

MLSSAZ Monthly Market Report

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



Oct 2025

Quick Stats

Oct 2025

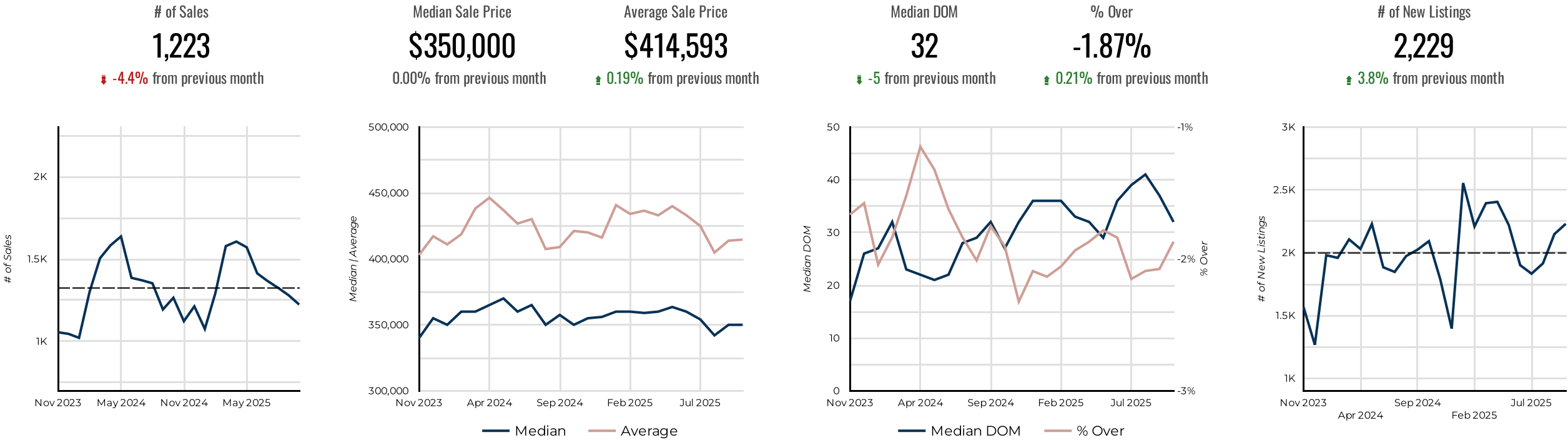


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Market Activity - Market Pricing - Buyer Demand - Inventory

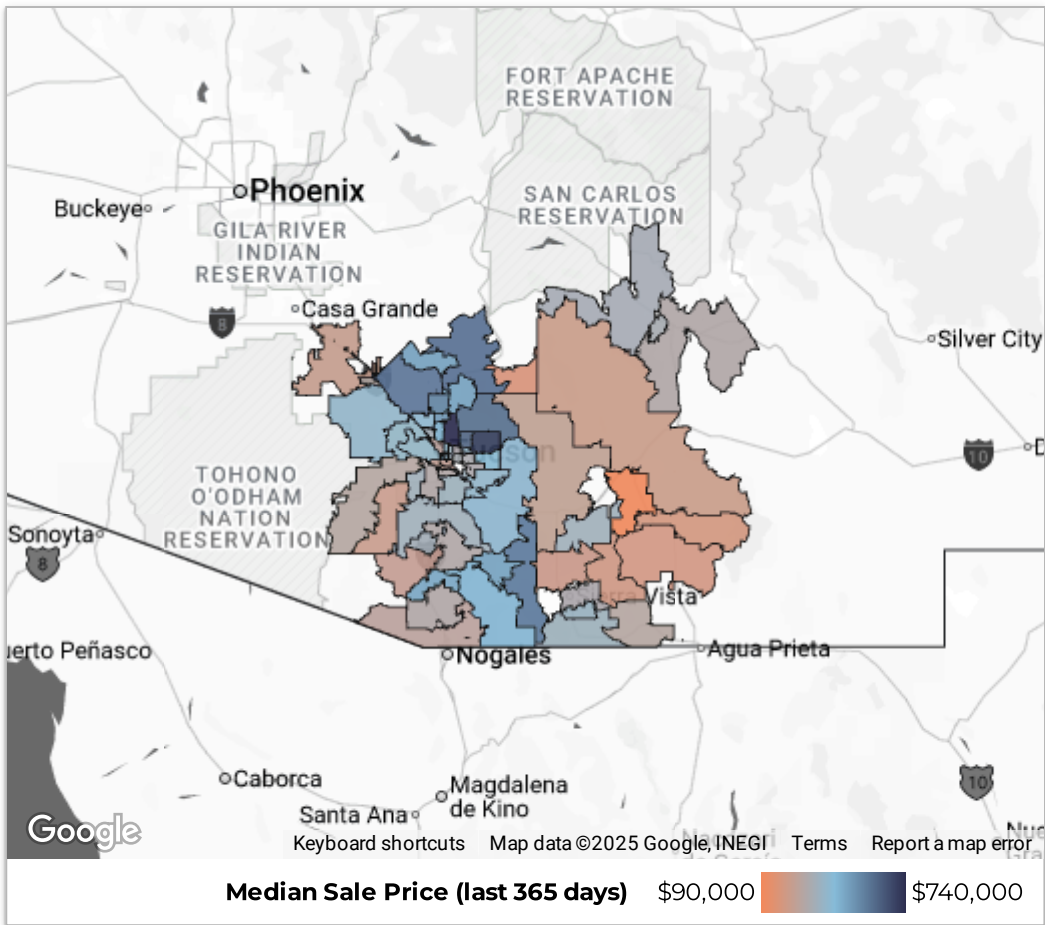
[To explore your area further visit > MLSSAZ DataPortal](#)

MLSSAZ MULTIPLE LISTING SERVICE OF
SOUTHERN ARIZONA

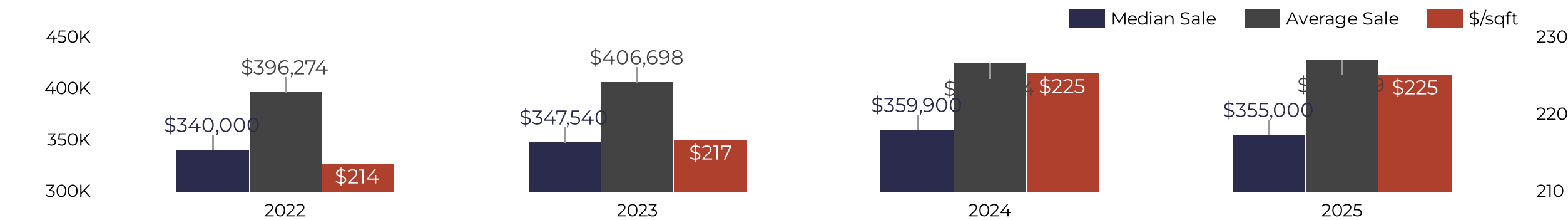
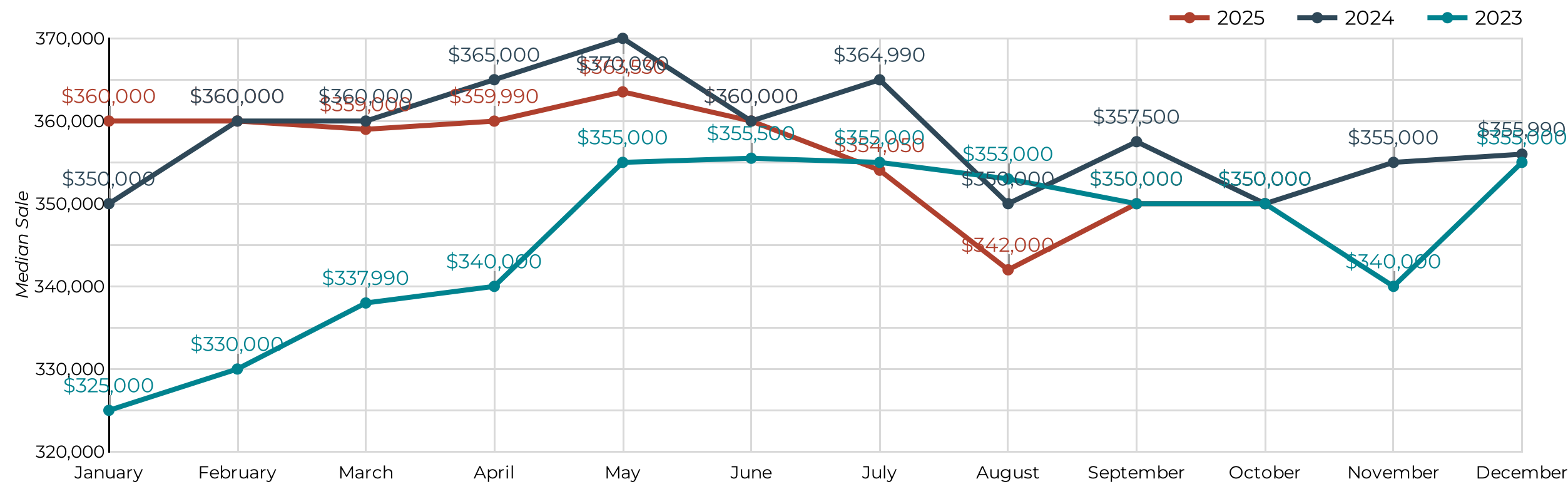
*All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Nov 5, 2025*

Price Range	# of Sales
0-\$199,999	95
\$200,000-\$299,999	279
\$300,000-\$399,999	413
\$400,000-\$499,999	177
\$500,000-\$599,999	102
\$600,000-\$699,999	52
\$700,000-\$799,999	35
\$800,000-\$999,999	34
\$1M-\$1.19M	9
\$1.2M-\$1.39	8
\$1.4M+	19

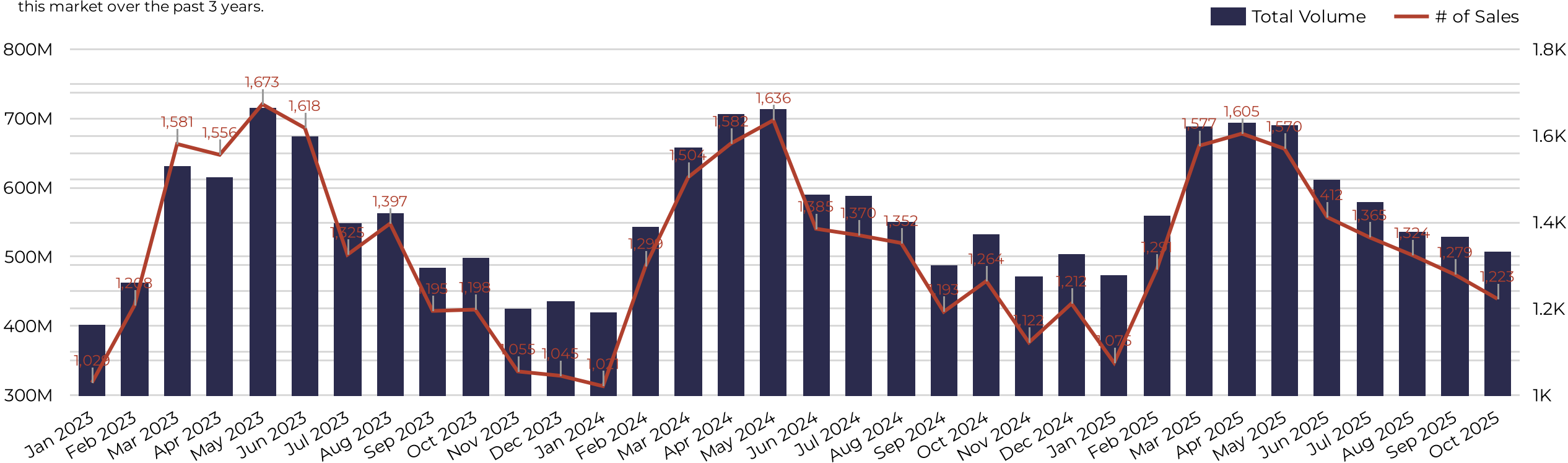
Average % Over Asking
-1.87%
▲ 0.03% from previous year



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

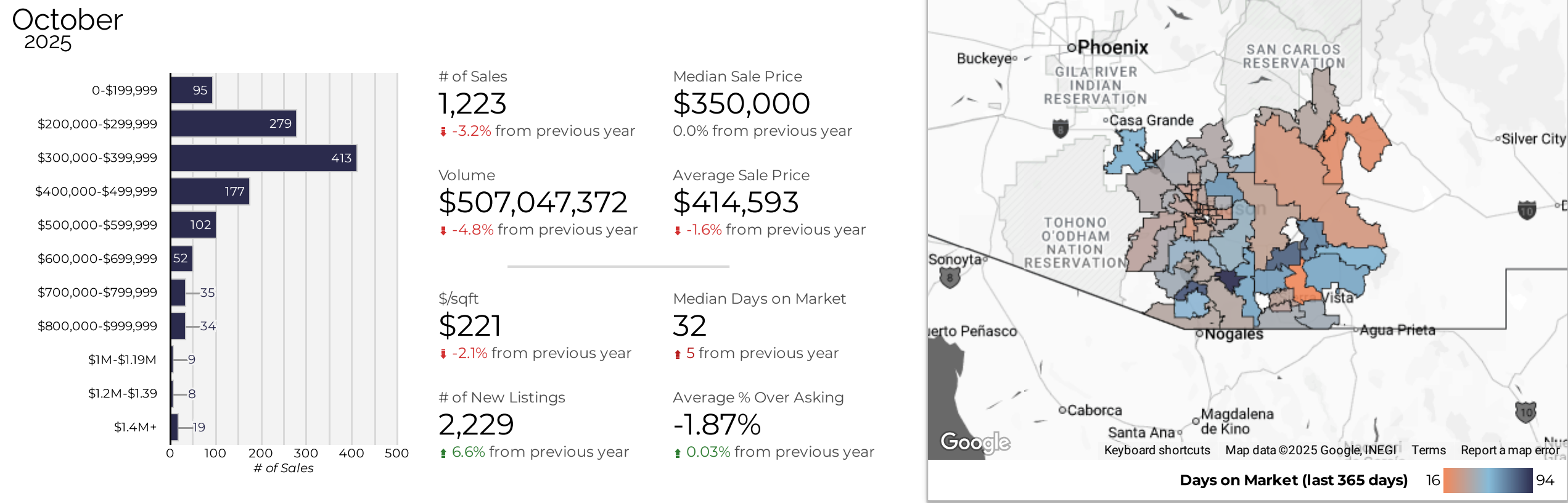


Use this data to see changes in total sales activity in this market over the past 3 years.



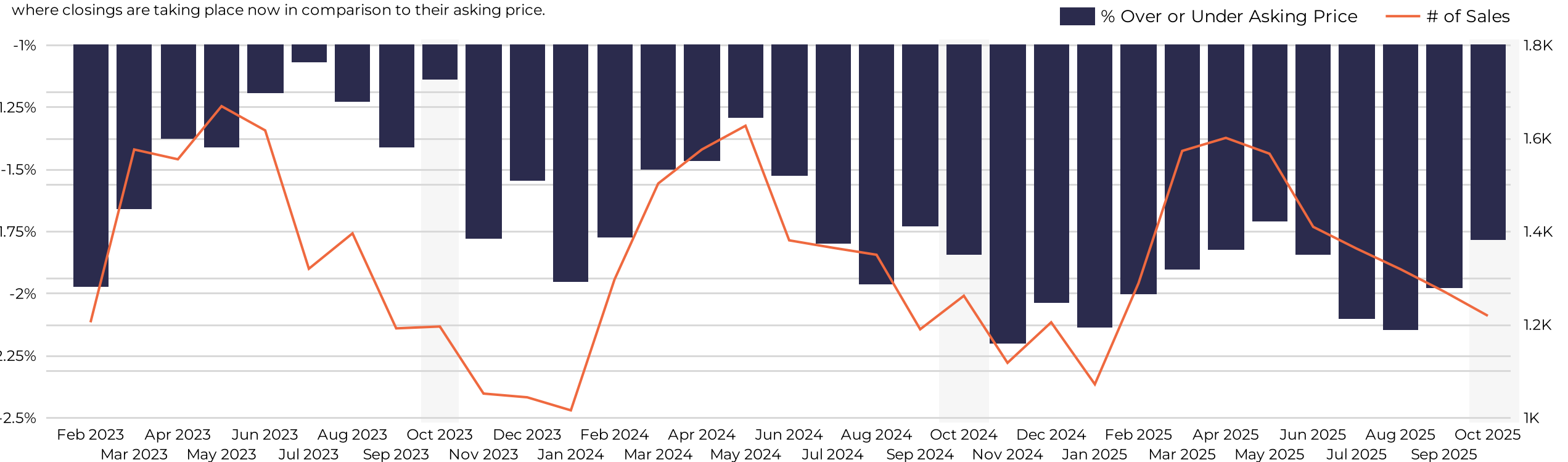
Southern AZ Housing Market: Buyer Demand

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This report provides a snapshot of the market as taken on: Nov 5, 2025



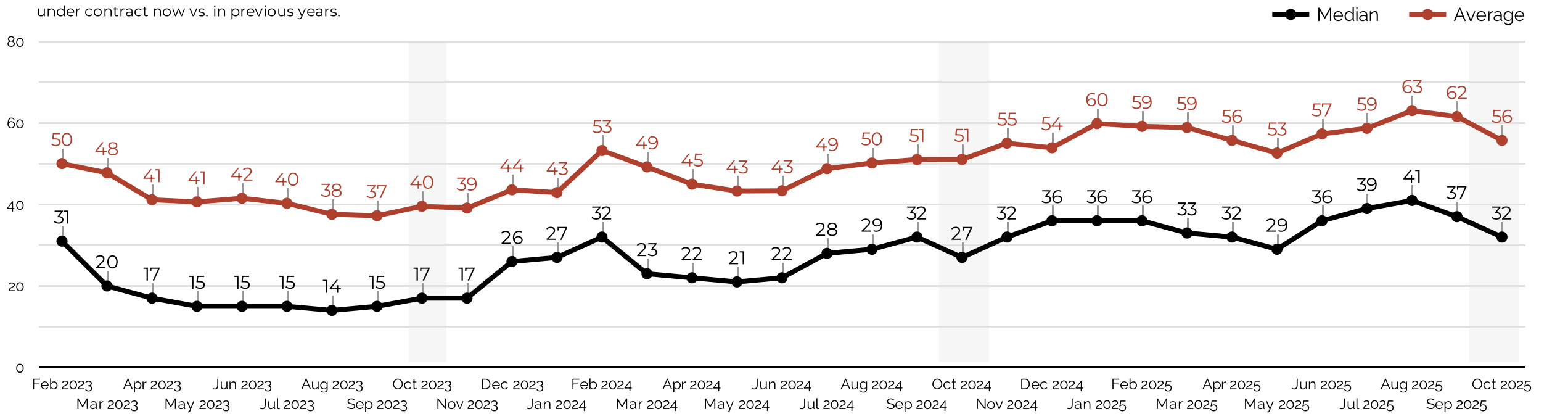
Buyer Demand

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	95	14.5% ↑	35	13 ↑	-4.28%	0.91% ↑
\$200,000-\$299,999	279	2.6% ↑	34	8 ↑	-1.47%	-0.06% ↓
\$300,000-\$399,999	413	-9.8% ↓	31	-4 ↓	-1.19%	0.30% ↑
\$400,000-\$499,999	177	-4.8% ↓	32	8 ↑	-1.68%	-0.03% ↓
\$500,000-\$599,999	102	-1.9% ↓	34	11 ↑	-2.18%	-0.08% ↓
\$600,000-\$699,999	52	4.0% ↑	20	2 ↑	-2.89%	-0.55% ↓
\$700,000-\$799,999	35	2.9% ↑	25	11 ↑	-2.25%	-0.41% ↓
\$800,000-\$999,999	34	17.2% ↑	33	14 ↑	-2.64%	-0.39% ↓
\$1M-\$1.19M	9	-55.0% ↓	37	10 ↑	-6.22%	-2.84% ↓
\$1.2M-\$1.39	8	-33.3% ↓	32	10 ↑	0.18%	2.95% ↑
\$1.4M+	19	18.8% ↑	25	8 ↑	-4.44%	-1.91% ↓

Southern AZ Housing Market: **Inventory**

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This report provides a snapshot of the market as taken on: Nov 5, 2025

October 2025

of New Listings (Supply)

2,229

138 from previous year

of New Pendings (Demand)

1,162

-150 from previous year

Months of Supply

4.70

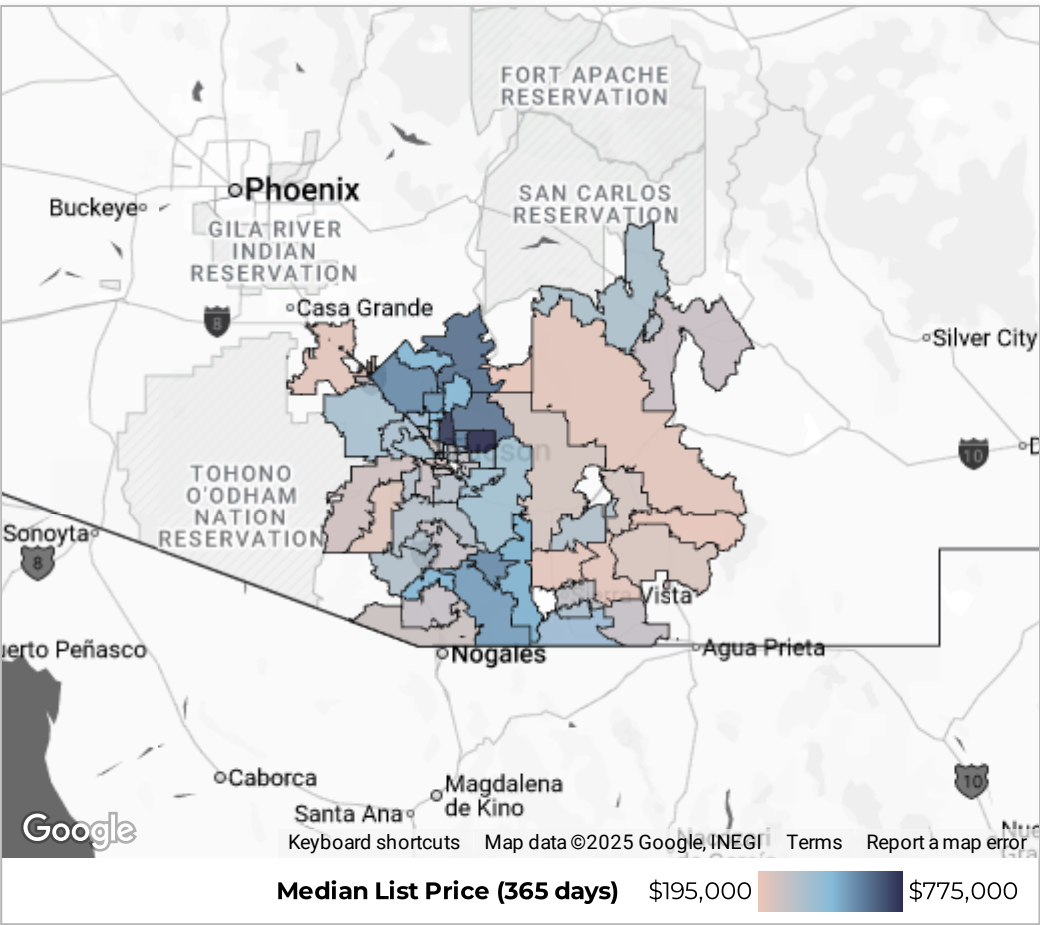
Active Listings

5,742

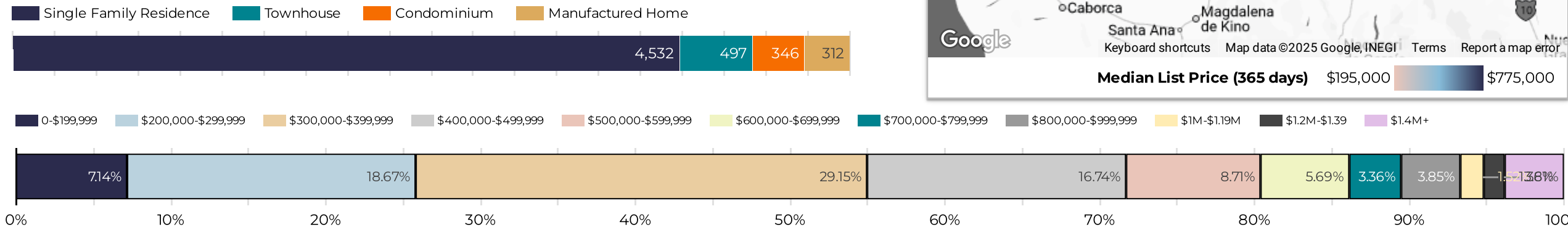
Pending Listings

653

Single Family Residence	\$586,648	4,532
Townhouse	\$339,547	497
Condominium	\$235,862	346
Manufactured Home	\$242,434	312
Mobile Home	\$151,068	55
Grand total	\$521,247	5,742



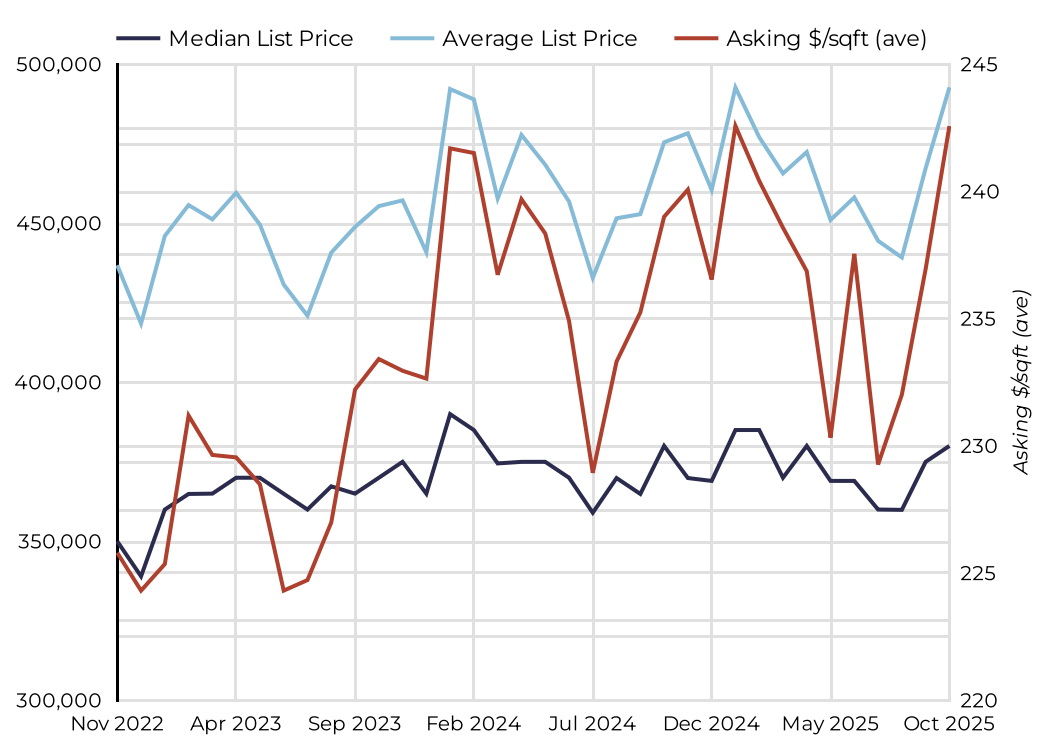
Active Listings



Months of Supply By Price Range

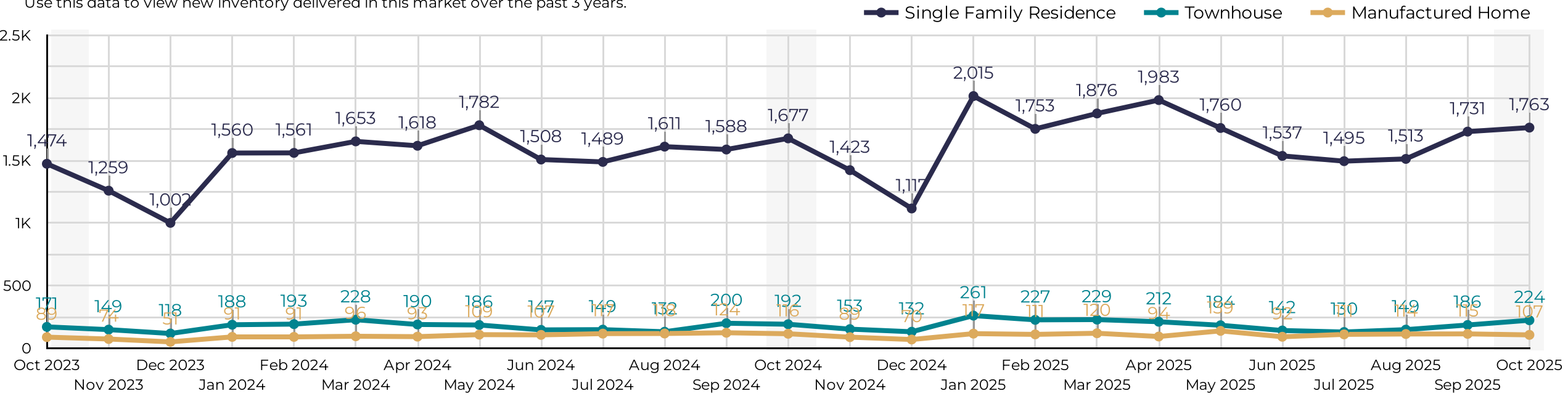
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.61	410	89
\$200,000-\$299,999	3.79	1,072	283
\$300,000-\$399,999	4.13	1,674	405
\$400,000-\$499,999	5.37	961	179
\$500,000-\$599,999	4.81	500	104
\$600,000-\$699,999	6.29	327	52
\$700,000-\$799,999	4.95	193	39
\$800,000-\$999,999	6.50	221	34
\$1M-\$1.19M	9.67	87	9
\$1.2M-\$1.39	7.80	78	10
\$1.4M+	11.53	219	19
Grand total	4.70	5,742	1,223

Asking Prices



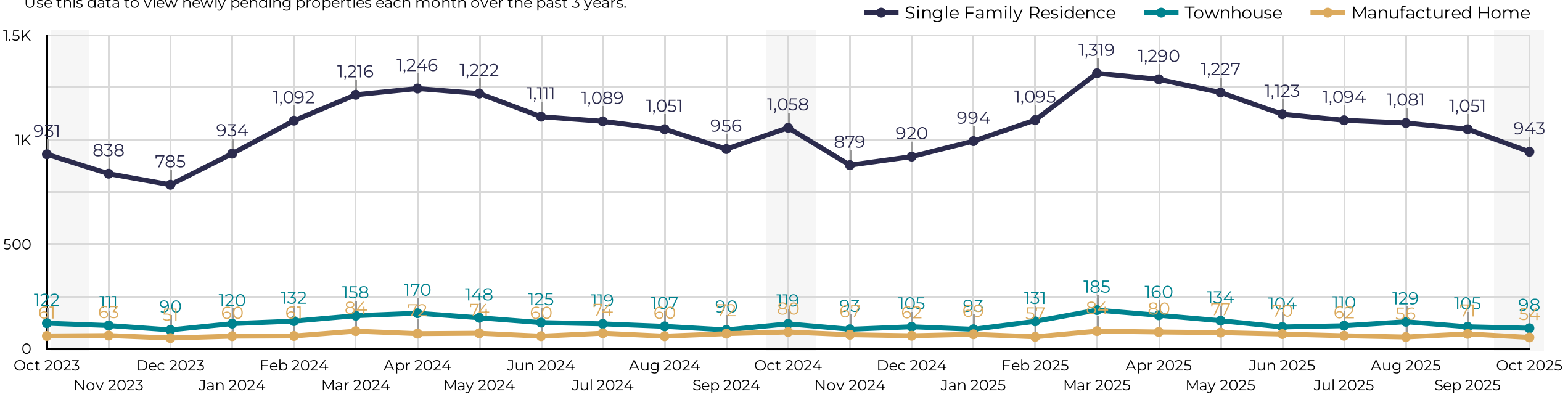
New Listings

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.

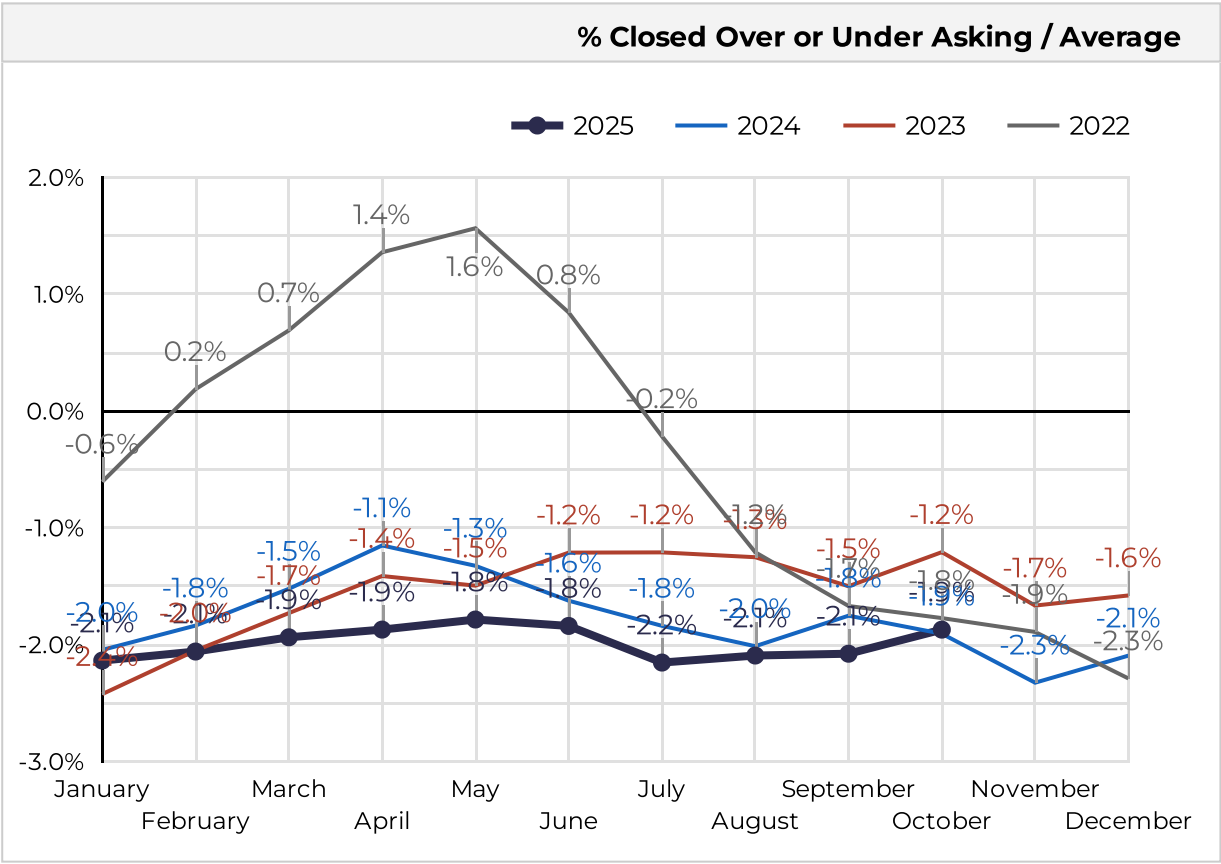
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,591	1,029	1,021	1,075
February	1,676	1,208	1,299	1,291
March	2,134	1,581	1,504	1,577
April	1,957	1,556	1,582	1,605
May	2,031	1,673	1,636	1,570
June	1,764	1,618	1,385	1,412
July	1,484	1,325	1,370	1,365
August	1,526	1,397	1,352	1,324
September	1,431	1,195	1,193	1,279
October	1,208	1,198	1,264	1,223
November	1,041	1,055	1,122	-
December	1,107	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	\$363,530
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	\$342,000
September	\$345,000	\$350,000	\$357,500	\$350,000
October	\$330,000	\$350,000	\$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	37
October	17	17	27	32
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	1,914
September	1,984	1,787	2,023	2,147
October	1,740	1,835	2,091	2,229
November	1,461	1,568	1,786	-
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	1,670
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	1,363
July	1,429	1,322	1,373	1,322
August	1,498	1,334	1,280	1,326
September	1,300	1,201	1,175	1,299
October	1,193	1,177	1,312	1,162
November	1,029	1,073	1,089	-
December	1,005	978	1,138	-



Oct 2025

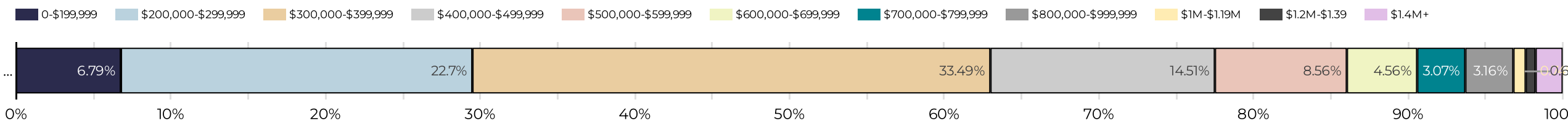
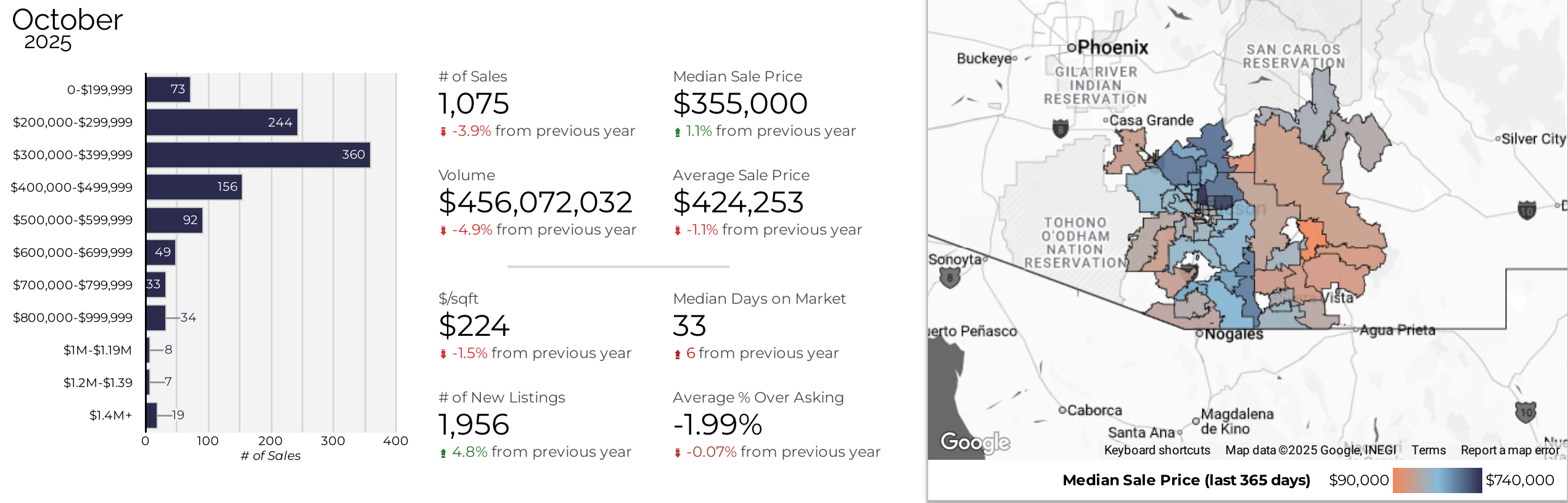
vs. last year

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

Market Activity					Market Pricing				Buyer Demand			
Property Type	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,005	-1.5%	\$452.98M	-3.6%	\$375,000	\$-1,620	\$226	\$-4	32	4	-1.7%	0.1%
Townhouse	97	-13.4%	\$30.57M	-8.8%	\$277,000	\$-2,000	\$219	\$-12	29	4	-2.3%	-1.0%
Condominium	60	5.3%	\$11.66M	-9.0%	\$170,000	\$-55,000	\$214	\$-16	50	9	-2.6%	-0.2%
Manufactured Home	52	-22.4%	\$10.94M	-29.1%	\$215,000	\$-25,000	\$149	\$-5	29	10	-0.7%	1.9%
Mobile Home	5	-16.7%	\$670.5K	-8.3%	\$150,000	\$27,205	\$134	\$29	26	18	-6.7%	0.1%

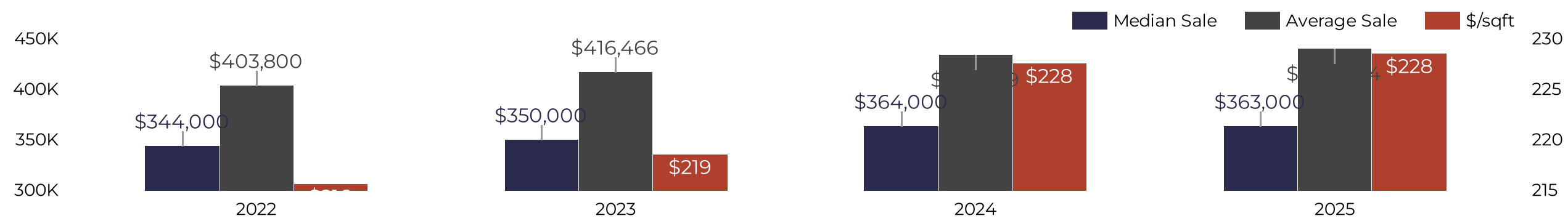
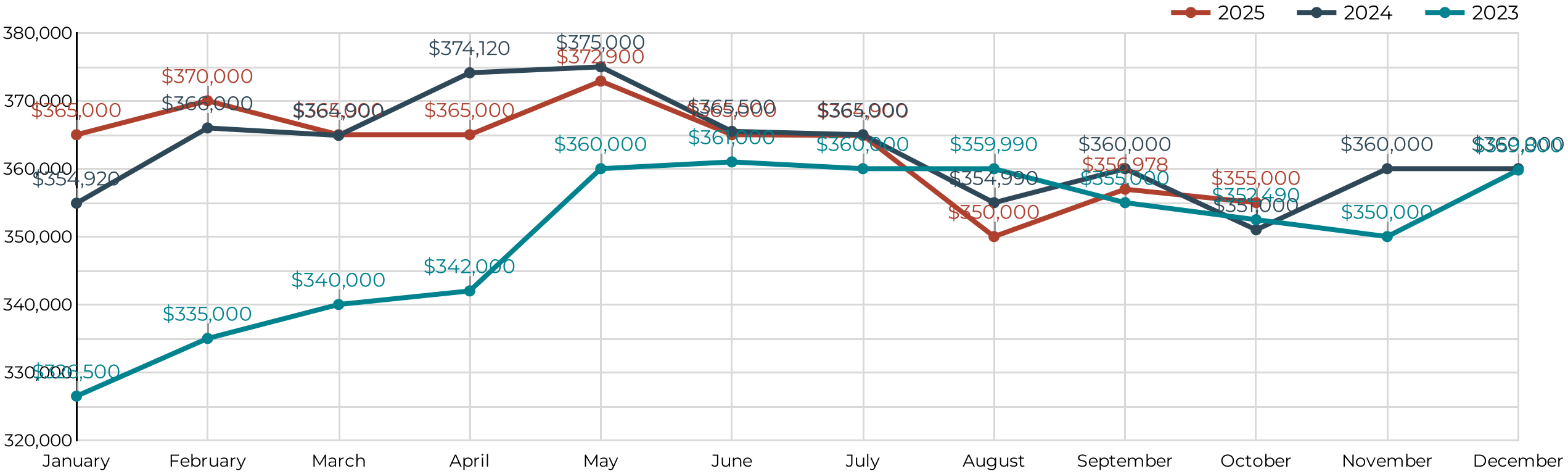
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	88	14.3%	\$16.26M	11.7%	\$173,000	\$500	\$230	\$-7	39	20	-2.5%	-0.3%
\$1000-1499 sqft	328	-13.0%	\$93.2M	-13.8%	\$285,000	\$-4,000	\$220	\$-3	28	5	-1.1%	0.3%
\$1500-1999 sqft	394	-7.1%	\$144.04M	-8.9%	\$350,000	\$-7,000	\$211	\$-5	32	0	-1.8%	0.1%
2000-2499 sqft	225	5.6%	\$105.64M	5.5%	\$430,000	\$-25,000	\$212	\$1	27	-11	-1.6%	0.3%
2500-2999 sqft	108	22.7%	\$66.77M	16.9%	\$582,928	\$-61,422	\$226	\$-12	45	24	-2.3%	0.1%
3000-3999 sqft	65	10.2%	\$61.58M	0.4%	\$860,000	\$-140,000	\$277	\$-30	40	14	-3.5%	-1.0%
4000-4999 sqft	8	-50.0%	\$13.75M	-33.9%	\$1,695,000	\$645,000	\$391	\$97	25	-21	-4.9%	-1.9%
5000+ sqft	3	-62.5%	\$5.58M	-53.8%	\$1,425,000	\$145,000	\$255	\$10	99	53	-4.8%	-1.4%

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	183	-5.2%	\$96.95M	-14.7%	\$435,000	\$-5,990	\$248	\$-16	26	5	-2.1%	0.1%
Central	146	2.8%	\$49.53M	4.8%	\$300,000	\$-5,000	\$222	\$-14	18	2	-2.2%	-0.3%
Upper Southeast	103	24.1%	\$42.57M	23.3%	\$385,000	\$50	\$212	\$0	48	-3	-1.0%	1.0%
North	89	4.7%	\$64.04M	18.7%	\$590,000	\$85,000	\$298	\$-4	31	14	-3.2%	-1.2%
East	87	-20.9%	\$28.72M	-21.0%	\$315,000	\$-2,715	\$208	\$2	29	-1	-0.7%	0.6%
West	66	-1.5%	\$26.77M	-1.5%	\$385,000	\$33,000	\$225	\$-8	32	18	-1.7%	-0.8%
South	58	65.7%	\$16.25M	67.5%	\$266,500	\$-23,500	\$194	\$-7	35	13	-1.3%	0.2%
Southwest	56	-29.1%	\$16.8M	-33.0%	\$300,000	\$-9,000	\$193	\$1	37	-6	-0.0%	0.8%
Extended West	47	-25.4%	\$16.84M	-26.3%	\$358,000	\$8,000	\$193	\$-13	45	8	-1.6%	+0.0%...
Green Valley Northwest	47	38.2%	\$11.93M	24.3%	\$228,777	\$-26,223	\$189	\$-23	18	1	-0.9%	0.5%
Northeast	46	4.5%	\$24.87M	3.6%	\$429,900	\$-70,100	\$244	\$5	24	1	-3.1%	-0.1%
Southeast	44	15.8%	\$17.74M	17.5%	\$384,872	\$17,872	\$203	\$-11	43	3	-0.7%	0.3%
Upper Northwest	39	-15.2%	\$20.09M	-16.9%	\$480,000	\$5,000	\$241	\$-3	29	0	-2.6%	-0.3%
Green Valley North	39	-2.5%	\$13.3M	-5.6%	\$325,000	\$-15,000	\$181	\$-7	46	1	-0.7%	0.9%
Green Valley Northeast	29	-19.4%	\$12.1M	-26.1%	\$345,000	\$-77,000	\$204	\$-21	32	2	-1.6%	0.3%
Cochise	27	0.0%	\$7.66M	-5.9%	\$264,000	\$8,000	\$179	\$18	42	-30	-2.3%	2.1%
Green Valley Southwest	23	-4.2%	\$9.3M	9.2%	\$375,000	\$26,000	\$222	\$2	12	-11	-0.8%	1.1%
SCC-Rio Rico East	19	0.0%	\$5.09M	-5.0%	\$254,000	\$-21,000	\$169	\$-7	33	-6	-1.6%	-0.4%
Benson/St. David	15	-11.8%	\$3.97M	-22.3%	\$267,800	\$7,800	\$147	\$-18	54	12	-5.3%	-3.2%
Green Valley Southeast	10	0.0%	\$4.34M	11.7%	\$355,000	\$35,000	\$208	\$-16	10	-3	-2.1%	-0.9%
Pinal	9	-35.7%	\$3.01M	-33.4%	\$219,123	\$-34,877	\$166	\$-16	86	59	-2.8%	-2.6%
Extended Northwest	6	-14.3%	\$1.73M	-14.0%	\$281,640	\$1,650	\$178	\$-26	24	-54	-0.4%	-0.7%
Maricopa	4	300.0%	\$1.78M	-29.3%	\$400,000	\$-2,120,00...	\$261	\$-188	12	-34	0.5%	3.4%
SCC-Rio Rico West	4	0.0%	\$1.34M	4.3%	\$298,001	\$-6,999	\$198	\$20	111	93	-3.1%	0.6%
Graham	4	-77.8%	\$1.22M	-83.3%	\$310,000	\$-5,000	\$208	\$48	9	-7	+0.0%	1.6%
SCC-Sonoita	3	-	\$1.64M	-	\$510,000	-	\$233	-	44	-	-1.9%	-
SCC-Elgin	2	-	\$893.76K	-	\$393,755	-	\$536	-	63	-	-9.9%	-
Extended Northeast	2	-	\$965K	-	\$435,000	-	\$477	-	5	-	-5.9%	-
SCC-Amado	2	-33.3%	\$585K	-30.9%	\$230,000	\$-19,000	\$211	\$68	10	-65	0.4%	1.9%
Apache	2	-	\$923K	-	\$438,000	-	\$243	-	38	-	-6.5%	-
SCC-Tubac East	2	-60.0%	\$1.01M	-55.9%	\$476,000	\$56,000	\$274	\$19	111	63	-2.2%	0.3%
SCC-Nogales West	1	-50.0%	\$260K	-77.5%	\$260,000	\$-265,000	\$136	\$-7	20	-35	-18.8%	-11.8%
Navajo	1	-66.7%	\$835K	-13.6%	\$835,000	\$533,400	\$289	\$55	396	381	-13.2%	-13.5%...



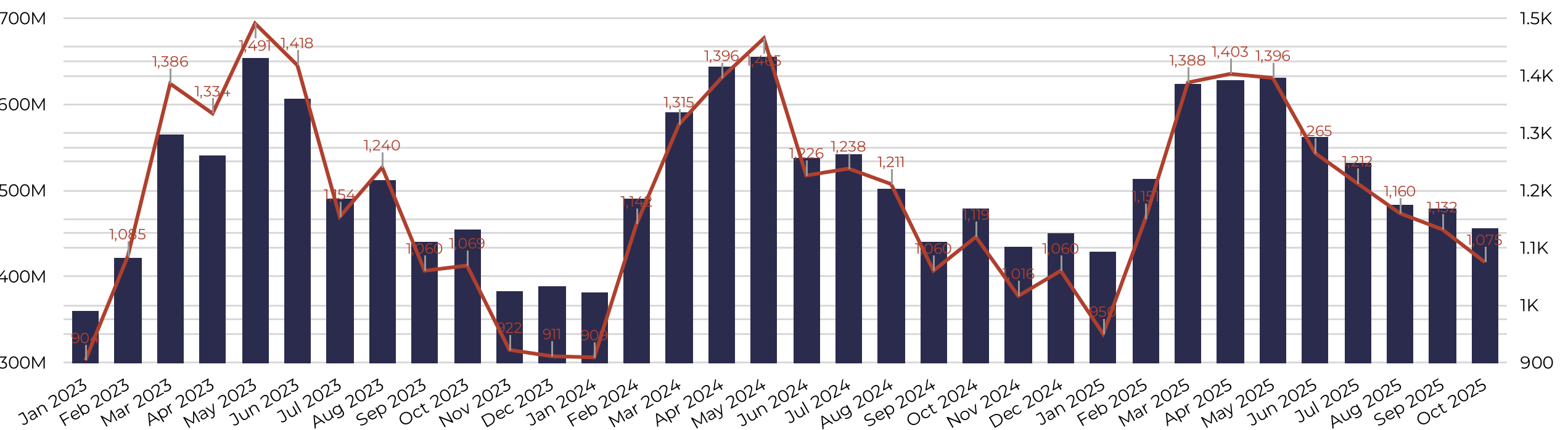
Market Pricing

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: **Inventory**

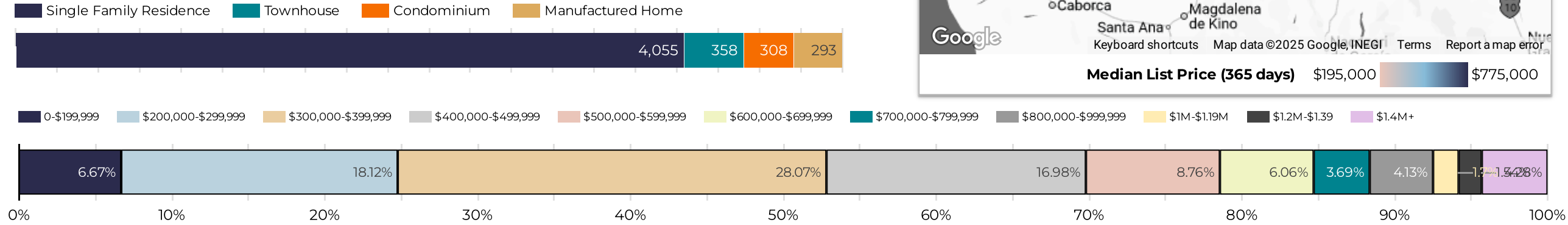
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October 2025

2023

			Average	#
# of New Listings (Supply)	1,956	📈 89 from previous year	Single Family Residence	\$605,610
			Townhouse	\$364,525
# of New Pendings (Demand)	1,021	📉 -139 from previous year	Condominium	\$247,093
			Manufactured Home	\$246,224
		Months of Supply	4,055	
		Active Listings	358	
		Pending Listings	308	
		Mobile Home	293	
		Grand total	\$541,325	
			5,066	

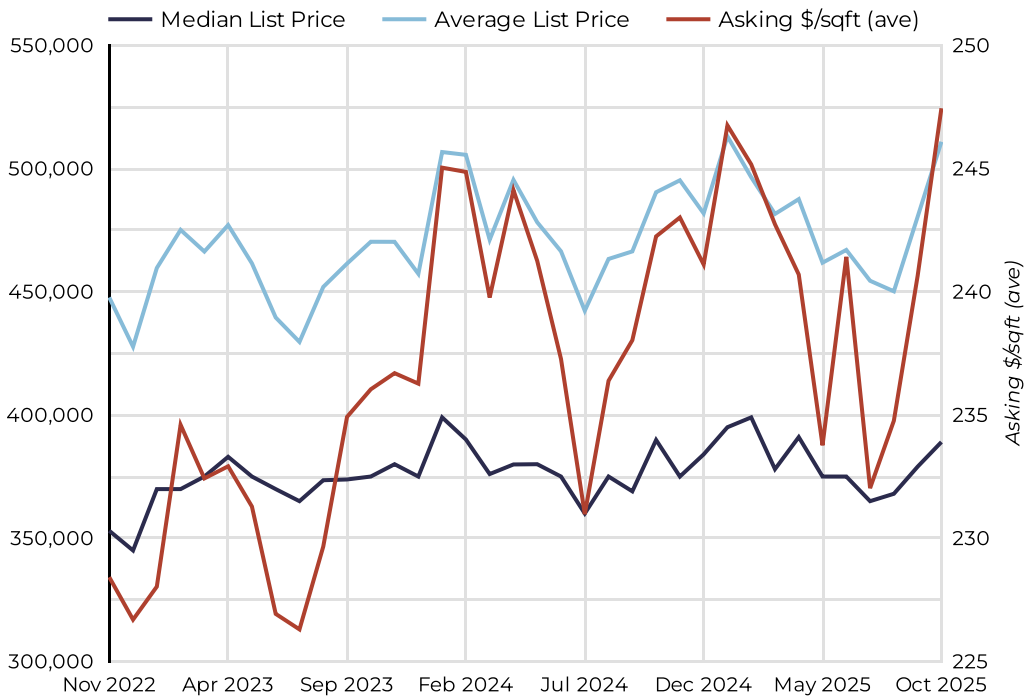
Active Listings



Months of Supply By Price Range

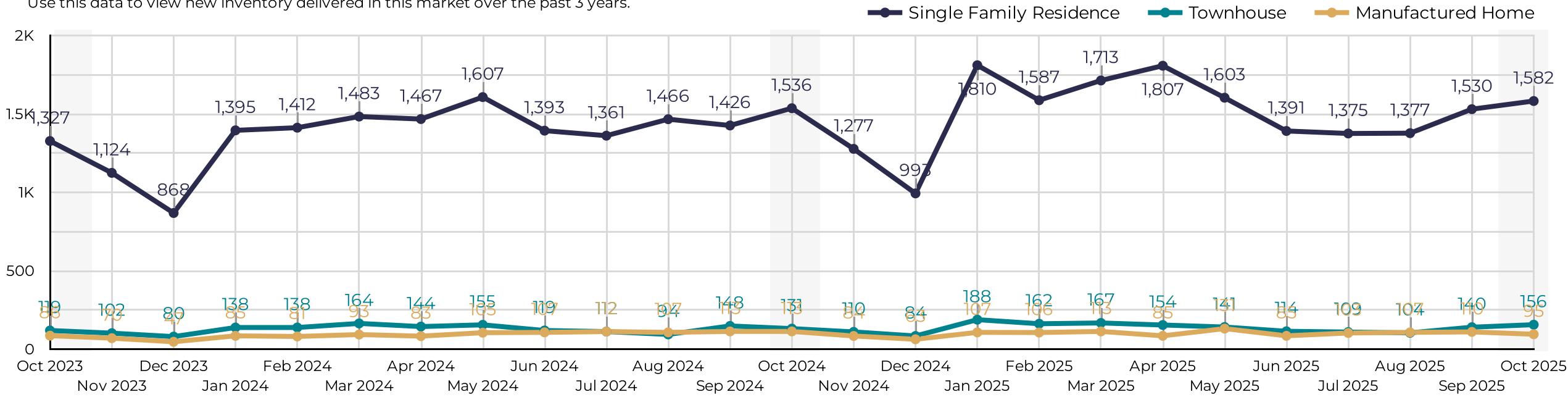
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.97	338	68
\$200,000-\$299,999	3.73	918	246
\$300,000-\$399,999	4.03	1,422	353
\$400,000-\$499,999	5.44	860	158
\$500,000-\$599,999	4.67	444	95
\$600,000-\$699,999	6.27	307	49
\$700,000-\$799,999	5.19	187	36
\$800,000-\$999,999	6.15	209	34
\$1M-\$1.19M	12.29	86	7
\$1.2M-\$1.39	7.80	78	10
\$1.4M+	11.42	217	19
Grand total	4.71	5,066	1,075

Asking Prices



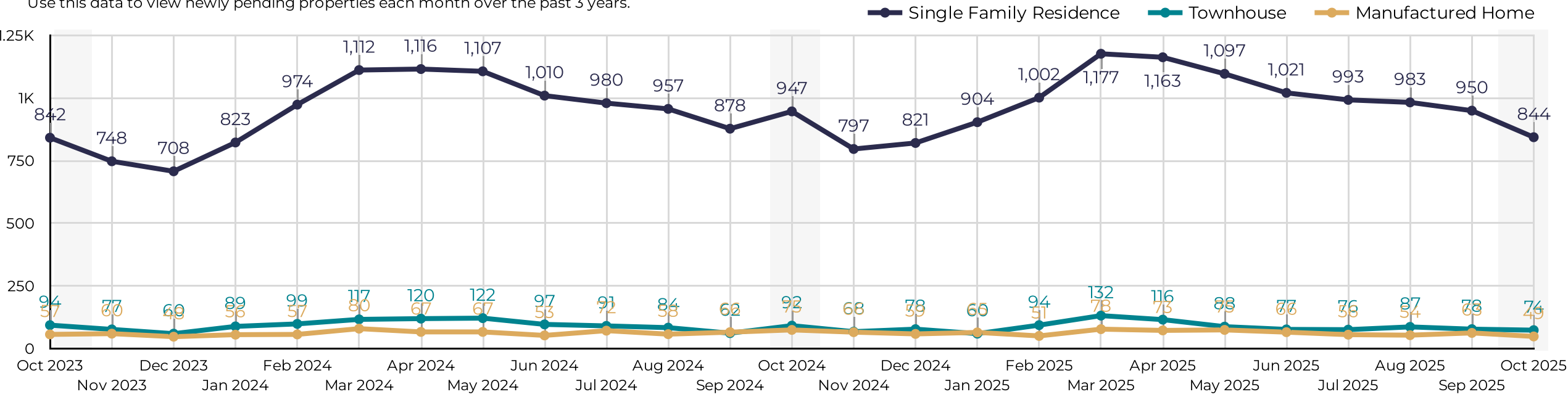
New Listings

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.

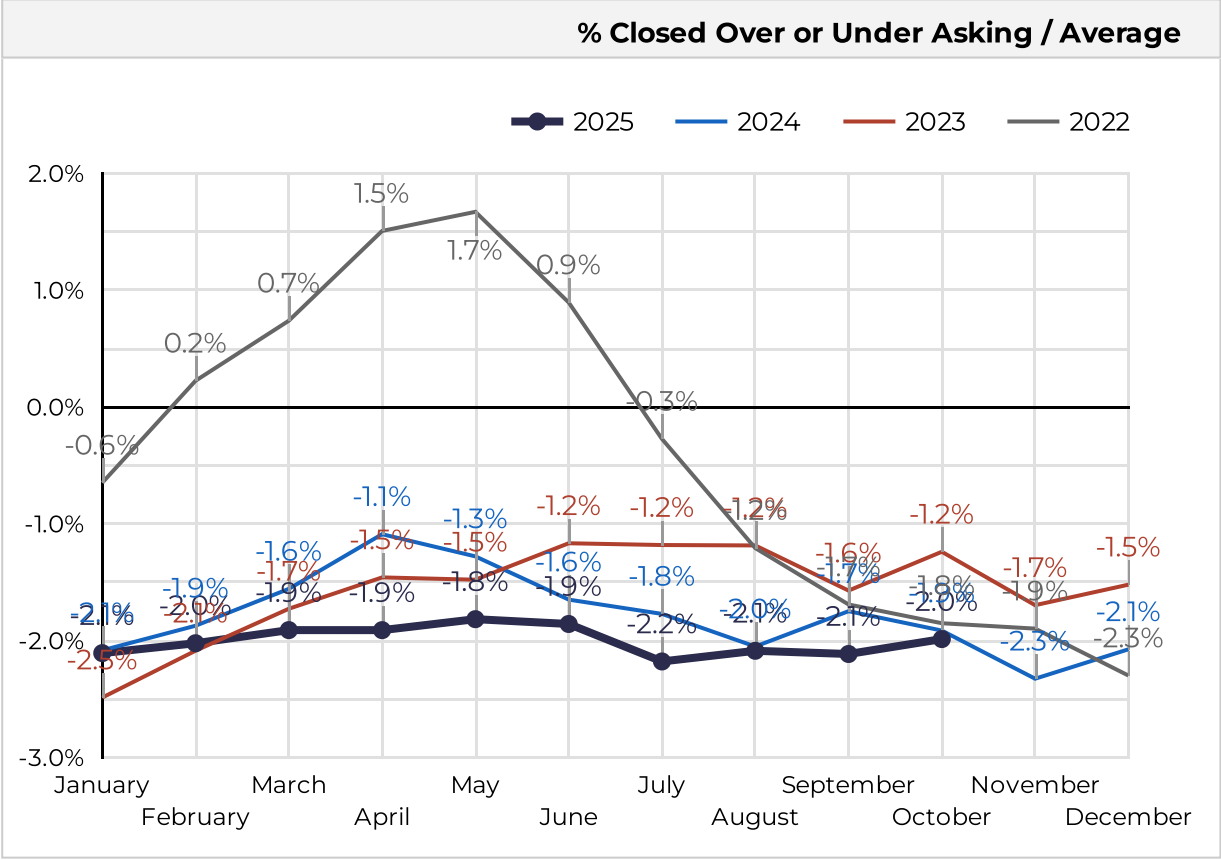
# of Sales / Count				
Month	2022	2023	2024	2025
January	1,400	904	909	950
February	1,480	1,085	1,142	1,151
March	1,879	1,386	1,315	1,388
April	1,696	1,334	1,396	1,403
May	1,811	1,491	1,465	1,396
June	1,575	1,418	1,226	1,265
July	1,324	1,154	1,238	1,212
August	1,378	1,240	1,211	1,160
September	1,304	1,060	1,060	1,132
October	1,062	1,069	1,119	1,075
November	932	922	1,016	-
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	\$372,900
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	\$356,978
October	\$338,000	\$352,490	\$351,000	\$355,000
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	37
August	11	13	27	38
September	16	15	30	37
October	17	17	27	33
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	1,712
September	1,776	1,584	1,782	1,881
October	1,558	1,616	1,867	1,956
November	1,294	1,375	1,576	-
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	1,224
July	1,270	1,153	1,222	1,171
August	1,369	1,182	1,155	1,174
September	1,169	1,079	1,055	1,150
October	1,057	1,048	1,160	1,021
November	918	937	977	-
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: Nov 5, 2025

Oct 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	901	-1.4%	\$411.81M	-3.4%	\$375,900	\$-2,100	\$229	\$-3	32	4	-1.8%	0.1%
Townhouse	72	-15.3%	\$23.61M	-9.3%	\$280,000	\$1,000	\$226	\$-11	33	13	-2.6%	-1.5%
Condominium	48	-2.0%	\$10.12M	-13.0%	\$215,000	\$-27,350	\$219	\$-13	51	4	-3.2%	-0.9%
Manufactured Home	45	-30.8%	\$9.62M	-36.1%	\$234,600	\$-5,400	\$150	\$-4	31	9	-1.1%	1.6%
Mobile Home	5	0.0%	\$670.5K	14.5%	\$150,000	\$27,205	\$134	\$38	26	13	-6.7%	1.4%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	73	14.1%	\$14.1M	11.7%	\$187,500	\$-32,500	\$236	\$-5	41	22	-3.2%	-1.0%
\$1000-1499 sqft	295	-13.0%	\$84.99M	-12.8%	\$290,000	\$10	\$224	\$-1	29	8	-1.1%	0.4%
\$1500-1999 sqft	341	-8.3%	\$125.64M	-9.8%	\$355,000	\$-4,990	\$213	\$-3	33	1	-1.8%	+0.0%...
2000-2499 sqft	192	2.7%	\$92.61M	5.2%	\$445,000	\$-10,000	\$217	\$6	27	-11	-1.7%	0.1%
2500-2999 sqft	99	22.2%	\$60.87M	14.2%	\$582,928	\$-87,072	\$224	\$-17	44	23	-2.5%	-0.0%
3000-3999 sqft	60	15.4%	\$58.31M	2.1%	\$870,000	\$-160,000	\$284	\$-40	39	13	-3.7%	-0.9%
4000-4999 sqft	8	-46.7%	\$13.75M	-31.1%	\$1,695,000	\$439,673	\$391	\$92	25	-21	-4.9%	-1.7%
5000+ sqft	3	-62.5%	\$5.58M	-53.8%	\$1,425,000	\$145,000	\$255	\$10	99	53	-4.8%	-1.4%

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	183	-5.2%	\$96.95M	-14.7%	\$435,000	\$-5,990	\$248	\$-16	26	5	-2.1%	0.1%
Central	146	2.8%	\$49.53M	4.8%	\$300,000	\$-5,000	\$222	\$-14	18	2	-2.2%	-0.3%
Upper Southeast	103	24.1%	\$42.57M	23.3%	\$385,000	\$50	\$212	\$0	48	-3	-1.0%	1.0%
North	89	4.7%	\$64.04M	18.7%	\$590,000	\$85,000	\$298	\$-4	31	14	-3.2%	-1.2%
East	87	-20.9%	\$28.72M	-21.0%	\$315,000	\$-2,715	\$208	\$2	29	-1	-0.7%	0.6%
West	66	-1.5%	\$26.77M	-1.5%	\$385,000	\$33,000	\$225	\$-8	32	18	-1.7%	-0.8%
South	58	65.7%	\$16.25M	67.5%	\$266,500	\$-23,500	\$194	\$-7	35	13	-1.3%	0.2%
Southwest	56	-29.1%	\$16.8M	-33.0%	\$300,000	\$-9,000	\$193	\$1	37	-6	-0.0%	0.8%
Extended West	47	-25.4%	\$16.84M	-26.3%	\$358,000	\$8,000	\$193	\$-13	45	8	-1.6%	+0.0%...
Northeast	46	4.5%	\$24.87M	3.6%	\$429,900	\$-70,100	\$244	\$5	24	1	-3.1%	-0.1%
Southeast	44	15.8%	\$17.74M	17.5%	\$384,872	\$17,872	\$203	\$-11	43	3	-0.7%	0.3%
Upper Northwest	39	-15.2%	\$20.09M	-16.9%	\$480,000	\$5,000	\$241	\$-3	29	0	-2.6%	-0.3%
Cochise	27	0.0%	\$7.66M	-5.9%	\$264,000	\$8,000	\$179	\$18	42	-30	-2.3%	2.1%
SCC-Rio Rico East	19	0.0%	\$5.09M	-5.0%	\$254,000	\$-21,000	\$169	\$-7	33	-6	-1.6%	-0.4%
Benson/St. David	15	-11.8%	\$3.97M	-22.3%	\$267,800	\$7,800	\$147	\$-18	54	12	-5.3%	-3.2%
Pinal	9	-35.7%	\$3.01M	-33.4%	\$219,123	\$-34,877	\$166	\$-16	86	59	-2.8%	-2.6%
Extended Northwest	6	-14.3%	\$1.73M	-14.0%	\$281,640	\$1,650	\$178	\$-26	24	-54	-0.4%	-0.7%
Maricopa	4	300.0%	\$1.78M	-29.3%	\$400,000	\$-2,120,00...	\$261	\$-188	12	-34	0.5%	3.4%
SCC-Rio Rico West	4	0.0%	\$1.34M	4.3%	\$298,001	\$-6,999	\$198	\$20	111	93	-3.1%	0.6%
Graham	4	-77.8%	\$1.22M	-83.3%	\$310,000	\$-5,000	\$208	\$48	9	-7	+0.0%	1.6%
SCC-Sonoita	3	-	\$1.64M	-	\$510,000	-	\$233	-	44	-	-1.9%	-
SCC-Tubac East	2	-60.0%	\$1.01M	-55.9%	\$476,000	\$56,000	\$274	\$19	111	63	-2.2%	0.3%
SCC-Elgin	2	-	\$893.76K	-	\$393,755	-	\$536	-	63	-	-9.9%	-
SCC-Amado	2	-33.3%	\$585K	-30.9%	\$230,000	\$-19,000	\$211	\$68	10	-65	0.4%	1.9%
Extended Northeast	2	-	\$965K	-	\$435,000	-	\$477	-	5	-	-5.9%	-
Apache	2	-	\$923K	-	\$438,000	-	\$243	-	38	-	-6.5%	-
Yavapai	1	-	\$365K	-	\$365,000	-	\$229	-	252	-	-3.9%	-
SCC-Tubac West	1	-	\$635K	-	\$635,000	-	\$282	-	82	-	0.0%	-
SCC-Nogales West	1	-50.0%	\$260K	-77.5%	\$260,000	\$-265,000	\$136	\$-7	20	-35	-18.8%	-11.8%
Santa Cruz	1	-	\$300K	-	\$300,000	-	\$188	-	99	-	-9.1%	-
SCC-Patagonia	1	0.0%	\$465K	22.4%	\$465,000	\$85,000	\$213	\$-49	575	558	-2.1%	21.9%
Navajo	1	-66.7%	\$835K	-13.6%	\$835,000	\$533,400	\$289	\$55	396	381	-13.2%	-13.5%...

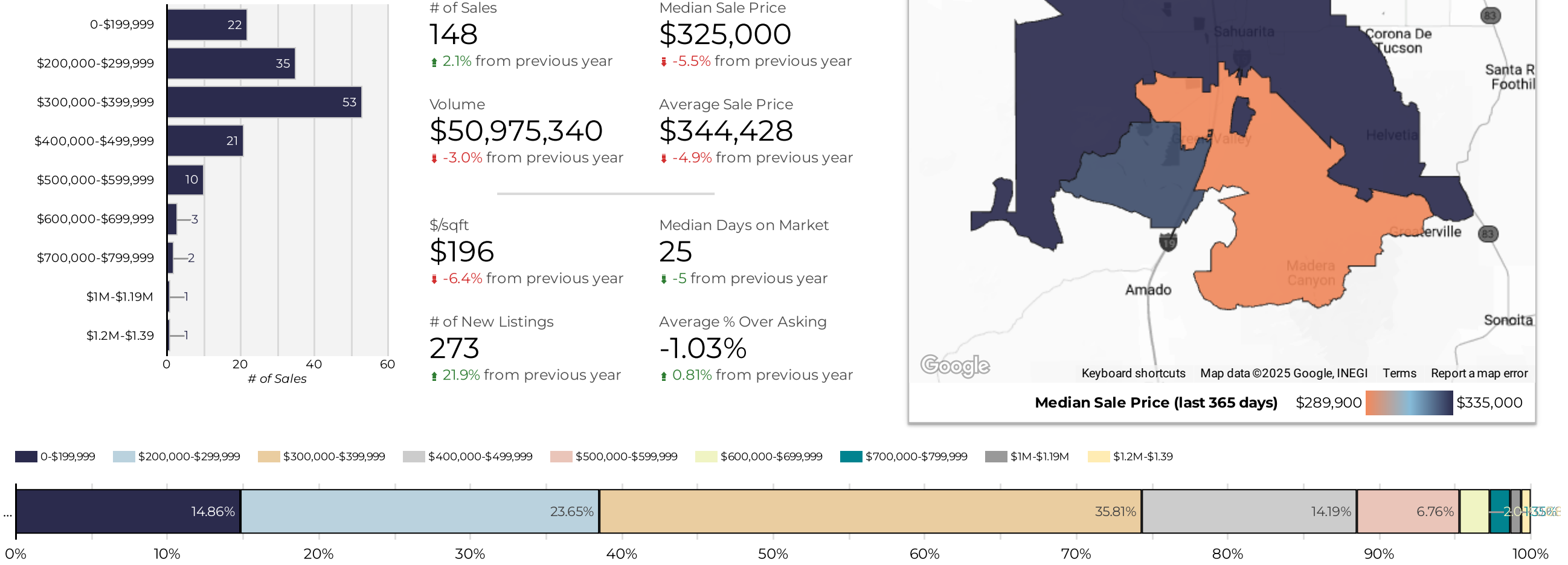
MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: Market Activity & Pricing

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

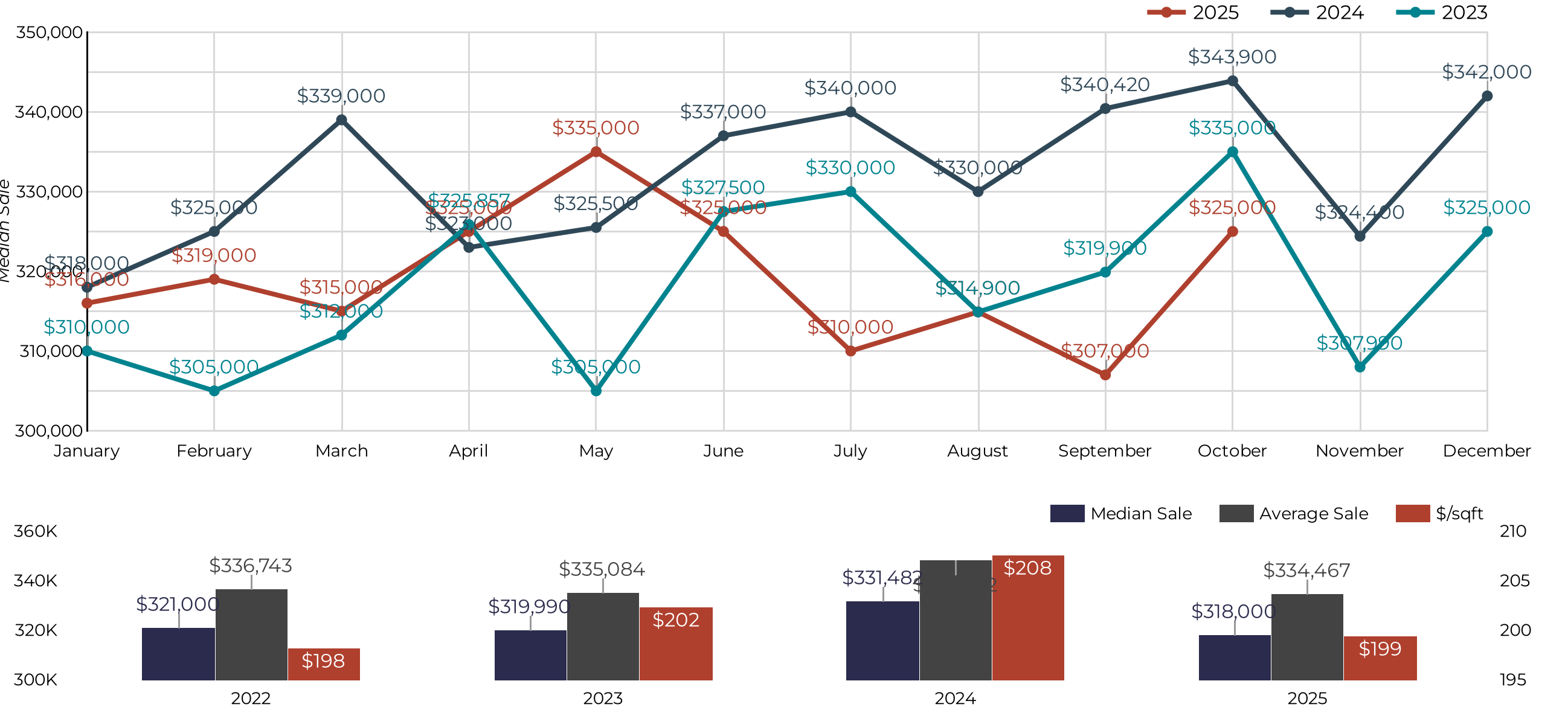
This report provides a snapshot of the market as taken on: Nov 5, 2025

October 2025



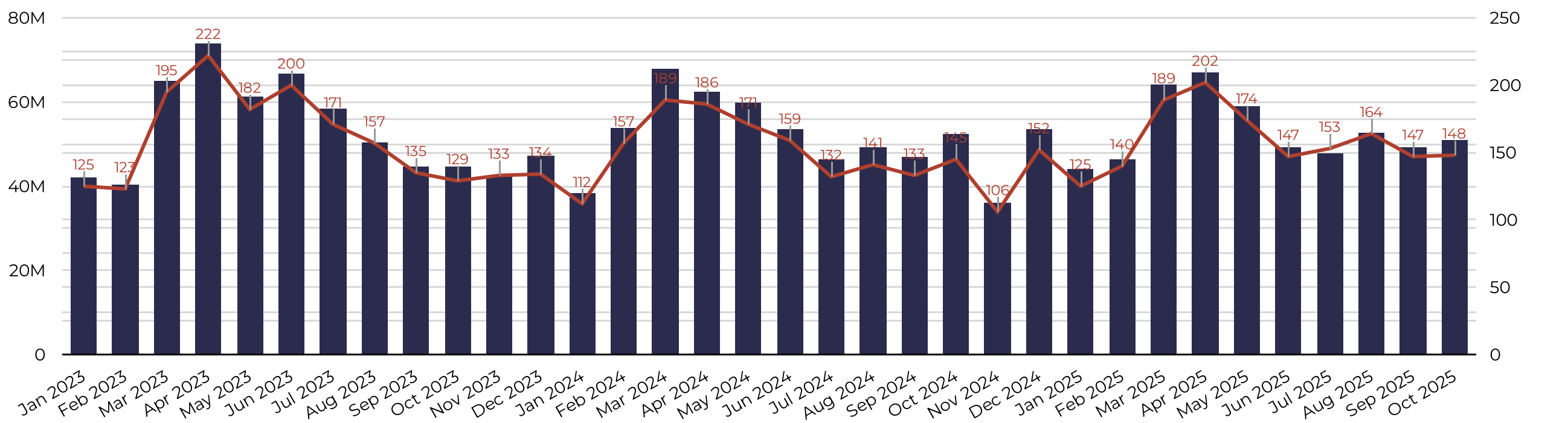
Market Pricing

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



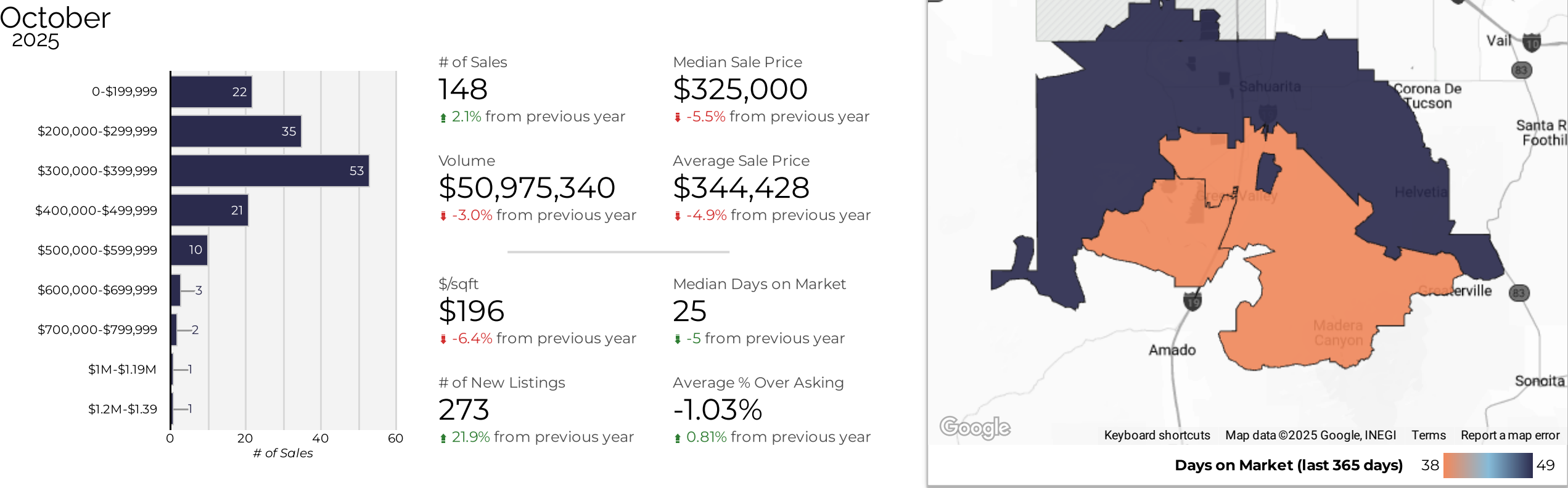
Market Activity

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



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: Nov 5, 2025



October 2025

of New Listings (Supply)

273

49 from previous year

of New Pendings (Demand)

141

-11 from previous year

Months of Supply

4.57

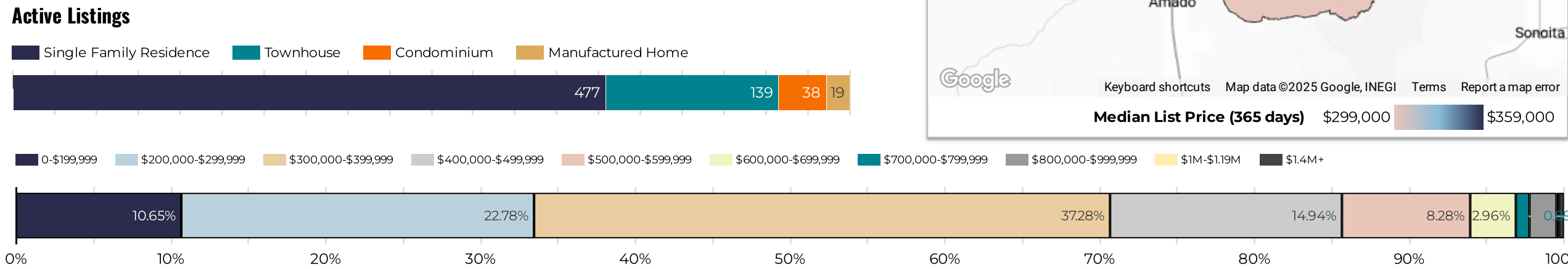
Active Listings

676

Pending Listings

62

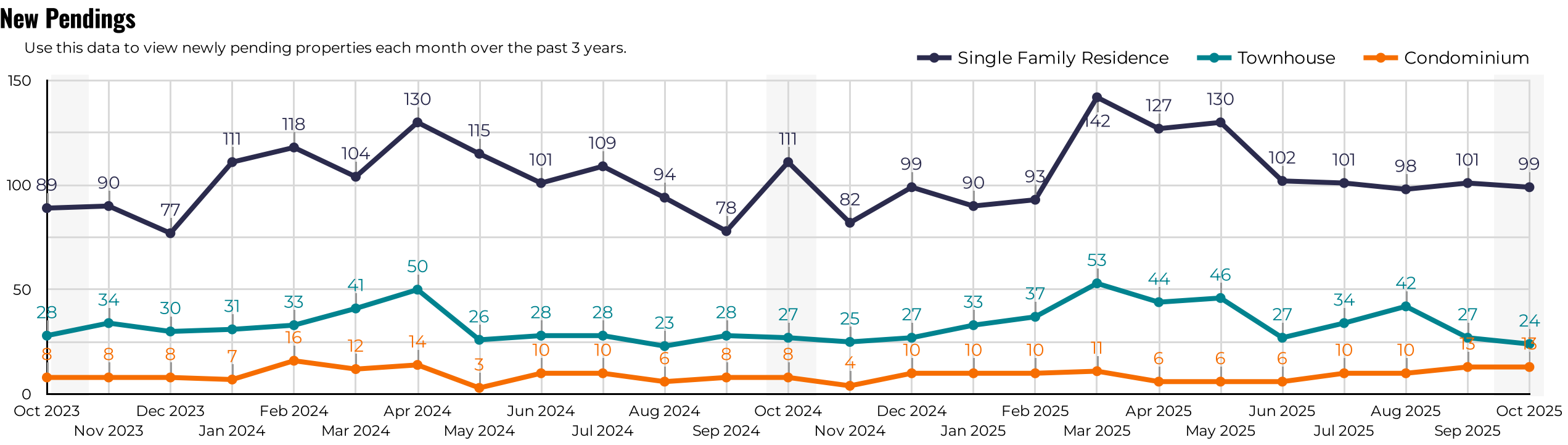
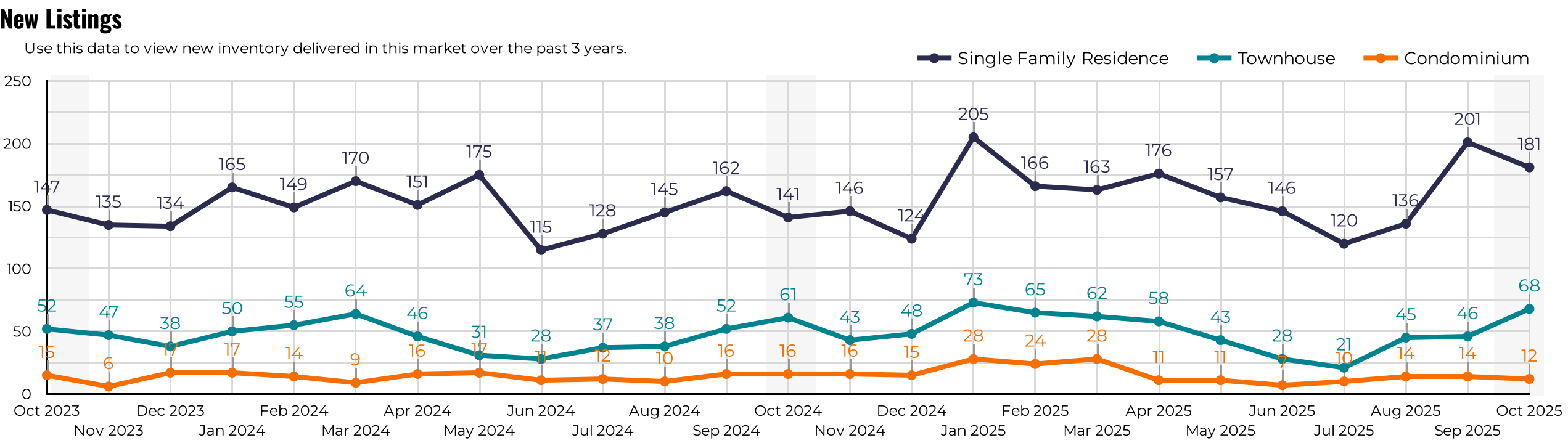
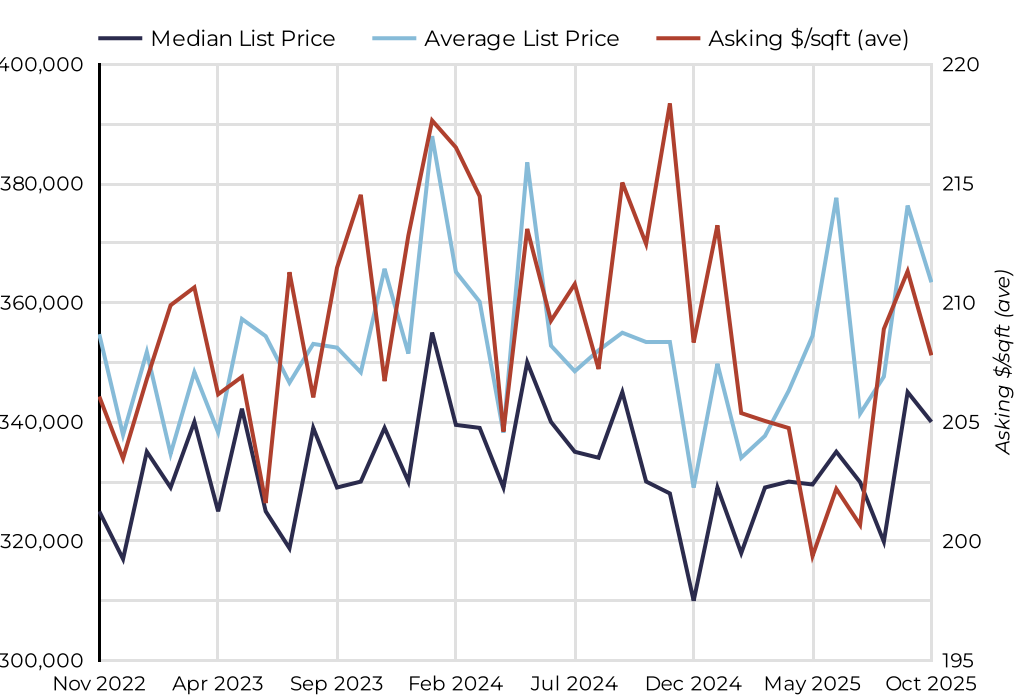
Single Family Residence	\$425,451	477
Townhouse	\$275,216	139
Condominium	\$144,829	38
Manufactured Home	\$183,989	19
Mobile Home	\$150,833	3
Grand total	\$370,7...	676



Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.43	72	21
\$200,000-\$299,999	4.16	154	37
\$300,000-\$399,999	4.85	252	52
\$400,000-\$499,999	4.81	101	21
\$500,000-\$599,999	6.22	56	9
\$600,000-\$699,999	6.67	20	3
\$700,000-\$799,999	2.00	6	3
\$1M-\$1.19M	0.50	1	2
Grand total	4.47	662	148

Asking Prices



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.

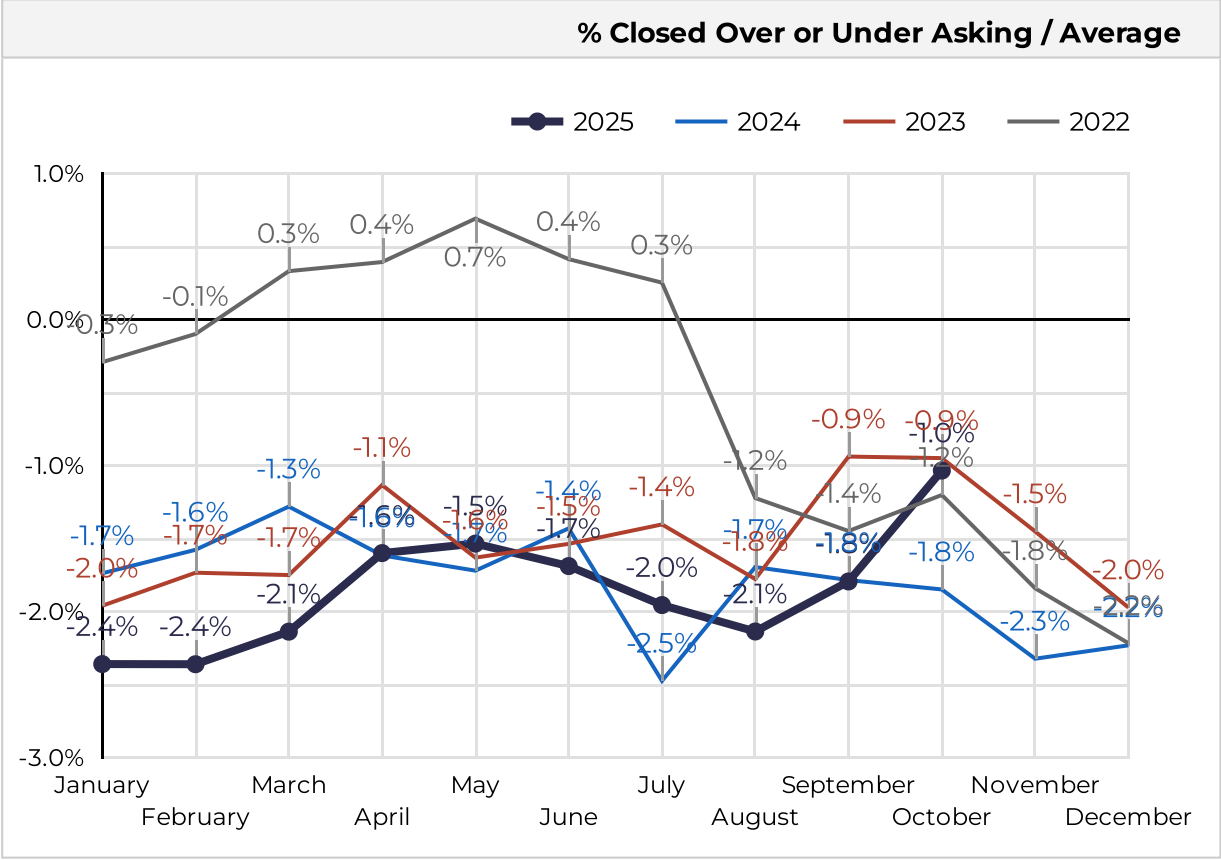
# of Sales / Count				
Month	2022	2023	2024	2025
January	191	125	112	125
February	196	123	157	140
March	255	195	189	189
April	261	222	186	202
May	220	182	171	174
June	189	200	159	147
July	160	171	132	153
August	148	157	141	164
September	127	135	133	147
October	146	129	145	148
November	109	133	106	-
December	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	\$307,000
October	\$300,000	\$335,000	\$343,900	\$325,000
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	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	25
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	266
October	182	219	224	273
November	167	193	210	-
December	116	193	195	-

New Pending's / Count				
Month	2022	2023	2024	2025
January	214	133	153	137
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	151
August	129	152	125	152
September	131	122	120	149
October	136	129	152	141
November	111	136	112	-
December	117	119	140	-



MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: Comparisons

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This report provides a snapshot of the market as taken on: Nov 5, 2025



Oct 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	104	-1.9% ↓	\$41.17M	-5.0% ↓	\$354,530	\$-10,470 ↓	\$199	\$-12 ↓	29	1 ↑	-1.3%	0.3% ↑
Townhouse	25	-7.4% ↓	\$6.96M	-7.0% ↓	\$264,900	\$-4,100 ↓	\$199	\$-13 ↓	10	-41 ↓	-1.3%	0.3% ↑
Condominium	12	50.0% ↑	\$1.54M	30.4% ↑	\$127,500	\$-18,500 ↓	\$195	\$-22 ↓	14	-8 ↓	-0.0%	3.0% ↑
Manufactured Home	7	250.0% ↑	\$1.31M	263.7% ↑	\$179,900	\$21,900 ↑	\$143	\$-28 ↓	14	-1 ↓	1.9%	1.1% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	15	15.4% ↑	\$2.16M	11.6% ↑	\$139,900	\$-6,100 ↓	\$203	\$-19 ↓	14	-7 ↓	0.9%	3.0% ↑
\$1000-1499 sqft	33	-13.2% ↓	\$8.21M	-23.1% ↓	\$250,100	\$-27,400 ↓	\$190	\$-22 ↓	14	-23 ↓	-1.2%	-0.4% ↓
\$1500-1999 sqft	53	1.9% ↑	\$18.4M	-2.6% ↓	\$330,000	\$-25,000 ↓	\$199	\$-15 ↓	29	1 ↑	-1.8%	0.3% ↑
2000-2499 sqft	33	26.9% ↑	\$13.03M	7.6% ↑	\$379,490	\$-46,510 ↓	\$180	\$-28 ↓	21	-17 ↓	-0.7%	1.4% ↑
2500-2999 sqft	9	28.6% ↑	\$5.9M	54.0% ↑	\$655,000	\$134,000 ↑	\$246	\$44 ↑	62	38 ↑	-0.2%	0.9% ↑
3000-3999 sqft	5	-28.6% ↓	\$3.27M	-21.8% ↓	\$552,000	\$-3,000 ↓	\$203	\$22 ↑	57	31 ↑	-1.5%	-0.7% ↓

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	47	38.2% ↑	\$11.93M	24.3% ↑	\$228,777	\$-26,223 ↓	\$189	\$-23 ↓	18	1 ↑	-0.9%	0.5% ↑
Green Valley North	39	-2.5% ↓	\$13.3M	-5.6% ↓	\$325,000	\$-15,000 ↓	\$181	\$-7 ↓	46	1 ↑	-0.7%	0.9% ↑
Green Valley Northeast	29	-19.4% ↓	\$12.1M	-26.1% ↓	\$345,000	\$-77,000 ↓	\$204	\$-21 ↓	32	2 ↑	-1.6%	0.3% ↑
Green Valley Southwest	23	-4.2% ↓	\$9.3M	9.2% ↑	\$375,000	\$26,000 ↑	\$222	\$2 ↑	12	-11 ↓	-0.8%	1.1% ↑
Green Valley Southeast	10	0.0%	\$4.34M	11.7% ↑	\$355,000	\$35,000 ↑	\$208	\$-16 ↓	10	-3 ↓	-2.1%	-0.9% ↓