

MLSSAZ Monthly Market Report

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



Jan 2025

Quick Stats Jan 2025

of Sales

998

↓ -15.6% from previous month

Median Sale Price

\$360,000

↑ 0.66% from previous month

Average Sale Price

\$443,770

↑ 6.21% from previous month

Median DOM

35

↓ -1 from previous month

% Over

-2.12%

↓ -0.01% from previous month

of New Listings

2,531

↑ 81.7% from previous month

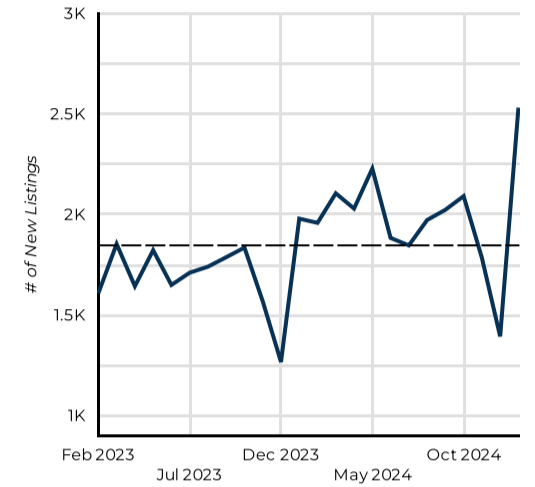
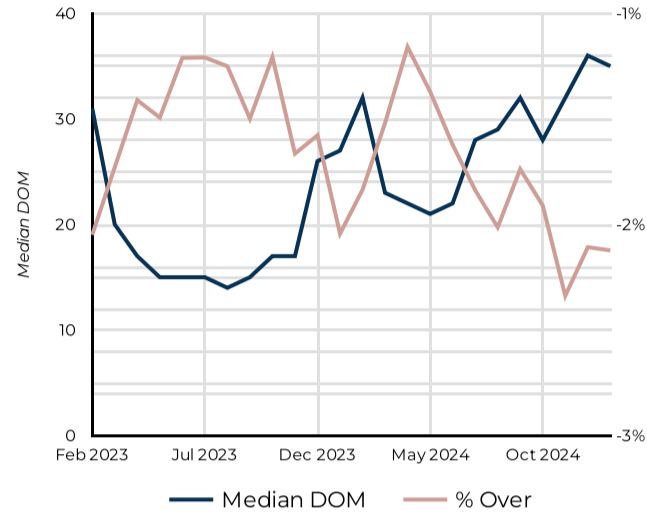
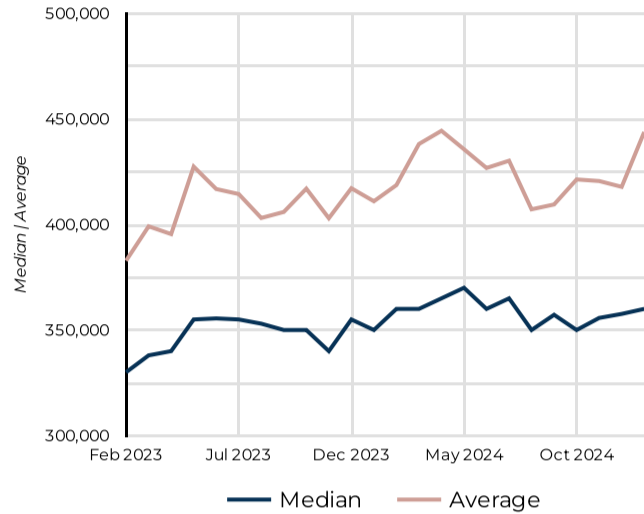


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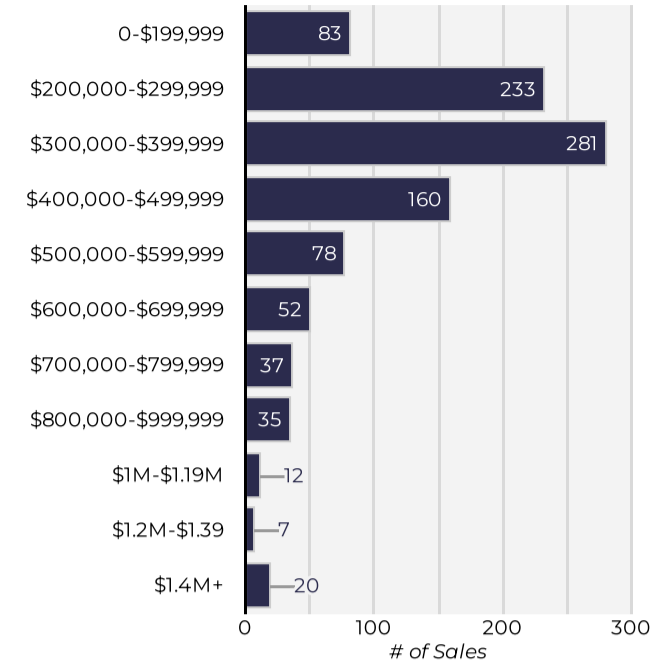
Market Activity - Market Pricing - Buyer Demand - Inventory

[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: Feb 3, 2025

January 2025



of Sales: **998** (-2.3% from previous year)

Volume: **\$442,882,766** (5.5% from previous year)

Median Sale Price: **\$360,000** (2.9% from previous year)

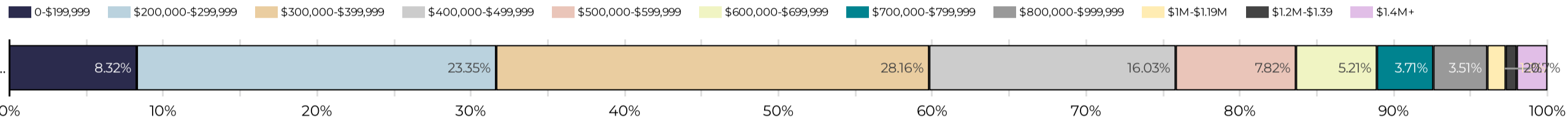
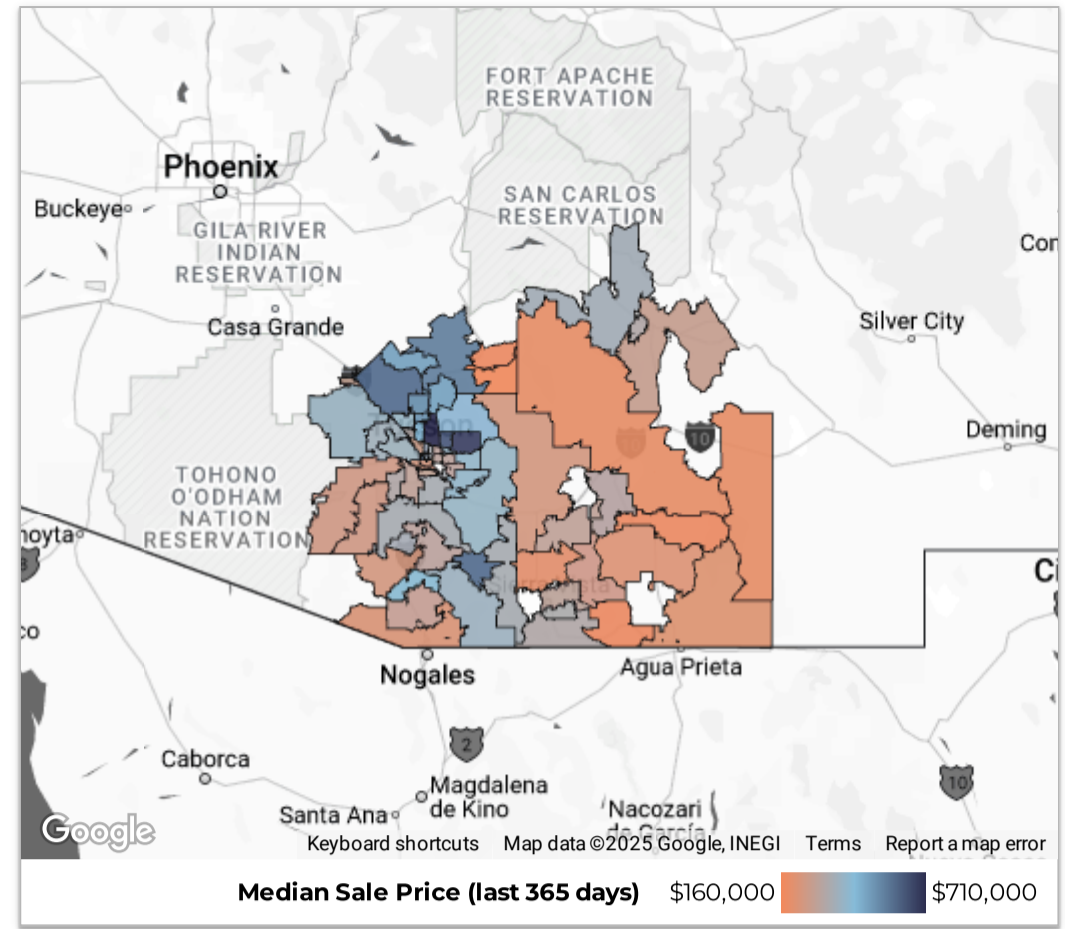
Average Sale Price: **\$443,770** (8.0% from previous year)

\$/sqft: **\$229** (3.0% from previous year)

Median Days on Market: **35** (+8 from previous year)

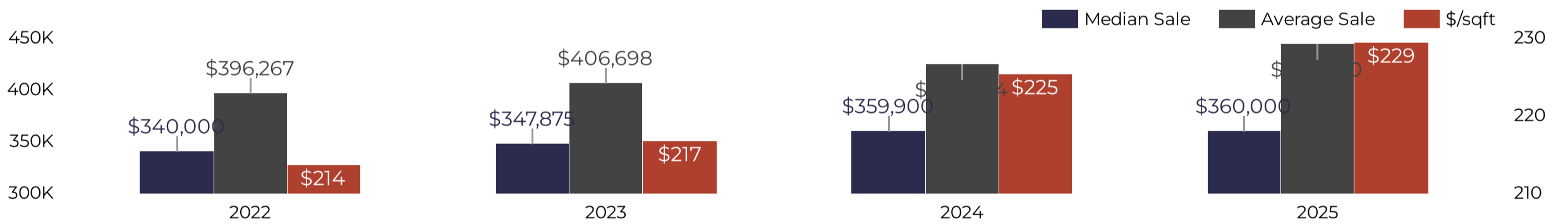
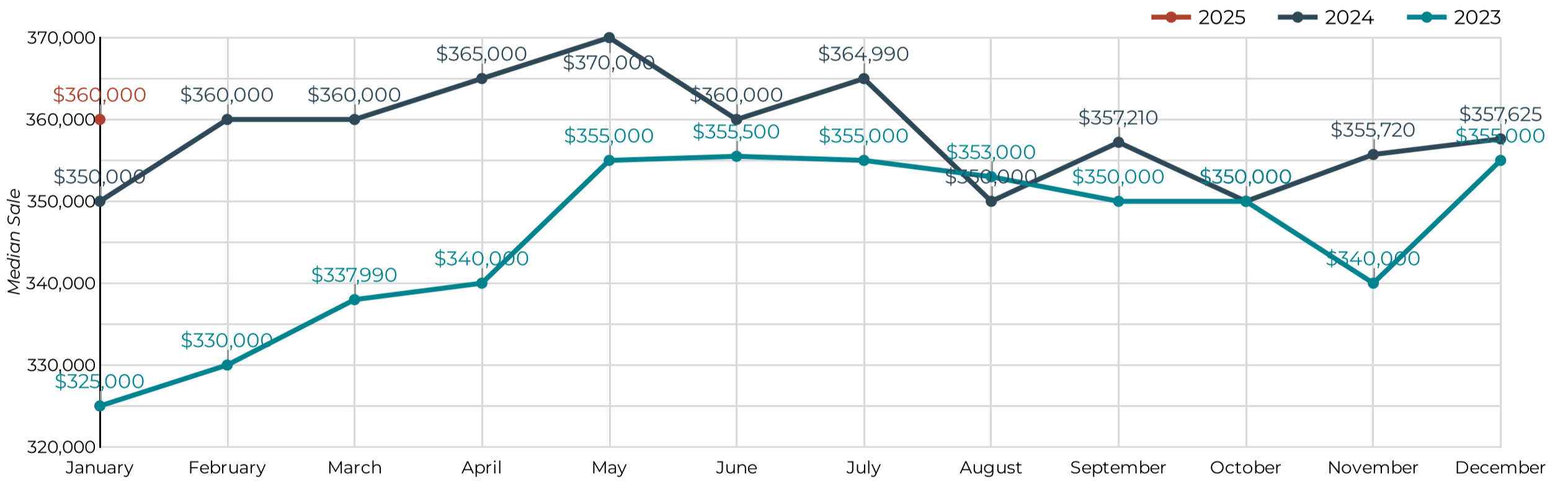
of New Listings: **2,531** (27.9% from previous year)

Average % Over Asking: **-2.12%** (-0.08% from previous year)



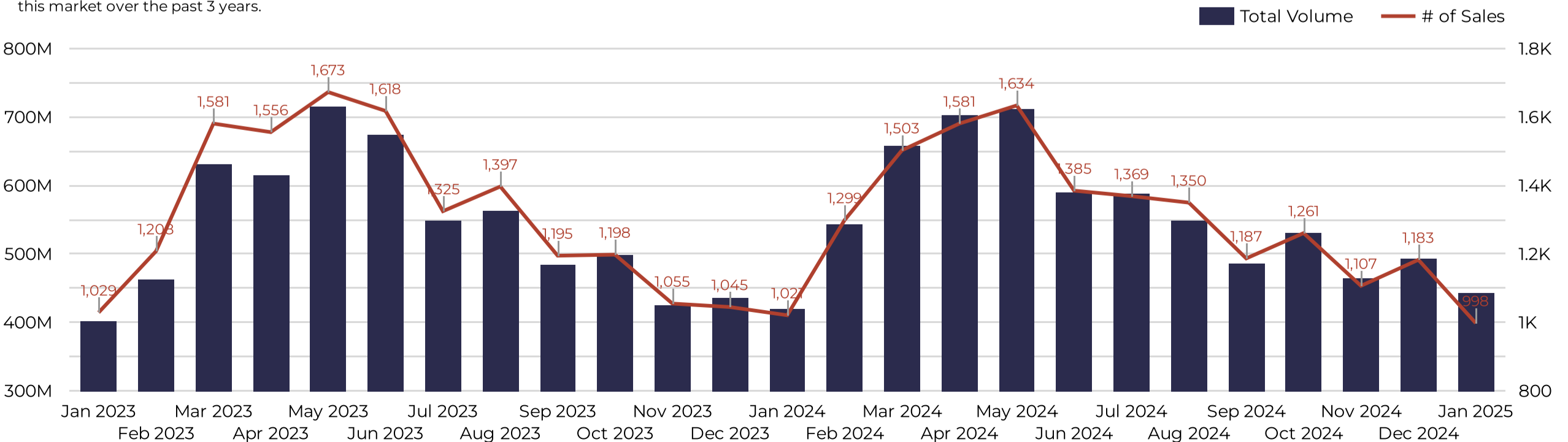
Market Pricing

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



Market Activity

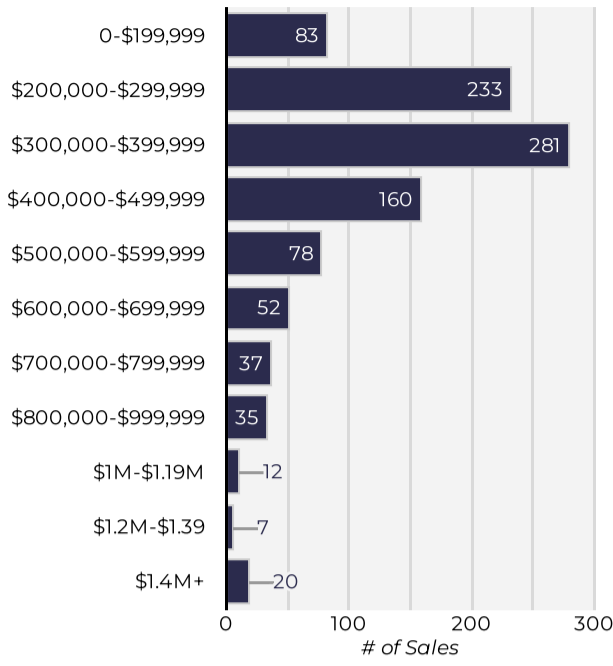
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Feb 3, 2025

January 2025



of Sales **998**
 ↓ -2.3% from previous year

Median Sale Price **\$360,000**
 ↑ 2.9% from previous year

Volume **\$442,882,766**
 ↑ 5.5% from previous year

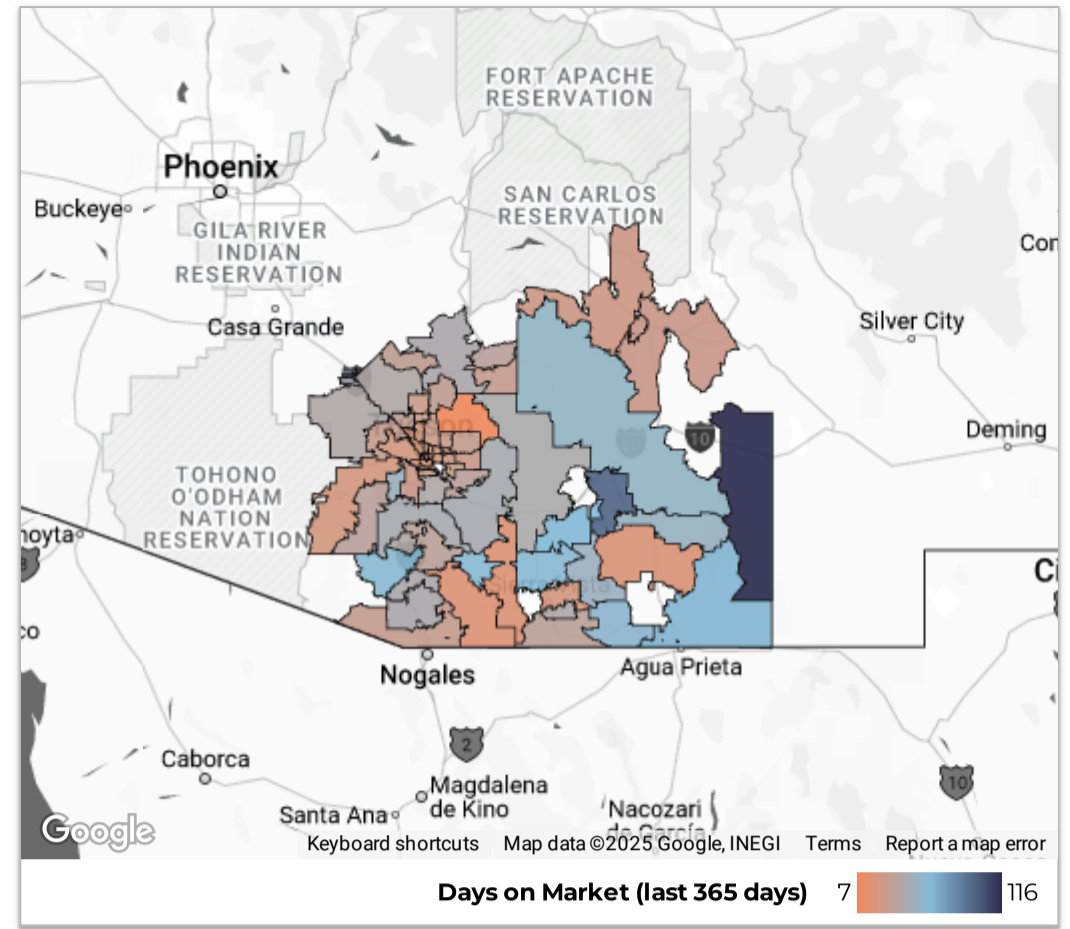
Average Sale Price **\$443,770**
 ↑ 8.0% from previous year

\$/sqft **\$229**
 ↑ 3.0% from previous year

Median Days on Market **35**
 ↑ 8 from previous year

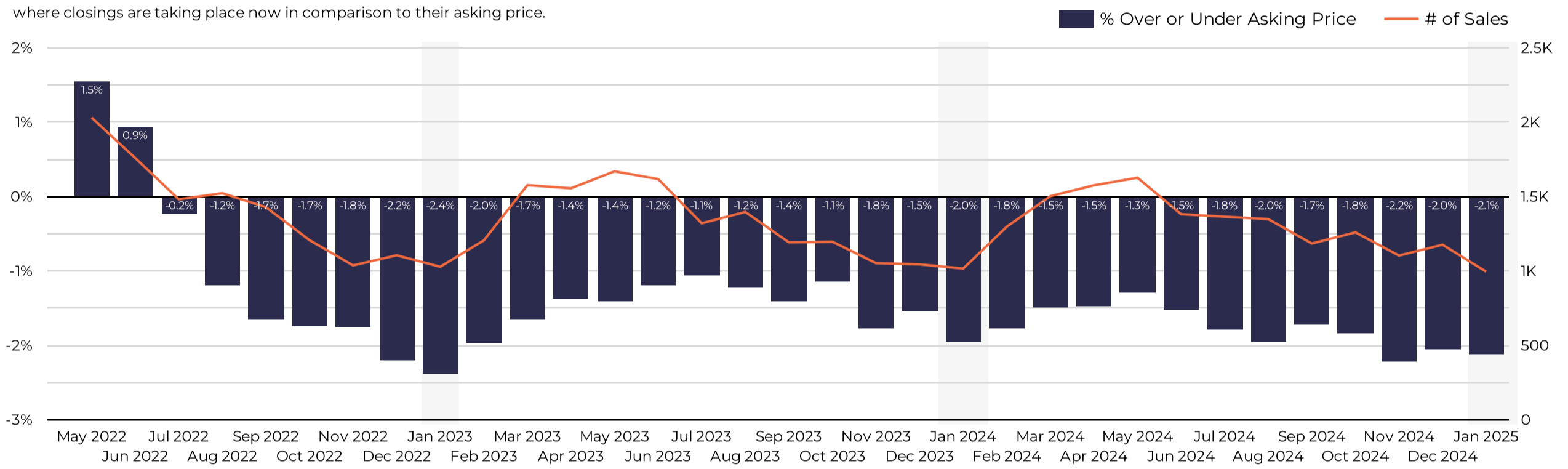
of New Listings **2,531**
 ↑ 27.9% from previous year

Average % Over Asking **-2.12%**
 ↓ -0.08% from previous year



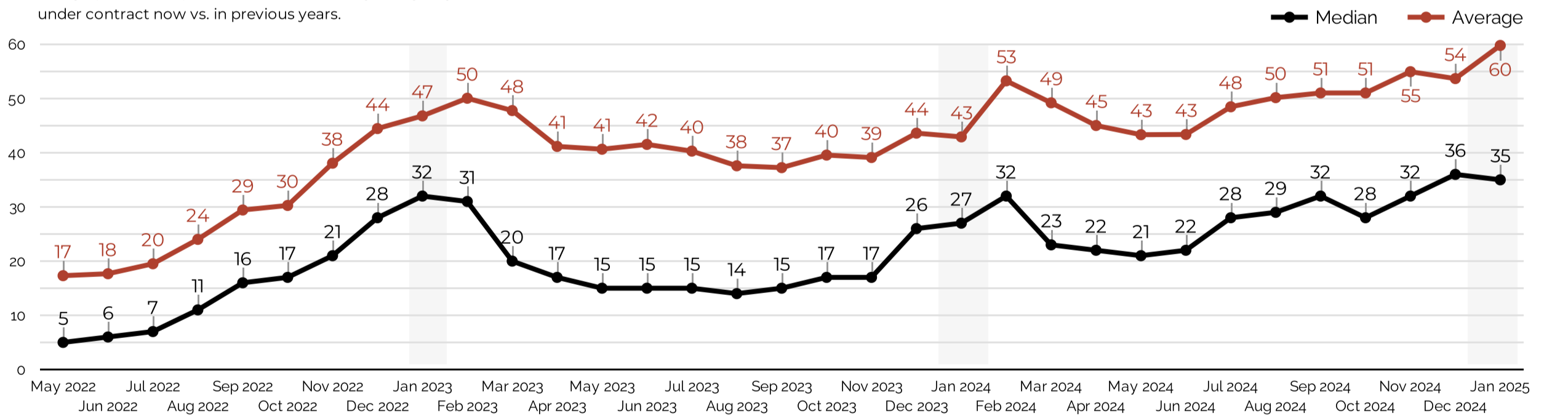
Buyer Demand

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 | 83 | 6.4% ↑ | 47 | 21 ↑ | -6.26% | 0.24% ↑ |
| \$200,000-\$299,999 | 233 | -10.7% ↓ | 38 | 15 ↓ | -1.88% | -0.62% ↓ |
| \$300,000-\$399,999 | 281 | -7.3% ↓ | 42 | 11 ↑ | -1.52% | -0.04% ↓ |
| \$400,000-\$499,999 | 160 | -6.4% ↓ | 31 | 2 ↓ | -1.68% | 0.22% ↑ |
| \$500,000-\$599,999 | 78 | -10.3% ↓ | 22 | -4 ↓ | -1.56% | -0.03% ↓ |
| \$600,000-\$699,999 | 52 | 44.4% ↑ | 28 | -10 ↓ | -2.09% | -0.11% ↓ |
| \$700,000-\$799,999 | 37 | 54.2% ↑ | 21 | 0 | -1.63% | 2.14% ↑ |
| \$800,000-\$999,999 | 35 | 12.9% ↑ | 41 | 24 ↑ | -2.28% | -0.43% ↓ |
| \$1M-\$1.19M | 12 | 9.1% ↑ | 31 | 16 ↑ | -4.58% | -0.52% ↓ |
| \$1.2M-\$1.39 | 7 | 75.0% ↑ | 23 | -4 ↓ | -1.70% | 1.54% ↑ |
| \$1.4M+ | 20 | 33.3% ↑ | 11 | -19 ↓ | -1.46% | 3.17% ↑ |

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: Feb 3, 2025

January 2025

of New Listings (Supply)
2,531
↑ 552 from previous year

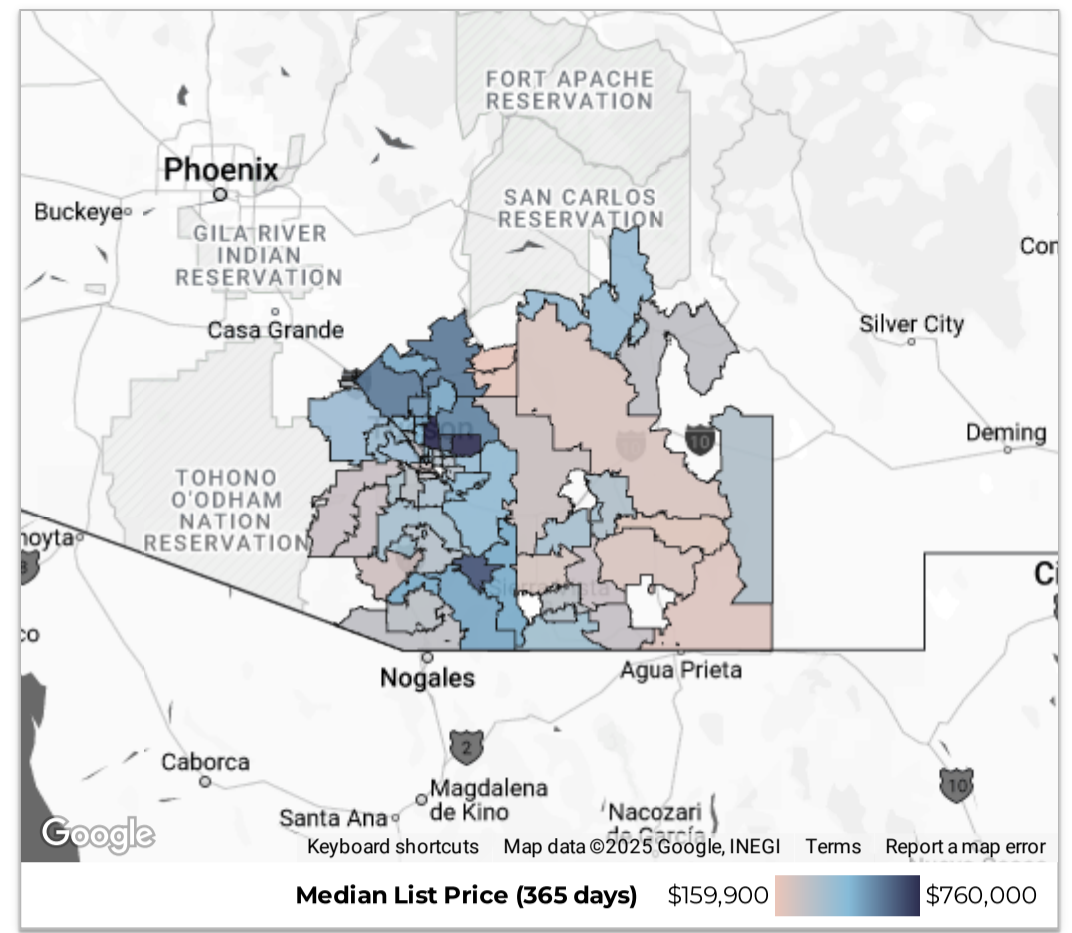
Months of Supply
5.10

of New Pendings (Demand)
1,102
↓ -85 from previous year

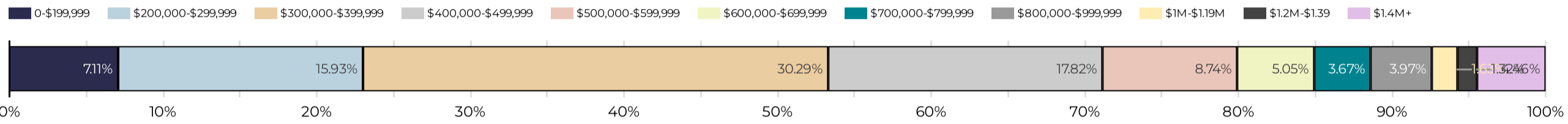
Active Listings
5,090

Pending Listings
752

| | Average | # |
|-------------------------|-------------------|--------------|
| Single Family Residence | \$603,769 | 4,054 |
| Townhouse | \$337,960 | 454 |
| Condominium | \$215,725 | 282 |
| Manufactured Home | \$276,216 | 236 |
| Mobile Home | \$174,733 | 64 |
| Grand total | \$537,9... | 5,090 |



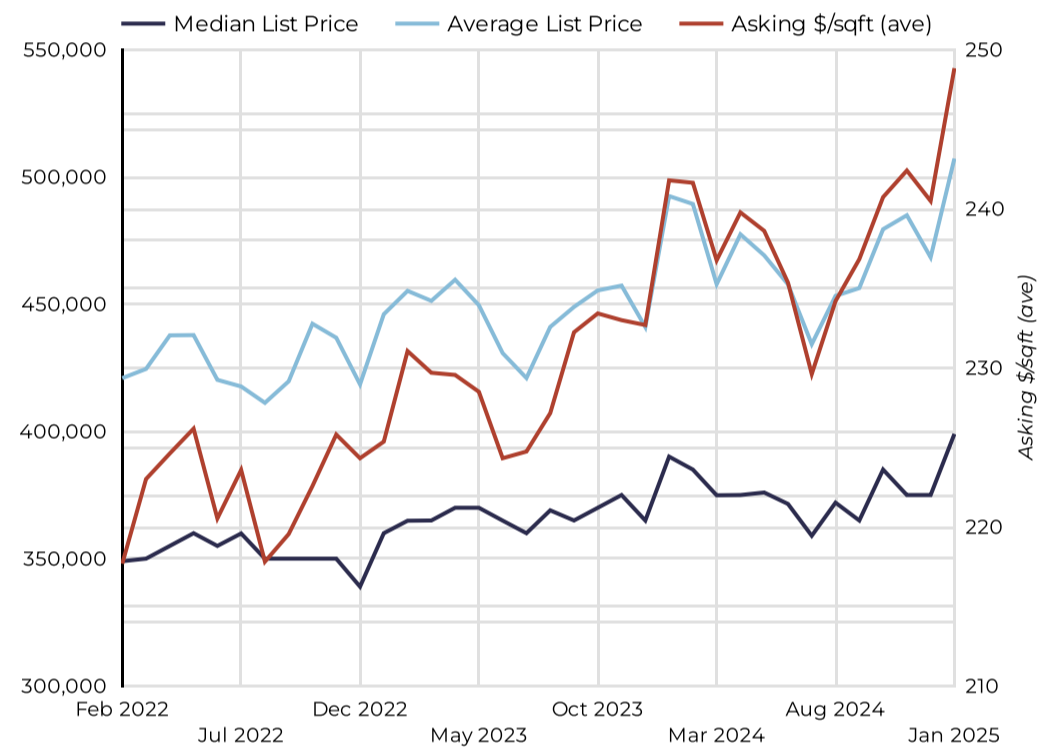
Active Listings



Months of Supply By Price Range

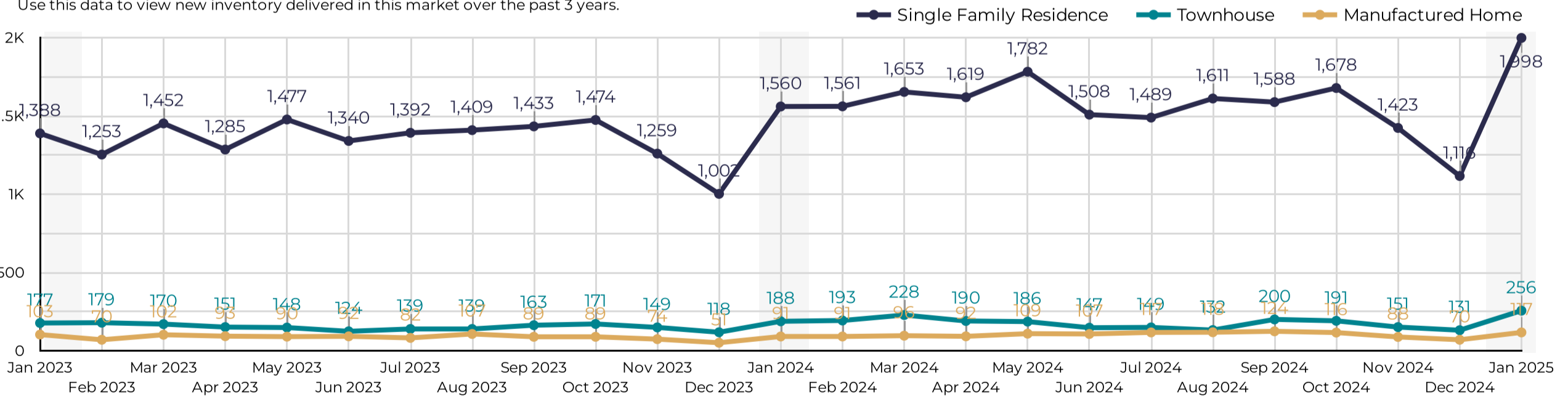
| Asking Price | Months of Supply | Active | # of Sales Last Month |
|---------------------|------------------|--------------|-----------------------|
| 0-\$199,999 | 5.03 | 362 | 72 |
| \$200,000-\$299,999 | 3.42 | 811 | 237 |
| \$300,000-\$399,999 | 5.55 | 1,542 | 278 |
| \$400,000-\$499,999 | 5.53 | 907 | 164 |
| \$500,000-\$599,999 | 5.56 | 445 | 80 |
| \$600,000-\$699,999 | 4.76 | 257 | 54 |
| \$700,000-\$799,999 | 4.79 | 187 | 39 |
| \$800,000-\$999,999 | 5.77 | 202 | 35 |
| \$1M-\$1.19M | 7.55 | 83 | 11 |
| \$1.2M-\$1.39 | 8.38 | 67 | 8 |
| \$1.4M+ | 11.35 | 227 | 20 |
| Grand total | 5.10 | 5,090 | 998 |

Asking Prices



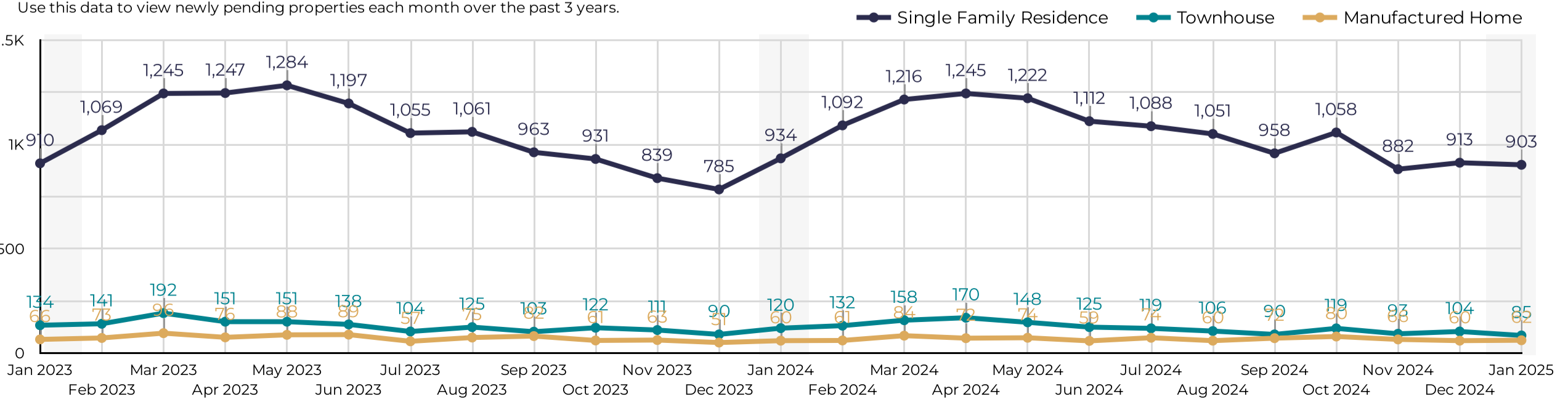
New Listings

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.



Southern AZ Housing Market: **Tables**

All data is updated in realtime in accordance with content from MLSSAZ.
 This report provides a snapshot of the market as taken on: Feb 3, 2025

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.

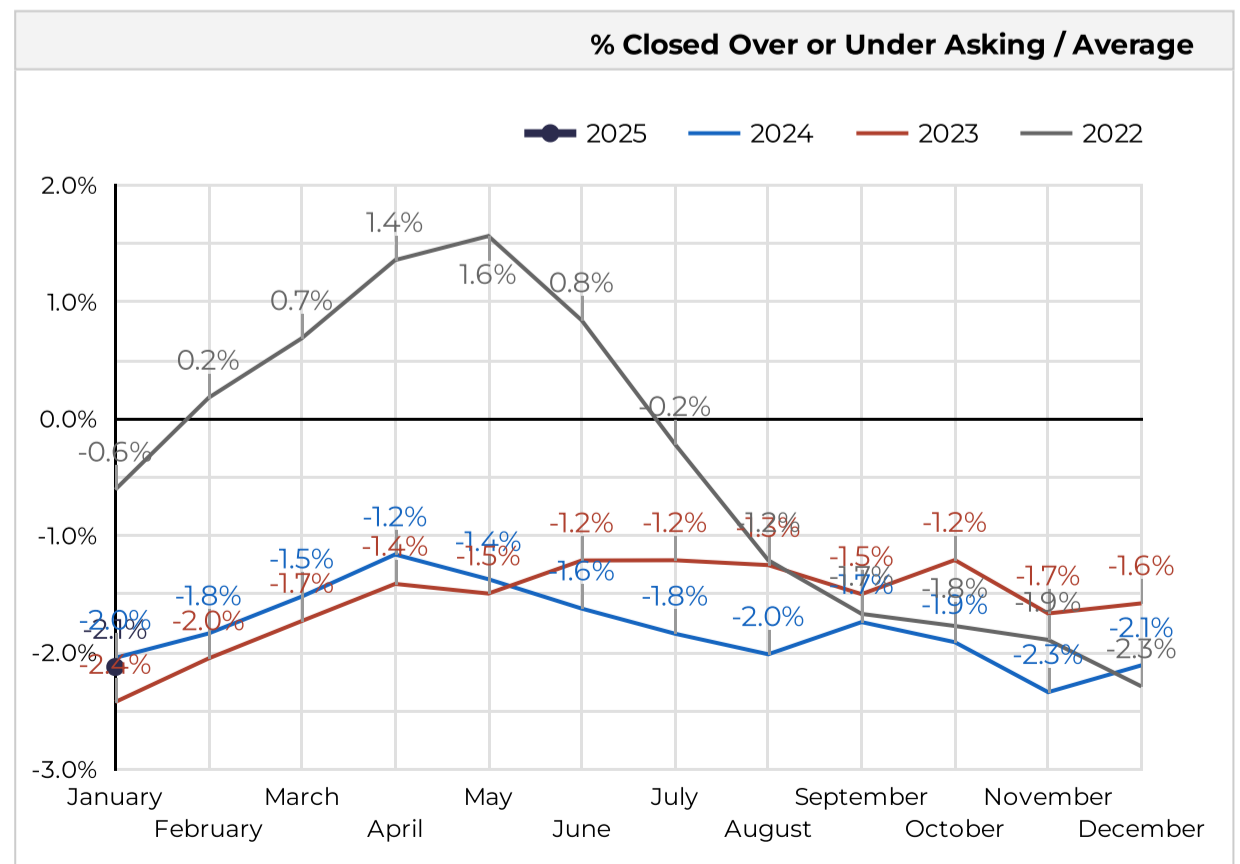
| # of Sales / Count | | | | |
|--------------------|-------|-------|-------|------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 1,591 | 1,029 | 1,021 | 998 |
| February | 1,676 | 1,208 | 1,299 | - |
| March | 2,134 | 1,581 | 1,503 | - |
| April | 1,957 | 1,556 | 1,581 | - |
| May | 2,031 | 1,673 | 1,634 | - |
| June | 1,764 | 1,618 | 1,385 | - |
| July | 1,483 | 1,325 | 1,369 | - |
| August | 1,525 | 1,397 | 1,350 | - |
| September | 1,431 | 1,195 | 1,187 | - |
| October | 1,208 | 1,198 | 1,261 | - |
| November | 1,041 | 1,055 | 1,107 | - |
| December | 1,107 | 1,045 | 1,183 | - |

| Sale Price / Median | | | | |
|---------------------|-----------|-----------|-----------|-----------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | \$313,500 | \$325,000 | \$350,000 | \$360,000 |
| 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 | \$344,800 | \$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 | \$357,625 | - |

| Days on Market / Median | | | | |
|-------------------------|------|------|------|------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 10 | 32 | 27 | 35 |
| 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 | 32 | - |
| December | 28 | 26 | 36 | - |

| New Listings / Count | | | | |
|----------------------|-------|-------|-------|-------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 1,978 | 1,778 | 1,979 | 2,531 |
| 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 | 1,710 | 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 | 1,393 | - |

| New Pending / Count | | | | |
|---------------------|-------|-------|-------|-------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 1,789 | 1,175 | 1,187 | 1,102 |
| 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 | 1,429 | 1,322 | 1,372 | - |
| August | 1,498 | 1,333 | 1,279 | - |
| September | 1,300 | 1,201 | 1,177 | - |
| October | 1,193 | 1,177 | 1,312 | - |
| November | 1,029 | 1,074 | 1,092 | - |
| December | 1,005 | 978 | 1,127 | - |



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: Feb 3, 2025

Jan 2025

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 | 799 | 0.6% ↑ | \$391.58M | 8.1% ↑ | \$393,000 | \$8,000 ↑ | \$237 | \$7 ↑ | 34 | 4 ↑ | -1.9% | -0.0% ↓ |
| Townhouse | 90 | -12.6% ↓ | \$27.85M | -12.7% ↓ | \$275,000 | \$-5,000 ↓ | \$217 | \$-11 ↓ | 28 | 13 ↑ | -2.2% | -0.9% ↓ |
| Manufactured Home | 60 | 3.4% ↑ | \$13.67M | 8.2% ↑ | \$235,000 | \$5,000 ↑ | \$159 | \$12 ↑ | 40 | 23 ↑ | -3.6% | -1.1% ↓ |
| Condominium | 43 | -10.4% ↓ | \$9.02M | -16.0% ↓ | \$184,500 | \$-27,500 ↓ | \$221 | \$-8 ↓ | 49 | 24 ↑ | -3.7% | -1.6% ↓ |
| Mobile Home | 3 | -76.9% ↓ | \$299.9K | -81.6% ↓ | \$99,900 | \$-36,000 ↓ | \$102 | \$-13 ↓ | 65 | 32 ↑ | -4.5% | 2.5% ↑ |

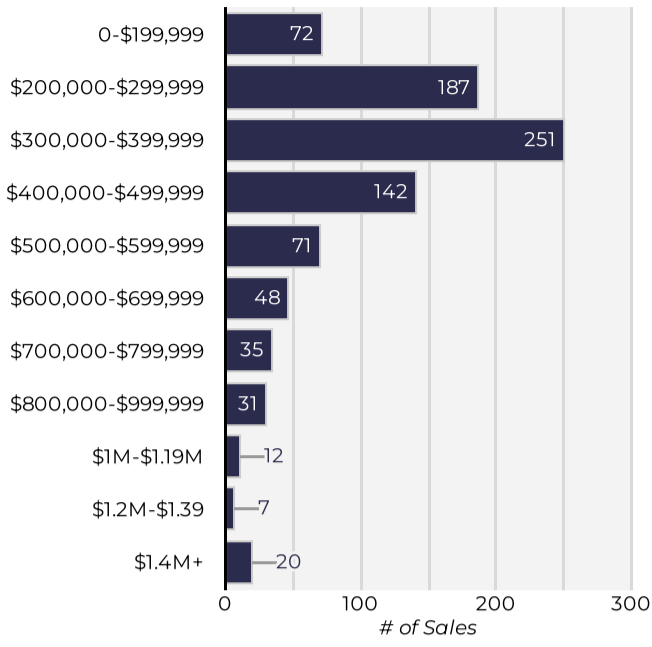
| Total SqFt | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | \$/sqft | Δ | Median DOM | Δ | % Over | Δ |
|------------------|------------|---------|-----------|----------|-------------|--------------|---------|---------|------------|-------|--------|---------|
| <999 sqft | 66 | -5.7% ↓ | \$11.79M | -13.2% ↓ | \$174,000 | \$-11,000 ↓ | \$221 | \$-19 ↓ | 38 | 8 ↑ | -3.8% | -1.3% ↓ |
| \$1000-1499 sqft | 274 | -7.7% ↓ | \$78.82M | -5.0% ↓ | \$286,000 | \$7,000 ↑ | \$225 | \$3 ↑ | 36 | 16 ↑ | -2.0% | -0.4% ↓ |
| \$1500-1999 sqft | 299 | -8.3% ↓ | \$111M | -8.8% ↓ | \$356,200 | \$200 ↑ | \$214 | \$-3 ↓ | 38 | 13 ↑ | -2.0% | -0.6% ↓ |
| 2000-2499 sqft | 203 | 26.1% ↑ | \$101.28M | 35.0% ↑ | \$470,000 | \$30,000 ↑ | \$224 | \$12 ↑ | 32 | -3 ↓ | -1.9% | 0.2% ↑ |
| 2500-2999 sqft | 93 | -7.9% ↓ | \$57.88M | -6.4% ↓ | \$620,000 | \$70,000 ↑ | \$230 | \$6 ↑ | 41 | 1 ↑ | -1.8% | 0.4% ↑ |
| 3000-3999 sqft | 45 | -2.2% ↓ | \$50.15M | 19.3% ↑ | \$975,000 | \$140,000 ↑ | \$329 | \$55 ↑ | 31 | 7 ↑ | -2.3% | 1.0% ↑ |
| 4000-4999 sqft | 10 | 0.0% | \$23.15M | 113.2% ↑ | \$1,680,000 | \$817,500 ↑ | \$503 | \$249 ↑ | 3 | -31 ↓ | -1.8% | 6.5% ↑ |
| 5000+ sqft | 5 | 0.0% | \$8.34M | -24.5% ↓ | \$1,750,000 | \$-550,000 ↓ | \$307 | \$-34 ↓ | 8 | -51 ↓ | -3.2% | 6.2% ↑ |

| Region | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | \$/sqft | Δ | Median DOM | Δ | % Over | Δ |
|------------------------|------------|----------|-----------|----------|-------------|--------------|---------|---------|------------|-------|--------|---------|
| Northwest | 154 | 10.0% ↑ | \$106.96M | 49.4% ↑ | \$535,000 | \$123,000 ↑ | \$290 | \$36 ↑ | 29 | 10 ↑ | -1.8% | -0.1% ↓ |
| Central | 104 | -3.7% ↓ | \$37.61M | 1.1% ↑ | \$300,000 | \$0 | \$237 | \$-11 ↓ | 27 | 7 ↑ | -2.5% | -1.0% ↓ |
| East | 75 | -14.8% ↓ | \$24.27M | -10.5% ↓ | \$310,000 | \$20,000 ↑ | \$205 | \$4 ↑ | 31 | 4 ↑ | -2.6% | -1.4% ↓ |
| Upper Southeast | 67 | -8.2% ↓ | \$28.02M | -9.3% ↓ | \$404,000 | \$4,000 ↑ | \$203 | \$-10 ↓ | 56 | 29 ↑ | -1.1% | 0.1% ↑ |
| North | 64 | -26.4% ↓ | \$49.75M | -16.5% ↓ | \$595,882 | \$75,882 ↓ | \$306 | \$6 ↑ | 20 | 2 ↑ | -2.0% | 0.5% ↑ |
| Extended West | 53 | -1.9% ↓ | \$18.91M | 0.8% ↑ | \$365,000 | \$15,000 ↑ | \$193 | \$0 ↑ | 48 | 11 ↑ | -2.4% | -0.5% ↓ |
| Upper Northwest | 52 | 52.9% ↑ | \$27.92M | 62.6% ↑ | \$480,000 | \$-12,000 ↓ | \$254 | \$12 ↑ | 26 | -2 ↓ | -2.1% | -0.1% ↓ |
| West | 44 | -17.0% ↓ | \$18.68M | -30.0% ↓ | \$370,920 | \$-34,080 ↓ | \$230 | \$-8 ↓ | 28 | 7 ↑ | -1.6% | -0.1% ↓ |
| Southwest | 41 | -34.9% ↓ | \$11.9M | -35.3% ↓ | \$277,000 | \$-23,000 ↓ | \$185 | \$6 ↑ | 28 | -11 ↓ | -1.4% | 1.2% ↑ |
| Southeast | 39 | 8.3% ↑ | \$15.24M | -9.1% ↓ | \$349,990 | \$-58,010 ↓ | \$202 | \$-7 ↓ | 55 | 26 ↑ | -1.2% | 0.3% ↑ |
| South | 38 | -13.6% ↓ | \$10.43M | -14.5% ↓ | \$280,000 | \$10,000 ↑ | \$199 | \$-1 ↓ | 37 | 14 ↑ | -2.3% | -1.2% ↓ |
| Green Valley North | 35 | 25.0% ↑ | \$12.84M | 33.7% ↑ | \$357,990 | \$47,990 ↑ | \$191 | \$3 ↑ | 54 | 4 ↑ | -2.1% | -0.7% ↓ |
| Cochise | 33 | 73.7% ↑ | \$9.19M | 87.3% ↑ | \$245,000 | \$30,000 ↑ | \$156 | \$29 ↑ | 41 | 2 ↑ | -4.3% | 1.9% ↑ |
| Green Valley Northwest | 30 | -6.3% ↓ | \$8.04M | -0.8% ↓ | \$249,000 | \$14,000 ↑ | \$212 | \$16 ↑ | 36 | 18 ↑ | -3.1% | -0.3% ↓ |
| Northeast | 30 | 7.1% ↑ | \$15.03M | -0.4% ↓ | \$473,900 | \$-8,100 ↓ | \$251 | \$5 ↑ | 24 | -7 ↓ | -2.5% | -0.9% ↓ |
| Green Valley Southwest | 28 | 47.4% ↑ | \$10.08M | 36.7% ↑ | \$290,000 | \$-94,000 ↓ | \$221 | \$-3 ↓ | 60 | 14 ↑ | -3.0% | -1.4% ↓ |
| Green Valley Northeast | 22 | -21.4% ↓ | \$8.75M | -24.5% ↓ | \$359,000 | \$-66,000 ↓ | \$231 | \$11 ↑ | 47 | 21 ↑ | -0.8% | 0.2% ↑ |
| Graham | 16 | 128.6% ↑ | \$4.74M | 139.7% ↑ | \$280,000 | \$-10,000 ↓ | \$167 | \$13 ↑ | 38 | 13 ↑ | -1.3% | 2.6% ↑ |
| SCC-Rio Rico East | 14 | 75.0% ↑ | \$4.4M | 103.7% ↑ | \$287,000 | \$22,000 ↑ | \$187 | \$7 ↑ | 35 | 16 ↑ | -0.4% | 1.1% ↑ |
| Extended Northwest | 10 | 25.0% ↑ | \$2.66M | 3.1% ↑ | \$269,000 | \$-30,990 ↓ | \$205 | \$43 ↑ | 59 | 34 ↑ | -0.7% | -0.5% ↓ |
| Benson/St. David | 10 | -23.1% ↓ | \$2.06M | -43.0% ↓ | \$169,900 | \$-75,100 ↓ | \$175 | \$-34 ↓ | 60 | 27 ↑ | -7.1% | -3.0% ↓ |
| Pinal | 8 | 0.0% | \$1.96M | 11.4% ↑ | \$240,000 | \$65,000 ↑ | \$177 | \$2 ↑ | 51 | -4 ↓ | -3.2% | 0.9% ↑ |
| Green Valley Southeast | 7 | 40.0% ↑ | \$3.57M | 114.3% ↑ | \$412,000 | \$87,000 ↑ | \$249 | \$20 ↑ | 42 | 3 ↑ | -1.4% | -0.2% ↓ |
| Extended Southwest | 5 | -16.7% ↓ | \$1.58M | 0.5% ↑ | \$285,000 | \$45,000 ↑ | \$185 | \$49 ↑ | 59 | 26 ↑ | -1.2% | 0.3% ↑ |
| SCC-Tubac East | 4 | -33.3% ↓ | \$2.81M | 0.0% ↑ | \$660,000 | \$217,000 ↑ | \$262 | \$10 ↑ | 27 | 21 ↑ | -2.0% | -3.1% ↓ |
| SCC-Nogales East | 3 | 200.0% ↑ | \$725K | 339.4% ↑ | \$250,000 | \$85,000 ↑ | \$113 | \$76 ↑ | 174 | 141 ↑ | -3.1% | 23.6% ↑ |
| Navajo | 2 | 0.0% | \$913K | 28.1% ↑ | \$410,000 | \$142,500 ↑ | \$296 | \$132 ↑ | 68 | 51 ↑ | -2.7% | 1.0% ↑ |
| SCC-Sonoita | 2 | 0.0% | \$1.27M | 1.7% ↑ | \$520,000 | \$20,000 ↑ | \$322 | \$13 ↑ | 14 | -4 ↓ | -4.3% | -2.4% ↓ |
| Pima South | 1 | - | \$350K | - | \$350,000 | - | \$240 | - | 5 | - | -2.8% | - |
| Gila | 1 | - | \$175K | - | \$175,000 | - | \$249 | - | 11 | - | -2.7% | - |
| Maricopa | 1 | - | \$457.5K | - | \$457,500 | - | \$288 | - | 27 | - | -2.6% | - |
| Extended Southeast | 1 | 0.0% | \$980K | 19.5% ↑ | \$980,000 | \$160,000 ↑ | \$317 | \$-27 ↓ | 902 | 862 ↑ | -1.5% | -0.9% ↓ |
| SCC-Nogales West | 1 | 0.0% | \$140K | -53.7% ↓ | \$140,000 | \$-162,500 ↓ | \$83 | \$43 ↑ | 108 | 10 ↑ | -13.6% | 1.8% ↑ |

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: Feb 3, 2025

January 2025



of Sales
876
↓ -3.6% from previous year

Median Sale Price
\$365,000
↑ 2.8% from previous year

Volume
\$399,599,065
↑ 4.8% from previous year

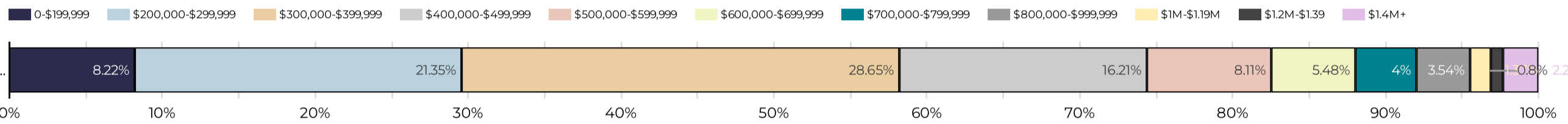
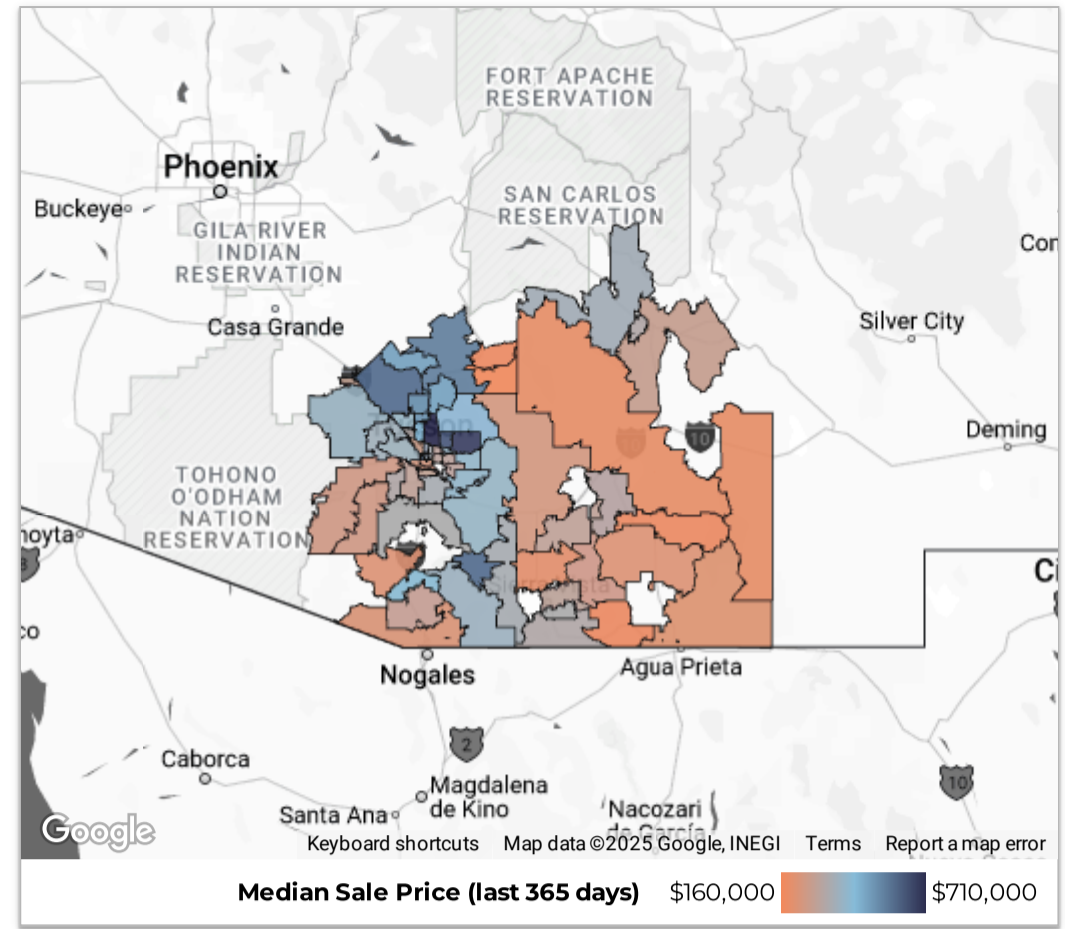
Average Sale Price
\$456,163
↑ 8.8% from previous year

\$/sqft
\$232
↑ 3.0% from previous year

Median Days on Market
34
↑ 8 from previous year

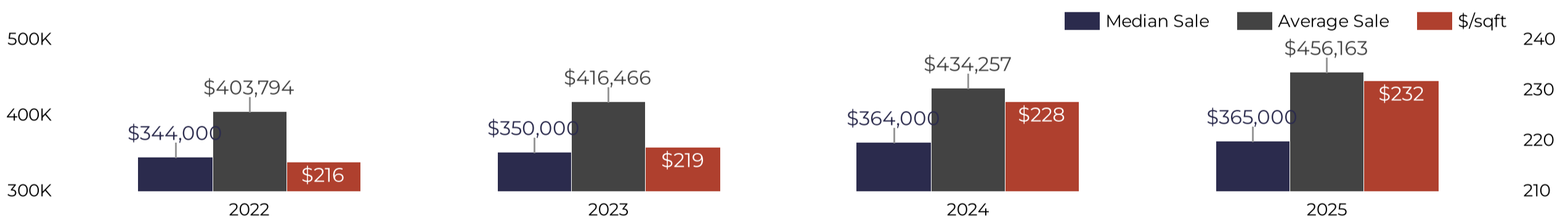
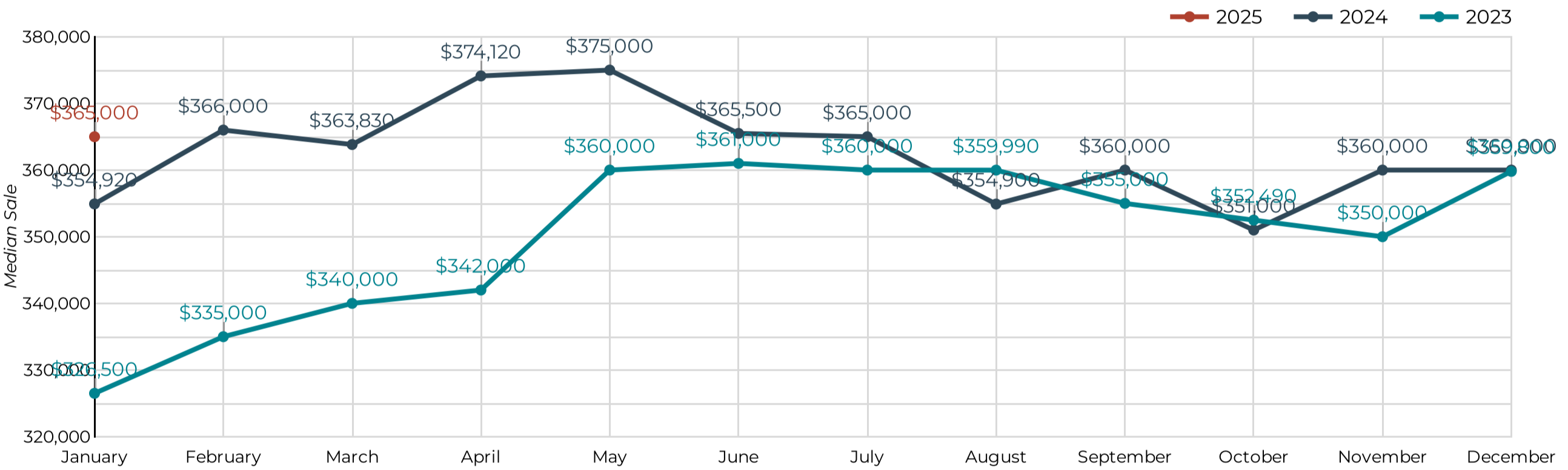
of New Listings
2,217
↑ 27.4% from previous year

Average % Over Asking
-2.10%
↓ -0.02% from previous year



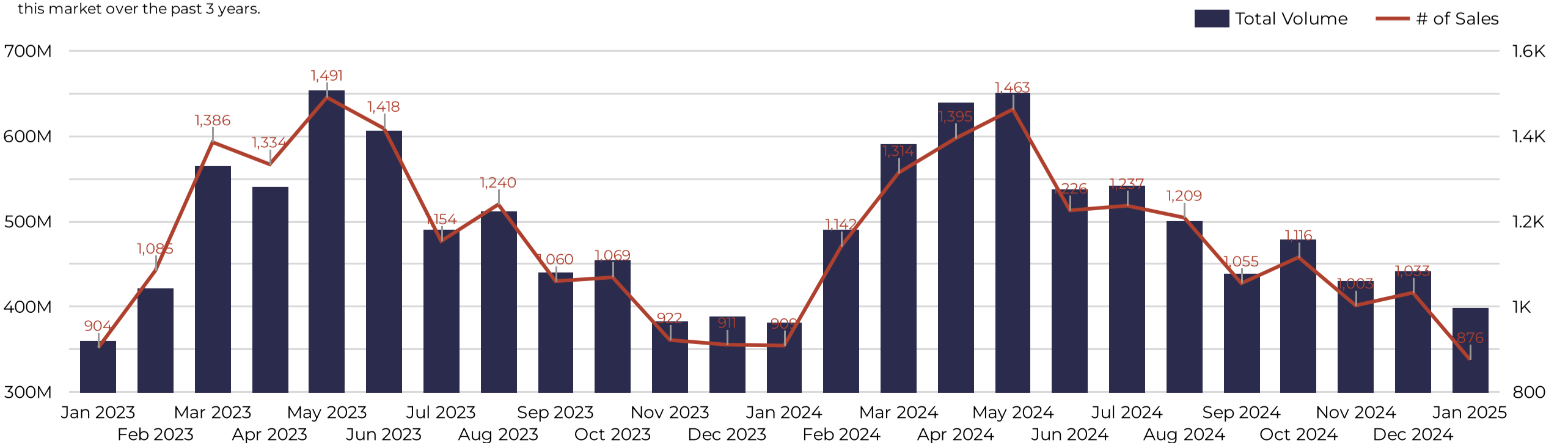
Market Pricing

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



Market Activity

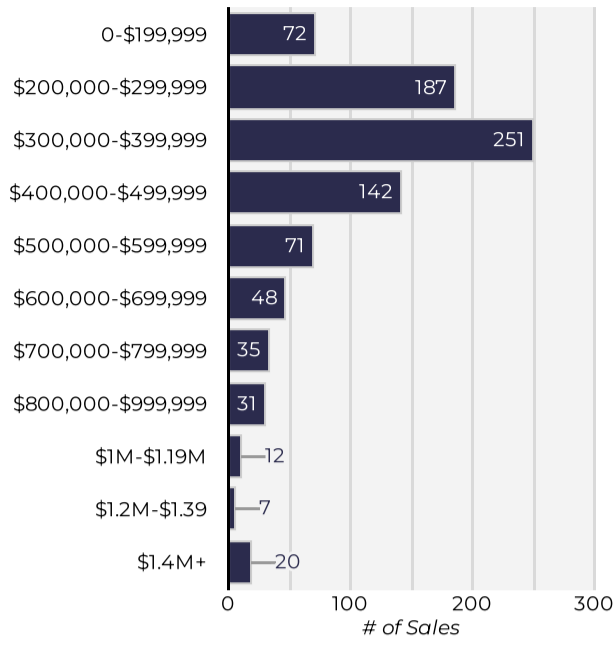
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Feb 3, 2025

January 2025



of Sales **876**
 ↓ -3.6% from previous year

Median Sale Price **\$365,000**
 ↑ 2.8% from previous year

Volume **\$399,599,065**
 ↑ 4.8% from previous year

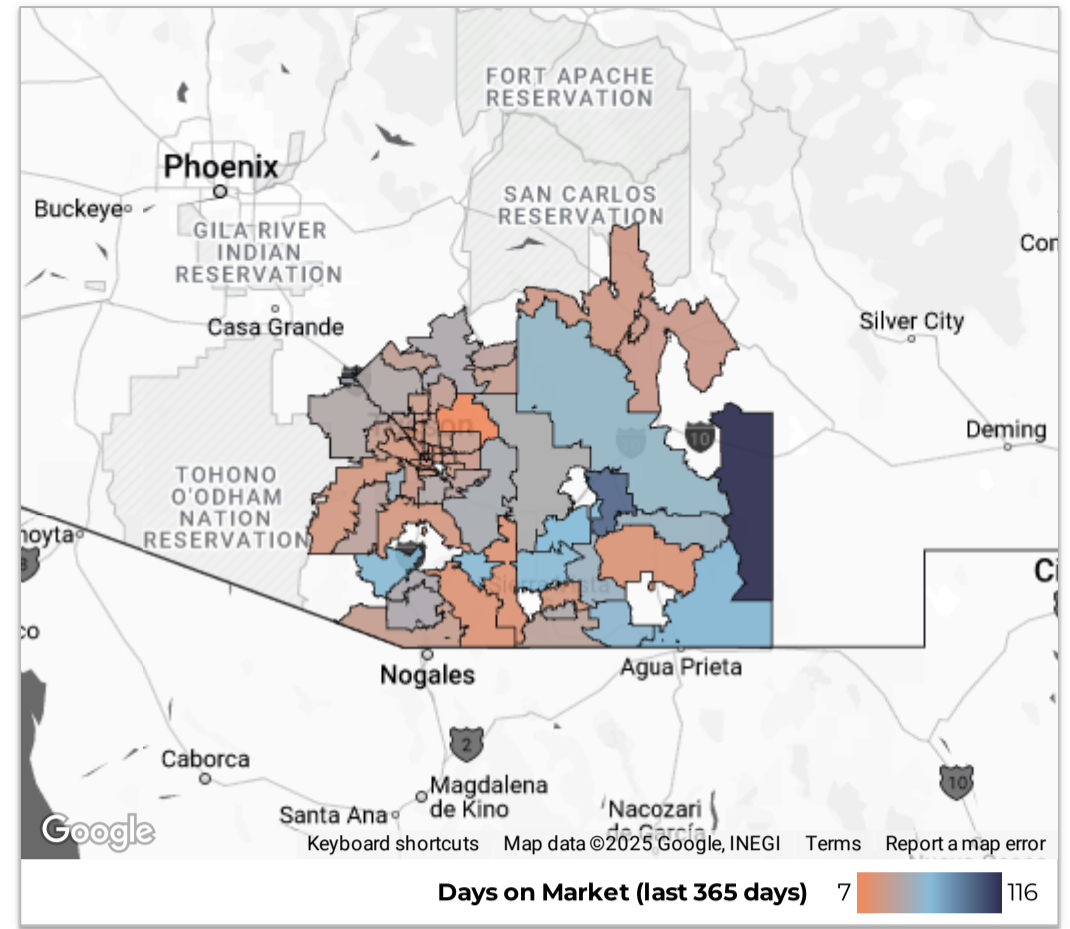
Average Sale Price **\$456,163**
 ↑ 8.8% from previous year

\$/sqft **\$232**
 ↑ 3.0% from previous year

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

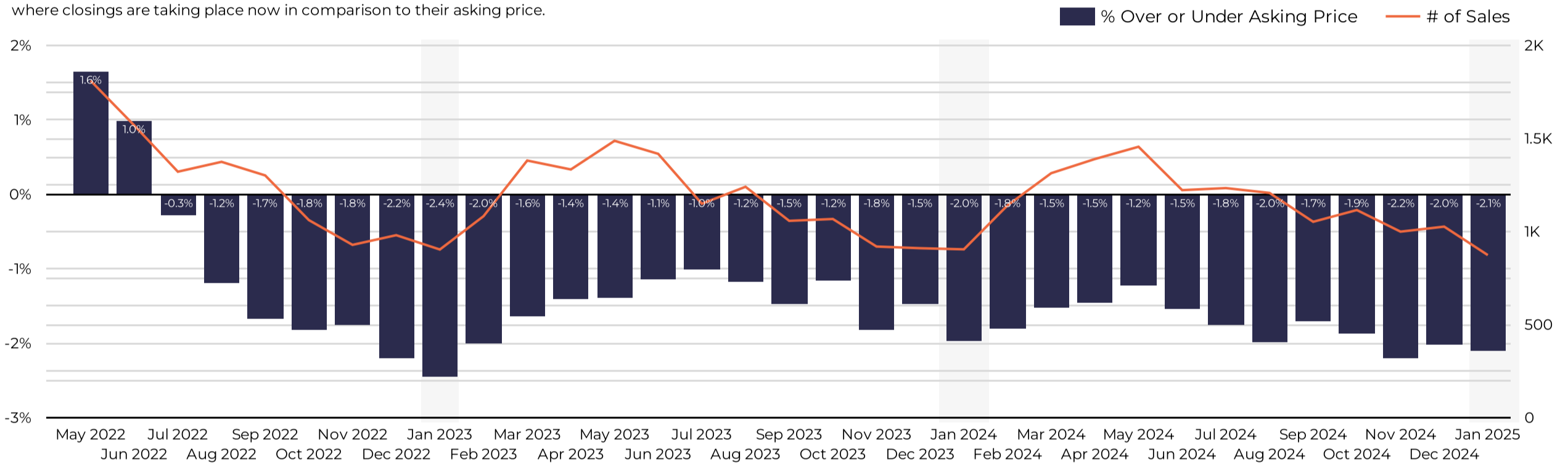
of New Listings **2,217**
 ↑ 27.4% from previous year

Average % Over Asking **-2.10%**
 ↓ -0.02% from previous year



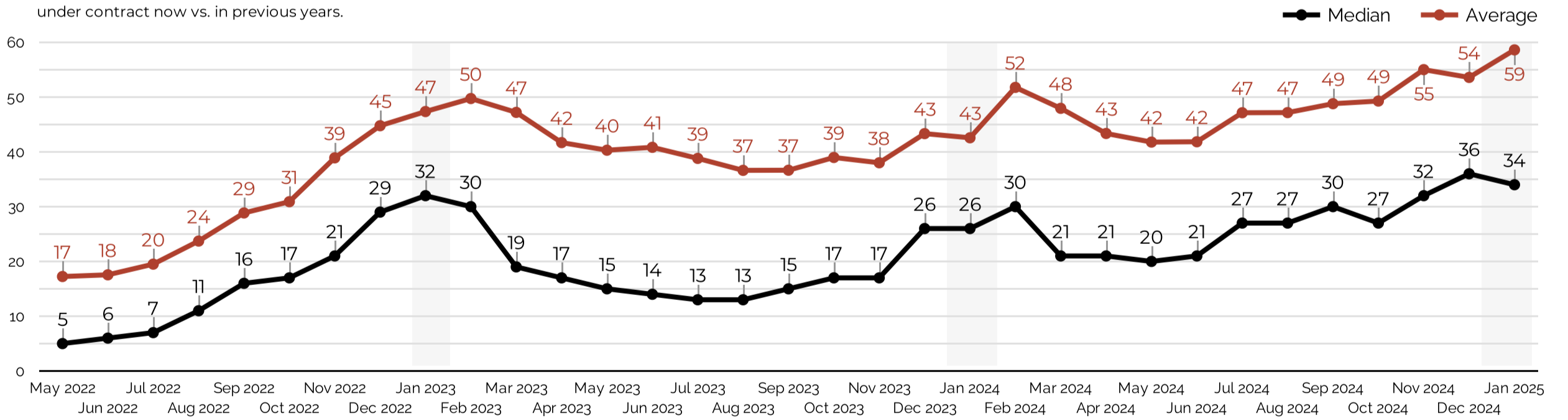
Buyer Demand

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 | 72 | 5.9% ↑ | 46 | 17 ↑ | -6.49% | 0.30% ↑ |
| \$200,000-\$299,999 | 187 | -17.3% ↓ | 37 | 17 ↑ | -1.85% | -0.62% ↓ |
| \$300,000-\$399,999 | 251 | -4.6% ↓ | 41 | 10 ↑ | -1.42% | 0.11% ↑ |
| \$400,000-\$499,999 | 142 | -11.3% ↓ | 33 | 4 ↑ | -1.77% | 0.10% ↑ |
| \$500,000-\$599,999 | 71 | -6.6% ↓ | 22 | -3 ↓ | -1.47% | 0.03% ↑ |
| \$600,000-\$699,999 | 48 | 41.2% ↑ | 17 | -21 ↓ | -1.93% | 0.10% ↑ |
| \$700,000-\$799,999 | 35 | 59.1% ↑ | 21 | 0 | -1.66% | 2.38% ↑ |
| \$800,000-\$999,999 | 31 | 3.3% ↑ | 37 | 20 ↑ | -2.16% | -0.34% ↓ |
| \$1M-\$1.19M | 12 | 9.1% ↑ | 31 | 16 ↑ | -4.58% | -0.52% ↓ |
| \$1.2M-\$1.39 | 7 | 75.0% ↑ | 23 | -4 ↓ | -1.70% | 1.54% ↑ |
| \$1.4M+ | 20 | 33.3% ↑ | 11 | -19 ↓ | -1.46% | 3.17% ↑ |

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: Feb 3, 2025

January 2025

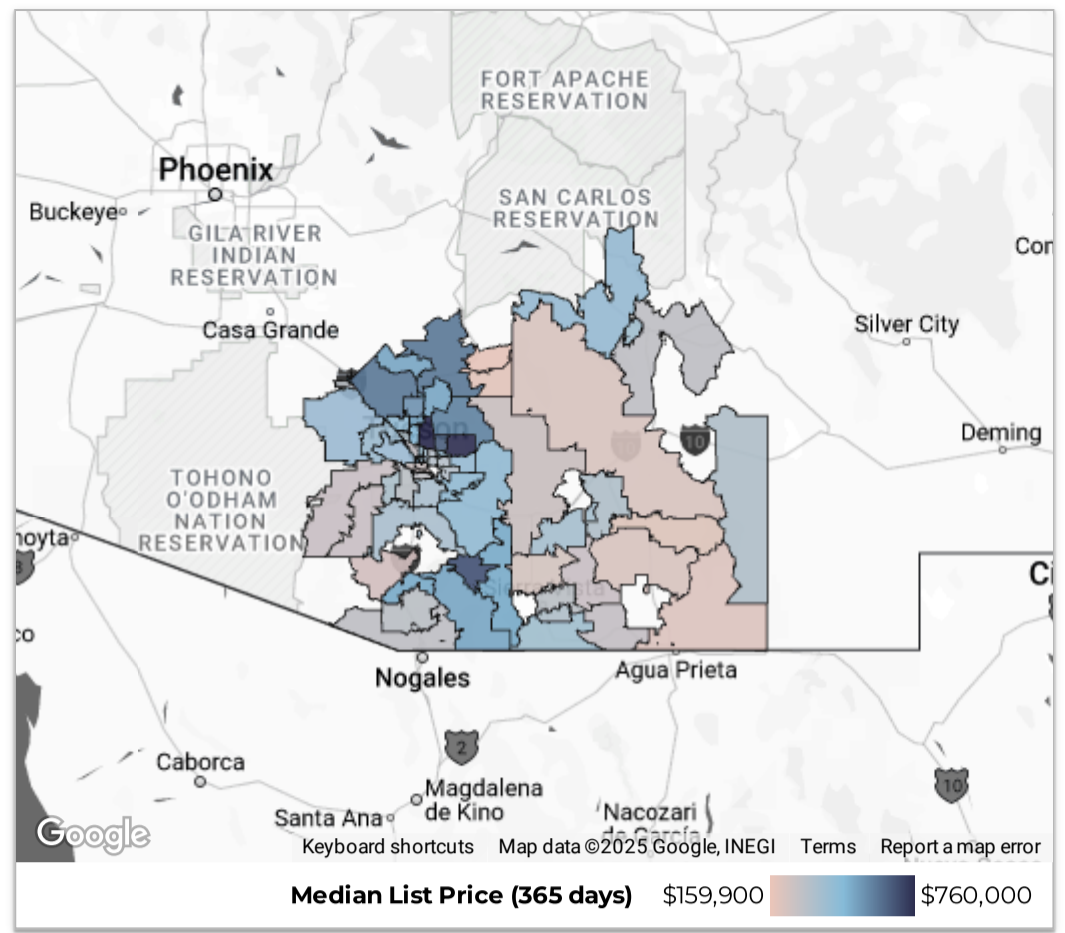
of New Listings (Supply)
2,217
↑ 477 from previous year

Months of Supply
4.97

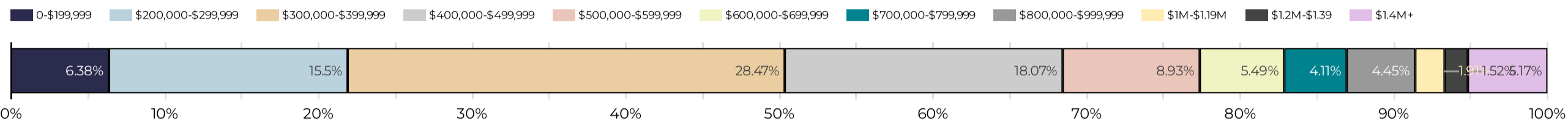
| | Average | # |
|-------------------------|------------------|--------------|
| Single Family Residence | \$628,893 | 3,567 |
| Townhouse | \$370,214 | 283 |
| Condominium | \$231,594 | 226 |
| Manufactured Home | \$258,584 | 217 |
| Mobile Home | \$174,764 | 62 |
| Grand total | \$566,549 | 4,355 |

of New Pendings (Demand)
982
↓ -52 from previous year

Active Listings
4,355
Pending Listings
692



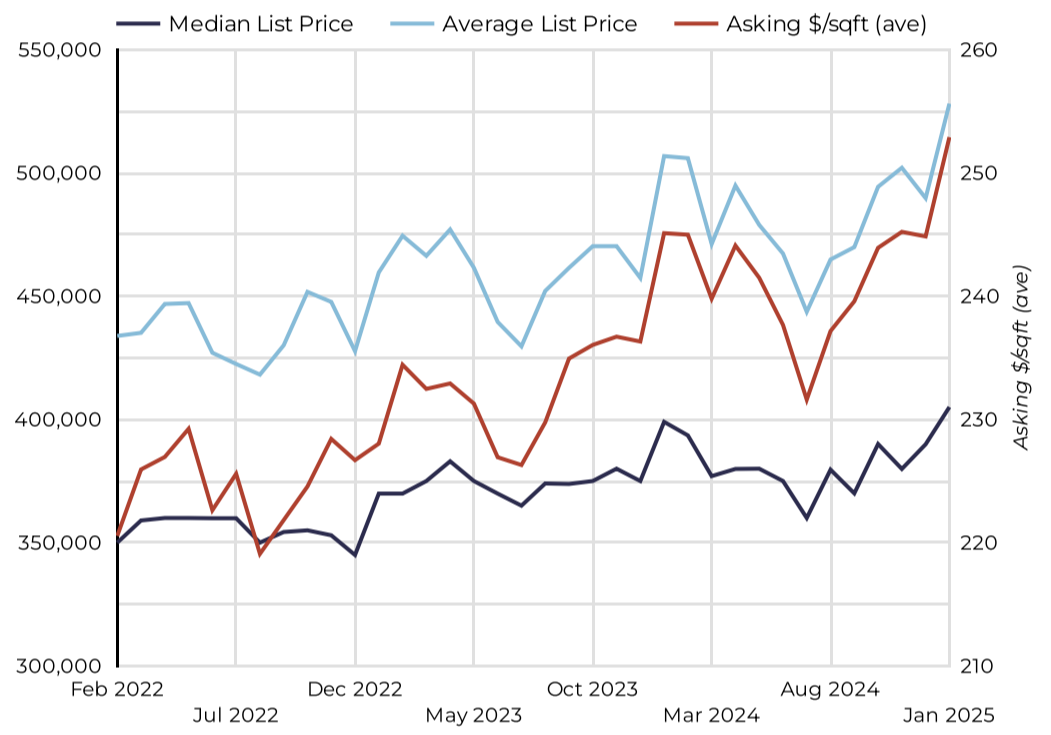
Active Listings



Months of Supply By Price Range

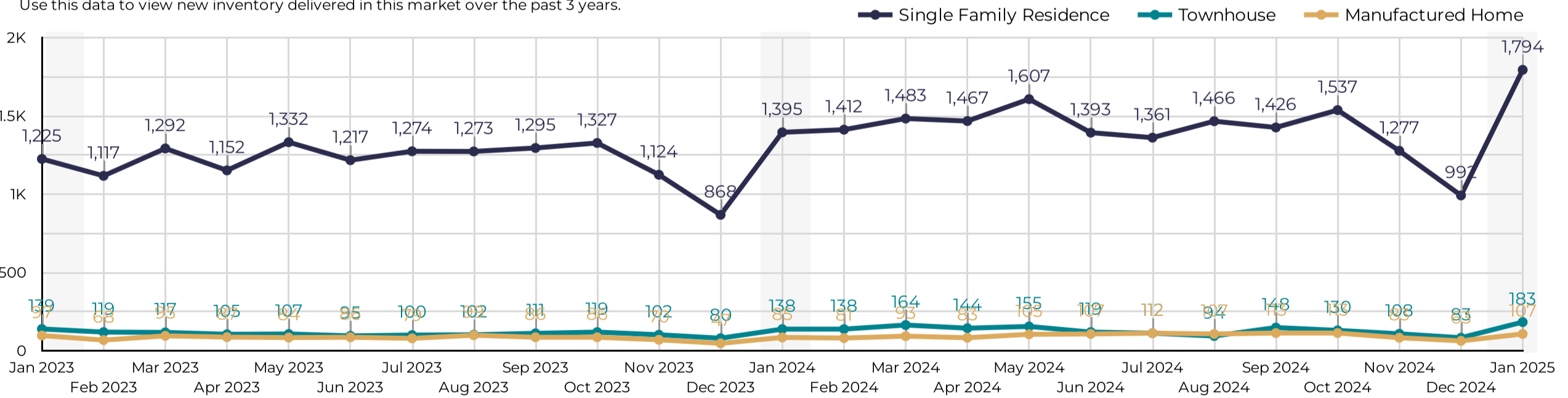
| Asking Price | Months of Supply | Active | # of Sales Last Month |
|---------------------|------------------|--------------|-----------------------|
| 0-\$199,999 | 4.48 | 278 | 62 |
| \$200,000-\$299,999 | 3.50 | 675 | 193 |
| \$300,000-\$399,999 | 5.04 | 1,240 | 246 |
| \$400,000-\$499,999 | 5.43 | 787 | 145 |
| \$500,000-\$599,999 | 5.33 | 389 | 73 |
| \$600,000-\$699,999 | 4.69 | 239 | 51 |
| \$700,000-\$799,999 | 4.97 | 179 | 36 |
| \$800,000-\$999,999 | 6.26 | 194 | 31 |
| \$1M-\$1.19M | 7.55 | 83 | 11 |
| \$1.2M-\$1.39 | 8.25 | 66 | 8 |
| \$1.4M+ | 11.25 | 225 | 20 |
| Grand total | 4.97 | 4,355 | 876 |

Asking Prices



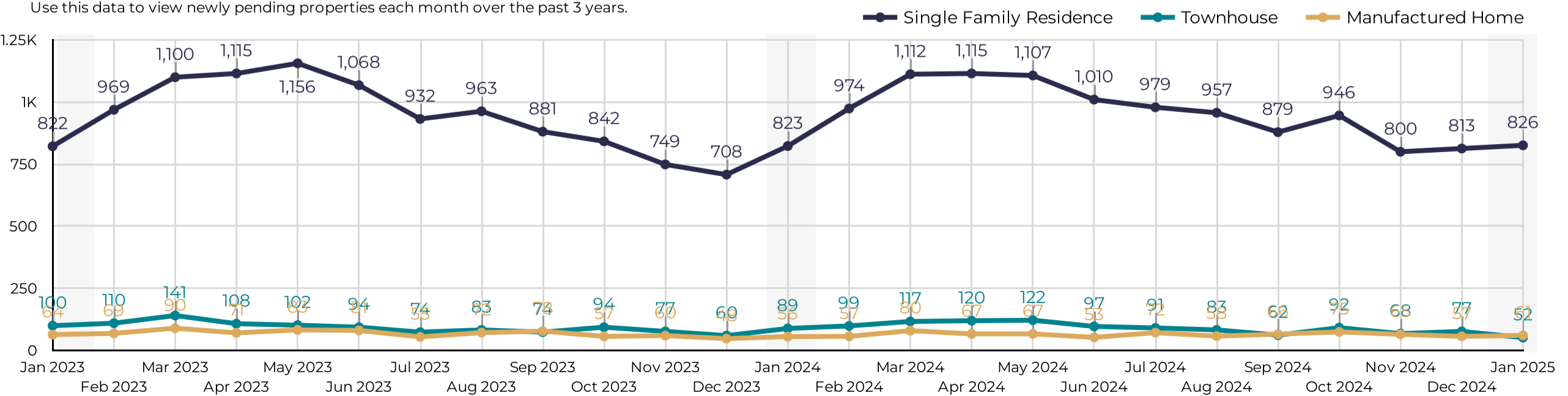
New Listings

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.

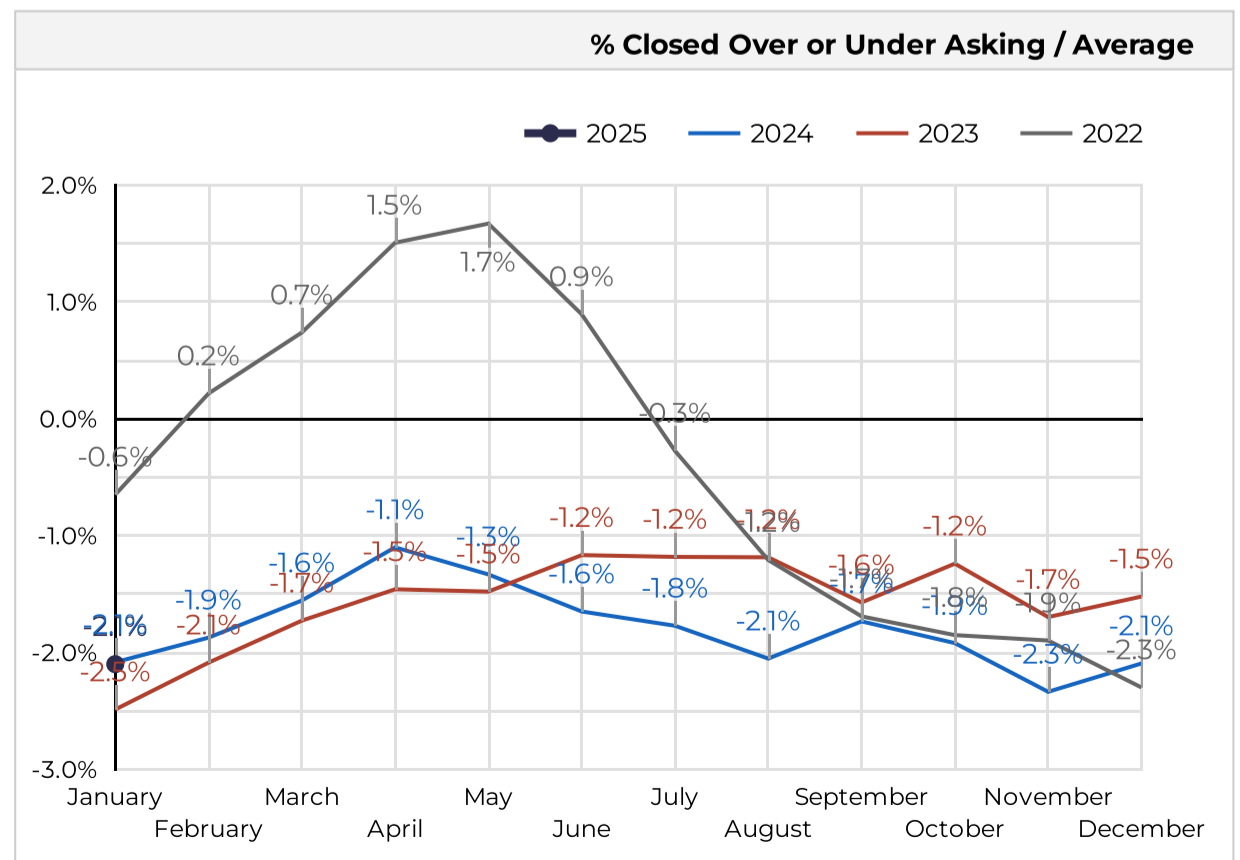
| # of Sales / Count | | | | |
|--------------------|-------|-------|-------|------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 1,400 | 904 | 909 | 876 |
| February | 1,480 | 1,085 | 1,142 | - |
| March | 1,879 | 1,386 | 1,314 | - |
| April | 1,696 | 1,334 | 1,395 | - |
| May | 1,811 | 1,491 | 1,463 | - |
| June | 1,575 | 1,418 | 1,226 | - |
| July | 1,323 | 1,154 | 1,237 | - |
| August | 1,377 | 1,240 | 1,209 | - |
| September | 1,304 | 1,060 | 1,055 | - |
| October | 1,062 | 1,069 | 1,116 | - |
| November | 932 | 922 | 1,003 | - |
| December | 982 | 911 | 1,033 | - |

| Sale Price / Median | | | | |
|---------------------|-----------|-----------|-----------|-----------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | \$315,000 | \$326,500 | \$354,920 | \$365,000 |
| 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 | \$351,000 | - |
| November | \$342,500 | \$350,000 | \$360,000 | - |
| December | \$330,000 | \$359,800 | \$360,000 | - |

| Days on Market / Median | | | | |
|-------------------------|------|------|------|------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 10 | 32 | 26 | 34 |
| 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 | 36 | - |

| New Listings / Count | | | | |
|----------------------|-------|-------|-------|-------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 1,733 | 1,557 | 1,740 | 2,217 |
| 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 | 1,535 | 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 | 1,198 | - |

| New Pending / Count | | | | |
|---------------------|-------|-------|-------|------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 1,575 | 1,042 | 1,034 | 982 |
| 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 | 1,270 | 1,153 | 1,221 | - |
| August | 1,369 | 1,181 | 1,154 | - |
| September | 1,169 | 1,079 | 1,056 | - |
| October | 1,057 | 1,048 | 1,159 | - |
| November | 918 | 938 | 980 | - |
| December | 888 | 859 | 986 | - |



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: Feb 3, 2025

Jan 2025

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 | | | |
|-----------------|--|--|--|----------------|--|--|--|--------------|--|--|--|
|-----------------|--|--|--|----------------|--|--|--|--------------|--|--|--|

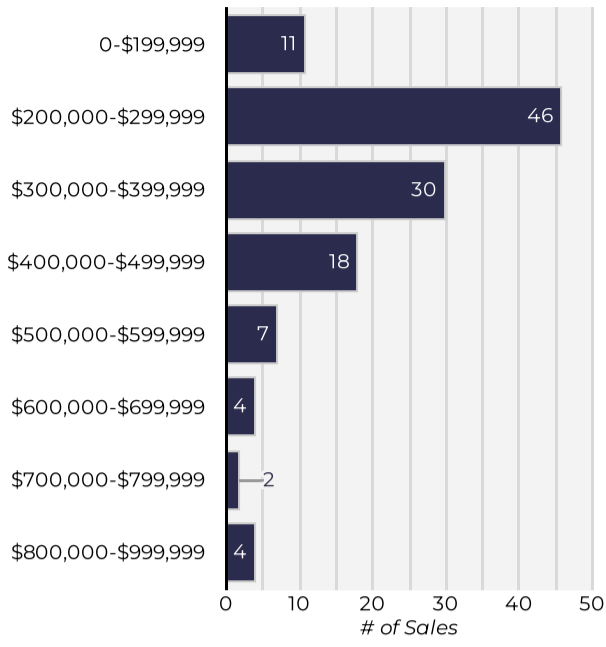
| Property Type | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | \$/sqft | Δ | Median DOM | Δ | % Over | Δ |
|-------------------------|------------|--------|-----------|--------|-------------|-----------|---------|-------|------------|----|--------|-------|
| Single Family Residence | 721 | -0.7% | \$358.85M | 7.1% | \$394,900 | \$6,428 | \$239 | \$8 | 34 | 5 | -1.9% | +0.0% |
| Manufactured Home | 58 | 9.4% | \$13.13M | 14.7% | \$235,000 | \$5,000 | \$157 | \$10 | 39 | 22 | -3.7% | -0.9% |
| Townhouse | 55 | -21.4% | \$18.83M | -17.3% | \$313,000 | \$28,000 | \$225 | -\$11 | 20 | 8 | -1.8% | -0.7% |
| Condominium | 36 | -14.3% | \$8.04M | -18.6% | \$205,000 | -\$18,100 | \$221 | -\$13 | 49 | 23 | -3.8% | -2.2% |
| Mobile Home | 3 | -76.9% | \$299.9K | -81.6% | \$99,900 | -\$36,000 | \$102 | -\$13 | 65 | 32 | -4.5% | 2.5% |

| Total SqFt | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | \$/sqft | Δ | Median DOM | Δ | % Over | Δ |
|------------------|------------|--------|----------|--------|-------------|------------|---------|-------|------------|-----|--------|-------|
| <999 sqft | 55 | -11.3% | \$10.02M | -18.8% | \$175,000 | -\$35,000 | \$222 | -\$22 | 34 | 2 | -4.2% | -1.9% |
| \$1000-1499 sqft | 234 | -9.7% | \$68.26M | -6.4% | \$292,500 | \$11,500 | \$226 | \$3 | 34 | 15 | -2.0% | -0.4% |
| \$1500-1999 sqft | 260 | -8.8% | \$96.94M | -9.5% | \$355,000 | -\$2,000 | \$215 | -\$4 | 36 | 12 | -1.9% | -0.5% |
| 2000-2499 sqft | 182 | 25.5% | \$91.76M | 35.0% | \$475,000 | \$35,000 | \$226 | \$12 | 31 | -1 | -1.9% | 0.3% |
| 2500-2999 sqft | 84 | -9.7% | \$51.71M | -9.2% | \$605,000 | \$55,000 | \$228 | \$5 | 41 | 1 | -1.9% | 0.5% |
| 3000-3999 sqft | 44 | -2.2% | \$49.63M | 19.5% | \$975,000 | \$90,000 | \$333 | \$56 | 31 | 6 | -2.4% | 1.0% |
| 4000-4999 sqft | 10 | 0.0% | \$23.15M | 113.2% | \$1,680,000 | \$817,500 | \$503 | \$249 | 3 | -31 | -1.8% | 6.5% |
| 5000+ sqft | 4 | -20.0% | \$7.67M | -30.6% | \$1,750,000 | -\$550,000 | \$350 | \$9 | 7 | -52 | -1.5% | 7.9% |

| Region | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | \$/sqft | Δ | Median DOM | Δ | % Over | Δ |
|--------------------|------------|--------|-----------|--------|-------------|------------|---------|-------|------------|-----|--------|-------|
| Northwest | 154 | 10.0% | \$106.96M | 49.4% | \$535,000 | \$123,000 | \$290 | \$36 | 29 | 10 | -1.8% | -0.1% |
| Central | 104 | -3.7% | \$37.61M | 1.1% | \$300,000 | \$0 | \$237 | -\$11 | 27 | 7 | -2.5% | -1.0% |
| East | 75 | -14.8% | \$24.27M | -10.5% | \$310,000 | \$20,000 | \$205 | \$4 | 31 | 4 | -2.6% | -1.4% |
| Upper Southeast | 67 | -8.2% | \$28.02M | -9.3% | \$404,000 | \$4,000 | \$203 | -\$10 | 56 | 29 | -1.1% | 0.1% |
| North | 64 | -26.4% | \$49.75M | -16.5% | \$595,882 | \$75,882 | \$306 | \$6 | 20 | 2 | -2.0% | 0.5% |
| Extended West | 53 | -1.9% | \$18.91M | 0.8% | \$365,000 | \$15,000 | \$193 | \$0 | 48 | 11 | -2.4% | -0.5% |
| Upper Northwest | 52 | 52.9% | \$27.92M | 62.6% | \$480,000 | -\$12,000 | \$254 | \$12 | 26 | -2 | -2.1% | -0.1% |
| West | 44 | -17.0% | \$18.68M | -30.0% | \$370,920 | -\$34,080 | \$230 | -\$8 | 28 | 7 | -1.6% | -0.1% |
| Southwest | 41 | -34.9% | \$11.9M | -35.3% | \$277,000 | -\$23,000 | \$185 | \$6 | 28 | -11 | -1.4% | 1.2% |
| Southeast | 39 | 8.3% | \$15.24M | -9.1% | \$349,990 | -\$58,010 | \$202 | -\$7 | 55 | 26 | -1.2% | 0.3% |
| South | 38 | -13.6% | \$10.43M | -14.5% | \$280,000 | \$10,000 | \$199 | -\$1 | 37 | 14 | -2.3% | -1.2% |
| Cochise | 33 | 73.7% | \$9.19M | 87.3% | \$245,000 | \$30,000 | \$156 | \$29 | 41 | 2 | -4.3% | 1.9% |
| Northeast | 30 | 7.1% | \$15.03M | -0.4% | \$473,900 | -\$8,100 | \$251 | \$5 | 24 | -7 | -2.5% | -0.9% |
| Graham | 16 | 128.6% | \$4.74M | 139.7% | \$280,000 | -\$10,000 | \$167 | \$13 | 38 | 13 | -1.3% | 2.6% |
| SCC-Rio Rico East | 14 | 75.0% | \$4.4M | 103.7% | \$287,000 | \$22,000 | \$187 | \$7 | 35 | 16 | -0.4% | 1.1% |
| Benson/St. David | 10 | -23.1% | \$2.06M | -43.0% | \$169,900 | -\$75,100 | \$175 | -\$34 | 60 | 27 | -7.1% | -3.0% |
| Extended Northwest | 10 | 25.0% | \$2.66M | 3.1% | \$269,000 | -\$30,990 | \$205 | \$43 | 59 | 34 | -0.7% | -0.5% |
| Pinal | 8 | 0.0% | \$1.96M | 11.4% | \$240,000 | \$65,000 | \$177 | \$2 | 51 | -4 | -3.2% | 0.9% |
| Extended Southwest | 5 | -16.7% | \$1.58M | 0.5% | \$285,000 | \$45,000 | \$185 | \$49 | 59 | 26 | -1.2% | 0.3% |
| SCC-Tubac East | 4 | -33.3% | \$2.81M | 0.0% | \$660,000 | \$217,000 | \$262 | \$10 | 27 | 21 | -2.0% | -3.1% |
| SCC-Nogales East | 3 | 200.0% | \$725K | 339.4% | \$250,000 | \$85,000 | \$113 | \$76 | 174 | 141 | -3.1% | 23.6% |
| SCC-Sonoita | 2 | 0.0% | \$1.27M | 1.7% | \$520,000 | \$20,000 | \$322 | \$13 | 14 | -4 | -4.3% | -2.4% |
| Navajo | 2 | 0.0% | \$913K | 28.1% | \$410,000 | \$142,500 | \$296 | \$132 | 68 | 51 | -2.7% | 1.0% |
| Extended Southeast | 1 | 0.0% | \$980K | 19.5% | \$980,000 | \$160,000 | \$317 | -\$27 | 902 | 862 | -1.5% | -0.9% |
| Pima South | 1 | - | \$350K | - | \$350,000 | - | \$240 | - | 5 | - | -2.8% | - |
| Maricopa | 1 | - | \$457.5K | - | \$457,500 | - | \$288 | - | 27 | - | -2.6% | - |
| Gila | 1 | - | \$175K | - | \$175,000 | - | \$249 | - | 11 | - | -2.7% | - |
| SCC-Nogales West | 1 | 0.0% | \$140K | -53.7% | \$140,000 | -\$162,500 | \$83 | \$43 | 108 | 10 | -13.6% | 1.8% |

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This report provides a snapshot of the market as taken on: Feb 3, 2025

January 2025



of Sales
122
↑ 8.9% from previous year

Median Sale Price
\$315,000
↓ -0.9% from previous year

Volume
\$43,283,701
↑ 12.9% from previous year

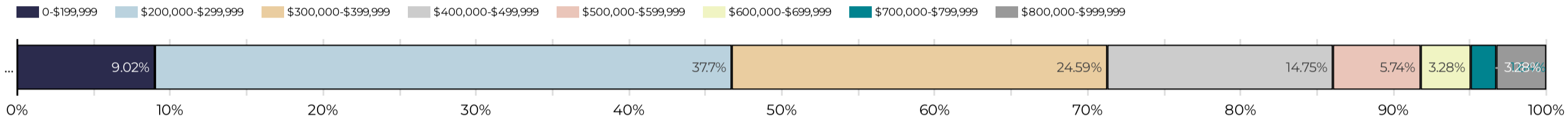
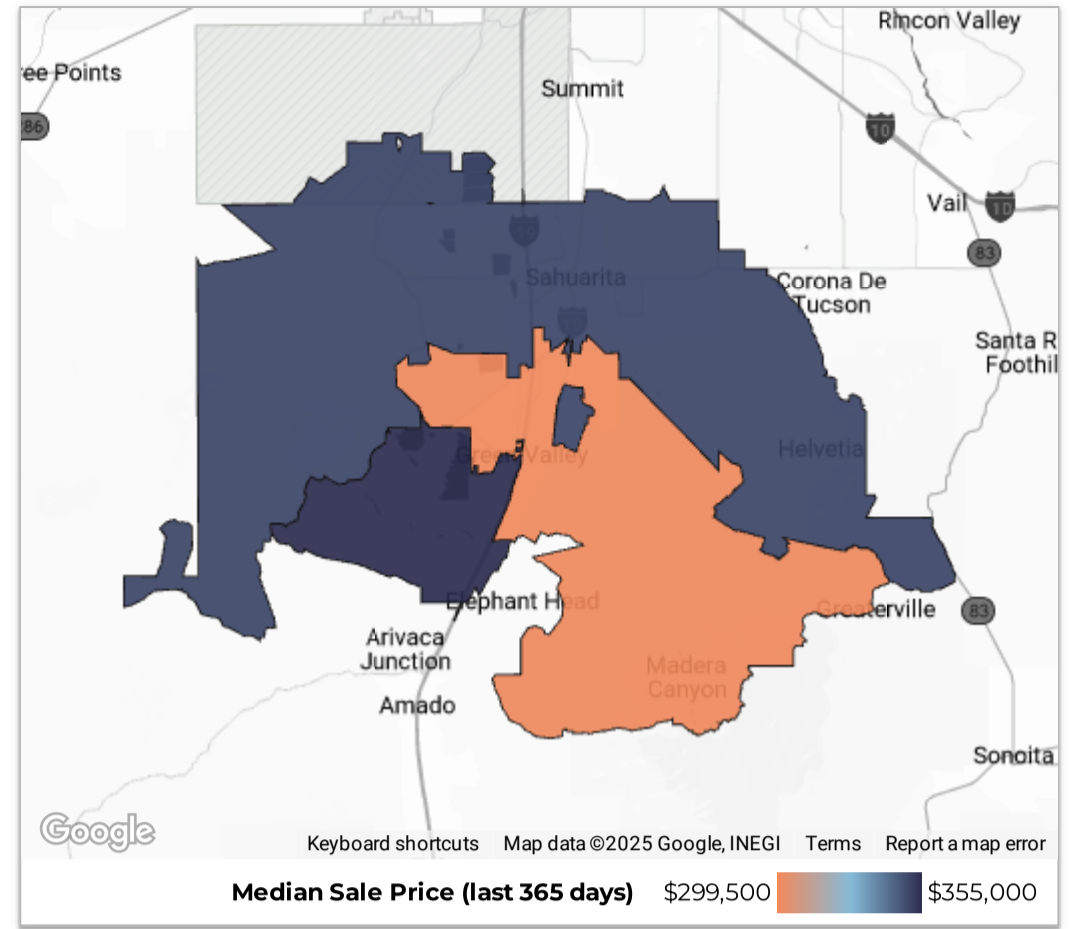
Average Sale Price
\$354,784
↑ 3.7% from previous year

\$/sqft
\$213
↑ 3.6% from previous year

Median Days on Market
47
↑ 16 from previous year

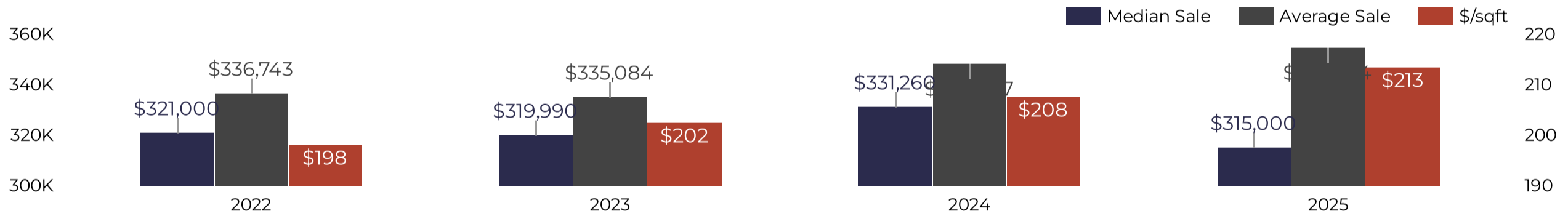
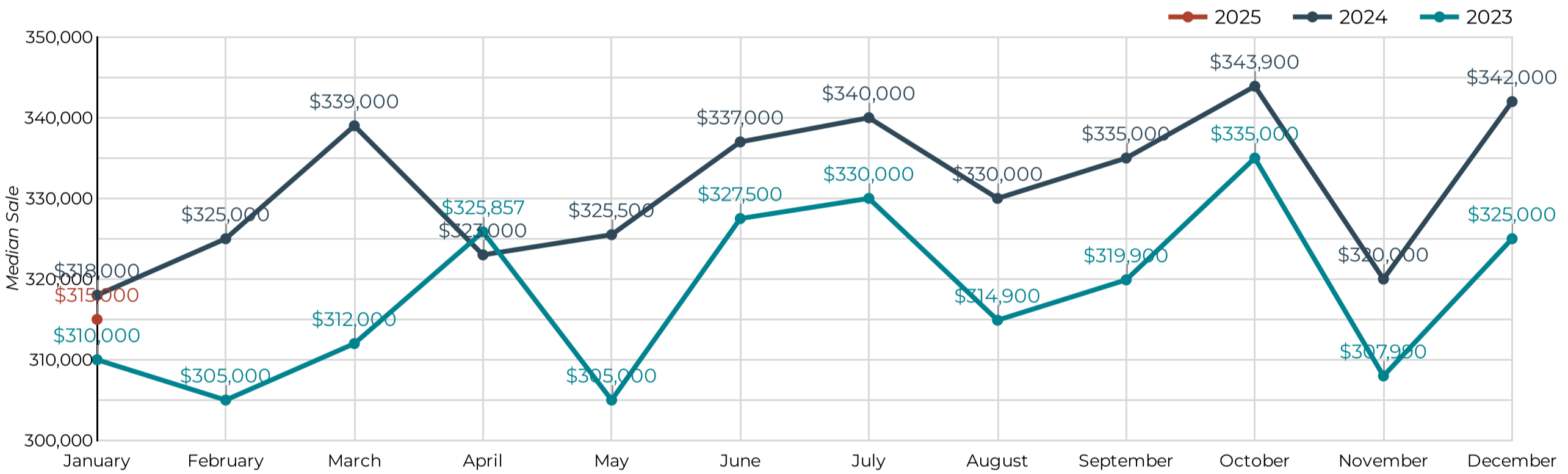
of New Listings
314
↑ 31.4% from previous year

Average % Over Asking
-2.30%
↓ -0.56% from previous year



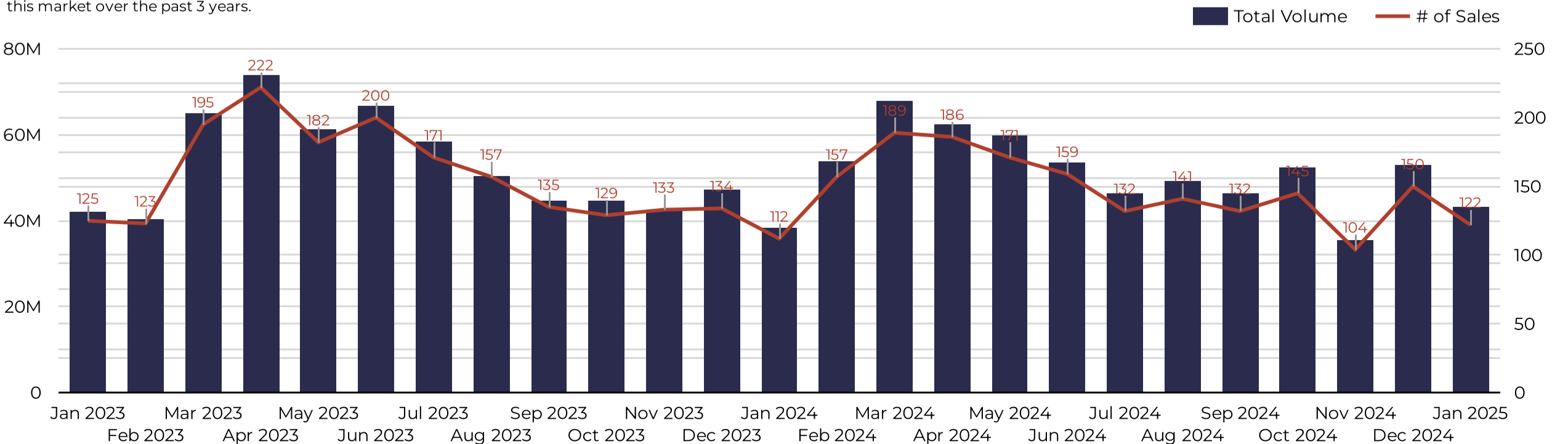
Market Pricing

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



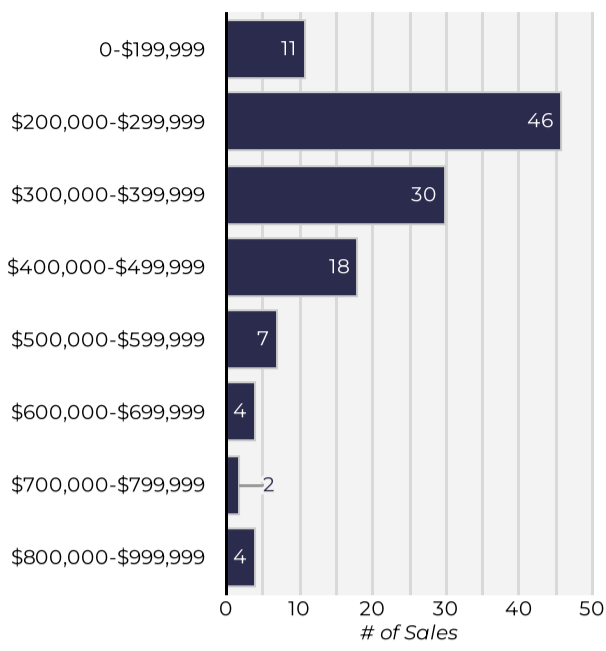
Market Activity

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

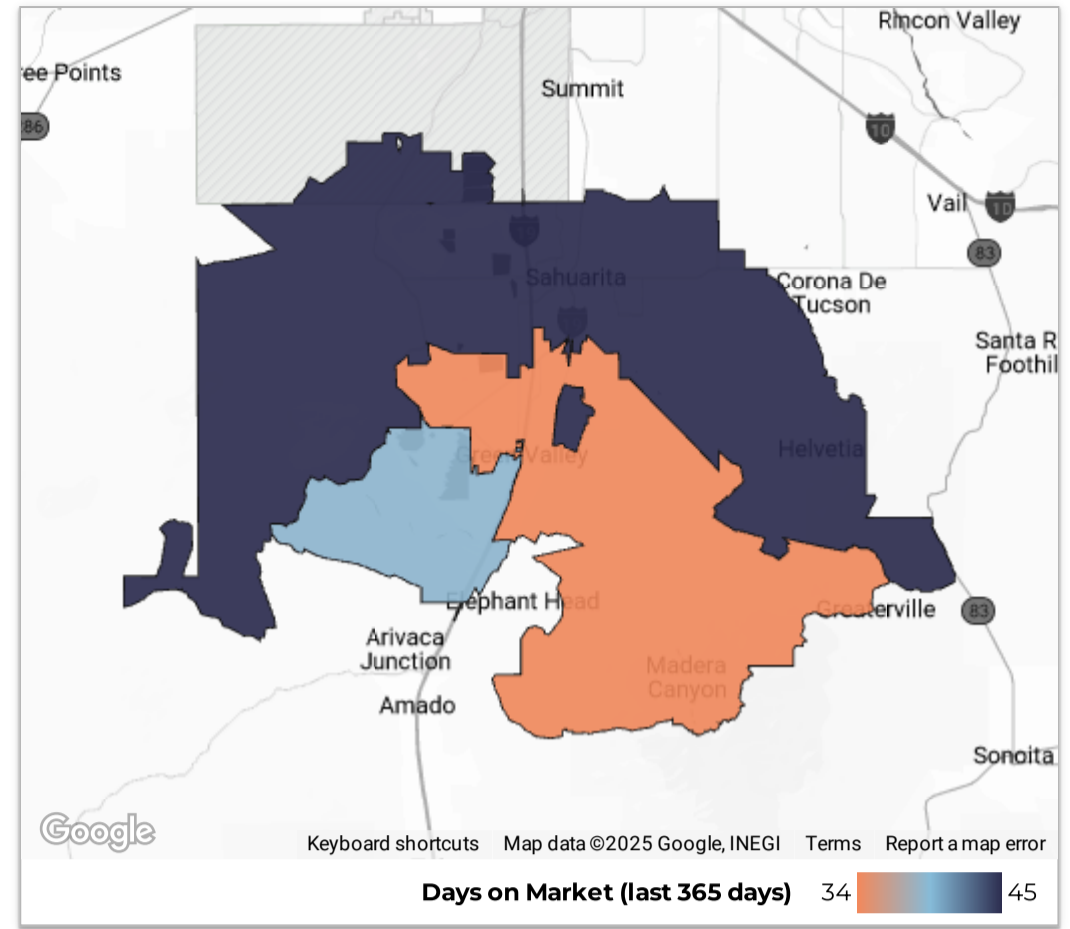


All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Feb 3, 2025

January 2025

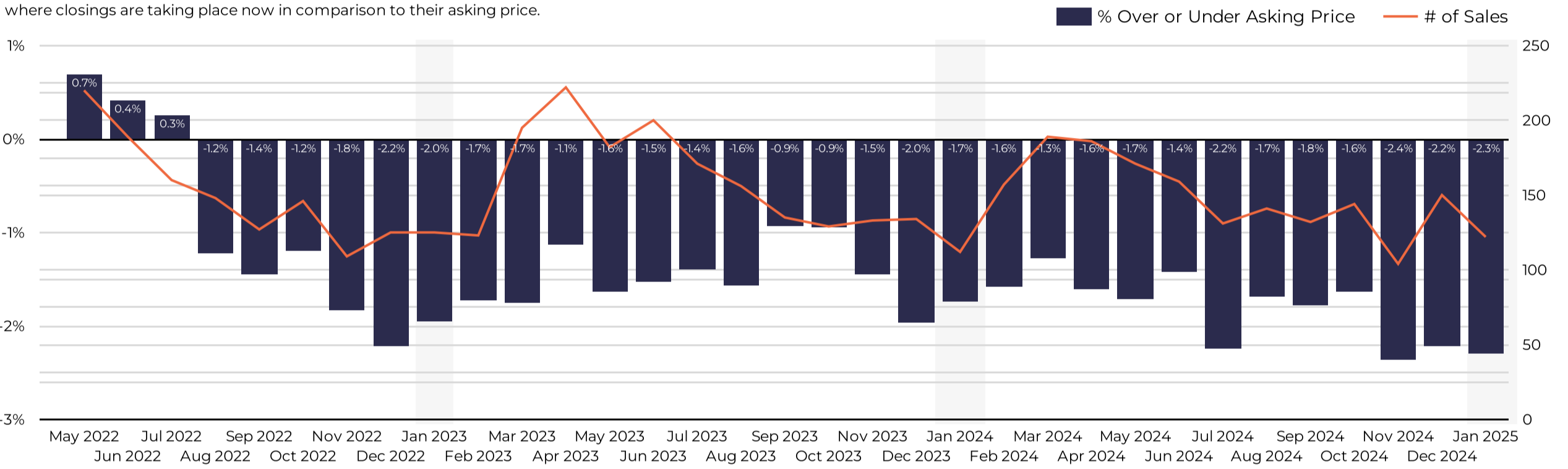


of Sales: **122** (8.9% ↑ from previous year)
 Median Sale Price: **\$315,000** (-0.9% ↓ from previous year)
 Volume: **\$43,283,701** (12.9% ↑ from previous year)
 Average Sale Price: **\$354,784** (3.7% ↑ from previous year)
 \$/sqft: **\$213** (3.6% ↑ from previous year)
 Median Days on Market: **47** (16 ↑ from previous year)
 # of New Listings: **314** (31.4% ↑ from previous year)
 Average % Over Asking: **-2.30%** (-0.56% ↓ from previous year)



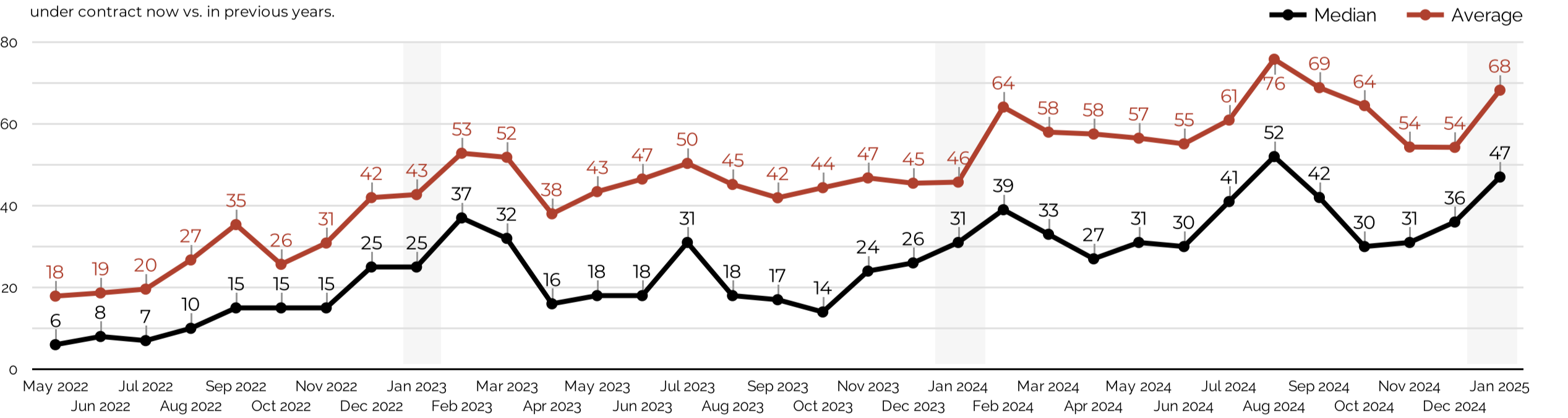
Buyer Demand

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 | 11 | 10.0% ↑ | 59 | 49 ↑ | -4.77% | -0.18% ↓ |
| \$200,000-\$299,999 | 46 | 31.4% ↑ | 42 | 15 ↑ | -2.00% | -0.53% ↓ |
| \$300,000-\$399,999 | 30 | -25.0% ↓ | 68 | 19 ↑ | -2.37% | -1.18% ↓ |
| \$400,000-\$499,999 | 18 | 63.6% ↑ | 25 | -30 ↓ | -0.93% | 1.31% ↑ |
| \$500,000-\$599,999 | 7 | -36.4% ↓ | 22 | -12 ↓ | -2.40% | -0.72% ↓ |
| \$600,000-\$699,999 | 4 | 100.0% ↑ | 67 | 61 ↑ | -3.99% | -3.00% ↓ |
| \$700,000-\$799,999 | 2 | 0.0% | 29 | 16 ↑ | -1.09% | -0.24% ↓ |
| \$800,000-\$999,999 | 4 | 300.0% ↑ | 41 | 39 ↑ | -3.24% | -0.31% ↓ |

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: Feb 3, 2025

January 2025

of New Listings (Supply)
314
↑ 75 from previous year

Months of Supply
6.02

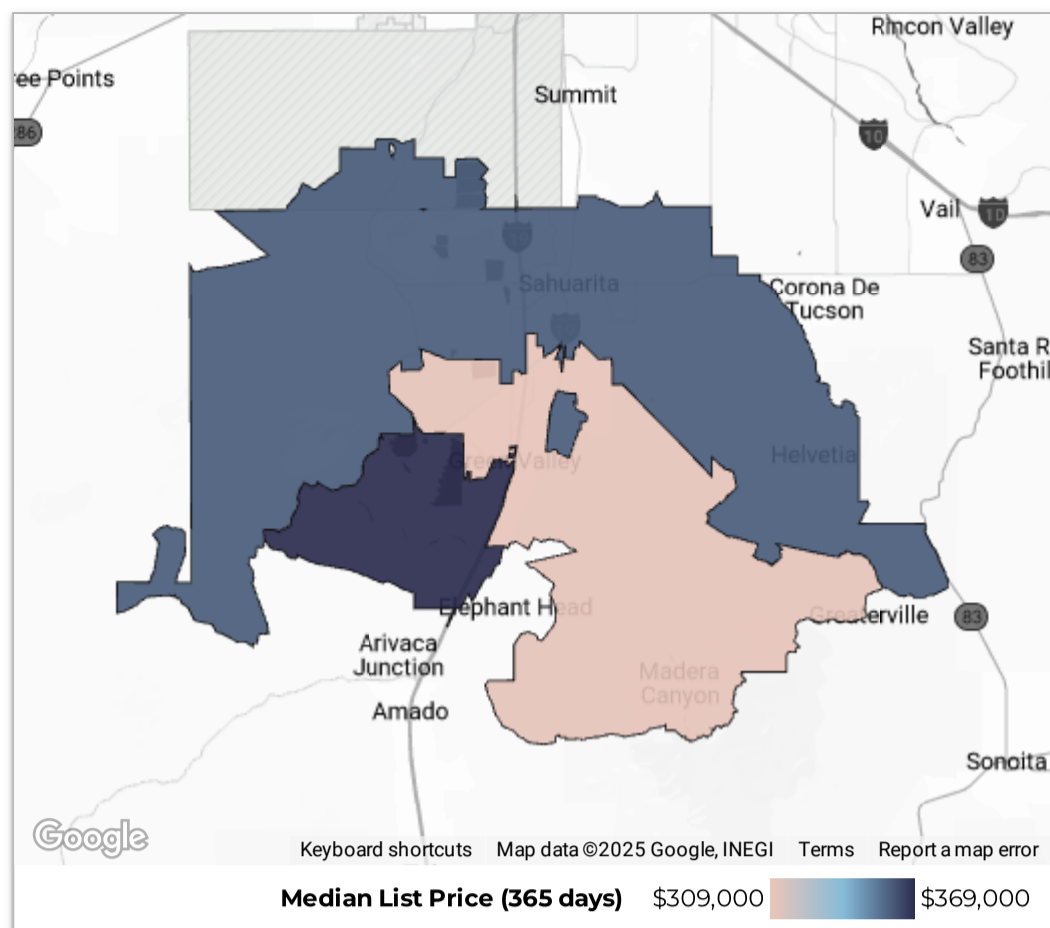
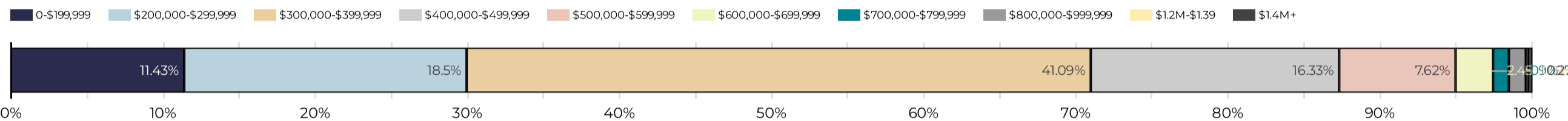
| | Average | # |
|-------------------------|-------------------|------------|
| Single Family Residence | \$419,744 | 487 |
| Townhouse | \$284,5... | 171 |
| Condominium | \$151,684 | 56 |
| Manufactured Home | \$477,595 | 19 |
| Mobile Home | \$173,750 | 2 |
| Grand total | \$368,7... | 735 |

of New Pendings (Demand)
120
↓ -33 from previous year

Active Listings
735

Pending Listings
60

Active Listings

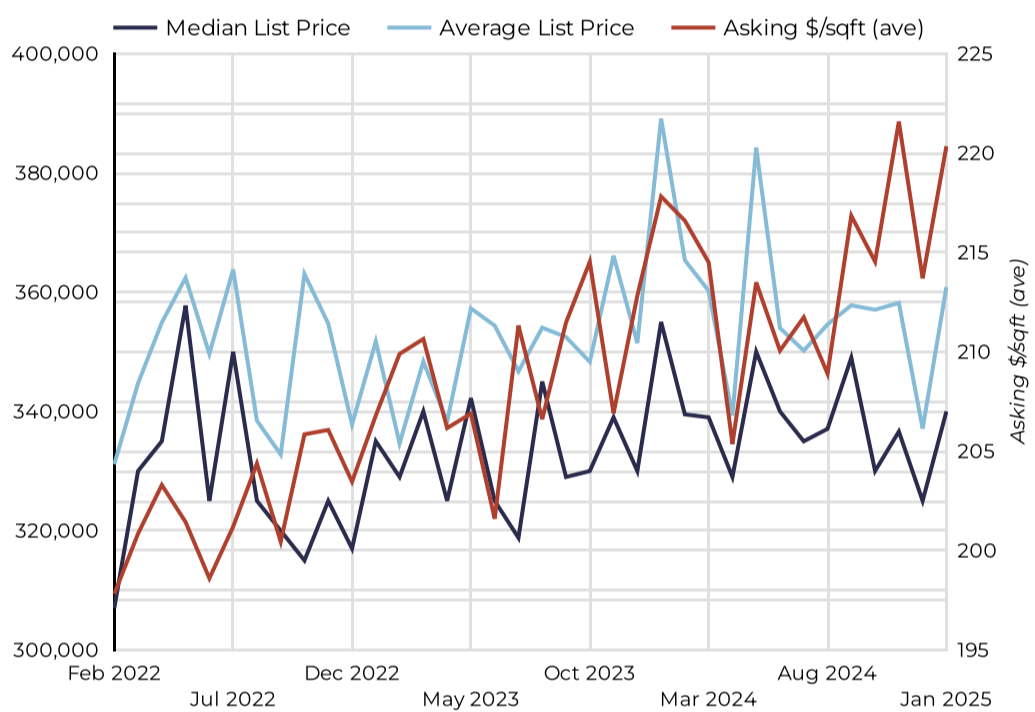


Months of Supply By Price Range

| Asking Price | Months of Supply | Active | # of Sales Last Month |
|---------------------|------------------|--------|-----------------------|
| 0-\$199,999 | 8.40 | 84 | 10 |
| \$200,000-\$299,999 | 3.09 | 136 | 44 |
| \$300,000-\$399,999 | 9.44 | 302 | 32 |
| \$400,000-\$499,999 | 6.32 | 120 | 19 |
| \$500,000-\$599,999 | 8.00 | 56 | 7 |
| \$600,000-\$699,999 | 6.00 | 18 | 3 |
| \$700,000-\$799,999 | 2.67 | 8 | 3 |
| \$800,000-\$999,999 | 2.00 | 8 | 4 |

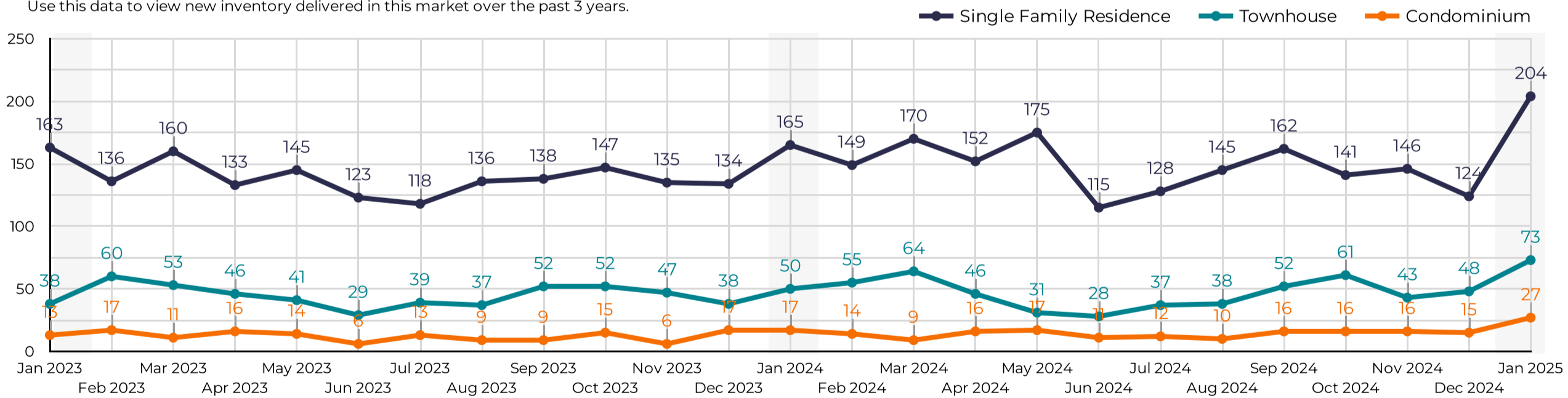
Grand total **6.00** **732** **122**

Asking Prices



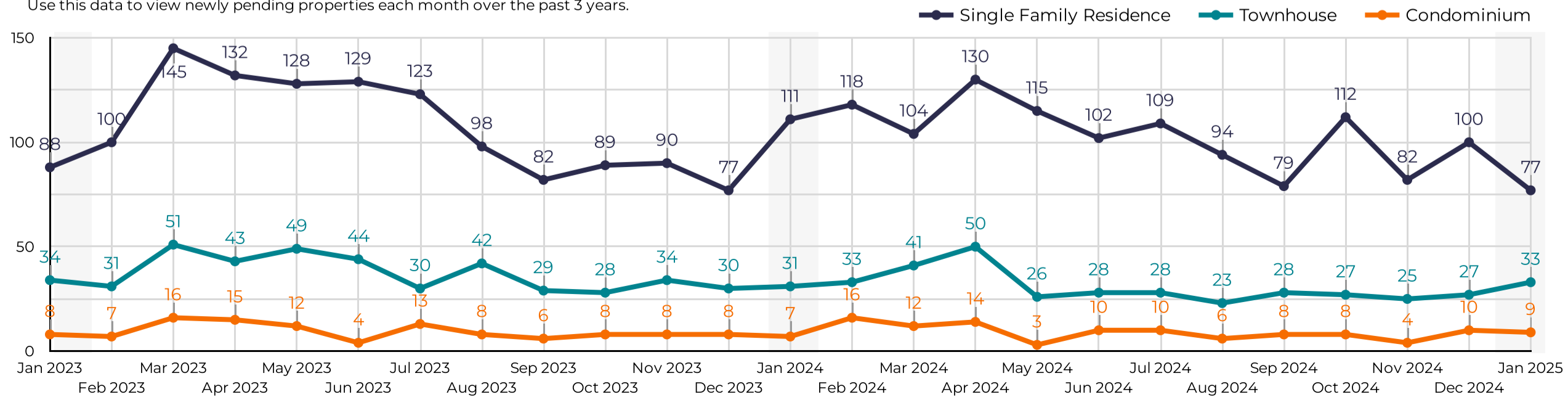
New Listings

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.

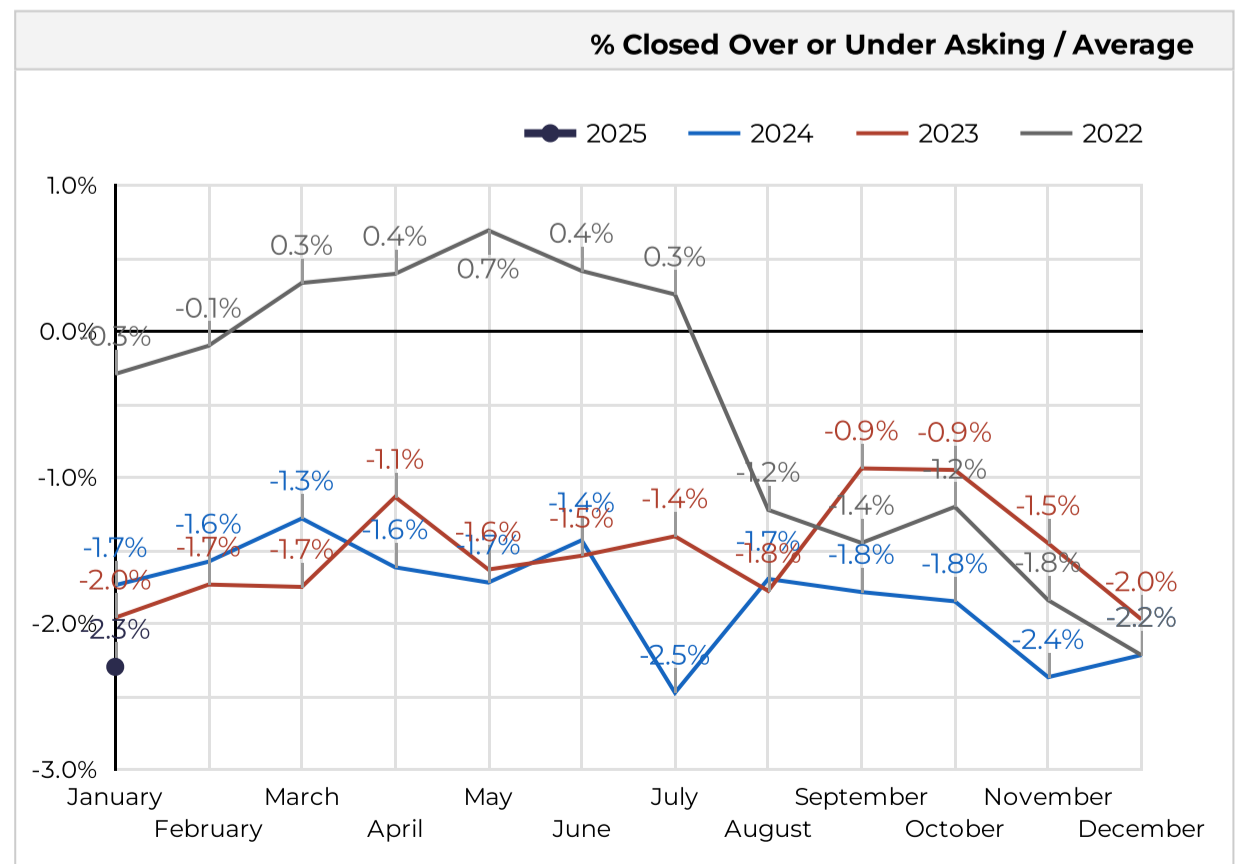
| # of Sales / Count | | | | |
|--------------------|------|------|------|------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 191 | 125 | 112 | 122 |
| February | 196 | 123 | 157 | - |
| March | 255 | 195 | 189 | - |
| April | 261 | 222 | 186 | - |
| May | 220 | 182 | 171 | - |
| June | 189 | 200 | 159 | - |
| July | 160 | 171 | 132 | - |
| August | 148 | 157 | 141 | - |
| September | 127 | 135 | 132 | - |
| October | 146 | 129 | 145 | - |
| November | 109 | 133 | 104 | - |
| December | 125 | 134 | 150 | - |

| Sale Price / Median | | | | |
|---------------------|-----------|-----------|-----------|-----------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | \$305,000 | \$310,000 | \$318,000 | \$315,000 |
| 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 | \$320,000 | - |
| December | \$342,000 | \$325,000 | \$342,000 | - |

| Days on Market / Median | | | | |
|-------------------------|------|------|------|------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 7 | 25 | 31 | 47 |
| 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 | 36 | - |

| New Listings / Count | | | | |
|----------------------|------|------|------|------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 245 | 221 | 239 | 314 |
| 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 | 195 | - |

| New Pending / Count | | | | |
|---------------------|------|------|------|------|
| Month | 2022 | 2023 | 2024 | 2025 |
| January | 214 | 133 | 153 | 120 |
| 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 | 112 | - |
| December | 117 | 119 | 141 | - |



Jan 2025

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 | 78 | 14.7% ↑ | \$32.73M | 20.6% ↑ | \$377,990 | \$25,000 ↑ | \$217 | \$7 ↑ | 47 | 16 ↑ | -2.0% | -0.4% ↓ |
| Townhouse | 35 | 6.1% ↑ | \$9.02M | -1.2% ↓ | \$249,000 | -\$7,000 ↓ | \$204 | -\$5 ↓ | 59 | 36 ↑ | -3.0% | -1.2% ↓ |
| Condominium | 7 | 16.7% ↑ | \$985.5K | 14.1% ↑ | \$149,000 | \$24,000 ↑ | \$218 | \$25 ↑ | 38 | 28 ↑ | -2.8% | 2.0% ↑ |
| Manufactured Home | 2 | -60.0% ↓ | \$546K | -54.1% ↓ | \$175,000 | -\$60,000 ↓ | \$205 | \$67 ↑ | 41 | 9 ↑ | -1.4% | -1.9% ↓ |

| Total SqFt | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | \$/sqft | Δ | Median DOM | Δ | % Over | Δ |
|------------------|------------|---------|----------|---------|-------------|------------|---------|--------|------------|------|--------|---------|
| <999 sqft | 11 | 37.5% ↑ | \$1.77M | 43.4% ↑ | \$153,000 | \$3,000 ↑ | \$218 | \$7 ↑ | 41 | 31 ↑ | -2.0% | 1.7% ↑ |
| \$1000-1499 sqft | 40 | 5.3% ↑ | \$10.56M | 5.2% ↑ | \$253,750 | -\$2,250 ↓ | \$215 | \$10 ↑ | 55 | 32 ↑ | -1.9% | -0.3% ↓ |
| \$1500-1999 sqft | 39 | -4.9% ↓ | \$14.06M | -4.0% ↓ | \$359,000 | \$6,560 ↑ | \$210 | \$3 ↑ | 41 | -8 ↓ | -2.7% | -1.2% ↓ |
| 2000-2499 sqft | 21 | 31.3% ↑ | \$9.53M | 35.2% ↑ | \$440,000 | -\$9,500 ↓ | \$206 | \$8 ↑ | 73 | 38 ↑ | -2.4% | -0.3% ↓ |
| 2500-2999 sqft | 9 | 12.5% ↑ | \$6.17M | 26.4% ↑ | \$670,000 | \$70,000 ↑ | \$248 | \$24 ↑ | 47 | 34 ↑ | -1.8% | -0.4% ↓ |
| 3000-3999 sqft | 1 | 0.0% | \$525K | 5.0% ↑ | \$525,000 | \$25,000 ↑ | \$152 | \$5 ↑ | 13 | 9 ↑ | +0.0% | -1.0% ↓ |
| 5000+ sqft | 1 | - | \$675K | - | \$675,000 | - | \$134 | - | 67 | - | -10.0% | - |

| Region | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | \$/sqft | Δ | Median DOM | Δ | % Over | Δ |
|------------------------|------------|----------|----------|----------|-------------|-------------|---------|--------|------------|------|--------|---------|
| Green Valley North | 35 | 25.0% ↑ | \$12.84M | 33.7% ↑ | \$357,990 | \$47,990 ↑ | \$191 | \$3 ↑ | 54 | 4 ↑ | -2.1% | -0.7% ↓ |
| Green Valley Northwest | 30 | -6.3% ↓ | \$8.04M | -0.8% ↓ | \$249,000 | \$14,000 ↑ | \$212 | \$16 ↑ | 36 | 18 ↑ | -3.1% | -0.3% ↓ |
| Green Valley Southwest | 28 | 47.4% ↑ | \$10.08M | 36.7% ↑ | \$290,000 | -\$94,000 ↓ | \$221 | -\$3 ↓ | 60 | 14 ↑ | -3.0% | -1.4% ↓ |
| Green Valley Northeast | 22 | -21.4% ↓ | \$8.75M | -24.5% ↓ | \$359,000 | -\$66,000 ↓ | \$231 | \$11 ↑ | 47 | 21 ↑ | -0.8% | 0.2% ↑ |
| Green Valley Southeast | 7 | 40.0% ↑ | \$3.57M | 114.3% ↑ | \$412,000 | \$87,000 ↑ | \$249 | \$20 ↑ | 42 | 3 ↑ | -1.4% | -0.2% ↓ |