MLSSAZ Monthly Market Report

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

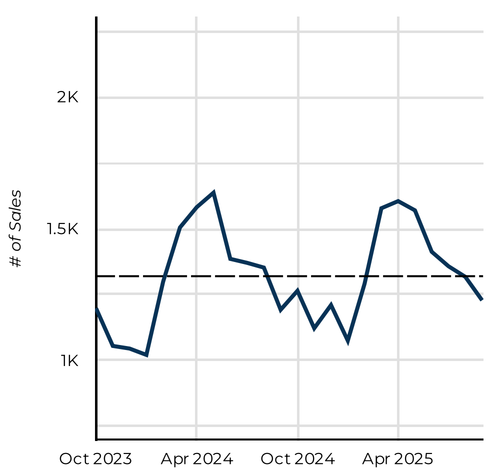
MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA

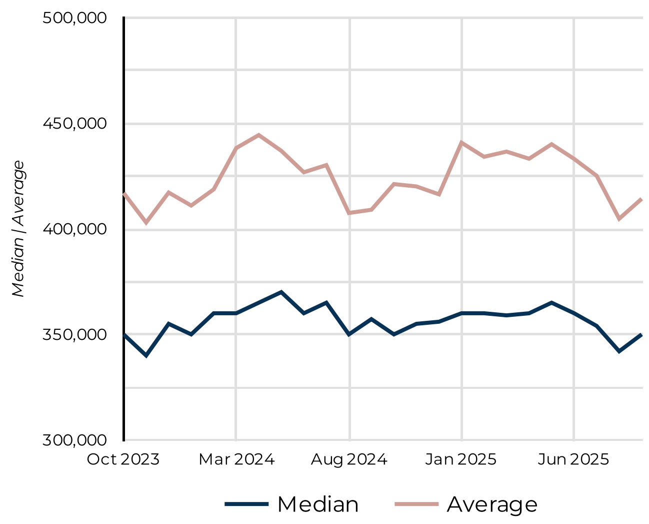
Sep 2025

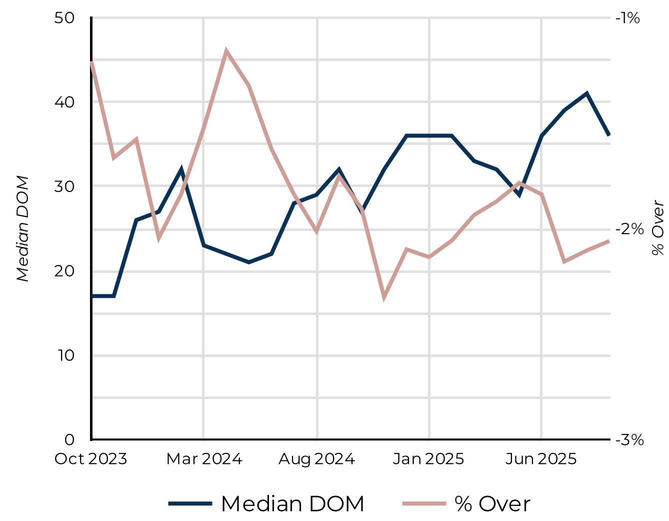
Quick Stats

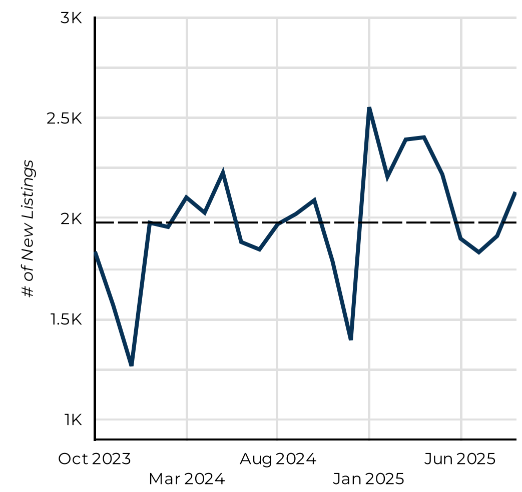
Sep 2025

# of Sales	Median Sale Price	Average Sale Price	Median DOM	% Over	# of New Listings
1,228	$350,000	$414,207	36	-2.06%	2,132
-6.8% from previous month	2.34% from previous month	2.34% from previous month	-5 from previous month	0.04% from previous month	11.4% from previous month









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To explore your area further visit > MLSSAZ DataPortal

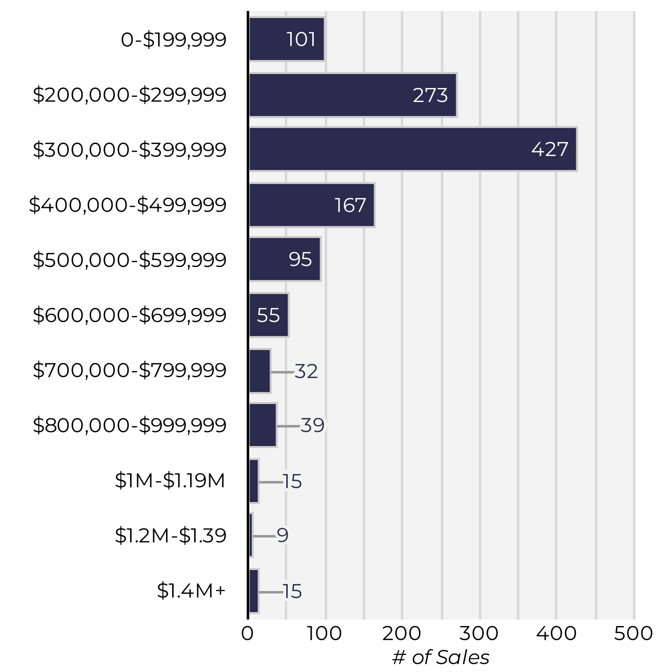
MLS of Southern Arizona®

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: Oct 6, 2025

September
2025



# of Sales
1,228
3.0% from previous year

Median Sale Price
$350,000
-2.0% from previous year

Volume
$508,646,035
4.3% from previous year

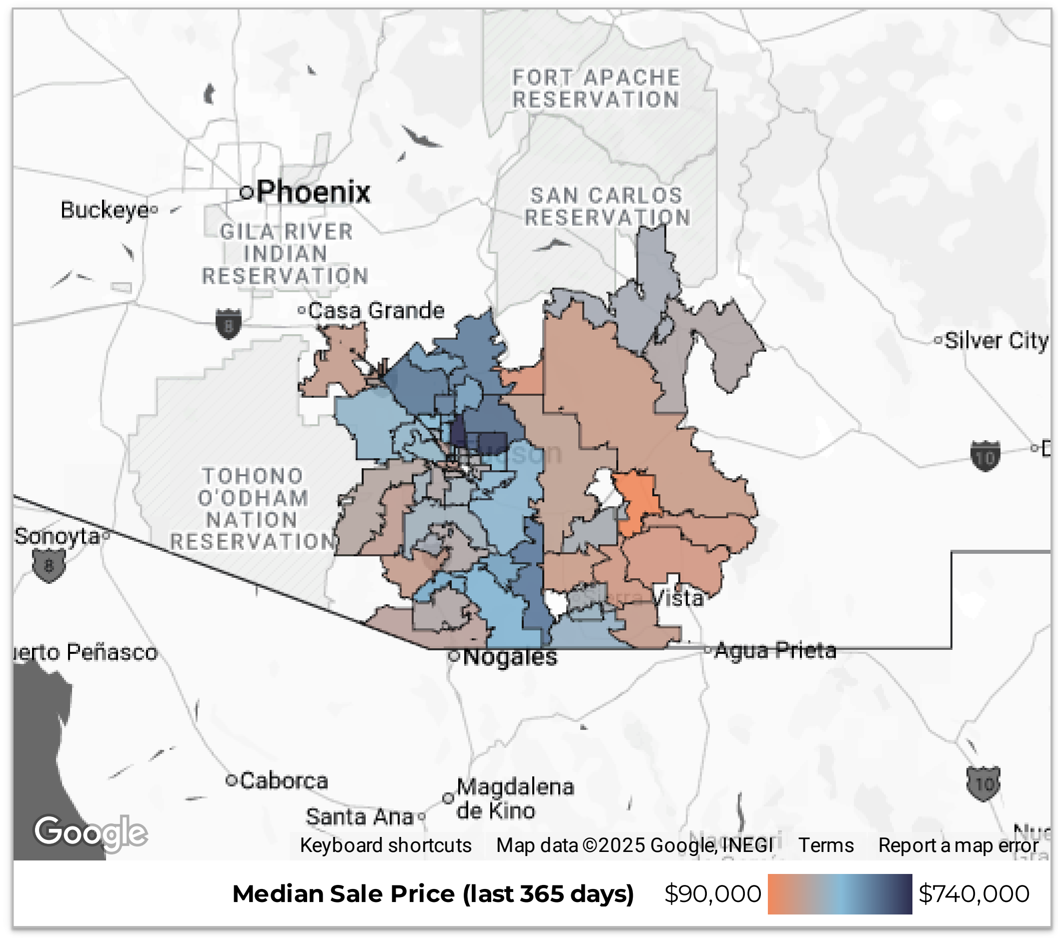
Average Sale Price
$414,207
1.3% from previous year

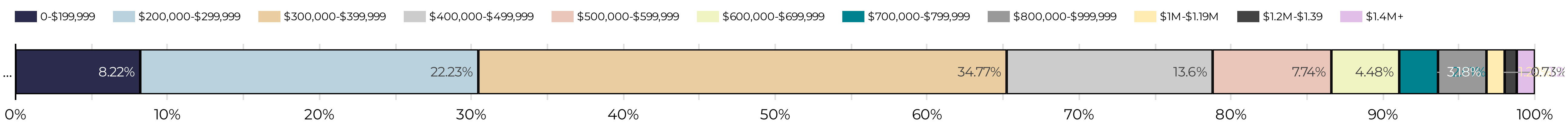
$/sqft
$221
-0.1% from previous year

Median Days on Market
36
4 from previous year

# of New Listings
2,132
5.4% from previous year

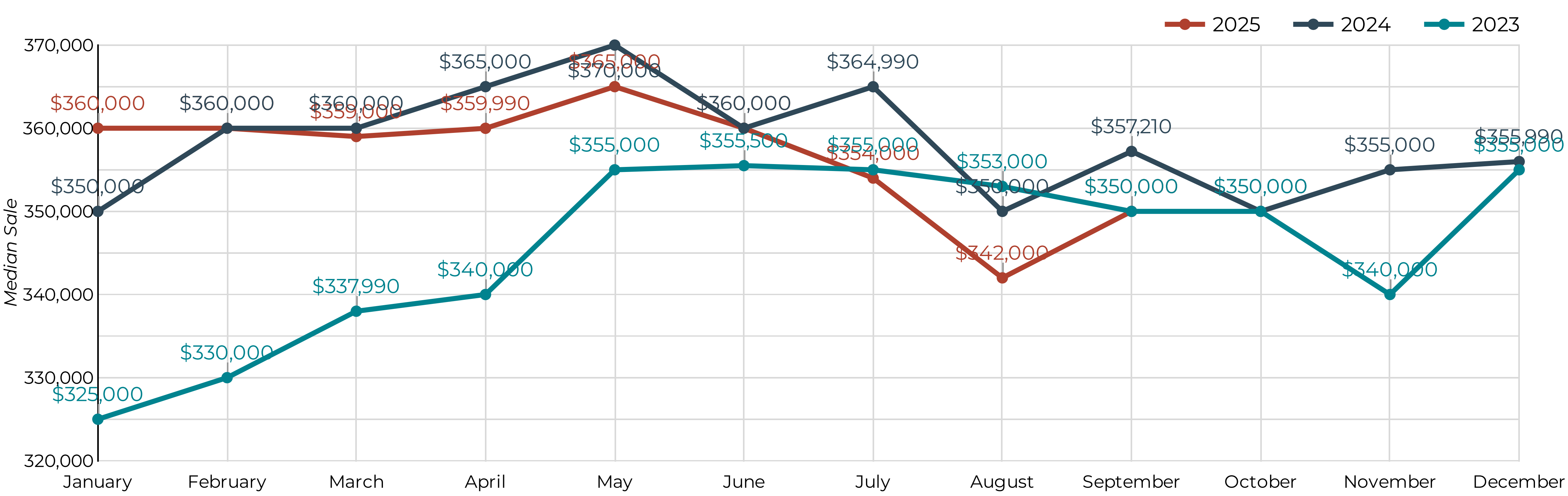
Average % Over Asking
-2.06%
-0.31% from previous year

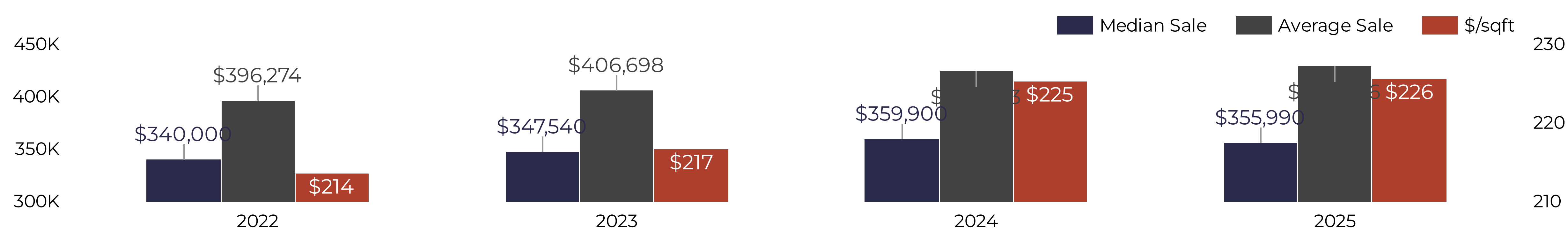




Market Pricing

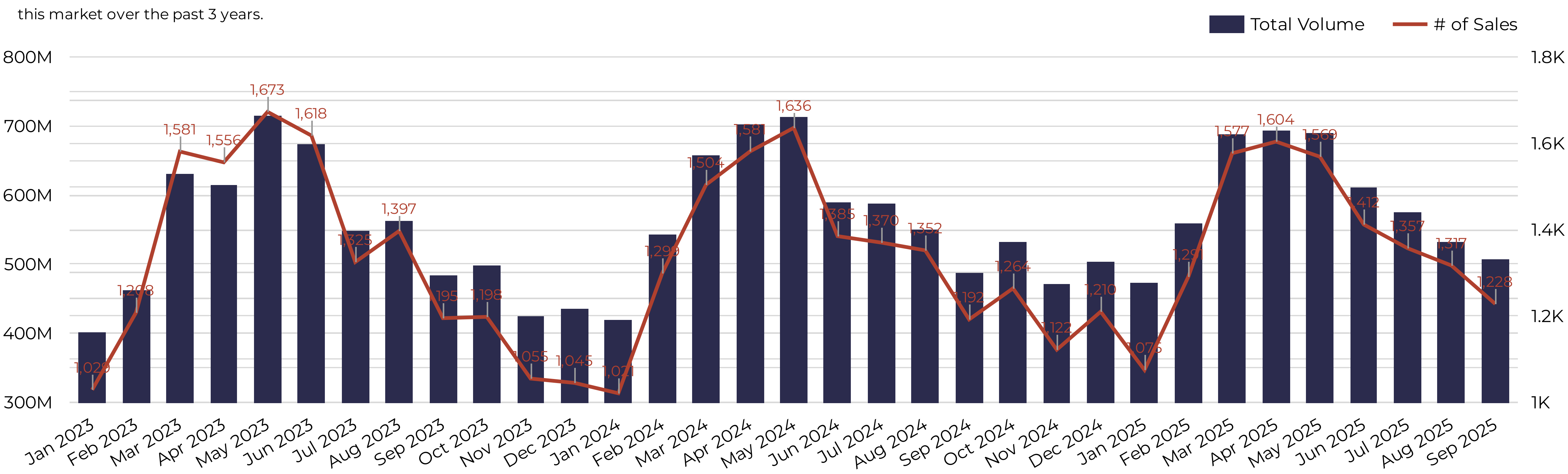
Use this data to see how the cost of real estate has changed in this area over the last 3 years.





Market Activity

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



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Southern AZ Housing Market: **Buyer Demand**

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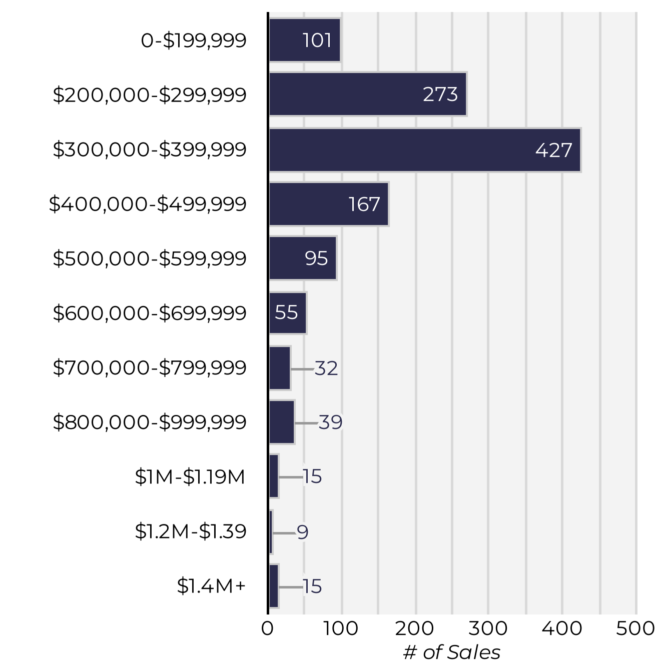
This report provides a snapshot of the market as taken on: Oct 6, 2025

September 2025



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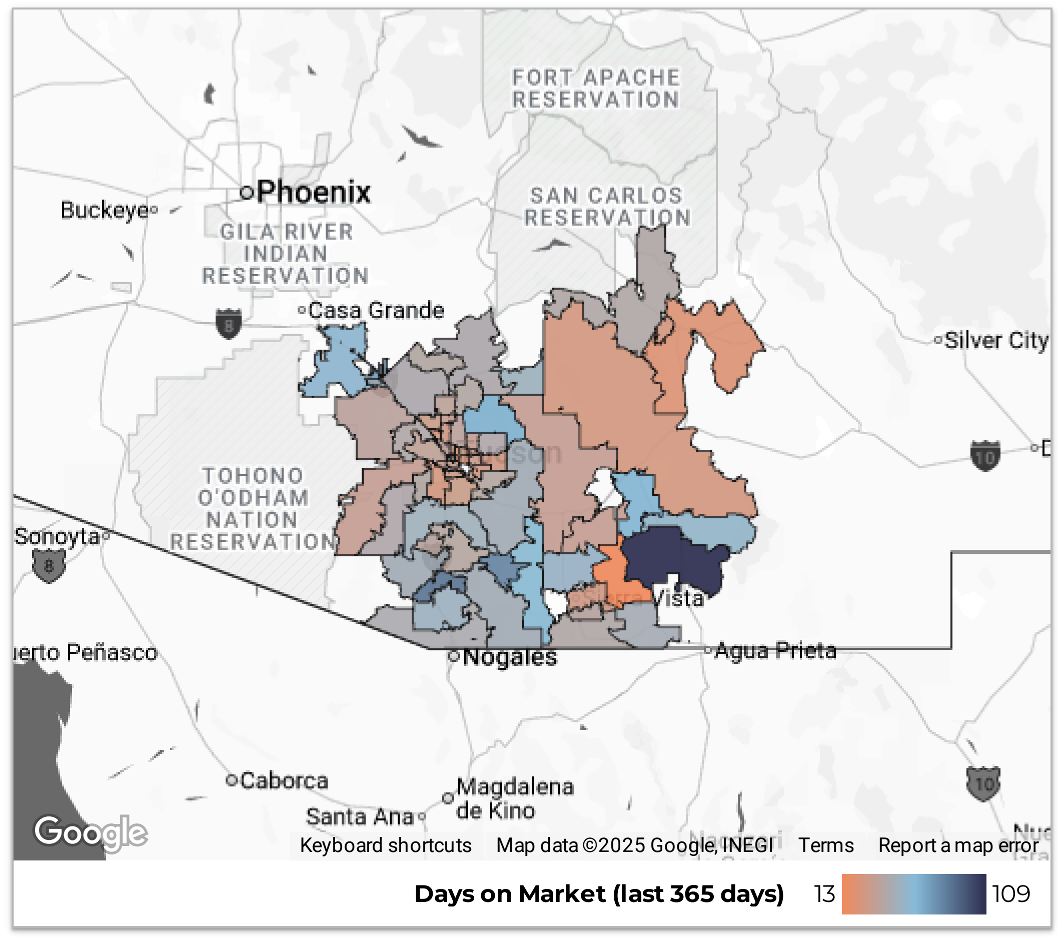
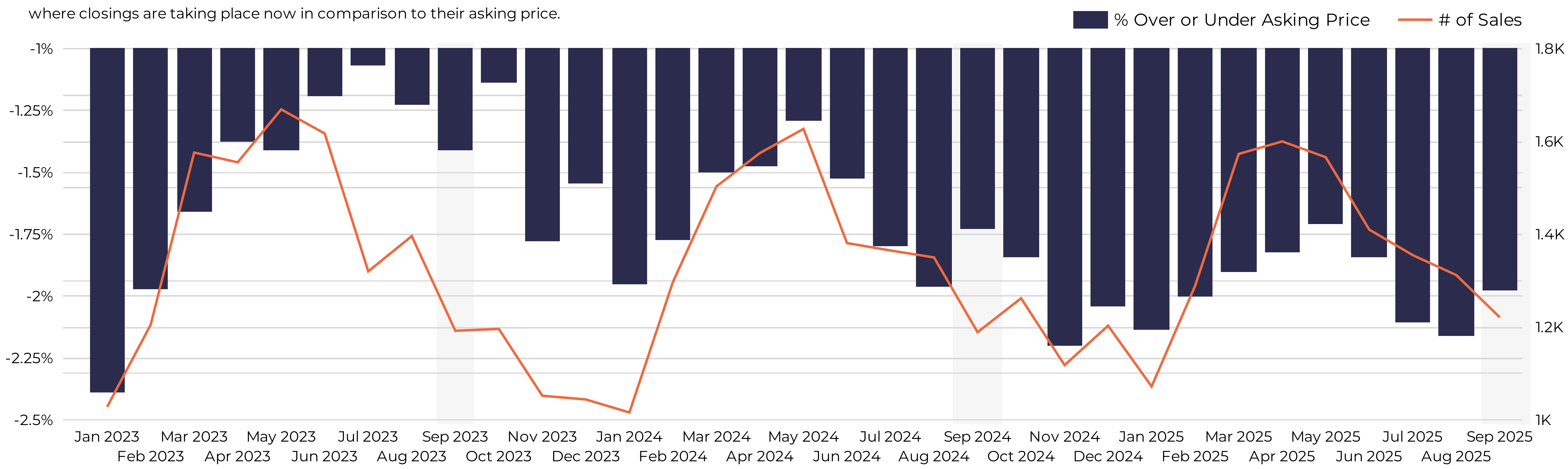


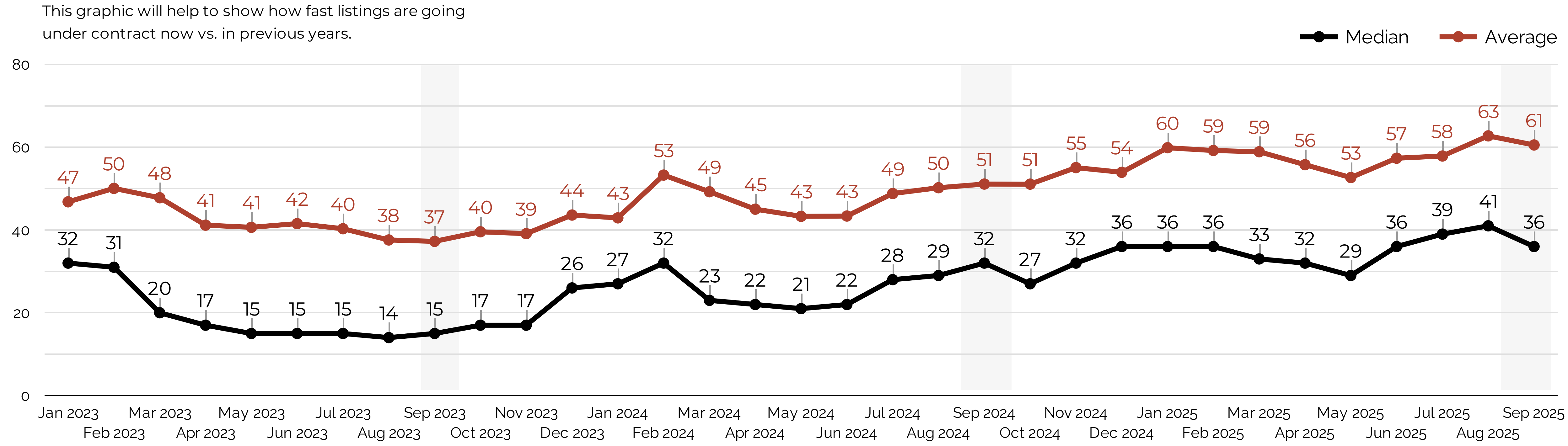
Buyer Demand

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



Days on Market

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



Buyer Demand by Price Range

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

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-$199,999	101	2.0%	35	14	-5.11%	-0.93%
$200,000-$299,999	273	9.2%	24	-3	-1.82%	-0.35%
$300,000-$399,999	427	7.8%	37	0	-1.44%	-0.10%
$400,000-$499,999	167	-16.5%	57	17	-2.06%	-0.28%
$500,000-$599,999	95	1.1%	28	3	-1.89%	-0.39%
$600,000-$699,999	55	-11.3%	28	-9	-2.24%	-0.94%
$700,000-$799,999	32	6.7%	49	23	-1.57%	-0.29%
$800,000-$999,999	39	5.4%	53	22	-2.18%	0.40%
$1M-$1.19M	15	87.5%	34	17	-6.64%	-5.97%
$1.2M-$1.39	9	12.5%	36	23	-3.31%	-0.61%
$1.4M+	15	87.5%	19	16	0.71%	5.69%

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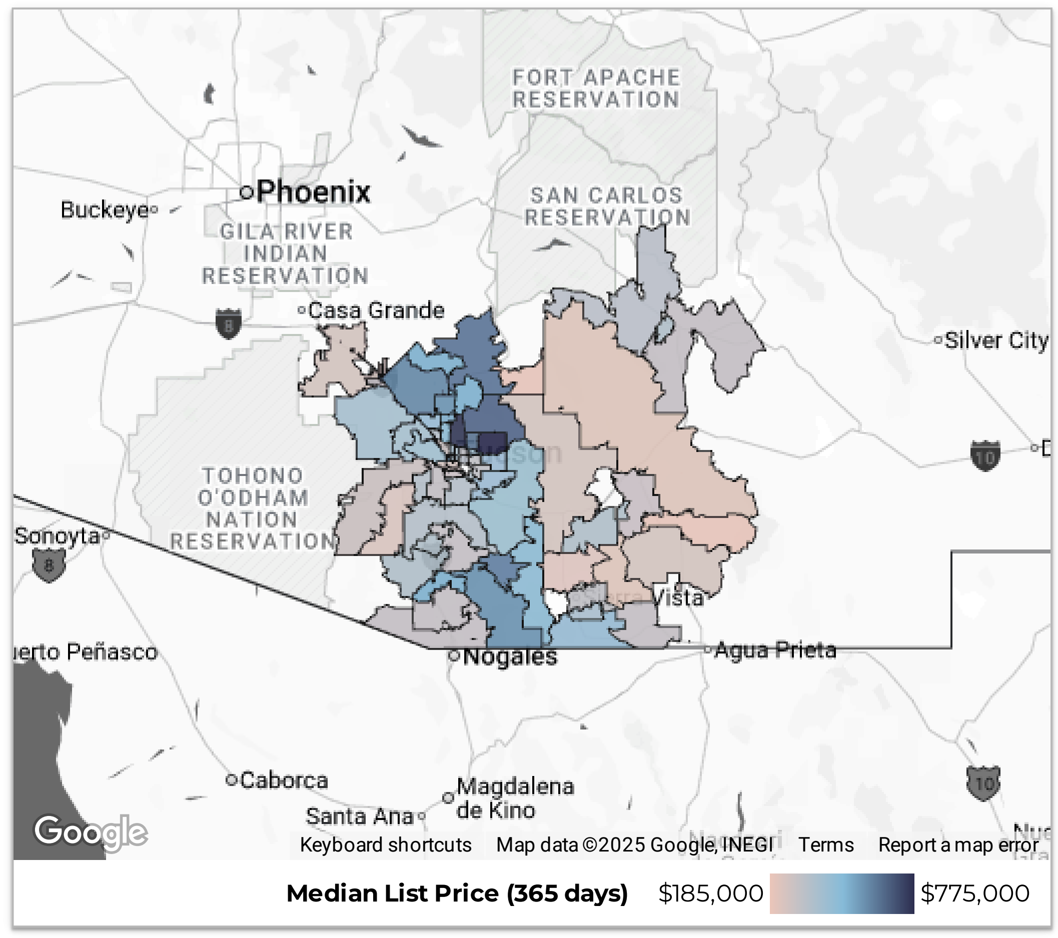
Southern AZ Housing Market: **Inventory**

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

MLSSAZ MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA



September 2025

of New Listings (Supply)
2,132
109 from previous year

# of New Pendings (Demand)
1,253
78 from previous year

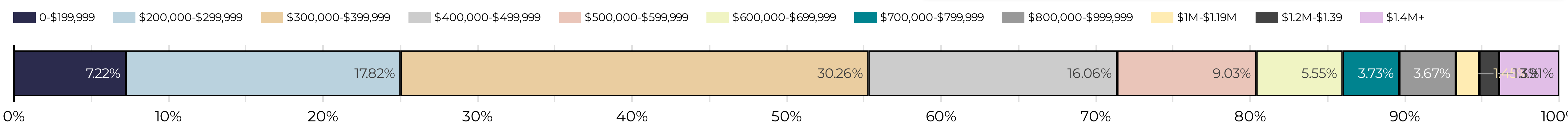
Months of Supply
4.50

Active Listings
5,528

Pending Listings
655

	Average	#
Single Family Residence	$589,313	4,395
Townhouse	$341,389	424
Condominium	$243,022	341
Manufactured Home	$243,081	319
Mobile Home	$138,318	49
Grand total	**$524,958**	**5,528**

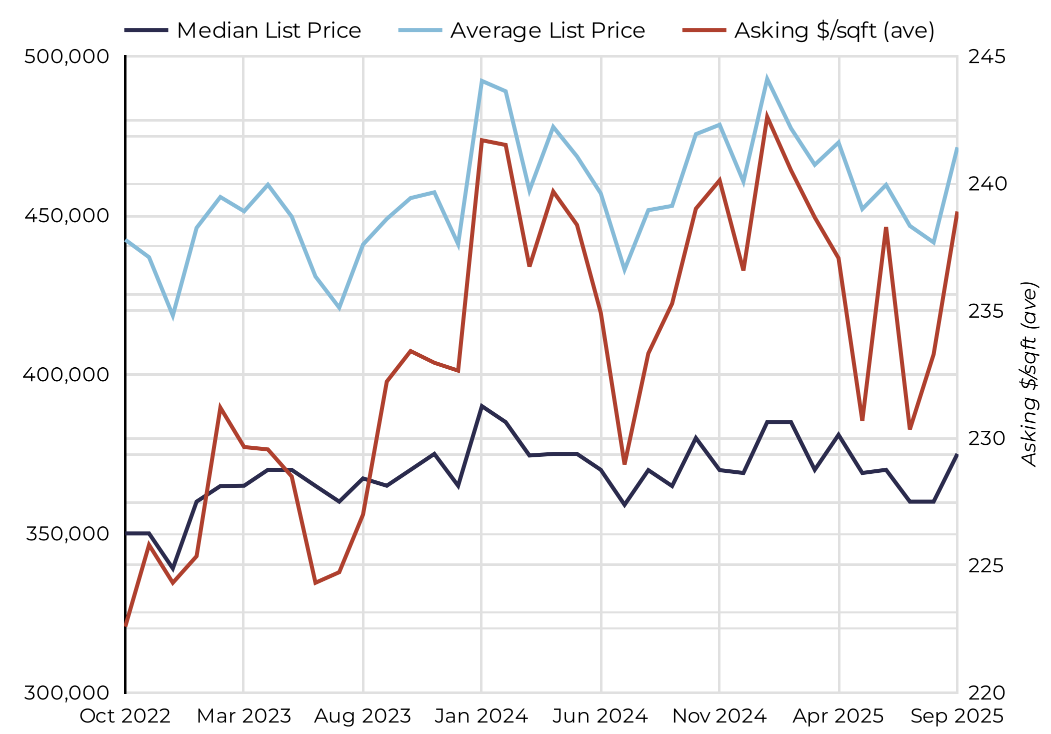
Active Listings



Months of Supply By Price Range

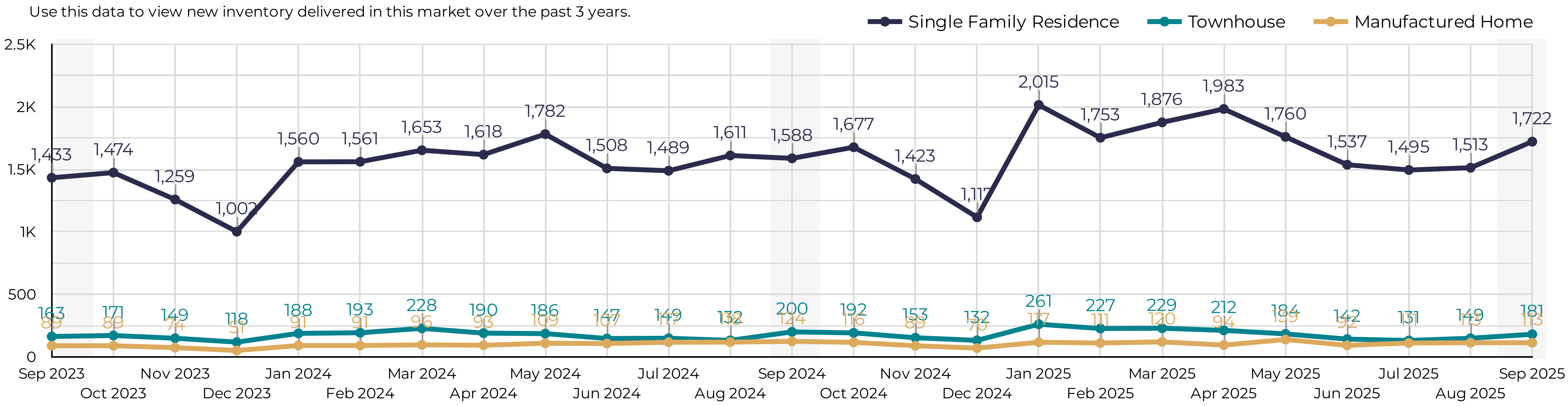
Asking Price	Months of Supply	Active	# of Sales Last Month
0-$199,999	3.99	399	100
$200,000-$299,999	3.65	985	270
$300,000-$399,999	4.03	1,673	415
$400,000-$499,999	5.07	888	175
$500,000-$599,999	5.04	499	99
$600,000-$699,999	5.29	307	58
$700,000-$799,999	6.24	206	33
$800,000-$999,999	5.34	203	38
$1M-$1.19M	6.67	80	12
$1.2M-$1.39	6.00	72	12
$1.4M+	13.50	216	16
Grand total	**4.50**	**5,528**	**1,228**

Asking Prices



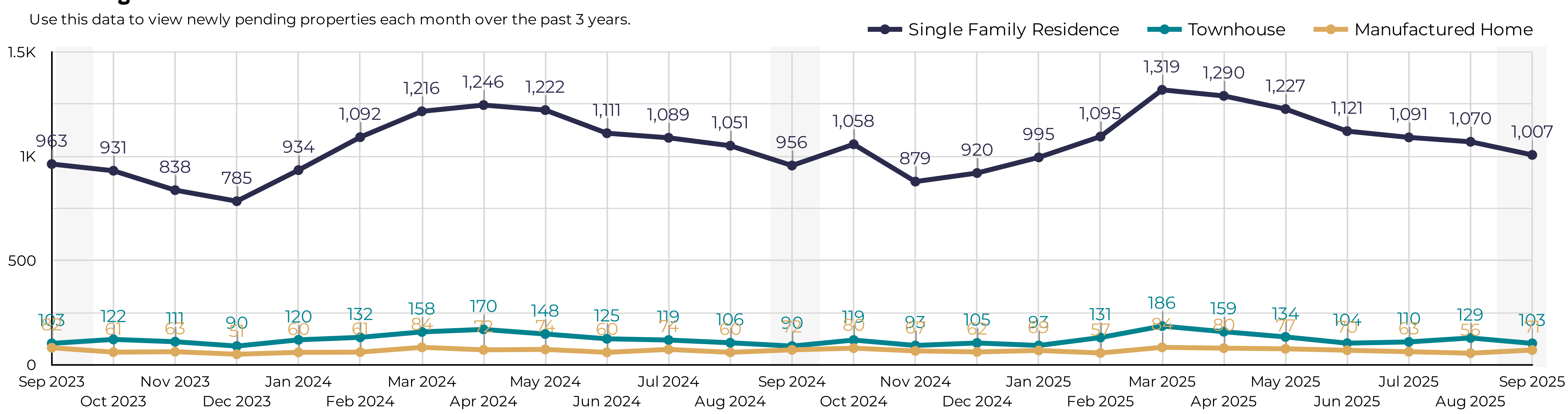
New Listings

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.



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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: Oct 6, 2025

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	1,075
February	1,676	1,208	1,299	1,291
March	2,134	1,581	1,504	1,577
April	1,957	1,556	1,581	1,604
May	2,031	1,673	1,636	1,569
June	1,764	1,618	1,385	1,412
July	1,484	1,325	1,370	1,357
August	1,526	1,397	1,352	1,317
September	1,431	1,195	1,192	1,228
October	1,208	1,198	1,264	-
November	1,041	1,055	1,122	-
December	1,107	1,045	1,210	-

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	$354,000
August	$344,800	$353,000	$350,000	$342,000
September	$345,000	$350,000	$357,210	$350,000
October	$330,000	$350,000	$350,000	-
November	$340,000	$340,000	$355,000	-
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	33
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	36
October	17	17	27	-
November	21	17	32	-
December	28	26	36	-

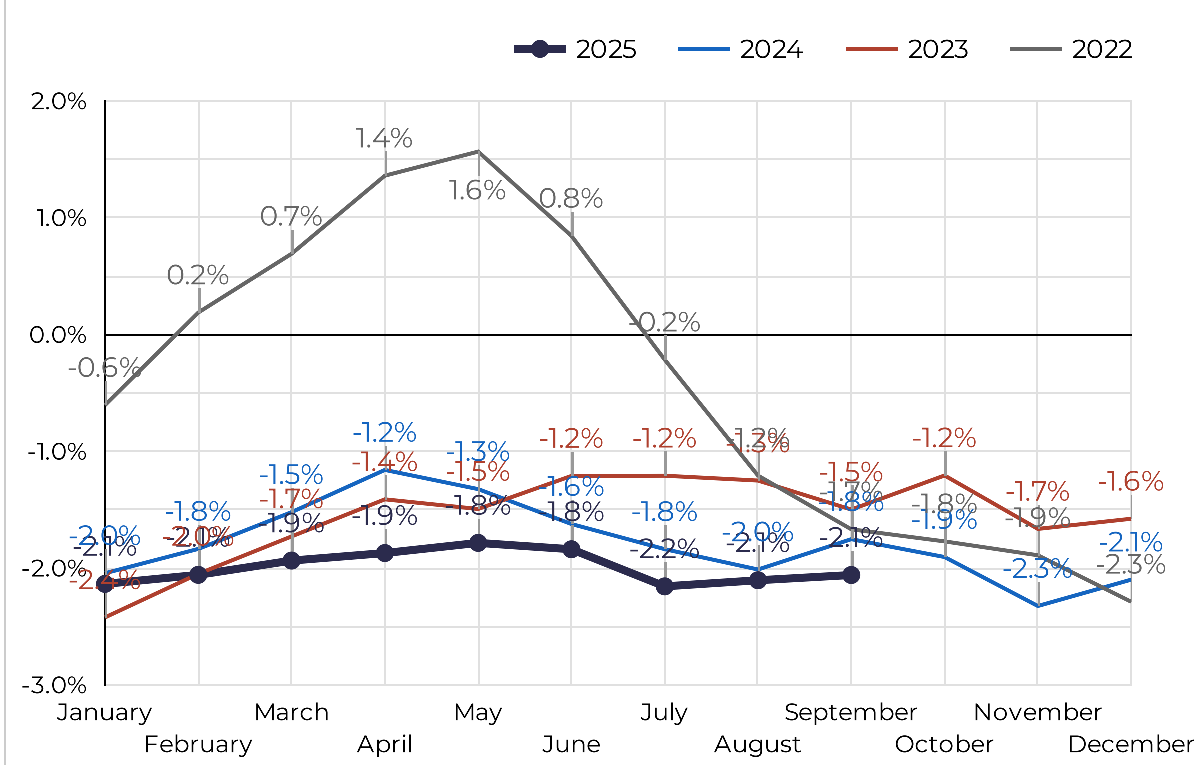
New Listings / Count

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	2,132
October	1,740	1,835	2,091	-
November	1,461	1,568	1,786	-
December	1,160	1,266	1,395	-

New Pendings / Count

Month	2022	2023	2024	2025
January	1,789	1,175	1,187	1,215
February	1,862	1,366	1,374	1,355
March	2,094	1,642	1,546	1,671
April	1,965	1,584	1,589	1,597
May	1,914	1,620	1,518	1,497
June	1,605	1,507	1,364	1,361
July	1,429	1,322	1,373	1,320
August	1,498	1,334	1,279	1,315
September	1,300	1,201	1,175	1,253
October	1,193	1,177	1,312	-
November	1,029	1,073	1,089	-
December	1,005	978	1,138	-

% Closed Over or Under Asking / Average



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Southern AZ Housing Market: **Comparisons**

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Sep 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	983	-0.8% ↓	$447.01M	2.2% ↑	$373,000	$-7,000 ↓	$229	$1 ↑	37	4 ↑	-1.7%	-0.1% ↓
Townhouse	106	29.3% ↑	$31.39M	19.8% ↑	$278,000	$-9,000 ↓	$211	$-13 ↓	27	-1 ↓	-2.7%	-1.2% ↓
Manufactured Home	67	15.5% ↑	$15.95M	21.2% ↑	$249,900	$14,900 ↑	$174	$23 ↑	21	3 ↑	-3.2%	-0.6% ↓
Condominium	57	14.0% ↑	$10.01M	5.1% ↑	$155,000	$-10,000 ↓	$188	$-20 ↓	37	14 ↑	-3.0%	-0.0% ↓
Mobile Home	8	0.0%	$1.21M	14.6% ↑	$137,000	$9,000 ↑	$133	$37 ↑	65	43 ↑	-6.3%	-1.0% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	86	4.9% ↑	$14.94M	-1.6% ↓	$178,500	$-1,500 ↓	$225	$-12 ↓	37	20 ↑	-3.3%	-1.0% ↓
$1000-1499 sqft	338	7.3% ↑	$96.6M	7.8% ↑	$285,000	$-5,000 ↓	$221	$-1 ↓	25	2 ↑	-1.8%	-0.7% ↓
$1500-1999 sqft	386	1.3% ↑	$141.15M	0.1% ↑	$350,000	$-7,210 ↓	$212	$-2 ↓	37	1 ↑	-1.6%	0.3% ↑
2000-2499 sqft	230	-3.0% ↓	$110.27M	-0.6% ↓	$455,000	$13,000 ↑	$217	$4 ↑	39	-5 ↓	-2.0%	-0.3% ↓
2500-2999 sqft	105	-2.8% ↓	$62.86M	-6.3% ↓	$550,000	$-29,900 ↓	$219	$-11 ↓	50	13 ↑	-1.9%	0.1% ↑
3000-3999 sqft	63	26.0% ↑	$61.27M	39.6% ↑	$895,000	$80,000 ↑	$292	$25 ↑	61	42 ↑	-2.7%	-0.2% ↓
4000-4999 sqft	8	-38.5% ↓	$10.61M	-23.6% ↓	$1,200,000	$300,000 ↑	$307	$61 ↑	36	5 ↑	-3.8%	-2.3% ↓
5000+ sqft	5	66.7% ↑	$7.87M	38.3% ↑	$1,180,000	$-1,158,000...	$210	$-117 ↓	199	159 ↑	-9.5%	0.9% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	162	14.9% ↑	$84.78M	9.0% ↑	$435,000	$-45,000 ↓	$251	$-11 ↓	37	18 ↑	-2.2%	-0.6% ↓
Central	126	12.5% ↑	$41.98M	7.0% ↑	$319,500	$14,500 ↑	$228	$-14 ↓	27	12 ↑	-2.3%	-0.0% ↓
Upper Southeast	108	-6.9% ↓	$44.67M	-7.7% ↓	$383,800	$-14,200 ↓	$204	$-2 ↓	55	15 ↑	-1.2%	0.1% ↑
North	96	28.0% ↑	$66.03M	22.4% ↑	$585,000	$-14,000 ↓	$287	$-21 ↓	34	9 ↑	-3.4%	-0.6% ↓
East	88	-6.4% ↓	$32.58M	4.2% ↑	$325,000	$10,100 ↑	$209	$0 ↑	31	7 ↑	-1.5%	-0.2% ↓
Extended West	69	-2.8% ↓	$24.65M	-8.5% ↓	$357,900	$-21,100 ↓	$198	$-6 ↓	33	-7 ↓	-1.3%	-0.3% ↓
Southwest	61	-3.2% ↓	$19.14M	-8.8% ↓	$312,000	$-14,500 ↓	$191	$-2 ↓	28	-12 ↓	-0.8%	+0.0%...
West	60	0.0%	$23.59M	-2.3% ↓	$365,000	$-10,000 ↓	$235	$4 ↑	48	28 ↑	-1.9%	-0.3% ↓
South	50	-9.1% ↓	$14.09M	-12.1% ↓	$280,000	$-15,000 ↓	$202	$-1 ↓	32	-2 ↓	-2.2%	-1.4% ↓
Green Valley North	46	-4.2% ↓	$15.79M	-10.5% ↓	$315,000	$-40,990 ↓	$184	$-9 ↓	45	-11 ↓	-1.3%	0.4% ↑
Northeast	45	15.4% ↑	$22.85M	22.2% ↑	$369,000	$-66,000 ↓	$244	$13 ↑	20	-14 ↓	-2.6%	-0.7% ↓
Green Valley Northwest	43	10.3% ↑	$10.23M	-0.5% ↓	$249,000	$-6,000 ↓	$189	$-11 ↓	25	-7 ↓	-1.9%	-0.7% ↓
Southeast	41	10.8% ↑	$17.51M	23.6% ↑	$370,540	$540 ↑	$204	$-5 ↓	51	11 ↑	-1.3%	-0.3% ↓
Upper Northwest	38	-9.5% ↓	$18.32M	-16.9% ↓	$437,500	$-82,500 ↓	$241	$-2 ↓	63	29 ↑	-3.4%	-1.0% ↓
Cochise	32	-13.5% ↓	$9.51M	-7.9% ↓	$271,000	$31,000 ↑	$183	$18 ↑	51	12 ↑	-2.0%	1.1% ↑
Green Valley Northeast	29	45.0% ↑	$11.36M	28.3% ↑	$318,000	$-102,000 ↓	$216	$-15 ↓	35	7 ↑	-1.6%	0.2% ↑
Green Valley Southwest	22	37.5% ↑	$9.49M	65.6% ↑	$420,000	$111,000 ↑	$225	$15 ↑	17	-25 ↓	-1.8%	0.6% ↑
Benson/St. David	19	5.6% ↑	$5.2M	7.1% ↑	$269,990	$35,000 ↑	$166	$-0 ↓	8	-38 ↓	-3.3%	0.8% ↑
SCC-Rio Rico East	17	-26.1% ↓	$4.96M	-24.5% ↓	$299,900	$29,900 ↑	$184	$16 ↑	60	20 ↑	-1.4%	0.4% ↑
Graham	12	-36.8% ↓	$4.03M	-35.8% ↓	$299,000	$-1,000 ↓	$171	$-10 ↓	13	-13 ↓	-2.5%	-1.7% ↓
Extended Southwest	9	50.0% ↑	$2.45M	28.5% ↑	$240,000	$-45,000 ↓	$183	$20 ↑	47	16 ↑	0.5%	3.9% ↑
Pinal	8	-46.7% ↓	$1.73M	-49.8% ↓	$214,623	$39,623 ↑	$165	$2 ↑	26	-6 ↓	-2.9%	0.1% ↑
Extended Northwest	7	-30.0% ↓	$2M	-34.4% ↓	$288,000	$-15,990 ↓	$183	$3 ↑	16	-10 ↓	-0.4%	0.5% ↑
Extended Northeast	6	200.0% ↑	$3.55M	492.3% ↑	$585,000	$401,500 ↑	$421	$-59 ↓	74	68 ↑	-6.2%	-5.0% ↓
SCC-Tubac East	5	150.0% ↑	$2.61M	130.5% ↑	$545,000	$-15,000 ↓	$250	$-31 ↓	224	221 ↑	-3.8%	-0.6% ↓
SCC-Rio Rico West	3	50.0% ↑	$1.05M	50.8% ↑	$318,000	$19,000 ↑	$178	$-7 ↓	17	12 ↑	-0.7%	-1.4% ↓
Green Valley Southeast	3	-70.0% ↓	$1.46M	-67.6% ↓	$355,000	$-70,000 ↓	$239	$2 ↑	218	138 ↑	-2.0%	2.1% ↑
SCC-Sonoita	3	50.0% ↑	$1.47M	-5.8% ↓	$475,000	$-110,000 ↓	$247	$-89 ↓	59	52 ↑	-0.4%	0.4% ↑
Maricopa	3	-	$1.61M	-	$472,300	-	$316	-	51	-	5.6%	-
SCC-Patagonia	3	-	$3.91M	-	$500,000	-	$250	-	158	-	-4.8%	-
SCC-Nogales West	2	0.0%	$644.9K	5.2% ↑	$254,900	$159,900 ↑	$169	$50 ↑	3	-1 ↓	1.0%	14.6% ↑
Navajo	2	-60.0% ↓	$567K	-76.8% ↓	$192,000	$-293,000 ↓	$241	$-6 ↓	1	-39 ↓	-1.8%	0.2% ↑
SCC-Nogales East	2	-33.3% ↓	$1.03M	35.4% ↑	$230,000	$-73,000 ↓	$169	$30 ↑	10	-163 ↓	-4.6%	-0.5% ↓

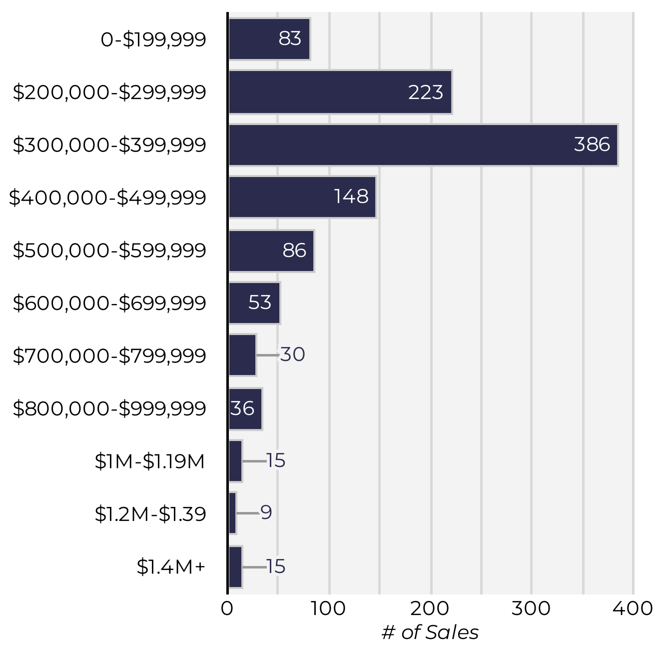
MLS of Southern Arizona®

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: Oct 6, 2025

September 2025



# of Sales
1,084
2.4% from previous year

Median Sale Price
$356,750
-0.9% from previous year

Volume
$460,265,530
4.5% from previous year

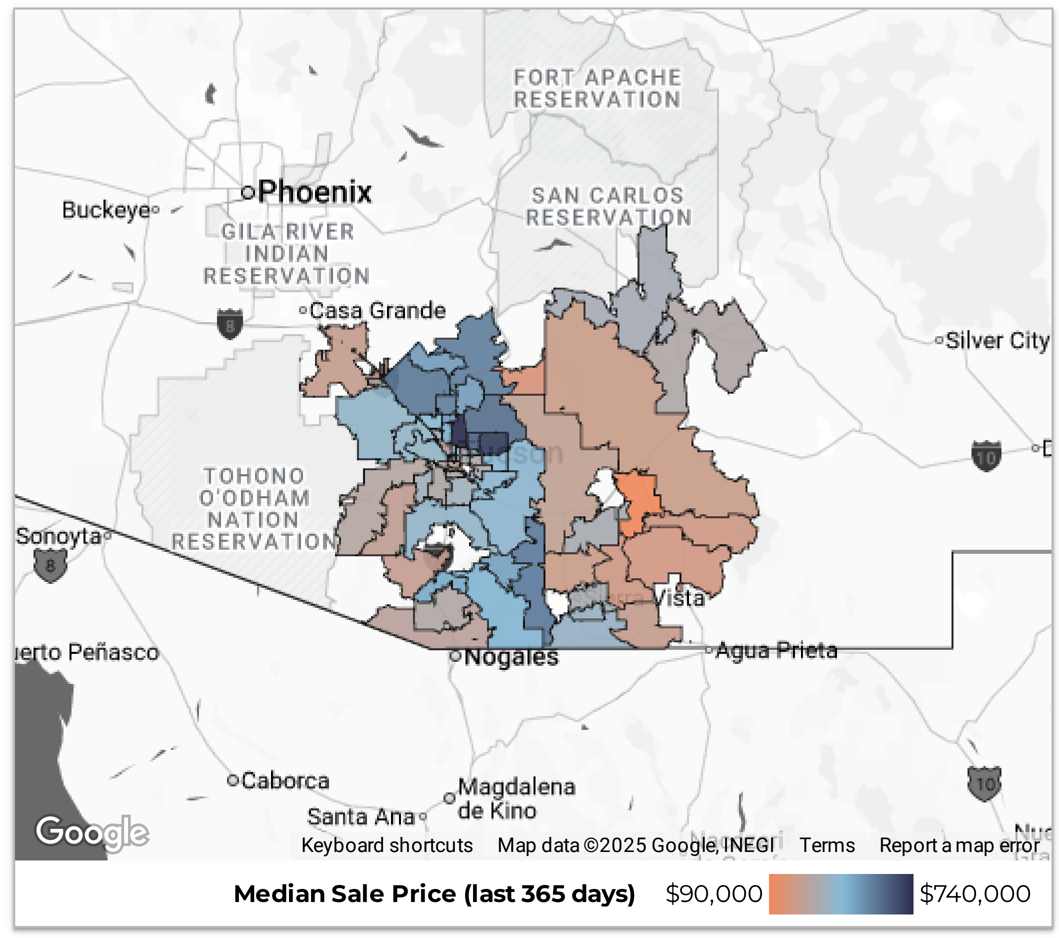
Average Sale Price
$424,599
2.1% from previous year

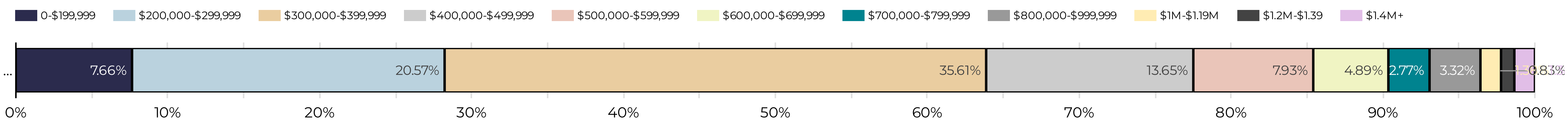
$/sqft
$224
0.4% from previous year

Median Days on Market
36
5 from previous year

# of New Listings
1,869
4.9% from previous year

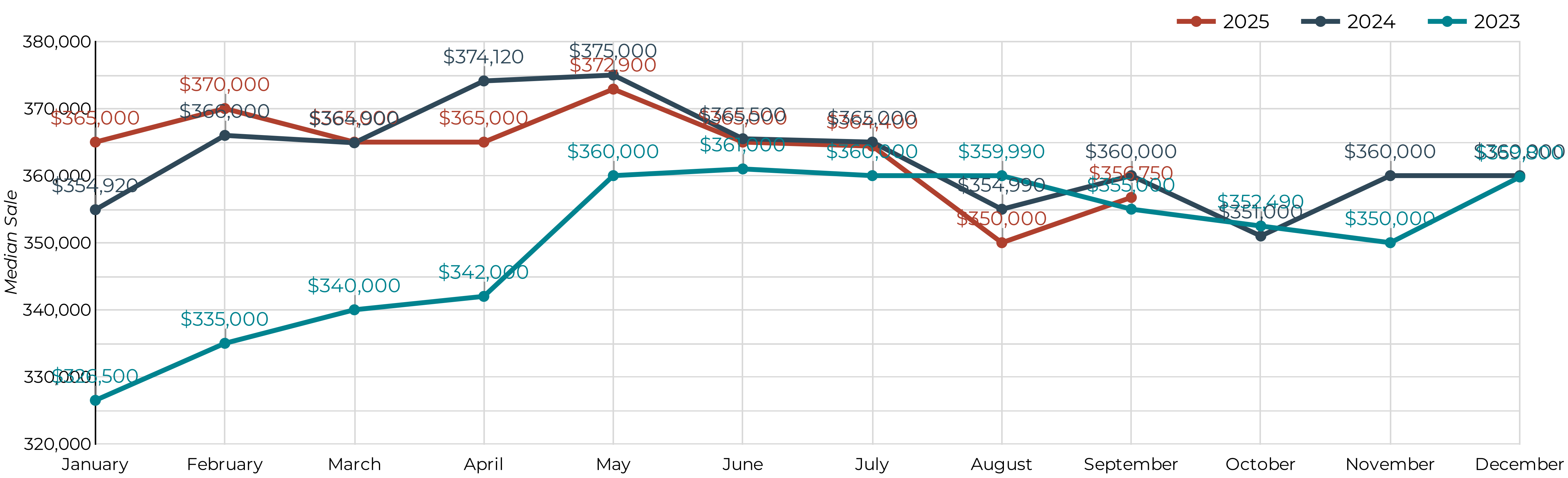
Average % Over Asking
-2.09%
-0.35% from previous year

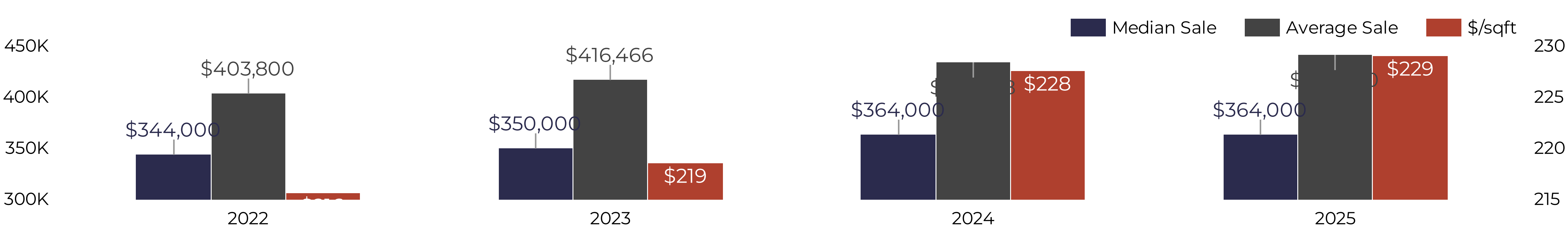




Market Pricing

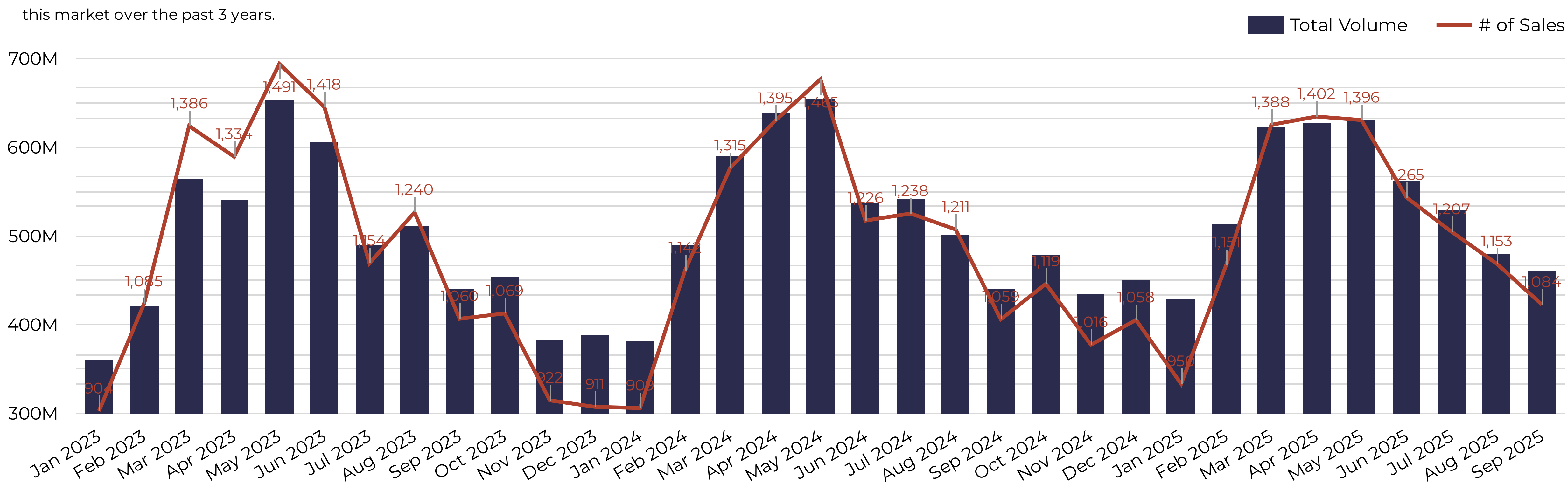
Use this data to see how the cost of real estate has changed in this area over the last 3 years.





Market Activity

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



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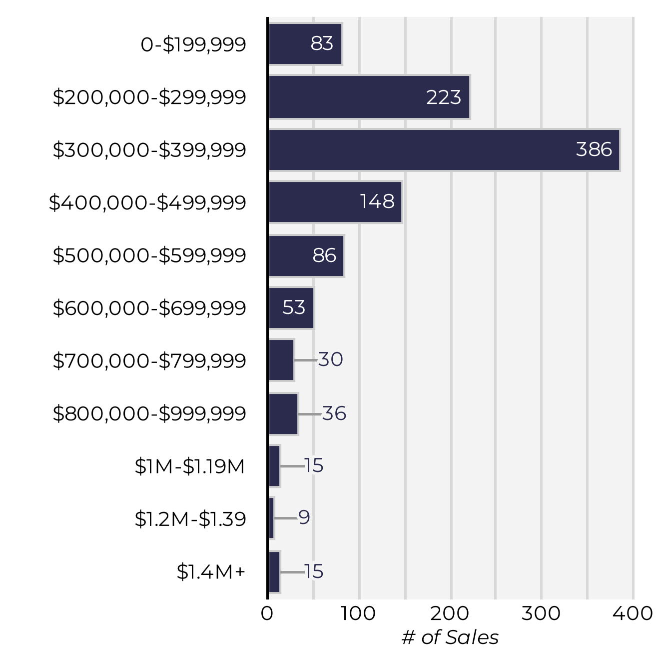
Tucson Association of Realtors: **Buyer Demand**

TUCSON ASSOCIATION OF REALTORS®

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

September 2025



# of Sales
1,084
↑ 2.4% from previous year

Median Sale Price
$356,750
↓ -0.9% from previous year

Volume
$460,265,530
↑ 4.5% from previous year

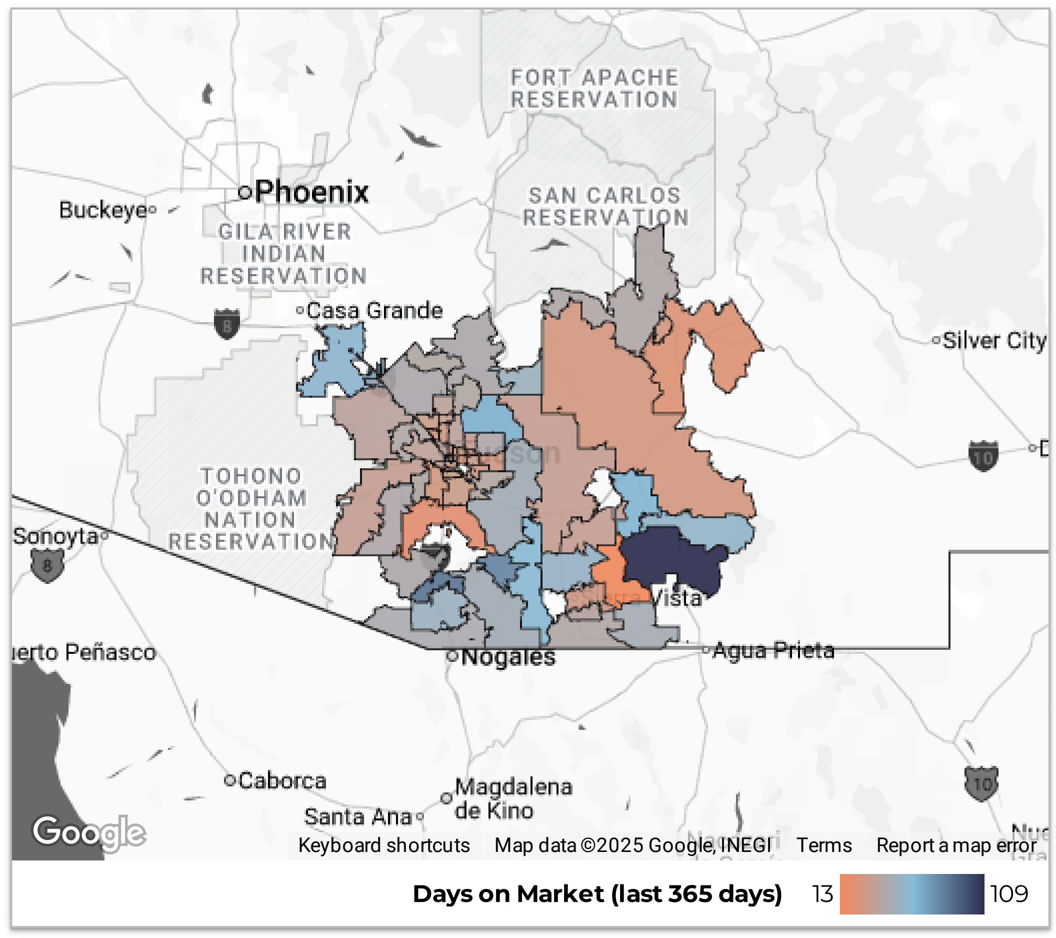
Average Sale Price
$424,599
↑ 2.1% from previous year

$/sqft
$224
↑ 0.4% from previous year

Median Days on Market
36
↑ 5 from previous year

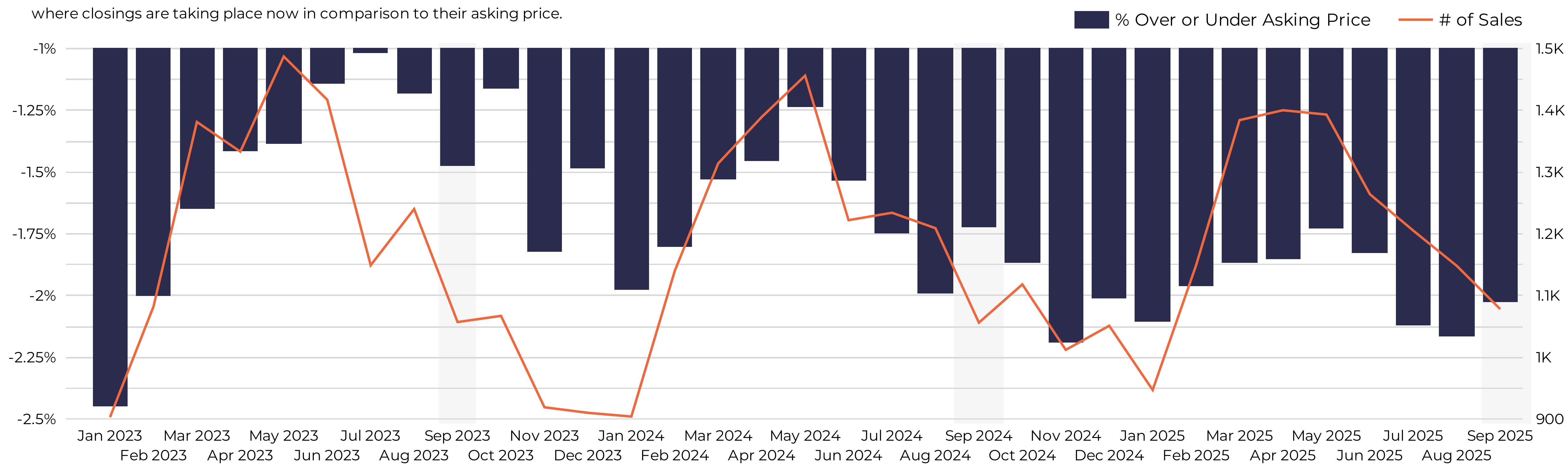
# of New Listings
1,869
↑ 4.9% from previous year

Average % Over Asking
-2.09%
↓ -0.35% from previous year



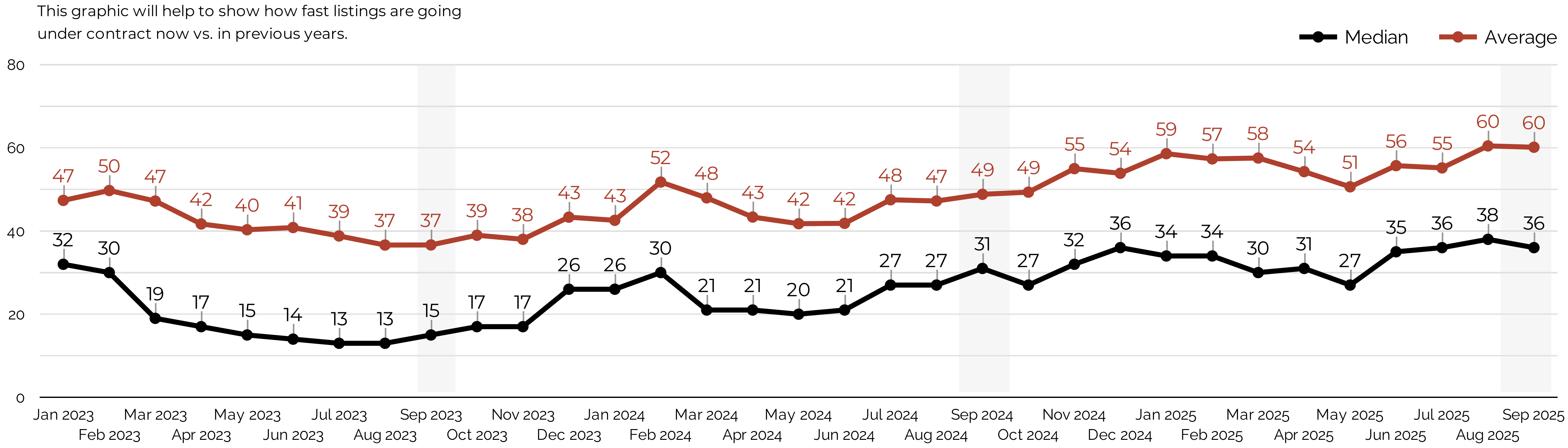
Buyer Demand

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.

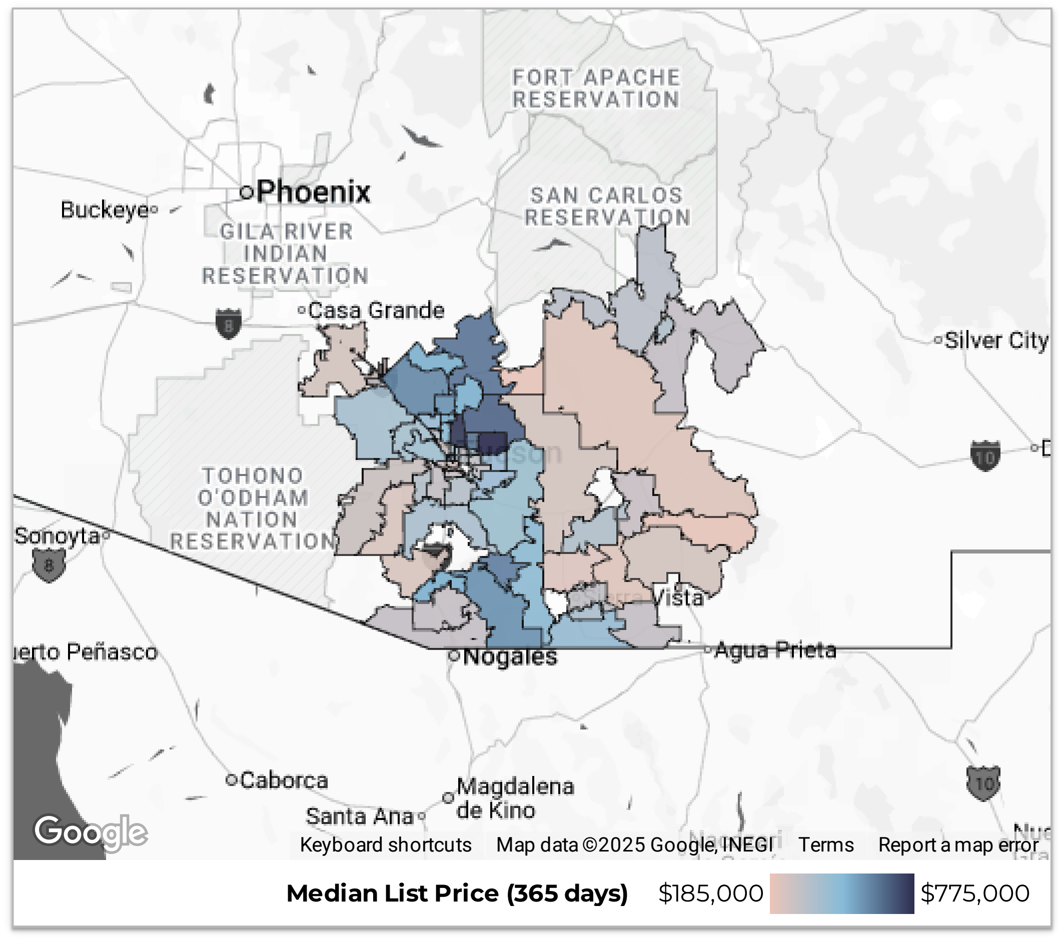
Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-$199,999	83	-3.5% ↓	37	18 ↑	-5.27%	-0.82% ↓
$200,000-$299,999	223	1.8% ↑	24	-3 ↓	-1.86%	-0.35% ↓
$300,000-$399,999	386	12.9% ↑	37	5 ↑	-1.46%	-0.19% ↓
$400,000-$499,999	148	-18.2% ↓	51	11 ↑	-2.14%	-0.38% ↓
$500,000-$599,999	86	-1.1% ↓	35	10 ↑	-1.97%	-0.52% ↓
$600,000-$699,999	53	-5.4% ↓	33	-7 ↓	-2.22%	-1.03% ↓
$700,000-$799,999	30	3.4% ↑	43	17 ↑	-1.45%	-0.26% ↓
$800,000-$999,999	36	2.9% ↑	41	10 ↑	-2.38%	0.21% ↑
$1M-$1.19M	15	87.5% ↑	34	17 ↑	-6.64%	-5.97% ↓
$1.2M-$1.39	9	12.5% ↑	36	23 ↑	-3.31%	-0.61% ↓
$1.4M+	15	87.5% ↑	19	16 ↑	0.71%	5.69% ↑

MLS of Southern Arizona®

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: Oct 6, 2025



September 2025

# of New Listings (Supply)	Months of Supply
1,869	4.53
⬆ 87 from previous year	

Active Listings: 4,911

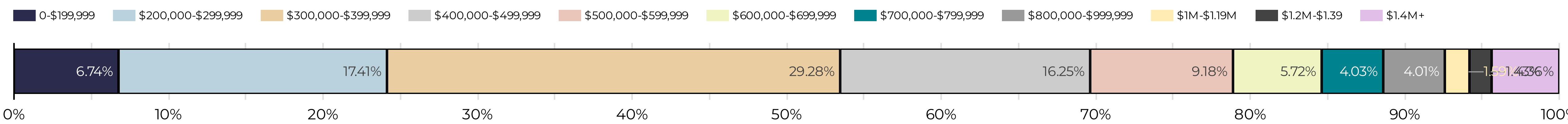
# of New Pendings (Demand): 1,104

⬆ 49 from previous year

Pending Listings: 585

	Average	#
Single Family Residence	$607,551	3,944
Townhouse	$362,737	320
Condominium	$256,889	301
Manufactured Home	$245,508	300
Mobile Home	$137,502	46
Grand total	**$543,587**	**4,911**

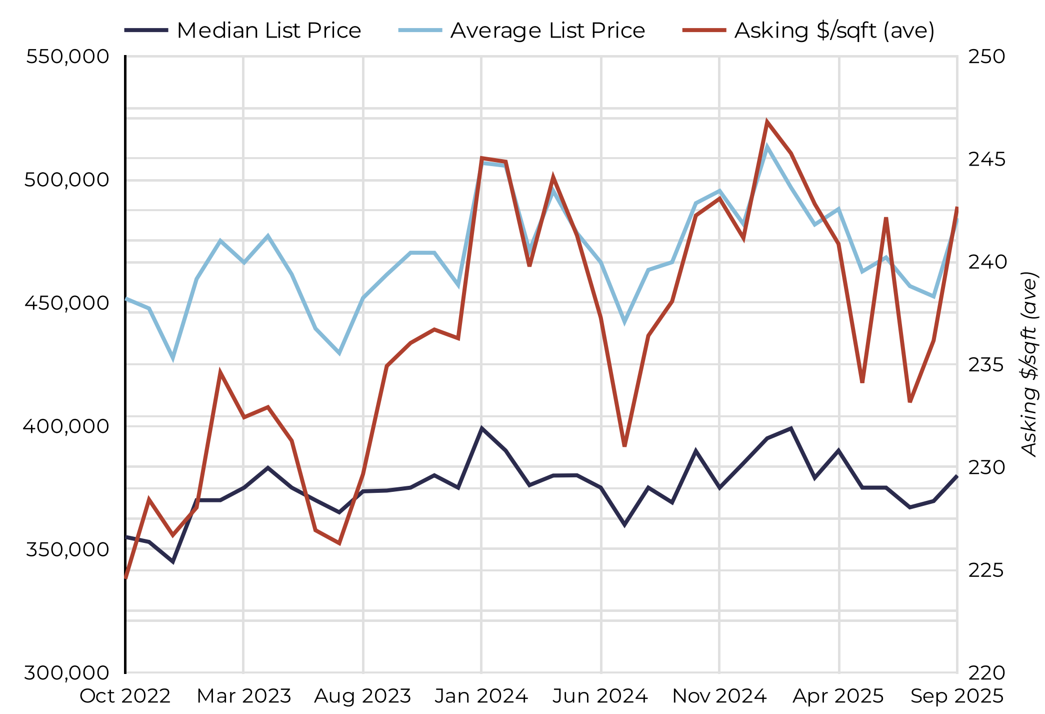
Active Listings



Months of Supply By Price Range

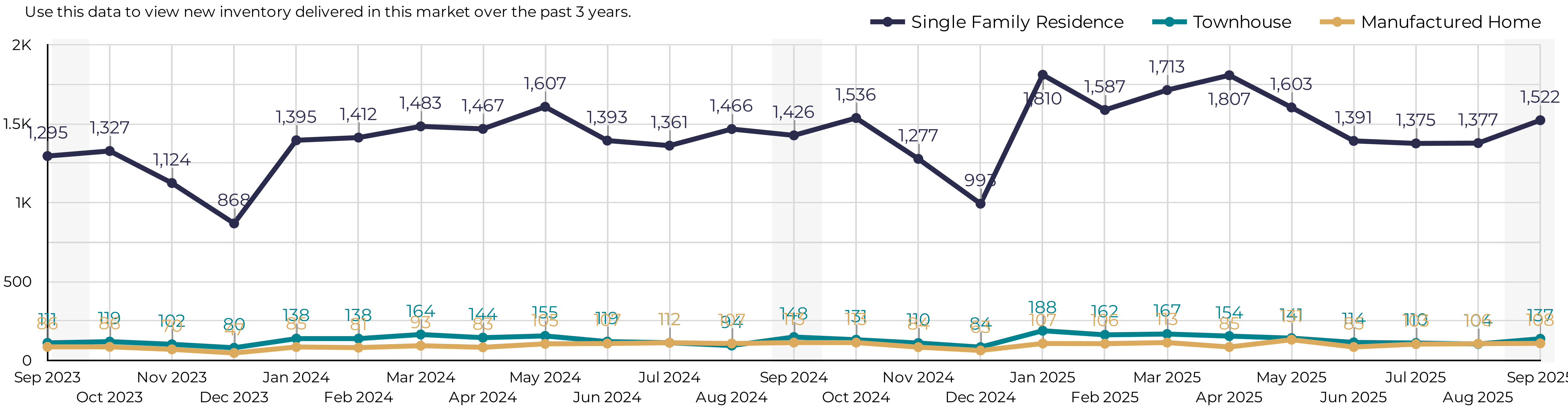
Asking Price	Months of Supply	Active	# of Sales Last Month
0-$199,999	4.04	331	82
$200,000-$299,999	3.89	855	220
$300,000-$399,999	3.84	1,438	374
$400,000-$499,999	5.08	798	157
$500,000-$599,999	5.01	451	90
$600,000-$699,999	5.11	281	55
$700,000-$799,999	6.19	198	32
$800,000-$999,999	5.79	197	34
$1M-$1.19M	6.50	78	12
$1.2M-$1.39	5.83	70	12
$1.4M+	13.38	214	16
Grand total	**4.53**	**4,911**	**1,084**

Asking Prices



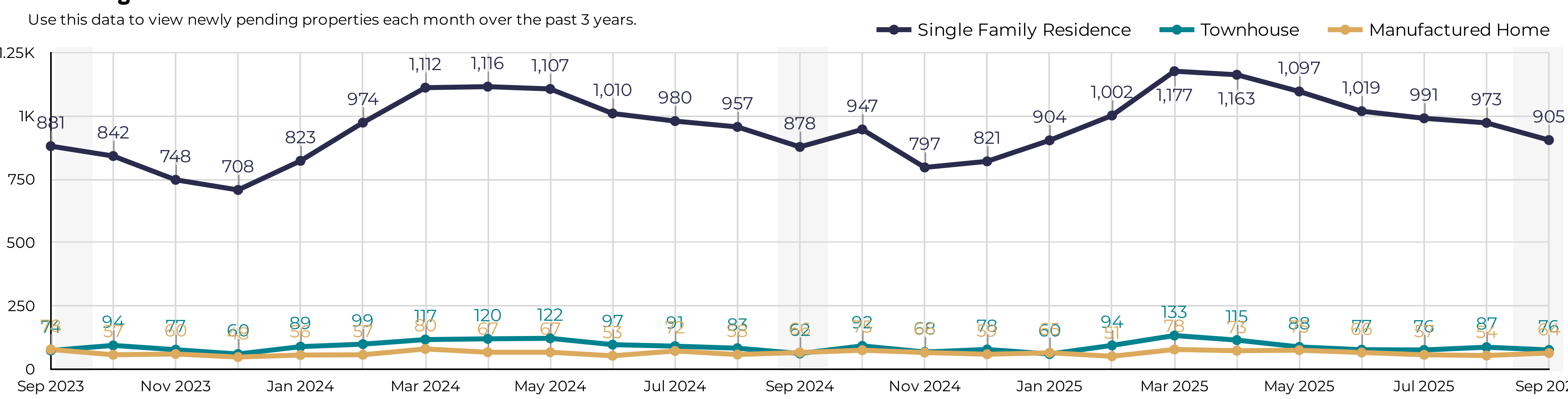
New Listings

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.



MLS of Southern Arizona®

Tucson Association of Realtors: **Tables**

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

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

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	950
February	1,480	1,085	1,142	1,151
March	1,879	1,386	1,315	1,388
April	1,696	1,334	1,395	1,402
May	1,811	1,491	1,465	1,396
June	1,575	1,418	1,226	1,265
July	1,324	1,154	1,238	1,207
August	1,378	1,240	1,211	1,153
September	1,304	1,060	1,059	1,084
October	1,062	1,069	1,119	-
November	932	922	1,016	-
December	982	911	1,058	-

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	$372,900
June	$360,000	$361,000	$365,500	$365,000
July	$355,000	$360,000	$365,000	$364,400
August	$342,500	$359,990	$354,990	$350,000
September	$346,000	$355,000	$360,000	$356,750
October	$338,000	$352,490	$351,000	-
November	$342,500	$350,000	$360,000	-
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	36
August	11	13	27	38
September	16	15	31	36
October	17	17	27	-
November	21	17	32	-
December	29	26	36	-

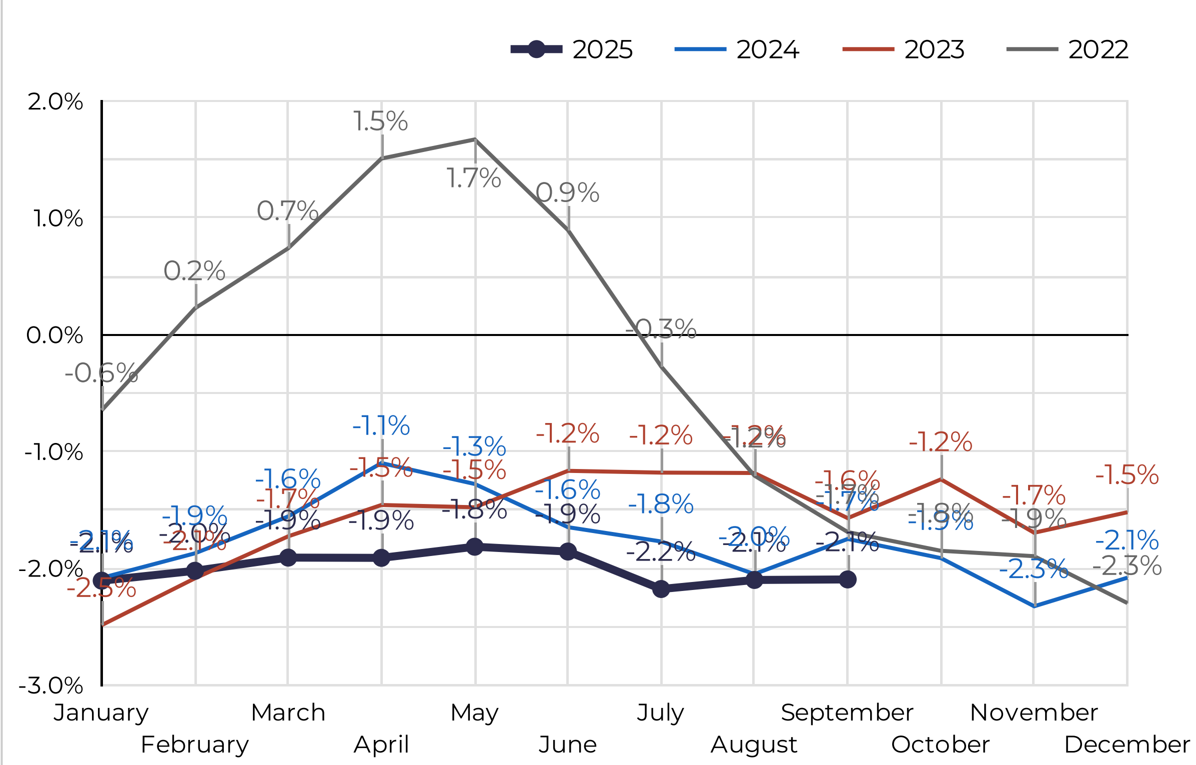
New Listings / Count

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	1,869
October	1,558	1,616	1,867	-
November	1,294	1,375	1,576	-
December	1,044	1,073	1,200	-

New Pendings / 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	1,459
April	1,703	1,388	1,388	1,412
May	1,719	1,425	1,366	1,313
June	1,421	1,322	1,218	1,222
July	1,270	1,153	1,222	1,170
August	1,369	1,182	1,154	1,164
September	1,169	1,079	1,055	1,104
October	1,057	1,048	1,160	-
November	918	937	977	-
December	888	859	998	-

% Closed Over or Under Asking / Average



MLS of Southern Arizona®

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: Oct 6, 2025

TUCSON ASSOCIATION OF REALTORS®

Sep 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	884	-1.7% ↓	$408.6M	2.2% ↑	$376,000	$-4,000 ↓	$231	$2 ↑	37	5 ↑	-1.8%	-0.2% ↓
Townhouse	76	40.7% ↑	$23.55M	26.4% ↑	$296,000	$1,000 ↑	$220	$-15 ↓	27	4 ↑	-2.6%	-1.1% ↓
Manufactured Home	63	18.9% ↑	$15.07M	23.6% ↑	$250,000	$10,000 ↑	$175	$26 ↑	21	2 ↑	-3.4%	-0.8% ↓
Condominium	47	11.9% ↑	$8.81M	3.6% ↑	$197,000	$12,000 ↑	$190	$-22 ↓	36	15 ↑	-3.4%	-0.3% ↓
Mobile Home	8	0.0%	$1.21M	14.6% ↑	$137,000	$9,000 ↑	$133	$37 ↑	65	43 ↑	-6.3%	-1.0% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	73	2.8% ↑	$13.27M	-2.2% ↓	$197,000	$12,100 ↑	$231	$-10 ↓	39	24 ↑	-3.5%	-1.0% ↓
$1000-1499 sqft	296	5.3% ↑	$85.87M	6.5% ↑	$290,000	$-3,500 ↓	$224	$0 ↑	27	4 ↑	-1.8%	-0.6% ↓
$1500-1999 sqft	337	2.7% ↑	$124.03M	1.7% ↑	$356,900	$-600 ↓	$213	$-2 ↓	36	3 ↑	-1.6%	0.3% ↑
2000-2499 sqft	206	-4.2% ↓	$100.47M	-0.8% ↓	$458,000	$7,056 ↑	$220	$5 ↑	43	2 ↑	-2.1%	-0.5% ↓
2500-2999 sqft	93	-7.0% ↓	$56.13M	-10.5% ↓	$559,000	$-26,000 ↓	$220	$-11 ↓	41	3 ↑	-1.9%	0.1% ↑
3000-3999 sqft	60	33.3% ↑	$59M	45.3% ↑	$895,000	$57,000 ↑	$294	$21 ↑	53	34 ↑	-2.7%	-0.4% ↓
4000-4999 sqft	8	-38.5% ↓	$10.61M	-23.6% ↓	$1,200,000	$300,000 ↑	$307	$61 ↑	36	5 ↑	-3.8%	-2.3% ↓
5000+ sqft	5	66.7% ↑	$7.87M	38.3% ↑	$1,180,000	$-1,158,000...	$210	$-117 ↓	199	159 ↑	-9.5%	0.9% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	162	14.9% ↑	$84.78M	9.0% ↑	$435,000	$-45,000 ↓	$251	$-11 ↓	37	18 ↑	-2.2%	-0.6% ↓
Central	126	12.5% ↑	$41.98M	7.0% ↑	$319,500	$14,500 ↑	$228	$-14 ↓	27	12 ↑	-2.3%	-0.0% ↓
Upper Southeast	108	-6.9% ↓	$44.67M	-7.7% ↓	$383,800	$-14,200 ↓	$204	$-2 ↓	55	15 ↑	-1.2%	0.1% ↑
North	96	28.0% ↑	$66.03M	22.4% ↑	$585,000	$-14,000 ↓	$287	$-21 ↓	34	9 ↑	-3.4%	-0.6% ↓
East	88	-6.4% ↓	$32.58M	4.2% ↑	$325,000	$10,100 ↑	$209	$0 ↑	31	7 ↑	-1.5%	-0.2% ↓
Extended West	69	-2.8% ↓	$24.65M	-8.5% ↓	$357,900	$-21,100 ↓	$198	$-6 ↓	33	-7 ↓	-1.3%	-0.3% ↓
Southwest	61	-3.2% ↓	$19.14M	-8.8% ↓	$312,000	$-14,500 ↓	$191	$-2 ↓	28	-12 ↓	-0.8%	+0.0%...
West	60	0.0%	$23.59M	-2.3% ↓	$365,000	$-10,000 ↓	$235	$4 ↑	48	28 ↑	-1.9%	-0.3% ↓
South	50	-9.1% ↓	$14.09M	-12.1% ↓	$280,000	$-15,000 ↓	$202	$-1 ↓	32	-2 ↓	-2.2%	-1.4% ↓
Northeast	45	15.4% ↑	$22.85M	22.2% ↑	$369,000	$-66,000 ↓	$244	$13 ↑	20	-14 ↓	-2.6%	-0.7% ↓
Southeast	41	10.8% ↑	$17.51M	23.6% ↑	$370,540	$540 ↑	$204	$-5 ↓	51	11 ↑	-1.3%	-0.3% ↓
Upper Northwest	38	-9.5% ↓	$18.32M	-16.9% ↓	$437,500	$-82,500 ↓	$241	$-2 ↓	63	29 ↑	-3.4%	-1.0% ↓
Cochise	32	-13.5% ↓	$9.51M	-7.9% ↓	$271,000	$31,000 ↑	$183	$18 ↑	51	12 ↑	-2.0%	1.1% ↑
Benson/St. David	19	5.6% ↑	$5.2M	7.1% ↑	$269,990	$35,000 ↑	$166	$-0 ↓	8	-38 ↓	-3.3%	0.8% ↑
SCC-Rio Rico East	17	-26.1% ↓	$4.96M	-24.5% ↓	$299,900	$29,900 ↑	$184	$16 ↑	60	20 ↑	-1.4%	0.4% ↑
Graham	12	-36.8% ↓	$4.03M	-35.8% ↓	$299,000	$-1,000 ↓	$171	$-10 ↓	13	-13 ↓	-2.5%	-1.7% ↓
Extended Southwest	9	50.0% ↑	$2.45M	28.5% ↑	$240,000	$-45,000 ↓	$183	$20 ↑	47	16 ↑	0.5%	3.9% ↑
Pinal	8	-46.7% ↓	$1.73M	-49.8% ↓	$214,623	$39,623 ↑	$165	$2 ↑	26	-6 ↓	-2.9%	0.1% ↑
Extended Northwest	7	-30.0% ↓	$2M	-34.4% ↓	$288,000	$-15,990 ↓	$183	$3 ↑	16	-10 ↓	-0.4%	0.5% ↑
Extended Northeast	6	200.0% ↑	$3.55M	492.3% ↑	$585,000	$401,500 ↑	$421	$-59 ↓	74	68 ↑	-6.2%	-5.0% ↓
SCC-Tubac East	5	150.0% ↑	$2.61M	130.5% ↑	$545,000	$-15,000 ↓	$250	$-31 ↓	224	221 ↑	-3.8%	-0.6% ↓
SCC-Sonoita	3	50.0% ↑	$1.47M	-5.8% ↓	$475,000	$-110,000 ↓	$247	$-89 ↓	59	52 ↑	-0.4%	0.4% ↑
Maricopa	3	-	$1.61M	-	$472,300	-	$316	-	51	-	5.6%	-
SCC-Patagonia	3	-	$3.91M	-	$500,000	-	$250	-	158	-	-4.8%	-
SCC-Rio Rico West	3	50.0% ↑	$1.05M	50.8% ↑	$318,000	$19,000 ↑	$178	$-7 ↓	17	12 ↑	-0.7%	-1.4% ↓
SCC-Nogales East	2	-33.3% ↓	$1.03M	35.4% ↑	$230,000	$-73,000 ↓	$169	$30 ↑	10	-163 ↓	-4.6%	-0.5% ↓
Navajo	2	-60.0% ↓	$567K	-76.8% ↓	$192,000	$-293,000 ↓	$241	$-6 ↓	1	-39 ↓	-1.8%	0.2% ↑
SCC-Nogales West	2	0.0%	$644.9K	5.2% ↑	$254,900	$159,900 ↑	$169	$50 ↑	3	-1 ↓	1.0%	14.6% ↑
Santa Cruz	1	-	$700K	-	$700,000	-	$576	-	218	-	-11.9%	-

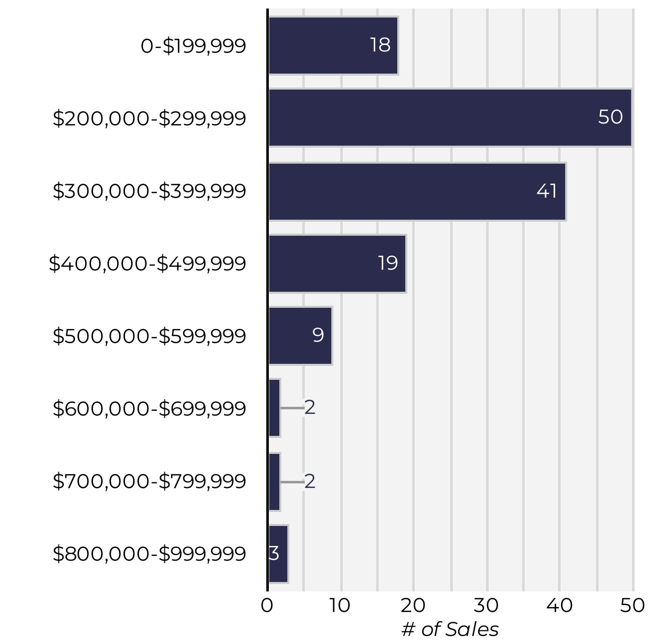
MLS of Southern Arizona®

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: Oct 6, 2025

September 2025

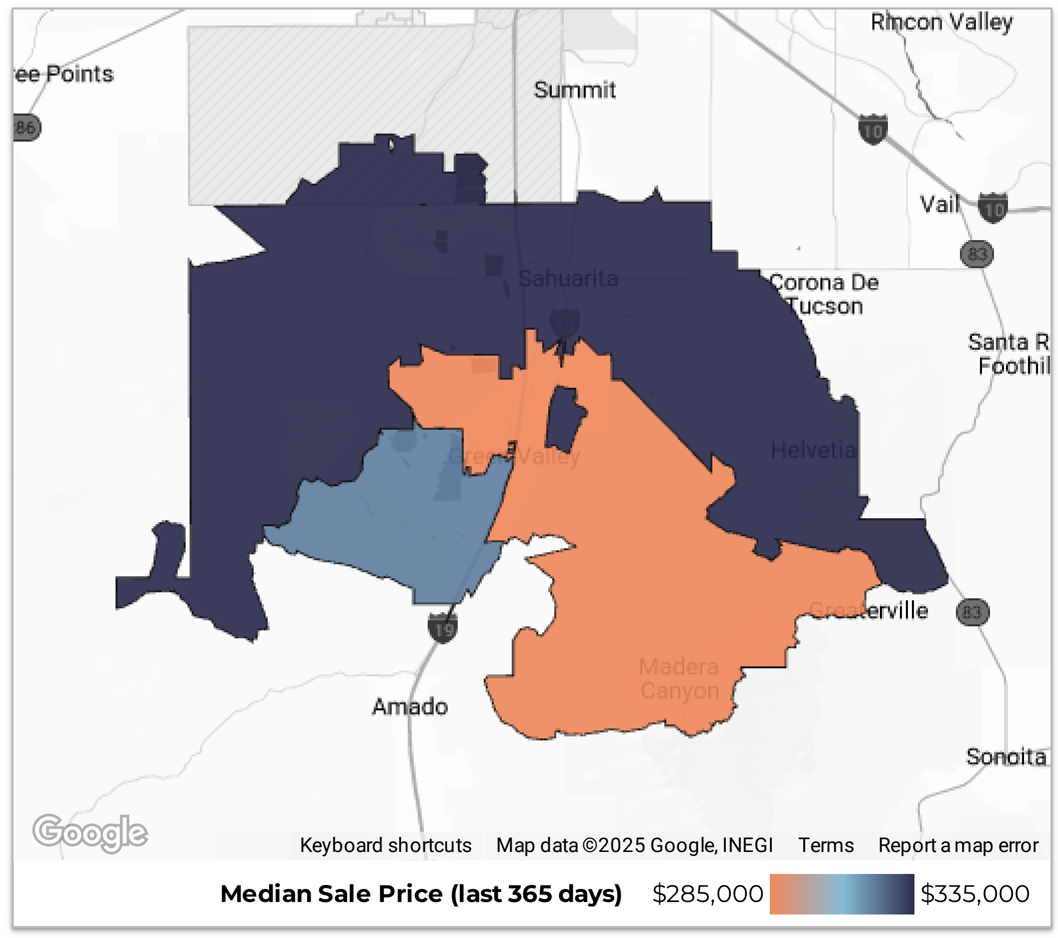


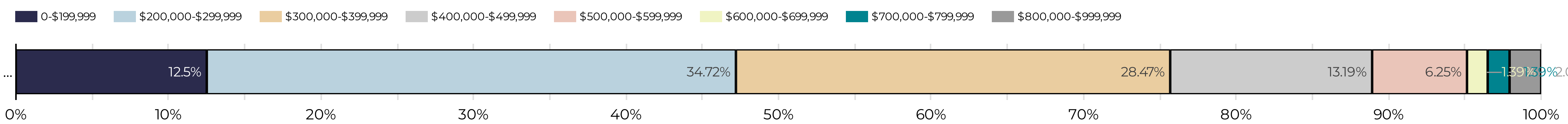
# of Sales	Median Sale Price
144	$304,990
8.3% from previous year	-10.4% from previous year

Volume	Average Sale Price
$48,380,506	$335,976
2.9% from previous year	-4.9% from previous year

$/sqft	Median Days on Market
$199	28
-3.8% from previous year	-15 from previous year

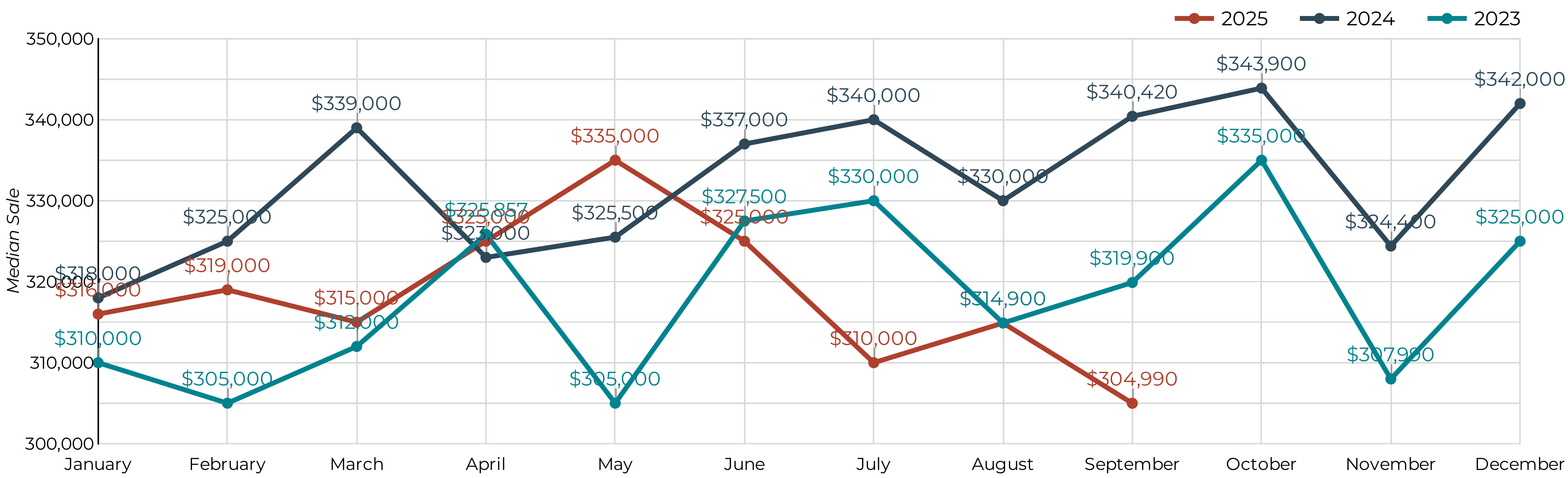
# of New Listings	Average % Over Asking
263	-1.79%
9.1% from previous year	-0.01% from previous year

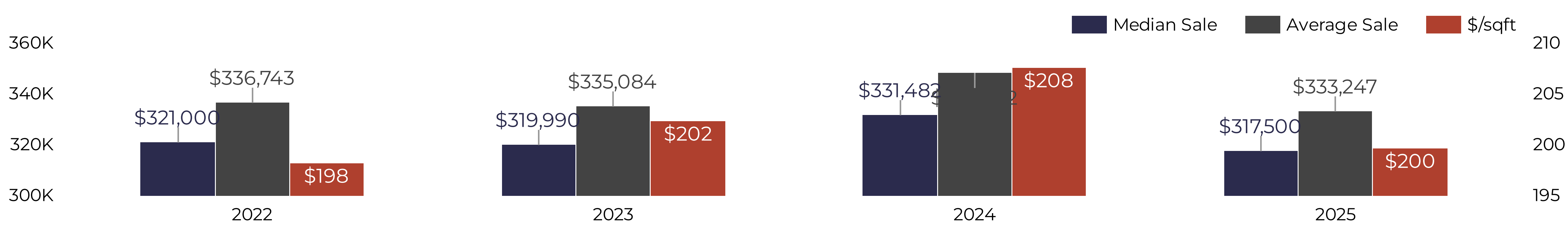




Market Pricing

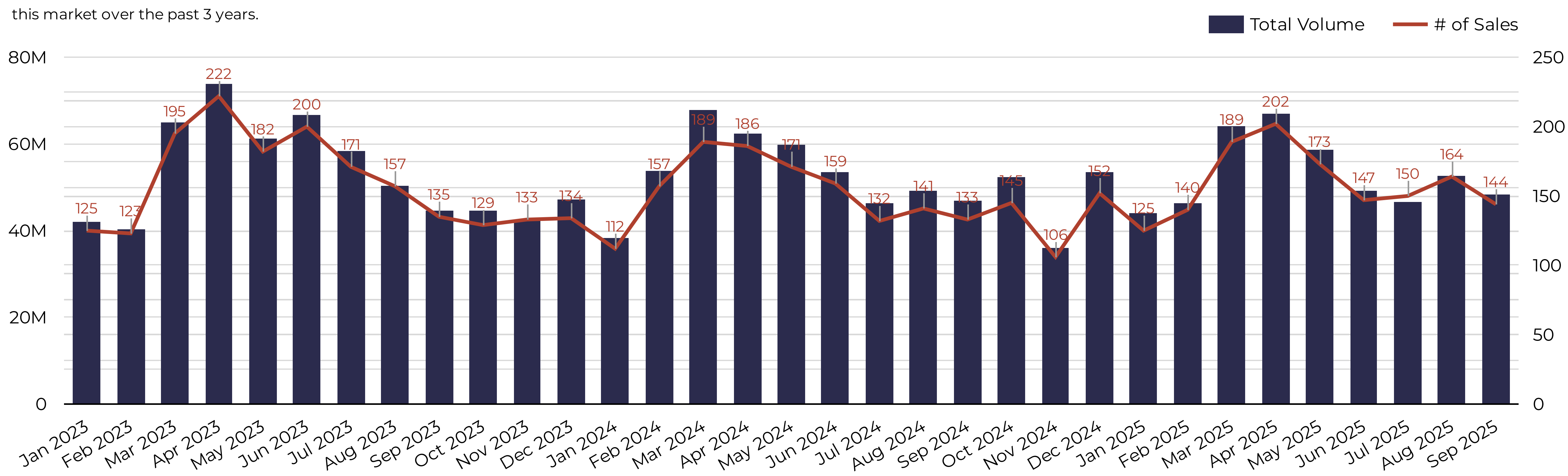
Use this data to see how the cost of real estate has changed in this area over the last 3 years.





Market Activity

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



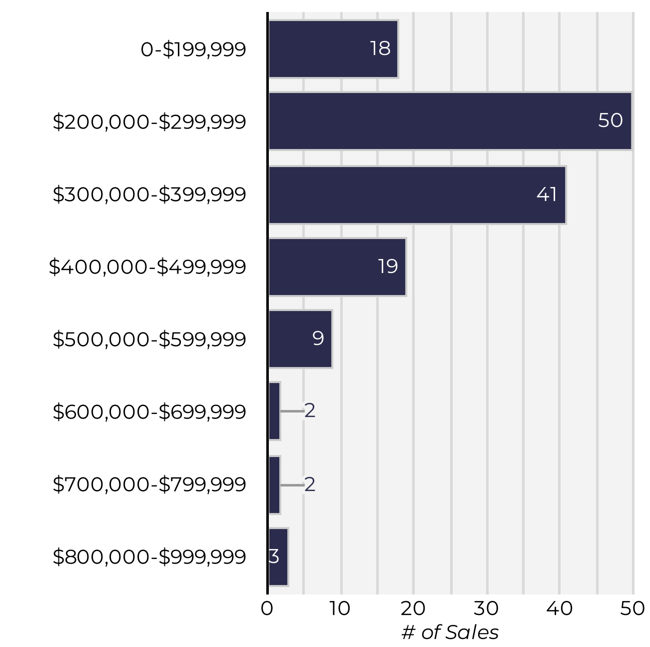
MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors : **Buyer Demand**

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

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

September 2025



# of Sales
144
8.3% from previous year

Median Sale Price
$304,990
-10.4% from previous year

Volume
$48,380,506
2.9% from previous year

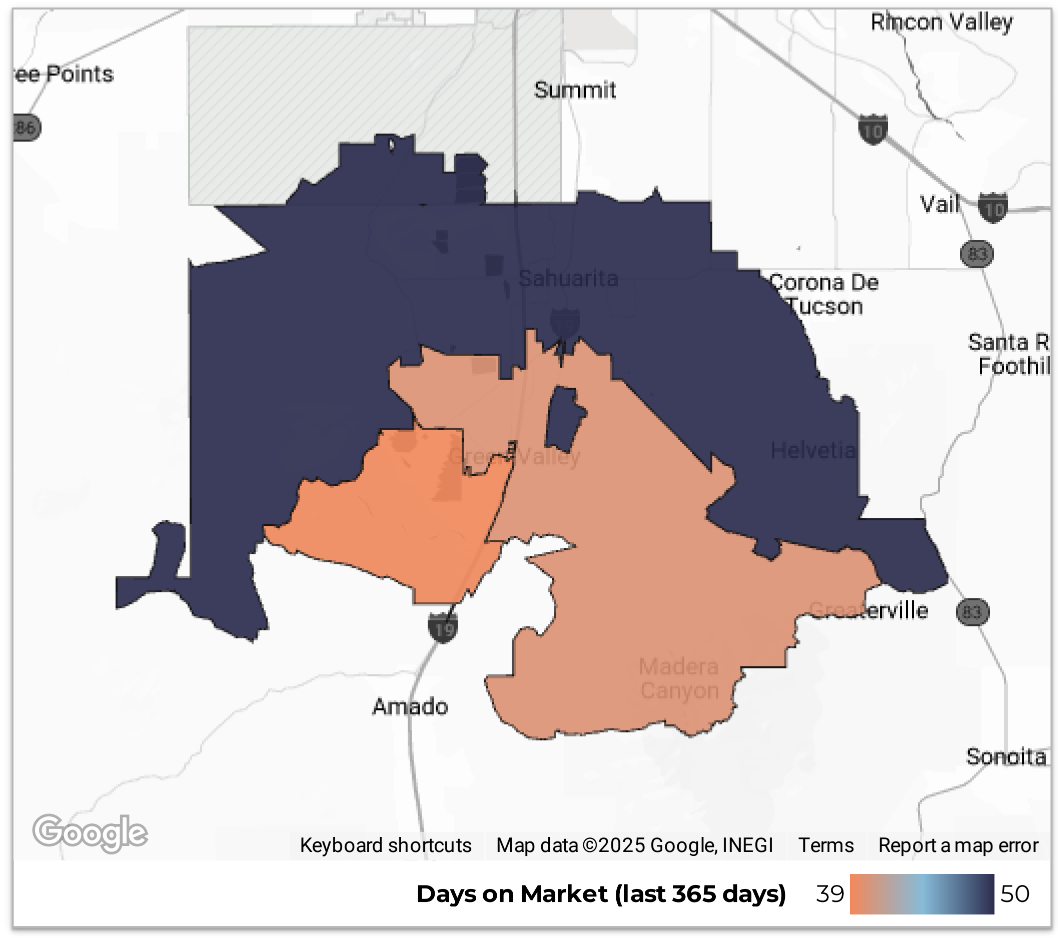
Average Sale Price
$335,976
-4.9% from previous year

$/sqft
$199
-3.8% from previous year

Median Days on Market
28
-15 from previous year

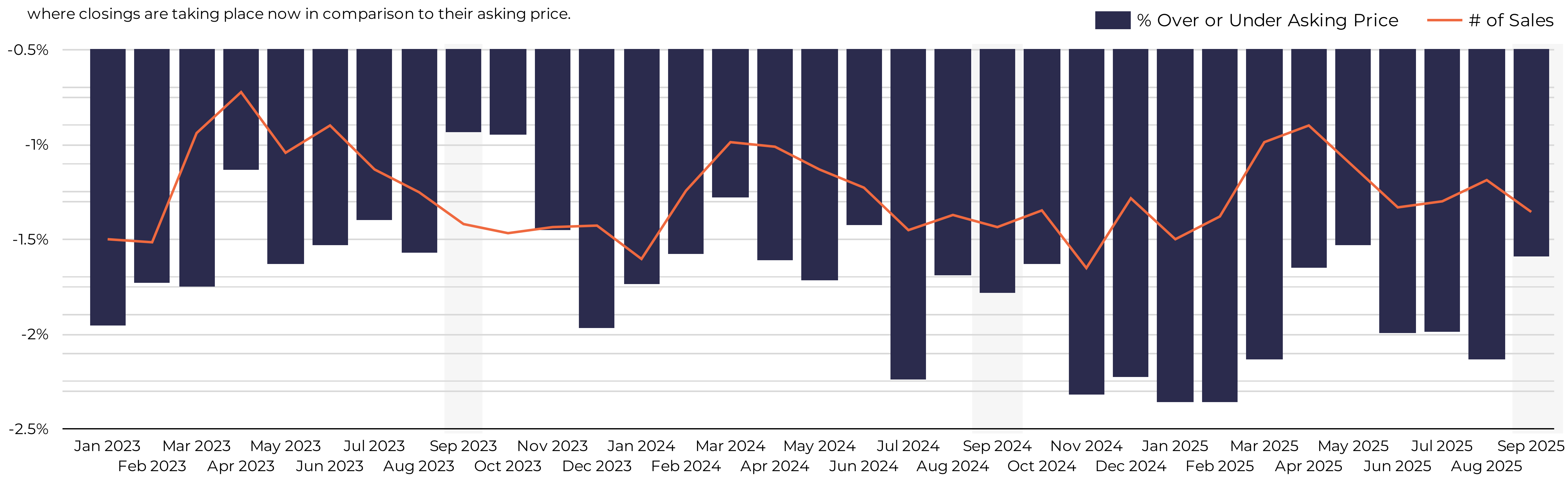
# of New Listings
263
9.1% from previous year

Average % Over Asking
-1.79%
-0.01% from previous year



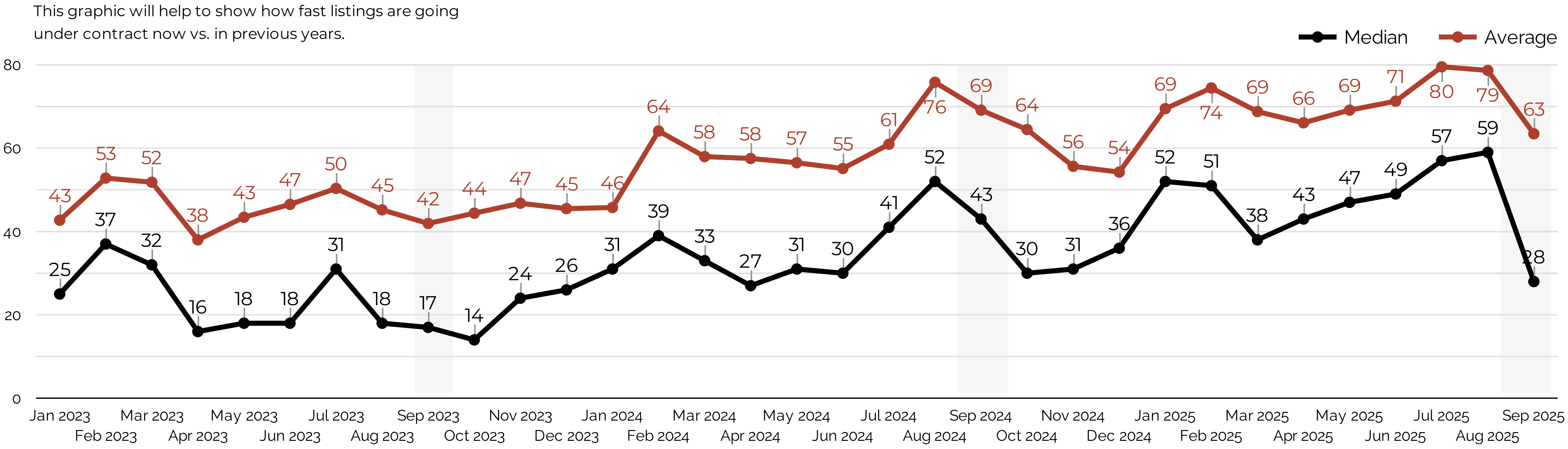
Buyer Demand

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

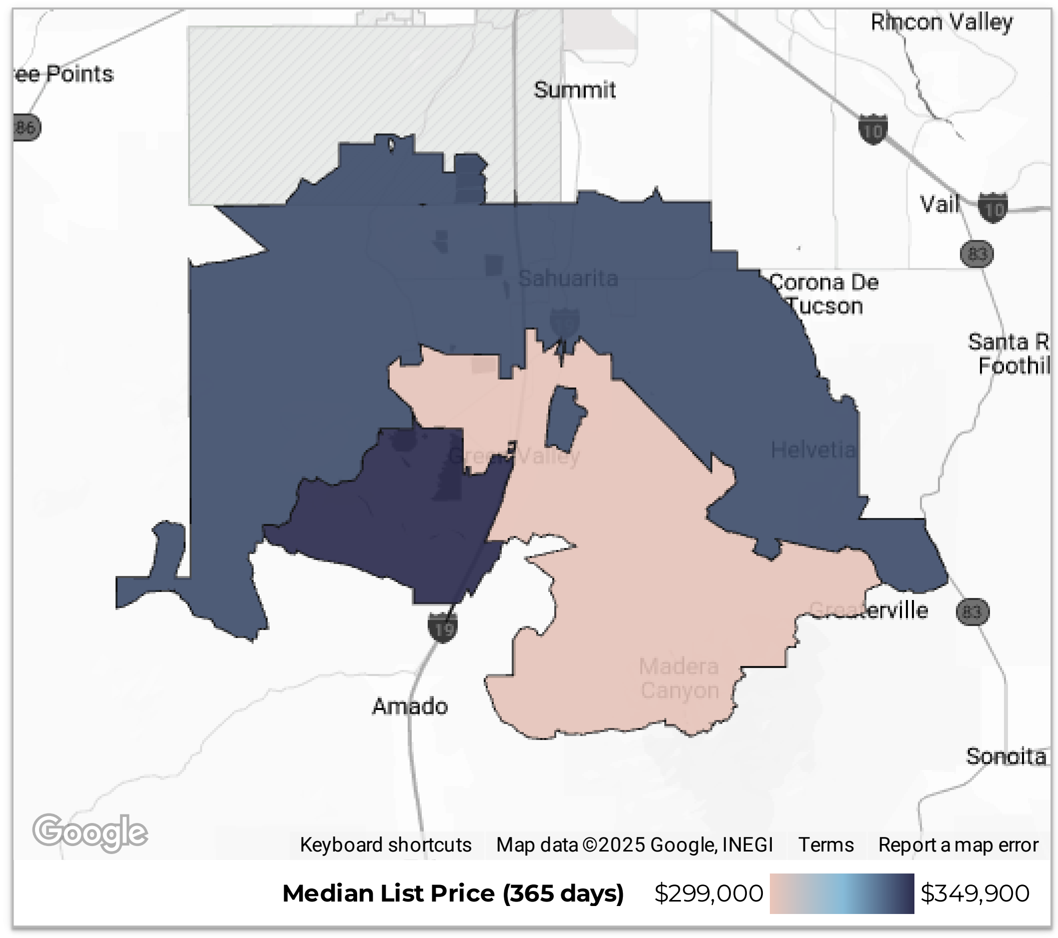
Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-$199,999	18	38.5%	25	-37	-4.38%	-1.92%
$200,000-$299,999	50	61.3%	24	-6	-1.60%	-0.53%
$300,000-$399,999	41	-24.1%	30	-22	-1.24%	0.55%
$400,000-$499,999	19	0.0%	72	30	-1.42%	0.56%
$500,000-$599,999	9	28.6%	7	-35	-1.11%	1.10%
$600,000-$699,999	2	-66.7%	0	-21	-2.55%	-0.25%
$700,000-$799,999	2	100.0%	182	90	-3.32%	0.48%
$800,000-$999,999	3	50.0%	103	92	0.24%	2.68%

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: Oct 6, 2025



September
2025

# of New Listings (Supply)
263
22 from previous year

# of New Pendings (Demand)
149
29 from previous year

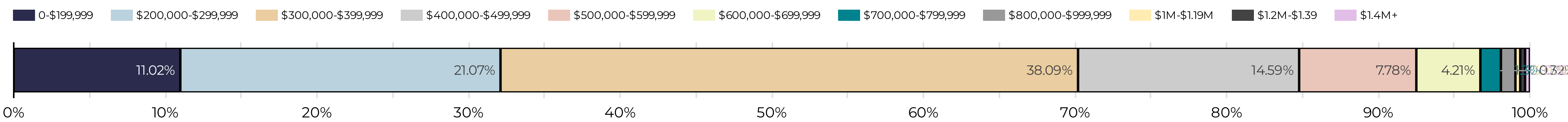
Months of Supply
4.28

Active Listings
617

Pending Listings
70

	Average	#
Single Family Residence	$429,821	451
Townhouse	$275,703	104
Condominium	$138,671	40
Manufactured Home	$204,747	19
Mobile Home	$150,833	3
Grand total	**$376,6...**	**617**

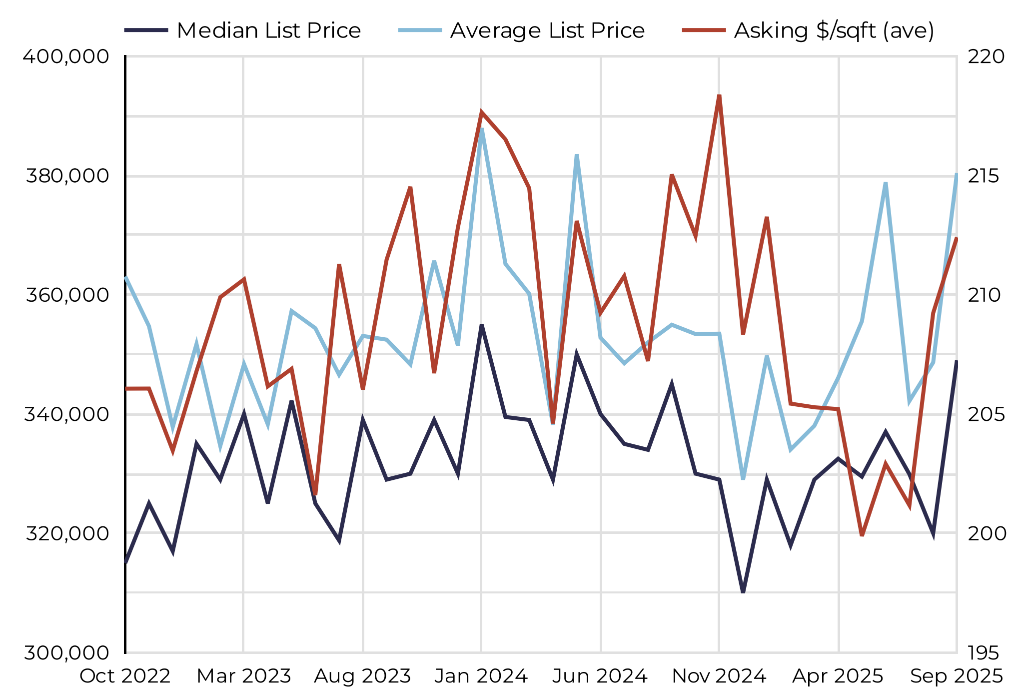
Active Listings



Months of Supply By Price Range

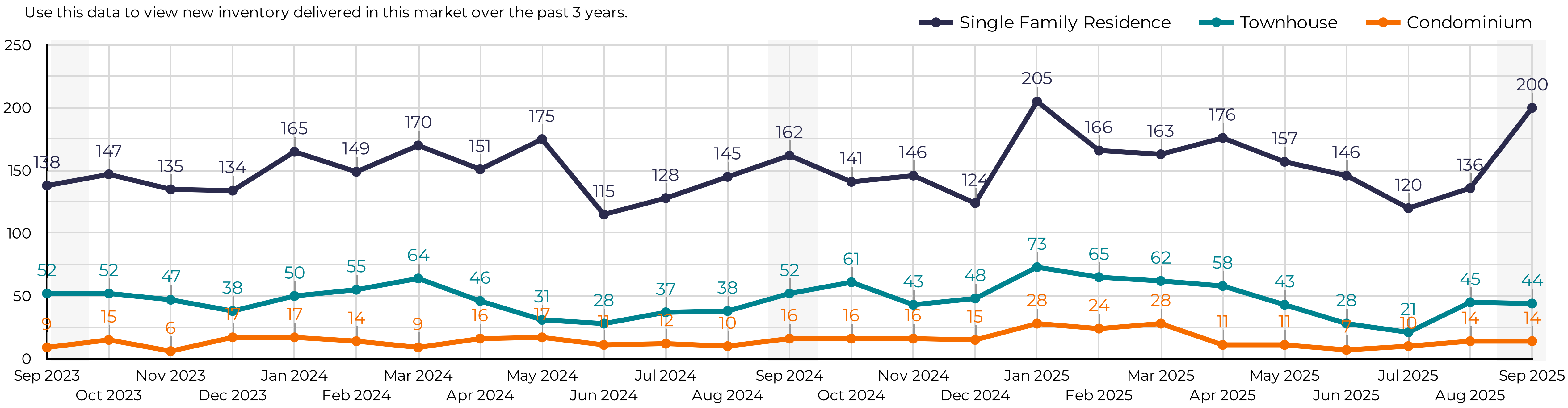
Asking Price	Months of Supply	Active	# of Sales Last Month
0-$199,999	3.78	68	18
$200,000-$299,999	2.60	130	50
$300,000-$399,999	5.73	235	41
$400,000-$499,999	5.00	90	18
$500,000-$599,999	5.33	48	9
$600,000-$699,999	8.67	26	3
$700,000-$799,999	8.00	8	1
$800,000-$999,999	1.50	6	4
Grand total	**4.24**	**611**	**144**

Asking Prices



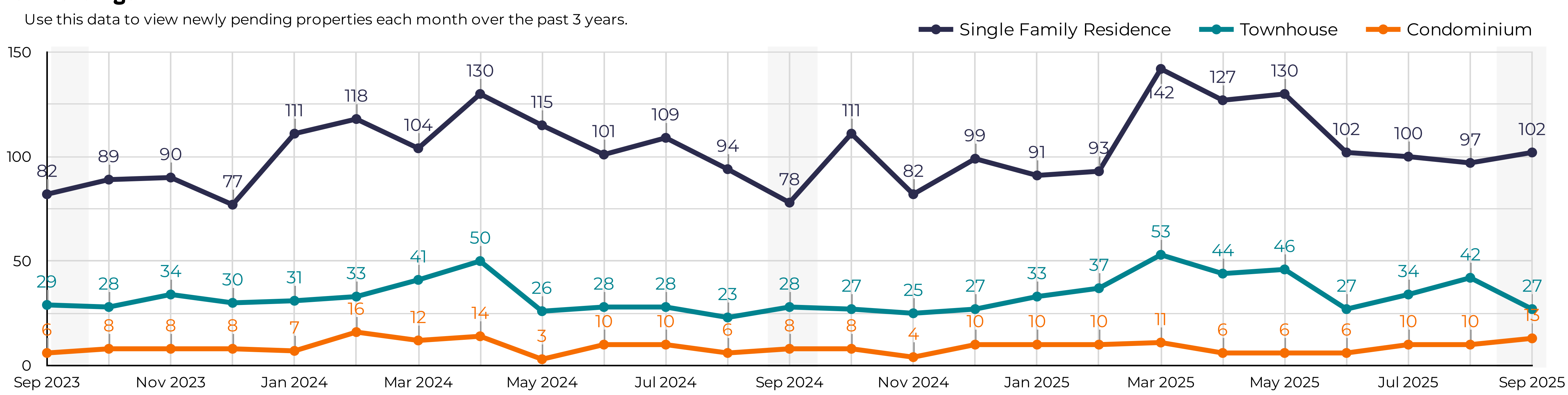
New Listings

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.



MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: **Tables**

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

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

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	173
June	189	200	159	147
July	160	171	132	150
August	148	157	141	164
September	127	135	133	144
October	146	129	145	-
November	109	133	106	-
December	125	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	$304,990
October	$300,000	$335,000	$343,900	-
November	$302,000	$307,990	$324,400	-
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	47
June	8	18	30	49
July	7	31	41	57
August	10	18	52	59
September	15	17	43	28
October	15	14	30	-
November	15	24	31	-
December	25	26	36	-

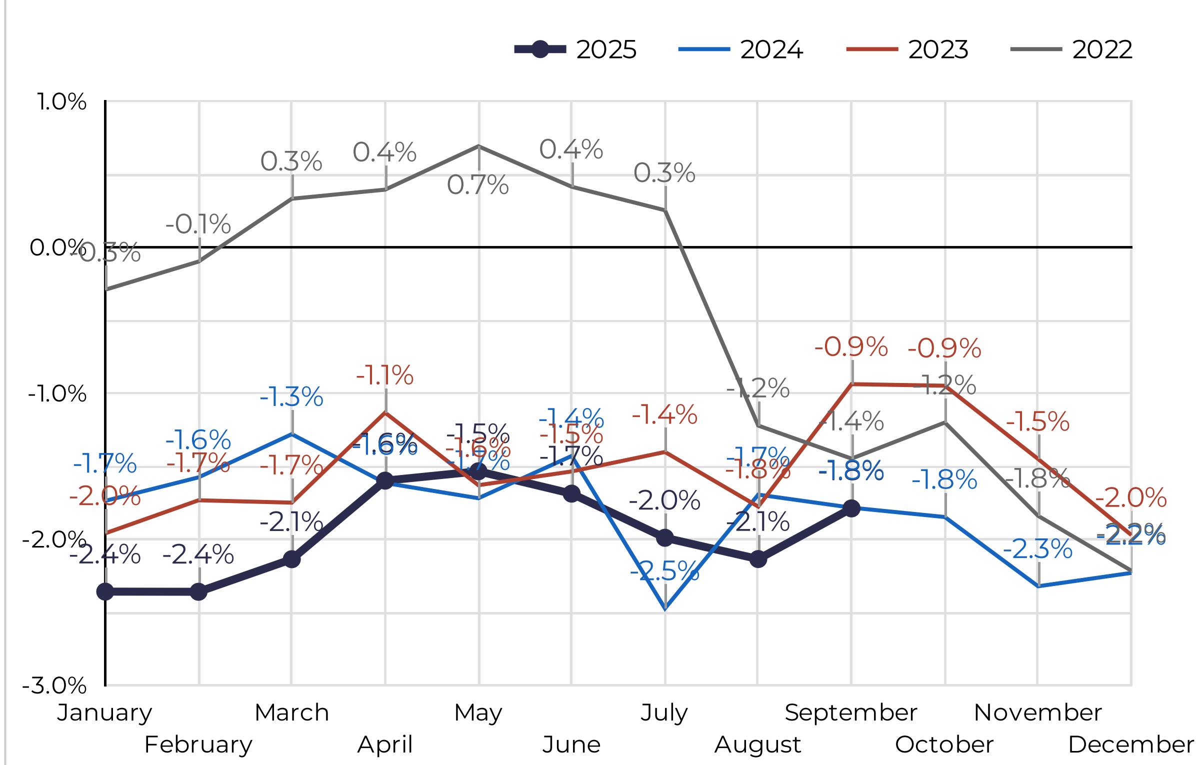
New Listings / Count

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	263
October	182	219	224	-
November	167	193	210	-
December	116	193	195	-

New Pendings / Count

Month	2022	2023	2024	2025
January	214	133	153	138
February	203	142	173	146
March	264	218	164	212
April	262	196	201	185
May	195	195	152	184
June	184	185	146	139
July	159	169	151	150
August	129	152	125	151
September	131	122	120	149
October	136	129	152	-
November	111	136	112	-
December	117	119	140	-

% Closed Over or Under Asking / Average



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: Oct 6, 2025

Sep 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	99	7.6% ↑	$38.41M	2.6% ↑	$335,000	$-34,990 ↓	$207	$-5 ↓	35	-11 ↓	-1.4%	0.5% ↑
Townhouse	30	7.1% ↑	$7.84M	3.4% ↑	$249,000	$-23,000 ↓	$189	$-13 ↓	24	-13 ↓	-2.7%	-1.6% ↓
Condominium	10	25.0% ↑	$1.2M	18.0% ↑	$116,000	$0	$179	$-5 ↓	77	40 ↑	-1.1%	1.2% ↑
Manufactured Home	4	-20.0% ↓	$876K	-9.3% ↓	$215,000	$21,000 ↑	$160	$-13 ↓	8	-5 ↓	0.3%	2.6% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	13	18.2% ↑	$1.68M	3.7% ↑	$117,500	$-22,400 ↓	$190	$-22 ↓	29	-33 ↓	-2.0%	-1.1% ↓
$1000-1499 sqft	42	23.5% ↑	$10.73M	19.3% ↑	$257,500	$2,500 ↑	$201	$-5 ↓	16	-5 ↓	-1.9%	-0.9% ↓
$1500-1999 sqft	49	-7.5% ↓	$17.12M	-10.2% ↓	$325,000	$-25,990 ↓	$202	$-7 ↓	44	-4 ↓	-1.5%	0.6% ↑
2000-2499 sqft	24	9.1% ↑	$9.8M	1.3% ↑	$368,990	$-13,010 ↓	$190	$-7 ↓	26	-33 ↓	-0.9%	1.0% ↑
2500-2999 sqft	12	50.0% ↑	$6.73M	53.7% ↑	$481,970	$1,970 ↑	$207	$-2 ↓	72	51 ↑	-1.7%	0.5% ↑
3000-3999 sqft	3	-40.0% ↓	$2.27M	-30.8% ↓	$790,000	$140,000 ↑	$239	$34 ↑	182	128 ↑	-2.3%	2.0% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	46	-4.2% ↓	$15.79M	-10.5% ↓	$315,000	$-40,990 ↓	$184	$-9 ↓	45	-11 ↓	-1.3%	0.4% ↑
Green Valley Northwest	43	10.3% ↑	$10.23M	-0.5% ↓	$249,000	$-6,000 ↓	$189	$-11 ↓	25	-7 ↓	-1.9%	-0.7% ↓
Green Valley Northeast	29	45.0% ↑	$11.36M	28.3% ↑	$318,000	$-102,000 ↓	$216	$-15 ↓	35	7 ↑	-1.6%	0.2% ↑
Green Valley Southwest	22	37.5% ↑	$9.49M	65.6% ↑	$420,000	$111,000 ↑	$225	$15 ↑	17	-25 ↓	-1.8%	0.6% ↑
Green Valley Southeast	3	-70.0% ↓	$1.46M	-67.6% ↓	$355,000	$-70,000 ↓	$239	$2 ↑	218	138 ↑	-2.0%	2.1% ↑