

MLSSAZ Monthly Market Report

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



Jul 2024

Quick Stats Jul 2024

of Sales

1,229

↓ -10.0% from previous month

Median Sale Price

\$365,000

↑ 0.83% from previous month

Average Sale Price

\$436,420

↑ 1.87% from previous month

Median DOM

26

↑ 5 from previous month

% Over

-1.87%

↓ -0.25% from previous month

of New Listings

1,821

↓ -3.3% from previous month

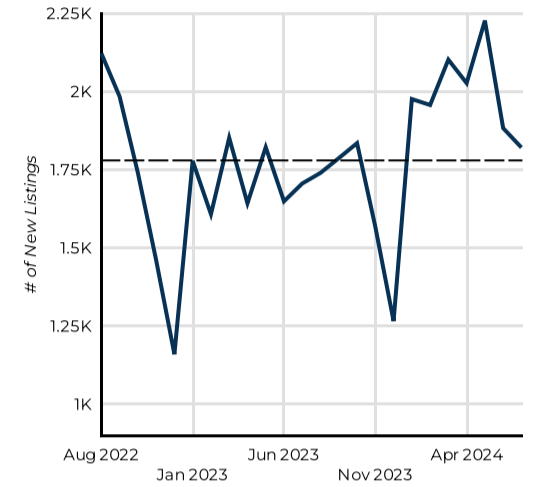
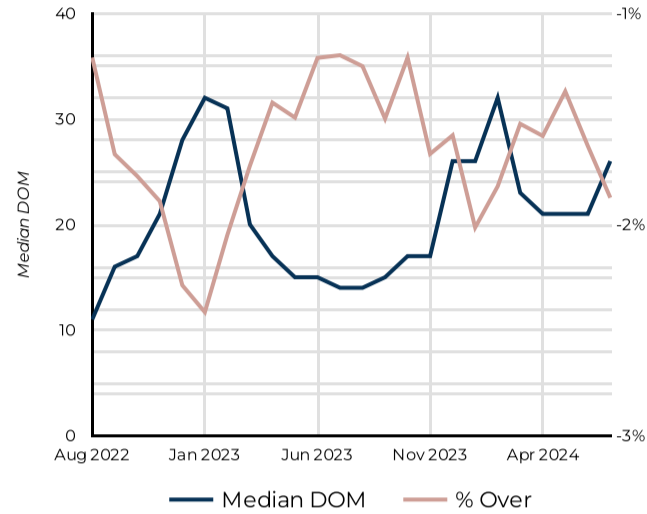
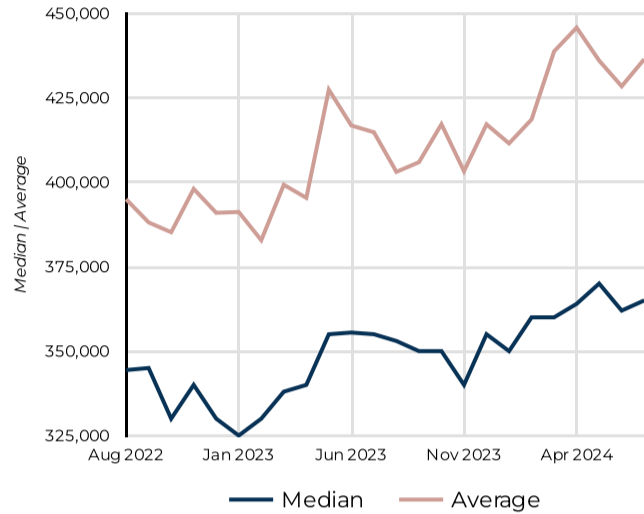
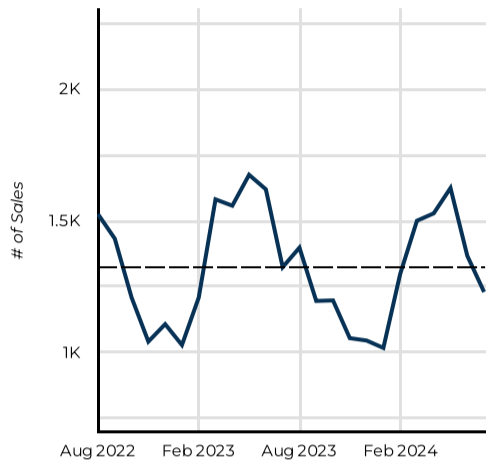


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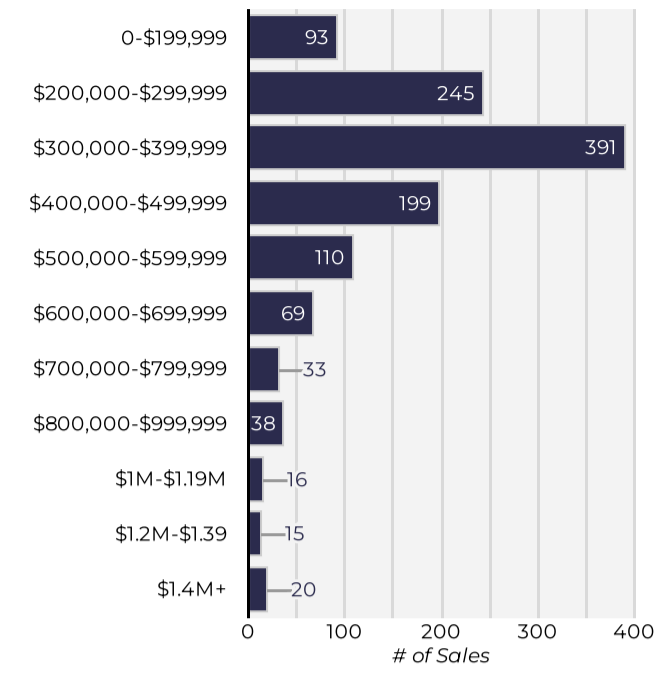
Market Activity - Market Pricing - Buyer Demand - Inventory

[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: Aug 1, 2024

July 2024



of Sales **1,229**
 ↓ -7.1% from previous year
 ↑ 2.8% from previous year

Volume **\$536,360,459**
 ↓ -2.3% from previous year
 ↑ 5.2% from previous year

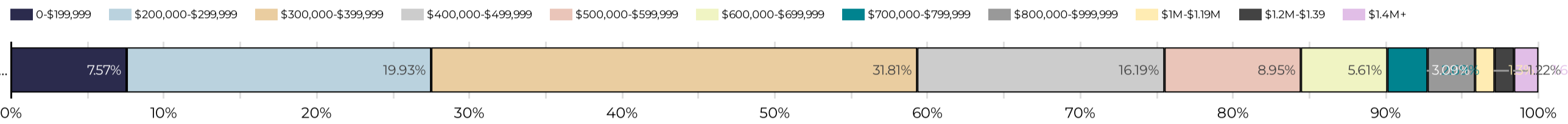
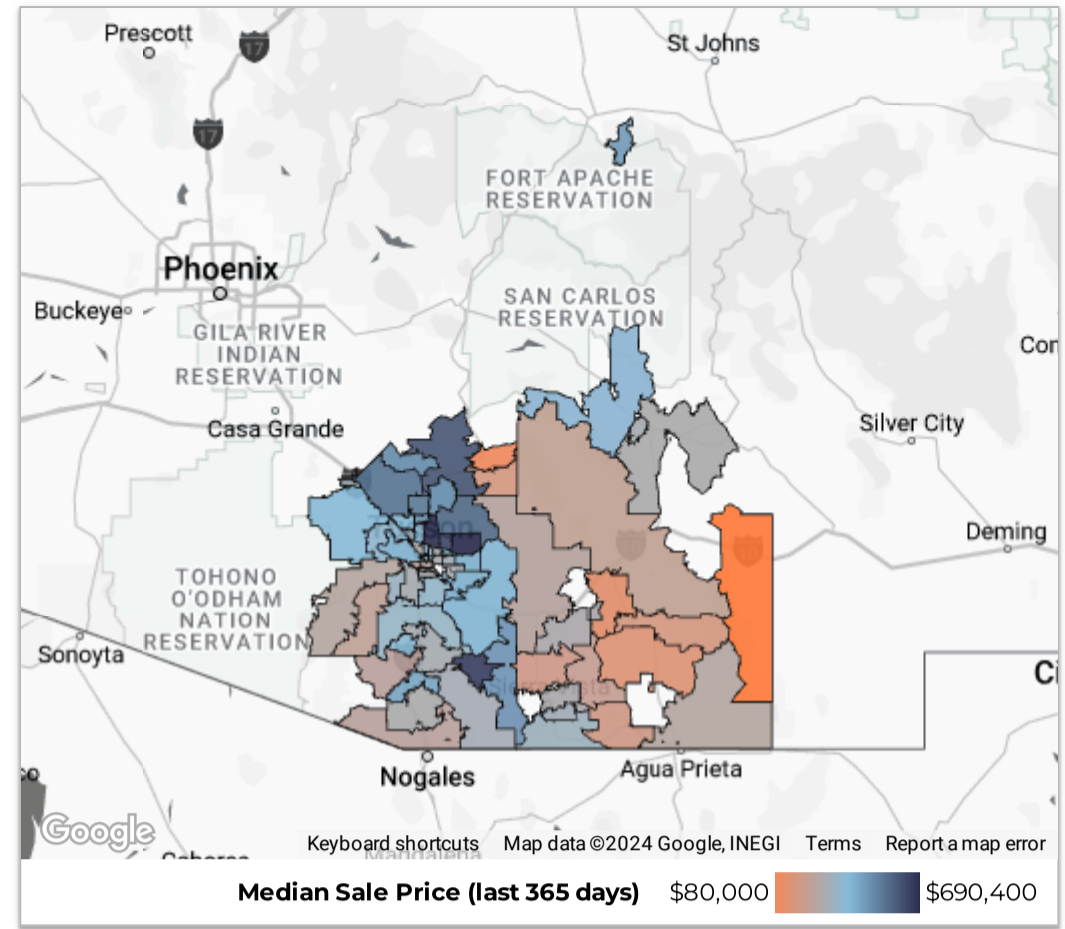
\$/sqft **\$227**
 ↑ 4.1% from previous year
 ↓ 12 from previous year

Median Days on Market **26**
 ↑ 12 from previous year

of New Listings **1,821**
 ↑ 6.7% from previous year
 ↓ -0.68% from previous year

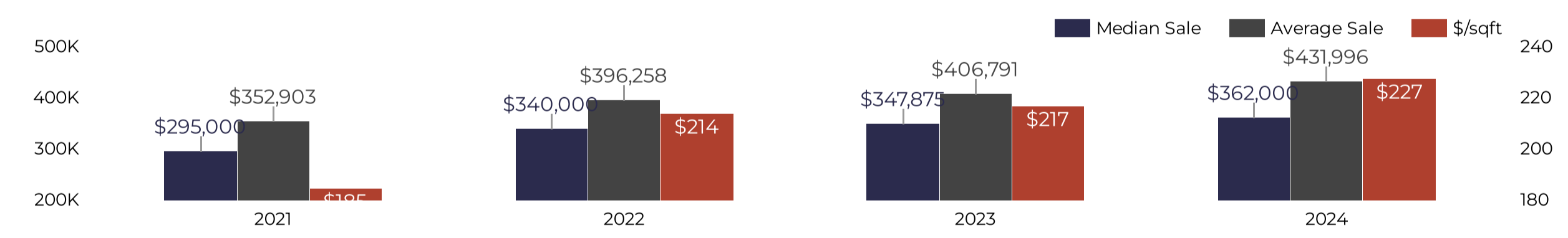
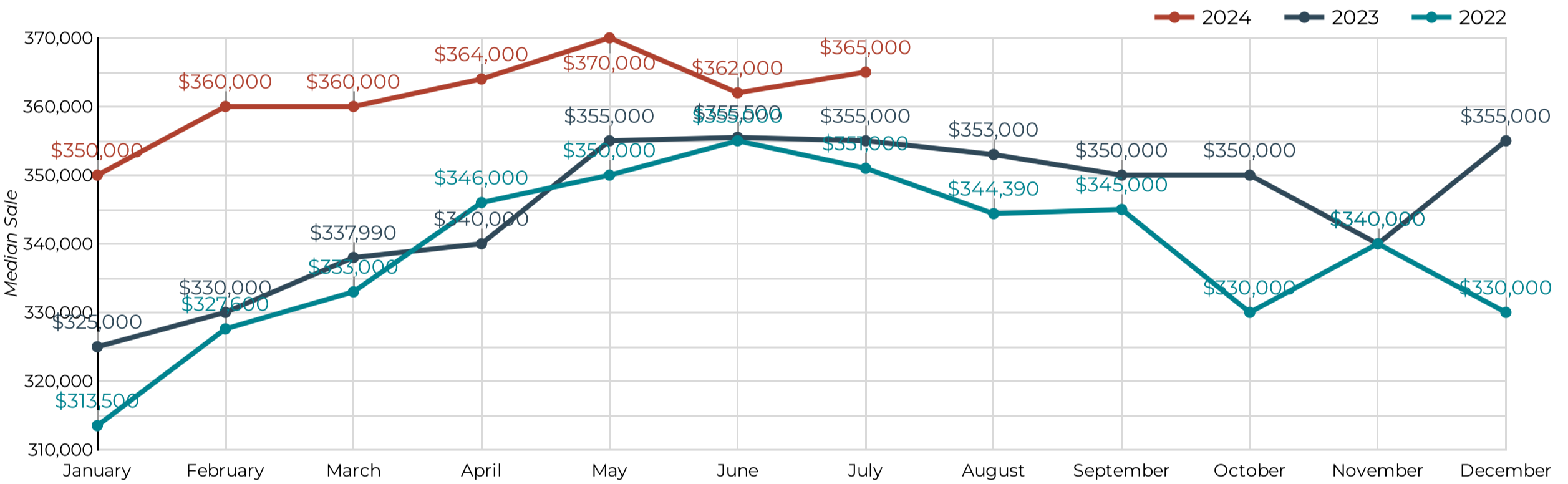
Average Sale Price **\$436,420**
 ↑ 5.2% from previous year

Average % Over Asking **-1.87%**
 ↓ -0.68% from previous year



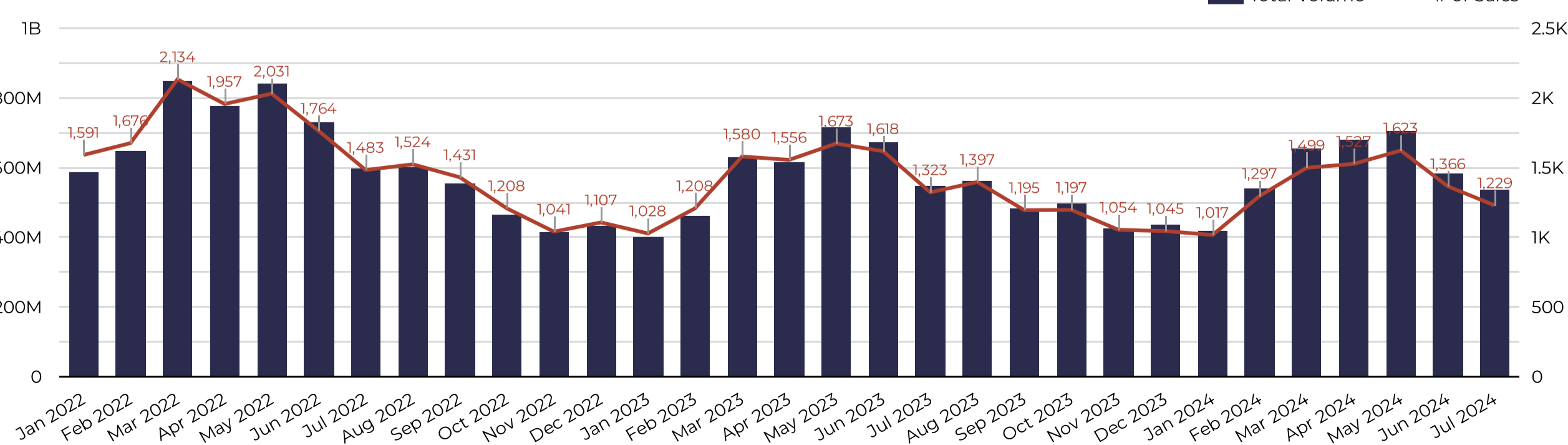
Market Pricing

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



Market Activity

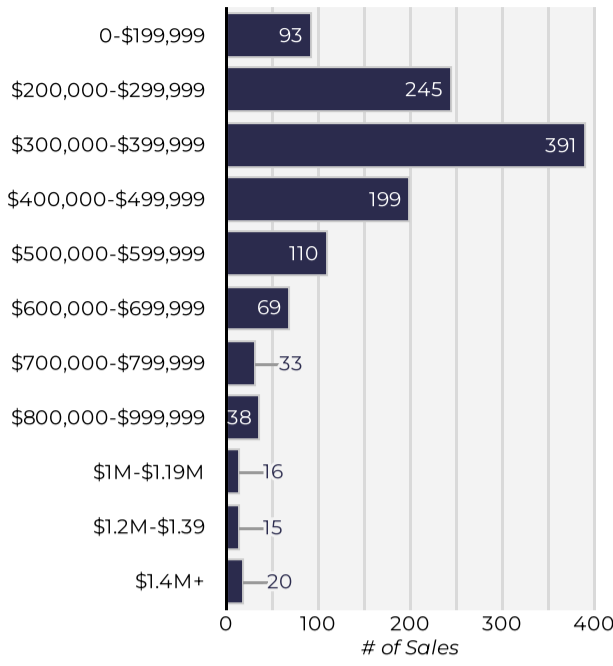
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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July 2024



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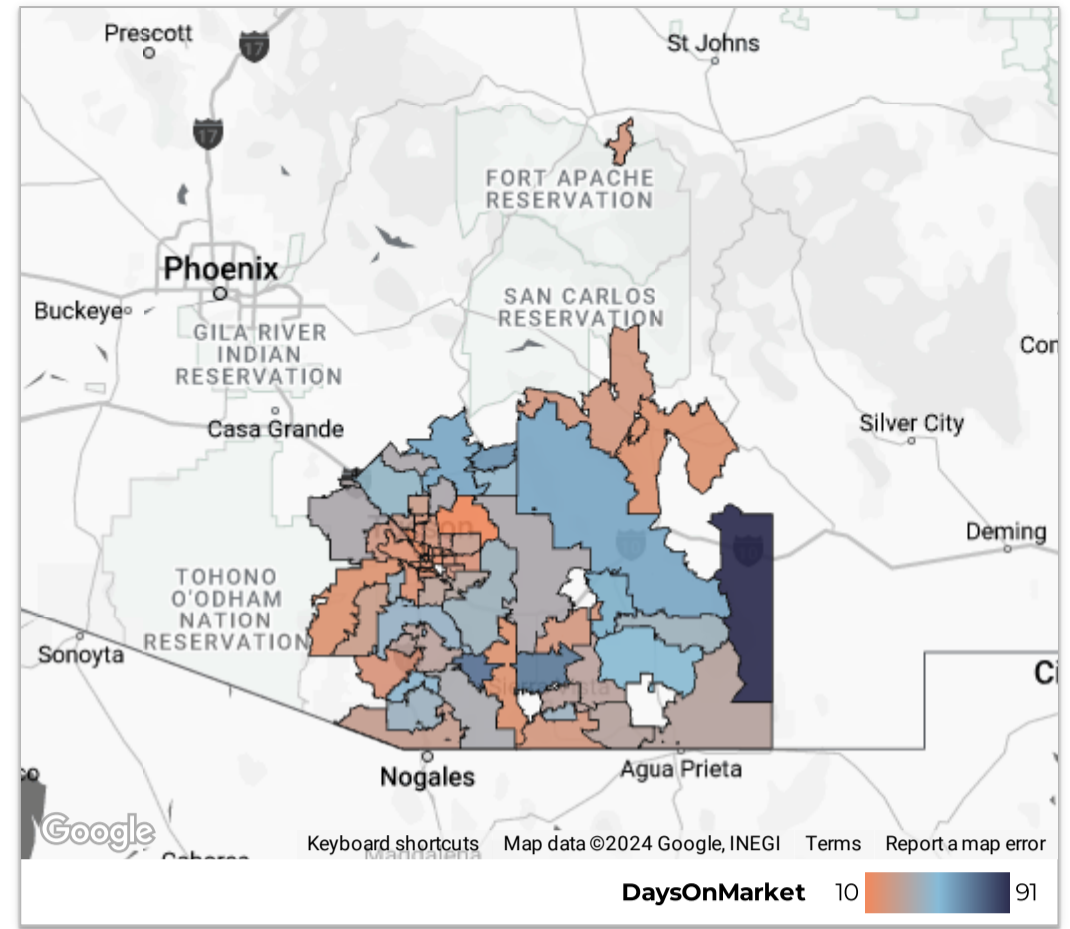
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 ↑ 5.2% from previous year

\$/sqft **\$227**
 ↑ 4.1% from previous year

Median Days on Market **26**
 ↑ 12 from previous year

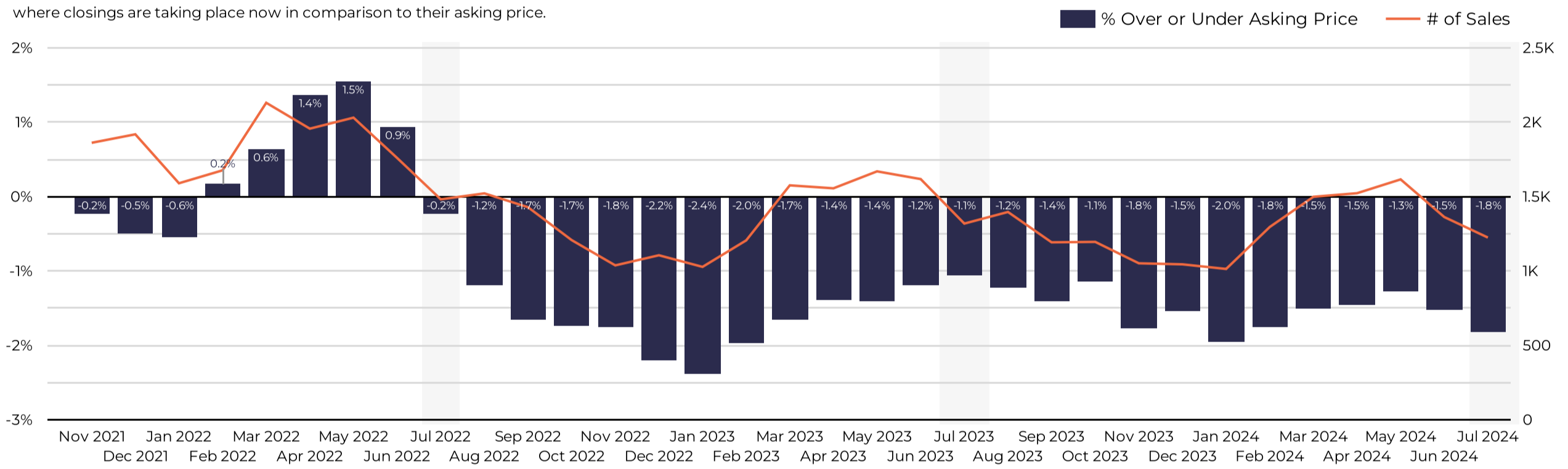
of New Listings **1,821**
 ↑ 6.7% from previous year

Average % Over Asking **-1.87%**
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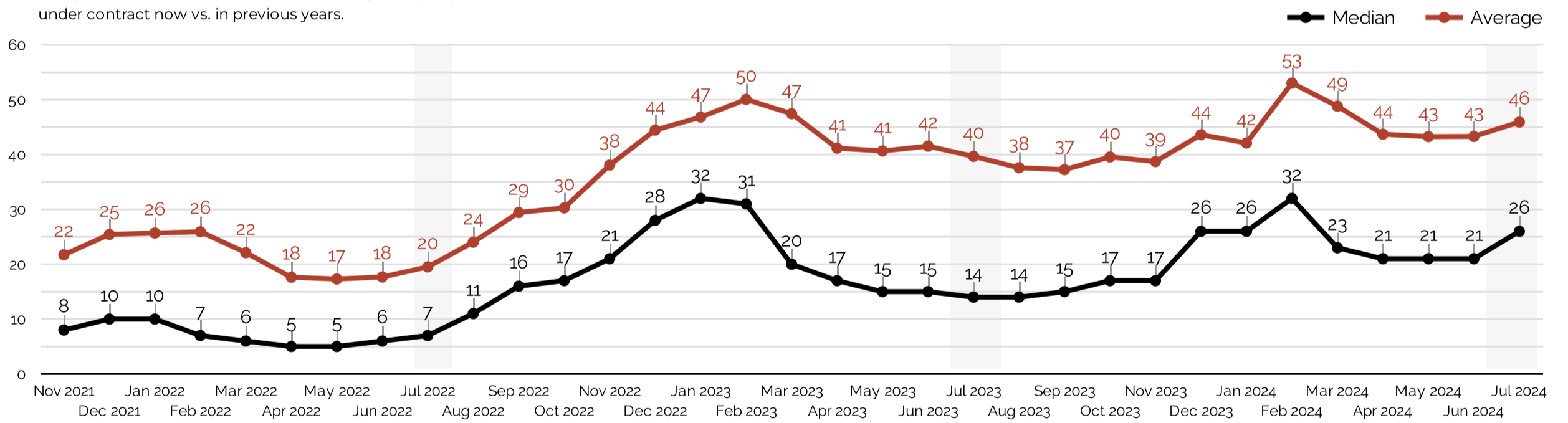
Buyer Demand

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	93	-32.6% ↓	20	3 ↑	-4.90%	-0.32% ↓
\$200,000-\$299,999	245	-5.8% ↓	26	16 ↑	-1.80%	-1.41% ↓
\$300,000-\$399,999	391	-8.4% ↓	28	13 ↑	-1.07%	-0.08% ↓
\$400,000-\$499,999	199	-4.8% ↓	26	10 ↑	-1.38%	-0.66% ↓
\$500,000-\$599,999	110	2.8% ↑	30	9 ↑	-1.99%	-1.50% ↓
\$600,000-\$699,999	69	15.0% ↑	21	-3 ↓	-1.44%	-0.15% ↓
\$700,000-\$799,999	33	-8.3% ↓	21	15 ↑	-1.08%	0.34% ↑
\$800,000-\$999,999	38	-15.6% ↓	39	25 ↑	-2.88%	-2.69% ↓
\$1M-\$1.19M	16	6.7% ↑	38	4 ↑	-6.65%	-3.81% ↓
\$1.2M-\$1.39	15	36.4% ↑	30	19 ↑	-4.61%	-1.84% ↓
\$1.4M+	20	33.3% ↑	13	-13 ↓	-3.78%	-2.50% ↓

Southern AZ Housing Market: Inventory

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July 2024

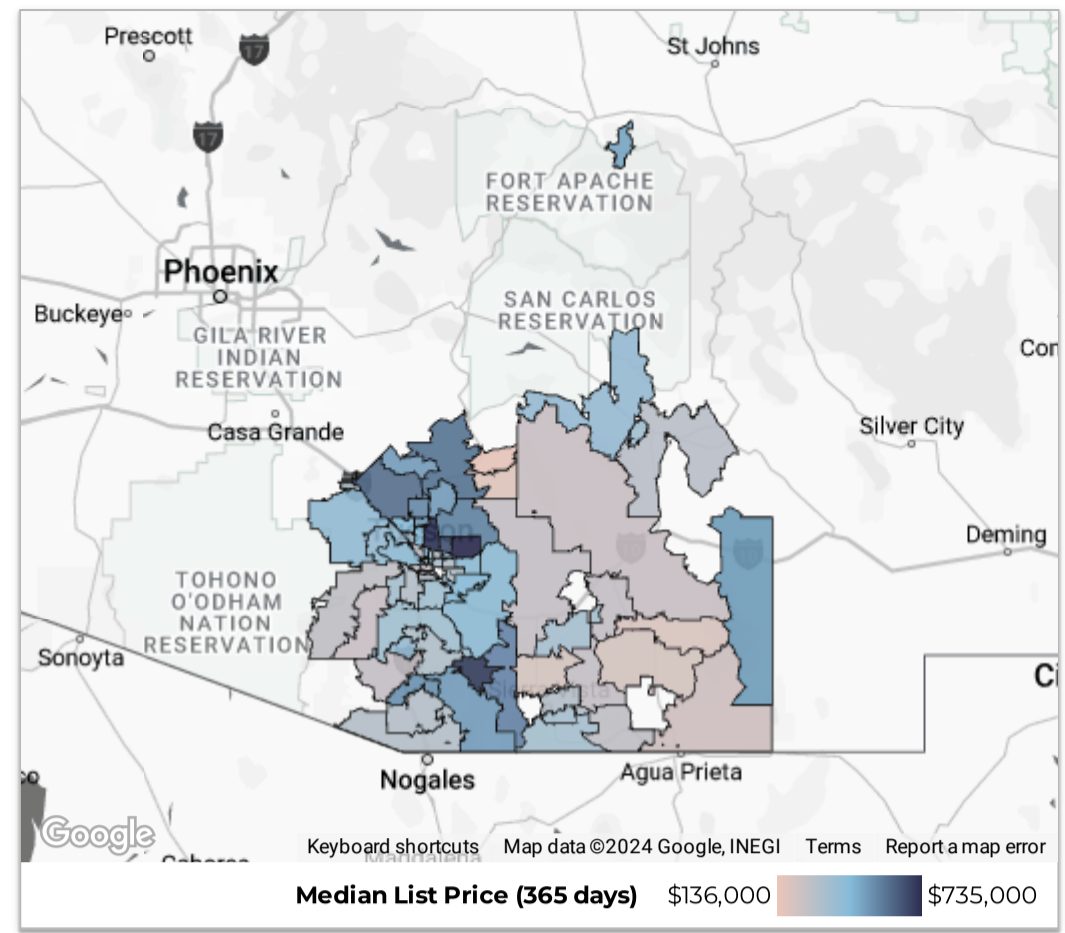
of New Listings (Supply)
1,821
↑ 115 from previous year

Months of Supply
3.29

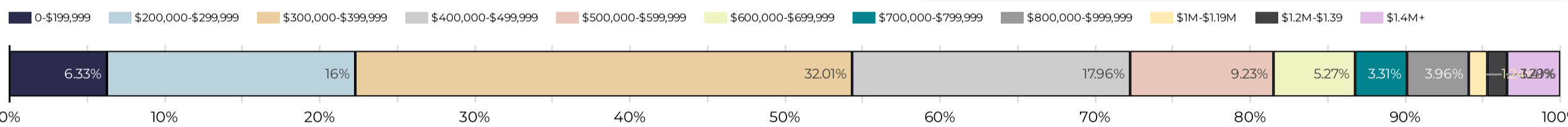
	Average	#
Single Family Residence	\$577,890	3,292
Townhouse	\$340,0...	302
Manufactured Home	\$286,825	205
Condominium	\$230,447	203
Mobile Home	\$151,288	41
Grand total	\$523,5...	4,043

of New Pendings (Demand)
1,254
↓ -65 from previous year

Active Listings
4,043
Pending Listings
823



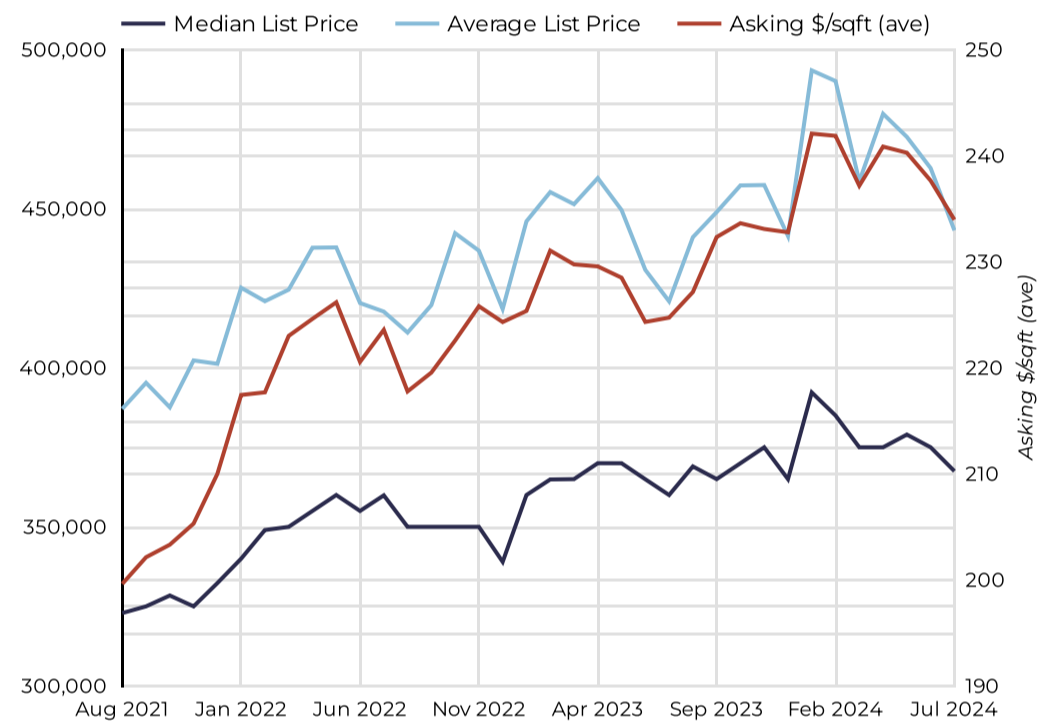
Active Listings



Months of Supply By Price Range

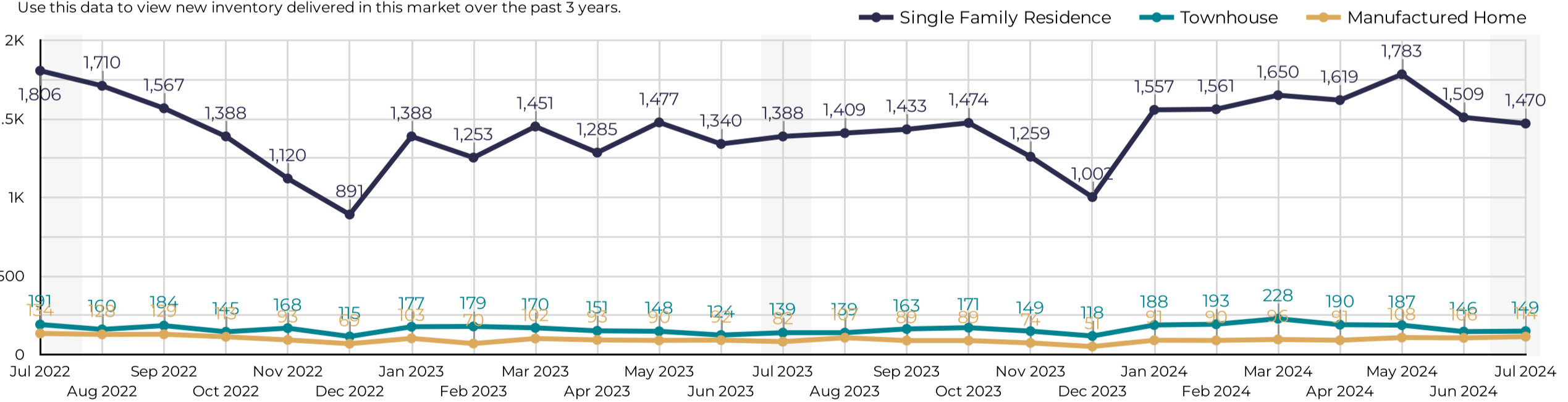
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.91	256	88
\$200,000-\$299,999	2.70	647	240
\$300,000-\$399,999	3.28	1,294	395
\$400,000-\$499,999	3.65	726	199
\$500,000-\$599,999	3.42	373	109
\$600,000-\$699,999	2.84	213	75
\$700,000-\$799,999	4.19	134	32
\$800,000-\$999,999	4.21	160	38
\$1M-\$1.19M	3.13	50	16
\$1.2M-\$1.39	4.00	52	13
\$1.4M+	5.75	138	24
Grand total	3.29	4,043	1,229

Asking Prices



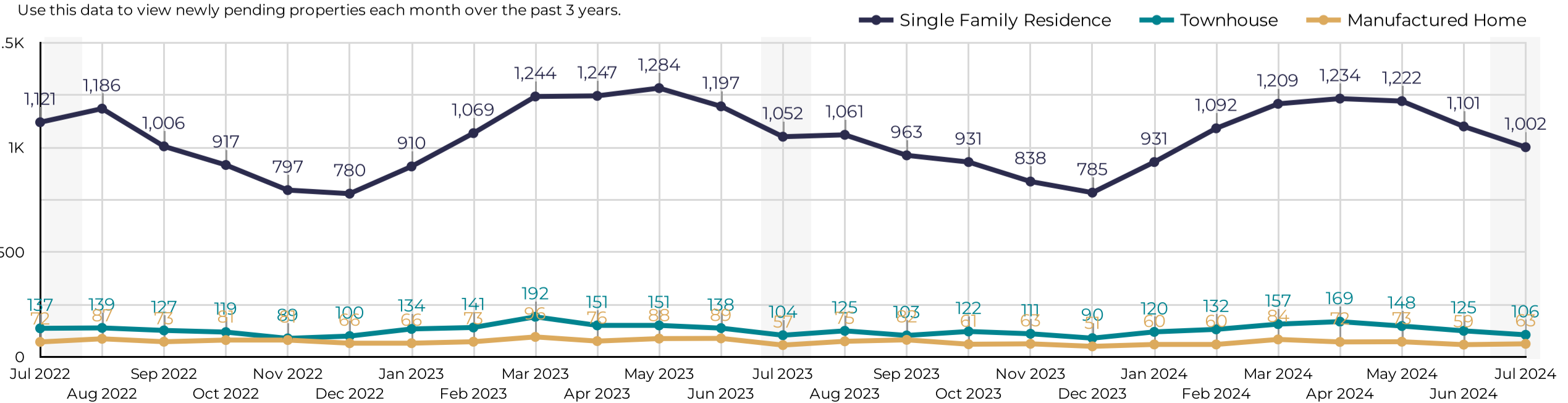
New Listings

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.



Southern AZ Housing Market: Tables

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 This report provides a snapshot of the market as taken on: Aug 1, 2024

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.

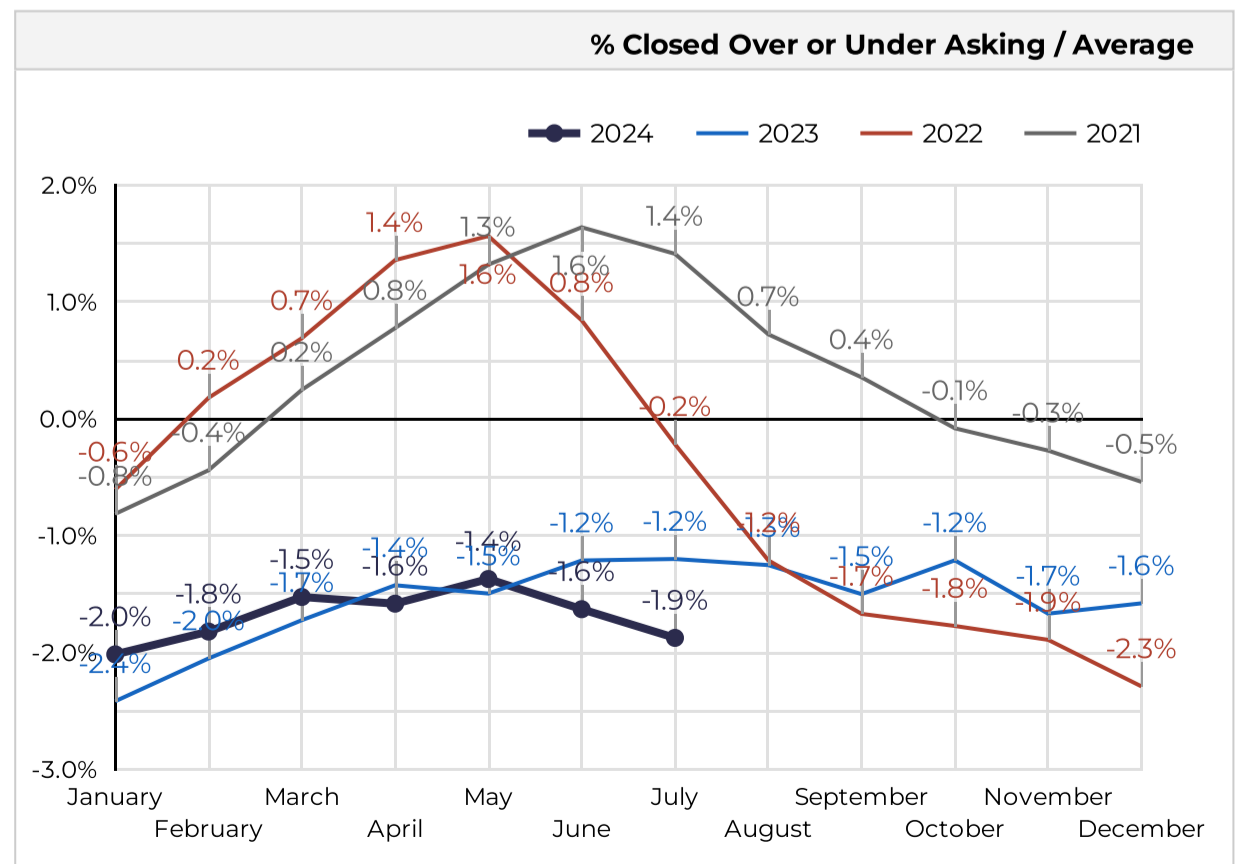
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,519	1,591	1,028	1,017
February	1,620	1,676	1,208	1,297
March	2,175	2,134	1,580	1,499
April	2,102	1,957	1,556	1,527
May	1,960	2,031	1,673	1,623
June	2,170	1,764	1,618	1,366
July	1,903	1,483	1,323	1,229
August	1,742	1,524	1,397	-
September	1,754	1,431	1,195	-
October	1,682	1,208	1,197	-
November	1,863	1,041	1,054	-
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	\$362,000
July	\$298,450	\$351,000	\$355,000	\$365,000
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	26
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	1,883
July	2,265	2,251	1,706	1,821
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	1,373
March	2,142	2,095	1,641	1,538
April	2,024	1,965	1,584	1,574
May	2,007	1,914	1,620	1,516
June	1,985	1,605	1,507	1,353
July	1,856	1,428	1,319	1,254
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	1,073	-
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: Aug 1, 2024

Jul 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.

Property Type	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	986	-6.2%	\$473.85M	-1.5%	\$394,000	\$10,560	\$234	\$11	26	11	-1.6%	-0.6%
Townhouse	106	-4.5%	\$33.58M	0.1%	\$285,000	\$10,000	\$231	\$12	27	17	-1.6%	-0.8%
Manufactured Home	61	8.9%	\$14.59M	13.5%	\$250,000	\$10,000	\$163	\$10	22	16	-2.6%	-2.2%
Condominium	59	-28.9%	\$12.5M	-31.7%	\$175,000	-\$23,000	\$220	-\$14	22	9	-2.9%	-1.9%
Mobile Home	12	-29.4%	\$1.35M	-40.6%	\$90,000	-\$35,000	\$122	\$1	29	-5	-11.8%	-3.2%

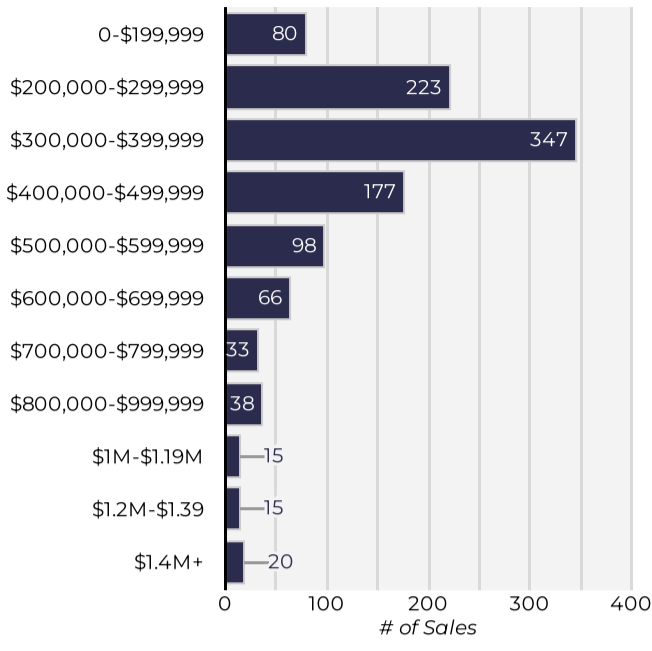
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	96	-10.3%	\$18.57M	-5.4%	\$189,000	\$9,000	\$239	\$10	18	8	-2.3%	-1.2%
\$1000-1499 sqft	309	-8.0%	\$89.27M	-4.8%	\$290,000	\$2,000	\$226	\$8	21	12	-1.5%	-0.7%
\$1500-1999 sqft	378	-4.8%	\$142.58M	-0.9%	\$360,000	\$13,000	\$218	\$8	29	15	-1.7%	-0.7%
2000-2499 sqft	222	-8.3%	\$107.73M	-5.1%	\$460,000	\$15,000	\$218	\$7	23	1	-1.5%	-0.1%
2500-2999 sqft	133	-6.3%	\$84.73M	-1.7%	\$585,000	\$60,000	\$233	\$10	35	13	-1.7%	-1.1%
3000-3999 sqft	66	-5.7%	\$64.66M	8.7%	\$894,048.48	\$95,048.4...	\$288	\$35	32	13	-3.0%	-1.3%
4000-4999 sqft	12	-40.0%	\$15.23M	-42.4%	\$1,050,000	-\$150,000	\$295	-\$14	29	16	-5.2%	-3.7%
5000+ sqft	8	100.0%	\$13.09M	161.0%	\$1,375,000	\$425,000	\$271	\$89	49	37	-10.5%	-0.5%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	172	-12.7%	\$99.78M	-10.1%	\$499,000	\$21,000	\$253	-\$3	25	15	-2.2%	-1.9%
Central	131	1.6%	\$46.06M	-1.6%	\$310,000	-\$15,000	\$243	\$3	13	8	-1.1%	-0.9%
East	104	-1.9%	\$33.33M	-9.8%	\$309,500	-\$2,500	\$216	\$1	21	10	-1.2%	-0.8%
Upper Southeast	102	4.1%	\$43.08M	2.1%	\$385,000	-\$14,000	\$204	\$4	29	8	-0.7%	0.1%
North	90	-15.1%	\$67.62M	3.1%	\$610,000	\$100,000	\$309	\$27	19	7	-2.7%	-1.2%
West	66	-1.5%	\$28.03M	-8.1%	\$370,000	-\$40,000	\$239	\$20	13	7	-2.2%	-1.5%
Southwest	63	-6.0%	\$19.76M	-0.7%	\$310,000	\$10,000	\$197	\$24	32	22	-1.7%	-0.7%
Extended West	58	-31.8%	\$20.73M	-32.9%	\$360,000	-\$15,000	\$198	\$6	36	-2	-1.2%	0.3%
Northeast	56	27.3%	\$38.23M	61.5%	\$547,000	\$94,000	\$263	\$18	30	19	-2.9%	-2.7%
Southeast	46	43.8%	\$19.76M	49.0%	\$381,330	\$7,330	\$219	\$9	35	27	-1.1%	-1.1%
South	46	-17.9%	\$12.63M	-14.6%	\$289,000	\$14,000	\$191	\$6	15	9	-1.2%	-0.4%
Upper Northwest	42	10.5%	\$22.64M	19.1%	\$549,000	\$14,000	\$244	\$22	57	37	-3.6%	-0.6%
Green Valley North	42	-36.4%	\$14.98M	-38.8%	\$354,990	\$4,490	\$198	\$12	41	5	-0.8%	0.3%
Cochise	27	-25.0%	\$7.03M	-11.9%	\$270,000	\$55,000	\$176	\$30	42	9	-2.5%	4.1%
Green Valley Northeast	25	-7.4%	\$11.26M	-3.2%	\$420,000	\$48,000	\$223	\$4	43	15	-3.6%	-2.1%
Green Valley Northwest	25	-47.9%	\$5.59M	-52.6%	\$224,013	-\$5,987	\$196	-\$14	30	2	-3.9%	-2.4%
Graham	21	133.3%	\$6.21M	137.3%	\$317,500	\$46,500	\$176	\$7	17	9	-0.9%	2.1%
Green Valley Southwest	18	-10.0%	\$7.14M	1.7%	\$395,000	\$55,000	\$214	-\$11	45	20	-1.5%	-0.4%
Benson/St. David	16	14.3%	\$4.22M	41.0%	\$270,000	\$76,500	\$157	\$4	37	1	-3.8%	-1.9%
Extended Northwest	14	180.0%	\$4.24M	189.3%	\$296,990	\$4,000	\$178	-\$12	88	39	-0.1%	0.7%
SCC-Rio Rico East	12	-36.8%	\$3.52M	-36.1%	\$260,000	-\$29,000	\$177	-\$4	40	-11	-1.0%	-0.4%
Pinal	10	100.0%	\$3.84M	227.3%	\$289,000	\$79,000	\$217	\$25	77	62	-0.1%	1.7%
SCC-Tubac East	7	250.0%	\$4.35M	267.4%	\$430,000	-\$54,000	\$280	\$6	110	21	-3.4%	-0.1%
Extended Southwest	6	0.0%	\$1.15M	-9.0%	\$105,000	-\$73,500	\$108	-\$35	66	49	-8.8%	-7.5%
Green Valley Southeast	6	-40.0%	\$2.5M	-31.0%	\$349,900	\$4,900	\$229	\$23	35	4	-2.1%	0.8%
SCC-Rio Rico West	4	-33.3%	\$1.4M	-24.1%	\$310,000	\$20,000	\$160	-\$13	23	-11	-1.4%	0.6%
Extended Northeast	4	300.0%	\$2.26M	318.5%	\$420,000	-\$120,000	\$480	\$13	2	-4	-2.6%	-18.8%
SCC-Nogales East	3	-25.0%	\$702K	26.0%	\$220,000	\$100,000	\$147	\$41	18	15	-6.4%	2.6%
Maricopa	2	0.0%	\$1.43M	2.1%	\$404,000	-\$46,000	\$267	\$20	0	-19	-5.5%	-7.4%
SCC-Sonoita	2	100.0%	\$1.15M	106.4%	\$395,500	-\$159,500	\$193	-\$57	28	23	3.7%	5.4%
Navajo	2	0.0%	\$893K	-27.7%	\$443,000	-\$12,000	\$309	-\$49	0	-9	-2.4%	-3.1%
SCC-Amado	1	-50.0%	\$174.9K	-84.0%	\$174,900	-\$105,100	\$191	\$46	19	-58	0.0%	8.3%
Greenlee	1	-	\$170K	-	\$170,000	-	\$87	-	65	-	-5.6%	-

Tucson Association of Realtors: Market Activity & Pricing

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July 2024



of Sales: **1,112** (-3.5% from previous year)

Volume: **\$494,690,483** (0.9% from previous year)

\$/sqft: **\$230** (4.1% from previous year)

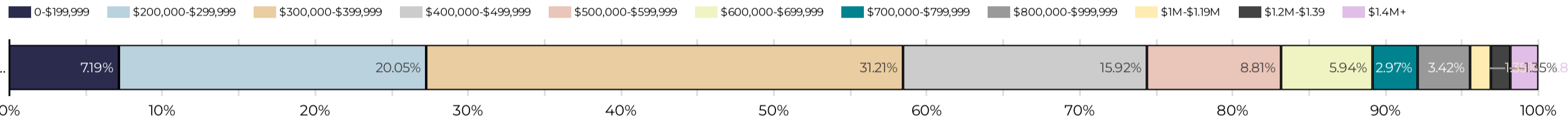
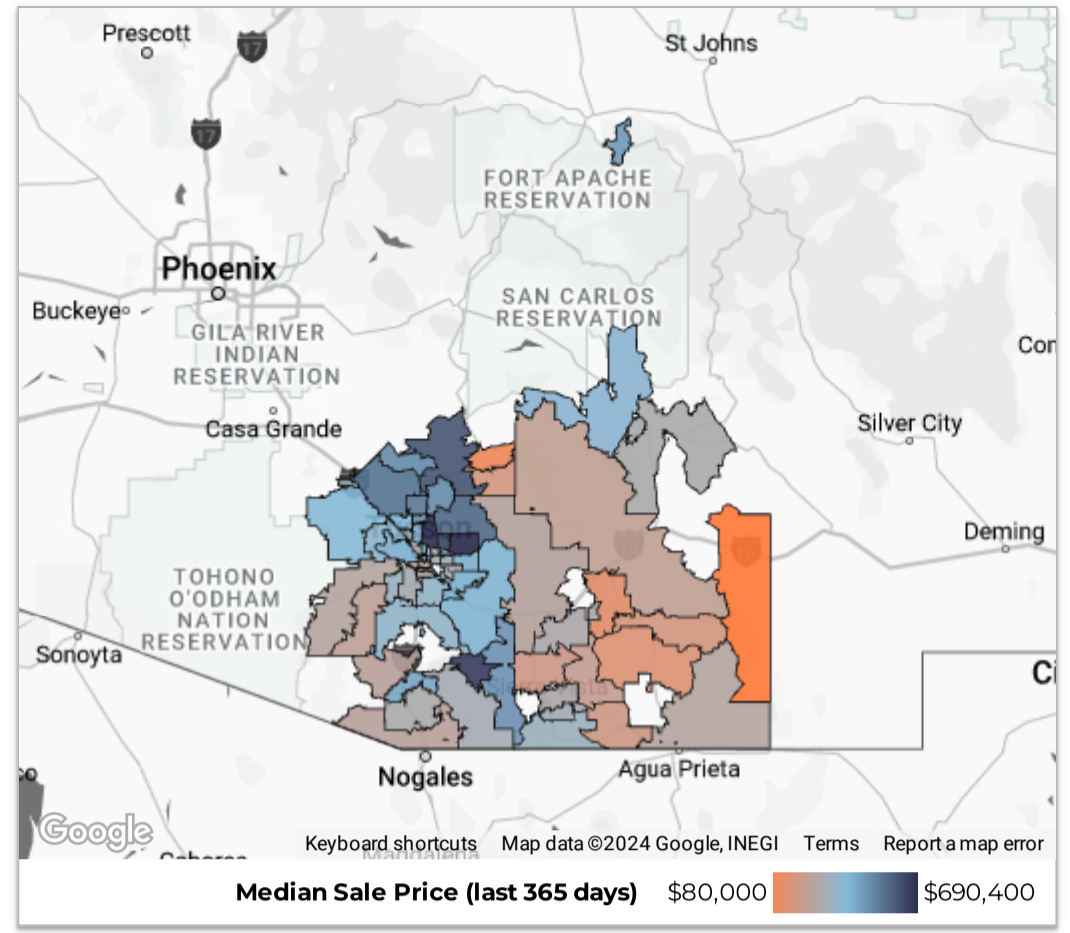
of New Listings: **1,639** (7.1% from previous year)

Median Sale Price: **\$365,000** (1.4% from previous year)

Average Sale Price: **\$444,866** (4.5% from previous year)

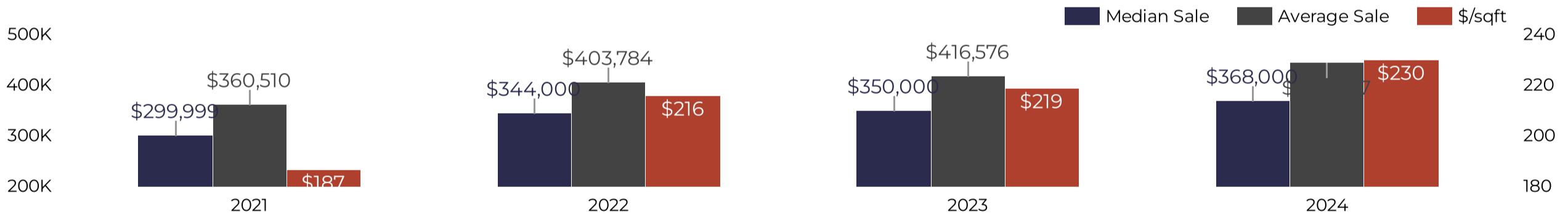
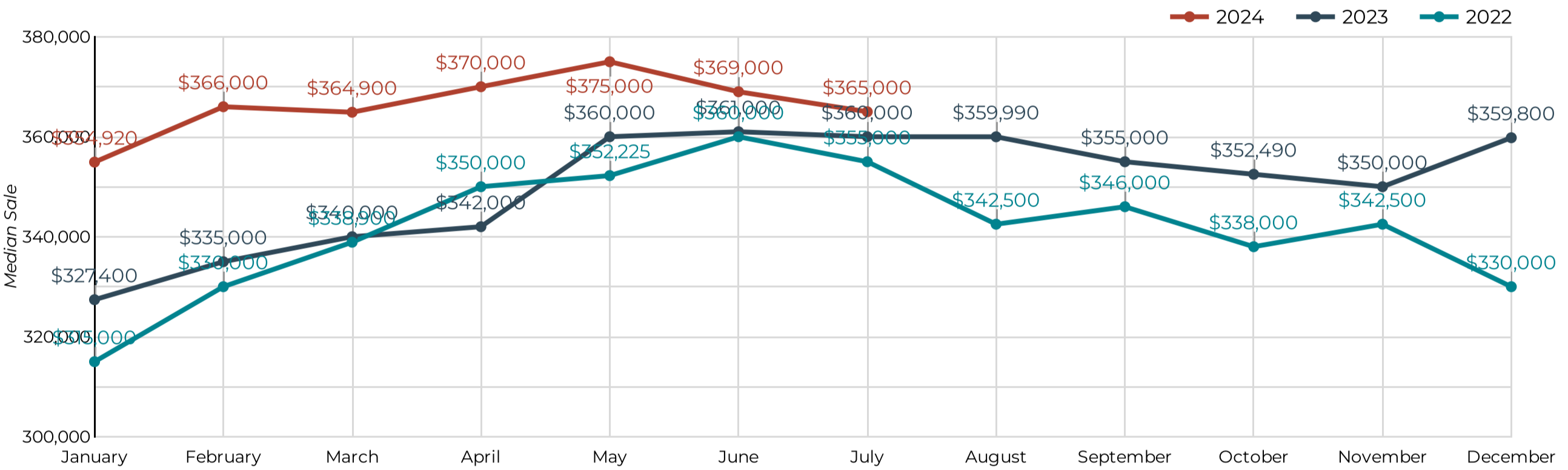
Median Days on Market: **25** (12 from previous year)

Average % Over Asking: **-1.80%** (-0.64% from previous year)



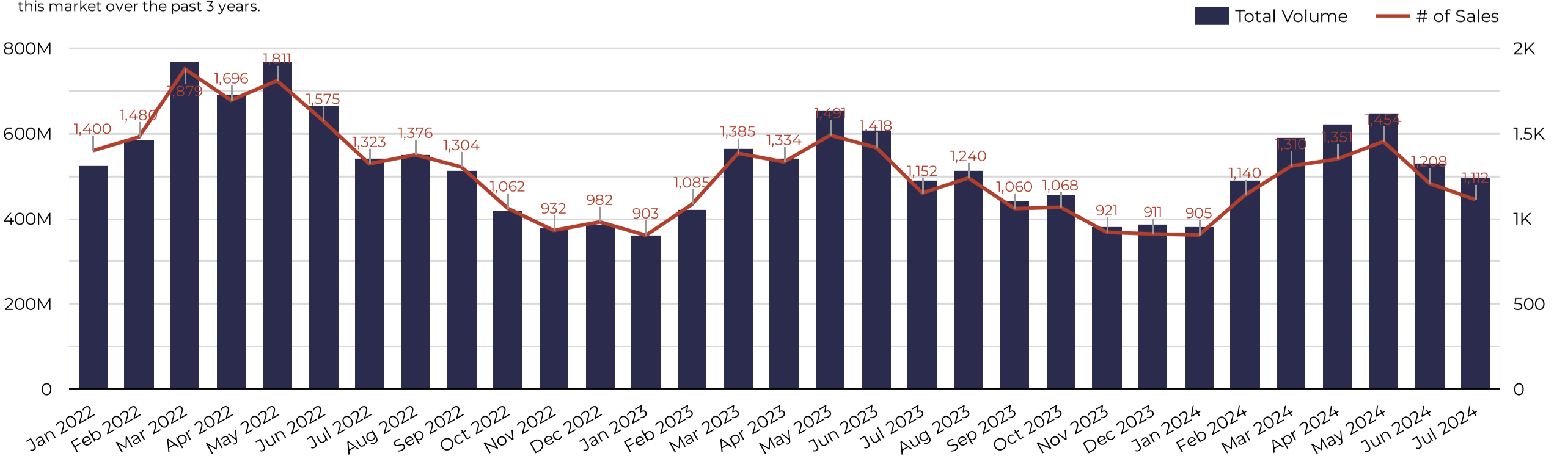
Market Pricing

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



Market Activity

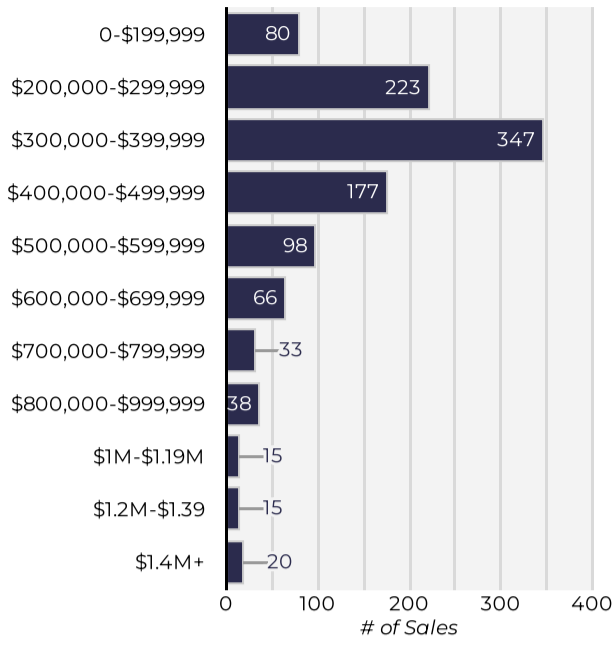
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Aug 1, 2024

July 2024



of Sales
1,112
-3.5% from previous year

Median Sale Price
\$365,000
1.4% from previous year

Volume
\$494,690,483
0.9% from previous year

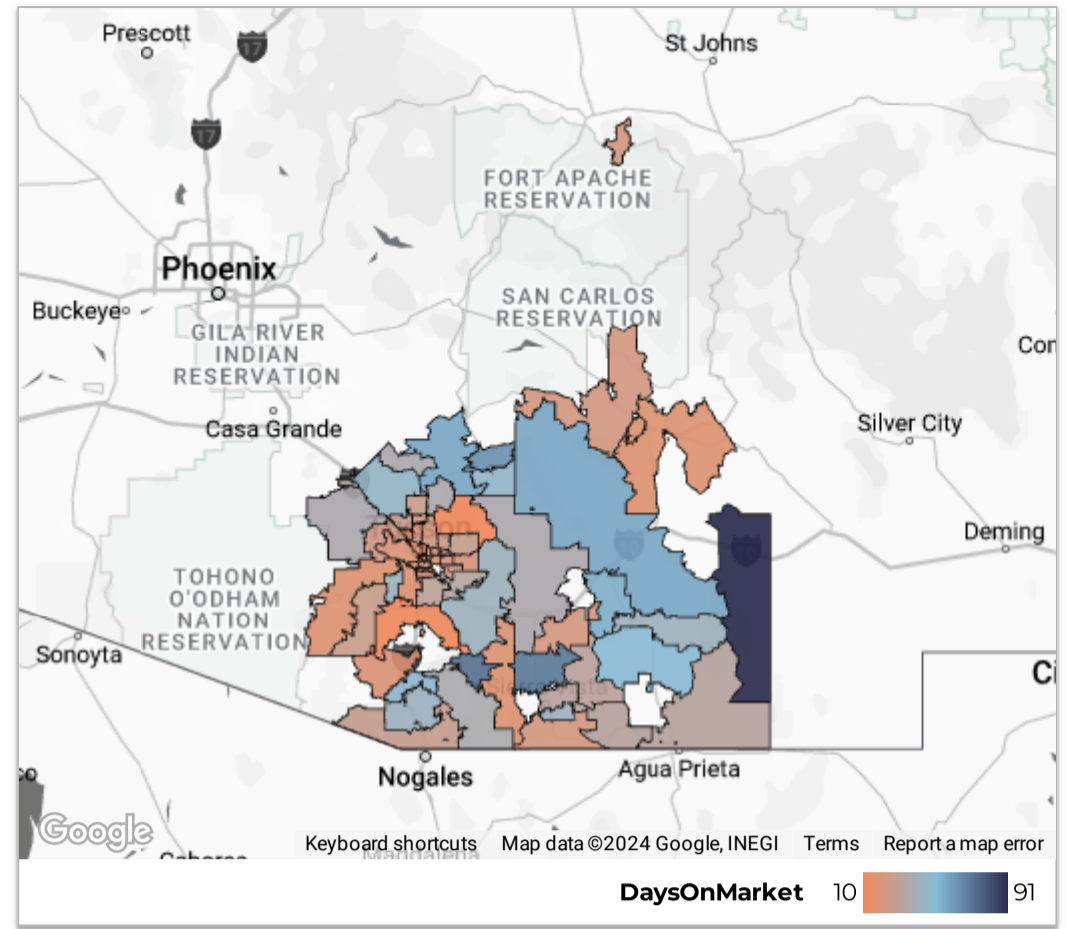
Average Sale Price
\$444,866
4.5% from previous year

\$/sqft
\$230
4.1% from previous year

Median Days on Market
25
12 from previous year

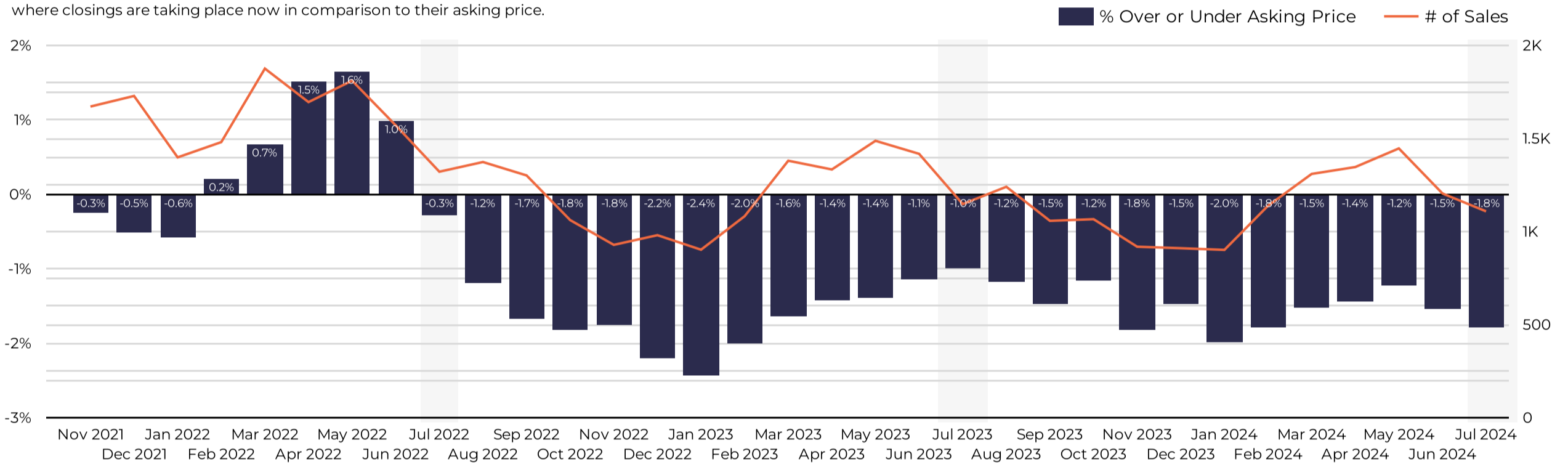
of New Listings
1,639
7.1% from previous year

Average % Over Asking
-1.80%
-0.64% from previous year



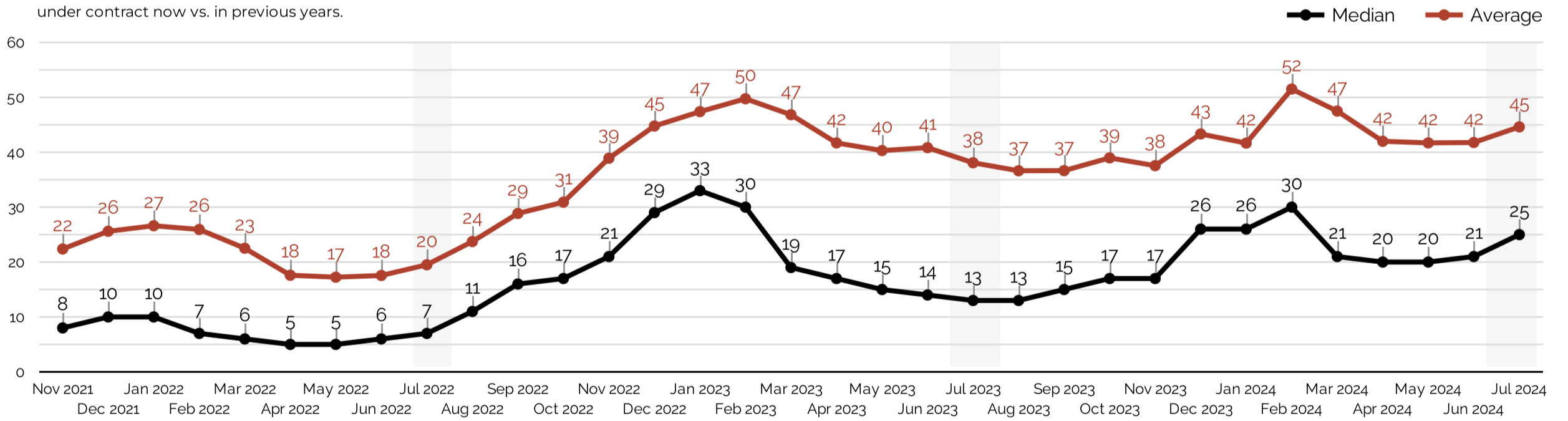
Buyer Demand

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	80	-29.8% ↓	19	2 ↑	-4.86%	0.36% ↑
\$200,000-\$299,999	223	3.2% ↑	23	15 ↑	-1.57%	-1.43% ↓
\$300,000-\$399,999	347	-6.7% ↓	27	13 ↑	-1.01%	-0.05% ↓
\$400,000-\$499,999	177	1.7% ↑	25	11 ↑	-1.40%	-0.83% ↓
\$500,000-\$599,999	98	-1.0% ↓	29	9 ↑	-1.88%	-1.46% ↓
\$600,000-\$699,999	66	10.0% ↑	21	-3 ↓	-1.46%	-0.17% ↓
\$700,000-\$799,999	33	-8.3% ↓	21	15 ↑	-1.08%	0.34% ↑
\$800,000-\$999,999	38	-5.0% ↓	39	27 ↑	-2.88%	-2.83% ↓
\$1M-\$1.19M	15	0.0%	38	4 ↑	-6.52%	-3.68% ↓
\$1.2M-\$1.39	15	36.4% ↑	30	19 ↑	-4.61%	-1.84% ↓
\$1.4M+	20	33.3% ↑	13	-13 ↓	-3.78%	-2.50% ↓

Tucson Association of Realtors: **Inventory**

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Aug 1, 2024

July 2024

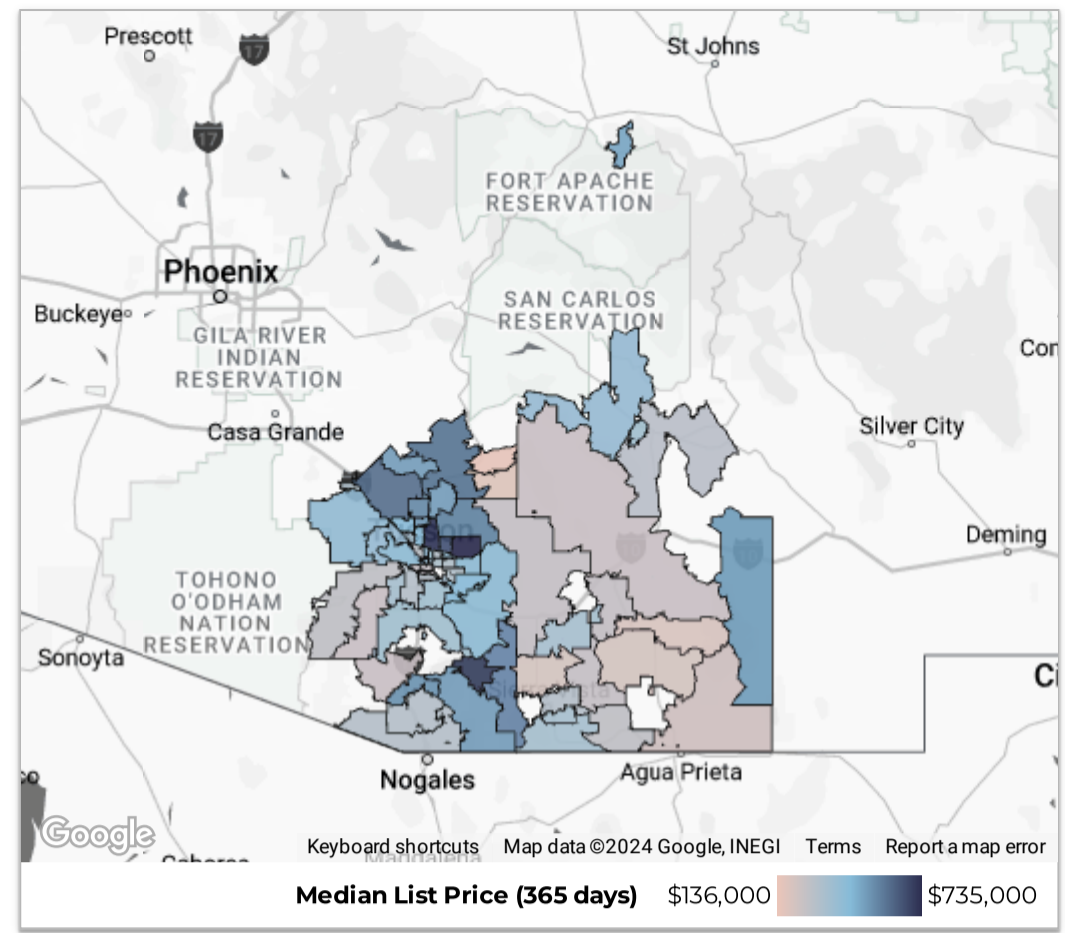
of New Listings (Supply)
1,639
↑ 108 from previous year

Months of Supply
3.20

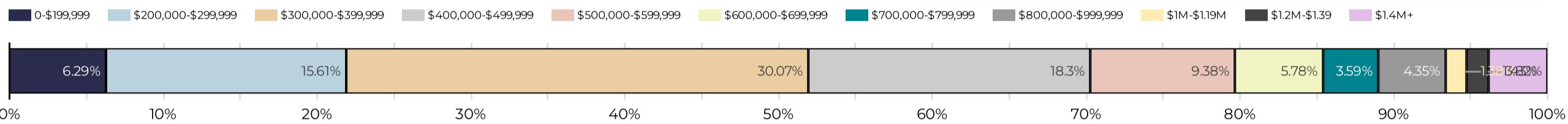
	Average	#
Single Family Residence	\$597,036	2,941
Townhouse	\$359,736	210
Manufactured Home	\$258,607	198
Condominium	\$242,786	173
Mobile Home	\$150,095	40
Grand total	\$542,010	3,562

of New Pendings (Demand)
1,114
↓ -36 from previous year

Active Listings
3,562
Pending Listings
735



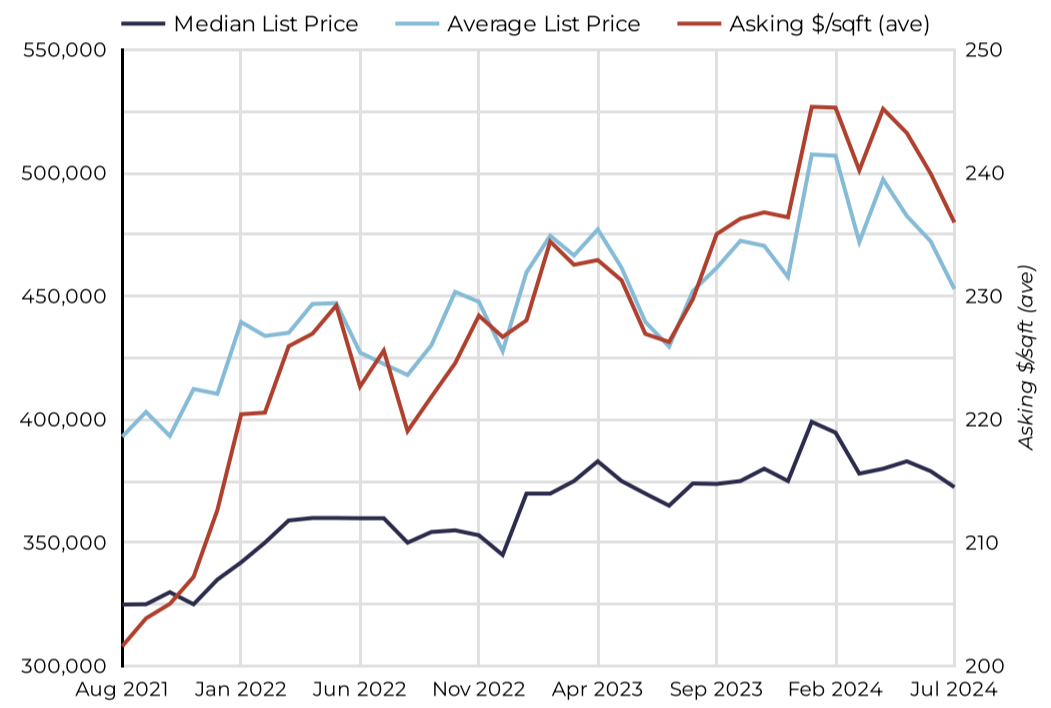
Active Listings



Months of Supply By Price Range

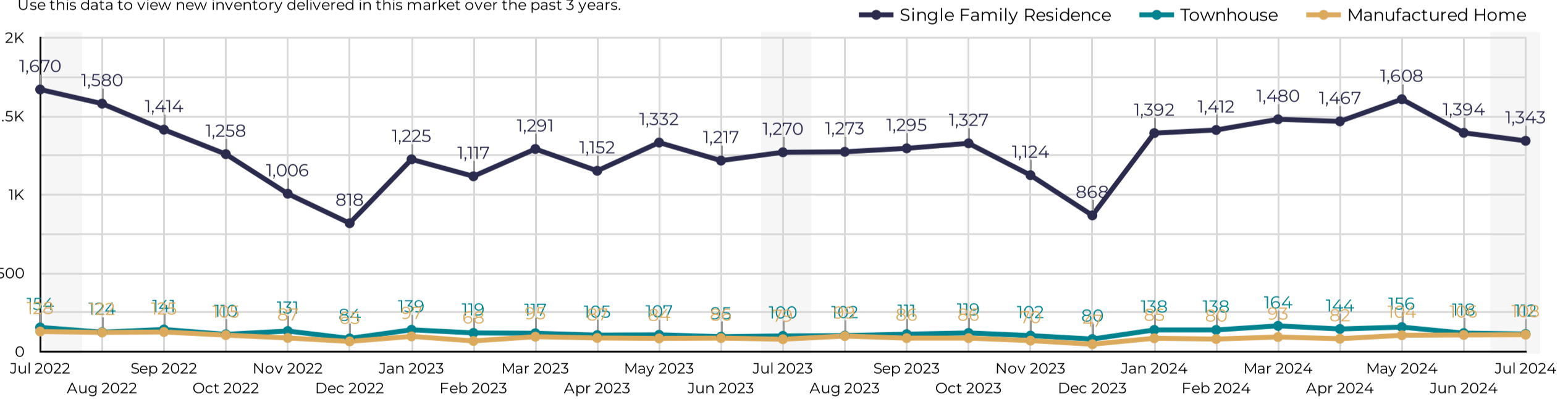
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.99	224	75
\$200,000-\$299,999	2.53	556	220
\$300,000-\$399,999	3.06	1,071	350
\$400,000-\$499,999	3.70	652	176
\$500,000-\$599,999	3.37	334	99
\$600,000-\$699,999	2.94	206	70
\$700,000-\$799,999	4.00	128	32
\$800,000-\$999,999	4.08	155	38
\$1M-\$1.19M	3.27	49	15
\$1.2M-\$1.39	3.92	51	13
\$1.4M+	5.67	136	24
Grand total	3.20	3,562	1,112

Asking Prices



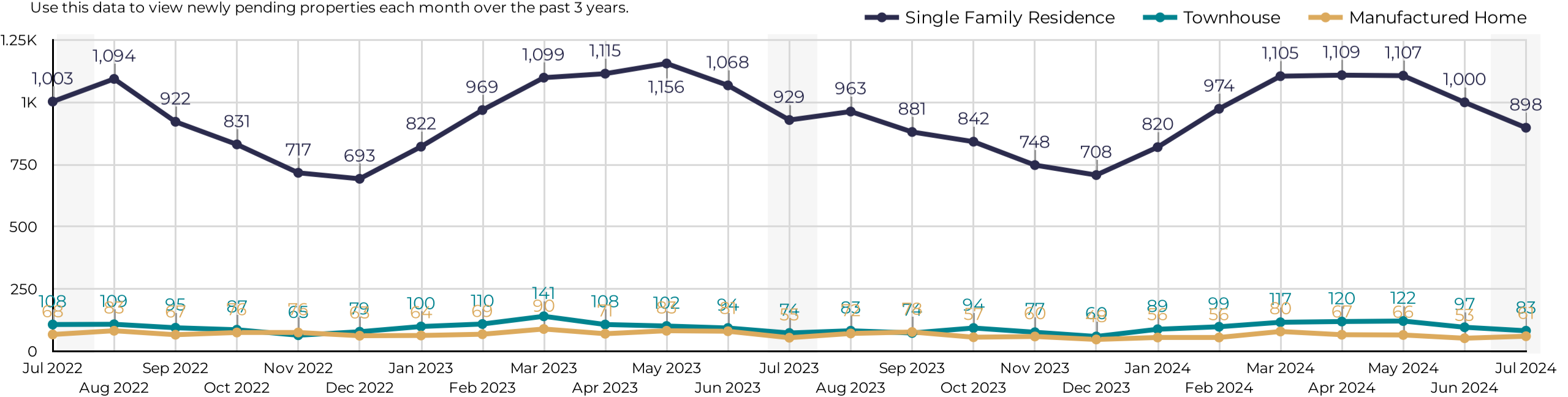
New Listings

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.

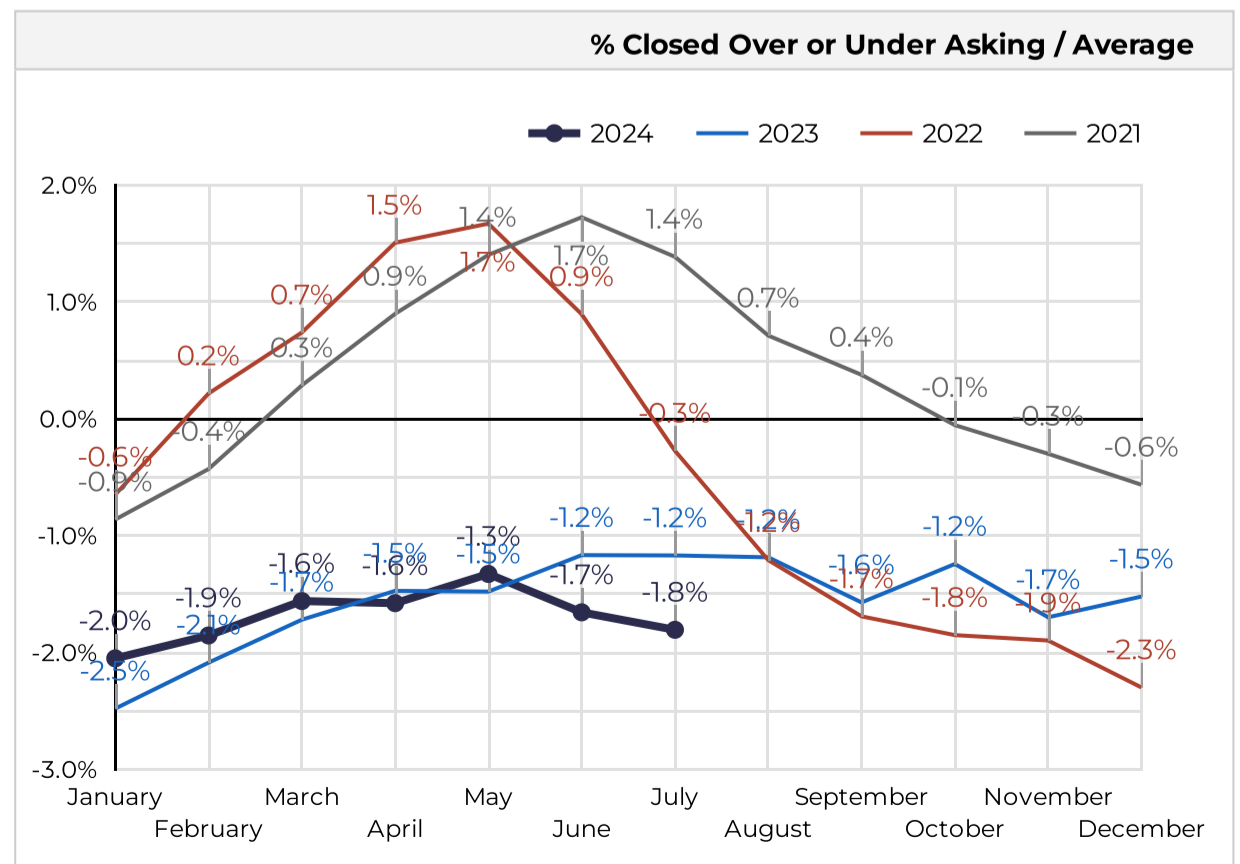
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	903	905
February	1,424	1,480	1,085	1,140
March	1,877	1,879	1,385	1,310
April	1,856	1,696	1,334	1,351
May	1,734	1,811	1,491	1,454
June	1,910	1,575	1,418	1,208
July	1,712	1,323	1,152	1,112
August	1,575	1,376	1,240	-
September	1,597	1,304	1,060	-
October	1,510	1,062	1,068	-
November	1,673	932	921	-
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	\$369,000
July	\$300,000	\$355,000	\$360,000	\$365,000
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	21
July	5	7	13	25
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	1,728
July	2,079	2,069	1,531	1,639
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	1,200
March	1,877	1,831	1,423	1,375
April	1,799	1,703	1,388	1,381
May	1,779	1,719	1,425	1,364
June	1,764	1,421	1,322	1,209
July	1,653	1,269	1,150	1,114
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	937	-
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: Aug 1, 2024

Jul 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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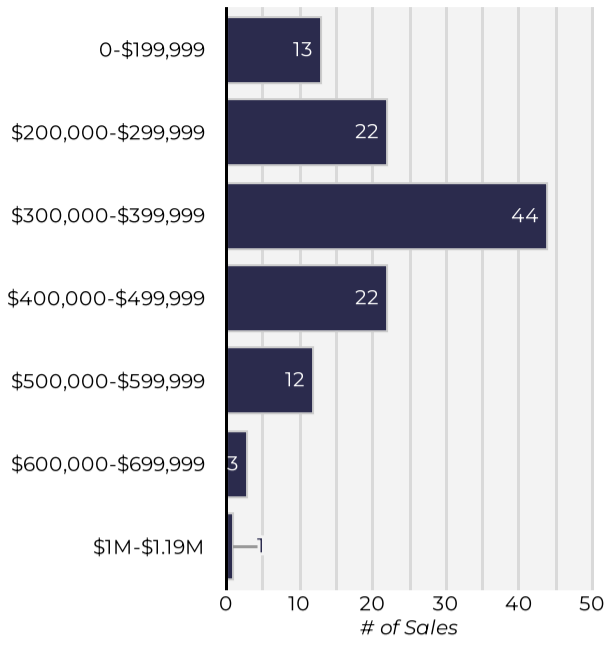
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	900	-3.4%	\$439.34M	1.3%	\$395,891	\$10,891	\$235	\$10	25	11	-1.6%	-0.7%
Townhouse	90	20.0%	\$28.82M	16.5%	\$279,500	\$-18,500	\$236	\$11	22	13	-1.4%	-1.0%
Manufactured Home	57	7.5%	\$13.72M	13.0%	\$255,000	\$30,000	\$163	\$12	19	13	-2.7%	-2.5%
Condominium	51	-27.1%	\$11.44M	-30.0%	\$189,000	\$-36,000	\$226	\$-10	23	12	-2.2%	-1.3%
Mobile Home	10	-41.2%	\$1.07M	-52.9%	\$90,000	\$-35,000	\$123	\$1	29	-5	-12.6%	-4.0%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	86	2.4%	\$17.2M	8.4%	\$195,000	\$12,000	\$243	\$16	18	9	-2.0%	-0.8%
\$1000-1499 sqft	277	-5.1%	\$80.51M	-2.1%	\$290,000	\$0	\$227	\$7	19	11	-1.5%	-0.8%
\$1500-1999 sqft	337	-2.3%	\$126.83M	0.9%	\$360,000	\$10,100	\$218	\$6	28	15	-1.6%	-0.7%
2000-2499 sqft	202	-5.6%	\$98.86M	-2.1%	\$460,000	\$15,000	\$220	\$8	22	2	-1.5%	-0.2%
2500-2999 sqft	123	-1.6%	\$80.18M	3.6%	\$594,750	\$40,460	\$238	\$11	34	14	-1.7%	-1.2%
3000-3999 sqft	64	0.0%	\$63.55M	12.1%	\$910,000	\$105,000	\$292	\$28	36	18	-3.1%	-1.2%
4000-4999 sqft	11	-42.1%	\$14.18M	-44.5%	\$1,300,000	\$42,000	\$298	\$-15	29	16	-4.9%	-3.3%
5000+ sqft	8	100.0%	\$13.09M	161.0%	\$1,375,000	\$425,000	\$271	\$89	49	37	-10.5%	-0.5%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	172	-12.7%	\$99.78M	-10.1%	\$499,000	\$21,000	\$253	\$-3	25	15	-2.2%	-1.9%
Central	131	1.6%	\$46.06M	-1.6%	\$310,000	\$-15,000	\$243	\$3	13	8	-1.1%	-0.9%
East	104	-1.9%	\$33.33M	-9.8%	\$309,500	\$-2,500	\$216	\$1	21	10	-1.2%	-0.8%
Upper Southeast	102	4.1%	\$43.08M	2.1%	\$385,000	\$-14,000	\$204	\$4	29	8	-0.7%	0.1%
North	90	-15.1%	\$67.62M	3.1%	\$610,000	\$100,000	\$309	\$27	19	7	-2.7%	-1.2%
West	66	-1.5%	\$28.03M	-8.1%	\$370,000	\$-40,000	\$239	\$20	13	7	-2.2%	-1.5%
Southwest	63	-6.0%	\$19.76M	-0.7%	\$310,000	\$10,000	\$197	\$24	32	22	-1.7%	-0.7%
Extended West	58	-31.8%	\$20.73M	-32.9%	\$360,000	\$-15,000	\$198	\$6	36	-2	-1.2%	0.3%
Northeast	56	27.3%	\$38.23M	61.5%	\$547,000	\$94,000	\$263	\$18	30	19	-2.9%	-2.7%
South	46	-17.9%	\$12.63M	-14.6%	\$289,000	\$14,000	\$191	\$6	15	9	-1.2%	-0.4%
Southeast	46	43.8%	\$19.76M	49.0%	\$381,330	\$7,330	\$219	\$9	35	27	-1.1%	-1.1%
Upper Northwest	42	10.5%	\$22.64M	19.1%	\$549,000	\$14,000	\$244	\$22	57	37	-3.6%	-0.6%
Cochise	27	-25.0%	\$7.03M	-11.9%	\$270,000	\$55,000	\$176	\$30	42	9	-2.5%	4.1%
Graham	21	133.3%	\$6.21M	137.3%	\$317,500	\$46,500	\$176	\$7	17	9	-0.9%	2.1%
Benson/St. David	16	14.3%	\$4.22M	41.0%	\$270,000	\$76,500	\$157	\$4	37	1	-3.8%	-1.9%
Extended Northwest	14	180.0%	\$4.24M	189.3%	\$296,990	\$4,000	\$178	\$-12	88	39	-0.1%	0.7%
SCC-Rio Rico East	12	-36.8%	\$3.52M	-36.1%	\$260,000	\$-29,000	\$177	\$-4	40	-11	-1.0%	-0.4%
Pinal	10	100.0%	\$3.84M	227.3%	\$289,000	\$79,000	\$217	\$25	77	62	-0.1%	1.7%
SCC-Tubac East	7	250.0%	\$4.35M	267.4%	\$430,000	\$-54,000	\$280	\$6	110	21	-3.4%	-0.1%
Extended Southwest	6	0.0%	\$1.15M	-9.0%	\$105,000	\$-73,500	\$108	\$-35	66	49	-8.8%	-7.5%
Extended Northeast	4	300.0%	\$2.26M	318.5%	\$420,000	\$-120,000	\$480	\$13	2	-4	-2.6%	-18.8%
SCC-Rio Rico West	4	-33.3%	\$1.4M	-24.1%	\$310,000	\$20,000	\$160	\$-13	23	-11	-1.4%	0.6%
SCC-Nogales East	3	-25.0%	\$702K	26.0%	\$220,000	\$100,000	\$147	\$41	18	15	-6.4%	2.6%
SCC-Sonoita	2	100.0%	\$1.15M	106.4%	\$395,500	\$-159,500	\$193	\$-57	28	23	3.7%	5.4%
Maricopa	2	0.0%	\$1.43M	2.1%	\$404,000	\$-46,000	\$267	\$20	0	-19	-5.5%	-7.4%
Navajo	2	0.0%	\$893K	-27.7%	\$443,000	\$-12,000	\$309	\$-49	0	-9	-2.4%	-3.1%
SCC-Amado	1	-50.0%	\$174.9K	-84.0%	\$174,900	\$-105,100	\$191	\$46	19	-58	0.0%	8.3%
Greenlee	1	-	\$170K	-	\$170,000	-	\$87	-	65	-	-5.6%	-

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Aug 1, 2024

July 2024



of Sales
117
↓ -31.6% from previous year

Median Sale Price
\$340,000
↑ 3.0% from previous year

Volume
\$41,669,976
↓ -28.8% from previous year

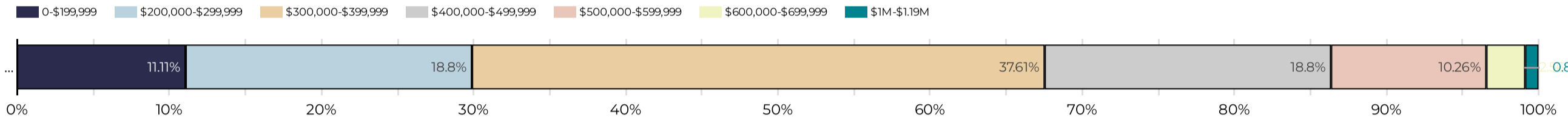
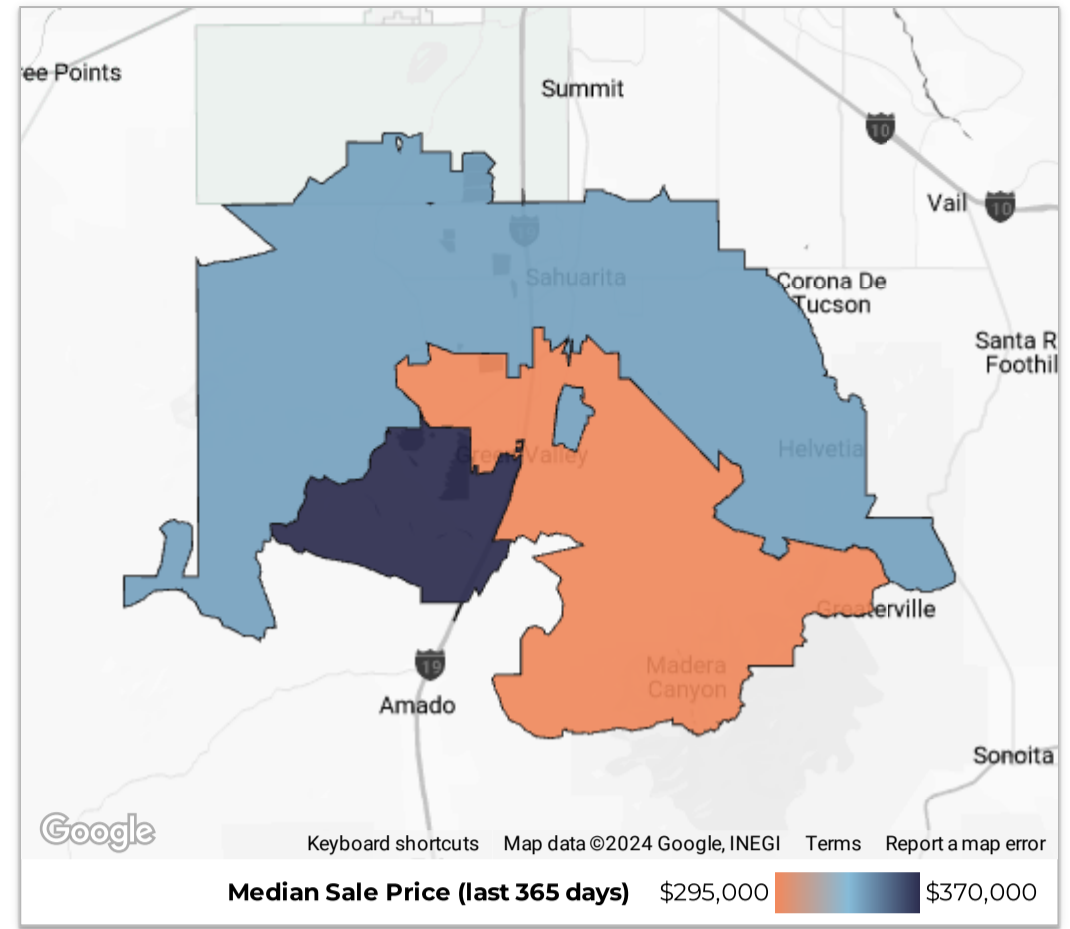
Average Sale Price
\$356,154
↑ 4.0% from previous year

\$/sqft
\$206
↑ 1.4% from previous year

Median Days on Market
40
↑ 9 from previous year

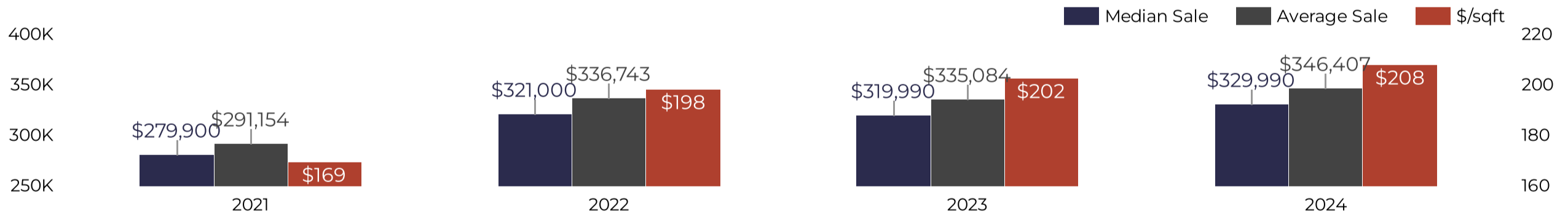
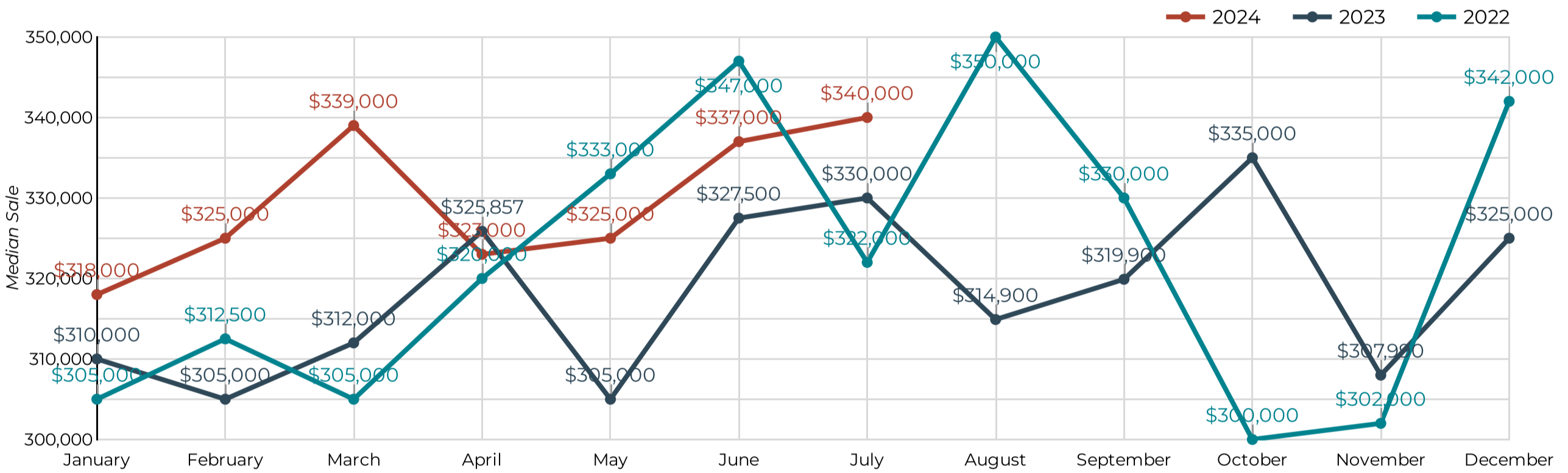
of New Listings
182
↑ 4.0% from previous year

Average % Over Asking
-2.53%
↓ -1.13% from previous year



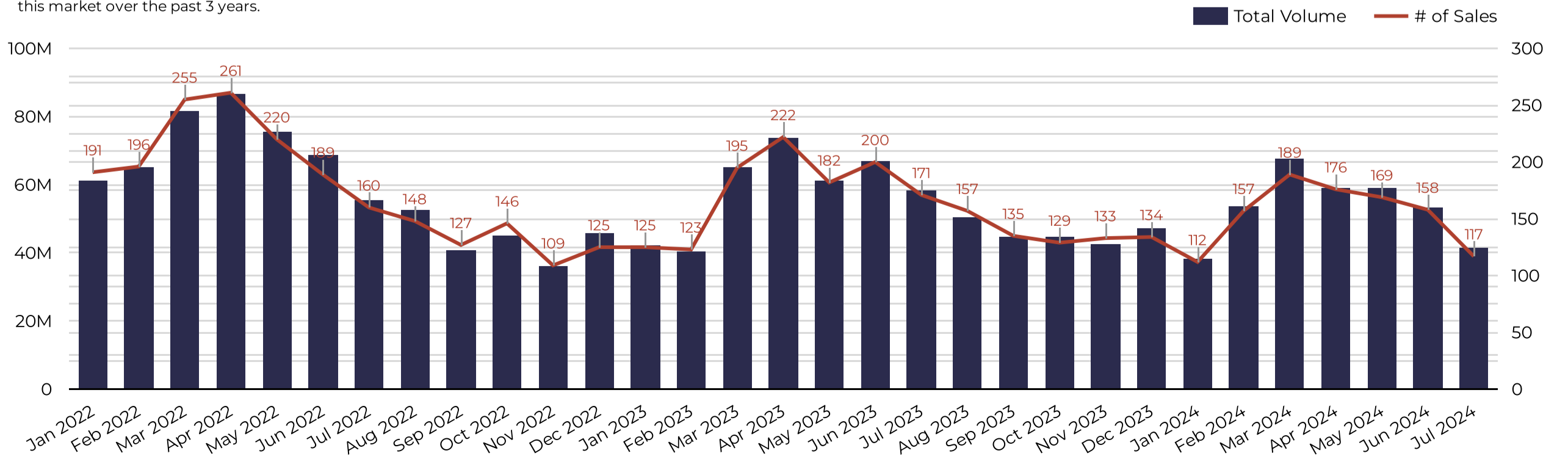
Market Pricing

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



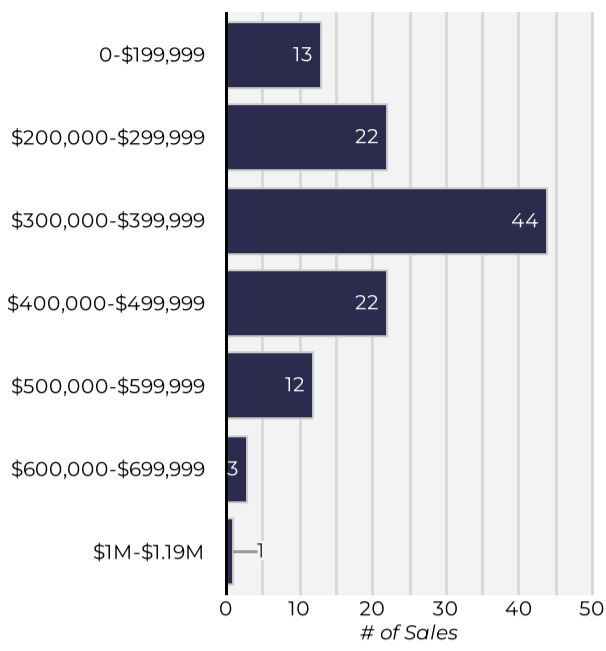
Market Activity

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



All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Aug 1, 2024

July 2024



of Sales: **117**
 ↓ -31.6% from previous year

Volume: **\$41,669,976**
 ↓ -28.8% from previous year

\$/sqft: **\$206**
 ↑ 1.4% from previous year

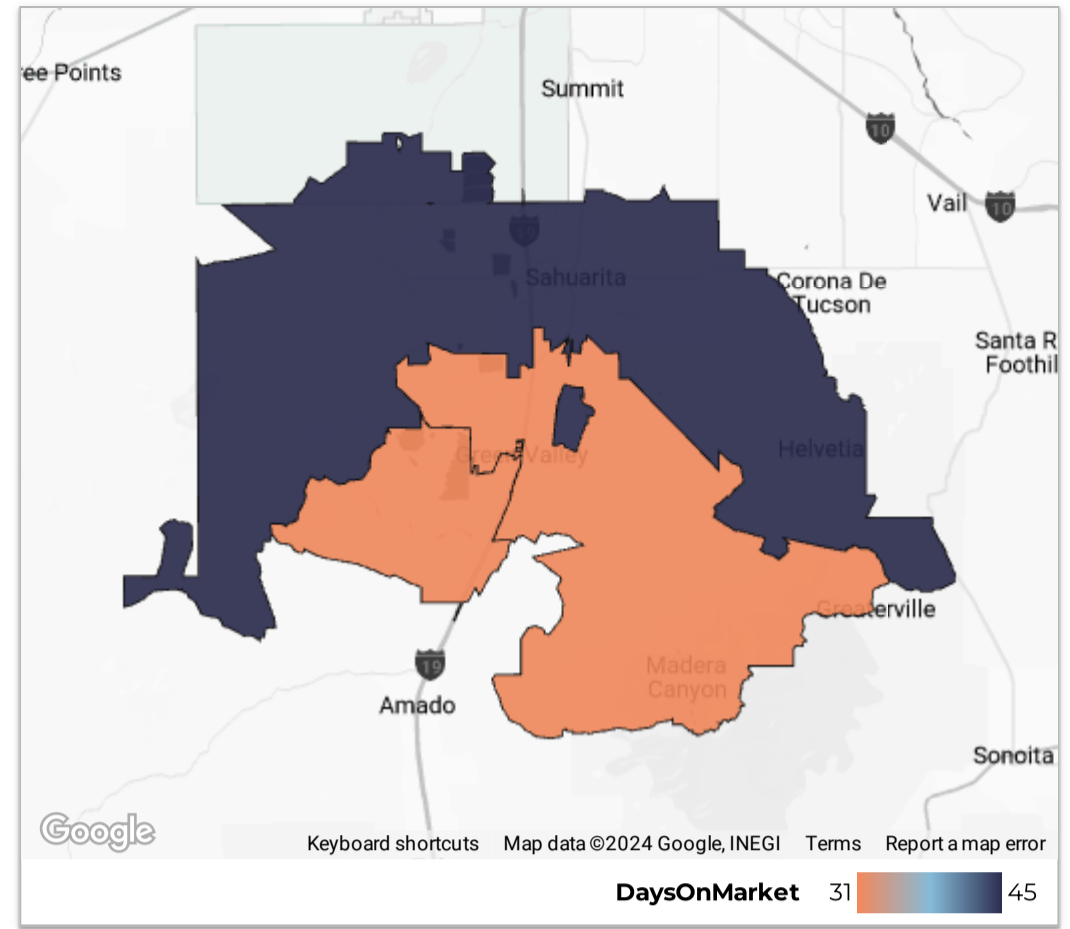
of New Listings: **182**
 ↑ 4.0% from previous year

Median Sale Price: **\$340,000**
 ↑ 3.0% from previous year

Average Sale Price: **\$356,154**
 ↑ 4.0% from previous year

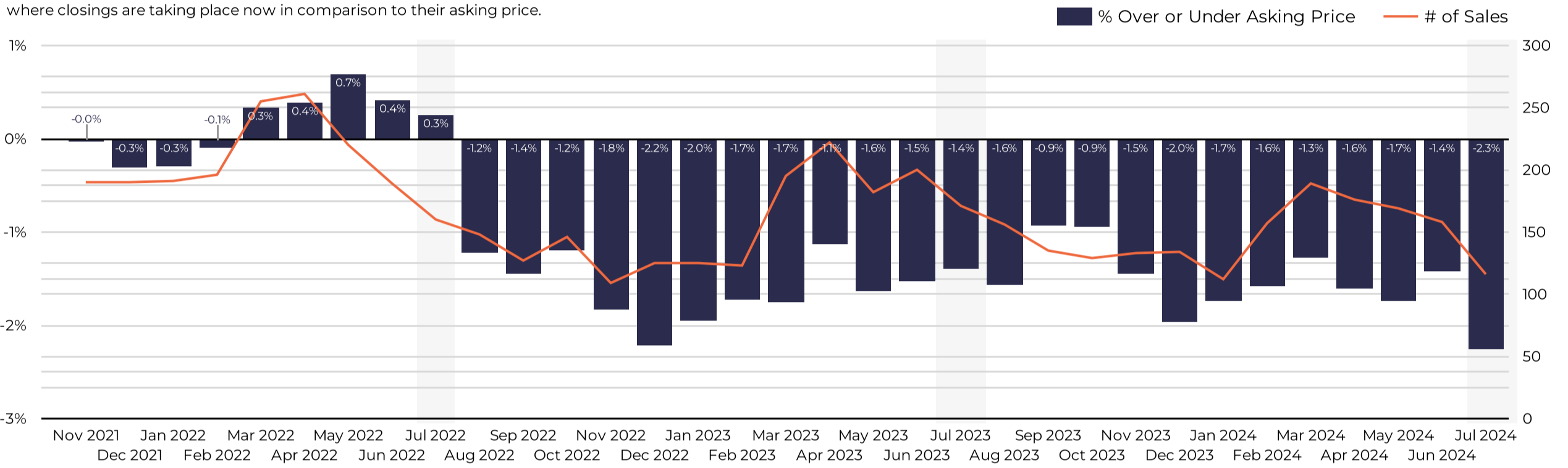
Median Days on Market: **40**
 ↑ 9 from previous year

Average % Over Asking: **-2.53%**
 ↓ -1.13% from previous year



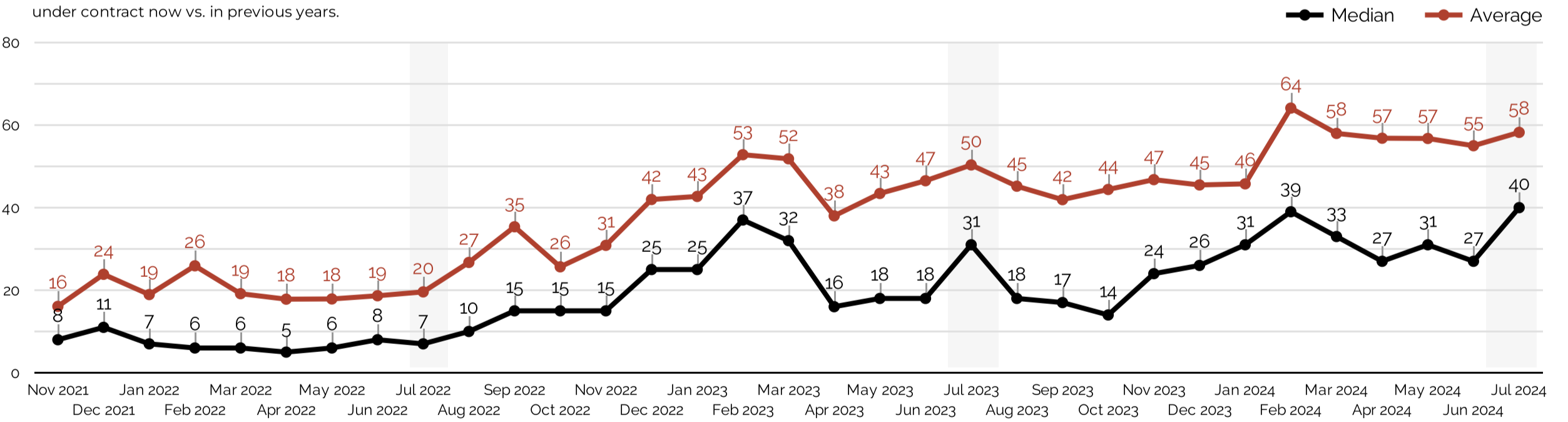
Buyer Demand

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	13	-45.8% ↓	29	18 ↑	-5.12%	-3.60% ↓
\$200,000-\$299,999	22	-50.0% ↓	56	28 ↑	-4.13%	-2.47% ↓
\$300,000-\$399,999	44	-20.0% ↓	41	2 ↑	-1.50%	-0.36% ↓
\$400,000-\$499,999	22	-37.1% ↓	26	-9 ↓	-1.22%	0.25% ↑
\$500,000-\$599,999	12	50.0% ↑	41	-6 ↓	-2.85%	-1.62% ↓
\$600,000-\$699,999	3	-	20	-	-0.93%	-
\$1M-\$1.19M	1	-	106	-	-8.70%	-

Green Valley Sahuarita Association of Realtors: Inventory

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Aug 1, 2024

July 2024

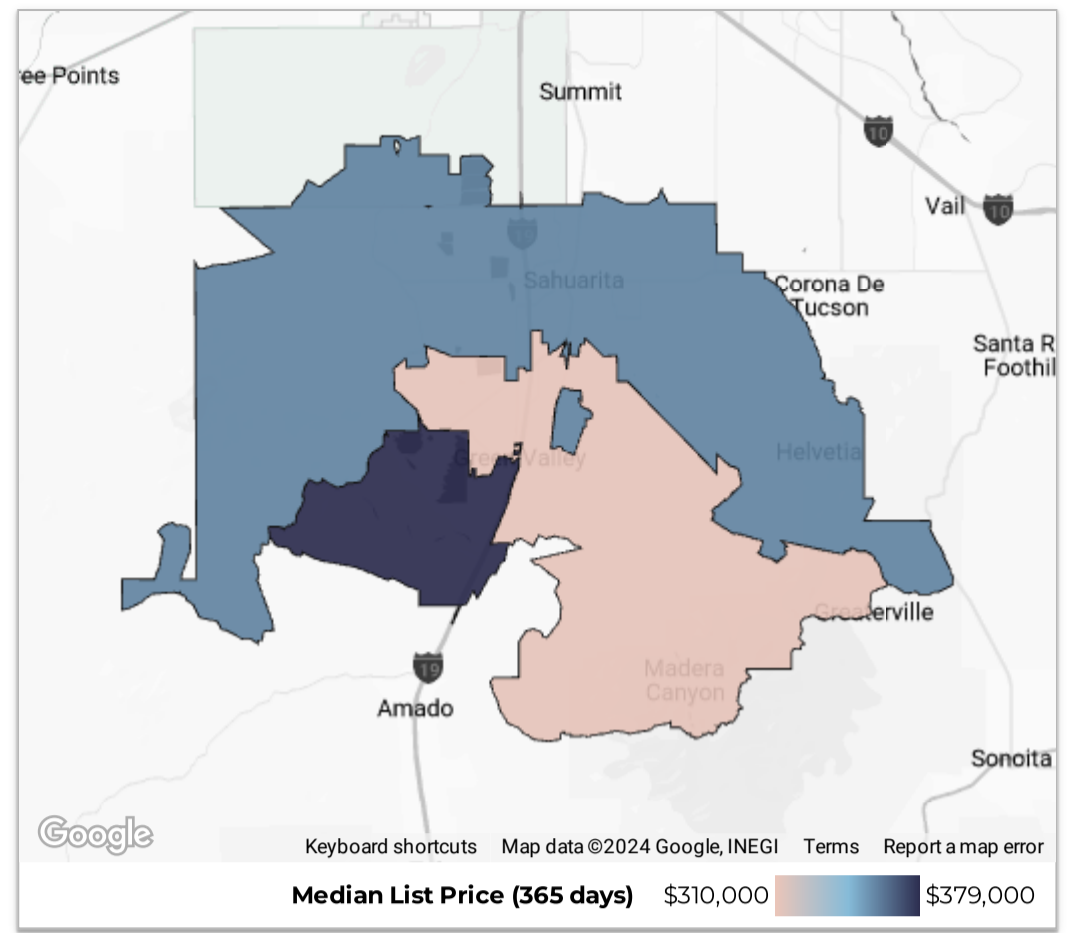
of New Listings (Supply)
182
↑ 7 from previous year

Months of Supply
4.11

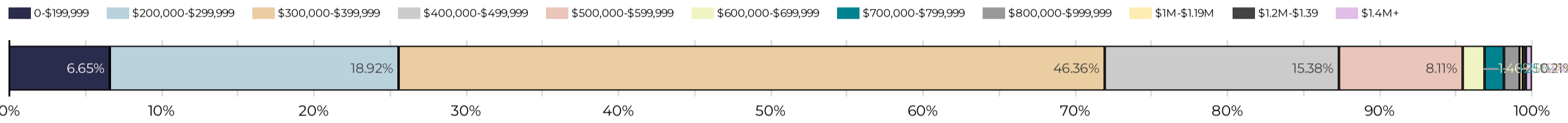
	Average	#
Single Family Residence	\$417,467	351
Townhouse	\$295,190	92
Condominium	\$159,290	30
Manufactured Home	\$1,085,...	7
Mobile Home	\$199,000	1
Grand total	\$387,237	481

of New Pending (Demand)
140
↓ -29 from previous year

Active Listings
481
Pending Listings
88



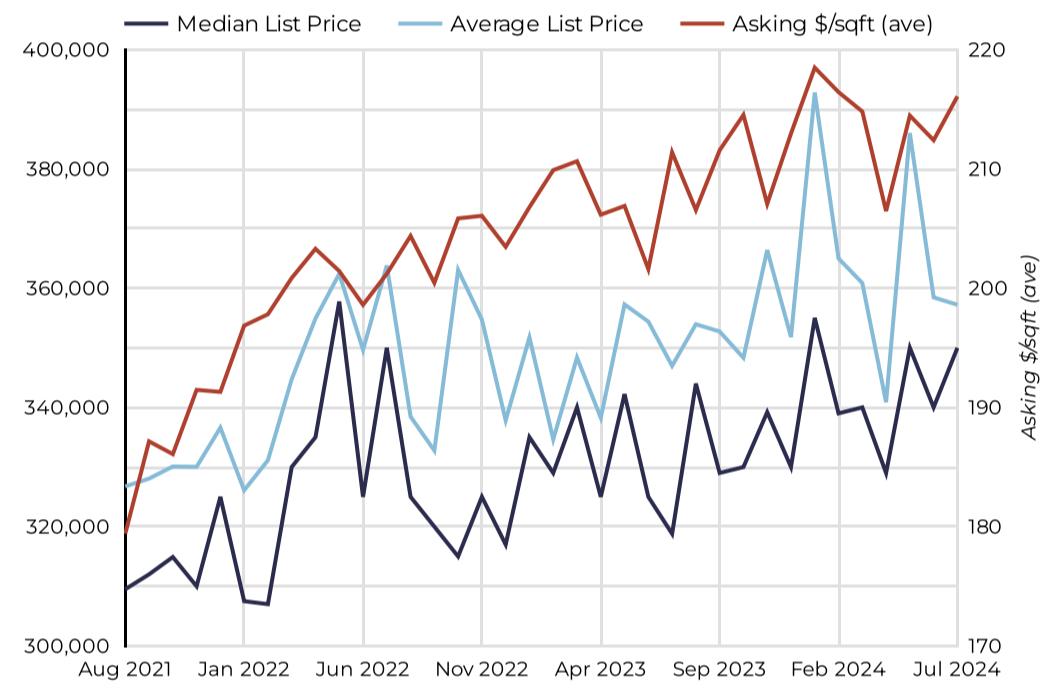
Active Listings



Months of Supply By Price Range

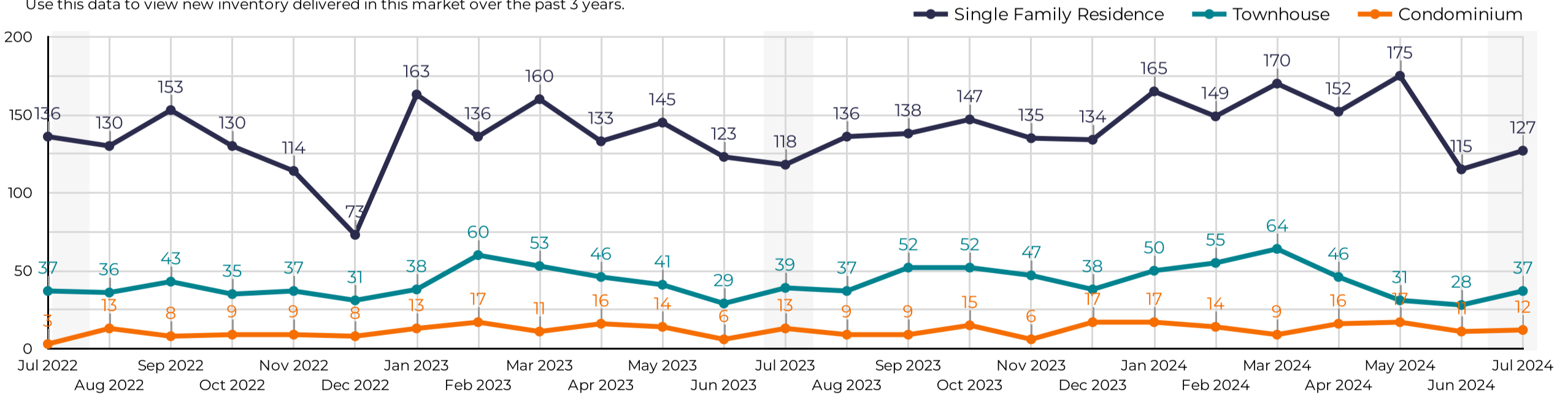
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.46	32	13
\$200,000-\$299,999	4.55	91	20
\$300,000-\$399,999	4.96	223	45
\$400,000-\$499,999	3.22	74	23
\$500,000-\$599,999	3.90	39	10
\$600,000-\$699,999	1.40	7	5
\$1M-\$1.19M	1.00	1	1
Grand total	3.99	467	117

Asking Prices



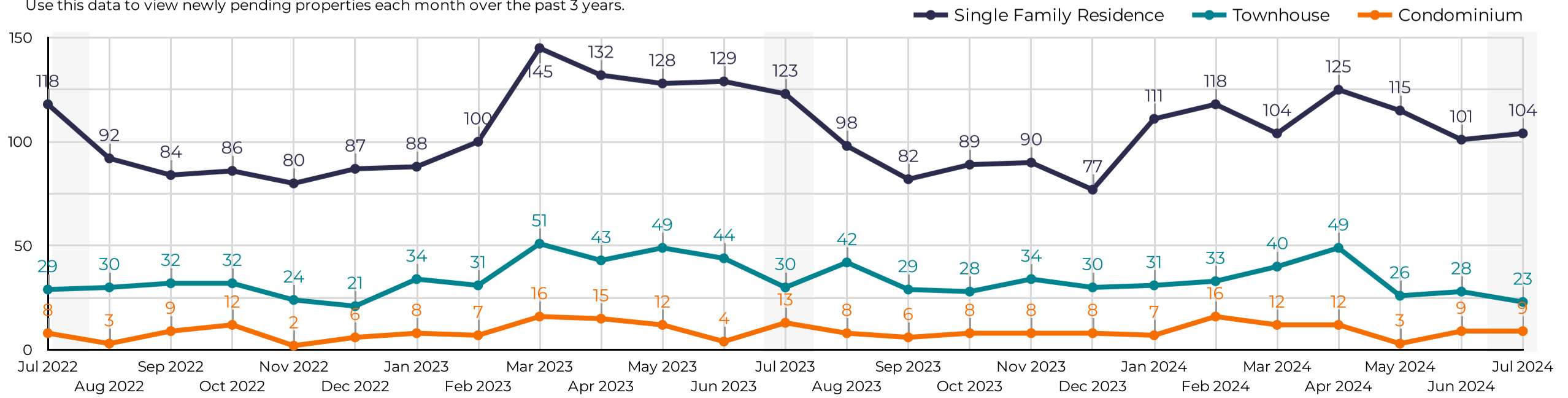
New Listings

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



New Pending

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.

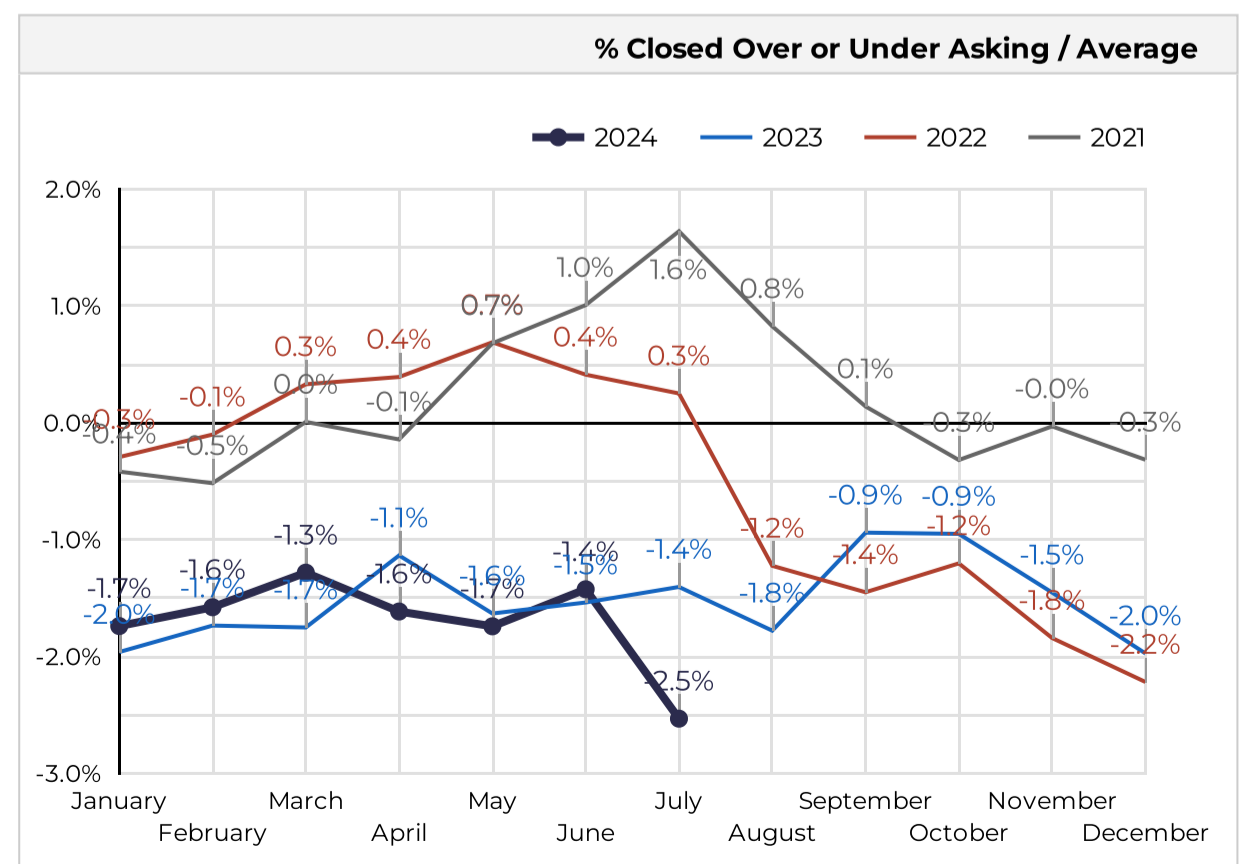
Month	# of Sales / Count			
	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	157
March	298	255	195	189
April	246	261	222	176
May	226	220	182	169
June	260	189	200	158
July	191	160	171	117
August	167	148	157	-
September	157	127	135	-
October	172	146	129	-
November	190	109	133	-
December	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	\$325,000
June	\$272,000	\$347,000	\$327,500	\$337,000
July	\$280,000	\$322,000	\$330,000	\$340,000
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	31
June	5	8	18	27
July	4	7	31	40
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	155
July	186	182	175	182
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	173
March	265	264	218	163
April	225	262	196	193
May	228	195	195	152
June	221	184	185	144
July	203	159	169	140
August	167	129	152	-
September	156	131	122	-
October	202	136	129	-
November	184	111	136	-
December	171	117	119	-



Jul 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	86	-27.7% ↓	\$34.51M	-26.7% ↓	\$385,000	\$13,000 ↑	\$215	\$14 ↑	41	5 ↑	-1.7%	-0.4% ↓
Townhouse	16	-55.6% ↓	\$4.76M	-46.0% ↓	\$290,000	\$60,000 ↑	\$200	\$-6 ↓	40	15 ↑	-2.4%	-1.0% ↓
Condominium	8	-38.5% ↓	\$1.06M	-45.8% ↓	\$120,000	\$-35,000 ↓	\$182	\$-44 ↓	14	-6 ↓	-7.0%	-5.5% ↓
Manufactured Home	4	33.3% ↑	\$867.9K	22.8% ↑	\$180,000	\$-60,000 ↓	\$155	\$-14 ↓	63	39 ↑	-0.7%	3.0% ↑
Mobile Home	2	-	\$280K	-	\$90,000	-	\$120	-	0	-	-7.5%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	10	-56.5% ↓	\$1.37M	-63.6% ↓	\$120,000	\$-40,000 ↓	\$202	\$-33 ↓	20	9 ↑	-5.1%	-4.1% ↓
\$1000-1499 sqft	32	-27.3% ↓	\$8.76M	-23.9% ↓	\$285,000	\$26,000 ↑	\$211	\$9 ↑	45	15 ↑	-1.7%	0.1% ↑
\$1500-1999 sqft	41	-21.2% ↓	\$15.75M	-13.4% ↓	\$365,000	\$20,000 ↑	\$219	\$18 ↑	41	12 ↑	-2.7%	-1.5% ↓
2000-2499 sqft	20	-28.6% ↓	\$8.87M	-29.1% ↓	\$394,200	\$-31,800 ↓	\$199	\$-4 ↓	26	-21 ↓	-1.3%	0.8% ↑
2500-2999 sqft	10	-41.2% ↓	\$4.55M	-48.4% ↓	\$415,000	\$-70,000 ↓	\$172	\$-20 ↓	69	44 ↑	-1.2%	0.1% ↑
3000-3999 sqft	2	-66.7% ↓	\$1.11M	-60.8% ↓	\$543,000	\$78,000 ↑	\$164	\$19 ↑	18	-23 ↓	-0.4%	-1.3% ↓
4000-4999 sqft	1	0.0%	\$1.05M	16.7% ↑	\$1,050,000	\$150,000 ↑	\$260	\$36 ↑	106	72 ↑	-8.7%	-8.7% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	42	-36.4% ↓	\$14.98M	-38.8% ↓	\$354,990	\$4,490 ↑	\$198	\$12 ↑	41	5 ↑	-0.8%	0.3% ↑
Green Valley Northeast	25	-7.4% ↓	\$11.26M	-3.2% ↓	\$420,000	\$48,000 ↑	\$223	\$4 ↑	43	15 ↑	-3.6%	-2.1% ↓
Green Valley Northwest	25	-47.9% ↓	\$5.59M	-52.6% ↓	\$224,013	\$-5,987 ↓	\$196	\$-14 ↓	30	2 ↑	-3.9%	-2.4% ↓
Green Valley Southwest	18	-10.0% ↓	\$7.14M	1.7% ↑	\$395,000	\$55,000 ↑	\$214	\$-11 ↓	45	20 ↑	-1.5%	-0.4% ↓
Green Valley Southeast	6	-40.0% ↓	\$2.5M	-31.0% ↓	\$349,900	\$4,900 ↑	\$229	\$23 ↑	35	4 ↑	-2.1%	0.8% ↑