

# MLSSAZ Monthly Market Report

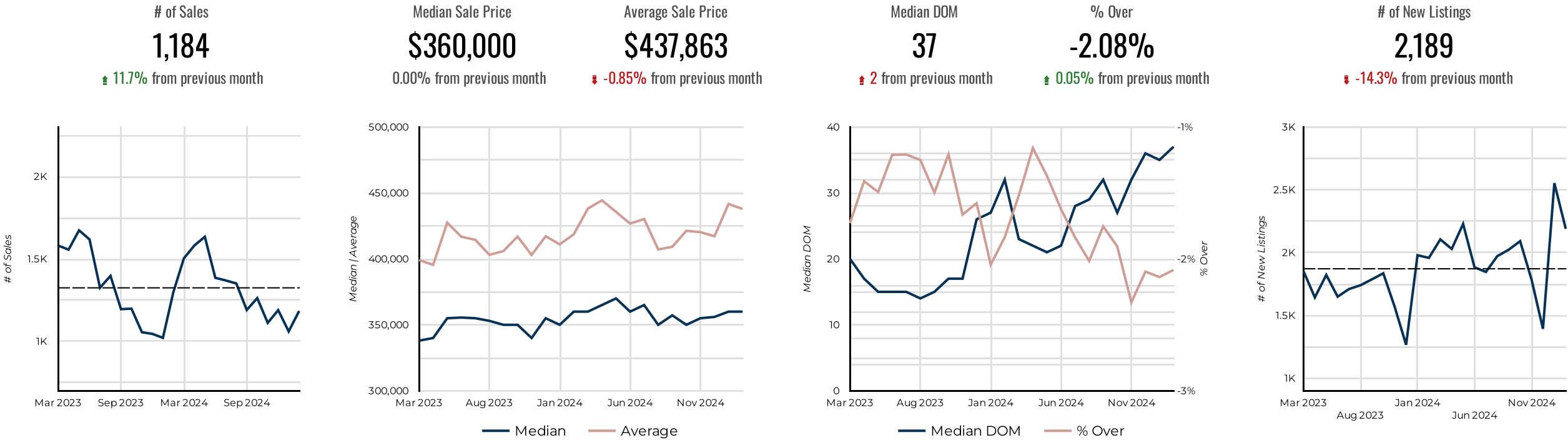
MLS of Southern AZ - Tucson Association of Realtors - Green Valley Sahuarita Association of Realtors



Feb 2025

## Quick Stats

Feb 2025



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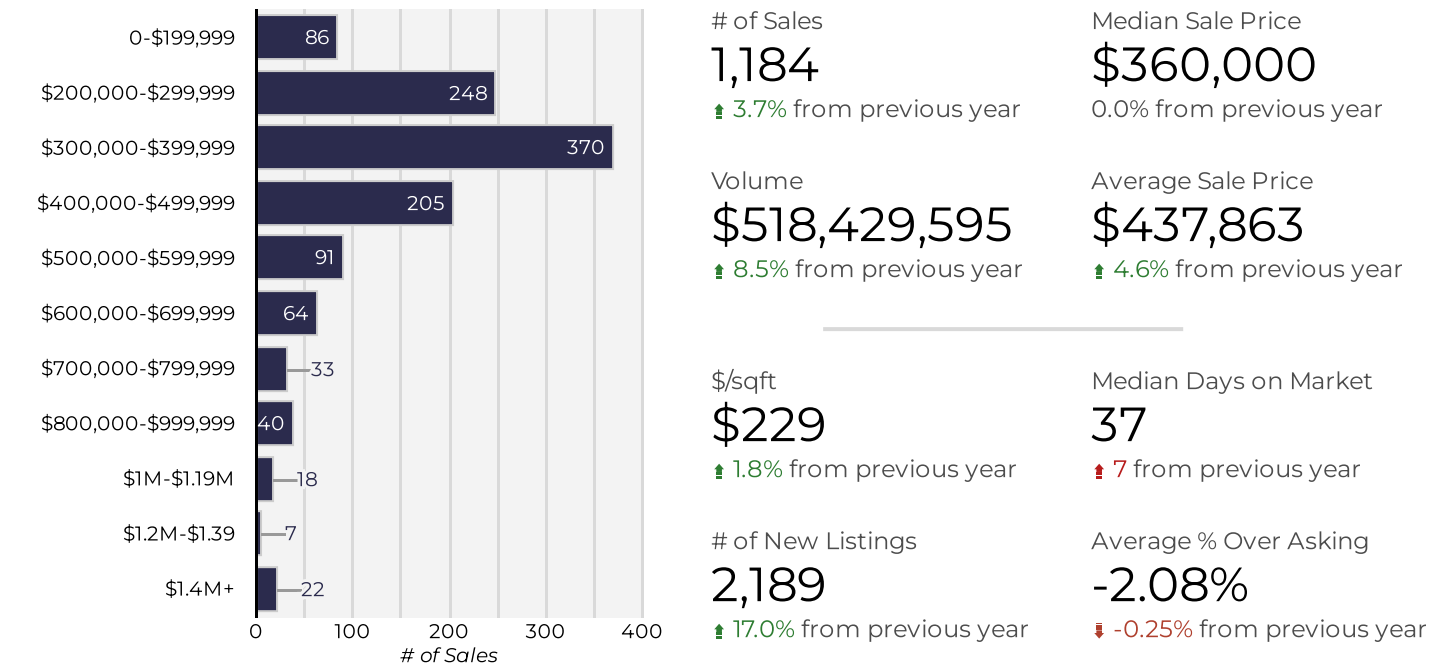
Market Activity - Market Pricing - Buyer Demand - Inventory

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

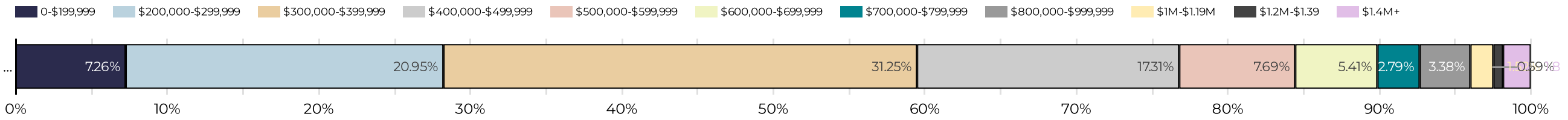
Southern AZ Housing Market: Market Activity & Pricing

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

February 2025

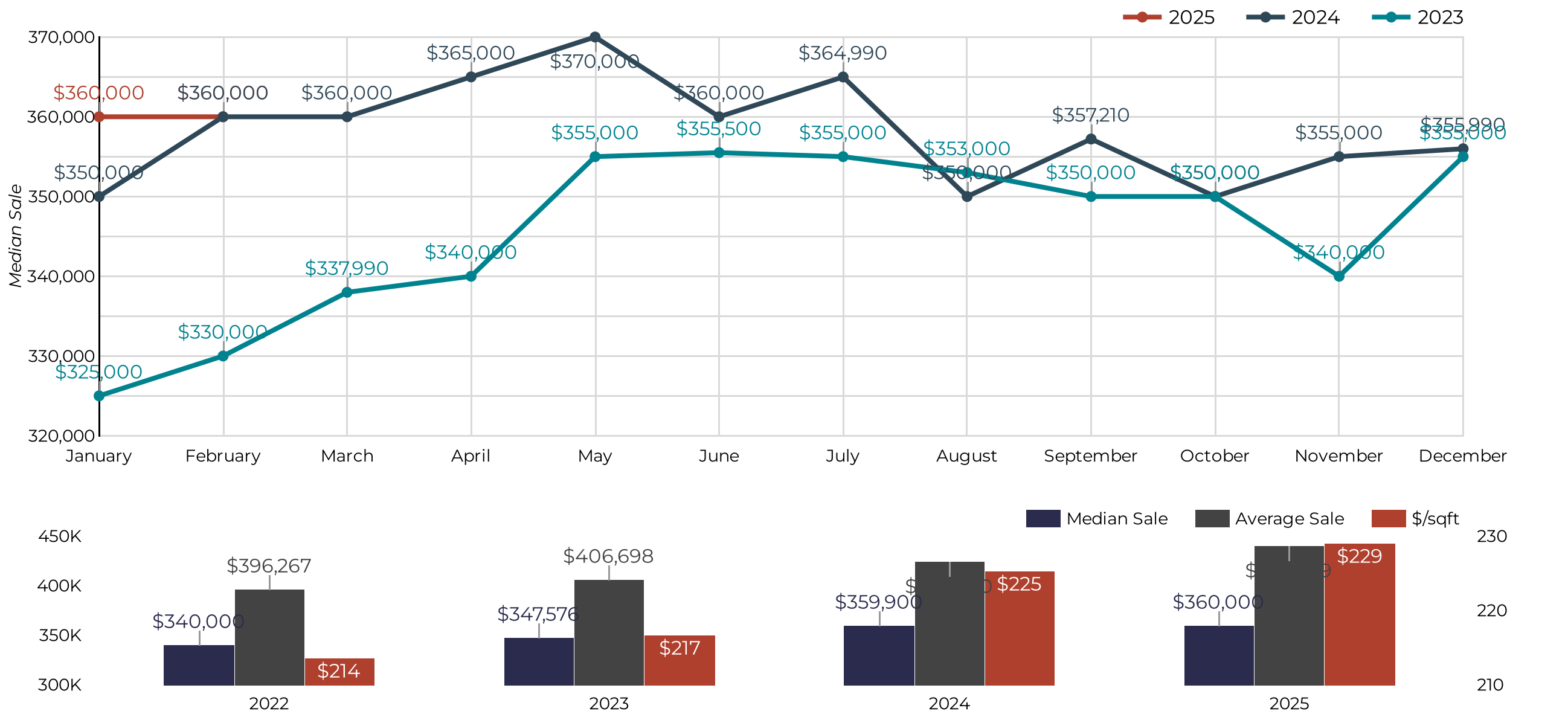


Map of Southern Arizona showing Median Sale Price (last 365 days) by county. Legend: \$125,000 to \$710,000.



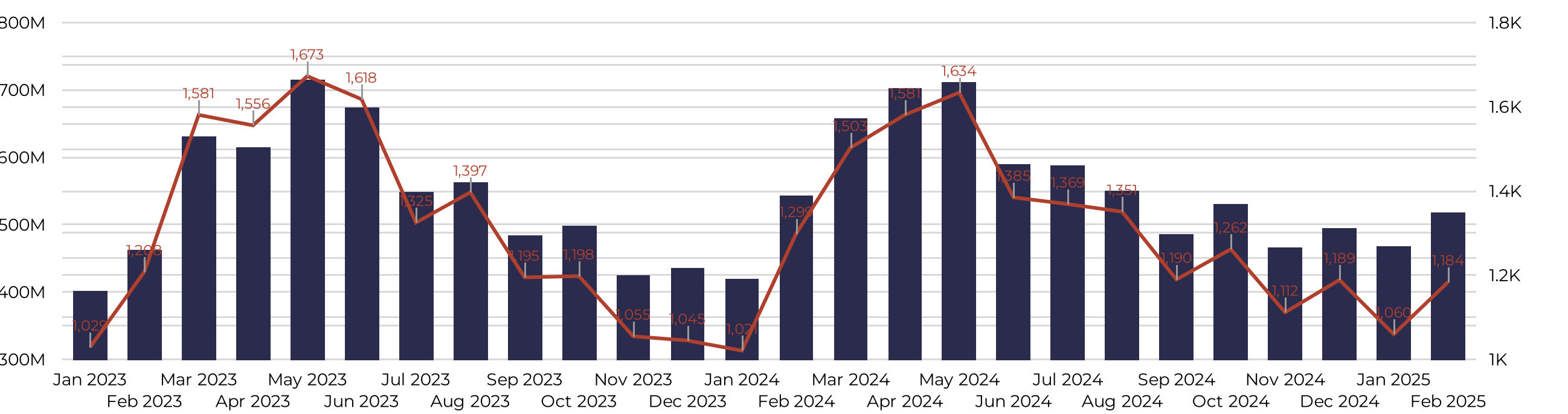
Market Pricing

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



Market Activity

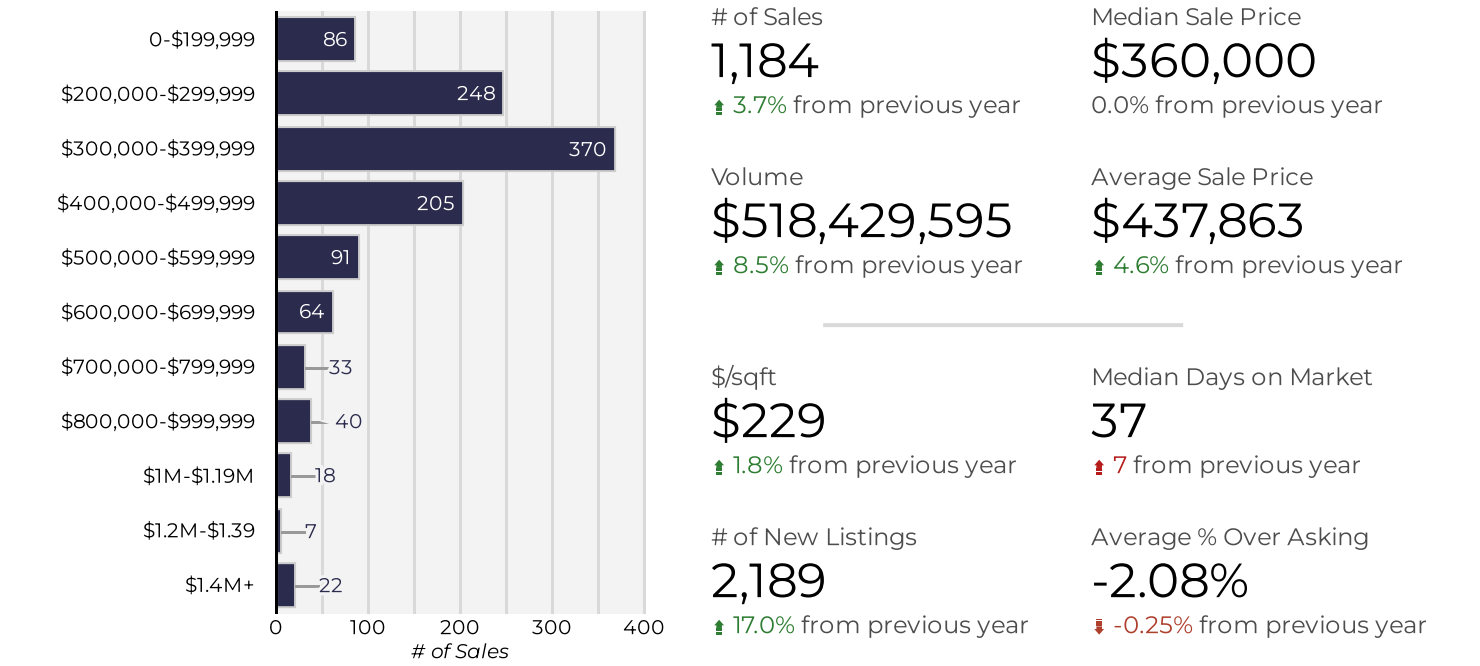
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: **Buyer Demand**

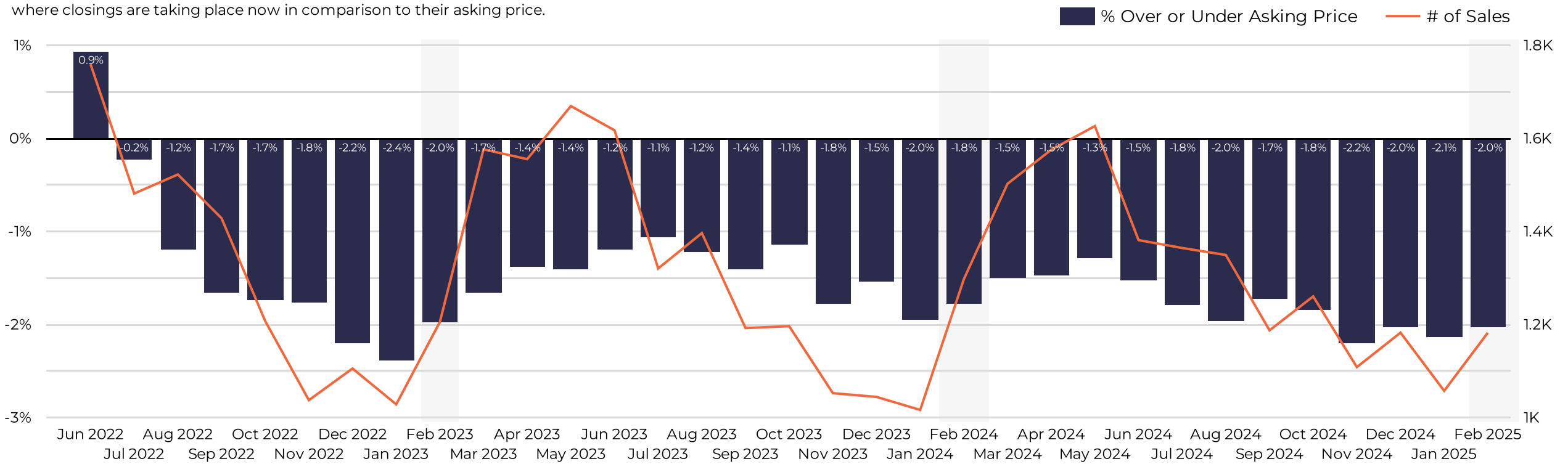
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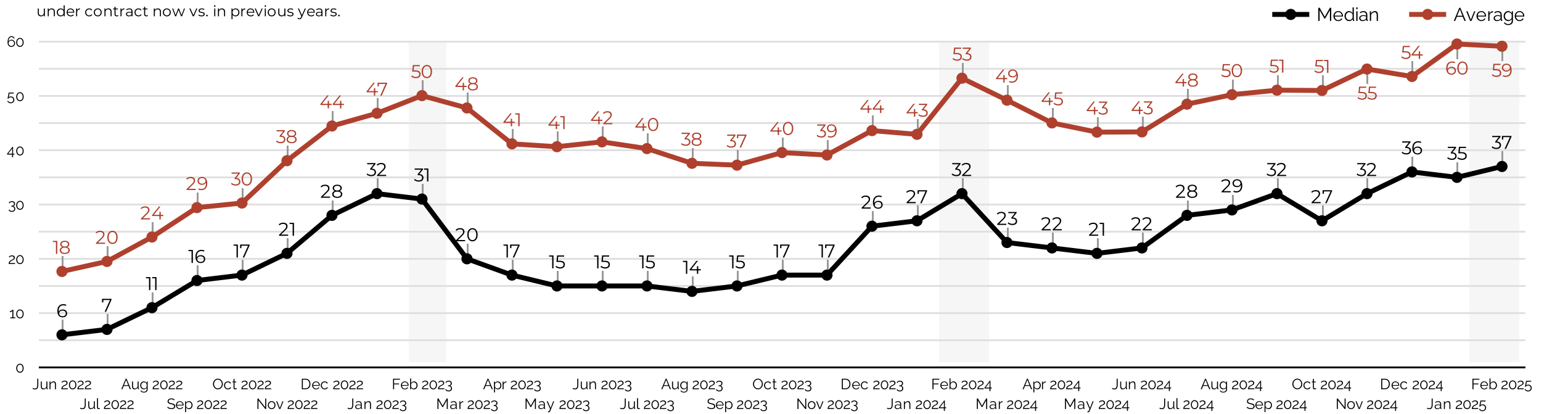
**Buyer Demand**

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	86	-14.9% ↓	30	2 ↑	-7.03%	-1.97% ↓
\$200,000-\$299,999	248	2.9% ↑	39	20 ↑	-1.77%	0.31% ↑
\$300,000-\$399,999	370	0.8% ↑	43	5 ↑	-1.46%	-0.36% ↓
\$400,000-\$499,999	205	7.3% ↑	42	2 ↑	-1.71%	-0.18% ↓
\$500,000-\$599,999	91	-4.2% ↓	31	3 ↑	-1.82%	-0.46% ↓
\$600,000-\$699,999	64	52.4% ↑	32	18 ↑	-1.95%	-0.79% ↓
\$700,000-\$799,999	33	-5.7% ↓	15	4 ↑	-0.53%	0.11% ↑
\$800,000-\$999,999	40	14.3% ↑	19	-27 ↓	-2.77%	-0.54% ↓
\$1M-\$1.19M	18	50.0% ↑	11	-25 ↓	-2.93%	1.88% ↑
\$1.2M-\$1.39	7	-12.5% ↓	32	17 ↑	-1.55%	-0.12% ↓
\$1.4M+	22	46.7% ↑	12	2 ↑	-2.28%	0.19% ↑



Southern AZ Housing Market: **Inventory**

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

February 2025

# of New Listings (Supply)  
**2,189**  

318 from previous year

Months of Supply  
**4.45**

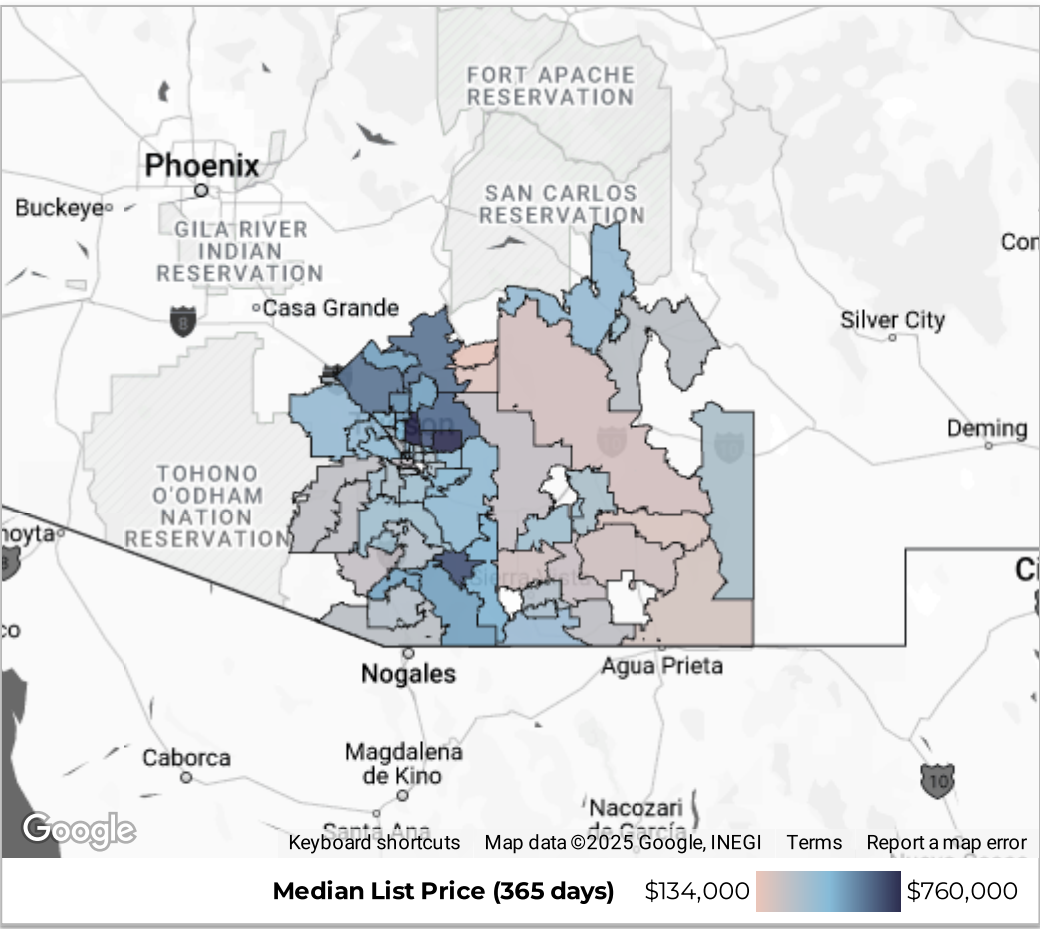
# of New Listings (Demand)  
**1,248**  

-74 from previous year

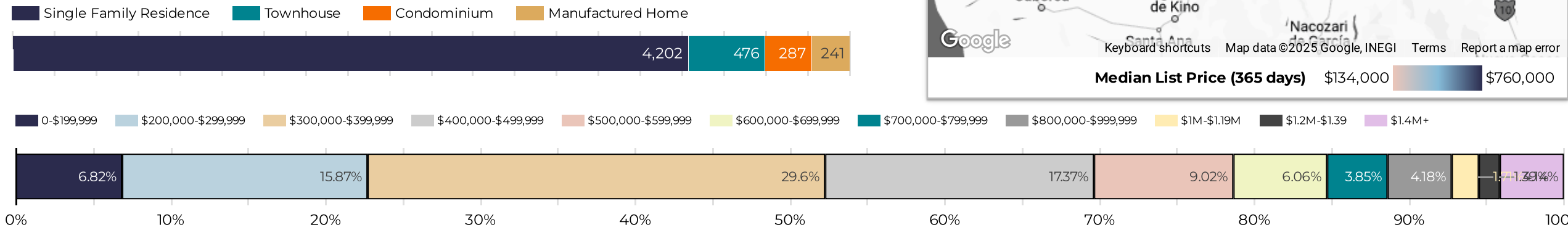
Active Listings  
**5,267**

Pending Listings  
**837**

Single Family Residence	\$606,5...	4,202
Townhouse	\$342,010	476
Condominium	\$215,108	287
Manufactured Home	\$276,161	241
Mobile Home	\$179,074	61
Grand total	\$541,268	5,267



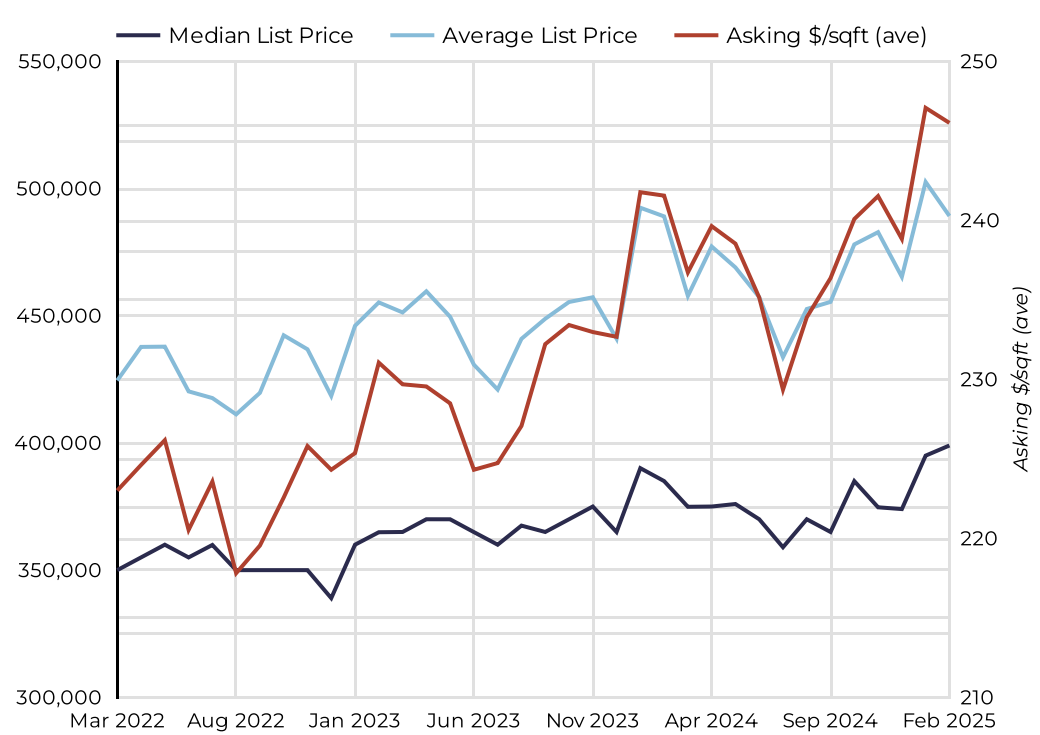
Active Listings



Months of Supply By Price Range

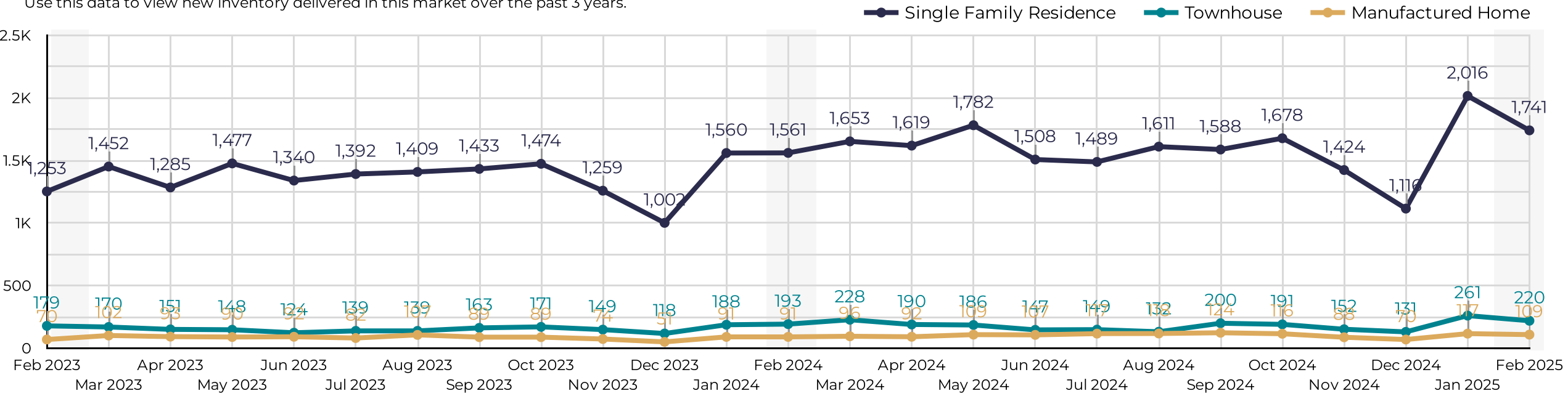
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.27	359	84
\$200,000-\$299,999	3.54	836	236
\$300,000-\$399,999	4.12	1,559	378
\$400,000-\$499,999	4.42	915	207
\$500,000-\$599,999	5.34	475	89
\$600,000-\$699,999	4.69	319	68
\$700,000-\$799,999	5.80	203	35
\$800,000-\$999,999	5.64	220	39
\$1M-\$1.19M	5.29	90	17
\$1.2M-\$1.39	8.11	73	9
\$1.4M+	9.91	218	22
Grand total	4.45	5,267	1,184

Asking Prices



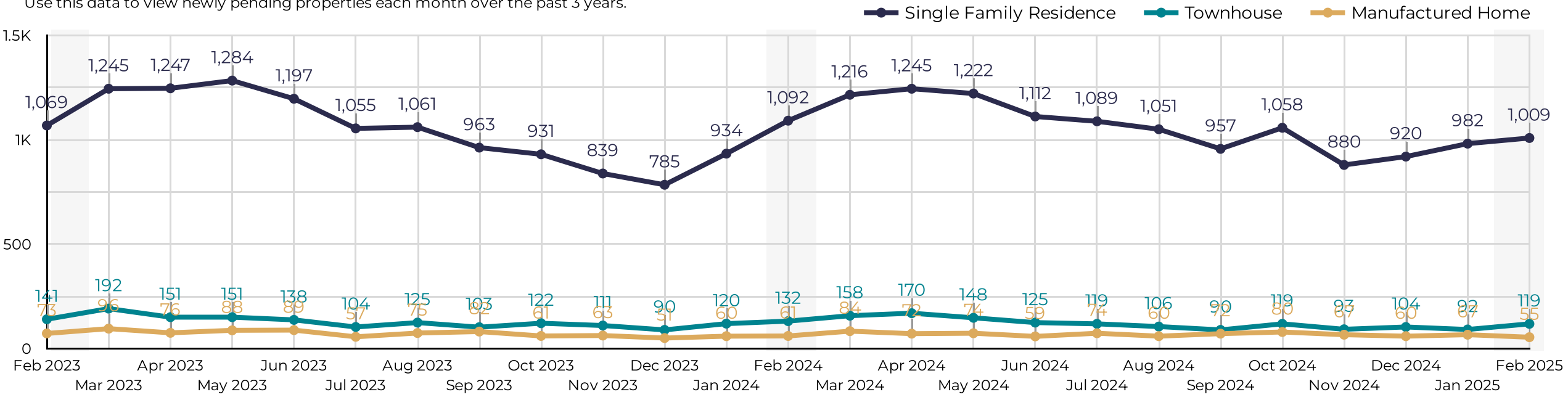
New Listings

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



New Pending

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.

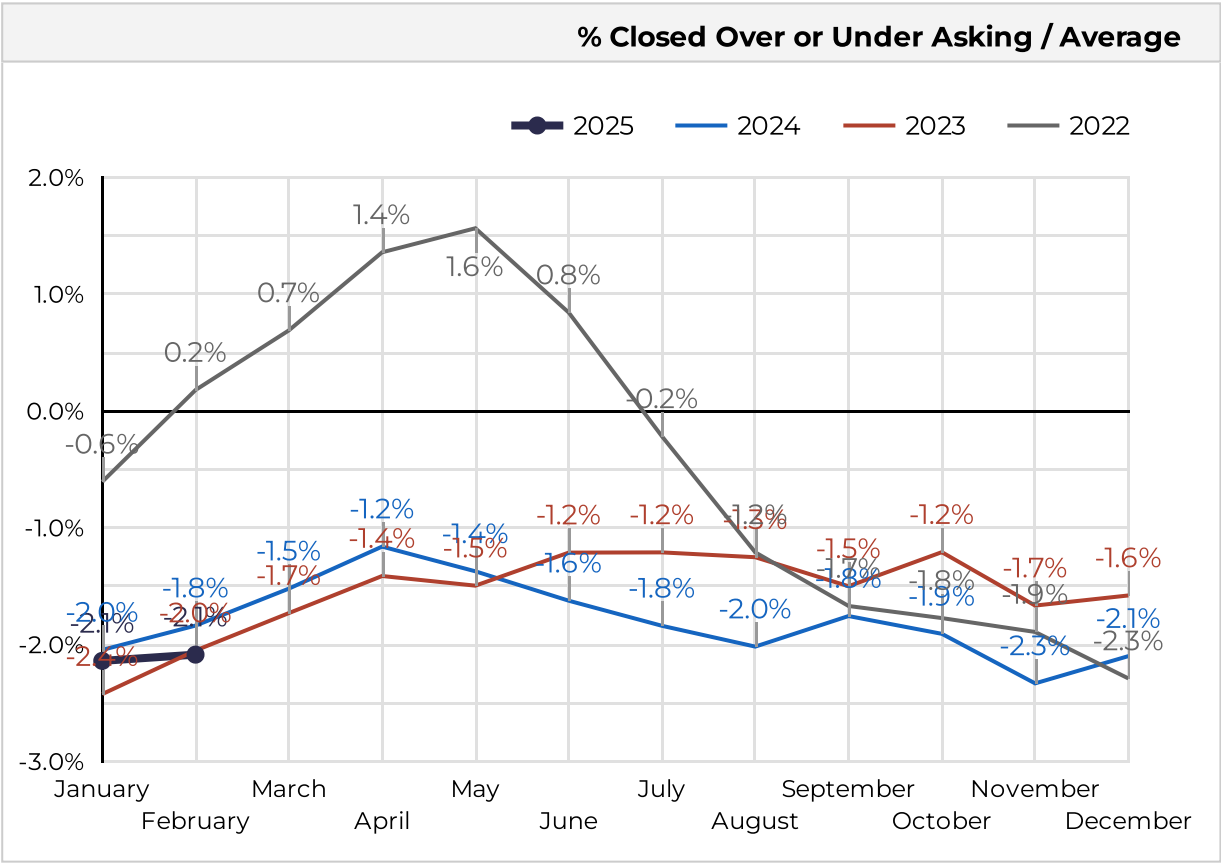
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,060
February	1,676	1,208	1,299	1,184
March	2,134	1,581	1,503	-
April	1,957	1,556	1,581	-
May	2,031	1,673	1,634	-
June	1,764	1,618	1,385	-
July	1,483	1,325	1,369	-
August	1,525	1,397	1,351	-
September	1,431	1,195	1,190	-
October	1,208	1,198	1,262	-
November	1,041	1,055	1,112	-
December	1,107	1,045	1,189	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$313,500	\$325,000	\$350,000	\$360,000
February	\$327,600	\$330,000	\$360,000	\$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	\$355,000	-
December	\$330,000	\$355,000	\$355,990	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	10	32	27	35
February	7	31	32	37
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	27	-
November	21	17	32	-
December	28	26	36	-

New Listings / Count				
Month	2022	2023	2024	2025
January	1,978	1,778	1,979	2,553
February	1,948	1,608	1,958	2,189
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	1,785	-
December	1,160	1,266	1,393	-

New Pending / Count				
Month	2022	2023	2024	2025
January	1,789	1,175	1,187	1,199
February	1,862	1,366	1,374	1,248
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	1,373	-
August	1,498	1,333	1,279	-
September	1,300	1,201	1,176	-
October	1,193	1,177	1,312	-
November	1,029	1,074	1,090	-
December	1,005	978	1,135	-



Feb 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	951 <div></div>	4.9% <div></div>	\$456.86M	9.8% <div></div>	\$392,000	\$8,000 <div></div>	\$234	\$3 <div></div>	39	7 <div></div>	-1.9% <div></div>	-0.4% <div></div>
Townhouse	108 <div></div>	0.0% <div></div>	\$34.24M	-6.0% <div></div>	\$280,000	\$-15,000 <div></div>	\$233	\$-2 <div></div>	25	0 <div></div>	-1.7% <div></div>	-0.0% <div></div>
Condominium	60 <div></div>	-1.6% <div></div>	\$13.39M	6.7% <div></div>	\$211,900	\$46,900 <div></div>	\$235	\$21 <div></div>	34	4 <div></div>	-3.0% <div></div>	0.6% <div></div>
Manufactured Home	58 <div></div>	20.8% <div></div>	\$13.3M	30.3% <div></div>	\$220,000	\$12,000 <div></div>	\$156	\$5 <div></div>	30	15 <div></div>	-3.5% <div></div>	-0.8% <div></div>
Mobile Home	5 <div></div>	-68.8% <div></div>	\$541.5K	-75.6% <div></div>	\$115,000	\$-35,000 <div></div>	\$142	\$23 <div></div>	19	0 <div></div>	-4.1% <div></div>	1.7% <div></div>

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	88 <div></div>	-5.4% <div></div>	\$15.91M	-10.3% <div></div>	\$169,900	\$-6,100 <div></div>	\$220	\$-21 <div></div>	31	6 <div></div>	-3.1% <div></div>	-0.1% <div></div>
\$1000-1499 sqft	317 <div></div>	2.6% <div></div>	\$93.08M	7.2% <div></div>	\$295,191	\$6,191 <div></div>	\$228	\$7 <div></div>	31	12 <div></div>	-1.8% <div></div>	-0.0% <div></div>
\$1500-1999 sqft	375 <div></div>	3.3% <div></div>	\$140.54M	3.0% <div></div>	\$355,000	\$-4,925 <div></div>	\$217	\$1 <div></div>	47	14 <div></div>	-1.9% <div></div>	-0.6% <div></div>
2000-2499 sqft	211 <div></div>	6.0% <div></div>	\$103.84M	8.6% <div></div>	\$450,000	\$0 <div></div>	\$222	\$4 <div></div>	41	-1 <div></div>	-1.8% <div></div>	-0.2% <div></div>
2500-2999 sqft	116 <div></div>	9.4% <div></div>	\$75.86M	17.6% <div></div>	\$600,000	\$40,000 <div></div>	\$241	\$16 <div></div>	35	5 <div></div>	-1.9% <div></div>	-0.2% <div></div>
3000-3999 sqft	58 <div></div>	9.4% <div></div>	\$58.71M	15.7% <div></div>	\$837,152	\$-55,570 <div></div>	\$299	\$17 <div></div>	39	4 <div></div>	-3.2% <div></div>	-0.4% <div></div>
4000-4999 sqft	12 <div></div>	20.0% <div></div>	\$17.99M	57.0% <div></div>	\$1,500,000	\$400,000 <div></div>	\$344	\$78 <div></div>	42	25 <div></div>	-4.2% <div></div>	-2.6% <div></div>
5000+ sqft	5 <div></div>	-28.6% <div></div>	\$12.4M	-13.1% <div></div>	\$2,549,000	\$474,000 <div></div>	\$352	\$-30 <div></div>	21	-27 <div></div>	0.2% <div></div>	2.5% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	205 <div></div>	27.3% <div></div>	\$119.39M	29.5% <div></div>	\$459,576	\$-5,424 <div></div>	\$270	\$12 <div></div>	32	7 <div></div>	-1.5% <div></div>	-0.1% <div></div>
North	106 <div></div>	5.0% <div></div>	\$76.22M	4.1% <div></div>	\$560,000	\$-90,000 <div></div>	\$304	\$2 <div></div>	22	5 <div></div>	-2.3% <div></div>	-0.0% <div></div>
Central	104 <div></div>	-22.4% <div></div>	\$39.02M	-12.8% <div></div>	\$327,000	\$17,000 <div></div>	\$241	\$2 <div></div>	18	-3 <div></div>	-2.0% <div></div>	0.3% <div></div>
East	89 <div></div>	-8.2% <div></div>	\$30.06M	-2.0% <div></div>	\$315,000	\$2,500 <div></div>	\$206	\$1 <div></div>	31	6 <div></div>	-1.2% <div></div>	0.8% <div></div>
Upper Southeast	75 <div></div>	-8.5% <div></div>	\$32.21M	-10.7% <div></div>	\$411,490	\$10,570 <div></div>	\$215	\$12 <div></div>	61	11 <div></div>	-1.5% <div></div>	0.2% <div></div>
Extended West	66 <div></div>	11.9% <div></div>	\$24.47M	11.2% <div></div>	\$366,000	\$-17,990 <div></div>	\$200	\$-1 <div></div>	38	-17 <div></div>	-1.2% <div></div>	-0.5% <div></div>
Southwest	55 <div></div>	-14.1% <div></div>	\$15.8M	-14.4% <div></div>	\$305,000	\$11,000 <div></div>	\$180	\$-5 <div></div>	28	2 <div></div>	-2.6% <div></div>	-0.6% <div></div>
West	54 <div></div>	0.0% <div></div>	\$24.74M	-0.9% <div></div>	\$373,500	\$-36,400 <div></div>	\$244	\$5 <div></div>	26	6 <div></div>	-1.0% <div></div>	0.5% <div></div>
Southeast	51 <div></div>	50.0% <div></div>	\$20.76M	46.6% <div></div>	\$386,000	\$2,010 <div></div>	\$202	\$-3 <div></div>	55	15 <div></div>	-1.0% <div></div>	0.1% <div></div>
Upper Northwest	48 <div></div>	71.4% <div></div>	\$26.09M	91.7% <div></div>	\$480,000	\$30,000 <div></div>	\$240	\$14 <div></div>	40	4 <div></div>	-2.5% <div></div>	-0.9% <div></div>
Northeast	46 <div></div>	27.8% <div></div>	\$19.92M	22.4% <div></div>	\$415,000	\$15,000 <div></div>	\$232	\$7 <div></div>	19	9 <div></div>	-2.0% <div></div>	-0.5% <div></div>
South	42 <div></div>	-4.5% <div></div>	\$11.17M	-8.9% <div></div>	\$280,000	\$-7,500 <div></div>	\$194	\$-5 <div></div>	36	17 <div></div>	-1.7% <div></div>	-0.2% <div></div>
Green Valley Northwest	42 <div></div>	16.7% <div></div>	\$9.99M	25.4% <div></div>	\$228,000	\$33,000 <div></div>	\$209	\$11 <div></div>	30	-15 <div></div>	-1.7% <div></div>	0.7% <div></div>
Green Valley North	35 <div></div>	-27.1% <div></div>	\$12.09M	-26.7% <div></div>	\$327,000	\$2,000 <div></div>	\$192	\$-11 <div></div>	63	18 <div></div>	-3.0% <div></div>	-1.9% <div></div>
Cochise	34 <div></div>	41.7% <div></div>	\$7.77M	30.2% <div></div>	\$209,000	\$-48,500 <div></div>	\$146	\$-23 <div></div>	78	14 <div></div>	-5.8% <div></div>	-1.2% <div></div>
Green Valley Northeast	22 <div></div>	-18.5% <div></div>	\$9.84M	-18.7% <div></div>	\$380,000	\$-45,000 <div></div>	\$230	\$-16 <div></div>	44	11 <div></div>	-2.8% <div></div>	-0.8% <div></div>
Green Valley Southwest	18 <div></div>	-10.0% <div></div>	\$6.59M	-10.5% <div></div>	\$345,000	\$-27,000 <div></div>	\$207	\$-31 <div></div>	51	33 <div></div>	-3.6% <div></div>	-2.3% <div></div>
SCC-Rio Rico East	16 <div></div>	-11.1% <div></div>	\$5.56M	11.1% <div></div>	\$295,000	\$5,000 <div></div>	\$179	\$-1 <div></div>	71	39 <div></div>	-2.6% <div></div>	-1.1% <div></div>
Extended Northwest	15 <div></div>	66.7% <div></div>	\$4.15M	31.2% <div></div>	\$259,990	\$-75,010 <div></div>	\$200	\$20 <div></div>	49	22 <div></div>	-1.3% <div></div>	-1.9% <div></div>
Green Valley Southeast	11 <div></div>	120.0% <div></div>	\$3.79M	79.4% <div></div>	\$312,000	\$-73,000 <div></div>	\$202	\$-34 <div></div>	92	80 <div></div>	-2.4% <div></div>	-1.7% <div></div>
Benson/St. David	8 <div></div>	-42.9% <div></div>	\$1.96M	-32.1% <div></div>	\$170,000	\$-68,990 <div></div>	\$148	\$13 <div></div>	102	95 <div></div>	-5.6% <div></div>	-3.7% <div></div>
Graham	8 <div></div>	14.3% <div></div>	\$2.48M	13.0% <div></div>	\$287,000	\$-8,000 <div></div>	\$173	\$21 <div></div>	21	0 <div></div>	-1.3% <div></div>	-1.5% <div></div>
SCC-Rio Rico West	4 <div></div>	0.0% <div></div>	\$1.22M	1.8% <div></div>	\$241,000	\$-36,000 <div></div>	\$185	\$25 <div></div>	41	-26 <div></div>	-3.1% <div></div>	0.3% <div></div>
SCC-Tubac East	4 <div></div>	-50.0% <div></div>	\$1.8M	-61.0% <div></div>	\$440,000	\$-123,000 <div></div>	\$266	\$-28 <div></div>	2	-206 <div></div>	-3.1% <div></div>	-3.5% <div></div>
Navajo	3 <div></div>	200.0% <div></div>	\$1.69M	276.2% <div></div>	\$428,000	\$-22,000 <div></div>	\$266	\$62 <div></div>	156	21 <div></div>	-4.7% <div></div>	0.6% <div></div>
SCC-Nogales East	3 <div></div>	50.0% <div></div>	\$1.03M	-23.1% <div></div>	\$286,000	\$1,000 <div></div>	\$139	\$-65 <div></div>	123	104 <div></div>	-7.4% <div></div>	4.3% <div></div>
Extended Southwest	3 <div></div>	-25.0% <div></div>	\$807.9K	1.2% <div></div>	\$265,000	\$75,000 <div></div>	\$166	\$21 <div></div>	61	55 <div></div>	1.3% <div></div>	0.1% <div></div>
Pinal	3 <div></div>	-50.0% <div></div>	\$580K	-61.3% <div></div>	\$185,000	\$-20,000 <div></div>	\$130	\$-11 <div></div>	13	-51 <div></div>	-11.5% <div></div>	-10.6%...
SCC-Patagonia	2 <div></div>	0.0% <div></div>	\$1.14M	196.8% <div></div>	\$422,542	\$262,542 <div></div>	\$252	\$-47 <div></div>	203	201 <div></div>	-6.4% <div></div>	-3.5% <div></div>
Maricopa	2 <div></div>	100.0% <div></div>	\$2.13M	260.7% <div></div>	\$477,500	\$-112,400 <div></div>	\$423	\$111 <div></div>	25	21 <div></div>	-2.0% <div></div>	-2.0% <div></div>
SCC-Tubac West	2 <div></div>	- <div></div>	\$755K	- <div></div>	\$325,000	- <div></div>	\$174	- <div></div>	127	- <div></div>	-6.1% <div></div>	- <div></div>
SCC-Elgin	2 <div></div>	- <div></div>	\$1.1M	- <div></div>	\$455,000	- <div></div>	\$281	- <div></div>	91	- <div></div>	-7.2% <div></div>	- <div></div>
SCC-Sonoita	1 <div></div>	- <div></div>	\$812.5K	- <div></div>	\$812,500	- <div></div>	\$221	- <div></div>	99	- <div></div>	-4.3% <div></div>	- <div></div>







MLS of Southern Arizona®

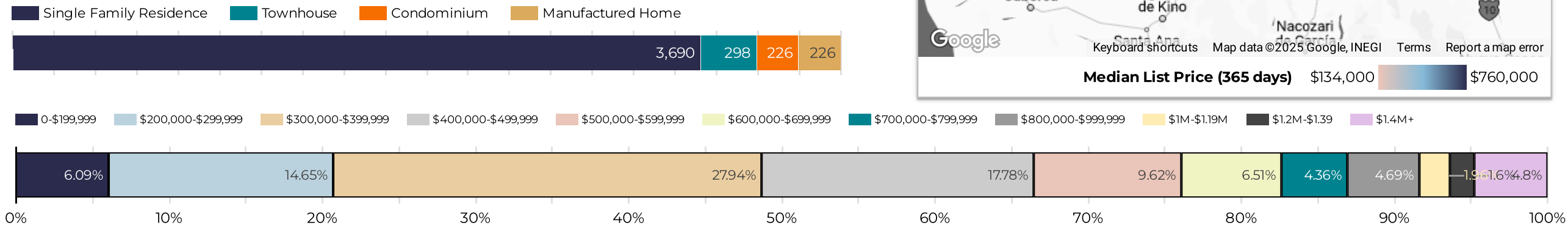
Tucson Association of Realtors: **Inventory**

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

February  
2025

		Average	#
# of New Listings (Supply)	Months of Supply	Single Family Residence	\$633,0103,690
	4.26	Townhouse	\$384,332298
# of New Listings (Supply)	Active Listings	Condominium	\$231,648226
	4,499	Manufactured Home	\$258,270226
# of New Listings (Supply)	Pending Listings	Mobile Home	\$179,42459
	763	Grand total	\$571,6034,499

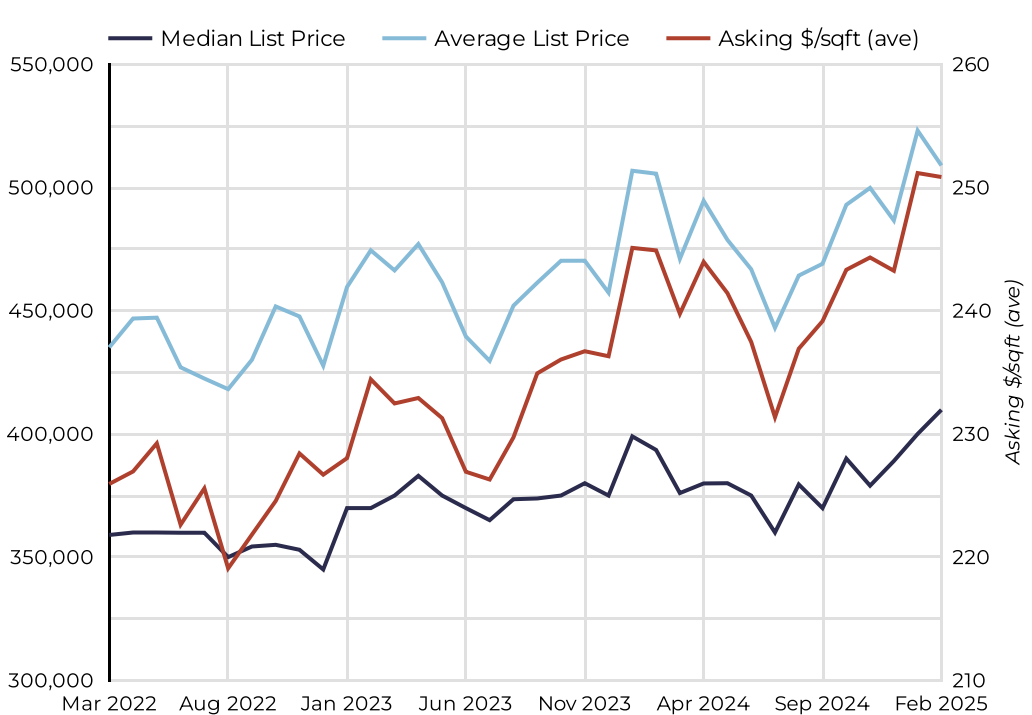
Active Listings



Months of Supply By Price Range

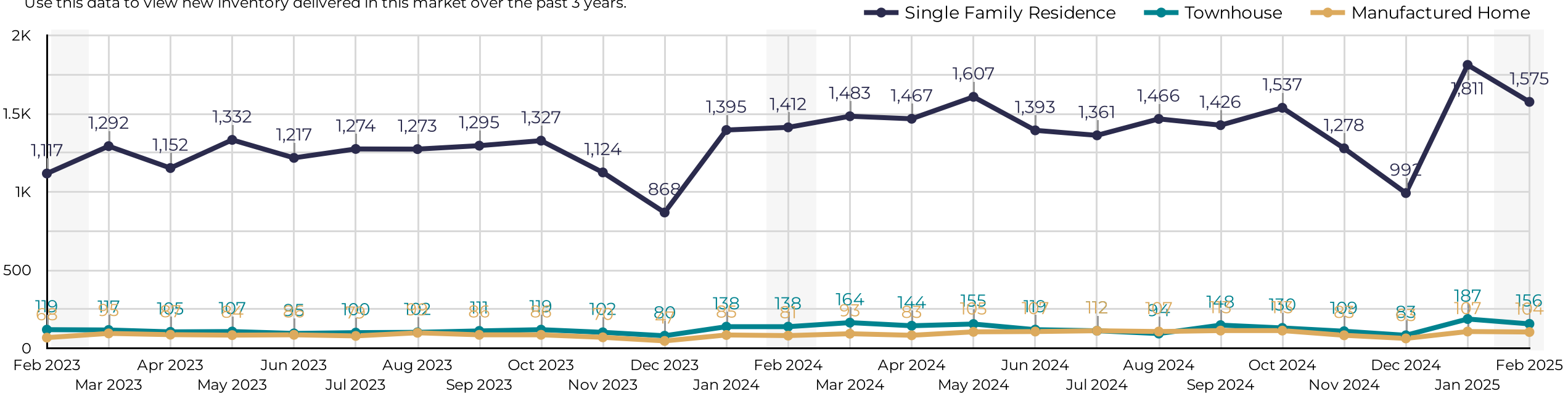
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.09	274	67
\$200,000-\$299,999	3.30	659	200
\$300,000-\$399,999	3.83	1,257	328
\$400,000-\$499,999	4.12	800	194
\$500,000-\$599,999	5.15	433	84
\$600,000-\$699,999	4.58	293	64
\$700,000-\$799,999	5.60	196	35
\$800,000-\$999,999	5.86	211	36
\$1M-\$1.19M	5.18	88	17
\$1.2M-\$1.39	8.00	72	9
\$1.4M+	9.82	216	22
Grand total	4.26	4,499	1,056

Asking Prices



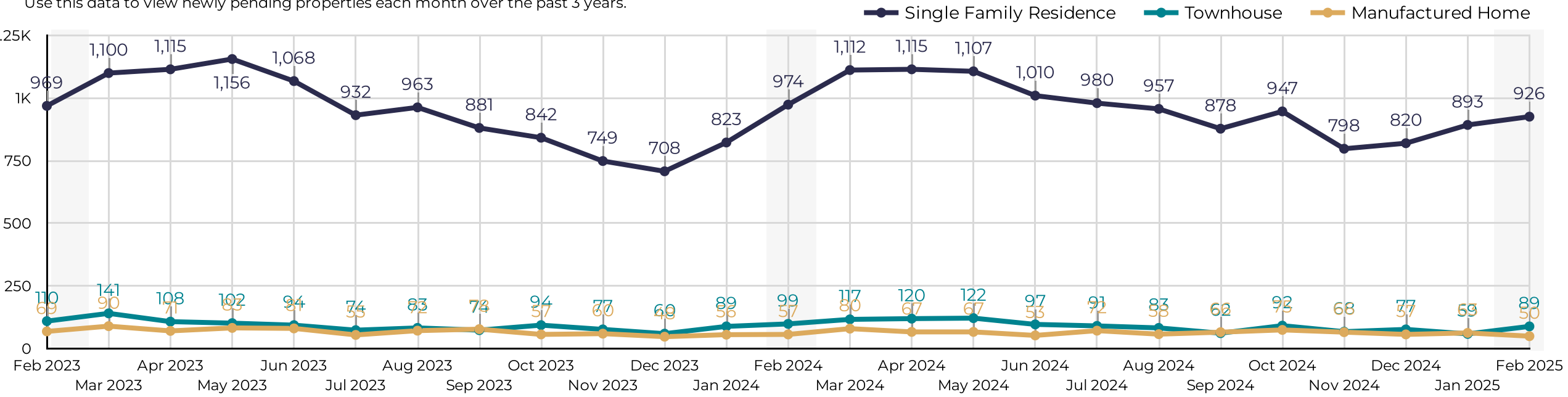
New Listings

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



New Pending

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.

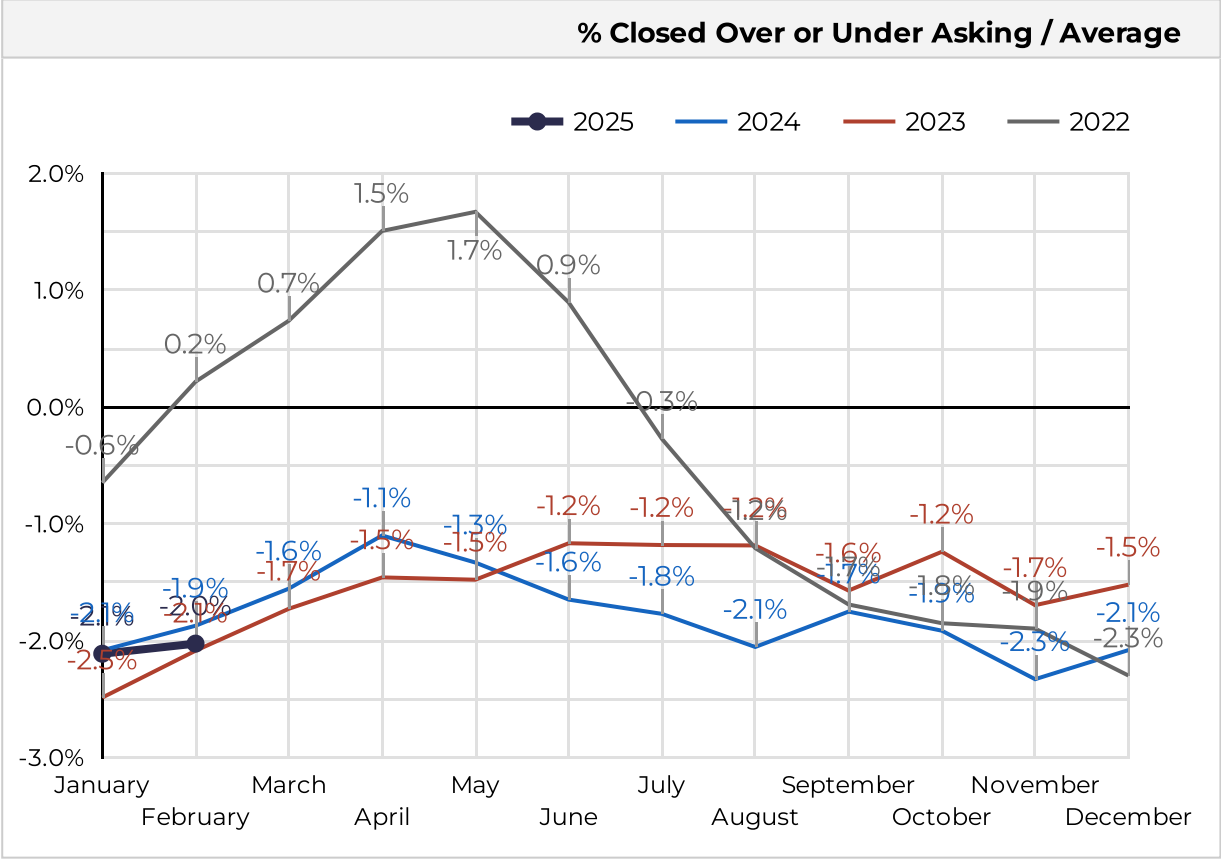
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	936
February	1,480	1,085	1,142	1,056
March	1,879	1,386	1,314	-
April	1,696	1,334	1,395	-
May	1,811	1,491	1,463	-
June	1,575	1,418	1,226	-
July	1,323	1,154	1,237	-
August	1,377	1,240	1,210	-
September	1,304	1,060	1,058	-
October	1,062	1,069	1,117	-
November	932	922	1,007	-
December	982	911	1,039	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$315,000	\$326,500	\$354,920	\$365,000
February	\$330,000	\$335,000	\$366,000	\$371,140
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	35
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	2,237
February	1,707	1,392	1,730	1,930
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	1,575	-
December	1,044	1,073	1,198	-

New Pending's / Count				
Month	2022	2023	2024	2025
January	1,575	1,042	1,034	1,063
February	1,659	1,224	1,201	1,119
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	1,222	-
August	1,369	1,181	1,154	-
September	1,169	1,079	1,055	-
October	1,057	1,048	1,160	-
November	918	938	978	-
December	888	859	994	-





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: Mar 3, 2025

Feb 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.

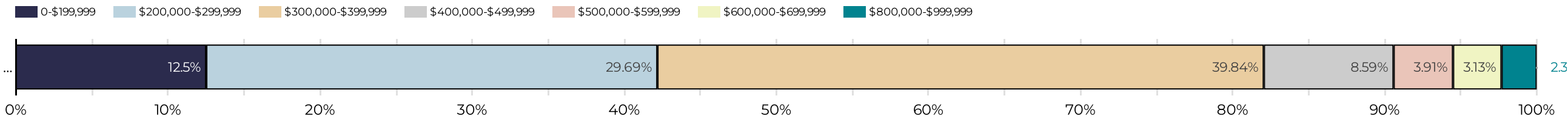
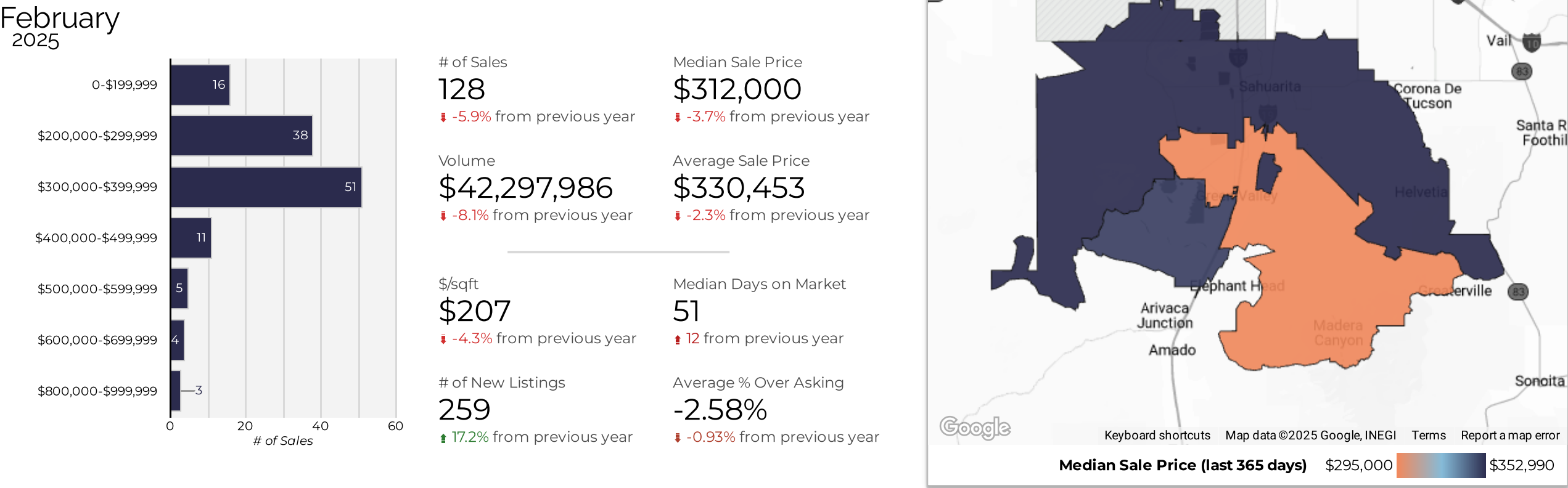
Market Activity					Market Pricing				Buyer Demand			
Property Type	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	867 <div></div>	6.1% <span>↑</span>	\$424.29M	11.4% <span>↑</span>	\$400,000	\$15,000 <span>↑</span>	\$236	\$4 <span>↑</span>	36	5 <span>↑</span>	-1.8% <div></div>	-0.3% <span>↓</span>
Townhouse	85 <div></div>	6.3% <span>↑</span>	\$28.15M	0.0% <span>↑</span>	\$295,000	\$-5,000 <span>↓</span>	\$239	\$5 <span>↑</span>	22	3 <span>↑</span>	-1.5% <div></div>	0.2% <span>↑</span>
Manufactured Home	51 <div></div>	15.9% <span>↑</span>	\$11.76M	22.9% <span>↑</span>	\$239,000	\$22,000 <span>↑</span>	\$157	\$7 <span>↑</span>	30	15 <span>↑</span>	-3.7% <div></div>	-1.1% <span>↓</span>
Condominium	46 <div></div>	-6.1% <span>↓</span>	\$11.3M	2.8% <span>↑</span>	\$256,500	\$40,500 <span>↑</span>	\$240	\$24 <span>↑</span>	41	18 <span>↑</span>	-2.9% <div></div>	0.8% <span>↑</span>
Mobile Home	5 <div></div>	-64.3% <span>↓</span>	\$541.5K	-71.2% <span>↓</span>	\$115,000	\$-35,000 <span>↓</span>	\$142	\$24 <span>↑</span>	19	0	-4.1% <div></div>	1.9% <span>↑</span>

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	72 <div></div>	1.4% <span>↑</span>	\$13.57M	-4.6% <span>↓</span>	\$200,000	\$10,000 <span>↑</span>	\$219	\$-26 <span>↓</span>	32	7 <span>↑</span>	-3.1% <div></div>	-0.0% <span>↓</span>
\$1000-1499 sqft	280 <div></div>	3.3% <span>↑</span>	\$82.85M	8.6% <span>↑</span>	\$297,500	\$7,500 <span>↑</span>	\$230	\$9 <span>↑</span>	31	13 <span>↑</span>	-1.8% <div></div>	+0.0%...
\$1500-1999 sqft	325 <div></div>	1.6% <span>↑</span>	\$123.99M	2.5% <span>↑</span>	\$360,000	\$0	\$220	\$3 <span>↑</span>	43	14 <span>↑</span>	-1.8% <div></div>	-0.4% <span>↓</span>
2000-2499 sqft	196 <div></div>	11.4% <span>↑</span>	\$97.08M	14.7% <span>↑</span>	\$450,000	\$10,000 <span>↑</span>	\$223	\$5 <span>↑</span>	36	-6 <span>↓</span>	-1.6% <div></div>	+0.0%...
2500-2999 sqft	108 <div></div>	11.3% <span>↑</span>	\$70.84M	19.2% <span>↑</span>	\$600,000	\$35,000 <span>↑</span>	\$241	\$15 <span>↑</span>	33	-8 <span>↓</span>	-1.9% <div></div>	-0.3% <span>↓</span>
3000-3999 sqft	56 <div></div>	7.7% <span>↑</span>	\$57.31M	13.9% <span>↑</span>	\$850,000	\$-42,722 <span>↓</span>	\$302	\$17 <span>↑</span>	39	4 <span>↑</span>	-3.3% <div></div>	-0.4% <span>↓</span>
4000-4999 sqft	12 <div></div>	20.0% <span>↑</span>	\$17.99M	57.0% <span>↑</span>	\$1,500,000	\$400,000 <span>↑</span>	\$344	\$78 <span>↑</span>	42	25 <span>↑</span>	-4.2% <div></div>	-2.6% <span>↓</span>
5000+ sqft	5 <div></div>	-28.6% <span>↓</span>	\$12.4M	-13.1% <span>↓</span>	\$2,549,000	\$474,000 <span>↑</span>	\$352	\$-30 <span>↓</span>	21	-27 <span>↓</span>	0.2% <div></div>	2.5% <span>↑</span>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	205 <div></div>	27.3% <span>↑</span>	\$119.39M	29.5% <span>↑</span>	\$459,576	\$-5,424 <span>↓</span>	\$270	\$12 <span>↑</span>	32	7 <span>↑</span>	-1.5% <div></div>	-0.1% <span>↓</span>
North	106 <div></div>	5.0% <span>↑</span>	\$76.22M	4.1% <span>↑</span>	\$560,000	\$-90,000 <span>↓</span>	\$304	\$2 <span>↑</span>	22	5 <span>↑</span>	-2.3% <div></div>	-0.0% <span>↓</span>
Central	104 <div></div>	-22.4% <span>↓</span>	\$39.02M	-12.8% <span>↓</span>	\$327,000	\$17,000 <span>↑</span>	\$241	\$2 <span>↑</span>	18	-3 <span>↓</span>	-2.0% <div></div>	0.3% <span>↑</span>
East	89 <div></div>	-8.2% <span>↓</span>	\$30.06M	-2.0% <span>↓</span>	\$315,000	\$2,500 <span>↑</span>	\$206	\$1 <span>↑</span>	31	6 <span>↑</span>	-1.2% <div></div>	0.8% <span>↑</span>
Upper Southeast	75 <div></div>	-8.5% <span>↓</span>	\$32.21M	-10.7% <span>↓</span>	\$411,490	\$10,570 <span>↑</span>	\$215	\$12 <span>↑</span>	61	11 <span>↑</span>	-1.5% <div></div>	0.2% <span>↑</span>
Extended West	66 <div></div>	11.9% <span>↑</span>	\$24.47M	11.2% <span>↑</span>	\$366,000	\$-17,990 <span>↓</span>	\$200	\$-1 <span>↓</span>	38	-17 <span>↓</span>	-1.2% <div></div>	-0.5% <span>↓</span>
Southwest	55 <div></div>	-14.1% <span>↓</span>	\$15.8M	-14.4% <span>↓</span>	\$305,000	\$11,000 <span>↑</span>	\$180	\$-5 <span>↓</span>	28	2 <span>↑</span>	-2.6% <div></div>	-0.6% <span>↓</span>
West	54 <div></div>	0.0%	\$24.74M	-0.9% <span>↓</span>	\$373,500	\$-36,400 <span>↓</span>	\$244	\$5 <span>↑</span>	26	6 <span>↑</span>	-1.0% <div></div>	0.5% <span>↑</span>
Southeast	51 <div></div>	50.0% <span>↑</span>	\$20.76M	46.6% <span>↑</span>	\$386,000	\$2,010 <span>↑</span>	\$202	\$-3 <span>↓</span>	55	15 <span>↑</span>	-1.0% <div></div>	0.1% <span>↑</span>
Upper Northwest	48 <div></div>	71.4% <span>↑</span>	\$26.09M	91.7% <span>↑</span>	\$480,000	\$30,000 <span>↑</span>	\$240	\$14 <span>↑</span>	40	4 <span>↑</span>	-2.5% <div></div>	-0.9% <span>↓</span>
Northeast	46 <div></div>	27.8% <span>↑</span>	\$19.92M	22.4% <span>↑</span>	\$415,000	\$15,000 <span>↑</span>	\$232	\$7 <span>↑</span>	19	9 <span>↑</span>	-2.0% <div></div>	-0.5% <span>↓</span>
South	42 <div></div>	-4.5% <span>↓</span>	\$11.17M	-8.9% <span>↓</span>	\$280,000	\$-7,500 <span>↓</span>	\$194	\$-5 <span>↓</span>	36	17 <span>↑</span>	-1.7% <div></div>	-0.2% <span>↓</span>
Cochise	34 <div></div>	41.7% <span>↑</span>	\$7.77M	30.2% <span>↑</span>	\$209,000	\$-48,500 <span>↓</span>	\$146	\$-23 <span>↓</span>	78	14 <span>↑</span>	-5.8% <div></div>	-1.2% <span>↓</span>
SCC-Rio Rico East	16 <div></div>	-11.1% <span>↓</span>	\$5.56M	11.1% <span>↑</span>	\$295,000	\$5,000 <span>↑</span>	\$179	\$-1 <span>↓</span>	71	39 <span>↑</span>	-2.6% <div></div>	-1.1% <span>↓</span>
Extended Northwest	15 <div></div>	66.7% <span>↑</span>	\$4.15M	31.2% <span>↑</span>	\$259,990	\$-75,010 <span>↓</span>	\$200	\$20 <span>↑</span>	49	22 <span>↑</span>	-1.3% <div></div>	-1.9% <span>↓</span>
Graham	8 <div></div>	14.3% <span>↑</span>	\$2.48M	13.0% <span>↑</span>	\$287,000	\$-8,000 <span>↓</span>	\$173	\$21 <span>↑</span>	21	0	-1.3% <div></div>	-1.5% <span>↓</span>
Benson/St. David	8 <div></div>	-42.9% <span>↓</span>	\$1.96M	-32.1% <span>↓</span>	\$170,000	\$-68,990 <span>↓</span>	\$148	\$13 <span>↑</span>	102	95 <span>↑</span>	-5.6% <div></div>	-3.7% <span>↓</span>
SCC-Tubac East	4 <div></div>	-50.0% <span>↓</span>	\$1.8M	-61.0% <span>↓</span>	\$440,000	\$-123,000 <span>↓</span>	\$266	\$-28 <span>↓</span>	2	-206 <span>↓</span>	-3.1% <div></div>	-3.5% <span>↓</span>
SCC-Rio Rico West	4 <div></div>	0.0%	\$1.22M	1.8% <span>↑</span>	\$241,000	\$-36,000 <span>↓</span>	\$185	\$25 <span>↑</span>	41	-26 <span>↓</span>	-3.1% <div></div>	0.3% <span>↑</span>
Extended Southwest	3 <div></div>	-25.0% <span>↓</span>	\$807.9K	1.2% <span>↑</span>	\$265,000	\$75,000 <span>↑</span>	\$166	\$21 <span>↑</span>	61	55 <span>↑</span>	1.3% <div></div>	0.1% <span>↑</span>
SCC-Nogales East	3 <div></div>	50.0% <span>↑</span>	\$1.03M	-23.1% <span>↓</span>	\$286,000	\$1,000 <span>↑</span>	\$139	\$-65 <span>↓</span>	123	104 <span>↑</span>	-7.4% <div></div>	4.3% <span>↑</span>
Pinal	3 <div></div>	-50.0% <span>↓</span>	\$580K	-61.3% <span>↓</span>	\$185,000	\$-20,000 <span>↓</span>	\$130	\$-11 <span>↓</span>	13	-51 <span>↓</span>	-11.5% <div></div>	-10.6%...
Navajo	3 <div></div>	200.0% <span>↑</span>	\$1.69M	276.2% <span>↑</span>	\$428,000	\$-22,000 <span>↓</span>	\$266	\$62 <span>↑</span>	156	21 <span>↑</span>	-4.7% <div></div>	0.6% <span>↑</span>
SCC-Patagonia	2 <div></div>	0.0%	\$1.14M	196.8% <span>↑</span>	\$422,542	\$262,542 <span>↑</span>	\$252	\$-47 <span>↓</span>	203	201 <span>↑</span>	-6.4% <div></div>	-3.5% <span>↓</span>
SCC-Tubac West	2 <div></div>	-	\$755K	-	\$325,000	-	\$174	-	127	-	-6.1% <div></div>	-
SCC-Elgin	2 <div></div>	-	\$1.1M	-	\$455,000	-	\$281	-	91	-	-7.2% <div></div>	-
Maricopa	2 <div></div>	100.0% <span>↑</span>	\$2.13M	260.7% <span>↑</span>	\$477,500	\$-112,400 <span>↓</span>	\$423	\$111 <span>↑</span>	25	21 <span>↑</span>	-2.0% <div></div>	-2.0% <span>↓</span>
SCC-Sonoita	1 <div></div>	-	\$812.5K	-	\$812,500	-	\$221	-	99	-	-4.3% <div></div>	-
Extended Northeast	1 <div></div>	0.0%	\$388K	-29.5% <span>↓</span>	\$388,000	\$-162,000 <span>↓</span>	\$381	\$-174 <span>↓</span>	11	-38 <span>↓</span>	-1.8% <div></div>	-1.8% <span>↓</span>
Greenlee	1 <div></div>	0.0%	\$270K	1,488.2...	\$270,000	\$253,000 <span>↑</span>	\$112	\$90 <span>↑</span>	116	-144 <span>↓</span>	-5.3% <div></div>	9.7% <span>↑</span>
SCC-Nogales West	1 <div></div>	0.0%	\$536K	24.7% <span>↑</span>	\$536,000	\$106,000 <span>↑</span>	\$199	\$-0 <span>↓</span>	65	-103 <span>↓</span>	-10.5% <div></div>	-1.4% <span>↓</span>

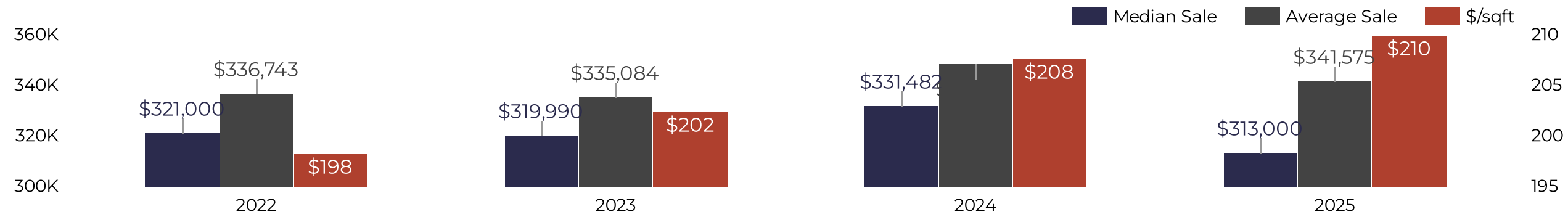
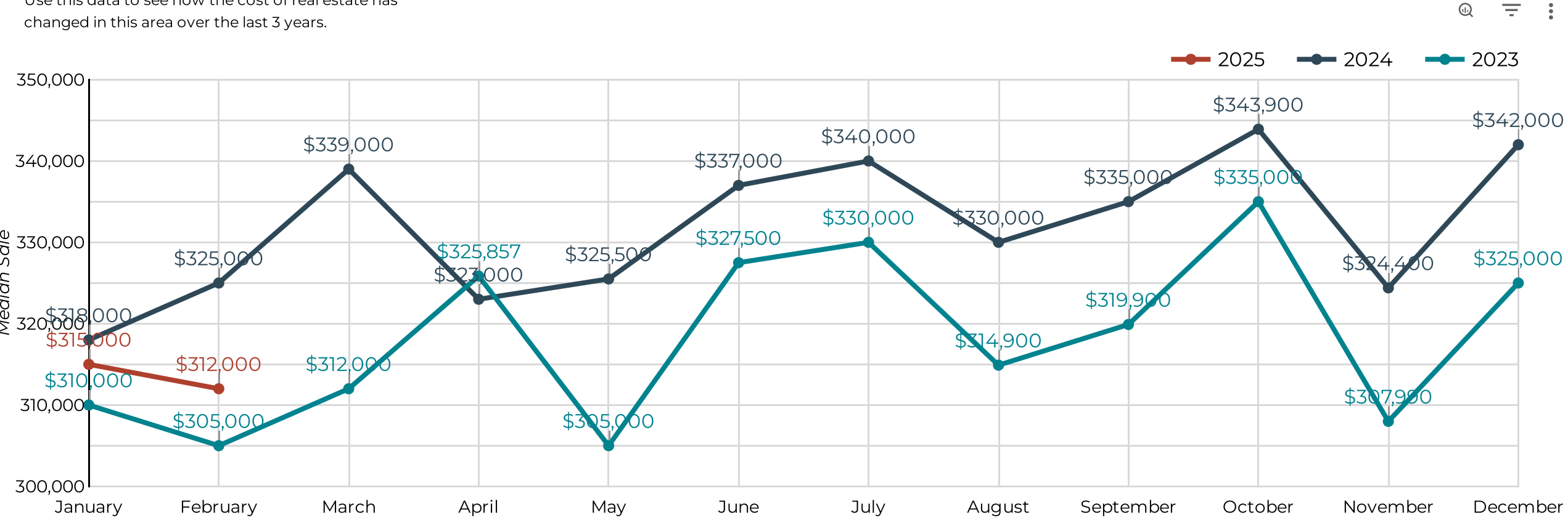
Green Valley Sahuarita Association of Realtors: **Market Activity & Pricing**

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



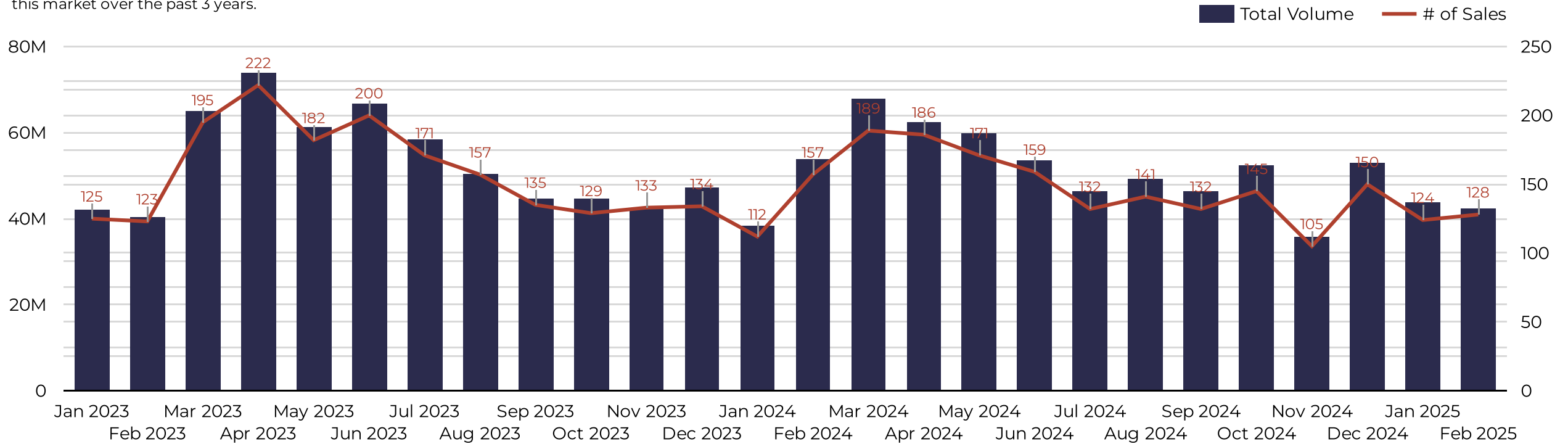
**Market Pricing**

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.



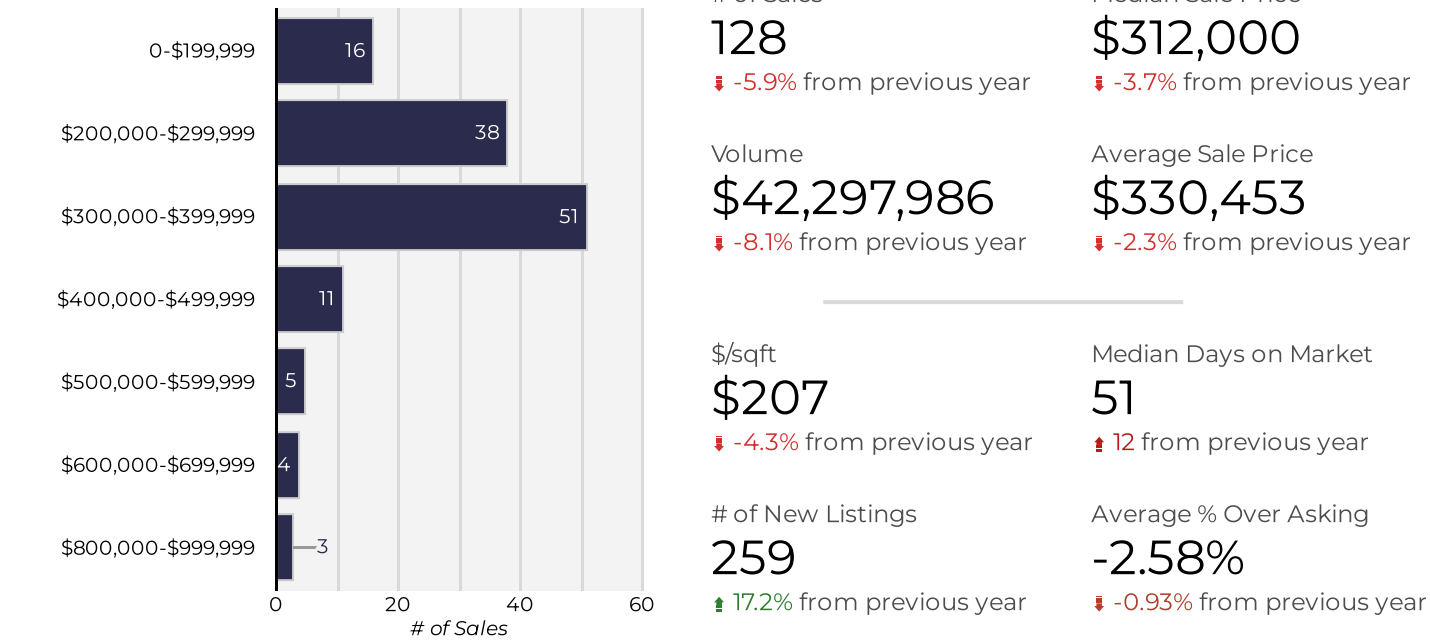
MLS of Southern Arizona®

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: Mar 3, 2025

February 2025



ee Points

Summit

Rincon Valley

Vail

Santa R Foothil

Sonoita

Helvetia

Corona De Tucson

Green Valley

Elephant Head

Arivaca Junction

Amado

Madera Canyon

Keyboard shortcuts

Map data ©2025 Google, INEGI

Terms

Report a map error

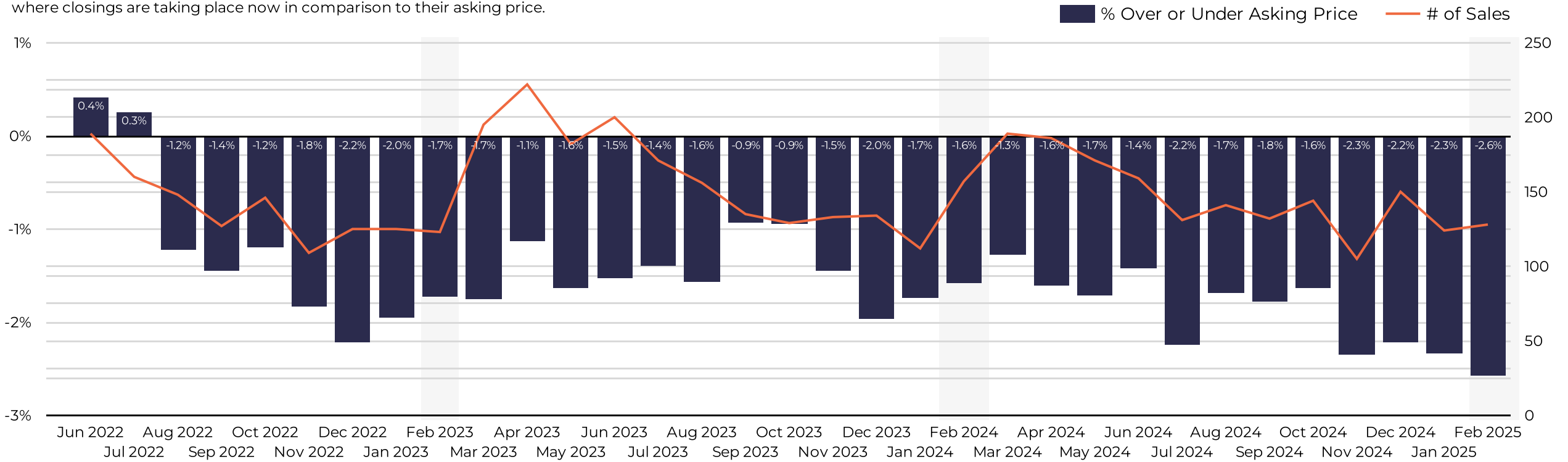
Days on Market (last 365 days)

35

46

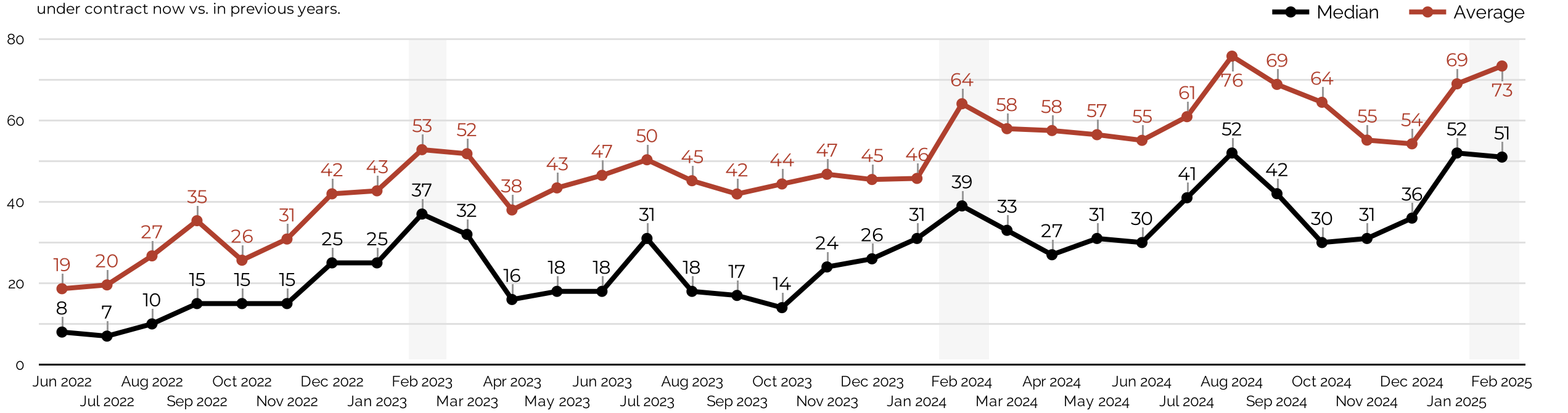
Buyer Demand

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	16	-33.3% ↓	20	-13 ↓	-2.78%	0.47% ↑
\$200,000-\$299,999	38	26.7% ↑	49	20 ↑	-4.25%	-2.89% ↓
\$300,000-\$399,999	51	21.4% ↑	56	1 ↑	-1.62%	-0.51% ↓
\$400,000-\$499,999	11	-50.0% ↓	63	28 ↑	-0.92%	0.95% ↑
\$500,000-\$599,999	5	-58.3% ↓	92	59 ↑	-3.04%	-1.85% ↓
\$600,000-\$699,999	4	33.3% ↑	95	86 ↑	-3.01%	-2.22% ↓
\$800,000-\$999,999	3	-	9	-	-1.46%	-



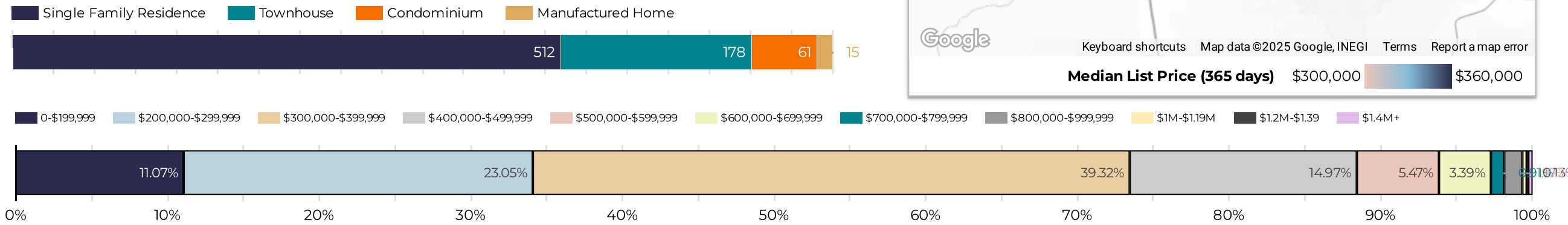
MLS of Southern Arizona®  
Green Valley Sahuarita Association of Realtors: **Inventory**

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

February  
2025

	Months of Supply		Average	#
# of New Listings (Supply)	6.00	Single Family Residence	\$416,098	512
259		Townhouse	\$271,156	178
📈 38 from previous year	Active Listings	Condominium	\$153,828	61
	768	Manufactured Home	\$545,727	15
# of New Pendings (Demand)	Pending Listings	Mobile Home	\$168,750	2
129	74	Grand total	\$363,561	768
📉 -38 from previous year				

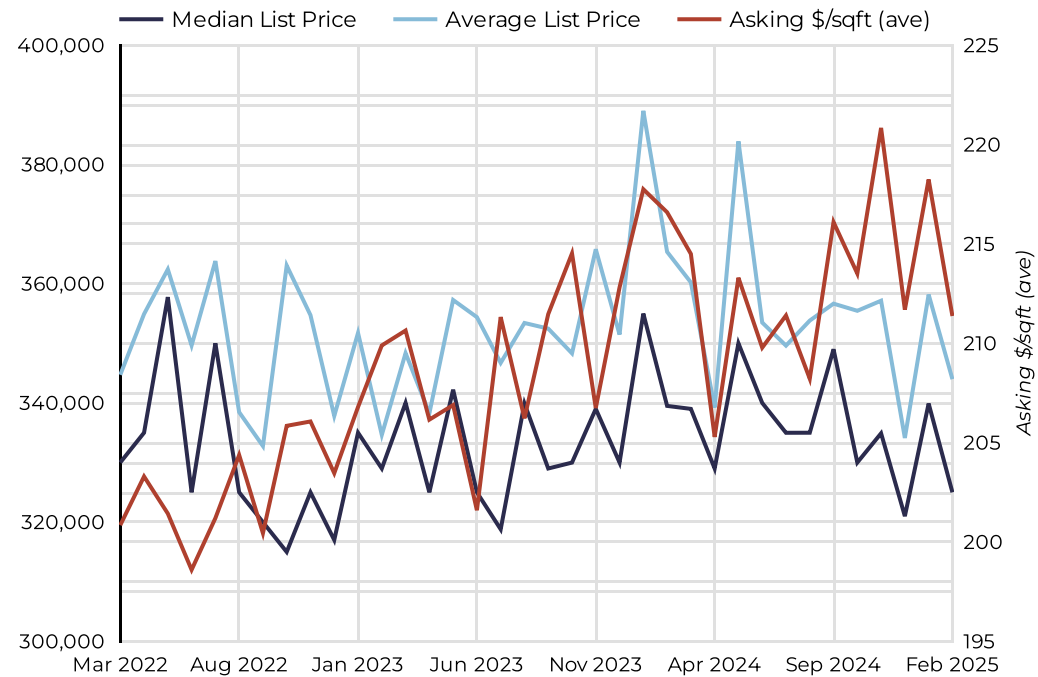
Active Listings



Months of Supply By Price Range

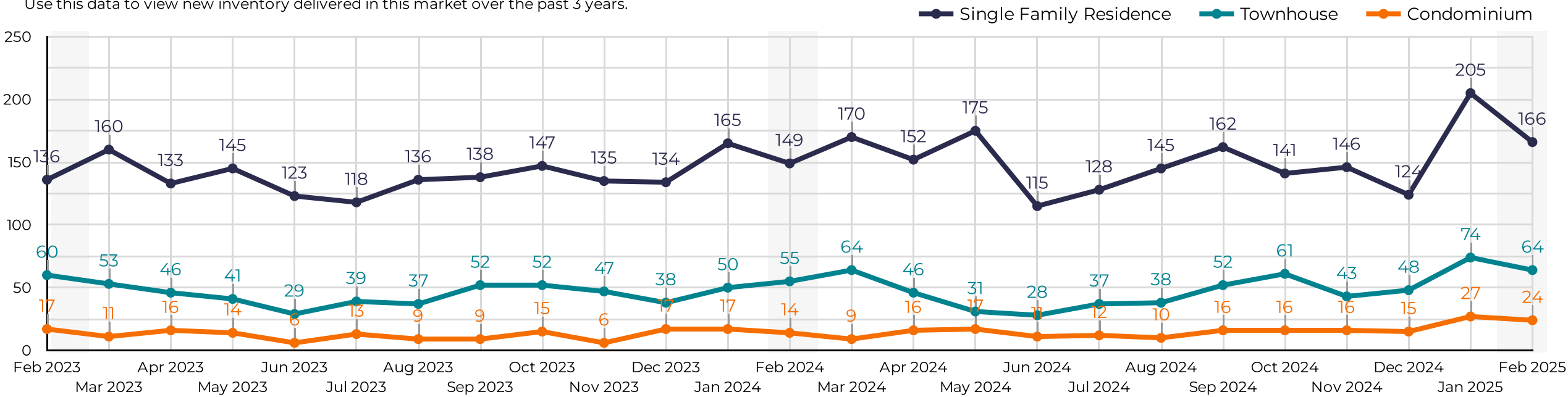
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.00	85	17
\$200,000-\$299,999	4.92	177	36
\$300,000-\$399,999	6.04	302	50
\$400,000-\$499,999	8.85	115	13
\$500,000-\$599,999	8.40	42	5
\$600,000-\$699,999	6.50	26	4
\$800,000-\$999,999	3.00	9	3
Grand total	5.91	756	128

Asking Prices



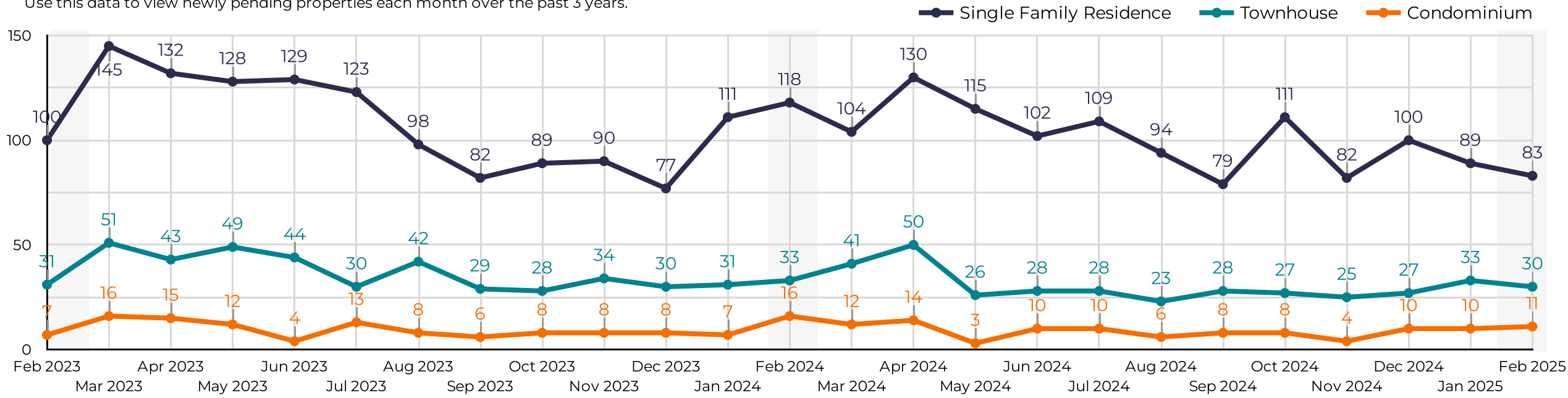
New Listings

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.



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.

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$305,000	\$310,000	\$318,000	\$315,000
February	\$312,500	\$305,000	\$325,000	\$312,000
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	\$342,000	-

				New Listings / Count
Month	2022	2023	2024	2025
January	245	221	239	316
February	241	216	228	259
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	-

The chart displays the percentage of closed orders over or under asking/average for four years: 2022 (grey), 2023 (red), 2024 (blue), and 2025 (dark blue). The y-axis ranges from -3.0% to 1.0% in 0.5% increments. The x-axis shows the months from January to December. Data points are labeled with their respective percentage values.

Month	2025	2024	2023	2022
January	-2.3%	-1.7%	-2.0%	-0.3%
February	-2.6%	-1.7%	-1.7%	-0.1%
March		-1.3%	-1.7%	0.3%
April		-1.6%	-1.1%	0.4%
May		-1.6%	-1.6%	0.7%
June		-1.4%	-1.5%	0.4%
July		-2.5%	-1.4%	0.3%
August		-1.7%	-1.8%	-1.2%
September		-1.8%	-0.9%	-1.4%
October		-1.8%	-0.9%	-1.2%
November		-2.3%	-1.5%	-1.8%
December		-2.2%	-2.0%	-2.2%

Feb 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	84 <div></div>	-6.7% ↓	\$32.56M	-7.4% ↓	\$346,500	\$-8,500 ↓	\$210	\$-7 ↓	58	19 ↑	-2.6% <div></div>	-1.3% ↓
Townhouse	23 <div></div>	-17.9% ↓	\$6.1M	-26.6% ↓	\$255,000	\$-25,000 ↓	\$208	\$-26 ↓	46	7 ↑	-2.3% <div></div>	-0.9% ↓
Condominium	14 <div></div>	16.7% ↑	\$2.1M	33.9% ↑	\$148,500	\$18,500 ↑	\$218	\$13 ↑	20	-13 ↓	-3.0% <div></div>	-0.0% ↓
Manufactured Home	7 <div></div>	75.0% ↑	\$1.54M	140.5% ↑	\$204,000	\$35,000 ↑	\$144	\$-14 ↓	49	42 ↑	-2.1% <div></div>	2.5% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	16 <div></div>	-27.3% ↓	\$2.34M	-33.4% ↓	\$147,500	\$4,500 ↑	\$225	\$-5 ↓	20	-1 ↓	-2.8% <div></div>	-0.5% ↓
\$1000-1499 sqft	37 <div></div>	-2.6% ↓	\$10.23M	-3.0% ↓	\$270,776	\$776 ↑	\$209	\$-6 ↓	30	-5 ↓	-2.3% <div></div>	-0.1% ↓
\$1500-1999 sqft	50 <div></div>	16.3% ↑	\$16.55M	6.8% ↑	\$330,000	\$-7,990 ↓	\$197	\$-16 ↓	77	32 ↑	-2.7% <div></div>	-1.6% ↓
2000-2499 sqft	15 <div></div>	-34.8% ↓	\$6.76M	-38.4% ↓	\$430,000	\$-45,000 ↓	\$199	\$-17 ↓	90	34 ↑	-3.6% <div></div>	-2.4% ↓
2500-2999 sqft	8 <div></div>	-11.1% ↓	\$5.02M	-0.6% ↓	\$480,000	\$-5,000 ↓	\$236	\$23 ↑	63	50 ↑	-1.1% <div></div>	0.7% ↑
3000-3999 sqft	2 <div></div>	100.0% ↑	\$1.4M	218.9% ↑	\$535,000	\$96,000 ↑	\$219	\$76 ↑	67	33 ↑	-1.9% <div></div>	-1.9% ↓

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	42 <div></div>	16.7% ↑	\$9.99M	25.4% ↑	\$228,000	\$33,000 ↑	\$209	\$11 ↑	30	-15 ↓	-1.7% <div></div>	0.7% ↑
Green Valley North	35 <div></div>	-27.1% ↓	\$12.09M	-26.7% ↓	\$327,000	\$2,000 ↑	\$192	\$-11 ↓	63	18 ↑	-3.0% <div></div>	-1.9% ↓
Green Valley Northeast	22 <div></div>	-18.5% ↓	\$9.84M	-18.7% ↓	\$380,000	\$-45,000 ↓	\$230	\$-16 ↓	44	11 ↑	-2.8% <div></div>	-0.8% ↓
Green Valley Southwest	18 <div></div>	-10.0% ↓	\$6.59M	-10.5% ↓	\$345,000	\$-27,000 ↓	\$207	\$-31 ↓	51	33 ↑	-3.6% <div></div>	-2.3% ↓
Green Valley Southeast	11 <div></div>	120.0% ↑	\$3.79M	79.4% ↑	\$312,000	\$-73,000 ↓	\$202	\$-34 ↓	92	80 ↑	-2.4% <div></div>	-1.7% ↓