

# MLSSAZ Monthly Market Report

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



Mar 2024

## Quick Stats Mar 2024

# of Sales

**1,467**

± 14.5% from previous month

Median Sale Price

**\$360,000**

0.00% from previous month

Average Sale Price

**\$440,371**

± 5.07% from previous month

Median DOM

**22**

± -9 from previous month

% Over

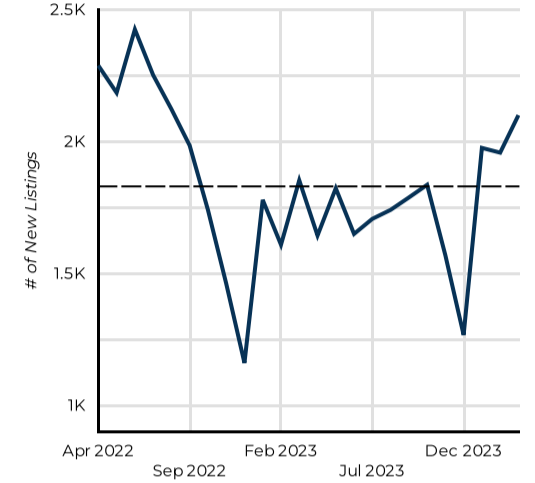
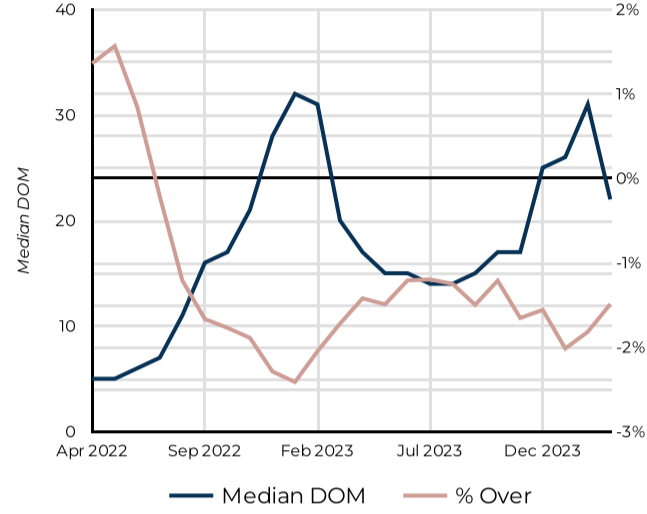
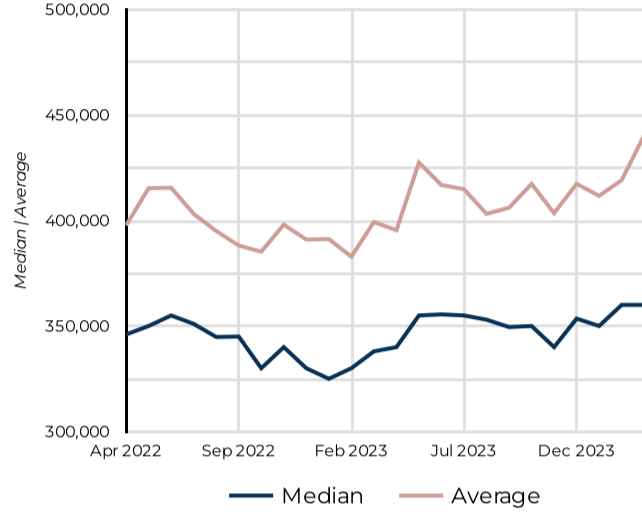
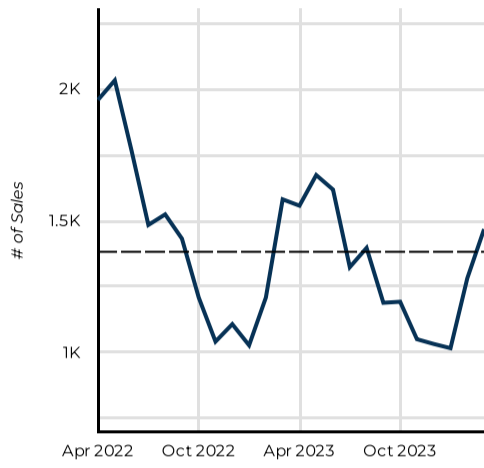
**-1.49%**

± 0.33% from previous month

# of New Listings

**2,099**

± 7.3% from previous month



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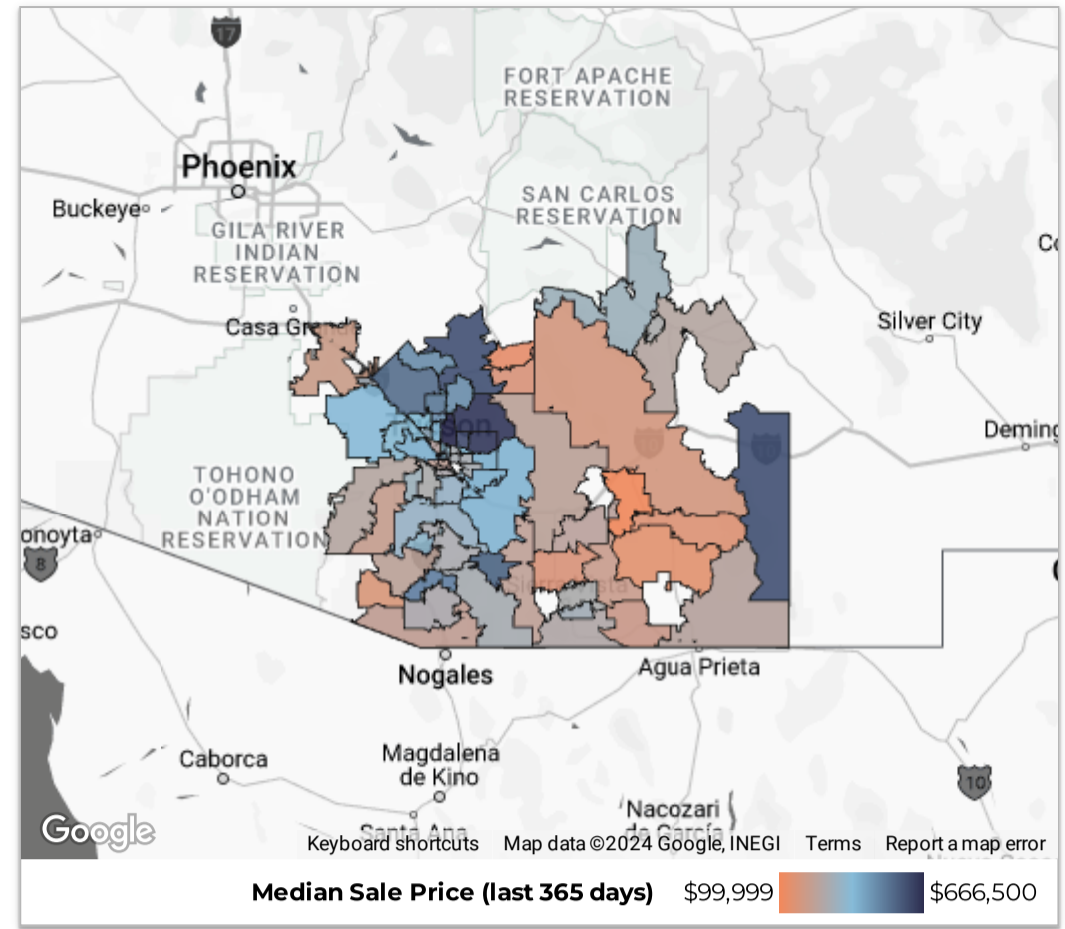
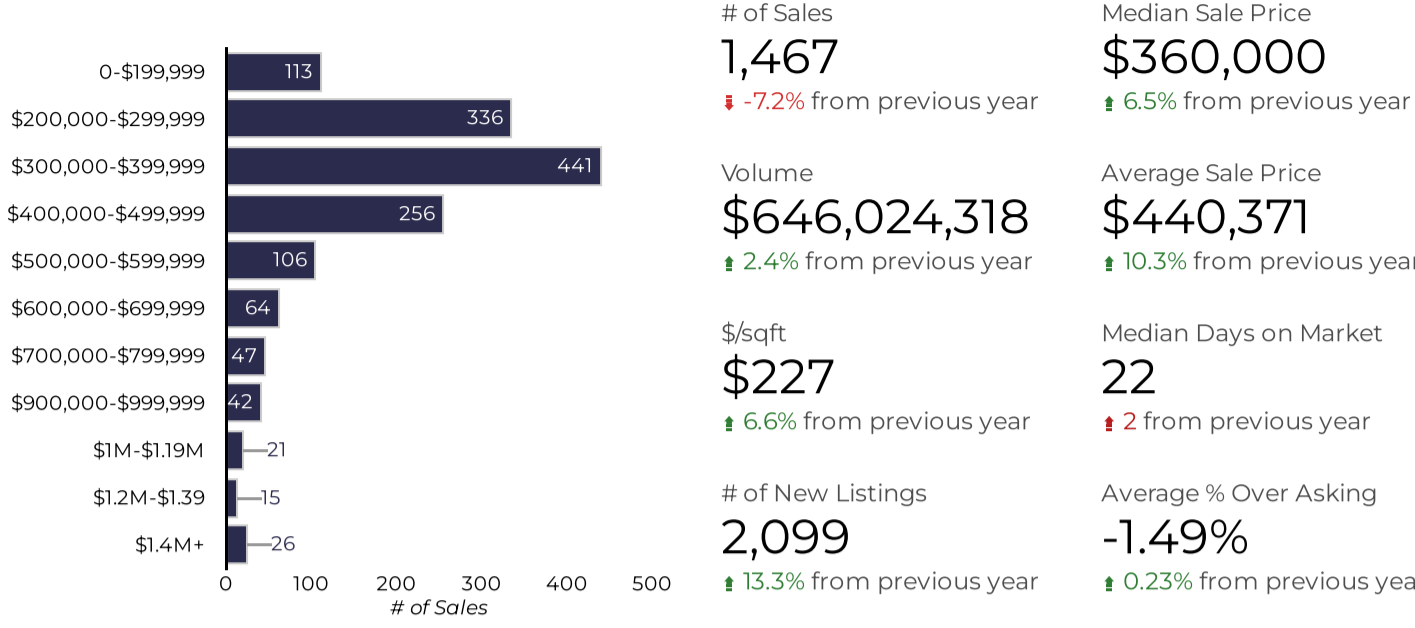
**Market Activity - Market Pricing - Buyer Demand - Inventory**

[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: Apr 15, 2024

March 2024

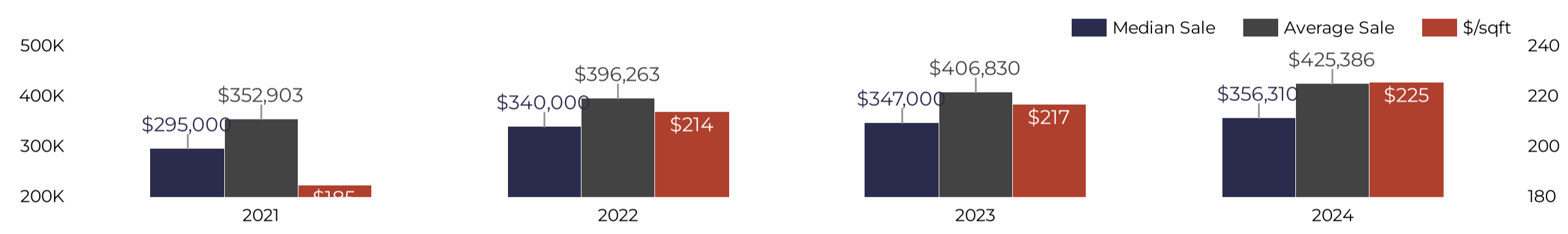
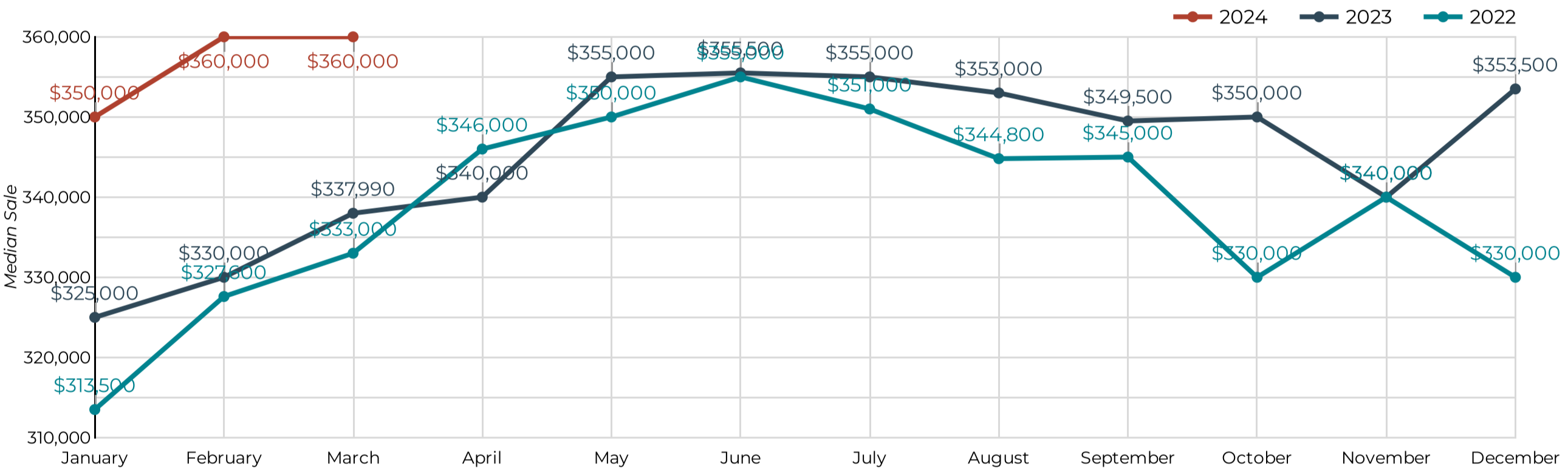


Transactions



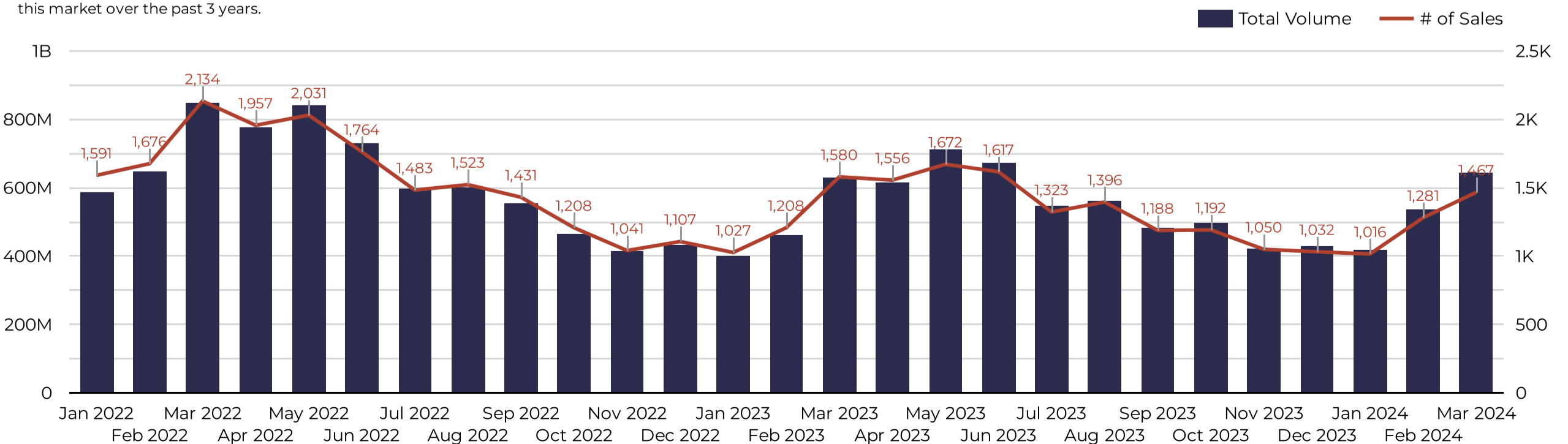
Market Pricing

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.

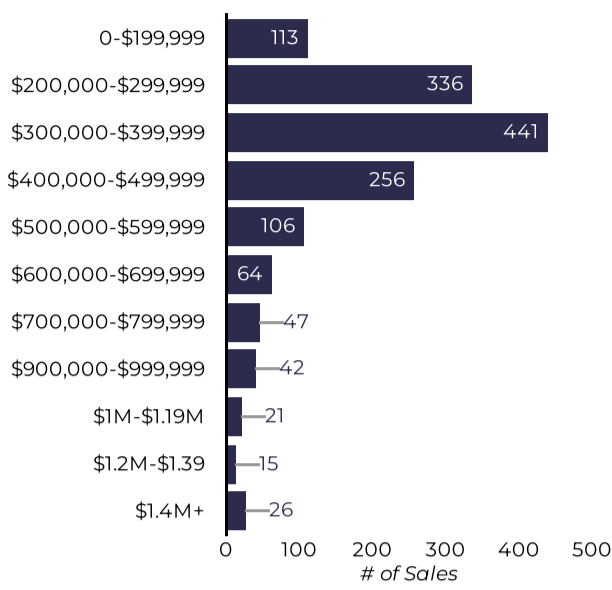


# MLS of Southern Arizona®

## Southern AZ Housing Market: Buyer Demand

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March 2024



# of Sales  
**1,467**  
↓ -7.2% from previous year

Volume  
**\$646,024,318**  
↑ 2.4% from previous year

\$/sqft  
**\$227**  
↑ 6.6% from previous year

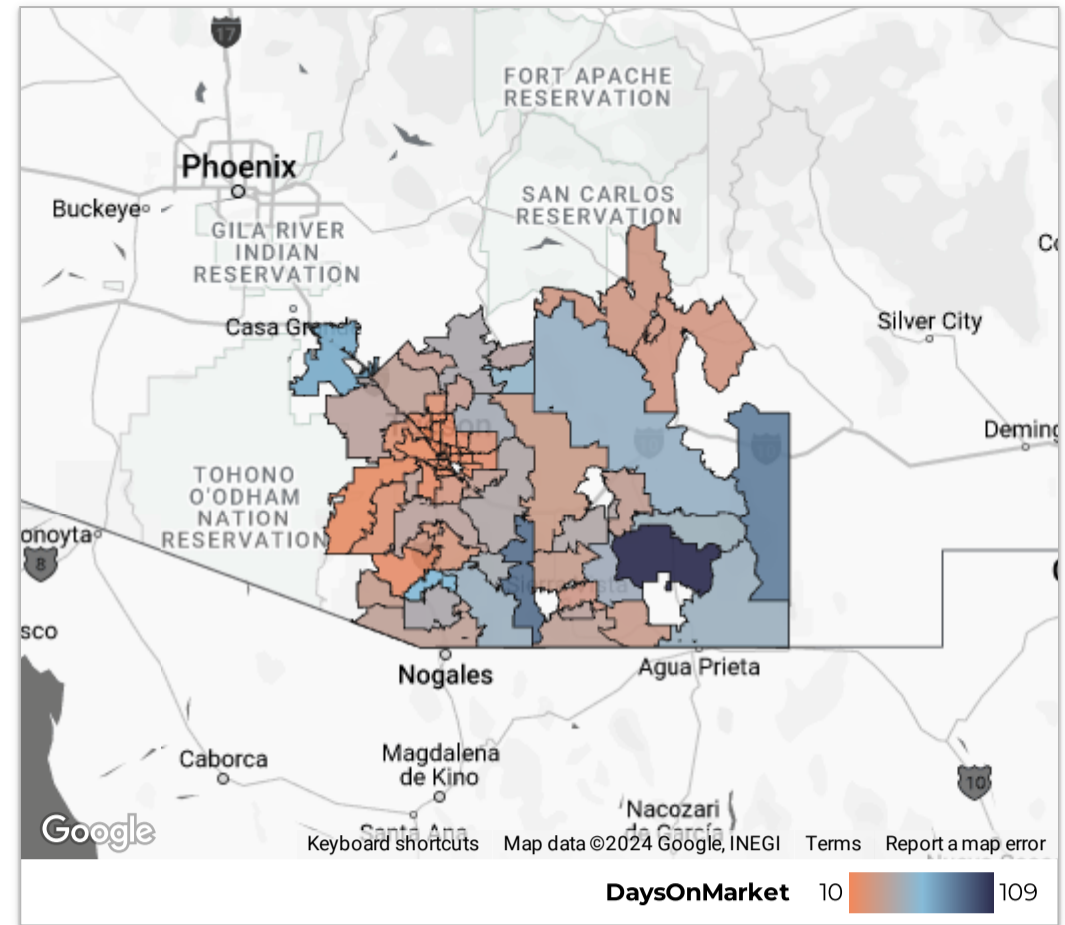
# of New Listings  
**2,099**  
↑ 13.3% from previous year

Median Sale Price  
**\$360,000**  
↑ 6.5% from previous year

Average Sale Price  
**\$440,371**  
↑ 10.3% from previous year

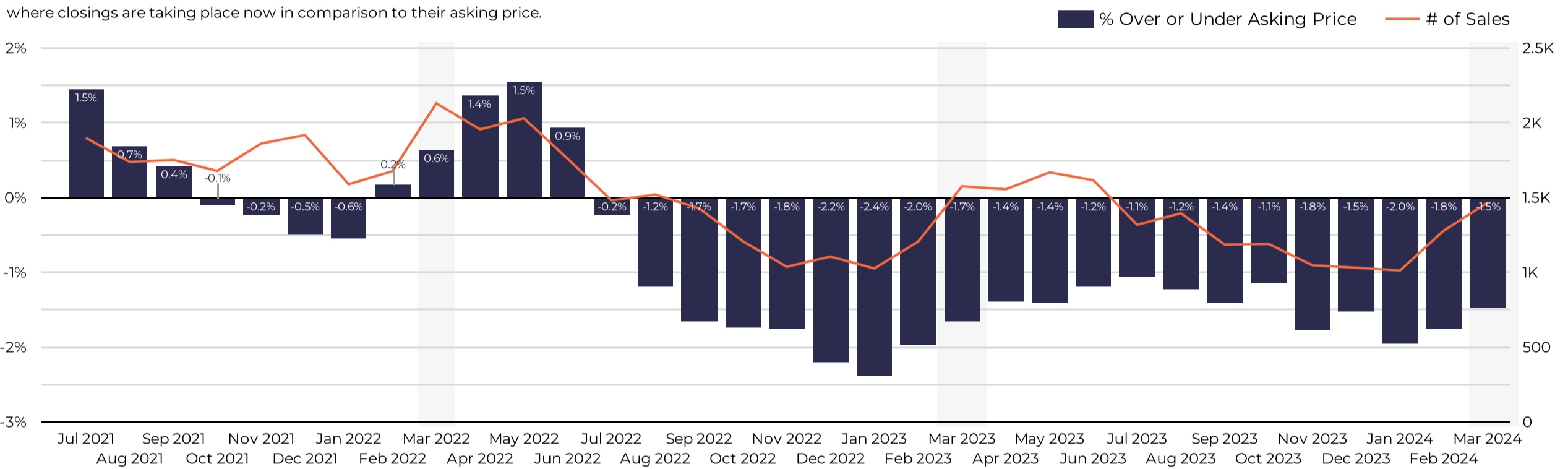
Median Days on Market  
**22**  
↓ 2 from previous year

Average % Over Asking  
**-1.49%**  
↑ 0.23% from previous year



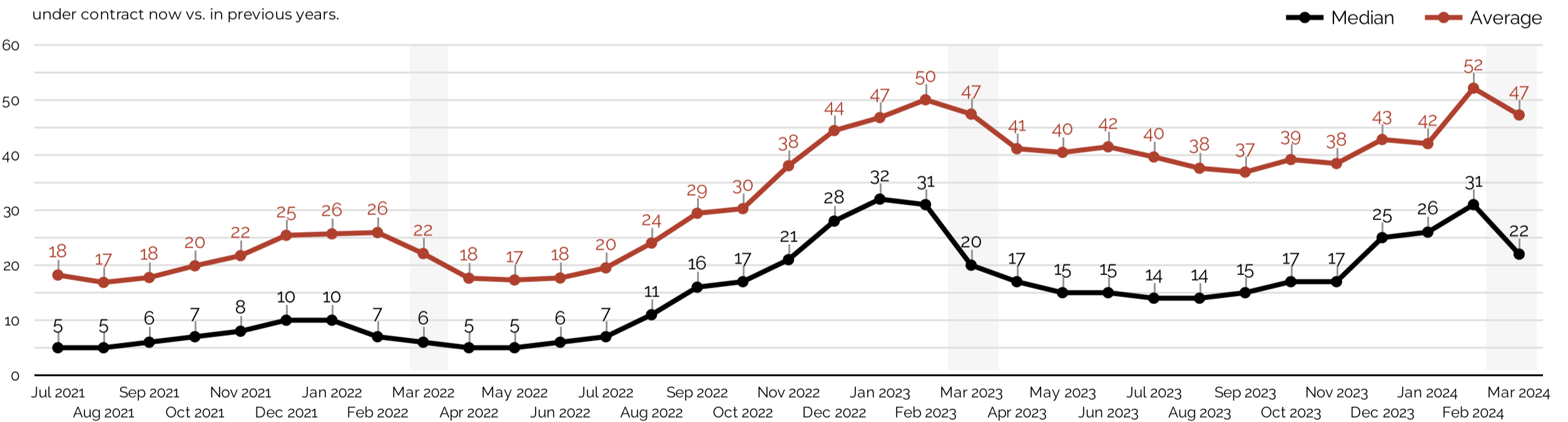
### Buyer Demand

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	113	-31.1% ↓	25	5 ↑	-3.34%	1.30% ↑
\$200,000-\$299,999	336	-22.4% ↓	22	4 ↑	-1.08%	0.33% ↑
\$300,000-\$399,999	441	-2.4% ↓	26	-1 ↓	-1.15%	0.08% ↑
\$400,000-\$499,999	256	19.6% ↑	21	0	-1.58%	-0.50% ↓
\$500,000-\$599,999	106	-11.7% ↓	13	-1 ↓	-1.15%	0.42% ↑
\$600,000-\$699,999	64	-12.3% ↓	21	0	-1.86%	-0.85% ↓
\$700,000-\$799,999	47	42.4% ↑	22	15 ↑	-2.04%	0.09% ↑
\$900,000-\$999,999	42	-25.0% ↓	28	20 ↑	-1.59%	-0.34% ↓
\$1M-\$1.19M	21	162.5% ↑	14	2 ↑	-3.28%	1.91% ↑
\$1.2M-\$1.39	15	50.0% ↑	18	15 ↑	-0.86%	-0.02% ↓
\$1.4M+	26	52.9% ↑	10	-3 ↓	-2.06%	4.52% ↑

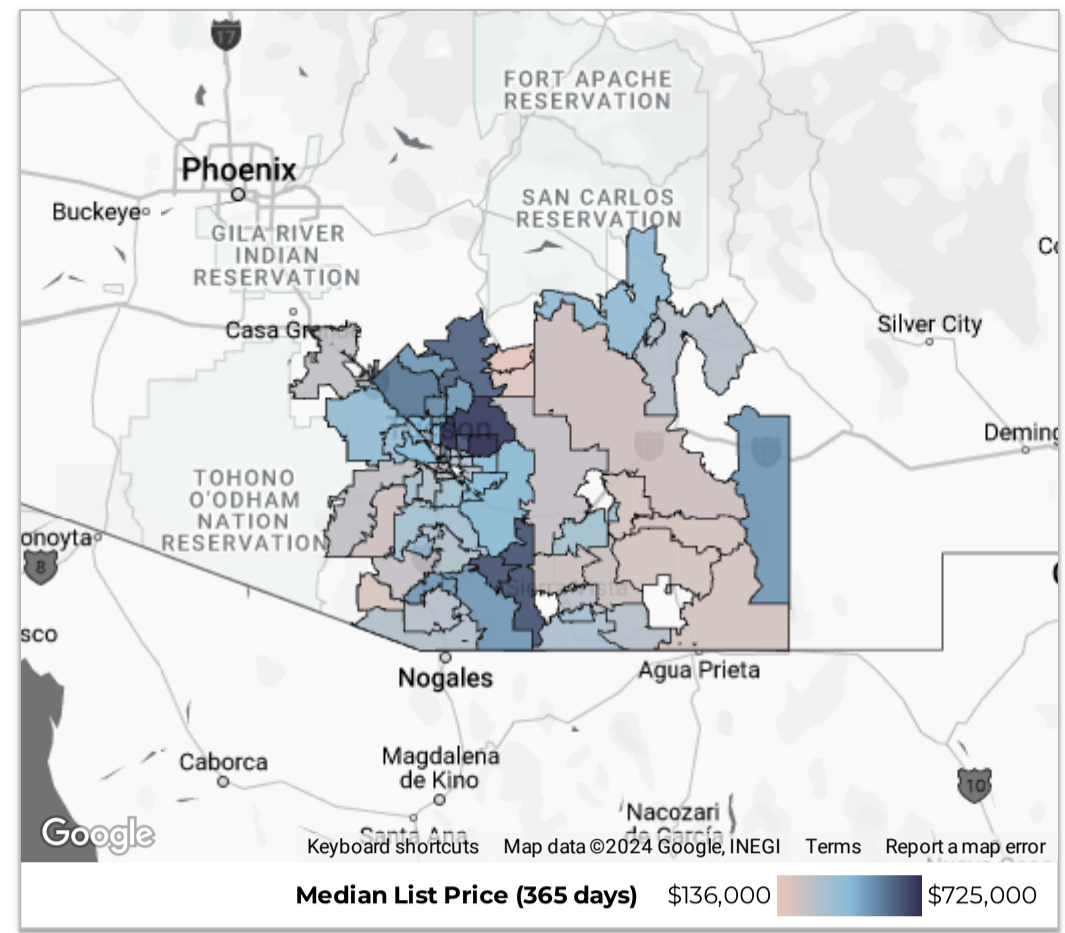
# MLS of Southern Arizona®

## Southern AZ Housing Market: Inventory

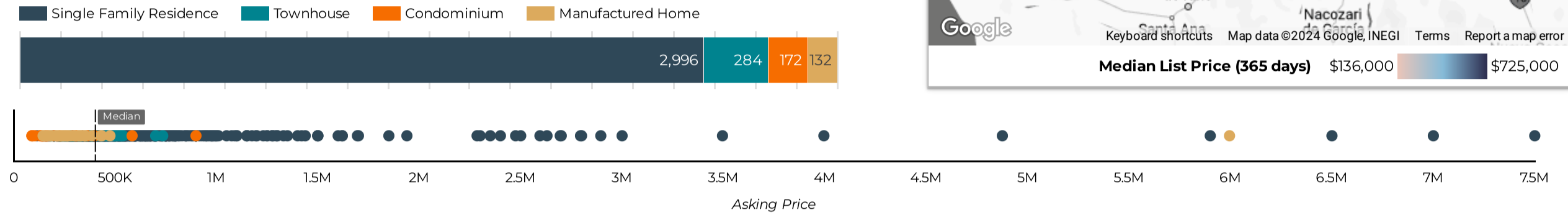
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March 2024

# of New Listings (Supply)	2,099	Months of Supply	2.47	Average List Price	\$557,593
↑ 247 from previous year		Active Listings	3,625	Single Family Residence	\$610,482
# of New Pendings (Demand)	1,502	Pending Listings	955	Townhouse	\$365,419
↓ -139 from previous year				Manufactured Home	\$309,445
				Condominium	\$233,830
				Mobile Home	\$181,063



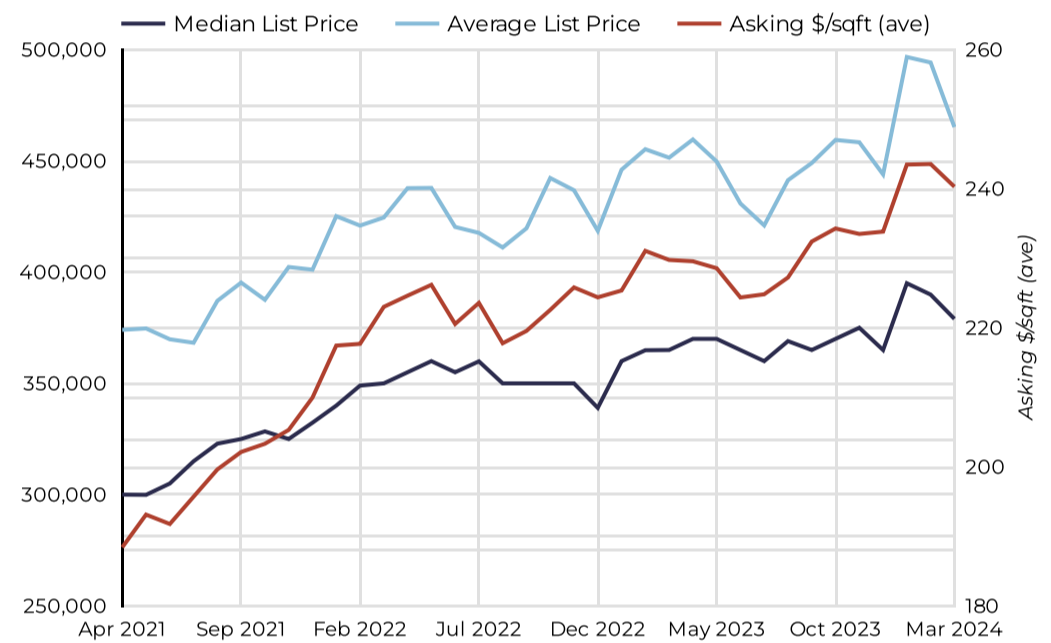
### Active Listings



### Months of Supply By Price Range

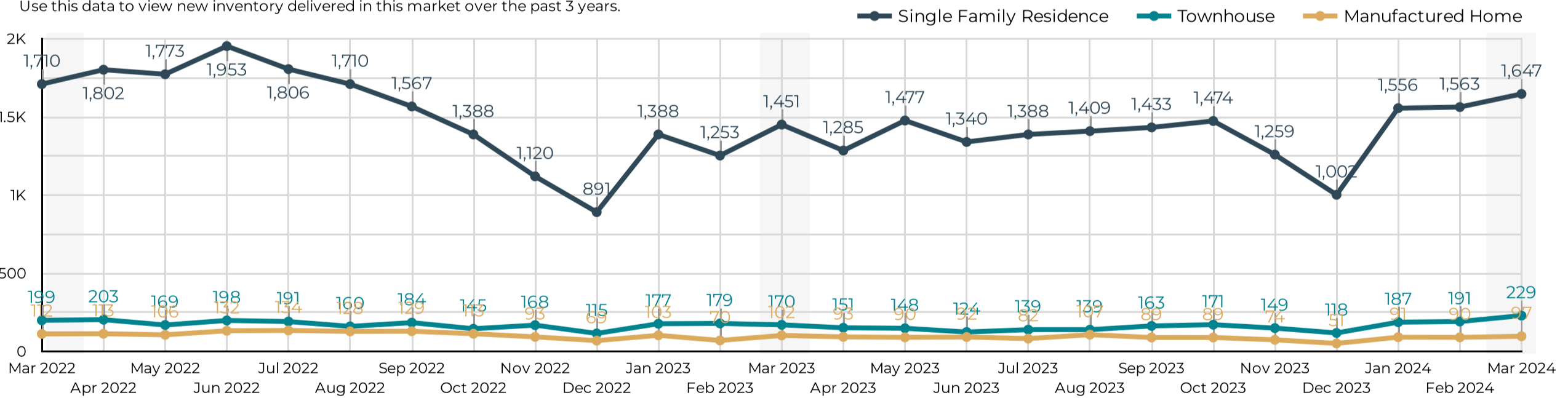
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.91	214	112
\$200,000-\$299,999	1.42	477	335
\$300,000-\$399,999	2.48	1,078	435
\$400,000-\$499,999	2.59	677	261
\$500,000-\$599,999	3.47	375	108
\$600,000-\$699,999	3.60	216	60
\$700,000-\$799,999	3.27	157	48
\$800,000-\$999,999	3.46	159	46
\$1M-\$1.19M	4.06	69	17
\$1.2M-\$1.39	3.00	57	19

### Asking Prices



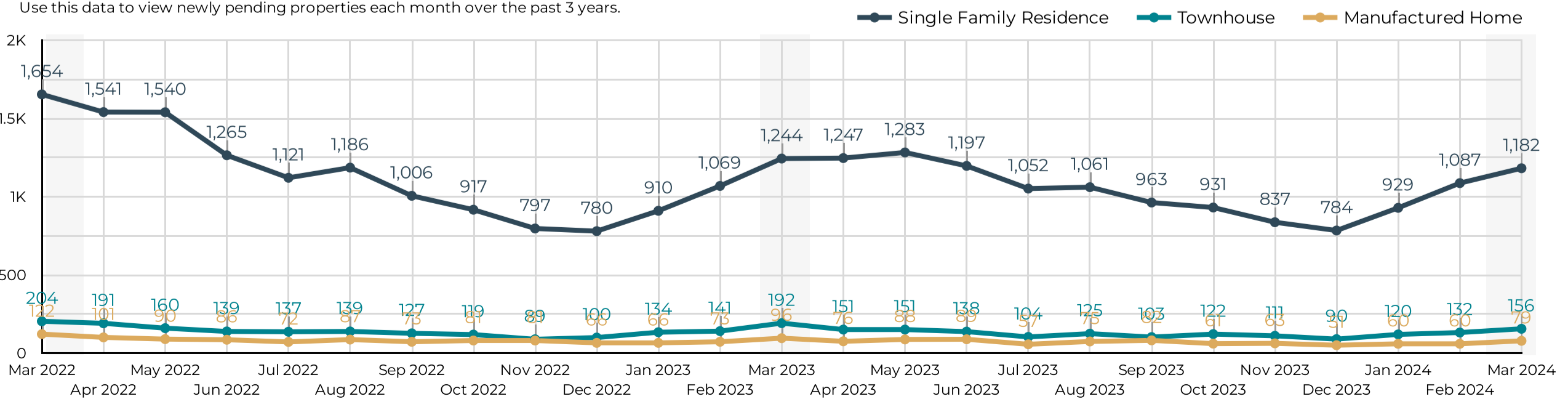
### New Listings

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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## 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.

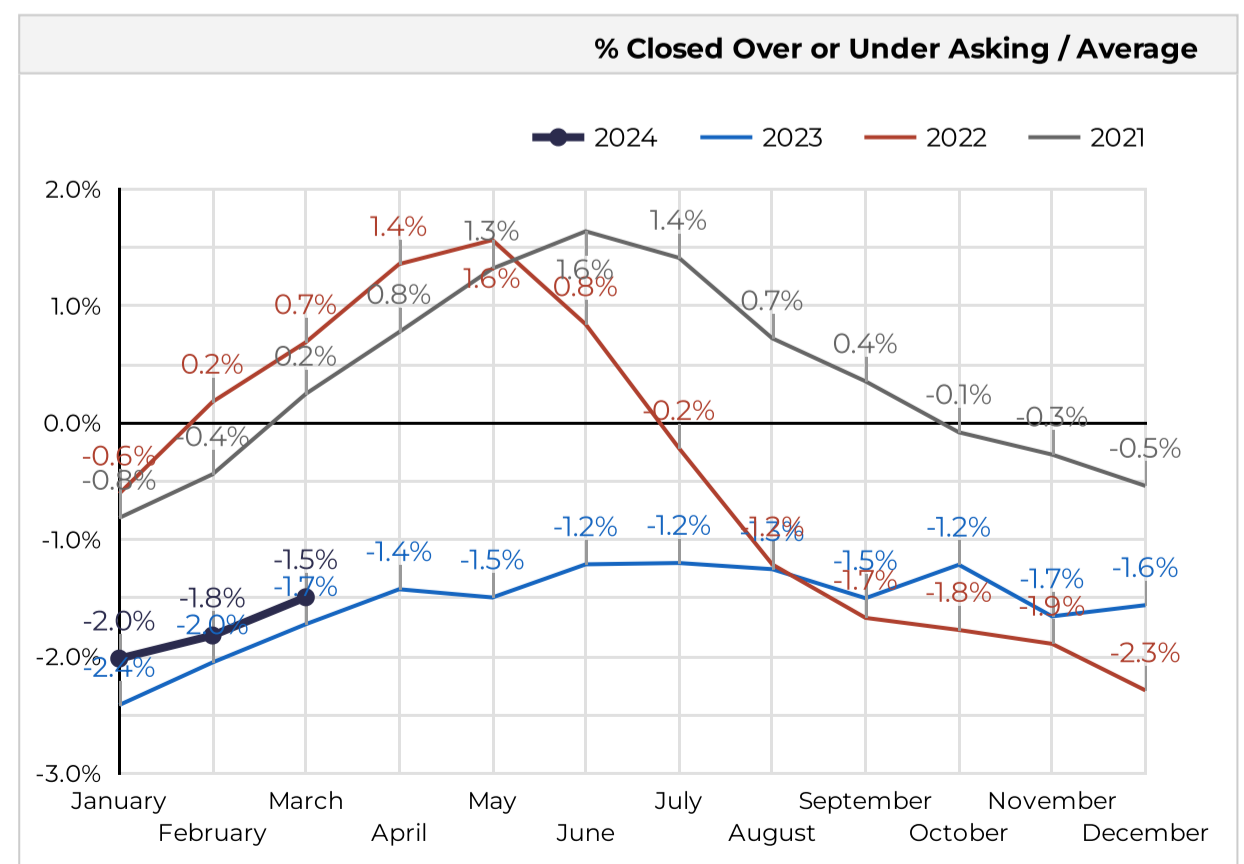
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,519	1,591	1,027	1,016
February	1,620	1,676	1,208	1,281
March	2,175	2,134	1,580	1,467
April	2,102	1,957	1,556	-
May	1,960	2,031	1,672	-
June	2,170	1,764	1,617	-
July	1,903	1,483	1,323	-
August	1,742	1,523	1,396	-
September	1,754	1,431	1,188	-
October	1,682	1,208	1,192	-
November	1,863	1,041	1,050	-
December	1,922	1,107	1,032	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$262,190	\$313,500	\$325,000	\$350,000
February	\$261,500	\$327,600	\$330,000	\$360,000
March	\$279,000	\$333,000	\$337,990	\$360,000
April	\$281,500	\$346,000	\$340,000	-
May	\$297,000	\$350,000	\$355,000	-
June	\$300,000	\$355,000	\$355,500	-
July	\$298,450	\$351,000	\$355,000	-
August	\$305,000	\$344,800	\$353,000	-
September	\$310,000	\$345,000	\$349,500	-
October	\$310,000	\$330,000	\$350,000	-
November	\$310,000	\$340,000	\$340,000	-
December	\$320,000	\$330,000	\$353,500	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	31	31
March	5	6	20	22
April	5	5	17	-
May	4	5	15	-
June	5	6	15	-
July	5	7	14	-
August	5	11	14	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	28	25	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,911	1,978	1,778	1,975
February	2,027	1,948	1,608	1,957
March	2,294	2,171	1,852	2,099
April	2,290	2,287	1,643	-
May	2,112	2,184	1,822	-
June	2,291	2,424	1,649	-
July	2,265	2,251	1,706	-
August	2,184	2,122	1,740	-
September	2,249	1,984	1,787	-
October	2,321	1,740	1,835	-
November	1,805	1,461	1,568	-
December	1,596	1,160	1,266	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,689	1,789	1,175	1,182
February	1,834	1,862	1,366	1,367
March	2,142	2,095	1,641	1,502
April	2,024	1,965	1,584	-
May	2,007	1,914	1,619	-
June	1,985	1,605	1,507	-
July	1,856	1,428	1,319	-
August	1,763	1,498	1,333	-
September	1,728	1,300	1,201	-
October	1,778	1,193	1,177	-
November	1,846	1,029	1,072	-
December	1,956	1,005	977	-



# MLS of Southern Arizona®

## Southern AZ Housing Market: Comparisons



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Mar 2024

vs. last year

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

Property Type	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,141	-6.4%	\$554.24M	2.6%	\$390,000	\$25,000	\$232	\$13	23	0	-1.4%	0.2%
Townhouse	152	-14.6%	\$53.22M	-3.4%	\$290,000	\$15,000	\$238	\$18	18	4	-1.0%	0.5%
Manufactured Home	84	-7.7%	\$19.67M	2.3%	\$245,000	\$30,000	\$156	\$12	14	-4	-3.0%	-0.2%
Condominium	77	8.5%	\$17.06M	22.3%	\$210,000	\$20,000	\$228	\$13	25	-2	-2.2%	0.4%
Mobile Home	12	-25.0%	\$1.81M	-13.2%	\$135,000	\$25,000	\$135	\$6	35	23	-1.7%	0.7%

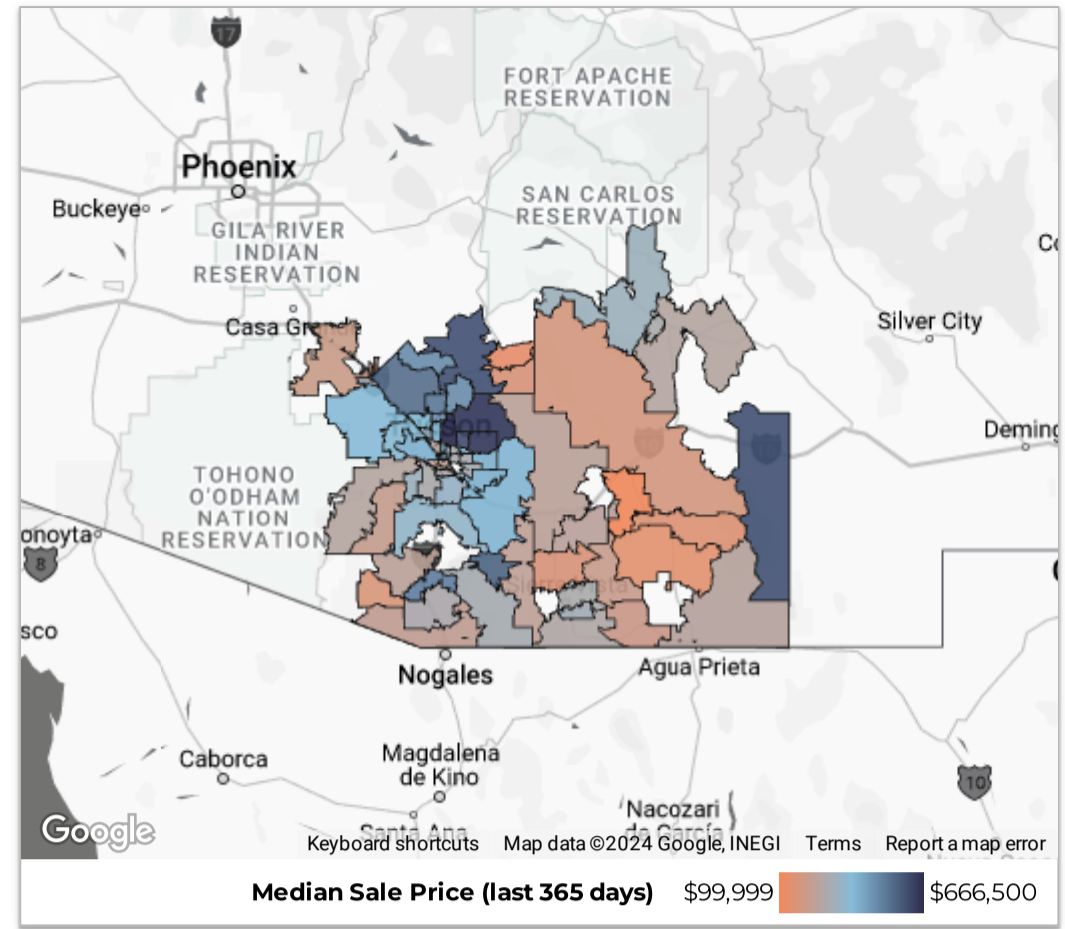
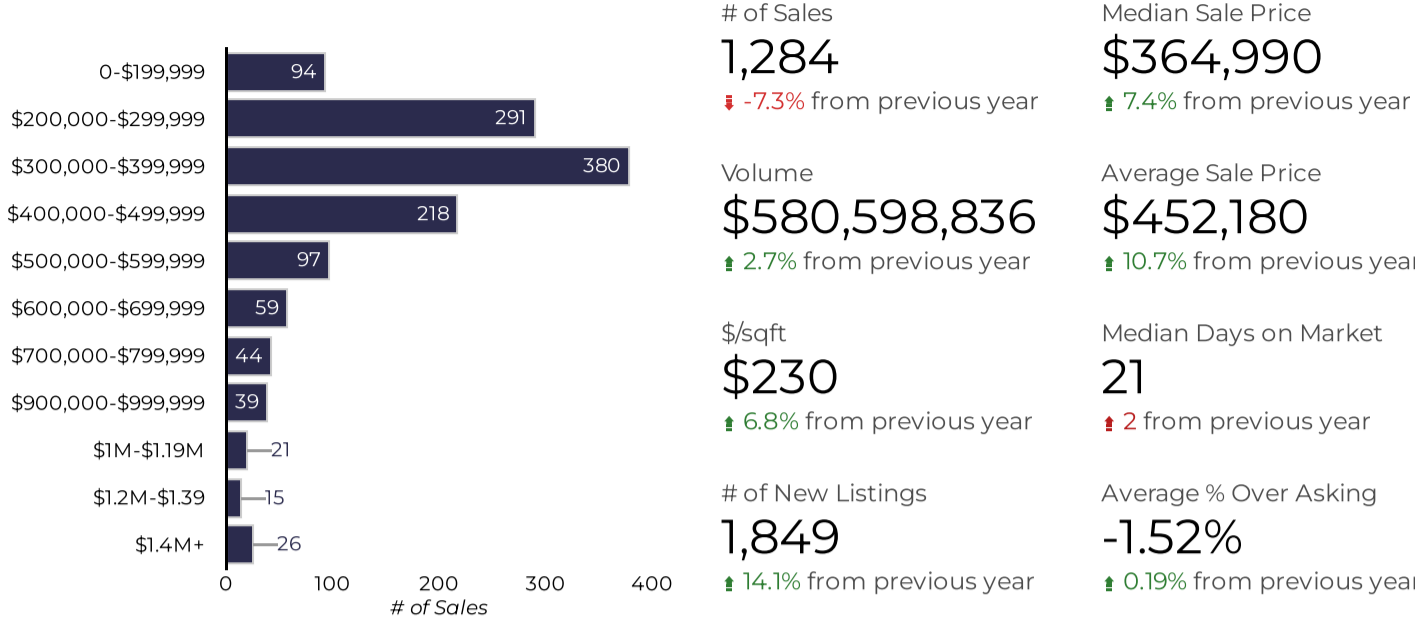
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	96	-27.3%	\$17.15M	-24.1%	\$179,000	\$4,000	\$221	\$11	26	11	-1.9%	0.6%
\$1000-1499 sqft	401	-3.1%	\$114.56M	2.0%	\$285,000	\$15,000	\$223	\$13	18	3	-1.2%	0.2%
\$1500-1999 sqft	474	-10.9%	\$176.72M	-6.2%	\$355,000	\$12,500	\$216	\$10	25	-2	-1.3%	0.1%
2000-2499 sqft	267	0.8%	\$131.11M	7.2%	\$457,320	\$18,620	\$221	\$13	21	-4	-1.5%	0.2%
2500-2999 sqft	127	0.0%	\$81.01M	2.4%	\$598,900	\$3,900	\$235	\$7	33	6	-1.3%	0.4%
3000-3999 sqft	76	-14.6%	\$73.64M	-3.3%	\$930,000	\$130,000	\$284	\$28	14	1	-3.2%	-0.9%
4000-4999 sqft	17	88.9%	\$25.45M	125.8%	\$1,425,000	\$375,000	\$336	\$51	7	1	-3.0%	0.7%
5000+ sqft	8	14.3%	\$26.36M	43.3%	\$3,450,000	\$1,950,000...	\$548	\$73	92	-23	-4.0%	4.5%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	202	-19.2%	\$118.37M	-13.2%	\$458,900	\$18,900	\$271	\$13	15	1	-1.3%	0.2%
Central	138	-13.8%	\$48.24M	-6.3%	\$303,000	\$19,000	\$235	\$19	13	2	-1.1%	0.4%
North	122	5.2%	\$101.48M	30.2%	\$581,595	\$21,595	\$330	\$39	15	2	-1.7%	+0.0%
East	120	-22.1%	\$39.85M	-18.9%	\$310,000	\$10,000	\$206	\$9	10	-4	-1.4%	-0.6%
Upper Southeast	112	-2.6%	\$46.16M	-4.3%	\$390,000	\$10,474	\$204	\$-0	37	3	-1.5%	-0.3%
Southwest	86	24.6%	\$27.1M	37.7%	\$305,000	\$27,100	\$197	\$27	20	-13	-0.7%	0.9%
West	83	3.8%	\$37.39M	23.3%	\$400,000	\$50,000	\$225	\$8	18	5	-1.2%	-0.1%
Extended West	69	4.5%	\$25.29M	15.0%	\$365,330	\$20,330	\$195	\$22	28	7	-1.1%	0.1%
South	64	-17.9%	\$18.16M	-8.4%	\$279,000	\$17,000	\$195	\$16	11	-6	-1.0%	0.4%
Upper Northwest	57	3.6%	\$30.45M	8.3%	\$470,000	\$20,100	\$262	\$30	29	-7	-2.4%	-0.1%
Green Valley Northwest	56	7.7%	\$14.99M	6.8%	\$273,000	\$11,000	\$208	\$14	26	-1	-1.8%	0.3%
Northeast	46	-17.9%	\$29.27M	7.4%	\$540,000	\$65,000	\$243	\$20	18	0	-3.4%	-0.8%
Green Valley North	45	-19.6%	\$14.99M	-18.2%	\$327,990	\$17,990	\$189	\$6	53	-2	-0.7%	0.6%
Green Valley Southwest	36	-5.3%	\$14.77M	17.5%	\$385,500	\$63,600	\$215	\$1	16	-1	-0.9%	1.5%
Green Valley Northeast	35	-7.9%	\$16.8M	-2.5%	\$443,000	\$13,000	\$237	\$11	25	-7	-1.7%	-0.1%
Cochise	30	3.4%	\$8.72M	25.3%	\$249,900	\$34,900	\$144	\$-3	87	59	-4.1%	-0.8%
Benson/St. David	26	36.8%	\$7.23M	40.6%	\$257,000	\$-9,000	\$162	\$3	45	21	-3.7%	1.2%
Southeast	26	-33.3%	\$9.85M	-28.2%	\$356,000	\$16,000	\$198	\$11	17	-3	-0.5%	0.4%
SCC-Rio Rico East	25	38.9%	\$6.84M	43.2%	\$270,000	\$4,000	\$169	\$2	67	17	-0.3%	1.7%
Graham	19	72.7%	\$5.32M	67.3%	\$286,000	\$-65,500	\$172	\$22	26	-54	-1.9%	0.7%
Green Valley Southeast	11	0.0%	\$3.88M	26.4%	\$355,000	\$75,000	\$225	\$26	28	7	-1.1%	0.3%
Pinal	10	11.1%	\$2.3M	-24.6%	\$175,000	\$-35,000	\$157	\$-7	72	20	-2.0%	8.2%
Extended Northwest	8	0.0%	\$2.44M	6.2%	\$289,990	\$19,990	\$177	\$16	80	24	0.2%	3.3%
SCC-Tubac East	7	-12.5%	\$3.75M	-15.9%	\$497,274	\$82,274	\$282	\$25	73	38	-2.0%	1.9%
SCC-Nogales East	7	75.0%	\$1.75M	42.7%	\$235,000	\$30,000	\$128	\$1	15	11	2.7%	7.6%
Extended Southwest	6	-60.0%	\$1.34M	-57.2%	\$244,000	\$29,000	\$128	\$-24	27	-20	-3.6%	-2.6%
SCC-Rio Rico West	4	-42.9%	\$1.72M	-11.5%	\$357,000	\$107,000	\$195	\$15	5	-15	-0.1%	2.3%
Extended Southeast	3	200.0%	\$1.18M	181.6%	\$391,000	\$-27,000	\$223	\$44	36	-19	-1.5%	0.1%
SCC-Tubac West	2	100.0%	\$1.36M	94.9%	\$599,000	\$-101,000	\$246	\$-43	22	-134	-0.4%	6.0%
Navajo	2	-	\$1.03M	-	\$119,950	-	\$288	-	128	-	-1.6%	-
SCC-Amado	2	100.0%	\$423K	-14.5%	\$189,000	\$-306,000	\$184	\$-124	5	-11	1.4%	1.4%
SCC-Nogales West	2	100.0%	\$430K	27.2%	\$120,000	\$-218,000	\$124	\$-10	27	11	-14.4%	-8.3%
Maricopa	1	-66.7%	\$1.59M	31.9%	\$1,585,000	\$1,195,000	\$423	\$185	226	212	-11.9%	-11.1%

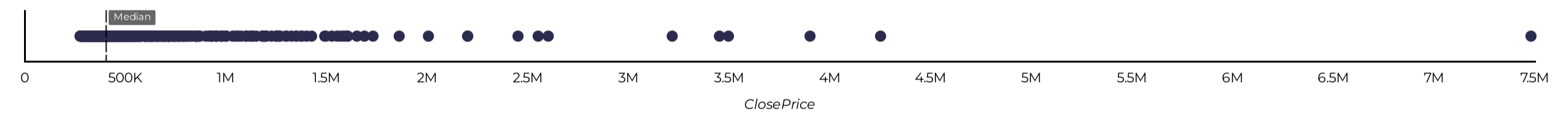
Tucson Association of Realtors: Market Activity & Pricing

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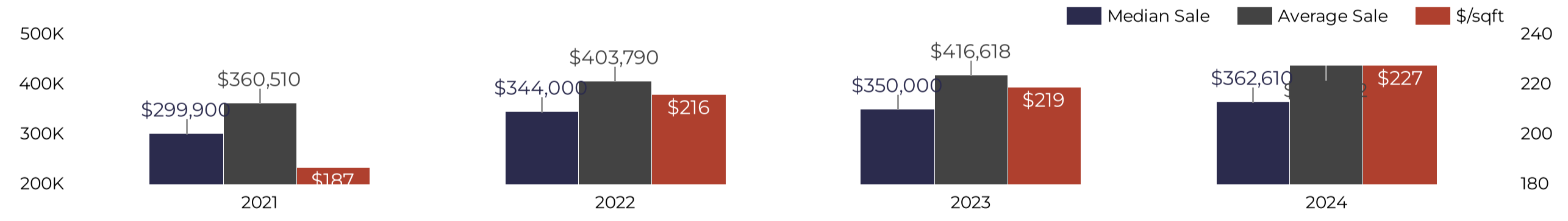
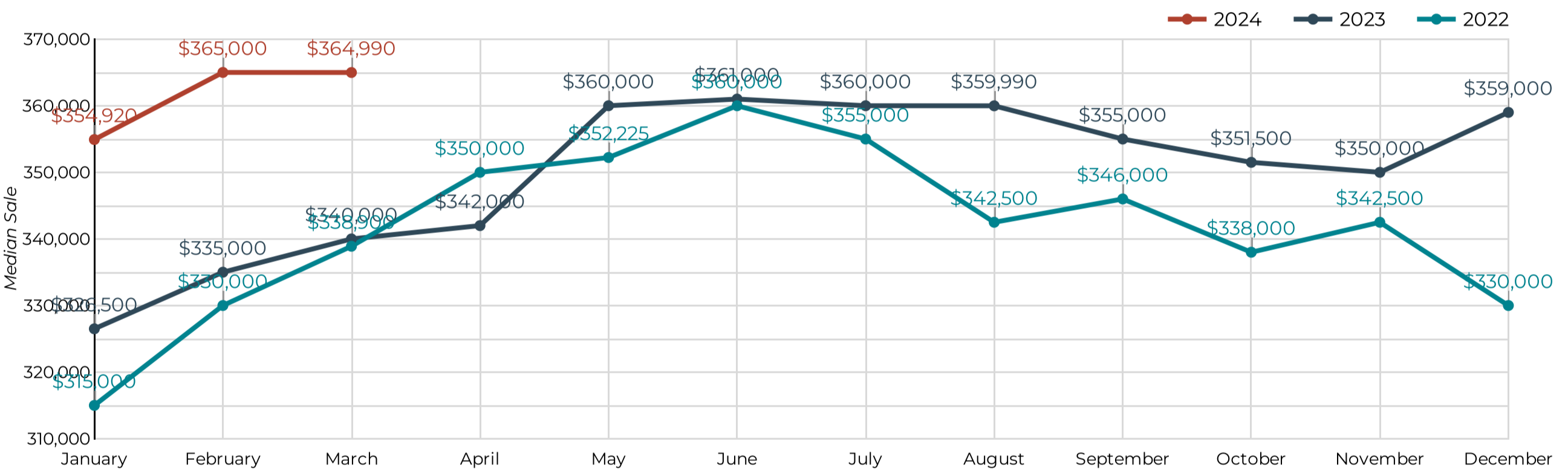


Transactions



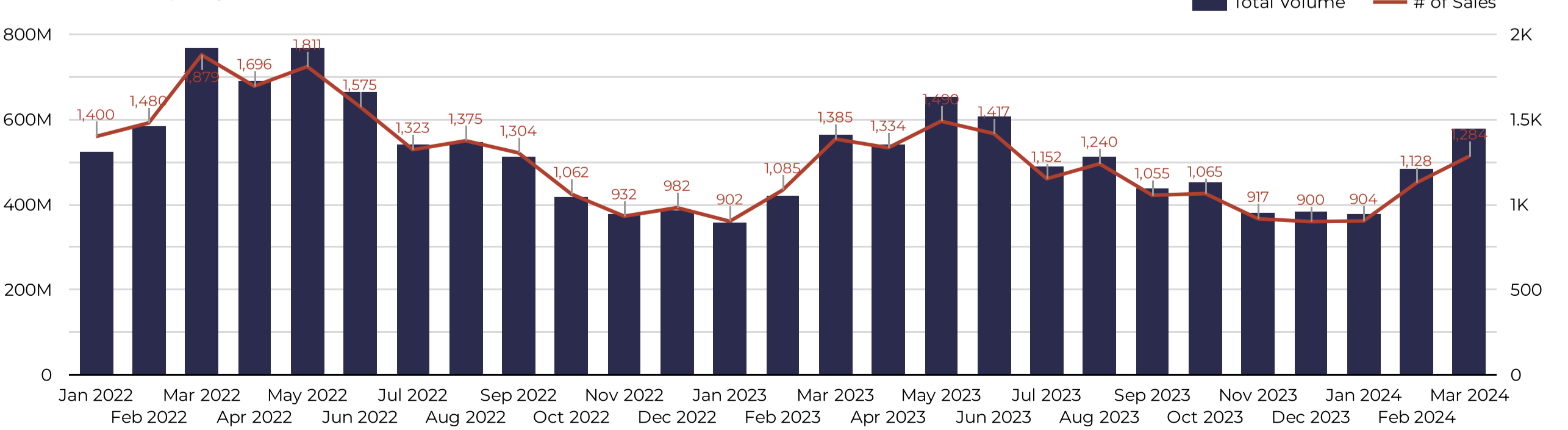
Market Pricing

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



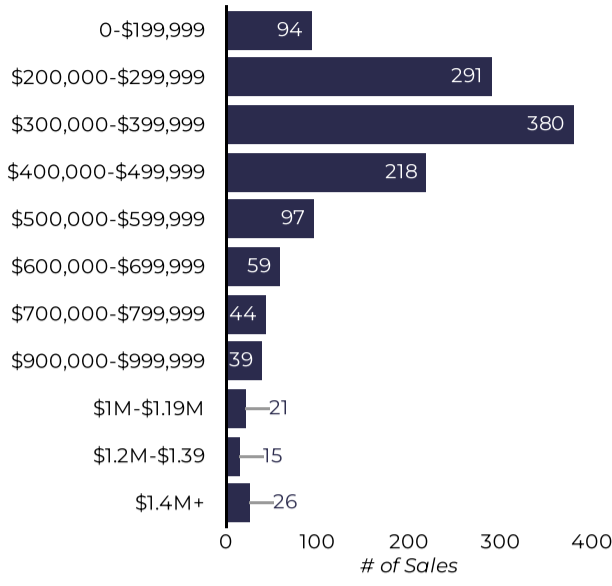
Market Activity

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



All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Apr 15, 2024

March 2024



# of Sales  
**1,284**  
↓ -7.3% from previous year

Volume  
**\$580,598,836**  
↑ 2.7% from previous year

\$/sqft  
**\$230**  
↑ 6.8% from previous year

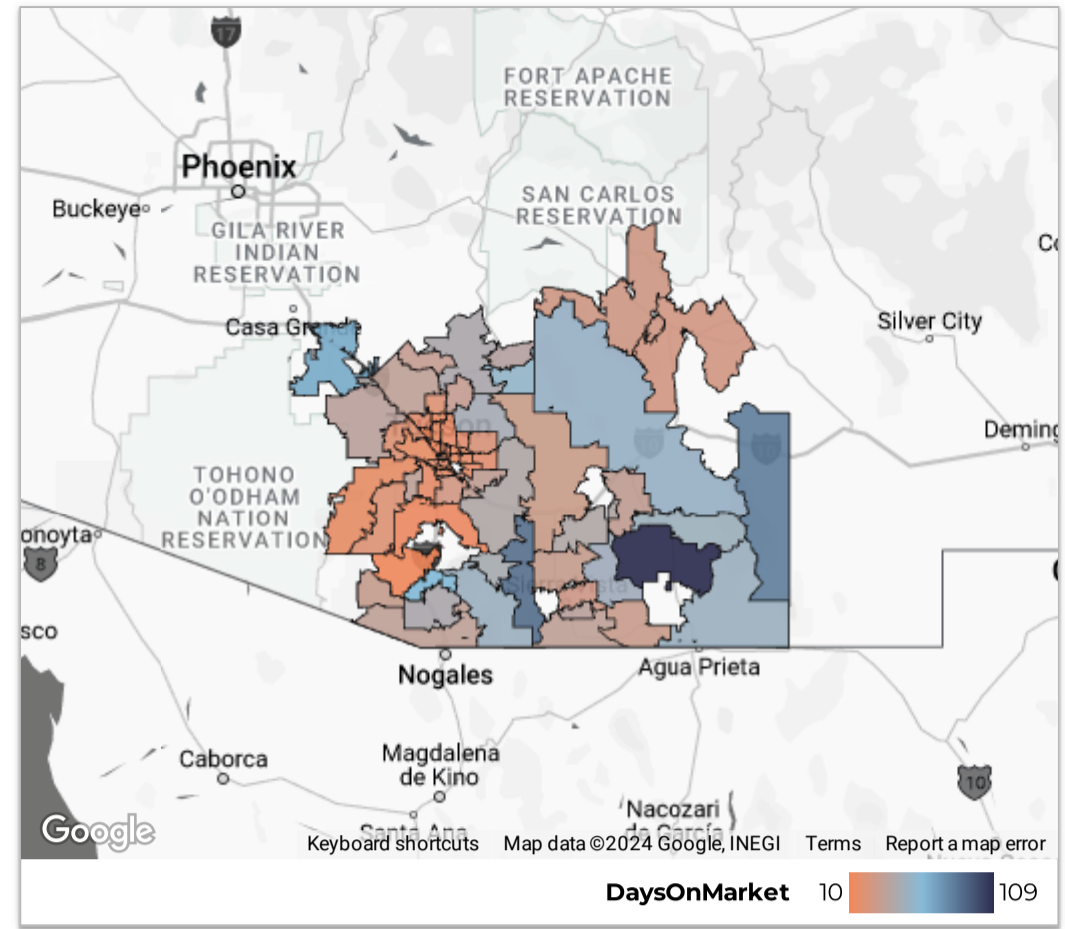
# of New Listings  
**1,849**  
↑ 14.1% from previous year

Median Sale Price  
**\$364,990**  
↑ 7.4% from previous year

Average Sale Price  
**\$452,180**  
↑ 10.7% from previous year

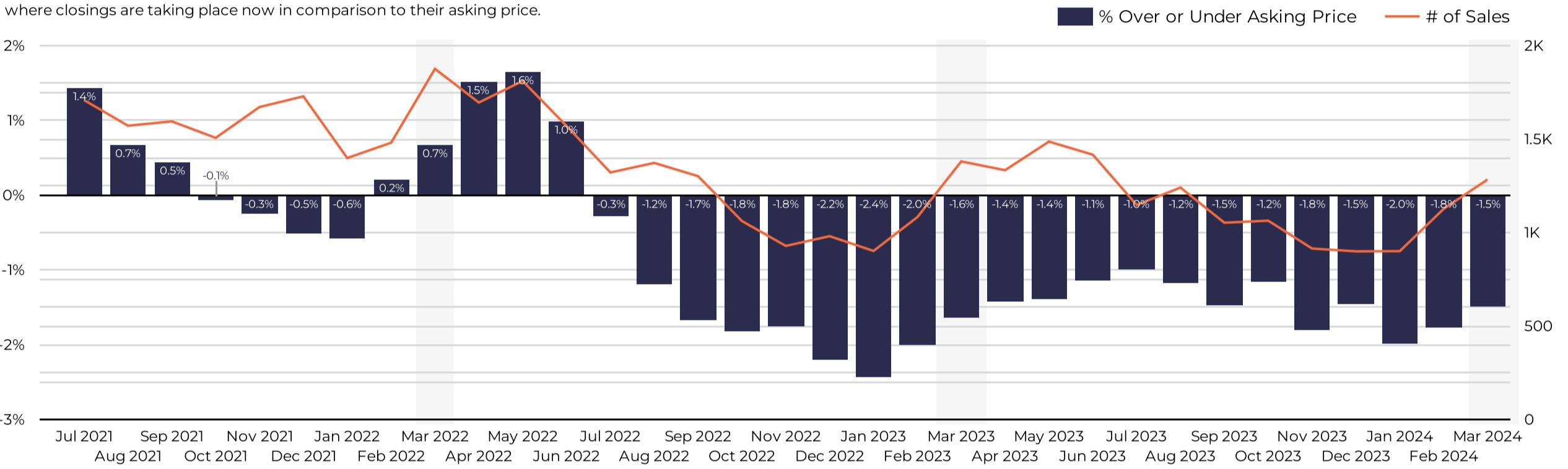
Median Days on Market  
**21**  
↓ 2 from previous year

Average % Over Asking  
**-1.52%**  
↑ 0.19% from previous year



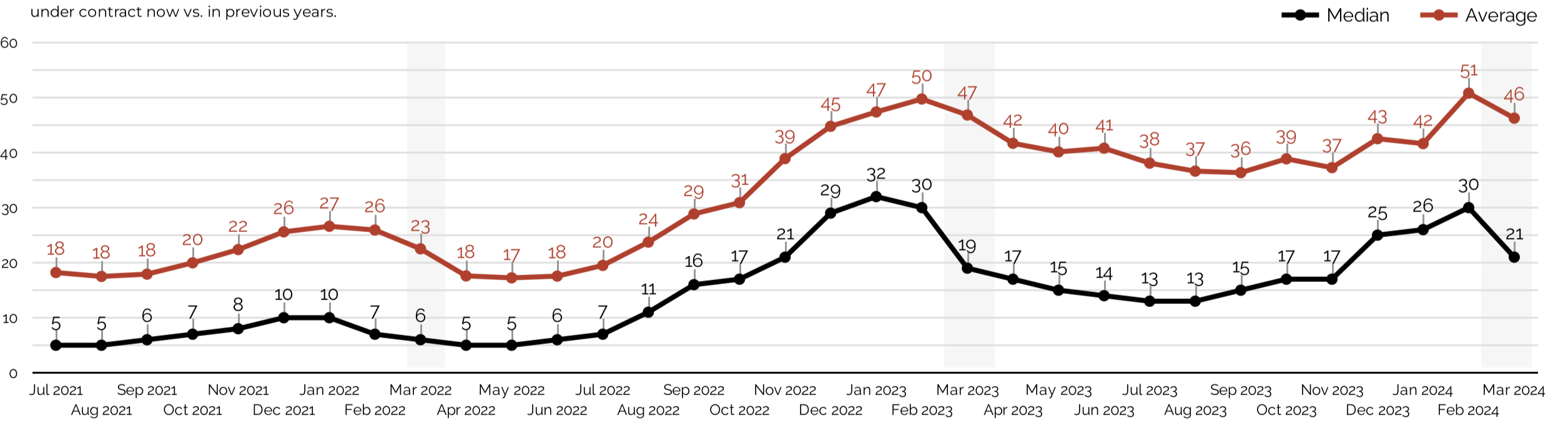
Buyer Demand

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	94	-33.8% ↓	25	7 ↑	-3.63%	1.31% ↑
\$200,000-\$299,999	291	-19.8% ↓	21	3 ↑	-1.09%	0.27% ↑
\$300,000-\$399,999	380	-4.0% ↓	24	-2 ↓	-1.14%	0.08% ↑
\$400,000-\$499,999	218	12.4% ↑	20	1 ↑	-1.62%	-0.56% ↓
\$500,000-\$599,999	97	-3.0% ↓	13	3 ↑	-1.18%	0.18% ↑
\$600,000-\$699,999	59	-13.2% ↓	21	0	-1.89%	-0.95% ↓
\$700,000-\$799,999	44	37.5% ↑	20	13 ↑	-2.07%	0.08% ↑
\$900,000-\$999,999	39	-29.1% ↓	23	15 ↑	-1.54%	-0.32% ↓
\$1M-\$1.19M	21	162.5% ↑	14	2 ↑	-3.28%	1.91% ↑
\$1.2M-\$1.39	15	50.0% ↑	18	15 ↑	-0.86%	-0.02% ↓
\$1.4M+	26	52.9% ↑	10	-3 ↓	-2.06%	4.52% ↑

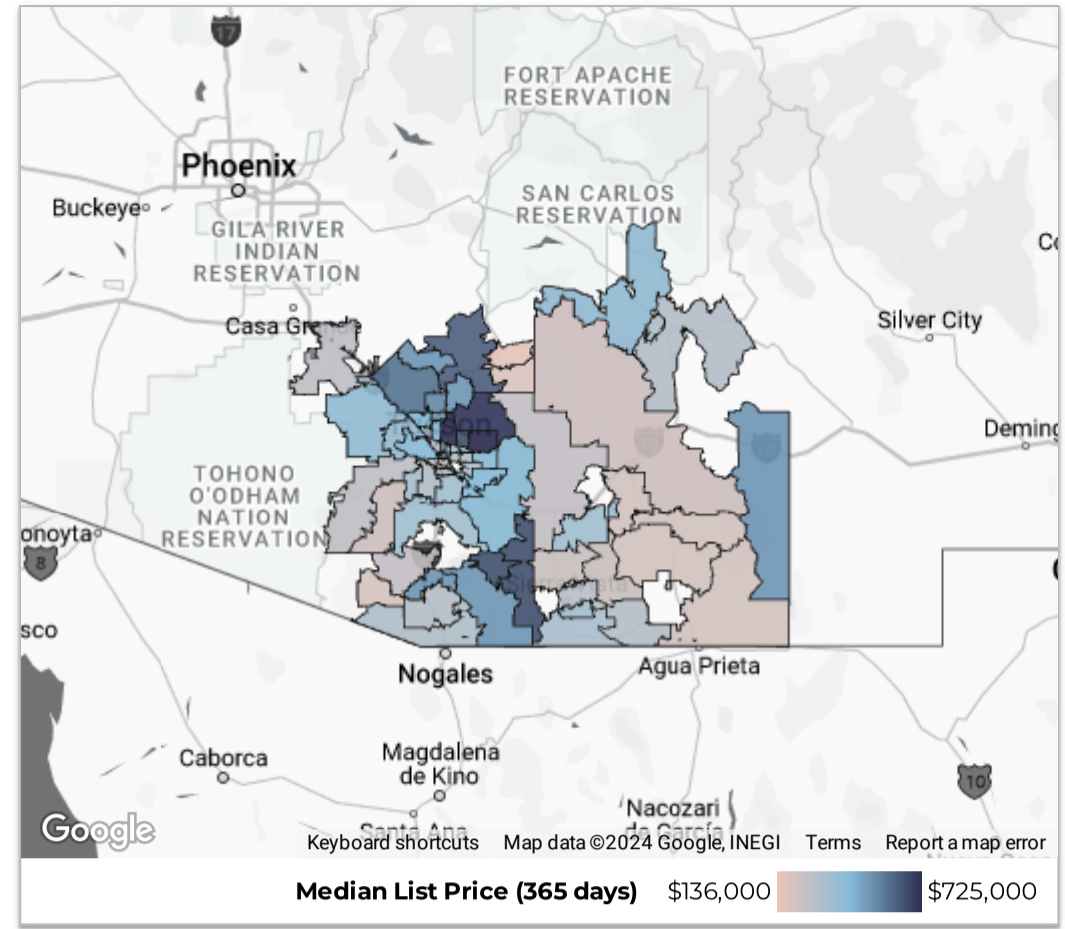


Tucson Association of Realtors: Inventory

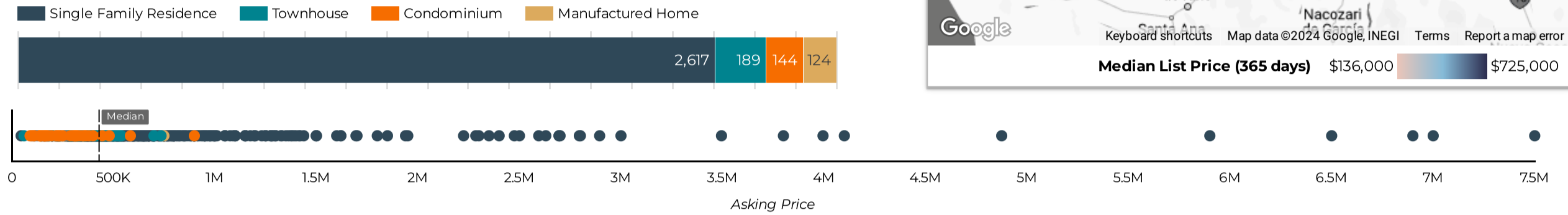
All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Apr 15, 2024

March 2024

# of New Listings (Supply)	1,849	Months of Supply	2.42	Average List Price	\$584,366
↑ 228 from previous year		Active Listings	3,113	Single Family Residence	\$636,927
# of New Pendings (Demand)	1,342	Pending Listings	857	Townhouse	\$400,713
↓ -81 from previous year				Manufactured Home	\$268,596
				Condominium	\$250,894
				Mobile Home	\$182,708



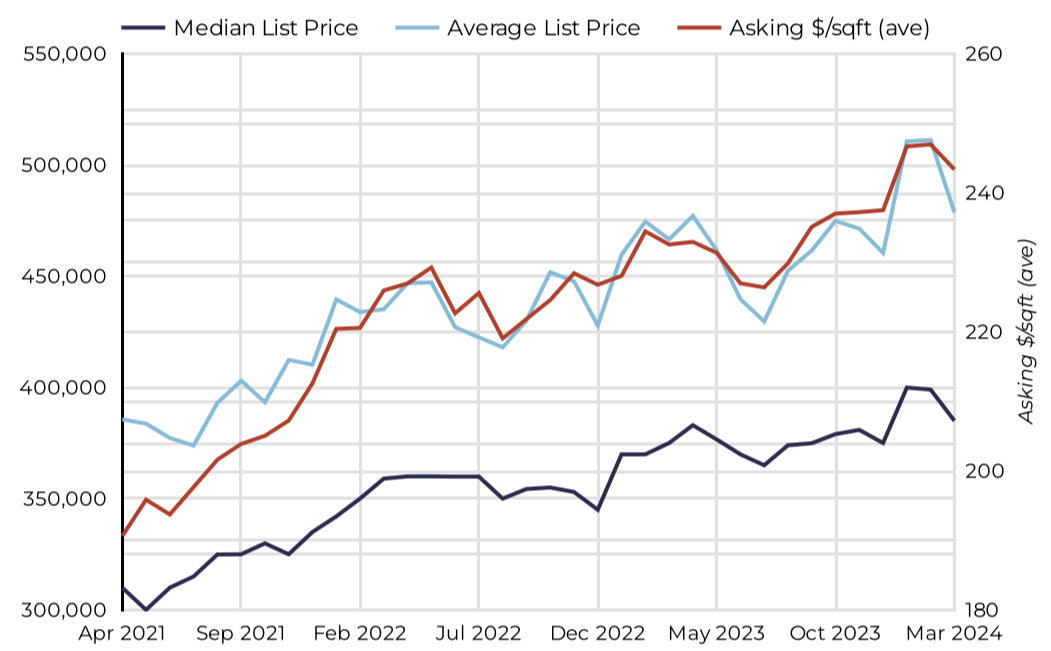
Active Listings



Months of Supply By Price Range

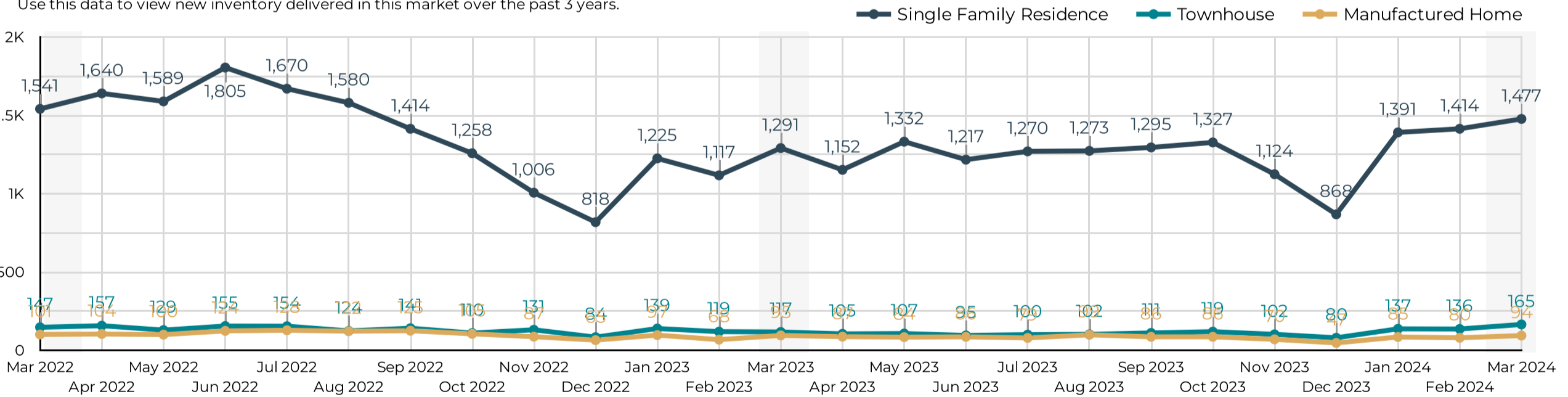
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.90	177	93
\$200,000-\$299,999	1.33	388	291
\$300,000-\$399,999	2.36	875	370
\$400,000-\$499,999	2.51	575	229
\$500,000-\$599,999	3.38	324	96
\$600,000-\$699,999	3.71	204	55
\$700,000-\$799,999	3.36	151	45
\$800,000-\$999,999	3.51	151	43
\$1M-\$1.19M	3.88	66	17
\$1.2M-\$1.39	3.00	57	19

Asking Prices



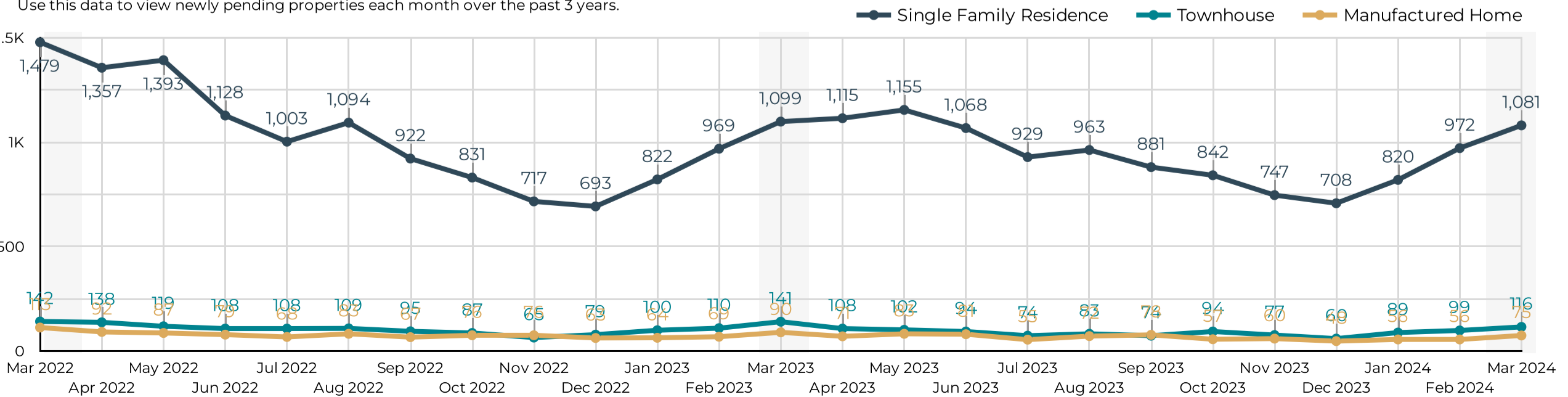
New Listings

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.

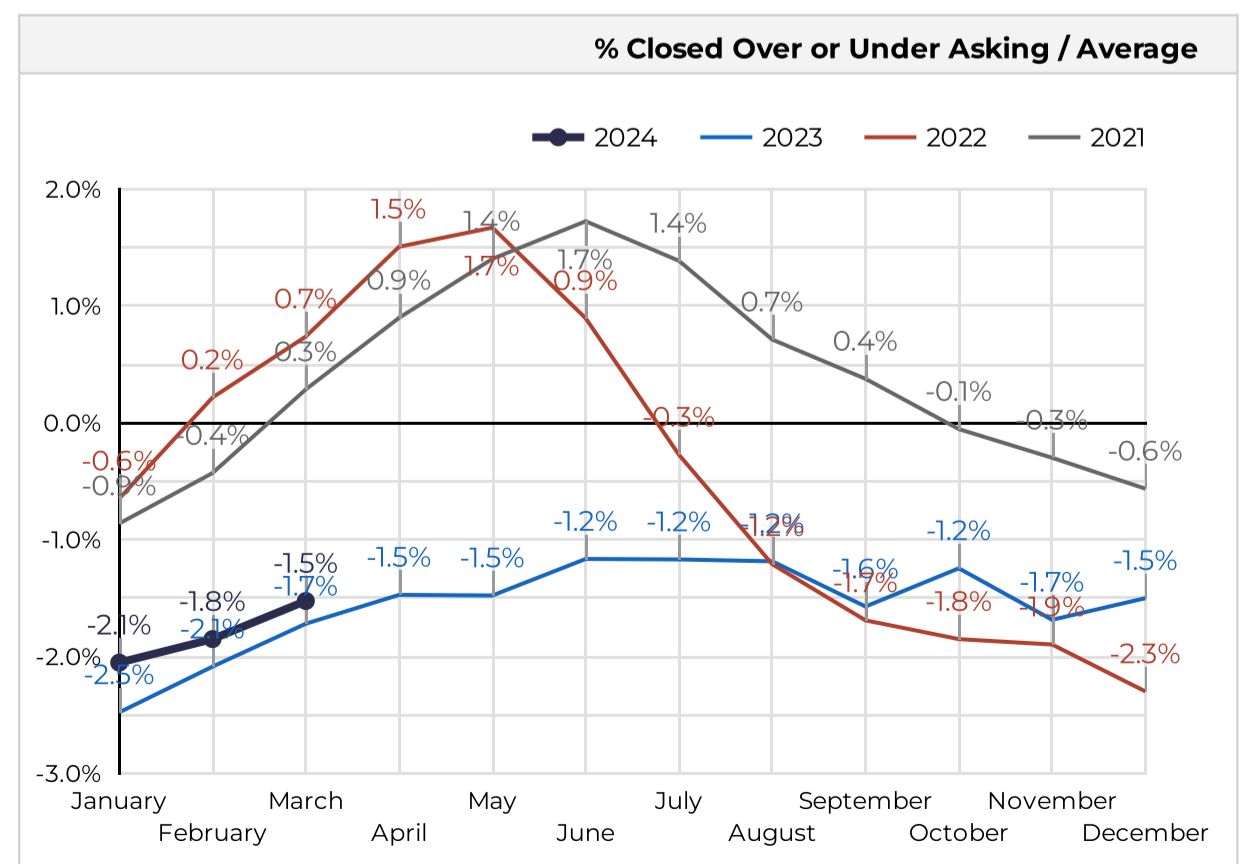
Month	# of Sales / Count			
	2021	2022	2023	2024
January	1,354	1,400	902	904
February	1,424	1,480	1,085	1,128
March	1,877	1,879	1,385	1,284
April	1,856	1,696	1,334	-
May	1,734	1,811	1,490	-
June	1,910	1,575	1,417	-
July	1,712	1,323	1,152	-
August	1,575	1,375	1,240	-
September	1,597	1,304	1,055	-
October	1,510	1,062	1,065	-
November	1,673	932	917	-
December	1,732	982	900	-

Month	Sale Price / Median			
	2021	2022	2023	2024
January	\$265,000	\$315,000	\$326,500	\$354,920
February	\$265,000	\$330,000	\$335,000	\$365,000
March	\$280,000	\$338,900	\$340,000	\$364,990
April	\$285,000	\$350,000	\$342,000	-
May	\$300,000	\$352,225	\$360,000	-
June	\$306,000	\$360,000	\$361,000	-
July	\$300,000	\$355,000	\$360,000	-
August	\$305,250	\$342,500	\$359,990	-
September	\$311,150	\$346,000	\$355,000	-
October	\$310,000	\$338,000	\$351,500	-
November	\$312,000	\$342,500	\$350,000	-
December	\$323,000	\$330,000	\$359,000	-

Month	Days on Market / Median			
	2021	2022	2023	2024
January	9	10	32	26
February	7	7	30	30
March	5	6	19	21
April	4	5	17	-
May	5	5	15	-
June	5	6	14	-
July	5	7	13	-
August	5	11	13	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	29	25	-

Month	New Listings / Count			
	2021	2022	2023	2024
January	1,659	1,733	1,557	1,736
February	1,760	1,707	1,392	1,729
March	2,063	1,920	1,621	1,849
April	2,042	2,062	1,440	-
May	1,910	1,947	1,616	-
June	2,064	2,214	1,481	-
July	2,079	2,069	1,531	-
August	1,993	1,936	1,549	-
September	2,021	1,776	1,584	-
October	2,114	1,558	1,616	-
November	1,590	1,294	1,375	-
December	1,403	1,044	1,073	-

Month	New Pending / Count			
	2021	2022	2023	2024
January	1,486	1,575	1,042	1,031
February	1,591	1,659	1,224	1,198
March	1,877	1,831	1,423	1,342
April	1,799	1,703	1,388	-
May	1,779	1,719	1,424	-
June	1,764	1,421	1,322	-
July	1,653	1,269	1,150	-
August	1,596	1,369	1,181	-
September	1,572	1,169	1,079	-
October	1,576	1,057	1,048	-
November	1,662	918	936	-
December	1,785	888	859	-



# 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: Apr 15, 2024

Mar 2024  
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	1,018	-6.4%	\$503.51M	2.8%	\$390,000	\$25,000	\$235	\$13	22	2	-1.4%	0.1%
Townhouse	112	-17.0%	\$41.82M	-3.9%	\$300,000	\$15,000	\$250	\$25	17	2	-1.0%	0.5%
Manufactured Home	80	-4.8%	\$18.82M	5.1%	\$248,300	\$33,300	\$155	\$15	14	-4	-3.2%	-0.4%
Condominium	63	10.5%	\$15.12M	24.9%	\$248,000	\$23,000	\$231	\$16	26	-1	-2.3%	0.6%
Mobile Home	10	-37.5%	\$1.3M	-37.9%	\$110,000	\$0	\$130	\$1	35	23	-1.4%	0.9%

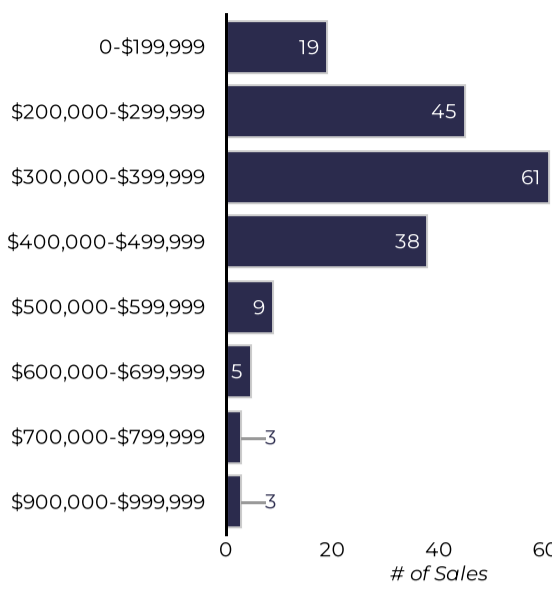
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	75	-31.8%	\$13.79M	-28.0%	\$190,000	\$7,000	\$220	\$13	28	14	-1.9%	0.7%
\$1000-1499 sqft	360	-0.8%	\$103.47M	4.2%	\$285,000	\$10,000	\$225	\$13	16	1	-1.1%	0.2%
\$1500-1999 sqft	398	-12.9%	\$148.54M	-8.5%	\$357,000	\$12,000	\$216	\$10	24	0	-1.3%	0.1%
2000-2499 sqft	241	0.8%	\$119.35M	7.4%	\$458,900	\$18,900	\$223	\$14	21	-4	-1.5%	0.1%
2500-2999 sqft	114	0.0%	\$73.82M	2.5%	\$599,000	-\$1,000	\$238	\$7	30	5	-1.4%	0.2%
3000-3999 sqft	71	-12.3%	\$70.44M	-1.7%	\$955,000	\$135,000	\$291	\$26	13	1	-3.3%	-0.9%
4000-4999 sqft	16	77.8%	\$24.8M	120.1%	\$1,425,000	\$375,000	\$348	\$63	7	1	-3.1%	0.5%
5000+ sqft	8	14.3%	\$26.36M	43.3%	\$3,450,000	\$1,950,000...	\$548	\$73	92	-23	-4.0%	4.5%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	202	-19.2%	\$118.37M	-13.2%	\$458,900	\$18,900	\$271	\$13	15	1	-1.3%	0.2%
Central	138	-13.8%	\$48.24M	-6.3%	\$303,000	\$19,000	\$235	\$19	13	2	-1.1%	0.4%
North	122	5.2%	\$101.48M	30.2%	\$581,595	\$21,595	\$330	\$39	15	2	-1.7%	+0.0%
East	120	-22.1%	\$39.85M	-18.9%	\$310,000	\$10,000	\$206	\$9	10	-4	-1.4%	-0.6%
Upper Southeast	112	-2.6%	\$46.16M	-4.3%	\$390,000	\$10,474	\$204	-\$0	37	3	-1.5%	-0.3%
Southwest	86	24.6%	\$27.1M	37.7%	\$305,000	\$27,100	\$197	\$27	20	-13	-0.7%	0.9%
West	83	3.8%	\$37.39M	23.3%	\$400,000	\$50,000	\$225	\$8	18	5	-1.2%	-0.1%
Extended West	69	4.5%	\$25.29M	15.0%	\$365,330	\$20,330	\$195	\$22	28	7	-1.1%	0.1%
South	64	-17.9%	\$18.16M	-8.4%	\$279,000	\$17,000	\$195	\$16	11	-6	-1.0%	0.4%
Upper Northwest	57	3.6%	\$30.45M	8.3%	\$470,000	\$20,100	\$262	\$30	29	-7	-2.4%	-0.1%
Northeast	46	-17.9%	\$29.27M	7.4%	\$540,000	\$65,000	\$243	\$20	18	0	-3.4%	-0.8%
Cochise	30	3.4%	\$8.72M	25.3%	\$249,900	\$34,900	\$144	-\$3	87	59	-4.1%	-0.8%
Benson/St. David	26	36.8%	\$7.23M	40.6%	\$257,000	-\$9,000	\$162	\$3	45	21	-3.7%	1.2%
Southeast	26	-33.3%	\$9.85M	-28.2%	\$356,000	\$16,000	\$198	\$11	17	-3	-0.5%	0.4%
SCC-Rio Rico East	25	38.9%	\$6.84M	43.2%	\$270,000	\$4,000	\$169	\$2	67	17	-0.3%	1.7%
Graham	19	72.7%	\$5.32M	67.3%	\$286,000	-\$65,500	\$172	\$22	26	-54	-1.9%	0.7%
Pinal	10	11.1%	\$2.3M	-24.6%	\$175,000	-\$35,000	\$157	-\$7	72	20	-2.0%	8.2%
Extended Northwest	8	0.0%	\$2.44M	6.2%	\$289,990	\$19,990	\$177	\$16	80	24	0.2%	3.3%
SCC-Nogales East	7	75.0%	\$1.75M	42.7%	\$235,000	\$30,000	\$128	\$1	15	11	2.7%	7.6%
SCC-Tubac East	7	-12.5%	\$3.75M	-15.9%	\$497,274	\$82,274	\$282	\$25	73	38	-2.0%	1.9%
Extended Southwest	6	-60.0%	\$1.34M	-57.2%	\$244,000	\$29,000	\$128	-\$24	27	-20	-3.6%	-2.6%
SCC-Rio Rico West	4	-42.9%	\$1.72M	-11.5%	\$357,000	\$107,000	\$195	\$15	5	-15	-0.1%	2.3%
Extended Southeast	3	200.0%	\$1.18M	181.6%	\$391,000	-\$27,000	\$223	\$44	36	-19	-1.5%	0.1%
SCC-Tubac West	2	100.0%	\$1.36M	94.9%	\$599,000	-\$101,000	\$246	-\$43	22	-134	-0.4%	6.0%
SCC-Nogales West	2	100.0%	\$430K	27.2%	\$120,000	-\$218,000	\$124	-\$10	27	11	-14.4%	-8.3%
SCC-Amado	2	100.0%	\$423K	-14.5%	\$189,000	-\$306,000	\$184	-\$124	5	-11	1.4%	1.4%
Navajo	2	-	\$1.03M	-	\$119,950	-	\$288	-	128	-	-1.6%	-
SCC-Sonoita	1	0.0%	\$700K	33.3%	\$700,000	\$175,000	\$348	\$180	145	133	-4.8%	7.7%
SCC-Patagonia	1	0.0%	\$297K	81.8%	\$297,000	\$133,620	\$194	\$121	8	-115	0.7%	18.8%
Pima Southwest	1	0.0%	\$172K	-31.2%	\$172,000	-\$78,000	\$102	-\$148	211	-3	-7.0%	-7.0%
Maricopa	1	-66.7%	\$1.59M	31.9%	\$1,585,000	\$1,195,000	\$423	\$185	226	212	-11.9%	-11.1%
Gila	1	-	\$350K	-	\$350,000	-	\$189	-	0	-	-6.7%	-

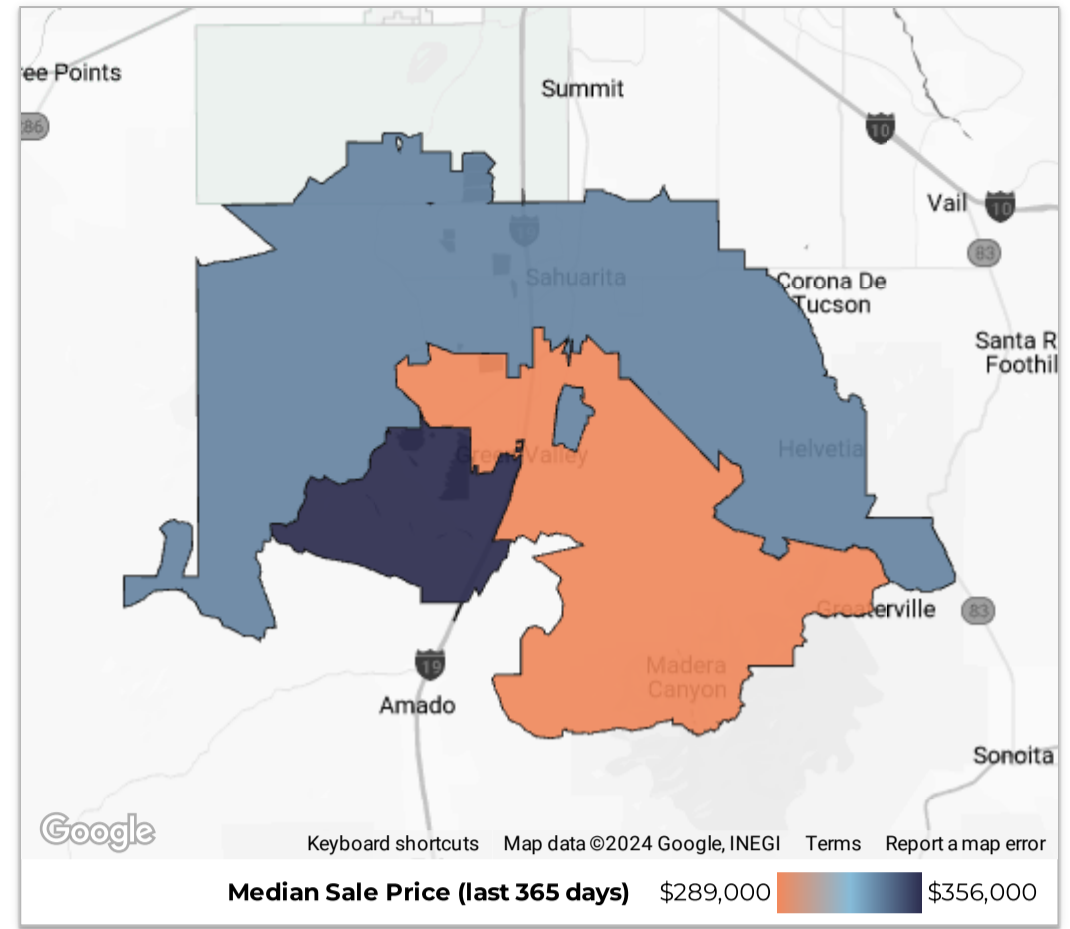
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Apr 15, 2024

**March 2024**



# of Sales	<b>183</b>	Median Sale Price	<b>\$339,000</b>
	↓ -6.2% from previous year		↑ 8.7% from previous year
Volume	<b>\$65,425,482</b>	Average Sale Price	<b>\$357,516</b>
	↑ 0.3% from previous year		↑ 6.9% from previous year
\$/sqft	<b>\$211</b>	Median Days on Market	<b>31</b>
	↑ 5.0% from previous year		↓ -1 from previous year
# of New Listings	<b>250</b>	Average % Over Asking	<b>-1.27%</b>
	↑ 8.2% from previous year		↑ 0.48% from previous year

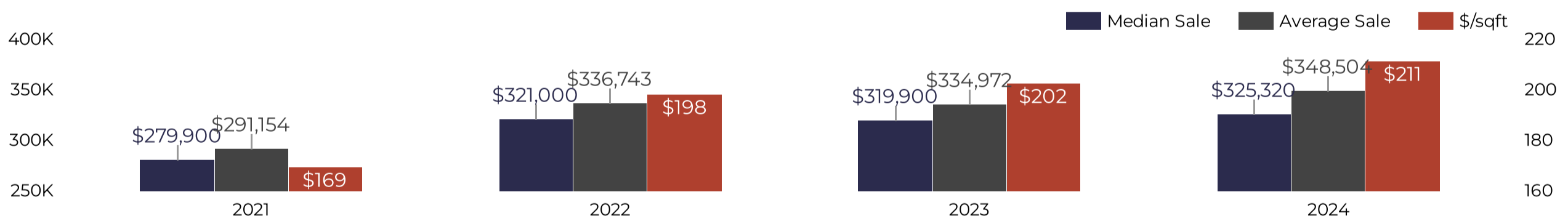
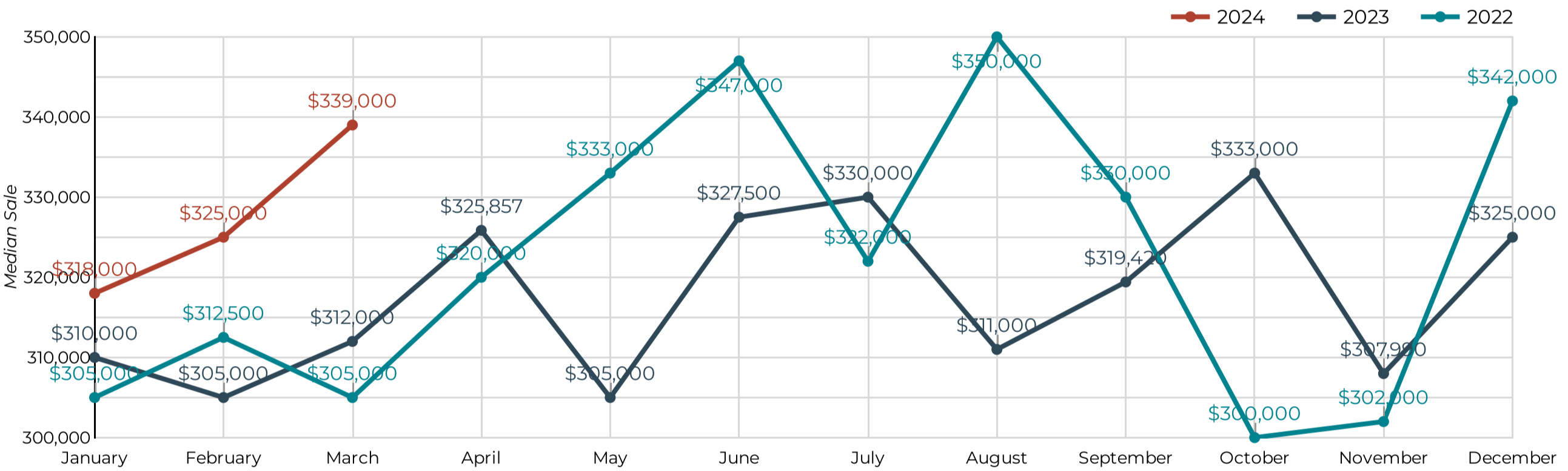


**Transactions**



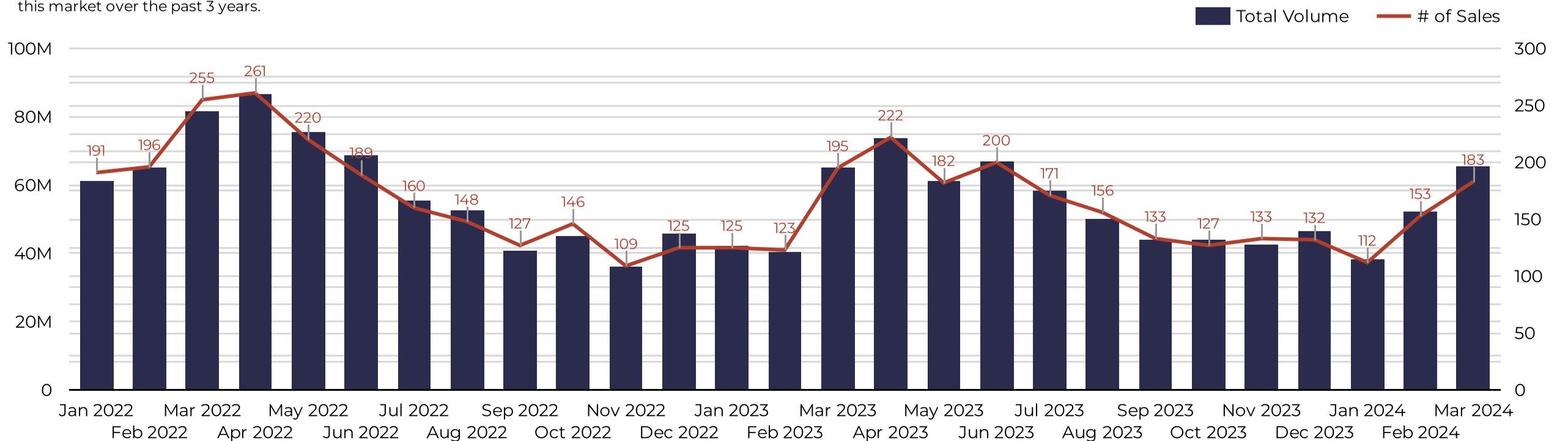
**Market Pricing**

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



**Market Activity**

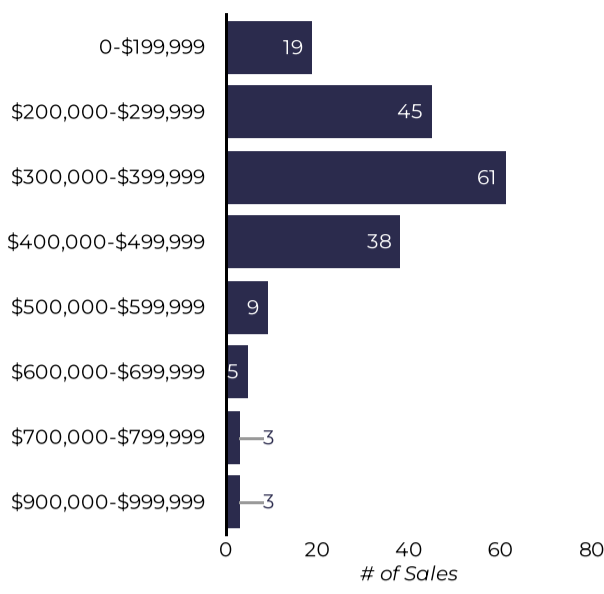
Use this data to see changes in total sales activity in this market over the past 3 years.



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This report provides a snapshot of the market as taken on: Apr 15, 2024

**March 2024**



**# of Sales**  
183  
↓ -6.2% from previous year

**Volume**  
\$65,425,482  
↑ 0.3% from previous year

**\$/sqft**  
\$211  
↑ 5.0% from previous year

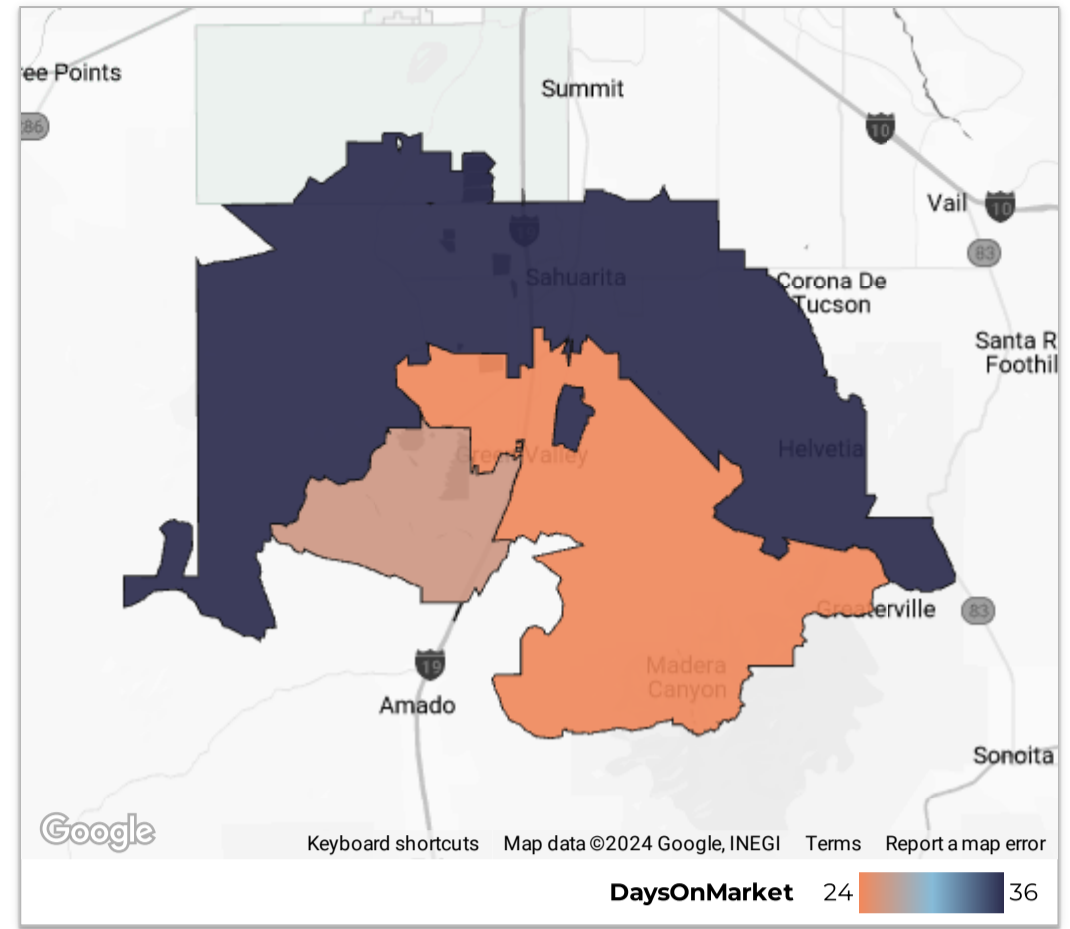
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250  
↑ 8.2% from previous year

**Median Sale Price**  
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**Average Sale Price**  
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↑ 6.9% from previous year

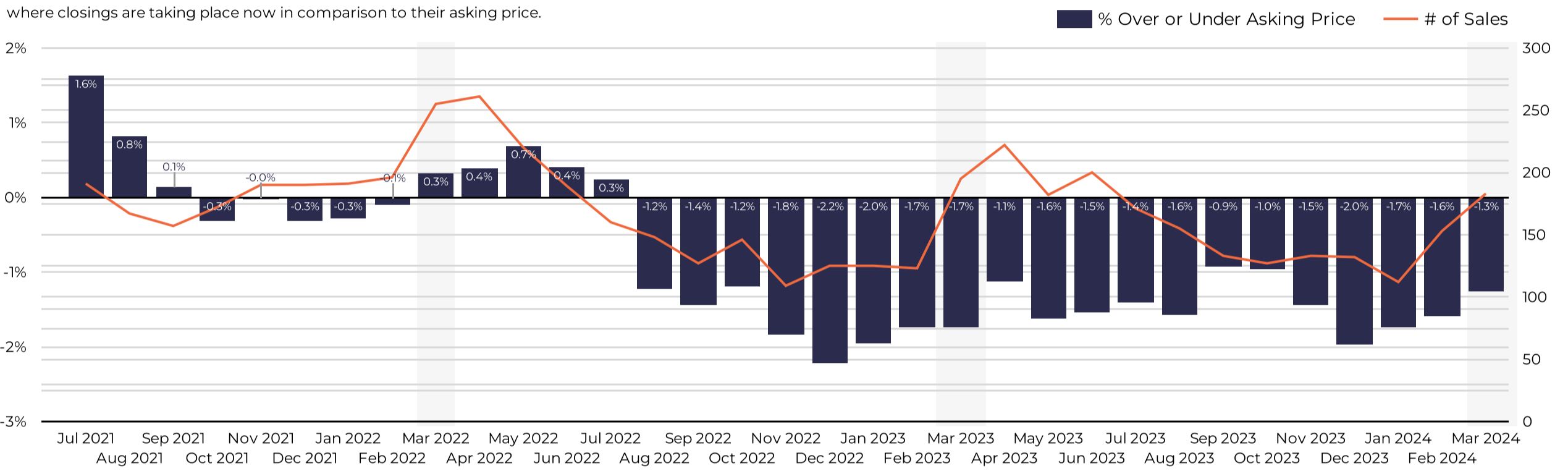
**Median Days on Market**  
31  
↓ -1 from previous year

**Average % Over Asking**  
-1.27%  
↑ 0.48% from previous year



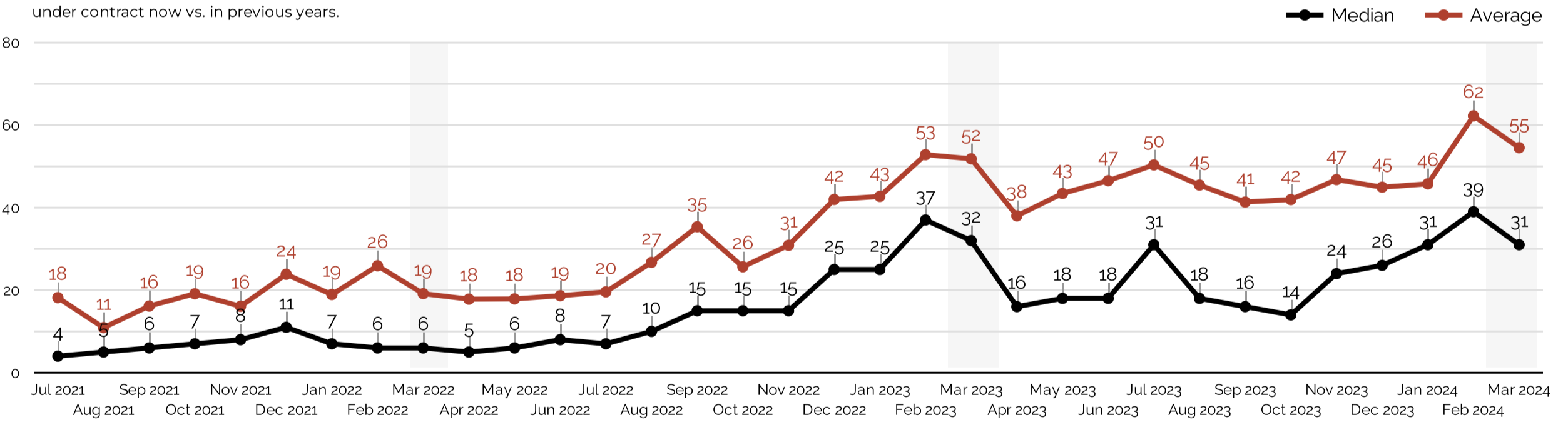
**Buyer Demand**

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.

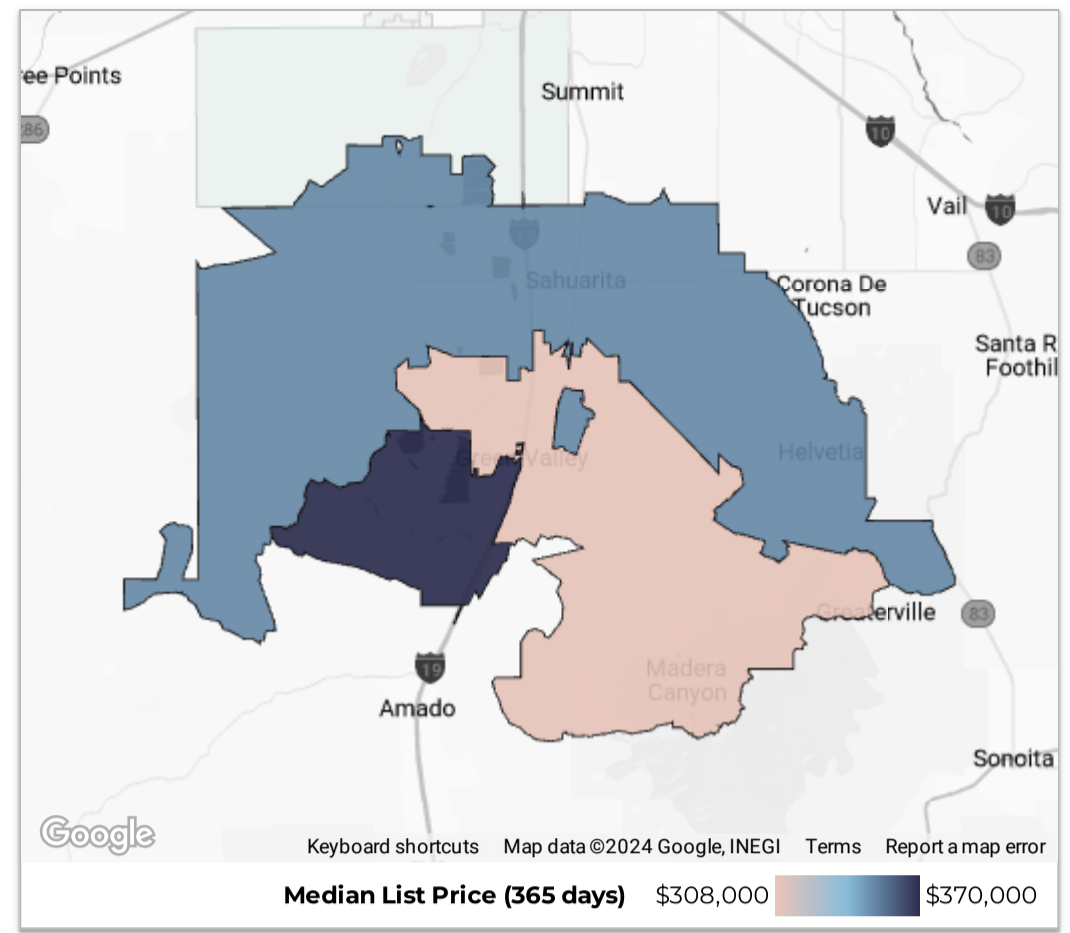
Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	19	-13.6% ↓	22	1 ↑	-1.88%	0.76% ↑
\$200,000-\$299,999	45	-35.7% ↓	28	3 ↑	-1.02%	0.67% ↑
\$300,000-\$399,999	61	8.9% ↑	42	7 ↑	-1.20%	0.13% ↑
\$400,000-\$499,999	38	90.0% ↑	32	-2 ↓	-1.36%	-0.13% ↓
\$500,000-\$599,999	9	-55.0% ↓	11	-37 ↓	-0.75%	1.86% ↑
\$600,000-\$699,999	5	0.0%	25	-72 ↓	-1.53%	0.34% ↑
\$700,000-\$799,999	3	200.0% ↑	25	25 ↑	-1.47%	-0.39% ↓
\$900,000-\$999,999	3	200.0% ↑	110	36 ↑	-2.30%	1.13% ↑

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

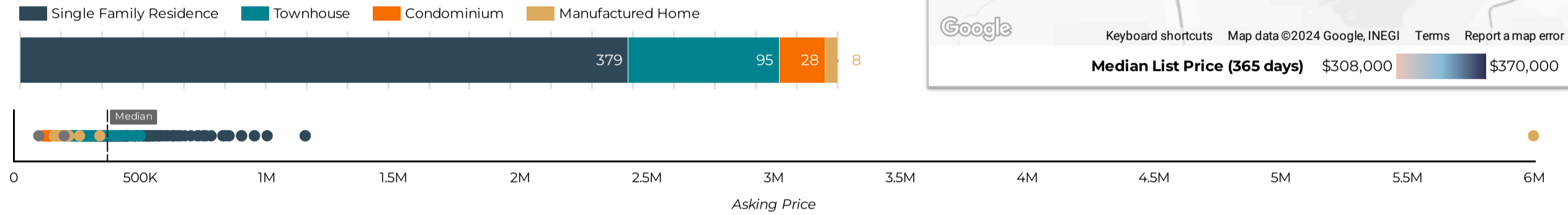
This report provides a snapshot of the market as taken on: Apr 15, 2024

March 2024

# of New Listings (Supply)	250	Months of Supply	2.80	Average List Price	\$394,807
▲ 19 from previous year		Active Listings	512	Manufactured Home	\$942,600
# of New Pendings (Demand)	160	Pending Listings	98	Single Family Residence	\$427,885
▼ -58 from previous year				Townhouse	\$295,201
				Mobile Home	\$149,000
				Condominium	\$146,075



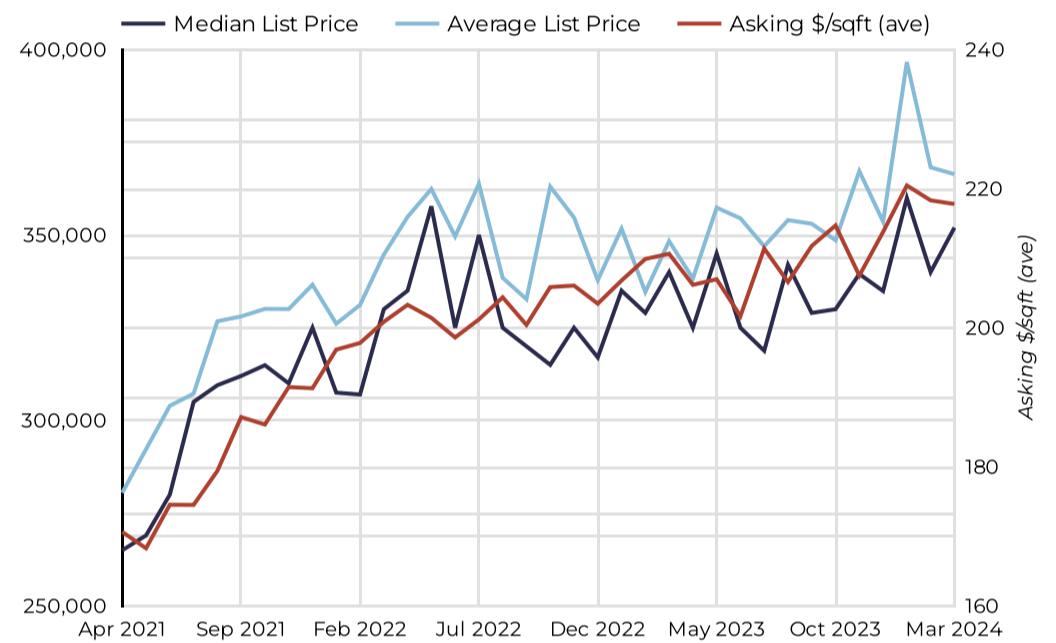
### Active Listings



### Months of Supply By Price Range

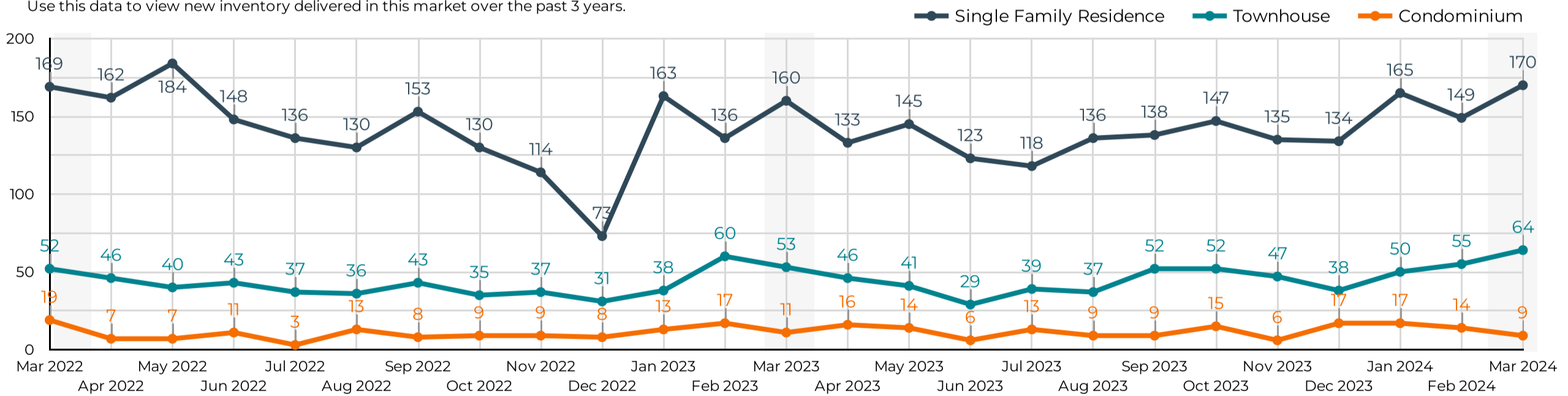
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.95	37	19
\$200,000-\$299,999	2.02	89	44
\$300,000-\$399,999	3.12	203	65
\$400,000-\$499,999	3.19	102	32
\$500,000-\$599,999	4.25	51	12
\$600,000-\$699,999	2.40	12	5
\$700,000-\$799,999	2.00	6	3
\$800,000-\$999,999	2.67	8	3

### Asking Prices



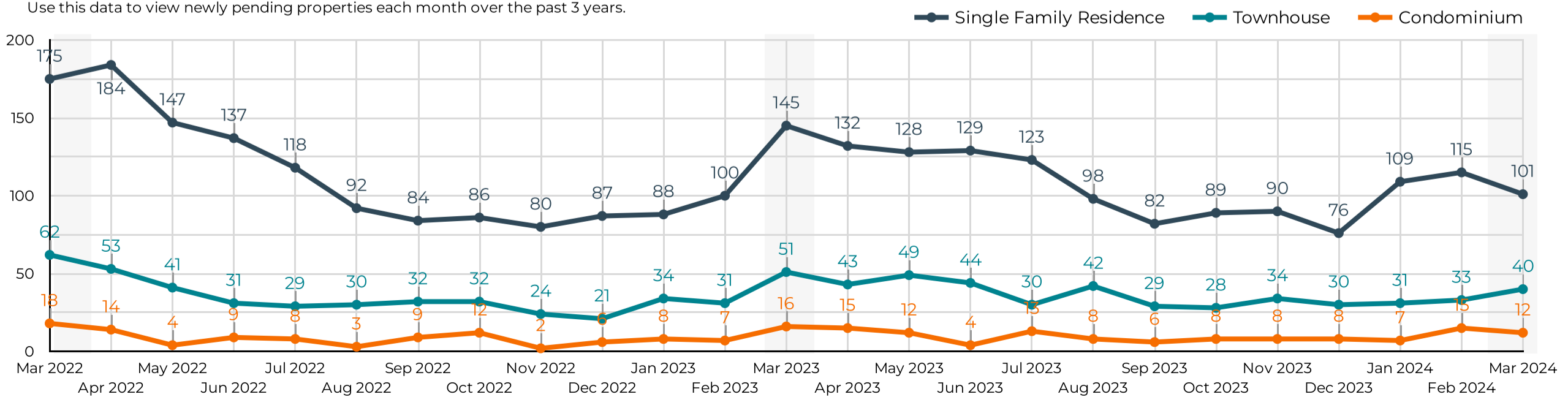
### New Listings

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.

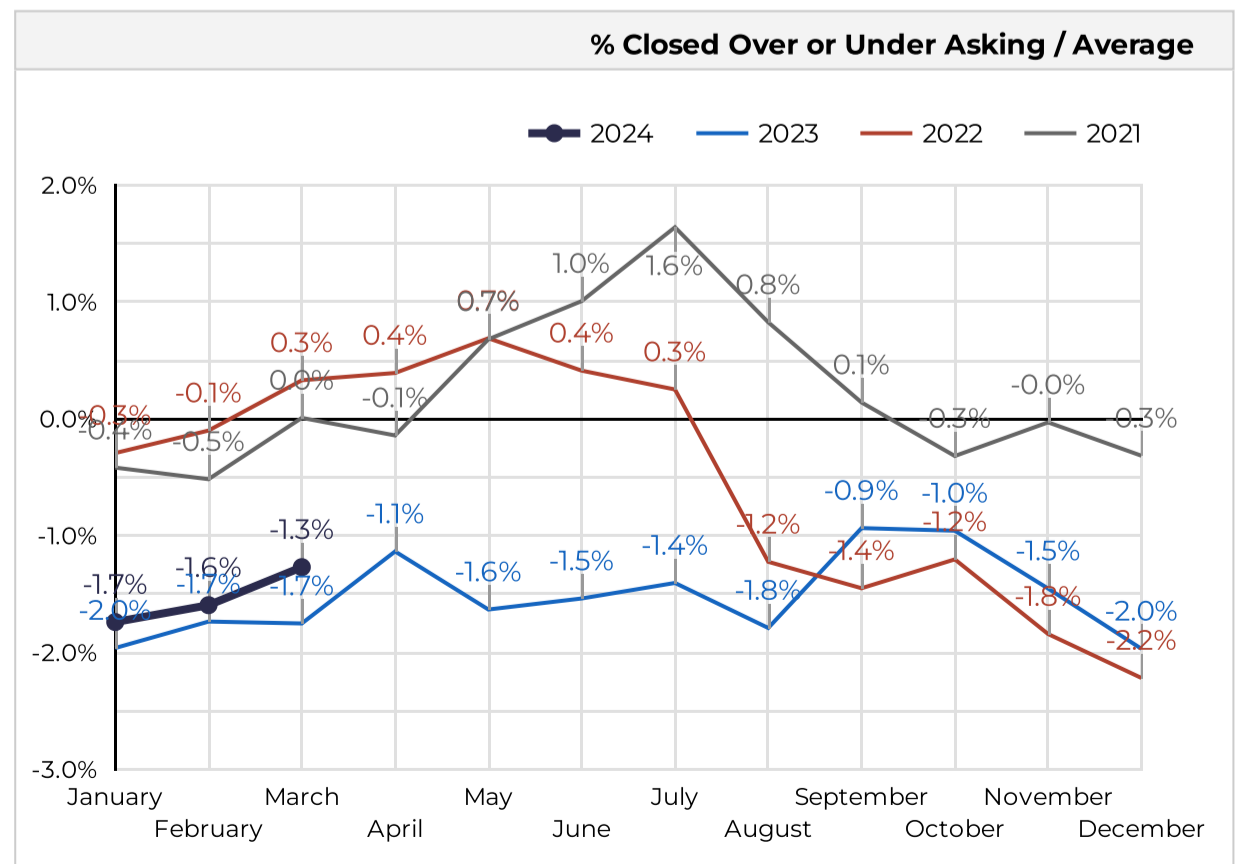
# of Sales / Count				
Month	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	153
March	298	255	195	183
April	246	261	222	-
May	226	220	182	-
June	260	189	200	-
July	191	160	171	-
August	167	148	156	-
September	157	127	133	-
October	172	146	127	-
November	190	109	133	-
December	190	125	132	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$242,500	\$305,000	\$310,000	\$318,000
February	\$257,000	\$312,500	\$305,000	\$325,000
March	\$265,000	\$305,000	\$312,000	\$339,000
April	\$275,000	\$320,000	\$325,857	-
May	\$275,000	\$333,000	\$305,000	-
June	\$272,000	\$347,000	\$327,500	-
July	\$280,000	\$322,000	\$330,000	-
August	\$285,500	\$350,000	\$311,000	-
September	\$299,000	\$330,000	\$319,420	-
October	\$310,000	\$300,000	\$333,000	-
November	\$303,000	\$302,000	\$307,990	-
December	\$315,000	\$342,000	\$325,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	7	25	31
February	6	6	37	39
March	6	6	32	31
April	6	5	16	-
May	4	6	18	-
June	5	8	18	-
July	4	7	31	-
August	5	10	18	-
September	6	15	16	-
October	7	15	14	-
November	8	15	24	-
December	11	25	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	252	245	221	239
February	267	241	216	228
March	231	251	231	250
April	248	225	203	-
May	202	237	206	-
June	227	210	168	-
July	186	182	175	-
August	191	186	191	-
September	228	208	203	-
October	207	182	219	-
November	215	167	193	-
December	193	116	193	-

New Pending / Count				
Month	2021	2022	2023	2024
January	203	214	133	151
February	243	203	142	169
March	265	264	218	160
April	225	262	196	-
May	228	195	195	-
June	221	184	185	-
July	203	159	169	-
August	167	129	152	-
September	156	131	122	-
October	202	136	129	-
November	184	111	136	-
December	171	117	118	-



Mar 2024

**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	123	-6.1% ↓	\$50.73M	0.5% ↑	\$389,000	\$32,000 ↑	\$215	\$15 ↑	39	0	-1.3%	0.6% ↑
Townhouse	40	-7.0% ↓	\$11.4M	-1.6% ↓	\$279,000	\$17,000 ↑	\$205	\$1 ↑	22	10 ↑	-1.2%	0.3% ↑
Condominium	14	0.0%	\$1.94M	5.1% ↑	\$145,000	\$10,000 ↑	\$212	\$3 ↑	22	-7 ↓	-1.9%	-0.3% ↓
Manufactured Home	4	-42.9% ↓	\$842K	-36.3% ↓	\$195,000	\$0	\$165	-\$23 ↓	7	-32 ↓	1.8%	3.8% ↑
Mobile Home	2	-	\$515K	-	\$160,000	-	\$162	-	1	-	-2.9%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	21	-4.5% ↓	\$3.36M	-2.1% ↓	\$150,000	\$10,100 ↑	\$225	-\$1 ↓	22	3 ↑	-1.9%	+0.0%...
\$1000-1499 sqft	41	-19.6% ↓	\$11.08M	-14.5% ↓	\$275,000	\$15,000 ↑	\$207	\$9 ↑	27	12 ↑	-1.5%	0.6% ↑
\$1500-1999 sqft	76	1.3% ↑	\$28.18M	8.1% ↑	\$355,000	\$20,000 ↑	\$216	\$16 ↑	32	-15 ↓	-1.2%	0.1% ↑
2000-2499 sqft	26	0.0%	\$11.76M	5.2% ↑	\$430,000	\$7,010 ↑	\$201	\$6 ↑	25	17 ↑	-0.8%	0.9% ↑
2500-2999 sqft	13	0.0%	\$7.19M	1.7% ↑	\$455,000	-\$105,000 ↓	\$203	\$2 ↑	68	4 ↑	-0.5%	1.7% ↑
3000-3999 sqft	5	-37.5% ↓	\$3.2M	-28.9% ↓	\$545,000	-\$30,000 ↓	\$195	\$20 ↑	114	17 ↑	-2.4%	0.3% ↑
4000-4999 sqft	1	-	\$650K	-	\$650,000	-	\$153	-	5	-	0.0%	-

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	56	7.7% ↑	\$14.99M	6.8% ↑	\$273,000	\$11,000 ↑	\$208	\$14 ↑	26	-1 ↓	-1.8%	0.3% ↑
Green Valley North	45	-19.6% ↓	\$14.99M	-18.2% ↓	\$327,990	\$17,990 ↑	\$189	\$6 ↑	53	-2 ↓	-0.7%	0.6% ↑
Green Valley Southwest	36	-5.3% ↓	\$14.77M	17.5% ↑	\$385,500	\$63,600 ↑	\$215	\$1 ↑	16	-1 ↓	-0.9%	1.5% ↑
Green Valley Northeast	35	-7.9% ↓	\$16.8M	-2.5% ↓	\$443,000	\$13,000 ↑	\$237	\$11 ↑	25	-7 ↓	-1.7%	-0.1% ↓
Green Valley Southeast	11	0.0%	\$3.88M	26.4% ↑	\$355,000	\$75,000 ↑	\$225	\$26 ↑	28	7 ↑	-1.1%	0.3% ↑