

MLSSAZ Monthly Market Report

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



Dec 2024

Quick Stats Dec 2024

of Sales

1,106

± 1.2% from previous month

Median Sale Price

\$358,000

± 0.64% from previous month

Average Sale Price

\$422,267

± 0.19% from previous month

Median DOM

34

± 3 from previous month

% Over

-2.04%

± 0.29% from previous month

of New Listings

1,374

± -23.0% from previous month

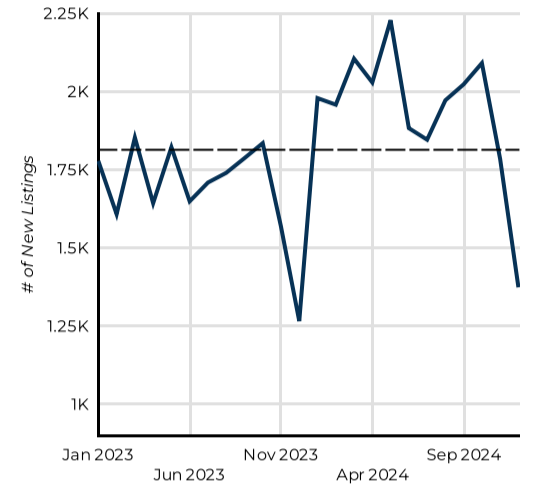
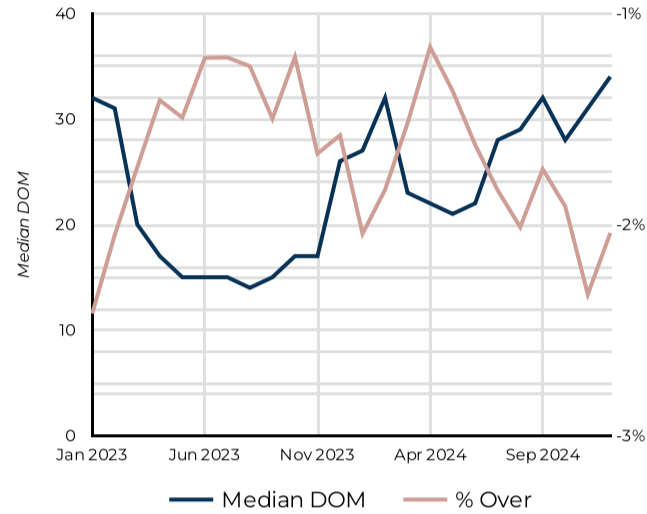
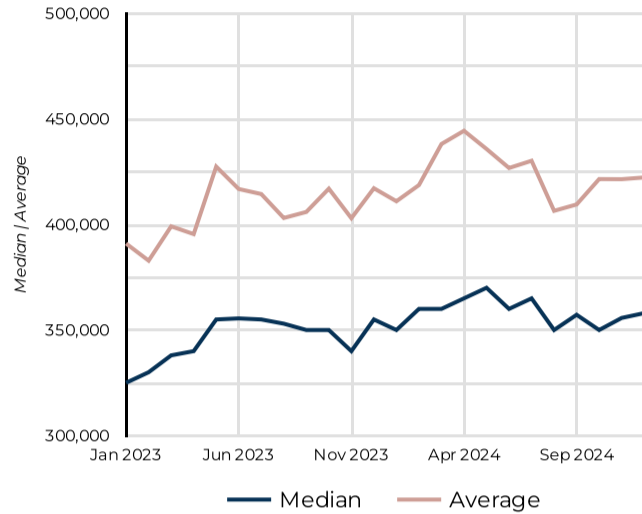
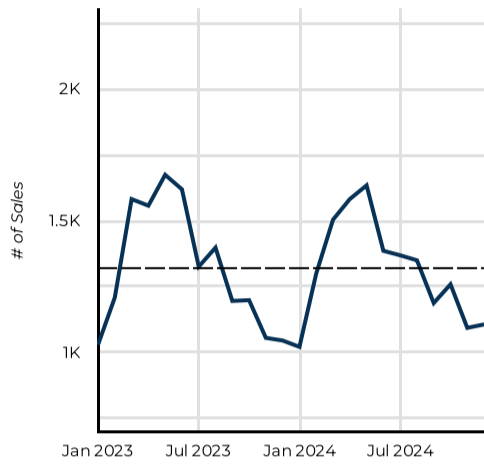


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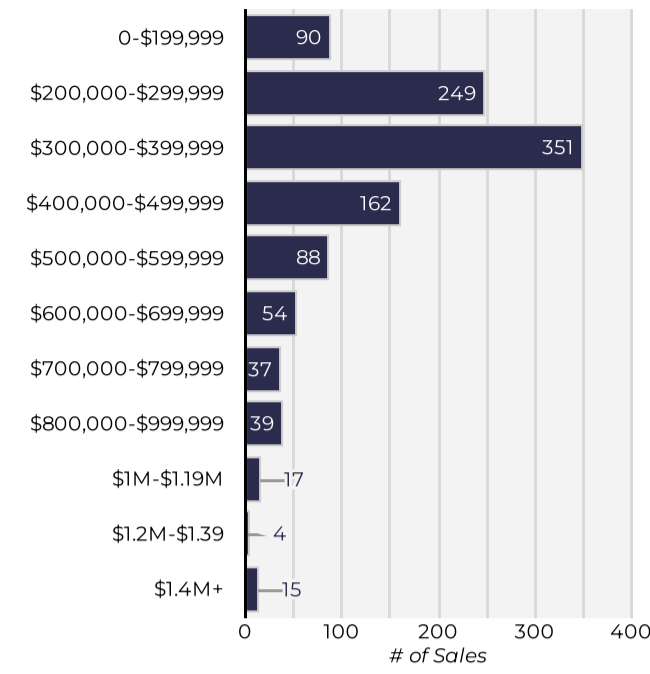
Market Activity - Market Pricing - Buyer Demand - Inventory

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

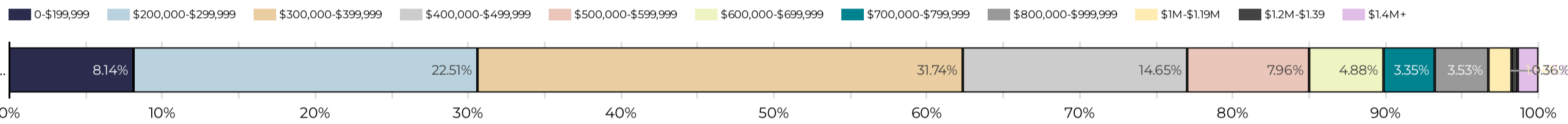
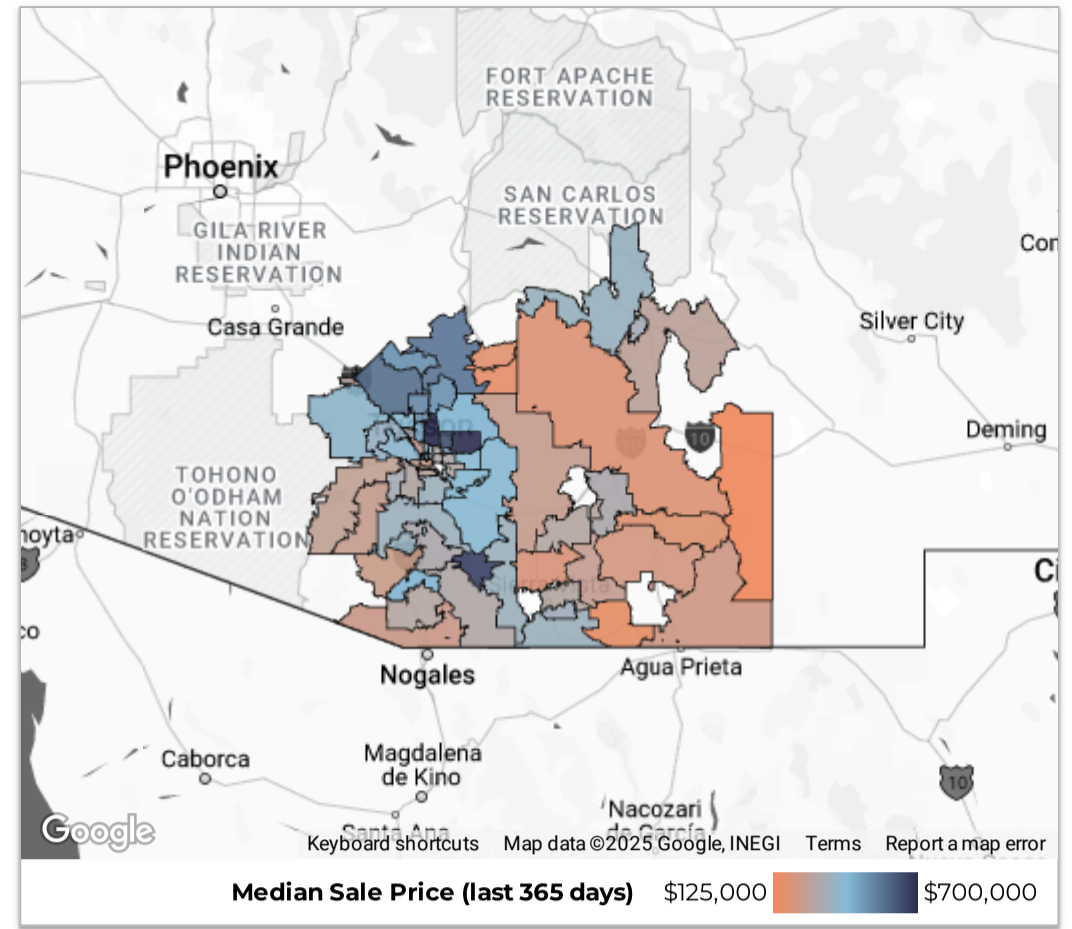
Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Jan 2, 2025

December 2024

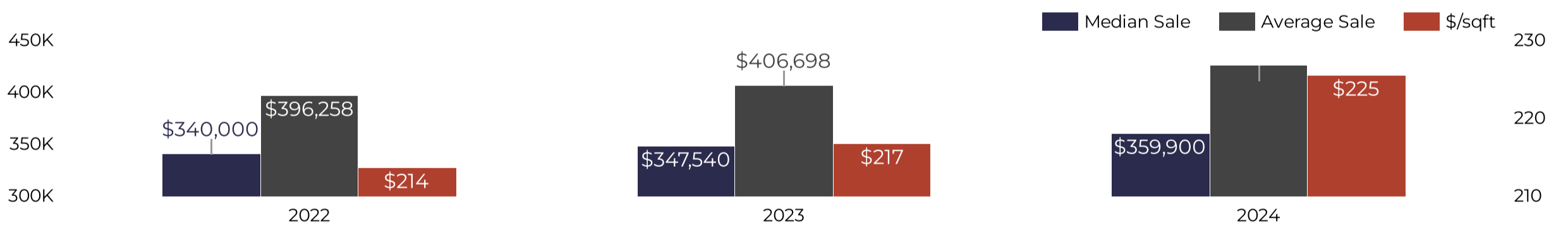
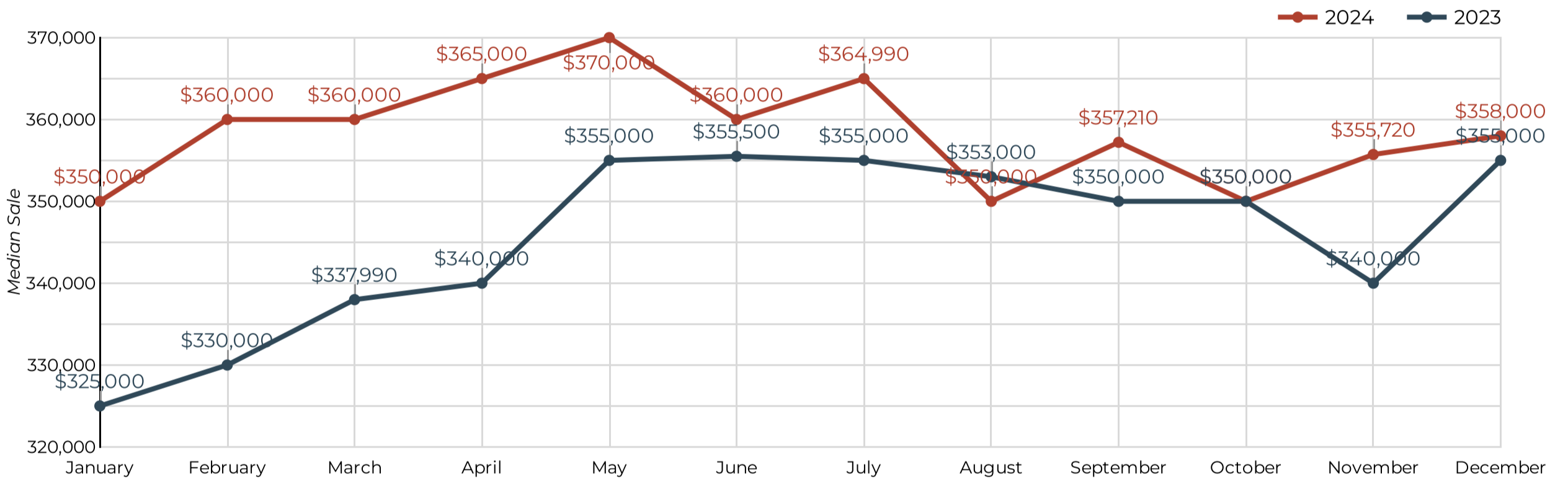


of Sales: **1,106** (↑ 5.8% from previous year)
 Median Sale Price: **\$358,000** (↑ 0.8% from previous year)
 Volume: **\$467,027,365** (↑ 7.1% from previous year)
 Average Sale Price: **\$422,267** (↑ 1.2% from previous year)
 \$/sqft: **\$224** (↑ 2.1% from previous year)
 Median Days on Market: **34** (↑ 8 from previous year)
 # of New Listings: **1,374** (↑ 8.5% from previous year)
 Average % Over Asking: **-2.04%** (↓ -0.46% from previous year)



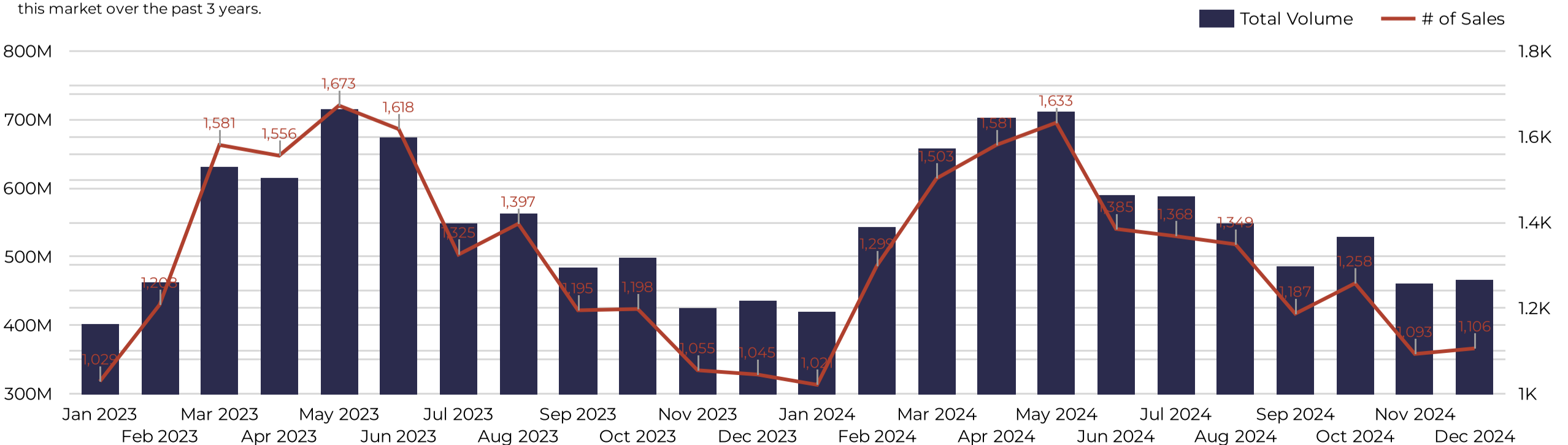
Market Pricing

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



Market Activity

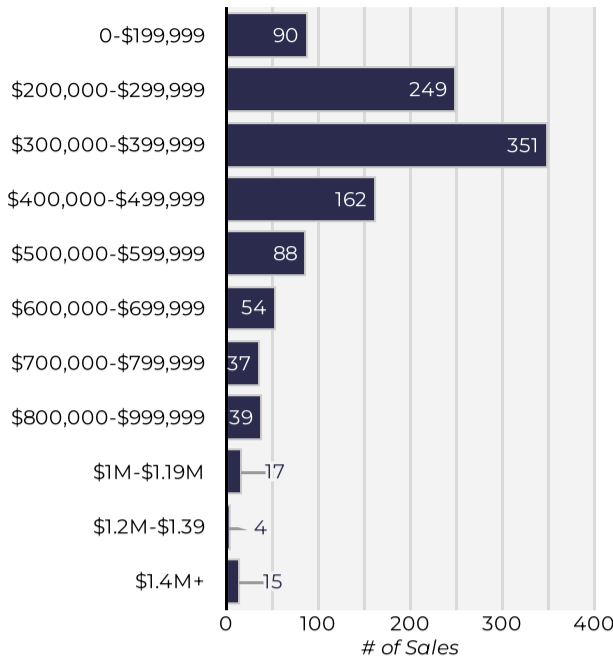
Use this data to see changes in total sales activity in this market over the past 3 years.



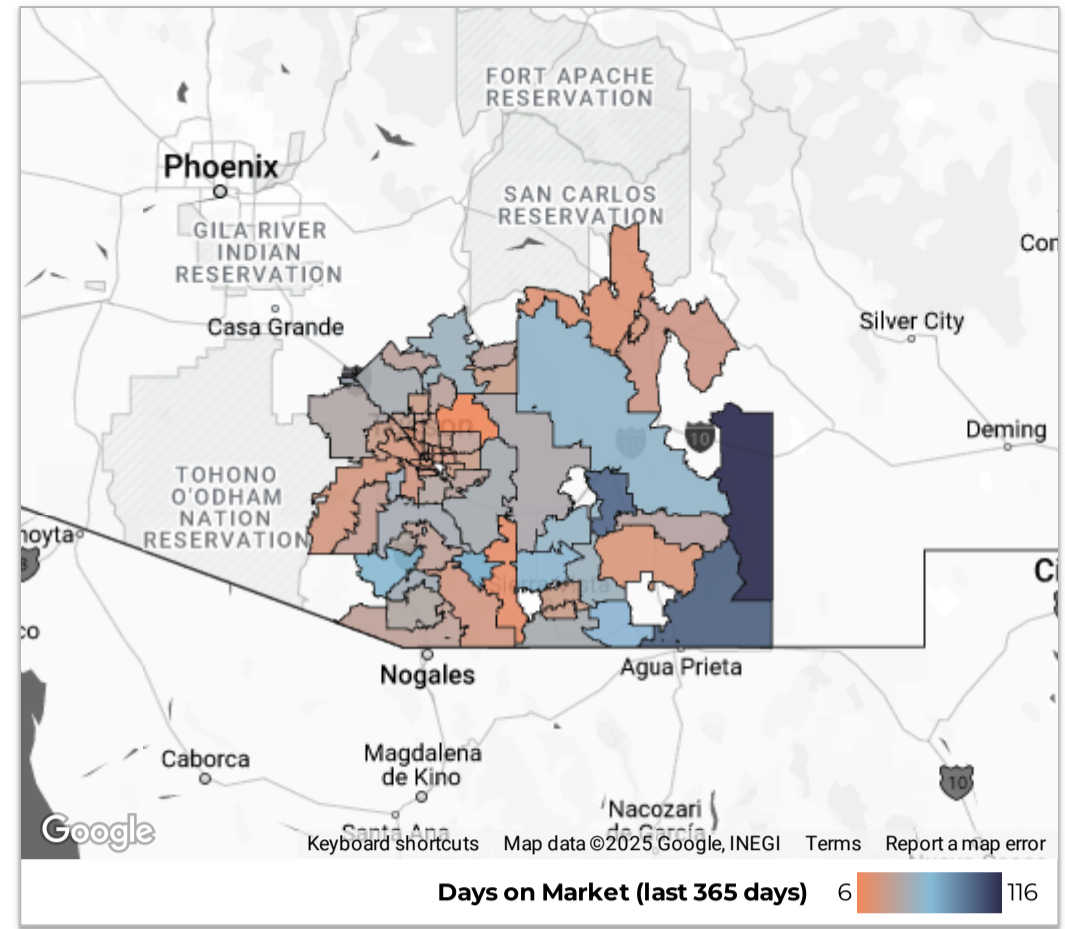
Southern AZ Housing Market: Buyer Demand

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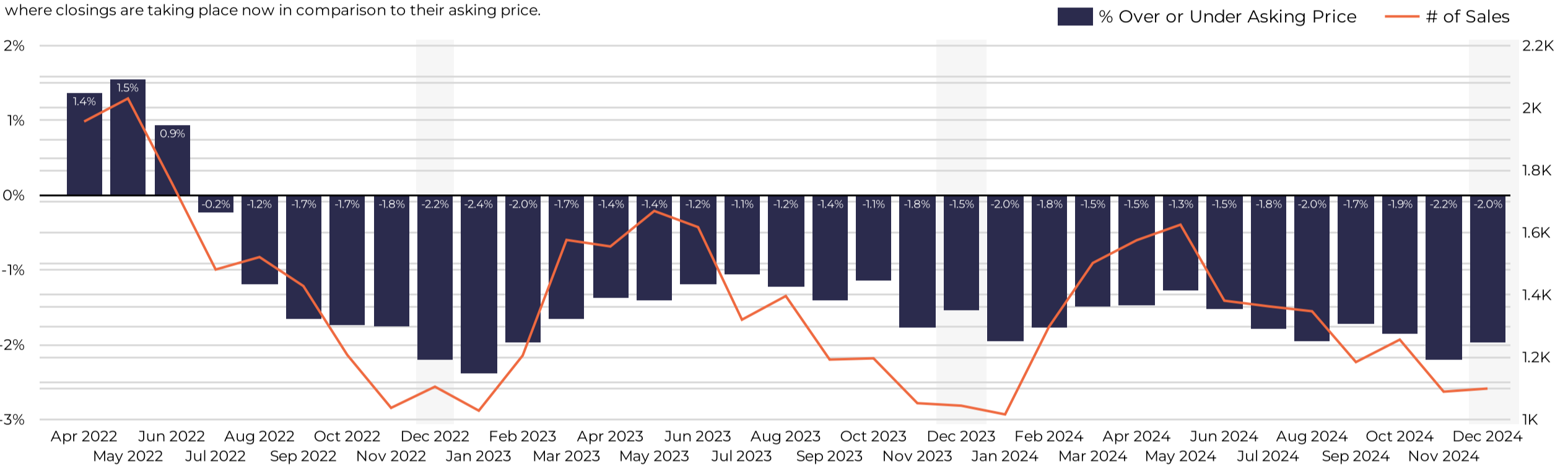


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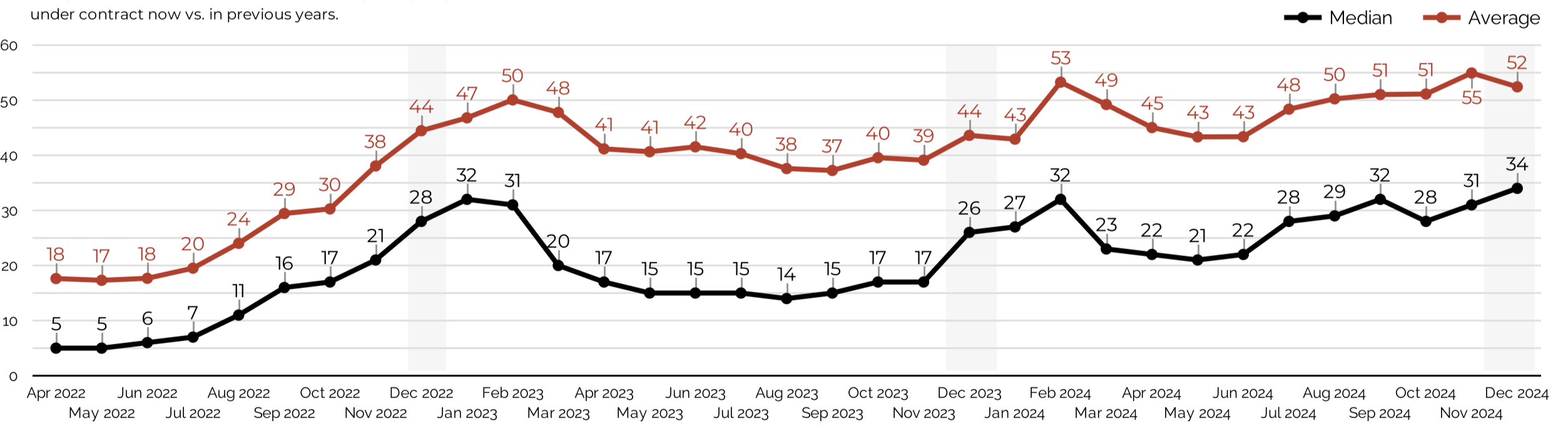
Buyer Demand

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



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	90	25.0% ↑	30	7 ↑	-6.00%	-1.07% ↓
\$200,000-\$299,999	249	-4.6% ↓	26	8 ↑	-1.71%	-0.74% ↓
\$300,000-\$399,999	351	5.1% ↑	47	12 ↑	-1.38%	0.13% ↑
\$400,000-\$499,999	162	-3.6% ↓	36	3 ↑	-1.48%	0.01% ↑
\$500,000-\$599,999	88	3.5% ↑	32	11 ↑	-2.03%	-0.75% ↓
\$600,000-\$699,999	54	14.9% ↑	25	-1 ↓	-2.00%	-1.28% ↓
\$700,000-\$799,999	37	68.2% ↑	36	25 ↑	-2.62%	-1.17% ↓
\$800,000-\$999,999	39	116.7% ↑	25	8 ↑	-2.63%	0.21% ↑
\$1M-\$1.19M	17	30.8% ↑	27	0	-1.72%	1.16% ↑
\$1.2M-\$1.39	4	-73.3% ↓	38	27 ↑	-3.39%	-4.32% ↓
\$1.4M+	15	50.0% ↑	18	2 ↑	-2.44%	1.30% ↑

Southern AZ Housing Market: Inventory

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December 2024

of New Listings (Supply)
1,374
↑ 108 from previous year

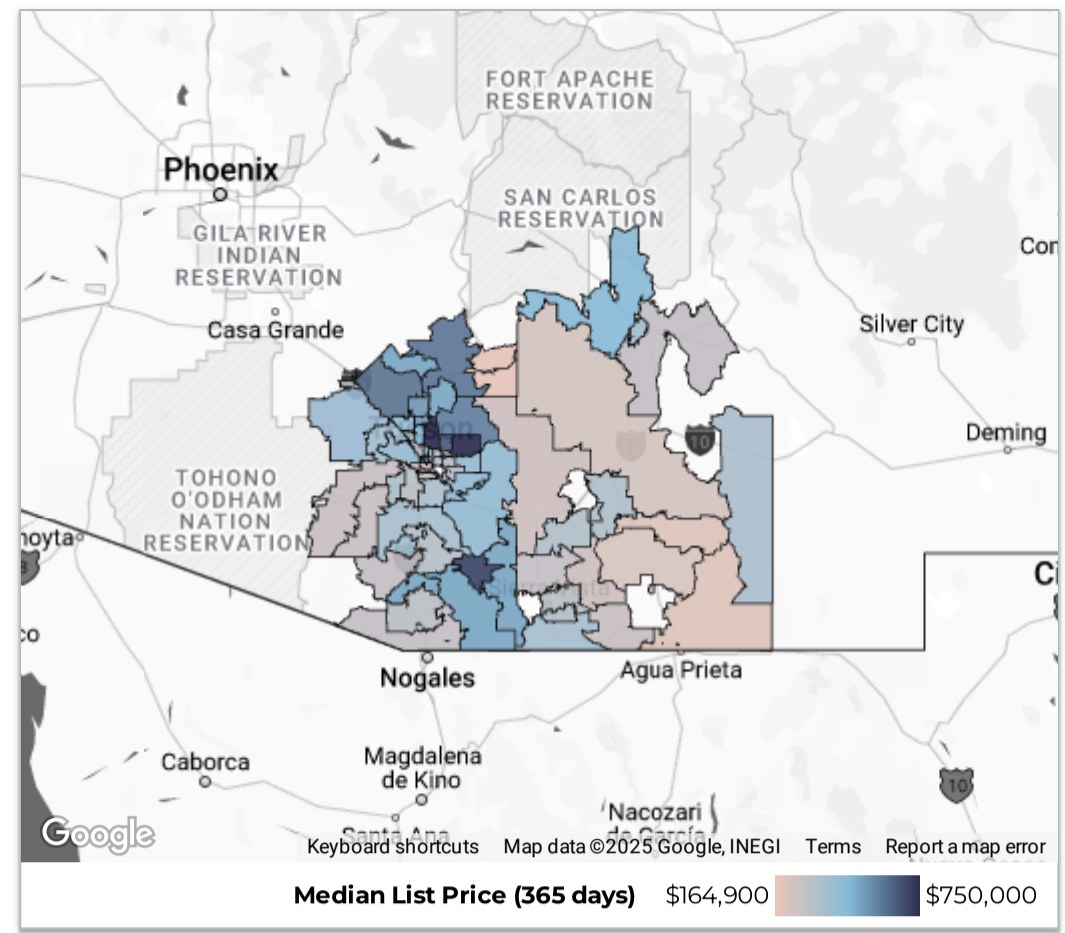
Months of Supply
4.28

of New Pendings (Demand)
1,050
↑ 72 from previous year

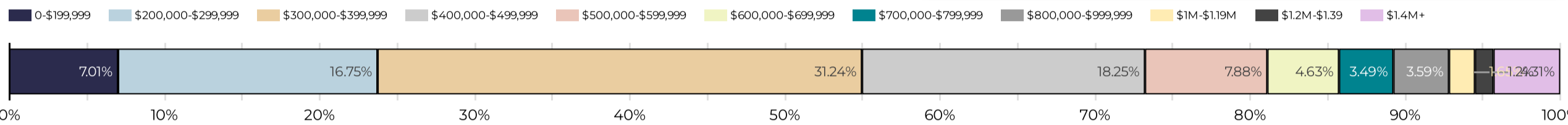
Active Listings
4,734

Pending Listings
628

	Average	#
Single Family Residence	\$591,071	3,807
Townhouse	\$334,973	375
Condominium	\$221,531	260
Manufactured Home	\$280,151	236
Mobile Home	\$168,566	56
Grand total	\$529,991	4,734



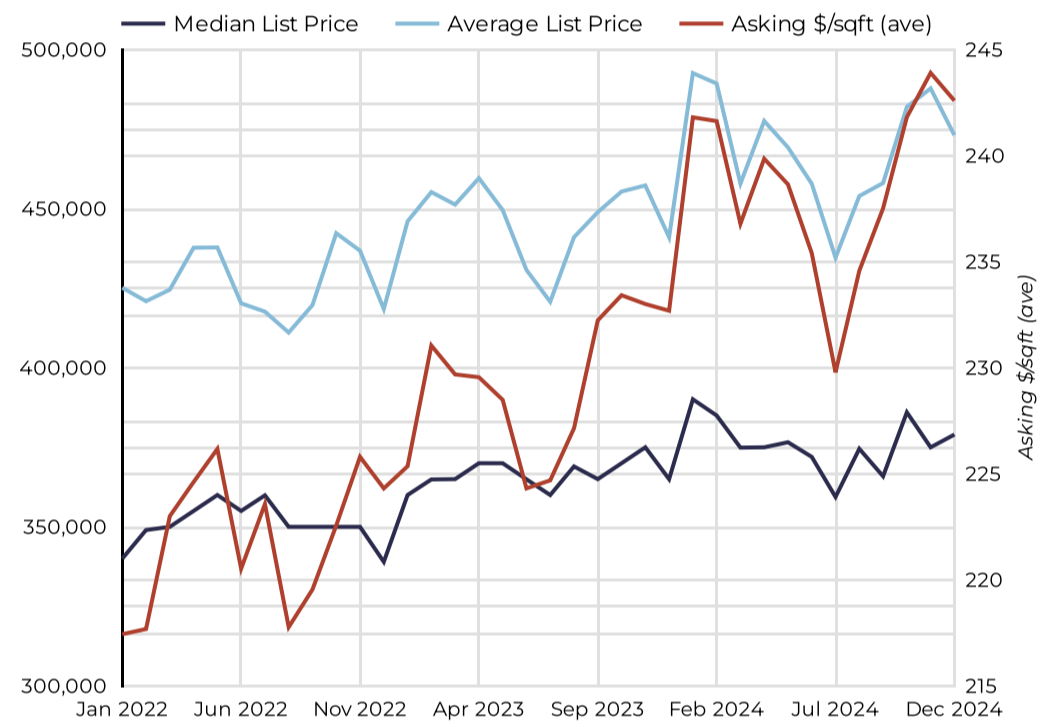
Active Listings



Months of Supply By Price Range

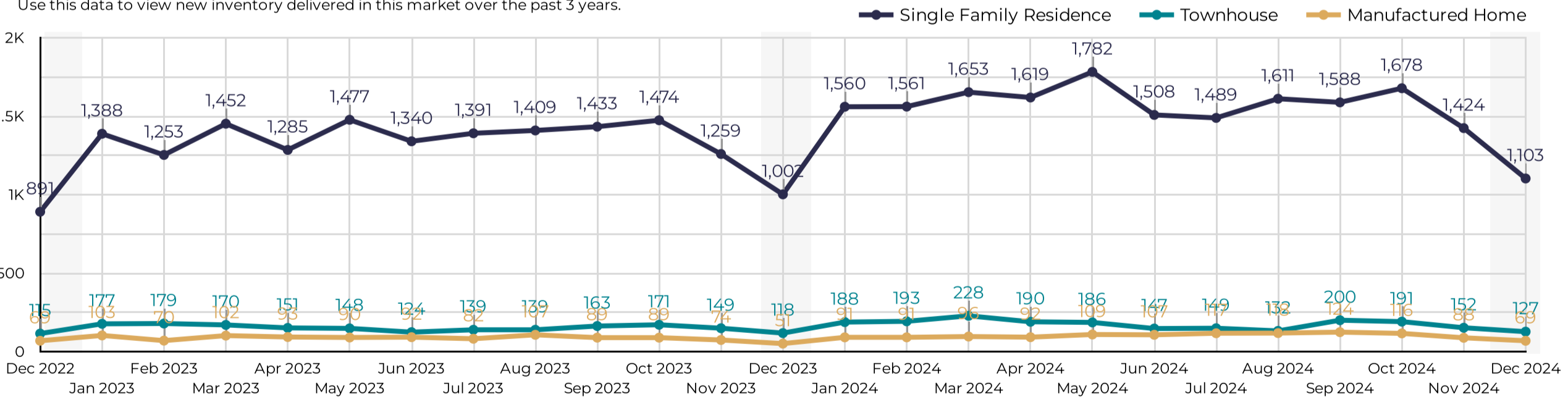
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.95	332	84
\$200,000-\$299,999	3.15	793	252
\$300,000-\$399,999	4.35	1,479	340
\$400,000-\$499,999	5.14	864	168
\$500,000-\$599,999	4.14	373	90
\$600,000-\$699,999	3.84	219	57
\$700,000-\$799,999	4.46	165	37
\$800,000-\$999,999	4.05	170	42
\$1M-\$1.19M	5.20	78	15
\$1.2M-\$1.39	11.40	57	5
\$1.4M+	12.75	204	16
Grand total	4.28	4,734	1,106

Asking Prices



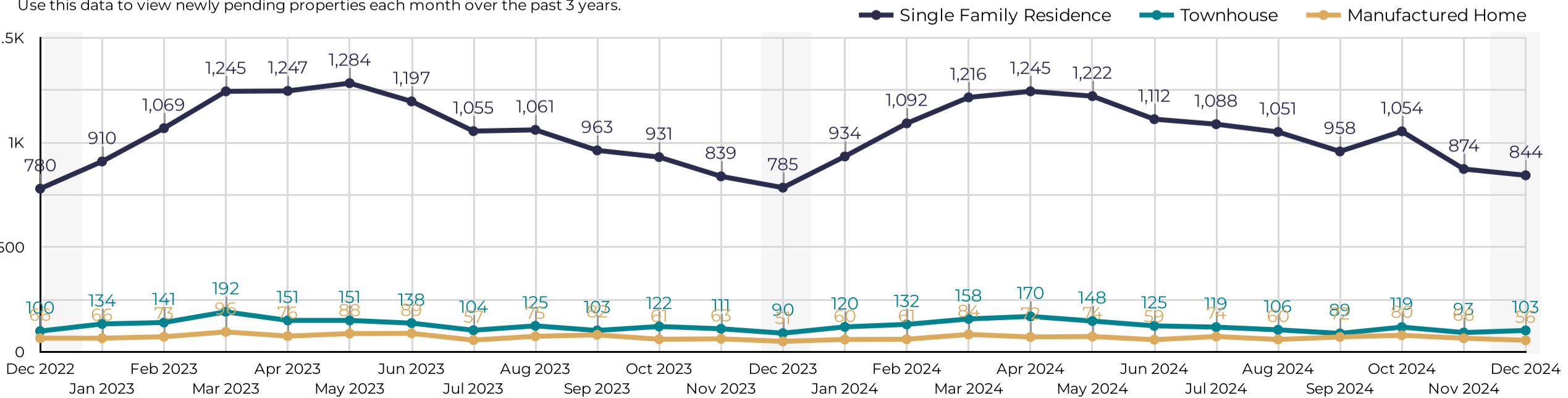
New Listings

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.

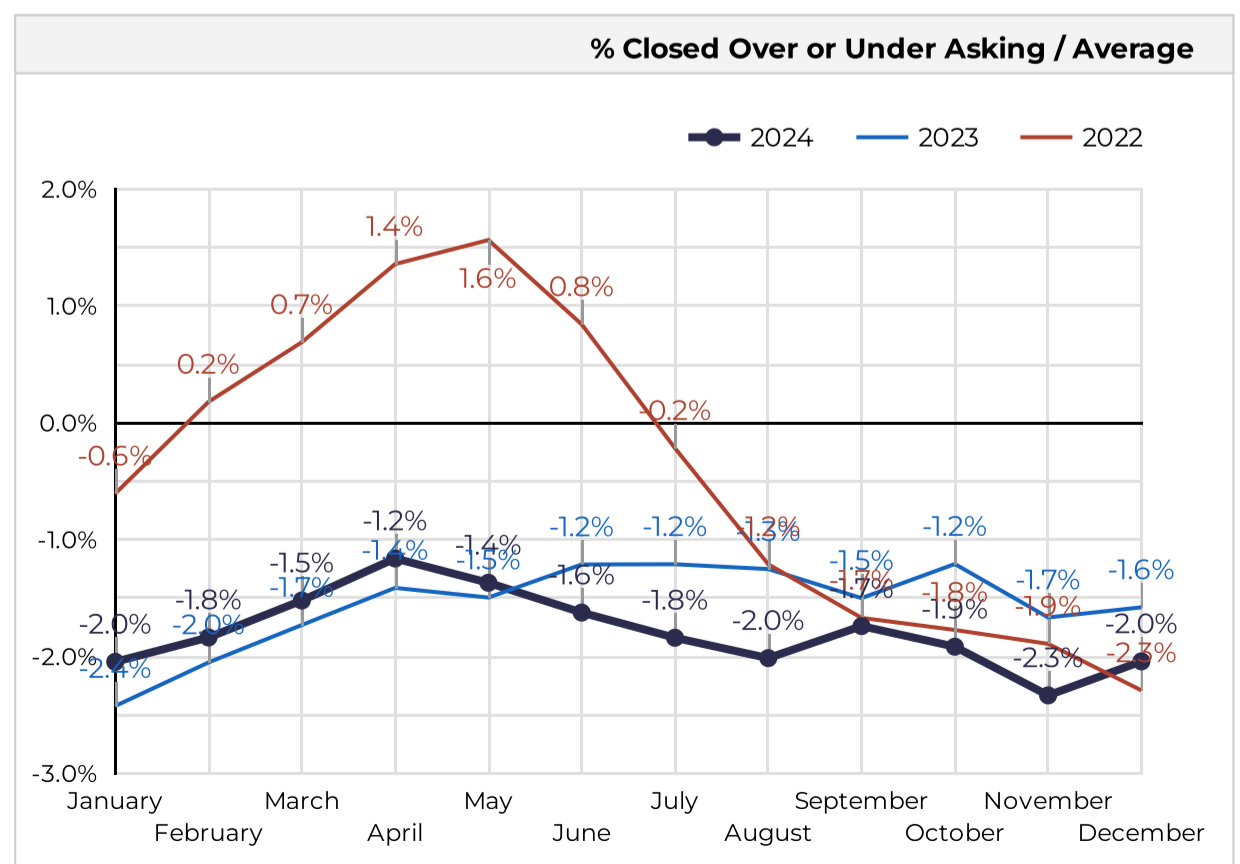
# of Sales / Count			
Month	2022	2023	2024
January	1,591	1,029	1,021
February	1,676	1,208	1,299
March	2,134	1,581	1,503
April	1,957	1,556	1,581
May	2,031	1,673	1,633
June	1,764	1,618	1,385
July	1,483	1,325	1,368
August	1,524	1,397	1,349
September	1,431	1,195	1,187
October	1,208	1,198	1,258
November	1,041	1,055	1,093
December	1,107	1,045	1,106

Sale Price / Median			
Month	2022	2023	2024
January	\$313,500	\$325,000	\$350,000
February	\$327,600	\$330,000	\$360,000
March	\$333,000	\$337,990	\$360,000
April	\$346,000	\$340,000	\$365,000
May	\$350,000	\$355,000	\$370,000
June	\$355,000	\$355,500	\$360,000
July	\$351,000	\$355,000	\$364,990
August	\$344,390	\$353,000	\$350,000
September	\$345,000	\$350,000	\$357,210
October	\$330,000	\$350,000	\$350,000
November	\$340,000	\$340,000	\$355,720
December	\$330,000	\$355,000	\$358,000

Days on Market / Median			
Month	2022	2023	2024
January	10	32	27
February	7	31	32
March	6	20	23
April	5	17	22
May	5	15	21
June	6	15	22
July	7	15	28
August	11	14	29
September	16	15	32
October	17	17	28
November	21	17	31
December	28	26	34

New Listings / Count			
Month	2022	2023	2024
January	1,978	1,778	1,979
February	1,948	1,608	1,958
March	2,171	1,853	2,105
April	2,287	1,643	2,029
May	2,184	1,822	2,228
June	2,424	1,649	1,883
July	2,251	1,709	1,846
August	2,122	1,740	1,972
September	1,984	1,787	2,023
October	1,740	1,835	2,091
November	1,461	1,568	1,784
December	1,160	1,266	1,374

New Pending / Count			
Month	2022	2023	2024
January	1,789	1,175	1,187
February	1,862	1,366	1,374
March	2,094	1,642	1,546
April	1,965	1,584	1,588
May	1,914	1,620	1,518
June	1,605	1,507	1,364
July	1,428	1,322	1,372
August	1,498	1,333	1,279
September	1,300	1,201	1,176
October	1,193	1,177	1,308
November	1,029	1,074	1,083
December	1,005	978	1,050



Southern AZ Housing Market: Comparisons

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Dec 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.

Property Type	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	886	4.6% ↑	\$409.8M	6.3% ↑	\$385,000	\$8,100 ↑	\$230	\$5 ↑	35	8 ↑	-1.8%	-0.4% ↓
Townhouse	107	20.2% ↑	\$33.92M	23.4% ↑	\$298,500	\$20,600 ↑	\$230	\$5 ↑	32	16 ↑	-2.3%	-1.1% ↓
Manufactured Home	57	1.8% ↑	\$13.27M	-6.3% ↓	\$243,500	\$-9,000 ↓	\$155	\$-7 ↓	21	-6 ↓	-2.1%	-0.2% ↓
Condominium	39	-4.9% ↓	\$7.63M	-0.2% ↓	\$175,000	\$13,000 ↑	\$215	\$10 ↑	29	12 ↑	-2.9%	-0.5% ↓
Mobile Home	10	-9.1% ↓	\$1.46M	27.5% ↑	\$120,000	\$40,000 ↑	\$138	\$14 ↑	18	-9 ↓	-8.3%	2.2% ↑

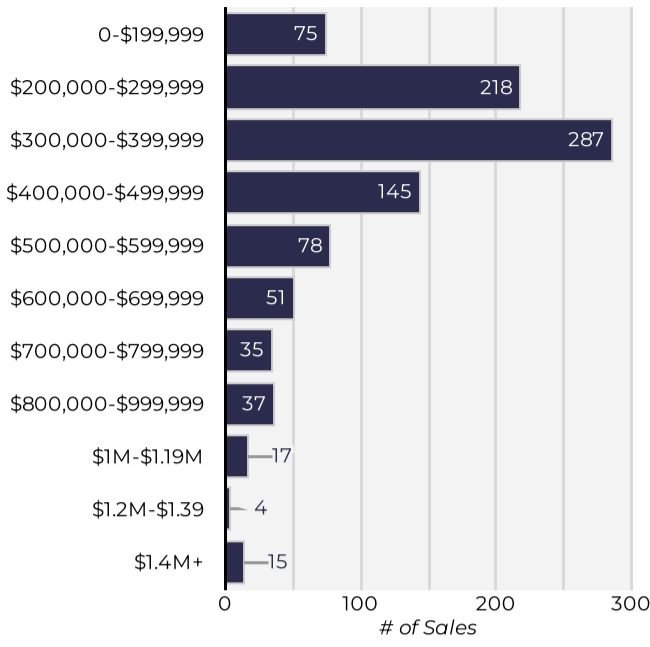
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	82	10.8% ↑	\$16.24M	20.7% ↑	\$195,000	\$23,000 ↑	\$242	\$16 ↑	24	8 ↑	-2.9%	0.3% ↑
\$1000-1499 sqft	297	10.4% ↑	\$83.68M	11.5% ↑	\$285,000	\$5,000 ↑	\$222	\$3 ↑	28	10 ↑	-1.9%	-0.9% ↓
\$1500-1999 sqft	340	1.8% ↑	\$129.13M	5.3% ↑	\$365,000	\$15,000 ↑	\$219	\$8 ↑	40	13 ↑	-1.7%	-0.2% ↓
2000-2499 sqft	194	-6.3% ↓	\$90.54M	-5.1% ↓	\$442,000	\$13,000 ↑	\$210	\$2 ↑	36	1 ↑	-1.9%	-0.5% ↓
2500-2999 sqft	107	18.9% ↑	\$68.19M	32.3% ↑	\$619,000	\$109,000 ↑	\$235	\$25 ↑	33	-8 ↓	-2.2%	-0.6% ↓
3000-3999 sqft	61	0.0%	\$51.73M	-9.9% ↓	\$825,000	\$-75,000 ↓	\$254	\$-29 ↓	41	20 ↑	-2.0%	0.3% ↑
4000-4999 sqft	14	133.3% ↑	\$18.16M	69.6% ↑	\$1,400,000	\$100,000 ↑	\$294	\$-91 ↓	38	4 ↑	-4.6%	0.6% ↑
5000+ sqft	4	33.3% ↑	\$8.4M	-12.6% ↓	\$1,250,000	\$-1,760,000 ↓	\$359	\$-154 ↓	38	-23 ↓	-3.2%	3.0% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	147	12.2% ↑	\$77.35M	2.0% ↑	\$475,000	\$19,785 ↑	\$255	\$-5 ↓	35	14 ↑	-1.7%	-0.4% ↓
Central	124	26.5% ↑	\$44.09M	29.4% ↑	\$325,000	\$35,000 ↑	\$249	\$8 ↑	26	15 ↑	-1.6%	-0.7% ↓
North	89	58.9% ↑	\$69.02M	68.3% ↑	\$650,000	\$111,000 ↑	\$300	\$-8 ↓	23	6 ↑	-2.4%	-0.0% ↓
East	85	10.4% ↑	\$29.99M	21.4% ↑	\$315,000	\$15,000 ↑	\$211	\$7 ↑	39	25 ↑	-1.8%	-0.5% ↓
Upper Southeast	69	-31.7% ↓	\$28.98M	-31.0% ↓	\$395,000	\$5,010 ↑	\$208	\$12 ↑	50	-8 ↓	-1.9%	-0.3% ↓
Southwest	63	14.5% ↑	\$18.97M	9.2% ↑	\$315,000	\$18,460 ↑	\$192	\$-2 ↓	25	-9 ↓	-2.4%	-0.7% ↓
West	56	21.7% ↑	\$25.82M	21.8% ↑	\$400,000	\$10,000 ↑	\$241	\$9 ↑	31	18 ↑	-2.8%	-1.3% ↓
Extended West	45	-35.7% ↓	\$16.82M	-36.6% ↓	\$380,708	\$-1,602 ↓	\$195	\$5 ↑	41	-12 ↓	-1.4%	0.4% ↑
Green Valley North	42	0.0%	\$15.31M	-1.6% ↓	\$345,000	\$-4,000 ↓	\$190	\$7 ↑	44	-6 ↓	-1.3%	0.2% ↑
South	41	-31.7% ↓	\$11.11M	-32.8% ↓	\$285,000	\$10,000 ↑	\$186	\$-10 ↓	21	-4 ↓	-1.1%	-0.3% ↓
Southeast	39	44.4% ↑	\$15.12M	42.6% ↑	\$384,499	\$-10,501 ↓	\$212	\$5 ↑	61	36 ↑	-0.7%	0.6% ↑
Upper Northwest	38	-9.5% ↓	\$20M	-15.2% ↓	\$499,000	\$-5,000 ↓	\$247	\$-21 ↓	21	-6 ↓	-2.3%	-0.4% ↓
Green Valley Northwest	38	5.6% ↑	\$9.51M	4.7% ↑	\$230,000	\$-15,000 ↓	\$194	\$-11 ↓	28	8 ↑	-3.9%	-1.2% ↓
Northeast	36	-10.0% ↓	\$20.86M	-5.9% ↓	\$495,000	\$55,000 ↑	\$234	\$-2 ↓	25	6 ↑	-2.9%	-1.4% ↓
Green Valley Northeast	30	15.4% ↑	\$12.67M	23.3% ↑	\$370,000	\$45,000 ↑	\$236	\$27 ↑	23	2 ↑	-1.8%	-0.2% ↓
Benson/St. David	25	150.0% ↑	\$6.26M	86.6% ↑	\$231,123	\$-23,877 ↓	\$155	\$-28 ↓	74	49 ↑	-1.1%	-0.3% ↓
Cochise	24	4.3% ↑	\$8.19M	42.0% ↑	\$275,000	\$37,000 ↑	\$148	\$-4 ↓	35	4 ↑	-2.9%	1.2% ↑
Green Valley Southwest	20	42.9% ↑	\$8.09M	59.2% ↑	\$342,000	\$-3,000 ↓	\$227	\$13 ↑	29	8 ↑	-1.9%	-0.9% ↓
Green Valley Southeast	14	-12.5% ↓	\$5.15M	-30.5% ↓	\$357,625	\$-37,375 ↓	\$222	\$-11 ↓	50	36 ↑	-1.8%	1.0% ↑
SCC-Rio Rico East	14	7.7% ↑	\$4.16M	14.1% ↑	\$287,000	\$27,000 ↑	\$179	\$6 ↑	45	5 ↑	-1.1%	0.1% ↑
Pinal	11	83.3% ↑	\$2.79M	42.5% ↑	\$190,000	\$-43,000 ↓	\$184	\$-8 ↓	29	3 ↑	-4.7%	-2.2% ↓
Graham	10	25.0% ↑	\$2.58M	13.5% ↑	\$248,570	\$-16,430 ↓	\$155	\$-14 ↓	4	-18 ↓	-0.8%	1.3% ↑
Extended Northwest	9	-10.0% ↓	\$2.76M	-8.8% ↓	\$310,000	\$23,000 ↑	\$187	\$11 ↑	122	91 ↑	-1.6%	-1.8% ↓
Extended Southwest	7	-22.2% ↓	\$1.87M	-1.2% ↓	\$259,000	\$34,000 ↑	\$150	\$15 ↑	48	20 ↑	-1.6%	0.1% ↑
SCC-Nogales East	4	-20.0% ↓	\$849.9K	-31.1% ↓	\$201,900	\$-78,100 ↓	\$136	\$-16 ↓	12	-11 ↓	-3.9%	-0.1% ↓
SCC-Tubac East	4	-42.9% ↓	\$2.39M	-37.1% ↓	\$450,000	\$-117,343 ↓	\$260	\$-41 ↓	73	73 ↑	-3.7%	-11.5% ↓
SCC-Rio Rico West	4	-20.0% ↓	\$1.62M	-2.4% ↓	\$260,000	\$-9,900 ↓	\$191	\$21 ↑	13	-13 ↓	-2.9%	-1.2% ↓
Greenlee	2	-	\$410K	-	\$160,000	-	\$139	-	44	-	1.6%	-
SCC-Sonoita	2	-	\$630K	-	\$230,000	-	\$375	-	224	-	-17.9%	-
Extended Southeast	1	-50.0% ↓	\$295K	-62.6% ↓	\$295,000	\$-79,900 ↓	\$251	\$24 ↑	11	-14 ↓	7.3%	7.3% ↑
Santa Cruz	1	-	\$135K	-	\$135,000	-	\$268	-	8	-	0.0%	-
Maricopa	1	0.0%	\$439K	9.8% ↑	\$439,000	\$39,000 ↑	\$287	\$40 ↑	75	-18 ↓	0.0%	3.6% ↑
SCC-Nogales West	1	0.0%	\$550K	25.0% ↑	\$550,000	\$110,000 ↑	\$204	\$37 ↑	48	-28 ↓	-4.3%	0.0%

Tucson Association of Realtors: **Market Activity & Pricing**

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December 2024



of Sales **962**
 ↑ 5.6% from previous year

Volume **\$416,293,689**
 ↑ 7.2% from previous year

\$/sqft **\$226**
 ↑ 2.0% from previous year

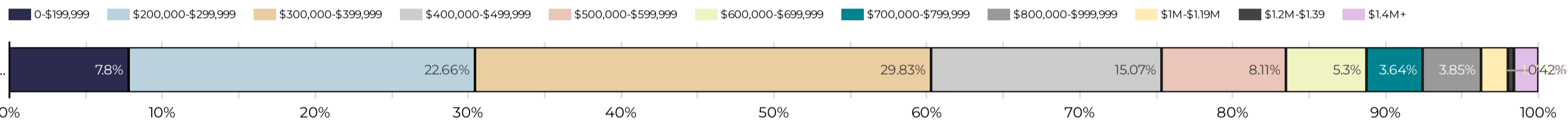
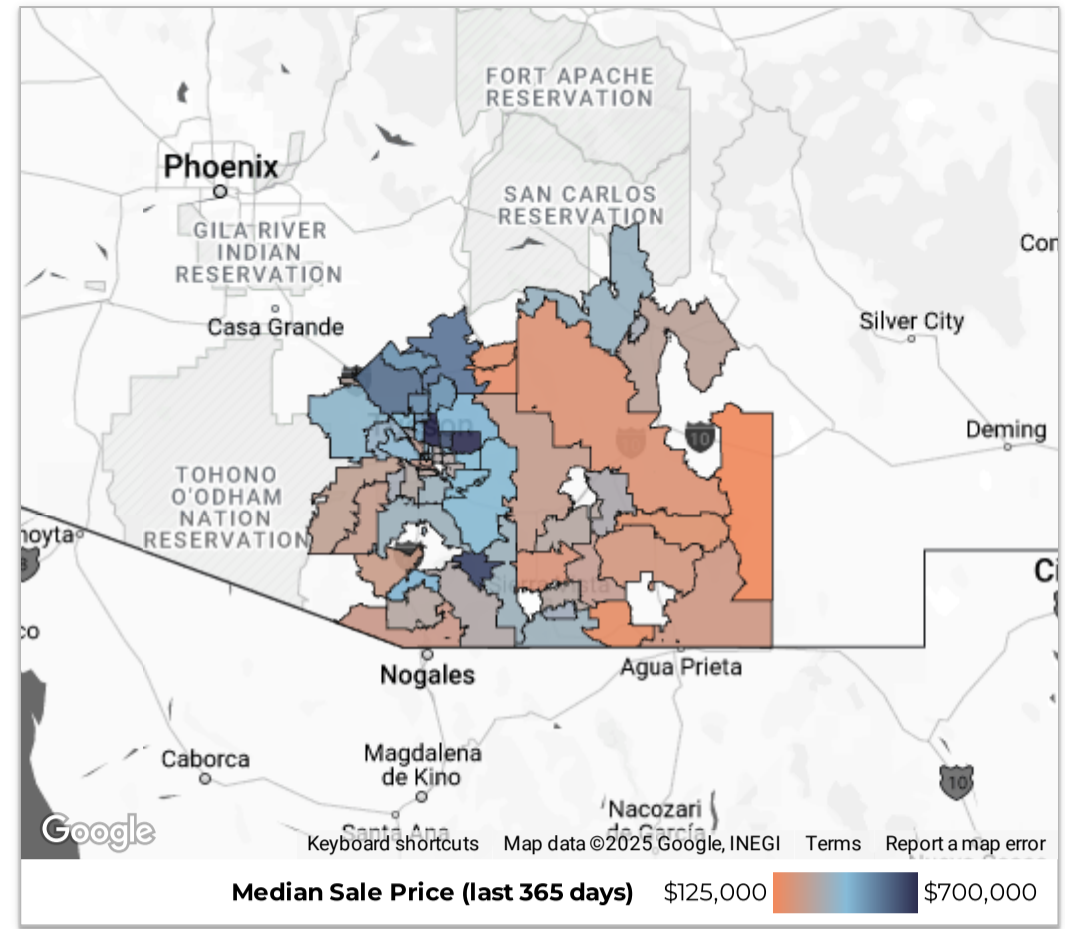
of New Listings **1,183**
 ↑ 10.3% from previous year

Median Sale Price **\$363,000**
 ↑ 0.9% from previous year

Average Sale Price **\$432,738**
 ↑ 1.5% from previous year

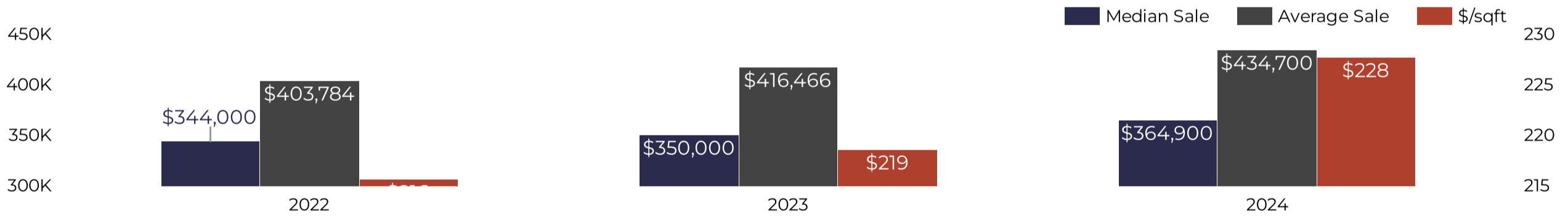
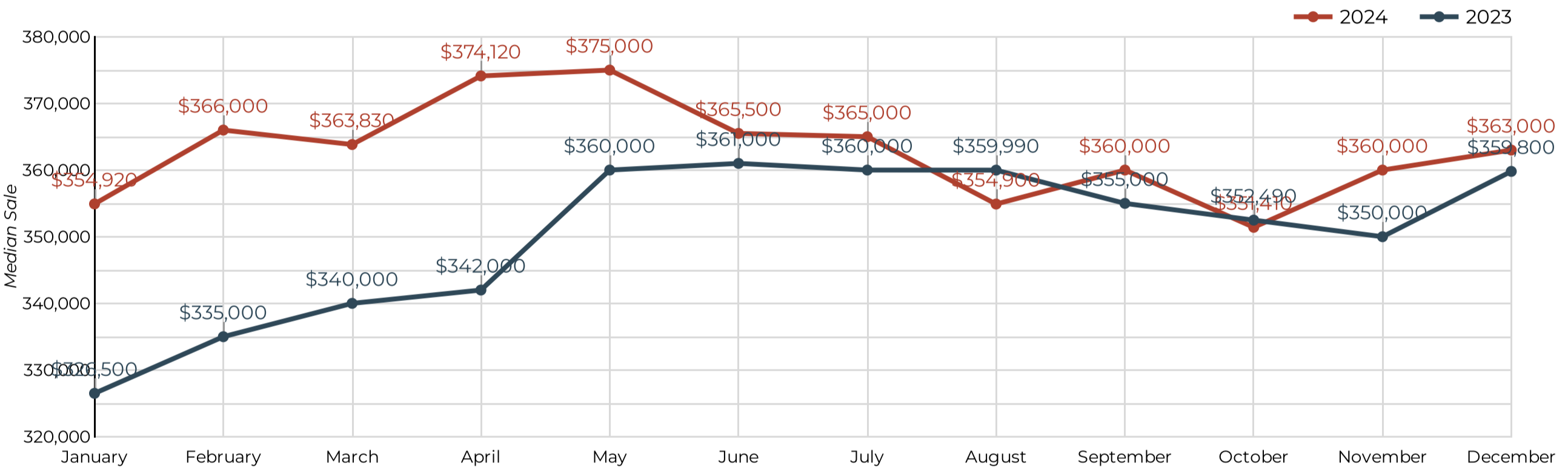
Median Days on Market **34**
 ↑ 8 from previous year

Average % Over Asking **-2.01%**
 ↓ -0.49% from previous year



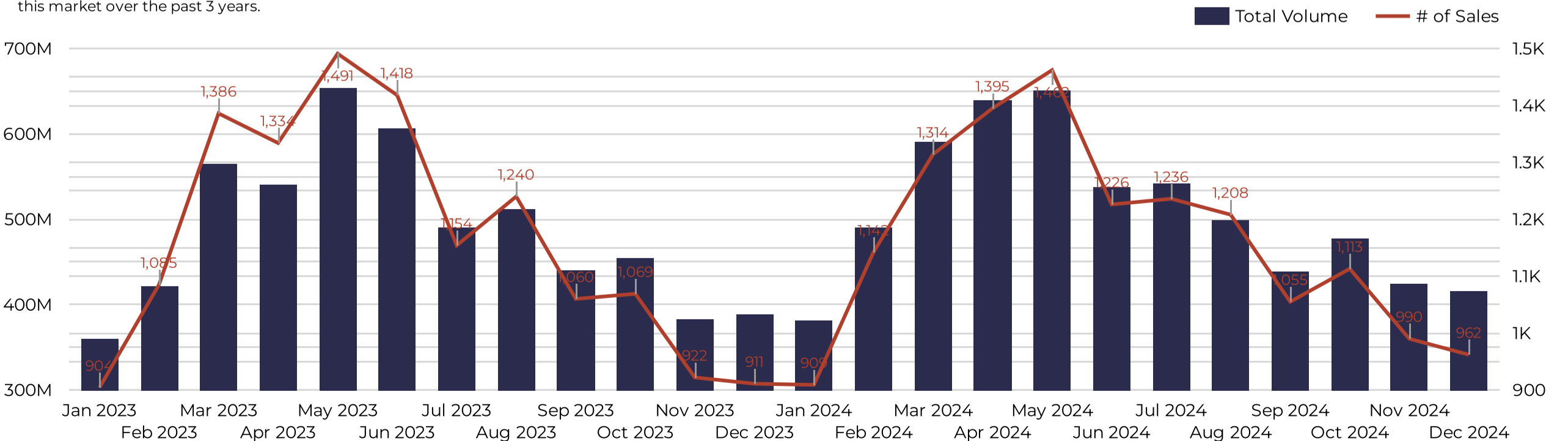
Market Pricing

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



Market Activity

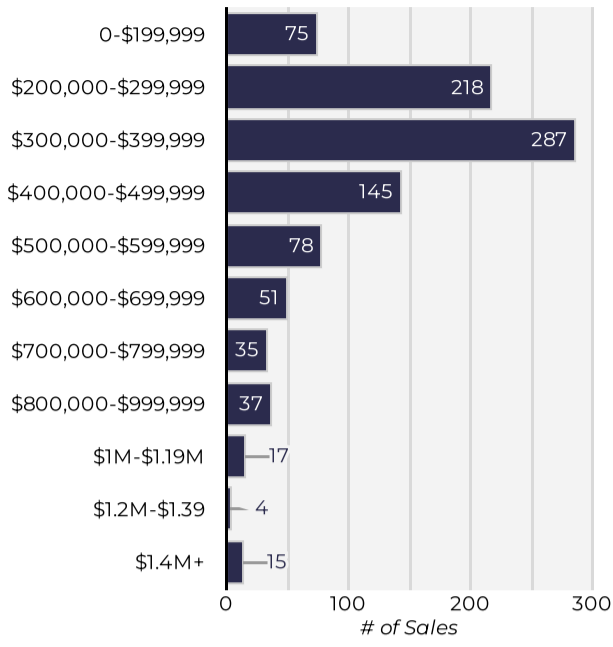
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Jan 2, 2025

December 2024



of Sales
962
↑ 5.6% from previous year

Median Sale Price
\$363,000
↑ 0.9% from previous year

Volume
\$416,293,689
↑ 7.2% from previous year

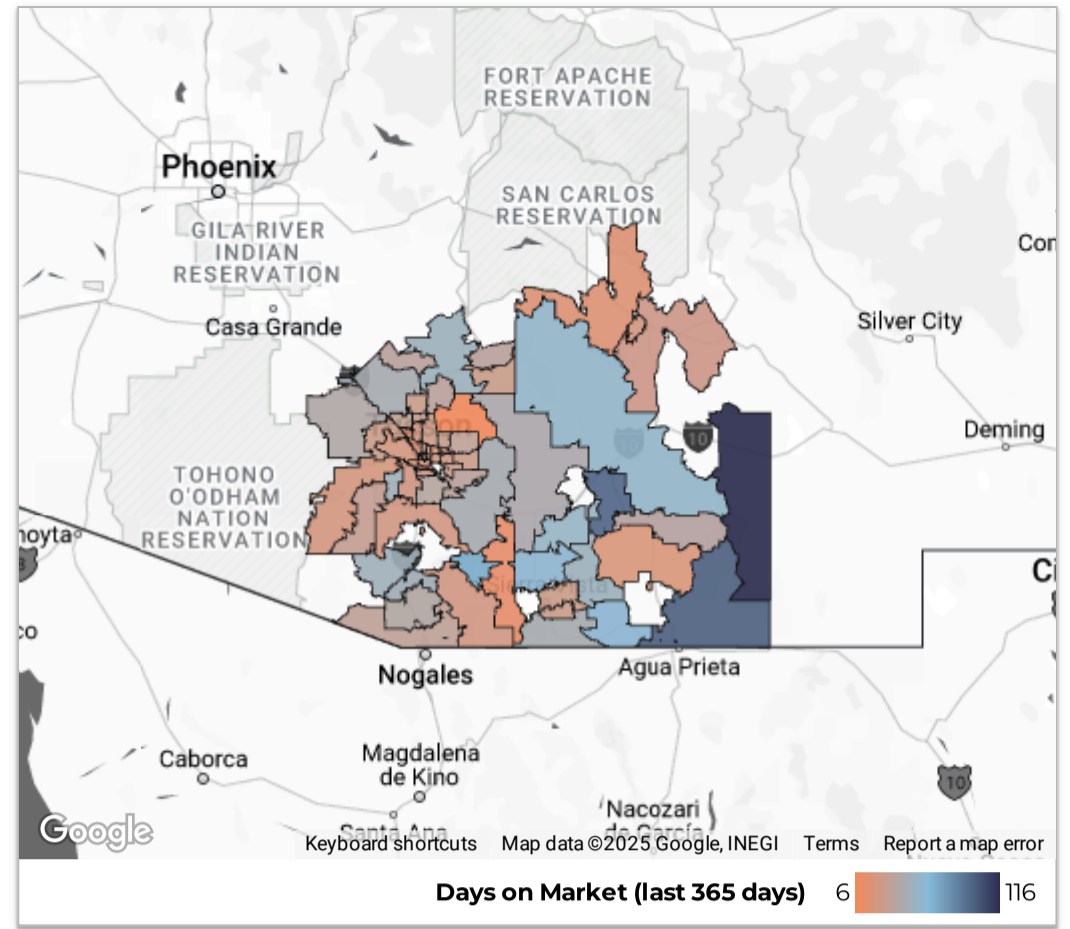
Average Sale Price
\$432,738
↑ 1.5% from previous year

\$/sqft
\$226
↑ 2.0% from previous year

Median Days on Market
34
↑ 8 from previous year

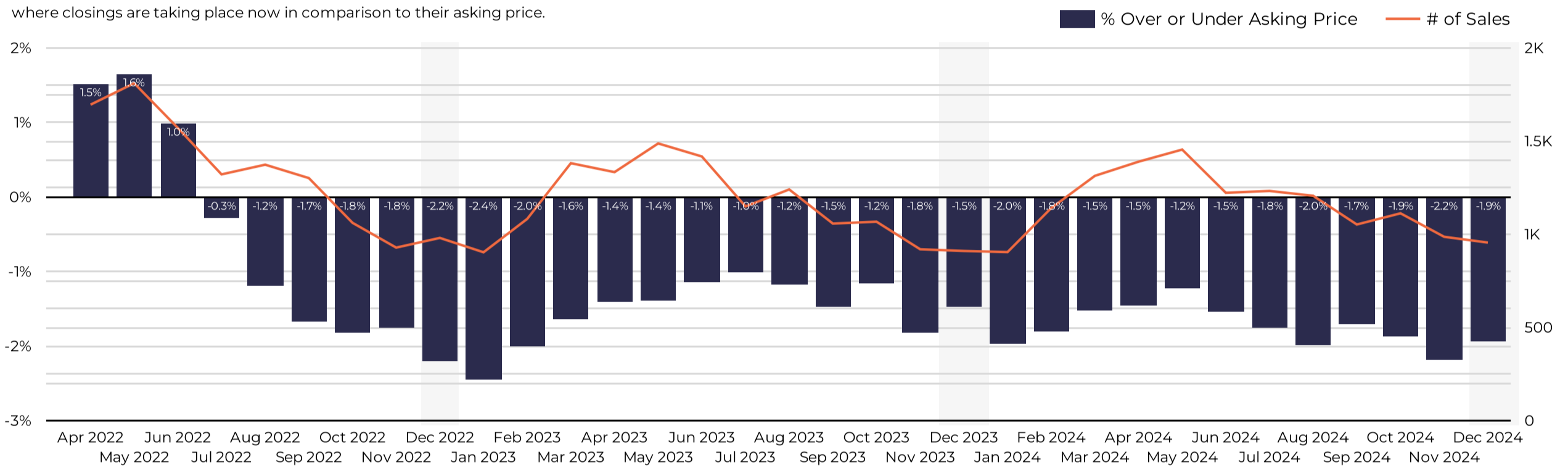
of New Listings
1,183
↑ 10.3% from previous year

Average % Over Asking
-2.01%
↓ -0.49% from previous year



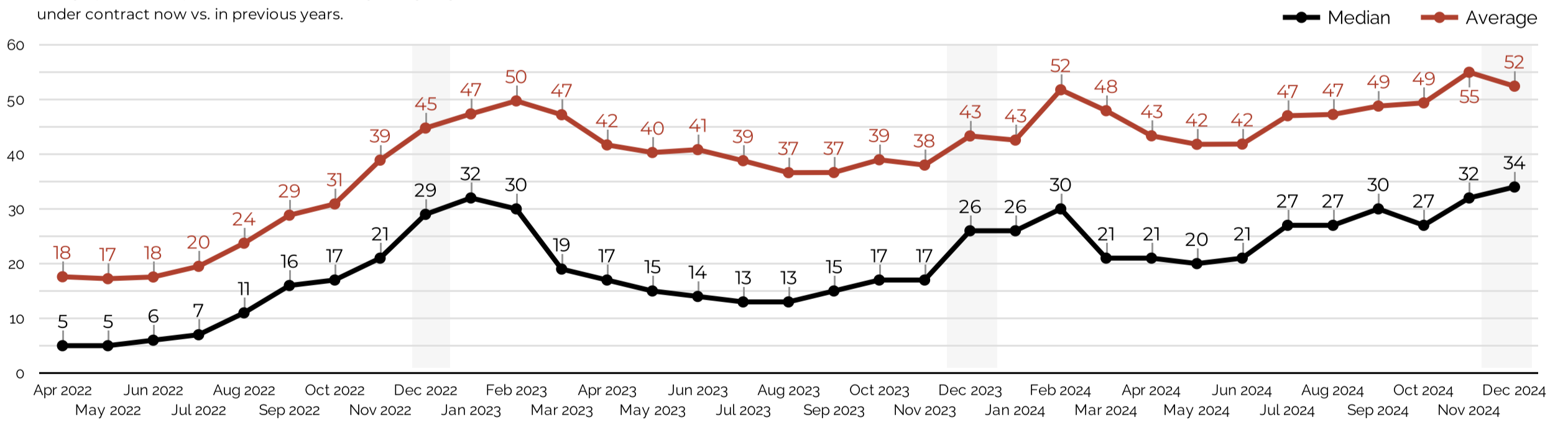
Buyer Demand

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	75	31.6% ↑	31	5 ↑	-5.92%	-0.34% ↓
\$200,000-\$299,999	218	-4.0% ↓	27	9 ↑	-1.77%	-1.10% ↓
\$300,000-\$399,999	287	1.1% ↑	47	13 ↑	-1.28%	0.20% ↑
\$400,000-\$499,999	145	-4.6% ↓	34	1 ↑	-1.43%	0.11% ↑
\$500,000-\$599,999	78	5.4% ↑	33	14 ↑	-2.12%	-0.83% ↓
\$600,000-\$699,999	51	18.6% ↑	26	1 ↑	-1.97%	-1.45% ↓
\$700,000-\$799,999	35	75.0% ↑	36	25 ↑	-2.46%	-0.99% ↓
\$800,000-\$999,999	37	117.6% ↑	25	3 ↑	-2.70%	0.30% ↑
\$1M-\$1.19M	17	41.7% ↑	27	0	-1.72%	1.40% ↑
\$1.2M-\$1.39	4	-73.3% ↓	38	27 ↑	-3.39%	-4.32% ↓
\$1.4M+	15	50.0% ↑	18	2 ↑	-2.44%	1.30% ↑

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: Jan 2, 2025

December 2024

of New Listings (Supply)
1,183
↑ 110 from previous year

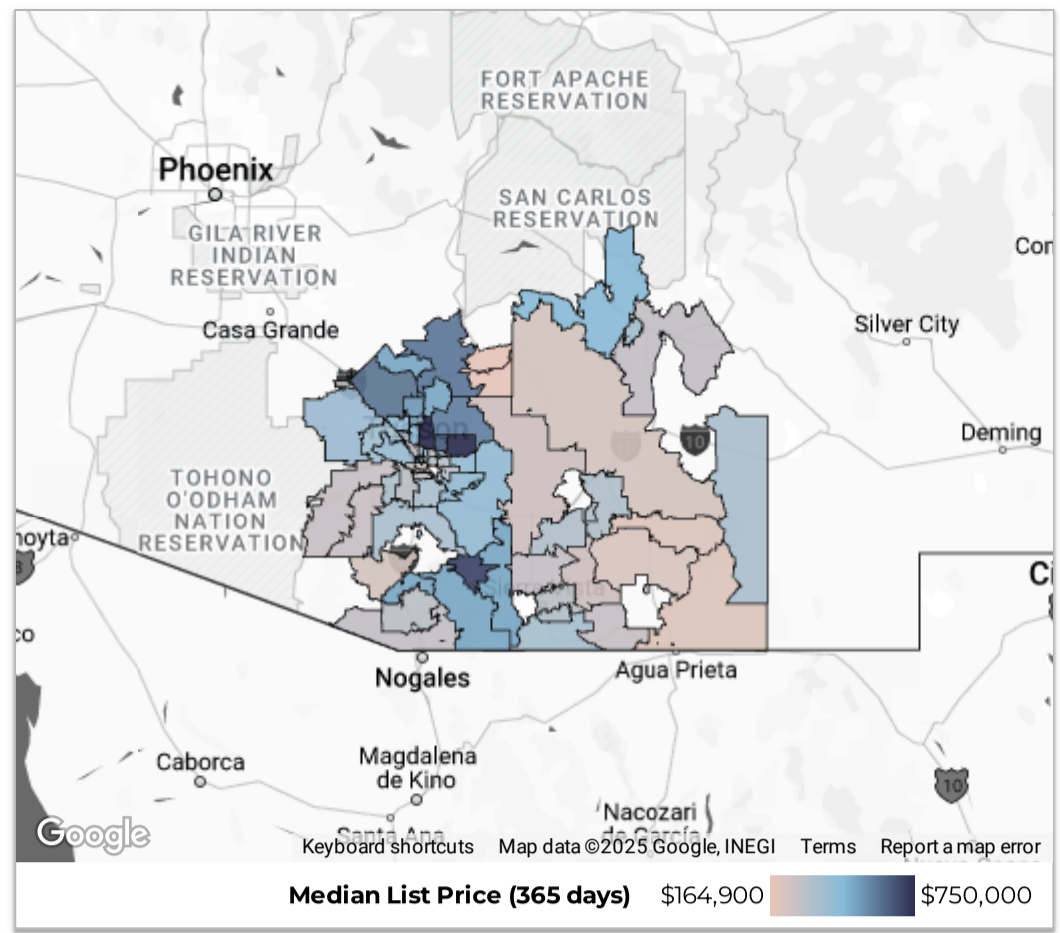
Months of Supply
4.24

Active Listings
4,083

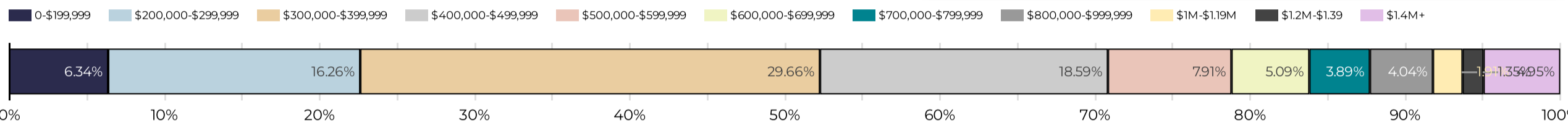
of New Pendings (Demand)
919
↑ 60 from previous year

Pending Listings
571

	Average	#
Single Family Residence	\$614,154	3,365
Townhouse	\$369,963	236
Manufactured Home	\$260,561	218
Condominium	\$237,739	211
Mobile Home	\$166,173	53
Grand total	\$555,893	4,083



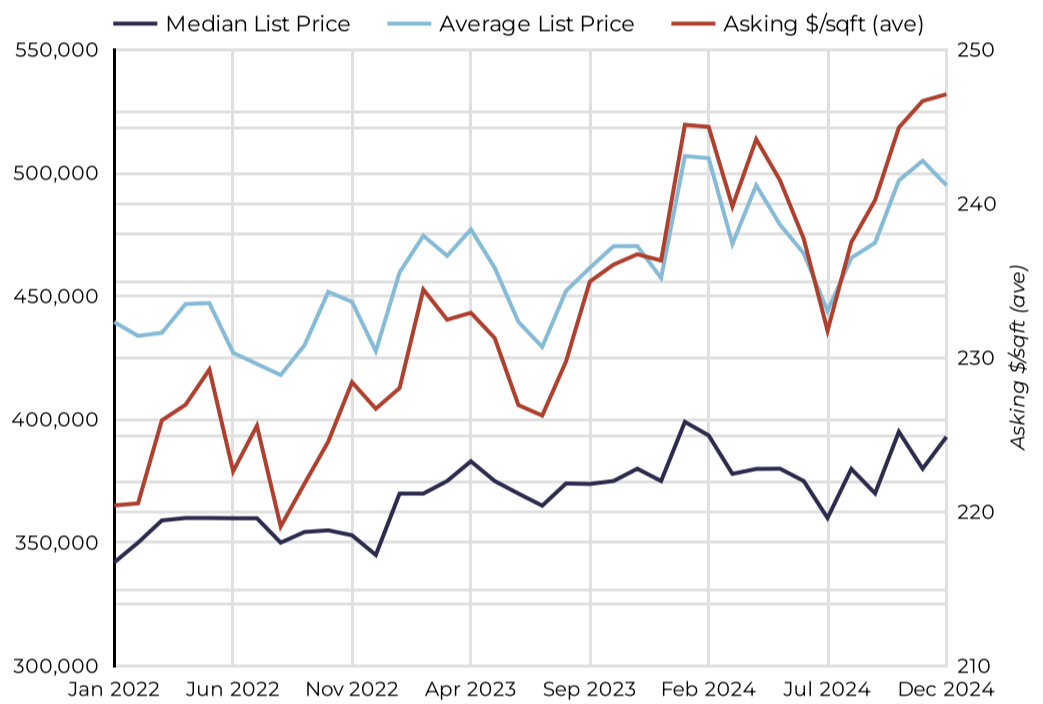
Active Listings



Months of Supply By Price Range

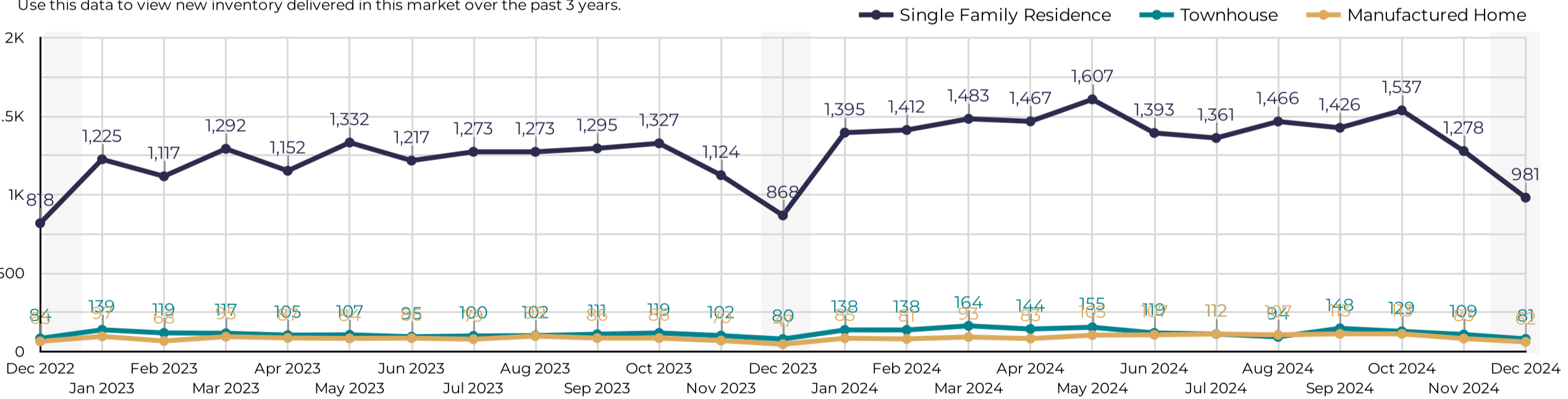
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.65	259	71
\$200,000-\$299,999	3.02	664	220
\$300,000-\$399,999	4.34	1,211	279
\$400,000-\$499,999	5.20	759	146
\$500,000-\$599,999	3.94	323	82
\$600,000-\$699,999	3.85	208	54
\$700,000-\$799,999	4.68	159	34
\$800,000-\$999,999	4.13	165	40
\$1M-\$1.19M	5.20	78	15
\$1.2M-\$1.39	11.00	55	5
\$1.4M+	12.63	202	16
Grand total	4.24	4,083	962

Asking Prices



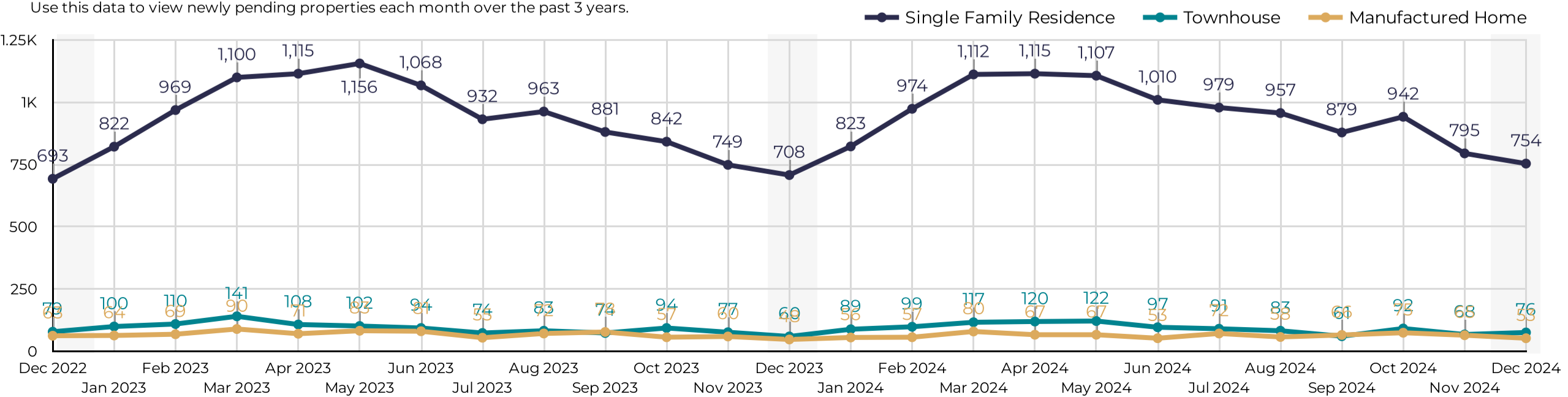
New Listings

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.

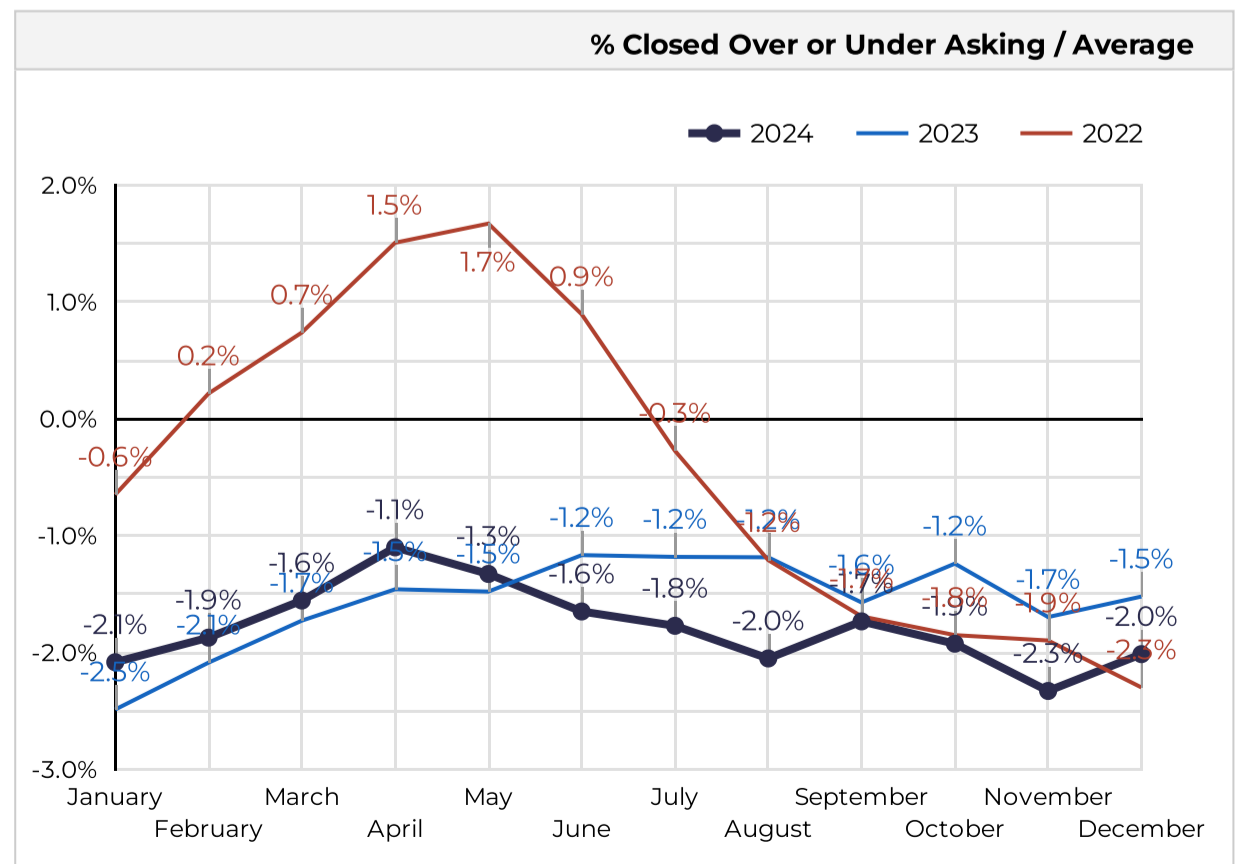
# of Sales / Count			
Month	2022	2023	2024
January	1,400	904	909
February	1,480	1,085	1,142
March	1,879	1,386	1,314
April	1,696	1,334	1,395
May	1,811	1,491	1,462
June	1,575	1,418	1,226
July	1,323	1,154	1,236
August	1,376	1,240	1,208
September	1,304	1,060	1,055
October	1,062	1,069	1,113
November	932	922	990
December	982	911	962

Sale Price / Median			
Month	2022	2023	2024
January	\$315,000	\$326,500	\$354,920
February	\$330,000	\$335,000	\$366,000
March	\$338,900	\$340,000	\$363,830
April	\$350,000	\$342,000	\$374,120
May	\$352,225	\$360,000	\$375,000
June	\$360,000	\$361,000	\$365,500
July	\$355,000	\$360,000	\$365,000
August	\$342,500	\$359,990	\$354,900
September	\$346,000	\$355,000	\$360,000
October	\$338,000	\$352,490	\$351,410
November	\$342,500	\$350,000	\$360,000
December	\$330,000	\$359,800	\$363,000

Days on Market / Median			
Month	2022	2023	2024
January	10	32	26
February	7	30	30
March	6	19	21
April	5	17	21
May	5	15	20
June	6	14	21
July	7	13	27
August	11	13	27
September	16	15	30
October	17	17	27
November	21	17	32
December	29	26	34

New Listings / Count			
Month	2022	2023	2024
January	1,733	1,557	1,740
February	1,707	1,392	1,730
March	1,920	1,622	1,855
April	2,062	1,440	1,805
May	1,947	1,616	2,001
June	2,214	1,481	1,728
July	2,069	1,534	1,663
August	1,936	1,549	1,767
September	1,776	1,584	1,782
October	1,558	1,616	1,867
November	1,294	1,375	1,574
December	1,044	1,073	1,183

New Pending / Count			
Month	2022	2023	2024
January	1,575	1,042	1,034
February	1,659	1,224	1,201
March	1,830	1,424	1,382
April	1,703	1,388	1,387
May	1,719	1,425	1,366
June	1,421	1,322	1,218
July	1,269	1,153	1,221
August	1,369	1,181	1,154
September	1,169	1,079	1,055
October	1,057	1,048	1,155
November	918	938	974
December	888	859	919



Dec 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
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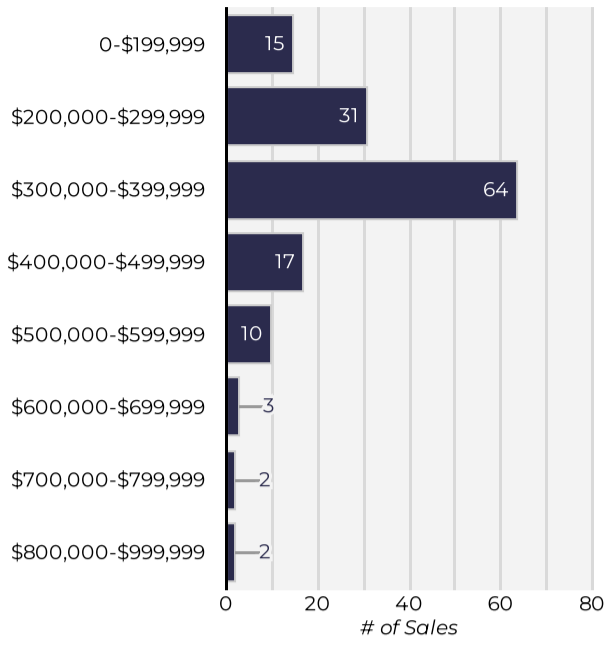
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	786	4.7% ↑	\$369.84M	6.7% ↑	\$389,000	\$9,000 ↑	\$233	\$5 ↑	36	9 ↑	-1.8%	-0.5% ↓
Townhouse	76	22.6% ↑	\$25.31M	23.1% ↑	\$305,000	\$26,000 ↑	\$236	\$0 ↑	30	18 ↑	-2.2%	-1.8% ↓
Manufactured Home	53	-1.9% ↓	\$12.4M	-9.5% ↓	\$243,500	-\$6,500 ↓	\$157	-\$6 ↓	20	-4 ↓	-1.6%	0.3% ↑
Condominium	31	-6.1% ↓	\$6.54M	-0.4% ↓	\$216,000	\$41,001 ↑	\$216	\$12 ↑	31	14 ↑	-2.4%	-0.1% ↓
Mobile Home	9	-10.0% ↓	\$1.25M	25.1% ↑	\$120,000	\$40,000 ↑	\$138	\$13 ↑	18	-9 ↓	-8.5%	2.8% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	72	16.1% ↑	\$14.67M	25.3% ↑	\$200,000	\$0	\$245	\$17 ↑	20	-1 ↓	-2.6%	0.6% ↑
\$1000-1499 sqft	253	8.6% ↑	\$71.66M	9.6% ↑	\$285,000	\$1,600 ↑	\$223	\$3 ↑	29	11 ↑	-2.0%	-1.3% ↓
\$1500-1999 sqft	286	1.1% ↑	\$109.95M	4.7% ↑	\$369,000	\$14,000 ↑	\$222	\$8 ↑	39	14 ↑	-1.5%	-0.0% ↓
2000-2499 sqft	173	-8.9% ↓	\$81.3M	-7.2% ↓	\$450,000	\$25,000 ↑	\$211	\$3 ↑	37	3 ↑	-1.8%	-0.5% ↓
2500-2999 sqft	95	21.8% ↑	\$61.08M	34.6% ↑	\$620,000	\$110,000 ↑	\$236	\$24 ↑	33	-7 ↓	-2.3%	-0.6% ↓
3000-3999 sqft	58	5.5% ↑	\$50.13M	-5.4% ↓	\$833,000	-\$87,000 ↓	\$259	-\$30 ↓	41	20 ↑	-2.1%	0.3% ↑
4000-4999 sqft	14	133.3% ↑	\$18.16M	69.6% ↑	\$1,400,000	\$100,000 ↑	\$294	-\$91 ↓	38	4 ↑	-4.6%	0.6% ↑
5000+ sqft	4	33.3% ↑	\$8.4M	-12.6% ↓	\$1,250,000	-\$1,760,000 ↓	\$359	-\$154 ↓	38	-23 ↓	-3.2%	3.0% ↑

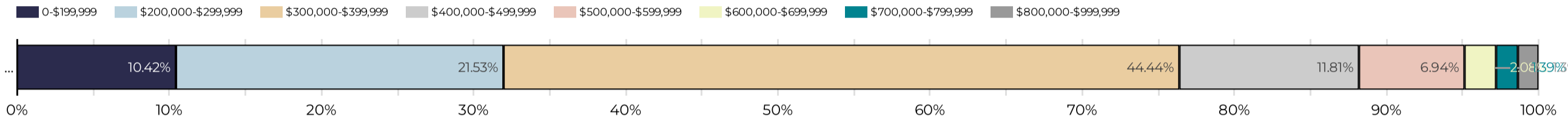
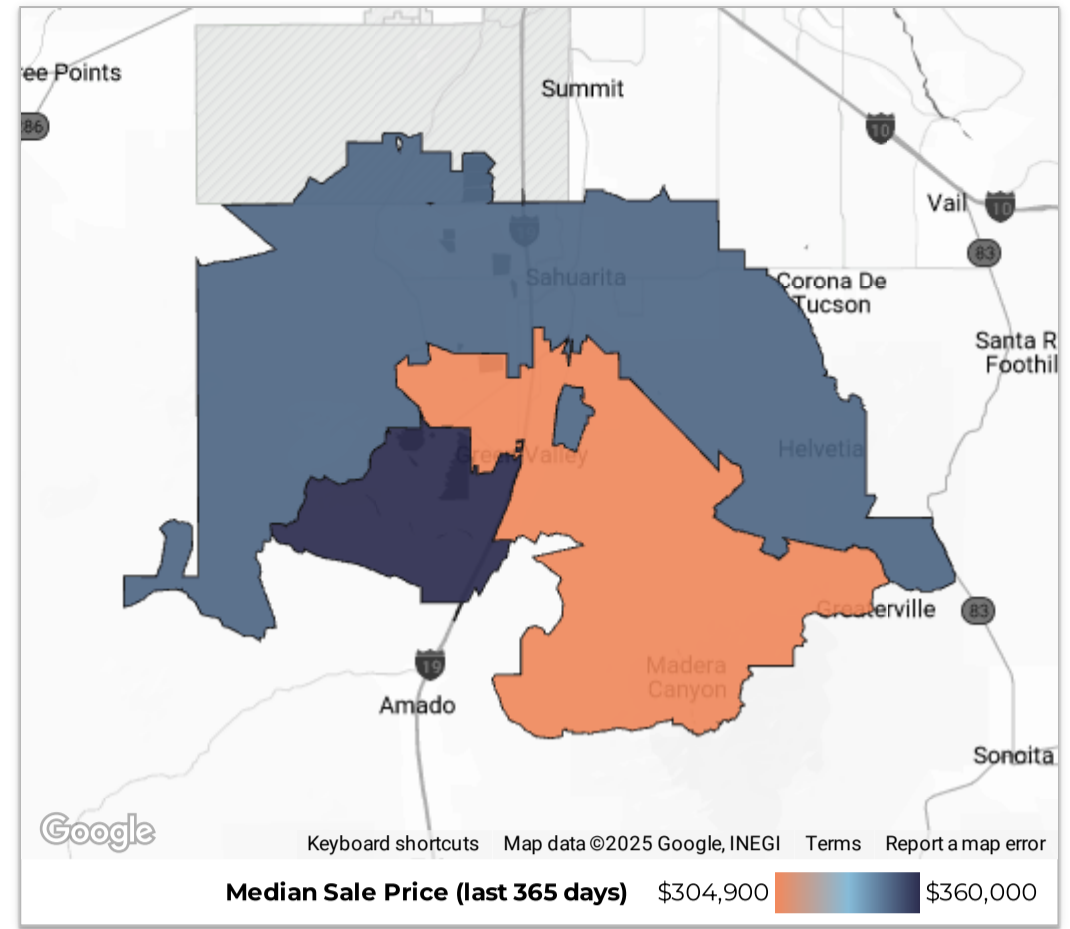
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	147	12.2% ↑	\$77.35M	2.0% ↑	\$475,000	\$19,785 ↑	\$255	-\$5 ↓	35	14 ↑	-1.7%	-0.4% ↓
Central	124	26.5% ↑	\$44.09M	29.4% ↑	\$325,000	\$35,000 ↑	\$249	\$8 ↑	26	15 ↑	-1.6%	-0.7% ↓
North	89	58.9% ↑	\$69.02M	68.3% ↑	\$650,000	\$111,000 ↑	\$300	-\$8 ↓	23	6 ↑	-2.4%	-0.0% ↓
East	85	10.4% ↑	\$29.99M	21.4% ↑	\$315,000	\$15,000 ↑	\$211	\$7 ↑	39	25 ↑	-1.8%	-0.5% ↓
Upper Southeast	69	-31.7% ↓	\$28.98M	-31.0% ↓	\$395,000	\$5,010 ↑	\$208	\$12 ↑	50	-8 ↓	-1.9%	-0.3% ↓
Southwest	63	14.5% ↑	\$18.97M	9.2% ↑	\$315,000	\$18,460 ↑	\$192	-\$2 ↓	25	-9 ↓	-2.4%	-0.7% ↓
West	56	21.7% ↑	\$25.82M	21.8% ↑	\$400,000	\$10,000 ↑	\$241	\$9 ↑	31	18 ↑	-2.8%	-1.3% ↓
Extended West	45	-35.7% ↓	\$16.82M	-36.6% ↓	\$380,708	-\$1,602 ↓	\$195	\$5 ↑	41	-12 ↓	-1.4%	0.4% ↑
South	41	-31.7% ↓	\$11.11M	-32.8% ↓	\$285,000	\$10,000 ↑	\$186	-\$10 ↓	21	-4 ↓	-1.1%	-0.3% ↓
Southeast	39	44.4% ↑	\$15.12M	42.6% ↑	\$384,499	-\$10,501 ↓	\$212	\$5 ↑	61	36 ↑	-0.7%	0.6% ↑
Upper Northwest	38	-9.5% ↓	\$20M	-15.2% ↓	\$499,000	-\$5,000 ↓	\$247	-\$21 ↓	21	-6 ↓	-2.3%	-0.4% ↓
Northeast	36	-10.0% ↓	\$20.86M	-5.9% ↓	\$495,000	\$55,000 ↑	\$234	-\$2 ↓	25	6 ↑	-2.9%	-1.4% ↓
Benson/St. David	25	150.0% ↑	\$6.26M	86.6% ↑	\$231,123	-\$23,877 ↓	\$155	-\$28 ↓	74	49 ↑	-1.1%	-0.3% ↓
Cochise	24	4.3% ↑	\$8.19M	42.0% ↑	\$275,000	\$37,000 ↑	\$148	-\$4 ↓	35	4 ↑	-2.9%	1.2% ↑
SCC-Rio Rico East	14	7.7% ↑	\$4.16M	14.1% ↑	\$287,000	\$27,000 ↑	\$179	\$6 ↑	45	5 ↑	-1.1%	0.1% ↑
Pinal	11	83.3% ↑	\$2.79M	42.5% ↑	\$190,000	-\$43,000 ↓	\$184	-\$8 ↓	29	3 ↑	-4.7%	-2.2% ↓
Graham	10	25.0% ↑	\$2.58M	13.5% ↑	\$248,570	-\$16,430 ↓	\$155	-\$14 ↓	4	-18 ↓	-0.8%	1.3% ↑
Extended Northwest	9	-10.0% ↓	\$2.76M	-8.8% ↓	\$310,000	\$23,000 ↑	\$187	\$11 ↑	122	91 ↑	-1.6%	-1.8% ↓
Extended Southwest	7	-22.2% ↓	\$1.87M	-1.2% ↓	\$259,000	\$34,000 ↑	\$150	\$15 ↑	48	20 ↑	-1.6%	0.1% ↑
SCC-Nogales East	4	-20.0% ↓	\$849.9K	-31.1% ↓	\$201,900	-\$78,100 ↓	\$136	-\$16 ↓	12	-11 ↓	-3.9%	-0.1% ↓
SCC-Rio Rico West	4	-20.0% ↓	\$1.62M	-2.4% ↓	\$260,000	-\$9,900 ↓	\$191	\$21 ↑	13	-13 ↓	-2.9%	-1.2% ↓
SCC-Tubac East	4	-42.9% ↓	\$2.39M	-37.1% ↓	\$450,000	-\$117,343 ↓	\$260	-\$41 ↓	73	73 ↑	-3.7%	-11.5% ↓
SCC-Sonoita	2	-	\$630K	-	\$230,000	-	\$375	-	224	-	-17.9%	-
Greenlee	2	-	\$410K	-	\$160,000	-	\$139	-	44	-	1.6%	-
Extended Southeast	1	-50.0% ↓	\$295K	-62.6% ↓	\$295,000	-\$79,900 ↓	\$251	\$24 ↑	11	-14 ↓	7.3%	7.3% ↑
Navajo	1	0.0%	\$345K	-12.7% ↓	\$345,000	-\$50,000 ↓	\$399	\$73 ↑	9	-21 ↓	0.0%	1.0% ↑
Maricopa	1	0.0%	\$439K	9.8% ↑	\$439,000	\$39,000 ↑	\$287	\$40 ↑	75	-18 ↓	0.0%	3.6% ↑
Santa Cruz	1	-	\$135K	-	\$135,000	-	\$268	-	8	-	0.0%	-
SCC-Tumacacori-Carm...	1	-	\$249K	-	\$249,000	-	\$216	-	43	-	0.0%	-
SCC-Nogales West	1	0.0%	\$550K	25.0% ↑	\$550,000	\$110,000 ↑	\$204	\$37 ↑	48	-28 ↓	-4.3%	0.0%
Extended Northeast	1	-	\$680K	-	\$680,000	-	\$418	-	41	-	-2.2%	-

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This report provides a snapshot of the market as taken on: Jan 2, 2025

December 2024

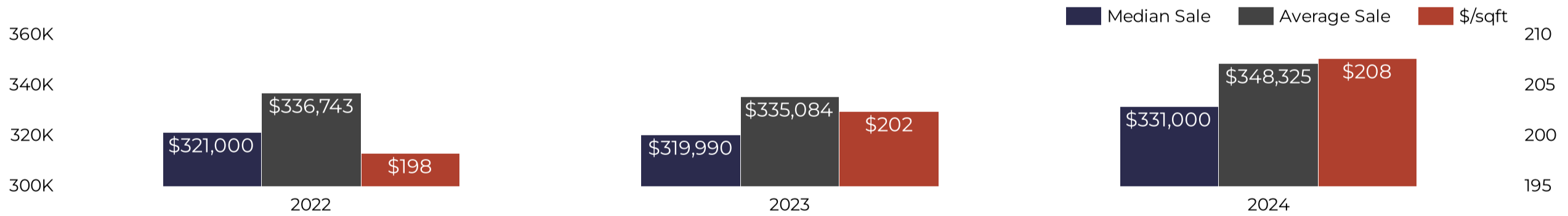
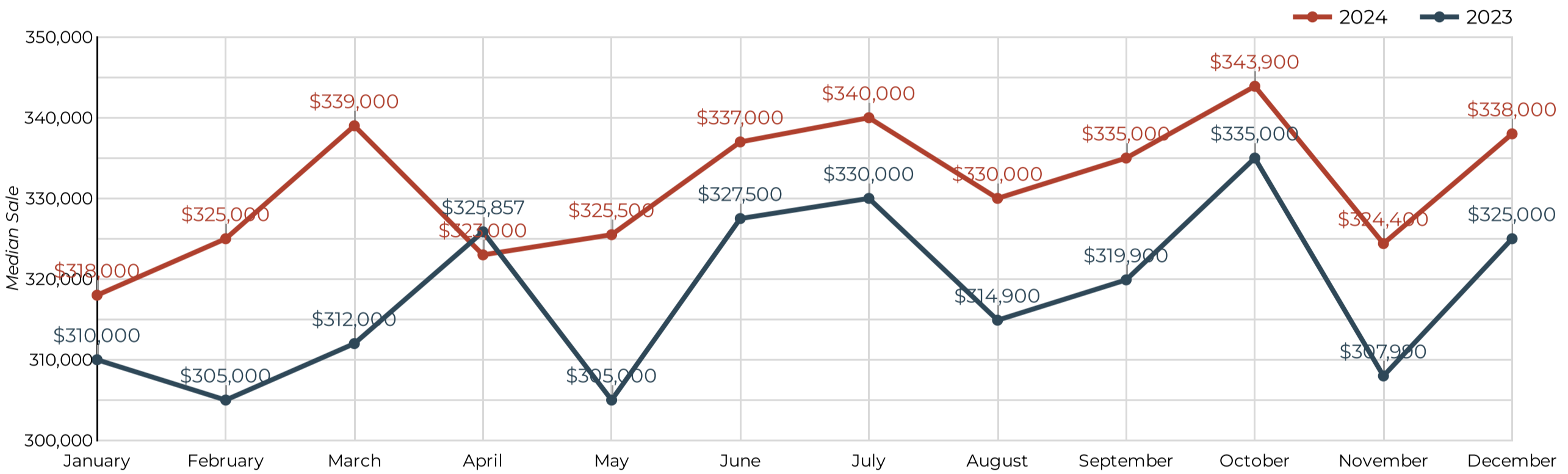


# of Sales 144 ↑ 7.5% from previous year	Median Sale Price \$338,000 ↑ 4.0% from previous year
Volume \$50,733,676 ↑ 7.0% from previous year	Average Sale Price \$352,317 ↓ -0.4% from previous year
\$/sqft \$209 ↑ 3.0% from previous year	Median Days on Market 34 ↑ 8 from previous year
# of New Listings 191 ↓ -1.0% from previous year	Average % Over Asking -2.23% ↓ -0.25% from previous year



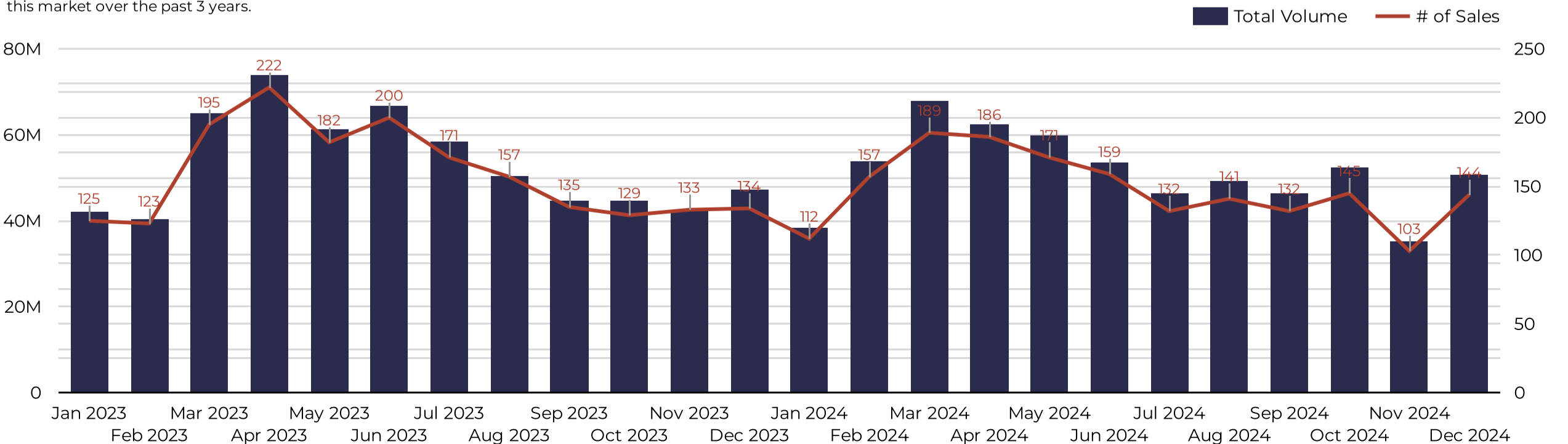
Market Pricing

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



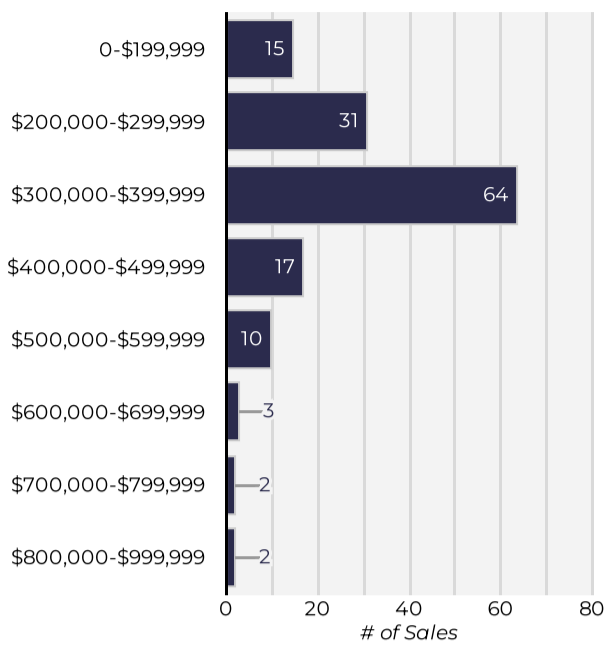
Market Activity

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

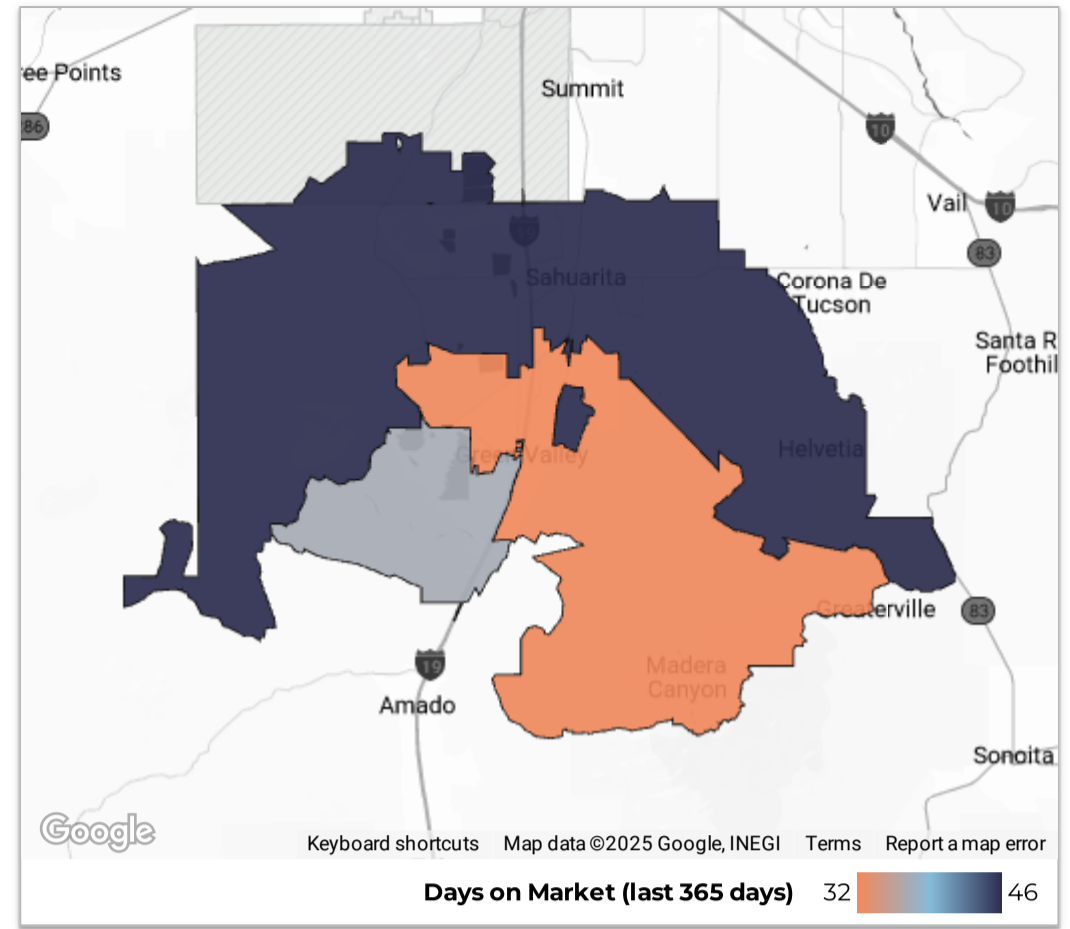


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December 2024

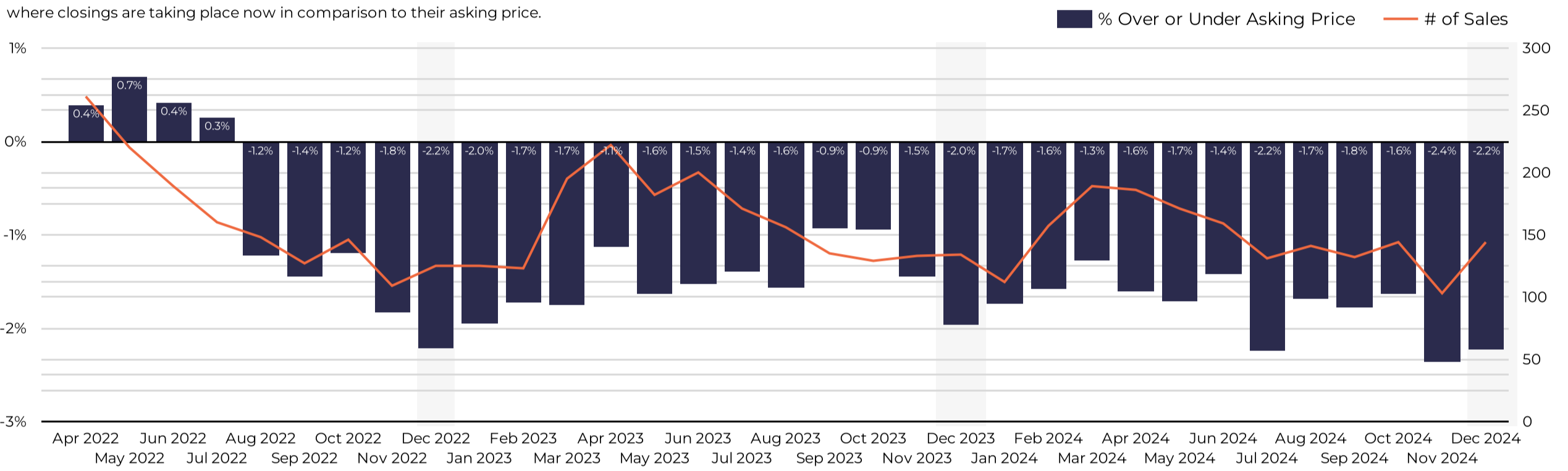


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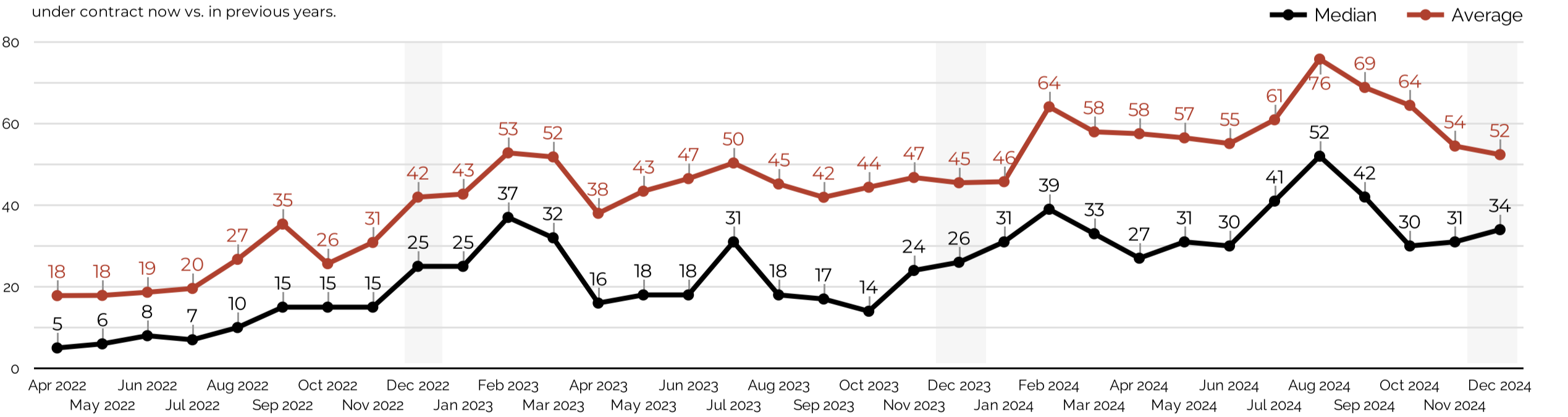
Buyer Demand

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



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	15	0.0%	29	19 ↑	-6.40%	-3.93% ↓
\$200,000-\$299,999	31	-8.8% ↓	17	-5 ↓	-1.27%	1.64% ↑
\$300,000-\$399,999	64	28.0% ↑	37	-3 ↓	-1.84%	-0.16% ↓
\$400,000-\$499,999	17	6.3% ↑	43	22 ↑	-1.92%	-0.95% ↓
\$500,000-\$599,999	10	-9.1% ↓	7	-24 ↓	-1.35%	-0.09% ↓
\$600,000-\$699,999	3	-25.0% ↓	6	-110 ↓	-2.52%	0.40% ↑
\$700,000-\$799,999	2	0.0%	24	24 ↑	-5.39%	-4.13% ↓
\$800,000-\$999,999	2	100.0% ↑	17	13 ↑	-1.25%	-1.25% ↓

MLS of Southern Arizona®



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: Jan 2, 2025

December 2024

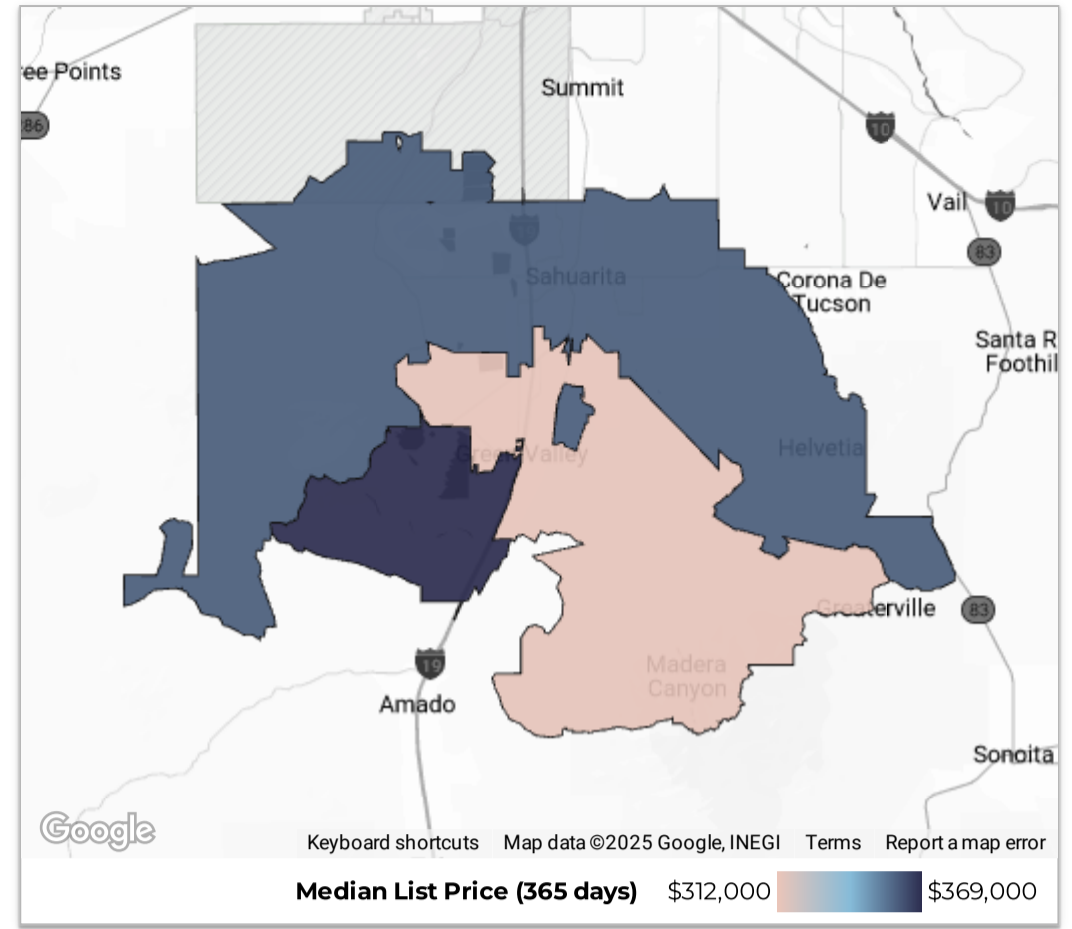
of New Listings (Supply)
191
-2 from previous year

Months of Supply
4.52

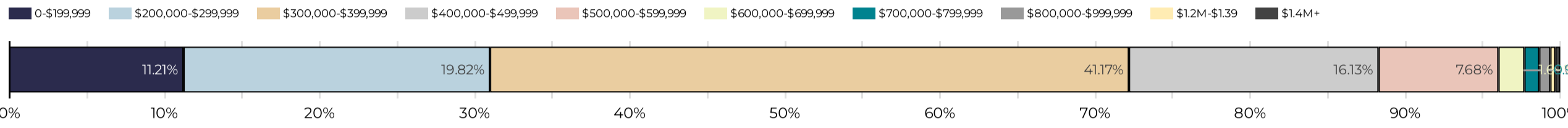
	Average	#
Single Family Residence	\$415,338	442
Townhouse	\$275,565	139
Condominium	\$151,740	49
Manufactured Home	\$517,411	18
Mobile Home	\$210,833	3
Grand total	\$367,533	651

of New Pendings (Demand)
131
+12 from previous year

Active Listings
651
Pending Listings
57



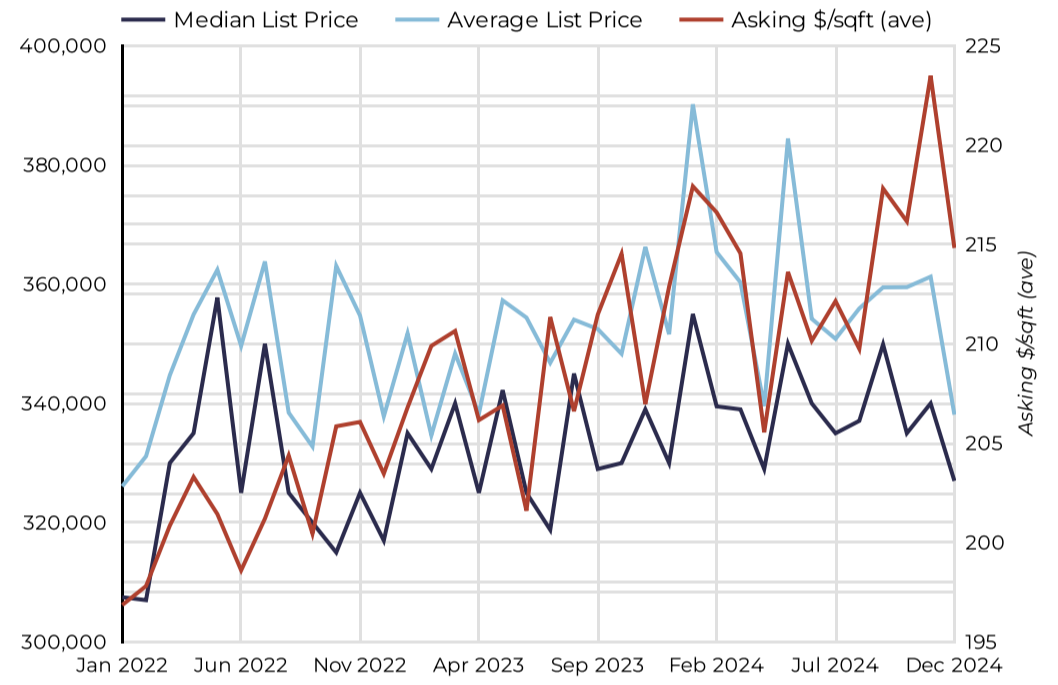
Active Listings



Months of Supply By Price Range

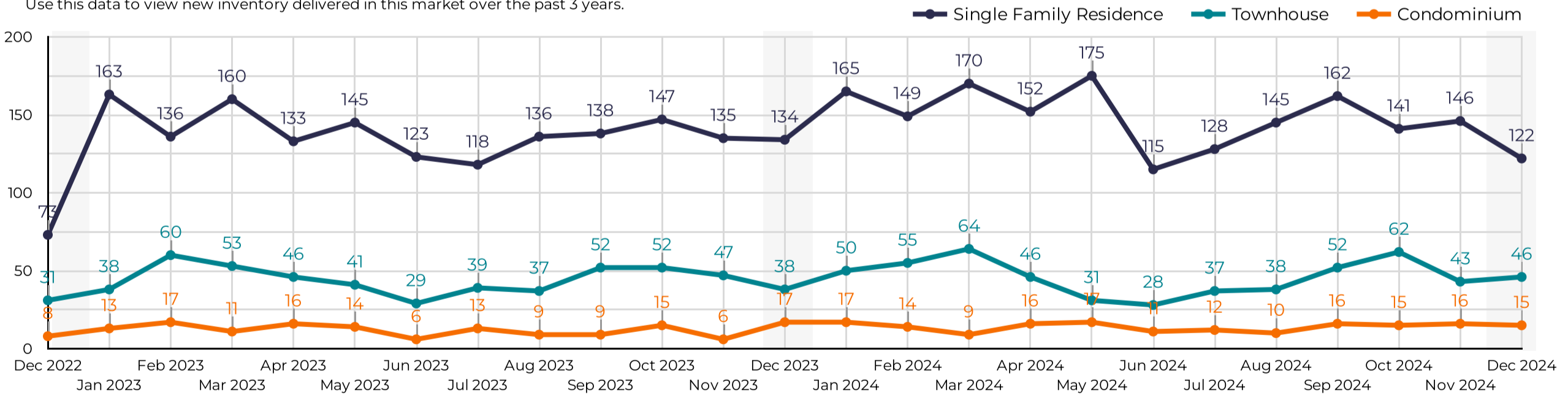
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.62	73	13
\$200,000-\$299,999	4.03	129	32
\$300,000-\$399,999	4.39	268	61
\$400,000-\$499,999	4.77	105	22
\$500,000-\$599,999	6.25	50	8
\$600,000-\$699,999	3.67	11	3
\$700,000-\$799,999	2.00	6	3
\$800,000-\$999,999	2.50	5	2
Grand total	4.49	647	144

Asking Prices



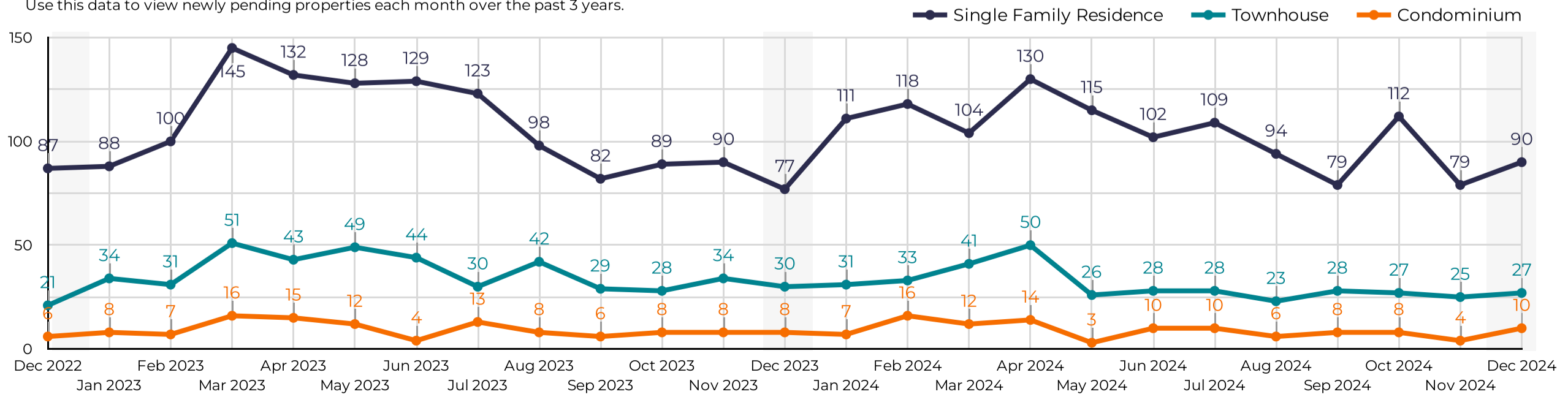
New Listings

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.

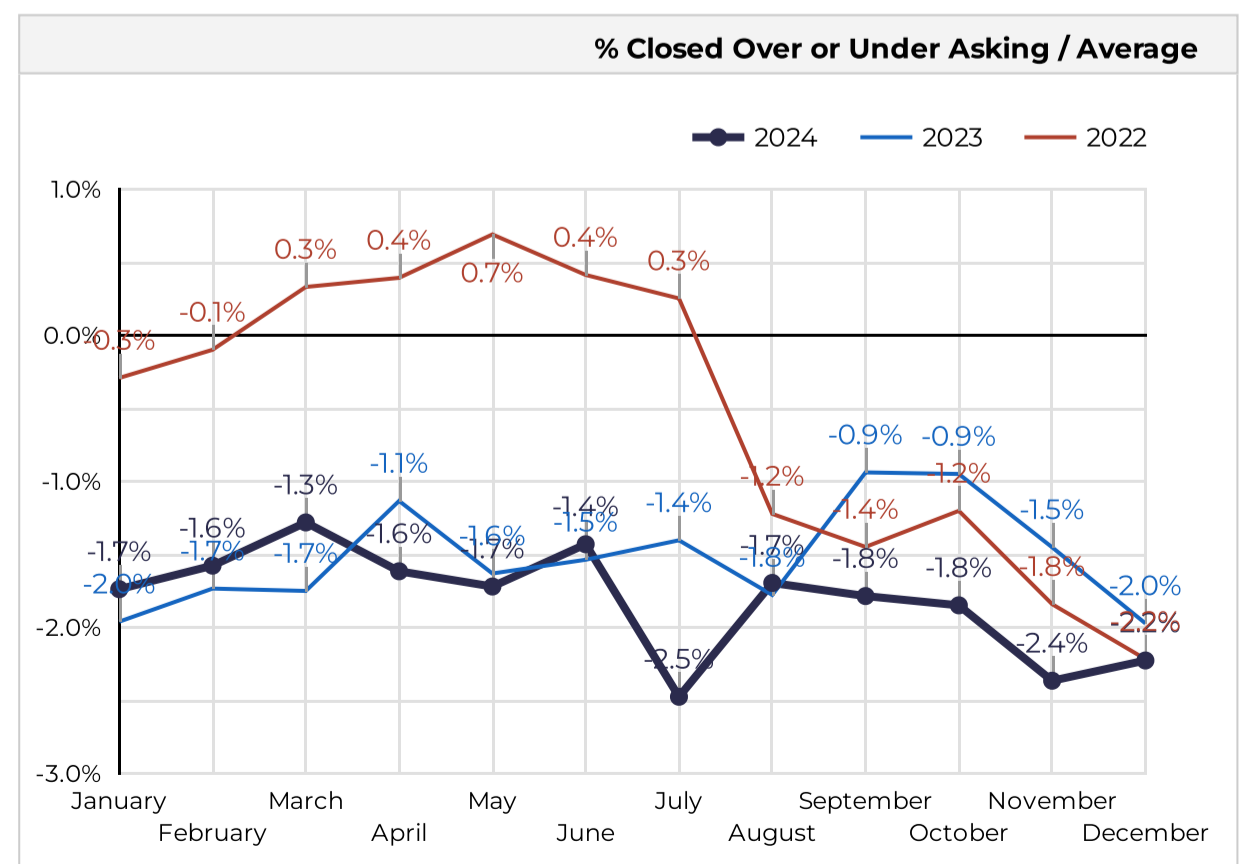
Month	# of Sales / Count		
	2022	2023	2024
January	191	125	112
February	196	123	157
March	255	195	189
April	261	222	186
May	220	182	171
June	189	200	159
July	160	171	132
August	148	157	141
September	127	135	132
October	146	129	145
November	109	133	103
December	125	134	144

Month	Sale Price / Median		
	2022	2023	2024
January	\$305,000	\$310,000	\$318,000
February	\$312,500	\$305,000	\$325,000
March	\$305,000	\$312,000	\$339,000
April	\$320,000	\$325,857	\$323,000
May	\$333,000	\$305,000	\$325,500
June	\$347,000	\$327,500	\$337,000
July	\$322,000	\$330,000	\$340,000
August	\$350,000	\$314,900	\$330,000
September	\$330,000	\$319,900	\$335,000
October	\$300,000	\$335,000	\$343,900
November	\$302,000	\$307,990	\$324,400
December	\$342,000	\$325,000	\$338,000

Month	Days on Market / Median		
	2022	2023	2024
January	7	25	31
February	6	37	39
March	6	32	33
April	5	16	27
May	6	18	31
June	8	18	30
July	7	31	41
August	10	18	52
September	15	17	42
October	15	14	30
November	15	24	31
December	25	26	34

Month	New Listings / Count		
	2022	2023	2024
January	245	221	239
February	241	216	228
March	251	231	250
April	225	203	224
May	237	206	227
June	210	168	155
July	182	175	183
August	186	191	205
September	208	203	241
October	182	219	224
November	167	193	210
December	116	193	191

Month	New Pending / Count		
	2022	2023	2024
January	214	133	153
February	203	142	173
March	264	218	164
April	262	196	201
May	195	195	152
June	184	185	146
July	159	169	151
August	129	152	125
September	131	122	121
October	136	129	153
November	111	136	109
December	117	119	131



Dec 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			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	100	4.2% ↑	\$39.96M	3.0% ↑	\$357,990	-\$2,010 ↓	\$211	\$6 ↑	30	-4 ↓	-1.7%	0.1% ↑
Townhouse	31	14.8% ↑	\$8.6M	24.3% ↑	\$270,000	\$100 ↑	\$214	\$15 ↑	35	15 ↑	-2.3%	0.3% ↑
Condominium	8	0.0%	\$1.09M	1.0% ↑	\$130,000	\$0	\$212	-\$1 ↓	28	15 ↑	-5.1%	-2.1% ↓
Manufactured Home	4	100.0% ↑	\$869K	85.3% ↑	\$180,000	-\$35,000 ↓	\$135	-\$30 ↓	51	46 ↑	-8.4%	-7.4% ↓
Mobile Home	1	0.0%	\$209K	44.1% ↑	\$209,000	\$64,000 ↑	\$136	\$28 ↑	141	132 ↑	-6.7%	-4.0% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	10	-16.7% ↓	\$1.57M	-10.2% ↓	\$132,220	-\$12,780 ↓	\$219	\$5 ↑	28	18 ↑	-4.5%	-2.0% ↓
\$1000-1499 sqft	44	22.2% ↑	\$12.03M	25.0% ↑	\$270,000	\$0	\$214	\$10 ↑	21	3 ↑	-1.5%	1.2% ↑
\$1500-1999 sqft	54	5.9% ↑	\$19.18M	8.9% ↑	\$350,000	\$15,000 ↑	\$206	\$9 ↑	57	16 ↑	-2.6%	-0.9% ↓
2000-2499 sqft	21	23.5% ↑	\$9.24M	17.8% ↑	\$386,990	-\$73,010 ↓	\$200	-\$6 ↓	30	-8 ↓	-2.6%	-0.7% ↓
2500-2999 sqft	12	0.0%	\$7.1M	15.5% ↑	\$489,000	-\$5,900 ↓	\$222	\$29 ↑	43	-2 ↓	-1.6%	-0.4% ↓
3000-3999 sqft	3	-50.0% ↓	\$1.6M	-63.8% ↓	\$515,000	-\$110,000 ↓	\$152	-\$74 ↓	29	25 ↑	0.7%	1.6% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	42	0.0%	\$15.31M	-1.6% ↓	\$345,000	-\$4,000 ↓	\$190	\$7 ↑	44	-6 ↓	-1.3%	0.2% ↑
Green Valley Northwest	38	5.6% ↑	\$9.51M	4.7% ↑	\$230,000	-\$15,000 ↓	\$194	-\$11 ↓	28	8 ↑	-3.9%	-1.2% ↓
Green Valley Northeast	30	15.4% ↑	\$12.67M	23.3% ↑	\$370,000	\$45,000 ↑	\$236	\$27 ↑	23	2 ↑	-1.8%	-0.2% ↓
Green Valley Southwest	20	42.9% ↑	\$8.09M	59.2% ↑	\$342,000	-\$3,000 ↓	\$227	\$13 ↑	29	8 ↑	-1.9%	-0.9% ↓
Green Valley Southeast	14	-12.5% ↓	\$5.15M	-30.5% ↓	\$357,625	-\$37,375 ↓	\$222	-\$11 ↓	50	36 ↑	-1.8%	1.0% ↑