

MLSSAZ Monthly Market Report

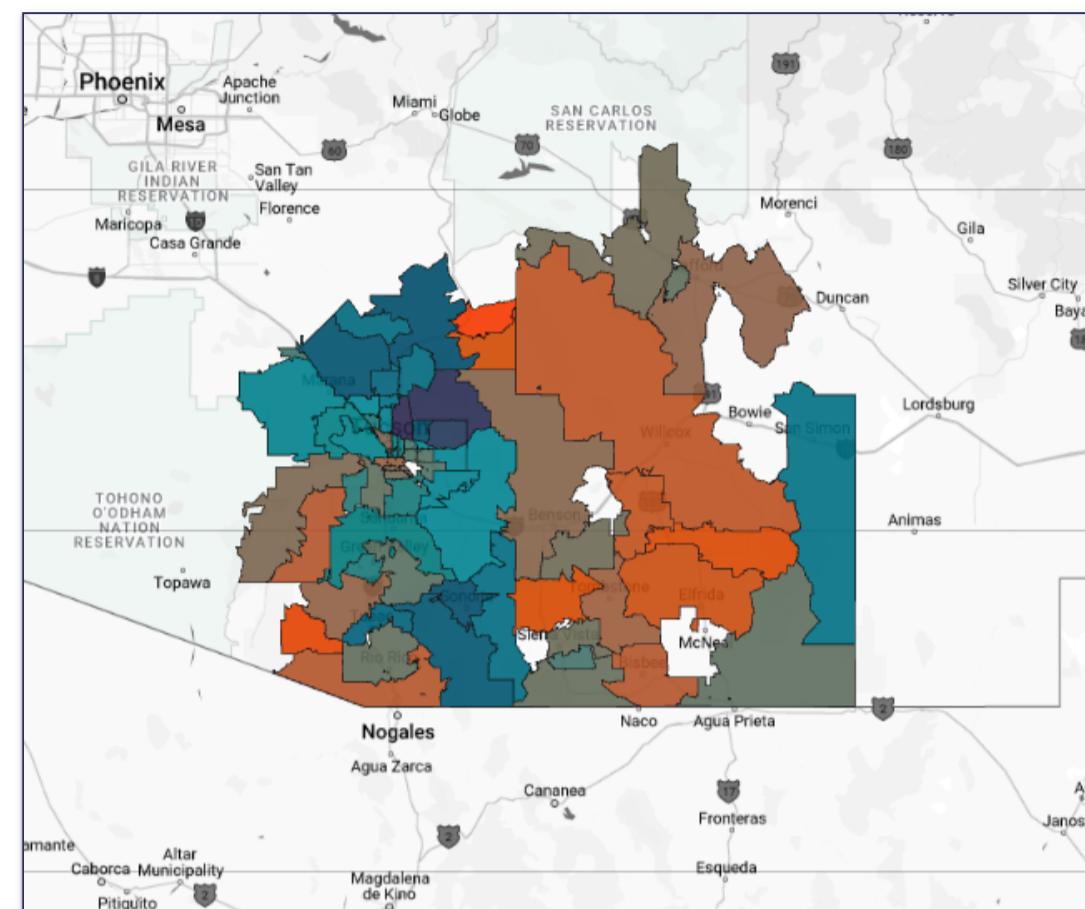
MLS of Southern AZ - Tucson Association of Realtors - Green Valley Sahuarita Association of Realtors



Feb 2024

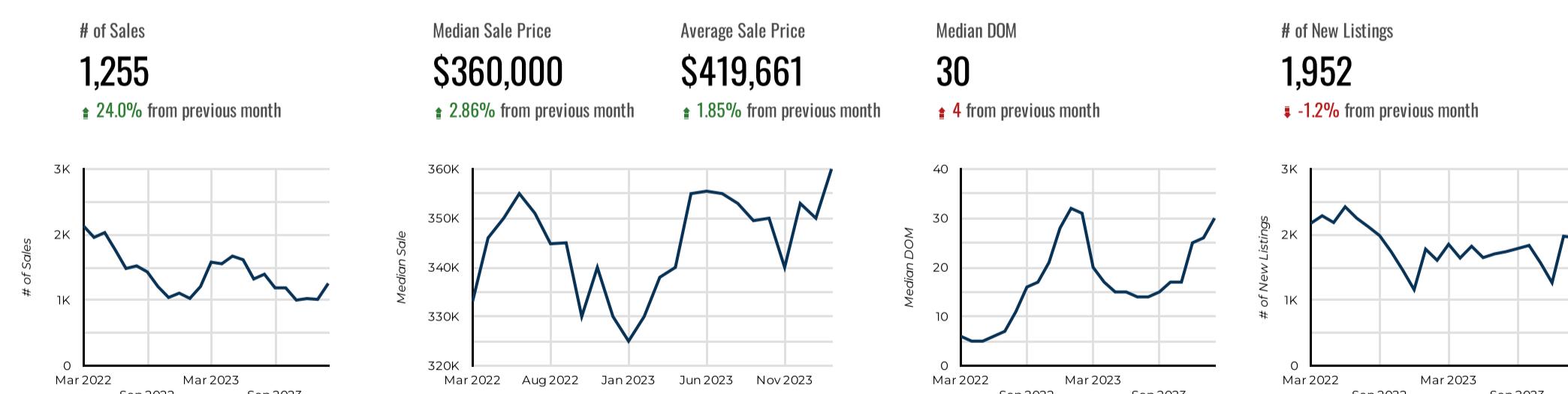
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Quick Stats

Feb 2024



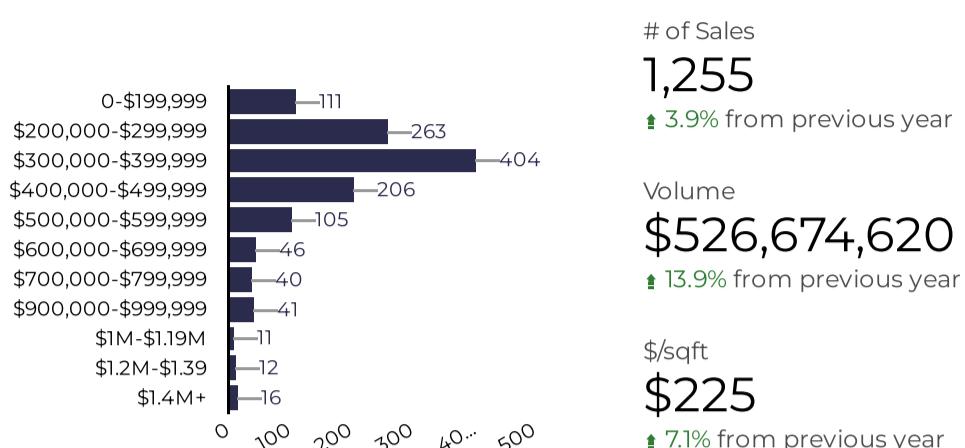
Market Activity - Market Pricing - Buyer Demand - Inventory

[To explore data further Link to > MLSSAZ DataPortal](#)

MLS of Southern Arizona®**Southern AZ Housing Market Snapshot**

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

This report provides a snapshot of the market as taken on: Mar 7, 2024

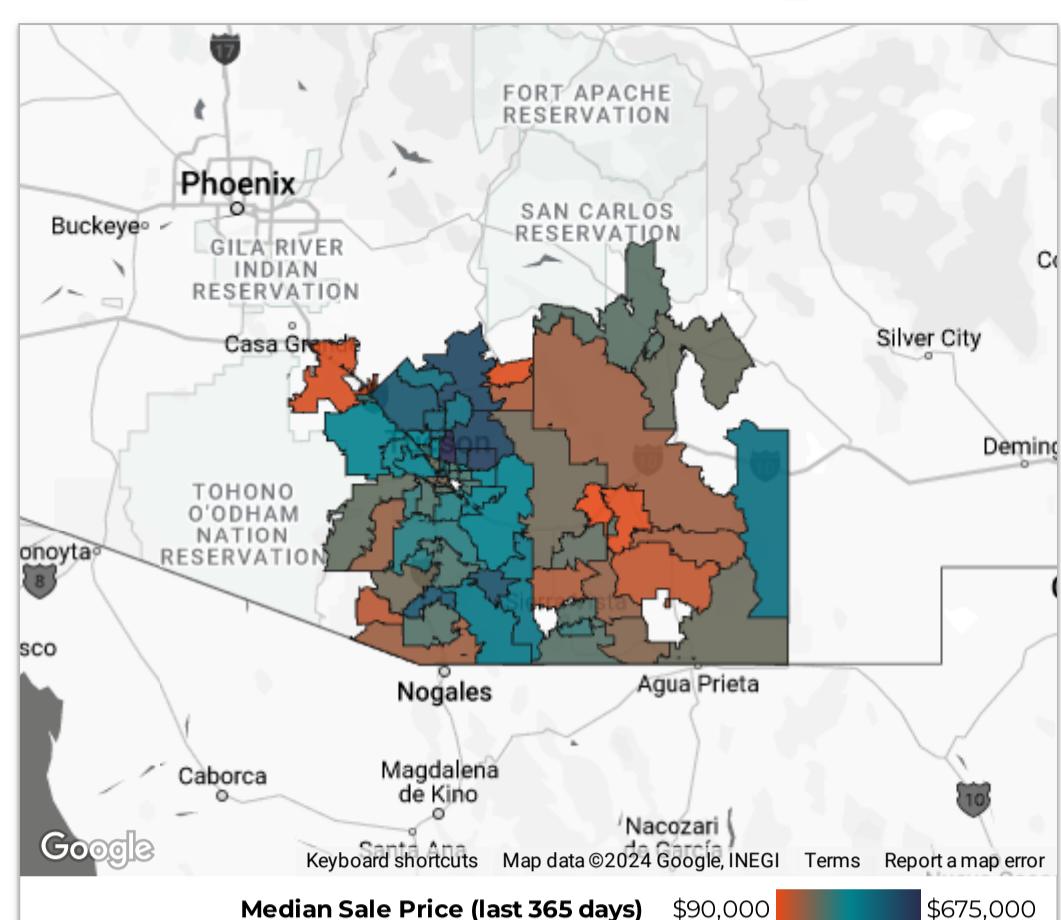
February

Median Sale Price
\$360,000
▲ 9.1% from previous year

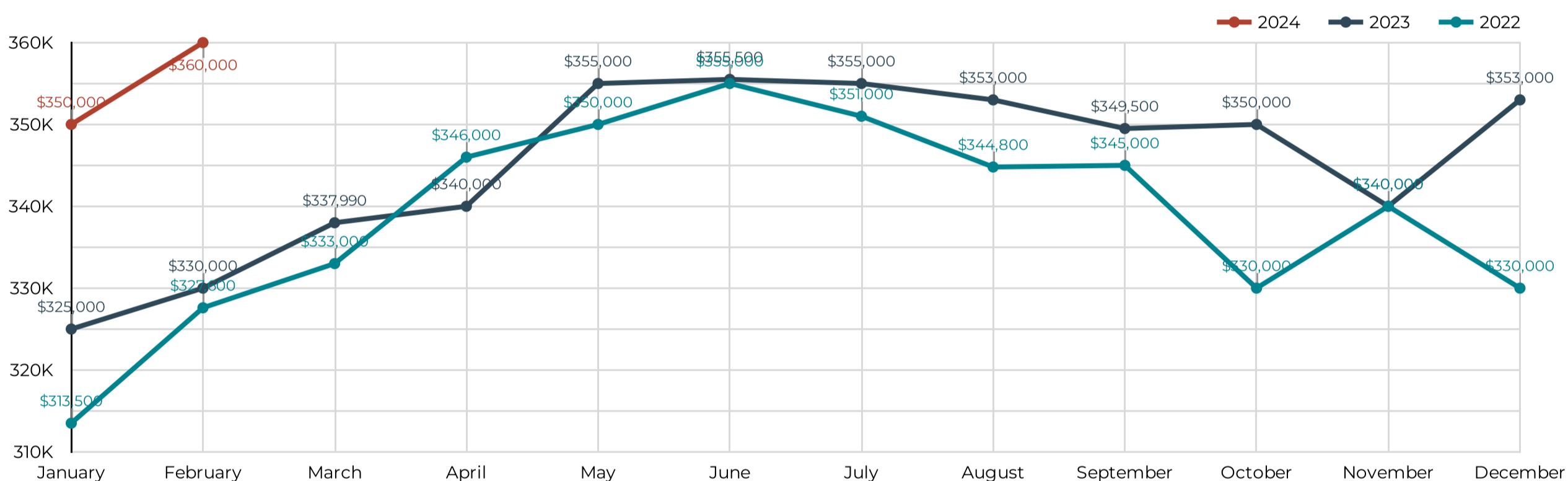
Average Sale Price
\$419,661
▲ 9.6% from previous year

Median Days on Market
30
▼ 1 from previous year

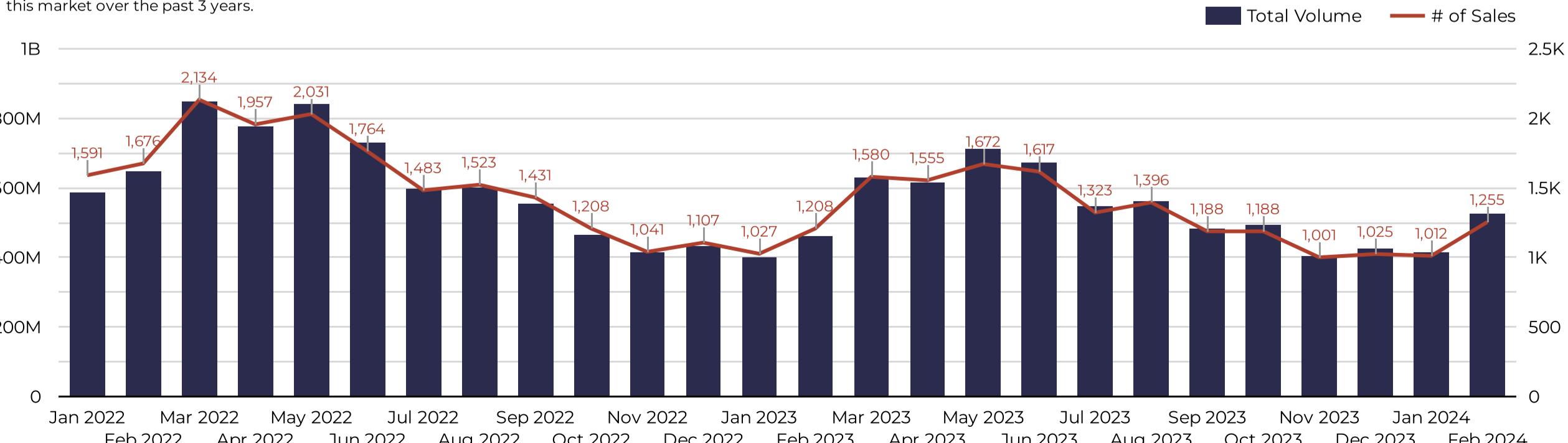
Average % Over Asking
-1.82%
▲ 0.23% from previous year

**Transactions****Median Sales Price**

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

**Market Activity**

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

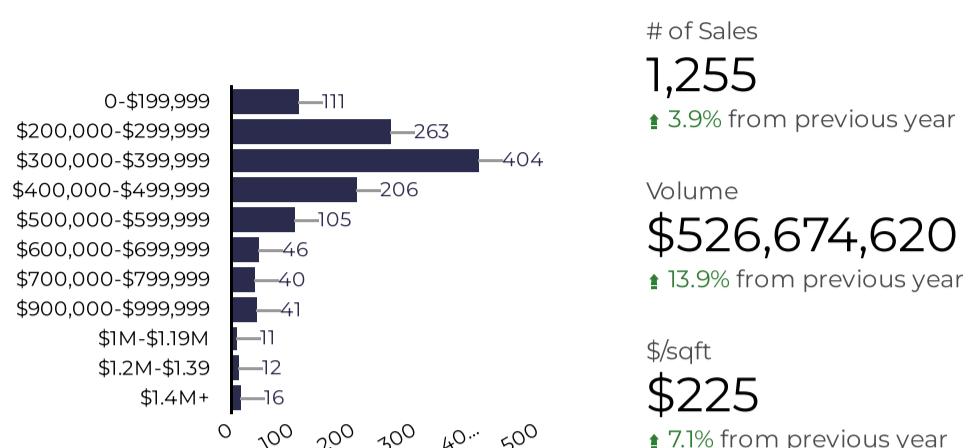


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February

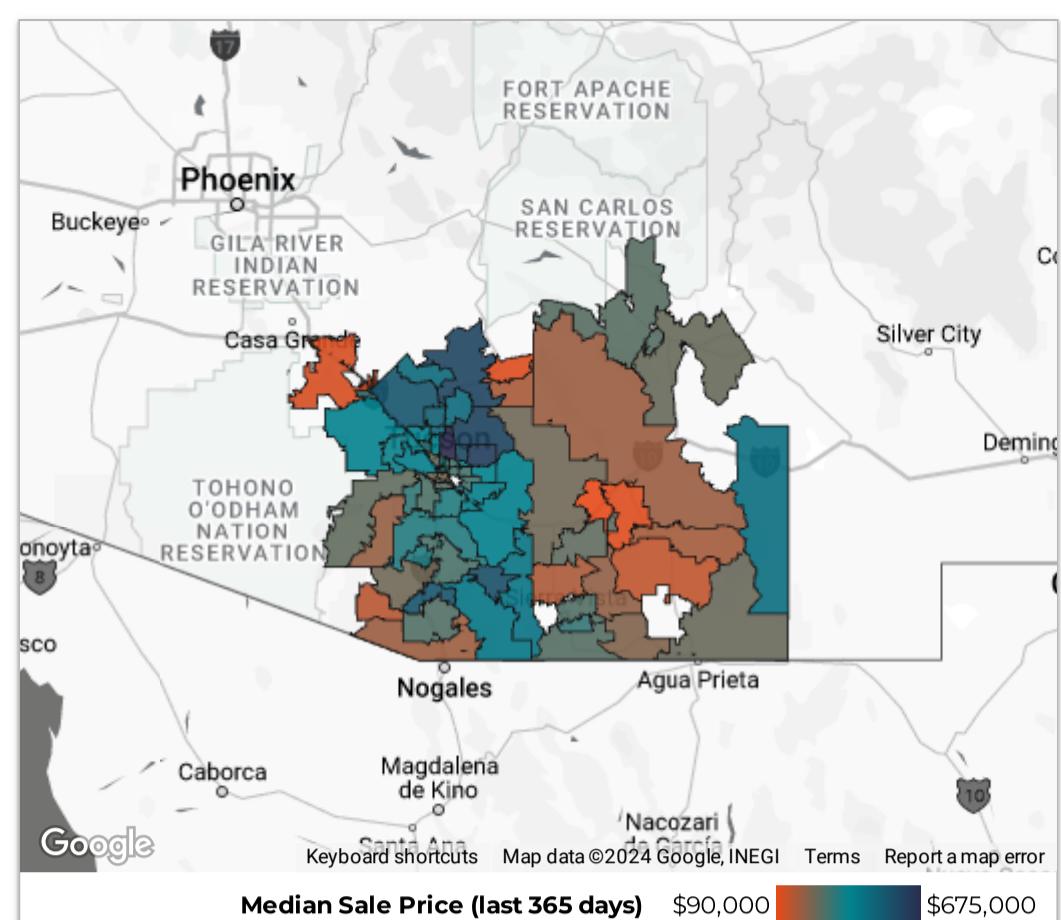


Median Sale Price
\$360,000
▲ 9.1% from previous year

Average Sale Price
\$419,661
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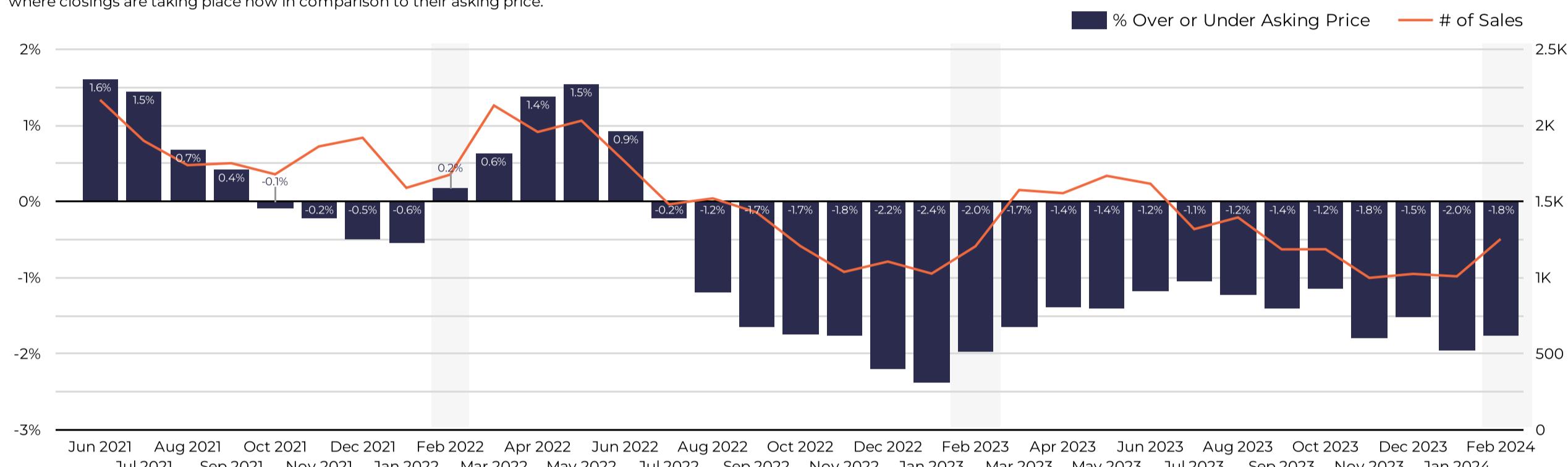
Median Days on Market
30
▼ -1 from previous year

Average % Over Asking
-1.82%
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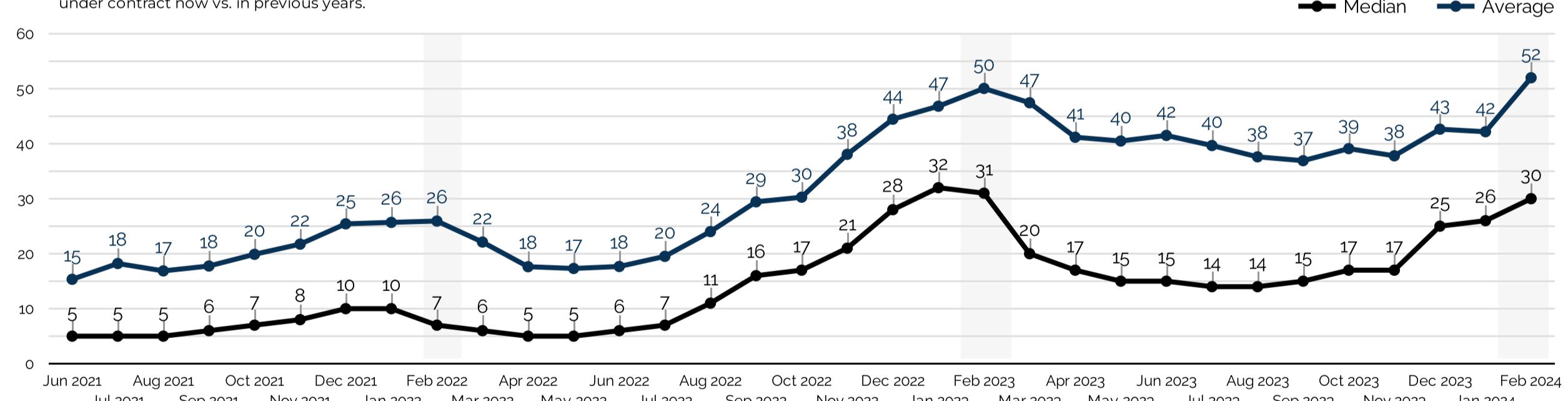
Buyer Demand

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



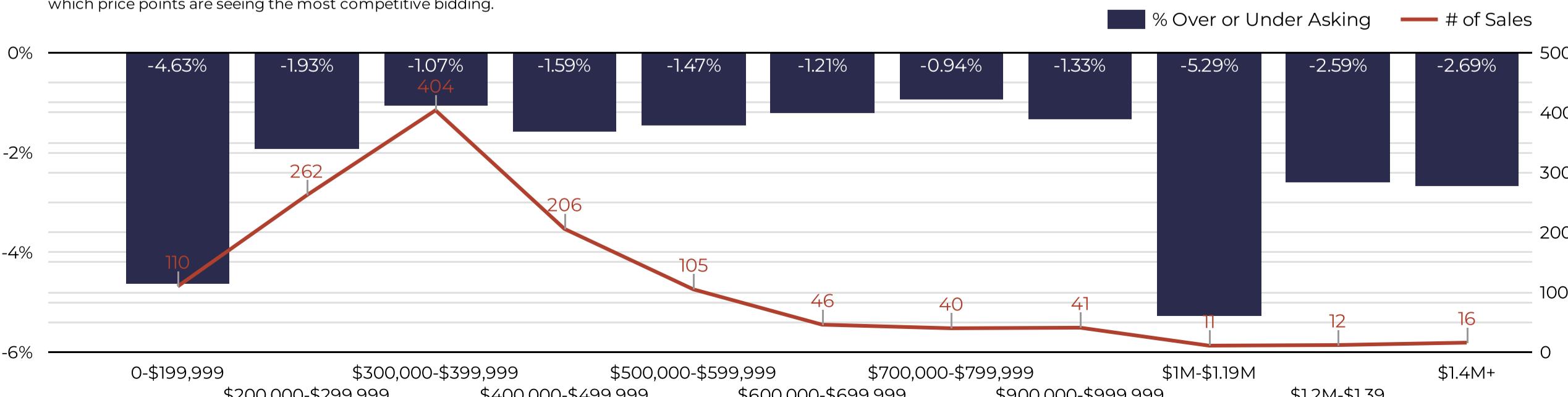
Days on Market

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



Buyer Demand by Price Range (last month)

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



Southern AZ Housing Market Snapshot

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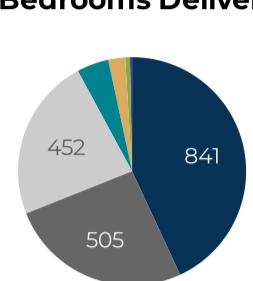
This report provides a snapshot of the market as taken on: Mar 7, 2024

February

of Bedrooms Delivered

of New Listings (Supply)
1,952
▲ 344 from previous year

of New Pending (Demand)
1,307
▼ -59 from previous year

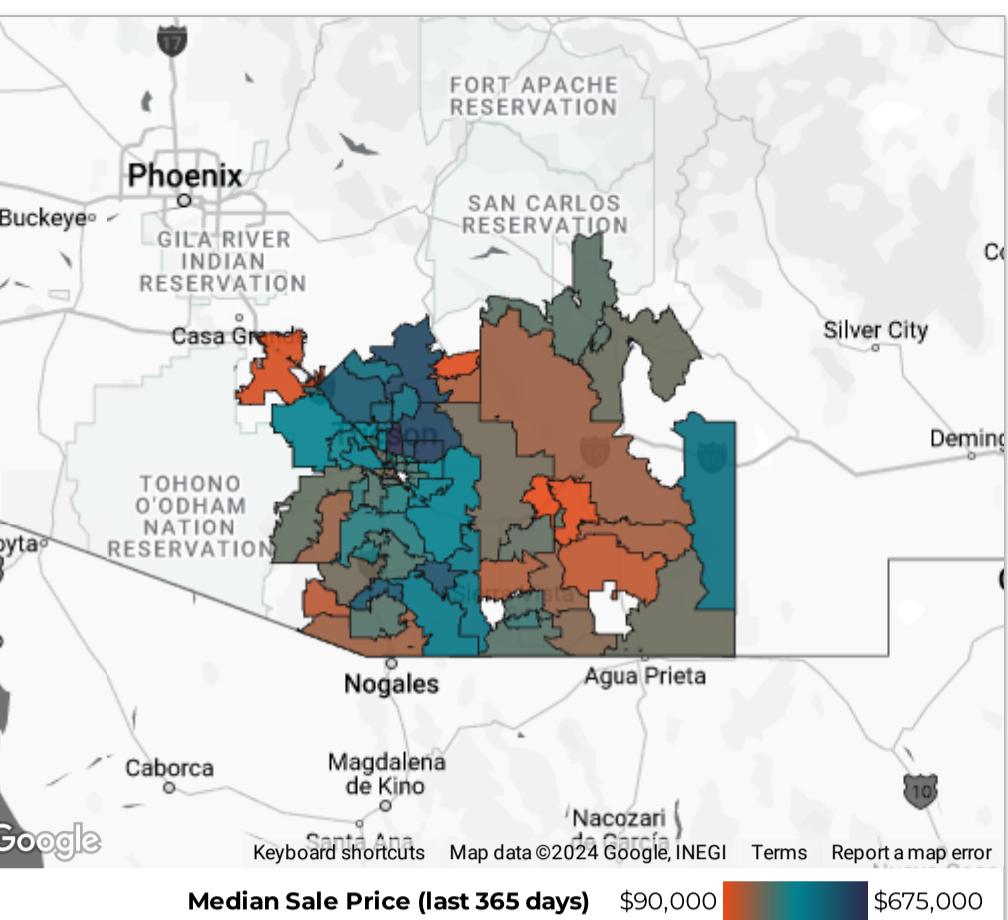
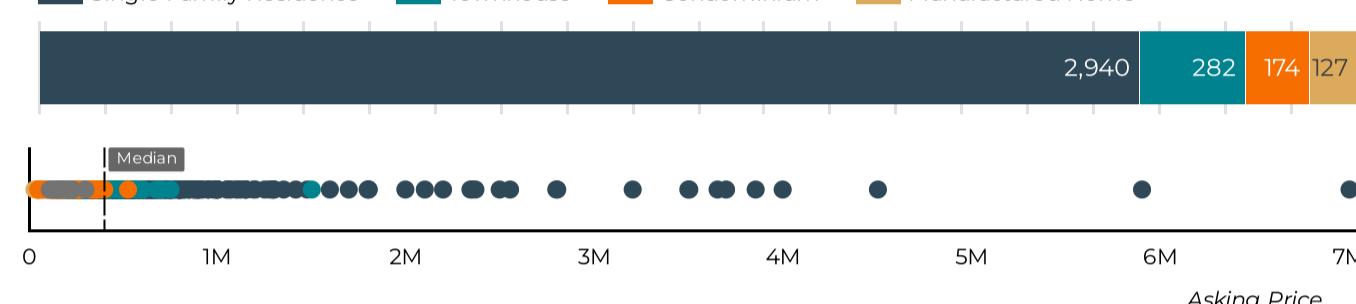


Months of Supply Now
2.84

Active Listings Now
3,562

Active Now

Single Family Residence Townhouse Condominium Manufactured Home



New Listings

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

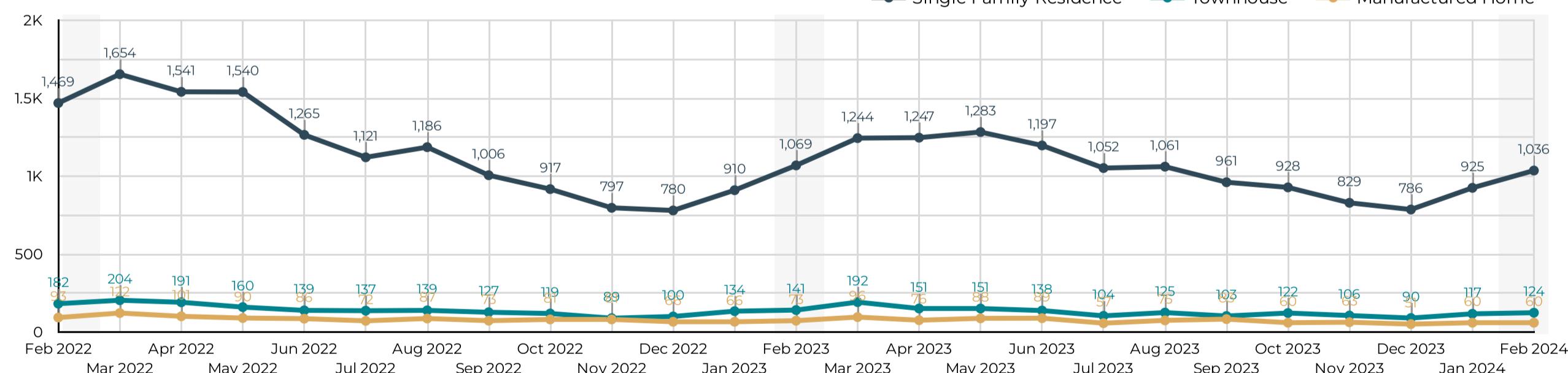
Single Family Residence Townhouse Manufactured Home



New Pending

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

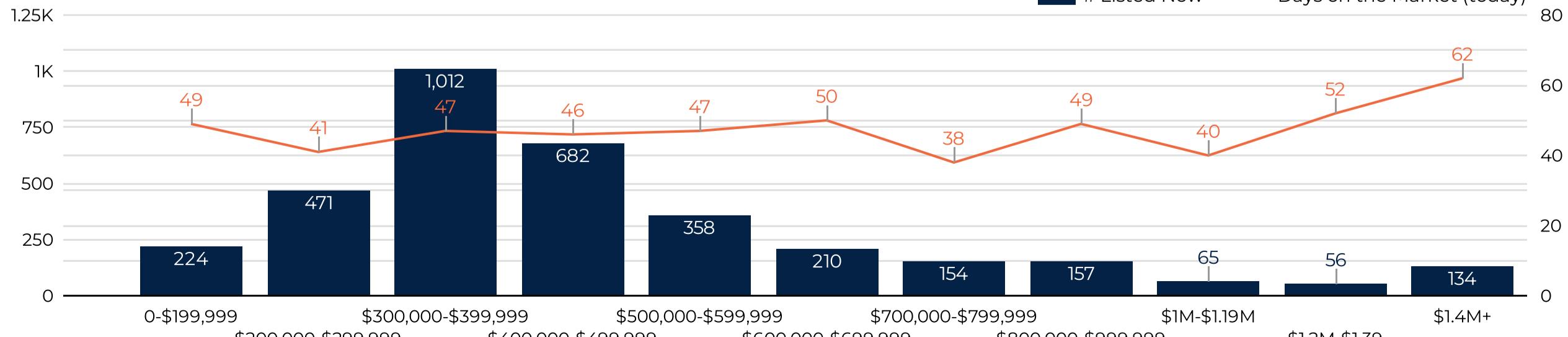
Single Family Residence Townhouse Manufactured Home



Active Listings Now

Use this data to see how long current listings are on the market now at each price range.

Listed Now Days on the Market (today)



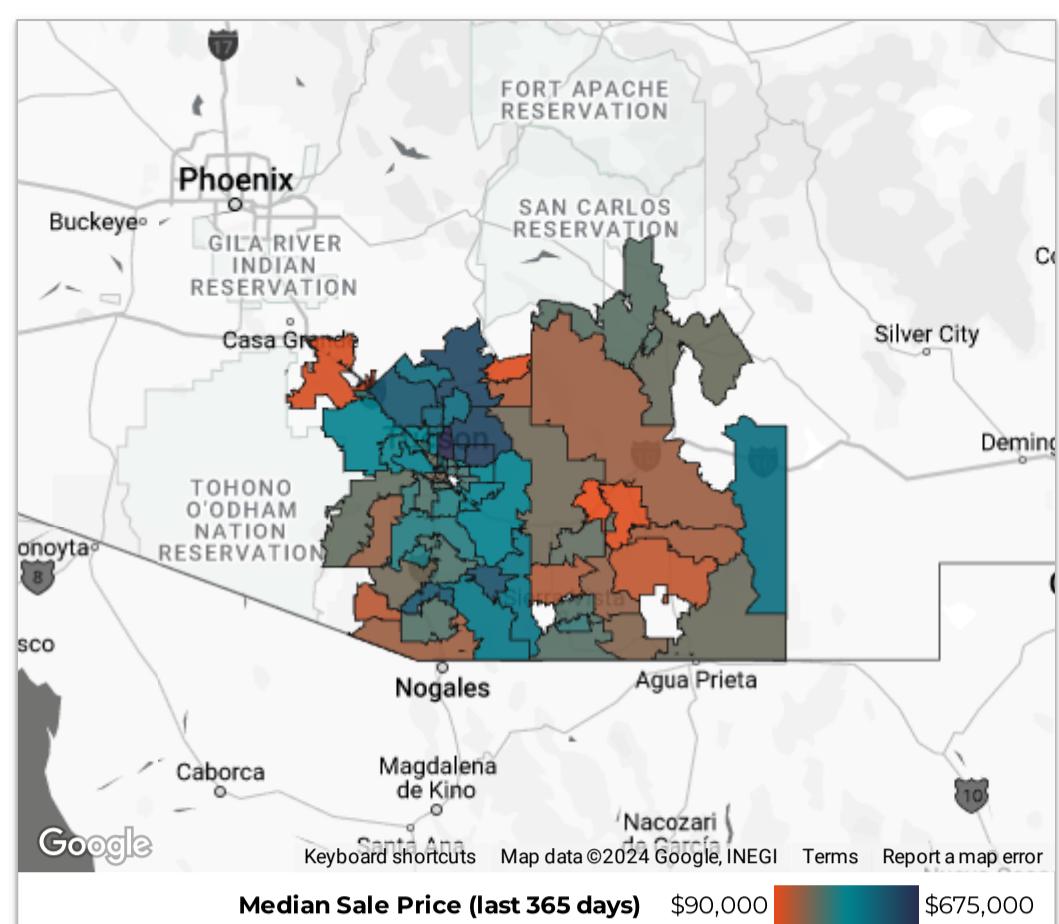
Southern AZ Housing Market Snapshot

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This report provides a snapshot of the market as taken on: Mar 7, 2024

Monthly Statistics

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				
	2024	2023	2022	2021	
January	1,012	1,027	1,591	1,519	
February	1,255	1,208	1,676	1,620	
March	-	1,580	2,134	2,175	
April	-	1,555	1,957	2,102	
May	-	1,672	2,031	1,960	
June	-	1,617	1,764	2,170	
July	-	1,323	1,483	1,902	
August	-	1,396	1,523	1,742	
September	-	1,188	1,431	1,754	
October	-	1,188	1,208	1,682	
November	-	1,001	1,041	1,863	
December	-	1,025	1,107	1,922	

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

Month	Days on Market / Median				
	2024	2023	2022	2021	
January	26	32	10	9	
February	30	31	7	7	
March	-	20	6	5	
April	-	17	5	5	
May	-	15	5	4	
June	-	15	6	5	
July	-	14	7	5	
August	-	14	11	5	
September	-	15	16	6	
October	-	17	17	7	
November	-	17	21	8	
December	-	25	28	10	

Month	Closed vs. Asking Price / Average				
	2024	2023	2022	2021	
January	-2.02%	-2.41%	-0.6%	-0.81%	
February	-1.82%	-2.05%	0.18%	-0.44%	
March	-	-1.72%	0.69%	0.25%	
April	-	-1.42%	1.36%	0.78%	
May	-	-1.49%	1.57%	1.32%	
June	-	-1.21%	0.84%	1.64%	
July	-	-1.2%	-0.22%	1.41%	
August	-	-1.25%	-1.21%	0.72%	
September	-	-1.5%	-1.67%	0.36%	
October	-	-1.22%	-1.77%	-0.08%	
November	-	-1.68%	-1.89%	-0.27%	
December	-	-1.55%	-2.29%	-0.54%	

Southern AZ Housing Market Snapshot

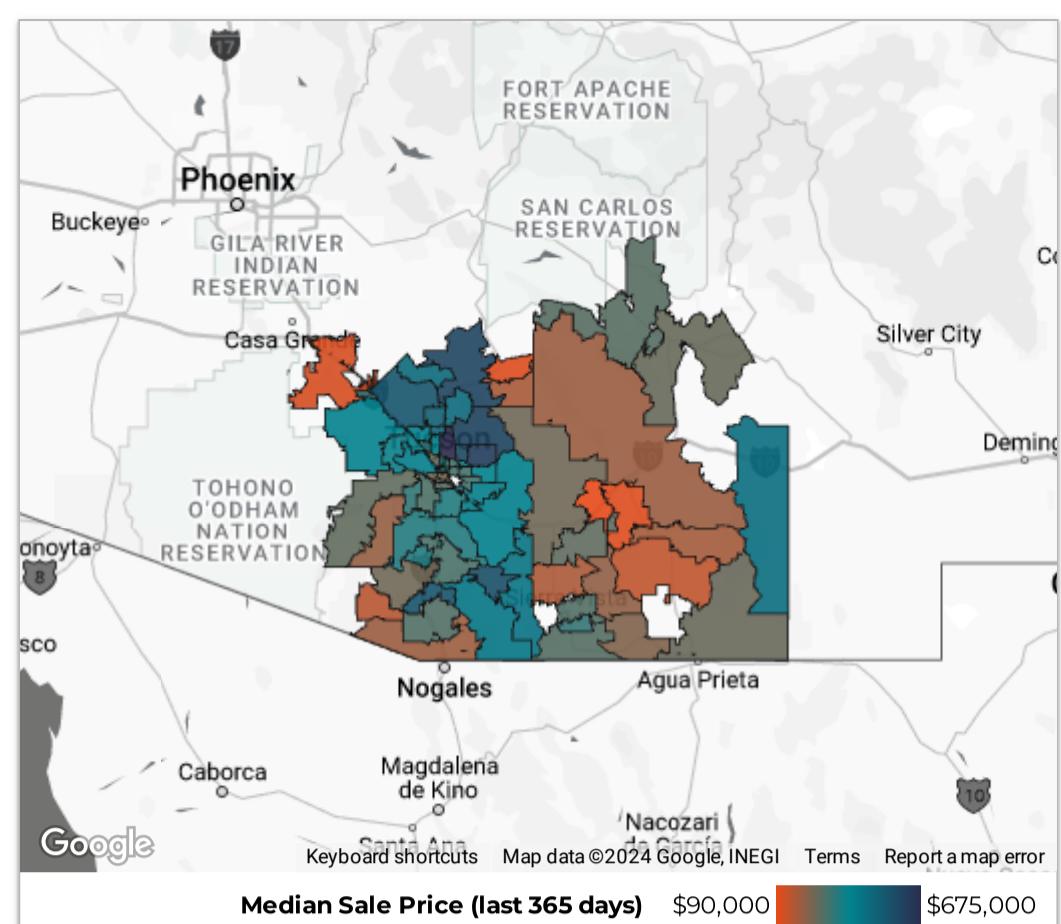
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Feb 2024

vs. last year

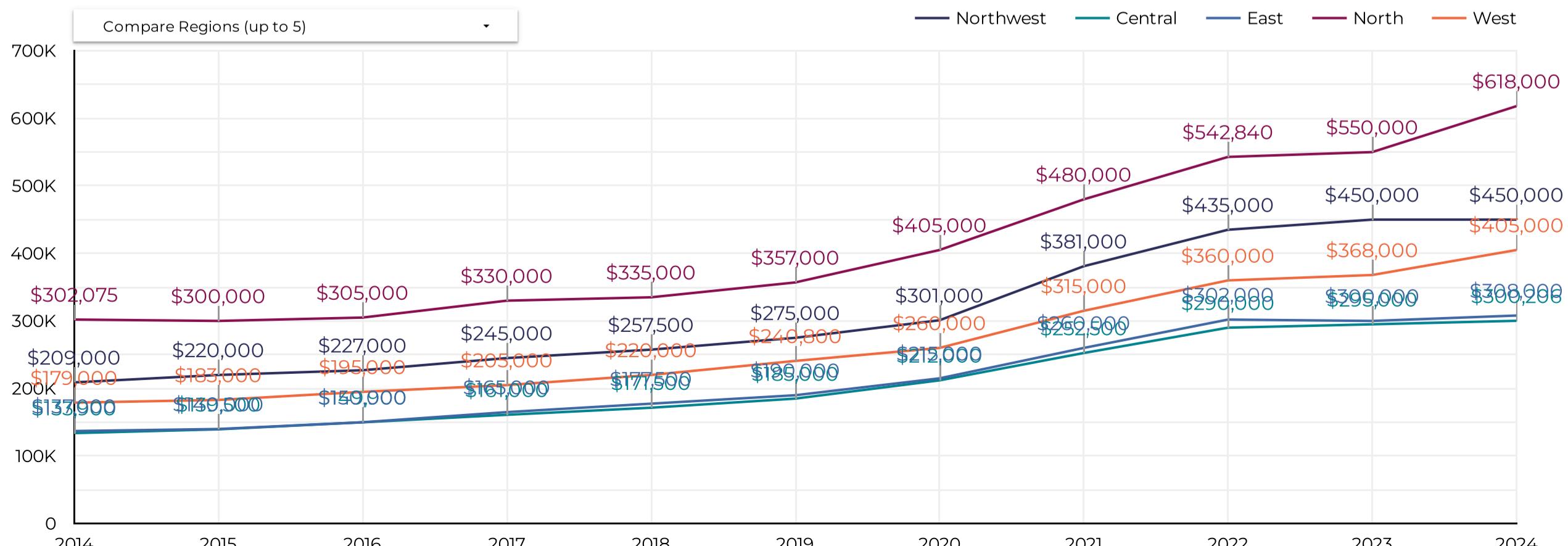
Use this table to compare MLSSAZ regions year-over-year in your selected area on a range of metrics.



Market Activity			Market Pricing				Buyer Demand					
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	176	-4.9% ↓	\$102.28M	14.3% ↑	\$470,000	\$55,000 ↑	\$260	\$20 ↑	22	-7 ↓	-1.4%	0.5% ↑
Central	149	28.4% ↑	\$50.93M	42.1% ↑	\$307,005	\$27,005 ↑	\$239	\$15 ↑	21	3 ↑	-2.4%	-0.2% ↓
North	108	5.9% ↑	\$77.34M	26.6% ↑	\$635,000	\$125,000 ↑	\$304	\$29 ↑	15	-5 ↓	-2.2%	0.1% ↑
East	103	-12.0% ↓	\$32.79M	-5.2% ↓	\$315,000	\$25,000 ↑	\$205	\$10 ↑	26	-8 ↓	-2.0%	-0.2% ↓
Upper Southeast	90	15.4% ↑	\$39.49M	24.6% ↑	\$409,420	\$29,420 ↑	\$200	\$-2 ↓	53	-15 ↓	-1.5%	-0.7% ↓
Southwest	70	-5.4% ↓	\$20.52M	-3.2% ↓	\$299,900	\$19,900 ↑	\$187	\$17 ↑	28	-14 ↓	-1.8%	0.5% ↑
Extended West	65	-13.3% ↓	\$24.22M	-8.4% ↓	\$380,000	\$34,100 ↑	\$203	\$25 ↑	55	17 ↑	-0.8%	1.2% ↑
West	60	7.1% ↑	\$26.47M	15.3% ↑	\$400,000	\$40,000 ↑	\$234	\$17 ↑	9	-27 ↓	-1.5%	1.1% ↑
Green Valley North	49	25.6% ↑	\$17.05M	32.6% ↑	\$327,990	\$20,990 ↑	\$200	\$26 ↑	45	-3 ↓	-1.1%	-0.1% ↓
South	46	0.0%	\$13.06M	7.5% ↑	\$287,500	\$27,500 ↑	\$198	\$23 ↑	19	-10 ↓	-1.8%	-0.7% ↓
Green Valley Northwest	40	17.6% ↑	\$9.58M	4.7% ↑	\$233,000	\$-42,000 ↓	\$202	\$6 ↑	44	31 ↑	-2.0%	-0.5% ↓
Northeast	39	-23.5% ↓	\$17.68M	-26.8% ↓	\$435,000	\$13,000 ↑	\$223	\$-9 ↓	12	-9 ↓	-1.7%	0.4% ↑
Southeast	38	-2.6% ↓	\$15.86M	9.6% ↑	\$387,000	\$50,000 ↑	\$202	\$-0 ↓	41	14 ↑	-1.1%	-0.0% ↓
Upper Northwest	32	-5.9% ↓	\$15.61M	-6.0% ↓	\$435,000	\$-12,000 ↓	\$228	\$-17 ↓	34	7 ↑	-1.9%	0.8% ↑
Cochise	29	45.0% ↑	\$7.09M	65.8% ↑	\$257,500	\$17,500 ↑	\$162	\$17 ↑	70	58 ↑	-4.6%	-1.8% ↓
Green Valley Northeast	29	16.0% ↑	\$12.91M	32.6% ↑	\$425,000	\$95,000 ↑	\$243	\$41 ↑	33	-5 ↓	-1.9%	0.5% ↑
Green Valley Southwest	21	10.5% ↑	\$7.58M	14.5% ↑	\$334,000	\$9,000 ↑	\$236	\$22 ↑	18	-39 ↓	-1.2%	1.6% ↑
SCC-Rio Rico East	21	110.0% ↑	\$5.97M	95.6% ↑	\$290,000	\$-5,000 ↓	\$179	\$7 ↑	42	2 ↑	-1.4%	0.4% ↑
Benson/St. David	17	6.3% ↑	\$3.79M	15.1% ↑	\$238,990	\$62,990 ↑	\$141	\$-0 ↓	8	-44 ↓	-2.7%	0.1% ↑
Extended Northwest	13	116.7% ↑	\$4.4M	143.9% ↑	\$314,990	\$44,990 ↑	\$174	\$5 ↑	42	9 ↑	0.4%	2.0% ↑
SCC-Tubac East	9	50.0% ↑	\$4.94M	55.5% ↑	\$563,000	\$74,144 ↑	\$287	\$11 ↑	208	208 ↑	-0.2%	1.5% ↑
Pinal	8	-46.7% ↓	\$2.41M	-46.6% ↓	\$205,000	\$-23,000 ↓	\$171	\$-8 ↓	50	0	-1.7%	2.8% ↑
Graham	7	-41.7% ↓	\$2.19M	-31.9% ↓	\$295,000	\$63,000 ↑	\$153	\$11 ↑	21	-12 ↓	0.1%	2.1% ↑

1 - 35 / 35 < >

Median Sale by Region



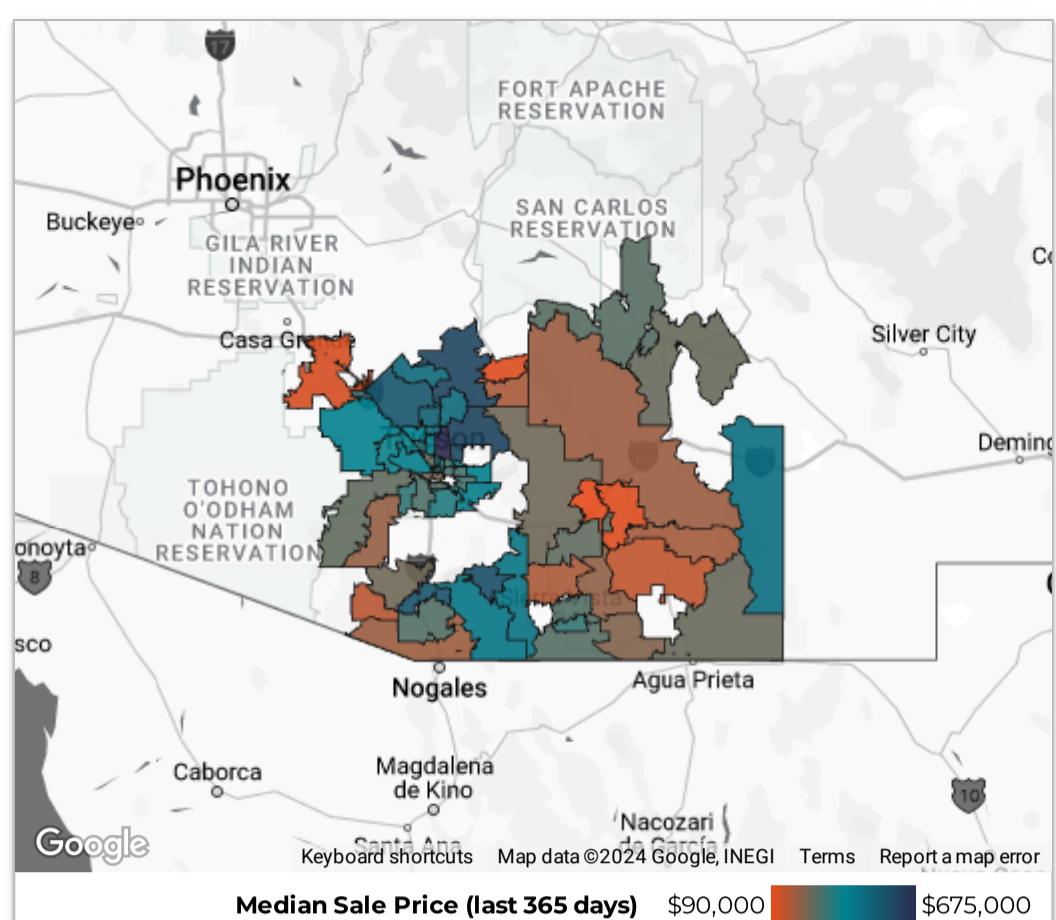
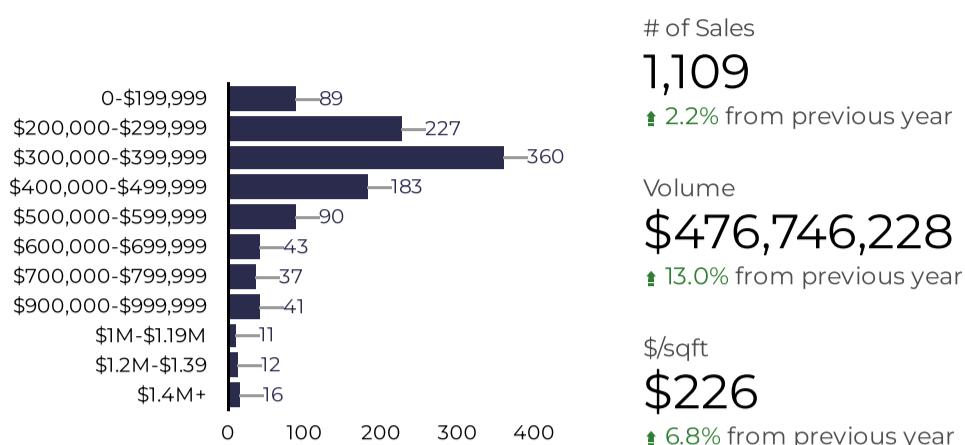
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Tucson Association of Realtors Market Overview

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February

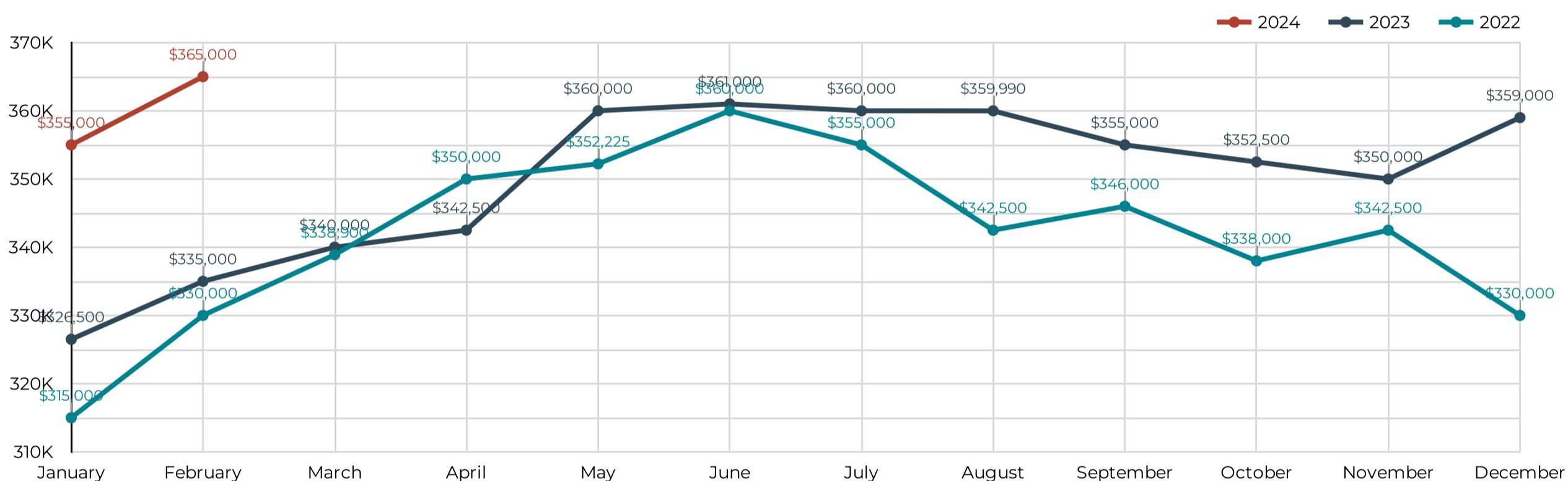


Transactions



Median Sales Price

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



400K

350K

300K

250K

200K

150K

100K

50K

0

\$344,000

\$350,000

\$360,720

2021

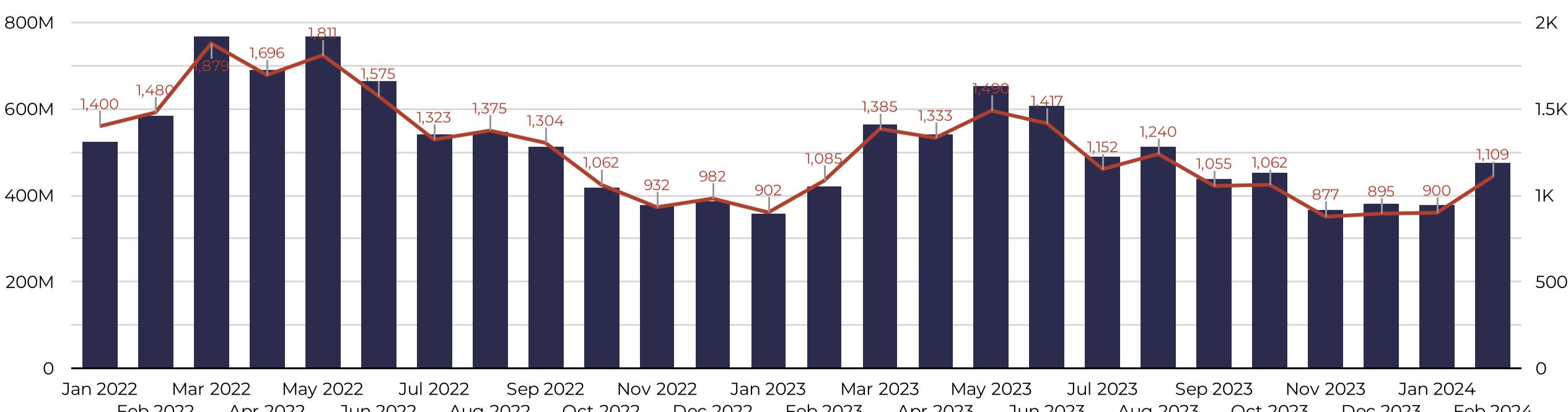
2022

2024

Market Activity

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

Total Volume # of Sales



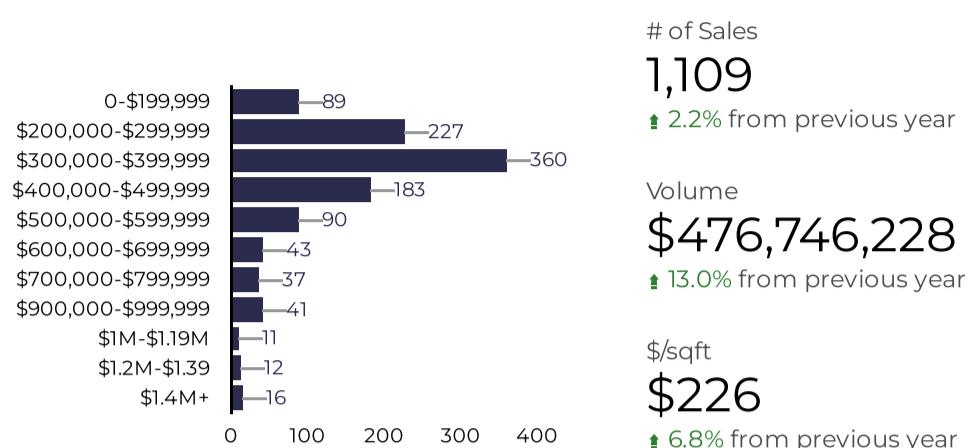
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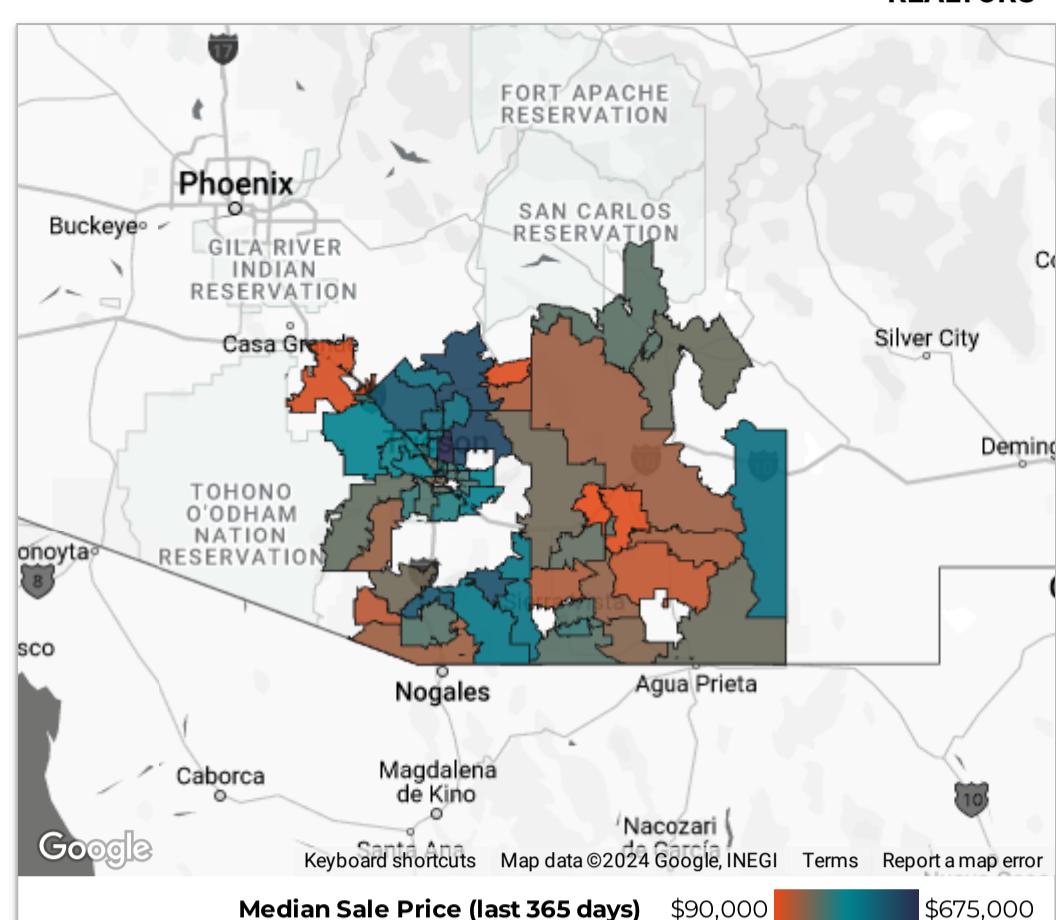


Median Sale Price
\$365,000
▲ 9.0% from previous year

Average Sale Price
\$429,888
▲ 10.5% from previous year

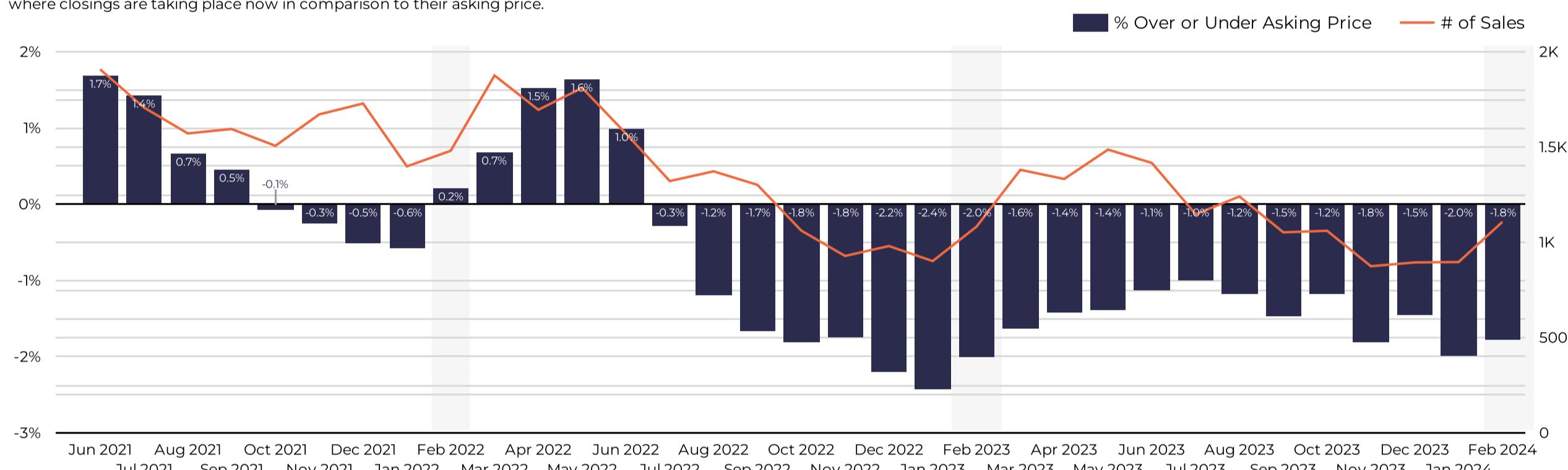
Median Days on Market
29
▼ -1 from previous year

Average % Over Asking
-1.86%
▲ 0.23% from previous year



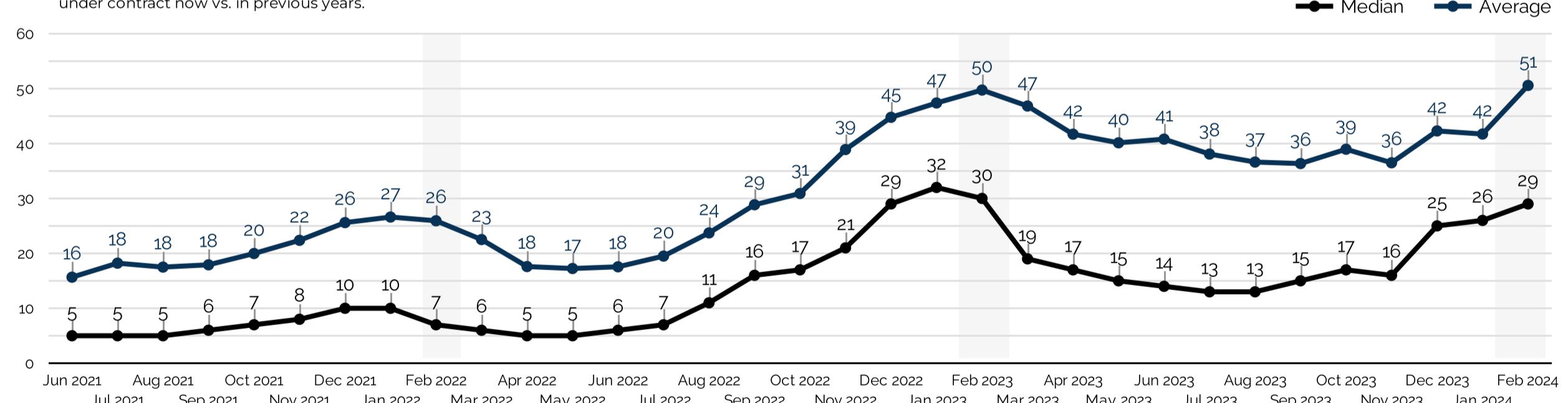
Buyer Demand

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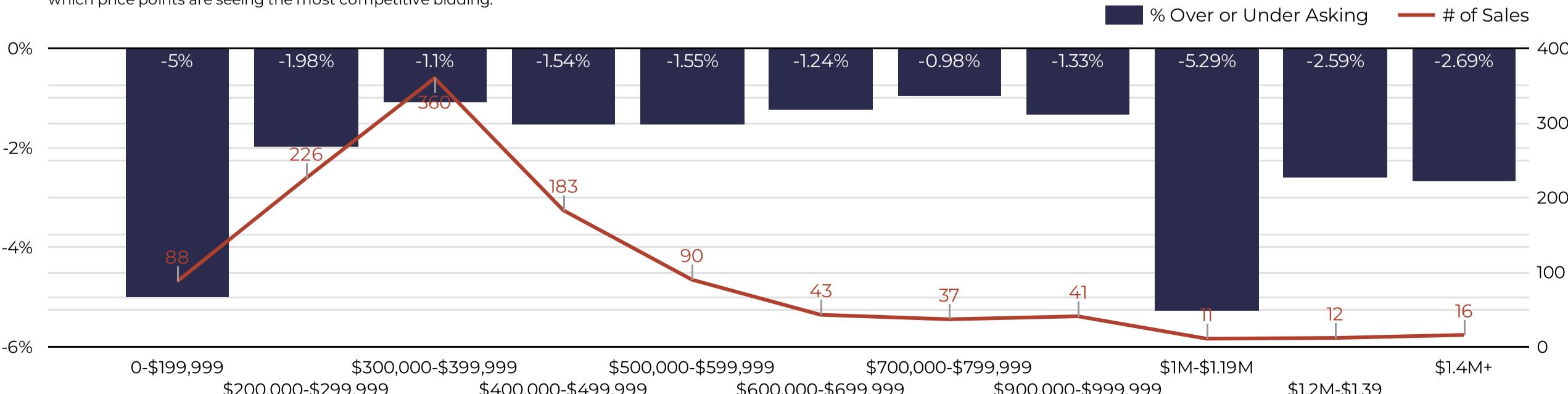
Days on Market

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Buyer Demand By Price Range (last month)

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



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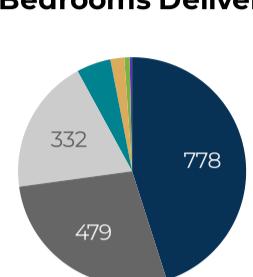
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February

of Bedrooms Delivered

of New Listings (Supply)
1,726
↑ 334 from previous year

of New Pendlings (Demand)
1,153
↓ -71 from previous year

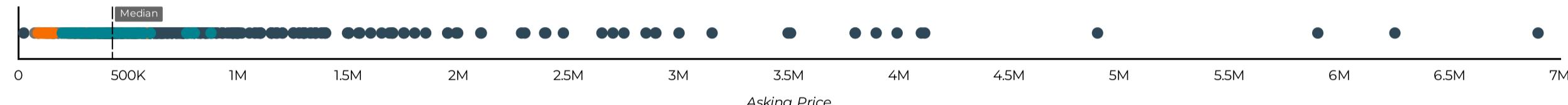


Months of Supply Now
2.77

Active Listings Now
3,070

Active Now

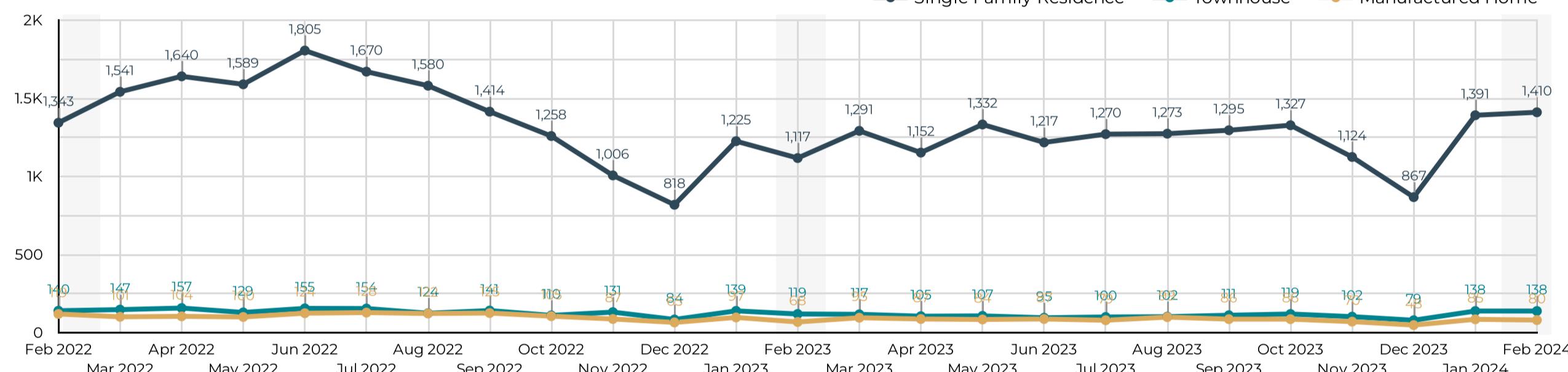
Single Family Residence Townhouse Condominium Manufactured Home



New Listings

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

Single Family Residence Townhouse Manufactured Home



New Pending

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

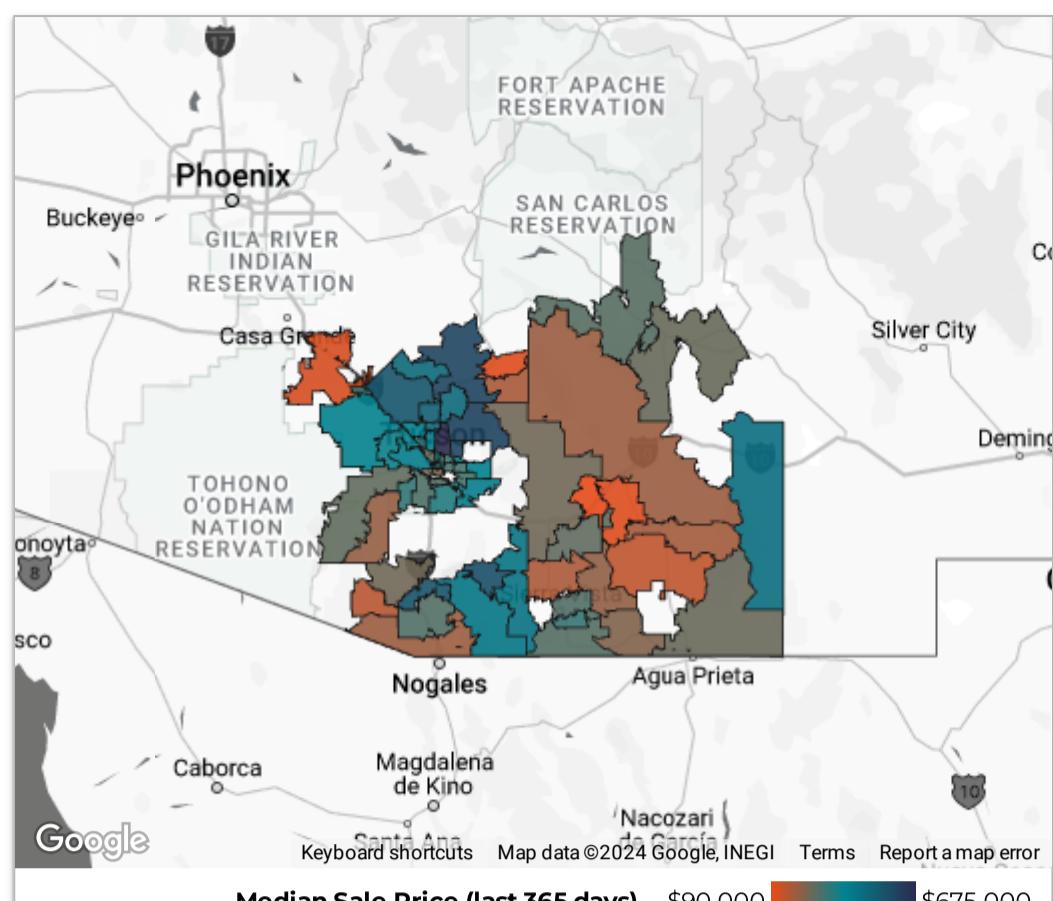
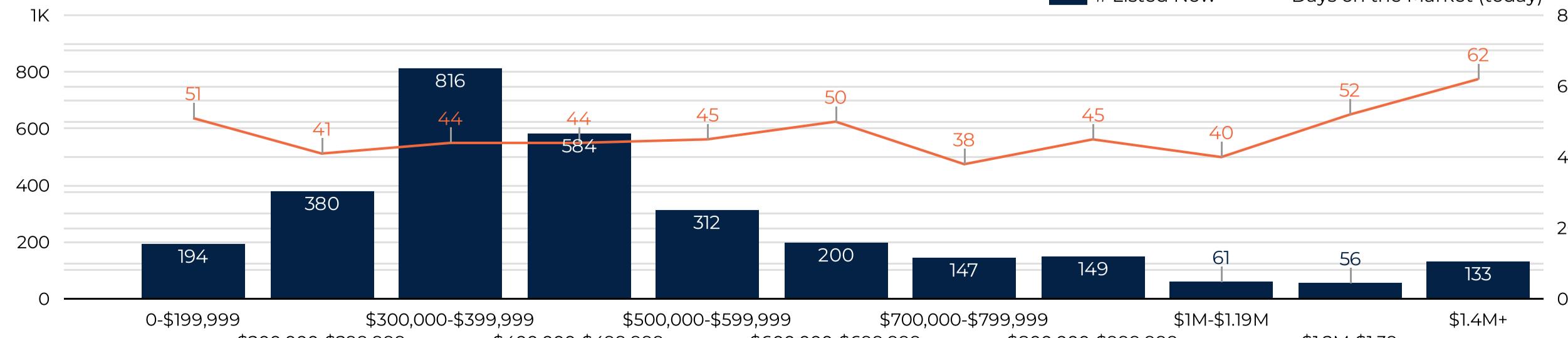
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Active Listings Now

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Listed Now Days on the Market (today)



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Tucson Association of Realtors Market Overview

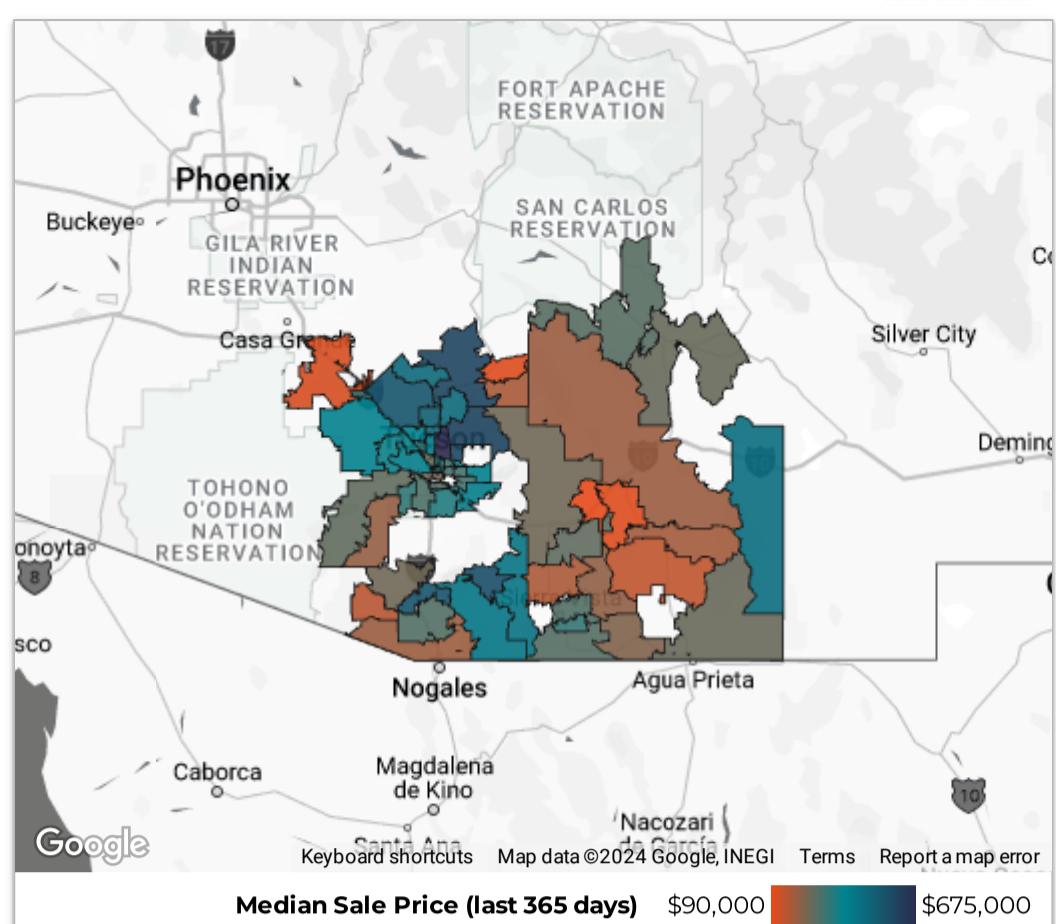
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Month	# of Sales / Count				
	2024	2023	2022	2021	
January	900	902	1,400	1,354	
February	1,109	1,085	1,480	1,424	
March	-	1,385	1,879	1,877	
April	-	1,333	1,696	1,856	
May	-	1,490	1,811	1,734	
June	-	1,417	1,575	1,910	
July	-	1,152	1,323	1,711	
August	-	1,240	1,375	1,575	
September	-	1,055	1,304	1,597	
October	-	1,062	1,062	1,510	
November	-	877	932	1,673	
December	-	895	982	1,732	

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

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

Month	Closed vs. Asking Price / Average				
	2024	2023	2022	2021	
January	-2.06%	-2.48%	-0.65%	-0.86%	
February	-1.86%	-2.08%	0.22%	-0.43%	
March	-	-1.72%	0.74%	0.29%	
April	-	-1.47%	1.51%	0.9%	
May	-	-1.48%	1.67%	1.4%	
June	-	-1.16%	0.9%	1.73%	
July	-	-1.17%	-0.27%	1.39%	
August	-	-1.18%	-1.21%	0.71%	
September	-	-1.57%	-1.69%	0.38%	
October	-	-1.25%	-1.85%	-0.05%	
November	-	-1.69%	-1.9%	-0.3%	
December	-	-1.49%	-2.3%	-0.56%	

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Tucson Association of Realtors Market Overview

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

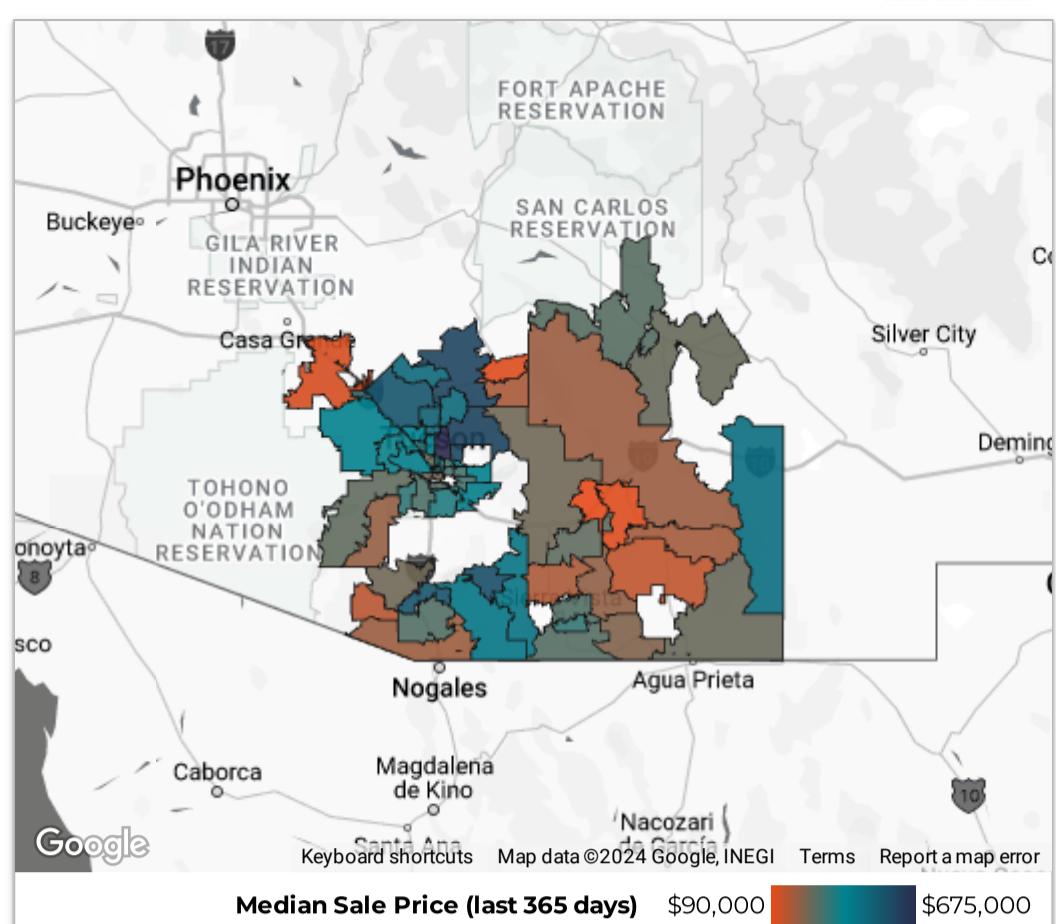
This report provides a snapshot of the market as taken on: Mar 7, 2024



Feb 2024

vs. last year

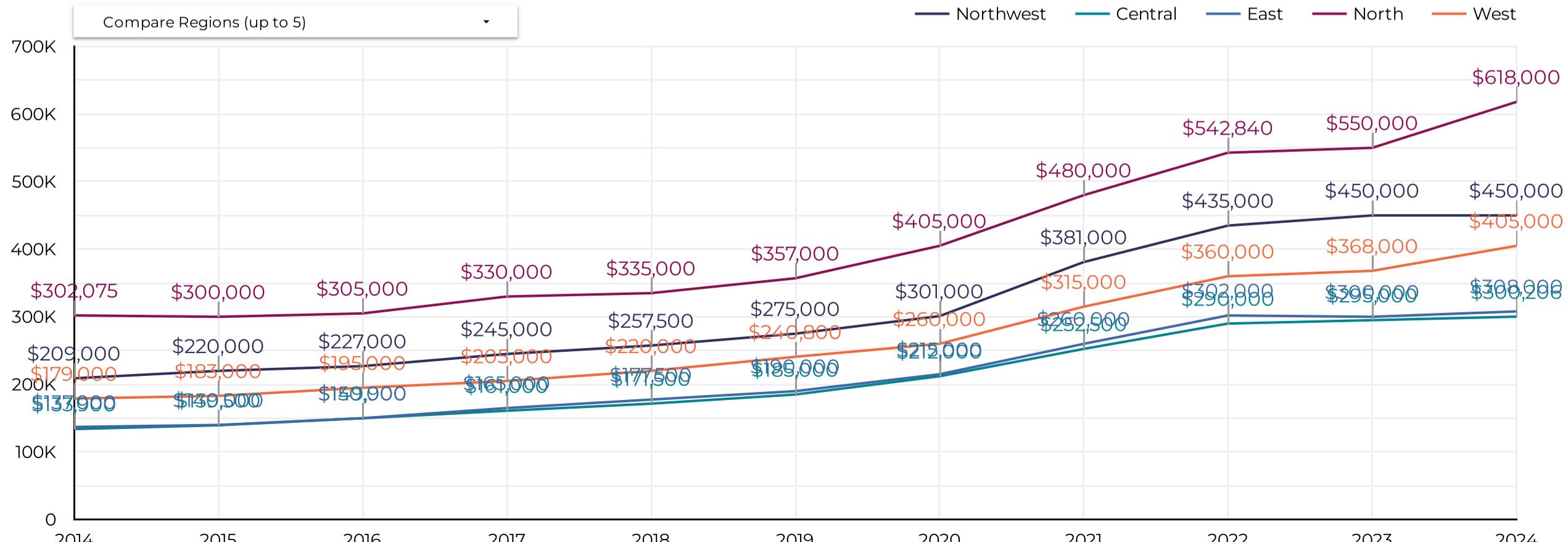
Use this table to compare Tucson Association of Realtors regions year-over-year in your selected area on a range of metrics.



Market Activity			Market Pricing				Buyer Demand					
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	176	-4.9% ↓	\$102.28M	14.3% ↑	\$470,000	\$55,000 ↑	\$260	\$20 ↑	22	-7 ↓	-1.4%	0.5% ↑
Central	149	28.4% ↑	\$50.93M	42.1% ↑	\$307,005	\$27,005 ↑	\$239	\$15 ↑	21	3 ↑	-2.4%	-0.2% ↓
North	108	5.9% ↑	\$77.34M	26.6% ↑	\$635,000	\$125,000 ↑	\$304	\$29 ↑	15	-5 ↓	-2.2%	0.1% ↑
East	103	-12.0% ↓	\$32.79M	-5.2% ↓	\$315,000	\$25,000 ↑	\$205	\$10 ↑	26	-8 ↓	-2.0%	-0.2% ↓
Upper Southeast	90	15.4% ↑	\$39.49M	24.6% ↑	\$409,420	\$29,420 ↑	\$200	\$-2 ↓	53	-15 ↓	-1.5%	-0.7% ↓
Southwest	70	-5.4% ↓	\$20.52M	-3.2% ↓	\$299,900	\$19,900 ↑	\$187	\$17 ↑	28	-14 ↓	-1.8%	0.5% ↑
Extended West	65	-13.3% ↓	\$24.22M	-8.4% ↓	\$380,000	\$34,100 ↑	\$203	\$25 ↑	55	17 ↑	-0.8%	1.2% ↑
West	60	7.1% ↑	\$26.47M	15.3% ↑	\$400,000	\$40,000 ↑	\$234	\$17 ↑	9	-27 ↓	-1.5%	1.1% ↑
South	46	0.0%	\$13.06M	7.5% ↑	\$287,500	\$27,500 ↑	\$198	\$23 ↑	19	-10 ↓	-1.8%	-0.7% ↓
Northeast	39	-23.5% ↓	\$17.68M	-26.8% ↓	\$435,000	\$13,000 ↑	\$223	\$-9 ↓	12	-9 ↓	-1.7%	0.4% ↑
Southeast	38	-2.6% ↓	\$15.86M	9.6% ↑	\$387,000	\$50,000 ↑	\$202	\$-0 ↓	41	14 ↑	-1.1%	-0.0% ↓
Upper Northwest	32	-5.9% ↓	\$15.61M	-6.0% ↓	\$435,000	\$-12,000 ↓	\$228	\$-17 ↓	34	7 ↑	-1.9%	0.8% ↑
Cochise	29	45.0% ↑	\$7.09M	65.8% ↑	\$257,500	\$17,500 ↑	\$162	\$17 ↑	70	58 ↑	-4.6%	-1.8% ↓
SCC-Rio Rico East	21	110.0% ↑	\$5.97M	95.6% ↑	\$290,000	\$-5,000 ↓	\$179	\$7 ↑	42	2 ↑	-1.4%	0.4% ↑
Benson/St. David	17	6.3% ↑	\$3.79M	15.1% ↑	\$238,990	\$62,990 ↑	\$141	\$-0 ↓	8	-44 ↓	-2.7%	0.1% ↑
Extended Northwest	13	116.7% ↑	\$4.4M	143.9% ↑	\$314,990	\$44,990 ↑	\$174	\$5 ↑	42	9 ↑	0.4%	2.0% ↑
SCC-Tubac East	9	50.0% ↑	\$4.94M	55.5% ↑	\$563,000	\$74,144 ↑	\$287	\$11 ↑	208	208 ↑	-0.2%	1.5% ↑
Pinal	8	-46.7% ↓	\$2.41M	-46.6% ↓	\$205,000	\$-23,000 ↓	\$171	\$-8 ↓	50	0	-1.7%	2.8% ↑
Graham	7	-41.7% ↓	\$2.19M	-31.9% ↓	\$295,000	\$63,000 ↑	\$153	\$11 ↑	21	-12 ↓	0.1%	2.1% ↑
Extended Southwest	5	-37.5% ↓	\$1.3M	-20.7% ↓	\$194,000	\$5,000 ↑	\$160	\$17 ↑	14	-2 ↓	0.1%	-1.0% ↓
SCC-Rio Rico West	4	33.3% ↑	\$1.2M	20.9% ↑	\$277,000	\$-58,000 ↓	\$160	\$-8 ↓	67	63 ↑	-3.4%	-2.8% ↓
Extended Southeast	3	200.0% ↑	\$1.04M	197.8% ↑	\$340,000	\$-9,900 ↓	\$201	\$34 ↑	71	4 ↑	-1.9%	-1.9% ↓
Navajo	3	-	\$1.5M	-	\$450,000	-	\$294	-	74	-	-2.6%	-

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Median Sale by Region



MLS of Southern Arizona®

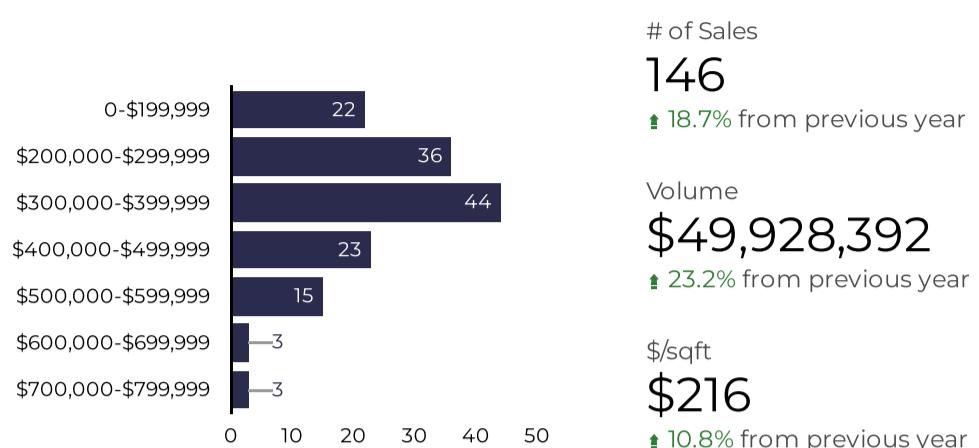


Green Valley Sahuarita Association of Realtors Market Overview

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

This report provides a snapshot of the market as taken on: Mar 7, 2024

February

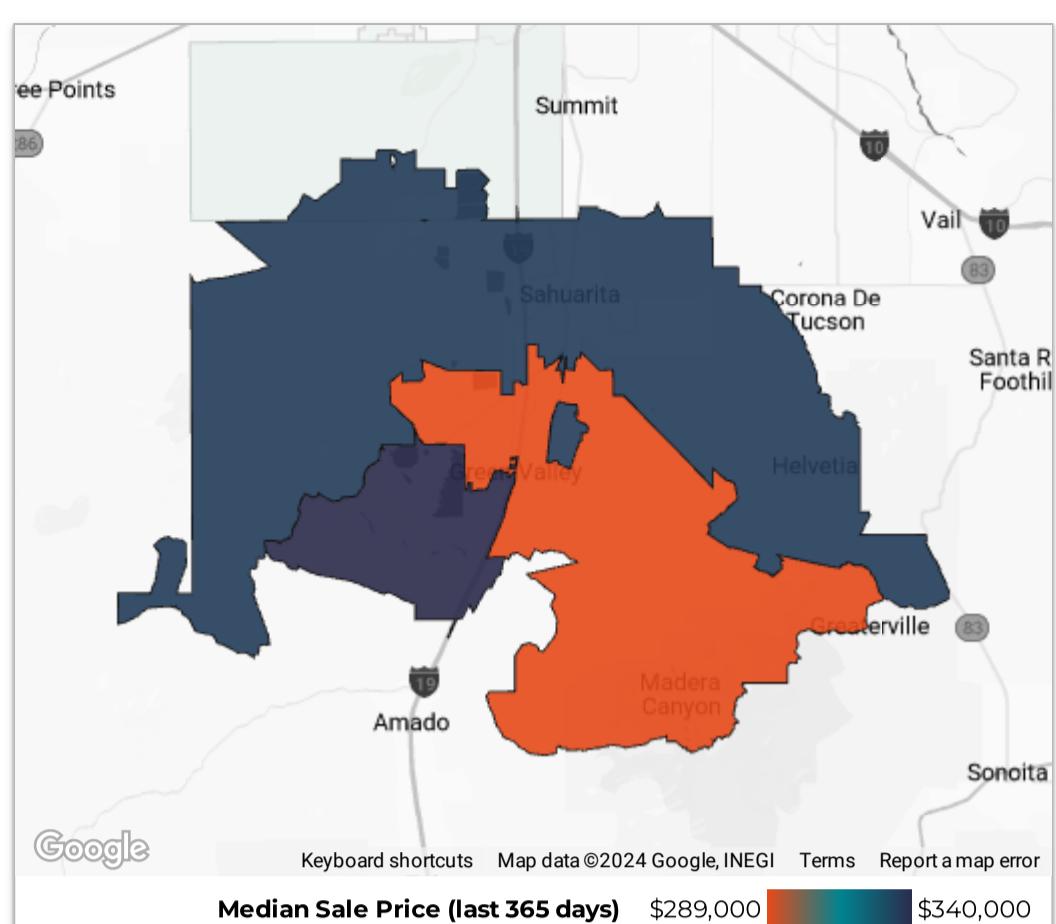


Median Sale Price
\$323,000
↑ 5.9% from previous year

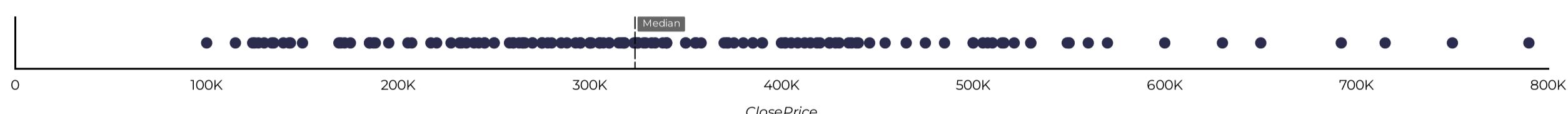
Average Sale Price
\$341,975
↑ 3.8% from previous year

Median Days on Market
37
0 from previous year

Average % Over Asking
-1.56%
↓ 0.17% from previous year

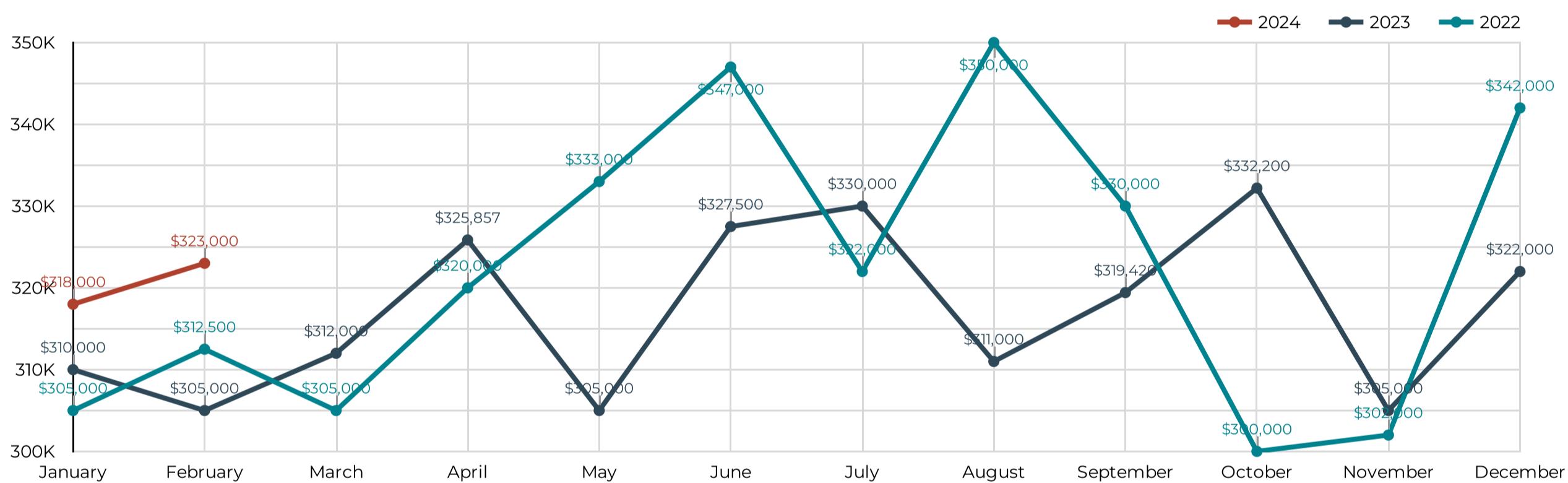


Transactions



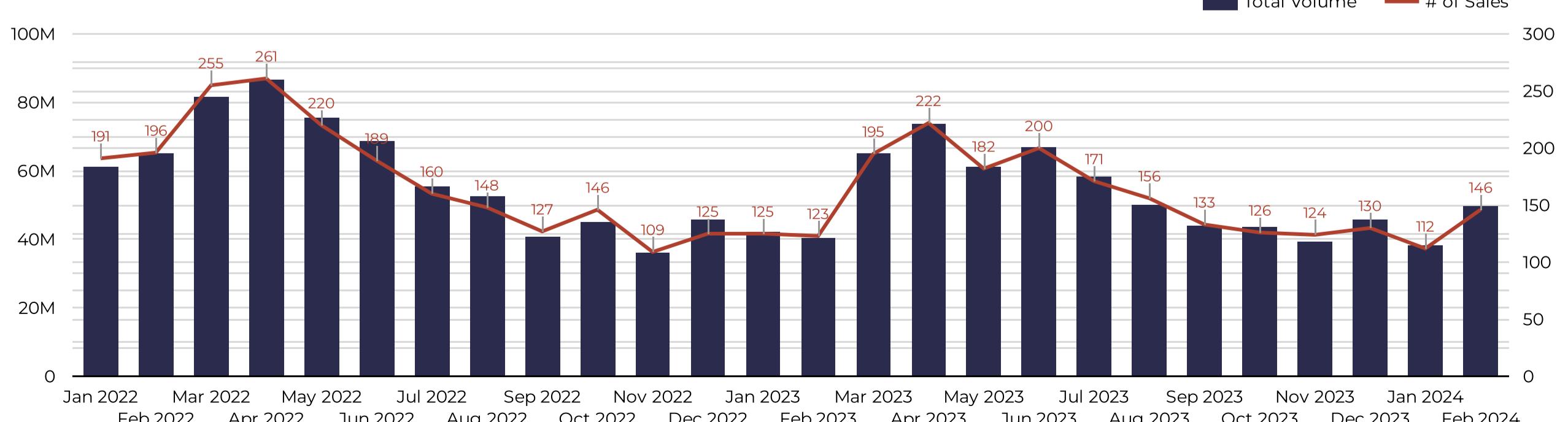
Median Sales Price

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



Market Activity

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



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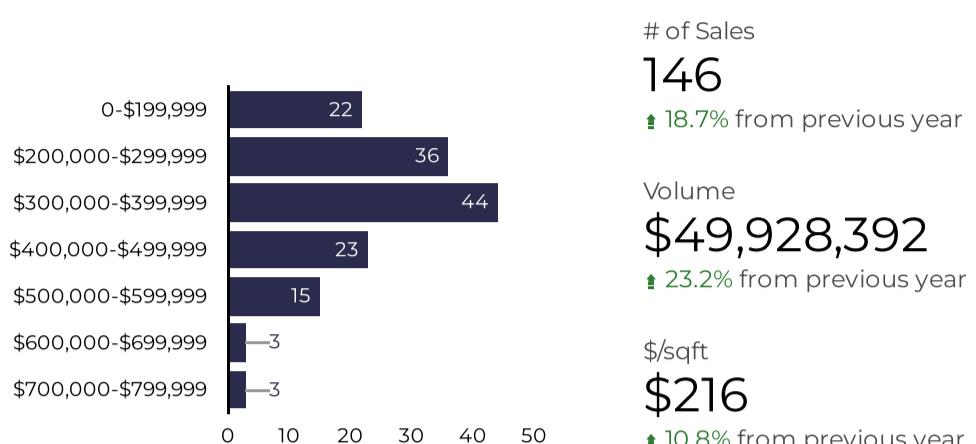


Green Valley Sahuarita Association of Realtors Market Overview

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This report provides a snapshot of the market as taken on: Mar 7, 2024

February



of Sales
146
↑ 18.7% from previous year

Volume
\$49,928,392
↑ 23.2% from previous year

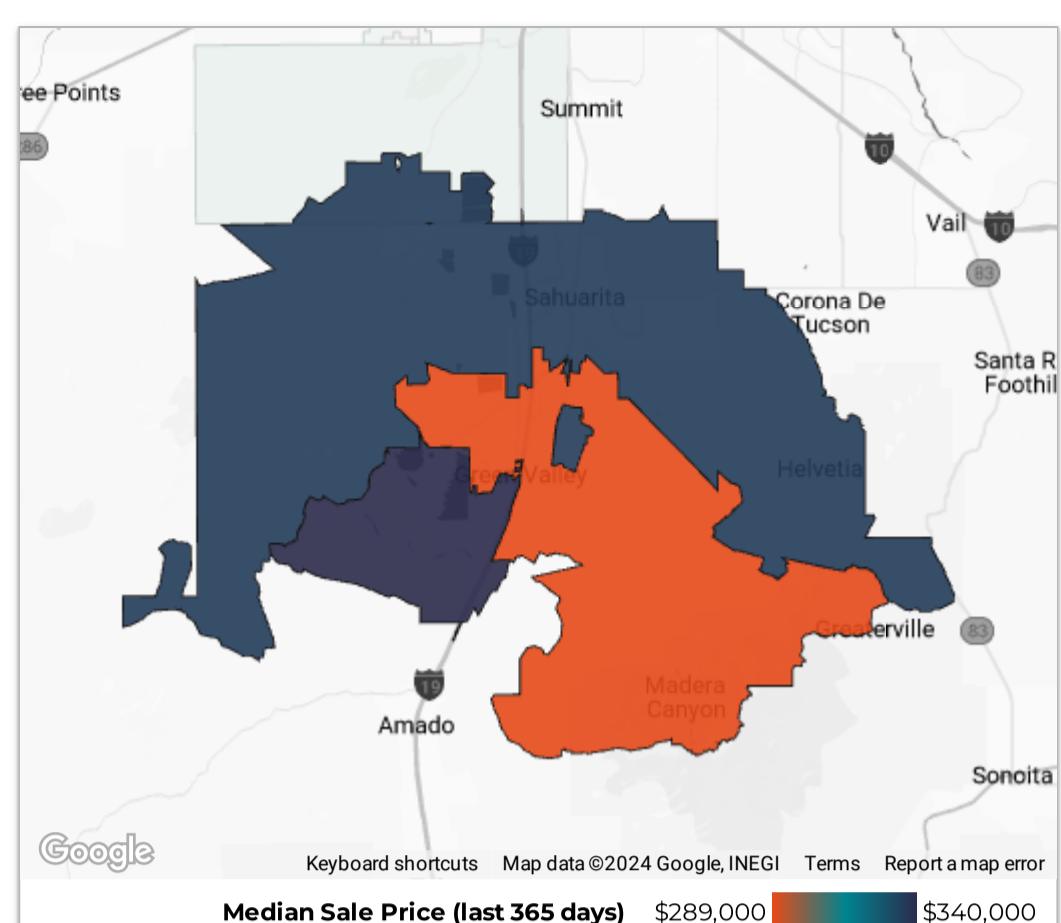
\$/sqft
\$216
↑ 10.8% from previous year

Median Sale Price
\$323,000
↑ 5.9% from previous year

Average Sale Price
\$341,975
↑ 3.8% from previous year

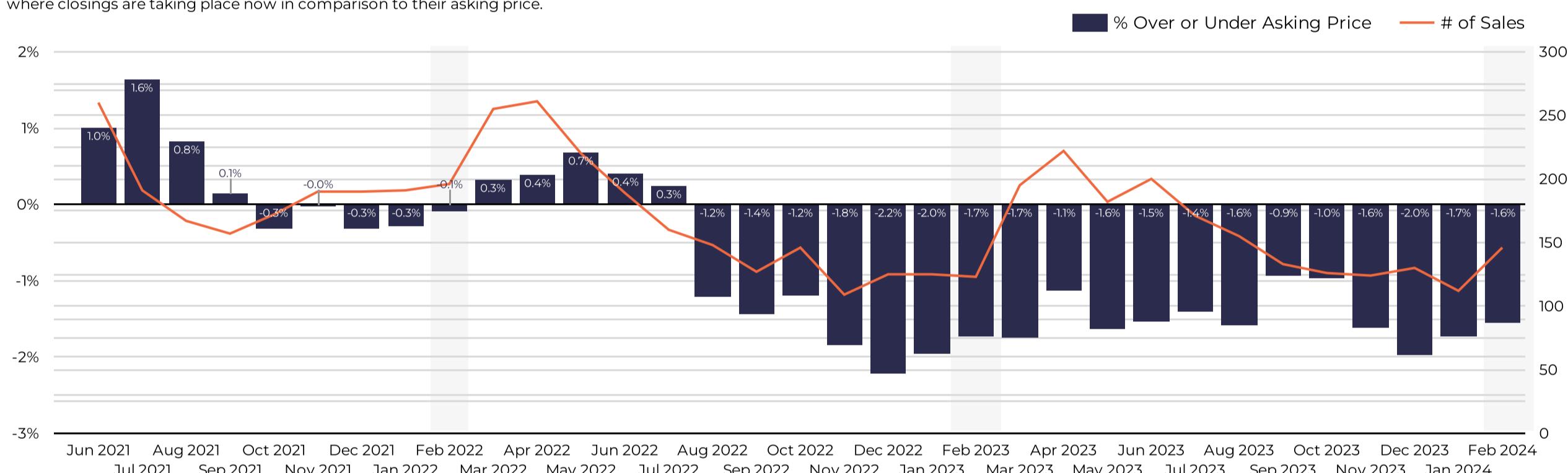
Median Days on Market
37
0 from previous year

Average % Over Asking
-1.56%
↓ 0.17% from previous year



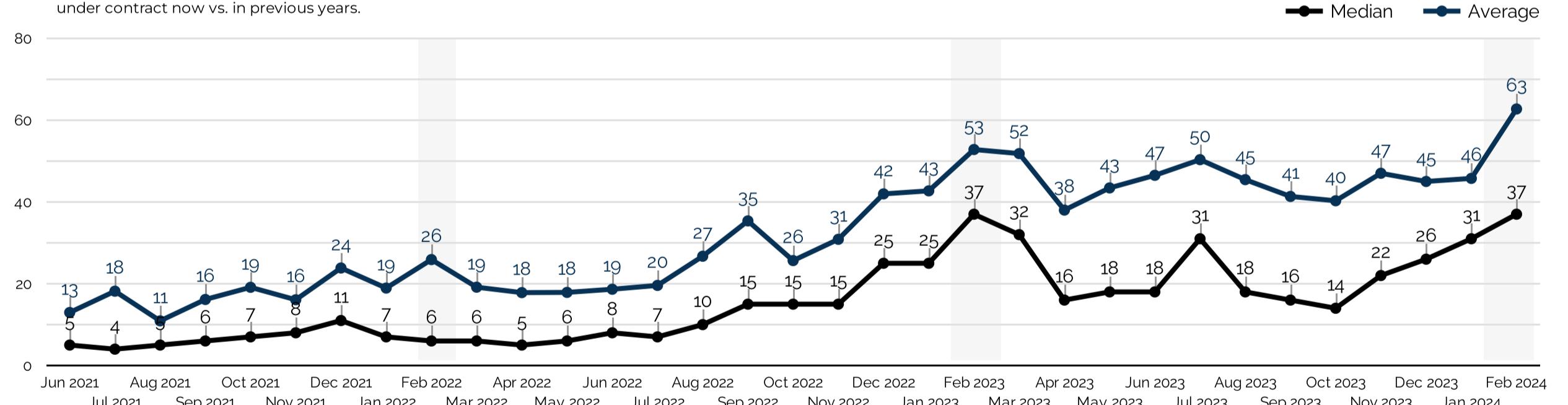
Buyer Demand

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



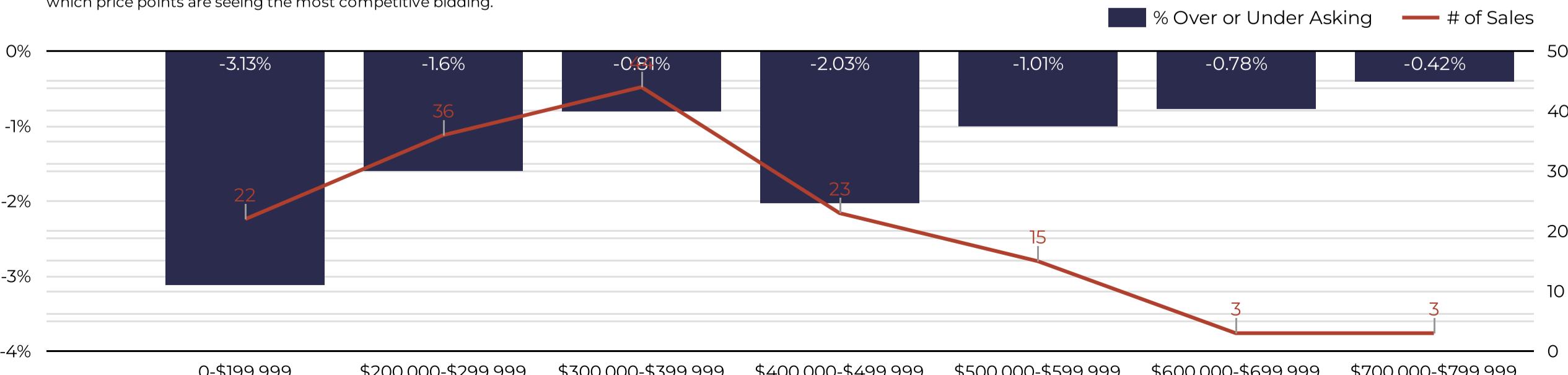
Days on Market

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



Buyer Demand By Price Range (last month)

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



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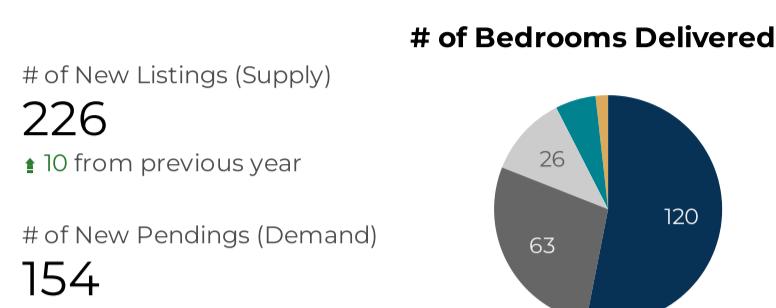


Green Valley Sahuarita Association of Realtors Market Overview

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

This report provides a snapshot of the market as taken on: Mar 7, 2024

February

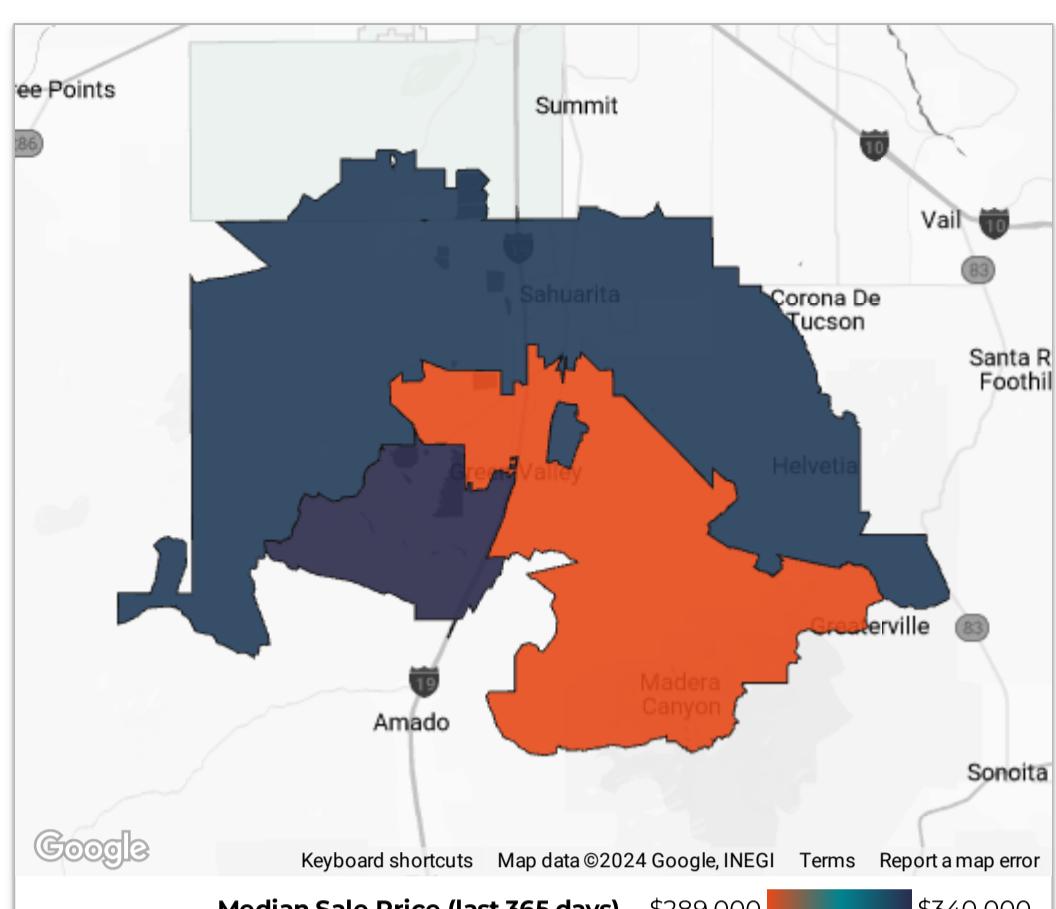


of New Listings (Supply)
226
↑ 10 from previous year

of New Pendlings (Demand)
154
↑ 12 from previous year

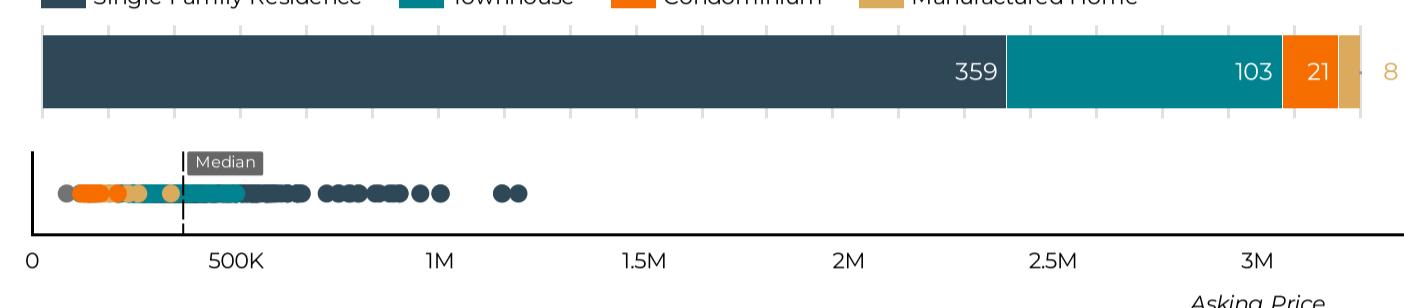
Months of Supply Now
3.37

Active Listings Now
492



Active Now

Single Family Residence Townhouse Condominium Manufactured Home



New Listings

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

Single Family Residence Townhouse Condominium



New Pending

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

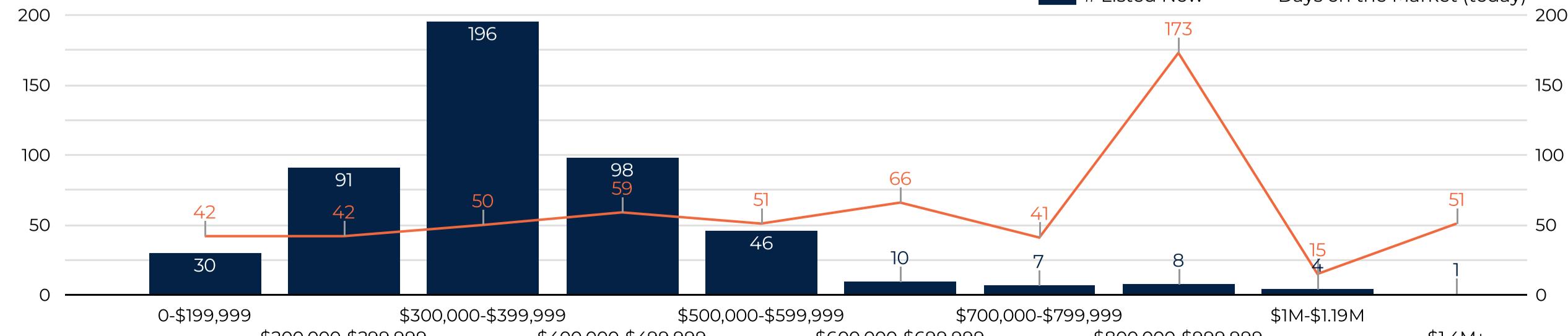
Single Family Residence Townhouse Condominium



Active Listings Now

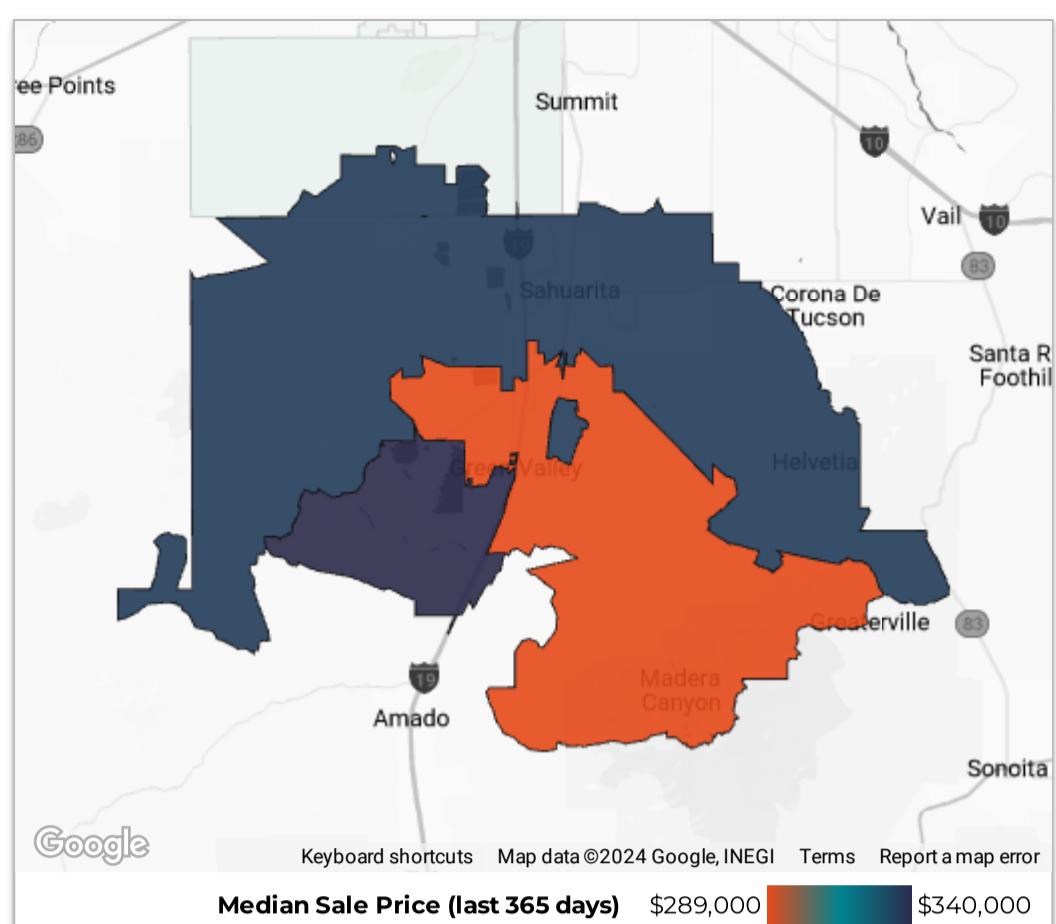
Use this data to see how long current listings are on the market now at each price range.

Listed Now Days on the Market (today)



Monthly Statistics

Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether the market is in a particularly hot or cool period compared to previous years.



Month	# of Sales / Count				
	2024	2023	2022	2021	
January	112	125	191	165	
February	146	123	196	196	
March	-	195	255	298	
April	-	222	261	246	
May	-	182	220	226	
June	-	200	189	260	
July	-	171	160	191	
August	-	156	148	167	
September	-	133	127	157	
October	-	126	146	172	
November	-	124	109	190	
December	-	130	125	190	

Month	Sale Price / Median				
	2024	2023	2022	2021	
January	\$318,000	\$310,000	\$305,000	\$242,500	
February	\$323,000	\$305,000	\$312,500	\$257,000	
March	-	\$312,000	\$305,000	\$265,000	
April	-	\$325,857	\$320,000	\$275,000	
May	-	\$305,000	\$333,000	\$275,000	
June	-	\$327,500	\$347,000	\$272,000	
July	-	\$330,000	\$322,000	\$280,000	
August	-	\$311,000	\$350,000	\$285,500	
September	-	\$319,420	\$330,000	\$299,000	
October	-	\$332,200	\$300,000	\$310,000	
November	-	\$305,000	\$302,000	\$303,000	
December	-	\$322,000	\$342,000	\$315,000	

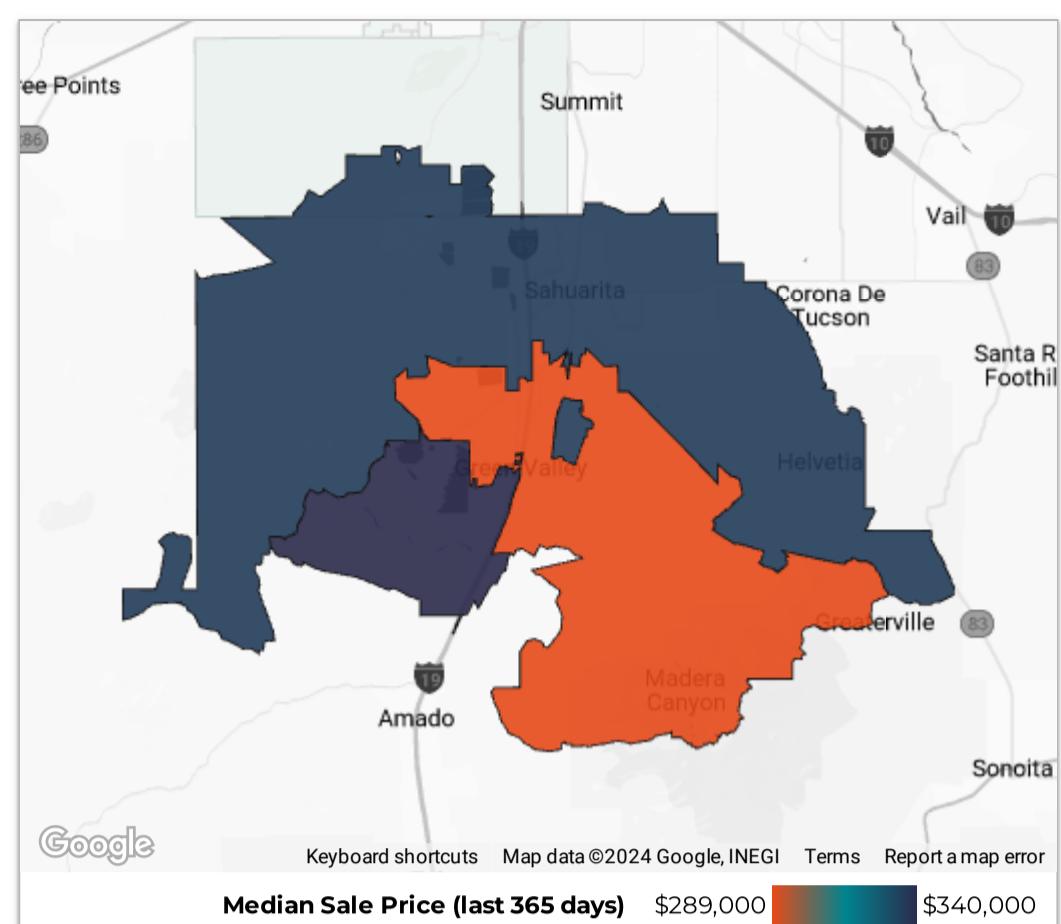
Month	Days on Market / Median				
	2024	2023	2022	2021	
January	31	25	7	9	
February	37	37	6	6	
March	-	32	6	6	
April	-	16	5	6	
May	-	18	6	4	
June	-	18	8	5	
July	-	31	7	4	
August	-	18	10	5	
September	-	16	15	6	
October	-	14	15	7	
November	-	22	15	8	
December	-	26	25	11	

Month	Closed vs. Asking Price / Average				
	2024	2023	2022	2021	
January	-1.74%	-1.96%	-0.29%	-0.42%	
February	-1.56%	-1.73%	-0.1%	-0.52%	
March	-	-1.75%	0.33%	0.01%	
April	-	-1.13%	0.39%	-0.14%	
May	-	-1.63%	0.69%	0.68%	
June	-	-1.54%	0.41%	1.01%	
July	-	-1.4%	0.25%	1.64%	
August	-	-1.79%	-1.22%	0.83%	
September	-	-0.93%	-1.45%	0.14%	
October	-	-0.96%	-1.2%	-0.32%	
November	-	-1.61%	-1.84%	-0.03%	
December	-	-1.97%	-2.22%	-0.31%	

Feb 2024

vs. last year

Use this table to compare GVSAR regions year-over-year in your selected area on a range of metrics.



Market Activity			Market Pricing					Buyer Demand				
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	49	25.6% ↑	\$17.05M	32.6% ↑	\$327,990	\$20,990 ↓	\$200	\$26 ↑	45	-3 ↓	-1.1%	-0.1% ↓
Green Valley Northwest	40	17.6% ↑	\$9.58M	4.7% ↑	\$233,000	\$-42,000 ↓	\$202	\$6 ↑	44	31 ↑	-2.0%	-0.5% ↓
Green Valley Northeast	29	16.0% ↑	\$12.91M	32.6% ↑	\$425,000	\$95,000 ↑	\$243	\$41 ↑	33	-5 ↓	-1.9%	0.5% ↑
Green Valley Southwest	21	10.5% ↑	\$7.58M	14.5% ↑	\$334,000	\$9,000 ↑	\$236	\$22 ↑	18	-39 ↓	-1.2%	1.6% ↑
Green Valley Southeast	7	16.7% ↑	\$2.82M	29.1% ↑	\$385,000	\$55,000 ↑	\$227	\$5 ↑	93	56 ↑	-2.0%	-0.2% ↓

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Median Sale by Region

