

Quick Stats

Jan 2026

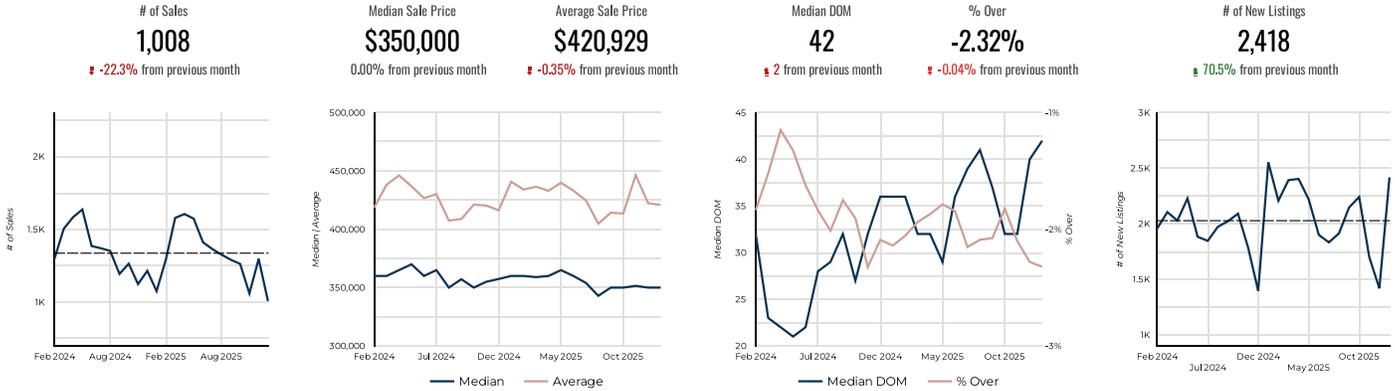


Table of Contents

2. **MLSSAZ- Sales**
3. **MLSSAZ- Buyer Demand**
4. **MLSSAZ- Inventory**
5. **MLSSAZ- Tables**
6. **MLSSAZ- By Property Type/Size Range/Region**
7. **TUCSON ASSOCIATION OF REALTORS- Sales**
8. **TUCSON ASSOCIATION OF REALTORS- Buyer Demand**
9. **TUCSON ASSOCIATION OF REALTORS- Inventory**
10. **TUCSON ASSOCIATION OF REALTORS- Tables**
11. **TUCSON ASSOCIATION OF REALTORS- By Property Type/Size Range/Region**
12. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Sales**
13. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Buyer Demand**
14. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Inventory**
15. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- Tables**
16. **GREEN VALLEY SAHUARITA ASSOCIATION OF REALTORS- By Property Type/Size Range/Region**

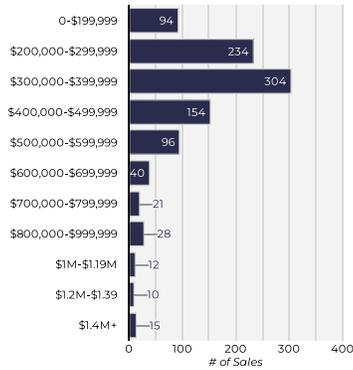
Market Activity - Market Pricing - Buyer Demand - Inventory

[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: Feb 5, 2026

January 2026



of Sales **1,008**
 -6.3% from previous year

Volume **\$424,296,389**
 -10.5% from previous year

\$/sqft **\$485**
 112.0% from previous year

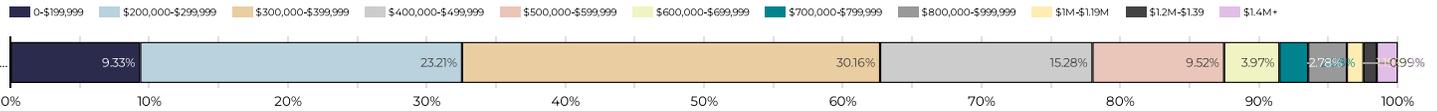
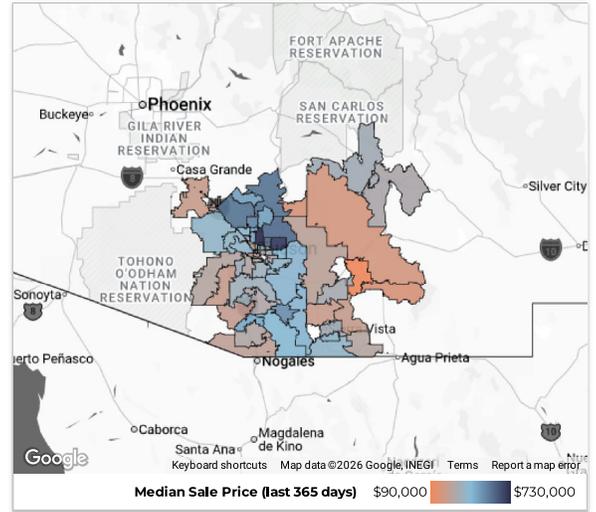
of New Listings **2,418**
 -5.3% from previous year

Median Sale Price **\$350,000**
 -2.8% from previous year

Average Sale Price **\$420,929**
 -4.5% from previous year

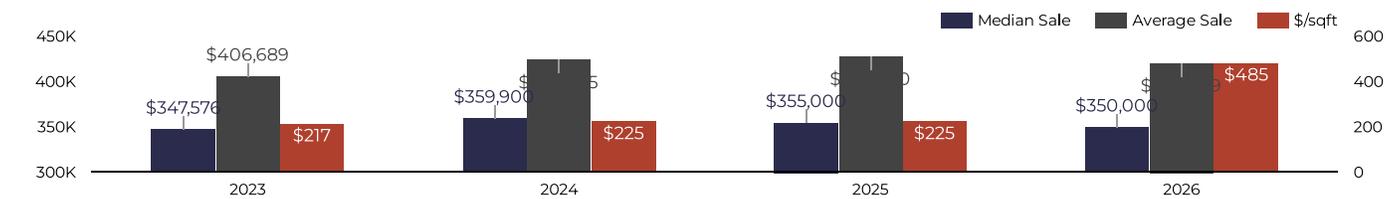
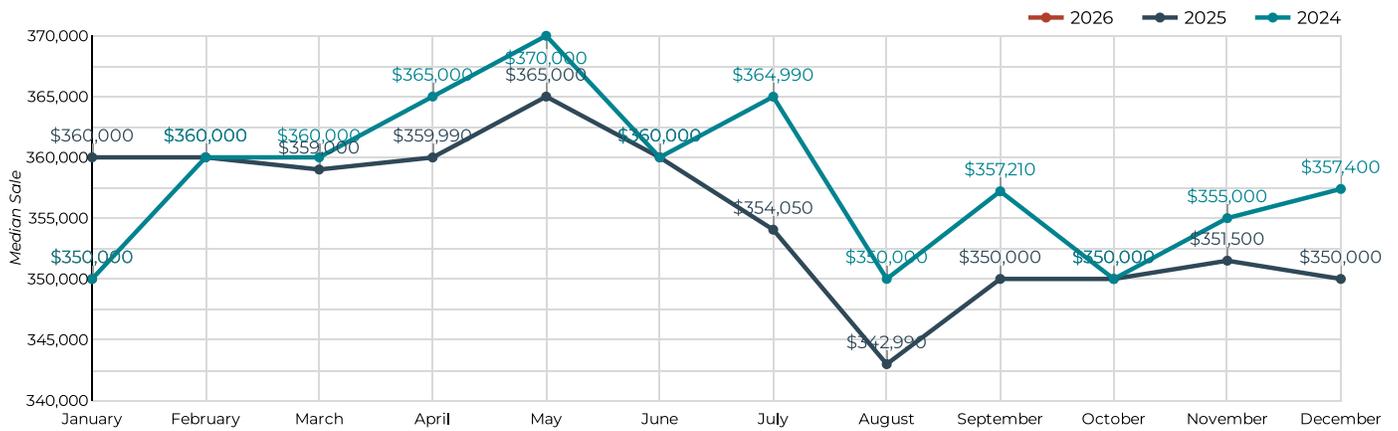
Median Days on Market **42**
 6 from previous year

Average % Over Asking **-2.32%**
 -0.18% from previous year



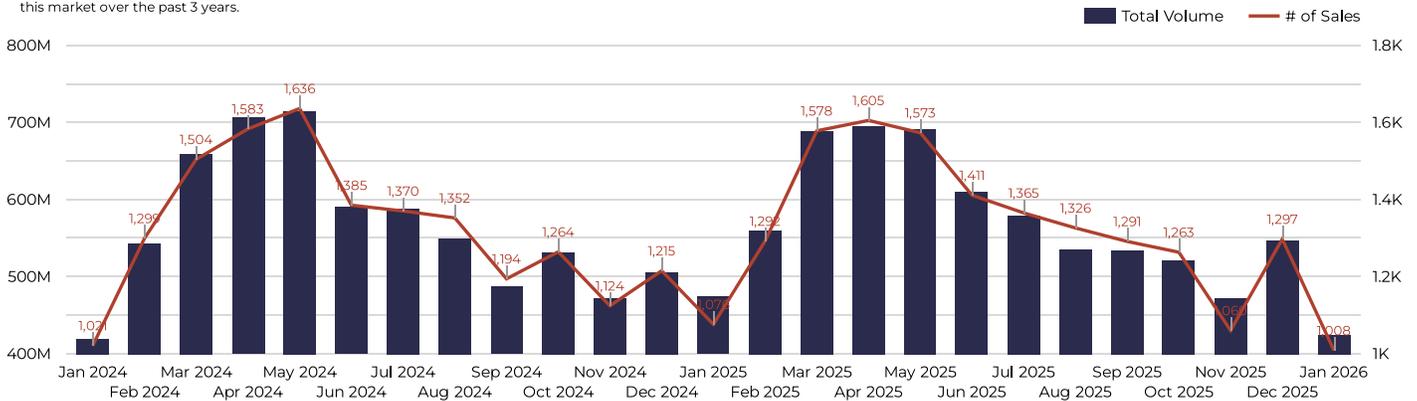
Market Pricing

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



Market Activity

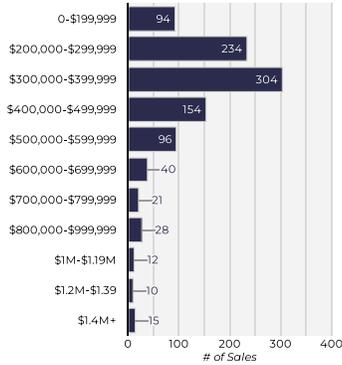
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: **Buyer Demand**

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Feb 5, 2026

January 2026



of Sales **1,008**
 -6.3% from previous year

Volume **\$424,296,389**
 -10.5% from previous year

\$/sqft **\$485**
 112.0% from previous year

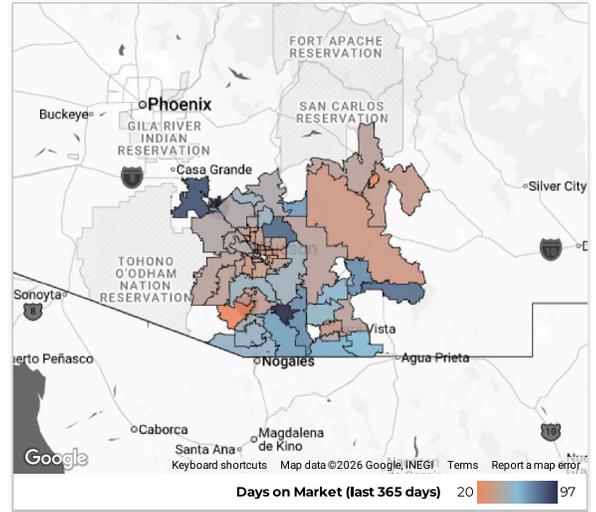
of New Listings **2,418**
 -5.3% from previous year

Median Sale Price **\$350,000**
 -2.8% from previous year

Average Sale Price **\$420,929**
 -4.5% from previous year

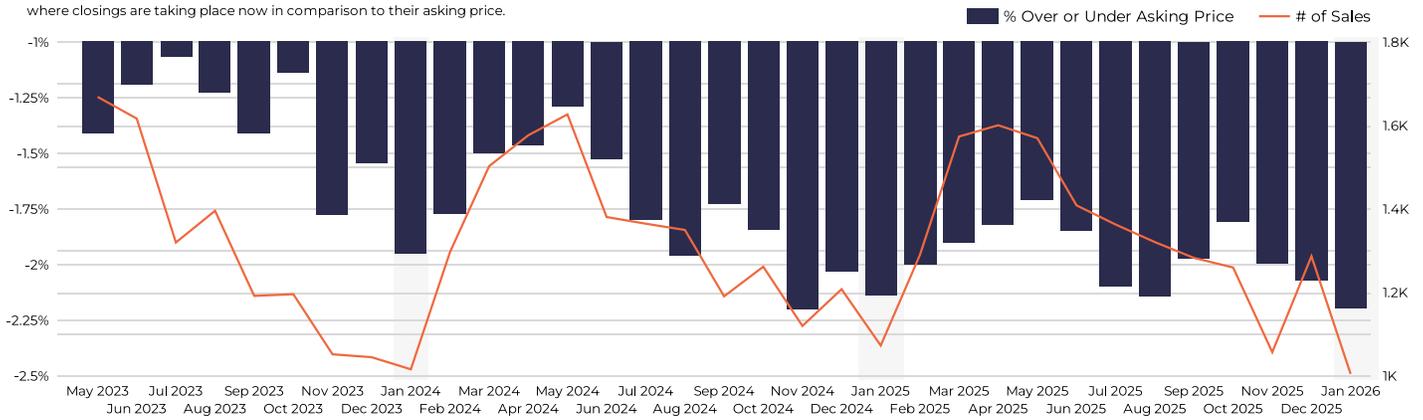
Median Days on Market **42**
 6 from previous year

Average % Over Asking **-2.32%**
 -0.18% from previous year



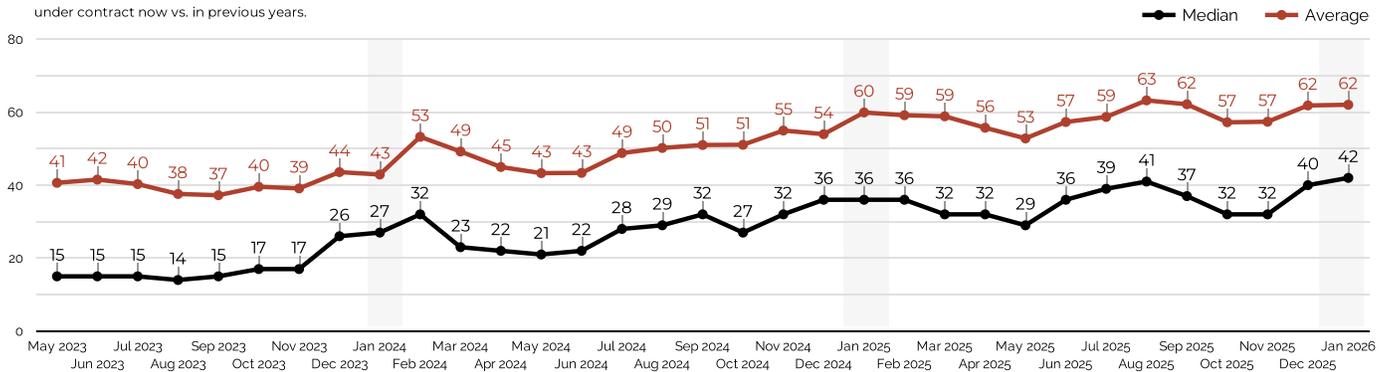
Buyer Demand

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



Days on Market

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



Buyer Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	94	3.3% ↑	54	8 ↑	-6.26%	-0.04% ↓
\$200,000-\$299,999	234	-4.9% ↓	41	2 ↓	-1.36%	0.56% ↑
\$300,000-\$399,999	304	-2.6% ↓	43	1 ↑	-2.02%	-0.41% ↓
\$400,000-\$499,999	154	-11.0% ↓	41	10 ↑	-1.45%	0.25% ↑
\$500,000-\$599,999	96	9.1% ↑	46	22 ↑	-1.84%	-0.34% ↓
\$600,000-\$699,999	40	-23.1% ↓	30	2 ↓	-1.79%	0.30% ↑
\$700,000-\$799,999	21	-46.2% ↓	30	9 ↑	-3.21%	-1.56% ↓
\$800,000-\$999,999	28	-20.0% ↓	47	6 ↑	-3.20%	-0.92% ↓
\$1M-\$1.19M	12	0.0%	33	2 ↑	-3.30%	1.28% ↑
\$1.2M-\$1.39	10	42.9% ↑	14	-9 ↓	-3.34%	-1.63% ↓
\$1.4M+	15	-28.6% ↓	22	11 ↑	-7.76%	-7.00% ↓

Southern AZ Housing Market: **Inventory**

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Feb 5, 2026

January 2026

of New Listings (Supply)
2,418
-136 from previous year

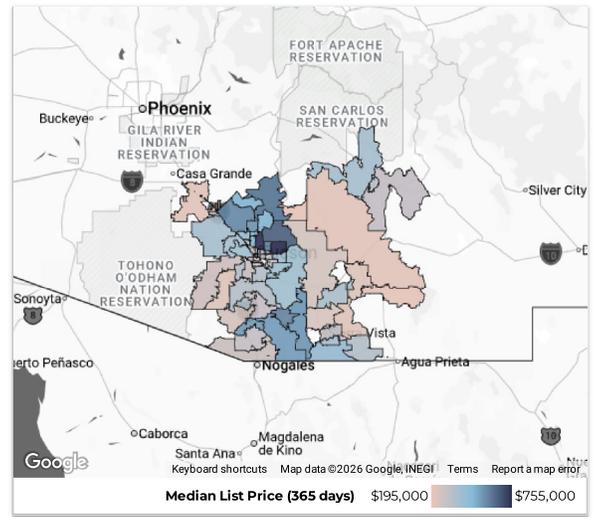
of New Pendings (Demand)
1,142
-72 from previous year

Months of Supply
5.46

Active Listings
5,500

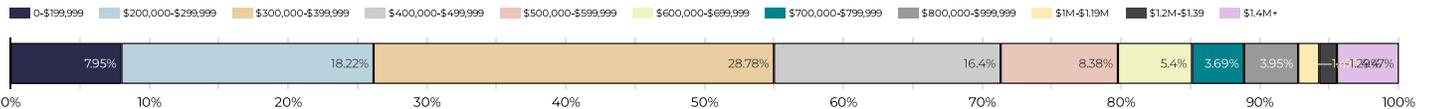
Pending Listings
706

	Average	#
Single Family Residence	\$609,135	4,310
Townhouse	\$339,832	492
Condominium	\$214,791	335
Manufactured Home	\$259,244	295
Mobile Home	\$140,715	68
Grand total	\$536,467	5,500



Active Listings

Single Family Residence Townhouse Condominium Manufactured Home

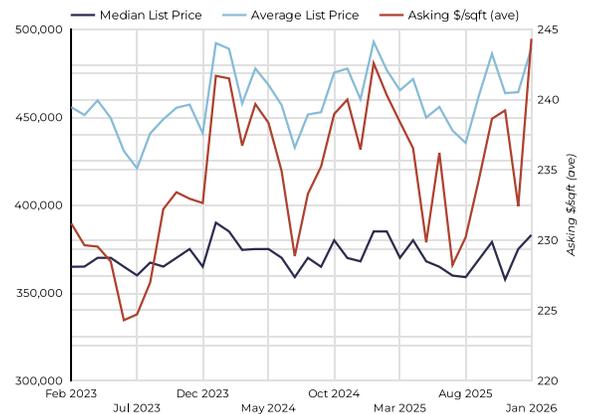


Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.86	437	90
\$200,000-\$299,999	4.53	1,002	221
\$300,000-\$399,999	5.21	1,583	304
\$400,000-\$499,999	5.37	902	168
\$500,000-\$599,999	4.80	461	96
\$600,000-\$699,999	7.24	297	41
\$700,000-\$799,999	9.67	203	21
\$800,000-\$999,999	7.75	217	28
\$1M-\$1.19M	6.23	81	13
\$1.2M-\$1.39	7.10	71	10
\$1.4M+	15.38	246	16

Grand total 5.46 5,500 1,008

Asking Prices



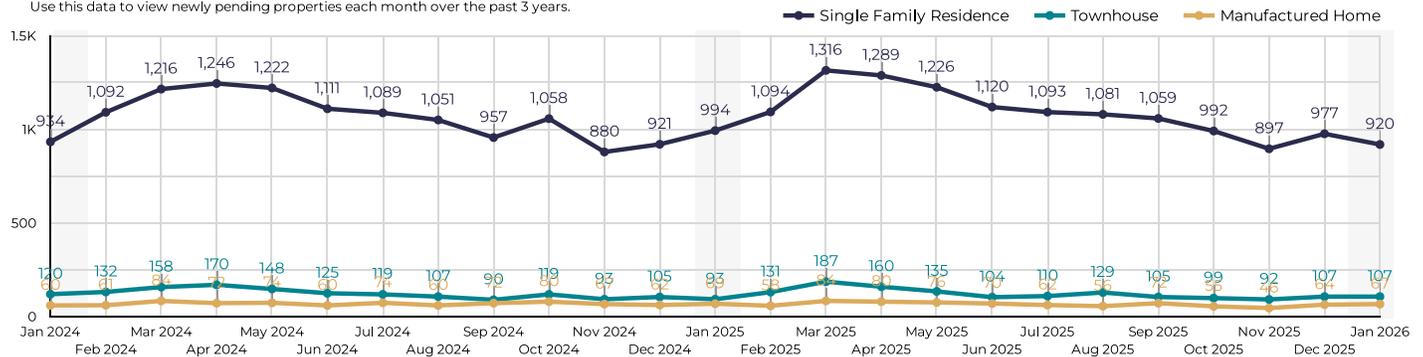
New Listings

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

All data is updated in realtime in accordance with content from MLSSAZ.
 This report provides a snapshot of the market as taken on: Feb 5, 2026

Data Tables

Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

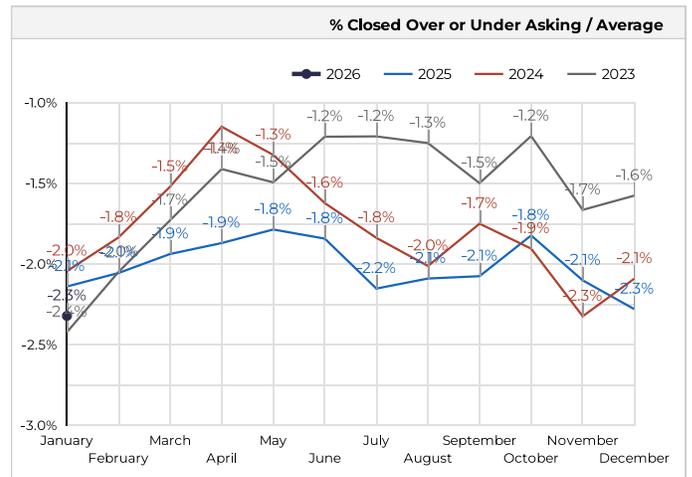
# of Sales / Count				
Month	2023	2024	2025	2026
January	1,029	1,021	1,076	1,008
February	1,208	1,299	1,292	-
March	1,581	1,504	1,578	-
April	1,556	1,583	1,605	-
May	1,673	1,636	1,573	-
June	1,618	1,385	1,411	-
July	1,325	1,370	1,365	-
August	1,397	1,352	1,326	-
September	1,195	1,194	1,291	-
October	1,198	1,264	1,263	-
November	1,055	1,124	1,060	-
December	1,046	1,215	1,297	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$325,000	\$350,000	\$360,000	\$350,000
February	\$330,000	\$360,000	\$360,000	-
March	\$337,990	\$360,000	\$359,000	-
April	\$340,000	\$365,000	\$359,990	-
May	\$355,000	\$370,000	\$365,000	-
June	\$355,500	\$360,000	\$360,000	-
July	\$355,000	\$364,990	\$354,050	-
August	\$353,000	\$350,000	\$342,990	-
September	\$350,000	\$357,210	\$350,000	-
October	\$350,000	\$350,000	\$350,000	-
November	\$340,000	\$355,000	\$351,500	-
December	\$354,900	\$357,400	\$350,000	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	27	36	42
February	31	32	36	-
March	20	23	32	-
April	17	22	32	-
May	15	21	29	-
June	15	22	36	-
July	15	28	39	-
August	14	29	41	-
September	15	32	37	-
October	17	27	32	-
November	17	32	32	-
December	26	36	40	-

New Listings / Count				
Month	2023	2024	2025	2026
January	1,778	1,979	2,554	2,418
February	1,608	1,958	2,208	-
March	1,853	2,105	2,393	-
April	1,643	2,029	2,404	-
May	1,822	2,228	2,220	-
June	1,649	1,883	1,900	-
July	1,710	1,846	1,832	-
August	1,740	1,972	1,914	-
September	1,787	2,023	2,147	-
October	1,835	2,091	2,242	-
November	1,568	1,786	1,699	-
December	1,266	1,395	1,418	-

New Pendings / Count				
Month	2023	2024	2025	2026
January	1,175	1,187	1,214	1,142
February	1,366	1,374	1,355	-
March	1,642	1,546	1,669	-
April	1,584	1,589	1,597	-
May	1,620	1,518	1,496	-
June	1,507	1,364	1,360	-
July	1,322	1,373	1,321	-
August	1,334	1,280	1,326	-
September	1,201	1,176	1,309	-
October	1,177	1,312	1,213	-
November	1,073	1,090	1,082	-
December	978	1,139	1,216	-



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: Feb 5, 2026

Jan 2026

vs. last year

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

Market Activity				Market Pricing				Buyer Demand				
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	792	-8.8%	\$365.78M	-13.1%	\$375,000	-\$12,500	\$564	\$327	41	7	-1.9%	+0.0%
Townhouse	105	14.1%	\$35.01M	22.0%	\$310,000	\$30,000	\$230	\$13	43	12	-2.6%	-0.4%
Manufactured Home	63	-3.1%	\$14.1M	-5.0%	\$225,000	-\$10,000	\$150	-\$7	40	0	-3.4%	-0.1%
Condominium	33	-25.0%	\$6.57M	-28.0%	\$170,000	-\$5,000	\$210	-\$10	96	47	-5.6%	-1.8%
Mobile Home	12	200.0%	\$1.18M	163.8%	\$95,000	-\$4,900	\$109	\$5	48	-17	0.7%	3.8%

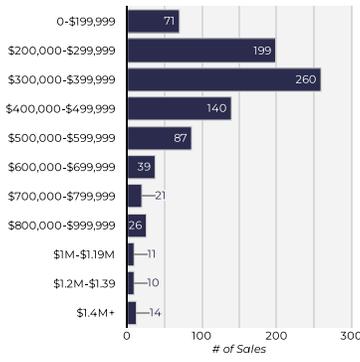
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	80	15.9%	\$13.6M	10.4%	\$170,000	-\$4,000	\$3,517	\$3,293	58	20	-4.2%	-0.2%
\$1000-1499 sqft	273	-6.2%	\$76.91M	-8.3%	\$282,000	-\$5,000	\$220	-\$6	38	0	-2.1%	-0.1%
\$1500-1999 sqft	315	-5.7%	\$115M	-6.6%	\$350,000	-\$4,000	\$212	-\$2	41	4	-1.7%	0.3%
2000-2499 sqft	193	-11.1%	\$93.1M	-13.5%	\$472,500	\$2,500	\$218	-\$5	43	10	-1.7%	0.3%
2500-2999 sqft	87	-13.9%	\$57.2M	-7.2%	\$545,000	-\$50,000	\$240	\$14	41	0	-2.2%	-0.5%
3000-3999 sqft	47	2.2%	\$49.66M	-7.7%	\$950,000	-\$25,000	\$307	-\$35	39	12	-3.2%	-1.2%
4000-4999 sqft	6	-40.0%	\$8.82M	-61.9%	\$1,255,000	-\$425,000	\$327	-\$177	75	72	-5.8%	-4.0%
5000+ sqft	4	-20.0%	\$8.34M	0.0%	\$1,600,000	-\$150,000	\$371	\$64	22	14	-9.6%	-6.4%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	144	-13.3%	\$87.49M	-23.8%	\$479,900	-\$39,865	\$270	-\$19	41	12	-2.2%	-0.5%
Central	111	-4.3%	\$38.09M	-8.6%	\$297,000	-\$3,000	\$223	-\$16	35	8	-3.7%	-1.1%
Upper Southeast	83	15.3%	\$34.81M	15.4%	\$398,000	-\$6,000	\$210	\$8	42	-14	-1.1%	0.1%
East	81	0.0%	\$25.7M	-2.8%	\$300,000	-\$15,000	\$198	-\$9	35	1	-2.2%	0.3%
North	79	19.7%	\$53.97M	5.7%	\$570,000	-\$25,882	\$307	\$0	32	13	-2.1%	-0.3%
West	47	-2.1%	\$18.75M	-6.7%	\$365,000	\$0	\$230	\$2	56	28	-2.3%	-0.4%
Southwest	45	-6.3%	\$13.69M	-4.0%	\$299,990	\$9,990	\$191	\$6	46	12	-1.0%	0.7%
Upper Northwest	42	-22.2%	\$21.9M	-23.9%	\$460,000	-\$15,000	\$236	-\$17	56	25	-3.6%	-1.6%
Northeast	37	15.6%	\$20.03M	27.7%	\$425,000	-\$26,000	\$249	\$0	33	9	-3.1%	-0.7%
Green Valley Northwest	37	15.6%	\$8.45M	2.1%	\$200,000	-\$39,000	\$181	-\$31	34	-2	-3.6%	-0.3%
South	36	-12.2%	\$9.85M	-13.1%	\$265,000	-\$24,000	\$201	\$2	36	-1	0.5%	2.6%
Southeast	36	-10.0%	\$12.86M	-18.2%	\$340,000	-\$9,990	\$192	-\$10	47	-8	-0.5%	0.7%
Extended West	32	-49.2%	\$10.15M	-55.5%	\$311,577	-\$54,453	\$190	-\$4	68	21	-0.9%	1.2%
Green Valley North	30	-18.9%	\$10.22M	-24.7%	\$329,000	-\$28,990	\$175	-\$16	56	1	-0.6%	1.5%
Green Valley Northeast	26	18.2%	\$10.72M	22.5%	\$375,000	\$16,000	\$220	-\$10	25	-22	-1.5%	-0.7%
Green Valley Southwest	23	-14.8%	\$8.53M	-14.2%	\$358,000	\$68,000	\$207	-\$14	57	-3	-3.6%	-0.5%
Cochise	22	-35.3%	\$5.39M	-42.9%	\$200,000	-\$45,000	\$137	-\$19	62	21	-4.0%	0.5%
Benson/St. David	20	81.8%	\$5.42M	145.2%	\$244,990	\$75,090	\$167	-\$11	55	-16	-1.8%	5.7%
SCC-Rio Rico East	18	28.6%	\$5.28M	19.8%	\$280,000	-\$7,000	\$14,900	\$14,71	29	-6	-0.5%	-0.2%
Green Valley Southeast	14	100.0%	\$6.12M	71.4%	\$320,000	-\$92,000	\$223	-\$26	55	13	-2.5%	-1.1%
Extended Southwest	6	0.0%	\$1.95M	13.1%	\$250,000	\$0	\$191	\$18	18	-41	-1.1%	-0.3%
SCC-Rio Rico West	6	-	\$1.91M	-	\$288,000	-	\$197	-	16	-	-2.6%	-
Pinal	6	-33.3%	\$1.78M	-17.0%	\$234,990	-\$5,010	\$176	\$8	32	-19	-5.6%	-1.7%
Graham	4	-76.5%	\$1.36M	-74.1%	\$319,000	\$31,000	\$188	\$18	61	10	0.6%	1.6%
Extended Northwest	3	-70.0%	\$749.84K	-71.8%	\$247,240	-\$21,760	\$211	\$6	143	84	-2.2%	-1.5%
SCC-Nogales East	3	0.0%	\$449K	-38.1%	\$179,000	-\$7,000	\$89	-\$24	30	-144	-2.7%	0.4%
SCC-Patagonia	3	200.0%	\$920.82K	114.7%	\$390,000	-\$38,820	\$254	-\$136	29	0	-5.5%	-5.3%
SCC-Tubac East	2	-60.0%	\$1.48M	-52.2%	\$485,000	-\$175,000	\$311	\$51	27	-3	-2.0%	0.2%
SCC-Sonoita	2	0.0%	\$1.3M	2.4%	\$545,000	\$25,000	\$288	-\$34	104	90	-6.9%	-2.6%
Santa Cruz	1	-	\$230K	-	\$230,000	-	\$145	-	72	-	-8.0%	-
Maricopa	1	0.0%	\$325K	-29.0%	\$325,000	-\$132,500	\$194	-\$95	59	32	-3.0%	-0.3%
Extended Northeast	1	-	\$740K	-	\$740,000	-	\$336	-	101	-	-3.3%	-
Extended Southeast	1	0.0%	\$950K	-3.1%	\$950,000	-\$30,000	\$240	-\$77	257	-645	-26.9%	-25.4%

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

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Feb 5, 2026

January 2026



of Sales **878**
 -7.7% from previous year

Median Sale Price **\$358,000**
 -1.9% from previous year

Volume **\$380,251,140**
 -11.6% from previous year

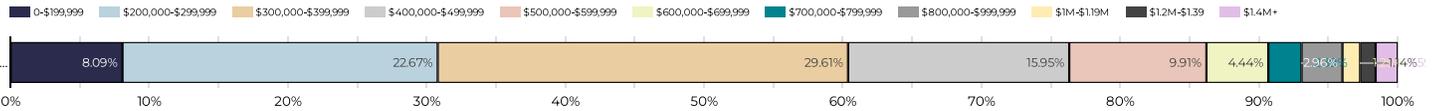
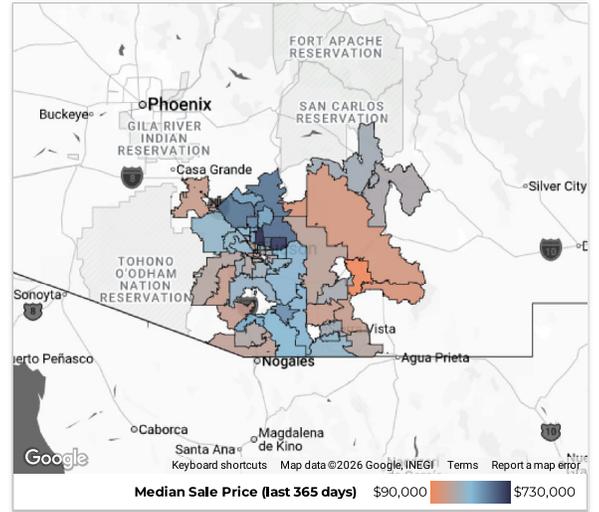
Average Sale Price **\$433,088**
 -4.3% from previous year

\$/sqft **\$528**
 128.6% from previous year

Median Days on Market **42**
 8 from previous year

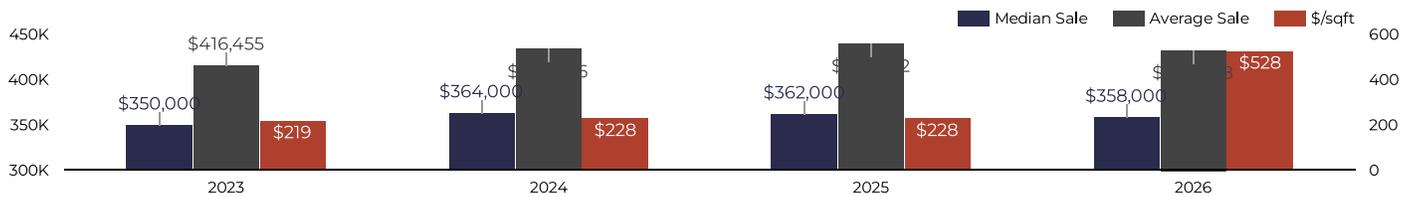
of New Listings **2,139**
 -4.4% from previous year

Average % Over Asking **-2.32%**
 -0.21% from previous year



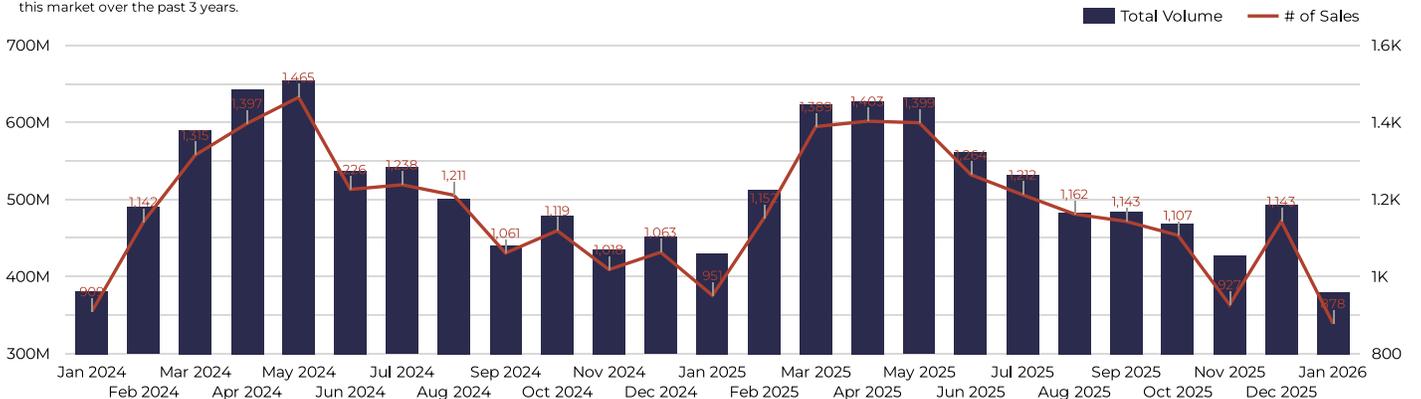
Market Pricing

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



Market Activity

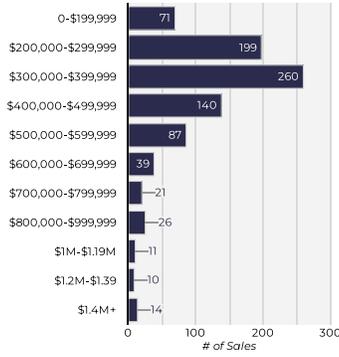
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Feb 5, 2026

January 2026



of Sales **878**
 -7.7% from previous year

Median Sale Price **\$358,000**
 -1.9% from previous year

Volume **\$380,251,140**
 -11.6% from previous year

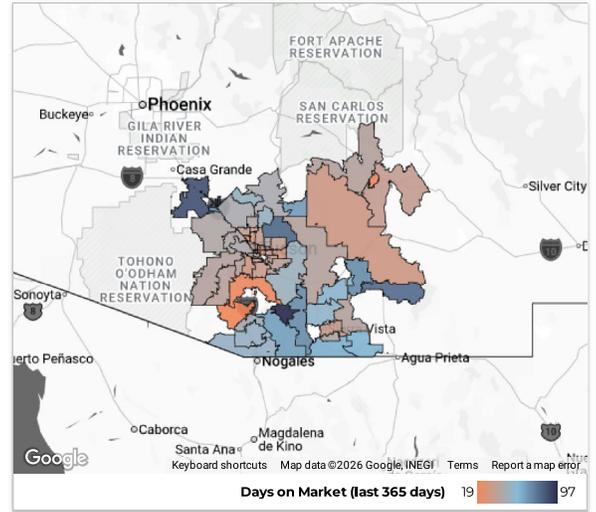
Average Sale Price **\$433,088**
 -4.3% from previous year

\$/sqft **\$528**
 128.6% from previous year

Median Days on Market **42**
 8 from previous year

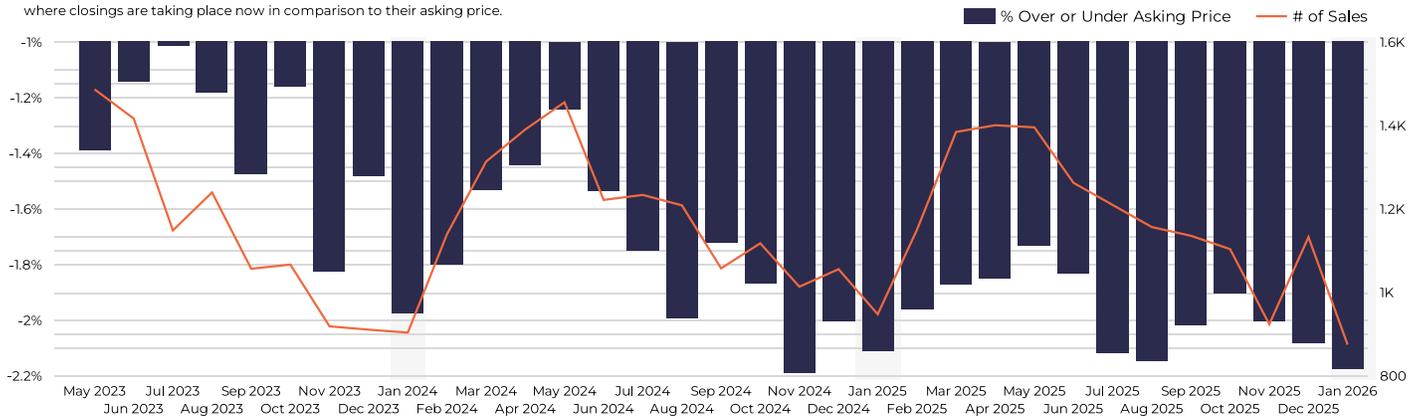
of New Listings **2,139**
 -4.4% from previous year

Average % Over Asking **-2.32%**
 -0.21% from previous year



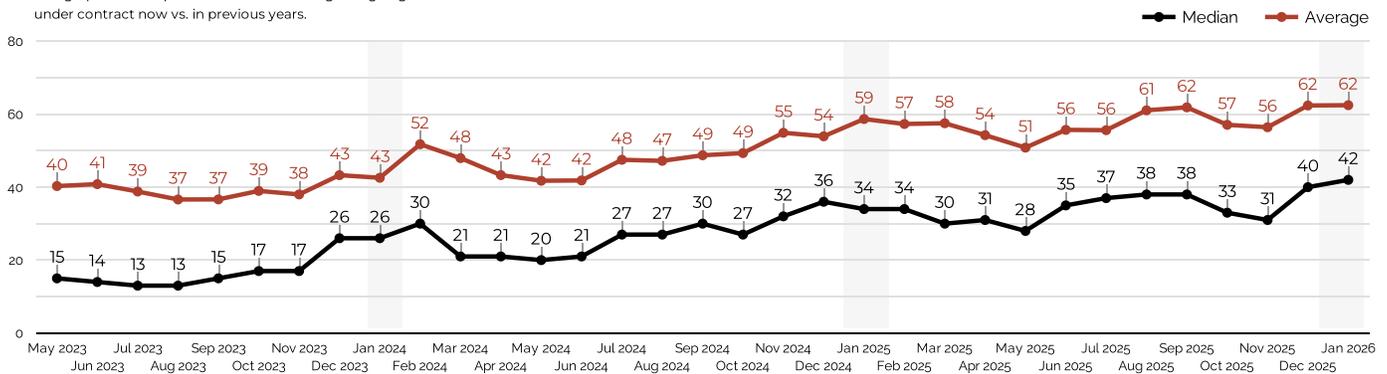
Buyer Demand

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



Days on Market

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



Buyer Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	71	-10.1% ↓	54	11 ↑	-6.75%	-0.37% ↓
\$200,000-\$299,999	199	-0.5% ↓	42	4 ↑	-1.32%	0.58% ↑
\$300,000-\$399,999	260	-7.1% ↓	43	3 ↑	-2.03%	-0.51% ↓
\$400,000-\$499,999	140	-9.7% ↓	41	8 ↑	-1.53%	0.27% ↑
\$500,000-\$599,999	87	7.4% ↑	50	21 ↑	-1.89%	-0.46% ↓
\$600,000-\$699,999	39	-18.8% ↓	30	13 ↑	-1.66%	0.27% ↑
\$700,000-\$799,999	21	-43.2% ↓	30	9 ↑	-3.21%	-1.53% ↓
\$800,000-\$999,999	26	-16.1% ↓	47	10 ↑	-3.25%	-1.09% ↓
\$1M-\$1.19M	11	-8.3% ↓	33	2 ↑	-2.71%	1.87% ↑
\$1.2M-\$1.39	10	42.9% ↑	14	-9 ↓	-3.34%	-1.63% ↓
\$1.4M+	14	-33.3% ↓	22	11 ↑	-7.70%	-6.94% ↓

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: Feb 5, 2026

January 2026

of New Listings (Supply)
2,139
-99 from previous year

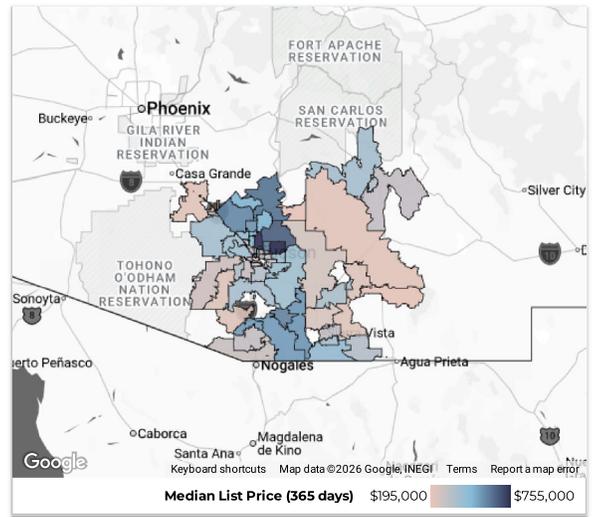
of New Pendings (Demand)
988
-89 from previous year

Months of Supply
5.45

Active Listings
4,789

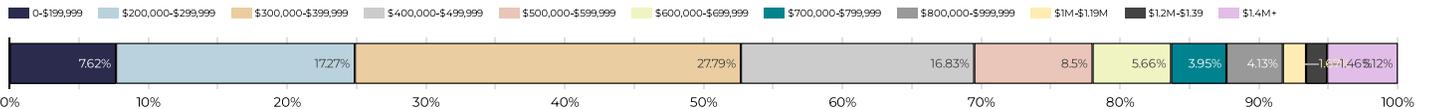
Pending Listings
634

	Average	#
Single Family Residence	\$632,894	3,801
Townhouse	\$361,842	357
Manufactured Home	\$261,128	285
Condominium	\$231,170	278
Mobile Home	\$140,715	68
Grand total	\$560,255	4,789



Active Listings

Single Family Residence Townhouse Manufactured Home Condominium

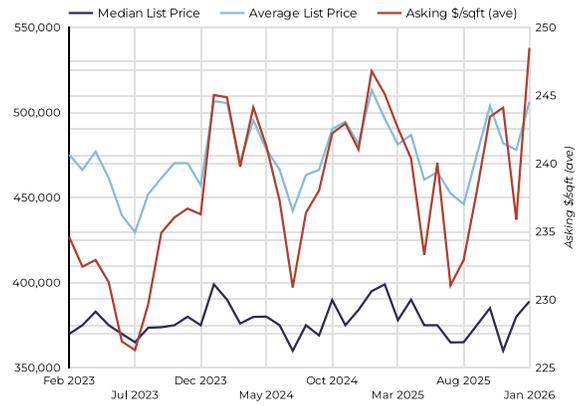


Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.37	365	68
\$200,000-\$299,999	4.42	827	187
\$300,000-\$399,999	5.10	1,331	261
\$400,000-\$499,999	5.34	806	151
\$500,000-\$599,999	4.68	407	87
\$600,000-\$699,999	6.78	271	40
\$700,000-\$799,999	9.00	189	21
\$800,000-\$999,999	7.62	198	26
\$1M-\$1.19M	6.15	80	13
\$1.2M-\$1.39	7.78	70	9
\$1.4M+	16.33	245	15

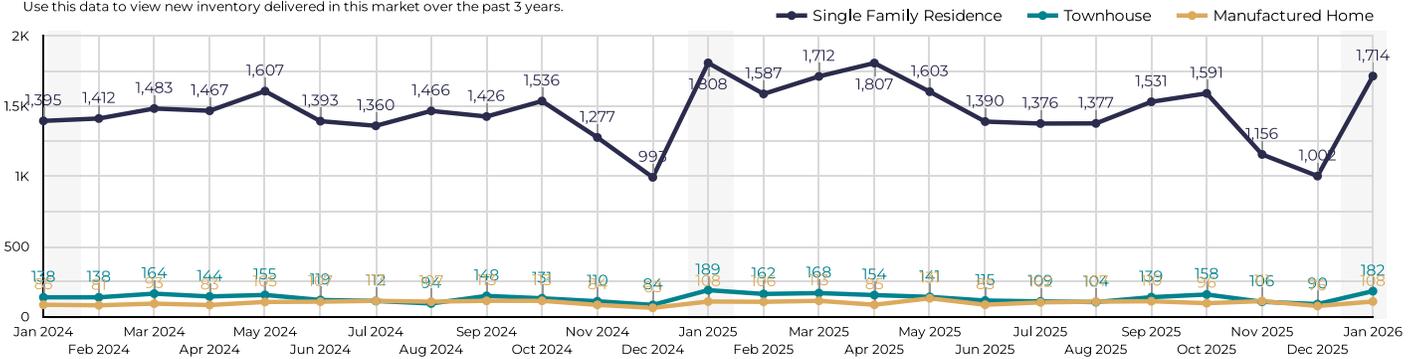
Grand total 5.45 4,789 878

Asking Prices



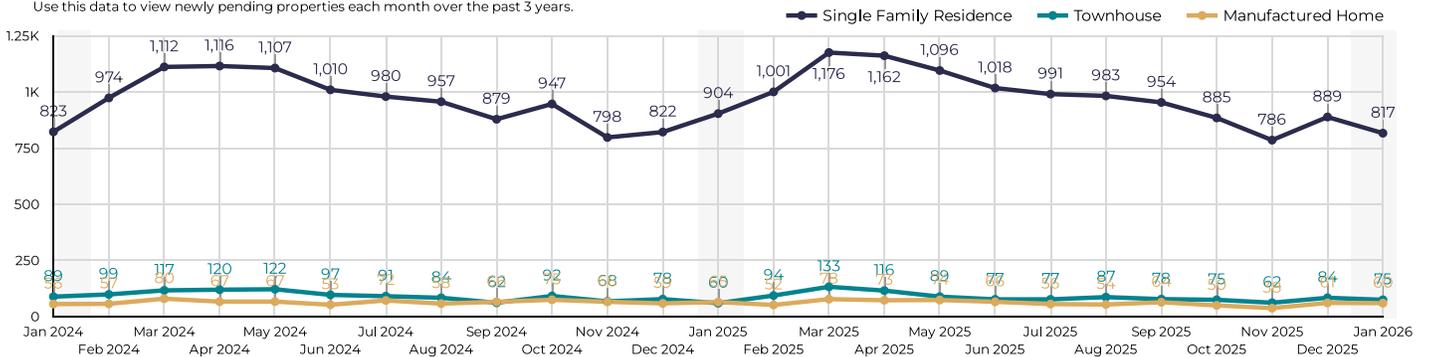
New Listings

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.

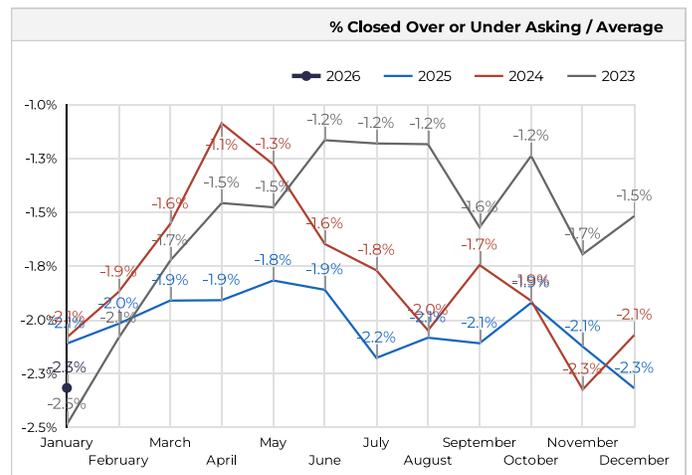
# of Sales / Count				
Month	2023	2024	2025	2026
January	904	909	951	878
February	1,085	1,142	1,152	-
March	1,386	1,315	1,389	-
April	1,334	1,397	1,403	-
May	1,491	1,465	1,399	-
June	1,418	1,226	1,264	-
July	1,154	1,238	1,212	-
August	1,240	1,211	1,162	-
September	1,060	1,061	1,143	-
October	1,069	1,119	1,107	-
November	922	1,018	927	-
December	912	1,063	1,143	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$326,500	\$354,920	\$365,000	\$358,000
February	\$335,000	\$366,000	\$370,000	-
March	\$340,000	\$364,900	\$365,000	-
April	\$342,000	\$374,120	\$365,000	-
May	\$360,000	\$375,000	\$372,961	-
June	\$361,000	\$365,500	\$365,000	-
July	\$360,000	\$365,000	\$364,900	-
August	\$359,990	\$354,990	\$350,000	-
September	\$355,000	\$360,000	\$359,500	-
October	\$352,490	\$351,000	\$355,000	-
November	\$350,000	\$360,000	\$364,090	-
December	\$359,500	\$360,000	\$353,630	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	26	34	42
February	30	30	34	-
March	19	21	30	-
April	17	21	31	-
May	15	20	28	-
June	14	21	35	-
July	13	27	37	-
August	13	27	38	-
September	15	30	38	-
October	17	27	33	-
November	17	32	31	-
December	26	36	40	-

New Listings / Count				
Month	2023	2024	2025	2026
January	1,557	1,740	2,238	2,139
February	1,392	1,730	1,948	-
March	1,622	1,855	2,133	-
April	1,440	1,805	2,150	-
May	1,616	2,001	2,000	-
June	1,481	1,728	1,712	-
July	1,535	1,663	1,671	-
August	1,549	1,767	1,712	-
September	1,584	1,782	1,881	-
October	1,616	1,867	1,968	-
November	1,375	1,576	1,478	-
December	1,073	1,200	1,241	-

New Pending / Count				
Month	2023	2024	2025	2026
January	1,042	1,034	1,077	988
February	1,224	1,201	1,209	-
March	1,424	1,382	1,458	-
April	1,388	1,388	1,412	-
May	1,425	1,366	1,312	-
June	1,322	1,218	1,221	-
July	1,153	1,222	1,170	-
August	1,182	1,155	1,174	-
September	1,079	1,056	1,156	-
October	1,048	1,160	1,065	-
November	937	978	926	-
December	859	999	1,097	-



Jan 2026

vs. last year

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

Market Activity				Market Pricing				Buyer Demand				
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	707	-10.3%	\$331.55M	-14.4%	\$379,500	-\$10,500	\$608	\$369	41	7	-2.0%	-0.0%
Townhouse	75	31.6%	\$27.41M	39.2%	\$334,000	\$9,000	\$242	\$16	45	24	-2.5%	-0.8%
Manufactured Home	57	-9.5%	\$12.99M	-9.1%	\$242,500	\$7,500	\$154	-\$2	39	0	-3.4%	-0.0%
Condominium	25	-30.6%	\$5.62M	-30.0%	\$228,000	\$23,000	\$217	-\$4	96	47	-5.3%	-1.5%
Mobile Home	11	175.0%	\$1.02M	128.3%	\$95,000	-\$4,900	\$107	\$3	51	-14	0.7%	3.8%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	65	14.0%	\$11.45M	9.7%	\$178,000	\$3,000	\$4,281	\$4,05...	58	24	-4.1%	0.2%
\$1000-1499 sqft	235	-6.4%	\$67.12M	-8.5%	\$285,000	-\$7,500	\$223	-\$4	38	3	-2.1%	-0.1%
\$1500-1999 sqft	275	-6.5%	\$101.48M	-6.6%	\$350,000	-\$3,000	\$213	\$-0	42	7	-1.8%	0.2%
2000-2499 sqft	171	-12.8%	\$84.2M	-14.2%	\$480,000	\$5,000	\$222	-\$3	42	11	-1.6%	0.3%
2500-2999 sqft	76	-16.5%	\$51.75M	-6.0%	\$575,000	\$5,000	\$248	\$24	46	5	-2.1%	-0.3%
3000-3999 sqft	45	0.0%	\$48.15M	-9.6%	\$950,000	-\$30,000	\$311	-\$36	39	8	-3.2%	-1.1%
4000-4999 sqft	5	-50.0%	\$7.71M	-66.7%	\$1,342,354	-\$337,646	\$346	-\$157	76	73	-5.0%	-3.2%
5000+ sqft	3	-25.0%	\$6.74M	-12.1%	\$2,400,000	\$650,000	\$402	\$52	22	15	-10.0%	-8.5%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	144	-13.3%	\$87.49M	-23.8%	\$479,900	-\$39,865	\$270	-\$19	41	12	-2.2%	-0.5%
Central	111	-4.3%	\$38.09M	-8.6%	\$297,000	-\$3,000	\$223	-\$16	35	8	-3.7%	-1.1%
Upper Southeast	83	15.3%	\$34.81M	15.4%	\$398,000	-\$6,000	\$210	\$8	42	-14	-1.1%	0.1%
East	81	0.0%	\$25.7M	-2.8%	\$300,000	-\$15,000	\$198	-\$9	35	1	-2.2%	0.3%
North	79	19.7%	\$53.97M	5.7%	\$570,000	-\$25,882	\$307	\$0	32	13	-2.1%	-0.3%
West	47	-2.1%	\$18.75M	-6.7%	\$365,000	\$0	\$230	\$2	56	28	-2.3%	-0.4%
Southwest	45	-6.3%	\$13.69M	-4.0%	\$299,990	\$9,990	\$191	\$6	46	12	-1.0%	0.7%
Upper Northwest	42	-22.2%	\$21.9M	-23.9%	\$460,000	-\$15,000	\$236	-\$17	56	25	-3.6%	-1.6%
Northeast	37	15.6%	\$20.03M	27.7%	\$425,000	-\$26,000	\$249	\$0	33	9	-3.1%	-0.7%
South	36	-12.2%	\$9.85M	-13.1%	\$265,000	-\$24,000	\$201	\$2	36	-1	0.5%	2.6%
Southeast	36	-10.0%	\$12.86M	-18.2%	\$340,000	-\$9,990	\$192	-\$10	47	-8	-0.5%	0.7%
Extended West	32	-49.2%	\$10.15M	-55.5%	\$311,577	-\$54,453	\$190	-\$4	68	21	-0.9%	1.2%
Cochise	22	-35.3%	\$5.39M	-42.9%	\$200,000	-\$45,000	\$137	-\$19	62	21	-4.0%	0.5%
Benson/St. David	20	81.8%	\$5.42M	145.2%	\$244,990	\$75,090	\$167	-\$11	55	-16	-1.8%	5.7%
SCC-Rio Rico East	18	28.6%	\$5.28M	19.8%	\$280,000	-\$7,000	\$14,900	\$14,71...	29	-6	-0.5%	-0.2%
Pinal	6	-33.3%	\$1.78M	-17.0%	\$234,990	-\$5,010	\$176	\$8	32	-19	-5.6%	-1.7%
Extended Southwest	6	0.0%	\$1.95M	13.1%	\$250,000	\$0	\$191	\$18	18	-41	-1.1%	-0.3%
SCC-Rio Rico West	6	-	\$1.91M	-	\$288,000	-	\$197	-	16	-	-2.6%	-
Graham	4	-76.5%	\$1.36M	-74.1%	\$319,000	\$31,000	\$188	\$18	61	10	0.6%	1.6%
SCC-Patagonia	3	200.0%	\$920.82K	114.7%	\$390,000	-\$38,820	\$254	-\$136	29	0	-5.5%	-5.3%
Extended Northwest	3	-70.0%	\$749.84K	-71.8%	\$247,240	-\$21,760	\$211	\$6	143	84	-2.2%	-1.5%
SCC-Nogales East	3	0.0%	\$449K	-38.1%	\$179,000	-\$71,000	\$89	-\$24	30	-144	-2.7%	0.4%
SCC-Tubac East	2	-60.0%	\$1.48M	-52.2%	\$485,000	-\$175,000	\$311	\$51	27	-3	-2.0%	0.2%
SCC-Sonoita	2	0.0%	\$1.3M	2.4%	\$545,000	\$25,000	\$288	-\$34	104	90	-6.9%	-2.6%
Extended Northeast	1	-	\$740K	-	\$740,000	-	\$336	-	101	-	-3.3%	-
Extended Southeast	1	0.0%	\$950K	-3.1%	\$950,000	-\$30,000	\$240	-\$77	257	-645	-26.9%	-25.4...
Navajo	1	-50.0%	\$490K	-46.3%	\$490,000	\$80,000	\$307	\$11	110	42	-6.7%	-3.9%
Santa Cruz	1	-	\$230K	-	\$230,000	-	\$145	-	72	-	-8.0%	-
SCC-Nogales West	1	-50.0%	\$272K	-50.4%	\$272,000	\$132,000	\$154	-\$7	39	9	-2.8%	6.5%
Extended South	1	-	\$315K	-	\$315,000	-	\$164	-	144	-	-2.8%	-
Maricopa	1	0.0%	\$325K	-29.0%	\$325,000	-\$132,500	\$194	-\$95	59	32	-3.0%	-0.3%

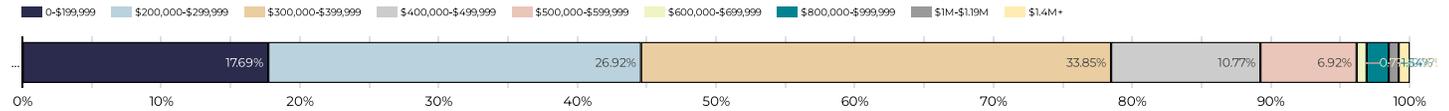
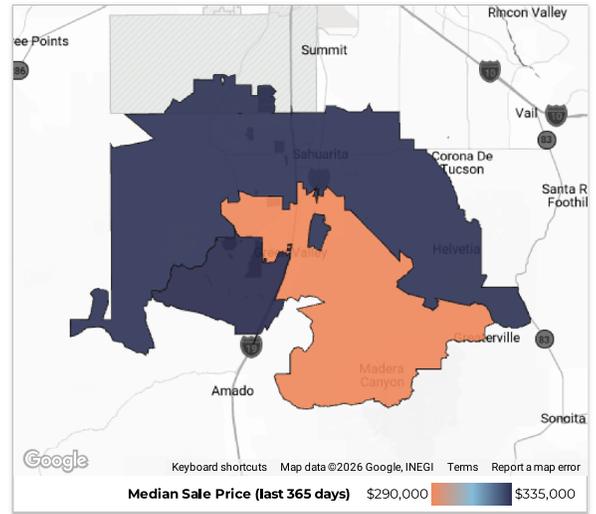
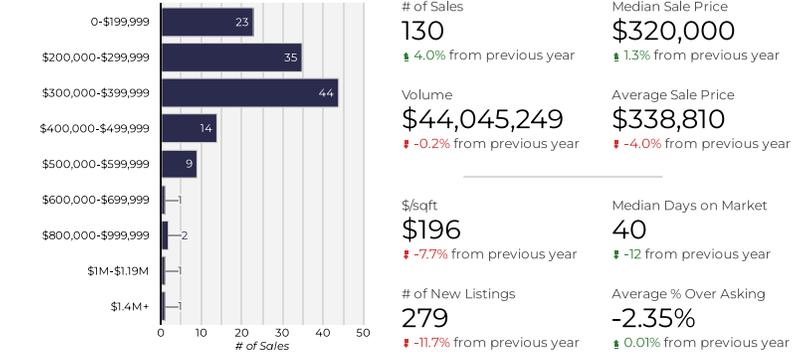
MLS of Southern Arizona®



Green Valley Sahuarita Association of Realtors: Market Activity & Pricing

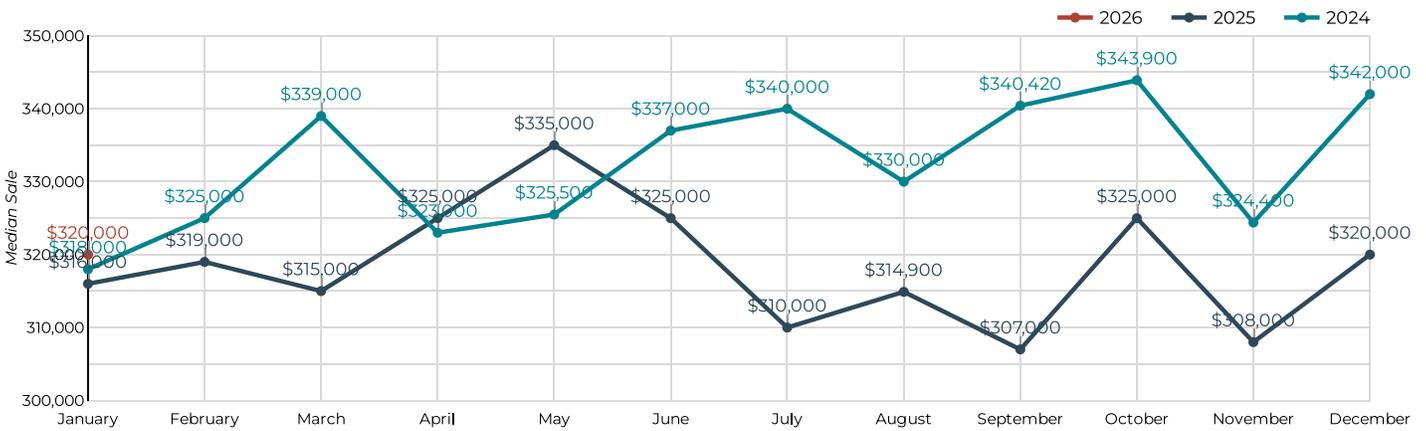
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Feb 5, 2026

January 2026



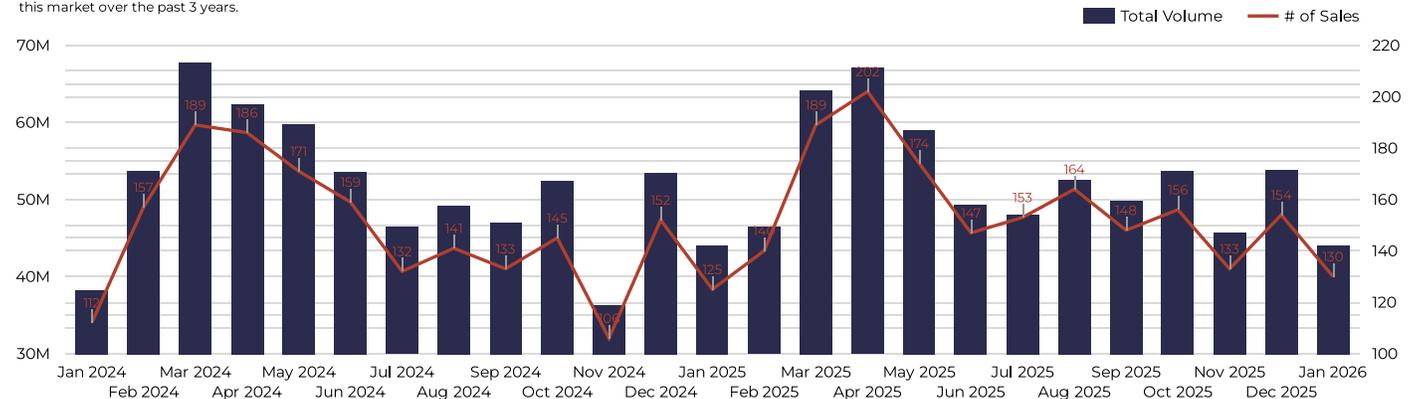
Market Pricing

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.



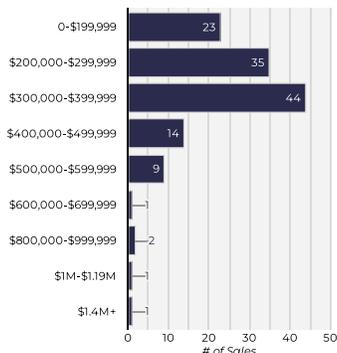
MLS of Southern Arizona®



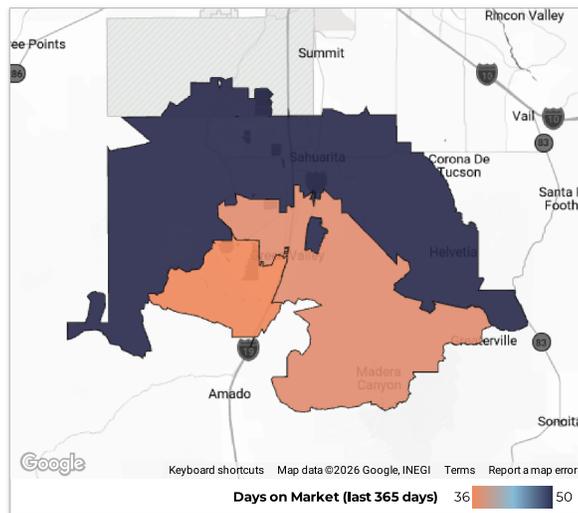
Green Valley Sahuarita Association of Realtors : Buyer Demand

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Feb 5, 2026

January 2026

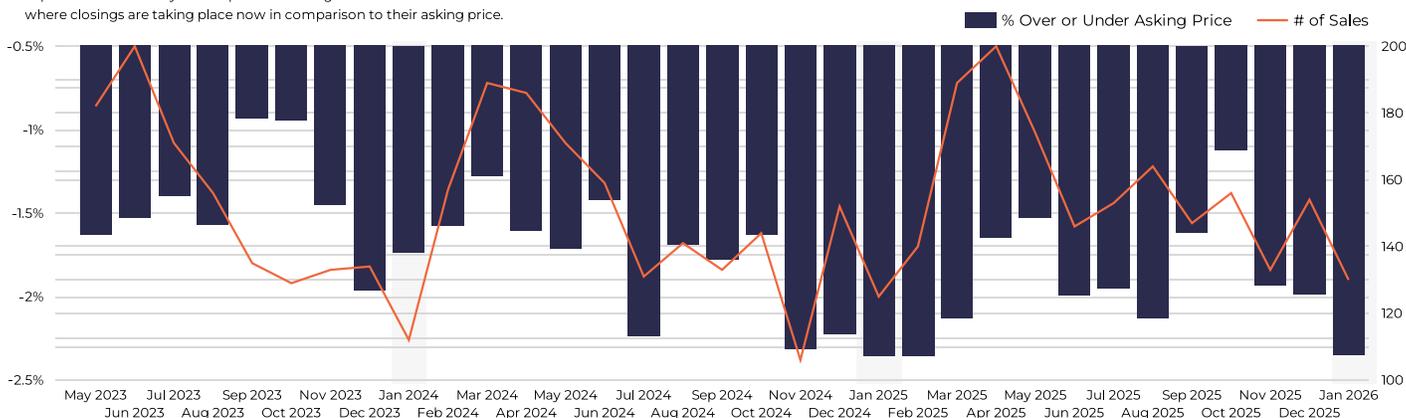


of Sales: **130** (↑ 4.0% from previous year)
 Volume: **\$44,045,249** (↓ -0.2% from previous year)
 \$/sqft: **\$196** (↓ -7.7% from previous year)
 # of New Listings: **279** (↓ -11.7% from previous year)
 Median Sale Price: **\$320,000** (↑ 1.3% from previous year)
 Average Sale Price: **\$338,810** (↓ -4.0% from previous year)
 Median Days on Market: **40** (↓ -12 from previous year)
 Average % Over Asking: **-2.35%** (↑ 0.01% from previous year)



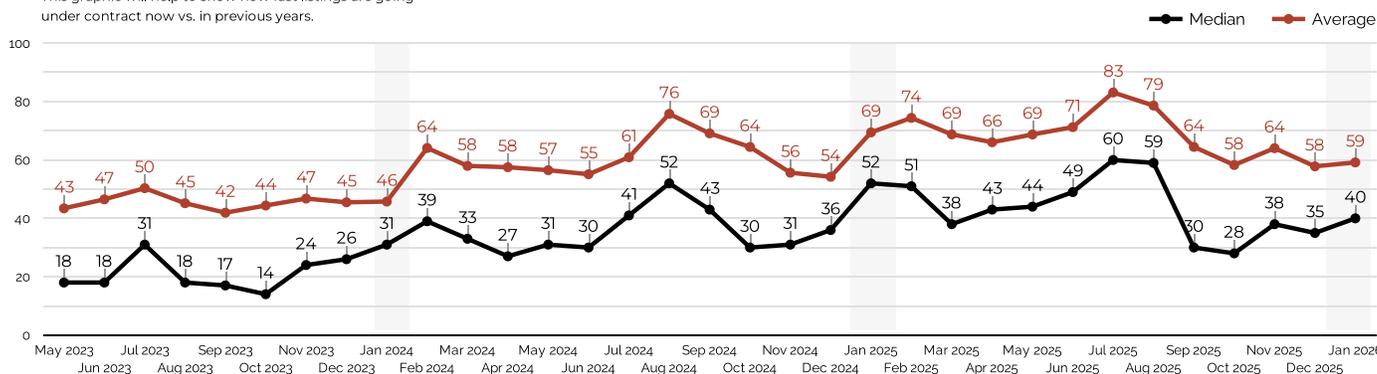
Buyer Demand

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	23	91.7% ↑	57	-2 ↓	-4.74%	0.40% ↑
\$200,000-\$299,999	35	-23.9% ↓	40	-2 ↓	-1.61%	0.39% ↑
\$300,000-\$399,999	44	37.5% ↑	43	-26 ↓	-1.98%	0.41% ↑
\$400,000-\$499,999	14	-22.2% ↓	32	7 ↑	-0.71%	0.22% ↑
\$500,000-\$599,999	9	28.6% ↑	13	-9 ↓	-1.42%	0.98% ↑
\$600,000-\$699,999	1	-75.0% ↓	100	33 ↑	-7.01%	-3.02% ↓
\$800,000-\$999,999	2	-50.0% ↓	6	-35 ↓	-2.65%	0.59% ↑
\$1M-\$1.19M	1	-	70	-	-9.80%	-
\$1.4M+	1	-	64	-	-8.57%	-

Data Tables

Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

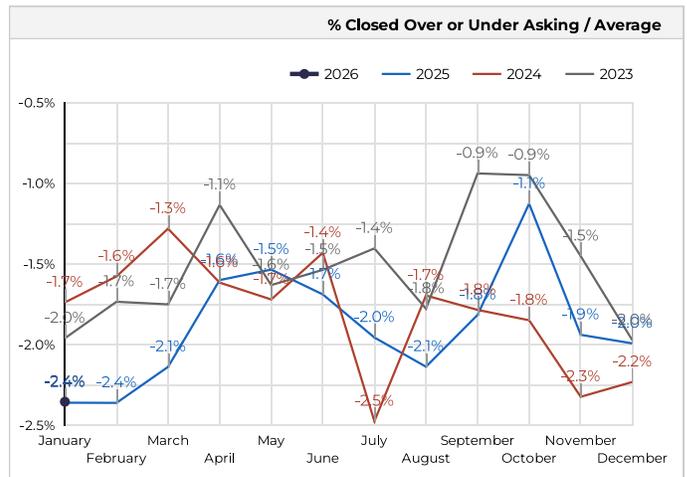
# of Sales / Count				
Month	2023	2024	2025	2026
January	125	112	125	130
February	123	157	140	-
March	195	189	189	-
April	222	186	202	-
May	182	171	174	-
June	200	159	147	-
July	171	132	153	-
August	157	141	164	-
September	135	133	148	-
October	129	145	156	-
November	133	106	133	-
December	134	152	154	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$310,000	\$318,000	\$316,000	\$320,000
February	\$305,000	\$325,000	\$319,000	-
March	\$312,000	\$339,000	\$315,000	-
April	\$325,857	\$323,000	\$325,000	-
May	\$305,000	\$325,500	\$335,000	-
June	\$327,500	\$337,000	\$325,000	-
July	\$330,000	\$340,000	\$310,000	-
August	\$314,900	\$330,000	\$314,900	-
September	\$319,900	\$340,420	\$307,000	-
October	\$335,000	\$343,900	\$325,000	-
November	\$307,990	\$324,400	\$308,000	-
December	\$325,000	\$342,000	\$320,000	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	25	31	52	40
February	37	39	51	-
March	32	33	38	-
April	16	27	43	-
May	18	31	44	-
June	18	30	49	-
July	31	41	60	-
August	18	52	59	-
September	17	43	30	-
October	14	30	28	-
November	24	31	38	-
December	26	36	35	-

New Listings / Count				
Month	2023	2024	2025	2026
January	221	239	316	279
February	216	228	260	-
March	231	250	260	-
April	203	224	254	-
May	206	227	220	-
June	168	155	188	-
July	175	183	161	-
August	191	205	202	-
September	203	241	266	-
October	219	224	274	-
November	193	210	221	-
December	193	195	177	-

New Pendings / Count				
Month	2023	2024	2025	2026
January	133	153	137	154
February	142	173	146	-
March	218	164	211	-
April	196	201	185	-
May	195	152	184	-
June	185	146	139	-
July	169	151	151	-
August	152	125	152	-
September	122	120	153	-
October	129	152	148	-
November	136	112	156	-
December	119	140	119	-



Jan 2026

vs. last year

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

Market Activity				Market Pricing				Buyer Demand				
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	85	6.3% ↑	\$34.23M	2.3% ↑	\$358,000	-\$19,990 ↓	\$202	-\$15 ↓	34	-18 ↓	-1.7%	0.3% ↑
Townhouse	30	-14.3% ↓	\$7.6M	-15.7% ↓	\$240,000	-\$9,000 ↓	\$201	-\$3 ↓	40	-19 ↓	-3.0%	-0.0%
Condominium	8	0.0%	\$950K	-13.1% ↓	\$115,000	-\$17,500 ↓	\$189	-\$25 ↓	78	40 ↑	-6.6%	-2.9% ↓
Manufactured Home	6	200.0% ↑	\$1.1M	102.3% ↑	\$179,000	\$4,000 ↑	\$116	-\$89 ↓	59	18 ↑	-3.6%	-2.2% ↓
Mobile Home	1	-	\$158K	-	\$158,000	-	\$127	-	11	-	0.0%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	15	25.0% ↑	\$2.15M	14.7% ↑	\$122,500	-\$28,500 ↓	\$205	-\$10 ↓	57	16 ↑	-4.6%	-2.0% ↓
\$1000-1499 sqft	38	-5.0% ↓	\$9.79M	-7.3% ↓	\$269,000	\$15,250 ↑	\$197	-\$17 ↓	40	-15 ↓	-2.2%	-0.3% ↓
\$1500-1999 sqft	40	0.0%	\$13.52M	-6.1% ↓	\$334,000	-\$23,990 ↓	\$200	-\$11 ↓	32	-9 ↓	-1.1%	1.7% ↑
2000-2499 sqft	22	4.8% ↑	\$8.91M	-6.5% ↓	\$379,500	-\$60,500 ↓	\$184	-\$22 ↓	47	-26 ↓	-2.3%	0.2% ↑
2500-2999 sqft	11	10.0% ↑	\$5.45M	-16.8% ↓	\$435,000	-\$224,000 ↓	\$181	-\$58 ↓	13	-34 ↓	-3.2%	-1.5% ↓
3000-3999 sqft	2	100.0% ↑	\$1.51M	187.6% ↑	\$580,000	\$55,000 ↑	\$228	\$76 ↑	31	18 ↑	-4.3%	-4.3% ↓
4000-4999 sqft	1	-	\$1.11M	-	\$1,105,000	-	\$227	-	70	-	-9.8%	-
5000+ sqft	1	0.0%	\$1.6M	137.0% ↑	\$1,600,000	\$925,000 ↑	\$276	\$142 ↑	64	-3 ↓	-8.6%	1.4% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	37	15.6% ↑	\$8.45M	2.1% ↑	\$200,000	-\$39,000 ↓	\$181	-\$31 ↓	34	-2 ↓	-3.6%	-0.3% ↓
Green Valley North	30	-18.9% ↓	\$10.22M	-24.7% ↓	\$329,000	-\$28,990 ↓	\$175	-\$16 ↓	56	1 ↑	-0.6%	1.5% ↑
Green Valley Northeast	26	18.2% ↑	\$10.72M	22.5% ↑	\$375,000	\$16,000 ↑	\$220	-\$10 ↓	25	-22 ↓	-1.5%	-0.7% ↓
Green Valley Southwest	23	-14.8% ↓	\$8.53M	-14.2% ↓	\$358,000	\$68,000 ↑	\$207	-\$14 ↓	57	-3 ↓	-3.6%	-0.5% ↓
Green Valley Southeast	14	100.0% ↑	\$6.12M	71.4% ↑	\$320,000	-\$92,000 ↓	\$223	-\$26 ↓	55	13 ↑	-2.5%	-1.1% ↓