

MLSSAZ Monthly Market Report

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



May 2025

Quick Stats May 2025

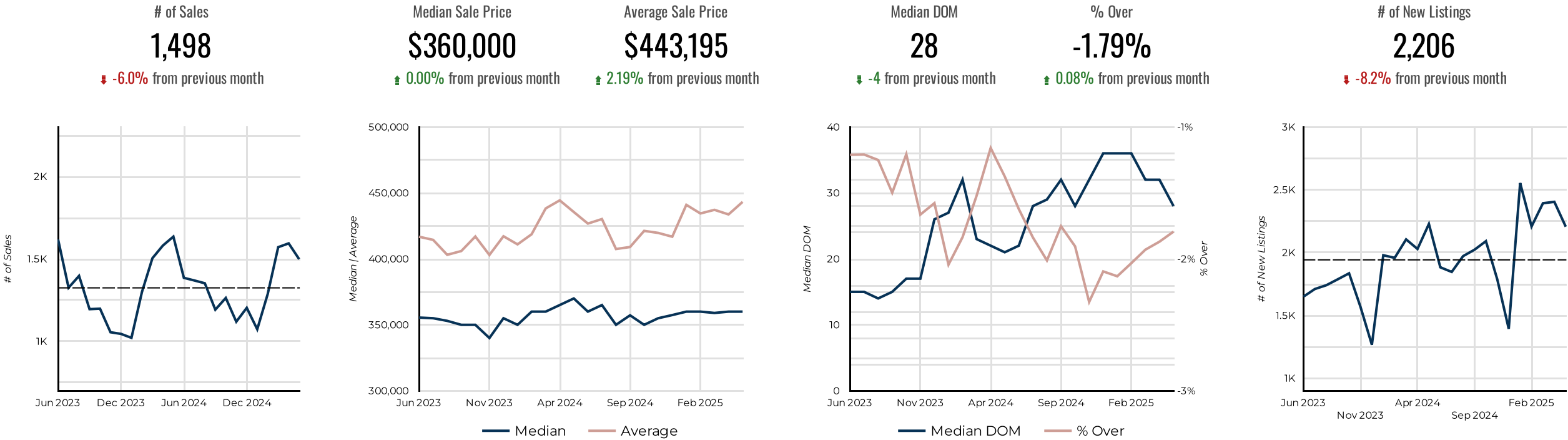


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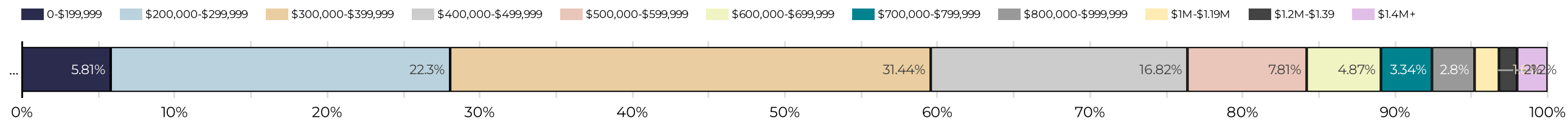
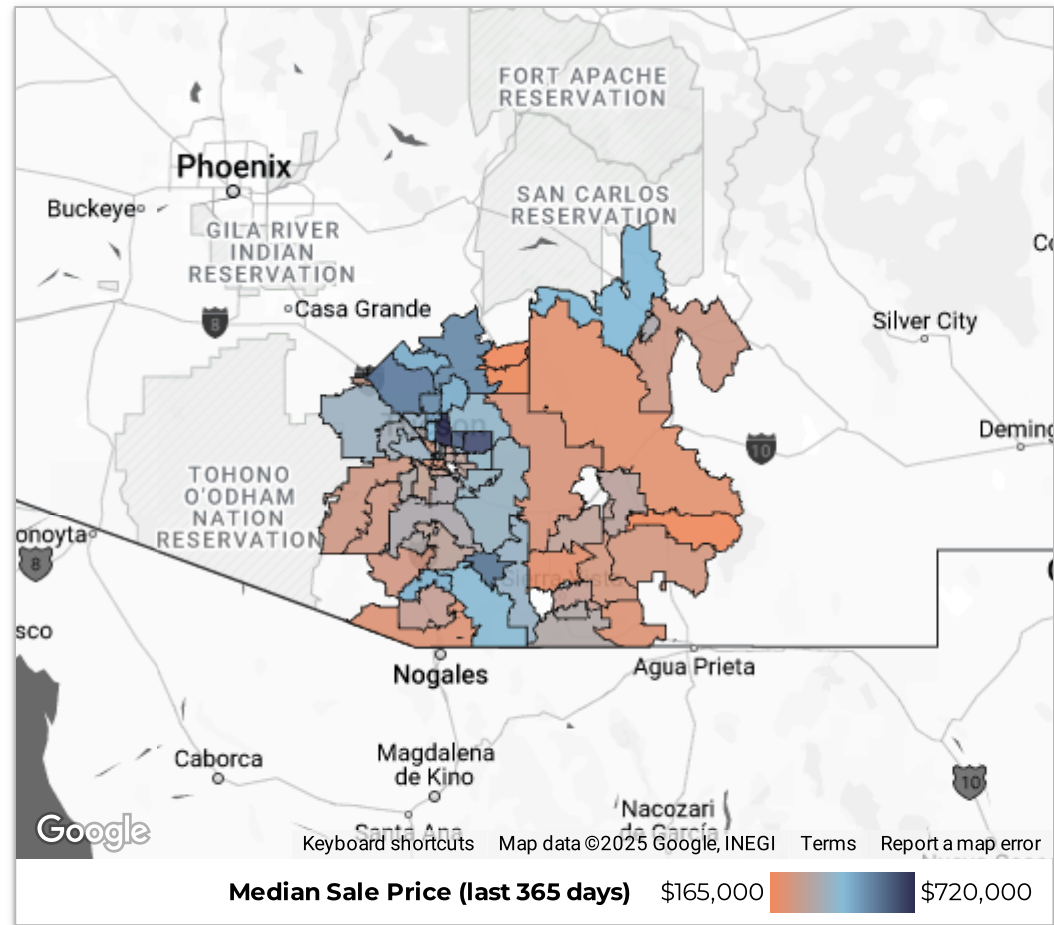
Market Activity - Market Pricing - Buyer Demand - Inventory

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

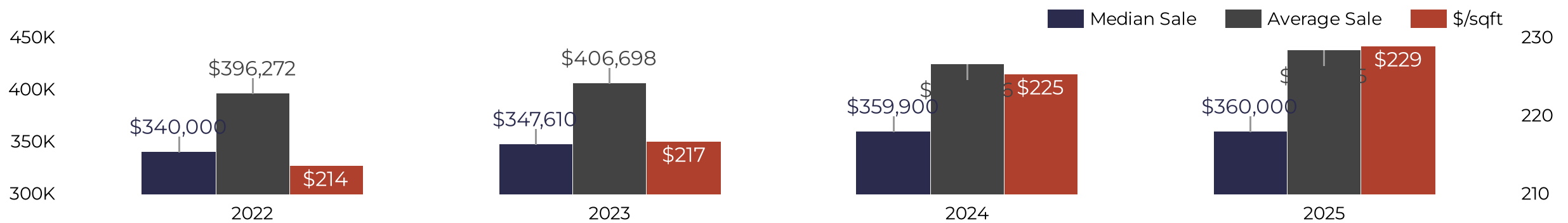
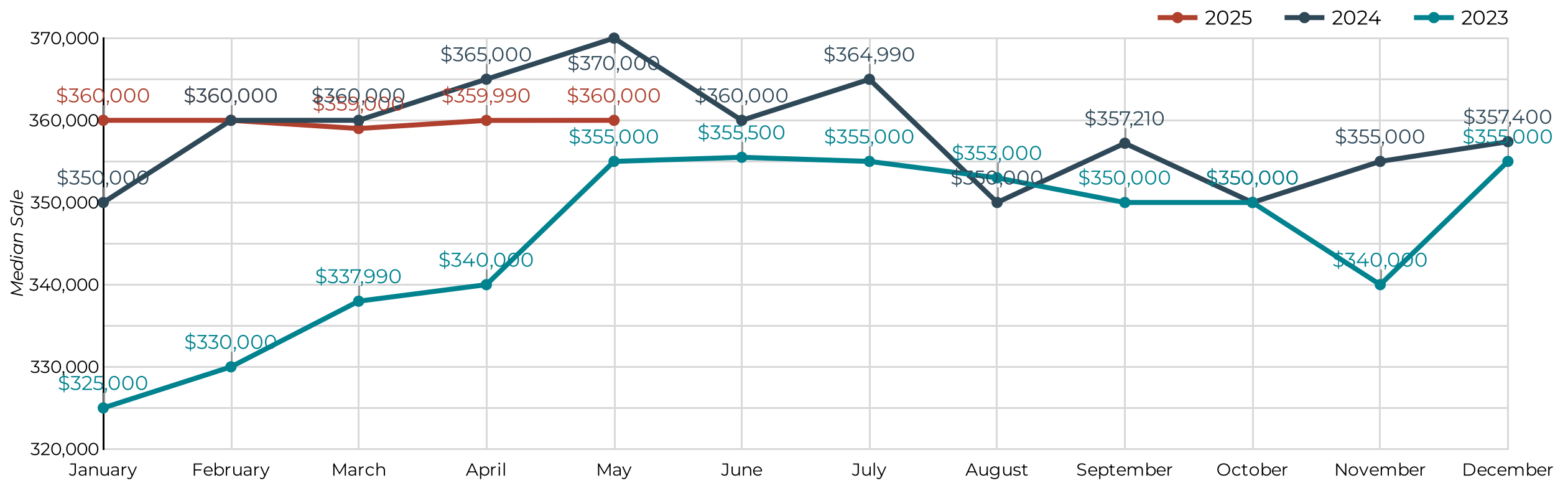
*All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jun 5, 2025*

Price Range	# of Sales
0-\$199,999	87
\$200,000-\$299,999	334
\$300,000-\$399,999	471
\$400,000-\$499,999	252
\$500,000-\$599,999	117
\$600,000-\$699,999	73
\$700,000-\$799,999	50
\$800,000-\$999,999	42
\$1M-\$1.19M	24
\$1.2M-\$1.39M	18
\$1.4M+	30

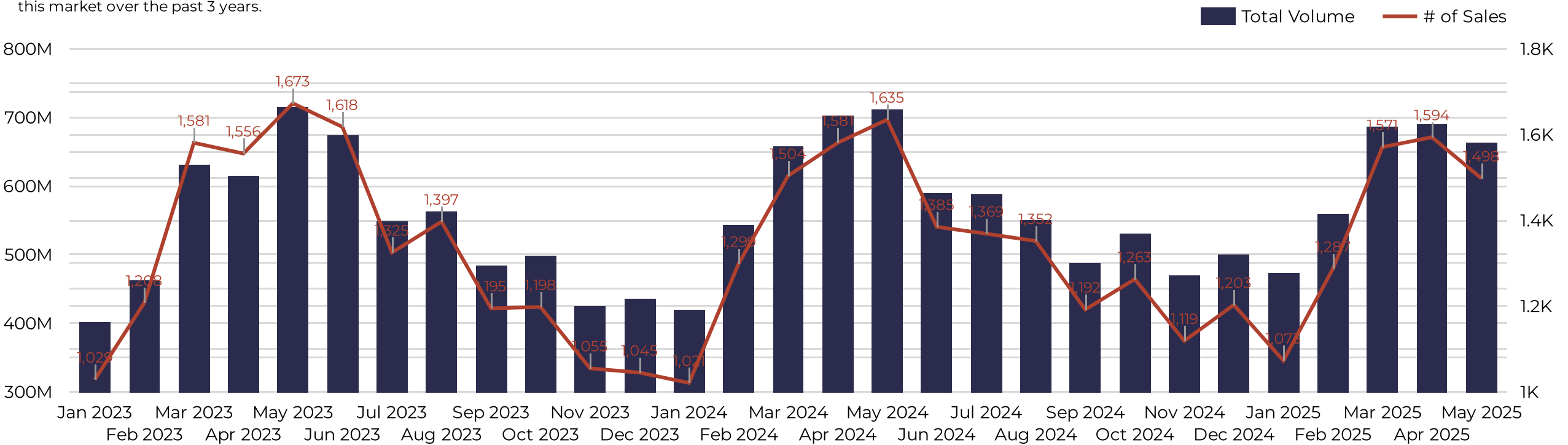
# of Sales	Median Sale Price
1,498	\$360,000
↓ -8.4% from previous year	↓ -2.7% from previous year
Volume	Average Sale Price
\$663,906,152	\$443,195
↓ -6.8% from previous year	↑ 1.8% from previous year
<hr/>	
\$/sqft	Median Days on Market
\$230	28
↓ -0.1% from previous year	↑ 7 from previous year
# of New Listings	Average % Over Asking
2,206	-1.79%
↓ -1.0% from previous year	↓ -0.42% from previous year



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

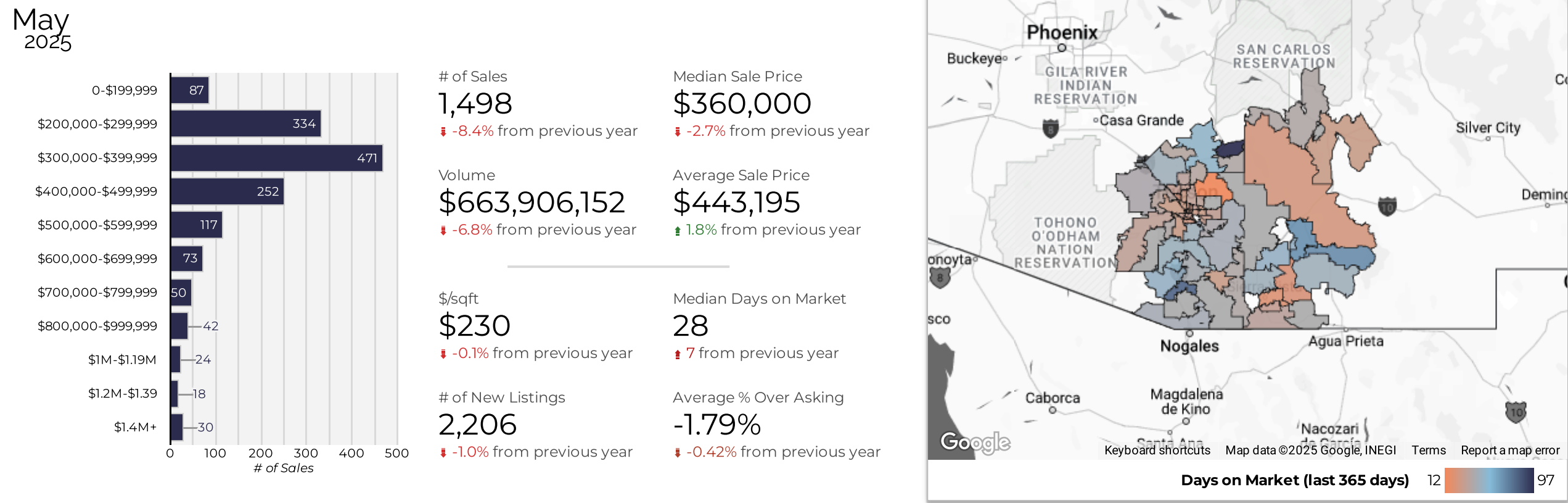


Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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This report provides a snapshot of the market as taken on: Jun 5, 2025



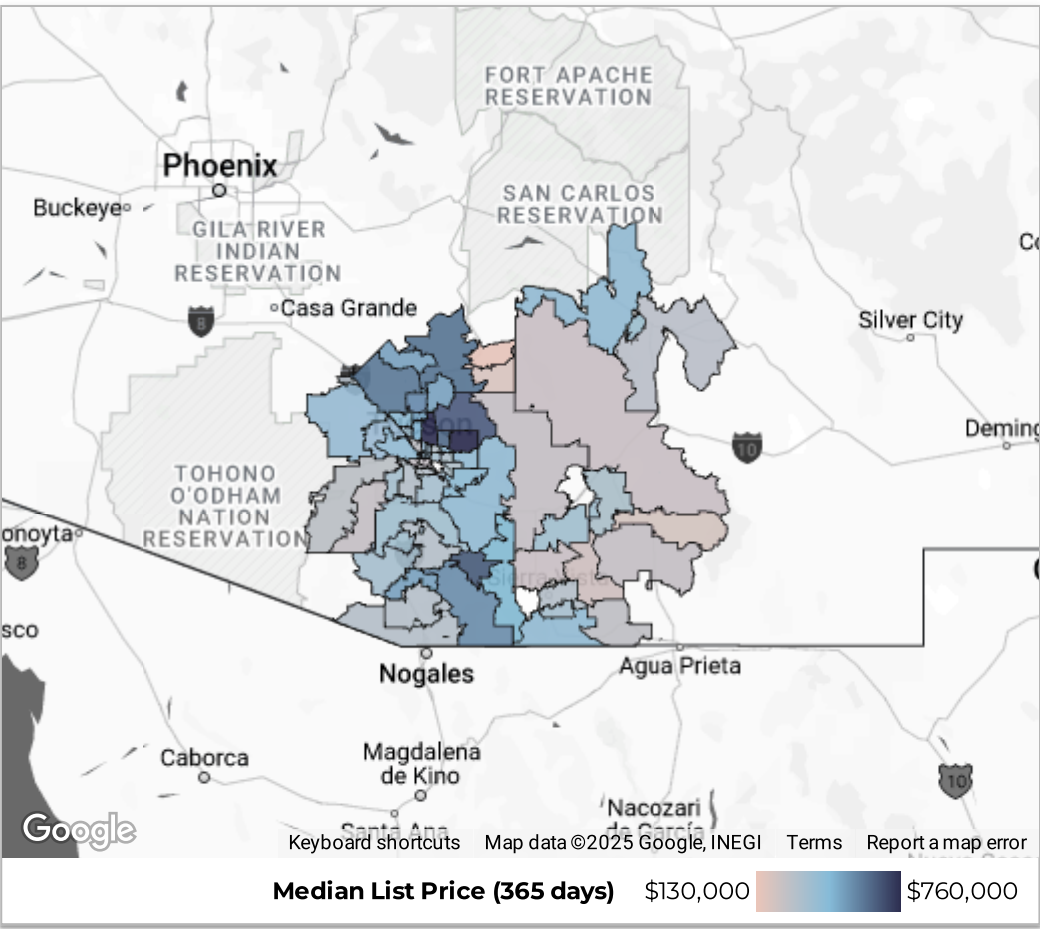
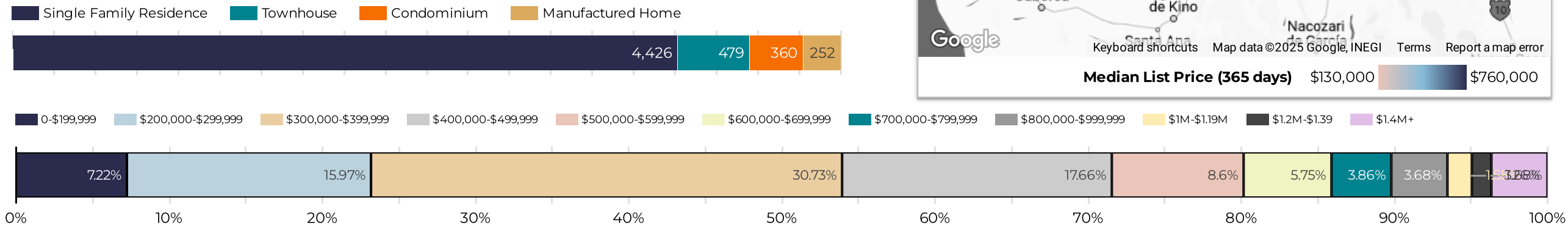
Southern AZ Housing Market: **Inventory**

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jun 5, 2025

May 2025

	Average	#
# of New Listings (Supply)		
2,206		
-22 from previous year		
# of New Pendings (Demand)		
1,415		
-103 from previous year		
Months of Supply		
3.72		
Active Listings		
5,567		
Pending Listings		
786		
Single Family Residence	\$589,481	4,426
Townhouse	\$338,887	479
Condominium	\$223,663	360
Manufactured Home	\$252,906	252
Mobile Home	\$152,842	50
Grand total	\$525,106	5,567

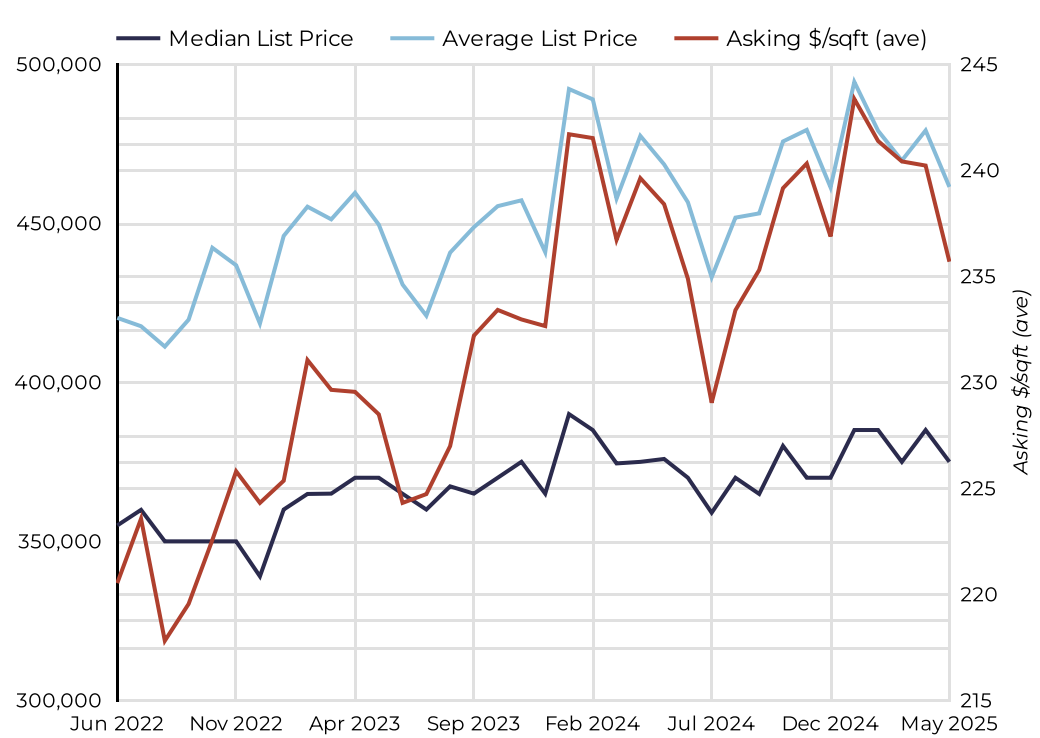
Active Listings



Months of Supply By Price Range

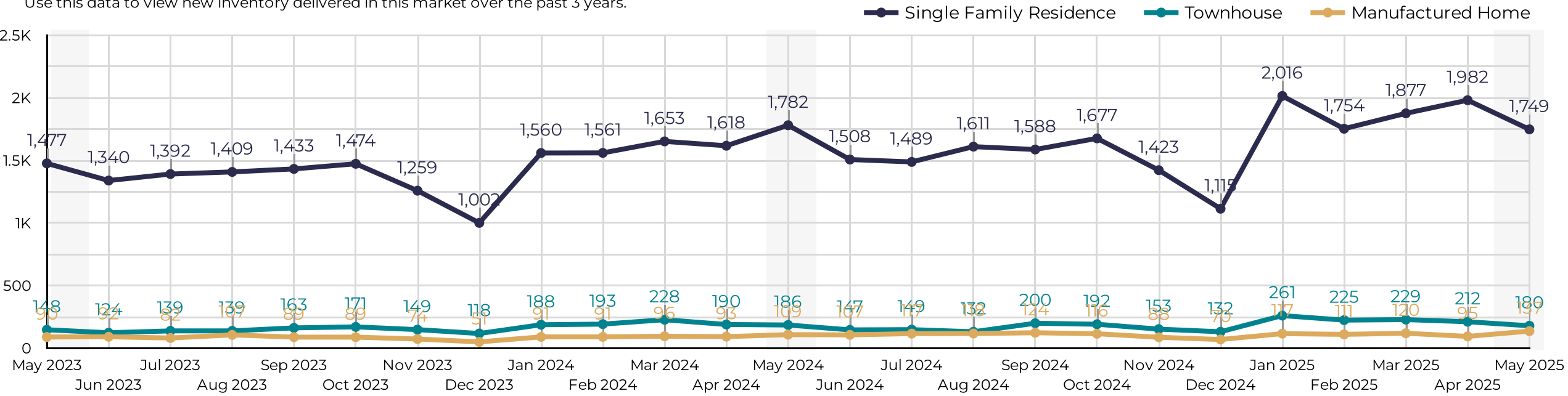
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.62	402	87
\$200,000-\$299,999	2.70	889	329
\$300,000-\$399,999	3.74	1,711	458
\$400,000-\$499,999	3.75	983	262
\$500,000-\$599,999	4.06	479	118
\$600,000-\$699,999	4.21	320	76
\$700,000-\$799,999	3.98	215	54
\$800,000-\$999,999	4.88	205	42
\$1M-\$1.19M	4.63	88	19
\$1.2M-\$1.39	3.18	70	22
\$1.4M+	6.61	205	31
Grand total	3.72	5,567	1,498

Asking Prices



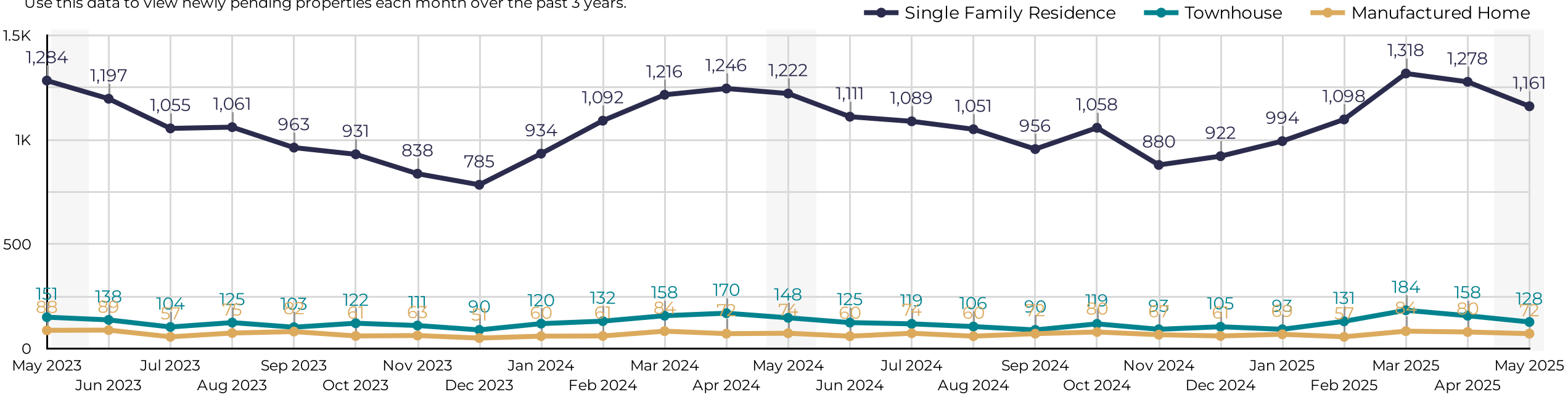
New Listings

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.

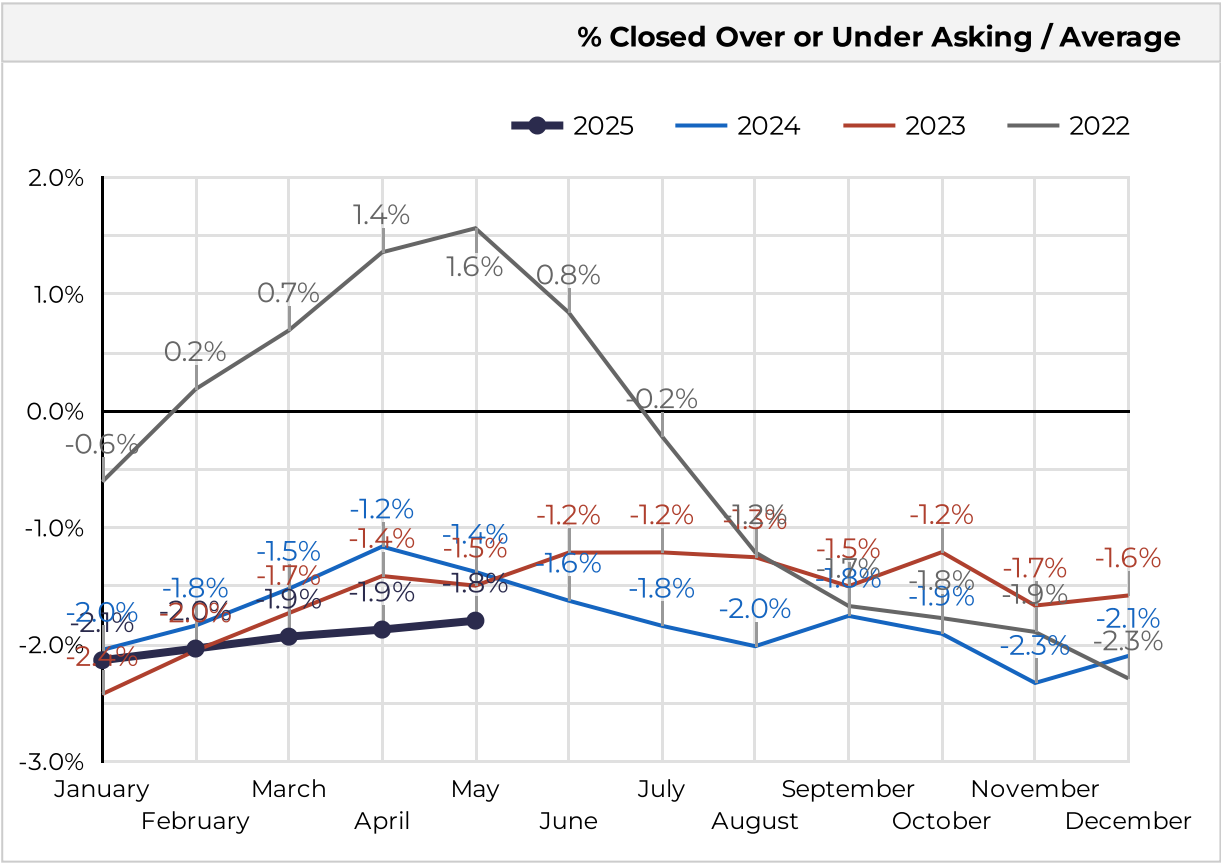
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,073
February	1,676	1,208	1,299	1,287
March	2,134	1,581	1,504	1,571
April	1,957	1,556	1,581	1,594
May	2,031	1,673	1,635	1,498
June	1,764	1,618	1,385	-
July	1,483	1,325	1,369	-
August	1,525	1,397	1,352	-
September	1,431	1,195	1,192	-
October	1,208	1,198	1,263	-
November	1,041	1,055	1,119	-
December	1,107	1,045	1,203	-

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	\$360,000
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	36
February	7	31	32	36
March	6	20	23	32
April	5	17	22	32
May	5	15	21	28
June	6	15	22	-
July	7	15	28	-
August	11	14	29	-
September	16	15	32	-
October	17	17	28	-
November	21	17	32	-
December	28	26	36	-

New Listings / Count				
Month	2022	2023	2024	2025
January	1,978	1,778	1,979	2,554
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	2,404
May	2,184	1,822	2,228	2,206
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	1,214
February	1,862	1,366	1,374	1,358
March	2,094	1,642	1,546	1,668
April	1,965	1,584	1,589	1,583
May	1,914	1,620	1,518	1,415
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	1,175	-
October	1,193	1,177	1,312	-
November	1,029	1,073	1,090	-
December	1,005	978	1,139	-



May 2025

vs. last year

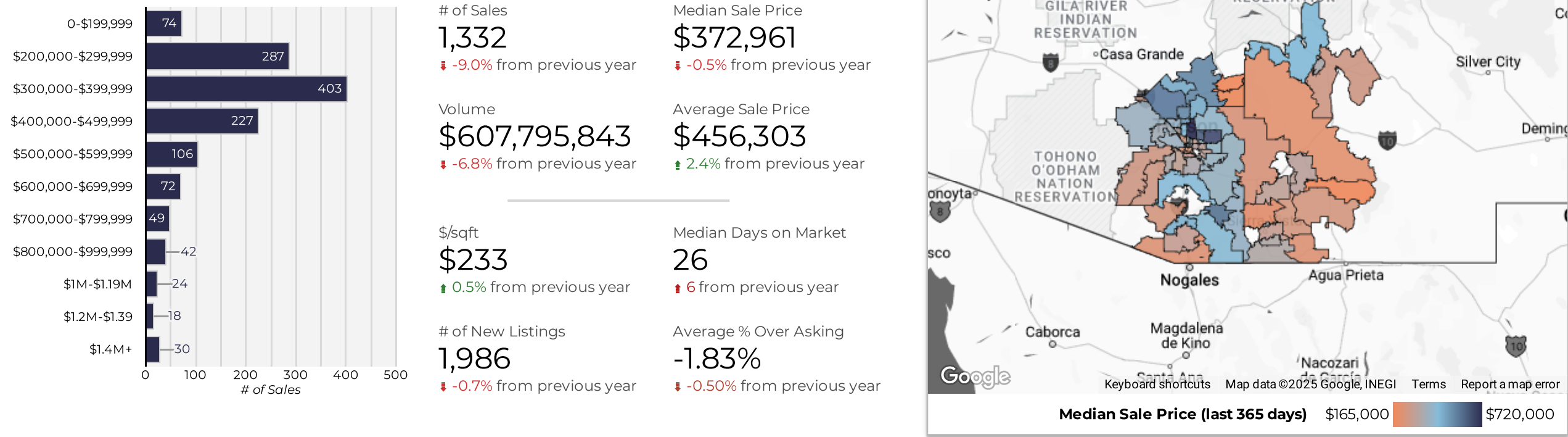
Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

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	1,212 <div></div>	-8.4% <div></div>	\$586.73M	-5.9% <div></div>	\$390,000	\$-5,000 <div></div>	\$236	\$2 <div></div>	27	5 <div></div>	-1.6% <div></div>	-0.4% <div></div>
Townhouse	155 <div></div>	-1.3% <div></div>	\$49.12M	-10.9% <div></div>	\$290,000	\$-5,000 <div></div>	\$226	\$-17 <div></div>	27	12 <div></div>	-1.8% <div></div>	-0.5% <div></div>
Manufactured Home	69 <div></div>	-6.8% <div></div>	\$16.48M	-0.3% <div></div>	\$235,500	\$10,500 <div></div>	\$159	\$2 <div></div>	25	7 <div></div>	-2.2% <div></div>	0.1% <div></div>
Condominium	49 <div></div>	-16.9% <div></div>	\$9.52M	-26.1% <div></div>	\$190,000	\$-22,000 <div></div>	\$205	\$-16 <div></div>	45	18 <div></div>	-3.3% <div></div>	-0.1% <div></div>
Mobile Home	10 <div></div>	-28.6% <div></div>	\$1.4M	-46.4% <div></div>	\$110,000	\$-85,000 <div></div>	\$138	\$-26 <div></div>	41	2 <div></div>	-7.1% <div></div>	-4.0% <div></div>

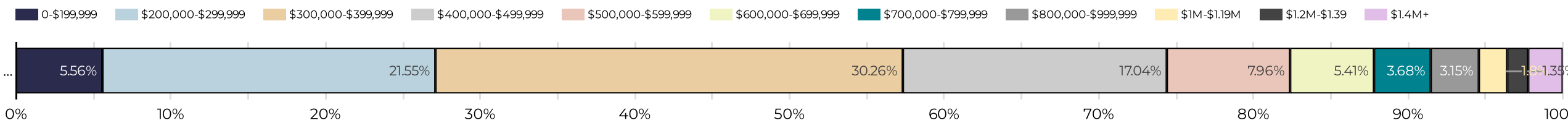
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	84 <div></div>	-16.8% <div></div>	\$15.24M	-25.6% <div></div>	\$168,000	\$-32,000 <div></div>	\$221	\$-26 <div></div>	26	8 <div></div>	-1.3% <div></div>	0.2% <div></div>
\$1000-1499 sqft	419 <div></div>	-4.1% <div></div>	\$121.39M	-3.8% <div></div>	\$290,000	\$5,000 <div></div>	\$226	\$-0 <div></div>	24	5 <div></div>	-1.8% <div></div>	-0.3% <div></div>
\$1500-1999 sqft	478 <div></div>	-9.1% <div></div>	\$180.24M	-9.4% <div></div>	\$360,000	\$-5,000 <div></div>	\$220	\$1 <div></div>	30	7 <div></div>	-1.3% <div></div>	-0.3% <div></div>
2000-2499 sqft	271 <div></div>	-6.2% <div></div>	\$133.94M	-9.6% <div></div>	\$465,000	\$-20,000 <div></div>	\$224	\$-7 <div></div>	29	9 <div></div>	-2.0% <div></div>	-0.7% <div></div>
2500-2999 sqft	132 <div></div>	-18.5% <div></div>	\$85.27M	-14.3% <div></div>	\$615,000	\$40,000 <div></div>	\$238	\$12 <div></div>	27	-8 <div></div>	-1.3% <div></div>	-0.1% <div></div>
3000-3999 sqft	83 <div></div>	-11.7% <div></div>	\$79.67M	-12.8% <div></div>	\$865,000	\$-85,000 <div></div>	\$283	\$-5 <div></div>	30	16 <div></div>	-2.9% <div></div>	-1.5% <div></div>
4000-4999 sqft	18 <div></div>	20.0% <div></div>	\$24.82M	19.8% <div></div>	\$1,347,000	\$148,000 <div></div>	\$319	\$-1 <div></div>	18	-1 <div></div>	-4.4% <div></div>	0.1% <div></div>
5000+ sqft	10 <div></div>	233.3% <div></div>	\$22.69M	324.5% <div></div>	\$1,899,000	\$167,000 <div></div>	\$387	\$59 <div></div>	23	-4 <div></div>	-5.0% <div></div>	-3.1% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	260 <div></div>	6.6% <div></div>	\$152.53M	14.7% <div></div>	\$474,920	\$14,920 <div></div>	\$265	\$2 <div></div>	22	4 <div></div>	-1.7% <div></div>	-0.1% <div></div>
Central	174 <div></div>	-1.7% <div></div>	\$60.59M	-4.8% <div></div>	\$305,000	\$-20,000 <div></div>	\$242	\$-2 <div></div>	18	5 <div></div>	-2.0% <div></div>	-0.5% <div></div>
North	114 <div></div>	-13.6% <div></div>	\$87.33M	-14.3% <div></div>	\$670,000	\$7,500 <div></div>	\$313	\$-5 <div></div>	20	10 <div></div>	-2.5% <div></div>	-1.2% <div></div>
Upper Southeast	113 <div></div>	-24.2% <div></div>	\$49.66M	-25.7% <div></div>	\$403,385	\$-11,615 <div></div>	\$210	\$2 <div></div>	32	-7 <div></div>	-0.9% <div></div>	0.1% <div></div>
East	103 <div></div>	-16.9% <div></div>	\$34.75M	-22.2% <div></div>	\$315,000	\$0 <div></div>	\$208	\$-3 <div></div>	23	11 <div></div>	-1.0% <div></div>	-0.4% <div></div>
West	72 <div></div>	-19.1% <div></div>	\$33.44M	-11.3% <div></div>	\$355,000	\$-40,000 <div></div>	\$240	\$2 <div></div>	26	11 <div></div>	-1.6% <div></div>	-1.0% <div></div>
Extended West	70 <div></div>	-18.6% <div></div>	\$26.34M	-16.3% <div></div>	\$369,900	\$-5,090 <div></div>	\$205	\$3 <div></div>	32	-2 <div></div>	-1.2% <div></div>	0.2% <div></div>
Southwest	66 <div></div>	-7.0% <div></div>	\$20.59M	-8.2% <div></div>	\$313,000	\$8,000 <div></div>	\$192	\$-1 <div></div>	34	14 <div></div>	-1.7% <div></div>	-0.5% <div></div>
Northeast	63 <div></div>	6.8% <div></div>	\$34.79M	-2.7% <div></div>	\$475,000	\$-50,000 <div></div>	\$241	\$-25 <div></div>	28	15 <div></div>	-2.7% <div></div>	-1.6% <div></div>
South	57 <div></div>	-19.7% <div></div>	\$15.85M	-18.6% <div></div>	\$275,000	\$-5,000 <div></div>	\$192	\$-5 <div></div>	39	27 <div></div>	-0.8% <div></div>	0.7% <div></div>
Green Valley North	53 <div></div>	-5.4% <div></div>	\$18.55M	-7.3% <div></div>	\$335,000	\$-9,990 <div></div>	\$182	\$-7 <div></div>	52	1 <div></div>	-0.4% <div></div>	0.9% <div></div>
Green Valley Northwest	43 <div></div>	19.4% <div></div>	\$12.27M	26.6% <div></div>	\$276,500	\$16,500 <div></div>	\$197	\$-5 <div></div>	23	1 <div></div>	-2.6% <div></div>	-1.5% <div></div>
Southeast	42 <div></div>	7.7% <div></div>	\$18.1M	16.6% <div></div>	\$424,240	\$37,240 <div></div>	\$214	\$14 <div></div>	38	12 <div></div>	-2.0% <div></div>	-1.7% <div></div>
Upper Northwest	41 <div></div>	-30.5% <div></div>	\$23.4M	-25.2% <div></div>	\$525,000	\$10,750 <div></div>	\$267	\$24 <div></div>	26	-9 <div></div>	-2.4% <div></div>	-0.6% <div></div>
Cochise	33 <div></div>	-2.9% <div></div>	\$10.48M	37.3% <div></div>	\$272,500	\$52,500 <div></div>	\$163	\$10 <div></div>	47	14 <div></div>	-1.6% <div></div>	0.3% <div></div>
Green Valley Northeast	31 <div></div>	-13.9% <div></div>	\$12.5M	-10.4% <div></div>	\$390,000	\$11,000 <div></div>	\$219	\$-10 <div></div>	40	17 <div></div>	-1.6% <div></div>	0.2% <div></div>
Green Valley Southwest	27 <div></div>	-6.9% <div></div>	\$8.53M	-26.0% <div></div>	\$299,900	\$-100,100 <div></div>	\$206	\$-18 <div></div>	69	42 <div></div>	-2.0% <div></div>	0.7% <div></div>
Benson/St. David	23 <div></div>	-32.4% <div></div>	\$5.41M	-41.5% <div></div>	\$237,000	\$-13,000 <div></div>	\$149	\$-15 <div></div>	32	-14 <div></div>	-4.5% <div></div>	-3.6% <div></div>
SCC-Rio Rico East	23 <div></div>	27.8% <div></div>	\$7.24M	36.3% <div></div>	\$288,000	\$18,100 <div></div>	\$181	\$7 <div></div>	27	-9 <div></div>	-1.6% <div></div>	-1.1% <div></div>
Green Valley Southeast	12 <div></div>	-14.3% <div></div>	\$4.26M	-9.3% <div></div>	\$329,500	\$32,000 <div></div>	\$215	\$-11 <div></div>	16	-32 <div></div>	-0.8% <div></div>	1.9% <div></div>
Extended Northwest	12 <div></div>	33.3% <div></div>	\$3.45M	21.8% <div></div>	\$274,990	\$-11,010 <div></div>	\$193	\$16 <div></div>	18	-68 <div></div>	-0.6% <div></div>	+0.0%...
Graham	11 <div></div>	37.5% <div></div>	\$3.38M	32.2% <div></div>	\$299,900	\$-36,100 <div></div>	\$202	\$32 <div></div>	38	22 <div></div>	0.7% <div></div>	1.4% <div></div>
Extended Southwest	11 <div></div>	37.5% <div></div>	\$2.56M	46.2% <div></div>	\$255,000	\$62,000 <div></div>	\$156	\$-0 <div></div>	16	8 <div></div>	-1.1% <div></div>	2.3% <div></div>
Pinal	9 <div></div>	-10.0% <div></div>	\$3.1M	-16.7% <div></div>	\$299,000	\$39,000 <div></div>	\$206	\$-16 <div></div>	28	9 <div></div>	-1.3% <div></div>	0.7% <div></div>
SCC-Rio Rico West	7 <div></div>	75.0% <div></div>	\$2.11M	76.2% <div></div>	\$295,000	\$-20,000 <div></div>	\$193	\$26 <div></div>	36	32 <div></div>	-1.0% <div></div>	-1.9% <div></div>
SCC-Tubac East	7 <div></div>	0.0% <div></div>	\$3.51M	17.0% <div></div>	\$490,000	\$87,500 <div></div>	\$282	\$23 <div></div>	48	6 <div></div>	-3.5% <div></div>	-2.0% <div></div>
Greenlee	3 <div></div>	200.0% <div></div>	\$397.3K	52.8% <div></div>	\$140,000	\$-120,000 <div></div>	\$88	\$-77 <div></div>	88	-65 <div></div>	-8.5% <div></div>	-12.9%...
SCC-Sonoita	2 <div></div>	-33.3% <div></div>	\$1.7M	-27.3% <div></div>	\$469,000	\$-281,000 <div></div>	\$316	\$78 <div></div>	0	-81 <div></div>	-3.8% <div></div>	-1.7% <div></div>
SCC-Elgin	2 <div></div>	100.0% <div></div>	\$2.29M	448.8% <div></div>	\$395,000	\$-23,000 <div></div>	\$208	\$-92 <div></div>	53	14 <div></div>	-6.1% <div></div>	6.4% <div></div>
Extended Southeast	2 <div></div>	0.0% <div></div>	\$786.35K	7.6% <div></div>	\$391,450	\$51,450 <div></div>	\$216	\$5 <div></div>	72	25 <div></div>	0.2% <div></div>	-0.2% <div></div>
SCC-Patagonia	1 <div></div>	0.0% <div></div>	\$567.23K	-5.9% <div></div>	\$567,225	\$-35,775 <div></div>	\$192	\$-10 <div></div>	25	25 <div></div>	-0.5% <div></div>	0.7% <div></div>
SCC-Amado	1 <div></div>	- <div></div>	\$245K	- <div></div>	\$245,000	- <div></div>	\$156	- <div></div>	1	- <div></div>	4.3% <div></div>	- <div></div>
Maricopa	1 <div></div>	0.0% <div></div>	\$603K	65.2% <div></div>	\$603,000	\$238,000 <div></div>	\$224	\$-157 <div></div>	64	53 <div></div>	0.5% <div></div>	-1.2% <div></div>

May 2025

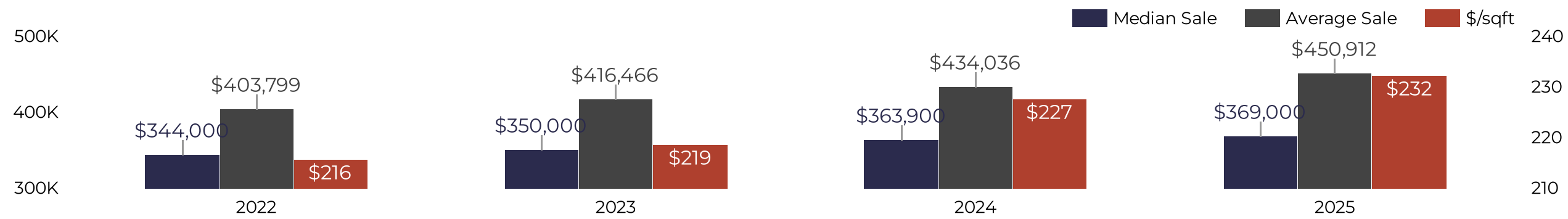
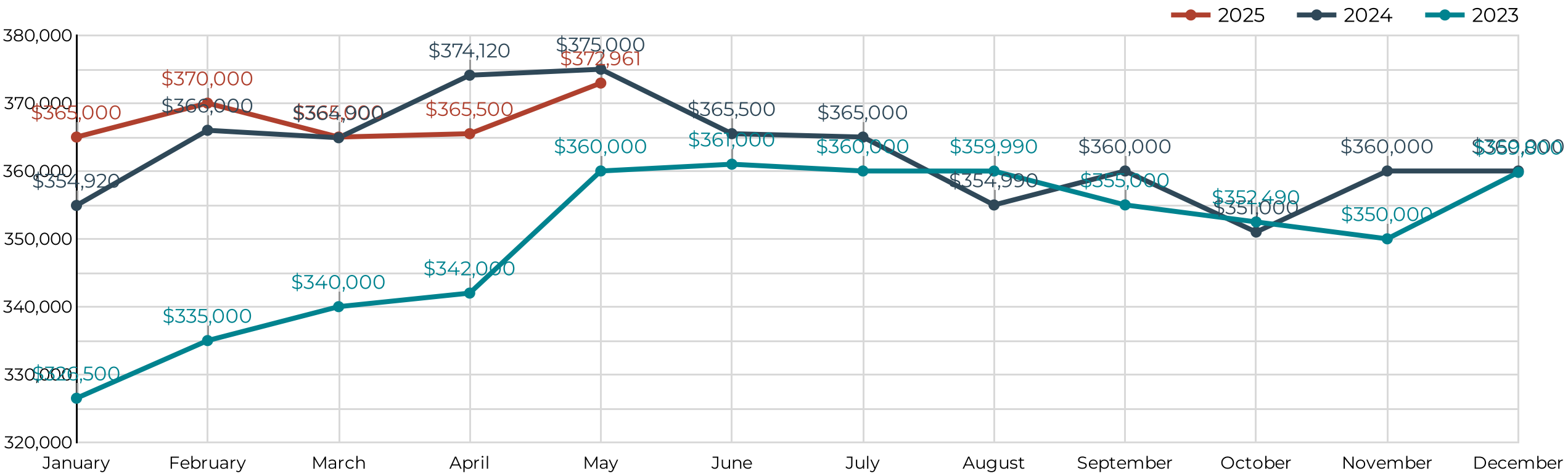


Map of Tucson area showing Median Sale Price (last 365 days) by neighborhood. Legend: \$165,000 to \$720,000.



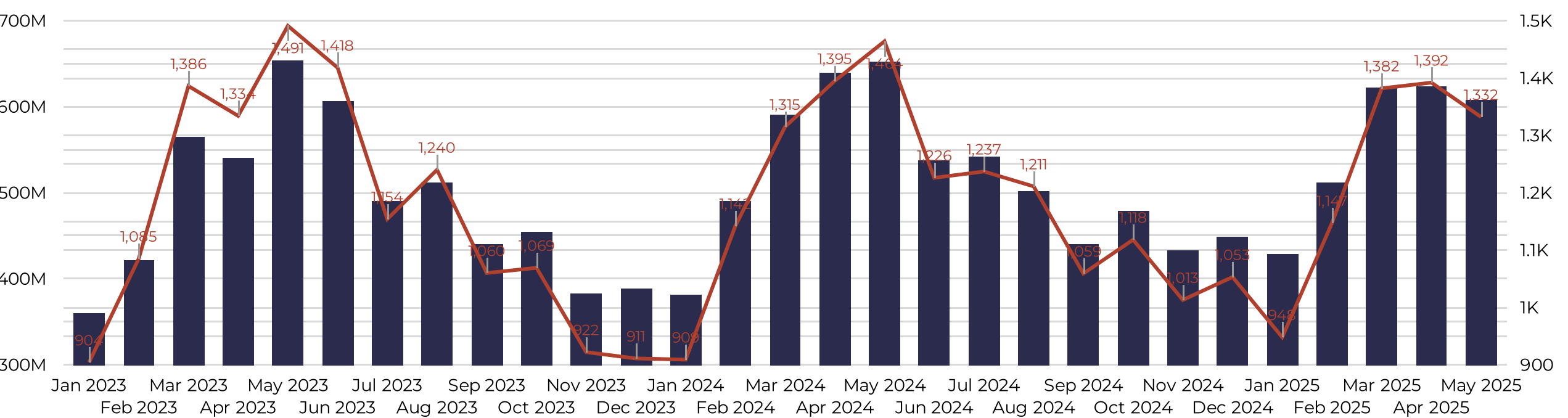
Market Pricing

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.





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.

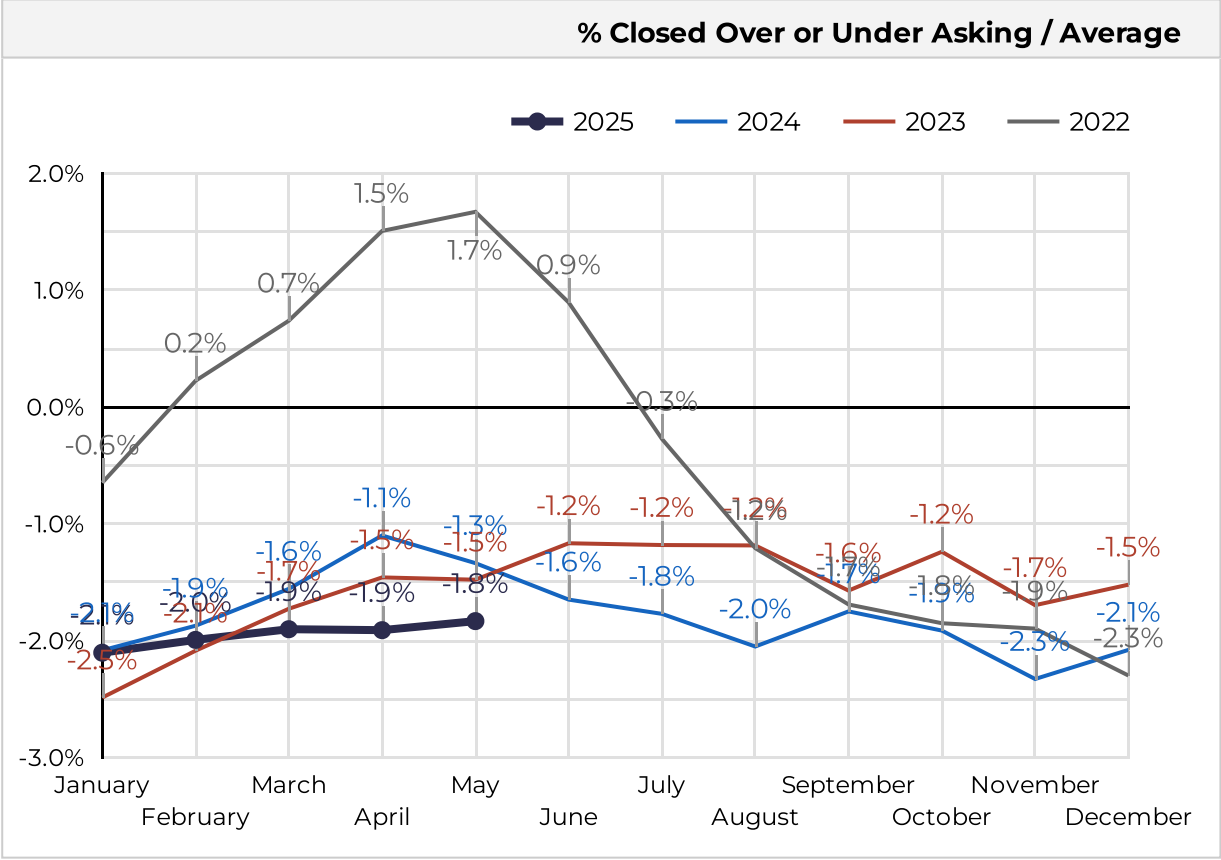
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	948
February	1,480	1,085	1,142	1,147
March	1,879	1,386	1,315	1,382
April	1,696	1,334	1,395	1,392
May	1,811	1,491	1,464	1,332
June	1,575	1,418	1,226	-
July	1,323	1,154	1,237	-
August	1,377	1,240	1,211	-
September	1,304	1,060	1,059	-
October	1,062	1,069	1,118	-
November	932	922	1,013	-
December	982	911	1,053	-

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	\$365,500
May	\$352,225	\$360,000	\$375,000	\$372,961
June	\$360,000	\$361,000	\$365,500	-
July	\$355,000	\$360,000	\$365,000	-
August	\$342,500	\$359,990	\$354,990	-
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	30
May	5	15	20	26
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	2,150
May	1,947	1,616	2,001	1,986
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	1,076
February	1,659	1,224	1,201	1,212
March	1,830	1,424	1,382	1,457
April	1,703	1,388	1,388	1,400
May	1,719	1,425	1,366	1,245
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	937	978	-
December	888	859	998	-



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: Jun 5, 2025

May 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	1,096 <div></div>	-8.4% <div></div>	\$542.61M	-5.6% <div></div>	\$395,000	\$-4,000 <div></div>	\$240	\$3 <div></div>	26	6 <div></div>	-1.6% <div></div>	-0.6% <div></div>
Townhouse	113 <div></div>	-8.1% <div></div>	\$38.35M	-16.5% <div></div>	\$309,900	\$-10,100 <div></div>	\$237	\$-16 <div></div>	25	12 <div></div>	-1.8% <div></div>	-0.3% <div></div>
Manufactured Home	66 <div></div>	-4.3% <div></div>	\$15.96M	3.8% <div></div>	\$237,500	\$7,500 <div></div>	\$158	\$3 <div></div>	25	7 <div></div>	-2.3% <div></div>	-0.0% <div></div>
Condominium	44 <div></div>	-18.5% <div></div>	\$8.83M	-26.2% <div></div>	\$205,000	\$-15,000 <div></div>	\$207	\$-15 <div></div>	42	15 <div></div>	-3.0% <div></div>	0.4% <div></div>
Mobile Home	10 <div></div>	-28.6% <div></div>	\$1.4M	-46.4% <div></div>	\$110,000	\$-85,000 <div></div>	\$138	\$-26 <div></div>	41	2 <div></div>	-7.1% <div></div>	-4.0% <div></div>

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	73 <div></div>	-17.0% <div></div>	\$13.39M	-26.1% <div></div>	\$168,000	\$-32,000 <div></div>	\$222	\$-27 <div></div>	24	9 <div></div>	-0.9% <div></div>	0.6% <div></div>
\$1000-1499 sqft	374 <div></div>	-2.9% <div></div>	\$109.69M	-1.9% <div></div>	\$292,500	\$4,100 <div></div>	\$229	\$1 <div></div>	23	7 <div></div>	-1.9% <div></div>	-0.4% <div></div>
\$1500-1999 sqft	416 <div></div>	-9.4% <div></div>	\$158.81M	-9.4% <div></div>	\$370,900	\$5,390 <div></div>	\$222	\$2 <div></div>	28	6 <div></div>	-1.3% <div></div>	-0.4% <div></div>
2000-2499 sqft	237 <div></div>	-11.2% <div></div>	\$119.91M	-13.0% <div></div>	\$475,000	\$-10,000 <div></div>	\$229	\$-4 <div></div>	28	8 <div></div>	-2.2% <div></div>	-0.8% <div></div>
2500-2999 sqft	122 <div></div>	-17.6% <div></div>	\$80.03M	-12.9% <div></div>	\$640,000	\$60,000 <div></div>	\$242	\$13 <div></div>	26	-8 <div></div>	-1.3% <div></div>	-0.4% <div></div>
3000-3999 sqft	79 <div></div>	-13.2% <div></div>	\$77.81M	-13.5% <div></div>	\$890,000	\$-73,000 <div></div>	\$290	\$-3 <div></div>	30	16 <div></div>	-3.0% <div></div>	-1.5% <div></div>
4000-4999 sqft	18 <div></div>	20.0% <div></div>	\$24.82M	19.8% <div></div>	\$1,347,000	\$148,000 <div></div>	\$319	\$-1 <div></div>	18	-1 <div></div>	-4.4% <div></div>	0.1% <div></div>
5000+ sqft	10 <div></div>	233.3% <div></div>	\$22.69M	324.5% <div></div>	\$1,899,000	\$167,000 <div></div>	\$387	\$59 <div></div>	23	-4 <div></div>	-5.0% <div></div>	-3.1% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	260 <div></div>	6.6% <div></div>	\$152.53M	14.7% <div></div>	\$474,920	\$14,920 <div></div>	\$265	\$2 <div></div>	22	4 <div></div>	-1.7% <div></div>	-0.1% <div></div>
Central	174 <div></div>	-1.7% <div></div>	\$60.59M	-4.8% <div></div>	\$305,000	\$-20,000 <div></div>	\$242	\$-2 <div></div>	18	5 <div></div>	-2.0% <div></div>	-0.5% <div></div>
North	114 <div></div>	-13.6% <div></div>	\$87.33M	-14.3% <div></div>	\$670,000	\$7,500 <div></div>	\$313	\$-5 <div></div>	20	10 <div></div>	-2.5% <div></div>	-1.2% <div></div>
Upper Southeast	113 <div></div>	-24.2% <div></div>	\$49.66M	-25.7% <div></div>	\$403,385	\$-11,615 <div></div>	\$210	\$2 <div></div>	32	-7 <div></div>	-0.9% <div></div>	0.1% <div></div>
East	103 <div></div>	-16.9% <div></div>	\$34.75M	-22.2% <div></div>	\$315,000	\$0 <div></div>	\$208	\$-3 <div></div>	23	11 <div></div>	-1.0% <div></div>	-0.4% <div></div>
West	72 <div></div>	-19.1% <div></div>	\$33.44M	-11.3% <div></div>	\$355,000	\$-40,000 <div></div>	\$240	\$2 <div></div>	26	11 <div></div>	-1.6% <div></div>	-1.0% <div></div>
Extended West	70 <div></div>	-18.6% <div></div>	\$26.34M	-16.3% <div></div>	\$369,900	\$-5,090 <div></div>	\$205	\$3 <div></div>	32	-2 <div></div>	-1.2% <div></div>	0.2% <div></div>
Southwest	66 <div></div>	-7.0% <div></div>	\$20.59M	-8.2% <div></div>	\$313,000	\$8,000 <div></div>	\$192	\$-1 <div></div>	34	14 <div></div>	-1.7% <div></div>	-0.5% <div></div>
Northeast	63 <div></div>	6.8% <div></div>	\$34.79M	-2.7% <div></div>	\$475,000	\$-50,000 <div></div>	\$241	\$-25 <div></div>	28	15 <div></div>	-2.7% <div></div>	-1.6% <div></div>
South	57 <div></div>	-19.7% <div></div>	\$15.85M	-18.6% <div></div>	\$275,000	\$-5,000 <div></div>	\$192	\$-5 <div></div>	39	27 <div></div>	-0.8% <div></div>	0.7% <div></div>
Southeast	42 <div></div>	7.7% <div></div>	\$18.1M	16.6% <div></div>	\$424,240	\$37,240 <div></div>	\$214	\$14 <div></div>	38	12 <div></div>	-2.0% <div></div>	-1.7% <div></div>
Upper Northwest	41 <div></div>	-30.5% <div></div>	\$23.4M	-25.2% <div></div>	\$525,000	\$10,750 <div></div>	\$267	\$24 <div></div>	26	-9 <div></div>	-2.4% <div></div>	-0.6% <div></div>
Cochise	33 <div></div>	-2.9% <div></div>	\$10.48M	37.3% <div></div>	\$272,500	\$52,500 <div></div>	\$163	\$10 <div></div>	47	14 <div></div>	-1.6% <div></div>	0.3% <div></div>
SCC-Rio Rico East	23 <div></div>	27.8% <div></div>	\$7.24M	36.3% <div></div>	\$288,000	\$18,100 <div></div>	\$181	\$7 <div></div>	27	-9 <div></div>	-1.6% <div></div>	-1.1% <div></div>
Benson/St. David	23 <div></div>	-32.4% <div></div>	\$5.41M	-41.5% <div></div>	\$237,000	\$-13,000 <div></div>	\$149	\$-15 <div></div>	32	-14 <div></div>	-4.5% <div></div>	-3.6% <div></div>
Extended Northwest	12 <div></div>	33.3% <div></div>	\$3.45M	21.8% <div></div>	\$274,990	\$-11,010 <div></div>	\$193	\$16 <div></div>	18	-68 <div></div>	-0.6% <div></div>	+0.0%...
Extended Southwest	11 <div></div>	37.5% <div></div>	\$2.56M	46.2% <div></div>	\$255,000	\$62,000 <div></div>	\$156	\$-0 <div></div>	16	8 <div></div>	-1.1% <div></div>	2.3% <div></div>
Graham	11 <div></div>	37.5% <div></div>	\$3.38M	32.2% <div></div>	\$299,900	\$-36,100 <div></div>	\$202	\$32 <div></div>	38	22 <div></div>	0.7% <div></div>	1.4% <div></div>
Pinal	9 <div></div>	-10.0% <div></div>	\$3.1M	-16.7% <div></div>	\$299,000	\$39,000 <div></div>	\$206	\$-16 <div></div>	28	9 <div></div>	-1.3% <div></div>	0.7% <div></div>
SCC-Tubac East	7 <div></div>	0.0% <div></div>	\$3.51M	17.0% <div></div>	\$490,000	\$87,500 <div></div>	\$282	\$23 <div></div>	48	6 <div></div>	-3.5% <div></div>	-2.0% <div></div>
SCC-Rio Rico West	7 <div></div>	75.0% <div></div>	\$2.11M	76.2% <div></div>	\$295,000	\$-20,000 <div></div>	\$193	\$26 <div></div>	36	32 <div></div>	-1.0% <div></div>	-1.9% <div></div>
Greenlee	3 <div></div>	200.0% <div></div>	\$397.3K	52.8% <div></div>	\$140,000	\$-120,000 <div></div>	\$88	\$-77 <div></div>	88	-65 <div></div>	-8.5% <div></div>	-12.9%...
SCC-Elgin	2 <div></div>	100.0% <div></div>	\$2.29M	448.8% <div></div>	\$395,000	\$-23,000 <div></div>	\$208	\$-92 <div></div>	53	14 <div></div>	-6.1% <div></div>	6.4% <div></div>
SCC-Sonoita	2 <div></div>	-33.3% <div></div>	\$1.7M	-27.3% <div></div>	\$469,000	\$-281,000 <div></div>	\$316	\$78 <div></div>	0	-81 <div></div>	-3.8% <div></div>	-1.7% <div></div>
Extended Southeast	2 <div></div>	0.0% <div></div>	\$786.35K	7.6% <div></div>	\$391,450	\$51,450 <div></div>	\$216	\$5 <div></div>	72	25 <div></div>	0.2% <div></div>	-0.2% <div></div>
SCC-Nogales East	1 <div></div>	-83.3% <div></div>	\$218K	-80.2% <div></div>	\$218,000	\$50,000 <div></div>	\$170	\$50 <div></div>	75	34 <div></div>	-7.2% <div></div>	-3.8% <div></div>
SCC-Tubac West	1 <div></div>	- <div></div>	\$500K	- <div></div>	\$500,000	- <div></div>	\$372	- <div></div>	101	- <div></div>	-6.5% <div></div>	- <div></div>
SCC-Patagonia	1 <div></div>	0.0% <div></div>	\$567.23K	-5.9% <div></div>	\$567,225	\$-35,775 <div></div>	\$192	\$-10 <div></div>	25	25 <div></div>	-0.5% <div></div>	0.7% <div></div>
Yavapai	1 <div></div>	- <div></div>	\$153K	- <div></div>	\$153,000	- <div></div>	\$228	- <div></div>	69	- <div></div>	9.3% <div></div>	- <div></div>
SCC-Amado	1 <div></div>	- <div></div>	\$245K	- <div></div>	\$245,000	- <div></div>	\$156	- <div></div>	1	- <div></div>	4.3% <div></div>	- <div></div>
SCC-Nogales West	1 <div></div>	-50.0% <div></div>	\$255K	-73.4% <div></div>	\$255,000	\$-50,000 <div></div>	\$123	\$-58 <div></div>	129	87 <div></div>	-12.0% <div></div>	-10.5%...
Maricopa	1 <div></div>	0.0% <div></div>	\$603K	65.2% <div></div>	\$603,000	\$238,000 <div></div>	\$224	\$-157 <div></div>	64	53 <div></div>	0.5% <div></div>	-1.2% <div></div>
Extended Northeast	1 <div></div>	-50.0% <div></div>	\$695K	-41.3% <div></div>	\$695,000	\$140,000 <div></div>	\$553	\$-56 <div></div>	51	49 <div></div>	-7.2% <div></div>	-12.6%...

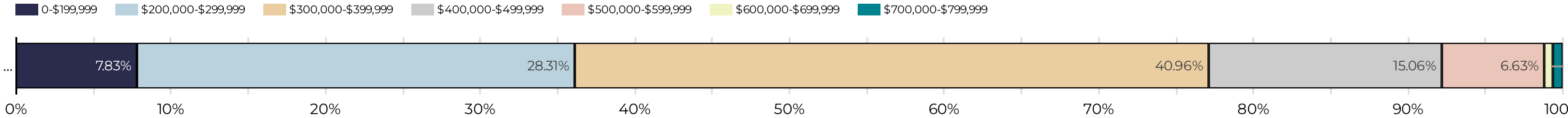
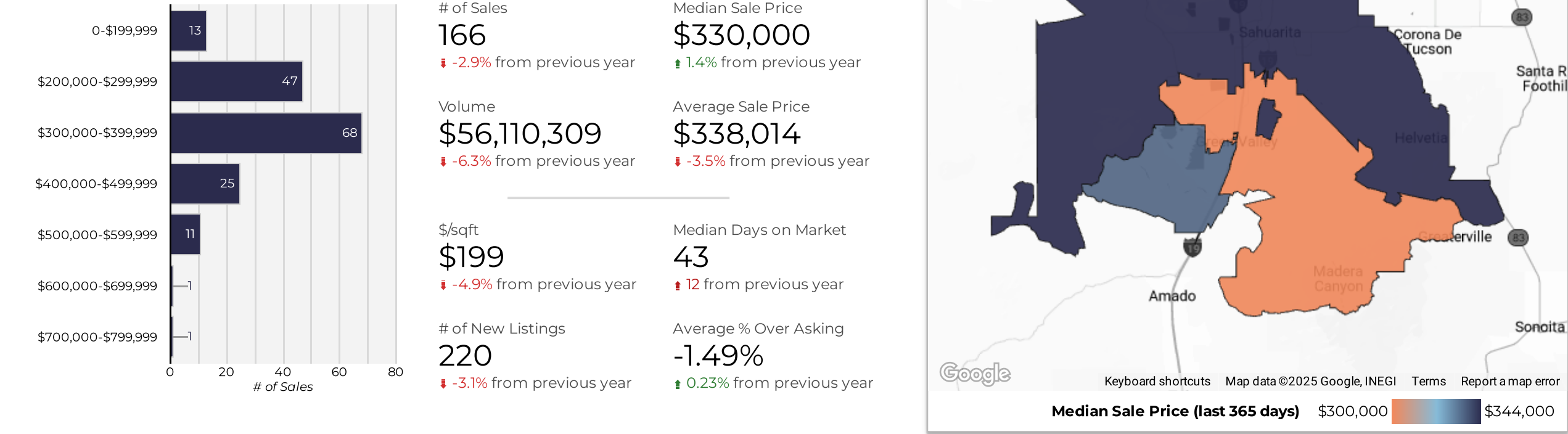
MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ.

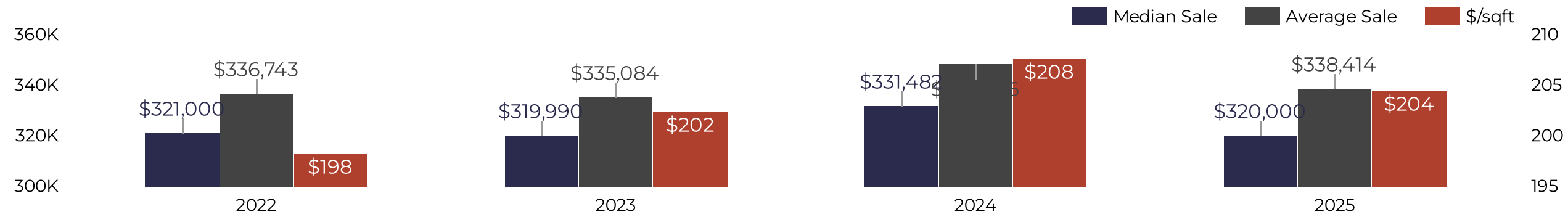
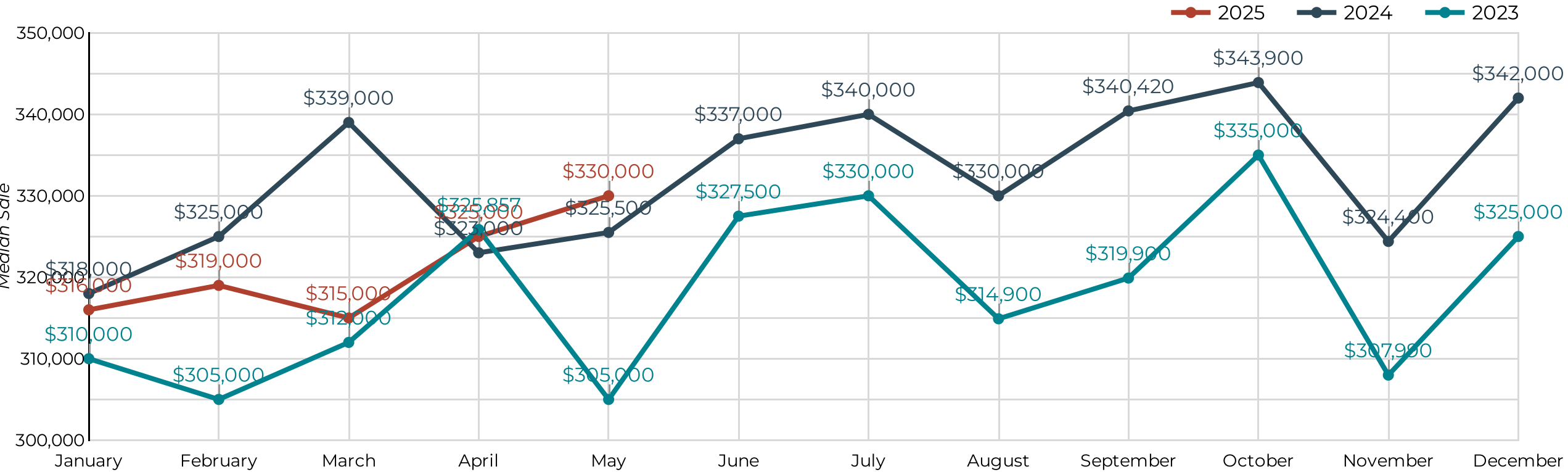
This report provides a snapshot of the market as taken on: Jun 5, 2025

May 2025



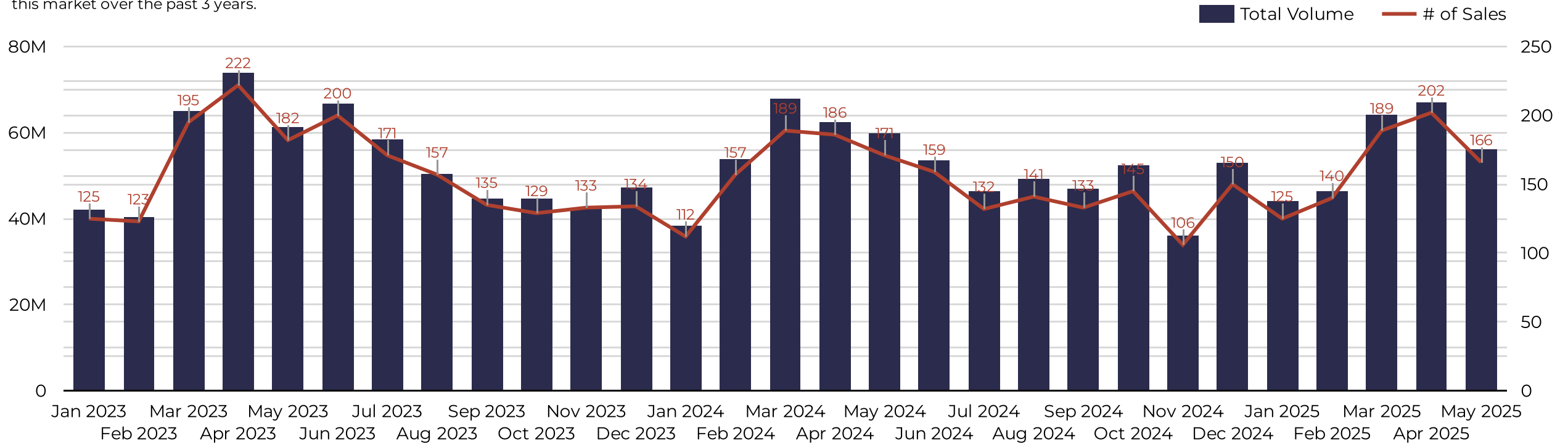
Market Pricing

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.



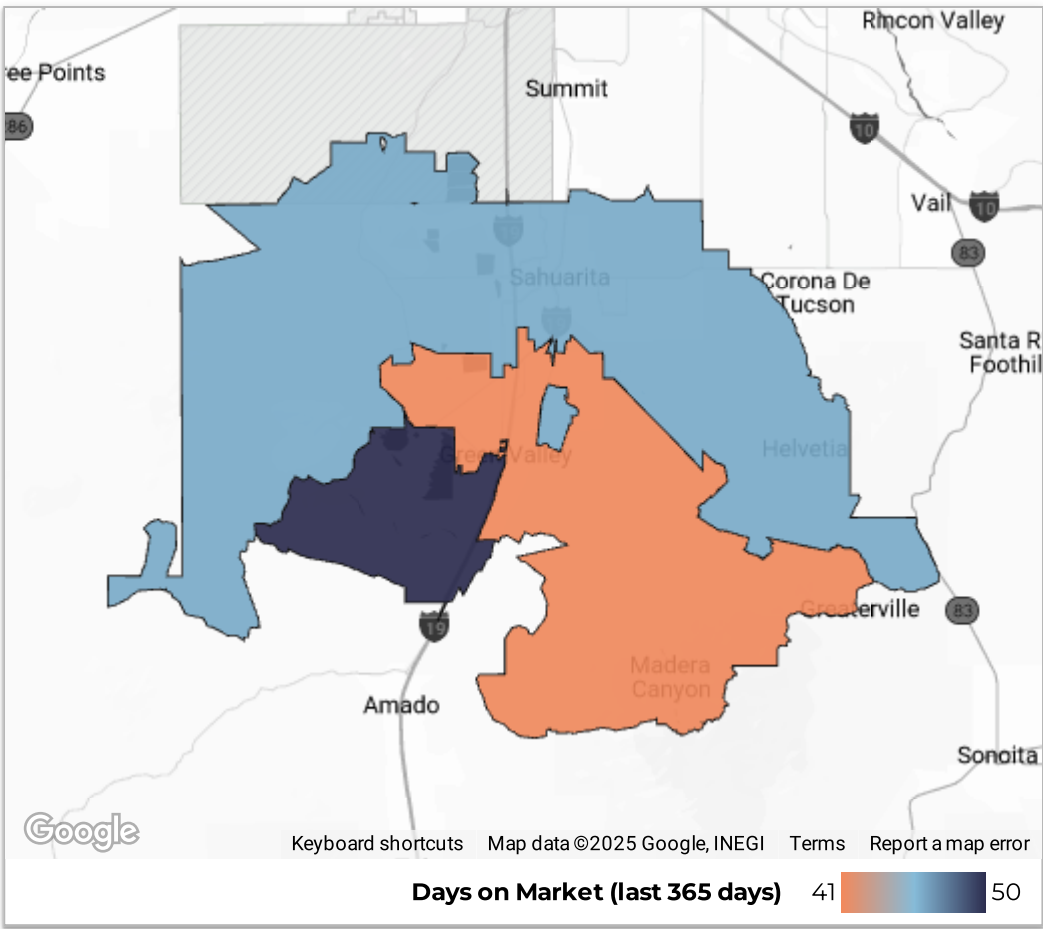
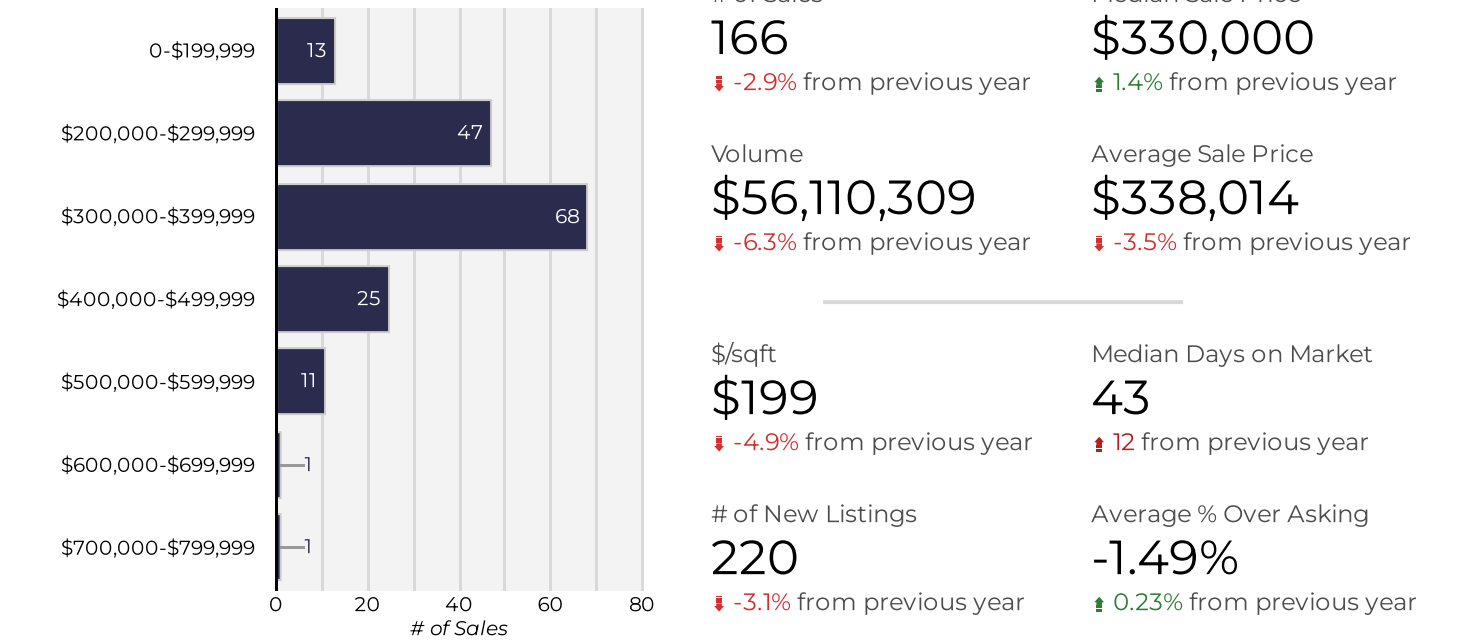
MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors : Buyer Demand

All data is updated in realtime in accordance with content from MLSSAZ.

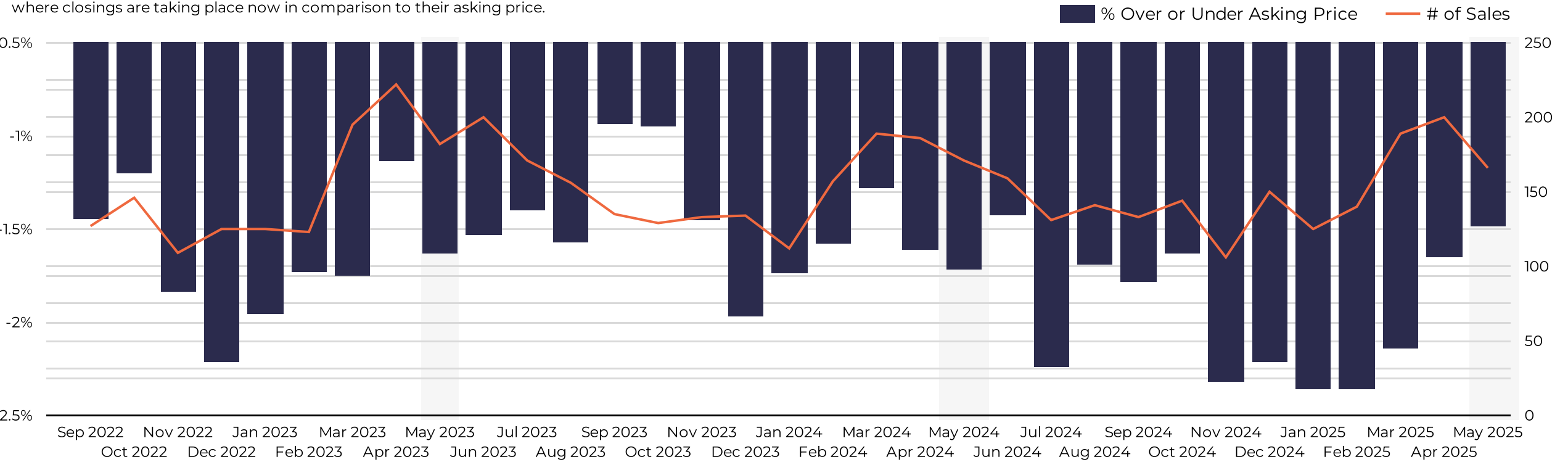
This report provides a snapshot of the market as taken on: Jun 5, 2025

May 2025



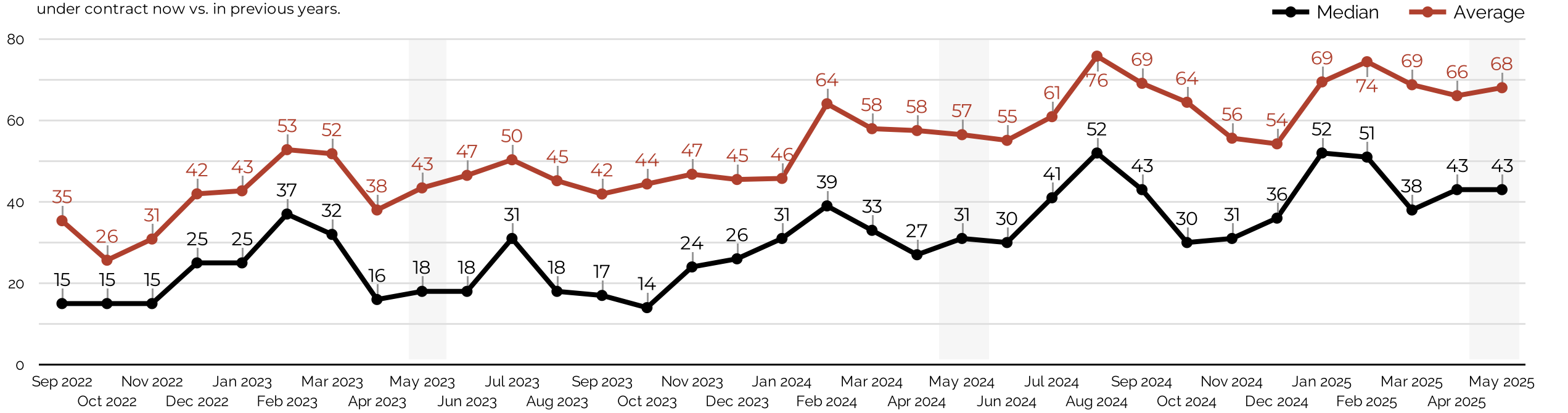
Buyer Demand

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	13	44.4% ↑	29	2 ↑	-3.08%	-0.94% ↓
\$200,000-\$299,999	47	-16.1% ↓	49	14 ↑	-1.77%	-0.40% ↓
\$300,000-\$399,999	68	17.2% ↑	52	-1 ↓	-1.17%	0.71% ↑
\$400,000-\$499,999	25	-21.9% ↓	17	1 ↑	-0.95%	0.94% ↑
\$500,000-\$599,999	11	22.2% ↑	73	47 ↑	-1.90%	-0.56% ↓
\$600,000-\$699,999	1	-75.0% ↓	3	-9 ↓	-0.55%	0.23% ↑
\$700,000-\$799,999	1	0.0%	7	-203 ↓	1.38%	1.90% ↑

May 2025

of New Listings (Supply)

220

-7

from previous year

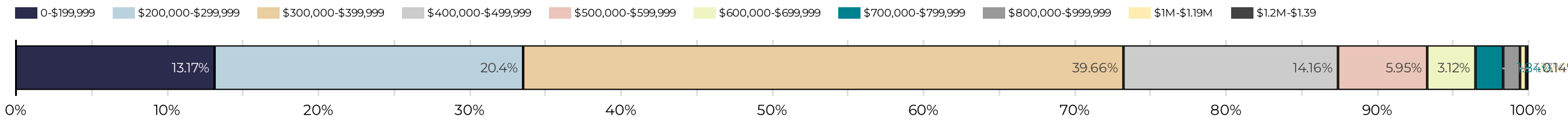
of New Pendings (Demand)

170

18

from previous year

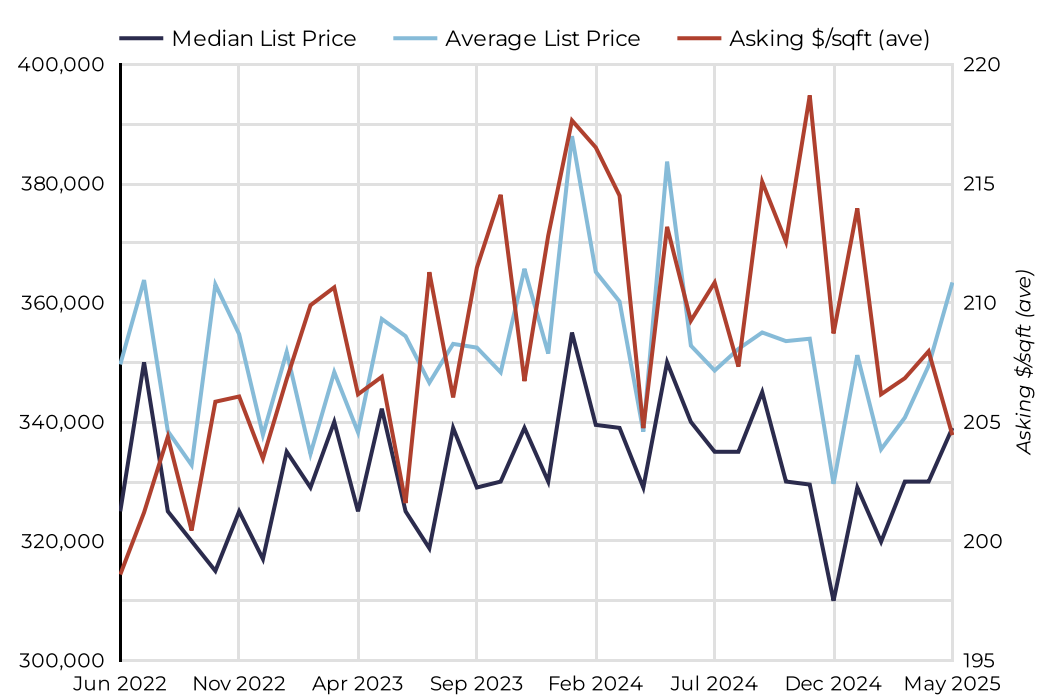
Active Listings



Months of Supply By Price Range

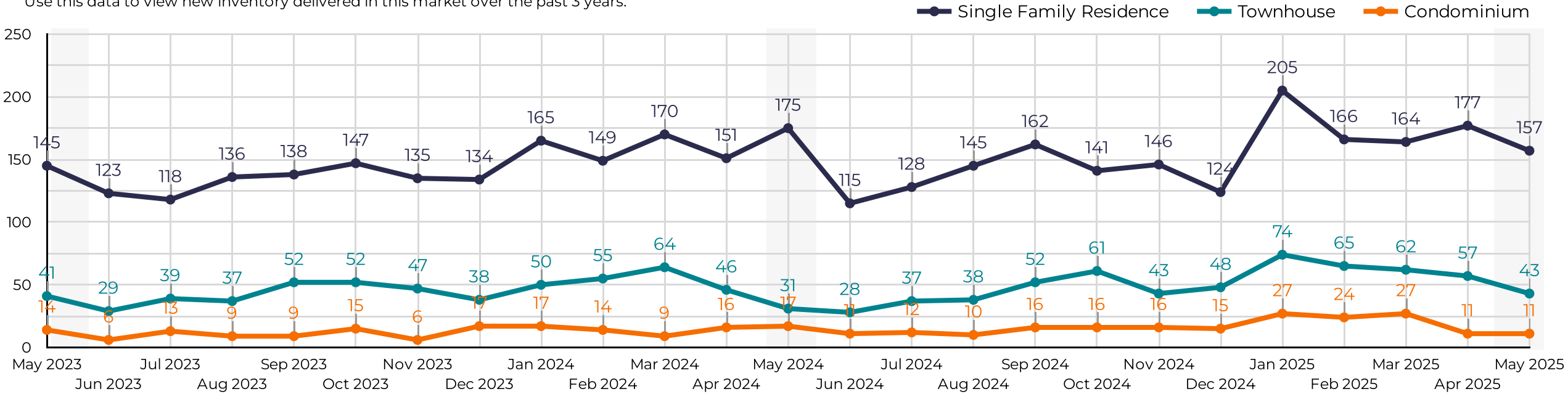
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	7.15	93	13
\$200,000-\$299,999	3.20	144	45
\$300,000-\$399,999	4.18	280	67
\$400,000-\$499,999	3.57	100	28
\$500,000-\$599,999	4.67	42	9
\$600,000-\$699,999	7.33	22	3
\$700,000-\$799,999	13.00	13	1
Grand total	4.18	694	166

Asking Prices



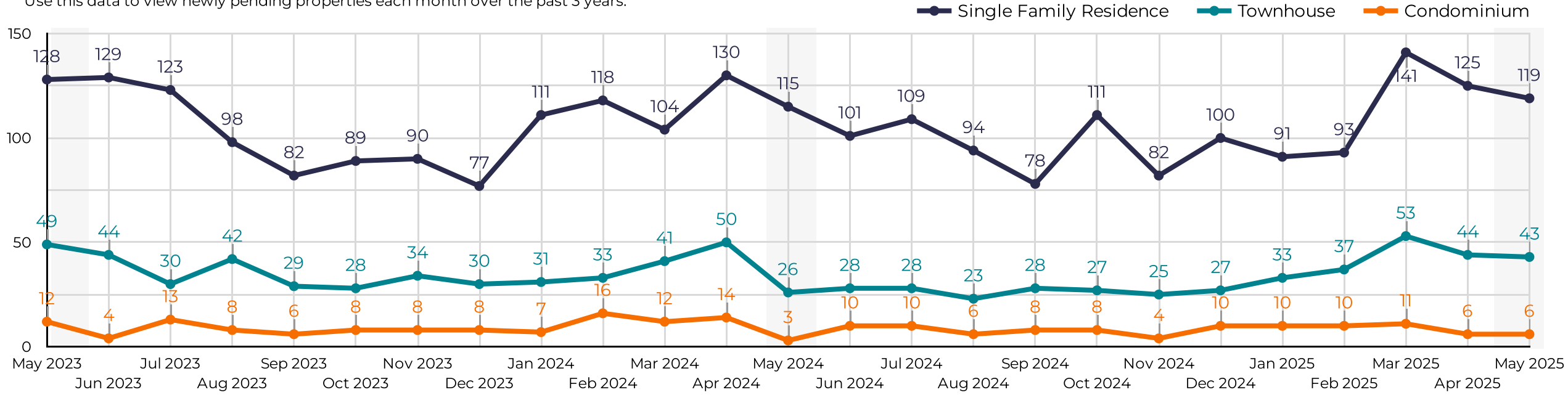
New Listings

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.

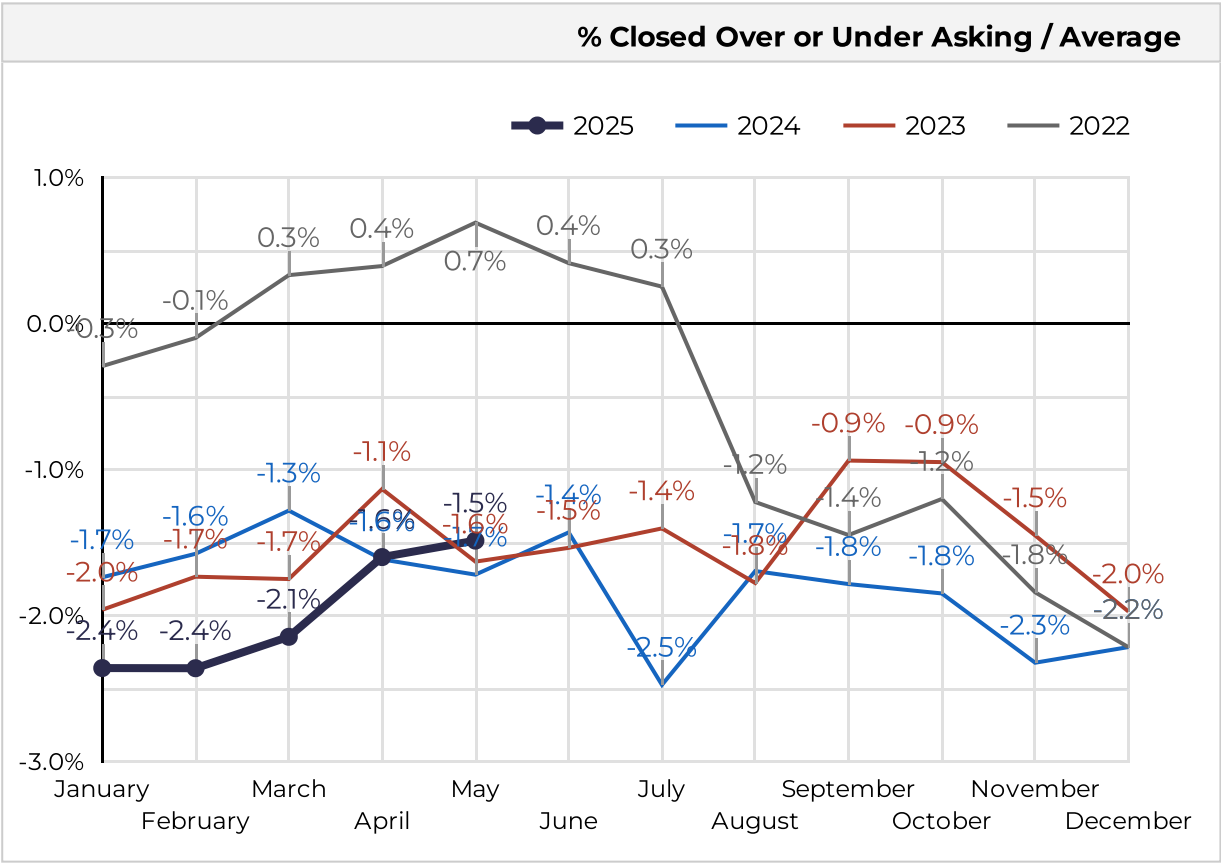
# of Sales / Count				
Month	2022	2023	2024	2025
January	191	125	112	125
February	196	123	157	140
March	255	195	189	189
April	261	222	186	202
May	220	182	171	166
June	189	200	159	-
July	160	171	132	-
August	148	157	141	-
September	127	135	133	-
October	146	129	145	-
November	109	133	106	-
December	125	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	\$325,000
May	\$333,000	\$305,000	\$325,500	\$330,000
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	\$340,420	-
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	43
May	6	18	31	43
June	8	18	30	-
July	7	31	41	-
August	10	18	52	-
September	15	17	43	-
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	254
May	237	206	227	220
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	211
April	262	196	201	183
May	195	195	152	170
June	184	185	146	-
July	159	169	151	-
August	129	152	125	-
September	131	122	120	-
October	136	129	152	-
November	111	136	112	-
December	117	119	141	-



May 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>	-8.7% ↓	\$44.12M	-9.2% ↓	\$355,000	\$7,500 ↑	\$200	\$-9 ↓	47	12 ↑	-1.2% <div></div>	0.7% ↑
Townhouse	42 <div></div>	23.5% ↑	\$10.78M	16.6% ↑	\$239,900	\$-20,000 ↓	\$198	\$-13 ↓	40	17 ↑	-1.8% <div></div>	-1.0% ↓
Condominium	5 <div></div>	0.0%	\$699K	-24.5% ↓	\$135,000	\$-1,000 ↓	\$189	\$-31 ↓	67	59 ↑	-6.1% <div></div>	-5.3% ↓
Manufactured Home	3 <div></div>	-40.0% ↓	\$518.9K	-55.3% ↓	\$184,000	\$-21,000 ↓	\$173	\$-9 ↓	16	-11 ↓	-0.9% <div></div>	2.8% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	11 <div></div>	-15.4% ↓	\$1.85M	-21.8% ↓	\$184,000	\$-13,000 ↓	\$216	\$-19 ↓	42	9 ↑	-3.8% <div></div>	-2.5% ↓
\$1000-1499 sqft	45 <div></div>	-13.5% ↓	\$11.7M	-18.7% ↓	\$249,500	\$-20,500 ↓	\$201	\$-11 ↓	33	-2 ↓	-1.4% <div></div>	0.5% ↑
\$1500-1999 sqft	62 <div></div>	-7.5% ↓	\$21.43M	-9.5% ↓	\$330,000	\$-15,000 ↓	\$203	\$-1 ↓	44	14 ↑	-1.4% <div></div>	0.2% ↑
2000-2499 sqft	34 <div></div>	54.5% ↑	\$14.02M	35.5% ↑	\$375,000	\$-72,000 ↓	\$188	\$-20 ↓	43	21 ↑	-1.2% <div></div>	-0.0% ↓
2500-2999 sqft	10 <div></div>	-28.6% ↓	\$5.24M	-31.5% ↓	\$499,000	\$10,000 ↑	\$199	\$-9 ↓	57	4 ↑	-1.1% <div></div>	2.4% ↑
3000-3999 sqft	4 <div></div>	33.3% ↑	\$1.86M	27.4% ↑	\$435,000	\$-35,000 ↓	\$145	\$-2 ↓	17	-3 ↓	-1.1% <div></div>	-1.4% ↓

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	53 <div></div>	-5.4% ↓	\$18.55M	-7.3% ↓	\$335,000	\$-9,990 ↓	\$182	\$-7 ↓	52	1 ↑	-0.4% <div></div>	0.9% ↑
Green Valley Northwest	43 <div></div>	19.4% ↑	\$12.27M	26.6% ↑	\$276,500	\$16,500 ↑	\$197	\$-5 ↓	23	1 ↑	-2.6% <div></div>	-1.5% ↓
Green Valley Northeast	31 <div></div>	-13.9% ↓	\$12.5M	-10.4% ↓	\$390,000	\$11,000 ↑	\$219	\$-10 ↓	40	17 ↑	-1.6% <div></div>	0.2% ↑
Green Valley Southwest	27 <div></div>	-6.9% ↓	\$8.53M	-26.0% ↓	\$299,900	\$-100,100 ↓	\$206	\$-18 ↓	69	42 ↑	-2.0% <div></div>	0.7% ↑
Green Valley Southeast	12 <div></div>	-14.3% ↓	\$4.26M	-9.3% ↓	\$329,500	\$32,000 ↑	\$215	\$-11 ↓	16	-32 ↓	-0.8% <div></div>	1.9% ↑