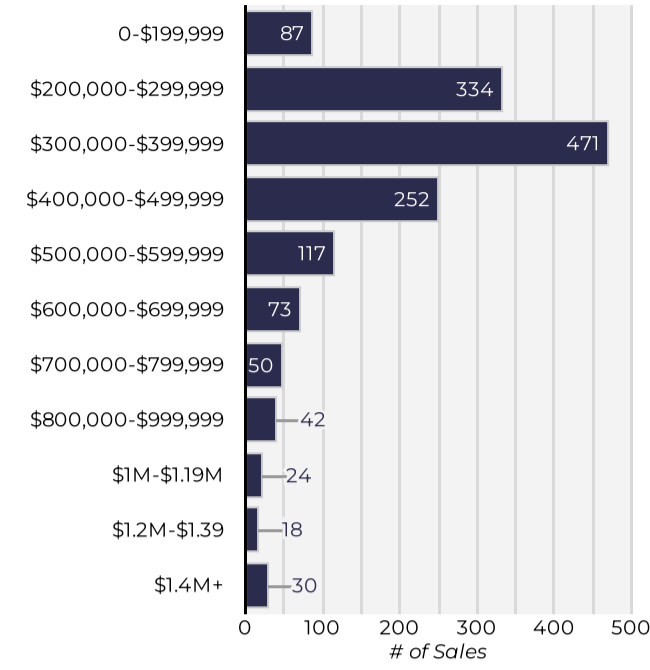


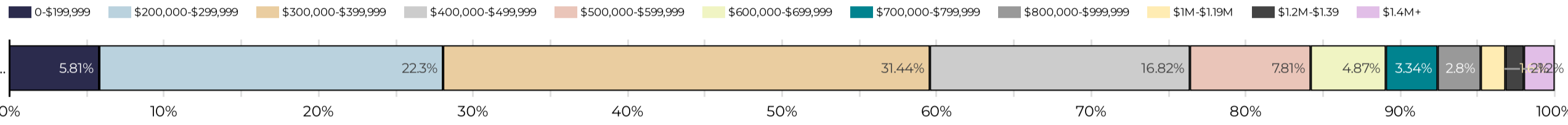
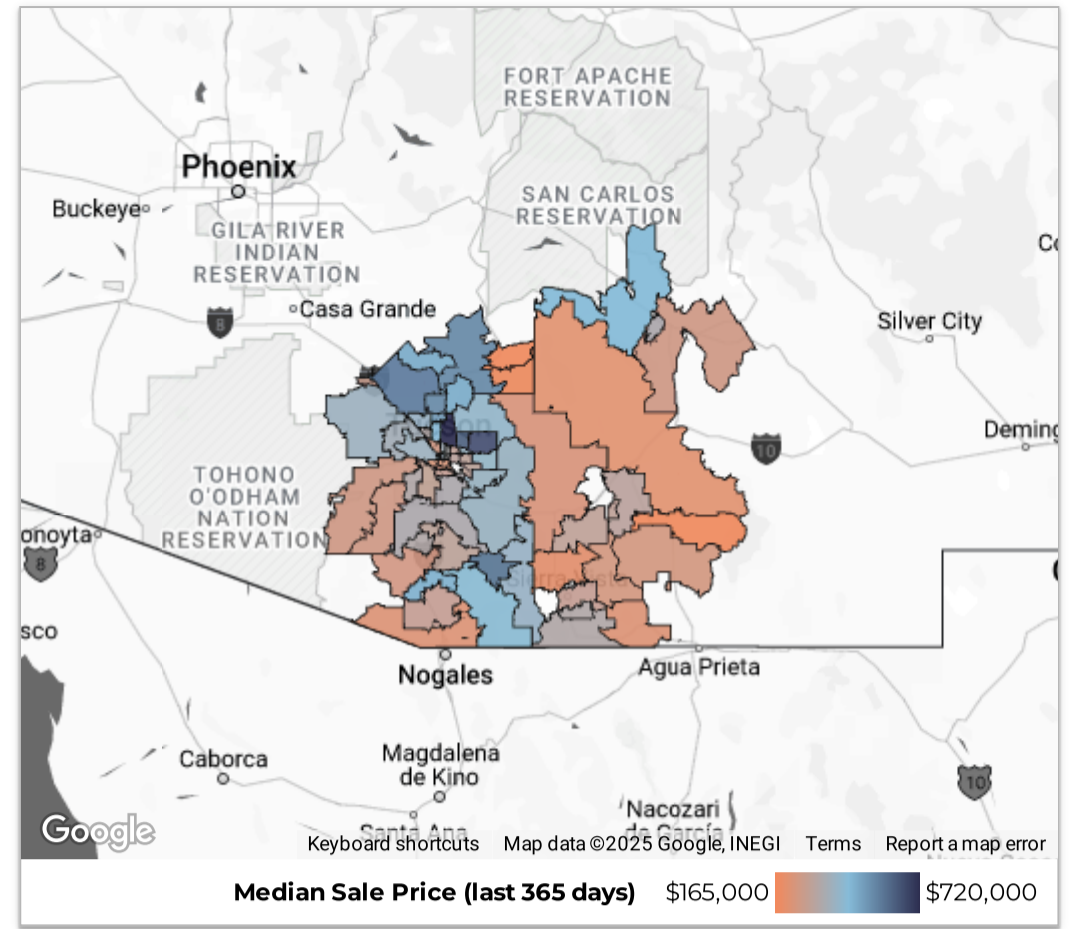
Southern AZ Housing Market: Market Activity & Pricing

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

May 2025

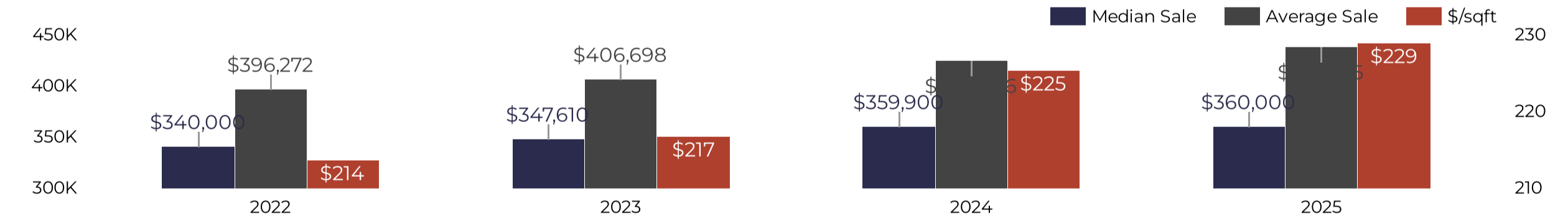
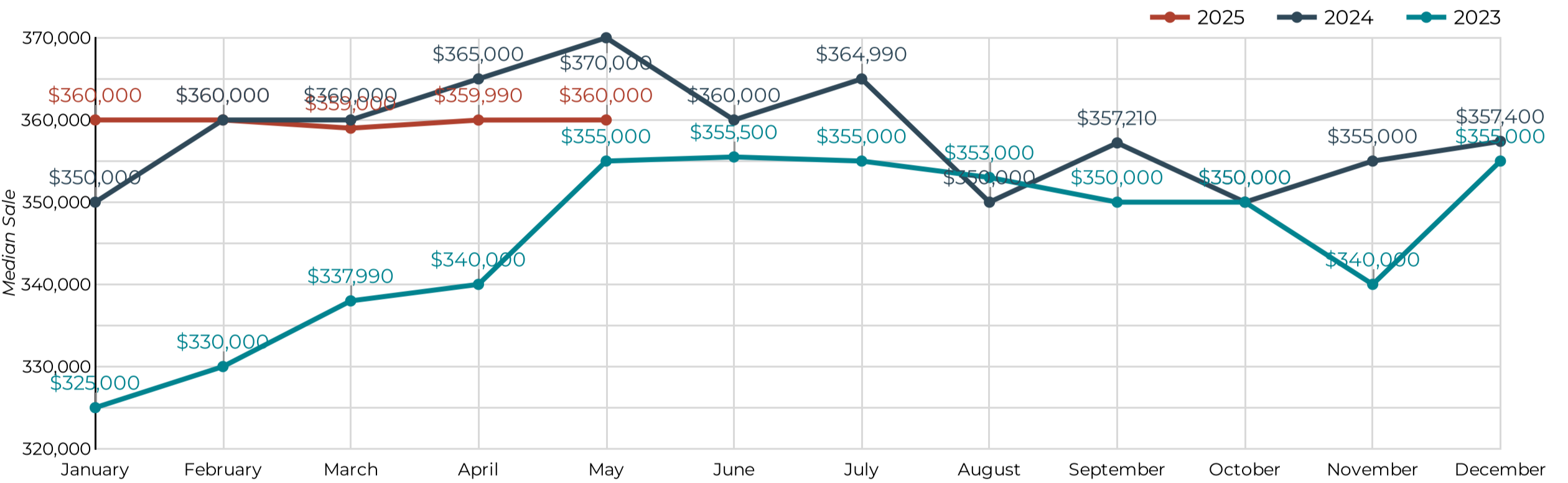


of Sales: **1,498** (-8.4% from previous year)
 Median Sale Price: **\$360,000** (-2.7% from previous year)
 Volume: **\$663,906,152** (-6.8% from previous year)
 Average Sale Price: **\$443,195** (+1.8% from previous year)
 \$/sqft: **\$230** (-0.1% from previous year)
 Median Days on Market: **28**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



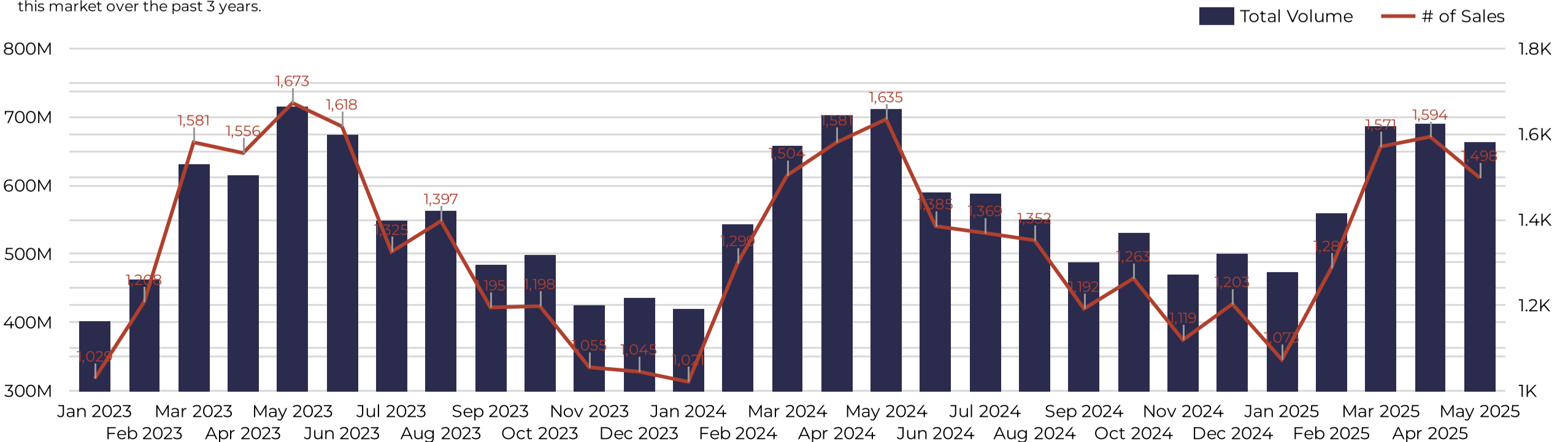
Market Pricing

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



Market Activity

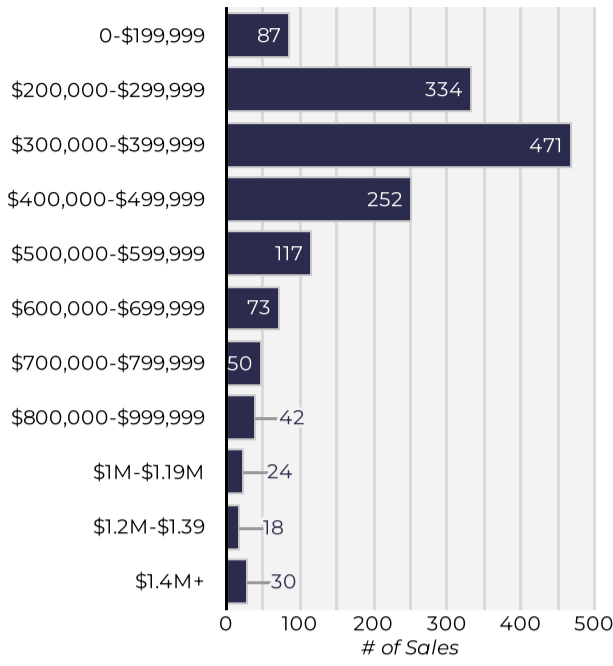
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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



of Sales **1,498**
 ↓ -8.4% from previous year

Median Sale Price **\$360,000**
 ↓ -2.7% from previous year

Volume **\$663,906,152**
 ↓ -6.8% from previous year

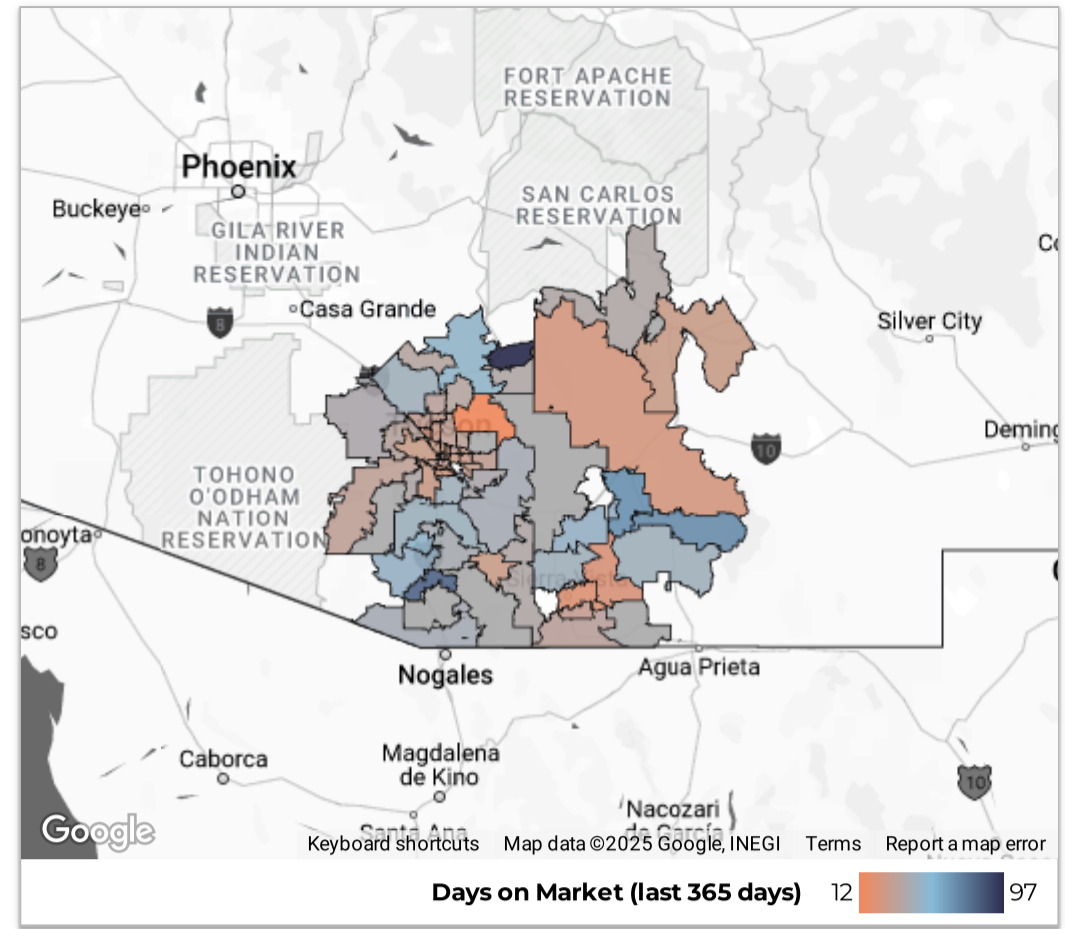
Average Sale Price **\$443,195**
 ↑ 1.8% from previous year

\$/sqft **\$230**
 ↓ -0.1% from previous year

Median Days on Market **28**
 ↑ 7 from previous year

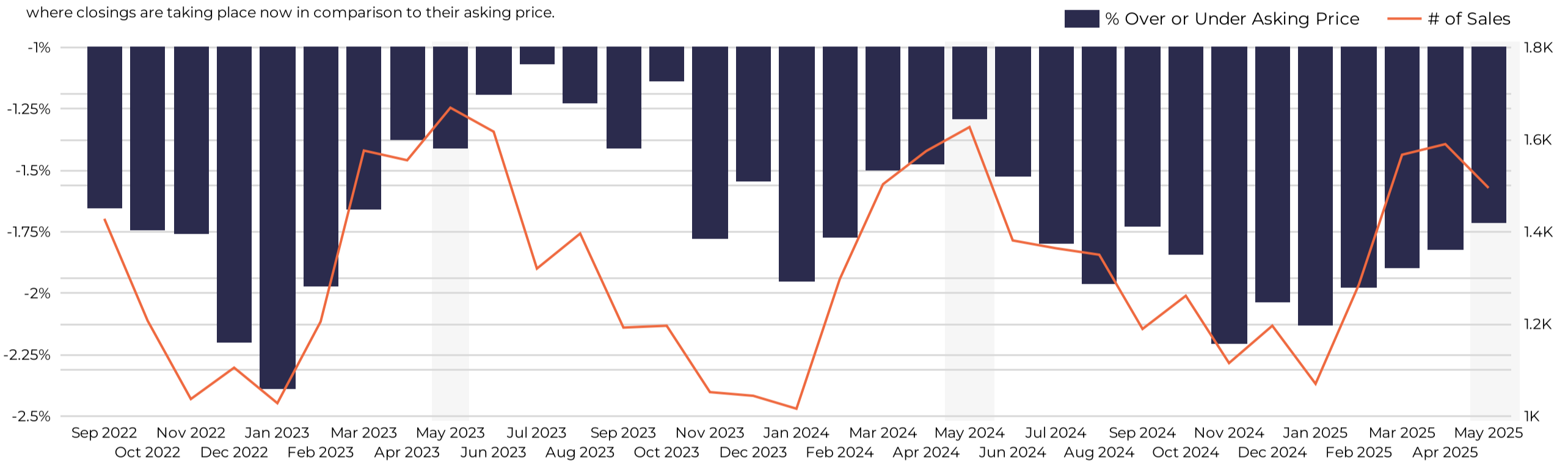
of New Listings **2,206**
 ↓ -1.0% from previous year

Average % Over Asking **-1.79%**
 ↓ -0.42% from previous year



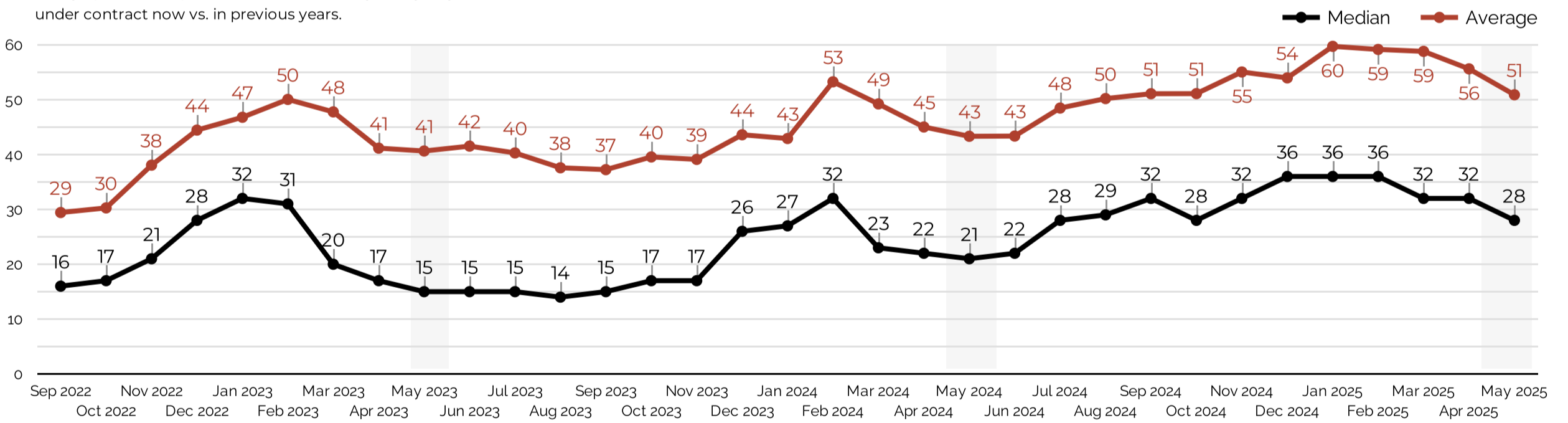
Buyer Demand

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	87	-17.1% ↓	29	2 ↑	-4.11%	1.45% ↑
\$200,000-\$299,999	334	-5.9% ↓	25	8 ↑	-1.83%	-0.96% ↓
\$300,000-\$399,999	471	-4.8% ↓	33	5 ↑	-1.36%	-0.40% ↓
\$400,000-\$499,999	252	-10.0% ↓	25	5 ↑	-1.34%	-0.02% ↓
\$500,000-\$599,999	117	-14.6% ↓	27	7 ↑	-1.58%	-0.52% ↓
\$600,000-\$699,999	73	-20.7% ↓	23	6 ↑	-1.65%	-0.43% ↓
\$700,000-\$799,999	50	8.7% ↑	13	-5 ↓	-1.54%	0.76% ↑
\$800,000-\$999,999	42	-32.3% ↓	15	1 ↑	-1.80%	-0.79% ↓
\$1M-\$1.19M	24	-17.2% ↓	22	16 ↑	-4.50%	-3.17% ↓
\$1.2M-\$1.39	18	50.0% ↑	30	24 ↑	-4.12%	-2.55% ↓
\$1.4M+	30	36.4% ↑	22	13 ↑	-3.28%	-2.01% ↓

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

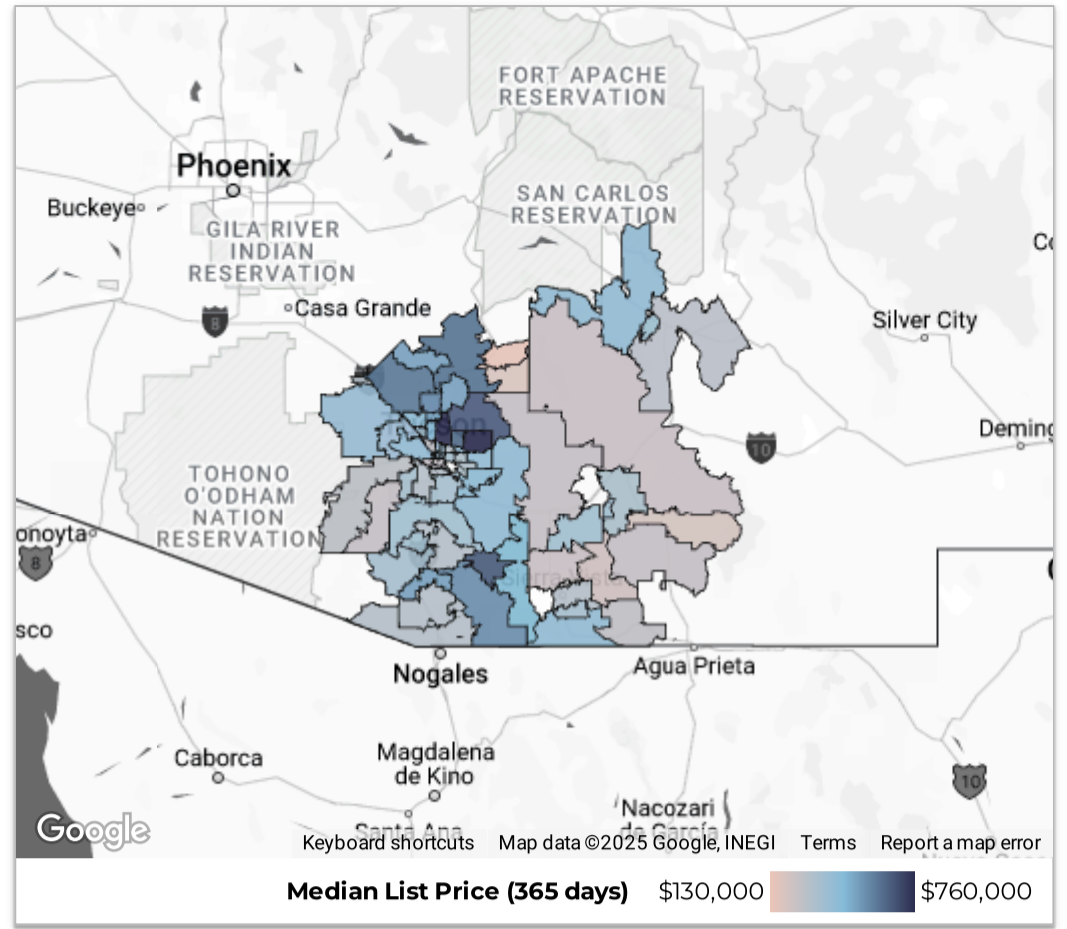
of New Listings (Supply)
2,206
-22 from previous year

Months of Supply
3.72
Active Listings
5,567

of New Pendings (Demand)
1,415
-103 from previous year

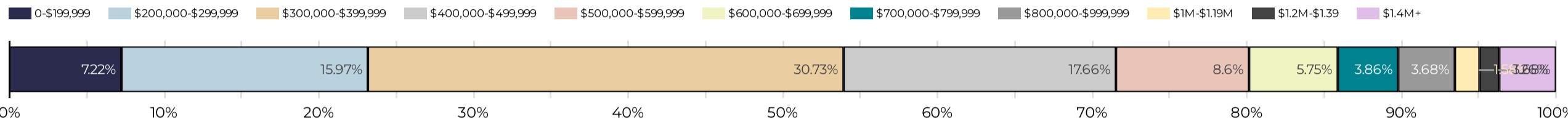
Pending Listings
786

	Average	#
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

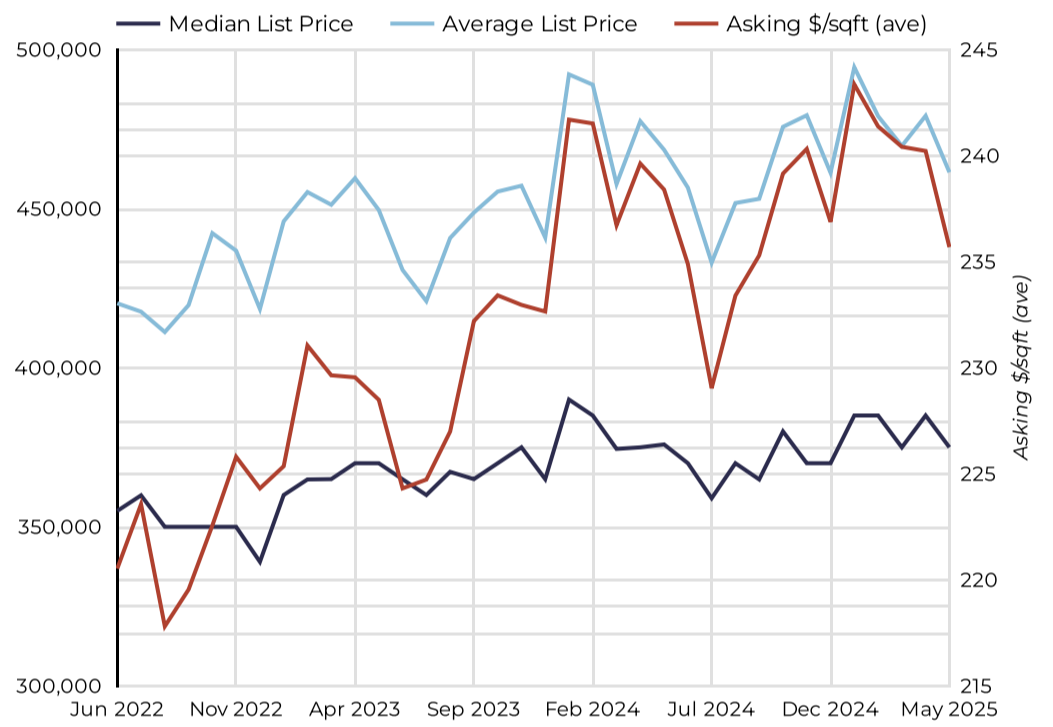
Single Family Residence Townhouse Condominium Manufactured Home



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

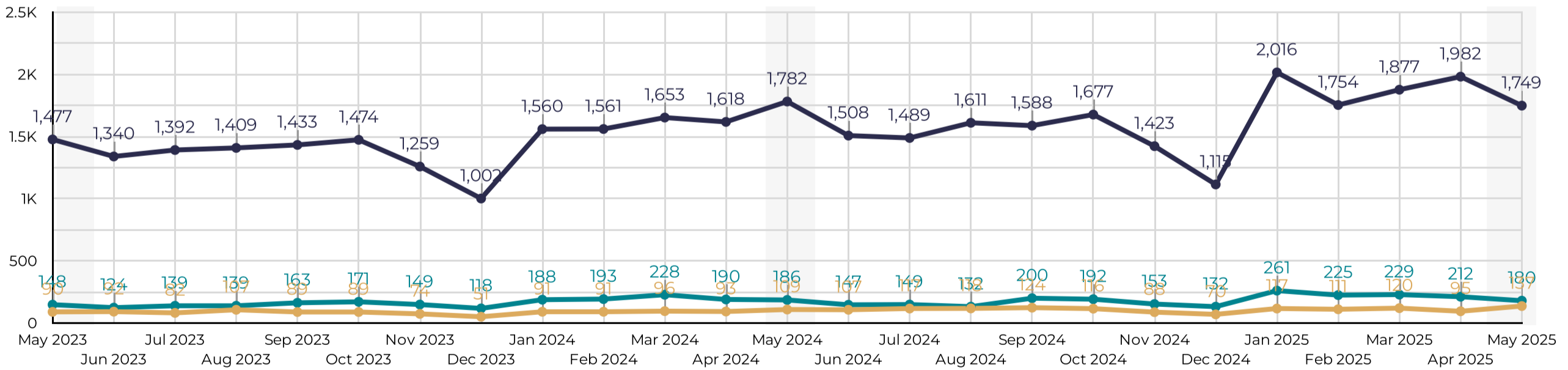
Asking Prices



New Listings

Use this data to view new inventory delivered in this market over the past 3 years.

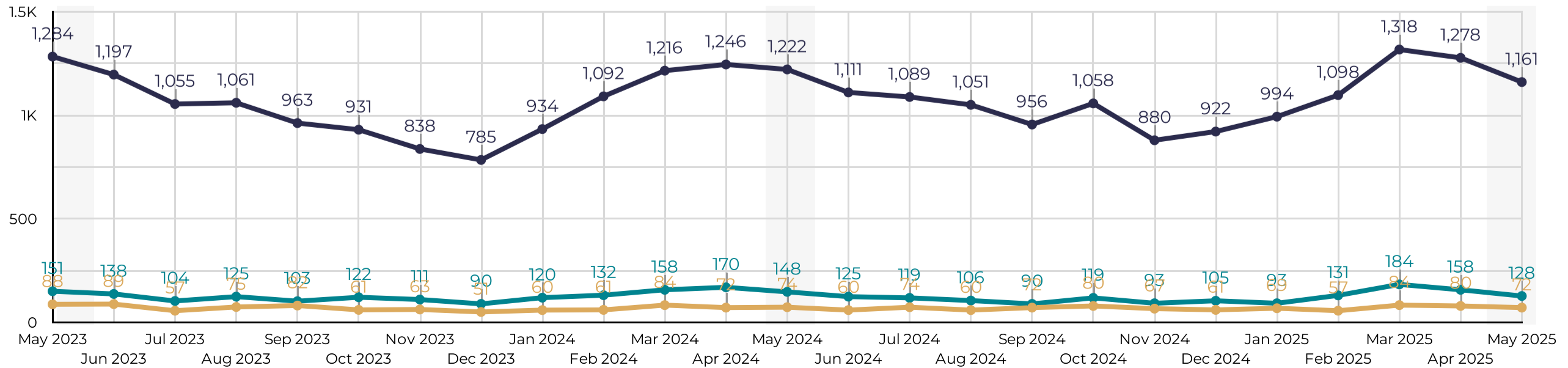
Single Family Residence Townhouse Manufactured Home



New Pendings

Use this data to view newly pending properties each month over the past 3 years.

Single Family Residence Townhouse Manufactured Home



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.

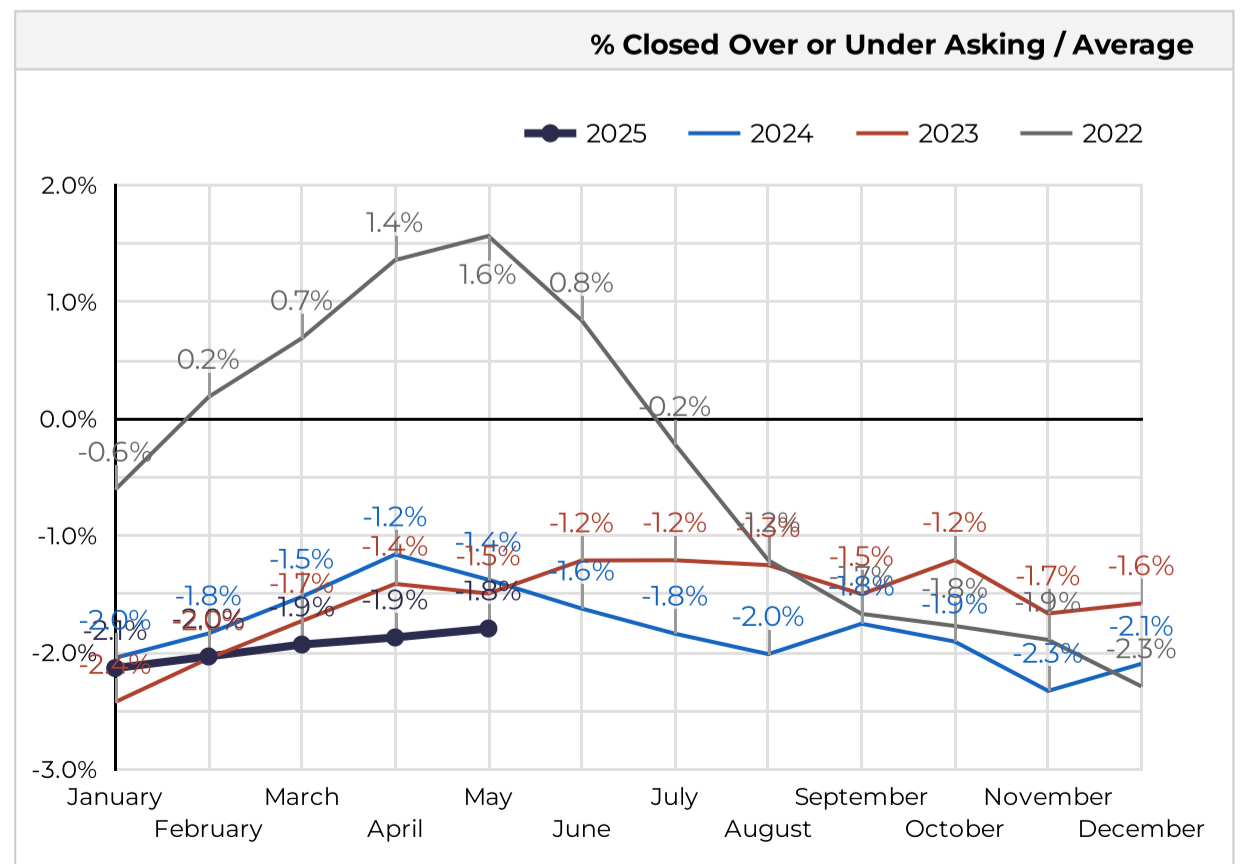
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,073
February	1,676	1,208	1,299	1,287
March	2,134	1,581	1,504	1,571
April	1,957	1,556	1,581	1,594
May	2,031	1,673	1,635	1,498
June	1,764	1,618	1,385	-
July	1,483	1,325	1,369	-
August	1,525	1,397	1,352	-
September	1,431	1,195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



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: 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.

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

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

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