

# MLSSAZ Monthly Market Report

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



Dec 2025

## Quick Stats Dec 2025

# of Sales

**1,243**

↑ 17.7% from previous month

Median Sale Price

**\$350,000**

↓ -0.43% from previous month

Average Sale Price

**\$425,088**

↓ -4.86% from previous month

Median DOM

**39**

↑ 7 from previous month

% Over

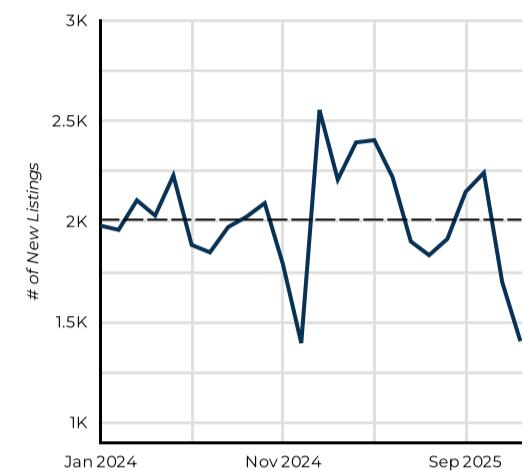
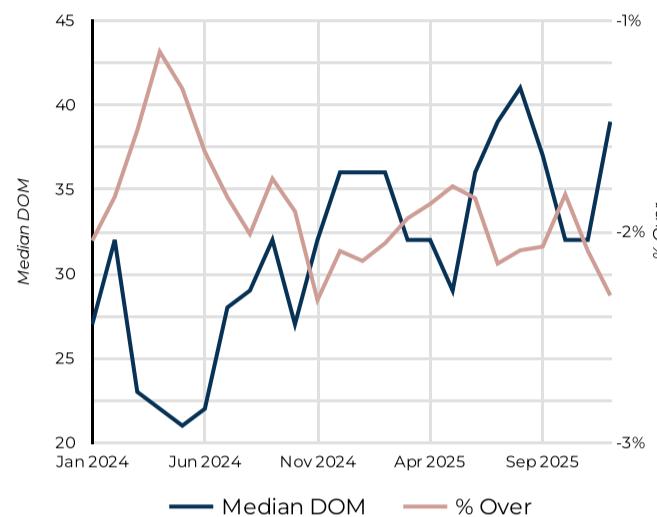
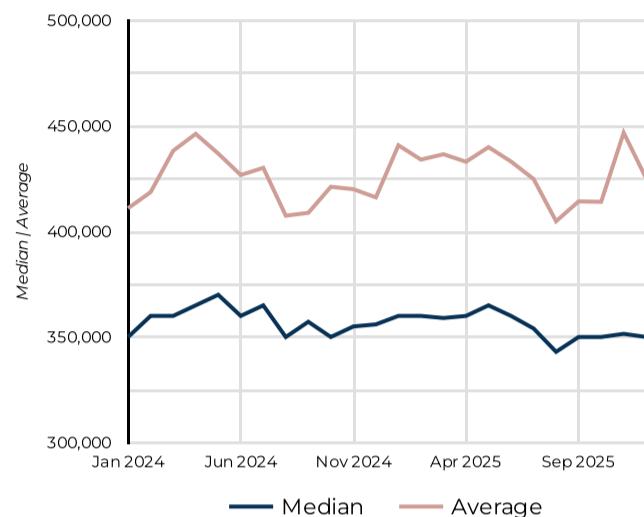
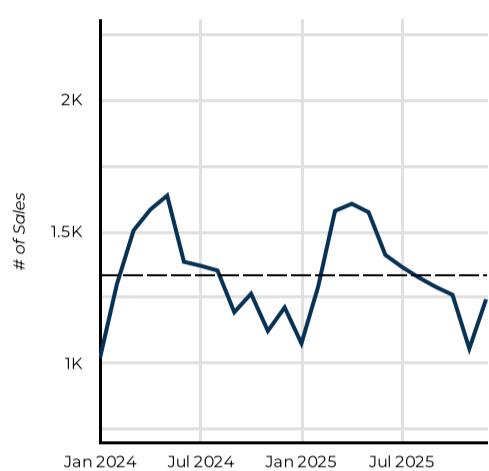
**-2.30%**

↓ -0.21% from previous month

# of New Listings

**1,404**

↓ -17.4% from previous month



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Market Activity - Market Pricing - Buyer Demand - Inventory

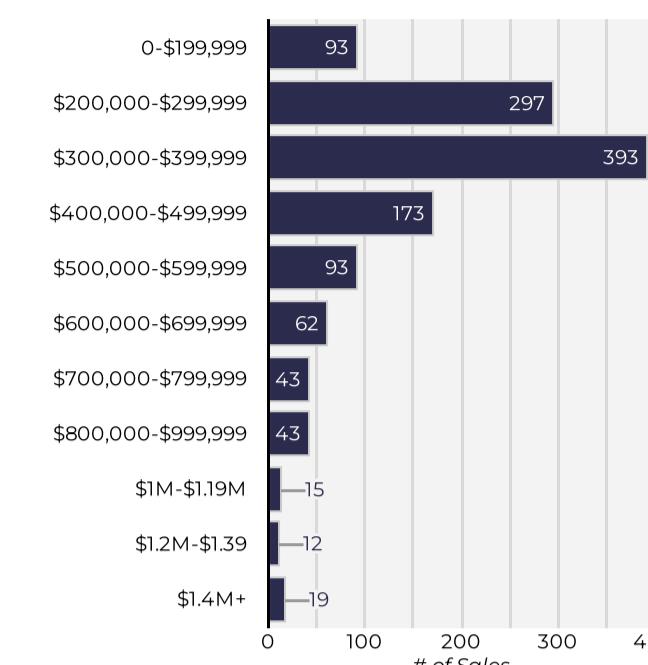
[To explore your area further visit > MLSSAZ DataPortal](#)

## 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: Jan 5, 2026

December  
2025



# of Sales  
**1,243**  
↑ 2.6% from previous year

Median Sale Price  
**\$350,000**  
↓ 1.7% from previous year

Volume  
**\$528,384,558**  
↑ 4.8% from previous year

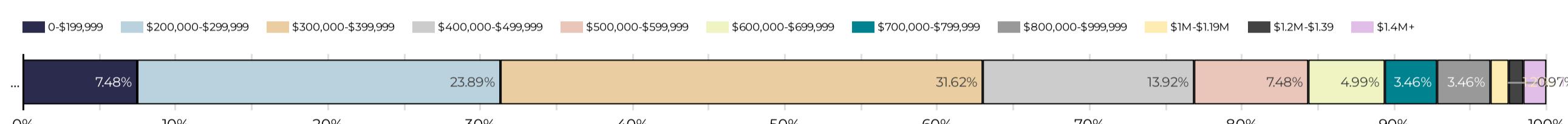
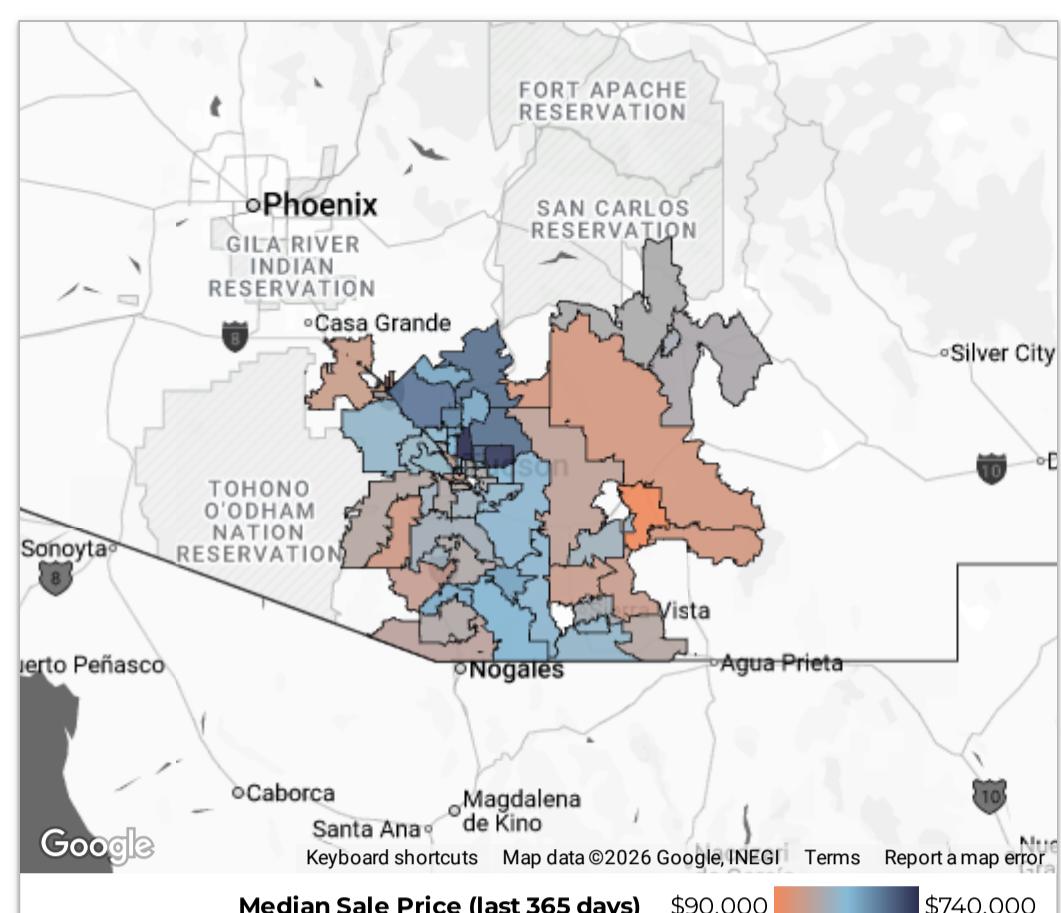
Average Sale Price  
**\$425,088**  
↑ 2.2% from previous year

\$/sqft  
**\$221**  
↓ 0.7% from previous year

Median Days on Market  
**39**  
↓ 3 from previous year

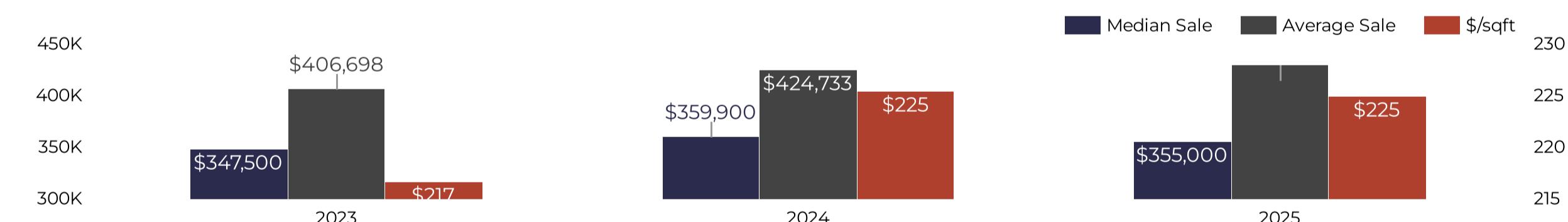
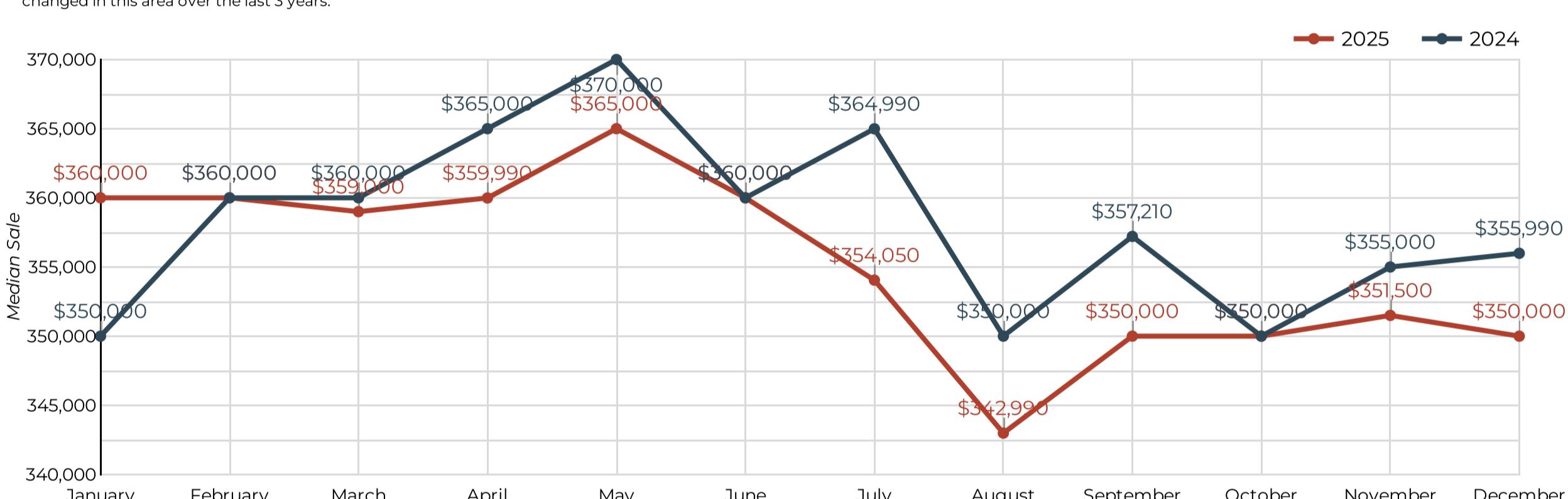
# of New Listings  
**1,404**  
↑ 0.6% from previous year

Average % Over Asking  
**-2.30%**  
↓ 0.21% from previous year



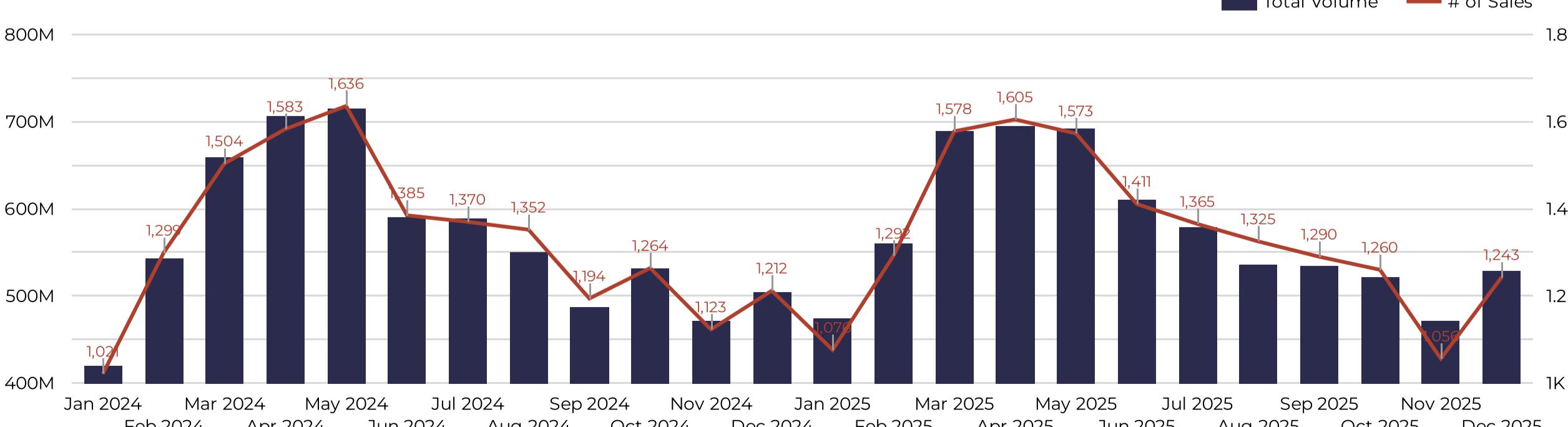
## Market Pricing

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



## Market Activity

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

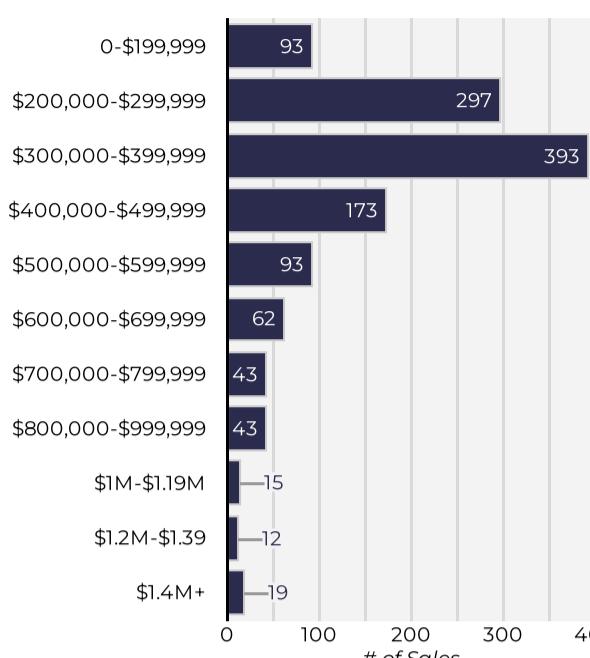


## Southern AZ Housing Market: Buyer Demand

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

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

December  
2025



# of Sales  
**1,243**  
↑ 2.6% from previous year

Median Sale Price  
**\$350,000**  
↓ -1.7% from previous year

Volume  
**\$528,384,558**  
↑ 4.8% from previous year

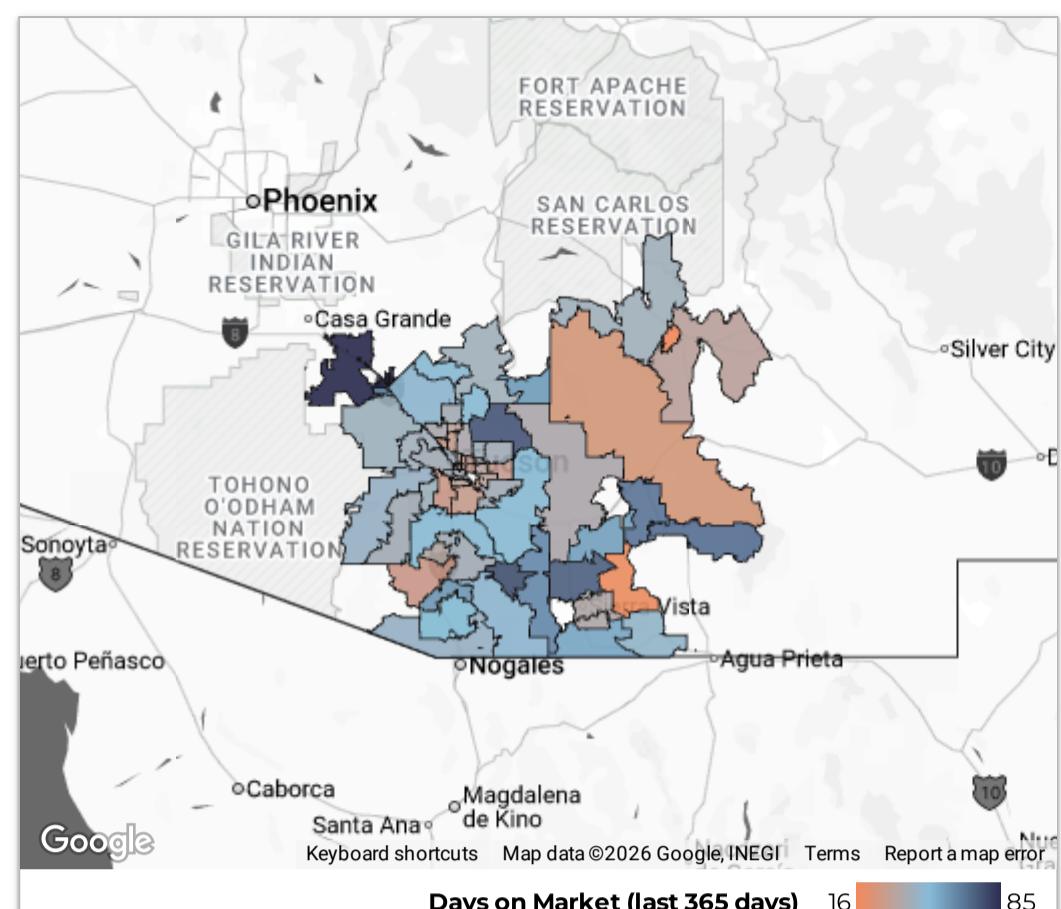
Average Sale Price  
**\$425,088**  
↑ 2.2% from previous year

\$/sqft  
**\$221**  
↓ -0.7% from previous year

Median Days on Market  
**39**  
↓ 3 from previous year

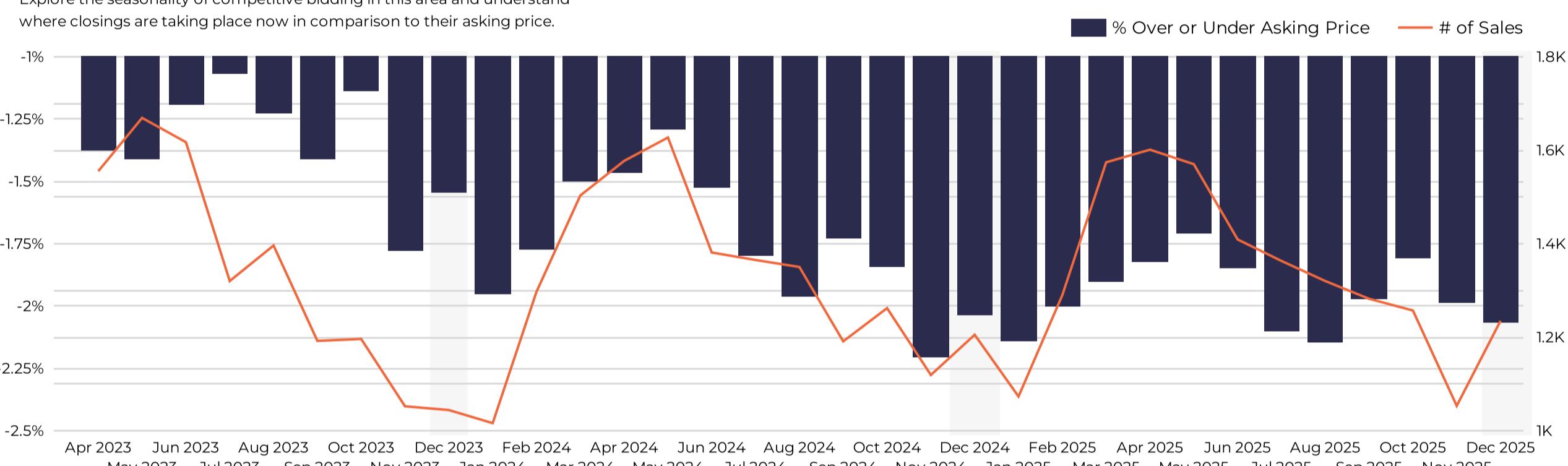
# of New Listings  
**1,404**  
↑ 0.6% from previous year

Average % Over Asking  
**-2.30%**  
↓ -0.21% from previous year



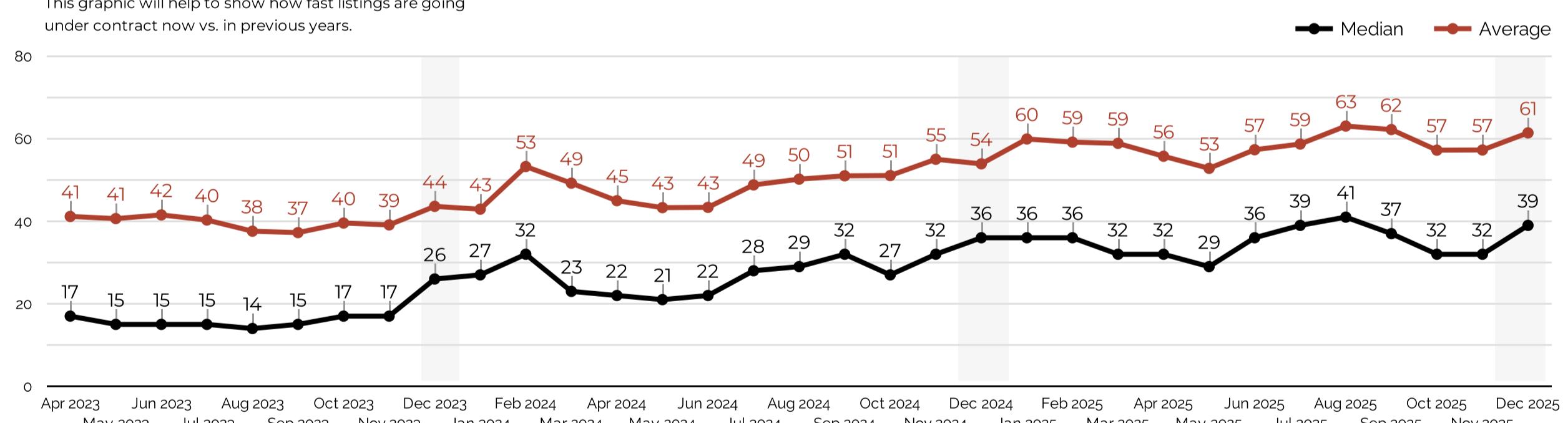
## Buyer Demand

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



## Days on Market

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



## Buyer Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	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% ↓

# MLS of Southern Arizona®

## Southern AZ Housing Market: Inventory

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

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

December  
2025

# of New Listings (Supply)

**1,404**

↑ 9 from previous year

# of New Pending (Demand)

**1,146**

↑ 8 from previous year

Months of Supply

**4.26**

Active Listings

**5,292**

Pending Listings

**562**

Average

#

Single Family Residence \$598,659 4,137

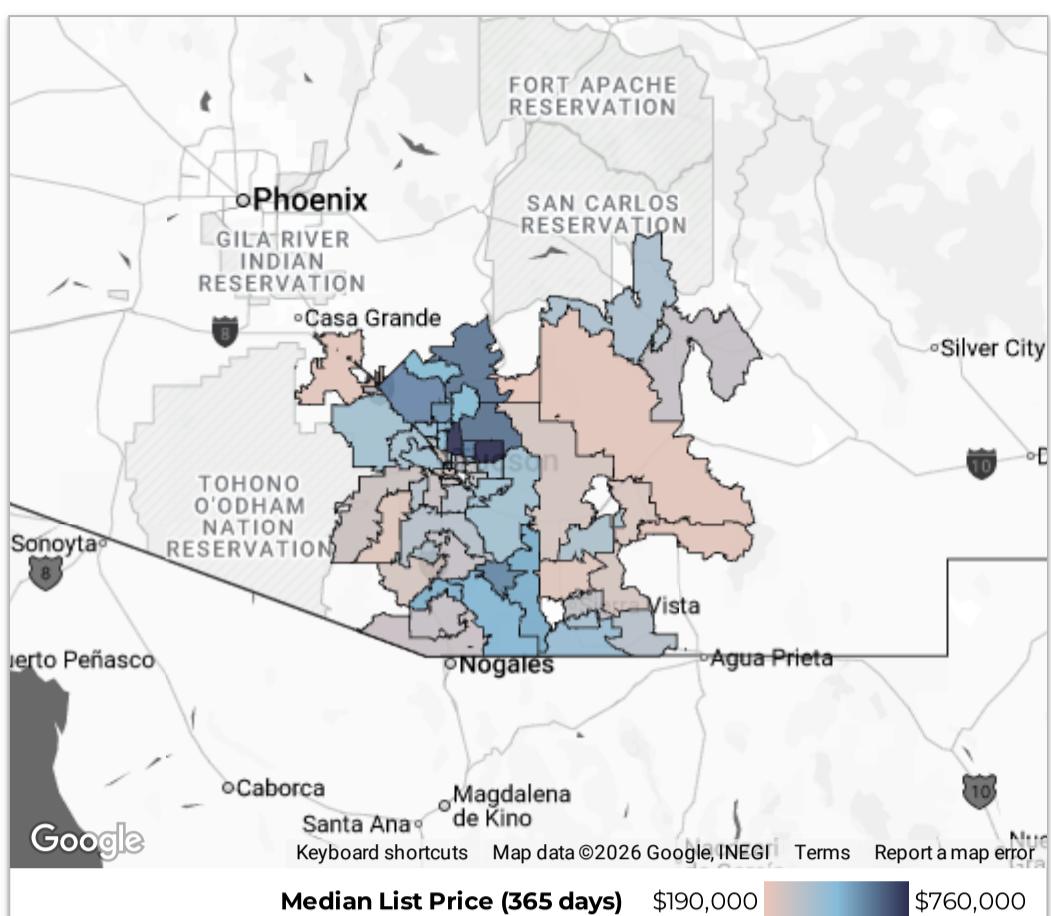
Townhouse \$339,328 459

Condominium \$216,209 337

Manufactured Home \$239,787 301

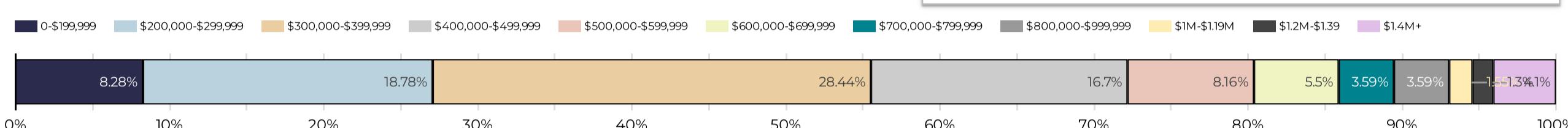
Mobile Home \$140,571 58

**Grand total** \$526,379 5,292



## Active Listings

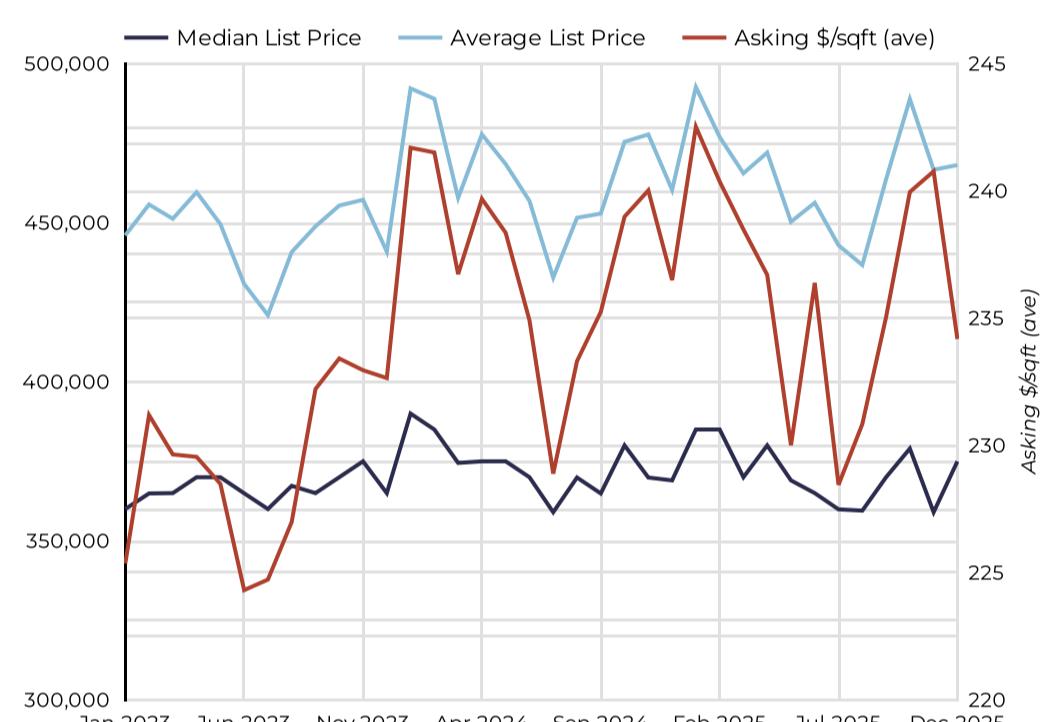
Single Family Residence Townhouse Condominium Manufactured Home



## Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.03	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
<b>Grand total</b>	<b>4.26</b>	<b>5,292</b>	<b>1,243</b>

## Asking Prices



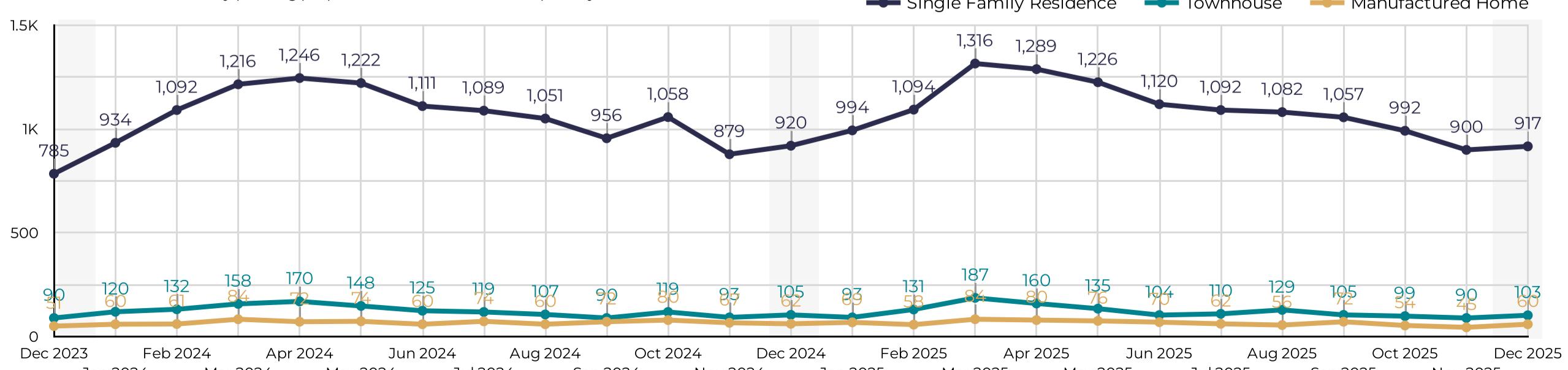
## New Listings

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.



## 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: Jan 5, 2026

## Data Tables

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

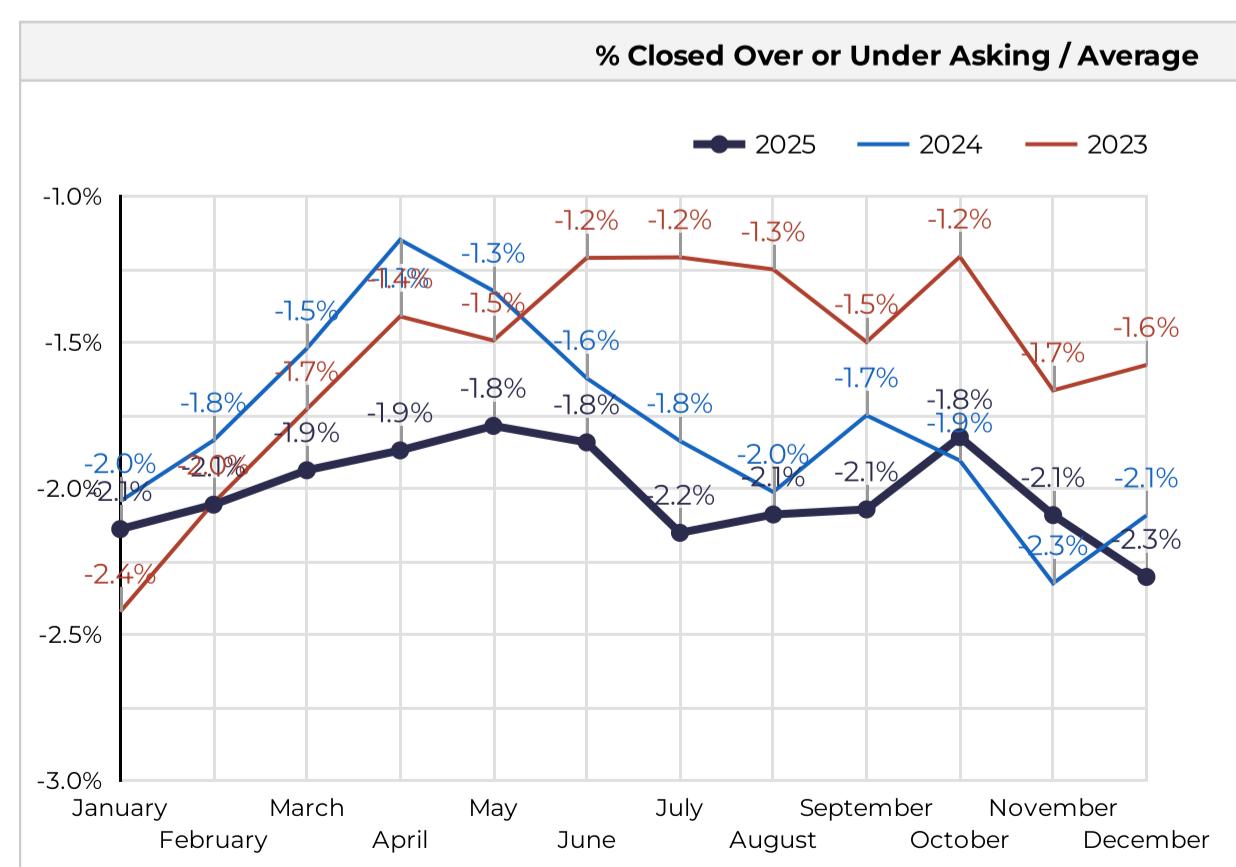
		# of Sales / Count		
Month	2023	2024	2025	
January	1,029	1,021	1,076	
February	1,208	1,299	1,292	
March	1,581	1,504	1,578	
April	1,556	1,583	1,605	
May	1,673	1,636	1,573	
June	1,618	1,385	1,411	
July	1,325	1,370	1,365	
August	1,397	1,352	1,325	
September	1,195	1,194	1,290	
October	1,198	1,264	1,260	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



## Southern AZ Housing Market: Comparisons

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

This report provides a snapshot of the market as taken on: 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	1,006	4.1% ↑	\$464.06M	5.4% ↑	\$371,000	\$-11,000 ↓	\$227	\$-1 ↓	40	2 ↑	-1.9%	-0.1% ↓
Townhouse	107	-7.8% ↓	\$35.49M	-5.1% ↓	\$305,500	\$9,500 ↑	\$223	\$-9 ↓	27	-3 ↓	-2.1%	0.1% ↑
Manufactured Home	62	-6.1% ↓	\$14.81M	-4.4% ↓	\$243,000	\$2,000 ↑	\$160	\$1 ↑	50	29 ↑	-2.3%	-0.1% ↓
Condominium	47	0.0%	\$11.27M	31.5% ↑	\$195,900	\$35,900 ↑	\$209	\$5 ↑	40	9 ↑	-3.8%	+0.0%...
Mobile Home	13	30.0% ↑	\$1.81M	24.6% ↑	\$135,000	\$15,000 ↑	\$131	\$-7 ↓	33	15 ↑	-6.3%	2.0% ↑
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	75	-18.5% ↓	\$13.15M	-25.3% ↓	\$172,500	\$-17,500 ↓	\$217	\$-18 ↓	27	1 ↑	-2.3%	0.9% ↑
\$1000-1499 sqft	326	0.3% ↑	\$92.5M	1.3% ↑	\$280,000	\$-3,000 ↓	\$219	\$-2 ↓	35	1 ↑	-1.7%	0.3% ↑
\$1500-1999 sqft	416	10.3% ↑	\$151.43M	6.0% ↑	\$348,990	\$-16,010 ↓	\$211	\$-8 ↓	40	-2 ↓	-1.8%	-0.1% ↓
2000-2499 sqft	219	1.9% ↑	\$104.77M	5.2% ↑	\$449,000	\$19,000 ↑	\$216	\$7 ↑	48	12 ↑	-2.1%	-0.2% ↓
2500-2999 sqft	103	-9.6% ↓	\$66.08M	-7.7% ↓	\$611,610	\$4,610 ↑	\$236	\$5 ↑	41	7 ↑	-2.0%	0.1% ↑
3000-3999 sqft	75	19.0% ↑	\$67.21M	27.0% ↑	\$860,000	\$35,000 ↑	\$266	\$14 ↑	32	-9 ↓	-3.3%	-1.3% ↓
4000-4999 sqft	15	0.0%	\$23.37M	22.3% ↑	\$1,664,900	\$299,900 ↑	\$354	\$66 ↑	83	45 ↑	-5.1%	-0.6% ↓
5000+ sqft	6	50.0% ↑	\$8.93M	6.3% ↑	\$1,605,000	\$355,000 ↑	\$240	\$-119 ↓	31	-7 ↓	-10.0%	-6.8% ↓
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	185	16.4% ↑	\$96.83M	17.3% ↑	\$464,220	\$19,230 ↑	\$251	\$-3 ↓	36	-1 ↓	-1.9%	-0.2% ↓
Central	134	2.3% ↑	\$49.84M	9.0% ↑	\$307,970	\$-14,530 ↓	\$235	\$-10 ↓	28	2 ↑	-2.1%	-0.5% ↓
East	100	7.5% ↑	\$33.22M	1.6% ↑	\$305,000	\$-14,900 ↓	\$199	\$-11 ↓	34	-5 ↓	-1.6%	0.1% ↑
Upper Southeast	90	13.9% ↑	\$37.81M	16.5% ↑	\$368,000	\$-16,990 ↓	\$209	\$3 ↑	49	-5 ↓	-1.7%	0.2% ↑
North	88	-8.3% ↓	\$64.64M	-12.1% ↓	\$649,000	\$1,000 ↓	\$291	\$-7 ↓	28	5 ↑	-3.0%	-0.5% ↓
West	70	18.6% ↑	\$30.47M	13.9% ↑	\$353,300	\$-46,700 ↓	\$240	\$0 ↓	42	11 ↑	-1.8%	0.7% ↑
Southwest	68	-8.1% ↓	\$19.3M	-14.3% ↓	\$285,000	\$-32,000 ↓	\$181	\$-12 ↓	33	-1 ↓	-1.4%	1.2% ↑
Upper Northwest	53	39.5% ↑	\$29.14M	45.7% ↑	\$500,000	\$1,000 ↑	\$239	\$-8 ↓	32	11 ↑	-3.0%	-0.7% ↓
Northeast	50	16.3% ↑	\$29.72M	30.9% ↑	\$430,500	\$-28,500 ↓	\$240	\$12 ↑	31	10 ↑	-2.9%	0.8% ↑
Green Valley North	44	-4.3% ↓	\$14.72M	-13.1% ↓	\$318,090	\$-30,910 ↓	\$175	\$-14 ↓	49	-11 ↓	-1.7%	-0.3% ↓
Green Valley Northeast	39	25.8% ↑	\$16.01M	21.7% ↑	\$395,000	\$25,000 ↑	\$221	\$-16 ↓	34	7 ↑	-2.0%	-0.2% ↓
South	39	-22.0% ↓	\$12.1M	-12.9% ↓	\$290,000	\$5,000 ↑	\$198	\$9 ↑	33	3 ↑	-1.1%	0.4% ↑
Extended West	38	-29.6% ↓	\$13.4M	-33.7% ↓	\$350,900	\$-29,100 ↓	\$201	\$2 ↑	33	-15 ↓	-1.2%	0.1% ↑
Green Valley Northwest	32	-22.0% ↓	\$8.12M	-20.5% ↓	\$262,000	\$32,000 ↑	\$194	\$-0 ↓	36	7 ↑	-2.3%	1.5% ↑
Southeast	29	-32.6% ↓	\$11.23M	-31.1% ↓	\$360,000	\$-15,000 ↓	\$205	\$-6 ↓	41	-11 ↓	-0.9%	-0.0% ↓
Green Valley Southwest	26	30.0% ↑	\$9.9M	22.3% ↑	\$370,000	\$28,000 ↑	\$207	\$-20 ↓	20	-9 ↓	-2.2%	-0.3% ↓
Cochise	25	-3.8% ↓	\$7.53M	-11.8% ↓	\$299,000	\$24,000 ↑	\$157	\$11 ↑	72	31 ↑	-3.9%	-0.4% ↓
SCC-Rio Rico East	24	60.0% ↑	\$7.64M	73.8% ↑	\$272,000	\$-13,000 ↓	\$193	\$15 ↑	48	3 ↑	-1.8%	-0.7% ↓
Benson/St. David	20	-20.0% ↓	\$7.14M	14.1% ↑	\$269,990	\$38,867 ↑	\$169	\$14 ↑	66	-8 ↓	-2.8%	-1.7% ↓
Pinal	18	38.5% ↑	\$4.47M	35.6% ↑	\$209,990	\$19,990 ↑	\$166	\$-13 ↓	63	35 ↑	-0.8%	3.2% ↑
Green Valley Southeast	9	-35.7% ↓	\$3.68M	-28.4% ↓	\$395,000	\$37,375 ↑	\$228	\$6 ↑	20	-30 ↓	-1.5%	0.3% ↑
SCC-Rio Rico West	8	60.0% ↑	\$2.61M	37.4% ↑	\$340,000	\$60,000 ↑	\$168	\$-21 ↓	53	23 ↑	-1.0%	1.7% ↑
Extended Northwest	7	-36.4% ↓	\$2.06M	-38.8% ↓	\$304,900	\$-5,100 ↓	\$168	\$-25 ↓	98	-32 ↓	-2.3%	-0.7% ↓
Graham	5	-58.3% ↓	\$1.8M	-46.8% ↓	\$375,000	\$85,500 ↑	\$161	\$5 ↑	68	63 ↑	-5.7%	-4.5% ↓
SCC-Tubac East	4	-20.0% ↓	\$2.6M	-8.7% ↓	\$706,500	\$246,500 ↑	\$254	\$-5 ↓	5	-108 ↓	-2.3%	2.9% ↑
SCC-Nogales East	4	0.0%	\$615K	-27.6% ↓	\$115,000	\$-86,900 ↓	\$105	\$-31 ↓	26	14 ↑	-4.6%	-0.7% ↓
Extended Southwest	3	-57.1% ↓	\$685K	-63.4% ↓	\$267,000	\$8,000 ↑	\$169	\$19 ↑	62	14 ↑	-2.5%	-1.0% ↓
Extended Southeast	3	200.0% ↑	\$1.74M	490.5% ↑	\$512,000	\$217,000 ↑	\$319	\$68 ↑	31	20 ↑	-2.3%	-9.6% ↓
Navajo	3	200.0% ↑	\$1.41M	307.2% ↑	\$540,000	\$195,000 ↑	\$182	\$-217 ↓	62	53 ↑	-2.9%	-2.9% ↓
Extended Northeast	3	200.0% ↑	\$1.32M	94.6% ↑	\$436,500	\$-243,500 ↓	\$592	\$175 ↑	17	-24 ↓	-3.4%	-1.2% ↓
SCC-Patagonia	3	-	\$1.63M	-	\$405,000	-	\$251	-	32	-	-4.8%	-
Maricopa	2	100.0% ↑	\$1.2M	173.8% ↑	\$375,000	\$-64,000 ↓	\$301	\$13 ↑	3	-72 ↓	-5.5%	-5.5% ↓
SCC-Elgin	2	-	\$717.5K	-	\$82,500	-	\$197	-	9	-	-9.5%	-

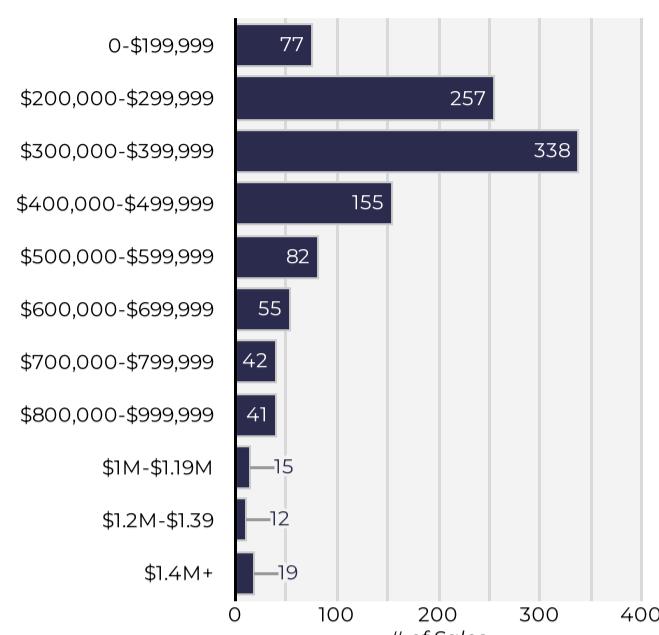
# MLS of Southern Arizona®

## Tucson Association of Realtors: Market Activity & Pricing

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

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

December  
2025



# of Sales  
1,093  
↑ 3.1% from previous year

Median Sale Price  
\$353,630  
↓ -1.8% from previous year

Volume  
\$475,951,858  
↑ 5.6% from previous year

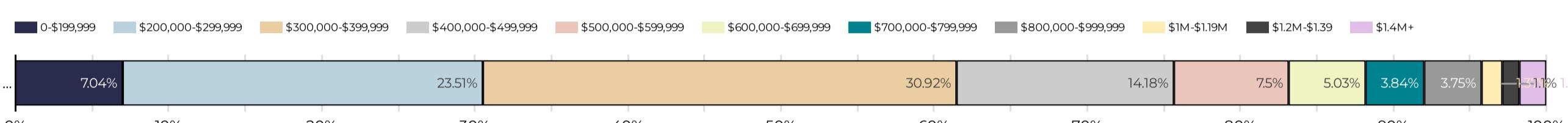
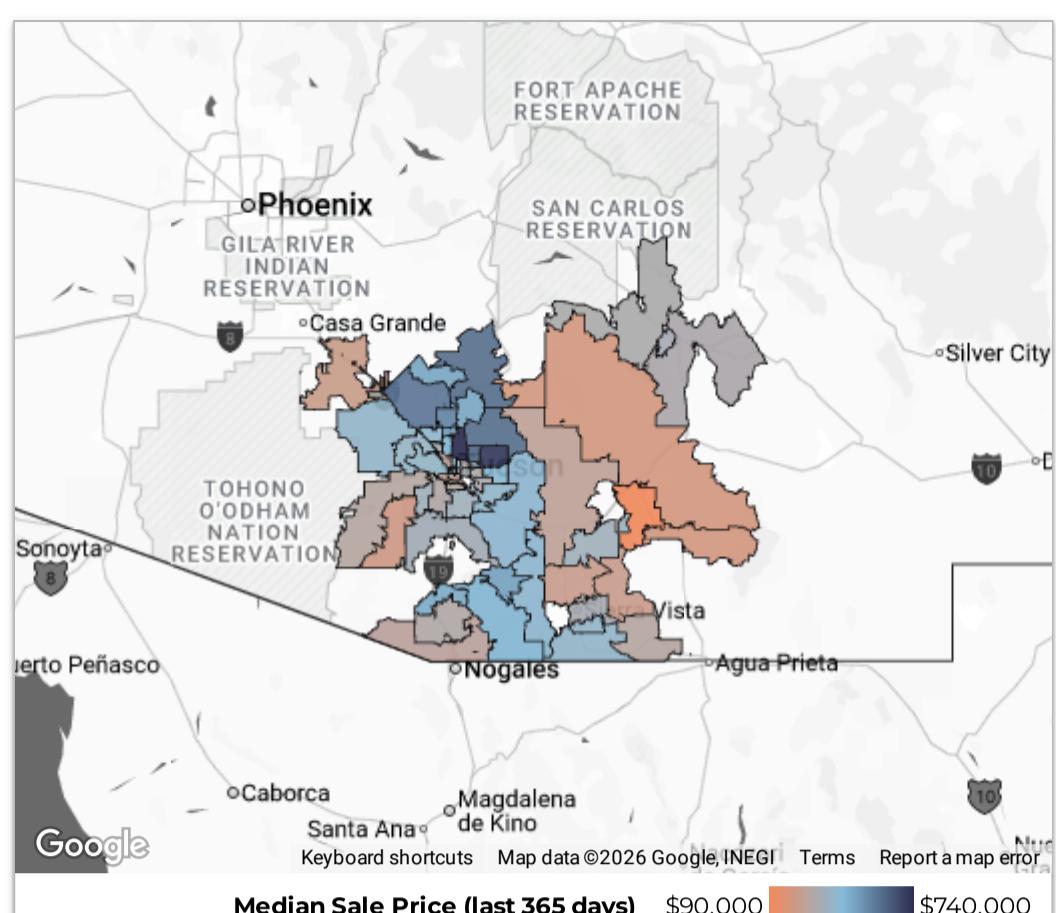
Average Sale Price  
\$435,455  
↑ 2.4% from previous year

\$/sqft  
\$224  
↓ -0.3% from previous year

Median Days on Market  
40  
↓ 4 from previous year

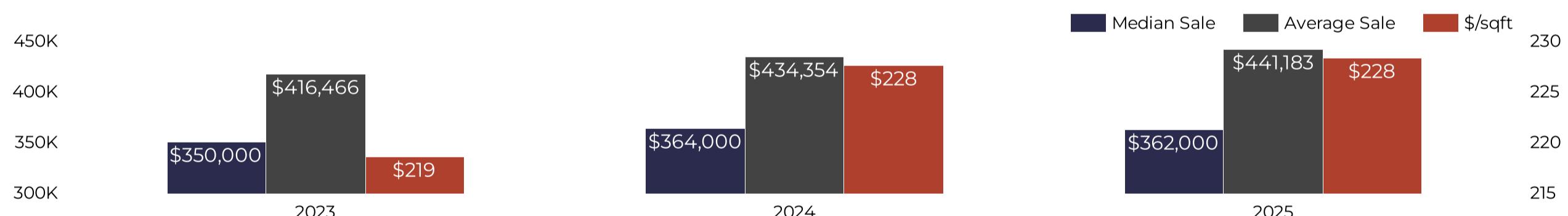
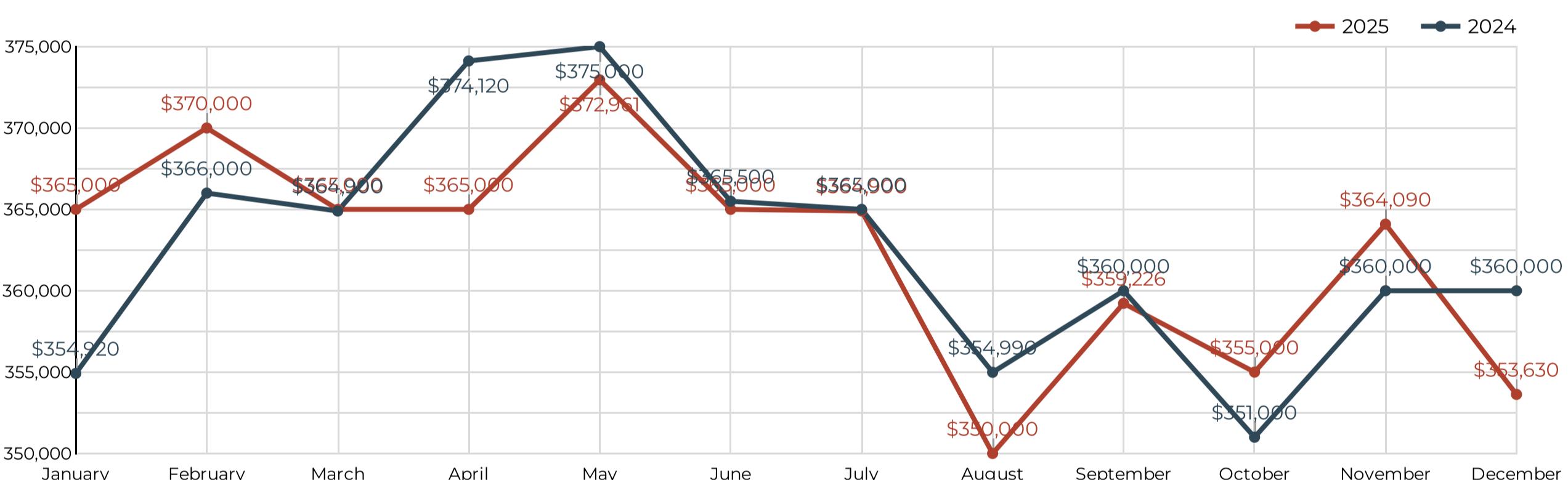
# of New Listings  
1,230  
↑ 2.5% from previous year

Average % Over Asking  
-2.35%  
↓ -0.27% from previous year



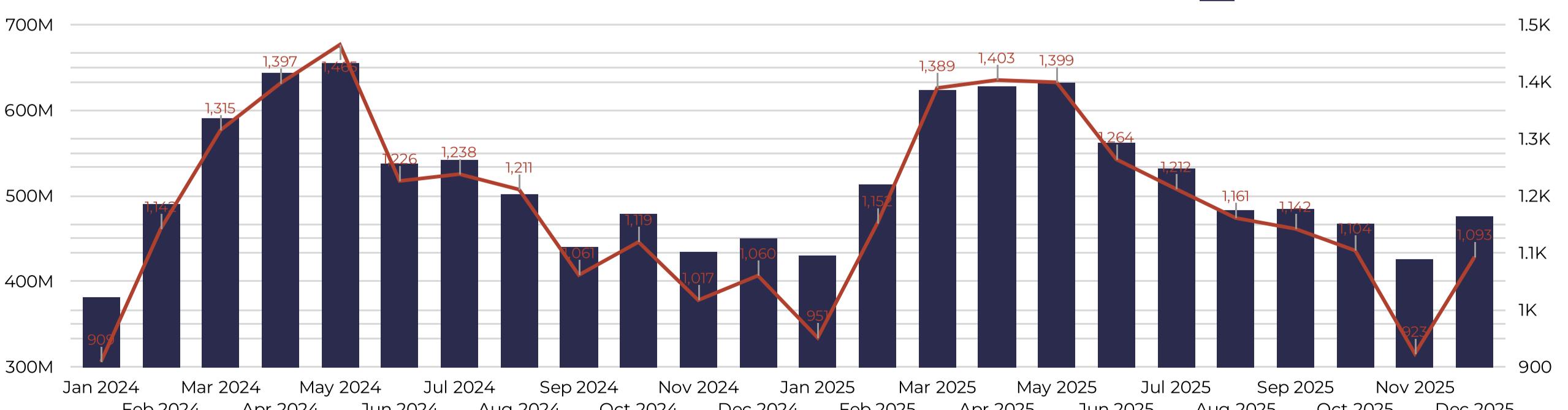
## Market Pricing

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.

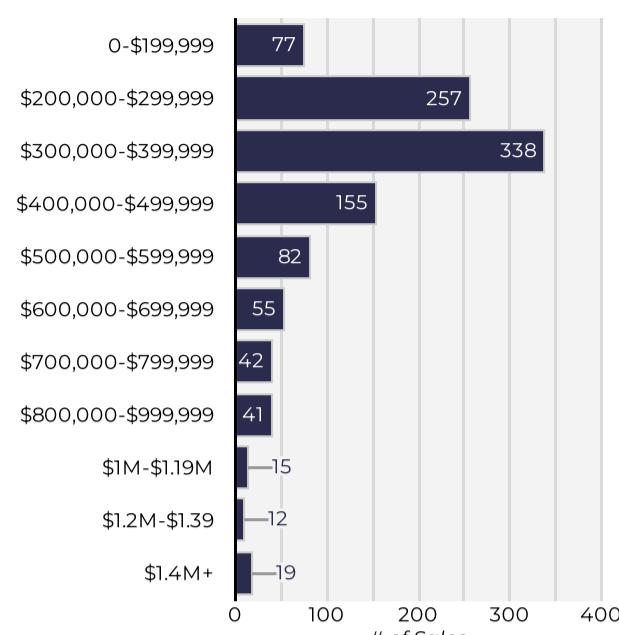


## Tucson Association of Realtors: Buyer Demand

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

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

December  
2025



# of Sales  
1,093  
↑ 3.1% from previous year

Median Sale Price  
\$353,630  
↓ -1.8% from previous year

Volume  
\$475,951,858  
↑ 5.6% from previous year

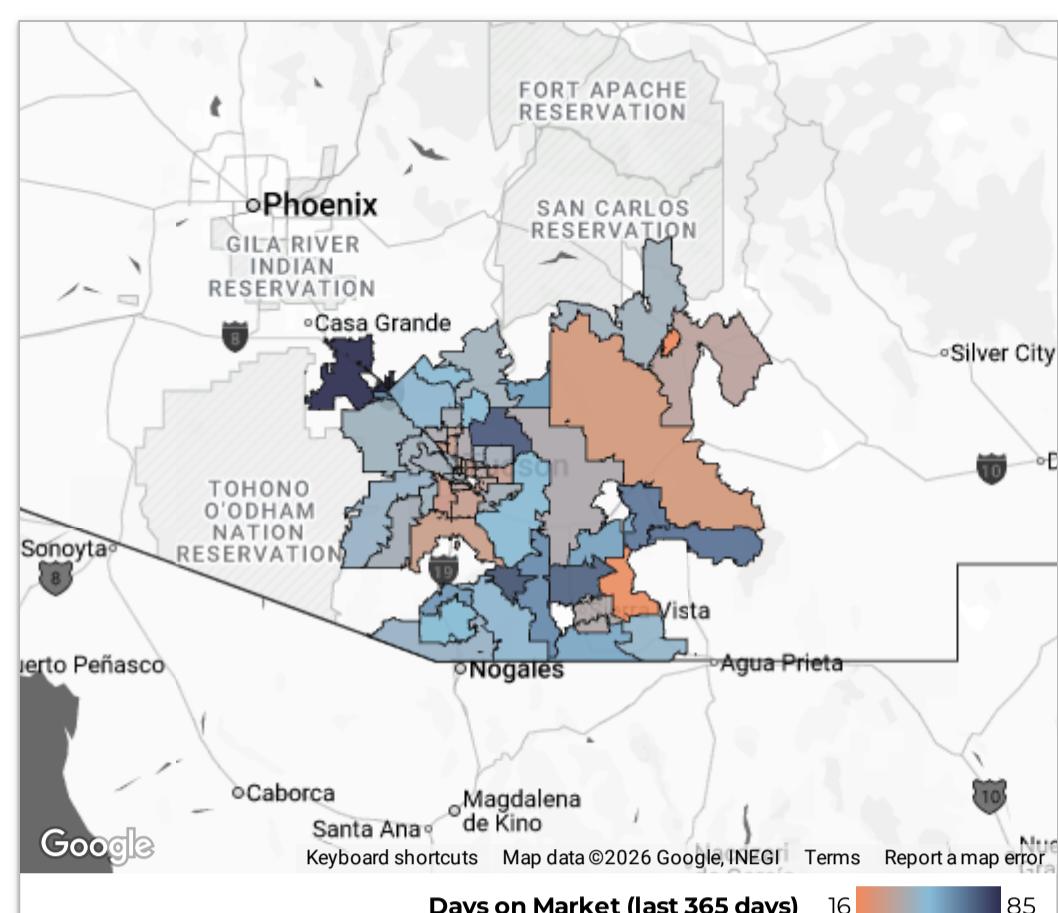
Average Sale Price  
\$435,455  
↑ 2.4% from previous year

\$/sqft  
\$224  
↓ -0.3% from previous year

Median Days on Market  
40  
↓ 4 from previous year

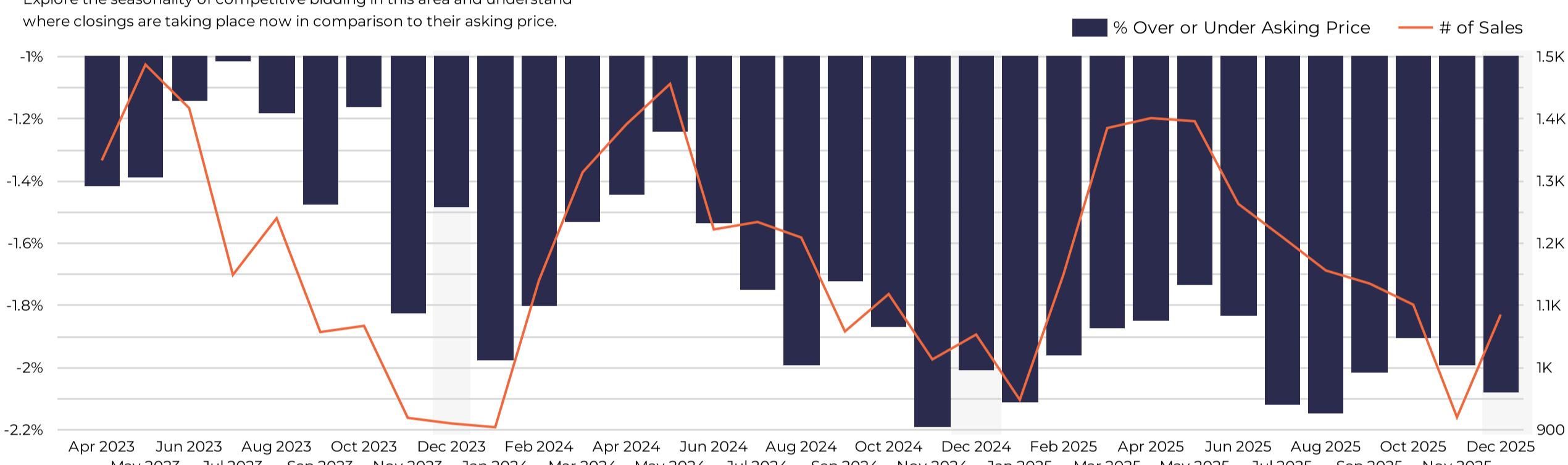
# of New Listings  
1,230  
↑ 2.5% from previous year

Average % Over Asking  
-2.35%  
↓ -0.27% from previous year



## Buyer Demand

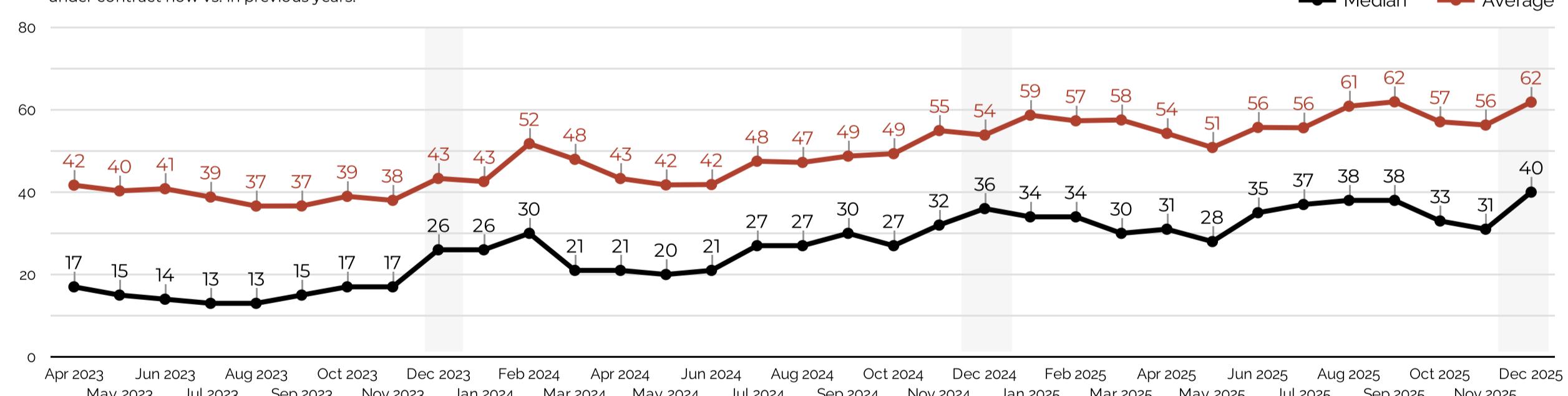
Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.



## Days on Market

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

Median (black line) Average (red line)



## 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% ↓

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

# of New Pending (Demand)

**1,031**

↑ 33 from previous year

Months of Supply

**4.21**

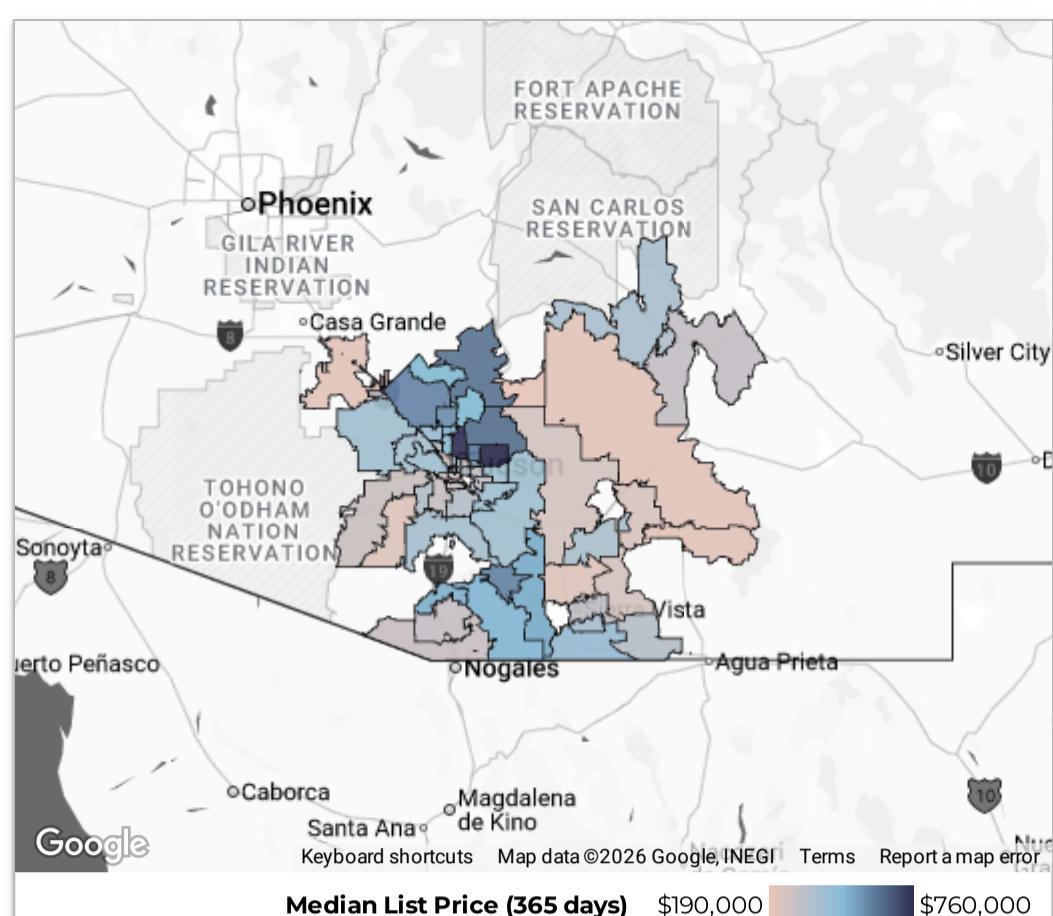
Active Listings

**4,603**

Pending Listings

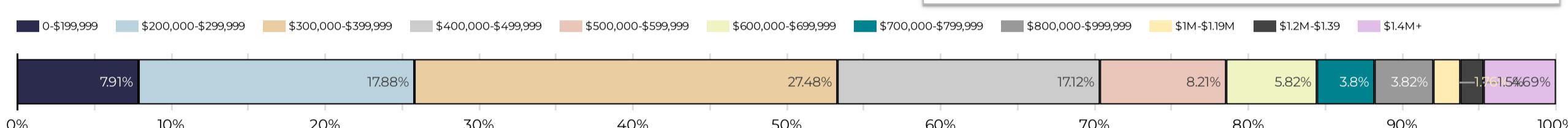
**515**

	Average	#
Single Family Residence	\$620,480	3,662
Townhouse	\$364,032	313
Manufactured Home	\$243,480	286
Condominium	\$231,461	285
Mobile Home	\$139,897	57
<b>Grand total</b>	<b>\$549,579</b>	<b>4,603</b>



### Active Listings

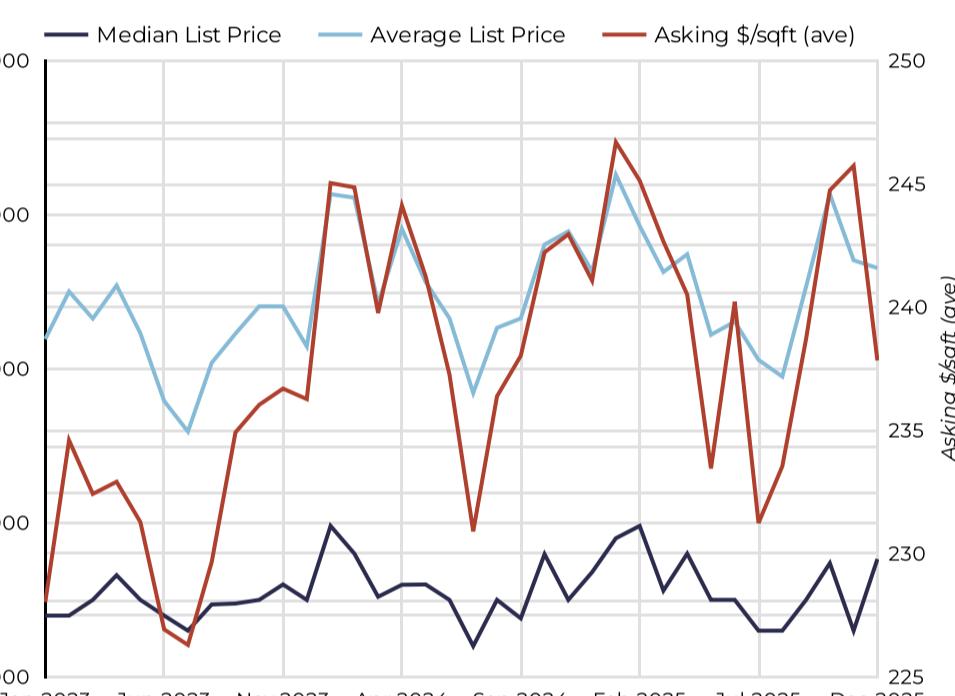
Single Family Residence    Townhouse    Manufactured Home    Condominium



### Months of Supply By Price Range

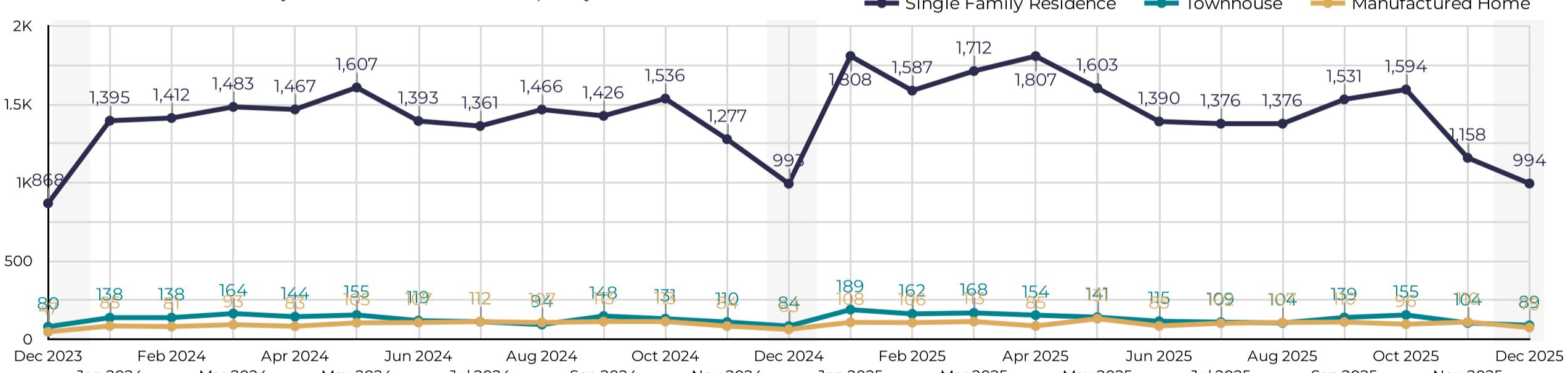
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.13	364	71
\$200,000-\$299,999	3.21	823	256
\$300,000-\$399,999	3.71	1,265	341
\$400,000-\$499,999	5.18	788	152
\$500,000-\$599,999	4.34	378	87
\$600,000-\$699,999	4.87	268	55
\$700,000-\$799,999	4.38	175	40
\$800,000-\$999,999	4.00	176	44
\$1M-\$1.19M	6.23	81	13
\$1.2M-\$1.39	5.75	69	12
\$1.4M+	9.82	216	22
<b>Grand total</b>	<b>4.21</b>	<b>4,603</b>	<b>1,093</b>

### Asking Prices



### New Listings

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



### New Pending

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



### Data Tables

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

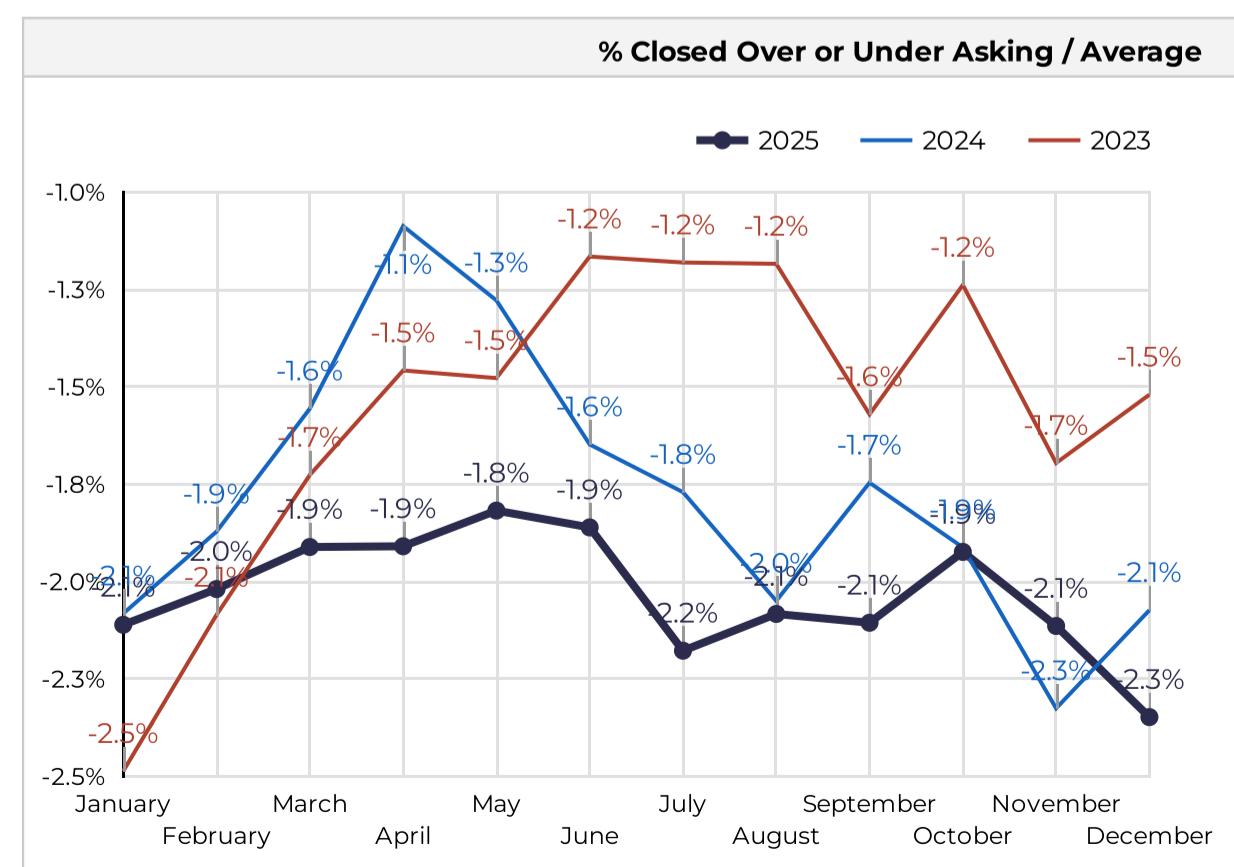
		# of Sales / Count		
Month	2023	2024	2025	
January	904	909	951	
February	1,085	1,142	1,152	
March	1,386	1,315	1,389	
April	1,334	1,397	1,403	
May	1,491	1,465	1,399	
June	1,418	1,226	1,264	
July	1,154	1,238	1,212	
August	1,240	1,211	1,161	
September	1,060	1,061	1,142	
October	1,069	1,119	1,104	
November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



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	4.1% ↑	\$420.95M	5.8% ↑	\$375,000	\$-10,000 ↓	\$230	\$-0 ↓	40	1 ↑	-1.9%	-0.0% ↓
Townhouse	82	-2.4% ↓	\$28.77M	0.7% ↑	\$314,000	\$9,000 ↑	\$230	\$-10 ↓	33	5 ↑	-2.1%	0.1% ↑
Manufactured Home	55	-11.3% ↓	\$13.24M	-9.4% ↓	\$250,000	\$9,000 ↑	\$158	\$-3 ↓	53	32 ↑	-2.6%	-0.8% ↓
Condominium	40	5.3% ↑	\$10.23M	39.1% ↑	\$205,000	\$30,000 ↑	\$215	\$13 ↑	42	11 ↑	-4.2%	-0.7% ↓
Mobile Home	13	44.4% ↑	\$1.81M	45.5% ↑	\$135,000	\$15,000 ↑	\$131	\$-7 ↓	33	15 ↑	-6.3%	2.2% ↑

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

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

# MLS of Southern Arizona®

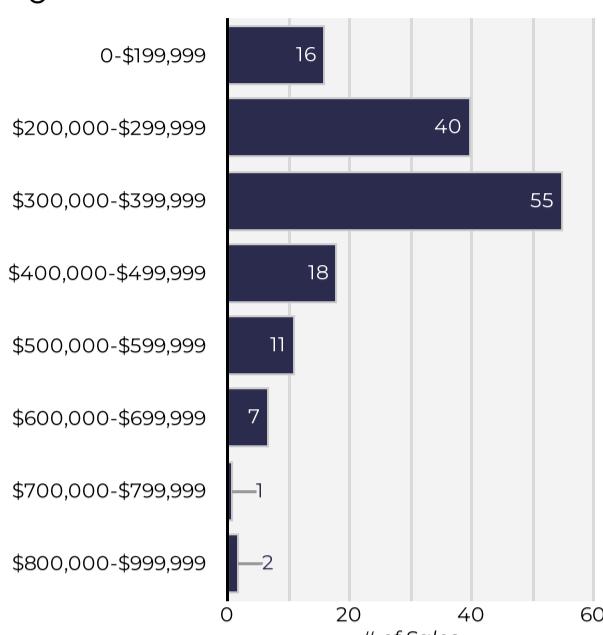
Green Valley Sahuarita Association of Realtors: **Market Activity & Pricing**

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

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



December  
2025



# of Sales  
150

Median Sale Price  
\$319,990

↓ -1.3% from previous year

Volume  
\$52,432,700

Average Sale Price  
\$349,551

↓ -0.8% from previous year

\$/sqft  
\$200

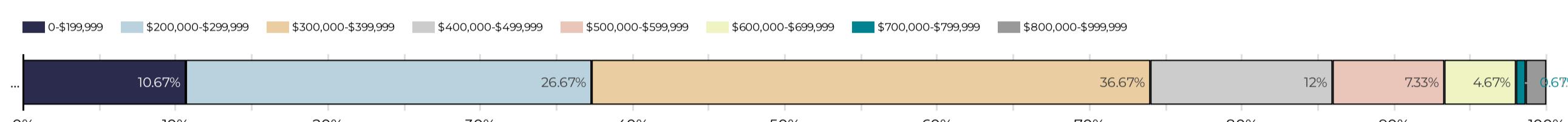
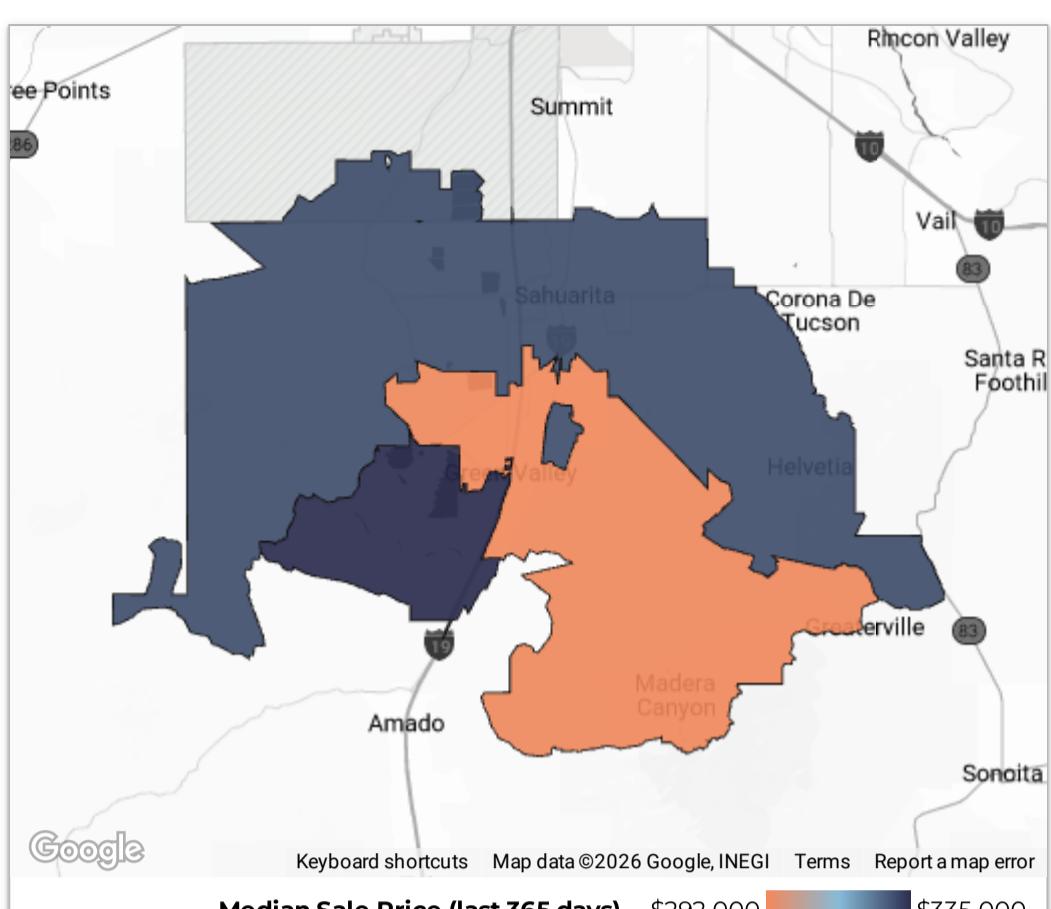
Median Days on Market  
35

↓ -1 from previous year

# of New Listings  
174

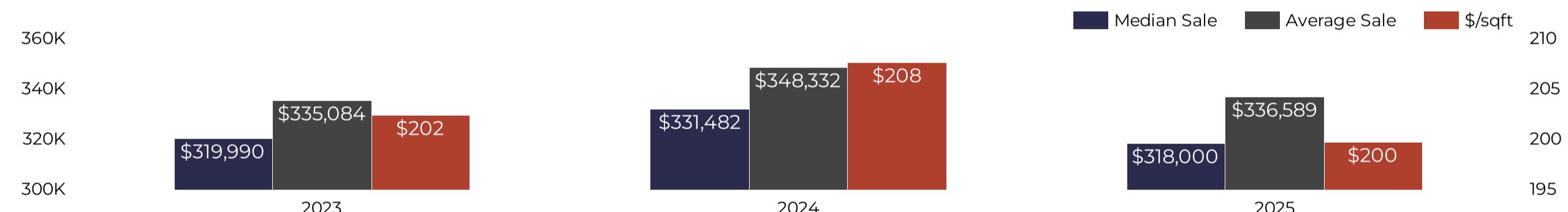
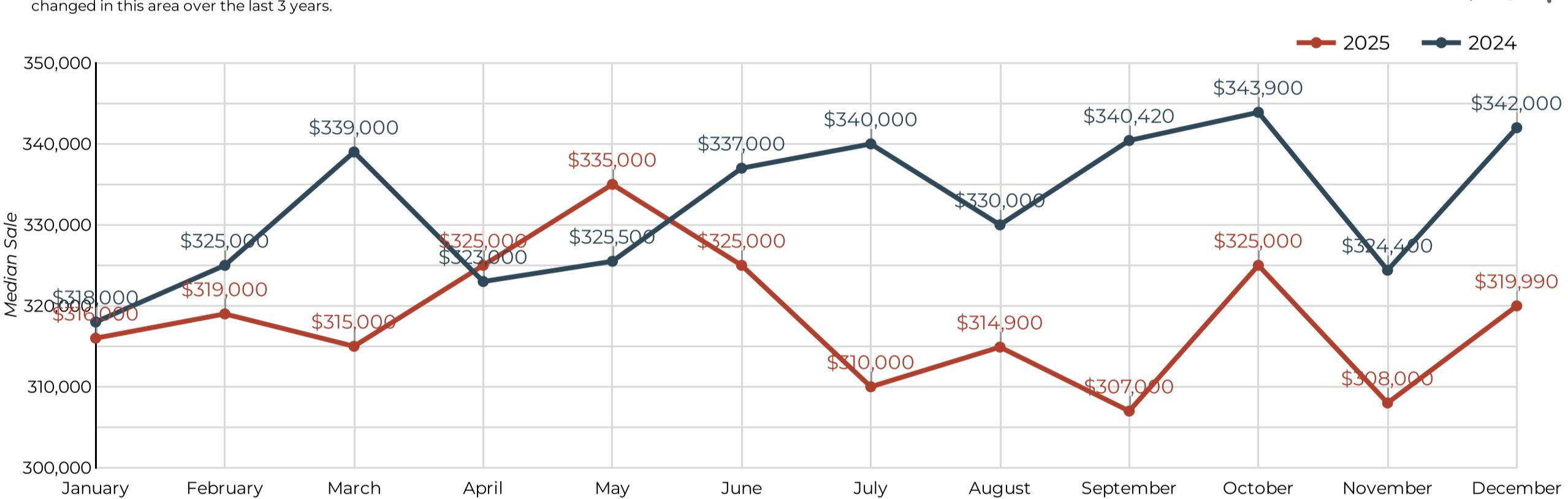
Average % Over Asking  
-1.98%

↑ 0.25% from previous year



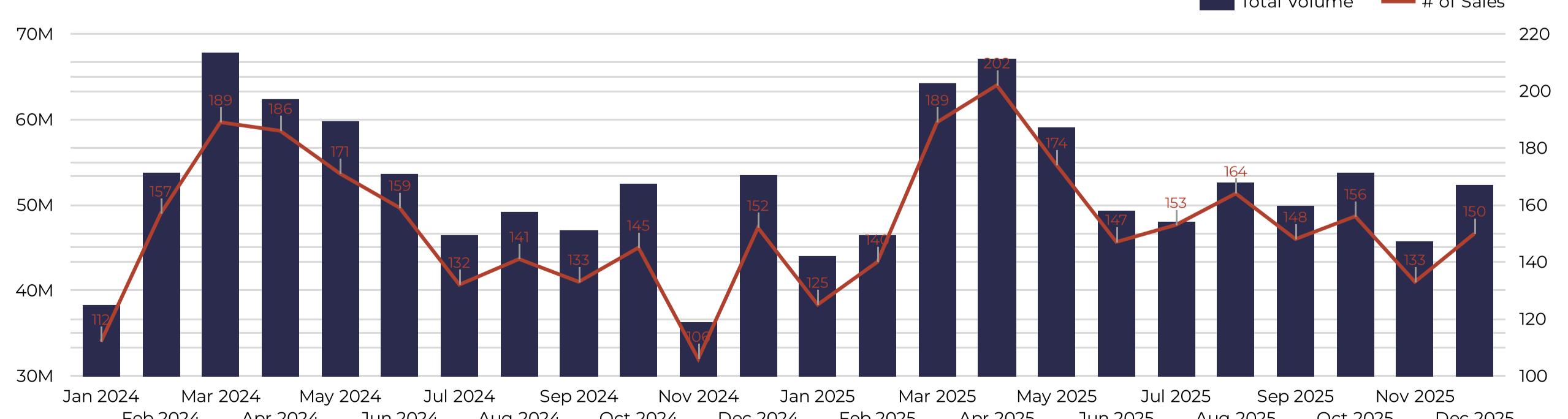
## Market Pricing

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.



# MLS of Southern Arizona®

## Green Valley Sahuarita Association of Realtors : Buyer Demand

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



December  
2025



# of Sales  
150

Median Sale Price  
\$319,990

Volume  
\$52,432,700

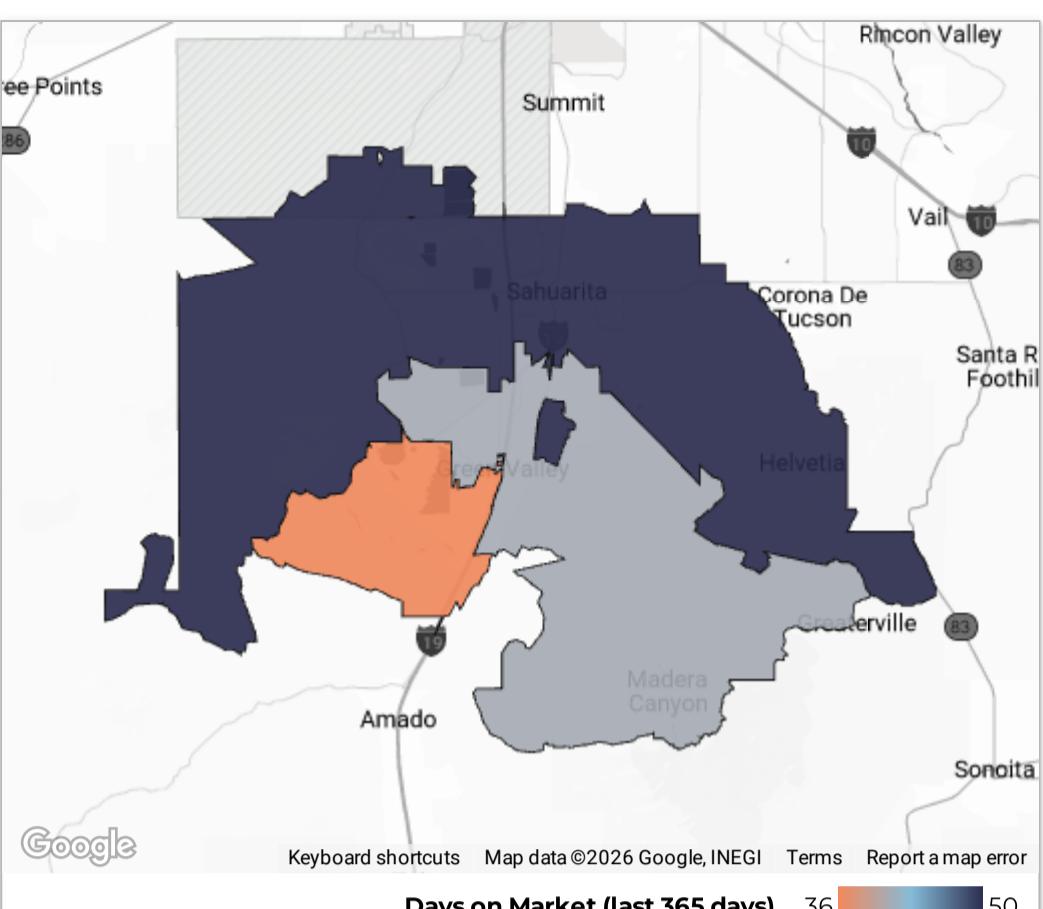
Average Sale Price  
\$349,551

\$/sqft  
\$200

Median Days on Market  
35

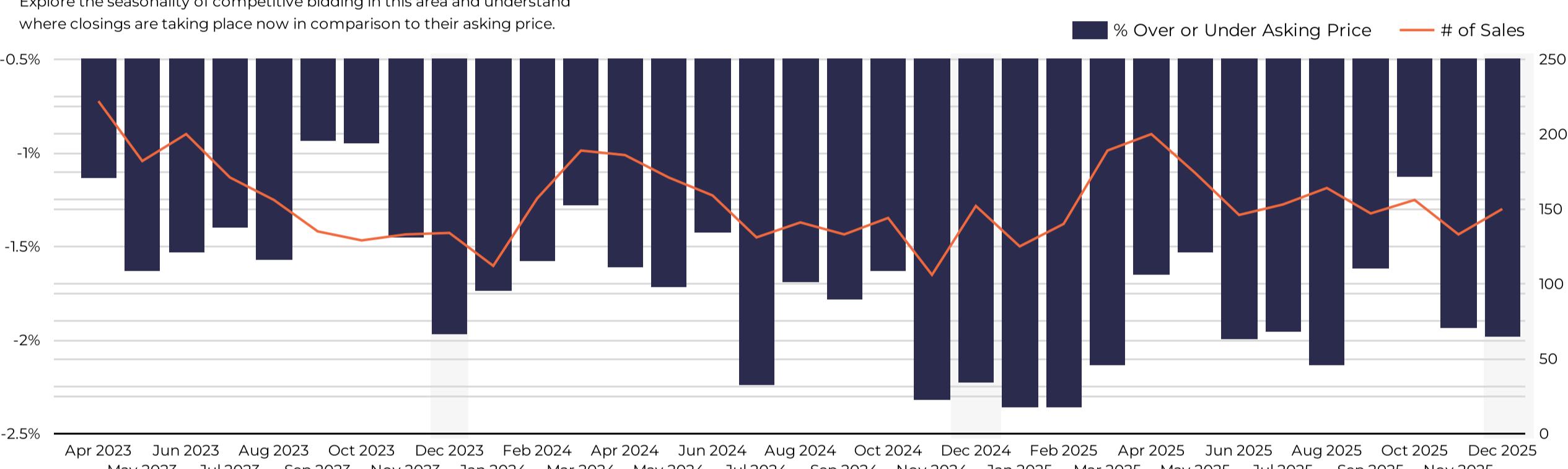
# of New Listings  
174

Average % Over Asking  
-1.98%



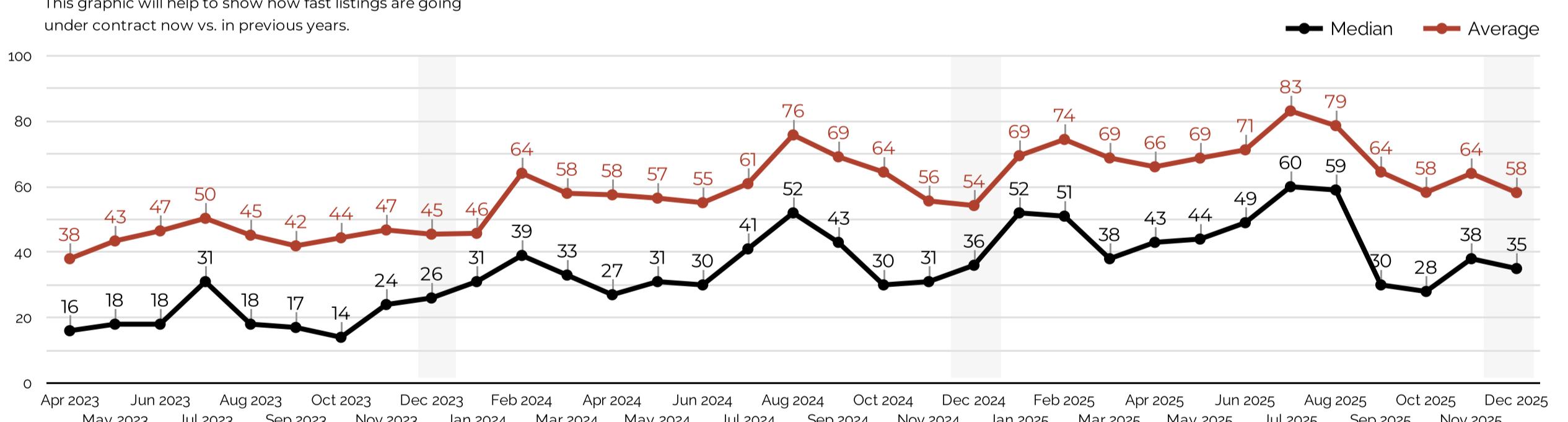
## Buyer Demand

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

# of New Listings (Supply)

**174**

↓ -21 from previous year

# of New Pending (Demand)

**115**

↓ -25 from previous year

Months of Supply

**4.59**

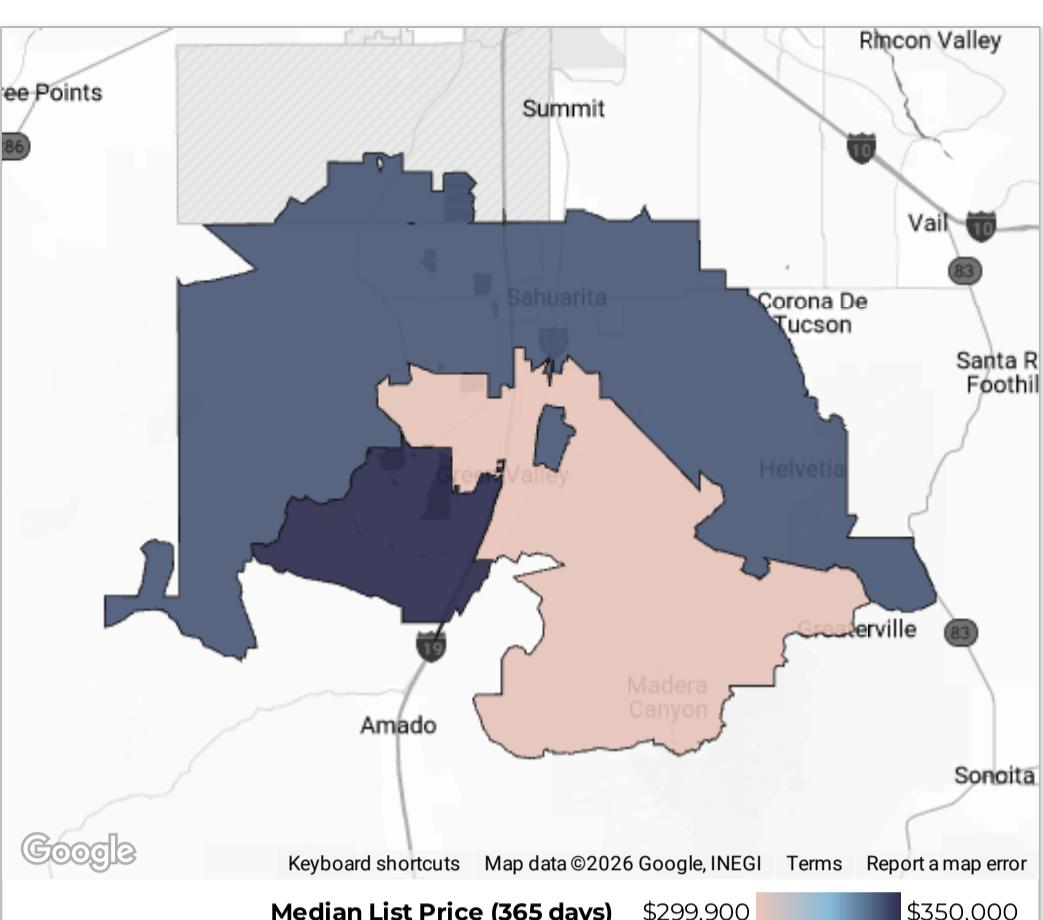
Active Listings

**689**

Pending Listings

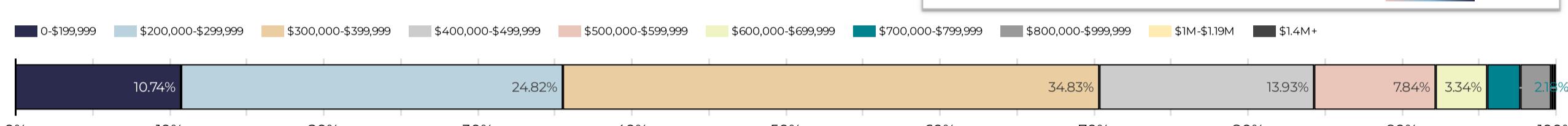
**47**

	Average	#
Single Family Residence	\$430,4...	475
Townhouse	\$286,366	146
Condominium	\$132,617	52
Manufactured Home	\$169,386	15
Mobile Home	\$179,000	1
<b>Grand total</b>	<b>\$371,382</b>	<b>689</b>



### Active Listings

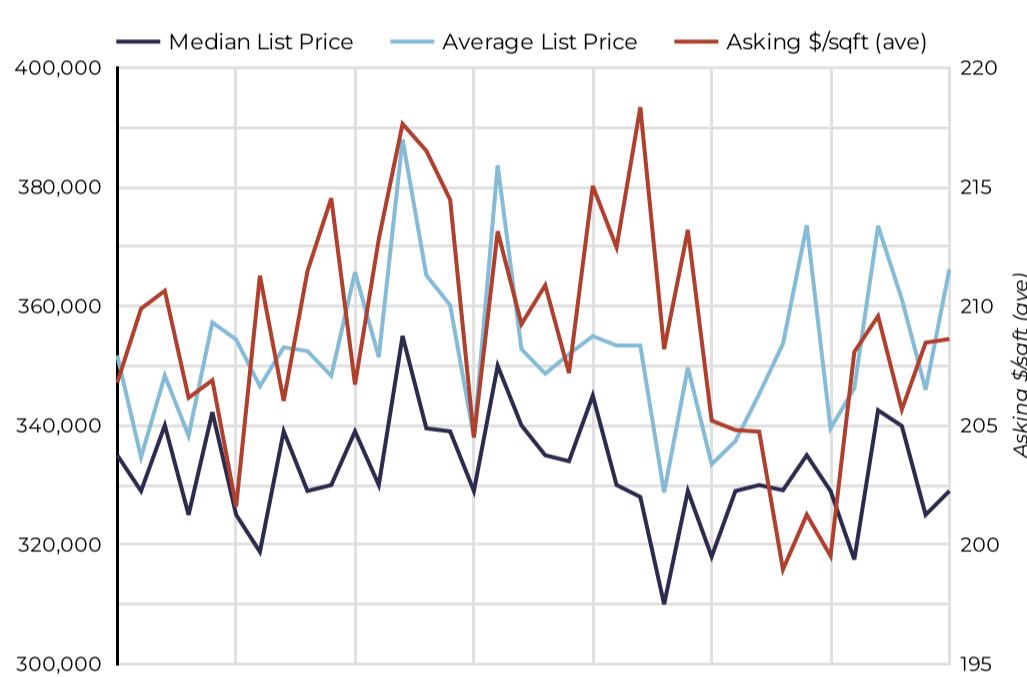
Single Family Residence    Townhouse    Condominium    Manufactured Home



### Months of Supply By Price Range

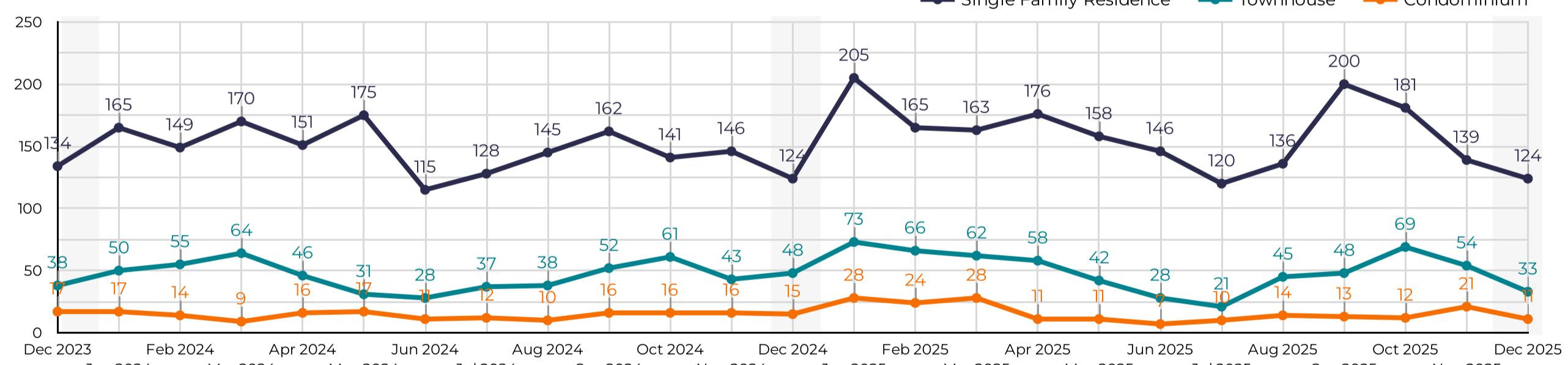
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.63	74	16
\$200,000-\$299,999	4.38	171	39
\$300,000-\$399,999	4.53	240	53
\$400,000-\$499,999	4.80	96	20
\$500,000-\$599,999	4.50	54	12
\$600,000-\$699,999	3.29	23	7
\$700,000-\$799,999	15.00	15	1
\$800,000-\$999,999	7.00	14	2
<b>Grand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

### Asking Prices



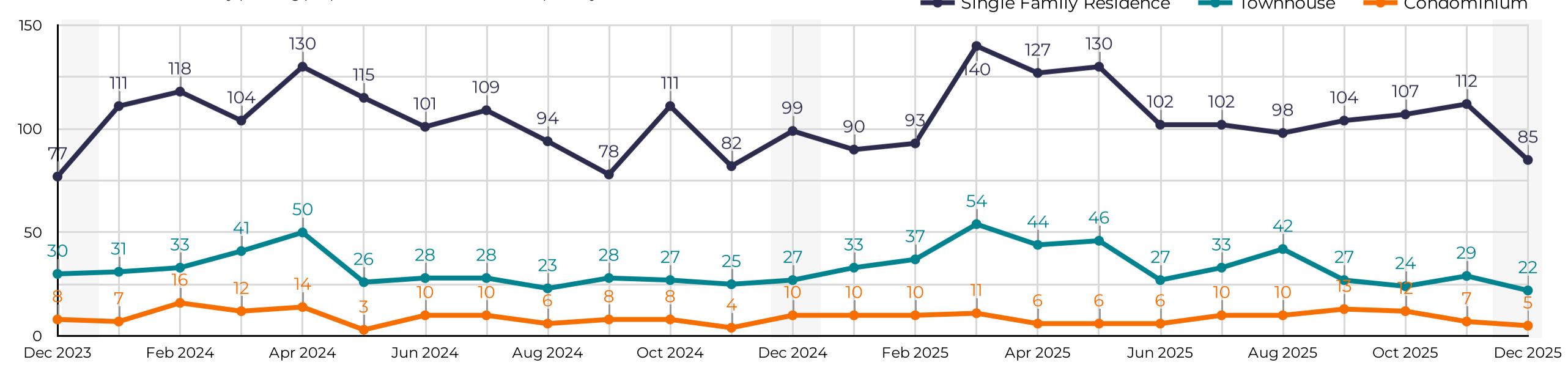
### New Listings

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



### New Pending

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



### Data Tables

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

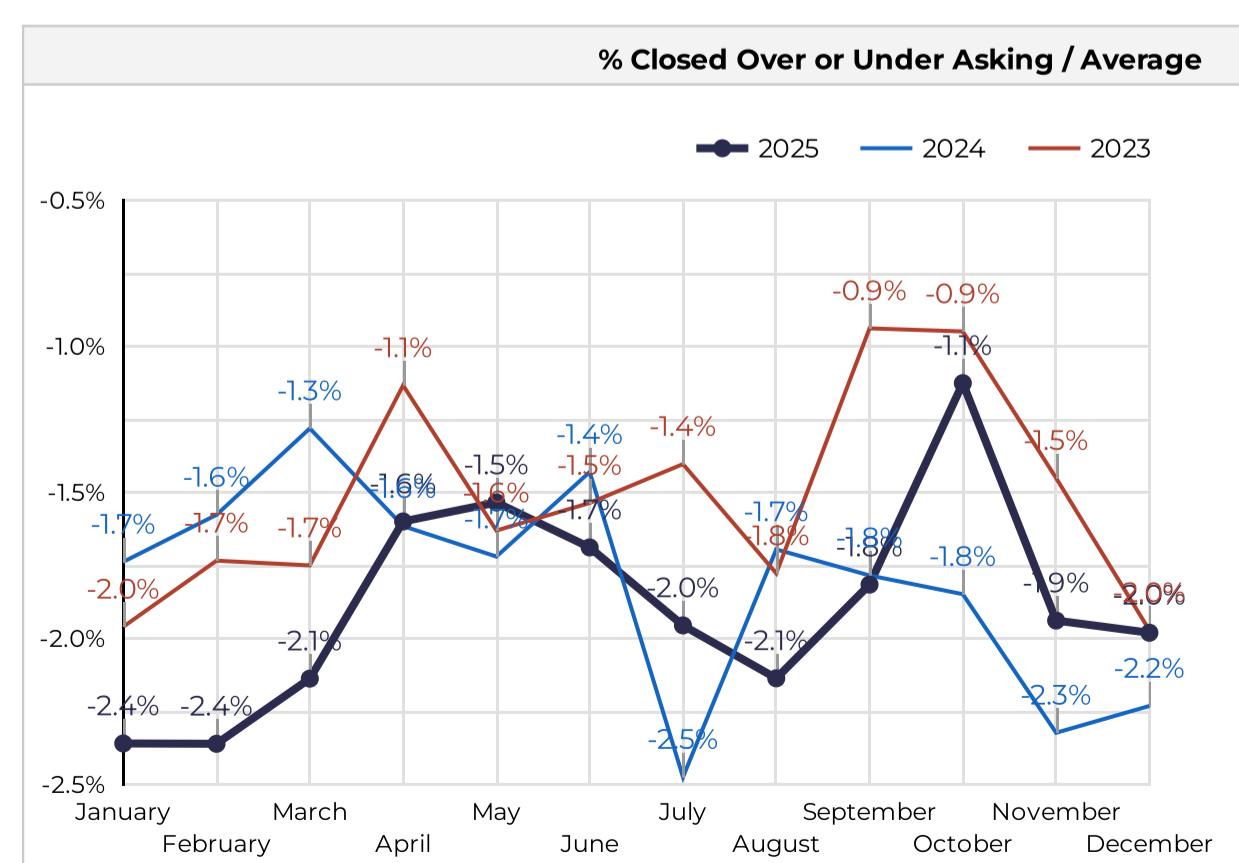
# of Sales / Count			
Month	2023	2024	2025
January	125	112	125
February	123	157	140
March	195	189	189
April	222	186	202
May	182	171	174
June	200	159	147
July	171	132	153
August	157	141	164
September	135	133	148
October	129	145	156
November	133	106	133
December	134	152	150

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

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

New Listings / Count			
Month	2023	2024	2025
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

New Pending / Count			
Month	2023	2024	2025
January	133	153	137
February	142	173	146
March	218	164	211
April	196	201	185
May	195	152	184
June	185	146	139
July	169	151	151
August	152	125	152
September	122	120	152
October	129	152	148
November	136	112	155
December	119	140	115



# MLS of Southern Arizona®



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

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

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