

MLSSAZ Monthly Market Report

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



Nov 2024

Quick Stats Nov 2024

of Sales

994

↓ -19.8% from previous month

Median Sale Price

\$355,000

↑ 1.43% from previous month

Average Sale Price

\$426,096

↑ 0.94% from previous month

Median DOM

29

↑ 2 from previous month

% Over

-2.23%

↓ -0.34% from previous month

of New Listings

1,766

↓ -15.5% from previous month

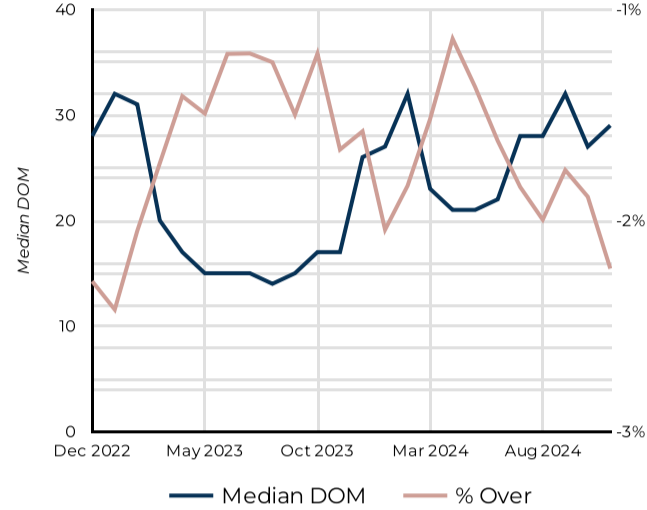
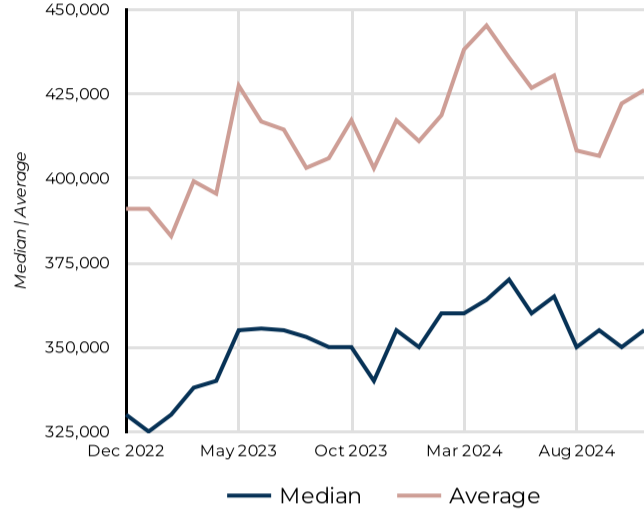
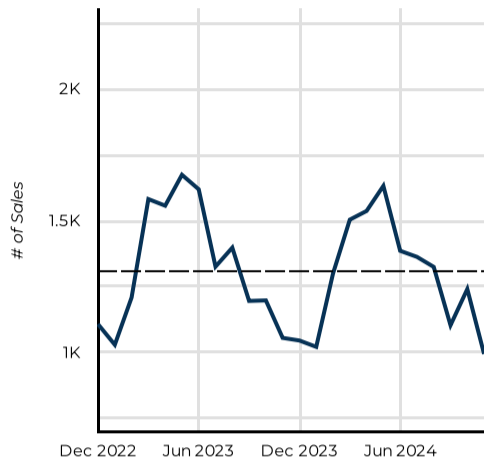


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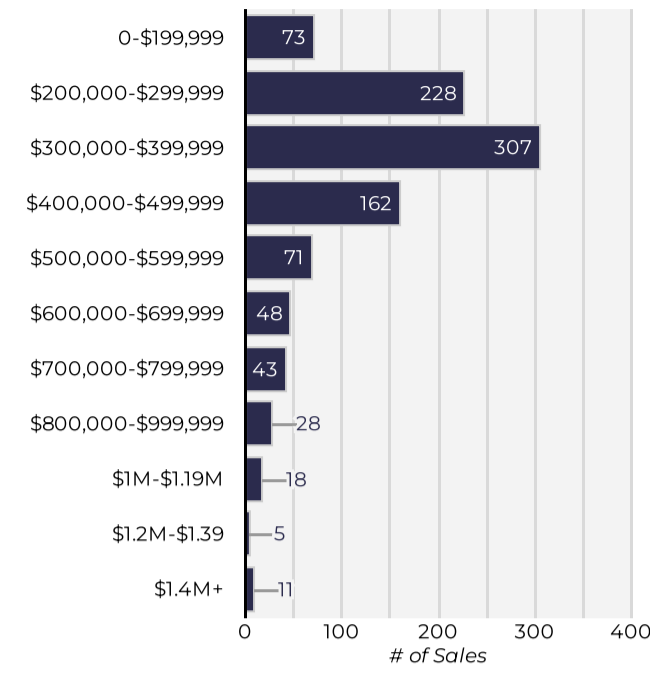
Market Activity - Market Pricing - Buyer Demand - Inventory

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

Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Dec 2, 2024

November 2024



of Sales **994**
 ↓ -5.8% from previous year

Volume **\$423,539,162**
 ↓ -0.4% from previous year

Median Sale Price **\$355,000**
 ↑ 4.4% from previous year

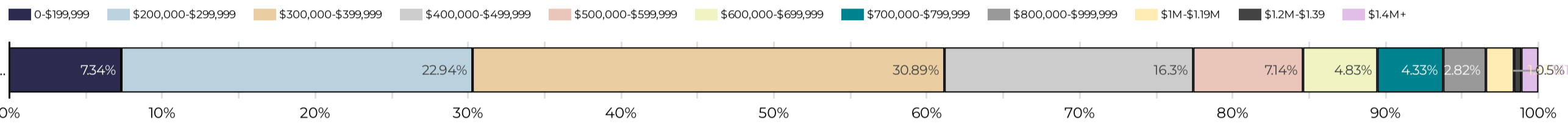
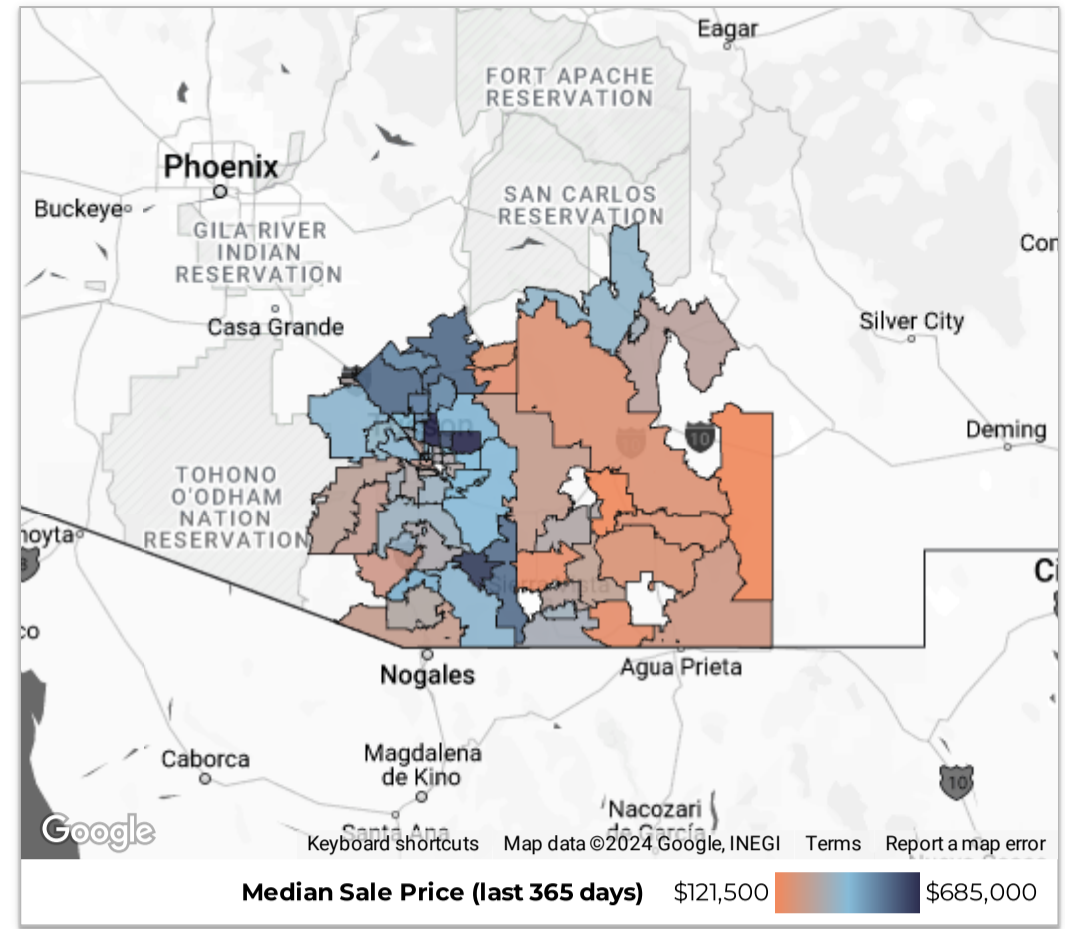
Average Sale Price **\$426,096**
 ↑ 5.7% from previous year

\$/sqft **\$224**
 ↑ 2.3% from previous year

Median Days on Market **29**
 ↑ 12 from previous year

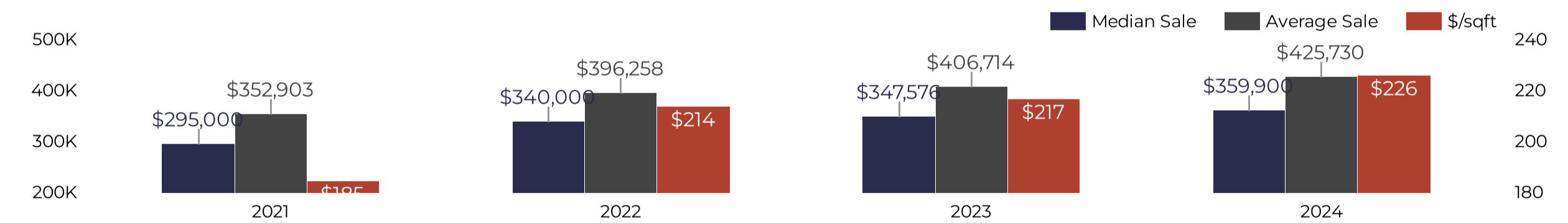
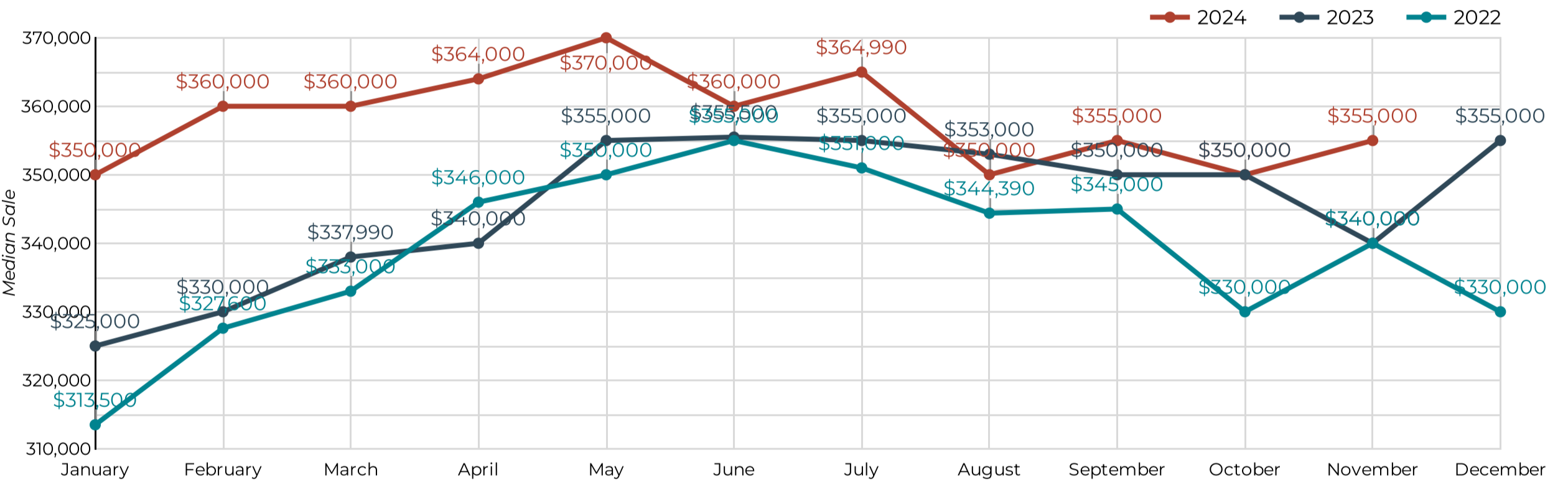
of New Listings **1,766**
 ↑ 12.6% from previous year

Average % Over Asking **-2.23%**
 ↓ -0.56% from previous year



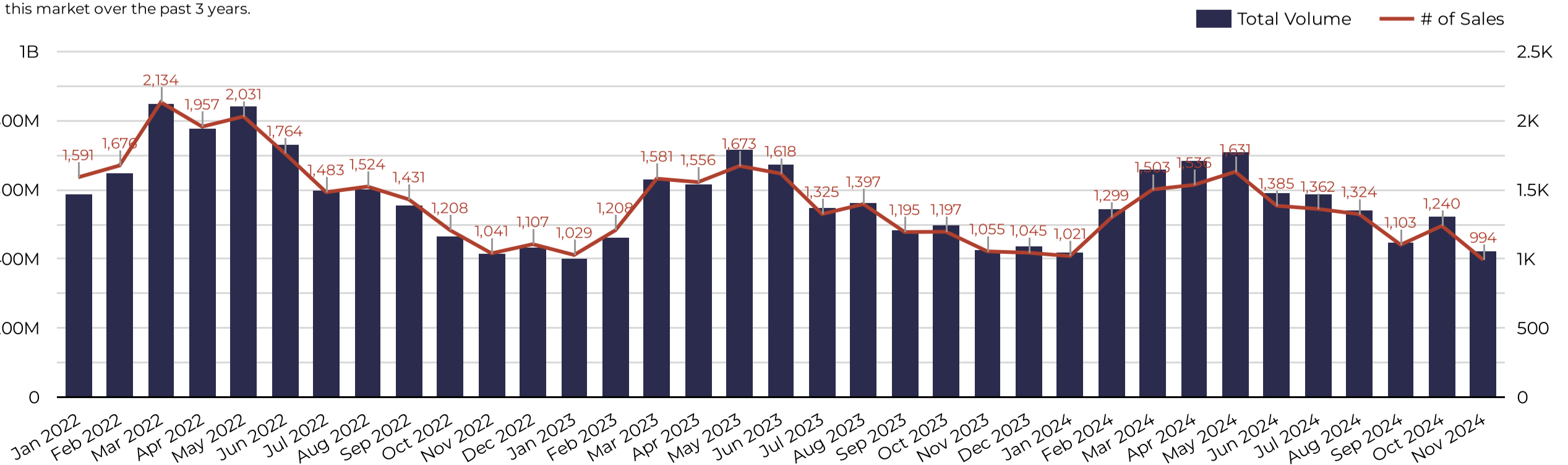
Market Pricing

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



Market Activity

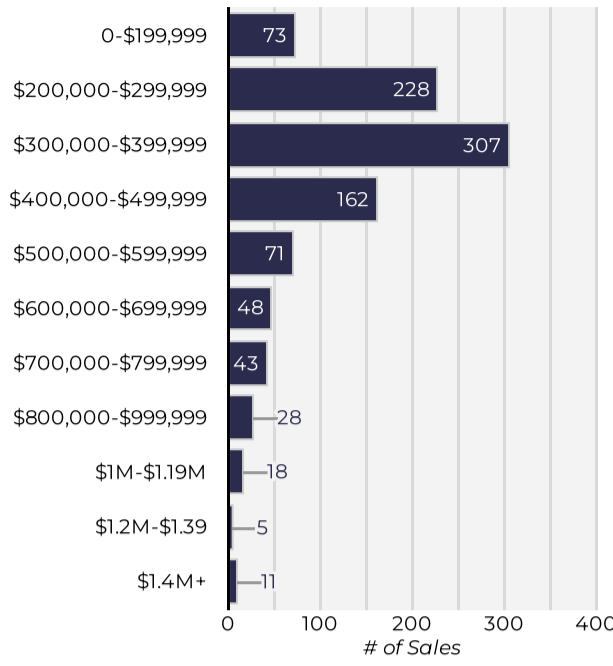
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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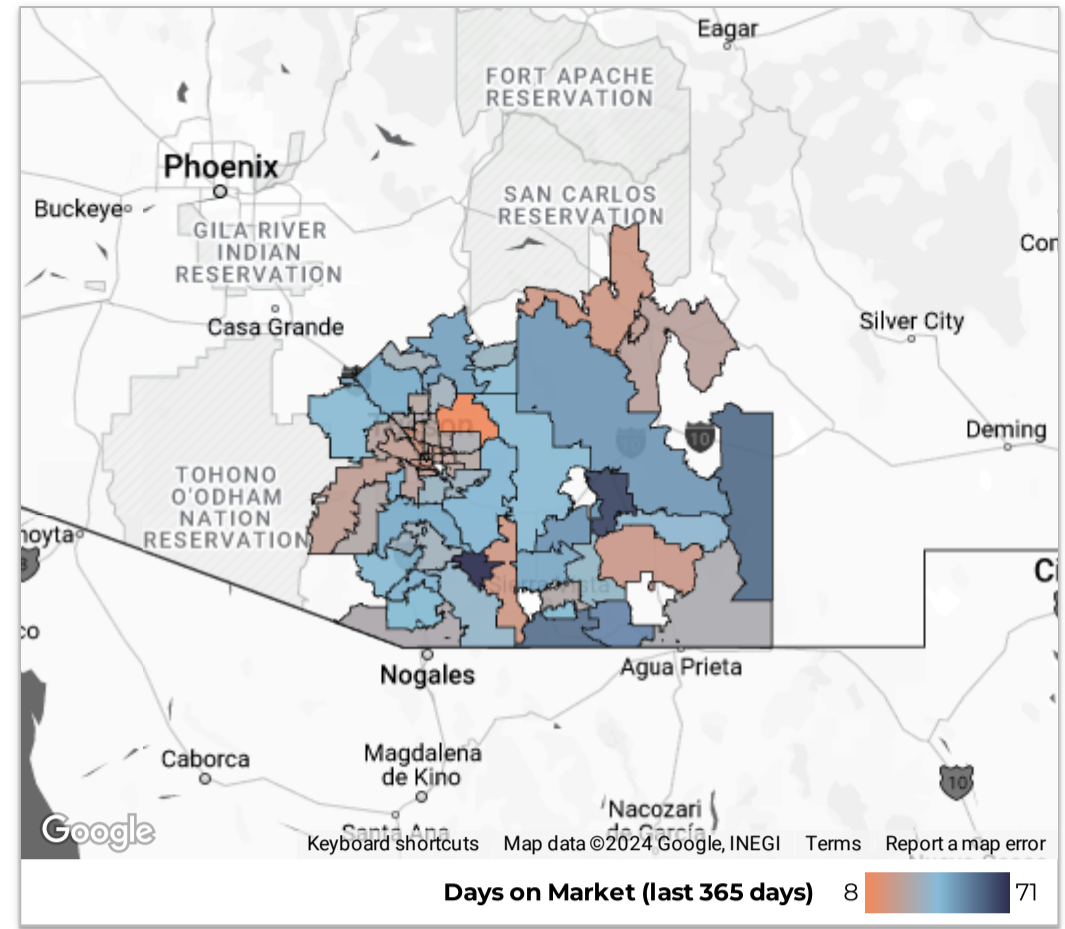
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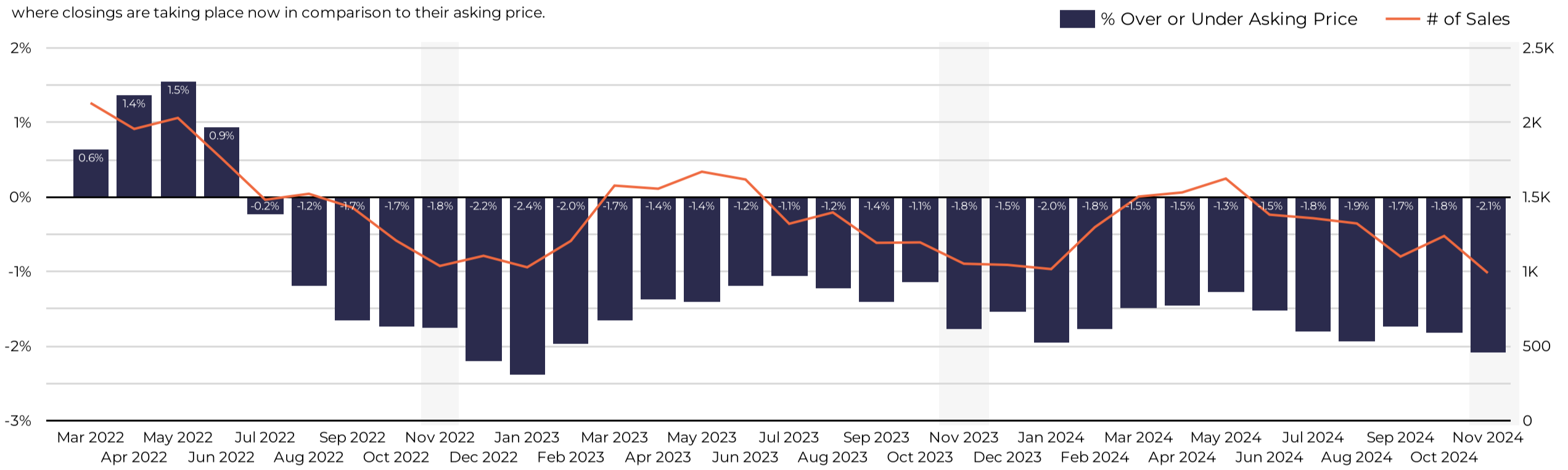
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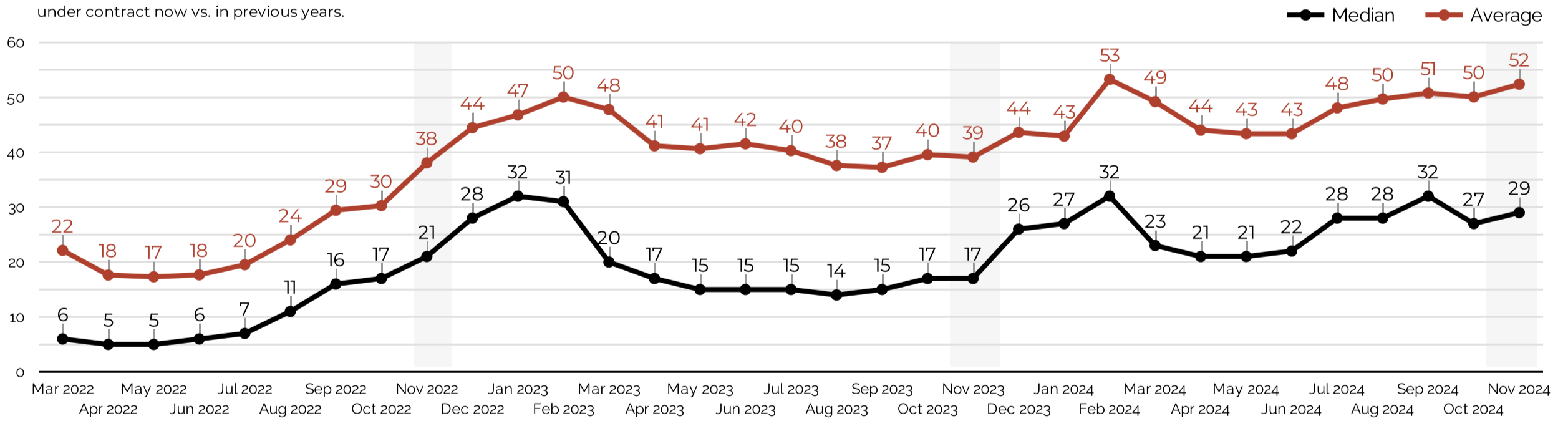
Buyer Demand

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	73	-28.4% ↓	27	11 ↑	-7.64%	-3.03% ↓
\$200,000-\$299,999	228	-10.9% ↓	25	12 ↑	-1.94%	-0.31% ↓
\$300,000-\$399,999	307	-9.2% ↓	31	7 ↑	-1.33%	-0.35% ↓
\$400,000-\$499,999	162	5.9% ↑	36	17 ↑	-1.67%	-0.50% ↓
\$500,000-\$599,999	71	-7.8% ↓	36	20 ↑	-2.43%	-0.84% ↓
\$600,000-\$699,999	48	-11.1% ↓	28	10 ↑	-1.84%	-0.51% ↓
\$700,000-\$799,999	43	126.3% ↑	15	4 ↑	-1.91%	0.08% ↑
\$800,000-\$999,999	28	27.3% ↑	34	21 ↑	-2.80%	-1.36% ↓
\$1M-\$1.19M	18	63.6% ↑	17	11 ↑	-4.77%	-1.39% ↓
\$1.2M-\$1.39	5	-61.5% ↓	11	-8 ↓	-0.37%	1.82% ↑
\$1.4M+	11	10.0% ↑	7	0	-2.53%	0.56% ↑

Southern AZ Housing Market: **Inventory**

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November 2024

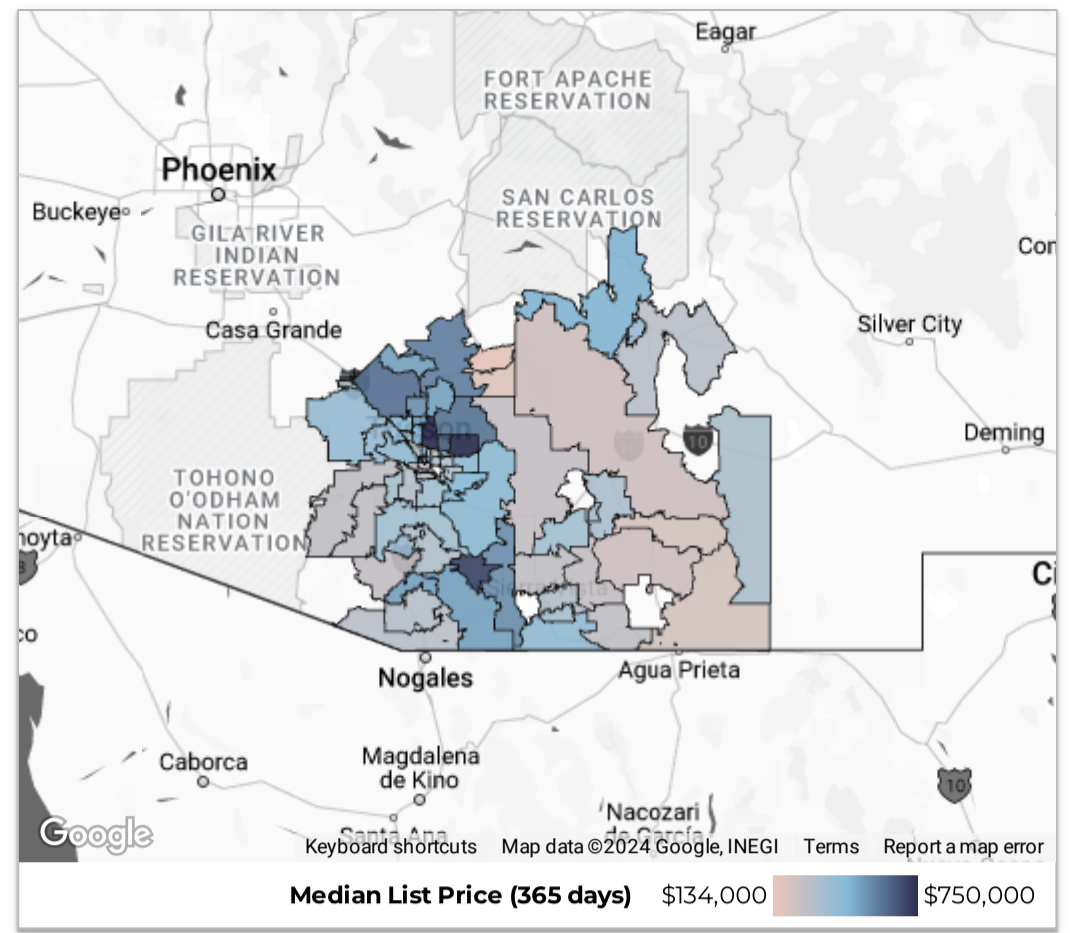
of New Listings (Supply)
1,766
↑ 198 from previous year

Months of Supply
5.08

	Average	#
Single Family Residence	\$585,667	4,050
Townhouse	\$338,451	420
Condominium	\$220,9...	278
Manufactured Home	\$277,321	253
Mobile Home	\$161,863	46
Grand total	\$525,6...	5,047

of New Pendings (Demand)
980
↓ -94 from previous year

Active Listings
5,047
Pending Listings
772



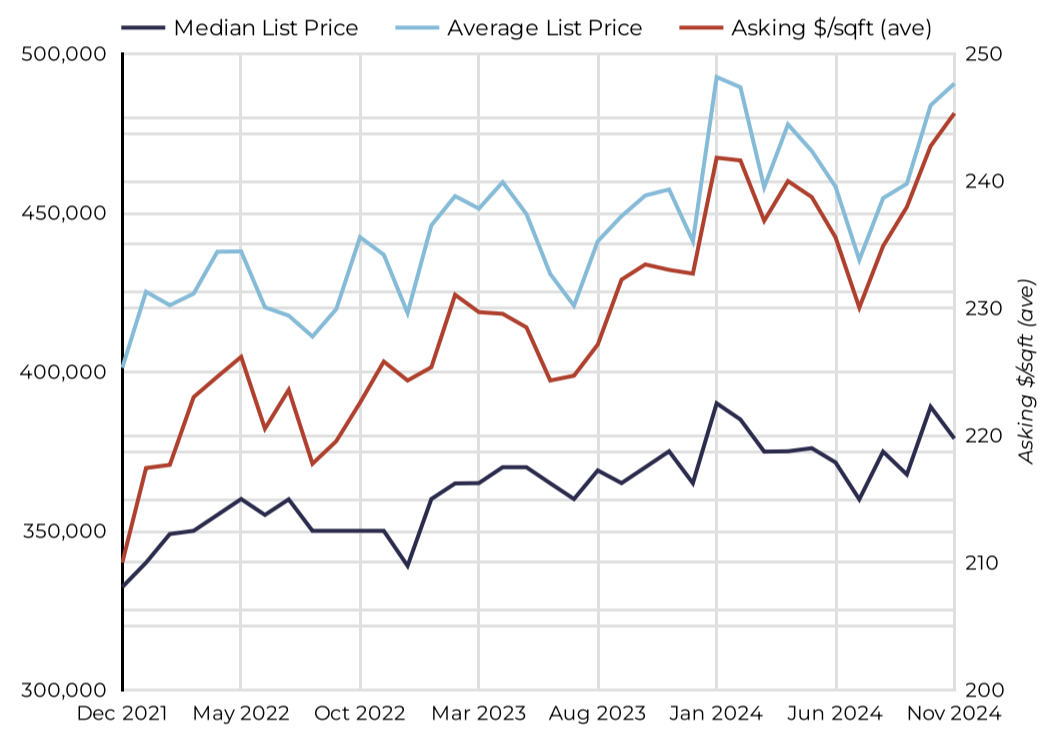
Active Listings



Months of Supply By Price Range

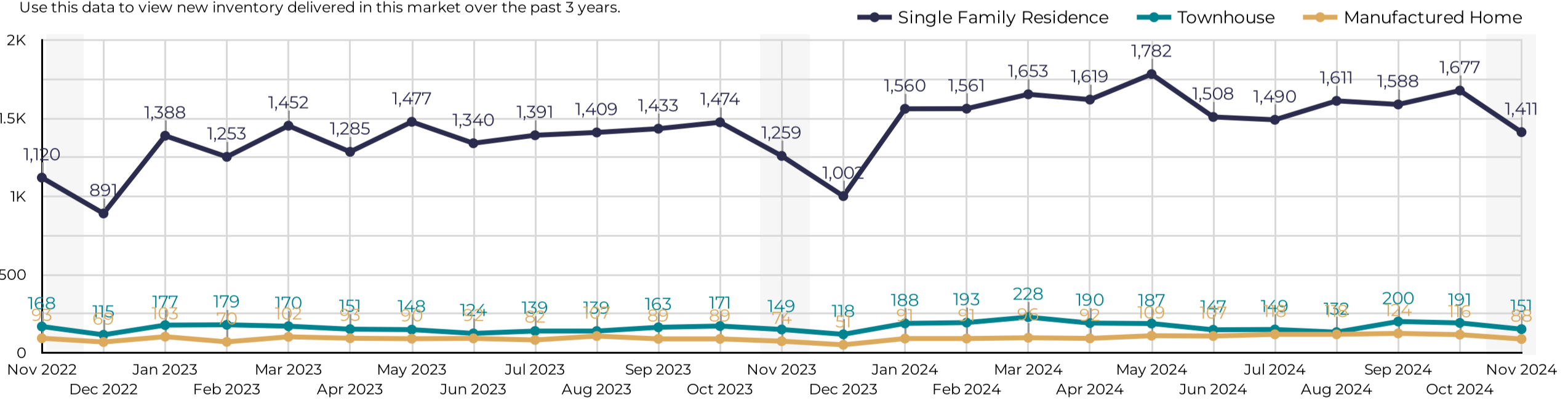
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.38	344	64
\$200,000-\$299,999	3.78	854	226
\$300,000-\$399,999	4.95	1,541	311
\$400,000-\$499,999	5.60	912	163
\$500,000-\$599,999	5.90	425	72
\$600,000-\$699,999	5.04	252	50
\$700,000-\$799,999	4.35	174	40
\$800,000-\$999,999	5.97	197	33
\$1M-\$1.19M	5.00	80	16
\$1.2M-\$1.39	9.00	63	7
\$1.4M+	17.08	205	12
Grand total	5.08	5,047	994

Asking Prices



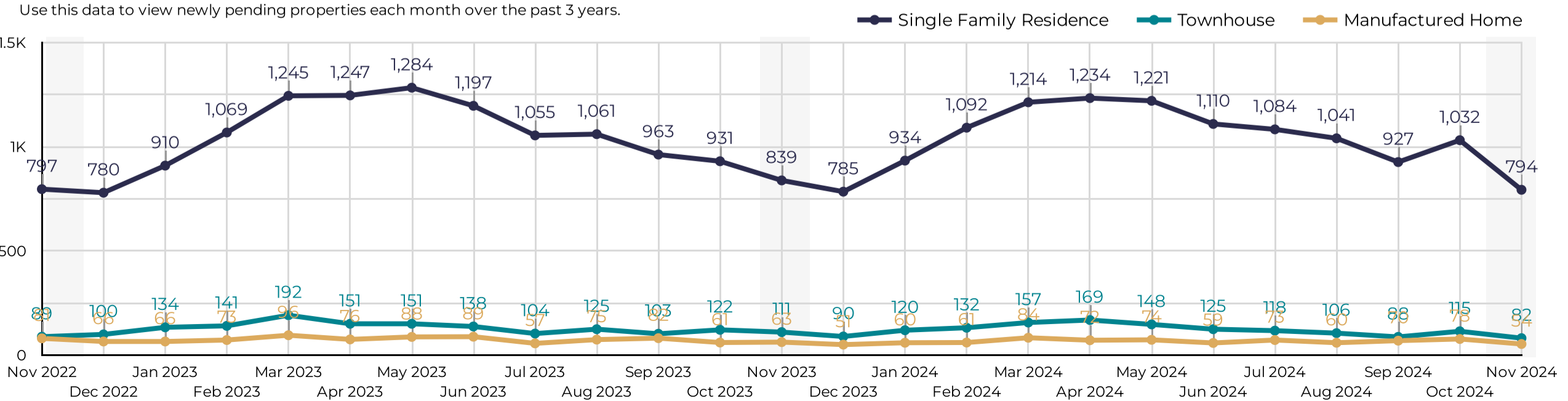
New Listings

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: Dec 2, 2024

Data Tables

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

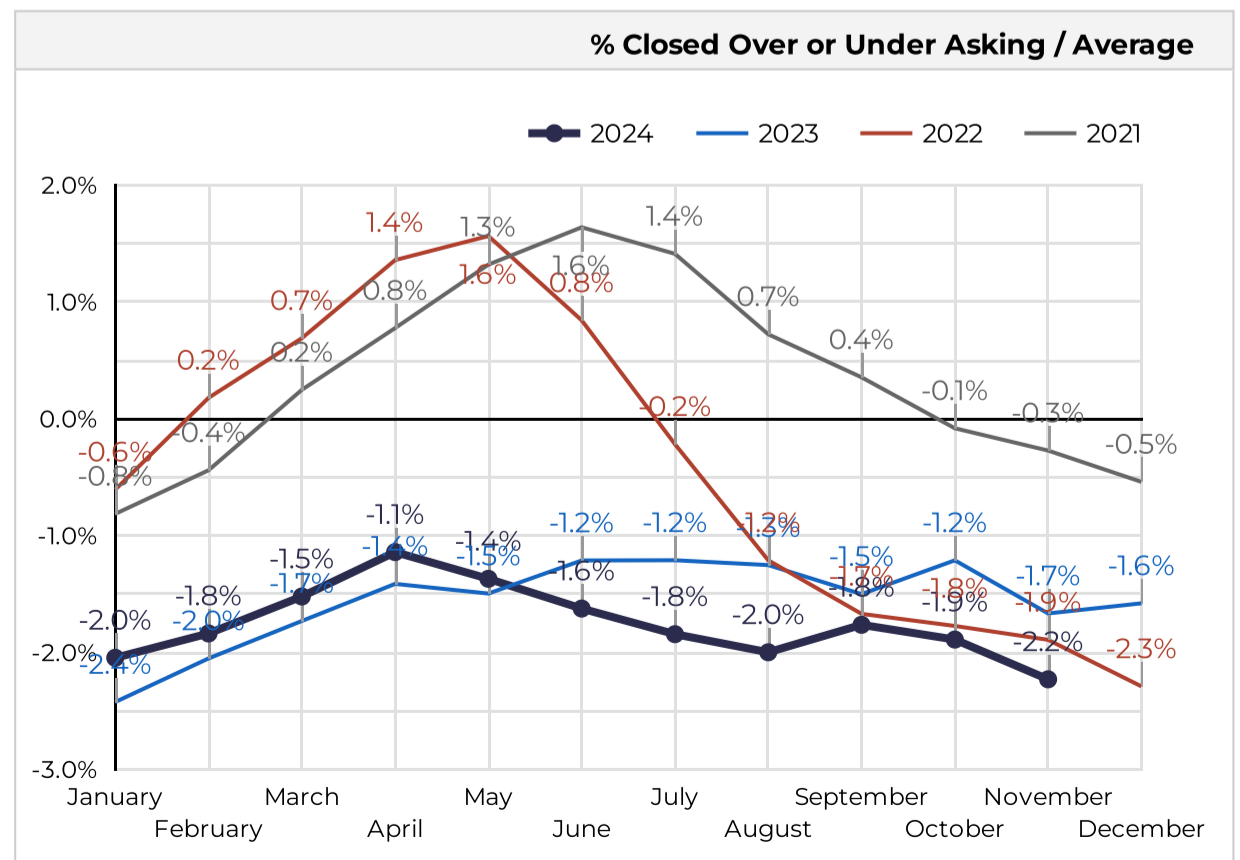
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,519	1,591	1,029	1,021
February	1,620	1,676	1,208	1,299
March	2,175	2,134	1,581	1,503
April	2,102	1,957	1,556	1,536
May	1,960	2,031	1,673	1,631
June	2,170	1,764	1,618	1,385
July	1,903	1,483	1,325	1,362
August	1,742	1,524	1,397	1,324
September	1,754	1,431	1,195	1,103
October	1,682	1,208	1,197	1,240
November	1,863	1,041	1,055	994
December	1,922	1,107	1,045	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$262,190	\$313,500	\$325,000	\$350,000
February	\$261,500	\$327,600	\$330,000	\$360,000
March	\$279,000	\$333,000	\$337,990	\$360,000
April	\$281,500	\$346,000	\$340,000	\$364,000
May	\$297,000	\$350,000	\$355,000	\$370,000
June	\$300,000	\$355,000	\$355,500	\$360,000
July	\$298,450	\$351,000	\$355,000	\$364,990
August	\$305,000	\$344,390	\$353,000	\$350,000
September	\$310,000	\$345,000	\$350,000	\$355,000
October	\$310,000	\$330,000	\$350,000	\$350,000
November	\$310,000	\$340,000	\$340,000	\$355,000
December	\$320,000	\$330,000	\$355,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	27
February	7	7	31	32
March	5	6	20	23
April	5	5	17	21
May	4	5	15	21
June	5	6	15	22
July	5	7	15	28
August	5	11	14	28
September	6	16	15	32
October	7	17	17	27
November	8	21	17	29
December	10	28	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,911	1,978	1,778	1,979
February	2,027	1,948	1,608	1,958
March	2,294	2,171	1,853	2,105
April	2,290	2,287	1,643	2,029
May	2,112	2,184	1,822	2,228
June	2,291	2,424	1,649	1,883
July	2,265	2,251	1,709	1,847
August	2,184	2,122	1,740	1,972
September	2,249	1,984	1,787	2,023
October	2,321	1,740	1,835	2,090
November	1,805	1,461	1,568	1,766
December	1,596	1,160	1,266	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,689	1,789	1,175	1,187
February	1,834	1,862	1,366	1,374
March	2,142	2,095	1,642	1,543
April	2,024	1,965	1,584	1,574
May	2,007	1,914	1,620	1,517
June	1,985	1,605	1,507	1,362
July	1,856	1,428	1,322	1,366
August	1,763	1,498	1,333	1,269
September	1,728	1,300	1,201	1,141
October	1,778	1,193	1,177	1,280
November	1,846	1,029	1,074	980
December	1,956	1,005	978	-



Southern AZ Housing Market: Comparisons

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Nov 2024

vs. last year

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

Market Activity					Market Pricing				Buyer Demand			
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	801	-2.9%	\$372.3M	2.3%	\$386,000	\$14,000	\$230	\$7	31	12	-1.8%	-0.2%
Townhouse	90	-21.7%	\$29.3M	-22.9%	\$289,000	-\$4,000	\$233	-\$2	24	12	-2.3%	-1.1%
Manufactured Home	62	12.7%	\$14.68M	22.7%	\$235,000	\$10,000	\$148	\$2	34	18	-3.7%	-0.2%
Condominium	31	-29.5%	\$5.98M	-33.5%	\$175,000	-\$32,000	\$214	-\$12	45	27	-3.4%	-1.4%
Mobile Home	6	-53.8%	\$696K	-59.2%	\$100,000	-\$32,500	\$142	\$21	17	-7	-9.1%	-2.4%

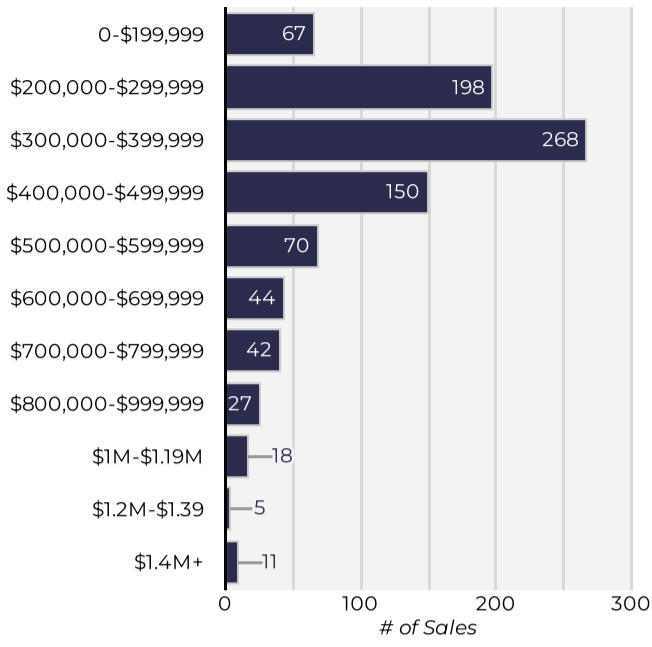
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	65	-23.5%	\$13M	-16.8%	\$210,000	\$20,000	\$240	\$8	21	8	-2.2%	-0.1%
\$1000-1499 sqft	259	-11.6%	\$72.66M	-10.1%	\$287,000	\$7,000	\$221	\$4	22	10	-2.3%	-0.8%
\$1500-1999 sqft	320	-2.1%	\$120.11M	0.7%	\$355,000	\$8,100	\$218	\$7	29	10	-1.6%	0.3%
2000-2499 sqft	173	-8.0%	\$83.09M	-6.4%	\$442,500	-\$7,500	\$216	\$4	45	19	-2.0%	-0.5%
2500-2999 sqft	104	5.1%	\$63.57M	10.0%	\$540,000	\$21,000	\$224	\$9	49	17	-1.8%	-0.1%
3000-3999 sqft	58	23.4%	\$52.94M	23.7%	\$842,450	-\$32,550	\$271	-\$3	34	15	-3.6%	-1.3%
4000-4999 sqft	9	-18.2%	\$10.28M	-37.2%	\$1,017,500	-\$282,500	\$257	-\$87	28	-20	-6.2%	-2.0%
5000+ sqft	2	0.0%	\$7.3M	128.1%	\$3,500,000	\$3,200,000	\$429	\$201	10	-35	-2.6%	9.2%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	131	-10.3%	\$69.97M	-17.8%	\$480,000	\$30,000	\$255	-\$10	31	14	-2.0%	-0.0%
Central	110	0.9%	\$38.13M	1.9%	\$305,000	\$9,000	\$237	\$5	27	15	-2.6%	-1.0%
North	87	2.4%	\$63.74M	19.8%	\$625,000	\$33,000	\$301	\$4	15	6	-2.0%	-0.7%
East	78	14.7%	\$25.62M	14.4%	\$310,000	\$10,000	\$202	-\$3	17	5	-2.0%	-0.6%
Upper Southeast	71	-13.4%	\$29.9M	-13.4%	\$389,900	-\$9,090	\$206	\$18	40	-9	-0.6%	0.8%
Southwest	55	7.8%	\$16.58M	14.8%	\$298,000	-\$2,000	\$189	\$5	26	5	-1.6%	0.7%
Extended West	53	15.2%	\$19.24M	18.9%	\$358,500	-\$1,500	\$201	\$8	40	5	-2.0%	-0.4%
Southeast	44	57.1%	\$17.01M	45.4%	\$374,000	-\$11,000	\$201	-\$6	65	44	-0.3%	1.2%
West	43	-30.6%	\$19.01M	-19.3%	\$380,000	\$35,100	\$230	\$7	27	14	-3.4%	-2.0%
Upper Northwest	38	31.0%	\$21.52M	28.6%	\$525,000	-\$40,000	\$245	-\$8	18	7	-2.7%	-1.1%
Northeast	36	-10.0%	\$20.28M	-5.7%	\$480,000	\$40,000	\$245	-\$3	24	12	-3.0%	-1.5%
Green Valley North	34	-17.1%	\$12.08M	-9.8%	\$327,750	\$7,760	\$193	\$9	58	3	-2.4%	-1.2%
South	33	-21.4%	\$9.41M	-13.7%	\$265,000	\$1,000	\$198	-\$1	25	17	-0.5%	0.7%
Cochise	27	-27.0%	\$6.78M	-23.7%	\$245,000	\$10,000	\$152	-\$0	44	13	-3.3%	0.7%
Green Valley Northwest	22	-35.3%	\$5.94M	-28.4%	\$243,000	\$2,000	\$202	-\$0	20	6	-2.8%	-1.9%
Benson/St. David	18	20.0%	\$4.61M	45.1%	\$246,623	\$10,633	\$152	\$11	73	54	-2.7%	-0.3%
Green Valley Northeast	17	-10.5%	\$6.44M	-6.5%	\$340,000	-\$11,000	\$228	\$11	31	-2	-1.2%	1.6%
Graham	14	133.3%	\$3.71M	129.3%	\$260,000	\$100	\$158	-\$16	29	21	-3.6%	-0.5%
Green Valley Southwest	12	-57.1%	\$3.92M	-61.3%	\$295,000	-\$64,000	\$217	-\$14	21	6	-3.8%	-1.9%
SCC-Rio Rico East	12	50.0%	\$3.33M	20.0%	\$275,000	-\$20,000	\$175	-\$9	42	30	-2.8%	-2.3%
Extended Northwest	11	-31.3%	\$3.03M	-36.7%	\$268,990	-\$23,000	\$196	\$24	37	-3	-1.3%	-0.9%
Green Valley Southeast	9	-18.2%	\$3.69M	-3.3%	\$350,000	\$35,000	\$228	\$12	11	2	-1.4%	-0.4%
Pinal	8	0.0%	\$2.59M	17.8%	\$317,000	\$68,000	\$167	-\$26	25	4	-3.7%	-2.7%
Extended Southwest	7	-22.2%	\$1.88M	8.3%	\$260,000	\$51,000	\$181	\$44	42	19	-1.5%	-0.1%
Extended Northeast	5	66.7%	\$2.34M	118.1%	\$518,000	\$269,000	\$466	\$91	23	9	-3.3%	-1.3%
SCC-Rio Rico West	4	33.3%	\$1.3M	37.3%	\$325,000	-\$17,000	\$180	\$7	52	-52	-1.2%	1.9%
SCC-Nogales East	2	-84.6%	\$3.59M	51.8%	\$218,000	\$68,000	\$654	\$538	18	10	-1.5%	4.3%
SCC-Tubac East	2	-50.0%	\$785K	-54.9%	\$235,000	-\$132,000	\$256	-\$1	440	421	-3.8%	0.5%
SCC-Elgin	2	-	\$1.18M	-	\$500,000	-	\$217	-	79	-	-7.9%	-
Maricopa	2	-	\$1.01M	-	\$374,000	-	\$240	-	15	-	-0.7%	-
SCC-Patagonia	1	0.0%	\$3.8M	508.0%	\$3,800,000	\$3,175,000	\$208	-\$10	1,732	1,723	0.0%	2.2%
SCC-Nogales West	1	0.0%	\$350K	-10.0%	\$350,000	-\$39,000	\$149	\$54	71	23	+0.0%	22.2%
SCC-Amado	1	0.0%	\$180K	33.3%	\$180,000	\$45,000	\$72	-\$58	54	38	-14.3%	-14.3%

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

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November 2024



of Sales
900
↓ -2.4% from previous year

Volume
\$391,473,821
↑ 2.3% from previous year

\$/sqft
\$226
↑ 2.2% from previous year

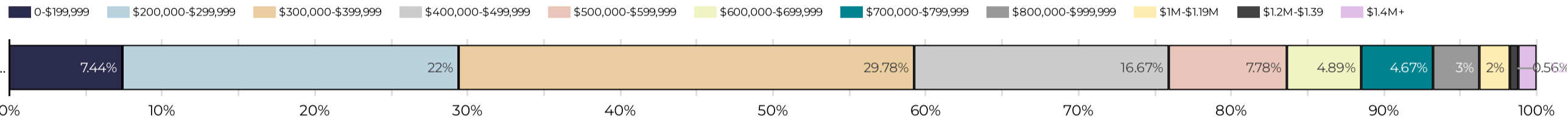
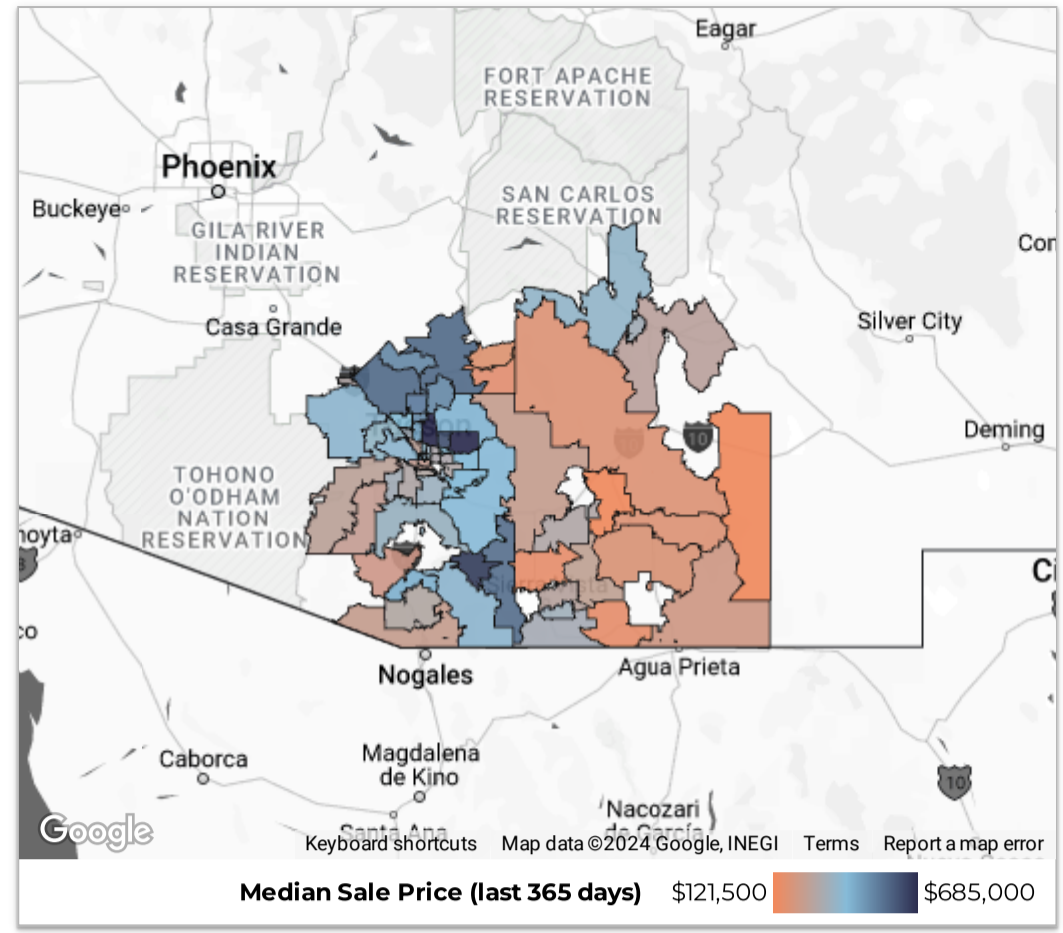
of New Listings
1,559
↑ 13.4% from previous year

Median Sale Price
\$360,000
↑ 2.9% from previous year

Average Sale Price
\$434,971
↑ 4.8% from previous year

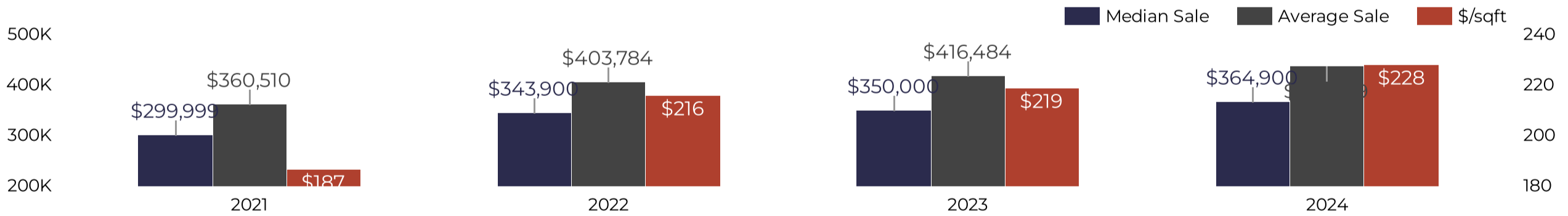
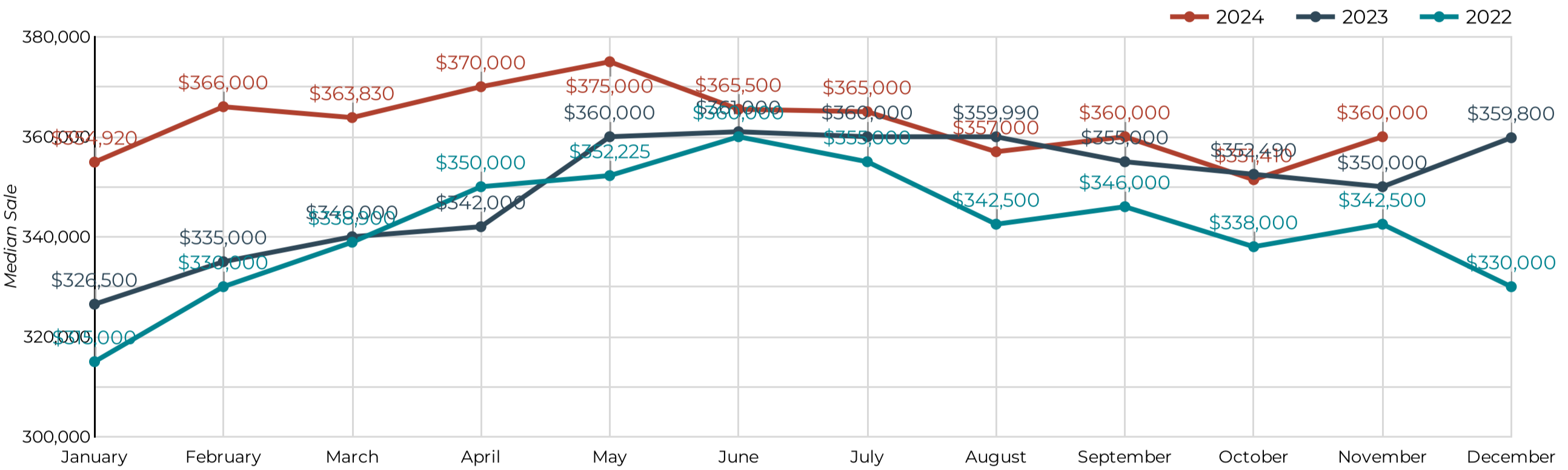
Median Days on Market
29
↑ 12 from previous year

Average % Over Asking
-2.21%
↓ -0.52% from previous year



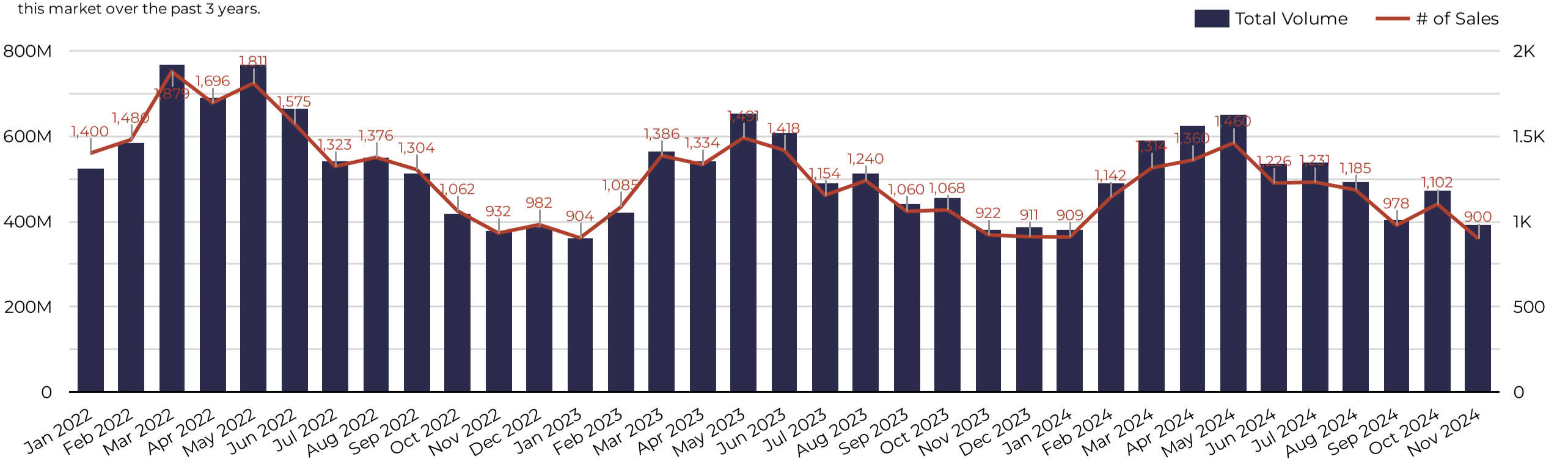
Market Pricing

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



Market Activity

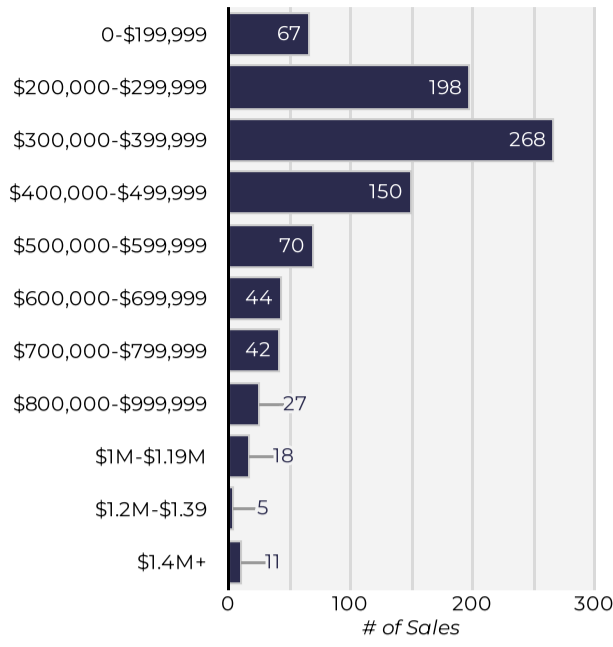
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Dec 2, 2024

November 2024



of Sales
900
↓ -2.4% from previous year

Median Sale Price
\$360,000
↑ 2.9% from previous year

Volume
\$391,473,821
↑ 2.3% from previous year

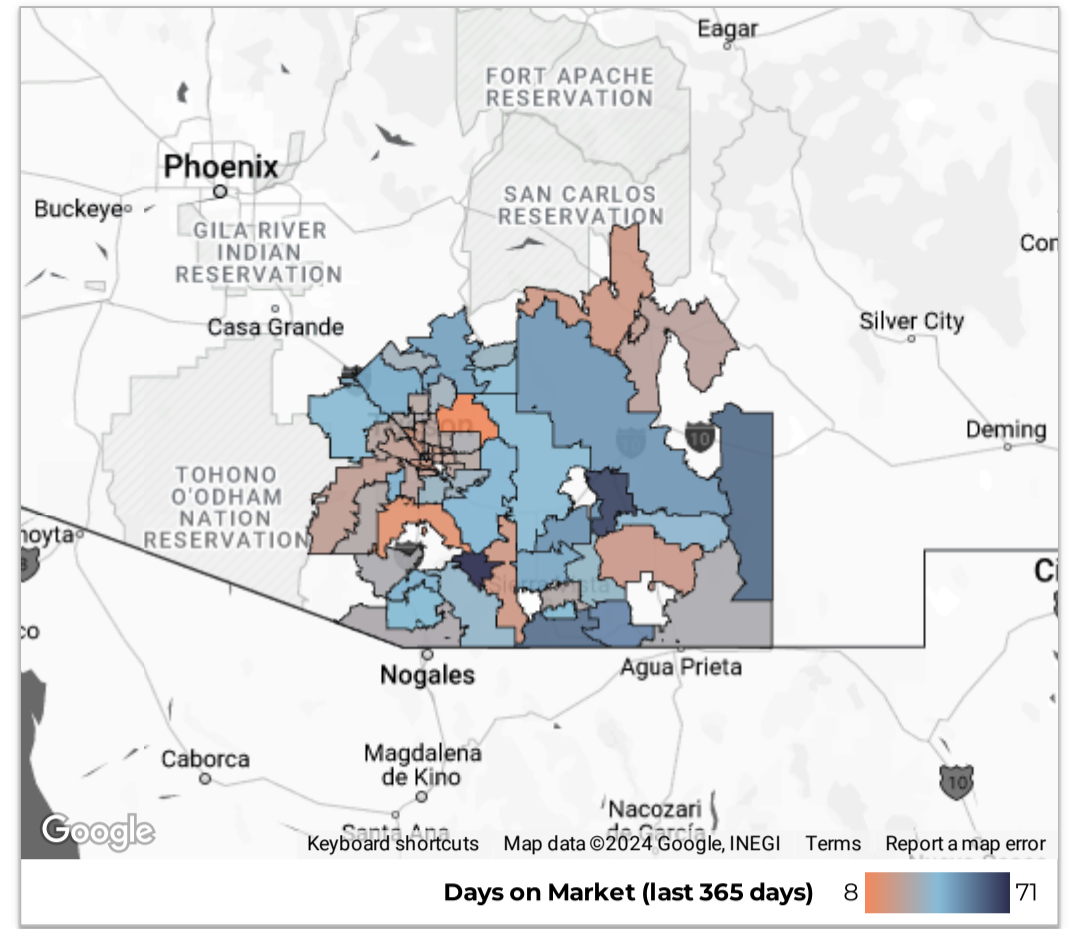
Average Sale Price
\$434,971
↑ 4.8% from previous year

\$/sqft
\$226
↑ 2.2% from previous year

Median Days on Market
29
↑ 12 from previous year

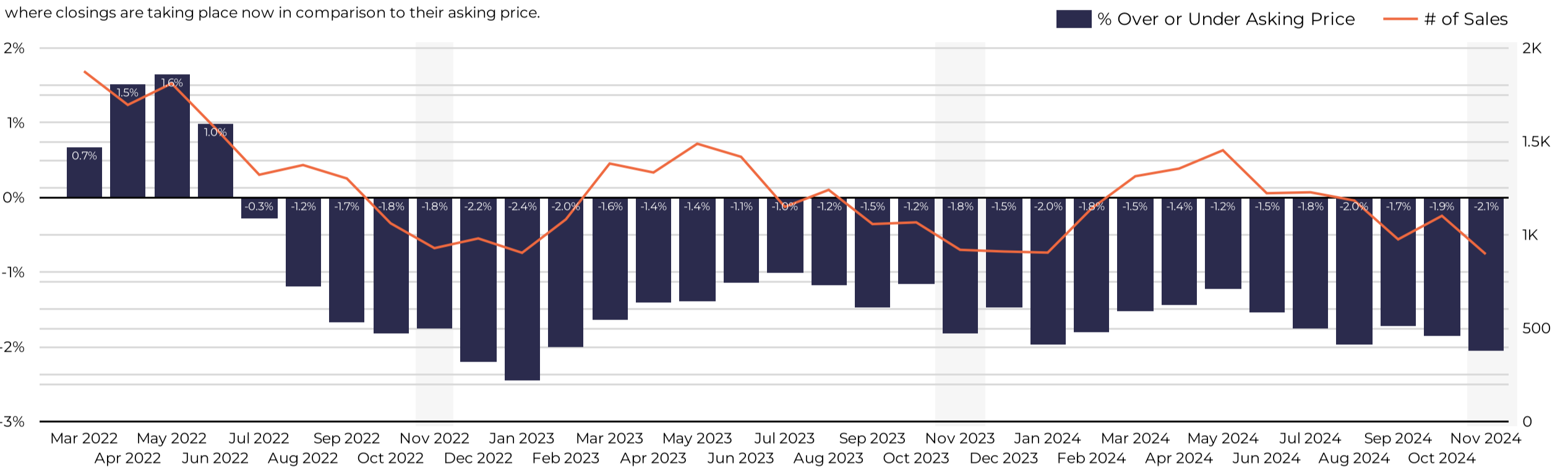
of New Listings
1,559
↑ 13.4% from previous year

Average % Over Asking
-2.21%
↓ -0.52% from previous year



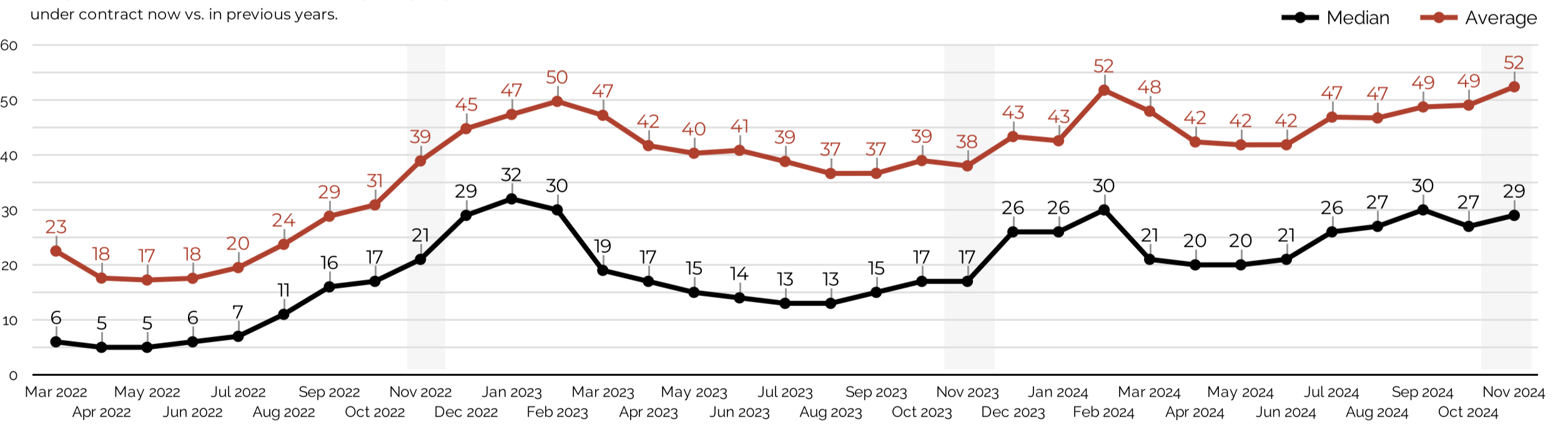
Buyer Demand

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	67	-22.1% ↓	26	10 ↑	-8.02%	-3.01% ↓
\$200,000-\$299,999	198	-6.6% ↓	26	13 ↑	-1.79%	-0.11% ↓
\$300,000-\$399,999	268	-6.3% ↓	29	7 ↑	-1.25%	-0.25% ↓
\$400,000-\$499,999	150	7.1% ↑	37	19 ↑	-1.65%	-0.62% ↓
\$500,000-\$599,999	70	-2.8% ↓	36	22 ↑	-2.46%	-0.89% ↓
\$600,000-\$699,999	44	-17.0% ↓	26	8 ↑	-1.64%	-0.29% ↓
\$700,000-\$799,999	42	133.3% ↑	15	4 ↑	-1.94%	0.16% ↑
\$800,000-\$999,999	27	28.6% ↑	34	21 ↑	-2.90%	-1.57% ↓
\$1M-\$1.19M	18	63.6% ↑	17	11 ↑	-4.77%	-1.39% ↓
\$1.2M-\$1.39	5	-61.5% ↓	11	-8 ↓	-0.37%	1.82% ↑
\$1.4M+	11	10.0% ↑	7	0	-2.53%	0.56% ↑

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: Dec 2, 2024

November 2024

of New Listings (Supply)
1,559
↑ 184 from previous year

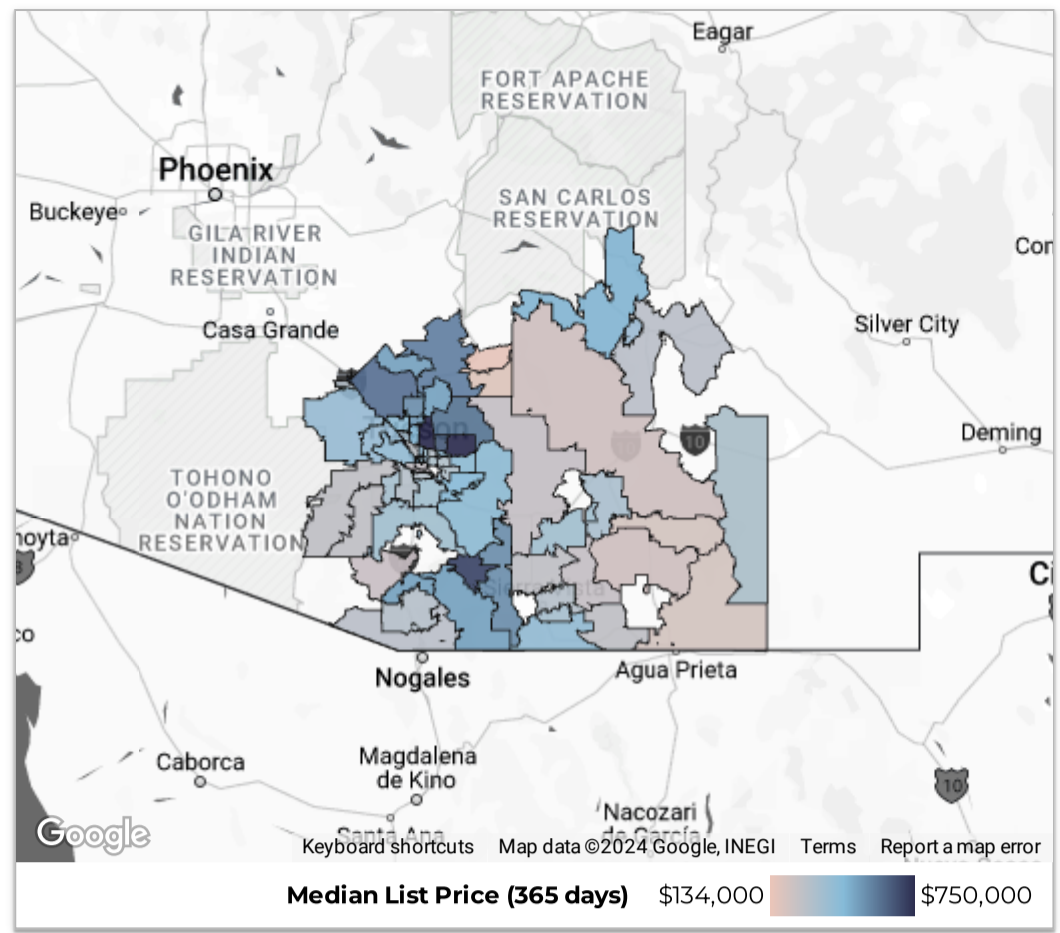
of New Pendings (Demand)
878
↓ -60 from previous year

Months of Supply
4.87

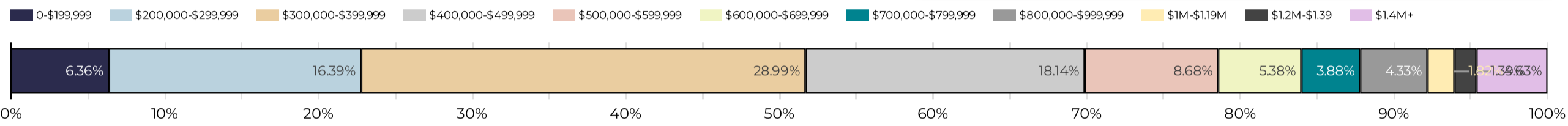
Active Listings
4,387

Pending Listings
697

	Average	#
Single Family Residence	\$606,846	3,597
Townhouse	\$367,328	279
Manufactured Home	\$258,740	236
Condominium	\$234,547	231
Mobile Home	\$159,334	44
Grand total	\$548,795	4,387



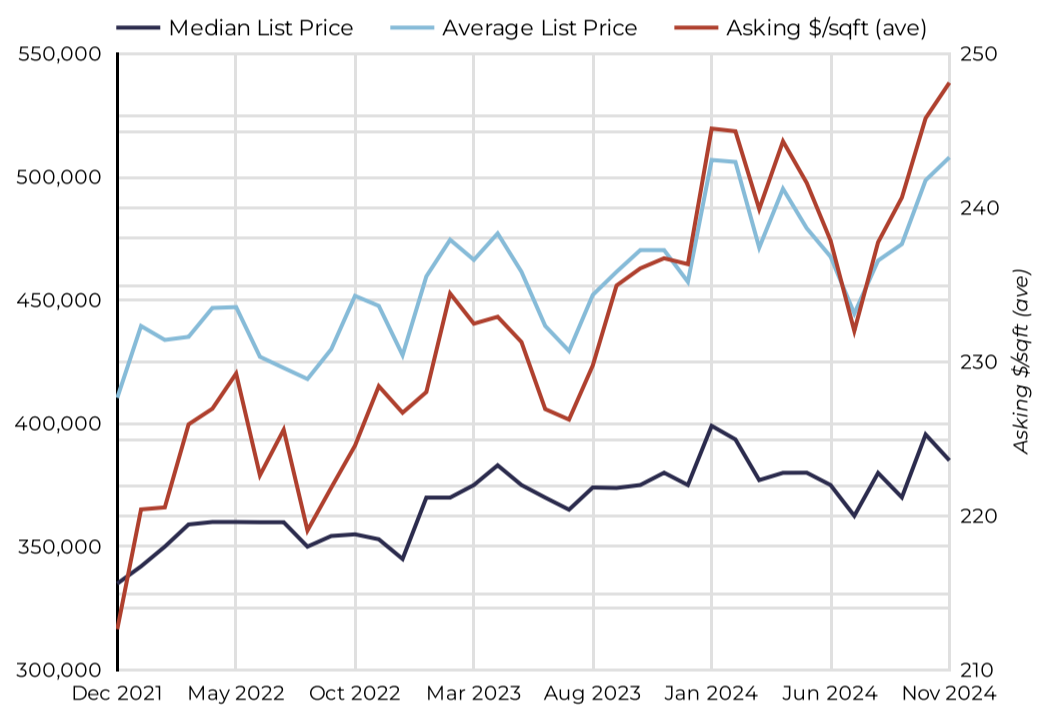
Active Listings



Months of Supply By Price Range

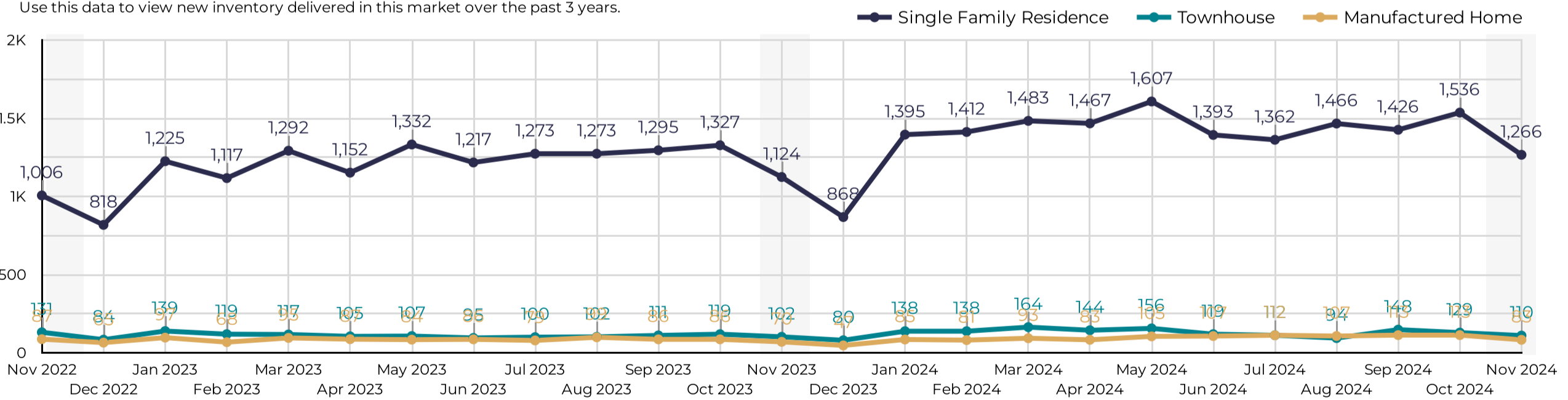
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.81	279	58
\$200,000-\$299,999	3.61	719	199
\$300,000-\$399,999	4.71	1,272	270
\$400,000-\$499,999	5.31	796	150
\$500,000-\$599,999	5.37	381	71
\$600,000-\$699,999	4.92	236	48
\$700,000-\$799,999	4.59	170	37
\$800,000-\$999,999	5.94	190	32
\$1M-\$1.19M	5.00	80	16
\$1.2M-\$1.39	8.71	61	7
\$1.4M+	16.92	203	12
Grand total	4.87	4,387	900

Asking Prices



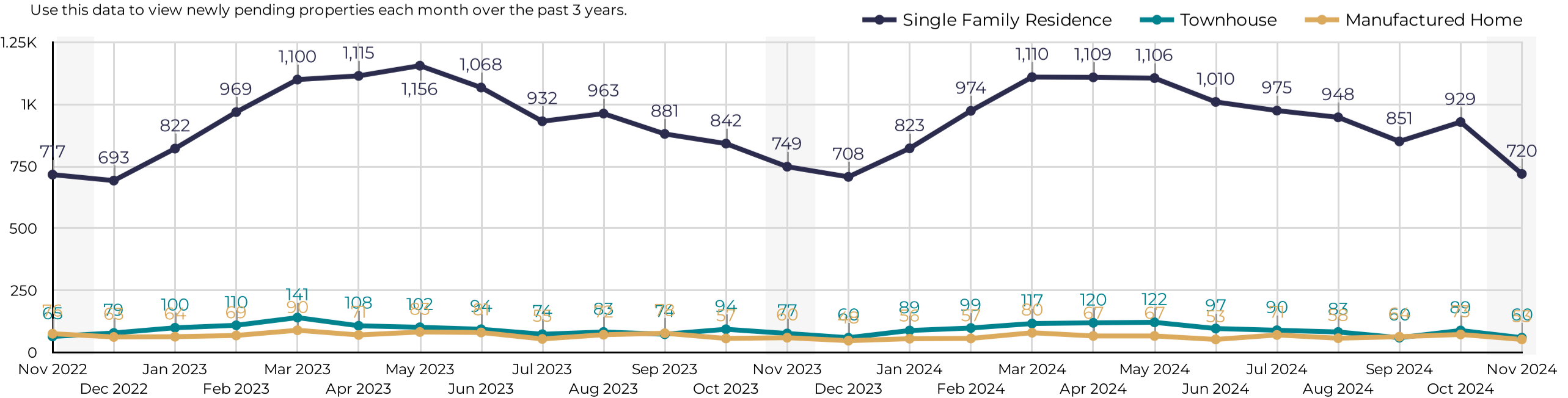
New Listings

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



New Pendings

Use this data to view newly pending properties each month over the past 3 years.



Data Tables

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

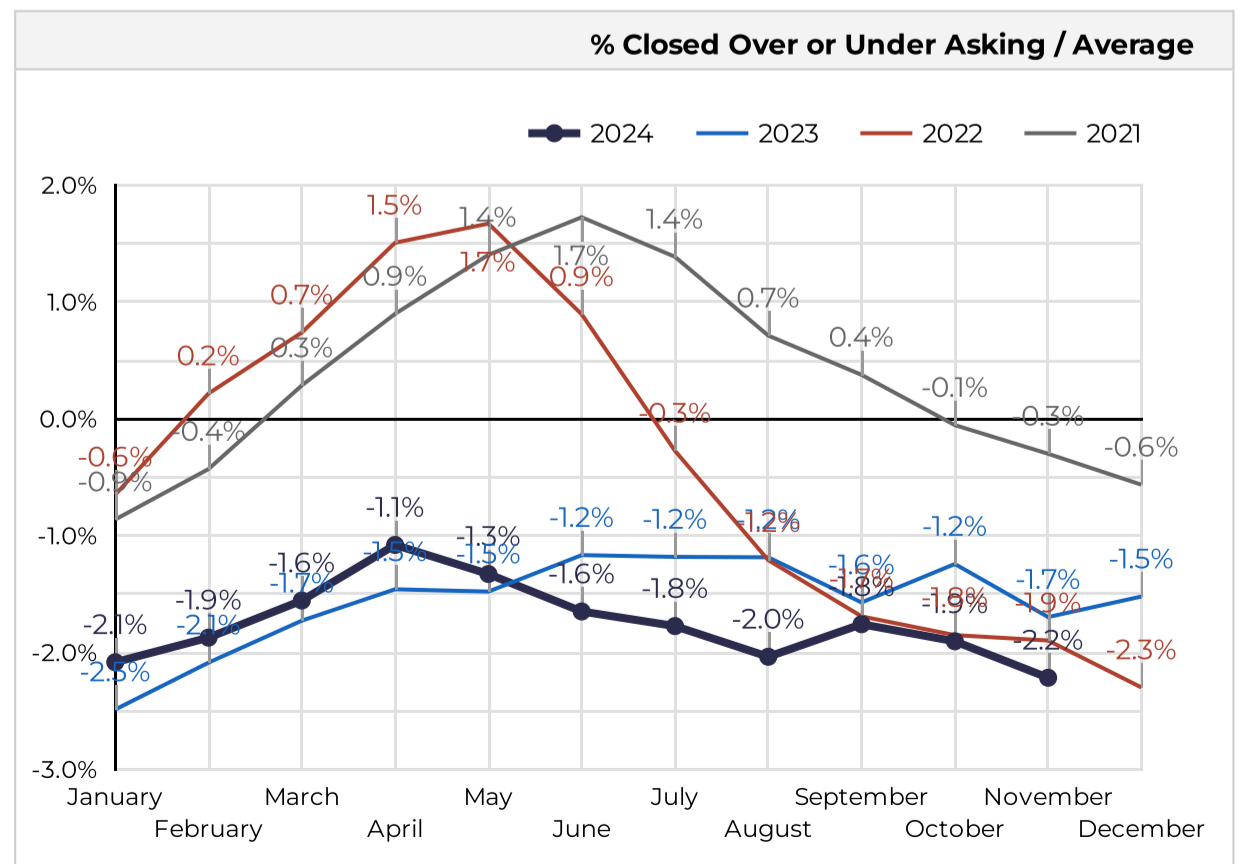
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	904	909
February	1,424	1,480	1,085	1,142
March	1,877	1,879	1,386	1,314
April	1,856	1,696	1,334	1,360
May	1,734	1,811	1,491	1,460
June	1,910	1,575	1,418	1,226
July	1,712	1,323	1,154	1,231
August	1,575	1,376	1,240	1,185
September	1,597	1,304	1,060	978
October	1,510	1,062	1,068	1,102
November	1,673	932	922	900
December	1,732	982	911	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$326,500	\$354,920
February	\$265,000	\$330,000	\$335,000	\$366,000
March	\$280,000	\$338,900	\$340,000	\$363,830
April	\$285,000	\$350,000	\$342,000	\$370,000
May	\$300,000	\$352,225	\$360,000	\$375,000
June	\$306,000	\$360,000	\$361,000	\$365,500
July	\$300,000	\$355,000	\$360,000	\$365,000
August	\$305,250	\$342,500	\$359,990	\$357,000
September	\$311,150	\$346,000	\$355,000	\$360,000
October	\$310,000	\$338,000	\$352,490	\$351,410
November	\$312,000	\$342,500	\$350,000	\$360,000
December	\$323,000	\$330,000	\$359,800	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	30	30
March	5	6	19	21
April	4	5	17	20
May	5	5	15	20
June	5	6	14	21
July	5	7	13	26
August	5	11	13	27
September	6	16	15	30
October	7	17	17	27
November	8	21	17	29
December	10	29	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,740
February	1,760	1,707	1,392	1,730
March	2,063	1,920	1,622	1,855
April	2,042	2,062	1,440	1,805
May	1,910	1,947	1,616	2,001
June	2,064	2,214	1,481	1,728
July	2,079	2,069	1,534	1,664
August	1,993	1,936	1,549	1,767
September	2,021	1,776	1,584	1,782
October	2,114	1,558	1,616	1,866
November	1,590	1,294	1,375	1,559
December	1,403	1,044	1,073	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,486	1,575	1,042	1,034
February	1,591	1,659	1,224	1,201
March	1,877	1,831	1,424	1,380
April	1,799	1,703	1,388	1,381
May	1,779	1,719	1,425	1,365
June	1,764	1,421	1,322	1,218
July	1,653	1,269	1,153	1,215
August	1,596	1,369	1,181	1,145
September	1,572	1,169	1,079	1,023
October	1,576	1,057	1,048	1,137
November	1,662	918	938	878
December	1,785	888	859	-



Tucson Association of Realtors: Comparisons

All data is updated in realtime in accordance with content from MLSSAZ.
 This report provides a snapshot of the market as taken on: Dec 2, 2024

Nov 2024

vs. last year

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

Market Activity				Market Pricing				Buyer Demand			
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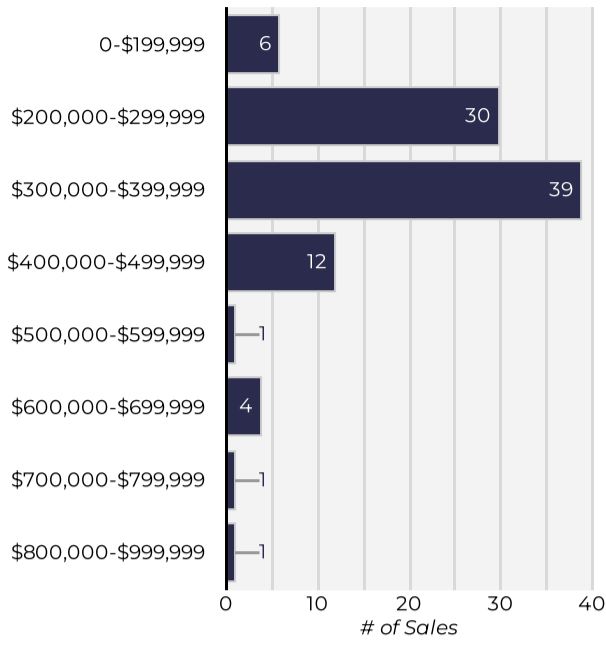
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	734	-0.5%	\$346.69M	4.4%	\$390,000	\$11,112	\$232	\$7	30	12	-1.8%	-0.1%
Townhouse	69	-16.9%	\$23.73M	-20.1%	\$293,000	-\$16,000	\$240	-\$2	27	16	-2.2%	-0.8%
Manufactured Home	61	17.3%	\$14.45M	28.7%	\$239,900	\$14,900	\$147	\$2	34	20	-3.7%	-0.2%
Condominium	26	-23.5%	\$5.33M	-29.5%	\$195,000	-\$30,000	\$217	-\$12	34	14	-3.4%	-1.5%
Mobile Home	6	-50.0%	\$696K	-54.5%	\$100,000	-\$17,000	\$142	\$22	17	6	-9.1%	-1.9%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	58	-15.9%	\$11.94M	-7.4%	\$218,700	\$18,700	\$243	\$13	21	8	-2.1%	0.2%
\$1000-1499 sqft	229	-6.9%	\$64.43M	-5.4%	\$289,000	\$6,010	\$222	\$3	22	10	-2.3%	-0.7%
\$1500-1999 sqft	280	-1.4%	\$105.71M	0.9%	\$358,000	\$8,500	\$219	\$6	29	12	-1.5%	0.3%
2000-2499 sqft	165	-2.9%	\$79.79M	-1.4%	\$447,500	-\$5,400	\$218	\$4	42	16	-2.0%	-0.5%
2500-2999 sqft	98	7.7%	\$60.65M	13.1%	\$545,000	\$5,010	\$227	\$10	41	9	-1.9%	-0.1%
3000-3999 sqft	56	21.7%	\$51.45M	22.0%	\$850,000	-\$25,000	\$272	-\$3	38	25	-3.7%	-1.4%
4000-4999 sqft	8	-27.3%	\$9.61M	-41.3%	\$1,017,500	-\$282,500	\$272	-\$72	13	-35	-5.5%	-1.3%
5000+ sqft	2	0.0%	\$7.3M	128.1%	\$3,500,000	\$3,200,000	\$429	\$201	10	-35	-2.6%	9.2%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	131	-10.3%	\$69.97M	-17.8%	\$480,000	\$30,000	\$255	-\$10	31	14	-2.0%	-0.0%
Central	110	0.9%	\$38.13M	1.9%	\$305,000	\$9,000	\$237	\$5	27	15	-2.6%	-1.0%
North	87	2.4%	\$63.74M	19.8%	\$625,000	\$33,000	\$301	\$4	15	6	-2.0%	-0.7%
East	78	14.7%	\$25.62M	14.4%	\$310,000	\$10,000	\$202	-\$3	17	5	-2.0%	-0.6%
Upper Southeast	71	-13.4%	\$29.9M	-13.4%	\$389,900	-\$9,090	\$206	\$18	40	-9	-0.6%	0.8%
Southwest	55	7.8%	\$16.58M	14.8%	\$298,000	-\$2,000	\$189	\$5	26	5	-1.6%	0.7%
Extended West	53	15.2%	\$19.24M	18.9%	\$358,500	-\$1,500	\$201	\$8	40	5	-2.0%	-0.4%
Southeast	44	57.1%	\$17.01M	45.4%	\$374,000	-\$11,000	\$201	-\$6	65	44	-0.3%	1.2%
West	43	-30.6%	\$19.01M	-19.3%	\$380,000	\$35,100	\$230	\$7	27	14	-3.4%	-2.0%
Upper Northwest	38	31.0%	\$21.52M	28.6%	\$525,000	-\$40,000	\$245	-\$8	18	7	-2.7%	-1.1%
Northeast	36	-10.0%	\$20.28M	-5.7%	\$480,000	\$40,000	\$245	-\$3	24	12	-3.0%	-1.5%
South	33	-21.4%	\$9.41M	-13.7%	\$265,000	\$1,000	\$198	-\$1	25	17	-0.5%	0.7%
Cochise	27	-27.0%	\$6.78M	-23.7%	\$245,000	\$10,000	\$152	-\$0	44	13	-3.3%	0.7%
Benson/St. David	18	20.0%	\$4.61M	45.1%	\$246,623	\$10,633	\$152	\$11	73	54	-2.7%	-0.3%
Graham	14	133.3%	\$3.71M	129.3%	\$260,000	\$100	\$158	-\$16	29	21	-3.6%	-0.5%
SCC-Rio Rico East	12	50.0%	\$3.33M	20.0%	\$275,000	-\$20,000	\$175	-\$9	42	30	-2.8%	-2.3%
Extended Northwest	11	-31.3%	\$3.03M	-36.7%	\$268,990	-\$23,000	\$196	\$24	37	-3	-1.3%	-0.9%
Pinal	8	0.0%	\$2.59M	17.8%	\$317,000	\$68,000	\$167	-\$26	25	4	-3.7%	-2.7%
Extended Southwest	7	-22.2%	\$1.88M	8.3%	\$260,000	\$51,000	\$181	\$44	42	19	-1.5%	-0.1%
Extended Northeast	5	66.7%	\$2.34M	118.1%	\$518,000	\$269,000	\$466	\$91	23	9	-3.3%	-1.3%
SCC-Rio Rico West	4	33.3%	\$1.3M	37.3%	\$325,000	-\$17,000	\$180	\$7	52	-52	-1.2%	1.9%
SCC-Elgin	2	-	\$1.18M	-	\$500,000	-	\$217	-	79	-	-7.9%	-
Maricopa	2	-	\$1.01M	-	\$374,000	-	\$240	-	15	-	-0.7%	-
SCC-Tubac East	2	-50.0%	\$785K	-54.9%	\$235,000	-\$132,000	\$256	-\$1	440	421	-3.8%	0.5%
SCC-Nogales East	2	-84.6%	\$3.59M	51.8%	\$218,000	\$68,000	\$654	\$538	18	10	-1.5%	4.3%
SCC-Patagonia	1	0.0%	\$3.8M	508.0%	\$3,800,000	\$3,175,000	\$208	-\$10	1,732	1,723	0.0%	2.2%
SCC-Nogales West	1	0.0%	\$350K	-10.0%	\$350,000	-\$39,000	\$149	\$54	71	23	+0.0%	22.2%
SCC-Amado	1	0.0%	\$180K	33.3%	\$180,000	\$45,000	\$72	-\$58	54	38	-14.3%	-14.3%

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Dec 2, 2024

November 2024



of Sales
94
↓ -29.3% from previous year

Volume
\$32,065,341
↓ -24.6% from previous year

\$/sqft
\$208
↑ 0.9% from previous year

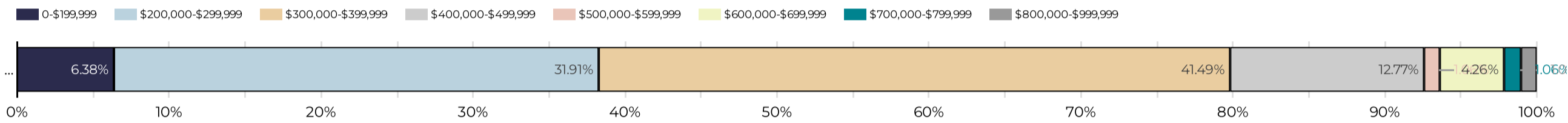
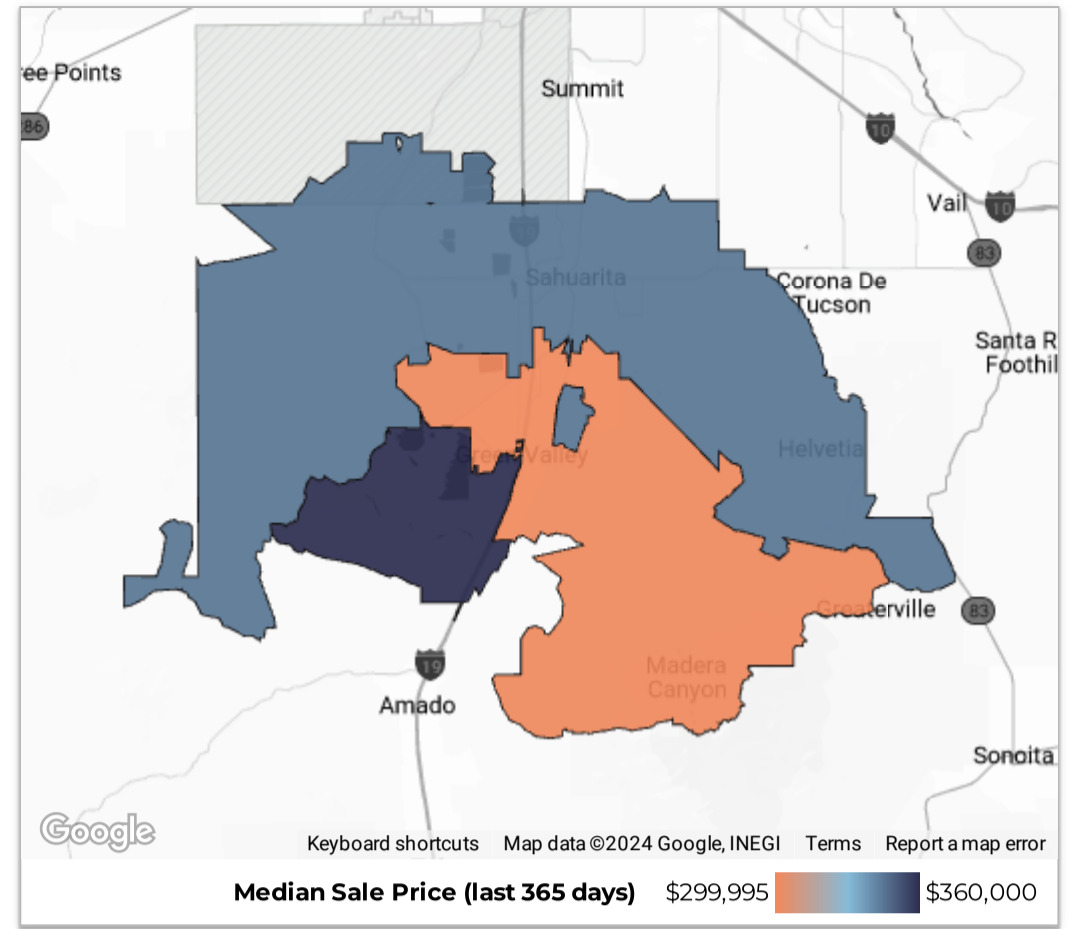
of New Listings
207
↑ 7.3% from previous year

Median Sale Price
\$324,400
↑ 5.3% from previous year

Average Sale Price
\$341,121
↑ 6.6% from previous year

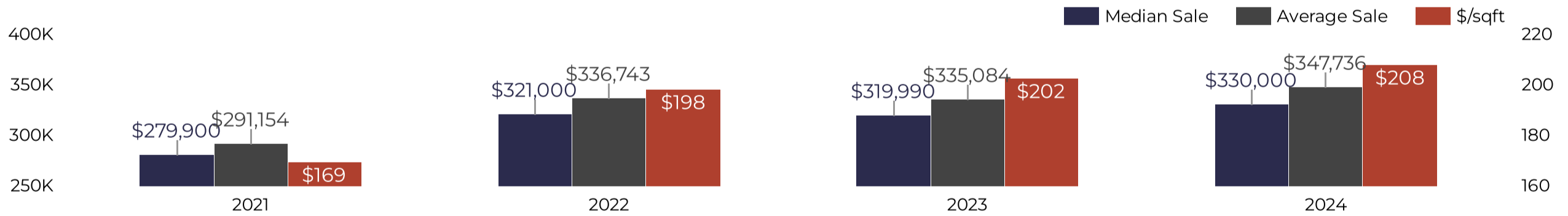
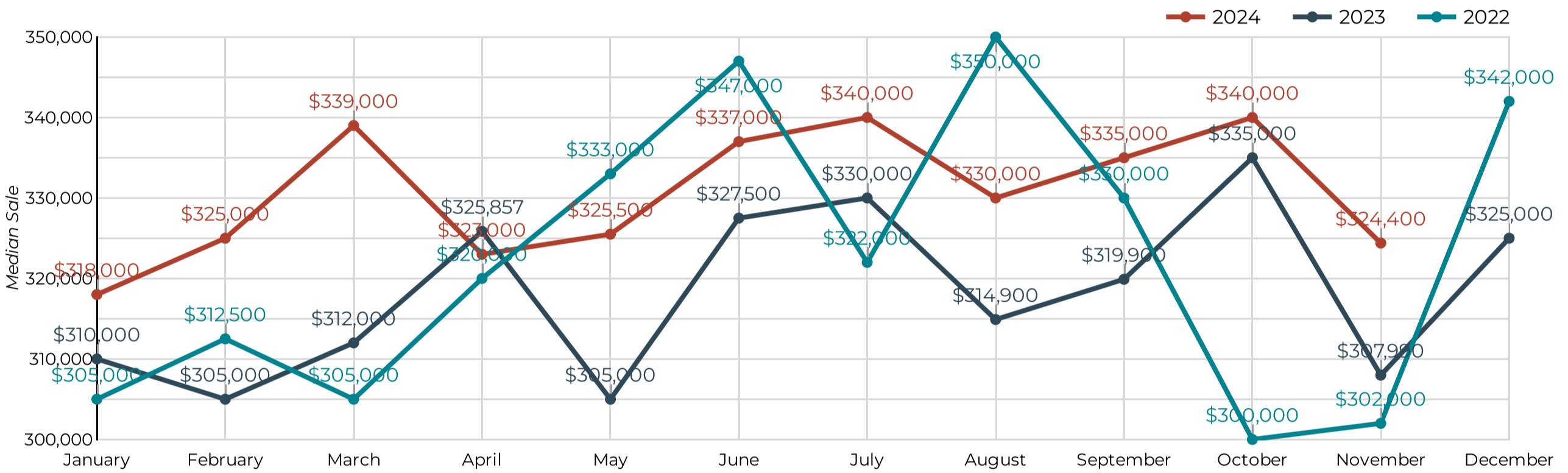
Median Days on Market
28
↑ 4 from previous year

Average % Over Asking
-2.36%
↓ -0.91% from previous year



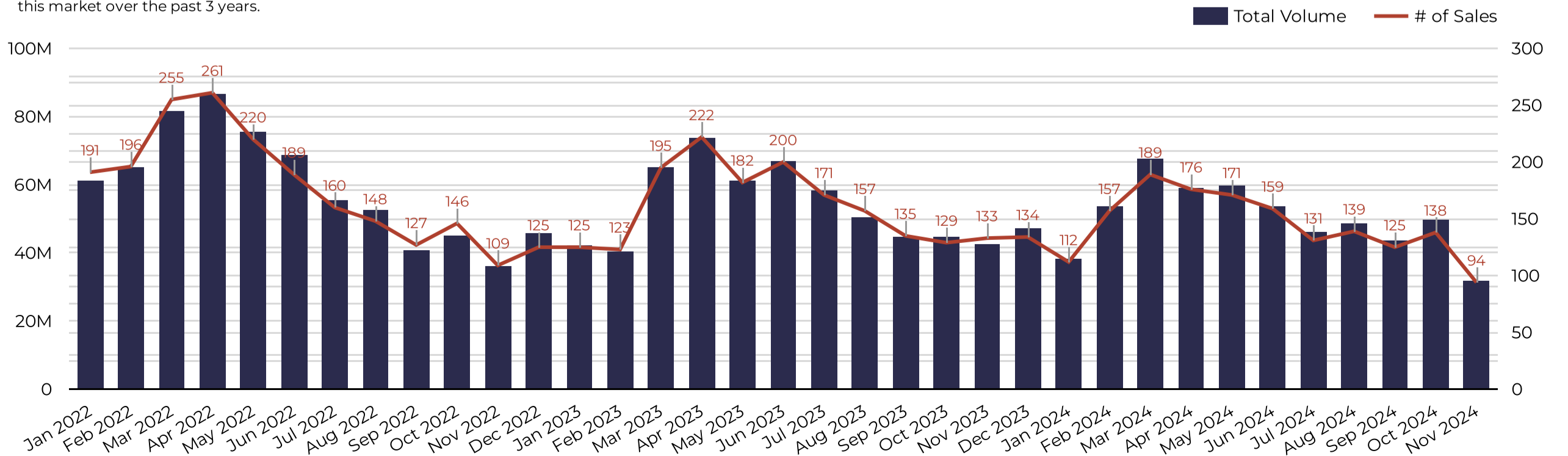
Market Pricing

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



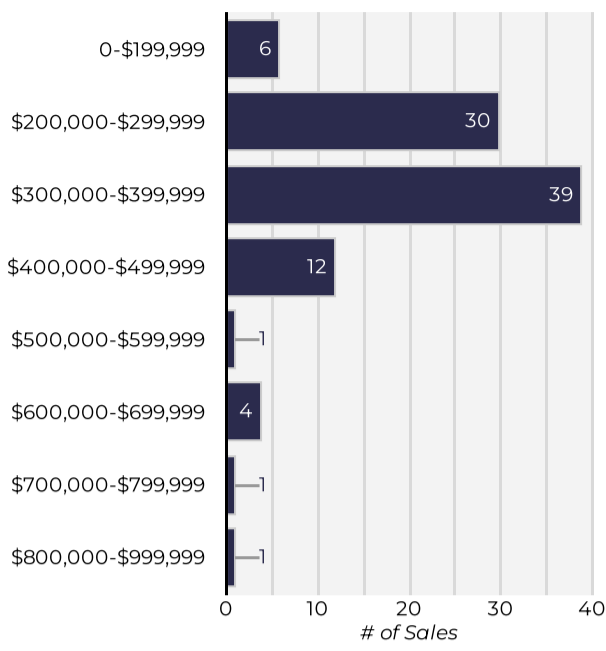
Market Activity

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

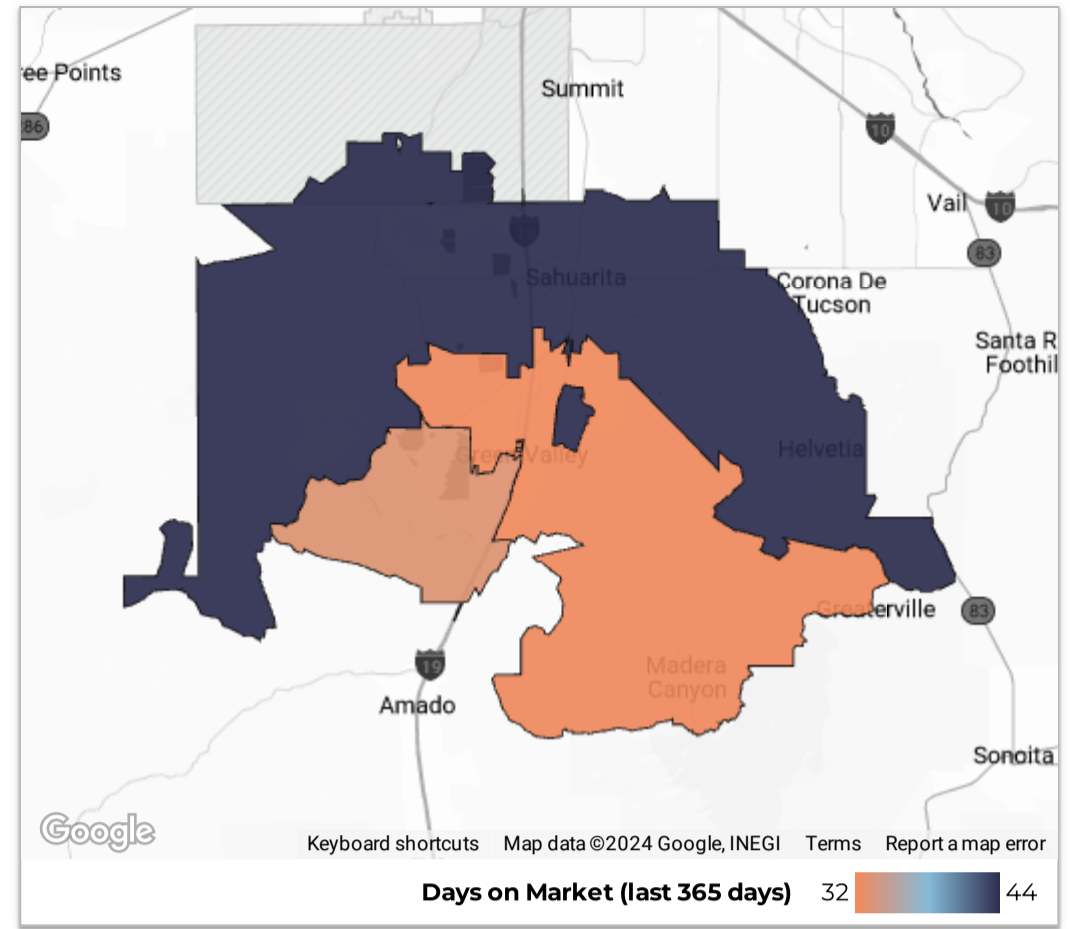


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This report provides a snapshot of the market as taken on: Dec 2, 2024

November 2024

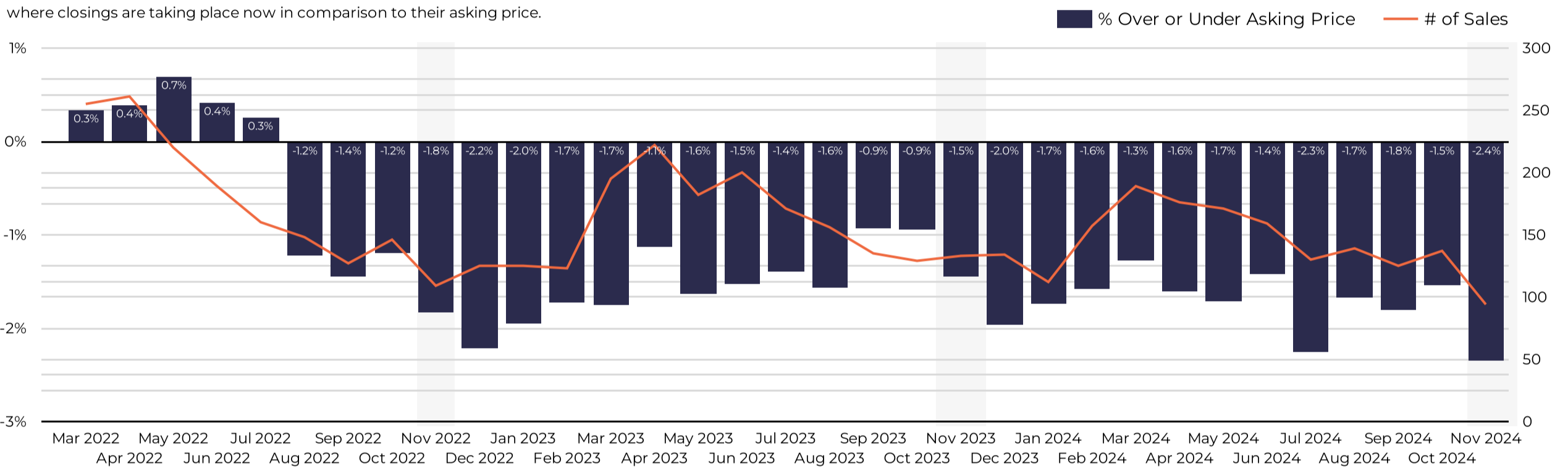


of Sales: **94** (-29.3% from previous year)
 Median Sale Price: **\$324,400** (5.3% from previous year)
 Volume: **\$32,065,341** (-24.6% from previous year)
 Average Sale Price: **\$341,121** (6.6% from previous year)
 \$/sqft: **\$208** (0.9% from previous year)
 Median Days on Market: **28** (4 from previous year)
 # of New Listings: **207** (7.3% from previous year)
 Average % Over Asking: **-2.36%** (-0.91% from previous year)



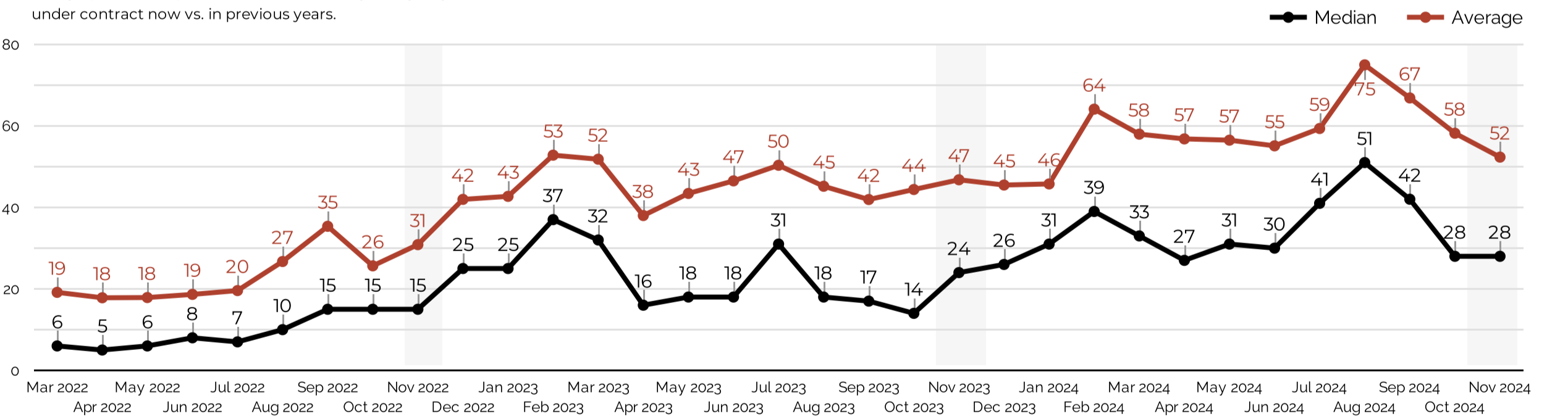
Buyer Demand

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	6	-62.5% ↓	56	42 ↑	-3.45%	-0.93% ↓
\$200,000-\$299,999	30	-31.8% ↓	14	0	-2.94%	-1.55% ↓
\$300,000-\$399,999	39	-25.0% ↓	31	-3 ↓	-1.86%	-1.00% ↓
\$400,000-\$499,999	12	-7.7% ↓	28	4 ↑	-1.91%	0.68% ↑
\$500,000-\$599,999	1	-80.0% ↓	26	-3 ↓	0.00%	1.91% ↑
\$600,000-\$699,999	4	300.0% ↑	28	2 ↑	-4.08%	-4.08% ↓
\$700,000-\$799,999	1	0.0%	0	0	-0.74%	-0.74% ↓
\$800,000-\$999,999	1	0.0%	3	-79 ↓	0.00%	3.56% ↑

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: Dec 2, 2024

November 2024

of New Listings (Supply)
207
↑ 14 from previous year

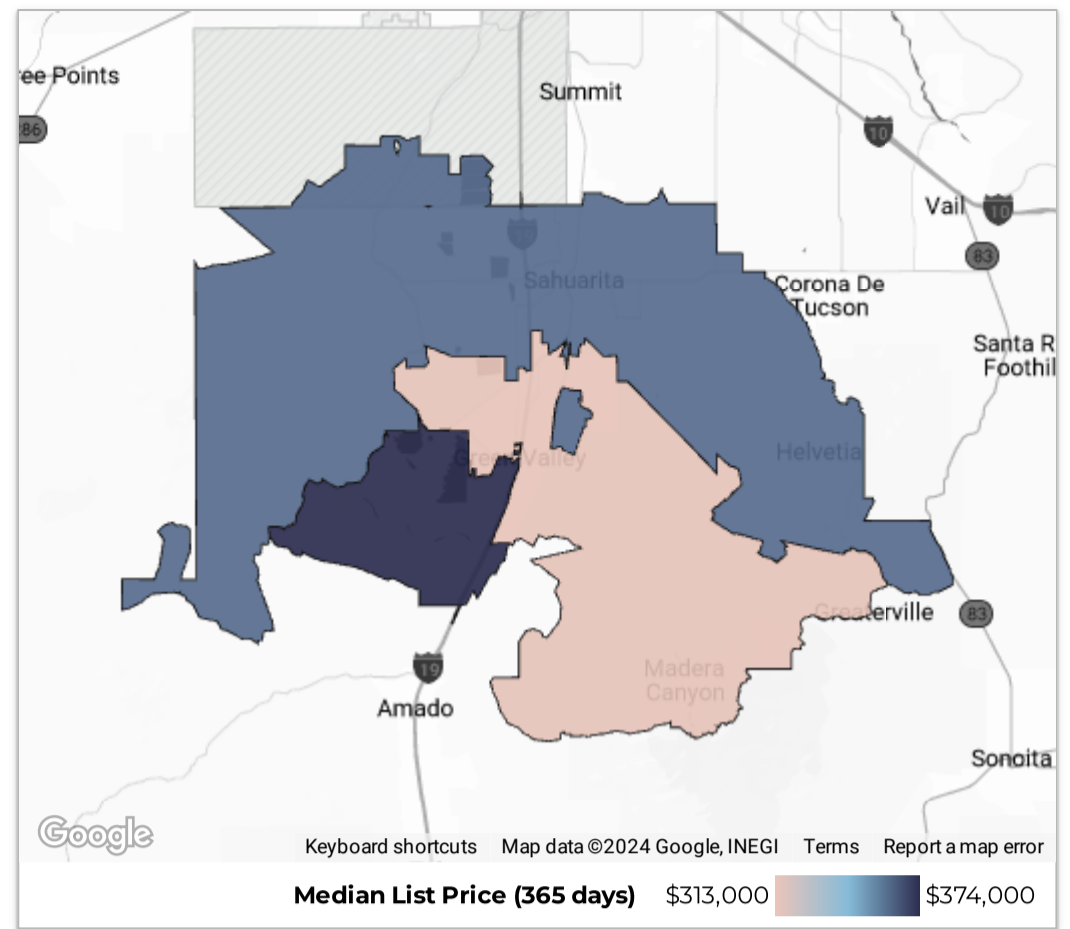
Months of Supply
7.02

Active Listings
660

of New Pendings (Demand)
102
↓ -34 from previous year

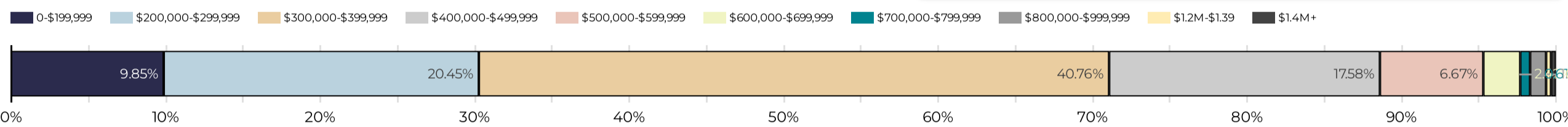
Pending Listings
75

	Average	#
Single Family Residence	\$417,504	453
Townhouse	\$281,311	141
Condominium	\$154,111	47
Manufactured Home	\$535,259	17
Mobile Home	\$217,500	2
Grand total	\$372,0...	660



Active Listings

Single Family Residence Townhouse Condominium Manufactured Home

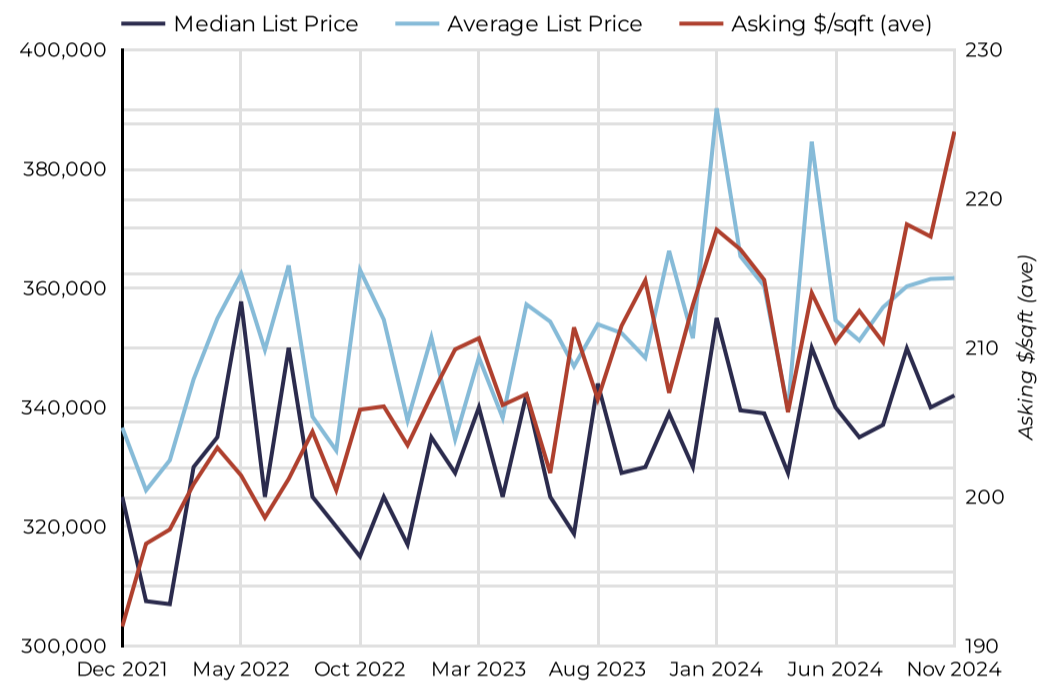


Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	10.83	65	6
\$200,000-\$299,999	5.00	135	27
\$300,000-\$399,999	6.56	269	41
\$400,000-\$499,999	8.92	116	13
\$500,000-\$599,999	44.00	44	1
\$600,000-\$699,999	8.00	16	2
\$700,000-\$799,999	1.33	4	3
\$800,000-\$999,999	7.00	7	1

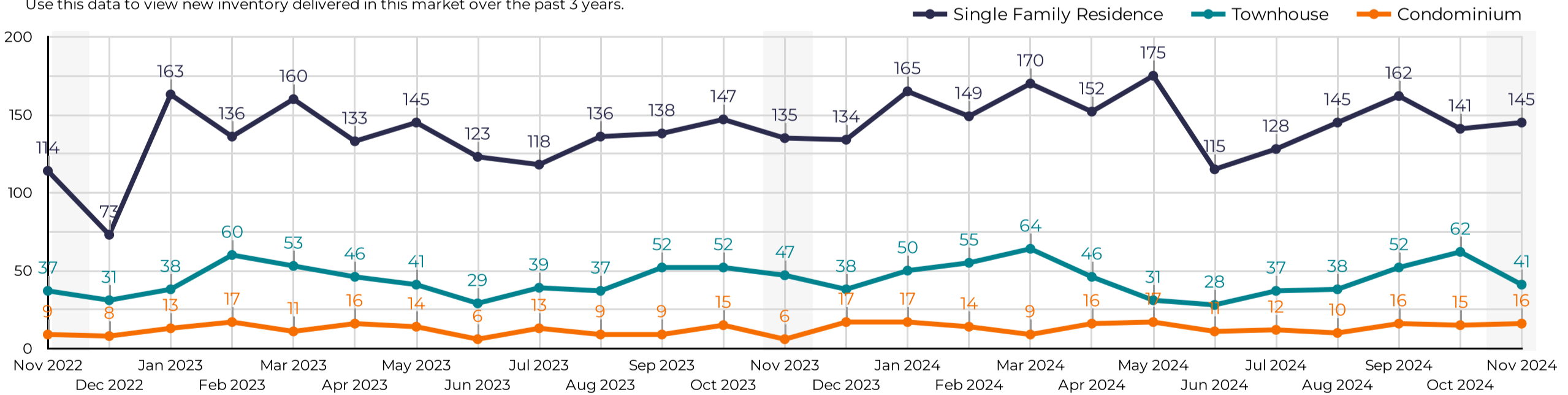
Grand total Months of Supply: **6.98** Active: **656** # of Sales Last Month: **94**

Asking Prices



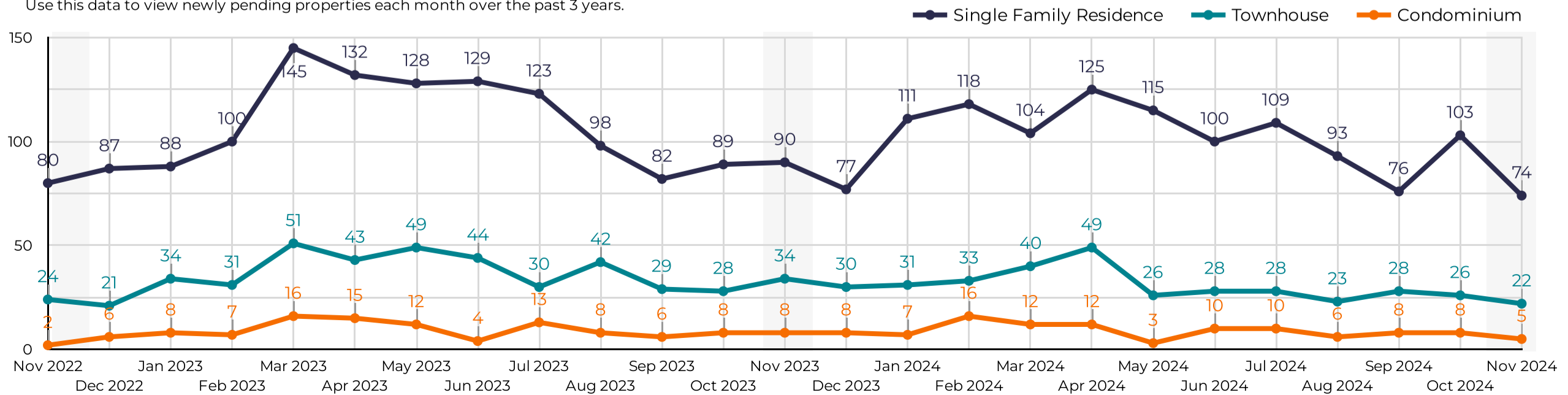
New Listings

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



New Pendings

Use this data to view newly pending properties each month over the past 3 years.



Data Tables

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

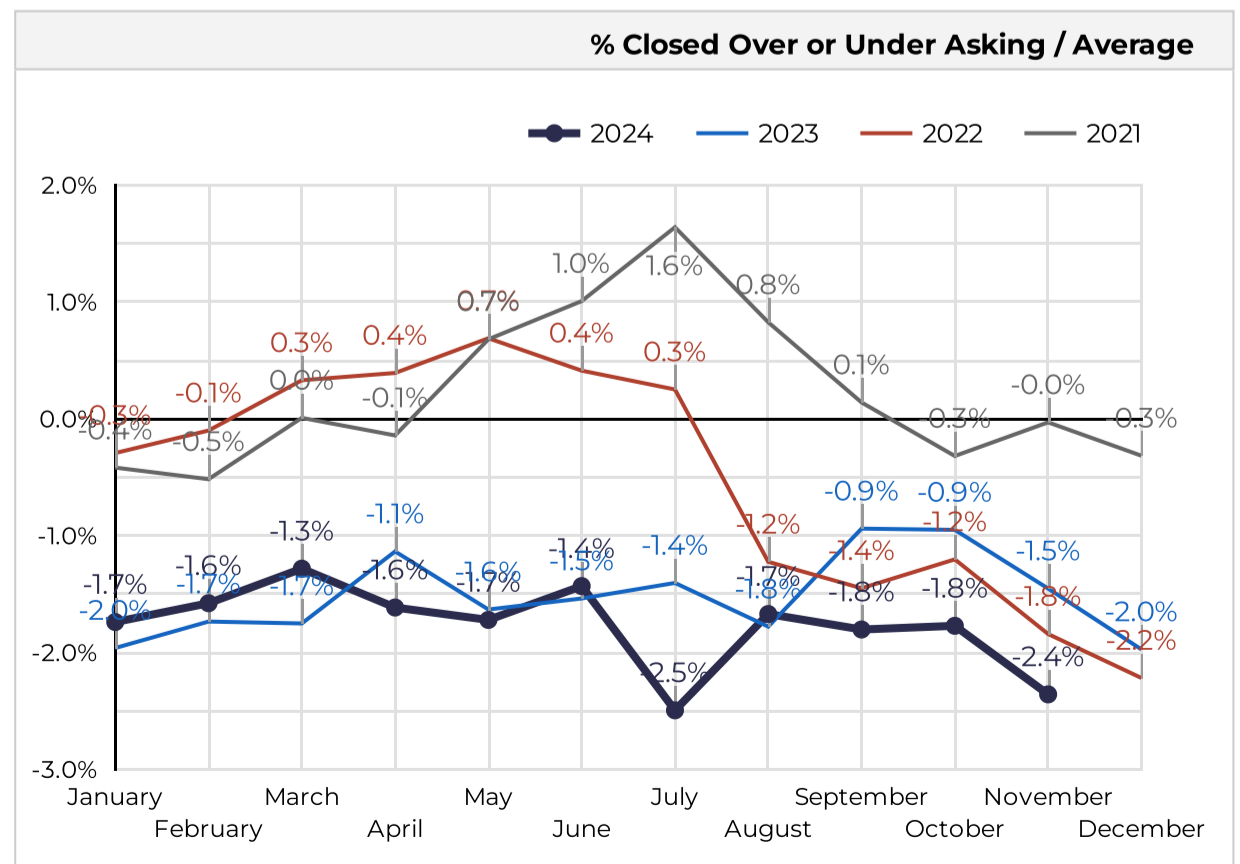
# of Sales / Count				
Month	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	157
March	298	255	195	189
April	246	261	222	176
May	226	220	182	171
June	260	189	200	159
July	191	160	171	131
August	167	148	157	139
September	157	127	135	125
October	172	146	129	138
November	190	109	133	94
December	190	125	134	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$242,500	\$305,000	\$310,000	\$318,000
February	\$257,000	\$312,500	\$305,000	\$325,000
March	\$265,000	\$305,000	\$312,000	\$339,000
April	\$275,000	\$320,000	\$325,857	\$323,000
May	\$275,000	\$333,000	\$305,000	\$325,500
June	\$272,000	\$347,000	\$327,500	\$337,000
July	\$280,000	\$322,000	\$330,000	\$340,000
August	\$285,500	\$350,000	\$314,900	\$330,000
September	\$299,000	\$330,000	\$319,900	\$335,000
October	\$310,000	\$300,000	\$335,000	\$340,000
November	\$303,000	\$302,000	\$307,990	\$324,400
December	\$315,000	\$342,000	\$325,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	7	25	31
February	6	6	37	39
March	6	6	32	33
April	6	5	16	27
May	4	6	18	31
June	5	8	18	30
July	4	7	31	41
August	5	10	18	51
September	6	15	17	42
October	7	15	14	28
November	8	15	24	28
December	11	25	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	252	245	221	239
February	267	241	216	228
March	231	251	231	250
April	248	225	203	224
May	202	237	206	227
June	227	210	168	155
July	186	182	175	183
August	191	186	191	205
September	228	208	203	241
October	207	182	219	224
November	215	167	193	207
December	193	116	193	-

New Pending / Count				
Month	2021	2022	2023	2024
January	203	214	133	153
February	243	203	142	173
March	265	264	218	163
April	225	262	196	193
May	228	195	195	152
June	221	184	185	144
July	203	159	169	151
August	167	129	152	124
September	156	131	122	118
October	202	136	129	143
November	184	111	136	102
December	171	117	119	-



Nov 2024

vs. last year

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

Market Activity				Market Pricing				Buyer Demand			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	67	-23.0% ↓	\$25.62M	-19.6% ↓	\$349,500	\$14,500 ↑	\$208	\$5 ↑	31	5 ↑	-2.2%	-0.6% ↓
Townhouse	21	-34.4% ↓	\$5.57M	-33.1% ↓	\$249,900	\$9,900 ↑	\$211	-\$6 ↓	12	0	-2.8%	-1.9% ↓
Condominium	5	-50.0% ↓	\$653K	-54.6% ↓	\$120,000	-\$20,000 ↓	\$198	-\$18 ↓	56	46 ↑	-3.6%	-1.2% ↓
Manufactured Home	1	-66.7% ↓	\$229K	-68.9% ↓	\$229,000	-\$27,500 ↓	\$176	\$22 ↑	0	-77 ↓	0.0%	1.7% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	7	-56.3% ↓	\$1.05M	-61.4% ↓	\$145,000	-\$11,000 ↓	\$219	-\$20 ↓	56	45 ↑	-3.0%	-1.5% ↓
\$1000-1499 sqft	30	-36.2% ↓	\$8.23M	-35.5% ↓	\$265,000	-\$5,000 ↓	\$217	\$8 ↑	14	0	-2.2%	-1.6% ↓
\$1500-1999 sqft	40	-7.0% ↓	\$14.4M	-0.6% ↓	\$349,000	\$19,000 ↑	\$208	\$10 ↑	30	-9 ↓	-2.4%	-0.1% ↓
2000-2499 sqft	8	-55.6% ↓	\$3.31M	-57.8% ↓	\$389,990	-\$4,910 ↓	\$191	-\$4 ↓	57	20 ↑	-2.4%	-0.6% ↓
2500-2999 sqft	6	-25.0% ↓	\$2.92M	-29.5% ↓	\$420,490	-\$9,500 ↓	\$172	-\$18 ↓	97	75 ↑	-1.2%	+0.0%...
3000-3999 sqft	2	100.0% ↑	\$1.48M	149.4% ↑	\$569,000	-\$26,000 ↓	\$228	\$35 ↑	3	-26 ↓	0.0%	1.7% ↑
4000-4999 sqft	1	-	\$670K	-	\$670,000	-	\$142	-	28	-	-11.8%	-

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	34	-17.1% ↓	\$12.08M	-9.8% ↓	\$327,750	\$7,760 ↑	\$193	\$9 ↑	58	3 ↑	-2.4%	-1.2% ↓
Green Valley Northwest	22	-35.3% ↓	\$5.94M	-28.4% ↓	\$243,000	\$2,000 ↑	\$202	-\$0 ↓	20	6 ↑	-2.8%	-1.9% ↓
Green Valley Northeast	17	-10.5% ↓	\$6.44M	-6.5% ↓	\$340,000	-\$11,000 ↓	\$228	\$11 ↑	31	-2 ↓	-1.2%	1.6% ↑
Green Valley Southwest	12	-57.1% ↓	\$3.92M	-61.3% ↓	\$295,000	-\$64,000 ↓	\$217	-\$14 ↓	21	6 ↑	-3.8%	-1.9% ↓
Green Valley Southeast	9	-18.2% ↓	\$3.69M	-3.3% ↓	\$350,000	\$35,000 ↑	\$228	\$12 ↑	11	2 ↑	-1.4%	-0.4% ↓