

MLSSAZ Monthly Market Report

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



Nov 2025

Quick Stats Nov 2025

of Sales

1,028

↓ -18.4% from previous month

Median Sale Price

\$352,000

↑ 0.57% from previous month

Average Sale Price

\$448,798

↑ 8.40% from previous month

Median DOM

31

↓ -1 from previous month

% Over

-2.11%

↓ -0.29% from previous month

of New Listings

1,692

↓ -24.5% from previous month

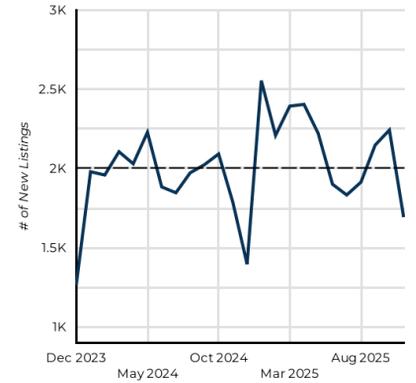
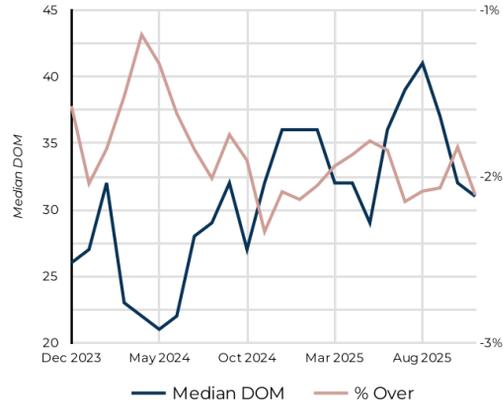
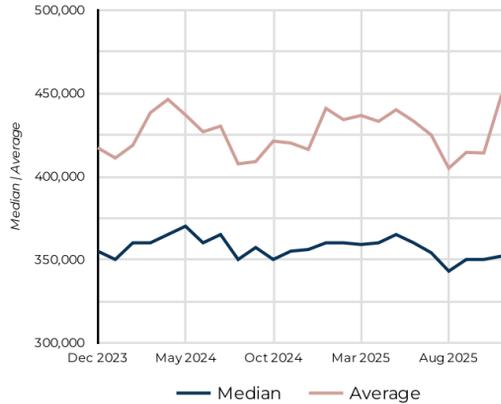


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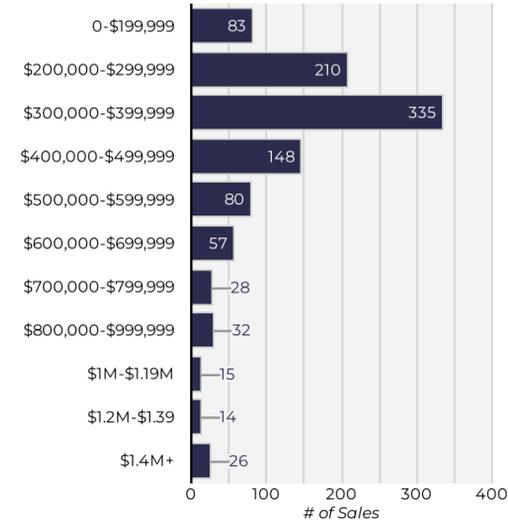
Market Activity - Market Pricing - Buyer Demand - Inventory

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

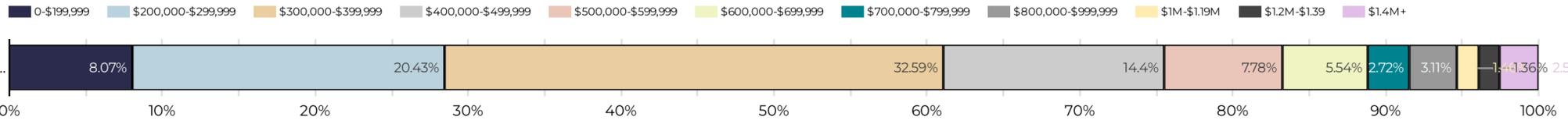
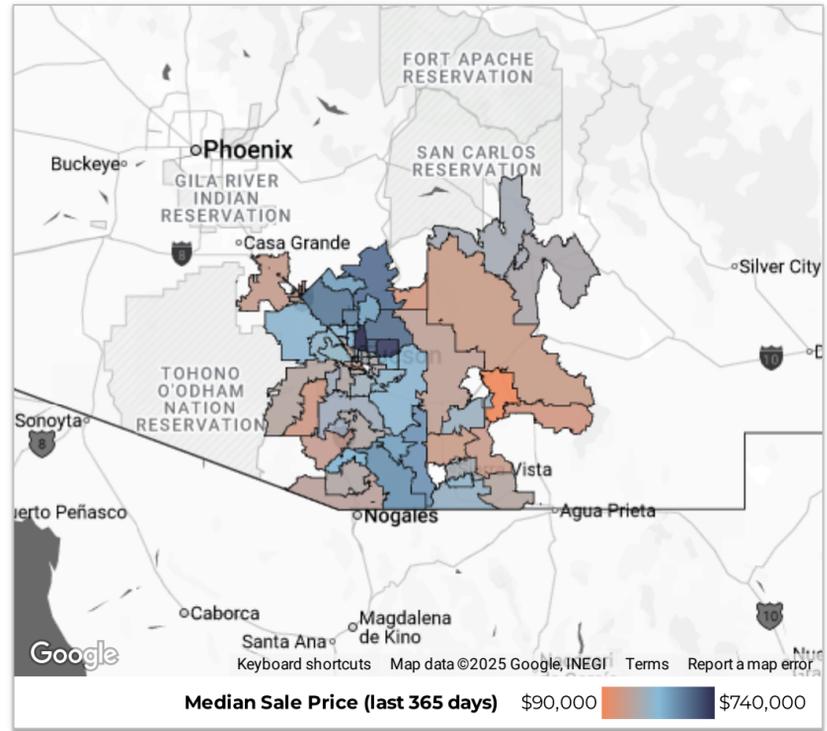
Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Dec 6, 2025

November 2025

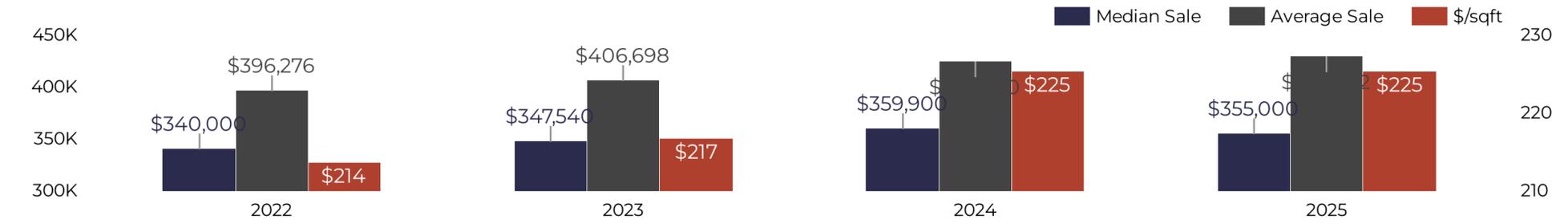
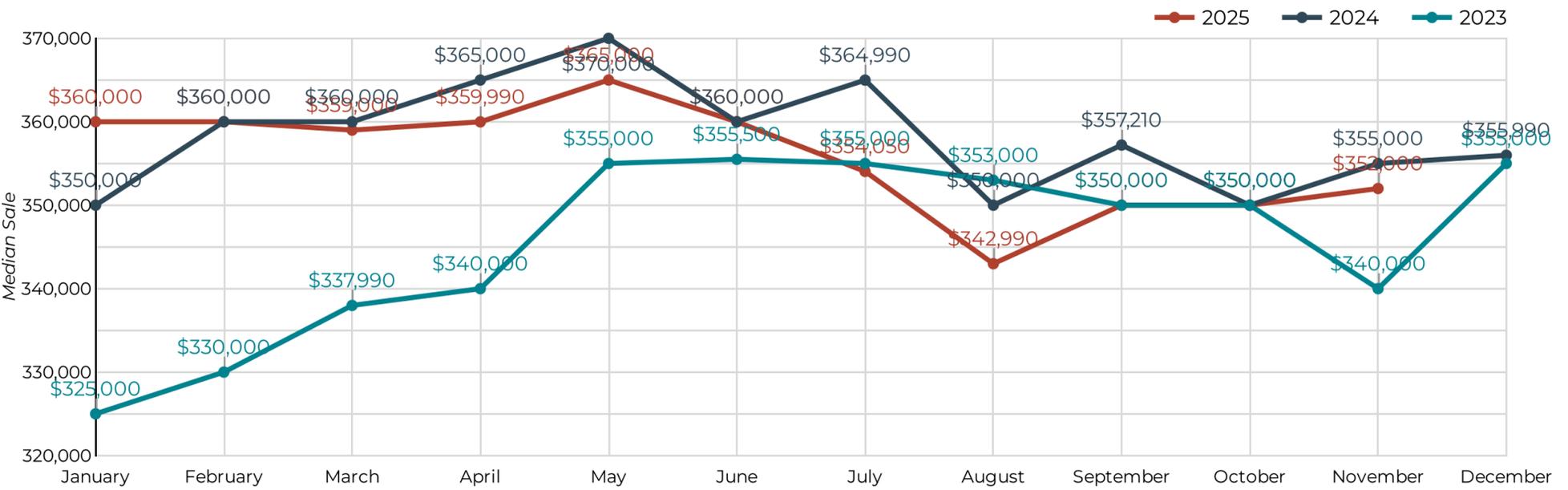


of Sales: **1,028** (-8.5% from previous year)
 Median Sale Price: **\$352,000** (-0.8% from previous year)
 Volume: **\$461,364,508** (-2.2% from previous year)
 Average Sale Price: **\$448,798** (6.9% from previous year)
 \$/sqft: **\$227** (2.3% from previous year)
 Median Days on Market: **31** (-1 from previous year)
 # of New Listings: **1,692** (-5.3% from previous year)
 Average % Over Asking: **-2.11%** (0.22% from previous year)



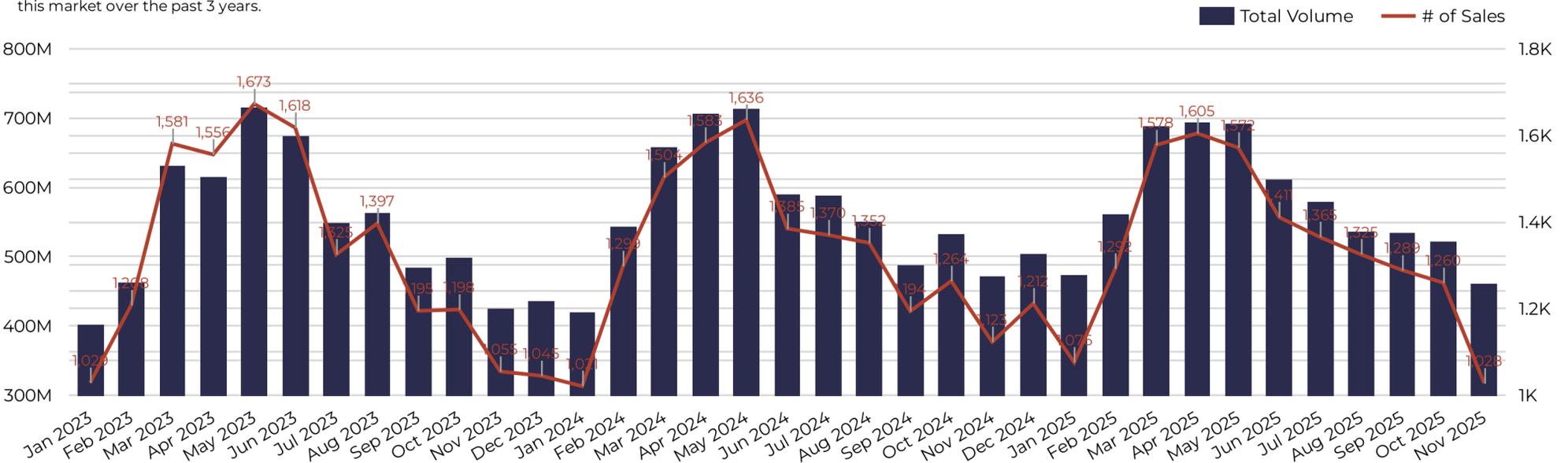
Market Pricing

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



Market Activity

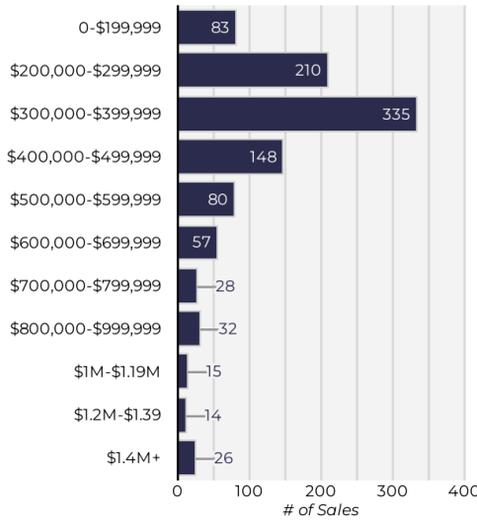
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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November 2025



of Sales **1,028**
 ↓ -8.5% from previous year

Volume **\$461,364,508**
 ↓ -2.2% from previous year

\$/sqft **\$227**
 ↑ 2.3% from previous year

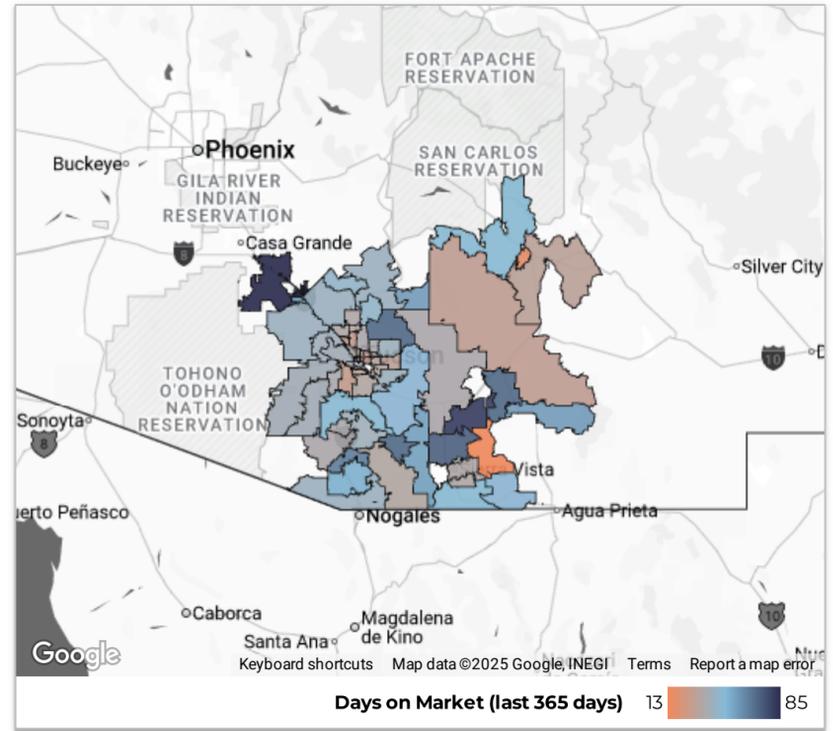
of New Listings **1,692**
 ↓ -5.3% from previous year

Median Sale Price **\$352,000**
 ↓ -0.8% from previous year

Average Sale Price **\$448,798**
 ↑ 6.9% from previous year

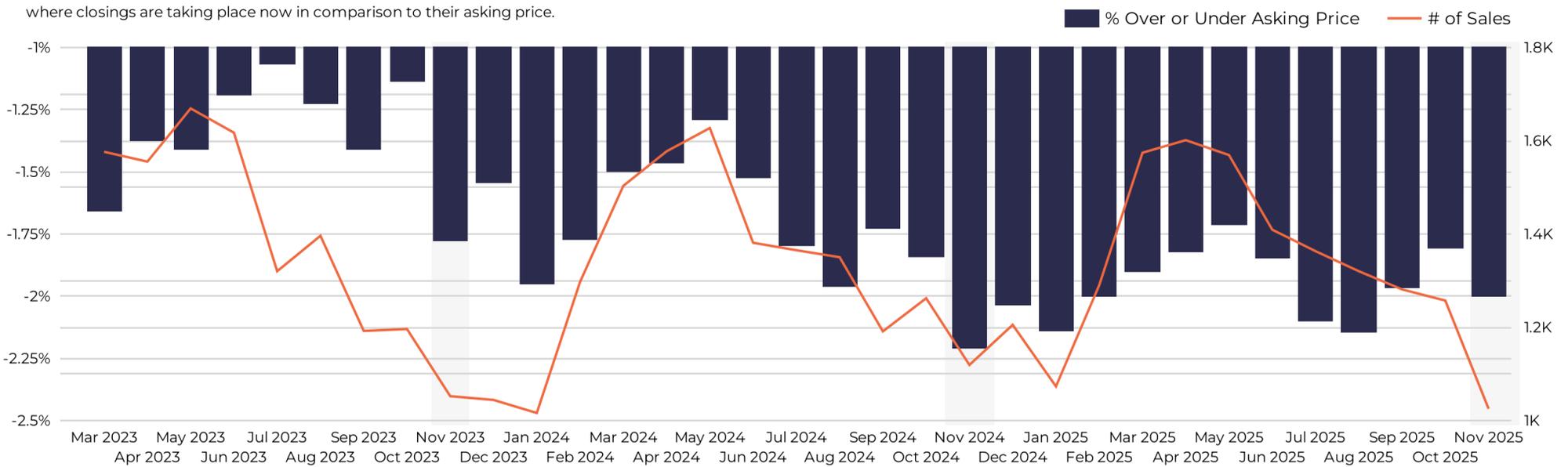
Median Days on Market **31**
 ↓ -1 from previous year

Average % Over Asking **-2.11%**
 ↑ 0.22% from previous year



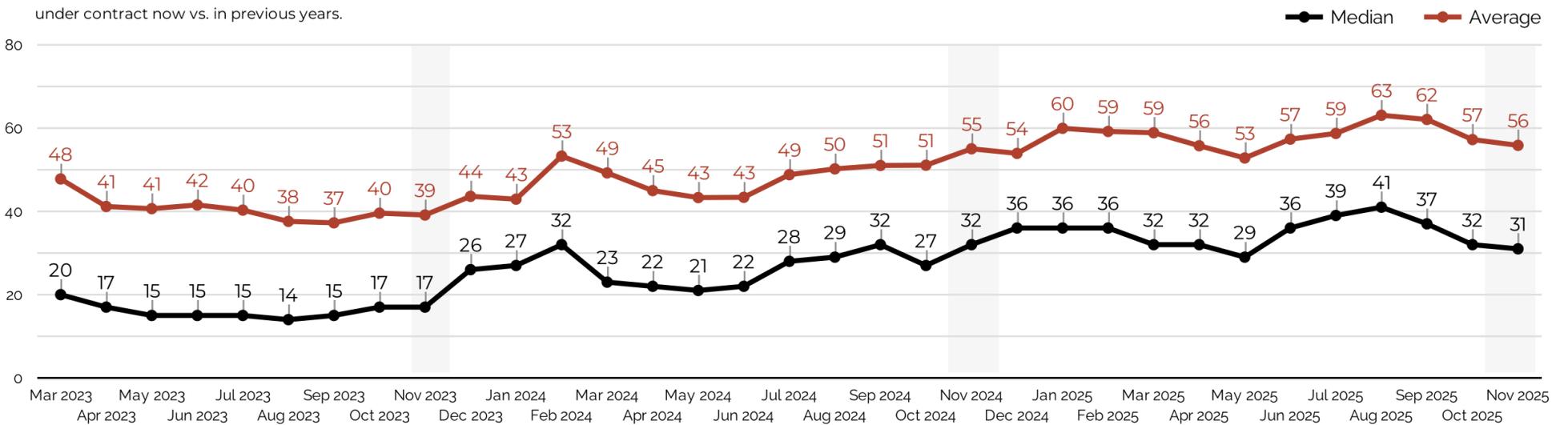
Buyer Demand

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	83	1.2% ↑	40	13 ↑	-4.93%	2.69% ↑
\$200,000-\$299,999	210	-16.3% ↓	29	2 ↑	-2.20%	-0.07% ↓
\$300,000-\$399,999	335	-8.5% ↓	36	4 ↑	-1.56%	-0.08% ↓
\$400,000-\$499,999	148	-20.4% ↓	28	-11 ↓	-1.48%	0.23% ↑
\$500,000-\$599,999	80	3.9% ↑	36	-2 ↓	-2.11%	0.44% ↑
\$600,000-\$699,999	57	14.0% ↑	20	-8 ↓	-1.66%	0.33% ↑
\$700,000-\$799,999	28	-39.1% ↓	31	14 ↑	-1.53%	0.29% ↑
\$800,000-\$999,999	32	10.3% ↑	21	-13 ↓	-1.77%	1.04% ↑
\$1M-\$1.19M	15	-21.1% ↓	8	-14 ↓	-3.41%	1.34% ↑
\$1.2M-\$1.39	14	133.3% ↑	10	-1 ↓	-2.39%	1.04% ↑
\$1.4M+	26	136.4% ↑	20	13 ↑	-4.23%	-1.70% ↓

Southern AZ Housing Market: **Inventory**

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November 2025

of New Listings (Supply)
1,692
-94 from previous year

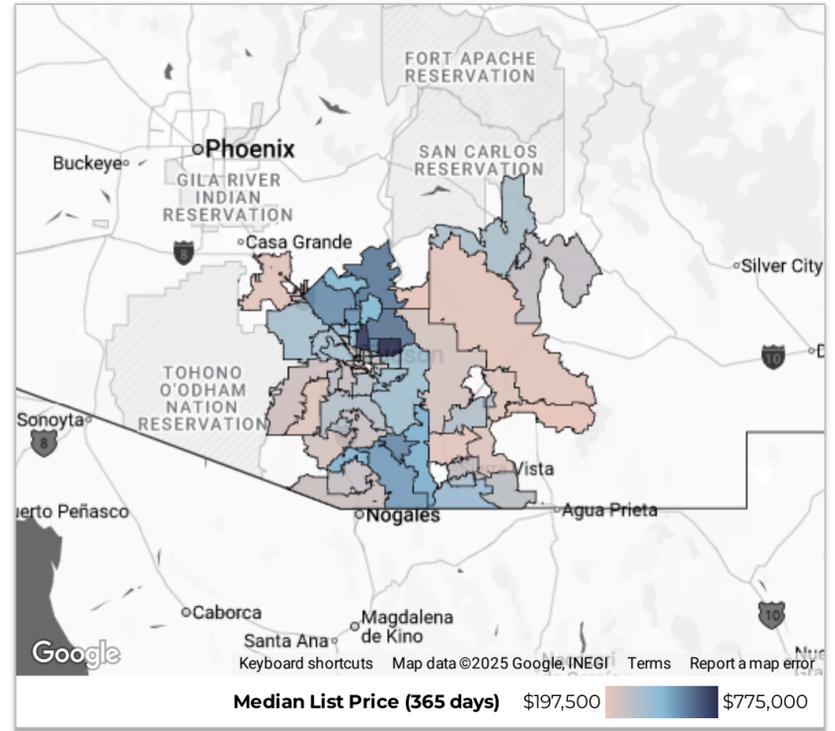
Months of Supply
5.52

Active Listings
5,679

of New Pendings (Demand)
1,040
-49 from previous year

Pending Listings
602

	Average	#
Single Family Residence	\$597,538	4,462
Townhouse	\$337,378	476
Condominium	\$224,565	346
Manufactured Home	\$241,610	331
Mobile Home	\$143,571	64
Grand total	\$527,147	5,679



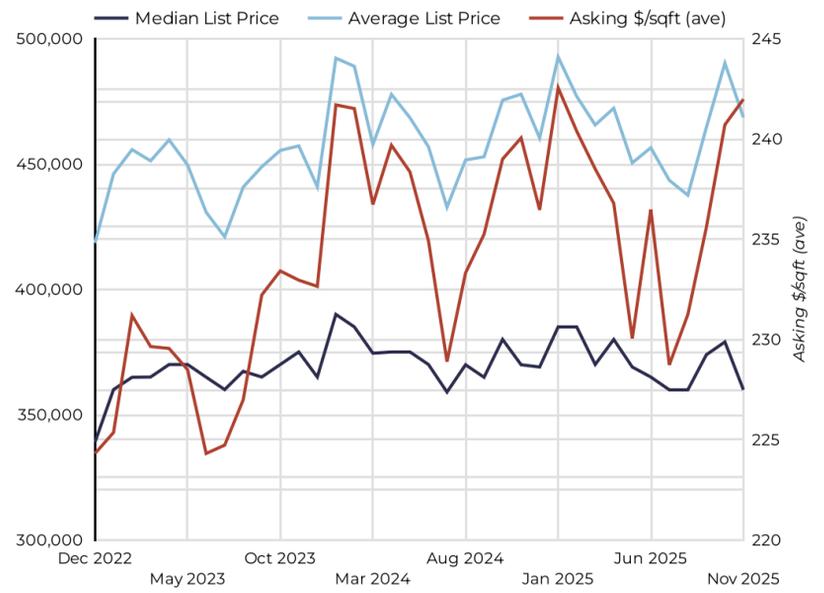
Active Listings



Months of Supply By Price Range

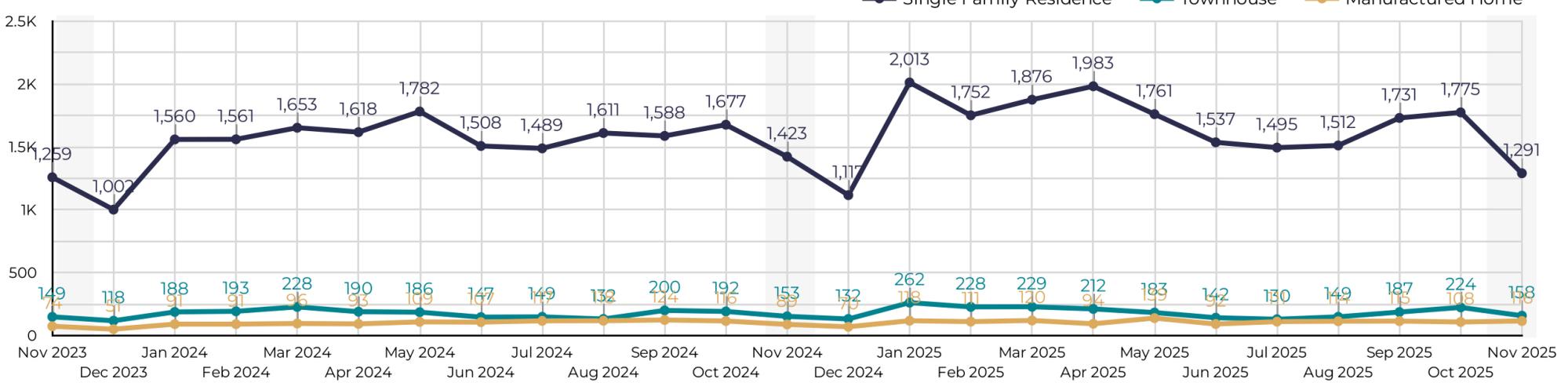
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.42	455	84
\$200,000-\$299,999	5.20	1,081	208
\$300,000-\$399,999	5.04	1,617	321
\$400,000-\$499,999	5.81	953	164
\$500,000-\$599,999	6.25	456	73
\$600,000-\$699,999	4.92	310	63
\$700,000-\$799,999	7.26	196	27
\$800,000-\$999,999	6.45	213	33
\$1M-\$1.19M	6.50	91	14
\$1.2M-\$1.39	6.08	79	13
\$1.4M+	8.14	228	28
Grand total	5.52	5,679	1,028

Asking Prices



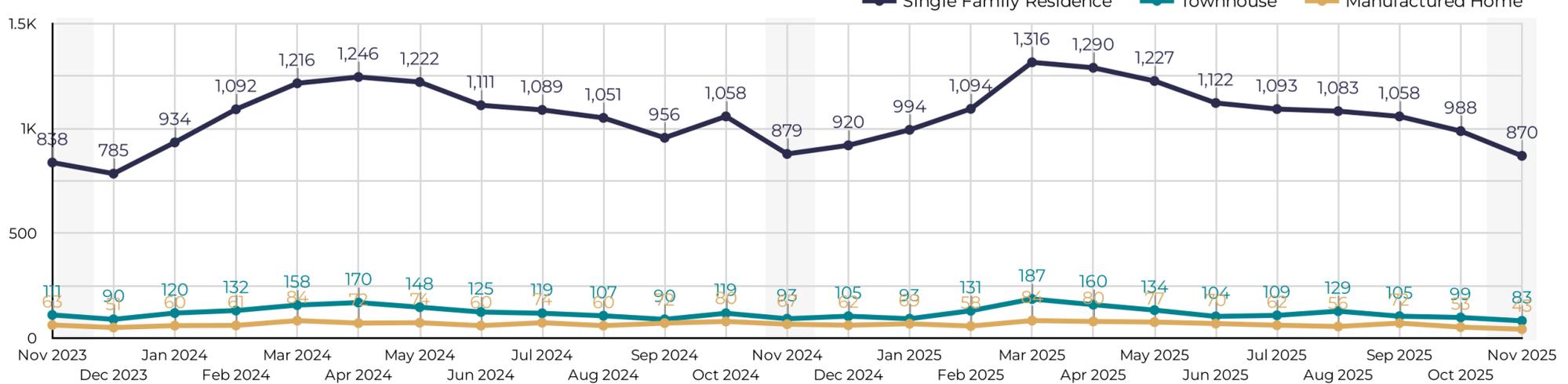
New Listings

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**

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Data Tables

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

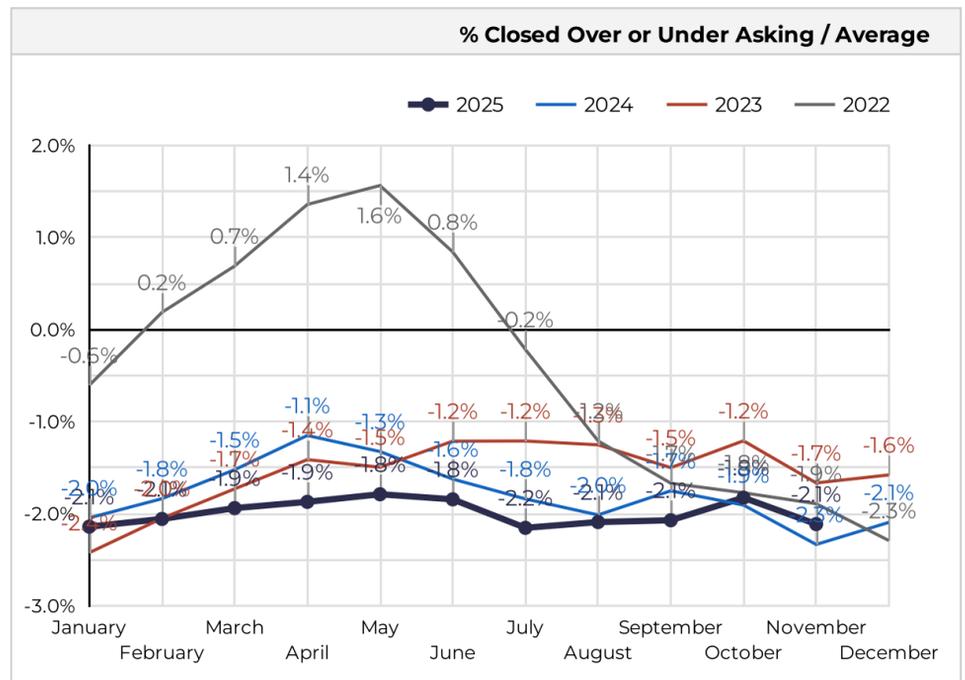
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,076
February	1,676	1,208	1,299	1,292
March	2,134	1,581	1,504	1,578
April	1,957	1,556	1,583	1,605
May	2,031	1,673	1,636	1,572
June	1,764	1,618	1,385	1,411
July	1,484	1,325	1,370	1,365
August	1,526	1,397	1,352	1,325
September	1,431	1,195	1,194	1,289
October	1,208	1,198	1,264	1,260
November	1,041	1,055	1,123	1,028
December	1,108	1,045	1,212	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$313,500	\$325,000	\$350,000	\$360,000
February	\$327,600	\$330,000	\$360,000	\$360,000
March	\$333,000	\$337,990	\$360,000	\$359,000
April	\$346,000	\$340,000	\$365,000	\$359,990
May	\$350,000	\$355,000	\$370,000	\$365,000
June	\$355,000	\$355,500	\$360,000	\$360,000
July	\$351,000	\$355,000	\$364,990	\$354,050
August	\$344,800	\$353,000	\$350,000	\$342,990
September	\$345,000	\$350,000	\$357,210	\$350,000
October	\$330,000	\$350,000	\$350,000	\$350,000
November	\$340,000	\$340,000	\$355,000	\$352,000
December	\$330,000	\$355,000	\$355,990	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	10	32	27	36
February	7	31	32	36
March	6	20	23	32
April	5	17	22	32
May	5	15	21	29
June	6	15	22	36
July	7	15	28	39
August	11	14	29	41
September	16	15	32	37
October	17	17	27	32
November	21	17	32	31
December	28	26	36	-

New Listings / Count				
Month	2022	2023	2024	2025
January	1,978	1,778	1,979	2,554
February	1,948	1,608	1,958	2,208
March	2,171	1,853	2,105	2,393
April	2,287	1,643	2,029	2,404
May	2,184	1,822	2,228	2,220
June	2,424	1,649	1,883	1,900
July	2,251	1,710	1,846	1,832
August	2,122	1,740	1,972	1,913
September	1,984	1,787	2,023	2,147
October	1,740	1,835	2,091	2,242
November	1,461	1,568	1,786	1,692
December	1,160	1,266	1,395	-

New Pending / Count				
Month	2022	2023	2024	2025
January	1,789	1,175	1,187	1,214
February	1,862	1,366	1,374	1,355
March	2,094	1,642	1,546	1,669
April	1,965	1,584	1,589	1,598
May	1,914	1,620	1,518	1,497
June	1,605	1,507	1,364	1,362
July	1,429	1,322	1,373	1,320
August	1,498	1,334	1,280	1,328
September	1,300	1,201	1,175	1,308
October	1,193	1,177	1,312	1,207
November	1,029	1,073	1,089	1,040
December	1,005	978	1,138	-



Southern AZ Housing Market: Comparisons

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Nov 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	852	-6.4%	\$418.56M	0.6%	\$382,000	\$10	\$234	\$5	31	-1	-1.8%	0.2%
Townhouse	86	-9.5%	\$25.31M	-17.5%	\$265,000	-\$24,000	\$222	-\$10	21	-6	-2.1%	0.1%
Manufactured Home	40	-45.9%	\$8.29M	-51.6%	\$215,000	-\$20,000	\$143	-\$4	44	16	-2.3%	1.5%
Condominium	39	18.2%	\$7.7M	20.8%	\$165,000	-\$10,000	\$221	\$6	40	-5	-3.9%	-0.2%
Mobile Home	8	14.3%	\$1.23M	64.7%	\$157,500	\$57,500	\$125	-\$6	45	28	-8.8%	-1.0%

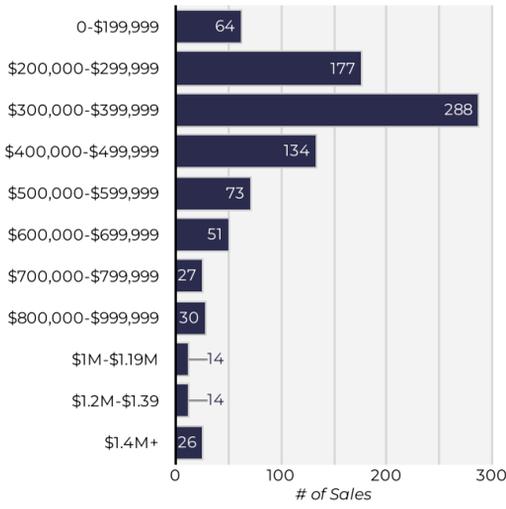
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	66	-7.0%	\$12.18M	-11.8%	\$175,000	-\$35,000	\$240	\$6	36	15	-3.8%	-1.2%
\$1000-1499 sqft	258	-13.7%	\$73.25M	-12.9%	\$280,000	-\$9,000	\$220	-\$1	25	3	-1.7%	0.6%
\$1500-1999 sqft	335	-8.5%	\$123.17M	-9.9%	\$348,000	-\$7,000	\$212	-\$5	36	4	-1.7%	0.1%
2000-2499 sqft	199	3.6%	\$95.16M	4.4%	\$433,000	-\$2,000	\$215	-\$0	35	-10	-1.6%	0.5%
2500-2999 sqft	80	-31.6%	\$51.54M	-26.6%	\$609,000	\$72,170	\$236	\$17	36	-15	-2.4%	-0.4%
3000-3999 sqft	66	6.5%	\$66.91M	19.0%	\$995,000	\$180,000	\$303	\$34	21	-13	-2.8%	0.7%
4000-4999 sqft	17	88.9%	\$28.93M	181.3%	\$1,600,000	\$582,500	\$395	\$138	14	-14	-4.3%	1.9%
5000+ sqft	4	33.3%	\$9.95M	15.7%	\$1,930,000	-\$1,570,000	\$388	\$21	38	-194	-4.4%	3.6%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	144	-2.7%	\$81.23M	4.0%	\$444,500	-\$20,500	\$255	\$2	25	-4	-2.0%	+0.0%
Central	112	-5.9%	\$42.9M	4.3%	\$327,000	\$22,000	\$245	\$9	21	-5	-2.2%	0.7%
North	96	5.5%	\$77.99M	17.9%	\$650,000	\$49,000	\$310	\$11	24	7	-2.9%	-0.7%
Upper Southeast	87	1.2%	\$35.31M	-1.6%	\$381,740	-\$3,260	\$202	-\$5	54	5	-1.2%	+0.0%
East	66	-28.3%	\$22.77M	-27.3%	\$315,000	-\$4,900	\$212	\$6	27	6	-1.6%	0.3%
Southwest	55	-20.3%	\$19.02M	-9.7%	\$325,000	\$20,000	\$187	-\$4	36	9	-2.3%	-0.3%
Extended West	47	-26.6%	\$16.86M	-27.2%	\$375,000	\$20,000	\$198	-\$4	27	-20	-1.2%	0.8%
West	44	-17.0%	\$19.88M	-9.8%	\$345,000	-\$29,000	\$240	\$22	35	8	-2.1%	1.4%
Northeast	44	22.2%	\$26.59M	31.4%	\$500,000	\$35,000	\$243	-\$1	18	-6	-2.7%	0.7%
Green Valley North	42	2.4%	\$14.33M	-2.0%	\$320,000	-\$20,000	\$171	-\$22	64	-13	-2.0%	0.4%
Green Valley Northwest	41	64.0%	\$10.47M	60.9%	\$263,000	\$20,000	\$192	-\$9	24	-4	-2.9%	-0.2%
South	38	-5.0%	\$10.99M	-3.1%	\$275,000	\$10,000	\$203	\$4	20	-5	-1.3%	-0.6%
Southeast	37	-17.8%	\$14.87M	-14.3%	\$348,940	-\$25,060	\$216	\$15	42	-23	-0.9%	-0.6%
Upper Northwest	35	-12.5%	\$18.67M	-18.2%	\$450,000	-\$79,000	\$244	-\$2	24	6	-1.9%	0.8%
Cochise	21	-22.2%	\$6.6M	-2.7%	\$305,000	\$60,000	\$172	\$20	74	30	-3.6%	-0.3%
Green Valley Northeast	21	23.5%	\$8.81M	36.8%	\$410,000	\$70,000	\$223	-\$5	55	24	-1.0%	0.2%
Benson/St. David	20	11.1%	\$6.15M	33.6%	\$259,900	\$13,277	\$165	\$13	23	-50	-1.5%	1.2%
Green Valley Southwest	16	33.3%	\$5.34M	36.3%	\$349,900	\$54,900	\$231	\$14	11	-10	-1.4%	2.3%
SCC-Rio Rico East	12	-20.0%	\$3.47M	-18.2%	\$285,000	\$8,000	\$179	\$6	121	76	-2.3%	0.4%
Green Valley Southeast	10	-9.1%	\$5.94M	25.1%	\$525,000	\$175,000	\$277	\$51	16	-7	-0.4%	0.9%
Pinal	8	-20.0%	\$2.55M	-21.1%	\$275,000	-\$42,000	\$190	\$20	56	31	-3.9%	-1.0%
Extended Southwest	7	-12.5%	\$1.65M	-22.8%	\$225,000	-\$35,000	\$139	-\$43	27	-7	-4.6%	-3.2%
Graham	7	-53.3%	\$2.05M	-48.4%	\$324,900	\$64,900	\$183	\$22	11	-18	1.2%	4.5%
Extended Northwest	4	-66.7%	\$1.11M	-66.1%	\$252,940	-\$60	\$201	\$5	85	58	-1.5%	-0.3%
SCC-Rio Rico West	3	-25.0%	\$1.06M	-18.8%	\$305,000	-\$20,000	\$206	\$26	113	61	-1.9%	-0.7%
Extended Northeast	2	-60.0%	\$955K	-59.2%	\$275,000	-\$243,000	\$559	\$93	12	-11	-10.9%	-7.6%
SCC-Patagonia	1	0.0%	\$508K	-86.6%	\$508,000	-\$3,292,000	\$210	\$2	34	-1,698	-4.1%	-4.1%
SCC-Tubac West	1	-	\$840K	-	\$840,000	-	\$289	-	199	-	-1.1%	-
Extended Southeast	1	-50.0%	\$995K	21.3%	\$995,000	\$645,000	\$302	\$87	2	-102	0.0%	6.7%
Navajo	1	-	\$559K	-	\$559,000	-	\$292	-	56	-	0.0%	-
Greenlee	1	-50.0%	\$270K	-38.3%	\$270,000	\$112,500	\$113	-\$58	72	60	-4.2%	9.2%
SCC-Tumacacori-Carm...	1	-	\$340K	-	\$340,000	-	\$167	-	3	-	-5.6%	-

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

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November 2025



of Sales
898
↓ -11.7% from previous year

Volume
\$416,462,006
↓ -4.4% from previous year

\$/sqft
\$231
↑ 3.2% from previous year

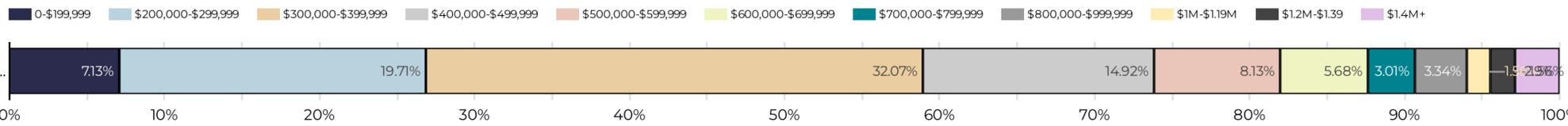
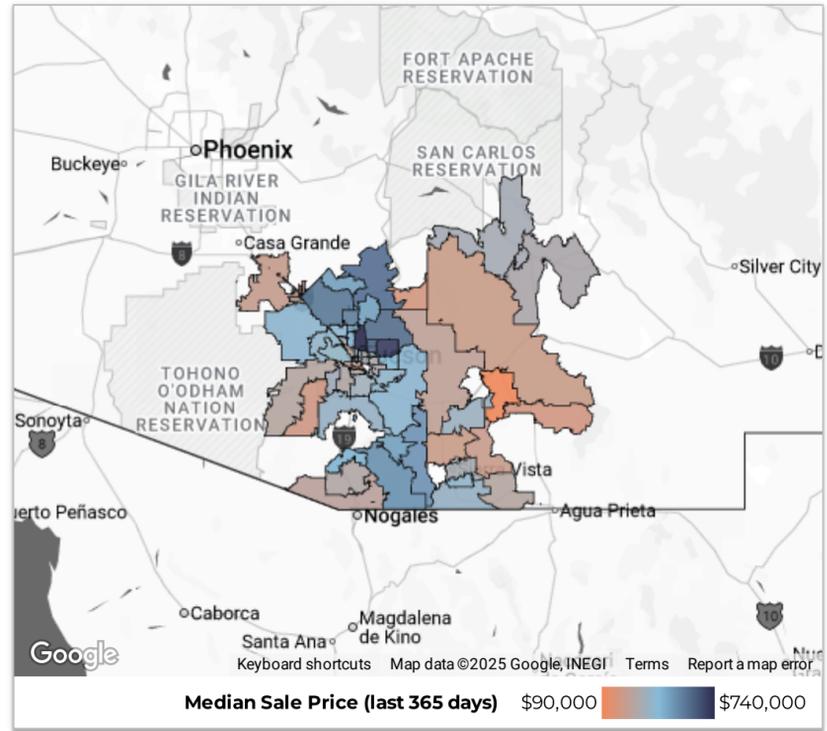
of New Listings
1,472
↓ -6.6% from previous year

Median Sale Price
\$365,000
↑ 1.4% from previous year

Average Sale Price
\$463,766
↑ 8.3% from previous year

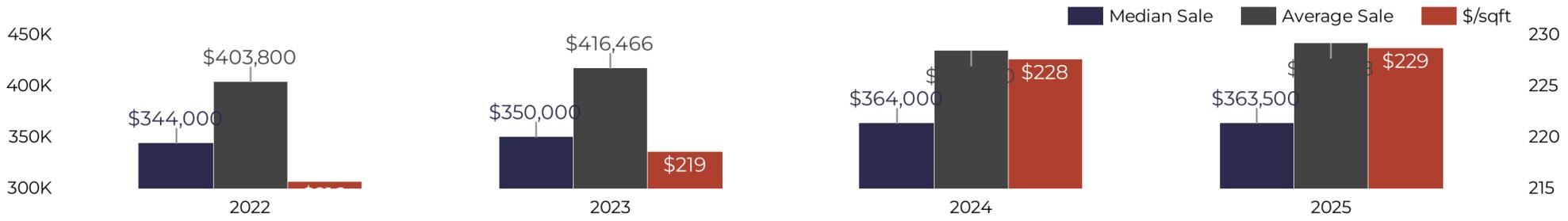
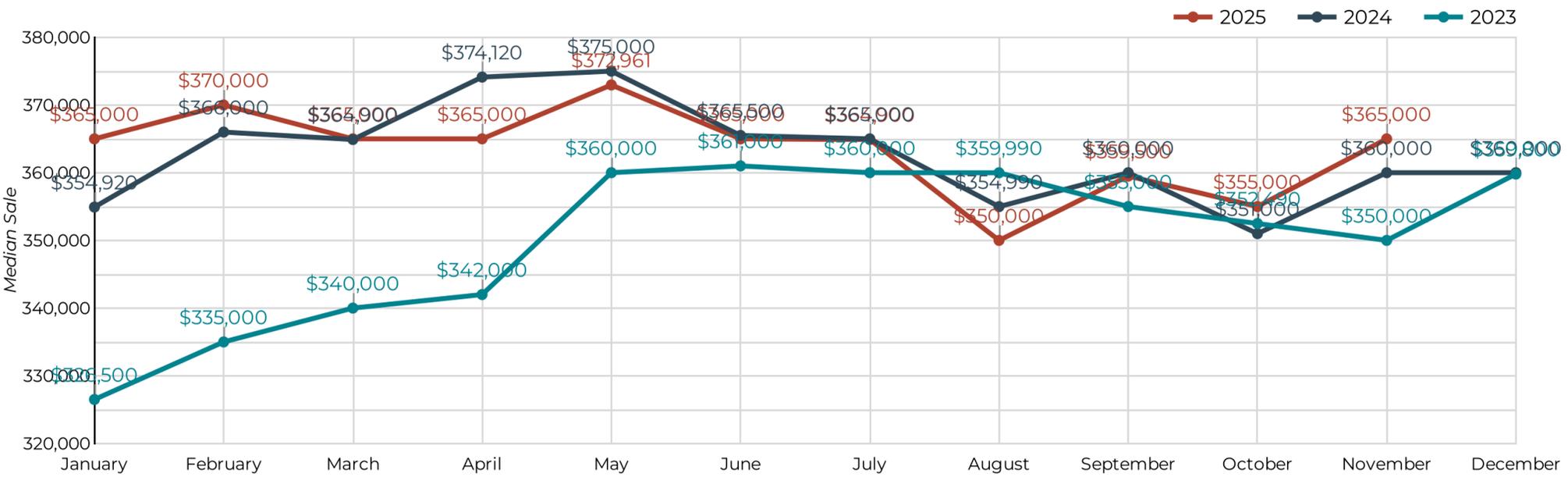
Median Days on Market
30
↓ -2 from previous year

Average % Over Asking
-2.13%
↑ 0.20% from previous year



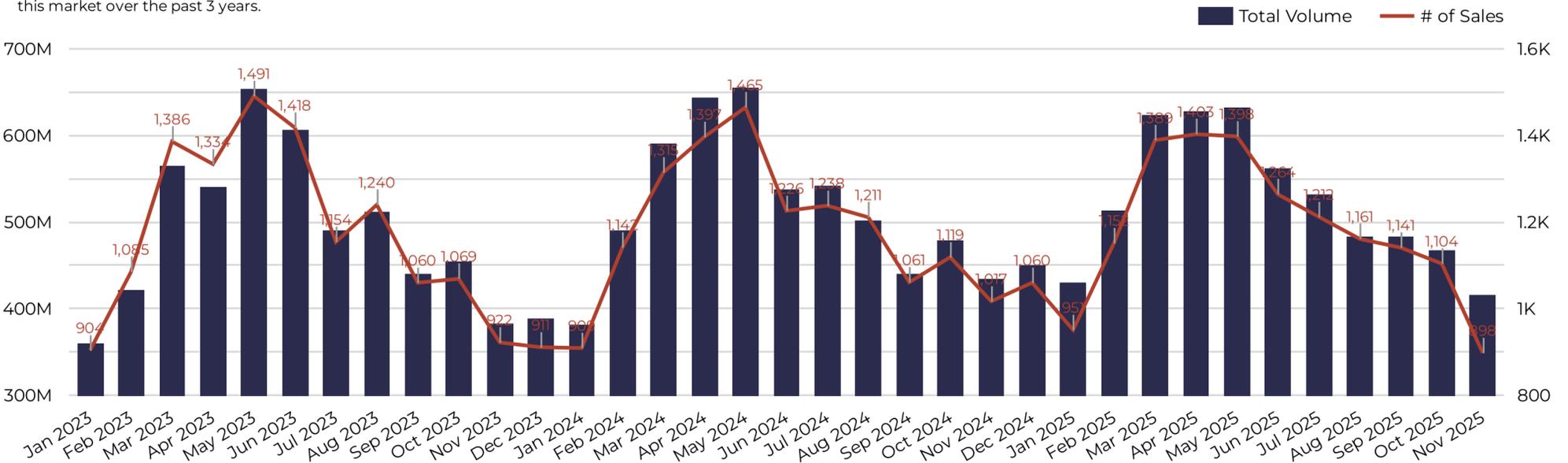
Market Pricing

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



Market Activity

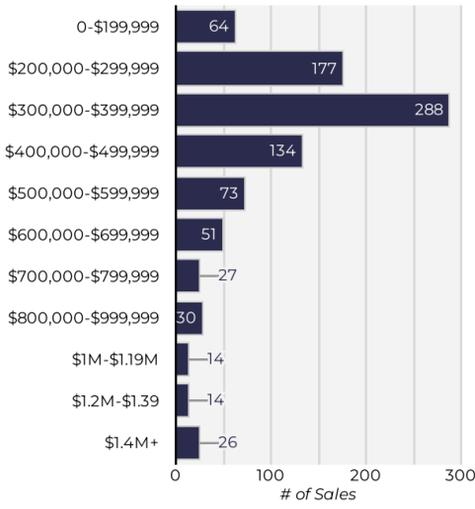
Use this data to see changes in total sales activity in this market over the past 3 years.



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 6, 2025

November 2025



of Sales
898
↓ -11.7% from previous year

Median Sale Price
\$365,000
↑ 1.4% from previous year

Volume
\$416,462,006
↓ -4.4% from previous year

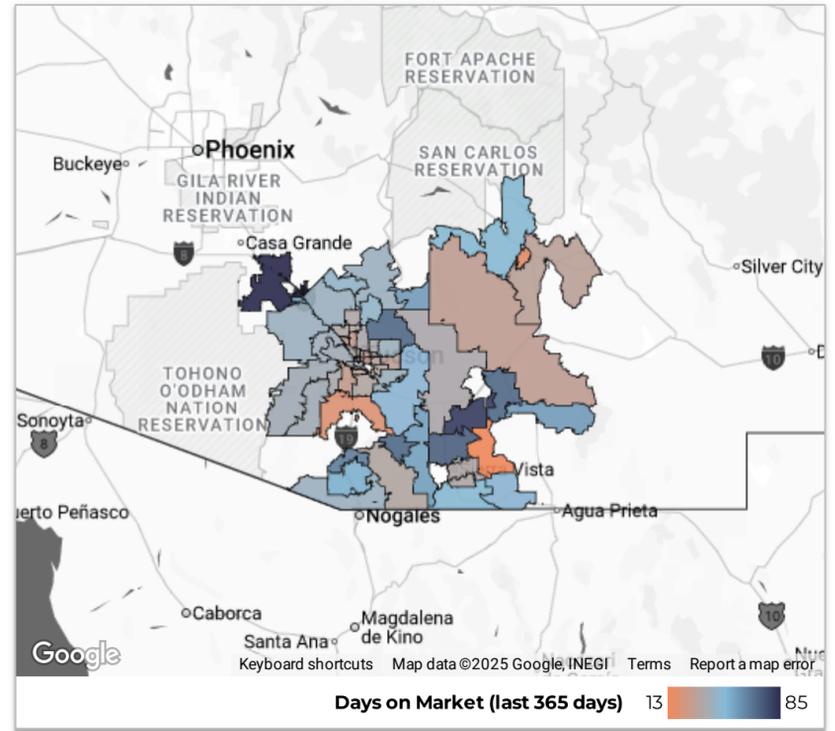
Average Sale Price
\$463,766
↑ 8.3% from previous year

\$/sqft
\$231
↑ 3.2% from previous year

Median Days on Market
30
↓ -2 from previous year

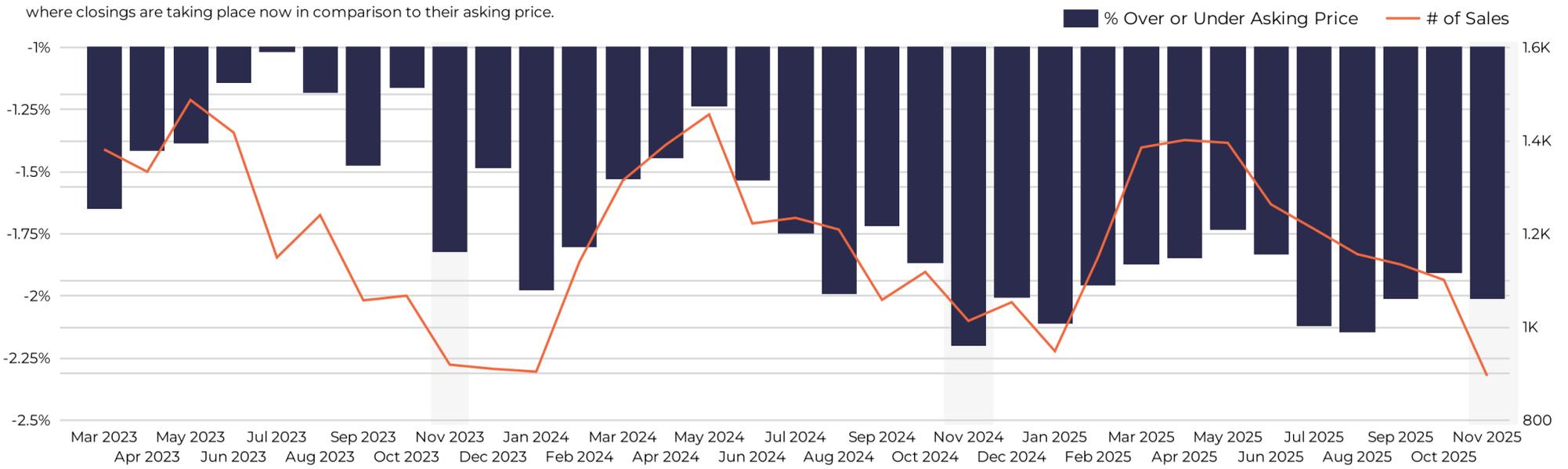
of New Listings
1,472
↓ -6.6% from previous year

Average % Over Asking
-2.13%
↑ 0.20% from previous year



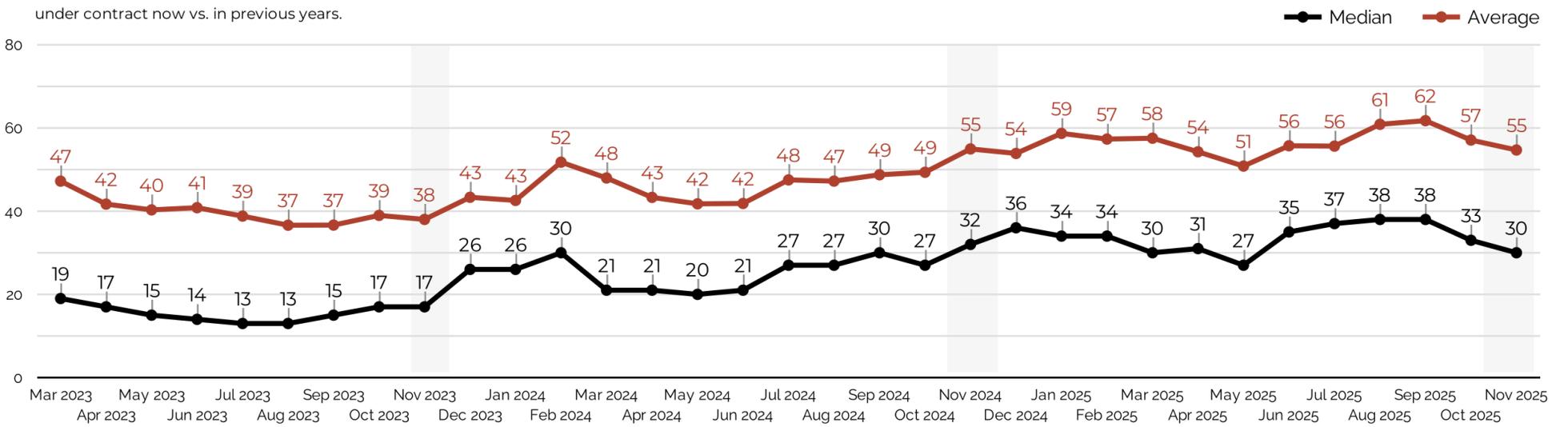
Buyer Demand

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	64	-13.5% ↓	34	8 ↑	-5.11%	2.99% ↑
\$200,000-\$299,999	177	-19.2% ↓	31	4 ↑	-2.21%	-0.19% ↓
\$300,000-\$399,999	288	-10.6% ↓	35	3 ↑	-1.61%	-0.18% ↓
\$400,000-\$499,999	134	-22.1% ↓	28	-11 ↓	-1.53%	0.16% ↑
\$500,000-\$599,999	73	-3.9% ↓	35	-3 ↓	-2.19%	0.39% ↑
\$600,000-\$699,999	51	10.9% ↑	20	-6 ↓	-1.61%	0.20% ↑
\$700,000-\$799,999	27	-38.6% ↓	29	12 ↑	-1.43%	0.46% ↑
\$800,000-\$999,999	30	7.1% ↑	27	-10 ↓	-1.81%	1.09% ↑
\$1M-\$1.19M	14	-26.3% ↓	8	-14 ↓	-3.65%	1.10% ↑
\$1.2M-\$1.39	14	133.3% ↑	10	-1 ↓	-2.39%	1.04% ↑
\$1.4M+	26	136.4% ↑	20	13 ↑	-4.23%	-1.70% ↓

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 6, 2025

November 2025

of New Listings (Supply)
1,472
-104 from previous year

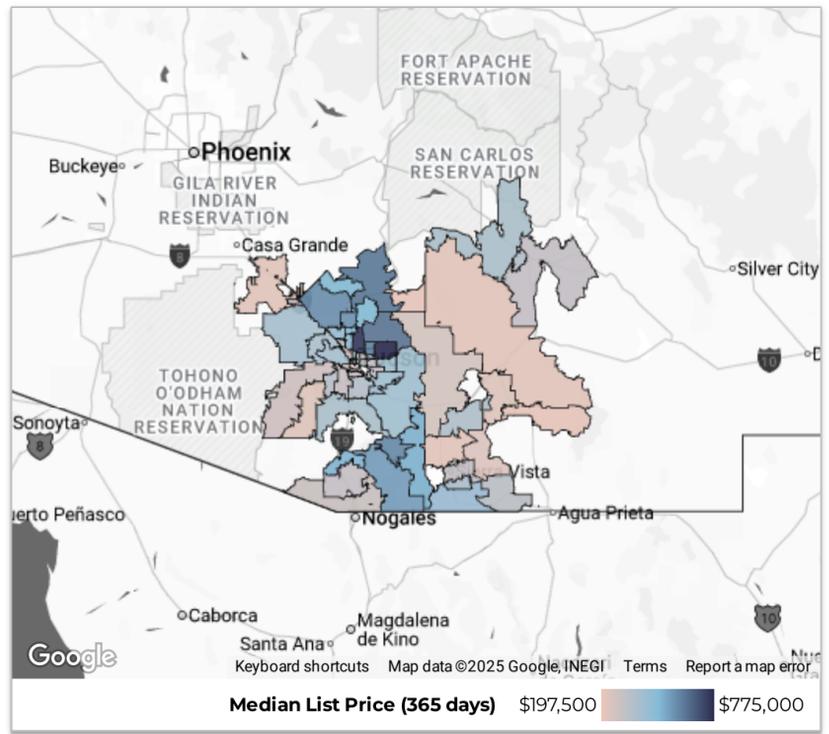
of New Pendings (Demand)
888
-89 from previous year

Months of Supply
5.57

Active Listings
5,003

Pending Listings
533

	Average	#
Single Family Residence	\$617,820	3,994
Townhouse	\$361,235	337
Manufactured Home	\$245,794	310
Condominium	\$237,763	302
Mobile Home	\$143,442	60
Grand total	\$548,854	5,003



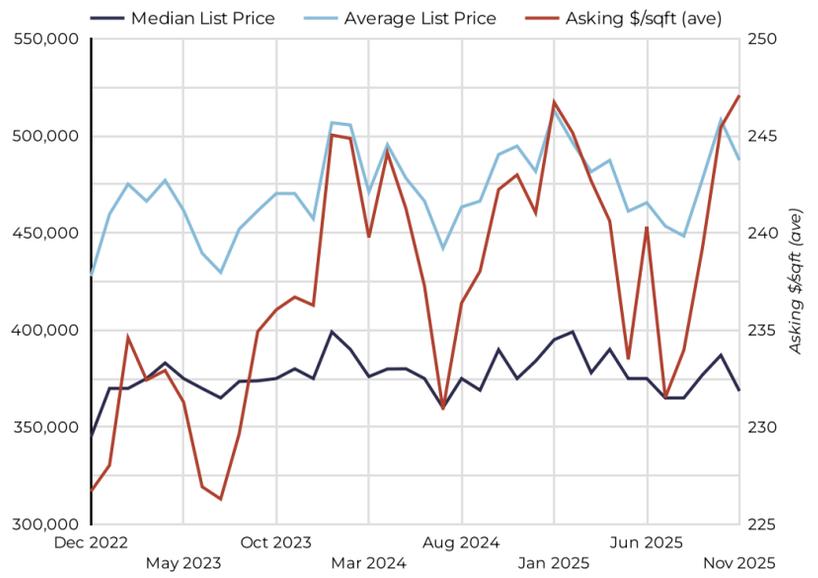
Active Listings



Months of Supply By Price Range

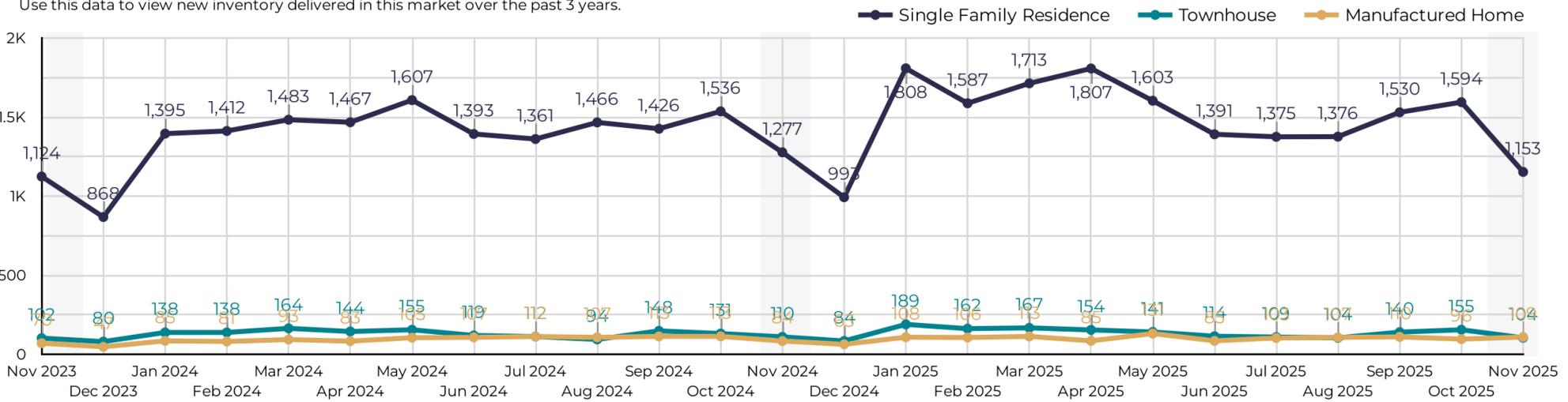
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.86	381	65
\$200,000-\$299,999	5.27	922	175
\$300,000-\$399,999	4.93	1,361	276
\$400,000-\$499,999	5.84	859	147
\$500,000-\$599,999	6.14	405	66
\$600,000-\$699,999	5.03	292	58
\$700,000-\$799,999	7.15	186	26
\$800,000-\$999,999	6.52	202	31
\$1M-\$1.19M	6.92	90	13
\$1.2M-\$1.39	6.00	78	13
\$1.4M+	8.11	227	28
Grand total	5.57	5,003	898

Asking Prices



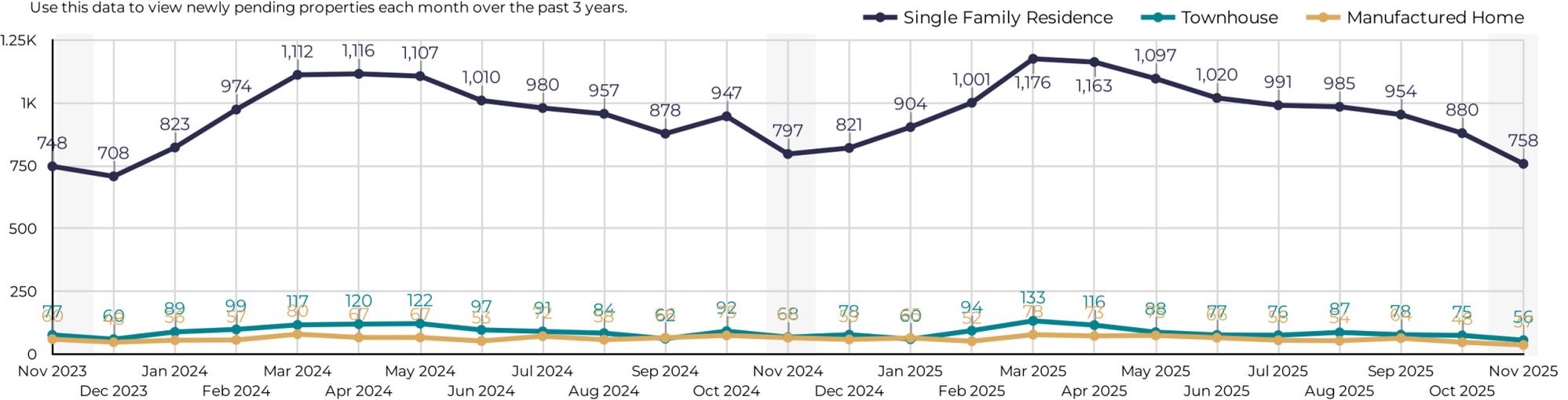
New Listings

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



New Pendings

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



Data Tables

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

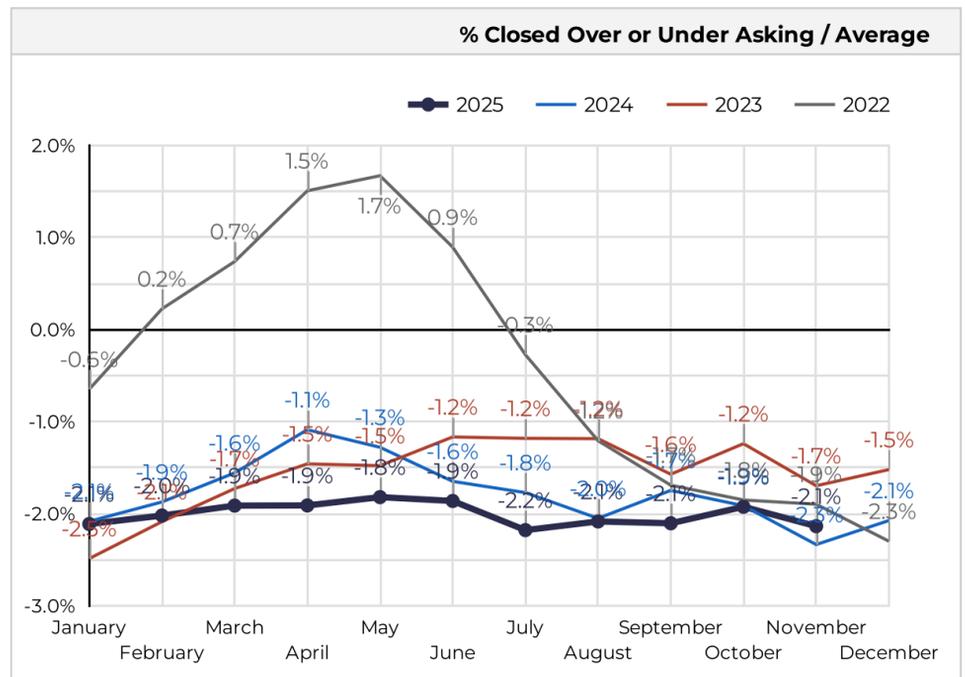
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	951
February	1,480	1,085	1,142	1,152
March	1,879	1,386	1,315	1,389
April	1,696	1,334	1,397	1,403
May	1,811	1,491	1,465	1,398
June	1,575	1,418	1,226	1,264
July	1,324	1,154	1,238	1,212
August	1,378	1,240	1,211	1,161
September	1,304	1,060	1,061	1,141
October	1,062	1,069	1,119	1,104
November	932	922	1,017	898
December	982	911	1,060	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$315,000	\$326,500	\$354,920	\$365,000
February	\$330,000	\$335,000	\$366,000	\$370,000
March	\$338,900	\$340,000	\$364,900	\$365,000
April	\$350,000	\$342,000	\$374,120	\$365,000
May	\$352,225	\$360,000	\$375,000	\$372,961
June	\$360,000	\$361,000	\$365,500	\$365,000
July	\$355,000	\$360,000	\$365,000	\$364,900
August	\$342,500	\$359,990	\$354,990	\$350,000
September	\$346,000	\$355,000	\$360,000	\$359,500
October	\$338,000	\$352,490	\$351,000	\$355,000
November	\$342,500	\$350,000	\$360,000	\$365,000
December	\$330,000	\$359,800	\$360,000	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	10	32	26	34
February	7	30	30	34
March	6	19	21	30
April	5	17	21	31
May	5	15	20	27
June	6	14	21	35
July	7	13	27	37
August	11	13	27	38
September	16	15	30	38
October	17	17	27	33
November	21	17	32	30
December	29	26	36	-

New Listings / Count				
Month	2022	2023	2024	2025
January	1,733	1,557	1,740	2,238
February	1,707	1,392	1,730	1,948
March	1,920	1,622	1,855	2,133
April	2,062	1,440	1,805	2,150
May	1,947	1,616	2,001	2,000
June	2,214	1,481	1,728	1,712
July	2,069	1,535	1,663	1,671
August	1,936	1,549	1,767	1,711
September	1,776	1,584	1,782	1,881
October	1,558	1,616	1,867	1,968
November	1,294	1,375	1,576	1,472
December	1,044	1,073	1,200	-

New Pending / Count				
Month	2022	2023	2024	2025
January	1,575	1,042	1,034	1,077
February	1,659	1,224	1,201	1,209
March	1,830	1,424	1,382	1,458
April	1,703	1,388	1,388	1,413
May	1,719	1,425	1,366	1,313
June	1,421	1,322	1,218	1,223
July	1,270	1,153	1,222	1,169
August	1,369	1,182	1,155	1,176
September	1,169	1,079	1,055	1,156
October	1,057	1,048	1,160	1,058
November	918	937	977	888
December	888	859	998	-



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 6, 2025

Nov 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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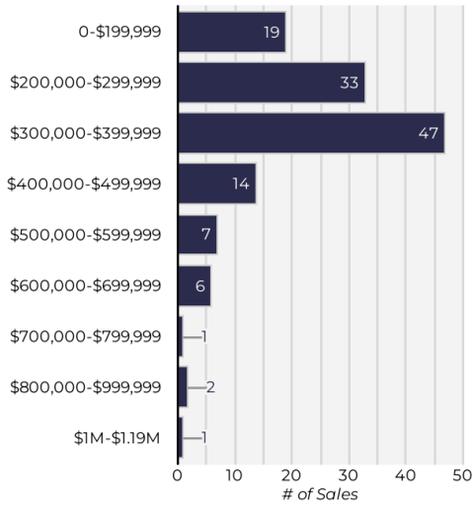
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	760	-8.9%	\$382.32M	-1.2%	\$389,000	\$4,000	\$237	\$7	29	-3	-1.8%	0.1%
Townhouse	61	-16.4%	\$18.47M	-25.7%	\$265,000	-\$28,000	\$225	-\$13	24	-3	-2.2%	-0.1%
Manufactured Home	35	-51.4%	\$7.46M	-55.4%	\$237,000	\$2,000	\$146	-\$1	36	8	-2.0%	1.9%
Condominium	31	14.8%	\$6.7M	20.1%	\$185,000	-\$20,000	\$227	\$10	41	-4	-4.1%	-0.3%
Mobile Home	8	14.3%	\$1.23M	64.7%	\$157,500	\$57,500	\$125	-\$6	45	28	-8.8%	-1.0%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	54	-14.3%	\$10.48M	-17.0%	\$181,000	-\$37,700	\$245	\$8	36	15	-3.9%	-1.4%
\$1000-1499 sqft	225	-15.4%	\$64.94M	-13.5%	\$285,000	-\$5,000	\$223	\$2	26	3	-1.5%	0.9%
\$1500-1999 sqft	285	-11.5%	\$106.11M	-12.3%	\$349,900	-\$8,600	\$215	-\$4	32	0	-1.9%	-0.2%
2000-2499 sqft	177	-3.3%	\$85.06M	-2.7%	\$440,000	-\$2,500	\$216	-\$0	34	-8	-1.5%	0.5%
2500-2999 sqft	72	-33.3%	\$46.81M	-28.7%	\$609,000	\$69,000	\$238	\$15	35	-14	-2.4%	-0.4%
3000-3999 sqft	61	1.7%	\$63.9M	16.8%	\$1,000,000	\$185,000	\$313	\$43	24	-14	-2.9%	0.8%
4000-4999 sqft	17	112.5%	\$28.93M	200.9%	\$1,600,000	\$582,500	\$395	\$123	14	1	-4.3%	1.2%
5000+ sqft	4	33.3%	\$9.95M	15.7%	\$1,930,000	-\$1,570,000	\$388	\$21	38	-194	-4.4%	3.6%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	144	-2.7%	\$81.23M	4.0%	\$444,500	-\$20,500	\$255	\$2	25	-4	-2.0%	+0.0%
Central	112	-5.9%	\$42.9M	4.3%	\$327,000	\$22,000	\$245	\$9	21	-5	-2.2%	0.7%
North	96	5.5%	\$77.99M	17.9%	\$650,000	\$49,000	\$310	\$11	24	7	-2.9%	-0.7%
Upper Southeast	87	1.2%	\$35.31M	-1.6%	\$381,740	-\$3,260	\$202	-\$5	54	5	-1.2%	+0.0%
East	66	-28.3%	\$22.77M	-27.3%	\$315,000	-\$4,900	\$212	\$6	27	6	-1.6%	0.3%
Southwest	55	-20.3%	\$19.02M	-9.7%	\$325,000	\$20,000	\$187	-\$4	36	9	-2.3%	-0.3%
Extended West	47	-26.6%	\$16.86M	-27.2%	\$375,000	\$20,000	\$198	-\$4	27	-20	-1.2%	0.8%
Northeast	44	22.2%	\$26.59M	31.4%	\$500,000	\$35,000	\$243	-\$1	18	-6	-2.7%	0.7%
West	44	-17.0%	\$19.88M	-9.8%	\$345,000	-\$29,000	\$240	\$22	35	8	-2.1%	1.4%
South	38	-5.0%	\$10.99M	-3.1%	\$275,000	\$10,000	\$203	\$4	20	-5	-1.3%	-0.6%
Southeast	37	-17.8%	\$14.87M	-14.3%	\$348,940	-\$25,060	\$216	\$15	42	-23	-0.9%	-0.6%
Upper Northwest	35	-12.5%	\$18.67M	-18.2%	\$450,000	-\$79,000	\$244	-\$2	24	6	-1.9%	0.8%
Cochise	21	-22.2%	\$6.6M	-2.7%	\$305,000	\$60,000	\$172	\$20	74	30	-3.6%	-0.3%
Benson/St. David	20	11.1%	\$6.15M	33.6%	\$259,900	\$13,277	\$165	\$13	23	-50	-1.5%	1.2%
SCC-Rio Rico East	12	-20.0%	\$3.47M	-18.2%	\$285,000	\$8,000	\$179	\$6	121	76	-2.3%	0.4%
Pinal	8	-20.0%	\$2.55M	-21.1%	\$275,000	-\$42,000	\$190	\$20	56	31	-3.9%	-1.0%
Extended Southwest	7	-12.5%	\$1.65M	-22.8%	\$225,000	-\$35,000	\$139	-\$43	27	-7	-4.6%	-3.2%
Graham	7	-53.3%	\$2.05M	-48.4%	\$324,900	\$64,900	\$183	\$22	11	-18	1.2%	4.5%
Extended Northwest	4	-66.7%	\$1.11M	-66.1%	\$252,940	-\$60	\$201	\$5	85	58	-1.5%	-0.3%
SCC-Rio Rico West	3	-25.0%	\$1.06M	-18.8%	\$305,000	-\$20,000	\$206	\$26	113	61	-1.9%	-0.7%
Extended Northeast	2	-60.0%	\$955K	-59.2%	\$275,000	-\$243,000	\$559	\$93	12	-11	-10.9%	-7.6%
Greenlee	1	-50.0%	\$270K	-38.3%	\$270,000	\$112,500	\$113	-\$58	72	60	-4.2%	9.2%
Extended Southeast	1	-50.0%	\$995K	21.3%	\$995,000	\$645,000	\$302	\$87	2	-102	0.0%	6.7%
Navajo	1	-	\$559K	-	\$559,000	-	\$292	-	56	-	0.0%	-
SCC-Tubac West	1	-	\$840K	-	\$840,000	-	\$289	-	199	-	-1.1%	-
SCC-Tumacacori-Carm...	1	-	\$340K	-	\$340,000	-	\$167	-	3	-	-5.6%	-
SCC-Patagonia	1	0.0%	\$508K	-86.6%	\$508,000	-\$3,292,000	\$210	\$2	34	-1,698	-4.1%	-4.1%

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Dec 6, 2025

November 2025



of Sales
130
↑ 22.6% from previous year

Median Sale Price
\$307,500
↓ -5.2% from previous year

Volume
\$44,902,502
↑ 23.9% from previous year

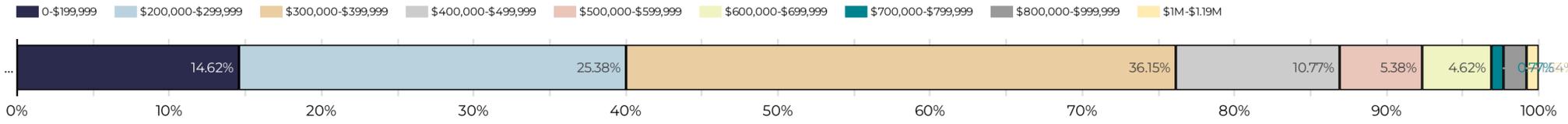
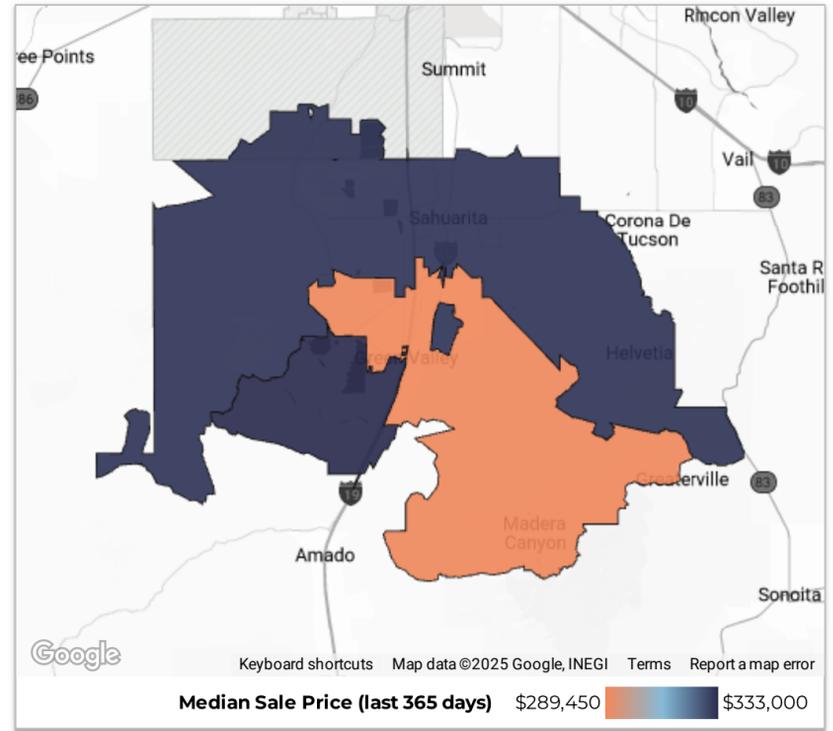
Average Sale Price
\$345,404
↑ 1.0% from previous year

\$/sqft
\$202
↓ -2.5% from previous year

Median Days on Market
36
↑ 5 from previous year

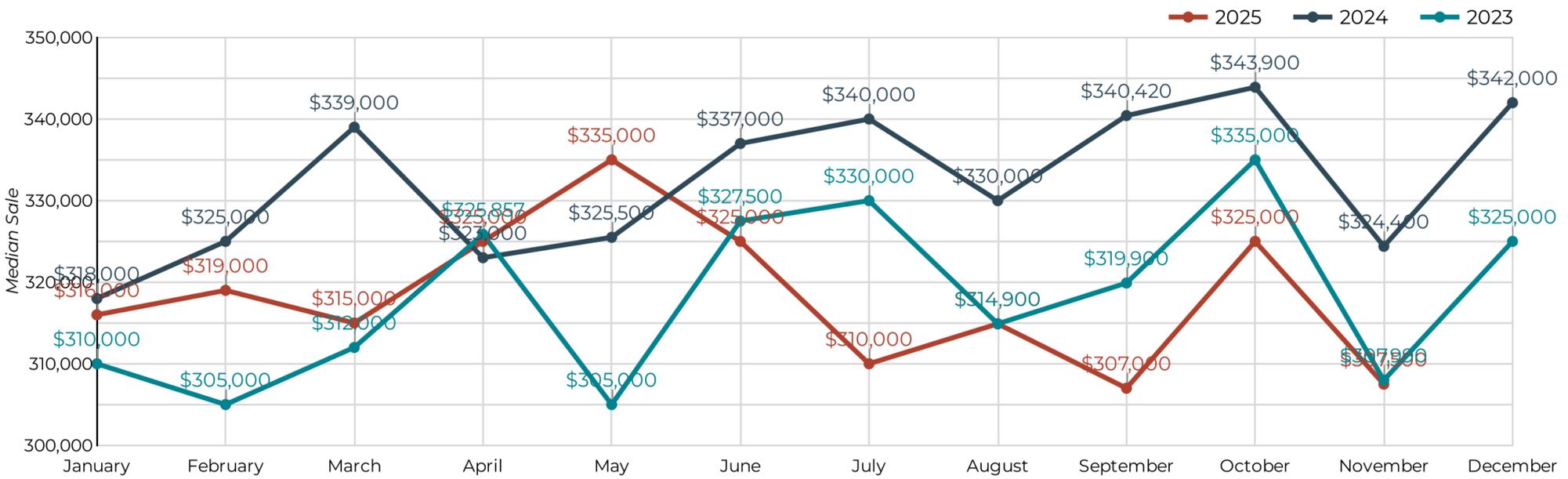
of New Listings
220
↑ 4.8% from previous year

Average % Over Asking
-1.95%
↓ 0.37% from previous year



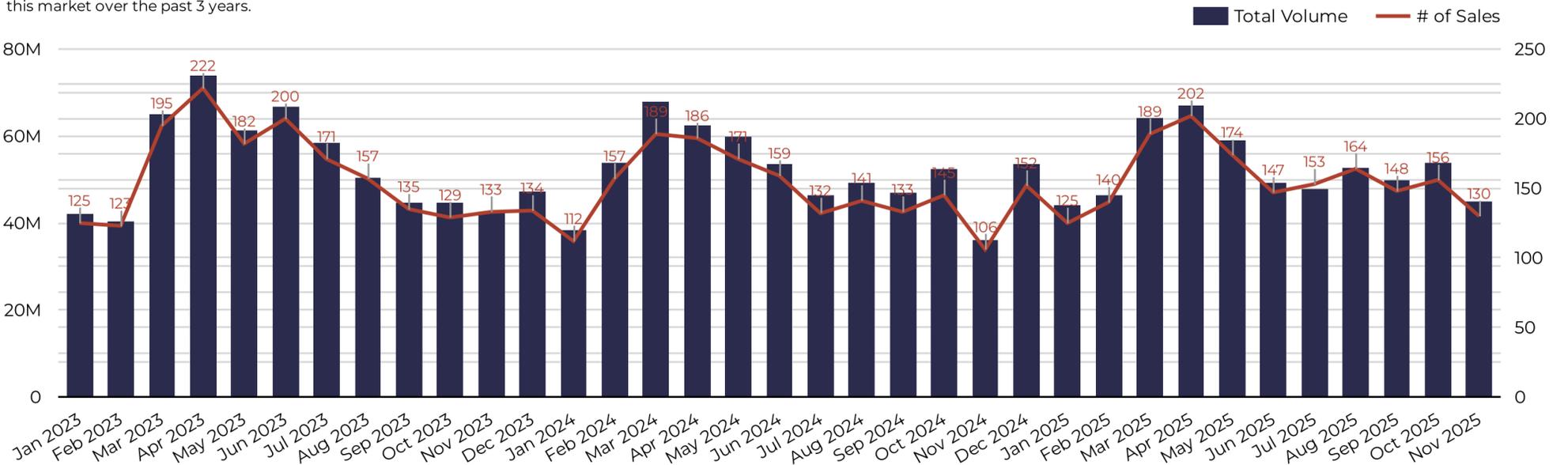
Market Pricing

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



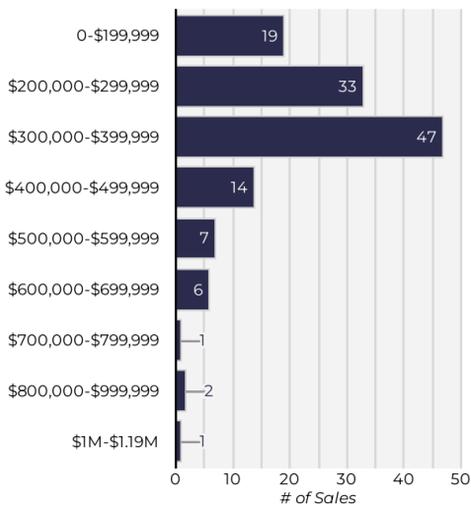
Market Activity

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

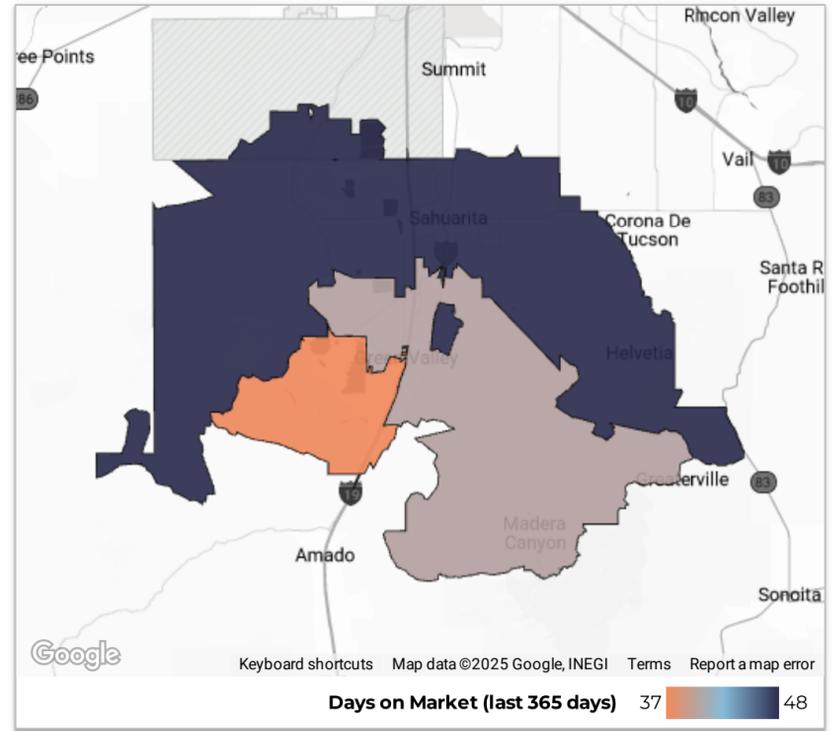


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This report provides a snapshot of the market as taken on: Dec 6, 2025

November 2025

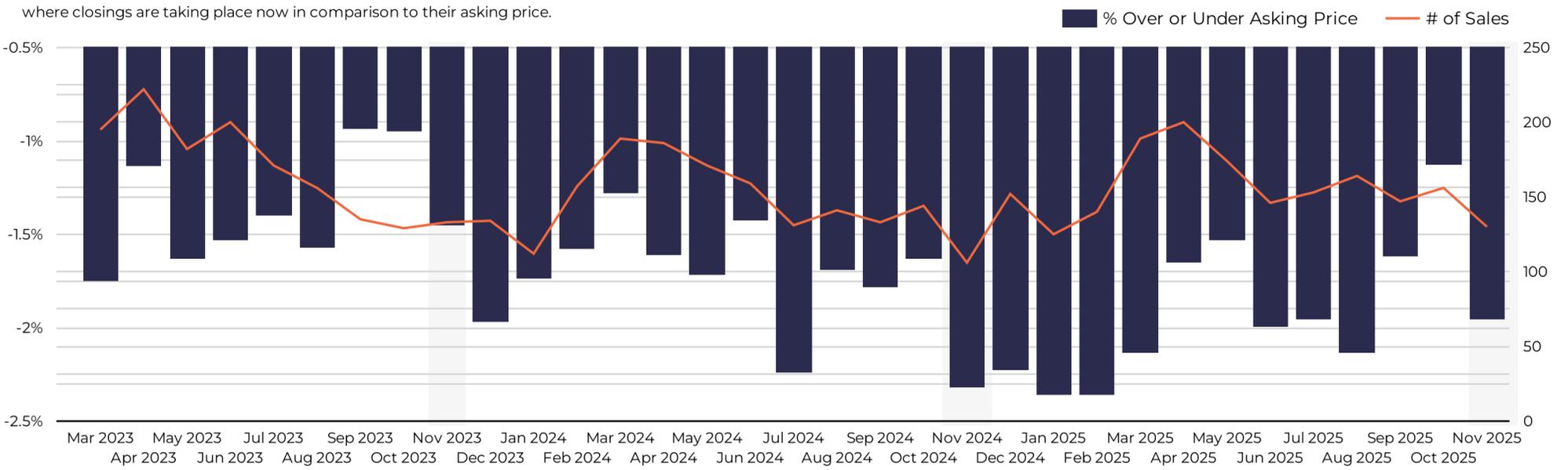


of Sales: **130** (↑ 22.6% from previous year)
 Median Sale Price: **\$307,500** (↓ -5.2% from previous year)
 Volume: **\$44,902,502** (↑ 23.9% from previous year)
 Average Sale Price: **\$345,404** (↑ 1.0% from previous year)
 \$/sqft: **\$202** (↓ -2.5% from previous year)
 Median Days on Market: **36** (↑ 5 from previous year)
 # of New Listings: **220** (↑ 4.8% from previous year)
 Average % Over Asking: **-1.95%** (↑ 0.37% from previous year)



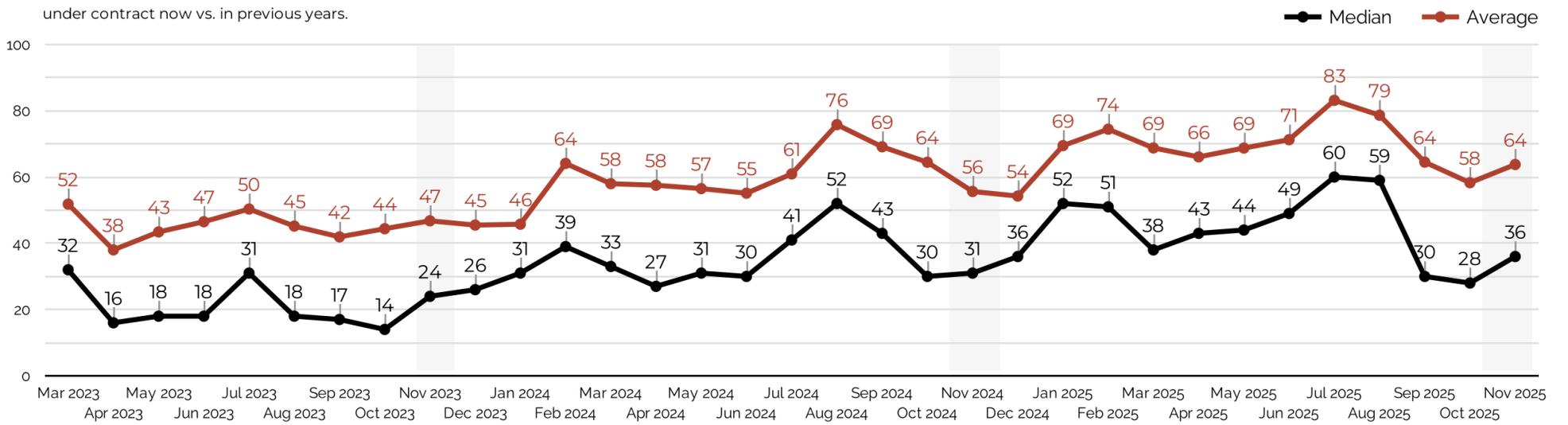
Buyer Demand

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	19	137.5% ↑	60	22 ↑	-4.34%	-1.08% ↓
\$200,000-\$299,999	33	3.1% ↑	25	7 ↑	-2.10%	0.75% ↑
\$300,000-\$399,999	47	6.8% ↑	42	9 ↑	-1.27%	0.61% ↑
\$400,000-\$499,999	14	0.0%	45	14 ↑	-1.05%	1.05% ↑
\$500,000-\$599,999	7	600.0% ↑	132	106 ↑	-1.23%	-1.23% ↓
\$600,000-\$699,999	6	50.0% ↑	16	-12 ↓	-2.13%	1.95% ↑
\$700,000-\$799,999	1	-50.0% ↓	36	36 ↑	-4.40%	-4.03% ↓
\$800,000-\$999,999	2	100.0% ↑	6	3 ↑	-1.07%	-1.07% ↓
\$1M-\$1.19M	1	-	23	-	0.00%	-

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Dec 6, 2025

November 2025

of New Listings (Supply)
220
↑ 10 from previous year

Months of Supply
5.20

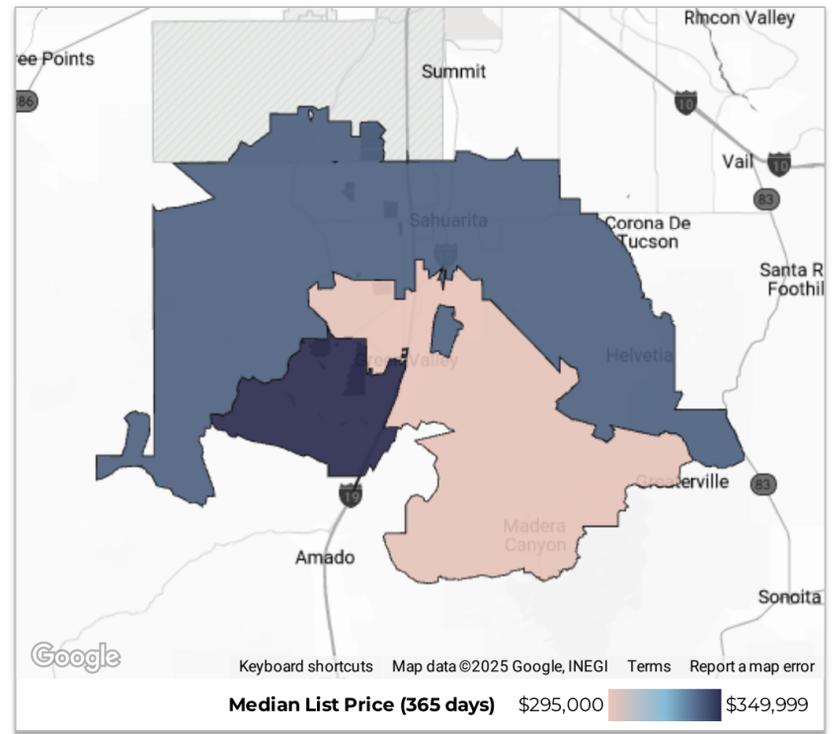
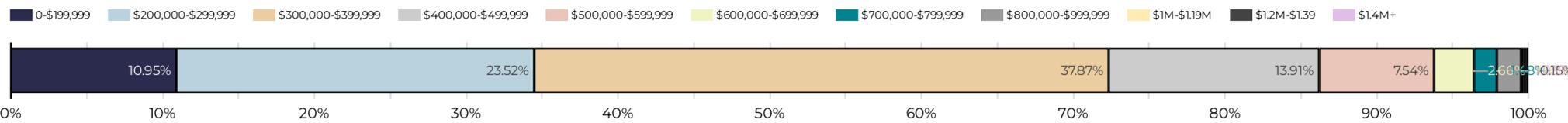
	Average	#
Single Family Residence	\$424,4...	468
Townhouse	\$279,537	139
Condominium	\$133,982	44
Manufactured Home	\$179,847	21
Mobile Home	\$145,500	4
Grand total	\$366,4...	676

of New Pendings (Demand)
152
↑ 40 from previous year

Active Listings
676

Pending Listings
69

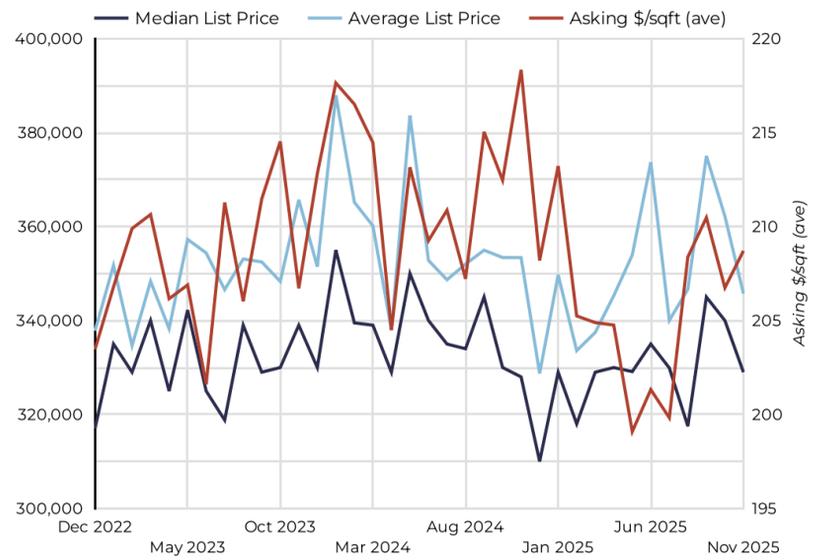
Active Listings



Months of Supply By Price Range

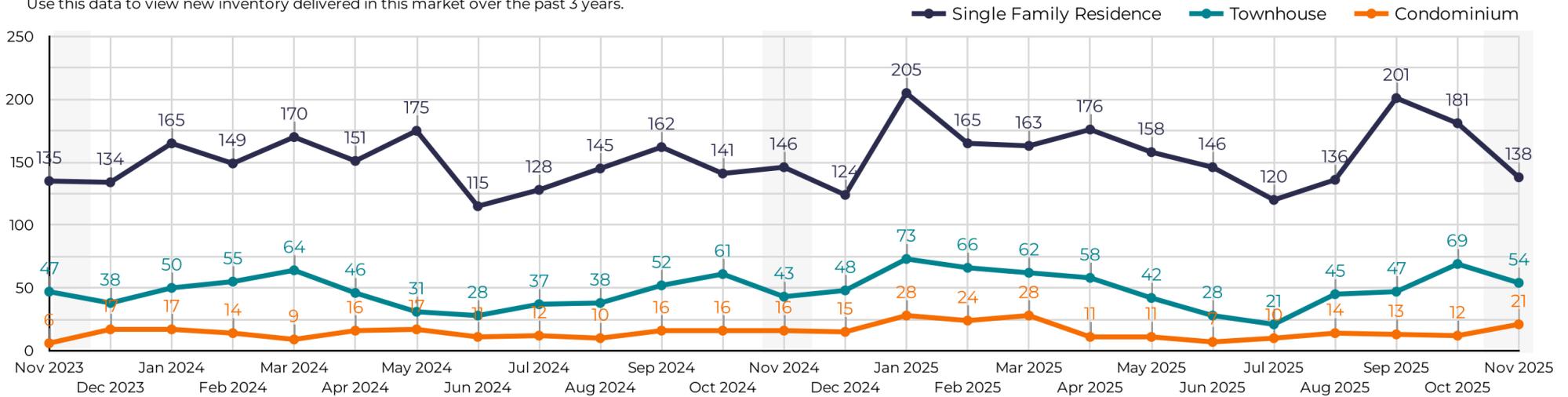
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.89	74	19
\$200,000-\$299,999	4.82	159	33
\$300,000-\$399,999	5.69	256	45
\$400,000-\$499,999	5.53	94	17
\$500,000-\$599,999	7.29	51	7
\$600,000-\$699,999	3.60	18	5
\$700,000-\$799,999	10.00	10	1
\$800,000-\$999,999	5.50	11	2
\$1M-\$1.19M	1.00	1	1
Grand total	5.18	674	130

Asking Prices



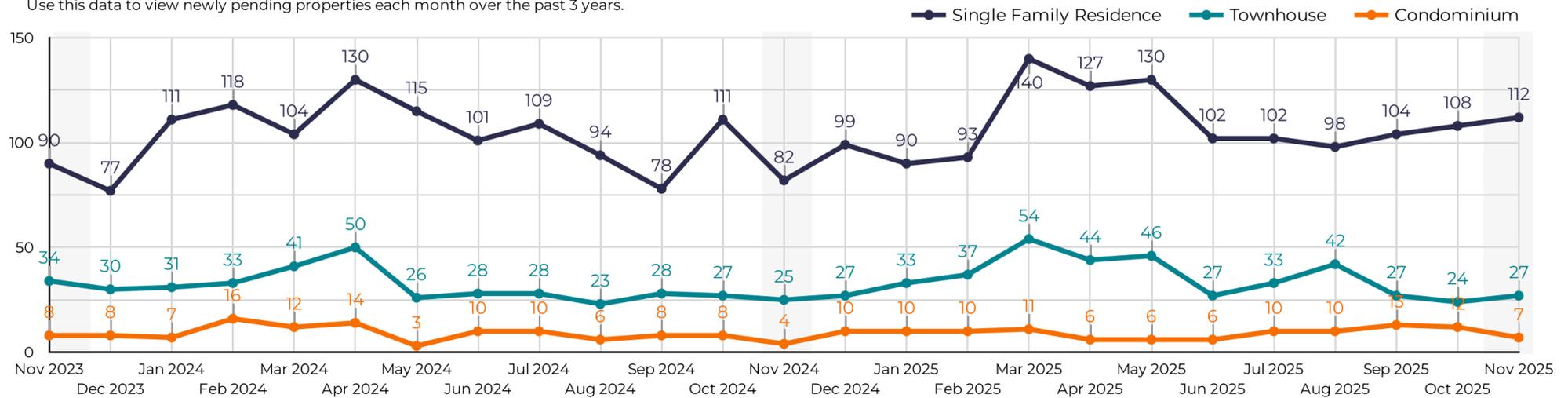
New Listings

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



New Pendings

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



Data Tables

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

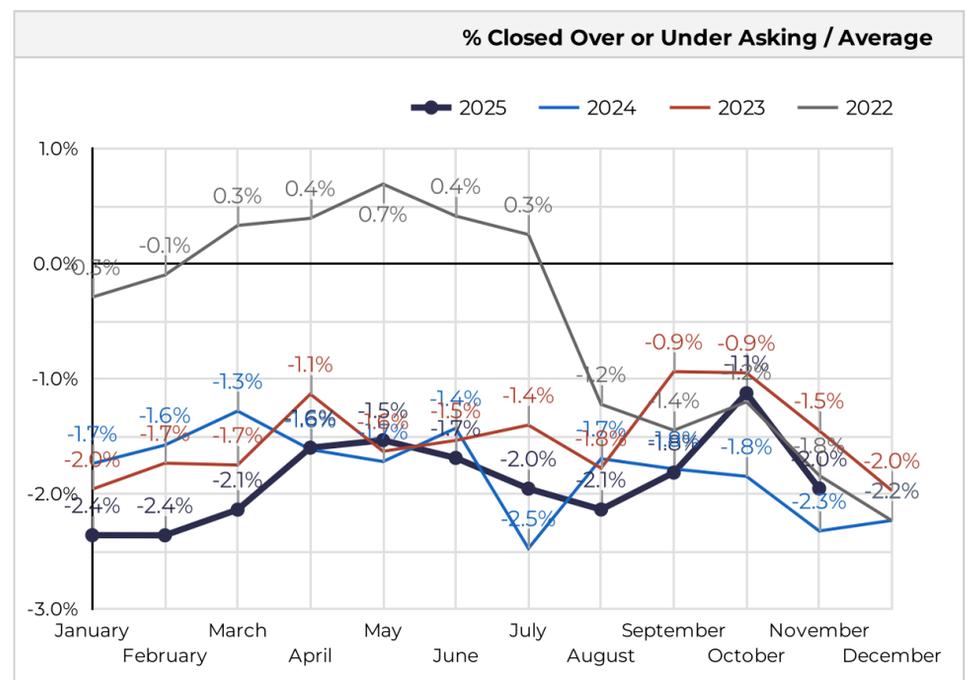
# of Sales / Count				
Month	2022	2023	2024	2025
January	191	125	112	125
February	196	123	157	140
March	255	195	189	189
April	261	222	186	202
May	220	182	171	174
June	189	200	159	147
July	160	171	132	153
August	148	157	141	164
September	127	135	133	148
October	146	129	145	156
November	109	133	106	130
December	126	134	152	-

Sale Price / Median				
Month	2022	2023	2024	2025
January	\$305,000	\$310,000	\$318,000	\$316,000
February	\$312,500	\$305,000	\$325,000	\$319,000
March	\$305,000	\$312,000	\$339,000	\$315,000
April	\$320,000	\$325,857	\$323,000	\$325,000
May	\$333,000	\$305,000	\$325,500	\$335,000
June	\$347,000	\$327,500	\$337,000	\$325,000
July	\$322,000	\$330,000	\$340,000	\$310,000
August	\$350,000	\$314,900	\$330,000	\$314,900
September	\$330,000	\$319,900	\$340,420	\$307,000
October	\$300,000	\$335,000	\$343,900	\$325,000
November	\$302,000	\$307,990	\$324,400	\$307,500
December	\$342,000	\$325,000	\$342,000	-

Days on Market / Median				
Month	2022	2023	2024	2025
January	7	25	31	52
February	6	37	39	51
March	6	32	33	38
April	5	16	27	43
May	6	18	31	44
June	8	18	30	49
July	7	31	41	60
August	10	18	52	59
September	15	17	43	30
October	15	14	30	28
November	15	24	31	36
December	25	26	36	-

New Listings / Count				
Month	2022	2023	2024	2025
January	245	221	239	316
February	241	216	228	260
March	251	231	250	260
April	225	203	224	254
May	237	206	227	220
June	210	168	155	188
July	182	175	183	161
August	186	191	205	202
September	208	203	241	266
October	182	219	224	274
November	167	193	210	220
December	116	193	195	-

New Pending / Count				
Month	2022	2023	2024	2025
January	214	133	153	137
February	203	142	173	146
March	264	218	164	211
April	262	196	201	185
May	195	195	152	184
June	184	185	146	139
July	159	169	151	151
August	129	152	125	152
September	131	122	120	152
October	136	129	152	149
November	111	136	112	152
December	117	119	140	-



Nov 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	92	21.1% ↑	\$36.24M	24.0% ↑	\$332,900	\$-16,600 ↓	\$203	\$-4 ↓	44	12 ↑	-1.8%	0.4% ↑
Townhouse	25	13.6% ↑	\$6.84M	17.7% ↑	\$265,000	\$15,100 ↑	\$214	\$3 ↑	16	4 ↑	-1.8%	1.0% ↑
Condominium	8	33.3% ↑	\$992.65K	25.8% ↑	\$128,400	\$8,400 ↑	\$194	\$-10 ↓	16	-4 ↓	-3.0%	0.5% ↑
Manufactured Home	5	150.0% ↑	\$826.5K	102.1% ↑	\$169,000	\$-11,000 ↓	\$122	\$-33 ↓	91	91 ↑	-4.6%	-3.3% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	12	50.0% ↑	\$1.7M	43.0% ↑	\$130,000	\$-6,000 ↓	\$222	\$1 ↑	23	3 ↑	-3.2%	-0.2% ↓
\$1000-1499 sqft	33	0.0%	\$8.31M	-7.6% ↓	\$263,000	\$-2,000 ↓	\$198	\$-17 ↓	16	-4 ↓	-3.0%	-0.9% ↓
\$1500-1999 sqft	50	13.6% ↑	\$17.06M	8.9% ↑	\$325,000	\$-17,500 ↓	\$197	\$-10 ↓	44	13 ↑	-0.8%	1.5% ↑
2000-2499 sqft	22	144.4% ↑	\$10.09M	172.2% ↑	\$418,000	\$18,000 ↑	\$205	\$14 ↑	45	-36 ↓	-1.9%	1.0% ↑
2500-2999 sqft	8	-11.1% ↓	\$4.73M	4.3% ↑	\$585,000	\$160,000 ↑	\$219	\$40 ↑	111	14 ↑	-2.5%	-1.0% ↓
3000-3999 sqft	5	150.0% ↑	\$3.01M	102.9% ↑	\$515,000	\$-54,000 ↓	\$179	\$-49 ↓	13	10 ↑	-2.5%	-2.5% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	42	2.4% ↑	\$14.33M	-2.0% ↓	\$320,000	\$-20,000 ↓	\$171	\$-22 ↓	64	-13 ↓	-2.0%	0.4% ↑
Green Valley Northwest	41	64.0% ↑	\$10.47M	60.9% ↑	\$263,000	\$20,000 ↑	\$192	\$-9 ↓	24	-4 ↓	-2.9%	-0.2% ↓
Green Valley Northeast	21	23.5% ↑	\$8.81M	36.8% ↑	\$410,000	\$70,000 ↑	\$223	\$-5 ↓	55	24 ↑	-1.0%	0.2% ↑
Green Valley Southwest	16	33.3% ↑	\$5.34M	36.3% ↑	\$349,900	\$54,900 ↑	\$231	\$14 ↑	11	-10 ↓	-1.4%	2.3% ↑
Green Valley Southeast	10	-9.1% ↓	\$5.94M	25.1% ↑	\$525,000	\$175,000 ↑	\$277	\$51 ↑	16	-7 ↓	-0.4%	0.9% ↑