

MLSSAZ Monthly Market Report

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



Jun 2025

Quick Stats Jun 2025

of Sales

1,343

↓ -14.2% from previous month

Median Sale Price

\$360,000

↓ -0.55% from previous month

Average Sale Price

\$436,175

↓ -0.83% from previous month

Median DOM

35

↑ 6 from previous month

% Over

-1.86%

↓ -0.07% from previous month

of New Listings

1,889

↓ -14.8% from previous month

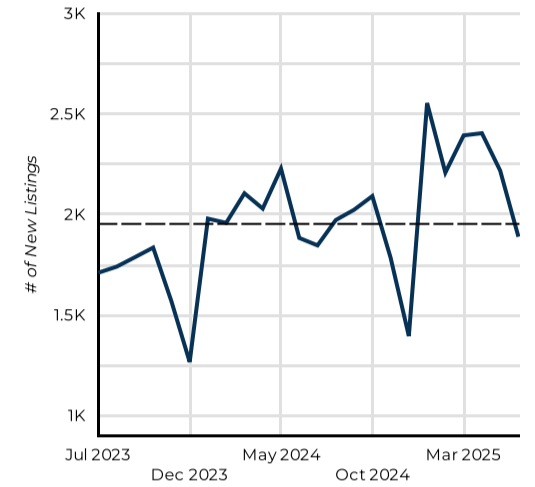
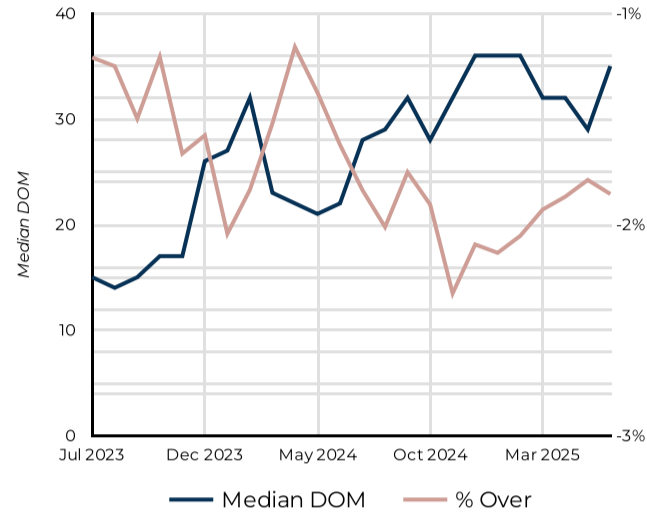
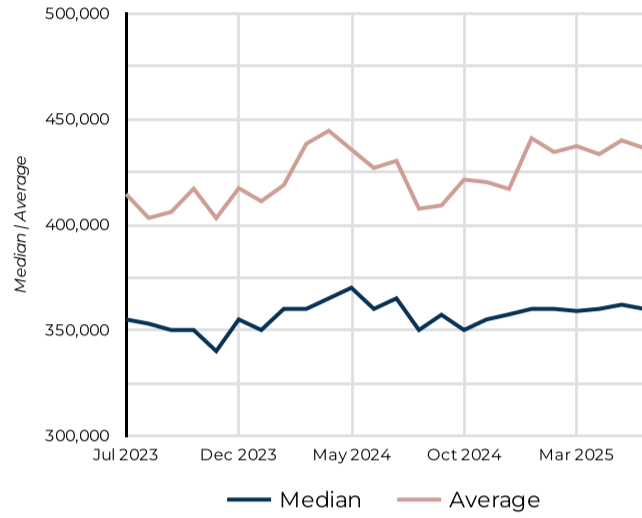
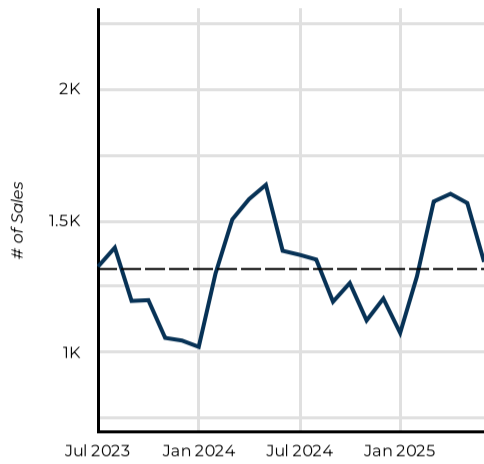


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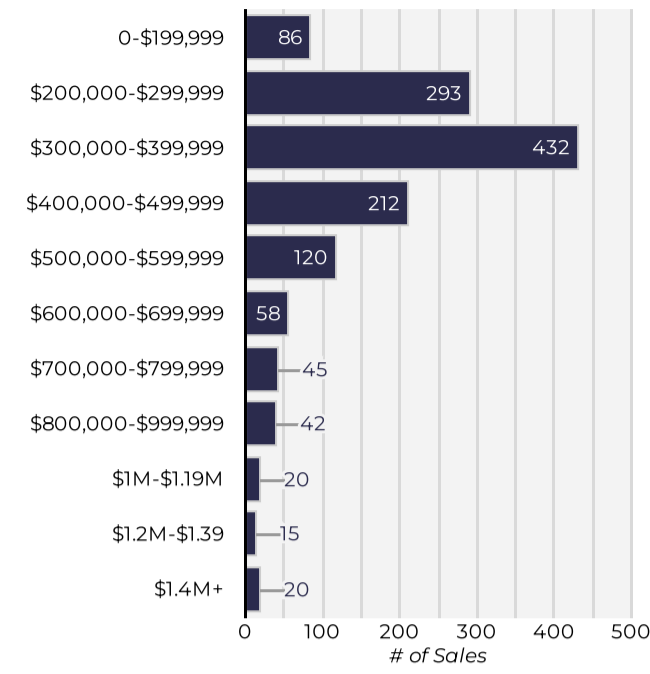
Market Activity - Market Pricing - Buyer Demand - Inventory

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

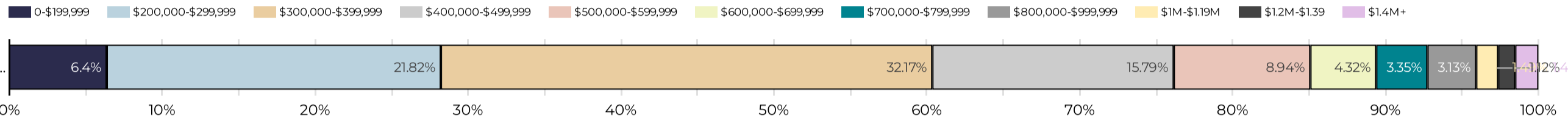
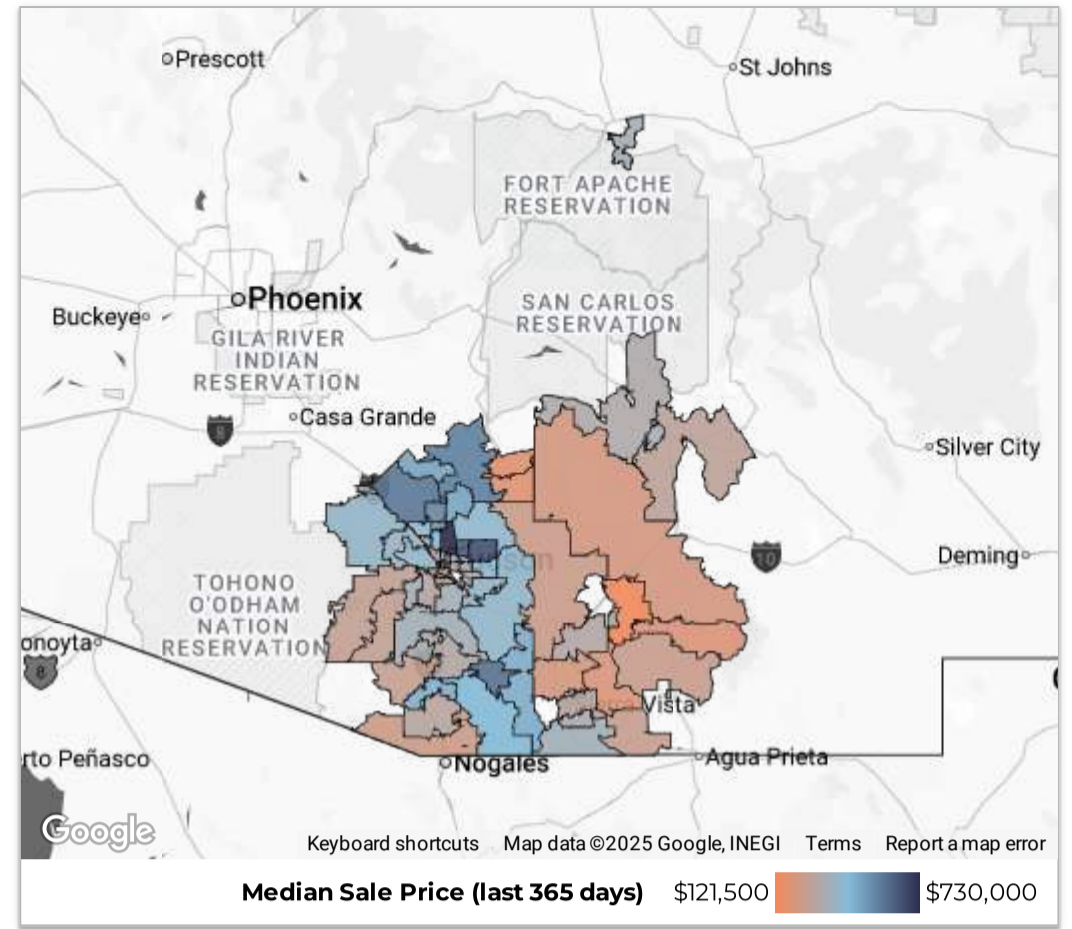
Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Jul 7, 2025

June 2025

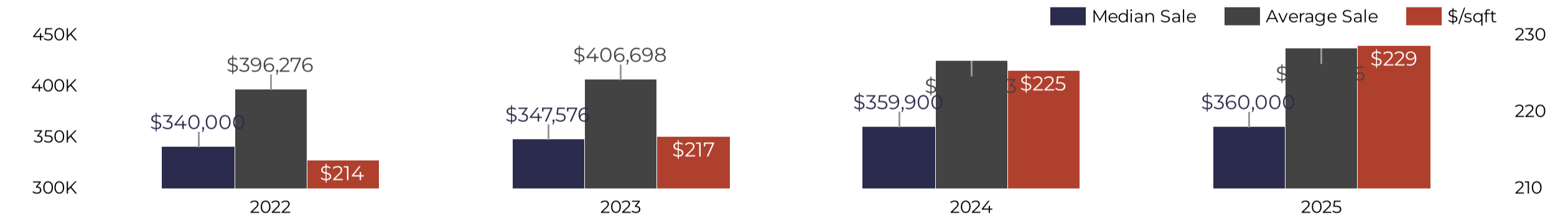
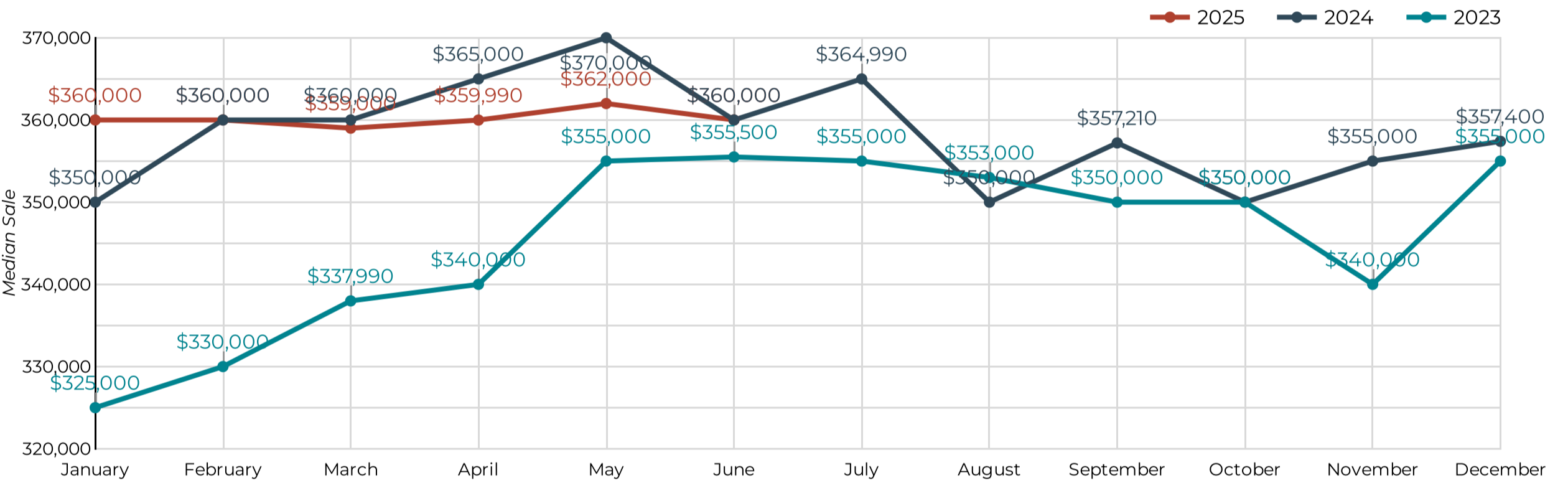


of Sales: **1,343** (-3.0% from previous year)
 Median Sale Price: **\$360,000** (0.0% from previous year)
 Volume: **\$585,782,728** (-0.9% from previous year)
 Average Sale Price: **\$436,175** (2.2% from previous year)
 \$/sqft: **\$227** (0.4% from previous year)
 Median Days on Market: **35** (13 from previous year)
 # of New Listings: **1,889** (0.3% from previous year)
 Average % Over Asking: **-1.86%** (-0.23% from previous year)



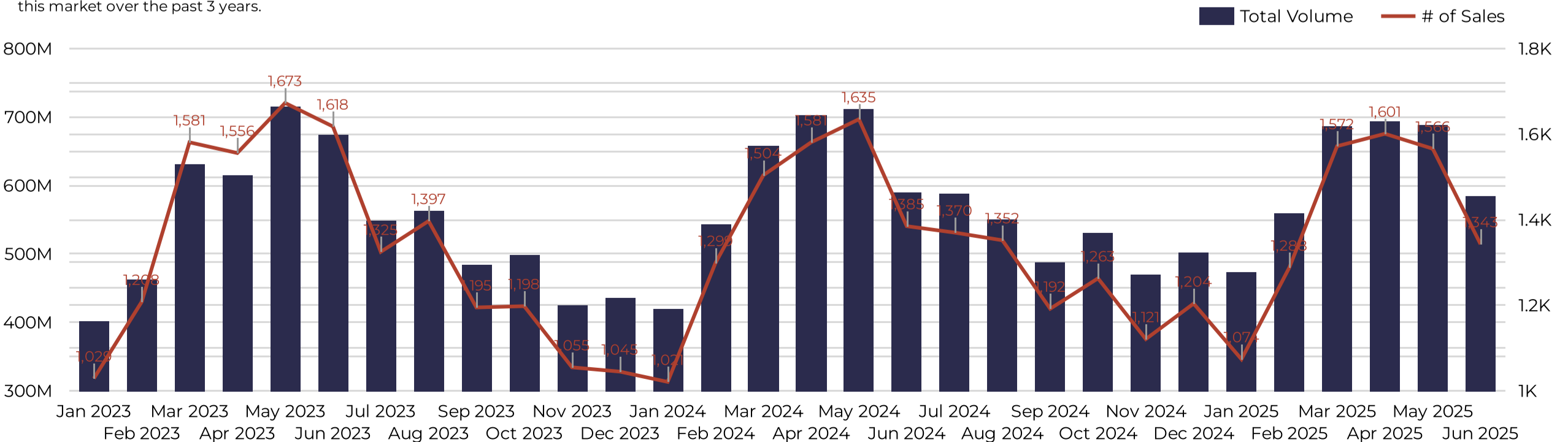
Market Pricing

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



Market Activity

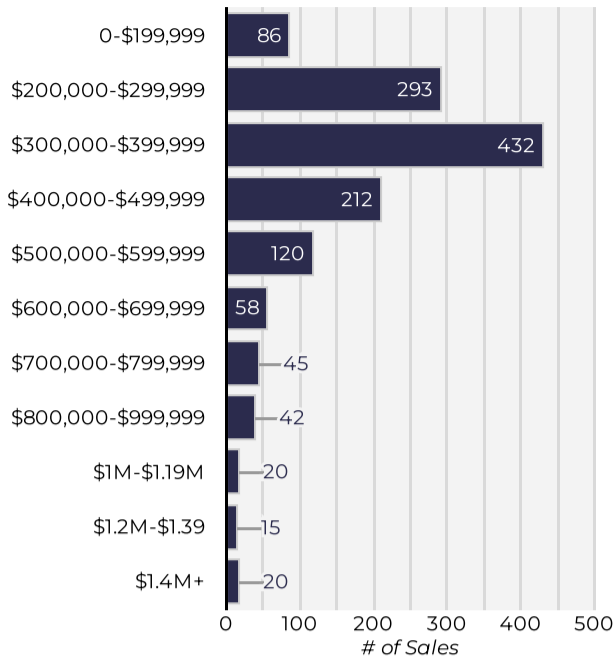
Use this data to see changes in total sales activity in this market over the past 3 years.



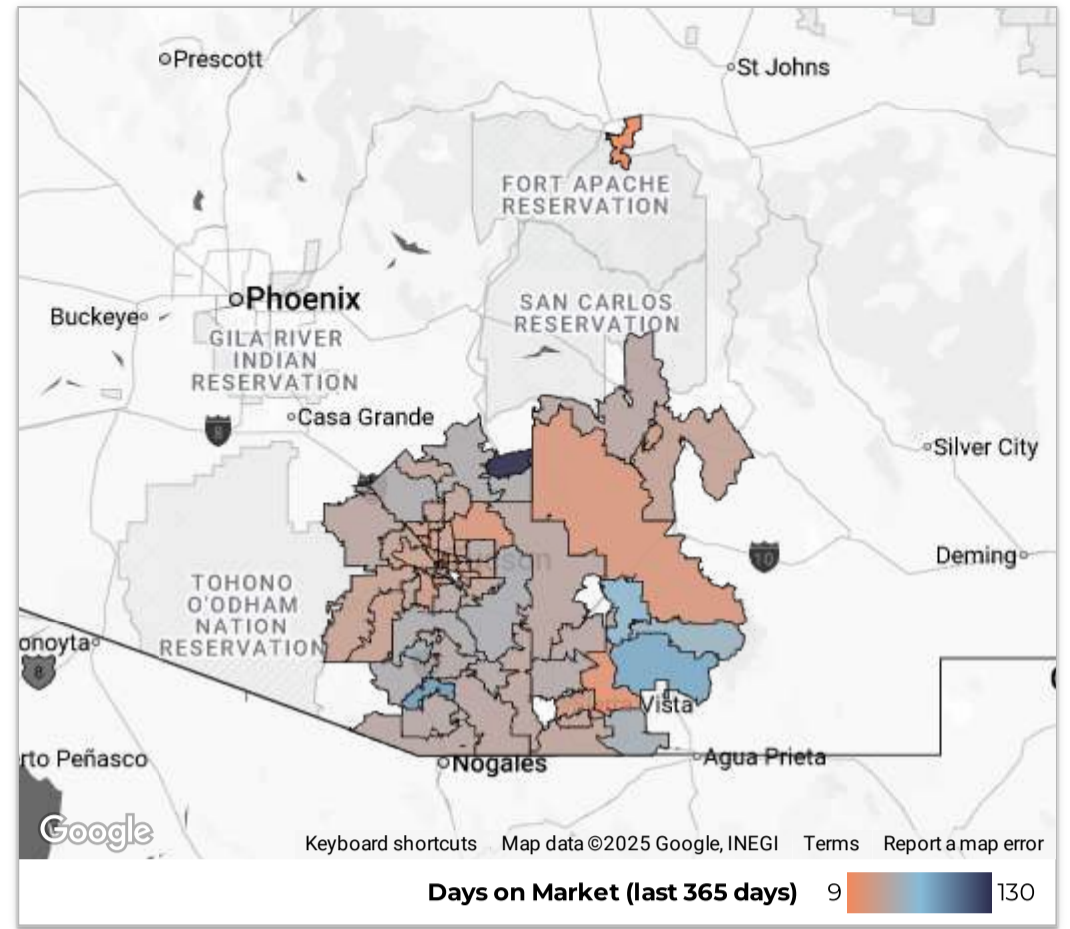
Southern AZ Housing Market: Buyer Demand

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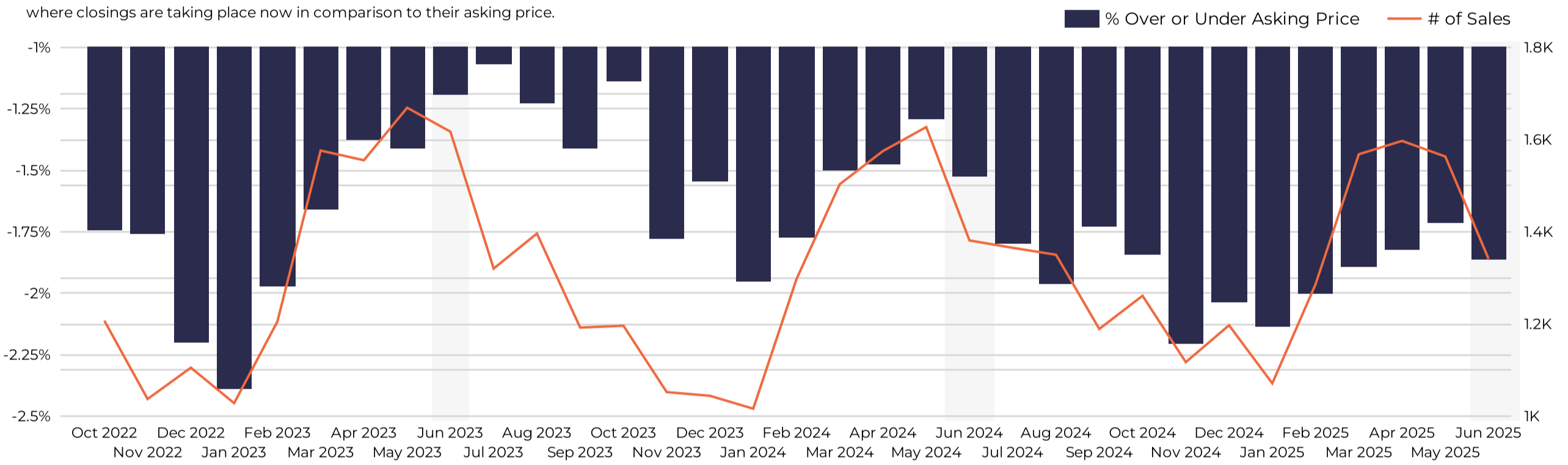


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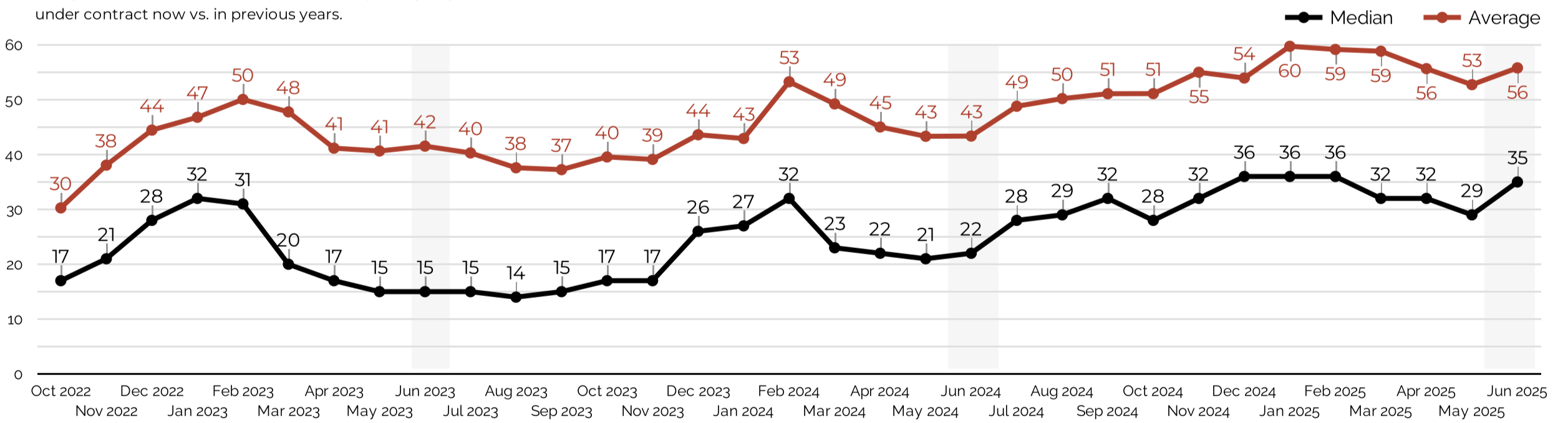
Buyer Demand

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



Days on Market

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



Buyer Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	86	-10.4% ↓	45	30 ↑	-5.40%	-0.46% ↓
\$200,000-\$299,999	293	3.9% ↑	31	15 ↑	-1.24%	0.01% ↑
\$300,000-\$399,999	432	-7.7% ↓	39	13 ↑	-1.28%	-0.28% ↓
\$400,000-\$499,999	212	-7.4% ↓	31	9 ↑	-1.90%	-0.46% ↓
\$500,000-\$599,999	120	8.1% ↑	38	16 ↑	-1.82%	-0.56% ↓
\$600,000-\$699,999	58	-21.6% ↓	23	3 ↑	-1.64%	0.42% ↑
\$700,000-\$799,999	45	18.4% ↑	23	9 ↑	-2.40%	-1.43% ↓
\$800,000-\$999,999	42	20.0% ↑	21	-3 ↓	-1.77%	0.40% ↑
\$1M-\$1.19M	20	-9.1% ↓	16	-15 ↓	-4.50%	-0.76% ↓
\$1.2M-\$1.39	15	15.4% ↑	25	-34 ↓	-3.62%	0.71% ↑
\$1.4M+	20	17.6% ↑	45	37 ↑	-3.48%	1.40% ↑

Southern AZ Housing Market: Inventory

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June 2025

of New Listings (Supply)
1,889
↑ 6 from previous year

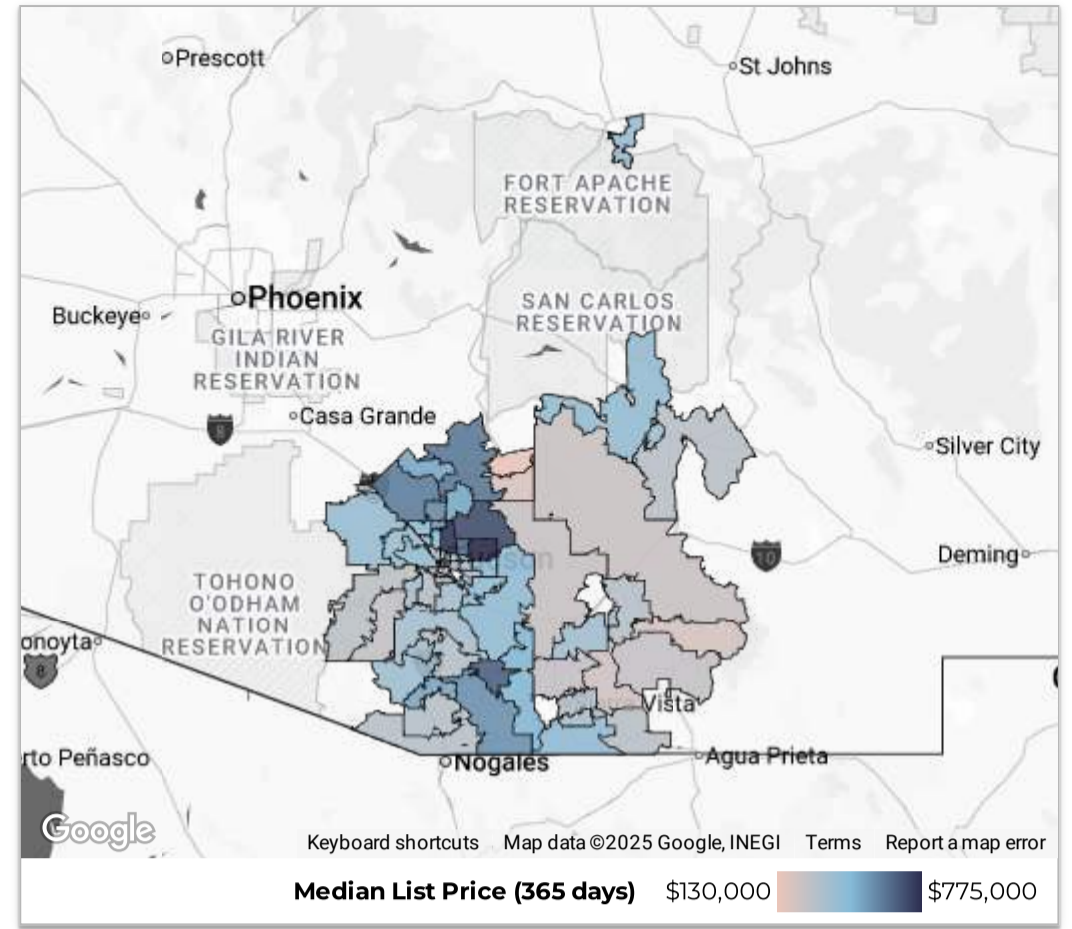
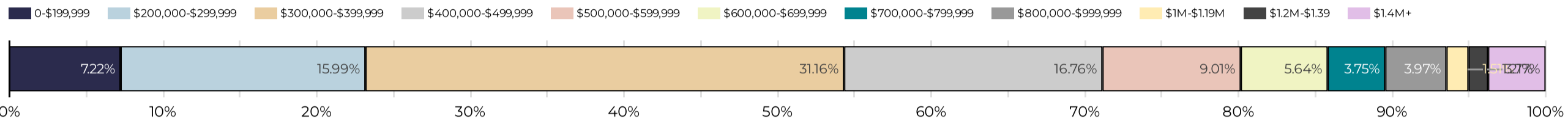
Months of Supply
4.05

	Average	#
Single Family Residence	\$590,178	4,356
Townhouse	\$336,900	433
Condominium	\$238,119	356
Manufactured Home	\$253,860	247
Mobile Home	\$139,827	48
Grand total	\$527,735	5,440

of New Pendings (Demand)
1,318
↓ -46 from previous year

Active Listings
5,440
Pending Listings
752

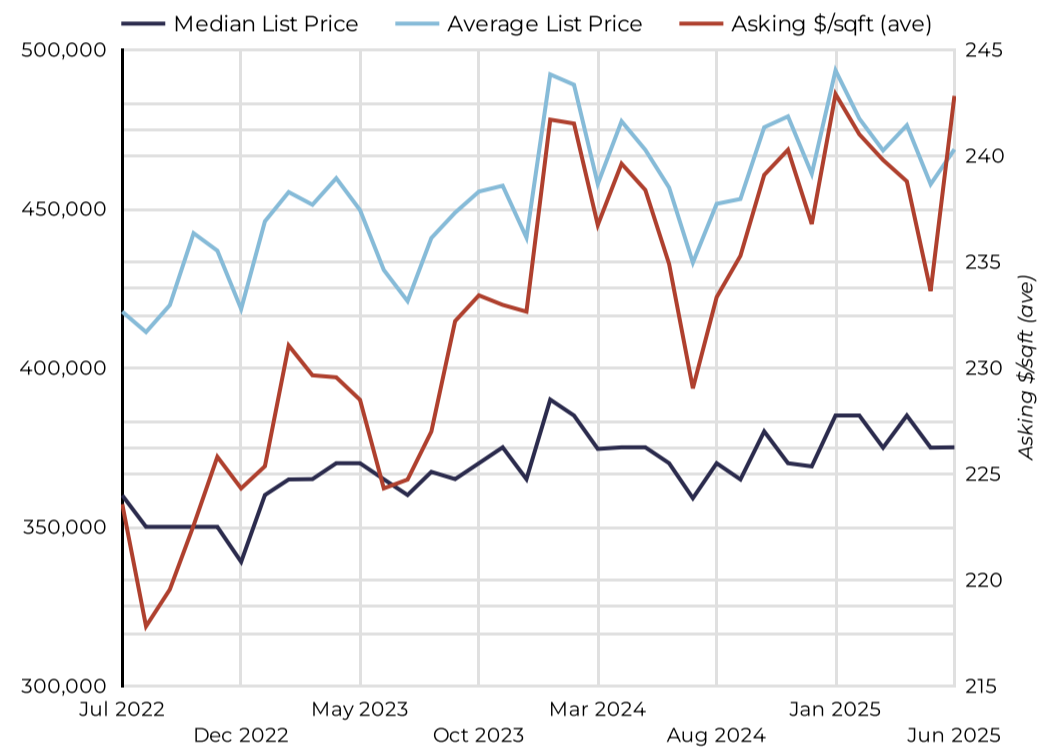
Active Listings



Months of Supply By Price Range

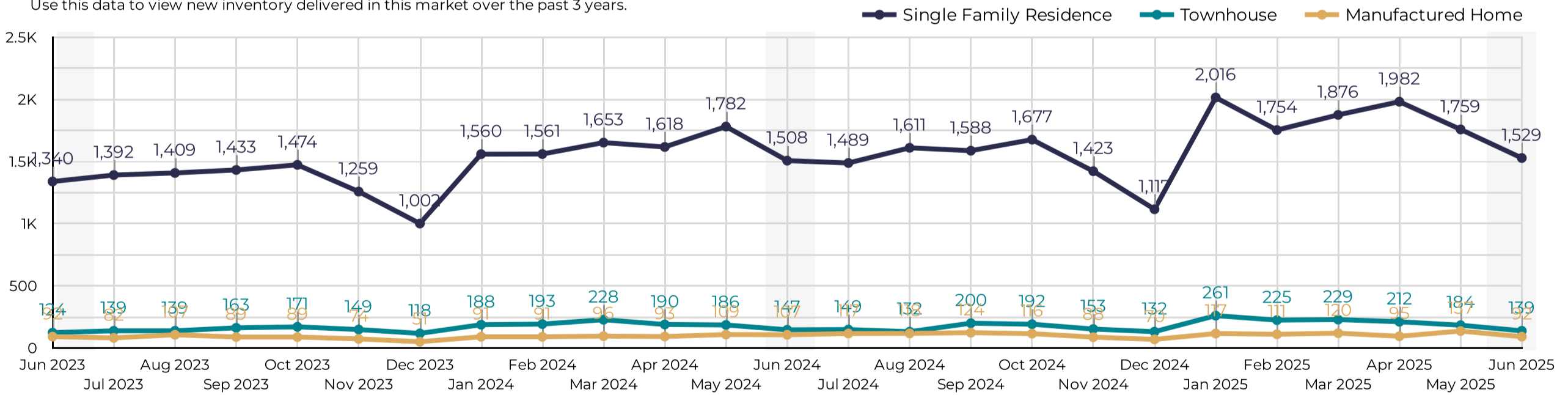
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.47	393	88
\$200,000-\$299,999	3.09	870	282
\$300,000-\$399,999	3.93	1,695	431
\$400,000-\$499,999	4.34	912	210
\$500,000-\$599,999	3.80	490	129
\$600,000-\$699,999	5.12	307	60
\$700,000-\$799,999	5.10	204	40
\$800,000-\$999,999	4.50	216	48
\$1M-\$1.19M	5.47	82	15
\$1.2M-\$1.39	3.30	66	20
\$1.4M+	10.25	205	20
Grand total	4.05	5,440	1,343

Asking Prices



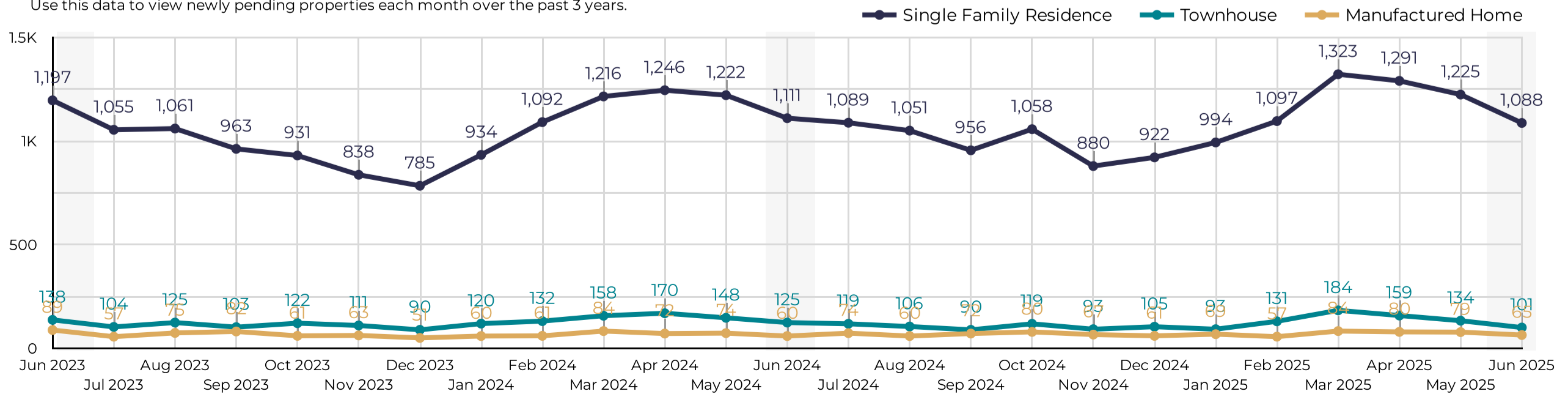
New Listings

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.

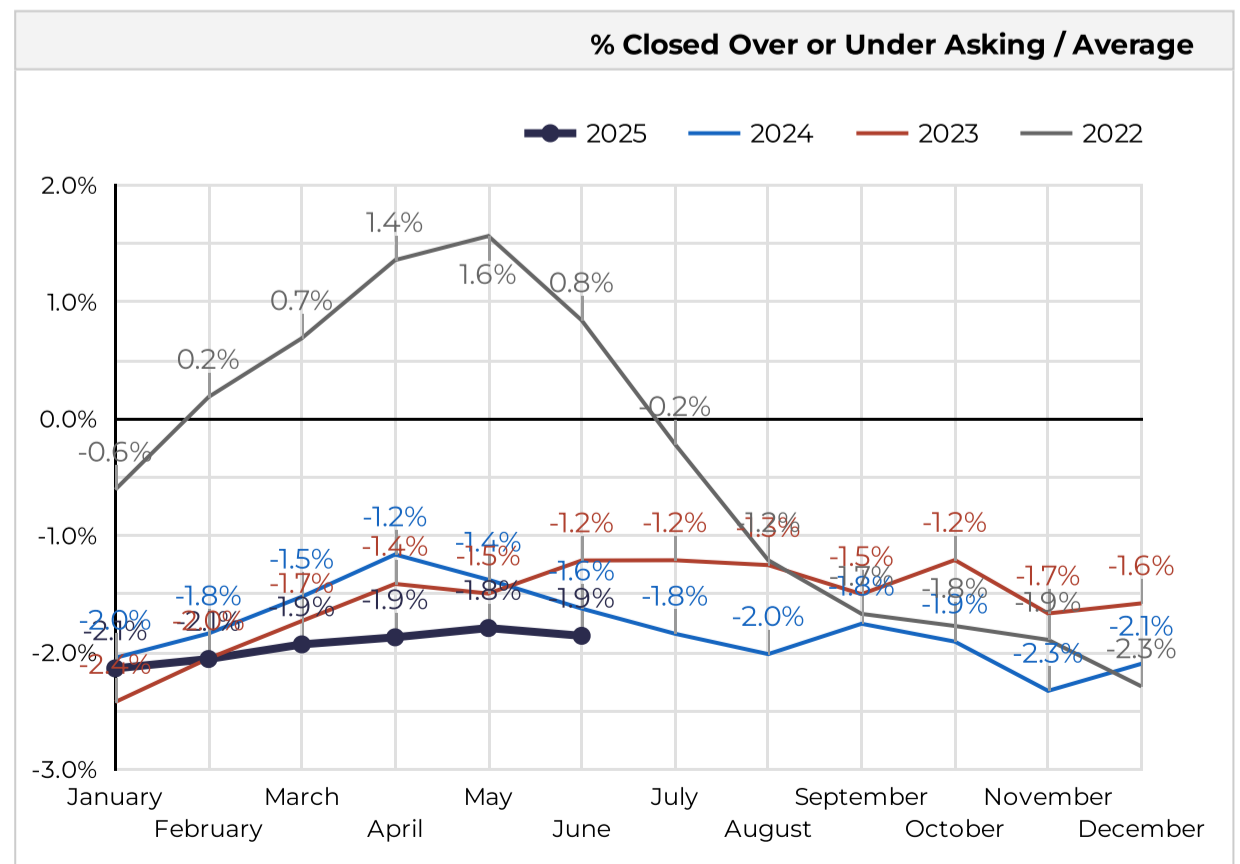
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,074
February	1,676	1,208	1,299	1,288
March	2,134	1,581	1,504	1,572
April	1,957	1,556	1,581	1,601
May	2,031	1,673	1,635	1,566
June	1,764	1,618	1,385	1,343
July	1,484	1,325	1,370	-
August	1,525	1,397	1,352	-
September	1,431	1,195	1,192	-
October	1,208	1,198	1,263	-
November	1,041	1,055	1,121	-
December	1,107	1,045	1,204	-

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	\$362,000
June	\$355,000	\$355,500	\$360,000	\$360,000
July	\$351,000	\$355,000	\$364,990	-
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	32
April	5	17	22	32
May	5	15	21	29
June	6	15	22	35
July	7	15	28	-
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	2,218
June	2,424	1,649	1,883	1,889
July	2,251	1,710	1,846	-
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	1,785	-
December	1,160	1,266	1,395	-

New Pending / Count				
Month	2022	2023	2024	2025
January	1,789	1,175	1,187	1,214
February	1,862	1,366	1,374	1,357
March	2,094	1,642	1,546	1,673
April	1,965	1,584	1,589	1,598
May	1,914	1,620	1,518	1,496
June	1,605	1,507	1,364	1,318
July	1,429	1,322	1,373	-
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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Jun 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.

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	1,103	0.1%	\$522.56M	1.9%	\$385,000	-\$3,000	\$232	\$2	33	10	-1.8%	-0.4%
Townhouse	104	-28.3%	\$32.37M	-31.8%	\$285,000	\$2,000	\$226	-\$10	45	28	-2.0%	-0.3%
Manufactured Home	73	25.9%	\$18.11M	29.6%	\$242,000	-\$7,000	\$161	-\$3	33	25	-1.7%	0.1%
Condominium	51	-20.3%	\$10.93M	-24.2%	\$207,500	\$21,500	\$239	\$17	48	24	-3.1%	+0.0%
Mobile Home	10	-16.7%	\$1.54M	-16.7%	\$122,000	\$2,000	\$123	-\$10	54	43	-6.5%	-0.9%

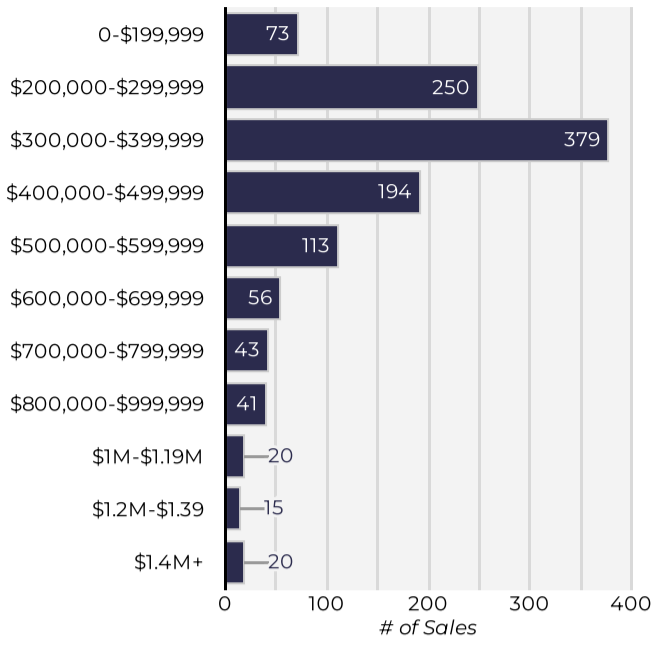
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	82	-25.5%	\$15.67M	-26.8%	\$190,000	\$0	\$240	\$6	32	17	-3.0%	-0.5%
\$1000-1499 sqft	337	4.3%	\$97.4M	3.8%	\$289,900	-\$100	\$225	-\$4	34	14	-1.5%	-0.4%
\$1500-1999 sqft	438	-6.0%	\$164.93M	-5.8%	\$354,990	-\$4,910	\$218	-\$0	38	17	-1.6%	-0.4%
2000-2499 sqft	265	3.5%	\$126.55M	3.9%	\$450,000	\$100	\$214	-\$0	36	11	-1.7%	0.1%
2500-2999 sqft	128	-7.2%	\$80.21M	-5.4%	\$585,000	\$10,000	\$230	\$3	29	5	-2.3%	-0.8%
3000-3999 sqft	71	7.6%	\$69.73M	15.8%	\$949,000	\$59,000	\$293	\$19	22	-15	-3.2%	-0.4%
4000-4999 sqft	16	-11.1%	\$21.98M	-7.3%	\$1,250,000	\$15,000	\$306	\$8	111	87	-5.8%	-2.6%
5000+ sqft	4	0.0%	\$9.05M	-7.2%	\$1,900,000	-\$300,000	\$405	-\$34	4	-53	2.7%	11.3%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	206	10.2%	\$121.83M	13.4%	\$479,000	\$29,000	\$266	\$9	32	10	-2.5%	-0.9%
Central	151	-3.8%	\$56.87M	-6.0%	\$330,000	\$10,060	\$246	-\$11	22	11	-1.5%	-0.1%
Upper Southeast	122	5.2%	\$50.97M	6.0%	\$392,000	-\$3,000	\$212	\$9	44	16	-1.0%	0.1%
North	100	0.0%	\$70.82M	0.6%	\$623,000	-\$16,000	\$302	\$8	32	16	-2.6%	0.2%
East	94	-19.0%	\$32.54M	-15.0%	\$315,000	\$13,000	\$214	\$1	23	10	-1.1%	0.1%
Southwest	78	5.4%	\$23.74M	2.7%	\$295,000	-\$30,000	\$182	-\$14	38	9	-1.1%	-0.6%
West	68	0.0%	\$31.48M	9.8%	\$408,830	\$48,830	\$228	-\$3	32	11	-2.1%	-0.6%
Extended West	58	-23.7%	\$21.75M	-25.9%	\$372,530	-\$9,870	\$203	\$3	42	17	-1.3%	-0.3%
Northeast	54	10.2%	\$31.16M	13.6%	\$475,000	\$25,000	\$252	\$2	49	31	-2.7%	-1.1%
South	54	5.9%	\$15.15M	3.1%	\$287,500	-\$3,500	\$212	\$10	14	4	0.3%	0.2%
Green Valley North	52	6.1%	\$18.48M	8.9%	\$338,000	-\$11,990	\$183	\$4	34	9	-1.2%	-0.5%
Upper Northwest	37	-27.5%	\$21.21M	-24.7%	\$520,000	\$12,500	\$244	-\$11	41	-7	-3.2%	-0.6%
Cochise	35	20.7%	\$10.53M	28.4%	\$245,000	-\$45,000	\$181	\$10	26	-14	-4.1%	-0.8%
Southeast	35	-16.7%	\$14.22M	-16.1%	\$385,000	-\$5,900	\$204	\$7	32	0	-1.0%	+0.0%
Green Valley Southwest	27	50.0%	\$10.01M	66.0%	\$340,000	\$35,000	\$206	-\$17	37	-4	-1.5%	0.2%
Green Valley Northwest	27	-48.1%	\$6.3M	-52.3%	\$229,900	-\$14,100	\$185	-\$14	51	21	-3.1%	-1.7%
Green Valley Northeast	25	-24.2%	\$9.49M	-38.5%	\$328,000	-\$102,000	\$200	-\$35	75	50	-2.8%	-0.8%
Benson/St. David	20	-16.7%	\$5.48M	-23.0%	\$254,990	\$8,000	\$157	-\$5	25	-24	-0.8%	1.2%
SCC-Rio Rico East	15	7.1%	\$4.27M	9.4%	\$285,000	\$19,720	\$171	-\$6	93	51	-0.8%	1.0%
Extended Northwest	13	62.5%	\$3.54M	40.4%	\$281,000	-\$23,200	\$199	\$14	63	-13	-2.2%	-0.9%
Pinal	12	50.0%	\$3.52M	-8.3%	\$185,000	-\$55,000	\$172	-\$24	29	-22	-1.8%	1.9%
Graham	10	-37.5%	\$3.16M	-23.1%	\$315,000	\$53,000	\$183	\$15	42	38	-2.7%	0.5%
Green Valley Southeast	7	0.0%	\$2.25M	9.8%	\$310,000	\$13,000	\$194	-\$14	61	-6	-0.8%	2.6%
SCC-Rio Rico West	7	250.0%	\$2.22M	228.5%	\$285,000	\$28,000	\$170	-\$12	48	6	-4.1%	6.0%
Extended Southwest	7	40.0%	\$1.69M	84.3%	\$250,000	\$58,000	\$140	-\$6	48	31	-0.4%	0.5%
SCC-Nogales East	5	150.0%	\$1.82M	174.6%	\$400,000	\$82,000	\$144	-\$1	58	41	-14.2%	-14.0%
Maricopa	4	0.0%	\$2.77M	65.8%	\$499,000	\$114,000	\$306	\$66	29	25	-0.1%	8.5%
SCC-Elgin	3	-	\$2.76M	-	\$905,000	-	\$379	-	11	-	-2.4%	-
SCC-Tubac East	3	-66.7%	\$1.05M	-72.0%	\$262,500	-\$122,500	\$257	-\$11	229	188	-5.1%	-6.3%
Navajo	2	-	\$841K	-	\$306,000	-	\$308	-	30	-	-3.2%	-
Extended Southeast	2	0.0%	\$679.4K	-30.7%	\$232,500	-\$147,500	\$205	-\$20	3	-22	-3.8%	-1.6%
SCC-Tubac West	2	100.0%	\$790K	26.4%	\$340,000	-\$285,000	\$181	-\$96	198	55	-10.0%	0.7%
Extended Northeast	1	-66.7%	\$164K	-91.9%	\$164,000	-\$557,000	\$278	-\$147	33	26	-8.4%	-3.2%

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

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June 2025



of Sales
1,204
↓ -1.8% from previous year

Volume
\$539,065,281
↑ 0.3% from previous year

\$/sqft
\$231
↑ 0.9% from previous year

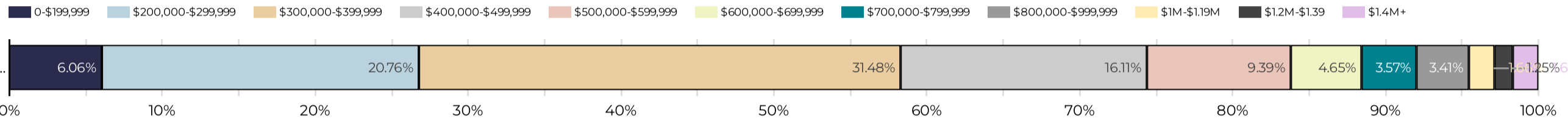
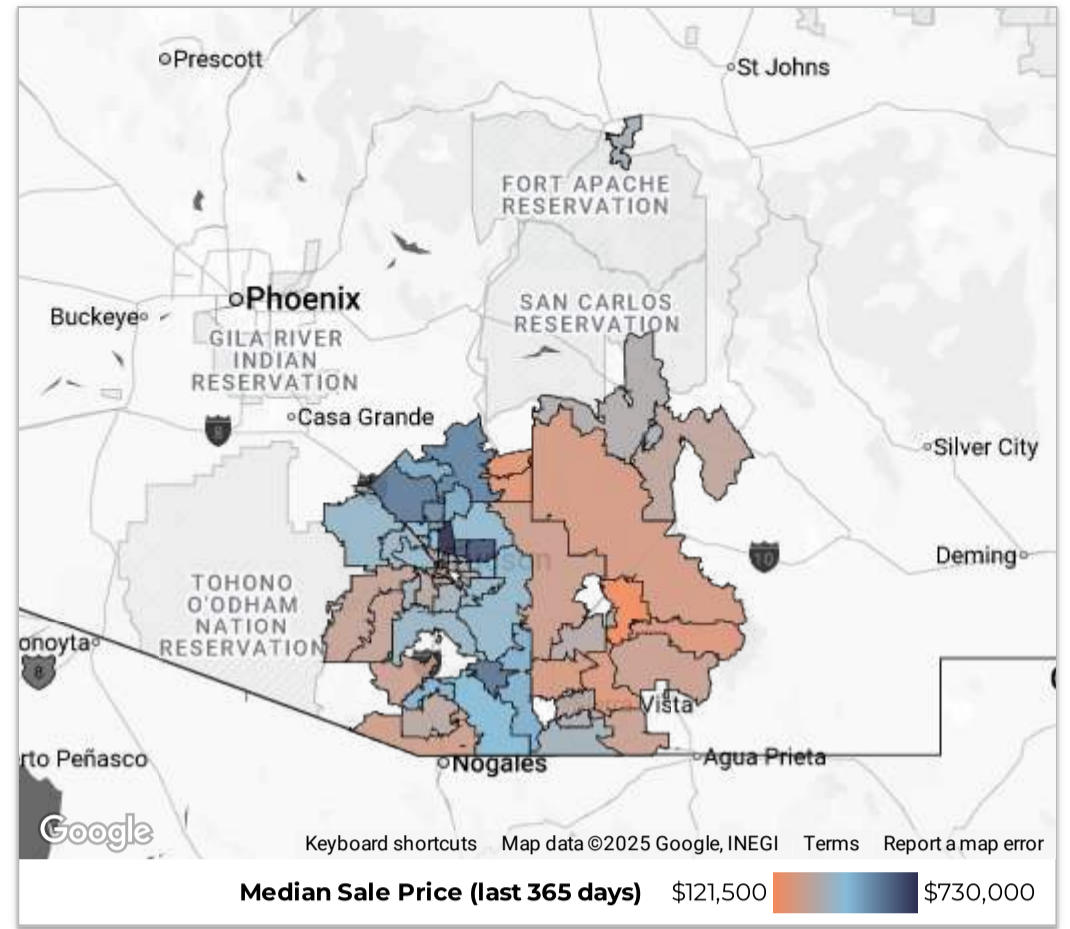
of New Listings
1,703
↓ -1.4% from previous year

Median Sale Price
\$365,000
↓ -0.1% from previous year

Average Sale Price
\$447,729
↑ 2.1% from previous year

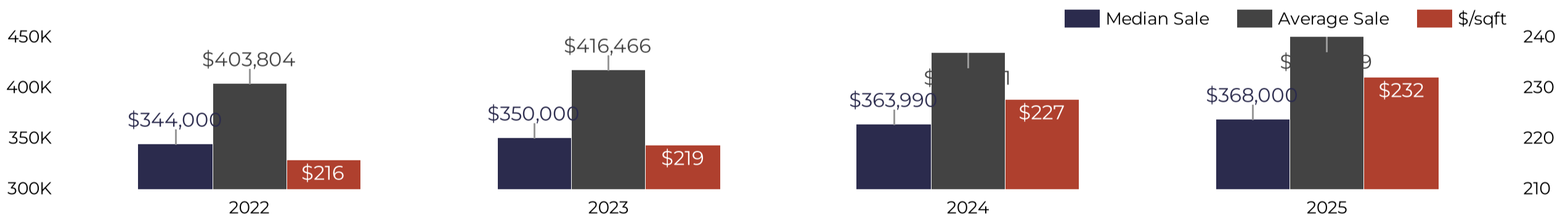
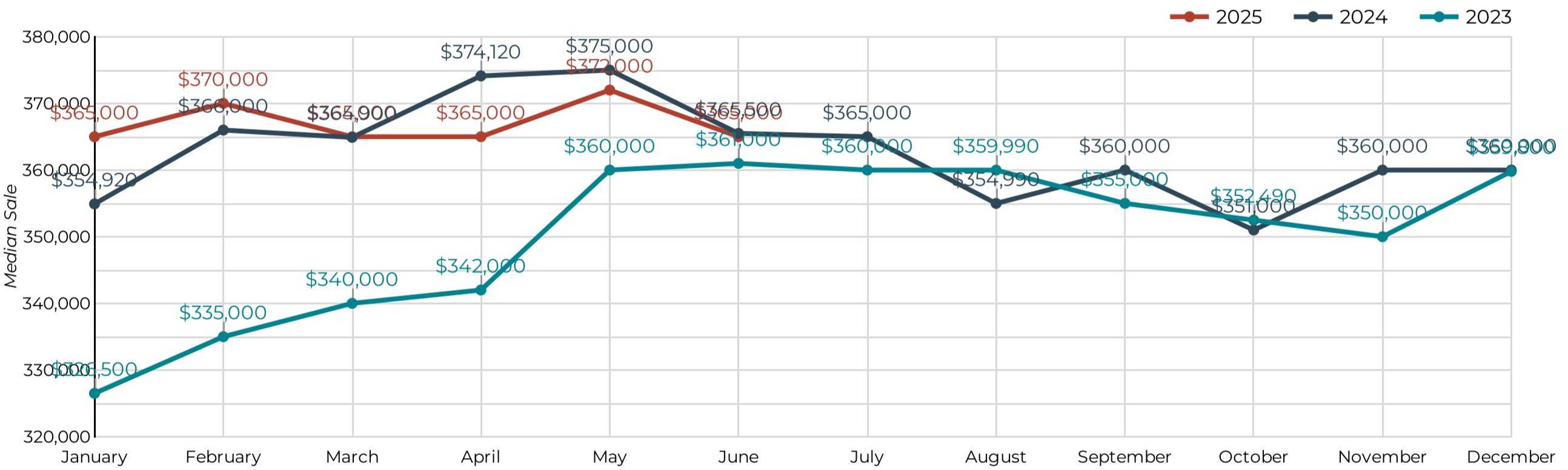
Median Days on Market
33
↑ 12 from previous year

Average % Over Asking
-1.89%
↓ -0.24% from previous year



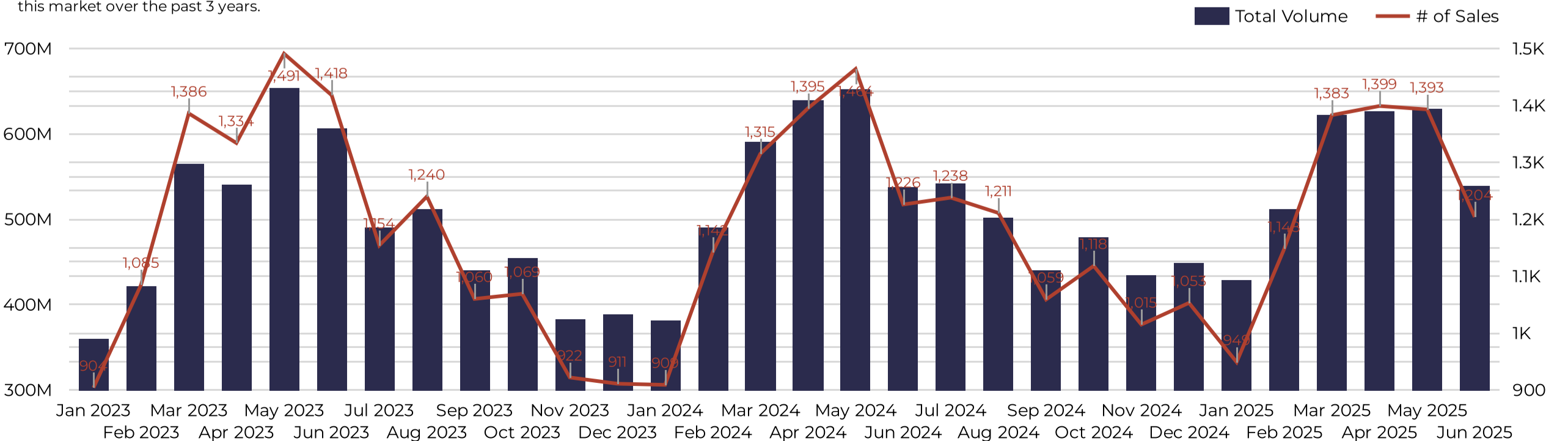
Market Pricing

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



Market Activity

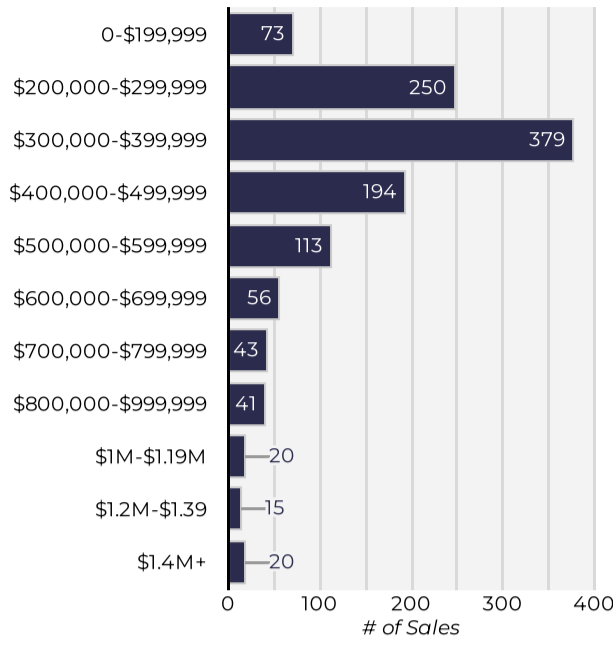
Use this data to see changes in total sales activity in this market over the past 3 years.



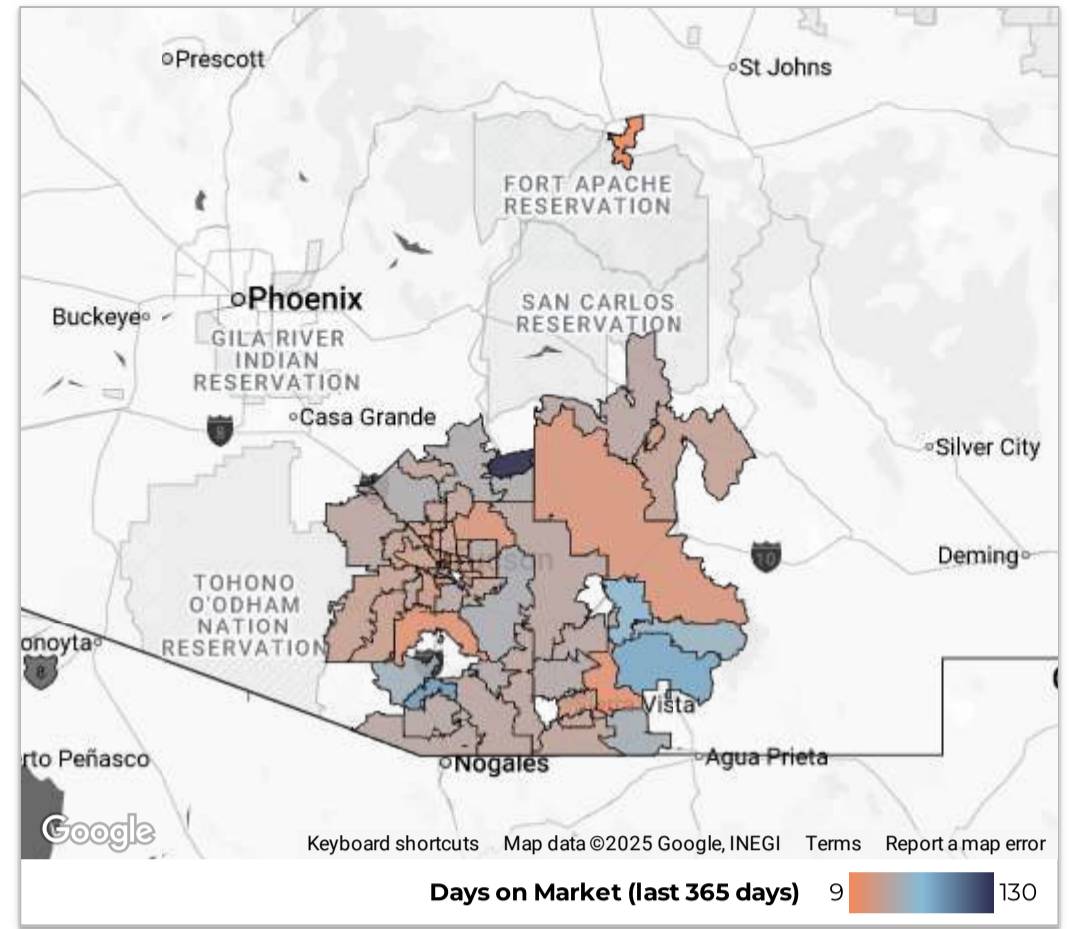
Tucson Association of Realtors: Buyer Demand

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Jul 7, 2025

June 2025

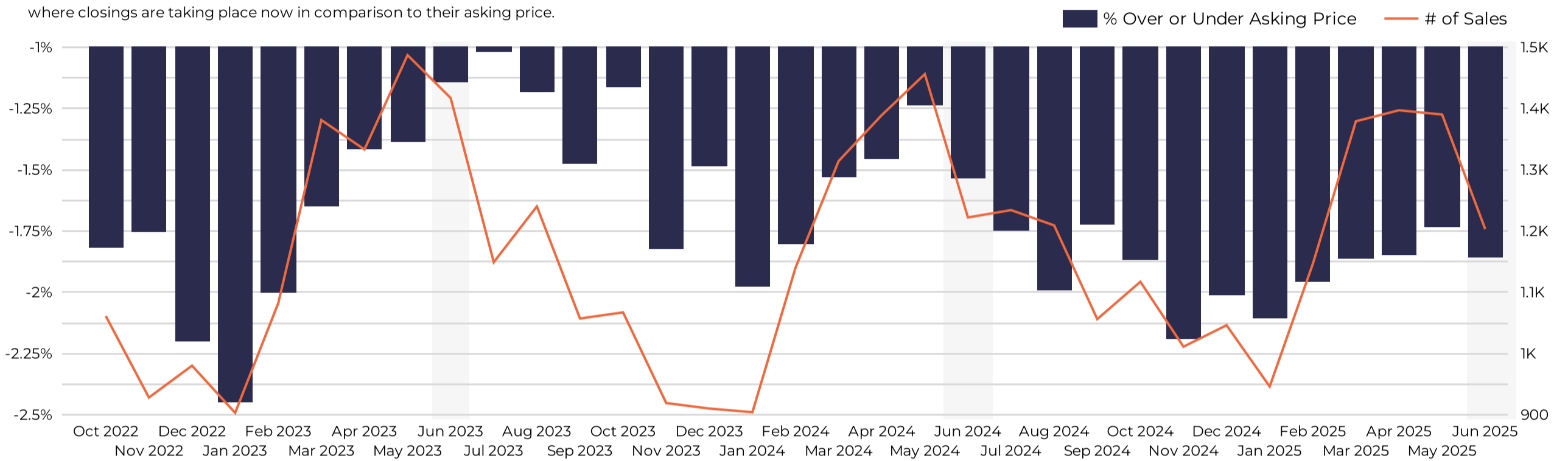


of Sales: **1,204** (-1.8% from previous year)
 Median Sale Price: **\$365,000** (-0.1% from previous year)
 Volume: **\$539,065,281** (0.3% from previous year)
 Average Sale Price: **\$447,729** (2.1% from previous year)
 \$/sqft: **\$231** (0.9% from previous year)
 Median Days on Market: **33** (12 from previous year)
 # of New Listings: **1,703** (-1.4% from previous year)
 Average % Over Asking: **-1.89%** (-0.24% from previous year)



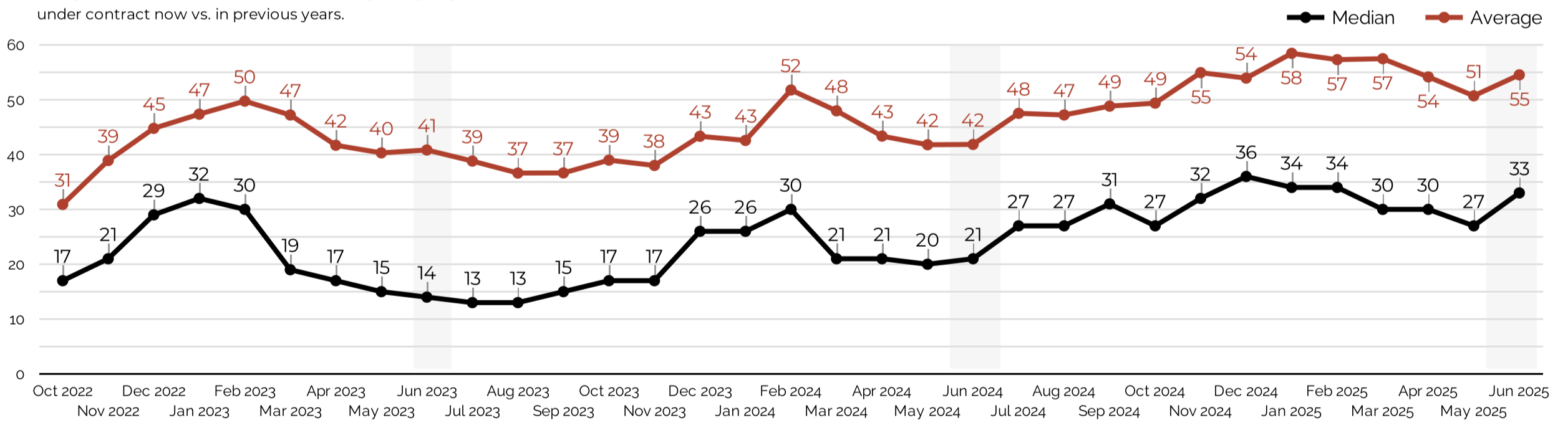
Buyer Demand

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	73	-5.2% ↓	44	30 ↑	-5.24%	-0.00% ↓
\$200,000-\$299,999	250	3.3% ↑	29	16 ↑	-1.41%	-0.12% ↓
\$300,000-\$399,999	379	-6.2% ↓	39	14 ↑	-1.26%	-0.22% ↓
\$400,000-\$499,999	194	-6.3% ↓	31	9 ↑	-1.91%	-0.52% ↓
\$500,000-\$599,999	113	10.8% ↑	38	21 ↑	-1.80%	-0.60% ↓
\$600,000-\$699,999	56	-21.1% ↓	26	4 ↑	-1.60%	0.35% ↑
\$700,000-\$799,999	43	16.2% ↑	25	10 ↑	-2.50%	-1.46% ↓
\$800,000-\$999,999	41	20.6% ↑	21	-3 ↓	-1.77%	0.48% ↑
\$1M-\$1.19M	20	-9.1% ↓	16	-15 ↓	-4.50%	-0.76% ↓
\$1.2M-\$1.39	15	15.4% ↑	25	-34 ↓	-3.62%	0.71% ↑
\$1.4M+	20	17.6% ↑	45	37 ↑	-3.48%	1.40% ↑

Tucson Association of Realtors: **Inventory**

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This report provides a snapshot of the market as taken on: Jul 7, 2025

June 2025

of New Listings (Supply)
1,703
-25 from previous year

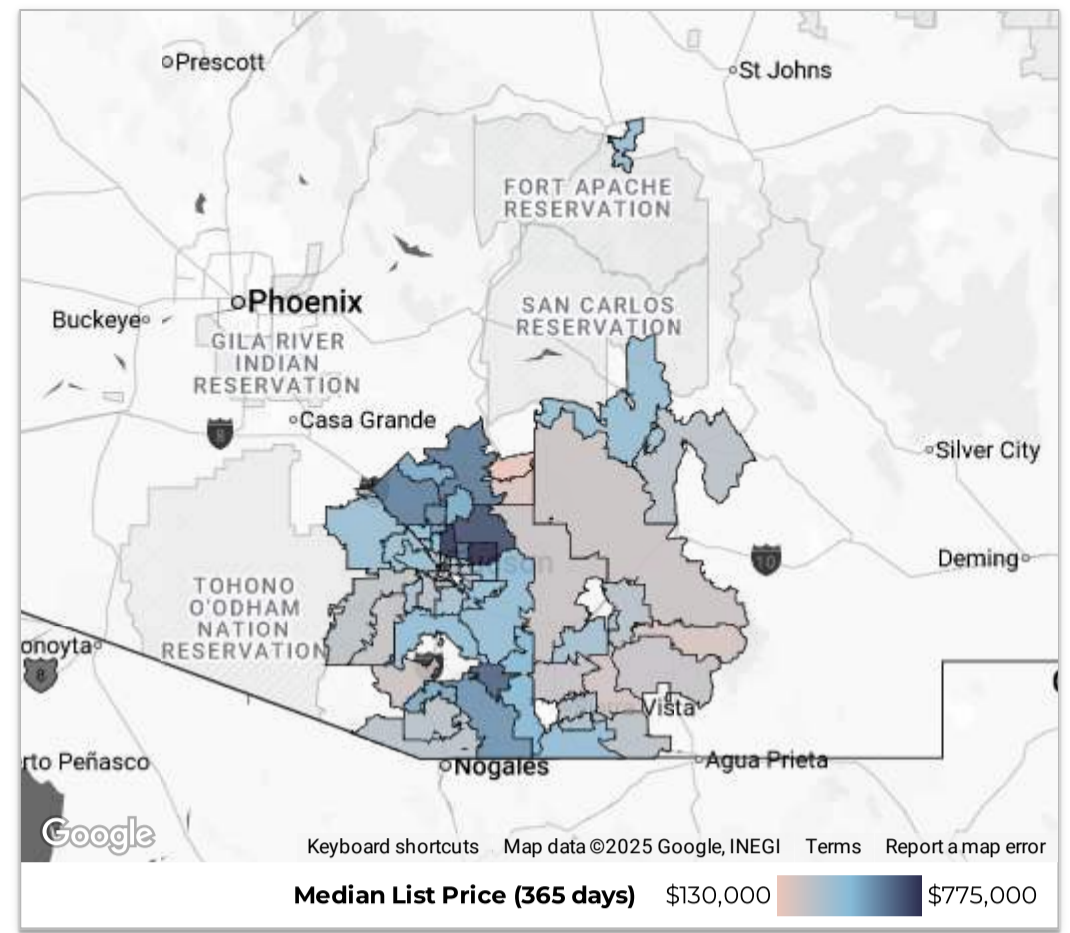
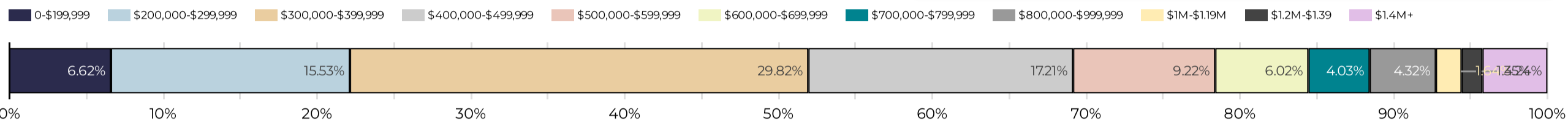
Months of Supply
4.00

	Average	#
Single Family Residence	\$609,406	3,905
Townhouse	\$358,461	326
Condominium	\$252,467	308
Manufactured Home	\$256,866	230
Mobile Home	\$137,504	47
Grand total	\$548,150	4,816

of New Pendings (Demand)
1,184
-34 from previous year

Active Listings
4,816
Pending Listings
668

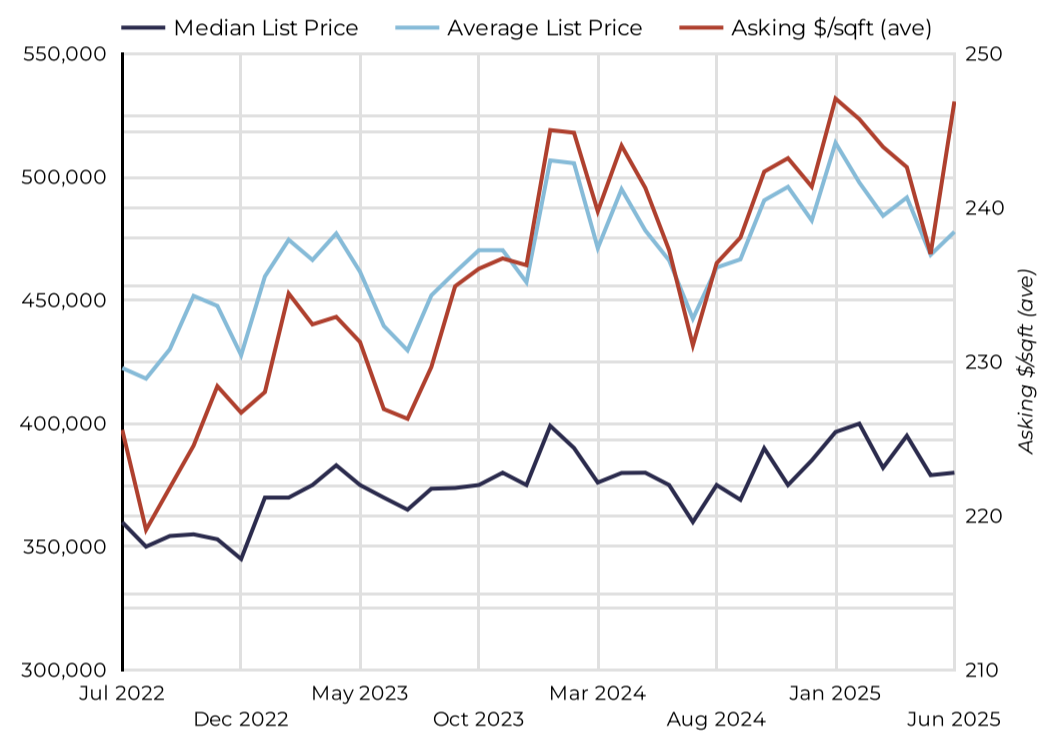
Active Listings



Months of Supply By Price Range

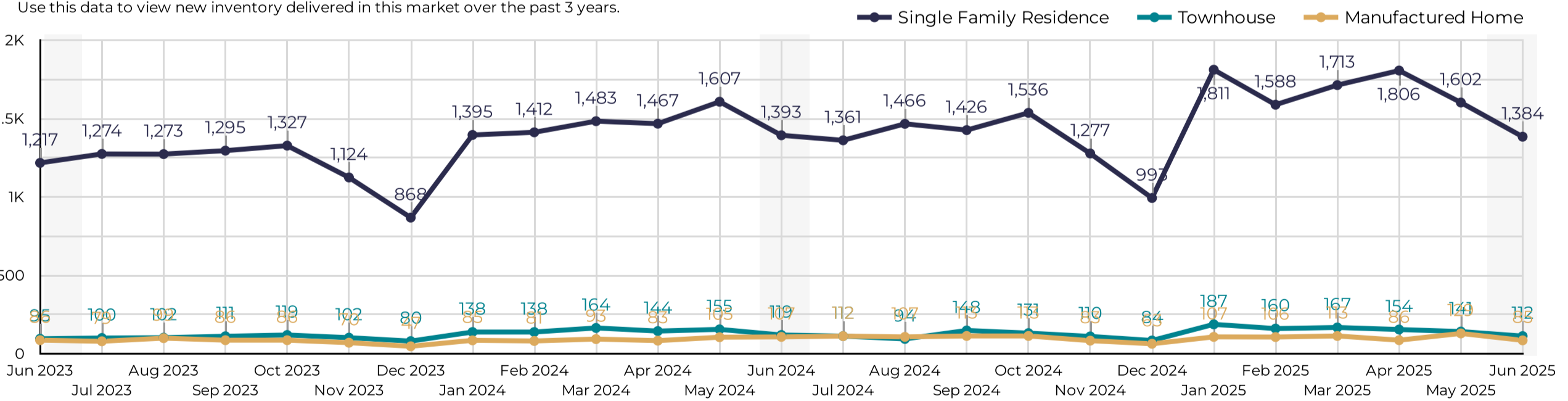
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.25	319	75
\$200,000-\$299,999	3.12	748	240
\$300,000-\$399,999	3.80	1,436	378
\$400,000-\$499,999	4.34	829	191
\$500,000-\$599,999	3.64	444	122
\$600,000-\$699,999	5.00	290	58
\$700,000-\$799,999	5.11	194	38
\$800,000-\$999,999	4.43	208	47
\$1M-\$1.19M	5.27	79	15
\$1.2M-\$1.39	3.25	65	20
\$1.4M+	10.20	204	20
Grand total	4.00	4,816	1,204

Asking Prices



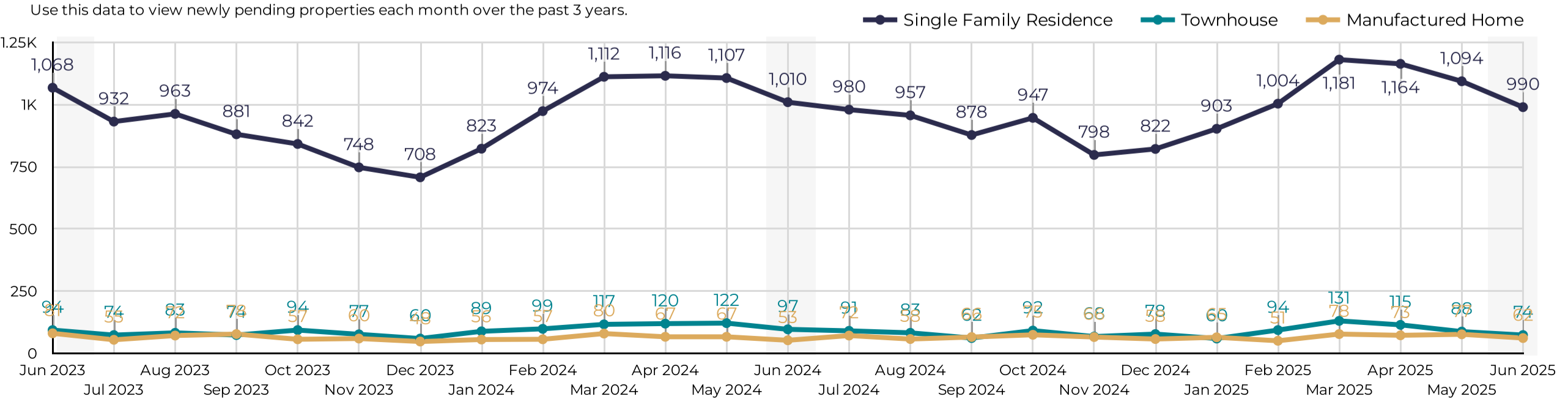
New Listings

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.

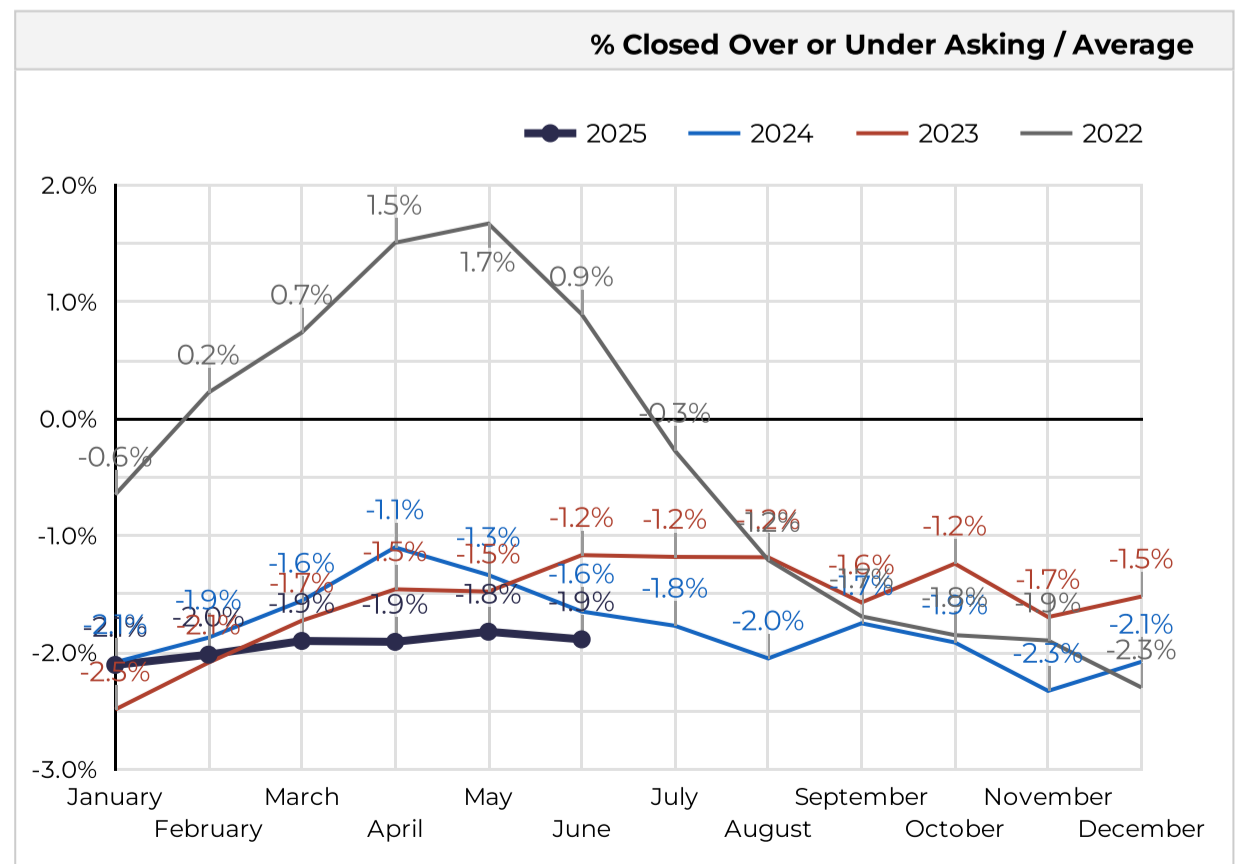
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	949
February	1,480	1,085	1,142	1,148
March	1,879	1,386	1,315	1,383
April	1,696	1,334	1,395	1,399
May	1,811	1,491	1,464	1,393
June	1,575	1,418	1,226	1,204
July	1,324	1,154	1,238	-
August	1,377	1,240	1,211	-
September	1,304	1,060	1,059	-
October	1,062	1,069	1,118	-
November	932	922	1,015	-
December	982	911	1,053	-

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	\$372,000
June	\$360,000	\$361,000	\$365,500	\$365,000
July	\$355,000	\$360,000	\$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	33
July	7	13	27	-
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	1,998
June	2,214	1,481	1,728	1,703
July	2,069	1,535	1,663	-
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	1,575	-
December	1,044	1,073	1,200	-

New Pending / Count				
Month	2022	2023	2024	2025
January	1,575	1,042	1,034	1,076
February	1,659	1,224	1,201	1,211
March	1,830	1,424	1,382	1,461
April	1,703	1,388	1,388	1,413
May	1,719	1,425	1,366	1,311
June	1,421	1,322	1,218	1,184
July	1,270	1,153	1,222	-
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	-



Jun 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			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,006	1.3% ↑	\$486.02M	3.3% ↑	\$392,000	\$1,000 ↑	\$236	\$3 ↑	32	10 ↑	-1.8%	-0.4% ↓
Townhouse	72	-35.7% ↓	\$23.97M	-38.6% ↓	\$299,900	\$-10,100 ↓	\$240	\$-3 ↓	39	26 ↑	-2.0%	-0.3% ↓
Manufactured Home	69	35.3% ↑	\$17.28M	40.0% ↑	\$245,000	\$-4,000 ↓	\$161	\$-5 ↓	36	29 ↑	-1.9%	-0.0% ↓
Condominium	46	-16.4% ↓	\$10.19M	-23.1% ↓	\$215,000	\$5,000 ↑	\$245	\$22 ↑	36	12 ↑	-2.7%	0.5% ↑
Mobile Home	10	-9.1% ↓	\$1.54M	-12.5% ↓	\$122,000	\$-63,000 ↓	\$123	\$-11 ↓	54	43 ↑	-6.5%	-1.1% ↓

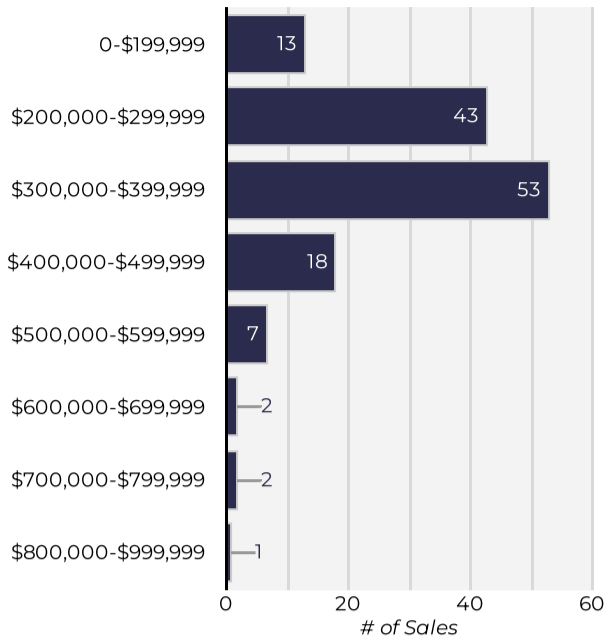
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	73	-21.5% ↓	\$14.42M	-23.7% ↓	\$205,000	\$0	\$245	\$7 ↑	25	11 ↑	-2.8%	-0.3% ↓
\$1000-1499 sqft	304	6.3% ↑	\$88.61M	5.3% ↑	\$290,000	\$-1,000 ↓	\$227	\$-4 ↓	31	13 ↑	-1.5%	-0.4% ↓
\$1500-1999 sqft	386	-4.7% ↓	\$148.3M	-3.3% ↓	\$360,000	\$100 ↑	\$222	\$2 ↑	36	16 ↑	-1.5%	-0.4% ↓
2000-2499 sqft	238	6.7% ↑	\$115.34M	7.3% ↑	\$450,000	\$-5,000 ↓	\$218	\$0 ↑	37	12 ↑	-1.7%	0.1% ↑
2500-2999 sqft	115	-12.2% ↓	\$73.96M	-8.9% ↓	\$625,000	\$46,000 ↑	\$236	\$8 ↑	31	6 ↑	-2.4%	-0.9% ↓
3000-3999 sqft	67	8.1% ↑	\$67.33M	15.6% ↑	\$960,000	\$31,000 ↑	\$300	\$18 ↑	22	-17 ↓	-3.3%	-0.3% ↓
4000-4999 sqft	16	-11.1% ↓	\$21.98M	-7.3% ↓	\$1,250,000	\$15,000 ↑	\$306	\$8 ↑	111	87 ↑	-5.8%	-2.6% ↓
5000+ sqft	4	0.0%	\$9.05M	-7.2% ↓	\$1,900,000	\$-300,000 ↓	\$405	\$-34 ↓	4	-53 ↓	2.7%	11.3% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	206	10.2% ↑	\$121.83M	13.4% ↑	\$479,000	\$29,000 ↑	\$266	\$9 ↑	32	10 ↑	-2.5%	-0.9% ↓
Central	151	-3.8% ↓	\$56.87M	-6.0% ↓	\$330,000	\$10,060 ↑	\$246	\$-11 ↓	22	11 ↑	-1.5%	-0.1% ↓
Upper Southeast	122	5.2% ↑	\$50.97M	6.0% ↑	\$392,000	\$-3,000 ↓	\$212	\$9 ↑	44	16 ↑	-1.0%	0.1% ↑
North	100	0.0%	\$70.82M	0.6% ↑	\$623,000	\$-16,000 ↓	\$302	\$8 ↑	32	16 ↑	-2.6%	0.2% ↑
East	94	-19.0% ↓	\$32.54M	-15.0% ↓	\$315,000	\$13,000 ↑	\$214	\$1 ↑	23	10 ↑	-1.1%	0.1% ↑
Southwest	78	5.4% ↑	\$23.74M	2.7% ↑	\$295,000	\$-30,000 ↓	\$182	\$-14 ↓	38	9 ↑	-1.1%	-0.6% ↓
West	68	0.0%	\$31.48M	9.8% ↑	\$408,830	\$48,830 ↑	\$228	\$-3 ↓	32	11 ↑	-2.1%	-0.6% ↓
Extended West	58	-23.7% ↓	\$21.75M	-25.9% ↓	\$372,530	\$-9,870 ↓	\$203	\$3 ↑	42	17 ↑	-1.3%	-0.3% ↓
Northeast	54	10.2% ↑	\$31.16M	13.6% ↑	\$475,000	\$25,000 ↑	\$252	\$2 ↑	49	31 ↑	-2.7%	-1.1% ↓
South	54	5.9% ↑	\$15.15M	3.1% ↑	\$287,500	\$-3,500 ↓	\$212	\$10 ↑	14	4 ↑	0.3%	0.2% ↑
Upper Northwest	37	-27.5% ↓	\$21.21M	-24.7% ↓	\$520,000	\$12,500 ↑	\$244	\$-11 ↓	41	-7 ↓	-3.2%	-0.6% ↓
Southeast	35	-16.7% ↓	\$14.22M	-16.1% ↓	\$385,000	\$-5,900 ↓	\$204	\$7 ↑	32	0	-1.0%	+0.0%...
Cochise	35	20.7% ↑	\$10.53M	28.4% ↑	\$245,000	\$-45,000 ↓	\$181	\$10 ↑	26	-14 ↓	-4.1%	-0.8% ↓
Benson/St. David	20	-16.7% ↓	\$5.48M	-23.0% ↓	\$254,990	\$8,000 ↑	\$157	\$-5 ↓	25	-24 ↓	-0.8%	1.2% ↑
SCC-Rio Rico East	15	7.1% ↑	\$4.27M	9.4% ↑	\$285,000	\$19,720 ↑	\$171	\$-6 ↓	93	51 ↑	-0.8%	1.0% ↑
Extended Northwest	13	62.5% ↑	\$3.54M	40.4% ↑	\$281,000	\$-23,200 ↓	\$199	\$14 ↑	63	-13 ↓	-2.2%	-0.9% ↓
Pinal	12	50.0% ↑	\$3.52M	-8.3% ↓	\$185,000	\$-55,000 ↓	\$172	\$-24 ↓	29	-22 ↓	-1.8%	1.9% ↑
Graham	10	-37.5% ↓	\$3.16M	-23.1% ↓	\$315,000	\$53,000 ↑	\$183	\$15 ↑	42	38 ↑	-2.7%	0.5% ↑
Extended Southwest	7	40.0% ↑	\$1.69M	84.3% ↑	\$250,000	\$58,000 ↑	\$140	\$-6 ↓	48	31 ↑	-0.4%	0.5% ↑
SCC-Rio Rico West	7	250.0% ↑	\$2.22M	228.5% ↑	\$285,000	\$28,000 ↑	\$170	\$-12 ↓	48	6 ↑	-4.1%	6.0% ↑
SCC-Nogales East	5	150.0% ↑	\$1.82M	174.6% ↑	\$400,000	\$82,000 ↑	\$144	\$-1 ↓	58	41 ↑	-14.2%	-14.0%...
Maricopa	4	0.0%	\$2.77M	65.8% ↑	\$499,000	\$114,000 ↑	\$306	\$66 ↑	29	25 ↑	-0.1%	8.5% ↑
SCC-Elgin	3	-	\$2.76M	-	\$905,000	-	\$379	-	11	-	-2.4%	-
SCC-Tubac East	3	-66.7% ↓	\$1.05M	-72.0% ↓	\$262,500	\$-122,500 ↓	\$257	\$-11 ↓	229	188 ↑	-5.1%	-6.3% ↓
Extended Southeast	2	0.0%	\$679.4K	-30.7% ↓	\$232,500	\$-147,500 ↓	\$205	\$-20 ↓	3	-22 ↓	-3.8%	-1.6% ↓
SCC-Tubac West	2	100.0% ↑	\$790K	26.4% ↑	\$340,000	\$-285,000 ↓	\$181	\$-96 ↓	198	55 ↑	-10.0%	0.7% ↑
Navajo	2	-	\$841K	-	\$306,000	-	\$308	-	30	-	-3.2%	-
SCC-Amado	1	-	\$220K	-	\$220,000	-	\$220	-	30	-	0.0%	-
Yavapai	1	0.0%	\$510K	-1.7% ↓	\$510,000	\$-9,000 ↓	\$307	\$-19 ↓	96	92 ↑	0.0%	0.0%
Greenlee	1	0.0%	\$220K	103.7% ↑	\$220,000	\$112,000 ↑	\$204	\$98 ↑	8	-133 ↓	0.0%	6.1% ↑
Pima Far West	1	-	\$160K	-	\$160,000	-	\$107	-	67	-	-9.6%	-
Extended Northeast	1	-66.7% ↓	\$164K	-91.9% ↓	\$164,000	\$-557,000 ↓	\$278	\$-147 ↓	33	26 ↑	-8.4%	-3.2% ↓
Apache	1	-	\$870K	-	\$870,000	-	\$432	-	9	-	-3.2%	-

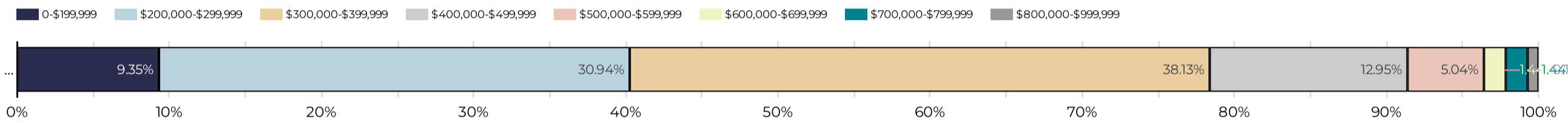
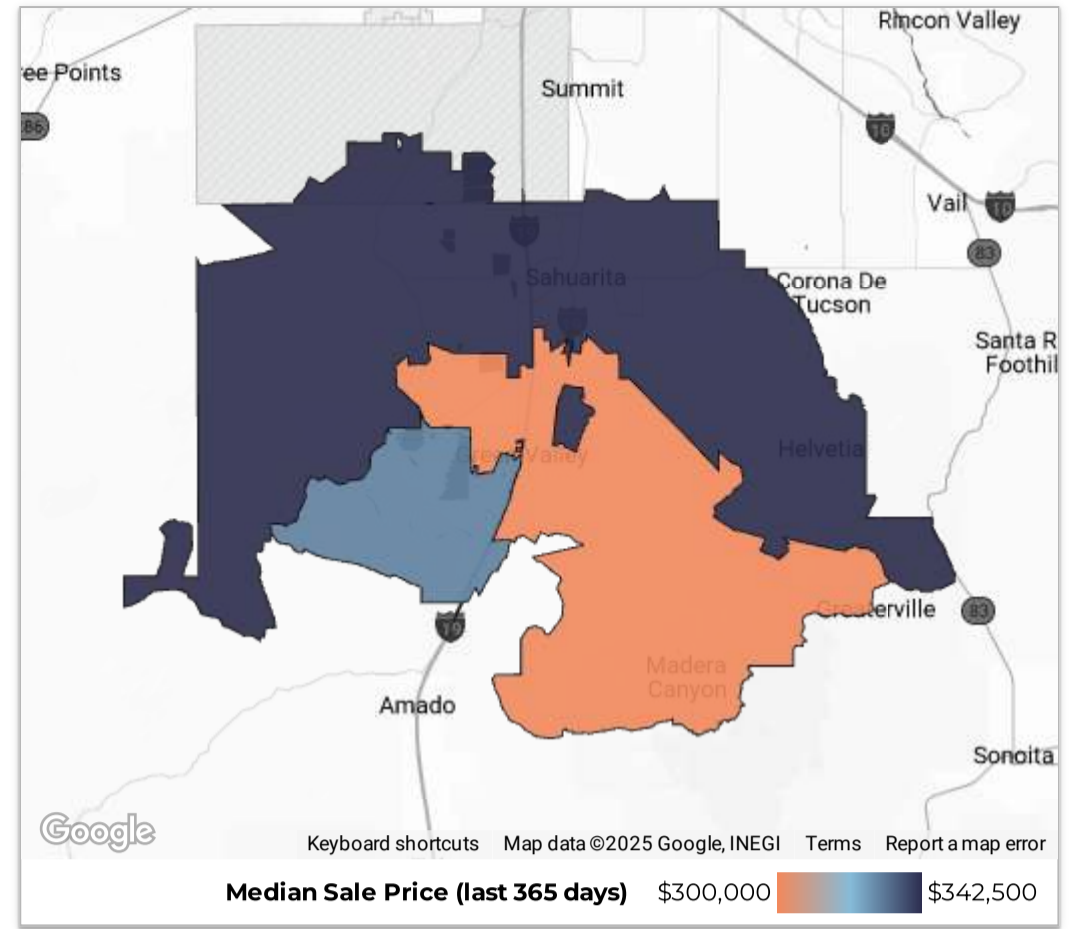
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June 2025

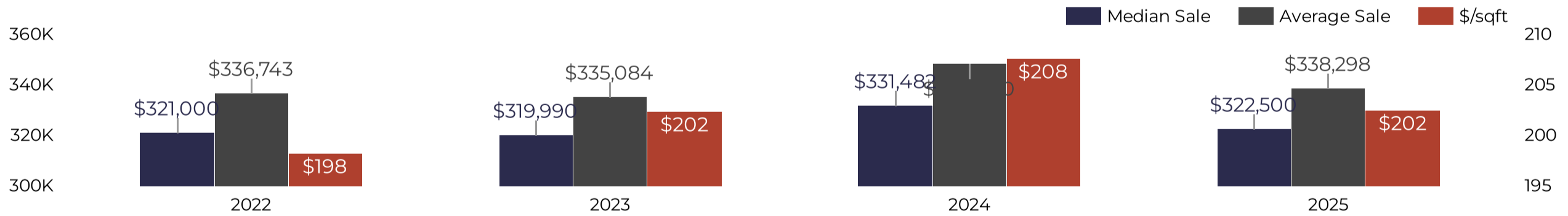
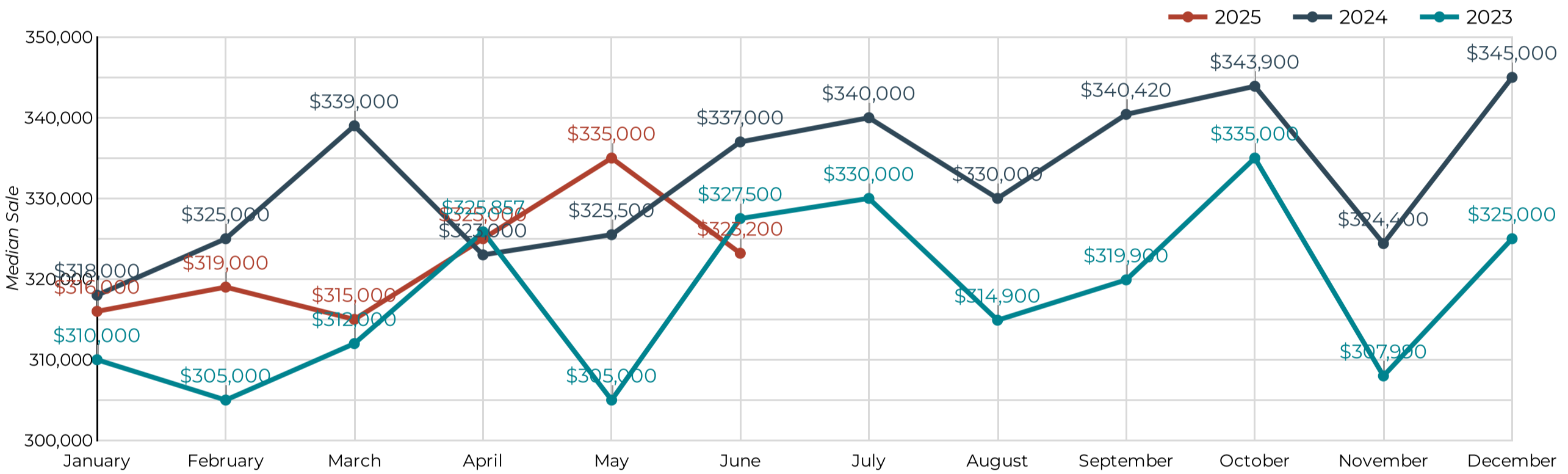


# of Sales 139 ↓ -12.6% from previous year	Median Sale Price \$323,200 ↓ -4.1% from previous year
Volume \$46,717,447 ↓ -13.0% from previous year	Average Sale Price \$336,097 ↓ -0.4% from previous year
\$/sqft \$191 ↓ -6.0% from previous year	Median Days on Market 45 ↑ 15 from previous year
# of New Listings 186 ↑ 20.0% from previous year	Average % Over Asking -1.59% ↓ -0.16% from previous year



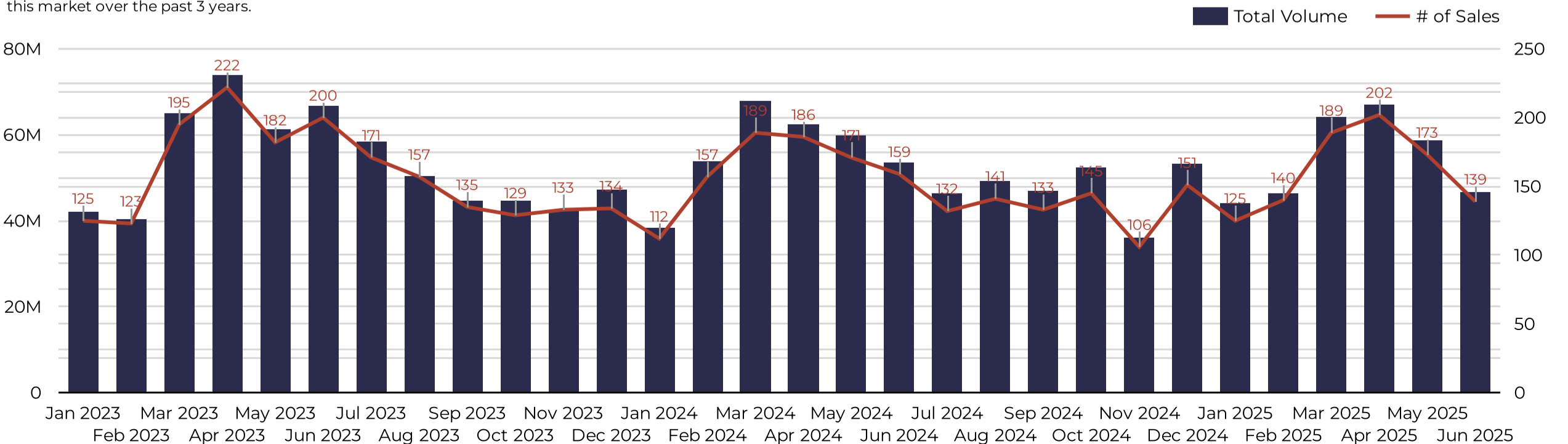
Market Pricing

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



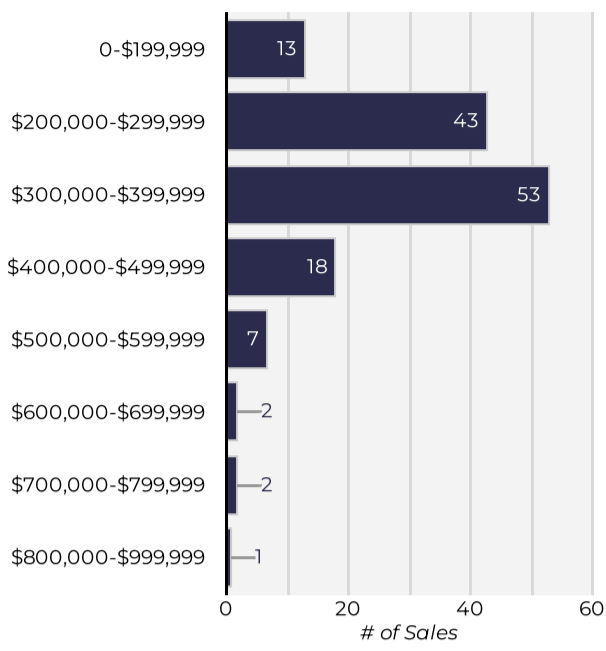
Market Activity

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

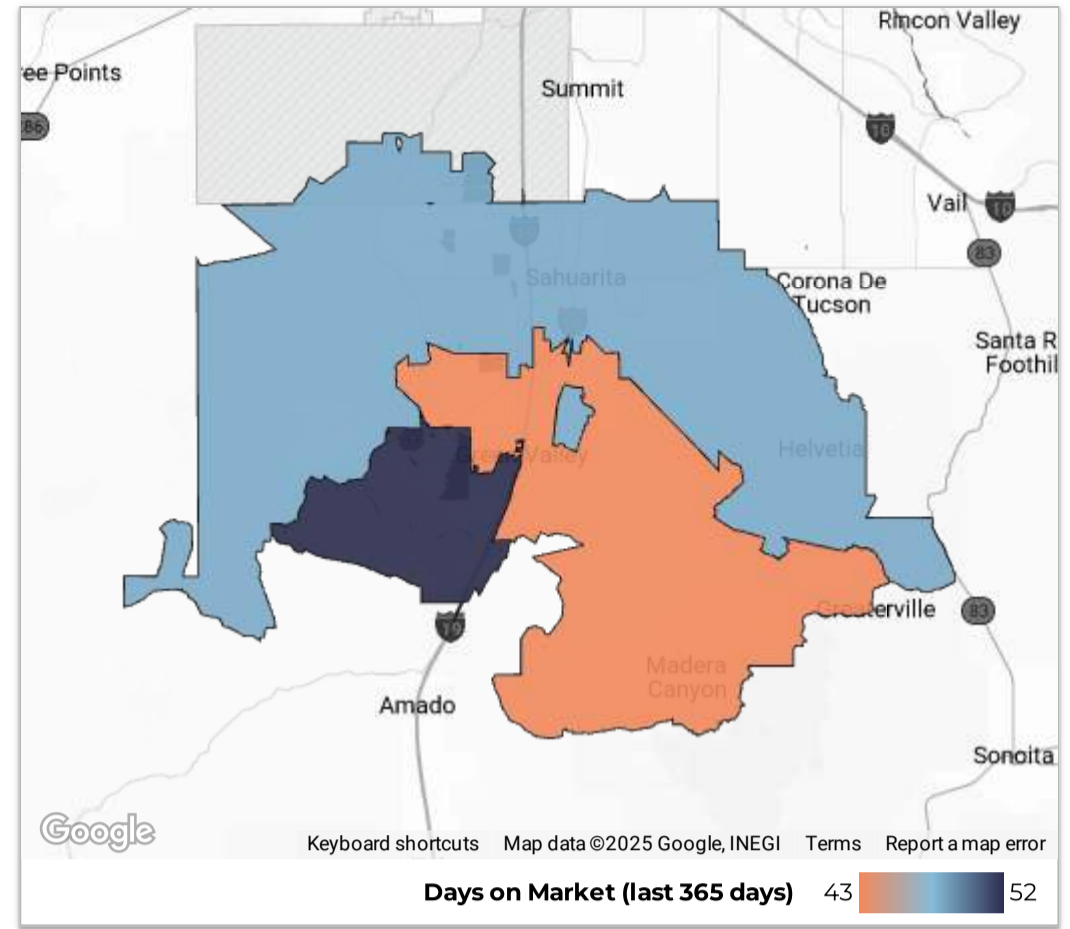


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June 2025

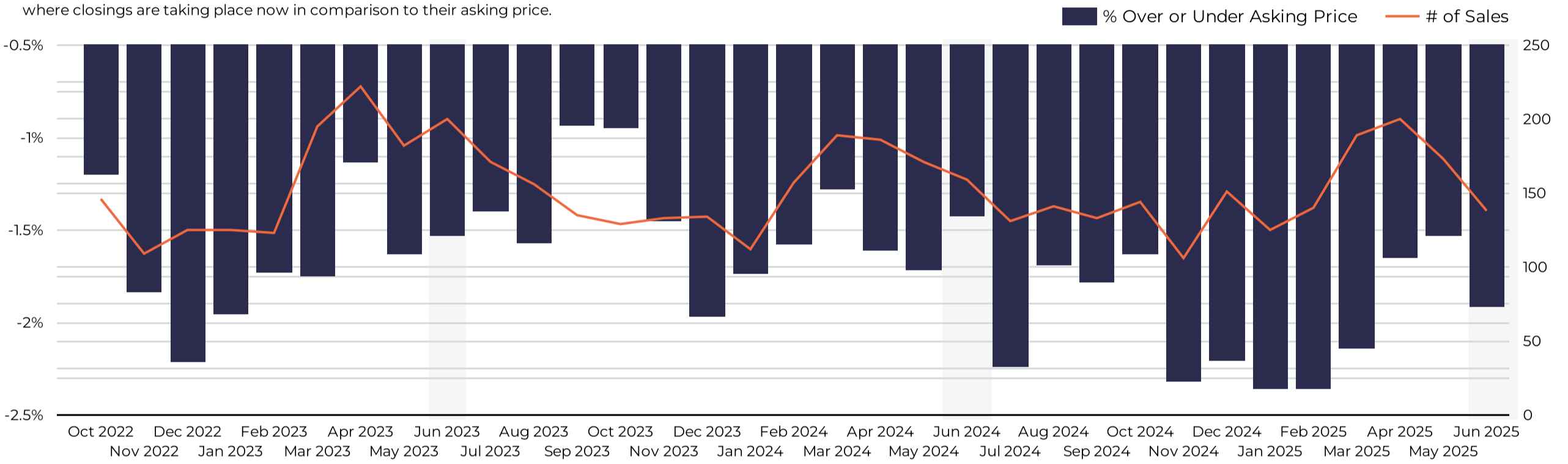


of Sales: **139** (-12.6% from previous year)
 Median Sale Price: **\$323,200** (-4.1% from previous year)
 Volume: **\$46,717,447** (-13.0% from previous year)
 Average Sale Price: **\$336,097** (-0.4% from previous year)
 \$/sqft: **\$191** (-6.0% from previous year)
 Median Days on Market: **45** (+15 from previous year)
 # of New Listings: **186** (+20.0% from previous year)
 Average % Over Asking: **-1.59%** (-0.16% from previous year)



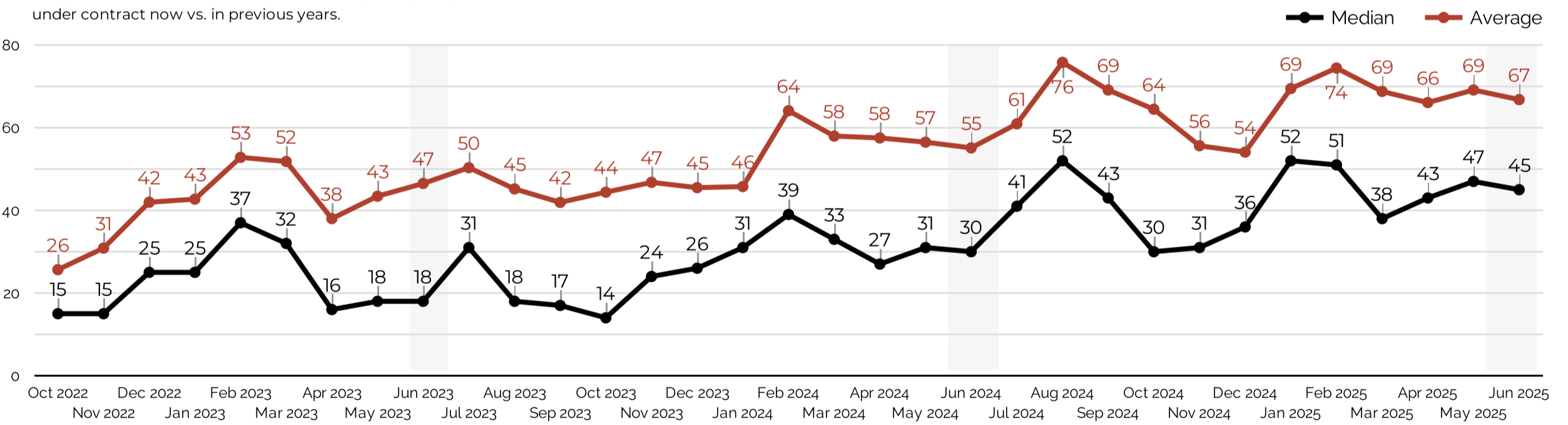
Buyer Demand

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



Days on Market

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



Buyer Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	13	-31.6% ↓	82	45 ↑	-6.32%	-2.60% ↓
\$200,000-\$299,999	43	7.5% ↑	60	34 ↑	-0.27%	0.76% ↑
\$300,000-\$399,999	53	-17.2% ↓	37	3 ↑	-1.38%	-0.67% ↓
\$400,000-\$499,999	18	-18.2% ↓	43	18 ↑	-1.78%	0.11% ↑
\$500,000-\$599,999	7	-22.2% ↓	14	-17 ↓	-2.12%	-0.23% ↓
\$600,000-\$699,999	2	-33.3% ↓	18	2 ↑	-2.70%	1.81% ↑
\$700,000-\$799,999	2	100.0% ↑	0	-6 ↓	-0.32%	-1.79% ↓
\$800,000-\$999,999	1	0.0%	675	675 ↑	-1.81%	-2.37% ↓

MLS of Southern Arizona®



Green Valley Sahuarita Association of Realtors: Inventory

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jul 7, 2025

June 2025

of New Listings (Supply)
186
↑ 31 from previous year

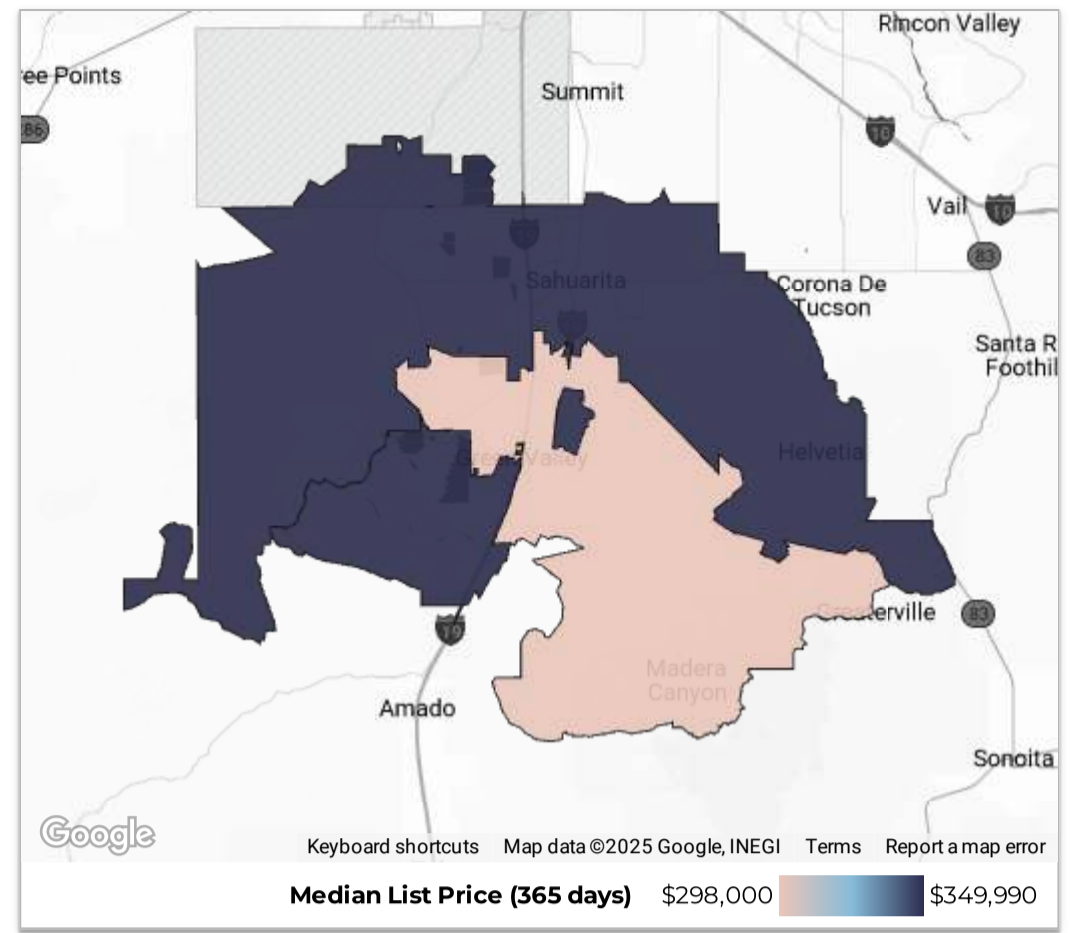
of New Pendings (Demand)
134
↓ -12 from previous year

Months of Supply
4.49

Active Listings
624

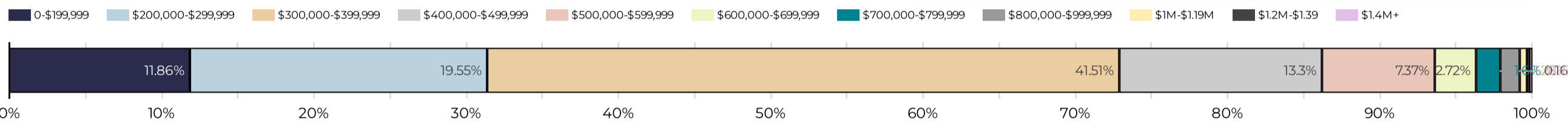
Pending Listings
84

	Average	#
Single Family Residence	\$423,685	451
Townhouse	\$271,210	107
Condominium	\$146,053	48
Manufactured Home	\$213,188	17
Mobile Home	\$249,0...	1
Grand total	\$370,169	624



Active Listings

Single Family Residence Townhouse Condominium Manufactured Home

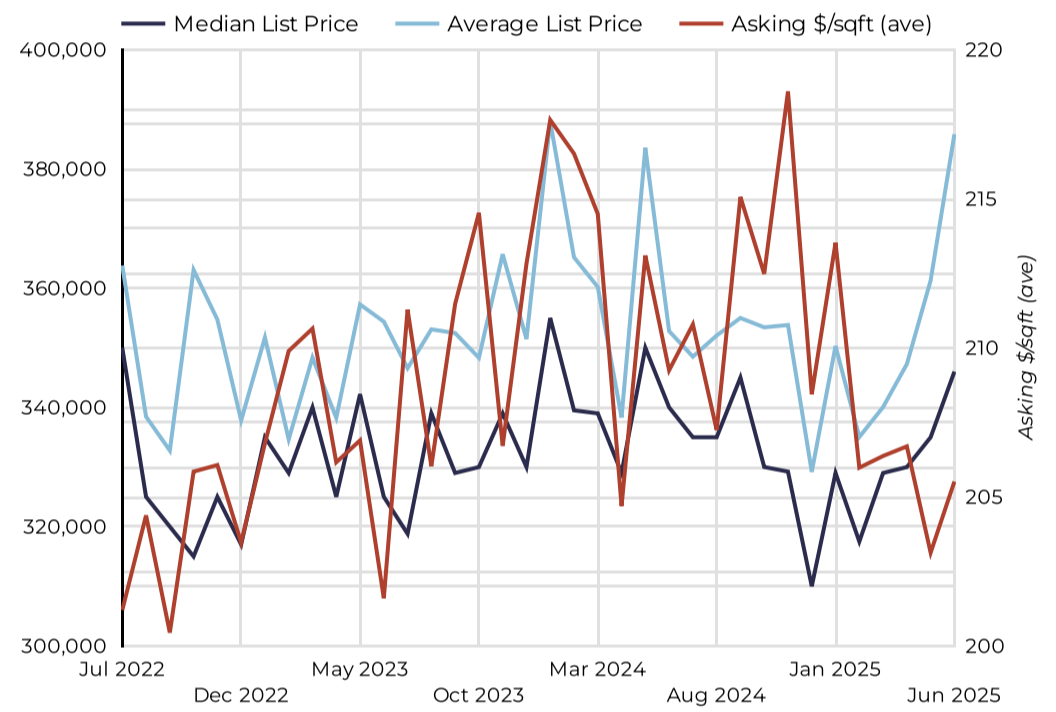


Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.69	74	13
\$200,000-\$299,999	2.90	122	42
\$300,000-\$399,999	4.89	259	53
\$400,000-\$499,999	4.37	83	19
\$500,000-\$599,999	6.57	46	7
\$600,000-\$699,999	8.50	17	2
\$700,000-\$799,999	5.00	10	2
\$800,000-\$999,999	8.00	8	1

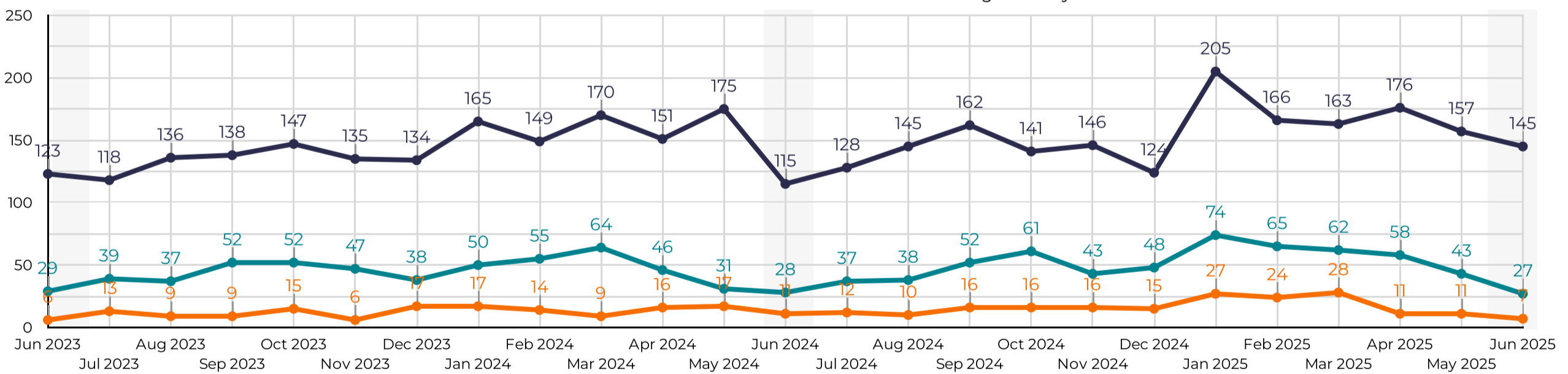
Grand total Months of Supply: **4.45** Active: **619** # of Sales Last Month: **139**

Asking Prices



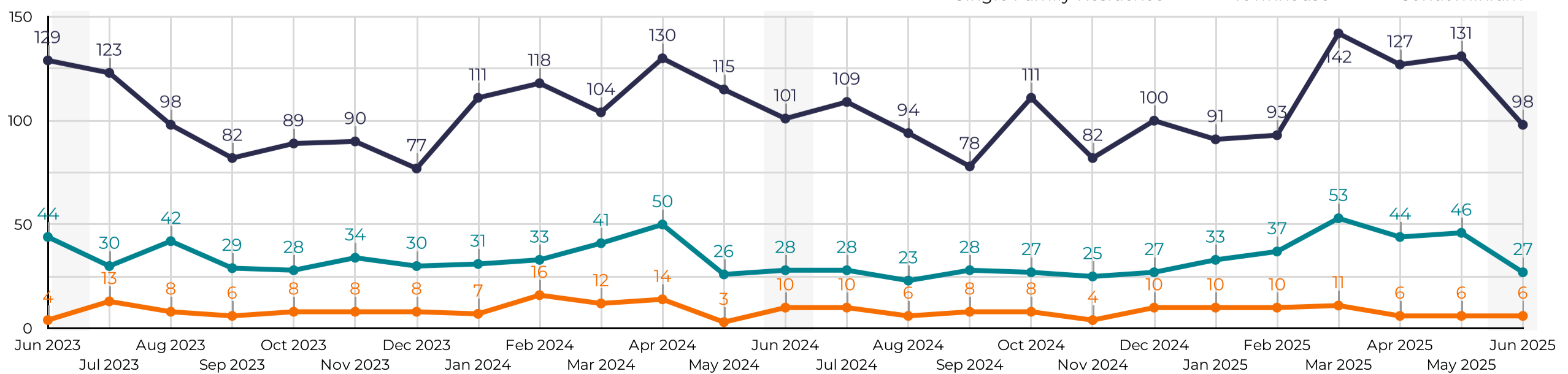
New Listings

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.

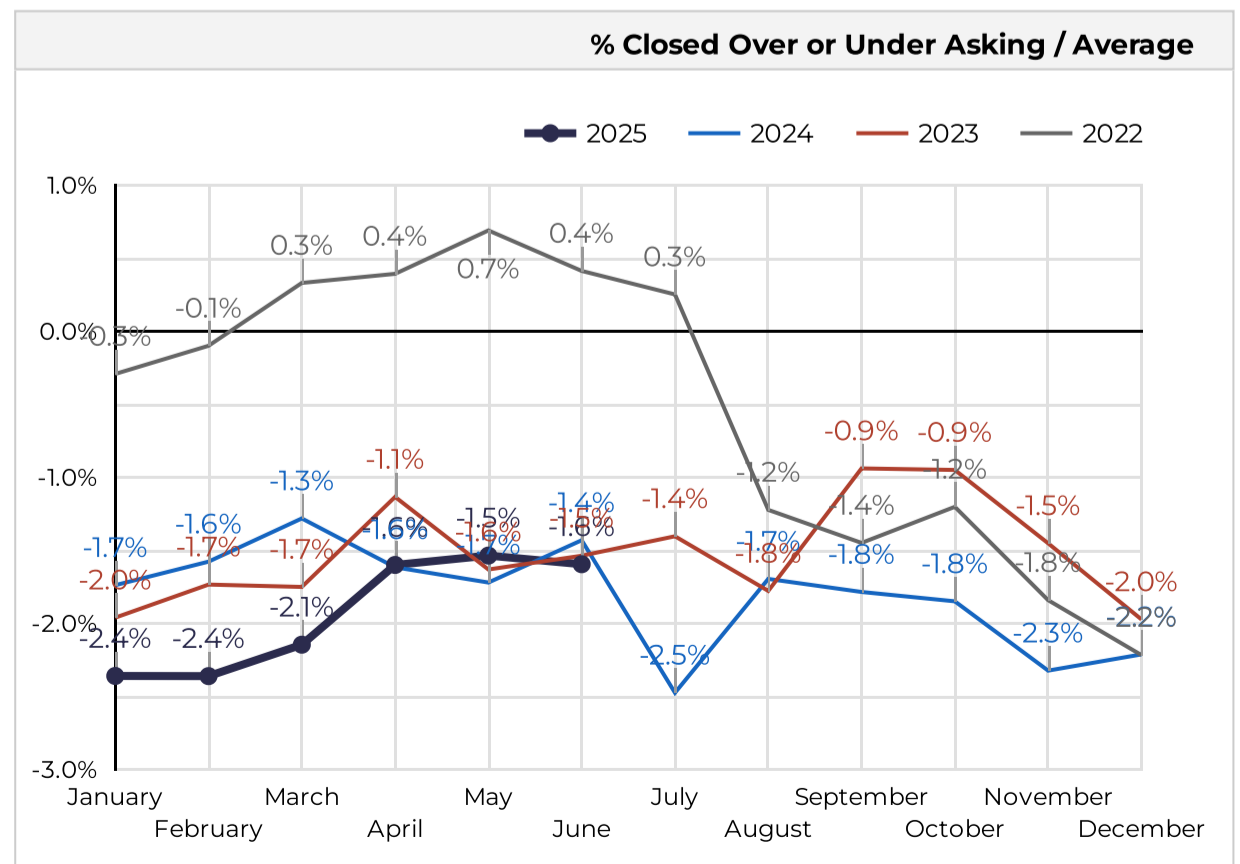
# of Sales / Count				
Month	2022	2023	2024	2025
January	191	125	112	125
February	196	123	157	140
March	255	195	189	189
April	261	222	186	202
May	220	182	171	173
June	189	200	159	139
July	160	171	132	-
August	148	157	141	-
September	127	135	133	-
October	146	129	145	-
November	109	133	106	-
December	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	\$323,200
July	\$322,000	\$330,000	\$340,000	-
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	45
July	7	31	41	-
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	186
July	182	175	183	-
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	185
June	184	185	146	134
July	159	169	151	-
August	129	152	125	-
September	131	122	120	-
October	136	129	152	-
November	111	136	112	-
December	117	119	141	-



Jun 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			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	97	-11.0% ↓	\$36.54M	-13.8% ↓	\$345,000	\$-22,500 ↓	\$192	\$-12 ↓	42	15 ↑	-1.8%	-0.5% ↓
Townhouse	32	-3.0% ↓	\$8.4M	0.2% ↑	\$255,000	\$16,100 ↑	\$195	\$-18 ↓	60	18 ↑	-1.9%	-0.6% ↓
Condominium	5	-44.4% ↓	\$744.6K	-36.6% ↓	\$143,500	\$14,500 ↑	\$186	\$-29 ↓	109	84 ↑	-5.9%	-3.9% ↓
Manufactured Home	4	-42.9% ↓	\$831.7K	-49.2% ↓	\$184,900	\$-69,000 ↓	\$166	\$18 ↑	24	8 ↑	0.8%	3.0% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	9	-47.1% ↓	\$1.25M	-50.0% ↓	\$143,500	\$-1,000 ↓	\$200	\$-14 ↓	85	58 ↑	-5.3%	-2.5% ↓
\$1000-1499 sqft	33	-10.8% ↓	\$8.79M	-8.8% ↓	\$260,000	\$4,000 ↑	\$206	\$-0 ↓	60	18 ↑	-0.8%	0.2% ↑
\$1500-1999 sqft	52	-14.8% ↓	\$16.62M	-23.2% ↓	\$319,000	\$-30,990 ↓	\$190	\$-18 ↓	55	28 ↑	-2.3%	-0.8% ↓
2000-2499 sqft	27	-18.2% ↓	\$11.21M	-21.8% ↓	\$399,000	\$8,700 ↑	\$184	\$-11 ↓	29	4 ↑	-1.6%	-0.2% ↓
2500-2999 sqft	13	85.7% ↑	\$6.24M	72.9% ↑	\$440,000	\$-59,000 ↓	\$177	\$-19 ↓	18	-5 ↓	-1.4%	-1.0% ↓
3000-3999 sqft	4	0.0%	\$2.4M	22.5% ↑	\$550,000	\$59,500 ↑	\$178	\$20 ↑	23	3 ↑	-2.6%	-2.2% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	52	6.1% ↑	\$18.48M	8.9% ↑	\$338,000	\$-11,990 ↓	\$183	\$4 ↑	34	9 ↑	-1.2%	-0.5% ↓
Green Valley Southwest	27	50.0% ↑	\$10.01M	66.0% ↑	\$340,000	\$35,000 ↑	\$206	\$-17 ↓	37	-4 ↓	-1.5%	0.2% ↑
Green Valley Northwest	27	-48.1% ↓	\$6.3M	-52.3% ↓	\$229,900	\$-14,100 ↓	\$185	\$-14 ↓	51	21 ↑	-3.1%	-1.7% ↓
Green Valley Northeast	25	-24.2% ↓	\$9.49M	-38.5% ↓	\$328,000	\$-102,000 ↓	\$200	\$-35 ↓	75	50 ↑	-2.8%	-0.8% ↓
Green Valley Southeast	7	0.0%	\$2.25M	9.8% ↑	\$310,000	\$13,000 ↑	\$194	\$-14 ↓	61	-6 ↓	-0.8%	2.6% ↑