MLSSAZ Monthly Market Report

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

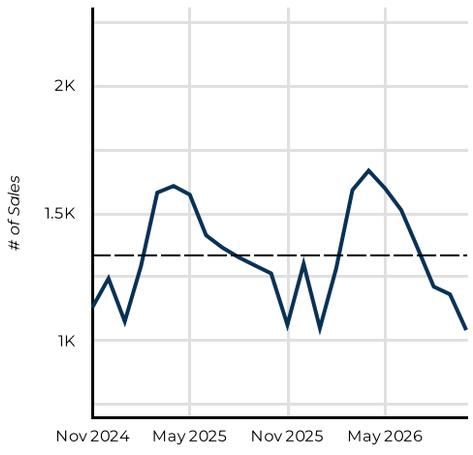
MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA

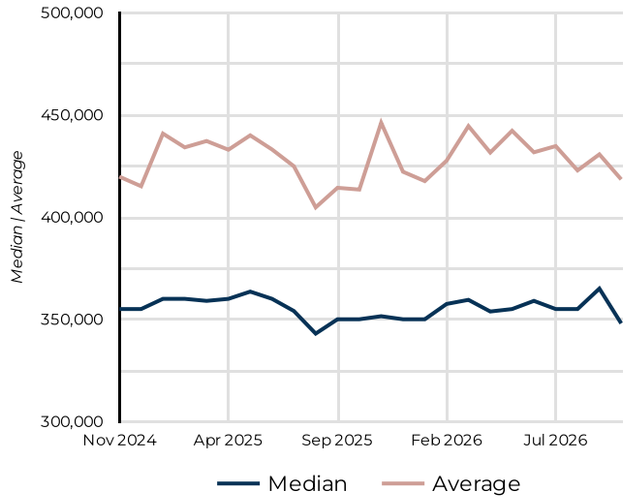
Oct 2026

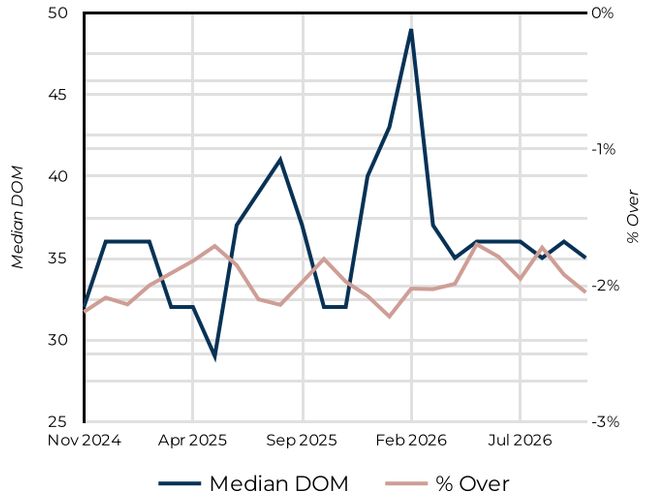
Quick Stats

Oct 2026

# of Sales	Median Sale Price	Average Sale Price	Median DOM	% Over	# of New Listings
1,042	$348,000	$418,441	35	-2.05%	2,135
-11.8% from previous month	-4.66% from previous month	-2.84% from previous month	-1 from previous month	-0.13% from previous month	4.3% from previous month







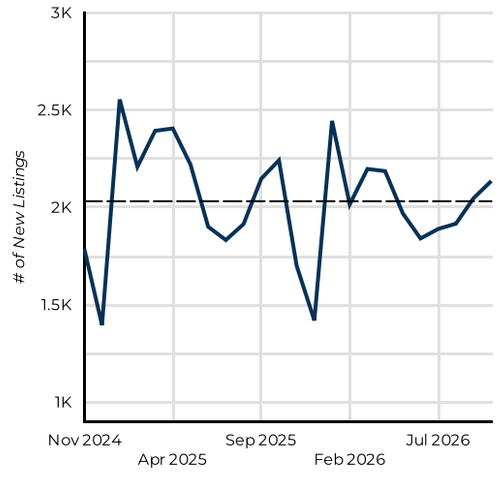


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Market Activity - Market Pricing - Buyer Demand - Inventory

To explore your area further visit > MLSSAZ DataPortal

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

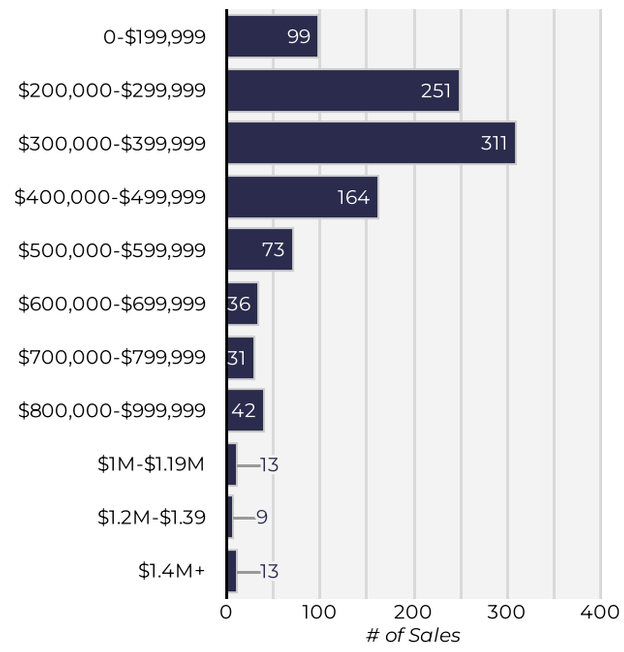
MLS of Southern Arizona®

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: Nov 5, 2026

October 2026



# of Sales
1,042
-17.6% from previous year

Median Sale Price
$348,000
-0.6% from previous year

Volume
$436,015,896
-16.6% from previous year

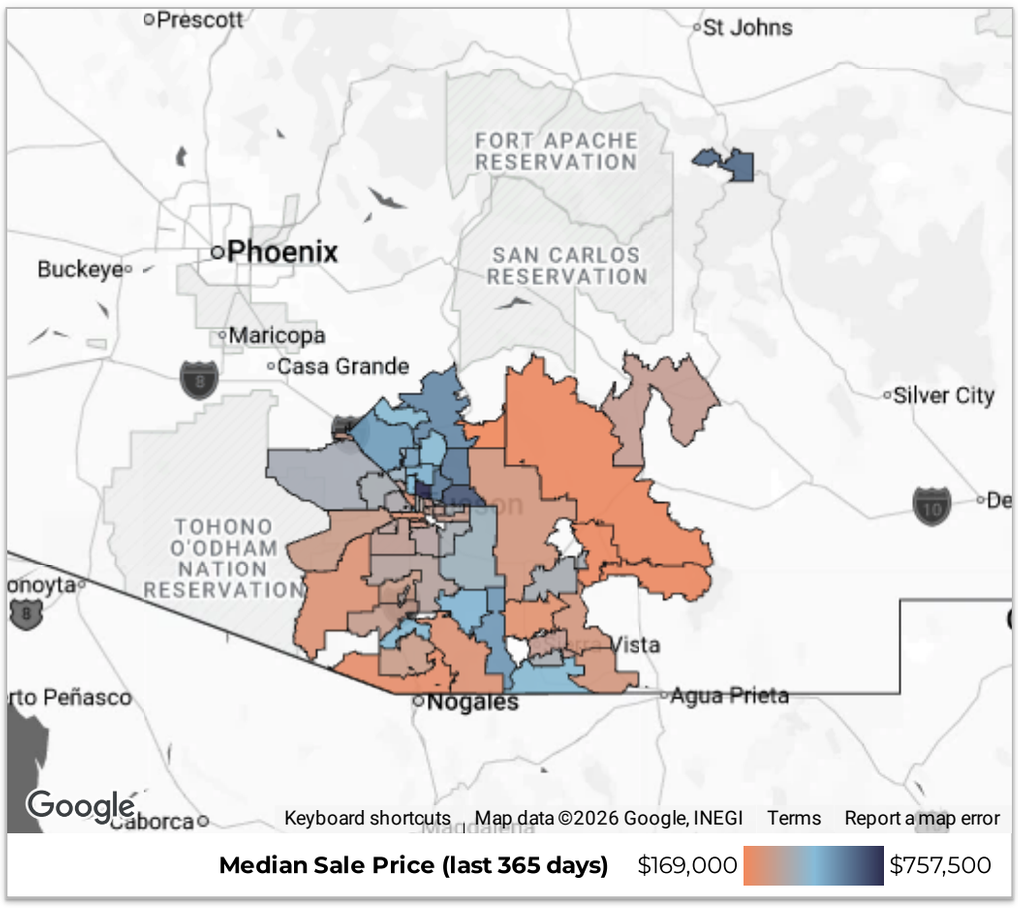
Average Sale Price
$418,441
1.2% from previous year

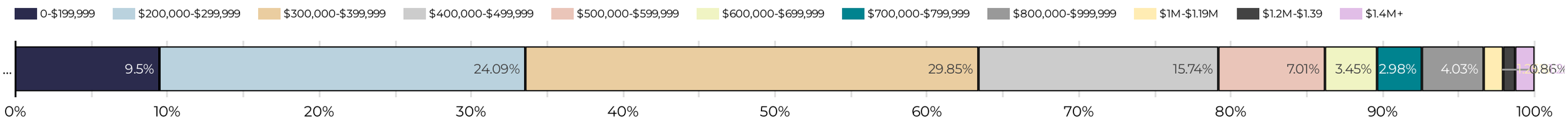
$/sqft
$219
-0.8% from previous year

Median Days on Market
35
3 from previous year

# of New Listings
2,135
-4.8% from previous year

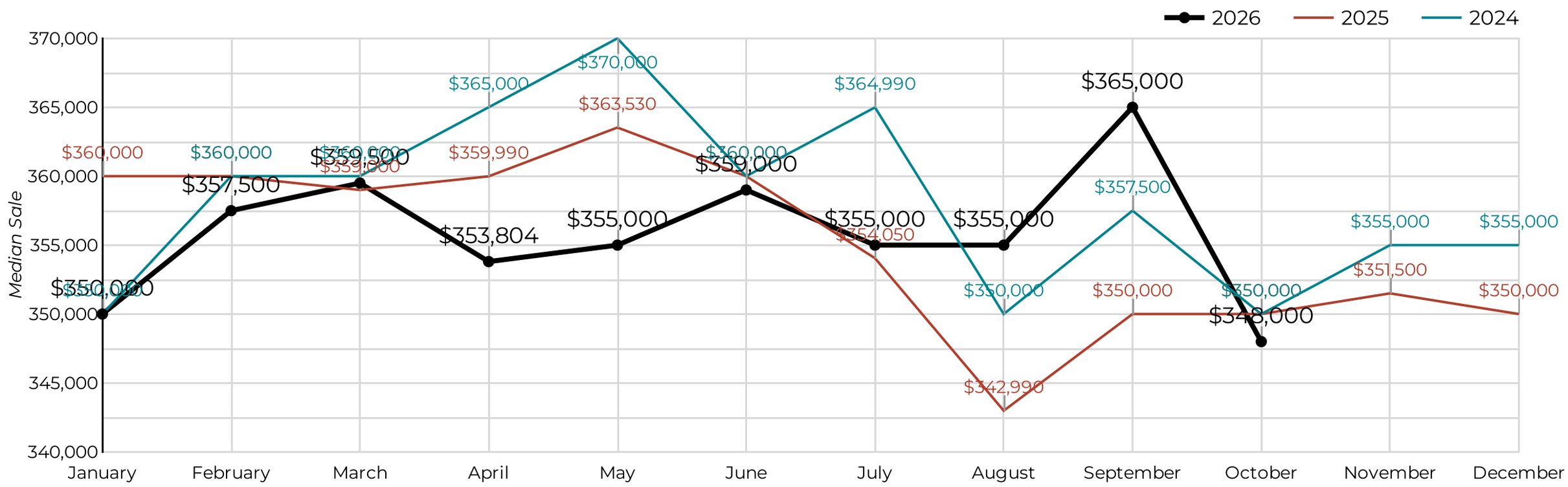
Average % Over Asking
-2.05%
-0.25% from previous year

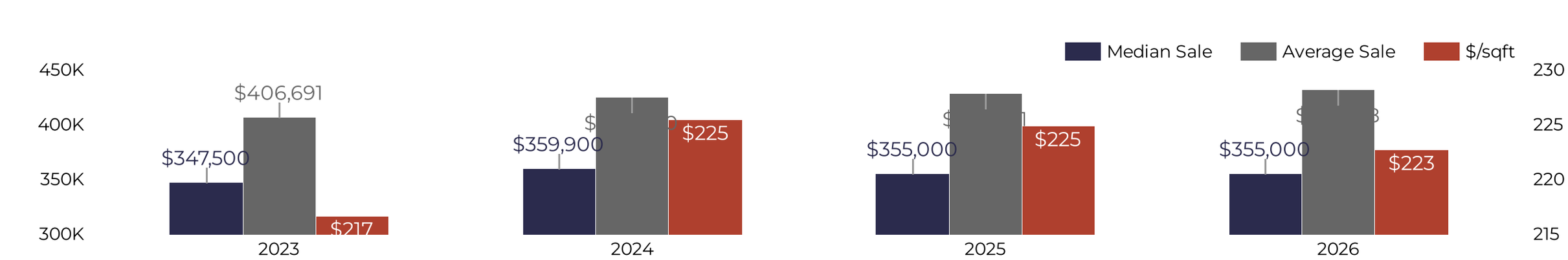




Market Pricing

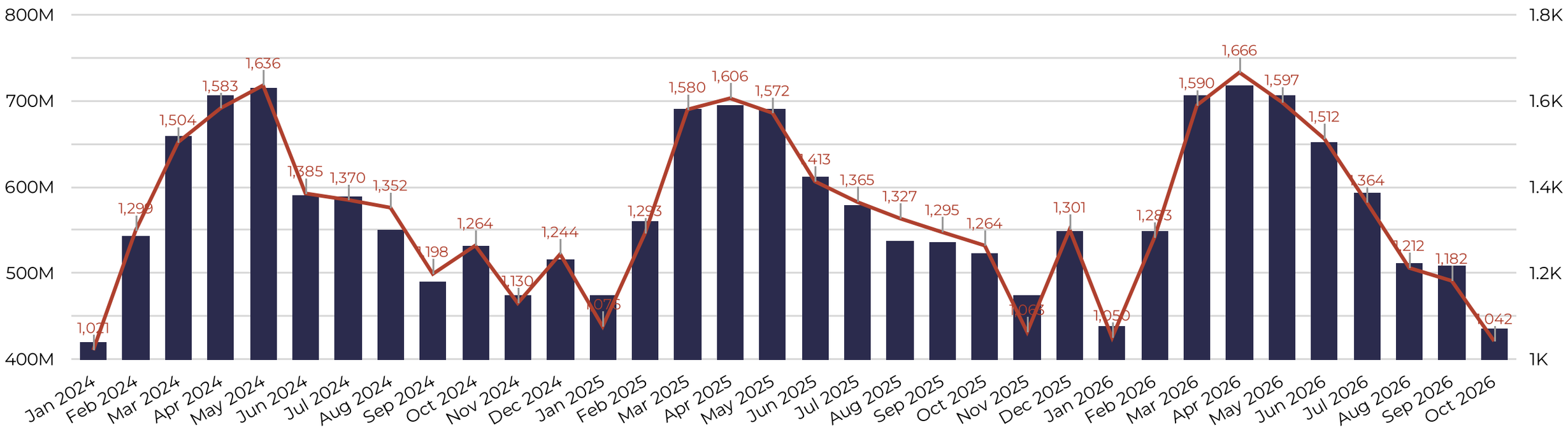
Use this data to see how the cost of real estate has changed in this area over the last 3 years.





Market Activity

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



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

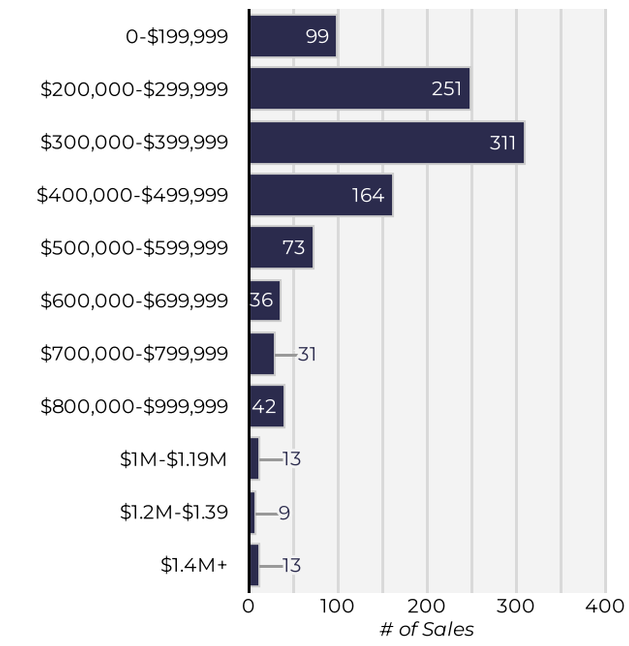
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Southern AZ Housing Market: **Buyer Demand**

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

This report provides a snapshot of the market as taken on: Nov 5, 2026

October 2026



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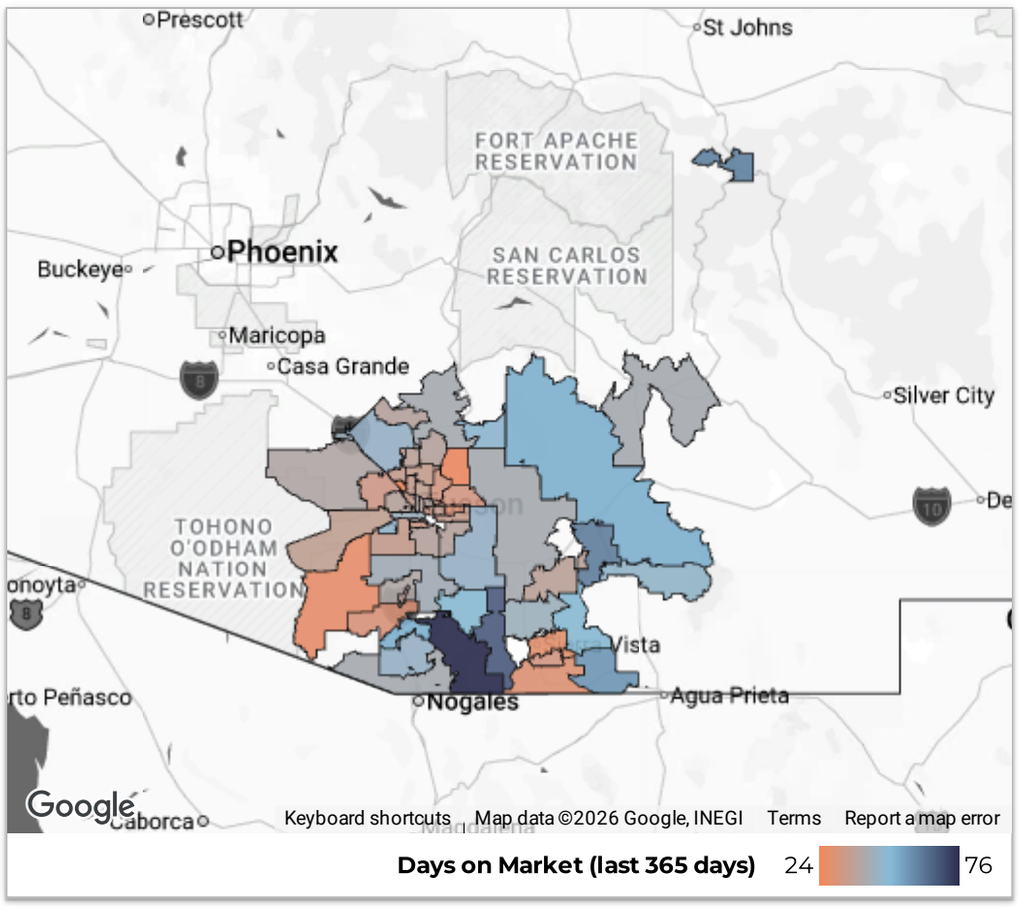
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$/sqft
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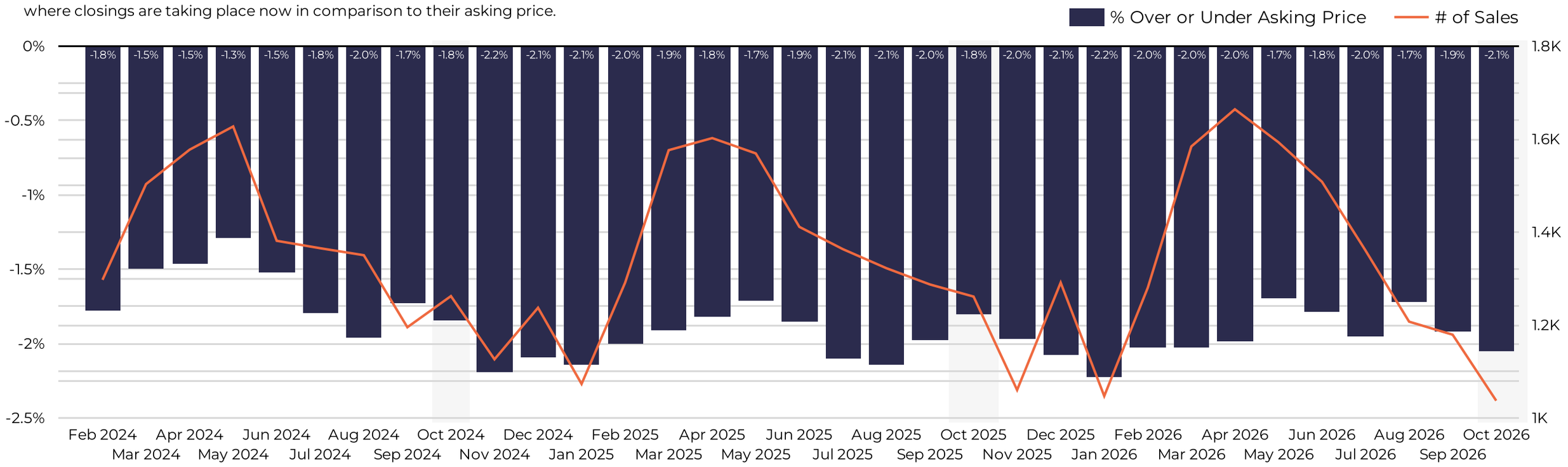
# of New Listings
2,135
-4.8% from previous year

Average % Over Asking
-2.05%
-0.25% from previous year



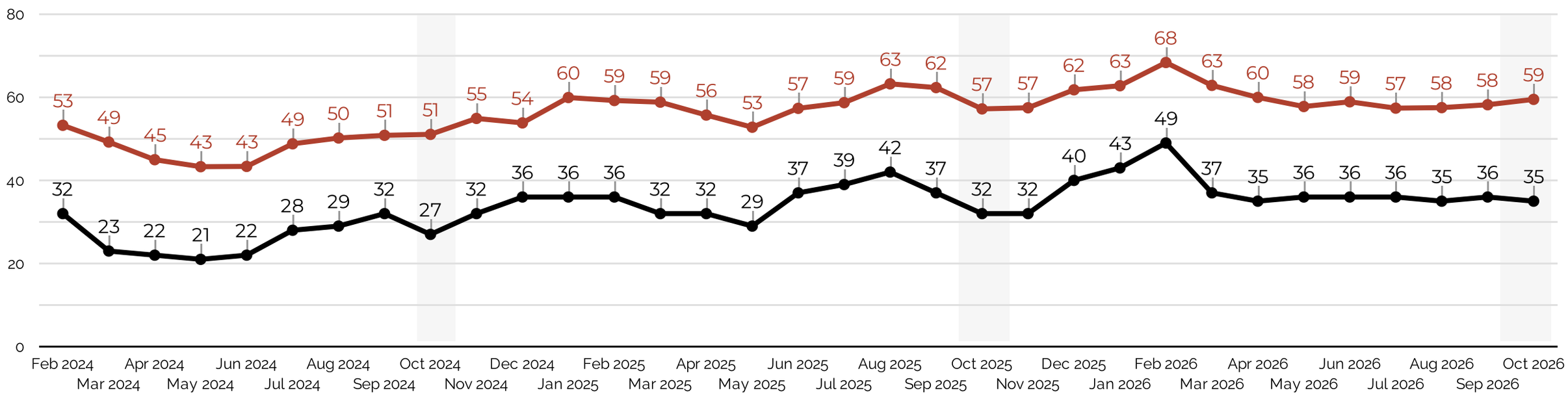
Buyer Demand

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	94	2.2%	44	6	-4.45%	-1.27%
$200,000-$299,999	251	-13.7%	37	2	-1.93%	-0.46%
$300,000-$399,999	311	-27.5%	34	2	-1.34%	-0.08%
$400,000-$499,999	164	-11.4%	37	5	-2.00%	-0.30%
$500,000-$599,999	73	-29.8%	36	2	-1.99%	0.18%
$600,000-$699,999	36	-32.1%	16	-4	-1.68%	1.26%
$700,000-$799,999	31	-11.4%	35	10	-1.79%	0.46%
$800,000-$999,999	42	16.7%	18	-22	-2.27%	0.77%
$1M-$1.19M	13	44.4%	43	6	-5.31%	0.91%
$1.2M-$1.39	9	12.5%	6	-26	-2.22%	-2.40%
$1.4M+	13	-31.6%	97	72	-2.84%	1.59%

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

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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: Nov 5, 2026

October
2026

# of New Listings (Supply)
2,135
-107 from previous year

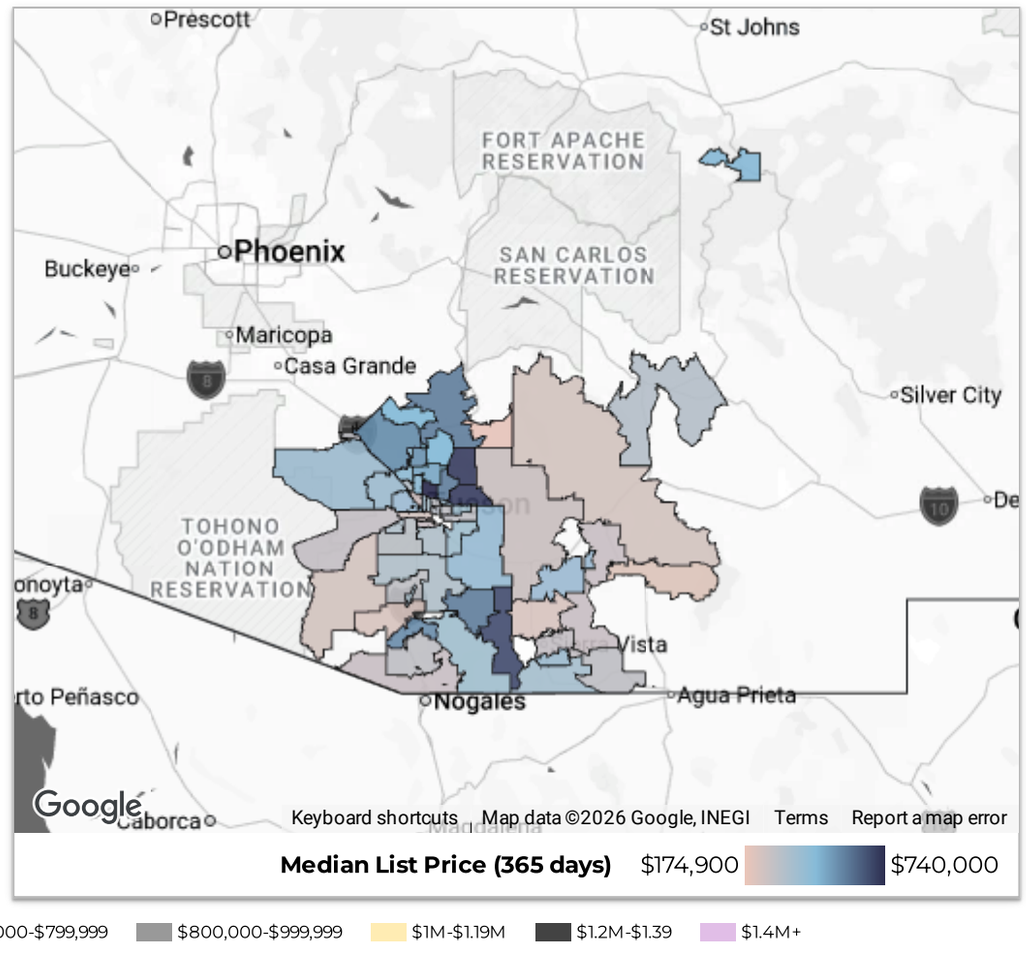
# of New Pendings (Demand)
1,018
-196 from previous year

Months of Supply
5.71

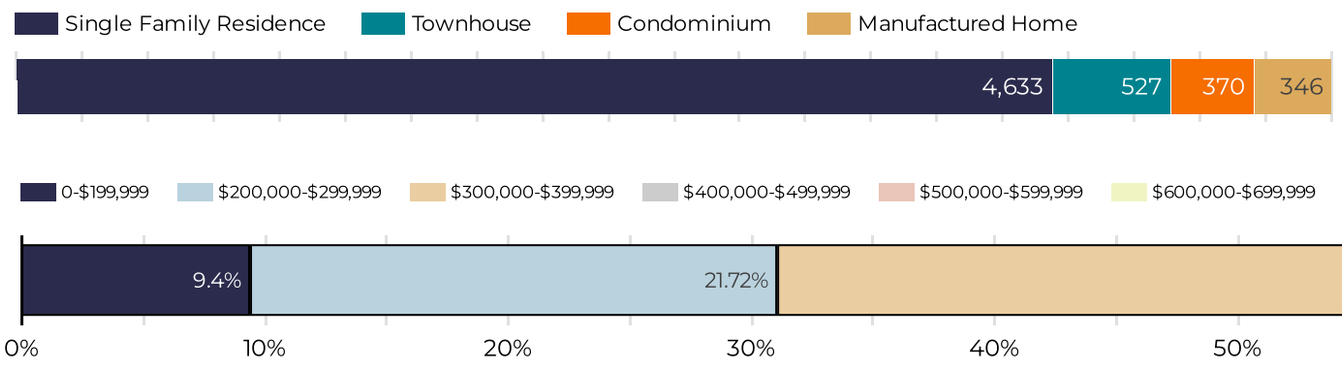
Active Listings
5,949

Pending Listings
546

	Average	#
Single Family Residence	$582,390	4,633
Townhouse	$321,806	527
Condominium	$199,356	370
Manufactured Home	$243,415	346
Mobile Home	$141,965	73
Grand total	**$510,363**	**5,949**



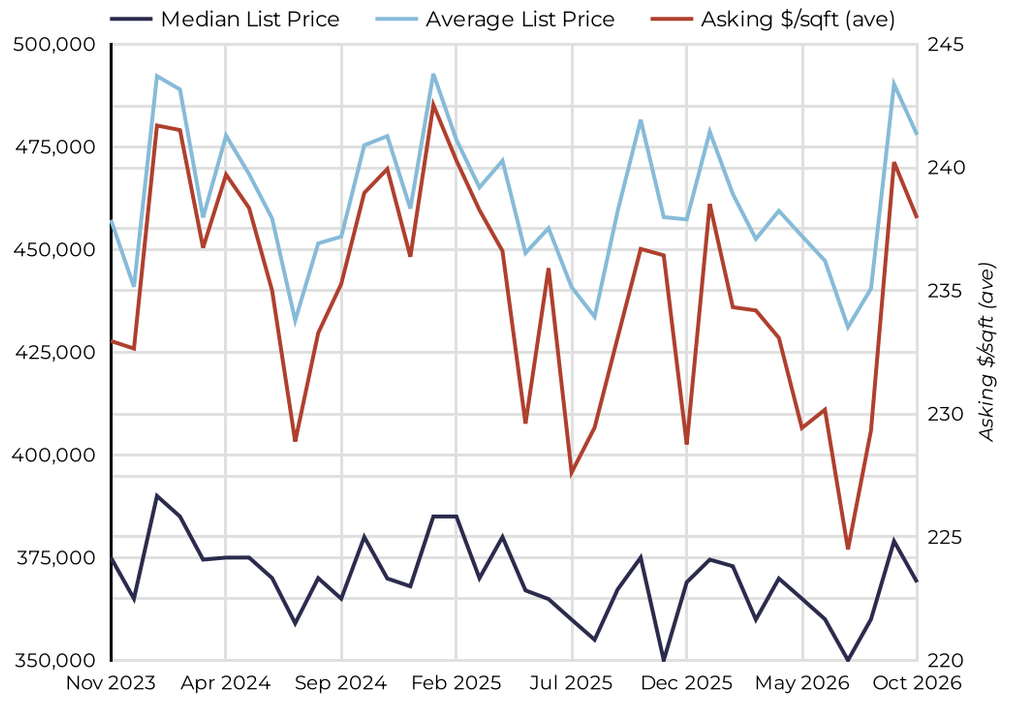
Active Listings



Months of Supply By Price Range

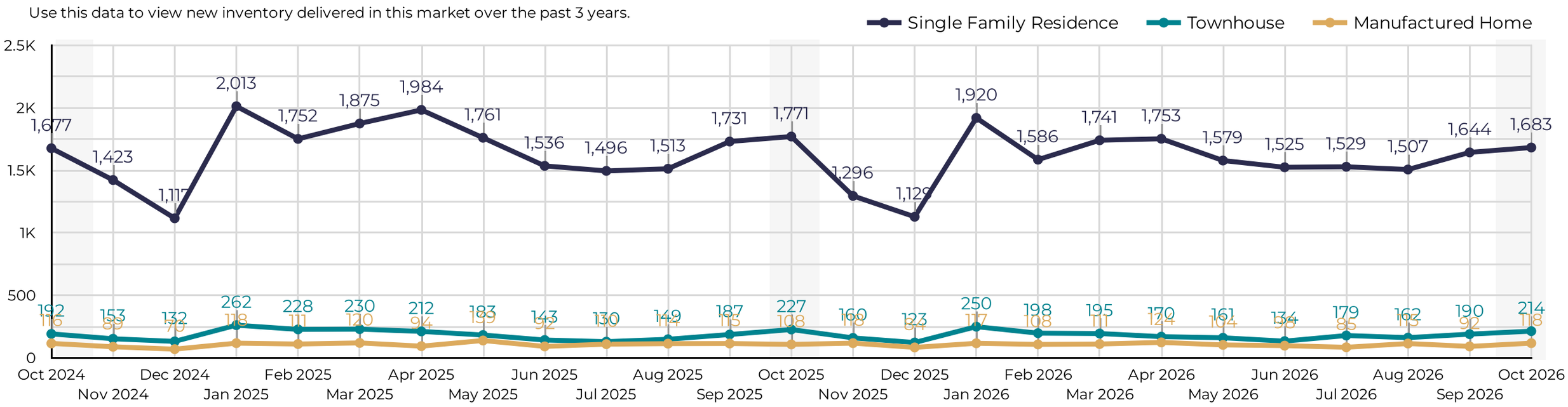
Asking Price	Months of Supply	Active	# of Sales Last Month
0-$199,999	6.08	559	92
$200,000-$299,999	5.23	1,292	247
$300,000-$399,999	5.11	1,594	312
$400,000-$499,999	5.19	887	171
$500,000-$599,999	7.28	495	68
$600,000-$699,999	7.07	318	45
$700,000-$799,999	6.28	182	29
$800,000-$999,999	5.76	236	41
$1M-$1.19M	5.62	73	13
$1.2M-$1.39	8.00	80	10
$1.4M+	16.64	233	14
Grand total	**5.71**	**5,949**	**1,042**

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.

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

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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: Nov 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	1,283
March	1,581	1,504	1,580	1,590
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	1,512
July	1,325	1,370	1,365	1,364
August	1,397	1,352	1,327	1,212
September	1,195	1,198	1,295	1,182
October	1,198	1,264	1,264	1,042
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	$357,500
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	$355,000
August	$353,000	$350,000	$342,990	$355,000
September	$350,000	$357,500	$350,000	$365,000
October	$350,000	$350,000	$350,000	$348,000
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	36
October	17	27	32	35
November	17	32	32	-
December	26	36	40	-

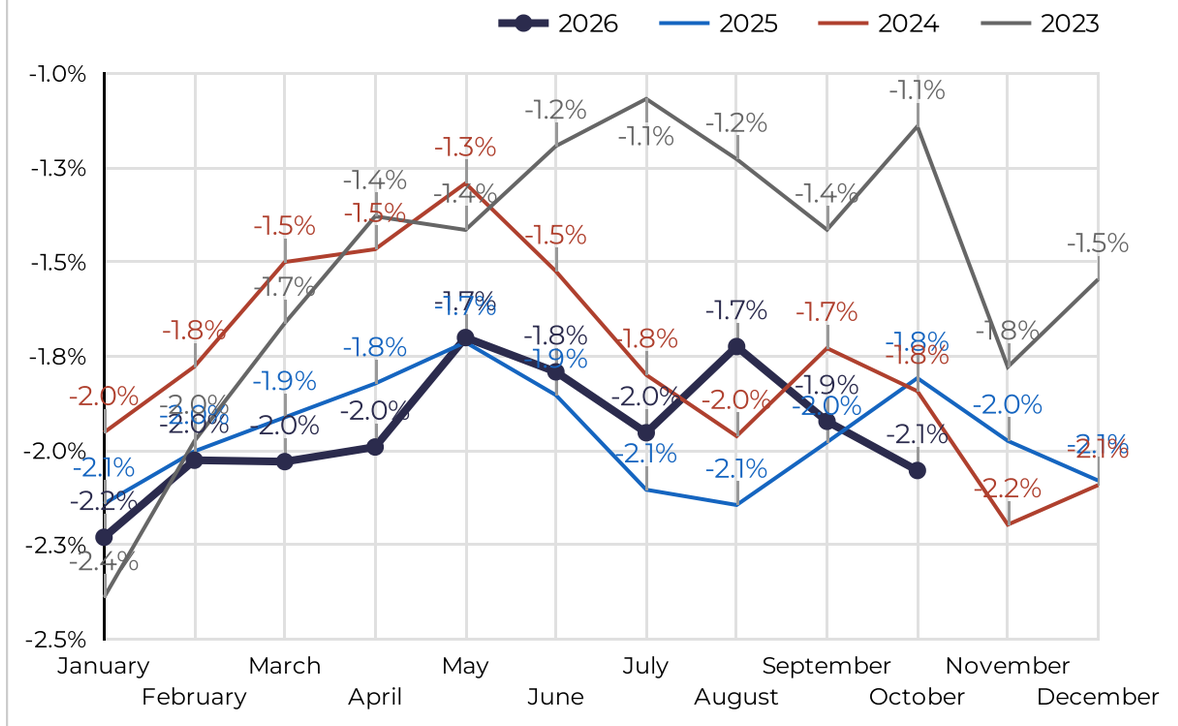
New Listings / Count

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	1,889
August	1,741	1,972	1,914	1,916
September	1,787	2,024	2,147	2,047
October	1,835	2,091	2,242	2,135
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	1,191
February	1,365	1,374	1,355	1,367
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	1,540
June	1,507	1,364	1,360	1,451
July	1,322	1,373	1,321	1,346
August	1,334	1,280	1,326	1,211
September	1,201	1,178	1,307	1,088
October	1,177	1,312	1,214	1,018
November	1,073	1,098	1,080	-
December	978	1,147	1,215	-

% 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: Nov 5, 2026

Oct 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	833	-20.1%	$383.59M	-17.9%	$375,000	$0	$226	$1	35	3	-1.9%	-0.2%
Townhouse	112	13.1%	$33.12M	6.7%	$262,000	$-13,000	$206	$-12	34	5	-2.1%	0.1%
Manufactured Home	50	-3.8%	$11.46M	4.8%	$235,000	$20,000	$155	$6	41	12	-1.2%	-0.5%
Condominium	36	-41.9%	$6.63M	-46.2%	$189,900	$10,000	$200	$-16	76	26	-4.4%	-1.8%
Mobile Home	5	0.0%	$691.5K	3.1%	$125,000	$-25,000	$152	$18	52	26	-8.1%	-1.4%

Total SqFt	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
<999 sqft	68	-23.6%	$12.44M	-24.1%	$180,000	$7,000	$226	$-4	50	11	-3.7%	-1.2%
$1000-1499 sqft	286	-16.9%	$77.89M	-20.3%	$271,563	$-13,437	$210	$-11	34	6	-1.8%	-0.6%
$1500-1999 sqft	321	-21.5%	$116.57M	-22.0%	$340,000	$-11,000	$211	$-0	35	2	-1.9%	-0.1%
2000-2499 sqft	199	-13.9%	$95.46M	-12.0%	$445,000	$8,140	$216	$4	33	6	-1.7%	-0.1%
2500-2999 sqft	84	-23.6%	$52.36M	-22.7%	$570,000	$-12,928	$228	$2	35	-11	-2.3%	0.1%
3000-3999 sqft	64	-4.5%	$57.44M	-9.2%	$737,000	$-123,000	$273	$-3	32	-9	-1.6%	2.0%
4000-4999 sqft	9	12.5%	$11.29M	-17.9%	$1,185,000	$-510,000	$280	$-111	72	47	-7.8%	-2.9%
5000+ sqft	5	66.7%	$12.05M	116.1%	$2,525,000	$1,100,000	$422	$166	151	52	-4.8%	0.1%

Region	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
Northwest	191	1.1%	$104.93M	6.0%	$460,000	$30,000	$252	$4	27	-1	-1.8%	0.3%
Central	95	-36.7%	$29.72M	-42.6%	$286,000	$-19,000	$218	$-4	30	12	-2.3%	-0.1%
North	80	-11.1%	$52.99M	-18.3%	$540,000	$-50,000	$283	$-14	28	-3	-3.5%	-0.3%
East	67	-25.6%	$21.69M	-26.9%	$305,000	$-9,000	$202	$-6	27	-2	-1.6%	-0.8%
Southwest	66	10.0%	$20.54M	13.8%	$310,000	$10,000	$182	$-12	43	6	-1.1%	-0.9%
Upper Southeast	66	-38.3%	$27.24M	-38.5%	$382,000	$-3,000	$202	$-10	54	6	-1.2%	-0.1%
West	54	-20.6%	$23.57M	-13.7%	$373,730	$-11,270	$233	$8	32	-3	-1.8%	-0.0%
Extended West	46	-8.0%	$17.52M	-3.6%	$375,000	$12,500	$194	$1	32	-10	-1.0%	0.7%
Green Valley North	44	-4.3%	$15.16M	-4.6%	$312,000	$-17,000	$182	$-1	26	-31	-0.8%	0.3%
South	41	-30.5%	$11.14M	-32.3%	$275,000	$8,500	$191	$-4	41	5	-2.2%	-1.0%
Upper Northwest	38	-5.0%	$19.84M	-2.9%	$450,000	$-29,000	$245	$4	37	8	-2.4%	0.1%
Green Valley Northwest	35	-25.5%	$7.52M	-36.9%	$207,500	$-21,277	$181	$-8	34	16	-3.0%	-2.1%
Northeast	30	-34.8%	$17.85M	-28.2%	$425,000	$-4,900	$248	$5	40	16	-2.1%	1.0%
Cochise	28	-3.4%	$8.3M	1.4%	$298,500	$34,500	$175	$-5	77	35	-3.1%	-0.9%
Green Valley Northeast	27	-10.0%	$11.07M	-10.4%	$415,000	$70,000	$214	$10	55	30	-2.2%	-0.8%
SCC-Rio Rico East	22	10.0%	$6.67M	24.8%	$285,000	$31,000	$181	$11	27	-5	-2.3%	-0.8%
Southeast	21	-52.3%	$11.21M	-36.8%	$415,000	$30,128	$223	$20	43	0	-1.7%	-1.0%
Green Valley Southwest	19	-17.4%	$6.45M	-30.6%	$329,000	$-46,000	$210	$-12	27	15	-3.5%	-2.7%
Extended Northwest	14	100.0%	$4.26M	106.1%	$319,900	$34,040	$182	$2	85	60	-0.9%	0.3%
Benson/St. David	11	-26.7%	$2.88M	-27.3%	$259,000	$-8,800	$155	$9	96	42	-1.8%	3.5%
Pinal	6	-33.3%	$2.66M	-11.7%	$330,000	$110,877	$213	$47	72	-14	-2.1%	0.7%
Green Valley Southeast	6	-40.0%	$1.39M	-67.9%	$231,000	$-124,000	$201	$-7	43	33	-3.9%	-1.7%
Extended Southwest	5	-	$1.01M	-	$230,000	-	$169	-	23	-	0.1%	-
SCC-Tubac East	5	150.0%	$3.11M	209.1%	$810,000	$334,000	$248	$-26	115	4	-4.7%	-2.4%
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Pima Southwest	2	-	$171K	-	$55,000	-	$77	-	1	-	0.9%	-
SCC-Nogales East	2	100.0%	$315K	125.0%	$140,000	$0	$110	$-84	21	-49	0.0%	0.0%
Graham	2	-50.0%	$507.65K	-58.5%	$202,650	$-107,350	$188	$-20	118	109	1.6%	1.6%
Extended Southeast	1	-	$445K	-	$445,000	-	$179	-	29	-	-2.2%	-
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Santa Cruz	1	0.0%	$535K	78.3%	$535,000	$235,000	$168	$-19	91	-8	-1.7%	7.4%

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

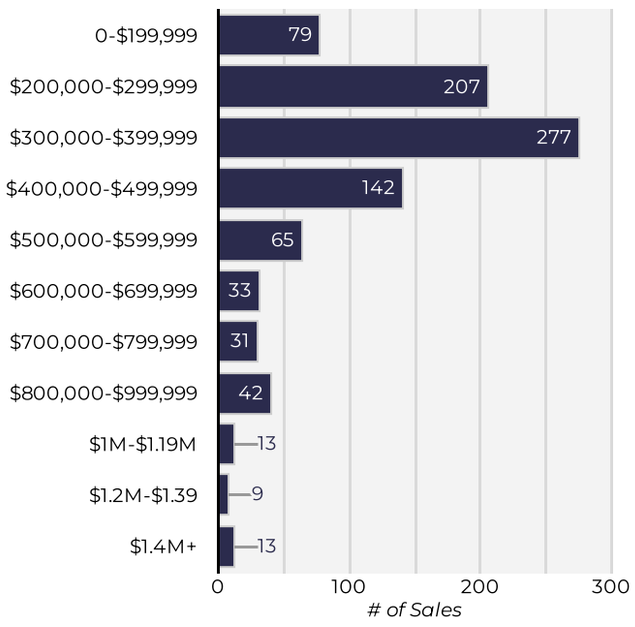
MLS of Southern Arizona®

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: Nov 5, 2026

October 2026



# of Sales
911
-17.8% from previous year

Median Sale Price
$354,900
-0.0% from previous year

Volume
$394,413,398
-15.9% from previous year

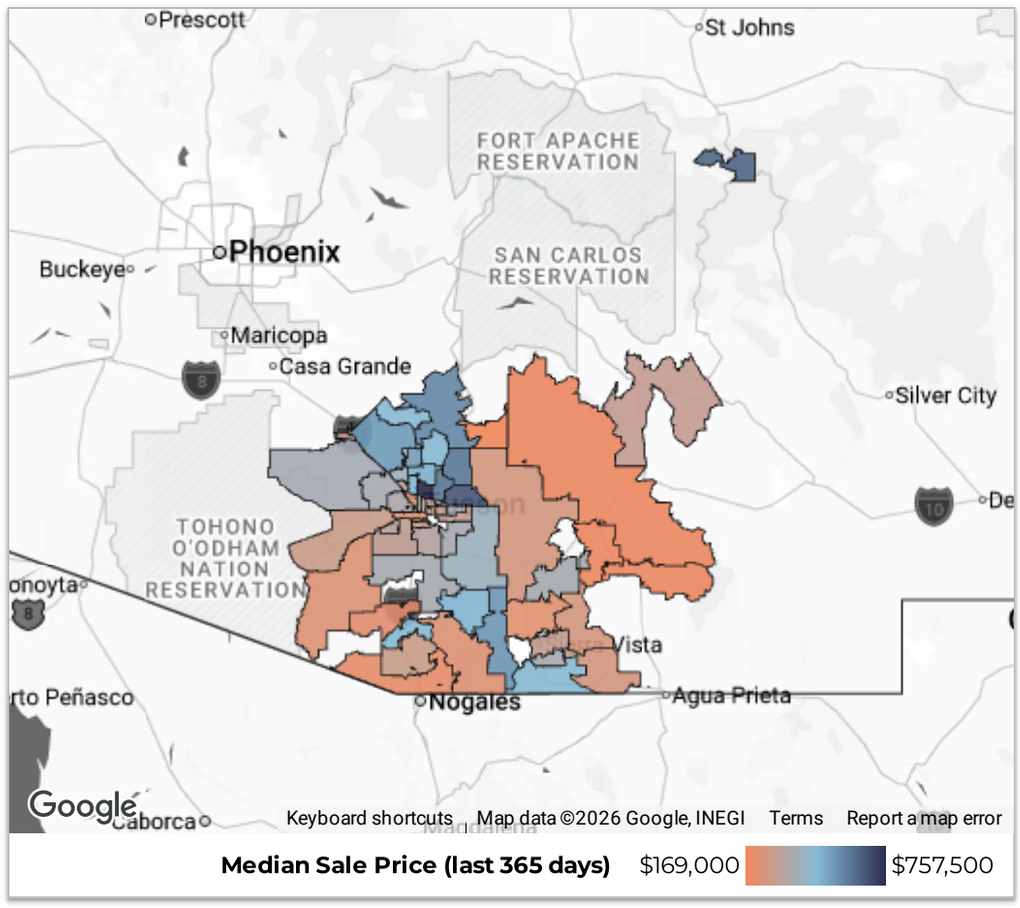
Average Sale Price
$432,946
2.3% from previous year

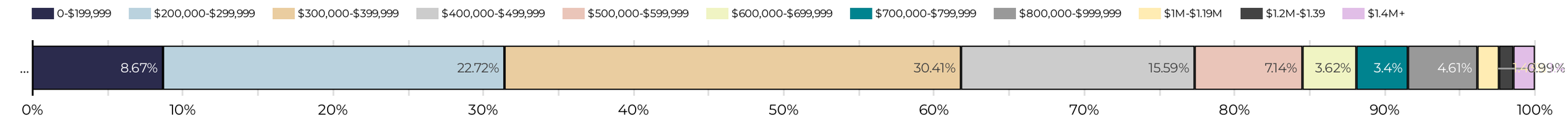
$/sqft
$223
-0.7% from previous year

Median Days on Market
36
3 from previous year

# of New Listings
1,853
-5.8% from previous year

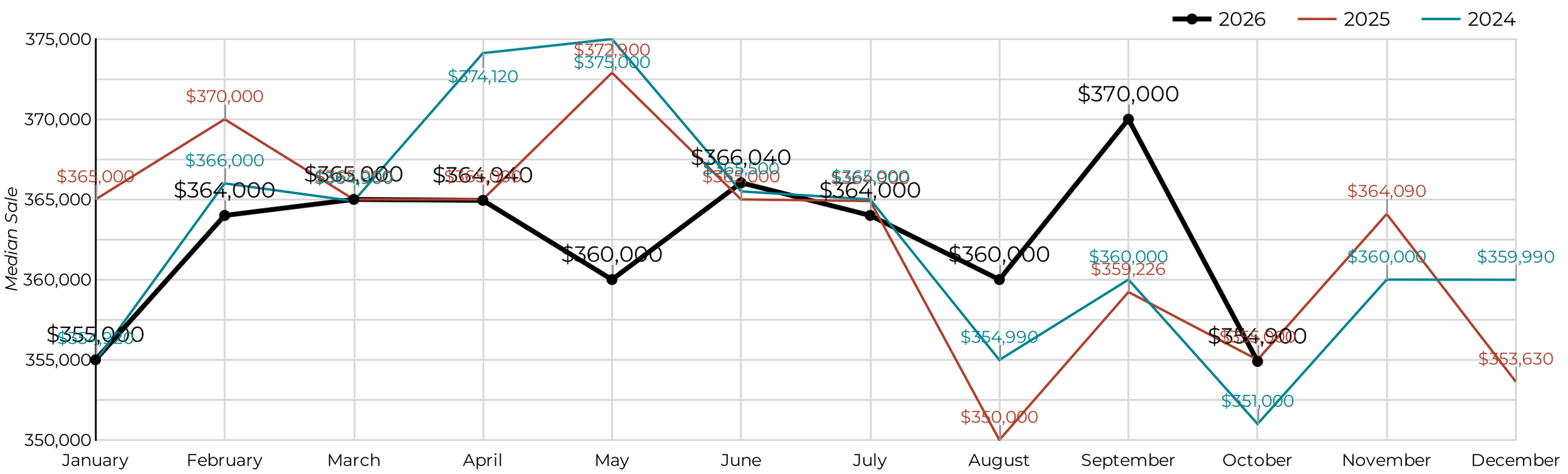
Average % Over Asking
-2.03%
-0.13% from previous year

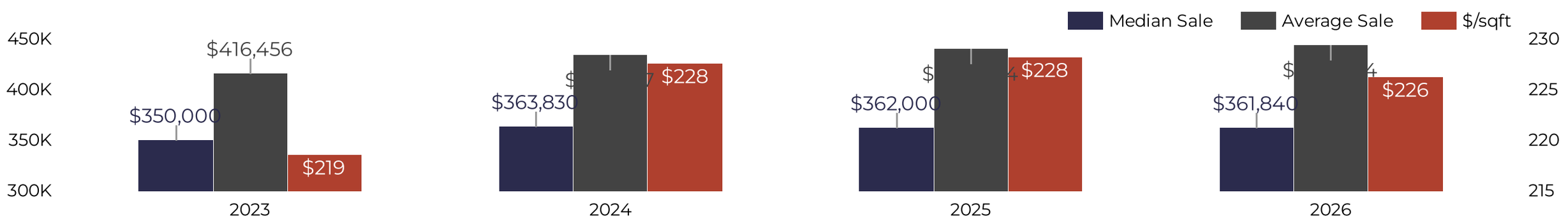




Market Pricing

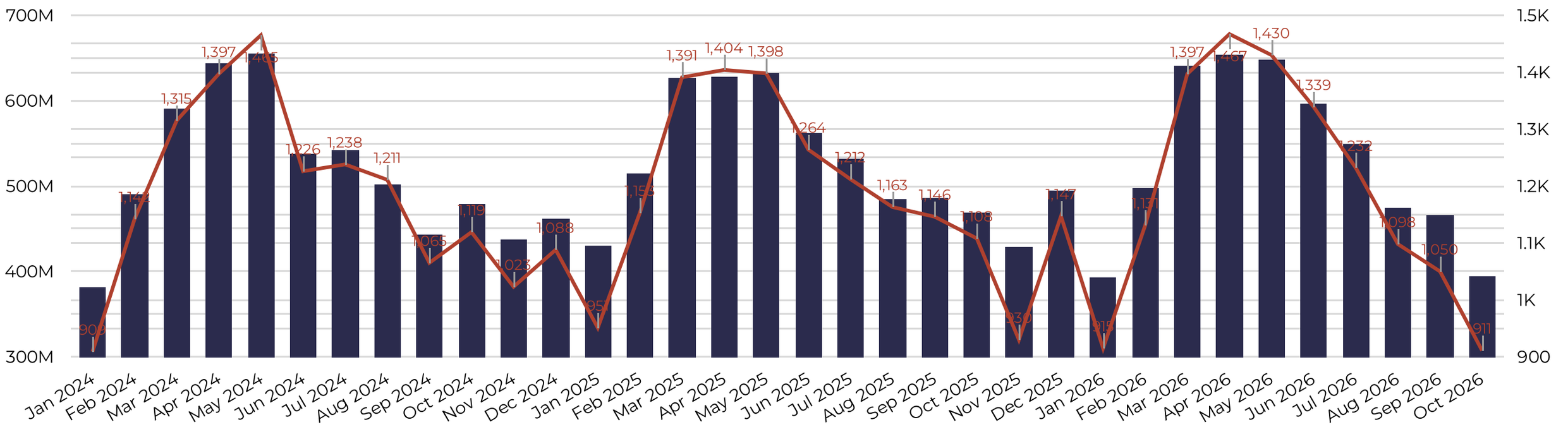
Use this data to see how the cost of real estate has changed in this area over the last 3 years.





Market Activity

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



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

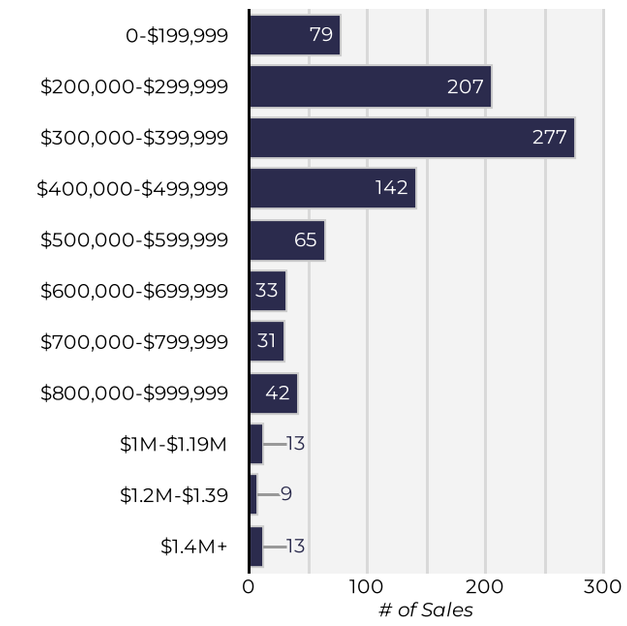
MLS of Southern Arizona®

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: Nov 5, 2026

October
2026



# of Sales
911
-17.8% from previous year

Median Sale Price
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Volume
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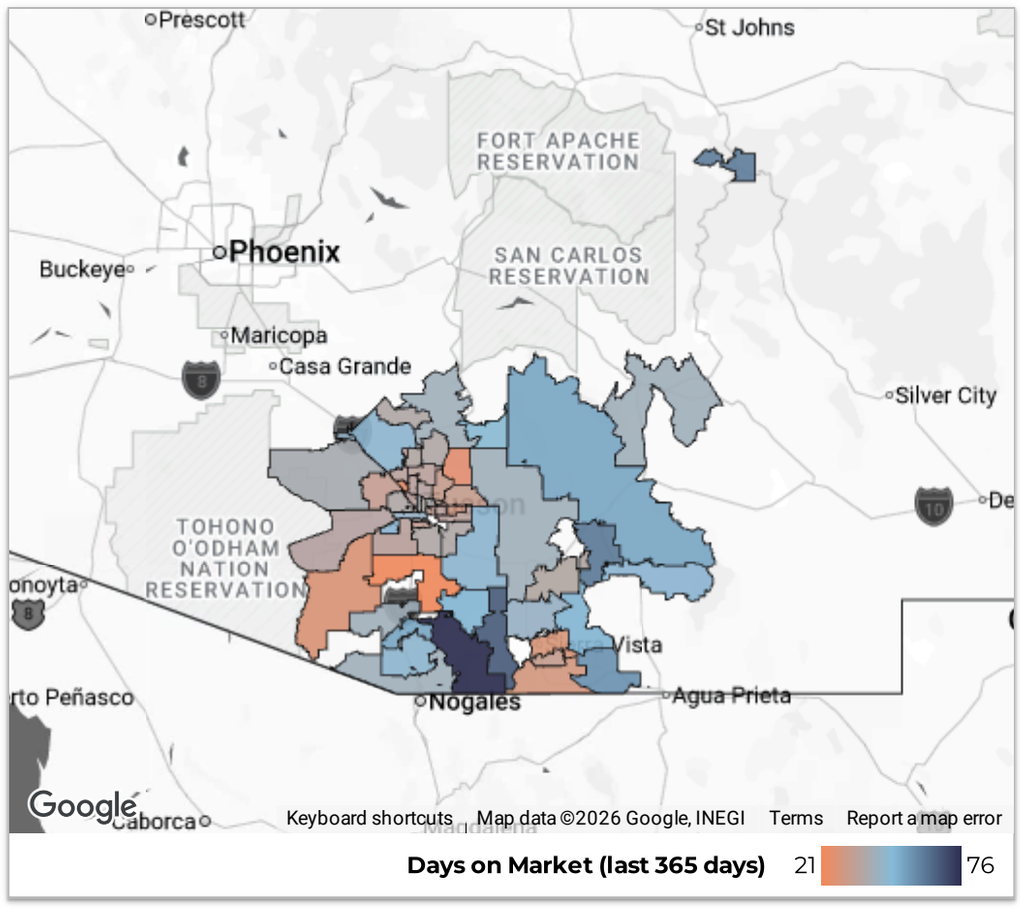
Average Sale Price
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2.3% from previous year

$/sqft
$223
-0.7% from previous year

Median Days on Market
36
3 from previous year

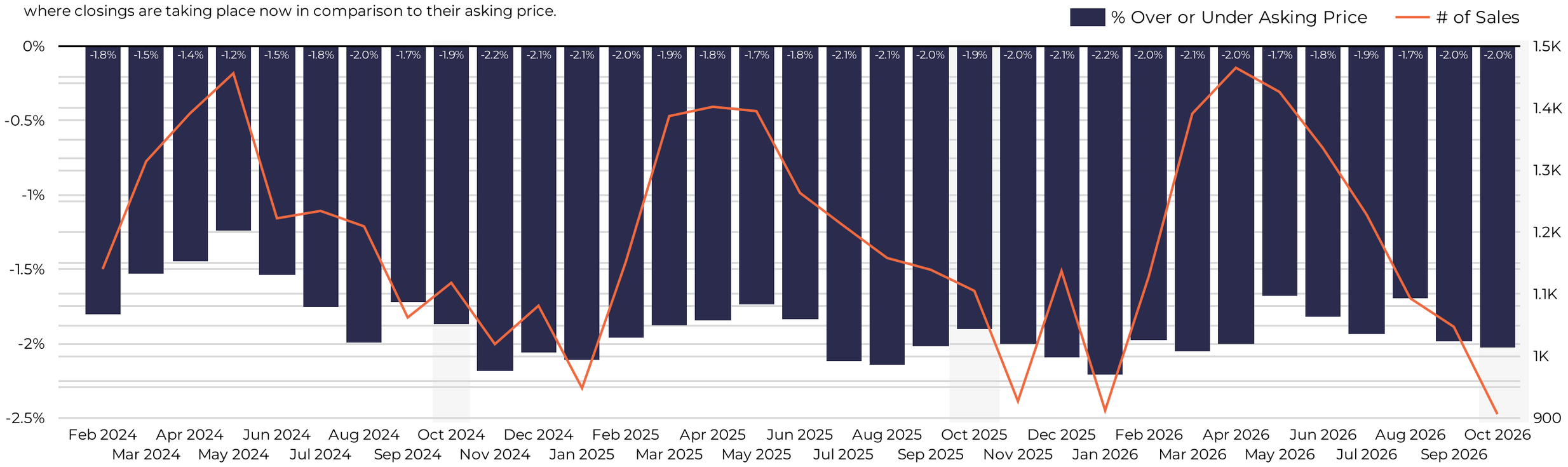
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1,853
-5.8% from previous year

Average % Over Asking
-2.03%
-0.13% from previous year



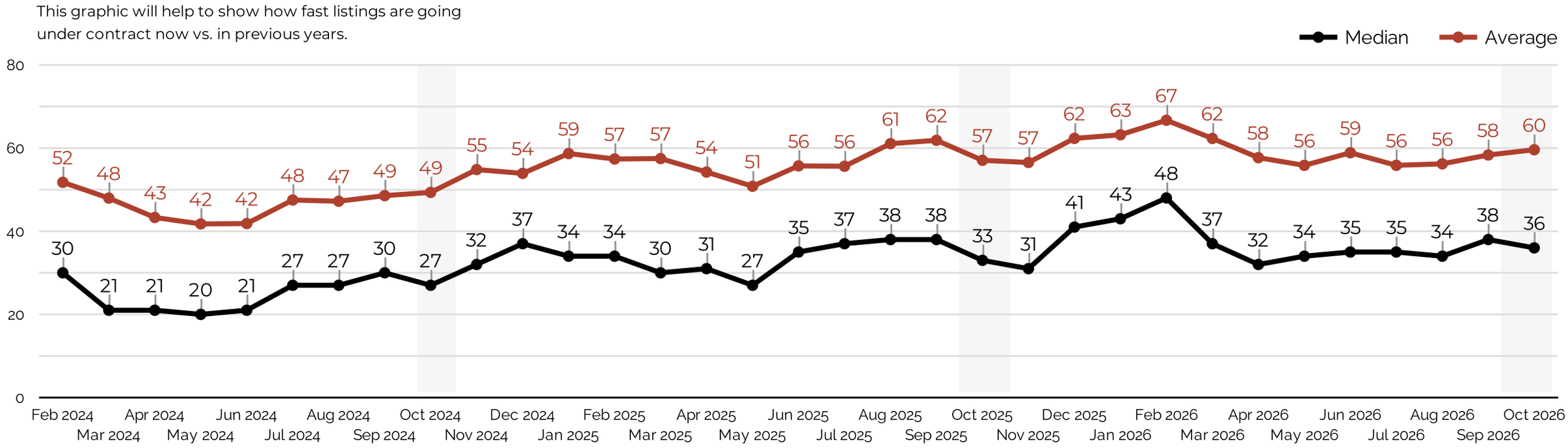
Buyer Demand

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	74	5.7%	39	0	-4.55%	-0.60%
$200,000-$299,999	207	-18.5%	41	5	-1.89%	-0.36%
$300,000-$399,999	277	-25.3%	35	3	-1.31%	-0.08%
$400,000-$499,999	142	-12.9%	37	4	-2.05%	-0.22%
$500,000-$599,999	65	-30.9%	36	-1	-1.97%	0.27%
$600,000-$699,999	33	-34.0%	18	-1	-1.59%	1.32%
$700,000-$799,999	31	-6.1%	35	10	-1.79%	0.56%
$800,000-$999,999	42	16.7%	18	-22	-2.27%	0.77%
$1M-$1.19M	13	62.5%	43	27	-5.31%	0.76%
$1.2M-$1.39	9	28.6%	6	-35	-2.22%	-0.56%
$1.4M+	13	-31.6%	97	72	-2.84%	1.59%

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

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: Nov 5, 2026

October
2026

# of New Listings (Supply)
1,853
-115 from previous year

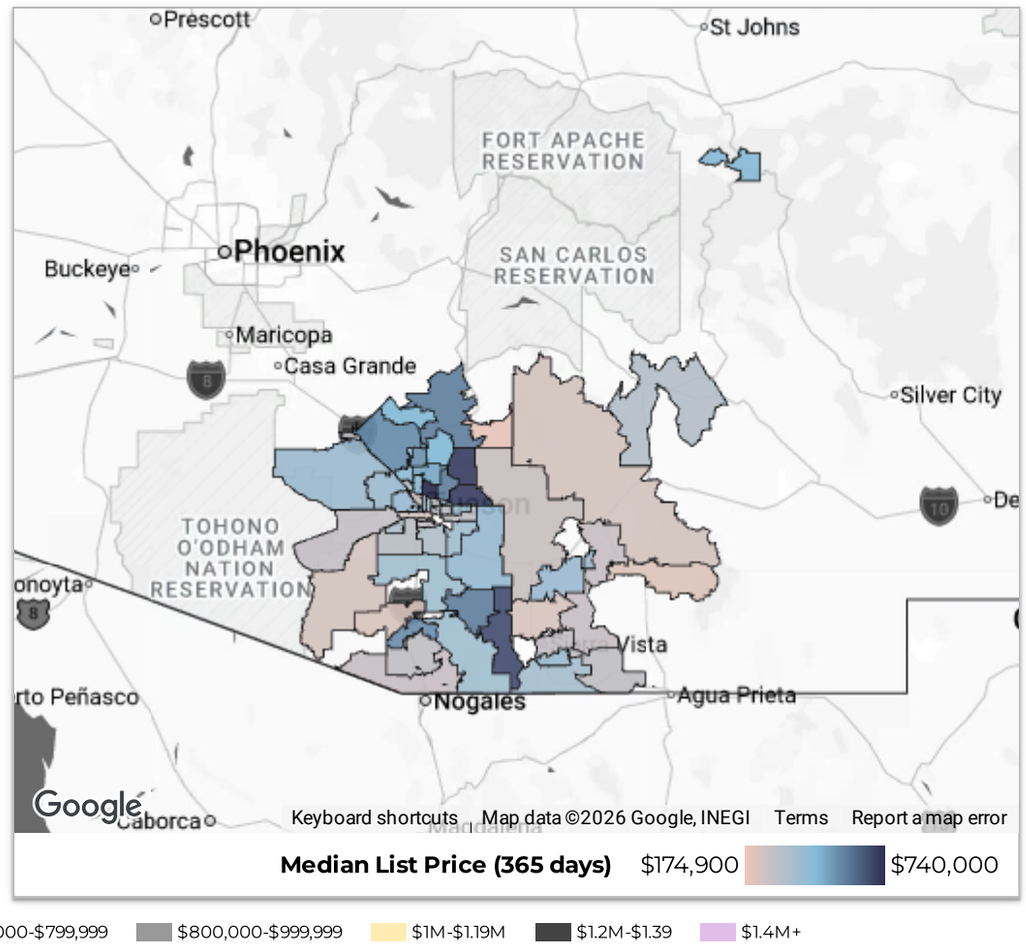
# of New Pendings (Demand)
896
-170 from previous year

Months of Supply
5.70

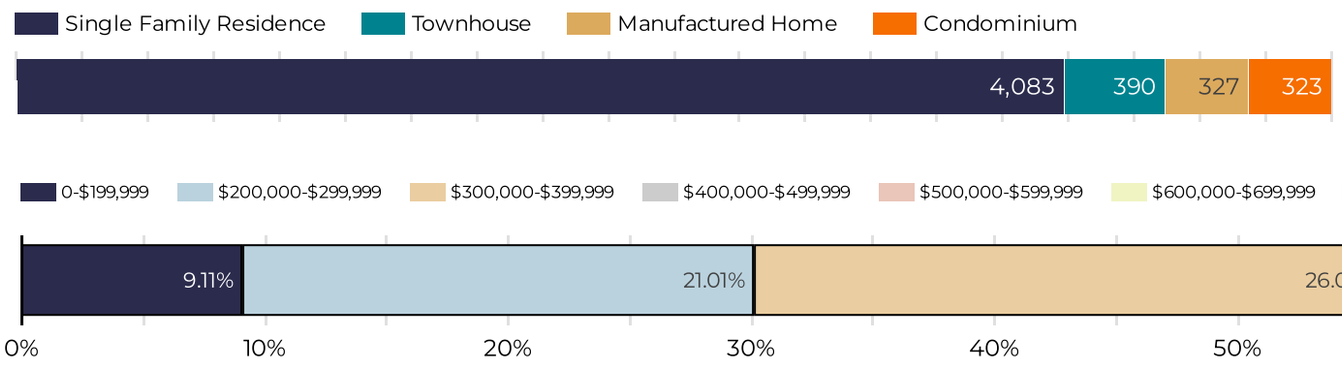
Active Listings
5,193

Pending Listings
495

	Average	#
Single Family Residence	$604,008	4,083
Townhouse	$341,292	390
Manufactured Home	$245,630	327
Condominium	$210,877	323
Mobile Home	$142,121	70
Grand total	**$531,032**	**5,193**



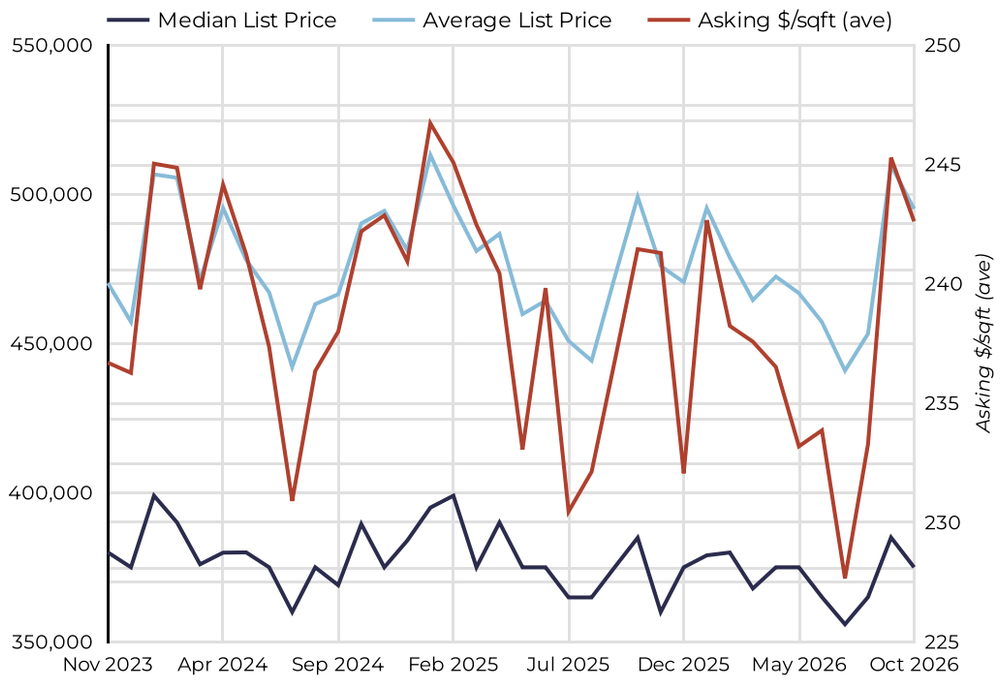
Active Listings



Months of Supply By Price Range

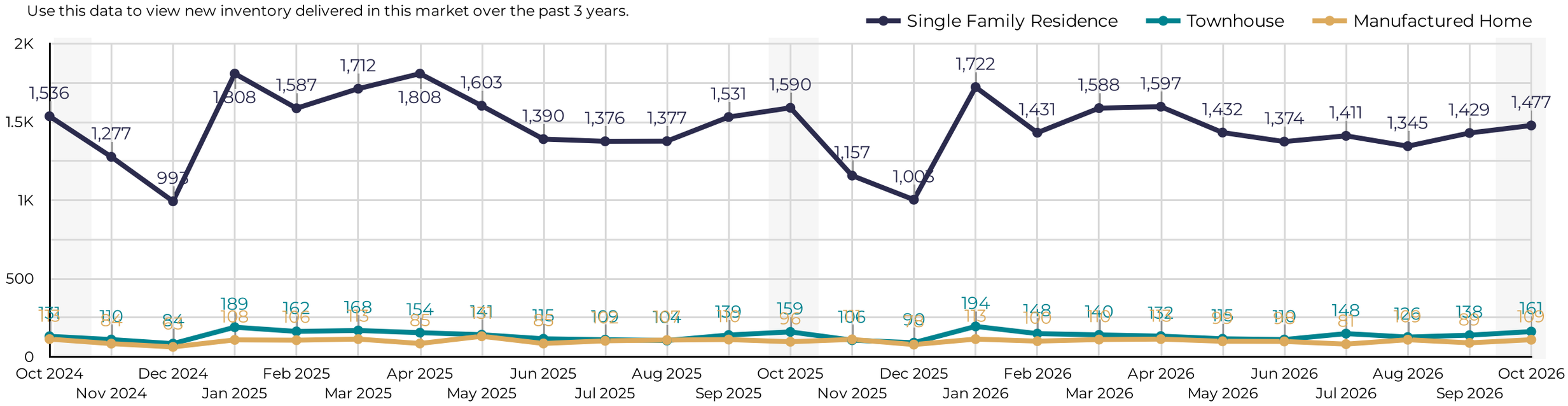
Asking Price	Months of Supply	Active	# of Sales Last Month
0-$199,999	6.57	473	72
$200,000-$299,999	5.32	1,091	205
$300,000-$399,999	4.90	1,352	276
$400,000-$499,999	5.16	769	149
$500,000-$599,999	7.33	440	60
$600,000-$699,999	7.05	296	42
$700,000-$799,999	5.83	169	29
$800,000-$999,999	5.41	222	41
$1M-$1.19M	5.38	70	13
$1.2M-$1.39	7.90	79	10
$1.4M+	16.57	232	14
Grand total	**5.70**	**5,193**	**911**

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.

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

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: Nov 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	1,131
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	1,339
July	1,154	1,238	1,212	1,232
August	1,240	1,211	1,163	1,098
September	1,060	1,065	1,146	1,050
October	1,069	1,119	1,108	911
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	$366,040
July	$360,000	$365,000	$364,900	$364,000
August	$359,990	$354,990	$350,000	$360,000
September	$355,000	$360,000	$359,226	$370,000
October	$352,490	$351,000	$355,000	$354,900
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	35
August	13	27	38	34
September	15	30	38	38
October	17	27	33	36
November	17	32	31	-
December	26	37	41	-

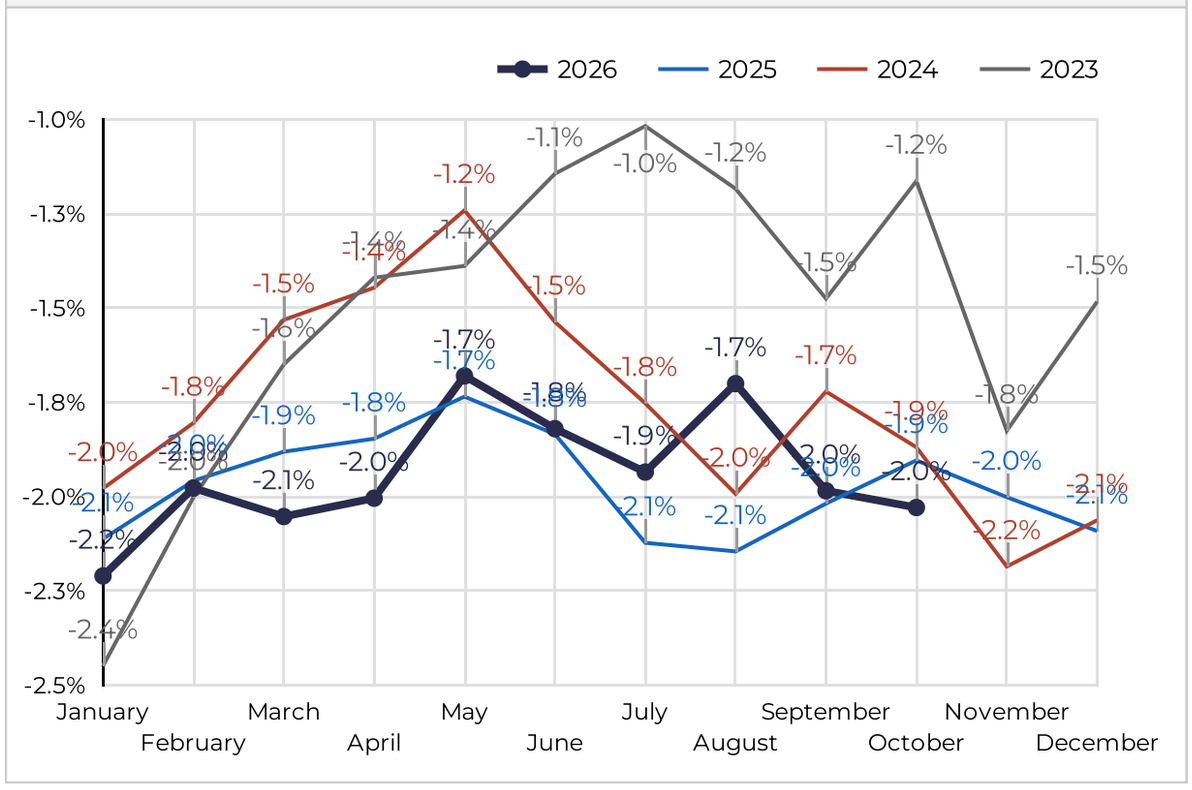
New Listings / Count

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	1,727
August	1,550	1,767	1,712	1,697
September	1,584	1,783	1,881	1,758
October	1,616	1,867	1,968	1,853
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	1,033
February	1,223	1,201	1,209	1,206
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	1,370
June	1,322	1,218	1,221	1,285
July	1,153	1,222	1,170	1,219
August	1,182	1,155	1,173	1,094
September	1,079	1,058	1,154	951
October	1,048	1,160	1,066	896
November	937	986	924	-
December	859	1,006	1,095	-

% Closed Over or Under Asking / Average



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

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: Nov 5, 2026

Oct 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	746	-19.9%	$351.84M	-16.9%	$375,000	$0	$230	$1	35	2	-2.0%	-0.2%
Townhouse	81	9.5%	$25.15M	4.5%	$271,563	$-8,437	$211	$-14	36	3	-1.9%	0.6%
Manufactured Home	49	8.9%	$11.27M	17.1%	$235,000	$400	$155	$5	41	10	-1.1%	-0.1%
Condominium	26	-48.0%	$5.34M	-50.5%	$205,000	$-20,000	$205	$-15	76	25	-4.3%	-1.1%
Mobile Home	3	-40.0%	$297.5K	-55.6%	$117,500	$-32,500	$158	$24	131	105	-11.7%	-5.0%

Total SqFt	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
<999 sqft	54	-27.0%	$10.41M	-26.9%	$190,000	$4,000	$231	$-4	49	8	-3.8%	-0.6%
$1000-1499 sqft	243	-21.6%	$66.93M	-25.0%	$275,900	$-14,000	$213	$-11	36	7	-1.8%	-0.6%
$1500-1999 sqft	279	-20.3%	$102.15M	-20.7%	$340,000	$-15,000	$213	$-0	36	3	-1.9%	-0.1%
2000-2499 sqft	179	-9.6%	$87.11M	-8.8%	$452,500	$7,500	$219	$2	33	2	-1.6%	0.1%
2500-2999 sqft	78	-22.0%	$49.44M	-19.5%	$575,000	$-5,000	$231	$7	35	-5	-2.4%	0.2%
3000-3999 sqft	58	-6.5%	$54.52M	-9.1%	$790,000	$-80,000	$285	$3	32	-8	-1.7%	2.2%
4000-4999 sqft	9	12.5%	$11.29M	-17.9%	$1,185,000	$-510,000	$280	$-111	72	47	-7.8%	-2.9%
5000+ sqft	5	66.7%	$12.05M	116.1%	$2,525,000	$1,100,000	$422	$166	151	52	-4.8%	0.1%

Region	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
Northwest	191	1.1%	$104.93M	6.0%	$460,000	$30,000	$252	$4	27	-1	-1.8%	0.3%
Central	95	-36.7%	$29.72M	-42.6%	$286,000	$-19,000	$218	$-4	30	12	-2.3%	-0.1%
North	80	-11.1%	$52.99M	-18.3%	$540,000	$-50,000	$283	$-14	28	-3	-3.5%	-0.3%
East	67	-25.6%	$21.69M	-26.9%	$305,000	$-9,000	$202	$-6	27	-2	-1.6%	-0.8%
Southwest	66	10.0%	$20.54M	13.8%	$310,000	$10,000	$182	$-12	43	6	-1.1%	-0.9%
Upper Southeast	66	-38.3%	$27.24M	-38.5%	$382,000	$-3,000	$202	$-10	54	6	-1.2%	-0.1%
West	54	-20.6%	$23.57M	-13.7%	$373,730	$-11,270	$233	$8	32	-3	-1.8%	-0.0%
Extended West	46	-8.0%	$17.52M	-3.6%	$375,000	$12,500	$194	$1	32	-10	-1.0%	0.7%
South	41	-30.5%	$11.14M	-32.3%	$275,000	$8,500	$191	$-4	41	5	-2.2%	-1.0%
Upper Northwest	38	-5.0%	$19.84M	-2.9%	$450,000	$-29,000	$245	$4	37	8	-2.4%	0.1%
Northeast	30	-34.8%	$17.85M	-28.2%	$425,000	$-4,900	$248	$5	40	16	-2.1%	1.0%
Cochise	28	-3.4%	$8.3M	1.4%	$298,500	$34,500	$175	$-5	77	35	-3.1%	-0.9%
SCC-Rio Rico East	22	10.0%	$6.67M	24.8%	$285,000	$31,000	$181	$11	27	-5	-2.3%	-0.8%
Southeast	21	-52.3%	$11.21M	-36.8%	$415,000	$30,128	$223	$20	43	0	-1.7%	-1.0%
Extended Northwest	14	100.0%	$4.26M	106.1%	$319,900	$34,040	$182	$2	85	60	-0.9%	0.3%
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Pima Southwest	2	-	$171K	-	$55,000	-	$77	-	1	-	0.9%	-
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SCC-Rio Rico West	1	-75.0%	$360K	-73.2%	$360,000	$61,999	$139	$-59	8	-103	-2.4%	0.6%
Santa Cruz	1	0.0%	$535K	78.3%	$535,000	$235,000	$168	$-19	91	-8	-1.7%	7.4%
SCC-Tumacacori-Carm...	1	-	$365K	-	$365,000	-	$251	-	134	-	-1.1%	-

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

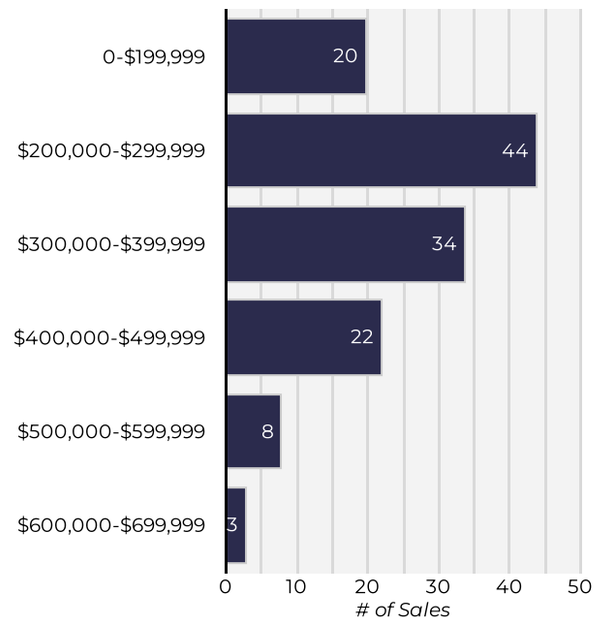
MLS of Southern Arizona®

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: Nov 5, 2026

October 2026



# of Sales
131
-16.0% from previous year

Median Sale Price
$309,990
-4.6% from previous year

Volume
$41,602,498
-22.7% from previous year

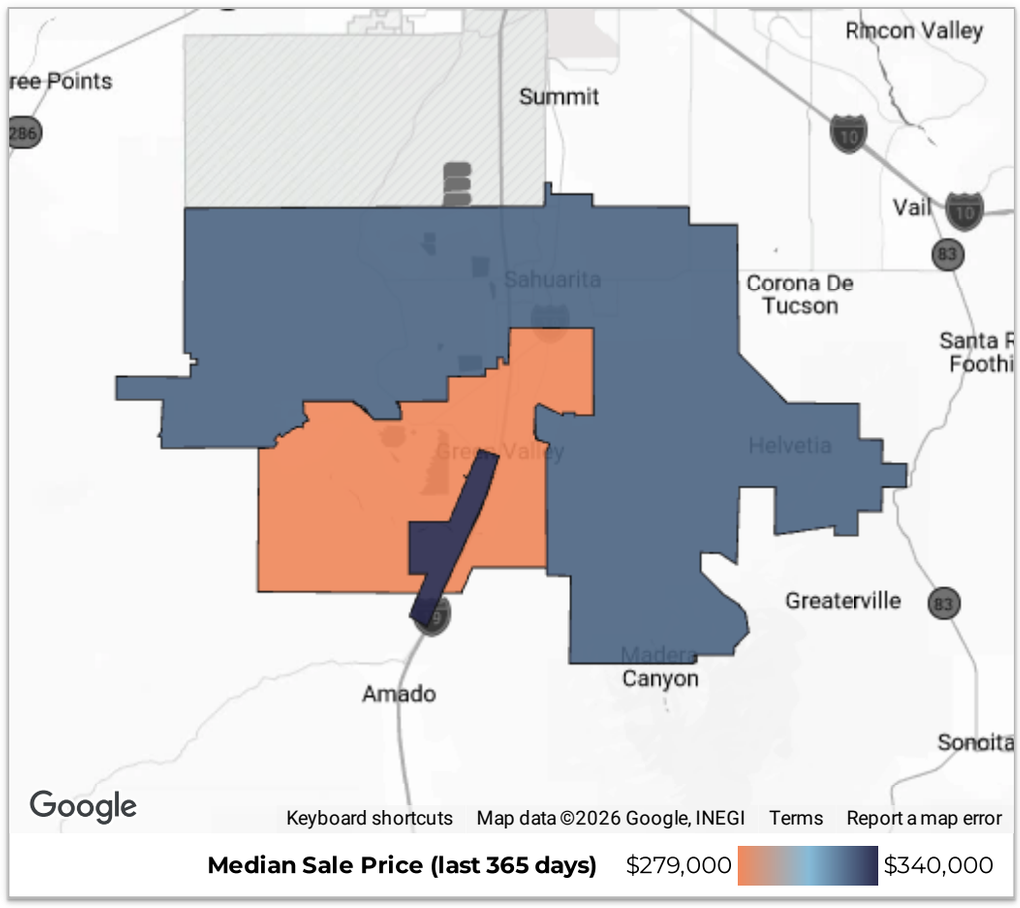
Average Sale Price
$317,576
-7.9% from previous year

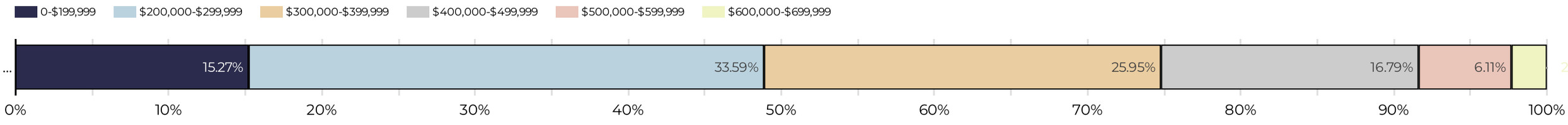
$/sqft
$193
-1.5% from previous year

Median Days on Market
31
3 from previous year

# of New Listings
282
2.9% from previous year

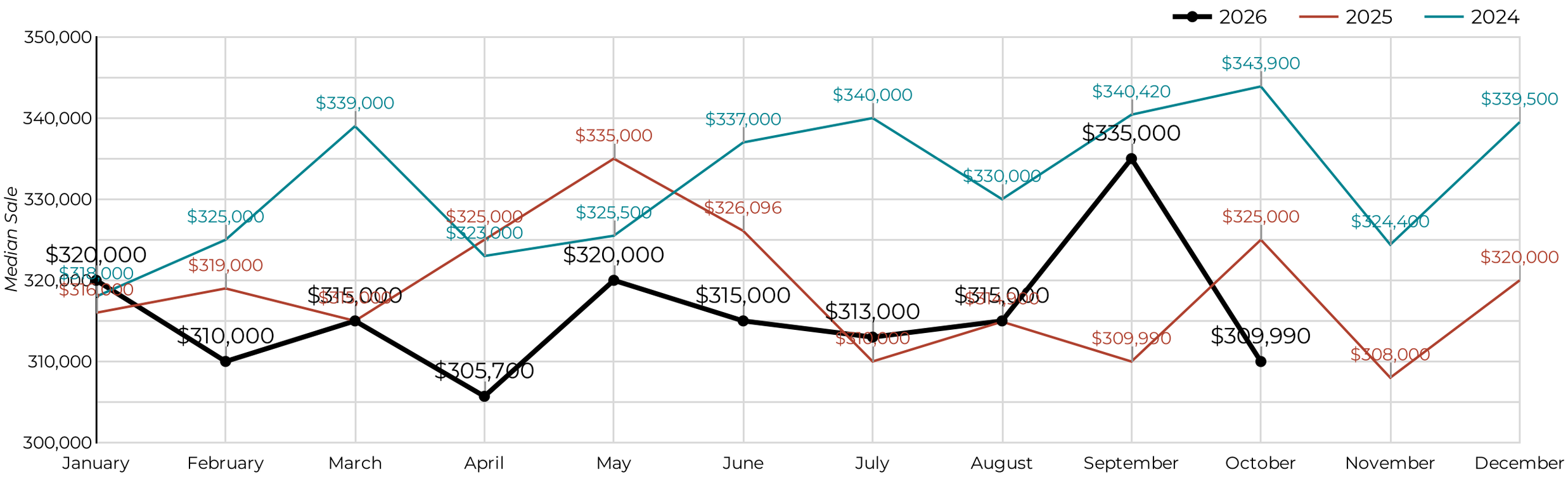
Average % Over Asking
-2.22%
-1.09% from previous year

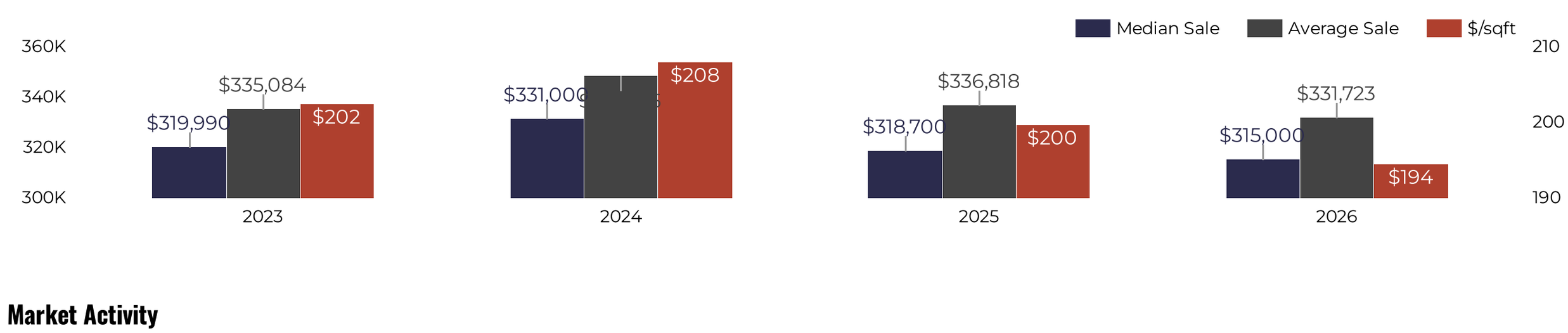




Market Pricing

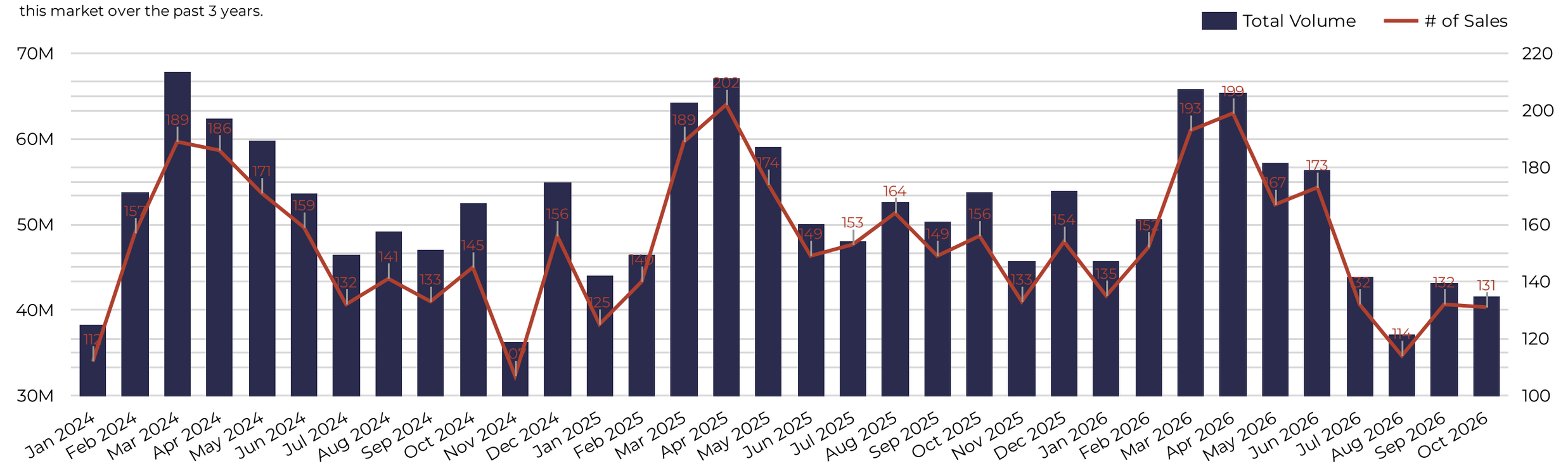
Use this data to see how the cost of real estate has changed in this area over the last 3 years.





Market Activity

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



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

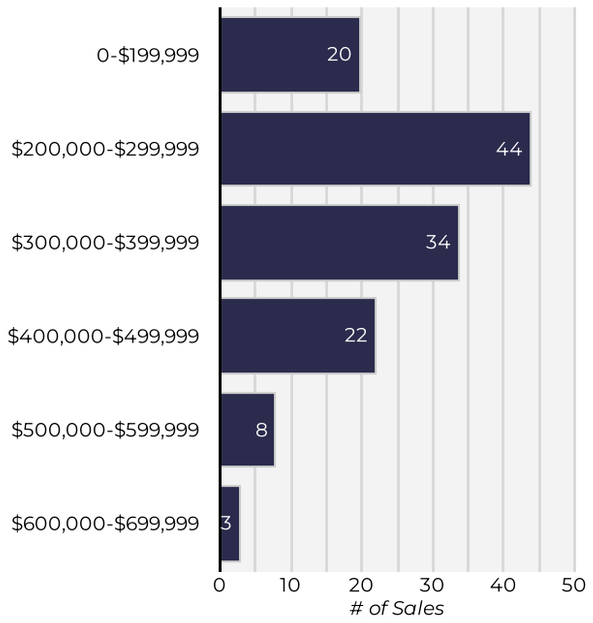
MLS of Southern Arizona®

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: Nov 5, 2026

October 2026



# of Sales
131
-16.0% from previous year

Median Sale Price
$309,990
-4.6% from previous year

Volume
$41,602,498
-22.7% from previous year

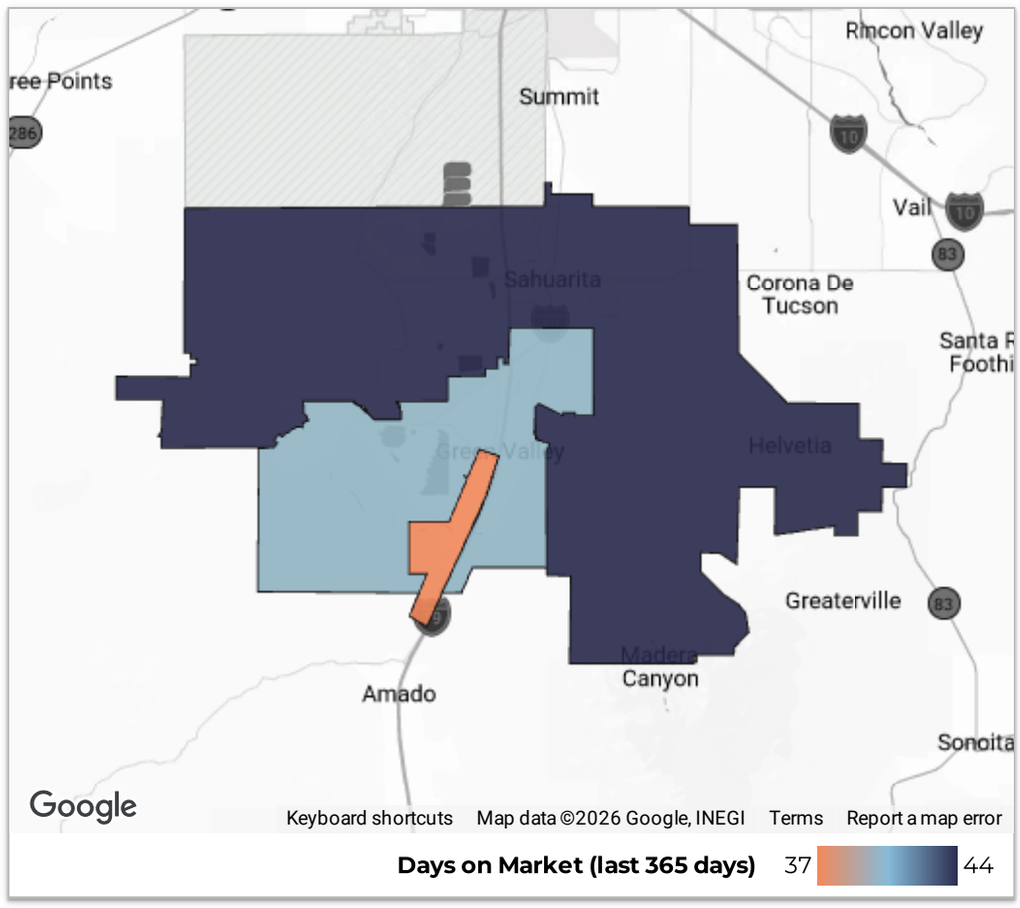
Average Sale Price
$317,576
-7.9% from previous year

$/sqft
$193
-1.5% from previous year

Median Days on Market
31
3 from previous year

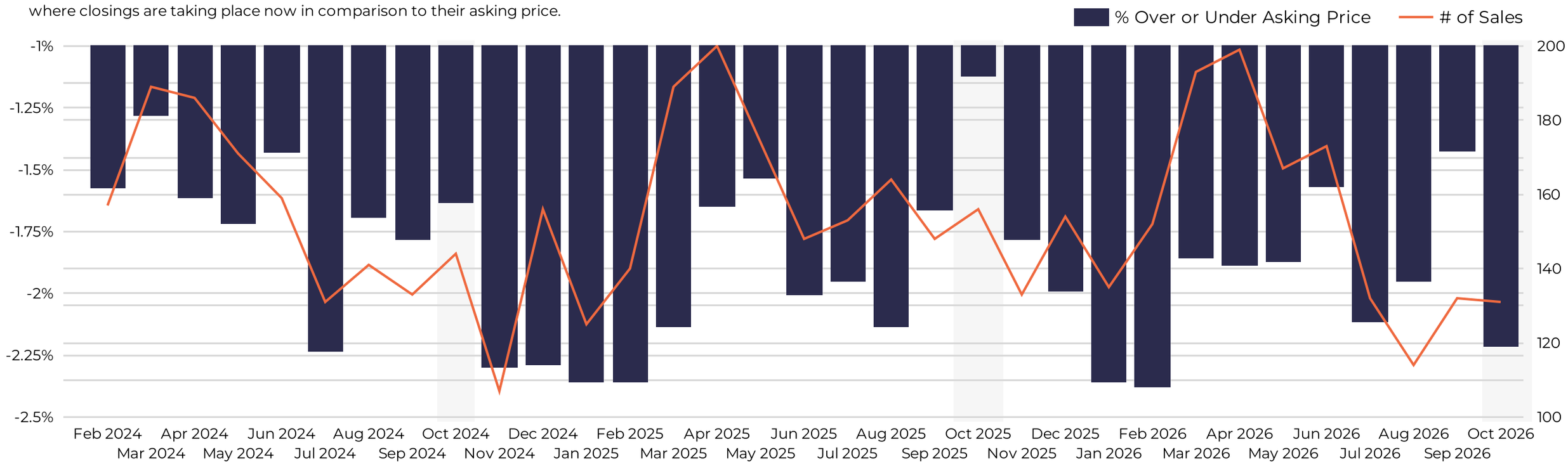
# of New Listings
282
2.9% from previous year

Average % Over Asking
-2.22%
-1.09% from previous year



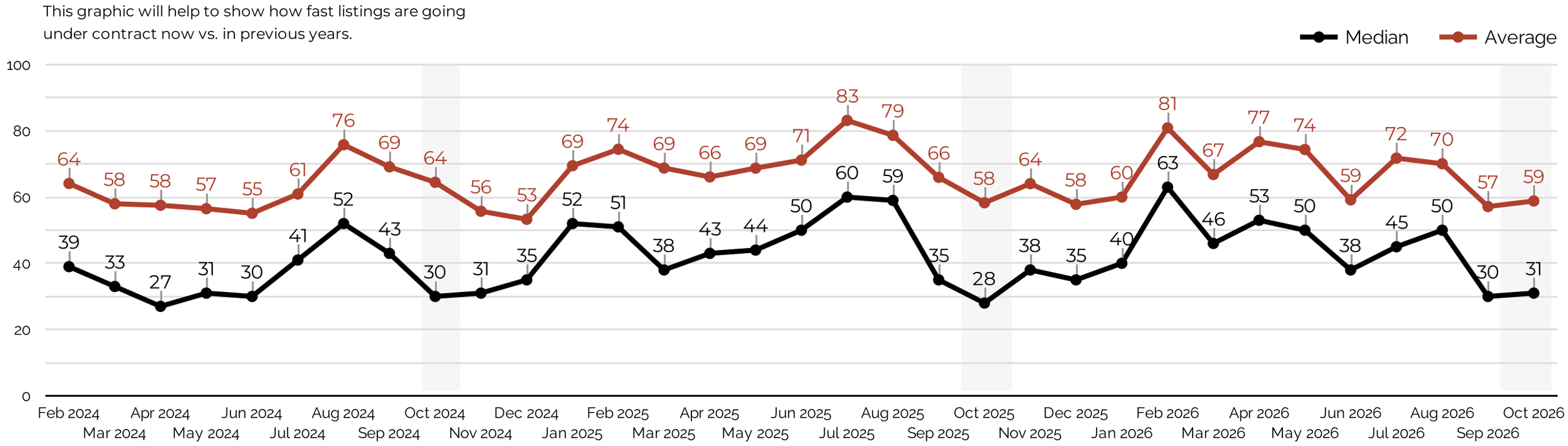
Buyer Demand

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	20	-9.1%	52	28	-4.05%	-3.33%
$200,000-$299,999	44	18.9%	27	14	-2.09%	-1.08%
$300,000-$399,999	34	-41.4%	24	-8	-1.60%	-0.15%
$400,000-$499,999	22	0.0%	29	-2	-1.72%	-0.94%
$500,000-$599,999	8	-20.0%	28	21	-2.16%	-0.65%
$600,000-$699,999	3	0.0%	12	-50	-2.61%	0.88%

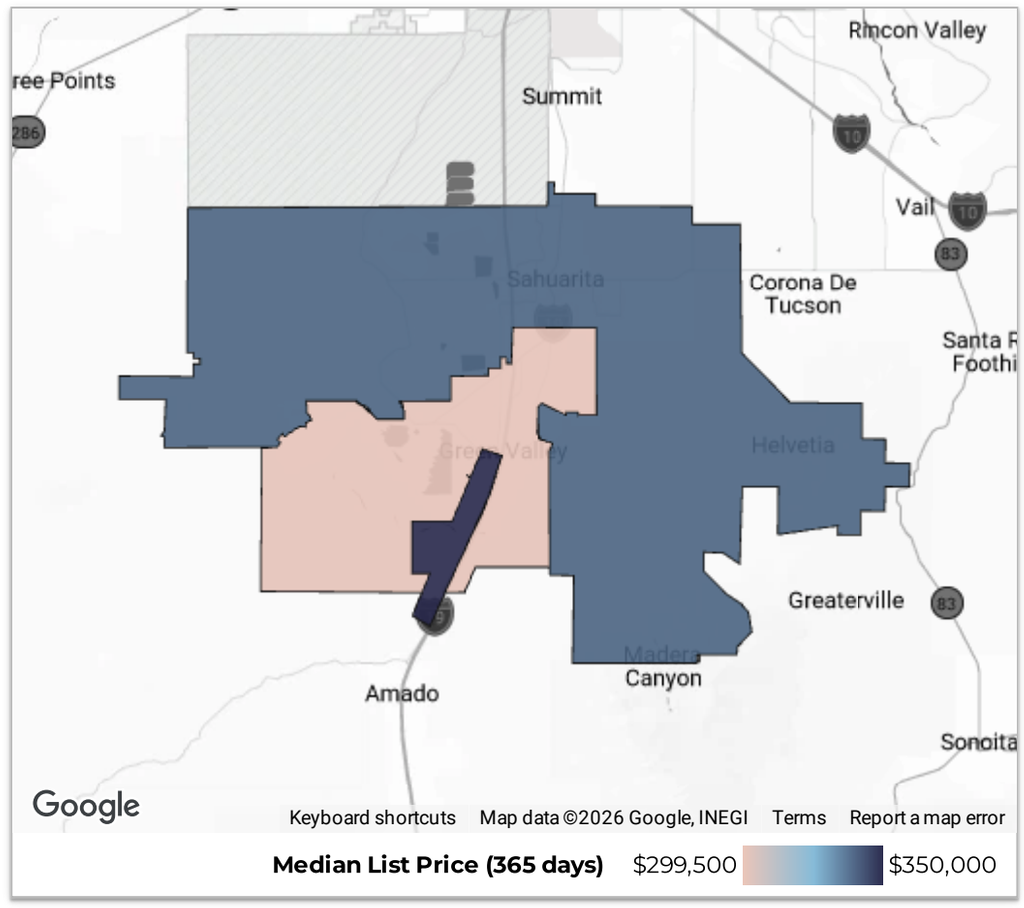
All data from MLSSAZ,.. Updated as of: Nov 5, 2026

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: Nov 5, 2026



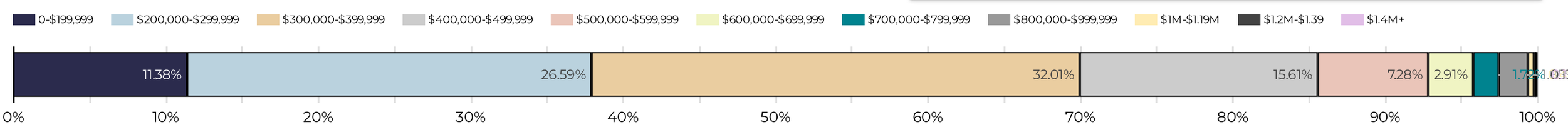
October 2026

# of New Listings (Supply)	282
	8 from previous year
# of New Pendings (Demand)	122
	-26 from previous year
Months of Supply	5.77
Active Listings	756
Pending Listings	51

	Average	#
Single Family Residence	$421,910	550
Townhouse	$266,335	137
Condominium	$120,184	47
Manufactured Home	$205,2...	19
Mobile Home	$138,333	3
Grand total	**$368,3...**	**756**

Active Listings

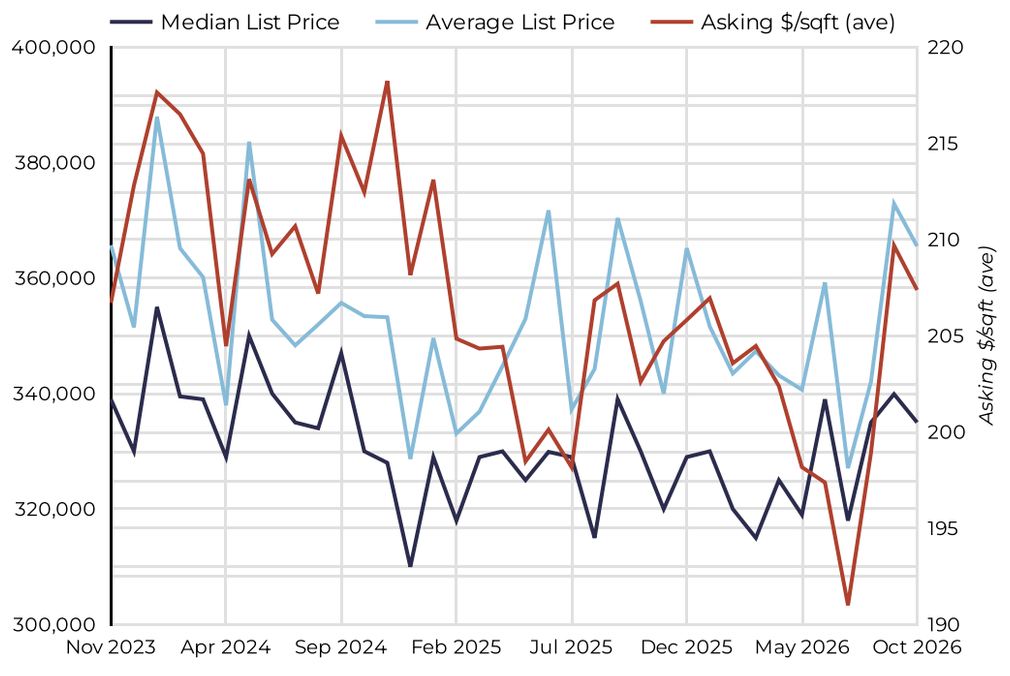




Months of Supply By Price Range

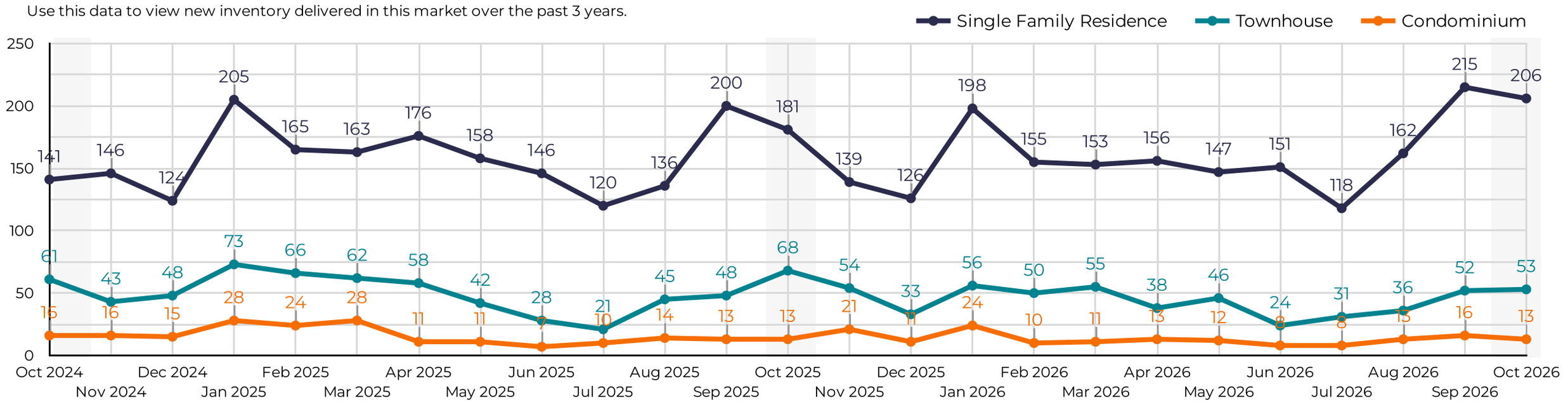
Asking Price	Months of Supply	Active	# of Sales Last Month
0-$199,999	4.30	86	20
$200,000-$299,999	4.79	201	42
$300,000-$399,999	6.72	242	36
$400,000-$499,999	5.36	118	22
$500,000-$599,999	6.88	55	8
$600,000-$699,999	7.33	22	3
Grand total	**5.53**	**724**	**131**

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.

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

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: Nov 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	152
March	195	189	189	193
April	222	186	202	199
May	182	171	174	167
June	200	159	149	173
July	171	132	153	132
August	157	141	164	114
September	135	133	149	132
October	129	145	156	131
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	$315,000
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	$315,000
September	$319,900	$340,420	$309,990	$335,000
October	$335,000	$343,900	$325,000	$309,990
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	46
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	30
October	14	30	28	31
November	24	31	38	-
December	26	35	35	-

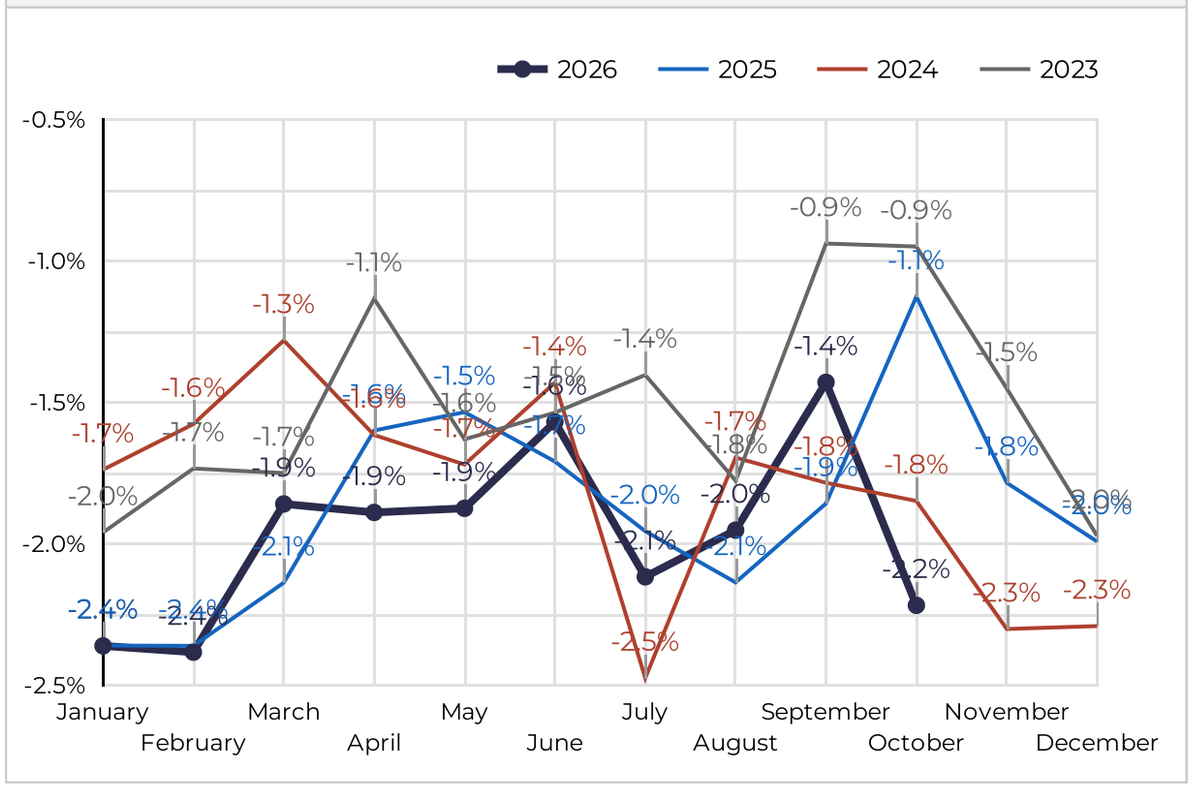
New Listings / Count

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	219
September	203	241	266	289
October	219	224	274	282
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	161
March	218	164	211	205
April	196	201	185	177
May	195	152	184	170
June	185	146	139	166
July	169	151	151	127
August	152	125	153	117
September	122	120	153	137
October	129	152	148	122
November	136	112	156	-
December	119	141	120	-

% Closed Over or Under Asking / Average



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

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: Nov 5, 2026

Oct 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	87	-22.3%	$31.76M	-27.8%	$337,000	$-21,940	$195	$-4	26	-6	-1.8%	-0.4%
Townhouse	31	24.0%	$7.96M	14.5%	$240,000	$-24,900	$195	$-3	29	19	-2.6%	-1.3%
Condominium	10	-16.7%	$1.29M	-15.9%	$115,000	$-12,500	$185	$-9	73	59	-4.7%	-4.6%
Mobile Home	2	-	$394K	-	$189,000	-	$142	-	20	-	-2.7%	-
Manufactured Home	1	-85.7%	$195K	-85.1%	$195,000	$15,100	$156	$13	43	29	-2.5%	-4.3%

Total SqFt	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
<999 sqft	14	-6.7%	$2.03M	-5.9%	$141,500	$1,600	$204	$1	94	80	-3.2%	-4.1%
$1000-1499 sqft	43	26.5%	$10.97M	29.6%	$255,000	$4,900	$193	$3	26	13	-1.9%	-0.8%
$1500-1999 sqft	42	-28.8%	$14.42M	-29.8%	$315,000	$-25,000	$199	$-0	28	-4	-2.4%	-0.5%
2000-2499 sqft	20	-39.4%	$8.35M	-35.9%	$405,000	$25,510	$190	$10	19	-2	-2.3%	-1.6%
2500-2999 sqft	6	-40.0%	$2.91M	-54.0%	$430,000	$-111,960	$181	$-57	12	-50	-1.3%	-0.5%
3000-3999 sqft	6	20.0%	$2.92M	-10.9%	$459,000	$-93,000	$154	$-50	48	-9	-1.4%	+0.0%...

Region	**# of Sales**	**% Δ**	**Volume**	**% Δ**	**Median Sale**	**Δ**	**$/sqft**	**Δ**	**Median DOM**	**Δ**	**% Over**	**Δ**
Green Valley North	44	-4.3%	$15.16M	-4.6%	$312,000	$-17,000	$182	$-1	26	-31	-0.8%	0.3%
Green Valley Northwest	35	-25.5%	$7.52M	-36.9%	$207,500	$-21,277	$181	$-8	34	16	-3.0%	-2.1%
Green Valley Northeast	27	-10.0%	$11.07M	-10.4%	$415,000	$70,000	$214	$10	55	30	-2.2%	-0.8%
Green Valley Southwest	19	-17.4%	$6.45M	-30.6%	$329,000	$-46,000	$210	$-12	27	15	-3.5%	-2.7%
Green Valley Southeast	6	-40.0%	$1.39M	-67.9%	$231,000	$-124,000	$201	$-7	43	33	-3.9%	-1.7%

All data from MLSSAZ,.. Updated as of: Nov 5, 2026