

MLSSAZ Monthly Market Report

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



Dec 2025

Quick Stats

Dec 2025

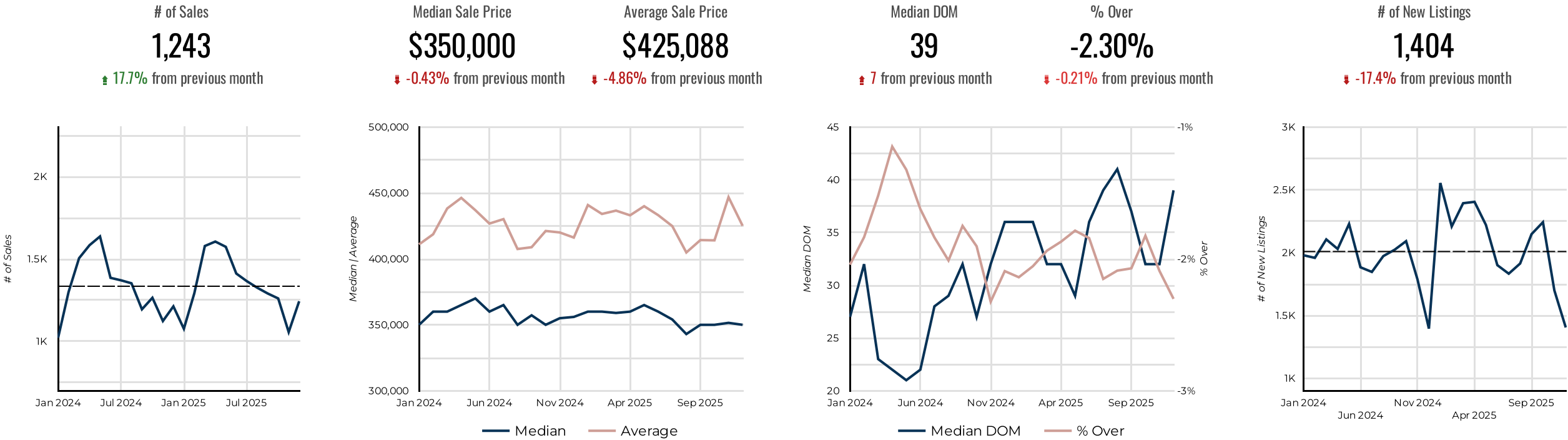


Table of Contents

- 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**

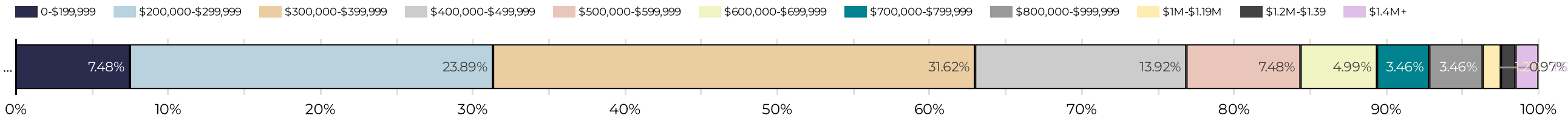
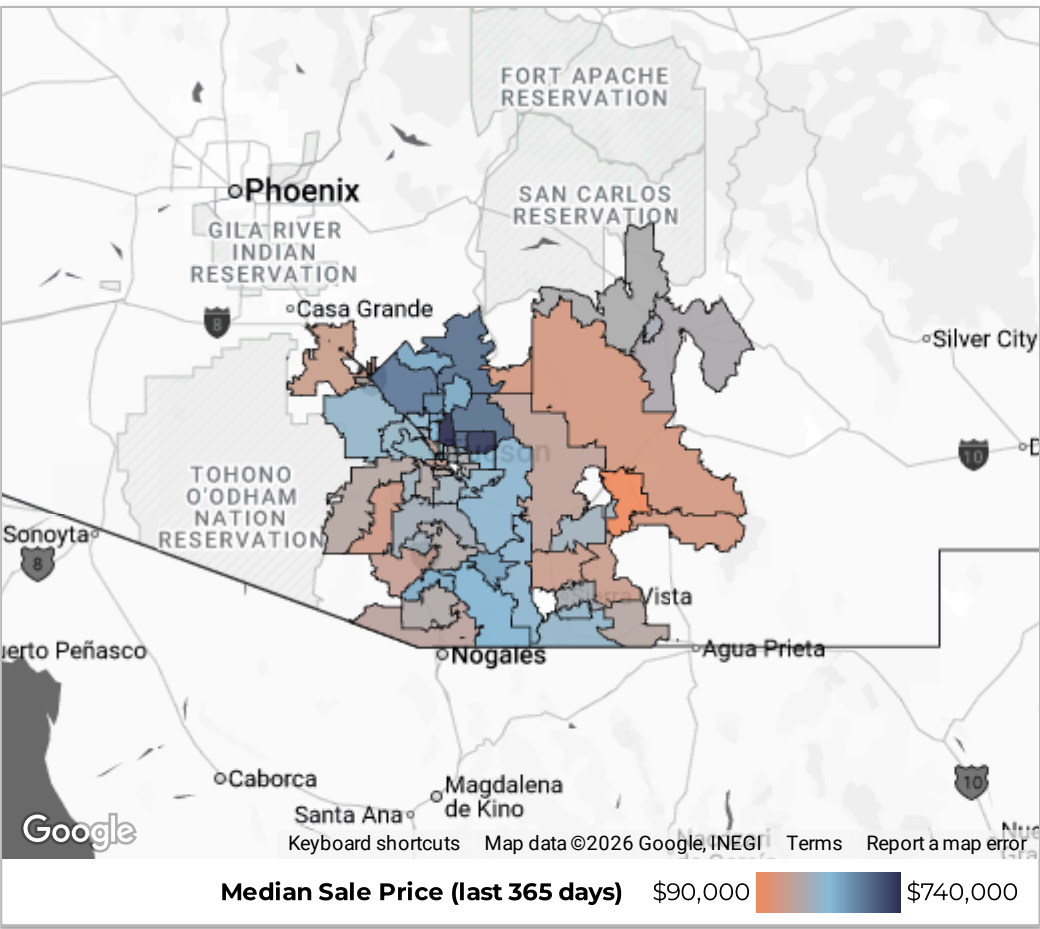
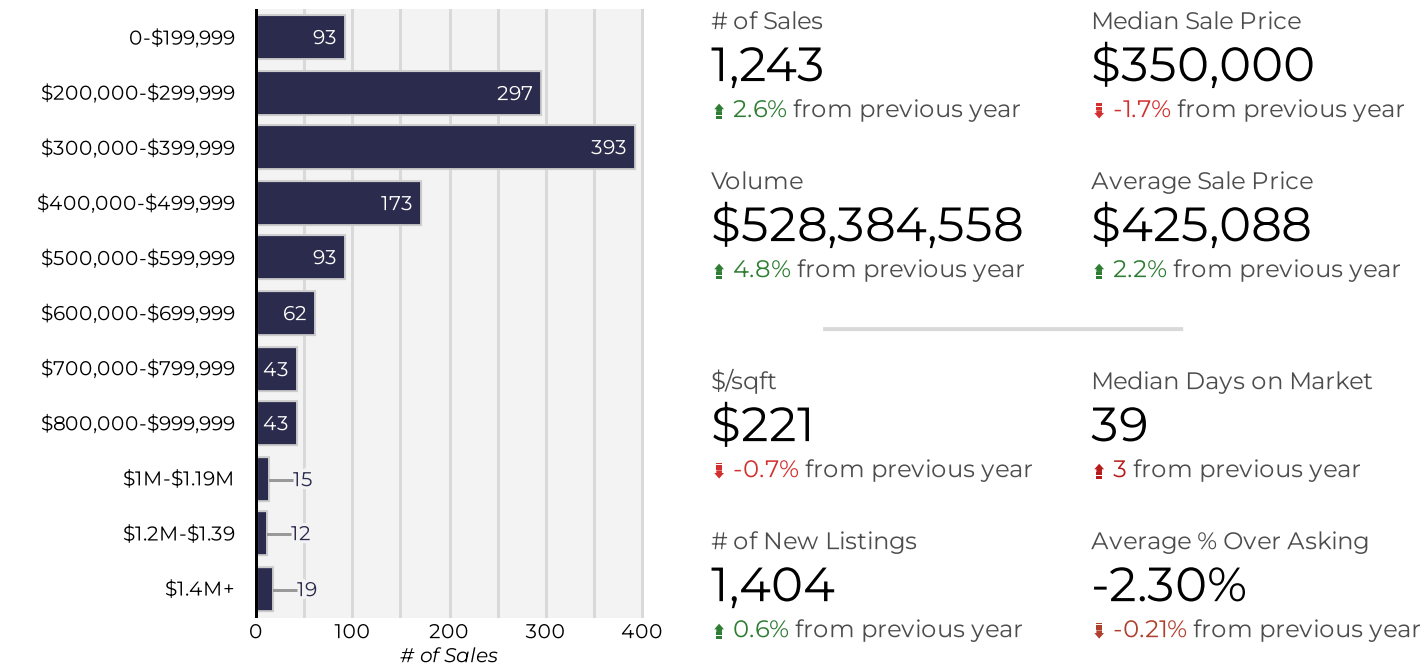
Market Activity - Market Pricing - Buyer Demand - Inventory

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

Southern AZ Housing Market: Market Activity & Pricing

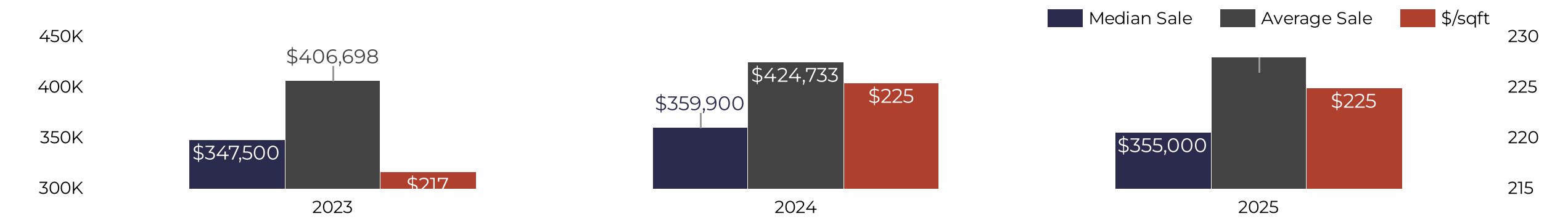
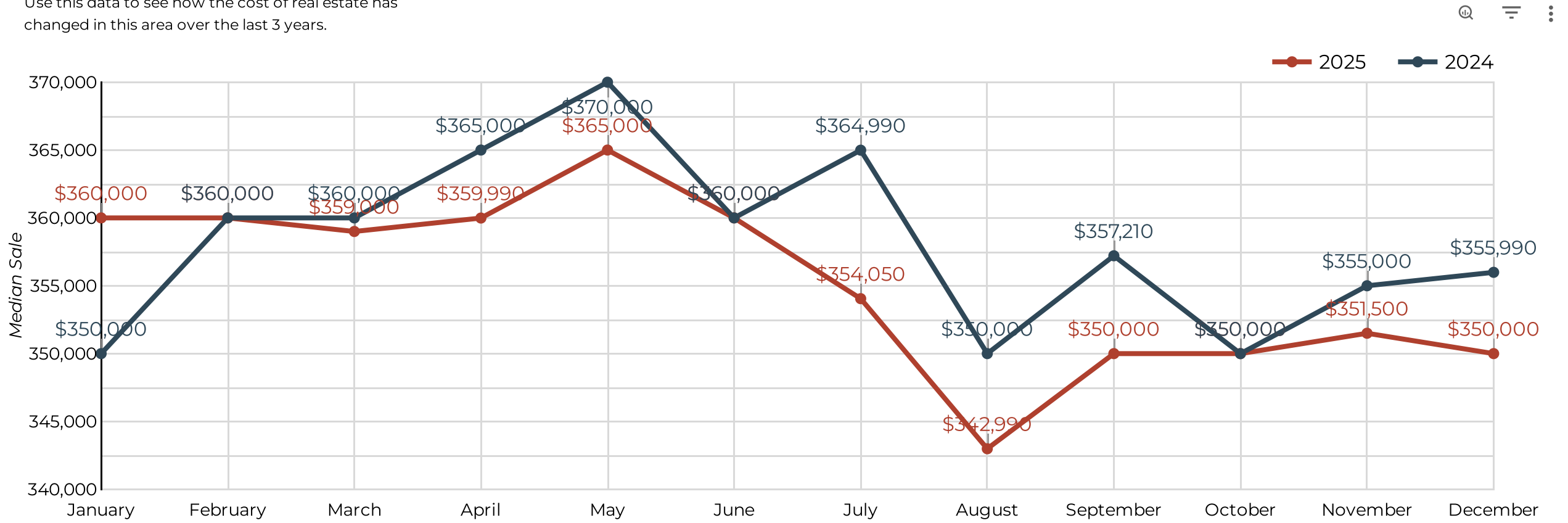
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jan 5, 2026

December 2025



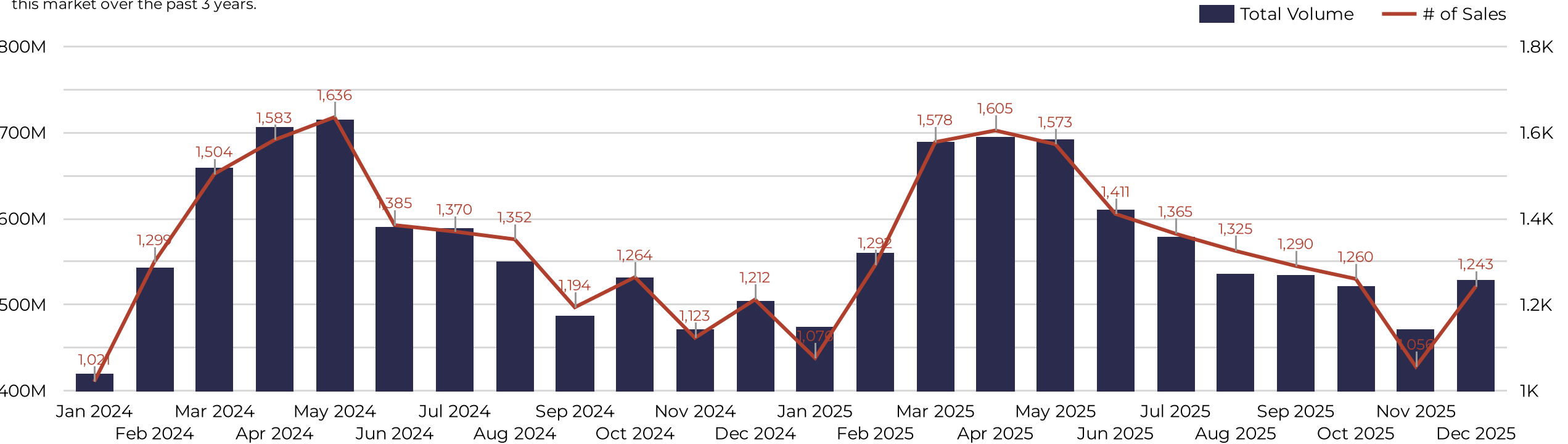
Market Pricing

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



Market Activity

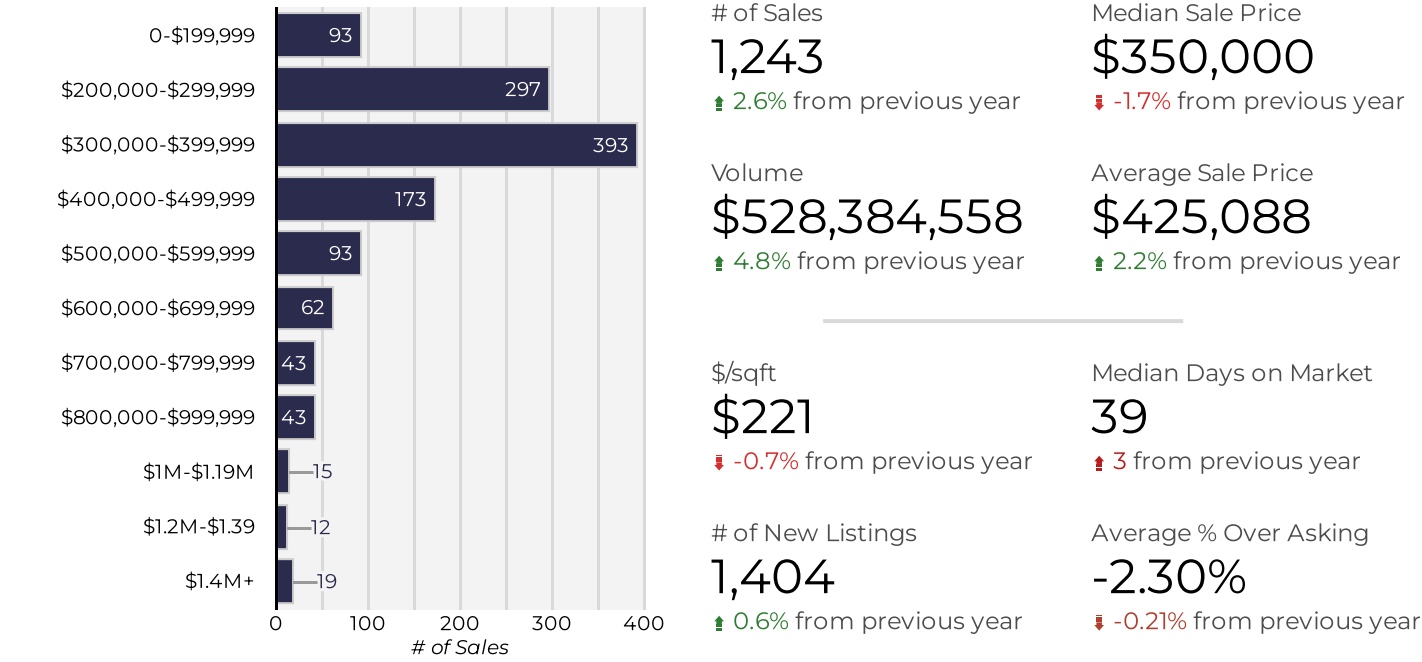
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

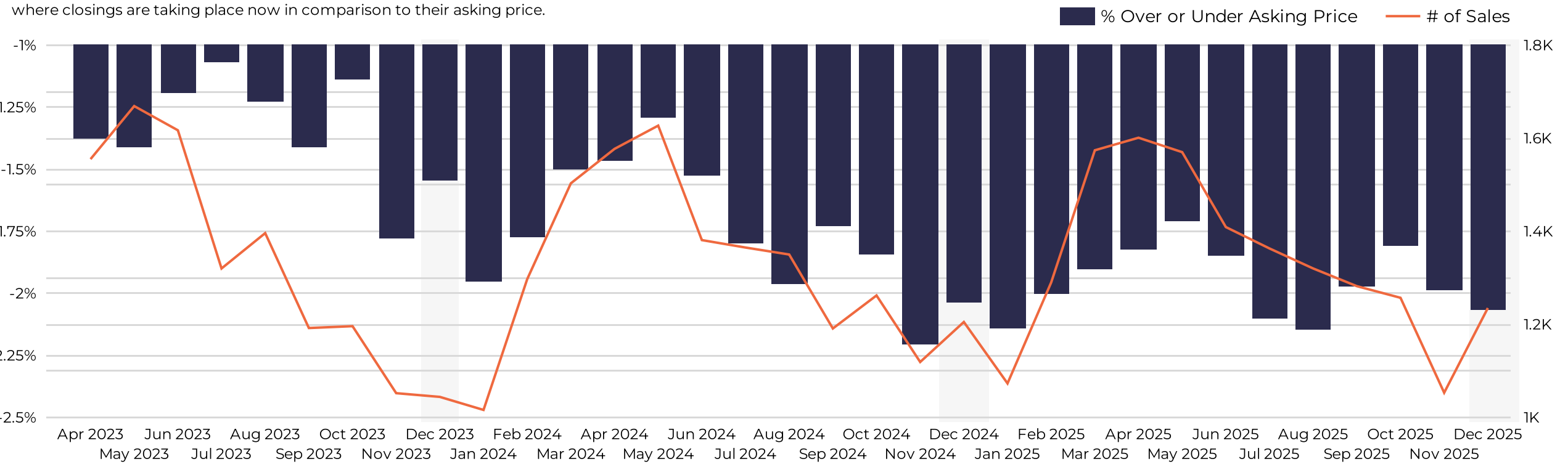
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December 2025



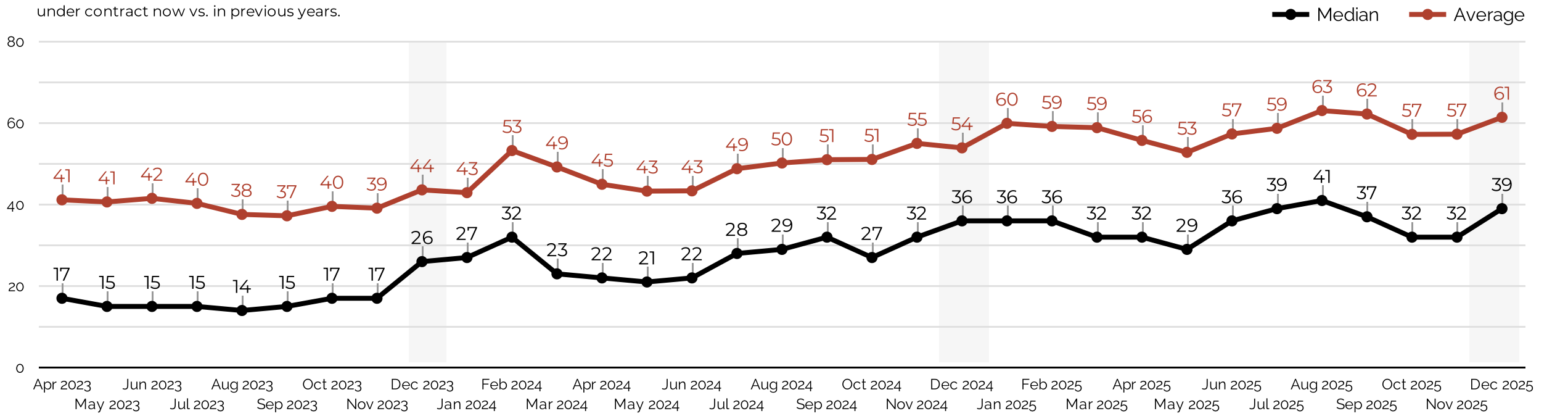
Buyer Demand

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



Days on Market

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



Buyer Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	93	-9.7% ↓	40	9 ↑	-6.70%	-0.47% ↓
\$200,000-\$299,999	297	10.0% ↑	41	14 ↑	-2.10%	-0.37% ↓
\$300,000-\$399,999	393	-0.3% ↓	35	-13 ↓	-1.37%	0.08% ↑
\$400,000-\$499,999	173	-4.4% ↓	36	-2 ↓	-2.03%	-0.54% ↓
\$500,000-\$599,999	93	2.2% ↑	49	17 ↑	-2.29%	-0.32% ↓
\$600,000-\$699,999	62	8.8% ↑	44	19 ↑	-2.00%	0.11% ↑
\$700,000-\$799,999	43	7.5% ↑	24	-12 ↓	-1.92%	0.62% ↑
\$800,000-\$999,999	43	7.5% ↑	20	-5 ↓	-2.31%	0.37% ↑
\$1M-\$1.19M	15	-11.8% ↓	41	14 ↑	-3.79%	-2.08% ↓
\$1.2M-\$1.39	12	200.0% ↑	23	-15 ↓	-3.88%	-0.49% ↓
\$1.4M+	19	26.7% ↑	44	26 ↑	-5.53%	-3.09% ↓

Southern AZ Housing Market: **Inventory**

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This report provides a snapshot of the market as taken on: Jan 5, 2026

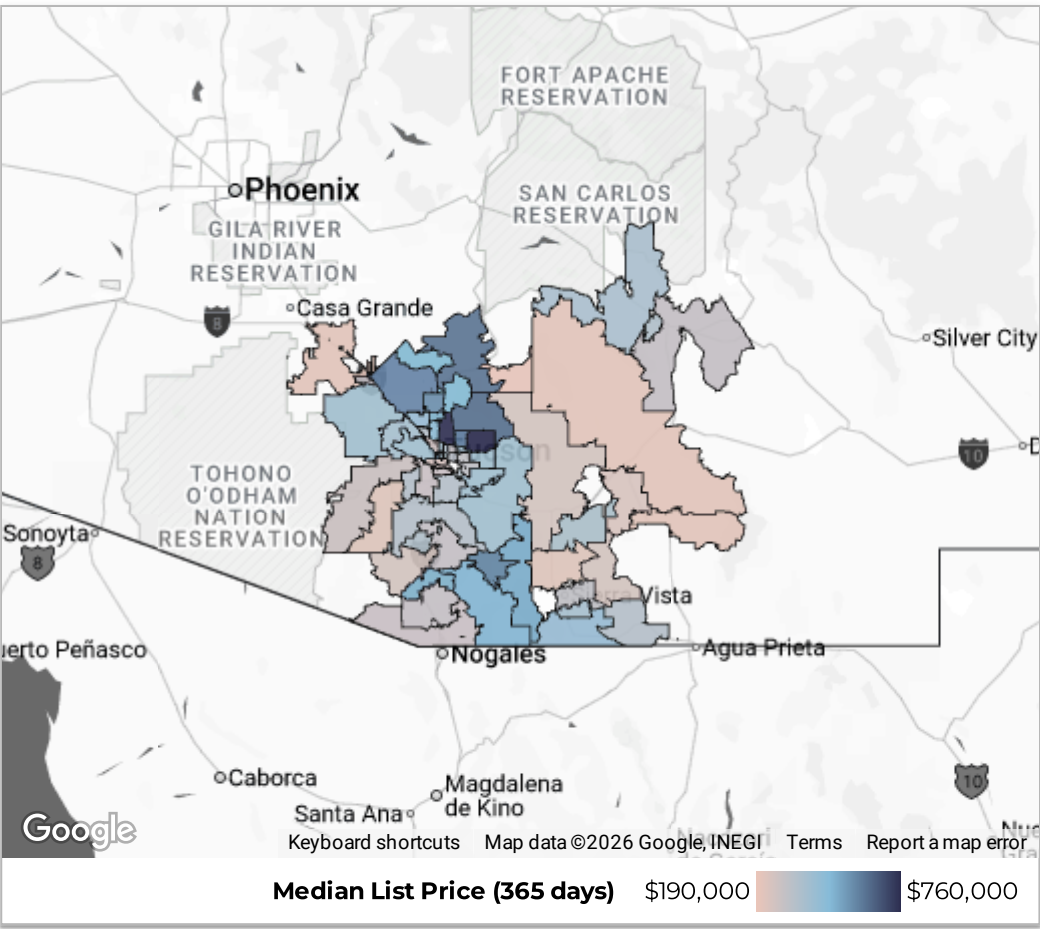
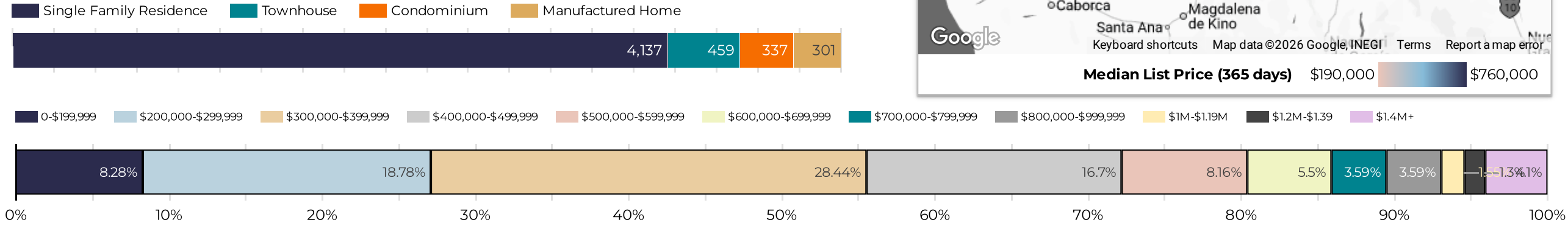
December 2025

2023

			Average	#	
# of New Listings (Supply)	1,404	9 from previous year	Single Family Residence	\$598,659	4,137
			Townhouse	\$339,328	459
# of New Pendings (Demand)	1,146	8 from previous year	Condominium	\$216,209	337
			Manufactured Home	\$239,787	301
			Mobile Home	\$140,571	58
			Grand total	\$526,379	5,292

Months of Supply	4.26
Active Listings	5,292
Pending Listings	562

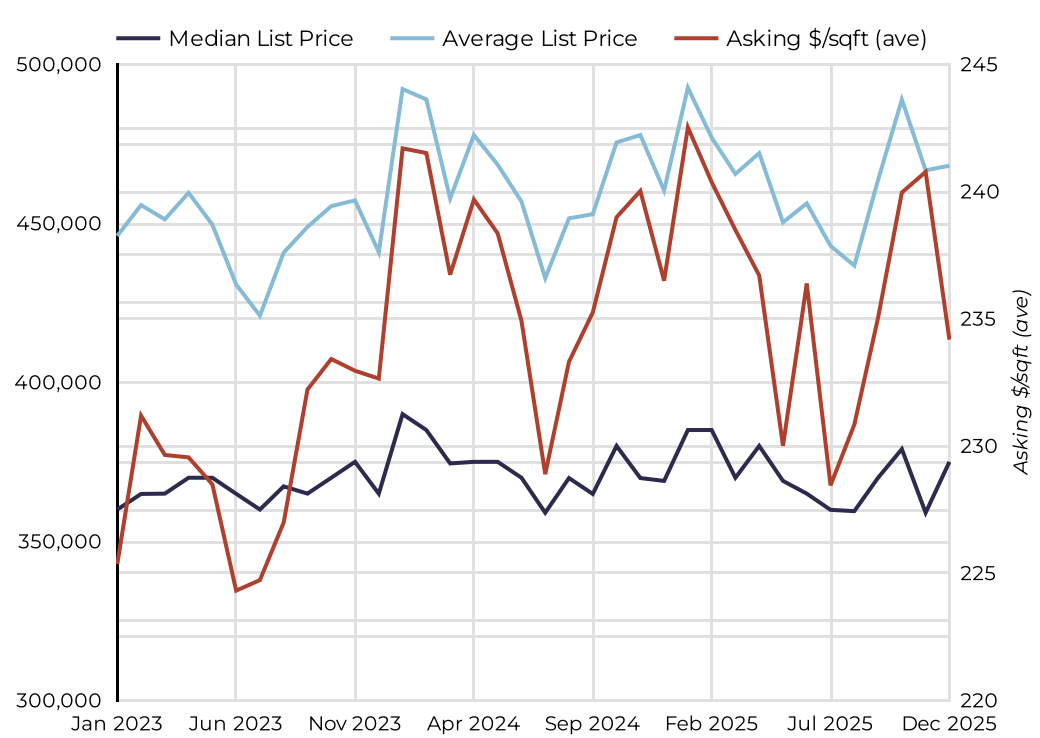
Active Listings



Months of Supply By Price Range

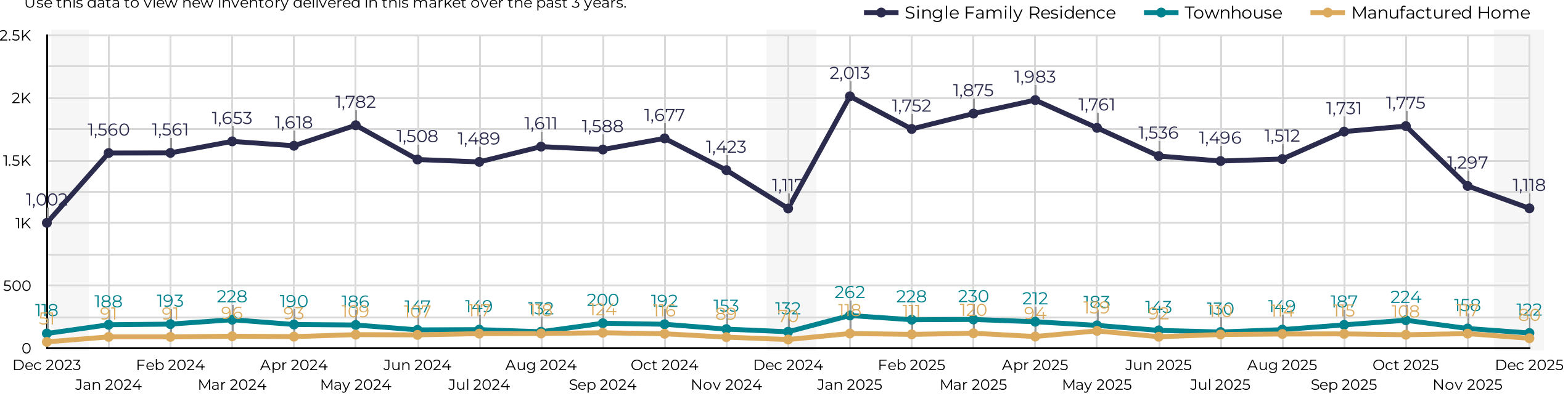
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.03	438	87
\$200,000-\$299,999	3.37	994	295
\$300,000-\$399,999	3.82	1,505	394
\$400,000-\$499,999	5.14	884	172
\$500,000-\$599,999	4.36	432	99
\$600,000-\$699,999	4.69	291	62
\$700,000-\$799,999	4.63	190	41
\$800,000-\$999,999	4.13	190	46
\$1M-\$1.19M	6.31	82	13
\$1.2M-\$1.39	5.75	69	12
\$1.4M+	9.86	217	22
Grand total	4.26	5,292	1,243

Asking Prices



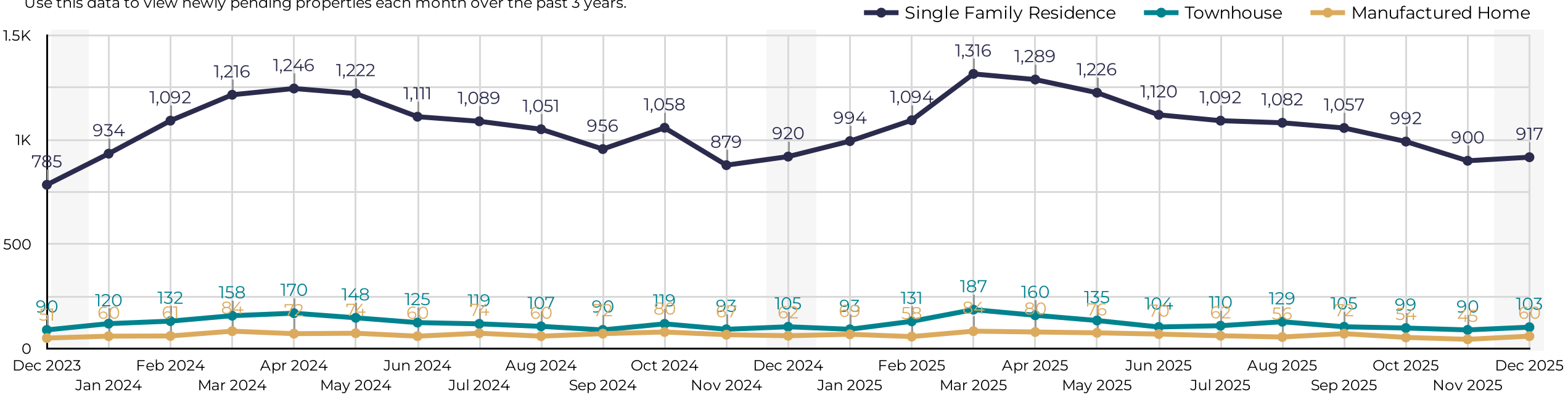
New Listings

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.

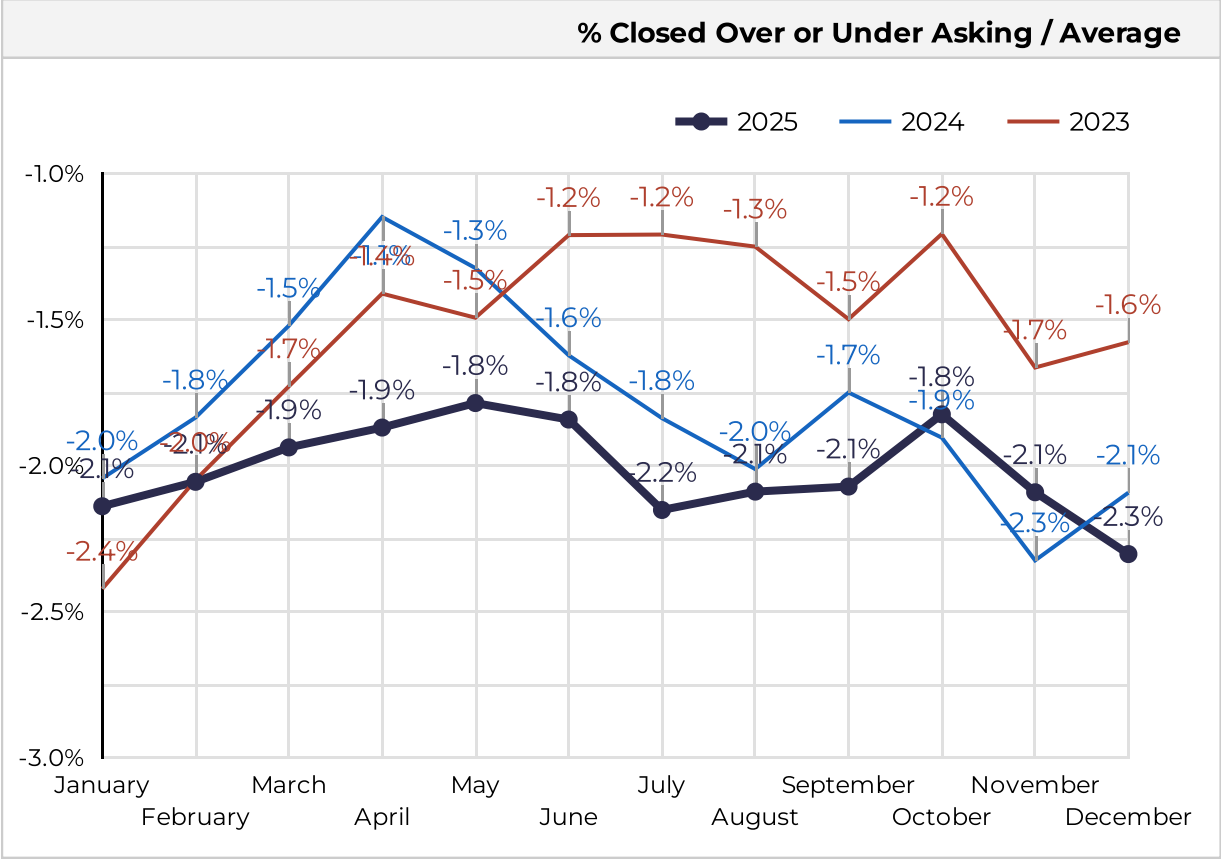
# of Sales / Count			
Month	2023	2024	2025
January	1,029	1,021	1,076
February	1,208	1,299	1,292
March	1,581	1,504	1,578
April	1,556	1,583	1,605
May	1,673	1,636	1,573
June	1,618	1,385	1,411
July	1,325	1,370	1,365
August	1,397	1,352	1,325
September	1,195	1,194	1,290
October	1,198	1,264	1,260
November	1,055	1,123	1,056
December	1,045	1,212	1,243

Sale Price / Median			
Month	2023	2024	2025
January	\$325,000	\$350,000	\$360,000
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	\$355,000	\$355,990	\$350,000

Days on Market / Median			
Month	2023	2024	2025
January	32	27	36
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	39

New Listings / Count			
Month	2023	2024	2025
January	1,778	1,979	2,554
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	1,913
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	1,404

New Pending's / Count			
Month	2023	2024	2025
January	1,175	1,187	1,214
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	1,320
August	1,334	1,280	1,327
September	1,201	1,175	1,307
October	1,177	1,312	1,212
November	1,073	1,089	1,082
December	978	1,138	1,146



Dec 2025

vs. last year

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

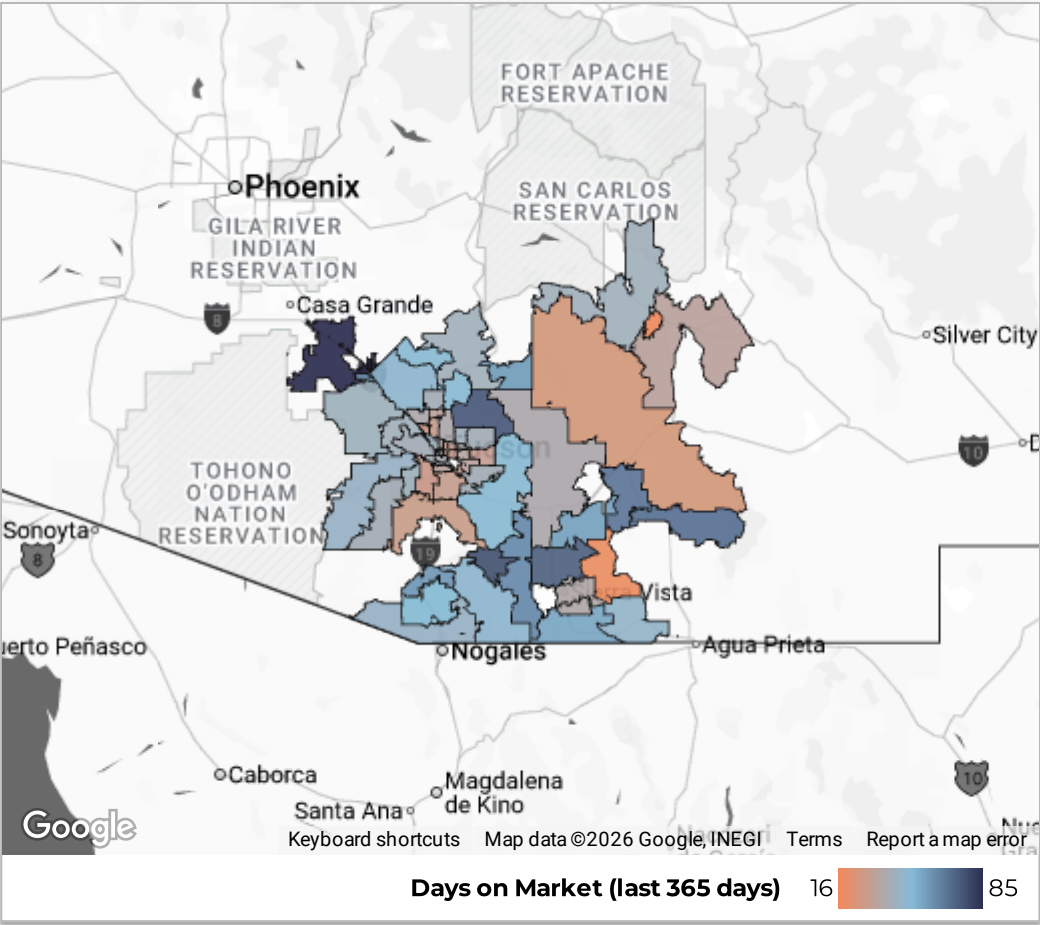
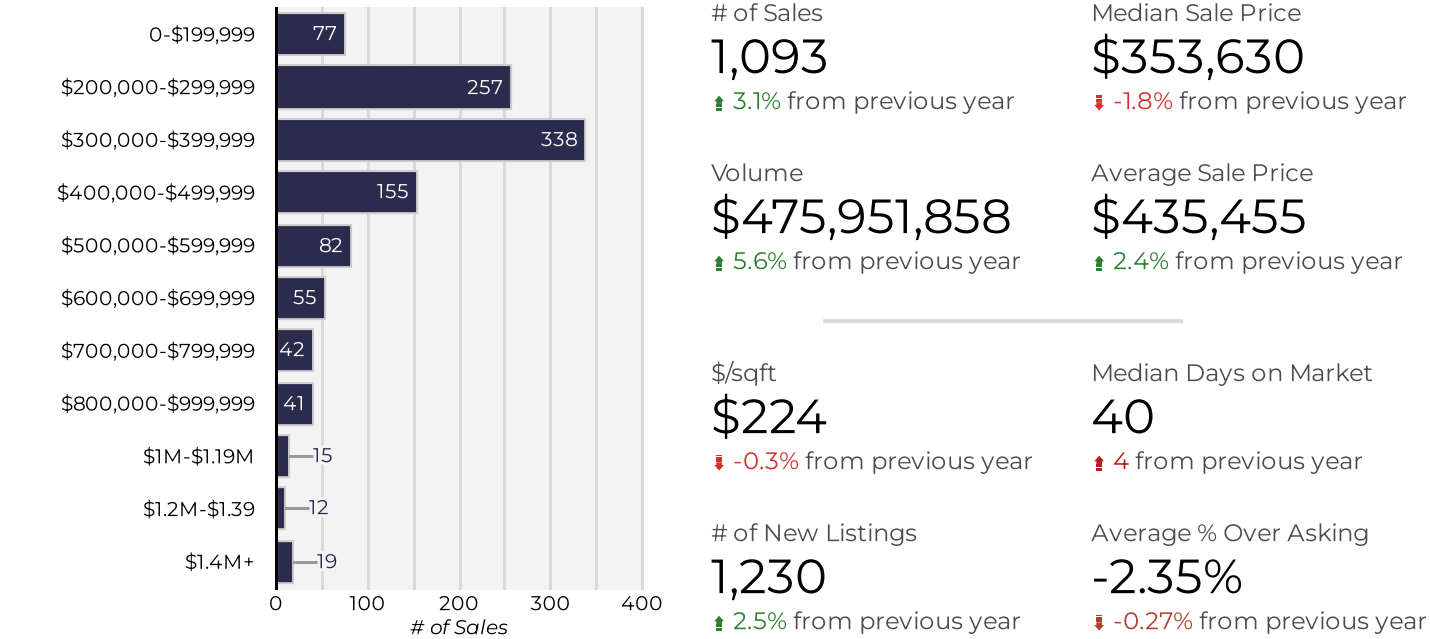
Market Activity					Market Pricing				Buyer Demand			
Property Type	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,006 <div></div>	4.1% <div></div>	\$464.06M	5.4% <div></div>	\$371,000	\$-11,000 <div></div>	\$227	\$-1 <div></div>	40	2 <div></div>	-1.9% <div></div>	-0.1% <div></div>
Townhouse	107 <div></div>	-7.8% <div></div>	\$35.49M	-5.1% <div></div>	\$305,500	\$9,500 <div></div>	\$223	\$-9 <div></div>	27	-3 <div></div>	-2.1% <div></div>	0.1% <div></div>
Manufactured Home	62 <div></div>	-6.1% <div></div>	\$14.81M	-4.4% <div></div>	\$243,000	\$2,000 <div></div>	\$160	\$1 <div></div>	50	29 <div></div>	-2.3% <div></div>	-0.1% <div></div>
Condominium	47 <div></div>	0.0% <div></div>	\$11.27M	31.5% <div></div>	\$195,900	\$35,900 <div></div>	\$209	\$5 <div></div>	40	9 <div></div>	-3.8% <div></div>	+0.0%...
Mobile Home	13 <div></div>	30.0% <div></div>	\$1.81M	24.6% <div></div>	\$135,000	\$15,000 <div></div>	\$131	\$-7 <div></div>	33	15 <div></div>	-6.3% <div></div>	2.0% <div></div>

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	75 <div></div>	-18.5% <div></div>	\$13.15M	-25.3% <div></div>	\$172,500	\$-17,500 <div></div>	\$217	\$-18 <div></div>	27	1 <div></div>	-2.3% <div></div>	0.9% <div></div>
\$1000-1499 sqft	326 <div></div>	0.3% <div></div>	\$92.5M	1.3% <div></div>	\$280,000	\$-3,000 <div></div>	\$219	\$-2 <div></div>	35	1 <div></div>	-1.7% <div></div>	0.3% <div></div>
\$1500-1999 sqft	416 <div></div>	10.3% <div></div>	\$151.43M	6.0% <div></div>	\$348,990	\$-16,010 <div></div>	\$211	\$-8 <div></div>	40	-2 <div></div>	-1.8% <div></div>	-0.1% <div></div>
2000-2499 sqft	219 <div></div>	1.9% <div></div>	\$104.77M	5.2% <div></div>	\$449,000	\$19,000 <div></div>	\$216	\$7 <div></div>	48	12 <div></div>	-2.1% <div></div>	-0.2% <div></div>
2500-2999 sqft	103 <div></div>	-9.6% <div></div>	\$66.08M	-7.7% <div></div>	\$611,610	\$4,610 <div></div>	\$236	\$5 <div></div>	41	7 <div></div>	-2.0% <div></div>	0.1% <div></div>
3000-3999 sqft	75 <div></div>	19.0% <div></div>	\$67.21M	27.0% <div></div>	\$860,000	\$35,000 <div></div>	\$266	\$14 <div></div>	32	-9 <div></div>	-3.3% <div></div>	-1.3% <div></div>
4000-4999 sqft	15 <div></div>	0.0% <div></div>	\$23.37M	22.3% <div></div>	\$1,664,900	\$299,900 <div></div>	\$354	\$66 <div></div>	83	45 <div></div>	-5.1% <div></div>	-0.6% <div></div>
5000+ sqft	6 <div></div>	50.0% <div></div>	\$8.93M	6.3% <div></div>	\$1,605,000	\$355,000 <div></div>	\$240	\$-119 <div></div>	31	-7 <div></div>	-10.0% <div></div>	-6.8% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	185 <div></div>	16.4% <div></div>	\$96.83M	17.3% <div></div>	\$464,220	\$19,230 <div></div>	\$251	\$-3 <div></div>	36	-1 <div></div>	-1.9% <div></div>	-0.2% <div></div>
Central	134 <div></div>	2.3% <div></div>	\$49.84M	9.0% <div></div>	\$307,970	\$-14,530 <div></div>	\$235	\$-10 <div></div>	28	2 <div></div>	-2.1% <div></div>	-0.5% <div></div>
East	100 <div></div>	7.5% <div></div>	\$33.22M	1.6% <div></div>	\$305,000	\$-14,900 <div></div>	\$199	\$-11 <div></div>	34	-5 <div></div>	-1.6% <div></div>	0.1% <div></div>
Upper Southeast	90 <div></div>	13.9% <div></div>	\$37.81M	16.5% <div></div>	\$368,000	\$-16,990 <div></div>	\$209	\$3 <div></div>	49	-5 <div></div>	-1.7% <div></div>	0.2% <div></div>
North	88 <div></div>	-8.3% <div></div>	\$64.64M	-12.1% <div></div>	\$649,000	\$-1,000 <div></div>	\$291	\$-7 <div></div>	28	5 <div></div>	-3.0% <div></div>	-0.5% <div></div>
West	70 <div></div>	18.6% <div></div>	\$30.47M	13.9% <div></div>	\$353,300	\$-46,700 <div></div>	\$240	\$-0 <div></div>	42	11 <div></div>	-1.8% <div></div>	0.7% <div></div>
Southwest	68 <div></div>	-8.1% <div></div>	\$19.3M	-14.3% <div></div>	\$285,000	\$-32,000 <div></div>	\$181	\$-12 <div></div>	33	-1 <div></div>	-1.4% <div></div>	1.2% <div></div>
Upper Northwest	53 <div></div>	39.5% <div></div>	\$29.14M	45.7% <div></div>	\$500,000	\$1,000 <div></div>	\$239	\$-8 <div></div>	32	11 <div></div>	-3.0% <div></div>	-0.7% <div></div>
Northeast	50 <div></div>	16.3% <div></div>	\$29.72M	30.9% <div></div>	\$430,500	\$-28,500 <div></div>	\$240	\$12 <div></div>	31	10 <div></div>	-2.9% <div></div>	0.8% <div></div>
Green Valley North	44 <div></div>	-4.3% <div></div>	\$14.72M	-13.1% <div></div>	\$318,090	\$-30,910 <div></div>	\$175	\$-14 <div></div>	49	-11 <div></div>	-1.7% <div></div>	-0.3% <div></div>
Green Valley Northeast	39 <div></div>	25.8% <div></div>	\$16.01M	21.7% <div></div>	\$395,000	\$25,000 <div></div>	\$221	\$-16 <div></div>	34	7 <div></div>	-2.0% <div></div>	-0.2% <div></div>
South	39 <div></div>	-22.0% <div></div>	\$12.1M	-12.9% <div></div>	\$290,000	\$5,000 <div></div>	\$198	\$9 <div></div>	33	3 <div></div>	-1.1% <div></div>	0.4% <div></div>
Extended West	38 <div></div>	-29.6% <div></div>	\$13.4M	-33.7% <div></div>	\$350,900	\$-29,100 <div></div>	\$201	\$2 <div></div>	33	-15 <div></div>	-1.2% <div></div>	0.1% <div></div>
Green Valley Northwest	32 <div></div>	-22.0% <div></div>	\$8.12M	-20.5% <div></div>	\$262,000	\$32,000 <div></div>	\$194	\$-0 <div></div>	36	7 <div></div>	-2.3% <div></div>	1.5% <div></div>
Southeast	29 <div></div>	-32.6% <div></div>	\$11.23M	-31.1% <div></div>	\$360,000	\$-15,000 <div></div>	\$205	\$-6 <div></div>	41	-11 <div></div>	-0.9% <div></div>	-0.0% <div></div>
Green Valley Southwest	26 <div></div>	30.0% <div></div>	\$9.9M	22.3% <div></div>	\$370,000	\$28,000 <div></div>	\$207	\$-20 <div></div>	20	-9 <div></div>	-2.2% <div></div>	-0.3% <div></div>
Cochise	25 <div></div>	-3.8% <div></div>	\$7.53M	-11.8% <div></div>	\$299,000	\$24,000 <div></div>	\$157	\$11 <div></div>	72	31 <div></div>	-3.9% <div></div>	-0.4% <div></div>
SCC-Rio Rico East	24 <div></div>	60.0% <div></div>	\$7.64M	73.8% <div></div>	\$272,000	\$-13,000 <div></div>	\$193	\$15 <div></div>	48	3 <div></div>	-1.8% <div></div>	-0.7% <div></div>
Benson/St. David	20 <div></div>	-20.0% <div></div>	\$7.14M	14.1% <div></div>	\$269,990	\$38,867 <div></div>	\$169	\$14 <div></div>	66	-8 <div></div>	-2.8% <div></div>	-1.7% <div></div>
Pinal	18 <div></div>	38.5% <div></div>	\$4.47M	35.6% <div></div>	\$209,990	\$19,990 <div></div>	\$166	\$-13 <div></div>	63	35 <div></div>	-0.8% <div></div>	3.2% <div></div>
Green Valley Southeast	9 <div></div>	-35.7% <div></div>	\$3.68M	-28.4% <div></div>	\$395,000	\$37,375 <div></div>	\$228	\$6 <div></div>	20	-30 <div></div>	-1.5% <div></div>	0.3% <div></div>
SCC-Rio Rico West	8 <div></div>	60.0% <div></div>	\$2.61M	37.4% <div></div>	\$340,000	\$60,000 <div></div>	\$168	\$-21 <div></div>	53	23 <div></div>	-1.0% <div></div>	1.7% <div></div>
Extended Northwest	7 <div></div>	-36.4% <div></div>	\$2.06M	-38.8% <div></div>	\$304,900	\$-5,100 <div></div>	\$168	\$-25 <div></div>	98	-32 <div></div>	-2.3% <div></div>	-0.7% <div></div>
Graham	5 <div></div>	-58.3% <div></div>	\$1.8M	-46.8% <div></div>	\$375,000	\$85,500 <div></div>	\$161	\$5 <div></div>	68	63 <div></div>	-5.7% <div></div>	-4.5% <div></div>
SCC-Tubac East	4 <div></div>	-20.0% <div></div>	\$2.6M	-8.7% <div></div>	\$706,500	\$246,500 <div></div>	\$254	\$-5 <div></div>	5	-108 <div></div>	-2.3% <div></div>	2.9% <div></div>
SCC-Nogales East	4 <div></div>	0.0% <div></div>	\$615K	-27.6% <div></div>	\$115,000	\$-86,900 <div></div>	\$105	\$-31 <div></div>	26	14 <div></div>	-4.6% <div></div>	-0.7% <div></div>
Extended Southwest	3 <div></div>	-57.1% <div></div>	\$685K	-63.4% <div></div>	\$267,000	\$8,000 <div></div>	\$169	\$19 <div></div>	62	14 <div></div>	-2.5% <div></div>	-1.0% <div></div>
Extended Southeast	3 <div></div>	200.0% <div></div>	\$1.74M	490.5% <div></div>	\$512,000	\$217,000 <div></div>	\$319	\$68 <div></div>	31	20 <div></div>	-2.3% <div></div>	-9.6% <div></div>
Navajo	3 <div></div>	200.0% <div></div>	\$1.41M	307.2% <div></div>	\$540,000	\$195,000 <div></div>	\$182	\$-217 <div></div>	62	53 <div></div>	-2.9% <div></div>	-2.9% <div></div>
Extended Northeast	3 <div></div>	200.0% <div></div>	\$1.32M	94.6% <div></div>	\$436,500	\$-243,500 <div></div>	\$592	\$175 <div></div>	17	-24 <div></div>	-3.4% <div></div>	-1.2% <div></div>
SCC-Patagonia	3 <div></div>	- <div></div>	\$1.63M	- <div></div>	\$405,000	- <div></div>	\$251	- <div></div>	32	- <div></div>	-4.8% <div></div>	- <div></div>
Maricopa	2 <div></div>	100.0% <div></div>	\$1.2M	173.8% <div></div>	\$375,000	\$-64,000 <div></div>	\$301	\$13 <div></div>	3	-72 <div></div>	-5.5% <div></div>	-5.5% <div></div>
SCC-Elgin	2 <div></div>	- <div></div>	\$717.5K	- <div></div>	\$82,500	- <div></div>	\$197	- <div></div>	9	- <div></div>	-9.5% <div></div>	- <div></div>

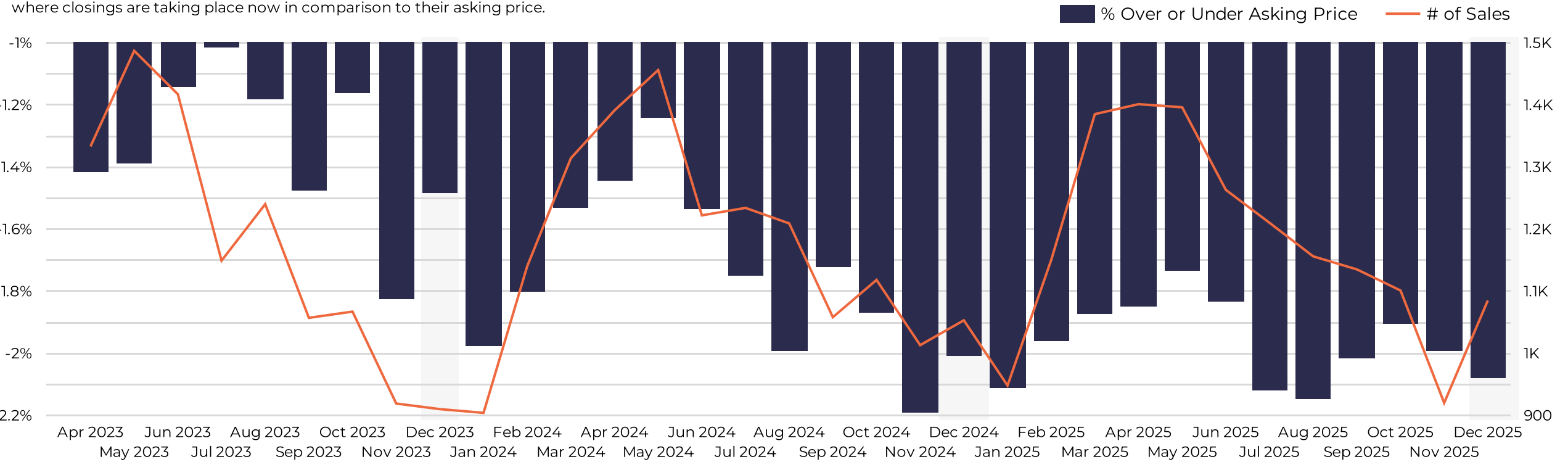
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jan 5, 2026

December 2025



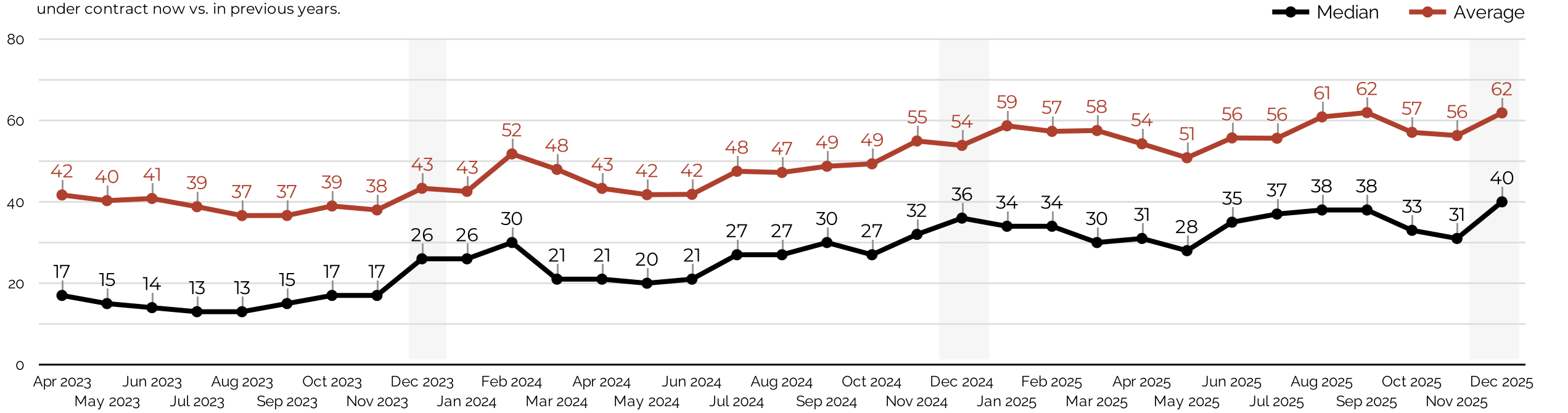
Buyer Demand

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



Days on Market

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



Buyer Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	77	-11.5% ↓	48	17 ↑	-7.67%	-1.45% ↓
\$200,000-\$299,999	257	8.0% ↑	47	19 ↑	-2.15%	-0.36% ↓
\$300,000-\$399,999	338	3.4% ↑	34	-14 ↓	-1.24%	0.11% ↑
\$400,000-\$499,999	155	-3.7% ↓	36	-1 ↓	-2.02%	-0.57% ↓
\$500,000-\$599,999	82	1.2% ↑	49	14 ↑	-2.27%	-0.22% ↓
\$600,000-\$699,999	55	1.9% ↑	44	19 ↑	-2.08%	0.01% ↑
\$700,000-\$799,999	42	10.5% ↑	24	-12 ↓	-1.96%	0.43% ↑
\$800,000-\$999,999	41	7.9% ↑	20	-5 ↓	-2.37%	0.38% ↑
\$1M-\$1.19M	15	-11.8% ↓	41	14 ↑	-3.79%	-2.08% ↓
\$1.2M-\$1.39	12	200.0% ↑	23	-15 ↓	-3.88%	-0.49% ↓
\$1.4M+	19	26.7% ↑	44	26 ↑	-5.53%	-3.09% ↓

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: Jan 5, 2026

December
2025

of New Listings (Supply)

1,230

↑ 30 from previous year

Months of Supply

4.21

Active Listings

4,603

Pending Listings

515

Single Family Residence

Average

\$630,480 3,662

#

662

Townhouse

\$364,032	313
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313

Manufactured Hor

\$243,480	286
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286

Condominium

\$231,461	285
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285

Mobile Home

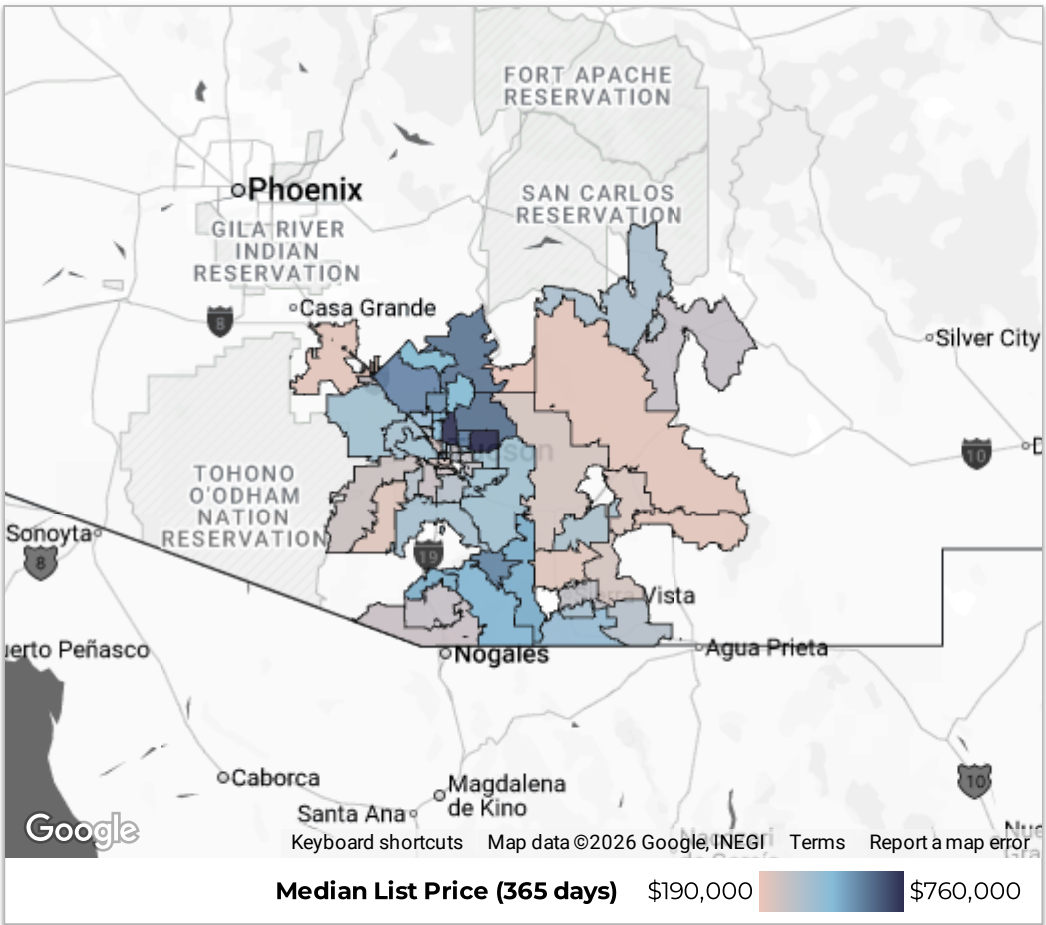
\$139,897	57
-----------	----

57

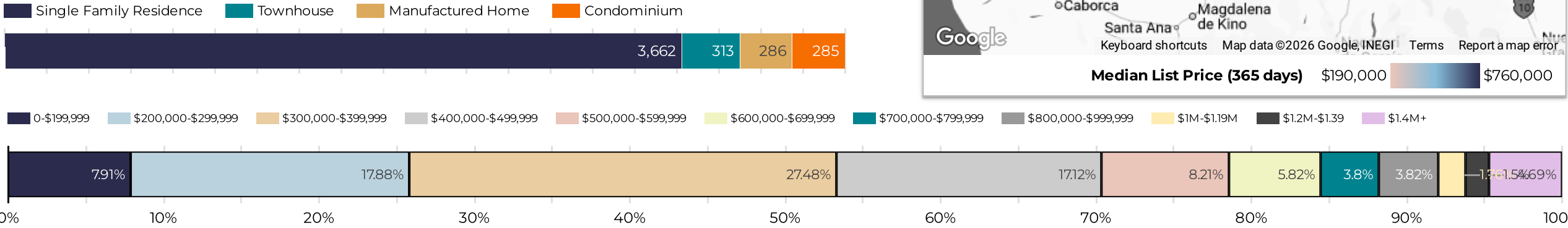
Grand total

\$549,579 4,603

,603



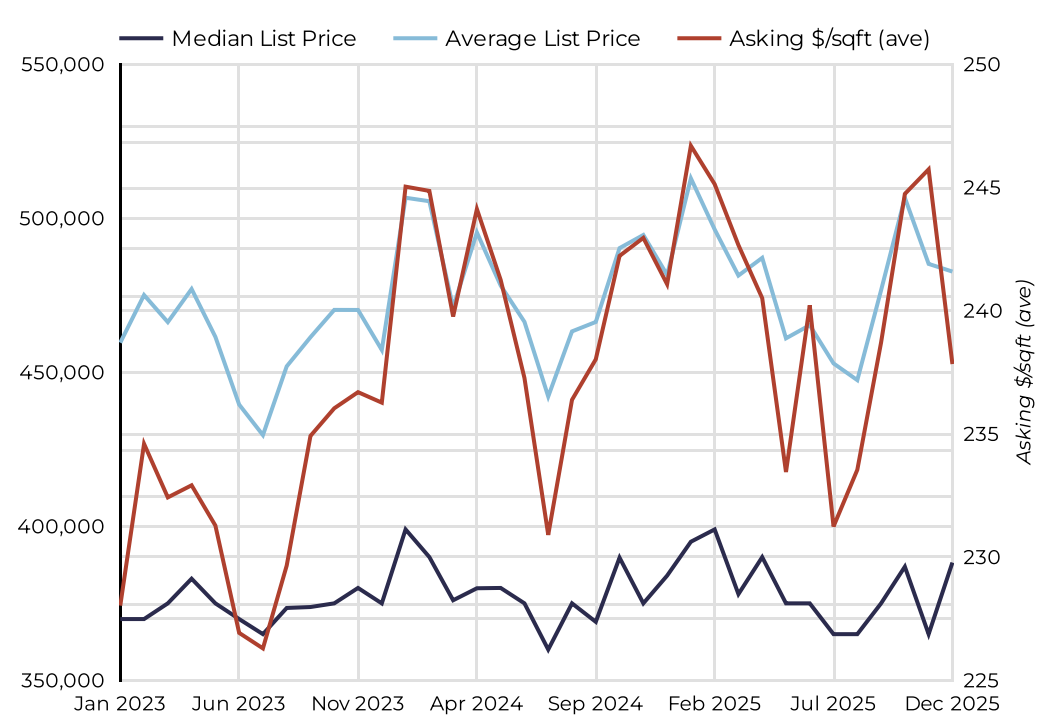
Active Listings



Months of Supply By Price Range

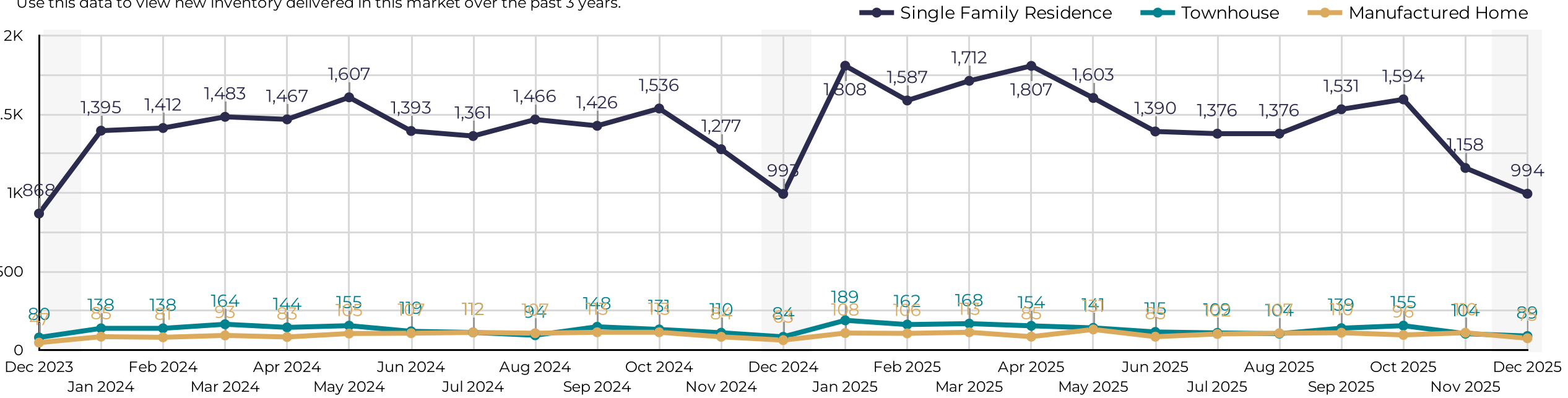
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.13 <div></div>	364	71
\$200,000-\$299,999	3.21 <div></div>	823	256
\$300,000-\$399,999	3.71 <div></div>	1,265	341
\$400,000-\$499,999	5.18 <div></div>	788	152
\$500,000-\$599,999	4.34 <div></div>	378	87
\$600,000-\$699,999	4.87 <div></div>	268	55
\$700,000-\$799,999	4.38 <div></div>	175	40
\$800,000-\$999,999	4.00 <div></div>	176	44
\$1M-\$1.19M	6.23 <div></div>	81	13
\$1.2M-\$1.39	5.75 <div></div>	69	12
\$1.4M+	9.82 <div></div>	216	22

Asking Prices



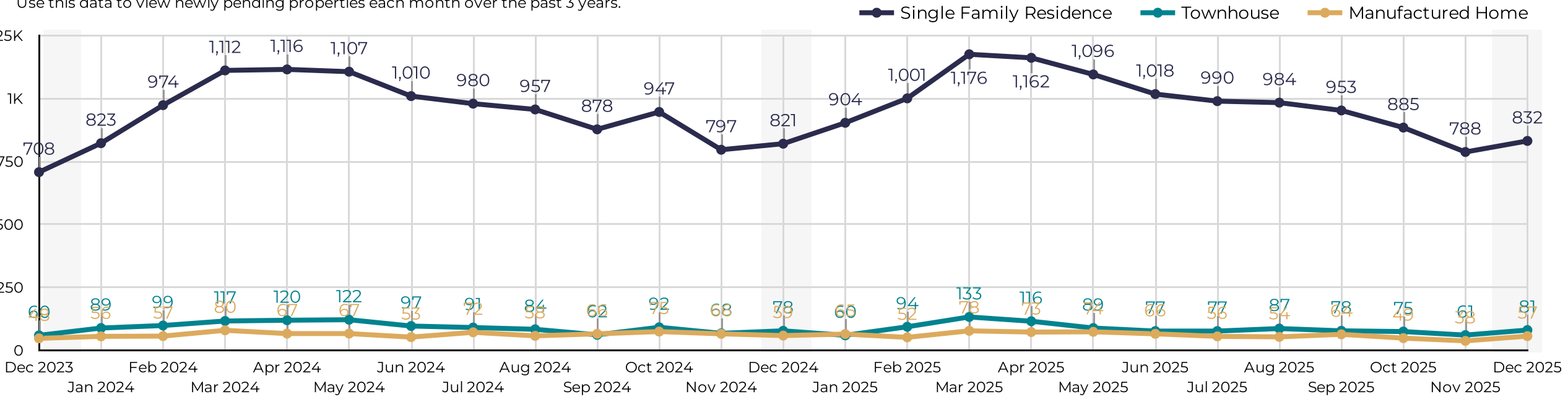
New Listings

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.

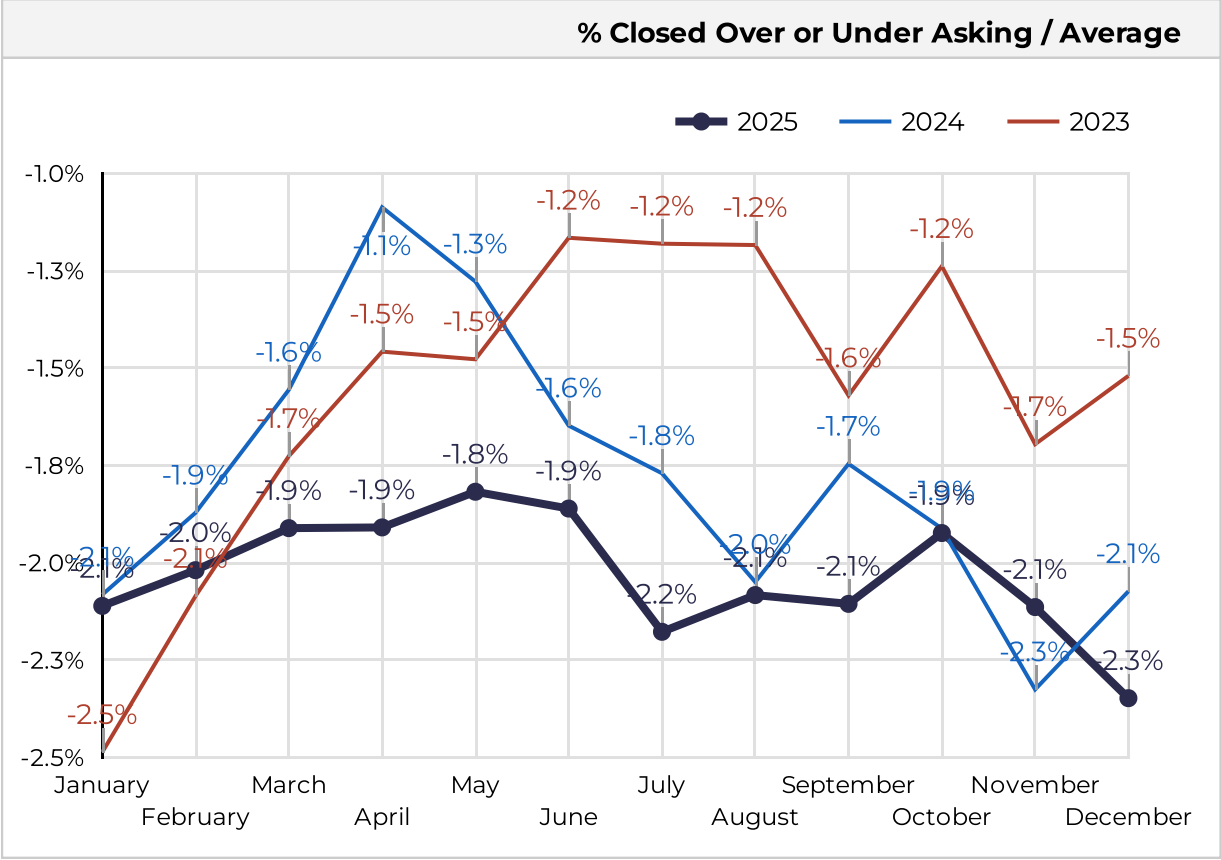
# of Sales / Count			
Month	2023	2024	2025
January	904	909	951
February	1,085	1,142	1,152
March	1,386	1,315	1,389
April	1,334	1,397	1,403
May	1,491	1,465	1,399
June	1,418	1,226	1,264
July	1,154	1,238	1,212
August	1,240	1,211	1,161
September	1,060	1,061	1,142
October	1,069	1,119	1,104
November	922	1,017	923
December	911	1,060	1,093

Sale Price / Median			
Month	2023	2024	2025
January	\$326,500	\$354,920	\$365,000
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	\$359,226
October	\$352,490	\$351,000	\$355,000
November	\$350,000	\$360,000	\$364,090
December	\$359,800	\$360,000	\$353,630

Days on Market / Median			
Month	2023	2024	2025
January	32	26	34
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
January	1,557	1,740	2,238
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	1,711
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	1,230

New Pending / Count			
Month	2023	2024	2025
January	1,042	1,034	1,077
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	1,169
August	1,182	1,155	1,175
September	1,079	1,055	1,155
October	1,048	1,160	1,064
November	937	977	927
December	859	998	1,031



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: Jan 5, 2026

Dec 2025

vs. last year

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

Market Activity					Market Pricing				Buyer Demand			
Property Type	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	895 <div></div>	4.1% <div></div>	\$420.95M	5.8% <div></div>	\$375,000	\$-10,000 <div></div>	\$230	\$-0 <div></div>	40	1 <div></div>	-1.9% <div></div>	-0.0% <div></div>
Townhouse	82 <div></div>	-2.4% <div></div>	\$28.77M	0.7% <div></div>	\$314,000	\$9,000 <div></div>	\$230	\$-10 <div></div>	33	5 <div></div>	-2.1% <div></div>	0.1% <div></div>
Manufactured Home	55 <div></div>	-11.3% <div></div>	\$13.24M	-9.4% <div></div>	\$250,000	\$9,000 <div></div>	\$158	\$-3 <div></div>	53	32 <div></div>	-2.6% <div></div>	-0.8% <div></div>
Condominium	40 <div></div>	5.3% <div></div>	\$10.23M	39.1% <div></div>	\$205,000	\$30,000 <div></div>	\$215	\$13 <div></div>	42	11 <div></div>	-4.2% <div></div>	-0.7% <div></div>
Mobile Home	13 <div></div>	44.4% <div></div>	\$1.81M	45.5% <div></div>	\$135,000	\$15,000 <div></div>	\$131	\$-7 <div></div>	33	15 <div></div>	-6.3% <div></div>	2.2% <div></div>

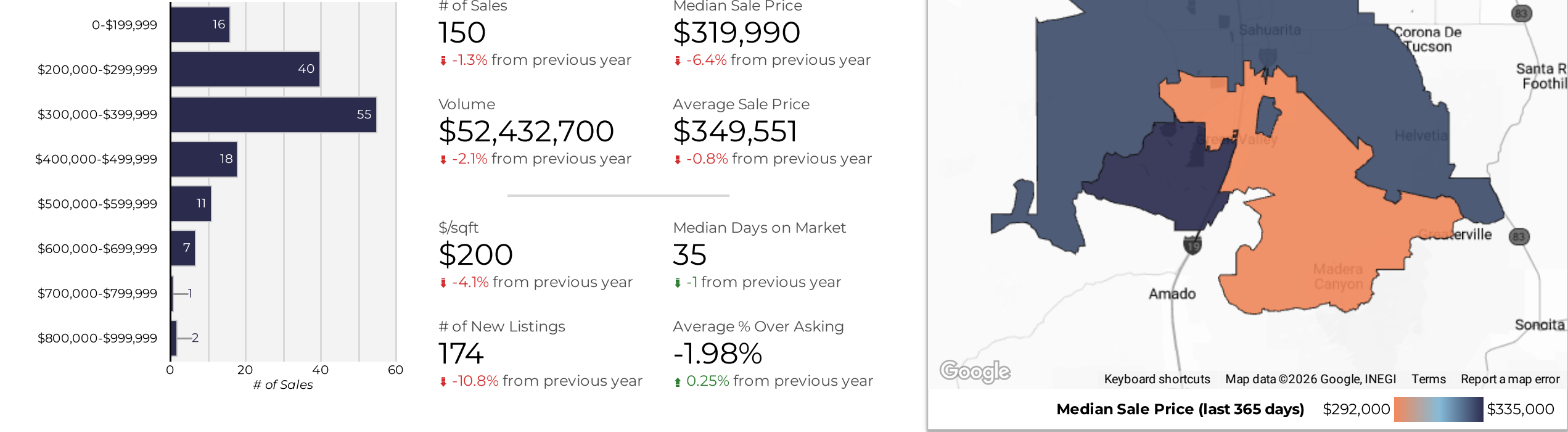
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	62 <div></div>	-23.5% <div></div>	\$11.28M	-29.1% <div></div>	\$185,000	\$-10,000 <div></div>	\$221	\$-16 <div></div>	20	-5 <div></div>	-2.4% <div></div>	0.6% <div></div>
\$1000-1499 sqft	291 <div></div>	3.9% <div></div>	\$82.98M	5.0% <div></div>	\$282,000	\$-3,000 <div></div>	\$221	\$-2 <div></div>	36	1 <div></div>	-1.7% <div></div>	0.4% <div></div>
\$1500-1999 sqft	361 <div></div>	13.2% <div></div>	\$132.04M	8.1% <div></div>	\$350,000	\$-19,000 <div></div>	\$212	\$-9 <div></div>	40	0	-1.8% <div></div>	-0.2% <div></div>
2000-2499 sqft	189 <div></div>	-2.6% <div></div>	\$92.45M	2.3% <div></div>	\$463,990	\$21,990 <div></div>	\$220	\$10 <div></div>	48	9 <div></div>	-2.0% <div></div>	-0.2% <div></div>
2500-2999 sqft	87 <div></div>	-13.9% <div></div>	\$57.08M	-10.9% <div></div>	\$635,000	\$20,000 <div></div>	\$241	\$8 <div></div>	42	9 <div></div>	-2.3% <div></div>	-0.1% <div></div>
3000-3999 sqft	74 <div></div>	25.4% <div></div>	\$66.87M	31.4% <div></div>	\$860,000	\$27,000 <div></div>	\$268	\$9 <div></div>	32	-9 <div></div>	-3.2% <div></div>	-1.1% <div></div>
4000-4999 sqft	15 <div></div>	0.0% <div></div>	\$23.37M	22.3% <div></div>	\$1,664,900	\$299,900 <div></div>	\$354	\$66 <div></div>	83	45 <div></div>	-5.1% <div></div>	-0.6% <div></div>
5000+ sqft	6 <div></div>	50.0% <div></div>	\$8.93M	6.3% <div></div>	\$1,605,000	\$355,000 <div></div>	\$240	\$-119 <div></div>	31	-7 <div></div>	-10.0% <div></div>	-6.8% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	185 <div></div>	16.4% <div></div>	\$96.83M	17.3% <div></div>	\$464,220	\$19,230 <div></div>	\$251	\$-3 <div></div>	36	-1 <div></div>	-1.9% <div></div>	-0.2% <div></div>
Central	134 <div></div>	2.3% <div></div>	\$49.84M	9.0% <div></div>	\$307,970	\$-14,530 <div></div>	\$235	\$-10 <div></div>	28	2 <div></div>	-2.1% <div></div>	-0.5% <div></div>
East	100 <div></div>	7.5% <div></div>	\$33.22M	1.6% <div></div>	\$305,000	\$-14,900 <div></div>	\$199	\$-11 <div></div>	34	-5 <div></div>	-1.6% <div></div>	0.1% <div></div>
Upper Southeast	90 <div></div>	13.9% <div></div>	\$37.81M	16.5% <div></div>	\$368,000	\$-16,990 <div></div>	\$209	\$3 <div></div>	49	-5 <div></div>	-1.7% <div></div>	0.2% <div></div>
North	88 <div></div>	-8.3% <div></div>	\$64.64M	-12.1% <div></div>	\$649,000	\$-1,000 <div></div>	\$291	\$-7 <div></div>	28	5 <div></div>	-3.0% <div></div>	-0.5% <div></div>
West	70 <div></div>	18.6% <div></div>	\$30.47M	13.9% <div></div>	\$353,300	\$-46,700 <div></div>	\$240	\$-0 <div></div>	42	11 <div></div>	-1.8% <div></div>	0.7% <div></div>
Southwest	68 <div></div>	-8.1% <div></div>	\$19.3M	-14.3% <div></div>	\$285,000	\$-32,000 <div></div>	\$181	\$-12 <div></div>	33	-1 <div></div>	-1.4% <div></div>	1.2% <div></div>
Upper Northwest	53 <div></div>	39.5% <div></div>	\$29.14M	45.7% <div></div>	\$500,000	\$1,000 <div></div>	\$239	\$-8 <div></div>	32	11 <div></div>	-3.0% <div></div>	-0.7% <div></div>
Northeast	50 <div></div>	16.3% <div></div>	\$29.72M	30.9% <div></div>	\$430,500	\$-28,500 <div></div>	\$240	\$12 <div></div>	31	10 <div></div>	-2.9% <div></div>	0.8% <div></div>
South	39 <div></div>	-22.0% <div></div>	\$12.1M	-12.9% <div></div>	\$290,000	\$5,000 <div></div>	\$198	\$9 <div></div>	33	3 <div></div>	-1.1% <div></div>	0.4% <div></div>
Extended West	38 <div></div>	-29.6% <div></div>	\$13.4M	-33.7% <div></div>	\$350,900	\$-29,100 <div></div>	\$201	\$2 <div></div>	33	-15 <div></div>	-1.2% <div></div>	0.1% <div></div>
Southeast	29 <div></div>	-32.6% <div></div>	\$11.23M	-31.1% <div></div>	\$360,000	\$-15,000 <div></div>	\$205	\$-6 <div></div>	41	-11 <div></div>	-0.9% <div></div>	-0.0% <div></div>
Cochise	25 <div></div>	-3.8% <div></div>	\$7.53M	-11.8% <div></div>	\$299,000	\$24,000 <div></div>	\$157	\$11 <div></div>	72	31 <div></div>	-3.9% <div></div>	-0.4% <div></div>
SCC-Rio Rico East	24 <div></div>	60.0% <div></div>	\$7.64M	73.8% <div></div>	\$272,000	\$-13,000 <div></div>	\$193	\$15 <div></div>	48	3 <div></div>	-1.8% <div></div>	-0.7% <div></div>
Benson/St. David	20 <div></div>	-20.0% <div></div>	\$7.14M	14.1% <div></div>	\$269,990	\$38,867 <div></div>	\$169	\$14 <div></div>	66	-8 <div></div>	-2.8% <div></div>	-1.7% <div></div>
Pinal	18 <div></div>	38.5% <div></div>	\$4.47M	35.6% <div></div>	\$209,990	\$19,990 <div></div>	\$166	\$-13 <div></div>	63	35 <div></div>	-0.8% <div></div>	3.2% <div></div>
SCC-Rio Rico West	8 <div></div>	60.0% <div></div>	\$2.61M	37.4% <div></div>	\$340,000	\$60,000 <div></div>	\$168	\$-21 <div></div>	53	23 <div></div>	-1.0% <div></div>	1.7% <div></div>
Extended Northwest	7 <div></div>	-36.4% <div></div>	\$2.06M	-38.8% <div></div>	\$304,900	\$-5,100 <div></div>	\$168	\$-25 <div></div>	98	-32 <div></div>	-2.3% <div></div>	-0.7% <div></div>
Graham	5 <div></div>	-58.3% <div></div>	\$1.8M	-46.8% <div></div>	\$375,000	\$85,500 <div></div>	\$161	\$5 <div></div>	68	63 <div></div>	-5.7% <div></div>	-4.5% <div></div>
SCC-Tubac East	4 <div></div>	-20.0% <div></div>	\$2.6M	-8.7% <div></div>	\$706,500	\$246,500 <div></div>	\$254	\$-5 <div></div>	5	-108 <div></div>	-2.3% <div></div>	2.9% <div></div>
SCC-Nogales East	4 <div></div>	0.0% <div></div>	\$615K	-27.6% <div></div>	\$115,000	\$-86,900 <div></div>	\$105	\$-31 <div></div>	26	14 <div></div>	-4.6% <div></div>	-0.7% <div></div>
SCC-Patagonia	3 <div></div>	-	\$1.63M	-	\$405,000	-	\$251	-	32	-	-4.8% <div></div>	-
Extended Northeast	3 <div></div>	200.0% <div></div>	\$1.32M	94.6% <div></div>	\$436,500	\$-243,500 <div></div>	\$592	\$175 <div></div>	17	-24 <div></div>	-3.4% <div></div>	-1.2% <div></div>
Extended Southwest	3 <div></div>	-57.1% <div></div>	\$685K	-63.4% <div></div>	\$267,000	\$8,000 <div></div>	\$169	\$19 <div></div>	62	14 <div></div>	-2.5% <div></div>	-1.0% <div></div>
Extended Southeast	3 <div></div>	200.0% <div></div>	\$1.74M	490.5% <div></div>	\$512,000	\$217,000 <div></div>	\$319	\$68 <div></div>	31	20 <div></div>	-2.3% <div></div>	-9.6% <div></div>
Navajo	3 <div></div>	200.0% <div></div>	\$1.41M	307.2% <div></div>	\$540,000	\$195,000 <div></div>	\$182	\$-217 <div></div>	62	53 <div></div>	-2.9% <div></div>	-2.9% <div></div>
Maricopa	2 <div></div>	100.0% <div></div>	\$1.2M	173.8% <div></div>	\$375,000	\$-64,000 <div></div>	\$301	\$13 <div></div>	3	-72 <div></div>	-5.5% <div></div>	-5.5% <div></div>
SCC-Elgin	2 <div></div>	-	\$717.5K	-	\$82,500	-	\$197	-	9	-	-9.5% <div></div>	-
SCC-Nogales West	1 <div></div>	0.0% <div></div>	\$260K	-52.7% <div></div>	\$260,000	\$-290,000 <div></div>	\$116	\$-89 <div></div>	18	-30 <div></div>	-1.9% <div></div>	2.5% <div></div>
Yavapai	1 <div></div>	-	\$285K	-	\$285,000	-	\$161	-	93	-	-5.0% <div></div>	-
Pima Far West	1 <div></div>	-	\$210K	-	\$210,000	-	\$159	-	69	-	-4.5% <div></div>	-
Santa Cruz	1 <div></div>	0.0% <div></div>	\$192K	42.2% <div></div>	\$192,000	\$57,000 <div></div>	\$143	\$-125 <div></div>	116	108 <div></div>	-10.7% <div></div>	-10.7%...
SCC-Tubac West	1 <div></div>	-	\$445K	-	\$445,000	-	\$304	-	14	-	0.0% <div></div>	-

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: Jan 5, 2026

December 2025



ee Points

Summit

Rincon Valley

Vail

Sahuarita

Corona De Tucson

Santa R Foothil

Helvetia

Amado

Madera Canyon

Groverville

Sonoita

Keyboard shortcuts

Map data ©2026 Google, INEGI

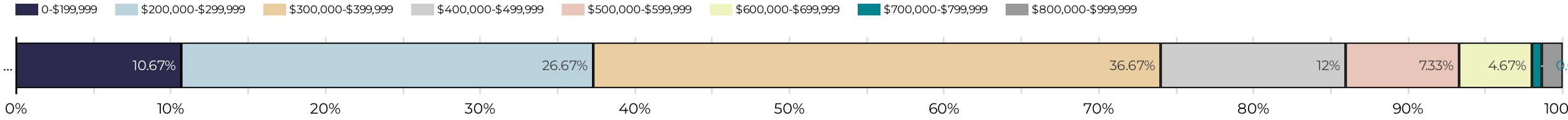
Terms

Report a map error

Median Sale Price (last 365 days)

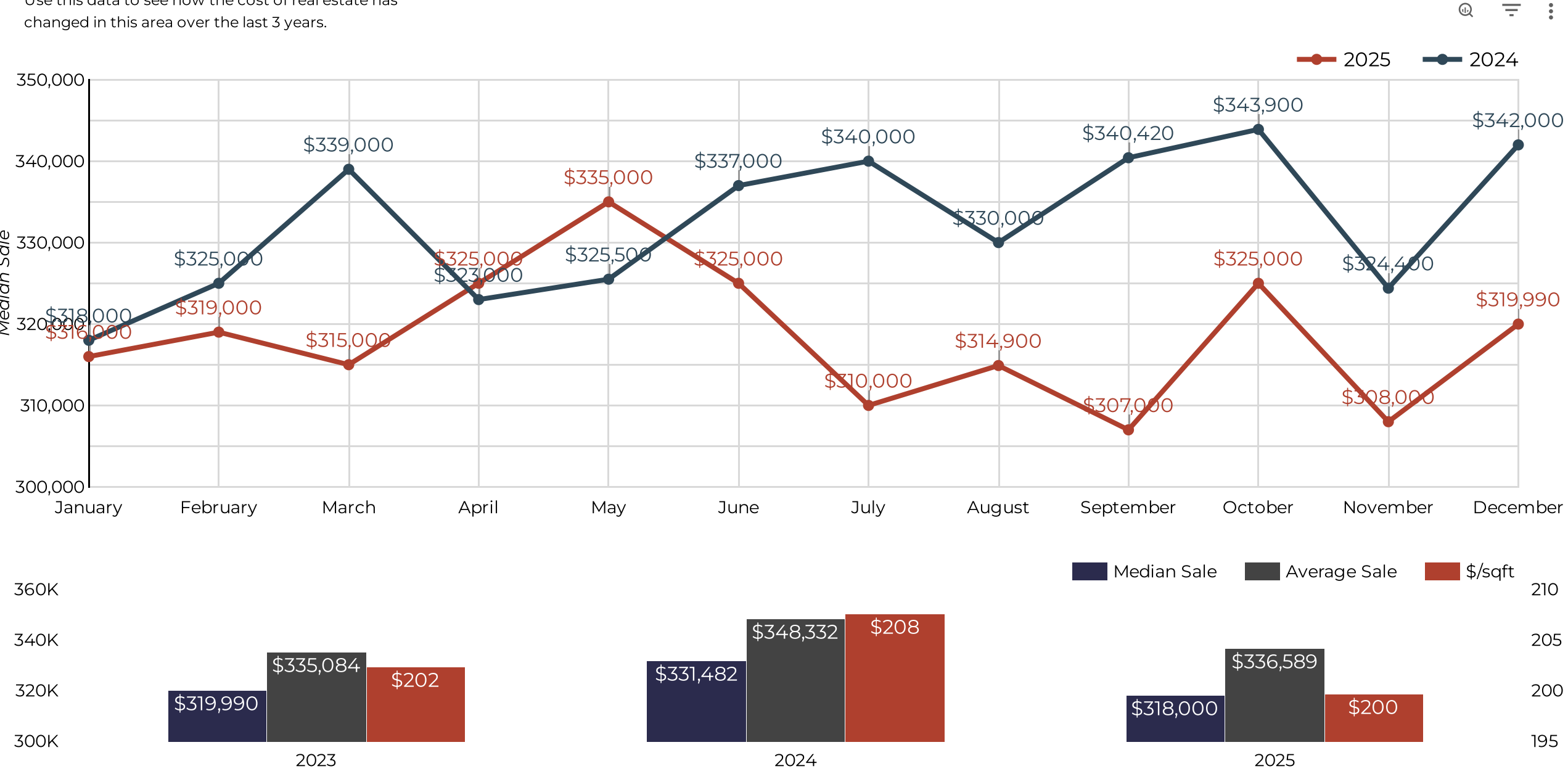
\$292,000

\$335,000



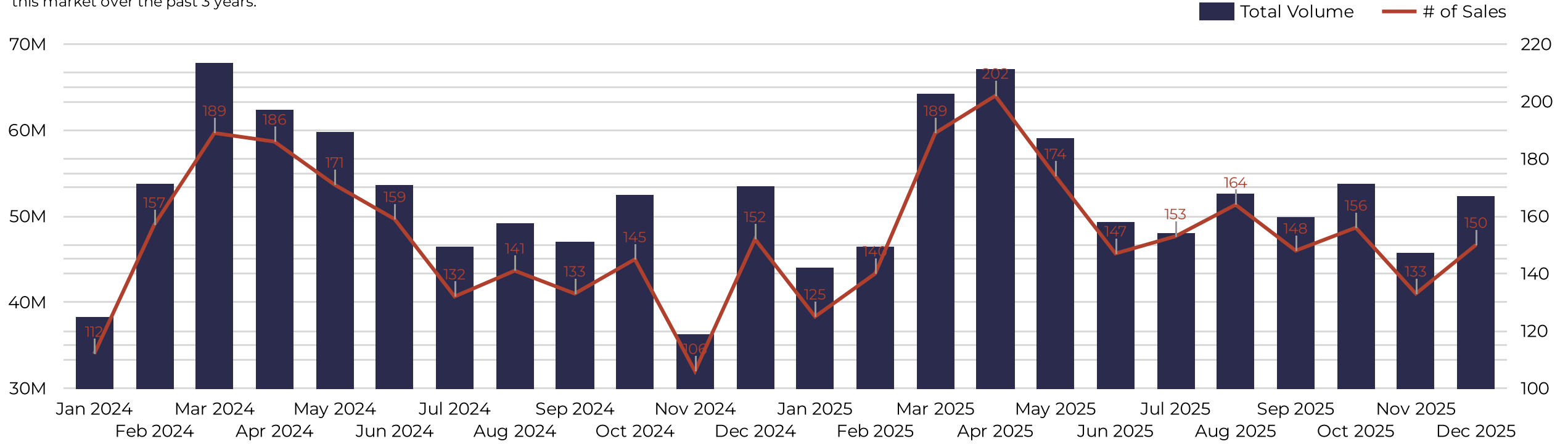
Market Pricing

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.



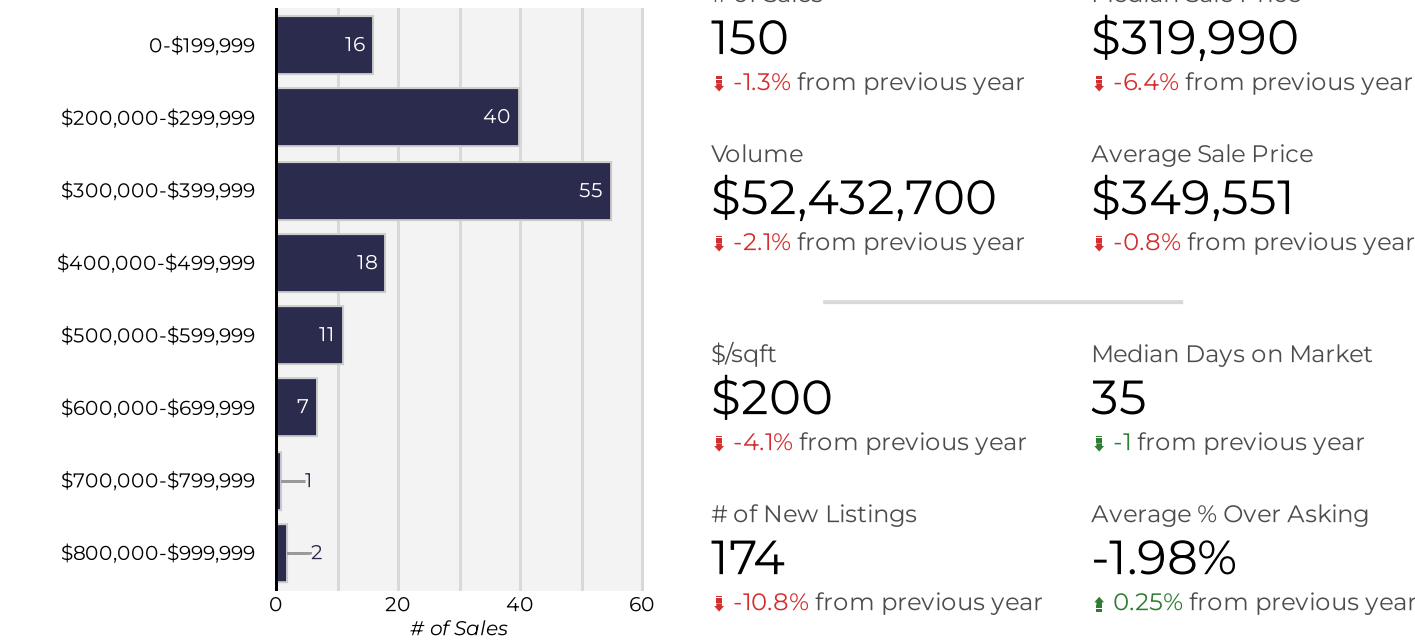
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Green Valley Sahuarita Association of Realtors : Buyer Demand

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

This report provides a snapshot of the market as taken on: Jan 5, 2026

December 2025



Map

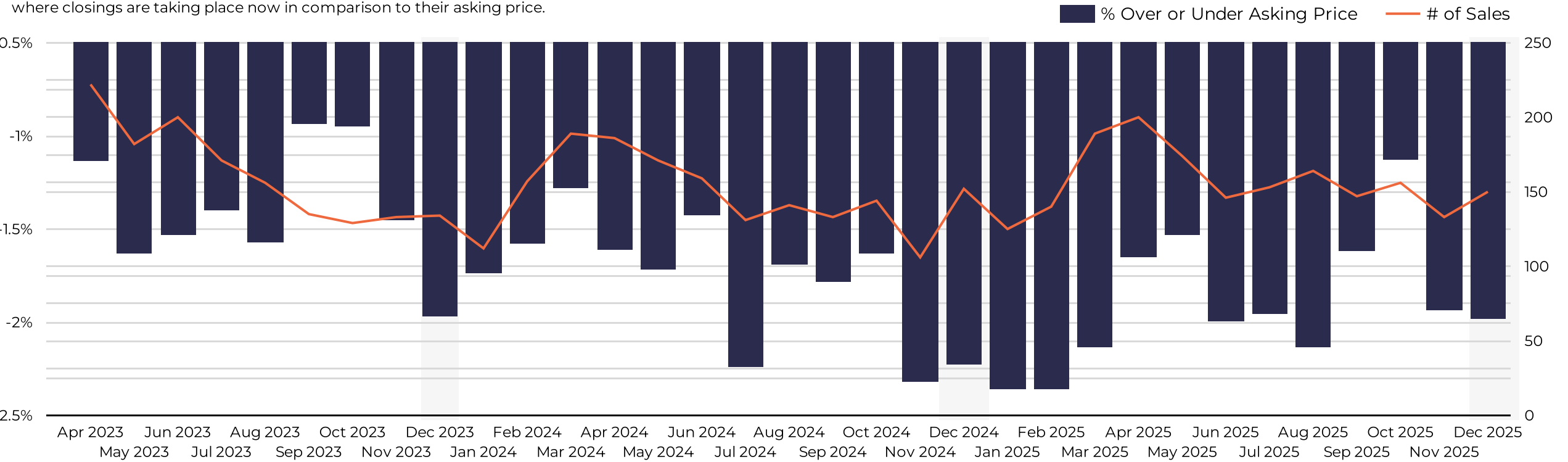
Days on Market (last 365 days)

36

50

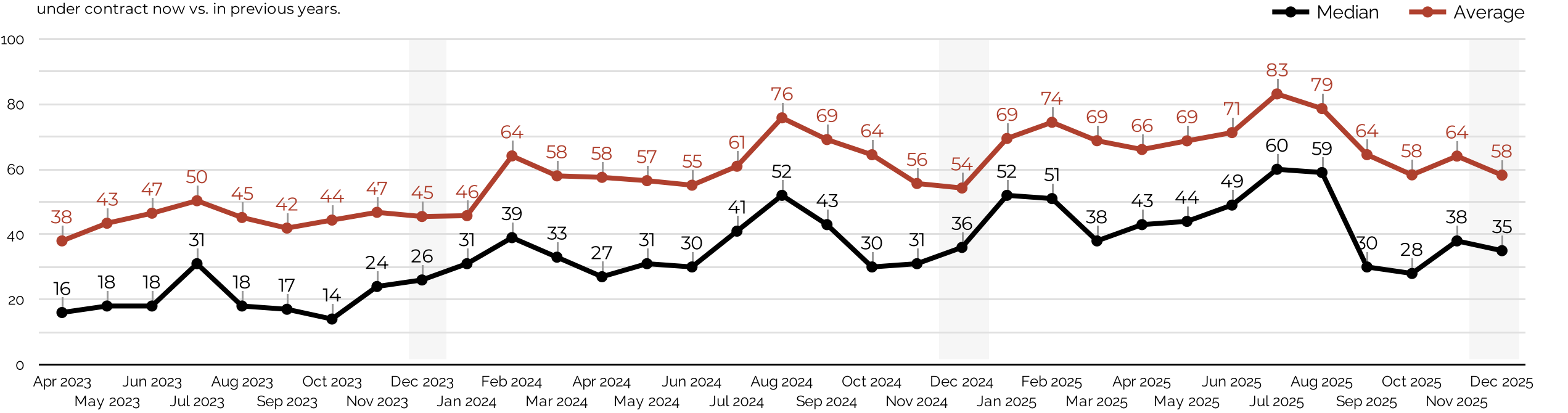
Buyer Demand

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	16	0.0%	28	-1	-2.04%	4.28%
\$200,000-\$299,999	40	25.0%	25	8	-1.75%	-0.52%
\$300,000-\$399,999	55	-17.9%	49	-1	-2.15%	-0.22%
\$400,000-\$499,999	18	-10.0%	38	-5	-2.04%	-0.32%
\$500,000-\$599,999	11	10.0%	46	39	-2.46%	-1.11%
\$600,000-\$699,999	7	133.3%	44	38	-1.40%	1.12%
\$700,000-\$799,999	1	-50.0%	2	-22	0.00%	5.39%
\$800,000-\$999,999	2	0.0%	20	3	-1.11%	0.14%

MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: Inventory

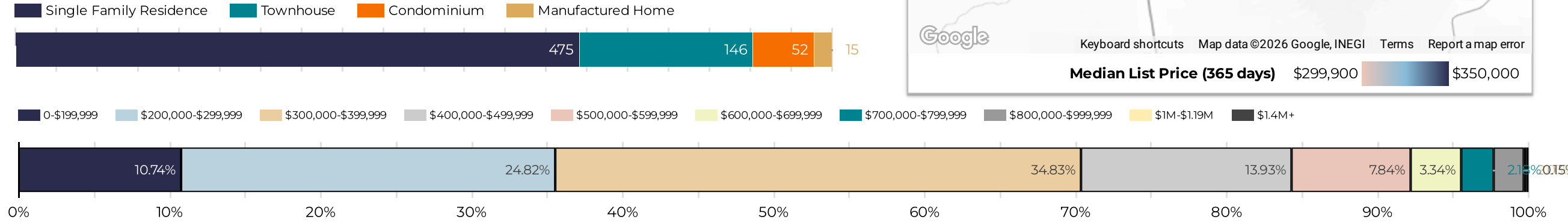
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Jan 5, 2026

December 2025

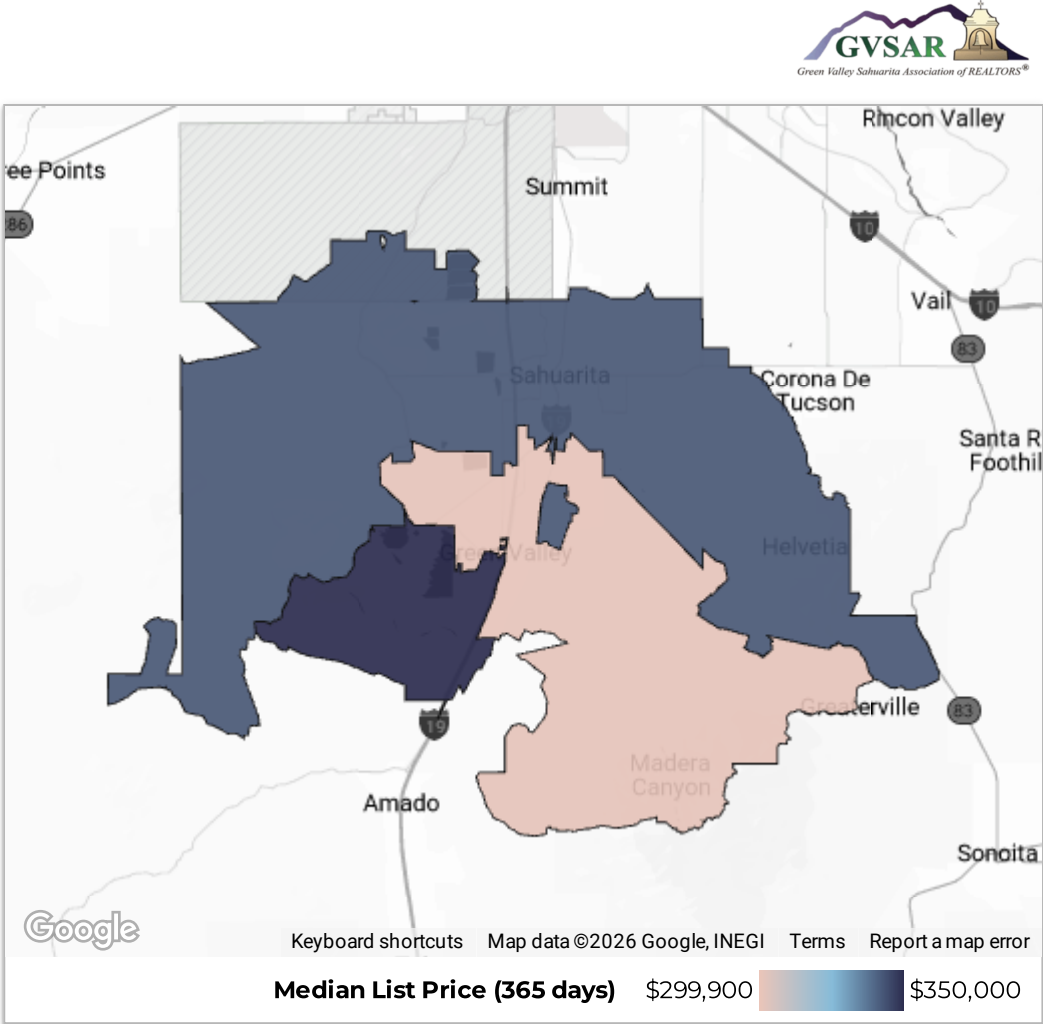
			Average	#
# of New Listings (Supply)	174	Months of Supply	4.59	Single Family Residence
# of New Listings (Supply)	174	Active Listings	689	Townhouse
# of New Listings (Supply)	174	Pending Listings	47	Condominium
# of New Listings (Supply)	174	Grand total	\$371,382	Manufactured Home
# of New Listings (Supply)	174	Grand total	\$371,382	Mobile Home
# of New Listings (Supply)	174	Grand total	\$371,382	Grand total

Active Listings

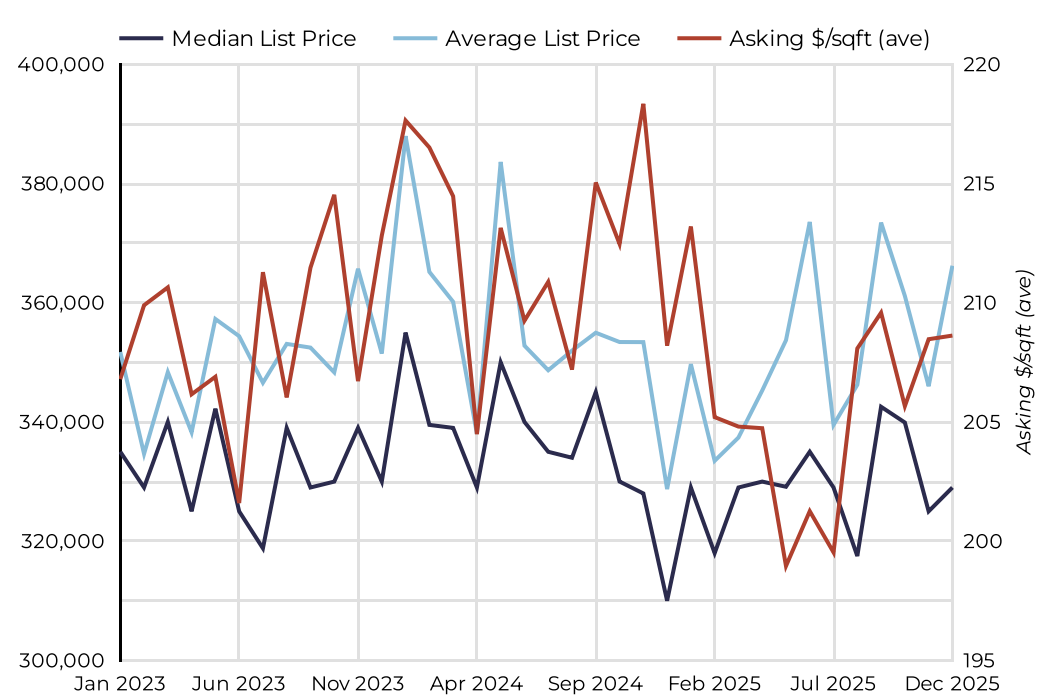


Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.63	74	16
\$200,000-\$299,999	4.38	171	39
\$300,000-\$399,999	4.53	240	53
\$400,000-\$499,999	4.80	96	20
\$500,000-\$599,999	4.50	54	12
\$600,000-\$699,999	3.29	23	7
\$700,000-\$799,999	15.00	15	1
\$800,000-\$999,999	7.00	14	2
Grand total	4.58	687	150

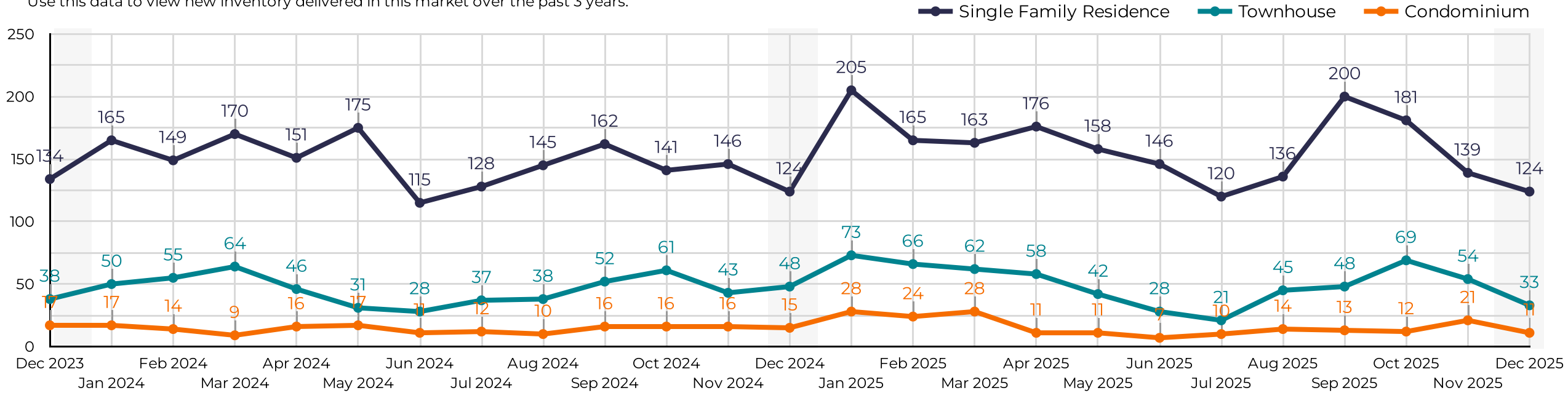


Asking Prices



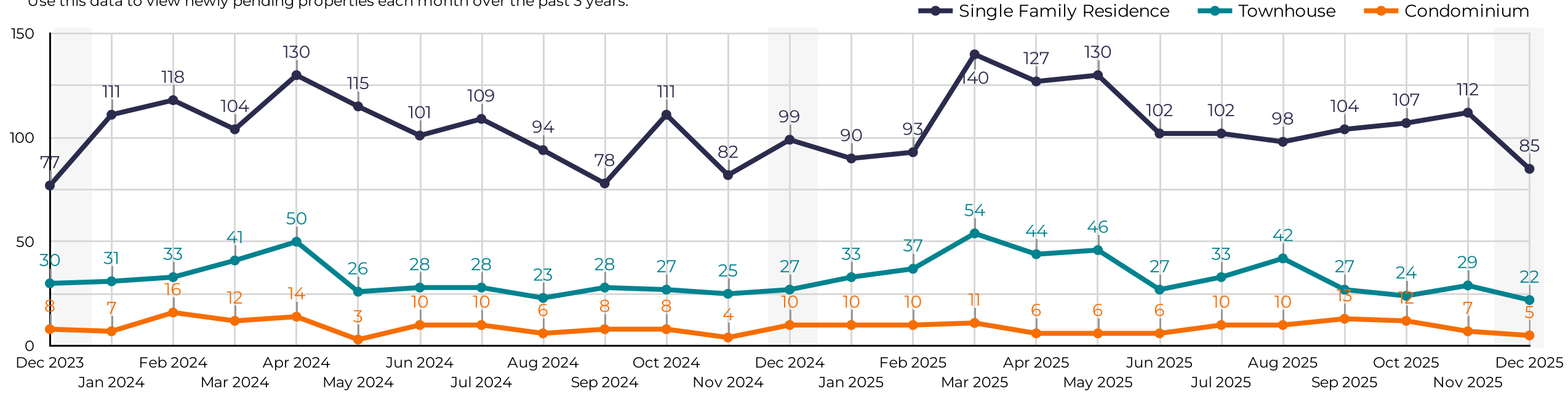
New Listings

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



New Pending

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



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.

			Sale Price / Median
Month	2023	2024	2025
January	\$310,000	\$318,000	\$316,000
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	\$319,990

			New Listings / Count
Month	2023	2024	2025
January	221	239	316
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	174

% Closed Over or Under Asking / Average

Legend: 2025 (Dark Blue), 2024 (Blue), 2023 (Red)

Month	2025	2024	2023
January	-2.3%	-1.7%	-2.0%
February	-2.3%	-1.6%	-1.7%
March	-1.9%	-1.3%	-1.7%
April	-1.6%	-1.6%	-1.1%
May	-1.5%	-1.7%	-1.6%
June	-1.7%	-1.4%	-1.5%
July	-2.0%	-2.5%	-1.4%
August	-2.1%	-1.7%	-1.8%
September	-1.8%	-1.8%	-0.9%
October	-1.1%	-1.8%	-0.9%
November	-1.9%	-2.3%	-1.5%
December	-2.0%	-2.2%	-2.0%

Dec 2025

vs. last year

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

Market Activity					Market Pricing				Buyer Demand			
Property Type	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	111 <div></div>	4.7% <div></div>	\$43.11M	1.6% <div></div>	\$340,000	\$-24,500 <div></div>	\$203	\$-7 <div></div>	37	1 <div></div>	-2.1% <div></div>	-0.4% <div></div>
Townhouse	25 <div></div>	-21.9% <div></div>	\$6.72M	-23.9% <div></div>	\$249,000	\$-20,000 <div></div>	\$200	\$-13 <div></div>	22	-10 <div></div>	-2.0% <div></div>	0.3% <div></div>
Manufactured Home	7 <div></div>	75.0% <div></div>	\$1.57M	80.1% <div></div>	\$225,000	\$45,000 <div></div>	\$179	\$44 <div></div>	28	-23 <div></div>	-0.0% <div></div>	8.4% <div></div>
Condominium	7 <div></div>	-22.2% <div></div>	\$1.04M	-14.3% <div></div>	\$118,000	\$-12,000 <div></div>	\$174	\$-37 <div></div>	25	-4 <div></div>	-1.7% <div></div>	3.4% <div></div>

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	13 <div></div>	18.2% <div></div>	\$1.87M	10.3% <div></div>	\$147,000	\$14,780 <div></div>	\$196	\$-22 <div></div>	37	8 <div></div>	-1.7% <div></div>	2.9% <div></div>
\$1000-1499 sqft	35 <div></div>	-22.2% <div></div>	\$9.51M	-22.4% <div></div>	\$270,000	\$0 <div></div>	\$207	\$-6 <div></div>	32	11 <div></div>	-1.9% <div></div>	-0.5% <div></div>
\$1500-1999 sqft	55 <div></div>	-5.2% <div></div>	\$19.39M	-6.6% <div></div>	\$318,700	\$-34,300 <div></div>	\$202	\$-5 <div></div>	35	-26 <div></div>	-1.9% <div></div>	0.7% <div></div>
2000-2499 sqft	30 <div></div>	42.9% <div></div>	\$12.32M	33.3% <div></div>	\$380,000	\$-6,990 <div></div>	\$188	\$-12 <div></div>	53	23 <div></div>	-2.7% <div></div>	-0.1% <div></div>
2500-2999 sqft	16 <div></div>	23.1% <div></div>	\$9M	18.8% <div></div>	\$510,000	\$21,000 <div></div>	\$208	\$-10 <div></div>	26	-28 <div></div>	-0.7% <div></div>	0.7% <div></div>
3000-3999 sqft	1 <div></div>	-75.0% <div></div>	\$337.99K	-83.3% <div></div>	\$337,990	\$-172,010 <div></div>	\$90	\$-58 <div></div>	18	-11 <div></div>	-8.0% <div></div>	-8.5% <div></div>

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	44 <div></div>	-4.3% <div></div>	\$14.72M	-13.1% <div></div>	\$318,090	\$-30,910 <div></div>	\$175	\$-14 <div></div>	49	-11 <div></div>	-1.7% <div></div>	-0.3% <div></div>
Green Valley Northeast	39 <div></div>	25.8% <div></div>	\$16.01M	21.7% <div></div>	\$395,000	\$25,000 <div></div>	\$221	\$-16 <div></div>	34	7 <div></div>	-2.0% <div></div>	-0.2% <div></div>
Green Valley Northwest	32 <div></div>	-22.0% <div></div>	\$8.12M	-20.5% <div></div>	\$262,000	\$32,000 <div></div>	\$194	\$-0 <div></div>	36	7 <div></div>	-2.3% <div></div>	1.5% <div></div>
Green Valley Southwest	26 <div></div>	30.0% <div></div>	\$9.9M	22.3% <div></div>	\$370,000	\$28,000 <div></div>	\$207	\$-20 <div></div>	20	-9 <div></div>	-2.2% <div></div>	-0.3% <div></div>
Green Valley Southeast	9 <div></div>	-35.7% <div></div>	\$3.68M	-28.4% <div></div>	\$395,000	\$37,375 <div></div>	\$228	\$6 <div></div>	20	-30 <div></div>	-1.5% <div></div>	0.3% <div></div>