

# MLSSAZ Monthly Market Report

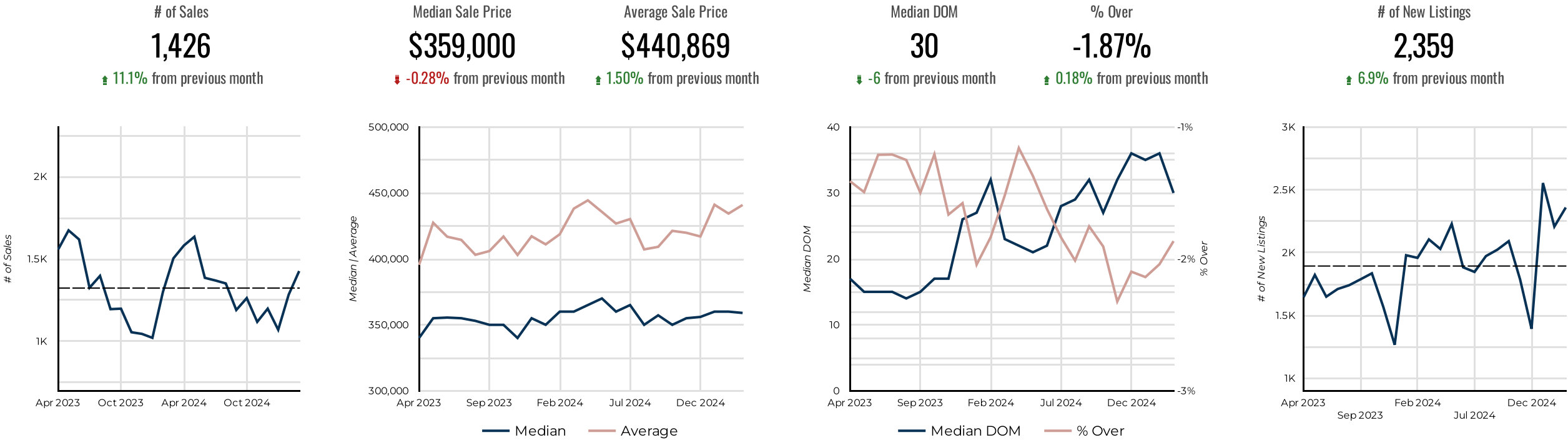
MLS of Southern AZ - Tucson Association of Realtors - Green Valley Sahuarita Association of Realtors



Mar 2025

## Quick Stats

Mar 2025



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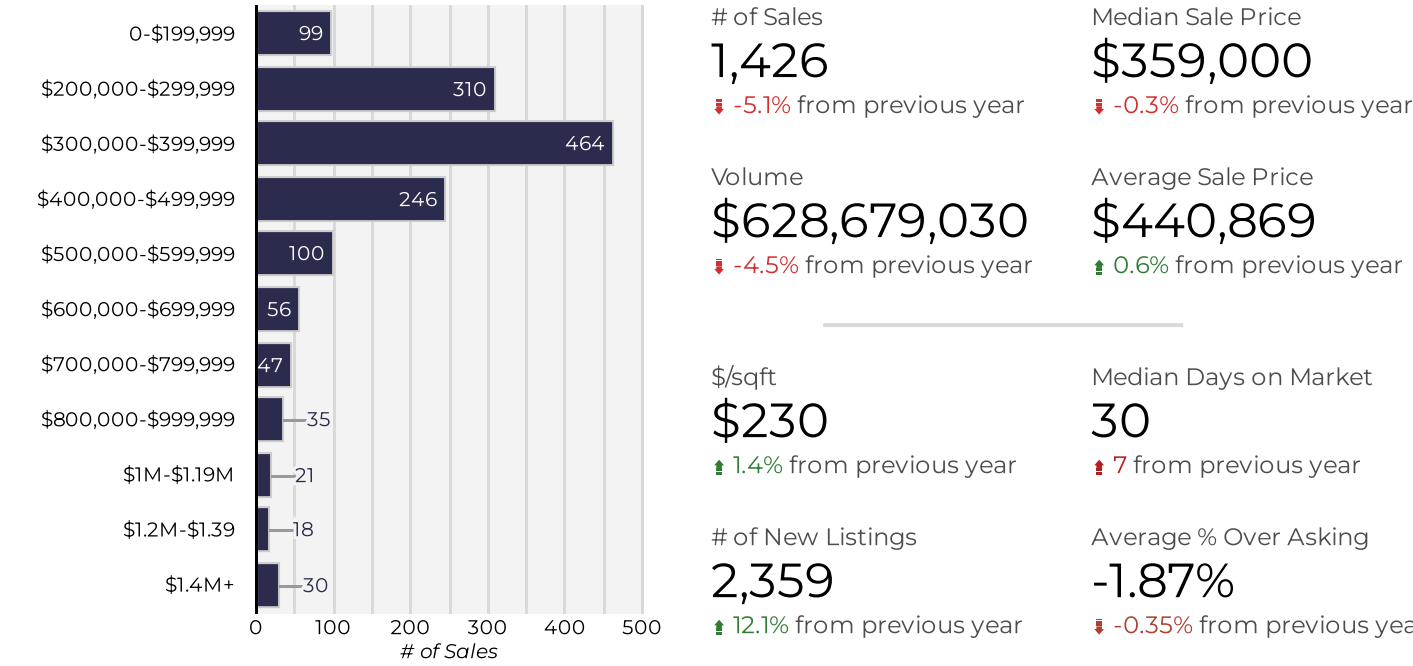
Market Activity - Market Pricing - Buyer Demand - Inventory

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

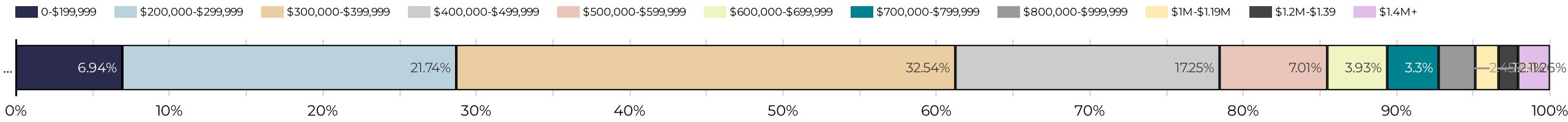
Southern AZ Housing Market: **Market Activity & Pricing**

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Apr 1, 2025

March 2025

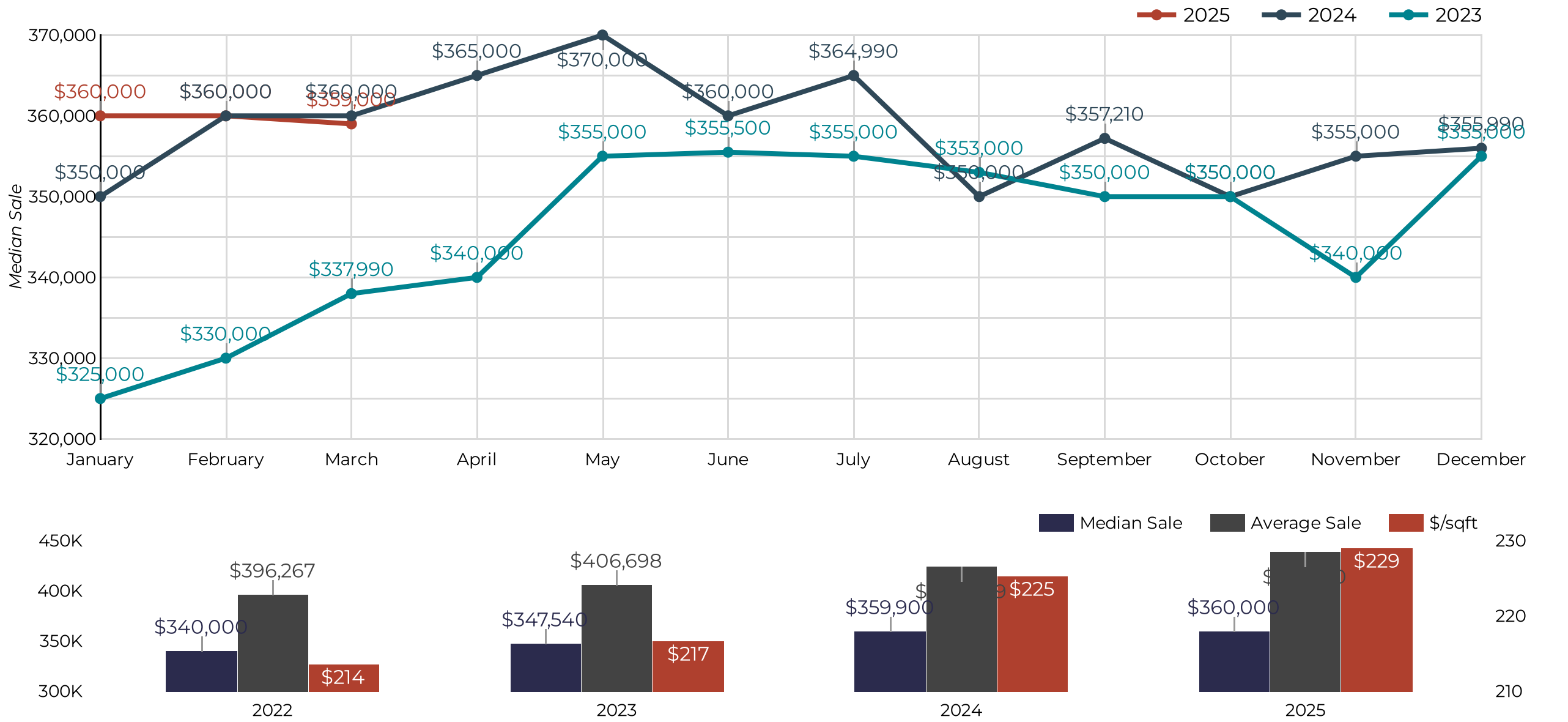


Map of Southern Arizona showing Median Sale Price (last 365 days) by region. Legend: \$154,500 to \$716,000.



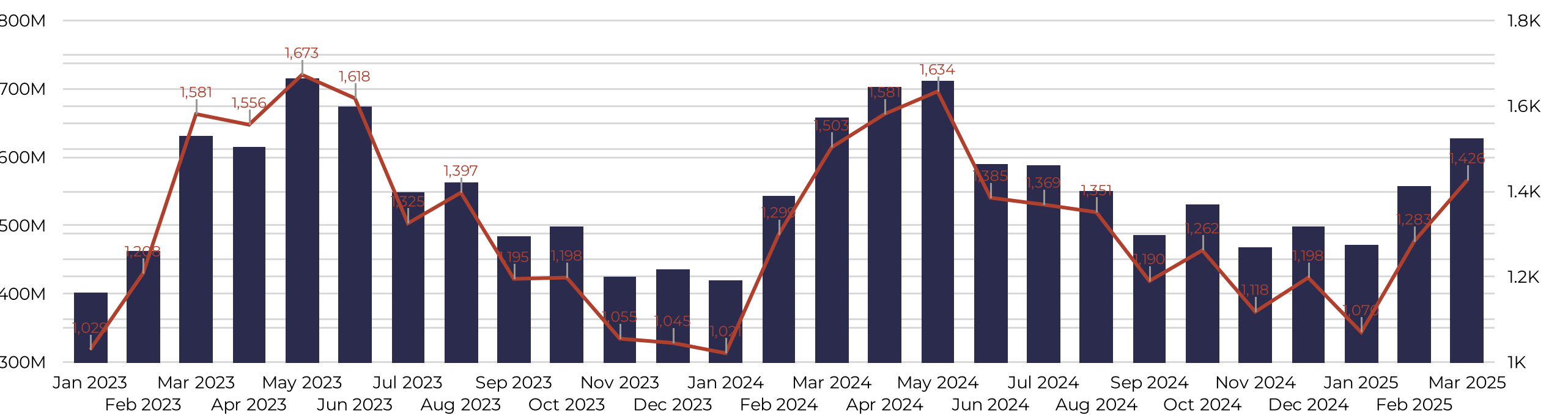
Market Pricing

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



Market Activity

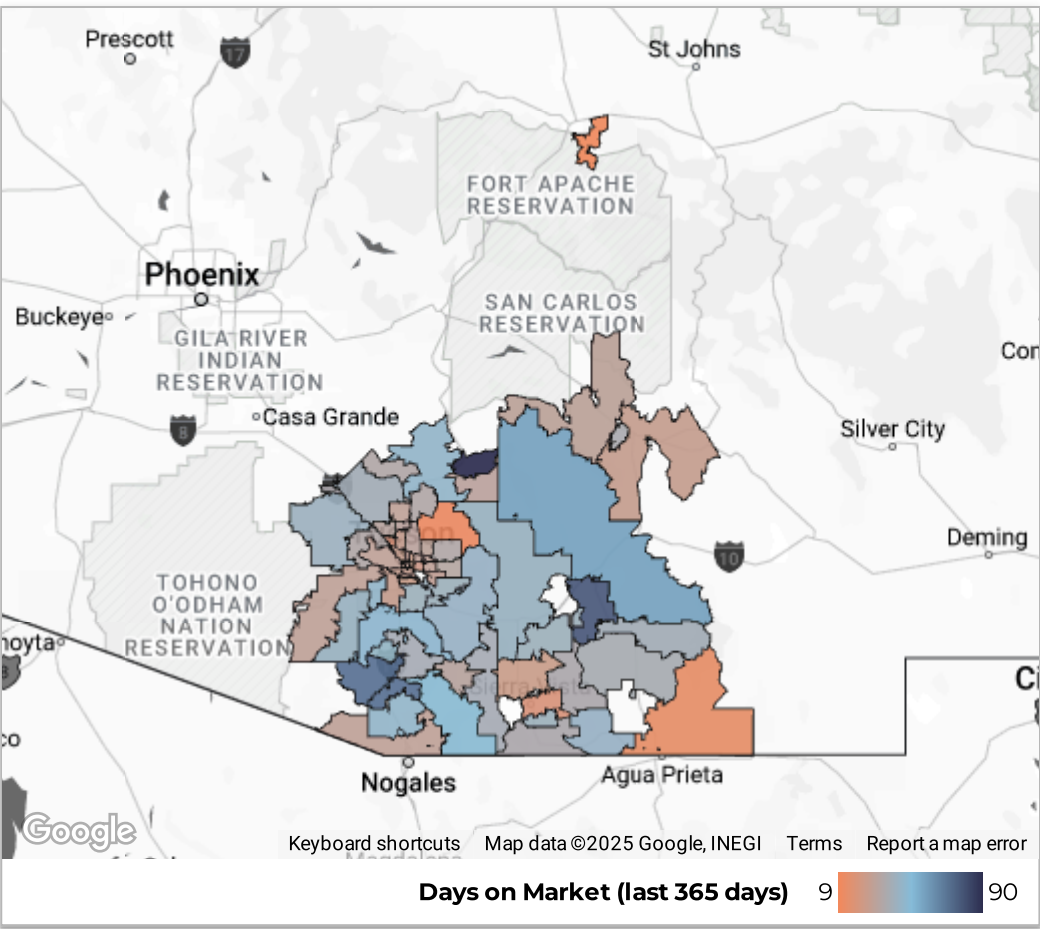
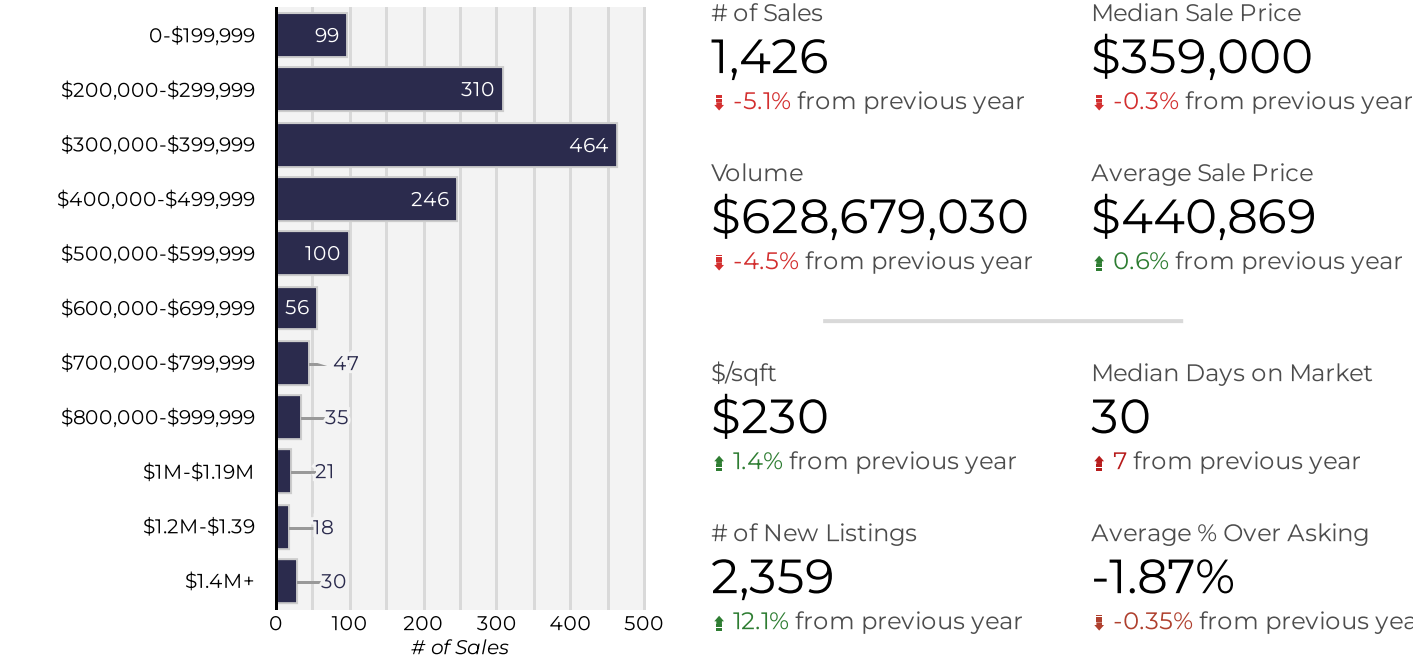
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

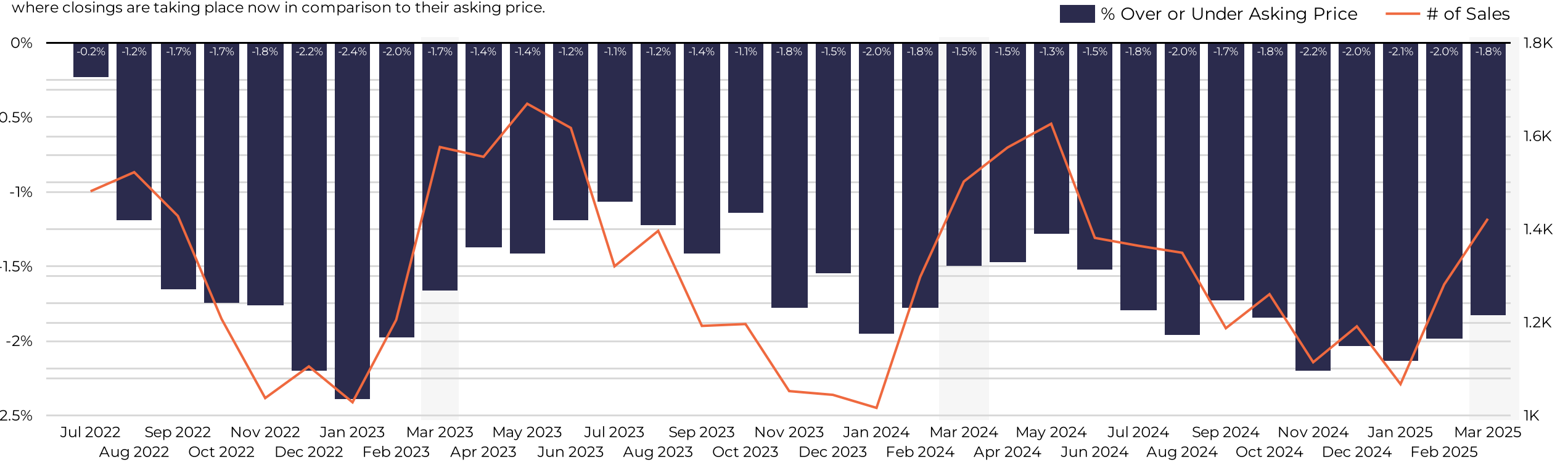
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This report provides a snapshot of the market as taken on: Apr 1, 2025

March 2025



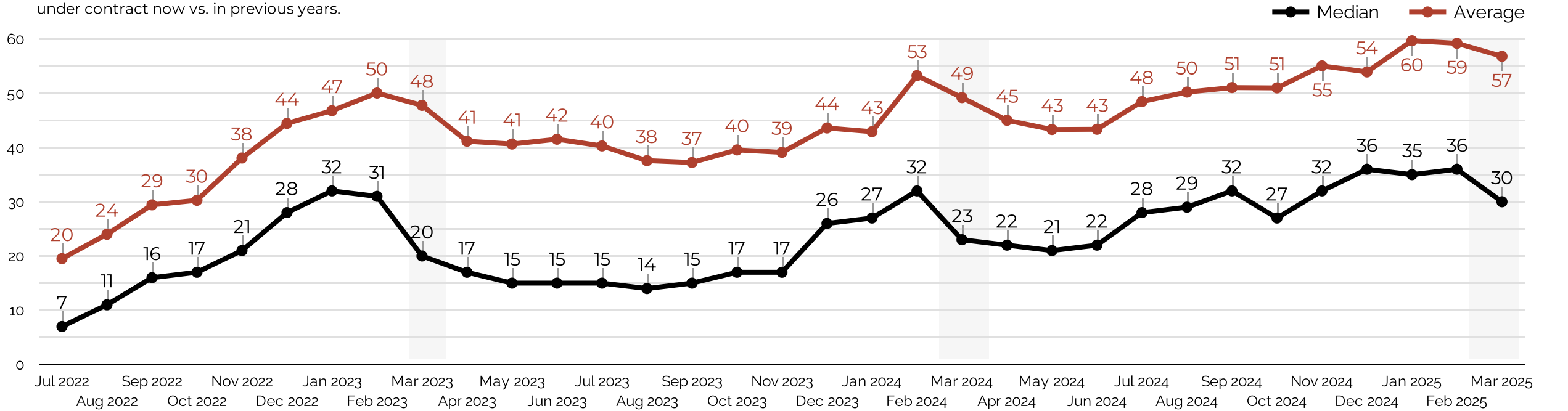
Buyer Demand

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	99	-16.8% ↓	37	12 ↑	-4.71%	-1.27% ↓
\$200,000-\$299,999	310	-9.1% ↓	28	5 ↑	-1.67%	-0.60% ↓
\$300,000-\$399,999	464	1.1% ↑	42	15 ↑	-1.35%	-0.18% ↓
\$400,000-\$499,999	246	-5.7% ↓	31	9 ↑	-1.51%	0.09% ↑
\$500,000-\$599,999	100	-5.7% ↓	27	14 ↑	-1.82%	-0.67% ↓
\$600,000-\$699,999	56	-13.8% ↓	20	-1 ↓	-1.82%	0.01% ↑
\$700,000-\$799,999	47	0.0%	20	-2 ↓	-1.73%	0.30% ↑
\$800,000-\$999,999	35	-16.7% ↓	16	-12 ↓	-2.88%	-1.29% ↓
\$1M-\$1.19M	21	0.0%	5	-9 ↓	-2.37%	0.92% ↑
\$1.2M-\$1.39	18	12.5% ↑	19	1 ↑	-3.09%	-1.49% ↓
\$1.4M+	30	15.4% ↑	21	11 ↑	-3.51%	-1.45% ↓



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: Apr 1, 2025

March 2025

# of New Listings (Supply)  
**2,359**  
↑ 254 from previous year

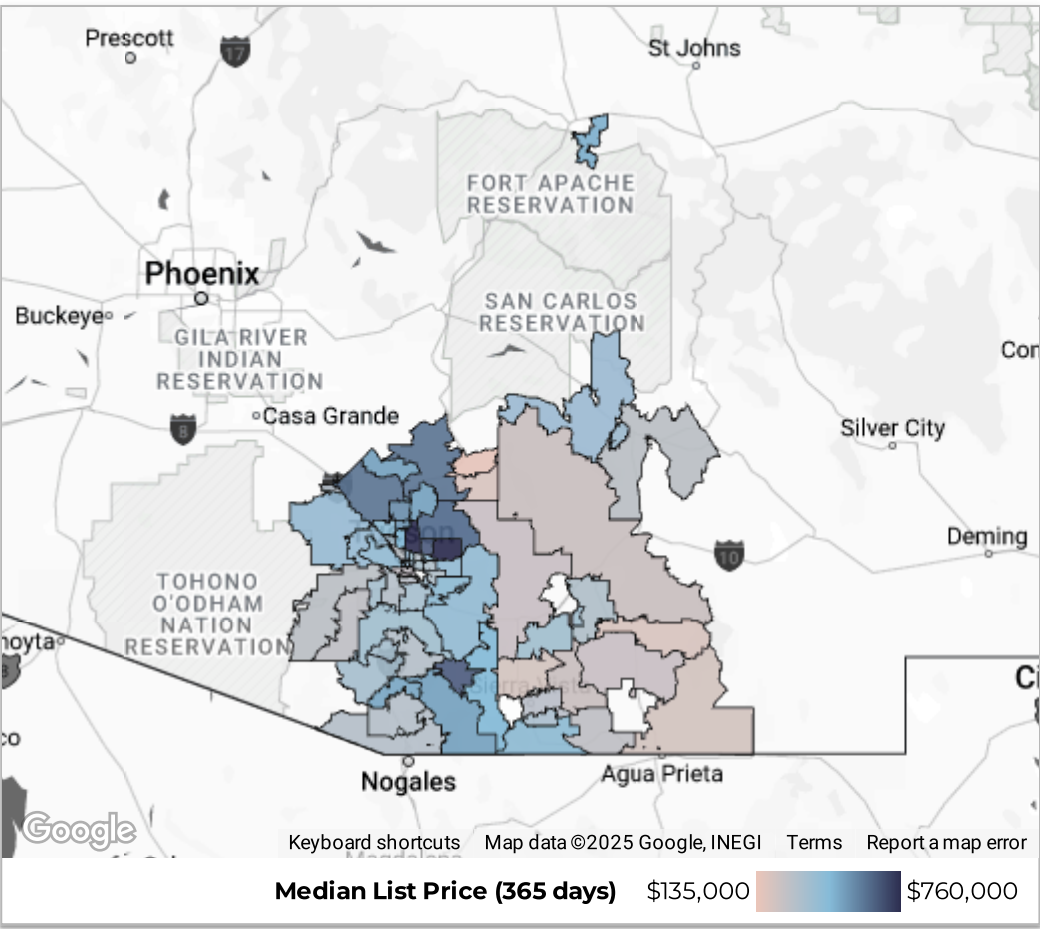
# of New Pendings (Demand)  
**1,529**  
↓ -17 from previous year

Months of Supply  
**3.73**

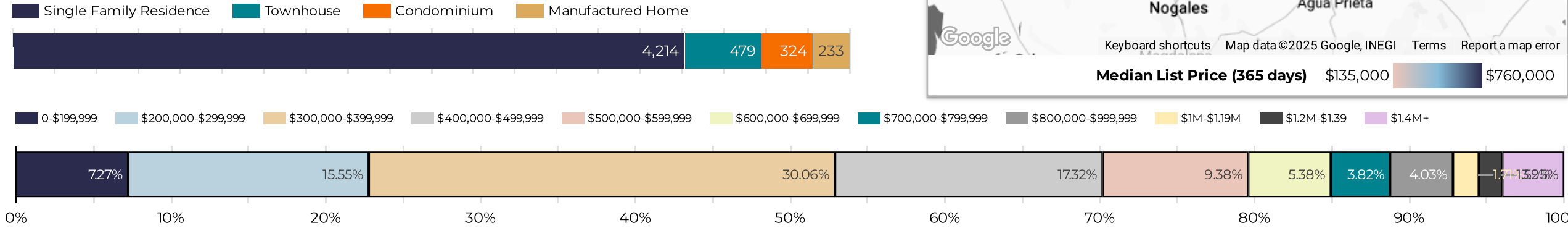
Active Listings  
**5,312**

Pending Listings  
**909**

	Average	#
Single Family Residence	\$606,188	4,214
Townhouse	\$344,296	479
Condominium	\$220,332	324
Manufactured Home	\$269,610	233
Mobile Home	\$170,690	62
Grand total	\$539,191	5,312



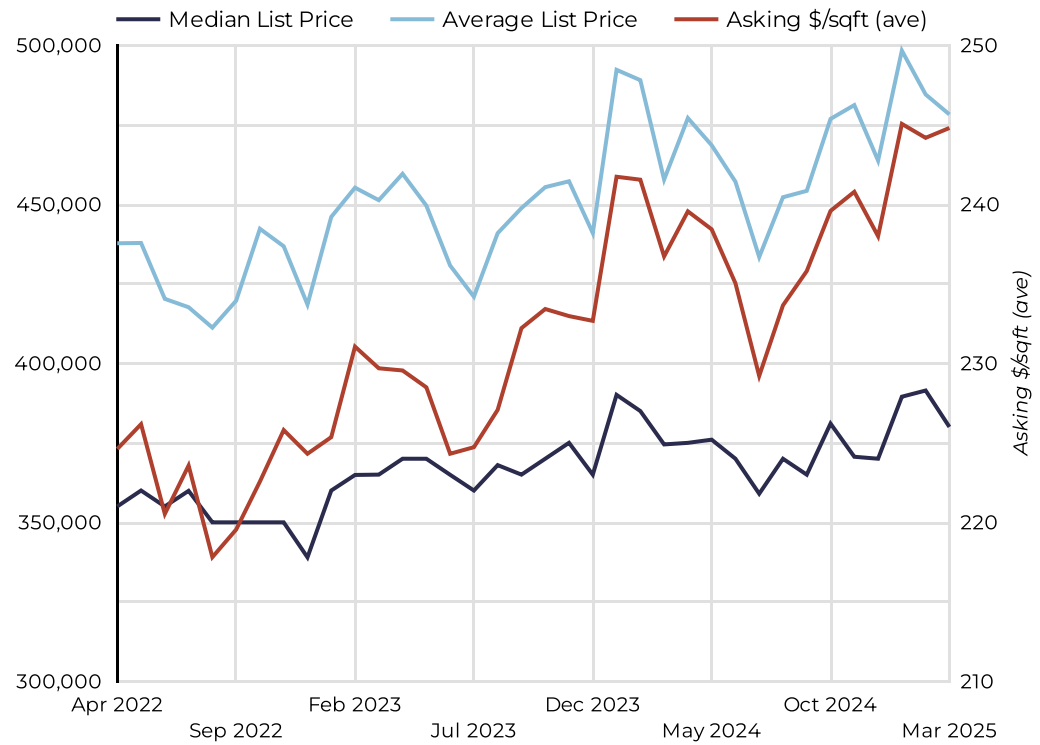
Active Listings



Months of Supply By Price Range

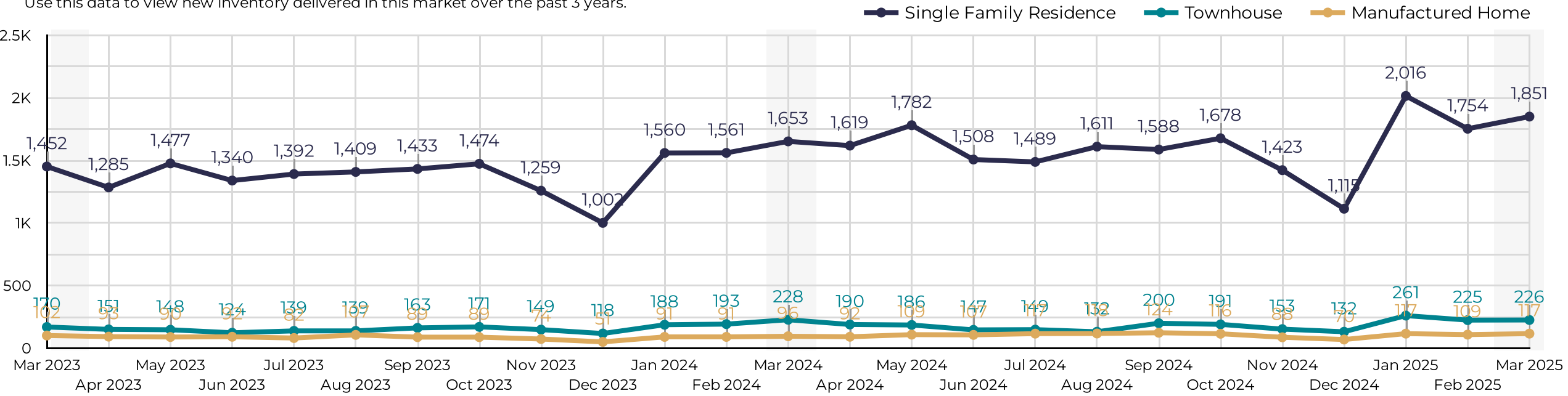
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.06	386	95
\$200,000-\$299,999	2.67	826	309
\$300,000-\$399,999	3.46	1,597	462
\$400,000-\$499,999	3.82	920	241
\$500,000-\$599,999	4.65	498	107
\$600,000-\$699,999	4.77	286	60
\$700,000-\$799,999	4.51	203	45
\$800,000-\$999,999	5.78	214	37
\$1M-\$1.19M	5.35	91	17
\$1.2M-\$1.39	3.86	81	21
\$1.4M+	6.56	210	32
Grand total	3.73	5,312	1,426

Asking Prices



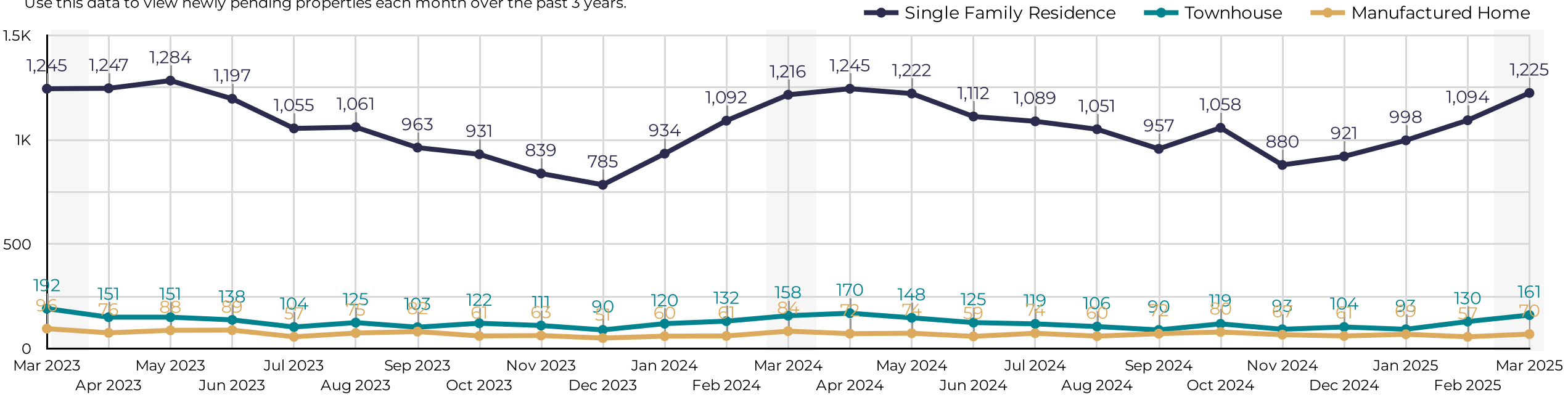
New Listings

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.

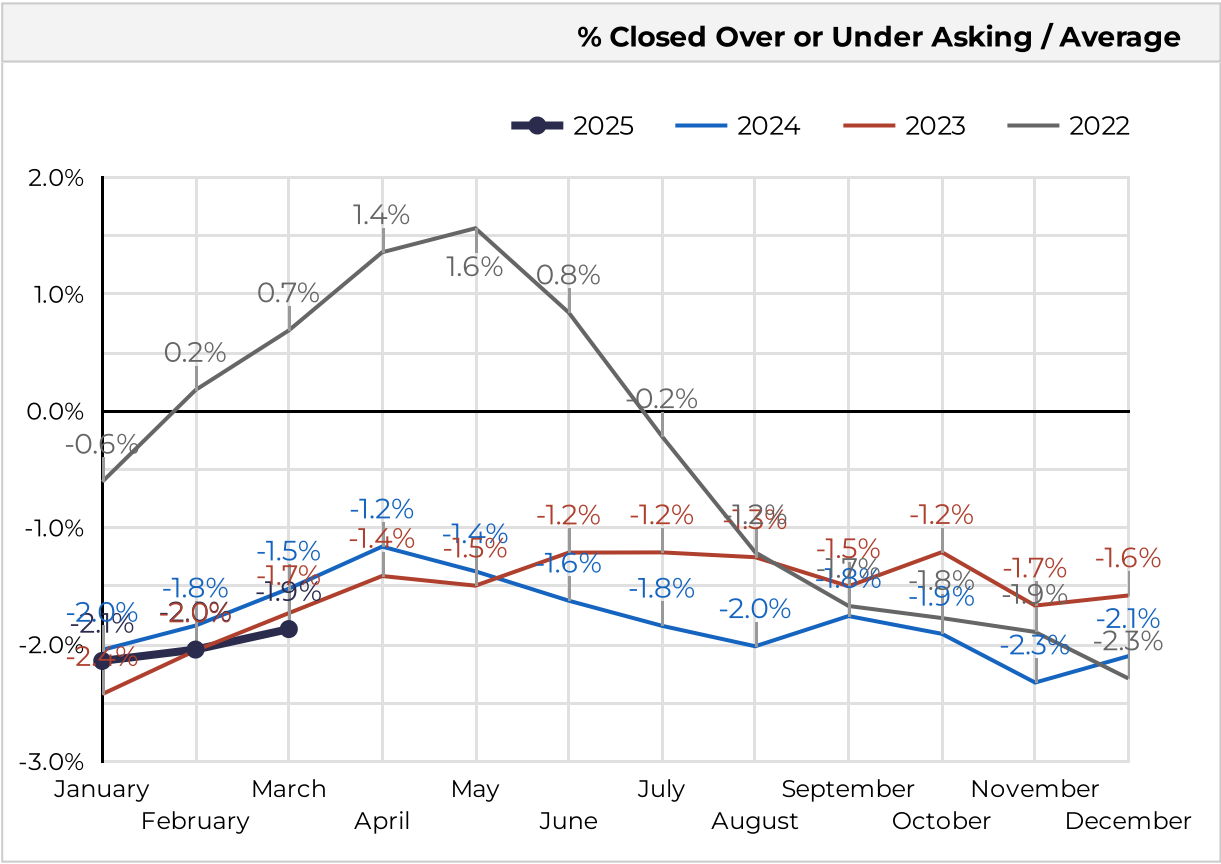
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,070
February	1,676	1,208	1,299	1,283
March	2,134	1,581	1,503	1,426
April	1,957	1,556	1,581	-
May	2,031	1,673	1,634	-
June	1,764	1,618	1,385	-
July	1,483	1,325	1,369	-
August	1,525	1,397	1,351	-
September	1,431	1,195	1,190	-
October	1,208	1,198	1,262	-
November	1,041	1,055	1,118	-
December	1,107	1,045	1,198	-

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	\$359,000
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	36
March	6	20	23	30
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	2,554
February	1,948	1,608	1,958	2,207
March	2,171	1,853	2,105	2,359
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	1,217
February	1,862	1,366	1,374	1,352
March	2,094	1,642	1,546	1,529
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	1,137	-



Mar 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	1,147 <div></div>	-2.3% <div></div>	\$551.59M	-2.6% <div></div>	\$380,000	\$-9,900 <div></div>	\$236	\$4 <div></div>	30	5 <div></div>	-1.7% <div></div>	-0.3% <div></div>
Townhouse	149 <div></div>	-2.6% <div></div>	\$49.09M	-8.1% <div></div>	\$285,000	\$-5,000 <div></div>	\$225	\$-12 <div></div>	27	9 <div></div>	-1.9% <div></div>	-0.8% <div></div>
Manufactured Home	63 <div></div>	-25.0% <div></div>	\$14.48M	-26.4% <div></div>	\$227,900	\$-17,100 <div></div>	\$158	\$3 <div></div>	26	12 <div></div>	-2.7% <div></div>	0.3% <div></div>
Condominium	50 <div></div>	-36.7% <div></div>	\$11.1M	-35.6% <div></div>	\$225,000	\$35,100 <div></div>	\$234	\$9 <div></div>	35	10 <div></div>	-3.2% <div></div>	-1.0% <div></div>
Mobile Home	13 <div></div>	8.3% <div></div>	\$2.08M	14.7% <div></div>	\$160,000	\$25,000 <div></div>	\$141	\$6 <div></div>	26	-9 <div></div>	-4.0% <div></div>	-2.4% <div></div>

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	104 <div></div>	4.0% <div></div>	\$20.28M	15.6% <div></div>	\$196,500	\$20,710 <div></div>	\$234	\$17 <div></div>	24	-1 <div></div>	-2.7% <div></div>	-0.6% <div></div>
\$1000-1499 sqft	368 <div></div>	-10.7% <div></div>	\$107.51M	-8.5% <div></div>	\$285,000	\$0 <div></div>	\$228	\$5 <div></div>	25	6 <div></div>	-1.5% <div></div>	-0.4% <div></div>
\$1500-1999 sqft	489 <div></div>	0.8% <div></div>	\$183.06M	1.4% <div></div>	\$357,000	\$1,010 <div></div>	\$218	\$2 <div></div>	37	11 <div></div>	-1.6% <div></div>	-0.2% <div></div>
2000-2499 sqft	256 <div></div>	-6.2% <div></div>	\$126.57M	-5.4% <div></div>	\$459,000	\$2,000 <div></div>	\$223	\$3 <div></div>	32	9 <div></div>	-1.8% <div></div>	-0.3% <div></div>
2500-2999 sqft	93 <div></div>	-27.9% <div></div>	\$58.55M	-28.4% <div></div>	\$580,000	\$-15,990 <div></div>	\$232	\$-2 <div></div>	23	-10 <div></div>	-1.8% <div></div>	-0.5% <div></div>
3000-3999 sqft	81 <div></div>	3.8% <div></div>	\$81.1M	7.5% <div></div>	\$910,000	\$-20,000 <div></div>	\$294	\$10 <div></div>	23	9 <div></div>	-2.7% <div></div>	0.6% <div></div>
4000-4999 sqft	19 <div></div>	11.8% <div></div>	\$25.33M	-0.5% <div></div>	\$1,200,000	\$-225,000 <div></div>	\$309	\$-28 <div></div>	38	31 <div></div>	-4.9% <div></div>	-2.0% <div></div>
5000+ sqft	12 <div></div>	50.0% <div></div>	\$25.94M	-1.6% <div></div>	\$1,989,000	\$-1,461,000...	\$360	\$-188 <div></div>	23	-69 <div></div>	-3.5% <div></div>	0.5% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	206 <div></div>	0.0% <div></div>	\$120.02M	-0.8% <div></div>	\$440,000	\$-18,900 <div></div>	\$268	\$-3 <div></div>	21	5 <div></div>	-1.7% <div></div>	-0.3% <div></div>
Central	136 <div></div>	-3.5% <div></div>	\$54.85M	12.5% <div></div>	\$330,000	\$27,000 <div></div>	\$251	\$18 <div></div>	23	10 <div></div>	-2.3% <div></div>	-1.2% <div></div>
East	124 <div></div>	0.0% <div></div>	\$42.26M	2.7% <div></div>	\$315,000	\$5,000 <div></div>	\$207	\$1 <div></div>	32	20 <div></div>	-1.5% <div></div>	-0.1% <div></div>
North	116 <div></div>	-4.9% <div></div>	\$92.94M	-8.4% <div></div>	\$650,000	\$68,405 <div></div>	\$315	\$-14 <div></div>	15	0 <div></div>	-2.0% <div></div>	-0.4% <div></div>
Upper Southeast	88 <div></div>	-24.8% <div></div>	\$37.88M	-21.4% <div></div>	\$391,000	\$1,000 <div></div>	\$209	\$6 <div></div>	44	5 <div></div>	-1.6% <div></div>	+0.0%...
West	81 <div></div>	-2.4% <div></div>	\$38.62M	3.3% <div></div>	\$400,000	\$0 <div></div>	\$239	\$13 <div></div>	22	4 <div></div>	-1.7% <div></div>	-0.5% <div></div>
Southwest	70 <div></div>	-21.3% <div></div>	\$20.67M	-26.5% <div></div>	\$308,000	\$3,000 <div></div>	\$188	\$-9 <div></div>	36	15 <div></div>	-1.7% <div></div>	-0.9% <div></div>
Extended West	65 <div></div>	-5.8% <div></div>	\$24.14M	-4.5% <div></div>	\$369,990	\$4,660 <div></div>	\$198	\$4 <div></div>	45	17 <div></div>	-1.6% <div></div>	-0.5% <div></div>
Southeast	57 <div></div>	119.2% <div></div>	\$22.67M	130.3% <div></div>	\$368,500	\$12,500 <div></div>	\$204	\$7 <div></div>	27	10 <div></div>	-1.0% <div></div>	-0.5% <div></div>
Upper Northwest	54 <div></div>	-5.3% <div></div>	\$26.99M	-11.4% <div></div>	\$449,000	\$-21,000 <div></div>	\$237	\$-25 <div></div>	23	-6 <div></div>	-1.2% <div></div>	1.2% <div></div>
Green Valley Northwest	50 <div></div>	-10.7% <div></div>	\$13.61M	-9.3% <div></div>	\$252,000	\$-21,000 <div></div>	\$201	\$-7 <div></div>	26	0 <div></div>	-2.5% <div></div>	-0.7% <div></div>
Northeast	50 <div></div>	8.7% <div></div>	\$25.29M	-13.6% <div></div>	\$436,000	\$-104,000 <div></div>	\$244	\$1 <div></div>	28	10 <div></div>	-2.8% <div></div>	0.6% <div></div>
South	47 <div></div>	-28.8% <div></div>	\$12.65M	-32.5% <div></div>	\$255,000	\$-24,000 <div></div>	\$205	\$8 <div></div>	57	44 <div></div>	-1.0% <div></div>	+0.0%...
Green Valley Northeast	38 <div></div>	8.6% <div></div>	\$15.87M	-5.5% <div></div>	\$382,000	\$-61,000 <div></div>	\$214	\$-22 <div></div>	55	30 <div></div>	-1.9% <div></div>	-0.2% <div></div>
Green Valley North	37 <div></div>	-26.0% <div></div>	\$12.42M	-25.8% <div></div>	\$310,000	\$-17,990 <div></div>	\$201	\$9 <div></div>	61	6 <div></div>	-1.7% <div></div>	-0.9% <div></div>
Green Valley Southwest	34 <div></div>	-8.1% <div></div>	\$11.68M	-24.3% <div></div>	\$320,000	\$-69,000 <div></div>	\$209	\$-7 <div></div>	28	12 <div></div>	-2.4% <div></div>	-1.5% <div></div>
SCC-Rio Rico East	28 <div></div>	7.7% <div></div>	\$8.77M	22.6% <div></div>	\$285,000	\$15,000 <div></div>	\$183	\$13 <div></div>	25	-40 <div></div>	-0.6% <div></div>	-0.6% <div></div>
Cochise	26 <div></div>	-13.3% <div></div>	\$7.31M	-16.2% <div></div>	\$245,000	\$-4,900 <div></div>	\$182	\$38 <div></div>	45	-42 <div></div>	-3.8% <div></div>	0.4% <div></div>
Benson/St. David	23 <div></div>	-11.5% <div></div>	\$5.97M	-17.4% <div></div>	\$254,990	\$-2,010 <div></div>	\$173	\$11 <div></div>	76	31 <div></div>	-2.8% <div></div>	0.9% <div></div>
Green Valley Southeast	22 <div></div>	100.0% <div></div>	\$8.19M	111.4% <div></div>	\$315,000	\$-40,000 <div></div>	\$213	\$-12 <div></div>	63	35 <div></div>	-2.1% <div></div>	-1.0% <div></div>
Pinal	14 <div></div>	27.3% <div></div>	\$4.2M	75.9% <div></div>	\$322,000	\$147,000 <div></div>	\$209	\$61 <div></div>	89	17 <div></div>	-1.6% <div></div>	2.5% <div></div>
Graham	12 <div></div>	-42.9% <div></div>	\$3.32M	-39.6% <div></div>	\$260,000	\$-20,000 <div></div>	\$182	\$17 <div></div>	96	70 <div></div>	-1.2% <div></div>	0.3% <div></div>
Extended Northwest	9 <div></div>	-18.2% <div></div>	\$2.52M	-27.6% <div></div>	\$269,990	\$-30,000 <div></div>	\$196	\$19 <div></div>	46	-43 <div></div>	0.2% <div></div>	0.2% <div></div>
SCC-Rio Rico West	8 <div></div>	100.0% <div></div>	\$2.45M	42.5% <div></div>	\$300,000	\$-57,000 <div></div>	\$178	\$-17 <div></div>	18	13 <div></div>	-2.5% <div></div>	-2.4% <div></div>
Extended Southwest	6 <div></div>	0.0% <div></div>	\$1.37M	1.9% <div></div>	\$225,000	\$-19,000 <div></div>	\$160	\$32 <div></div>	19	-8 <div></div>	-0.9% <div></div>	2.6% <div></div>
SCC-Tubac East	6 <div></div>	-14.3% <div></div>	\$3.71M	-1.3% <div></div>	\$465,000	\$-32,274 <div></div>	\$269	\$-12 <div></div>	96	23 <div></div>	-3.2% <div></div>	-1.2% <div></div>
SCC-Nogales East	3 <div></div>	-57.1% <div></div>	\$473K	-73.0% <div></div>	\$150,000	\$-85,000 <div></div>	\$118	\$-10 <div></div>	20	5 <div></div>	-11.1% <div></div>	-13.8%...
Maricopa	3 <div></div>	200.0% <div></div>	\$1.55M	-2.2% <div></div>	\$440,000	\$-1,145,000...	\$264	\$-159 <div></div>	68	-158 <div></div>	-3.2% <div></div>	8.8% <div></div>
SCC-Tubac West	2 <div></div>	0.0% <div></div>	\$1.14M	-16.8% <div></div>	\$555,000	\$-44,000 <div></div>	\$208	\$-37 <div></div>	124	102 <div></div>	-5.1% <div></div>	-4.6% <div></div>
SCC-Tumacacori-Carm...	2 <div></div>	- <div></div>	\$2.7M	- <div></div>	\$1,200,000	- <div></div>	\$427	- <div></div>	19	- <div></div>	0.0% <div></div>	- <div></div>
Extended Southeast	2 <div></div>	-33.3% <div></div>	\$998.9K	-15.1% <div></div>	\$418,900	\$27,900 <div></div>	\$254	\$31 <div></div>	157	121 <div></div>	-5.5% <div></div>	-4.0% <div></div>
SCC-Patagonia	2 <div></div>	100.0% <div></div>	\$616K	107.4% <div></div>	\$186,000	\$-111,000 <div></div>	\$227	\$33 <div></div>	7	-1 <div></div>	-4.1% <div></div>	-4.7% <div></div>
SCC-Nogales West	1 <div></div>	-50.0% <div></div>	\$515K	19.8% <div></div>	\$515,000	\$395,000 <div></div>	\$159	\$35 <div></div>	18	-9 <div></div>	-3.7% <div></div>	10.7% <div></div>







Tucson Association of Realtors: Inventory

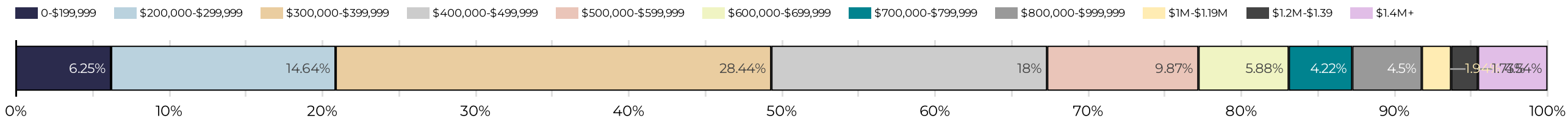
All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Apr 1, 2025

March 2025

# of New Listings (Supply)  
2,101  
246 from previous year

# of New Pendings (Demand)  
1,336  
-46 from previous year

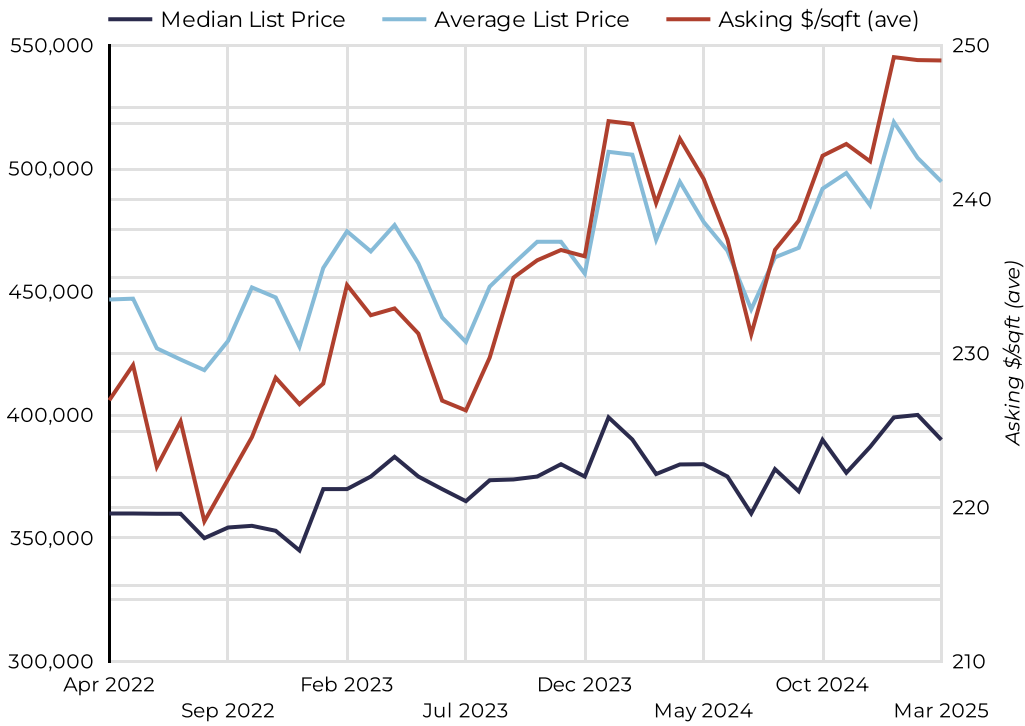
Active Listings



Months of Supply By Price Range

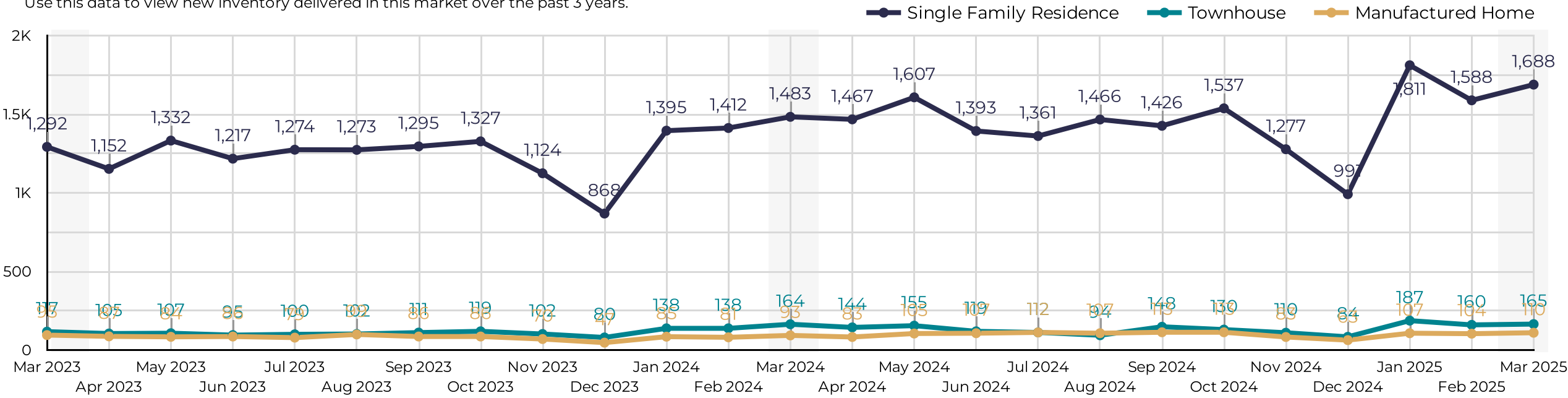
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.81	286	75
\$200,000-\$299,999	2.61	670	257
\$300,000-\$399,999	3.26	1,302	400
\$400,000-\$499,999	3.81	824	216
\$500,000-\$599,999	4.86	452	93
\$600,000-\$699,999	4.80	269	56
\$700,000-\$799,999	4.60	193	42
\$800,000-\$999,999	5.57	206	37
\$1M-\$1.19M	5.24	89	17
\$1.2M-\$1.39	3.95	79	20
\$1.4M+	6.50	208	32
Grand total	3.68	4,578	1,245

Asking Prices



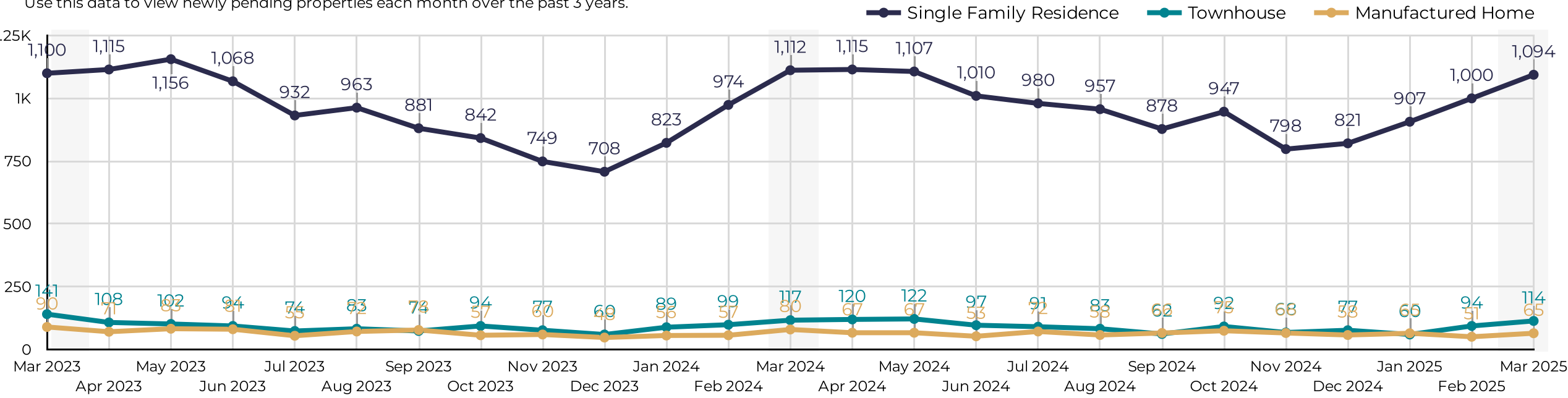
New Listings

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.

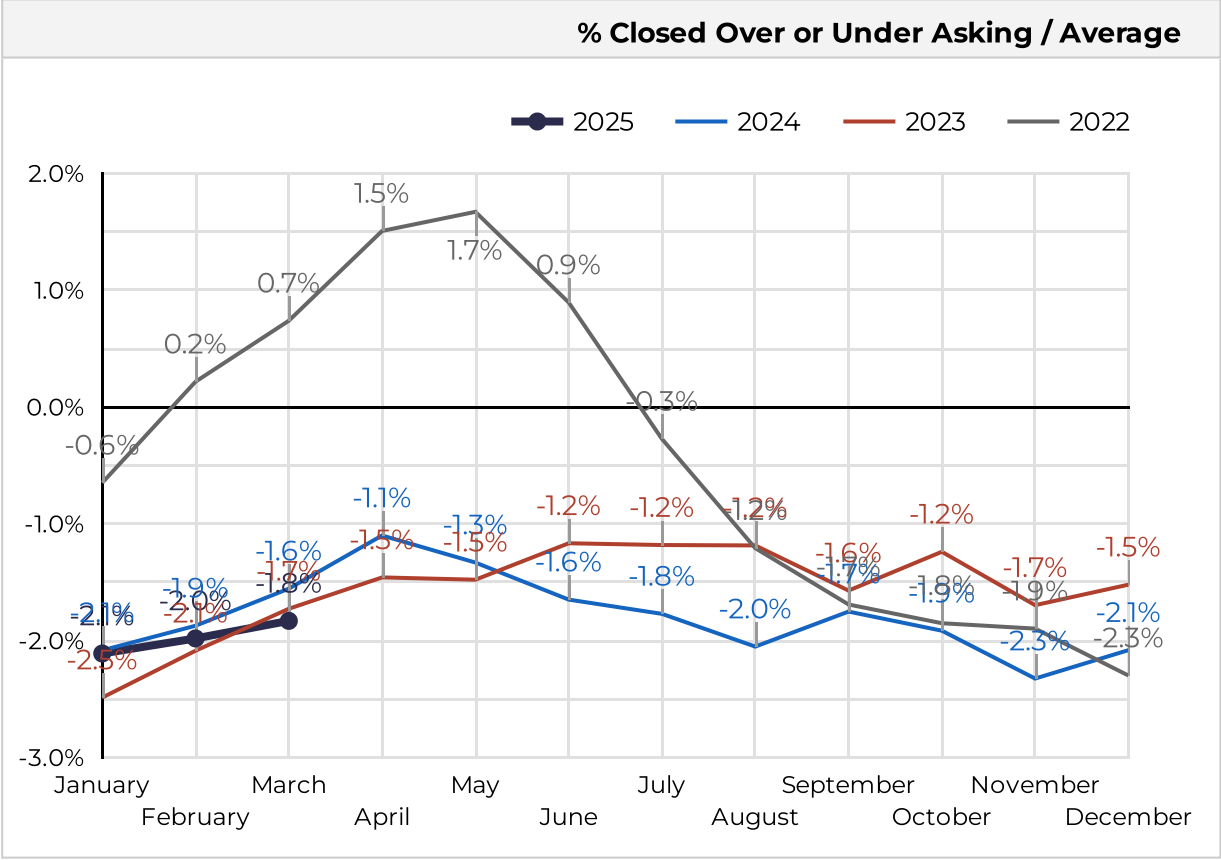
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	945
February	1,480	1,085	1,142	1,144
March	1,879	1,386	1,314	1,245
April	1,696	1,334	1,395	-
May	1,811	1,491	1,463	-
June	1,575	1,418	1,226	-
July	1,323	1,154	1,237	-
August	1,377	1,240	1,210	-
September	1,304	1,060	1,058	-
October	1,062	1,069	1,117	-
November	932	922	1,012	-
December	982	911	1,048	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$315,000	\$326,500	\$354,920	\$365,000
February	\$330,000	\$335,000	\$366,000	\$370,000
March	\$338,900	\$340,000	\$363,830	\$367,000
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	34
March	6	19	21	28
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	2,238
February	1,707	1,392	1,730	1,947
March	1,920	1,622	1,855	2,101
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 / Count				
Month	2022	2023	2024	2025
January	1,575	1,042	1,034	1,079
February	1,659	1,224	1,201	1,206
March	1,830	1,424	1,382	1,336
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	996	-





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: Apr 1, 2025

Mar 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	1,031 <div></div>	-1.3% ⬇️	\$505.59M	-1.5% ⬇️	\$384,990	\$-5,010 ⬇️	\$238	\$5 ⬆️	29	6 ⬆️	-1.7% <div></div>	-0.3% ⬇️
Townhouse	99 <div></div>	-12.4% ⬇️	\$35.95M	-14.5% ⬇️	\$315,000	\$16,000 ⬆️	\$240	\$-9 ⬇️	23	6 ⬆️	-1.7% <div></div>	-0.7% ⬇️
Manufactured Home	56 <div></div>	-30.0% ⬇️	\$13.08M	-30.5% ⬇️	\$235,000	\$-13,300 ⬇️	\$156	\$1 ⬆️	26	12 ⬆️	-2.5% <div></div>	0.7% ⬆️
Condominium	42 <div></div>	-35.4% ⬇️	\$9.88M	-35.4% ⬇️	\$257,000	\$23,100 ⬆️	\$238	\$10 ⬆️	54	29 ⬆️	-3.4% <div></div>	-1.2% ⬇️
Mobile Home	13 <div></div>	30.0% ⬆️	\$2.08M	60.3% ⬆️	\$160,000	\$50,000 ⬆️	\$141	\$11 ⬆️	26	-9 ⬇️	-4.0% <div></div>	-2.6% ⬇️

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	89 <div></div>	12.7% ⬆️	\$17.88M	26.0% ⬆️	\$210,000	\$26,000 ⬆️	\$235	\$20 ⬆️	23	-4 ⬇️	-2.9% <div></div>	-0.7% ⬇️
\$1000-1499 sqft	312 <div></div>	-15.2% ⬇️	\$93.2M	-11.7% ⬇️	\$295,000	\$10,000 ⬆️	\$234	\$9 ⬆️	25	8 ⬆️	-1.3% <div></div>	-0.3% ⬇️
\$1500-1999 sqft	413 <div></div>	1.2% ⬆️	\$155.43M	2.3% ⬆️	\$360,000	\$3,000 ⬆️	\$219	\$3 ⬆️	36	11 ⬆️	-1.5% <div></div>	-0.1% ⬇️
2000-2499 sqft	239 <div></div>	-2.8% ⬇️	\$119.45M	-1.6% ⬇️	\$460,000	\$3,200 ⬆️	\$226	\$3 ⬆️	30	8 ⬆️	-1.8% <div></div>	-0.2% ⬇️
2500-2999 sqft	79 <div></div>	-31.3% ⬇️	\$50.71M	-31.6% ⬇️	\$585,000	\$-14,000 ⬇️	\$235	\$-3 ⬇️	23	-8 ⬇️	-1.9% <div></div>	-0.5% ⬇️
3000-3999 sqft	79 <div></div>	8.2% ⬆️	\$79.92M	10.6% ⬆️	\$910,000	\$-45,000 ⬇️	\$296	\$6 ⬆️	21	7 ⬆️	-2.7% <div></div>	0.7% ⬆️
4000-4999 sqft	19 <div></div>	18.8% ⬆️	\$25.33M	2.1% ⬆️	\$1,200,000	\$-225,000 ⬇️	\$309	\$-39 ⬇️	38	31 ⬆️	-4.9% <div></div>	-1.8% ⬇️
5000+ sqft	11 <div></div>	37.5% ⬆️	\$24.66M	-6.4% ⬇️	\$2,295,000	\$-1,155,000...	\$373	\$-175 ⬇️	23	-69 ⬇️	-3.8% <div></div>	0.2% ⬆️

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	206 <div></div>	0.0%	\$120.02M	-0.8% ⬇️	\$440,000	\$-18,900 ⬇️	\$268	\$-3 ⬇️	21	5 ⬆️	-1.7% <div></div>	-0.3% ⬇️
Central	136 <div></div>	-3.5% ⬇️	\$54.85M	12.5% ⬆️	\$330,000	\$27,000 ⬆️	\$251	\$18 ⬆️	23	10 ⬆️	-2.3% <div></div>	-1.2% ⬇️
East	124 <div></div>	0.0%	\$42.26M	2.7% ⬆️	\$315,000	\$5,000 ⬆️	\$207	\$1 ⬆️	32	20 ⬆️	-1.5% <div></div>	-0.1% ⬇️
North	116 <div></div>	-4.9% ⬇️	\$92.94M	-8.4% ⬇️	\$650,000	\$68,405 ⬆️	\$315	\$-14 ⬇️	15	0	-2.0% <div></div>	-0.4% ⬇️
Upper Southeast	88 <div></div>	-24.8% ⬇️	\$37.88M	-21.4% ⬇️	\$391,000	\$1,000 ⬆️	\$209	\$6 ⬆️	44	5 ⬆️	-1.6% <div></div>	+0.0%...
West	81 <div></div>	-2.4% ⬇️	\$38.62M	3.3% ⬆️	\$400,000	\$0	\$239	\$13 ⬆️	22	4 ⬆️	-1.7% <div></div>	-0.5% ⬇️
Southwest	70 <div></div>	-21.3% ⬇️	\$20.67M	-26.5% ⬇️	\$308,000	\$3,000 ⬆️	\$188	\$-9 ⬇️	36	15 ⬆️	-1.7% <div></div>	-0.9% ⬇️
Extended West	65 <div></div>	-5.8% ⬇️	\$24.14M	-4.5% ⬇️	\$369,990	\$4,660 ⬆️	\$198	\$4 ⬆️	45	17 ⬆️	-1.6% <div></div>	-0.5% ⬇️
Southeast	57 <div></div>	119.2% ⬆️	\$22.67M	130.3% ⬆️	\$368,500	\$12,500 ⬆️	\$204	\$7 ⬆️	27	10 ⬆️	-1.0% <div></div>	-0.5% ⬇️
Upper Northwest	54 <div></div>	-5.3% ⬇️	\$26.99M	-11.4% ⬇️	\$449,000	\$-21,000 ⬇️	\$237	\$-25 ⬇️	23	-6 ⬇️	-1.2% <div></div>	1.2% ⬆️
Northeast	50 <div></div>	8.7% ⬆️	\$25.29M	-13.6% ⬇️	\$436,000	\$-104,000 ⬇️	\$244	\$1 ⬆️	28	10 ⬆️	-2.8% <div></div>	0.6% ⬆️
South	47 <div></div>	-28.8% ⬇️	\$12.65M	-32.5% ⬇️	\$255,000	\$-24,000 ⬇️	\$205	\$8 ⬆️	57	44 ⬆️	-1.0% <div></div>	+0.0%...
SCC-Rio Rico East	28 <div></div>	7.7% ⬆️	\$8.77M	22.6% ⬆️	\$285,000	\$15,000 ⬆️	\$183	\$13 ⬆️	25	-40 ⬇️	-0.6% <div></div>	-0.6% ⬇️
Cochise	26 <div></div>	-13.3% ⬇️	\$7.31M	-16.2% ⬇️	\$245,000	\$-4,900 ⬇️	\$182	\$38 ⬆️	45	-42 ⬇️	-3.8% <div></div>	0.4% ⬆️
Benson/St. David	23 <div></div>	-11.5% ⬇️	\$5.97M	-17.4% ⬇️	\$254,990	\$-2,010 ⬇️	\$173	\$11 ⬆️	76	31 ⬆️	-2.8% <div></div>	0.9% ⬆️
Pinal	14 <div></div>	27.3% ⬆️	\$4.2M	75.9% ⬆️	\$322,000	\$147,000 ⬆️	\$209	\$61 ⬆️	89	17 ⬆️	-1.6% <div></div>	2.5% ⬆️
Graham	12 <div></div>	-42.9% ⬇️	\$3.32M	-39.6% ⬇️	\$260,000	\$-20,000 ⬇️	\$182	\$17 ⬆️	96	70 ⬆️	-1.2% <div></div>	0.3% ⬆️
Extended Northwest	9 <div></div>	-18.2% ⬇️	\$2.52M	-27.6% ⬇️	\$269,990	\$-30,000 ⬇️	\$196	\$19 ⬆️	46	-43 ⬇️	0.2% <div></div>	0.2% ⬆️
SCC-Rio Rico West	8 <div></div>	100.0% ⬆️	\$2.45M	42.5% ⬆️	\$300,000	\$-57,000 ⬇️	\$178	\$-17 ⬇️	18	13 ⬆️	-2.5% <div></div>	-2.4% ⬇️
Extended Southwest	6 <div></div>	0.0%	\$1.37M	1.9% ⬆️	\$225,000	\$-19,000 ⬇️	\$160	\$32 ⬆️	19	-8 ⬇️	-0.9% <div></div>	2.6% ⬆️
SCC-Tubac East	6 <div></div>	-14.3% ⬇️	\$3.71M	-1.3% ⬇️	\$465,000	\$-32,274 ⬇️	\$269	\$-12 ⬇️	96	23 ⬆️	-3.2% <div></div>	-1.2% ⬇️
SCC-Nogales East	3 <div></div>	-57.1% ⬇️	\$473K	-73.0% ⬇️	\$150,000	\$-85,000 ⬇️	\$118	\$-10 ⬇️	20	5 ⬆️	-11.1% <div></div>	-13.8%...
Maricopa	3 <div></div>	200.0% ⬆️	\$1.55M	-2.2% ⬇️	\$440,000	\$-1,145,000...	\$264	\$-159 ⬇️	68	-158 ⬇️	-3.2% <div></div>	8.8% ⬆️
SCC-Patagonia	2 <div></div>	100.0% ⬆️	\$616K	107.4% ⬆️	\$186,000	\$-111,000 ⬇️	\$227	\$33 ⬆️	7	-1 ⬇️	-4.1% <div></div>	-4.7% ⬇️
SCC-Tumacacori-Carm...	2 <div></div>	-	\$2.7M	-	\$1,200,000	-	\$427	-	19	-	0.0% <div></div>	-
SCC-Tubac West	2 <div></div>	0.0%	\$1.14M	-16.8% ⬇️	\$555,000	\$-44,000 ⬇️	\$208	\$-37 ⬇️	124	102 ⬆️	-5.1% <div></div>	-4.6% ⬇️
Extended Southeast	2 <div></div>	-33.3% ⬇️	\$998.9K	-15.1% ⬇️	\$418,900	\$27,900 ⬆️	\$254	\$31 ⬆️	157	121 ⬆️	-5.5% <div></div>	-4.0% ⬇️
SCC-Nogales West	1 <div></div>	-50.0% ⬇️	\$515K	19.8% ⬆️	\$515,000	\$395,000 ⬆️	\$159	\$35 ⬆️	18	-9 ⬇️	-3.7% <div></div>	10.7% ⬆️

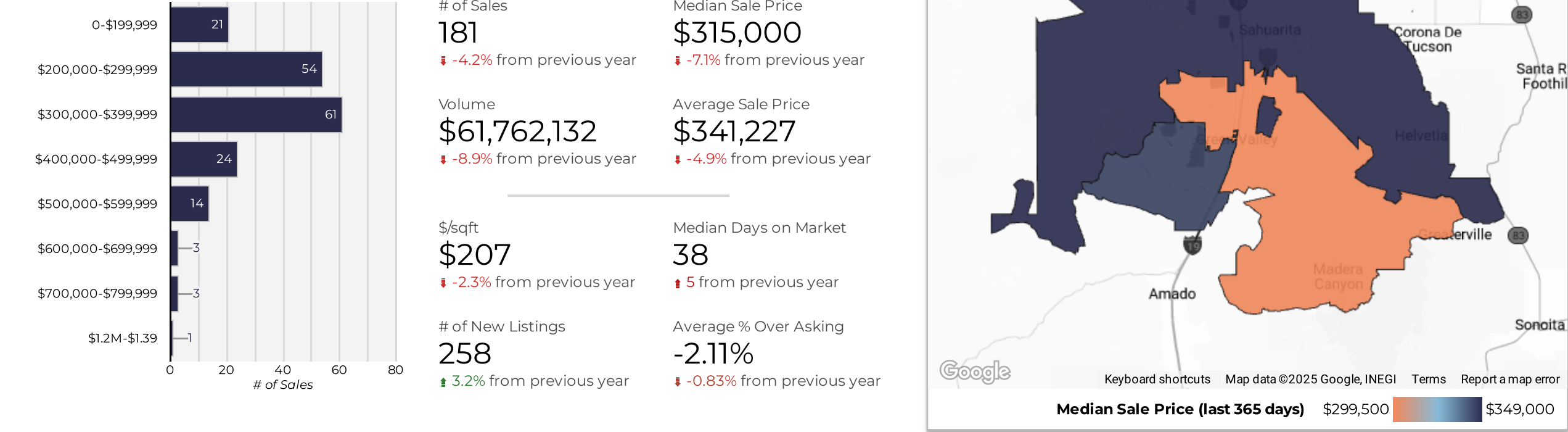
MLS of Southern Arizona®

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: Apr 1, 2025

March 2025



ee Points

Summit

Rincon Valley

Vail

Santa R Foothil

Helvetia

Amado

Madera Canyon

Sonoita

Corona De Tucson

Green Valley

Google

Keyboard shortcuts

Map data ©2025 Google, INEGI

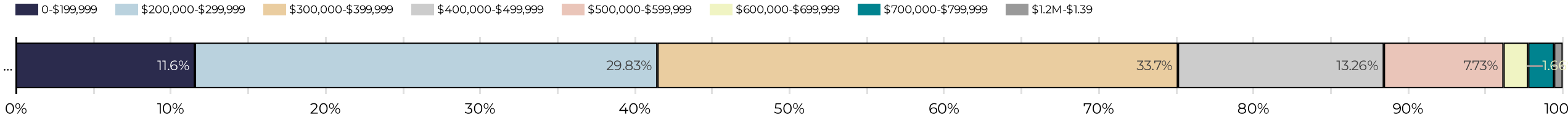
Terms

Report a map error

Median Sale Price (last 365 days)

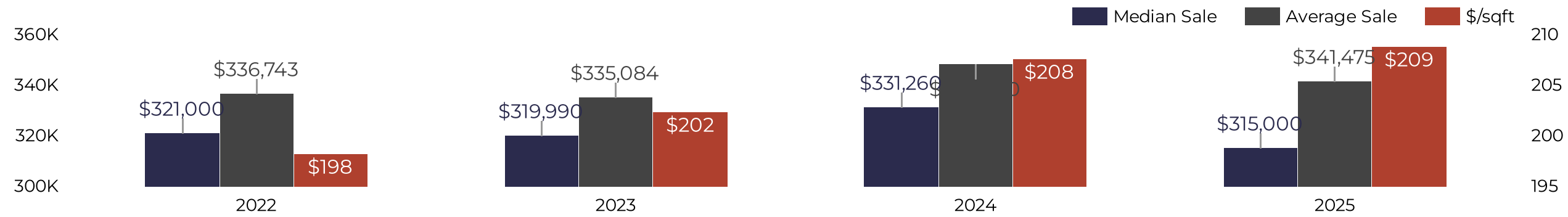
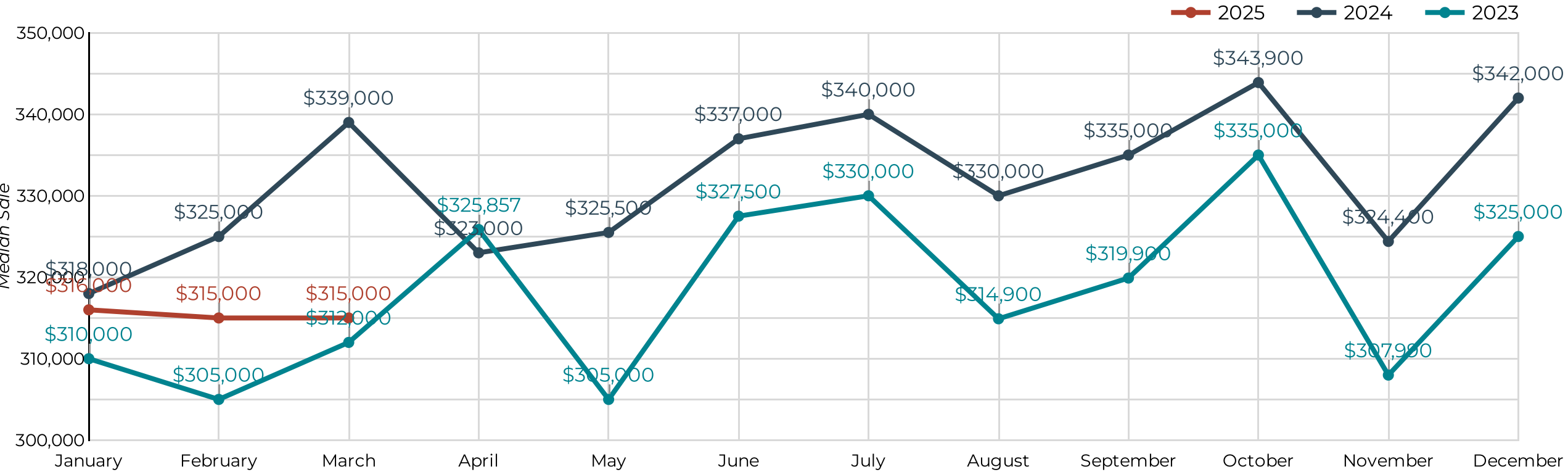
\$299,500

\$349,000



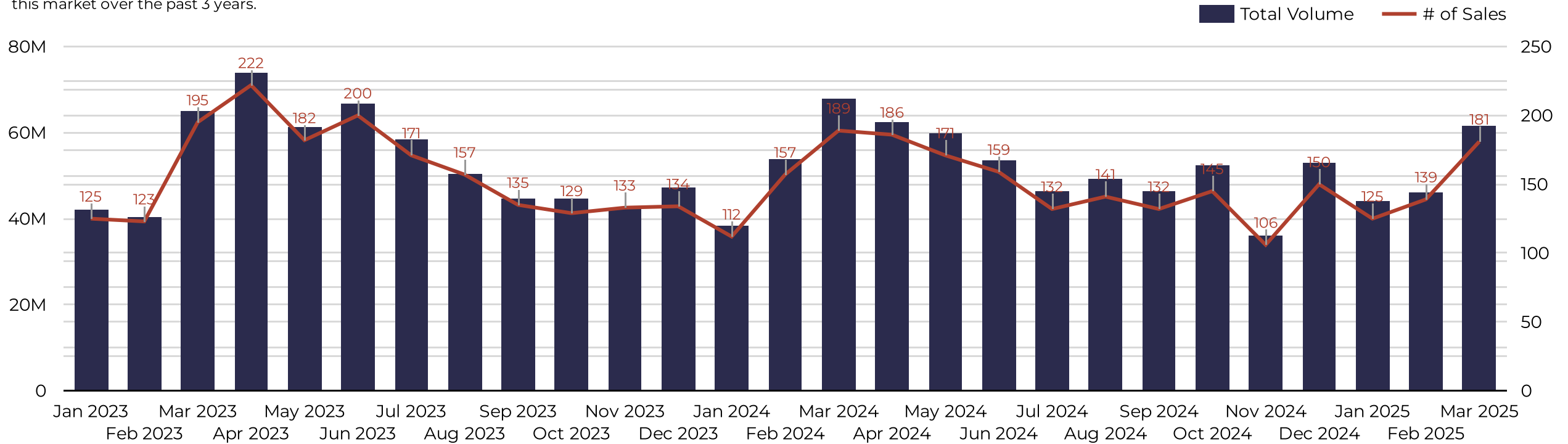
Market Pricing

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



Market Activity

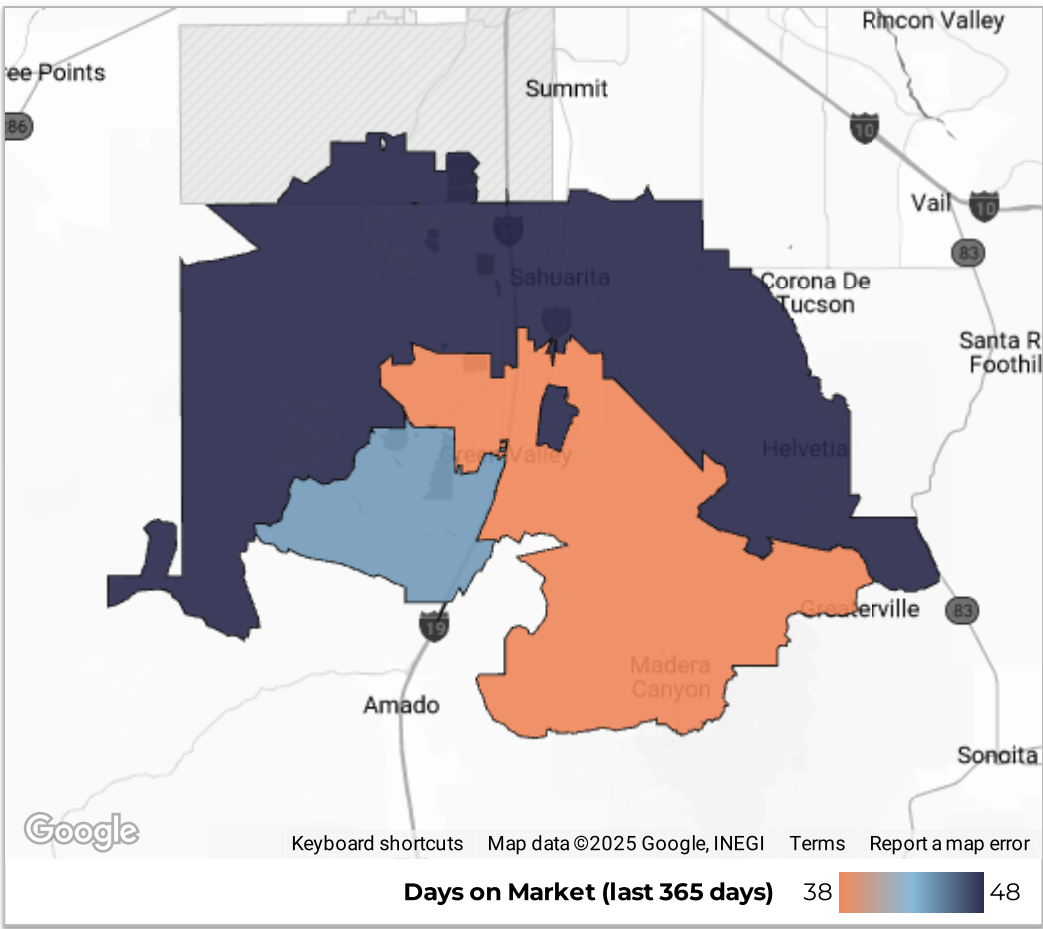
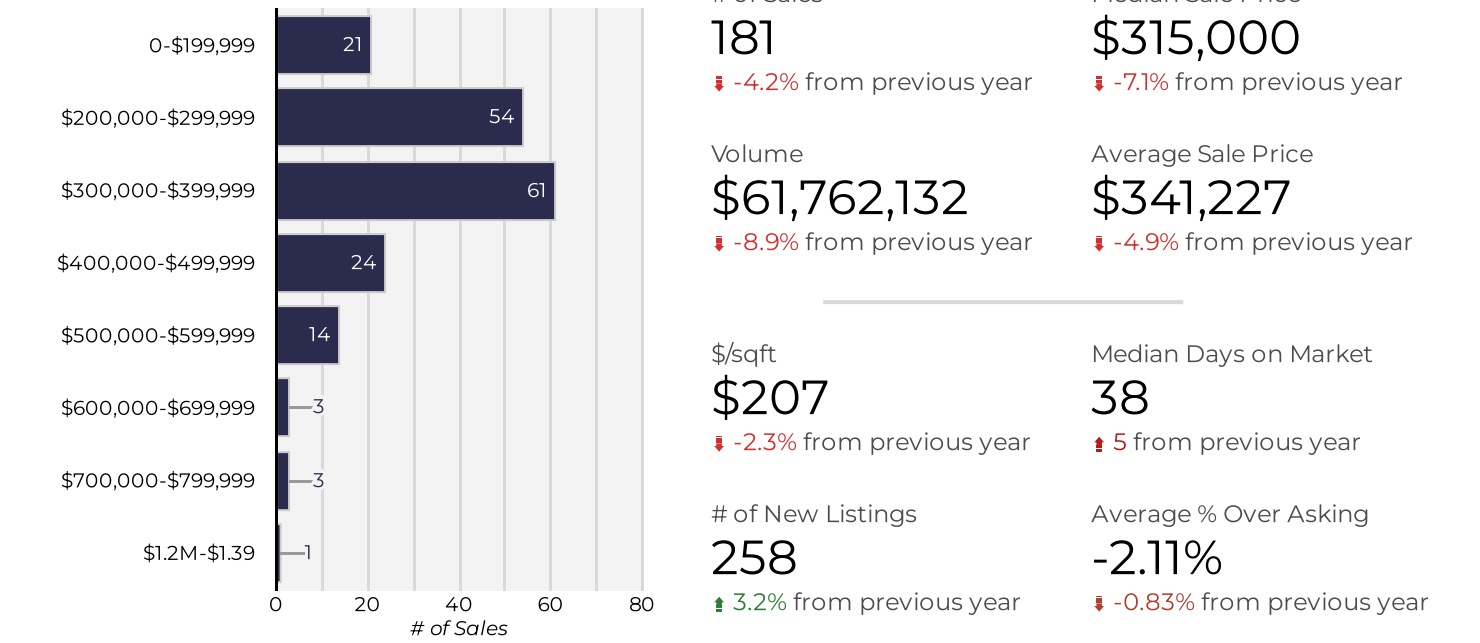
Use this data to see changes in total sales activity in this market over the past 3 years.



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

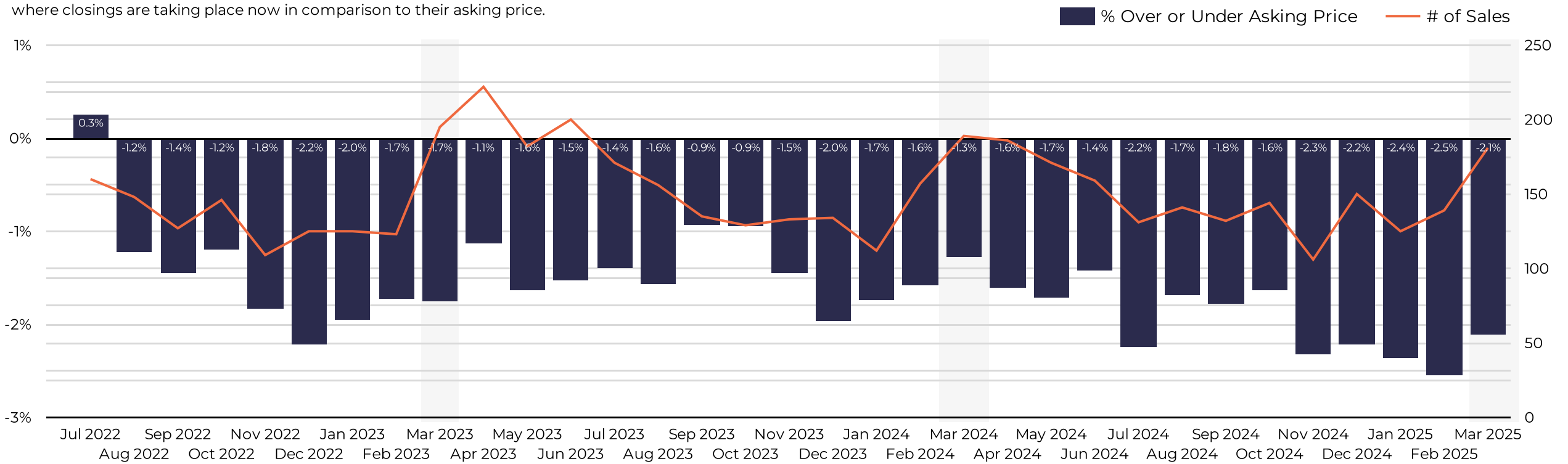
All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Apr 1, 2025

March 2025



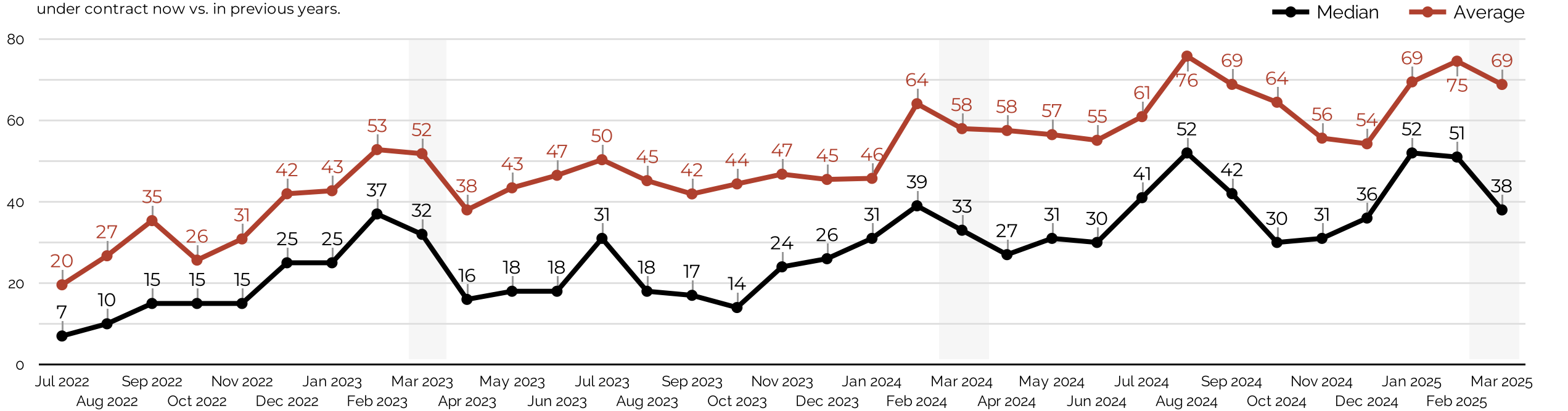
**Buyer Demand**

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	21	10.5% ↑	30	8 ↑	-3.66%	-1.77% ↓
\$200,000-\$299,999	54	20.0% ↑	43	15 ↑	-2.10%	-1.08% ↓
\$300,000-\$399,999	61	-6.2% ↓	57	5 ↑	-1.74%	-0.51% ↓
\$400,000-\$499,999	24	-38.5% ↓	25	-8 ↓	-2.03%	-0.62% ↓
\$500,000-\$599,999	14	55.6% ↑	87	76 ↑	-1.83%	-1.09% ↓
\$600,000-\$699,999	3	-50.0% ↓	64	48 ↑	-2.65%	-1.40% ↓
\$700,000-\$799,999	3	0.0%	22	-3 ↓	-1.40%	0.07% ↑
\$1.2M-\$1.39	1	-	63	-	0.00%	-



March 2025

# of New Listings (Supply)

258

8 from previous year

# of New Pendings (Demand)

193

29 from previous year

Months of Supply

4.06

Active Listings

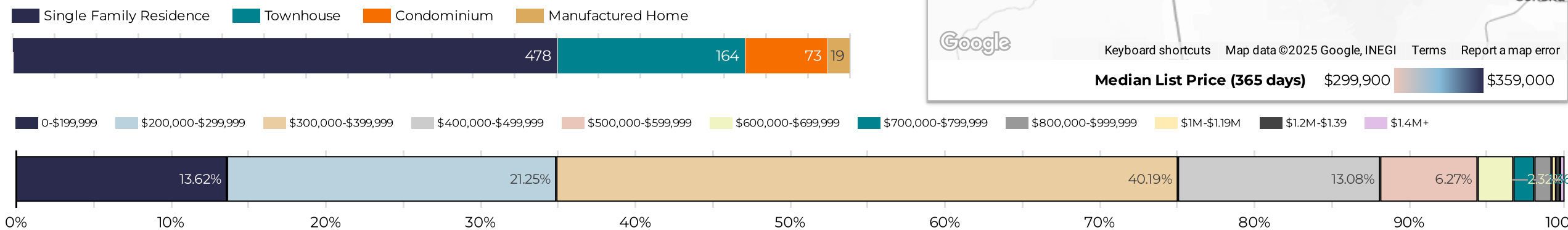
734

Pending Listings

87

Single Family Residence	Average \$416,190	# 478
Townhouse	\$273,714	164
Condominium	\$147,105	73
Manufactured Home	\$498,637	19
Grand total	\$359,7...	734

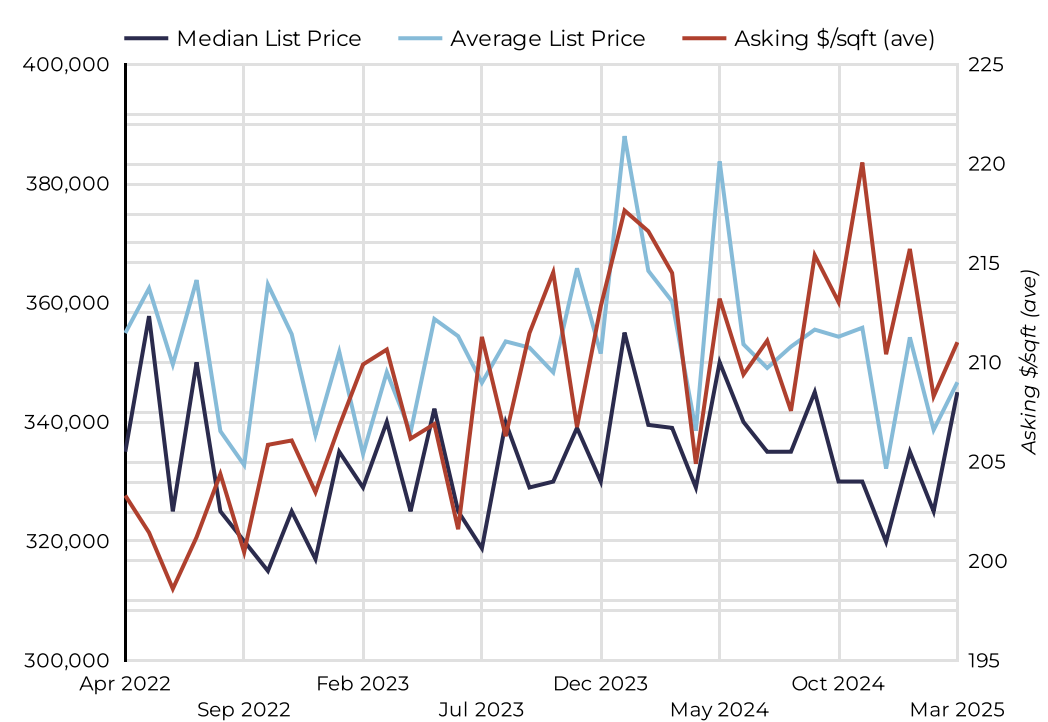
Active Listings



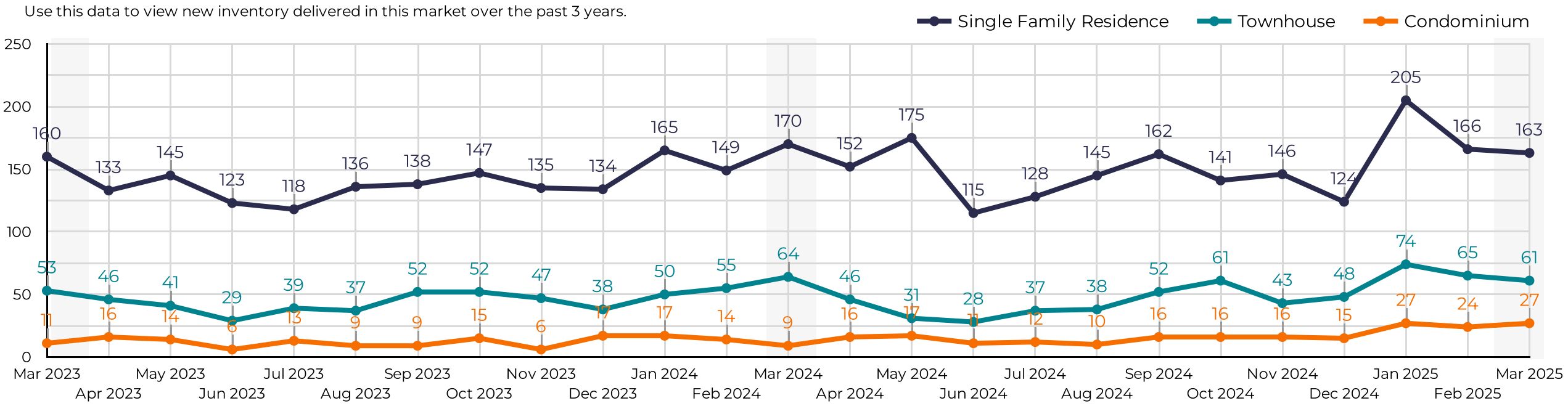
Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.00	100	20
\$200,000-\$299,999	3.00	156	52
\$300,000-\$399,999	4.76	295	62
\$400,000-\$499,999	3.84	96	25
\$500,000-\$599,999	3.29	46	14
\$600,000-\$699,999	4.25	17	4
\$700,000-\$799,999	3.33	10	3
\$1.2M-\$1.39	2.00	2	1
Grand total	3.99	722	181

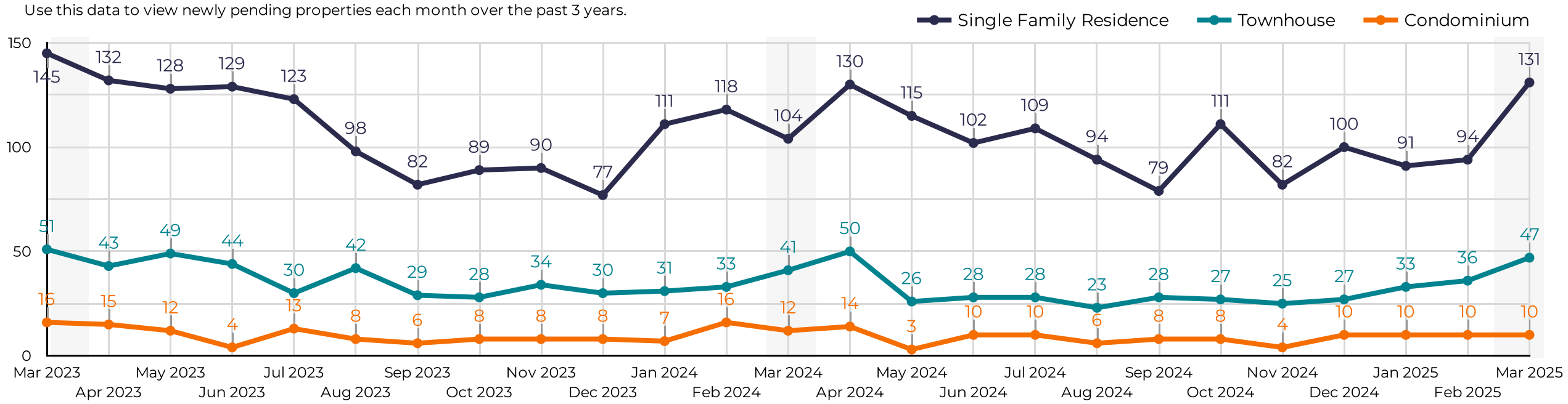
Asking Prices



New Listings



New Pendings



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.

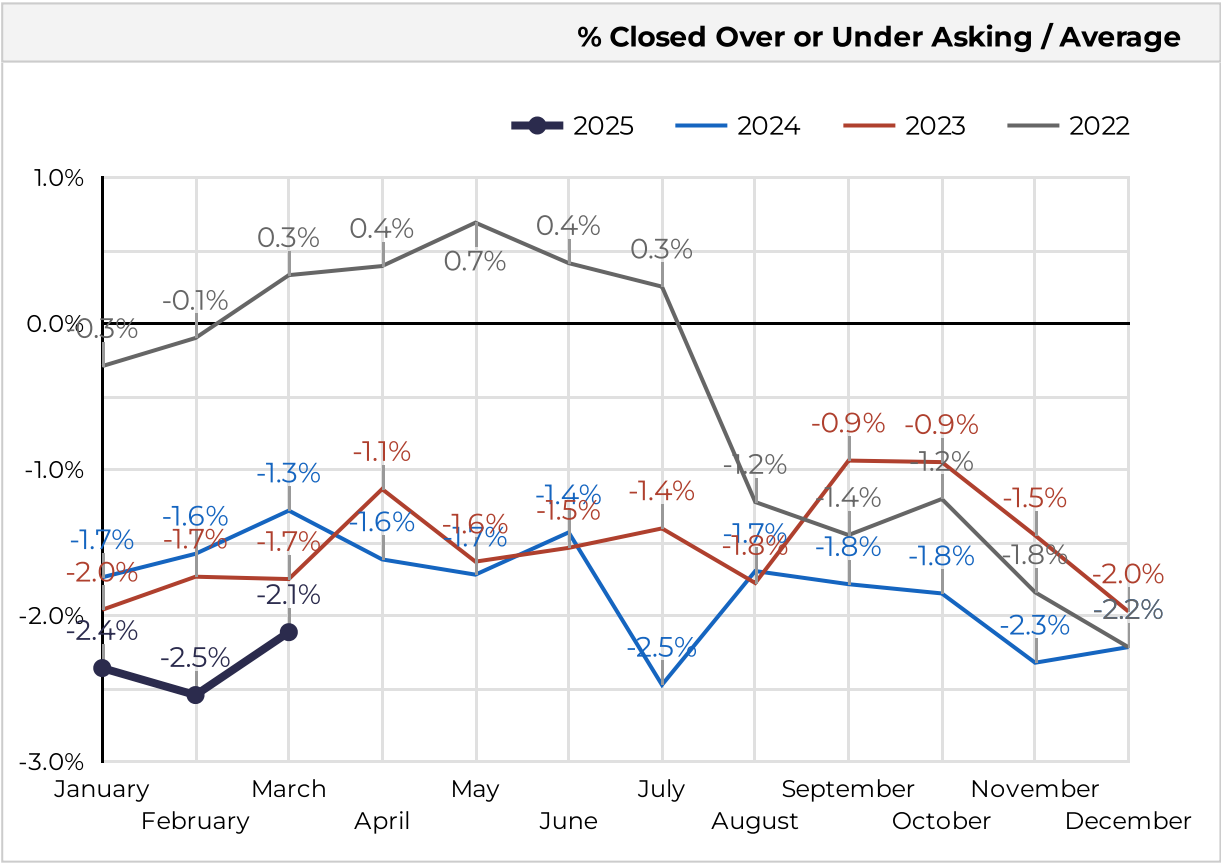
# of Sales / Count				
Month	2022	2023	2024	2025
January	191	125	112	125
February	196	123	157	139
March	255	195	189	181
April	261	222	186	-
May	220	182	171	-
June	189	200	159	-
July	160	171	132	-
August	148	157	141	-
September	127	135	132	-
October	146	129	145	-
November	109	133	106	-
December	125	134	150	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$305,000	\$310,000	\$318,000	\$316,000
February	\$312,500	\$305,000	\$325,000	\$315,000
March	\$305,000	\$312,000	\$339,000	\$315,000
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	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	7	25	31	52
February	6	37	39	51
March	6	32	33	38
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	316
February	241	216	228	260
March	251	231	250	258
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's / Count				
Month	2022	2023	2024	2025
January	214	133	153	138
February	203	142	173	146
March	264	218	164	193
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	152	-
November	111	136	112	-
December	117	119	141	-



Mar 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	116 <div></div>	-10.1% ↓	\$46M	-13.4% ↓	\$348,820	\$-36,680 ↓	\$213	\$-3 ↓	42	2 ↑	-1.9% <div></div>	-0.6% ↓
Townhouse	50 <div></div>	25.0% ↑	\$13.14M	15.3% ↑	\$245,000	\$-34,000 ↓	\$196	\$-9 ↓	43	21 ↑	-2.3% <div></div>	-1.1% ↓
Condominium	8 <div></div>	-42.9% ↓	\$1.22M	-37.2% ↓	\$124,000	\$-21,000 ↓	\$214	\$1 ↑	29	7 ↑	-1.9% <div></div>	+0.0%...
Manufactured Home	7 <div></div>	75.0% ↑	\$1.4M	66.3% ↑	\$191,000	\$-4,000 ↓	\$175	\$10 ↑	33	26 ↑	-4.5% <div></div>	-6.2% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	15 <div></div>	-28.6% ↓	\$2.4M	-28.6% ↓	\$172,500	\$22,500 ↑	\$227	\$2 ↑	26	4 ↑	-1.7% <div></div>	0.3% ↑
\$1000-1499 sqft	56 <div></div>	27.3% ↑	\$14.31M	19.0% ↑	\$250,000	\$-25,000 ↓	\$197	\$-12 ↓	28	-1 ↓	-2.7% <div></div>	-1.3% ↓
\$1500-1999 sqft	76 <div></div>	-1.3% ↓	\$27.64M	-3.2% ↓	\$340,000	\$-15,000 ↓	\$213	\$-3 ↓	46	12 ↑	-1.9% <div></div>	-0.6% ↓
2000-2499 sqft	17 <div></div>	-37.0% ↓	\$7.11M	-42.7% ↓	\$399,990	\$-57,330 ↓	\$188	\$-16 ↓	61	36 ↑	-1.9% <div></div>	-1.2% ↓
2500-2999 sqft	14 <div></div>	0.0%	\$7.84M	2.9% ↑	\$535,370	\$80,370 ↑	\$214	\$14 ↑	27	-45 ↓	-1.5% <div></div>	-0.8% ↓
3000-3999 sqft	2 <div></div>	-60.0% ↓	\$1.18M	-63.1% ↓	\$580,000	\$35,000 ↑	\$190	\$-5 ↓	116	2 ↑	-3.6% <div></div>	-1.2% ↓
5000+ sqft	1 <div></div>	-	\$1.28M	-	\$1,279,500	-	\$218	-	63	-	0.0% <div></div>	-

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	50 <div></div>	-10.7% ↓	\$13.61M	-9.3% ↓	\$252,000	\$-21,000 ↓	\$201	\$-7 ↓	26	0	-2.5% <div></div>	-0.7% ↓
Green Valley Northeast	38 <div></div>	8.6% ↑	\$15.87M	-5.5% ↓	\$382,000	\$-61,000 ↓	\$214	\$-22 ↓	55	30 ↑	-1.9% <div></div>	-0.2% ↓
Green Valley North	37 <div></div>	-26.0% ↓	\$12.42M	-25.8% ↓	\$310,000	\$-17,990 ↓	\$201	\$9 ↑	61	6 ↑	-1.7% <div></div>	-0.9% ↓
Green Valley Southwest	34 <div></div>	-8.1% ↓	\$11.68M	-24.3% ↓	\$320,000	\$-69,000 ↓	\$209	\$-7 ↓	28	12 ↑	-2.4% <div></div>	-1.5% ↓
Green Valley Southeast	22 <div></div>	100.0% ↑	\$8.19M	111.4% ↑	\$315,000	\$-40,000 ↓	\$213	\$-12 ↓	63	35 ↑	-2.1% <div></div>	-1.0% ↓