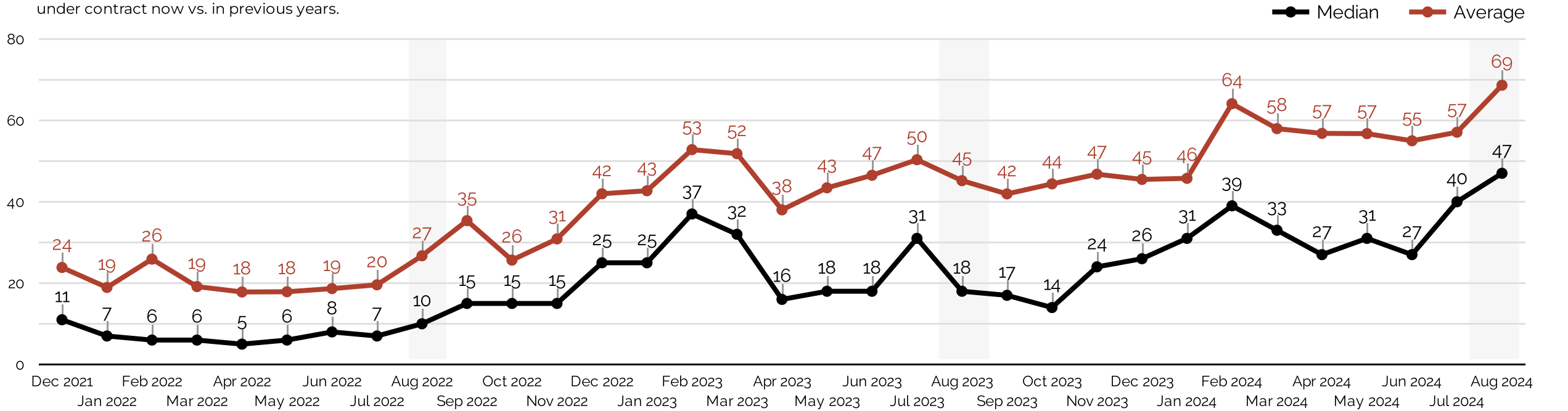
Buyer Demand

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



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	13	-38.1% ↓	38	19 ↑	-3.08%	1.49% ↑
\$200,000-\$299,999	29	-31.0% ↓	41	33 ↑	-1.91%	-0.70% ↓
\$300,000-\$399,999	49	-22.2% ↓	52	28 ↑	-1.48%	-0.22% ↓
\$400,000-\$499,999	19	-9.5% ↓	51	27 ↑	-1.18%	0.30% ↑
\$500,000-\$599,999	8	60.0% ↑	74	56 ↑	-1.13%	0.86% ↑
\$600,000-\$699,999	4	0.0%	19	-32 ↓	-0.30%	1.02% ↑
\$700,000-\$799,999	2	100.0% ↑	12	-16 ↓	0.00%	6.00% ↑
\$800,000-\$999,999	1	-	62	-	-4.34%	-

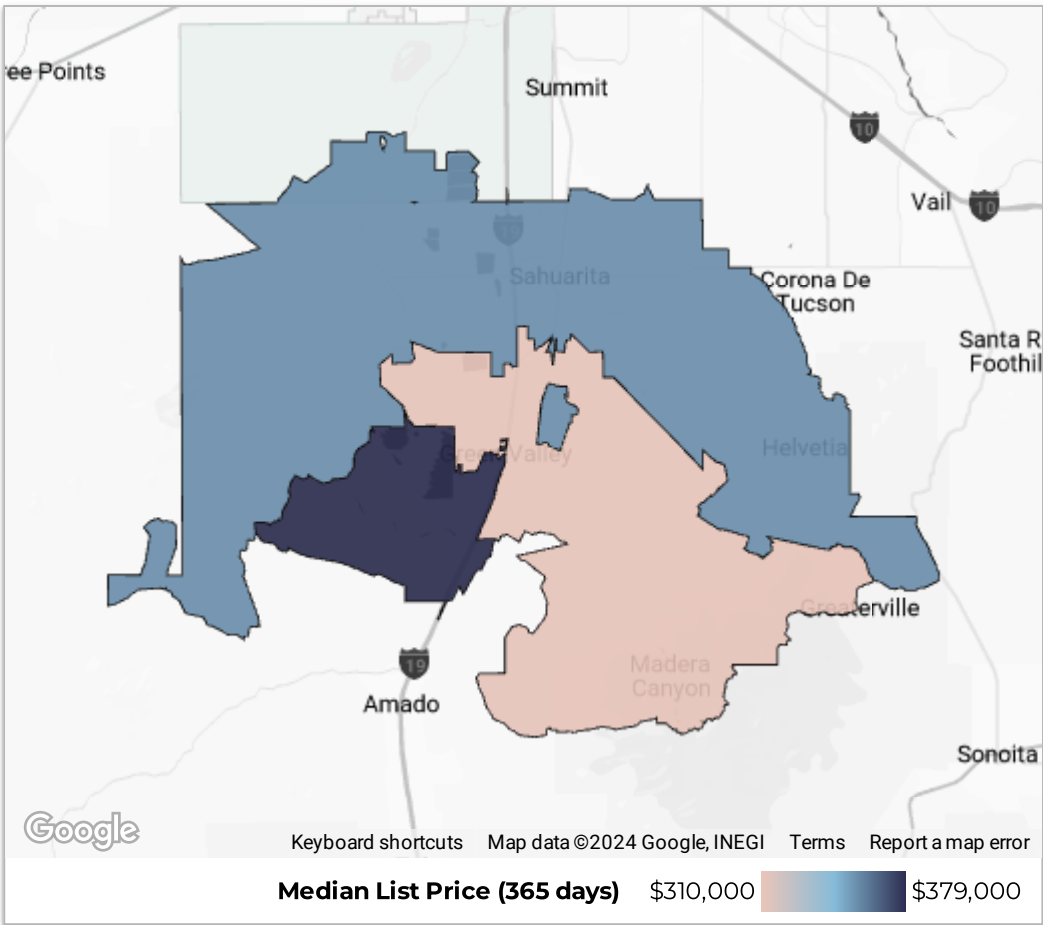
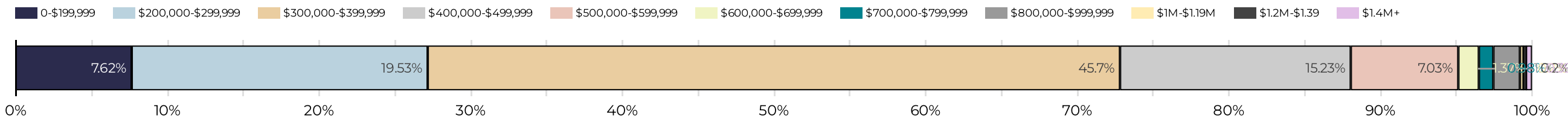
August
2024

of New Listings (Supply)
204
↑ 13 from previous year

of New Pending (Demand)
106
↓ -46 from previous year

Active Listings

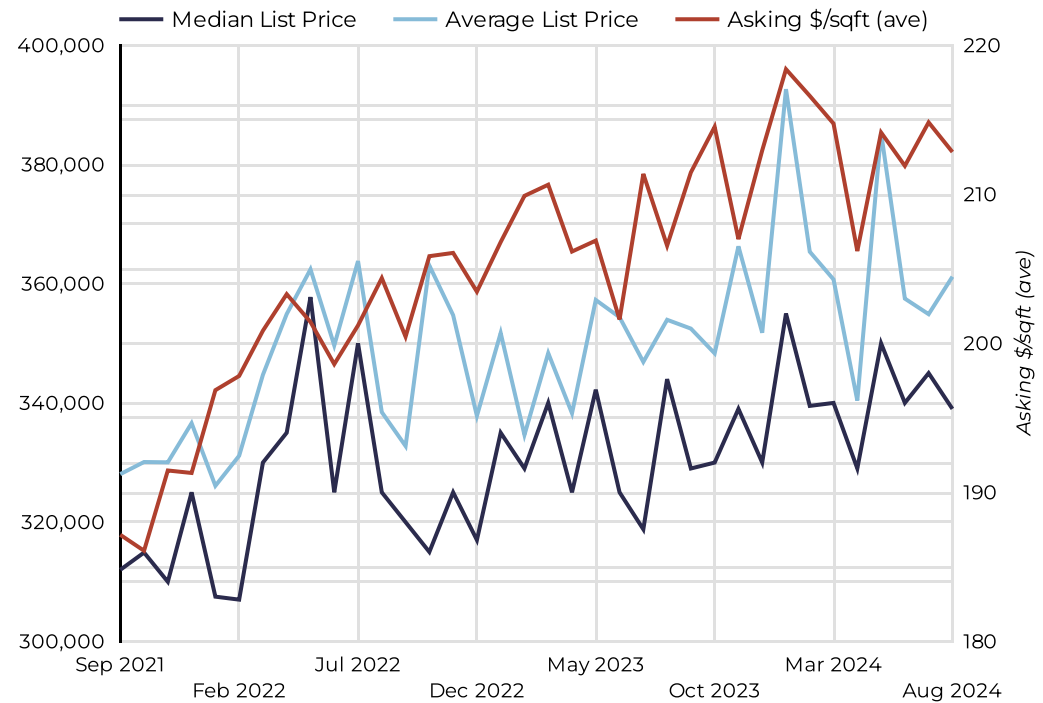
 Single Family Residence
 Townhouse
 Condominium
 Manufactured Home



Months of Supply By Price Range

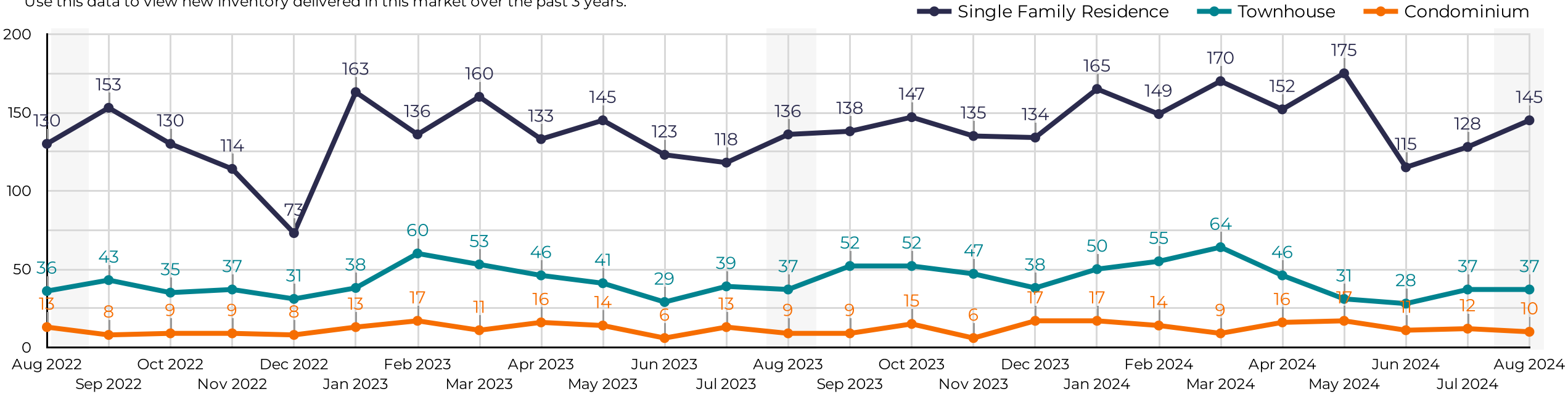
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.00 <div></div>	39	13
\$200,000-\$299,999	3.45 <div></div>	100	29
\$300,000-\$399,999	4.78 <div></div>	234	49
\$400,000-\$499,999	4.11 <div></div>	78	19
\$500,000-\$599,999	5.14 <div></div>	36	7
\$600,000-\$699,999	1.40 <div></div>	7	5
\$700,000-\$799,999	2.50 <div></div>	5	2
\$800,000-\$999,999	9.00 <div></div>	9	1
Grand total	4.06	508	125

Asking Prices



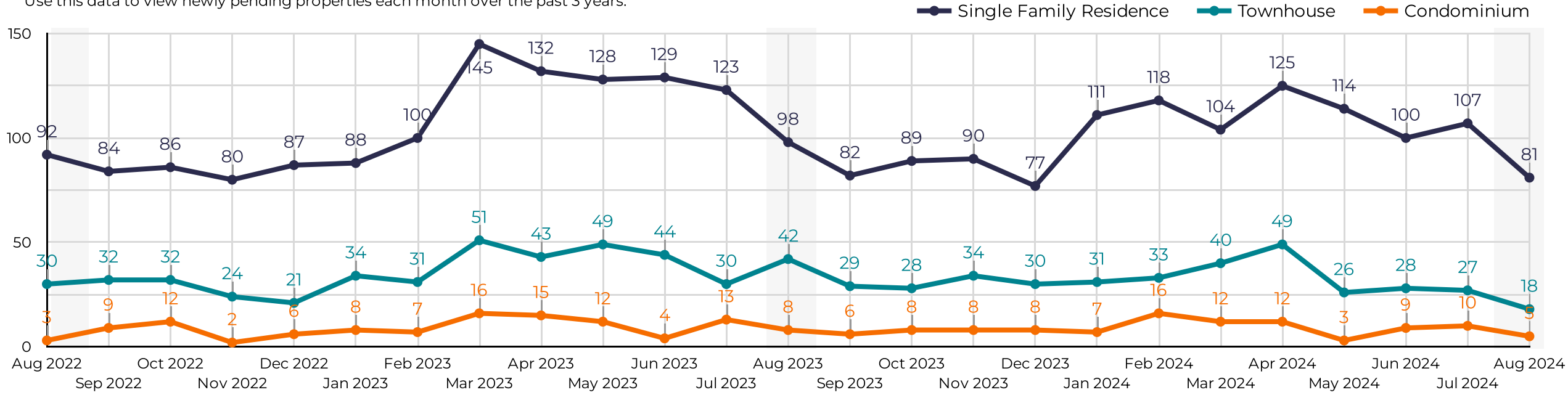
New Listings

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.

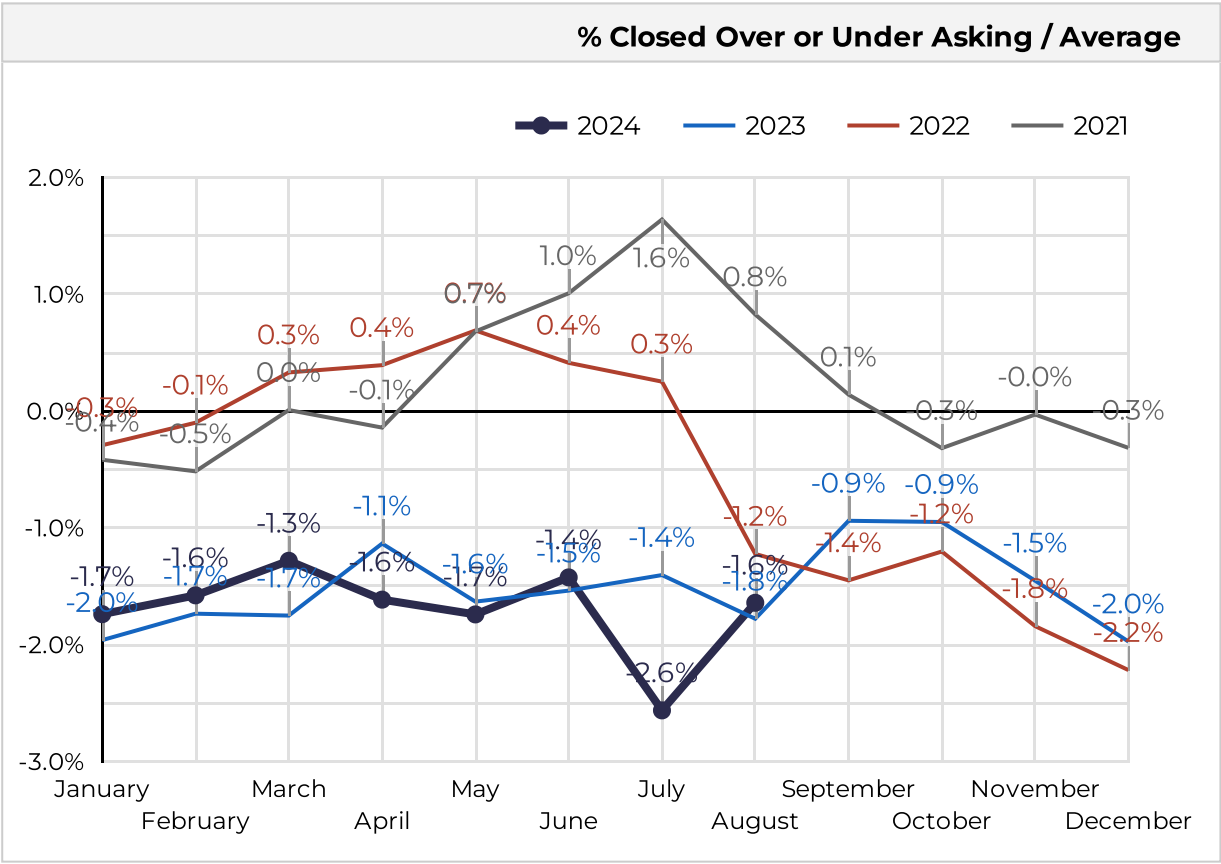
# of Sales / Count				
Month	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	157
March	298	255	195	189
April	246	261	222	176
May	226	220	182	169
June	260	189	200	158
July	191	160	171	125
August	167	148	157	125
September	157	127	135	-
October	172	146	129	-
November	190	109	133	-
December	190	125	134	-

Sale 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	\$323,000
May	\$275,000	\$333,000	\$305,000	\$325,000
June	\$272,000	\$347,000	\$327,500	\$337,000
July	\$280,000	\$322,000	\$330,000	\$339,900
August	\$285,500	\$350,000	\$314,900	\$320,000
September	\$299,000	\$330,000	\$319,900	-
October	\$310,000	\$300,000	\$335,000	-
November	\$303,000	\$302,000	\$307,990	-
December	\$315,000	\$342,000	\$325,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	7	25	31
February	6	6	37	39
March	6	6	32	33
April	6	5	16	27
May	4	6	18	31
June	5	8	18	27
July	4	7	31	40
August	5	10	18	47
September	6	15	17	-
October	7	15	14	-
November	8	15	24	-
December	11	25	26	-

New Listings / Count				
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	227
June	227	210	168	155
July	186	182	175	183
August	191	186	191	204
September	228	208	203	-
October	207	182	219	-
November	215	167	193	-
December	193	116	193	-

New Pending / Count				
Month	2021	2022	2023	2024
January	203	214	133	153
February	243	203	142	173
March	265	264	218	163
April	225	262	196	193
May	228	195	195	151
June	221	184	185	143
July	203	159	169	148
August	167	129	152	106
September	156	131	122	-
October	202	136	129	-
November	184	111	136	-
December	171	117	119	-



Aug 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	89 <div></div>	-18.3% ↓	\$35.19M	-11.8% ↓	\$355,000	\$5,000 ↑	\$203	\$1 ↑	47	24 ↑	-1.4% <div></div>	0.2% ↑
Townhouse	27 <div></div>	-22.9% ↓	\$6.82M	-18.2% ↓	\$244,000	\$100 ↑	\$206	\$6 ↑	52	43 ↑	-1.9% <div></div>	-0.0% ↓
Condominium	7 <div></div>	0.0%	\$1.02M	-5.1% ↓	\$140,000	\$-10,000 ↓	\$230	\$3 ↑	45	20 ↑	-3.6% <div></div>	-2.1% ↓
Manufactured Home	2 <div></div>	-50.0% ↓	\$384.5K	-51.6% ↓	\$189,500	\$-500 ↓	\$143	\$-50 ↓	4	-4 ↓	-0.8% <div></div>	-0.8% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	13 <div></div>	-18.8% ↓	\$2.08M	-18.8% ↓	\$146,500	\$-15,500 ↓	\$238	\$11 ↑	45	24 ↑	-3.6% <div></div>	-2.0% ↓
\$1000-1499 sqft	33 <div></div>	-38.9% ↓	\$8.8M	-38.1% ↓	\$260,000	\$3,000 ↑	\$204	\$0 ↑	28	18 ↑	-0.9% <div></div>	-0.0% ↓
\$1500-1999 sqft	44 <div></div>	-6.4% ↓	\$15.5M	-6.1% ↓	\$325,000	\$-10,000 ↓	\$201	\$-5 ↓	47	24 ↑	-2.1% <div></div>	0.2% ↑
2000-2499 sqft	21 <div></div>	-12.5% ↓	\$9.85M	-2.3% ↓	\$420,000	\$35,000 ↑	\$205	\$16 ↑	35	-16 ↓	-0.8% <div></div>	1.1% ↑
2500-2999 sqft	10 <div></div>	-28.6% ↓	\$4.47M	-31.4% ↓	\$446,990	\$20,000 ↑	\$164	\$-9 ↓	62	39 ↑	-1.3% <div></div>	-0.1% ↓
3000-3999 sqft	4 <div></div>	300.0% ↑	\$2.71M	545.0% ↑	\$530,000	\$110,000 ↑	\$215	\$80 ↑	62	45 ↑	-1.3% <div></div>	-1.3% ↓

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northeast	35 <div></div>	16.7% ↑	\$14.05M	29.1% ↑	\$355,000	\$37,000 ↑	\$201	\$-6 ↓	57	30 ↑	-1.7% <div></div>	0.6% ↑
Green Valley North	34 <div></div>	-43.3% ↓	\$12.42M	-39.0% ↓	\$340,000	\$7,010 ↑	\$184	\$-4 ↓	44	27 ↑	-0.5% <div></div>	0.4% ↑
Green Valley Northwest	29 <div></div>	-29.3% ↓	\$6.93M	-38.5% ↓	\$225,000	\$-17,000 ↓	\$205	\$-7 ↓	52	37 ↑	-3.2% <div></div>	-0.8% ↓
Green Valley Southwest	16 <div></div>	-5.9% ↓	\$6.78M	24.1% ↑	\$400,000	\$80,000 ↑	\$245	\$34 ↑	26	9 ↑	-1.2% <div></div>	-0.6% ↓
Green Valley Southeast	11 <div></div>	37.5% ↑	\$3.24M	39.2% ↑	\$309,000	\$20,000 ↑	\$214	\$1 ↑	40	-2 ↓	-1.7% <div></div>	0.2% ↑