

# MLSSAZ Monthly Market Report

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



Oct 2024

## Quick Stats Oct 2024

# of Sales

**1,148**

± 4.6% from previous month

Median Sale Price

**\$350,000**

↓ -1.68% from previous month

Average Sale Price

**\$426,279**

± 4.74% from previous month

Median DOM

**27**

↓ -5 from previous month

% Over

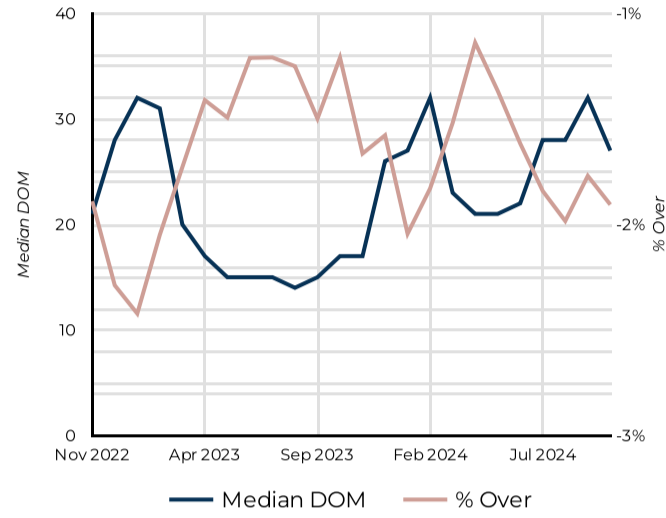
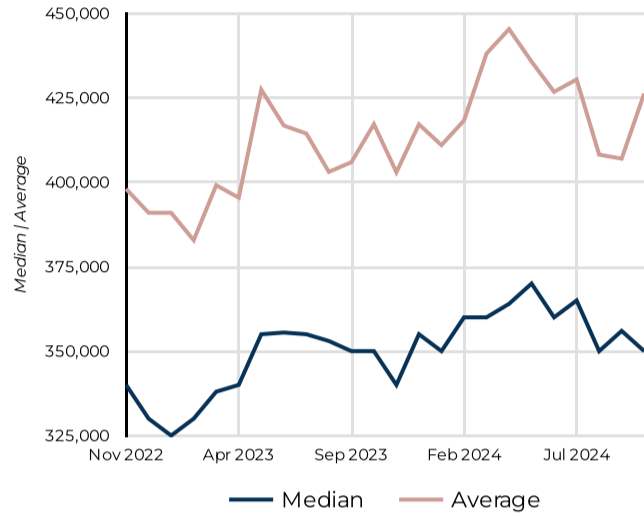
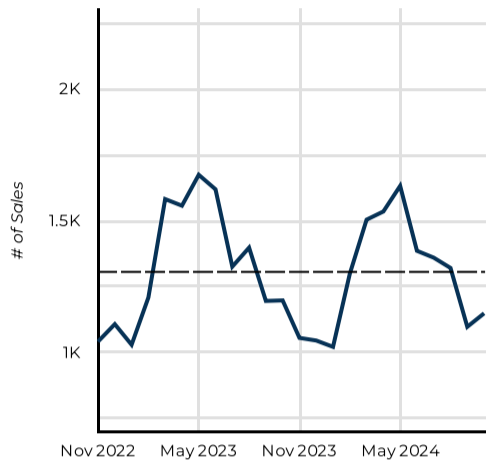
**-1.91%**

↓ -0.14% from previous month

# of New Listings

**2,064**

± 2.0% from previous month



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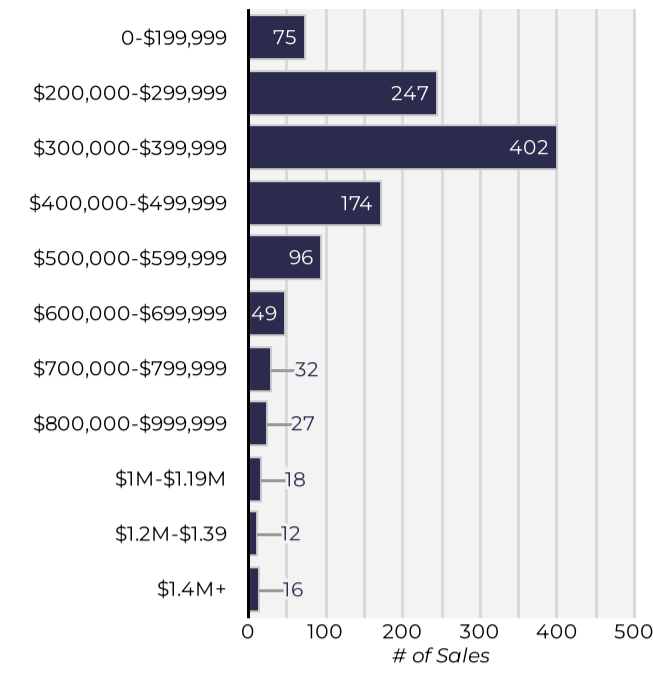
Market Activity - Market Pricing - Buyer Demand - Inventory

[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: Nov 1, 2024

October 2024



# of Sales **1,148**  
 ↓ -4.1% from previous year

Volume **\$489,368,079**  
 ↓ -2.0% from previous year

Median Sale Price **\$350,000**  
 0.0% from previous year

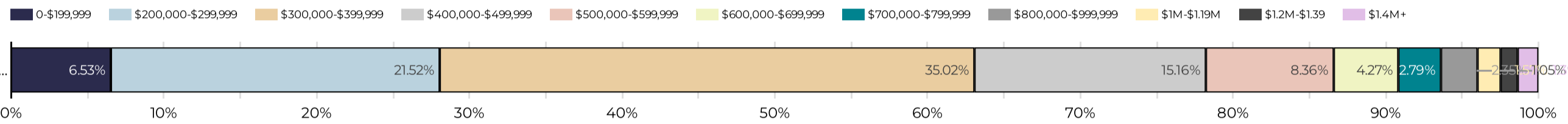
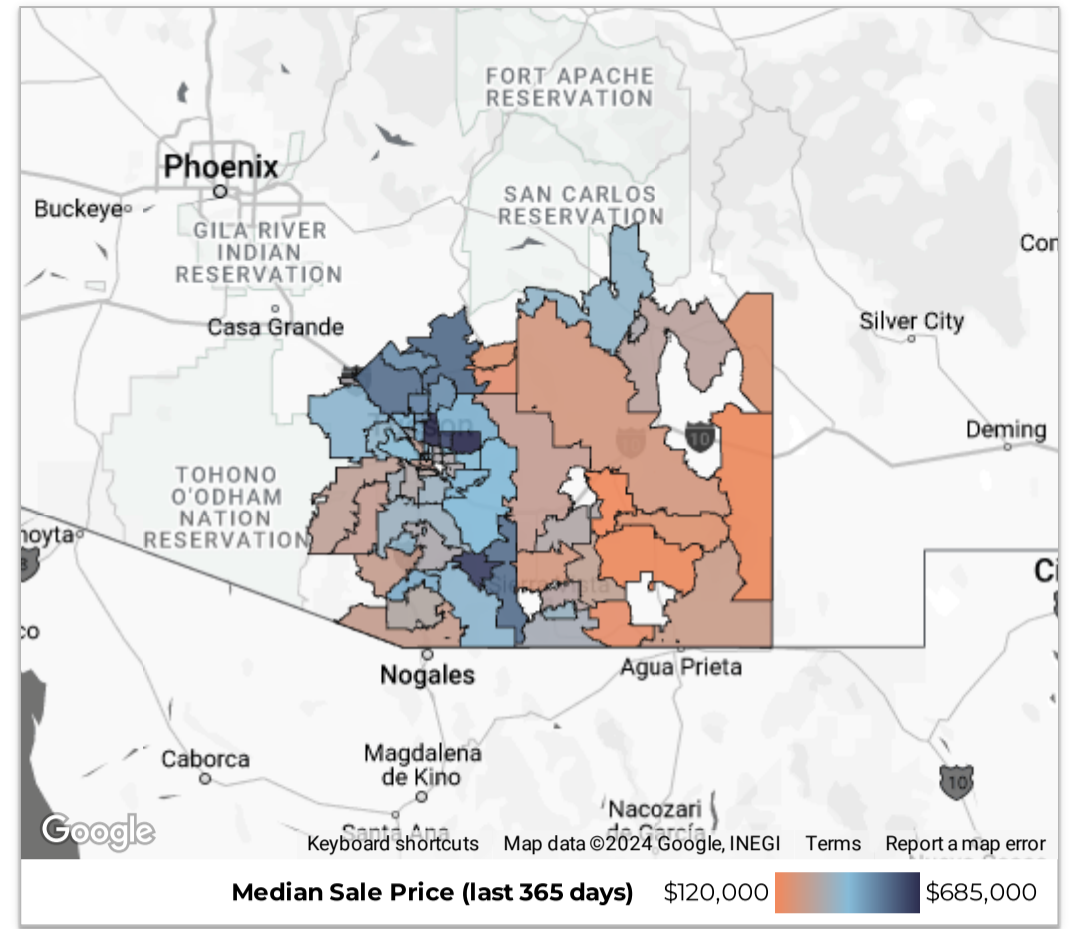
Average Sale Price **\$426,279**  
 ↑ 2.2% from previous year

\$/sqft **\$227**  
 ↑ 1.7% from previous year

Median Days on Market **27**  
 ↑ 10 from previous year

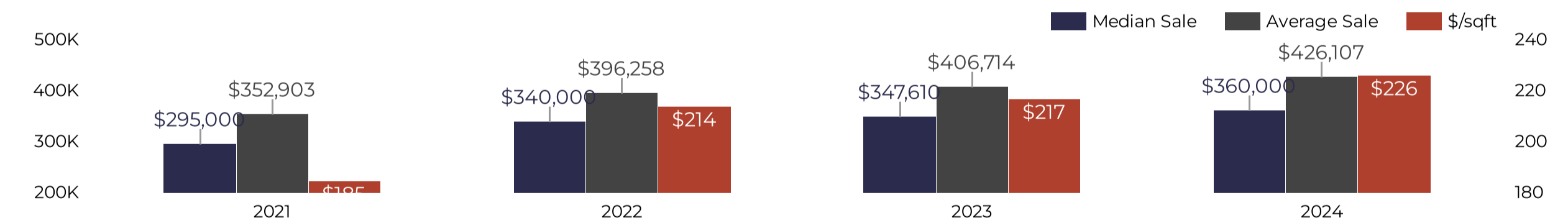
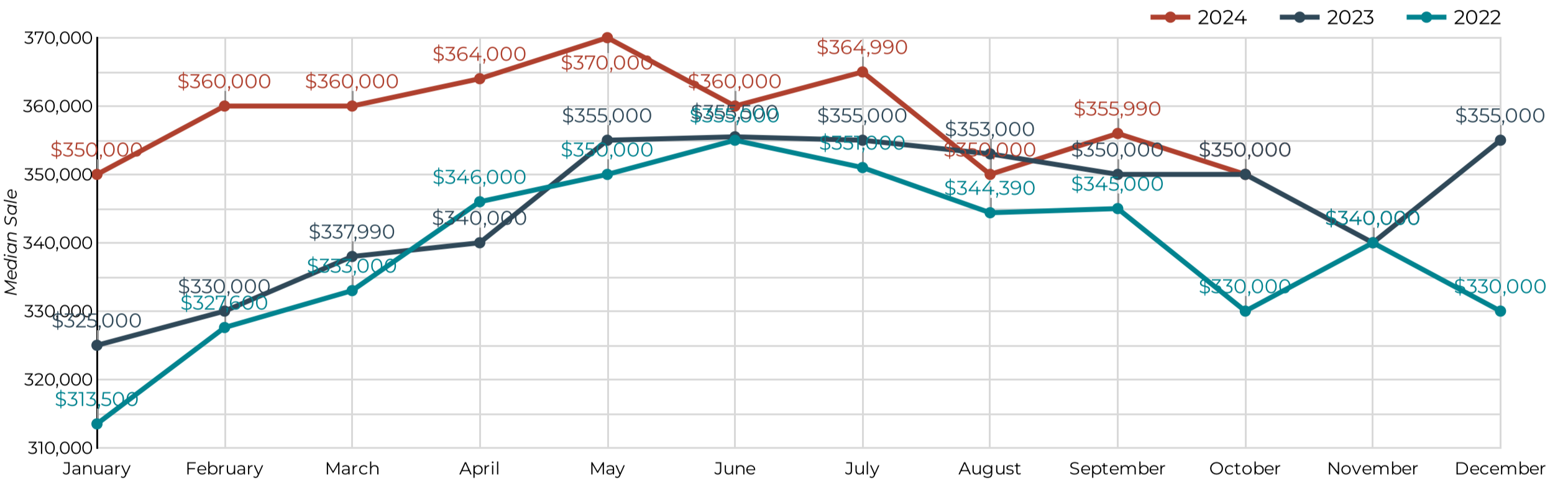
# of New Listings **2,064**  
 ↑ 12.5% from previous year

Average % Over Asking **-1.91%**  
 ↓ -0.70% from previous year



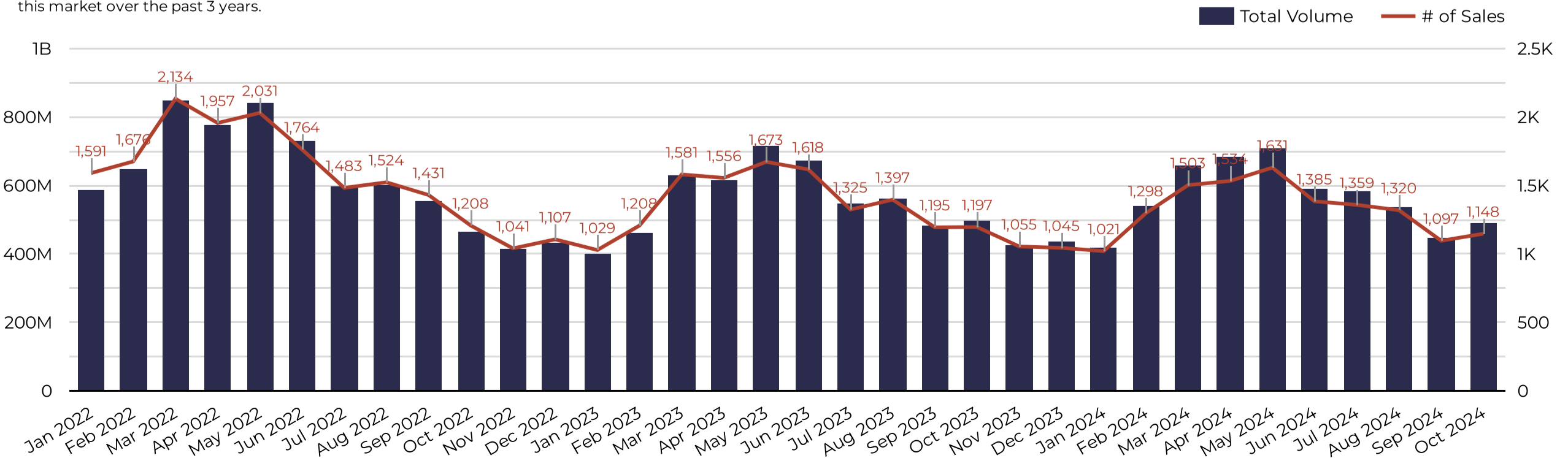
Market Pricing

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



Market Activity

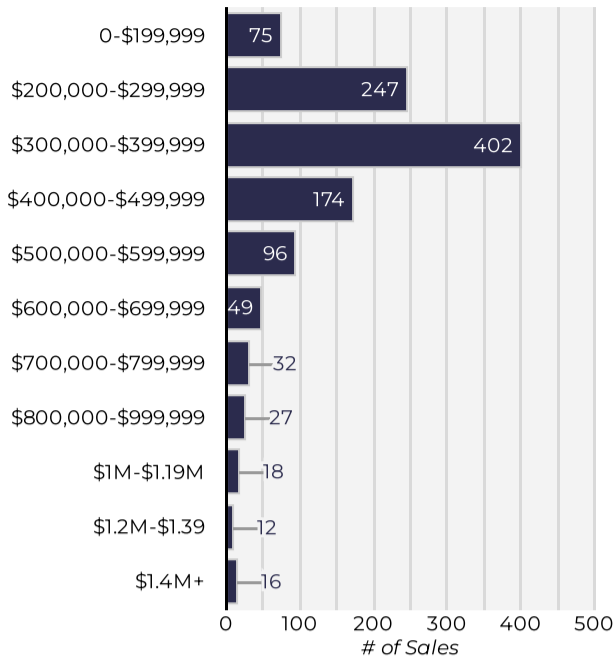
Use this data to see changes in total sales activity in this market over the past 3 years.



Southern AZ Housing Market: Buyer Demand

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October 2024



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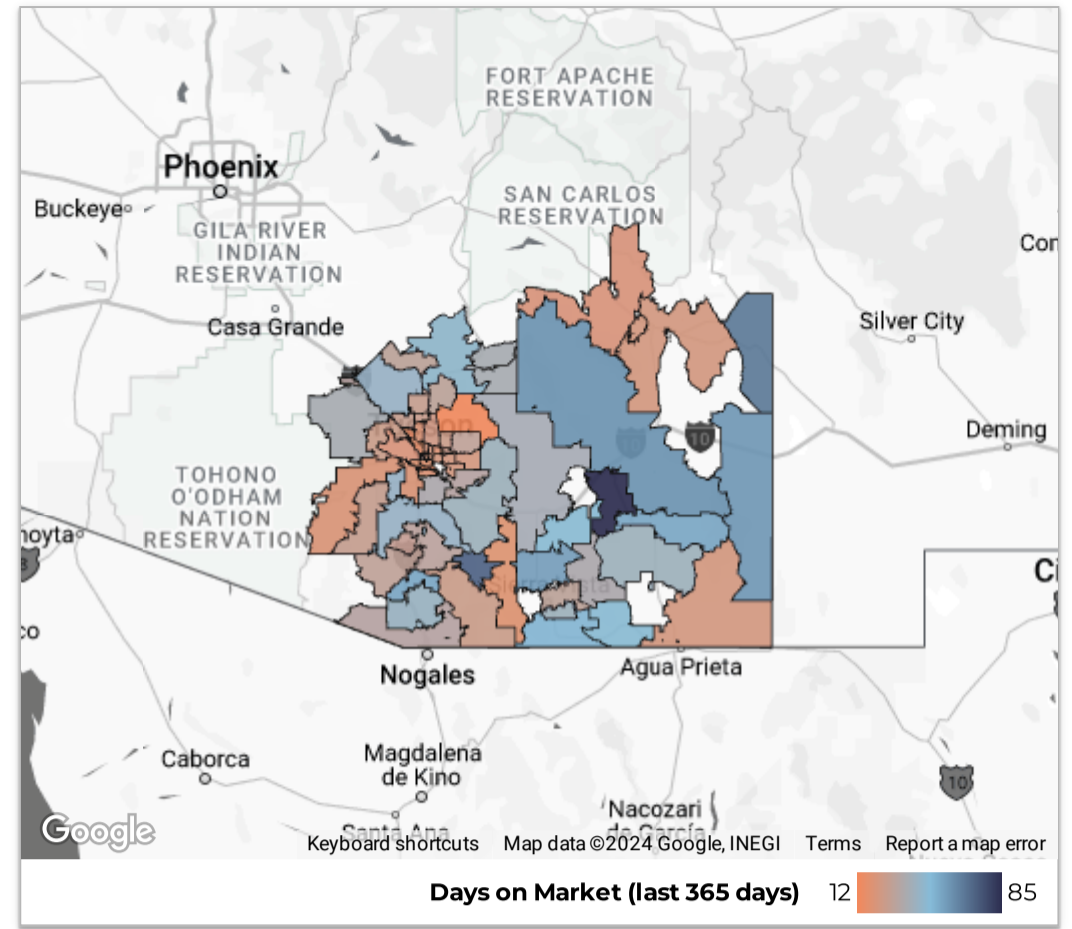
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\$/sqft **\$227**  
 ↑ 1.7% from previous year

Median Days on Market **27**  
 ↑ 10 from previous year

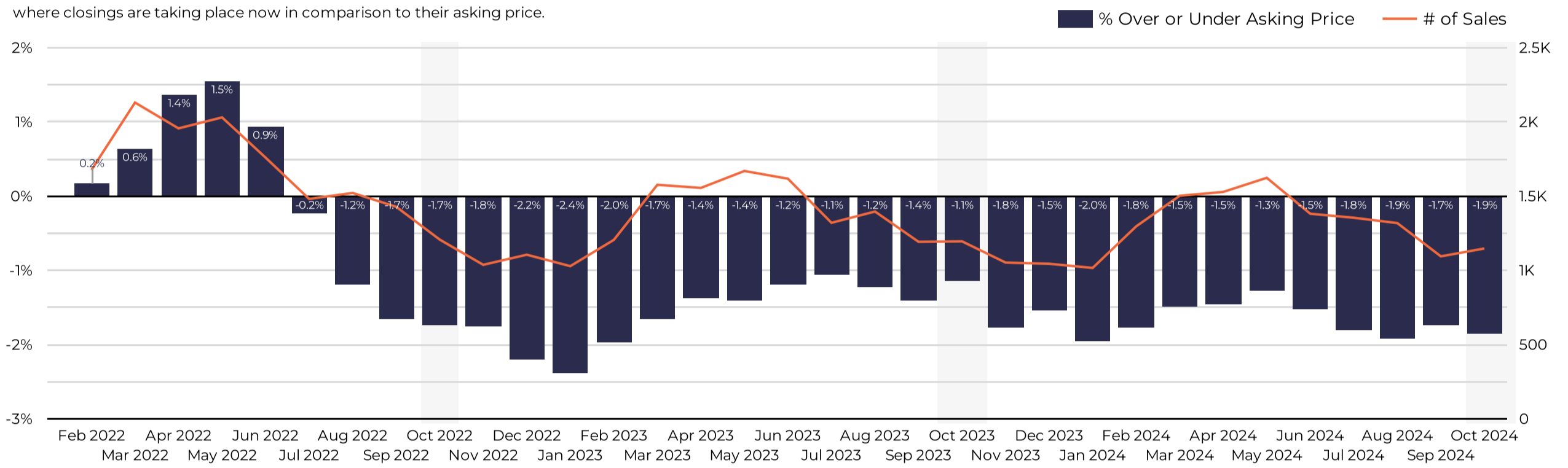
# of New Listings **2,064**  
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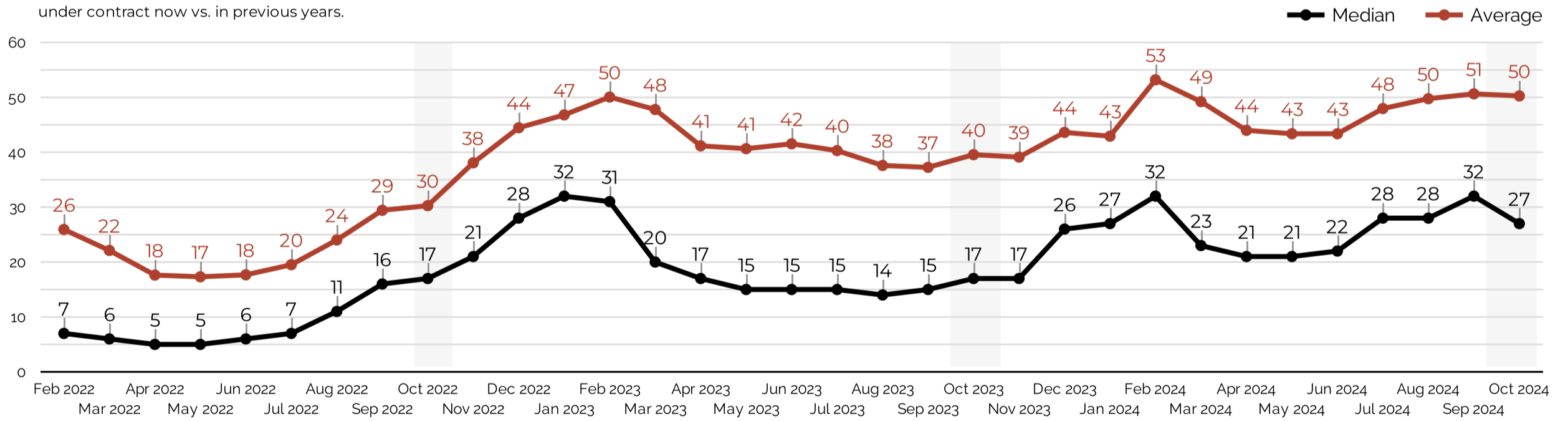
Buyer Demand

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	75	-16.7% ↓	22	6 ↑	-5.08%	-2.06% ↓
\$200,000-\$299,999	247	-17.4% ↓	26	15 ↑	-1.43%	-0.41% ↓
\$300,000-\$399,999	402	7.2% ↑	33	15 ↑	-1.51%	-0.67% ↓
\$400,000-\$499,999	174	-4.9% ↓	23	-7 ↓	-1.57%	-0.34% ↓
\$500,000-\$599,999	96	5.5% ↑	22	1 ↑	-2.13%	-0.92% ↓
\$600,000-\$699,999	49	8.9% ↑	20	1 ↑	-2.39%	-1.03% ↓
\$700,000-\$799,999	32	-5.9% ↓	13	2 ↑	-1.56%	-0.53% ↓
\$800,000-\$999,999	27	-18.2% ↓	15	-8 ↓	-2.35%	-0.84% ↓
\$1M-\$1.19M	18	-18.2% ↓	28	15 ↑	-3.52%	-0.66% ↓
\$1.2M-\$1.39	12	9.1% ↑	22	12 ↑	-2.77%	-1.81% ↓
\$1.4M+	16	14.3% ↑	17	-6 ↓	-2.52%	-2.42% ↓

Southern AZ Housing Market: Inventory

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October 2024

# of New Listings (Supply)  
**2,064**  
↑ 229 from previous year

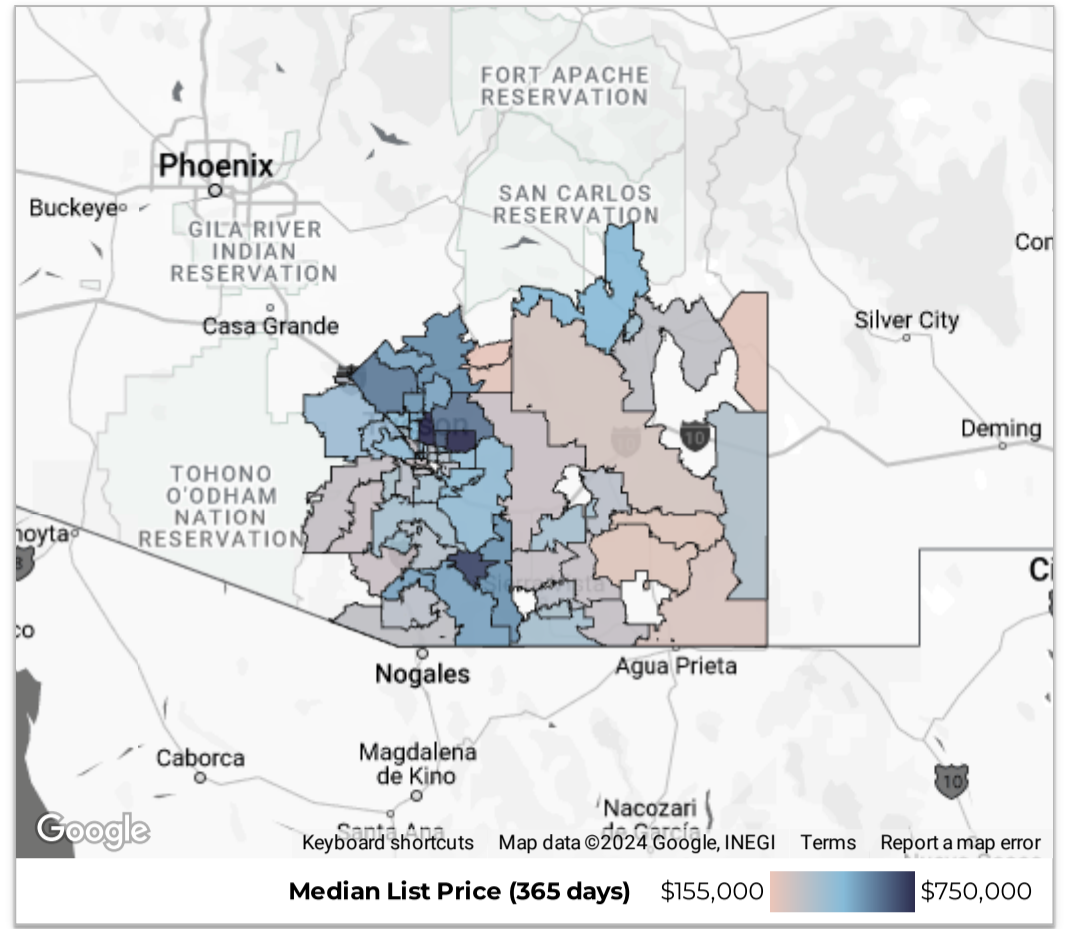
Months of Supply  
**4.28**

Active Listings  
**4,913**

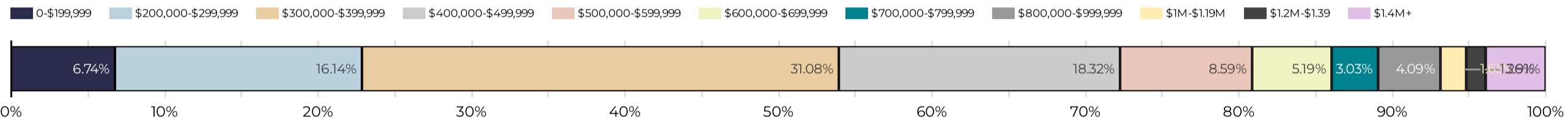
# of New Pendings (Demand)  
**1,187**  
↑ 10 from previous year

Pending Listings  
**782**

	Average	#
Single Family Residence	\$583,209	3,958
Townhouse	\$337,929	400
Condominium	\$218,024	272
Manufactured Home	\$279,172	239
Mobile Home	\$165,613	44
<b>Grand total</b>	<b>\$524,491</b>	<b>4,913</b>



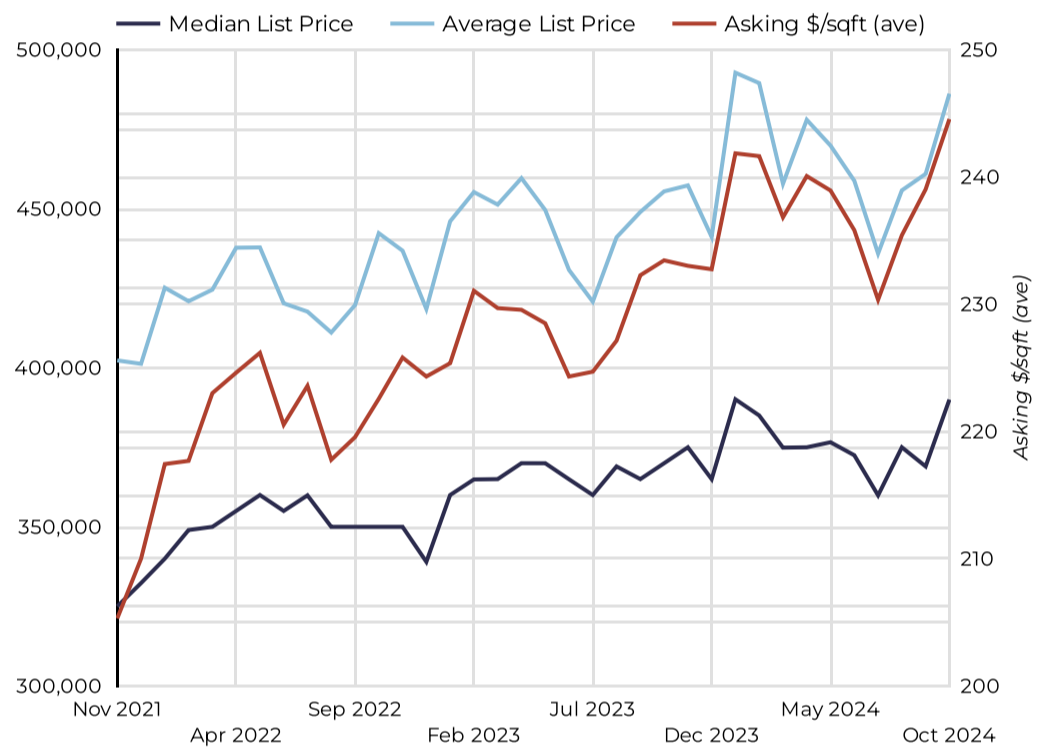
Active Listings



Months of Supply By Price Range

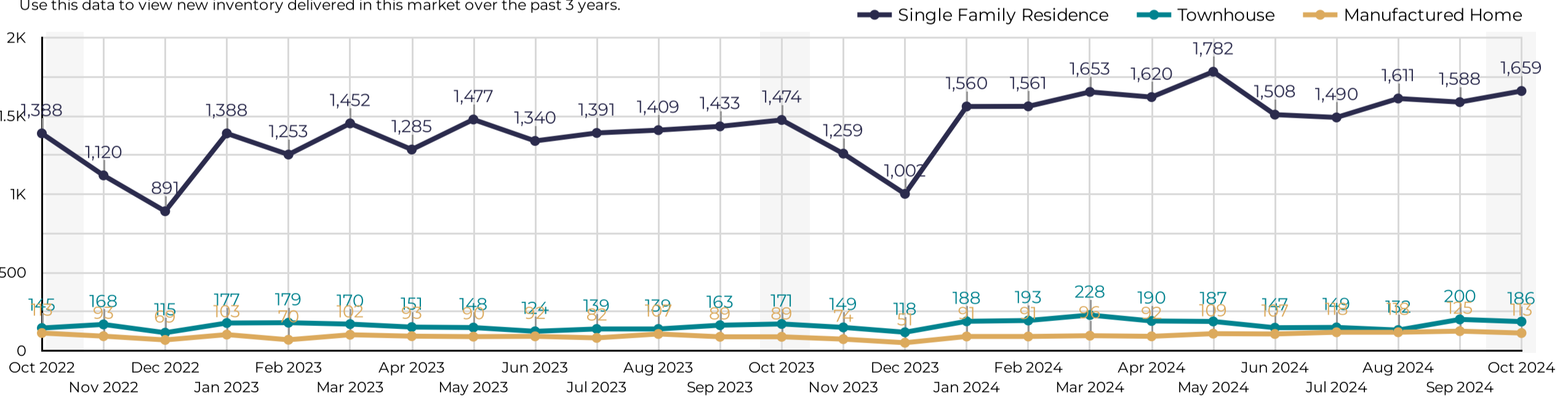
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.30	331	77
\$200,000-\$299,999	3.24	793	245
\$300,000-\$399,999	3.89	1,527	393
\$400,000-\$499,999	5.06	900	178
\$500,000-\$599,999	4.49	422	94
\$600,000-\$699,999	4.64	255	55
\$700,000-\$799,999	4.81	149	31
\$800,000-\$999,999	6.93	201	29
\$1M-\$1.19M	5.06	81	16
\$1.2M-\$1.39	4.77	62	13
\$1.4M+	11.29	192	17
<b>Grand total</b>	<b>4.28</b>	<b>4,913</b>	<b>1,148</b>

Asking Prices



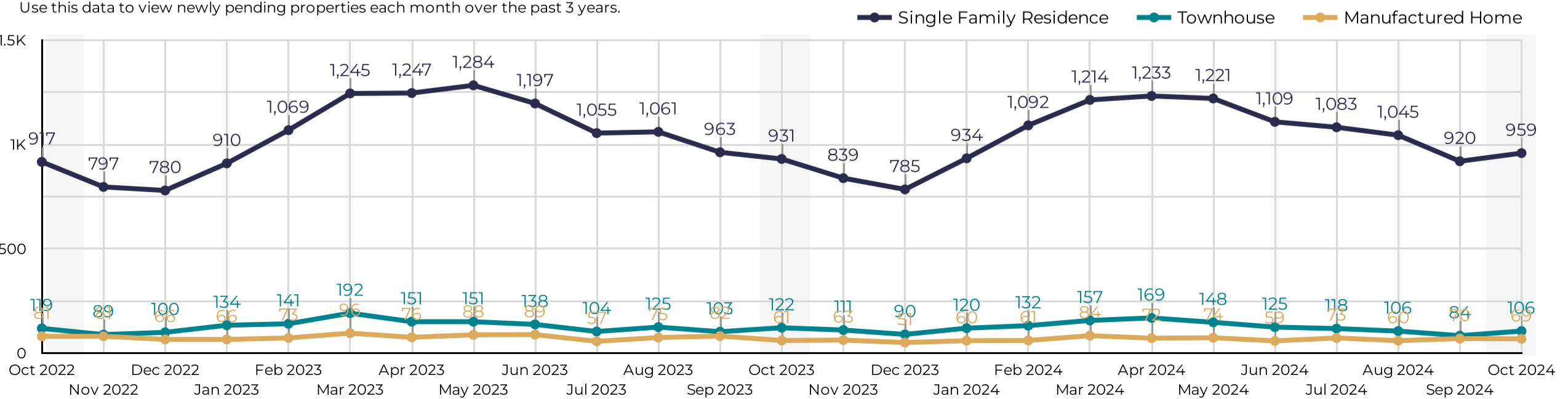
New Listings

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



New Pendings

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



**Data Tables**

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

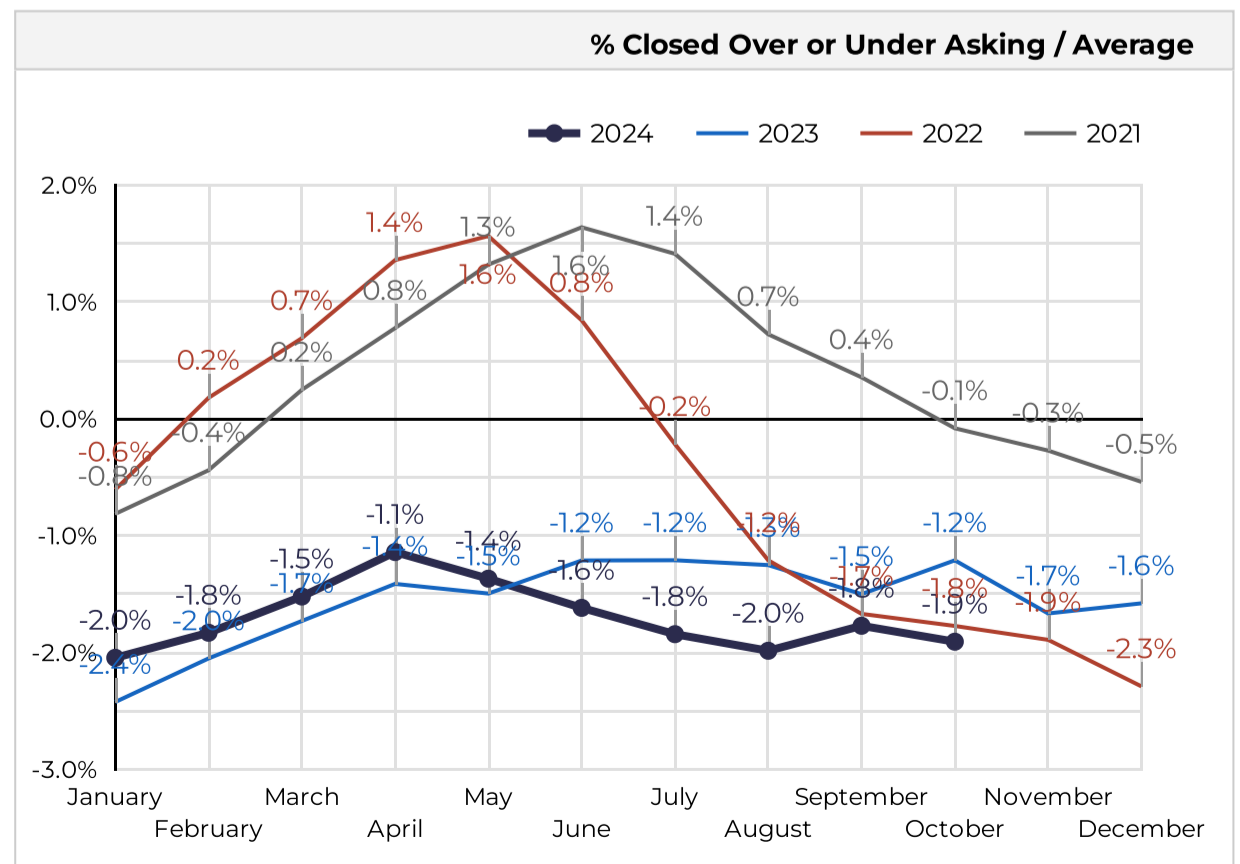
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,519	1,591	1,029	1,021
February	1,620	1,676	1,208	1,298
March	2,175	2,134	1,581	1,503
April	2,102	1,957	1,556	1,534
May	1,960	2,031	1,673	1,631
June	2,170	1,764	1,618	1,385
July	1,903	1,483	1,325	1,359
August	1,742	1,524	1,397	1,320
September	1,754	1,431	1,195	1,097
October	1,682	1,208	1,197	1,148
November	1,863	1,041	1,055	-
December	1,922	1,107	1,045	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$262,190	\$313,500	\$325,000	\$350,000
February	\$261,500	\$327,600	\$330,000	\$360,000
March	\$279,000	\$333,000	\$337,990	\$360,000
April	\$281,500	\$346,000	\$340,000	\$364,000
May	\$297,000	\$350,000	\$355,000	\$370,000
June	\$300,000	\$355,000	\$355,500	\$360,000
July	\$298,450	\$351,000	\$355,000	\$364,990
August	\$305,000	\$344,390	\$353,000	\$350,000
September	\$310,000	\$345,000	\$350,000	\$355,990
October	\$310,000	\$330,000	\$350,000	\$350,000
November	\$310,000	\$340,000	\$340,000	-
December	\$320,000	\$330,000	\$355,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	27
February	7	7	31	32
March	5	6	20	23
April	5	5	17	21
May	4	5	15	21
June	5	6	15	22
July	5	7	15	28
August	5	11	14	28
September	6	16	15	32
October	7	17	17	27
November	8	21	17	-
December	10	28	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,911	1,978	1,778	1,979
February	2,027	1,948	1,608	1,958
March	2,294	2,171	1,853	2,105
April	2,290	2,287	1,643	2,030
May	2,112	2,184	1,822	2,228
June	2,291	2,424	1,649	1,883
July	2,265	2,251	1,709	1,847
August	2,184	2,122	1,740	1,972
September	2,249	1,984	1,787	2,023
October	2,321	1,740	1,835	2,064
November	1,805	1,461	1,568	-
December	1,596	1,160	1,266	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,689	1,789	1,175	1,187
February	1,834	1,862	1,366	1,374
March	2,142	2,095	1,642	1,543
April	2,024	1,965	1,584	1,573
May	2,007	1,914	1,620	1,517
June	1,985	1,605	1,507	1,361
July	1,856	1,428	1,322	1,365
August	1,763	1,498	1,333	1,272
September	1,728	1,300	1,201	1,128
October	1,778	1,193	1,177	1,187
November	1,846	1,029	1,074	-
December	1,956	1,005	978	-



Southern AZ Housing Market: Comparisons

All data is updated in realtime in accordance with content from MLSSAZ.  
 This report provides a snapshot of the market as taken on: Nov 1, 2024

Oct 2024

vs. last year

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

Property Type	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	926	-0.9%	\$432.57M	0.4%	\$379,900	-\$1,310	\$232	\$4	27	9	-1.8%	-0.6%
Townhouse	102	-18.4%	\$30.65M	-19.8%	\$272,000	-\$3,000	\$231	\$6	24	15	-1.2%	-0.4%
Manufactured Home	60	-16.7%	\$13.61M	-19.8%	\$239,000	-\$900	\$153	-\$5	17	2	-2.7%	-1.7%
Condominium	54	1.9%	\$11.96M	5.4%	\$220,000	\$30,000	\$229	-\$8	47	40	-2.5%	-2.0%
Mobile Home	5	-54.5%	\$565.8K	-69.6%	\$122,795	-\$47,205	\$102	-\$50	8	-8	-7.0%	-2.7%

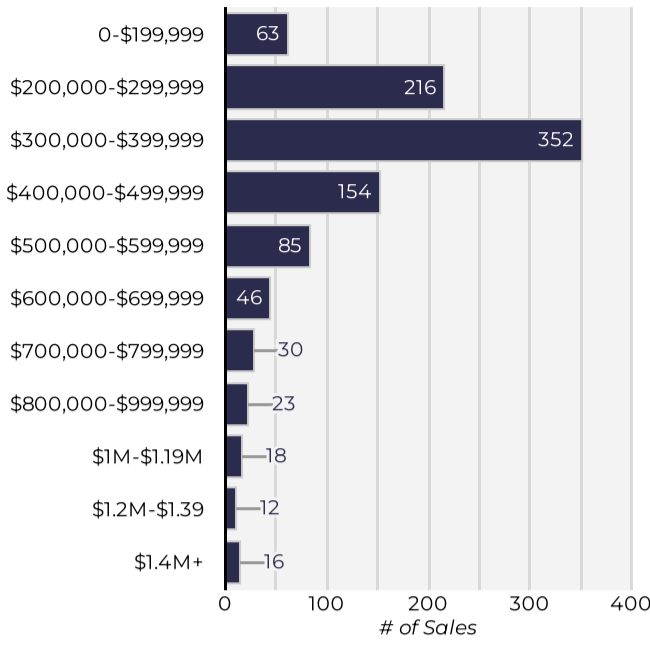
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	74	-19.6%	\$13.86M	-23.4%	\$172,000	-\$28,000	\$236	-\$3	19	9	-2.2%	-1.0%
\$1000-1499 sqft	333	2.1%	\$95.61M	5.6%	\$289,000	\$12,000	\$224	\$6	24	13	-1.6%	-0.7%
\$1500-1999 sqft	388	7.5%	\$145.07M	8.7%	\$357,000	\$5,500	\$217	\$2	30	14	-1.9%	-0.7%
2000-2499 sqft	191	-16.6%	\$90.66M	-15.6%	\$455,000	\$17,000	\$213	\$1	35	7	-1.7%	-0.4%
2500-2999 sqft	82	-24.8%	\$53.34M	-17.1%	\$644,350	\$109,360	\$239	\$20	20	-22	-2.4%	-1.1%
3000-3999 sqft	56	-9.7%	\$58.47M	-10.8%	\$1,000,000	\$35,000	\$309	-\$3	26	5	-2.5%	-0.9%
4000-4999 sqft	16	0.0%	\$20.8M	4.2%	\$1,050,000	-\$129,000	\$293	\$9	46	40	-3.0%	-1.6%
5000+ sqft	7	-	\$11.54M	-	\$1,525,000	-	\$266	-	46	-	-3.5%	-

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	180	9.1%	\$106.47M	10.5%	\$440,000	-\$35,000	\$264	\$3	22	3	-2.2%	-1.1%
Central	132	-8.3%	\$44.24M	-5.4%	\$305,195	\$15,195	\$235	\$1	16	8	-2.0%	-0.4%
East	98	16.7%	\$32.3M	6.0%	\$312,000	\$2,000	\$207	-\$8	26	17	-1.2%	-1.0%
North	79	-16.0%	\$51.15M	-13.8%	\$530,000	\$5,000	\$303	\$10	18	11	-2.0%	-0.6%
Upper Southeast	73	-30.5%	\$30.78M	-32.6%	\$384,950	-\$23,290	\$212	\$11	47	6	-2.0%	-1.7%
Southwest	68	3.0%	\$21.9M	12.2%	\$309,000	\$9,000	\$192	\$9	43	25	-0.7%	0.1%
West	64	-3.0%	\$26.04M	-10.4%	\$350,000	-\$50,000	\$232	\$4	14	6	-0.9%	-0.3%
Extended West	58	-17.1%	\$20.95M	-11.4%	\$350,000	-\$5,900	\$204	\$15	32	3	-1.7%	-0.7%
Upper Northwest	44	41.9%	\$23.2M	39.6%	\$475,000	-\$44,500	\$245	-\$12	30	2	-2.4%	-0.8%
Northeast	43	-12.2%	\$23.46M	-20.4%	\$500,000	\$35,000	\$238	-\$16	23	8	-3.1%	-1.7%
Green Valley Northeast	36	50.0%	\$16.38M	77.2%	\$422,000	\$87,000	\$225	\$3	30	20	-1.8%	-0.3%
Southeast	35	59.1%	\$13.8M	64.3%	\$367,000	-\$7,900	\$213	\$22	41	9	-1.1%	-0.2%
Green Valley Northwest	33	10.0%	\$9.48M	17.6%	\$269,000	\$29,000	\$212	-\$2	17	10	-1.4%	-1.1%
Green Valley North	32	-25.6%	\$11.2M	-28.5%	\$335,000	-\$16,700	\$192	\$10	32	-17	-1.3%	0.1%
South	29	-46.3%	\$8.05M	-45.1%	\$290,810	\$23,810	\$200	\$7	22	13	-2.1%	-1.1%
Green Valley Southwest	23	35.3%	\$8M	19.3%	\$349,000	-\$31,000	\$219	\$0	37	21	-1.9%	-0.5%
Cochise	22	-24.1%	\$6.48M	2.0%	\$252,000	\$37,000	\$167	\$15	45	2	-4.8%	-1.0%
SCC-Rio Rico East	18	5.9%	\$5.09M	3.5%	\$275,000	\$5,000	\$177	\$4	42	14	-1.2%	-0.3%
Benson/St. David	15	7.1%	\$4.39M	32.1%	\$259,990	\$10,190	\$165	\$4	44	16	-2.1%	-0.1%
Graham	15	150.0%	\$6.47M	416.5%	\$320,000	\$120,500	\$156	\$37	16	0	-1.4%	2.9%
Pinal	13	160.0%	\$4.26M	217.5%	\$239,000	\$29,000	\$182	\$12	27	9	0.1%	1.0%
Green Valley Southeast	9	-40.0%	\$3.57M	-30.6%	\$348,000	\$59,000	\$227	-\$4	13	0	-1.3%	-1.7%
Extended Northwest	5	-54.5%	\$1.46M	-58.4%	\$284,990	-\$34,910	\$193	\$10	51	-1	0.3%	0.2%
SCC-Tubac East	4	-50.0%	\$1.7M	-60.2%	\$401,588	\$64,088	\$244	-\$6	31	3	-2.9%	0.5%
SCC-Rio Rico West	3	-25.0%	\$913K	-33.1%	\$305,000	\$38,000	\$182	-\$5	18	-50	-2.7%	2.9%
Navajo	3	0.0%	\$966.6K	-17.2%	\$301,600	-\$56,400	\$235	-\$78	15	-74	0.2%	1.0%
SCC-Nogales East	3	0.0%	\$710K	57.7%	\$207,000	\$73,800	\$179	\$75	27	2	-8.9%	+0.0%
Extended Southwest	3	50.0%	\$541K	17.6%	\$241,000	\$26,000	\$105	-\$50	7	-34	-11.4%	-10.2%
SCC-Amado	3	200.0%	\$847.15K	225.8%	\$249,000	-\$11,000	\$143	-\$7	75	73	-1.4%	-1.4%
SCC-Patagonia	1	0.0%	\$380K	117.1%	\$380,000	\$205,000	\$262	\$125	17	13	-24.0%	-21.2%
SCC-Nogales West	1	-	\$630K	-	\$630,000	-	\$140	-	86	-	-9.4%	-
Pima Northwest	1	-	\$1.03M	-	\$1,025,000	-	\$275	-	54	-	-6.6%	-
Maricopa	1	0.0%	\$2.52M	546.2%	\$2,520,000	\$2,130,000	\$449	\$217	46	-40	-2.9%	0.8%

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

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October 2024



# of Sales  
**1,015**  
↓ -5.0% from previous year

Median Sale Price  
**\$352,000**  
↓ -0.1% from previous year

Volume  
**\$440,738,600**  
↓ -3.0% from previous year

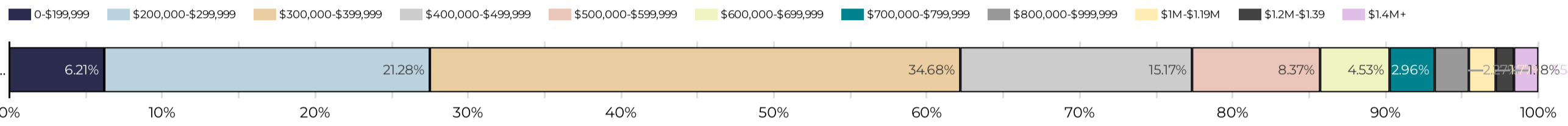
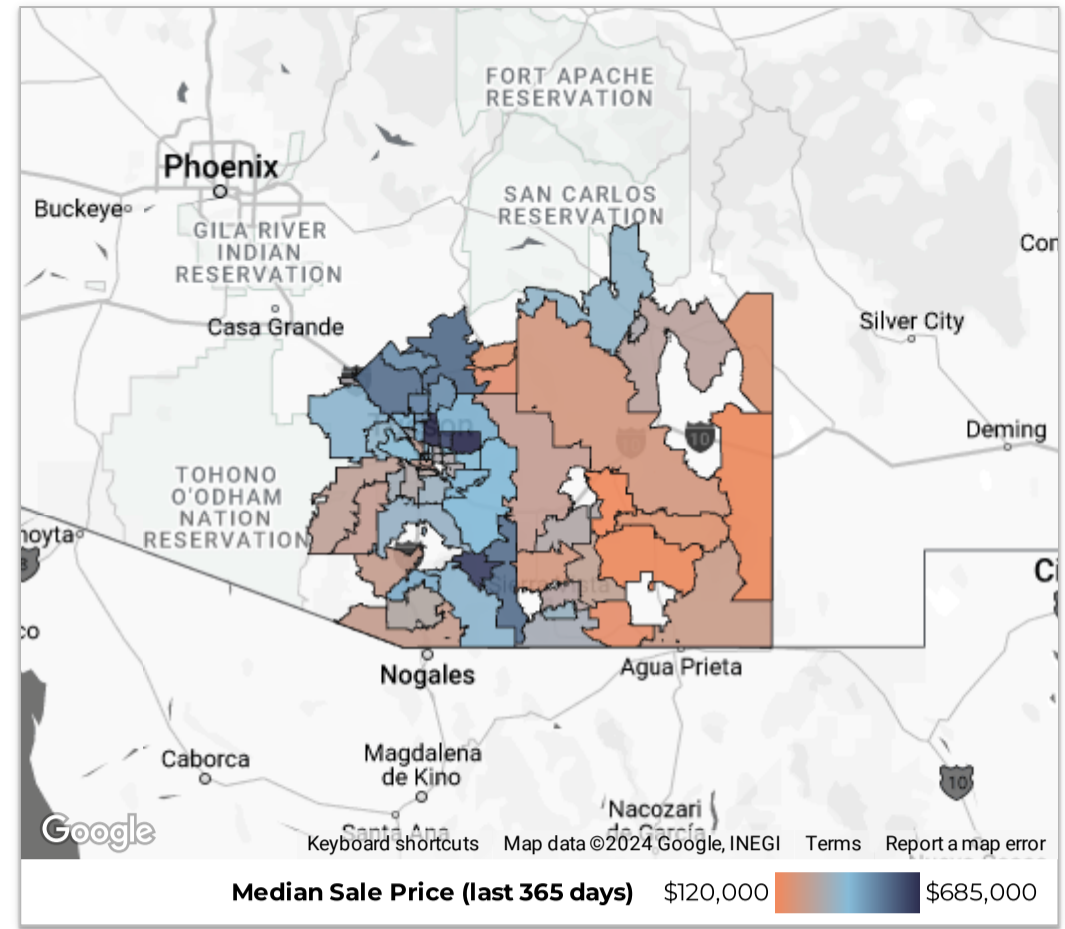
Average Sale Price  
**\$434,225**  
↑ 2.0% from previous year

\$/sqft  
**\$228**  
↑ 1.7% from previous year

Median Days on Market  
**27**  
↑ 10 from previous year

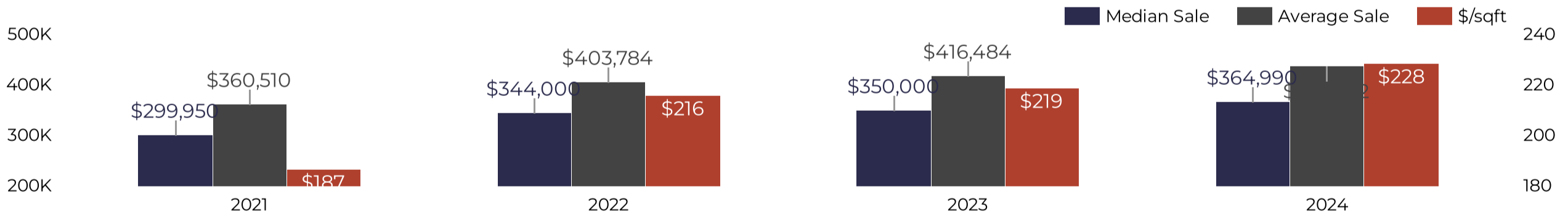
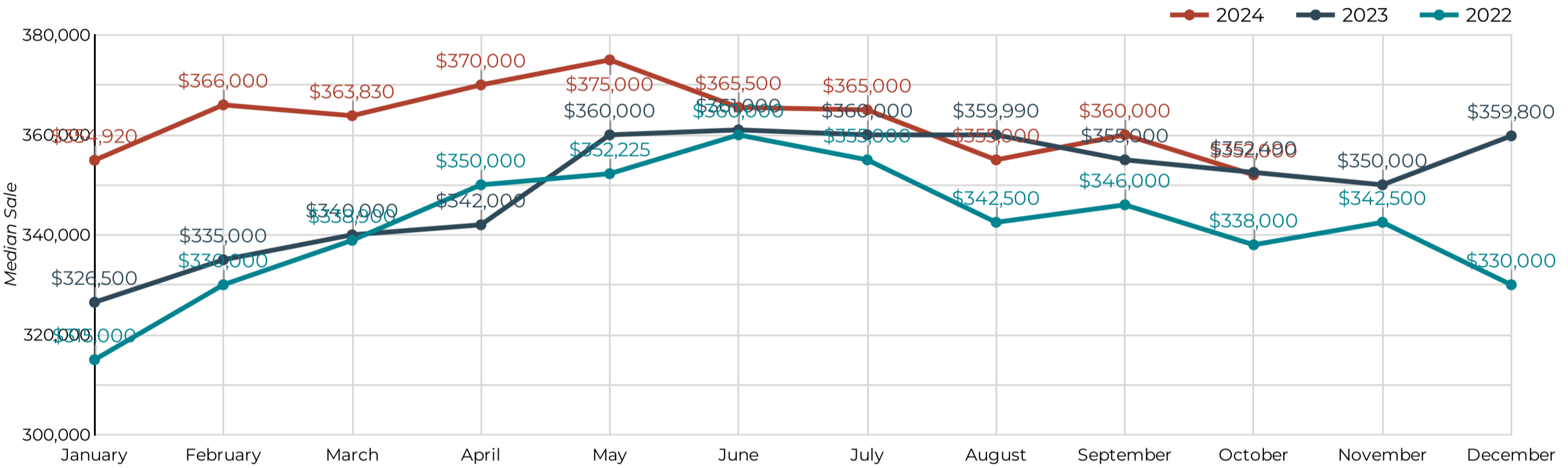
# of New Listings  
**1,844**  
↑ 14.1% from previous year

Average % Over Asking  
**-1.95%**  
↓ -0.71% from previous year



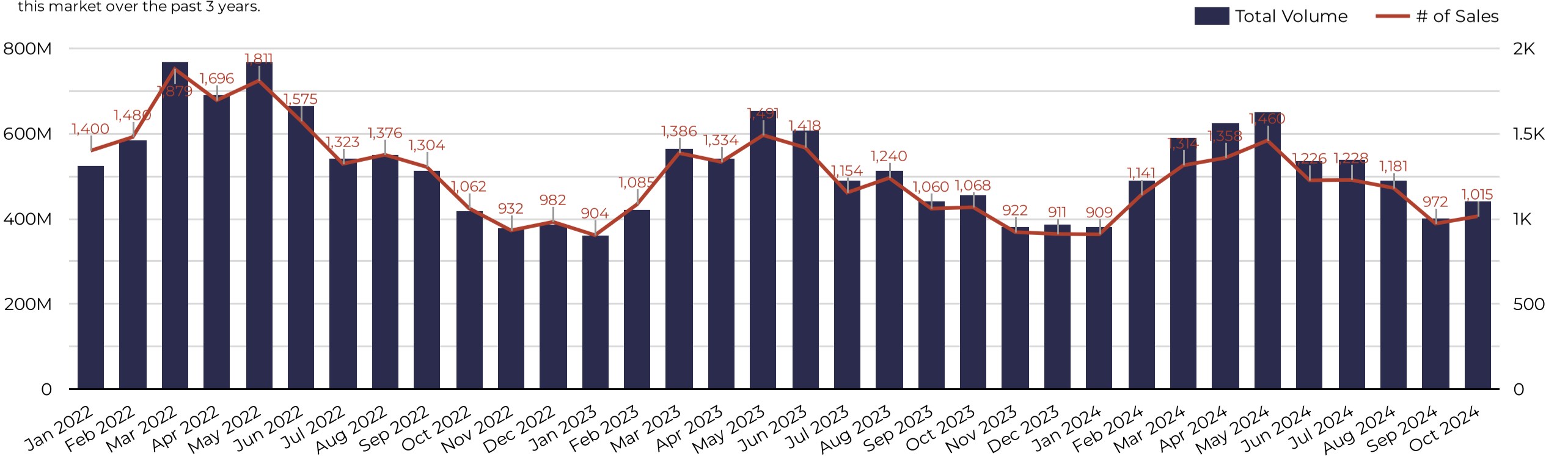
**Market Pricing**

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



**Market Activity**

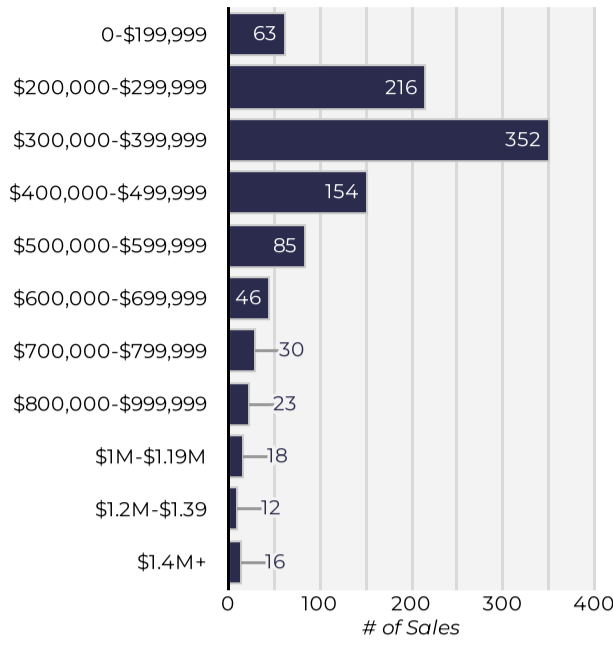
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Nov 1, 2024

October 2024



# of Sales: **1,015**  
 ↓ -5.0% from previous year

Volume: **\$440,738,600**  
 ↓ -3.0% from previous year

Median Sale Price: **\$352,000**  
 ↓ -0.1% from previous year

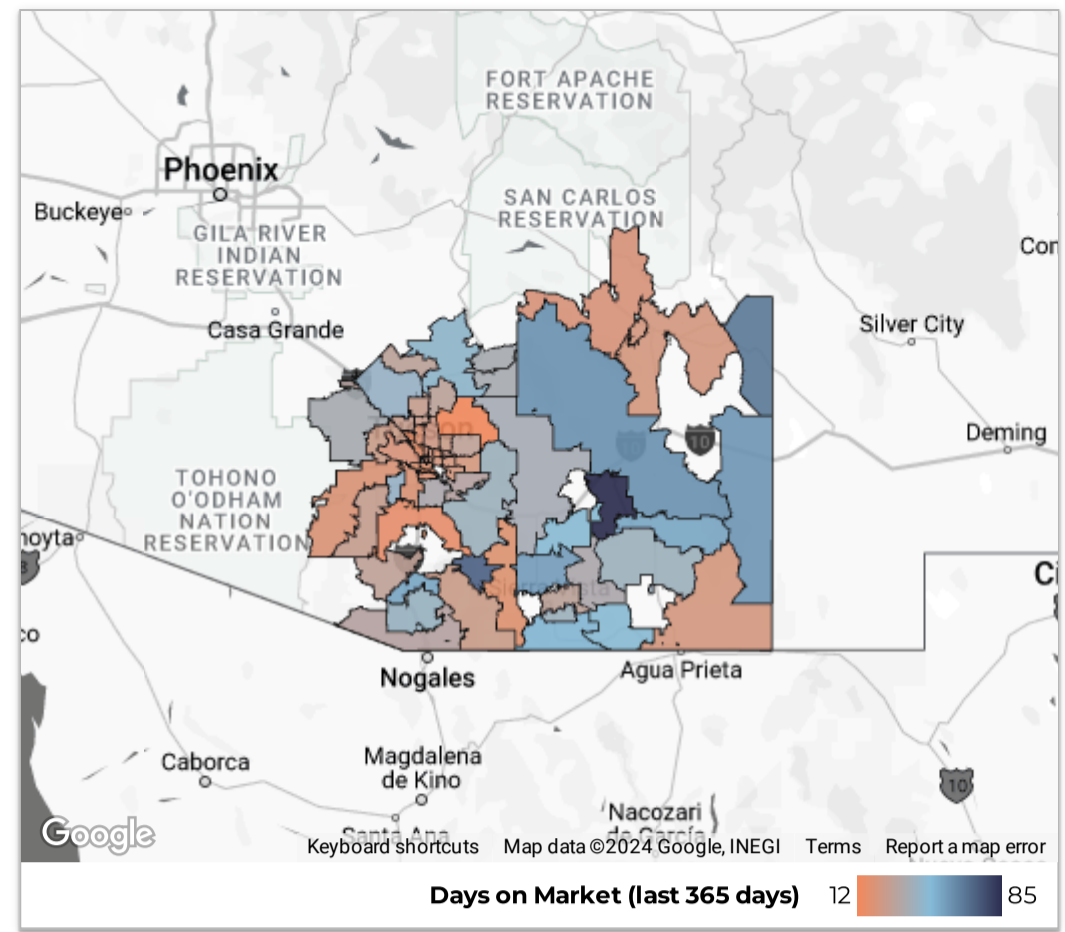
Average Sale Price: **\$434,225**  
 ↑ 2.0% from previous year

\$/sqft: **\$228**  
 ↑ 1.7% from previous year

Median Days on Market: **27**  
 ↑ 10 from previous year

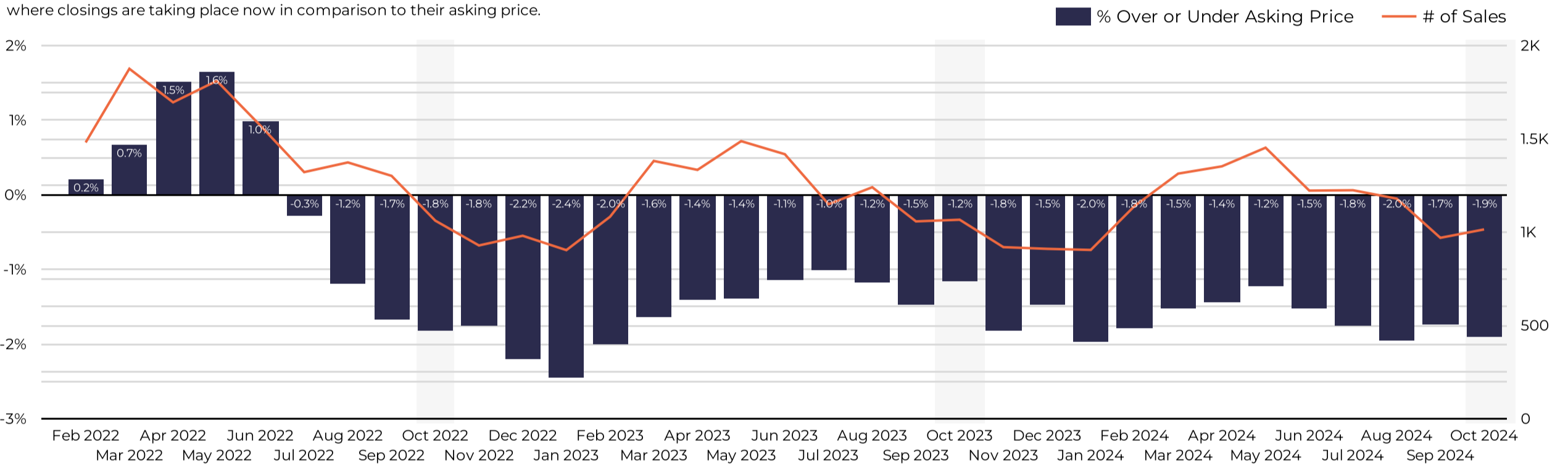
# of New Listings: **1,844**  
 ↑ 14.1% from previous year

Average % Over Asking: **-1.95%**  
 ↓ -0.71% from previous year



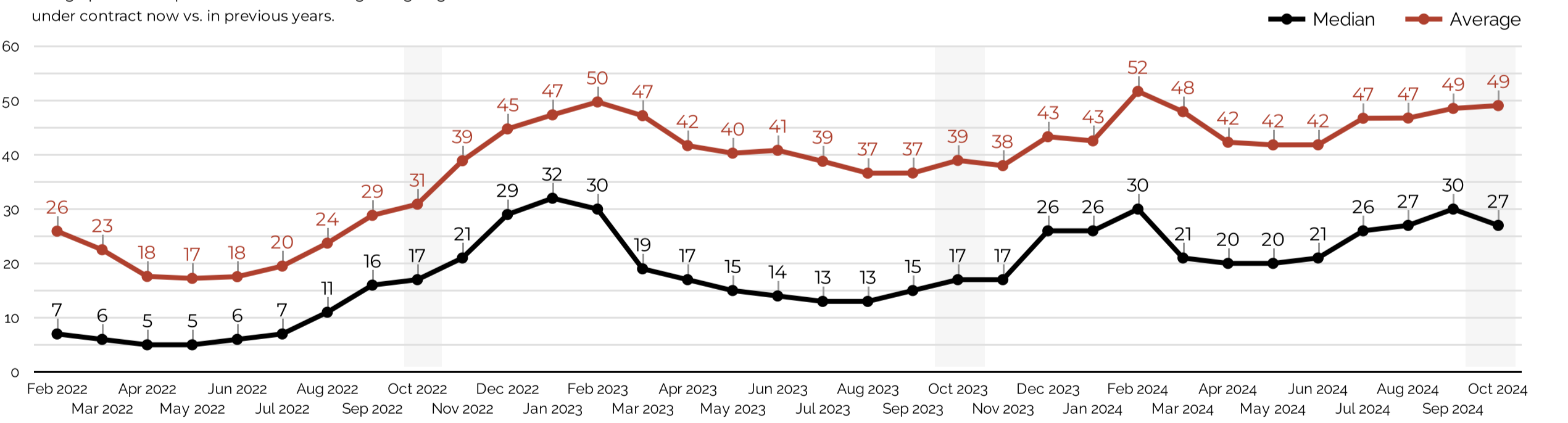
**Buyer Demand**

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	63	-23.2% ↓	23	6 ↑	-5.62%	-2.23% ↓
\$200,000-\$299,999	216	-19.1% ↓	23	12 ↑	-1.40%	-0.44% ↓
\$300,000-\$399,999	352	11.4% ↑	36	17 ↑	-1.53%	-0.58% ↓
\$400,000-\$499,999	154	-6.1% ↓	23	-5 ↓	-1.52%	-0.36% ↓
\$500,000-\$599,999	85	1.2% ↑	21	3 ↑	-2.17%	-1.04% ↓
\$600,000-\$699,999	46	9.5% ↑	20	2 ↑	-2.49%	-1.39% ↓
\$700,000-\$799,999	30	-11.8% ↓	14	3 ↑	-1.67%	-0.64% ↓
\$800,000-\$999,999	23	-28.1% ↓	19	-2 ↓	-2.76%	-1.20% ↓
\$1M-\$1.19M	18	-18.2% ↓	28	15 ↑	-3.52%	-0.66% ↓
\$1.2M-\$1.39	12	9.1% ↑	22	12 ↑	-2.77%	-1.81% ↓
\$1.4M+	16	14.3% ↑	17	-6 ↓	-2.52%	-2.42% ↓



Tucson Association of Realtors: **Inventory**

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Nov 1, 2024

October 2024

# of New Listings (Supply)  
**1,844**  
↑ 228 from previous year

Months of Supply  
**4.23**

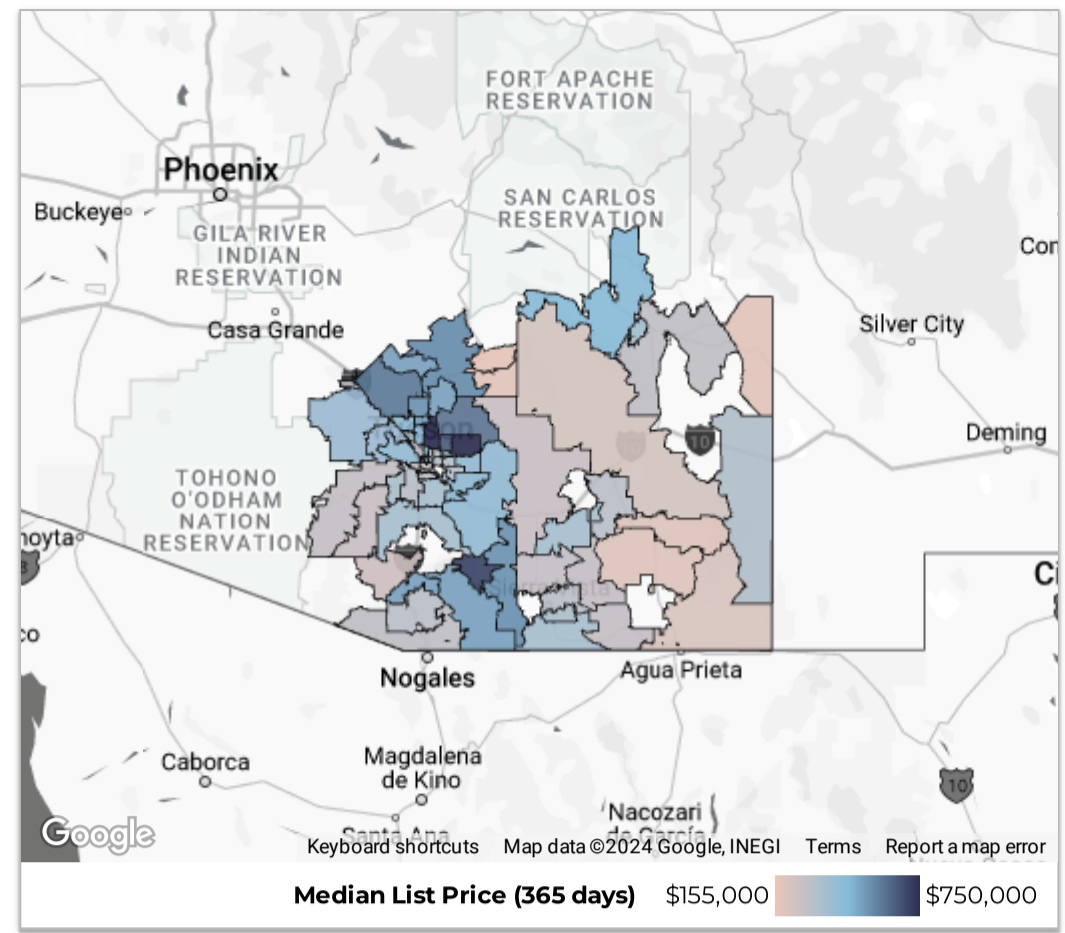
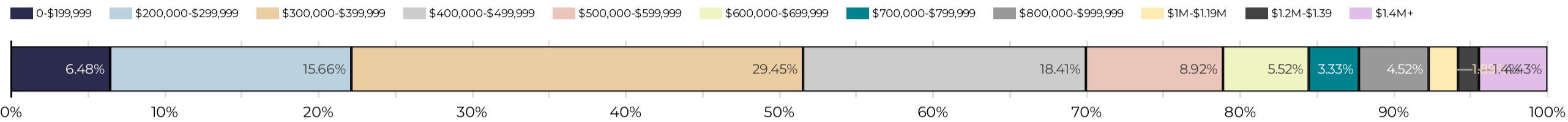
Active Listings  
**4,292**

	Average	#
Single Family Residence	\$602,267	3,536
Townhouse	\$365,598	261
Condominium	\$228,905	229
Manufactured Home	\$257,071	224
Mobile Home	\$162,785	42
<b>Grand total</b>	<b>\$545,638</b>	<b>4,292</b>

# of New Pendings (Demand)  
**1,055**  
↑ 7 from previous year

Pending Listings  
**720**

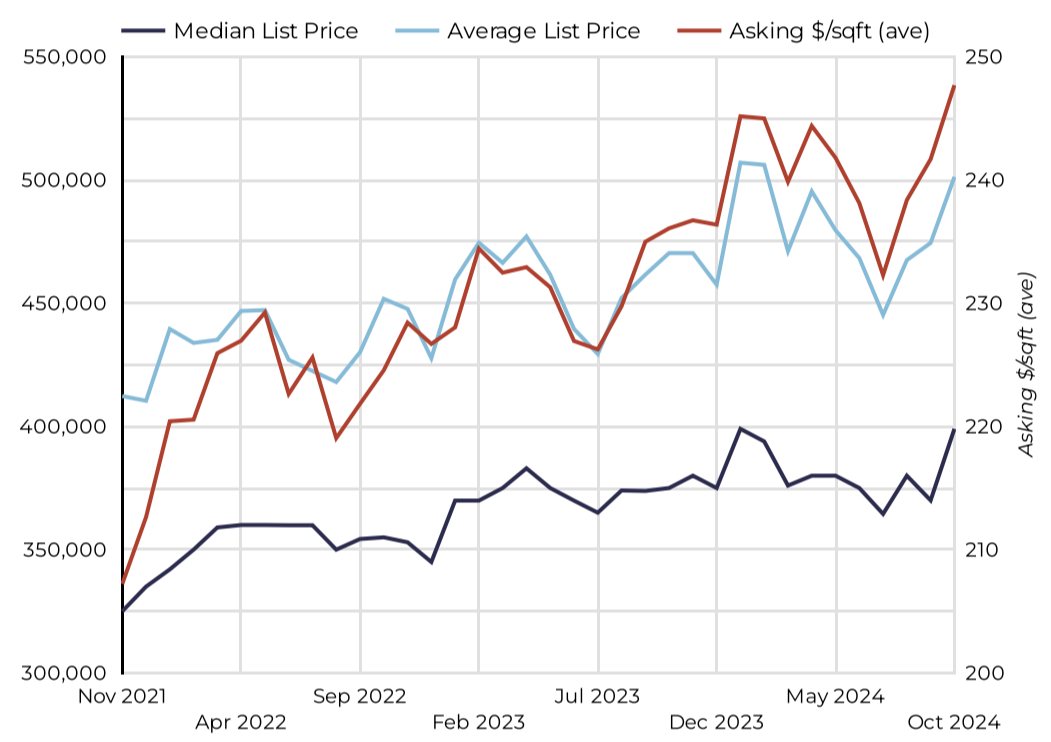
**Active Listings**



**Months of Supply By Price Range**

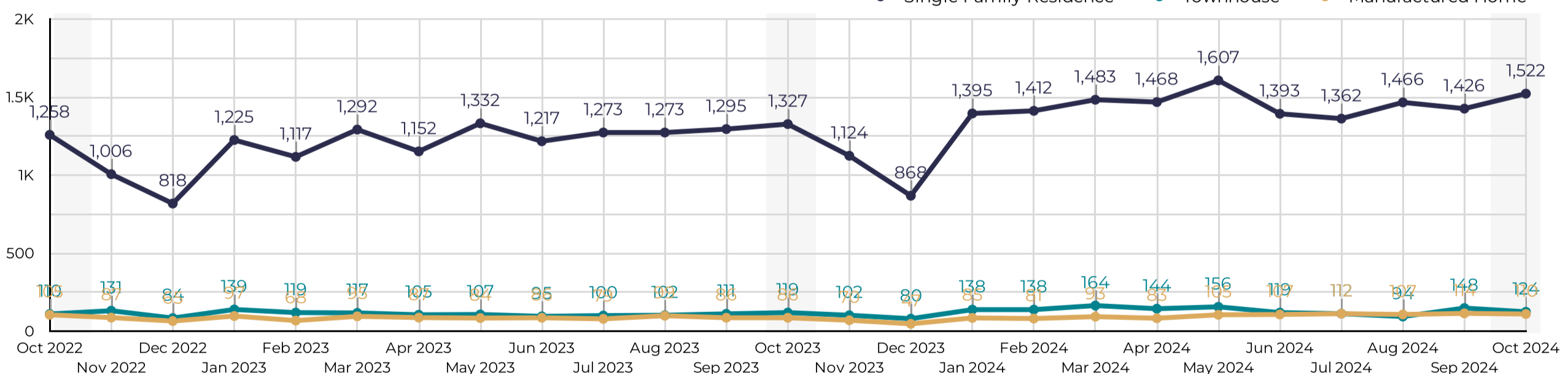
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.28	278	65
\$200,000-\$299,999	3.17	672	212
\$300,000-\$399,999	3.66	1,264	345
\$400,000-\$499,999	5.00	790	158
\$500,000-\$599,999	4.61	383	83
\$600,000-\$699,999	4.56	237	52
\$700,000-\$799,999	4.93	143	29
\$800,000-\$999,999	7.76	194	25
\$1M-\$1.19M	5.06	81	16
\$1.2M-\$1.39	4.62	60	13
\$1.4M+	11.18	190	17
<b>Grand total</b>	<b>4.23</b>	<b>4,292</b>	<b>1,015</b>

**Asking Prices**



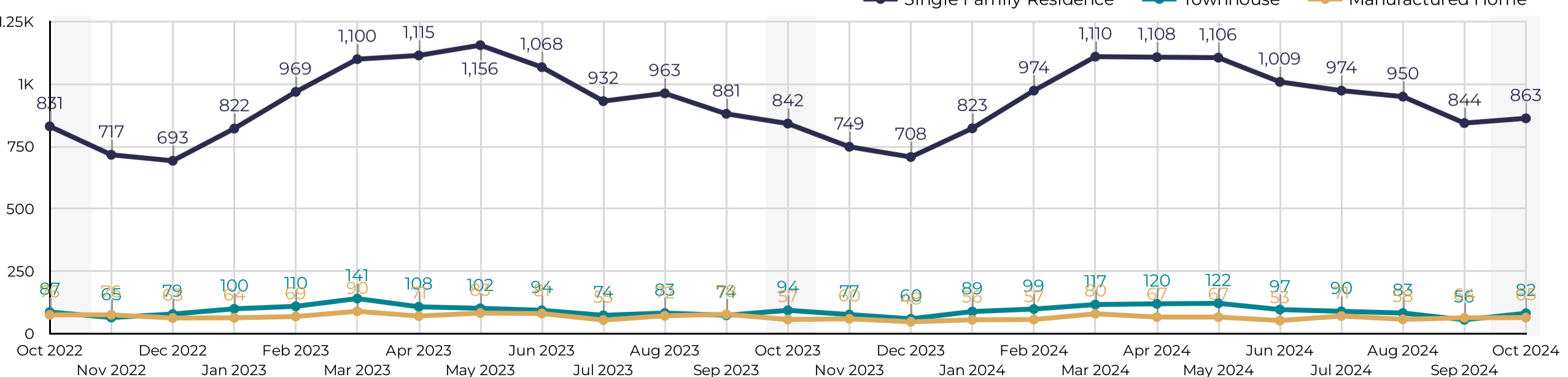
**New Listings**

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



**New Pendings**

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



### Data Tables

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

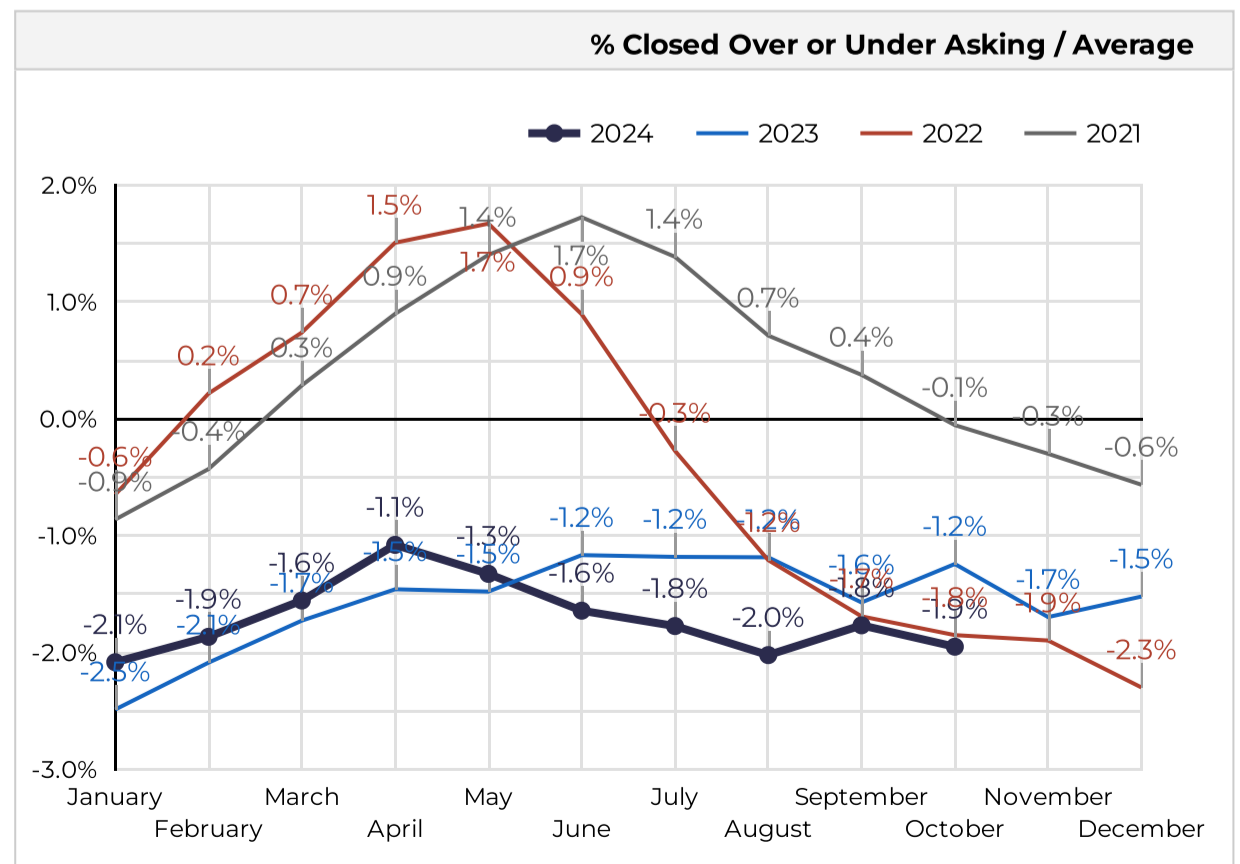
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	904	909
February	1,424	1,480	1,085	1,141
March	1,877	1,879	1,386	1,314
April	1,856	1,696	1,334	1,358
May	1,734	1,811	1,491	1,460
June	1,910	1,575	1,418	1,226
July	1,712	1,323	1,154	1,228
August	1,575	1,376	1,240	1,181
September	1,597	1,304	1,060	972
October	1,510	1,062	1,068	1,015
November	1,673	932	922	-
December	1,732	982	911	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$326,500	\$354,920
February	\$265,000	\$330,000	\$335,000	\$366,000
March	\$280,000	\$338,900	\$340,000	\$363,830
April	\$285,000	\$350,000	\$342,000	\$370,000
May	\$300,000	\$352,225	\$360,000	\$375,000
June	\$306,000	\$360,000	\$361,000	\$365,500
July	\$300,000	\$355,000	\$360,000	\$365,000
August	\$305,250	\$342,500	\$359,990	\$355,000
September	\$311,150	\$346,000	\$355,000	\$360,000
October	\$310,000	\$338,000	\$352,490	\$352,000
November	\$312,000	\$342,500	\$350,000	-
December	\$323,000	\$330,000	\$359,800	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	30	30
March	5	6	19	21
April	4	5	17	20
May	5	5	15	20
June	5	6	14	21
July	5	7	13	26
August	5	11	13	27
September	6	16	15	30
October	7	17	17	27
November	8	21	17	-
December	10	29	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,740
February	1,760	1,707	1,392	1,730
March	2,063	1,920	1,622	1,855
April	2,042	2,062	1,440	1,806
May	1,910	1,947	1,616	2,001
June	2,064	2,214	1,481	1,728
July	2,079	2,069	1,534	1,664
August	1,993	1,936	1,549	1,767
September	2,021	1,776	1,584	1,782
October	2,114	1,558	1,616	1,844
November	1,590	1,294	1,375	-
December	1,403	1,044	1,073	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,486	1,575	1,042	1,034
February	1,591	1,659	1,224	1,201
March	1,877	1,831	1,424	1,380
April	1,799	1,703	1,388	1,380
May	1,779	1,719	1,425	1,365
June	1,764	1,421	1,322	1,217
July	1,653	1,269	1,153	1,214
August	1,596	1,369	1,181	1,146
September	1,572	1,169	1,079	1,010
October	1,576	1,057	1,048	1,055
November	1,662	918	938	-
December	1,785	888	859	-



Oct 2024

vs. last year

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

Market Activity				Market Pricing				Buyer Demand			
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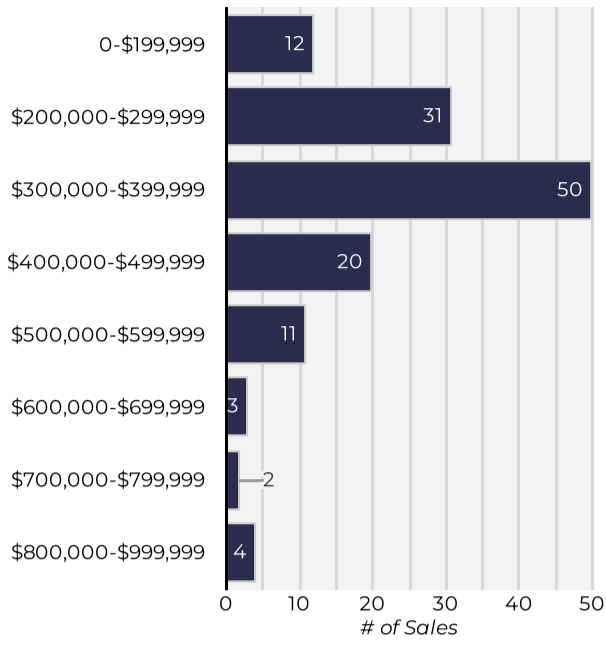
Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	829	-1.9%	\$392.67M	-0.9%	\$380,000	-\$5,000	\$234	\$3	27	9	-1.8%	-0.6%
Townhouse	77	-18.9%	\$23.62M	-20.7%	\$275,000	\$100	\$238	\$13	21	13	-1.1%	-0.3%
Manufactured Home	58	-15.9%	\$13.24M	-18.7%	\$240,000	-\$4,500	\$153	-\$6	19	4	-2.8%	-1.8%
Condominium	46	0.0%	\$10.78M	4.5%	\$227,000	\$27,000	\$231	-\$6	48	41	-2.4%	-1.6%
Mobile Home	4	-63.6%	\$420.8K	-77.4%	\$90,000	-\$80,000	\$90	-\$62	8	-8	-8.7%	-4.4%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	62	-26.2%	\$12.05M	-28.7%	\$215,000	\$12,000	\$238	-\$0	19	9	-2.2%	-0.8%
\$1000-1499 sqft	296	1.4%	\$85.18M	5.0%	\$289,900	\$10,900	\$226	\$7	23	12	-1.7%	-0.8%
\$1500-1999 sqft	338	10.5%	\$126.83M	11.2%	\$359,000	\$6,510	\$217	\$1	31	14	-1.8%	-0.6%
2000-2499 sqft	171	-18.6%	\$80.97M	-18.3%	\$455,000	\$16,000	\$212	-\$1	35	9	-1.7%	-0.5%
2500-2999 sqft	76	-22.4%	\$49.93M	-15.9%	\$670,000	\$121,000	\$241	\$17	20	-17	-2.5%	-1.4%
3000-3999 sqft	49	-18.3%	\$54.28M	-15.1%	\$1,030,000	\$50,000	\$327	\$13	26	7	-2.8%	-1.2%
4000-4999 sqft	15	-6.3%	\$19.95M	-0.1%	\$1,255,327	\$76,327	\$299	\$15	46	40	-3.2%	-1.8%
5000+ sqft	7	-	\$11.54M	-	\$1,525,000	-	\$266	-	46	-	-3.5%	-

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	180	9.1%	\$106.47M	10.5%	\$440,000	-\$35,000	\$264	\$3	22	3	-2.2%	-1.1%
Central	132	-8.3%	\$44.24M	-5.4%	\$305,195	\$15,195	\$235	\$1	16	8	-2.0%	-0.4%
East	98	16.7%	\$32.3M	6.0%	\$312,000	\$2,000	\$207	-\$8	26	17	-1.2%	-1.0%
North	79	-16.0%	\$51.15M	-13.8%	\$530,000	\$5,000	\$303	\$10	18	11	-2.0%	-0.6%
Upper Southeast	73	-30.5%	\$30.78M	-32.6%	\$384,950	-\$23,290	\$212	\$11	47	6	-2.0%	-1.7%
Southwest	68	3.0%	\$21.9M	12.2%	\$309,000	\$9,000	\$192	\$9	43	25	-0.7%	0.1%
West	64	-3.0%	\$26.04M	-10.4%	\$350,000	-\$50,000	\$232	\$4	14	6	-0.9%	-0.3%
Extended West	58	-17.1%	\$20.95M	-11.4%	\$350,000	-\$5,900	\$204	\$15	32	3	-1.7%	-0.7%
Upper Northwest	44	41.9%	\$23.2M	39.6%	\$475,000	-\$44,500	\$245	-\$12	30	2	-2.4%	-0.8%
Northeast	43	-12.2%	\$23.46M	-20.4%	\$500,000	\$35,000	\$238	-\$16	23	8	-3.1%	-1.7%
Southeast	35	59.1%	\$13.8M	64.3%	\$367,000	-\$7,900	\$213	\$22	41	9	-1.1%	-0.2%
South	29	-46.3%	\$8.05M	-45.1%	\$290,810	\$23,810	\$200	\$7	22	13	-2.1%	-1.1%
Cochise	22	-24.1%	\$6.48M	2.0%	\$252,000	\$37,000	\$167	\$15	45	2	-4.8%	-1.0%
SCC-Rio Rico East	18	5.9%	\$5.09M	3.5%	\$275,000	\$5,000	\$177	\$4	42	14	-1.2%	-0.3%
Benson/St. David	15	7.1%	\$4.39M	32.1%	\$259,990	\$10,190	\$165	\$4	44	16	-2.1%	-0.1%
Graham	15	150.0%	\$6.47M	416.5%	\$320,000	\$120,500	\$156	\$37	16	0	-1.4%	2.9%
Pinal	13	160.0%	\$4.26M	217.5%	\$239,000	\$29,000	\$182	\$12	27	9	0.1%	1.0%
Extended Northwest	5	-54.5%	\$1.46M	-58.4%	\$284,990	-\$34,910	\$193	\$10	51	-1	0.3%	0.2%
SCC-Tubac East	4	-50.0%	\$1.7M	-60.2%	\$401,588	\$64,088	\$244	-\$6	31	3	-2.9%	0.5%
SCC-Nogales East	3	0.0%	\$710K	57.7%	\$207,000	\$73,800	\$179	\$75	27	2	-8.9%	+0.0%
Navajo	3	0.0%	\$966.6K	-17.2%	\$301,600	-\$56,400	\$235	-\$78	15	-74	0.2%	1.0%
Extended Southwest	3	50.0%	\$541K	17.6%	\$241,000	\$26,000	\$105	-\$50	7	-34	-11.4%	-10.2%
SCC-Rio Rico West	3	-25.0%	\$913K	-33.1%	\$305,000	\$38,000	\$182	-\$5	18	-50	-2.7%	2.9%
SCC-Amado	3	200.0%	\$847.15K	225.8%	\$249,000	-\$11,000	\$143	-\$7	75	73	-1.4%	-1.4%
Maricopa	1	0.0%	\$2.52M	546.2%	\$2,520,000	\$2,130,000...	\$449	\$217	46	-40	-2.9%	0.8%
Pima Northwest	1	-	\$1.03M	-	\$1,025,000	-	\$275	-	54	-	-6.6%	-
SCC-Patagonia	1	0.0%	\$380K	117.1%	\$380,000	\$205,000	\$262	\$125	17	13	-24.0%	-21.2%
SCC-Nogales West	1	-	\$630K	-	\$630,000	-	\$140	-	86	-	-9.4%	-

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This report provides a snapshot of the market as taken on: Nov 1, 2024

**October 2024**



# of Sales  
**133**  
↑ 3.1% from previous year

Median Sale Price  
**\$340,000**  
↑ 1.5% from previous year

Volume  
**\$48,629,479**  
↑ 8.5% from previous year

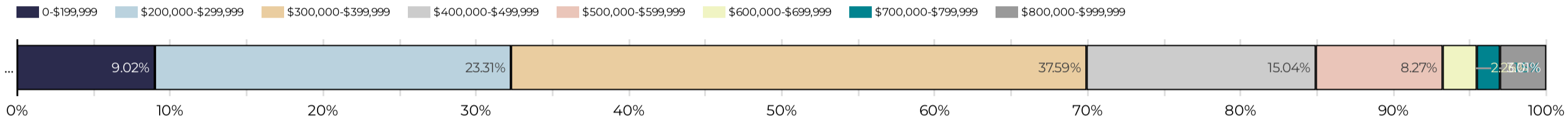
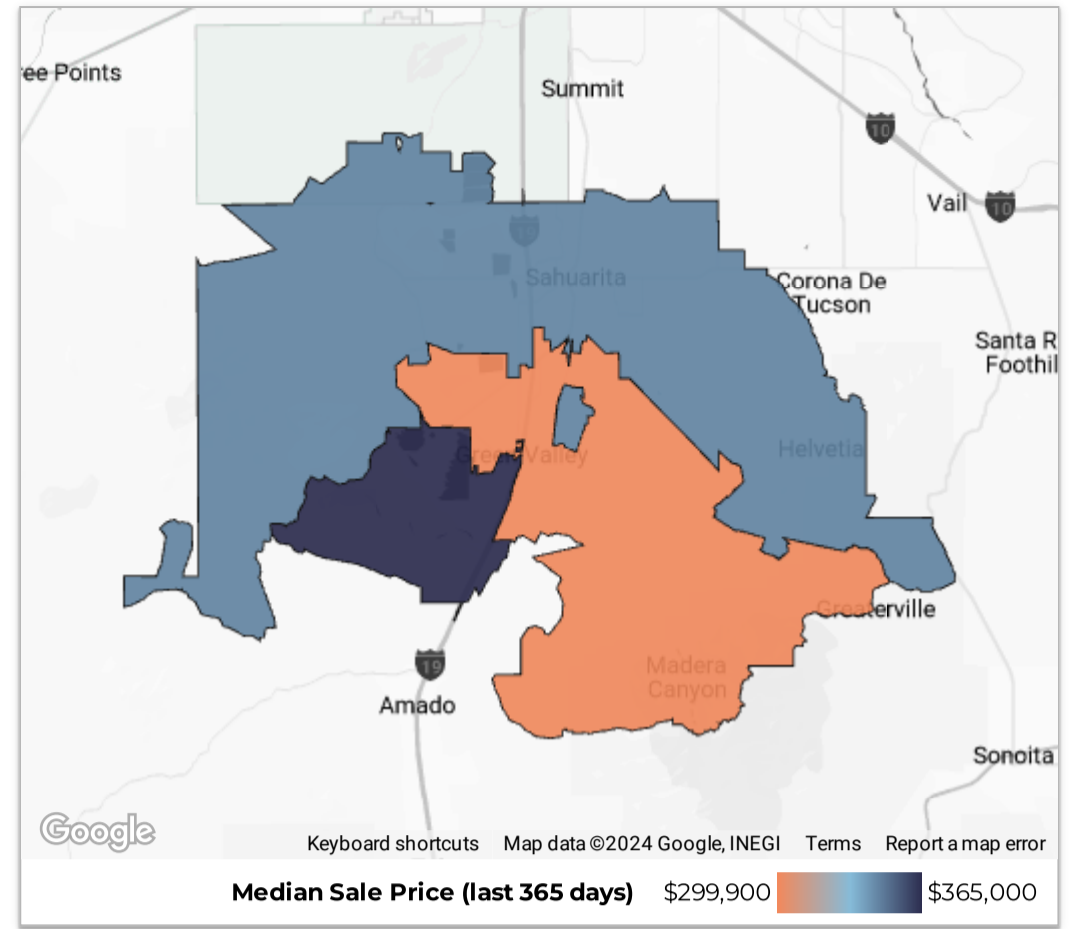
Average Sale Price  
**\$365,635**  
↑ 5.3% from previous year

\$/sqft  
**\$213**  
↑ 2.7% from previous year

Median Days on Market  
**28**  
↑ 14 from previous year

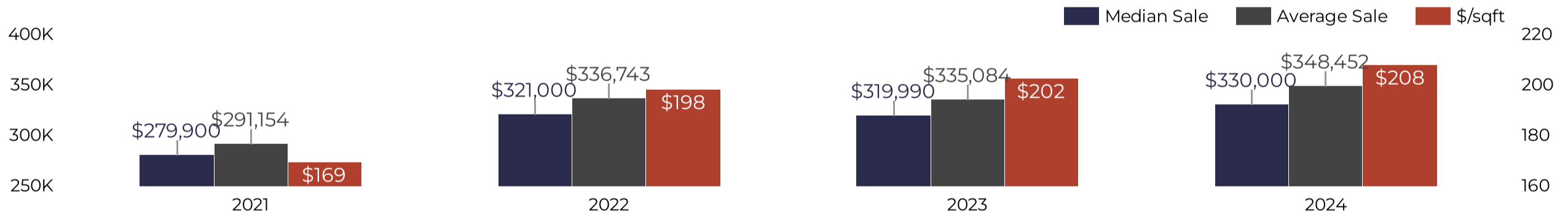
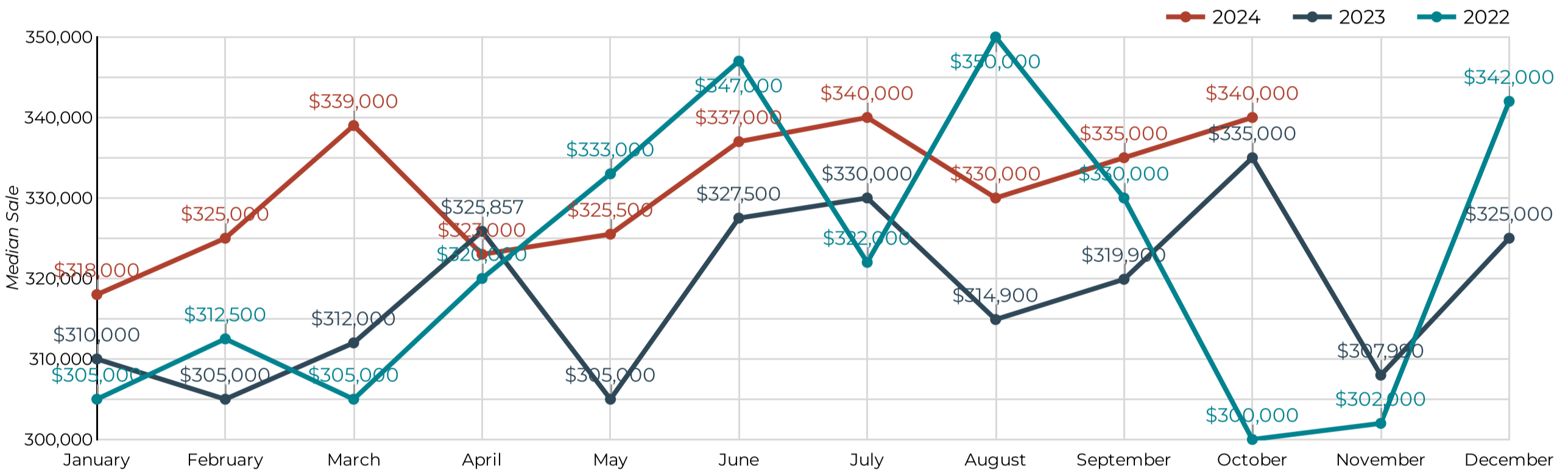
# of New Listings  
**220**  
↑ 0.5% from previous year

Average % Over Asking  
**-1.58%**  
↓ -0.63% from previous year



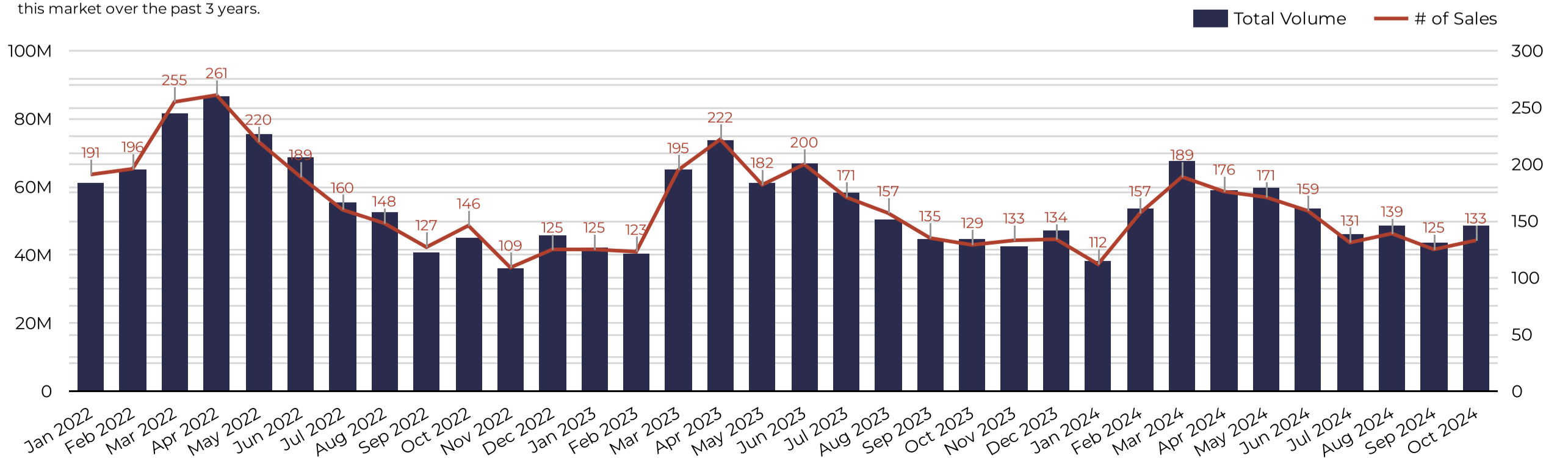
**Market Pricing**

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



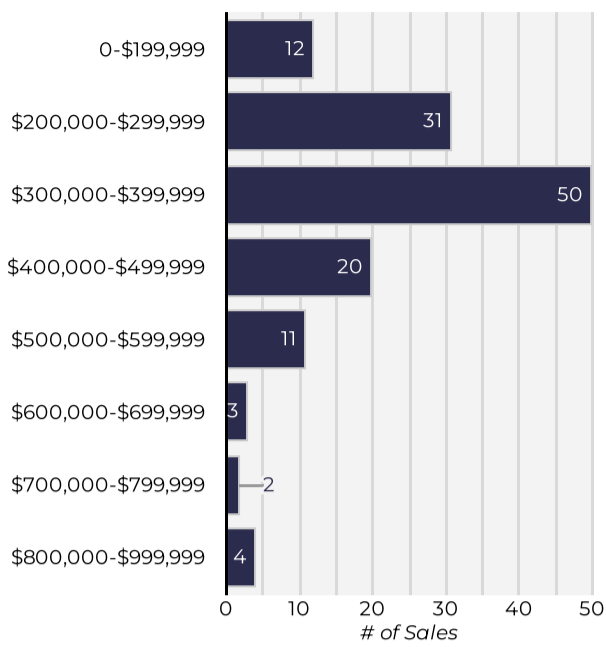
**Market Activity**

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



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October 2024



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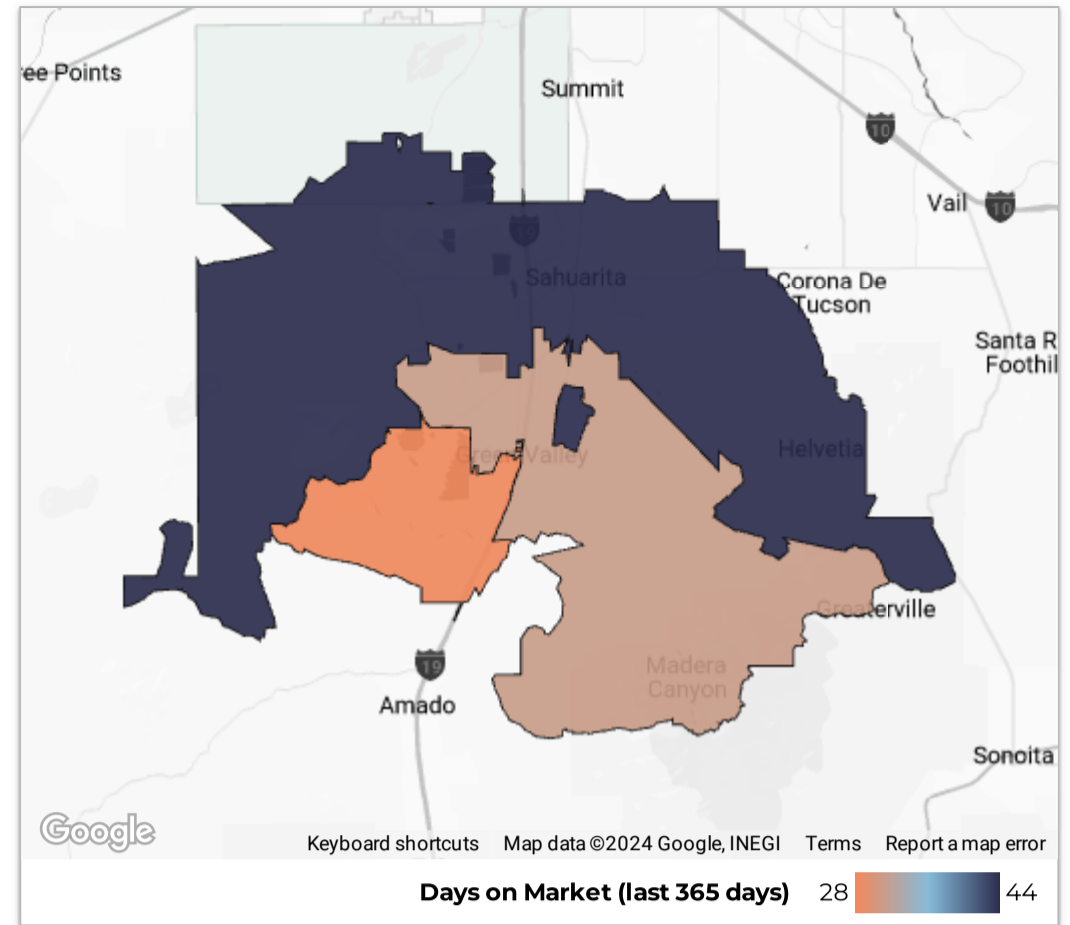
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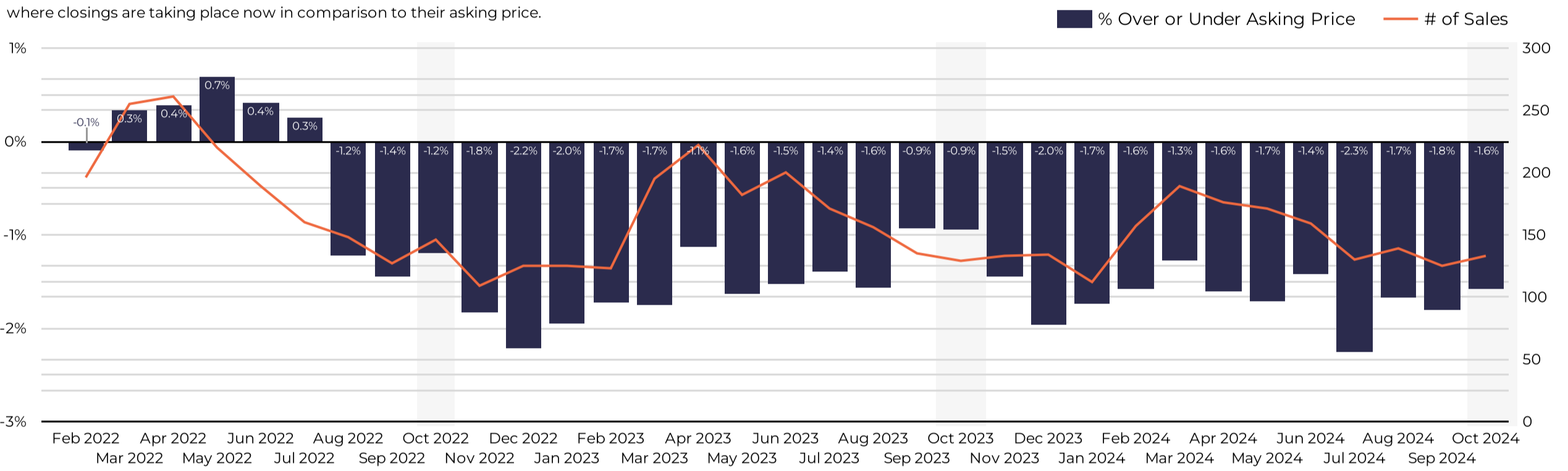
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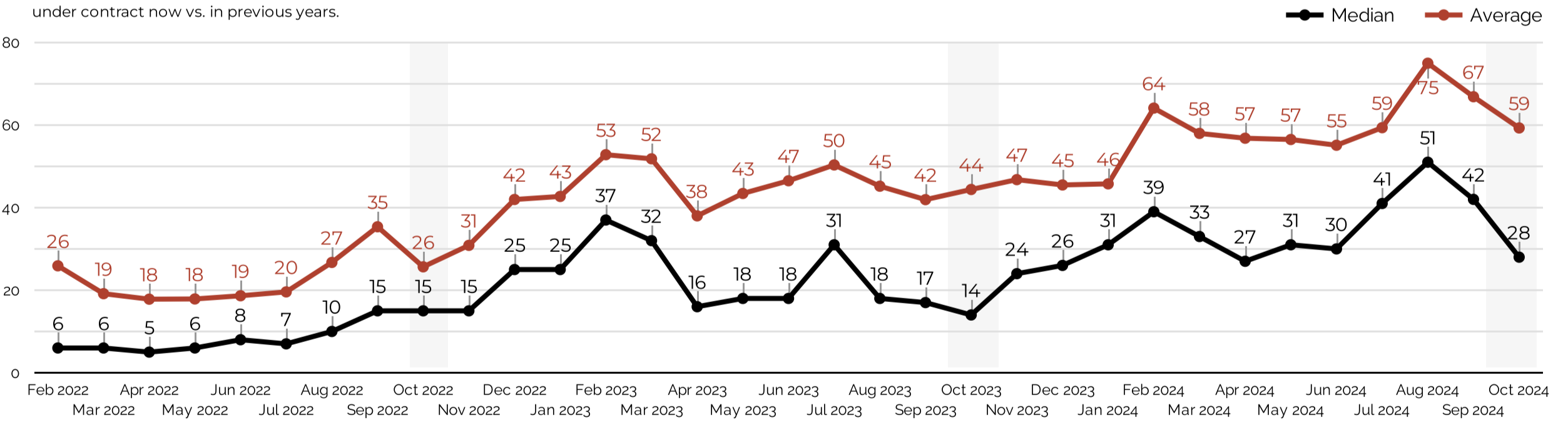
**Buyer Demand**

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	12	50.0% ↑	17	15 ↑	-2.21%	-3.04% ↓
\$200,000-\$299,999	31	-3.1% ↓	45	33 ↑	-1.66%	-0.14% ↓
\$300,000-\$399,999	50	-15.3% ↓	24	10 ↑	-1.41%	-1.15% ↓
\$400,000-\$499,999	20	5.3% ↑	17	-35 ↓	-1.95%	-0.11% ↓
\$500,000-\$599,999	11	57.1% ↑	35	-11 ↓	-1.81%	0.30% ↑
\$600,000-\$699,999	3	0.0%	11	-76 ↓	-0.93%	4.21% ↑
\$700,000-\$799,999	2	-	12	-	0.00%	-
\$800,000-\$999,999	4	300.0% ↑	1	-28 ↓	0.00%	0.00%



## Data Tables

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

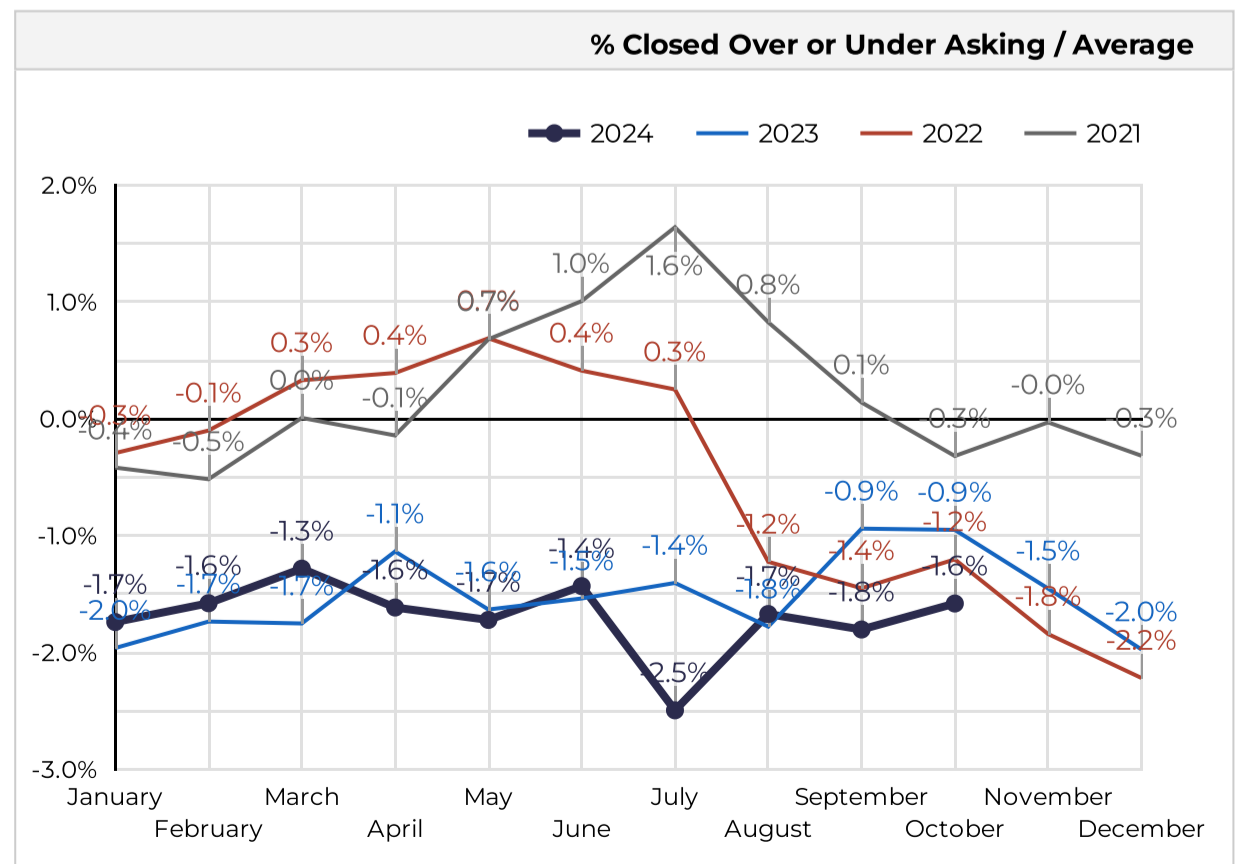
Month	# of Sales / Count			
	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	157
March	298	255	195	189
April	246	261	222	176
May	226	220	182	171
June	260	189	200	159
July	191	160	171	131
August	167	148	157	139
September	157	127	135	125
October	172	146	129	133
November	190	109	133	-
December	190	125	134	-

Month	Sale Price / Median			
	2021	2022	2023	2024
January	\$242,500	\$305,000	\$310,000	\$318,000
February	\$257,000	\$312,500	\$305,000	\$325,000
March	\$265,000	\$305,000	\$312,000	\$339,000
April	\$275,000	\$320,000	\$325,857	\$323,000
May	\$275,000	\$333,000	\$305,000	\$325,500
June	\$272,000	\$347,000	\$327,500	\$337,000
July	\$280,000	\$322,000	\$330,000	\$340,000
August	\$285,500	\$350,000	\$314,900	\$330,000
September	\$299,000	\$330,000	\$319,900	\$335,000
October	\$310,000	\$300,000	\$335,000	\$340,000
November	\$303,000	\$302,000	\$307,990	-
December	\$315,000	\$342,000	\$325,000	-

Month	Days on Market / Median			
	2021	2022	2023	2024
January	9	7	25	31
February	6	6	37	39
March	6	6	32	33
April	6	5	16	27
May	4	6	18	31
June	5	8	18	30
July	4	7	31	41
August	5	10	18	51
September	6	15	17	42
October	7	15	14	28
November	8	15	24	-
December	11	25	26	-

Month	New Listings / Count			
	2021	2022	2023	2024
January	252	245	221	239
February	267	241	216	228
March	231	251	231	250
April	248	225	203	224
May	202	237	206	227
June	227	210	168	155
July	186	182	175	183
August	191	186	191	205
September	228	208	203	241
October	207	182	219	220
November	215	167	193	-
December	193	116	193	-

Month	New Pending / Count			
	2021	2022	2023	2024
January	203	214	133	153
February	243	203	142	173
March	265	264	218	163
April	225	262	196	193
May	228	195	195	152
June	221	184	185	144
July	203	159	169	151
August	167	129	152	126
September	156	131	122	118
October	202	136	129	132
November	184	111	136	-
December	171	117	119	-



Oct 2024

vs. last year

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

Market Activity				Market Pricing				Buyer Demand			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	97	9.0% ↑	\$39.91M	15.1% ↑	\$360,000	\$-5,000 ↓	\$214	\$13 ↑	28	9 ↑	-1.5%	-0.4% ↓
Townhouse	25	-16.7% ↓	\$7.04M	-16.7% ↓	\$269,000	\$-6,000 ↓	\$212	\$-13 ↓	51	40 ↑	-1.5%	-0.5% ↓
Condominium	8	14.3% ↑	\$1.18M	14.5% ↑	\$146,000	\$1,000 ↑	\$217	\$-17 ↓	22	20 ↑	-3.0%	-4.3% ↓
Manufactured Home	2	-33.3% ↓	\$361K	-46.8% ↓	\$158,000	\$-70,000 ↓	\$171	\$19 ↑	15	-8 ↓	0.8%	1.5% ↑
Mobile Home	1	-	\$145K	-	\$145,000	-	\$149	-	1	-	0.0%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	12	50.0% ↑	\$1.81M	52.7% ↑	\$146,000	\$1,000 ↑	\$221	\$-19 ↓	17	15 ↑	-2.2%	-3.0% ↓
\$1000-1499 sqft	37	8.8% ↑	\$10.44M	10.5% ↑	\$279,000	\$4,000 ↑	\$213	\$-6 ↓	40	29 ↑	-0.8%	-0.1% ↓
\$1500-1999 sqft	50	-9.1% ↓	\$18.24M	-5.8% ↓	\$355,000	\$15,500 ↑	\$215	\$8 ↑	27	14 ↑	-2.1%	-1.5% ↓
2000-2499 sqft	20	5.3% ↑	\$9.69M	16.8% ↑	\$455,000	\$55,000 ↑	\$216	\$22 ↑	35	-4 ↓	-2.2%	-0.0% ↓
2500-2999 sqft	6	-45.5% ↓	\$3.41M	-31.0% ↓	\$521,000	\$103,010 ↑	\$209	\$39 ↑	13	-43 ↓	-0.3%	2.2% ↑
3000-3999 sqft	7	250.0% ↑	\$4.19M	164.2% ↑	\$555,000	\$-70,000 ↓	\$181	\$-44 ↓	26	-3 ↓	-0.7%	1.2% ↑
4000-4999 sqft	1	-	\$850K	-	\$850,000	-	\$211	-	164	-	0.0%	-

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northeast	36	50.0% ↑	\$16.38M	77.2% ↑	\$422,000	\$87,000 ↑	\$225	\$3 ↑	30	20 ↑	-1.8%	-0.3% ↓
Green Valley Northwest	33	10.0% ↑	\$9.48M	17.6% ↑	\$269,000	\$29,000 ↑	\$212	\$-2 ↓	17	10 ↑	-1.4%	-1.1% ↓
Green Valley North	32	-25.6% ↓	\$11.2M	-28.5% ↓	\$335,000	\$-16,700 ↓	\$192	\$10 ↑	32	-17 ↓	-1.3%	0.1% ↑
Green Valley Southwest	23	35.3% ↑	\$8M	19.3% ↑	\$349,000	\$-31,000 ↓	\$219	\$0 ↑	37	21 ↑	-1.9%	-0.5% ↓
Green Valley Southeast	9	-40.0% ↓	\$3.57M	-30.6% ↓	\$348,000	\$59,000 ↑	\$227	\$-4 ↓	13	0	-1.3%	-1.7% ↓