

MLSSAZ Monthly Market Report

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



Aug 2025

Quick Stats Aug 2025

of Sales

1,281

↓ -5.4% from previous month

Median Sale Price

\$340,000

↓ -3.82% from previous month

Average Sale Price

\$403,597

↓ -5.07% from previous month

Median DOM

41

↑ 2 from previous month

% Over

-2.09%

↑ 0.06% from previous month

of New Listings

1,904

↑ 3.9% from previous month

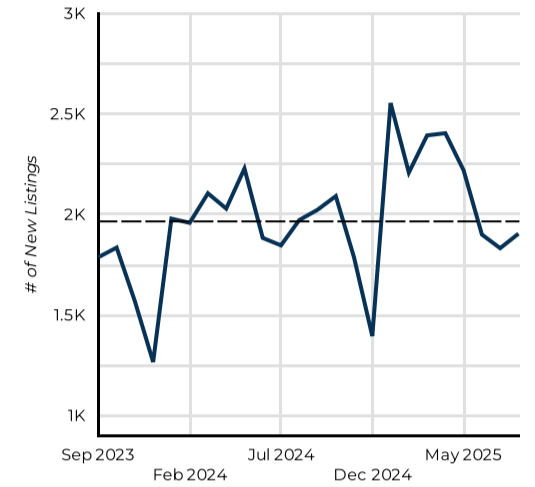
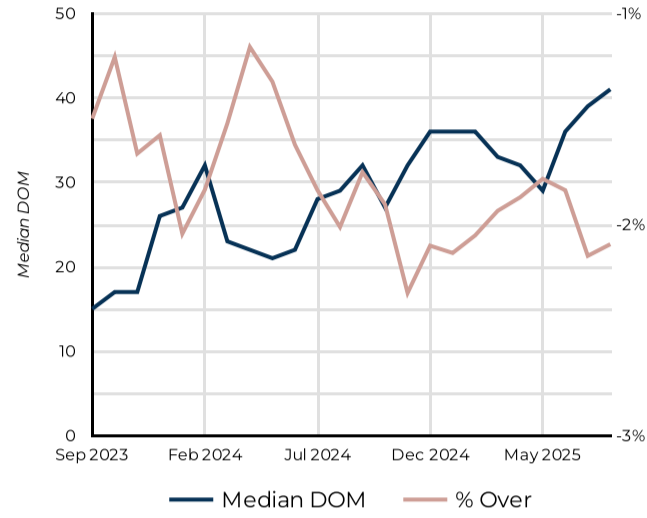
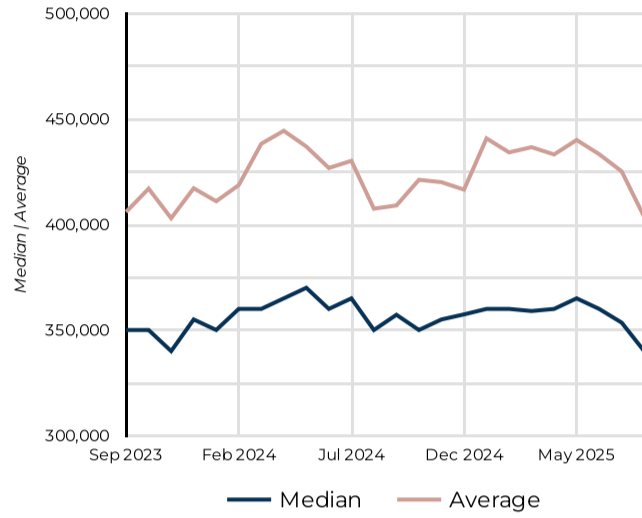
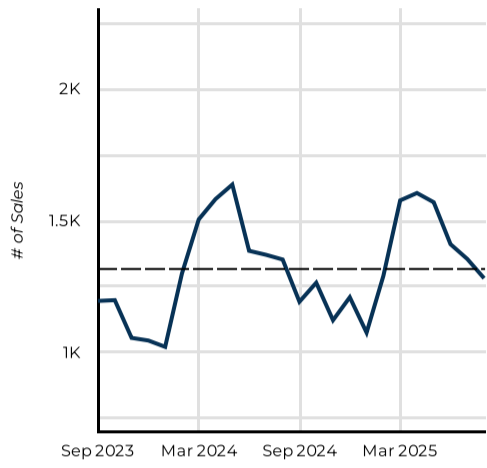


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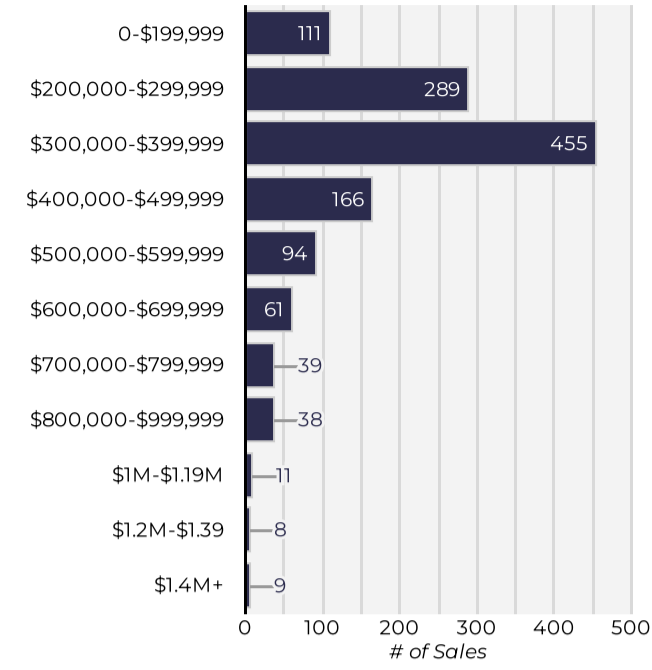
Market Activity - Market Pricing - Buyer Demand - Inventory

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

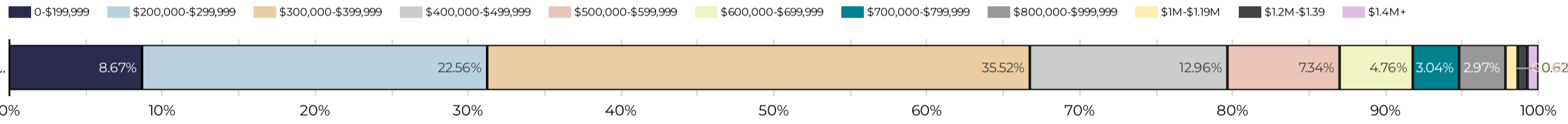
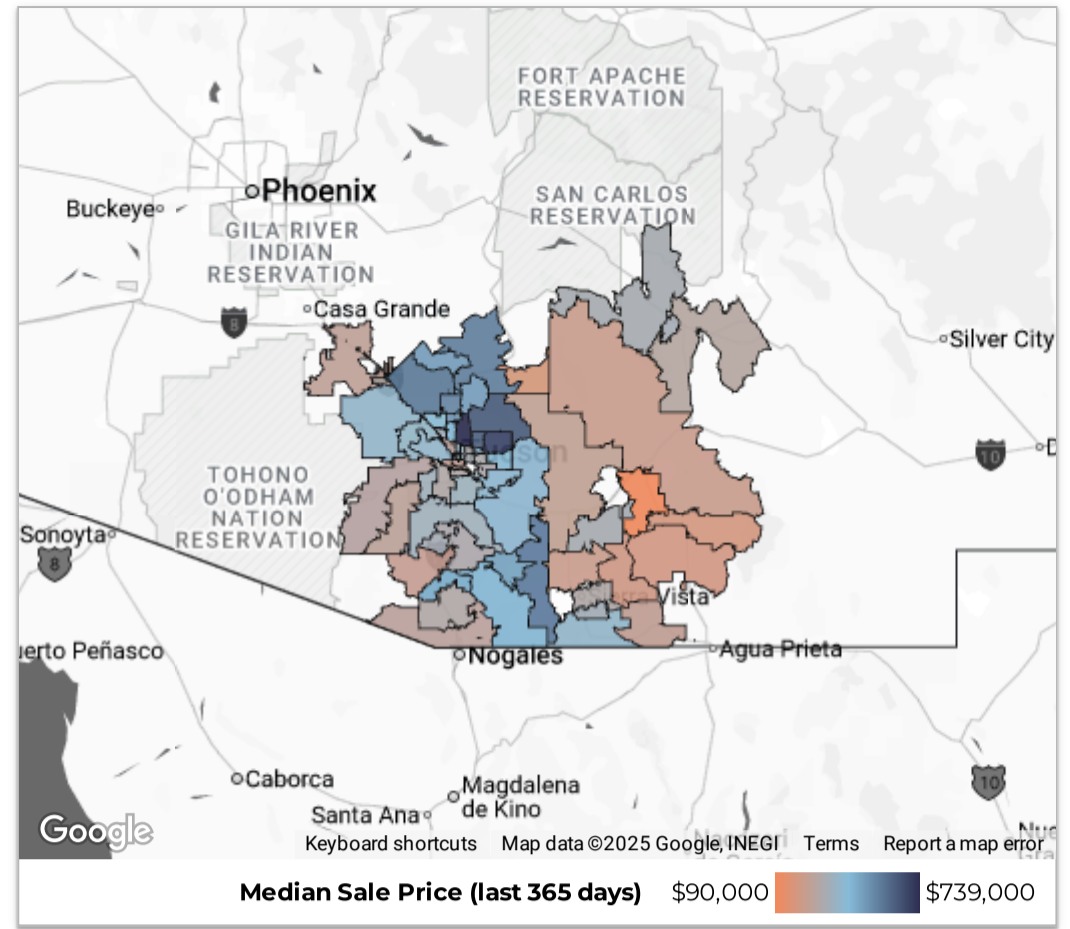
Southern AZ Housing Market: Market Activity & Pricing

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

August 2025

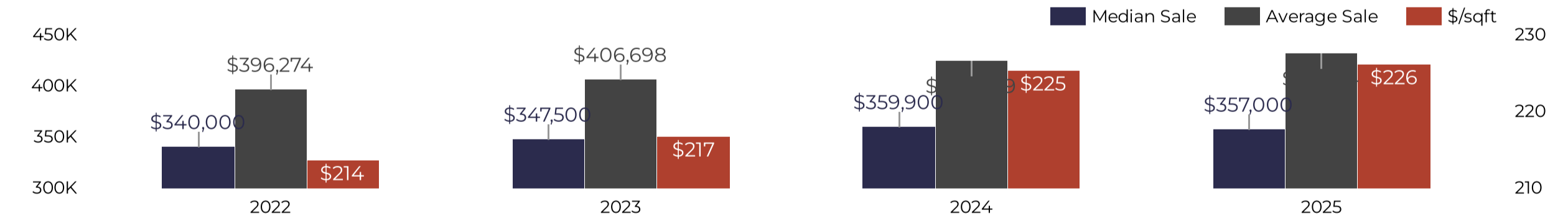
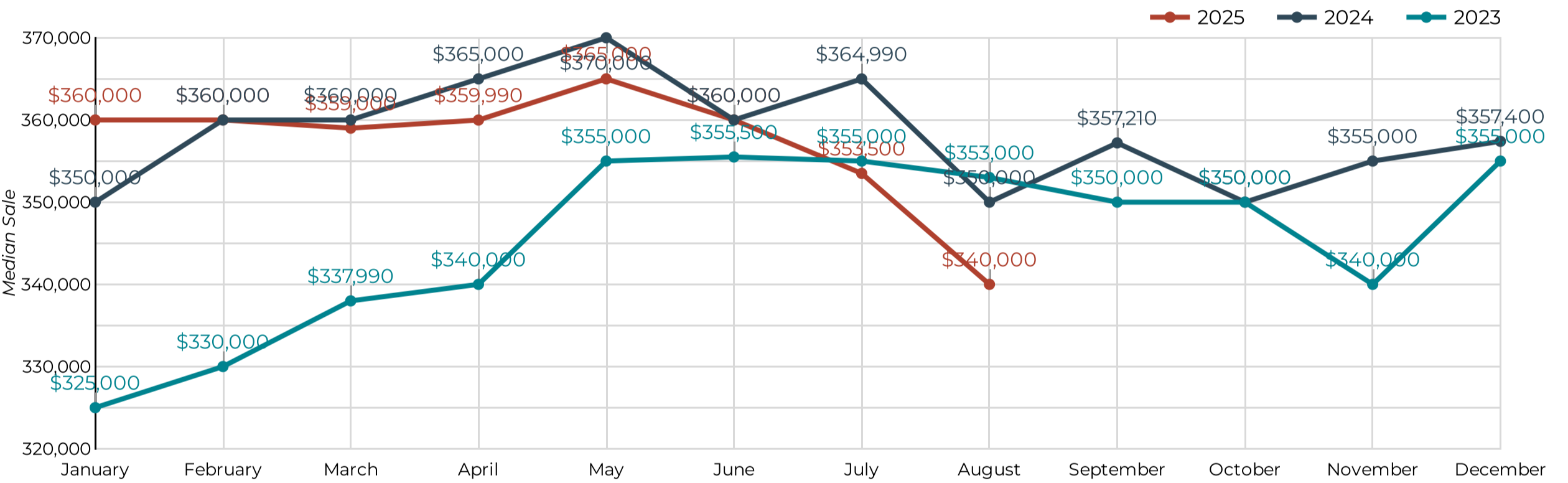


of Sales: **1,281** (-5.3% from previous year)
 Median Sale Price: **\$340,000** (-2.9% from previous year)
 Volume: **\$517,007,383** (-6.2% from previous year)
 Average Sale Price: **\$403,597** (-1.0% from previous year)
 \$/sqft: **\$217** (-1.6% from previous year)
 Median Days on Market: **41** (+12 from previous year)
 # of New Listings: **1,904** (-3.4% from previous year)
 Average % Over Asking: **-2.09%** (-0.08% from previous year)



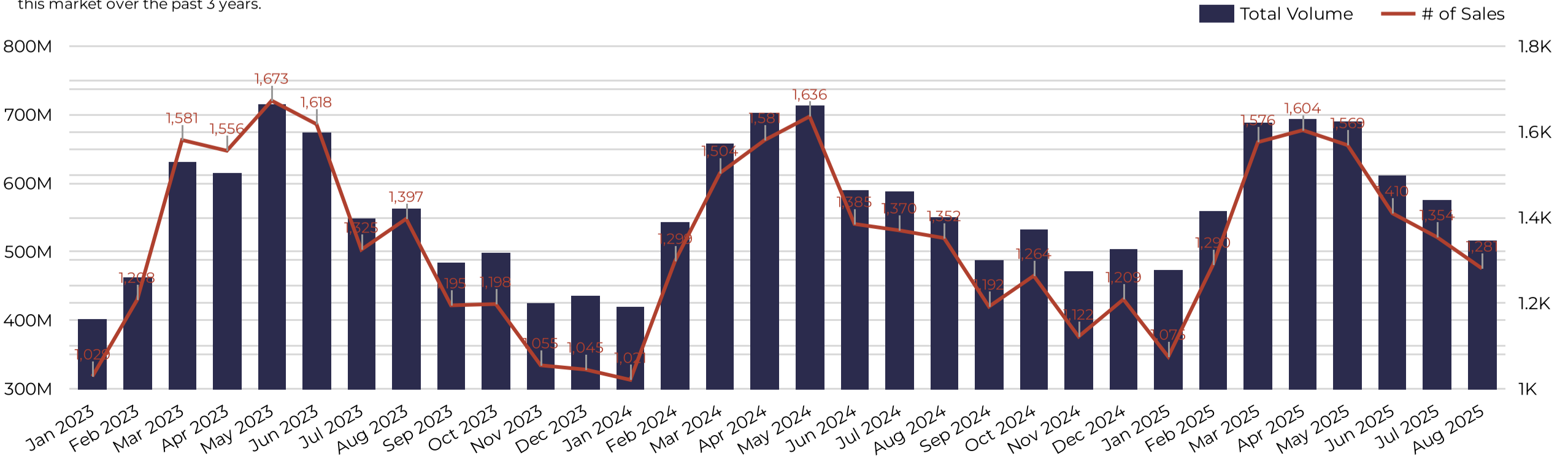
Market Pricing

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



Market Activity

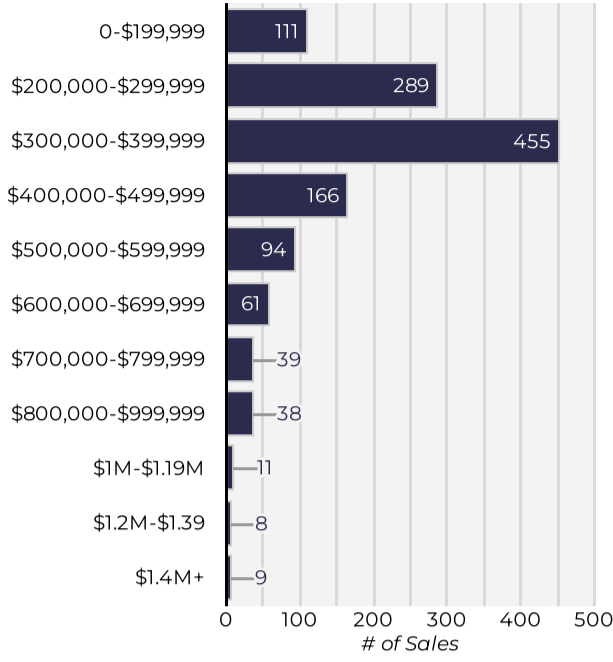
Use this data to see changes in total sales activity in this market over the past 3 years.



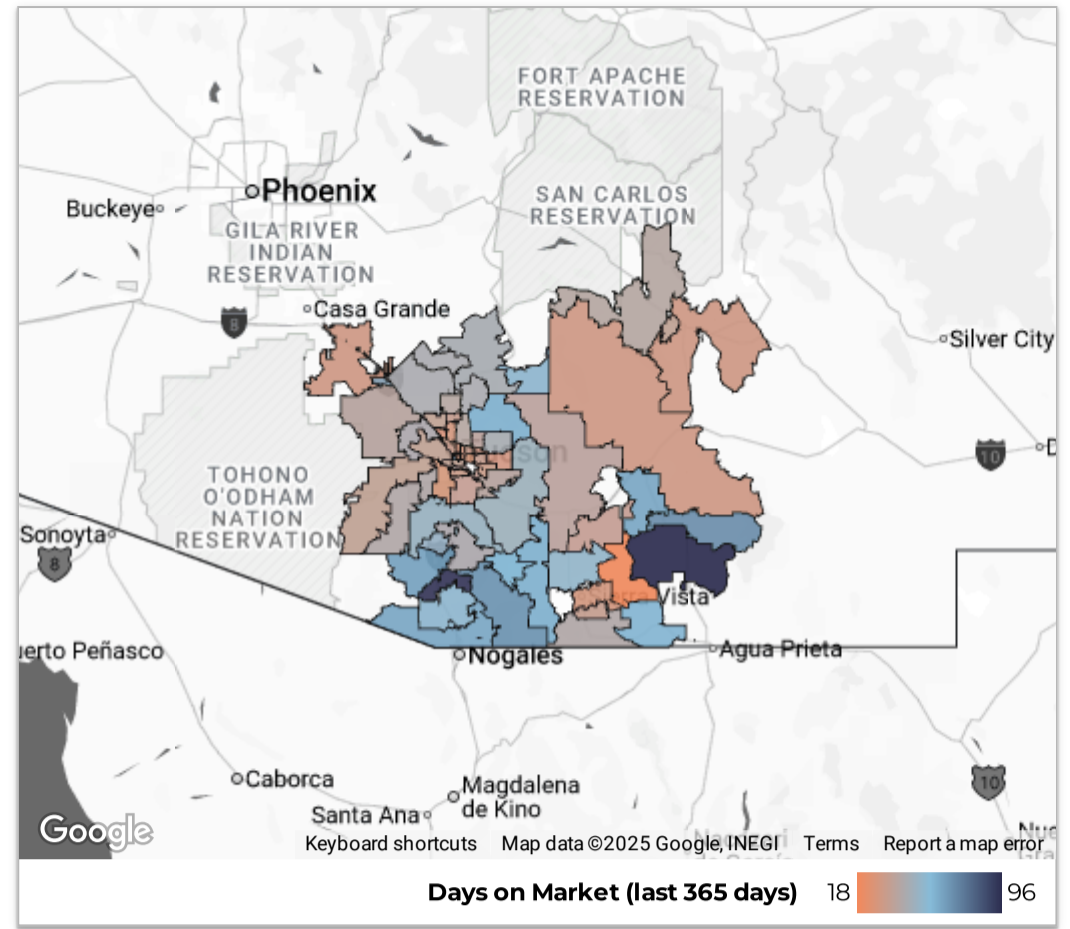
Southern AZ Housing Market: Buyer Demand

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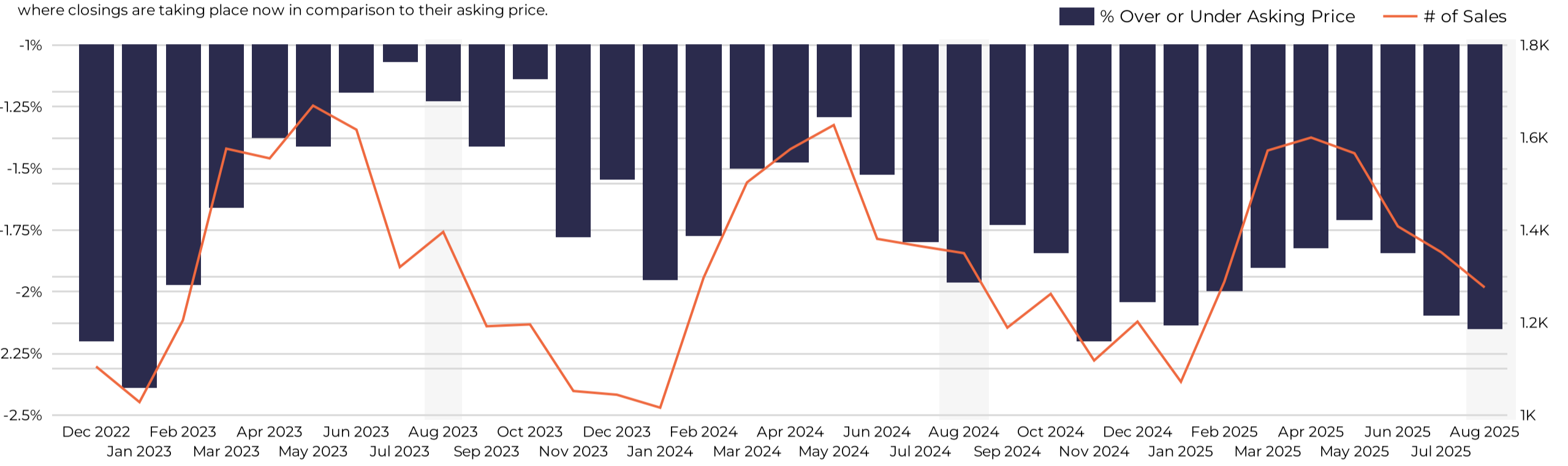


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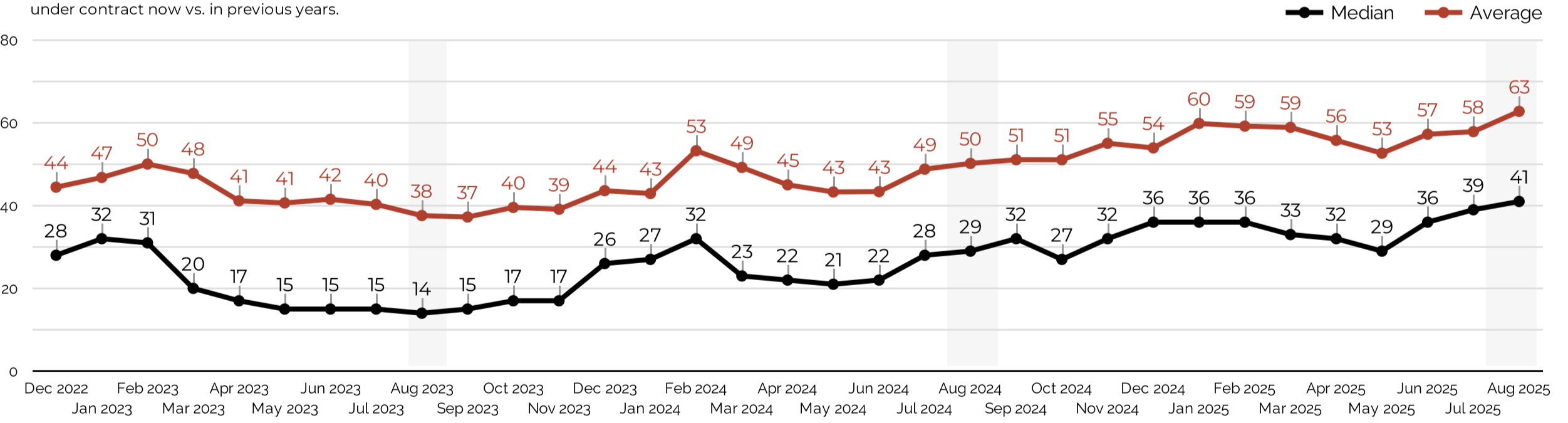
Buyer Demand

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	111	1.8% ↑	48	23 ↑	-5.12%	1.15% ↑
\$200,000-\$299,999	289	-2.7% ↓	31	6 ↑	-1.79%	-0.20% ↓
\$300,000-\$399,999	455	-1.7% ↓	47	15 ↑	-1.48%	0.07% ↑
\$400,000-\$499,999	166	-25.9% ↓	45	2 ↑	-2.11%	-0.81% ↓
\$500,000-\$599,999	94	9.3% ↑	47	13 ↑	-2.30%	-0.44% ↓
\$600,000-\$699,999	61	-14.1% ↓	35	11 ↑	-2.68%	-1.15% ↓
\$700,000-\$799,999	39	11.4% ↑	39	10 ↑	-2.22%	0.22% ↑
\$800,000-\$999,999	38	11.8% ↑	27	12 ↑	-3.06%	-1.08% ↓
\$1M-\$1.19M	11	-15.4% ↓	27	0	-3.25%	0.44% ↑
\$1.2M-\$1.39	8	14.3% ↑	7	-4 ↓	-2.34%	2.69% ↑
\$1.4M+	9	-30.8% ↓	33	14 ↑	7.39%	11.09% ↑

Southern AZ Housing Market: Inventory

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August 2025

of New Listings (Supply)
1,904
-68 from previous year

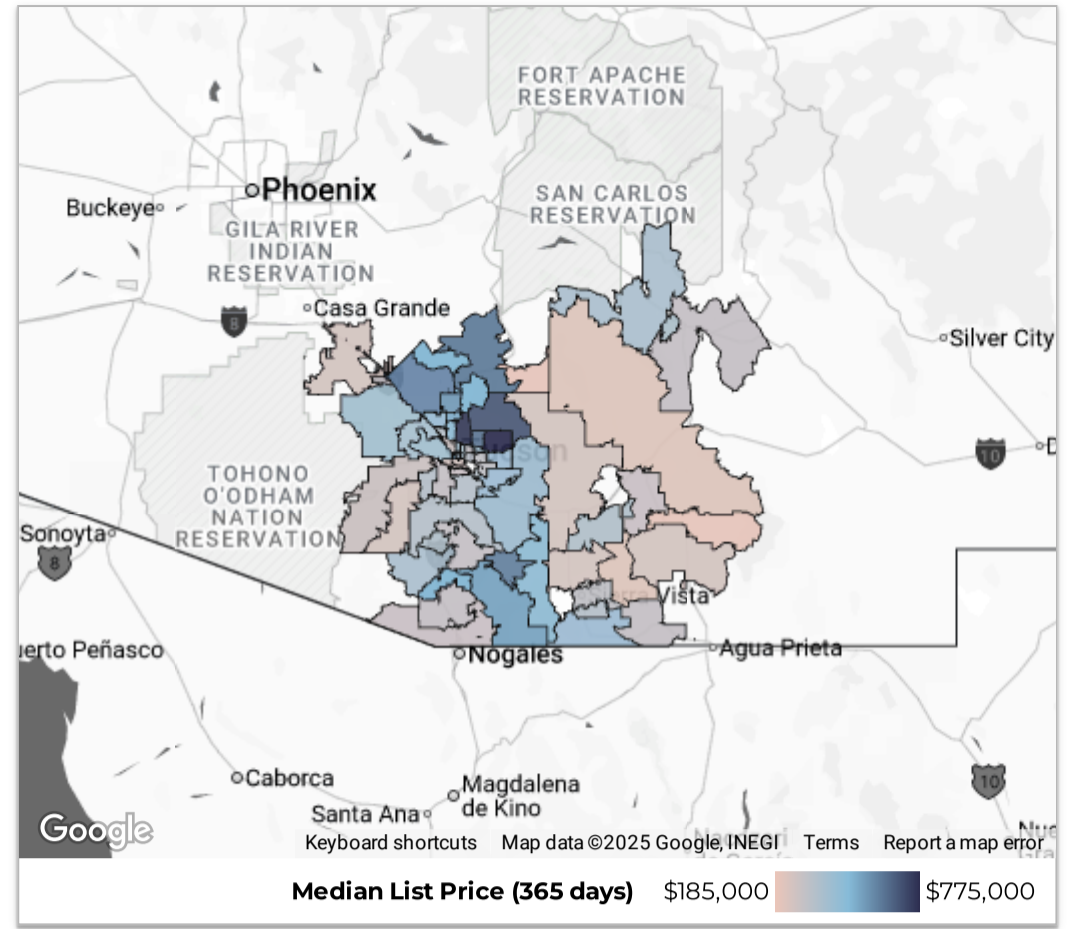
Months of Supply
4.04

Active Listings
5,176

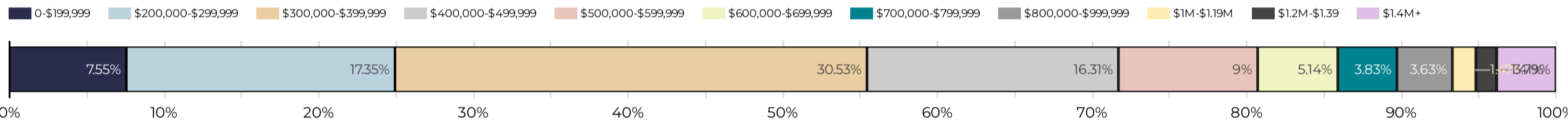
of New Pendings (Demand)
1,278
-1 from previous year

Pending Listings
732

	Average	#
Single Family Residence	\$588,495	4,141
Townhouse	\$341,442	378
Condominium	\$232,157	326
Manufactured Home	\$244,907	282
Mobile Home	\$142,606	49
Grand total	\$525,069	5,176



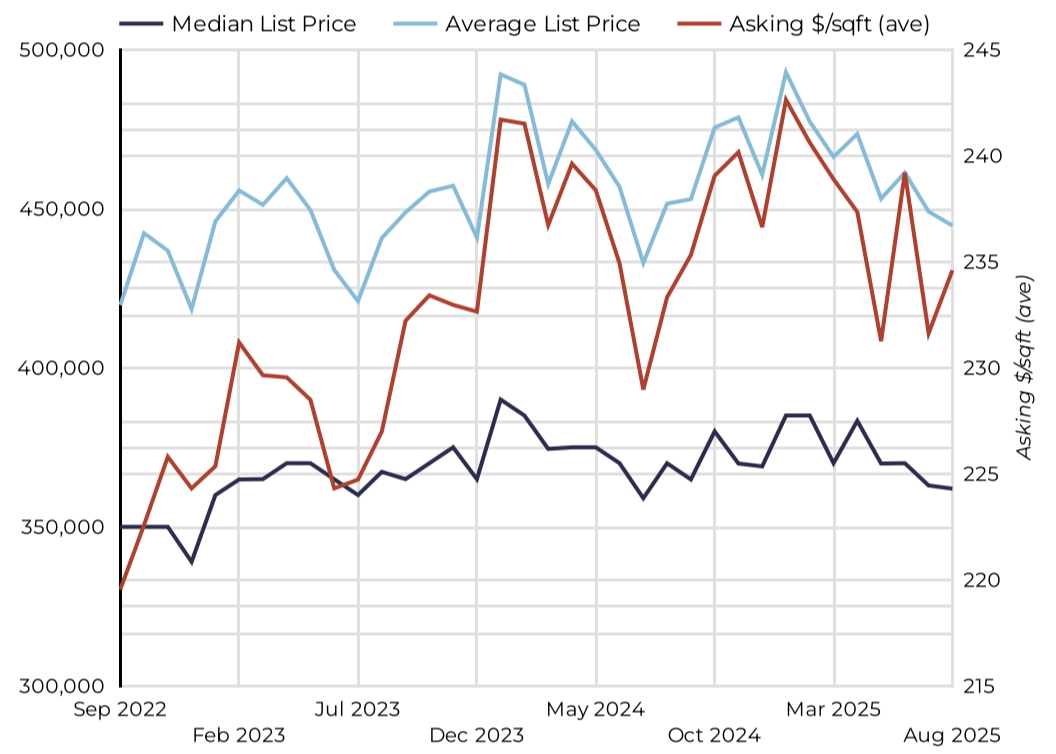
Active Listings



Months of Supply By Price Range

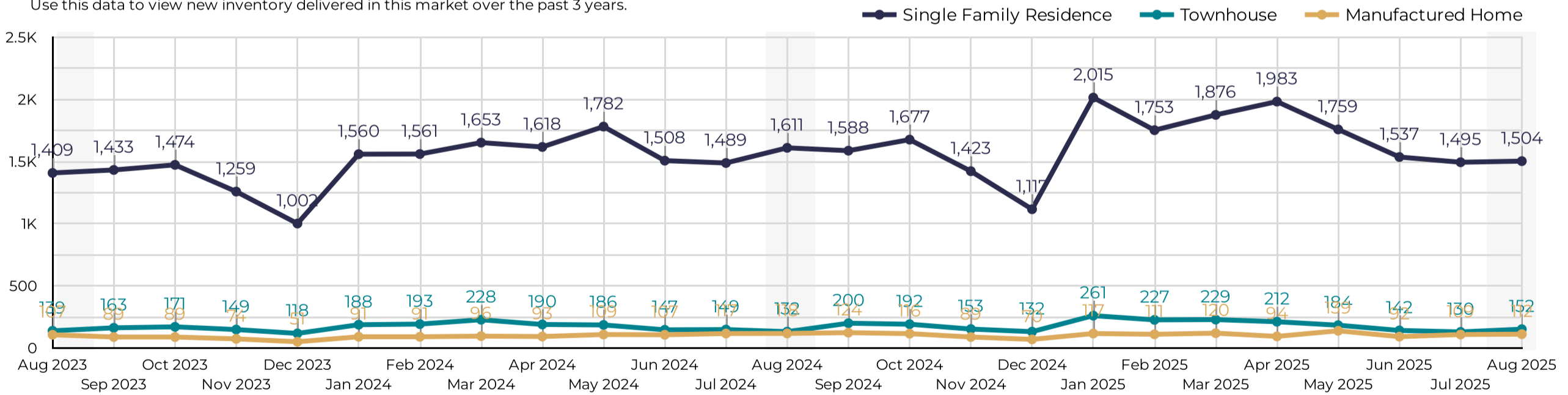
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.72	391	105
\$200,000-\$299,999	3.04	898	295
\$300,000-\$399,999	3.61	1,580	438
\$400,000-\$499,999	4.74	844	178
\$500,000-\$599,999	5.07	466	92
\$600,000-\$699,999	4.29	266	62
\$700,000-\$799,999	4.60	198	43
\$800,000-\$999,999	4.95	188	38
\$1M-\$1.19M	6.91	76	11
\$1.2M-\$1.39	8.11	73	9
\$1.4M+	19.60	196	10
Grand total	4.04	5,176	1,281

Asking Prices



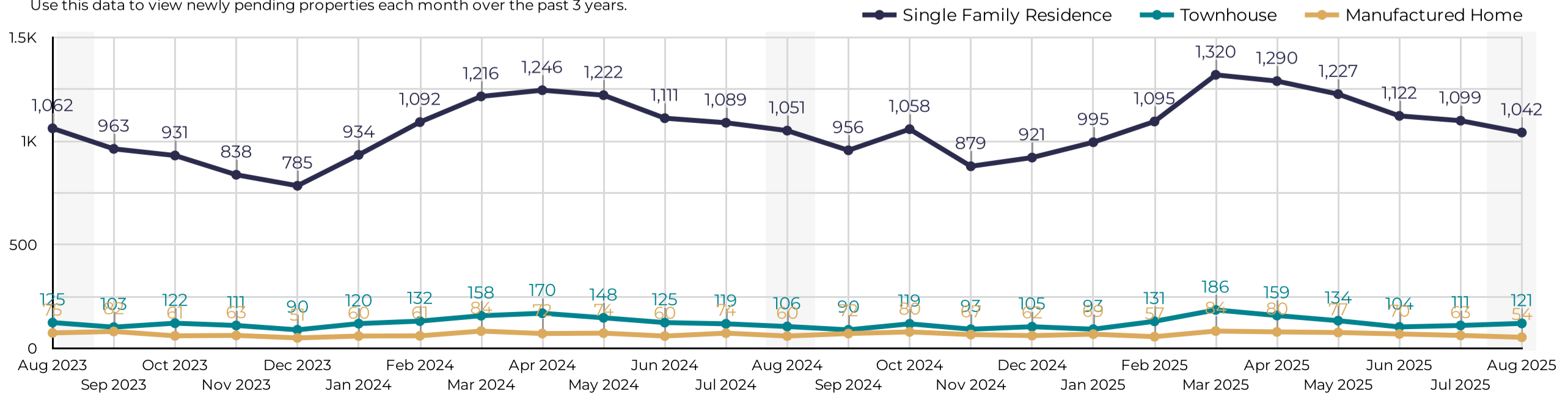
New Listings

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: Sep 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.

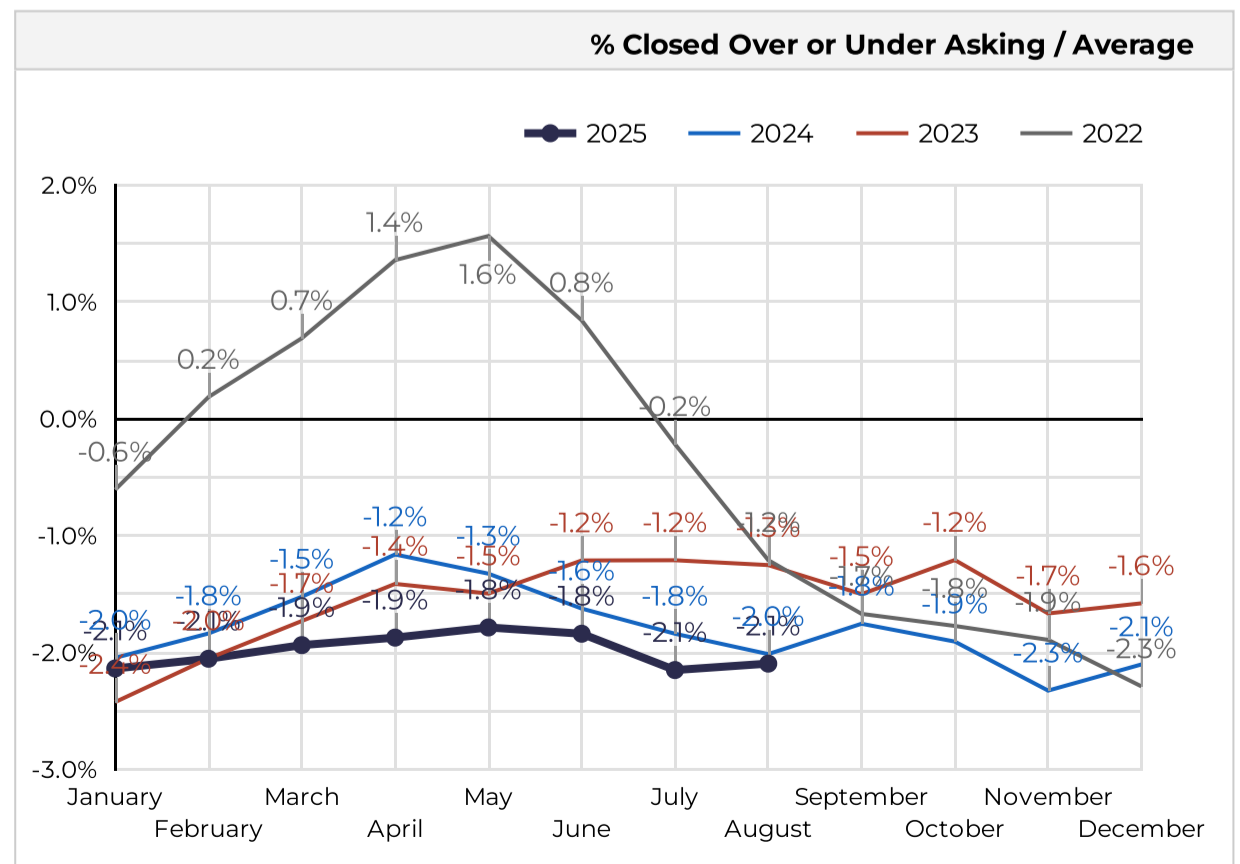
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,075
February	1,676	1,208	1,299	1,290
March	2,134	1,581	1,504	1,576
April	1,957	1,556	1,581	1,604
May	2,031	1,673	1,636	1,569
June	1,764	1,618	1,385	1,410
July	1,484	1,325	1,370	1,354
August	1,526	1,397	1,352	1,281
September	1,431	1,195	1,192	-
October	1,208	1,198	1,264	-
November	1,041	1,055	1,122	-
December	1,107	1,045	1,209	-

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	\$353,500
August	\$344,800	\$353,000	\$350,000	\$340,000
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	39
August	11	14	29	41
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	2,404
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	1,832
August	2,122	1,740	1,972	1,904
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	1,597
May	1,914	1,620	1,518	1,497
June	1,605	1,507	1,364	1,362
July	1,429	1,322	1,373	1,329
August	1,498	1,334	1,279	1,278
September	1,300	1,201	1,175	-
October	1,193	1,177	1,312	-
November	1,029	1,073	1,089	-
December	1,005	978	1,139	-



Southern AZ Housing Market: Comparisons

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

Aug 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	1,034	-5.7%	\$450.83M	-7.5%	\$361,000	\$-13,500	\$222	\$-4	39	9	-1.9%	-0.3%
Townhouse	130	11.1%	\$36.37M	1.4%	\$261,000	\$-14,000	\$207	\$-21	50	20	-3.4%	-1.1%
Manufactured Home	57	-21.9%	\$13.4M	-18.7%	\$233,000	\$15,000	\$168	\$8	40	25	-1.6%	1.9%
Condominium	49	-2.0%	\$9M	-5.0%	\$159,000	\$-26,000	\$202	\$-19	53	17	-3.9%	-0.2%
Mobile Home	6	-53.8%	\$1.18M	-35.3%	\$164,500	\$34,500	\$139	\$25	35	-4	-3.6%	3.8%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	89	-19.8%	\$16.08M	-25.6%	\$175,000	\$-25,000	\$227	\$-17	35	10	-2.9%	-0.2%
\$1000-1499 sqft	336	-3.2%	\$92.55M	-4.0%	\$280,000	\$-5,000	\$216	\$-3	37	14	-1.9%	-0.1%
\$1500-1999 sqft	437	-4.6%	\$155.88M	-6.6%	\$342,000	\$-12,900	\$207	\$-3	46	15	-1.9%	-0.0%
2000-2499 sqft	232	-2.5%	\$107.35M	-5.1%	\$432,000	\$-18,000	\$209	\$-6	40	1	-2.3%	-0.6%
2500-2999 sqft	111	-3.5%	\$70.42M	2.3%	\$635,000	\$74,300	\$234	\$14	44	7	-2.6%	-0.6%
3000-3999 sqft	61	-9.0%	\$56.34M	-4.8%	\$840,000	\$19,350	\$275	\$9	35	7	-2.7%	-0.3%
4000-4999 sqft	9	0.0%	\$10.19M	-17.3%	\$951,350	\$-263,650	\$256	\$-49	33	-7	-3.3%	2.2%
5000+ sqft	1	-80.0%	\$1.96M	-84.2%	\$1,957,000	\$-343,000	\$333	\$-120	0	-20	-2.2%	2.8%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	165	-1.2%	\$93.42M	5.8%	\$475,000	\$15,000	\$250	\$1	38	7	-2.5%	-0.6%
Central	147	-0.7%	\$50.26M	1.3%	\$307,500	\$-7,500	\$230	\$-6	20	6	-2.6%	-0.4%
Upper Southeast	106	-14.5%	\$43.45M	-17.7%	\$380,000	\$-19,500	\$206	\$-3	55	18	-0.6%	0.4%
East	104	-16.8%	\$32.31M	-21.0%	\$295,000	\$-15,000	\$201	\$-11	27	-3	-2.4%	-1.1%
Southwest	78	-9.3%	\$24.18M	-5.7%	\$315,000	\$17,100	\$189	\$-7	46	6	-1.4%	0.3%
North	77	-8.3%	\$47.75M	-21.3%	\$608,000	\$48,000	\$273	\$-23	44	18	-3.2%	-0.0%
West	62	-17.3%	\$23.87M	-32.6%	\$350,000	\$-40,000	\$215	\$-25	48	29	-2.9%	-1.2%
Extended West	55	-14.1%	\$20M	-15.8%	\$359,990	\$-12,110	\$204	\$7	45	-5	-0.8%	0.9%
Southeast	55	61.8%	\$21.56M	57.1%	\$360,640	\$-9,360	\$192	\$-6	38	-13	-1.2%	-0.7%
Green Valley Northwest	51	70.0%	\$13.56M	88.6%	\$255,000	\$30,000	\$196	\$-8	86	34	-3.3%	-0.2%
Green Valley North	50	11.1%	\$17.49M	5.9%	\$329,990	\$-25,010	\$185	\$-2	58	2	-0.6%	0.3%
South	48	-22.6%	\$13.72M	-21.3%	\$289,900	\$21,900	\$204	\$-3	24	4	-0.4%	2.1%
Upper Northwest	45	7.1%	\$23.75M	6.4%	\$490,000	\$-20,000	\$253	\$17	54	9	-2.7%	-0.1%
Northeast	42	2.4%	\$25.1M	3.3%	\$554,270	\$79,270	\$250	\$1	43	9	-3.3%	-0.1%
Cochise	28	-24.3%	\$8.25M	-16.5%	\$265,000	\$20,000	\$178	\$16	39	5	-2.2%	2.1%
Green Valley Northeast	28	-26.3%	\$10.77M	-28.8%	\$380,000	\$40,000	\$197	\$-6	52	-5	-1.8%	-0.1%
Green Valley Southwest	24	41.2%	\$7.38M	2.4%	\$289,000	\$-126,000	\$208	\$-37	80	54	-2.8%	-1.7%
SCC-Rio Rico East	22	0.0%	\$6.09M	0.6%	\$262,000	\$-8,000	\$181	\$5	25	10	-1.4%	-0.7%
Benson/St. David	15	-37.5%	\$3.71M	-39.2%	\$234,123	\$4,123	\$175	\$17	38	-10	-3.4%	0.3%
Extended Northwest	13	8.3%	\$3.83M	8.2%	\$279,990	\$-17,010	\$195	\$-0	95	70	-0.6%	-0.1%
Green Valley Southeast	10	-9.1%	\$3.1M	-4.3%	\$253,500	\$-55,500	\$194	\$-20	28	-12	-2.7%	-0.9%
Graham	10	-16.7%	\$2.62M	-28.7%	\$290,000	\$15,100	\$174	\$12	14	0	-2.2%	-0.3%
Pinal	9	-30.8%	\$2.44M	-33.1%	\$230,000	\$50,000	\$175	\$-11	53	30	-1.4%	0.1%
SCC-Tubac East	6	500.0%	\$2.98M	577.4%	\$463,550	\$23,550	\$223	\$-31	31	31	-7.9%	-7.9%
SCC-Nogales East	4	33.3%	\$907.18K	62.9%	\$260,000	\$55,000	\$153	\$24	12	-23	-4.1%	5.0%
SCC-Rio Rico West	3	-62.5%	\$932.63K	-66.4%	\$305,000	\$0	\$157	\$-31	33	-6	-3.7%	-3.0%
SCC-Elgin	2	0.0%	\$1.14M	26.2%	\$558,000	\$308,000	\$297	\$64	70	69	-6.5%	9.5%
Maricopa	2	-33.3%	\$685K	-44.7%	\$335,000	\$-120,000	\$296	\$50	0	-36	-3.3%	-3.6%
Navajo	2	-50.0%	\$819K	-70.9%	\$389,000	\$-66,000	\$236	\$-116	103	79	-2.5%	1.1%
Extended Northeast	2	-33.3%	\$1.32M	28.5%	\$570,000	\$185,889	\$483	\$73	137	132	-5.4%	-1.4%
Extended Southwest	2	-60.0%	\$362K	-71.4%	\$122,000	\$-110,000	\$123	\$-39	6	-10	-2.6%	-2.8%
Yavapai	1	-	\$140K	-	\$140,000	-	\$167	-	221	-	-3.4%	-
Apache	1	-	\$560K	-	\$560,000	-	\$280	-	129	-	-5.9%	-