

MLSSAZ Monthly Market Report

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



Jun 2024

Quick Stats Jun 2024

of Sales

1,285

↓ -20.0% from previous month

Median Sale Price

\$363,500

↓ -1.76% from previous month

Average Sale Price

\$430,837

↓ -1.35% from previous month

Median DOM

21

0 from previous month

% Over

-1.57%

↓ -0.21% from previous month

of New Listings

1,867

↓ -16.2% from previous month

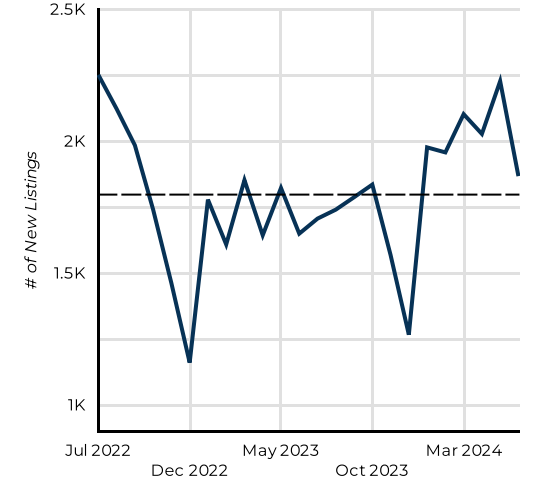
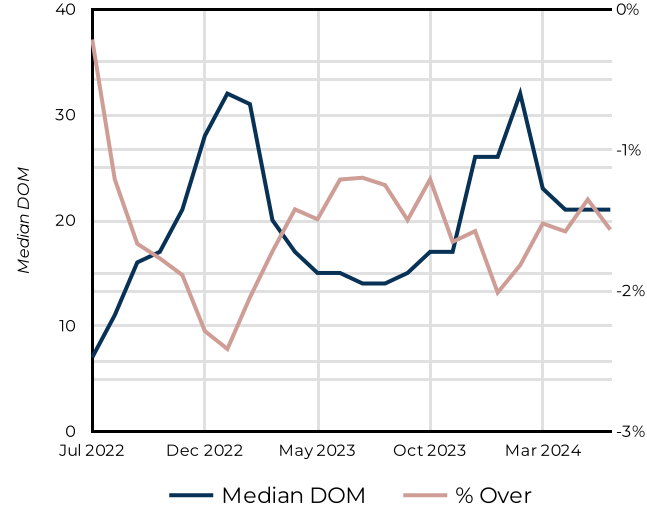
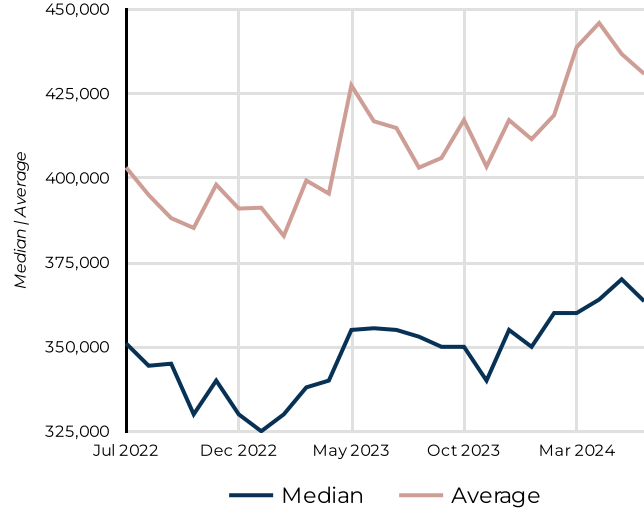
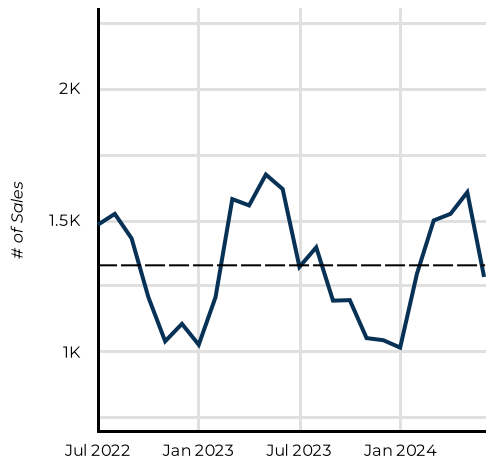


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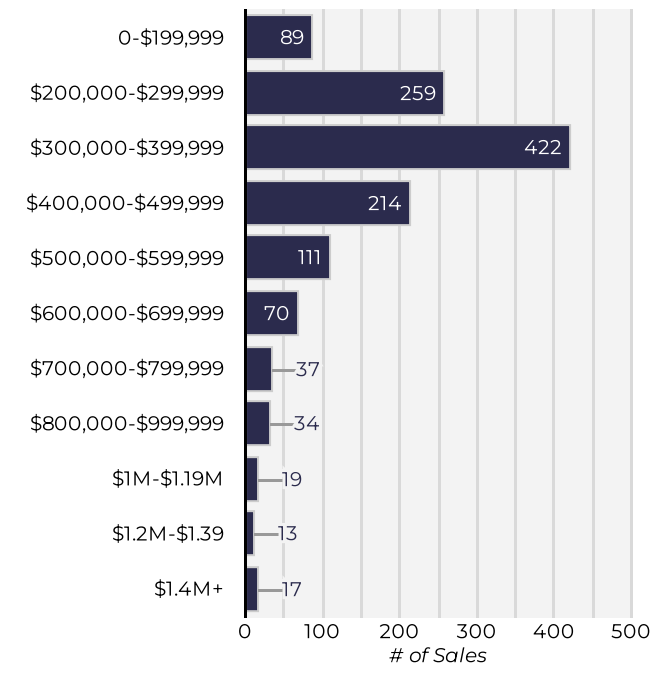
Market Activity - Market Pricing - Buyer Demand - Inventory

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

Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Jul 2, 2024

June 2024



of Sales: **1,285** (-20.6% from previous year)

Median Sale Price: **\$363,500** (2.3% from previous year)

Volume: **\$553,625,834** (-17.9% from previous year)

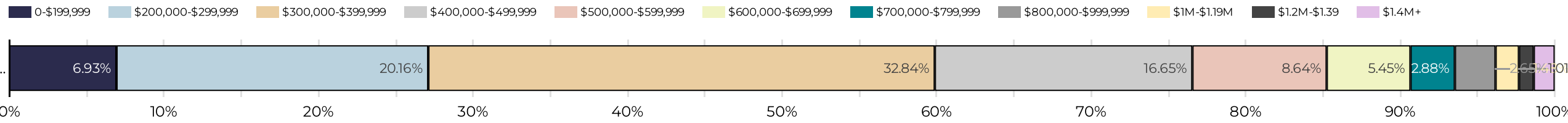
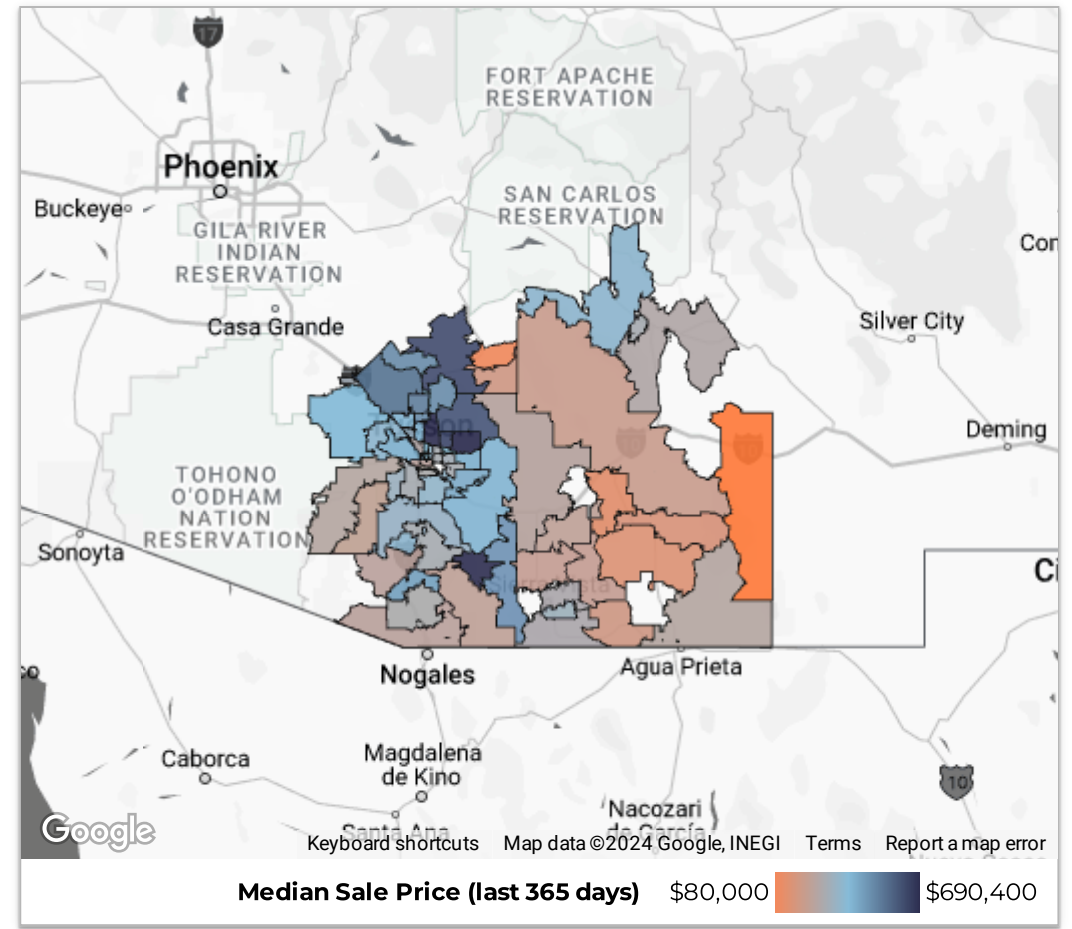
Average Sale Price: **\$430,837** (3.4% from previous year)

\$/sqft: **\$227** (5.3% from previous year)

Median Days on Market: **21** (6 from previous year)

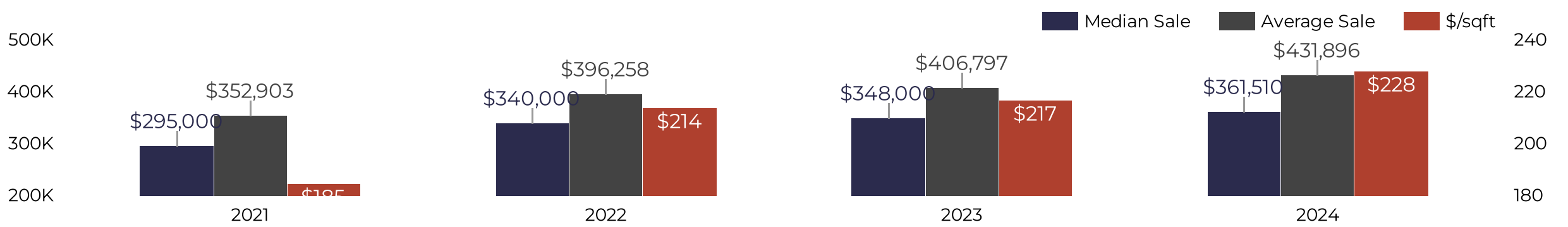
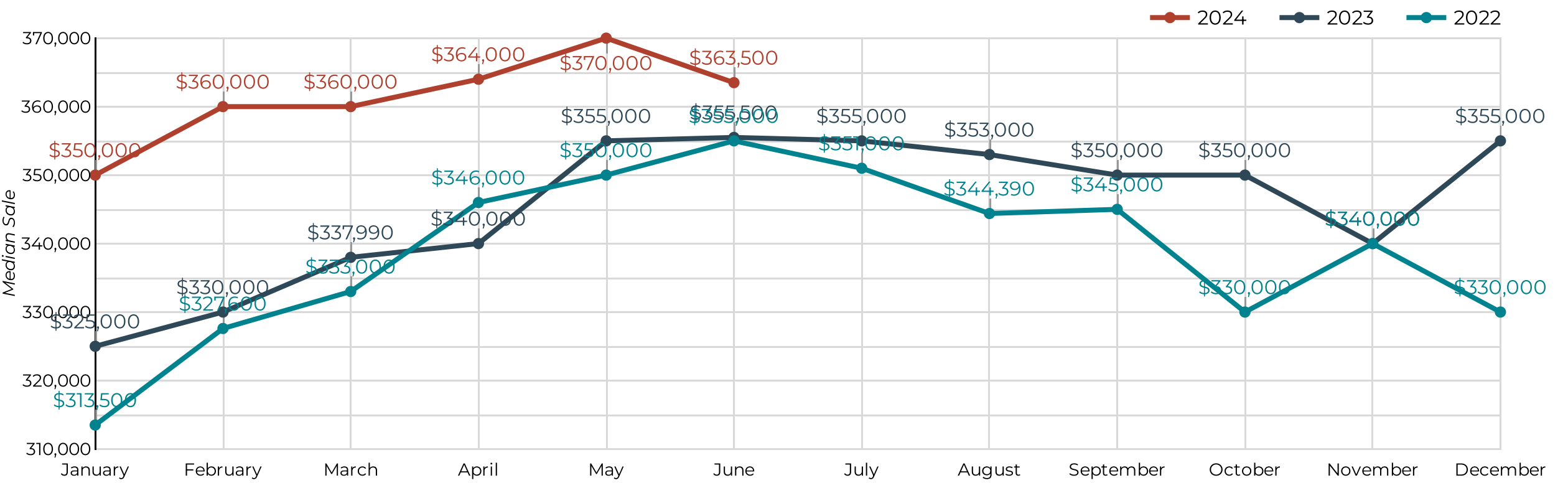
of New Listings: **1,867** (13.2% from previous year)

Average % Over Asking: **-1.57%** (-0.36% from previous year)



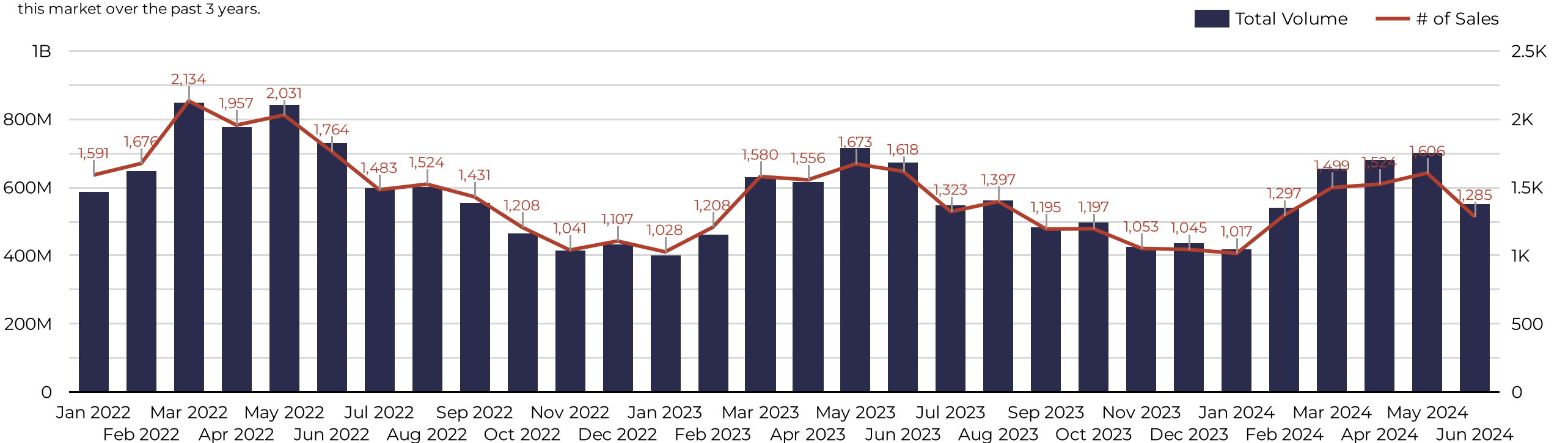
Market Pricing

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



Market Activity

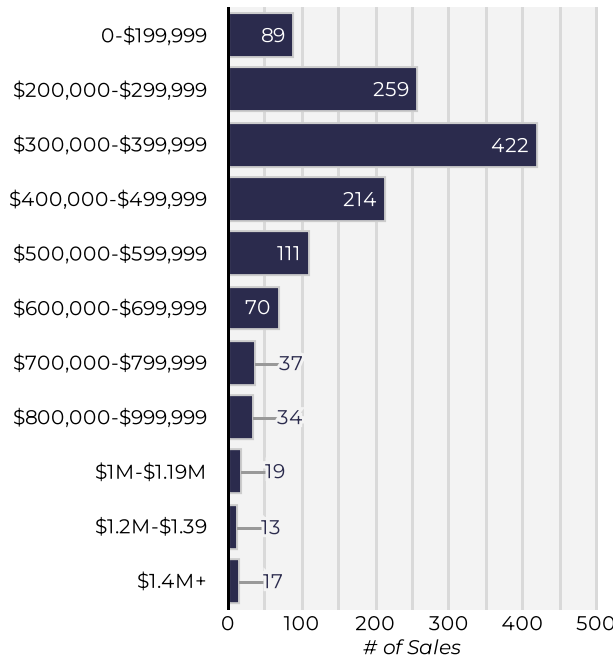
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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June 2024



of Sales: **1,285**
 ↓ -20.6% from previous year

Volume: **\$553,625,834**
 ↓ -17.9% from previous year

\$/sqft: **\$227**
 ↑ 5.3% from previous year

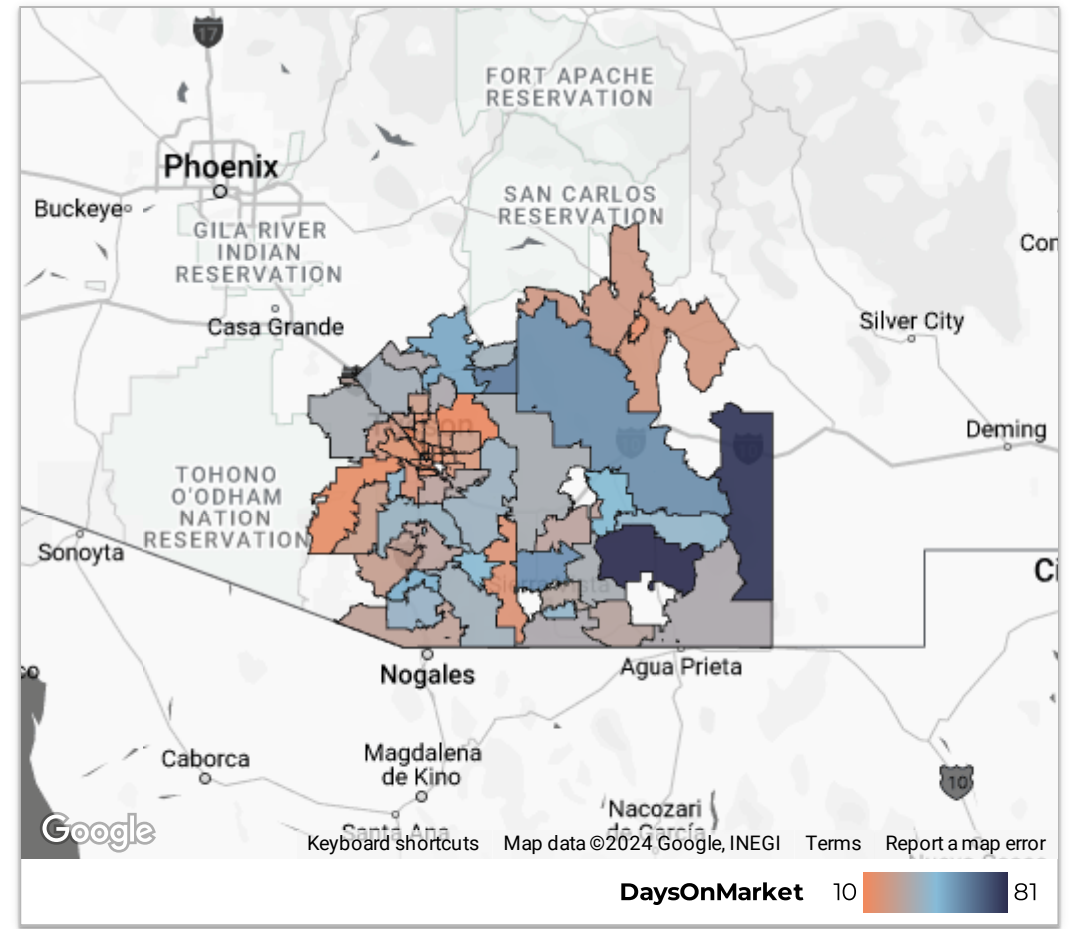
of New Listings: **1,867**
 ↑ 13.2% from previous year

Median Sale Price: **\$363,500**
 ↑ 2.3% from previous year

Average Sale Price: **\$430,837**
 ↑ 3.4% from previous year

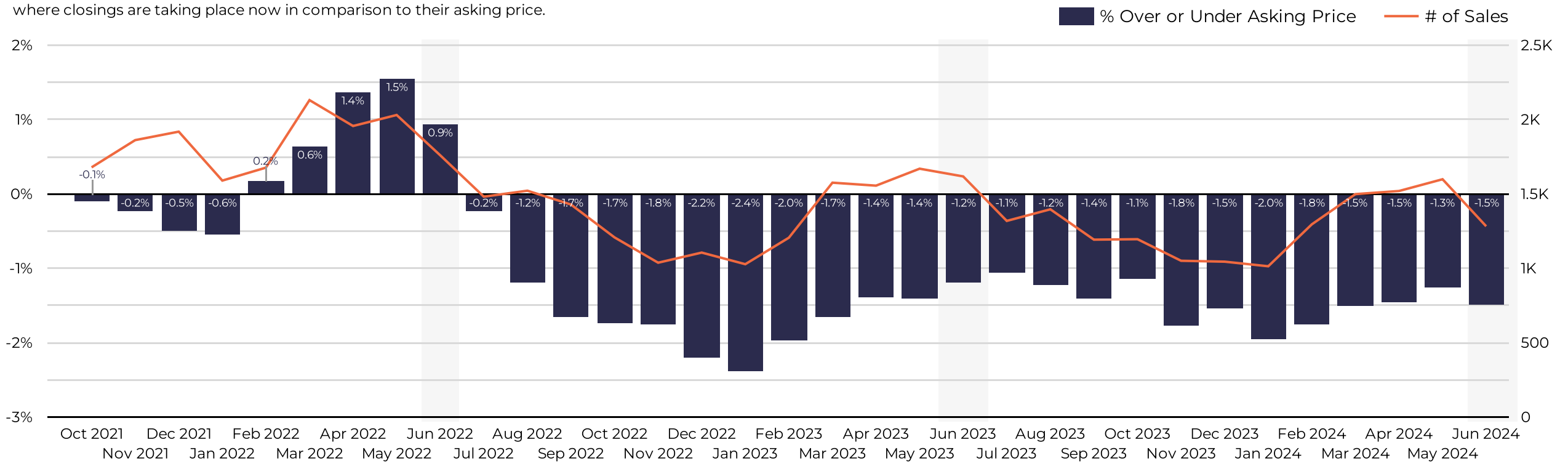
Median Days on Market: **21**
 ↑ 6 from previous year

Average % Over Asking: **-1.57%**
 ↓ -0.36% from previous year



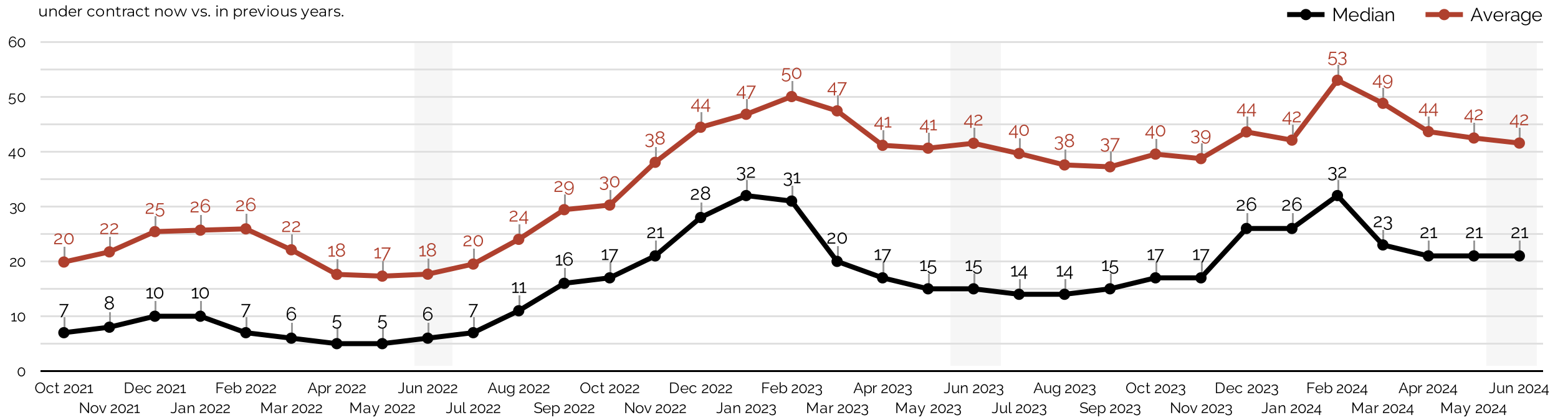
Buyer Demand

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	89	-36.0% ↓	17	-2 ↓	-4.83%	-1.70% ↓
\$200,000-\$299,999	259	-27.2% ↓	15	5 ↑	-1.18%	-0.26% ↓
\$300,000-\$399,999	422	-18.5% ↓	23	7 ↑	-0.93%	-0.04% ↓
\$400,000-\$499,999	214	-17.4% ↓	22	3 ↑	-1.30%	-0.10% ↓
\$500,000-\$599,999	111	-17.8% ↓	22	5 ↑	-1.25%	-0.50% ↓
\$600,000-\$699,999	70	-4.1% ↓	19	1 ↑	-2.25%	-0.90% ↓
\$700,000-\$799,999	37	-15.9% ↓	14	3 ↑	-0.92%	0.65% ↑
\$800,000-\$999,999	34	-22.7% ↓	24	11 ↑	-2.25%	-0.40% ↓
\$1M-\$1.19M	19	58.3% ↑	31	19 ↑	-3.27%	0.09% ↑
\$1.2M-\$1.39	13	-31.6% ↓	59	52 ↑	-4.33%	-3.74% ↓
\$1.4M+	17	-10.5% ↓	8	-21 ↓	-4.87%	-3.70% ↓

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: Jul 2, 2024

June 2024

of New Listings (Supply)
1,867
↑ 218 from previous year

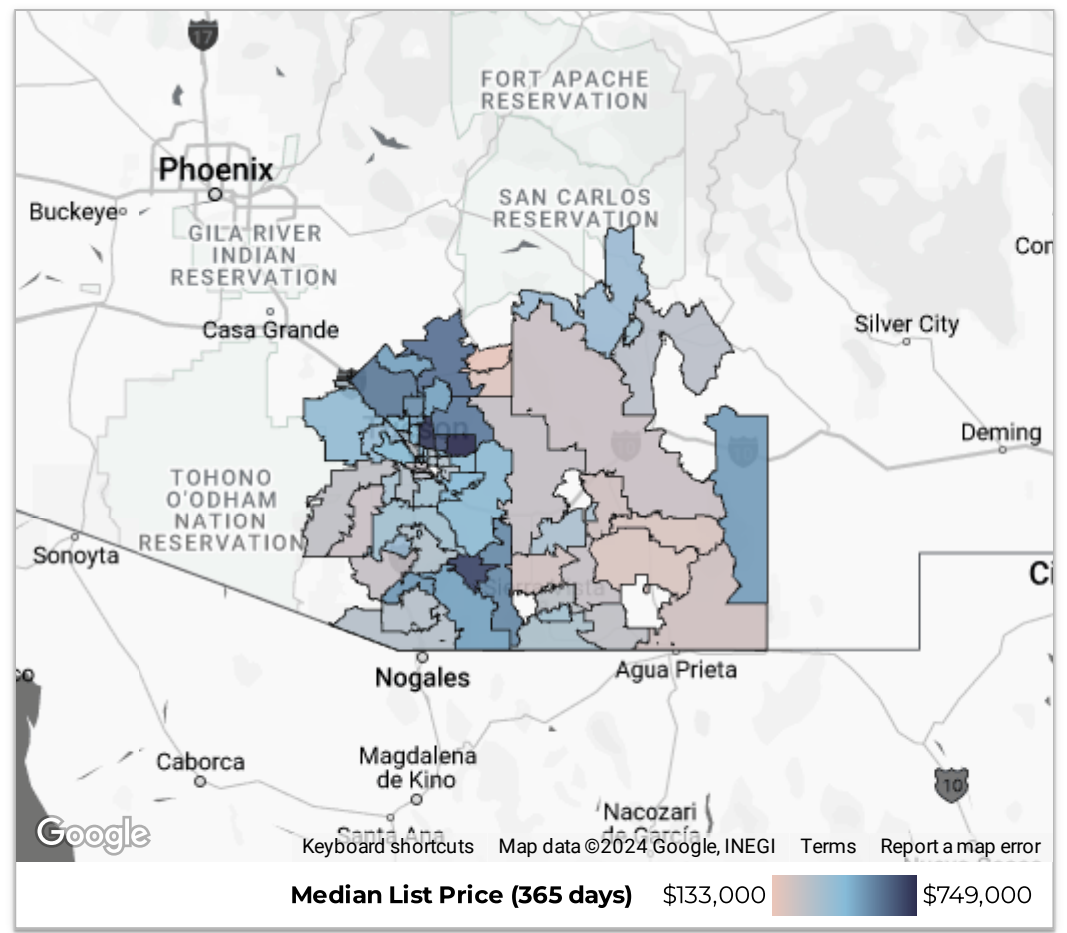
of New Pendings (Demand)
1,275
↓ -232 from previous year

Months of Supply
3.13

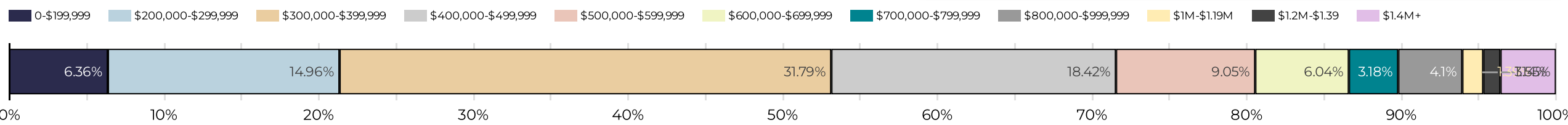
Active Listings
4,023

Pending Listings
808

	Average	#
Single Family Residence	\$585,929	3,271
Townhouse	\$347,605	304
Condominium	\$236,032	223
Manufactured Home	\$296,895	180
Mobile Home	\$159,320	45
Grand total	\$530,821	4,023



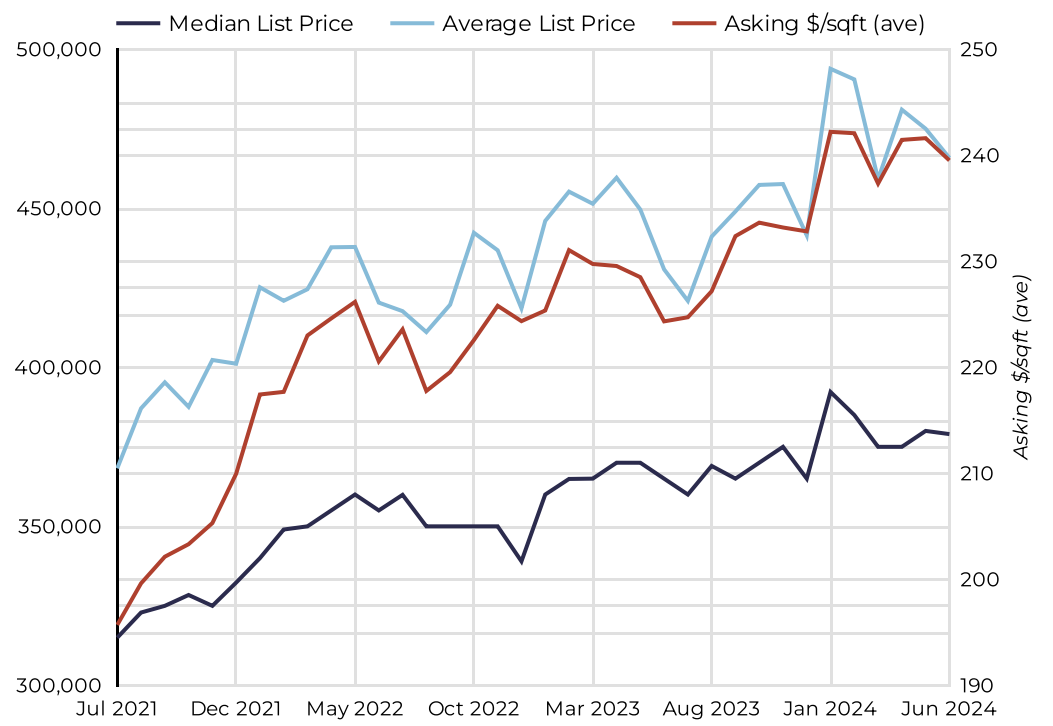
Active Listings



Months of Supply By Price Range

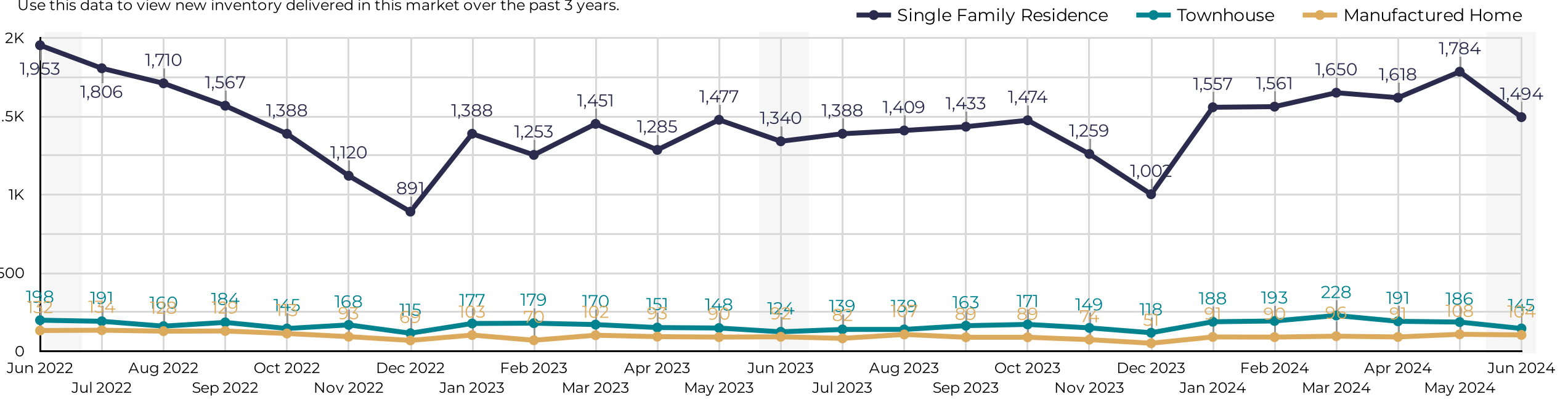
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.24	256	79
\$200,000-\$299,999	2.27	602	265
\$300,000-\$399,999	3.05	1,279	420
\$400,000-\$499,999	3.51	741	211
\$500,000-\$599,999	3.06	364	119
\$600,000-\$699,999	3.80	243	64
\$700,000-\$799,999	3.05	128	42
\$800,000-\$999,999	4.85	165	34
\$1M-\$1.19M	3.11	56	18
\$1.2M-\$1.39	2.88	46	16
\$1.4M+	8.41	143	17
Grand total	3.13	4,023	1,285

Asking Prices



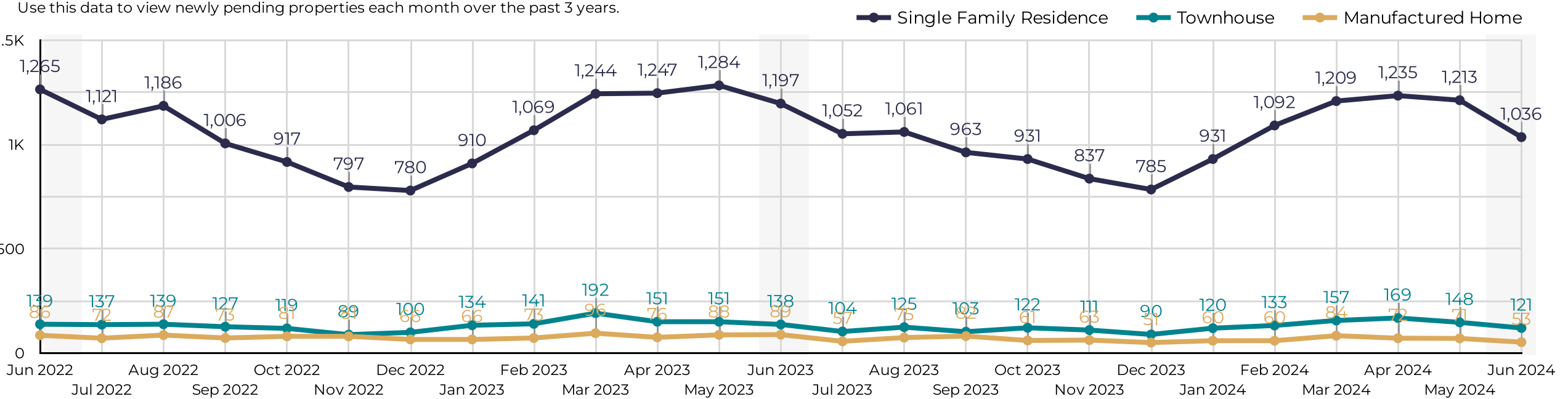
New Listings

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.

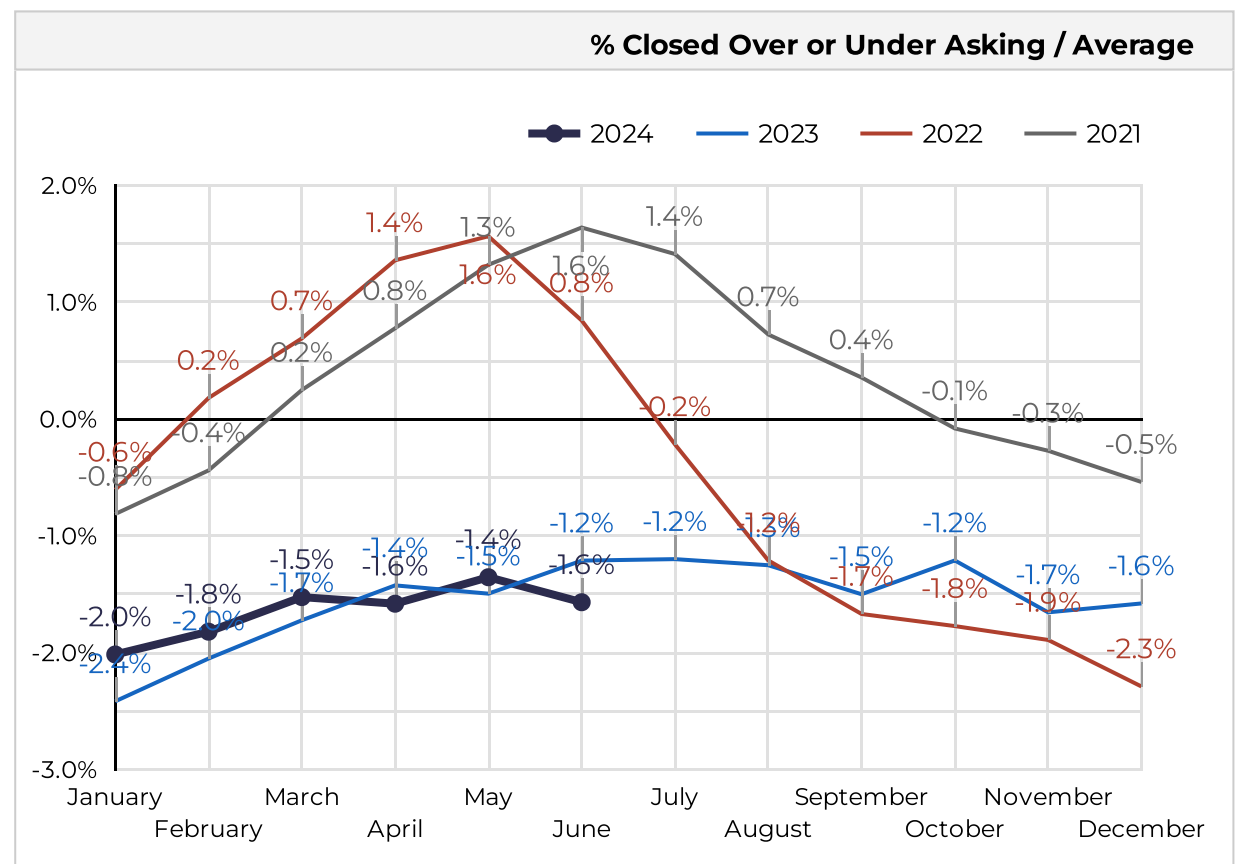
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,519	1,591	1,028	1,017
February	1,620	1,676	1,208	1,297
March	2,175	2,134	1,580	1,499
April	2,102	1,957	1,556	1,524
May	1,960	2,031	1,673	1,606
June	2,170	1,764	1,618	1,285
July	1,903	1,483	1,323	-
August	1,742	1,524	1,397	-
September	1,754	1,431	1,195	-
October	1,682	1,208	1,197	-
November	1,863	1,041	1,053	-
December	1,922	1,107	1,045	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$262,190	\$313,500	\$325,000	\$350,000
February	\$261,500	\$327,600	\$330,000	\$360,000
March	\$279,000	\$333,000	\$337,990	\$360,000
April	\$281,500	\$346,000	\$340,000	\$364,000
May	\$297,000	\$350,000	\$355,000	\$370,000
June	\$300,000	\$355,000	\$355,500	\$363,500
July	\$298,450	\$351,000	\$355,000	-
August	\$305,000	\$344,390	\$353,000	-
September	\$310,000	\$345,000	\$350,000	-
October	\$310,000	\$330,000	\$350,000	-
November	\$310,000	\$340,000	\$340,000	-
December	\$320,000	\$330,000	\$355,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	31	32
March	5	6	20	23
April	5	5	17	21
May	4	5	15	21
June	5	6	15	21
July	5	7	14	-
August	5	11	14	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	28	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,911	1,978	1,778	1,976
February	2,027	1,948	1,608	1,957
March	2,294	2,171	1,852	2,102
April	2,290	2,287	1,643	2,027
May	2,112	2,184	1,822	2,227
June	2,291	2,424	1,649	1,867
July	2,265	2,251	1,706	-
August	2,184	2,122	1,740	-
September	2,249	1,984	1,787	-
October	2,321	1,740	1,835	-
November	1,805	1,461	1,568	-
December	1,596	1,160	1,266	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,689	1,789	1,175	1,184
February	1,834	1,862	1,366	1,374
March	2,142	2,095	1,641	1,538
April	2,024	1,965	1,584	1,575
May	2,007	1,914	1,620	1,505
June	1,985	1,605	1,507	1,275
July	1,856	1,428	1,319	-
August	1,763	1,498	1,333	-
September	1,728	1,300	1,201	-
October	1,778	1,193	1,177	-
November	1,846	1,029	1,072	-
December	1,956	1,005	978	-



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: Jul 2, 2024

Jun 2024

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	1,022	-21.0%	\$480.03M	-18.9%	\$390,000	\$10,000	\$231	\$10	21	5	-1.3%	-0.2%
Townhouse	140	-6.0%	\$46.19M	1.2%	\$283,000	\$13,000	\$237	\$15	16	7	-1.7%	-1.0%
Condominium	59	-14.5%	\$13.4M	-13.2%	\$186,000	-\$29,000	\$224	-\$9	24	8	-3.2%	-1.7%
Manufactured Home	50	-45.7%	\$11.9M	-39.9%	\$242,500	\$32,500	\$161	\$19	7	-4	-2.0%	0.8%
Mobile Home	11	-15.4%	\$1.74M	11.1%	\$185,000	\$50,000	\$133	\$28	11	-32	-5.1%	1.4%

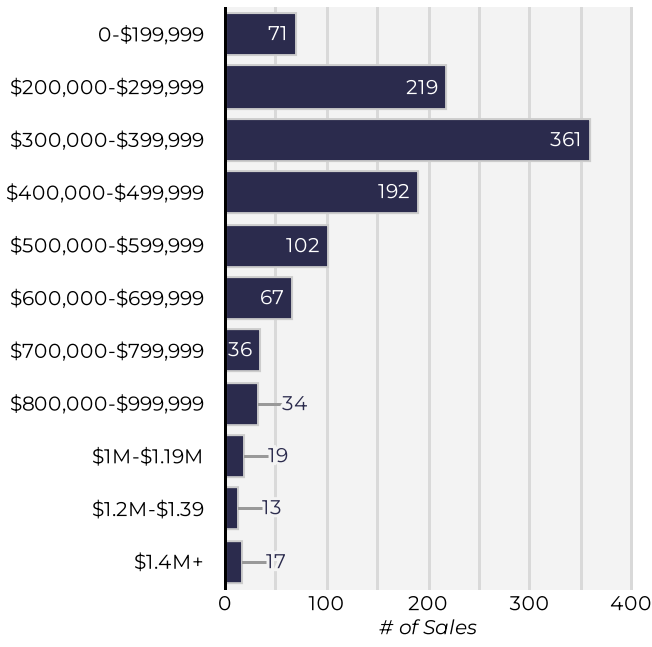
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	103	-4.6%	\$20.26M	-3.1%	\$192,000	\$7,000	\$237	\$4	15	4	-2.6%	-1.5%
\$1000-1499 sqft	294	-26.9%	\$85.53M	-22.6%	\$289,990	\$14,990	\$229	\$11	17	9	-1.1%	-0.2%
\$1500-1999 sqft	435	-15.0%	\$163.97M	-10.4%	\$360,000	\$10,000	\$219	\$13	20	6	-1.1%	-0.2%
2000-2499 sqft	236	-22.6%	\$113.2M	-19.5%	\$455,000	\$21,200	\$217	\$9	25	2	-1.8%	-0.3%
2500-2999 sqft	131	-20.6%	\$80.9M	-17.4%	\$575,000	\$20,000	\$228	\$11	23	-1	-1.3%	0.4%
3000-3999 sqft	61	-38.4%	\$55.94M	-32.5%	\$890,000	\$165,000	\$276	\$32	29	13	-2.6%	-1.3%
4000-4999 sqft	18	-10.0%	\$23.71M	-8.4%	\$1,235,000	-\$40,000	\$298	\$7	24	5	-3.3%	-0.5%
5000+ sqft	4	-33.3%	\$9.75M	-22.0%	\$2,200,000	\$25,000	\$416	\$99	57	-46	-8.6%	-2.1%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	176	-24.1%	\$101.97M	-20.7%	\$450,000	-\$19,000	\$258	\$6	20	7	-1.4%	-0.2%
Central	148	-15.4%	\$58.21M	-7.2%	\$320,000	\$20,000	\$260	\$22	11	5	-1.4%	-0.8%
East	113	-6.6%	\$37.6M	-6.0%	\$303,000	-\$2,000	\$214	\$13	13	5	-1.2%	-1.0%
Upper Southeast	100	-13.8%	\$41.85M	-17.2%	\$398,000	\$7,260	\$204	\$4	24	-10	-0.9%	0.1%
North	97	-26.0%	\$68.31M	-19.9%	\$639,000	\$100,000	\$294	\$22	16	4	-2.8%	-0.9%
Extended West	66	-27.5%	\$25.67M	-23.2%	\$382,400	\$10,400	\$199	\$19	22	-2	-0.9%	1.0%
West	64	-24.7%	\$27.38M	-22.0%	\$360,000	-\$10,000	\$231	\$12	21	10	-1.5%	-1.4%
Southwest	57	-14.9%	\$17.48M	-10.4%	\$324,900	\$29,900	\$191	\$12	21	1	-0.4%	0.5%
Green Valley Northwest	52	-1.9%	\$13.43M	1.6%	\$244,500	-\$10,500	\$200	\$6	30	8	-1.2%	0.5%
Upper Northwest	51	15.9%	\$28.16M	29.2%	\$507,500	\$7,550	\$255	\$21	48	31	-2.6%	-0.4%
Northeast	48	-22.6%	\$26.79M	-31.4%	\$440,000	-\$70,000	\$250	-\$3	17	8	-1.7%	-0.9%
South	47	-20.3%	\$13.42M	-18.1%	\$290,000	\$24,550	\$200	-\$1	9	2	0.2%	-0.1%
Green Valley North	45	-31.8%	\$15.49M	-34.2%	\$349,990	\$4,990	\$178	-\$3	23	7	-0.7%	0.4%
Southeast	40	-21.6%	\$16.29M	-23.1%	\$399,990	\$33,990	\$198	-\$3	32	13	-1.0%	-1.1%
Green Valley Northeast	32	-20.0%	\$14.54M	-7.5%	\$420,000	\$28,000	\$231	\$10	25	6	-2.1%	-0.2%
Cochise	26	-52.7%	\$7.22M	-48.5%	\$270,000	\$49,000	\$172	\$21	40	22	-3.5%	0.5%
Benson/St. David	24	14.3%	\$7.11M	13.5%	\$246,990	-\$12,910	\$162	-\$6	49	29	-2.0%	-1.3%
Green Valley Southwest	18	-28.0%	\$6.03M	-26.6%	\$305,000	-\$5,000	\$223	\$12	41	32	-1.7%	-0.2%
Graham	15	150.0%	\$3.86M	97.4%	\$268,410	\$8,410	\$167	\$24	4	-26	-3.5%	-0.1%
SCC-Rio Rico East	11	-31.3%	\$3.18M	-26.5%	\$265,280	\$5,280	\$178	\$11	42	3	-1.5%	0.4%
SCC-Tubac East	9	12.5%	\$3.76M	-0.8%	\$385,000	-\$65,000	\$268	-\$3	41	-56	1.2%	6.4%
Pinal	7	-56.3%	\$2.65M	-25.3%	\$240,000	\$80,000	\$173	\$8	51	35	-4.1%	-1.1%
Green Valley Southeast	7	-56.3%	\$2.05M	-66.6%	\$297,000	-\$35,500	\$208	-\$19	67	54	-3.5%	-1.3%
Extended Southwest	5	-44.4%	\$914.9K	-52.4%	\$192,000	-\$28,000	\$146	-\$7	17	-1	-0.8%	-1.3%
Extended Northwest	4	-81.0%	\$1.21M	-82.8%	\$288,900	-\$46,090	\$192	\$26	24	-62	-0.9%	-0.6%
Maricopa	3	200.0%	\$1.29M	262.5%	\$410,000	\$55,000	\$232	-\$68	4	-86	-9.1%	-6.3%
Extended Northeast	3	-	\$2.01M	-	\$721,000	-	\$425	-	7	-	-5.2%	-
SCC-Nogales East	2	100.0%	\$663K	39.6%	\$318,000	-\$157,000	\$144	-\$9	17	15	-0.2%	-0.2%
SCC-Nogales West	2	-	\$617K	-	\$67,000	-	\$125	-	2	-	-1.8%	-
Extended Southeast	2	0.0%	\$980K	41.8%	\$380,000	\$54,000	\$225	\$63	25	-8	-2.2%	6.3%
SCC-Rio Rico West	2	-71.4%	\$677K	-66.0%	\$257,000	-\$13,000	\$183	\$16	42	33	-10.1%	-8.4%
SCC-Patagonia	1	-75.0%	\$601K	-67.7%	\$601,000	\$206,000	\$278	-\$31	386	377	-4.5%	0.3%
Yavapai	1	-	\$519K	-	\$519,000	-	\$326	-	4	-	0.0%	-

Tucson Association of Realtors: Market Activity & Pricing

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June 2024



of Sales: **1,131**
 ↓ -20.2% from previous year

Median Sale Price: **\$370,000**
 ↑ 2.5% from previous year

Volume: **\$502,078,676**
 ↓ -17.4% from previous year

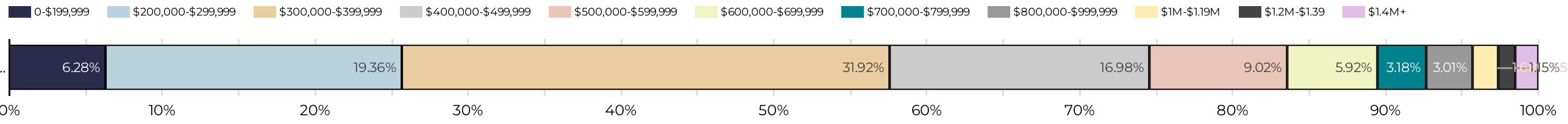
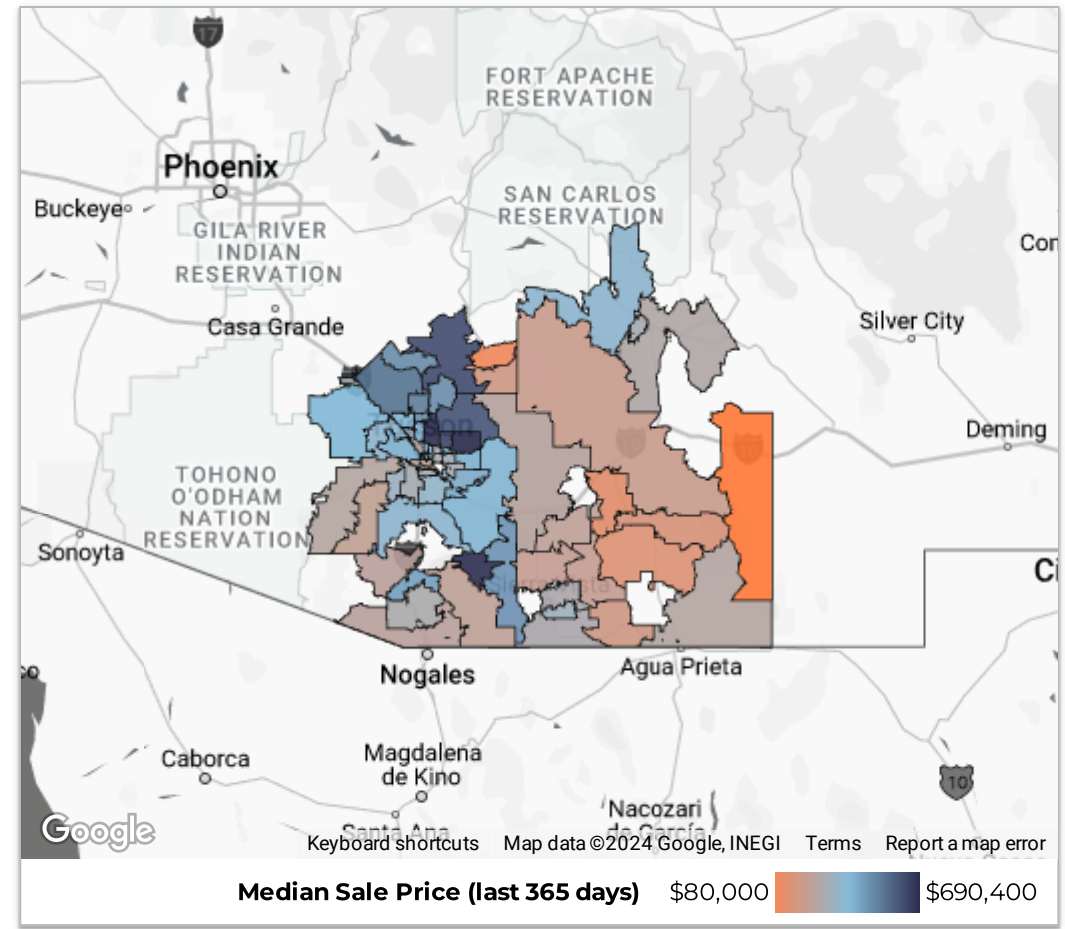
Average Sale Price: **\$443,925**
 ↑ 3.6% from previous year

\$/sqft: **\$231**
 ↑ 5.7% from previous year

Median Days on Market: **20**
 ↑ 6 from previous year

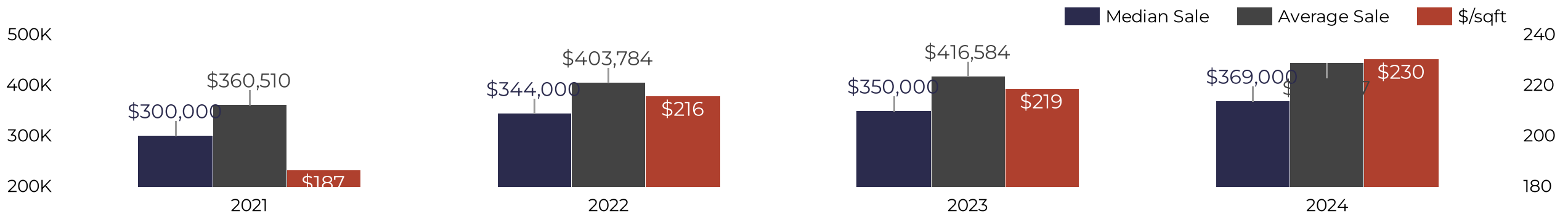
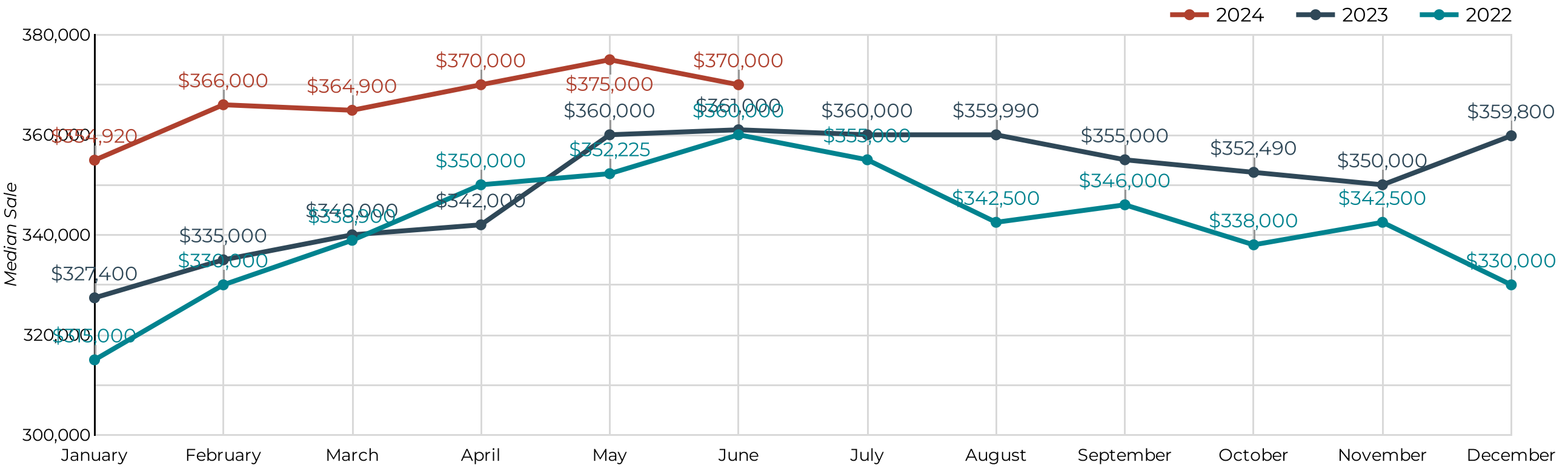
of New Listings: **1,714**
 ↑ 15.7% from previous year

Average % Over Asking: **-1.59%**
 ↓ -0.43% from previous year



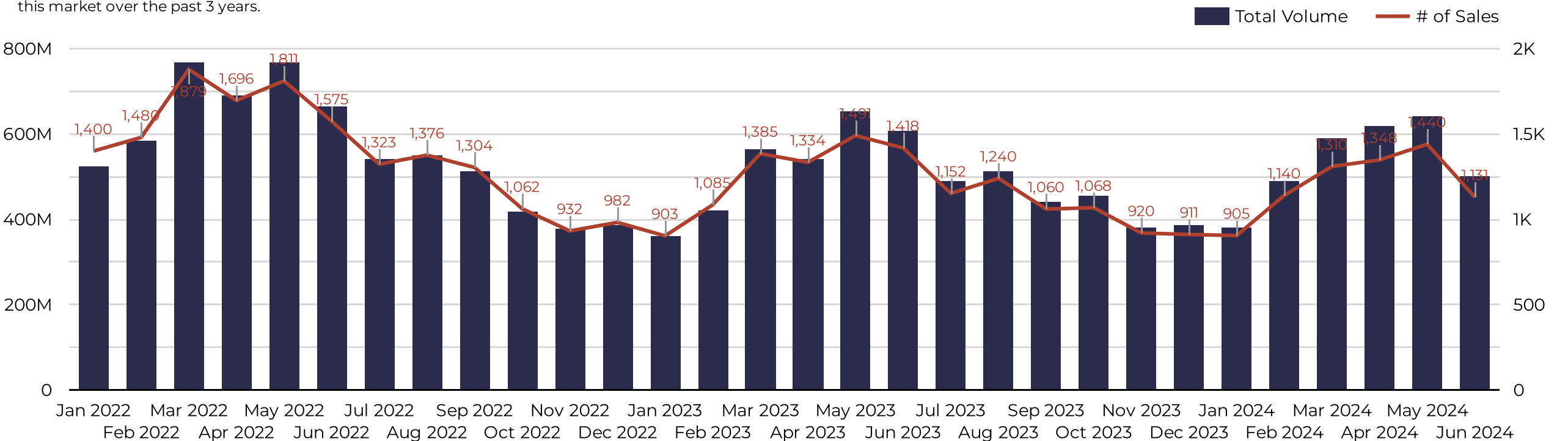
Market Pricing

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



Market Activity

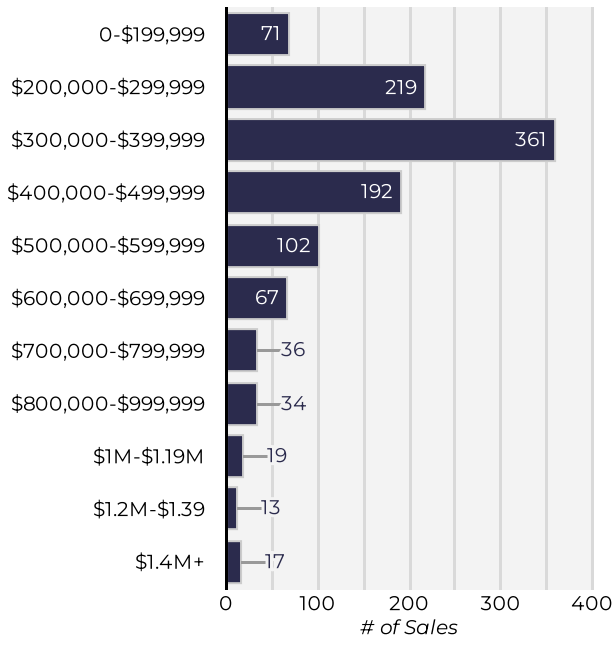
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Jul 2, 2024

June 2024



of Sales
1,131
↓ -20.2% from previous year

Median Sale Price
\$370,000
↑ 2.5% from previous year

Volume
\$502,078,676
↓ -17.4% from previous year

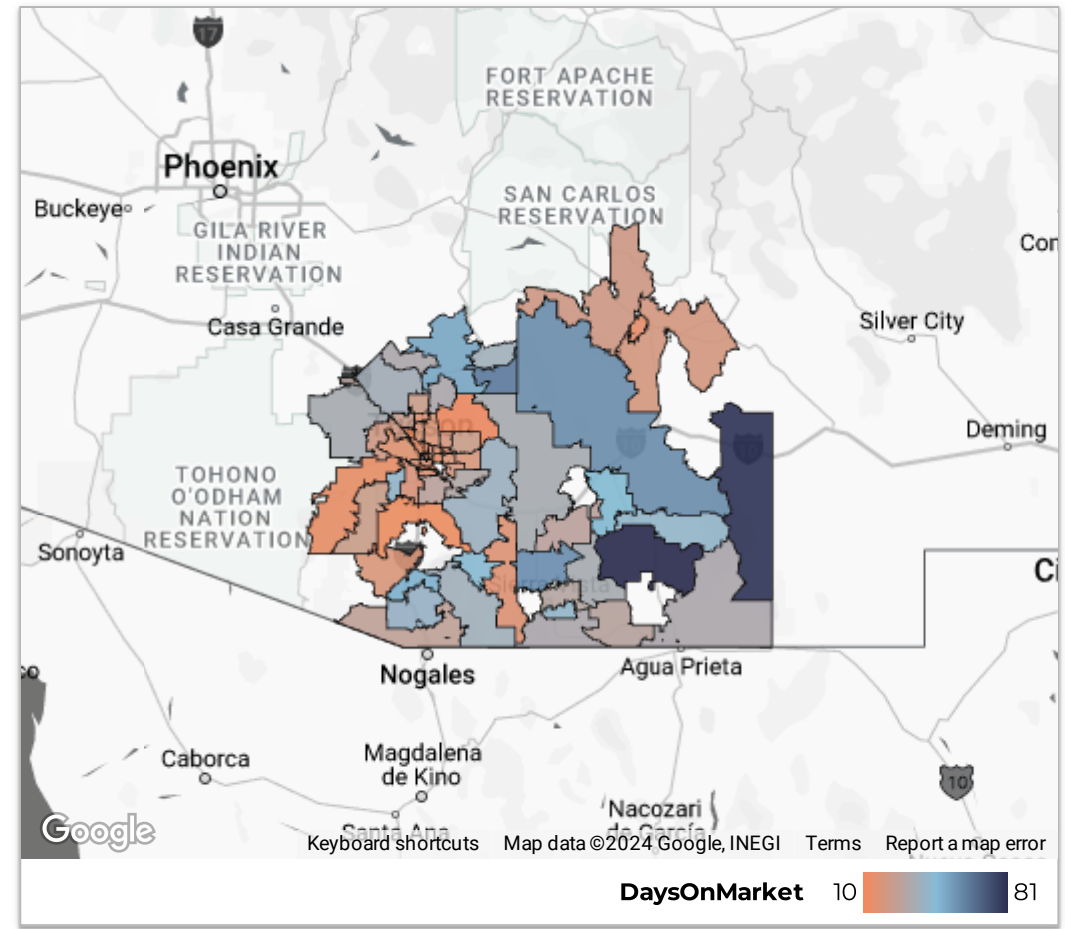
Average Sale Price
\$443,925
↑ 3.6% from previous year

\$/sqft
\$231
↑ 5.7% from previous year

Median Days on Market
20
↑ 6 from previous year

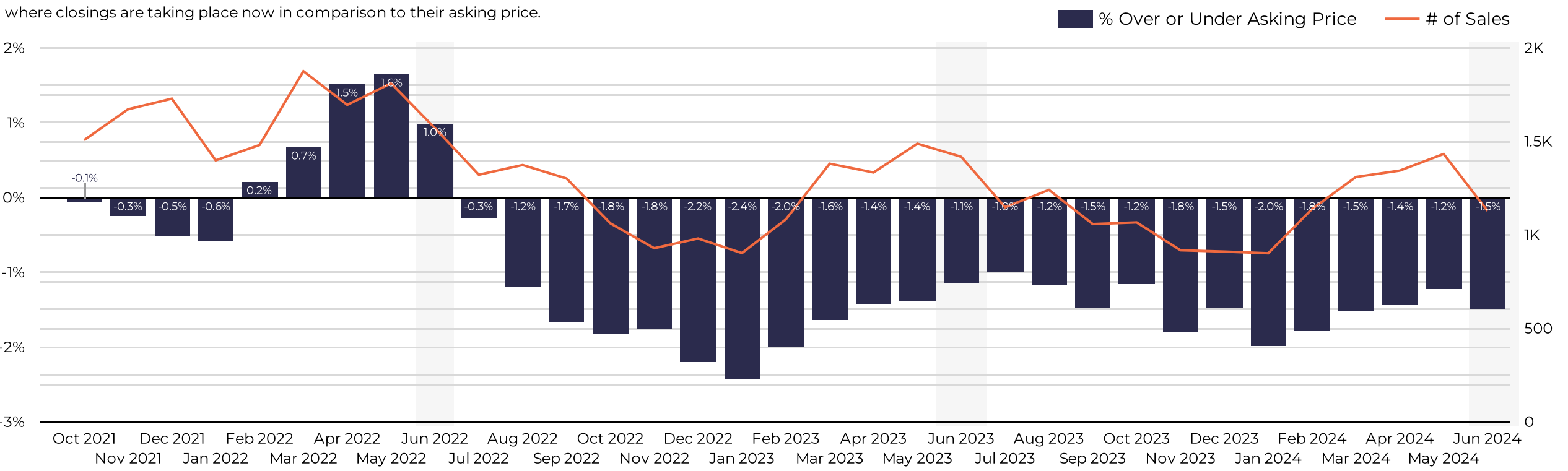
of New Listings
1,714
↑ 15.7% from previous year

Average % Over Asking
-1.59%
↓ -0.43% from previous year



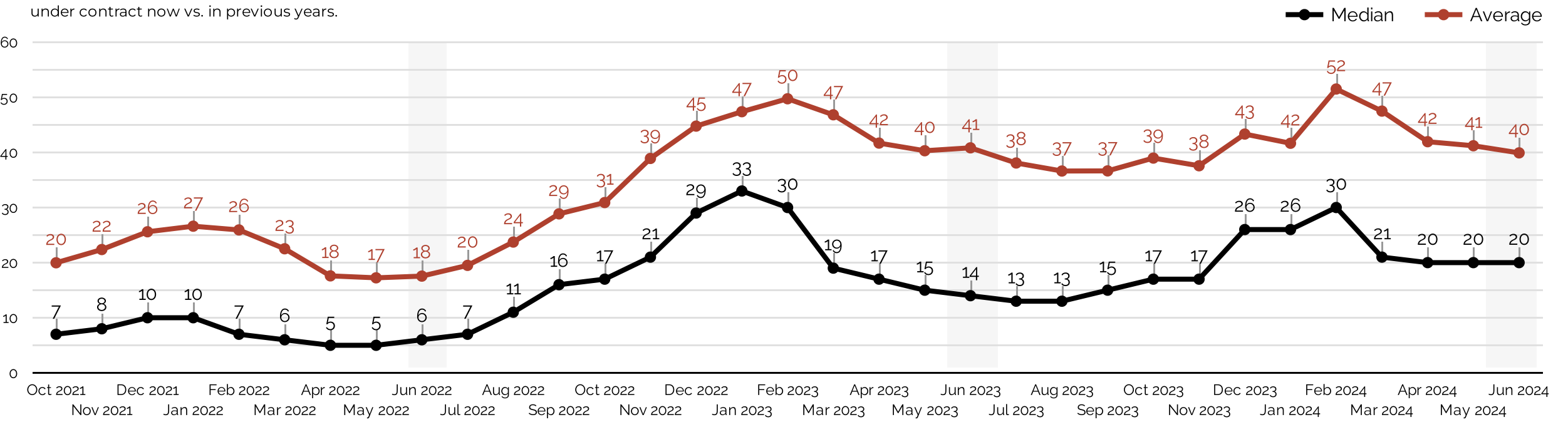
Buyer Demand

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	71	-39.8% ↓	14	-2 ↓	-5.09%	-1.68% ↓
\$200,000-\$299,999	219	-28.2% ↓	13	5 ↑	-1.21%	-0.40% ↓
\$300,000-\$399,999	361	-17.2% ↓	21	4 ↑	-1.00%	-0.18% ↓
\$400,000-\$499,999	192	-16.9% ↓	21	3 ↑	-1.23%	-0.18% ↓
\$500,000-\$599,999	102	-15.7% ↓	17	-1 ↓	-1.20%	-0.45% ↓
\$600,000-\$699,999	67	-6.9% ↓	19	1 ↑	-2.14%	-0.76% ↓
\$700,000-\$799,999	36	-14.3% ↓	14	3 ↑	-0.99%	0.43% ↑
\$800,000-\$999,999	34	-20.9% ↓	24	11 ↑	-2.25%	-0.36% ↓
\$1M-\$1.19M	19	58.3% ↑	31	19 ↑	-3.27%	0.09% ↑
\$1.2M-\$1.39	13	-31.6% ↓	59	52 ↑	-4.33%	-3.74% ↓
\$1.4M+	17	-10.5% ↓	8	-21 ↓	-4.87%	-3.70% ↓

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: Jul 2, 2024

June 2024

of New Listings (Supply)
1,714
↑ 233 from previous year

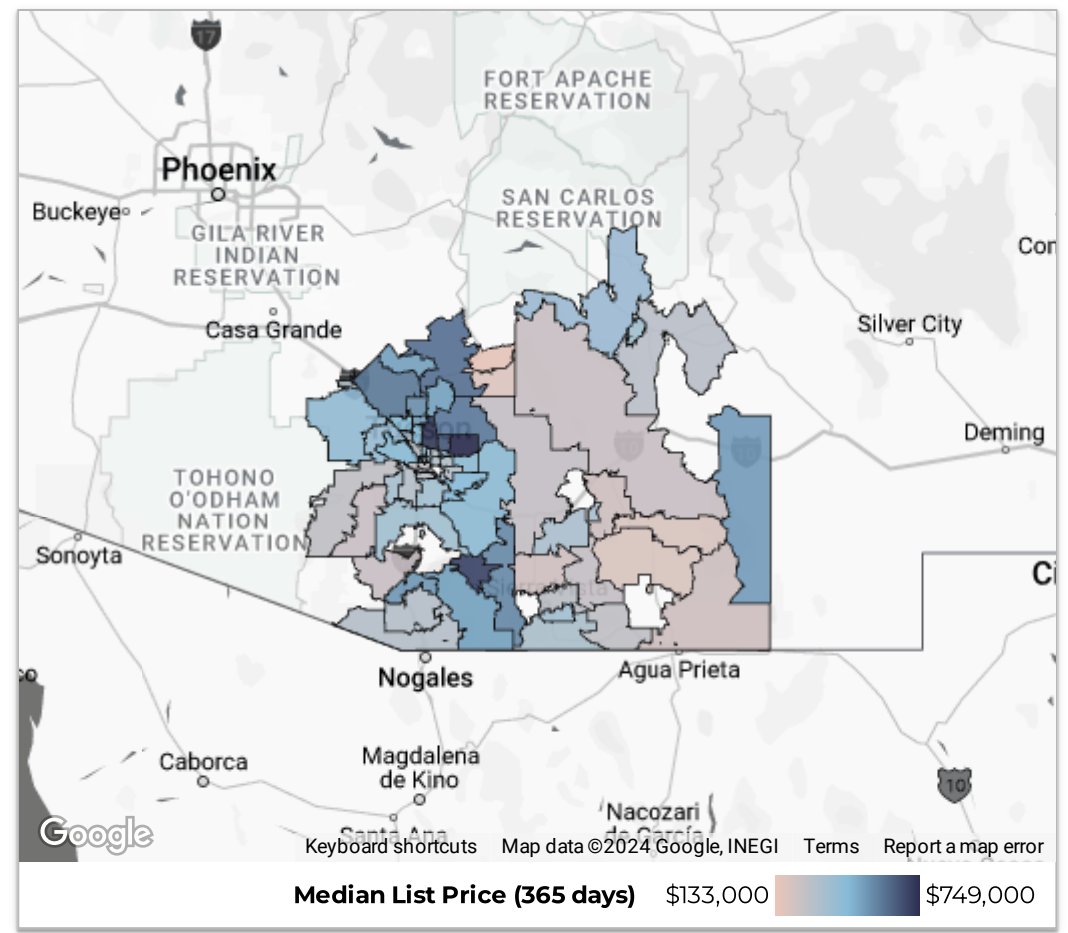
of New Pendings (Demand)
1,131
↓ -191 from previous year

Months of Supply
3.11

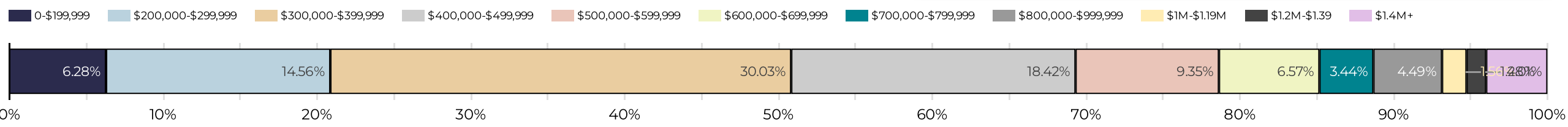
Active Listings
3,517

Pending Listings
735

	Average	#
Single Family Residence	\$606,905	2,900
Townhouse	\$374,565	203
Condominium	\$247,670	194
Manufactured Home	\$265,569	176
Mobile Home	\$158,418	44
Grand total	\$550,986	3,517



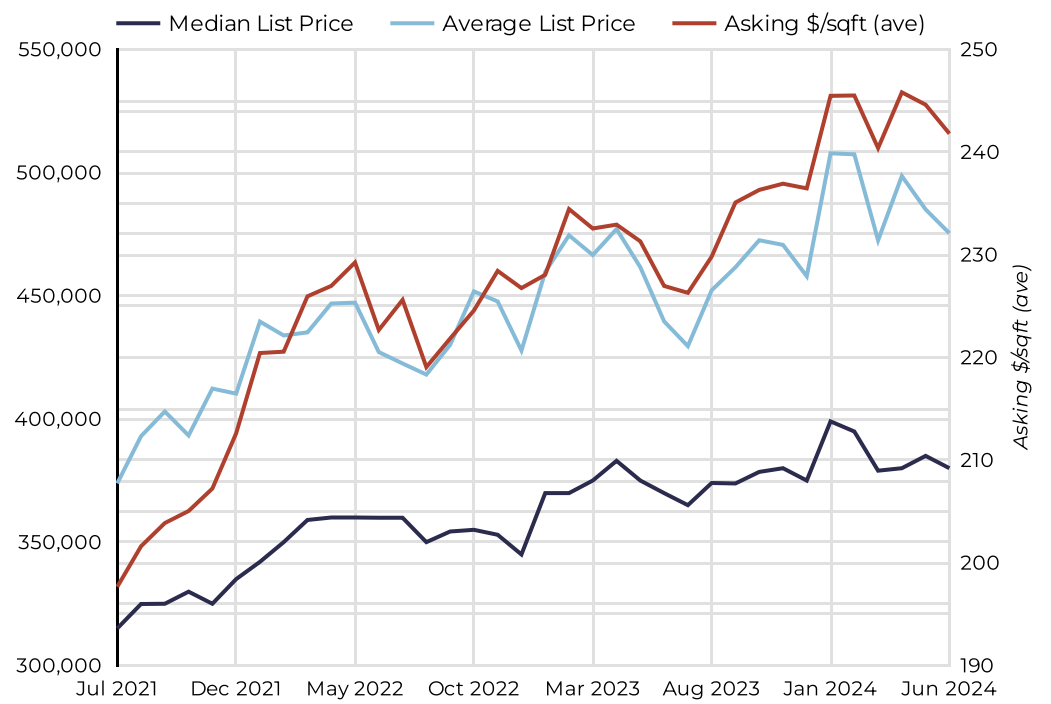
Active Listings



Months of Supply By Price Range

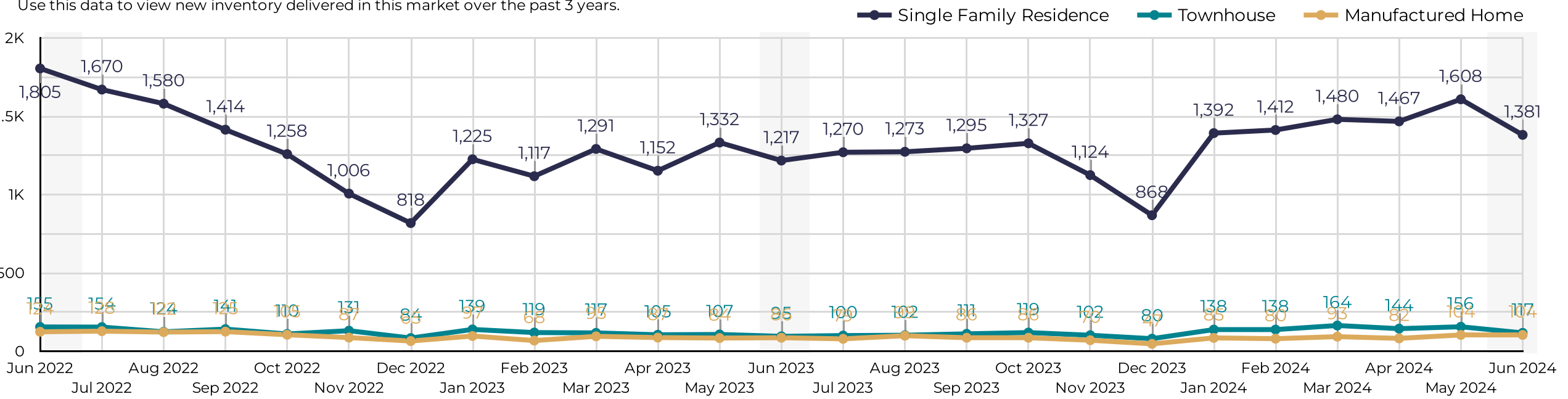
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.56	221	62
\$200,000-\$299,999	2.27	512	226
\$300,000-\$399,999	2.95	1,056	358
\$400,000-\$499,999	3.39	648	191
\$500,000-\$599,999	3.05	329	108
\$600,000-\$699,999	3.79	231	61
\$700,000-\$799,999	3.03	121	40
\$800,000-\$999,999	4.65	158	34
\$1M-\$1.19M	3.06	55	18
\$1.2M-\$1.39	2.81	45	16
\$1.4M+	8.29	141	17
Grand total	3.11	3,517	1,131

Asking Prices



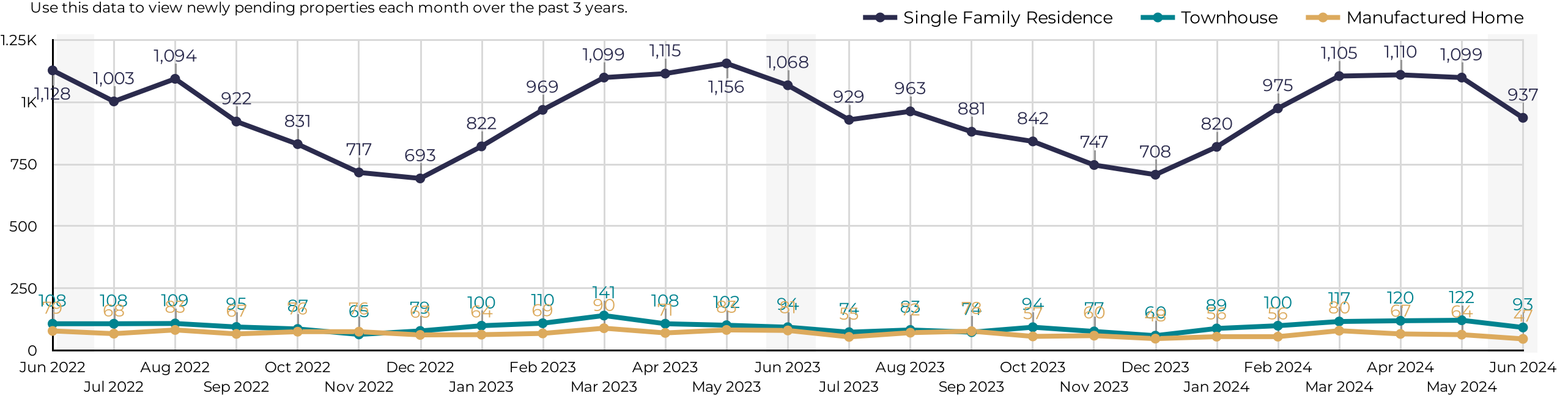
New Listings

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.



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.

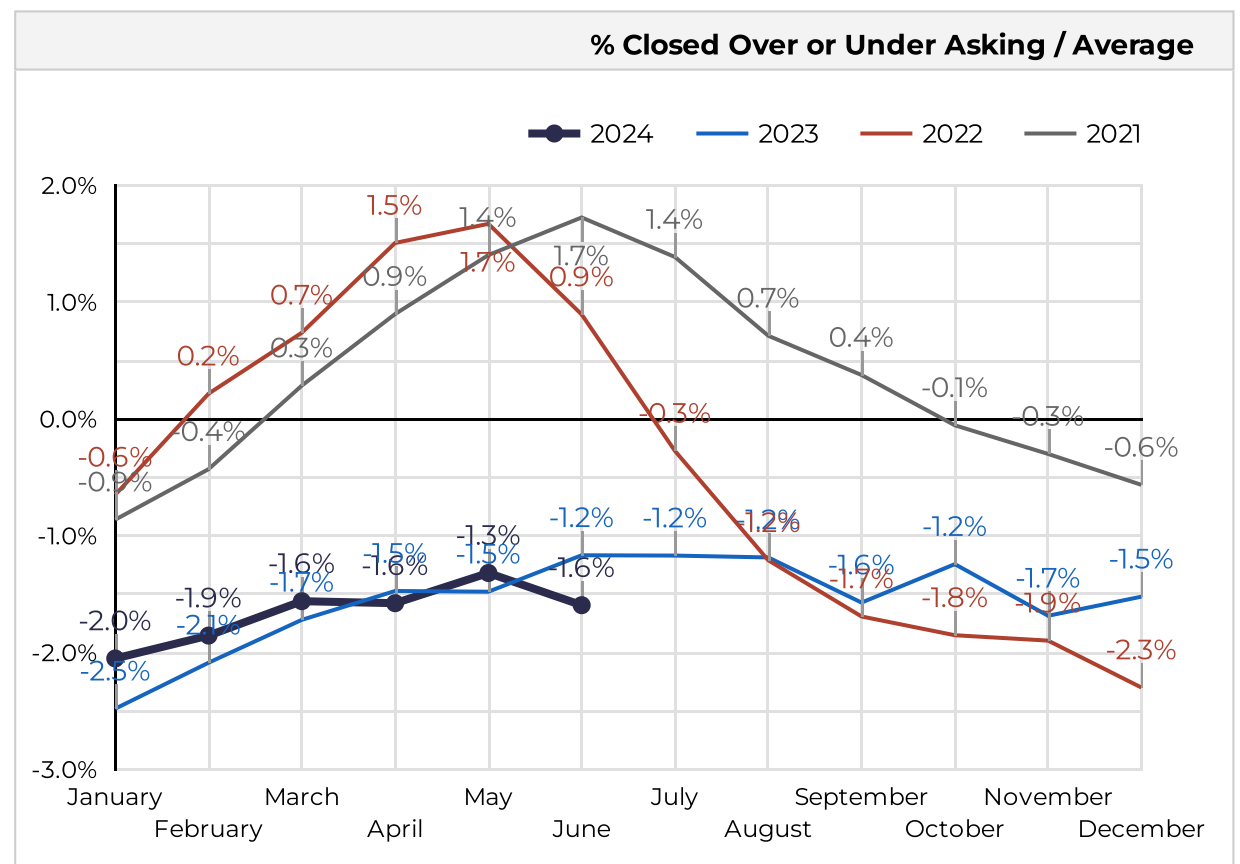
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	903	905
February	1,424	1,480	1,085	1,140
March	1,877	1,879	1,385	1,310
April	1,856	1,696	1,334	1,348
May	1,734	1,811	1,491	1,440
June	1,910	1,575	1,418	1,131
July	1,712	1,323	1,152	-
August	1,575	1,376	1,240	-
September	1,597	1,304	1,060	-
October	1,510	1,062	1,068	-
November	1,673	932	920	-
December	1,732	982	911	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$327,400	\$354,920
February	\$265,000	\$330,000	\$335,000	\$366,000
March	\$280,000	\$338,900	\$340,000	\$364,900
April	\$285,000	\$350,000	\$342,000	\$370,000
May	\$300,000	\$352,225	\$360,000	\$375,000
June	\$306,000	\$360,000	\$361,000	\$370,000
July	\$300,000	\$355,000	\$360,000	-
August	\$305,250	\$342,500	\$359,990	-
September	\$311,150	\$346,000	\$355,000	-
October	\$310,000	\$338,000	\$352,490	-
November	\$312,000	\$342,500	\$350,000	-
December	\$323,000	\$330,000	\$359,800	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	33	26
February	7	7	30	30
March	5	6	19	21
April	4	5	17	20
May	5	5	15	20
June	5	6	14	20
July	5	7	13	-
August	5	11	13	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	29	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,737
February	1,760	1,707	1,392	1,729
March	2,063	1,920	1,621	1,852
April	2,042	2,062	1,440	1,803
May	1,910	1,947	1,616	2,000
June	2,064	2,214	1,481	1,714
July	2,079	2,069	1,531	-
August	1,993	1,936	1,549	-
September	2,021	1,776	1,584	-
October	2,114	1,558	1,616	-
November	1,590	1,294	1,375	-
December	1,403	1,044	1,073	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,486	1,575	1,042	1,031
February	1,591	1,659	1,224	1,202
March	1,877	1,831	1,423	1,375
April	1,799	1,703	1,388	1,382
May	1,779	1,719	1,425	1,354
June	1,764	1,421	1,322	1,131
July	1,653	1,269	1,150	-
August	1,596	1,369	1,181	-
September	1,572	1,169	1,079	-
October	1,576	1,057	1,048	-
November	1,662	918	936	-
December	1,785	888	859	-



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: Jul 2, 2024

Jun 2024

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			
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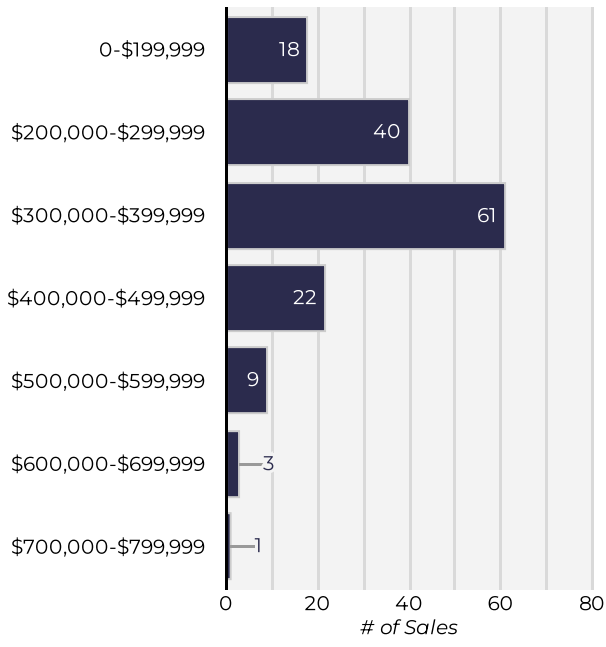
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	916	-20.8%	\$439.31M	-18.5%	\$397,000	\$12,000	\$234	\$11	20	4	-1.3%	-0.3%
Townhouse	107	1.9%	\$37.8M	9.8%	\$315,000	\$30,000	\$244	\$13	13	6	-1.8%	-1.3%
Condominium	51	-13.6%	\$12.34M	-12.1%	\$217,300	-\$30,200	\$225	-\$10	24	11	-3.4%	-1.7%
Manufactured Home	44	-47.6%	\$10.62M	-41.1%	\$242,500	\$32,500	\$163	\$22	7	-4	-1.9%	0.9%
Mobile Home	10	-23.1%	\$1.64M	5.3%	\$185,000	\$50,000	\$135	\$29	8	-35	-4.8%	1.7%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	87	0.0%	\$17.88M	0.4%	\$215,000	\$15,000	\$241	\$3	14	5	-2.5%	-1.4%
\$1000-1499 sqft	257	-27.2%	\$75.89M	-22.2%	\$291,000	\$12,000	\$233	\$13	16	9	-1.0%	-0.2%
\$1500-1999 sqft	375	-13.8%	\$142.66M	-8.5%	\$360,000	\$6,100	\$221	\$14	19	6	-1.1%	-0.2%
2000-2499 sqft	205	-23.8%	\$100.15M	-20.5%	\$460,000	\$25,000	\$221	\$9	24	1	-1.8%	-0.5%
2500-2999 sqft	125	-19.4%	\$77.69M	-15.9%	\$579,000	\$24,000	\$229	\$12	24	0	-1.4%	0.3%
3000-3999 sqft	57	-38.0%	\$53.98M	-31.9%	\$929,000	\$179,000	\$285	\$33	37	23	-2.8%	-1.4%
4000-4999 sqft	18	-10.0%	\$23.71M	-8.4%	\$1,235,000	-\$40,000	\$298	\$7	24	5	-3.3%	-0.5%
5000+ sqft	4	-33.3%	\$9.75M	-22.0%	\$2,200,000	\$25,000	\$416	\$99	57	-46	-8.6%	-2.1%

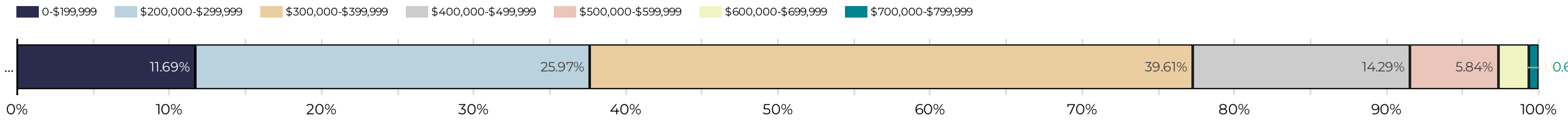
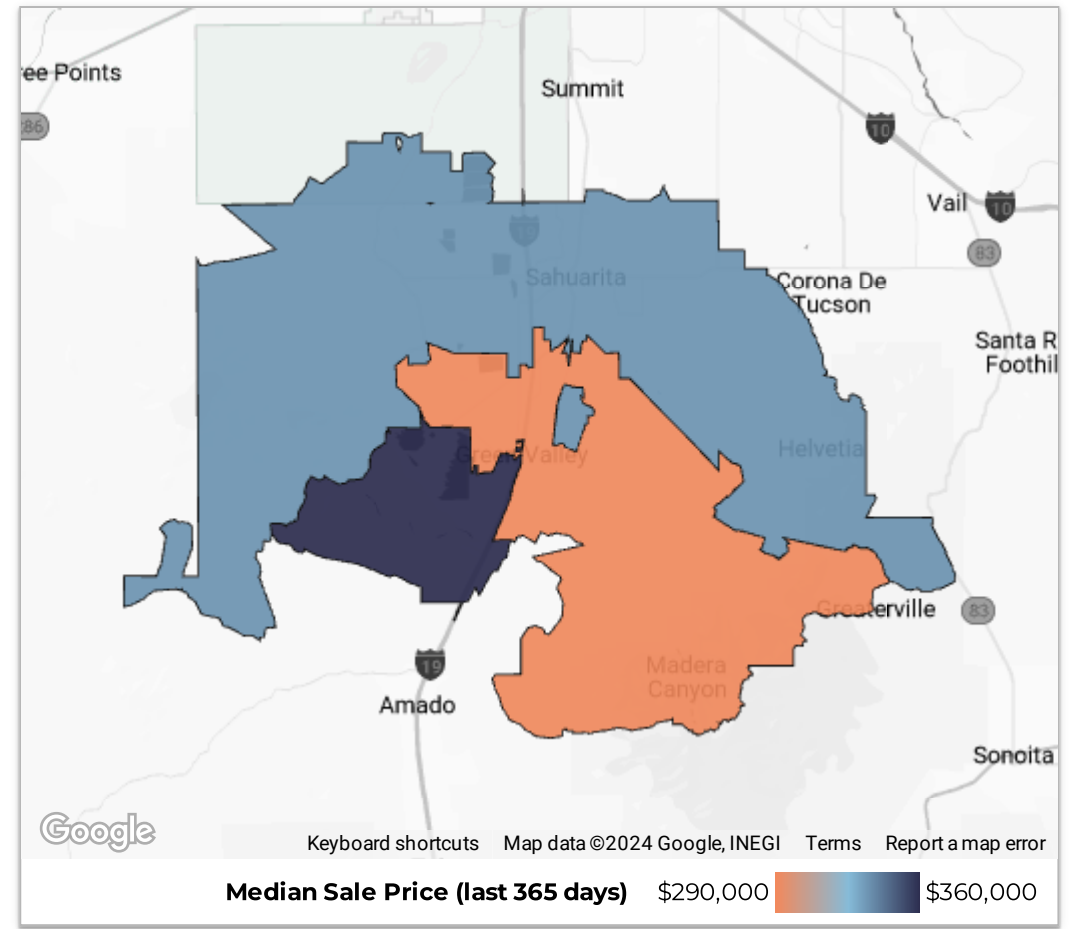
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	176	-24.1%	\$101.97M	-20.7%	\$450,000	-\$19,000	\$258	\$6	20	7	-1.4%	-0.2%
Central	148	-15.4%	\$58.21M	-7.2%	\$320,000	\$20,000	\$260	\$22	11	5	-1.4%	-0.8%
East	113	-6.6%	\$37.6M	-6.0%	\$303,000	-\$2,000	\$214	\$13	13	5	-1.2%	-1.0%
Upper Southeast	100	-13.8%	\$41.85M	-17.2%	\$398,000	\$7,260	\$204	\$4	24	-10	-0.9%	0.1%
North	97	-26.0%	\$68.31M	-19.9%	\$639,000	\$100,000	\$294	\$22	16	4	-2.8%	-0.9%
Extended West	66	-27.5%	\$25.67M	-23.2%	\$382,400	\$10,400	\$199	\$19	22	-2	-0.9%	1.0%
West	64	-24.7%	\$27.38M	-22.0%	\$360,000	-\$10,000	\$231	\$12	21	10	-1.5%	-1.4%
Southwest	57	-14.9%	\$17.48M	-10.4%	\$324,900	\$29,900	\$191	\$12	21	1	-0.4%	0.5%
Upper Northwest	51	15.9%	\$28.16M	29.2%	\$507,500	\$7,550	\$255	\$21	48	31	-2.6%	-0.4%
Northeast	48	-22.6%	\$26.79M	-31.4%	\$440,000	-\$70,000	\$250	-\$3	17	8	-1.7%	-0.9%
South	47	-20.3%	\$13.42M	-18.1%	\$290,000	\$24,550	\$200	-\$1	9	2	0.2%	-0.1%
Southeast	40	-21.6%	\$16.29M	-23.1%	\$399,990	\$33,990	\$198	-\$3	32	13	-1.0%	-1.1%
Cochise	26	-52.7%	\$7.22M	-48.5%	\$270,000	\$49,000	\$172	\$21	40	22	-3.5%	0.5%
Benson/St. David	24	14.3%	\$7.11M	13.5%	\$246,990	-\$12,910	\$162	-\$6	49	29	-2.0%	-1.3%
Graham	15	150.0%	\$3.86M	97.4%	\$268,410	\$8,410	\$167	\$24	4	-26	-3.5%	-0.1%
SCC-Rio Rico East	11	-31.3%	\$3.18M	-26.5%	\$265,280	\$5,280	\$178	\$11	42	3	-1.5%	0.4%
SCC-Tubac East	9	12.5%	\$3.76M	-0.8%	\$385,000	-\$65,000	\$268	-\$3	41	-56	1.2%	6.4%
Pinal	7	-56.3%	\$2.65M	-25.3%	\$240,000	\$80,000	\$173	\$8	51	35	-4.1%	-1.1%
Extended Southwest	5	-44.4%	\$914.9K	-52.4%	\$192,000	-\$28,000	\$146	-\$7	17	-1	-0.8%	-1.3%
Extended Northwest	4	-81.0%	\$1.21M	-82.8%	\$288,900	-\$46,090	\$192	\$26	24	-62	-0.9%	-0.6%
Maricopa	3	200.0%	\$1.29M	262.5%	\$410,000	\$55,000	\$232	-\$68	4	-86	-9.1%	-6.3%
Extended Northeast	3	-	\$2.01M	-	\$721,000	-	\$425	-	7	-	-5.2%	-
SCC-Nogales East	2	100.0%	\$663K	39.6%	\$318,000	-\$157,000	\$144	-\$9	17	15	-0.2%	-0.2%
SCC-Rio Rico West	2	-71.4%	\$677K	-66.0%	\$257,000	-\$13,000	\$183	\$16	42	33	-10.1%	-8.4%
SCC-Nogales West	2	-	\$617K	-	\$67,000	-	\$125	-	2	-	-1.8%	-
Extended Southeast	2	0.0%	\$980K	41.8%	\$380,000	\$54,000	\$225	\$63	25	-8	-2.2%	6.3%
SCC-Sonoita	1	0.0%	\$455K	16.7%	\$455,000	\$65,000	\$226	-\$38	149	149	-0.9%	1.4%
Yavapai	1	-	\$519K	-	\$519,000	-	\$326	-	4	-	0.0%	-
Gila	1	-	\$139K	-	\$139,000	-	\$106	-	12	-	-0.6%	-
Greenlee	1	0.0%	\$108K	-40.0%	\$108,000	-\$72,000	\$105	\$12	141	117	-6.1%	-6.1%
SCC-Patagonia	1	-75.0%	\$601K	-67.7%	\$601,000	\$206,000	\$278	-\$31	386	377	-4.5%	0.3%
SCC-Tubac West	1	0.0%	\$625K	5.2%	\$625,000	\$31,000	\$278	-\$46	143	-29	-10.7%	-10.7%

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jul 2, 2024

June 2024

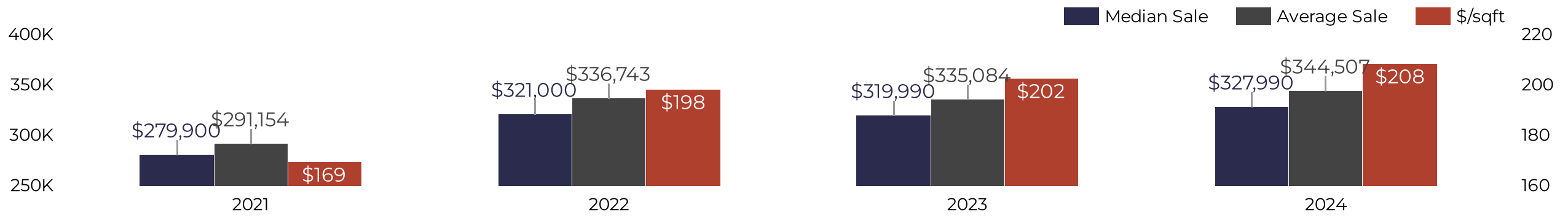
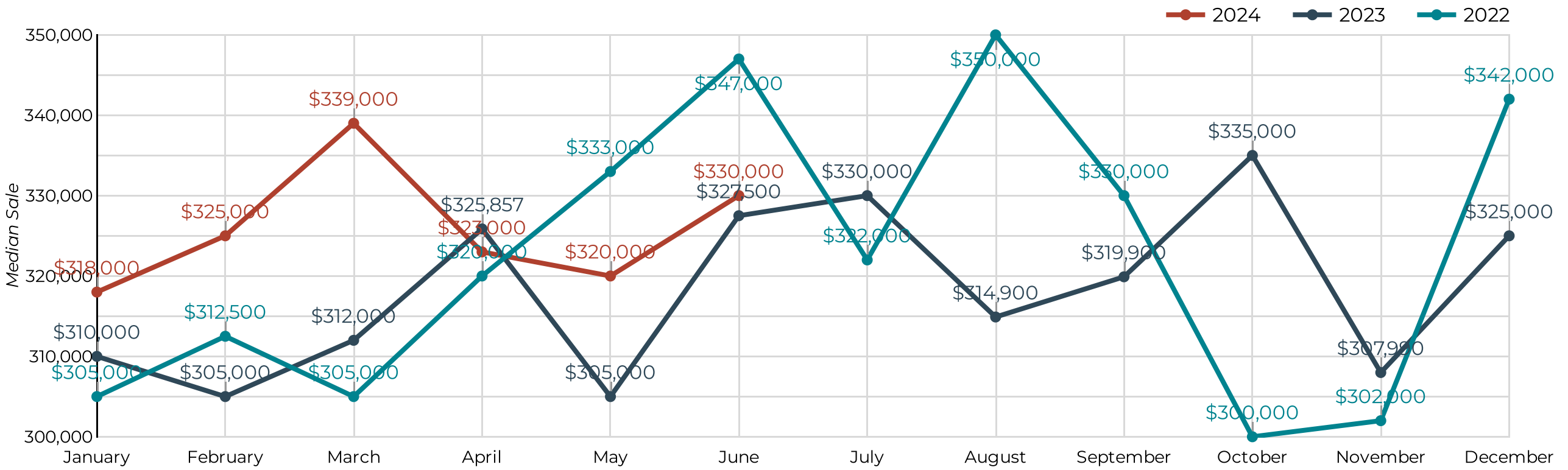


# of Sales 154 ↓ -23.0% from previous year	Median Sale Price \$330,000 ↑ 0.8% from previous year
Volume \$51,547,158 ↓ -22.9% from previous year	Average Sale Price \$334,722 ↑ 0.1% from previous year
\$/sqft \$203 ↑ 1.6% from previous year	Median Days on Market 27 ↑ 9 from previous year
# of New Listings 153 ↓ -8.9% from previous year	Average % Over Asking -1.38% ↑ 0.16% from previous year



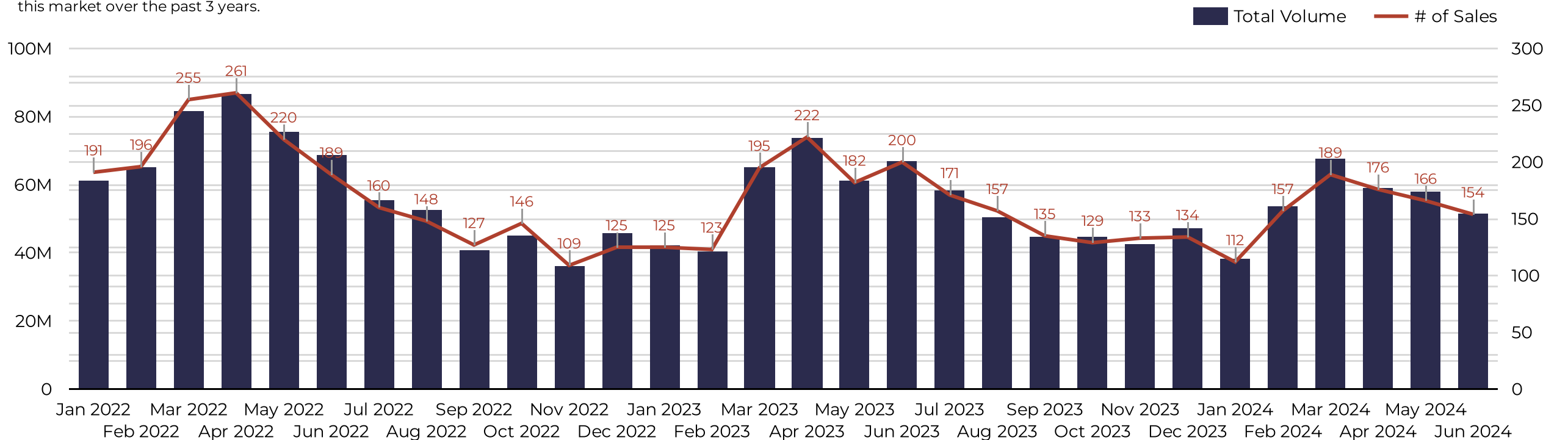
Market Pricing

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



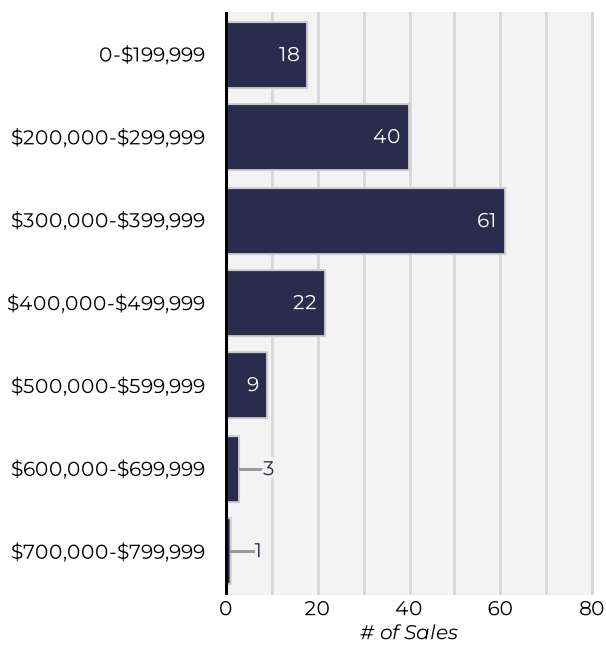
Market Activity

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

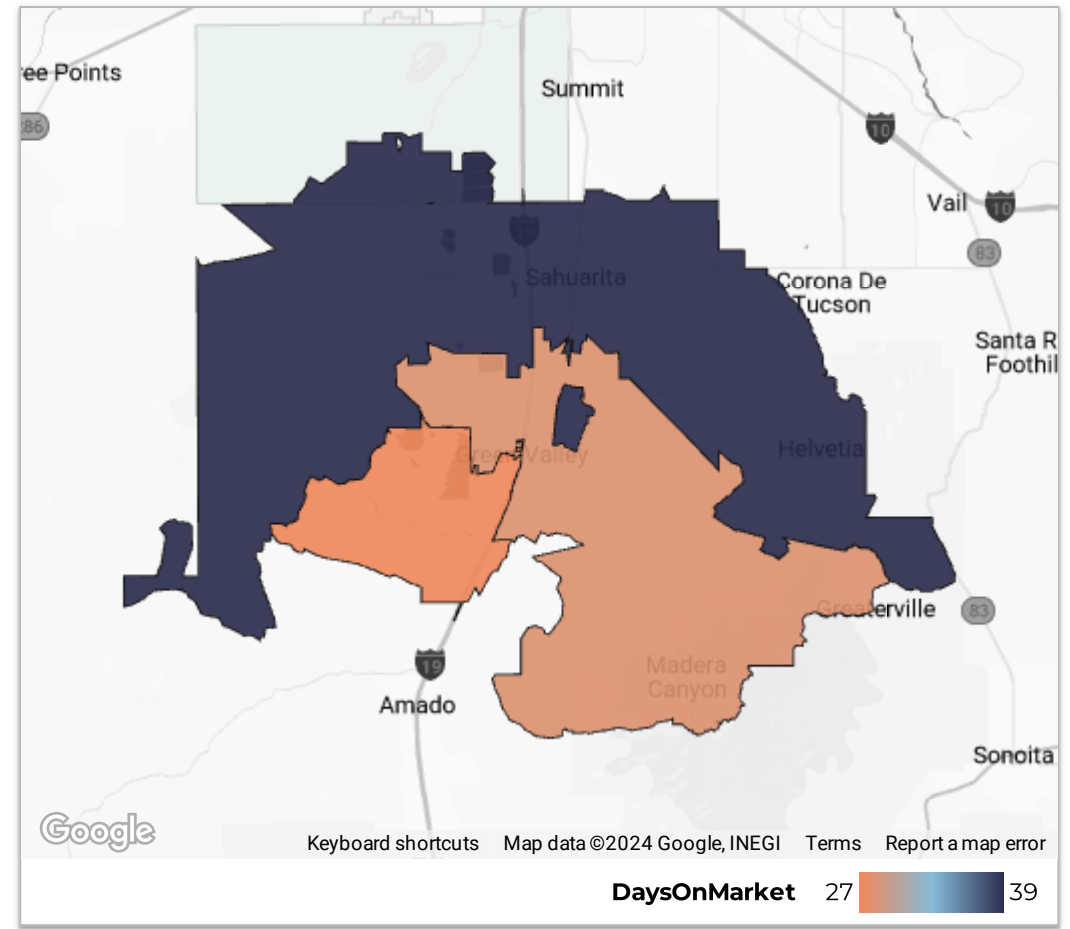


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This report provides a snapshot of the market as taken on: Jul 2, 2024

June 2024

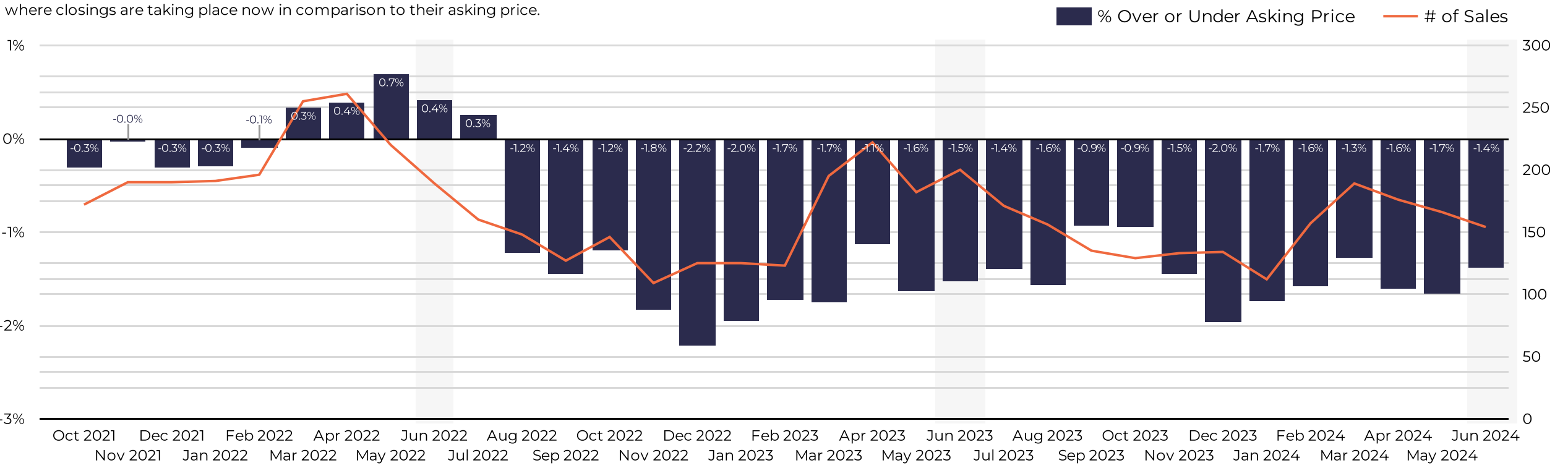


# of Sales	154	Median Sale Price	\$330,000
	↓ -23.0% from previous year		↑ 0.8% from previous year
Volume	\$51,547,158	Average Sale Price	\$334,722
	↓ -22.9% from previous year		↑ 0.1% from previous year
\$/sqft	\$203	Median Days on Market	27
	↑ 1.6% from previous year		↑ 9 from previous year
# of New Listings	153	Average % Over Asking	-1.38%
	↓ -8.9% from previous year		↑ 0.16% from previous year



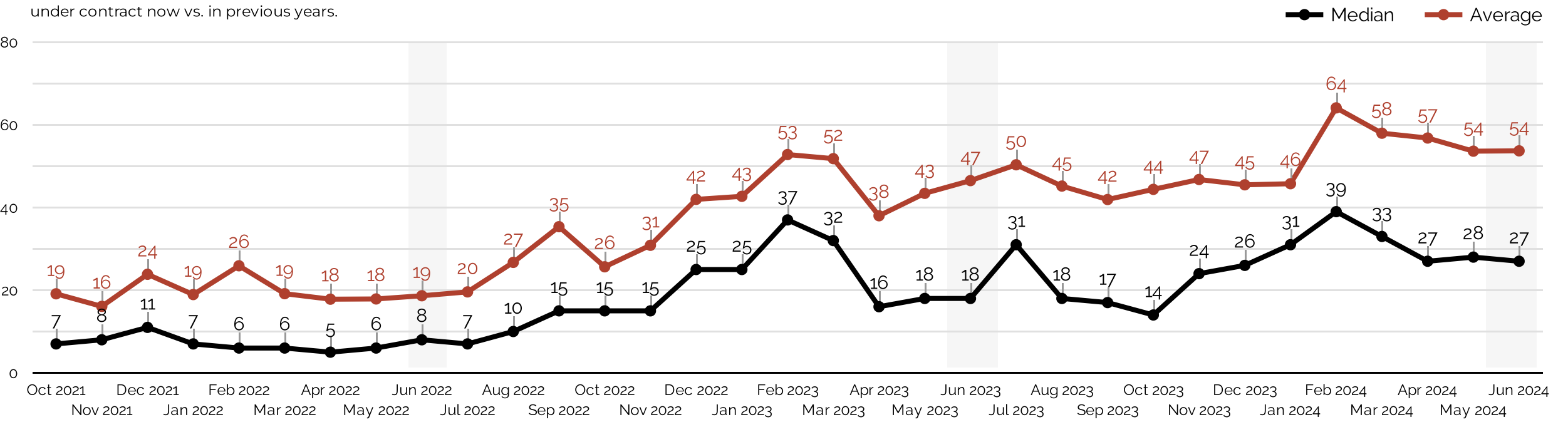
Buyer Demand

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	18	-14.3% ↓	27	0	-3.79%	-2.24% ↓
\$200,000-\$299,999	40	-21.6% ↓	26	6 ↑	-1.03%	0.59% ↑
\$300,000-\$399,999	61	-25.6% ↓	34	19 ↑	-0.53%	0.74% ↑
\$400,000-\$499,999	22	-21.4% ↓	25	-10 ↓	-1.89%	0.53% ↑
\$500,000-\$599,999	9	-35.7% ↓	31	22 ↑	-1.89%	-1.03% ↓
\$600,000-\$699,999	3	200.0% ↑	16	-299 ↓	-4.51%	-6.18% ↓
\$700,000-\$799,999	1	-50.0% ↓	6	6 ↑	1.47%	6.31% ↑

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: Jul 2, 2024

June 2024

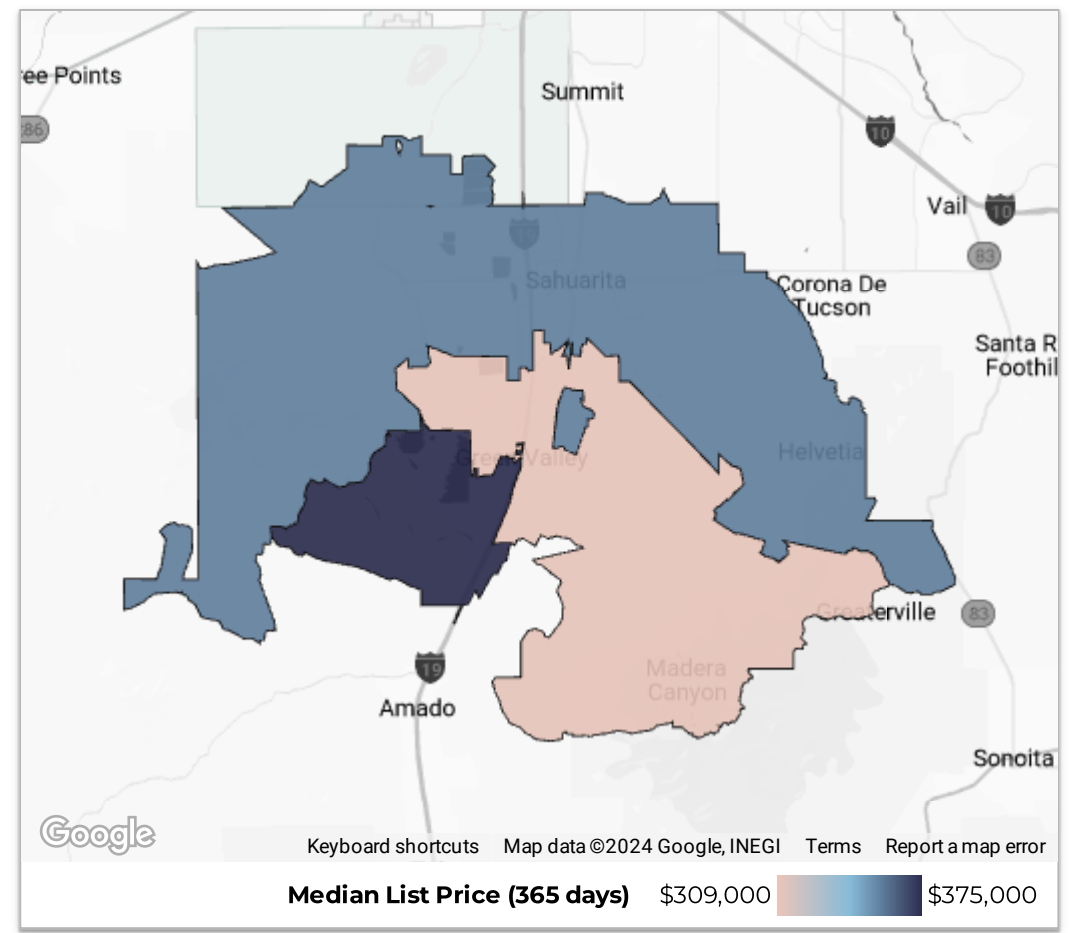
of New Listings (Supply)
153
-15 from previous year

Months of Supply
3.29

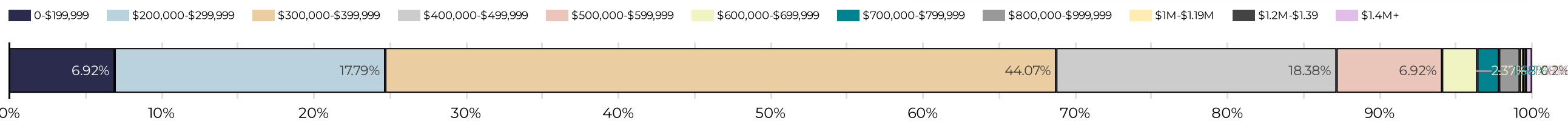
	Average	#
Single Family Residence	\$421,969	371
Townhouse	\$293,417	101
Condominium	\$158,176	29
Manufactured Home	\$1,675,2...	4
Mobile Home	\$199,000	1
Grand total	\$390,6...	506

of New Pendings (Demand)
144
-41 from previous year

Active Listings
506
Pending Listings
73



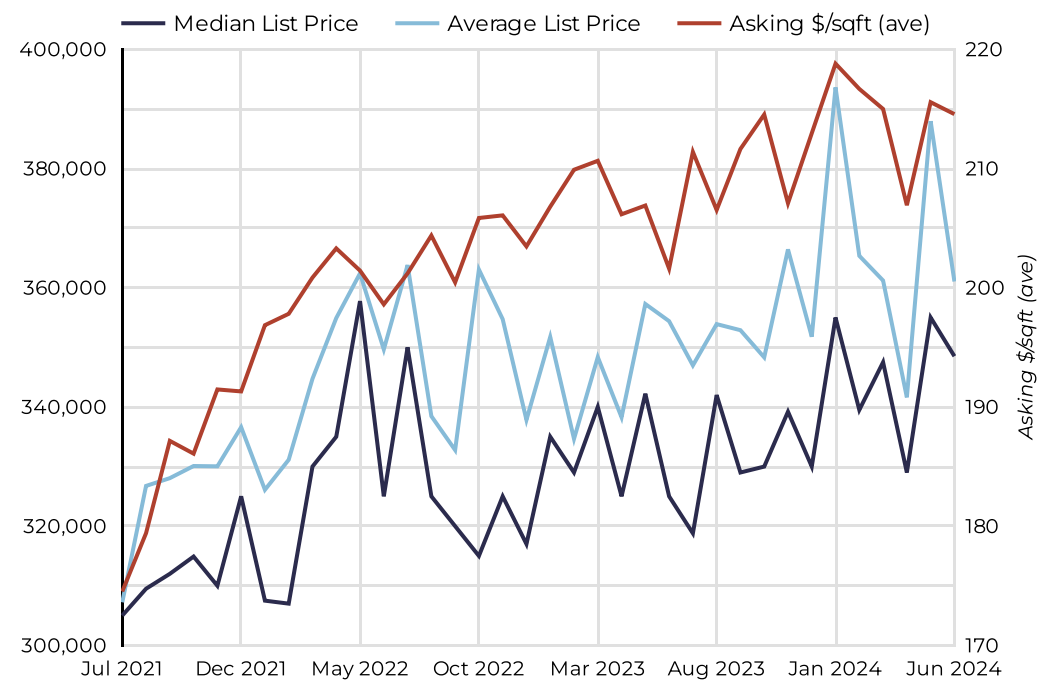
Active Listings



Months of Supply By Price Range

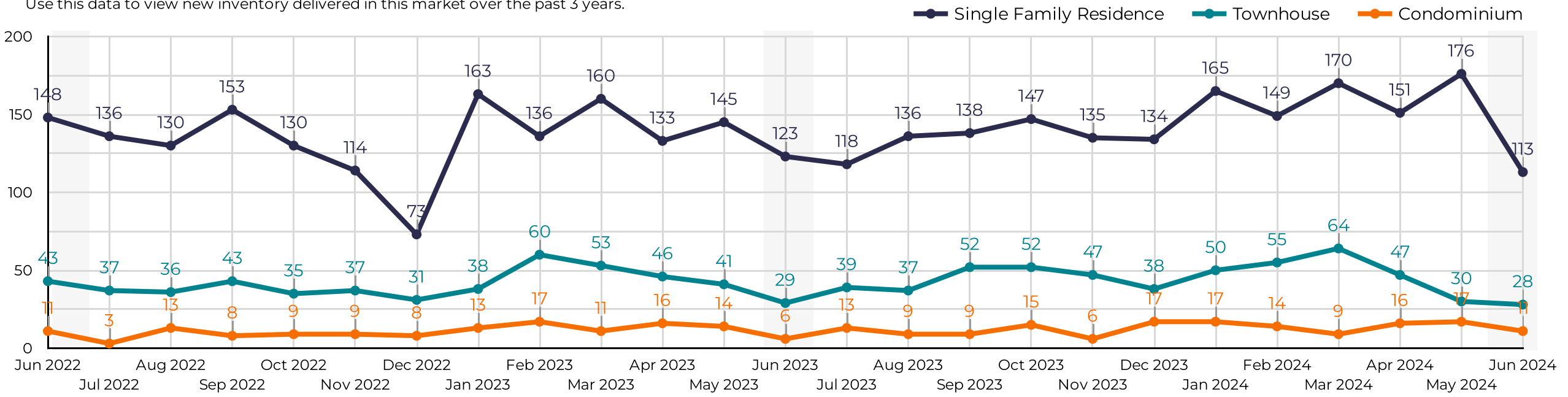
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.06	35	17
\$200,000-\$299,999	2.31	90	39
\$300,000-\$399,999	3.60	223	62
\$400,000-\$499,999	4.65	93	20
\$500,000-\$599,999	3.18	35	11
\$600,000-\$699,999	4.00	12	3
\$700,000-\$799,999	3.50	7	2
Grand total	3.21	495	154

Asking Prices



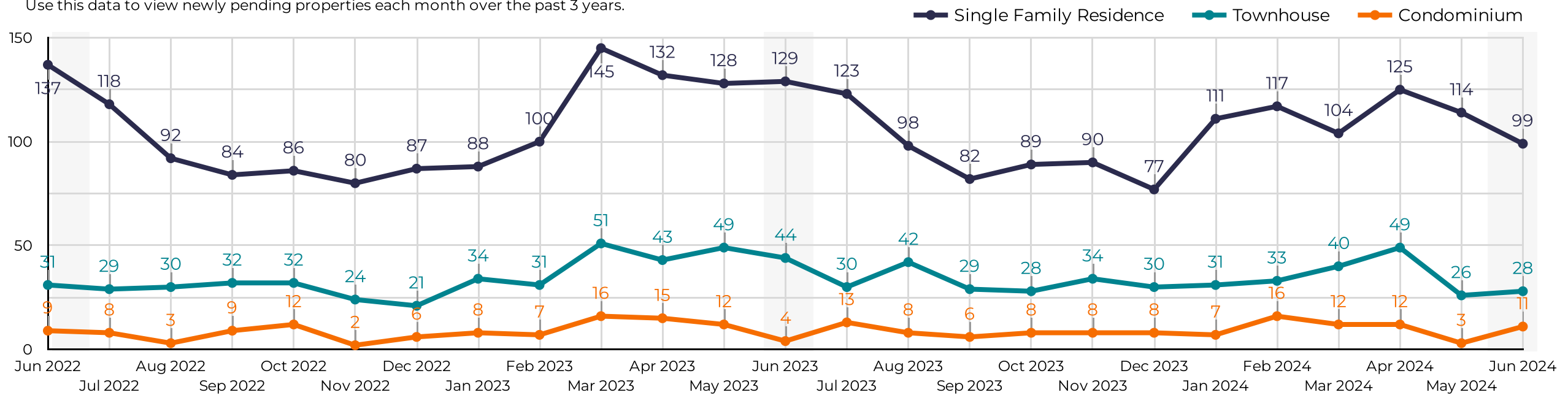
New Listings

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.

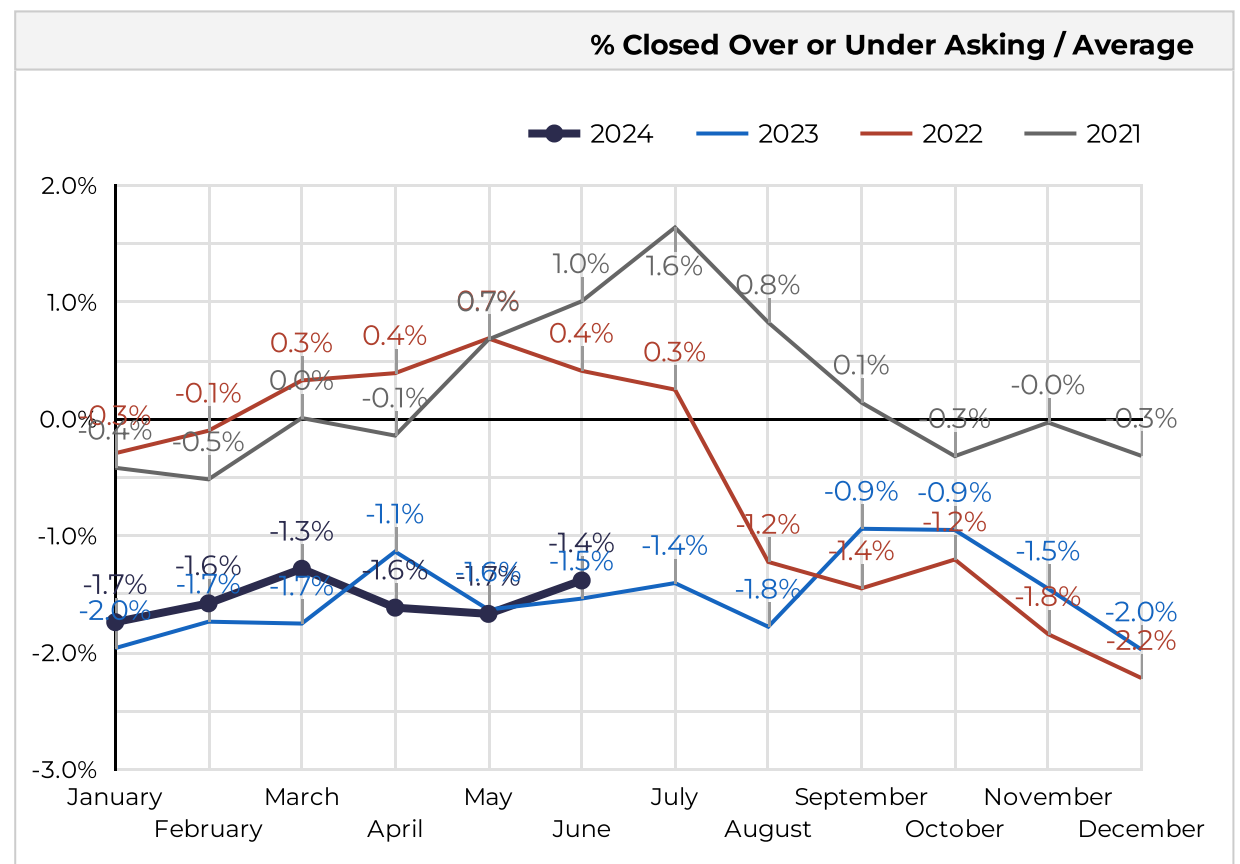
Month	# of Sales / Count			
	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	157
March	298	255	195	189
April	246	261	222	176
May	226	220	182	166
June	260	189	200	154
July	191	160	171	-
August	167	148	157	-
September	157	127	135	-
October	172	146	129	-
November	190	109	133	-
December	190	125	134	-

Month	Sale Price / Median			
	2021	2022	2023	2024
January	\$242,500	\$305,000	\$310,000	\$318,000
February	\$257,000	\$312,500	\$305,000	\$325,000
March	\$265,000	\$305,000	\$312,000	\$339,000
April	\$275,000	\$320,000	\$325,857	\$323,000
May	\$275,000	\$333,000	\$305,000	\$320,000
June	\$272,000	\$347,000	\$327,500	\$330,000
July	\$280,000	\$322,000	\$330,000	-
August	\$285,500	\$350,000	\$314,900	-
September	\$299,000	\$330,000	\$319,900	-
October	\$310,000	\$300,000	\$335,000	-
November	\$303,000	\$302,000	\$307,990	-
December	\$315,000	\$342,000	\$325,000	-

Month	Days on Market / Median			
	2021	2022	2023	2024
January	9	7	25	31
February	6	6	37	39
March	6	6	32	33
April	6	5	16	27
May	4	6	18	28
June	5	8	18	27
July	4	7	31	-
August	5	10	18	-
September	6	15	17	-
October	7	15	14	-
November	8	15	24	-
December	11	25	26	-

Month	New Listings / Count			
	2021	2022	2023	2024
January	252	245	221	239
February	267	241	216	228
March	231	251	231	250
April	248	225	203	224
May	202	237	206	227
June	227	210	168	153
July	186	182	175	-
August	191	186	191	-
September	228	208	203	-
October	207	182	219	-
November	215	167	193	-
December	193	116	193	-

Month	New Pending / Count			
	2021	2022	2023	2024
January	203	214	133	153
February	243	203	142	172
March	265	264	218	163
April	225	262	196	193
May	228	195	195	151
June	221	184	185	144
July	203	159	169	-
August	167	129	152	-
September	156	131	122	-
October	202	136	129	-
November	184	111	136	-
December	171	117	119	-



Jun 2024

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	106	-23.2% ↓	\$40.72M	-22.4% ↓	\$363,500	\$13,500 ↑	\$203	\$2 ↑	27	8 ↑	-1.2%	0.4% ↑
Townhouse	33	-25.0% ↓	\$8.39M	-25.2% ↓	\$238,900	\$-11,000 ↓	\$213	\$12 ↑	42	28 ↑	-1.3%	-0.2% ↓
Condominium	8	-20.0% ↓	\$1.06M	-24.1% ↓	\$129,000	\$-8,000 ↓	\$217	\$-4 ↓	12	-5 ↓	-2.0%	-1.1% ↓
Manufactured Home	6	-25.0% ↓	\$1.29M	-27.8% ↓	\$217,000	\$12,000 ↑	\$148	\$-8 ↓	10	-1 ↓	-2.5%	-0.0% ↓
Mobile Home	1	-	\$91K	-	\$91,000	-	\$116	-	37	-	-8.1%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	16	-23.8% ↓	\$2.38M	-23.2% ↓	\$144,500	\$7,500 ↑	\$215	\$4 ↑	25	8 ↑	-2.8%	-1.9% ↓
\$1000-1499 sqft	37	-24.5% ↓	\$9.63M	-25.7% ↓	\$256,000	\$6,000 ↑	\$207	\$0 ↑	42	23 ↑	-1.1%	0.2% ↑
\$1500-1999 sqft	60	-22.1% ↓	\$21.31M	-21.0% ↓	\$349,990	\$11,960 ↑	\$208	\$3 ↑	26	6 ↑	-1.3%	+0.0%...
2000-2499 sqft	31	-13.9% ↓	\$13.05M	-10.8% ↓	\$375,000	\$-34,000 ↓	\$190	\$8 ↑	31	16 ↑	-1.4%	1.0% ↑
2500-2999 sqft	6	-40.0% ↓	\$3.21M	-42.2% ↓	\$499,000	\$-31,000 ↓	\$202	\$-9 ↓	15	6 ↑	-0.2%	2.6% ↑
3000-3999 sqft	4	-42.9% ↓	\$1.96M	-46.0% ↓	\$490,500	\$-29,500 ↓	\$158	\$5 ↑	20	-3 ↓	-0.4%	0.5% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	52	-1.9% ↓	\$13.43M	1.6% ↑	\$244,500	\$-10,500 ↓	\$200	\$6 ↑	30	8 ↑	-1.2%	0.5% ↑
Green Valley North	45	-31.8% ↓	\$15.49M	-34.2% ↓	\$349,990	\$4,990 ↑	\$178	\$-3 ↓	23	7 ↑	-0.7%	0.4% ↑
Green Valley Northeast	32	-20.0% ↓	\$14.54M	-7.5% ↓	\$420,000	\$28,000 ↑	\$231	\$10 ↑	25	6 ↑	-2.1%	-0.2% ↓
Green Valley Southwest	18	-28.0% ↓	\$6.03M	-26.6% ↓	\$305,000	\$-5,000 ↓	\$223	\$12 ↑	41	32 ↑	-1.7%	-0.2% ↓
Green Valley Southeast	7	-56.3% ↓	\$2.05M	-66.6% ↓	\$297,000	\$-35,500 ↓	\$208	\$-19 ↓	67	54 ↑	-3.5%	-1.3% ↓