

MLSSAZ Monthly Market Report

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



Sep 2024

Quick Stats Sep 2024

of Sales

949

↓ -26.3% from previous month

Median Sale Price

\$356,000

↑ 1.71% from previous month

Average Sale Price

\$410,426

↑ 0.59% from previous month

Median DOM

30

↑ 3 from previous month

% Over

-1.81%

↑ 0.16% from previous month

of New Listings

2,001

↑ 1.5% from previous month

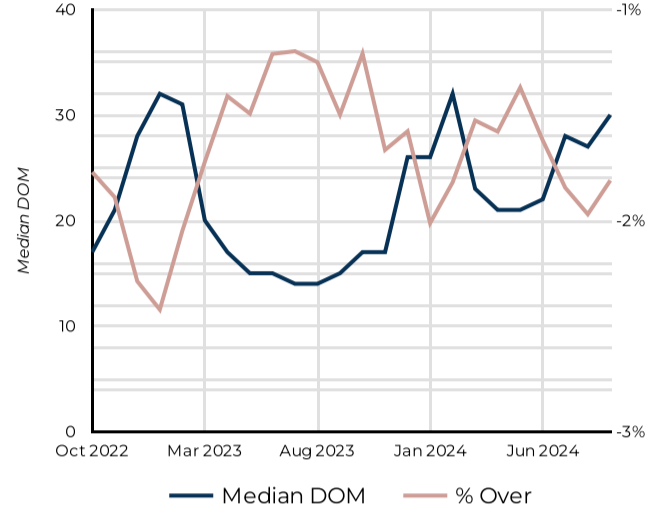
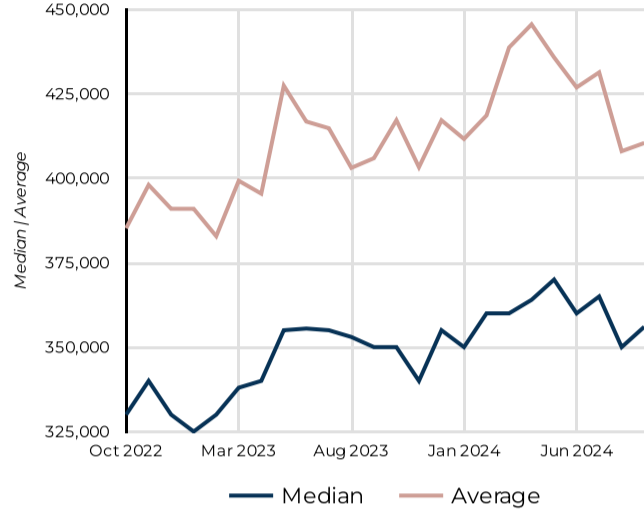
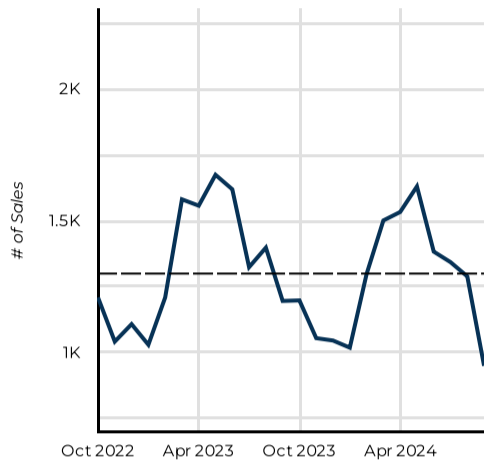


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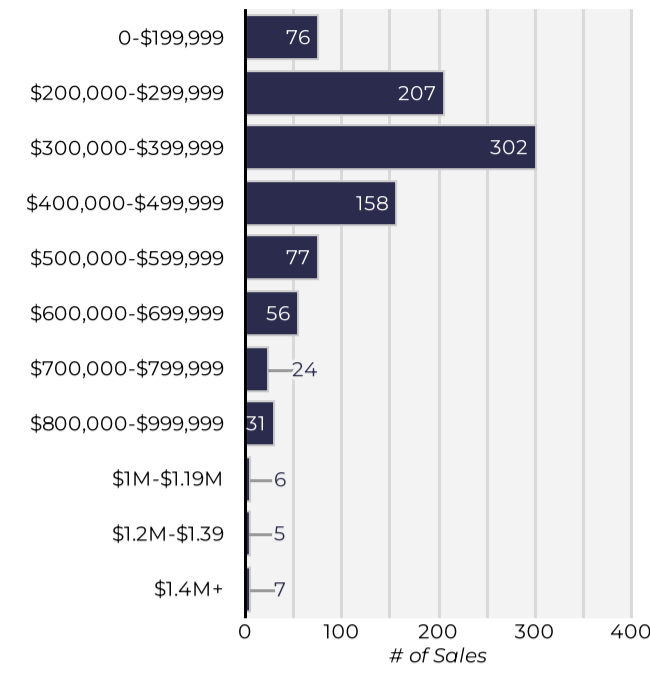
Market Activity - Market Pricing - Buyer Demand - Inventory

[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: Oct 1, 2024

September 2024



of Sales: **949**
 ↓ -20.6% from previous year

Volume: **\$389,494,322**
 ↓ -19.7% from previous year

\$/sqft: **\$223**
 ↑ 2.1% from previous year

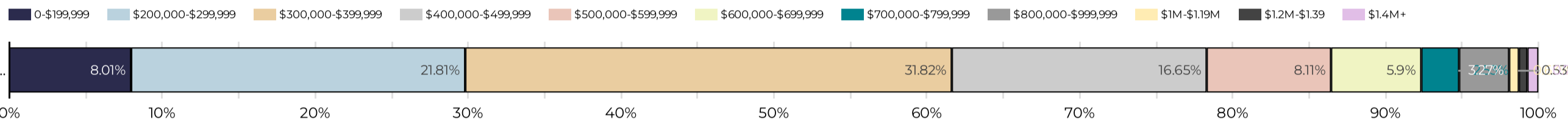
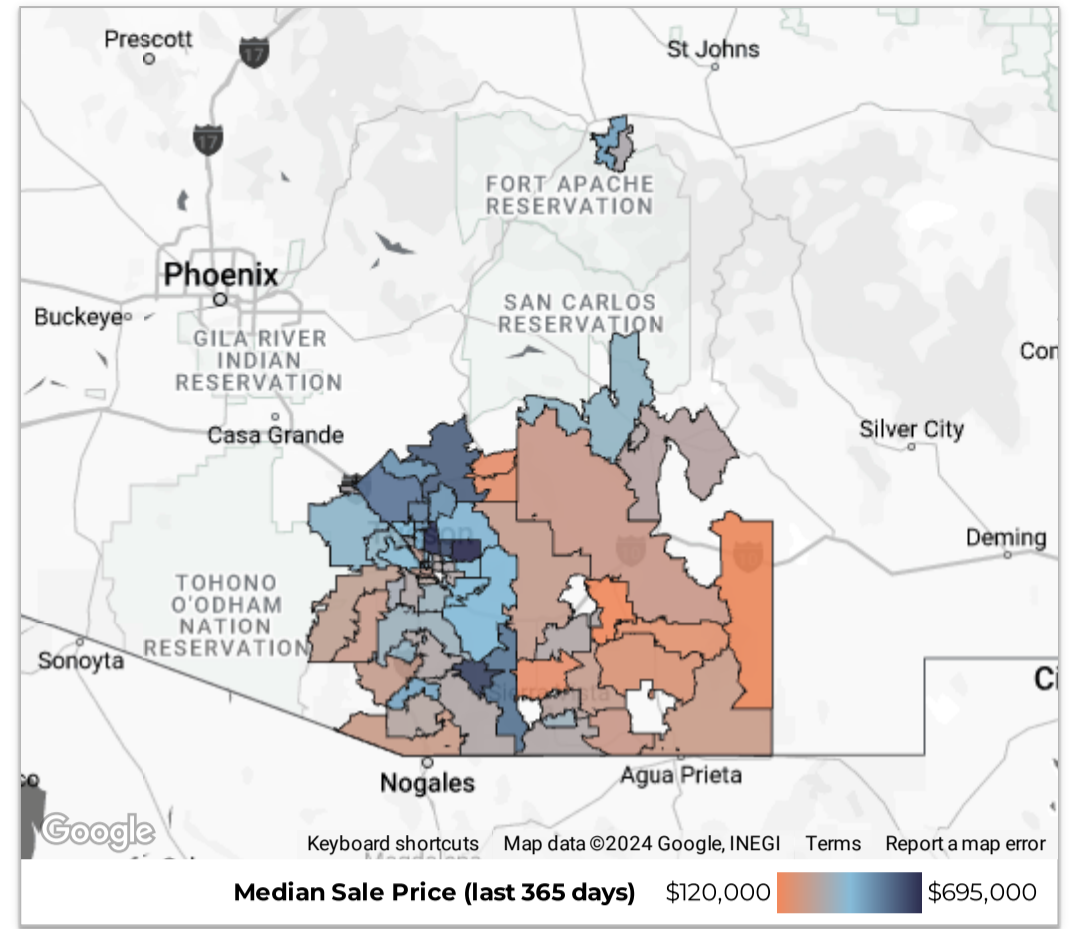
of New Listings: **2,001**
 ↑ 12.0% from previous year

Median Sale Price: **\$356,000**
 ↑ 1.7% from previous year

Average Sale Price: **\$410,426**
 ↑ 1.1% from previous year

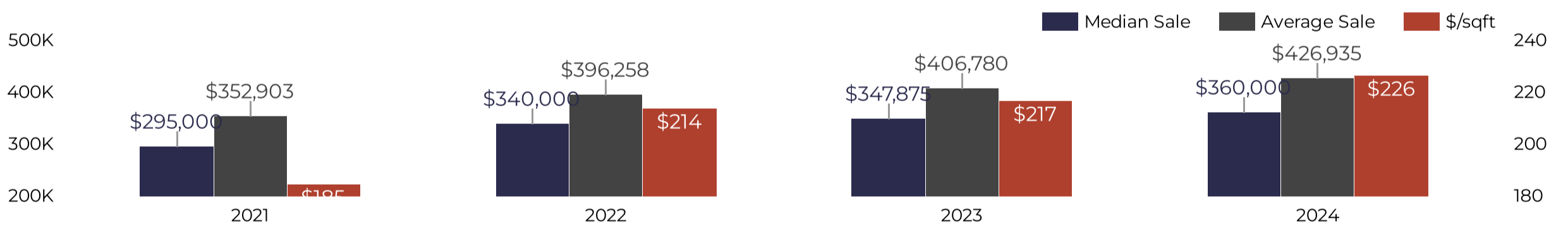
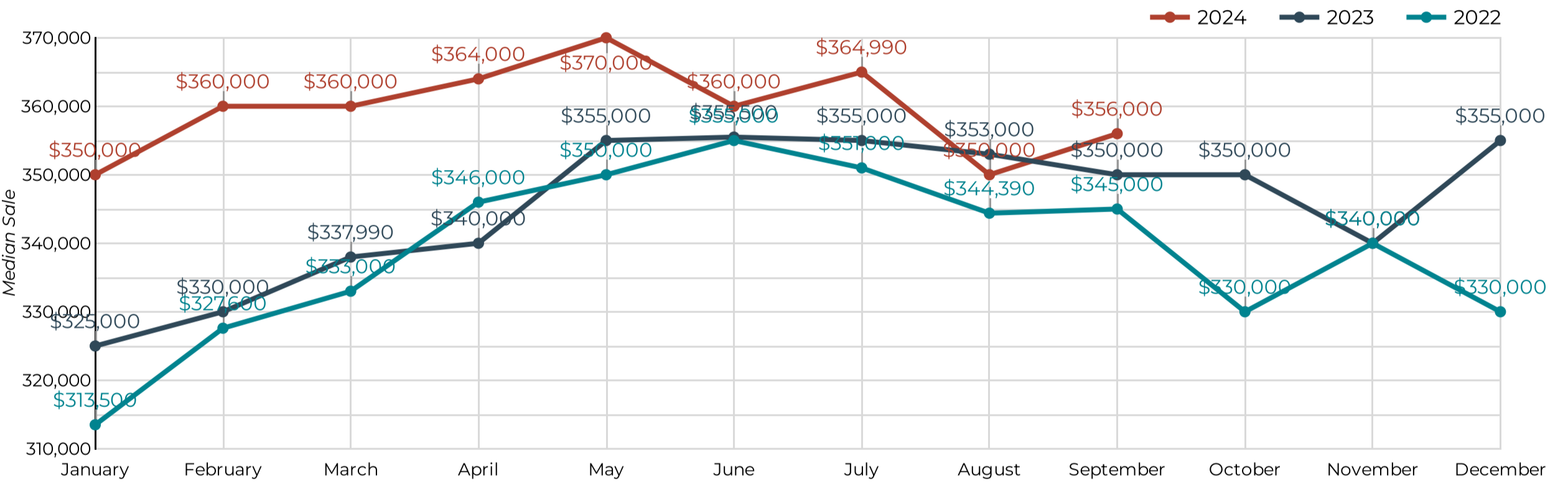
Median Days on Market: **30**
 ↑ 15 from previous year

Average % Over Asking: **-1.81%**
 ↓ -0.31% from previous year



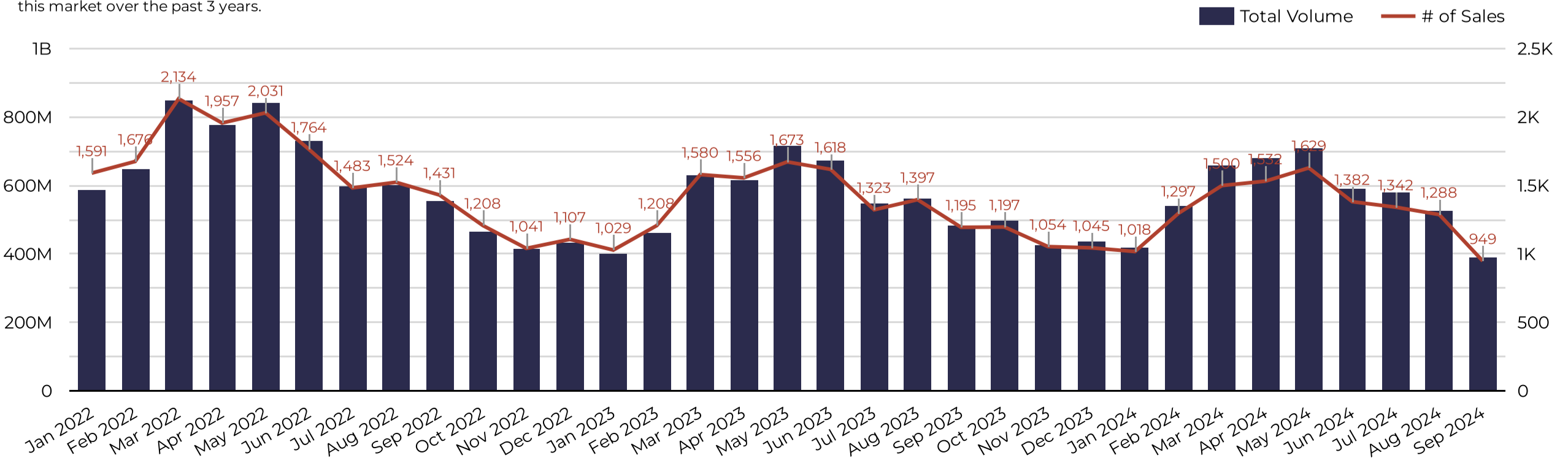
Market Pricing

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



Market Activity

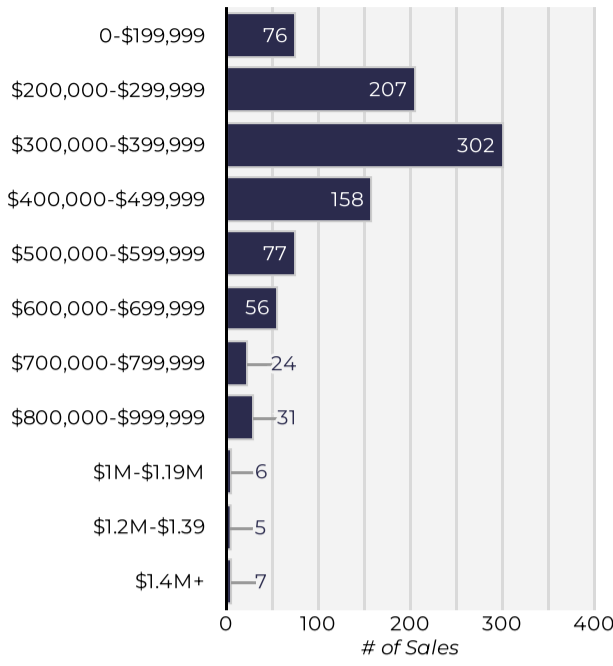
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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September 2024



of Sales **949**
 ↓ -20.6% from previous year

Volume **\$389,494,322**
 ↓ -19.7% from previous year

\$/sqft **\$223**
 ↑ 2.1% from previous year

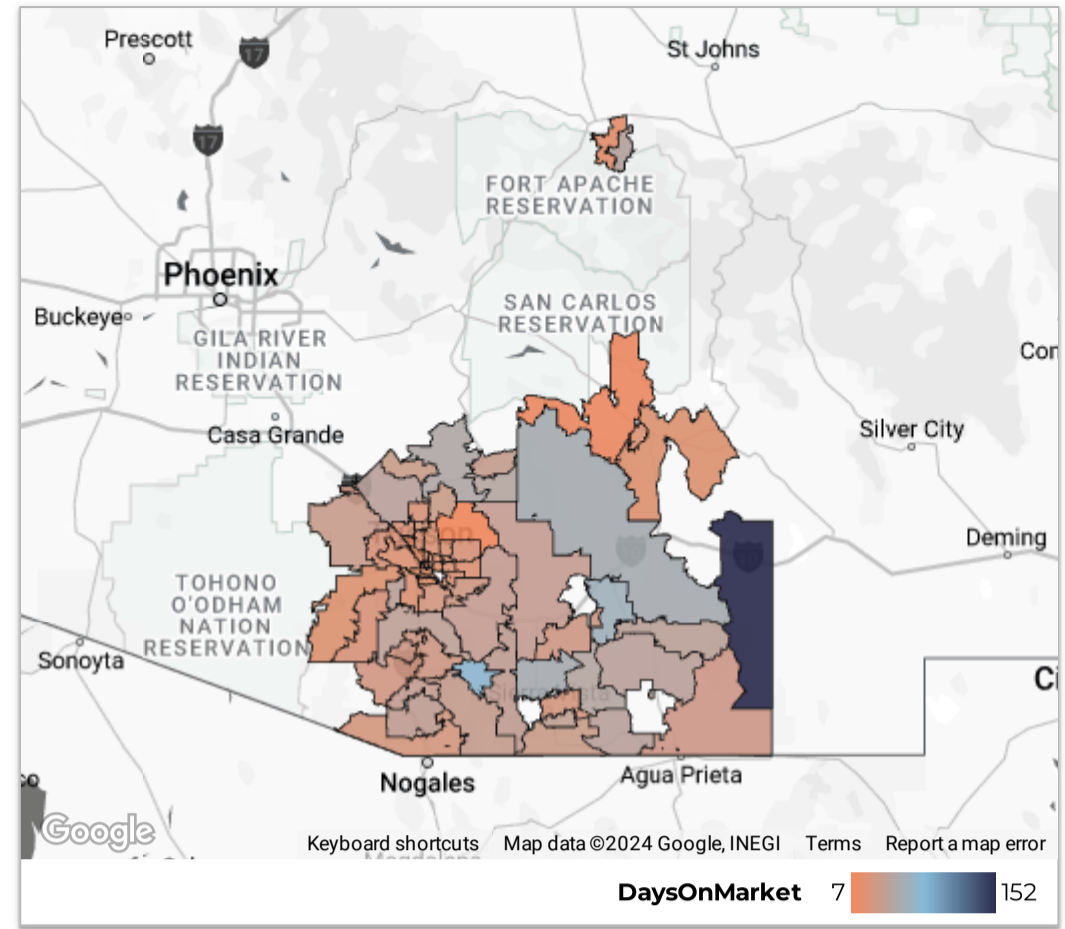
of New Listings **2,001**
 ↑ 12.0% from previous year

Median Sale Price **\$356,000**
 ↑ 1.7% from previous year

Average Sale Price **\$410,426**
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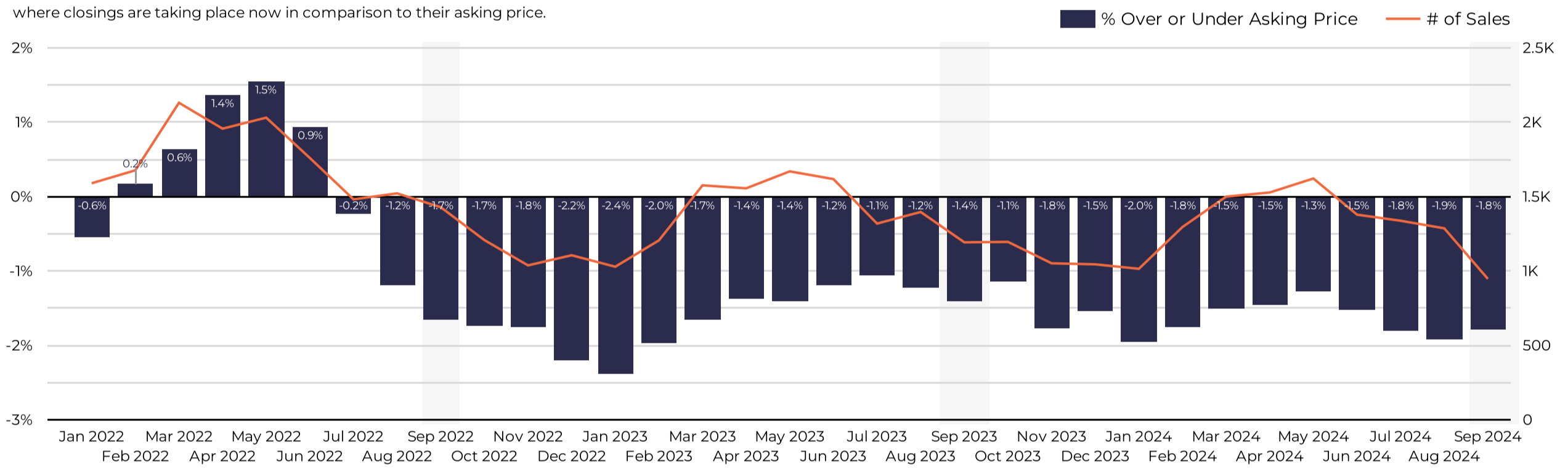
Median Days on Market **30**
 ↑ 15 from previous year

Average % Over Asking **-1.81%**
 ↓ -0.31% from previous year



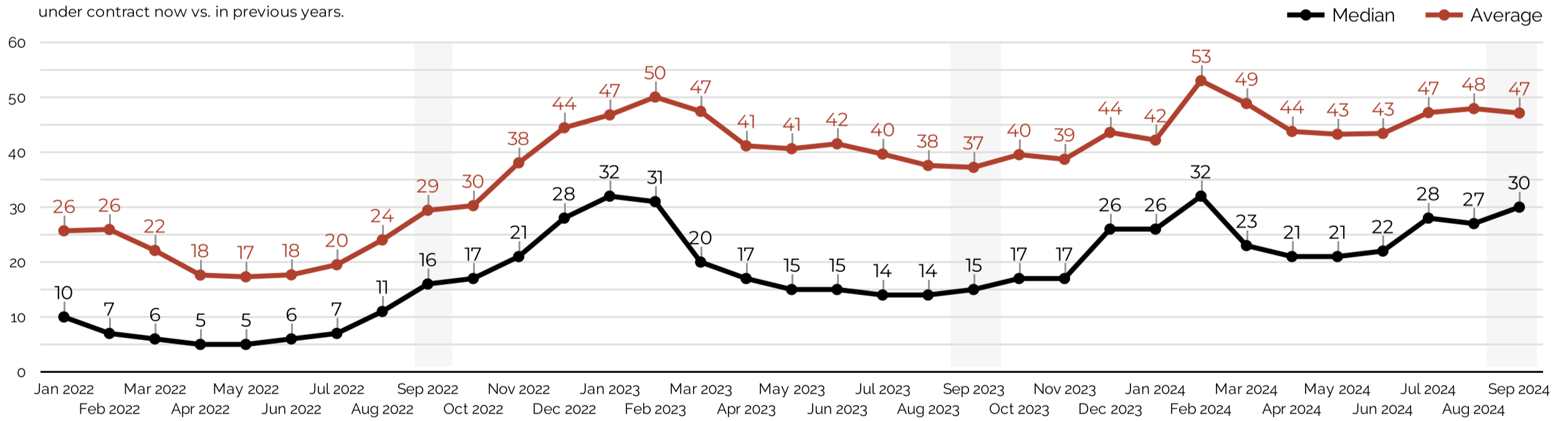
Buyer Demand

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	76	-17.4% ↓	21	10 ↑	-4.13%	0.54% ↑
\$200,000-\$299,999	207	-28.6% ↓	23	11 ↑	-1.53%	-0.30% ↓
\$300,000-\$399,999	302	-23.0% ↓	33	17 ↑	-1.40%	-0.28% ↓
\$400,000-\$499,999	158	-16.0% ↓	37	15 ↑	-2.05%	-0.96% ↓
\$500,000-\$599,999	77	-17.2% ↓	19	5 ↑	-1.49%	0.11% ↑
\$600,000-\$699,999	56	19.1% ↑	37	16 ↑	-1.10%	-0.00% ↓
\$700,000-\$799,999	24	-14.3% ↓	25	14 ↑	-0.85%	0.37% ↑
\$800,000-\$999,999	31	3.3% ↑	22	11 ↑	-2.66%	-1.27% ↓
\$1M-\$1.19M	6	-40.0% ↓	34	-9 ↓	-2.34%	0.50% ↑
\$1.2M-\$1.39	5	-44.4% ↓	65	57 ↑	-2.72%	-2.88% ↓
\$1.4M+	7	-56.3% ↓	3	-11 ↓	-5.04%	-1.41% ↓

Southern AZ Housing Market: Inventory

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September 2024

of New Listings (Supply)
2,001
↑ 214 from previous year

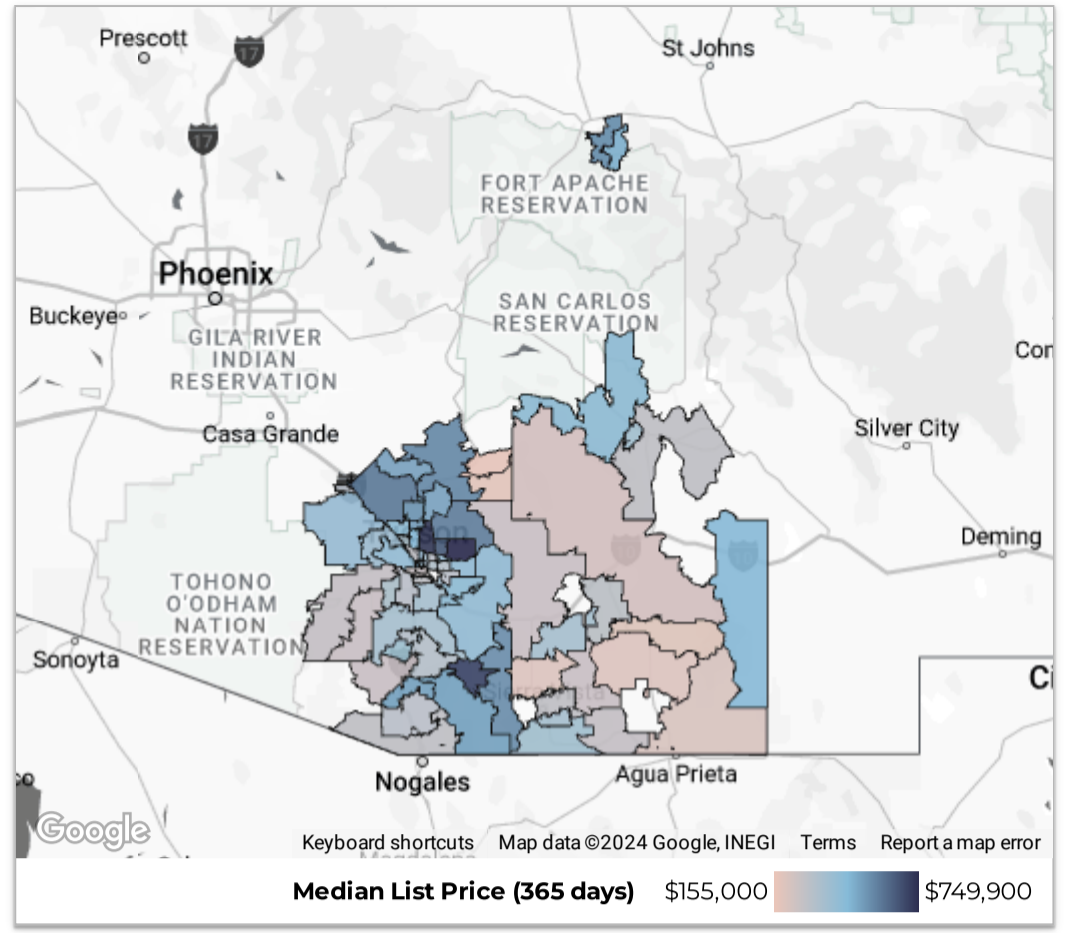
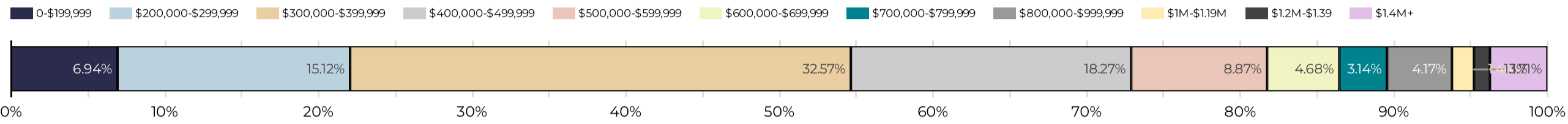
Months of Supply
4.91

	Average	#
Single Family Residence	\$577,904	3,766
Townhouse	\$332,057	376
Manufactured Home	\$275,639	244
Condominium	\$223,194	230
Mobile Home	\$161,763	41
Grand total	\$521,036	4,657

of New Pendings (Demand)
1,025
↓ -176 from previous year

Active Listings
4,657
Pending Listings
799

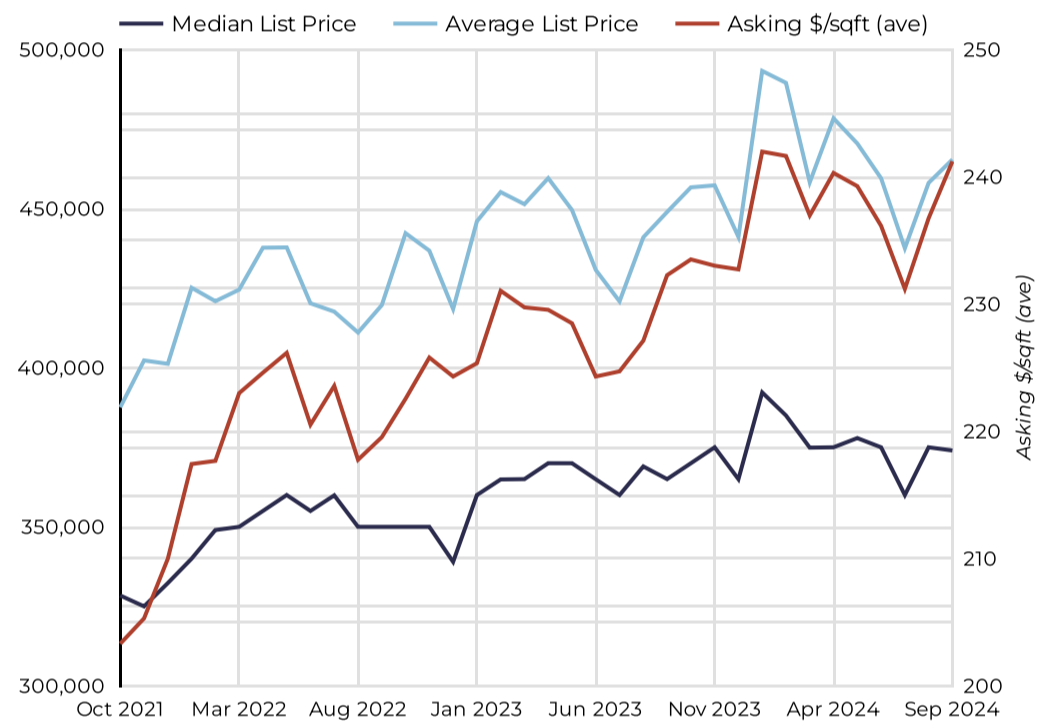
Active Listings



Months of Supply By Price Range

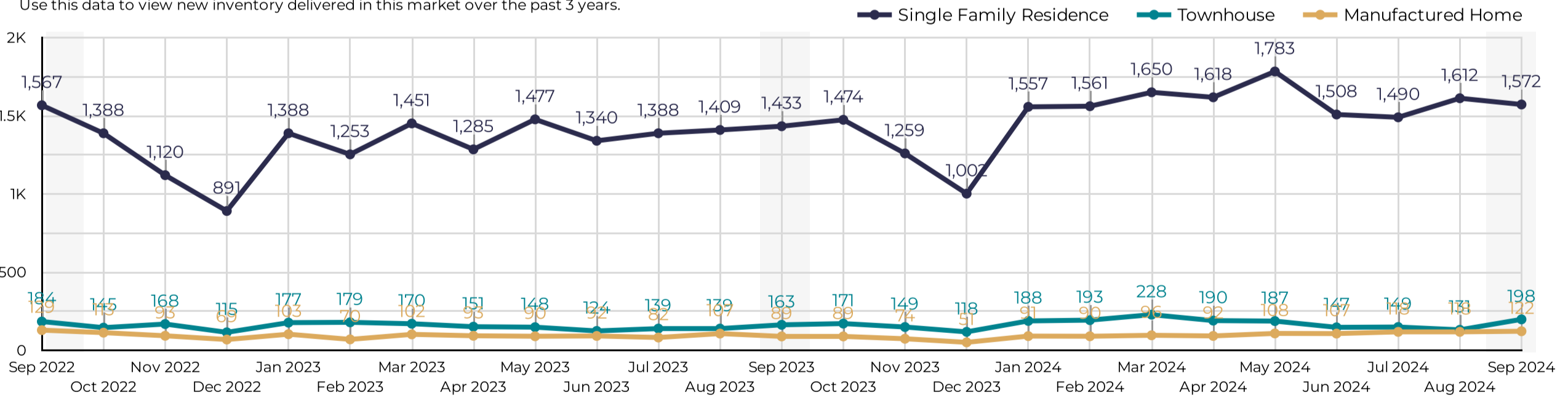
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.25	323	76
\$200,000-\$299,999	3.50	704	201
\$300,000-\$399,999	4.99	1,517	304
\$400,000-\$499,999	5.53	851	154
\$500,000-\$599,999	4.92	413	84
\$600,000-\$699,999	3.96	218	55
\$700,000-\$799,999	5.41	146	27
\$800,000-\$999,999	6.93	194	28
\$1M-\$1.19M	8.38	67	8
\$1.2M-\$1.39	10.20	51	5
\$1.4M+	24.71	173	7
Grand total	4.91	4,657	949

Asking Prices



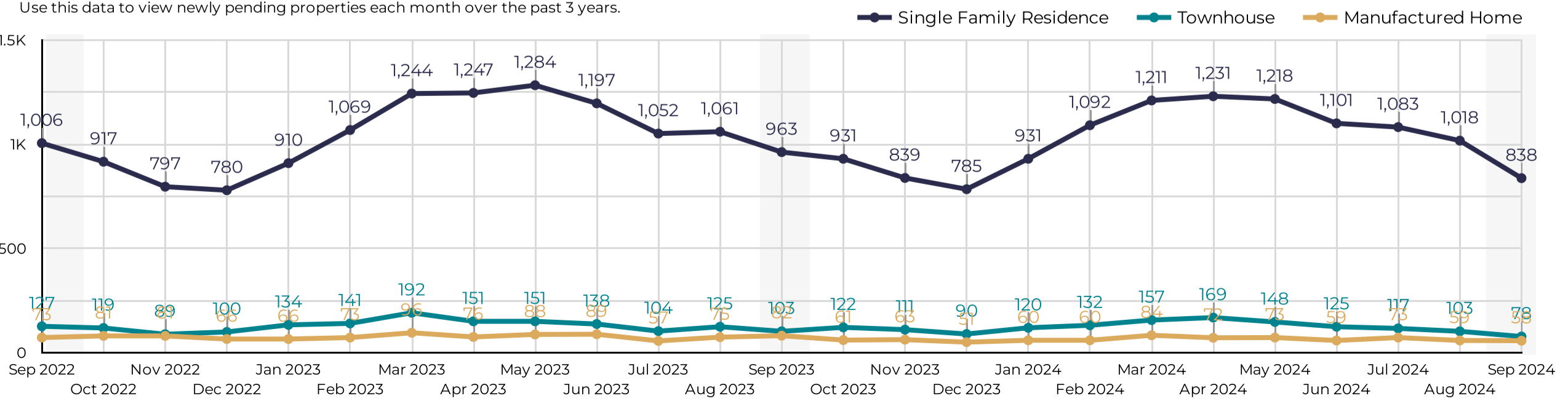
New Listings

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.

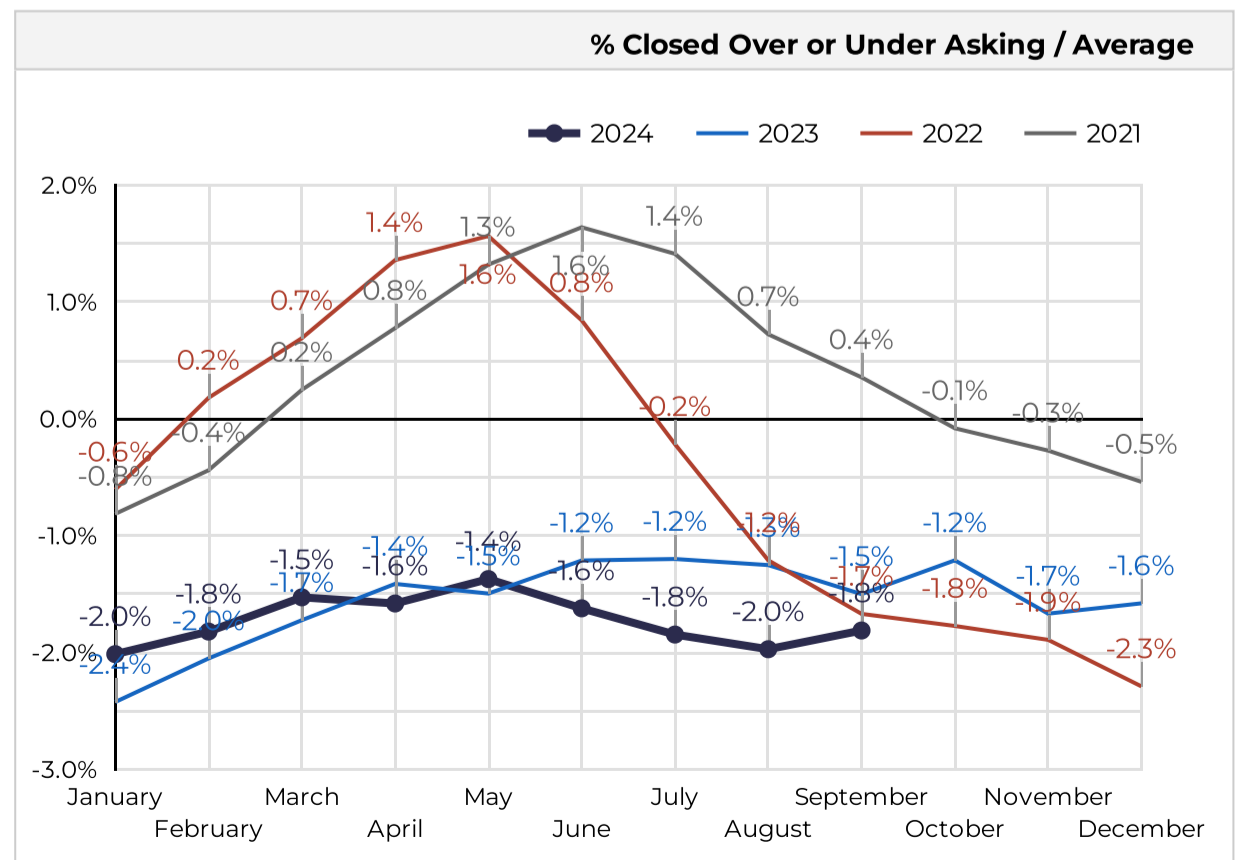
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,519	1,591	1,029	1,018
February	1,620	1,676	1,208	1,297
March	2,175	2,134	1,580	1,500
April	2,102	1,957	1,556	1,532
May	1,960	2,031	1,673	1,629
June	2,170	1,764	1,618	1,382
July	1,903	1,483	1,323	1,342
August	1,742	1,524	1,397	1,288
September	1,754	1,431	1,195	949
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	\$360,000
July	\$298,450	\$351,000	\$355,000	\$364,990
August	\$305,000	\$344,390	\$353,000	\$350,000
September	\$310,000	\$345,000	\$350,000	\$356,000
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	22
July	5	7	14	28
August	5	11	14	27
September	6	16	15	30
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	2,028
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	1,847
August	2,184	2,122	1,740	1,972
September	2,249	1,984	1,787	2,001
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	1,540
April	2,024	1,965	1,584	1,571
May	2,007	1,914	1,620	1,513
June	1,985	1,605	1,507	1,353
July	1,856	1,428	1,319	1,364
August	1,763	1,498	1,333	1,240
September	1,728	1,300	1,201	1,025
October	1,778	1,193	1,177	-
November	1,846	1,029	1,074	-
December	1,956	1,005	978	-



Southern AZ Housing Market: Comparisons

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

Sep 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	778	-19.4%	\$346.41M	-19.0%	\$385,000	\$10,010	\$229	\$6	31	15	-1.7%	-0.3%
Townhouse	76	-30.3%	\$23.8M	-26.3%	\$285,000	\$19,000	\$221	-\$3	26	17	-1.4%	-0.7%
Manufactured Home	46	-36.1%	\$10.37M	-36.5%	\$230,000	-\$3,000	\$150	\$6	20	1	-2.3%	-0.3%
Condominium	39	5.4%	\$7.87M	4.3%	\$180,000	-\$8,000	\$212	-\$25	21	11	-2.8%	-1.9%
Mobile Home	7	-22.2%	\$772.5K	-35.9%	\$128,000	\$28,000	\$90	-\$12	22	2	-6.0%	-1.8%

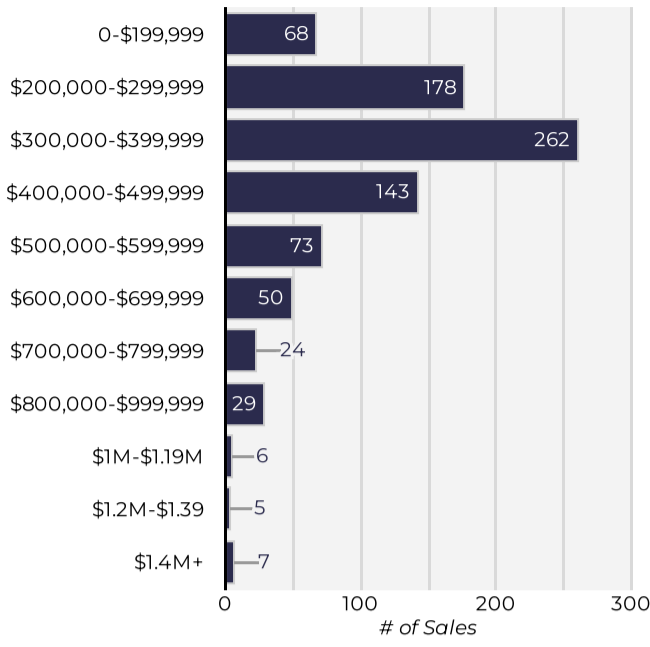
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	60	-24.1%	\$10.81M	-27.0%	\$170,000	-\$15,000	\$234	\$6	17	8	-2.7%	-1.5%
\$1000-1499 sqft	269	-20.9%	\$77.06M	-19.7%	\$290,000	\$8,000	\$224	\$4	23	12	-1.0%	0.2%
\$1500-1999 sqft	290	-24.1%	\$106.69M	-23.5%	\$355,000	\$5,000	\$213	\$2	32	17	-2.0%	-0.4%
2000-2499 sqft	187	-11.8%	\$89.77M	-10.2%	\$460,000	\$30,000	\$219	\$7	40	23	-1.9%	-0.4%
2500-2999 sqft	85	-20.6%	\$53.01M	-16.4%	\$587,261	\$58,300	\$229	\$11	32	-2	-2.0%	-1.0%
3000-3999 sqft	43	-17.3%	\$37.37M	-12.4%	\$815,000	\$100,000	\$265	\$23	22	-13	-2.9%	-0.6%
4000-4999 sqft	10	-33.3%	\$11.16M	-45.2%	\$900,000	-\$420,000	\$255	-\$61	18	10	-1.2%	0.8%
5000+ sqft	2	-60.0%	\$3.35M	-60.6%	\$450,000	-\$1,437,050...	\$322	\$23	0	-5	-13.4%	-9.1%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	111	-38.0%	\$60.92M	-38.1%	\$480,000	\$20,000	\$264	\$15	18	4	-1.8%	-0.5%
Central	92	-31.9%	\$32.43M	-31.7%	\$308,115	-\$9,741	\$241	\$0	16	8	-2.2%	-0.3%
Upper Southeast	83	-5.7%	\$35.11M	-3.8%	\$400,000	\$300	\$208	\$2	36	6	-1.5%	-0.3%
East	76	-20.8%	\$26.16M	-15.7%	\$315,000	\$2,500	\$212	\$6	21	14	-1.2%	-0.1%
North	62	-6.1%	\$44.5M	-6.6%	\$580,000	-\$10,000	\$308	\$8	20	13	-2.6%	-1.9%
Extended West	57	-21.9%	\$21.32M	-21.6%	\$379,000	\$4,100	\$201	\$11	33	-6	-1.2%	0.4%
West	51	-10.5%	\$20.67M	-12.2%	\$375,000	\$7,000	\$230	\$1	20	10	-1.7%	-0.3%
Southwest	48	-25.0%	\$15.75M	-20.2%	\$317,000	\$25,000	\$194	-\$1	33	15	-0.7%	0.4%
South	40	-33.3%	\$11.35M	-27.0%	\$287,000	\$17,000	\$201	\$11	34	25	-1.0%	0.3%
Upper Northwest	38	-2.6%	\$19.64M	-1.6%	\$505,000	\$15,000	\$241	-\$2	27	16	-2.4%	-0.9%
Northeast	36	12.5%	\$16.58M	-8.5%	\$399,900	-\$80,100	\$227	-\$25	23	18	-1.9%	-1.9%
Green Valley Northwest	33	0.0%	\$9.34M	10.3%	\$272,000	\$32,000	\$199	-\$1	32	20	-1.5%	-1.1%
Cochise	31	-13.9%	\$8.6M	0.6%	\$240,000	\$20,000	\$161	\$19	39	8	-3.6%	-0.0%
Green Valley North	30	-38.8%	\$10.86M	-37.8%	\$345,000	\$8,000	\$189	-\$1	46	16	-1.3%	-0.7%
Southeast	30	-14.3%	\$11.69M	-15.0%	\$371,000	\$21,000	\$212	\$22	54	40	-1.3%	-0.8%
Green Valley Northeast	18	-37.9%	\$7.89M	-23.2%	\$420,000	\$70,000	\$230	\$25	28	12	-1.3%	1.1%
SCC-Rio Rico East	18	50.0%	\$5.16M	38.5%	\$270,000	-\$10,000	\$172	-\$2	22	-30	-1.9%	0.4%
Graham	16	23.1%	\$5.3M	36.7%	\$296,430	\$56,430	\$184	\$53	26	-12	-1.0%	4.2%
Green Valley Southwest	14	-22.2%	\$4.73M	-29.9%	\$309,000	-\$21,000	\$204	-\$22	64	58	-2.2%	-1.5%
Benson/St. David	13	-45.8%	\$3.92M	-41.6%	\$254,990	\$6,000	\$179	\$11	48	23	-2.5%	0.6%
Pinal	12	50.0%	\$2.95M	69.9%	\$185,000	\$10,000	\$166	-\$3	24	-23	-3.1%	0.7%
Green Valley Southeast	9	50.0%	\$3.75M	99.3%	\$425,000	\$151,000	\$230	\$7	80	73	-4.2%	-3.3%
Extended Northwest	6	-57.1%	\$1.79M	-59.6%	\$285,000	-\$31,900	\$174	\$7	21	-14	-0.6%	-0.5%
Extended Southwest	5	66.7%	\$1.37M	88.6%	\$285,000	\$65,000	\$172	\$44	49	28	-3.5%	-1.8%
Navajo	4	-	\$1.96M	-	\$355,000	-	\$251	-	33	-	-1.8%	-
SCC-Rio Rico West	2	0.0%	\$699K	-5.3%	\$299,000	-\$63,457.31...	\$185	-\$6	5	3	0.6%	2.8%
Extended Northeast	2	-71.4%	\$598.5K	-87.2%	\$183,500	-\$502,500	\$479	\$59	6	-58	-1.2%	1.9%
SCC-Nogales East	2	-50.0%	\$643K	-52.3%	\$303,000	\$118,000	\$168	\$16	173	164	-1.4%	0.9%
SCC-Nogales West	2	100.0%	\$613K	271.5%	\$95,000	-\$70,000	\$118	-\$40	4	3	-13.6%	-13.6%
SCC-Tubac East	2	-33.3%	\$1.13M	-33.4%	\$560,000	\$97,513	\$281	-\$1	3	-61	-3.2%	-3.0%
SCC-Tubac West	1	-	\$150K	-	\$150,000	-	\$269	-	0	-	0.0%	-
SCC-Elgin	1	0.0%	\$665K	-9.5%	\$665,000	-\$70,000	\$229	-\$142	135	96	-0.7%	-0.2%
SCC-Sonoita	1	-	\$975K	-	\$975,000	-	\$350	-	7	-	0.0%	-

Tucson Association of Realtors: **Market Activity & Pricing**

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September 2024



of Sales
845
↓ -20.3% from previous year

Volume
\$352,935,697
↓ -19.8% from previous year

\$/sqft
\$225
↑ 2.2% from previous year

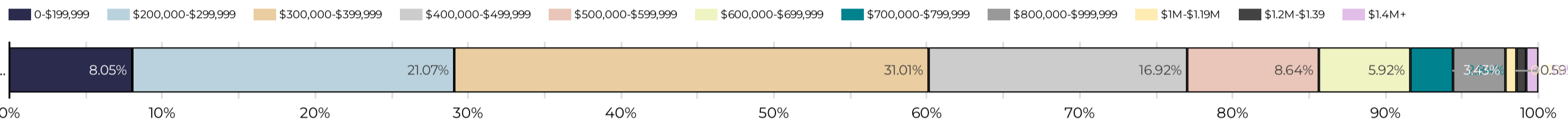
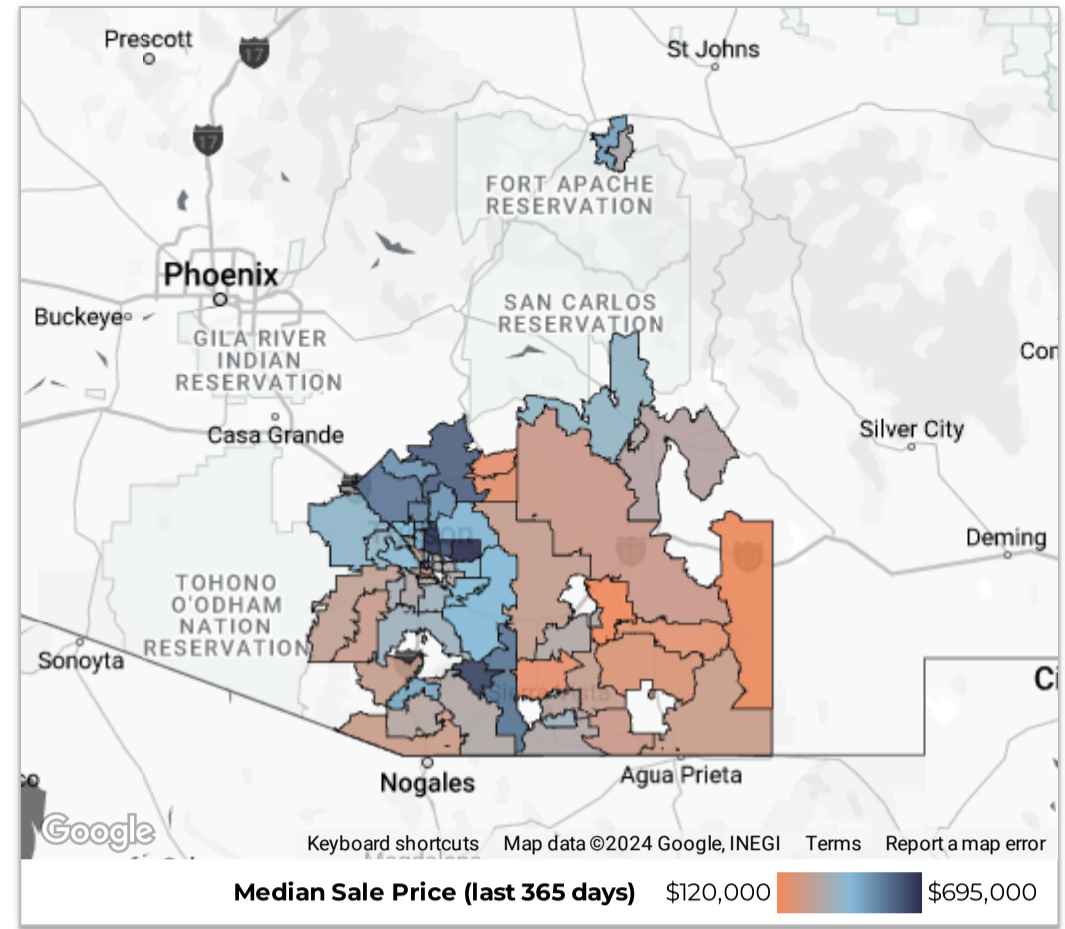
of New Listings
1,760
↑ 11.1% from previous year

Median Sale Price
\$361,200
↑ 1.7% from previous year

Average Sale Price
\$417,675
↑ 0.6% from previous year

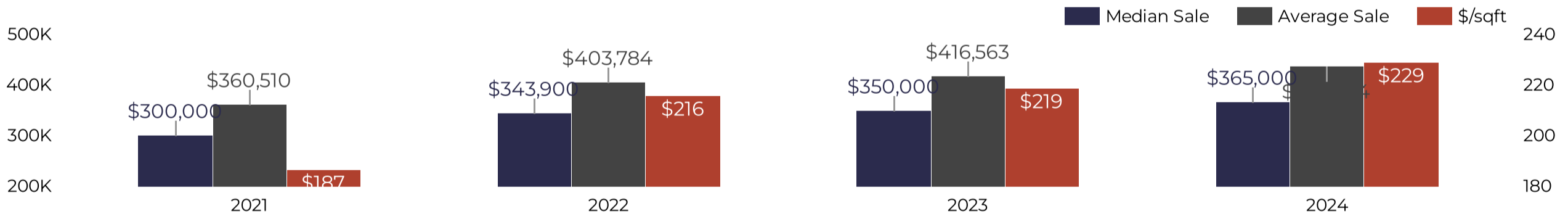
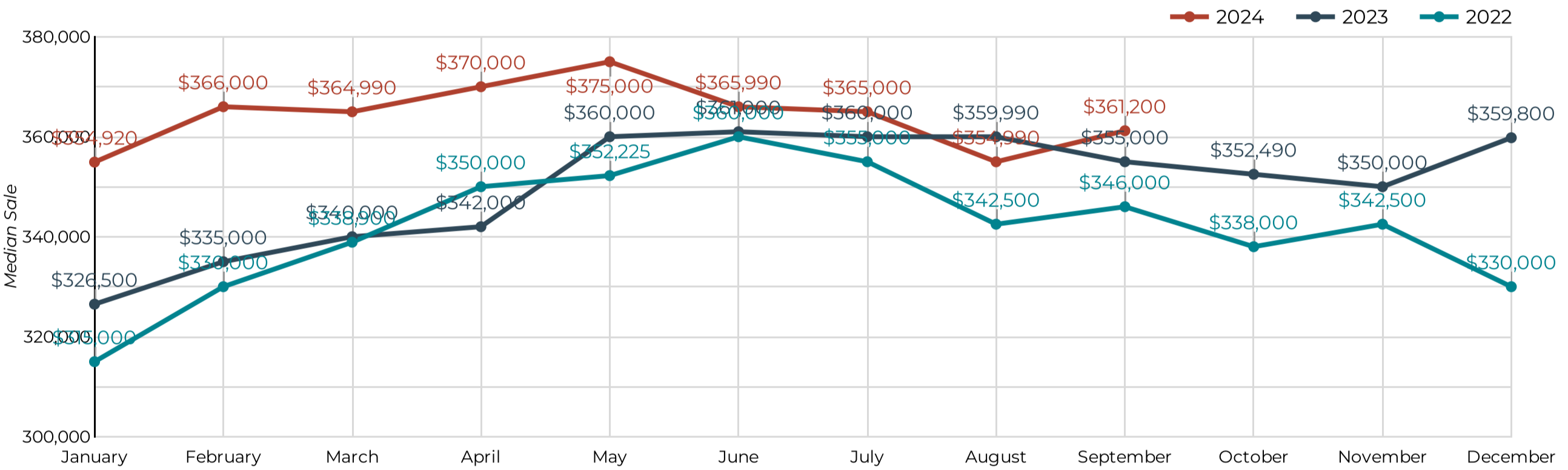
Median Days on Market
28
↑ 13 from previous year

Average % Over Asking
-1.82%
↓ -0.25% from previous year



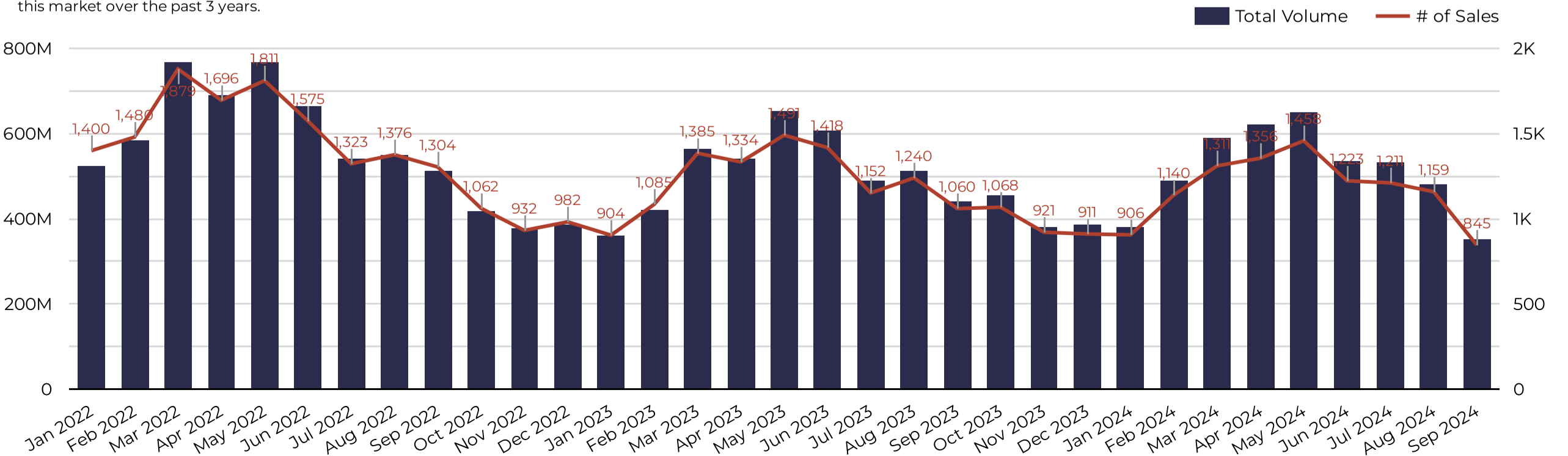
Market Pricing

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



Market Activity

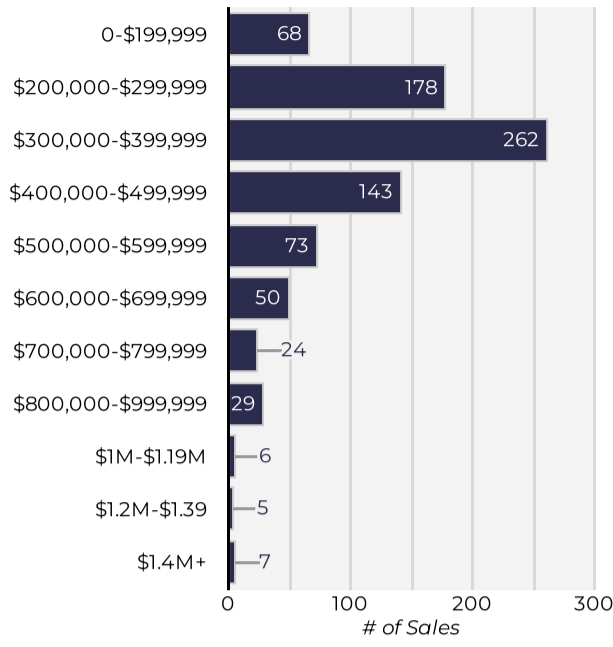
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Oct 1, 2024

September 2024



of Sales
845
↓ -20.3% from previous year

Volume
\$352,935,697
↓ -19.8% from previous year

\$/sqft
\$225
↑ 2.2% from previous year

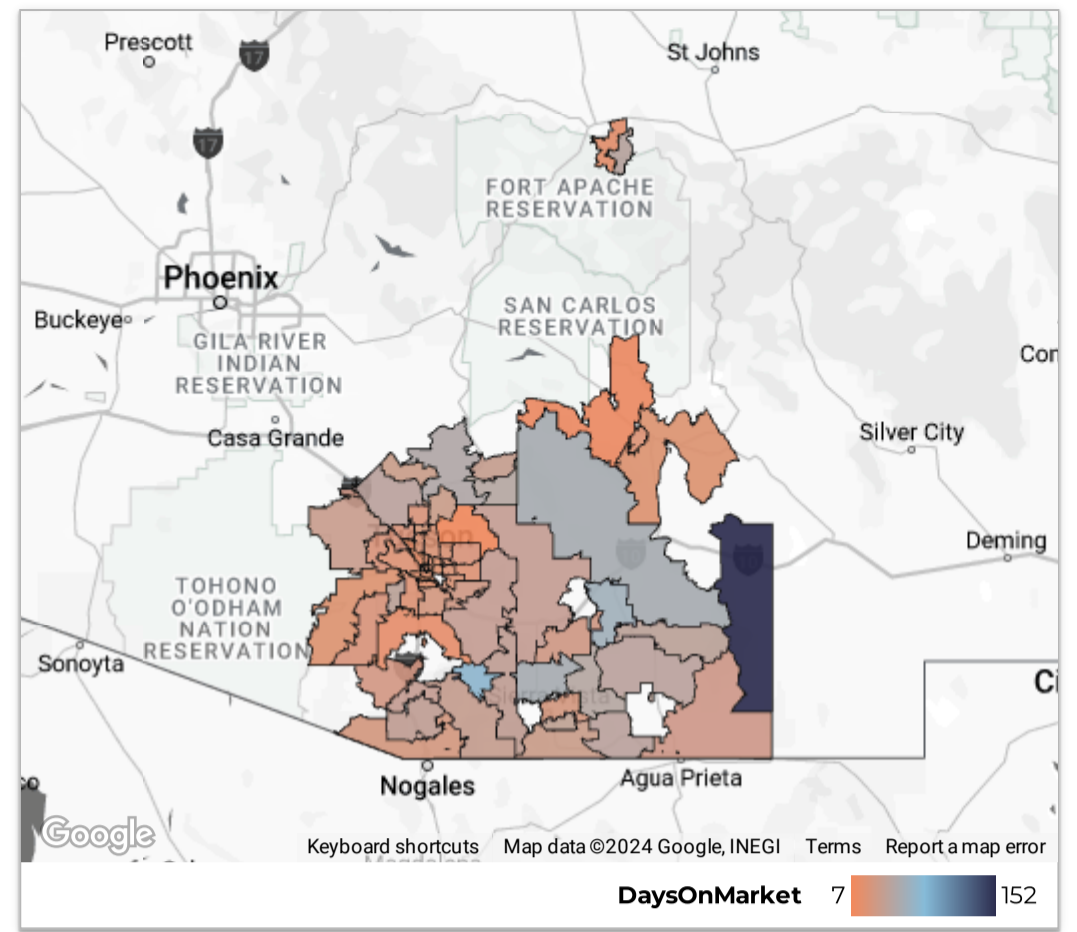
of New Listings
1,760
↑ 11.1% from previous year

Median Sale Price
\$361,200
↑ 1.7% from previous year

Average Sale Price
\$417,675
↑ 0.6% from previous year

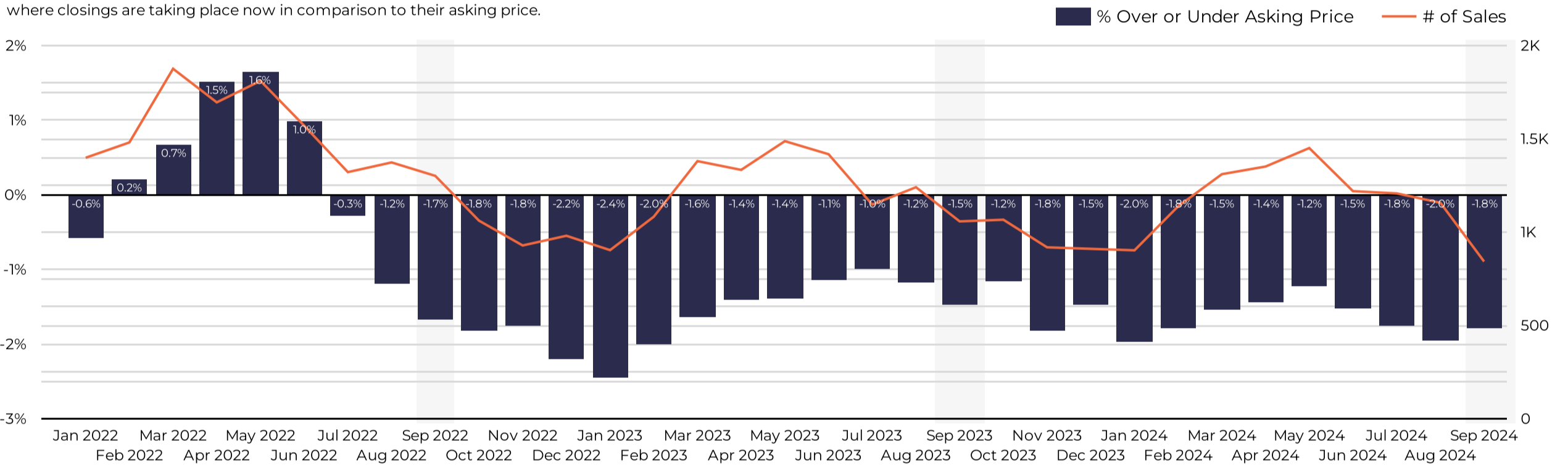
Median Days on Market
28
↑ 13 from previous year

Average % Over Asking
-1.82%
↓ -0.25% from previous year



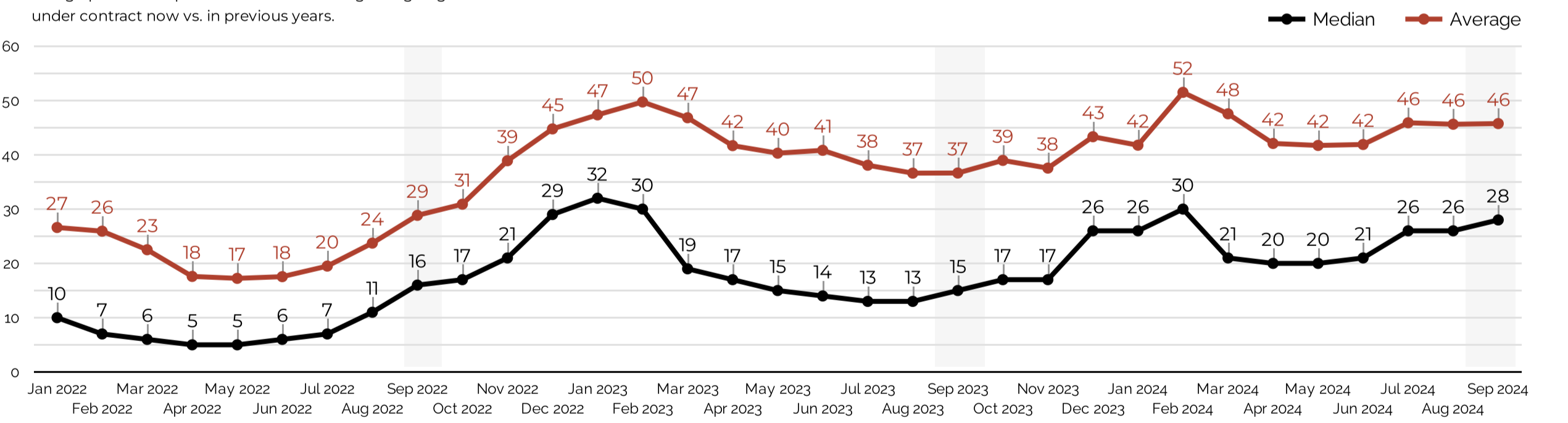
Buyer Demand

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	68	-17.1% ↓	20	9 ↑	-4.07%	1.02% ↑
\$200,000-\$299,999	178	-28.2% ↓	23	11 ↑	-1.60%	-0.34% ↓
\$300,000-\$399,999	262	-22.5% ↓	31	15 ↑	-1.40%	-0.22% ↓
\$400,000-\$499,999	143	-15.9% ↓	37	13 ↑	-2.04%	-0.99% ↓
\$500,000-\$599,999	73	-13.1% ↓	19	5 ↑	-1.48%	0.24% ↑
\$600,000-\$699,999	50	8.7% ↑	37	21 ↑	-0.96%	0.17% ↑
\$700,000-\$799,999	24	-14.3% ↓	25	14 ↑	-0.85%	0.37% ↑
\$800,000-\$999,999	29	0.0%	22	10 ↑	-2.67%	-1.23% ↓
\$1M-\$1.19M	6	-40.0% ↓	34	-9 ↓	-2.34%	0.50% ↑
\$1.2M-\$1.39	5	-44.4% ↓	65	57 ↑	-2.72%	-2.88% ↓
\$1.4M+	7	-56.3% ↓	3	-11 ↓	-5.04%	-1.41% ↓

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: Oct 1, 2024

September 2024

of New Listings (Supply)
1,760
↑ 176 from previous year

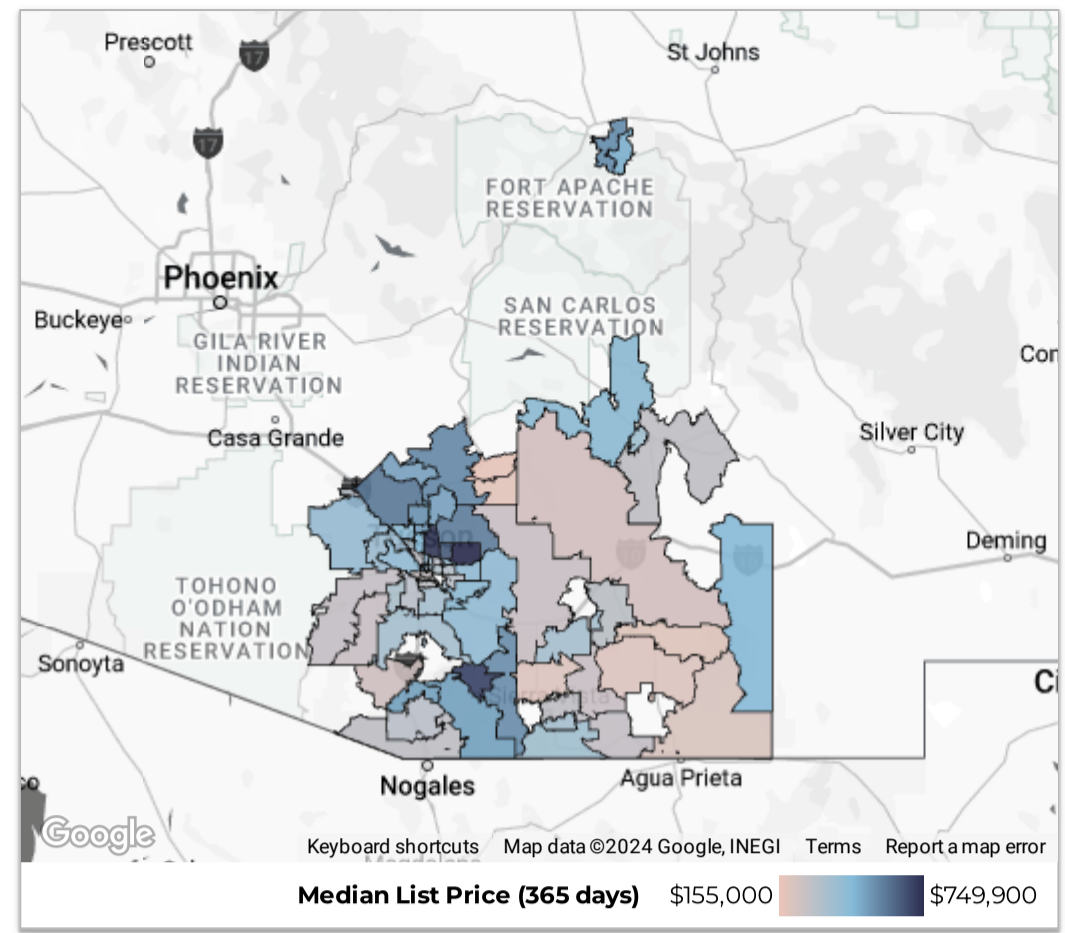
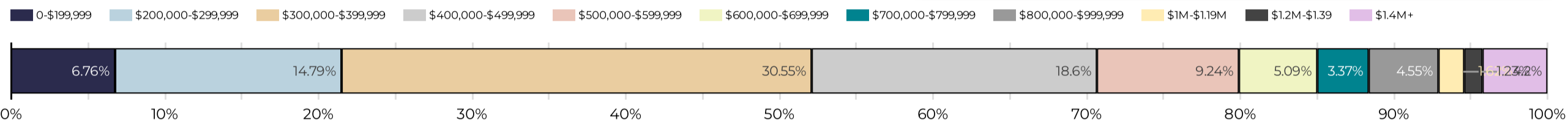
Months of Supply
4.82

	Average	#
Single Family Residence	\$597,451	3,351
Townhouse	\$352,406	257
Manufactured Home	\$250,295	228
Condominium	\$236,074	192
Mobile Home	\$161,763	41
Grand total	\$541,079	4,069

of New Pendings (Demand)
918
↓ -161 from previous year

Active Listings
4,069
Pending Listings
730

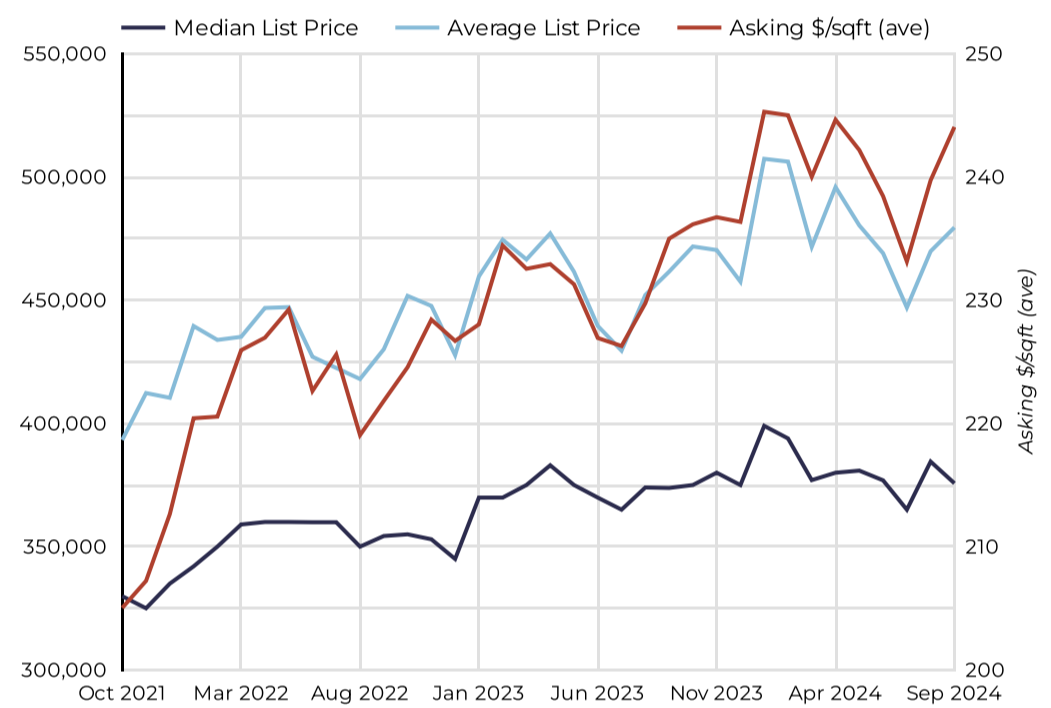
Active Listings



Months of Supply By Price Range

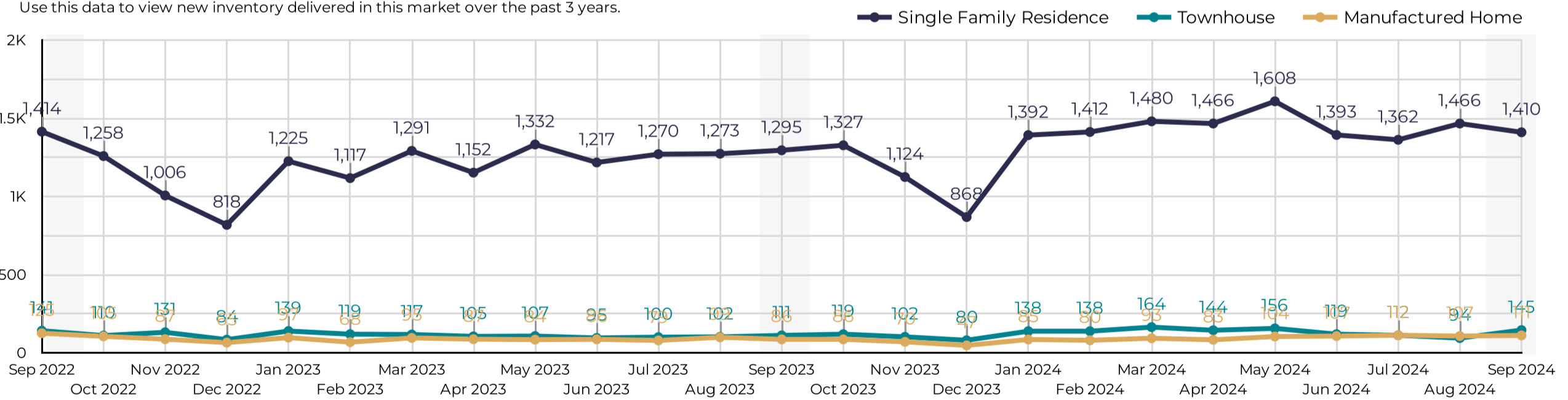
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.04	275	68
\$200,000-\$299,999	3.50	602	172
\$300,000-\$399,999	4.71	1,243	264
\$400,000-\$499,999	5.41	757	140
\$500,000-\$599,999	4.82	376	78
\$600,000-\$699,999	4.06	207	51
\$700,000-\$799,999	5.27	137	26
\$800,000-\$999,999	7.12	185	26
\$1M-\$1.19M	8.25	66	8
\$1.2M-\$1.39	10.00	50	5
\$1.4M+	24.43	171	7
Grand total	4.82	4,069	845

Asking Prices



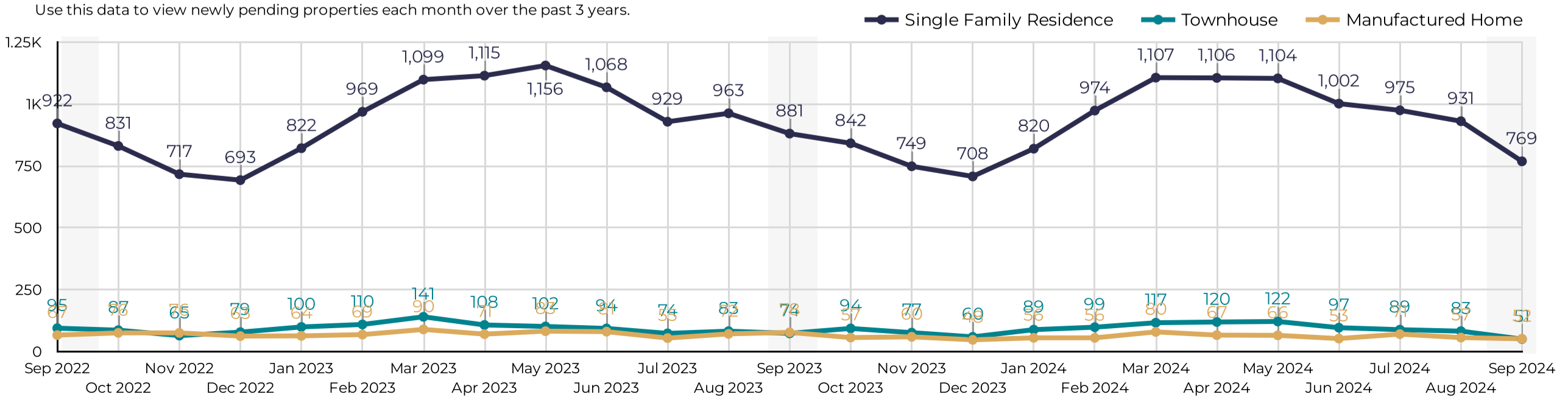
New Listings

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.

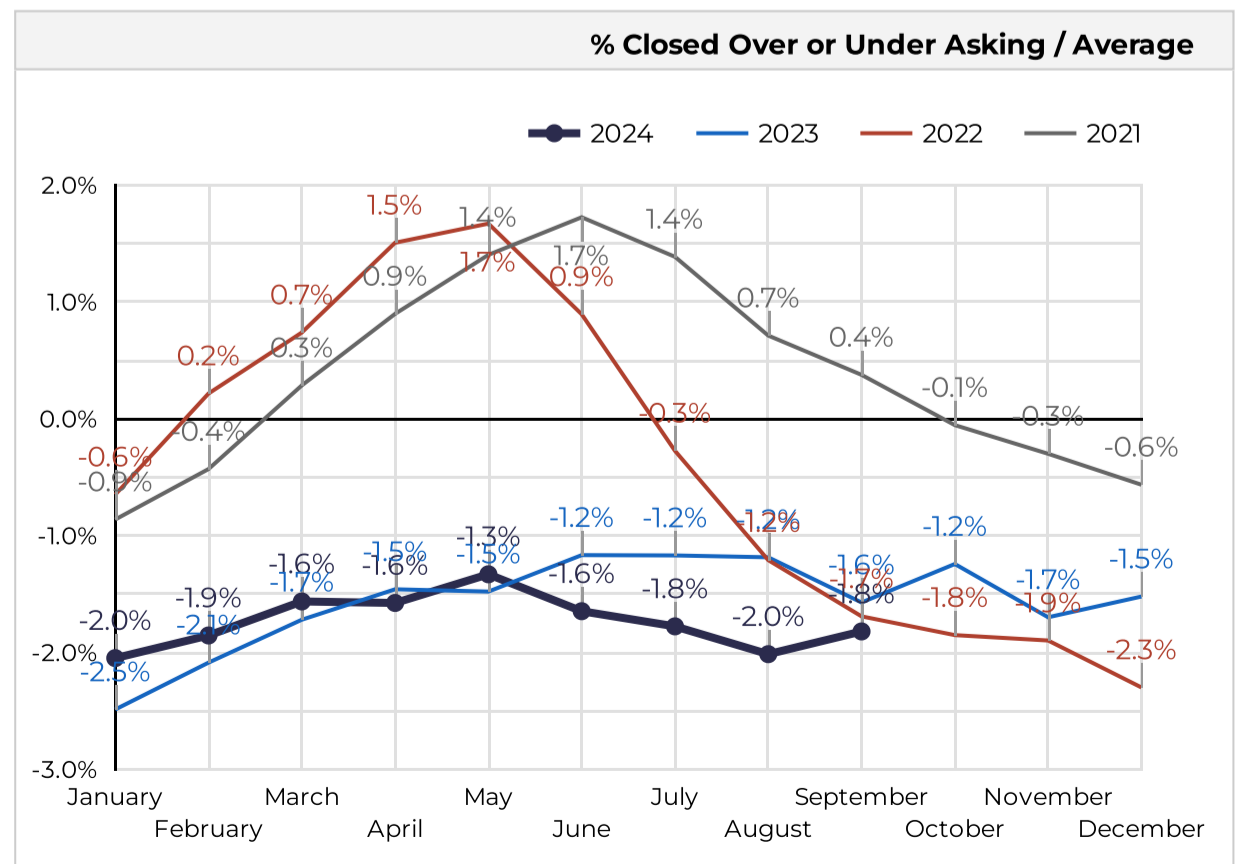
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	904	906
February	1,424	1,480	1,085	1,140
March	1,877	1,879	1,385	1,311
April	1,856	1,696	1,334	1,356
May	1,734	1,811	1,491	1,458
June	1,910	1,575	1,418	1,223
July	1,712	1,323	1,152	1,211
August	1,575	1,376	1,240	1,159
September	1,597	1,304	1,060	845
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	\$326,500	\$354,920
February	\$265,000	\$330,000	\$335,000	\$366,000
March	\$280,000	\$338,900	\$340,000	\$364,990
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	\$365,990
July	\$300,000	\$355,000	\$360,000	\$365,000
August	\$305,250	\$342,500	\$359,990	\$354,990
September	\$311,150	\$346,000	\$355,000	\$361,200
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	32	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	26
August	5	11	13	26
September	6	16	15	28
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	1,804
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	1,664
August	1,993	1,936	1,549	1,767
September	2,021	1,776	1,584	1,760
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	1,377
April	1,799	1,703	1,388	1,378
May	1,779	1,719	1,425	1,362
June	1,764	1,421	1,322	1,210
July	1,653	1,269	1,150	1,214
August	1,596	1,369	1,181	1,125
September	1,572	1,169	1,079	918
October	1,576	1,057	1,048	-
November	1,662	918	938	-
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: Oct 1, 2024

Sep 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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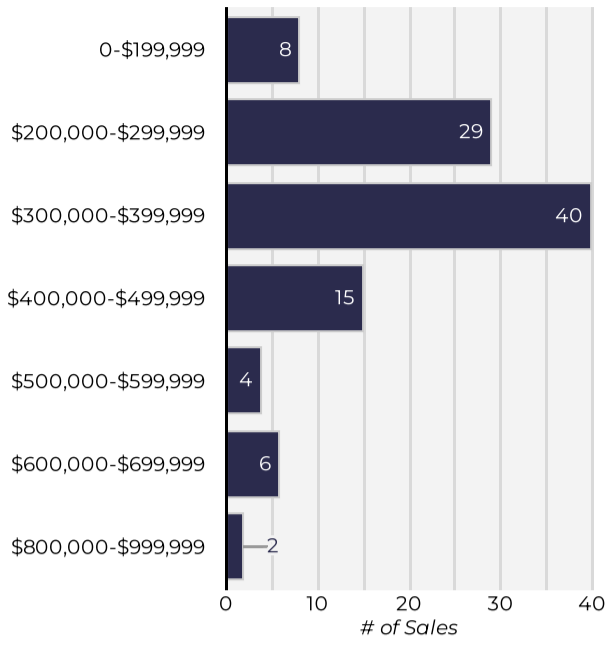
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	709	-19.1%	\$318.47M	-19.2%	\$386,500	\$9,500	\$231	\$5	30	14	-1.7%	-0.2%
Townhouse	49	-32.9%	\$16.45M	-26.9%	\$295,000	\$25,000	\$232	-\$2	20	13	-1.5%	-0.9%
Manufactured Home	42	-39.1%	\$9.59M	-38.5%	\$235,000	\$2,000	\$148	\$5	20	0	-2.3%	-0.2%
Condominium	35	12.9%	\$7.38M	10.1%	\$199,000	-\$16,000	\$217	-\$23	21	13	-2.4%	-1.3%
Mobile Home	7	-12.5%	\$772.5K	-23.1%	\$128,000	\$38,000	\$90	-\$5	22	2	-6.0%	-1.2%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	54	-20.6%	\$9.91M	-23.8%	\$170,000	-\$20,000	\$236	\$7	17	8	-2.7%	-1.3%
\$1000-1499 sqft	237	-19.9%	\$68.62M	-18.3%	\$295,000	\$10,000	\$226	\$5	23	13	-1.0%	0.3%
\$1500-1999 sqft	250	-25.1%	\$92.54M	-24.5%	\$357,210	\$2,210	\$214	\$2	31	15	-2.0%	-0.5%
2000-2499 sqft	170	-11.0%	\$82.21M	-10.0%	\$463,000	\$23,000	\$221	\$6	39	22	-2.0%	-0.4%
2500-2999 sqft	81	-19.0%	\$50.78M	-15.5%	\$587,261	\$47,361	\$230	\$9	34	2	-2.0%	-0.9%
3000-3999 sqft	38	-20.8%	\$34.09M	-15.3%	\$821,000	\$76,000	\$272	\$27	19	-18	-2.8%	-0.1%
4000-4999 sqft	10	-33.3%	\$11.16M	-45.2%	\$900,000	-\$420,000	\$255	-\$61	18	10	-1.2%	0.8%
5000+ sqft	2	-60.0%	\$3.35M	-60.6%	\$450,000	-\$1,437,050...	\$322	\$23	0	-5	-13.4%	-9.1%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	111	-38.0%	\$60.92M	-38.1%	\$480,000	\$20,000	\$264	\$15	18	4	-1.8%	-0.5%
Central	92	-31.9%	\$32.43M	-31.7%	\$308,115	-\$9,741	\$241	\$0	16	8	-2.2%	-0.3%
Upper Southeast	83	-5.7%	\$35.11M	-3.8%	\$400,000	\$300	\$208	\$2	36	6	-1.5%	-0.3%
East	76	-20.8%	\$26.16M	-15.7%	\$315,000	\$2,500	\$212	\$6	21	14	-1.2%	-0.1%
North	62	-6.1%	\$44.5M	-6.6%	\$580,000	-\$10,000	\$308	\$8	20	13	-2.6%	-1.9%
Extended West	57	-21.9%	\$21.32M	-21.6%	\$379,000	\$4,100	\$201	\$11	33	-6	-1.2%	0.4%
West	51	-10.5%	\$20.67M	-12.2%	\$375,000	\$7,000	\$230	\$1	20	10	-1.7%	-0.3%
Southwest	48	-25.0%	\$15.75M	-20.2%	\$317,000	\$25,000	\$194	-\$1	33	15	-0.7%	0.4%
South	40	-33.3%	\$11.35M	-27.0%	\$287,000	\$17,000	\$201	\$11	34	25	-1.0%	0.3%
Upper Northwest	38	-2.6%	\$19.64M	-1.6%	\$505,000	\$15,000	\$241	-\$2	27	16	-2.4%	-0.9%
Northeast	36	12.5%	\$16.58M	-8.5%	\$399,900	-\$80,100	\$227	-\$25	23	18	-1.9%	-1.9%
Cochise	31	-13.9%	\$8.6M	0.6%	\$240,000	\$20,000	\$161	\$19	39	8	-3.6%	-0.0%
Southeast	30	-14.3%	\$11.69M	-15.0%	\$371,000	\$21,000	\$212	\$22	54	40	-1.3%	-0.8%
SCC-Rio Rico East	18	50.0%	\$5.16M	38.5%	\$270,000	-\$10,000	\$172	-\$2	22	-30	-1.9%	0.4%
Graham	16	23.1%	\$5.3M	36.7%	\$296,430	\$56,430	\$184	\$53	26	-12	-1.0%	4.2%
Benson/St. David	13	-45.8%	\$3.92M	-41.6%	\$254,990	\$6,000	\$179	\$11	48	23	-2.5%	0.6%
Pinal	12	50.0%	\$2.95M	69.9%	\$185,000	\$10,000	\$166	-\$3	24	-23	-3.1%	0.7%
Extended Northwest	6	-57.1%	\$1.79M	-59.6%	\$285,000	-\$31,900	\$174	\$7	21	-14	-0.6%	-0.5%
Extended Southwest	5	66.7%	\$1.37M	88.6%	\$285,000	\$65,000	\$172	\$44	49	28	-3.5%	-1.8%
Navajo	4	-	\$1.96M	-	\$355,000	-	\$251	-	33	-	-1.8%	-
SCC-Nogales West	2	100.0%	\$613K	271.5%	\$95,000	-\$70,000	\$118	-\$40	4	3	-13.6%	-13.6%
SCC-Tubac East	2	-33.3%	\$1.13M	-33.4%	\$560,000	\$97,513	\$281	-\$1	3	-61	-3.2%	-3.0%
Extended Northeast	2	-71.4%	\$598.5K	-87.2%	\$183,500	-\$502,500	\$479	\$59	6	-58	-1.2%	1.9%
SCC-Rio Rico West	2	0.0%	\$699K	-5.3%	\$299,000	-\$63,457.31...	\$185	-\$6	5	3	0.6%	2.8%
SCC-Nogales East	2	-50.0%	\$643K	-52.3%	\$303,000	\$118,000	\$168	\$16	173	164	-1.4%	0.9%
SCC-Tubac West	1	-	\$150K	-	\$150,000	-	\$269	-	0	-	0.0%	-
SCC-Sonoita	1	-	\$975K	-	\$975,000	-	\$350	-	7	-	0.0%	-
SCC-Elgin	1	0.0%	\$665K	-9.5%	\$665,000	-\$70,000	\$229	-\$142	135	96	-0.7%	-0.2%

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

September 2024



of Sales
104
↓ -23.0% from previous year

Volume
\$36,558,625
↓ -18.5% from previous year

\$/sqft
\$205
↑ 1.3% from previous year

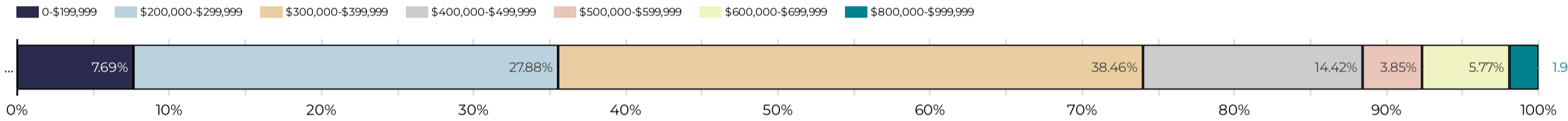
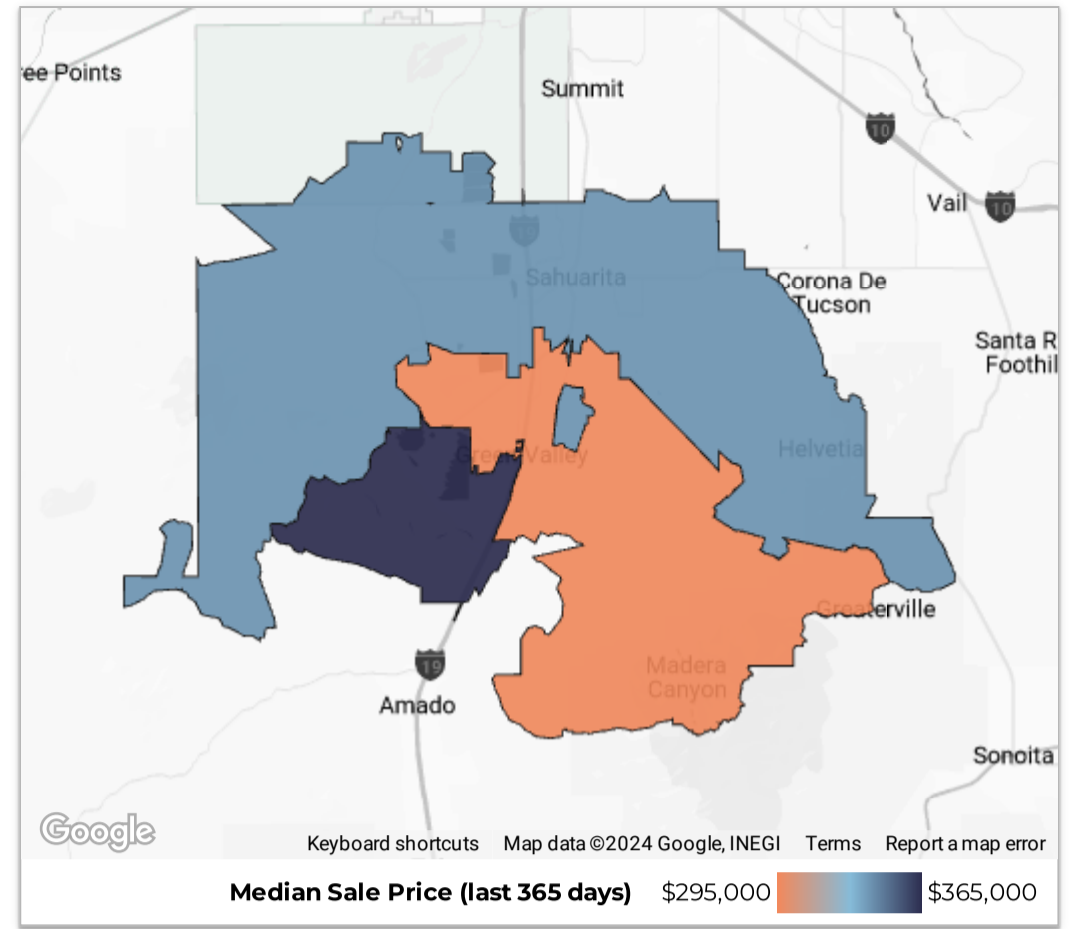
of New Listings
241
↑ 18.7% from previous year

Median Sale Price
\$330,000
↑ 3.2% from previous year

Average Sale Price
\$351,525
↑ 5.8% from previous year

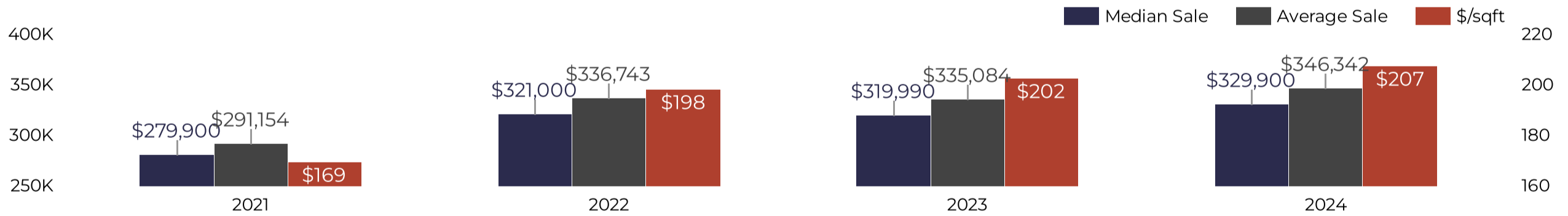
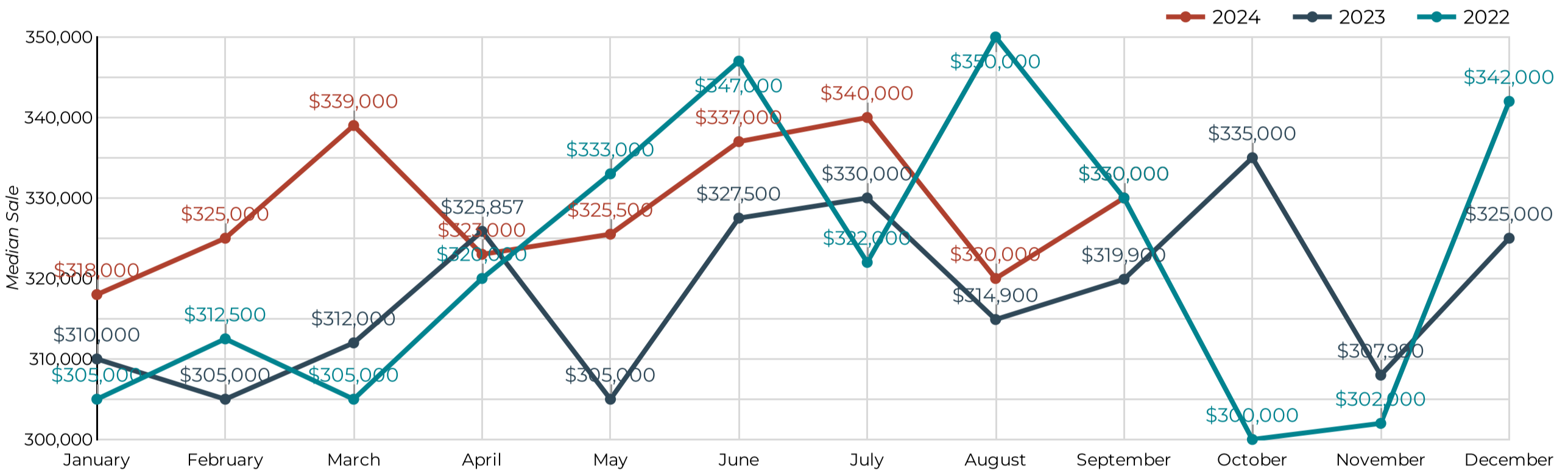
Median Days on Market
36
↑ 19 from previous year

Average % Over Asking
-1.75%
↓ -0.81% from previous year



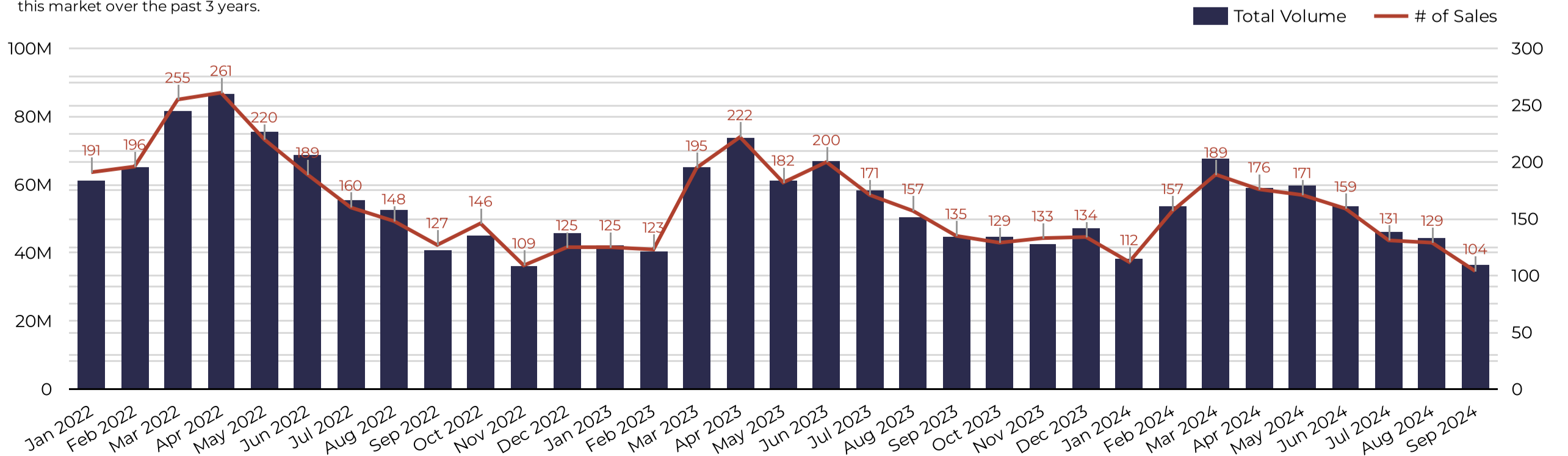
Market Pricing

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



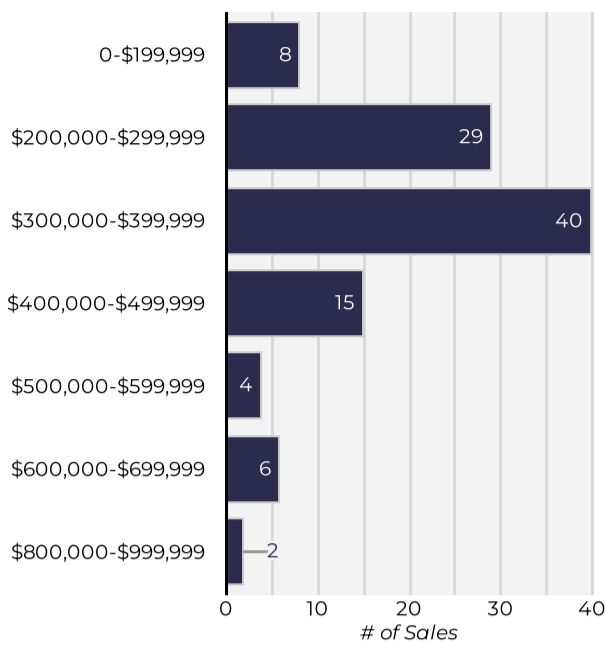
Market Activity

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: Oct 1, 2024

September 2024



of Sales: **104** (-23.0% from previous year)

Volume: **\$36,558,625** (-18.5% from previous year)

\$/sqft: **\$205** (1.3% from previous year)

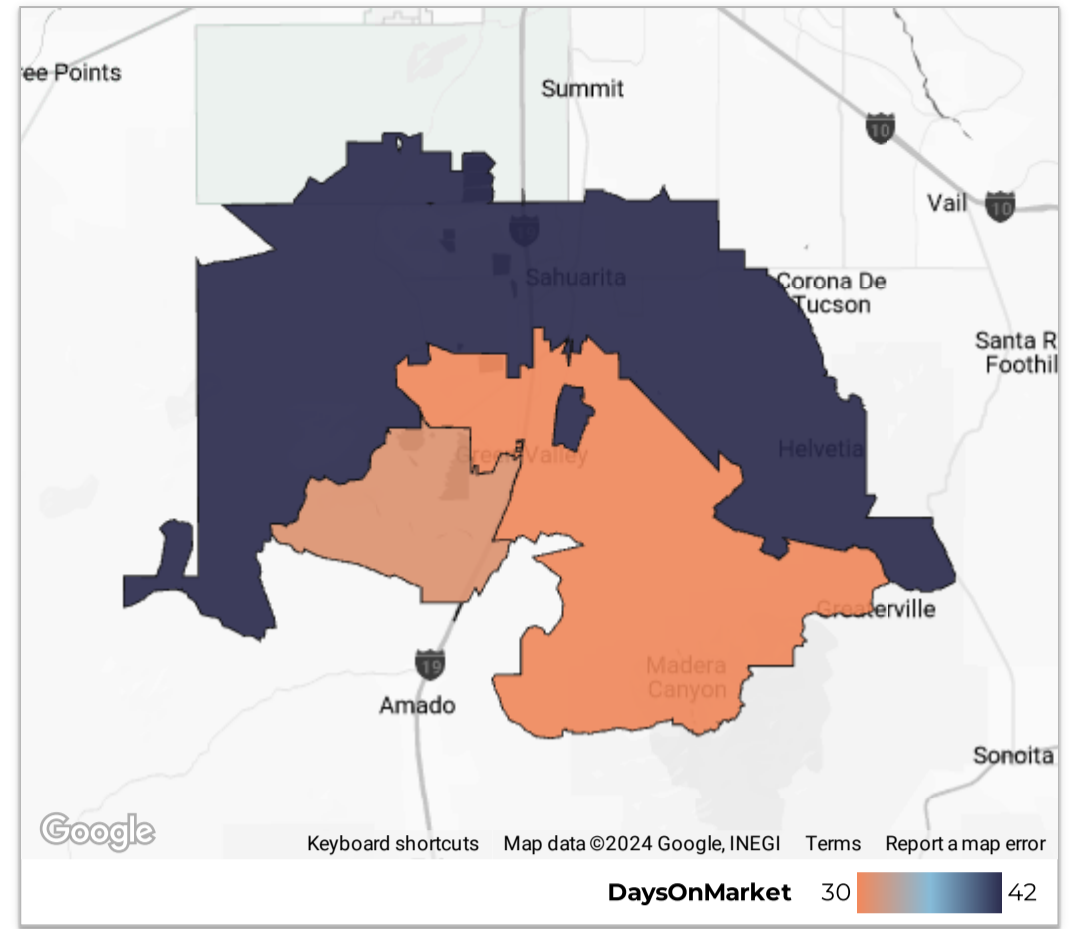
of New Listings: **241** (18.7% from previous year)

Median Sale Price: **\$330,000** (3.2% from previous year)

Average Sale Price: **\$351,525** (5.8% from previous year)

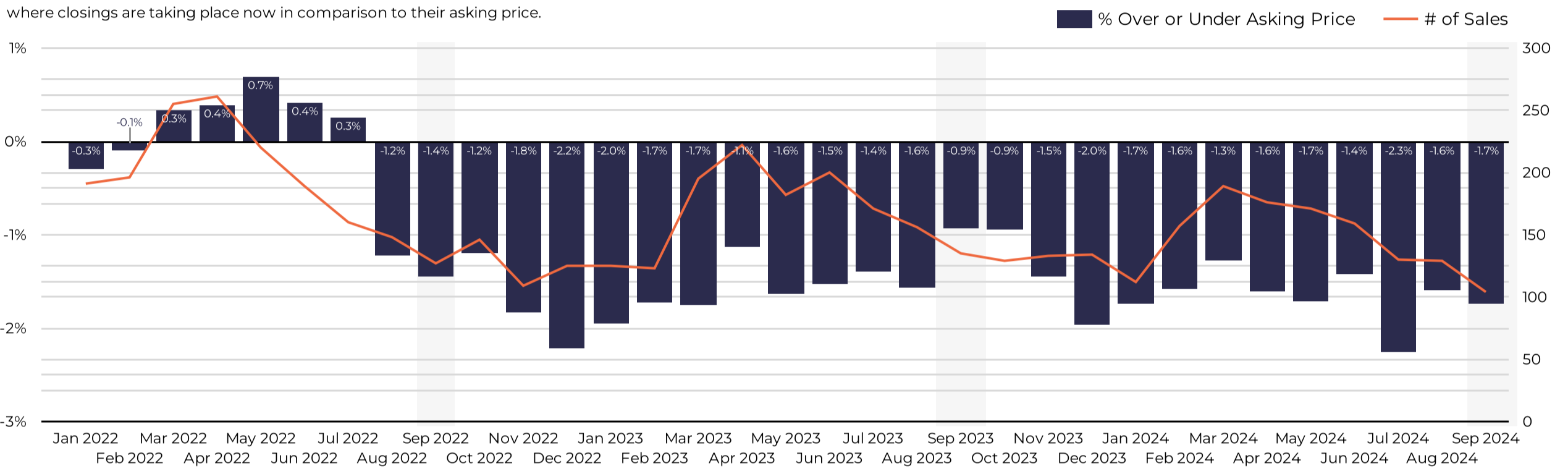
Median Days on Market: **36** (19 from previous year)

Average % Over Asking: **-1.75%** (-0.81% from previous year)



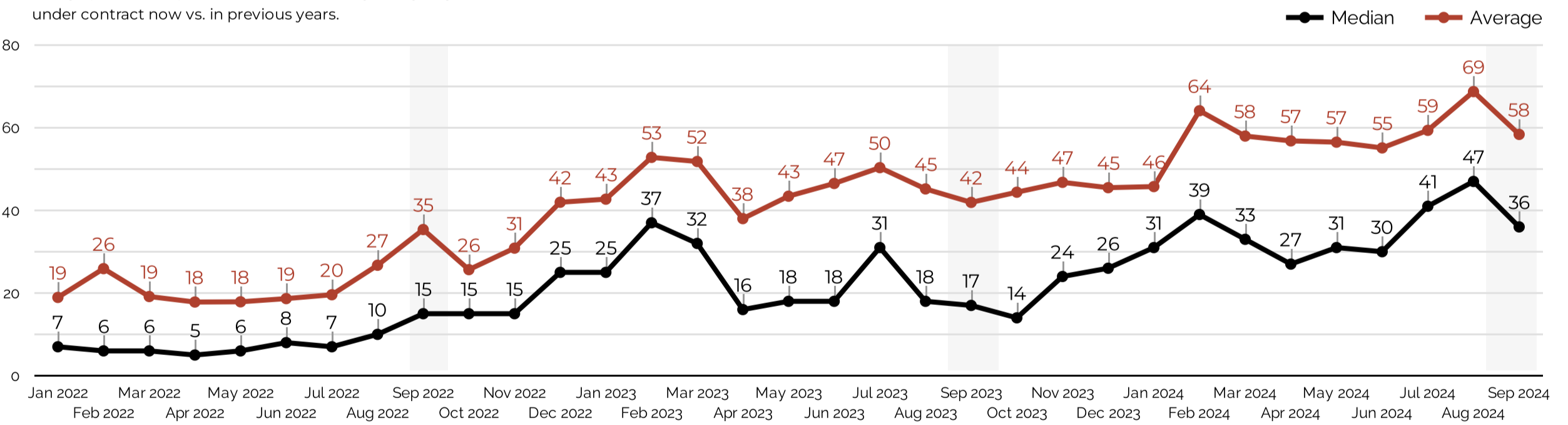
Buyer Demand

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	8	-20.0% ↓	62	54 ↑	-4.63%	-3.39% ↓
\$200,000-\$299,999	29	-31.0% ↓	23	11 ↑	-1.12%	-0.04% ↓
\$300,000-\$399,999	40	-25.9% ↓	39	9 ↑	-1.35%	-0.64% ↓
\$400,000-\$499,999	15	-16.7% ↓	43	25 ↑	-2.18%	-0.68% ↓
\$500,000-\$599,999	4	-55.6% ↓	17	12 ↑	-1.61%	-1.23% ↓
\$600,000-\$699,999	6	500.0% ↑	21	-98 ↓	-2.30%	-2.30% ↓
\$800,000-\$999,999	2	100.0% ↑	11	11 ↑	-2.44%	-2.44% ↓

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

September 2024

of New Listings (Supply)
241
↑ 38 from previous year

of New Pendings (Demand)
107
↓ -15 from previous year

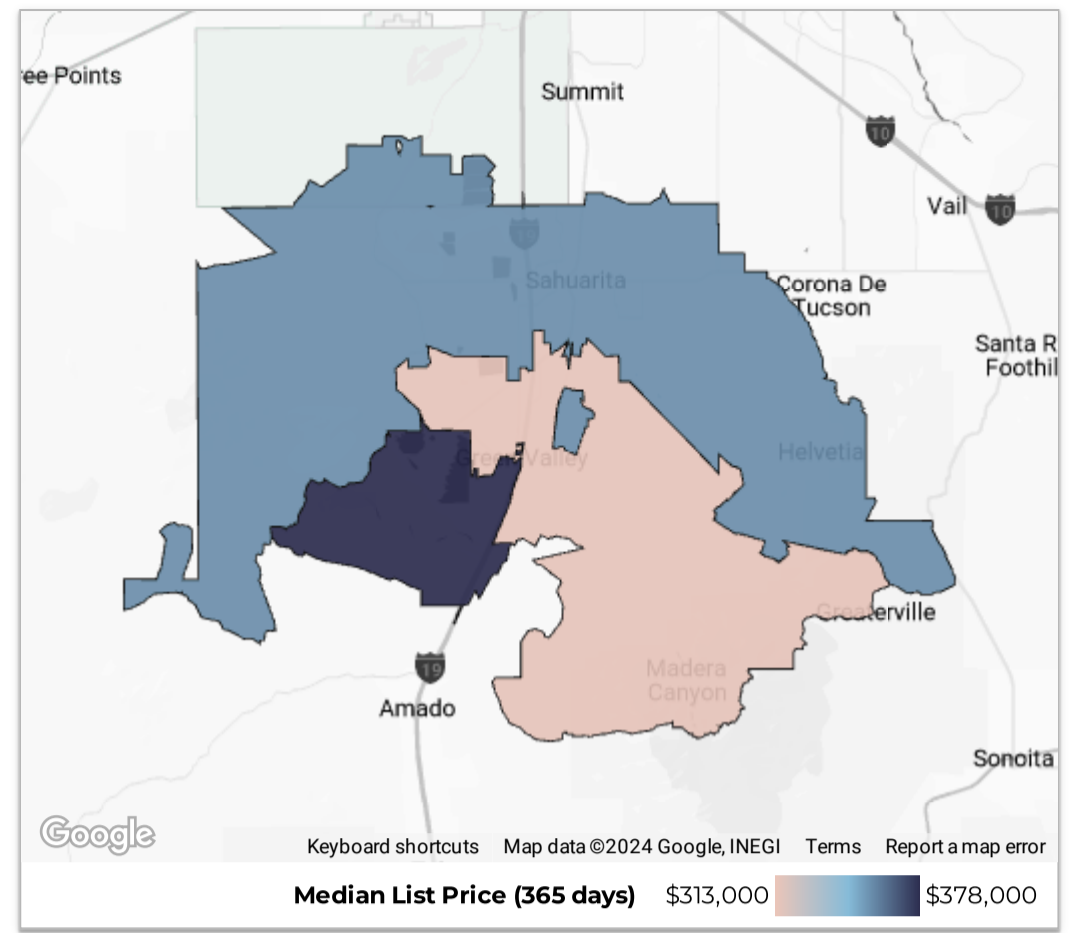
Months of Supply
5.65

Active Listings
588

Pending Listings
69

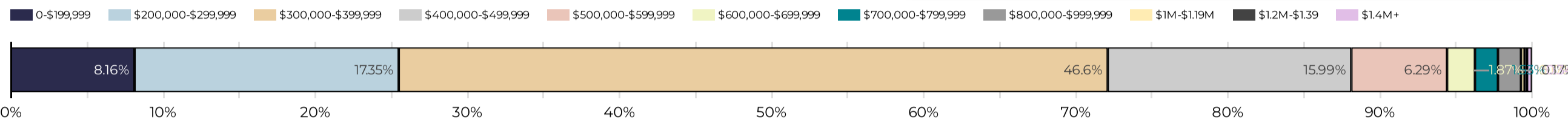
	Average	#
Single Family Residence	\$420,000	415
Townhouse	\$288,109	119
Condominium	\$158,118	38
Manufactured Home	\$636,781	16

Grand total \$382,333 588



Active Listings

Single Family Residence Townhouse Condominium Manufactured Home

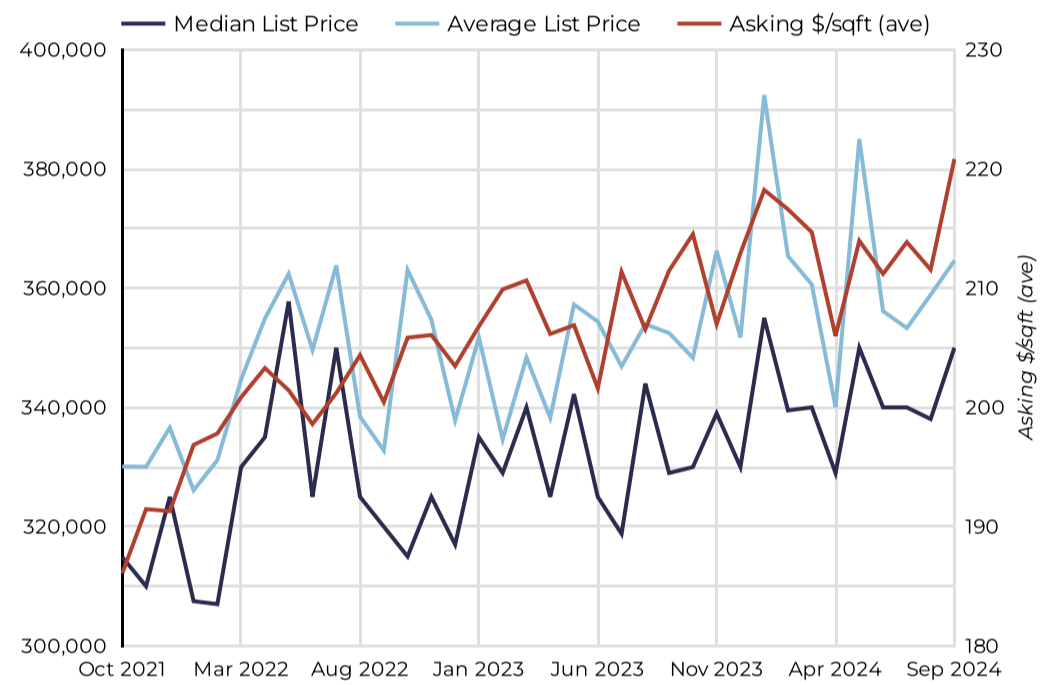


Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	6.00	48	8
\$200,000-\$299,999	3.52	102	29
\$300,000-\$399,999	6.85	274	40
\$400,000-\$499,999	6.71	94	14
\$500,000-\$599,999	6.17	37	6
\$600,000-\$699,999	2.75	11	4
\$700,000-\$799,999	9.00	9	1
\$800,000-\$999,999	4.50	9	2

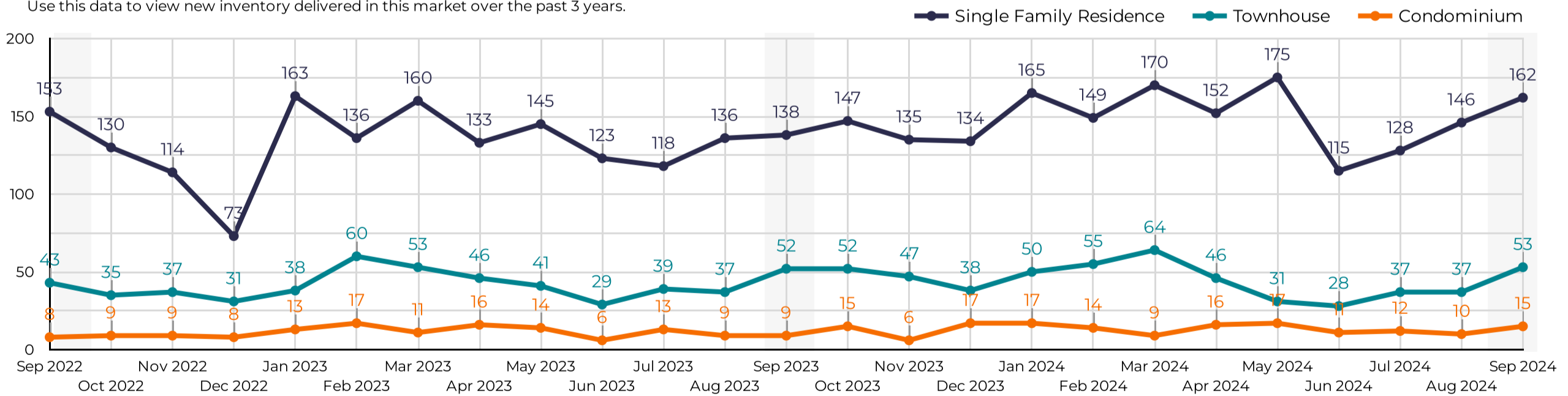
Grand total 5.62 584 104

Asking Prices



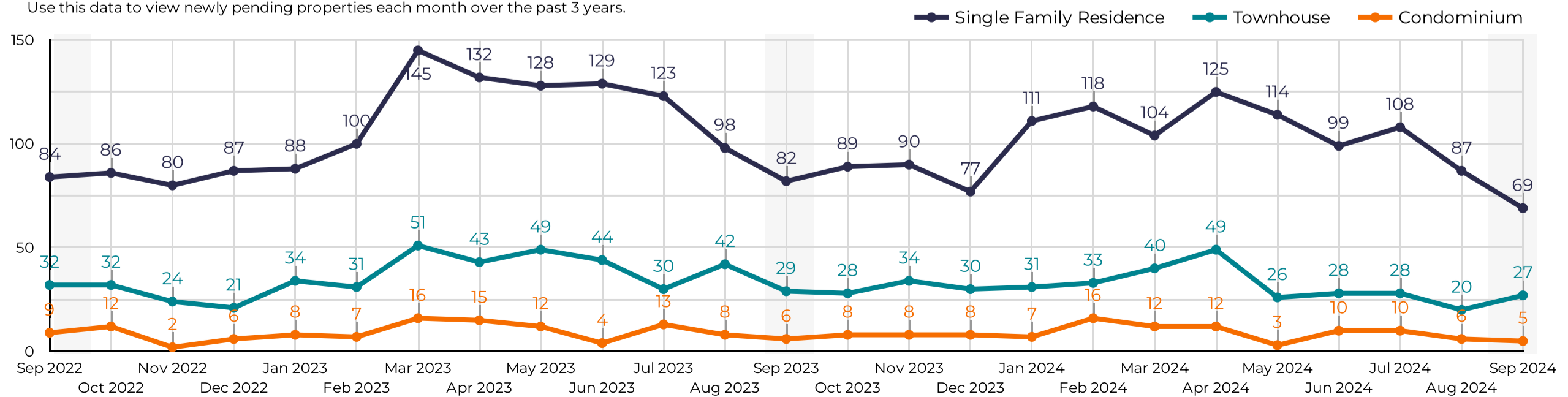
New Listings

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.

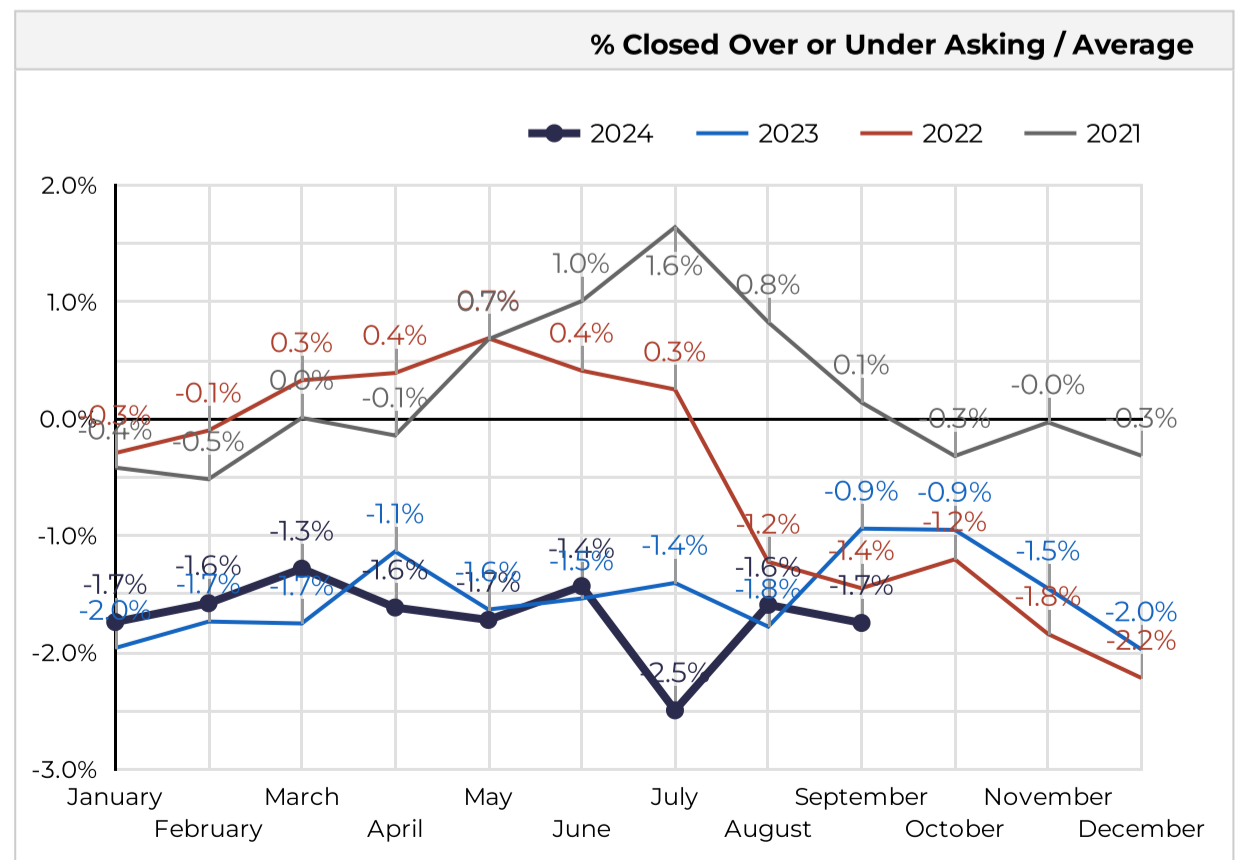
# of Sales / Count				
Month	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	157
March	298	255	195	189
April	246	261	222	176
May	226	220	182	171
June	260	189	200	159
July	191	160	171	131
August	167	148	157	129
September	157	127	135	104
October	172	146	129	-
November	190	109	133	-
December	190	125	134	-

Sale Price / Median				
Month	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	\$325,500
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	\$320,000
September	\$299,000	\$330,000	\$319,900	\$330,000
October	\$310,000	\$300,000	\$335,000	-
November	\$303,000	\$302,000	\$307,990	-
December	\$315,000	\$342,000	\$325,000	-

Days on Market / Median				
Month	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	30
July	4	7	31	41
August	5	10	18	47
September	6	15	17	36
October	7	15	14	-
November	8	15	24	-
December	11	25	26	-

New Listings / Count				
Month	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	183
August	191	186	191	205
September	228	208	203	241
October	207	182	219	-
November	215	167	193	-
December	193	116	193	-

New Pending / Count				
Month	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	151
June	221	184	185	143
July	203	159	169	150
August	167	129	152	115
September	156	131	122	107
October	202	136	129	-
November	184	111	136	-
December	171	117	119	-



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: Oct 1, 2024

Sep 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	69	-22.5% ↓	\$27.94M	-16.0% ↓	\$366,990	\$11,990 ↑	\$211	\$9 ↑	38	18 ↑	-1.7%	-0.6% ↓
Townhouse	27	-25.0% ↓	\$7.35M	-24.9% ↓	\$272,000	\$12,000 ↑	\$202	\$-3 ↓	36	27 ↑	-1.2%	-0.2% ↓
Condominium	4	-33.3% ↓	\$488K	-41.9% ↓	\$115,000	\$-20,000 ↓	\$163	\$-58 ↓	6	-18 ↓	-6.5%	-6.8% ↓
Manufactured Home	4	33.3% ↑	\$782K	5.0% ↑	\$194,000	\$-41,000 ↓	\$164	\$7 ↑	13	4 ↑	-2.0%	-2.8% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	6	-45.5% ↓	\$905K	-50.0% ↓	\$116,000	\$-34,000 ↓	\$217	\$-5 ↓	62	54 ↑	-2.4%	-2.8% ↓
\$1000-1499 sqft	32	-27.3% ↓	\$8.43M	-29.5% ↓	\$255,000	\$-11,000 ↓	\$205	\$-5 ↓	21	7 ↑	-1.0%	-0.5% ↓
\$1500-1999 sqft	40	-16.7% ↓	\$14.15M	-15.8% ↓	\$345,000	\$6,800 ↑	\$205	\$0 ↑	39	27 ↑	-1.9%	-0.1% ↓
2000-2499 sqft	17	-19.0% ↓	\$7.56M	-11.8% ↓	\$406,990	\$20,000 ↑	\$200	\$16 ↑	52	21 ↑	-1.7%	-0.4% ↓
2500-2999 sqft	4	-42.9% ↓	\$2.23M	-31.8% ↓	\$480,000	\$40,000 ↑	\$212	\$39 ↑	21	-33 ↓	-2.7%	-2.2% ↓
3000-3999 sqft	5	25.0% ↑	\$3.28M	35.4% ↑	\$650,000	\$110,000 ↑	\$205	\$14 ↑	54	33 ↑	-4.3%	-5.0% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	33	0.0%	\$9.34M	10.3% ↑	\$272,000	\$32,000 ↑	\$199	\$-1 ↓	32	20 ↑	-1.5%	-1.1% ↓
Green Valley North	30	-38.8% ↓	\$10.86M	-37.8% ↓	\$345,000	\$8,000 ↑	\$189	\$-1 ↓	46	16 ↑	-1.3%	-0.7% ↓
Green Valley Northeast	18	-37.9% ↓	\$7.89M	-23.2% ↓	\$420,000	\$70,000 ↑	\$230	\$25 ↑	28	12 ↑	-1.3%	1.1% ↑
Green Valley Southwest	14	-22.2% ↓	\$4.73M	-29.9% ↓	\$309,000	\$-21,000 ↓	\$204	\$-22 ↓	64	58 ↑	-2.2%	-1.5% ↓
Green Valley Southeast	9	50.0% ↑	\$3.75M	99.3% ↑	\$425,000	\$151,000 ↑	\$230	\$7 ↑	80	73 ↑	-4.2%	-3.3% ↓