

MLSSAZ Monthly Market Report

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



Sep 2026

Quick Stats

Sep 2026

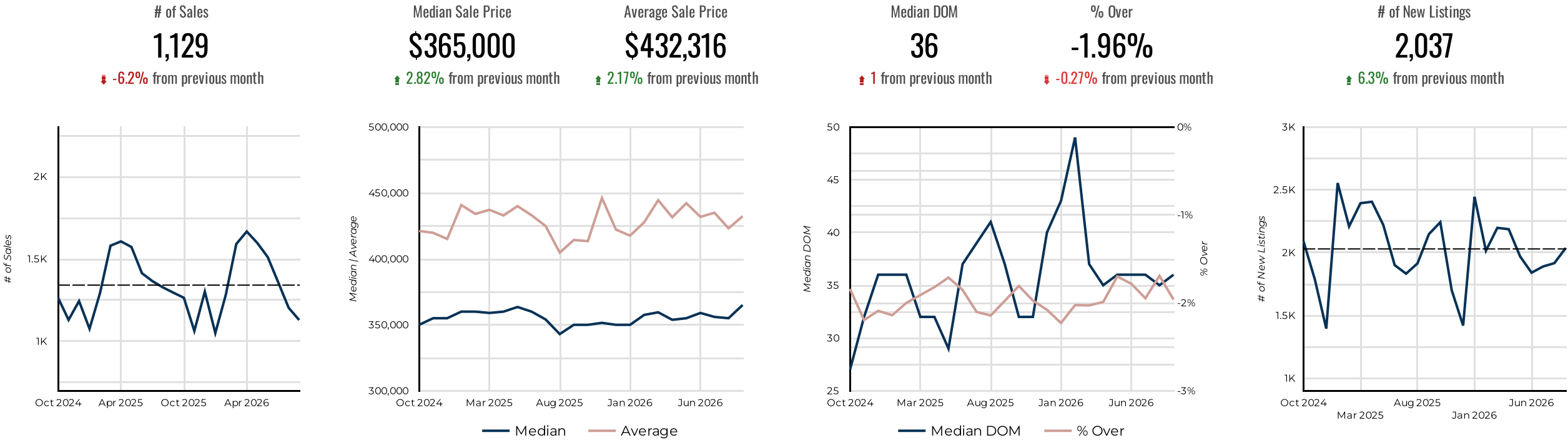


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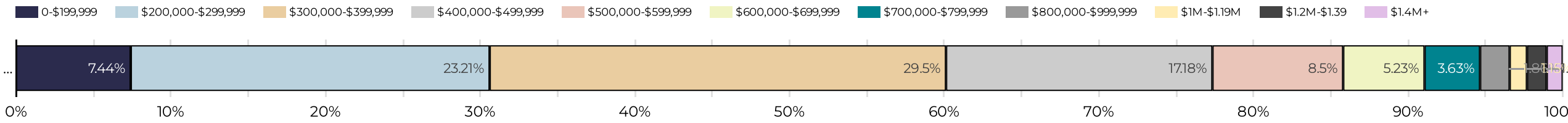
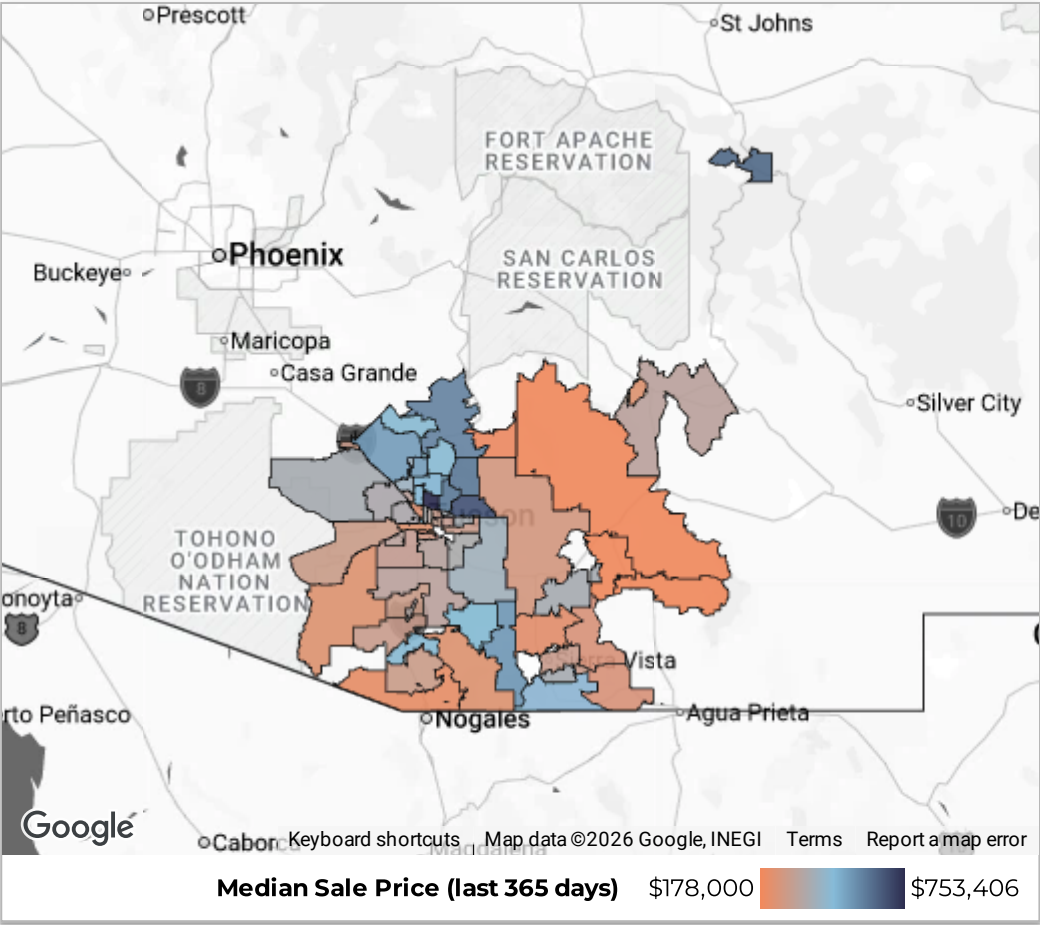
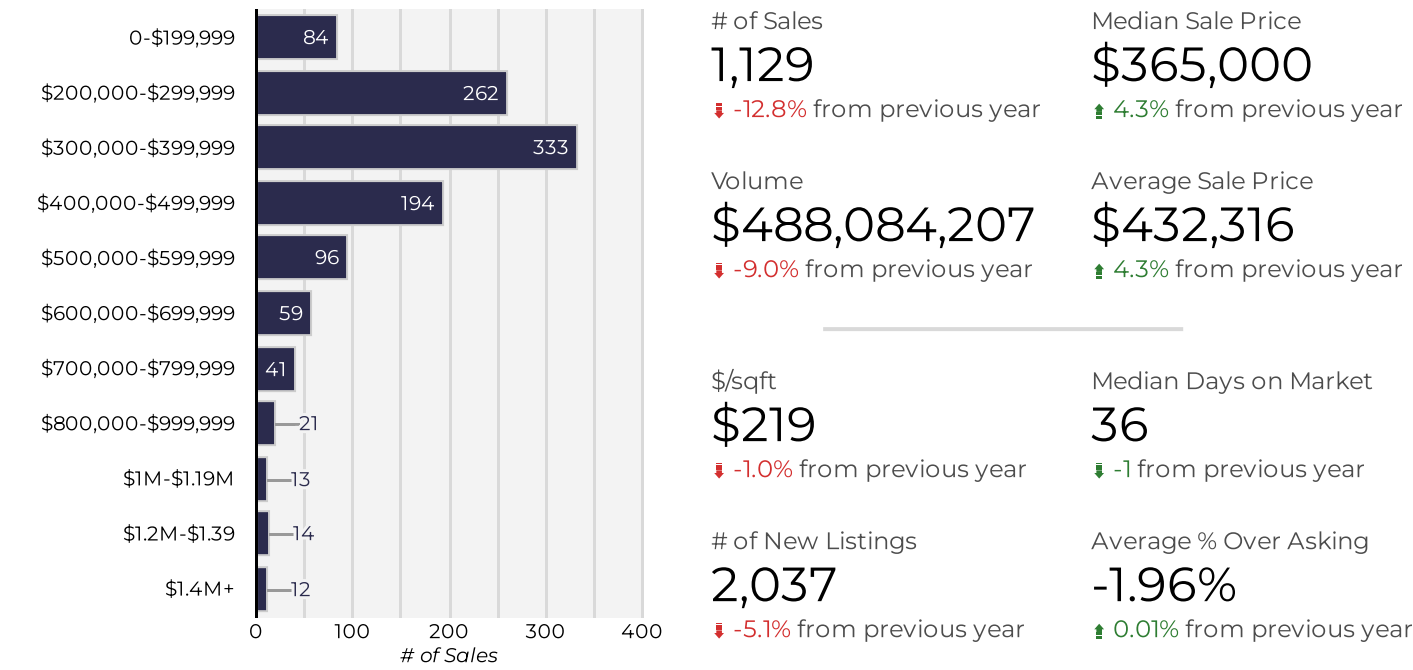
Market Activity - Market Pricing - Buyer Demand - Inventory

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

Southern AZ Housing Market: Market Activity & Pricing

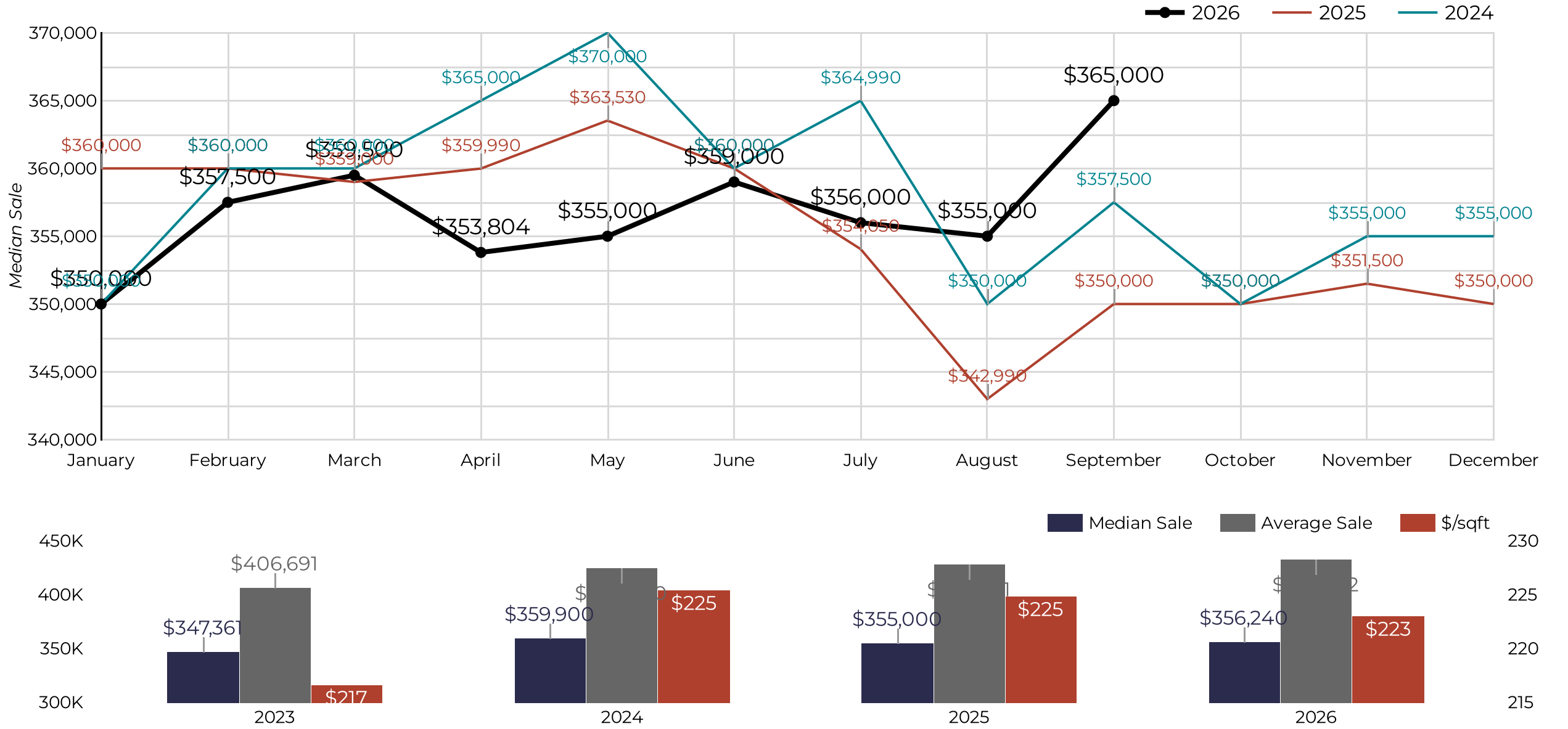
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Oct 5, 2026

September 2026



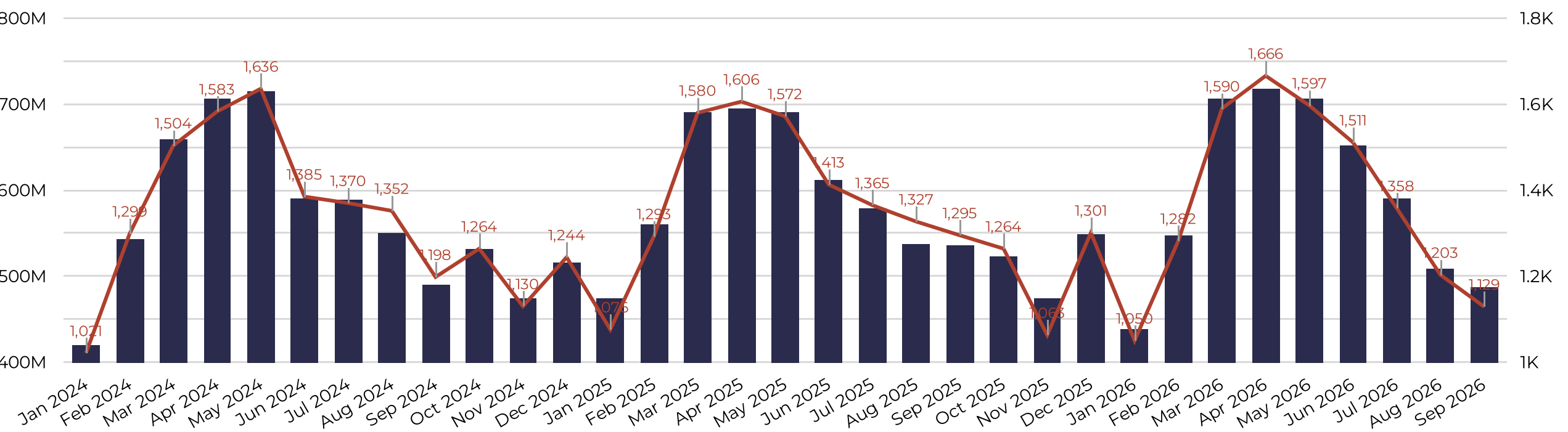
Market Pricing

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.

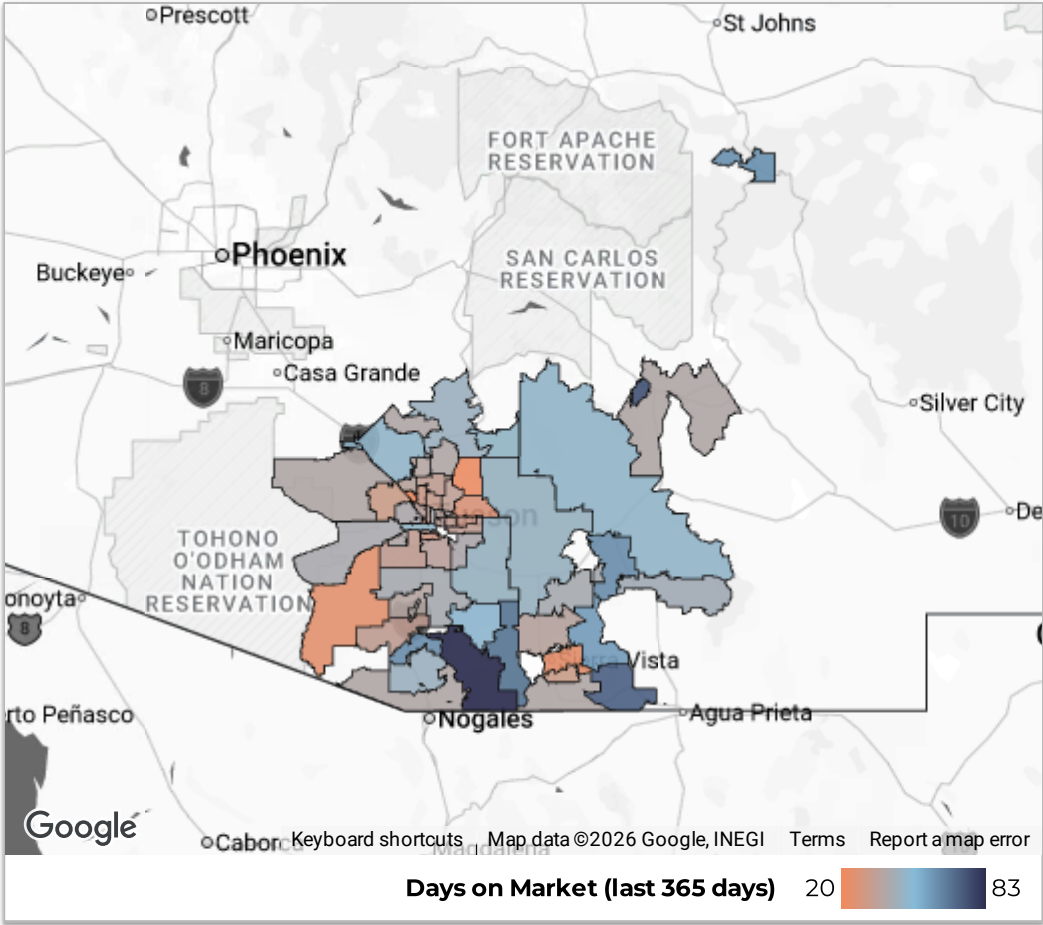
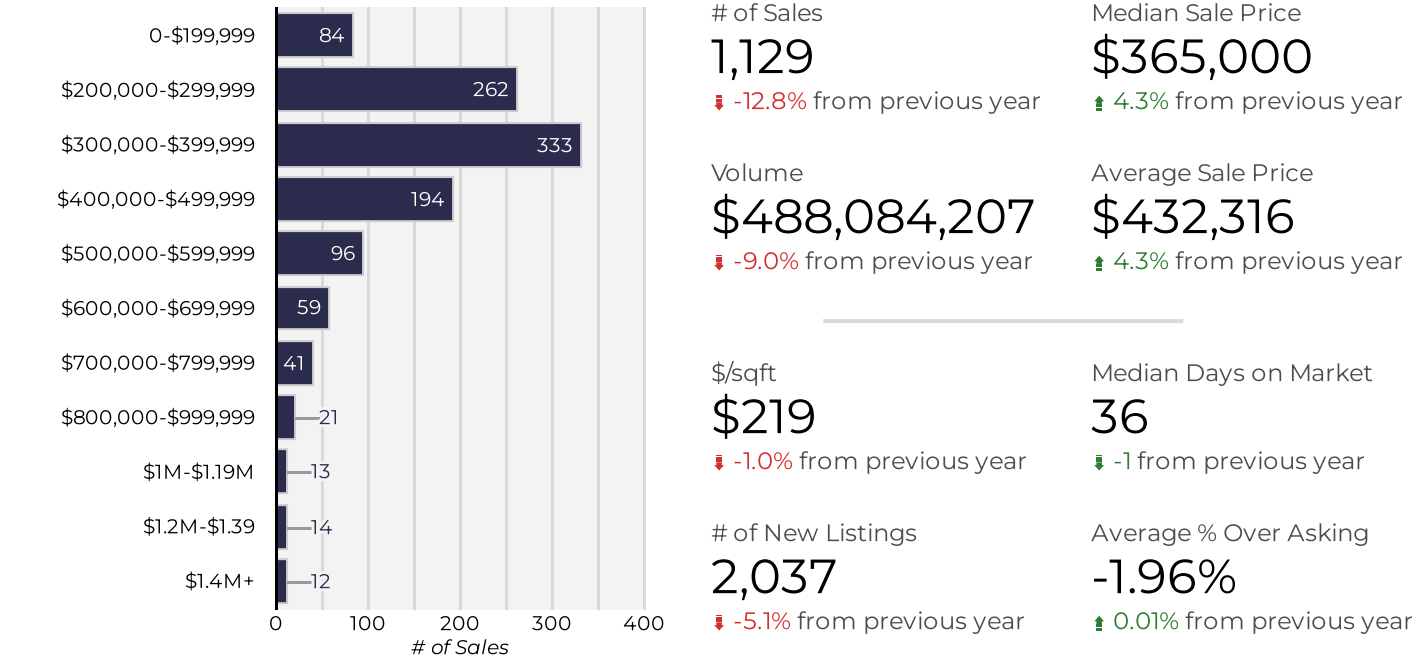


MLS of Southern Arizona®

Southern AZ Housing Market: Buyer Demand

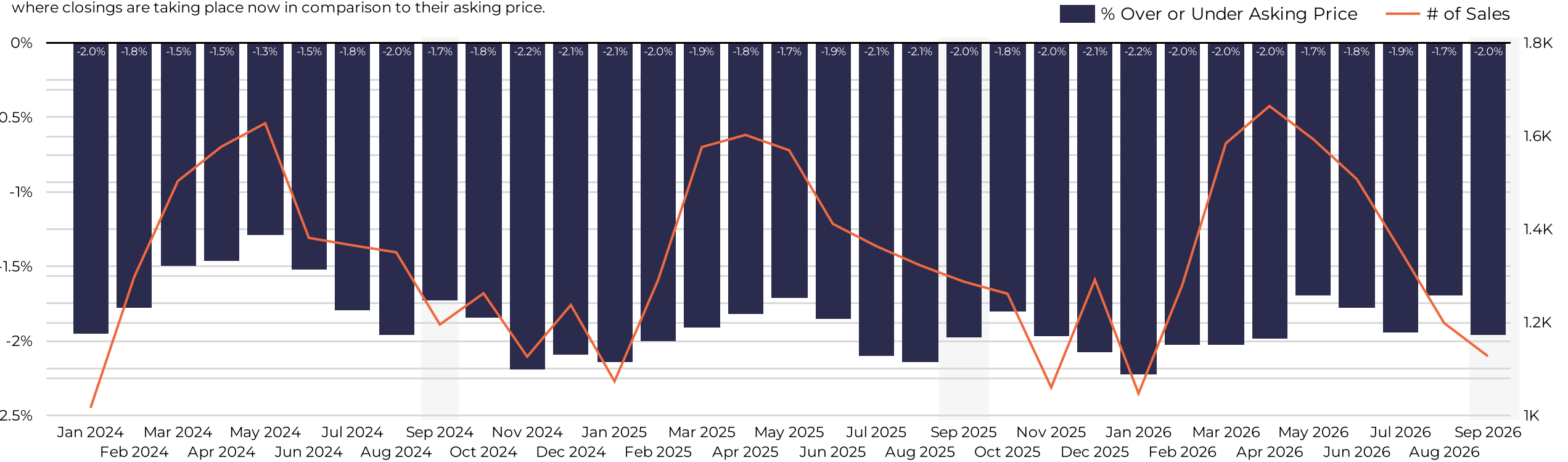
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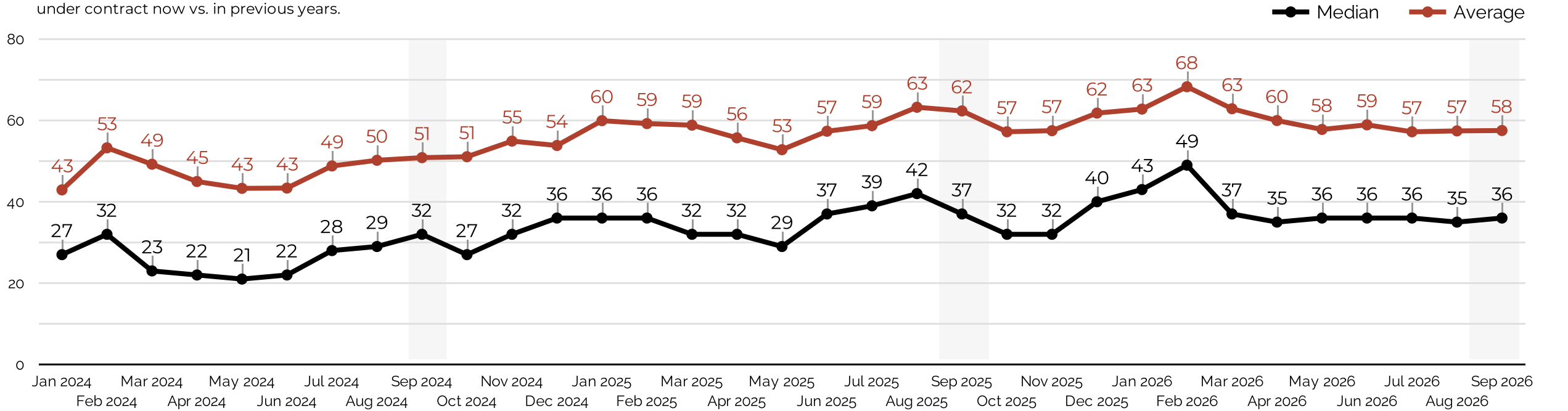
Buyer Demand

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	82	-14.6% ↓	25	-5 ↓	-5.83%	-1.55% ↓
\$200,000-\$299,999	262	-8.4% ↓	39	14 ↑	-1.55%	0.31% ↑
\$300,000-\$399,999	333	-26.0% ↓	37	-2 ↓	-1.18%	0.26% ↑
\$400,000-\$499,999	194	6.6% ↑	31	-26 ↓	-1.61%	0.44% ↑
\$500,000-\$599,999	96	-8.6% ↓	30	-10 ↓	-1.82%	0.08% ↑
\$600,000-\$699,999	59	5.4% ↑	36	8 ↑	-2.86%	-0.66% ↓
\$700,000-\$799,999	41	20.6% ↑	45	-4 ↓	-1.74%	-0.15% ↓
\$800,000-\$999,999	21	-47.5% ↓	73	32 ↑	-2.08%	0.11% ↑
\$1M-\$1.19M	13	-13.3% ↓	7	-27 ↓	-3.89%	-0.19% ↓
\$1.2M-\$1.39	14	55.6% ↑	25	-11 ↓	-2.68%	0.63% ↑
\$1.4M+	12	-14.3% ↓	84	65 ↑	-6.34%	-4.13% ↓

September 2026

of New Listings (Supply)

2,037

↓ -110

from previous year

Months of Supply

5.00

Active Listings

5,644

of New Pendings (Demand)

1,035

↓ -272

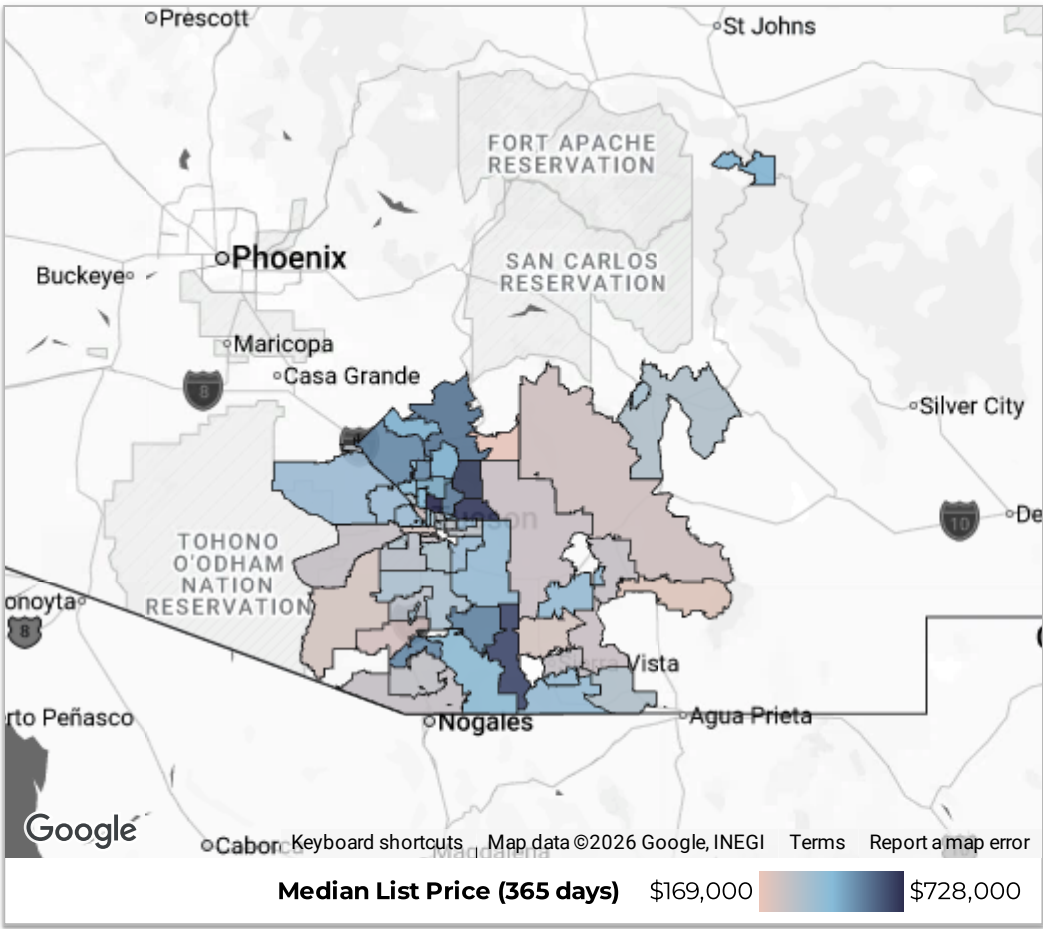
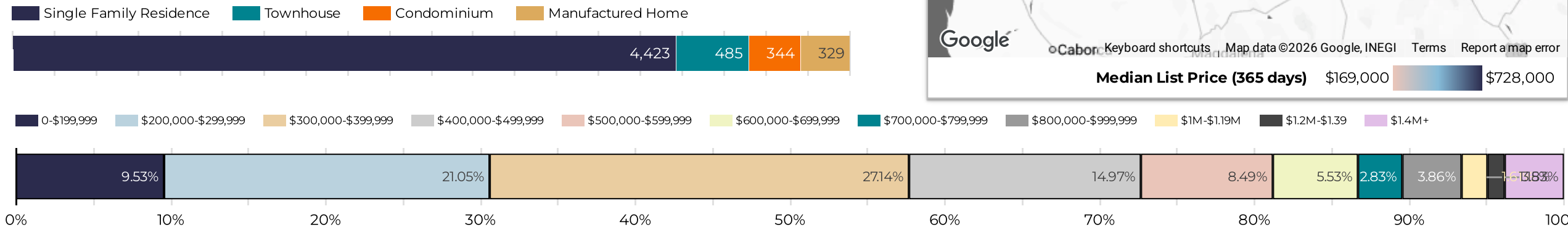
from previous year

Pending Listings

554

Single Family Residence	\$580,321	4,423
Townhouse	\$322,846	485
Condominium	\$198,260	344
Manufactured Home	\$245,156	329
Mobile Home	\$127,401	63
Grand total	\$510,316	5,644

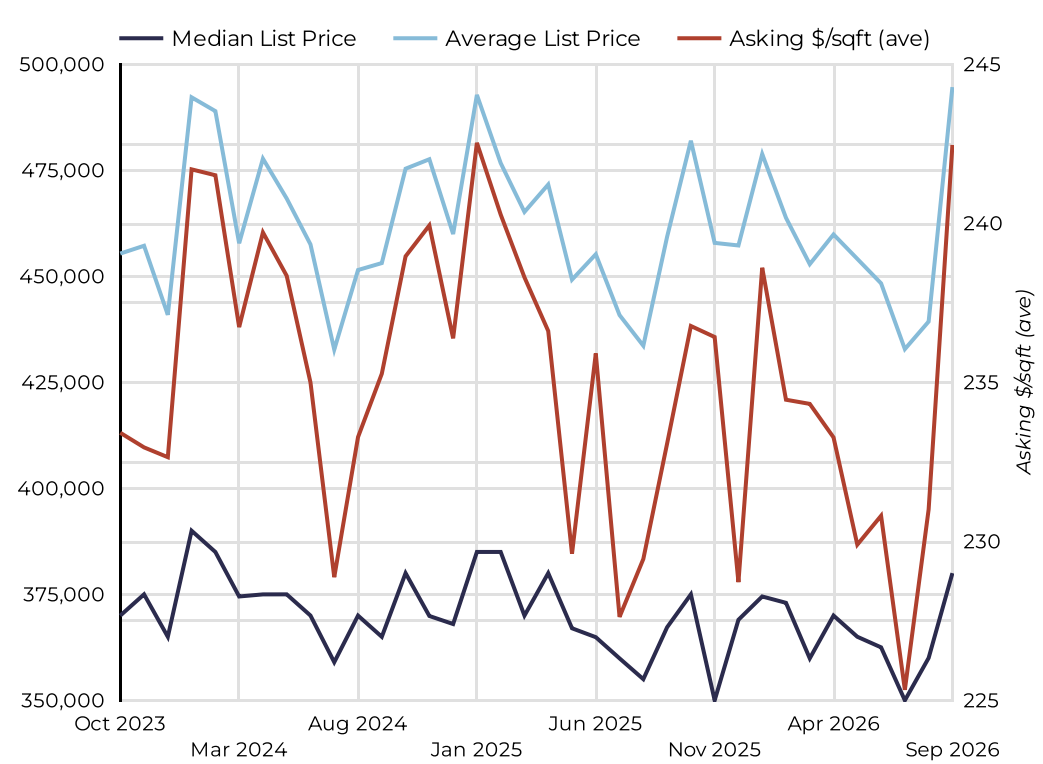
Active Listings



Months of Supply By Price Range

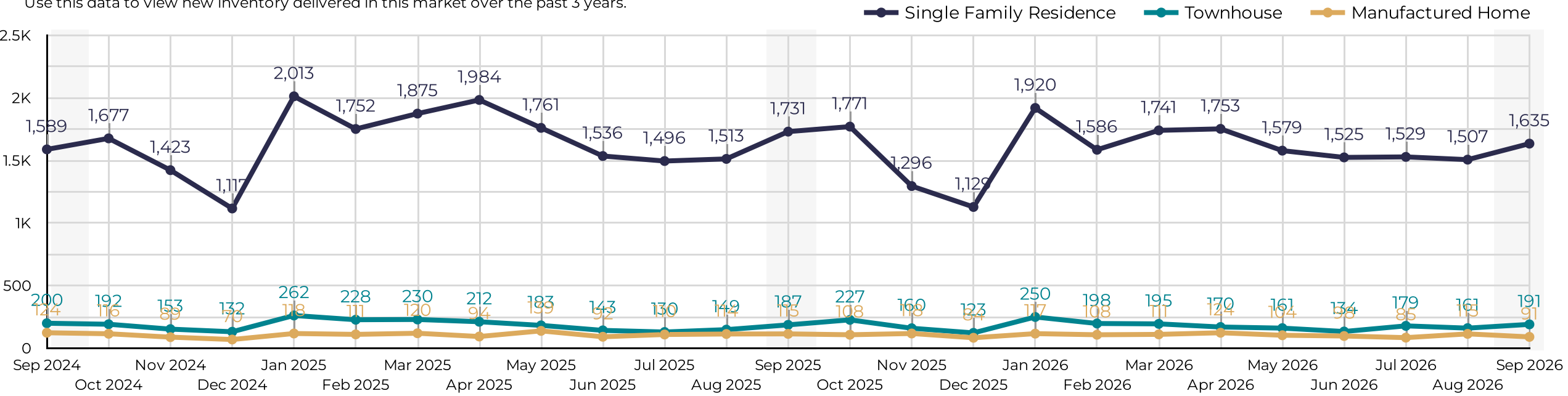
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	6.73	538	80
\$200,000-\$299,999	4.52	1,188	263
\$300,000-\$399,999	4.60	1,532	333
\$400,000-\$499,999	4.40	845	192
\$500,000-\$599,999	4.99	479	96
\$600,000-\$699,999	5.20	312	60
\$700,000-\$799,999	3.81	160	42
\$800,000-\$999,999	8.72	218	25
\$1M-\$1.19M	11.38	91	8
\$1.2M-\$1.39	3.82	65	17
\$1.4M+	16.62	216	13
Grand total	5.00	5,644	1,129

Asking Prices



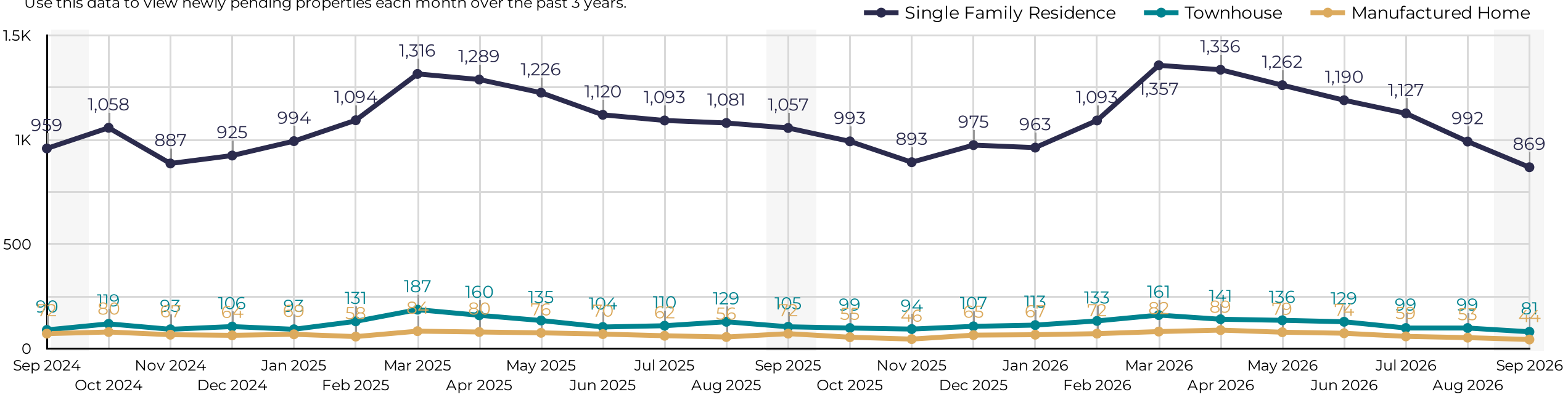
New Listings

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.

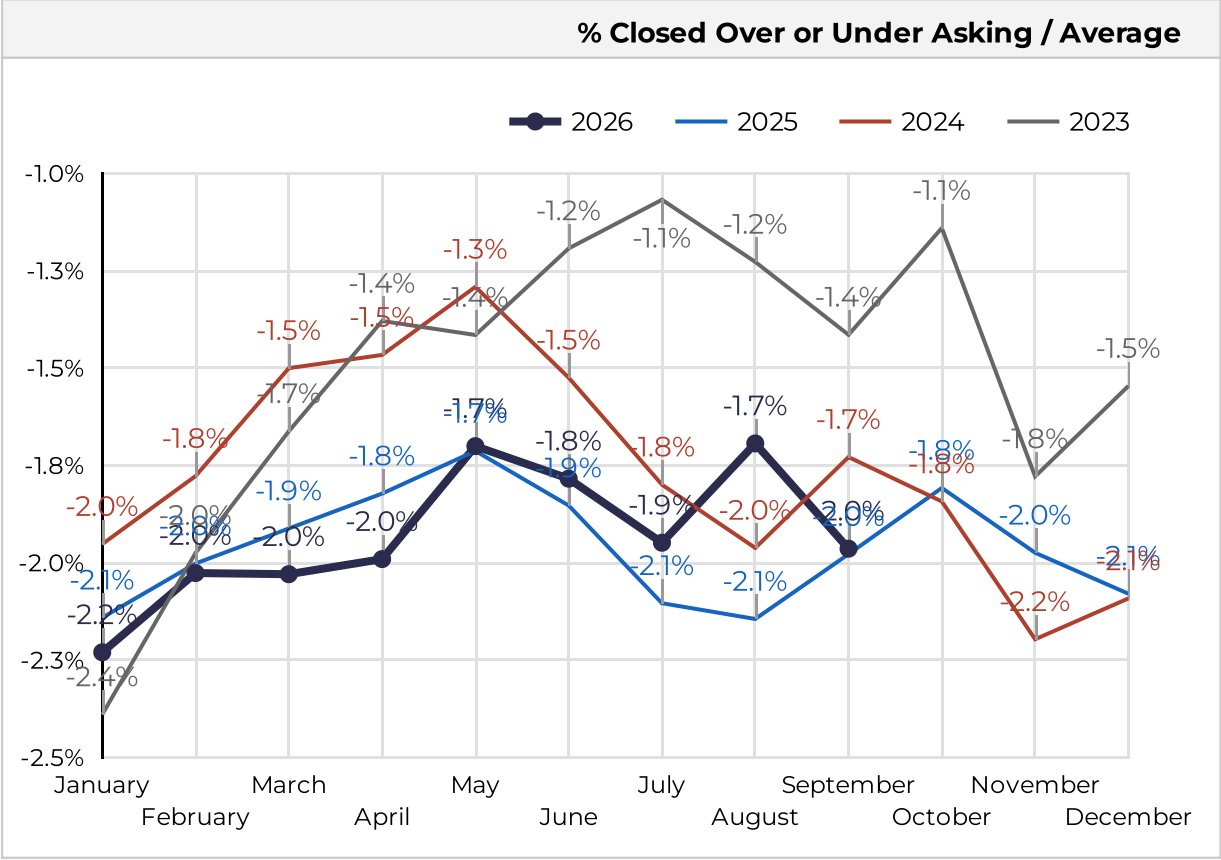
# of Sales / Count				
Month	2023	2024	2025	2026
January	1,029	1,021	1,076	1,050
February	1,208	1,299	1,293	1,282
March	1,581	1,504	1,580	1,590
April	1,557	1,583	1,606	1,666
May	1,673	1,636	1,572	1,597
June	1,618	1,385	1,413	1,511
July	1,325	1,370	1,365	1,358
August	1,397	1,352	1,327	1,203
September	1,195	1,198	1,295	1,129
October	1,198	1,264	1,264	-
November	1,055	1,130	1,063	-
December	1,046	1,244	1,301	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$325,000	\$350,000	\$360,000	\$350,000
February	\$330,000	\$360,000	\$360,000	\$357,500
March	\$337,990	\$360,000	\$359,000	\$359,500
April	\$340,000	\$365,000	\$359,990	\$353,804
May	\$355,000	\$370,000	\$363,530	\$355,000
June	\$355,500	\$360,000	\$360,000	\$359,000
July	\$355,000	\$364,990	\$354,050	\$356,000
August	\$353,000	\$350,000	\$342,990	\$355,000
September	\$350,000	\$357,500	\$350,000	\$365,000
October	\$350,000	\$350,000	\$350,000	-
November	\$340,000	\$355,000	\$351,500	-
December	\$354,900	\$355,000	\$350,000	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	27	36	43
February	31	32	36	49
March	20	23	32	37
April	17	22	32	35
May	15	21	29	36
June	15	22	37	36
July	15	28	39	36
August	14	29	42	35
September	15	32	37	36
October	17	27	32	-
November	17	32	32	-
December	26	36	40	-

New Listings / Count				
Month	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	1,840
July	1,710	1,846	1,832	1,889
August	1,741	1,972	1,914	1,916
September	1,787	2,024	2,147	2,037
October	1,835	2,091	2,242	-
November	1,568	1,786	1,700	-
December	1,266	1,395	1,419	-

New Pending / Count				
Month	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	1,691
April	1,584	1,589	1,597	1,639
May	1,620	1,518	1,496	1,541
June	1,507	1,364	1,360	1,451
July	1,322	1,373	1,321	1,345
August	1,334	1,280	1,326	1,199
September	1,201	1,178	1,307	1,035
October	1,177	1,312	1,214	-
November	1,073	1,098	1,080	-
December	978	1,147	1,215	-



Southern AZ Housing Market: **Comparisons**

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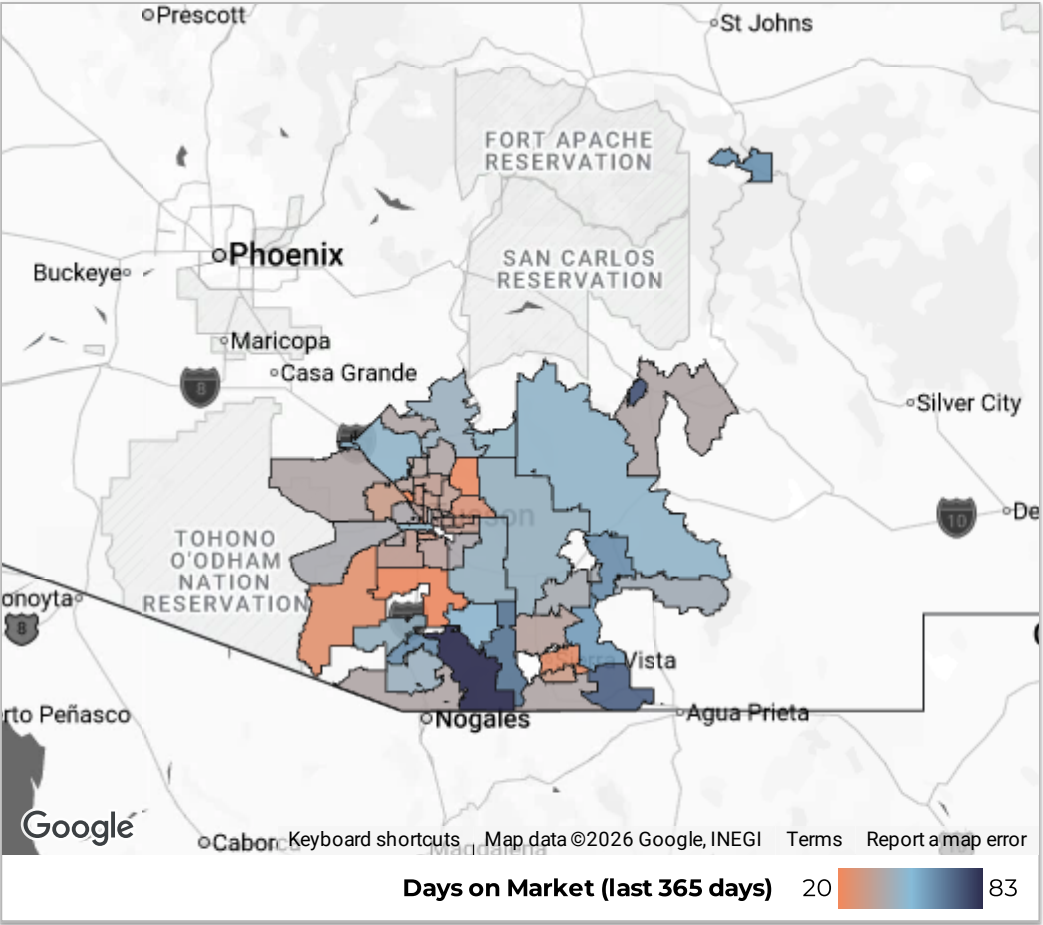
vs. last year

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	945	-9.7%	\$435.82M	-8.0%	\$382,665	\$7,665	\$225	\$-4	35	-4	-1.8%	-0.0%
Townhouse	86	-19.6%	\$26.84M	-15.9%	\$269,000	\$-10,000	\$213	\$1	35	8	-2.0%	0.6%
Manufactured Home	44	-35.3%	\$9.98M	-38.8%	\$221,000	\$-28,900	\$156	\$-19	36	15	-2.1%	1.1%
Condominium	42	-26.3%	\$8.39M	-16.2%	\$208,500	\$53,500	\$206	\$19	34	-3	-3.3%	-0.3%
Mobile Home	8	0.0%	\$910.8K	-24.8%	\$100,000	\$-37,000	\$107	\$-26	64	-1	-11.8%	-5.5%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	59	-31.4%	\$10.16M	-32.0%	\$167,500	\$-11,000	\$211	\$-14	21	-16	-3.7%	-0.4%
\$1000-1499 sqft	285	-19.3%	\$80.09M	-20.7%	\$279,000	\$-6,000	\$217	\$-5	38	11	-1.8%	-0.1%
\$1500-1999 sqft	348	-15.3%	\$125.38M	-17.1%	\$349,900	\$-2,500	\$209	\$-4	33	-7	-1.8%	-0.1%
2000-2499 sqft	258	5.7%	\$124.79M	7.5%	\$449,000	\$-2,150	\$218	\$3	38	-5	-1.4%	0.6%
2500-2999 sqft	104	-8.0%	\$61.62M	-8.9%	\$555,000	\$6,000	\$220	\$1	46	-9	-2.3%	-0.2%
3000-3999 sqft	59	-10.6%	\$52.65M	-17.6%	\$815,000	\$-80,000	\$269	\$-21	42	-15	-3.1%	-0.5%
4000-4999 sqft	10	25.0%	\$14.14M	33.3%	\$1,350,000	\$150,000	\$324	\$17	74	38	-3.2%	0.6%
5000+ sqft	2	-60.0%	\$13.1M	66.5%	\$4,455,738	\$3,275,738...	\$870	\$660	84	-115	-10.0%	-0.4%

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	159	-7.0%	\$87.69M	-2.2%	\$485,000	\$50,000	\$255	\$5	33	-4	-2.2%	-0.0%
Central	110	-16.0%	\$44.3M	0.6%	\$340,000	\$20,000	\$240	\$12	31	4	-2.5%	-0.2%
East	102	10.9%	\$31.64M	-6.8%	\$290,000	\$-35,000	\$199	\$-11	36	5	-1.4%	0.1%
Upper Southeast	91	-24.2%	\$40.52M	-19.2%	\$399,034	\$9,134	\$214	\$10	38	-22	-0.8%	0.6%
West	68	7.9%	\$29.08M	17.6%	\$375,000	\$10,000	\$229	\$-6	25	-24	-1.4%	0.4%
North	67	-30.9%	\$48.92M	-26.7%	\$551,000	\$-48,000	\$291	\$3	40	5	-2.6%	0.7%
Extended West	64	-20.0%	\$24.76M	-14.7%	\$392,000	\$32,100	\$201	\$-1	49	15	-1.2%	-0.1%
South	52	2.0%	\$14.08M	-1.9%	\$278,000	\$-2,000	\$189	\$-13	25	-10	-1.1%	1.1%
Northeast	52	13.0%	\$29.03M	22.1%	\$535,000	\$166,000	\$241	\$-4	31	11	-2.4%	0.1%
Green Valley North	47	-6.0%	\$16.31M	-5.4%	\$347,000	\$27,010	\$183	\$-1	30	-19	-0.6%	0.8%
Southwest	45	-31.8%	\$15M	-27.6%	\$333,000	\$21,000	\$184	\$-9	41	9	-1.6%	-0.6%
Southeast	37	-9.8%	\$14.19M	-19.0%	\$375,000	\$4,460	\$201	\$-3	60	9	-1.2%	+0.0%...
Upper Northwest	37	-5.1%	\$18.36M	-2.5%	\$445,000	\$-4,900	\$227	\$-16	39	-24	-2.0%	1.3%
Green Valley Northwest	31	-29.5%	\$6.61M	-39.0%	\$210,000	\$-39,000	\$174	\$-17	33	8	-2.1%	-0.2%
Cochise	27	-18.2%	\$8.11M	-18.6%	\$245,000	\$-30,000	\$173	\$-13	44	-7	-5.3%	-3.1%
Green Valley Northeast	21	-27.6%	\$7.86M	-30.8%	\$350,000	\$32,000	\$215	\$-1	20	-15	-1.7%	-0.1%
Green Valley Southwest	19	-13.6%	\$7.24M	-23.7%	\$367,720	\$-52,280	\$204	\$-21	21	4	-1.7%	0.1%
SCC-Rio Rico East	16	-5.9%	\$4.46M	-10.1%	\$259,000	\$-40,900	\$180	\$-4	79	19	-1.6%	-0.2%
Benson/St. David	15	-21.1%	\$4.73M	-9.0%	\$279,990	\$10,000	\$167	\$1	46	38	-5.2%	-1.9%
Pinal	13	44.4%	\$4.45M	106.9%	\$309,000	\$89,010	\$173	\$11	68	42	-2.5%	0.5%
Green Valley Southeast	9	200.0%	\$3.1M	112.3%	\$357,500	\$2,500	\$177	\$-62	70	-148	-2.6%	-0.6%
Extended Northwest	7	-22.2%	\$1.98M	-23.7%	\$285,000	\$-3,000	\$171	\$-17	27	-23	-0.6%	0.5%
SCC-Rio Rico West	6	50.0%	\$1.95M	34.5%	\$254,990	\$-63,010	\$181	\$6	62	45	-1.2%	-0.7%
Apache	4	-	\$2.64M	-	\$630,017	-	\$278	-	83	-	-3.5%	-
SCC-Tubac East	4	-20.0%	\$2.06M	-21.1%	\$430,000	\$-115,000	\$287	\$37	8	-216	-8.8%	-5.0%
Graham	4	-66.7%	\$895.15K	-77.8%	\$199,900	\$-99,100	\$158	\$-13	31	18	-3.4%	-0.9%
SCC-Sonoita	3	0.0%	\$1.59M	8.4%	\$469,000	\$-6,000	\$214	\$-33	28	-31	-11.0%	-10.6%...
Extended Northeast	3	-50.0%	\$2.29M	-35.4%	\$865,000	\$280,000	\$366	\$-54	134	60	-3.4%	2.8%
Extended Southeast	2	-	\$845K	-	\$420,000	-	\$192	-	30	-	-3.8%	-
Extended Southwest	2	-80.0%	\$373.9K	-86.2%	\$154,900	\$-85,100	\$173	\$-3	45	-2	-1.3%	-0.8%
SCC-Amado	2	-	\$632K	-	\$150,000	-	\$156	-	17	-	0.0%	-
SCC-Tumacacori-Carm...	1	-	\$4.46M	-	\$4,455,738	-	\$698	-	593	-	-10.9%	-
SCC-Tubac West	1	-	\$550K	-	\$550,000	-	\$229	-	30	-	-2.7%	-

September
2026

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



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



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	64	-19.0%	26	-9	-6.65%	-2.06%
\$200,000-\$299,999	229	-3.0%	40	15	-1.59%	0.33%
\$300,000-\$399,999	289	-28.8%	38	-1	-1.16%	0.30%
\$400,000-\$499,999	172	6.2%	35	-19	-1.69%	0.39%
\$500,000-\$599,999	87	-8.4%	31	-10	-1.85%	0.09%
\$600,000-\$699,999	58	7.4%	36	8	-2.97%	-0.78%
\$700,000-\$799,999	41	28.1%	45	-4	-1.74%	-0.26%
\$800,000-\$999,999	21	-43.2%	73	32	-2.08%	0.31%
\$1M-\$1.19M	13	-13.3%	7	-27	-3.89%	-0.19%
\$1.2M-\$1.39	14	55.6%	25	-11	-2.68%	0.63%
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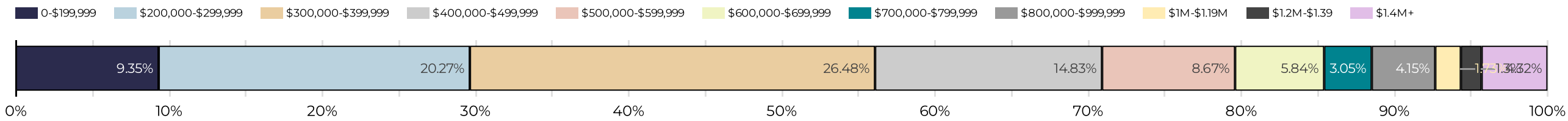
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of New Listings (Supply)
1,750
-131 from previous year

of New Pendings (Demand)
901
-253 from previous year

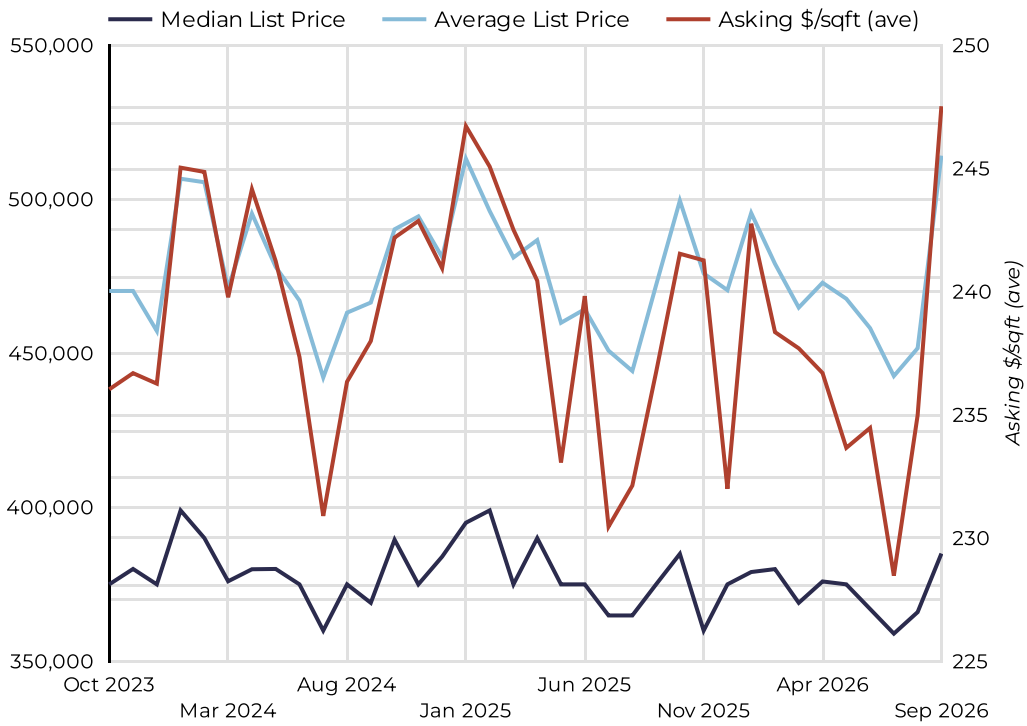
Active Listings



Months of Supply By Price Range

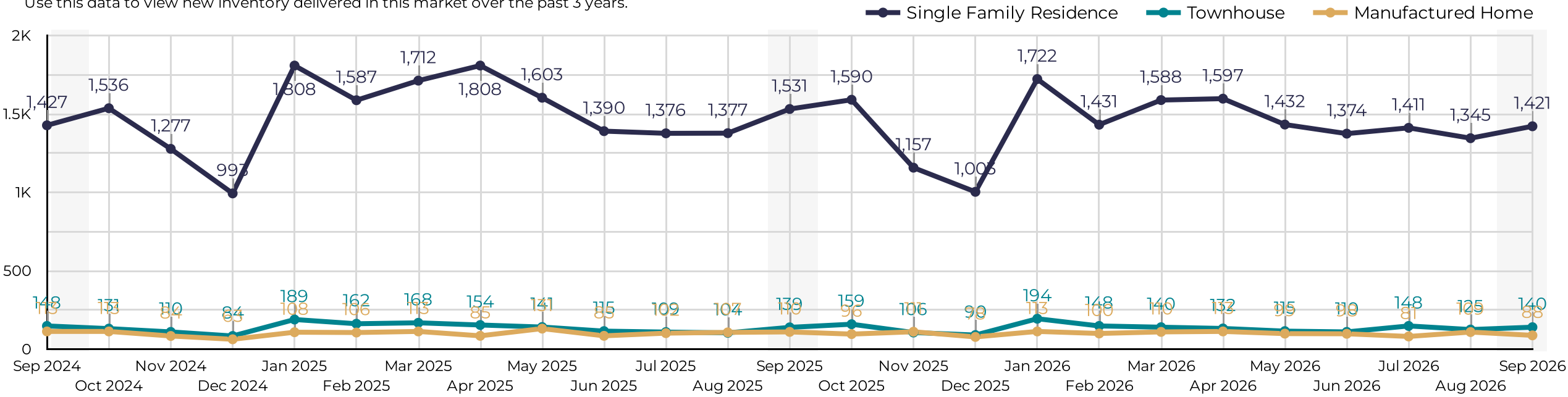
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	7.40	466	63
\$200,000-\$299,999	4.41	1,010	229
\$300,000-\$399,999	4.56	1,319	289
\$400,000-\$499,999	4.35	739	170
\$500,000-\$599,999	4.97	432	87
\$600,000-\$699,999	4.93	291	59
\$700,000-\$799,999	3.62	152	42
\$800,000-\$999,999	8.28	207	25
\$1M-\$1.19M	10.75	86	8
\$1.2M-\$1.39	3.82	65	17
\$1.4M+	16.54	215	13
Grand total	4.97	4,982	1,002

Asking Prices



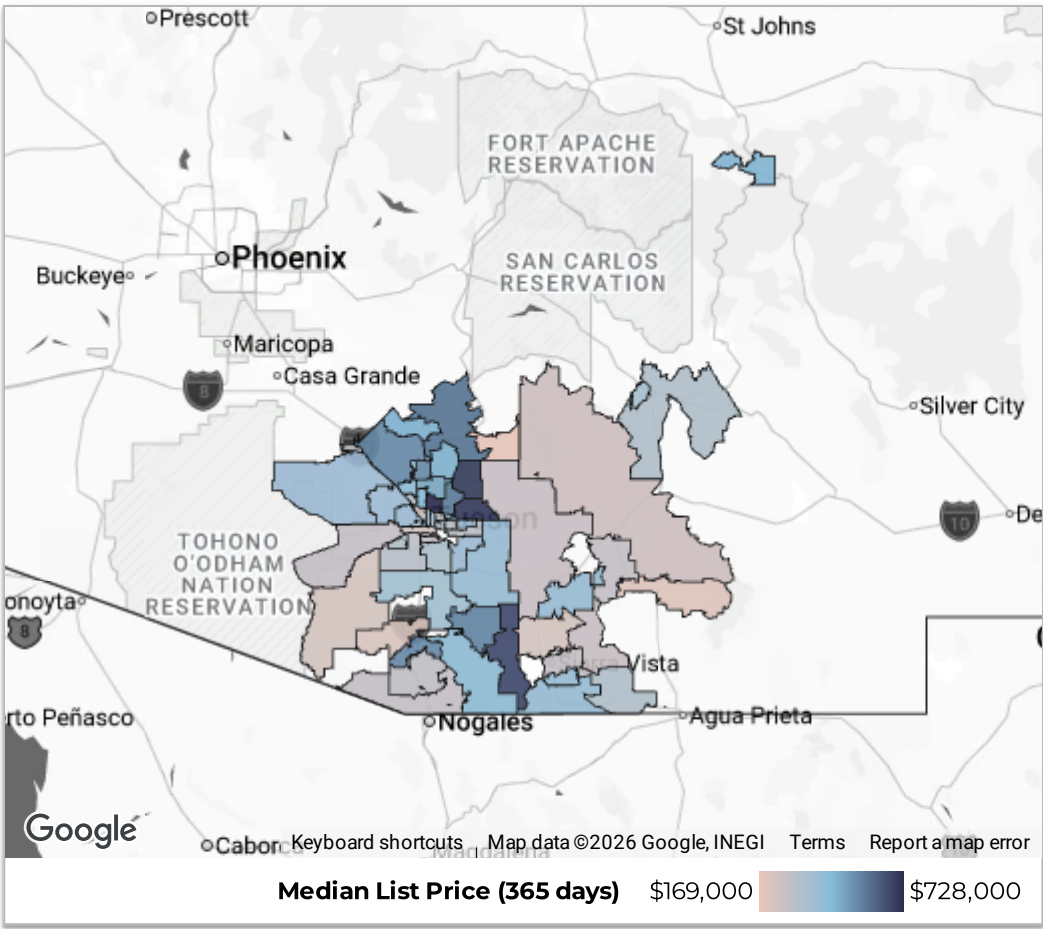
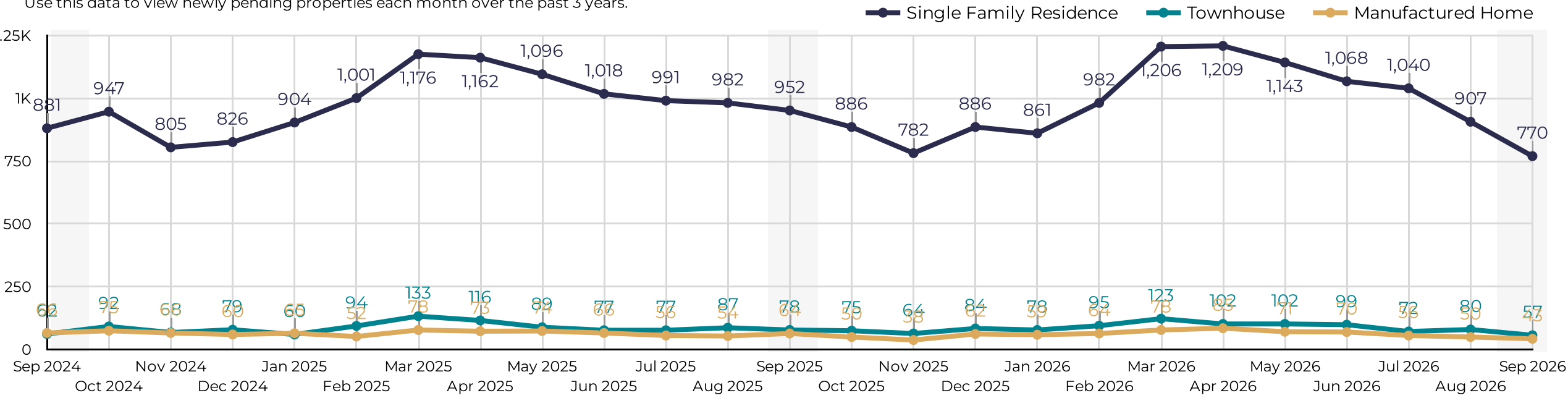
New Listings

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.



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

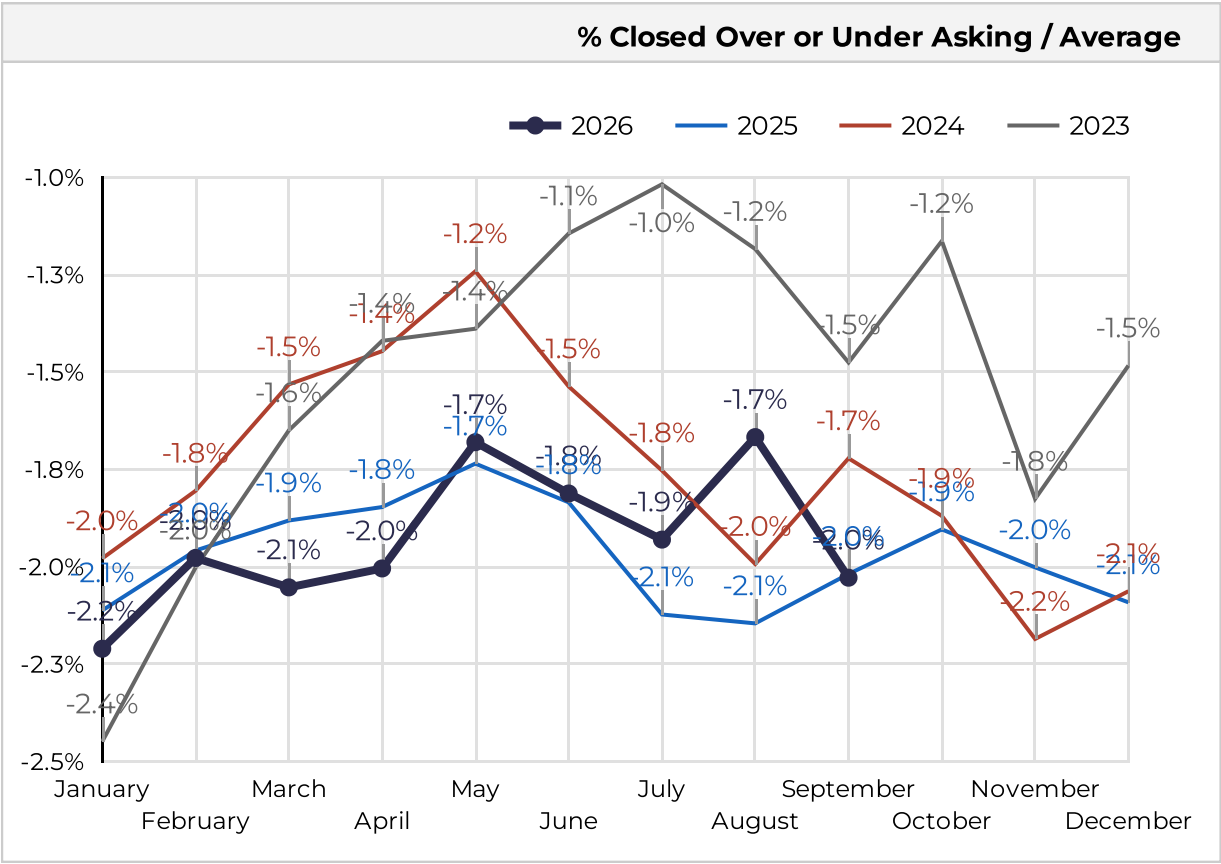
# of Sales / Count				
Month	2023	2024	2025	2026
January	904	909	951	915
February	1,085	1,142	1,153	1,131
March	1,386	1,315	1,391	1,397
April	1,335	1,397	1,404	1,467
May	1,491	1,465	1,398	1,430
June	1,418	1,226	1,264	1,338
July	1,154	1,238	1,212	1,227
August	1,240	1,211	1,163	1,091
September	1,060	1,065	1,146	1,002
October	1,069	1,119	1,108	-
November	922	1,023	930	-
December	912	1,088	1,147	-

Sale Price / Median				
Month	2023	2024	2025	2026
January	\$326,500	\$354,920	\$365,000	\$355,000
February	\$335,000	\$366,000	\$370,000	\$364,000
March	\$340,000	\$364,900	\$365,000	\$365,000
April	\$342,500	\$374,120	\$365,000	\$364,940
May	\$360,000	\$375,000	\$372,900	\$360,000
June	\$361,000	\$365,500	\$365,000	\$366,040
July	\$360,000	\$365,000	\$364,900	\$365,000
August	\$359,990	\$354,990	\$350,000	\$360,000
September	\$355,000	\$360,000	\$359,226	\$370,000
October	\$352,490	\$351,000	\$355,000	-
November	\$350,000	\$360,000	\$364,090	-
December	\$359,500	\$359,990	\$353,630	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	32	26	34	43
February	30	30	34	48
March	19	21	30	37
April	17	21	31	32
May	15	20	27	34
June	14	21	35	35
July	13	27	37	35
August	13	27	38	34
September	15	30	38	37
October	17	27	33	-
November	17	32	31	-
December	26	37	41	-

New Listings / Count				
Month	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	1,759
June	1,481	1,728	1,712	1,657
July	1,535	1,663	1,671	1,727
August	1,550	1,767	1,712	1,697
September	1,584	1,783	1,881	1,750
October	1,616	1,867	1,968	-
November	1,375	1,576	1,479	-
December	1,073	1,200	1,242	-

New Pending's / Count				
Month	2023	2024	2025	2026
January	1,042	1,034	1,077	1,034
February	1,223	1,201	1,209	1,205
March	1,424	1,382	1,458	1,486
April	1,388	1,388	1,412	1,462
May	1,425	1,366	1,312	1,371
June	1,322	1,218	1,221	1,285
July	1,153	1,222	1,170	1,220
August	1,182	1,155	1,173	1,085
September	1,079	1,058	1,154	901
October	1,048	1,160	1,066	-
November	937	986	924	-
December	859	1,006	1,095	-



Tucson Association of Realtors: Comparisons

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Oct 5, 2026

Sep 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	853	-9.4%	\$401.84M	-7.3%	\$387,500	\$7,600	\$228	\$-3	36	-3	-1.9%	-0.1%
Townhouse	64	-16.9%	\$21.28M	-11.6%	\$288,000	\$-9,500	\$223	\$2	33	6	-2.0%	0.6%
Manufactured Home	43	-32.8%	\$9.89M	-35.9%	\$229,000	\$-21,000	\$159	\$-17	38	17	-2.1%	1.2%
Condominium	31	-34.0%	\$7.04M	-20.1%	\$223,200	\$26,200	\$220	\$31	57	21	-3.6%	-0.2%
Mobile Home	7	-12.5%	\$775.8K	-36.0%	\$100,000	\$-37,000	\$110	\$-23	85	20	-12.6%	-6.3%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	45	-38.4%	\$8.49M	-36.0%	\$200,000	\$3,000	\$225	\$-7	24	-15	-4.0%	-0.5%
\$1000-1499 sqft	259	-16.7%	\$73.23M	-18.9%	\$280,000	\$-10,000	\$218	\$-7	40	13	-1.9%	-0.2%
\$1500-1999 sqft	296	-17.3%	\$107.73M	-18.7%	\$350,000	\$-9,226	\$212	\$-3	33	-6	-1.8%	-0.2%
2000-2499 sqft	235	6.8%	\$115.47M	8.6%	\$450,000	\$-6,900	\$221	\$3	39	-9	-1.4%	0.7%
2500-2999 sqft	95	-5.0%	\$57.36M	-5.2%	\$571,500	\$20,915	\$223	\$2	49	8	-2.4%	-0.3%
3000-3999 sqft	56	-11.1%	\$51.3M	-16.7%	\$900,000	\$0	\$277	\$-17	47	-6	-3.3%	-0.7%
4000-4999 sqft	10	25.0%	\$14.14M	33.3%	\$1,350,000	\$150,000	\$324	\$17	74	38	-3.2%	0.6%
5000+ sqft	2	-60.0%	\$13.1M	66.5%	\$4,455,738	\$3,275,738...	\$870	\$660	84	-115	-10.0%	-0.4%

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	159	-7.0%	\$87.69M	-2.2%	\$485,000	\$50,000	\$255	\$5	33	-4	-2.2%	-0.0%
Central	110	-16.0%	\$44.3M	0.6%	\$340,000	\$20,000	\$240	\$12	31	4	-2.5%	-0.2%
East	102	10.9%	\$31.64M	-6.8%	\$290,000	\$-35,000	\$199	\$-11	36	5	-1.4%	0.1%
Upper Southeast	91	-24.2%	\$40.52M	-19.2%	\$399,034	\$9,134	\$214	\$10	38	-22	-0.8%	0.6%
West	68	7.9%	\$29.08M	17.6%	\$375,000	\$10,000	\$229	\$-6	25	-24	-1.4%	0.4%
North	67	-30.9%	\$48.92M	-26.7%	\$551,000	\$-48,000	\$291	\$3	40	5	-2.6%	0.7%
Extended West	64	-20.0%	\$24.76M	-14.7%	\$392,000	\$32,100	\$201	\$-1	49	15	-1.2%	-0.1%
Northeast	52	13.0%	\$29.03M	22.1%	\$535,000	\$166,000	\$241	\$-4	31	11	-2.4%	0.1%
South	52	2.0%	\$14.08M	-1.9%	\$278,000	\$-2,000	\$189	\$-13	25	-10	-1.1%	1.1%
Southwest	45	-31.8%	\$15M	-27.6%	\$333,000	\$21,000	\$184	\$-9	41	9	-1.6%	-0.6%
Upper Northwest	37	-5.1%	\$18.36M	-2.5%	\$445,000	\$-4,900	\$227	\$-16	39	-24	-2.0%	1.3%
Southeast	37	-9.8%	\$14.19M	-19.0%	\$375,000	\$4,460	\$201	\$-3	60	9	-1.2%	+0.0%...
Cochise	27	-18.2%	\$8.11M	-18.6%	\$245,000	\$-30,000	\$173	\$-13	44	-7	-5.3%	-3.1%
SCC-Rio Rico East	16	-5.9%	\$4.46M	-10.1%	\$259,000	\$-40,900	\$180	\$-4	79	19	-1.6%	-0.2%
Benson/St. David	15	-21.1%	\$4.73M	-9.0%	\$279,990	\$10,000	\$167	\$1	46	38	-5.2%	-1.9%
Pinal	13	44.4%	\$4.45M	106.9%	\$309,000	\$89,010	\$173	\$11	68	42	-2.5%	0.5%
Extended Northwest	7	-22.2%	\$1.98M	-23.7%	\$285,000	\$-3,000	\$171	\$-17	27	-23	-0.6%	0.5%
SCC-Rio Rico West	6	50.0%	\$1.95M	34.5%	\$254,990	\$-63,010	\$181	\$6	62	45	-1.2%	-0.7%
Graham	4	-66.7%	\$895.15K	-77.8%	\$199,900	\$-99,100	\$158	\$-13	31	18	-3.4%	-0.9%
Apache	4	-	\$2.64M	-	\$630,017	-	\$278	-	83	-	-3.5%	-
SCC-Tubac East	4	-20.0%	\$2.06M	-21.1%	\$430,000	\$-115,000	\$287	\$37	8	-216	-8.8%	-5.0%
Extended Northeast	3	-50.0%	\$2.29M	-35.4%	\$865,000	\$280,000	\$366	\$-54	134	60	-3.4%	2.8%
SCC-Sonoita	3	0.0%	\$1.59M	8.4%	\$469,000	\$-6,000	\$214	\$-33	28	-31	-11.0%	-10.6%...
Extended Southwest	2	-80.0%	\$373.9K	-86.2%	\$154,900	\$-85,100	\$173	\$-3	45	-2	-1.3%	-0.8%
SCC-Amado	2	-	\$632K	-	\$150,000	-	\$156	-	17	-	0.0%	-
Extended Southeast	2	-	\$845K	-	\$420,000	-	\$192	-	30	-	-3.8%	-
SCC-Nogales East	1	-66.7%	\$250K	-80.3%	\$250,000	\$13,000	\$163	\$-28	30	-162	-3.8%	1.0%
SCC-Nogales West	1	-50.0%	\$400K	-38.0%	\$400,000	\$145,100	\$130	\$-39	20	17	-11.1%	-12.1%
SCC-Tumacacori-Carm...	1	-	\$4.46M	-	\$4,455,738	-	\$698	-	593	-	-10.9%	-
SCC-Tubac West	1	-	\$550K	-	\$550,000	-	\$229	-	30	-	-2.7%	-
Yavapai	1	-	\$170K	-	\$170,000	-	\$118	-	107	-	-5.6%	-
Navajo	1	-50.0%	\$409K	-27.9%	\$409,000	\$217,000	\$245	\$4	40	39	-3.8%	-2.0%

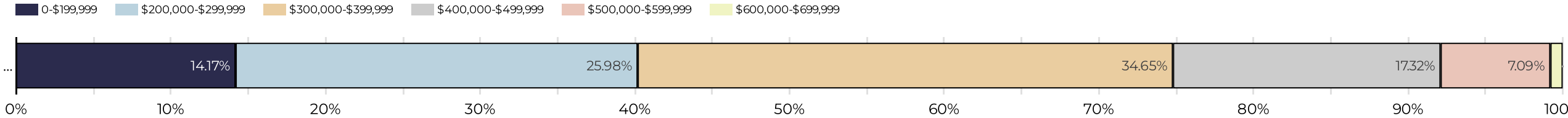
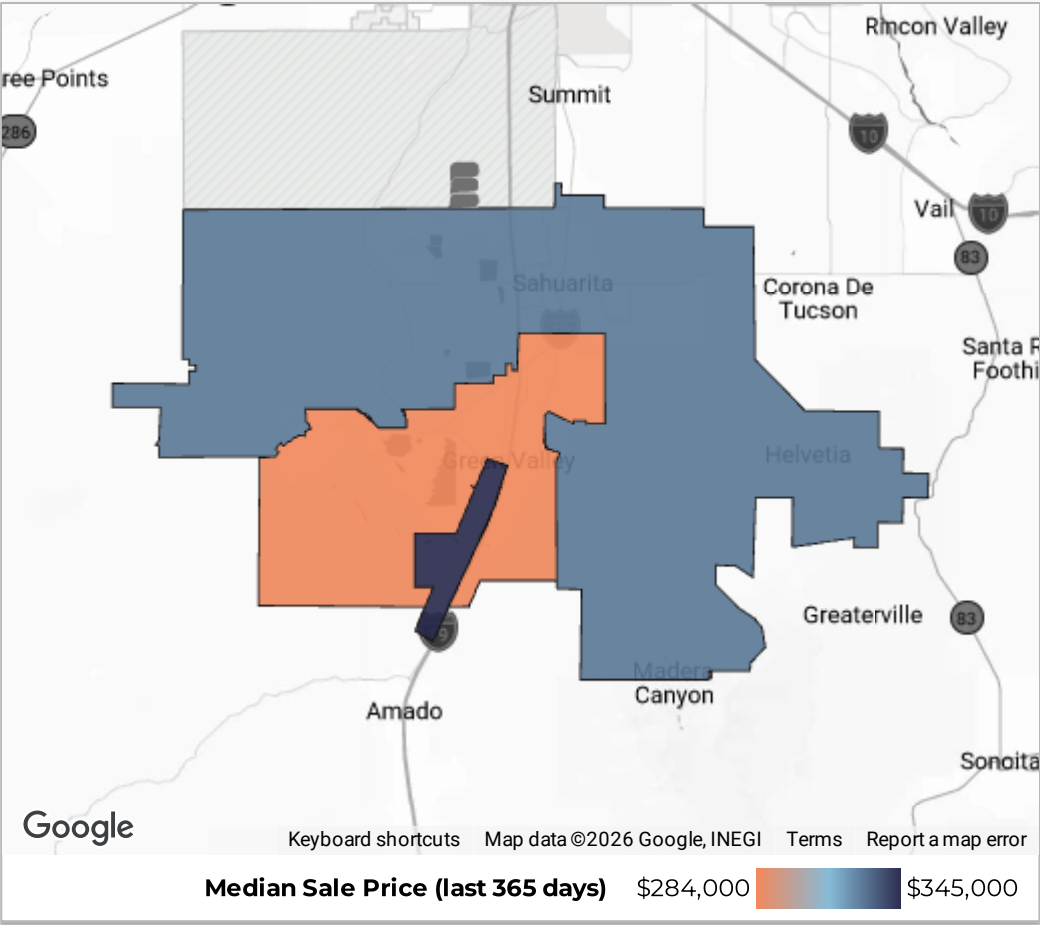
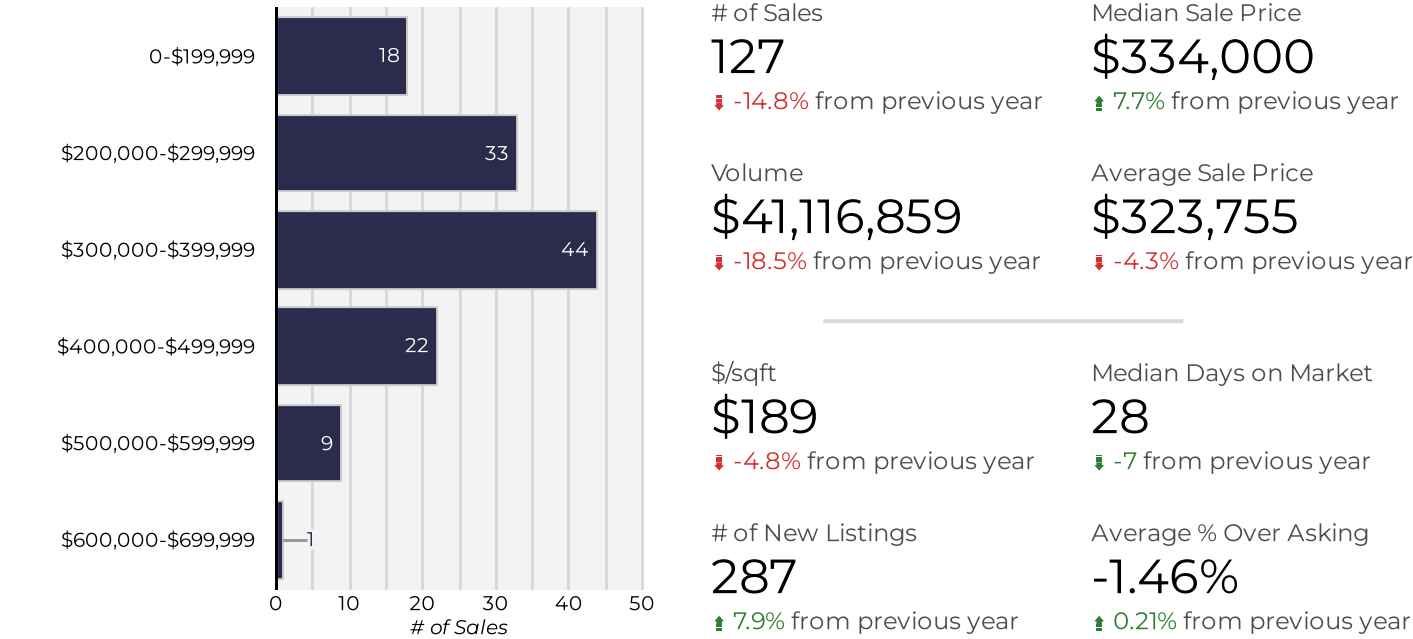
MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: Market Activity & Pricing

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

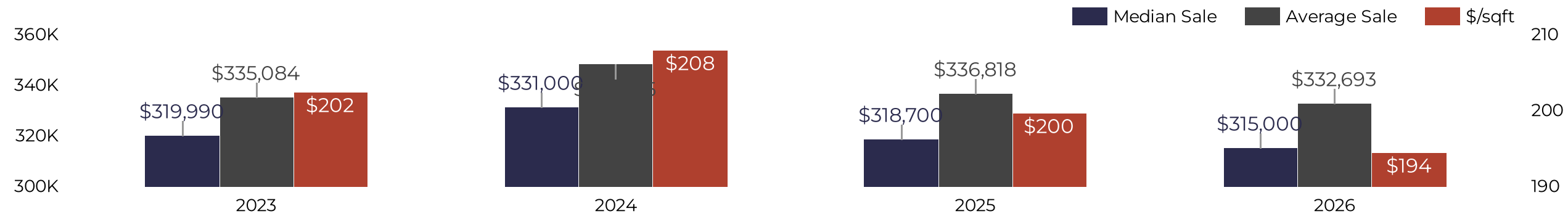
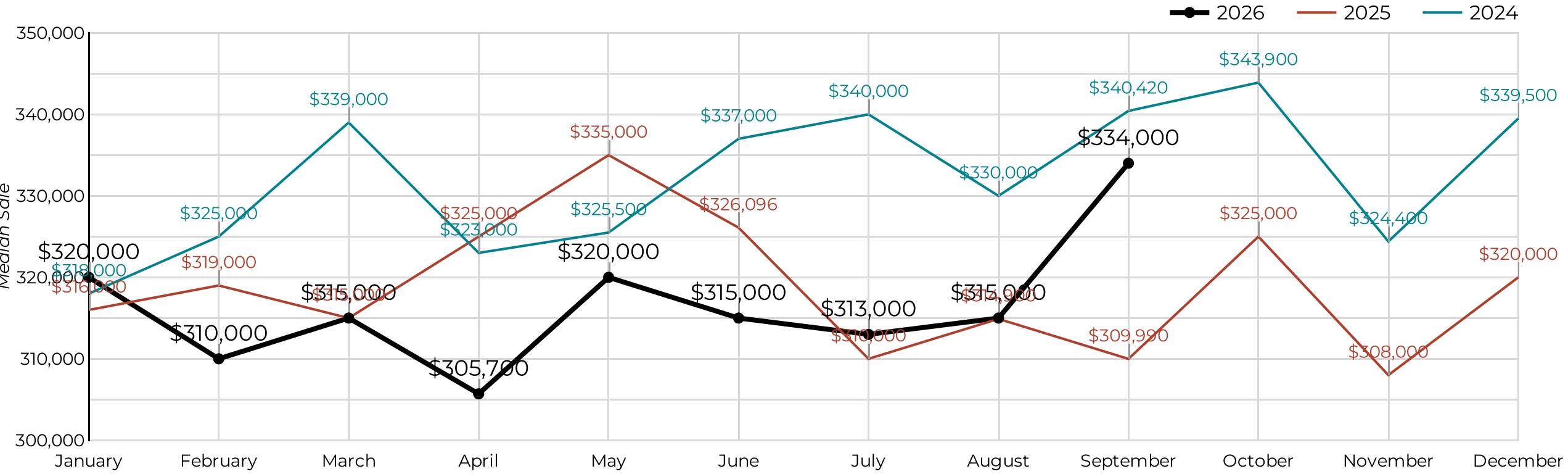
This report provides a snapshot of the market as taken on: Oct 5, 2026

September 2026



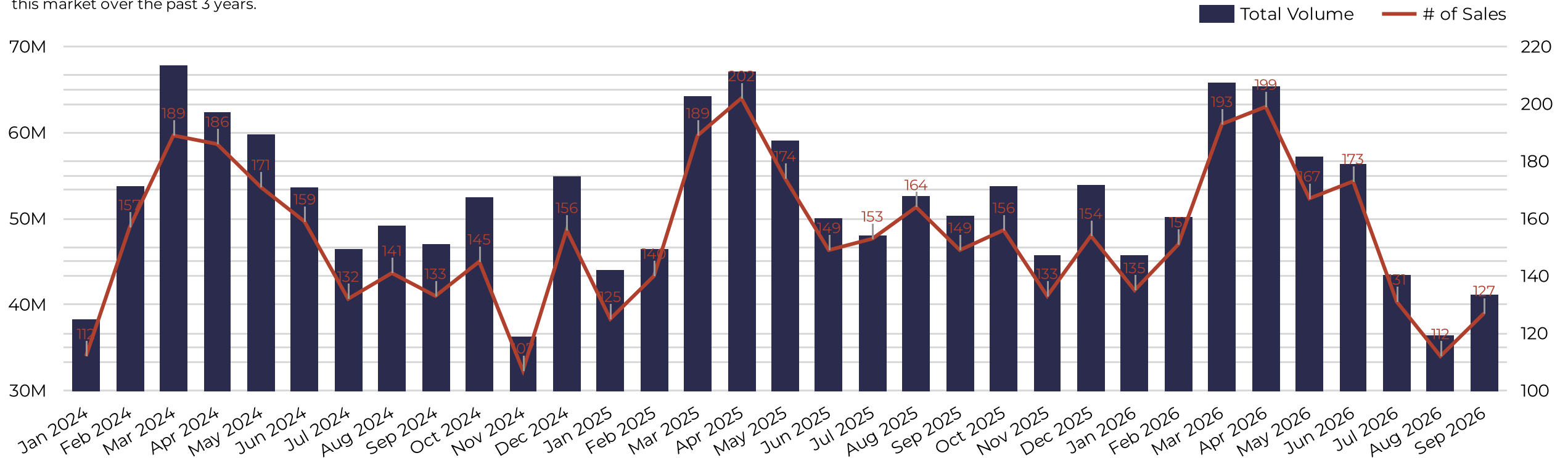
Market Pricing

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



Market Activity

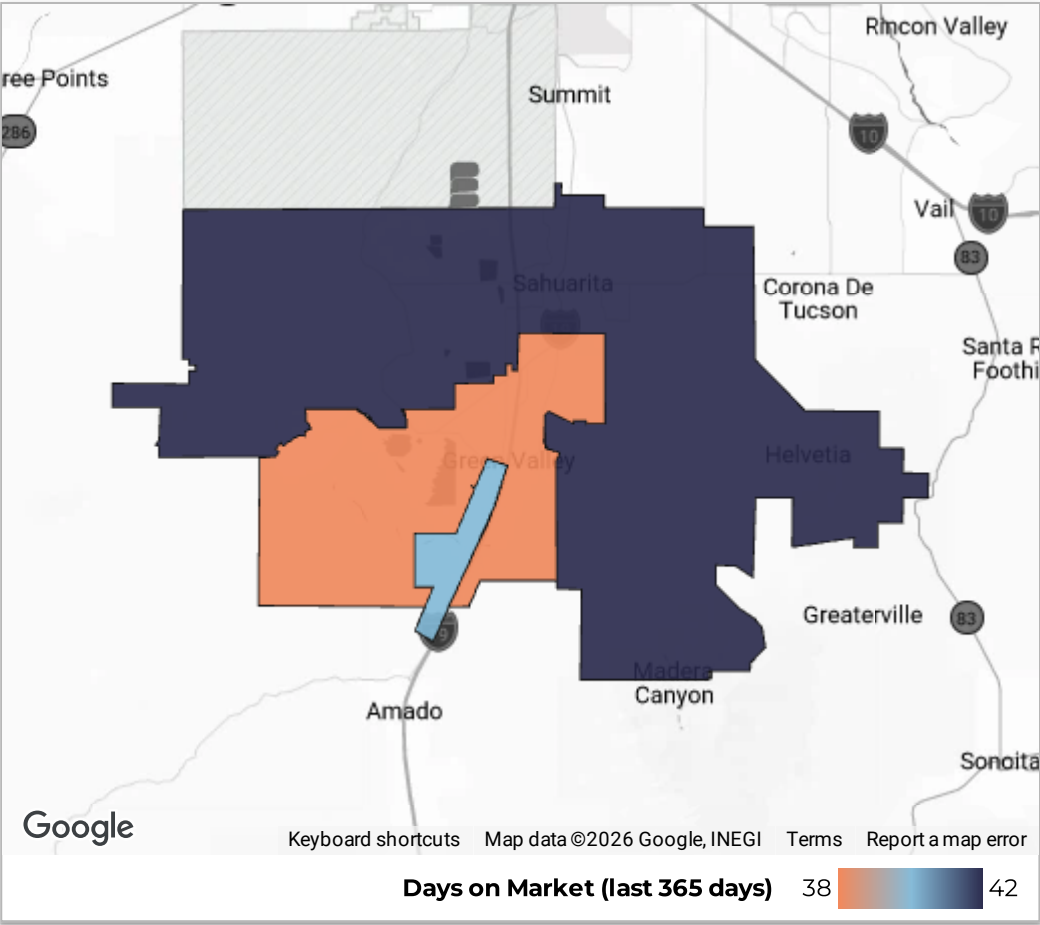
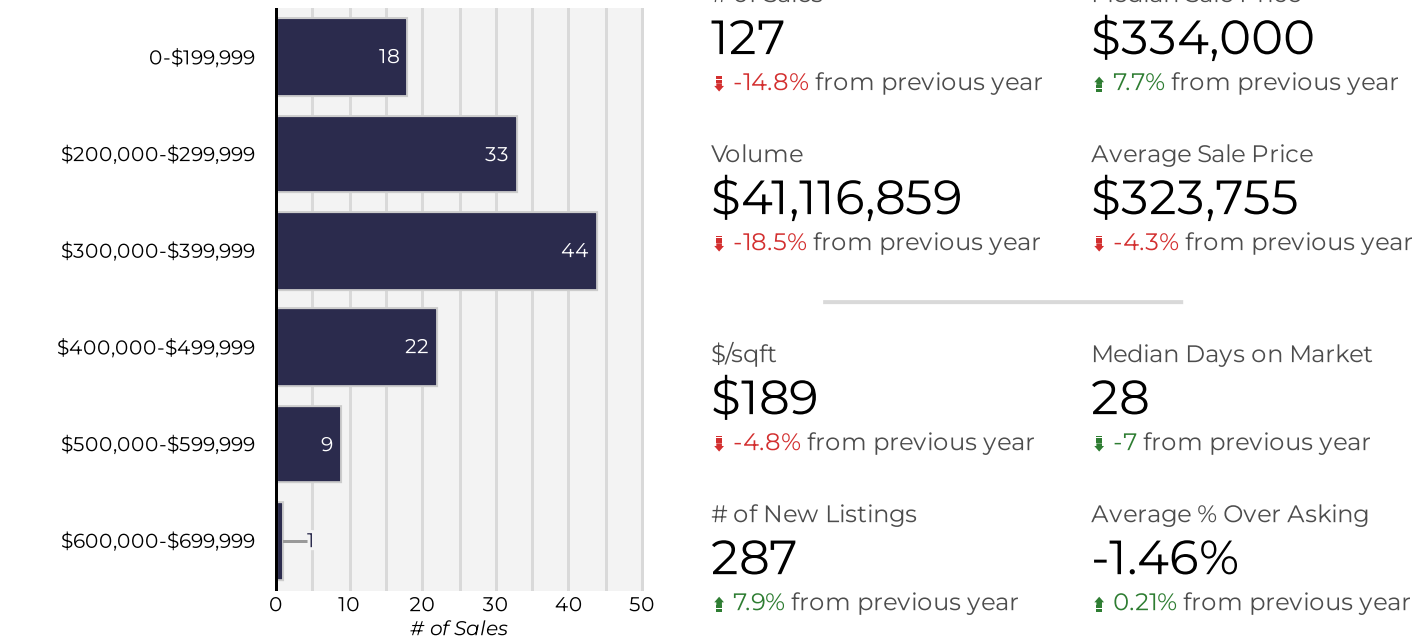
Use this data to see changes in total sales activity in this market over the past 3 years.



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

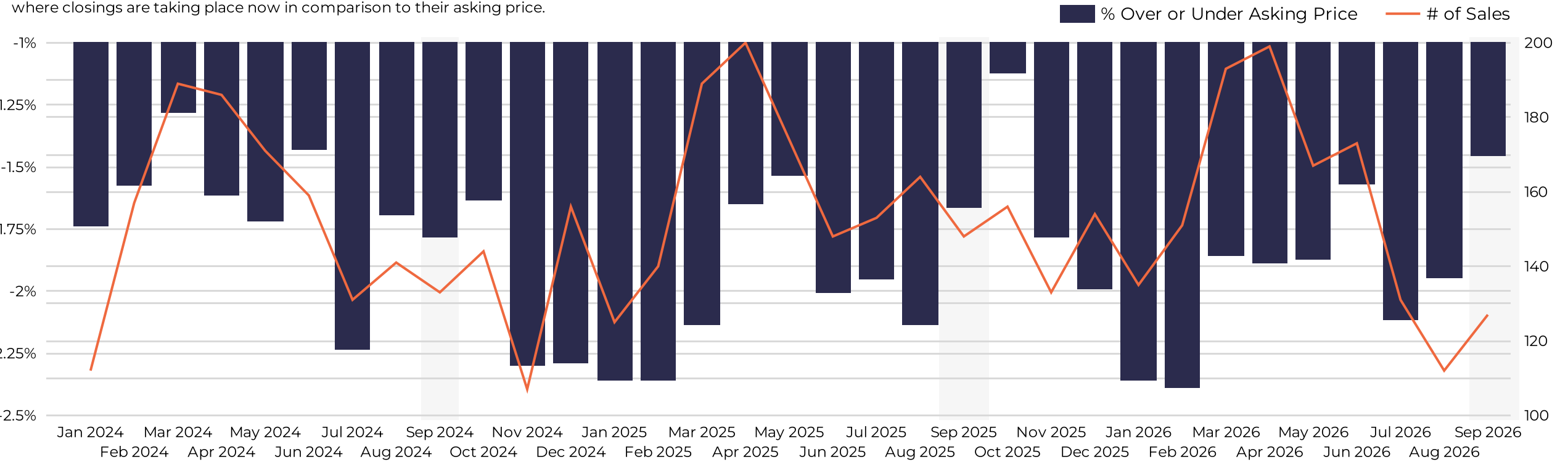
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September 2026



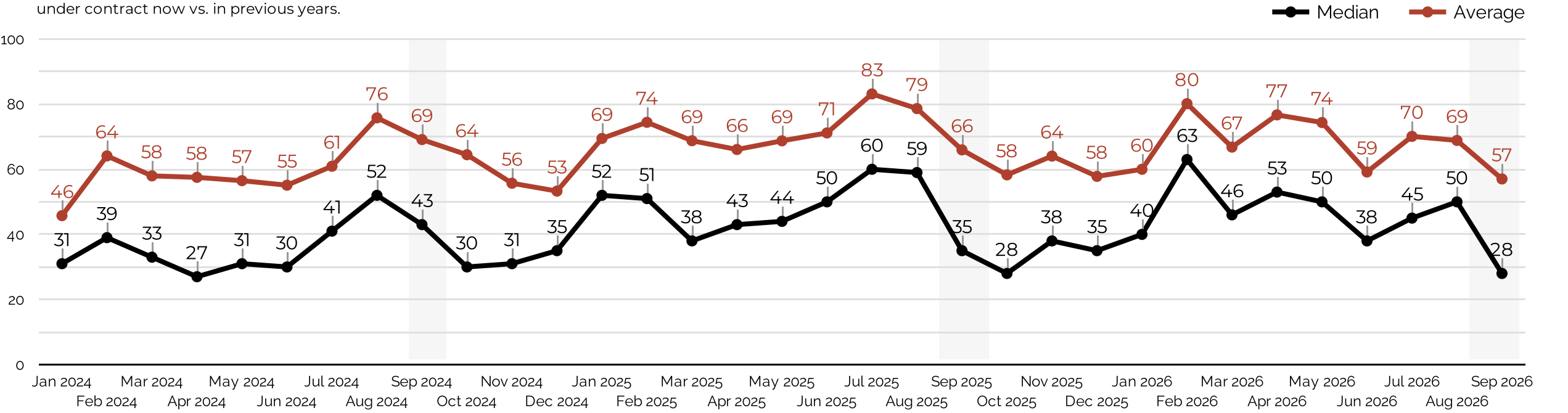
Buyer Demand

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.

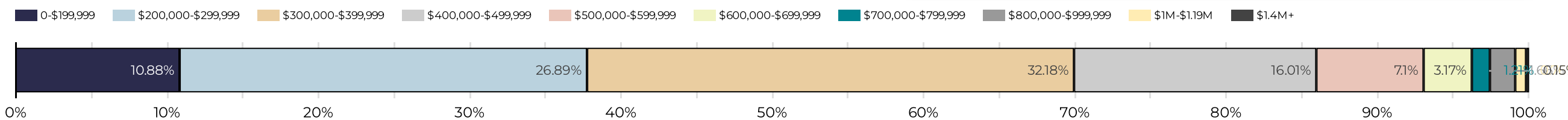


Buyer Demand by Price Range

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	18	0.0%	15	-10	-2.92%	1.46%
\$200,000-\$299,999	33	-34.0%	39	15	-1.31%	0.29%
\$300,000-\$399,999	44	0.0%	27	-8	-1.30%	-0.01%
\$400,000-\$499,999	22	10.0%	17	-55	-0.97%	0.77%
\$500,000-\$599,999	9	-10.0%	27	20	-1.56%	-0.06%
\$600,000-\$699,999	1	-50.0%	9	9	3.34%	5.89%

2020		Average	#	
# of New Listings (Supply)	Months of Supply	Single Family Residence	\$421,191	486
287	5.21	Townhouse	\$264,647	119
📈 21 from previous year	Active Listings	Condominium	\$125,088	37
	662	Manufactured Home	\$211,906	16
# of New Pendings (Demand)	Pending Listings	Mobile Home	\$150,375	4
134	63	Grand total	\$369,8...	662
📉 -19 from previous year				



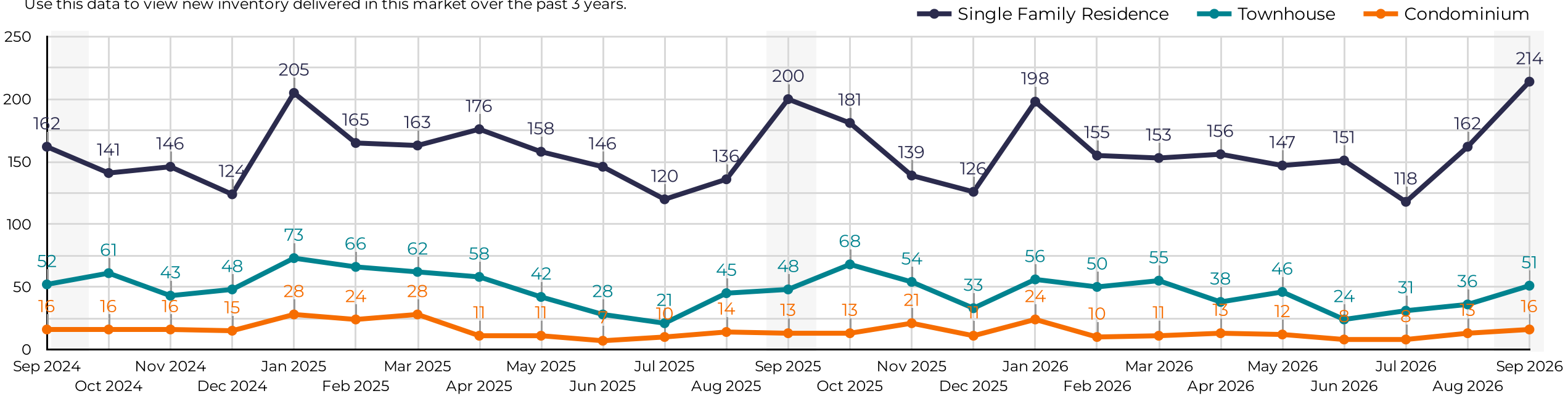
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.24	72	17
\$200,000-\$299,999	5.24	178	34
\$300,000-\$399,999	4.84	213	44
\$400,000-\$499,999	4.82	106	22
\$500,000-\$599,999	5.22	47	9
\$600,000-\$699,999	21.00	21	1



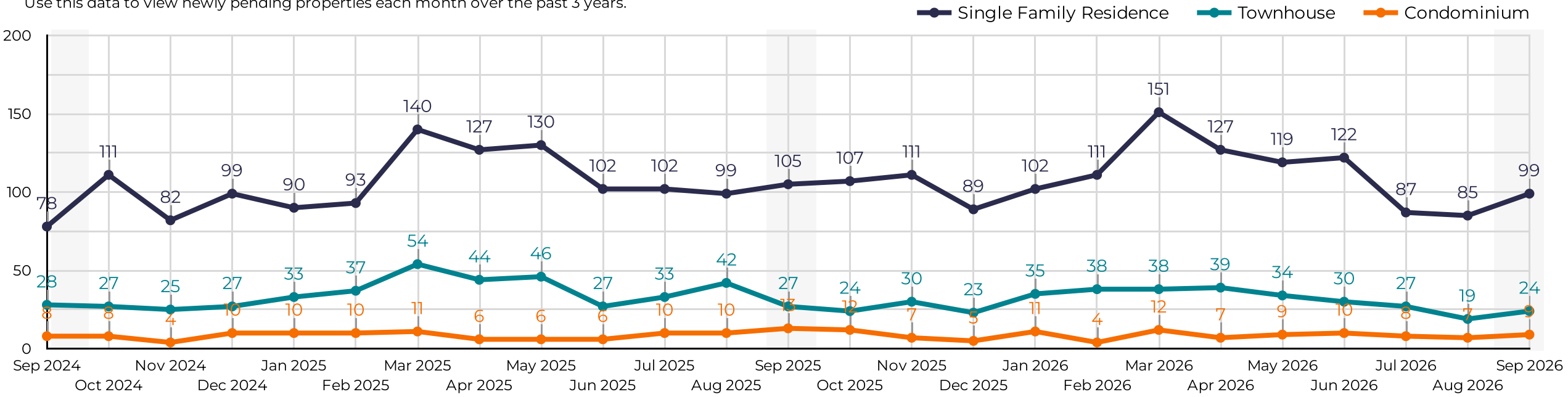
This line chart displays three metrics over time from October 2023 to September 2026. The left y-axis represents price in dollars (\$), ranging from \$300,000 to \$400,000. The right y-axis represents the asking price per square foot (\$/sqft), ranging from 190 to 220. The x-axis shows time in months, with labels for Oct 2023, Mar 2024, Aug 2024, Jan 2025, Jun 2025, Nov 2025, Apr 2026, and Sep 2026.

- Median List Price (Dark Blue line):** This line shows the median list price. It starts around \$330,000 in Oct 2023, peaks near \$355,000 in early 2024, and then fluctuates between \$310,000 and \$350,000 through 2025, ending around \$350,000 in Sep 2026.
- Average List Price (Light Blue line):** This line shows the average list price. It starts around \$350,000 in Oct 2023, peaks near \$390,000 in early 2024, and then fluctuates between \$330,000 and \$370,000 through 2025, ending around \$375,000 in Sep 2026.
- Asking \$/sqft (ave) (Red line):** This line shows the average asking price per square foot. It starts around 205 in Oct 2023, peaks near 215 in early 2024, and then fluctuates between 195 and 210 through 2025, ending around 210 in Sep 2026.

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



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.

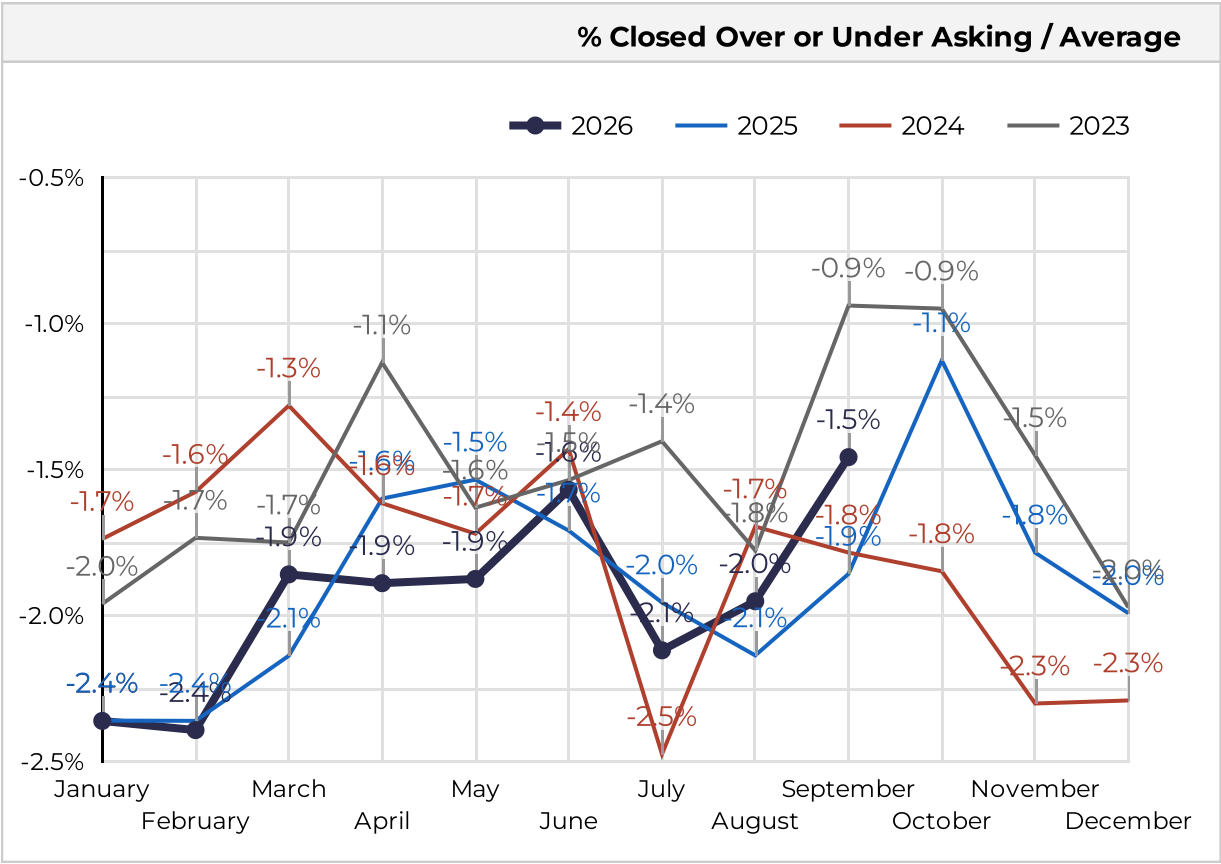
# of Sales / Count				
Month	2023	2024	2025	2026
January	125	112	125	135
February	123	157	140	151
March	195	189	189	193
April	222	186	202	199
May	182	171	174	167
June	200	159	149	173
July	171	132	153	131
August	157	141	164	112
September	135	133	149	127
October	129	145	156	-
November	133	107	133	-
December	134	156	154	-

Sale Price / Median				
Month	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	\$315,000
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	\$315,000
July	\$330,000	\$340,000	\$310,000	\$313,000
August	\$314,900	\$330,000	\$314,900	\$315,000
September	\$319,900	\$340,420	\$309,990	\$334,000
October	\$335,000	\$343,900	\$325,000	-
November	\$307,990	\$324,400	\$308,000	-
December	\$325,000	\$339,500	\$320,000	-

Days on Market / Median				
Month	2023	2024	2025	2026
January	25	31	52	40
February	37	39	51	63
March	32	33	38	46
April	16	27	43	53
May	18	31	44	50
June	18	30	50	38
July	31	41	60	45
August	18	52	59	50
September	17	43	35	28
October	14	30	28	-
November	24	31	38	-
December	26	35	35	-

New Listings / Count				
Month	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	210
June	168	155	188	183
July	175	183	161	162
August	191	205	202	219
September	203	241	266	287
October	219	224	274	-
November	193	210	221	-
December	193	195	177	-

New Pending's / Count				
Month	2023	2024	2025	2026
January	133	153	137	158
February	142	173	146	161
March	218	164	211	205
April	196	201	185	177
May	195	152	184	170
June	185	146	139	166
July	169	151	151	125
August	152	125	153	114
September	122	120	153	134
October	129	152	148	-
November	136	112	156	-
December	119	141	120	-



Sep 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			
Property Type	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	92	-11.5% ↓	\$33.98M	-16.0% ↓	\$357,500	\$22,500 ↑	\$196	\$-11 ↓	27	-10 ↓	-1.2%	0.3% ↑
Townhouse	22	-26.7% ↓	\$5.56M	-29.1% ↓	\$236,000	\$-13,000 ↓	\$183	\$-5 ↓	35	11 ↑	-1.9%	0.9% ↑
Condominium	11	10.0% ↑	\$1.35M	12.9% ↑	\$102,000	\$-14,000 ↓	\$167	\$-12 ↓	15	-62 ↓	-2.4%	-1.3% ↓
Manufactured Home	1	-75.0% ↓	\$89.5K	-89.8% ↓	\$89,500	\$-125,500 ↓	\$52	\$-108 ↓	23	15 ↑	0.0%	-0.3% ↓
Mobile Home	1	-	\$135K	-	\$135,000	-	\$87	-	4	-	-6.3%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	14	7.7% ↑	\$1.67M	-0.5% ↓	\$121,000	\$3,500 ↑	\$168	\$-22 ↓	21	-8 ↓	-2.8%	-0.8% ↓
\$1000-1499 sqft	26	-38.1% ↓	\$6.87M	-36.0% ↓	\$250,000	\$-7,500 ↓	\$202	\$1 ↑	25	9 ↑	-1.0%	0.9% ↑
\$1500-1999 sqft	52	-1.9% ↓	\$17.66M	-5.7% ↓	\$343,500	\$18,500 ↑	\$194	\$-9 ↓	28	-16 ↓	-1.5%	0.1% ↑
2000-2499 sqft	23	-4.2% ↓	\$9.31M	-4.9% ↓	\$395,900	\$26,910 ↑	\$187	\$-3 ↓	33	7 ↑	-1.3%	-0.4% ↓
2500-2999 sqft	9	-30.8% ↓	\$4.26M	-40.6% ↓	\$460,000	\$-21,970 ↓	\$181	\$-23 ↓	30	-51 ↓	-1.8%	0.5% ↑
3000-3999 sqft	3	0.0%	\$1.35M	-40.4% ↓	\$418,500	\$-371,500 ↓	\$137	\$-103 ↓	12	-170 ↓	1.2%	3.5% ↑

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	47	-6.0% ↓	\$16.31M	-5.4% ↓	\$347,000	\$27,010 ↑	\$183	\$-1 ↓	30	-19 ↓	-0.6%	0.8% ↑
Green Valley Northwest	31	-29.5% ↓	\$6.61M	-39.0% ↓	\$210,000	\$-39,000 ↓	\$174	\$-17 ↓	33	8 ↑	-2.1%	-0.2% ↓
Green Valley Northeast	21	-27.6% ↓	\$7.86M	-30.8% ↓	\$350,000	\$32,000 ↑	\$215	\$-1 ↓	20	-15 ↓	-1.7%	-0.1% ↓
Green Valley Southwest	19	-13.6% ↓	\$7.24M	-23.7% ↓	\$367,720	\$-52,280 ↓	\$204	\$-21 ↓	21	4 ↑	-1.7%	0.1% ↑
Green Valley Southeast	9	200.0% ↑	\$3.1M	112.3% ↑	\$357,500	\$2,500 ↑	\$177	\$-62 ↓	70	-148 ↓	-2.6%	-0.6% ↓