

MLS of Southern Arizona®

Southern AZ Housing Market Snapshot

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

This report provides a snapshot of the market as taken on: Oct 31, 2023



Region: Northwest (I) ▾

City ▾

Zip Code ▾

County ▾

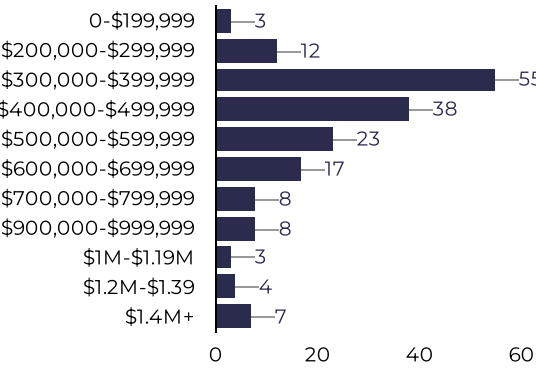
Type ▾

Beds ▾

Price Range Between ▾ Enter a value and Enter a value

Download

September



of Sales

178

-12.3% from previous year

Volume

\$97,766,696

-5.2% from previous year

\$/sqft

\$249

1.6% from previous year

Median Sale Price

\$460,000

4.9% from previous year

Median Days on Market

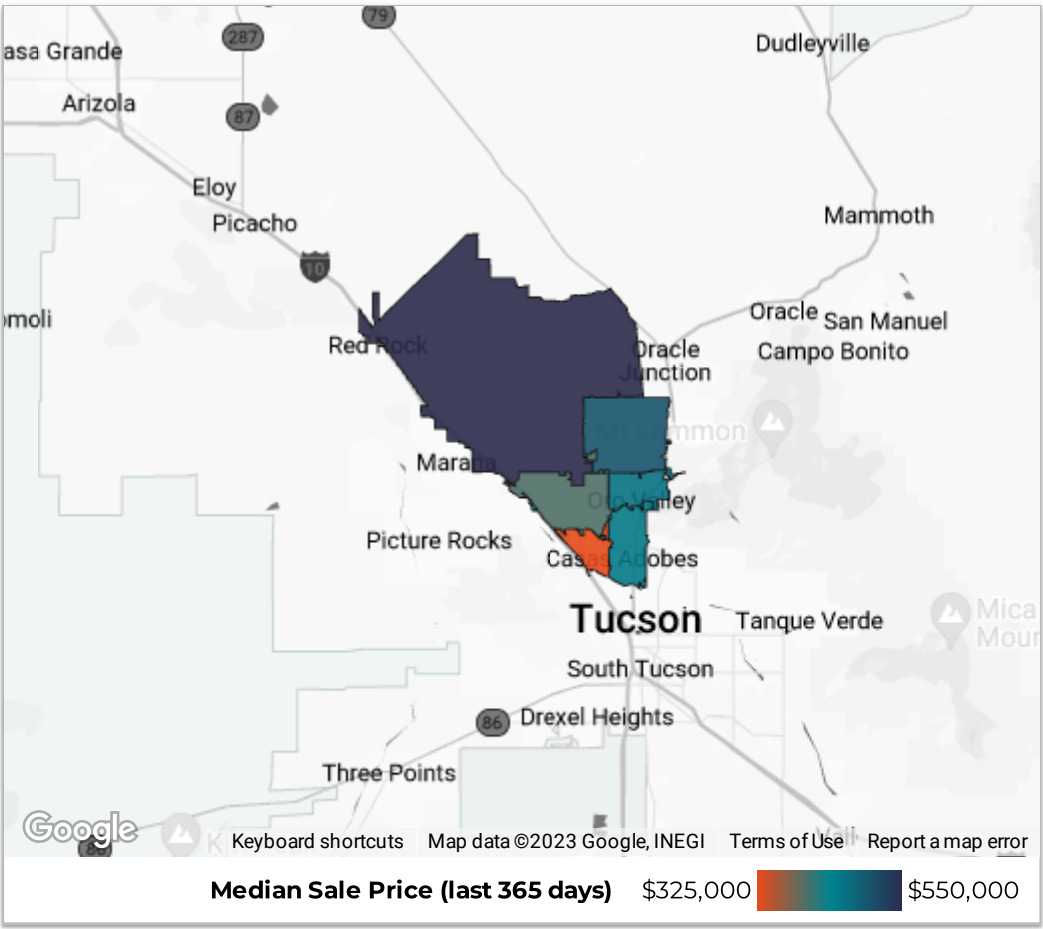
14

2 from previous year

Average % Over Asking

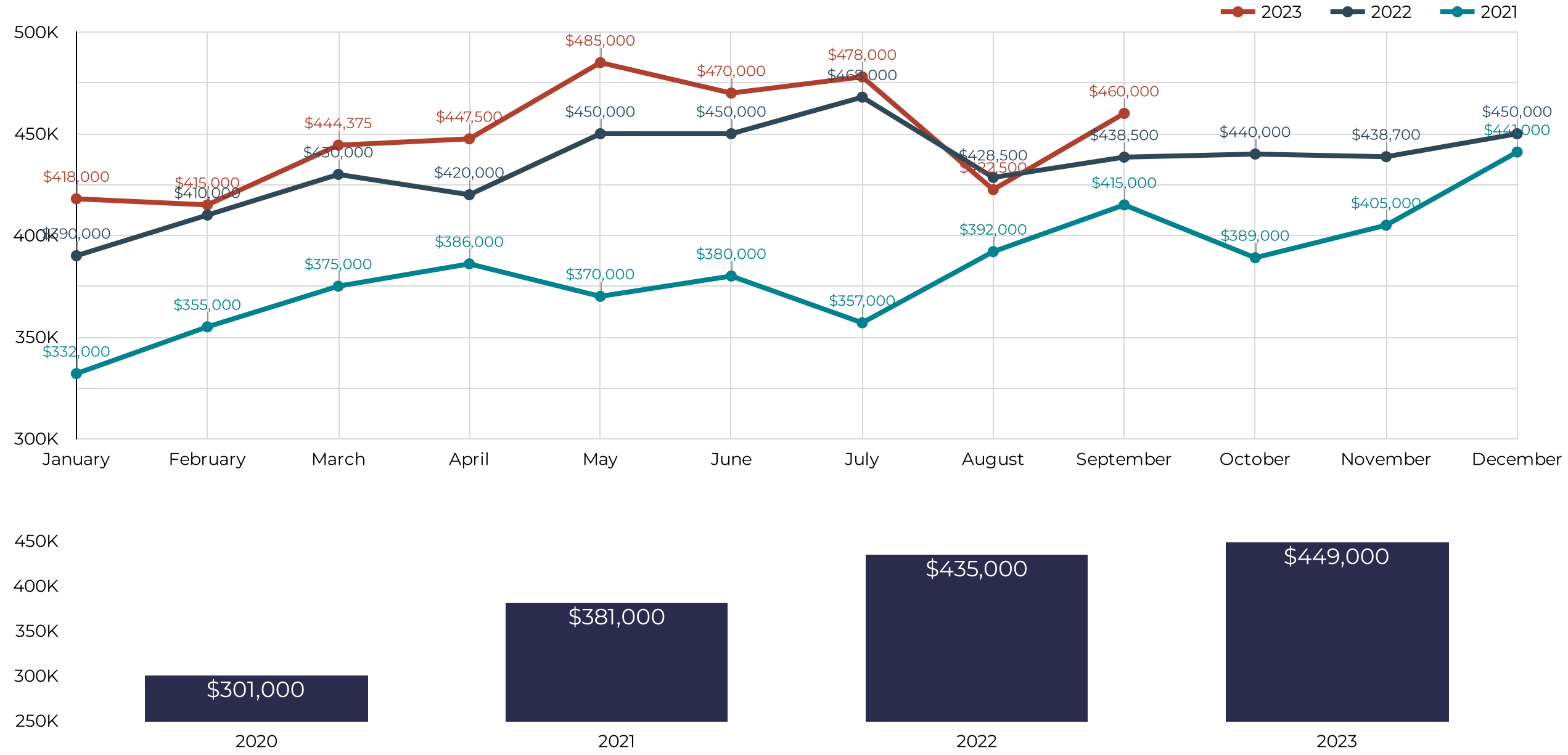
-1.32%

0.05% from previous year



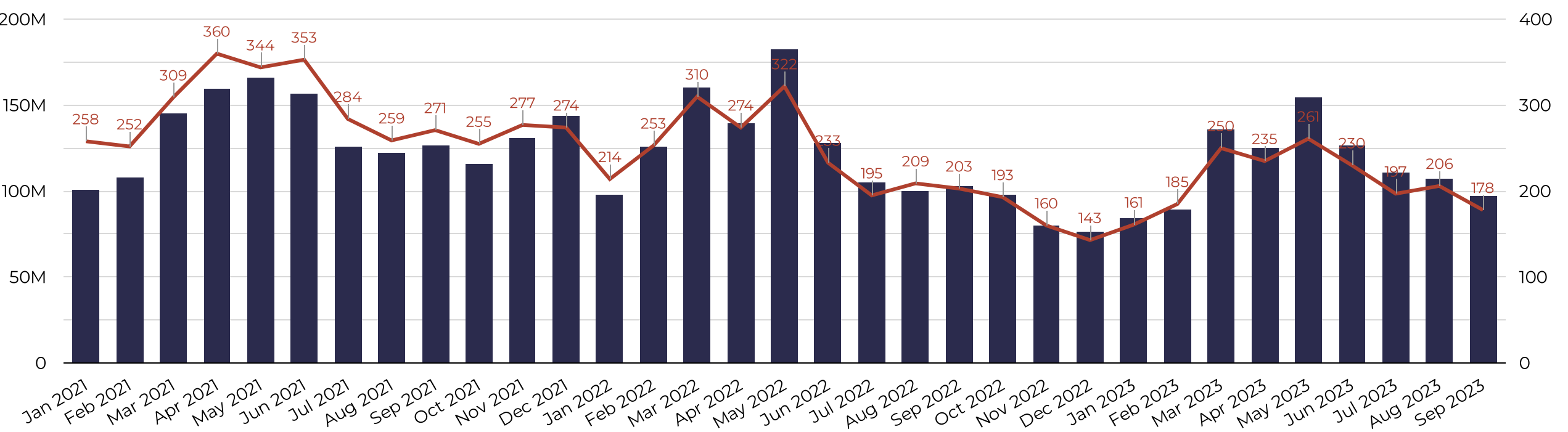
Median Sales Price

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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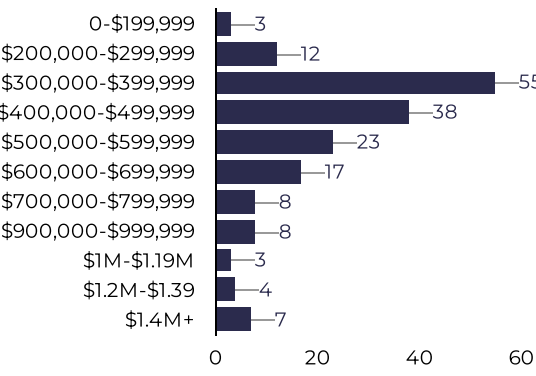
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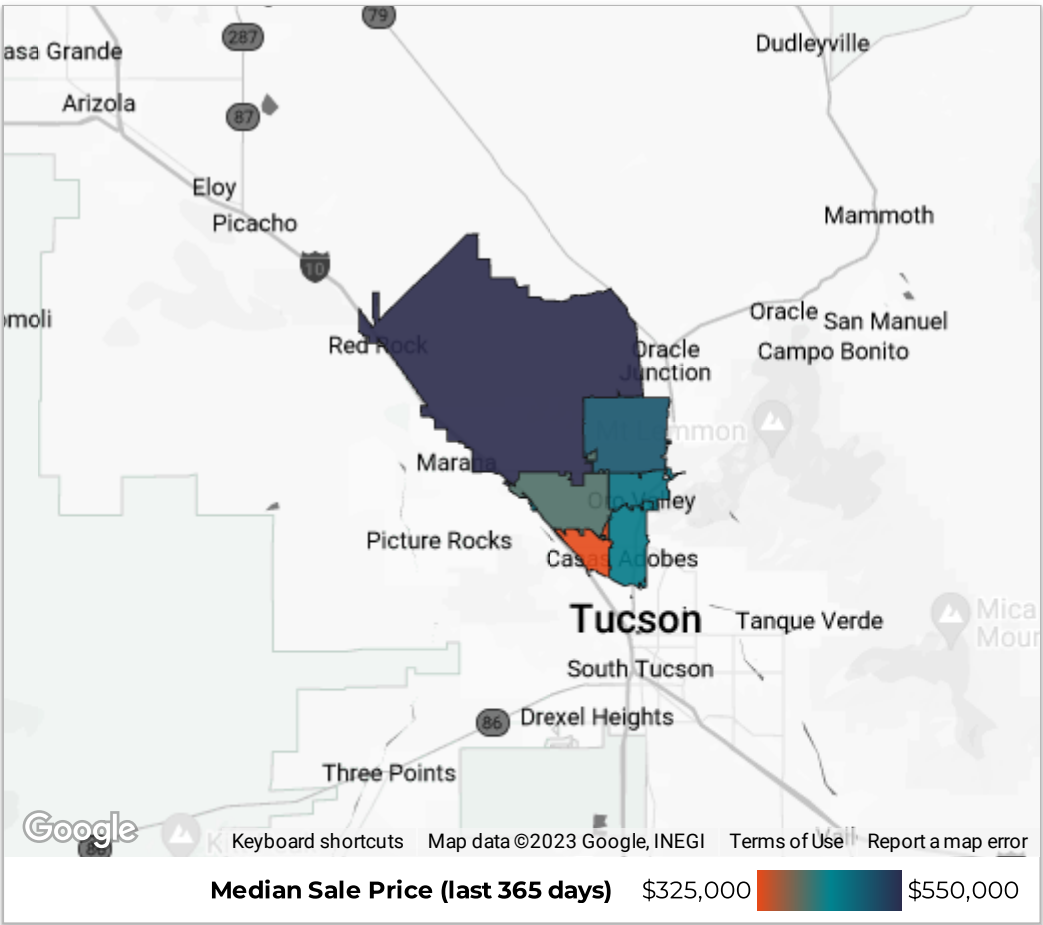
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\$/sqft

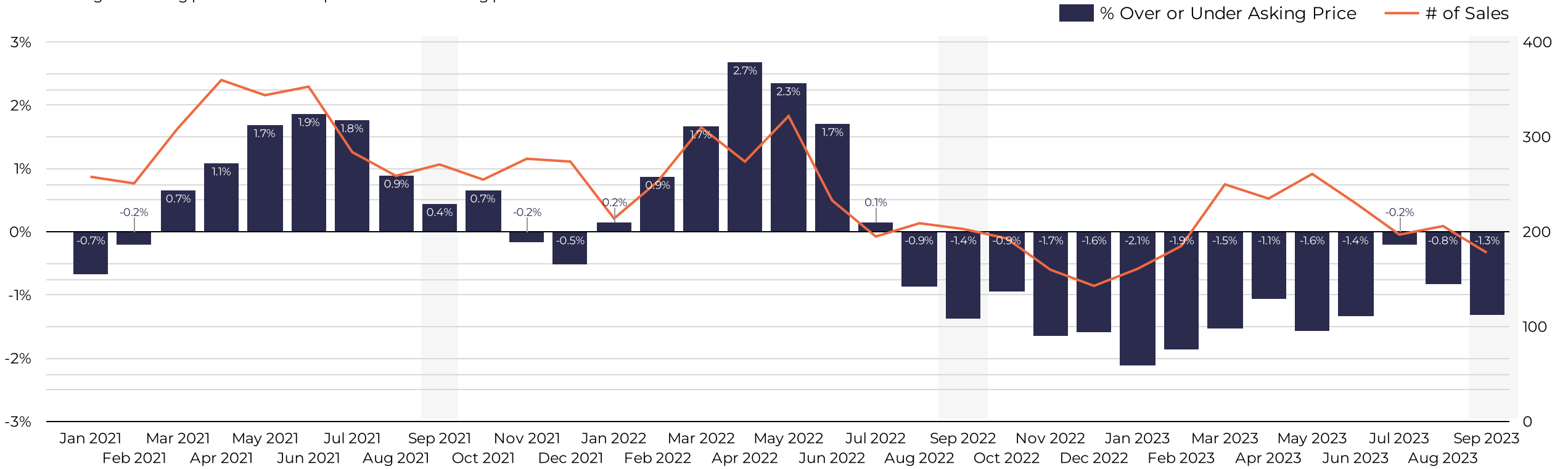
\$249

1.6% from previous year



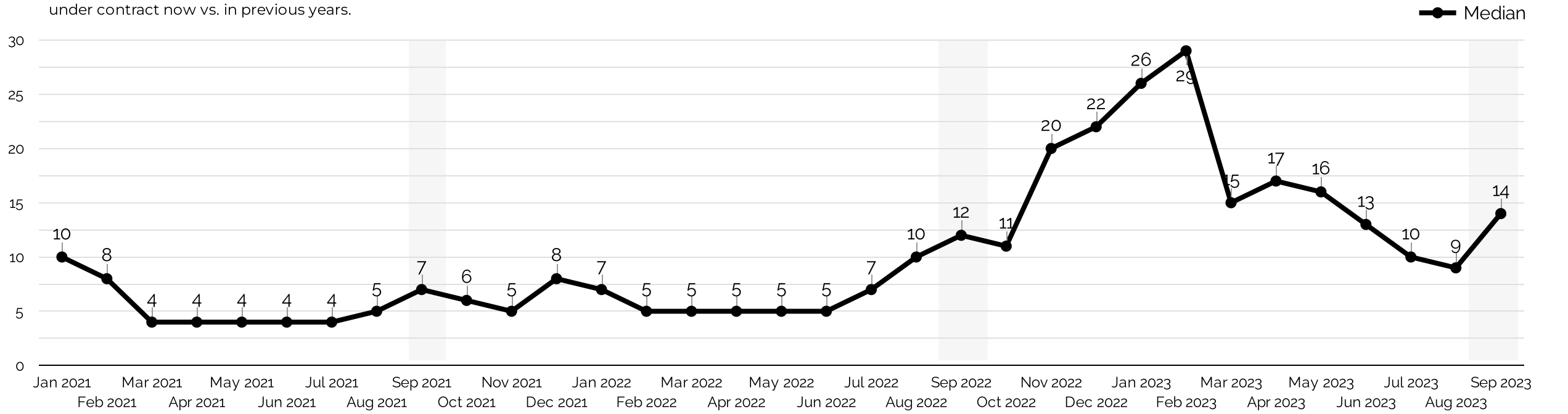
Buyer Demand

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



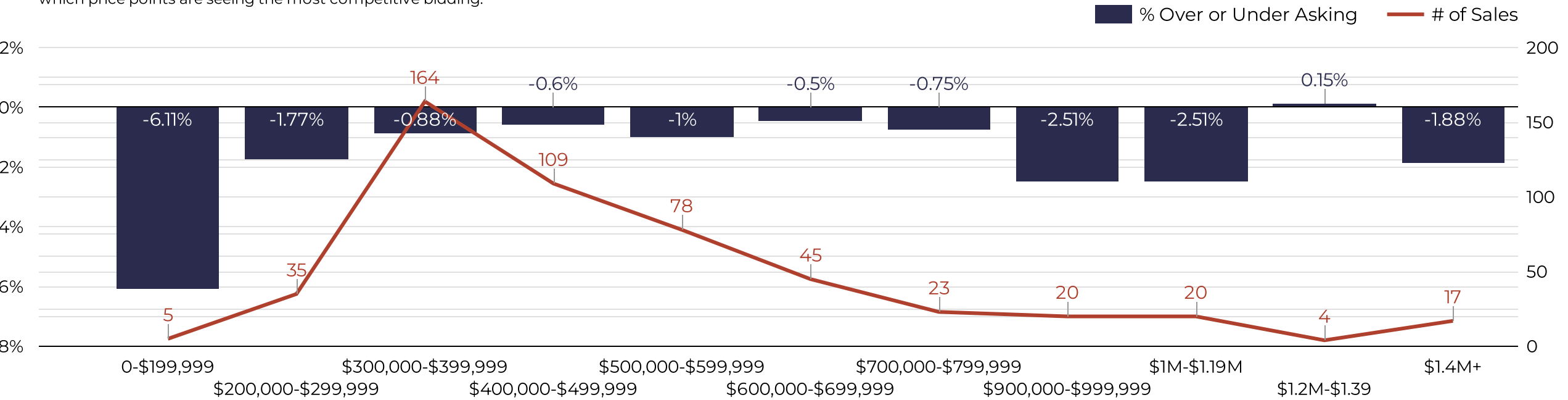
Days on Market

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



Buyer Competition at Each Price Range (last 90 days)

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



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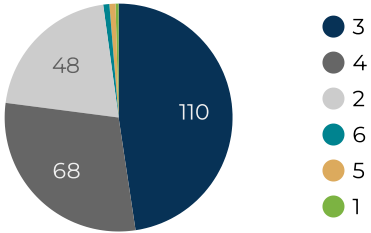
Download

September

of New Listings (Supply)
231
-74 from previous year

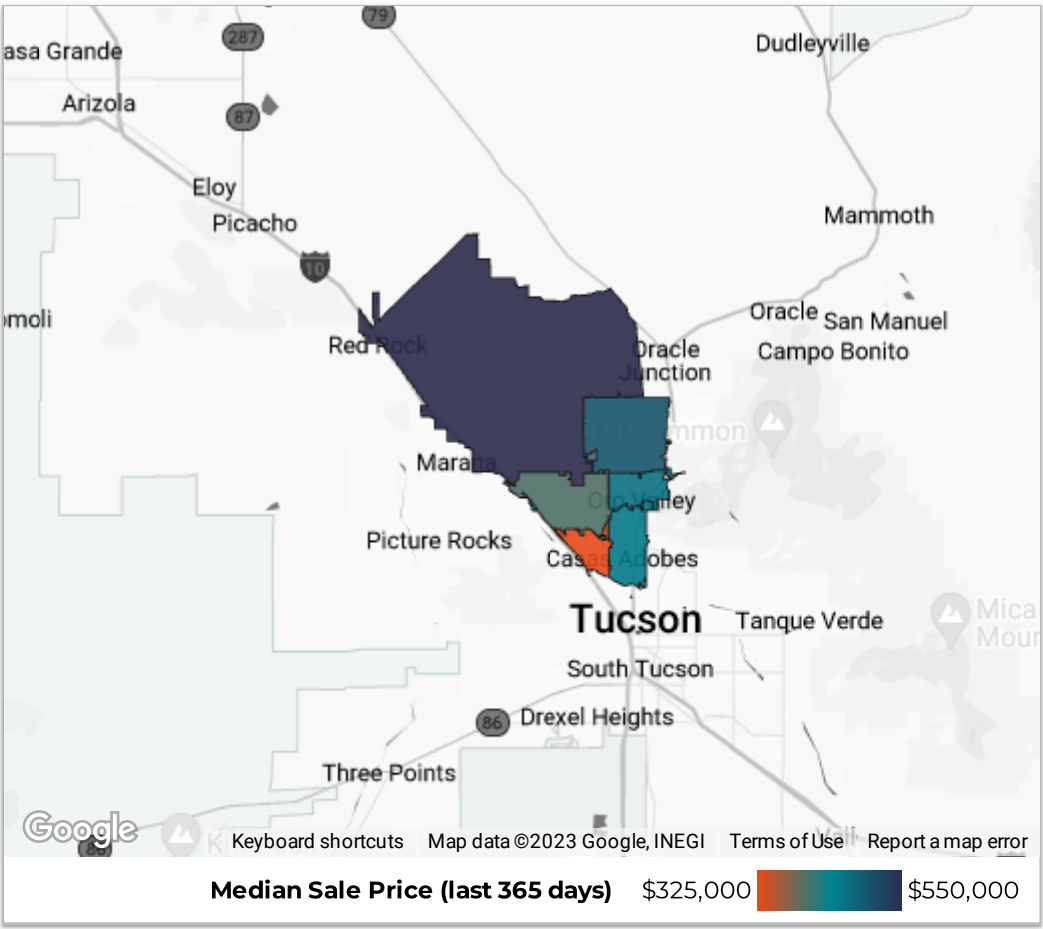
of New Pendings (Demand)
180
-15 from previous year

of Bedrooms Delivered

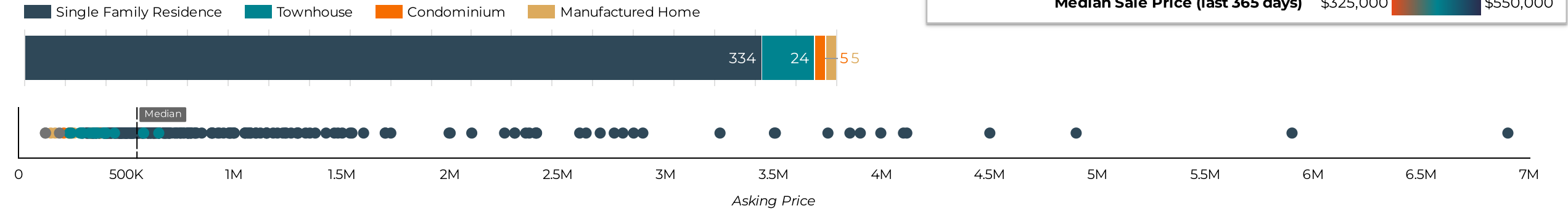


Months of Supply Now
2.08

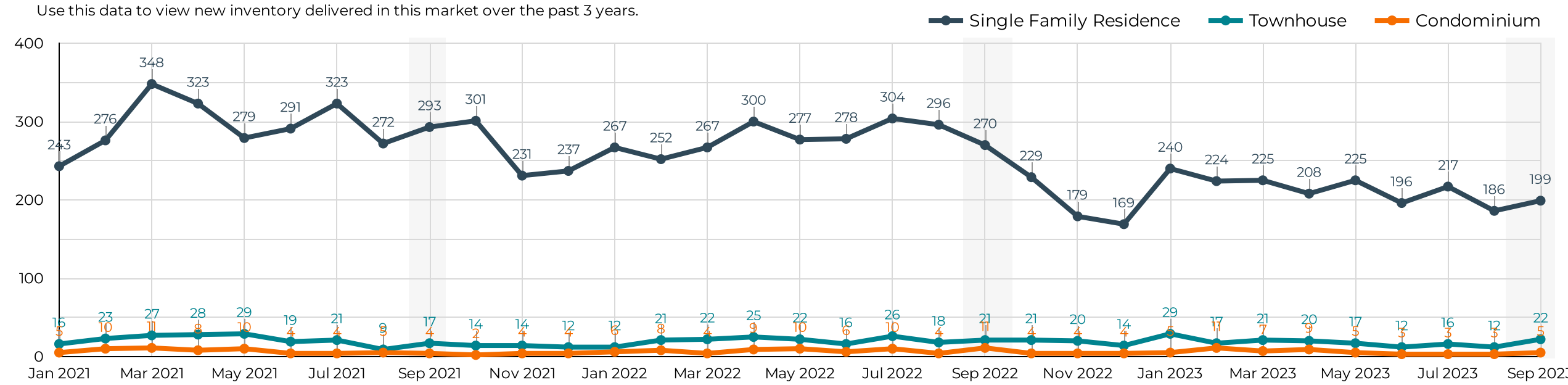
Active Listings Now
371



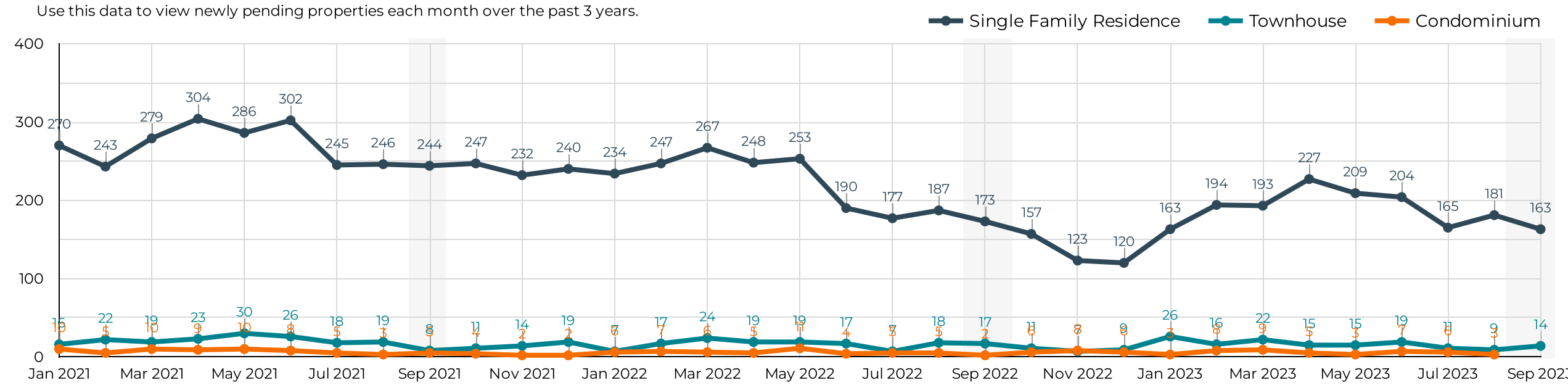
Active Now



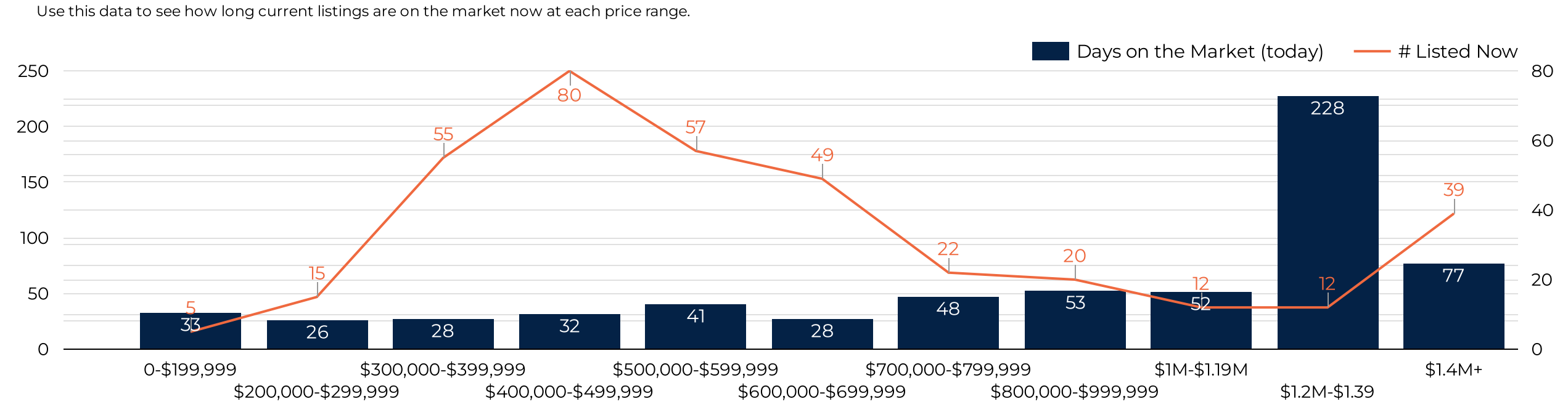
New Listings



New Pendings



Active Listings Now



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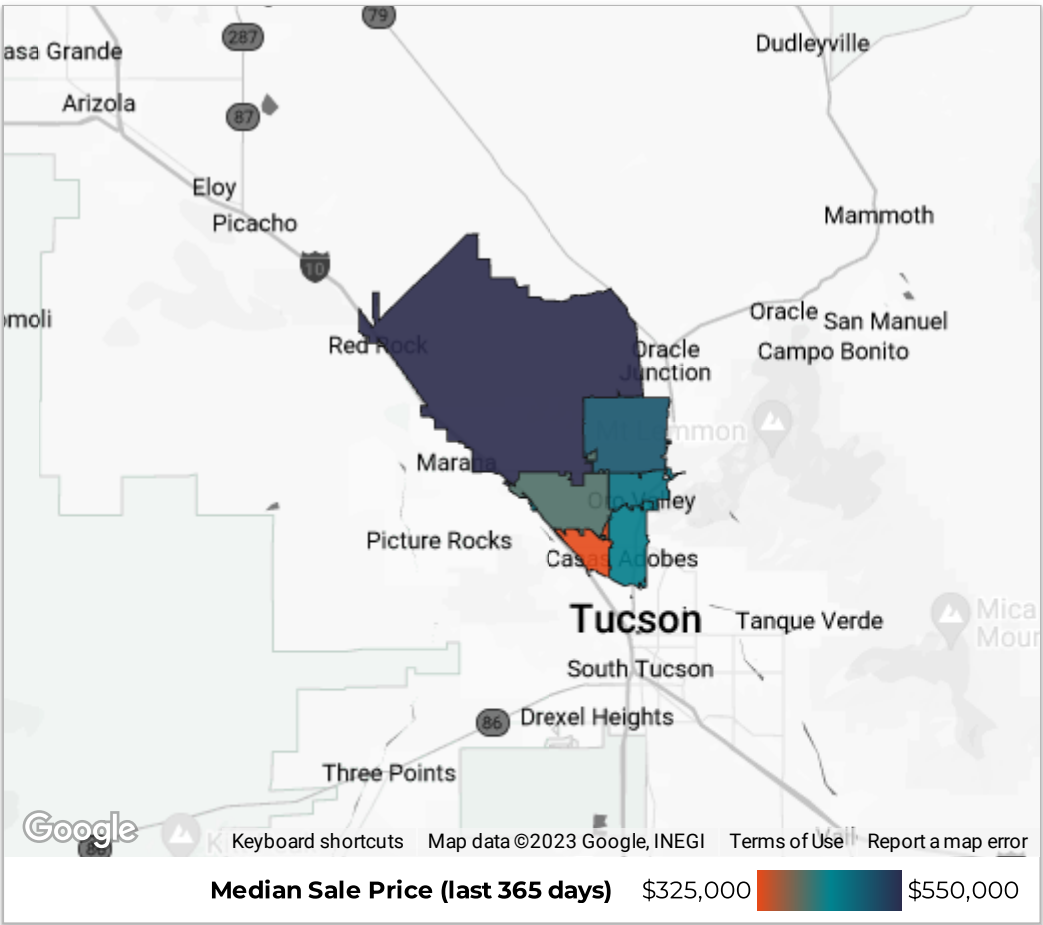
Price Range Between ▾ Enter a value and Enter a value

Download

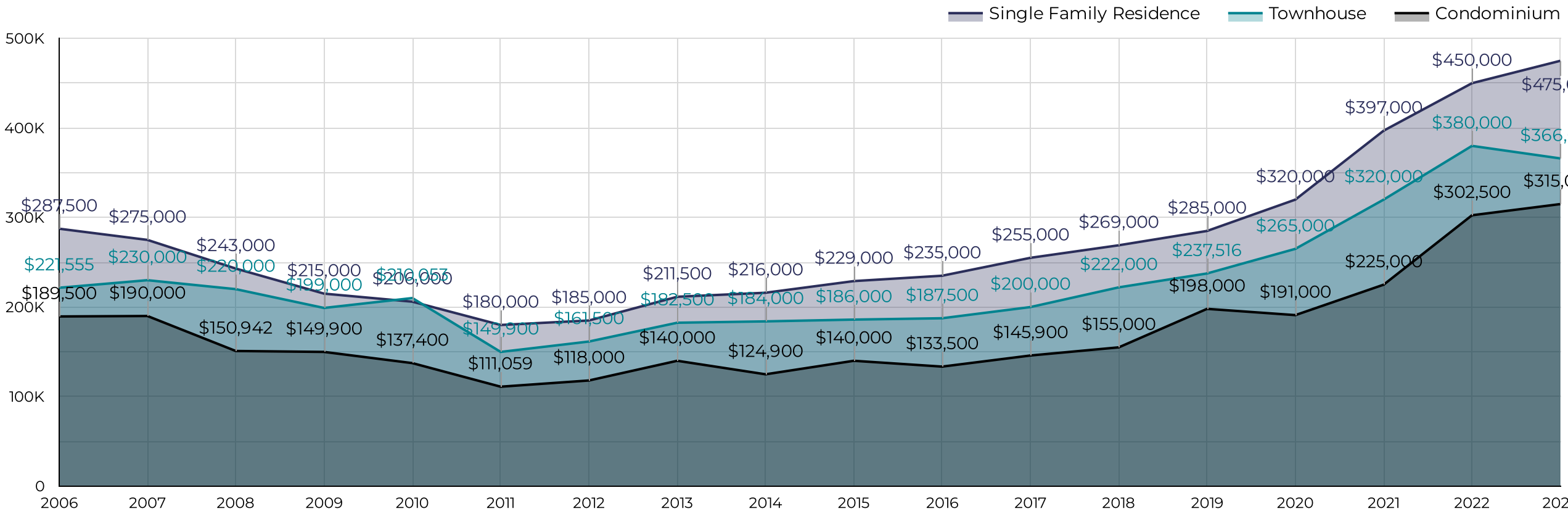
Year-to-Date Statistics

2023

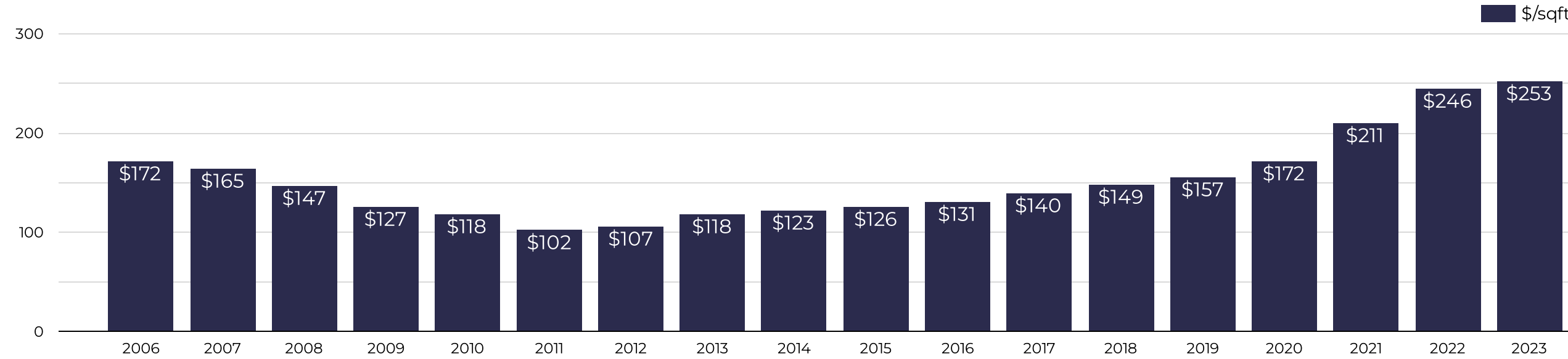
# of Sales	Total Volume	Median Sale Price
2,049	\$1.12B	\$450,000
↓ -14.8% from Jan 1, 2022 - Oct 31, 2022	↓ -10.0% from Jan 1, 2022 - Oct 31, 2022	↑ 4.2% from Jan 1, 2022 - Oct 31, 2022
New Listings	Median Days on Market	% Over or Under Asking
2,401	16	-1.3%
↓ -21.5% from Jan 1, 2022 - Oct 31, 2022	↑ 10 from Jan 1, 2022 - Oct 31, 2022	↓ -2.1% from Jan 1, 2022 - Oct 31, 2022



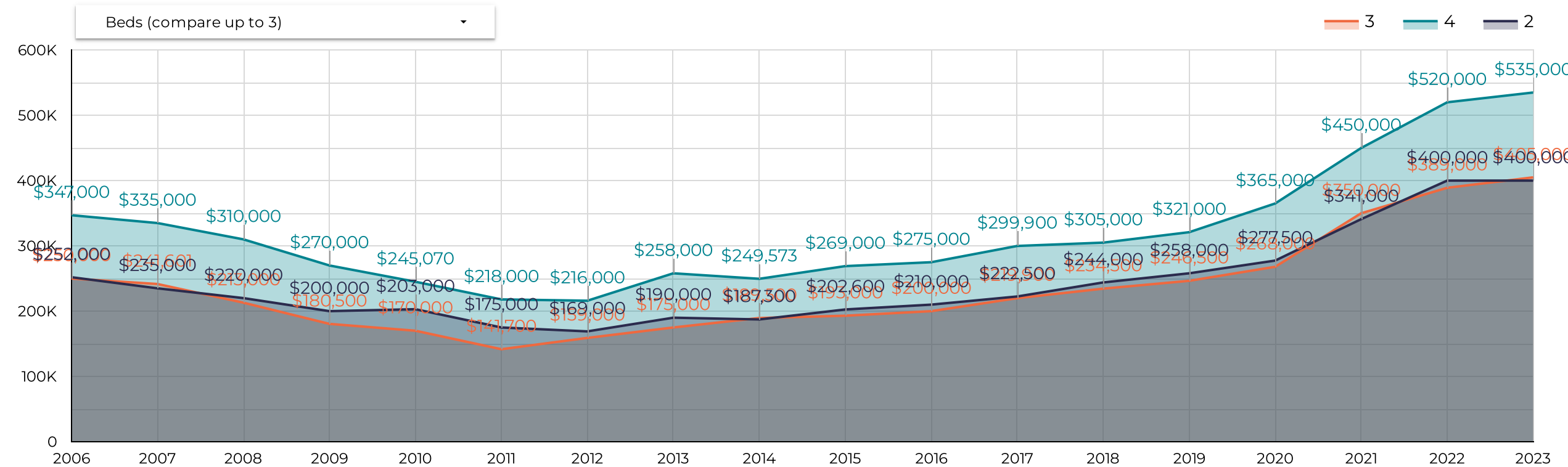
Median Sale Price



\$/Square Foot



Median Sale By Bedrooms



Region: Northwest (I) ▾

City ▾

Zip Code ▾

County ▾

Type ▾

Beds ▾

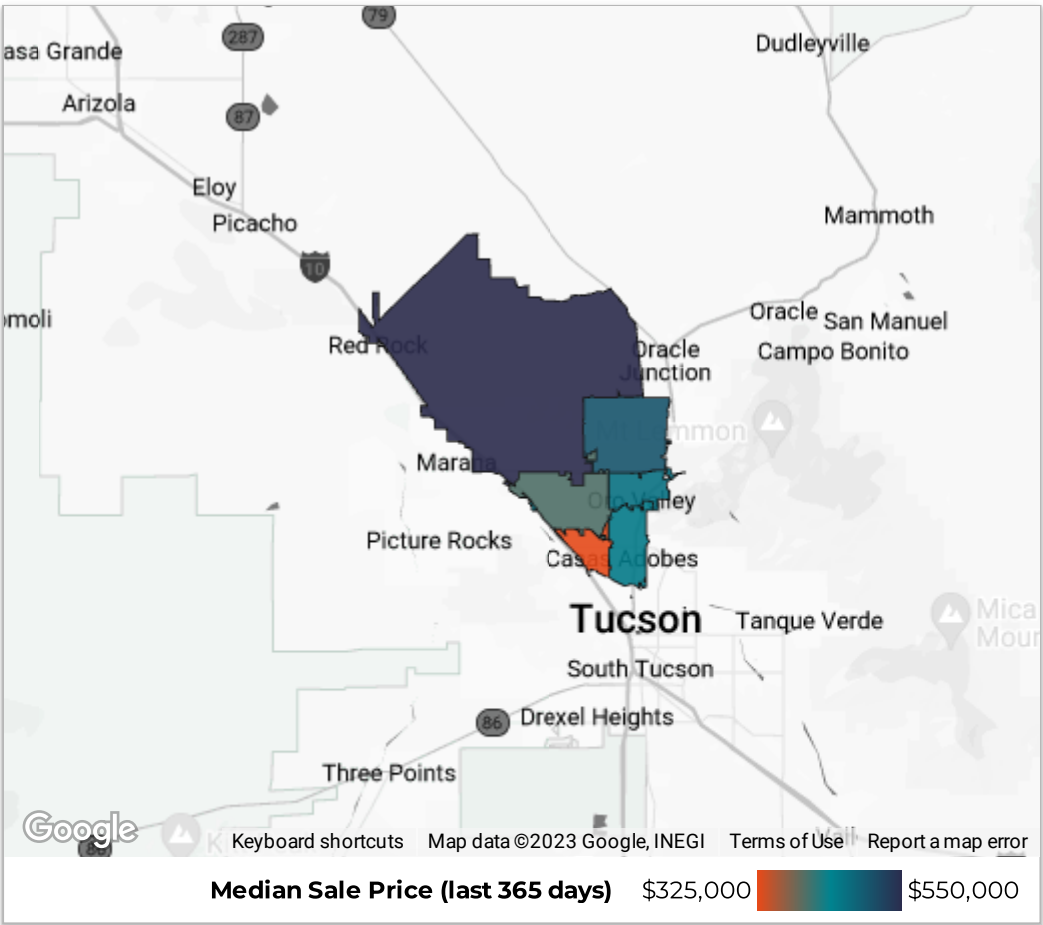
Price Range Between ▾ Enter a value and Enter a value

Download

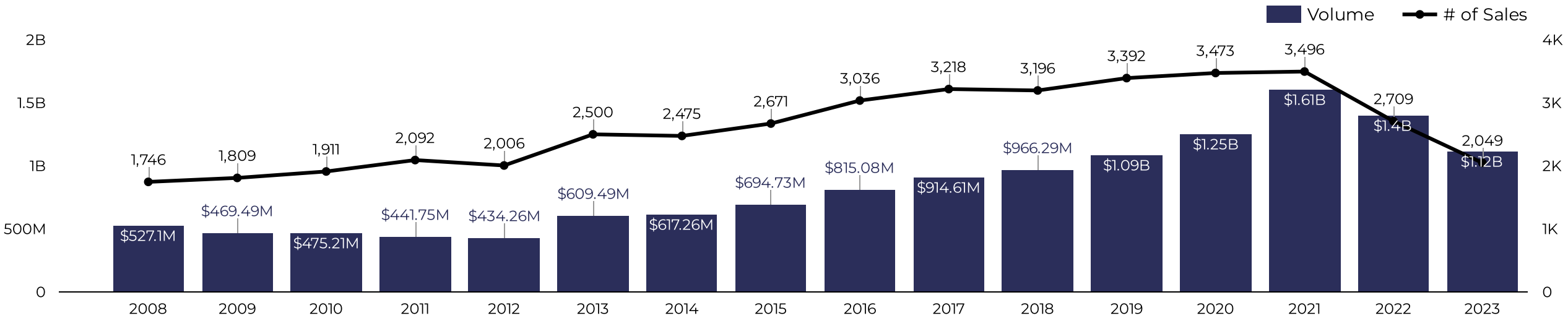
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2023

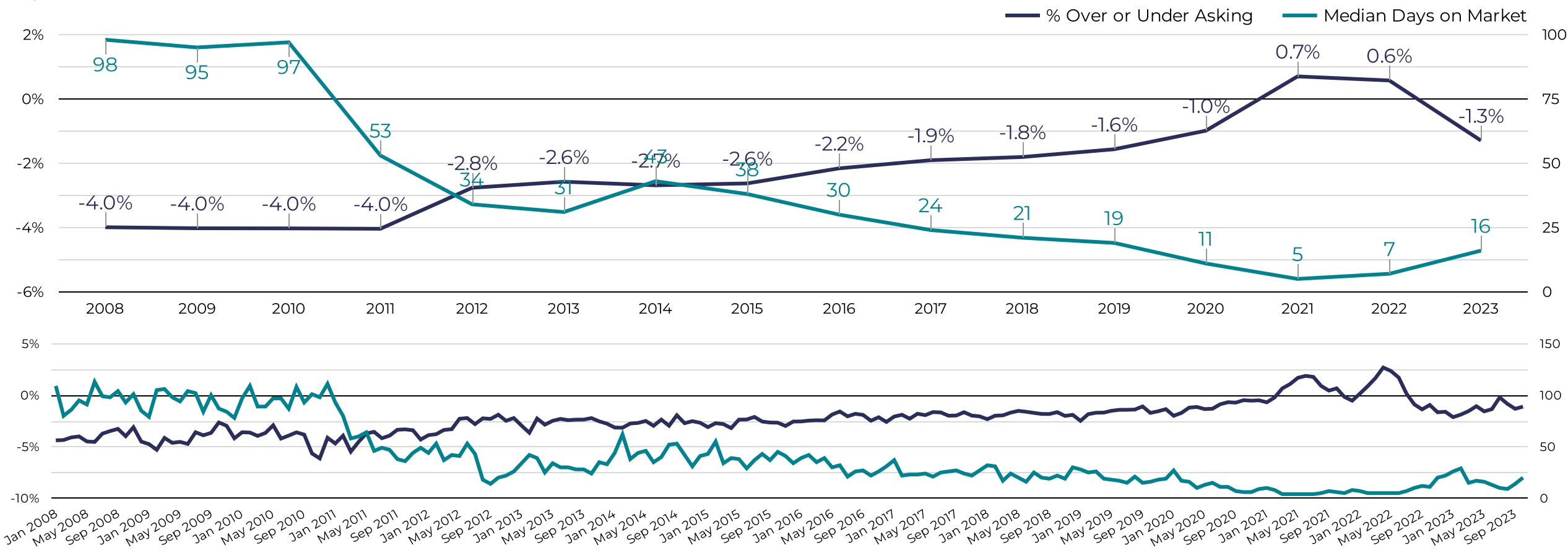
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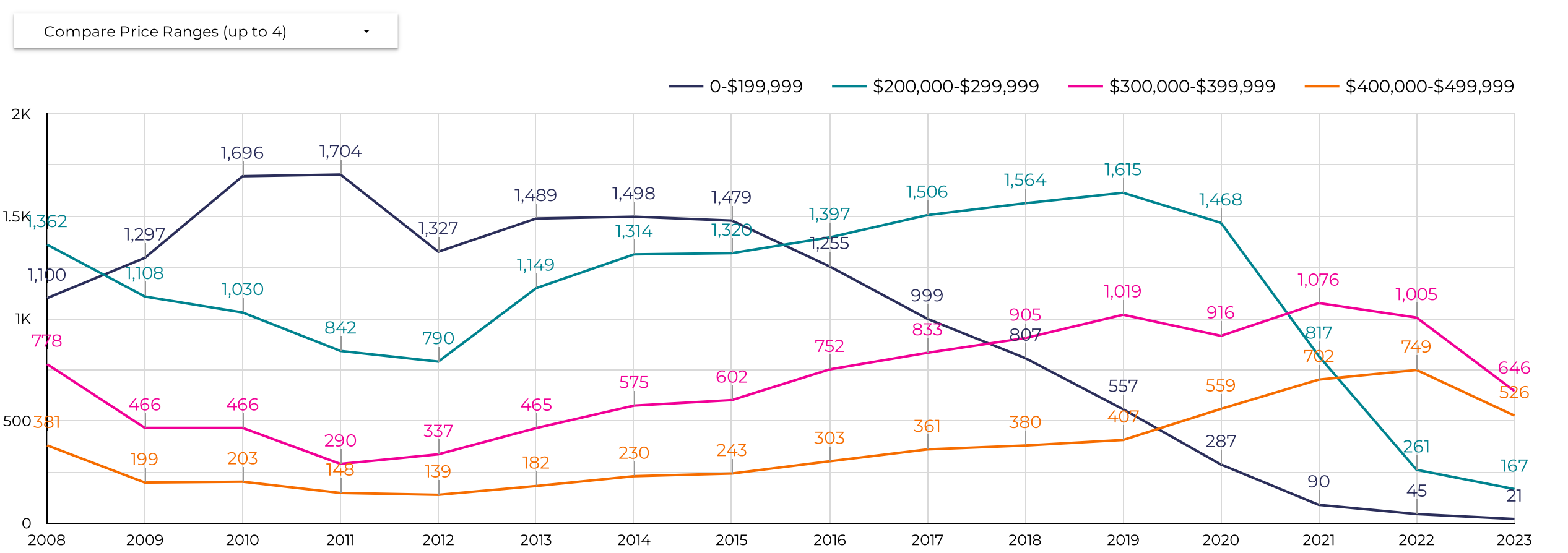
Total Sales



Buyer Competition



New Listings Delivered



Region: Northwest (I) ▾

City ▾

Zip Code ▾

County ▾

Type ▾

Beds ▾

Price Range Between ▾ Enter a value and Enter a value

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September

of Sales

178

↓ -12.3% from previous year

Total Volume

\$97.77M

↓ -5.2% from previous year

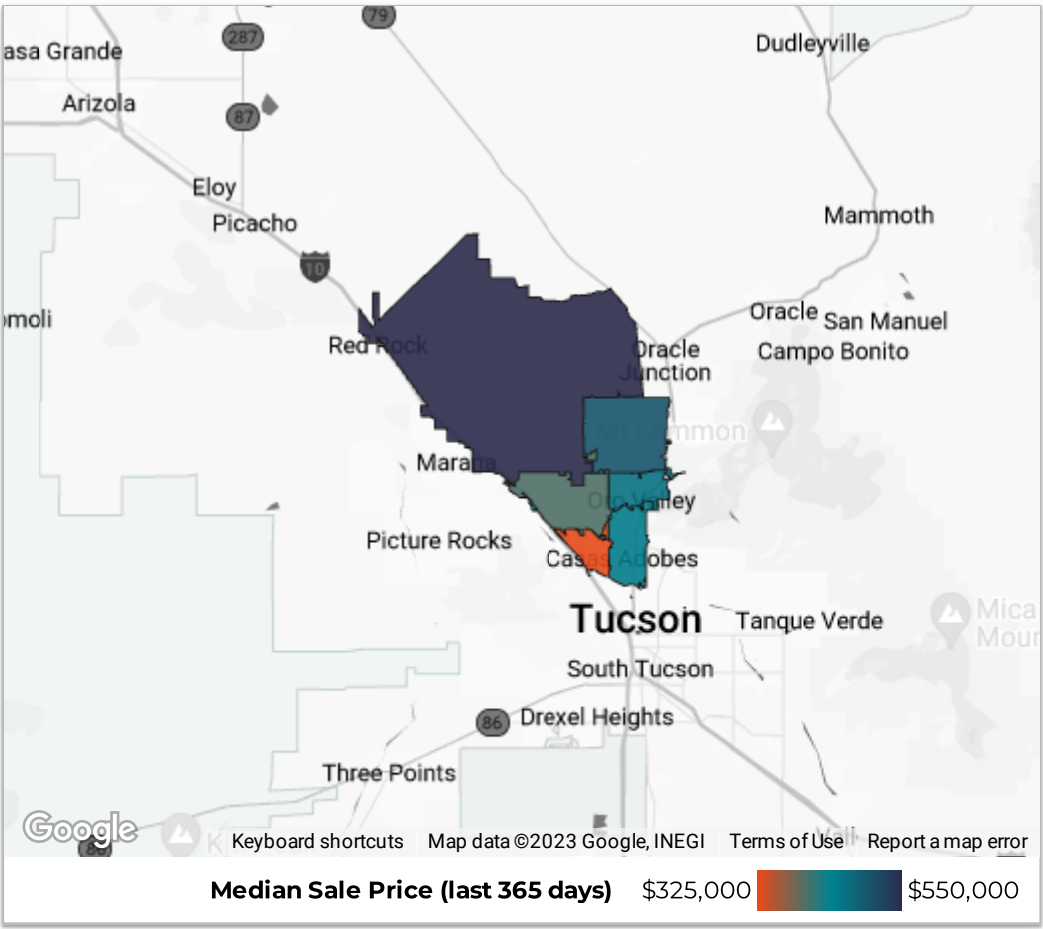
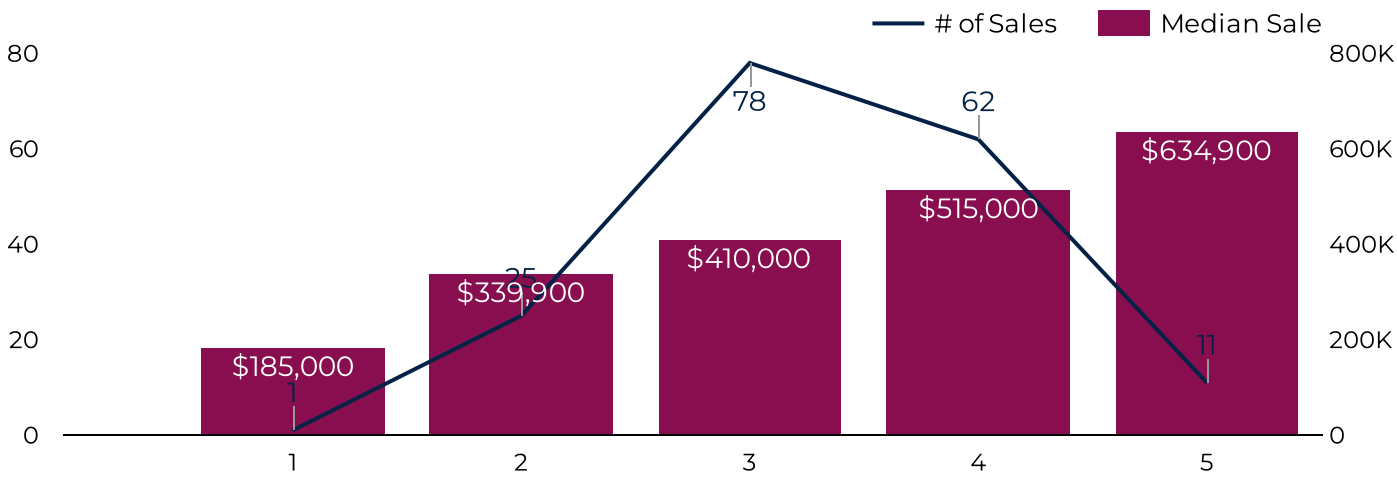
Average SqFt

2,124

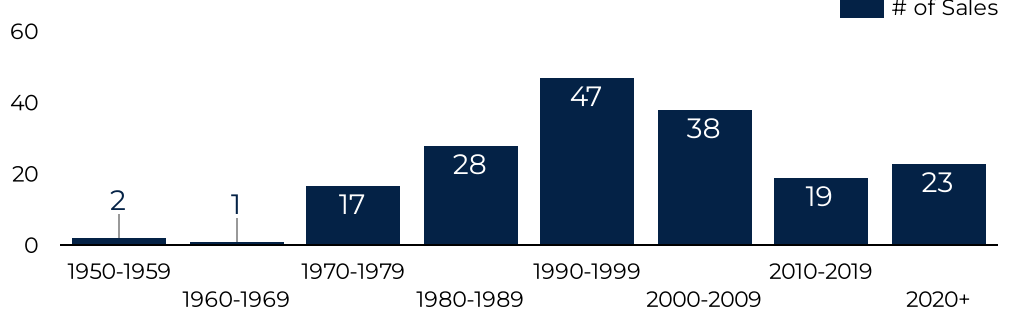
Median Year Built

1,999

Median Sale Price By Bedrooms



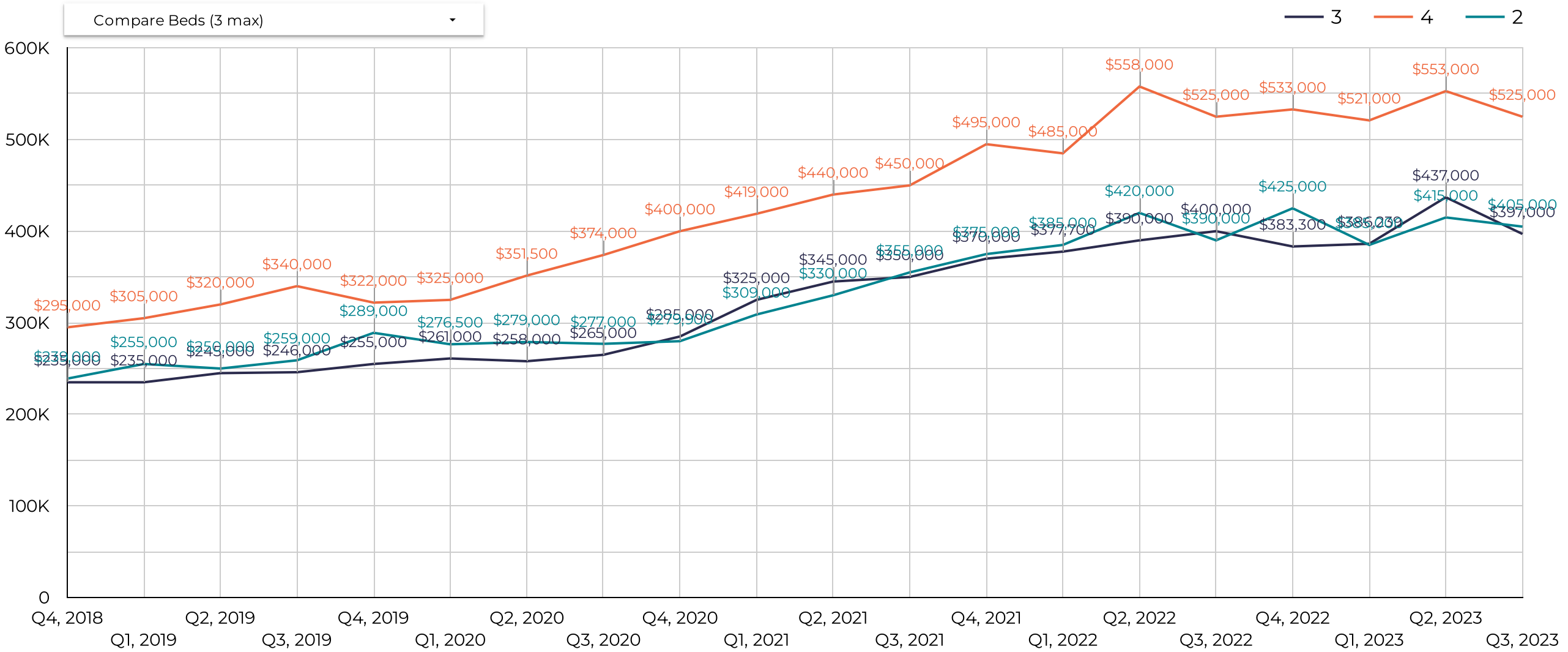
Sales By Property Age



Data By Price Range

Price Range	# of Sales	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
0-\$199,999	3	2	1	0	30	-8.51%
\$200,000-\$299,999	12	6	5	1	5	-0.26%
\$300,000-\$399,999	55	8	33	14	10	-1.45%
\$400,000-\$499,999	38	6	16	16	19	-1.09%
\$500,000-\$599,999	23	1	10	12	37	-1.03%
\$600,000-\$699,999	17	1	2	14	10	-0.11%
\$700,000-\$799,999	8	1	5	2	7	-0.91%
\$900,000-\$999,999	8	1	1	6	9	-2.36%
\$1M-\$1.19M	3	0	0	3	126	-3.05%
\$1.2M-\$1.39	4	0	2	2	26	0.15%
\$1.4M+	7	0	3	4	111	-3.6%
Grand total	178	26	78	74	14	-1.32%

Median Sale Price



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Beds ▾

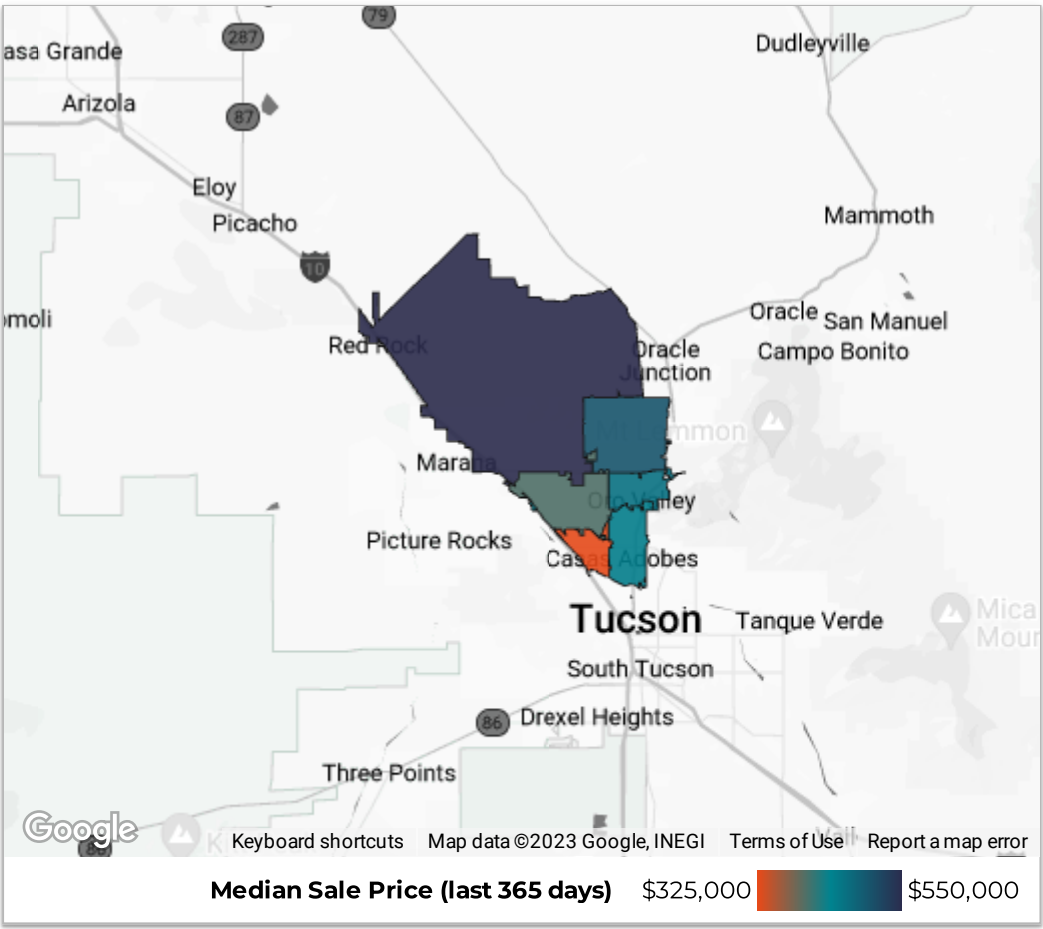
Price Range Between ▾ Enter a value and Enter a value

Download

Sep 2023

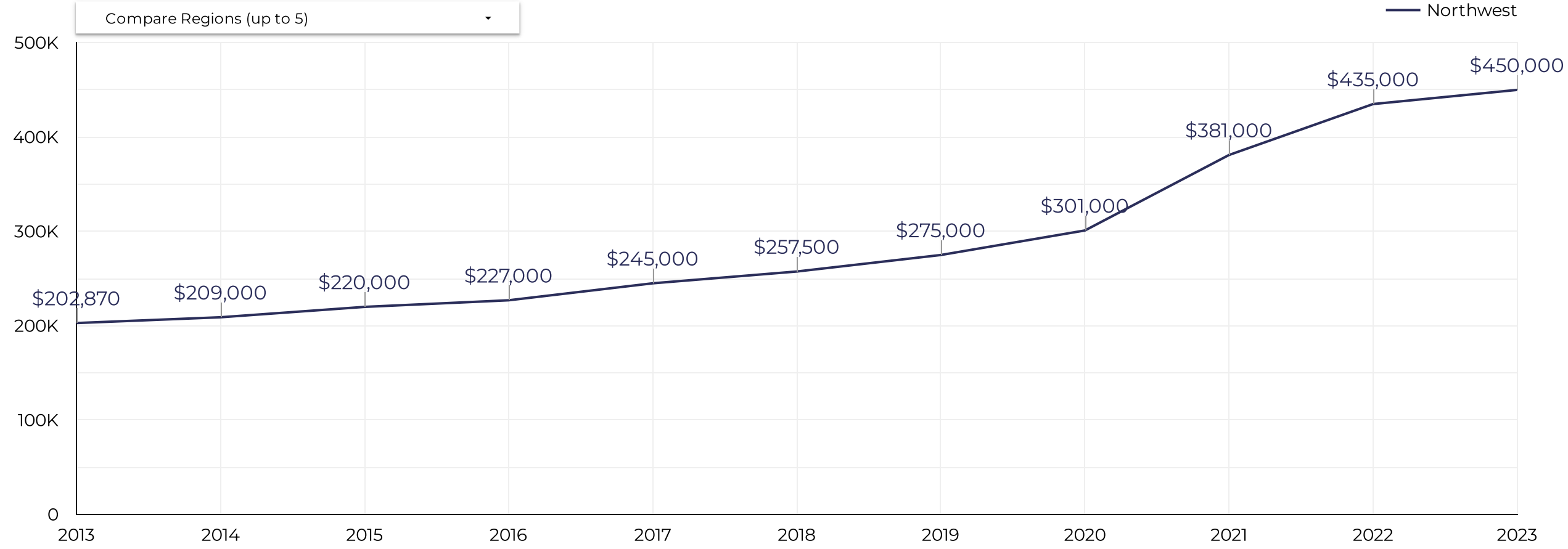
vs. last year

Use this table to compare MLSSAZ regions year-over-year in your selected area on a range of metrics.



Market Activity					Market Pricing				Buyer Demand			
Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1. Northwest	178	-12.3%	\$97.77M	-5.2%	\$460,000	\$21,500	\$249	\$4	14	2	-1.3%	0.1%

Median Sale by Region



Region: Northwest (I) ▾

City ▾

Zip Code ▾

County ▾

Type ▾

Beds ▾

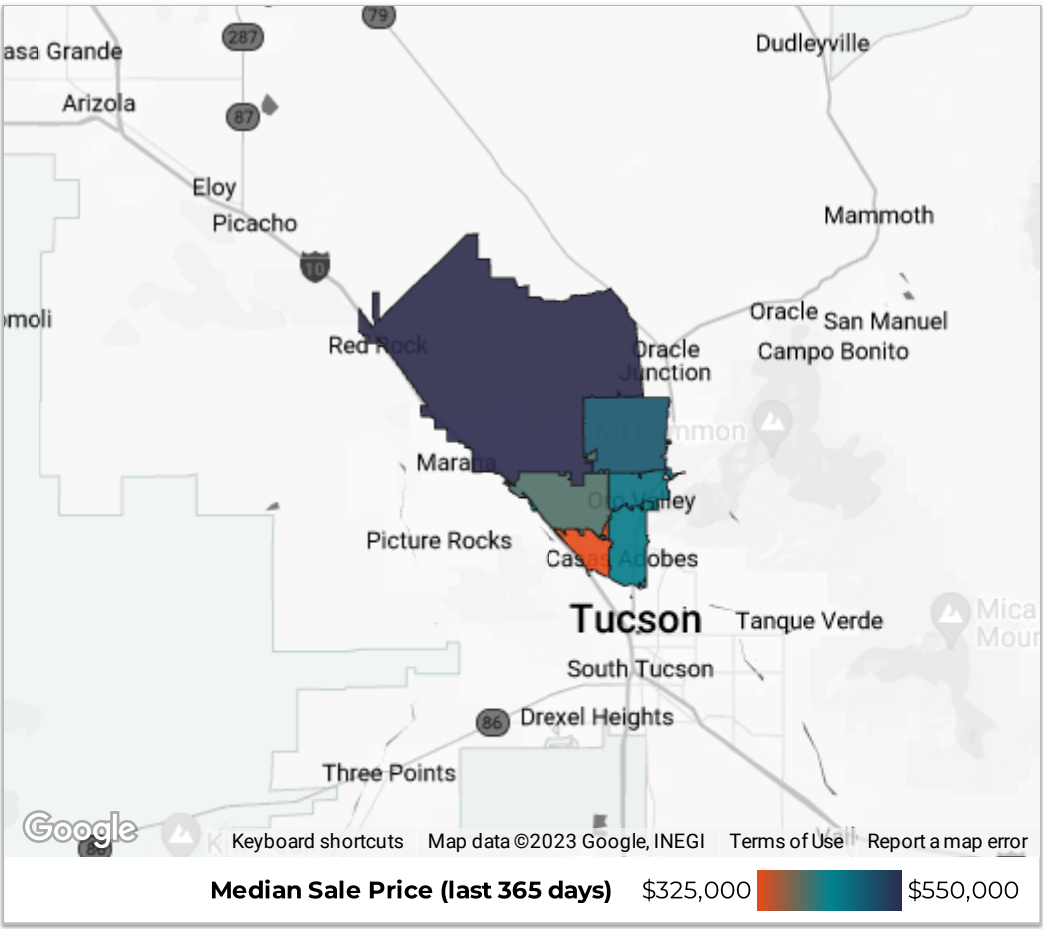
Price Range Between ▾ Enter a value and Enter a value

Download

Sep 2023

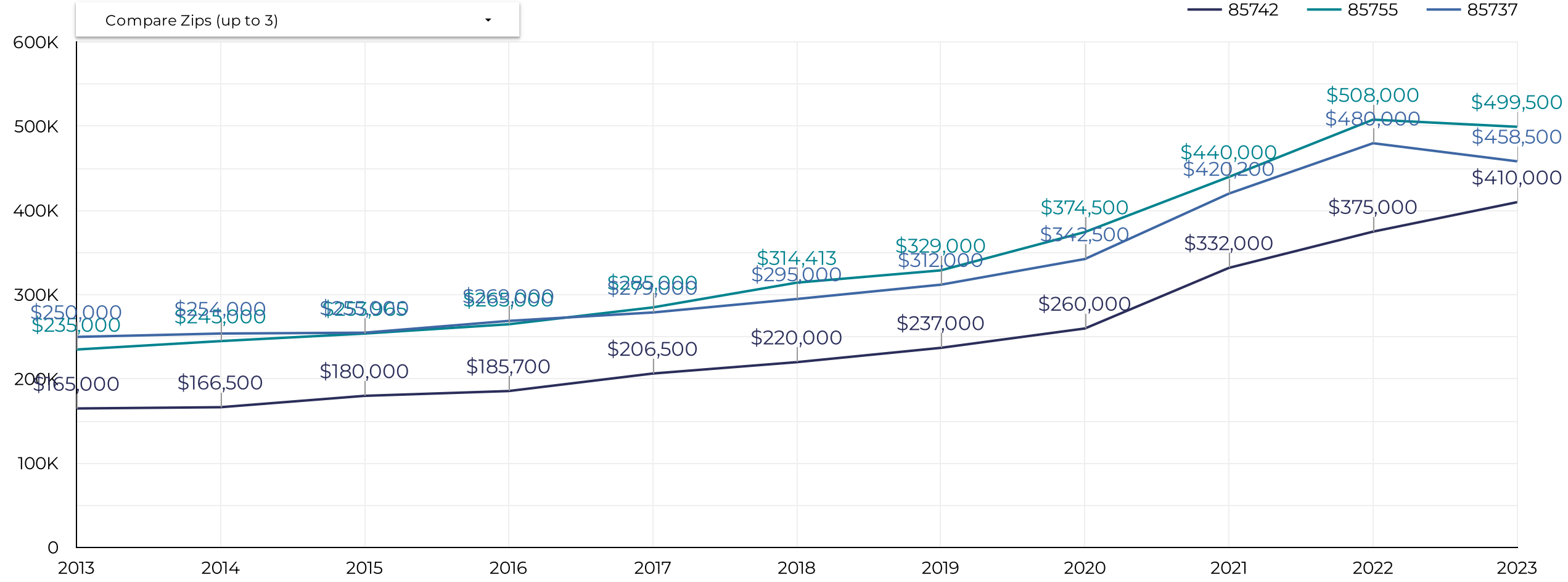
vs. last year

Use this table to compare zip codes year-over-year in your selected area on a range of metrics.



Market Activity					Market Pricing				Buyer Demand				
Zip Code		# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1.	85742	45	-15.1%	\$21,791,219	-8.1%	\$411,000	\$-13,000	\$239	\$17	14	3	-0.9%	0.1%
2.	85658	35	25.0%...	\$22,163,101.71	21.7%	\$525,000	\$50,000	\$260	\$-17	15	2	-1.2%	-0.2%
3.	85741	29	-3.3%	\$9,611,650	-3.0%	\$339,000	\$19,000	\$216	\$-6	9	0	-1.5%	-0.3%
4.	85737	24	-36.8%	\$13,748,550	-32.2%	\$525,000	\$40,000	\$232	\$-4	21	2	-2.0%	0.5%
5.	85755	24	-41.5%...	\$21,371,225	-15.8%...	\$625,000	\$126,000	\$317	\$36	32	19	-1.4%	-0.4%...
6.	85704	17	30.8%...	\$7,873,450	40.2%...	\$397,000	\$-28,000	\$250	\$12	4	-6	-0.4%	1.8%
7.	85705	1	-	\$190,000	-	\$190,000	-	\$163	-	5	-	0.3%	-
8.	85719	1	-	\$185,000	-	\$185,000	-	\$200	-	49	-	-11.9%	-
9.	85653	1	-	\$510,000	-	\$510,000	-	\$260	-	2	-	2.0%	-
10.	85743	1	-	\$322,500	-	\$322,500	-	\$206	-	12	-	-12.8%	-

Median Sale by Zip Code



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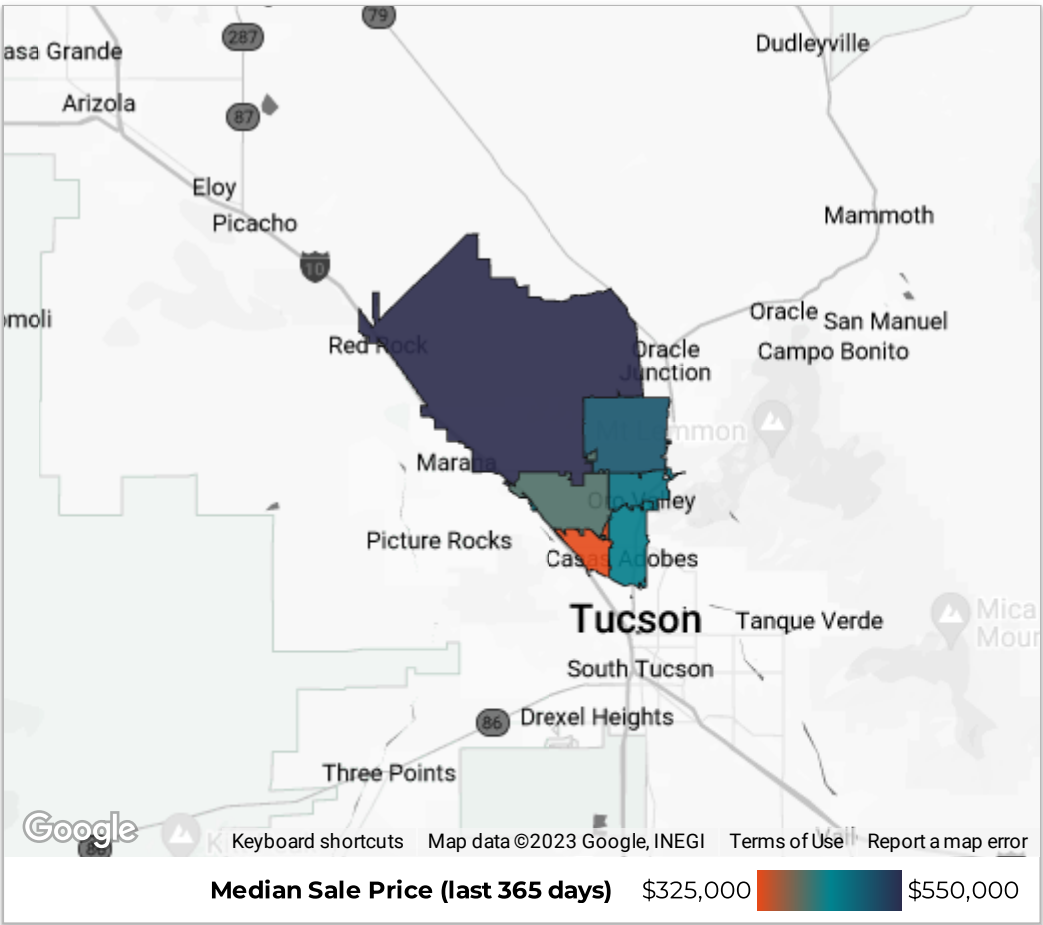
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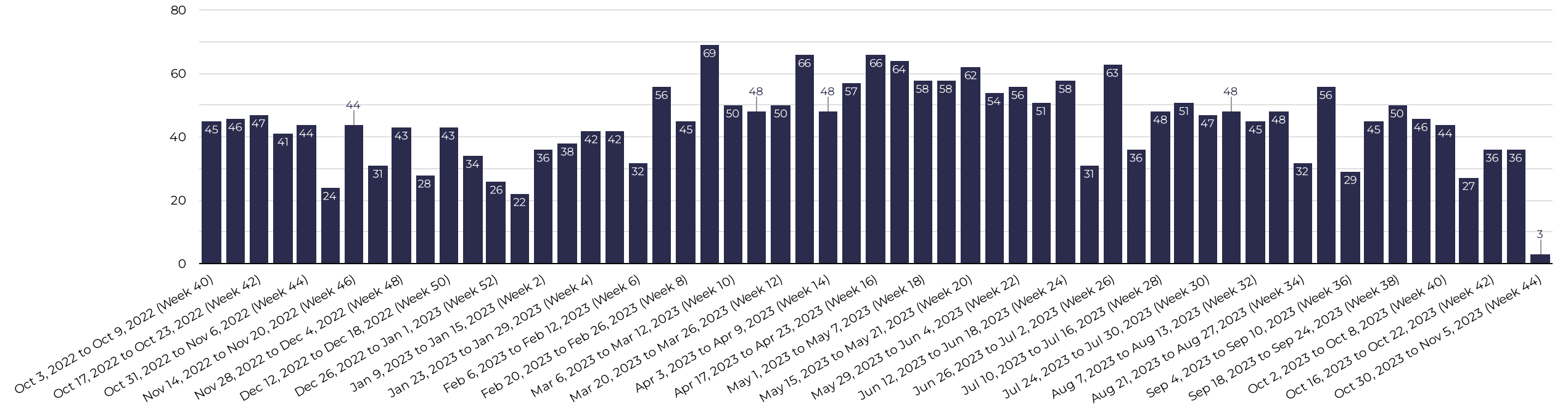
Weekly Statistics

Use this report to monitor week-by-week market activity in your area of interest.

This data will alert you to when your market changes directions (seasonal or otherwise).



of Sales



% Over or Under Asking



Days on Market(median)

