

MLSSAZ Monthly Market Report

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



Aug 2026

Quick Stats

Aug 2026

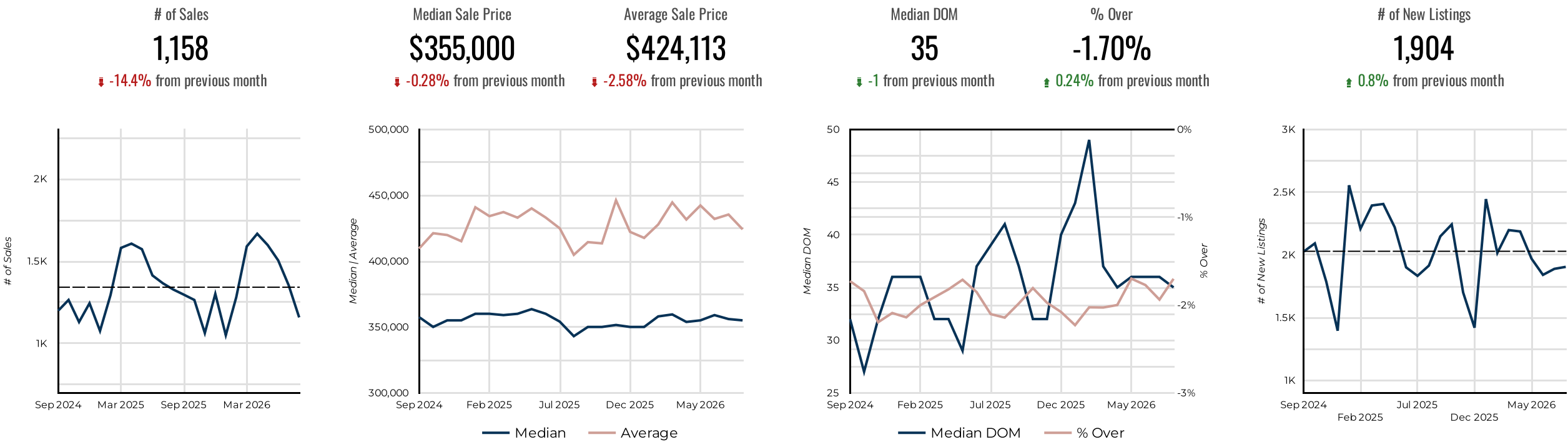


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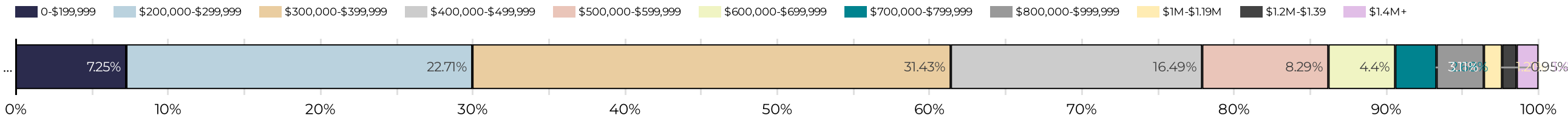
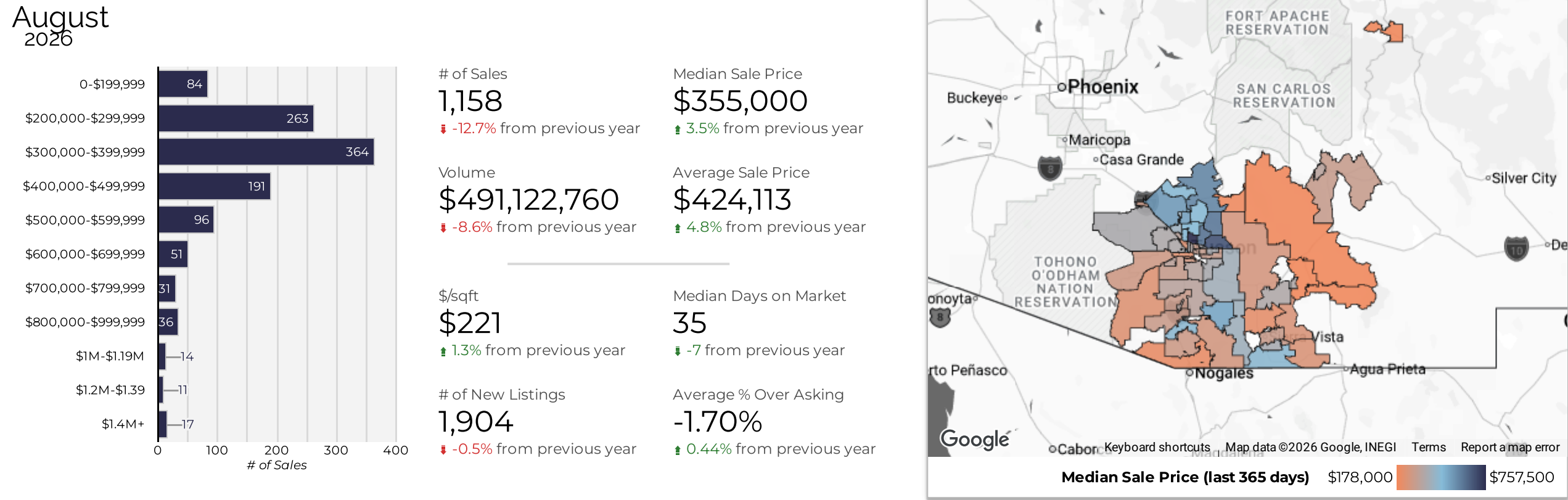
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Market Activity - Market Pricing - Buyer Demand - Inventory

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

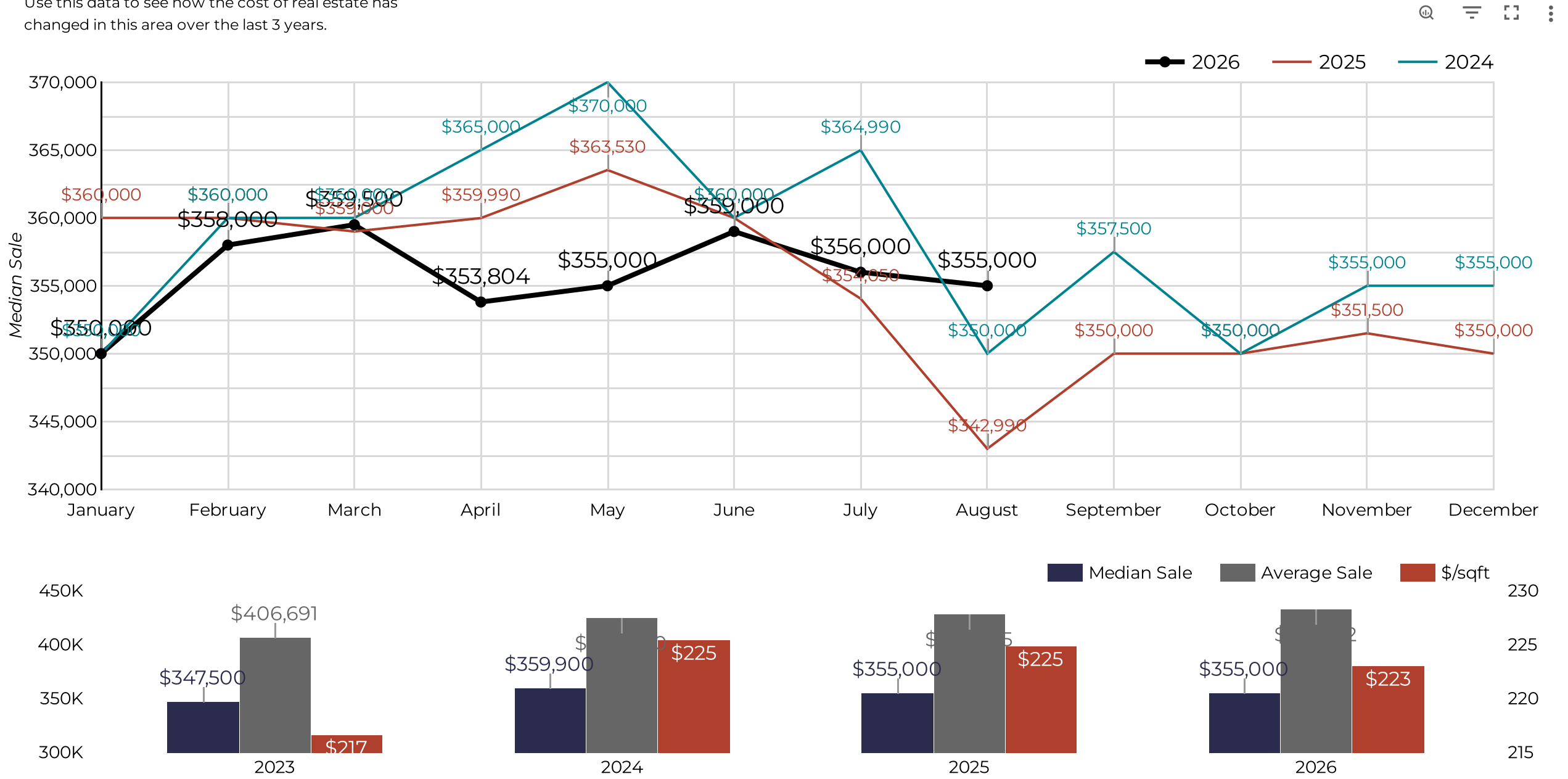
Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Sep 7, 2026



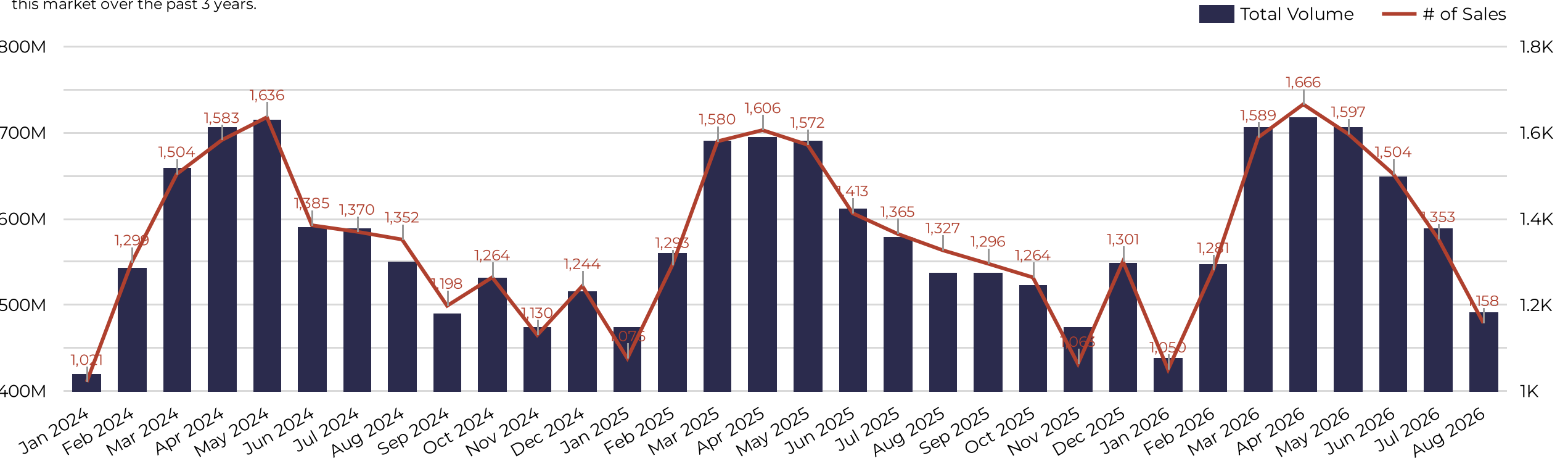
Market Pricing

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



Market Activity

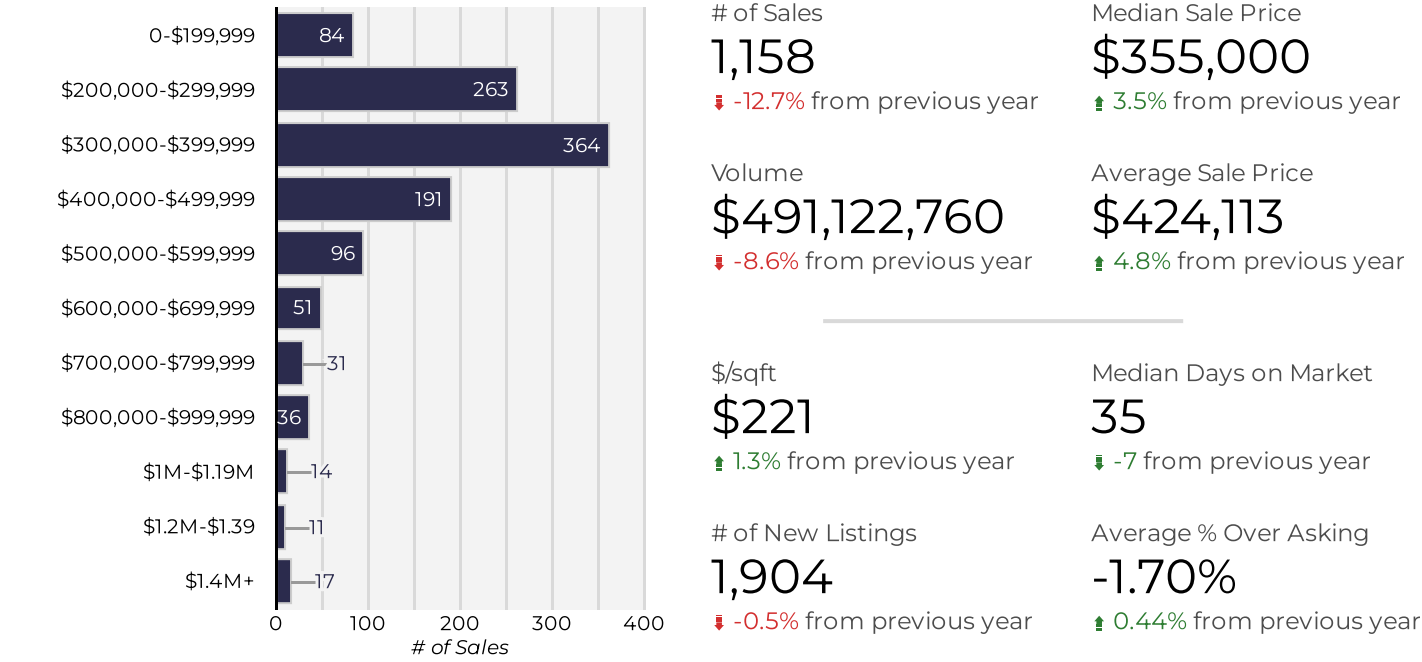
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Southern AZ Housing Market: **Buyer Demand**

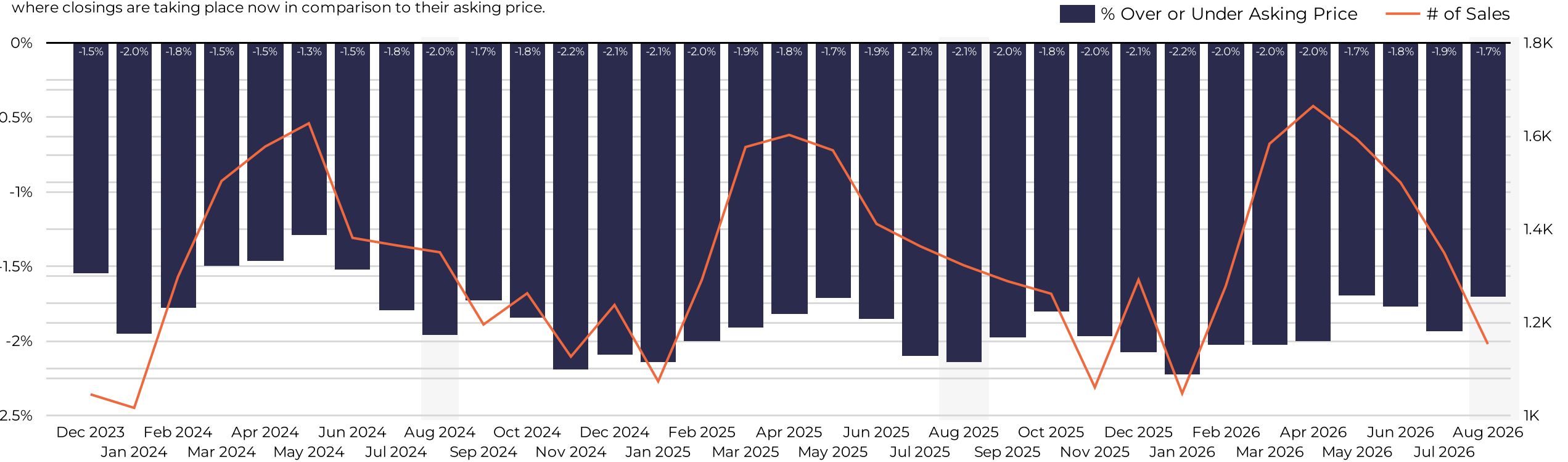
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August 2026



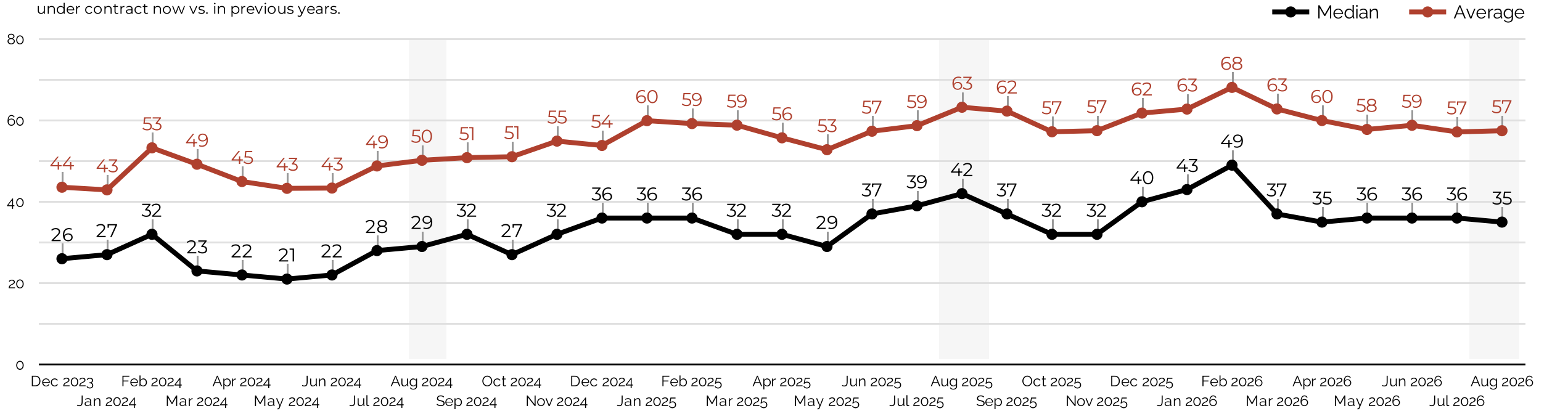
Buyer Demand

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	80	-26.6% ↓	39	-9 ↓	-4.37%	-0.22% ↓
\$200,000-\$299,999	263	-12.3% ↓	39	8 ↑	-1.47%	0.53% ↑
\$300,000-\$399,999	363	-22.8% ↓	37	-11 ↓	-0.99%	0.54% ↑
\$400,000-\$499,999	191	10.4% ↑	32	-14 ↓	-1.42%	0.79% ↑
\$500,000-\$599,999	96	-2.0% ↓	33	-13 ↓	-1.88%	0.43% ↑
\$600,000-\$699,999	51	-17.7% ↓	38	3 ↑	-1.69%	0.95% ↑
\$700,000-\$799,999	31	-24.4% ↓	55	16 ↑	-1.87%	0.30% ↑
\$800,000-\$999,999	36	-12.2% ↓	31	2 ↑	-2.92%	0.15% ↑
\$1M-\$1.19M	14	27.3% ↑	58	31 ↑	-3.63%	-0.38% ↓
\$1.2M-\$1.39	11	22.2% ↑	63	53 ↑	-4.33%	-2.24% ↓
\$1.4M+	17	112.5% ↑	18	-2 ↓	-3.82%	-1.05% ↓

August 2026

of New Listings (Supply)

1,904

-10 from previous year

Months of Supply

4.53

Active Listings

5,244

of New Pendings (Demand)

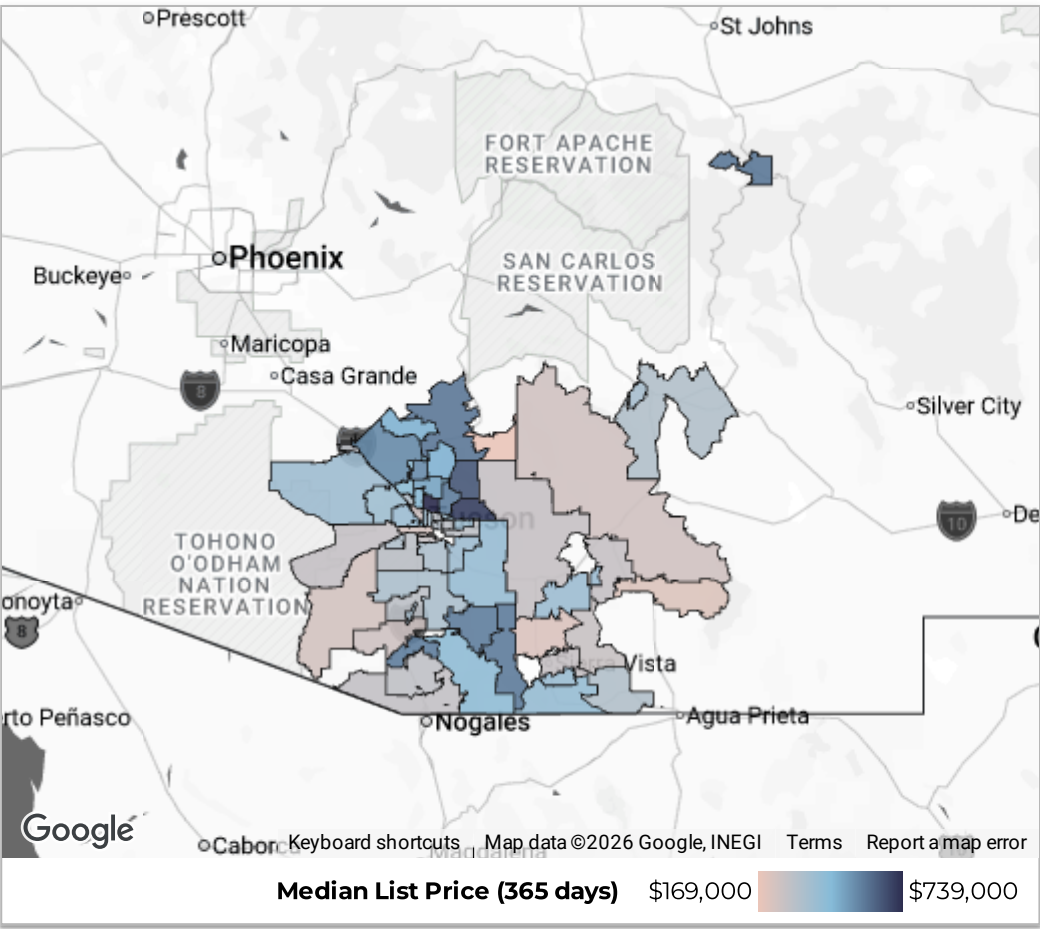
1,164

-162 from previous year

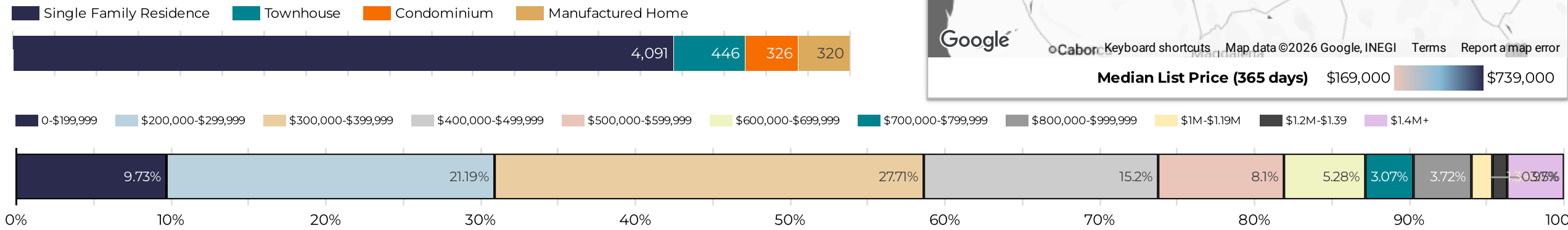
Pending Listings

627

Single Family Residence	Average \$572,438	# 4,091
Townhouse	\$309,298	446
Condominium	\$196,752	326
Manufactured Home	\$252,908	320
Mobile Home	\$125,775	61
Grand total	\$502,009	5,244



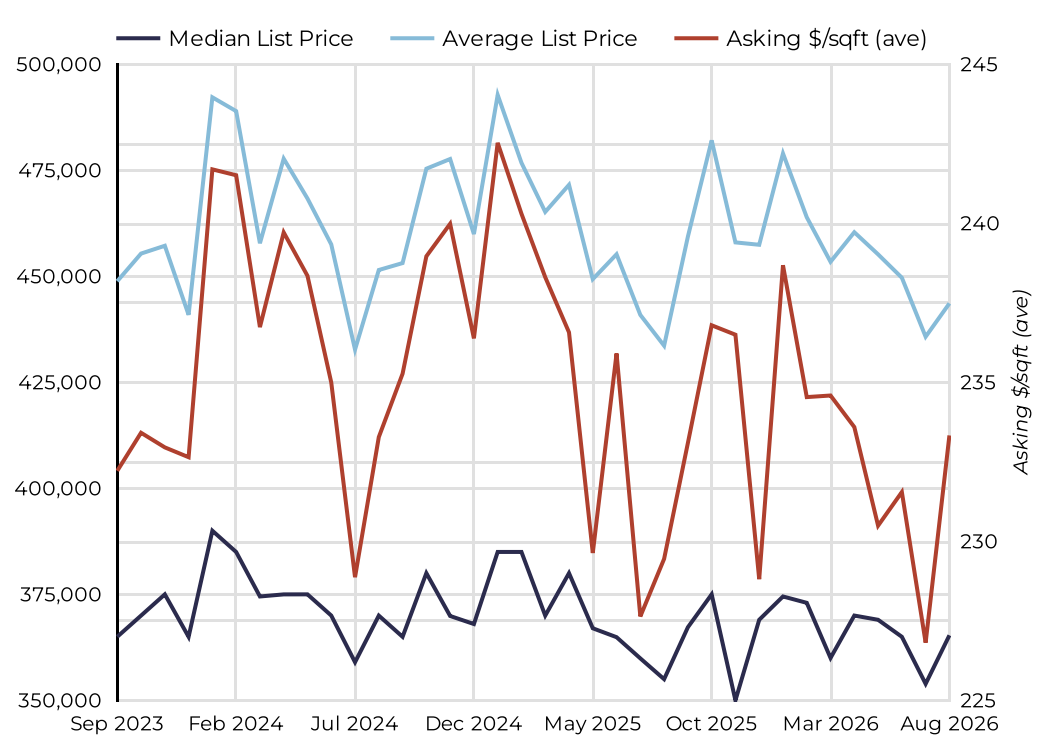
Active Listings



Months of Supply By Price Range

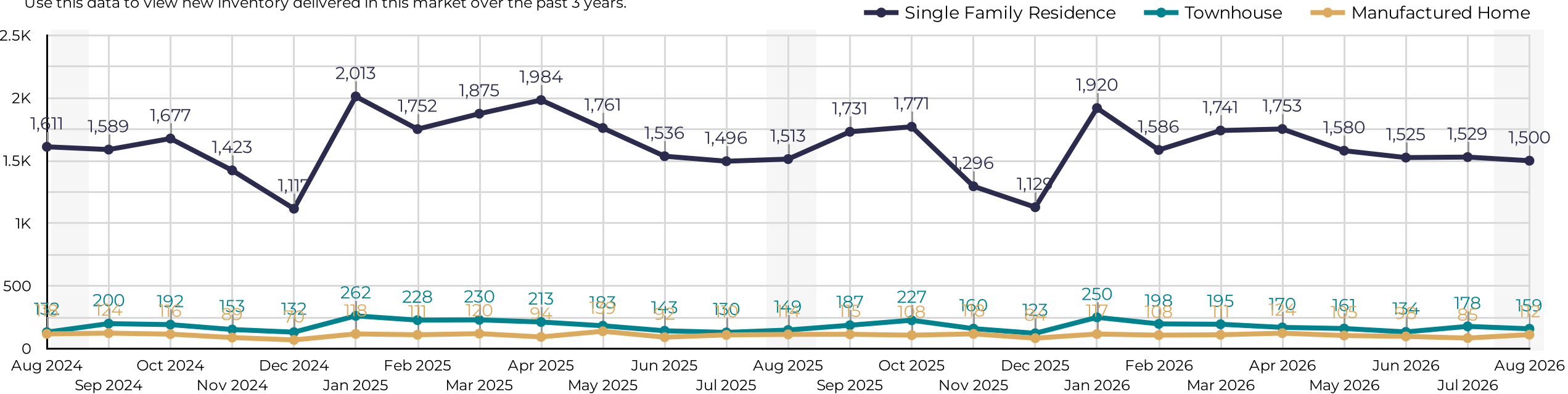
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	6.22	510	82
\$200,000-\$299,999	4.27	1,111	260
\$300,000-\$399,999	4.01	1,453	362
\$400,000-\$499,999	4.13	797	193
\$500,000-\$599,999	4.34	425	98
\$600,000-\$699,999	5.43	277	51
\$700,000-\$799,999	5.19	161	31
\$800,000-\$999,999	5.00	195	39
\$1M-\$1.19M	5.92	71	12
\$1.2M-\$1.39	5.00	50	10
\$1.4M+	9.70	194	20
Grand total	4.53	5,244	1,158

Asking Prices



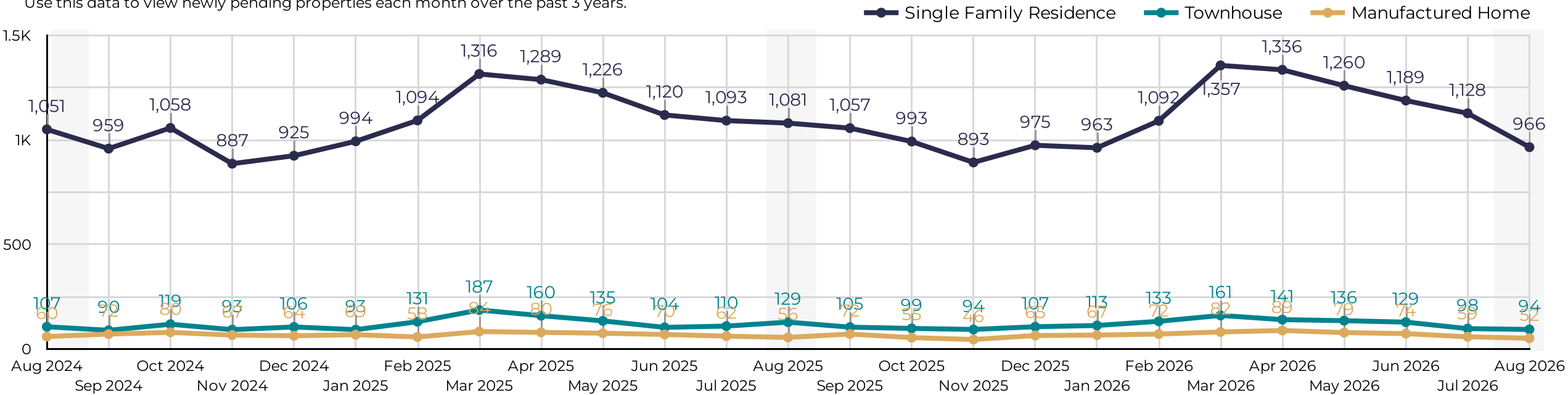
New Listings

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.



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.

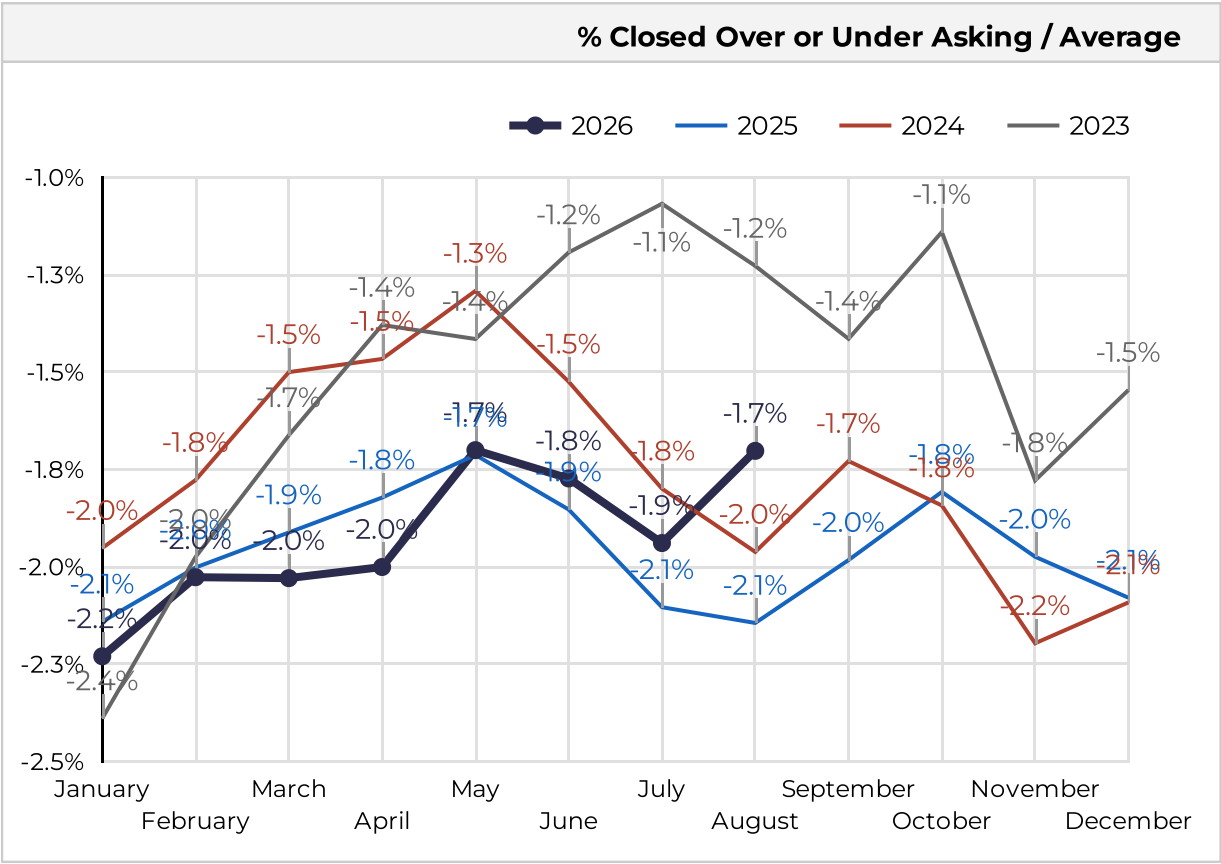
# of Sales / Count				
Month	2023	2024	2025	2026
January	1,029	1,021	1,076	1,050
February	1,208	1,299	1,293	1,281
March	1,581	1,504	1,580	1,589
April	1,557	1,583	1,606	1,666
May	1,673	1,636	1,572	1,597
June	1,618	1,385	1,413	1,504
July	1,325	1,370	1,365	1,353
August	1,397	1,352	1,327	1,158
September	1,195	1,198	1,296	-
October	1,198	1,264	1,264	-
November	1,055	1,130	1,063	-
December	1,046	1,244	1,301	-

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	\$359,500
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	\$359,000
July	\$355,000	\$364,990	\$354,050	\$356,000
August	\$353,000	\$350,000	\$342,990	\$355,000
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	35
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	1,888
August	1,741	1,972	1,914	1,904
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 Pending / Count				
Month	2023	2024	2025	2026
January	1,175	1,187	1,214	1,192
February	1,365	1,374	1,355	1,365
March	1,642	1,546	1,669	1,691
April	1,584	1,589	1,597	1,639
May	1,620	1,518	1,496	1,539
June	1,507	1,364	1,360	1,450
July	1,322	1,373	1,321	1,344
August	1,334	1,280	1,326	1,164
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	1,215	-



Aug 2026

vs. last year

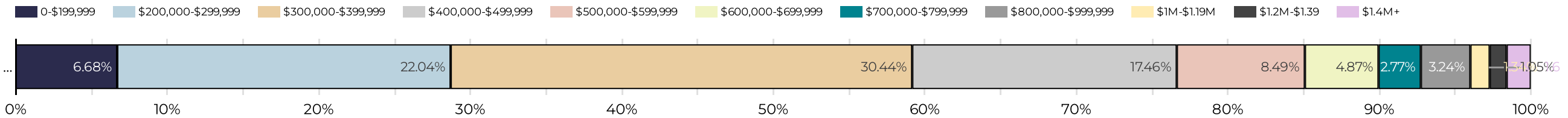
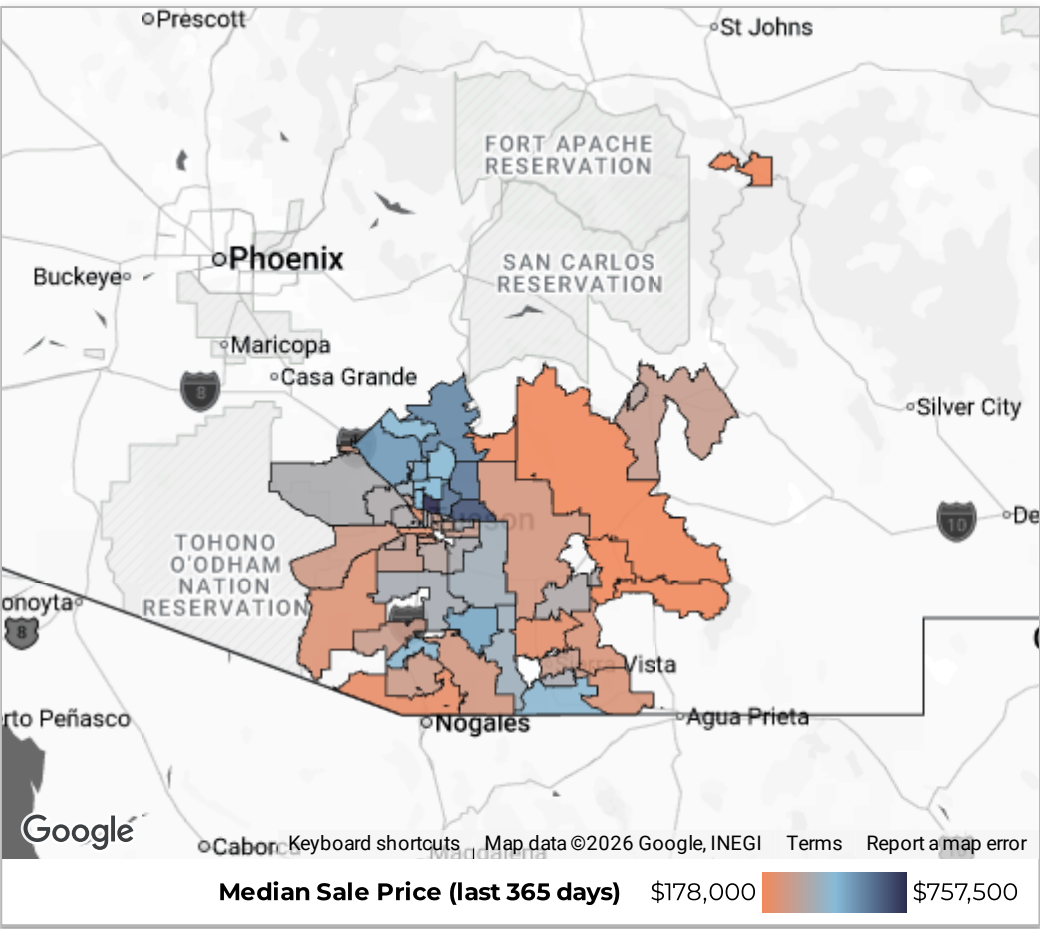
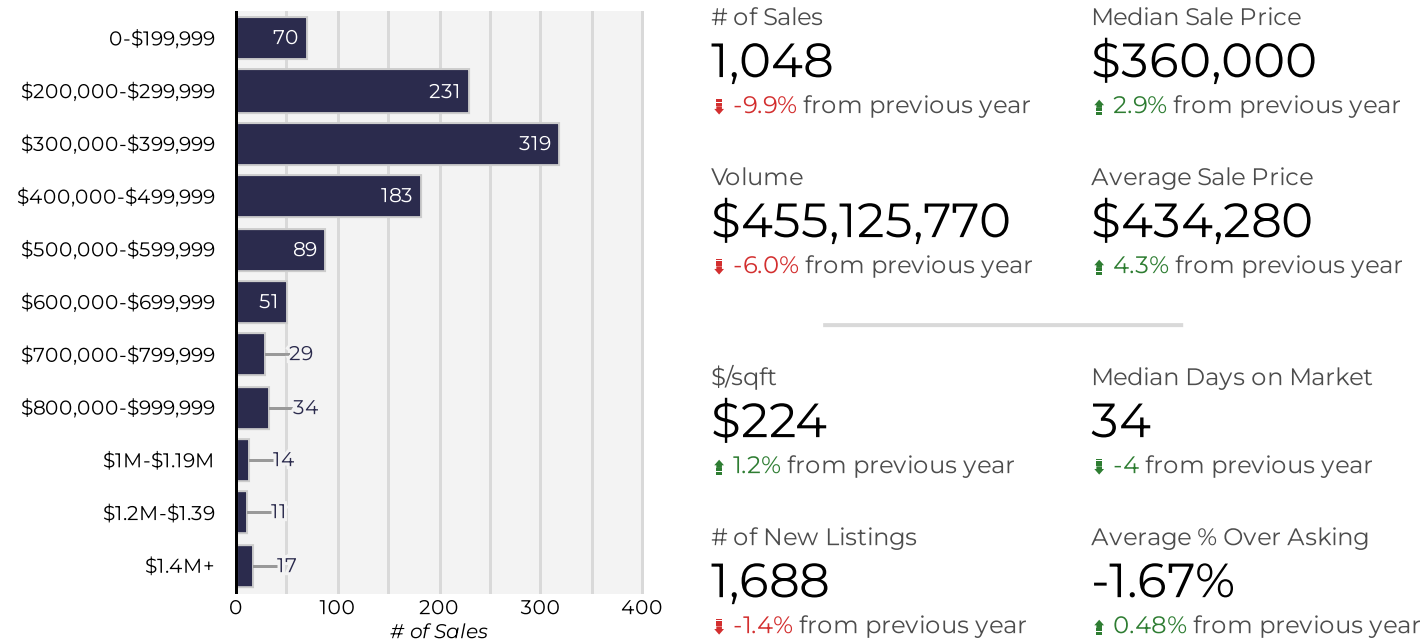
Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

					Market Pricing				Buyer Demand			
Property Type	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	967	-9.7%	\$443.33M	-5.3%	\$374,900	\$10,000	\$226	\$4	34	-6	-1.5%	0.4%
Townhouse	95	-29.6%	\$28.85M	-24.6%	\$273,000	\$8,000	\$215	\$6	37	-15	-1.8%	1.5%
Manufactured Home	44	-25.4%	\$10.58M	-24.5%	\$235,000	\$2,000	\$170	\$2	32	-4	-0.4%	1.2%
Condominium	34	-32.0%	\$6.01M	-34.8%	\$135,000	\$-24,000	\$193	\$-8	86	36	-4.8%	-0.9%
Mobile Home	12	71.4%	\$1.71M	22.8%	\$125,000	\$-55,000	\$130	\$-9	70	12	-7.9%	-5.5%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	61	-31.5%	\$10.2M	-36.6%	\$167,500	\$-7,500	\$211	\$-15	47	12	-3.2%	-0.3%
\$1000-1499 sqft	298	-14.9%	\$84.87M	-12.1%	\$280,000	\$0	\$223	\$7	34	-4	-1.7%	0.2%
\$1500-1999 sqft	386	-14.8%	\$141.67M	-12.5%	\$350,000	\$5,100	\$213	\$5	31	-15	-1.1%	0.8%
2000-2499 sqft	224	-6.7%	\$107.12M	-3.9%	\$439,000	\$7,000	\$217	\$7	40	0	-1.8%	0.6%
2500-2999 sqft	96	-18.6%	\$55.29M	-26.2%	\$526,000	\$-109,000	\$212	\$-22	32	-13	-1.8%	0.7%
3000-3999 sqft	67	8.1%	\$59.44M	3.1%	\$800,000	\$-40,000	\$265	\$-12	59	24	-2.3%	0.3%
4000-4999 sqft	16	77.8%	\$22.07M	116.5%	\$1,300,000	\$348,650	\$321	\$65	46	13	-4.8%	-1.5%
5000+ sqft	4	300.0%	\$9.82M	402.0%	\$1,950,000	\$-7,000	\$382	\$49	18	18	-6.7%	-4.5%

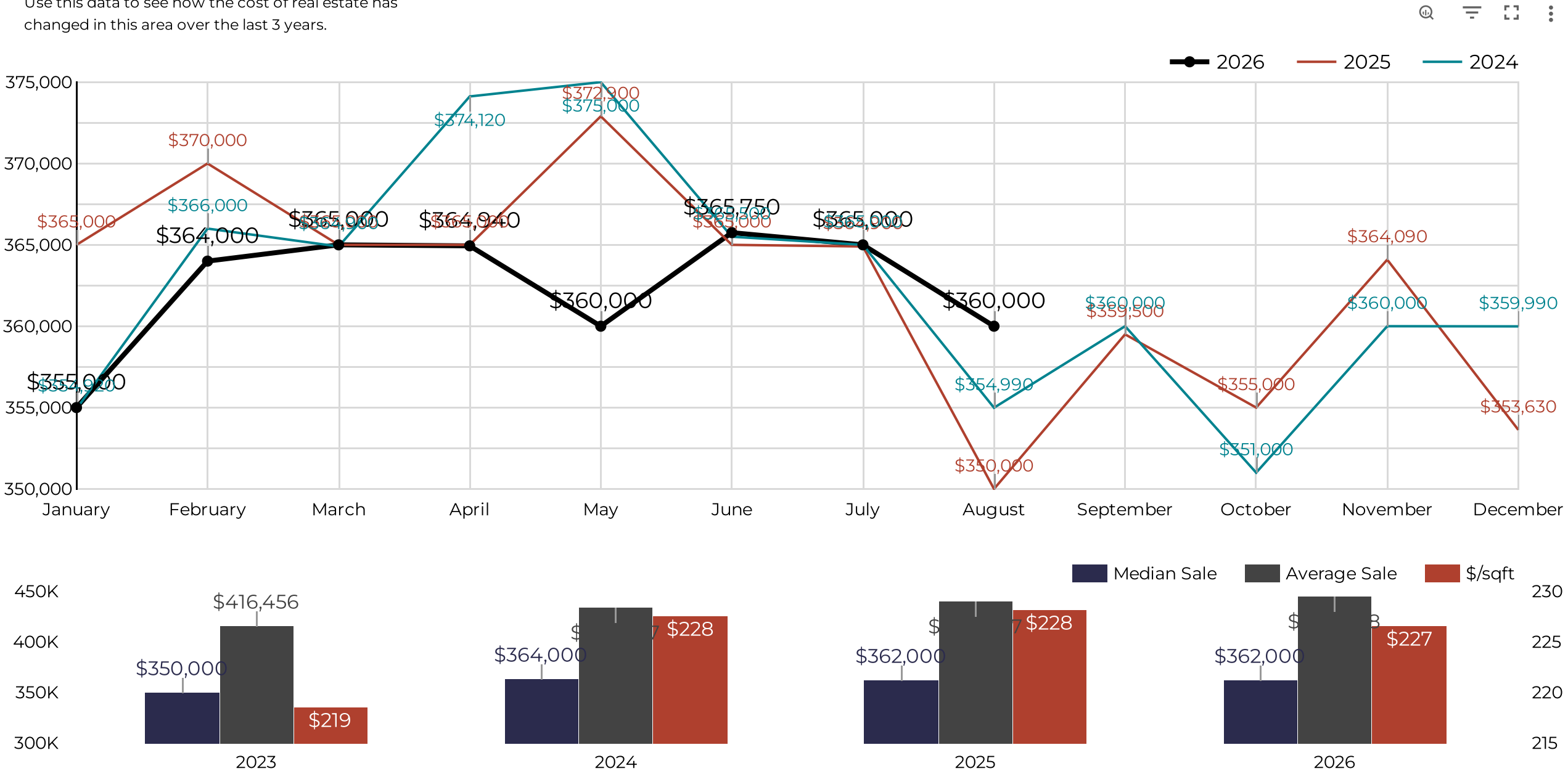
Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	190	11.1%	\$102.58M	5.6%	\$449,900	\$-30,100	\$249	\$-2	35	-5	-1.7%	0.7%
Central	109	-28.3%	\$40.94M	-20.8%	\$332,500	\$27,500	\$242	\$13	24	4	-2.2%	0.2%
East	88	-17.0%	\$31.45M	-4.4%	\$325,000	\$30,000	\$200	\$-3	26	-1	-1.1%	1.3%
North	86	6.2%	\$64.21M	29.5%	\$640,000	\$70,000	\$297	\$24	25	-20	-2.5%	1.0%
Upper Southeast	83	-25.2%	\$34.32M	-24.6%	\$377,500	\$-7,500	\$203	\$-4	37	-19	-1.2%	-0.6%
Southwest	73	-8.8%	\$22.02M	-11.0%	\$305,000	\$-7,500	\$191	\$1	49	2	-0.8%	0.5%
West	60	-4.8%	\$24.39M	0.6%	\$370,000	\$15,000	\$225	\$8	32	-16	-1.5%	1.4%
Extended West	57	-3.4%	\$21.52M	-0.8%	\$375,000	\$10,000	\$202	\$-3	41	-4	-1.7%	-0.8%
Northeast	48	14.3%	\$23.58M	-6.1%	\$425,000	\$-129,270	\$232	\$-19	33	-10	-2.1%	1.2%
Southeast	45	-18.2%	\$17.33M	-19.6%	\$375,900	\$15,260	\$204	\$11	26	-12	-1.1%	0.1%
Green Valley North	45	-10.0%	\$14.84M	-15.2%	\$320,000	\$-9,990	\$183	\$-2	51	-7	-0.9%	-0.3%
Upper Northwest	43	-14.0%	\$22.02M	-17.3%	\$475,000	\$15,000	\$245	\$-8	26	-28	-1.4%	1.6%
South	40	-23.1%	\$11.36M	-24.2%	\$274,500	\$-15,500	\$190	\$-13	27	3	0.7%	1.0%
Green Valley Northwest	26	-49.0%	\$6.23M	-54.1%	\$210,000	\$-45,000	\$176	\$-20	31	-55	-2.3%	1.0%
Cochise	23	-28.1%	\$6.95M	-27.3%	\$286,000	\$36,000	\$158	\$-16	34	0	+0.0%	1.8%
SCC-Rio Rico East	23	0.0%	\$6.46M	1.4%	\$264,000	\$-1,000	\$178	\$-2	76	51	-2.2%	-0.8%
Green Valley Northeast	19	-34.5%	\$7.8M	-30.0%	\$367,000	\$-11,000	\$209	\$10	50	-2	-2.3%	-0.4%
Benson/St. David	13	-13.3%	\$3.38M	-9.0%	\$270,000	\$35,877	\$161	\$-15	19	-19	-3.4%	+0.0%...
Green Valley Southwest	13	-45.8%	\$4.46M	-39.6%	\$314,000	\$25,000	\$216	\$8	38	-42	-3.7%	-0.9%
Extended Northwest	9	-30.8%	\$2.58M	-32.7%	\$304,900	\$24,910	\$168	\$-27	42	-53	0.1%	0.7%
Pinal	9	0.0%	\$2.61M	7.0%	\$325,000	\$95,000	\$213	\$37	91	38	-4.7%	-3.4%
Extended Southwest	9	350.0%	\$1.97M	444.5%	\$222,000	\$100,000	\$165	\$42	37	31	-5.6%	-3.0%
Green Valley Southeast	7	-30.0%	\$2.67M	-13.8%	\$304,000	\$50,500	\$219	\$25	62	34	-4.1%	-1.4%
SCC-Rio Rico West	7	133.3%	\$2.17M	132.9%	\$290,000	\$-15,000	\$176	\$20	8	-25	-1.9%	1.7%
Graham	5	-50.0%	\$1.58M	-39.8%	\$285,000	\$-5,000	\$205	\$30	9	-5	-1.3%	0.9%
SCC-Tubac East	4	-33.3%	\$2.04M	-31.7%	\$350,000	\$-113,550	\$233	\$10	167	136	-7.7%	0.2%
Extended Northeast	4	100.0%	\$1.93M	45.9%	\$277,000	\$-293,000	\$412	\$-70	25	-112	-5.7%	-0.3%
Maricopa	3	50.0%	\$1.27M	84.7%	\$410,000	\$75,000	\$210	\$-86	70	70	-5.5%	-2.2%
SCC-Nogales East	3	-25.0%	\$760K	-16.2%	\$225,000	\$-35,000	\$150	\$-3	39	27	-4.9%	-0.8%
SCC-Sonoita	2	100.0%	\$2.11M	396.5%	\$510,000	\$85,000	\$249	\$26	18	-74	-6.7%	-1.3%
New Mexico	1	-	\$360K	-	\$360,000	-	\$250	-	138	-	-2.7%	-
Navajo	1	-66.7%	\$740K	-39.4%	\$740,000	\$338,300	\$351	\$139	99	-4	-2.0%	1.1%
SCC-Tubac West	1	0.0%	\$700K	133.3%	\$700,000	\$400,000	\$326	\$116	217	116	-2.1%	17.9%

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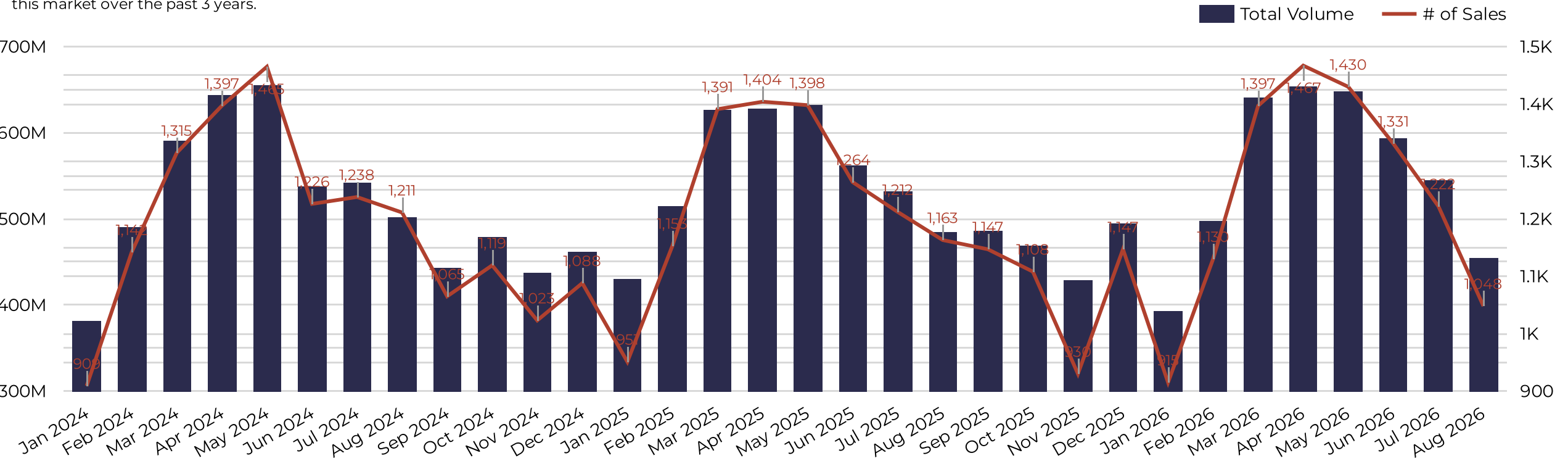
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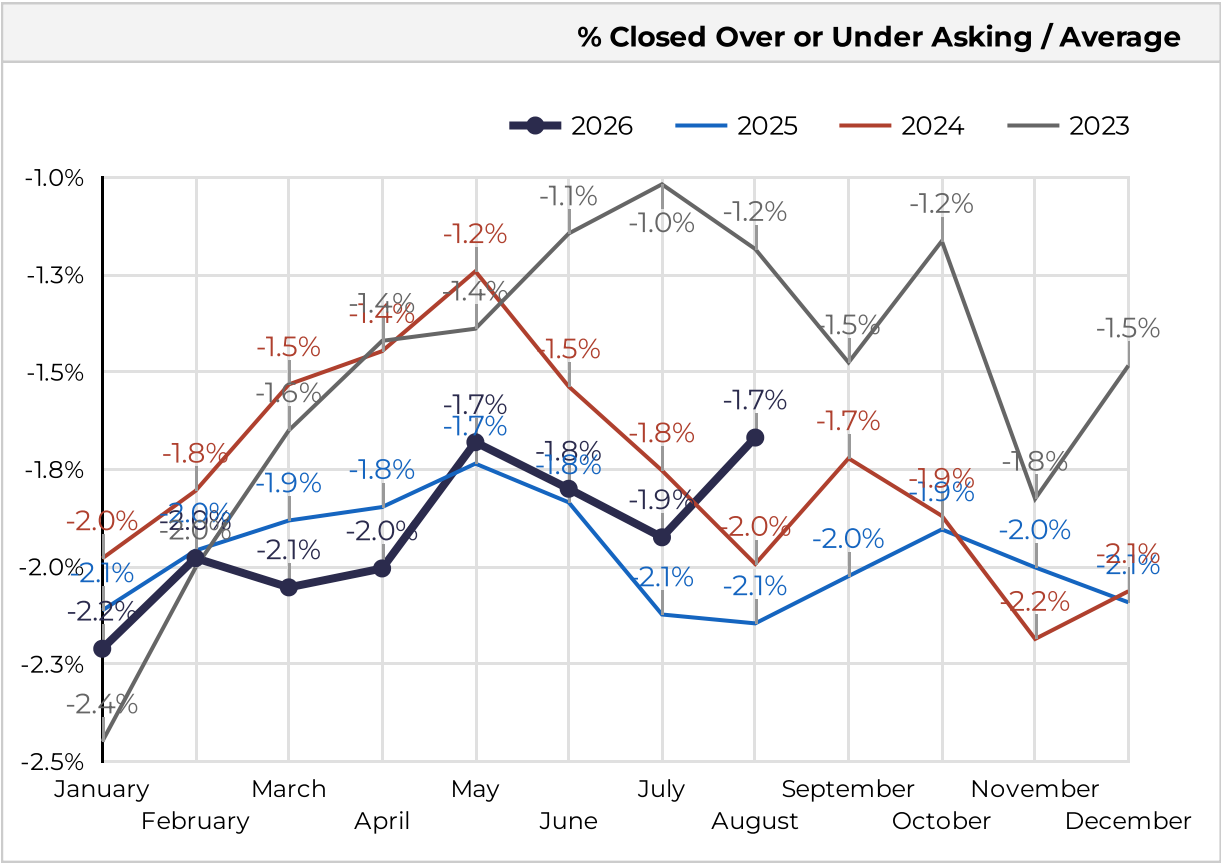
# of Sales / Count				
Month	2023	2024	2025	2026
January	904	909	951	915
February	1,085	1,142	1,153	1,130
March	1,386	1,315	1,391	1,397
April	1,335	1,397	1,404	1,467
May	1,491	1,465	1,398	1,430
June	1,418	1,226	1,264	1,331
July	1,154	1,238	1,212	1,222
August	1,240	1,211	1,163	1,048
September	1,060	1,065	1,147	-
October	1,069	1,119	1,108	-
November	922	1,023	930	-
December	912	1,088	1,147	-

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	\$365,750
July	\$360,000	\$365,000	\$364,900	\$365,000
August	\$359,990	\$354,990	\$350,000	\$360,000
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	\$353,630	-

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	34
August	13	27	38	34
September	15	30	38	-
October	17	27	33	-
November	17	32	31	-
December	26	37	41	-

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	1,657
July	1,535	1,663	1,671	1,726
August	1,550	1,767	1,712	1,688
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 Pending's / Count				
Month	2023	2024	2025	2026
January	1,042	1,034	1,077	1,034
February	1,223	1,201	1,209	1,205
March	1,424	1,382	1,458	1,486
April	1,388	1,388	1,412	1,462
May	1,425	1,366	1,312	1,368
June	1,322	1,218	1,221	1,284
July	1,153	1,222	1,170	1,219
August	1,182	1,155	1,173	1,055
September	1,079	1,058	1,154	-
October	1,048	1,160	1,066	-
November	937	986	924	-
December	859	1,006	1,095	-



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: Sep 7, 2026

Aug 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	883	-8.2%	\$412.68M	-3.4%	\$379,900	\$10,900	\$229	\$4	33	-5	-1.5%	0.5%
Townhouse	76	-19.1%	\$24.27M	-13.8%	\$289,500	\$14,500	\$222	\$6	34	-10	-1.8%	1.6%
Manufactured Home	42	-25.0%	\$10.31M	-23.5%	\$257,000	\$17,000	\$174	\$5	32	-1	-0.3%	1.2%
Condominium	29	-25.6%	\$5.52M	-29.6%	\$180,000	\$-10,000	\$199	\$-3	86	36	-4.8%	-0.6%
Mobile Home	12	71.4%	\$1.71M	22.8%	\$125,000	\$-55,000	\$130	\$-9	70	12	-7.9%	-5.5%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	51	-27.1%	\$8.68M	-34.7%	\$167,500	\$-27,500	\$215	\$-15	40	11	-3.0%	-0.2%
\$1000-1499 sqft	269	-14.1%	\$77.65M	-10.9%	\$285,000	\$0	\$226	\$8	33	-3	-1.7%	0.2%
\$1500-1999 sqft	346	-9.7%	\$127.92M	-7.7%	\$350,000	\$0	\$215	\$5	30	-11	-1.0%	0.9%
2000-2499 sqft	203	-4.7%	\$97.92M	-3.2%	\$449,000	\$12,100	\$219	\$5	38	1	-1.7%	0.6%
2500-2999 sqft	87	-20.9%	\$51.49M	-26.4%	\$565,000	\$-75,000	\$218	\$-16	32	-13	-1.9%	0.7%
3000-3999 sqft	66	11.9%	\$58.92M	5.3%	\$800,000	\$-49,900	\$266	\$-16	59	17	-2.3%	0.4%
4000-4999 sqft	16	77.8%	\$22.07M	116.5%	\$1,300,000	\$348,650	\$321	\$65	46	13	-4.8%	-1.5%
5000+ sqft	4	300.0%	\$9.82M	402.0%	\$1,950,000	\$-7,000	\$382	\$49	18	18	-6.7%	-4.5%

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	190	11.1%	\$102.58M	5.6%	\$449,900	\$-30,100	\$249	\$-2	35	-5	-1.7%	0.7%
Central	109	-28.3%	\$40.94M	-20.8%	\$332,500	\$27,500	\$242	\$13	24	4	-2.2%	0.2%
East	88	-17.0%	\$31.45M	-4.4%	\$325,000	\$30,000	\$200	\$-3	26	-1	-1.1%	1.3%
North	86	6.2%	\$64.21M	29.5%	\$640,000	\$70,000	\$297	\$24	25	-20	-2.5%	1.0%
Upper Southeast	83	-25.2%	\$34.32M	-24.6%	\$377,500	\$-7,500	\$203	\$-4	37	-19	-1.2%	-0.6%
Southwest	73	-8.8%	\$22.02M	-11.0%	\$305,000	\$-7,500	\$191	\$1	49	2	-0.8%	0.5%
West	60	-4.8%	\$24.39M	0.6%	\$370,000	\$15,000	\$225	\$8	32	-16	-1.5%	1.4%
Extended West	57	-3.4%	\$21.52M	-0.8%	\$375,000	\$10,000	\$202	\$-3	41	-4	-1.7%	-0.8%
Northeast	48	14.3%	\$23.58M	-6.1%	\$425,000	\$-129,270	\$232	\$-19	33	-10	-2.1%	1.2%
Southeast	45	-18.2%	\$17.33M	-19.6%	\$375,900	\$15,260	\$204	\$11	26	-12	-1.1%	0.1%
Upper Northwest	43	-14.0%	\$22.02M	-17.3%	\$475,000	\$15,000	\$245	\$-8	26	-28	-1.4%	1.6%
South	40	-23.1%	\$11.36M	-24.2%	\$274,500	\$-15,500	\$190	\$-13	27	3	0.7%	1.0%
SCC-Rio Rico East	23	0.0%	\$6.46M	1.4%	\$264,000	\$-1,000	\$178	\$-2	76	51	-2.2%	-0.8%
Cochise	23	-28.1%	\$6.95M	-27.3%	\$286,000	\$36,000	\$158	\$-16	34	0	+0.0%	1.8%
Benson/St. David	13	-13.3%	\$3.38M	-9.0%	\$270,000	\$35,877	\$161	\$-15	19	-19	-3.4%	+0.0%...
Extended Southwest	9	350.0%	\$1.97M	444.5%	\$222,000	\$100,000	\$165	\$42	37	31	-5.6%	-3.0%
Pinal	9	0.0%	\$2.61M	7.0%	\$325,000	\$95,000	\$213	\$37	91	38	-4.7%	-3.4%
Extended Northwest	9	-30.8%	\$2.58M	-32.7%	\$304,900	\$24,910	\$168	\$-27	42	-53	0.1%	0.7%
SCC-Rio Rico West	7	133.3%	\$2.17M	132.9%	\$290,000	\$-15,000	\$176	\$20	8	-25	-1.9%	1.7%
Graham	5	-50.0%	\$1.58M	-39.8%	\$285,000	\$-5,000	\$205	\$30	9	-5	-1.3%	0.9%
SCC-Tubac East	4	-33.3%	\$2.04M	-31.7%	\$350,000	\$-113,550	\$233	\$10	167	136	-7.7%	0.2%
Extended Northeast	4	100.0%	\$1.93M	45.9%	\$277,000	\$-293,000	\$412	\$-70	25	-112	-5.7%	-0.3%
Maricopa	3	50.0%	\$1.27M	84.7%	\$410,000	\$75,000	\$210	\$-86	70	70	-5.5%	-2.2%
SCC-Nogales East	3	-25.0%	\$760K	-16.2%	\$225,000	\$-35,000	\$150	\$-3	39	27	-4.9%	-0.8%
SCC-Sonoita	2	100.0%	\$2.11M	396.5%	\$510,000	\$85,000	\$249	\$26	18	-74	-6.7%	-1.3%
SCC-Tubac West	1	0.0%	\$700K	133.3%	\$700,000	\$400,000	\$326	\$116	217	116	-2.1%	17.9%
Pima Southwest	1	0.0%	\$350K	-5.4%	\$350,000	\$-20,000	\$210	\$-31	129	32	3.2%	4.6%
Pima Far West	1	-	\$524K	-	\$524,000	-	\$128	-	65	-	-4.6%	-
New Mexico	1	-	\$360K	-	\$360,000	-	\$250	-	138	-	-2.7%	-
Navajo	1	-66.7%	\$740K	-39.4%	\$740,000	\$338,300	\$351	\$139	99	-4	-2.0%	1.1%
SCC-Nogales West	1	-	\$315K	-	\$315,000	-	\$154	-	2	-	1.6%	-

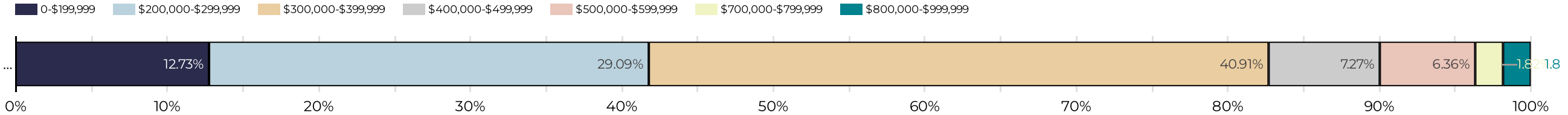
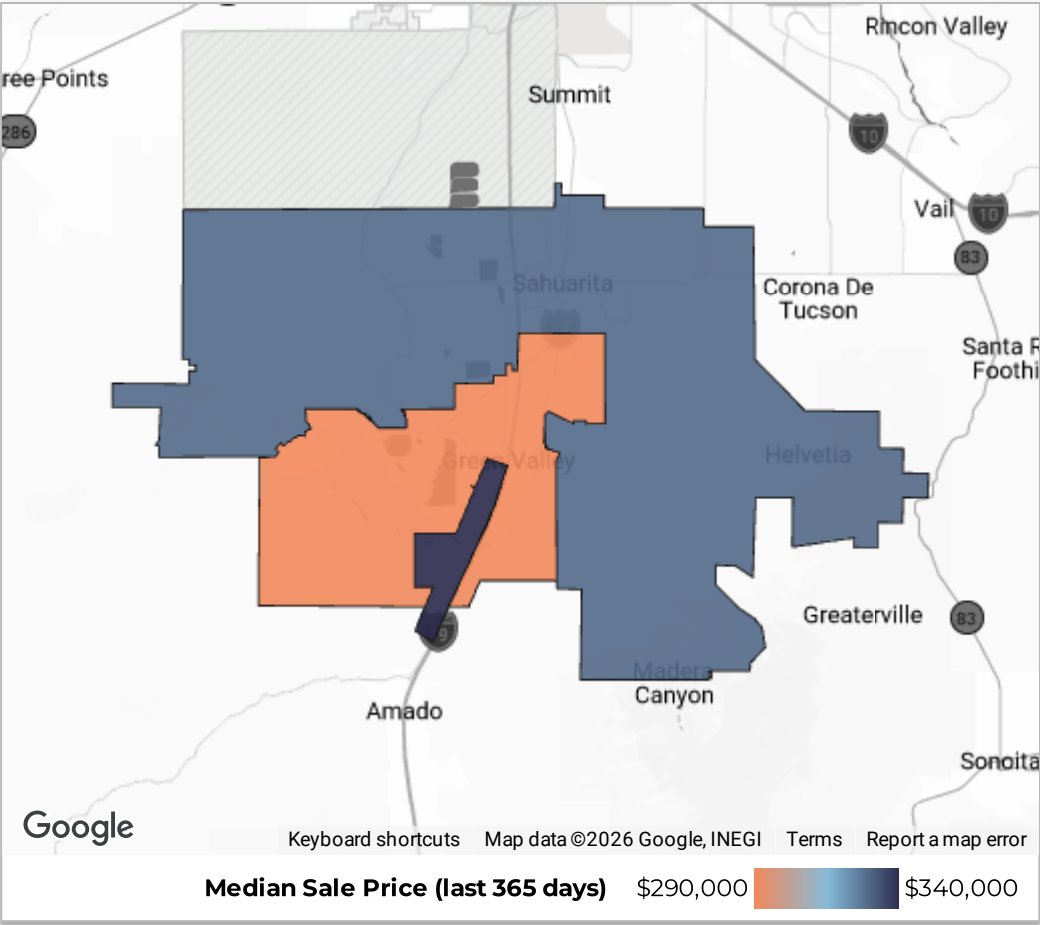
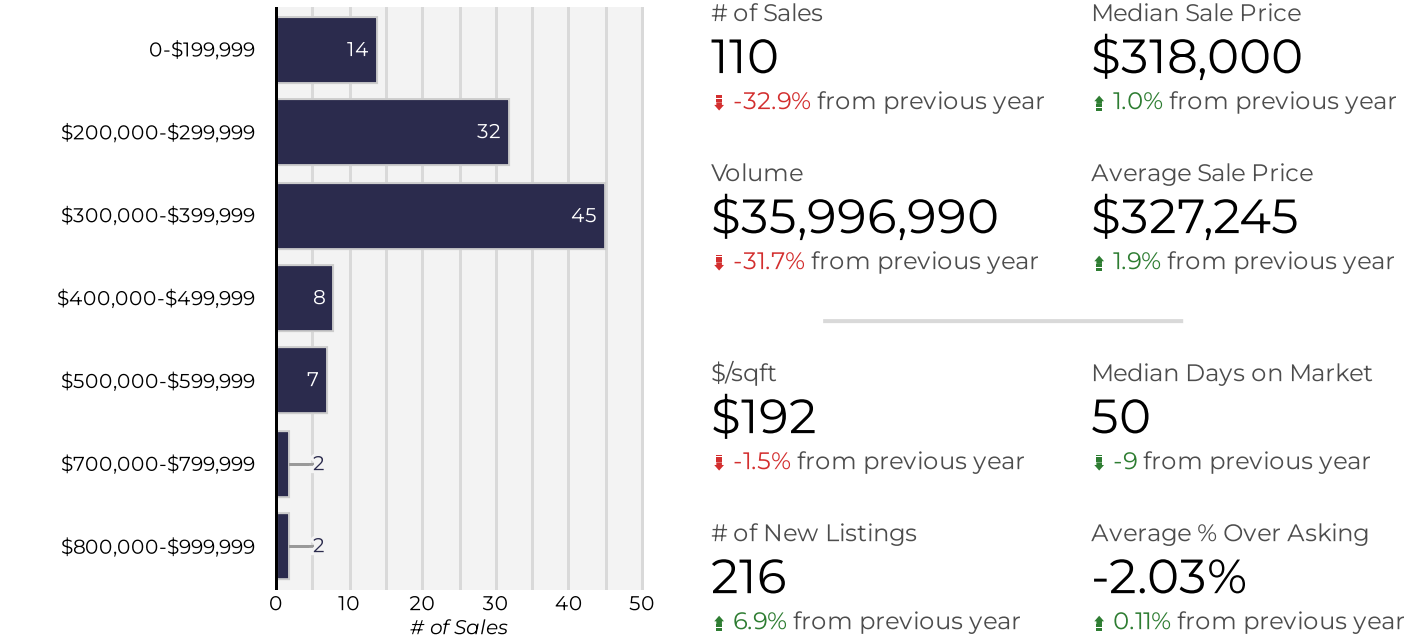
MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ.

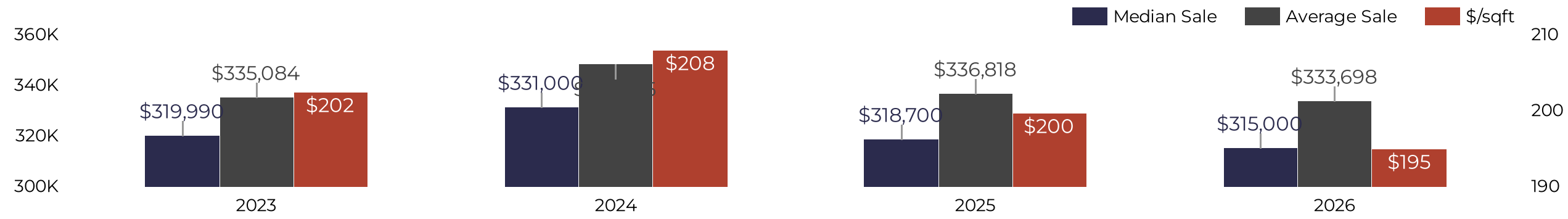
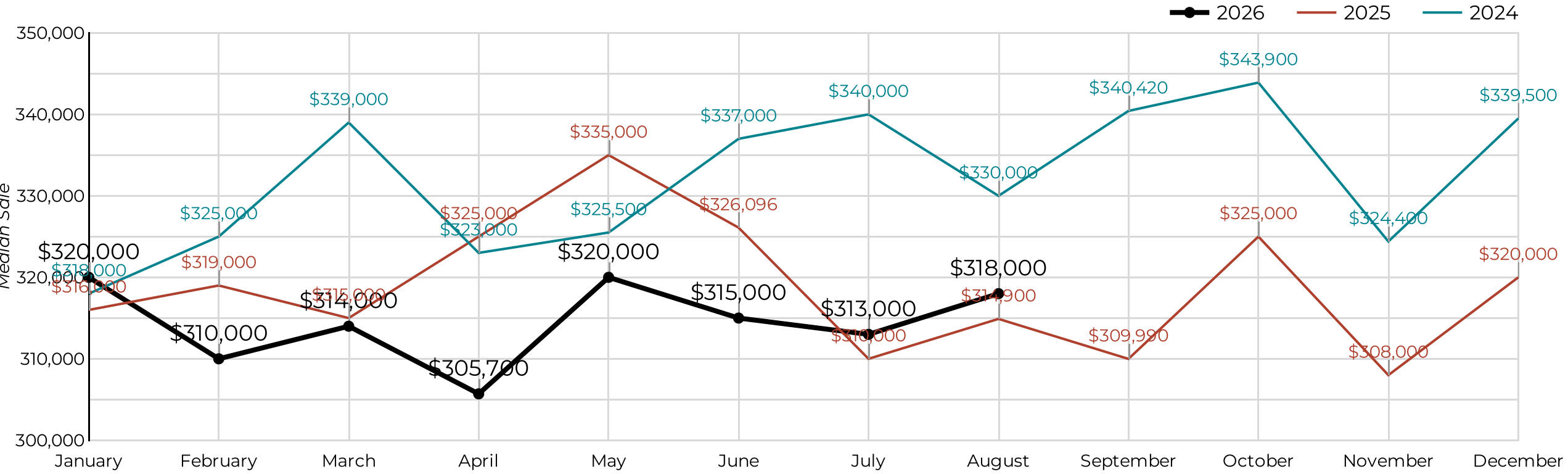
This report provides a snapshot of the market as taken on: Sep 7, 2026

August 2026



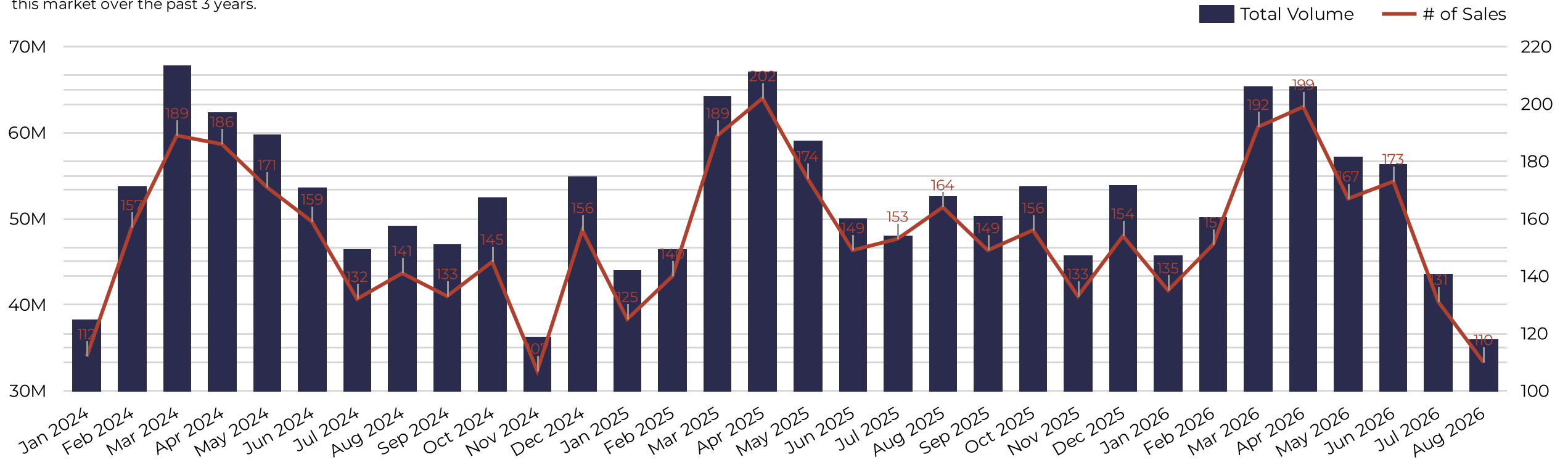
Market Pricing

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.



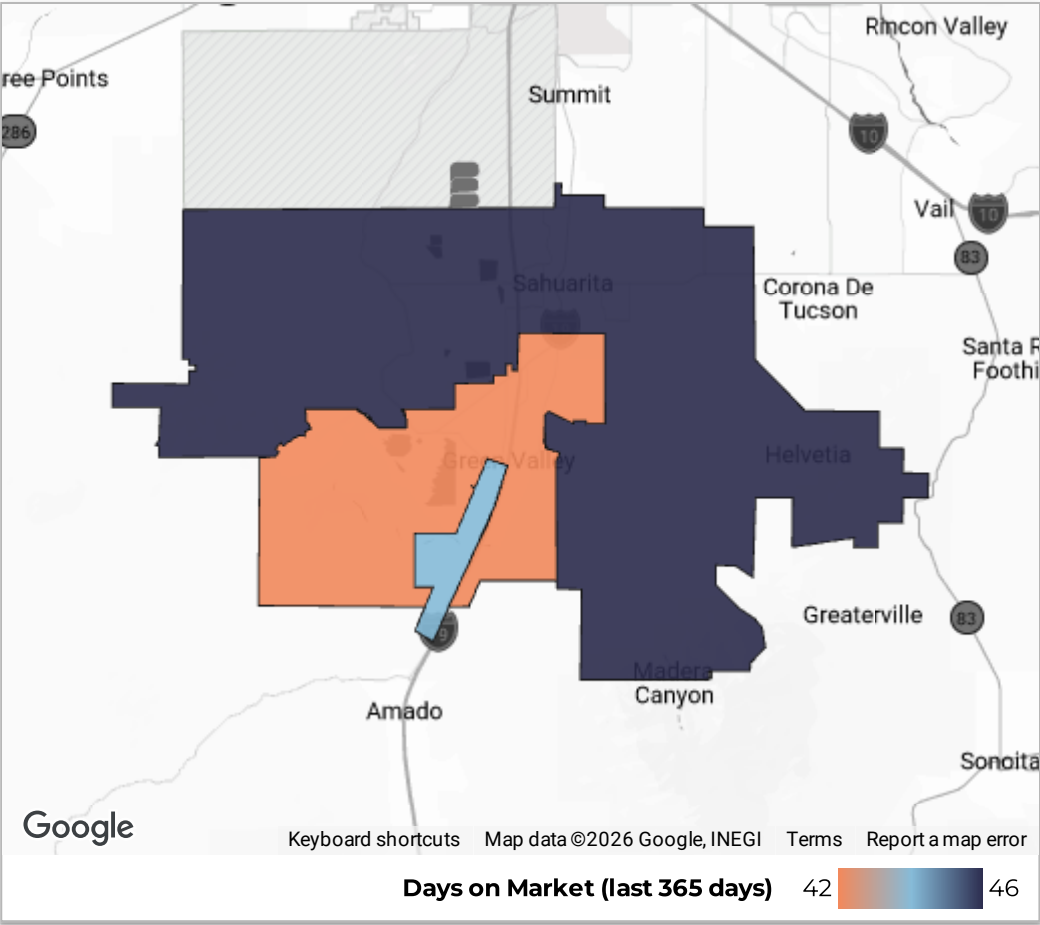
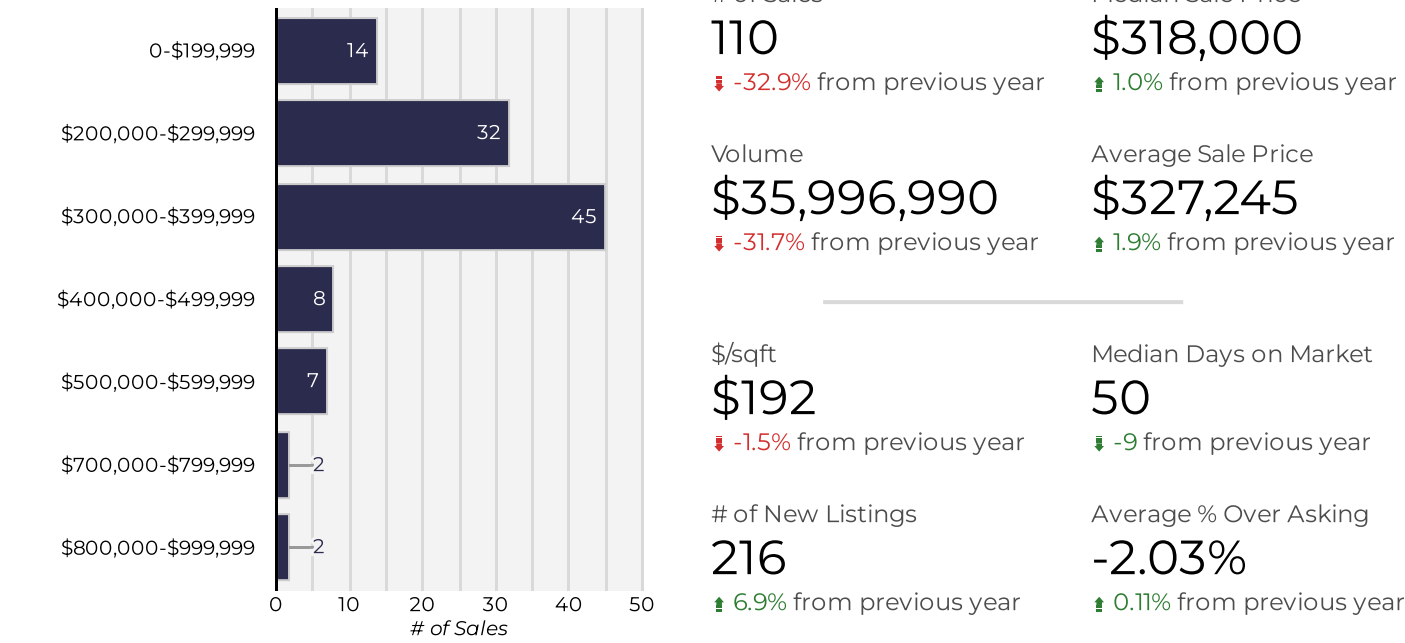
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Green Valley Sahuarita Association of Realtors : Buyer Demand

All data is updated in realtime in accordance with content from MLSSAZ.

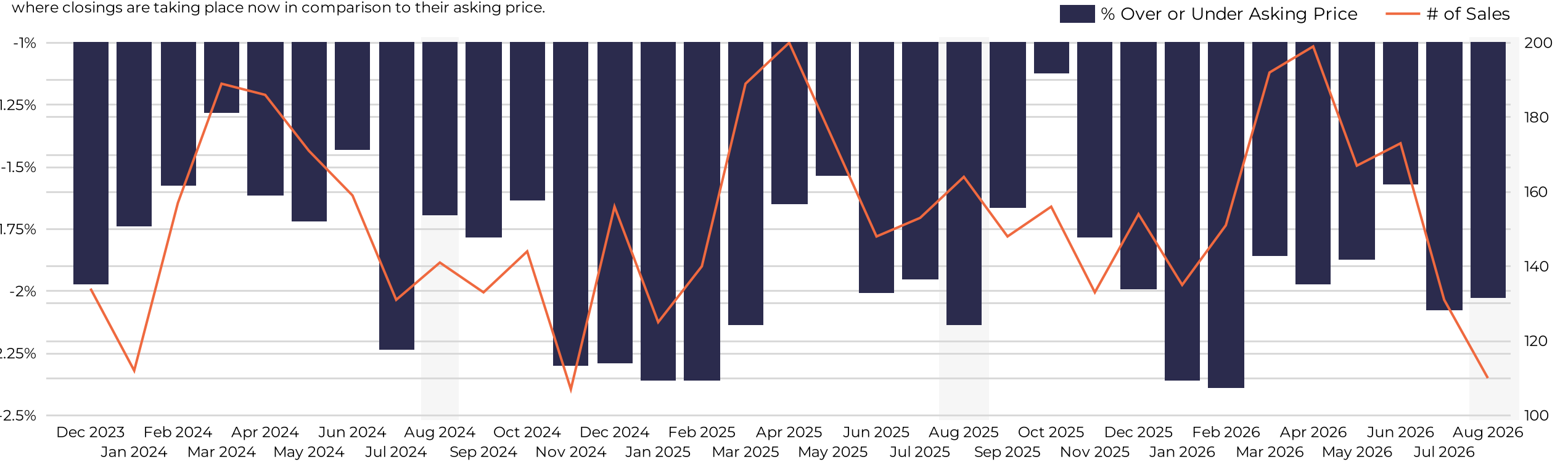
This report provides a snapshot of the market as taken on: Sep 7, 2026

August 2026



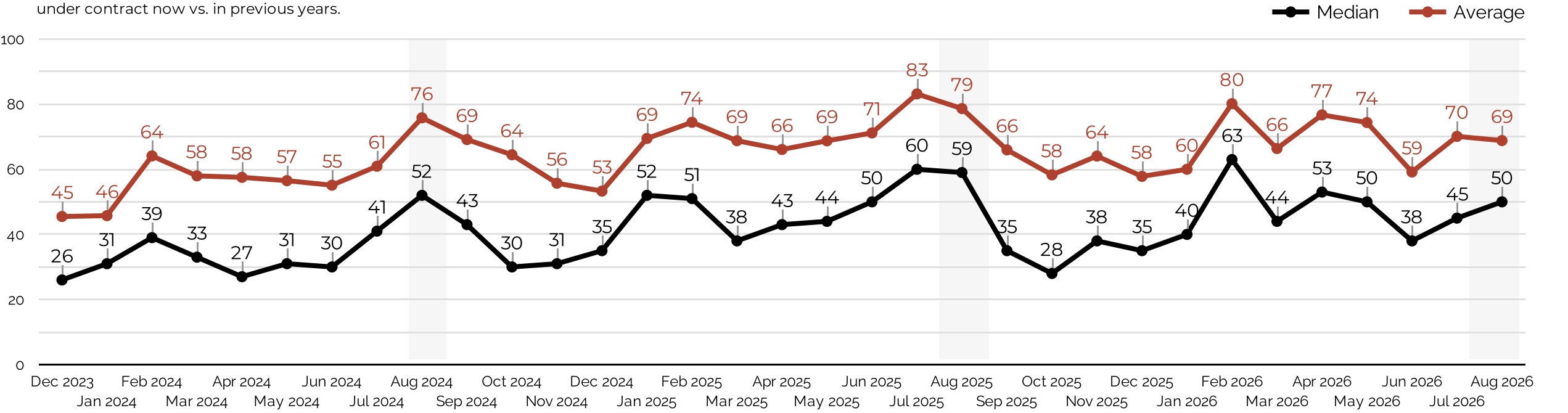
Buyer Demand

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	14	-36.4% ↓	75	25 ↑	-3.84%	-0.25% ↓
\$200,000-\$299,999	32	-36.0% ↓	42	-45 ↓	-1.91%	0.62% ↑
\$300,000-\$399,999	45	-30.8% ↓	52	-5 ↓	-1.41%	-0.01% ↓
\$400,000-\$499,999	8	-38.5% ↓	56	-12 ↓	-1.53%	-0.34% ↓
\$500,000-\$599,999	7	-30.0% ↓	56	24 ↑	-2.18%	1.00% ↑
\$700,000-\$799,999	2	0.0%	28	0	-5.23%	-2.84% ↓
\$800,000-\$999,999	2	100.0% ↑	31	24 ↑	-3.41%	-3.41% ↓

August 2026

of New Listings (Supply)

216

14 from previous year

of New Pendings (Demand)

109

-44 from previous year

Months of Supply

5.18

Active Listings

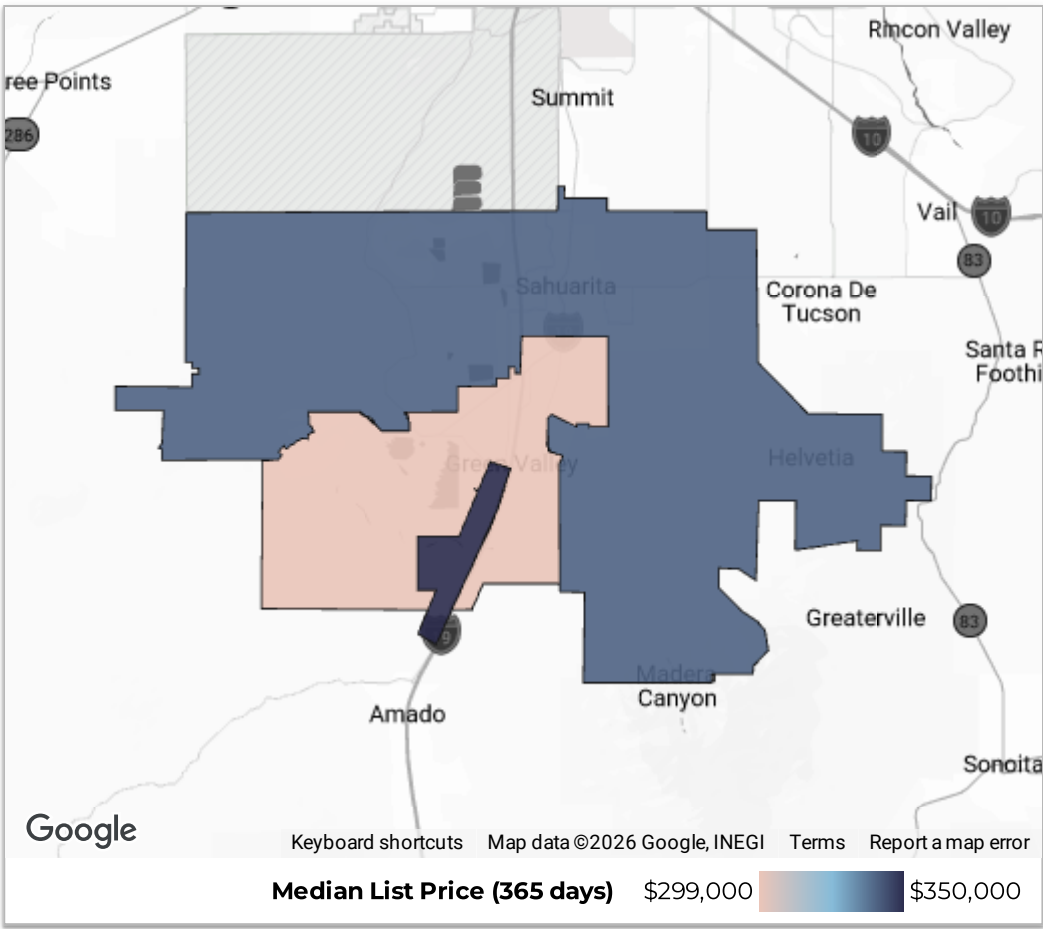
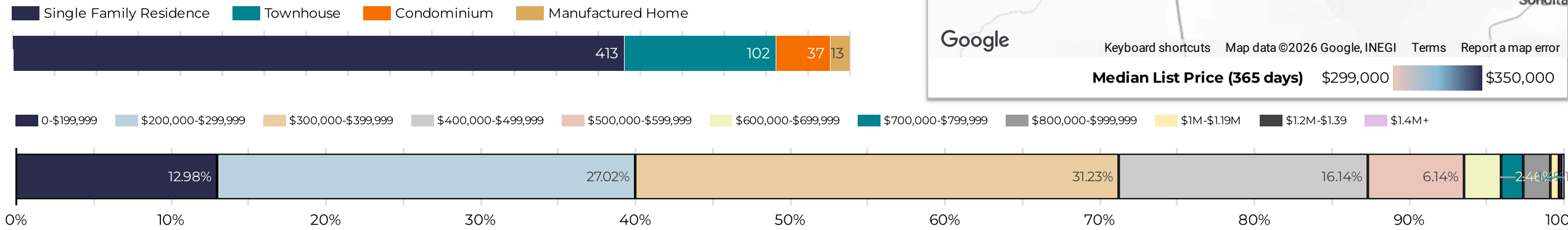
570

Pending Listings

59

	Average	#
Single Family Residence	\$416,816	413
Townhouse	\$260,726	102
Condominium	\$126,518	37
Manufactured Home	\$209,992	13
Mobile Home	\$155,100	5
Grand total	\$363,0...	570

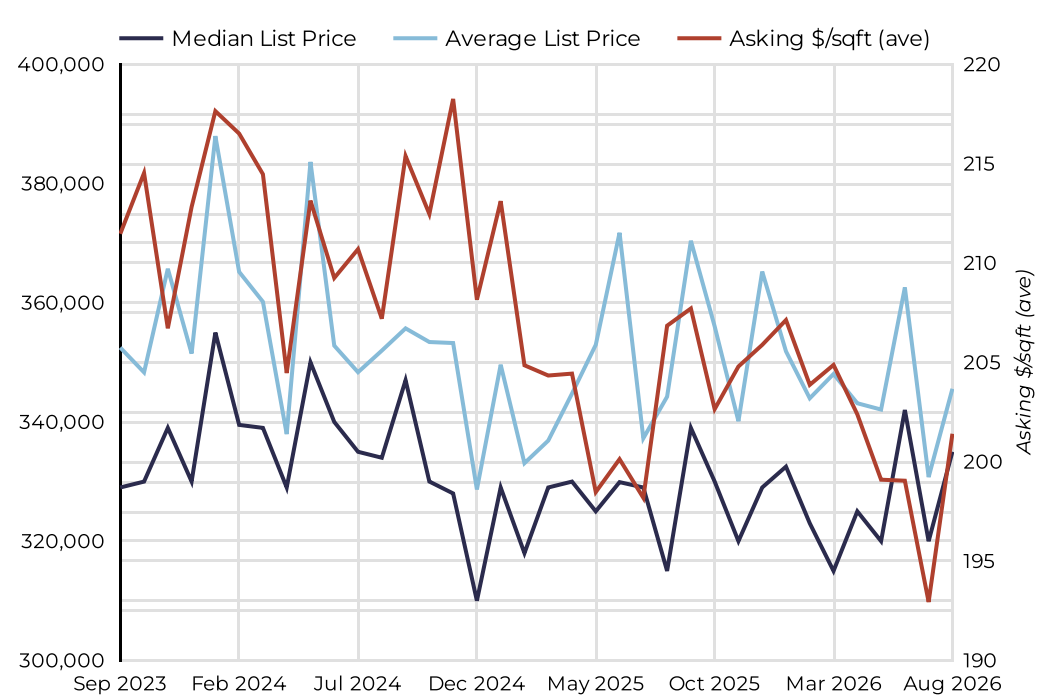
Active Listings



Months of Supply By Price Range

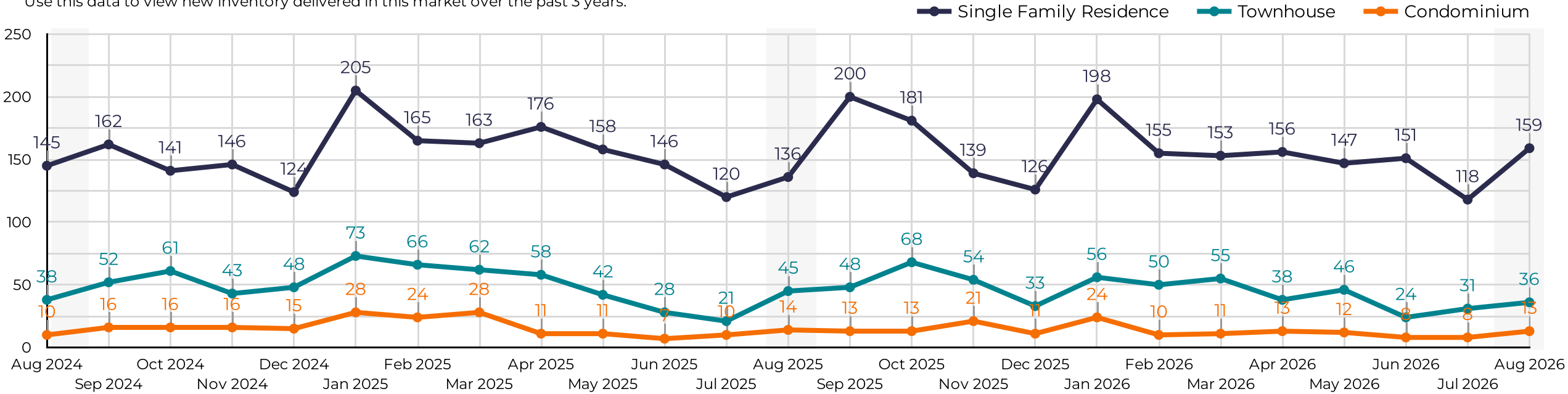
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.69	74	13
\$200,000-\$299,999	4.67	154	33
\$300,000-\$399,999	4.05	178	44
\$400,000-\$499,999	10.22	92	9
\$500,000-\$599,999	5.00	35	7
\$700,000-\$799,999	4.00	8	2
\$800,000-\$999,999	5.00	10	2
Grand total	5.01	551	110

Asking Prices



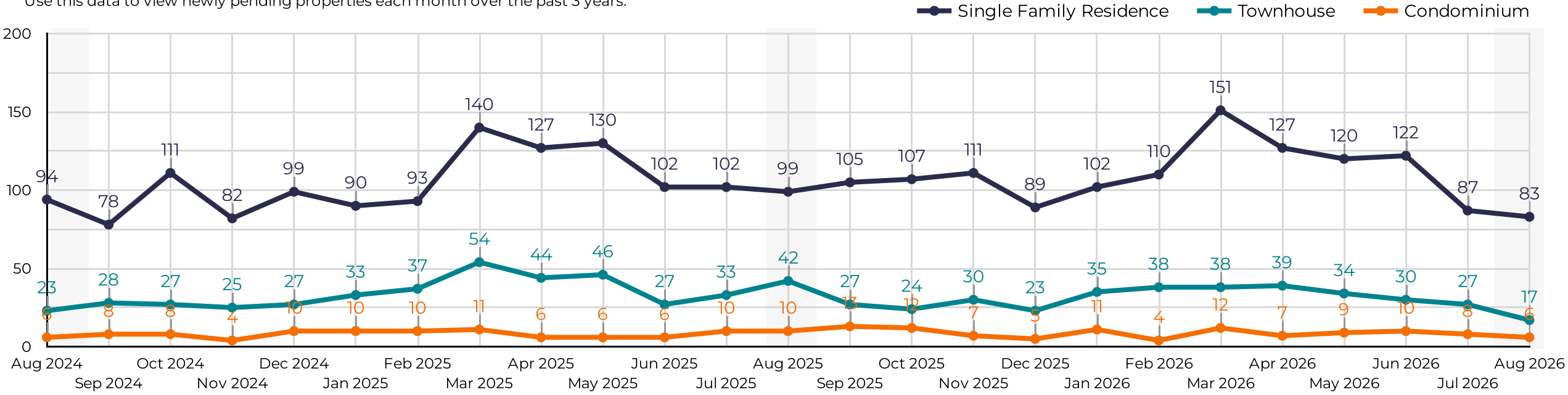
New Listings

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.



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.

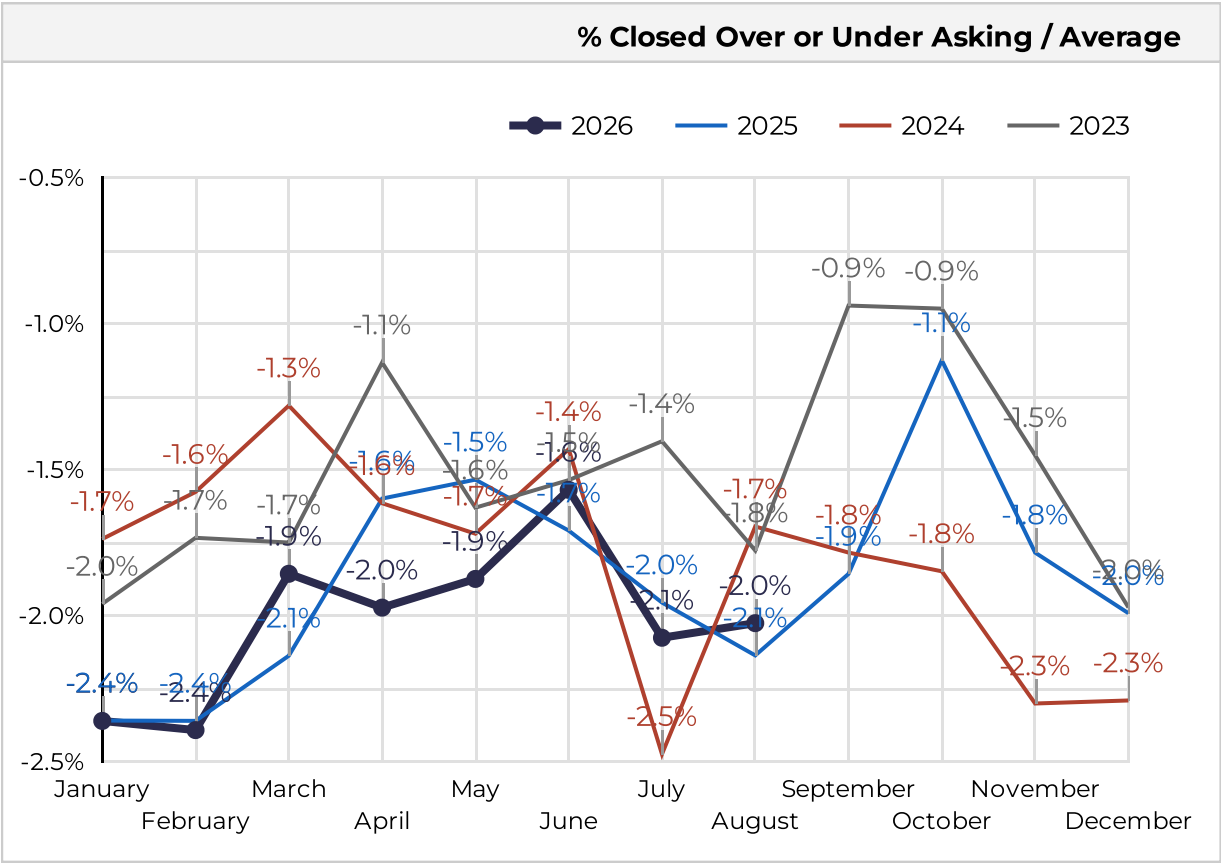
# of Sales / Count				
Month	2023	2024	2025	2026
January	125	112	125	135
February	123	157	140	151
March	195	189	189	192
April	222	186	202	199
May	182	171	174	167
June	200	159	149	173
July	171	132	153	131
August	157	141	164	110
September	135	133	149	-
October	129	145	156	-
November	133	107	133	-
December	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	\$313,000
August	\$314,900	\$330,000	\$314,900	\$318,000
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	50
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	183
July	175	183	161	162
August	191	205	202	216
September	203	241	266	-
October	219	224	274	-
November	193	210	221	-
December	193	195	177	-

New Pending's / 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	125
August	152	125	153	109
September	122	120	153	-
October	129	152	148	-
November	136	112	156	-
December	119	141	120	-



Aug 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	84	-22.9%	\$30.64M	-24.6%	\$339,000	\$2,000	\$198	\$1	47	-10	-1.8%	-0.2%
Townhouse	19	-53.7%	\$4.59M	-54.8%	\$215,000	\$-25,000	\$186	\$-6	50	-37	-1.9%	1.1%
Condominium	5	-54.5%	\$493.4K	-64.3%	\$100,000	\$-20,000	\$161	\$-38	96	21	-5.0%	-2.1%
Manufactured Home	2	-33.3%	\$275.5K	-48.6%	\$130,000	\$-52,000	\$89	\$-74	2	-198	-3.4%	0.2%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	10	-47.4%	\$1.52M	-45.3%	\$119,000	\$-16,000	\$191	\$-23	75	16	-4.4%	-1.1%
\$1000-1499 sqft	29	-21.6%	\$7.22M	-23.1%	\$244,900	\$-10,100	\$194	\$-1	41	-39	-1.5%	0.2%
\$1500-1999 sqft	40	-42.9%	\$13.76M	-41.3%	\$329,000	\$5,010	\$196	\$2	42	-18	-1.8%	0.2%
2000-2499 sqft	21	-22.2%	\$9.2M	-11.5%	\$364,000	\$-11,000	\$199	\$25	56	3	-2.4%	0.2%
2500-2999 sqft	9	12.5%	\$3.79M	-24.3%	\$370,000	\$-145,000	\$154	\$-79	52	-16	-0.9%	+0.0%...
3000-3999 sqft	1	-66.7%	\$515K	-69.4%	\$515,000	\$-38,350	\$169	\$-7	57	52	-5.2%	-3.7%

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	45	-10.0%	\$14.84M	-15.2%	\$320,000	\$-9,990	\$183	\$-2	51	-7	-0.9%	-0.3%
Green Valley Northwest	26	-49.0%	\$6.23M	-54.1%	\$210,000	\$-45,000	\$176	\$-20	31	-55	-2.3%	1.0%
Green Valley Northeast	19	-34.5%	\$7.8M	-30.0%	\$367,000	\$-11,000	\$209	\$10	50	-2	-2.3%	-0.4%
Green Valley Southwest	13	-45.8%	\$4.46M	-39.6%	\$314,000	\$25,000	\$216	\$8	38	-42	-3.7%	-0.9%
Green Valley Southeast	7	-30.0%	\$2.67M	-13.8%	\$304,000	\$50,500	\$219	\$25	62	34	-4.1%	-1.4%