

MLSSAZ Monthly Market Report

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



Apr 2025

Quick Stats Apr 2025

of Sales

1,438

↓ -7.8% from previous month

Median Sale Price

\$359,990

↑ 0.28% from previous month

Average Sale Price

\$439,146

↑ 0.47% from previous month

Median DOM

29

↓ -2 from previous month

% Over

-1.87%

↑ 0.13% from previous month

of New Listings

2,367

↓ -1.1% from previous month

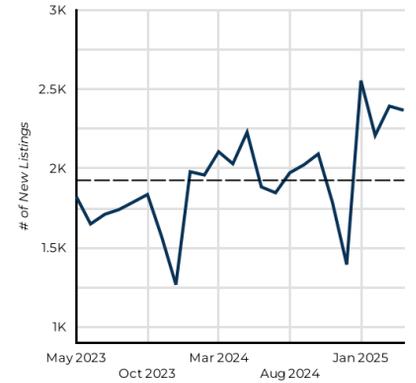
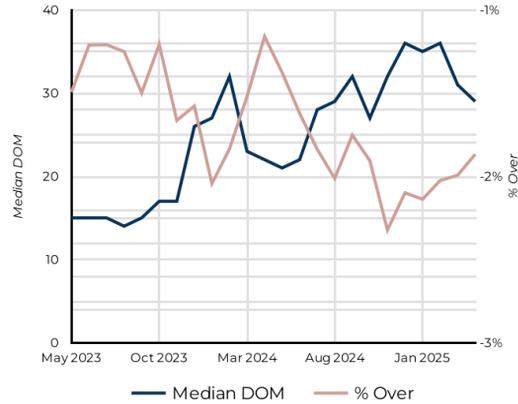
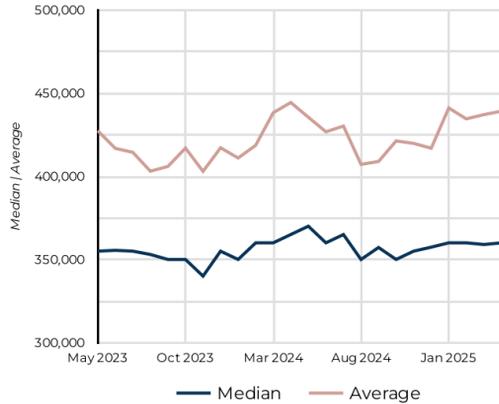
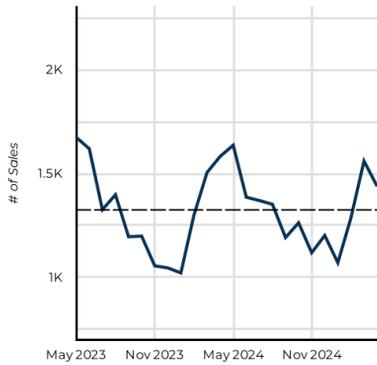


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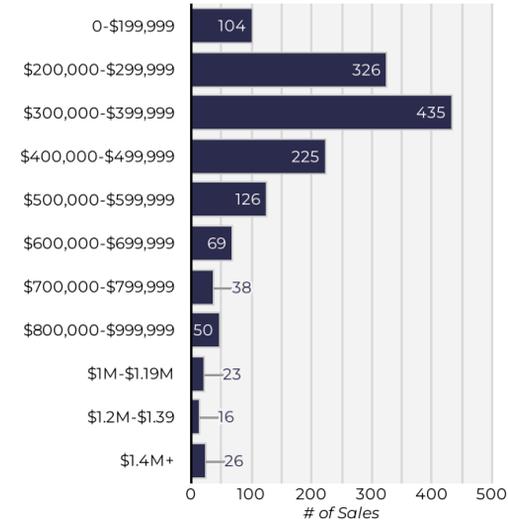
Market Activity - Market Pricing - Buyer Demand - Inventory

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

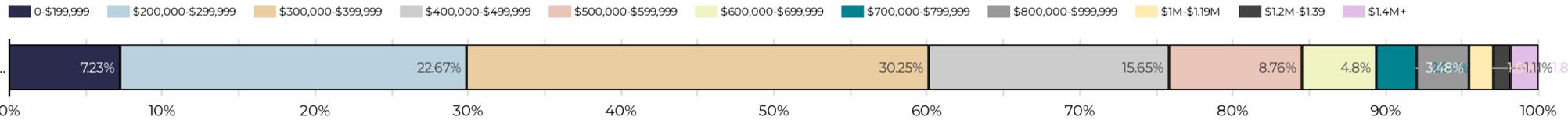
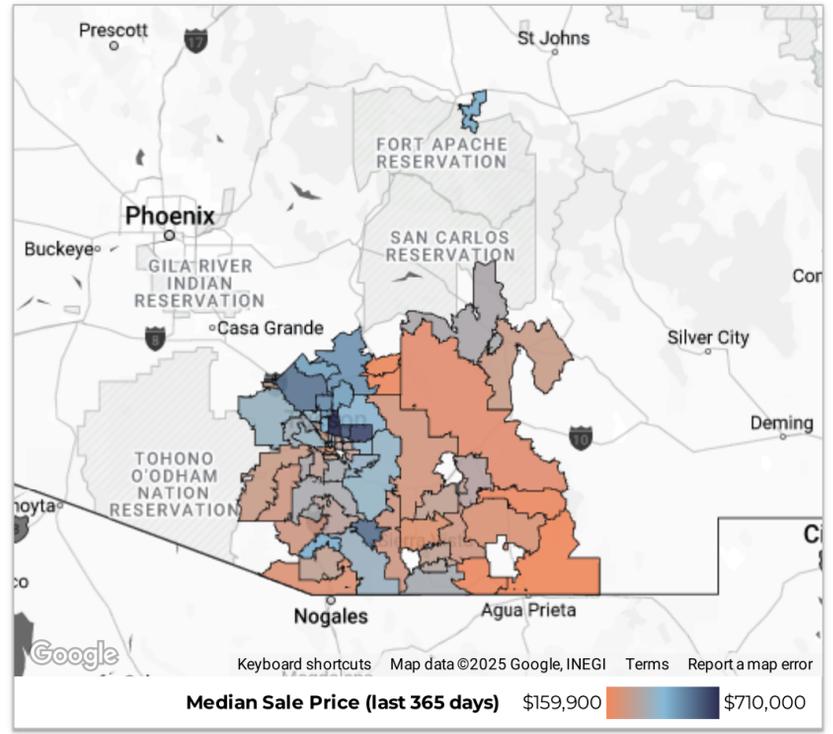
Southern AZ Housing Market: Market Activity & Pricing

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

April 2025

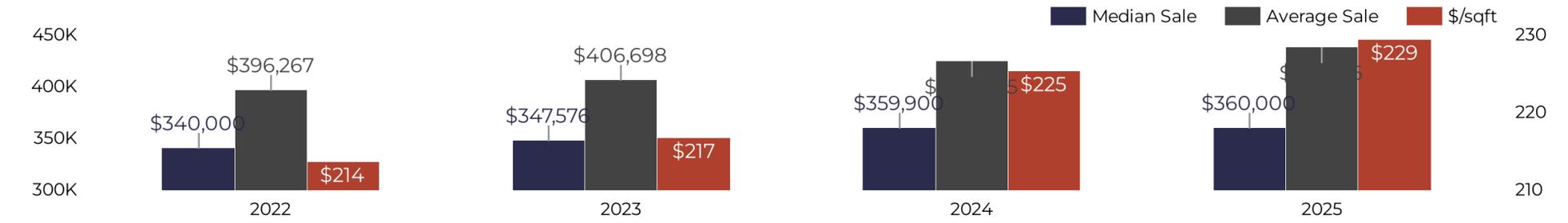
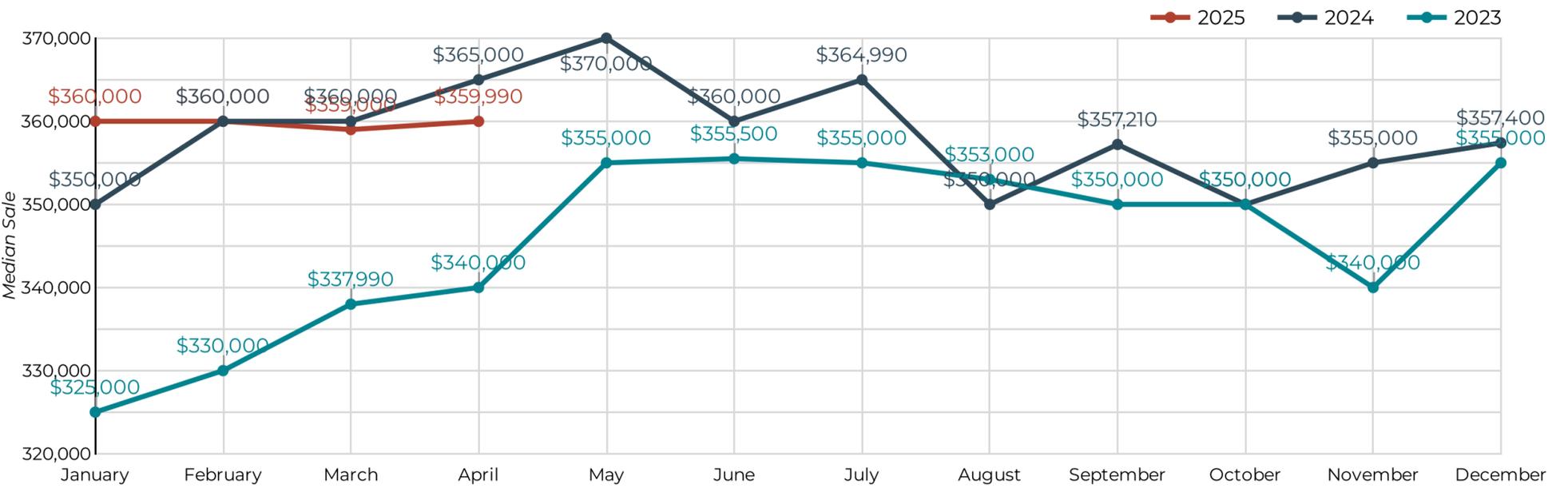


of Sales: **1,438** (-9.0% from previous year)
 Median Sale Price: **\$359,990** (-1.4% from previous year)
 Volume: **\$631,491,383** (-10.1% from previous year)
 Average Sale Price: **\$439,146** (-1.2% from previous year)
 \$/sqft: **\$231** (0.2% from previous year)
 Median Days on Market: **29** (7 from previous year)
 # of New Listings: **2,367** (16.7% from previous year)
 Average % Over Asking: **-1.87%** (-0.71% from previous year)



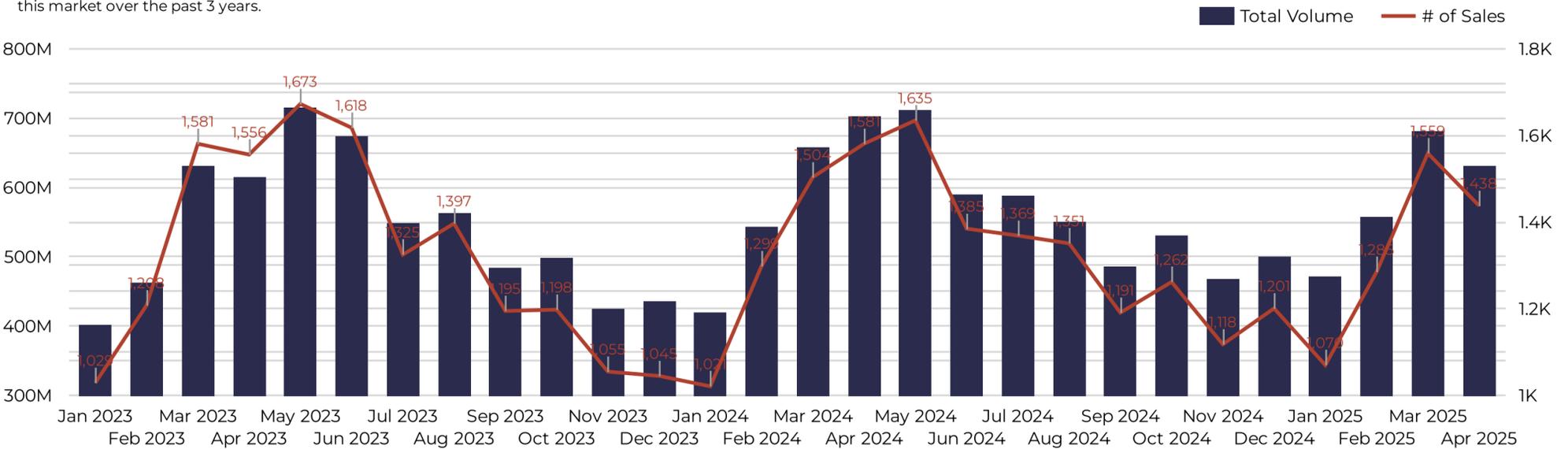
Market Pricing

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



Market Activity

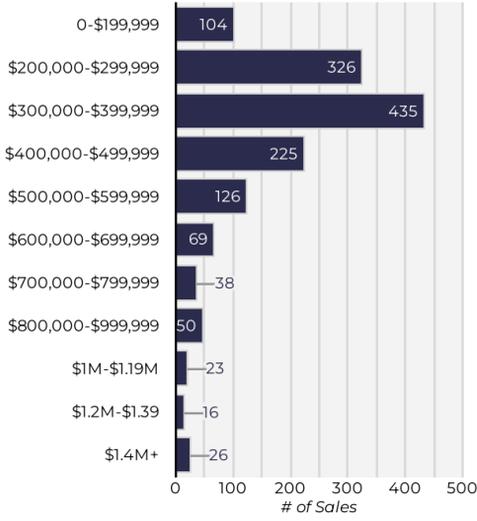
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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April 2025



of Sales **1,438**
 ↓ -9.0% from previous year

Volume **\$631,491,383**
 ↓ -10.1% from previous year

\$/sqft **\$231**
 ↑ 0.2% from previous year

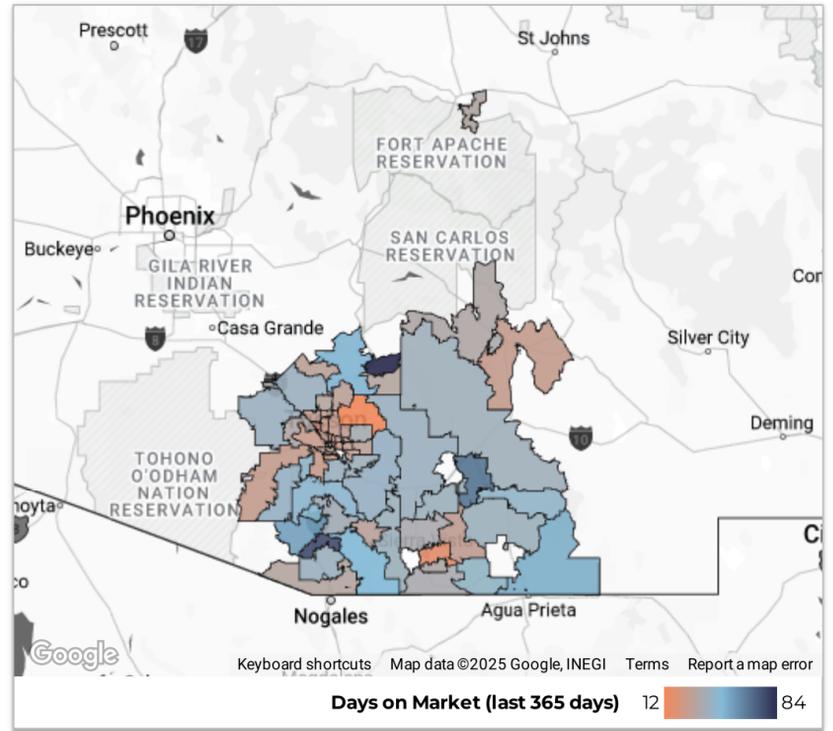
of New Listings **2,367**
 ↑ 16.7% from previous year

Median Sale Price **\$359,990**
 ↓ -1.4% from previous year

Average Sale Price **\$439,146**
 ↓ -1.2% from previous year

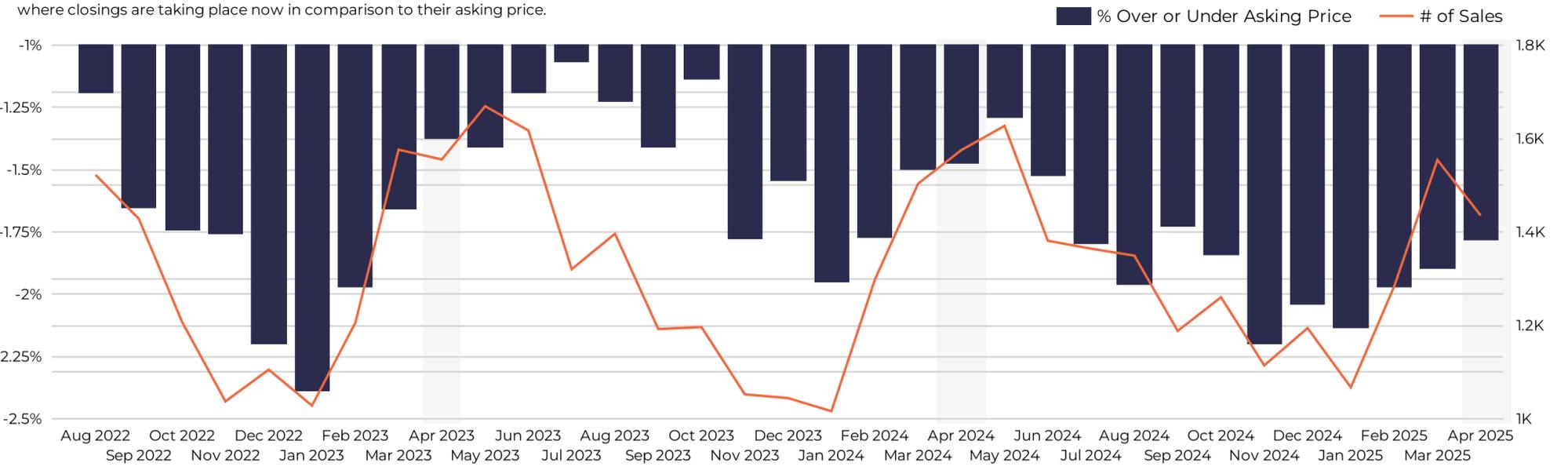
Median Days on Market **29**
 ↑ 7 from previous year

Average % Over Asking **-1.87%**
 ↓ -0.71% from previous year



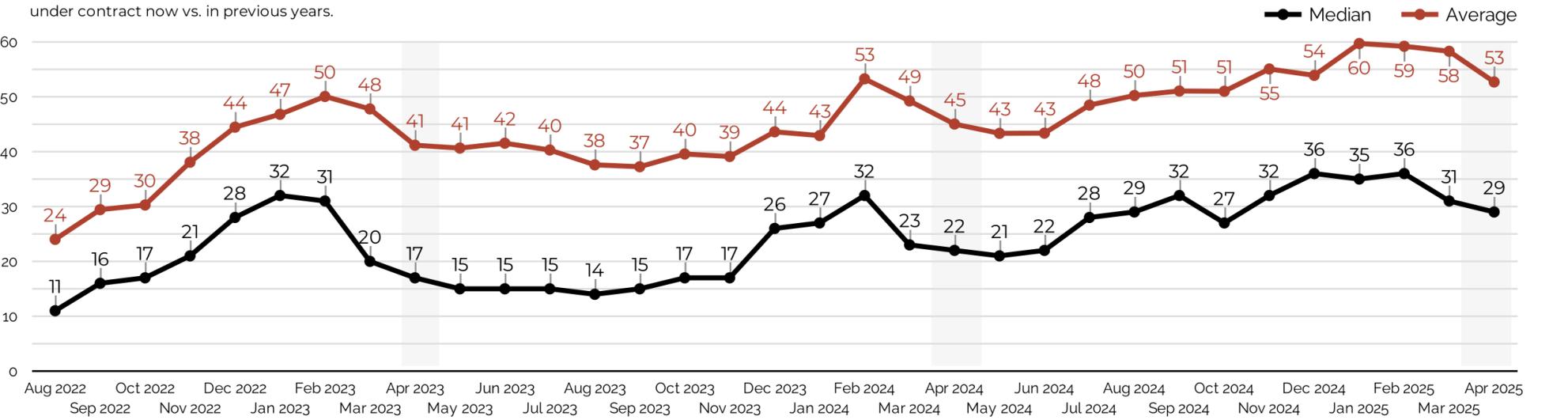
Buyer Demand

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	104	-21.2% ↓	35	13 ↑	-5.70%	-6.05% ↓
\$200,000-\$299,999	326	-1.8% ↓	31	11 ↑	-1.88%	-0.58% ↓
\$300,000-\$399,999	435	-5.2% ↓	32	7 ↑	-1.03%	0.01% ↑
\$400,000-\$499,999	225	-11.8% ↓	26	0	-1.27%	-0.19% ↓
\$500,000-\$599,999	126	-17.6% ↓	21	0	-1.22%	0.93% ↑
\$600,000-\$699,999	69	-9.2% ↓	17	-1 ↓	-1.64%	-0.72% ↓
\$700,000-\$799,999	38	-26.9% ↓	29	14 ↑	-1.73%	0.17% ↑
\$800,000-\$999,999	50	2.0% ↑	42	27 ↑	-2.49%	-1.70% ↓
\$1M-\$1.19M	23	-11.5% ↓	28	2 ↑	-4.33%	-1.39% ↓
\$1.2M-\$1.39	16	-20.0% ↓	34	28 ↑	-4.33%	-2.93% ↓
\$1.4M+	26	-3.7% ↓	21	7 ↑	-4.57%	-2.66% ↓

Southern AZ Housing Market: **Inventory**

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April 2025

of New Listings (Supply)
2,367
↑ 338 from previous year

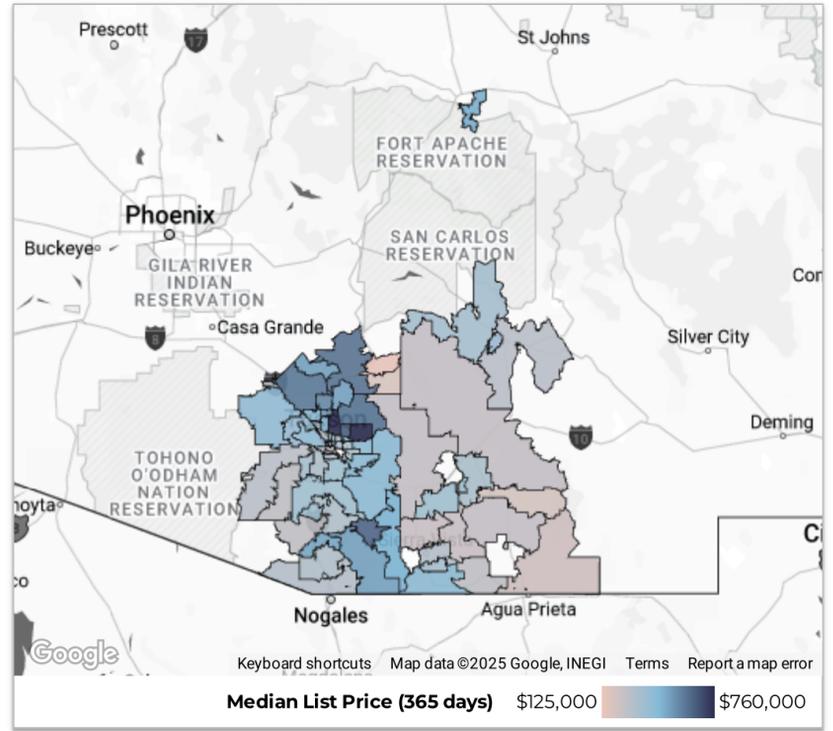
of New Pendings (Demand)
1,439
↓ -150 from previous year

Months of Supply
3.83

Active Listings
5,502

Pending Listings
871

	Average	#
Single Family Residence	\$600,288	4,409
Townhouse	\$340,387	495
Condominium	\$224,123	327
Manufactured Home	\$256,564	218
Mobile Home	\$148,875	53
Grand total	\$536,582	5,502



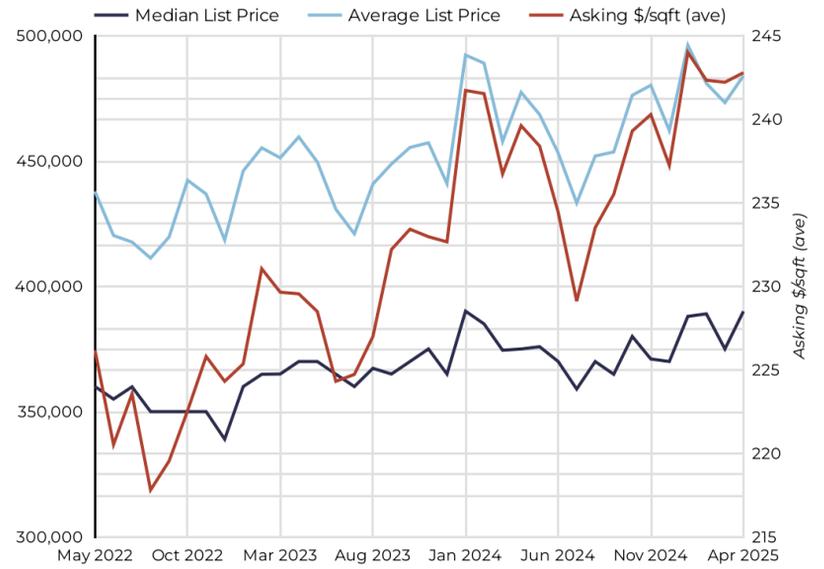
Active Listings



Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.53	371	105
\$200,000-\$299,999	2.68	844	315
\$300,000-\$399,999	3.88	1,693	436
\$400,000-\$499,999	4.19	973	232
\$500,000-\$599,999	4.10	504	123
\$600,000-\$699,999	4.44	302	68
\$700,000-\$799,999	4.95	213	43
\$800,000-\$999,999	4.08	204	50
\$1M-\$1.19M	4.58	87	19
\$1.2M-\$1.39	4.72	85	18
\$1.4M+	7.79	226	29
Grand total	3.83	5,502	1,438

Asking Prices



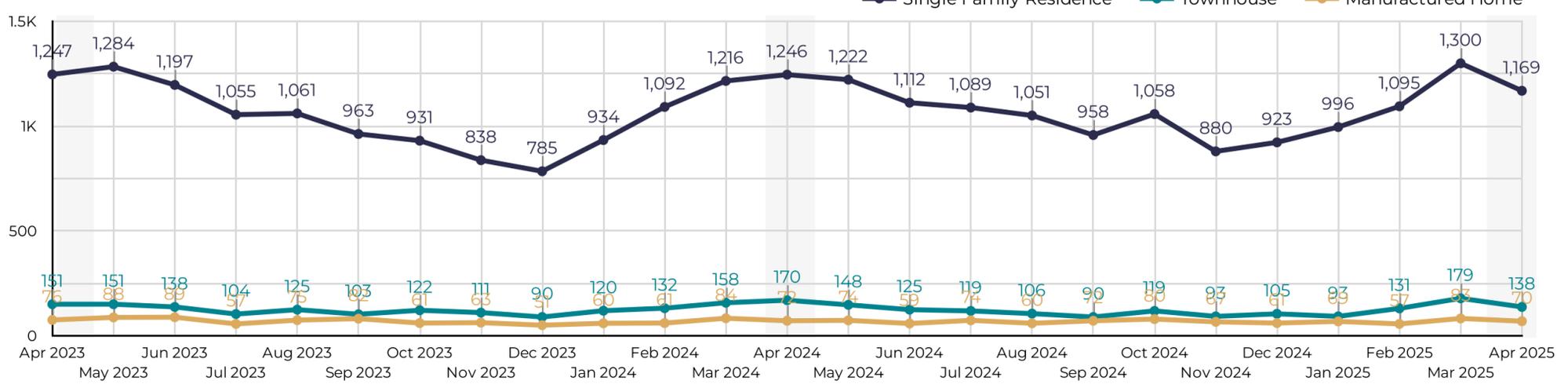
New Listings

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: May 1, 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.

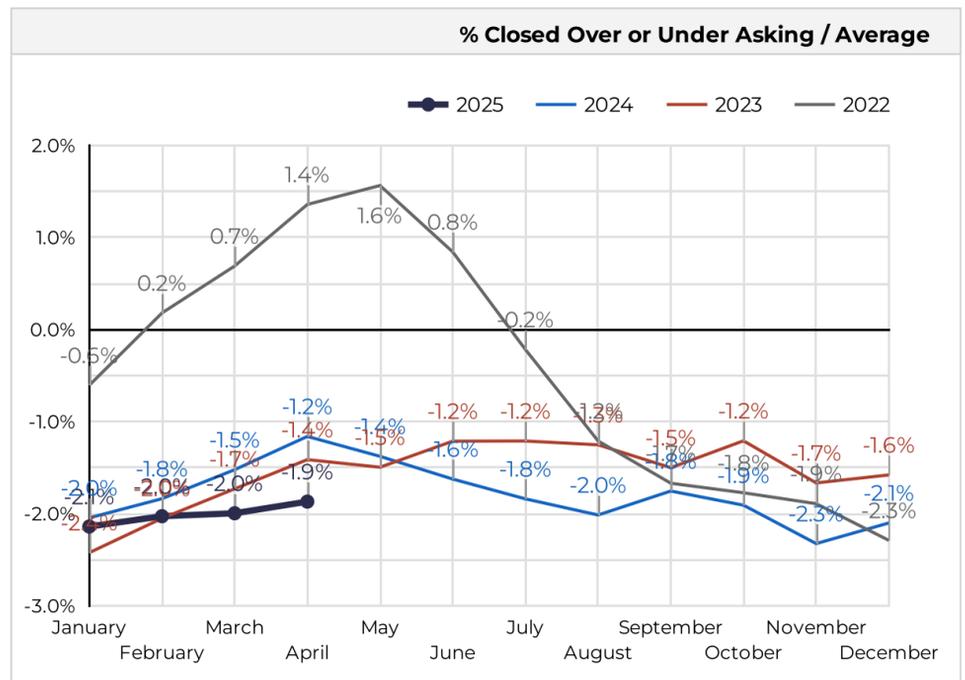
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,070
February	1,676	1,208	1,299	1,285
March	2,134	1,581	1,504	1,559
April	1,957	1,556	1,581	1,438
May	2,031	1,673	1,635	-
June	1,764	1,618	1,385	-
July	1,483	1,325	1,369	-
August	1,525	1,397	1,351	-
September	1,431	1,195	1,191	-
October	1,208	1,198	1,262	-
November	1,041	1,055	1,118	-
December	1,107	1,045	1,201	-

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	\$359,990
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	\$357,400	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	10	32	27	35
February	7	31	32	36
March	6	20	23	31
April	5	17	22	29
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	2,208
March	2,171	1,853	2,105	2,393
April	2,287	1,643	2,029	2,367
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	1,215
February	1,862	1,366	1,374	1,355
March	2,094	1,642	1,546	1,642
April	1,965	1,584	1,589	1,439
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	1,177	-
October	1,193	1,177	1,312	-
November	1,029	1,073	1,090	-
December	1,005	978	1,140	-



Southern AZ Housing Market: Comparisons

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Apr 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	1,140	-7.3%	\$548.51M	-9.9%	\$390,000	-\$10,000	\$238	\$1	27	4	-1.6%	-0.2%
Townhouse	154	-5.5%	\$50.95M	-6.5%	\$282,000	-\$20,000	\$227	-\$7	31	16	-2.1%	-1.0%
Manufactured Home	71	-11.3%	\$16.38M	-5.6%	\$235,000	-\$1,000	\$161	\$12	37	20	-2.7%	-1.3%
Condominium	60	-28.6%	\$12.66M	-31.2%	\$200,000	\$10,000	\$218	-\$22	34	12	-2.6%	0.2%
Mobile Home	10	-44.4%	\$1.36M	-47.2%	\$118,000	-\$7,000	\$133	\$6	70	36	-10.8%	-5.1%

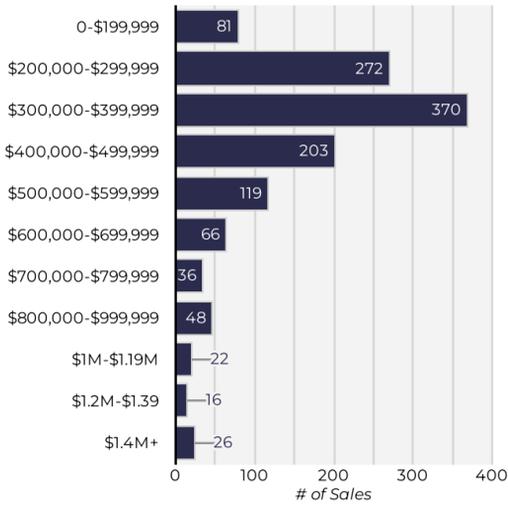
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	98	-16.2%	\$18.54M	-14.2%	\$186,000	\$11,000	\$232	-\$2	30	10	-2.8%	-0.2%
\$1000-1499 sqft	403	-5.2%	\$115.8M	-6.5%	\$284,900	-\$5,100	\$225	-\$3	28	11	-1.7%	-0.6%
\$1500-1999 sqft	461	-1.3%	\$176.75M	2.7%	\$362,500	\$3,500	\$221	\$6	28	7	-1.4%	-0.0%
2000-2499 sqft	256	-20.5%	\$125.56M	-24.4%	\$455,000	-\$25,000	\$222	-\$10	35	6	-1.8%	-0.3%
2500-2999 sqft	119	-9.8%	\$80.35M	-5.7%	\$669,500	\$90,000	\$249	\$12	29	7	-1.9%	-0.6%
3000-3999 sqft	81	-5.8%	\$82.98M	1.8%	\$950,000	\$67,500	\$301	\$19	46	15	-2.5%	-0.1%
4000-4999 sqft	14	-6.7%	\$23.82M	-1.3%	\$1,575,000	\$75,000	\$384	\$18	33	14	-4.3%	-2.5%
5000+ sqft	3	-72.7%	\$6.07M	-77.7%	\$2,400,000	\$450,000	\$306	-\$54	15	-6	-3.4%	-2.1%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	245	10.4%	\$137.43M	4.2%	\$460,000	-\$15,000	\$264	-\$4	23	7	-1.9%	-0.7%
Central	152	2.0%	\$55.32M	-1.5%	\$315,000	-\$15,000	\$243	-\$10	20	9	-1.8%	-0.8%
North	120	-13.7%	\$94.22M	-12.0%	\$650,000	\$5,000	\$321	\$6	22	11	-2.4%	-1.2%
East	104	-19.4%	\$36.26M	-21.0%	\$322,400	\$5,400	\$208	-\$3	21	-1	-1.1%	-0.1%
Upper Southeast	79	-22.5%	\$33.75M	-21.0%	\$394,490	-\$4,510	\$214	\$2	41	5	-1.2%	0.1%
Southwest	77	-7.2%	\$23.15M	-2.8%	\$294,990	-\$2,010	\$189	\$2	27	3	-2.0%	-0.6%
West	74	-18.7%	\$32.75M	-18.9%	\$387,500	-\$2,500	\$246	\$11	18	-2	-1.5%	+0.0...
Extended West	72	0.0%	\$26.37M	-2.9%	\$359,000	-\$11,000	\$199	\$6	26	-4	-1.3%	-0.1%
Upper Northwest	58	3.6%	\$30.9M	-2.4%	\$493,000	-\$27,000	\$253	-\$1	44	9	-2.7%	0.3%
Northeast	57	-26.9%	\$30.47M	-32.4%	\$430,000	-\$100,000	\$239	-\$24	46	35	-2.4%	-0.3%
South	44	-24.1%	\$11.74M	-25.1%	\$274,000	\$1,000	\$206	\$6	20	6	-2.0%	-0.7%
Green Valley Northwest	43	-17.3%	\$10.99M	-13.5%	\$260,000	\$24,000	\$197	\$1	43	16	-2.2%	-0.1%
Green Valley North	43	-30.6%	\$14.5M	-33.8%	\$335,990	-\$4,000	\$180	-\$9	39	11	-0.7%	0.1%
Green Valley Southwest	40	66.7%	\$13.99M	50.0%	\$315,000	-\$59,000	\$212	-\$18	35	20	-2.1%	-1.1%
Cochise	38	2.7%	\$12.7M	20.1%	\$283,500	\$23,500	\$189	\$32	41	-14	-3.1%	0.7%
Southeast	35	-18.6%	\$12.68M	-30.1%	\$344,990	-\$45,010	\$204	-\$4	36	-9	-0.6%	0.2%
Green Valley Northeast	31	-3.1%	\$11.7M	-4.4%	\$350,000	-\$35,000	\$206	-\$3	46	19	-1.2%	1.4%
SCC-Rio Rico East	23	-8.0%	\$7.6M	7.6%	\$295,000	\$23,000	\$188	\$11	55	-18	-1.8%	-1.2%
Green Valley Southeast	21	31.3%	\$8.21M	31.9%	\$327,600	\$7,700	\$212	-\$27	36	15	-2.8%	-0.4%
Benson/St. David	19	-26.9%	\$4.4M	-23.3%	\$233,990	\$13,990	\$164	\$9	57	24	-0.5%	3.9%
Extended Northwest	14	180.0%	\$4.17M	175.7%	\$314,000	-\$11,000	\$197	\$14	51	27	-1.0%	-0.3%
Extended Southwest	8	33.3%	\$1.81M	29.4%	\$212,625	-\$36,375	\$154	\$11	8	-12	0.7%	0.9%
Pinal	8	-52.9%	\$3.33M	-15.1%	\$329,000	\$116,000	\$199	\$35	37	-17	-0.4%	1.8%
Graham	7	-12.5%	\$2.12M	-5.0%	\$307,000	\$20,000	\$158	\$3	71	64	-3.3%	-3.7%
SCC-Rio Rico West	5	25.0%	\$1.96M	59.2%	\$315,000	\$2,500	\$202	\$16	31	5	-2.0%	-1.8%
SCC-Tubac East	4	-71.4%	\$2.22M	-69.6%	\$425,000	\$30,000	\$293	\$37	153	80	-3.0%	-0.9%
Maricopa	3	-40.0%	\$1.02M	-57.3%	\$315,000	-\$154,000	\$273	\$24	26	-8	-2.2%	-1.6%
SCC-Nogales East	2	-66.7%	\$481.54K	-72.9%	\$208,000	\$23,000	\$168	\$35	25	15	-6.0%	-2.2%
Pima Southwest	2	-	\$469K	-	\$70,000	-	\$133	-	17	-	-8.8%	-
Navajo	2	100.0%	\$1.29M	221.3%	\$530,000	\$130,000	\$365	\$104	202	177	-2.7%	3.2%
SCC-Patagonia	2	0.0%	\$643K	-46.6%	\$283,000	-\$287,000	\$245	-\$46	21	18	-2.3%	-2.7%
Greenlee	1	0.0%	\$432K	1.6%	\$432,000	\$7,000	\$132	-\$43	20	-178	-3.8%	1.8%
Yuma	1	-	\$390K	-	\$390,000	-	\$170	-	14	-	-6.7%	-

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

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April 2025



of Sales
1,259
↓ -9.7% from previous year

Volume
\$572,001,518
↓ -10.6% from previous year

\$/sqft
\$236
↑ 0.7% from previous year

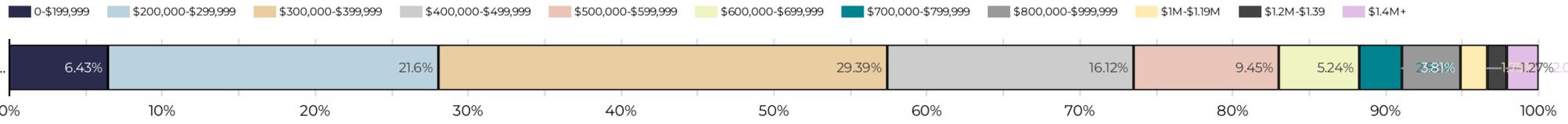
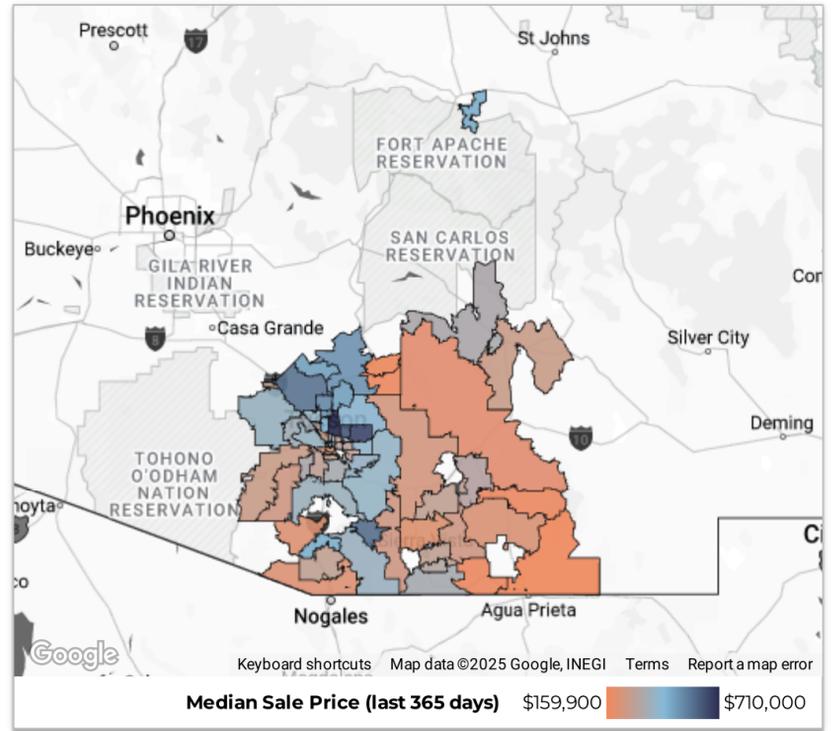
of New Listings
2,117
↑ 17.3% from previous year

Median Sale Price
\$368,000
↓ -1.6% from previous year

Average Sale Price
\$454,330
↓ -1.0% from previous year

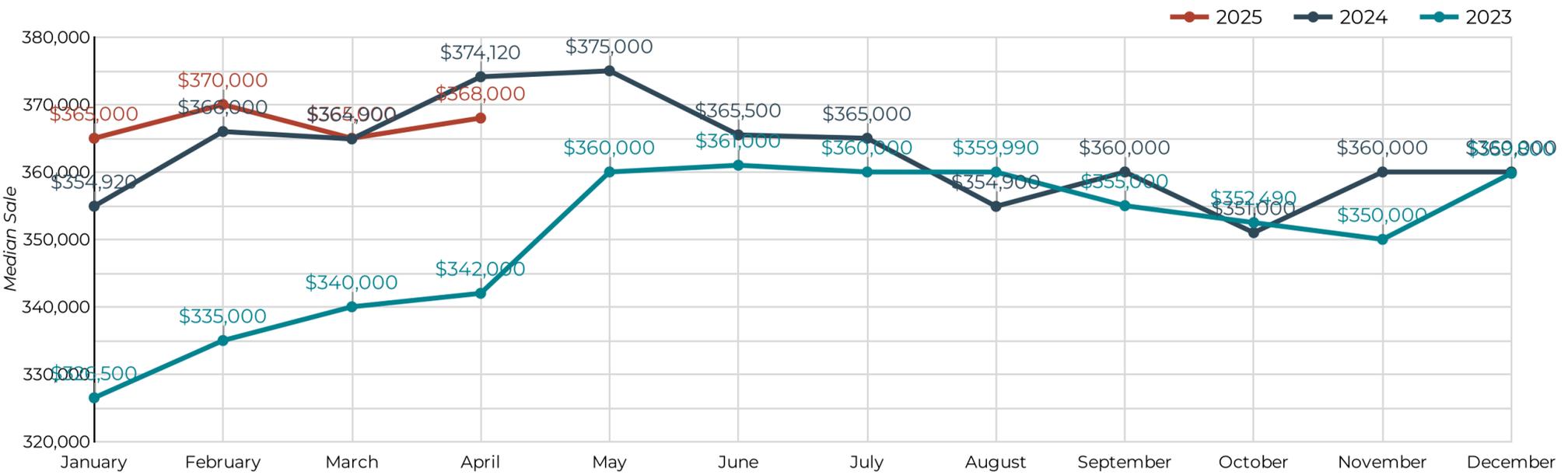
Median Days on Market
28
↑ 7 from previous year

Average % Over Asking
-1.86%
↓ -0.76% from previous year



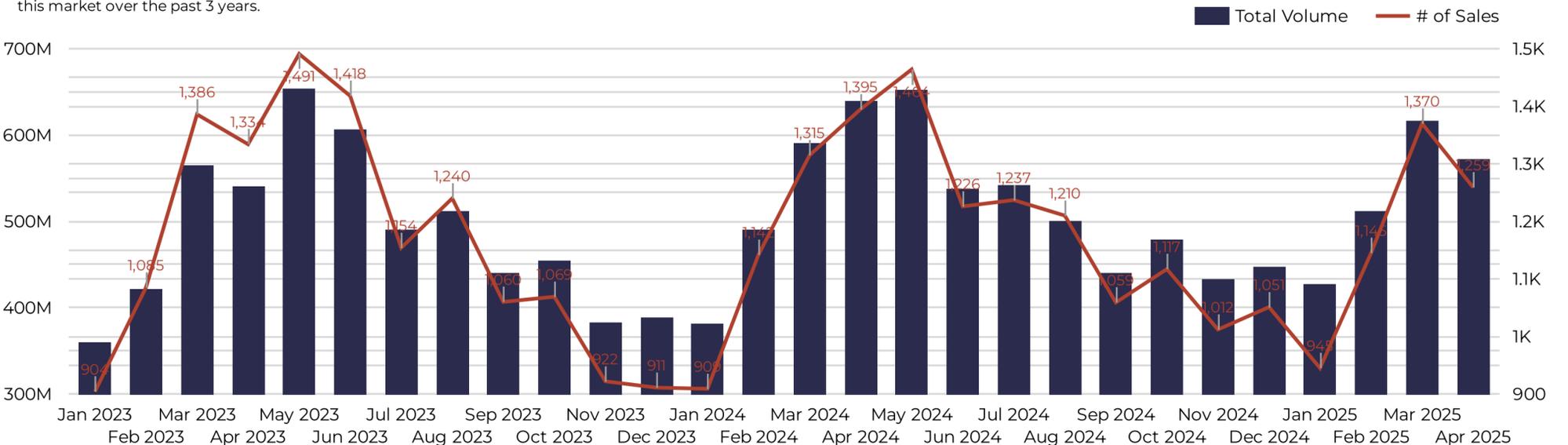
Market Pricing

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



Market Activity

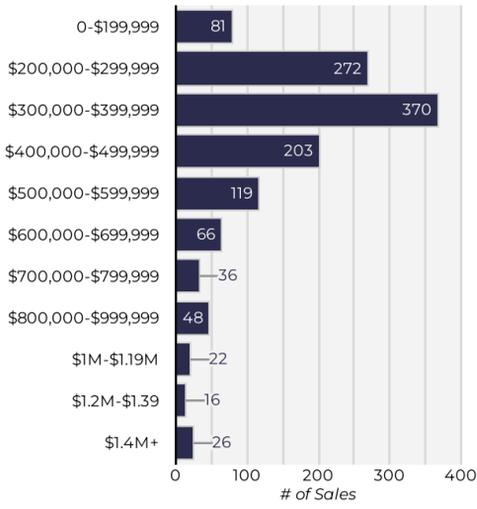
Use this data to see changes in total sales activity in this market over the past 3 years.



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: May 1, 2025

April 2025



of Sales
1,259
↓ -9.7% from previous year

Volume
\$572,001,518
↓ -10.6% from previous year

\$/sqft
\$236
↑ 0.7% from previous year

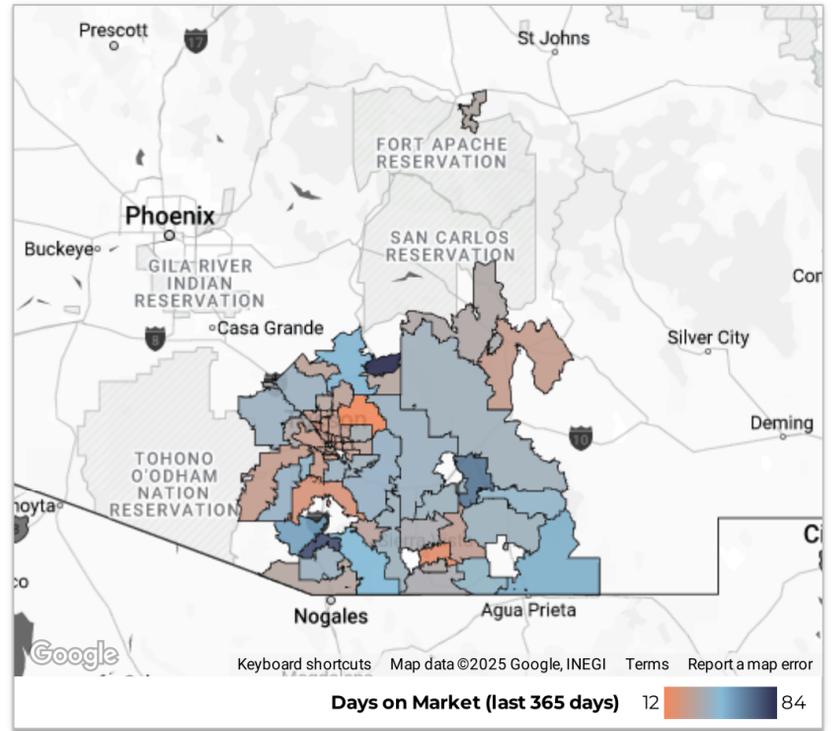
of New Listings
2,117
↑ 17.3% from previous year

Median Sale Price
\$368,000
↓ -1.6% from previous year

Average Sale Price
\$454,330
↓ -1.0% from previous year

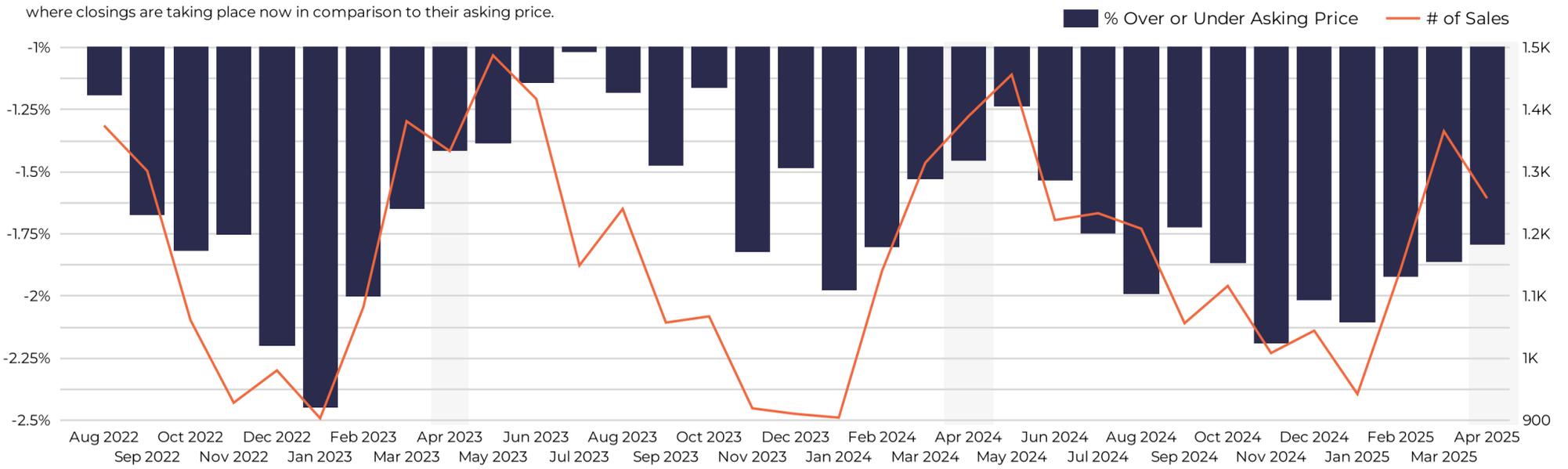
Median Days on Market
28
↑ 7 from previous year

Average % Over Asking
-1.86%
↓ -0.76% from previous year



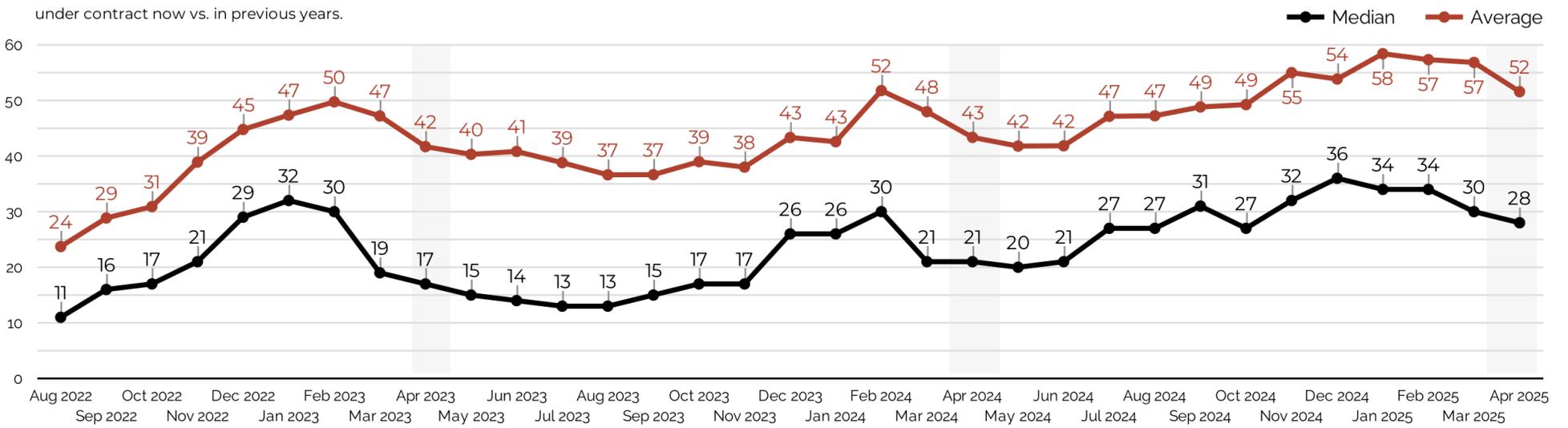
Buyer Demand

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	81	-26.4% ↓	28	9 ↑	-5.50%	-6.46% ↓
\$200,000-\$299,999	272	-2.2% ↓	32	12 ↑	-1.96%	-0.74% ↓
\$300,000-\$399,999	370	-7.0% ↓	30	6 ↑	-1.05%	0.00% ↑
\$400,000-\$499,999	203	-8.1% ↓	25	0	-1.28%	-0.26% ↓
\$500,000-\$599,999	119	-17.4% ↓	21	0	-1.17%	0.97% ↑
\$600,000-\$699,999	66	-9.6% ↓	17	-2 ↓	-1.65%	-0.79% ↓
\$700,000-\$799,999	36	-28.0% ↓	25	10 ↑	-1.68%	0.25% ↑
\$800,000-\$999,999	48	0.0%	42	29 ↑	-2.53%	-1.84% ↓
\$1M-\$1.19M	22	-15.4% ↓	28	2 ↑	-4.40%	-1.46% ↓
\$1.2M-\$1.39	16	-20.0% ↓	34	28 ↑	-4.33%	-2.93% ↓
\$1.4M+	26	-3.7% ↓	21	7 ↑	-4.57%	-2.66% ↓

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: May 1, 2025

April 2025

of New Listings (Supply)
2,117
↑ 312 from previous year

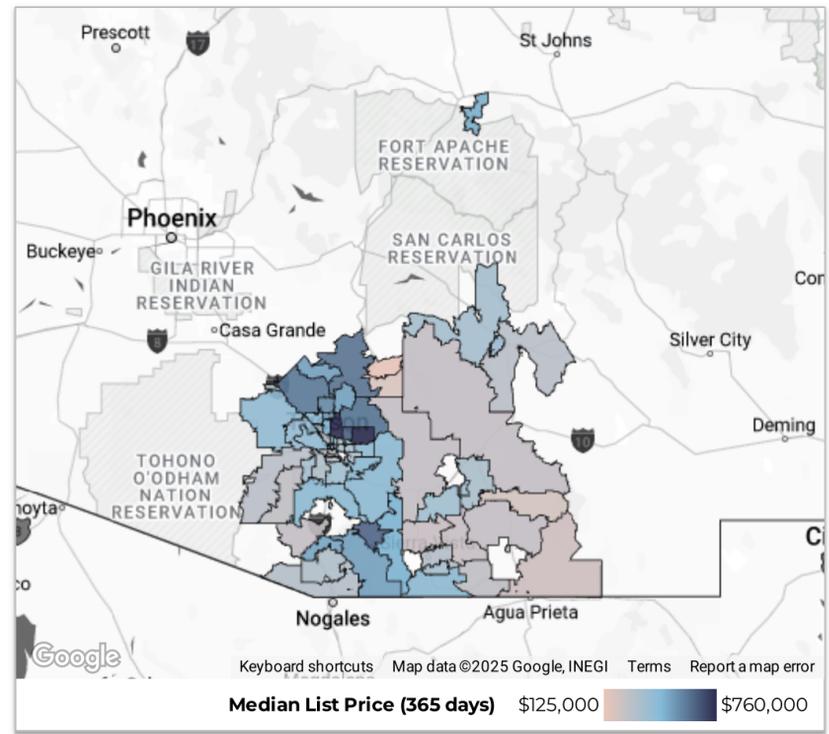
Months of Supply
3.79

	Average	#
Single Family Residence	\$623,085	3,928
Townhouse	\$372,476	334
Condominium	\$244,486	259
Manufactured Home	\$257,433	197
Mobile Home	\$148,875	53
Grand total	\$564,622	4,771

of New Pendings (Demand)
1,277
↓ 111 from previous year

Active Listings
4,771
Pending Listings
797

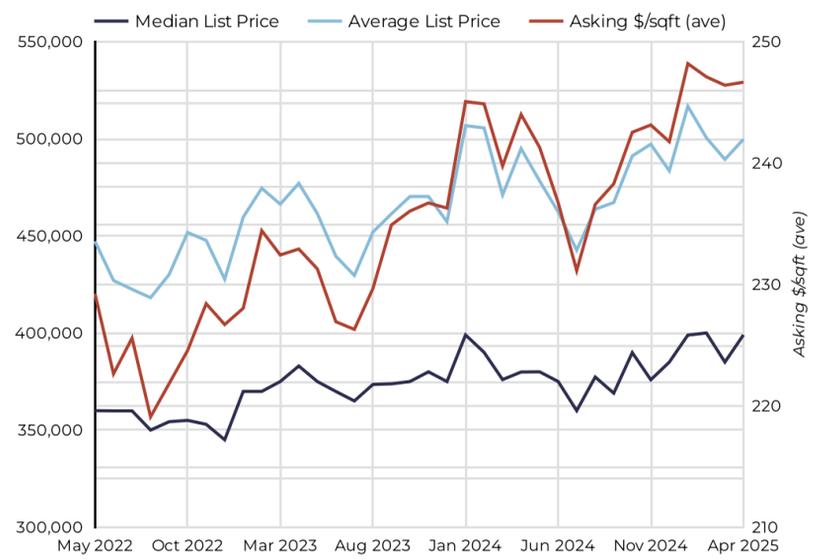
Active Listings



Months of Supply By Price Range

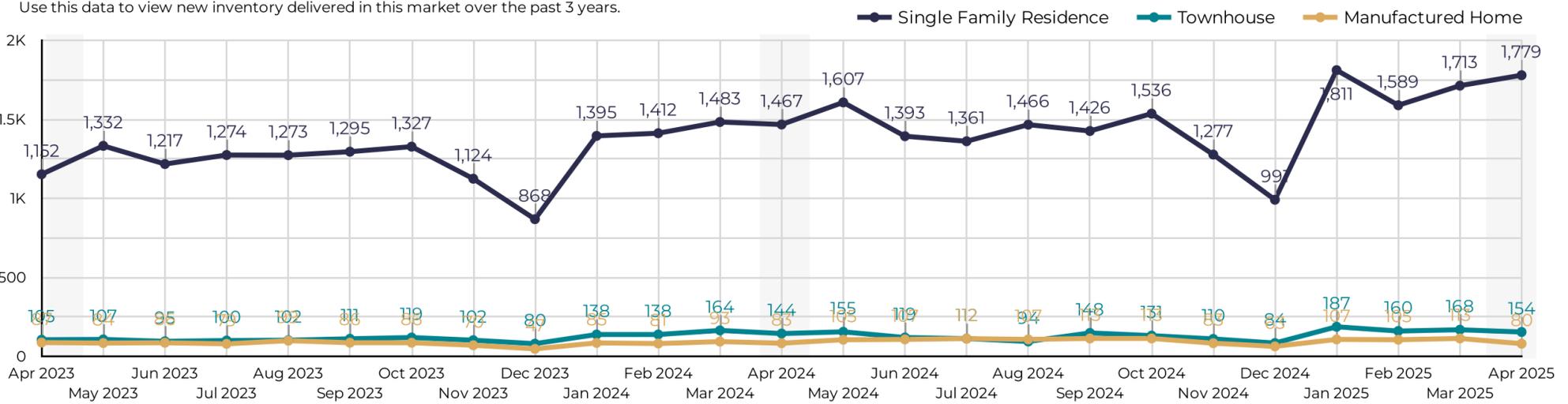
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.37	276	82
\$200,000-\$299,999	2.63	686	261
\$300,000-\$399,999	3.77	1,399	371
\$400,000-\$499,999	4.14	873	211
\$500,000-\$599,999	3.97	460	116
\$600,000-\$699,999	4.44	284	64
\$700,000-\$799,999	5.02	206	41
\$800,000-\$999,999	4.06	195	48
\$1M-\$1.19M	4.67	84	18
\$1.2M-\$1.39	4.61	83	18
\$1.4M+	7.76	225	29
Grand total	3.79	4,771	1,259

Asking Prices



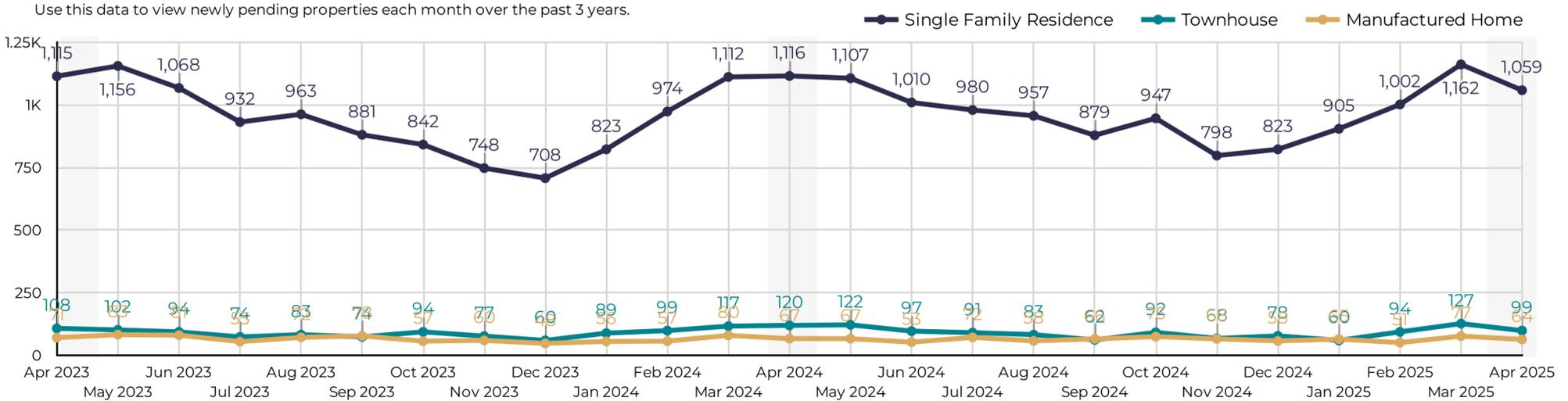
New Listings

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.

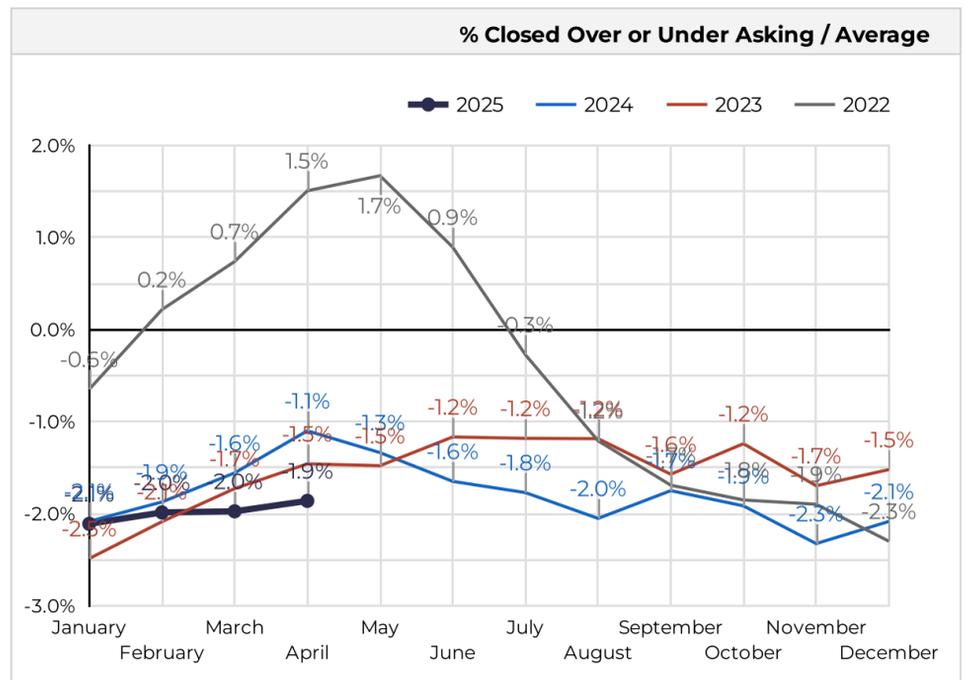
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	945
February	1,480	1,085	1,142	1,145
March	1,879	1,386	1,315	1,370
April	1,696	1,334	1,395	1,259
May	1,811	1,491	1,464	-
June	1,575	1,418	1,226	-
July	1,323	1,154	1,237	-
August	1,377	1,240	1,210	-
September	1,304	1,060	1,059	-
October	1,062	1,069	1,117	-
November	932	922	1,012	-
December	982	911	1,051	-

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	\$364,900	\$365,000
April	\$350,000	\$342,000	\$374,120	\$368,000
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	30
April	5	17	21	28
May	5	15	20	-
June	6	14	21	-
July	7	13	27	-
August	11	13	27	-
September	16	15	31	-
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	1,948
March	1,920	1,622	1,855	2,133
April	2,062	1,440	1,805	2,117
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	1,077
February	1,659	1,224	1,201	1,209
March	1,830	1,424	1,382	1,435
April	1,703	1,388	1,388	1,277
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	1,056	-
October	1,057	1,048	1,160	-
November	918	937	978	-
December	888	859	999	-



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: May 1, 2025

Apr 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			
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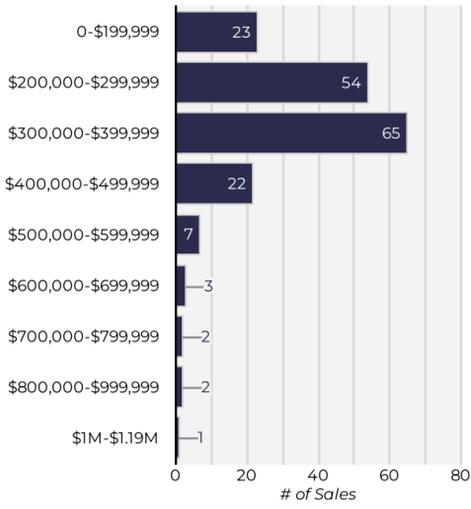
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,021	-8.3%	\$502.62M	-10.9%	\$397,000	-\$8,000	\$242	\$1	26	4	-1.6%	-0.2%
Townhouse	106	-10.2%	\$38.96M	-5.2%	\$319,000	\$3,000	\$241	-\$0	31	20	-2.2%	-1.4%
Manufactured Home	69	-5.5%	\$16.06M	1.3%	\$239,000	-\$1,000	\$162	\$16	37	21	-2.6%	-1.2%
Condominium	52	-24.6%	\$11.6M	-29.2%	\$210,000	-\$10,000	\$224	-\$22	34	14	-2.4%	0.6%
Mobile Home	9	-40.0%	\$1.23M	-40.9%	\$118,000	-\$7,000	\$139	\$9	70	34	-9.0%	-3.4%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	81	-15.6%	\$15.92M	-14.8%	\$200,000	\$10,500	\$235	-\$4	27	10	-2.8%	-0.3%
\$1000-1499 sqft	353	-5.6%	\$102.91M	-6.2%	\$286,000	-\$7,600	\$228	-\$2	28	12	-1.7%	-0.6%
\$1500-1999 sqft	399	0.0%	\$156.31M	5.4%	\$369,990	\$9,990	\$225	\$9	26	8	-1.3%	-0.0%
2000-2499 sqft	221	-24.8%	\$110.94M	-28.1%	\$460,000	-\$35,000	\$227	-\$9	32	3	-1.8%	-0.4%
2500-2999 sqft	109	-9.2%	\$73.76M	-6.8%	\$672,245	\$84,255	\$249	\$8	29	7	-1.9%	-0.5%
3000-3999 sqft	77	-3.8%	\$80.74M	3.4%	\$950,000	\$45,000	\$308	\$18	45	14	-2.6%	-0.2%
4000-4999 sqft	14	-6.7%	\$23.82M	-1.3%	\$1,575,000	\$75,000	\$384	\$18	33	14	-4.3%	-2.5%
5000+ sqft	3	-72.7%	\$6.07M	-77.7%	\$2,400,000	\$450,000	\$306	-\$54	15	-6	-3.4%	-2.1%

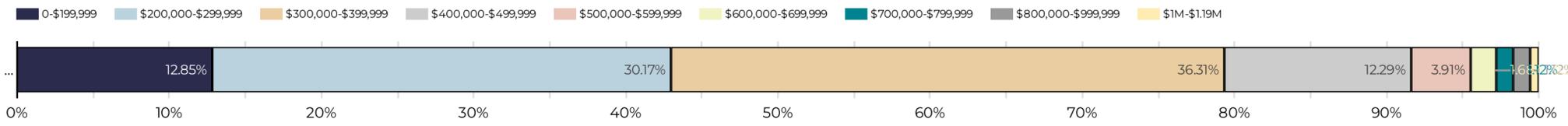
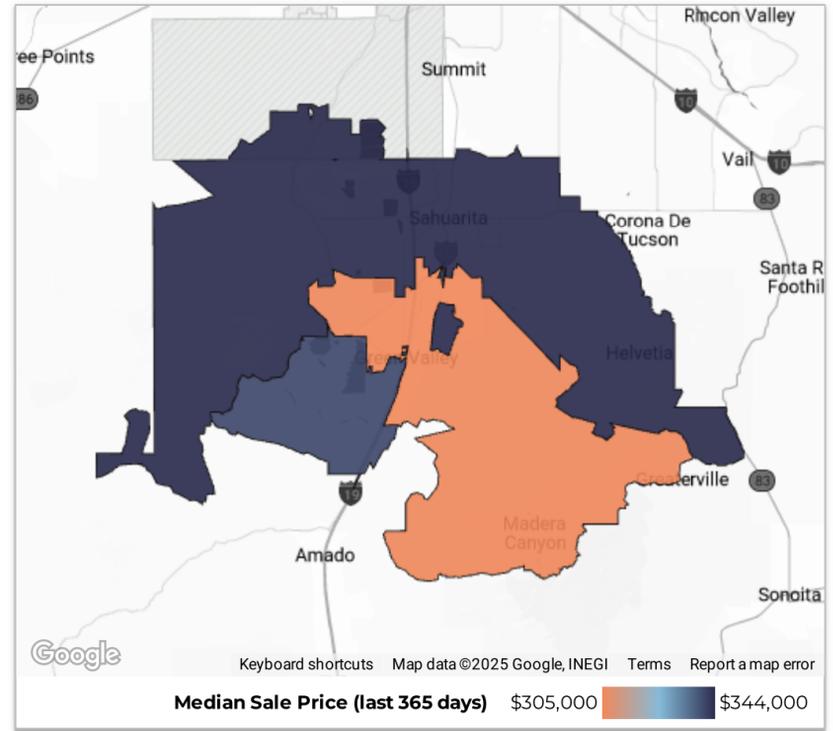
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	245	10.4%	\$137.43M	4.2%	\$460,000	-\$15,000	\$264	-\$4	23	7	-1.9%	-0.7%
Central	152	2.0%	\$55.32M	-1.5%	\$315,000	-\$15,000	\$243	-\$10	20	9	-1.8%	-0.8%
North	120	-13.7%	\$94.22M	-12.0%	\$650,000	\$5,000	\$321	\$6	22	11	-2.4%	-1.2%
East	104	-19.4%	\$36.26M	-21.0%	\$322,400	\$5,400	\$208	-\$3	21	-1	-1.1%	-0.1%
Upper Southeast	79	-22.5%	\$33.75M	-21.0%	\$394,490	-\$4,510	\$214	\$2	41	5	-1.2%	0.1%
Southwest	77	-7.2%	\$23.15M	-2.8%	\$294,990	-\$2,010	\$189	\$2	27	3	-2.0%	-0.6%
West	74	-18.7%	\$32.75M	-18.9%	\$387,500	-\$2,500	\$246	\$11	18	-2	-1.5%	+0.0%
Extended West	72	0.0%	\$26.37M	-2.9%	\$359,000	-\$11,000	\$199	\$6	26	-4	-1.3%	-0.1%
Upper Northwest	58	3.6%	\$30.9M	-2.4%	\$493,000	-\$27,000	\$253	-\$1	44	9	-2.7%	0.3%
Northeast	57	-26.9%	\$30.47M	-32.4%	\$430,000	-\$100,000	\$239	-\$24	46	35	-2.4%	-0.3%
South	44	-24.1%	\$11.74M	-25.1%	\$274,000	\$1,000	\$206	\$6	20	6	-2.0%	-0.7%
Cochise	38	2.7%	\$12.7M	20.1%	\$283,500	\$23,500	\$189	\$32	41	-14	-3.1%	0.7%
Southeast	35	-18.6%	\$12.68M	-30.1%	\$344,990	-\$45,010	\$204	-\$4	36	-9	-0.6%	0.2%
SCC-Rio Rico East	23	-8.0%	\$7.6M	7.6%	\$295,000	\$23,000	\$188	\$11	55	-18	-1.8%	-1.2%
Benson/St. David	19	-26.9%	\$4.4M	-23.3%	\$233,990	\$13,990	\$164	\$9	57	24	-0.5%	3.9%
Extended Northwest	14	180.0%	\$4.17M	175.7%	\$314,000	-\$11,000	\$197	\$14	51	27	-1.0%	-0.3%
Extended Southwest	8	33.3%	\$1.81M	29.4%	\$212,625	-\$36,375	\$154	\$11	8	-12	0.7%	0.9%
Pinal	8	-52.9%	\$3.33M	-15.1%	\$329,000	\$116,000	\$199	\$35	37	-17	-0.4%	1.8%
Graham	7	-12.5%	\$2.12M	-5.0%	\$307,000	\$20,000	\$158	\$3	71	64	-3.3%	-3.7%
SCC-Rio Rico West	5	25.0%	\$1.96M	59.2%	\$315,000	\$2,500	\$202	\$16	31	5	-2.0%	-1.8%
SCC-Tubac East	4	-71.4%	\$2.22M	-69.6%	\$425,000	\$30,000	\$293	\$37	153	80	-3.0%	-0.9%
Maricopa	3	-40.0%	\$1.02M	-57.3%	\$315,000	-\$154,000	\$273	\$24	26	-8	-2.2%	-1.6%
SCC-Patagonia	2	0.0%	\$643K	-46.6%	\$283,000	-\$287,000	\$245	-\$46	21	18	-2.3%	-2.7%
Pima Southwest	2	-	\$469K	-	\$70,000	-	\$133	-	17	-	-8.8%	-
SCC-Nogales East	2	-66.7%	\$481.54K	-72.9%	\$208,000	\$23,000	\$168	\$35	25	15	-6.0%	-2.2%
Navajo	2	100.0%	\$1.29M	221.3%	\$530,000	\$130,000	\$365	\$104	202	177	-2.7%	3.2%
Yuma	1	-	\$390K	-	\$390,000	-	\$170	-	14	-	-6.7%	-
Greenlee	1	0.0%	\$432K	1.6%	\$432,000	\$7,000	\$132	-\$43	20	-178	-3.8%	1.8%
SCC-Amado	1	0.0%	\$395K	49.1%	\$395,000	\$130,000	\$100	-\$28	238	209	0.0%	3.6%

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

April 2025

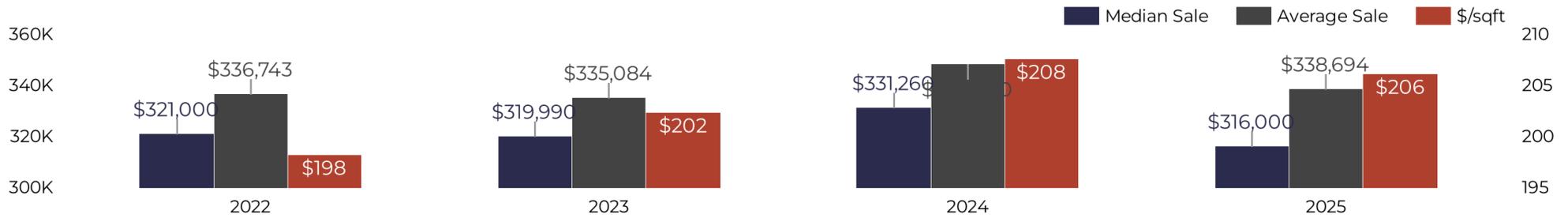
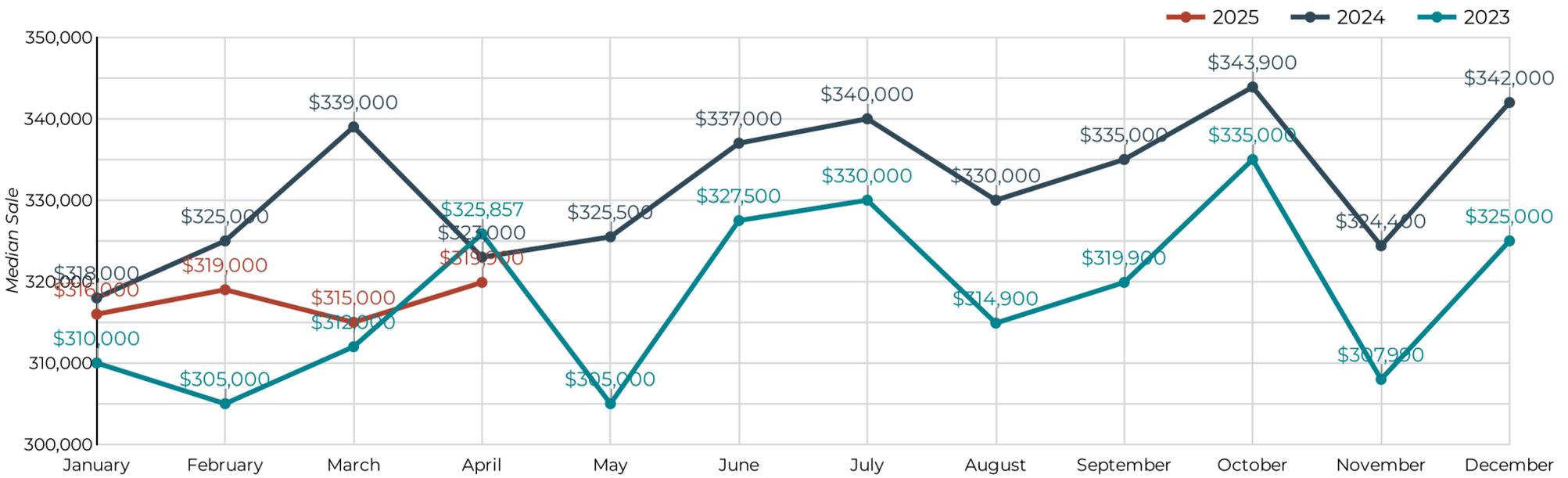


# of Sales 179 ↓ -3.8% from previous year	Median Sale Price \$319,900 ↓ -1.0% from previous year
Volume \$59,489,865 ↓ -4.6% from previous year	Average Sale Price \$332,346 ↓ -0.9% from previous year
\$/sqft \$199 ↓ -2.4% from previous year	Median Days on Market 40 ↑ 13 from previous year
# of New Listings 250 ↑ 11.6% from previous year	Average % Over Asking -1.92% ↓ -0.31% from previous year



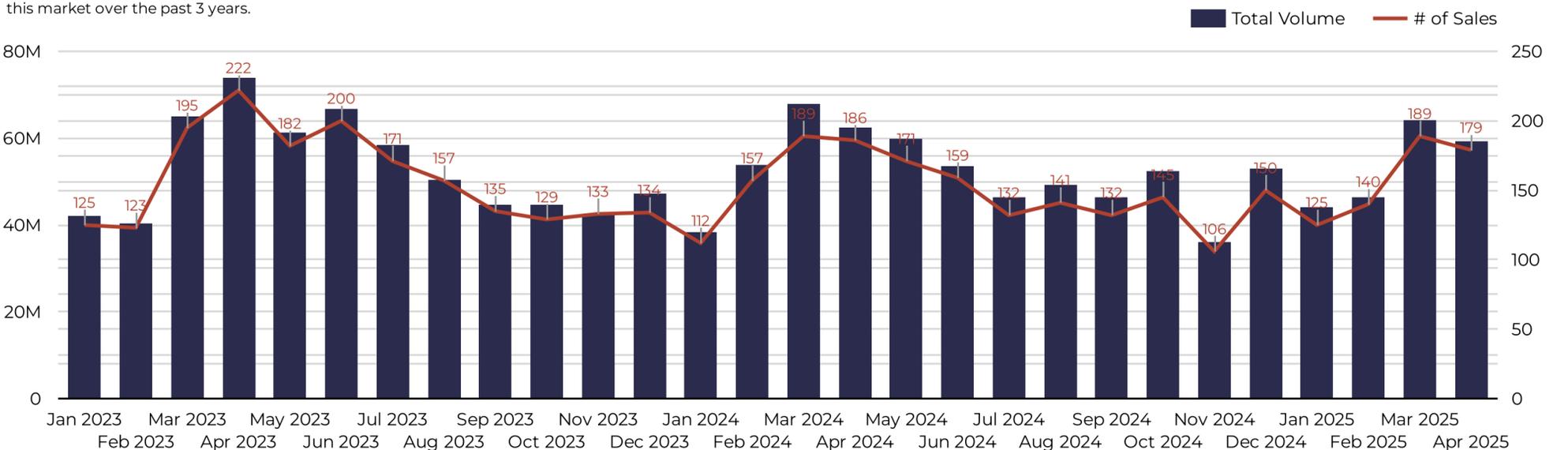
Market Pricing

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



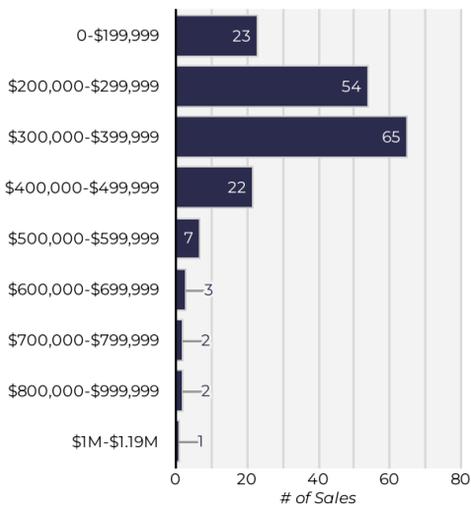
Market Activity

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: May 1, 2025

April 2025



of Sales **179**
↓ -3.8% from previous year

Volume **\$59,489,865**
↓ -4.6% from previous year

\$/sqft **\$199**
↓ -2.4% from previous year

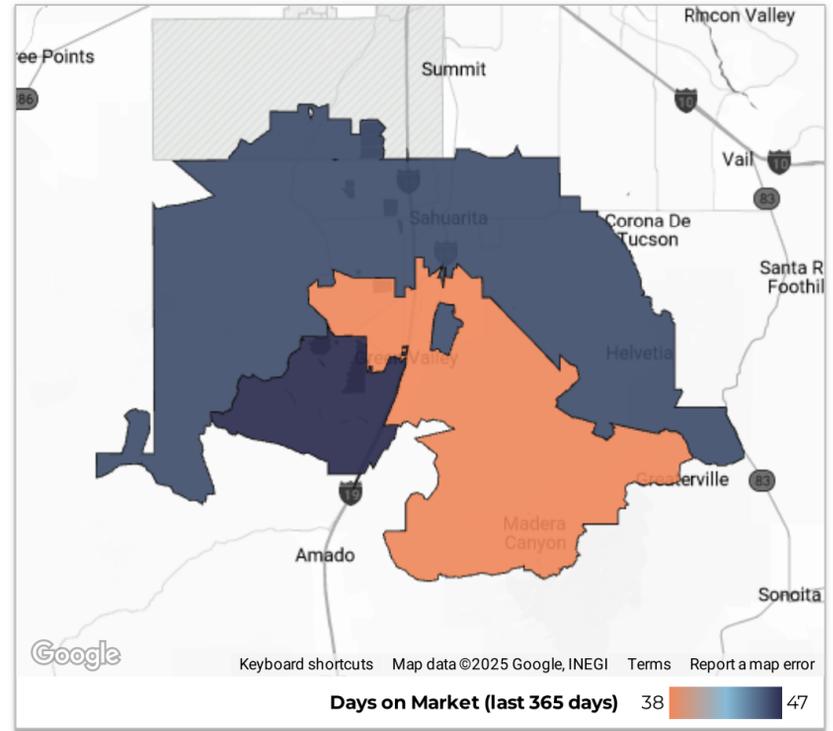
of New Listings **250**
↑ 11.6% from previous year

Median Sale Price **\$319,900**
↓ -1.0% from previous year

Average Sale Price **\$332,346**
↓ -0.9% from previous year

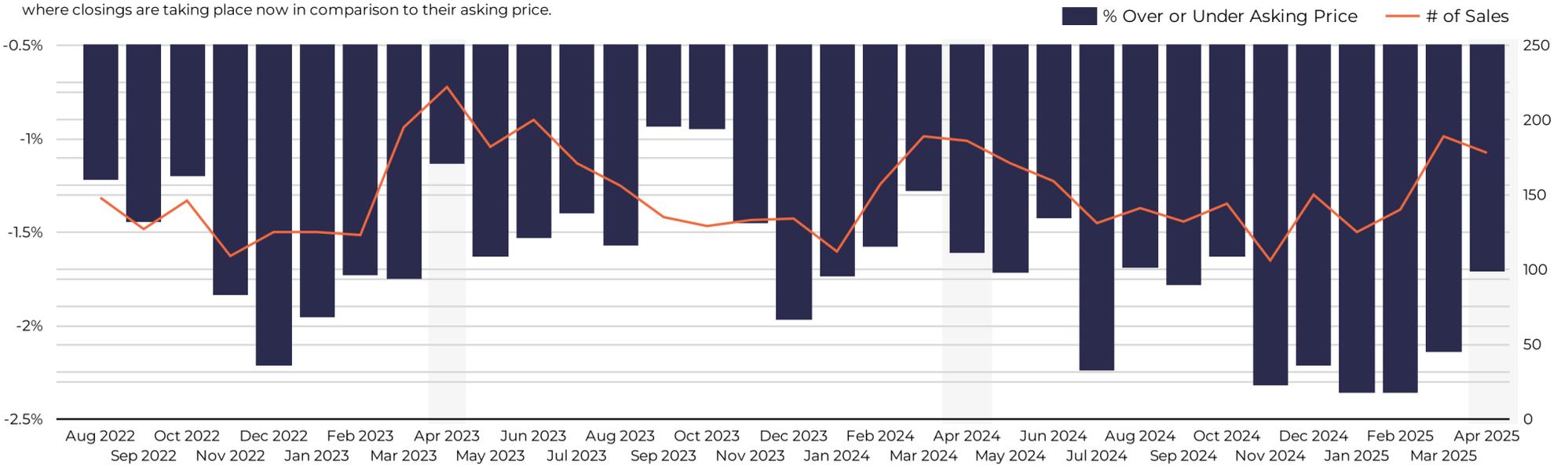
Median Days on Market **40**
↑ 13 from previous year

Average % Over Asking **-1.92%**
↓ -0.31% from previous year



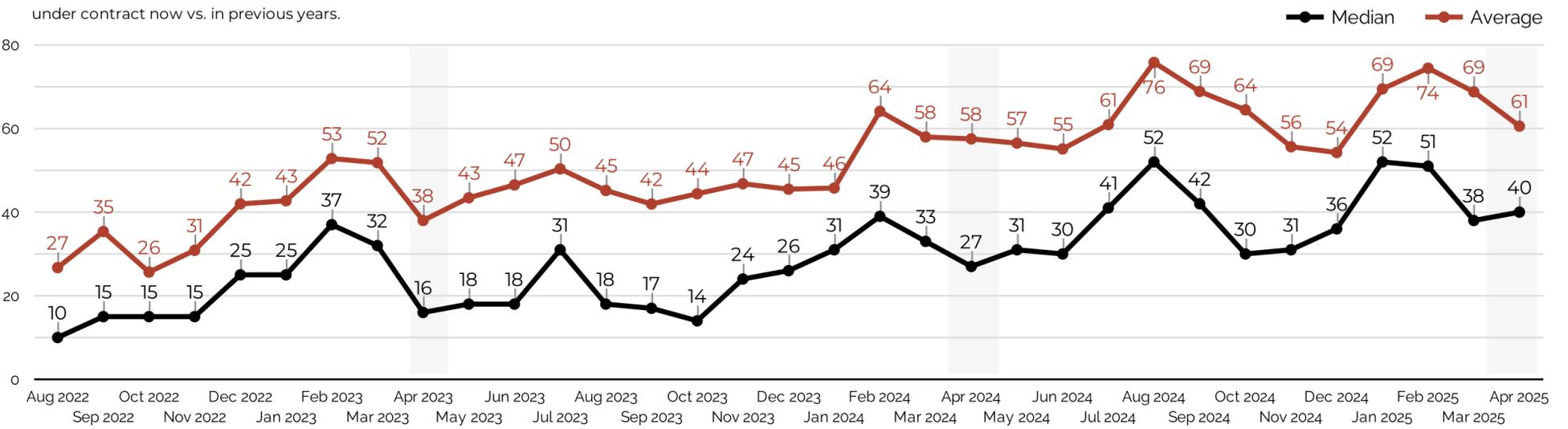
Buyer Demand

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	23	4.5% ↑	47	4 ↑	-6.39%	-3.68% ↓
\$200,000-\$299,999	54	0.0%	28	0	-1.46%	0.24% ↑
\$300,000-\$399,999	65	6.6% ↑	47	20 ↑	-0.96%	0.06% ↑
\$400,000-\$499,999	22	-35.3% ↓	30	3 ↑	-1.25%	0.32% ↑
\$500,000-\$599,999	7	-22.2% ↓	46	21 ↑	-2.03%	0.16% ↑
\$600,000-\$699,999	3	0.0%	19	4 ↑	-1.33%	0.75% ↑
\$700,000-\$799,999	2	0.0%	37	25 ↑	-2.67%	-1.43% ↓
\$800,000-\$999,999	2	100.0% ↑	57	-213 ↓	-1.57%	4.15% ↑
\$1M-\$1.19M	1	-	13	-	-2.69%	-

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

April 2025

of New Listings (Supply)
250
↑ 26 from previous year

Months of Supply
4.08

	Average	#
Single Family Residence	\$414,122	481
Townhouse	\$273,817	161
Condominium	\$146,562	68
Manufactured Home	\$248,410	21

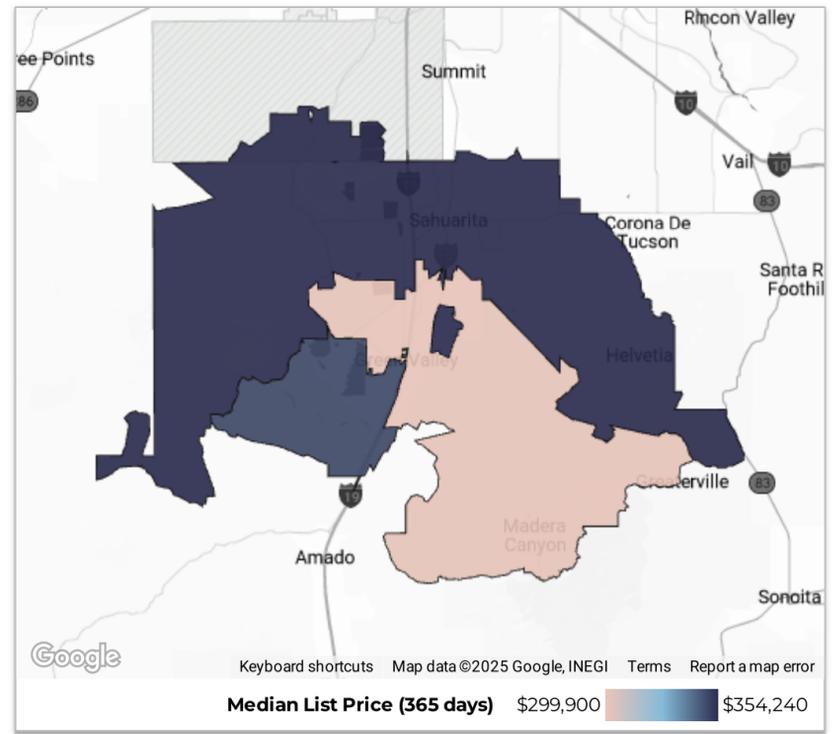
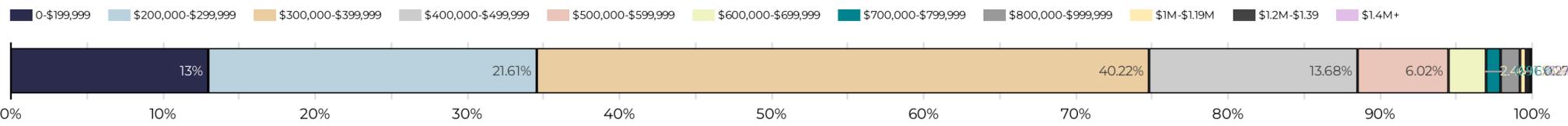
of New Pendings (Demand)
162
↓ -39 from previous year

Active Listings
731

Pending Listings
74

Grand total \$353,571 731

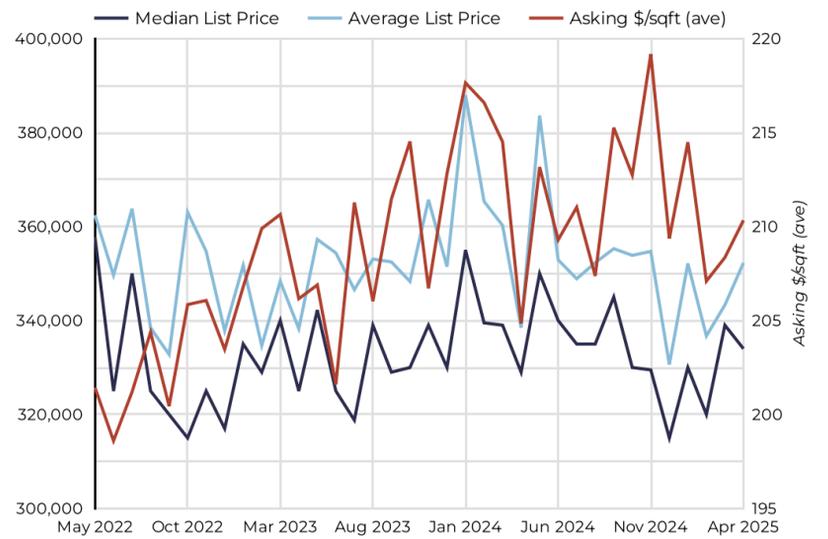
Active Listings



Months of Supply By Price Range

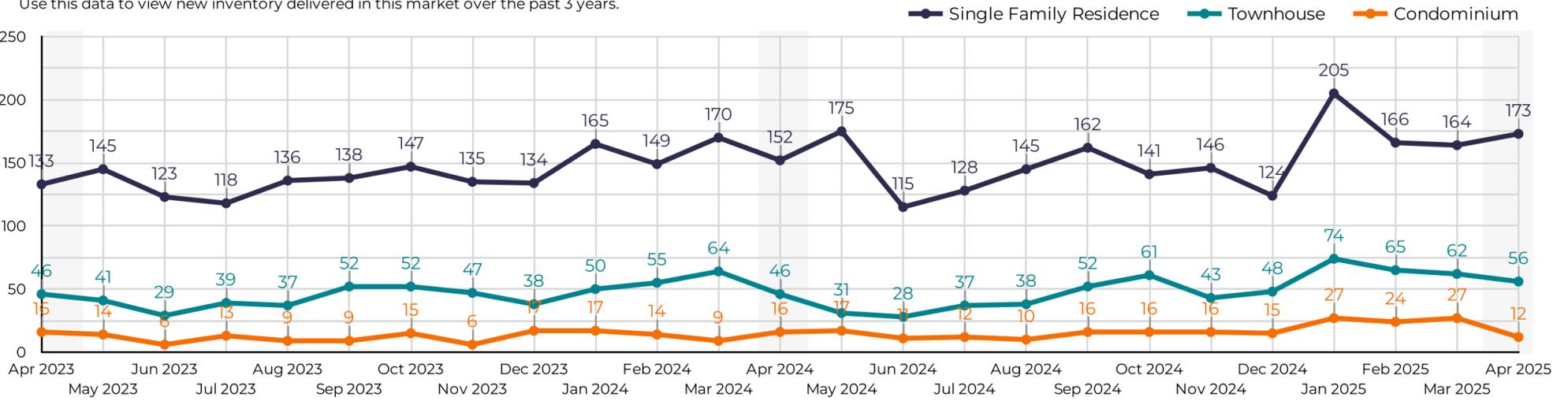
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.13	95	23
\$200,000-\$299,999	2.93	158	54
\$300,000-\$399,999	4.52	294	65
\$400,000-\$499,999	4.76	100	21
\$500,000-\$599,999	6.29	44	7
\$600,000-\$699,999	4.50	18	4
\$700,000-\$799,999	3.50	7	2
\$800,000-\$999,999	4.50	9	2
\$1M-\$1.19M	3.00	3	1
Grand total	4.07	728	179

Asking Prices



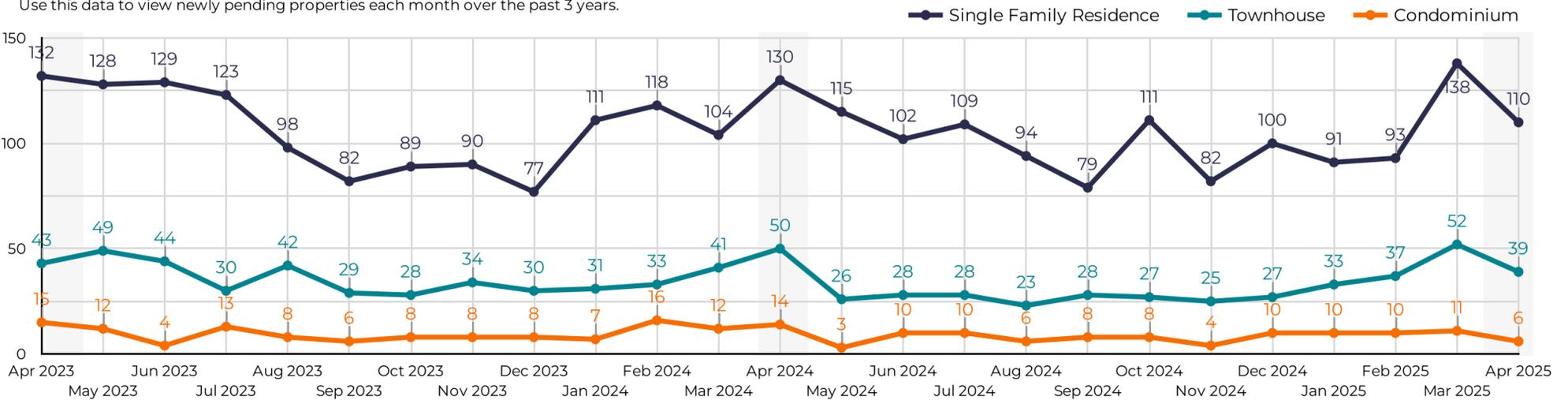
New Listings

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.

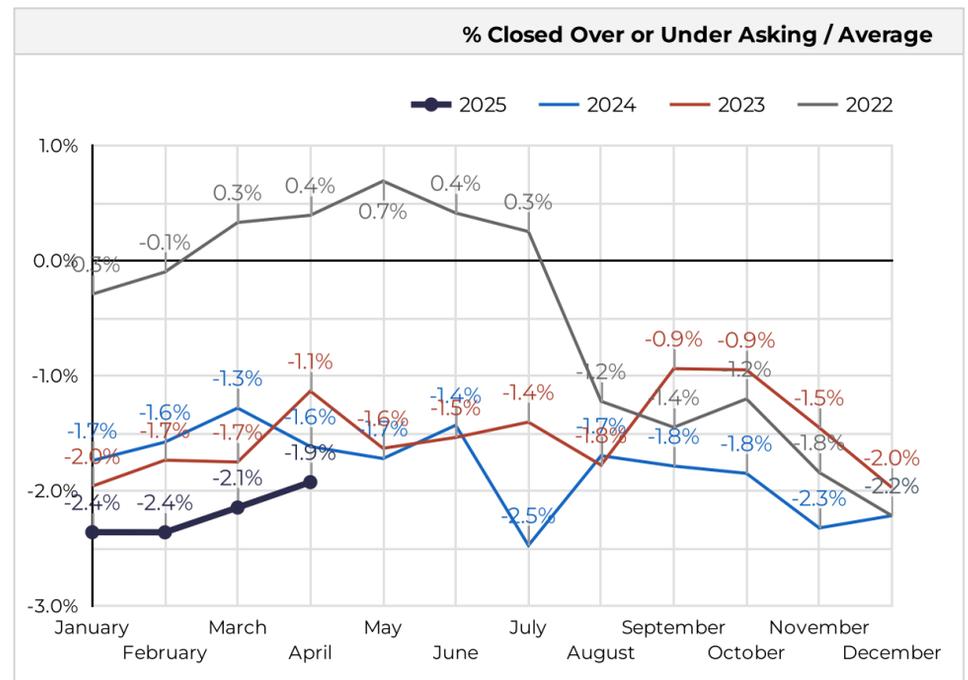
# of Sales / Count				
Month	2022	2023	2024	2025
January	191	125	112	125
February	196	123	157	140
March	255	195	189	189
April	261	222	186	179
May	220	182	171	-
June	189	200	159	-
July	160	171	132	-
August	148	157	141	-
September	127	135	132	-
October	146	129	145	-
November	109	133	106	-
December	125	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	\$319,000
March	\$305,000	\$312,000	\$339,000	\$315,000
April	\$320,000	\$325,857	\$323,000	\$319,900
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	40
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	260
April	225	203	224	250
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	138
February	203	142	173	146
March	264	218	164	207
April	262	196	201	162
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	-



Apr 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
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	119	2.6% ↑	\$45.89M	2.1% ↑	\$350,000	\$-19,990 ↓	\$204	\$2 ↑	42	15 ↑	-1.2%	0.2% ↑
Townhouse	48	6.7% ↑	\$11.99M	-10.6% ↓	\$230,000	\$-55,000 ↓	\$198	\$-19 ↓	29	6 ↑	-1.9%	-0.2% ↓
Condominium	8	-46.7% ↓	\$1.06M	-47.8% ↓	\$138,000	\$7,500 ↑	\$182	\$-30 ↓	40	-20 ↓	-3.9%	-1.8% ↓
Manufactured Home	2	-71.4% ↓	\$315K	-79.0% ↓	\$130,000	\$-85,000 ↓	\$120	\$-59 ↓	24	0	-6.7%	-5.1% ↓
Mobile Home	1	-66.7% ↓	\$130K	-73.8% ↓	\$130,000	\$-62,500 ↓	\$80	\$-31 ↓	99	75 ↑	-26.8%	-20.4% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	17	-19.0% ↓	\$2.62M	-10.5% ↓	\$150,000	\$15,000 ↑	\$214	\$4 ↑	40	-10 ↓	-2.7%	-0.0% ↓
\$1000-1499 sqft	50	-2.0% ↓	\$12.89M	-8.7% ↓	\$260,000	\$-9,900 ↓	\$201	\$-15 ↓	29	4 ↑	-1.5%	-0.3% ↓
\$1500-1999 sqft	62	-8.8% ↓	\$20.44M	-14.6% ↓	\$330,000	\$-19,800 ↓	\$194	\$-9 ↓	45	20 ↑	-1.8%	-0.2% ↓
2000-2499 sqft	35	25.0% ↑	\$14.61M	22.4% ↑	\$395,000	\$-24,900 ↓	\$191	\$-4 ↓	43	4 ↑	-1.4%	0.7% ↑
2500-2999 sqft	10	-16.7% ↓	\$6.59M	8.9% ↑	\$600,000	\$175,000 ↑	\$246	\$57 ↑	22	1 ↑	-2.1%	-1.4% ↓
3000-3999 sqft	4	-33.3% ↓	\$2.23M	-34.7% ↓	\$429,000	\$-55,000 ↓	\$174	\$-2 ↓	53	28 ↑	-0.1%	1.6% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	43	-17.3% ↓	\$10.99M	-13.5% ↓	\$260,000	\$24,000 ↑	\$197	\$1 ↑	43	16 ↑	-2.2%	-0.1% ↓
Green Valley North	43	-30.6% ↓	\$14.5M	-33.8% ↓	\$335,990	\$-4,000 ↓	\$180	\$-9 ↓	39	11 ↑	-0.7%	0.1% ↑
Green Valley Southwest	40	66.7% ↑	\$13.99M	50.0% ↑	\$315,000	\$-59,000 ↓	\$212	\$-18 ↓	35	20 ↑	-2.1%	-1.1% ↓
Green Valley Northeast	31	-3.1% ↓	\$11.7M	-4.4% ↓	\$350,000	\$-35,000 ↓	\$206	\$-3 ↓	46	19 ↑	-1.2%	1.4% ↑
Green Valley Southeast	21	31.3% ↑	\$8.21M	31.9% ↑	\$327,600	\$7,700 ↑	\$212	\$-27 ↓	36	15 ↑	-2.8%	-0.4% ↓