

MLSSAZ Monthly Market Report

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



Jul 2025

Quick Stats

Jul 2025

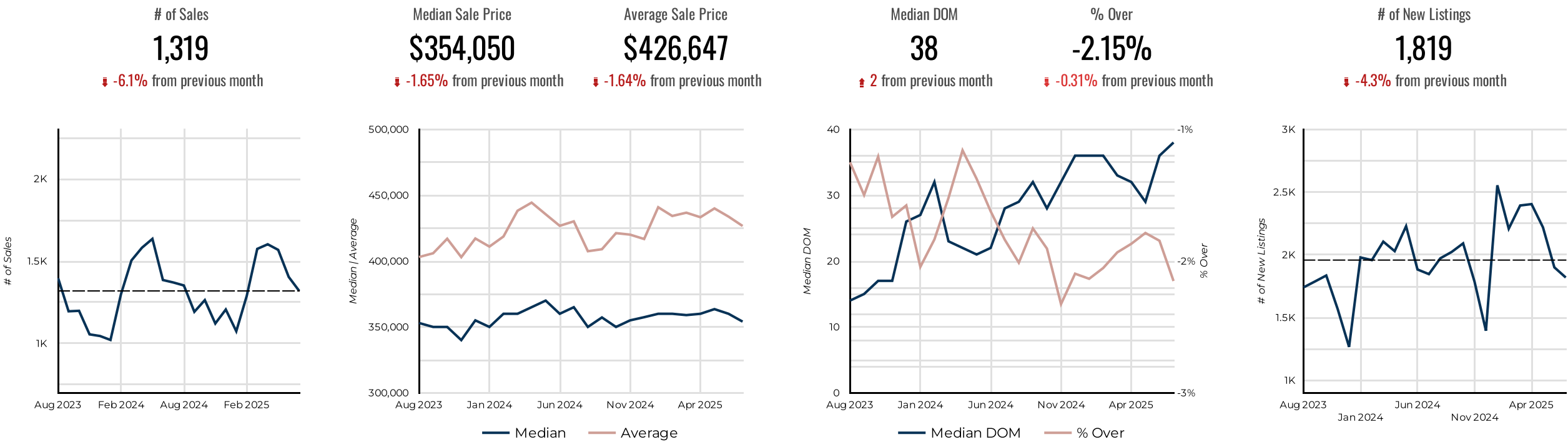


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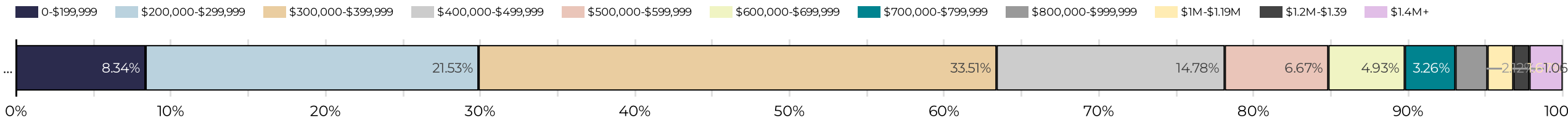
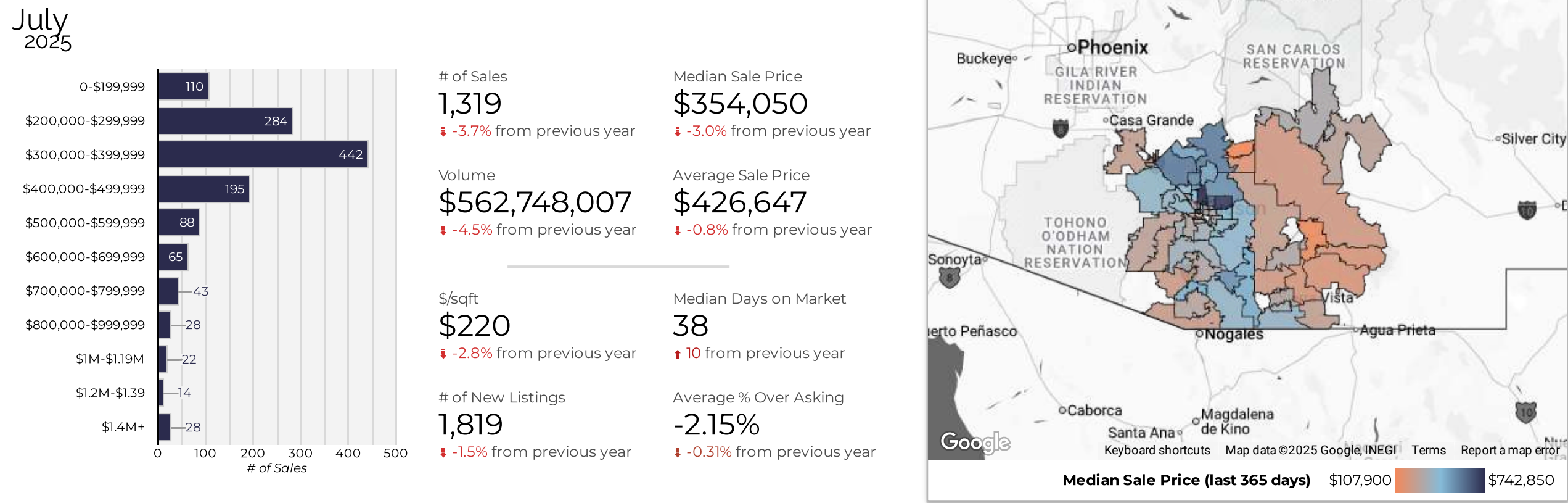
GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- By Property Type/Size Range/Region

Market Activity - Market Pricing - Buyer Demand - Inventory

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

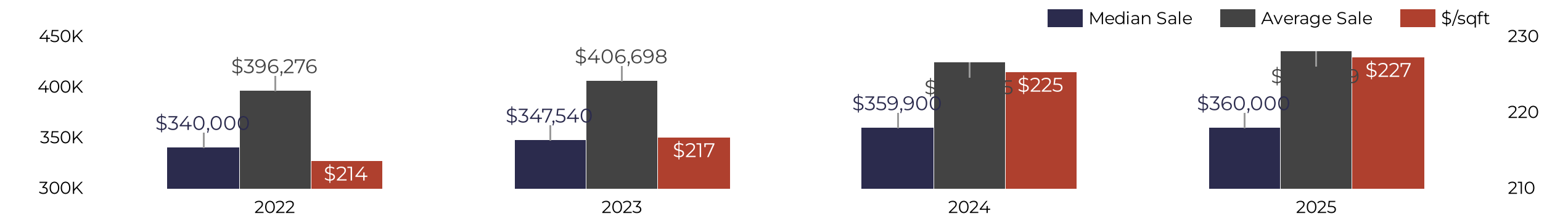
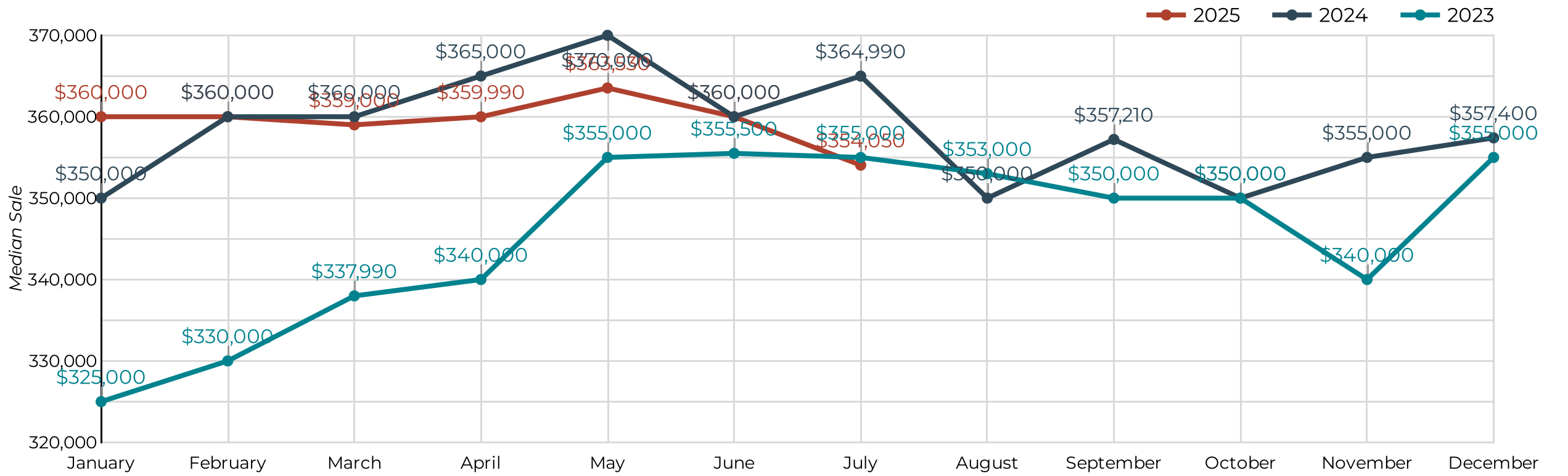
Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Aug 5, 2025



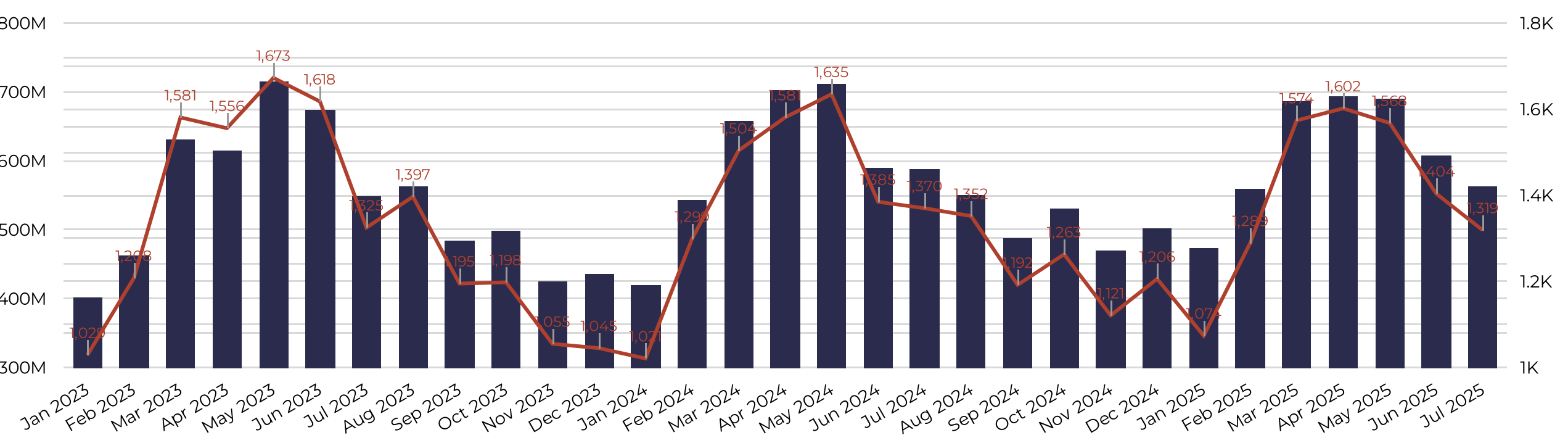
Market Pricing

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



Market Activity

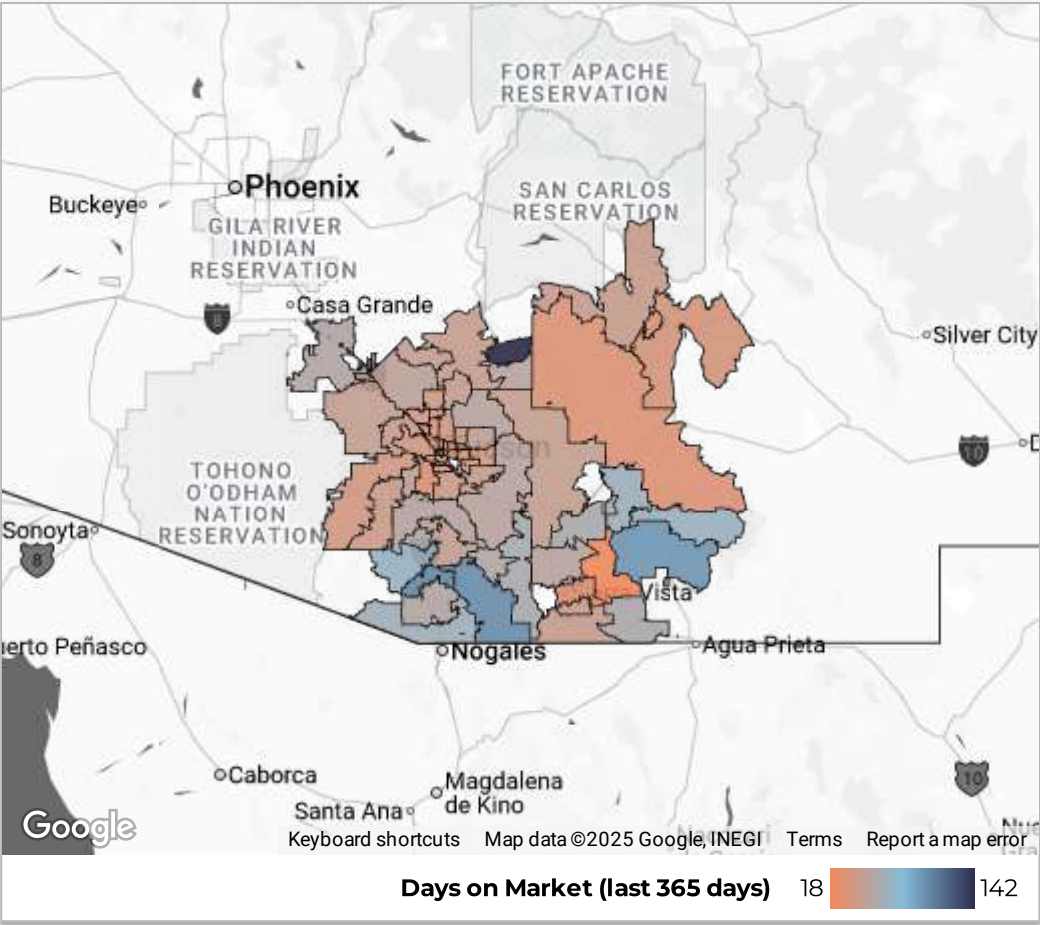
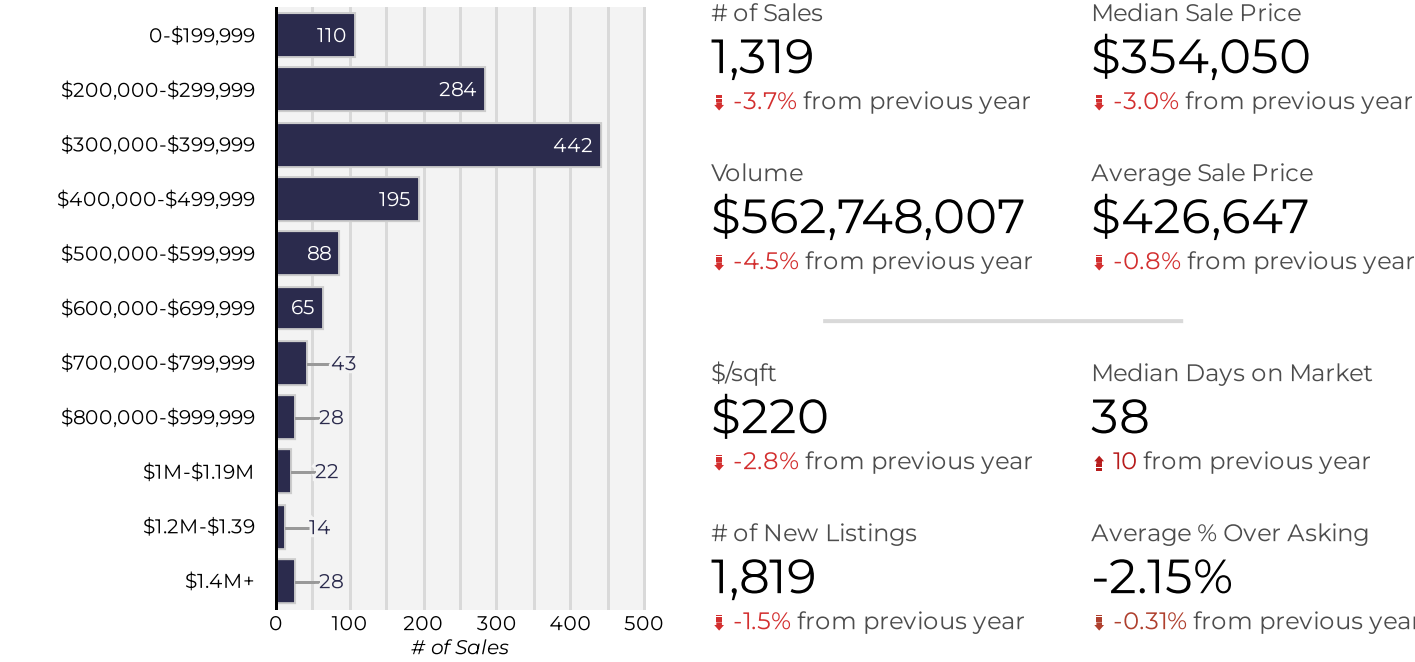
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

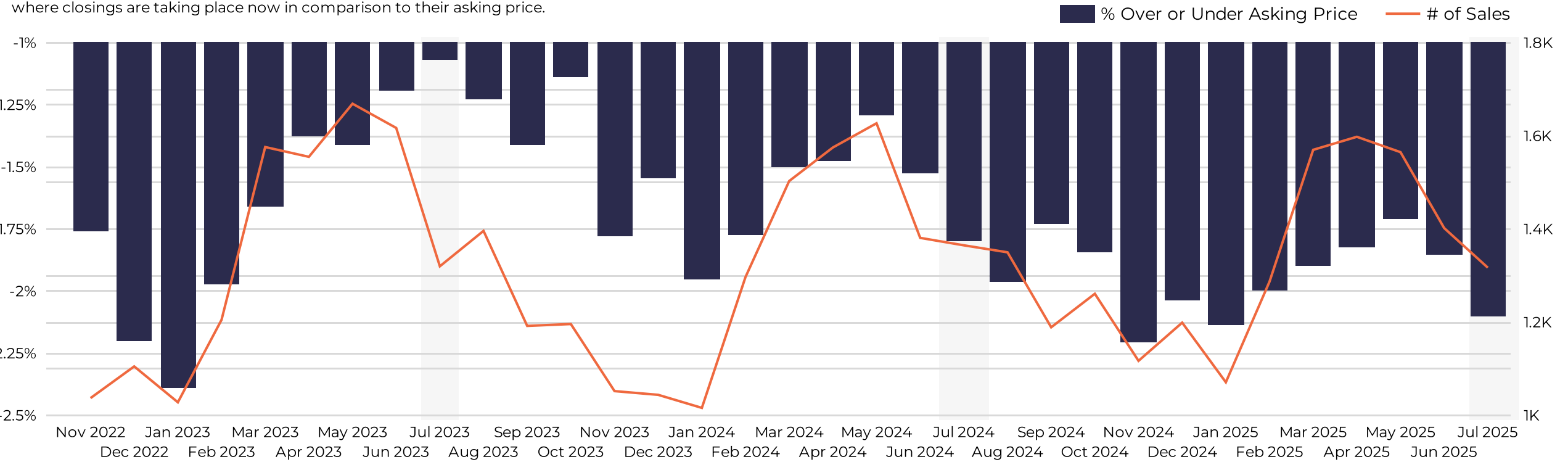
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July 2025



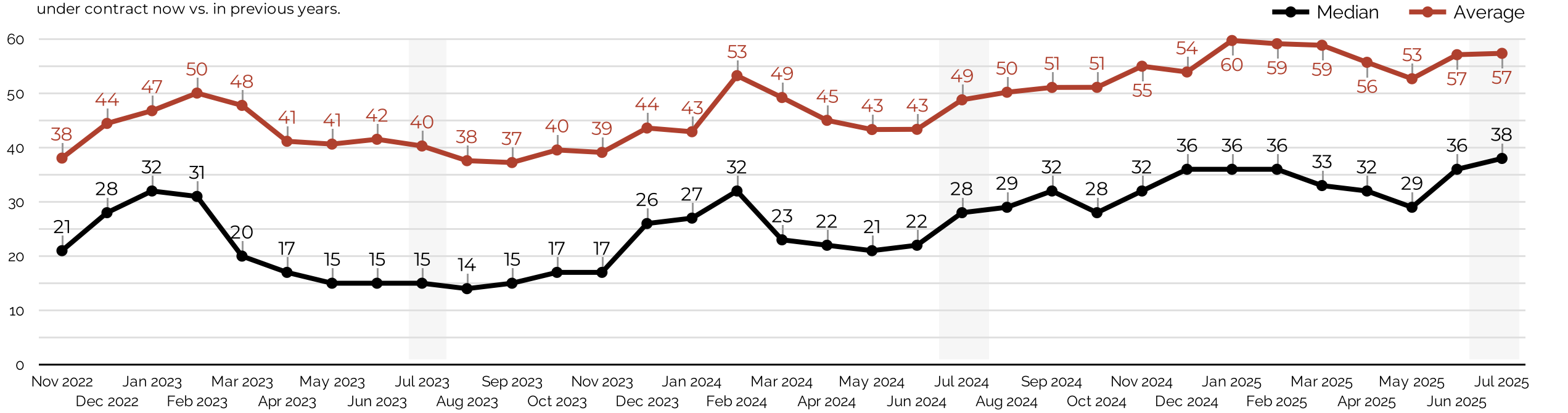
Buyer Demand

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	110	5.8% ↑	40	18 ↑	-4.65%	0.05% ↑
\$200,000-\$299,999	284	6.8% ↑	33	7 ↑	-2.05%	-0.32% ↓
\$300,000-\$399,999	442	-2.4% ↓	40	8 ↑	-1.48%	-0.40% ↓
\$400,000-\$499,999	195	-15.2% ↓	39	12 ↑	-1.86%	-0.46% ↓
\$500,000-\$599,999	88	-27.3% ↓	44	14 ↑	-1.86%	0.04% ↑
\$600,000-\$699,999	65	-5.8% ↓	30	9 ↑	-1.80%	-0.36% ↓
\$700,000-\$799,999	43	19.4% ↑	23	-2 ↓	-2.51%	-1.28% ↓
\$800,000-\$999,999	28	-28.2% ↓	55	14 ↑	-3.18%	-0.18% ↓
\$1M-\$1.19M	22	29.4% ↑	40	-1 ↓	-4.32%	2.76% ↑
\$1.2M-\$1.39	14	-6.7% ↓	19	-11 ↓	-3.44%	1.17% ↑
\$1.4M+	28	40.0% ↑	49	36 ↑	-3.72%	0.06% ↑

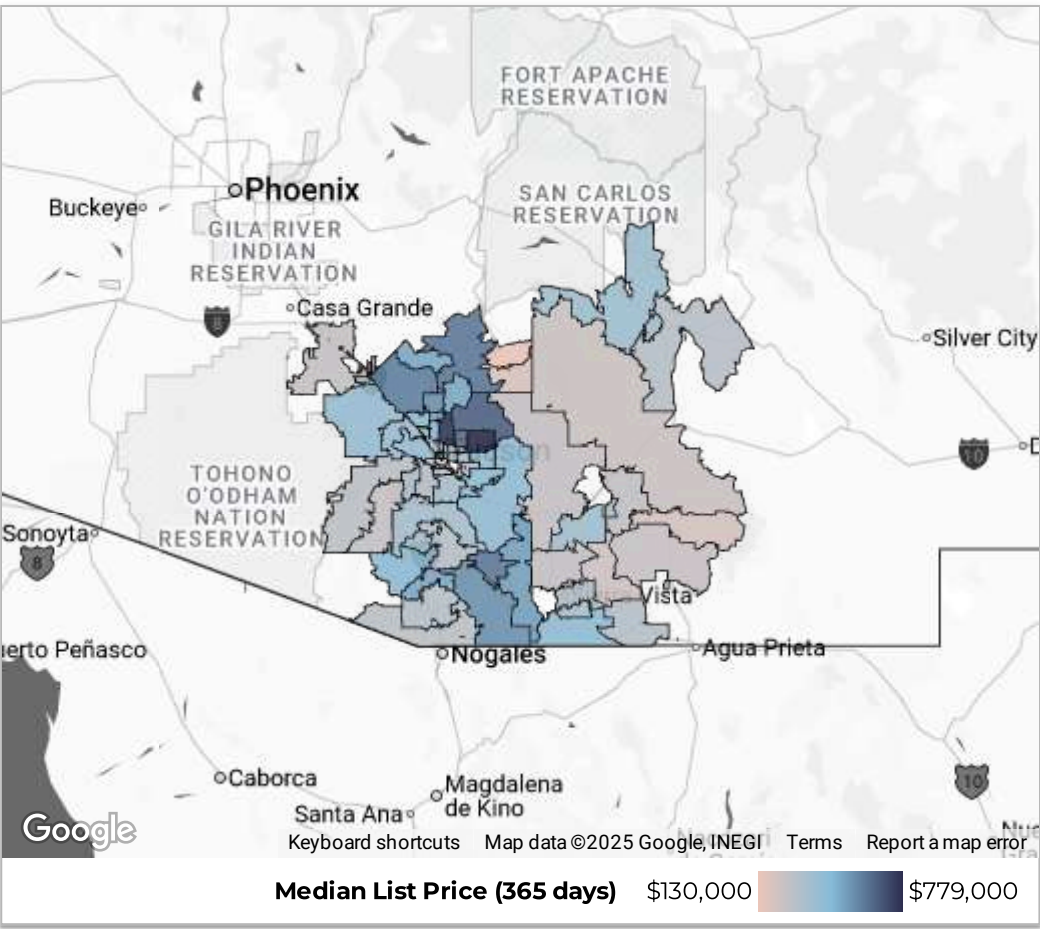
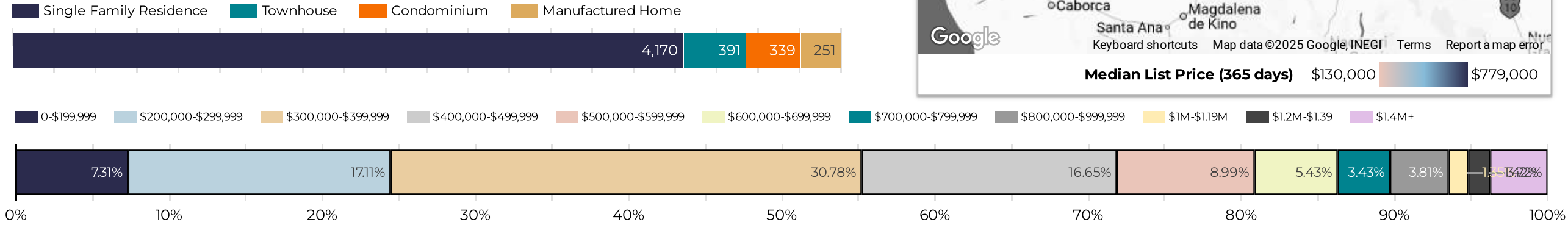
Southern AZ Housing Market: **Inventory**

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July
2025

		Average	#
# of New Listings (Supply)	Single Family Residence	\$586,332	4,170
	Townhouse	\$334,394	391
	Condominium	\$234,599	339
	Manufactured Home	\$251,906	251
	Mobile Home	\$135,286	44
Grand total		\$524,440	5,195
Months of Supply		3.94	
Active Listings		5,195	
Pending Listings		718	

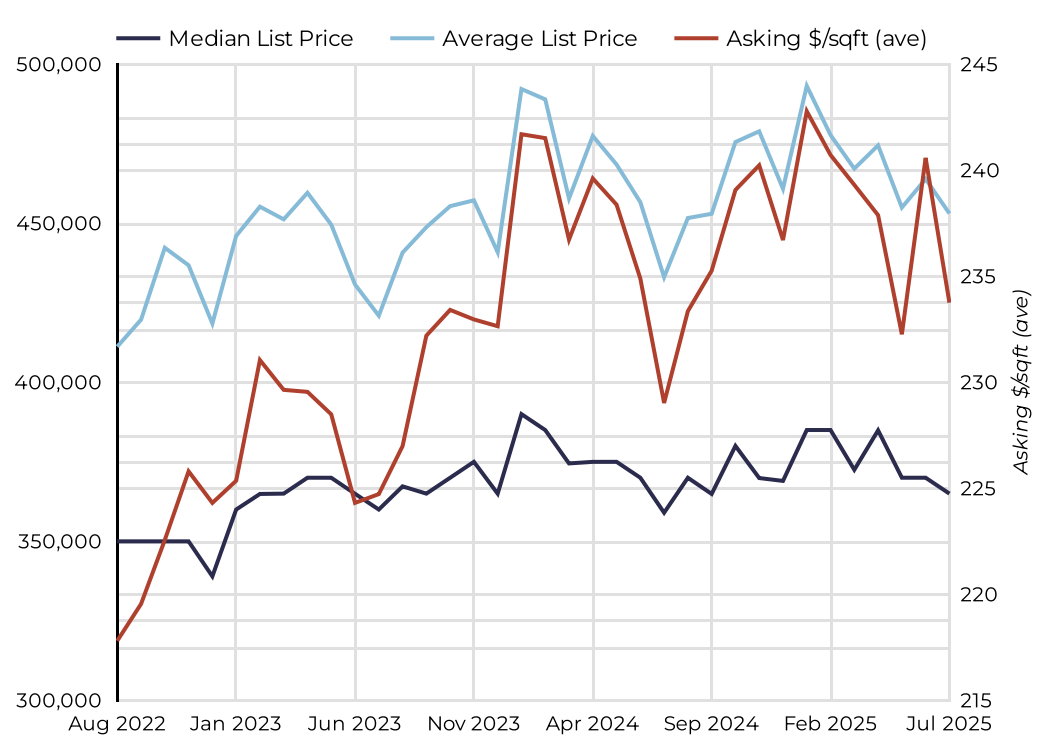
Active Listings



Months of Supply By Price Range

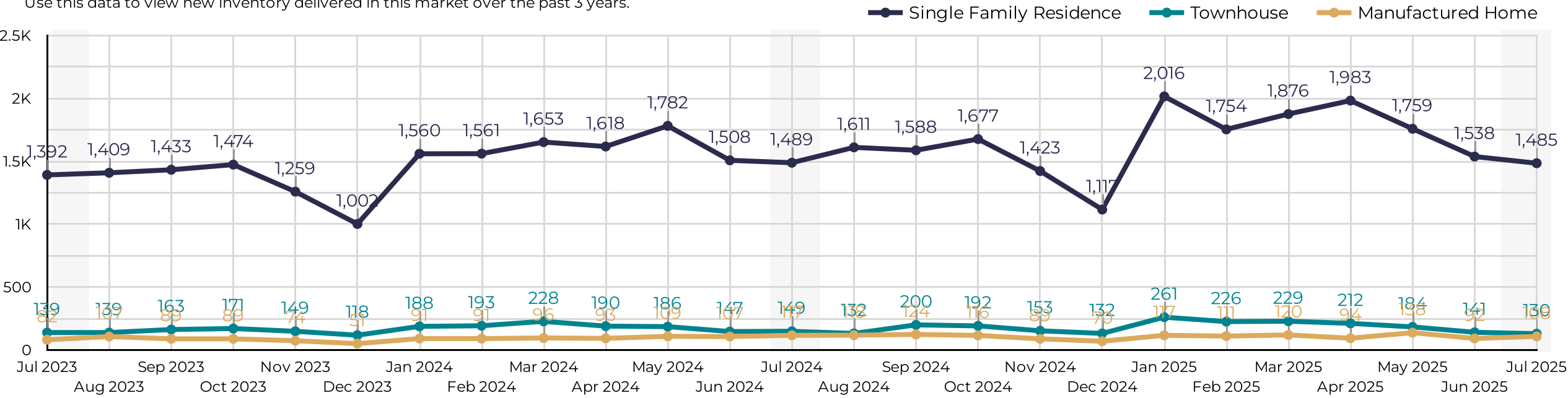
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.58	380	106
\$200,000-\$299,999	3.20	889	278
\$300,000-\$399,999	3.63	1,599	440
\$400,000-\$499,999	4.35	865	199
\$500,000-\$599,999	5.13	467	91
\$600,000-\$699,999	4.21	282	67
\$700,000-\$799,999	3.96	178	45
\$800,000-\$999,999	7.62	198	26
\$1M-\$1.19M	3.18	70	22
\$1.2M-\$1.39	4.93	74	15
\$1.4M+	6.43	193	30
Grand total	3.94	5,195	1,319

Asking Prices



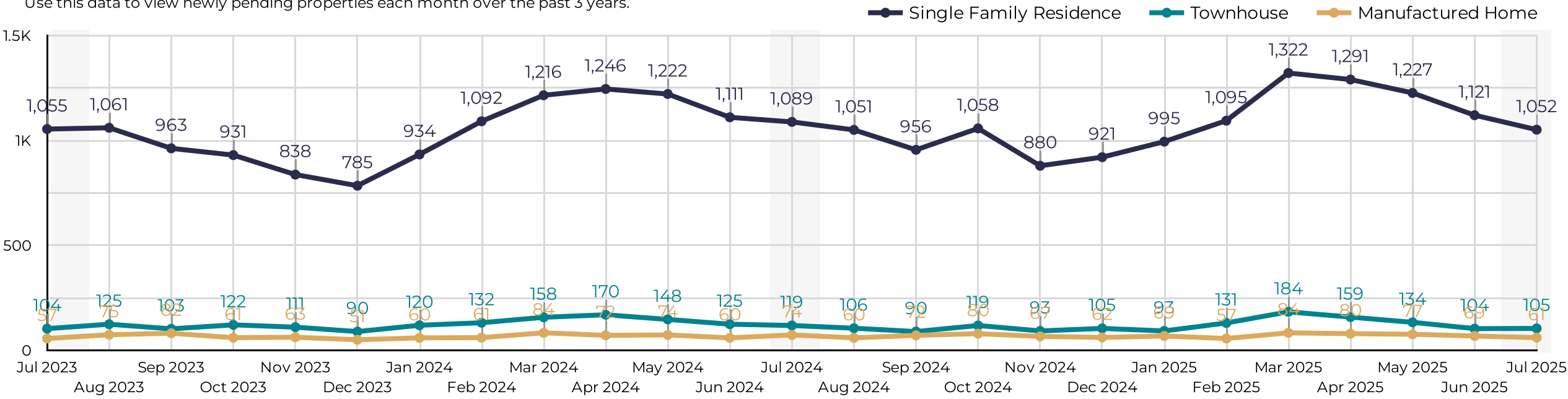
New Listings

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.

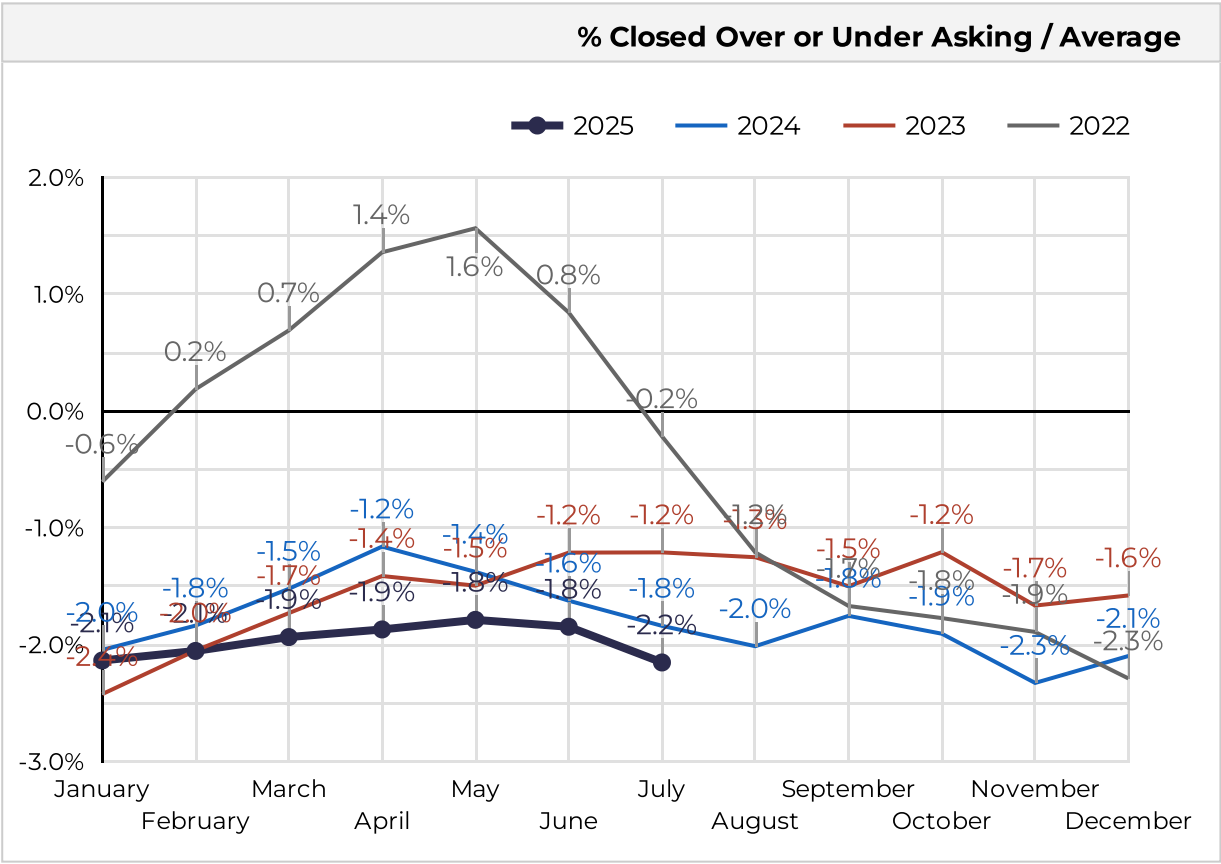
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,074
February	1,676	1,208	1,299	1,289
March	2,134	1,581	1,504	1,574
April	1,957	1,556	1,581	1,602
May	2,031	1,673	1,635	1,568
June	1,764	1,618	1,385	1,404
July	1,484	1,325	1,370	1,319
August	1,525	1,397	1,352	-
September	1,431	1,195	1,192	-
October	1,208	1,198	1,263	-
November	1,041	1,055	1,121	-
December	1,107	1,045	1,206	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$313,500	\$325,000	\$350,000	\$360,000
February	\$327,600	\$330,000	\$360,000	\$360,000
March	\$333,000	\$337,990	\$360,000	\$359,000
April	\$346,000	\$340,000	\$365,000	\$359,990
May	\$350,000	\$355,000	\$370,000	\$363,530
June	\$355,000	\$355,500	\$360,000	\$360,000
July	\$351,000	\$355,000	\$364,990	\$354,050
August	\$344,800	\$353,000	\$350,000	-
September	\$345,000	\$350,000	\$357,210	-
October	\$330,000	\$350,000	\$350,000	-
November	\$340,000	\$340,000	\$355,000	-
December	\$330,000	\$355,000	\$357,400	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	10	32	27	36
February	7	31	32	36
March	6	20	23	33
April	5	17	22	32
May	5	15	21	29
June	6	15	22	36
July	7	15	28	38
August	11	14	29	-
September	16	15	32	-
October	17	17	28	-
November	21	17	32	-
December	28	26	36	-

New Listings / Count				
Month	2022	2023	2024	2025
January	1,978	1,778	1,979	2,554
February	1,948	1,608	1,958	2,208
March	2,171	1,853	2,105	2,393
April	2,287	1,643	2,029	2,404
May	2,184	1,822	2,228	2,219
June	2,424	1,649	1,883	1,900
July	2,251	1,710	1,846	1,819
August	2,122	1,740	1,972	-
September	1,984	1,787	2,023	-
October	1,740	1,835	2,091	-
November	1,461	1,568	1,786	-
December	1,160	1,266	1,395	-

New Pending / Count				
Month	2022	2023	2024	2025
January	1,789	1,175	1,187	1,215
February	1,862	1,366	1,374	1,355
March	2,094	1,642	1,546	1,672
April	1,965	1,584	1,589	1,598
May	1,914	1,620	1,518	1,497
June	1,605	1,507	1,364	1,361
July	1,429	1,322	1,373	1,272
August	1,498	1,333	1,279	-
September	1,300	1,201	1,175	-
October	1,193	1,177	1,312	-
November	1,029	1,073	1,090	-
December	1,005	978	1,139	-



Southern AZ Housing Market: **Comparisons**

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Jul 2025

vs. last year

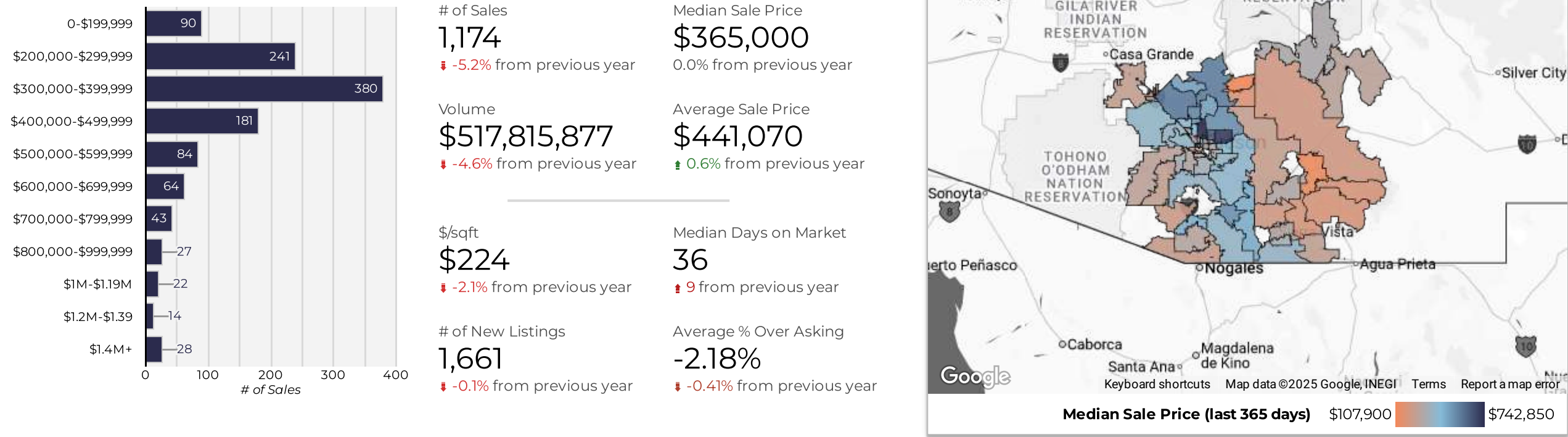
Use this table to compare segments of the market year-over-year in your selected area on a range of metrics.

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	1,072 <div></div>	-3.5% <div></div>	\$501.47M	-4.2% <div></div>	\$377,500	\$-12,490 <div></div>	\$227	\$-5 <div></div>	38	9 <div></div>	-1.9% <div></div>	-0.3% <div></div>
Townhouse	107 <div></div>	-3.6% <div></div>	\$33.11M	-4.7% <div></div>	\$265,000	\$-15,000 <div></div>	\$215	\$-13 <div></div>	40	14 <div></div>	-2.7% <div></div>	-0.9% <div></div>
Manufactured Home	67 <div></div>	6.3% <div></div>	\$14.52M	-3.4% <div></div>	\$214,000	\$-36,000 <div></div>	\$145	\$-16 <div></div>	34	14 <div></div>	-3.3% <div></div>	-0.9% <div></div>
Condominium	58 <div></div>	-13.4% <div></div>	\$11.64M	-18.6% <div></div>	\$190,000	\$15,000 <div></div>	\$219	\$-2 <div></div>	40	15 <div></div>	-2.8% <div></div>	+0.0%...
Mobile Home	13 <div></div>	0.0%	\$1.64M	7.3% <div></div>	\$125,000	\$20,000 <div></div>	\$95	\$-30 <div></div>	50	15 <div></div>	-6.8% <div></div>	4.2% <div></div>

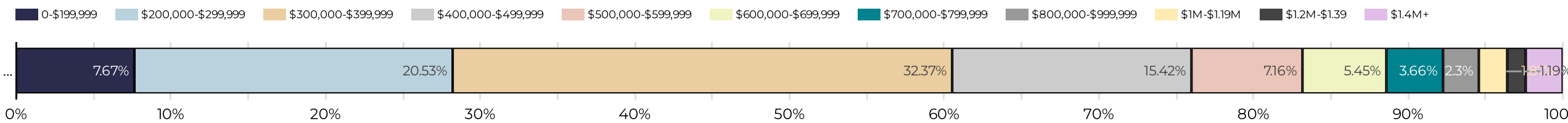
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	84 <div></div>	-20.8% <div></div>	\$13.8M	-33.4% <div></div>	\$165,500	\$-28,000 <div></div>	\$208	\$-32 <div></div>	34	14 <div></div>	-3.8% <div></div>	-1.5% <div></div>
\$1000-1499 sqft	327 <div></div>	-4.9% <div></div>	\$90.9M	-8.4% <div></div>	\$280,000	\$-10,080 <div></div>	\$218	\$-8 <div></div>	31	8 <div></div>	-1.7% <div></div>	-0.2% <div></div>
\$1500-1999 sqft	457 <div></div>	6.3% <div></div>	\$166.64M	3.0% <div></div>	\$350,000	\$-10,000 <div></div>	\$212	\$-6 <div></div>	38	6 <div></div>	-1.8% <div></div>	-0.1% <div></div>
2000-2499 sqft	230 <div></div>	-6.1% <div></div>	\$109.61M	-6.9% <div></div>	\$440,000	\$-14,000 <div></div>	\$214	\$-1 <div></div>	43	20 <div></div>	-1.8% <div></div>	-0.4% <div></div>
2500-2999 sqft	113 <div></div>	-24.2% <div></div>	\$69.01M	-25.8% <div></div>	\$560,000	\$-15,000 <div></div>	\$225	\$-4 <div></div>	47	3 <div></div>	-2.5% <div></div>	-0.8% <div></div>
3000-3999 sqft	73 <div></div>	2.8% <div></div>	\$66.46M	-2.2% <div></div>	\$850,000	\$-30,000 <div></div>	\$272	\$-10 <div></div>	46	14 <div></div>	-3.1% <div></div>	-0.0% <div></div>
4000-4999 sqft	26 <div></div>	116.7% <div></div>	\$32.59M	114.0% <div></div>	\$1,300,000	\$250,000 <div></div>	\$287	\$-8 <div></div>	44	15 <div></div>	-4.8% <div></div>	0.4% <div></div>
5000+ sqft	7 <div></div>	-12.5% <div></div>	\$13.36M	2.1% <div></div>	\$1,765,000	\$390,000 <div></div>	\$329	\$58 <div></div>	46	-3 <div></div>	-3.6% <div></div>	6.9% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	202 <div></div>	6.3% <div></div>	\$105.43M	-2.9% <div></div>	\$420,000	\$-75,000 <div></div>	\$248	\$-5 <div></div>	31	6 <div></div>	-2.3% <div></div>	-0.2% <div></div>
Central	150 <div></div>	10.3% <div></div>	\$55.73M	17.0% <div></div>	\$310,000	\$0	\$235	\$-10 <div></div>	20	7 <div></div>	-3.3% <div></div>	-2.2% <div></div>
East	111 <div></div>	-7.5% <div></div>	\$41.6M	6.4% <div></div>	\$328,000	\$18,000 <div></div>	\$219	\$5 <div></div>	23	0	-0.7% <div></div>	0.4% <div></div>
Upper Southeast	91 <div></div>	-24.2% <div></div>	\$40.16M	-19.8% <div></div>	\$397,020	\$12,030 <div></div>	\$206	\$1 <div></div>	48	16 <div></div>	-1.7% <div></div>	-1.1% <div></div>
North	85 <div></div>	-11.5% <div></div>	\$69.22M	-1.1% <div></div>	\$645,000	\$45,000 <div></div>	\$302	\$-4 <div></div>	39	20 <div></div>	-3.3% <div></div>	-0.7% <div></div>
Extended West	67 <div></div>	-2.9% <div></div>	\$23.82M	-6.5% <div></div>	\$360,000	\$-19,990 <div></div>	\$203	\$4 <div></div>	43	7 <div></div>	-1.4% <div></div>	-0.2% <div></div>
South	64 <div></div>	23.1% <div></div>	\$18.39M	28.9% <div></div>	\$295,000	\$10,000 <div></div>	\$190	\$-4 <div></div>	35	18 <div></div>	-0.6% <div></div>	0.5% <div></div>
Southwest	64 <div></div>	-22.9% <div></div>	\$18.16M	-30.7% <div></div>	\$280,000	\$-33,990 <div></div>	\$170	\$-26 <div></div>	45	4 <div></div>	-2.3% <div></div>	-0.7% <div></div>
Upper Northwest	63 <div></div>	50.0% <div></div>	\$33.11M	46.2% <div></div>	\$495,000	\$-54,000 <div></div>	\$243	\$-1 <div></div>	47	-10 <div></div>	-2.2% <div></div>	1.4% <div></div>
West	62 <div></div>	-15.1% <div></div>	\$25.3M	-17.6% <div></div>	\$370,000	\$0	\$225	\$-13 <div></div>	39	26 <div></div>	-1.3% <div></div>	1.0% <div></div>
Northeast	49 <div></div>	-18.3% <div></div>	\$32.95M	-16.9% <div></div>	\$575,000	\$95,000 <div></div>	\$254	\$-6 <div></div>	16	-14 <div></div>	-2.5% <div></div>	0.4% <div></div>
Green Valley North	48 <div></div>	-12.7% <div></div>	\$16.43M	-15.1% <div></div>	\$316,366	\$-33,624 <div></div>	\$188	\$-11 <div></div>	51	7 <div></div>	-1.6% <div></div>	-0.7% <div></div>
Green Valley Northwest	40 <div></div>	60.0% <div></div>	\$9.14M	63.6% <div></div>	\$227,500	\$3,487 <div></div>	\$179	\$-17 <div></div>	63	33 <div></div>	-2.5% <div></div>	1.4% <div></div>
Southeast	38 <div></div>	-22.4% <div></div>	\$14.24M	-33.0% <div></div>	\$367,500	\$-42,490 <div></div>	\$184	\$-33 <div></div>	52	17 <div></div>	-1.4% <div></div>	-0.3% <div></div>
Green Valley Northeast	32 <div></div>	23.1% <div></div>	\$11.98M	3.1% <div></div>	\$335,425	\$-82,575 <div></div>	\$204	\$-18 <div></div>	53	10 <div></div>	-0.9% <div></div>	2.7% <div></div>
Cochise	26 <div></div>	-10.3% <div></div>	\$7.96M	9.5% <div></div>	\$266,000	\$1,000 <div></div>	\$169	\$-2 <div></div>	43	1 <div></div>	-1.9% <div></div>	0.7% <div></div>
SCC-Rio Rico East	19 <div></div>	46.2% <div></div>	\$5.31M	41.6% <div></div>	\$264,825	\$4,825 <div></div>	\$179	\$2 <div></div>	60	20 <div></div>	-1.5% <div></div>	-0.3% <div></div>
Green Valley Southwest	19 <div></div>	0.0%	\$5.61M	-23.1% <div></div>	\$318,000	\$-77,000 <div></div>	\$190	\$-21 <div></div>	33	-12 <div></div>	-2.5% <div></div>	-0.4% <div></div>
Benson/St. David	14 <div></div>	-22.2% <div></div>	\$3.52M	-27.7% <div></div>	\$243,990	\$-36,010 <div></div>	\$174	\$15 <div></div>	40	3 <div></div>	-0.2% <div></div>	3.2% <div></div>
Graham	14 <div></div>	-33.3% <div></div>	\$3.89M	-37.4% <div></div>	\$295,000	\$-22,500 <div></div>	\$183	\$7 <div></div>	18	1 <div></div>	-0.1% <div></div>	0.7% <div></div>
Extended Northwest	9 <div></div>	-47.1% <div></div>	\$2.45M	-52.9% <div></div>	\$259,990	\$-35,000 <div></div>	\$192	\$10 <div></div>	71	-2 <div></div>	-0.3% <div></div>	-0.1% <div></div>
Extended Southwest	7 <div></div>	16.7% <div></div>	\$1.29M	12.6% <div></div>	\$138,500	\$33,500 <div></div>	\$145	\$37 <div></div>	37	-29 <div></div>	-8.1% <div></div>	0.7% <div></div>
SCC-Nogales East	7 <div></div>	75.0% <div></div>	\$1.85M	97.0% <div></div>	\$269,000	\$49,000 <div></div>	\$147	\$6 <div></div>	38	21 <div></div>	-1.0% <div></div>	3.8% <div></div>
Green Valley Southeast	6 <div></div>	0.0%	\$1.78M	-28.9% <div></div>	\$285,900	\$-64,000 <div></div>	\$193	\$-36 <div></div>	51	16 <div></div>	-3.0% <div></div>	-0.9% <div></div>
SCC-Rio Rico West	6 <div></div>	20.0% <div></div>	\$2.17M	16.4% <div></div>	\$343,500	\$13,500 <div></div>	\$179	\$17 <div></div>	39	4 <div></div>	-6.4% <div></div>	-4.8% <div></div>
Pinal	5 <div></div>	-50.0% <div></div>	\$1.38M	-64.2% <div></div>	\$195,000	\$-94,000 <div></div>	\$190	\$-28 <div></div>	33	-44 <div></div>	-2.1% <div></div>	-2.0% <div></div>
Extended Northeast	5 <div></div>	25.0% <div></div>	\$3.91M	73.1% <div></div>	\$630,000	\$210,000 <div></div>	\$414	\$-66 <div></div>	80	78 <div></div>	-5.3% <div></div>	-2.7% <div></div>
SCC-Tubac East	4 <div></div>	-42.9% <div></div>	\$2M	-53.9% <div></div>	\$375,000	\$-55,000 <div></div>	\$251	\$-29 <div></div>	147	37 <div></div>	-5.7% <div></div>	-2.3% <div></div>
Yavapai	1 <div></div>	-	\$49K	-	\$49,000	-	\$29	-	209	-	-24.6% <div></div>	-
Greenlee	1 <div></div>	0.0%	\$26K	-84.7% <div></div>	\$26,000	\$-144,000 <div></div>	\$18	\$-69 <div></div>	2	-63 <div></div>	0.0% <div></div>	5.6% <div></div>
SCC-Nogales West	1 <div></div>	-	\$160K	-	\$160,000	-	\$67	-	34	-	-23.8% <div></div>	-
Extended Southeast	1 <div></div>	-	\$750K	-	\$750,000	-	\$218	-	44	-	0.0% <div></div>	-
SCC-Patagonia	1 <div></div>	-	\$510K	-	\$510,000	-	\$254	-	36	-	-4.7% <div></div>	-

July 2025

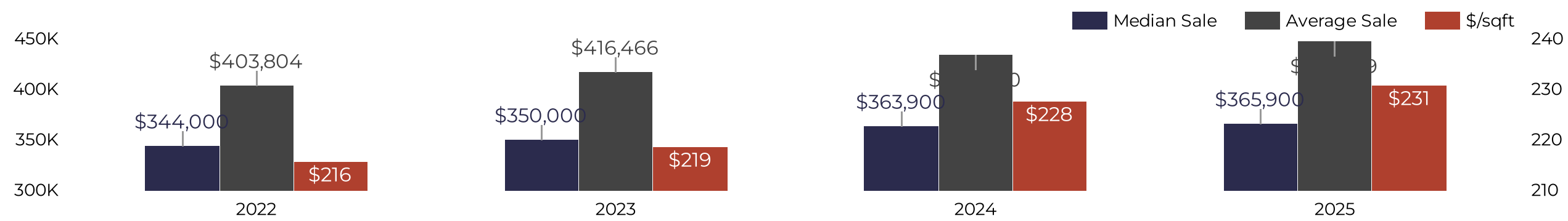
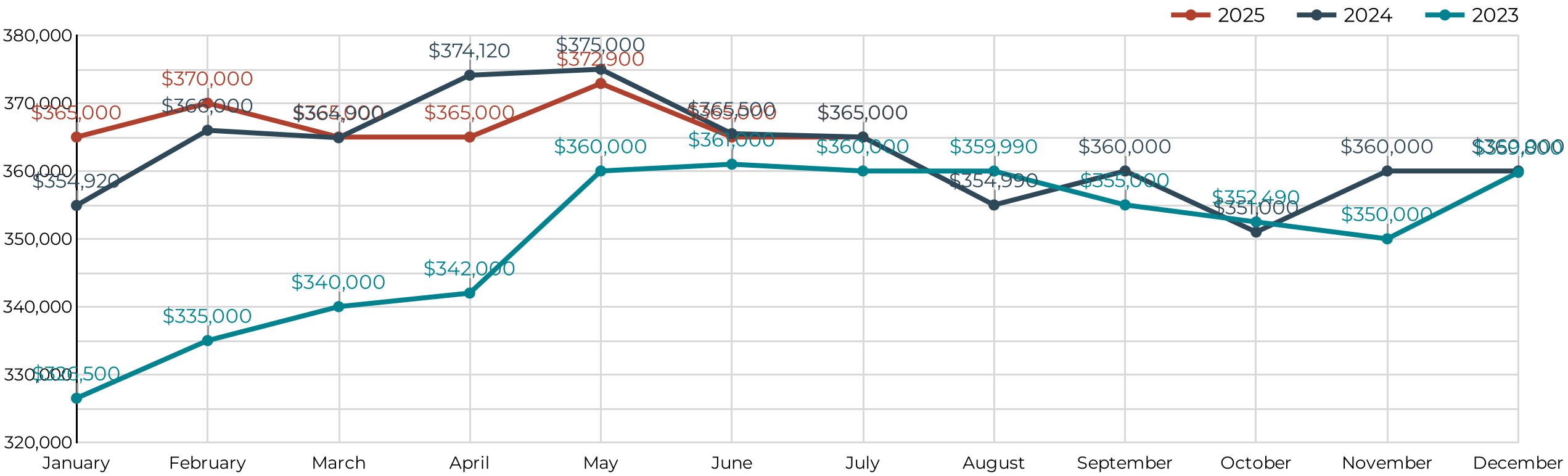


Map of Tucson area showing Median Sale Price (last 365 days) by zip code. Legend: \$107,900 to \$742,850.



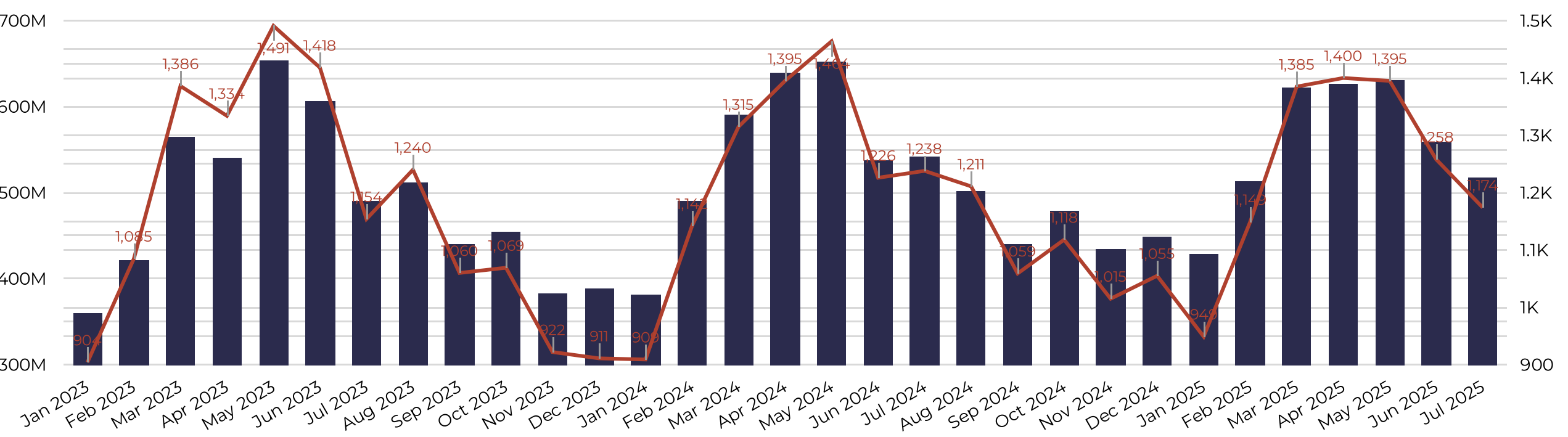
Market Pricing

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

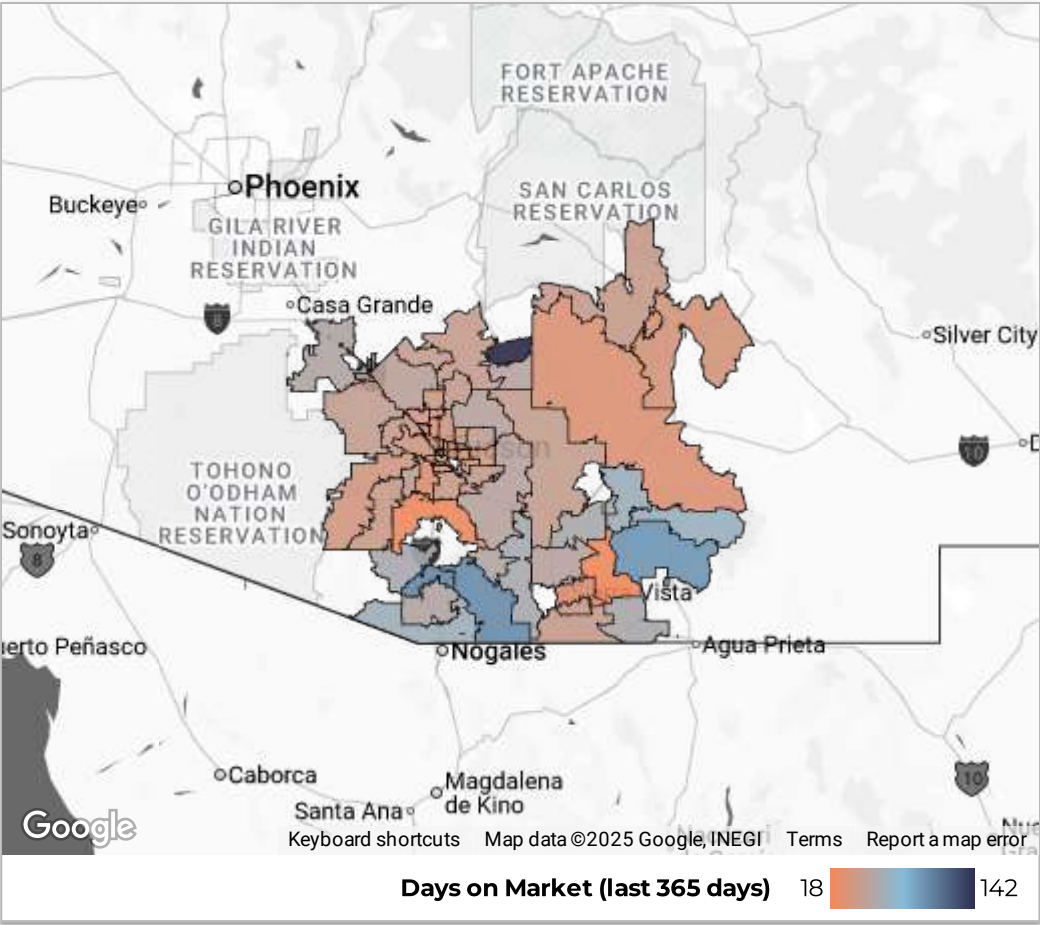
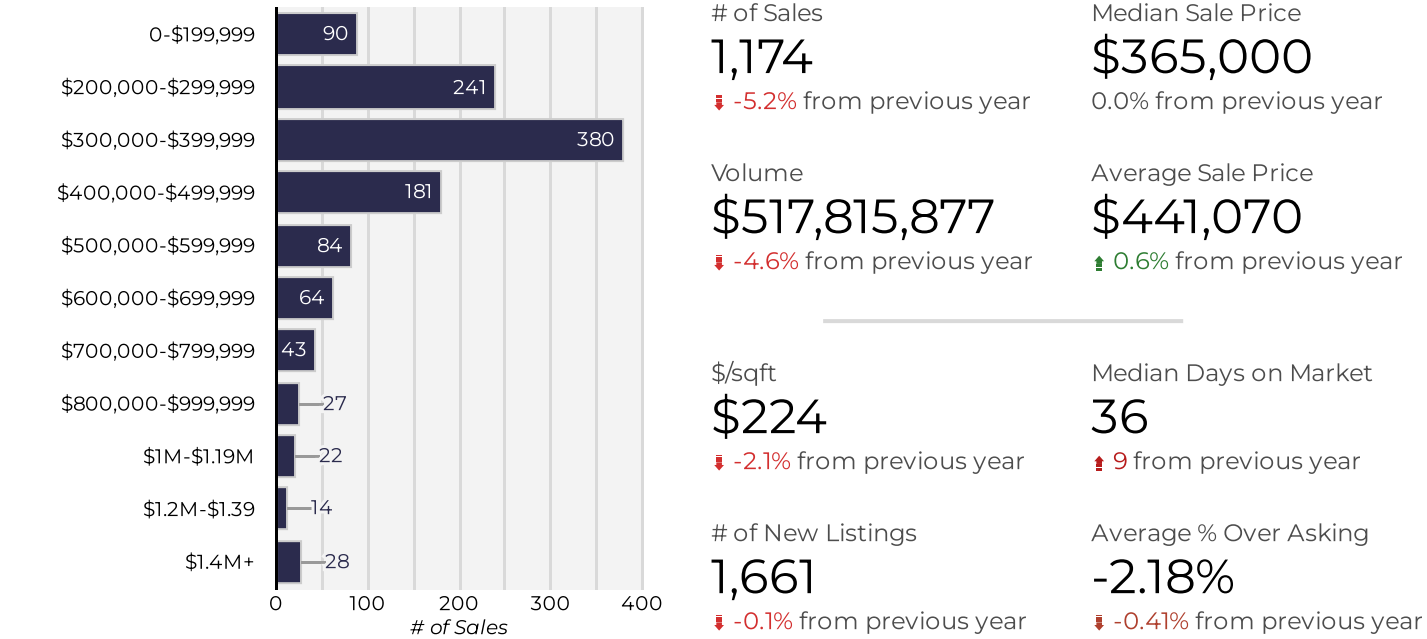


Market Activity

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

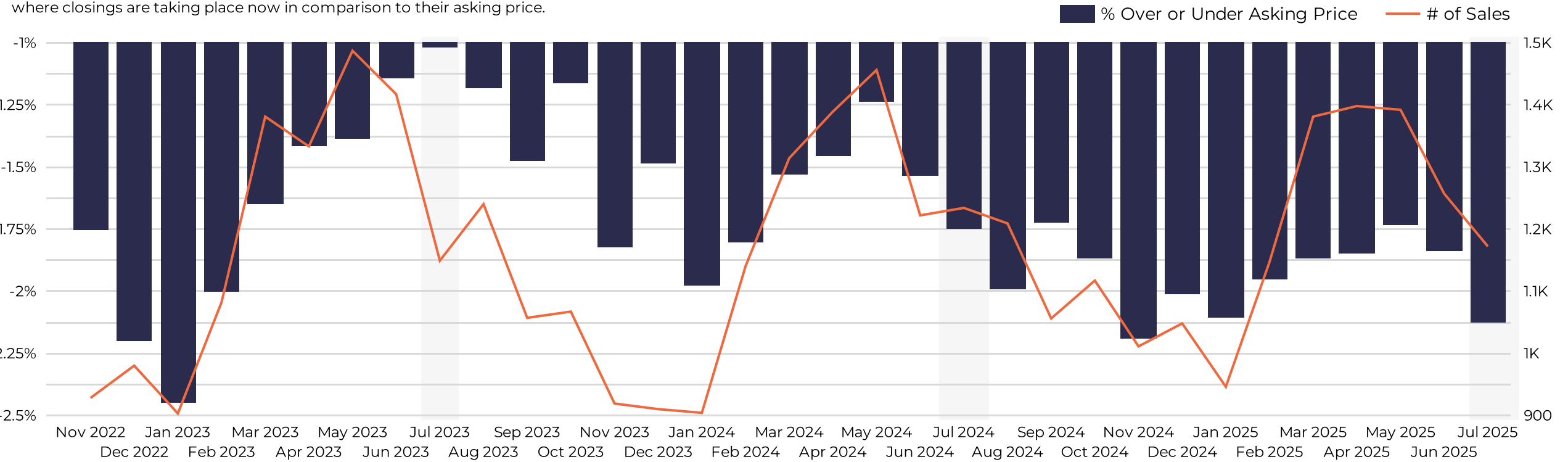


July 2025



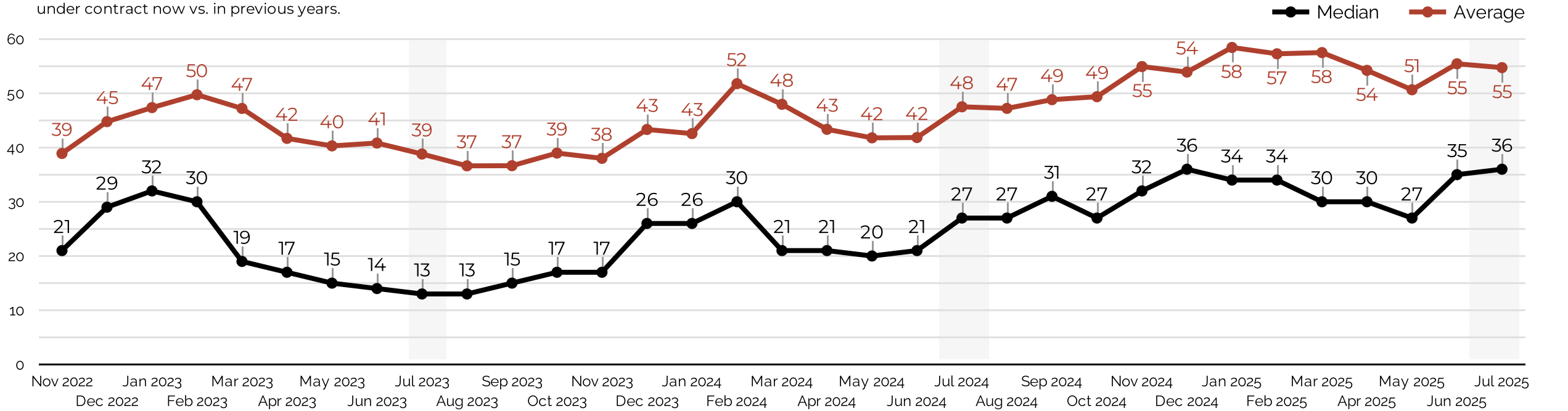
Buyer Demand

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	90	1.1% ↑	34	11 ↑	-4.95%	-0.36% ↓
\$200,000-\$299,999	241	-0.8% ↓	28	5 ↑	-2.09%	-0.57% ↓
\$300,000-\$399,999	380	-4.8% ↓	37	7 ↑	-1.45%	-0.42% ↓
\$400,000-\$499,999	181	-12.6% ↓	39	12 ↑	-1.87%	-0.46% ↓
\$500,000-\$599,999	84	-22.2% ↓	43	13 ↑	-1.96%	-0.14% ↓
\$600,000-\$699,999	64	-3.0% ↓	30	9 ↑	-1.81%	-0.34% ↓
\$700,000-\$799,999	43	19.4% ↑	23	-2 ↓	-2.51%	-1.28% ↓
\$800,000-\$999,999	27	-30.8% ↓	55	14 ↑	-3.27%	-0.28% ↓
\$1M-\$1.19M	22	37.5% ↑	40	2 ↑	-4.32%	2.66% ↑
\$1.2M-\$1.39	14	-6.7% ↓	19	-11 ↓	-3.44%	1.17% ↑
\$1.4M+	28	40.0% ↑	49	36 ↑	-3.72%	0.06% ↑

Tucson Association of Realtors: Inventory

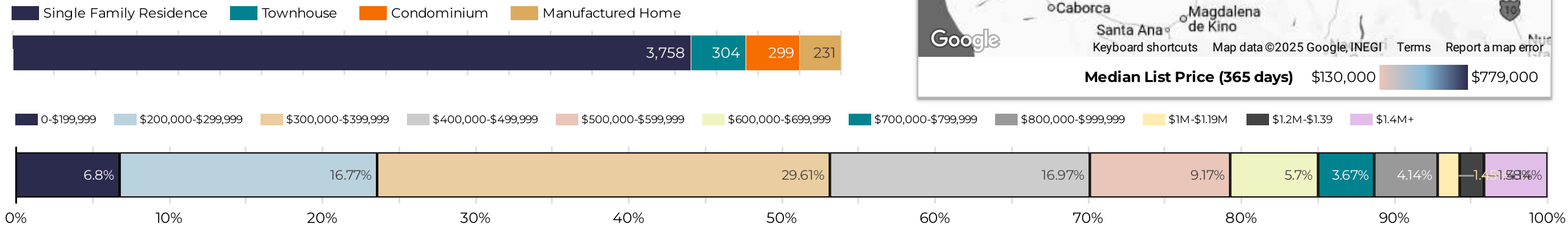
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Aug 5, 2025

July 2025

2023

			Average	#
# of New Listings (Supply)	1,661	Months of Supply	Single Family Residence	3,758
			Townhouse	304
# of New Pendings (Demand)	1,131	Active Listings	Condominium	299
			Manufactured Home	231
		Pending Listings	Mobile Home	41
			Grand total	4,633

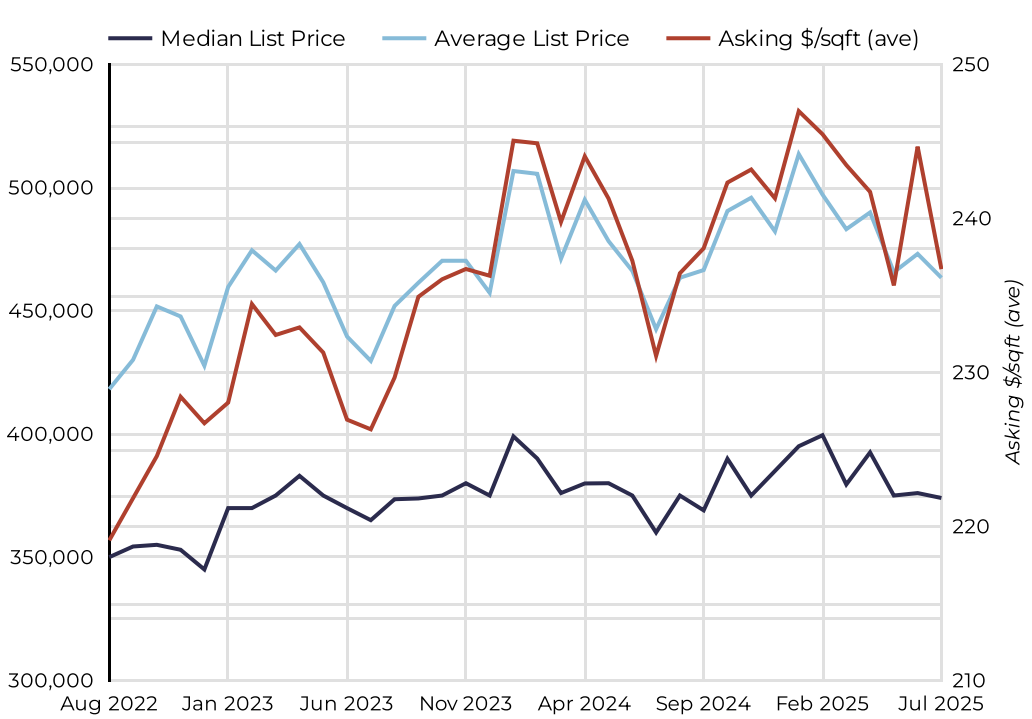
Active Listings



Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.58	315	88
\$200,000-\$299,999	3.35	777	232
\$300,000-\$399,999	3.61	1,372	380
\$400,000-\$499,999	4.27	786	184
\$500,000-\$599,999	4.89	425	87
\$600,000-\$699,999	4.00	264	66
\$700,000-\$799,999	3.78	170	45
\$800,000-\$999,999	7.68	192	25
\$1M-\$1.19M	3.05	67	22
\$1.2M-\$1.39	4.87	73	15
\$1.4M+	6.40	192	30
Grand total	3.95	4,633	1,174

Asking Prices





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.

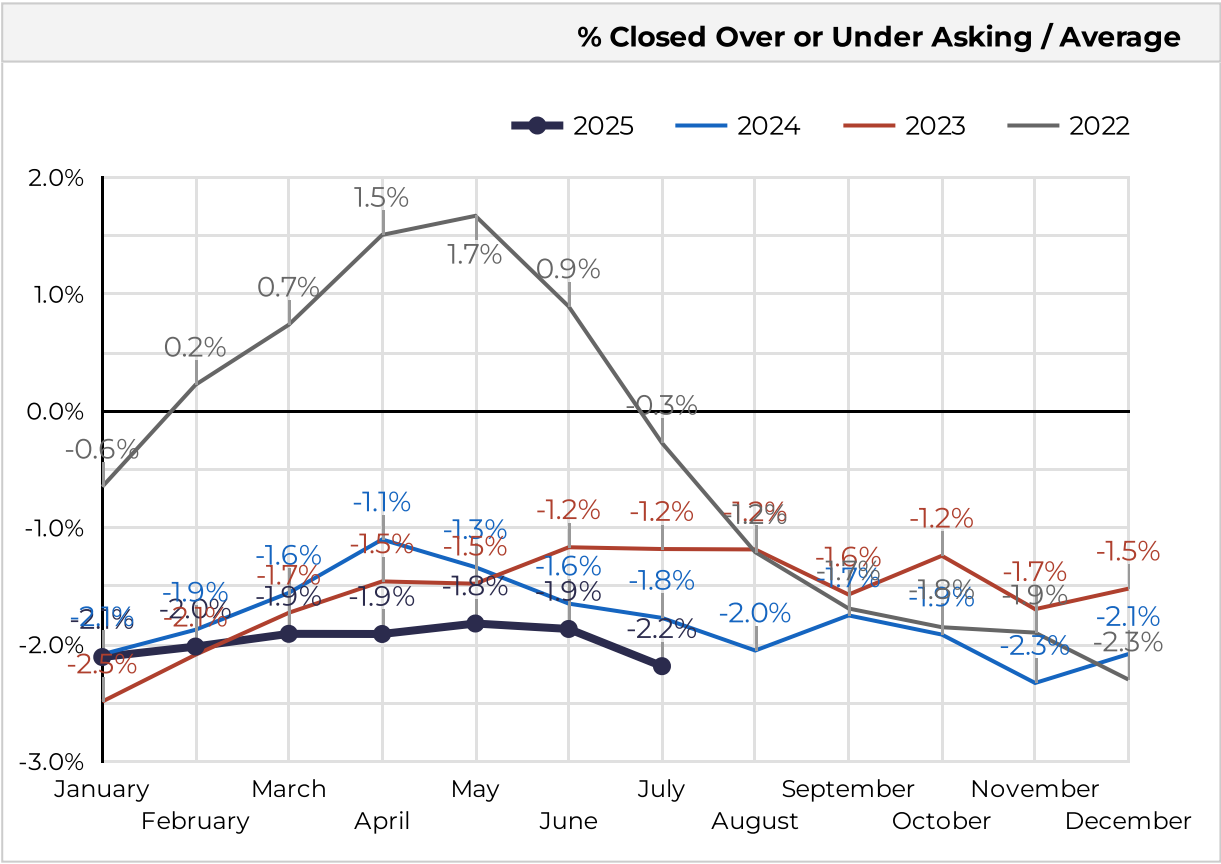
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	949
February	1,480	1,085	1,142	1,149
March	1,879	1,386	1,315	1,385
April	1,696	1,334	1,395	1,400
May	1,811	1,491	1,464	1,395
June	1,575	1,418	1,226	1,258
July	1,324	1,154	1,238	1,174
August	1,377	1,240	1,211	-
September	1,304	1,060	1,059	-
October	1,062	1,069	1,118	-
November	932	922	1,015	-
December	982	911	1,055	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$315,000	\$326,500	\$354,920	\$365,000
February	\$330,000	\$335,000	\$366,000	\$370,000
March	\$338,900	\$340,000	\$364,900	\$365,000
April	\$350,000	\$342,000	\$374,120	\$365,000
May	\$352,225	\$360,000	\$375,000	\$372,900
June	\$360,000	\$361,000	\$365,500	\$365,000
July	\$355,000	\$360,000	\$365,000	\$365,000
August	\$342,500	\$359,990	\$354,990	-
September	\$346,000	\$355,000	\$360,000	-
October	\$338,000	\$352,490	\$351,000	-
November	\$342,500	\$350,000	\$360,000	-
December	\$330,000	\$359,800	\$360,000	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	10	32	26	34
February	7	30	30	34
March	6	19	21	30
April	5	17	21	30
May	5	15	20	27
June	6	14	21	35
July	7	13	27	36
August	11	13	27	-
September	16	15	31	-
October	17	17	27	-
November	21	17	32	-
December	29	26	36	-

New Listings / Count				
Month	2022	2023	2024	2025
January	1,733	1,557	1,740	2,238
February	1,707	1,392	1,730	1,948
March	1,920	1,622	1,855	2,133
April	2,062	1,440	1,805	2,150
May	1,947	1,616	2,001	1,999
June	2,214	1,481	1,728	1,712
July	2,069	1,535	1,663	1,661
August	1,936	1,549	1,767	-
September	1,776	1,584	1,782	-
October	1,558	1,616	1,867	-
November	1,294	1,375	1,576	-
December	1,044	1,073	1,200	-

New Pending / Count				
Month	2022	2023	2024	2025
January	1,575	1,042	1,034	1,077
February	1,659	1,224	1,201	1,209
March	1,830	1,424	1,382	1,460
April	1,703	1,388	1,388	1,413
May	1,719	1,425	1,366	1,313
June	1,421	1,322	1,218	1,222
July	1,270	1,153	1,222	1,131
August	1,369	1,181	1,154	-
September	1,169	1,079	1,055	-
October	1,057	1,048	1,160	-
November	918	937	978	-
December	888	859	998	-



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 5, 2025

Jul 2025

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	976 <div></div>	-3.6% <div></div>	\$467.43M	-3.4% <div></div>	\$385,000	\$-5,000 <div></div>	\$230	\$-3 <div></div>	36	8 <div></div>	-1.9% <div></div>	-0.3% <div></div>
Townhouse	73 <div></div>	-21.5% <div></div>	\$24.52M	-17.5% <div></div>	\$295,900	\$16,400 <div></div>	\$229	\$-6 <div></div>	36	14 <div></div>	-2.8% <div></div>	-1.3% <div></div>
Manufactured Home	62 <div></div>	5.1% <div></div>	\$13.5M	-4.6% <div></div>	\$214,973	\$-40,027 <div></div>	\$146	\$-16 <div></div>	32	15 <div></div>	-3.2% <div></div>	-0.7% <div></div>
Condominium	48 <div></div>	-18.6% <div></div>	\$10.36M	-21.8% <div></div>	\$208,370	\$19,370 <div></div>	\$226	\$0 <div></div>	33	5 <div></div>	-2.9% <div></div>	-0.7% <div></div>
Mobile Home	13 <div></div>	18.2% <div></div>	\$1.64M	31.4% <div></div>	\$125,000	\$20,000 <div></div>	\$95	\$-31 <div></div>	50	15 <div></div>	-6.8% <div></div>	4.9% <div></div>

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	70 <div></div>	-25.5% <div></div>	\$11.85M	-37.4% <div></div>	\$185,000	\$-16,000 <div></div>	\$212	\$-33 <div></div>	27	7 <div></div>	-4.0% <div></div>	-2.1% <div></div>
\$1000-1499 sqft	290 <div></div>	-6.8% <div></div>	\$81.39M	-9.7% <div></div>	\$284,900	\$-10,090 <div></div>	\$221	\$-7 <div></div>	28	9 <div></div>	-1.6% <div></div>	-0.2% <div></div>
\$1500-1999 sqft	391 <div></div>	2.9% <div></div>	\$145.36M	1.6% <div></div>	\$360,000	\$0	\$216	\$-2 <div></div>	34	4 <div></div>	-1.8% <div></div>	-0.2% <div></div>
2000-2499 sqft	212 <div></div>	-4.5% <div></div>	\$102.26M	-5.0% <div></div>	\$449,000	\$-11,000 <div></div>	\$217	\$-1 <div></div>	40	17 <div></div>	-1.9% <div></div>	-0.4% <div></div>
2500-2999 sqft	105 <div></div>	-24.5% <div></div>	\$65.03M	-26.5% <div></div>	\$579,900	\$-5,100 <div></div>	\$228	\$-5 <div></div>	47	8 <div></div>	-2.7% <div></div>	-0.9% <div></div>
3000-3999 sqft	71 <div></div>	2.9% <div></div>	\$65.61M	-1.9% <div></div>	\$850,000	\$-44,048.4...	\$276	\$-9 <div></div>	44	8 <div></div>	-3.2% <div></div>	+0.0%...
4000-4999 sqft	26 <div></div>	136.4% <div></div>	\$32.59M	129.9% <div></div>	\$1,300,000	\$0	\$287	\$-11 <div></div>	44	15 <div></div>	-4.8% <div></div>	0.1% <div></div>
5000+ sqft	7 <div></div>	-12.5% <div></div>	\$13.36M	2.1% <div></div>	\$1,765,000	\$390,000 <div></div>	\$329	\$58 <div></div>	46	-3 <div></div>	-3.6% <div></div>	6.9% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	202 <div></div>	6.3% <div></div>	\$105.43M	-2.9% <div></div>	\$420,000	\$-75,000 <div></div>	\$248	\$-5 <div></div>	31	6 <div></div>	-2.3% <div></div>	-0.2% <div></div>
Central	150 <div></div>	10.3% <div></div>	\$55.73M	17.0% <div></div>	\$310,000	\$0	\$235	\$-10 <div></div>	20	7 <div></div>	-3.3% <div></div>	-2.2% <div></div>
East	111 <div></div>	-7.5% <div></div>	\$41.6M	6.4% <div></div>	\$328,000	\$18,000 <div></div>	\$219	\$5 <div></div>	23	0	-0.7% <div></div>	0.4% <div></div>
Upper Southeast	91 <div></div>	-24.2% <div></div>	\$40.16M	-19.8% <div></div>	\$397,020	\$12,030 <div></div>	\$206	\$1 <div></div>	48	16 <div></div>	-1.7% <div></div>	-1.1% <div></div>
North	85 <div></div>	-11.5% <div></div>	\$69.22M	-1.1% <div></div>	\$645,000	\$45,000 <div></div>	\$302	\$-4 <div></div>	39	20 <div></div>	-3.3% <div></div>	-0.7% <div></div>
Extended West	67 <div></div>	-2.9% <div></div>	\$23.82M	-6.5% <div></div>	\$360,000	\$-19,990 <div></div>	\$203	\$4 <div></div>	43	7 <div></div>	-1.4% <div></div>	-0.2% <div></div>
Southwest	64 <div></div>	-22.9% <div></div>	\$18.16M	-30.7% <div></div>	\$280,000	\$-33,990 <div></div>	\$170	\$-26 <div></div>	45	4 <div></div>	-2.3% <div></div>	-0.7% <div></div>
South	64 <div></div>	23.1% <div></div>	\$18.39M	28.9% <div></div>	\$295,000	\$10,000 <div></div>	\$190	\$-4 <div></div>	35	18 <div></div>	-0.6% <div></div>	0.5% <div></div>
Upper Northwest	63 <div></div>	50.0% <div></div>	\$33.11M	46.2% <div></div>	\$495,000	\$-54,000 <div></div>	\$243	\$-1 <div></div>	47	-10 <div></div>	-2.2% <div></div>	1.4% <div></div>
West	62 <div></div>	-15.1% <div></div>	\$25.3M	-17.6% <div></div>	\$370,000	\$0	\$225	\$-13 <div></div>	39	26 <div></div>	-1.3% <div></div>	1.0% <div></div>
Northeast	49 <div></div>	-18.3% <div></div>	\$32.95M	-16.9% <div></div>	\$575,000	\$95,000 <div></div>	\$254	\$-6 <div></div>	16	-14 <div></div>	-2.5% <div></div>	0.4% <div></div>
Southeast	38 <div></div>	-22.4% <div></div>	\$14.24M	-33.0% <div></div>	\$367,500	\$-42,490 <div></div>	\$184	\$-33 <div></div>	52	17 <div></div>	-1.4% <div></div>	-0.3% <div></div>
Cochise	26 <div></div>	-10.3% <div></div>	\$7.96M	9.5% <div></div>	\$266,000	\$1,000 <div></div>	\$169	\$-2 <div></div>	43	1 <div></div>	-1.9% <div></div>	0.7% <div></div>
SCC-Rio Rico East	19 <div></div>	46.2% <div></div>	\$5.31M	41.6% <div></div>	\$264,825	\$4,825 <div></div>	\$179	\$2 <div></div>	60	20 <div></div>	-1.5% <div></div>	-0.3% <div></div>
Graham	14 <div></div>	-33.3% <div></div>	\$3.89M	-37.4% <div></div>	\$295,000	\$-22,500 <div></div>	\$183	\$7 <div></div>	18	1 <div></div>	-0.1% <div></div>	0.7% <div></div>
Benson/St. David	14 <div></div>	-22.2% <div></div>	\$3.52M	-27.7% <div></div>	\$243,990	\$-36,010 <div></div>	\$174	\$15 <div></div>	40	3 <div></div>	-0.2% <div></div>	3.2% <div></div>
Extended Northwest	9 <div></div>	-47.1% <div></div>	\$2.45M	-52.9% <div></div>	\$259,990	\$-35,000 <div></div>	\$192	\$10 <div></div>	71	-2 <div></div>	-0.3% <div></div>	-0.1% <div></div>
Extended Southwest	7 <div></div>	16.7% <div></div>	\$1.29M	12.6% <div></div>	\$138,500	\$33,500 <div></div>	\$145	\$37 <div></div>	37	-29 <div></div>	-8.1% <div></div>	0.7% <div></div>
SCC-Nogales East	7 <div></div>	75.0% <div></div>	\$1.85M	97.0% <div></div>	\$269,000	\$49,000 <div></div>	\$147	\$6 <div></div>	38	21 <div></div>	-1.0% <div></div>	3.8% <div></div>
SCC-Rio Rico West	6 <div></div>	20.0% <div></div>	\$2.17M	16.4% <div></div>	\$343,500	\$13,500 <div></div>	\$179	\$17 <div></div>	39	4 <div></div>	-6.4% <div></div>	-4.8% <div></div>
Extended Northeast	5 <div></div>	25.0% <div></div>	\$3.91M	73.1% <div></div>	\$630,000	\$210,000 <div></div>	\$414	\$-66 <div></div>	80	78 <div></div>	-5.3% <div></div>	-2.7% <div></div>
Pinal	5 <div></div>	-50.0% <div></div>	\$1.38M	-64.2% <div></div>	\$195,000	\$-94,000 <div></div>	\$190	\$-28 <div></div>	33	-44 <div></div>	-2.1% <div></div>	-2.0% <div></div>
SCC-Tubac East	4 <div></div>	-42.9% <div></div>	\$2M	-53.9% <div></div>	\$375,000	\$-55,000 <div></div>	\$251	\$-29 <div></div>	147	37 <div></div>	-5.7% <div></div>	-2.3% <div></div>
Maricopa	1 <div></div>	-50.0% <div></div>	\$285K	-80.1% <div></div>	\$285,000	\$-119,000 <div></div>	\$285	\$18 <div></div>	139	139 <div></div>	0.0% <div></div>	5.5% <div></div>
Gila	1 <div></div>	-	\$250K	-	\$250,000	-	\$117	-	215	-	-7.4% <div></div>	-
Yavapai	1 <div></div>	-	\$49K	-	\$49,000	-	\$29	-	209	-	-24.6% <div></div>	-
Greenlee	1 <div></div>	0.0% <div></div>	\$26K	-84.7% <div></div>	\$26,000	\$-144,000 <div></div>	\$18	\$-69 <div></div>	2	-63 <div></div>	0.0% <div></div>	5.6% <div></div>
Navajo	1 <div></div>	-66.7% <div></div>	\$1.15M	-13.2% <div></div>	\$1,150,000	\$707,000 <div></div>	\$172	\$-167 <div></div>	193	187 <div></div>	-4.2% <div></div>	-1.5% <div></div>
Pima Southwest	1 <div></div>	-	\$200K	-	\$200,000	-	\$56	-	200	-	-22.8% <div></div>	-
SCC-Amado	1 <div></div>	0.0% <div></div>	\$228K	30.4% <div></div>	\$228,000	\$53,100 <div></div>	\$179	\$-13 <div></div>	21	2 <div></div>	-0.1% <div></div>	-0.1% <div></div>
Extended Southeast	1 <div></div>	-	\$750K	-	\$750,000	-	\$218	-	44	-	0.0% <div></div>	-
SCC-Patagonia	1 <div></div>	-	\$510K	-	\$510,000	-	\$254	-	36	-	-4.7% <div></div>	-
SCC-Nogales West	1 <div></div>	-	\$160K	-	\$160,000	-	\$67	-	34	-	-23.8% <div></div>	-

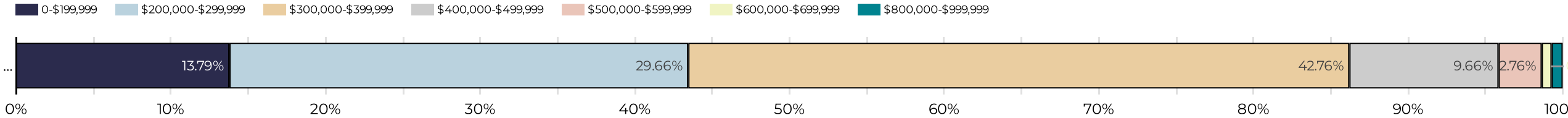
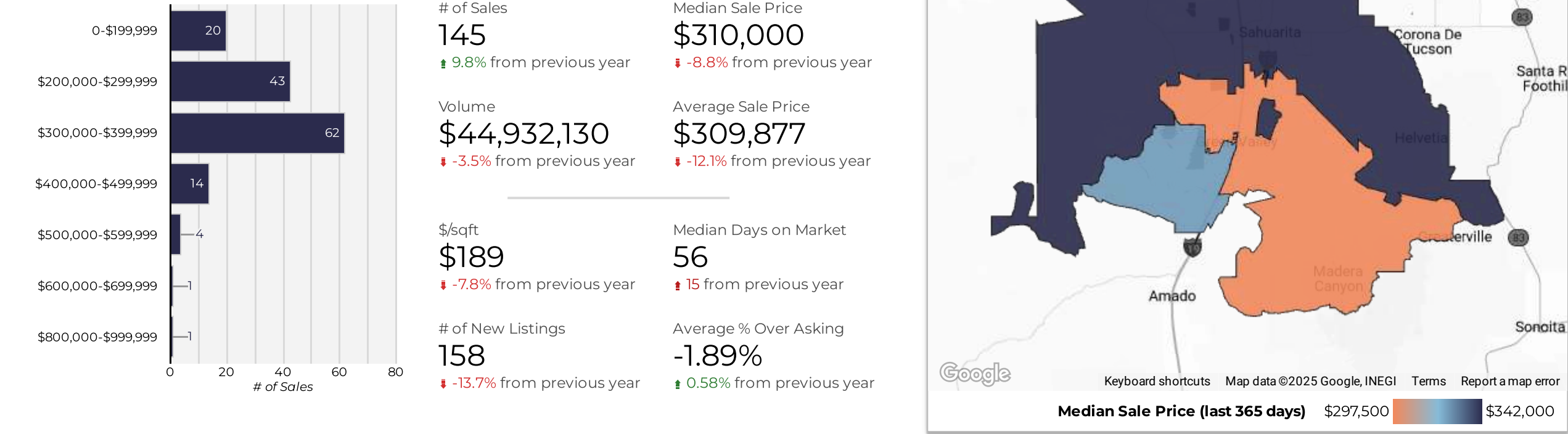
MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: Market Activity & Pricing

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

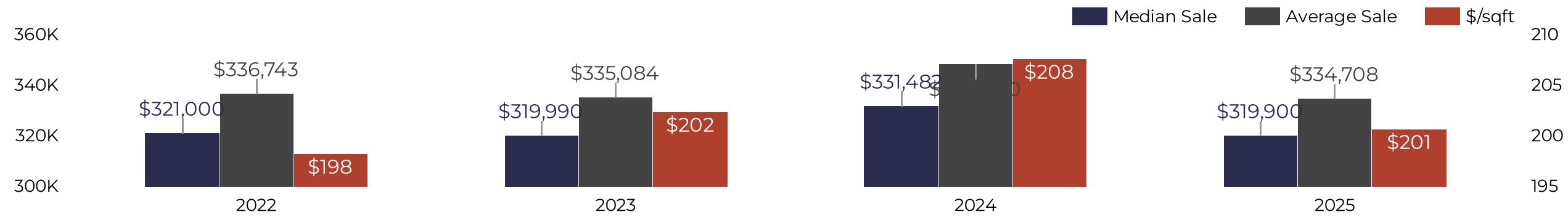
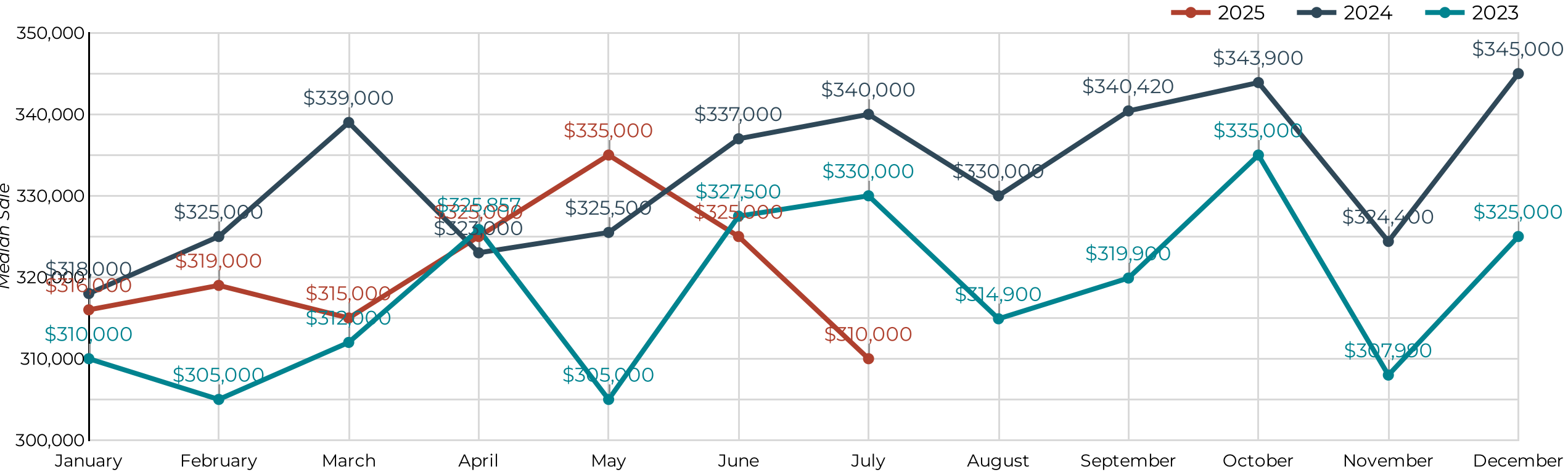
This report provides a snapshot of the market as taken on: Aug 5, 2025

July 2025



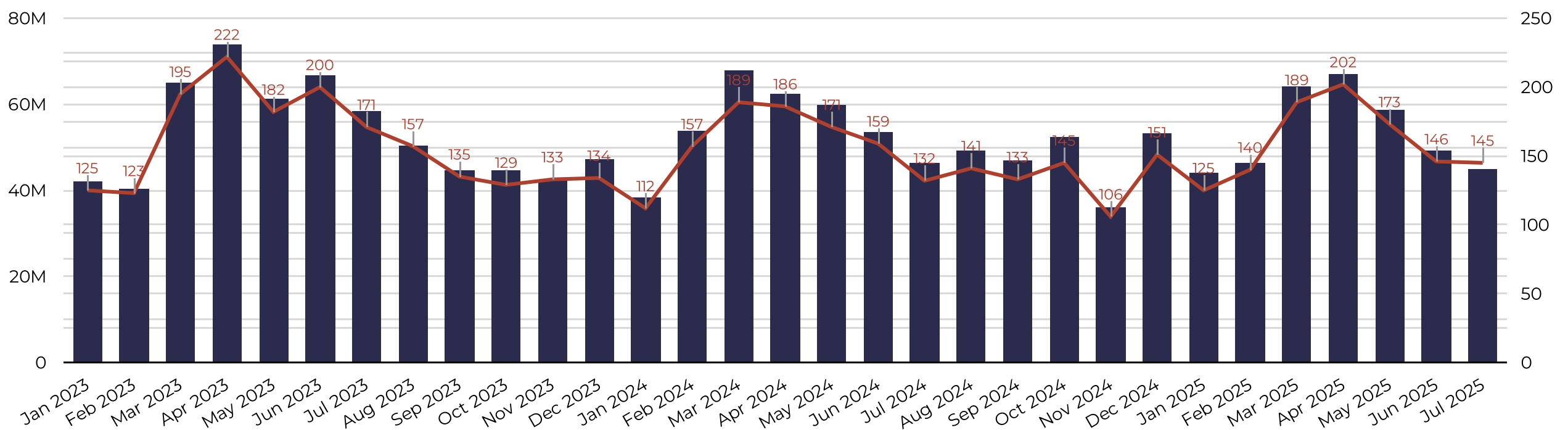
Market Pricing

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



Market Activity

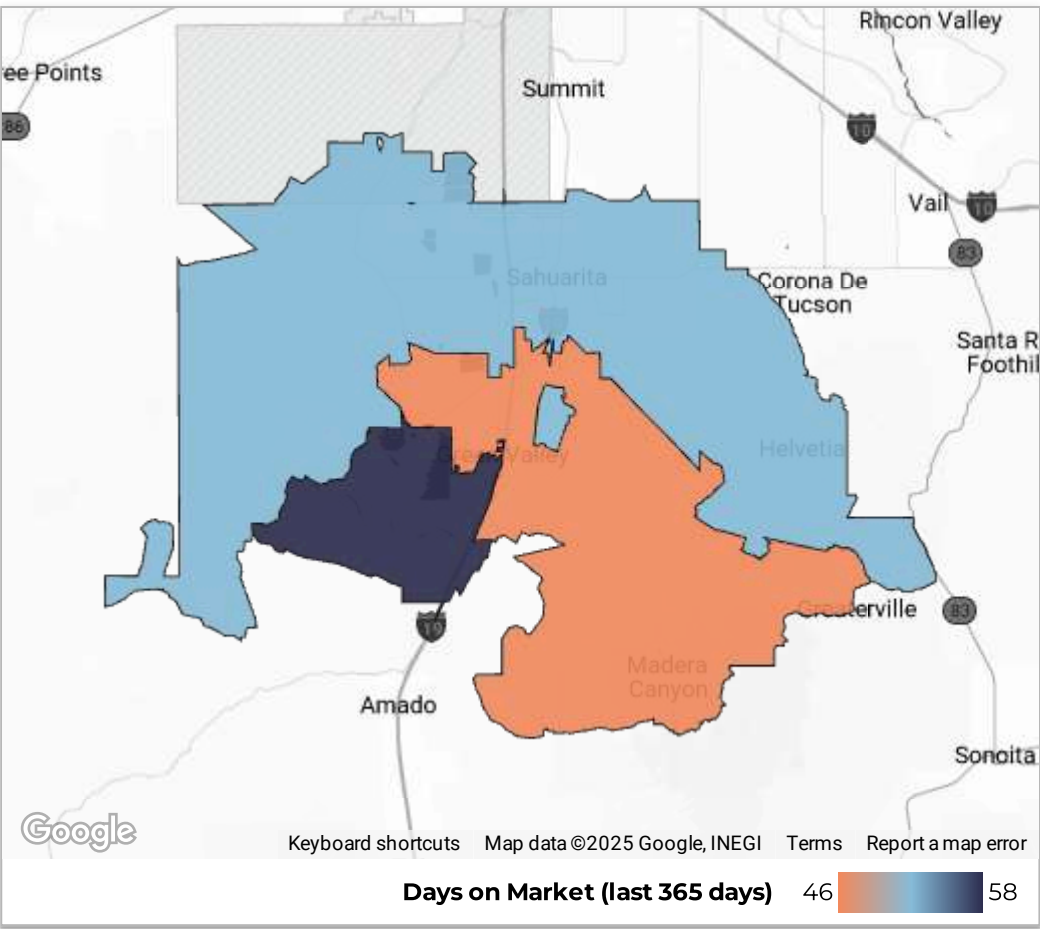
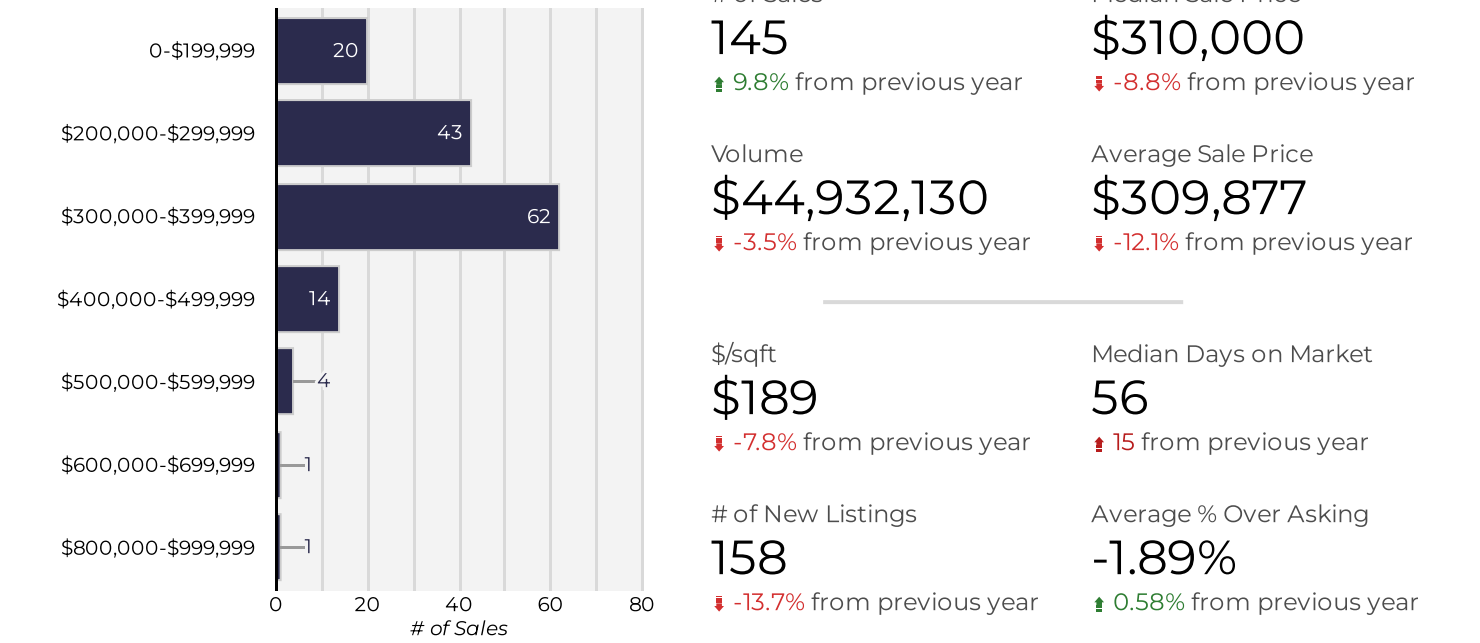
Use this data to see changes in total sales activity in this market over the past 3 years.



Green Valley Sahuarita Association of Realtors : Buyer Demand

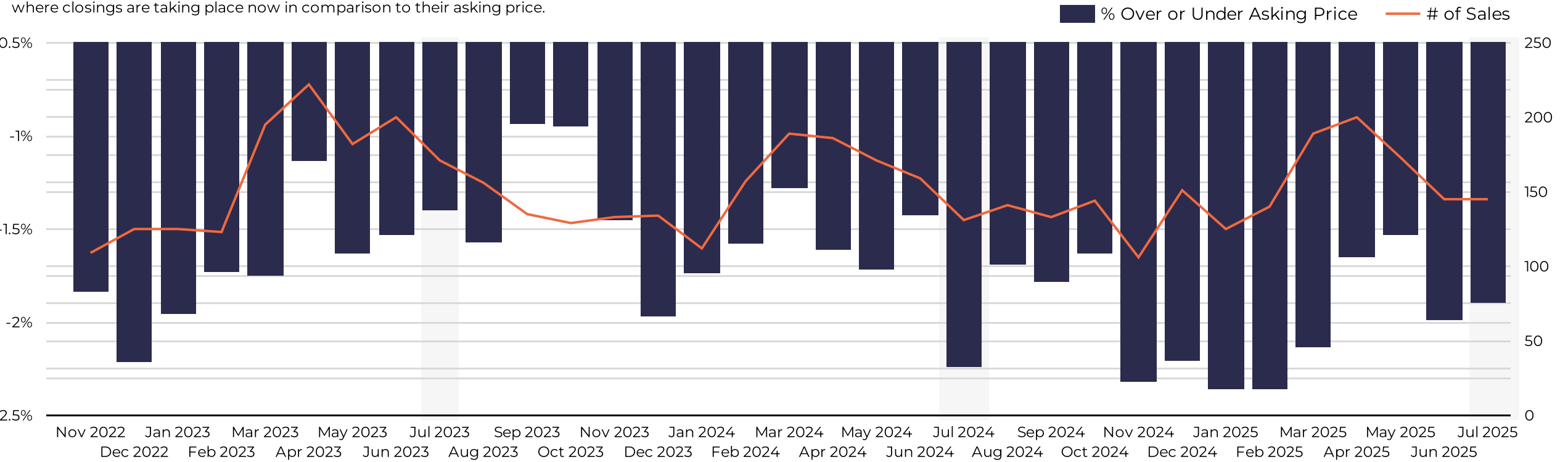
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Aug 5, 2025

July 2025



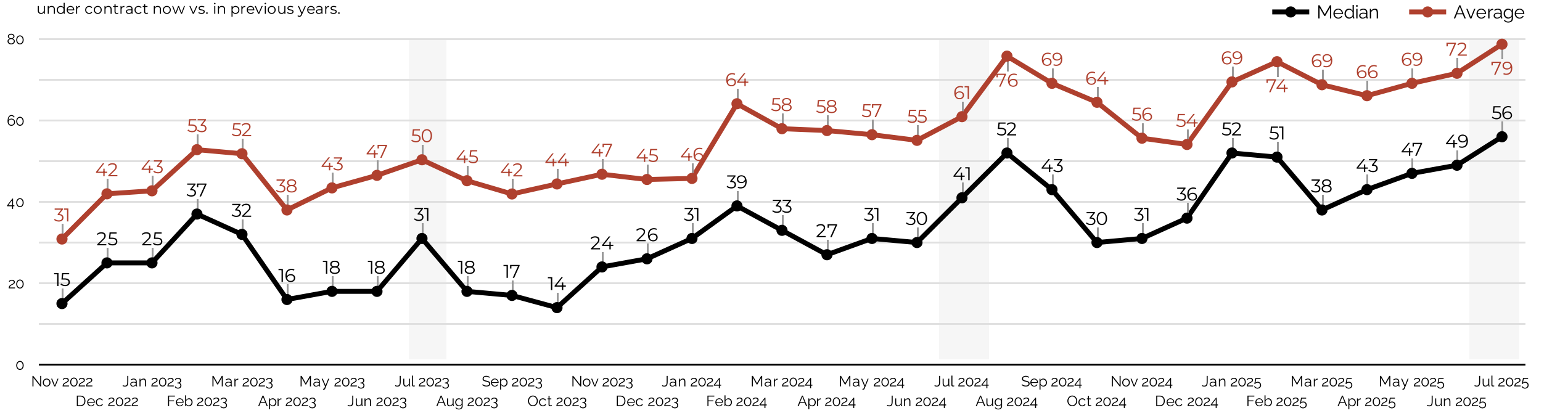
Buyer Demand

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.



Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.



Buyer Demand by Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	20	33.3% ↑	84	64 ↑	-3.29%	2.04% ↑
\$200,000-\$299,999	43	87.0% ↑	50	-6 ↓	-1.85%	2.10% ↑
\$300,000-\$399,999	62	14.8% ↑	53	1 ↑	-1.68%	-0.21% ↓
\$400,000-\$499,999	14	-39.1% ↓	153	123 ↑	-1.71%	-0.39% ↓
\$500,000-\$599,999	4	-69.2% ↓	72	31 ↑	0.13%	2.79% ↑
\$600,000-\$699,999	1	-66.7% ↓	10	-10 ↓	-1.04%	-0.11% ↓
\$800,000-\$999,999	1	-	7	-	-0.61%	-

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.

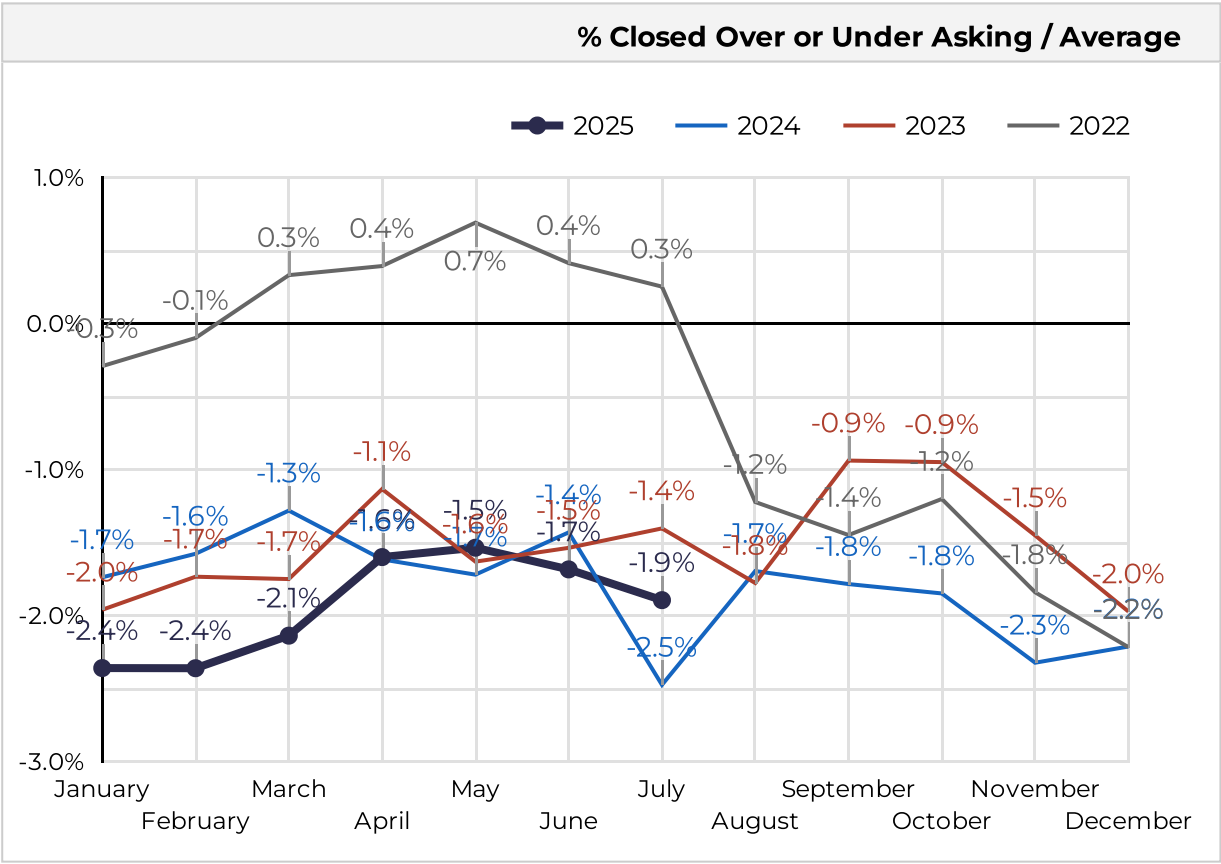
# of Sales / Count				
Month	2022	2023	2024	2025
January	191	125	112	125
February	196	123	157	140
March	255	195	189	189
April	261	222	186	202
May	220	182	171	173
June	189	200	159	146
July	160	171	132	145
August	148	157	141	-
September	127	135	133	-
October	146	129	145	-
November	109	133	106	-
December	125	134	151	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$305,000	\$310,000	\$318,000	\$316,000
February	\$312,500	\$305,000	\$325,000	\$319,000
March	\$305,000	\$312,000	\$339,000	\$315,000
April	\$320,000	\$325,857	\$323,000	\$325,000
May	\$333,000	\$305,000	\$325,500	\$335,000
June	\$347,000	\$327,500	\$337,000	\$325,000
July	\$322,000	\$330,000	\$340,000	\$310,000
August	\$350,000	\$314,900	\$330,000	-
September	\$330,000	\$319,900	\$340,420	-
October	\$300,000	\$335,000	\$343,900	-
November	\$302,000	\$307,990	\$324,400	-
December	\$342,000	\$325,000	\$345,000	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	7	25	31	52
February	6	37	39	51
March	6	32	33	38
April	5	16	27	43
May	6	18	31	47
June	8	18	30	49
July	7	31	41	56
August	10	18	52	-
September	15	17	43	-
October	15	14	30	-
November	15	24	31	-
December	25	26	36	-

New Listings / Count				
Month	2022	2023	2024	2025
January	245	221	239	316
February	241	216	228	260
March	251	231	250	260
April	225	203	224	254
May	237	206	227	220
June	210	168	155	188
July	182	175	183	158
August	186	191	205	-
September	208	203	241	-
October	182	219	224	-
November	167	193	210	-
December	116	193	195	-






New Pending / Count				
Month	2022	2023	2024	2025
January	214	133	153	138
February	203	142	173	146
March	264	218	164	212
April	262	196	201	185
May	195	195	152	184
June	184	185	146	139
July	159	169	151	141
August	129	152	125	-
September	131	122	120	-
October	136	129	152	-
November	111	136	112	-
December	117	119	141	-

























Jul 2025

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	96 	-3.0% ⬇️	\$34.04M	-13.0% ⬇️	\$334,000	\$-36,000 ⬇️	\$194	\$-20 ⬇️	53	9 ⬆️	-1.6% 	0.1% ⬆️
Townhouse	34 	88.9% ⬆️	\$8.59M	70.4% ⬆️	\$245,500	\$-39,500 ⬇️	\$184	\$-7 ⬇️	56	21 ⬆️	-2.4% 	0.5% ⬆️
Condominium	10 	25.0% ⬆️	\$1.28M	21.4% ⬆️	\$129,500	\$9,500 ⬆️	\$186	\$4 ⬆️	96	82 ⬆️	-2.3% 	4.7% ⬆️
Manufactured Home	5 	25.0% ⬆️	\$1.02M	17.2% ⬆️	\$185,000	\$5,000 ⬆️	\$136	\$-19 ⬇️	50	-13 ⬇️	-4.1% 	-3.4% ⬇️

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	14 	16.7% ⬆️	\$1.95M	8.9% ⬆️	\$137,000	\$12,100 ⬆️	\$188	\$-16 ⬇️	84	64 ⬆️	-2.6% 	2.8% ⬆️
\$1000-1499 sqft	37 	12.1% ⬆️	\$9.51M	4.8% ⬆️	\$249,999	\$-40,001 ⬇️	\$198	\$-14 ⬇️	50	5 ⬆️	-2.0% 	-0.4% ⬇️
\$1500-1999 sqft	66 	32.0% ⬆️	\$21.28M	13.8% ⬆️	\$315,000	\$-43,290 ⬇️	\$188	\$-26 ⬇️	57	-1 ⬇️	-1.8% 	0.7% ⬆️
2000-2499 sqft	18 	-21.7% ⬇️	\$7.35M	-26.9% ⬇️	\$386,990	\$-7,210 ⬇️	\$184	\$-12 ⬇️	53	27 ⬆️	-1.6% 	-0.4% ⬇️
2500-2999 sqft	8 	-20.0% ⬇️	\$3.98M	-12.5% ⬇️	\$420,000	\$5,000 ⬆️	\$186	\$14 ⬆️	29	-40 ⬇️	-1.1% 	0.1% ⬆️
3000-3999 sqft	2 	0.0%	\$850K	-23.6% ⬇️	\$375,000	\$-168,000 ⬇️	\$130	\$-35 ⬇️	48	30 ⬆️	-2.3% 	-1.9% ⬇️

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	48 	-12.7% ⬇️	\$16.43M	-15.1% ⬇️	\$316,366	\$-33,624 ⬇️	\$188	\$-11 ⬇️	51	7 ⬆️	-1.6% 	-0.7% ⬇️
Green Valley Northwest	40 	60.0% ⬆️	\$9.14M	63.6% ⬆️	\$227,500	\$3,487 ⬆️	\$179	\$-17 ⬇️	63	33 ⬆️	-2.5% 	1.4% ⬆️
Green Valley Northeast	32 	23.1% ⬆️	\$11.98M	3.1% ⬆️	\$335,425	\$-82,575 ⬇️	\$204	\$-18 ⬇️	53	10 ⬆️	-0.9% 	2.7% ⬆️
Green Valley Southwest	19 	0.0%	\$5.61M	-23.1% ⬇️	\$318,000	\$-77,000 ⬇️	\$190	\$-21 ⬇️	33	-12 ⬇️	-2.5% 	-0.4% ⬇️
Green Valley Southeast	6 	0.0%	\$1.78M	-28.9% ⬇️	\$285,900	\$-64,000 ⬇️	\$193	\$-36 ⬇️	51	16 ⬆️	-3.0% 	-0.9% ⬇️