

# MLSSAZ Monthly Market Report

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



Jul 2025

## Quick Stats Jul 2025

# of Sales

**1,319**

↓ -6.1% from previous month

Median Sale Price

**\$354,050**

↓ -1.65% from previous month

Average Sale Price

**\$426,647**

↓ -1.64% from previous month

Median DOM

**38**

↑ 2 from previous month

% Over

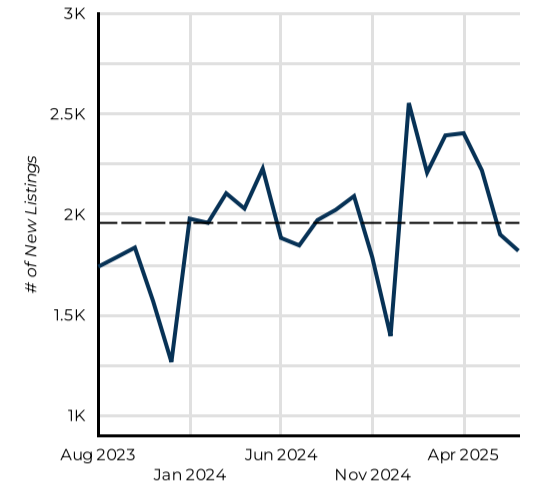
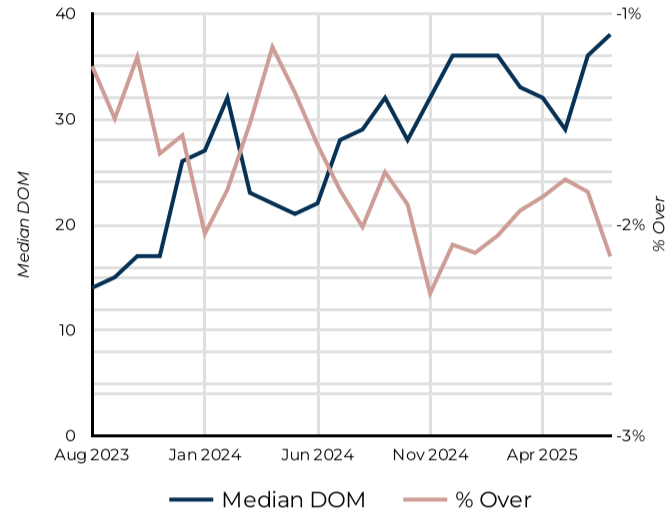
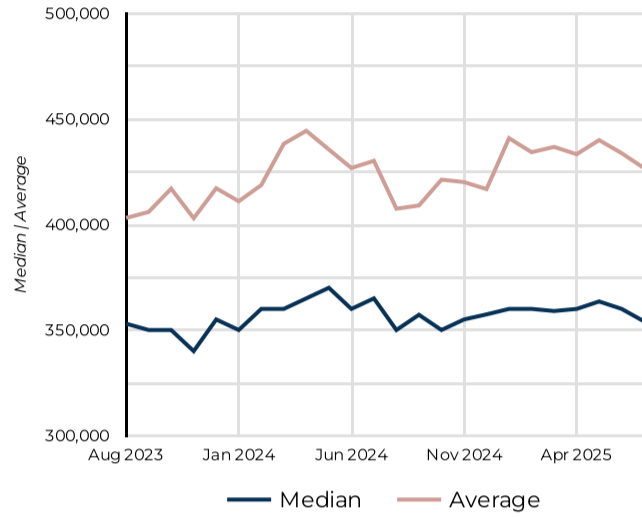
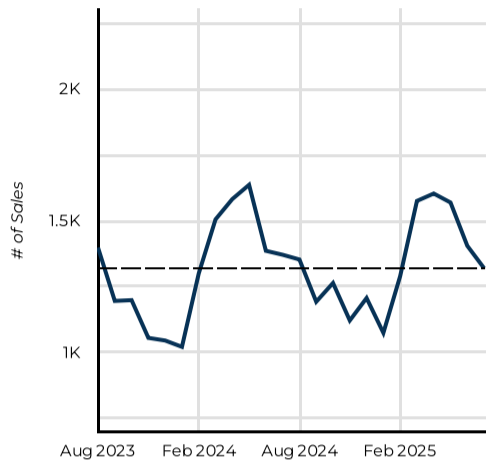
**-2.15%**

↓ -0.31% from previous month

# of New Listings

**1,819**

↓ -4.3% from previous month



## Table of Contents

2. **MLSSAZ- Sales**
3. **MLSSAZ- Buyer Demand**
4. **MLSSAZ- Inventory**
5. **MLSSAZ- Tables**
6. **MLSSAZ- By Property Type/Size Range/Region**
7. **TUCSON ASSOCIATION OF REALTORS- Sales**
8. **TUCSON ASSOCIATION OF REALTORS- Buyer Demand**
9. **TUCSON ASSOCIATION OF REALTORS- Inventory**
10. **TUCSON ASSOCIATION OF REALTORS- Tables**
11. **TUCSON ASSOCIATION OF REALTORS- By Property Type/Size Range/Region**
12. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Sales**
13. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Buyer Demand**
14. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Inventory**
15. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Tables**
16. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- By Property Type/Size Range/Region**

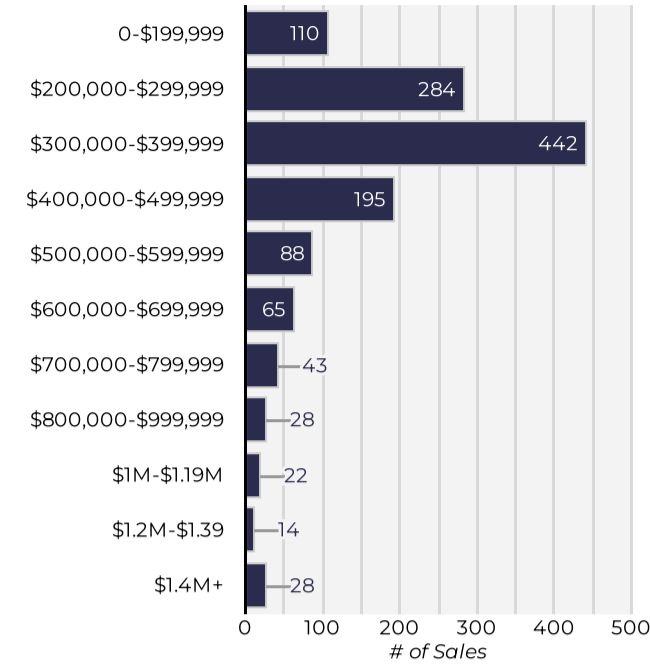
Market Activity - Market Pricing - Buyer Demand - Inventory

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

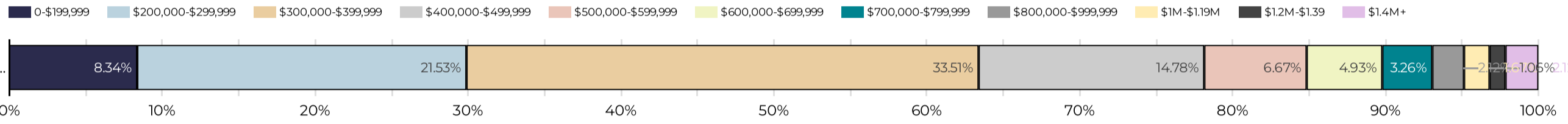
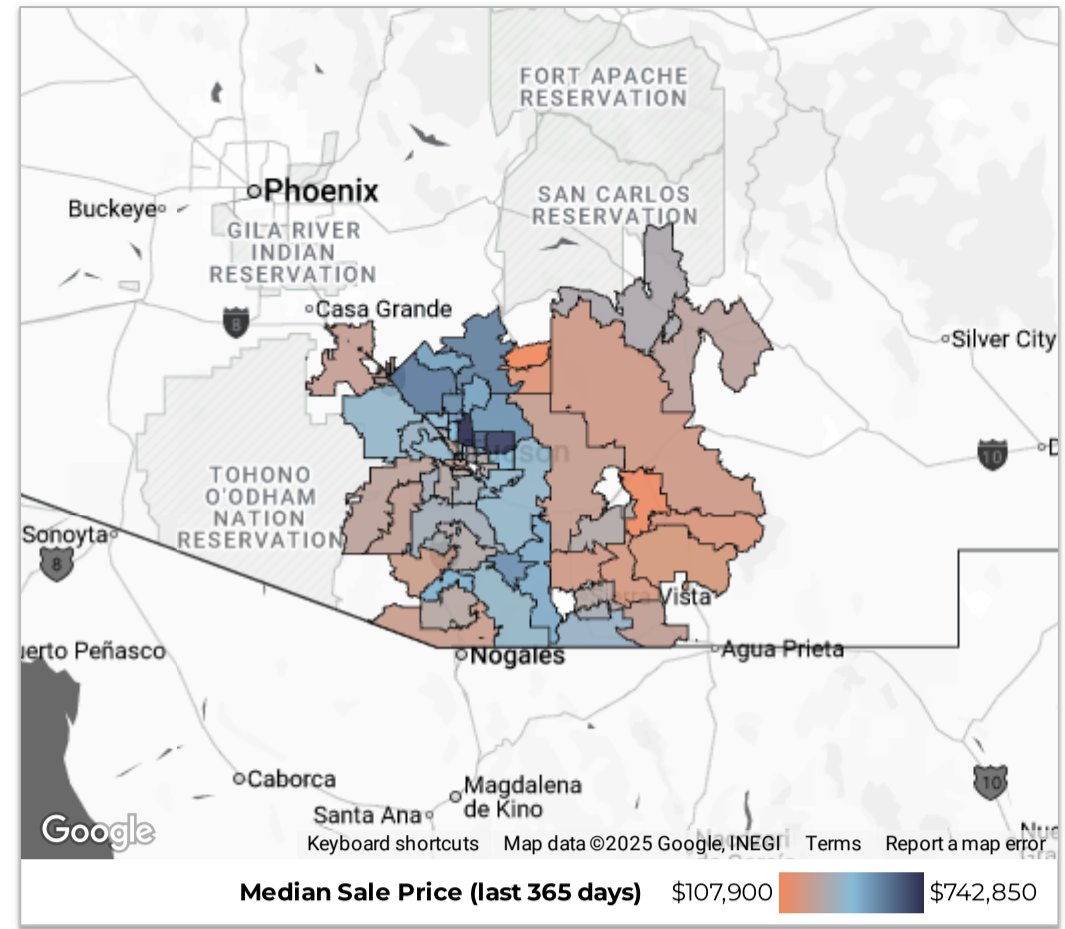
Southern AZ Housing Market: Market Activity & Pricing

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

July 2025

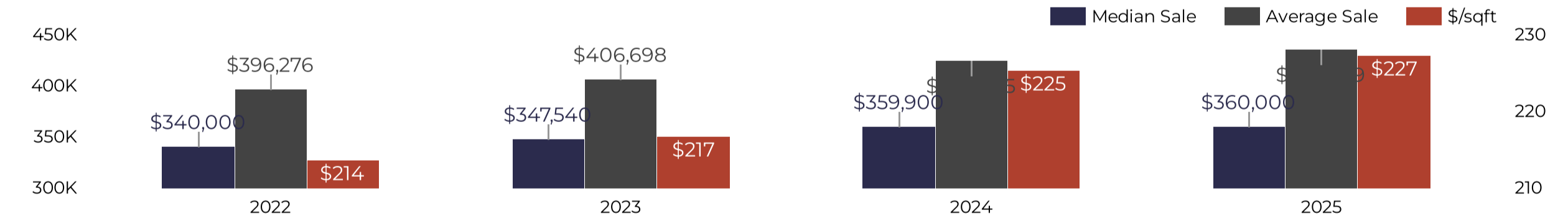
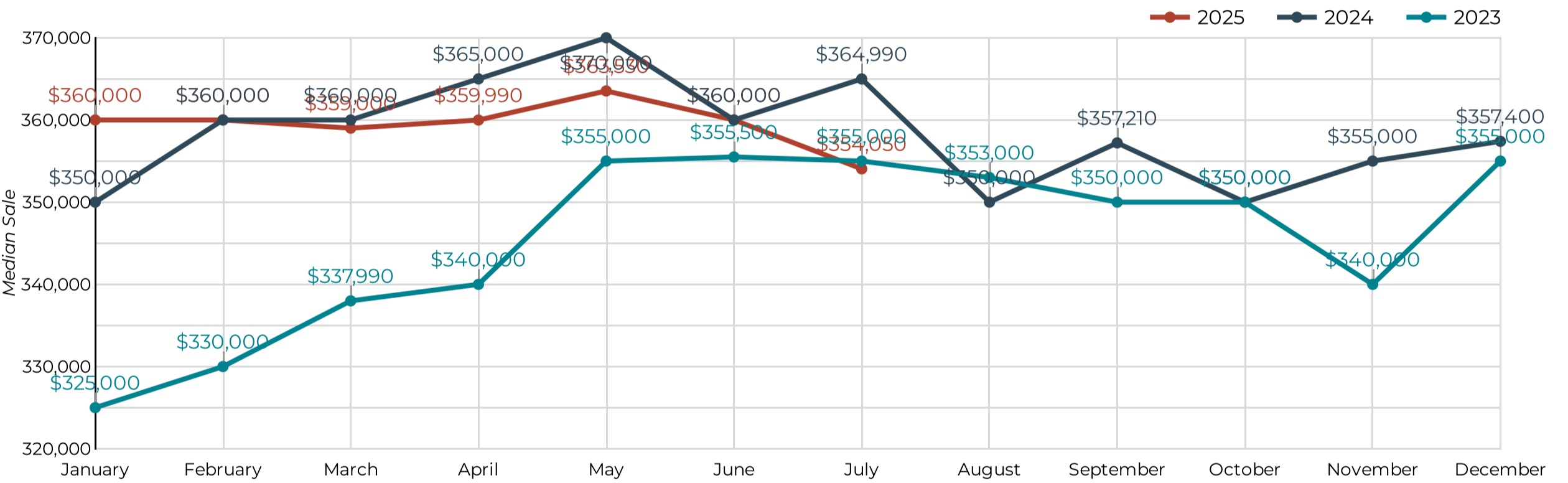


# of Sales: **1,319** (-3.7% from previous year)  
 Median Sale Price: **\$354,050** (-3.0% from previous year)  
 Volume: **\$562,748,007** (-4.5% from previous year)  
 Average Sale Price: **\$426,647** (-0.8% from previous year)  
 \$/sqft: **\$220** (-2.8% from previous year)  
 Median Days on Market: **38** (+10 from previous year)  
 # of New Listings: **1,819** (-1.5% from previous year)  
 Average % Over Asking: **-2.15%** (-0.31% from previous year)



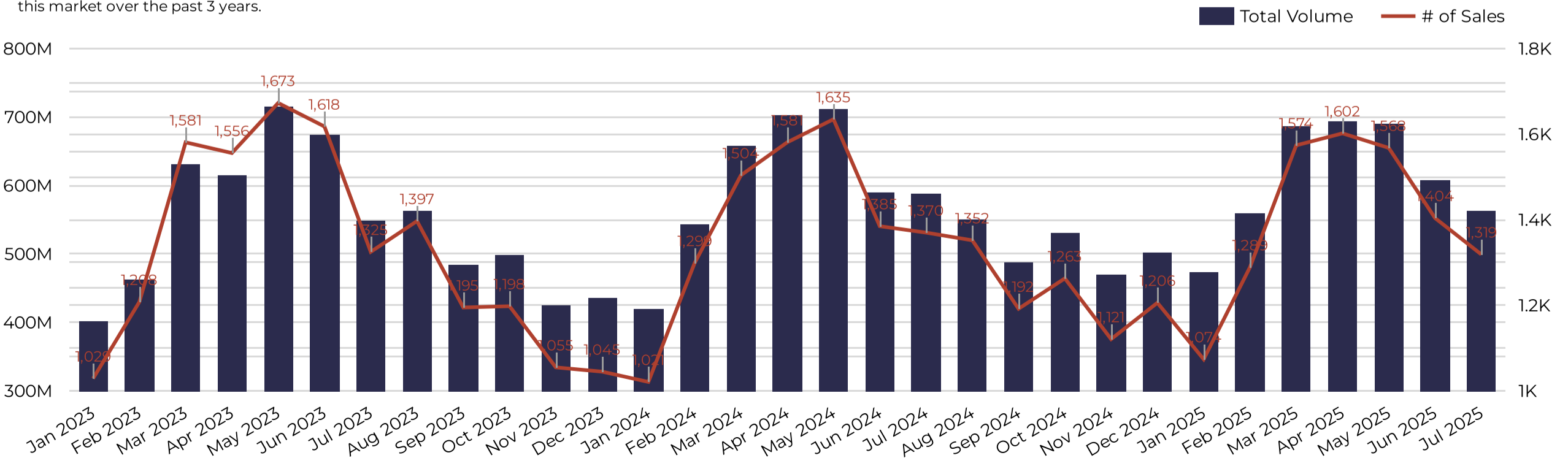
Market Pricing

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



Market Activity

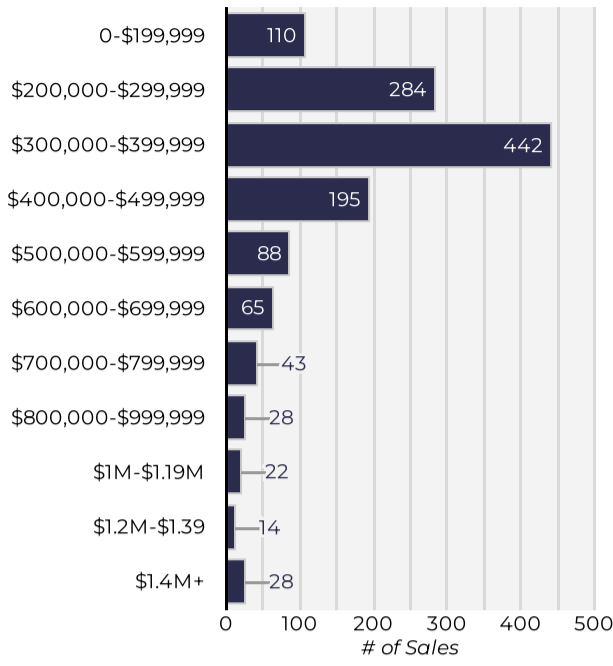
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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July 2025



# of Sales **1,319**  
 ↓ -3.7% from previous year

Volume **\$562,748,007**  
 ↓ -4.5% from previous year

\$/sqft **\$220**  
 ↓ -2.8% from previous year

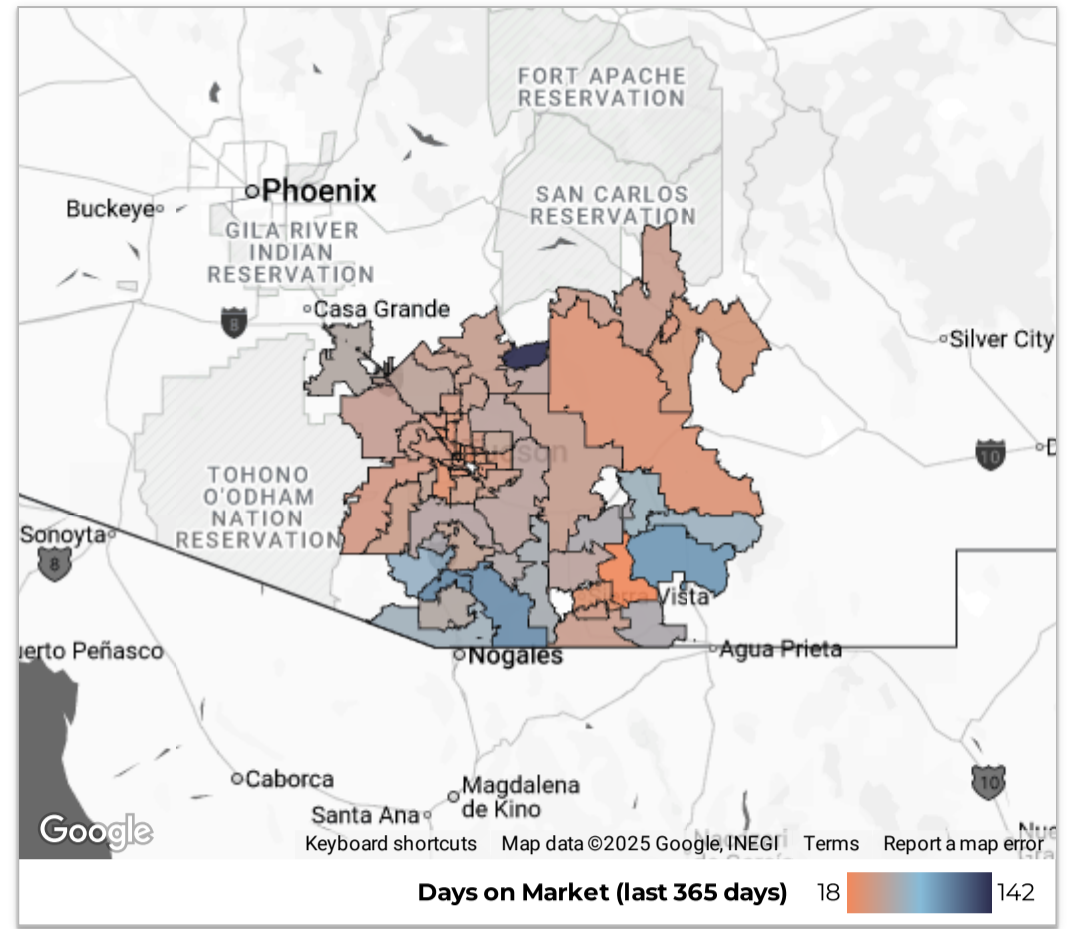
# of New Listings **1,819**  
 ↓ -1.5% from previous year

Median Sale Price **\$354,050**  
 ↓ -3.0% from previous year

Average Sale Price **\$426,647**  
 ↓ -0.8% from previous year

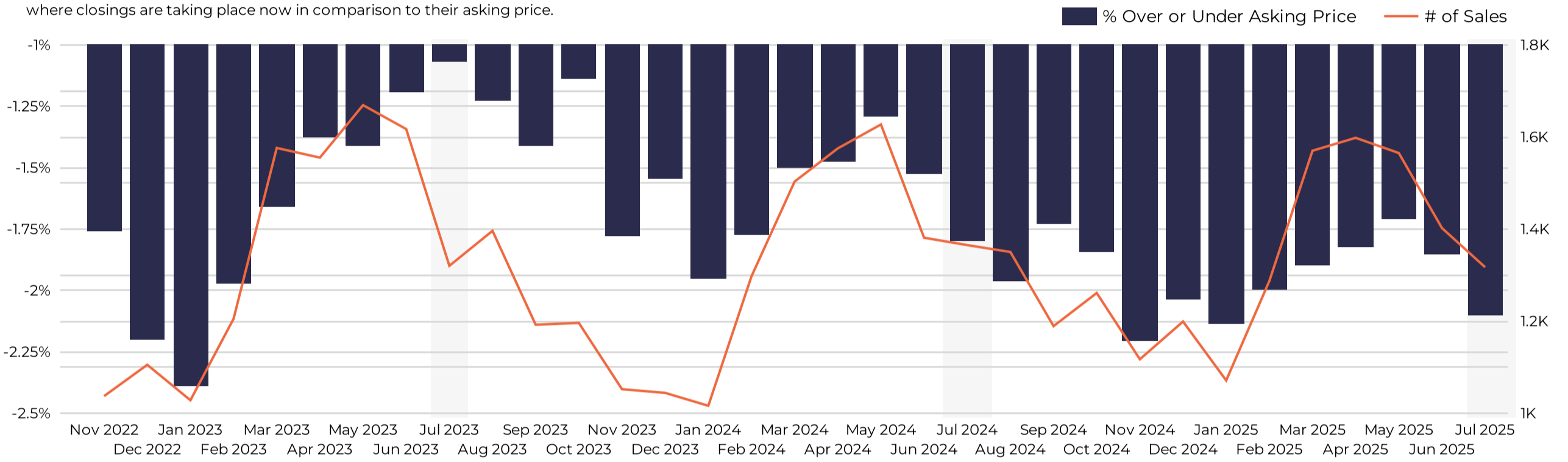
Median Days on Market **38**  
 ↑ 10 from previous year

Average % Over Asking **-2.15%**  
 ↓ -0.31% from previous year



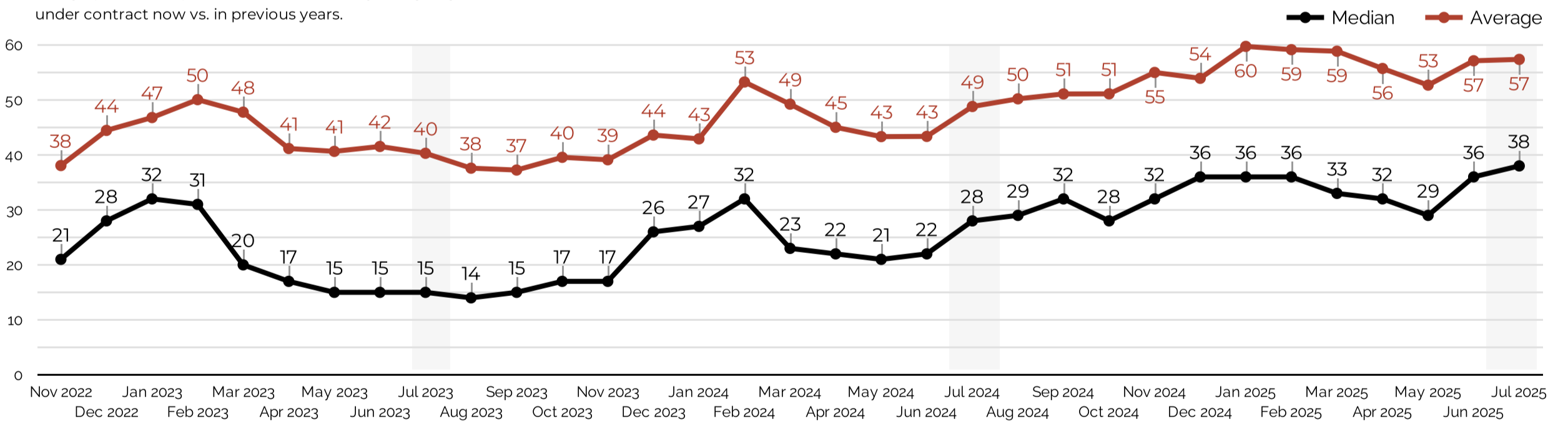
Buyer Demand

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	110	5.8% ↑	40	18 ↑	-4.65%	0.05% ↑
\$200,000-\$299,999	284	6.8% ↑	33	7 ↑	-2.05%	-0.32% ↓
\$300,000-\$399,999	442	-2.4% ↓	40	8 ↑	-1.48%	-0.40% ↓
\$400,000-\$499,999	195	-15.2% ↓	39	12 ↑	-1.86%	-0.46% ↓
\$500,000-\$599,999	88	-27.3% ↓	44	14 ↑	-1.86%	0.04% ↑
\$600,000-\$699,999	65	-5.8% ↓	30	9 ↑	-1.80%	-0.36% ↓
\$700,000-\$799,999	43	19.4% ↑	23	-2 ↓	-2.51%	-1.28% ↓
\$800,000-\$999,999	28	-28.2% ↓	55	14 ↑	-3.18%	-0.18% ↓
\$1M-\$1.19M	22	29.4% ↑	40	-1 ↓	-4.32%	2.76% ↑
\$1.2M-\$1.39	14	-6.7% ↓	19	-11 ↓	-3.44%	1.17% ↑
\$1.4M+	28	40.0% ↑	49	36 ↑	-3.72%	0.06% ↑

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: Aug 5, 2025

July 2025

# of New Listings (Supply)  
**1,819**  
-27 from previous year

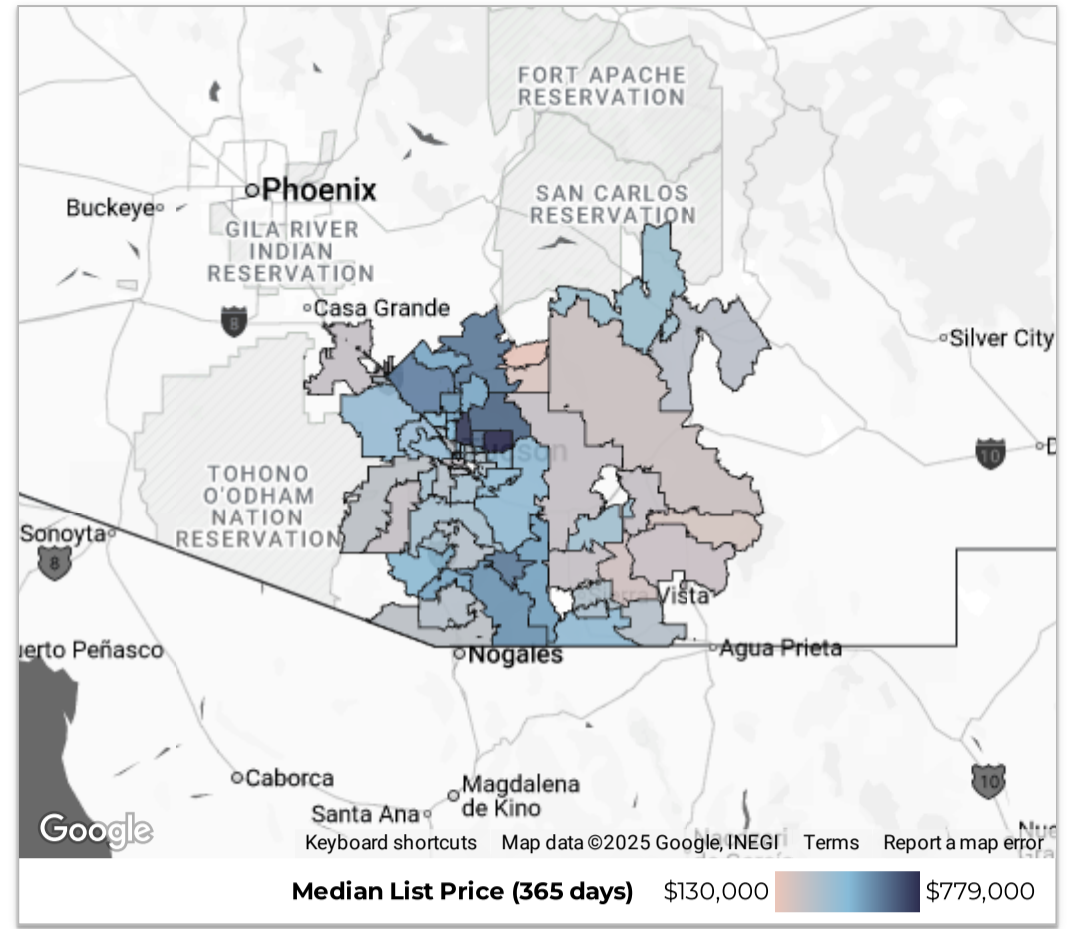
# of New Pendings (Demand)  
**1,272**  
-101 from previous year

Months of Supply  
**3.94**

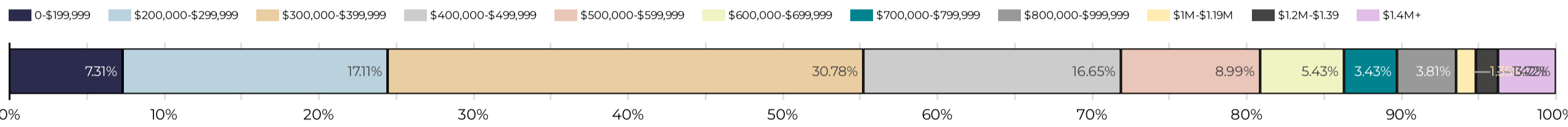
Active Listings  
**5,195**

Pending Listings  
**718**

	Average	#
Single Family Residence	\$586,332	4,170
Townhouse	\$334,394	391
Condominium	\$234,599	339
Manufactured Home	\$251,906	251
Mobile Home	\$135,286	44
<b>Grand total</b>	<b>\$524,440</b>	<b>5,195</b>



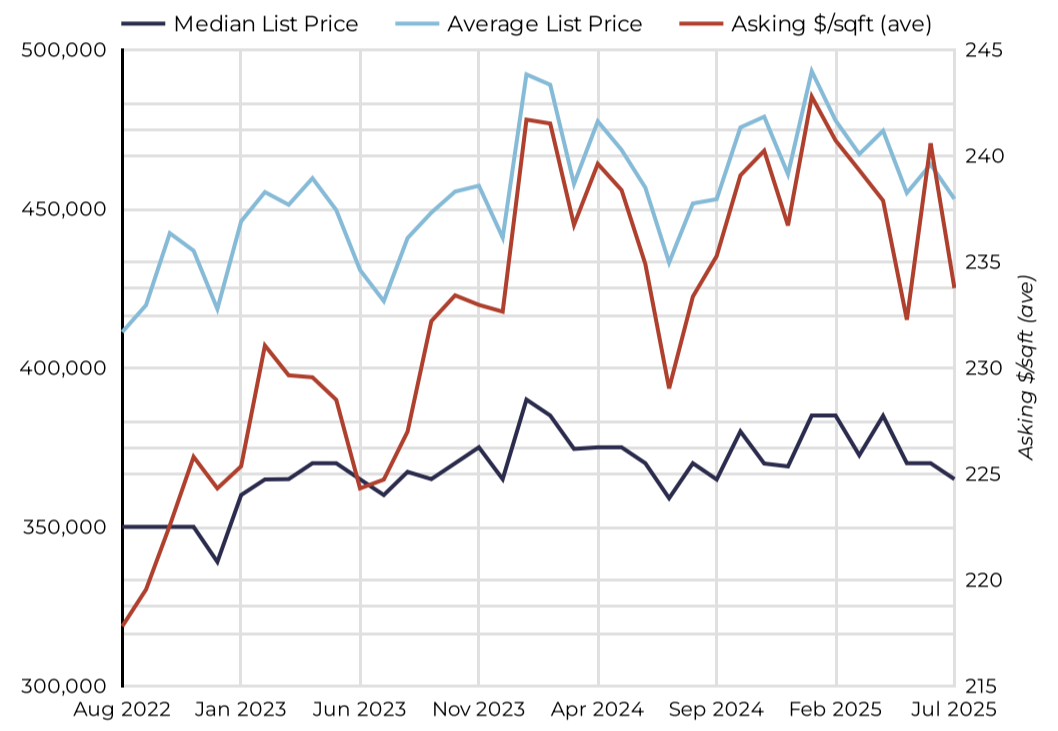
Active Listings



Months of Supply By Price Range

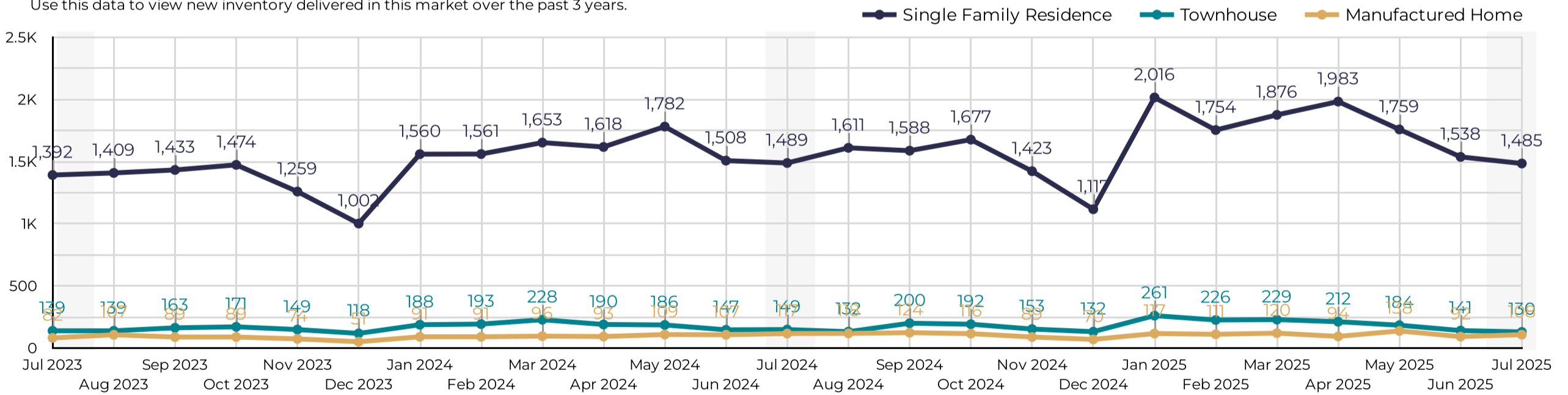
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.58	380	106
\$200,000-\$299,999	3.20	889	278
\$300,000-\$399,999	3.63	1,599	440
\$400,000-\$499,999	4.35	865	199
\$500,000-\$599,999	5.13	467	91
\$600,000-\$699,999	4.21	282	67
\$700,000-\$799,999	3.96	178	45
\$800,000-\$999,999	7.62	198	26
\$1M-\$1.19M	3.18	70	22
\$1.2M-\$1.39	4.93	74	15
\$1.4M+	6.43	193	30
<b>Grand total</b>	<b>3.94</b>	<b>5,195</b>	<b>1,319</b>

Asking Prices



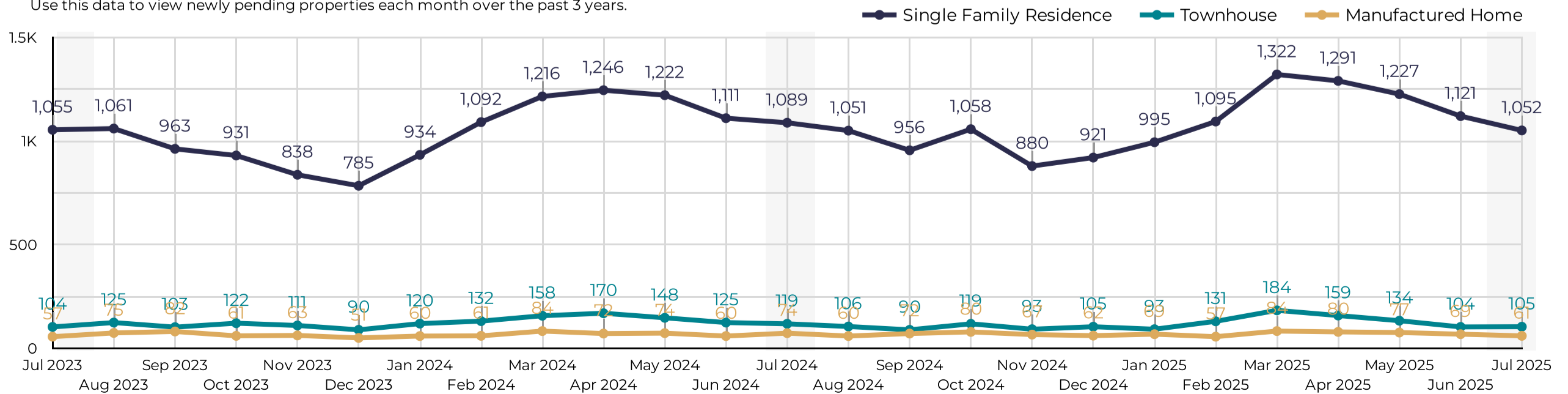
New Listings

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: Aug 5, 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.

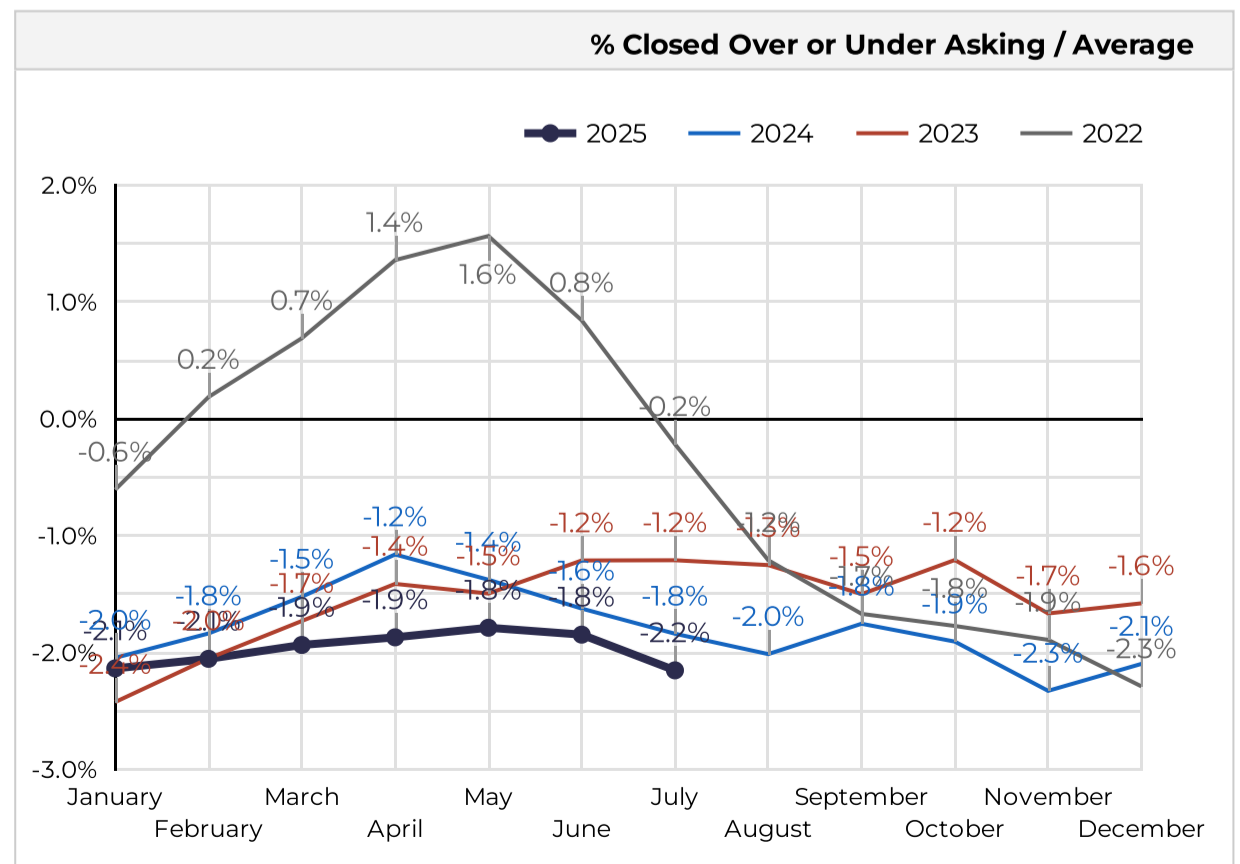
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,074
February	1,676	1,208	1,299	1,289
March	2,134	1,581	1,504	1,574
April	1,957	1,556	1,581	1,602
May	2,031	1,673	1,635	1,568
June	1,764	1,618	1,385	1,404
July	1,484	1,325	1,370	1,319
August	1,525	1,397	1,352	-
September	1,431	1,195	1,192	-
October	1,208	1,198	1,263	-
November	1,041	1,055	1,121	-
December	1,107	1,045	1,206	-

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	\$363,530
June	\$355,000	\$355,500	\$360,000	\$360,000
July	\$351,000	\$355,000	\$364,990	\$354,050
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	33
April	5	17	22	32
May	5	15	21	29
June	6	15	22	36
July	7	15	28	38
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	2,219
June	2,424	1,649	1,883	1,900
July	2,251	1,710	1,846	1,819
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	1,786	-
December	1,160	1,266	1,395	-

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	1,672
April	1,965	1,584	1,589	1,598
May	1,914	1,620	1,518	1,497
June	1,605	1,507	1,364	1,361
July	1,429	1,322	1,373	1,272
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	-



Southern AZ Housing Market: Comparisons

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

Jul 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	1,072	-3.5%	\$501.47M	-4.2%	\$377,500	\$-12,490	\$227	\$-5	38	9	-1.9%	-0.3%
Townhouse	107	-3.6%	\$33.11M	-4.7%	\$265,000	\$-15,000	\$215	\$-13	40	14	-2.7%	-0.9%
Manufactured Home	67	6.3%	\$14.52M	-3.4%	\$214,000	\$-36,000	\$145	\$-16	34	14	-3.3%	-0.9%
Condominium	58	-13.4%	\$11.64M	-18.6%	\$190,000	\$15,000	\$219	\$-2	40	15	-2.8%	+0.0%
Mobile Home	13	0.0%	\$1.64M	7.3%	\$125,000	\$20,000	\$95	\$-30	50	15	-6.8%	4.2%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	84	-20.8%	\$13.8M	-33.4%	\$165,500	\$-28,000	\$208	\$-32	34	14	-3.8%	-1.5%
\$1000-1499 sqft	327	-4.9%	\$90.9M	-8.4%	\$280,000	\$-10,080	\$218	\$-8	31	8	-1.7%	-0.2%
\$1500-1999 sqft	457	6.3%	\$166.64M	3.0%	\$350,000	\$-10,000	\$212	\$-6	38	6	-1.8%	-0.1%
2000-2499 sqft	230	-6.1%	\$109.61M	-6.9%	\$440,000	\$-14,000	\$214	\$-1	43	20	-1.8%	-0.4%
2500-2999 sqft	113	-24.2%	\$69.01M	-25.8%	\$560,000	\$-15,000	\$225	\$-4	47	3	-2.5%	-0.8%
3000-3999 sqft	73	2.8%	\$66.46M	-2.2%	\$850,000	\$-30,000	\$272	\$-10	46	14	-3.1%	-0.0%
4000-4999 sqft	26	116.7%	\$32.59M	114.0%	\$1,300,000	\$250,000	\$287	\$-8	44	15	-4.8%	0.4%
5000+ sqft	7	-12.5%	\$13.36M	2.1%	\$1,765,000	\$390,000	\$329	\$58	46	-3	-3.6%	6.9%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	202	6.3%	\$105.43M	-2.9%	\$420,000	\$-75,000	\$248	\$-5	31	6	-2.3%	-0.2%
Central	150	10.3%	\$55.73M	17.0%	\$310,000	\$0	\$235	\$-10	20	7	-3.3%	-2.2%
East	111	-7.5%	\$41.6M	6.4%	\$328,000	\$18,000	\$219	\$5	23	0	-0.7%	0.4%
Upper Southeast	91	-24.2%	\$40.16M	-19.8%	\$397,020	\$12,030	\$206	\$1	48	16	-1.7%	-1.1%
North	85	-11.5%	\$69.22M	-1.1%	\$645,000	\$45,000	\$302	\$-4	39	20	-3.3%	-0.7%
Extended West	67	-2.9%	\$23.82M	-6.5%	\$360,000	\$-19,990	\$203	\$4	43	7	-1.4%	-0.2%
South	64	23.1%	\$18.39M	28.9%	\$295,000	\$10,000	\$190	\$-4	35	18	-0.6%	0.5%
Southwest	64	-22.9%	\$18.16M	-30.7%	\$280,000	\$-33,990	\$170	\$-26	45	4	-2.3%	-0.7%
Upper Northwest	63	50.0%	\$33.11M	46.2%	\$495,000	\$-54,000	\$243	\$-1	47	-10	-2.2%	1.4%
West	62	-15.1%	\$25.3M	-17.6%	\$370,000	\$0	\$225	\$-13	39	26	-1.3%	1.0%
Northeast	49	-18.3%	\$32.95M	-16.9%	\$575,000	\$95,000	\$254	\$-6	16	-14	-2.5%	0.4%
Green Valley North	48	-12.7%	\$16.43M	-15.1%	\$316,366	\$-33,624	\$188	\$-11	51	7	-1.6%	-0.7%
Green Valley Northwest	40	60.0%	\$9.14M	63.6%	\$227,500	\$3,487	\$179	\$-17	63	33	-2.5%	1.4%
Southeast	38	-22.4%	\$14.24M	-33.0%	\$367,500	\$-42,490	\$184	\$-33	52	17	-1.4%	-0.3%
Green Valley Northeast	32	23.1%	\$11.98M	3.1%	\$335,425	\$-82,575	\$204	\$-18	53	10	-0.9%	2.7%
Cochise	26	-10.3%	\$7.96M	9.5%	\$266,000	\$1,000	\$169	\$-2	43	1	-1.9%	0.7%
SCC-Rio Rico East	19	46.2%	\$5.31M	41.6%	\$264,825	\$4,825	\$179	\$2	60	20	-1.5%	-0.3%
Green Valley Southwest	19	0.0%	\$5.61M	-23.1%	\$318,000	\$-77,000	\$190	\$-21	33	-12	-2.5%	-0.4%
Benson/St. David	14	-22.2%	\$3.52M	-27.7%	\$243,990	\$-36,010	\$174	\$15	40	3	-0.2%	3.2%
Graham	14	-33.3%	\$3.89M	-37.4%	\$295,000	\$-22,500	\$183	\$7	18	1	-0.1%	0.7%
Extended Northwest	9	-47.1%	\$2.45M	-52.9%	\$259,990	\$-35,000	\$192	\$10	71	-2	-0.3%	-0.1%
Extended Southwest	7	16.7%	\$1.29M	12.6%	\$138,500	\$33,500	\$145	\$37	37	-29	-8.1%	0.7%
SCC-Nogales East	7	75.0%	\$1.85M	97.0%	\$269,000	\$49,000	\$147	\$6	38	21	-1.0%	3.8%
Green Valley Southeast	6	0.0%	\$1.78M	-28.9%	\$285,900	\$-64,000	\$193	\$-36	51	16	-3.0%	-0.9%
SCC-Rio Rico West	6	20.0%	\$2.17M	16.4%	\$343,500	\$13,500	\$179	\$17	39	4	-6.4%	-4.8%
Pinal	5	-50.0%	\$1.38M	-64.2%	\$195,000	\$-94,000	\$190	\$-28	33	-44	-2.1%	-2.0%
Extended Northeast	5	25.0%	\$3.91M	73.1%	\$630,000	\$210,000	\$414	\$-66	80	78	-5.3%	-2.7%
SCC-Tubac East	4	-42.9%	\$2M	-53.9%	\$375,000	\$-55,000	\$251	\$-29	147	37	-5.7%	-2.3%
Yavapai	1	-	\$49K	-	\$49,000	-	\$29	-	209	-	-24.6%	-
Greenlee	1	0.0%	\$26K	-84.7%	\$26,000	\$-144,000	\$18	\$-69	2	-63	0.0%	5.6%
SCC-Nogales West	1	-	\$160K	-	\$160,000	-	\$67	-	34	-	-23.8%	-
Extended Southeast	1	-	\$750K	-	\$750,000	-	\$218	-	44	-	0.0%	-
SCC-Patagonia	1	-	\$510K	-	\$510,000	-	\$254	-	36	-	-4.7%	-