# MLSSAZ Monthly Market Report

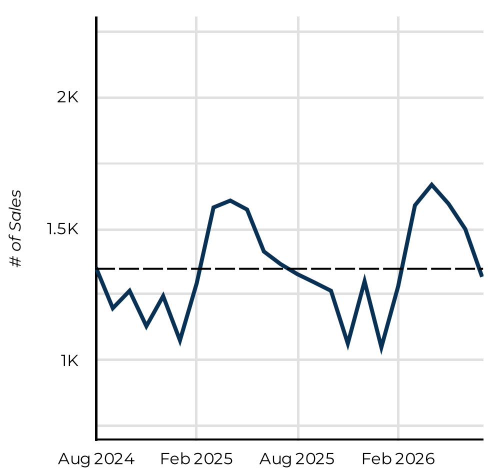
MLS of Southern AZ - Tucson Association of Realtors - Green Valley Sahuarita Association of Realtors

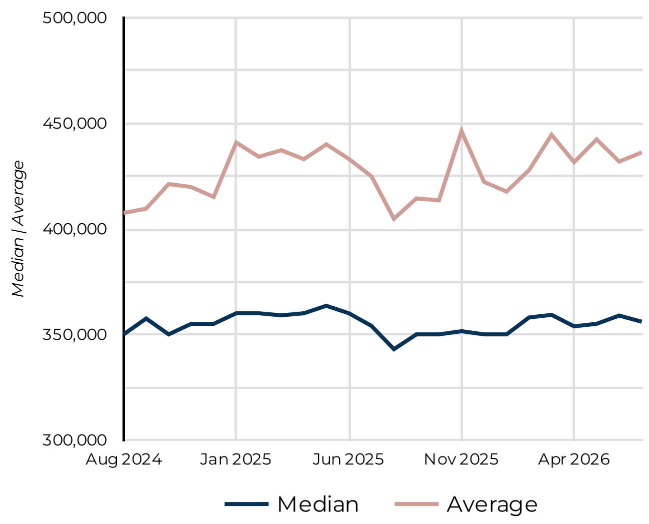
MLSSAZ MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA

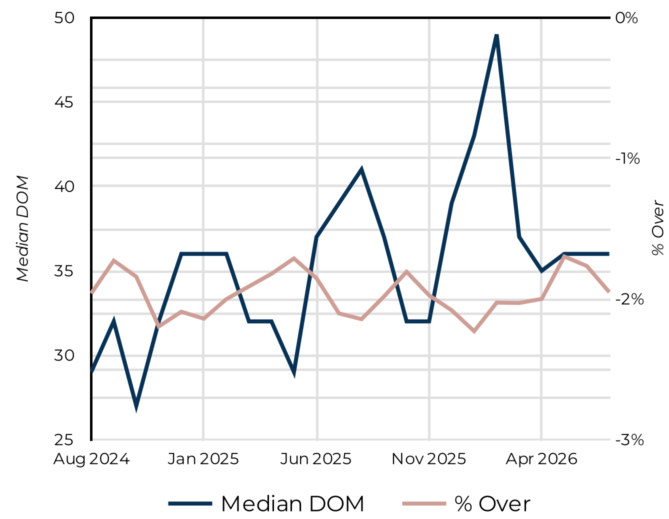
Jul 2026

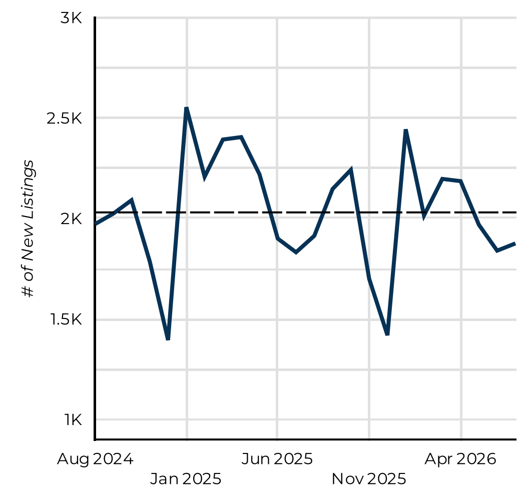
## Quick Stats
Jul 2026

| # of Sales | Median Sale Price | Average Sale Price | Median DOM | % Over | # of New Listings |
|---|---|---|---|---|---|
| 1,317 | $356,000 | $436,134 | 36 | -1.95% | 1,876 |
| -12.1% from previous month | -0.81% from previous month | 1.00% from previous month | 0 from previous month | -0.19% from previous month | 2.0% from previous month |

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To explore your area further visit > MLSSAZ DataPortal

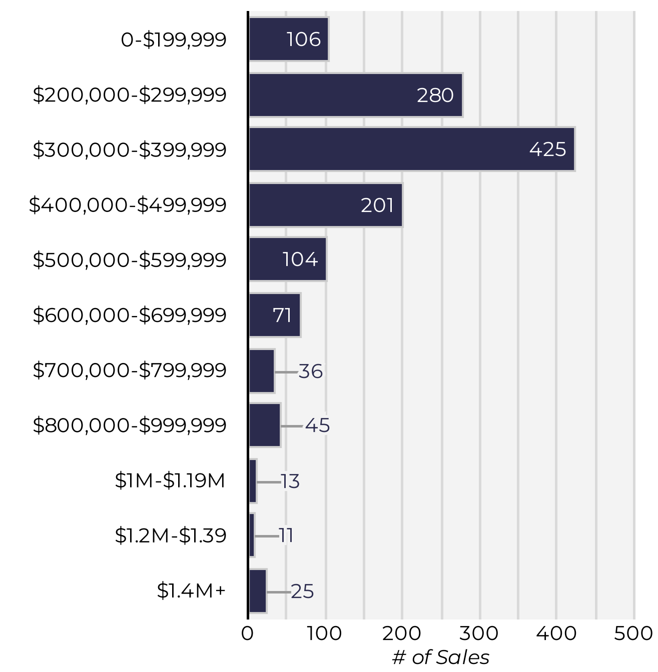
# MLS of Southern Arizona®

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, 2026

July
2026




# of Sales
1,317
-3.5% from previous year

Median Sale Price
$356,000
0.6% from previous year

Volume
$574,388,230
-1.0% from previous year

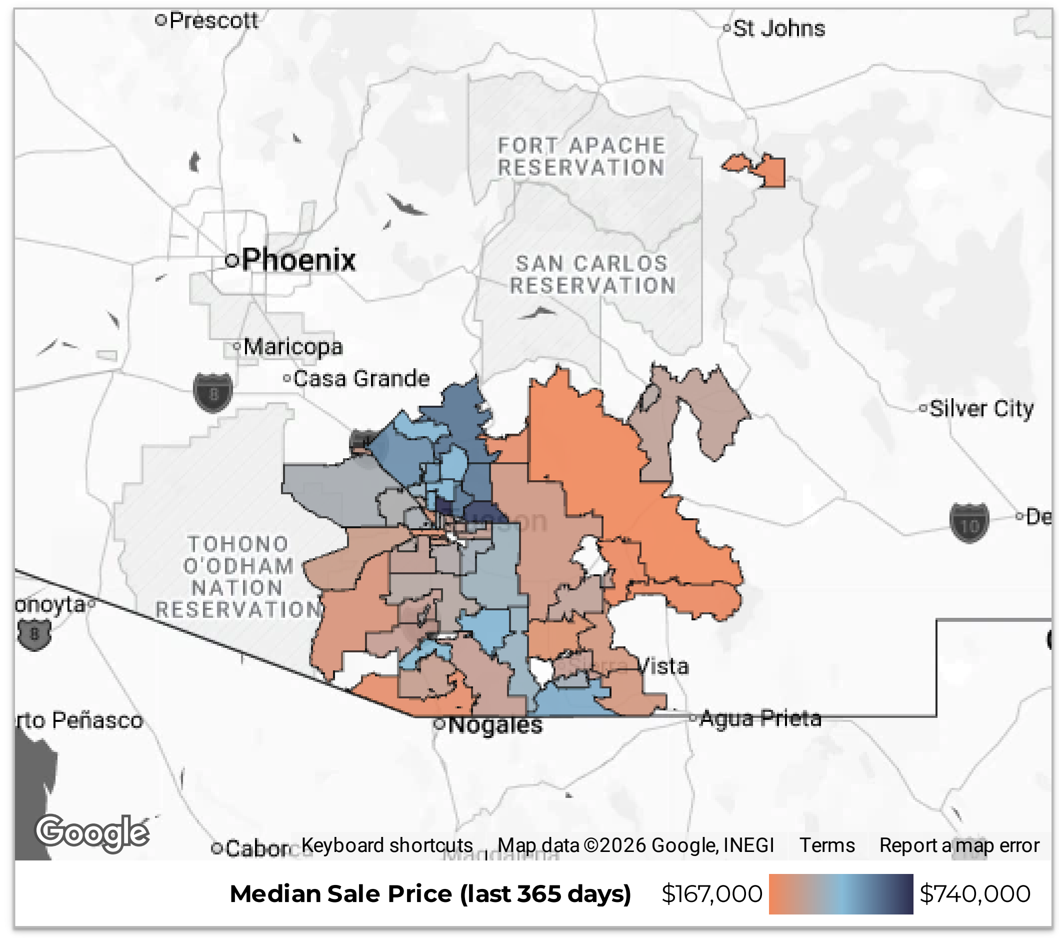
Average Sale Price
$436,134
2.7% from previous year

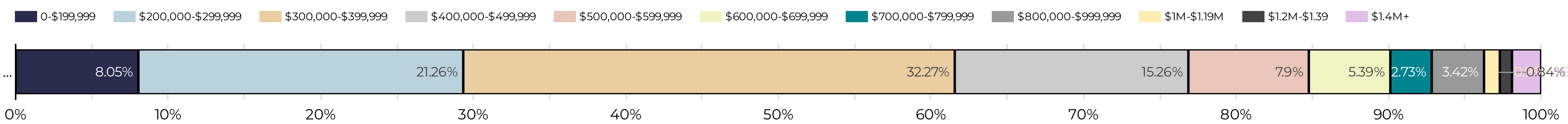
$/sqft
$223
1.4% from previous year

Median Days on Market
36
-3 from previous year

# of New Listings
1,876
2.4% from previous year

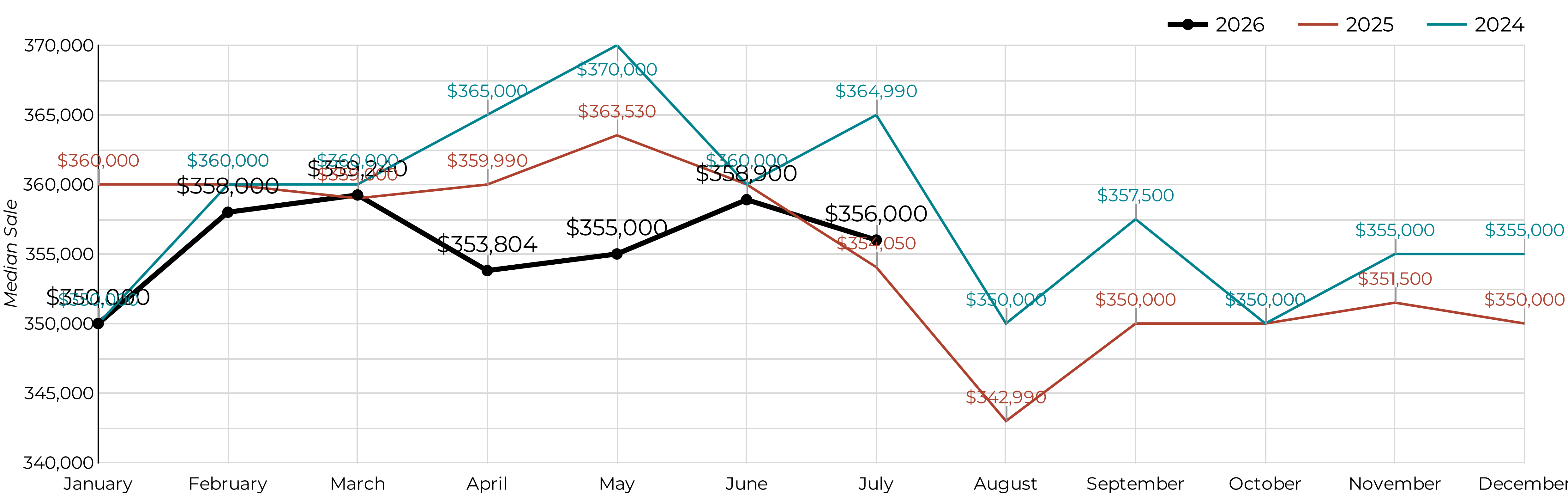
Average % Over Asking
-1.95%
0.15% from previous year

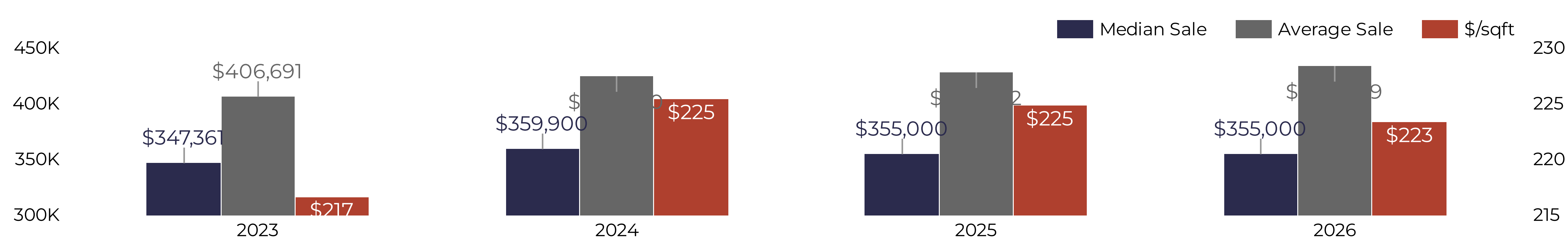



## Market Pricing

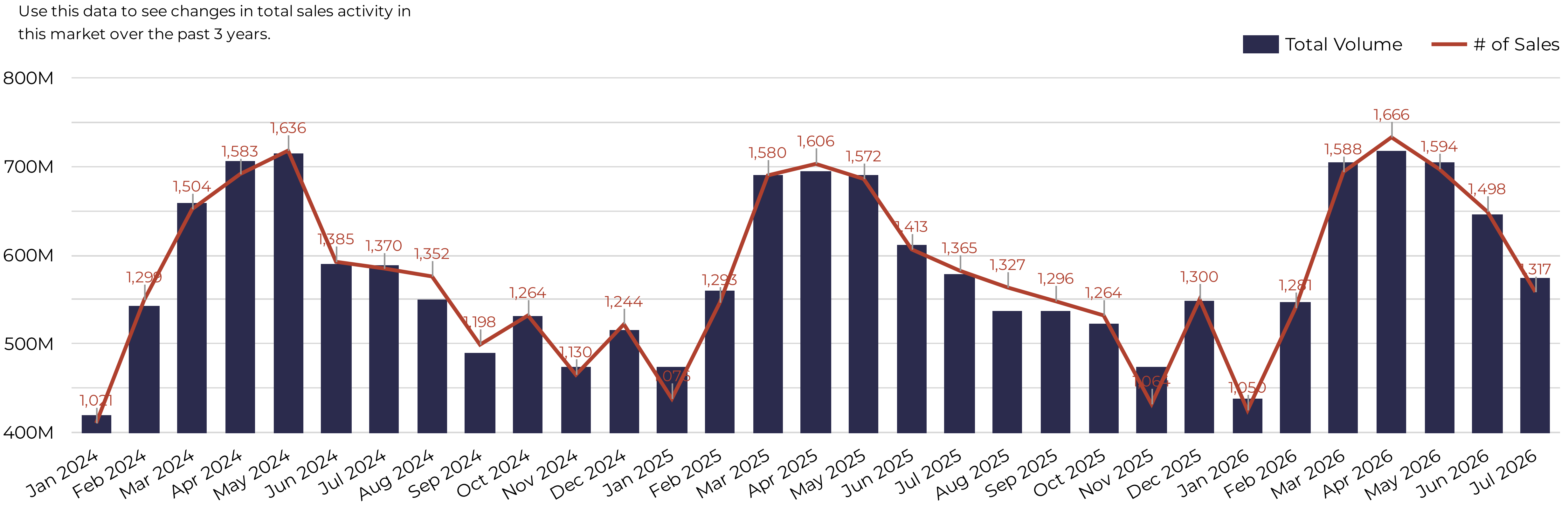
Use this data to see how the cost of real estate has changed in this area over the last 3 years.




## Market Activity

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

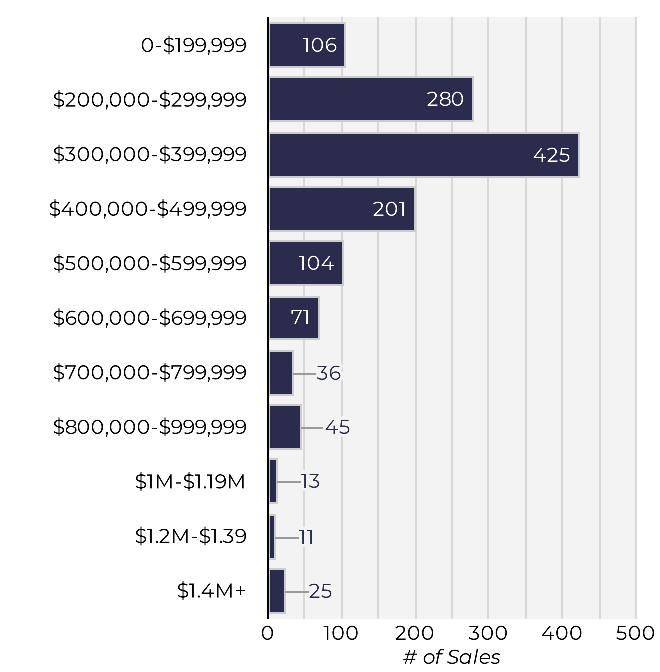


# MLS of Southern Arizona®

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:* Aug 5, 2026

July
2026




# of Sales
1,317
-3.5% from previous year

Median Sale Price
$356,000
0.6% from previous year

Volume
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Average Sale Price
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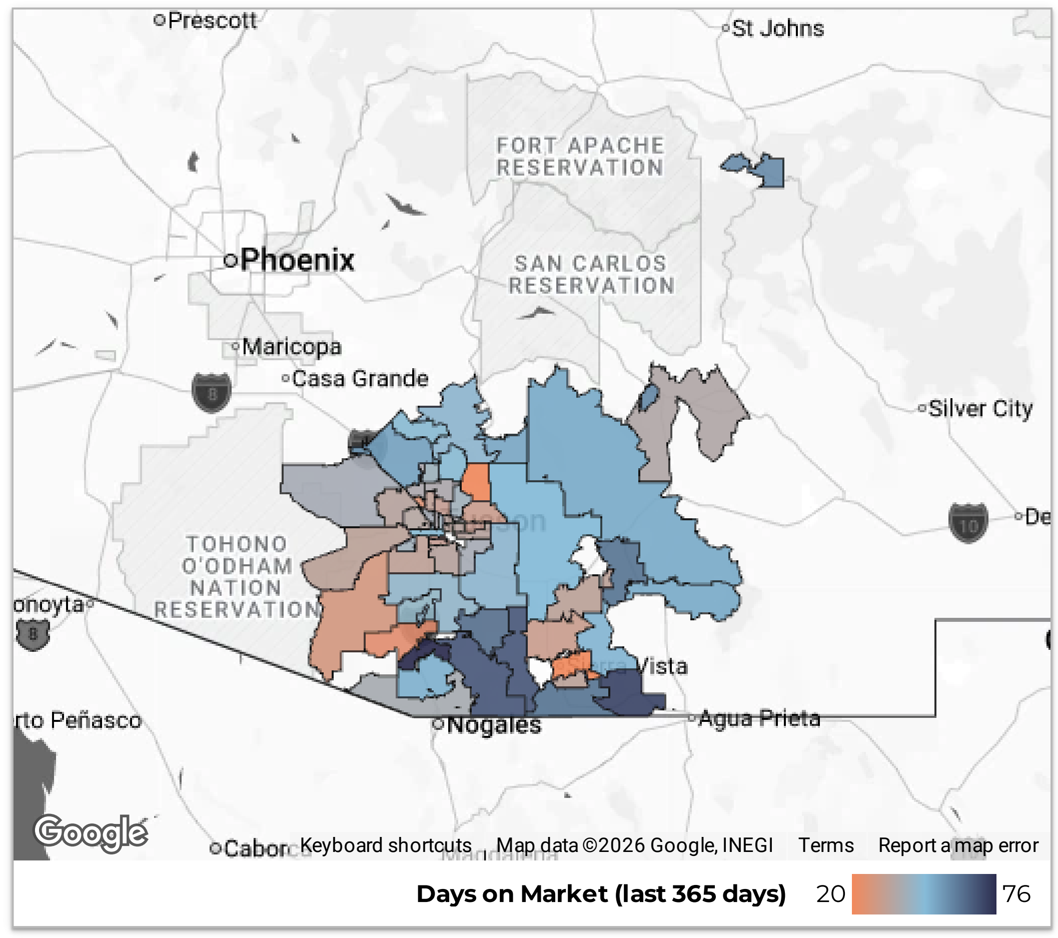
2.7% from previous year

$/sqft
$223
1.4% from previous year

Median Days on Market
36
-3 from previous year

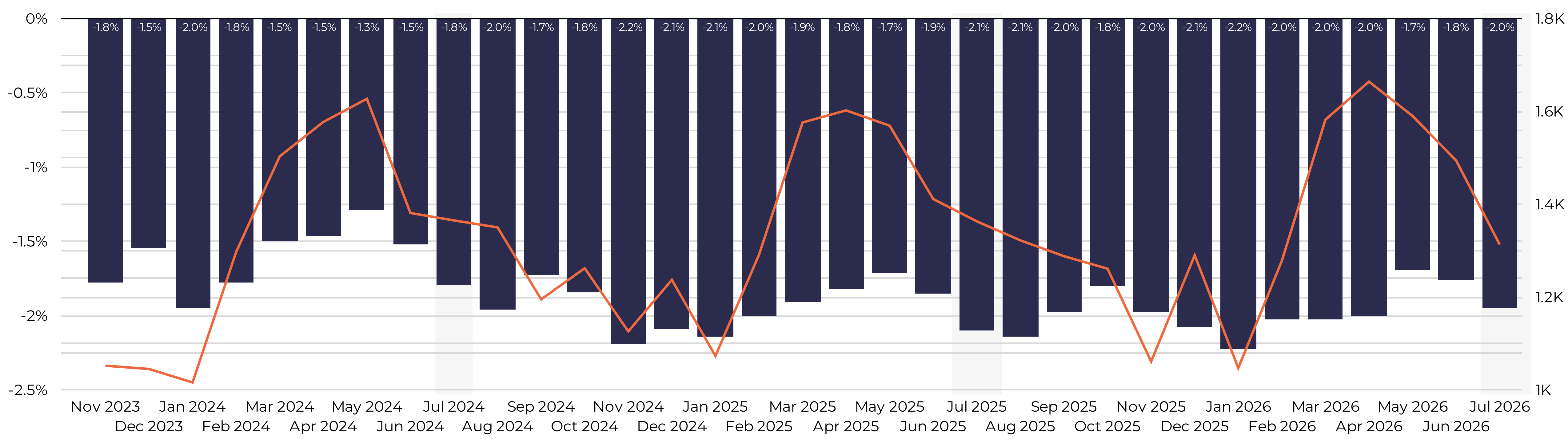
# of New Listings
1,876
2.4% from previous year

Average % Over Asking
-1.95%
0.15% from previous year



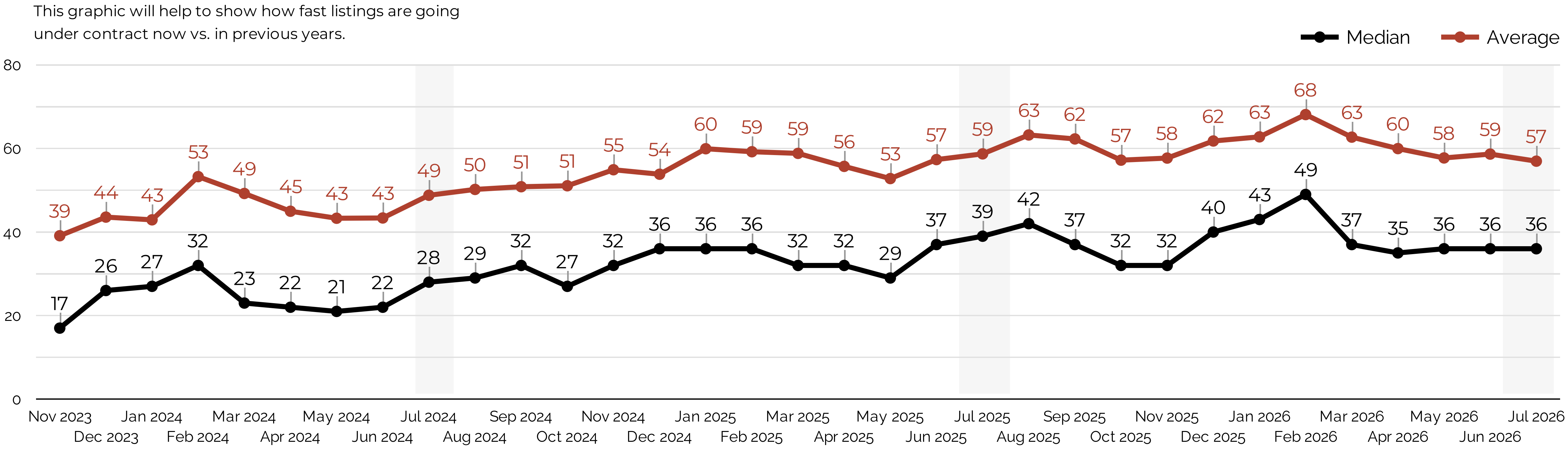

## Buyer Demand

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 | 103 | -7.2% ↓ | 50 | 10 ↑ | -5.76% | -1.28% ↓ |
| $200,000-$299,999 | 279 | -5.4% ↓ | 36 | 2 ↑ | -1.63% | 0.29% ↑ |
| $300,000-$399,999 | 425 | -8.0% ↓ | 35 | -7 ↓ | -1.12% | 0.38% ↑ |
| $400,000-$499,999 | 201 | 0.0% | 38 | -4 ↓ | -1.66% | 0.22% ↑ |
| $500,000-$599,999 | 104 | 14.3% ↑ | 34 | -10 ↓ | -1.75% | 0.10% ↑ |
| $600,000-$699,999 | 71 | 9.2% ↑ | 26 | -4 ↓ | -1.78% | 0.02% ↑ |
| $700,000-$799,999 | 36 | -18.2% ↓ | 33 | 10 ↑ | -1.96% | 0.58% ↑ |
| $800,000-$999,999 | 45 | 50.0% ↑ | 35 | -2 ↓ | -3.17% | -0.13% ↓ |
| $1M-$1.19M | 13 | -40.9% ↓ | 65 | 25 ↑ | -4.35% | -0.03% ↓ |
| $1.2M-$1.39 | 11 | -21.4% ↓ | 10 | -9 ↓ | -1.77% | 1.67% ↑ |
| $1.4M+ | 25 | -10.7% ↓ | 16 | -33 ↓ | -4.30% | -0.59% ↓ |

# MLS of Southern Arizona®

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, 2026

July
2026

# of New Listings (Supply)
1,876
44 from previous year

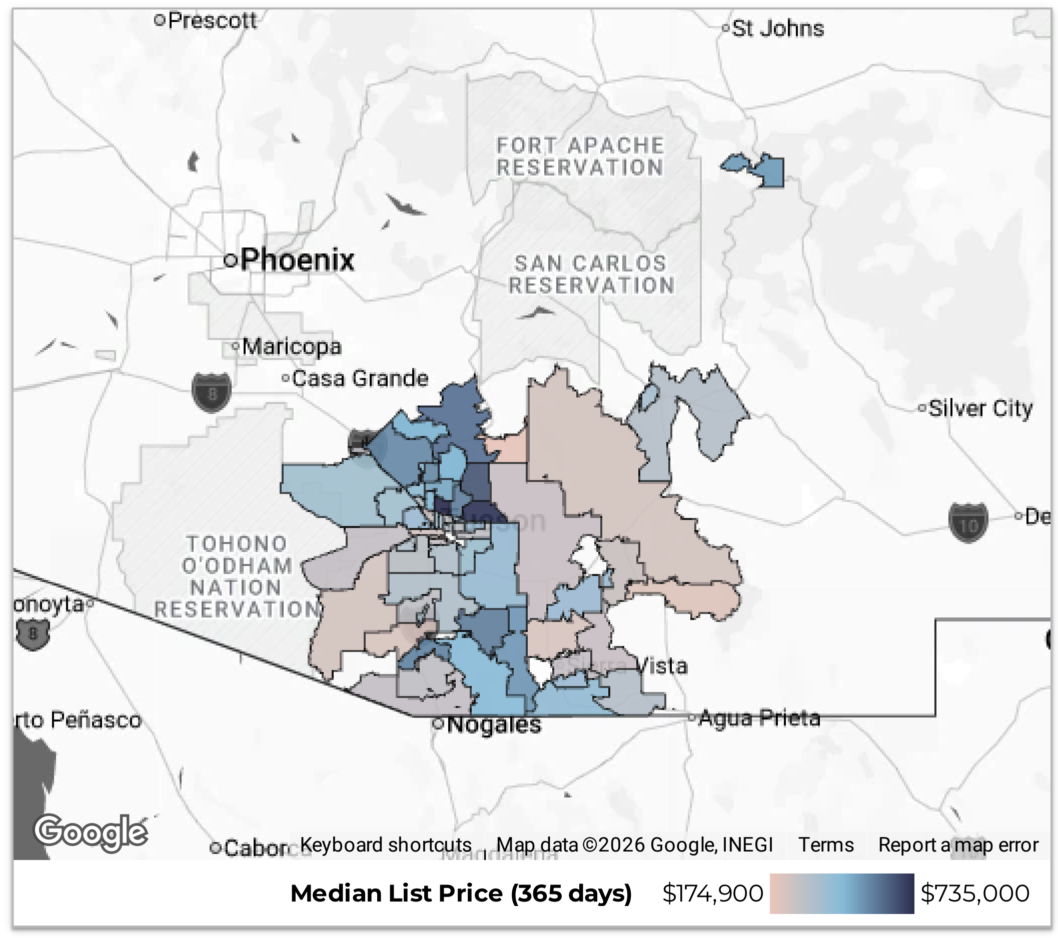
# of New Pendings (Demand)
1,276
-45 from previous year

Months of Supply
3.78

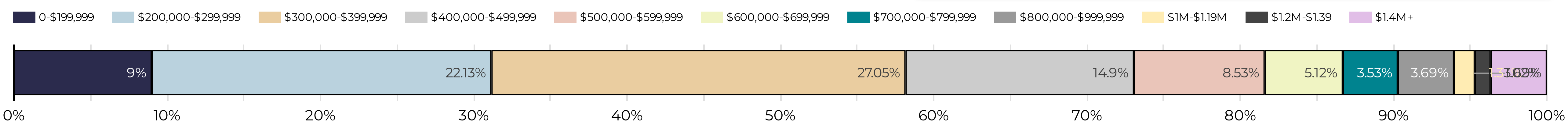
Active Listings
4,980

Pending Listings
688

| | Average | # |
|---|---|---|
| Single Family Residence | $576,137 | 3,889 |
| Townhouse | $319,300 | 420 |
| Condominium | $206,616 | 321 |
| Manufactured Home | $250,588 | 291 |
| Mobile Home | $129,717 | 59 |
| **Grand total** | **$506,345** | **4,980** |



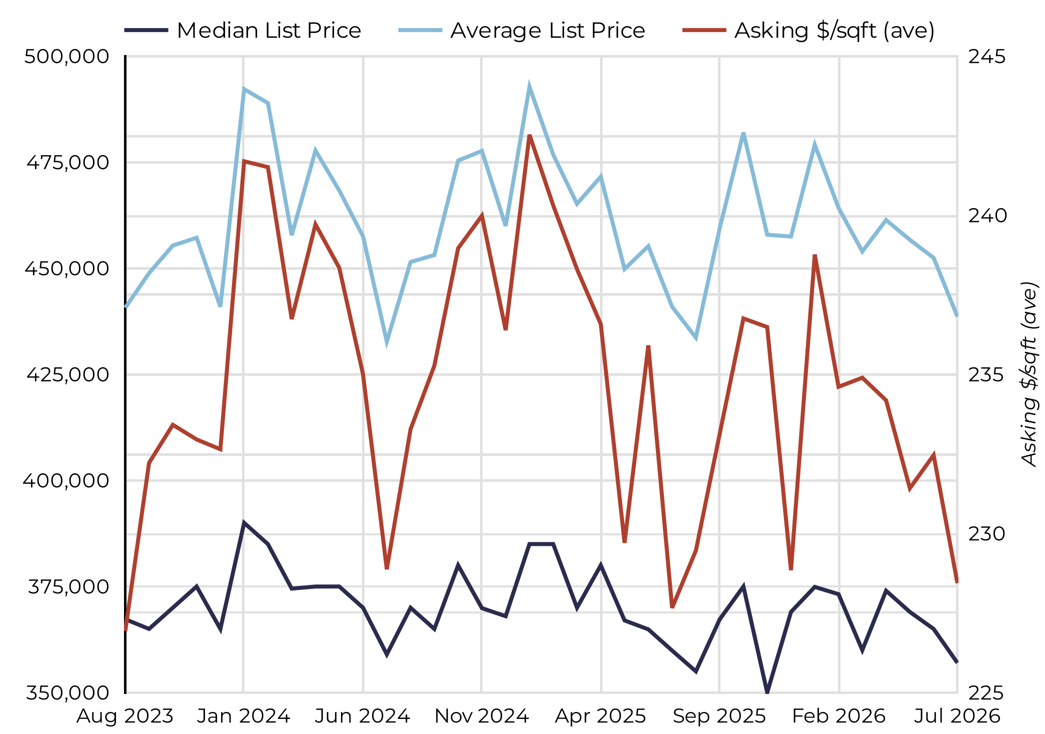

## Active Listings


## Months of Supply By Price Range

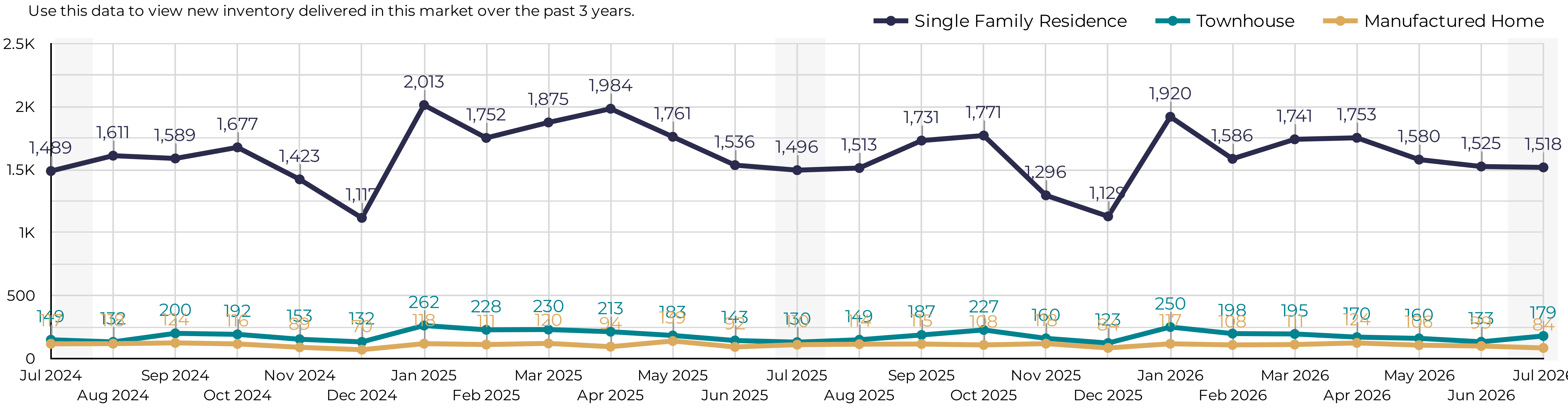
| Asking Price | Months of Supply | Active | # of Sales Last Month |
|---|---|---|---|
| 0-$199,999 | 4.44 | 448 | 101 |
| $200,000-$299,999 | 3.85 | 1,102 | 286 |
| $300,000-$399,999 | 3.27 | 1,347 | 412 |
| $400,000-$499,999 | 3.58 | 742 | 207 |
| $500,000-$599,999 | 3.86 | 425 | 110 |
| $600,000-$699,999 | 3.59 | 255 | 71 |
| $700,000-$799,999 | 5.03 | 176 | 35 |
| $800,000-$999,999 | 4.38 | 184 | 42 |
| $1M-$1.19M | 6.00 | 66 | 11 |
| $1.2M-$1.39 | 3.00 | 51 | 17 |
| $1.4M+ | 7.36 | 184 | 25 |
| **Grand total** | **3.78** | **4,980** | **1,317** |

## Asking Prices



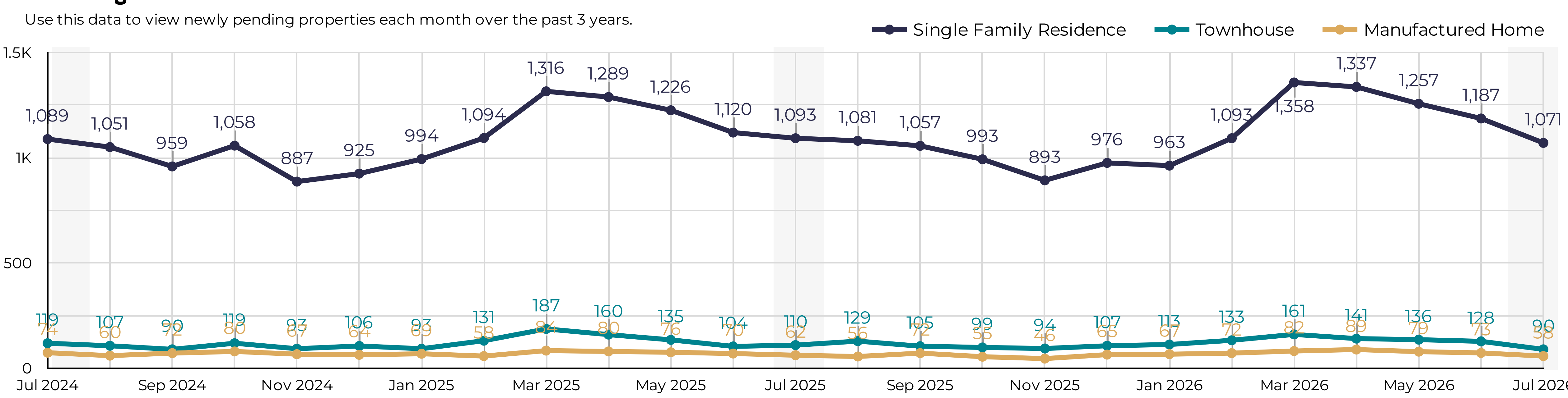

## New Listings

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.



# MLS of Southern Arizona®

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, 2026

## 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 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 1,029 | 1,021 | 1,076 | 1,050 |
| February | 1,208 | 1,299 | 1,293 | 1,281 |
| March | 1,581 | 1,504 | 1,580 | 1,588 |
| April | 1,557 | 1,583 | 1,606 | 1,666 |
| May | 1,673 | 1,636 | 1,572 | 1,594 |
| June | 1,618 | 1,385 | 1,413 | 1,498 |
| July | 1,325 | 1,370 | 1,365 | 1,317 |
| August | 1,397 | 1,352 | 1,327 | - |
| September | 1,195 | 1,198 | 1,296 | - |
| October | 1,198 | 1,264 | 1,264 | - |
| November | 1,055 | 1,130 | 1,064 | - |
| December | 1,046 | 1,244 | 1,300 | - |

**Sale Price / Median**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | $325,000 | $350,000 | $360,000 | $350,000 |
| February | $330,000 | $360,000 | $360,000 | $358,000 |
| March | $337,990 | $360,000 | $359,000 | $359,240 |
| April | $340,000 | $365,000 | $359,990 | $353,804 |
| May | $355,000 | $370,000 | $363,530 | $355,000 |
| June | $355,500 | $360,000 | $360,000 | $358,900 |
| July | $355,000 | $364,990 | $354,050 | $356,000 |
| August | $353,000 | $350,000 | $342,990 | - |
| September | $350,000 | $357,500 | $350,000 | - |
| October | $350,000 | $350,000 | $350,000 | - |
| November | $340,000 | $355,000 | $351,500 | - |
| December | $354,900 | $355,000 | $350,000 | - |

**Days on Market / Median**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 32 | 27 | 36 | 43 |
| February | 31 | 32 | 36 | 49 |
| March | 20 | 23 | 32 | 37 |
| April | 17 | 22 | 32 | 35 |
| May | 15 | 21 | 29 | 36 |
| June | 15 | 22 | 37 | 36 |
| July | 15 | 28 | 39 | 36 |
| August | 14 | 29 | 42 | - |
| September | 15 | 32 | 37 | - |
| October | 17 | 27 | 32 | - |
| November | 17 | 32 | 32 | - |
| December | 26 | 36 | 40 | - |

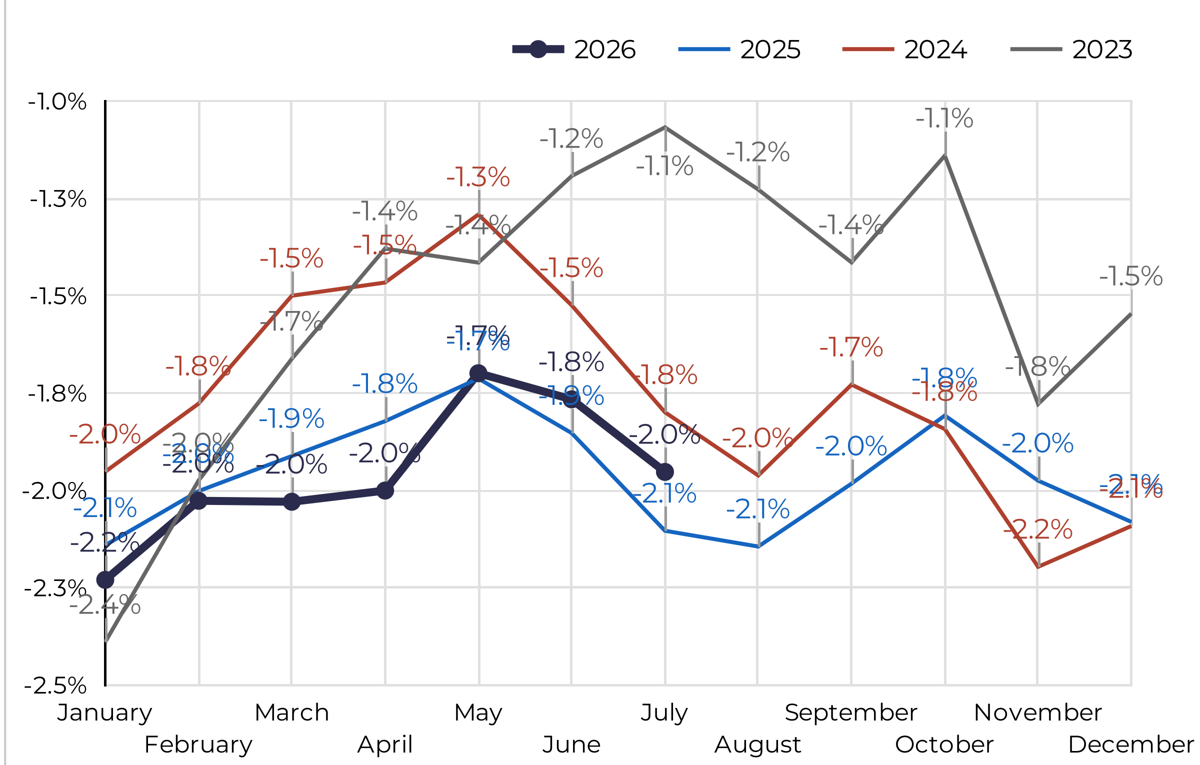
**New Listings / Count**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 1,778 | 1,979 | 2,554 | 2,444 |
| February | 1,608 | 1,958 | 2,208 | 2,015 |
| March | 1,853 | 2,105 | 2,393 | 2,197 |
| April | 1,643 | 2,029 | 2,405 | 2,186 |
| May | 1,822 | 2,229 | 2,220 | 1,969 |
| June | 1,649 | 1,883 | 1,900 | 1,840 |
| July | 1,710 | 1,846 | 1,832 | 1,876 |
| August | 1,741 | 1,972 | 1,914 | - |
| September | 1,787 | 2,024 | 2,147 | - |
| October | 1,835 | 2,091 | 2,242 | - |
| November | 1,568 | 1,786 | 1,700 | - |
| December | 1,266 | 1,395 | 1,419 | - |

**New Pendings / Count**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 1,175 | 1,187 | 1,214 | 1,192 |
| February | 1,365 | 1,374 | 1,355 | 1,366 |
| March | 1,642 | 1,546 | 1,669 | 1,692 |
| April | 1,584 | 1,589 | 1,597 | 1,640 |
| May | 1,620 | 1,518 | 1,496 | 1,537 |
| June | 1,507 | 1,364 | 1,360 | 1,446 |
| July | 1,322 | 1,373 | 1,321 | 1,276 |
| August | 1,334 | 1,280 | 1,326 | - |
| September | 1,201 | 1,178 | 1,307 | - |
| October | 1,177 | 1,312 | 1,214 | - |
| November | 1,073 | 1,098 | 1,080 | - |
| December | 978 | 1,147 | 1,216 | - |

**% Closed Over or Under Asking / Average**



# MLS of Southern Arizona®

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, 2026

## Jul 2026

### 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 Pricing** | **Buyer Demand**

| Property Type | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | $/sqft | Δ | Median DOM | Δ | % Over | Δ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single Family Residence | 1,069 | -3.7% ↓ | $514.27M | -0.5% ↓ | $389,000 | $14,000 ↑ | $232 | $5 ↑ | 34 | -5 ↓ | -1.8% | 0.1% ↑ |
| Townhouse | 118 | 8.3% ↑ | $33.89M | 0.5% ↑ | $246,000 | $-19,000 ↓ | $205 | $-10 ↓ | 43 | 3 ↑ | -2.3% | 0.4% ↑ |
| Manufactured Home | 64 | -8.6% ↓ | $15.38M | 1.7% ↑ | $250,000 | $36,000 ↑ | $159 | $14 ↑ | 31 | -3 ↓ | -2.2% | 1.2% ↑ |
| Condominium | 51 | -15.0% ↓ | $9.46M | -21.1% ↓ | $165,000 | $-25,000 ↓ | $192 | $-26 ↓ | 55 | 15 ↑ | -3.2% | -0.3% ↓ |
| Mobile Home | 9 | -30.8% ↓ | $885K | -45.9% ↓ | $75,000 | $-50,000 ↓ | $81 | $-14 ↓ | 70 | 20 ↑ | -8.0% | -1.2% ↓ |

| Total SqFt | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | $/sqft | Δ | Median DOM | Δ | % Over | Δ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| <999 sqft | 89 | 2.3% ↑ | $16.61M | 14.5% ↑ | $185,000 | $15,000 ↑ | $230 | $20 ↑ | 46 | 12 ↑ | -3.8% | -0.0% ↓ |
| $1000-1499 sqft | 315 | -6.8% ↓ | $87.23M | -7.3% ↓ | $280,000 | $0 | $215 | $-4 ↓ | 31 | 0 | -1.7% | -0.1% ↓ |
| $1500-1999 sqft | 441 | -6.8% ↓ | $163.47M | -5.1% ↓ | $350,000 | $-200 ↓ | $213 | $2 ↑ | 32 | -7 ↓ | -1.5% | 0.3% ↑ |
| 2000-2499 sqft | 249 | 3.8% ↑ | $118.61M | 3.9% ↑ | $450,000 | $10,000 ↑ | $215 | $1 ↑ | 38 | -5 ↓ | -1.8% | 0.1% ↑ |
| 2500-2999 sqft | 124 | 6.0% ↑ | $74.38M | 3.8% ↑ | $585,000 | $15,000 ↑ | $219 | $-6 ↓ | 41 | -7 ↓ | -2.0% | 0.6% ↑ |
| 3000-3999 sqft | 73 | -1.4% ↓ | $76.17M | 13.7% ↑ | $906,000 | $77,000 ↑ | $311 | $40 ↑ | 34 | -12 ↓ | -2.9% | 0.2% ↑ |
| 4000-4999 sqft | 13 | -50.0% ↓ | $17.59M | -46.0% ↓ | $1,400,000 | $100,000 ↑ | $304 | $17 ↑ | 15 | -29 ↓ | -4.0% | 0.8% ↑ |
| 5000+ sqft | 7 | 0.0% | $19.82M | 48.3% ↑ | $2,115,000 | $350,000 ↑ | $473 | $145 ↑ | 98 | 52 ↑ | -6.8% | -3.2% ↓ |

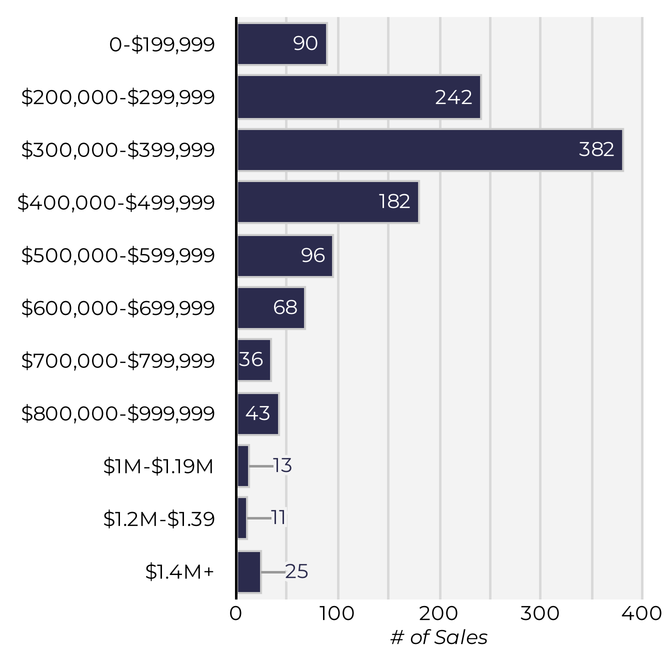
| Region | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | $/sqft | Δ | Median DOM | Δ | % Over | Δ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Northwest | 231 | 12.7% ↑ | $121.58M | 13.7% ↑ | $439,000 | $19,000 ↑ | $245 | $-2 ↓ | 35 | 4 ↑ | -1.8% | 0.5% ↑ |
| Central | 137 | -9.9% ↓ | $44.72M | -20.6% ↓ | $300,000 | $-10,000 ↓ | $233 | $-2 ↓ | 37 | 17 ↑ | -2.1% | 1.2% ↑ |
| North | 114 | 31.0% ↑ | $83.1M | 17.1% ↑ | $590,000 | $-85,000 ↓ | $280 | $-23 ↓ | 33 | -6 ↓ | -2.8% | 0.4% ↑ |
| Upper Southeast | 108 | 12.5% ↑ | $46.49M | 10.5% ↑ | $387,440 | $-8,560 ↓ | $205 | $-2 ↓ | 35 | -16 ↓ | -0.8% | 1.0% ↑ |
| East | 93 | -17.0% ↓ | $30.02M | -28.2% ↓ | $308,750 | $-19,250 ↓ | $200 | $-19 ↓ | 25 | 2 ↑ | -1.6% | -0.8% ↓ |
| West | 79 | 23.4% ↑ | $35.19M | 34.9% ↑ | $380,000 | $10,000 ↑ | $236 | $11 ↑ | 31 | -8 ↓ | -2.3% | -1.1% ↓ |
| Upper Northwest | 58 | -10.8% ↓ | $33.66M | -1.5% ↓ | $500,000 | $1,000 ↑ | $254 | $11 ↑ | 20 | -30 ↓ | -2.4% | -0.2% ↓ |
| Extended West | 57 | -20.8% ↓ | $20.7M | -19.3% ↓ | $345,750 | $-14,250 ↓ | $196 | $-8 ↓ | 27 | -16 ↓ | -0.8% | 0.6% ↑ |
| Southwest | 56 | -13.8% ↓ | $17.26M | -6.5% ↓ | $315,000 | $33,000 ↑ | $182 | $12 ↑ | 27 | -21 ↓ | -1.2% | 1.1% ↑ |
| South | 45 | -32.8% ↓ | $13.4M | -30.3% ↓ | $290,000 | $-5,000 ↓ | $199 | $7 ↑ | 36 | 1 ↑ | -0.3% | 0.3% ↑ |
| Northeast | 45 | -11.8% ↓ | $26.3M | -21.0% ↓ | $514,295 | $-45,705 ↓ | $251 | $0 ↑ | 35 | 17 ↑ | -2.0% | 0.5% ↑ |
| Green Valley North | 39 | -27.8% ↓ | $12.74M | -31.7% ↓ | $319,000 | $1,010 ↑ | $184 | $-3 ↓ | 47 | -22 ↓ | -1.2% | 0.7% ↑ |
| Green Valley Northwest | 38 | -7.3% ↓ | $9.81M | 3.6% ↑ | $245,000 | $13,000 ↑ | $186 | $7 ↑ | 44 | -19 ↓ | -3.6% | -1.1% ↓ |
| Cochise | 35 | 25.0% ↑ | $9.31M | 8.2% ↑ | $240,000 | $-69,000 ↓ | $160 | $-12 ↓ | 41 | -3 ↓ | -4.5% | -2.7% ↓ |
| Southeast | 33 | -15.4% ↓ | $12.55M | -14.1% ↓ | $345,000 | $-24,990 ↓ | $194 | $10 ↑ | 43 | -9 ↓ | -1.3% | 0.3% ↑ |
| Green Valley Northeast | 23 | -28.1% ↓ | $9.56M | -20.2% ↓ | $405,000 | $69,575 ↑ | $222 | $18 ↑ | 41 | -12 ↓ | -1.7% | -0.7% ↓ |
| Green Valley Southwest | 22 | 10.0% ↑ | $8.18M | 33.4% ↑ | $339,000 | $21,000 ↑ | $234 | $41 ↑ | 53 | 34 ↑ | -1.4% | 1.0% ↑ |
| SCC-Rio Rico East | 20 | 0.0% | $5.74M | 1.3% ↑ | $290,000 | $25,175 ↑ | $188 | $8 ↑ | 31 | -29 ↓ | -0.5% | 1.0% ↑ |
| Benson/St. David | 17 | 21.4% ↑ | $7.04M | 99.9% ↑ | $390,000 | $146,010 ↑ | $185 | $11 ↑ | 62 | 22 ↑ | -4.3% | -4.0% ↓ |
| Extended Northwest | 10 | -16.7% ↓ | $2.56M | -20.9% ↓ | $265,000 | $5,010 ↑ | $186 | $-11 ↓ | 71 | 8 ↑ | -1.8% | -1.2% ↓ |
| Pinal | 9 | 80.0% ↑ | $2.34M | 69.8% ↑ | $205,000 | $10,000 ↑ | $167 | $-22 ↓ | 29 | -4 ↓ | -4.2% | -2.2% ↓ |
| Green Valley Southeast | 7 | 16.7% ↑ | $2.88M | 61.9% ↑ | $310,000 | $24,100 ↑ | $204 | $11 ↑ | 35 | -16 ↓ | -2.1% | 1.0% ↑ |
| Extended Southwest | 6 | -14.3% ↓ | $1.46M | 13.1% ↑ | $255,000 | $116,500 ↑ | $166 | $22 ↑ | 42 | 5 ↑ | -1.6% | 6.5% ↑ |
| SCC-Rio Rico West | 6 | -33.3% ↓ | $1.7M | -42.6% ↓ | $270,000 | $-60,000 ↓ | $164 | $-15 ↓ | 56 | 41 ↑ | -3.2% | 1.1% ↑ |
| Extended Northeast | 3 | -40.0% ↓ | $1.29M | -67.0% ↓ | $427,000 | $-203,000 ↓ | $401 | $-13 ↓ | 35 | -45 ↓ | -4.3% | 0.9% ↑ |
| Extended Southeast | 3 | 200.0% ↑ | $1.47M | 95.3% ↑ | $400,000 | $-350,000 ↓ | $265 | $47 ↑ | 84 | 40 ↑ | +0.0% | +0.0%... |
| SCC-Elgin | 2 | - | $1.01M | - | $465,000 | - | $232 | - | 58 | - | -5.8% | - |
| SCC-Sonoita | 2 | - | $1.3M | - | $460,000 | - | $264 | - | 56 | - | -4.8% | - |
| SCC-Nogales East | 2 | -71.4% ↓ | $396K | -78.6% ↓ | $196,000 | $-73,000 ↓ | $114 | $-32 ↓ | 4 | -34 ↓ | 1.6% | 2.6% ↑ |
| SCC-Patagonia | 2 | 100.0% ↑ | $672K | 31.8% ↑ | $265,000 | $-245,000 ↓ | $210 | $-44 ↓ | 19 | -17 ↓ | -7.2% | -2.6% ↓ |
| SCC-Amado | 2 | 100.0% ↑ | $6.56M | 2,775.0... | $305,000 | $77,000 ↑ | $648 | $469 ↑ | 97 | 76 ↑ | -5.7% | -5.6% ↓ |
| SCC-Nogales West | 1 | 0.0% | $175K | 9.4% ↑ | $175,000 | $15,000 ↑ | $61 | $-6 ↓ | 142 | 108 ↑ | -12.5% | 11.4% ↑ |
| Apache | 1 | - | $180K | - | $180,000 | - | $211 | - | 8 | - | -2.7% | - |

# MLS of Southern Arizona®

## Tucson 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:* Aug 5, 2026

July
2026




# of Sales
1,188
-2.0% from previous year

Median Sale Price
$364,900
0.0% from previous year

Volume
$531,222,581
-0.1% from previous year

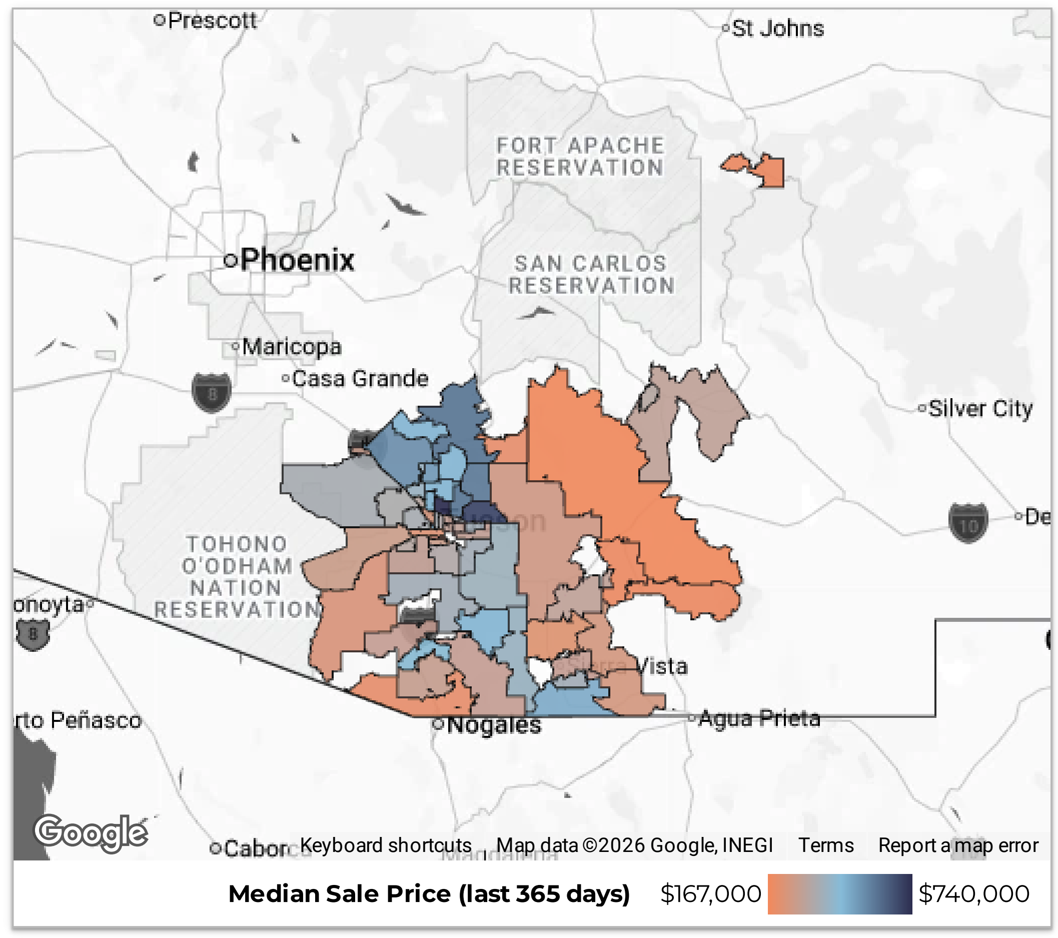
Average Sale Price
$447,157
1.9% from previous year

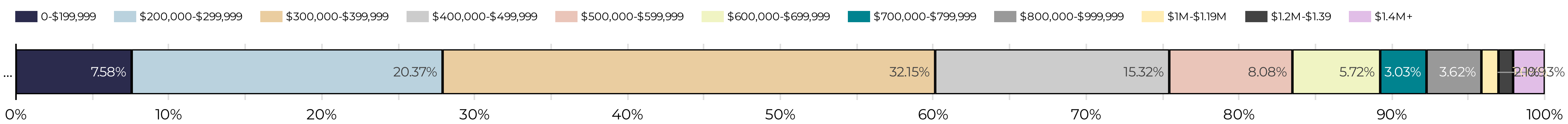
$/sqft
$225
0.7% from previous year

Median Days on Market
35
-2 from previous year

# of New Listings
1,716
2.7% from previous year

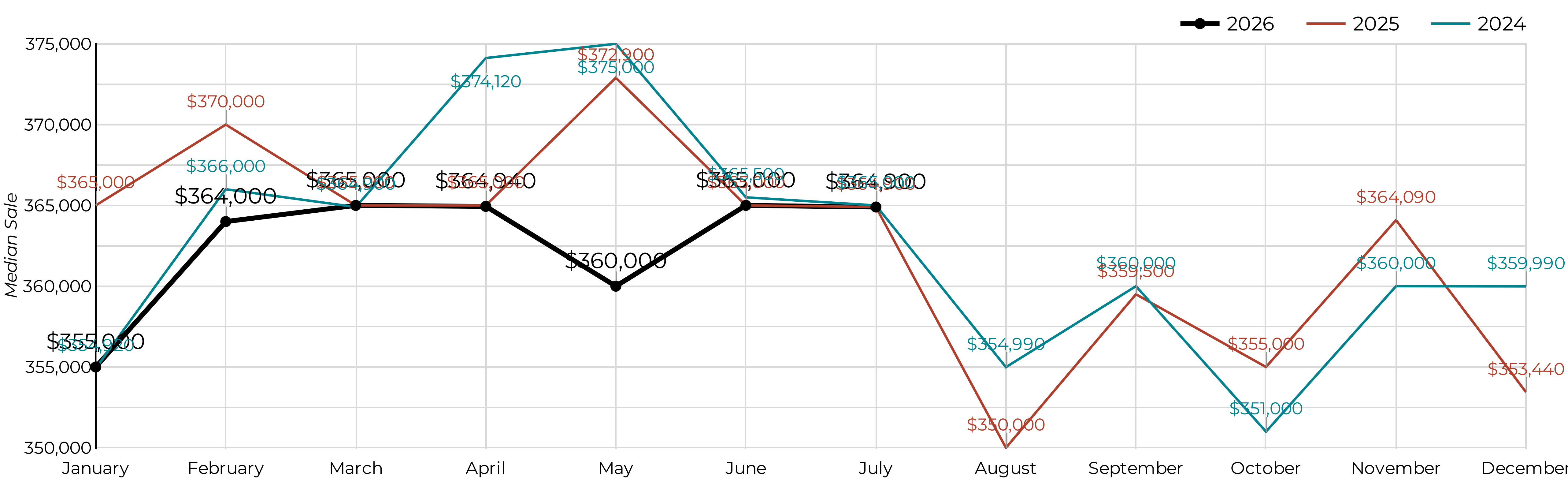
Average % Over Asking
-1.94%
0.18% from previous year

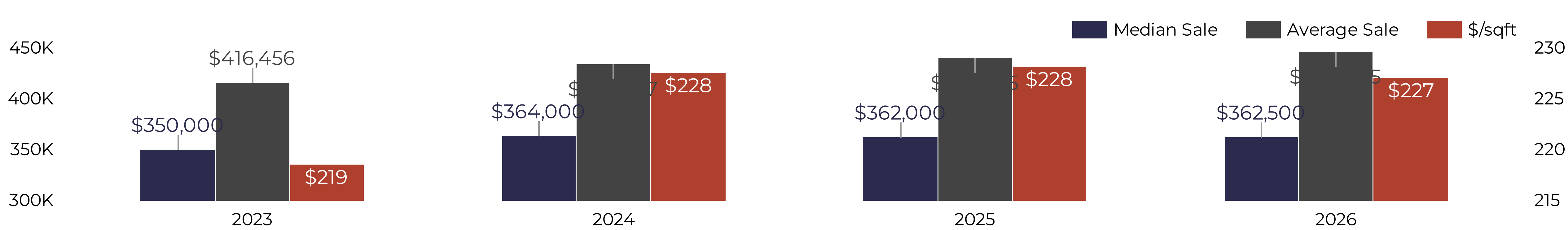



## Market Pricing

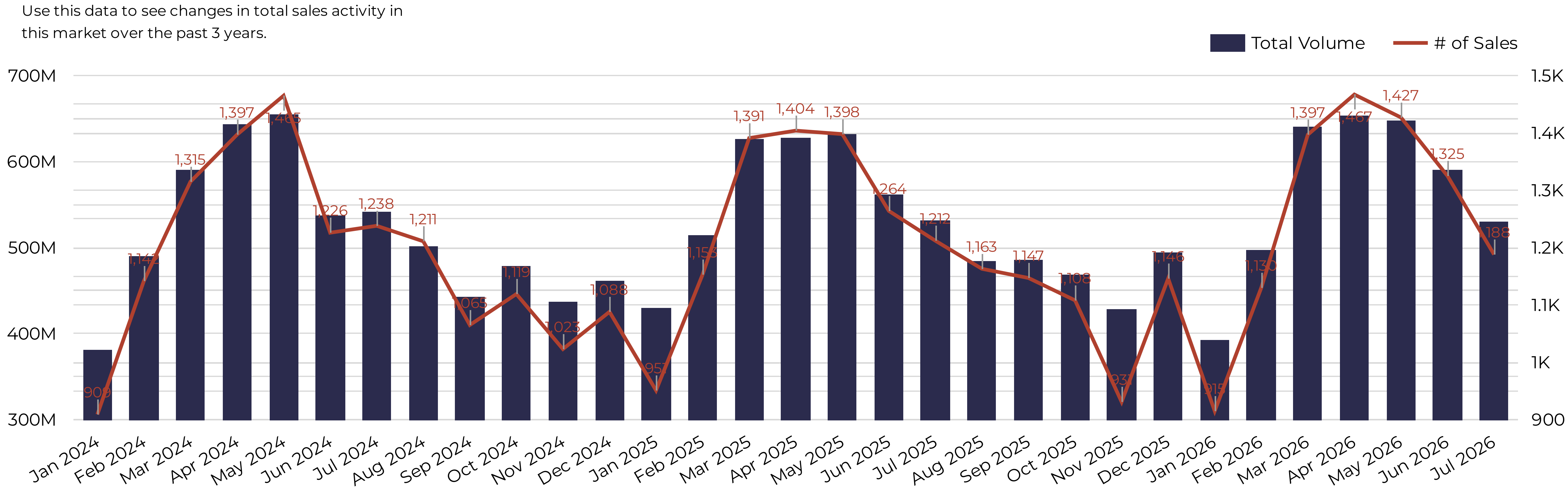
Use this data to see how the cost of real estate has changed in this area over the last 3 years.




## Market Activity

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



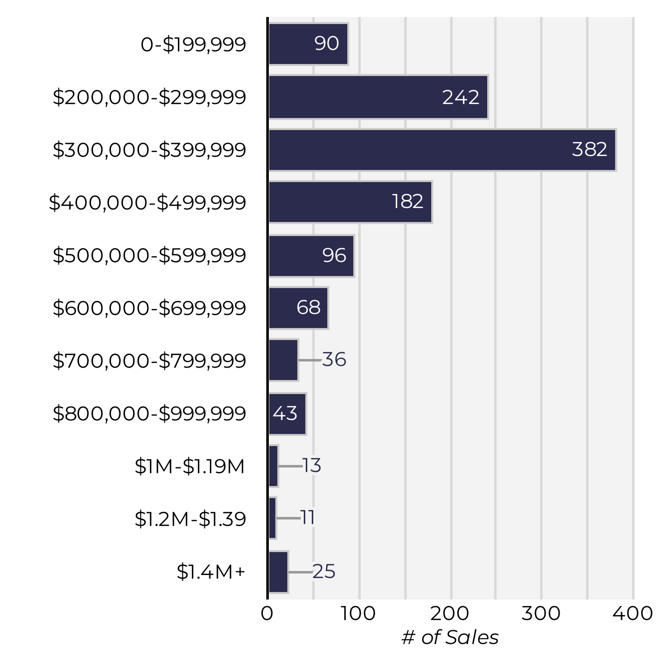
# MLS of Southern Arizona®

## Tucson 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:* Aug 5, 2026

TUCSON ASSOCIATION OF REALTORS®

July
2026

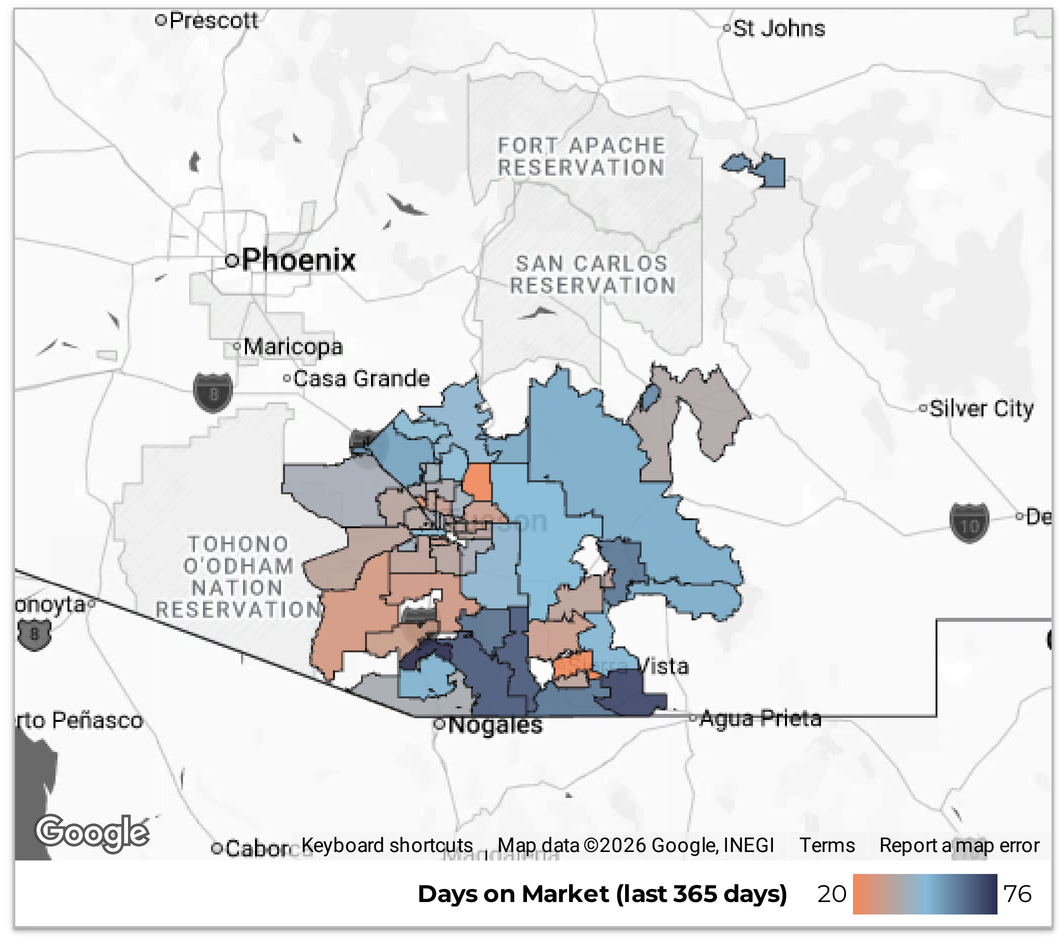



| # of Sales | Median Sale Price |
|---|---|
| 1,188 | $364,900 |
| -2.0% from previous year | 0.0% from previous year |

| Volume | Average Sale Price |
|---|---|
| $531,222,581 | $447,157 |
| -0.1% from previous year | 1.9% from previous year |

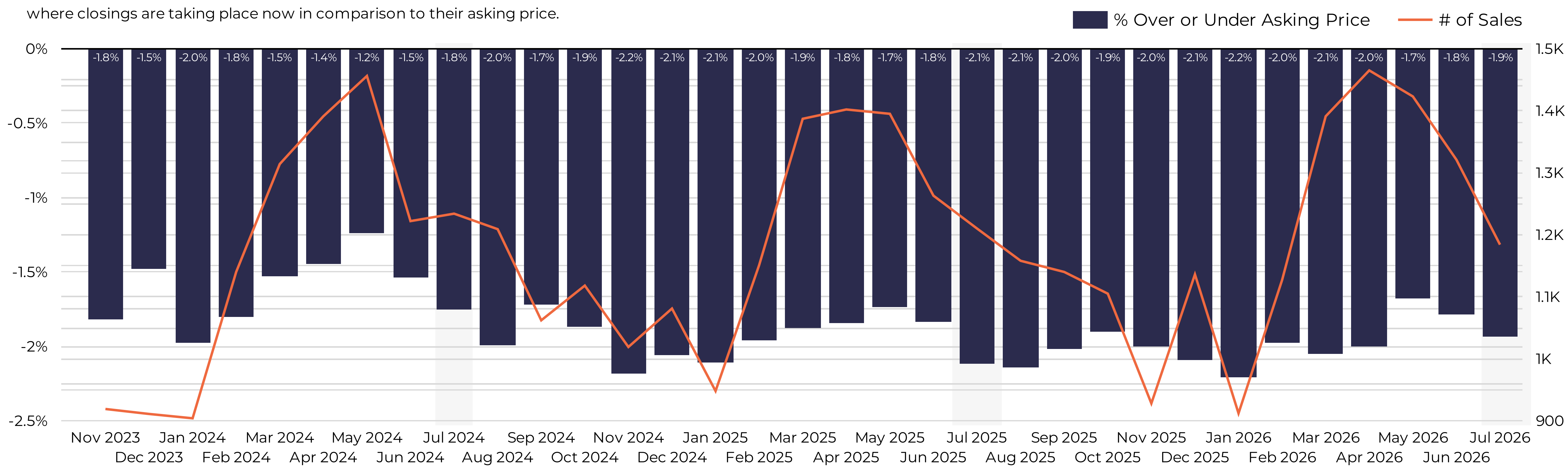
| $/sqft | Median Days on Market |
|---|---|
| $225 | 35 |
| 0.7% from previous year | -2 from previous year |

| # of New Listings | Average % Over Asking |
|---|---|
| 1,716 | -1.94% |
| 2.7% from previous year | 0.18% from previous year |



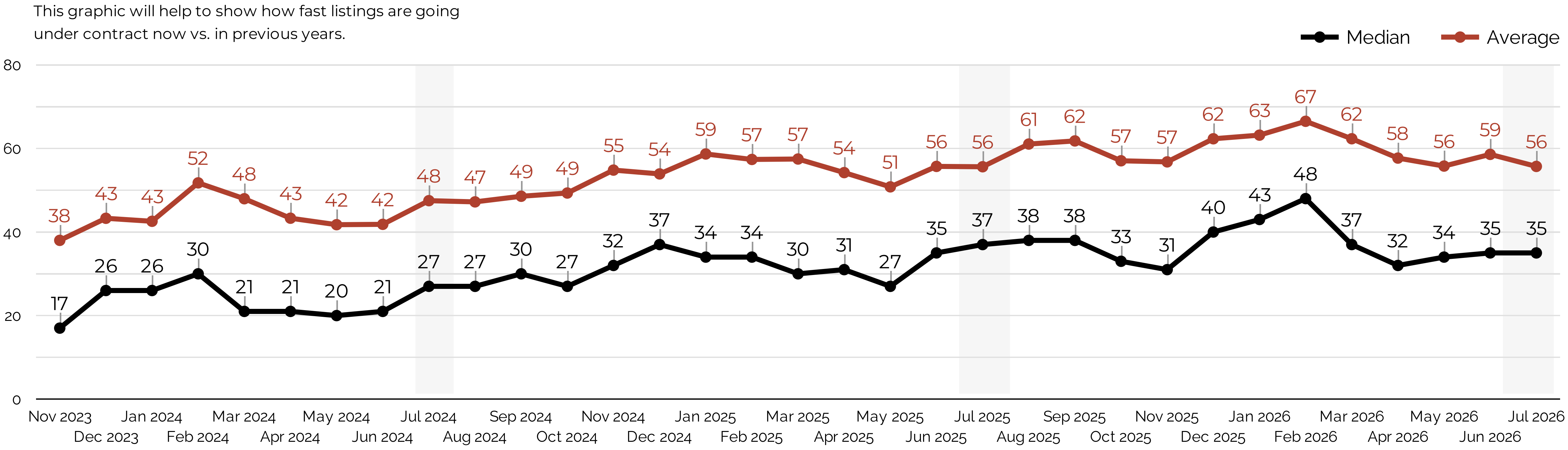

## Buyer Demand

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.

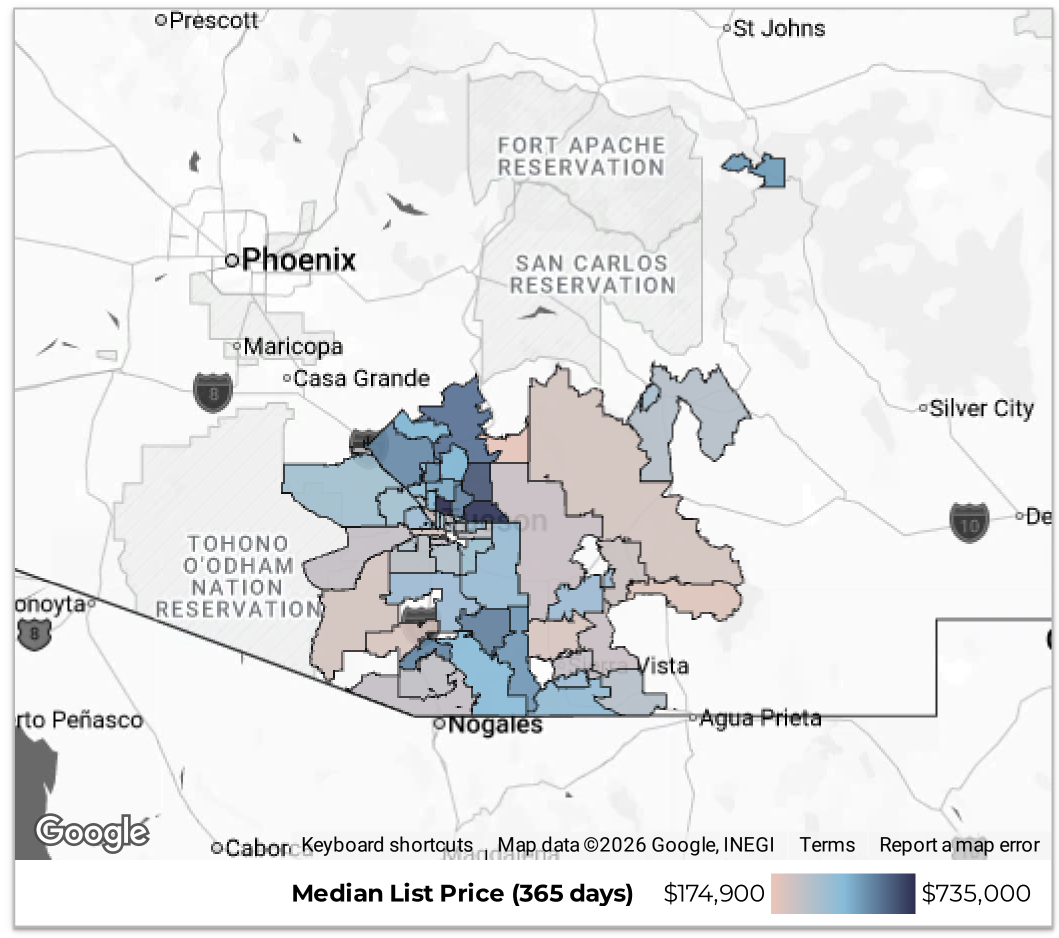
| Sold Price | # of Sales | % Δ | DOM (median) | Δ | % Closed Over or Under Asking | Δ |
|---|---|---|---|---|---|---|
| 0-$199,999 | 87 | -3.3% ⬇ | 50 | 16 ⬆ | -6.06% | -1.52% ⬇ |
| $200,000-$299,999 | 241 | -4.4% ⬇ | 32 | 4 ⬆ | -1.42% | 0.52% ⬆ |
| $300,000-$399,999 | 382 | -3.8% ⬇ | 32 | -7 ⬇ | -1.10% | 0.37% ⬆ |
| $400,000-$499,999 | 182 | -1.6% ⬇ | 37 | -2 ⬇ | -1.72% | 0.19% ⬆ |
| $500,000-$599,999 | 96 | 12.9% ⬆ | 34 | -10 ⬇ | -1.81% | 0.17% ⬆ |
| $600,000-$699,999 | 68 | 6.3% ⬆ | 26 | -4 ⬇ | -1.81% | -0.00% ⬇ |
| $700,000-$799,999 | 36 | -18.2% ⬇ | 33 | 10 ⬆ | -1.96% | 0.58% ⬆ |
| $800,000-$999,999 | 43 | 48.3% ⬆ | 35 | -18 ⬇ | -3.31% | -0.18% ⬇ |
| $1M-$1.19M | 13 | -40.9% ⬇ | 65 | 25 ⬆ | -4.35% | -0.03% ⬇ |
| $1.2M-$1.39 | 11 | -21.4% ⬇ | 10 | -9 ⬇ | -1.77% | 1.67% ⬆ |
| $1.4M+ | 25 | -10.7% ⬇ | 16 | -33 ⬇ | -4.30% | -0.59% ⬇ |

# MLS of Southern Arizona®

Tucson Association of Realtors: **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, 2026

TUCSON ASSOCIATION OF REALTORS®




July
2026

# of New Listings (Supply)
1,716
45 from previous year

# of New Pendings (Demand)
1,153
-17 from previous year

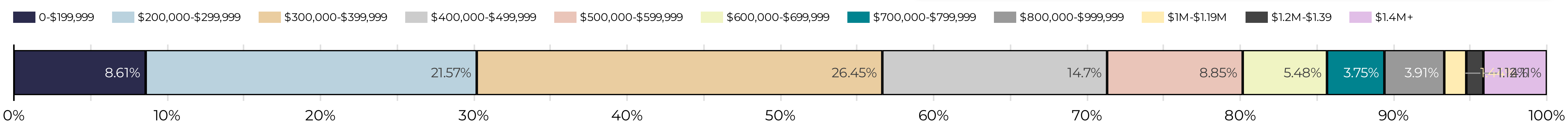
Months of Supply
3.75

Active Listings
4,450

Pending Listings
633

| | Average | # |
|---|---|---|
| Single Family Residence | $593,097 | 3,505 |
| Townhouse | $337,176 | 326 |
| Condominium | $216,010 | 285 |
| Manufactured Home | $252,812 | 278 |
| Mobile Home | $128,675 | 56 |
| **Grand total** | **$523,096** | **4,450** |

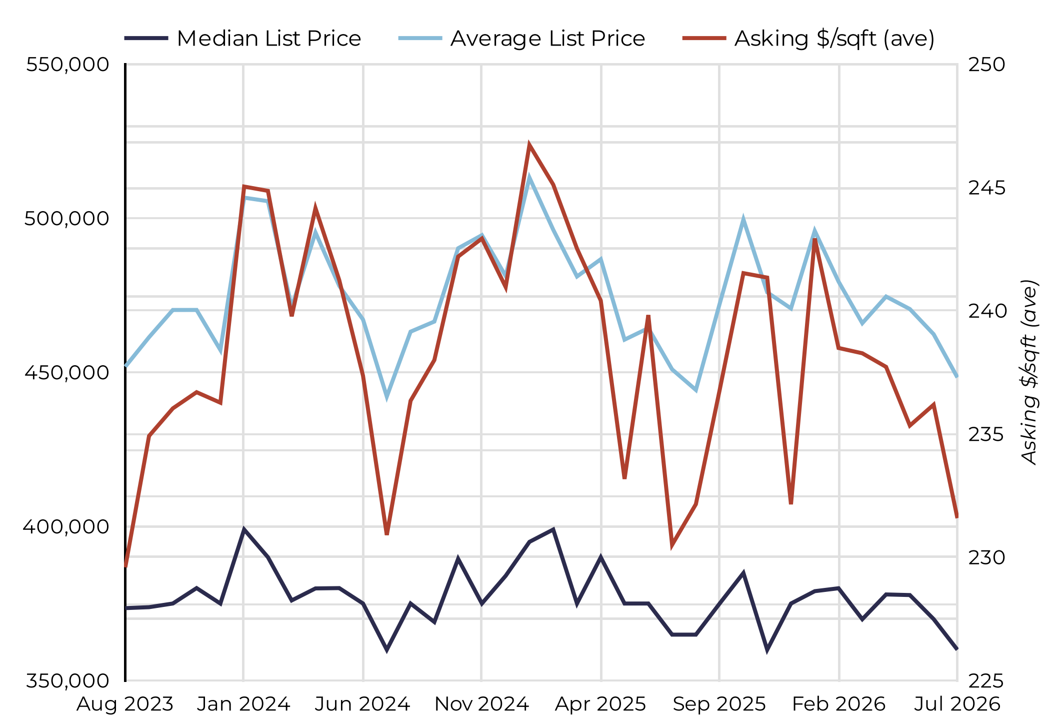
## Active Listings


## Months of Supply By Price Range

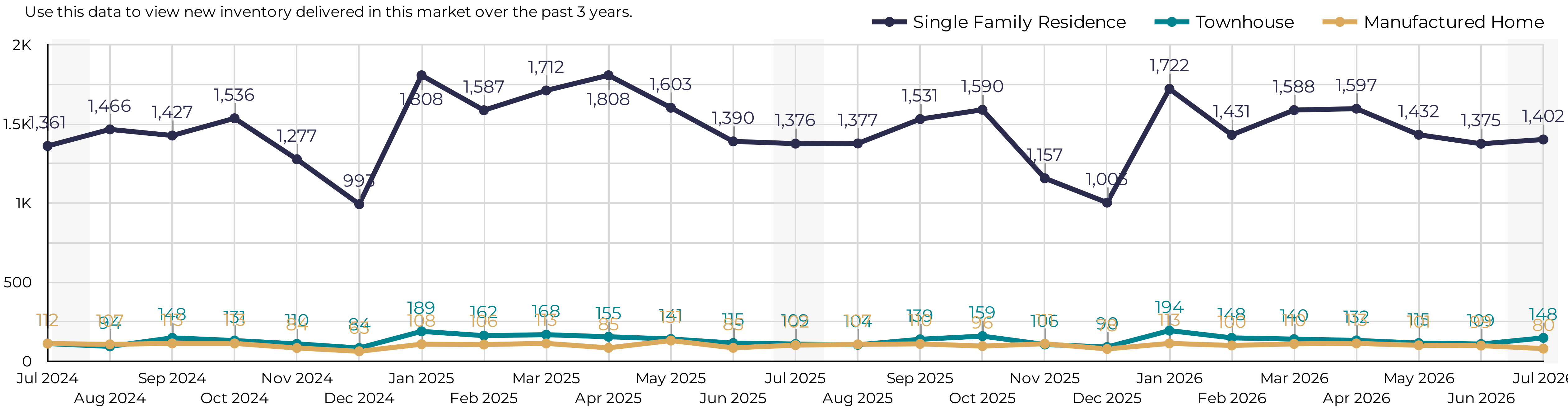
| Asking Price | Months of Supply | Active | # of Sales Last Month |
|---|---|---|---|
| 0-$199,999 | 4.56 | 383 | 84 |
| $200,000-$299,999 | 3.84 | 960 | 250 |
| $300,000-$399,999 | 3.19 | 1,177 | 369 |
| $400,000-$499,999 | 3.48 | 654 | 188 |
| $500,000-$599,999 | 3.90 | 394 | 101 |
| $600,000-$699,999 | 3.59 | 244 | 68 |
| $700,000-$799,999 | 4.77 | 167 | 35 |
| $800,000-$999,999 | 4.35 | 174 | 40 |
| $1M-$1.19M | 5.82 | 64 | 11 |
| $1.2M-$1.39 | 2.94 | 50 | 17 |
| $1.4M+ | 7.32 | 183 | 25 |
| **Grand total** | **3.75** | **4,450** | **1,188** |

## Asking Prices



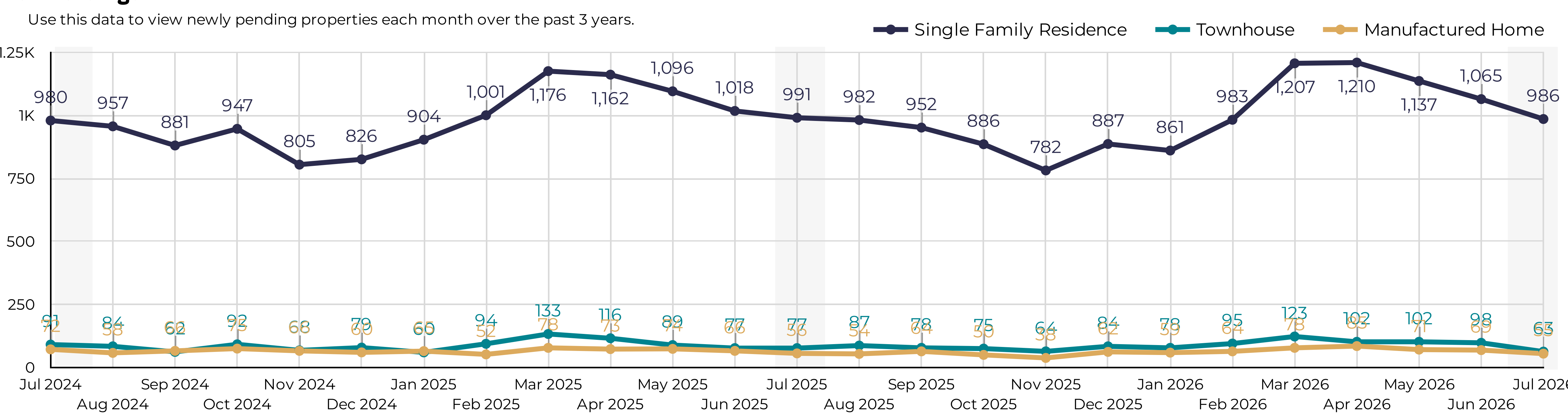

## New Listings

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.



# MLS of Southern Arizona®

## Tucson Association of Realtors: **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, 2026

## 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 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 904 | 909 | 951 | 915 |
| February | 1,085 | 1,142 | 1,153 | 1,130 |
| March | 1,386 | 1,315 | 1,391 | 1,397 |
| April | 1,335 | 1,397 | 1,404 | 1,467 |
| May | 1,491 | 1,465 | 1,398 | 1,427 |
| June | 1,418 | 1,226 | 1,264 | 1,325 |
| July | 1,154 | 1,238 | 1,212 | 1,188 |
| August | 1,240 | 1,211 | 1,163 | - |
| September | 1,060 | 1,065 | 1,147 | - |
| October | 1,069 | 1,119 | 1,108 | - |
| November | 922 | 1,023 | 931 | - |
| December | 912 | 1,088 | 1,146 | - |

**Sale Price / Median**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | $326,500 | $354,920 | $365,000 | $355,000 |
| February | $335,000 | $366,000 | $370,000 | $364,000 |
| March | $340,000 | $364,900 | $365,000 | $365,000 |
| April | $342,500 | $374,120 | $365,000 | $364,940 |
| May | $360,000 | $375,000 | $372,900 | $360,000 |
| June | $361,000 | $365,500 | $365,000 | $365,000 |
| July | $360,000 | $365,000 | $364,900 | $364,900 |
| August | $359,990 | $354,990 | $350,000 | - |
| September | $355,000 | $360,000 | $359,500 | - |
| October | $352,490 | $351,000 | $355,000 | - |
| November | $350,000 | $360,000 | $364,090 | - |
| December | $359,500 | $359,990 | $353,440 | - |

**Days on Market / Median**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 32 | 26 | 34 | 43 |
| February | 30 | 30 | 34 | 48 |
| March | 19 | 21 | 30 | 37 |
| April | 17 | 21 | 31 | 32 |
| May | 15 | 20 | 27 | 34 |
| June | 14 | 21 | 35 | 35 |
| July | 13 | 27 | 37 | 35 |
| August | 13 | 27 | 38 | - |
| September | 15 | 30 | 38 | - |
| October | 17 | 27 | 33 | - |
| November | 17 | 32 | 31 | - |
| December | 26 | 37 | 40 | - |

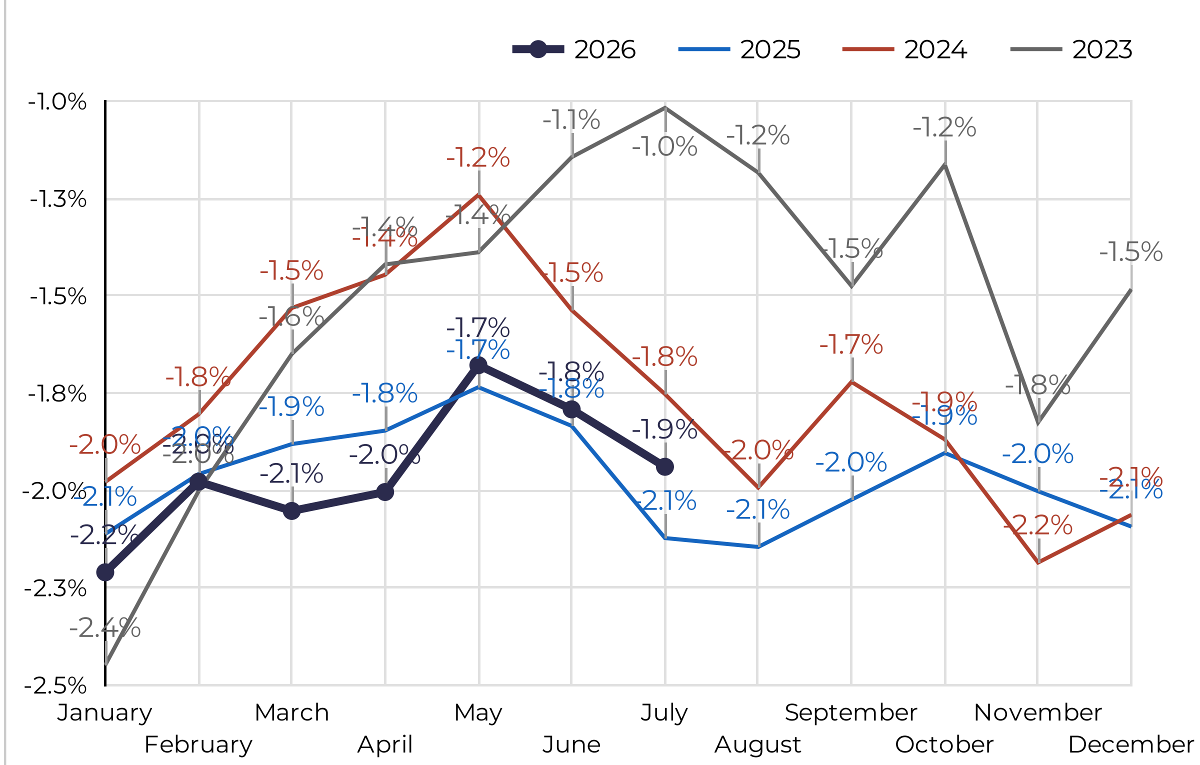
**New Listings / Count**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 1,557 | 1,740 | 2,238 | 2,161 |
| February | 1,392 | 1,730 | 1,948 | 1,792 |
| March | 1,622 | 1,855 | 2,133 | 1,976 |
| April | 1,440 | 1,805 | 2,151 | 1,967 |
| May | 1,616 | 2,002 | 2,000 | 1,759 |
| June | 1,481 | 1,728 | 1,712 | 1,658 |
| July | 1,535 | 1,663 | 1,671 | 1,716 |
| August | 1,550 | 1,767 | 1,712 | - |
| September | 1,584 | 1,783 | 1,881 | - |
| October | 1,616 | 1,867 | 1,968 | - |
| November | 1,375 | 1,576 | 1,479 | - |
| December | 1,073 | 1,200 | 1,242 | - |

**New Pendings / Count**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 1,042 | 1,034 | 1,077 | 1,034 |
| February | 1,223 | 1,201 | 1,209 | 1,206 |
| March | 1,424 | 1,382 | 1,458 | 1,487 |
| April | 1,388 | 1,388 | 1,412 | 1,463 |
| May | 1,425 | 1,366 | 1,312 | 1,366 |
| June | 1,322 | 1,218 | 1,221 | 1,280 |
| July | 1,153 | 1,222 | 1,170 | 1,153 |
| August | 1,182 | 1,155 | 1,173 | - |
| September | 1,079 | 1,058 | 1,154 | - |
| October | 1,048 | 1,160 | 1,066 | - |
| November | 937 | 986 | 924 | - |
| December | 859 | 1,006 | 1,096 | - |

**% Closed Over or Under Asking / Average**



# MLS of Southern Arizona®

## 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:* Aug 5, 2026

## Jul 2026

### 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 Pricing | | | | Buyer Demand | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Property Type** | **# of Sales** | **% Δ** | **Volume** | **% Δ** | **Median Sale** | **Δ** | **$/sqft** | **Δ** | **Median DOM** | **Δ** | **% Over** | **Δ** |
| Single Family Residence | 983 | -2.4% ↓ | $480.64M | 0.1% ↑ | $390,000 | $5,010 ↑ | $234 | $4 ↑ | 33 | -4 ↓ | -1.8% | 0.1% ↑ |
| Townhouse | 84 | 12.0% ↑ | $25.44M | 1.4% ↑ | $250,000 | $-45,900 ↓ | $208 | $-20 ↓ | 41 | 5 ↑ | -2.4% | 0.4% ↑ |
| Manufactured Home | 62 | -3.1% ↓ | $14.99M | 7.2% ↑ | $250,000 | $31,000 ↑ | $158 | $11 ↑ | 31 | -2 ↓ | -2.0% | 1.1% ↑ |
| Condominium | 44 | -12.0% ↓ | $8.77M | -18.2% ↓ | $185,000 | $-23,370 ↓ | $196 | $-28 ↓ | 53 | 20 ↑ | -2.8% | 0.1% ↑ |
| Mobile Home | 9 | -30.8% ↓ | $885K | -45.9% ↓ | $75,000 | $-50,000 ↓ | $81 | $-14 ↓ | 70 | 20 ↑ | -8.0% | -1.2% ↓ |

| **Total SqFt** | **# of Sales** | **% Δ** | **Volume** | **% Δ** | **Median Sale** | **Δ** | **$/sqft** | **Δ** | **Median DOM** | **Δ** | **% Over** | **Δ** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| <999 sqft | 74 | 1.4% ↑ | $14.54M | 15.7% ↑ | $198,650 | $8,650 ↑ | $235 | $21 ↑ | 46 | 19 ↑ | -3.7% | 0.2% ↑ |
| $1000-1499 sqft | 282 | -6.3% ↓ | $78.58M | -7.1% ↓ | $280,000 | $-4,990 ↓ | $216 | $-5 ↓ | 30 | 2 ↑ | -1.7% | -0.1% ↓ |
| $1500-1999 sqft | 389 | -3.5% ↓ | $145.11M | -2.9% ↓ | $354,990 | $-5,010 ↓ | $214 | $-1 ↓ | 32 | -4 ↓ | -1.4% | 0.4% ↑ |
| 2000-2499 sqft | 231 | 5.0% ↑ | $111.08M | 4.7% ↑ | $455,000 | $5,000 ↑ | $217 | $-0 ↓ | 37 | -6 ↓ | -1.8% | 0.1% ↑ |
| 2500-2999 sqft | 116 | 7.4% ↑ | $69.9M | 4.0% ↑ | $589,000 | $9,100 ↑ | $220 | $-9 ↓ | 41 | -6 ↓ | -2.1% | 0.6% ↑ |
| 3000-3999 sqft | 70 | -1.4% ↓ | $74.11M | 12.9% ↑ | $906,000 | $56,000 ↑ | $316 | $39 ↑ | 34 | -10 ↓ | -3.0% | 0.2% ↑ |
| 4000-4999 sqft | 13 | -50.0% ↓ | $17.59M | -46.0% ↓ | $1,400,000 | $100,000 ↑ | $304 | $17 ↑ | 15 | -29 ↓ | -4.0% | 0.8% ↑ |
| 5000+ sqft | 7 | 0.0% | $19.82M | 48.3% ↑ | $2,115,000 | $350,000 ↑ | $473 | $145 ↑ | 98 | 52 ↑ | -6.8% | -3.2% ↓ |

| **Region** | **# of Sales** | **% Δ** | **Volume** | **% Δ** | **Median Sale** | **Δ** | **$/sqft** | **Δ** | **Median DOM** | **Δ** | **% Over** | **Δ** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Northwest | 231 | 12.7% ↑ | $121.58M | 13.7% ↑ | $439,000 | $19,000 ↑ | $245 | $-2 ↓ | 35 | 4 ↑ | -1.8% | 0.5% ↑ |
| Central | 137 | -9.9% ↓ | $44.72M | -20.6% ↓ | $300,000 | $-10,000 ↓ | $233 | $-2 ↓ | 37 | 17 ↑ | -2.1% | 1.2% ↑ |
| North | 114 | 31.0% ↑ | $83.1M | 17.1% ↑ | $590,000 | $-85,000 ↓ | $280 | $-23 ↓ | 33 | -6 ↓ | -2.8% | 0.4% ↑ |
| Upper Southeast | 108 | 12.5% ↑ | $46.49M | 10.5% ↑ | $387,440 | $-8,560 ↓ | $205 | $-2 ↓ | 35 | -16 ↓ | -0.8% | 1.0% ↑ |
| East | 93 | -17.0% ↓ | $30.02M | -28.2% ↓ | $308,750 | $-19,250 ↓ | $200 | $-19 ↓ | 25 | 2 ↑ | -1.6% | -0.8% ↓ |
| West | 79 | 23.4% ↑ | $35.19M | 34.9% ↑ | $380,000 | $10,000 ↑ | $236 | $11 ↑ | 31 | -8 ↓ | -2.3% | -1.1% ↓ |
| Upper Northwest | 58 | -10.8% ↓ | $33.66M | -1.5% ↓ | $500,000 | $1,000 ↑ | $254 | $11 ↑ | 20 | -30 ↓ | -2.4% | -0.2% ↓ |
| Extended West | 57 | -20.8% ↓ | $20.7M | -19.3% ↓ | $345,750 | $-14,250 ↓ | $196 | $-8 ↓ | 27 | -16 ↓ | -0.8% | 0.6% ↑ |
| Southwest | 56 | -13.8% ↓ | $17.26M | -6.5% ↓ | $315,000 | $33,000 ↑ | $182 | $12 ↑ | 27 | -21 ↓ | -1.2% | 1.1% ↑ |
| South | 45 | -32.8% ↓ | $13.4M | -30.3% ↓ | $290,000 | $-5,000 ↓ | $199 | $7 ↑ | 36 | 1 ↑ | -0.3% | 0.3% ↑ |
| Northeast | 45 | -11.8% ↓ | $26.3M | -21.0% ↓ | $514,295 | $-45,705 ↓ | $251 | $0 ↑ | 35 | 17 ↑ | -2.0% | 0.5% ↑ |
| Cochise | 35 | 25.0% ↑ | $9.31M | 8.2% ↑ | $240,000 | $-69,000 ↓ | $160 | $-12 ↓ | 41 | -3 ↓ | -4.5% | -2.7% ↓ |
| Southeast | 33 | -15.4% ↓ | $12.55M | -14.1% ↓ | $345,000 | $-24,990 ↓ | $194 | $10 ↑ | 43 | -9 ↓ | -1.3% | 0.3% ↑ |
| SCC-Rio Rico East | 20 | 0.0% | $5.74M | 1.3% ↑ | $290,000 | $25,175 ↑ | $188 | $8 ↑ | 31 | -29 ↓ | -0.5% | 1.0% ↑ |
| Benson/St. David | 17 | 21.4% ↑ | $7.04M | 99.9% ↑ | $390,000 | $146,010 ↑ | $185 | $11 ↑ | 62 | 22 ↑ | -4.3% | -4.0% ↓ |
| Extended Northwest | 10 | -16.7% ↓ | $2.56M | -20.9% ↓ | $265,000 | $5,010 ↑ | $186 | $-11 ↓ | 71 | 8 ↑ | -1.8% | -1.2% ↓ |
| Pinal | 9 | 80.0% ↑ | $2.34M | 69.8% ↑ | $205,000 | $10,000 ↑ | $167 | $-22 ↓ | 29 | -4 ↓ | -4.2% | -2.2% ↓ |
| Extended Southwest | 6 | -14.3% ↓ | $1.46M | 13.1% ↑ | $255,000 | $116,500 ↑ | $166 | $22 ↑ | 42 | 5 ↑ | -1.6% | 6.5% ↑ |
| SCC-Rio Rico West | 6 | -33.3% ↓ | $1.7M | -42.6% ↓ | $270,000 | $-60,000 ↓ | $164 | $-15 ↓ | 56 | 41 ↑ | -3.2% | 1.1% ↑ |
| Extended Northeast | 3 | -40.0% ↓ | $1.29M | -67.0% ↓ | $427,000 | $-203,000 ↓ | $401 | $-13 ↓ | 35 | -45 ↓ | -4.3% | 0.9% ↑ |
| Extended Southeast | 3 | 200.0% ↑ | $1.47M | 95.3% ↑ | $400,000 | $-350,000 ↓ | $265 | $47 ↑ | 84 | 40 ↑ | +0.0% | +0.0%... |
| SCC-Patagonia | 2 | 100.0% ↑ | $672K | 31.8% ↑ | $265,000 | $-245,000 ↓ | $210 | $-44 ↓ | 19 | -17 ↓ | -7.2% | -2.6% ↓ |
| SCC-Amado | 2 | 100.0% ↑ | $6.56M | 2,775.0... | $305,000 | $77,000 ↑ | $648 | $469 ↑ | 97 | 76 ↑ | -5.7% | -5.6% ↓ |
| SCC-Sonoita | 2 | - | $1.3M | - | $460,000 | - | $264 | - | 56 | - | -4.8% | - |
| SCC-Nogales East | 2 | -71.4% ↓ | $396K | -78.6% ↓ | $196,000 | $-73,000 ↓ | $114 | $-32 ↓ | 4 | -34 ↓ | 1.6% | 2.6% ↑ |
| SCC-Elgin | 2 | - | $1.01M | - | $465,000 | - | $232 | - | 58 | - | -5.8% | - |
| Extended South | 1 | - | $410K | - | $410,000 | - | $169 | - | 76 | - | -1.2% | - |
| Navajo | 1 | 0.0% | $489K | -57.5% ↓ | $489,000 | $-661,000 ↓ | $320 | $148 ↑ | 93 | -100 ↓ | -2.2% | 2.0% ↑ |
| SCC-Tubac East | 1 | -75.0% ↓ | $469K | -76.6% ↓ | $469,000 | $94,000 ↑ | $261 | $9 ↑ | 518 | 371 ↑ | 0.0% | 5.7% ↑ |
| SCC-Nogales West | 1 | 0.0% | $175K | 9.4% ↑ | $175,000 | $15,000 ↑ | $61 | $-6 ↓ | 142 | 108 ↑ | -12.5% | 11.4% ↑ |
| Apache | 1 | - | $180K | - | $180,000 | - | $211 | - | 8 | - | -2.7% | - |
| Pima Northwest | 1 | - | $380K | - | $380,000 | - | $226 | - | 34 | - | -4.8% | - |
| Maricopa | 1 | 0.0% | $830K | 191.2% ↑ | $830,000 | $545,000 ↑ | $185 | $-100 ↓ | 34 | -105 ↓ | -7.8% | -7.8% ↓ |

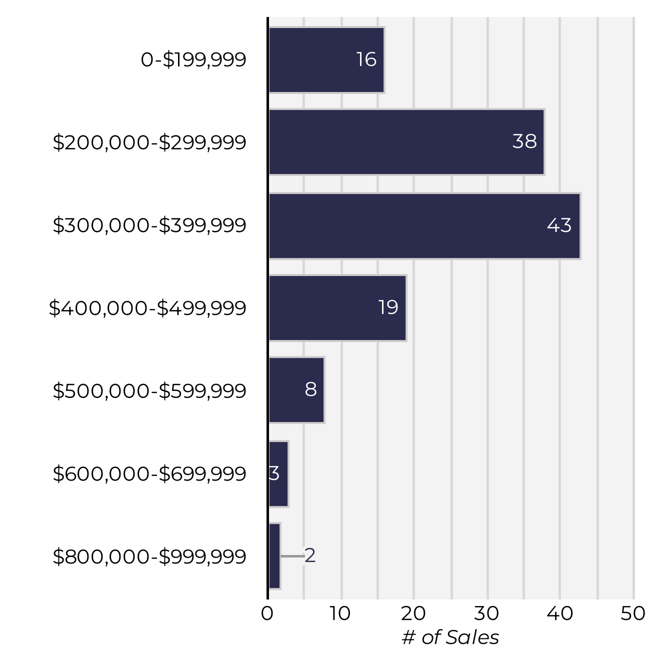
# MLS of Southern Arizona®

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:* Aug 5, 2026

July
2026




# of Sales
129
-15.7% from previous year

Median Sale Price
$315,000
1.6% from previous year

Volume
$43,165,649
-10.1% from previous year

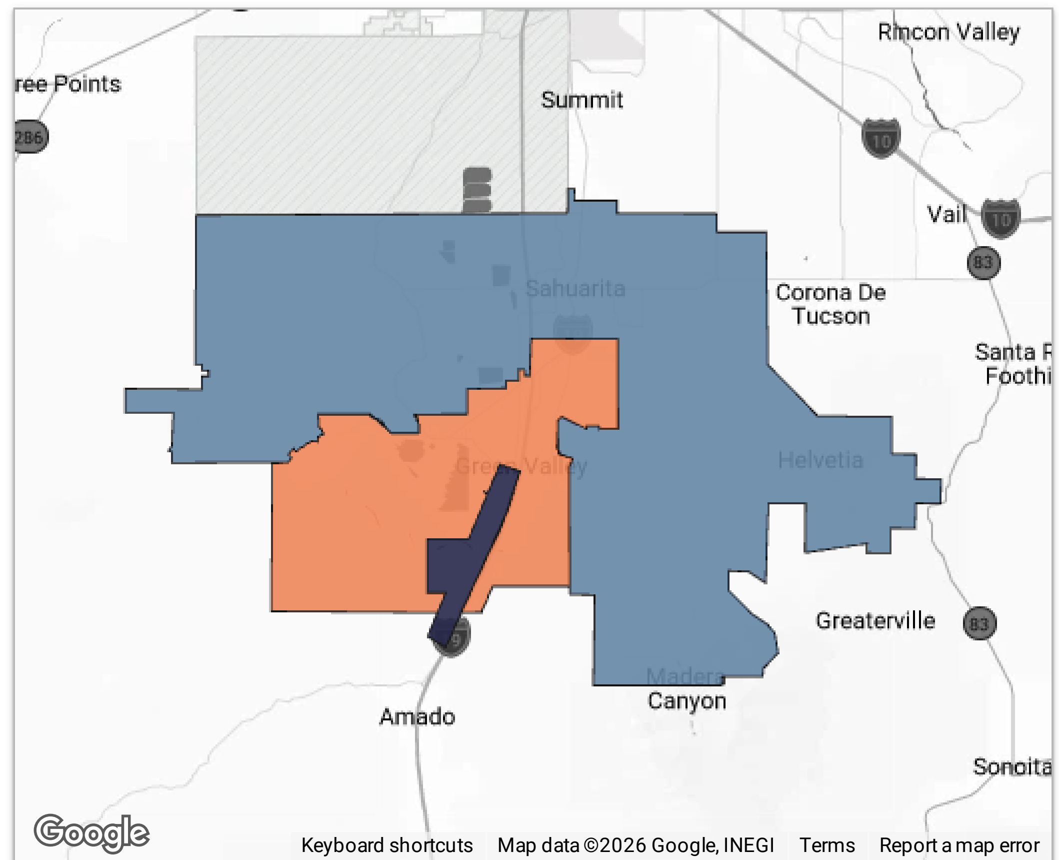
Average Sale Price
$334,617
6.6% from previous year

$/sqft
$201
6.1% from previous year

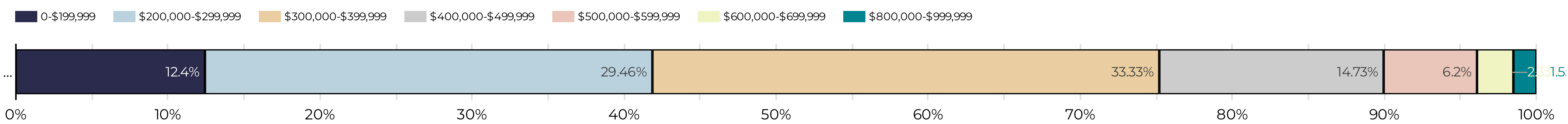
Median Days on Market
45
-15 from previous year

# of New Listings
160
-0.6% from previous year

Average % Over Asking
-2.07%
-0.12% from previous year

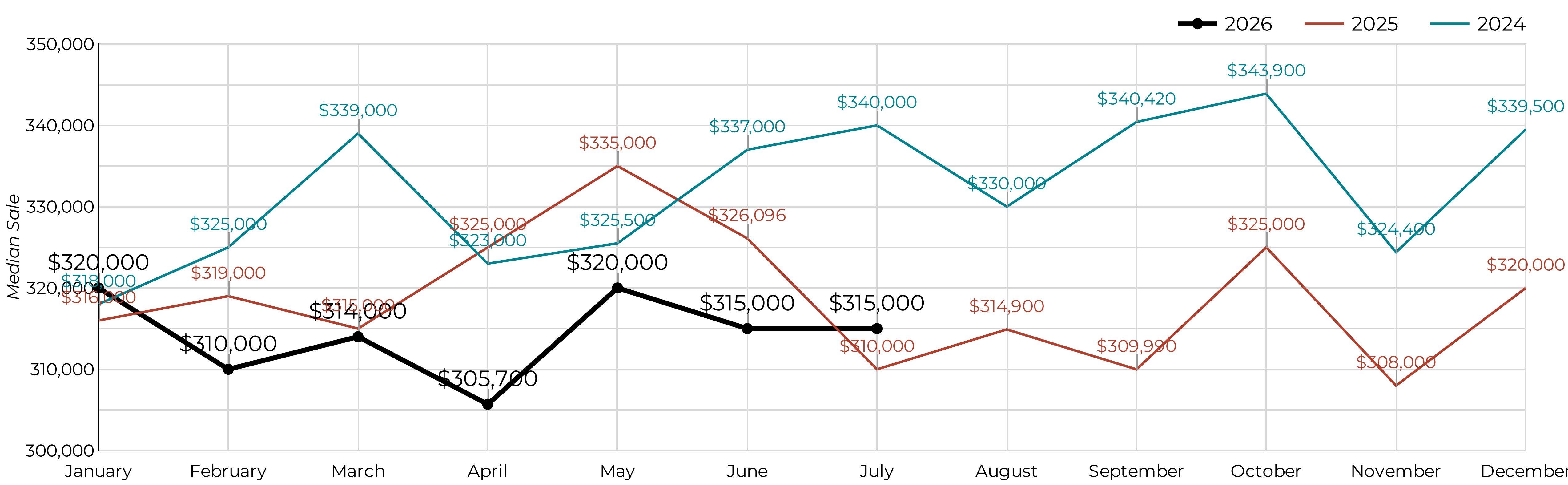


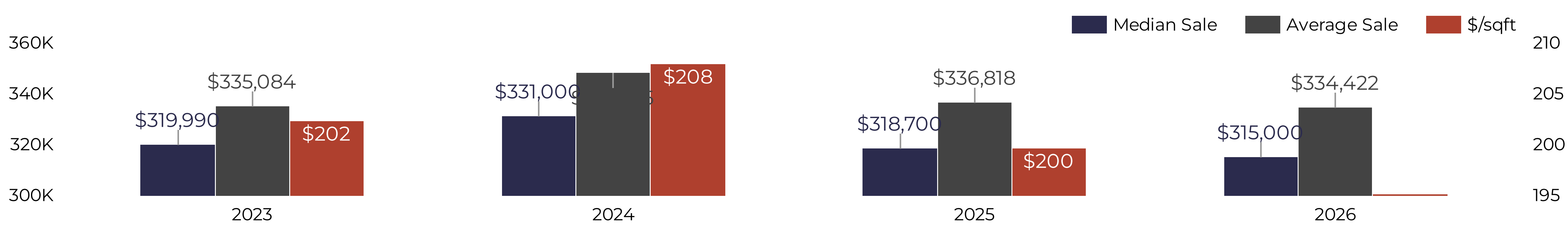

**Median Sale Price (last 365 days)** $292,000 $345,000




## Market Pricing

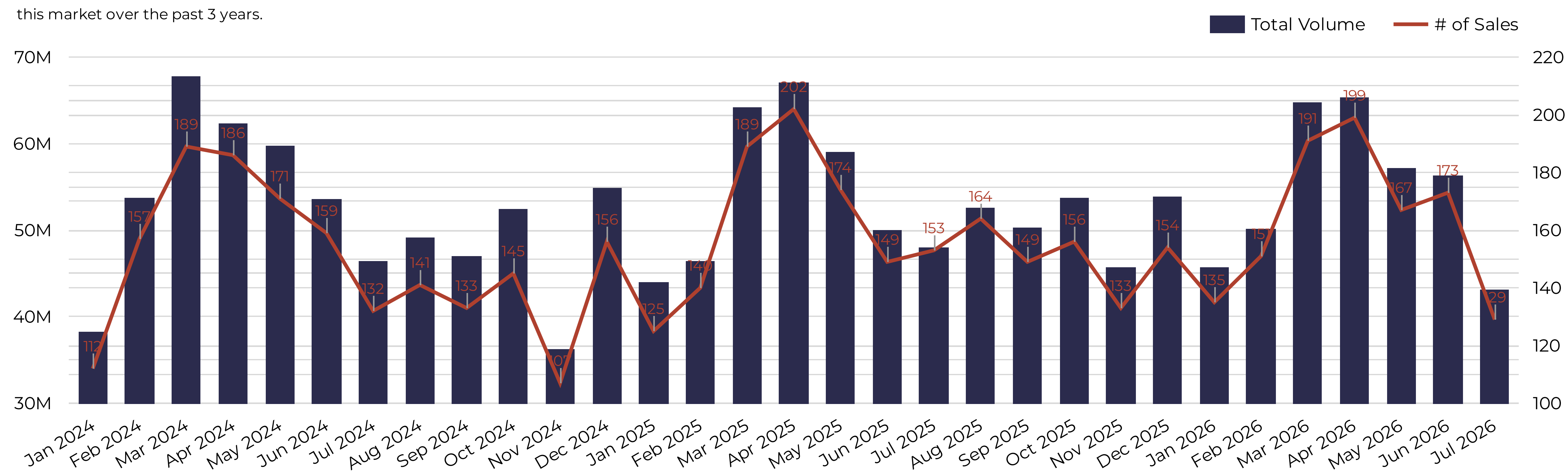
Use this data to see how the cost of real estate has changed in this area over the last 3 years.




## Market Activity

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



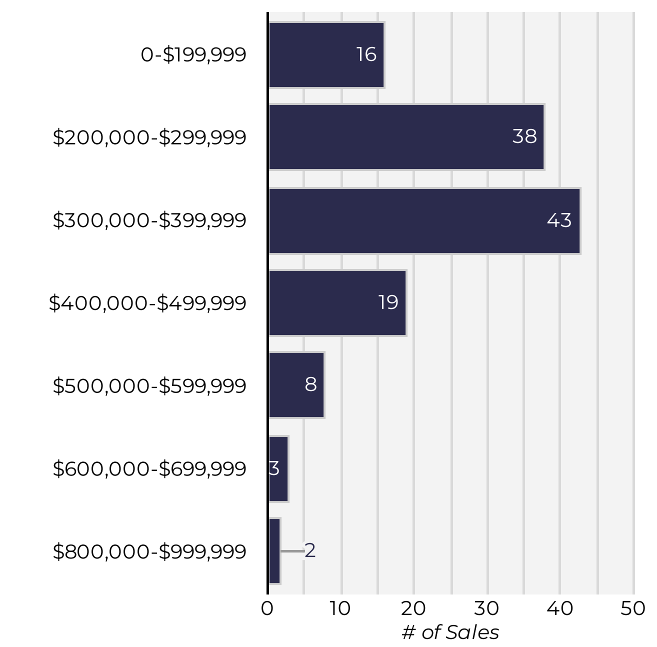
# MLS of Southern Arizona®

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:* Aug 5, 2026

## July 2026

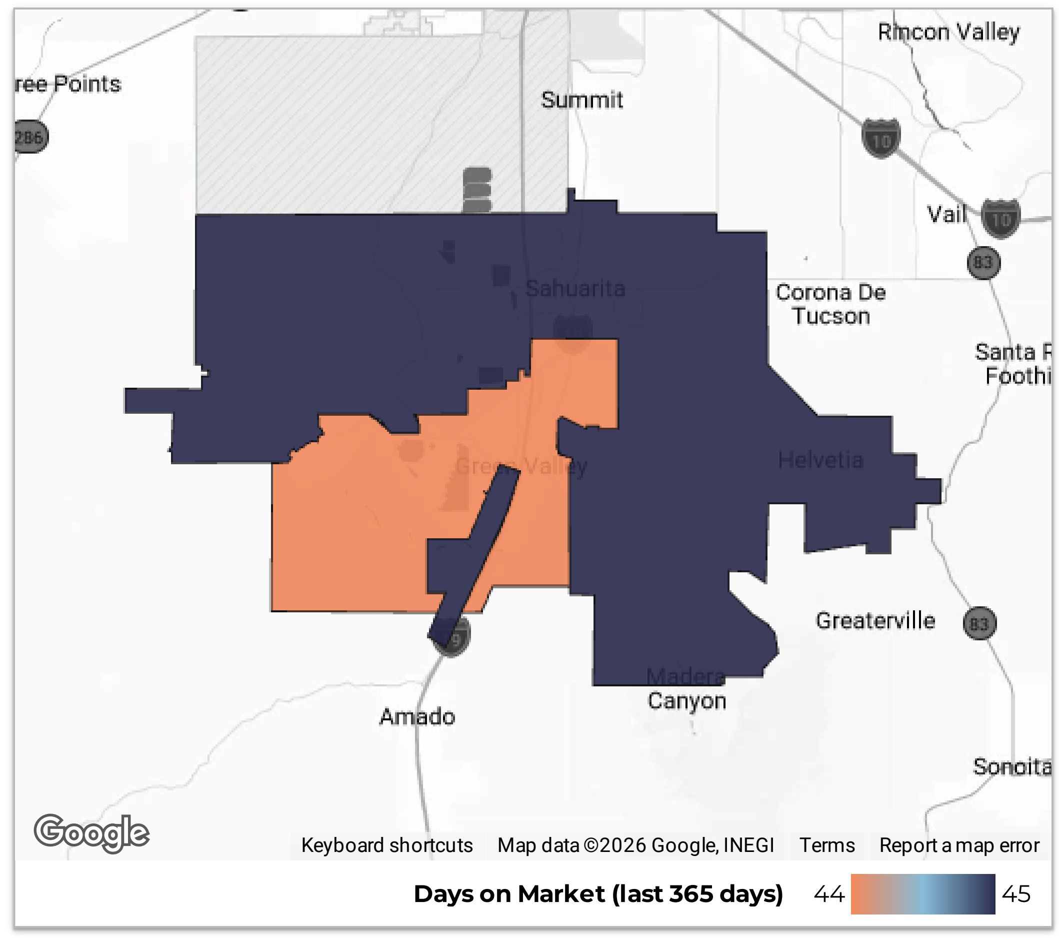



| # of Sales | Median Sale Price |
|---|---|
| 129 | $315,000 |
| -15.7% from previous year | 1.6% from previous year |

| Volume | Average Sale Price |
|---|---|
| $43,165,649 | $334,617 |
| -10.1% from previous year | 6.6% from previous year |

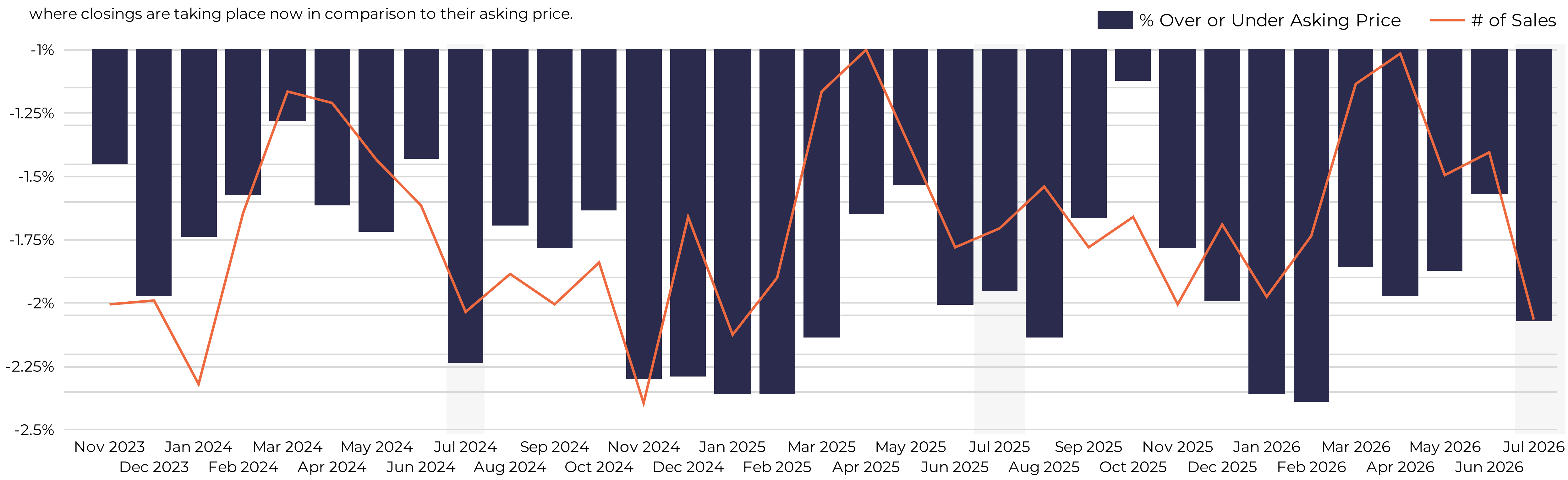
| $/sqft | Median Days on Market |
|---|---|
| $201 | 45 |
| 6.1% from previous year | -15 from previous year |

| # of New Listings | Average % Over Asking |
|---|---|
| 160 | -2.07% |
| -0.6% from previous year | -0.12% from previous year |



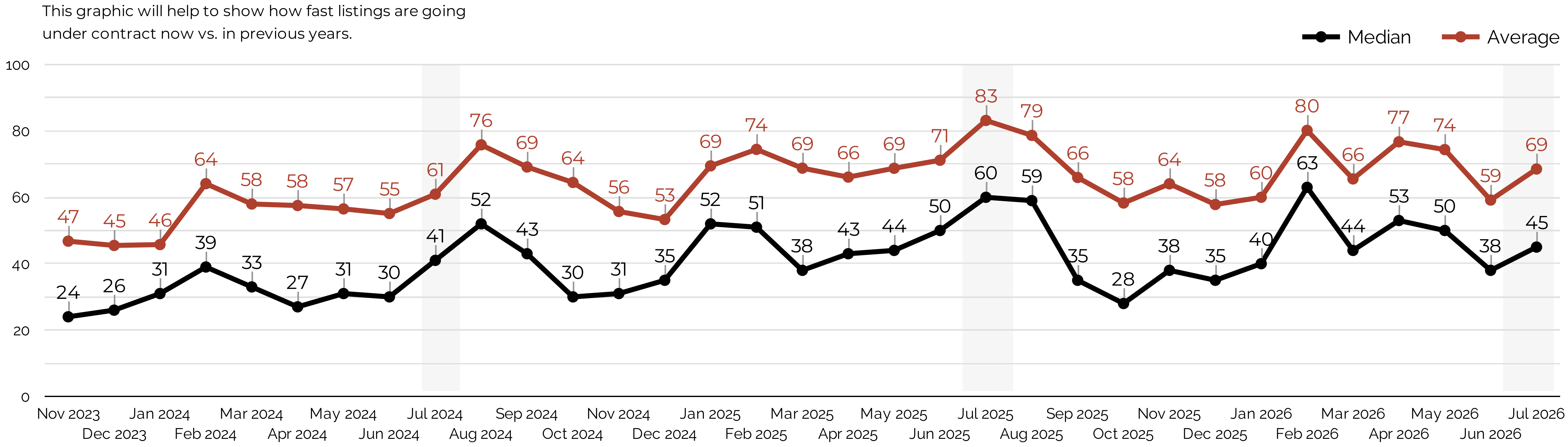

## Buyer Demand

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.

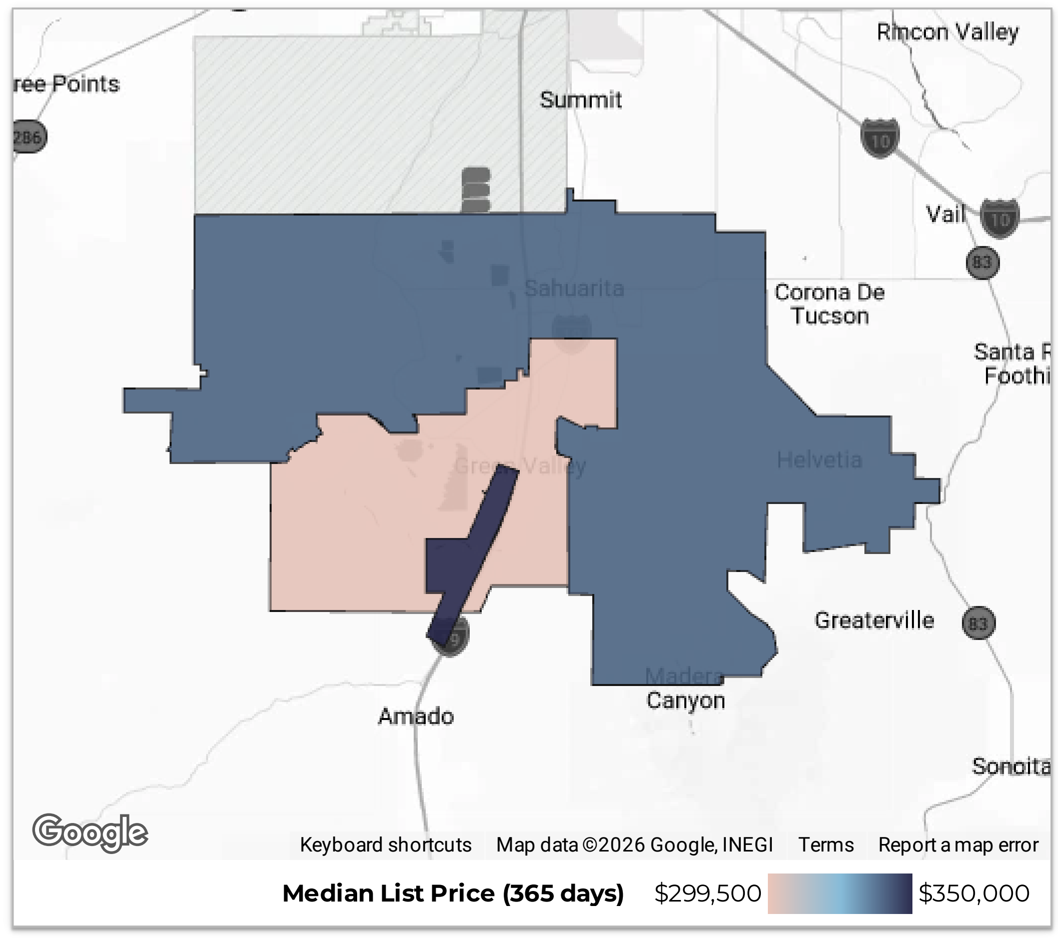
| Sold Price | # of Sales | % Δ | DOM (median) | Δ | % Closed Over or Under Asking | Δ |
|---|---|---|---|---|---|---|
| 0-$199,999 | 16 | -23.8% ⬇ | 50 | -46 ⬇ | -4.16% | 0.11% ⬆ |
| $200,000-$299,999 | 38 | -11.6% ⬇ | 44 | -6 ⬇ | -2.93% | -1.17% ⬇ |
| $300,000-$399,999 | 43 | -33.8% ⬇ | 47 | -9 ⬇ | -1.30% | 0.36% ⬆ |
| $400,000-$499,999 | 19 | 18.8% ⬆ | 39 | -114 ⬇ | -1.15% | 0.36% ⬆ |
| $500,000-$599,999 | 8 | 33.3% ⬆ | 33 | -39 ⬇ | -1.03% | -0.96% ⬇ |
| $600,000-$699,999 | 3 | 200.0% ⬆ | 22 | 12 ⬆ | -1.08% | -0.04% ⬇ |
| $800,000-$999,999 | 2 | 100.0% ⬆ | 0 | -7 ⬇ | -0.27% | 0.33% ⬆ |

# MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: **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, 2026




July
2026

# of New Listings (Supply)
160
-1 from previous year

# of New Pendings (Demand)
123
-28 from previous year

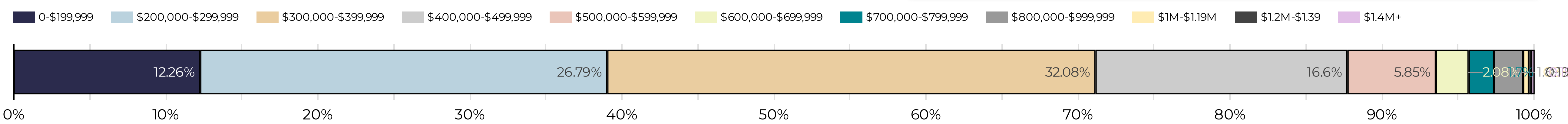
Months of Supply
4.11

Active Listings
530

Pending Listings
55

| | Average | # |
|---|---|---|
| Single Family Residence | $421,324 | 384 |
| Townhouse | $257,305 | 94 |
| Condominium | $132,251 | 36 |
| Manufactured Home | $203,023 | 13 |
| Mobile Home | $149,167 | 3 |
| **Grand total** | **$365,7...** | **530** |

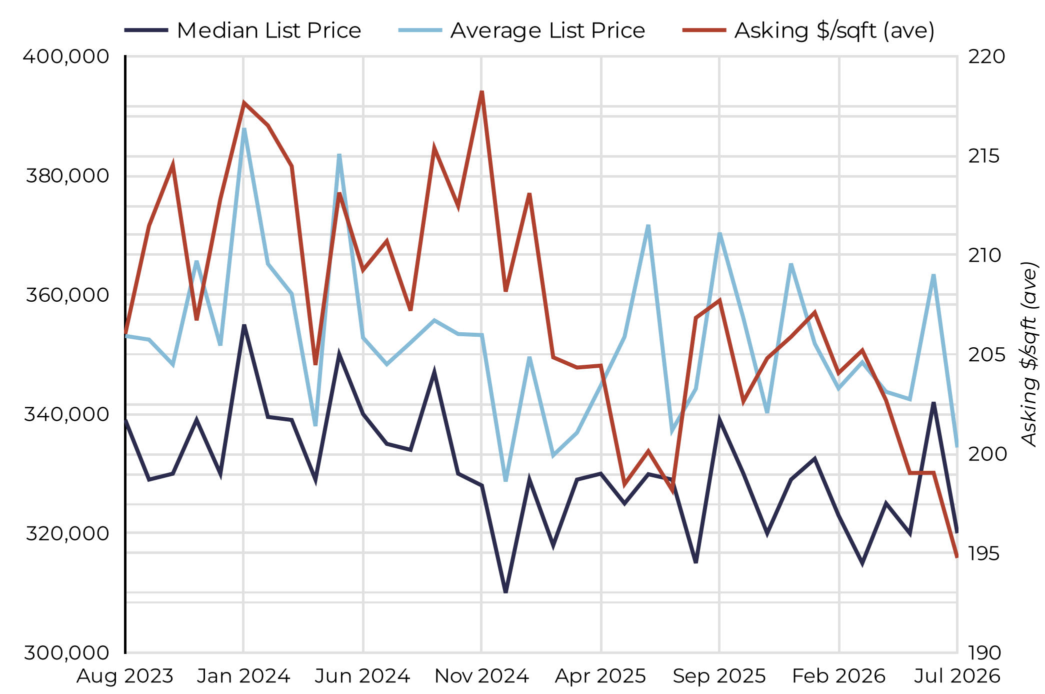
## Active Listings


## Months of Supply By Price Range

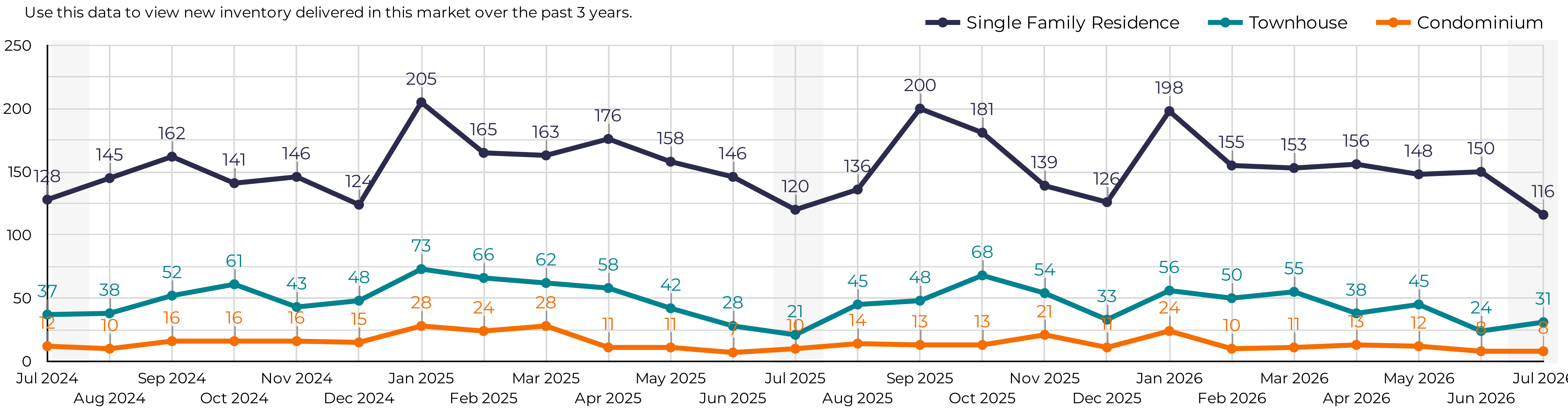
| Asking Price | Months of Supply | Active | # of Sales Last Month |
|---|---|---|---|
| 0-$199,999 | 3.82 | 65 | 17 |
| $200,000-$299,999 | 3.94 | 142 | 36 |
| $300,000-$399,999 | 3.95 | 170 | 43 |
| $400,000-$499,999 | 4.63 | 88 | 19 |
| $500,000-$599,999 | 3.44 | 31 | 9 |
| $600,000-$699,999 | 3.67 | 11 | 3 |
| $800,000-$999,999 | 5.00 | 10 | 2 |
| **Grand total** | **4.01** | **517** | **129** |

## Asking Prices



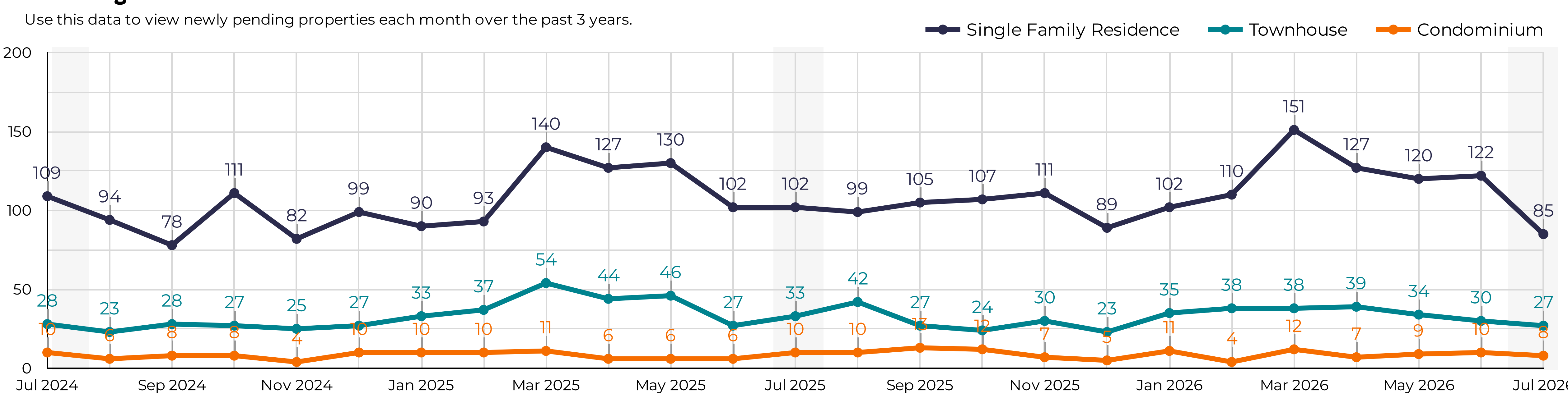

## New Listings

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.



# MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: **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, 2026

## 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 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 125 | 112 | 125 | 135 |
| February | 123 | 157 | 140 | 151 |
| March | 195 | 189 | 189 | 191 |
| April | 222 | 186 | 202 | 199 |
| May | 182 | 171 | 174 | 167 |
| June | 200 | 159 | 149 | 173 |
| July | 171 | 132 | 153 | 129 |
| August | 157 | 141 | 164 | - |
| September | 135 | 133 | 149 | - |
| October | 129 | 145 | 156 | - |
| November | 133 | 107 | 133 | - |
| December | 134 | 156 | 154 | - |

**Sale Price / Median**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | $310,000 | $318,000 | $316,000 | $320,000 |
| February | $305,000 | $325,000 | $319,000 | $310,000 |
| March | $312,000 | $339,000 | $315,000 | $314,000 |
| April | $325,857 | $323,000 | $325,000 | $305,700 |
| May | $305,000 | $325,500 | $335,000 | $320,000 |
| June | $327,500 | $337,000 | $326,096 | $315,000 |
| July | $330,000 | $340,000 | $310,000 | $315,000 |
| August | $314,900 | $330,000 | $314,900 | - |
| September | $319,900 | $340,420 | $309,990 | - |
| October | $335,000 | $343,900 | $325,000 | - |
| November | $307,990 | $324,400 | $308,000 | - |
| December | $325,000 | $339,500 | $320,000 | - |

**Days on Market / Median**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 25 | 31 | 52 | 40 |
| February | 37 | 39 | 51 | 63 |
| March | 32 | 33 | 38 | 44 |
| April | 16 | 27 | 43 | 53 |
| May | 18 | 31 | 44 | 50 |
| June | 18 | 30 | 50 | 38 |
| July | 31 | 41 | 60 | 45 |
| August | 18 | 52 | 59 | - |
| September | 17 | 43 | 35 | - |
| October | 14 | 30 | 28 | - |
| November | 24 | 31 | 38 | - |
| December | 26 | 35 | 35 | - |

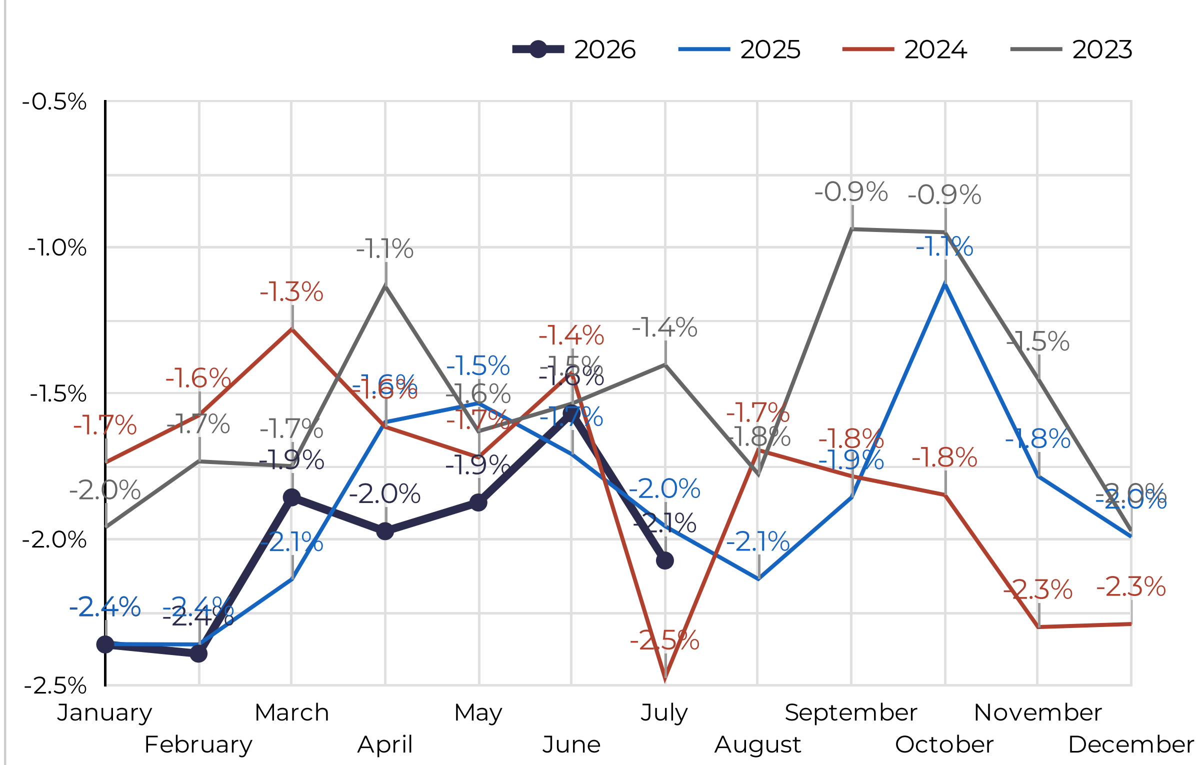
**New Listings / Count**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 221 | 239 | 316 | 283 |
| February | 216 | 228 | 260 | 223 |
| March | 231 | 250 | 260 | 221 |
| April | 203 | 224 | 254 | 219 |
| May | 206 | 227 | 220 | 210 |
| June | 168 | 155 | 188 | 182 |
| July | 175 | 183 | 161 | 160 |
| August | 191 | 205 | 202 | - |
| September | 203 | 241 | 266 | - |
| October | 219 | 224 | 274 | - |
| November | 193 | 210 | 221 | - |
| December | 193 | 195 | 177 | - |

**New Pendings / Count**

| Month | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|
| January | 133 | 153 | 137 | 158 |
| February | 142 | 173 | 146 | 160 |
| March | 218 | 164 | 211 | 205 |
| April | 196 | 201 | 185 | 177 |
| May | 195 | 152 | 184 | 171 |
| June | 185 | 146 | 139 | 166 |
| July | 169 | 151 | 151 | 123 |
| August | 152 | 125 | 153 | - |
| September | 122 | 120 | 153 | - |
| October | 129 | 152 | 148 | - |
| November | 136 | 112 | 156 | - |
| December | 119 | 141 | 120 | - |

**% Closed Over or Under Asking / Average**



# MLS of Southern Arizona®

Green Valley Sahuarita 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:* Aug 5, 2026

## Jul 2026

### 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 | 86 | -16.5% | $33.63M | -9.0% | $354,000 | $18,575 | $206 | $11 | 41 | -15 | -1.7% | -0.2% |
| Townhouse | 34 | 0.0% | $8.45M | -2.0% | $235,000 | $-10,500 | $195 | $10 | 44 | -13 | -2.0% | 0.3% |
| Condominium | 7 | -30.0% | $699.5K | -45.3% | $97,000 | $-32,500 | $161 | $-24 | 70 | -26 | -5.4% | -2.8% |
| Manufactured Home | 2 | -66.7% | $395K | -65.6% | $175,000 | $26,500 | $199 | $74 | 50 | 0 | -7.6% | -0.8% |

| Total SqFt | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | $/sqft | Δ | Median DOM | Δ | % Over | Δ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| <999 sqft | 15 | 7.1% | $2.07M | 6.3% | $135,000 | $-2,000 | $205 | $17 | 50 | -34 | -4.2% | -1.3% |
| $1000-1499 sqft | 33 | -10.8% | $8.65M | -9.0% | $260,000 | $10,001 | $199 | $1 | 51 | 1 | -2.2% | -0.2% |
| $1500-1999 sqft | 52 | -25.7% | $18.37M | -19.3% | $340,000 | $23,634 | $202 | $12 | 36 | -27 | -1.6% | 0.1% |
| 2000-2499 sqft | 18 | -10.0% | $7.53M | -5.9% | $398,020 | $11,030 | $193 | $11 | 53 | 0 | -2.4% | +0.0%... |
| 2500-2999 sqft | 8 | -11.1% | $4.48M | 1.9% | $499,450 | $79,450 | $207 | $24 | 41 | -10 | -0.1% | 1.1% |
| 3000-3999 sqft | 3 | 0.0% | $2.06M | 49.4% | $643,000 | $168,000 | $205 | $62 | 19 | -65 | -1.6% | 0.2% |

| Region | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | $/sqft | Δ | Median DOM | Δ | % Over | Δ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Green Valley North | 39 | -27.8% | $12.74M | -31.7% | $319,000 | $1,010 | $184 | $-3 | 47 | -22 | -1.2% | 0.7% |
| Green Valley Northwest | 38 | -7.3% | $9.81M | 3.6% | $245,000 | $13,000 | $186 | $7 | 44 | -19 | -3.6% | -1.1% |
| Green Valley Northeast | 23 | -28.1% | $9.56M | -20.2% | $405,000 | $69,575 | $222 | $18 | 41 | -12 | -1.7% | -0.7% |
| Green Valley Southwest | 22 | 10.0% | $8.18M | 33.4% | $339,000 | $21,000 | $234 | $41 | 53 | 34 | -1.4% | 1.0% |
| Green Valley Southeast | 7 | 16.7% | $2.88M | 61.9% | $310,000 | $24,100 | $204 | $11 | 35 | -16 | -2.1% | 1.0% |