

MLSSAZ Monthly Market Report

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



Sep 2025

Quick Stats Sep 2025

of Sales

1,228

↓ -6.8% from previous month

Median Sale Price

\$350,000

↑ 2.34% from previous month

Average Sale Price

\$414,207

↑ 2.34% from previous month

Median DOM

36

↓ -5 from previous month

% Over

-2.06%

↑ 0.04% from previous month

of New Listings

2,132

↑ 11.4% from previous month

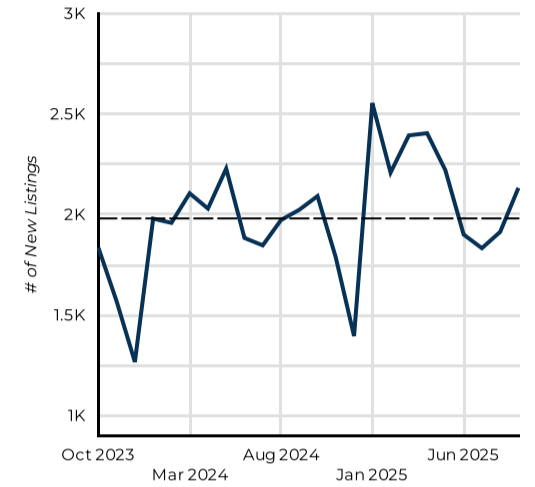
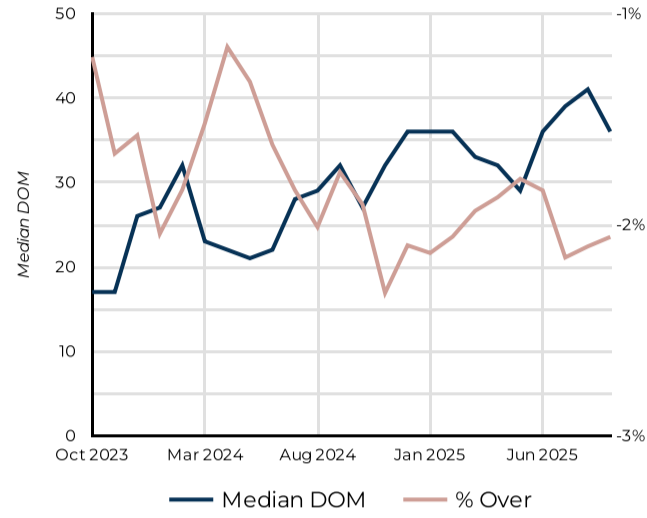
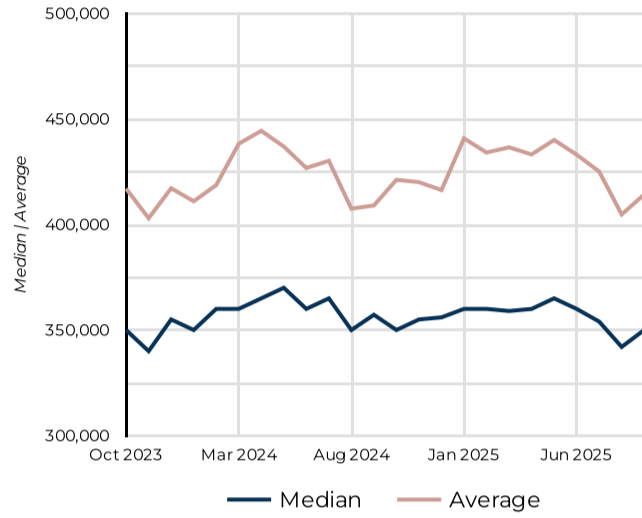
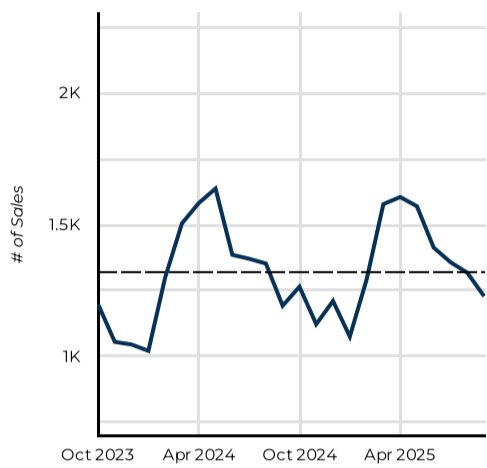


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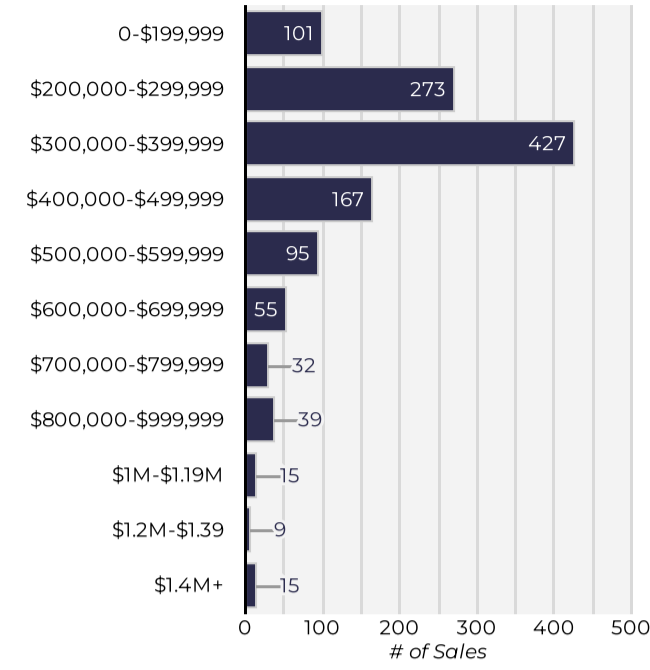
Market Activity - Market Pricing - Buyer Demand - Inventory

[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: Oct 6, 2025

September 2025



of Sales: **1,228** (↑ 3.0% from previous year)

Median Sale Price: **\$350,000** (↓ -2.0% from previous year)

Volume: **\$508,646,035** (↑ 4.3% from previous year)

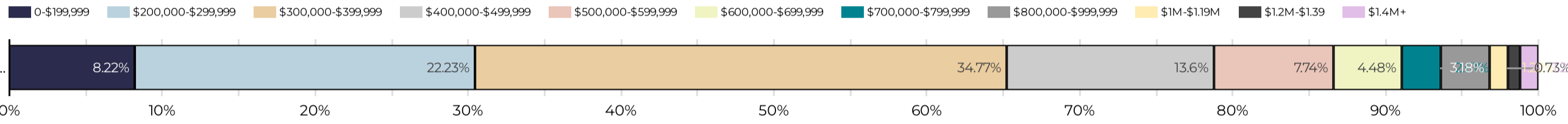
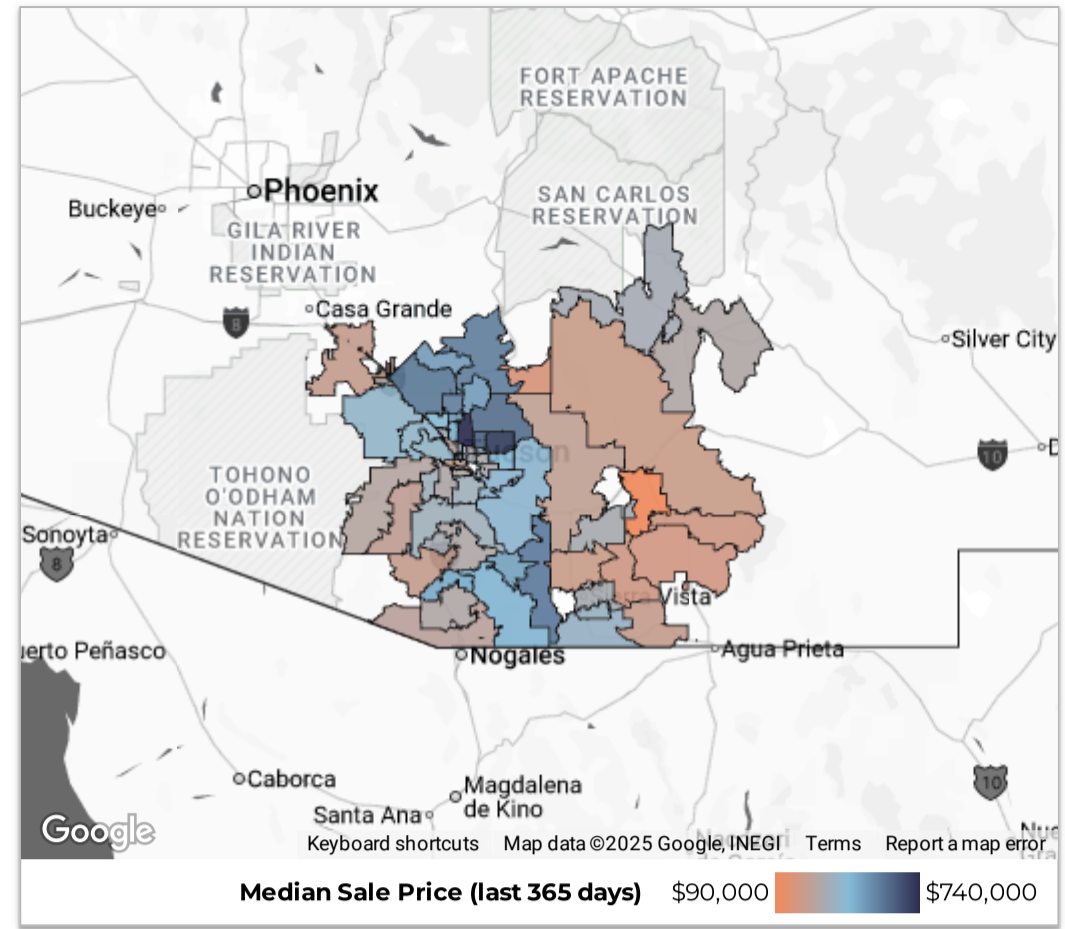
Average Sale Price: **\$414,207** (↑ 1.3% from previous year)

\$/sqft: **\$221** (↓ -0.1% from previous year)

Median Days on Market: **36** (↑ 4 from previous year)

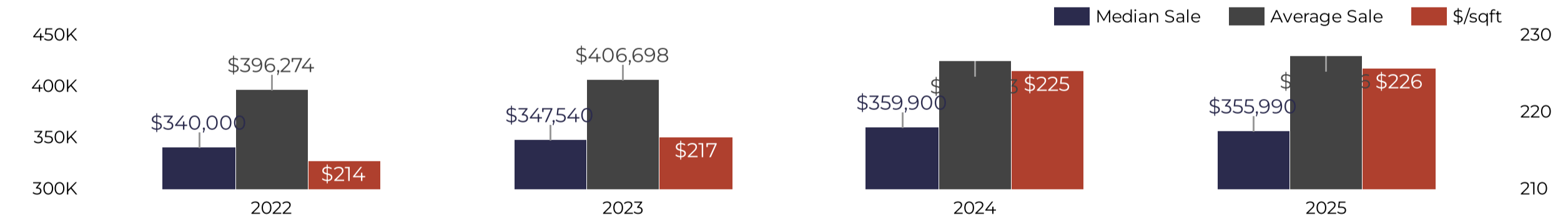
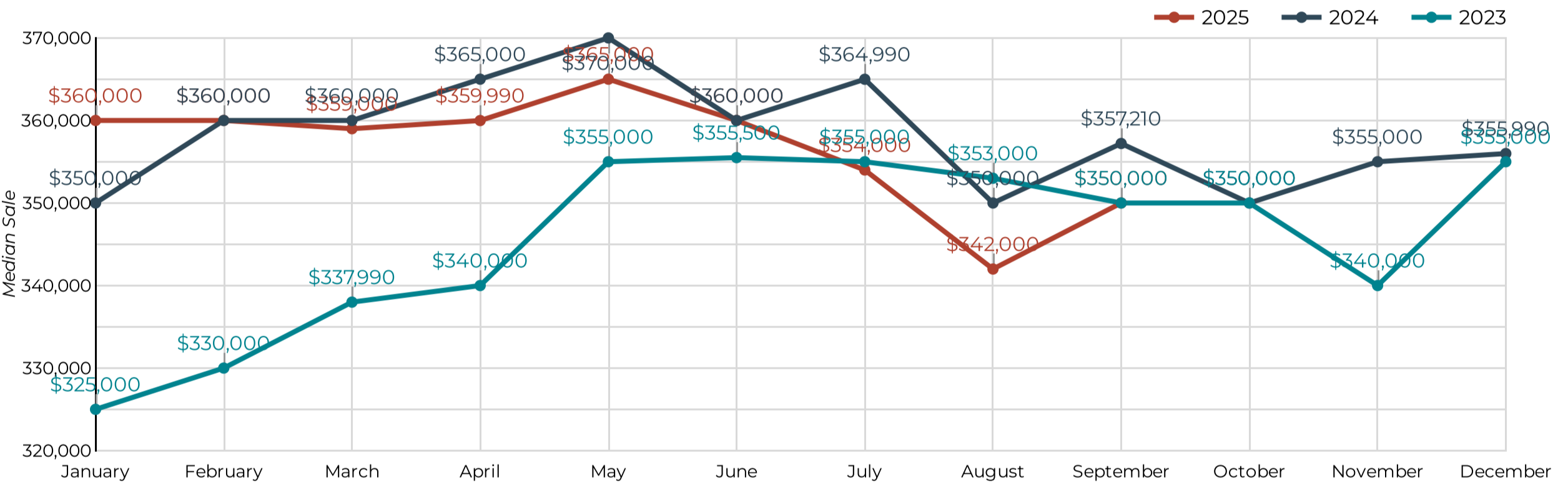
of New Listings: **2,132** (↑ 5.4% from previous year)

Average % Over Asking: **-2.06%** (↓ -0.31% from previous year)



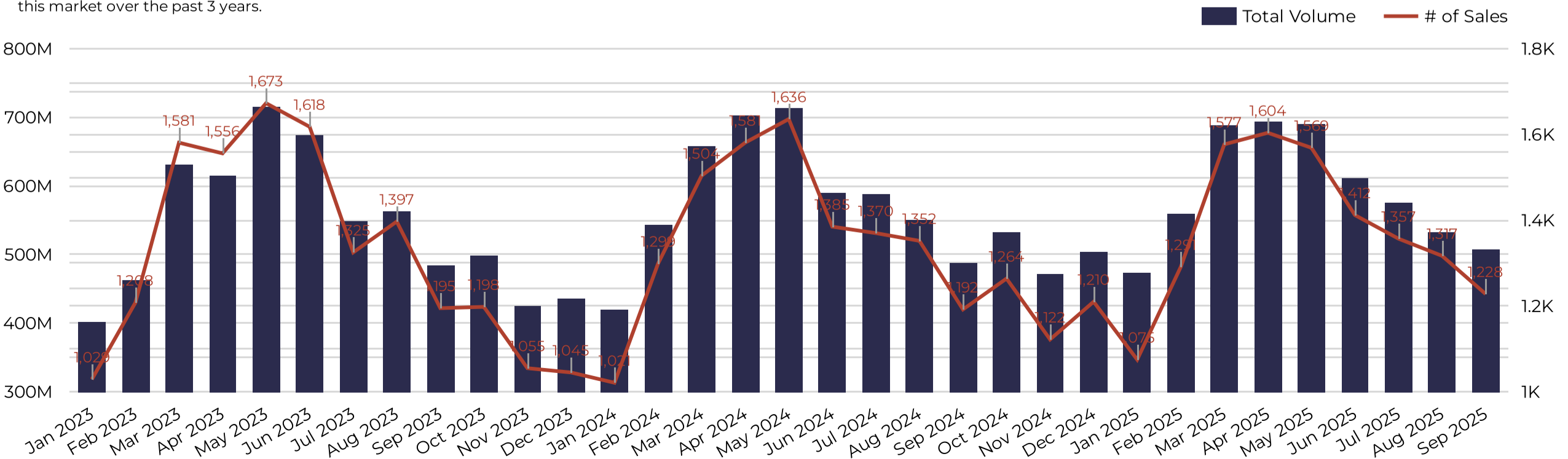
Market Pricing

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



Market Activity

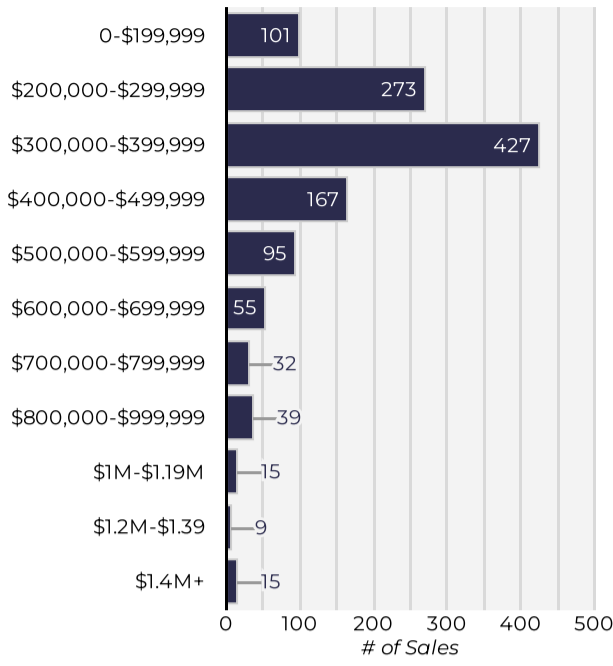
Use this data to see changes in total sales activity in this market over the past 3 years.



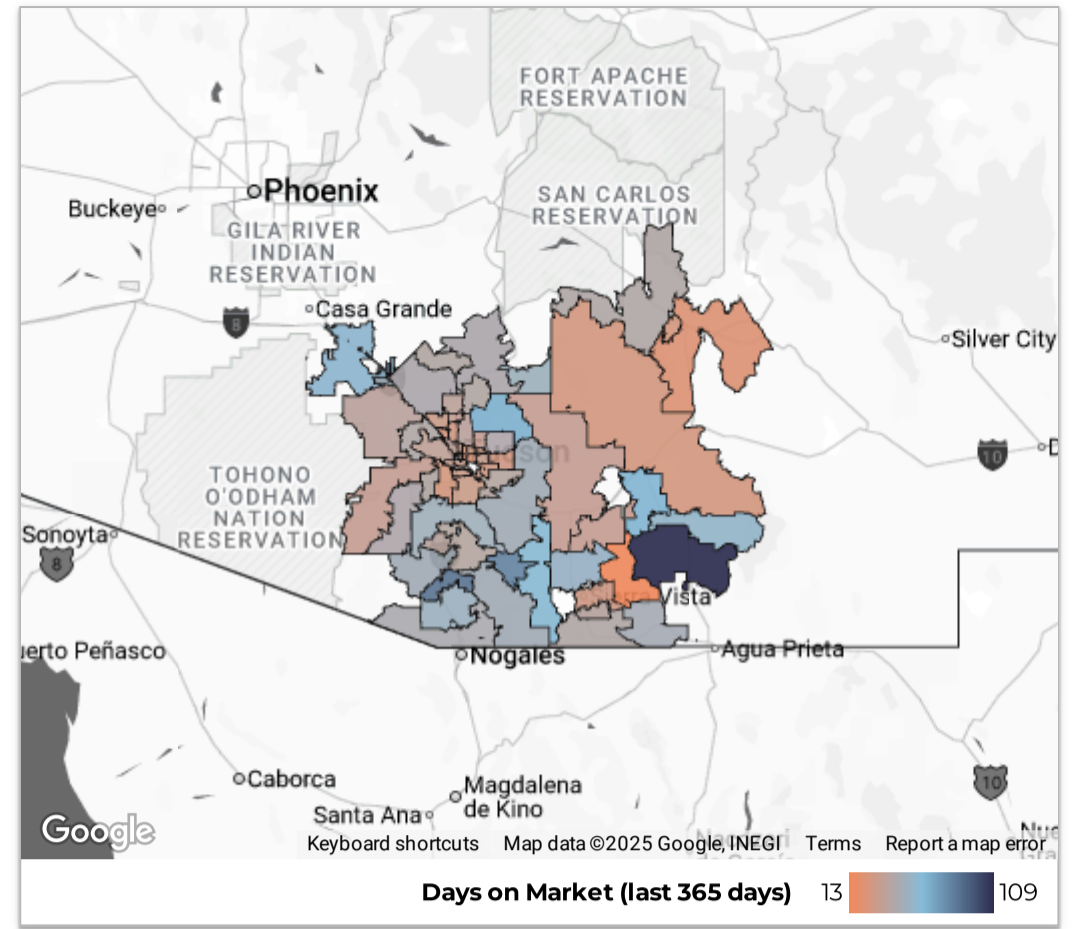
Southern AZ Housing Market: Buyer Demand

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September 2025

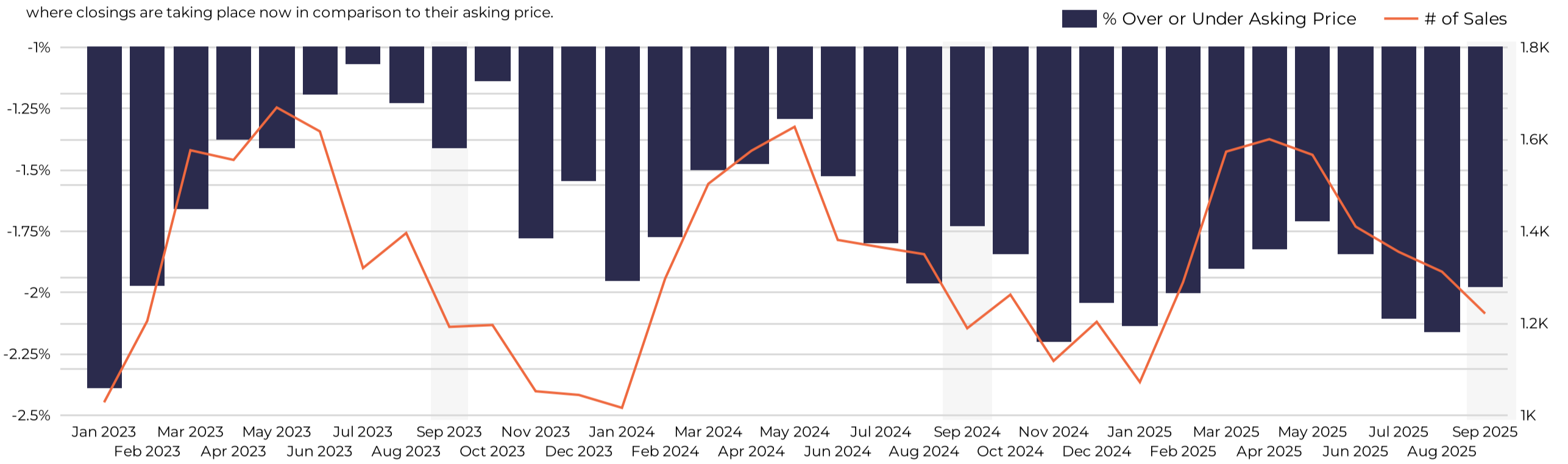


of Sales: **1,228** (↑ 3.0% from previous year)
 Median Sale Price: **\$350,000** (↓ -2.0% from previous year)
 Volume: **\$508,646,035** (↑ 4.3% from previous year)
 Average Sale Price: **\$414,207** (↑ 1.3% from previous year)
 \$/sqft: **\$221** (↓ -0.1% from previous year)
 Median Days on Market: **36** (↑ 4 from previous year)
 # of New Listings: **2,132** (↑ 5.4% from previous year)
 Average % Over Asking: **-2.06%** (↓ -0.31% from previous year)



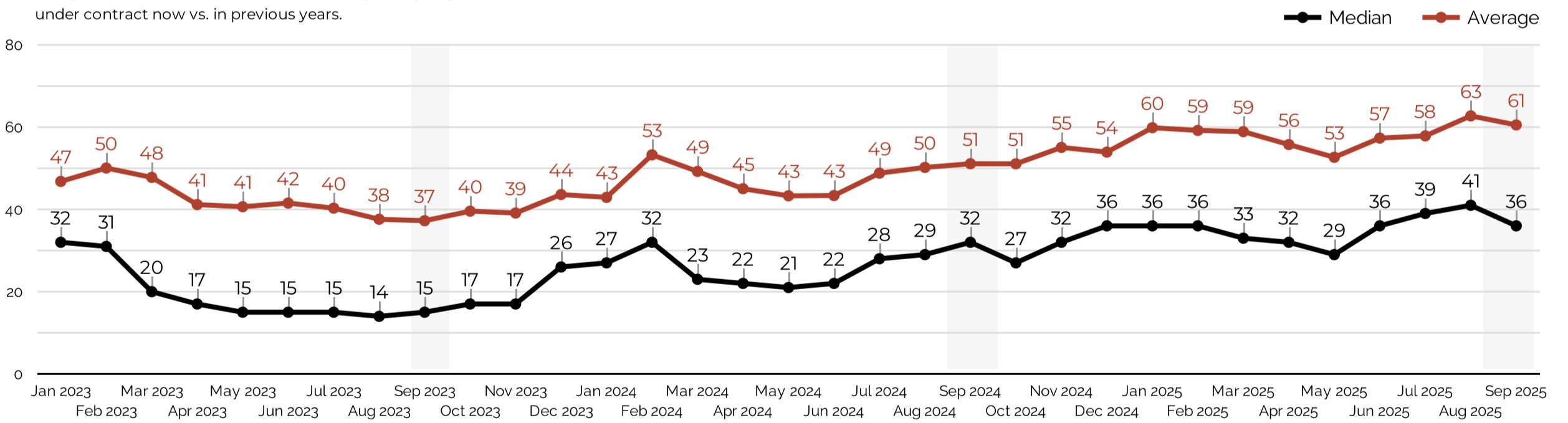
Buyer Demand

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	101	2.0% ↑	35	14 ↑	-5.11%	-0.93% ↓
\$200,000-\$299,999	273	9.2% ↑	24	-3 ↓	-1.82%	-0.35% ↓
\$300,000-\$399,999	427	7.8% ↑	37	0	-1.44%	-0.10% ↓
\$400,000-\$499,999	167	-16.5% ↓	57	17 ↑	-2.06%	-0.28% ↓
\$500,000-\$599,999	95	1.1% ↑	28	3 ↑	-1.89%	-0.39% ↓
\$600,000-\$699,999	55	-11.3% ↓	28	-9 ↓	-2.24%	-0.94% ↓
\$700,000-\$799,999	32	6.7% ↑	49	23 ↑	-1.57%	-0.29% ↓
\$800,000-\$999,999	39	5.4% ↑	53	22 ↑	-2.18%	0.40% ↑
\$1M-\$1.19M	15	87.5% ↑	34	17 ↑	-6.64%	-5.97% ↓
\$1.2M-\$1.39	9	12.5% ↑	36	23 ↑	-3.31%	-0.61% ↓
\$1.4M+	15	87.5% ↑	19	16 ↑	0.71%	5.69% ↑

Southern AZ Housing Market: **Inventory**

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September 2025

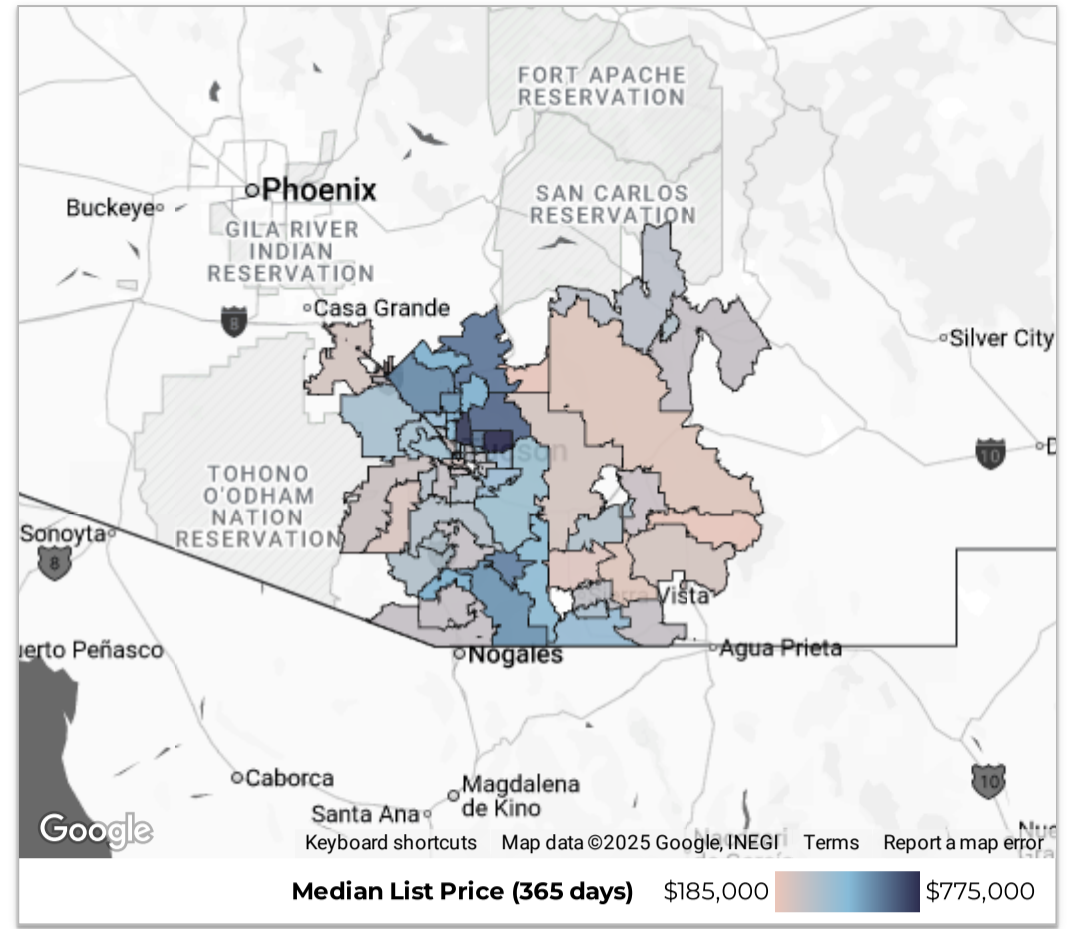
of New Listings (Supply)
2,132
↑ 109 from previous year

Months of Supply
4.50

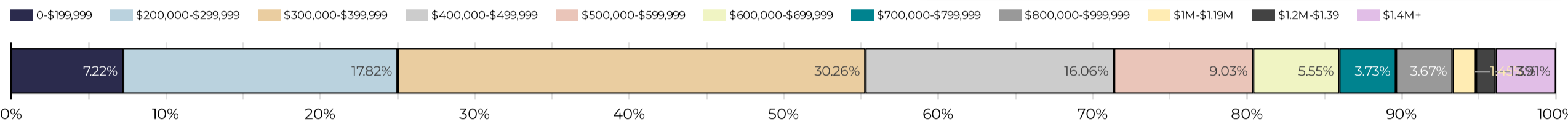
of New Pendings (Demand)
1,253
↑ 78 from previous year

Active Listings
5,528
Pending Listings
655

	Average	#
Single Family Residence	\$589,313	4,395
Townhouse	\$341,389	424
Condominium	\$243,022	341
Manufactured Home	\$243,081	319
Mobile Home	\$138,318	49
Grand total	\$524,958	5,528



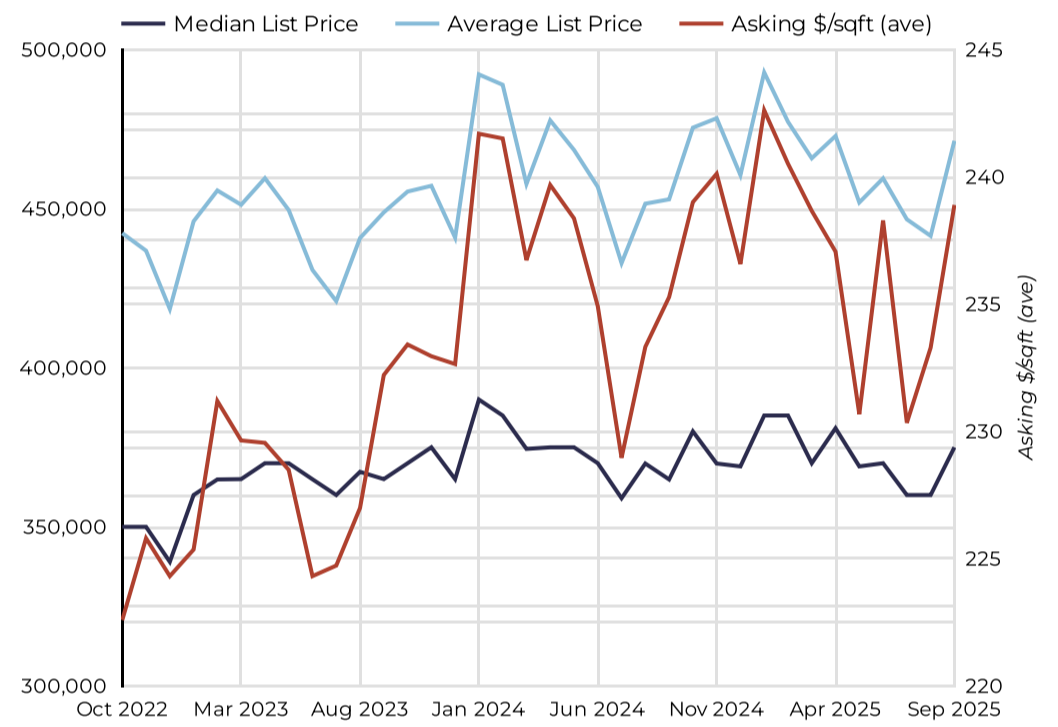
Active Listings



Months of Supply By Price Range

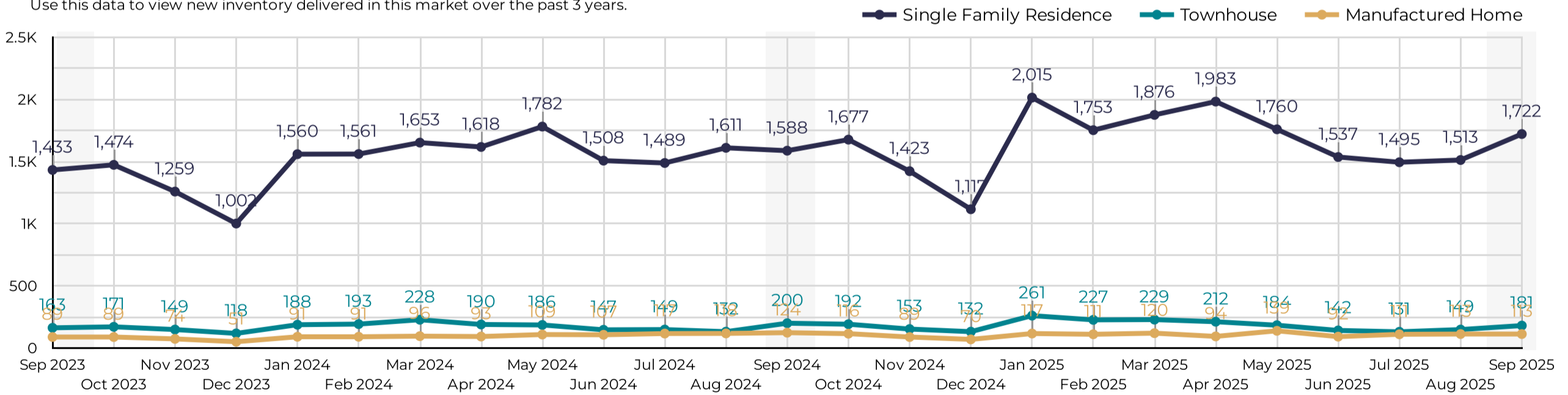
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.99	399	100
\$200,000-\$299,999	3.65	985	270
\$300,000-\$399,999	4.03	1,673	415
\$400,000-\$499,999	5.07	888	175
\$500,000-\$599,999	5.04	499	99
\$600,000-\$699,999	5.29	307	58
\$700,000-\$799,999	6.24	206	33
\$800,000-\$999,999	5.34	203	38
\$1M-\$1.19M	6.67	80	12
\$1.2M-\$1.39	6.00	72	12
\$1.4M+	13.50	216	16
Grand total	4.50	5,528	1,228

Asking Prices



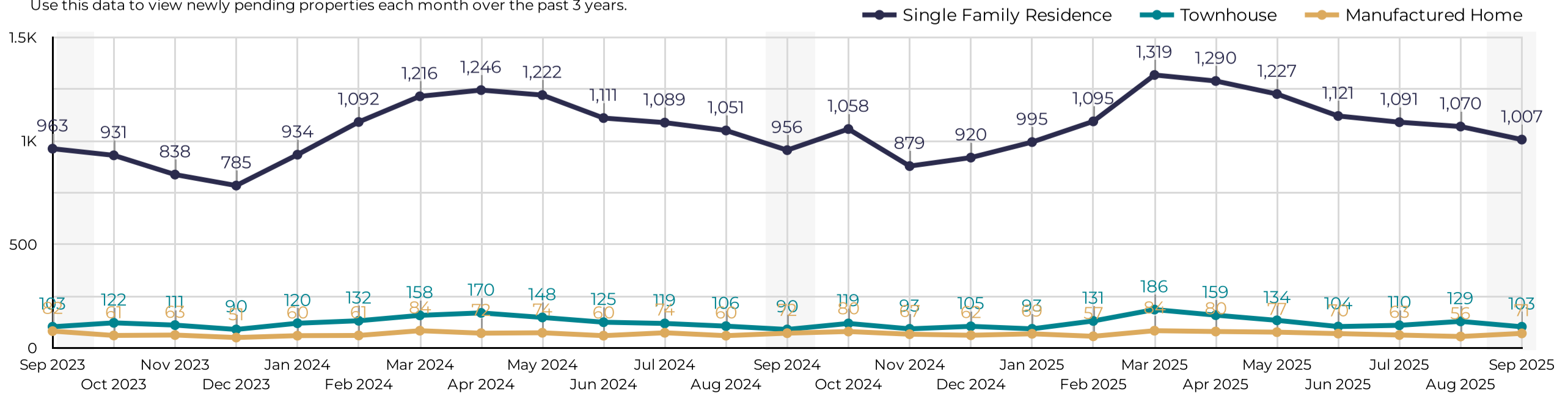
New Listings

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: Oct 6, 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.

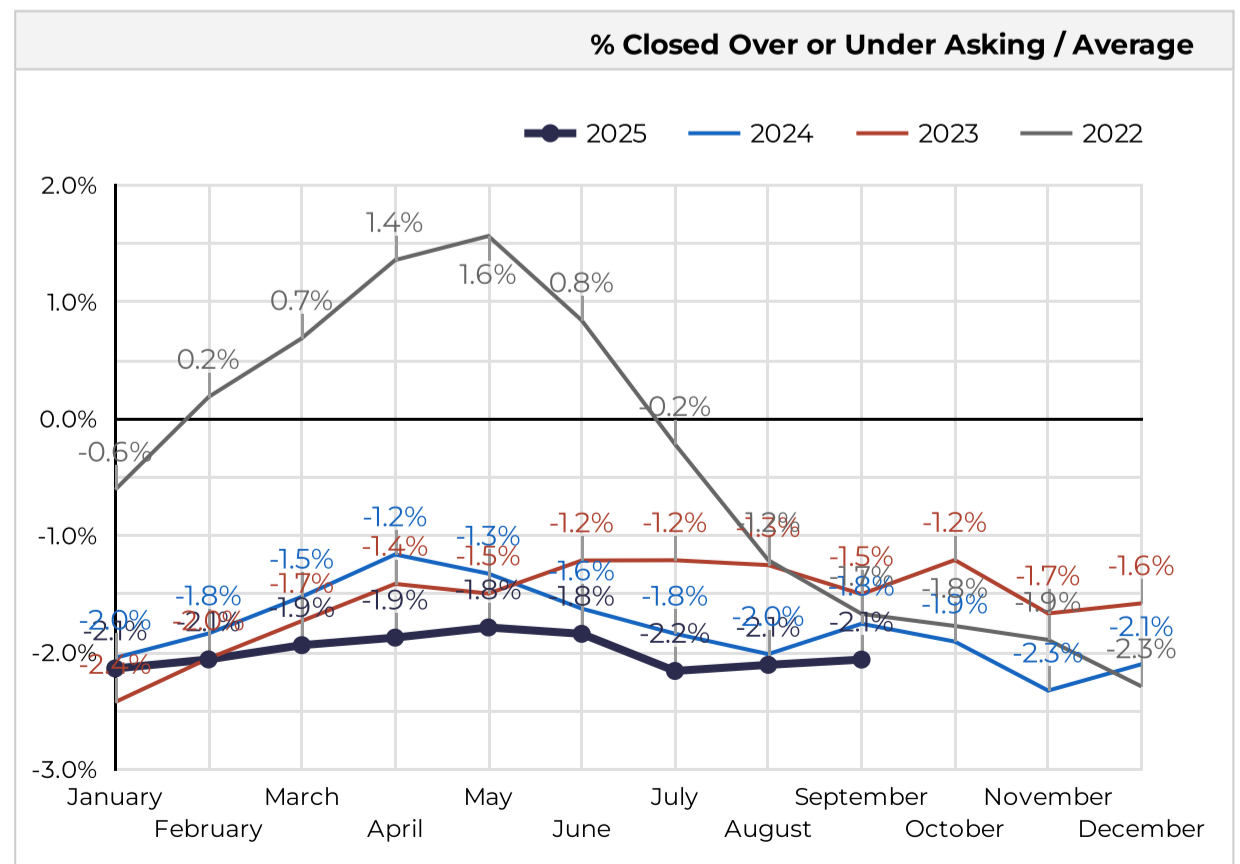
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,075
February	1,676	1,208	1,299	1,291
March	2,134	1,581	1,504	1,577
April	1,957	1,556	1,581	1,604
May	2,031	1,673	1,636	1,569
June	1,764	1,618	1,385	1,412
July	1,484	1,325	1,370	1,357
August	1,526	1,397	1,352	1,317
September	1,431	1,195	1,192	1,228
October	1,208	1,198	1,264	-
November	1,041	1,055	1,122	-
December	1,107	1,045	1,210	-

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	\$365,000
June	\$355,000	\$355,500	\$360,000	\$360,000
July	\$351,000	\$355,000	\$364,990	\$354,000
August	\$344,800	\$353,000	\$350,000	\$342,000
September	\$345,000	\$350,000	\$357,210	\$350,000
October	\$330,000	\$350,000	\$350,000	-
November	\$340,000	\$340,000	\$355,000	-
December	\$330,000	\$355,000	\$355,990	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	10	32	27	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	39
August	11	14	29	41
September	16	15	32	36
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	2,404
May	2,184	1,822	2,228	2,220
June	2,424	1,649	1,883	1,900
July	2,251	1,710	1,846	1,832
August	2,122	1,740	1,972	1,913
September	1,984	1,787	2,023	2,132
October	1,740	1,835	2,091	-
November	1,461	1,568	1,786	-
December	1,160	1,266	1,395	-

New Pendings / 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	1,671
April	1,965	1,584	1,589	1,597
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	1,320
August	1,498	1,334	1,279	1,315
September	1,300	1,201	1,175	1,253
October	1,193	1,177	1,312	-
November	1,029	1,073	1,089	-
December	1,005	978	1,138	-



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: Oct 6, 2025

Sep 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	983	-0.8%	\$447.01M	2.2%	\$373,000	-\$7,000	\$229	\$1	37	4	-1.7%	-0.1%
Townhouse	106	29.3%	\$31.39M	19.8%	\$278,000	-\$9,000	\$211	-\$13	27	-1	-2.7%	-1.2%
Manufactured Home	67	15.5%	\$15.95M	21.2%	\$249,900	\$14,900	\$174	\$23	21	3	-3.2%	-0.6%
Condominium	57	14.0%	\$10.01M	5.1%	\$155,000	-\$10,000	\$188	-\$20	37	14	-3.0%	-0.0%
Mobile Home	8	0.0%	\$1.21M	14.6%	\$137,000	\$9,000	\$133	\$37	65	43	-6.3%	-1.0%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	86	4.9%	\$14.94M	-1.6%	\$178,500	-\$1,500	\$225	-\$12	37	20	-3.3%	-1.0%
\$1000-1499 sqft	338	7.3%	\$96.6M	7.8%	\$285,000	-\$5,000	\$221	-\$1	25	2	-1.8%	-0.7%
\$1500-1999 sqft	386	1.3%	\$141.15M	0.1%	\$350,000	-\$7,210	\$212	-\$2	37	1	-1.6%	0.3%
2000-2499 sqft	230	-3.0%	\$110.27M	-0.6%	\$455,000	\$13,000	\$217	\$4	39	-5	-2.0%	-0.3%
2500-2999 sqft	105	-2.8%	\$62.86M	-6.3%	\$550,000	-\$29,900	\$219	-\$11	50	13	-1.9%	0.1%
3000-3999 sqft	63	26.0%	\$61.27M	39.6%	\$895,000	\$80,000	\$292	\$25	61	42	-2.7%	-0.2%
4000-4999 sqft	8	-38.5%	\$10.61M	-23.6%	\$1,200,000	\$300,000	\$307	\$61	36	5	-3.8%	-2.3%
5000+ sqft	5	66.7%	\$7.87M	38.3%	\$1,180,000	-\$1,158,000...	\$210	-\$117	199	159	-9.5%	0.9%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	162	14.9%	\$84.78M	9.0%	\$435,000	-\$45,000	\$251	-\$11	37	18	-2.2%	-0.6%
Central	126	12.5%	\$41.98M	7.0%	\$319,500	\$14,500	\$228	-\$14	27	12	-2.3%	-0.0%
Upper Southeast	108	-6.9%	\$44.67M	-7.7%	\$383,800	-\$14,200	\$204	-\$2	55	15	-1.2%	0.1%
North	96	28.0%	\$66.03M	22.4%	\$585,000	-\$14,000	\$287	-\$21	34	9	-3.4%	-0.6%
East	88	-6.4%	\$32.58M	4.2%	\$325,000	\$10,100	\$209	\$0	31	7	-1.5%	-0.2%
Extended West	69	-2.8%	\$24.65M	-8.5%	\$357,900	-\$21,100	\$198	-\$6	33	-7	-1.3%	-0.3%
Southwest	61	-3.2%	\$19.14M	-8.8%	\$312,000	-\$14,500	\$191	-\$2	28	-12	-0.8%	+0.0%
West	60	0.0%	\$23.59M	-2.3%	\$365,000	-\$10,000	\$235	\$4	48	28	-1.9%	-0.3%
South	50	-9.1%	\$14.09M	-12.1%	\$280,000	-\$15,000	\$202	-\$1	32	-2	-2.2%	-1.4%
Green Valley North	46	-4.2%	\$15.79M	-10.5%	\$315,000	-\$40,990	\$184	-\$9	45	-11	-1.3%	0.4%
Northeast	45	15.4%	\$22.85M	22.2%	\$369,000	-\$66,000	\$244	\$13	20	-14	-2.6%	-0.7%
Green Valley Northwest	43	10.3%	\$10.23M	-0.5%	\$249,000	-\$6,000	\$189	-\$11	25	-7	-1.9%	-0.7%
Southeast	41	10.8%	\$17.51M	23.6%	\$370,540	\$540	\$204	-\$5	51	11	-1.3%	-0.3%
Upper Northwest	38	-9.5%	\$18.32M	-16.9%	\$437,500	-\$82,500	\$241	-\$2	63	29	-3.4%	-1.0%
Cochise	32	-13.5%	\$9.51M	-7.9%	\$271,000	\$31,000	\$183	\$18	51	12	-2.0%	1.1%
Green Valley Northeast	29	45.0%	\$11.36M	28.3%	\$318,000	-\$102,000	\$216	-\$15	35	7	-1.6%	0.2%
Green Valley Southwest	22	37.5%	\$9.49M	65.6%	\$420,000	\$111,000	\$225	\$15	17	-25	-1.8%	0.6%
Benson/St. David	19	5.6%	\$5.2M	7.1%	\$269,990	\$35,000	\$166	-\$0	8	-38	-3.3%	0.8%
SCC-Rio Rico East	17	-26.1%	\$4.96M	-24.5%	\$299,900	\$29,900	\$184	\$16	60	20	-1.4%	0.4%
Graham	12	-36.8%	\$4.03M	-35.8%	\$299,000	-\$1,000	\$171	-\$10	13	-13	-2.5%	-1.7%
Extended Southwest	9	50.0%	\$2.45M	28.5%	\$240,000	-\$45,000	\$183	\$20	47	16	0.5%	3.9%
Pinal	8	-46.7%	\$1.73M	-49.8%	\$214,623	\$39,623	\$165	\$2	26	-6	-2.9%	0.1%
Extended Northwest	7	-30.0%	\$2M	-34.4%	\$288,000	-\$15,990	\$183	\$3	16	-10	-0.4%	0.5%
Extended Northeast	6	200.0%	\$3.55M	492.3%	\$585,000	\$401,500	\$421	-\$59	74	68	-6.2%	-5.0%
SCC-Tubac East	5	150.0%	\$2.61M	130.5%	\$545,000	-\$15,000	\$250	-\$31	224	221	-3.8%	-0.6%
SCC-Rio Rico West	3	50.0%	\$1.05M	50.8%	\$318,000	\$19,000	\$178	-\$7	17	12	-0.7%	-1.4%
Green Valley Southeast	3	-70.0%	\$1.46M	-67.6%	\$355,000	-\$70,000	\$239	\$2	218	138	-2.0%	2.1%
SCC-Sonoita	3	50.0%	\$1.47M	-5.8%	\$475,000	-\$110,000	\$247	-\$89	59	52	-0.4%	0.4%
Maricopa	3	-	\$1.61M	-	\$472,300	-	\$316	-	51	-	5.6%	-
SCC-Patagonia	3	-	\$3.91M	-	\$500,000	-	\$250	-	158	-	-4.8%	-
SCC-Nogales West	2	0.0%	\$644.9K	5.2%	\$254,900	\$159,900	\$169	\$50	3	-1	1.0%	14.6%
Navajo	2	-60.0%	\$567K	-76.8%	\$192,000	-\$293,000	\$241	-\$6	1	-39	-1.8%	0.2%
SCC-Nogales East	2	-33.3%	\$1.03M	35.4%	\$230,000	-\$73,000	\$169	\$30	10	-163	-4.6%	-0.5%