

MLSSAZ Monthly Market Report

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



Jun 2026

Quick Stats Jun 2026

of Sales

1,450

↓ -8.8% from previous month

Median Sale Price

\$359,440

↑ 1.25% from previous month

Average Sale Price

\$434,513

↓ -1.79% from previous month

Median DOM

36

0 from previous month

% Over

-1.79%

↓ -0.09% from previous month

of New Listings

1,828

↓ -7.2% from previous month

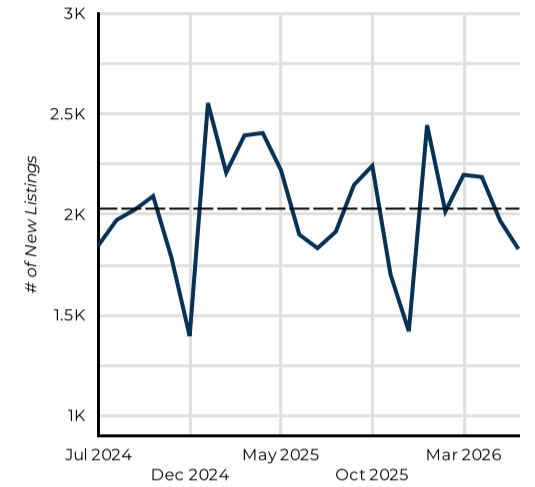
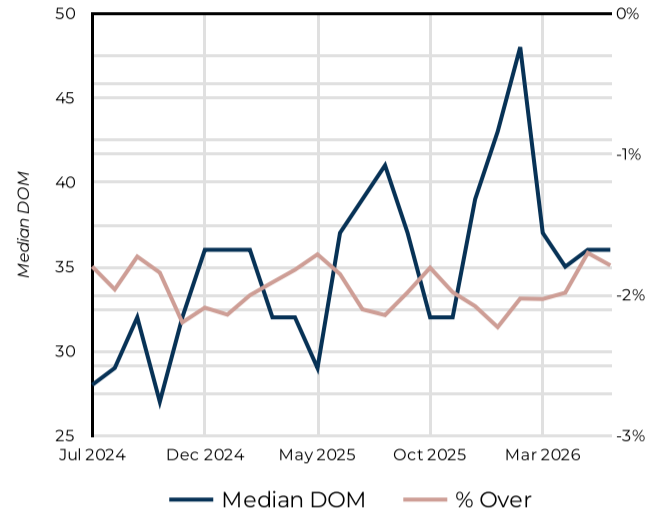
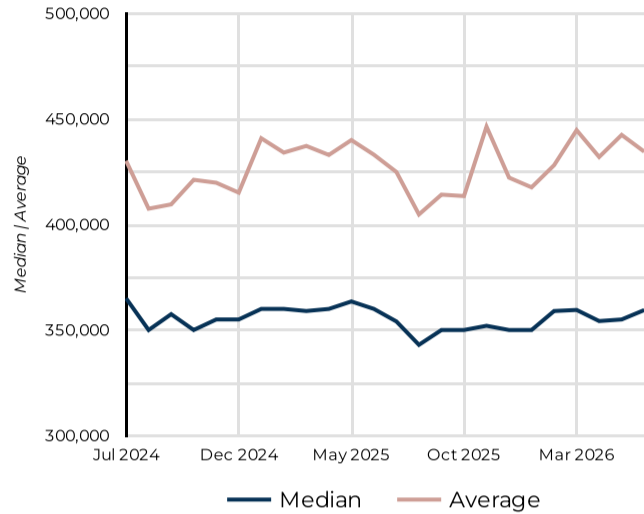
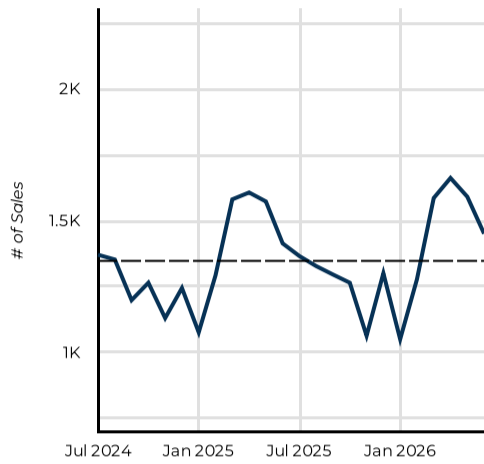


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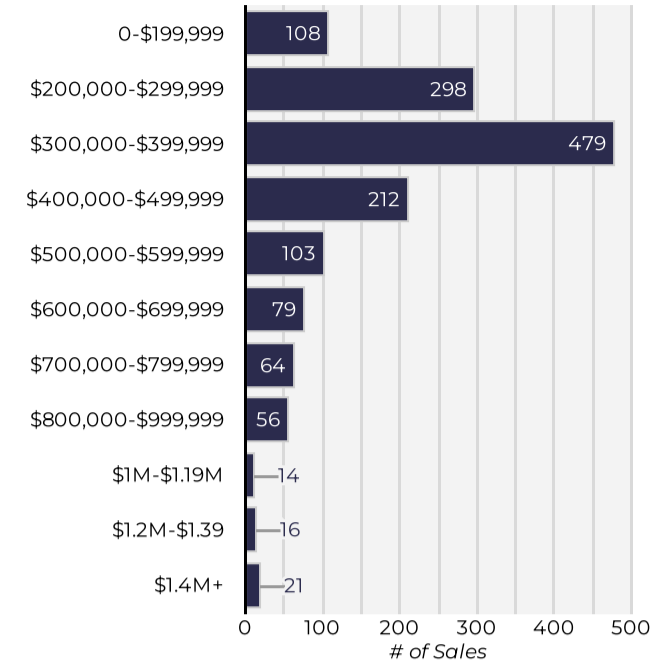
Market Activity - Market Pricing - Buyer Demand - Inventory

[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: Jul 4, 2026

June 2026



of Sales: **1,450** (↑ 2.6% from previous year)

Median Sale Price: **\$359,440** (↓ 0.2% from previous year)

Volume: **\$630,043,212** (↑ 3.0% from previous year)

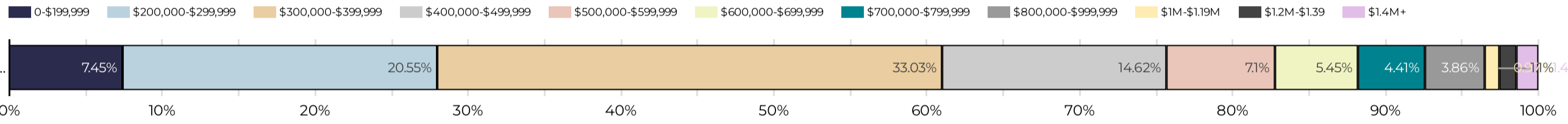
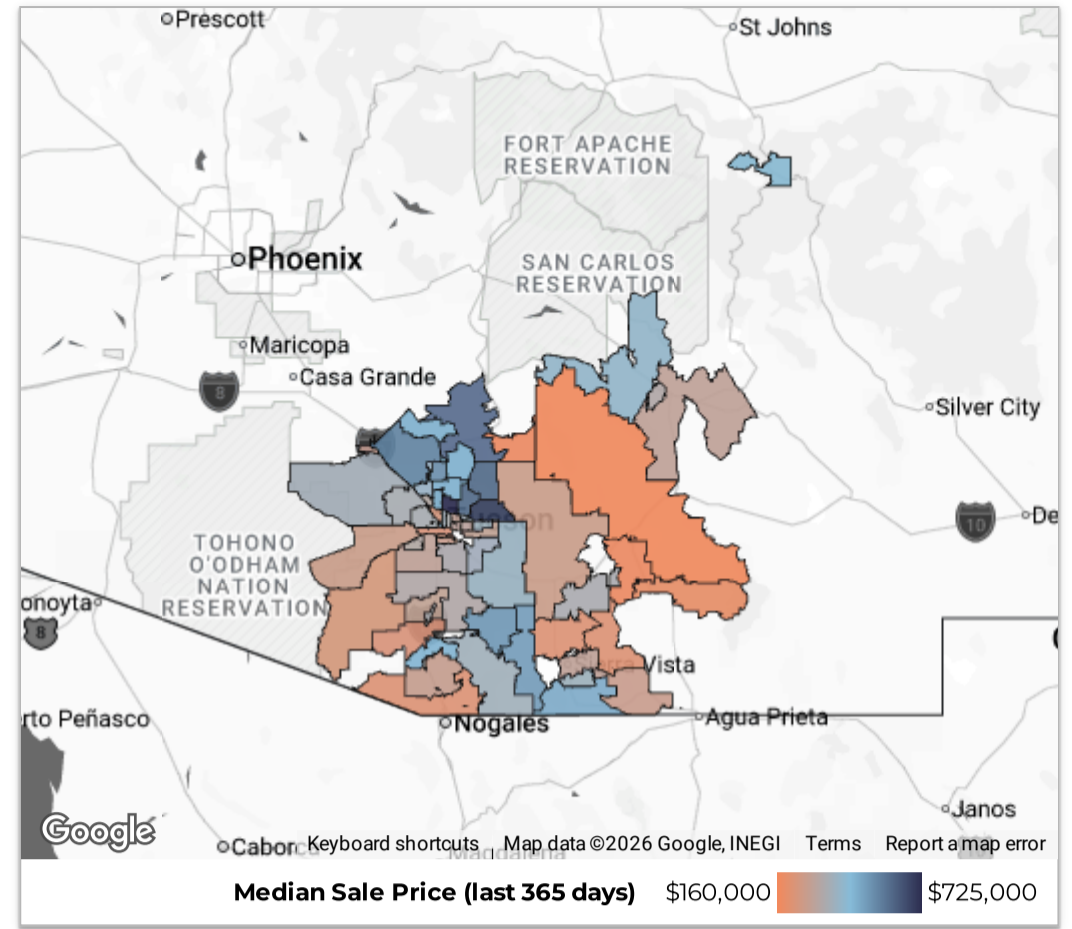
Average Sale Price: **\$434,513** (↑ 0.3% from previous year)

\$/sqft: **\$223** (↓ 1.5% from previous year)

Median Days on Market: **36** (↓ 1 from previous year)

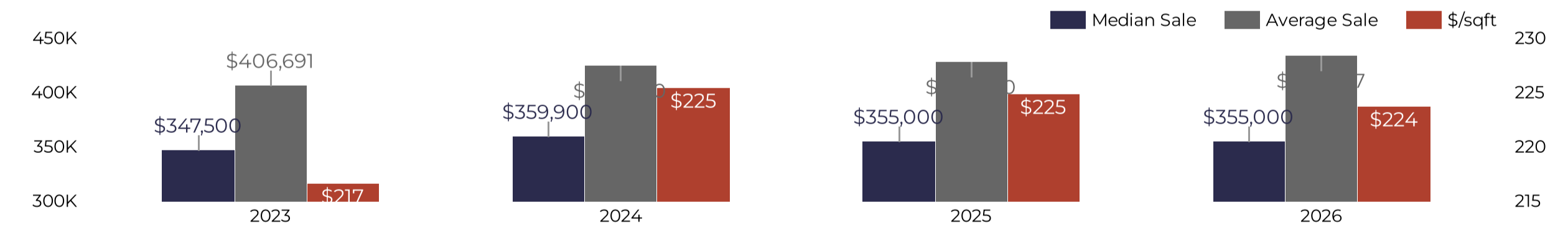
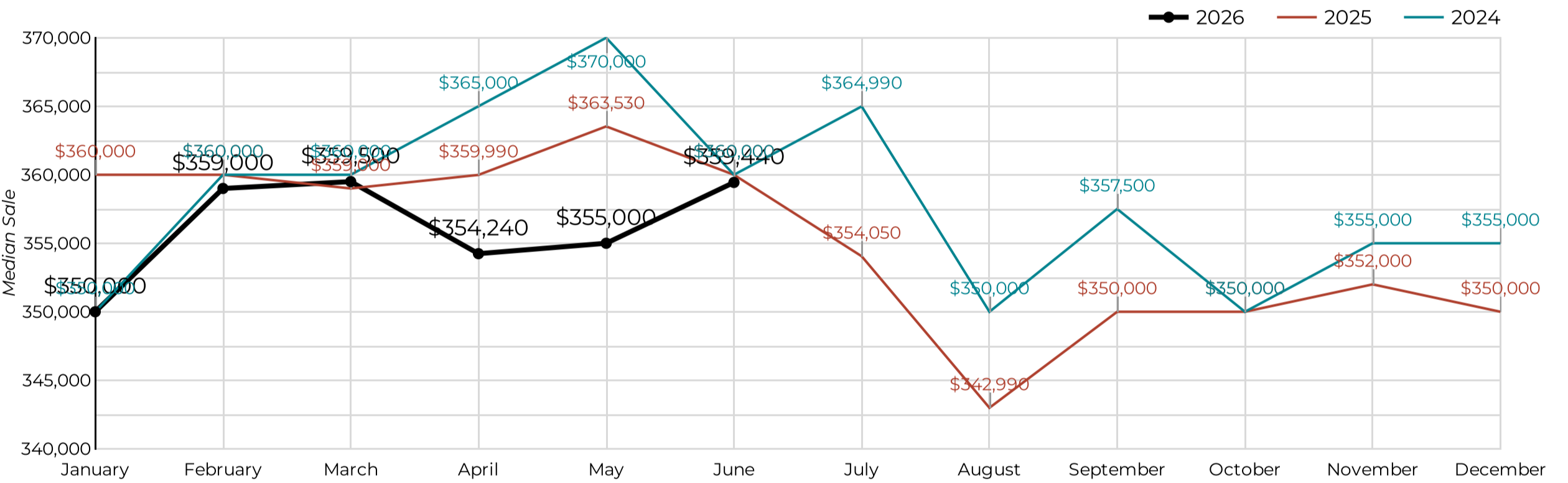
of New Listings: **1,828** (↓ 3.8% from previous year)

Average % Over Asking: **-1.79%** (↑ 0.06% from previous year)



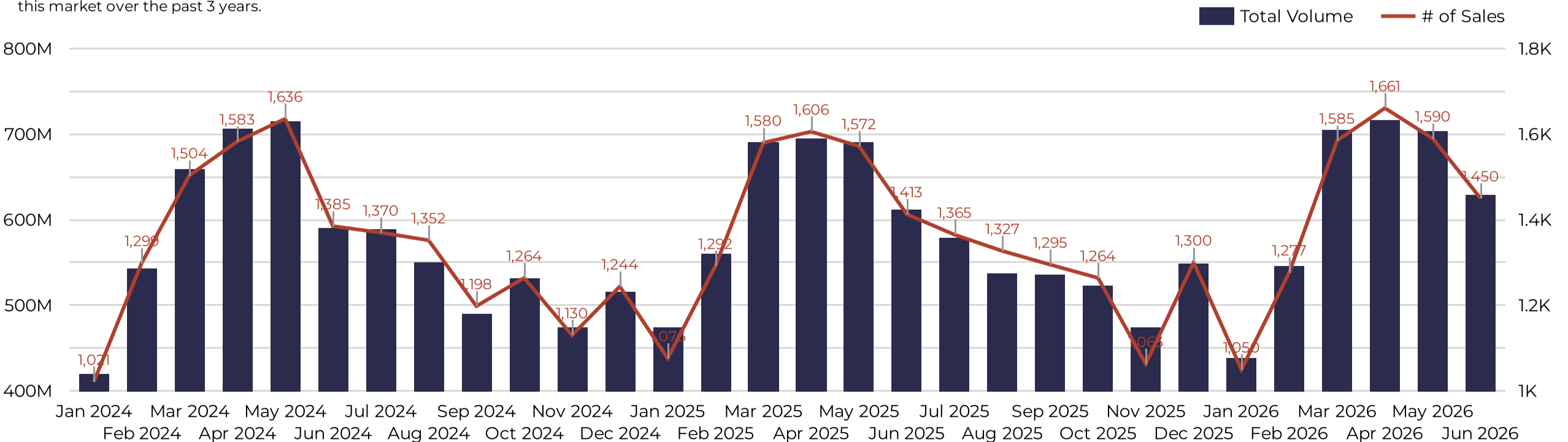
Market Pricing

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



Market Activity

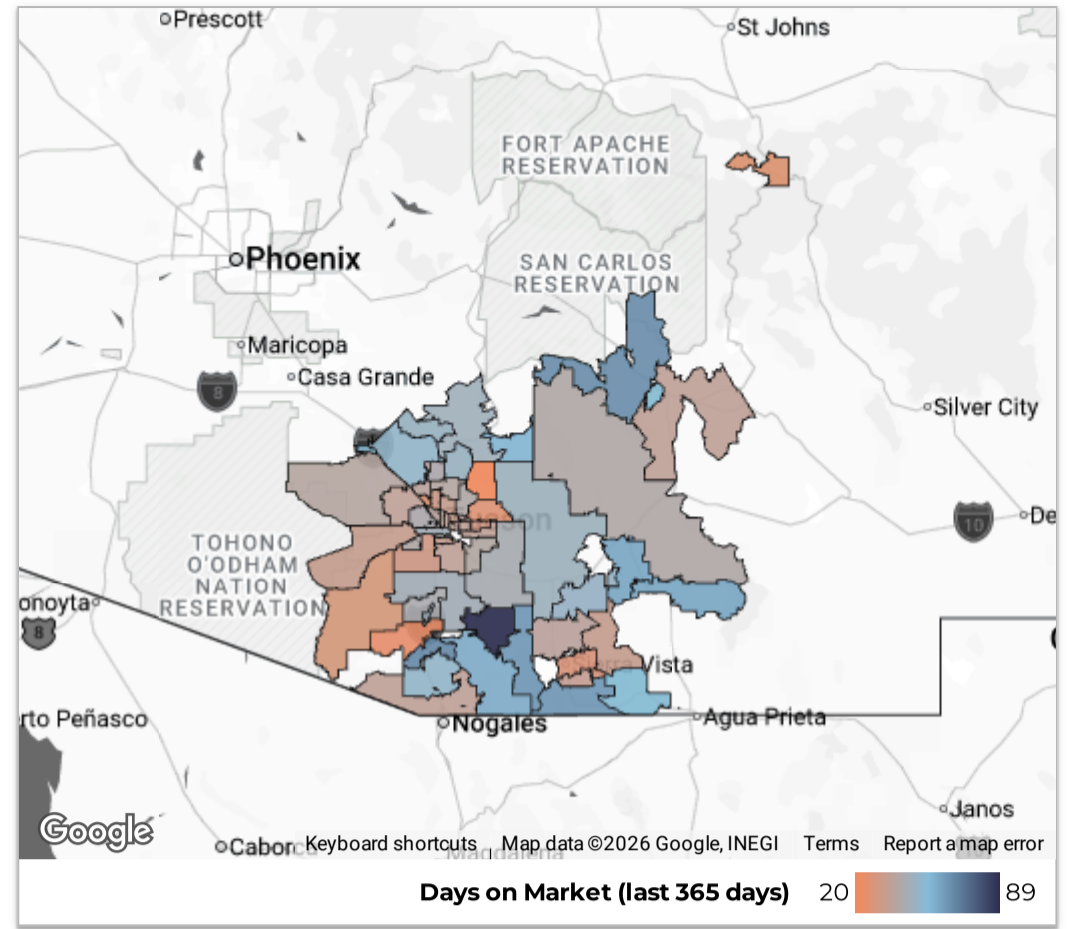
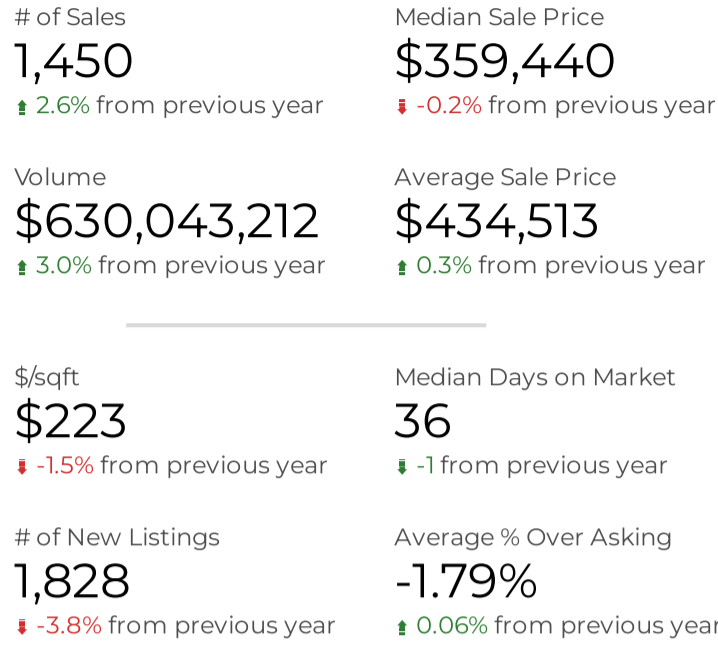
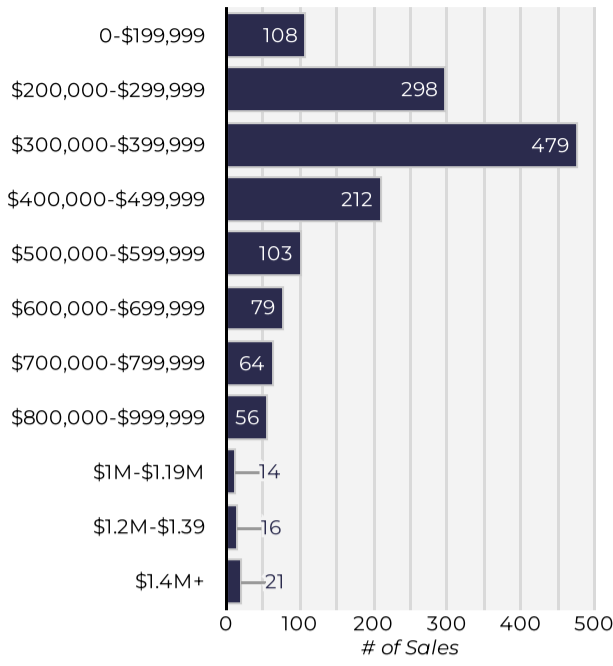
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

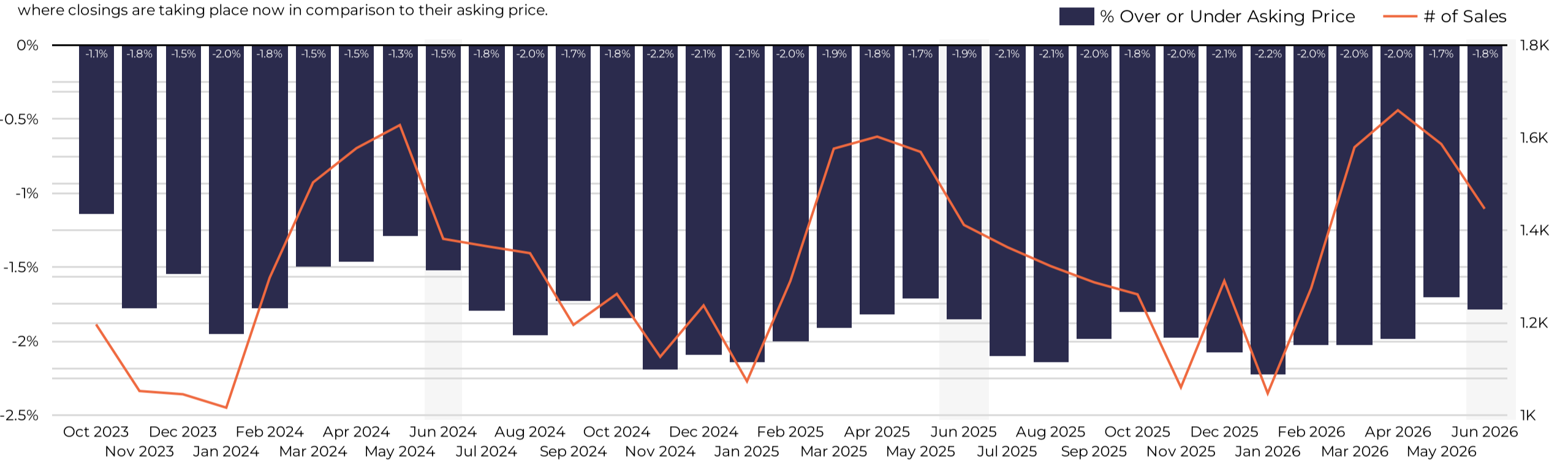
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June 2026



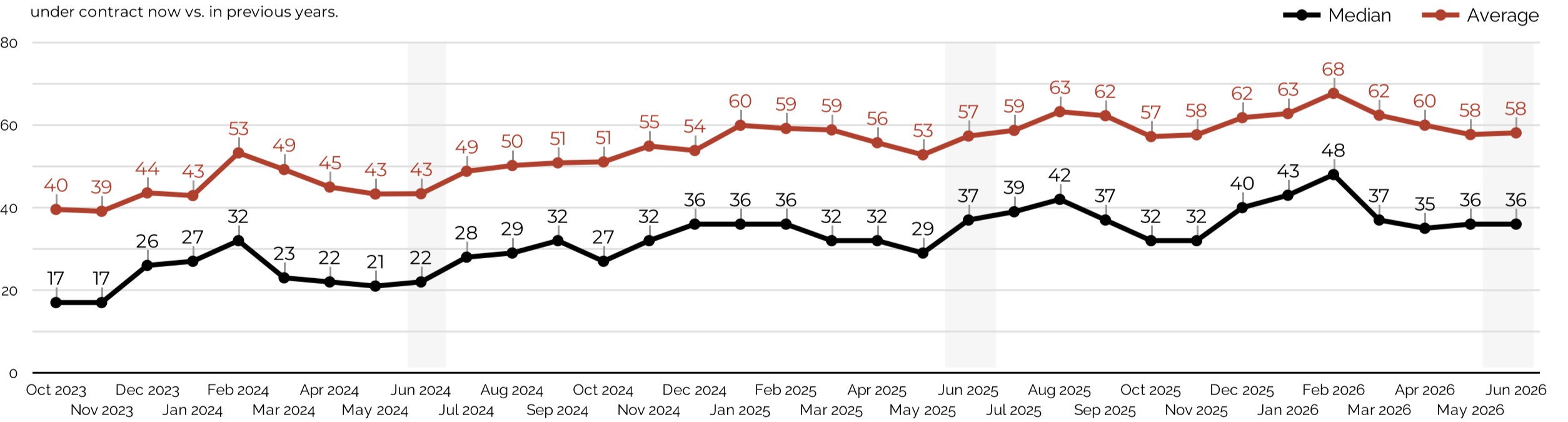
Buyer Demand

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	105	16.7% ↑	52	5 ↑	-4.16%	1.00% ↑
\$200,000-\$299,999	297	-1.0% ↓	41	10 ↓	-1.54%	-0.14% ↓
\$300,000-\$399,999	479	2.6% ↑	34	-6 ↓	-1.14%	0.12% ↑
\$400,000-\$499,999	212	-5.8% ↓	31	-2 ↓	-1.21%	0.66% ↑
\$500,000-\$599,999	103	-16.9% ↓	36	-3 ↓	-2.17%	-0.35% ↓
\$600,000-\$699,999	79	29.5% ↑	39	16 ↑	-2.16%	-0.57% ↓
\$700,000-\$799,999	64	36.2% ↑	20	-5 ↓	-2.33%	0.07% ↑
\$800,000-\$999,999	56	33.3% ↑	31	10 ↑	-2.84%	-1.06% ↓
\$1M-\$1.19M	14	-30.0% ↓	36	20 ↑	-2.78%	1.72% ↑
\$1.2M-\$1.39	16	6.7% ↑	37	12 ↑	-2.63%	1.00% ↑
\$1.4M+	21	5.0% ↑	19	-26 ↓	-5.25%	-1.78% ↓

Southern AZ Housing Market: Inventory

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June 2026

of New Listings (Supply)
1,828
-72 from previous year

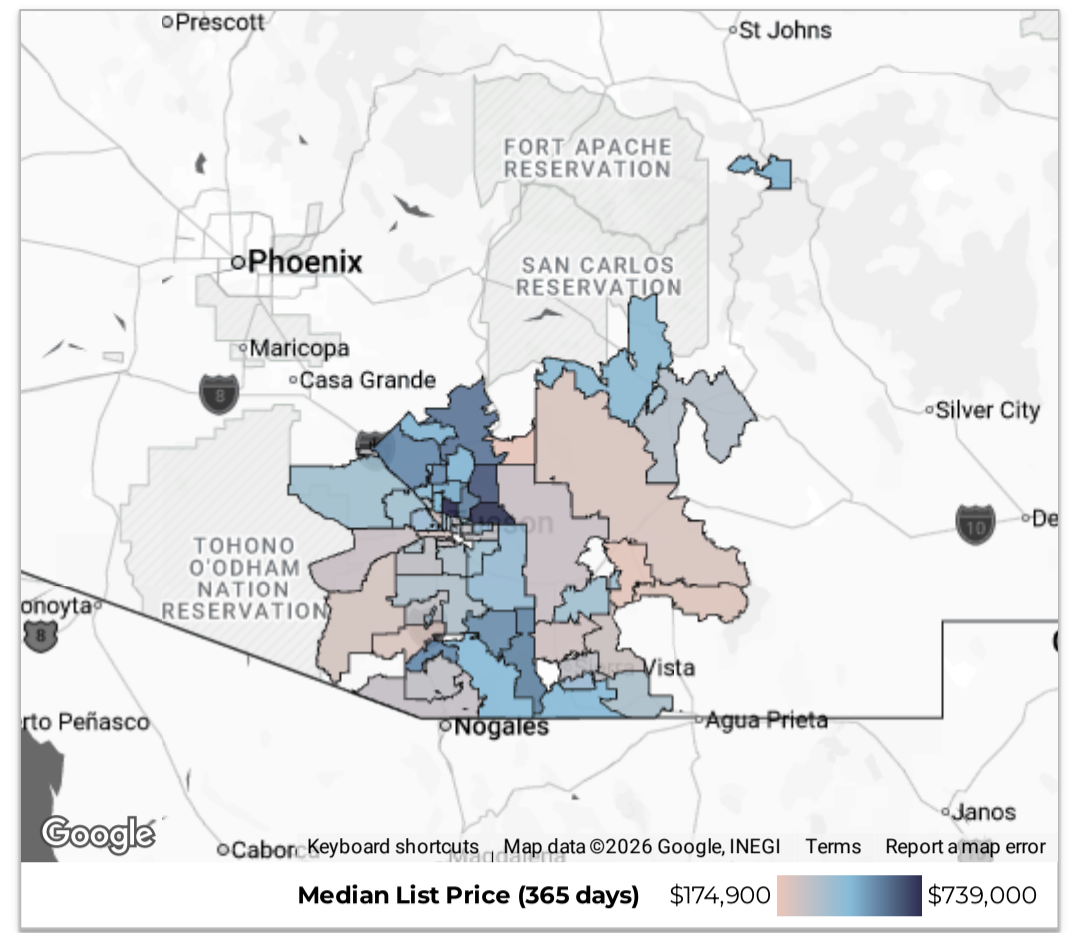
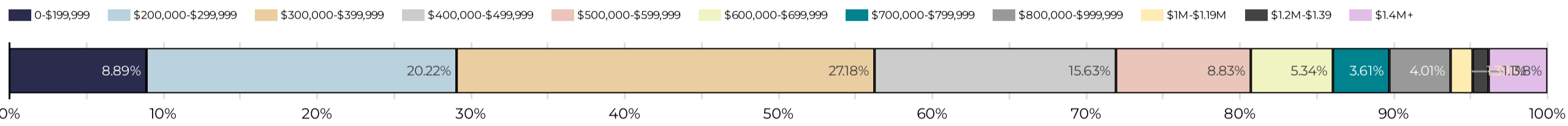
Months of Supply
3.58

	Average	#
Single Family Residence	\$591,730	4,078
Townhouse	\$313,263	404
Condominium	\$212,111	336
Manufactured Home	\$264,079	290
Mobile Home	\$130,768	76
Grand total	\$520,337	5,184

of New Pendings (Demand)
1,388
+28 from previous year

Active Listings
5,184
Pending Listings
690

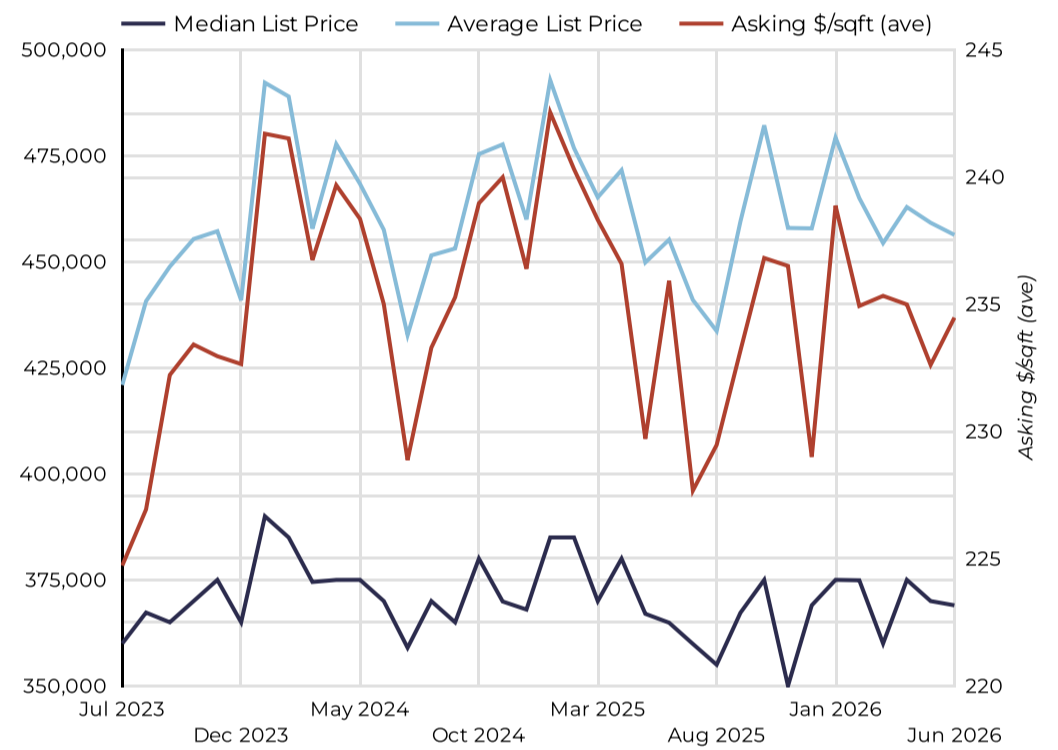
Active Listings



Months of Supply By Price Range

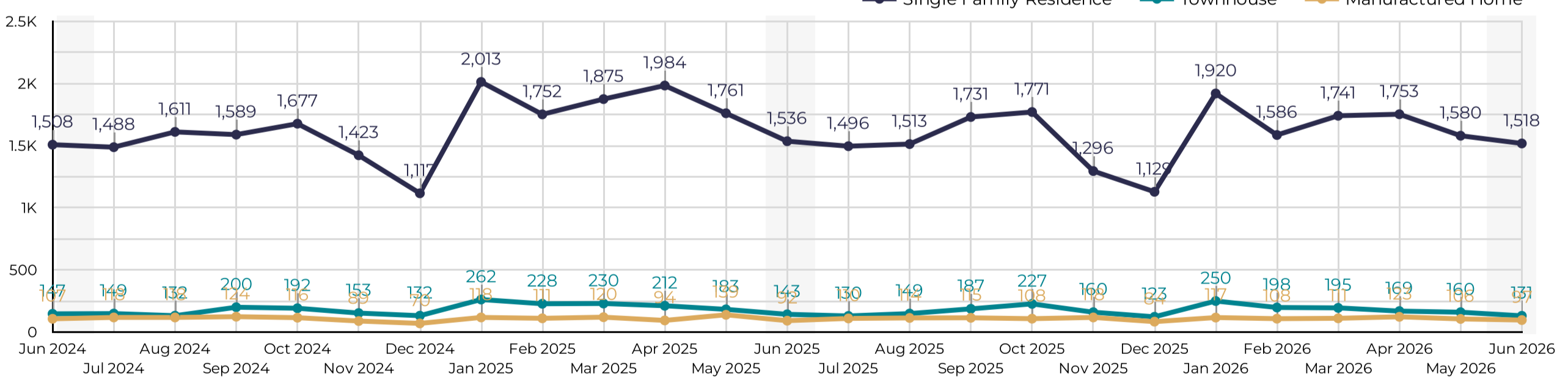
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.61	461	100
\$200,000-\$299,999	3.48	1,048	301
\$300,000-\$399,999	2.97	1,409	475
\$400,000-\$499,999	3.70	810	219
\$500,000-\$599,999	4.87	458	94
\$600,000-\$699,999	3.26	277	85
\$700,000-\$799,999	3.07	187	61
\$800,000-\$999,999	3.53	208	59
\$1M-\$1.19M	3.60	72	20
\$1.2M-\$1.39	4.07	57	14
\$1.4M+	8.95	197	22
Grand total	3.58	5,184	1,450

Asking Prices



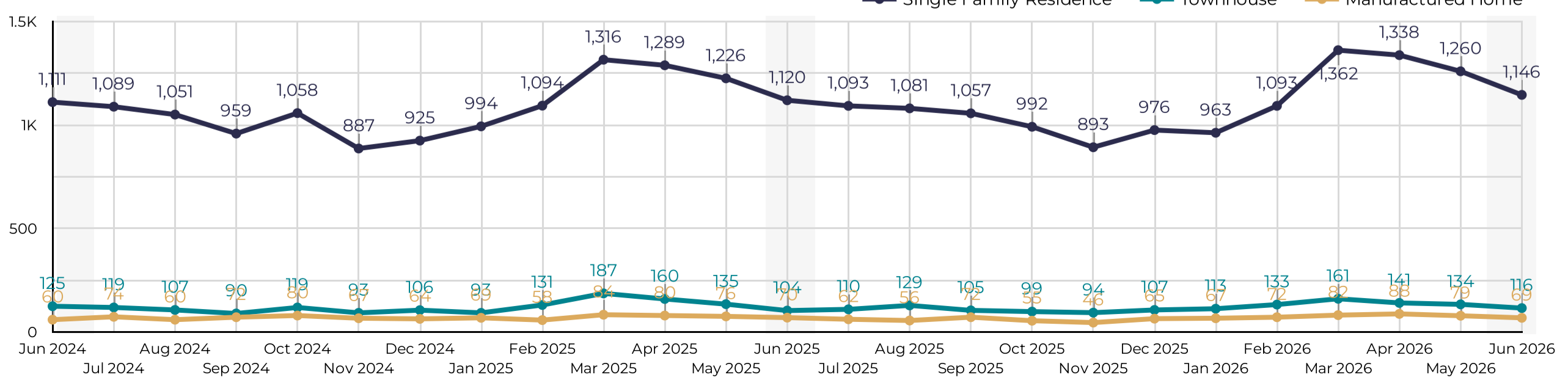
New Listings

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



New Pendings

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



Southern AZ Housing Market: Tables

All data is updated in realtime in accordance with content from MLSSAZ.
 This report provides a snapshot of the market as taken on: Jul 4, 2026

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.

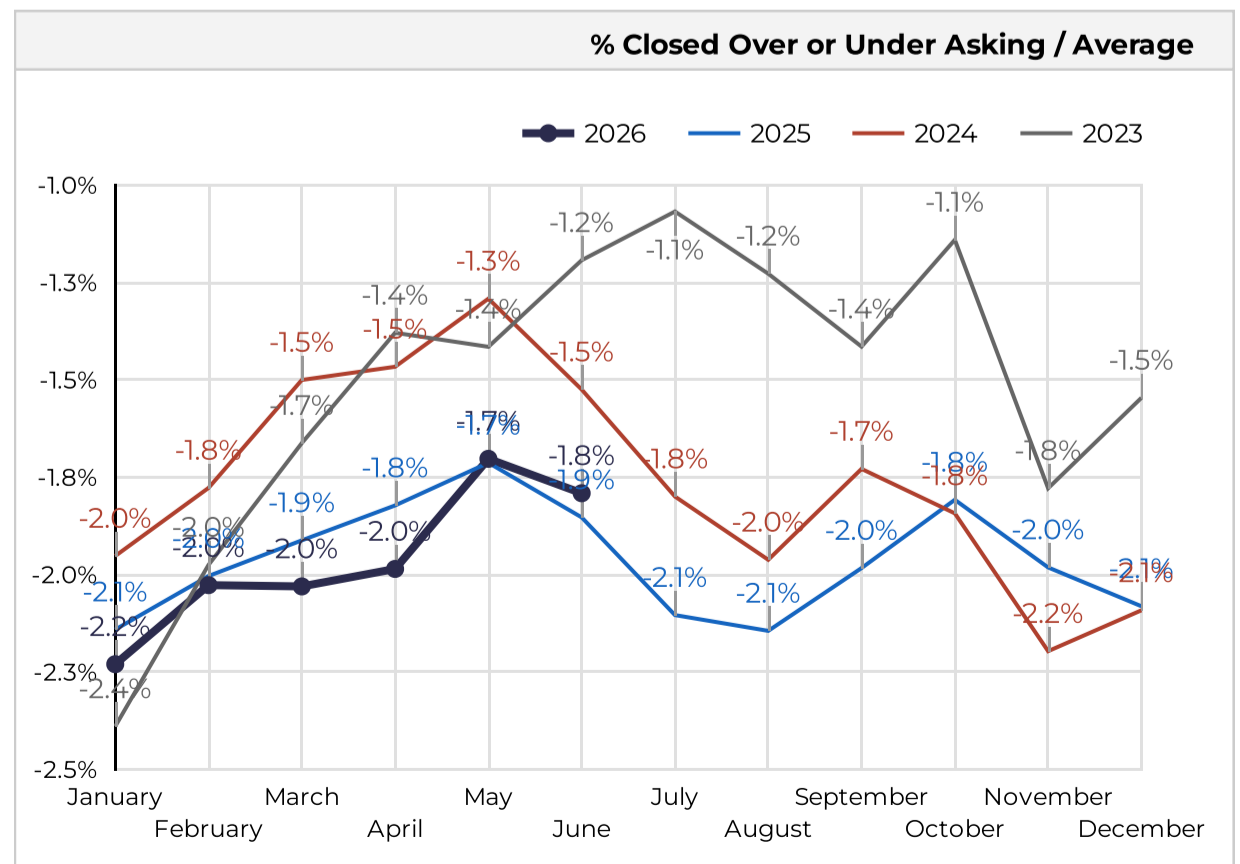
Month	# of Sales / Count			
	2023	2024	2025	2026
January	1,029	1,021	1,076	1,050
February	1,208	1,299	1,292	1,277
March	1,581	1,504	1,580	1,585
April	1,557	1,583	1,606	1,661
May	1,673	1,636	1,572	1,590
June	1,618	1,385	1,413	1,450
July	1,325	1,370	1,365	-
August	1,397	1,352	1,327	-
September	1,195	1,198	1,295	-
October	1,198	1,264	1,264	-
November	1,055	1,130	1,063	-
December	1,046	1,244	1,300	-

Month	Sale Price / Median			
	2023	2024	2025	2026
January	\$325,000	\$350,000	\$360,000	\$350,000
February	\$330,000	\$360,000	\$360,000	\$359,000
March	\$337,990	\$360,000	\$359,000	\$359,500
April	\$340,000	\$365,000	\$359,990	\$354,240
May	\$355,000	\$370,000	\$363,530	\$355,000
June	\$355,500	\$360,000	\$360,000	\$359,440
July	\$355,000	\$364,990	\$354,050	-
August	\$353,000	\$350,000	\$342,990	-
September	\$350,000	\$357,500	\$350,000	-
October	\$350,000	\$350,000	\$350,000	-
November	\$340,000	\$355,000	\$352,000	-
December	\$354,900	\$355,000	\$350,000	-

Month	Days on Market / Median			
	2023	2024	2025	2026
January	32	27	36	43
February	31	32	36	48
March	20	23	32	37
April	17	22	32	35
May	15	21	29	36
June	15	22	37	36
July	15	28	39	-
August	14	29	42	-
September	15	32	37	-
October	17	27	32	-
November	17	32	32	-
December	26	36	40	-

Month	New Listings / Count			
	2023	2024	2025	2026
January	1,778	1,979	2,554	2,444
February	1,608	1,958	2,208	2,015
March	1,853	2,105	2,393	2,197
April	1,643	2,029	2,405	2,186
May	1,822	2,229	2,220	1,969
June	1,649	1,883	1,900	1,828
July	1,710	1,846	1,832	-
August	1,741	1,972	1,914	-
September	1,787	2,024	2,147	-
October	1,835	2,091	2,242	-
November	1,568	1,786	1,700	-
December	1,266	1,395	1,419	-

Month	New Pending / Count			
	2023	2024	2025	2026
January	1,175	1,187	1,214	1,192
February	1,365	1,374	1,355	1,366
March	1,642	1,546	1,669	1,696
April	1,584	1,589	1,597	1,640
May	1,620	1,518	1,496	1,538
June	1,507	1,364	1,360	1,388
July	1,322	1,373	1,321	-
August	1,334	1,280	1,326	-
September	1,201	1,178	1,307	-
October	1,177	1,312	1,213	-
November	1,073	1,098	1,080	-
December	978	1,147	1,216	-



Southern AZ Housing Market: Comparisons

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Jun 2026

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	# of Sales	% Δ	Volume	% Δ	Market Pricing				Buyer Demand			
					Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,204	3.0% ↑	\$567.44M	3.5% ↑	\$384,000	\$2,100 ↑	\$229	\$-2 ↓	35	-1 ↓	-1.6%	0.2% ↑
Townhouse	114	8.6% ↑	\$36.21M	11.3% ↑	\$282,500	\$-2,500 ↓	\$225	\$-1 ↓	37	-8 ↓	-2.1%	-0.1% ↓
Manufactured Home	74	1.4% ↑	\$17.66M	-2.5% ↓	\$237,000	\$-5,000 ↓	\$156	\$-5 ↓	29	-4 ↓	-2.4%	-0.7% ↓
Condominium	44	-18.5% ↓	\$7.38M	-34.6% ↓	\$150,000	\$-38,000 ↓	\$196	\$-39 ↓	48	1 ↑	-3.9%	-0.9% ↓
Mobile Home	9	-10.0% ↓	\$747.9K	-51.6% ↓	\$79,000	\$-43,000 ↓	\$122	\$-2 ↓	21	-33 ↓	-7.6%	-1.1% ↓

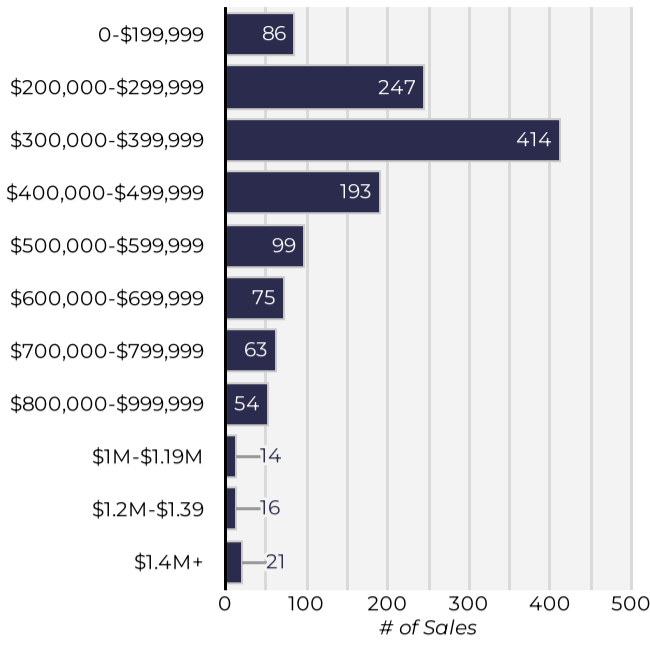
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	88	0.0%	\$15.27M	-8.0% ↓	\$169,900	\$-18,100 ↓	\$223	\$-14 ↓	49	16 ↑	-2.6%	0.6% ↑
\$1000-1499 sqft	343	-3.7% ↓	\$99.16M	-4.0% ↓	\$287,500	\$-2,500 ↓	\$225	\$-1 ↓	38	3 ↑	-1.5%	-0.1% ↓
\$1500-1999 sqft	454	-1.9% ↓	\$164.59M	-5.3% ↓	\$344,900	\$-5,100 ↓	\$209	\$-9 ↓	30	-9 ↓	-1.5%	0.1% ↑
2000-2499 sqft	290	5.1% ↑	\$139.02M	5.2% ↑	\$440,900	\$-9,100 ↓	\$216	\$1 ↑	34	-3 ↓	-1.4%	0.3% ↑
2500-2999 sqft	160	17.6% ↑	\$101.91M	20.4% ↑	\$629,000	\$49,000 ↑	\$235	\$7 ↑	33	2 ↑	-2.0%	0.2% ↑
3000-3999 sqft	95	31.9% ↑	\$90.12M	28.4% ↑	\$830,000	\$-103,000 ↓	\$279	\$-12 ↓	36	14 ↑	-3.2%	-0.0% ↓
4000-4999 sqft	14	-12.5% ↓	\$17.08M	-22.3% ↓	\$1,100,000	\$-150,000 ↓	\$281	\$-25 ↓	49	-62 ↓	-5.7%	0.1% ↑
5000+ sqft	1	-75.0% ↓	\$2.3M	-74.6% ↓	\$2,300,000	\$400,000 ↑	\$396	\$-9 ↓	84	80 ↑	-14.3%	-17.0%...

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	215	-0.5% ↓	\$123.81M	-2.4% ↓	\$450,000	\$-25,000 ↓	\$253	\$-12 ↓	35	1 ↑	-2.1%	0.3% ↑
Central	148	-3.9% ↓	\$53.72M	-7.0% ↓	\$310,000	\$-19,000 ↓	\$238	\$-7 ↓	24	2 ↑	-1.8%	-0.3% ↓
East	111	12.1% ↑	\$36.93M	7.3% ↑	\$310,000	\$-8,715 ↓	\$203	\$-12 ↓	32	7 ↑	-1.0%	0.1% ↑
North	110	7.8% ↑	\$79.45M	11.8% ↑	\$650,000	\$36,000 ↑	\$299	\$-0 ↓	21	-11 ↓	-2.9%	-0.2% ↓
Upper Southeast	109	-16.8% ↓	\$45.71M	-16.5% ↓	\$380,000	\$-12,000 ↓	\$208	\$-5 ↓	37	-8 ↓	-0.8%	0.2% ↑
West	88	20.5% ↑	\$40.65M	21.5% ↑	\$400,000	\$-5,000 ↓	\$235	\$4 ↑	31	-1 ↓	-1.2%	0.9% ↑
Southwest	81	-1.2% ↓	\$26.84M	7.3% ↑	\$335,000	\$35,010 ↑	\$186	\$3 ↑	40	2 ↑	-1.6%	-0.5% ↓
Green Valley North	66	6.5% ↑	\$21.88M	-0.8% ↓	\$319,000	\$-19,000 ↓	\$175	\$-9 ↓	28	-14 ↓	-0.7%	0.9% ↑
Extended West	62	-3.1% ↓	\$22.91M	-4.8% ↓	\$370,800	\$4,270 ↑	\$198	\$-6 ↓	40	-4 ↓	-0.9%	0.4% ↑
Upper Northwest	54	42.1% ↑	\$26.82M	22.8% ↑	\$470,000	\$-50,000 ↓	\$228	\$-15 ↓	55	17 ↑	-3.0%	0.1% ↑
Northeast	52	-5.5% ↓	\$33.78M	7.4% ↑	\$600,000	\$125,000 ↑	\$261	\$10 ↑	15	-34 ↓	-2.2%	0.4% ↑
South	51	-12.1% ↓	\$15.17M	-9.0% ↓	\$290,000	\$0	\$197	\$-16 ↓	30	13 ↑	-0.9%	-1.3% ↓
Southeast	51	37.8% ↑	\$22.29M	48.7% ↑	\$420,000	\$35,000 ↑	\$215	\$13 ↑	36	-6 ↓	-1.5%	-0.5% ↓
Cochise	36	2.9% ↑	\$11.8M	12.0% ↑	\$315,000	\$70,000 ↑	\$170	\$-11 ↓	51	25 ↑	-3.0%	1.0% ↑
Green Valley Northeast	36	44.0% ↑	\$13.19M	39.0% ↑	\$310,000	\$-18,000 ↓	\$198	\$-2 ↓	52	-23 ↓	-3.2%	-0.5% ↓
Benson/St. David	33	57.1% ↑	\$9.09M	62.1% ↑	\$269,900	\$14,910 ↑	\$162	\$5 ↑	36	7 ↑	-2.9%	-1.4% ↓
Green Valley Northwest	33	17.9% ↑	\$7.93M	23.2% ↑	\$207,500	\$-22,400 ↓	\$190	\$4 ↑	50	-1 ↓	-1.6%	1.3% ↑
Green Valley Southwest	20	-23.1% ↓	\$7.54M	-21.7% ↓	\$328,800	\$9,800 ↑	\$208	\$2 ↑	23	-14 ↓	-2.2%	-0.5% ↓
SCC-Rio Rico East	17	13.3% ↑	\$5.28M	23.7% ↑	\$290,000	\$5,000 ↑	\$178	\$7 ↑	66	-27 ↓	-1.5%	-0.6% ↓
Extended Northwest	14	-22.2% ↓	\$4M	-22.1% ↓	\$274,990	\$-8,010 ↓	\$180	\$-22 ↓	49	-21 ↓	-1.0%	0.6% ↑
Green Valley Southeast	13	85.7% ↑	\$4.08M	81.2% ↑	\$315,000	\$5,000 ↑	\$194	\$0 ↑	55	-6 ↓	-0.8%	+0.0%...
SCC-Rio Rico West	7	-22.2% ↓	\$2.18M	-18.9% ↓	\$287,500	\$13,500 ↑	\$182	\$13 ↑	52	4 ↑	-1.2%	2.8% ↑
Pinal	6	-50.0% ↓	\$1.95M	-44.7% ↓	\$269,900	\$84,900 ↑	\$166	\$-6 ↓	21	-8 ↓	-1.0%	0.8% ↑
Extended Northeast	5	400.0% ↑	\$3.03M	1,745.7%...	\$563,888	\$399,888 ↑	\$625	\$347 ↑	6	-27 ↓	-3.9%	4.5% ↑
SCC-Tubac East	4	33.3% ↑	\$1.71M	62.0% ↑	\$245,000	\$-17,500 ↓	\$221	\$-36 ↓	66	-163 ↓	-1.0%	4.1% ↑
Navajo	3	50.0% ↑	\$963K	14.5% ↑	\$295,000	\$-11,000 ↓	\$259	\$-50 ↓	34	4 ↑	-2.7%	0.5% ↑
SCC-Tubac West	3	50.0% ↑	\$1.5M	89.7% ↑	\$450,000	\$110,000 ↑	\$238	\$57 ↑	61	-137 ↓	-6.0%	4.0% ↑
Graham	3	-70.0% ↓	\$979K	-69.1% ↓	\$344,000	\$29,000 ↑	\$168	\$-14 ↓	61	19 ↑	-4.2%	-1.5% ↓
Extended Southwest	2	-71.4% ↓	\$469.9K	-72.1% ↓	\$225,000	\$-25,000 ↓	\$138	\$-2 ↓	27	-21 ↓	1.0%	1.4% ↑
SCC-Sonoita	2	-	\$964K	-	\$449,000	-	\$311	-	5	-	-2.4%	-
SCC-Patagonia	2	-	\$397.5K	-	\$175,000	-	\$252	-	5	-	-6.1%	-
SCC-Nogales East	2	-60.0% ↓	\$322.5K	-82.3% ↓	\$142,500	\$-257,500 ↓	\$165	\$21 ↑	11	-47 ↓	-5.4%	8.8% ↑
Extended Southeast	2	0.0%	\$866K	27.5% ↑	\$276,000	\$43,500 ↑	\$200	\$-4 ↓	133	130 ↑	-3.9%	-0.1% ↓

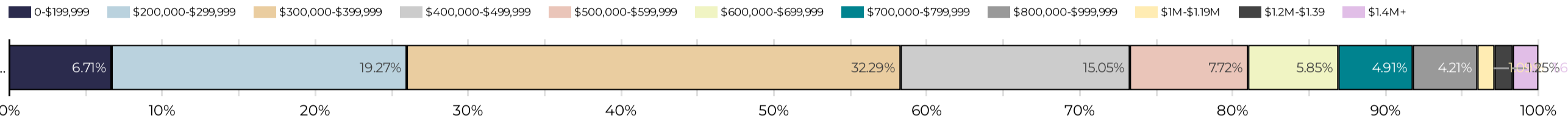
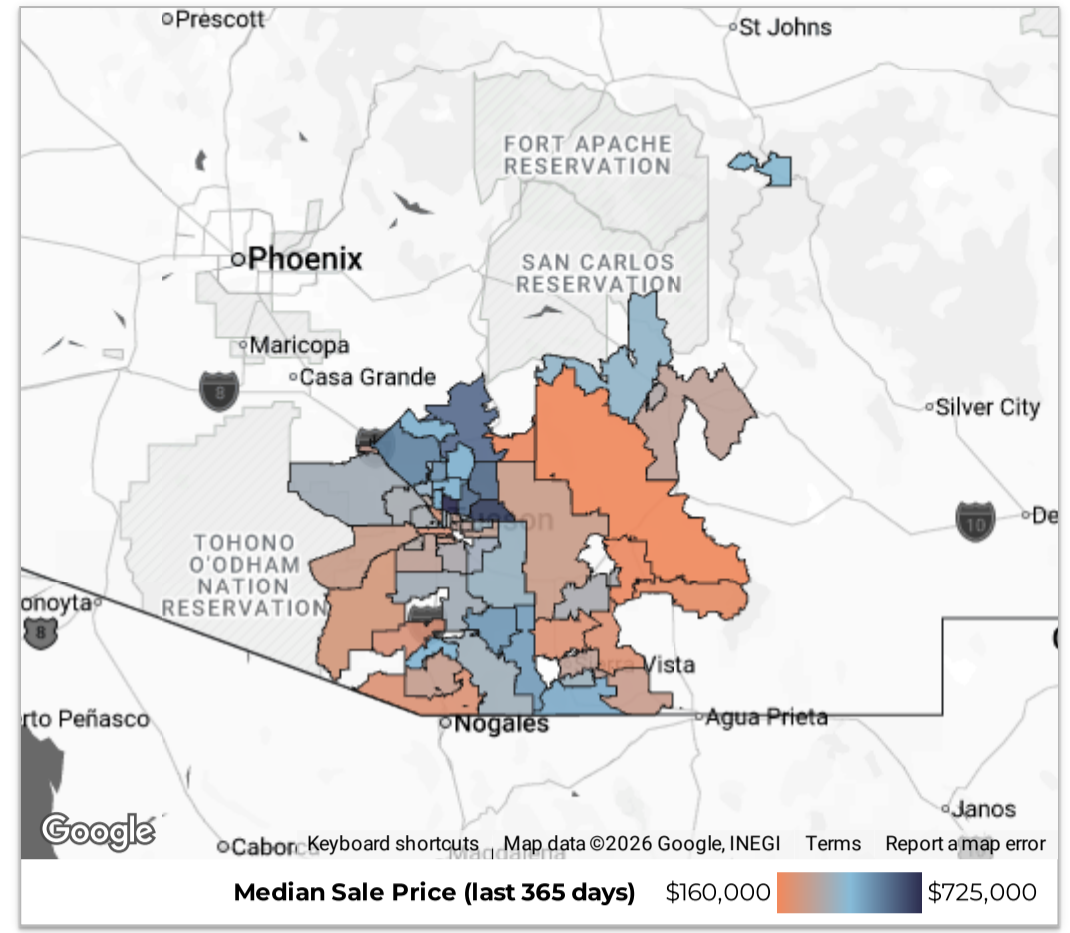
Tucson Association of Realtors: **Market Activity & Pricing**

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jul 4, 2026

June 2026

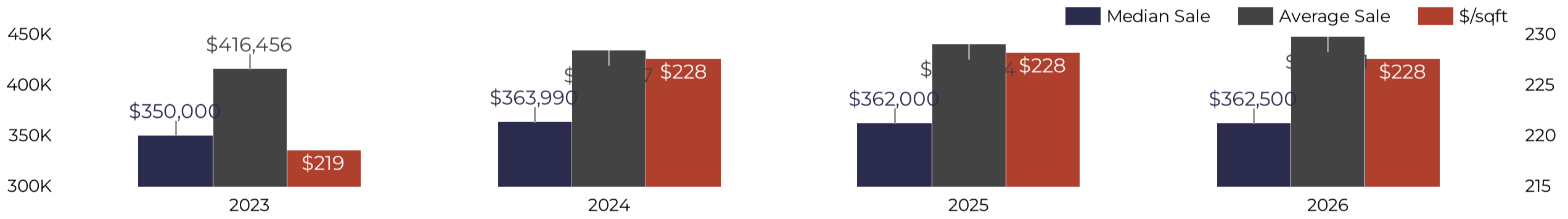
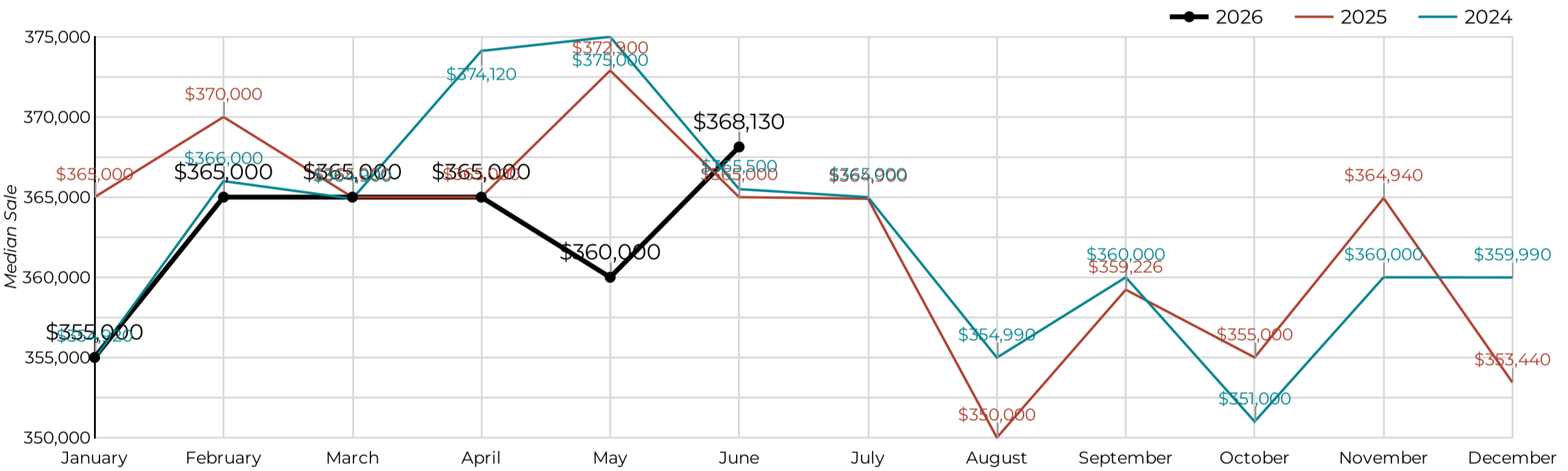


of Sales: **1,282** (↑ 1.4% from previous year)
 Median Sale Price: **\$368,130** (↑ 0.9% from previous year)
 Volume: **\$575,423,512** (↑ 2.4% from previous year)
 Average Sale Price: **\$448,848** (↑ 1.0% from previous year)
 \$/sqft: **\$227** (↓ 1.3% from previous year)
 Median Days on Market: **34** (↓ 1 from previous year)
 # of New Listings: **1,651** (↓ 3.6% from previous year)
 Average % Over Asking: **-1.82%** (↑ 0.02% from previous year)



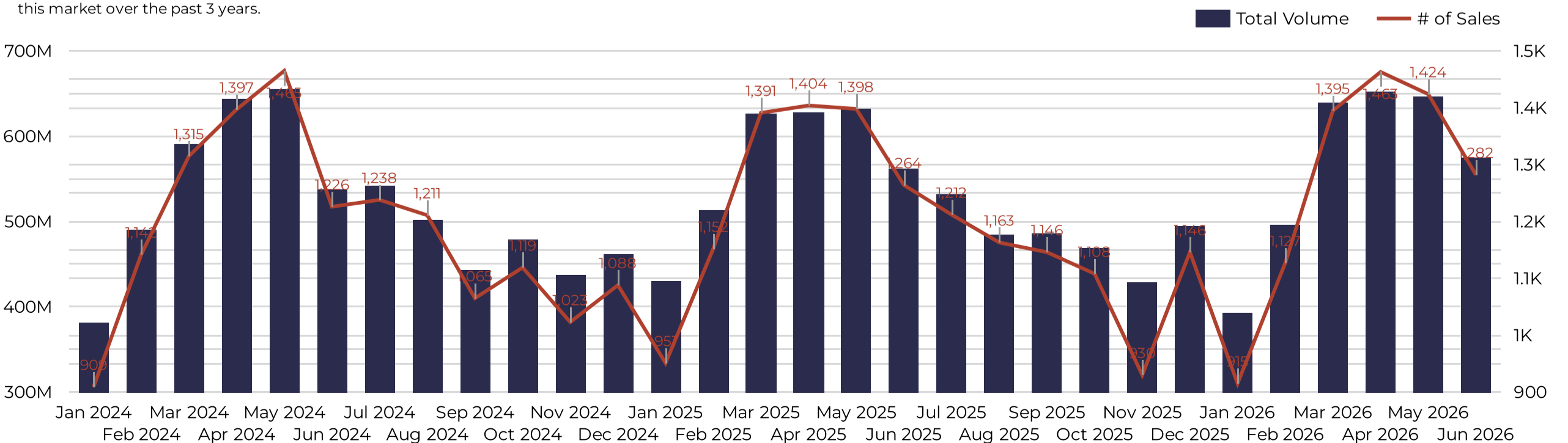
Market Pricing

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



Market Activity

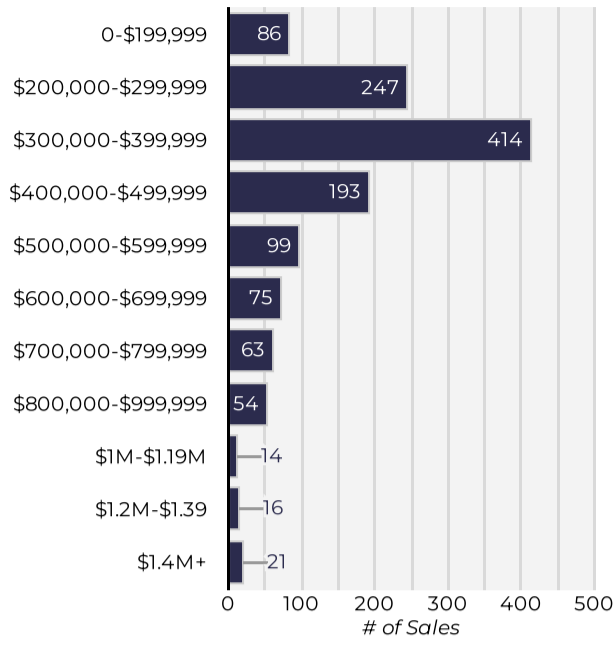
Use this data to see changes in total sales activity in this market over the past 3 years.



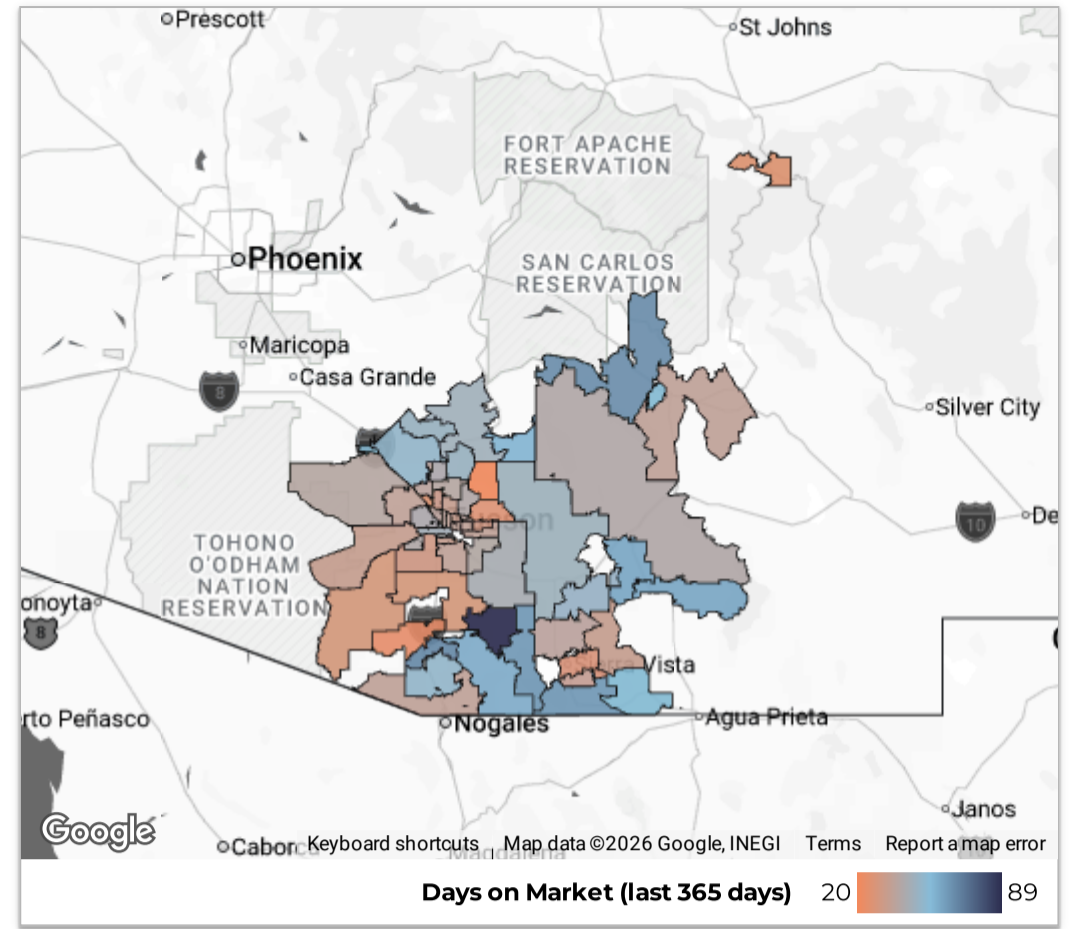
Tucson Association of Realtors: Buyer Demand

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Jul 4, 2026

June 2026

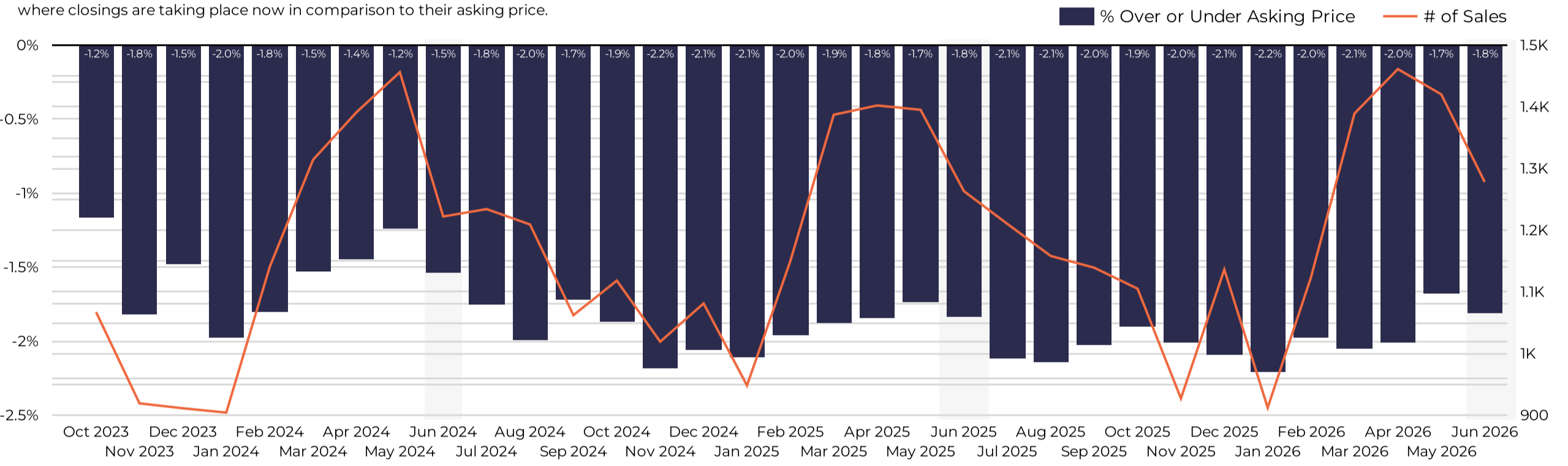


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 Volume: **\$575,423,512** (↑ 2.4% from previous year)
 Average Sale Price: **\$448,848** (↑ 1.0% from previous year)
 \$/sqft: **\$227** (↓ -1.3% from previous year)
 Median Days on Market: **34** (↓ -1 from previous year)
 # of New Listings: **1,651** (↓ -3.6% from previous year)
 Average % Over Asking: **-1.82%** (↑ 0.02% from previous year)



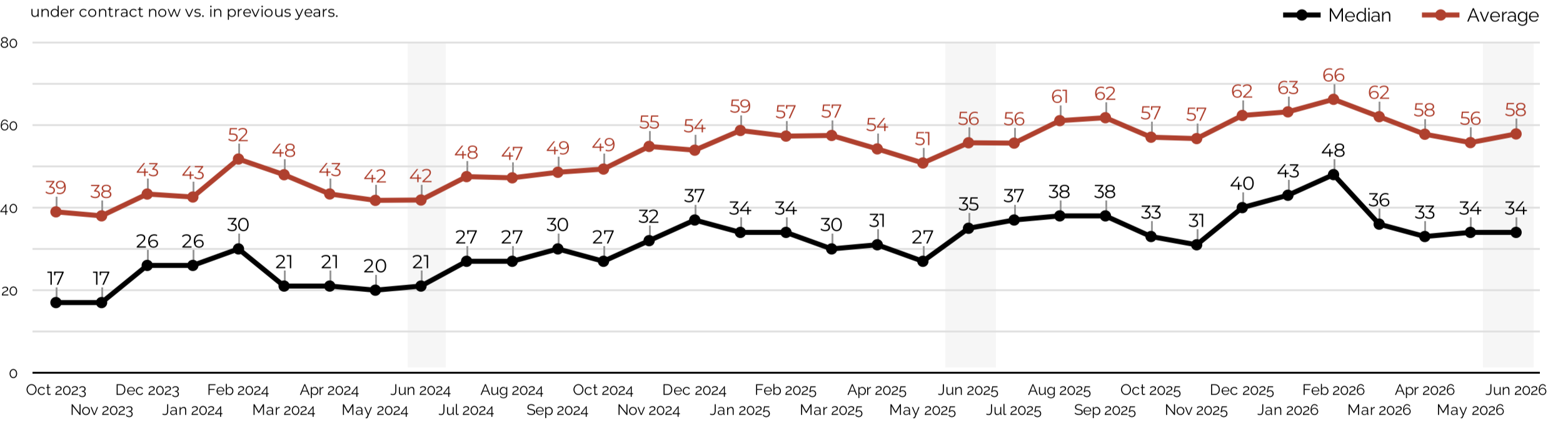
Buyer Demand

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	9.2% ↑	49	5 ↑	-4.30%	0.69% ↑
\$200,000-\$299,999	246	-4.7% ↓	41	12 ↓	-1.46%	-0.05% ↓
\$300,000-\$399,999	414	1.7% ↑	34	-5 ↓	-1.20%	0.01% ↑
\$400,000-\$499,999	193	-5.9% ↓	33	1 ↑	-1.24%	0.63% ↑
\$500,000-\$599,999	99	-15.4% ↓	36	-4 ↓	-2.20%	-0.40% ↓
\$600,000-\$699,999	75	27.1% ↑	39	14 ↑	-2.18%	-0.63% ↓
\$700,000-\$799,999	63	40.0% ↑	20	-6 ↓	-2.36%	0.13% ↑
\$800,000-\$999,999	54	31.7% ↑	26	5 ↑	-2.75%	-0.98% ↓
\$1M-\$1.19M	14	-30.0% ↓	36	20 ↑	-2.78%	1.72% ↑
\$1.2M-\$1.39	16	6.7% ↑	37	12 ↑	-2.63%	1.00% ↑
\$1.4M+	21	5.0% ↑	19	-26 ↓	-5.25%	-1.78% ↓

Tucson Association of Realtors: **Inventory**

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This report provides a snapshot of the market as taken on: Jul 4, 2026

June 2026

of New Listings (Supply)
1,651
-61 from previous year

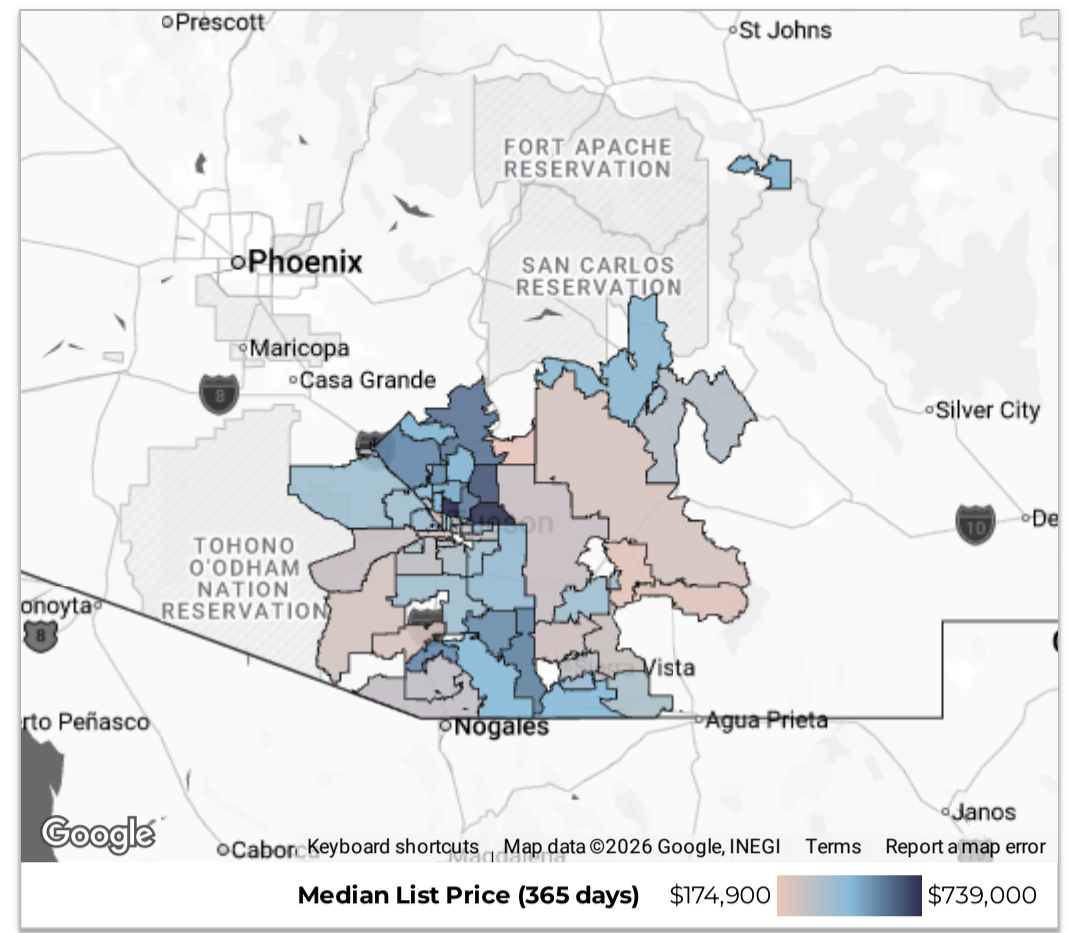
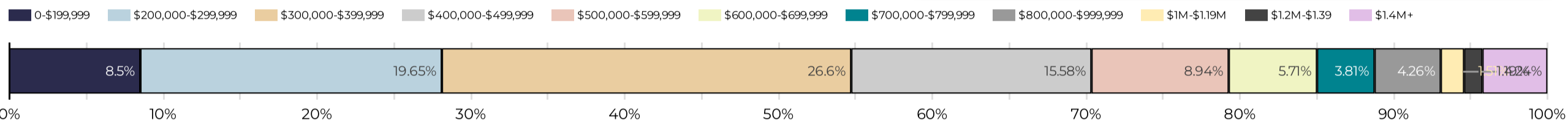
Months of Supply
3.60

	Average	#
Single Family Residence	\$609,298	3,672
Condominium	\$222,747	298
Townhouse	\$333,404	297
Manufactured Home	\$265,450	280
Mobile Home	\$130,858	74
Grand total	\$538,141	4,621

of New Pendings (Demand)
1,224
+3 from previous year

Active Listings
4,621
Pending Listings
623

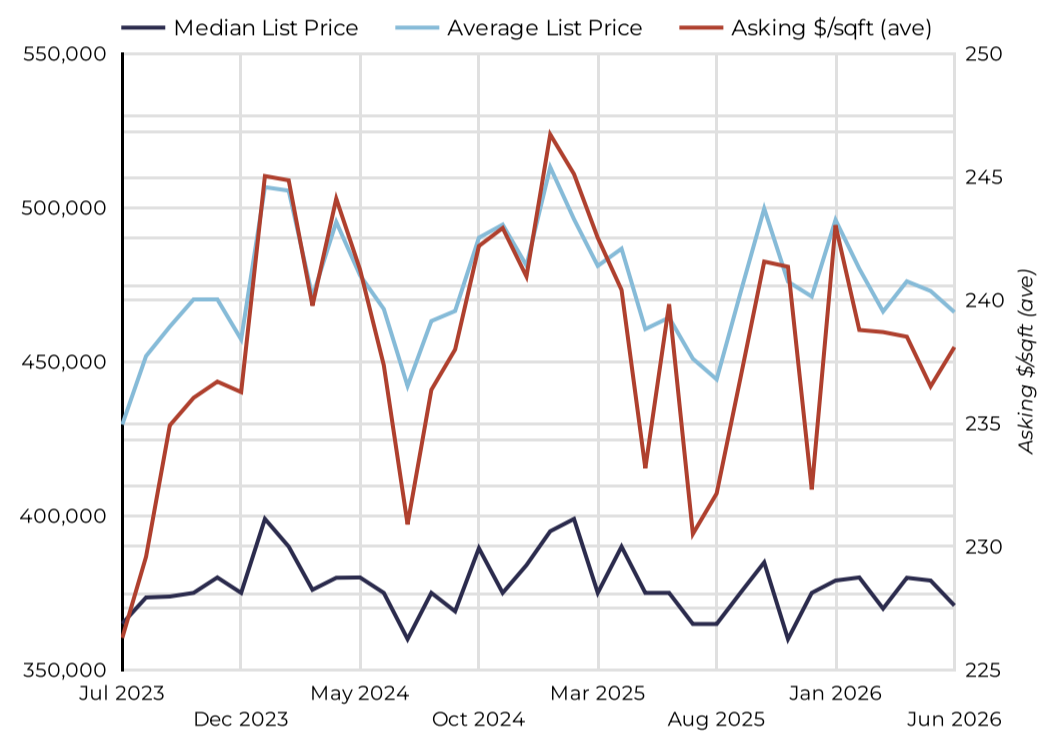
Active Listings



Months of Supply By Price Range

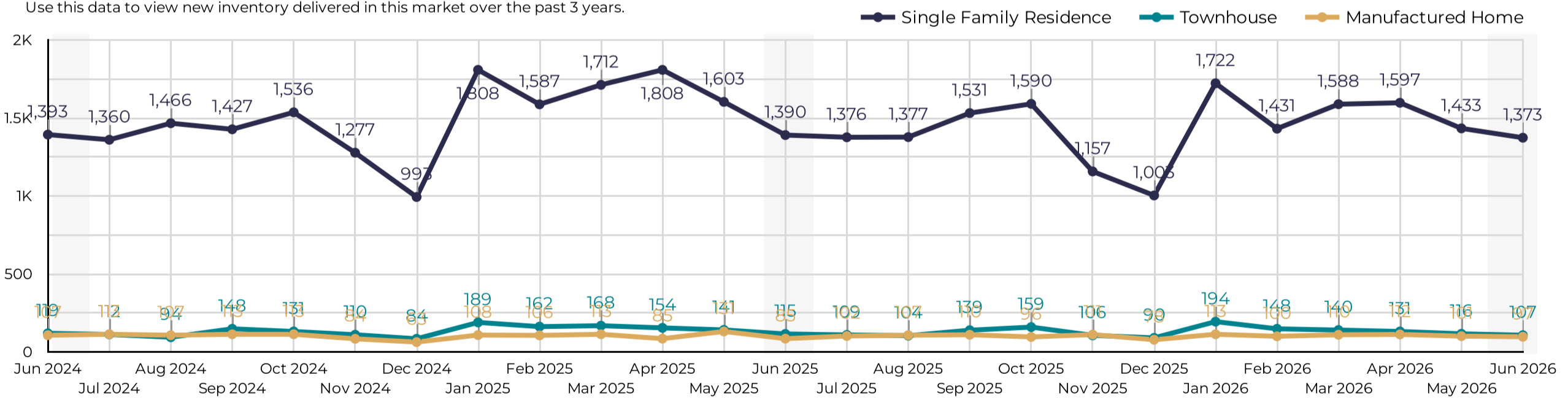
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.85	393	81
\$200,000-\$299,999	3.66	908	248
\$300,000-\$399,999	3.01	1,229	408
\$400,000-\$499,999	3.56	720	202
\$500,000-\$599,999	4.59	413	90
\$600,000-\$699,999	3.30	264	80
\$700,000-\$799,999	2.93	176	60
\$800,000-\$999,999	3.46	197	57
\$1M-\$1.19M	3.50	70	20
\$1.2M-\$1.39	3.93	55	14
\$1.4M+	8.91	196	22
Grand total	3.60	4,621	1,282

Asking Prices



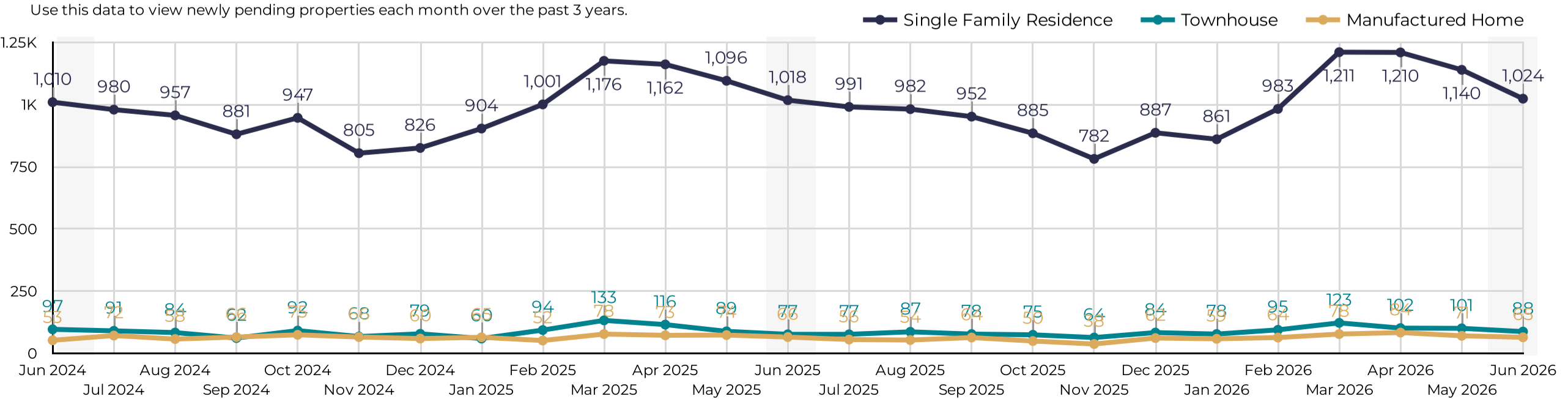
New Listings

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.

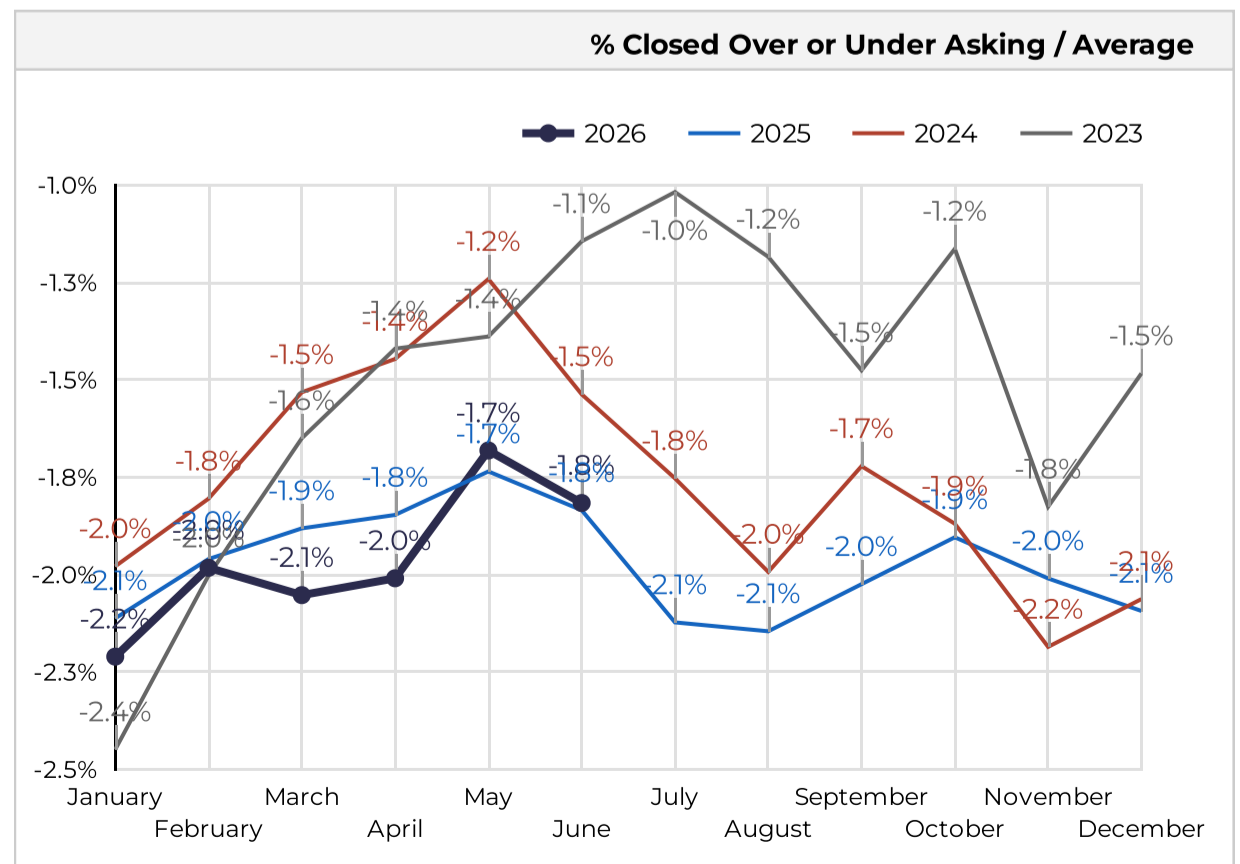
Month	# of Sales / Count			
	2023	2024	2025	2026
January	904	909	951	915
February	1,085	1,142	1,152	1,127
March	1,386	1,315	1,391	1,395
April	1,335	1,397	1,404	1,463
May	1,491	1,465	1,398	1,424
June	1,418	1,226	1,264	1,282
July	1,154	1,238	1,212	-
August	1,240	1,211	1,163	-
September	1,060	1,065	1,146	-
October	1,069	1,119	1,108	-
November	922	1,023	930	-
December	912	1,088	1,146	-

Month	Sale Price / Median			
	2023	2024	2025	2026
January	\$326,500	\$354,920	\$365,000	\$355,000
February	\$335,000	\$366,000	\$370,000	\$365,000
March	\$340,000	\$364,900	\$365,000	\$365,000
April	\$342,500	\$374,120	\$365,000	\$365,000
May	\$360,000	\$375,000	\$372,900	\$360,000
June	\$361,000	\$365,500	\$365,000	\$368,130
July	\$360,000	\$365,000	\$364,900	-
August	\$359,990	\$354,990	\$350,000	-
September	\$355,000	\$360,000	\$359,226	-
October	\$352,490	\$351,000	\$355,000	-
November	\$350,000	\$360,000	\$364,940	-
December	\$359,500	\$359,990	\$353,440	-

Month	Days on Market / Median			
	2023	2024	2025	2026
January	32	26	34	43
February	30	30	34	48
March	19	21	30	36
April	17	21	31	33
May	15	20	27	34
June	14	21	35	34
July	13	27	37	-
August	13	27	38	-
September	15	30	38	-
October	17	27	33	-
November	17	32	31	-
December	26	37	40	-

Month	New Listings / Count			
	2023	2024	2025	2026
January	1,557	1,740	2,238	2,161
February	1,392	1,730	1,948	1,792
March	1,622	1,855	2,133	1,976
April	1,440	1,805	2,151	1,967
May	1,616	2,002	2,000	1,761
June	1,481	1,728	1,712	1,651
July	1,535	1,663	1,671	-
August	1,550	1,767	1,712	-
September	1,584	1,783	1,881	-
October	1,616	1,867	1,968	-
November	1,375	1,576	1,479	-
December	1,073	1,200	1,242	-

Month	New Pending / Count			
	2023	2024	2025	2026
January	1,042	1,034	1,077	1,034
February	1,223	1,201	1,209	1,206
March	1,424	1,382	1,458	1,491
April	1,388	1,388	1,412	1,462
May	1,425	1,366	1,312	1,368
June	1,322	1,218	1,221	1,224
July	1,153	1,222	1,170	-
August	1,182	1,155	1,173	-
September	1,079	1,058	1,154	-
October	1,048	1,160	1,065	-
November	937	986	924	-
December	859	1,006	1,096	-



Jun 2026

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 Pricing Buyer Demand

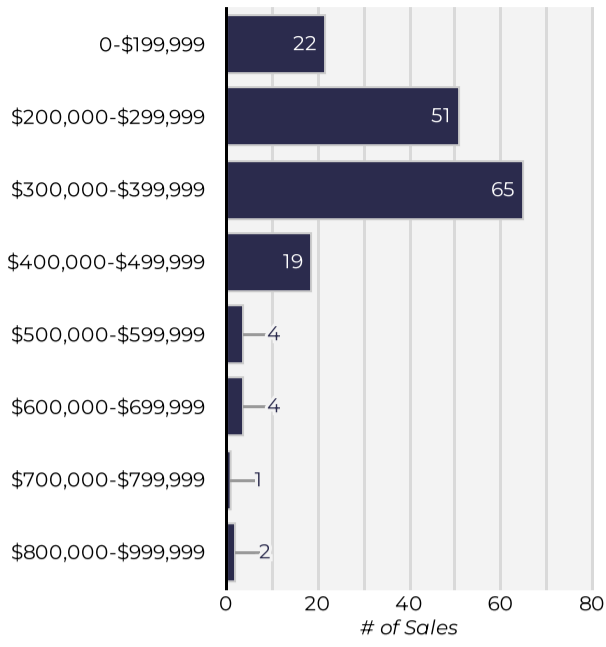
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,078	1.5% ↑	\$521.5M	2.7% ↑	\$391,500	\$2,500 ↑	\$233	\$-2 ↓	35	1 ↑	-1.6%	0.1% ↑
Townhouse	87	17.6% ↑	\$29.59M	20.7% ↑	\$320,000	\$20,100 ↑	\$238	\$-1 ↓	37	-1 ↓	-2.1%	-0.1% ↓
Manufactured Home	69	0.0%	\$16.81M	-2.7% ↓	\$240,000	\$-5,000 ↓	\$157	\$-4 ↓	27	-9 ↓	-2.0%	-0.1% ↓
Condominium	34	-29.2% ↓	\$6.17M	-40.8% ↓	\$160,000	\$-47,500 ↓	\$198	\$-42 ↓	40	3 ↑	-5.1%	-2.3% ↓
Mobile Home	9	-10.0% ↓	\$747.9K	-51.6% ↓	\$79,000	\$-43,000 ↓	\$122	\$-2 ↓	21	-33 ↓	-7.6%	-1.1% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	73	-6.4% ↓	\$13.04M	-14.3% ↓	\$175,000	\$-29,000 ↓	\$228	\$-13 ↓	49	19 ↑	-3.2%	-0.2% ↓
\$1000-1499 sqft	301	-6.8% ↓	\$88.52M	-6.3% ↓	\$295,000	\$4,000 ↑	\$229	\$1 ↑	37	4 ↑	-1.4%	0.1% ↑
\$1500-1999 sqft	394	-2.7% ↓	\$144.82M	-6.6% ↓	\$348,000	\$-12,000 ↓	\$211	\$-10 ↓	29	-9 ↓	-1.4%	+0.0%...
2000-2499 sqft	255	3.2% ↑	\$125.61M	4.6% ↑	\$454,000	\$-1,000 ↓	\$222	\$4 ↑	35	-2 ↓	-1.4%	0.3% ↑
2500-2999 sqft	148	21.3% ↑	\$95.59M	22.6% ↑	\$635,000	\$21,000 ↑	\$238	\$4 ↑	32	-3 ↓	-2.1%	0.2% ↑
3000-3999 sqft	92	35.3% ↑	\$88.76M	30.9% ↑	\$840,000	\$-110,000 ↓	\$284	\$-14 ↓	36	14 ↑	-3.3%	-0.1% ↓
4000-4999 sqft	13	-18.8% ↓	\$16.18M	-26.4% ↓	\$1,100,000	\$-150,000 ↓	\$285	\$-20 ↓	36	-75 ↓	-5.6%	0.3% ↑
5000+ sqft	1	-75.0% ↓	\$2.3M	-74.6% ↓	\$2,300,000	\$400,000 ↑	\$396	\$-9 ↓	84	80 ↑	-14.3%	-17.0%...

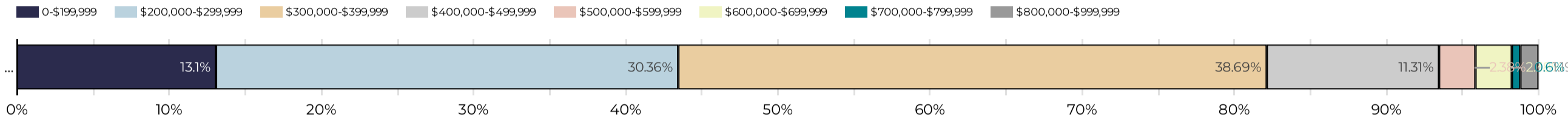
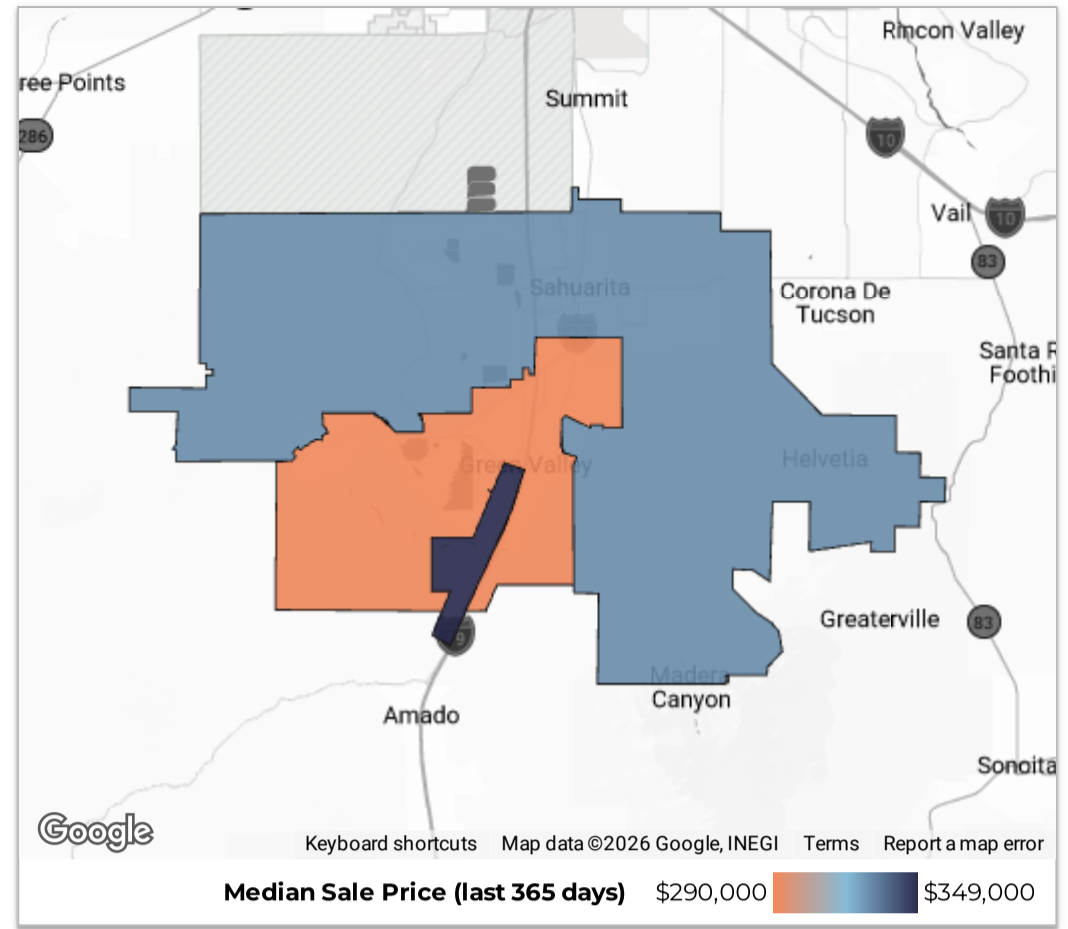
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	215	-0.5% ↓	\$123.81M	-2.4% ↓	\$450,000	\$-25,000 ↓	\$253	\$-12 ↓	35	1 ↑	-2.1%	0.3% ↑
Central	148	-3.9% ↓	\$53.72M	-7.0% ↓	\$310,000	\$-19,000 ↓	\$238	\$-7 ↓	24	2 ↑	-1.8%	-0.3% ↓
East	111	12.1% ↑	\$36.93M	7.3% ↑	\$310,000	\$-8,715 ↓	\$203	\$-12 ↓	32	7 ↑	-1.0%	0.1% ↑
North	110	7.8% ↑	\$79.45M	11.8% ↑	\$650,000	\$36,000 ↑	\$299	\$-0 ↓	21	-11 ↓	-2.9%	-0.2% ↓
Upper Southeast	109	-16.8% ↓	\$45.71M	-16.5% ↓	\$380,000	\$-12,000 ↓	\$208	\$-5 ↓	37	-8 ↓	-0.8%	0.2% ↑
West	88	20.5% ↑	\$40.65M	21.5% ↑	\$400,000	\$-5,000 ↓	\$235	\$4 ↑	31	-1 ↓	-1.2%	0.9% ↑
Southwest	81	-1.2% ↓	\$26.84M	7.3% ↑	\$335,000	\$35,010 ↑	\$186	\$3 ↑	40	2 ↑	-1.6%	-0.5% ↓
Extended West	62	-3.1% ↓	\$22.91M	-4.8% ↓	\$370,800	\$4,270 ↑	\$198	\$-6 ↓	40	-4 ↓	-0.9%	0.4% ↑
Upper Northwest	54	42.1% ↑	\$26.82M	22.8% ↑	\$470,000	\$-50,000 ↓	\$228	\$-15 ↓	55	17 ↑	-3.0%	0.1% ↑
Northeast	52	-5.5% ↓	\$33.78M	7.4% ↑	\$600,000	\$125,000 ↑	\$261	\$10 ↑	15	-34 ↓	-2.2%	0.4% ↑
South	51	-12.1% ↓	\$15.17M	-9.0% ↓	\$290,000	\$0	\$197	\$-16 ↓	30	13 ↑	-0.9%	-1.3% ↓
Southeast	51	37.8% ↑	\$22.29M	48.7% ↑	\$420,000	\$35,000 ↑	\$215	\$13 ↑	36	-6 ↓	-1.5%	-0.5% ↓
Cochise	36	2.9% ↑	\$11.8M	12.0% ↑	\$315,000	\$70,000 ↑	\$170	\$-11 ↓	51	25 ↑	-3.0%	1.0% ↑
Benson/St. David	33	57.1% ↑	\$9.09M	62.1% ↑	\$269,900	\$14,910 ↑	\$162	\$5 ↑	36	7 ↑	-2.9%	-1.4% ↓
SCC-Rio Rico East	17	13.3% ↑	\$5.28M	23.7% ↑	\$290,000	\$5,000 ↑	\$178	\$7 ↑	66	-27 ↓	-1.5%	-0.6% ↓
Extended Northwest	14	-22.2% ↓	\$4M	-22.1% ↓	\$274,990	\$-8,010 ↓	\$180	\$-22 ↓	49	-21 ↓	-1.0%	0.6% ↑
SCC-Rio Rico West	7	-22.2% ↓	\$2.18M	-18.9% ↓	\$287,500	\$13,500 ↑	\$182	\$13 ↑	52	4 ↑	-1.2%	2.8% ↑
Pinal	6	-50.0% ↓	\$1.95M	-44.7% ↓	\$269,900	\$84,900 ↑	\$166	\$-6 ↓	21	-8 ↓	-1.0%	0.8% ↑
Extended Northeast	5	400.0% ↑	\$3.03M	1,745.7%...	\$563,888	\$399,888 ↑	\$625	\$347 ↑	6	-27 ↓	-3.9%	4.5% ↑
SCC-Tubac East	4	33.3% ↑	\$1.71M	62.0% ↑	\$245,000	\$-17,500 ↓	\$221	\$-36 ↓	66	-163 ↓	-1.0%	4.1% ↑
Graham	3	-70.0% ↓	\$979K	-69.1% ↓	\$344,000	\$29,000 ↑	\$168	\$-14 ↓	61	19 ↑	-4.2%	-1.5% ↓
Navajo	3	50.0% ↑	\$963K	14.5% ↑	\$295,000	\$-11,000 ↓	\$259	\$-50 ↓	34	4 ↑	-2.7%	0.5% ↑
SCC-Tubac West	3	50.0% ↑	\$1.5M	89.7% ↑	\$450,000	\$110,000 ↑	\$238	\$57 ↑	61	-137 ↓	-6.0%	4.0% ↑
SCC-Nogales East	2	-60.0% ↓	\$322.5K	-82.3% ↓	\$142,500	\$-257,500 ↓	\$165	\$21 ↑	11	-47 ↓	-5.4%	8.8% ↑
Extended Southeast	2	0.0%	\$866K	27.5% ↑	\$276,000	\$43,500 ↑	\$200	\$-4 ↓	133	130 ↑	-3.9%	-0.1% ↓
Extended Southwest	2	-71.4% ↓	\$469.9K	-72.1% ↓	\$225,000	\$-25,000 ↓	\$138	\$-2 ↓	27	-21 ↓	1.0%	1.4% ↑
SCC-Sonoita	2	-	\$964K	-	\$449,000	-	\$311	-	5	-	-2.4%	-
SCC-Patagonia	2	-	\$397.5K	-	\$175,000	-	\$252	-	5	-	-6.1%	-
Yavapai	1	0.0%	\$165K	-67.6% ↓	\$165,000	\$-345,000 ↓	\$143	\$-164 ↓	20	-76 ↓	0.0%	0.0%
SCC-Nogales West	1	-	\$333K	-	\$333,000	-	\$174	-	136	-	-4.7%	-
SCC-Elgin	1	-66.7% ↓	\$389K	-85.9% ↓	\$389,000	\$-516,000 ↓	\$337	\$-41 ↓	47	36 ↑	-1.8%	0.7% ↑
Pima East	1	-	\$350K	-	\$349,999	-	\$161	-	25	-	0.0%	-

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This report provides a snapshot of the market as taken on: Jul 4, 2026

June 2026

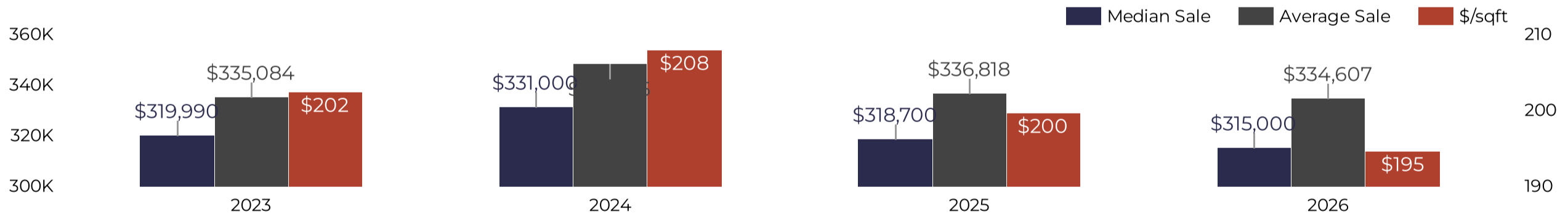
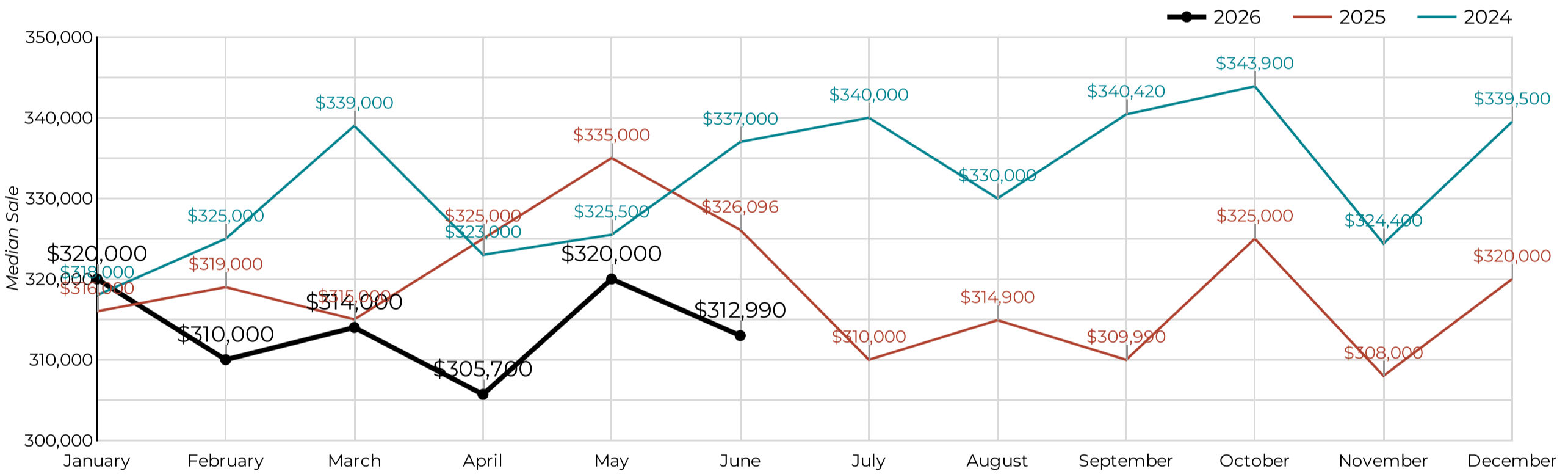


# of Sales 168 ↑ 12.8% from previous year	Median Sale Price \$312,990 ↓ -4.0% from previous year
Volume \$54,619,700 ↑ 9.1% from previous year	Average Sale Price \$325,117 ↓ -3.2% from previous year
\$/sqft \$188 ↓ -1.6% from previous year	Median Days on Market 39 ↓ -11 from previous year
# of New Listings 177 ↓ -5.9% from previous year	Average % Over Asking -1.60% ↑ 0.41% from previous year



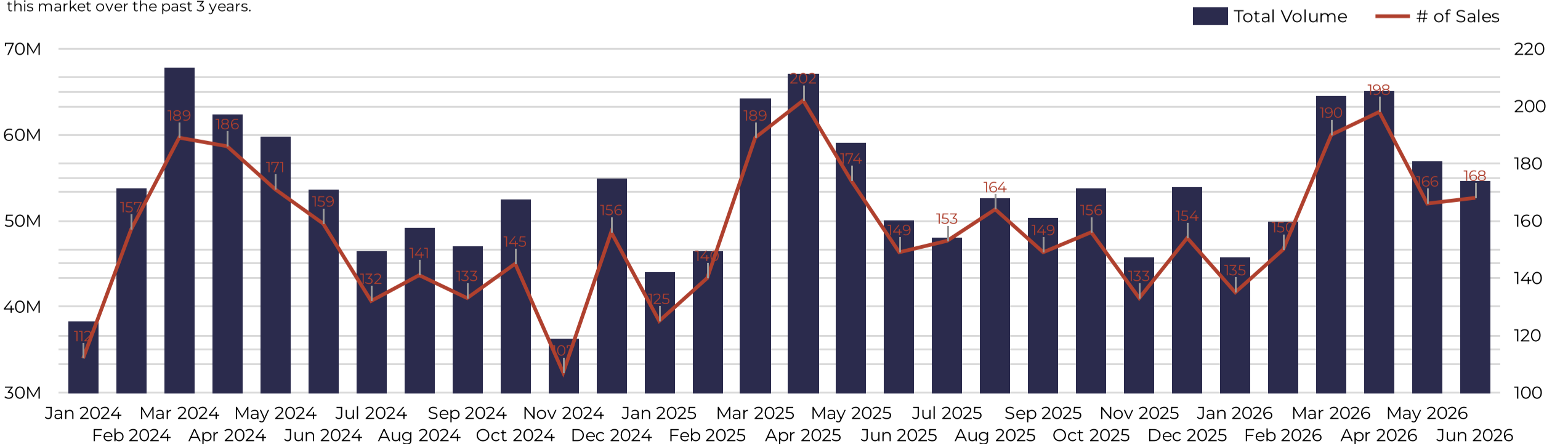
Market Pricing

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



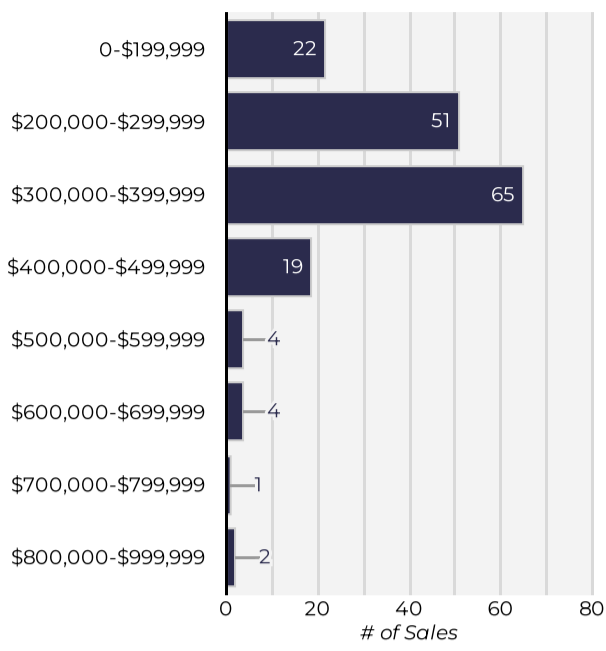
Market Activity

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



All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jul 4, 2026

June 2026



of Sales **168**
 ↑ 12.8% from previous year

Median Sale Price **\$312,990**
 ↓ -4.0% from previous year

Volume **\$54,619,700**
 ↑ 9.1% from previous year

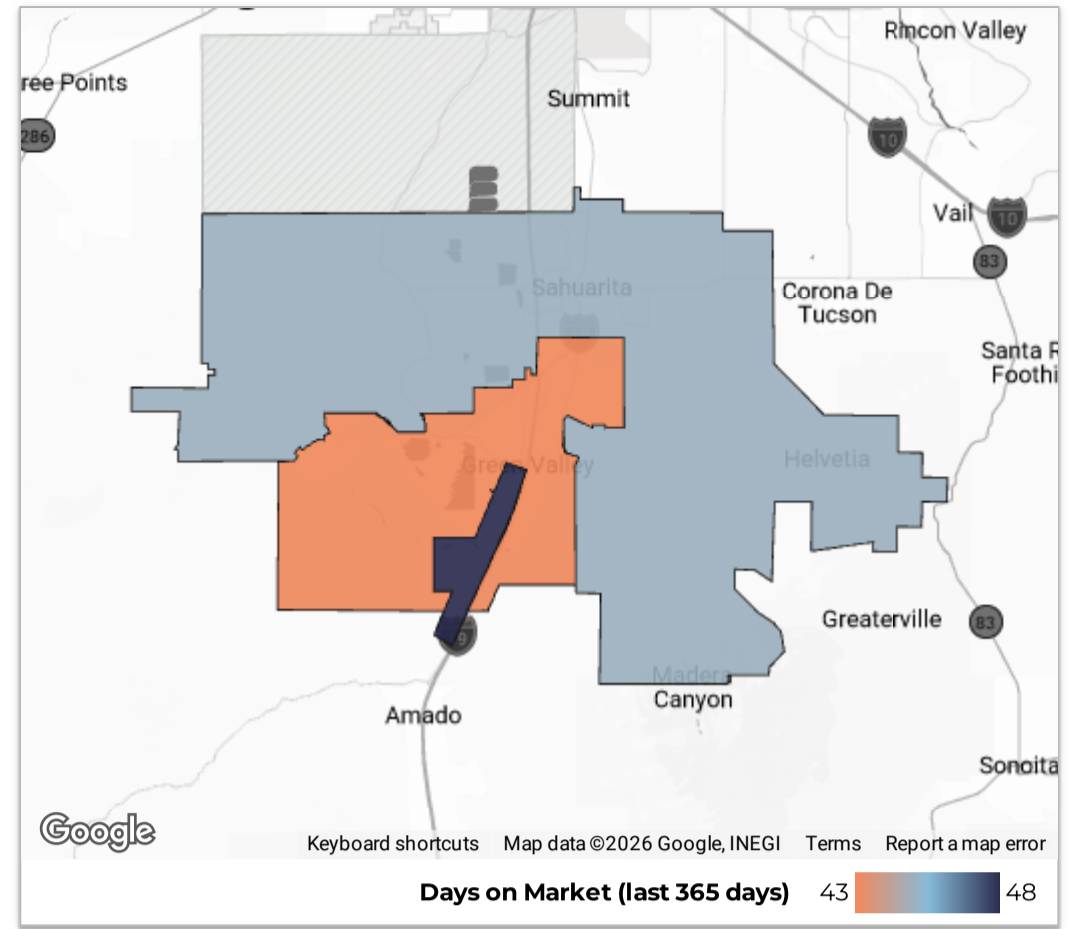
Average Sale Price **\$325,117**
 ↓ -3.2% from previous year

\$/sqft **\$188**
 ↓ -1.6% from previous year

Median Days on Market **39**
 ↓ -11 from previous year

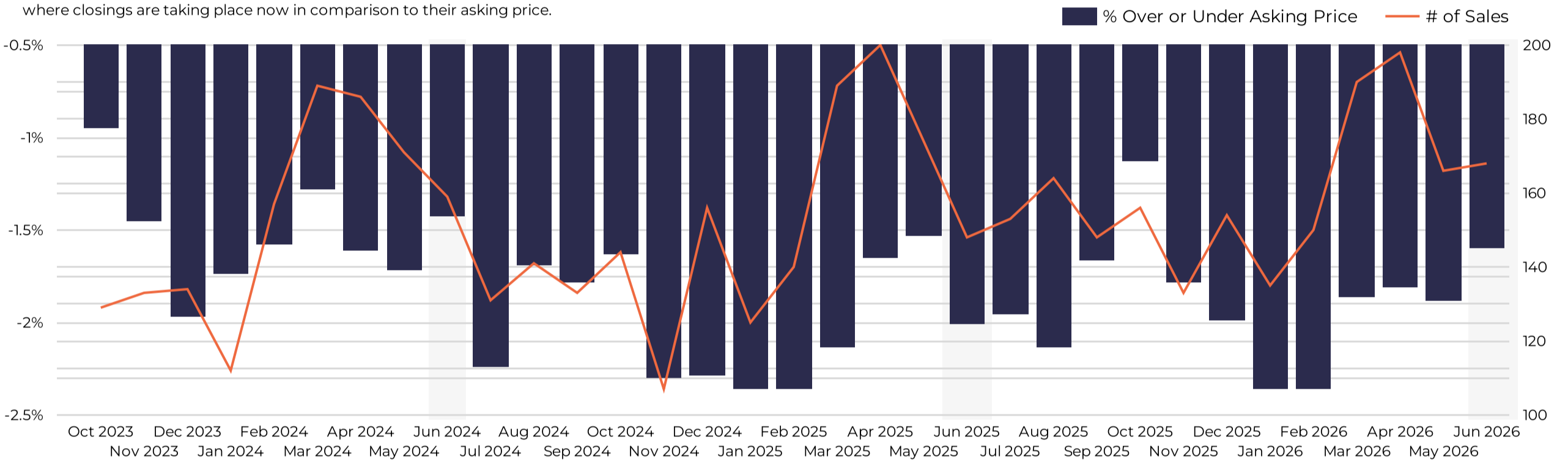
of New Listings **177**
 ↓ -5.9% from previous year

Average % Over Asking **-1.60%**
 ↑ 0.41% from previous year



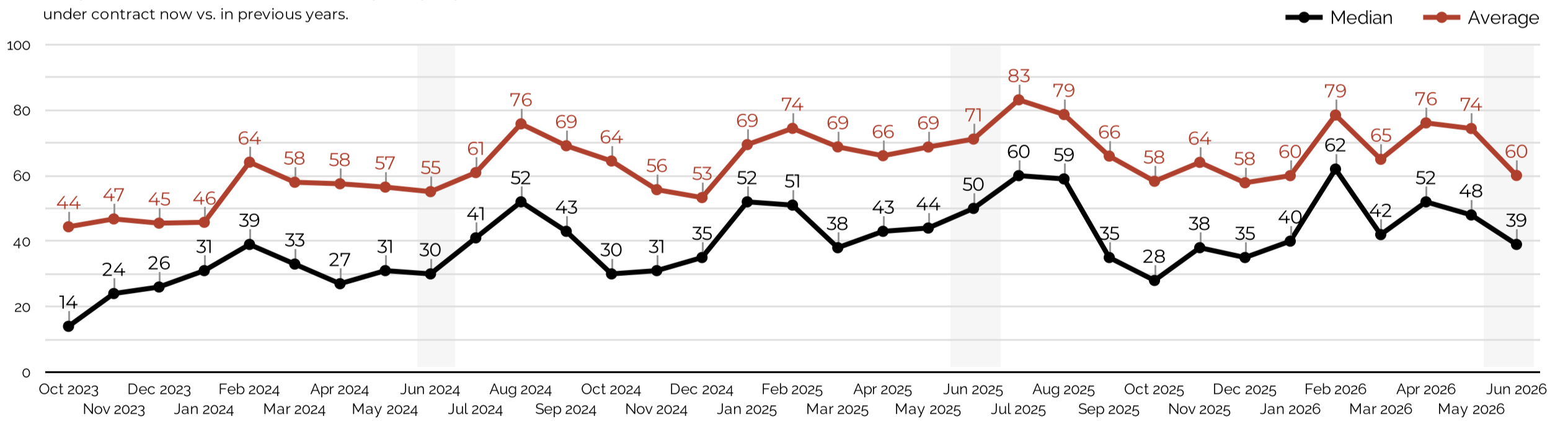
Buyer Demand

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	22	57.1% ↑	63	-19 ↓	-3.62%	2.41% ↑
\$200,000-\$299,999	51	18.6% ↑	39	-21 ↓	-1.91%	-1.64% ↓
\$300,000-\$399,999	65	8.3% ↑	37	-7 ↓	-0.76%	0.86% ↑
\$400,000-\$499,999	19	-5.0% ↓	12	-43 ↓	-0.98%	0.93% ↑
\$500,000-\$599,999	4	-42.9% ↓	37	23 ↑	-1.42%	0.70% ↑
\$600,000-\$699,999	4	100.0% ↑	7	-11 ↓	-1.72%	0.99% ↑
\$700,000-\$799,999	1	-50.0% ↓	38	38 ↑	-0.65%	-0.33% ↓
\$800,000-\$999,999	2	100.0% ↑	124	-551 ↓	-5.18%	-3.37% ↓

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.

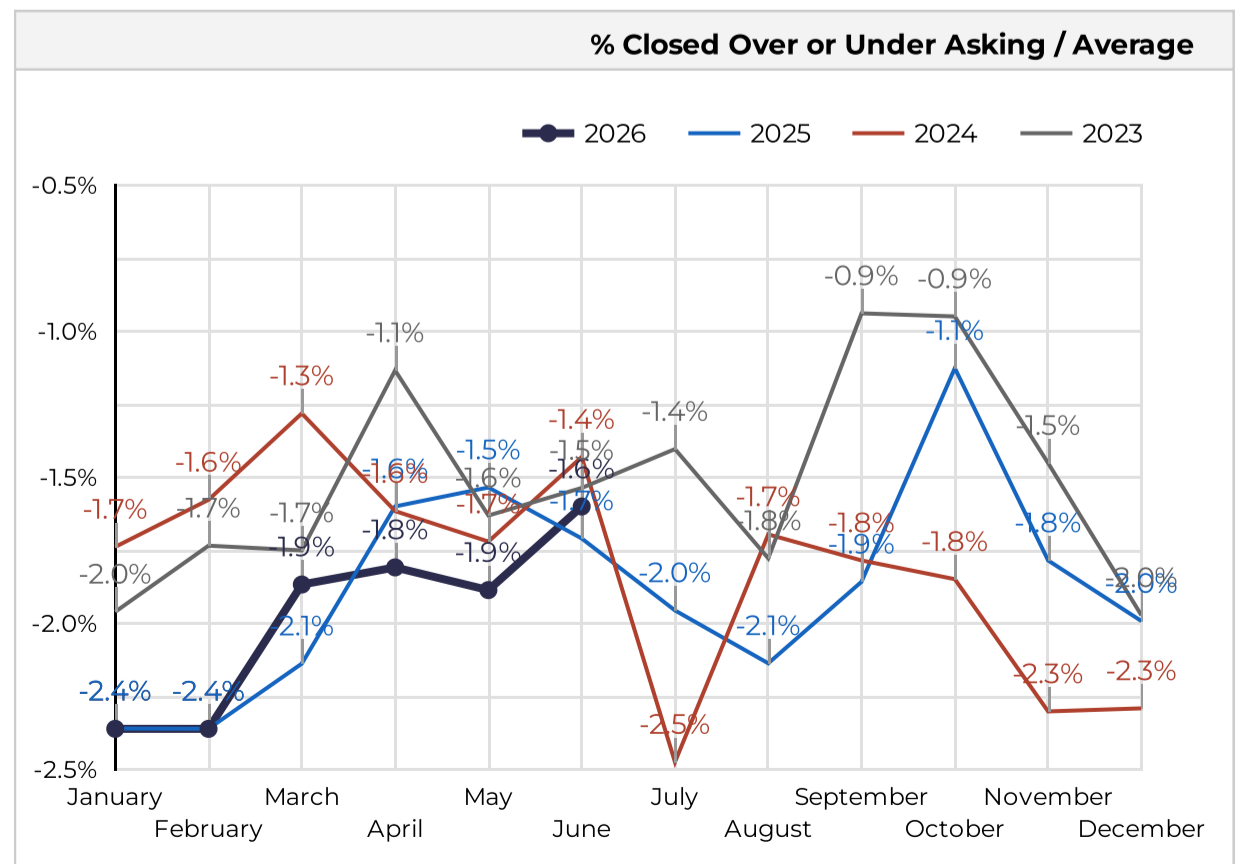
Month	# of Sales / Count			
	2023	2024	2025	2026
January	125	112	125	135
February	123	157	140	150
March	195	189	189	190
April	222	186	202	198
May	182	171	174	166
June	200	159	149	168
July	171	132	153	-
August	157	141	164	-
September	135	133	149	-
October	129	145	156	-
November	133	107	133	-
December	134	156	154	-

Month	Sale Price / Median			
	2023	2024	2025	2026
January	\$310,000	\$318,000	\$316,000	\$320,000
February	\$305,000	\$325,000	\$319,000	\$310,000
March	\$312,000	\$339,000	\$315,000	\$314,000
April	\$325,857	\$323,000	\$325,000	\$305,700
May	\$305,000	\$325,500	\$335,000	\$320,000
June	\$327,500	\$337,000	\$326,096	\$312,990
July	\$330,000	\$340,000	\$310,000	-
August	\$314,900	\$330,000	\$314,900	-
September	\$319,900	\$340,420	\$309,990	-
October	\$335,000	\$343,900	\$325,000	-
November	\$307,990	\$324,400	\$308,000	-
December	\$325,000	\$339,500	\$320,000	-

Month	Days on Market / Median			
	2023	2024	2025	2026
January	25	31	52	40
February	37	39	51	62
March	32	33	38	42
April	16	27	43	52
May	18	31	44	48
June	18	30	50	39
July	31	41	60	-
August	18	52	59	-
September	17	43	35	-
October	14	30	28	-
November	24	31	38	-
December	26	35	35	-

Month	New Listings / Count			
	2023	2024	2025	2026
January	221	239	316	283
February	216	228	260	223
March	231	250	260	221
April	203	224	254	219
May	206	227	220	208
June	168	155	188	177
July	175	183	161	-
August	191	205	202	-
September	203	241	266	-
October	219	224	274	-
November	193	210	221	-
December	193	195	177	-

Month	New Pending / Count			
	2023	2024	2025	2026
January	133	153	137	158
February	142	173	146	160
March	218	164	211	205
April	196	201	185	178
May	195	152	184	170
June	185	146	139	164
July	169	151	151	-
August	152	125	153	-
September	122	120	153	-
October	129	152	148	-
November	136	112	156	-
December	119	141	120	-



Jun 2026

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	126	17.8% ↑	\$45.94M	14.5% ↑	\$338,000	-\$7,000 ↓	\$192	-\$0 ↓	37	-8 ↓	-1.4%	0.5% ↑
Townhouse	27	-12.9% ↓	\$6.62M	-17.5% ↓	\$240,000	-\$15,000 ↓	\$183	-\$11 ↓	42	-19 ↓	-2.1%	-0.0% ↓
Condominium	10	66.7% ↑	\$1.22M	40.0% ↑	\$116,000	-\$8,000 ↓	\$187	-\$4 ↓	67	-18 ↓	0.1%	5.5% ↑
Manufactured Home	5	25.0% ↑	\$843.5K	1.4% ↑	\$182,000	-\$2,900 ↓	\$138	-\$28 ↓	40	16 ↑	-8.0%	-8.8% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	15	50.0% ↑	\$2.22M	62.1% ↑	\$141,000	\$17,000 ↑	\$196	-\$5 ↓	63	-19 ↓	-0.0%	5.0% ↑
\$1000-1499 sqft	42	27.3% ↑	\$10.64M	20.8% ↑	\$256,500	-\$3,500 ↓	\$194	-\$12 ↓	42	-18 ↓	-2.3%	-1.5% ↓
\$1500-1999 sqft	60	3.4% ↑	\$19.77M	5.9% ↑	\$315,000	-\$8,200 ↓	\$192	\$2 ↑	35	-29 ↓	-1.9%	0.6% ↑
2000-2499 sqft	35	20.7% ↑	\$13.41M	12.0% ↑	\$355,000	-\$44,000 ↓	\$170	-\$14 ↓	25	-9 ↓	-1.2%	0.7% ↑
2500-2999 sqft	12	-14.3% ↓	\$6.32M	-4.9% ↓	\$410,000	-\$30,000 ↓	\$199	\$24 ↑	57	37 ↑	-1.1%	0.4% ↑
3000-3999 sqft	3	-25.0% ↓	\$1.36M	-43.1% ↓	\$457,940	-\$92,060 ↓	\$145	-\$33 ↓	28	5 ↑	-0.2%	2.4% ↑
4000-4999 sqft	1	-	\$900K	-	\$900,000	-	\$224	-	198	-	-7.7%	-

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	66	6.5% ↑	\$21.88M	-0.8% ↓	\$319,000	-\$19,000 ↓	\$175	-\$9 ↓	28	-14 ↓	-0.7%	0.9% ↑
Green Valley Northeast	36	44.0% ↑	\$13.19M	39.0% ↑	\$310,000	-\$18,000 ↓	\$198	-\$2 ↓	52	-23 ↓	-3.2%	-0.5% ↓
Green Valley Northwest	33	17.9% ↑	\$7.93M	23.2% ↑	\$207,500	-\$22,400 ↓	\$190	\$4 ↑	50	-1 ↓	-1.6%	1.3% ↑
Green Valley Southwest	20	-23.1% ↓	\$7.54M	-21.7% ↓	\$328,800	\$9,800 ↑	\$208	\$2 ↑	23	-14 ↓	-2.2%	-0.5% ↓
Green Valley Southeast	13	85.7% ↑	\$4.08M	81.2% ↑	\$315,000	\$5,000 ↑	\$194	\$0 ↑	55	-6 ↓	-0.8%	+0.0%...