

MLS of Southern Arizona®

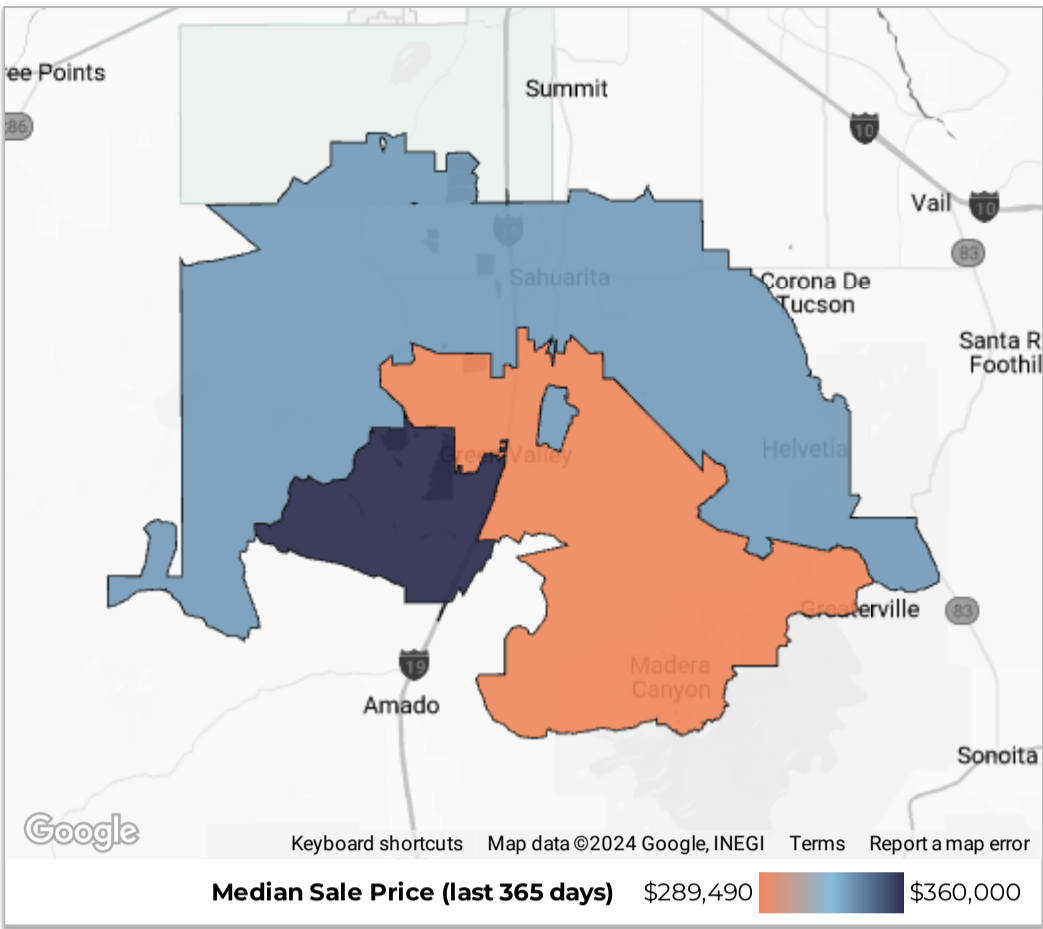
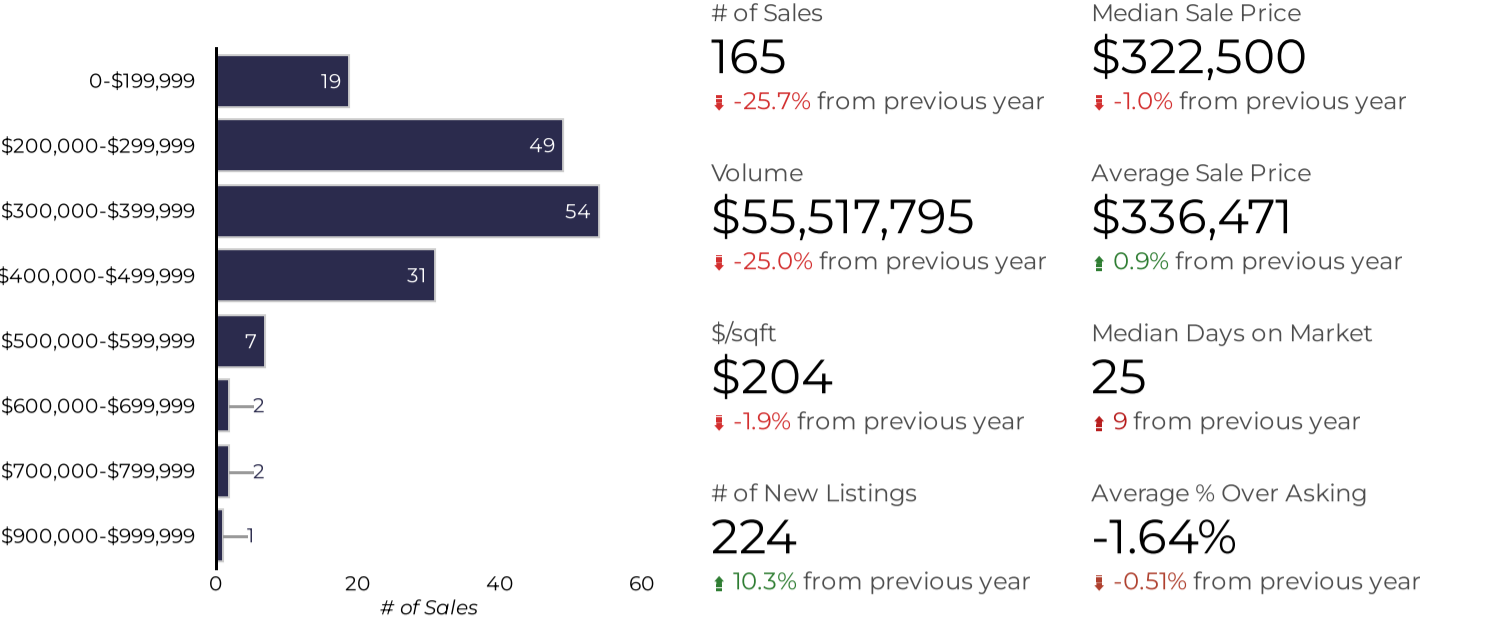
Green Valley Sahuarita Association of Realtors: Market Activity & Pricing

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

This report provides a snapshot of the market as taken on: May 6, 2024



April 2024

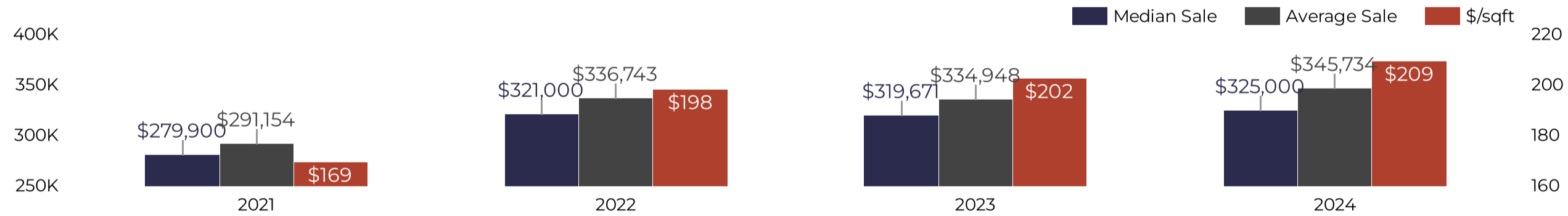
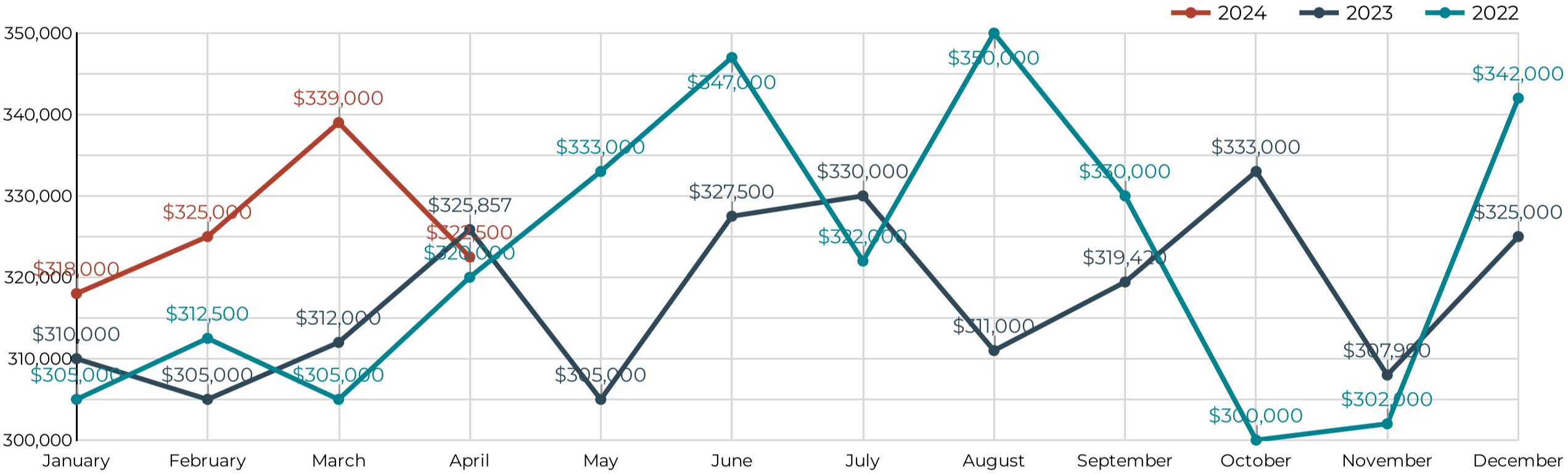


Transactions



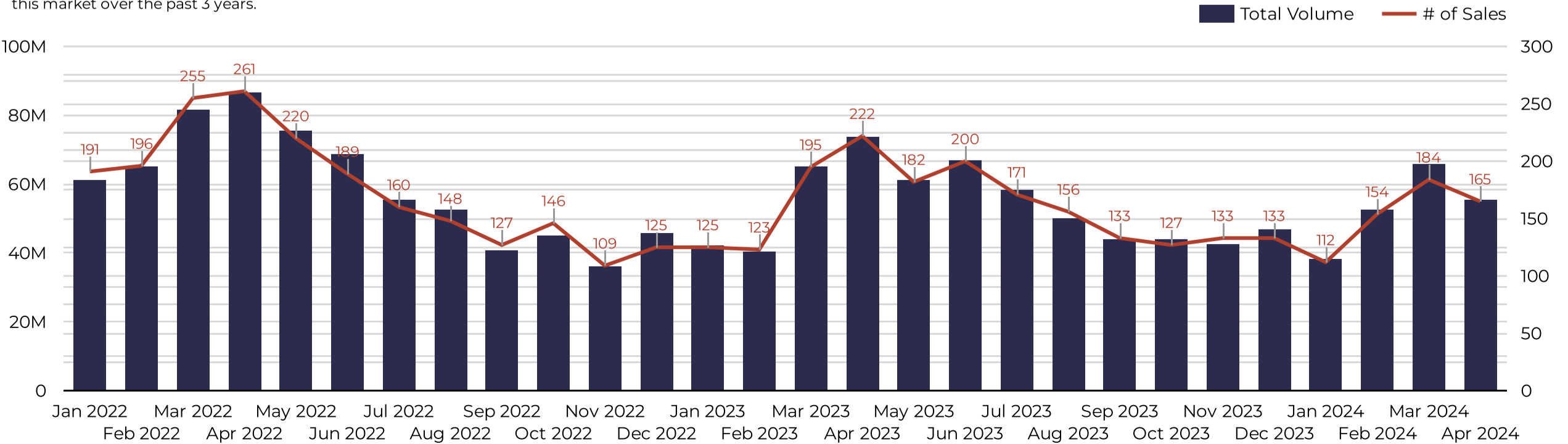
Market Pricing

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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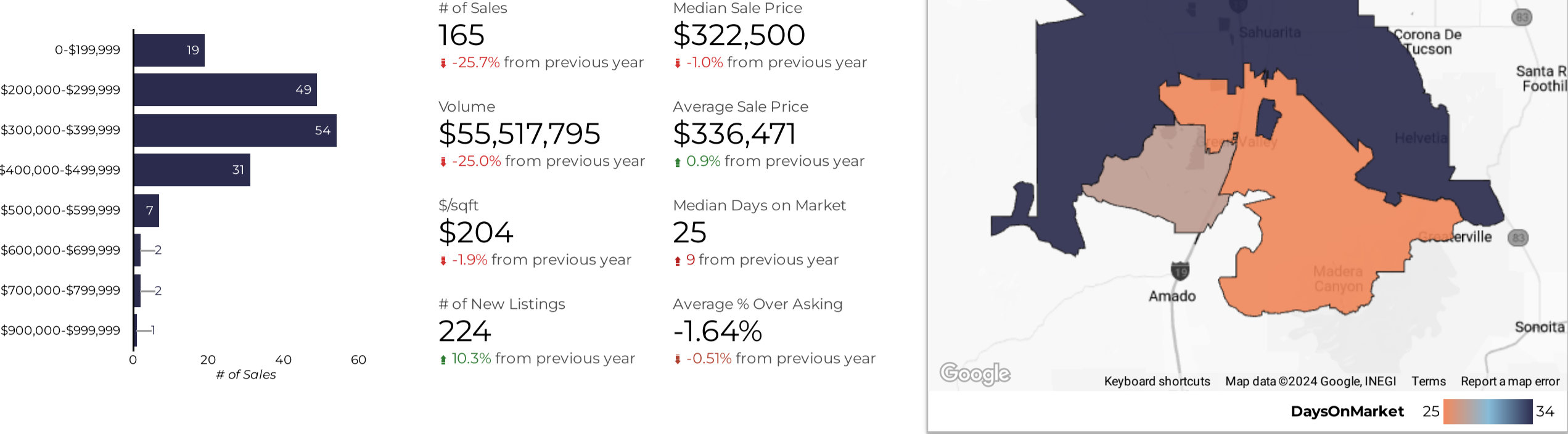
Green Valley Sahuarita Association of Realtors : Buyer Demand

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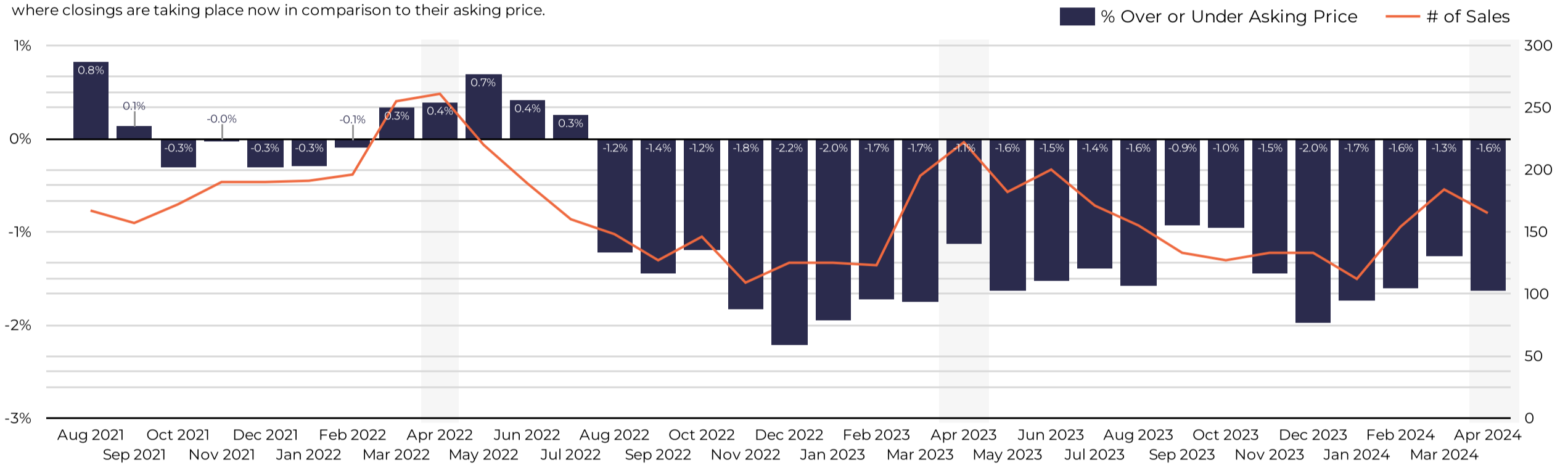


April 2024



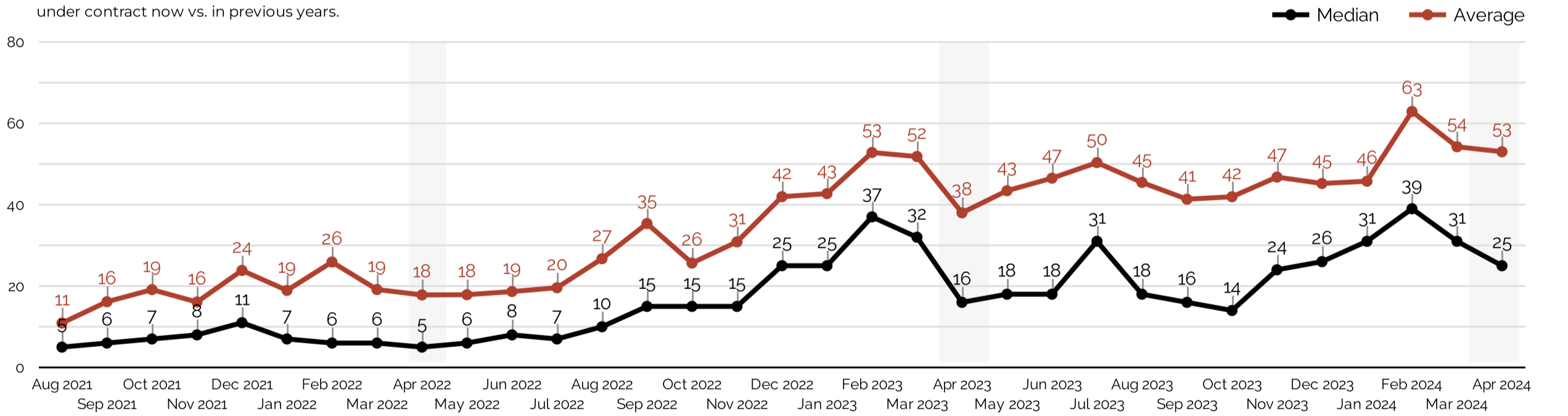
Buyer Demand

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	19	-29.6% ↓	42	28 ↑	-2.70%	0.14% ↑
\$200,000-\$299,999	49	-26.9% ↓	28	12 ↑	-1.70%	-0.62% ↓
\$300,000-\$399,999	54	-25.0% ↓	25	6 ↑	-1.02%	-0.53% ↓
\$400,000-\$499,999	31	-13.9% ↓	27	15 ↑	-1.57%	-0.44% ↓
\$500,000-\$599,999	7	-53.3% ↓	25	10 ↑	-2.61%	-1.01% ↓
\$600,000-\$699,999	2	-33.3% ↓	15	-88 ↓	-3.13%	-2.09% ↓
\$700,000-\$799,999	2	-	12	-	-1.24%	-
\$900,000-\$999,999	1	-50.0% ↓	270	234 ↑	-5.71%	-5.71% ↓

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Green Valley Sahuarita Association of Realtors: Inventory

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April 2024

of New Listings (Supply)

224

21 from previous year

of New Pendings (Demand)

174

-22 from previous year

Months of Supply

3.27

Active Listings

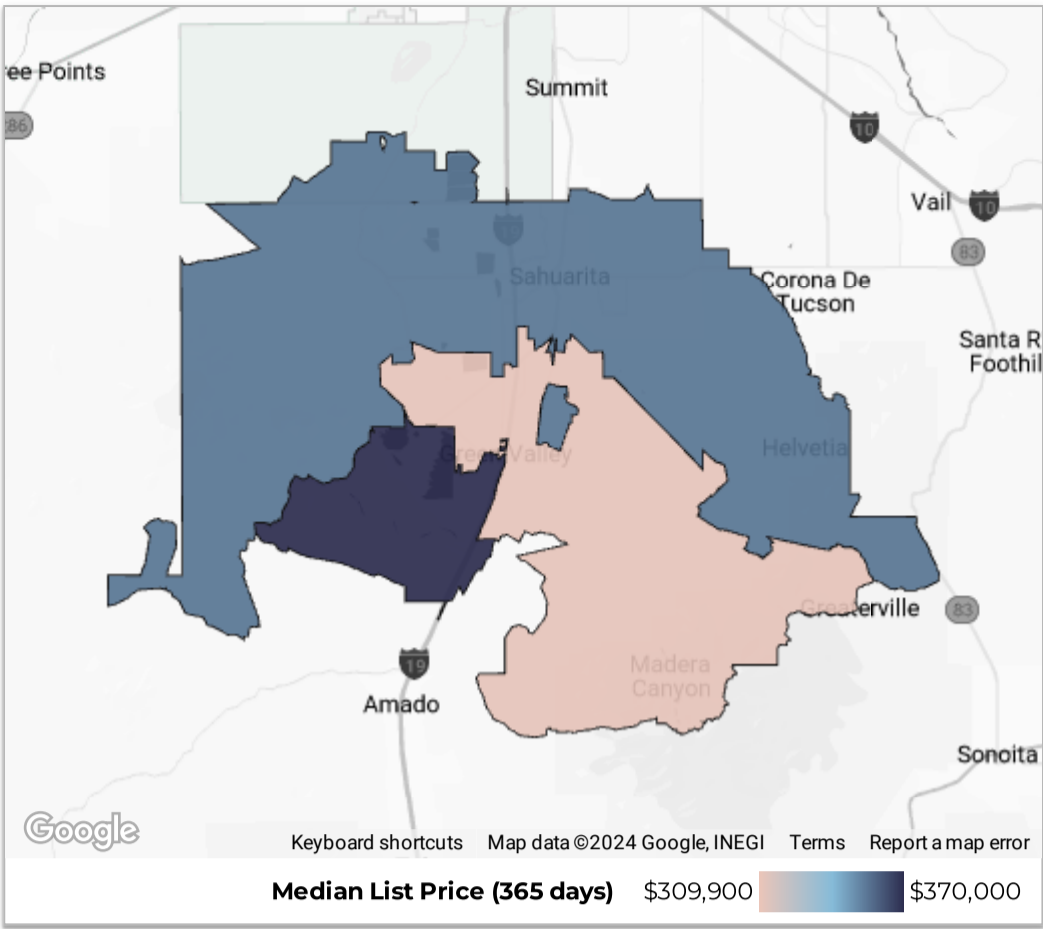
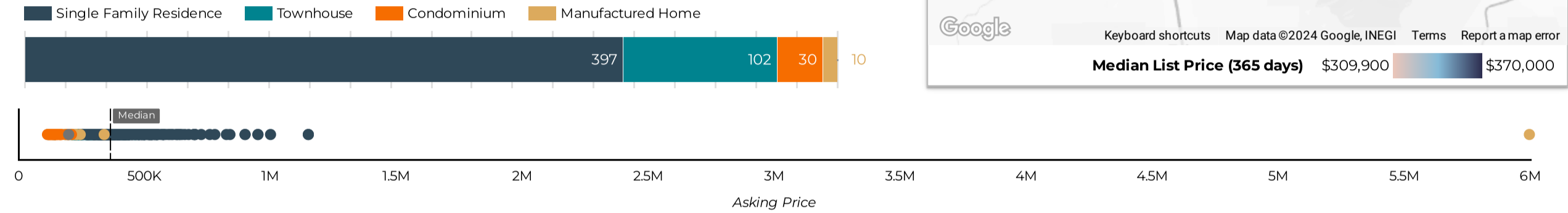
540

Pending Listings

91

Average List Price	
\$387,071	
Manufactured Home	\$794,890
Single Family Residence	\$419,822
Townhouse	\$290,759
Mobile Home	\$199,000
Condominium	\$151,457

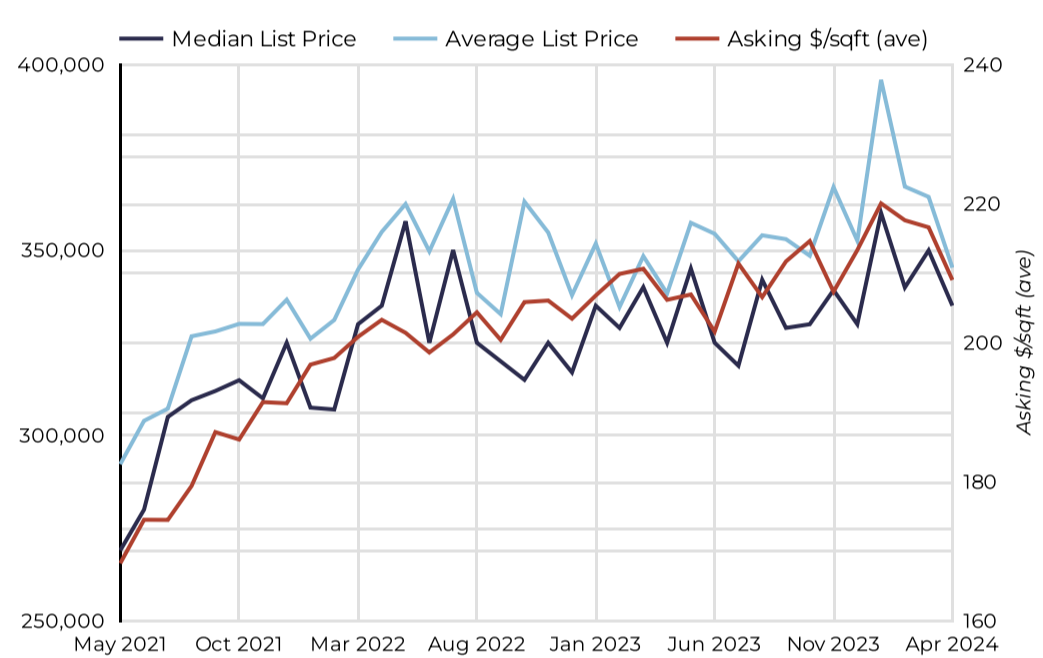
Active Listings



Months of Supply By Price Range

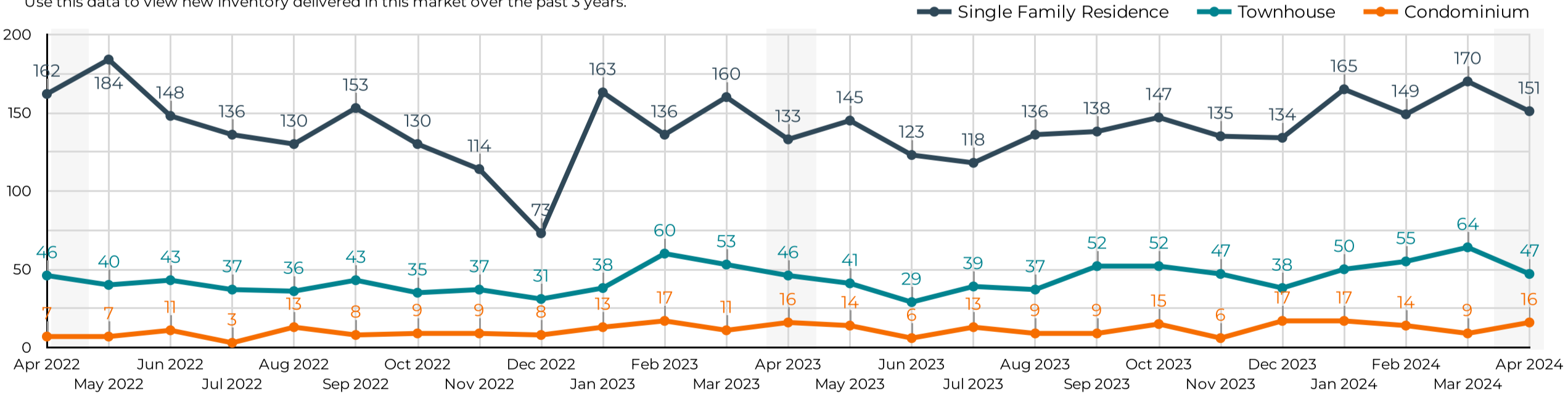
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.05	39	19
\$200,000-\$299,999	2.06	99	48
\$300,000-\$399,999	3.96	218	55
\$400,000-\$499,999	3.93	114	29
\$500,000-\$599,999	4.67	42	9
\$600,000-\$699,999	7.50	15	2
\$700,000-\$799,999	1.50	3	2
\$800,000-\$999,999	6.00	6	1

Asking Prices



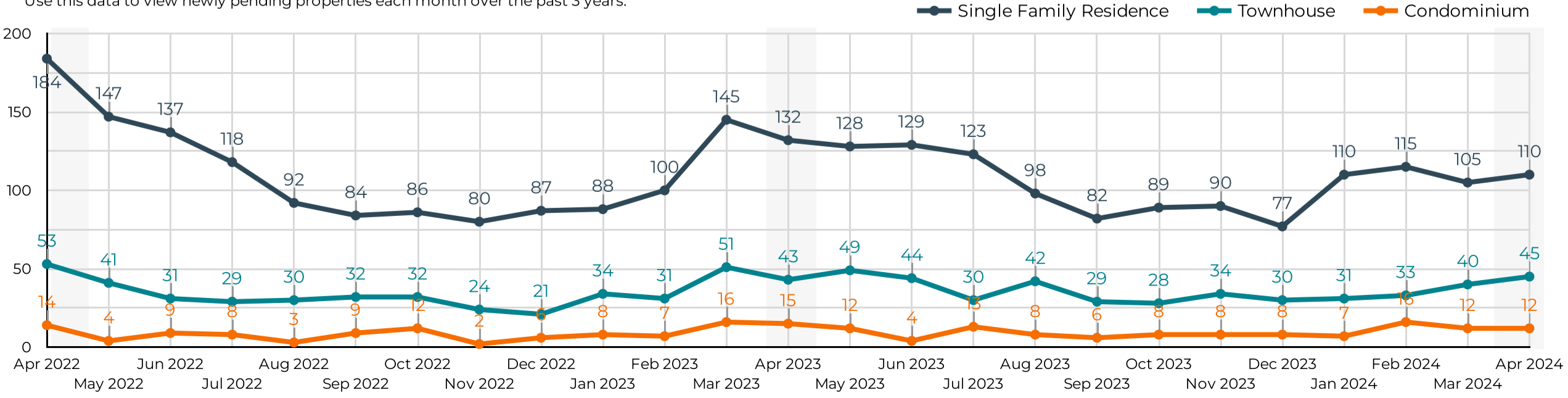
New Listings

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.

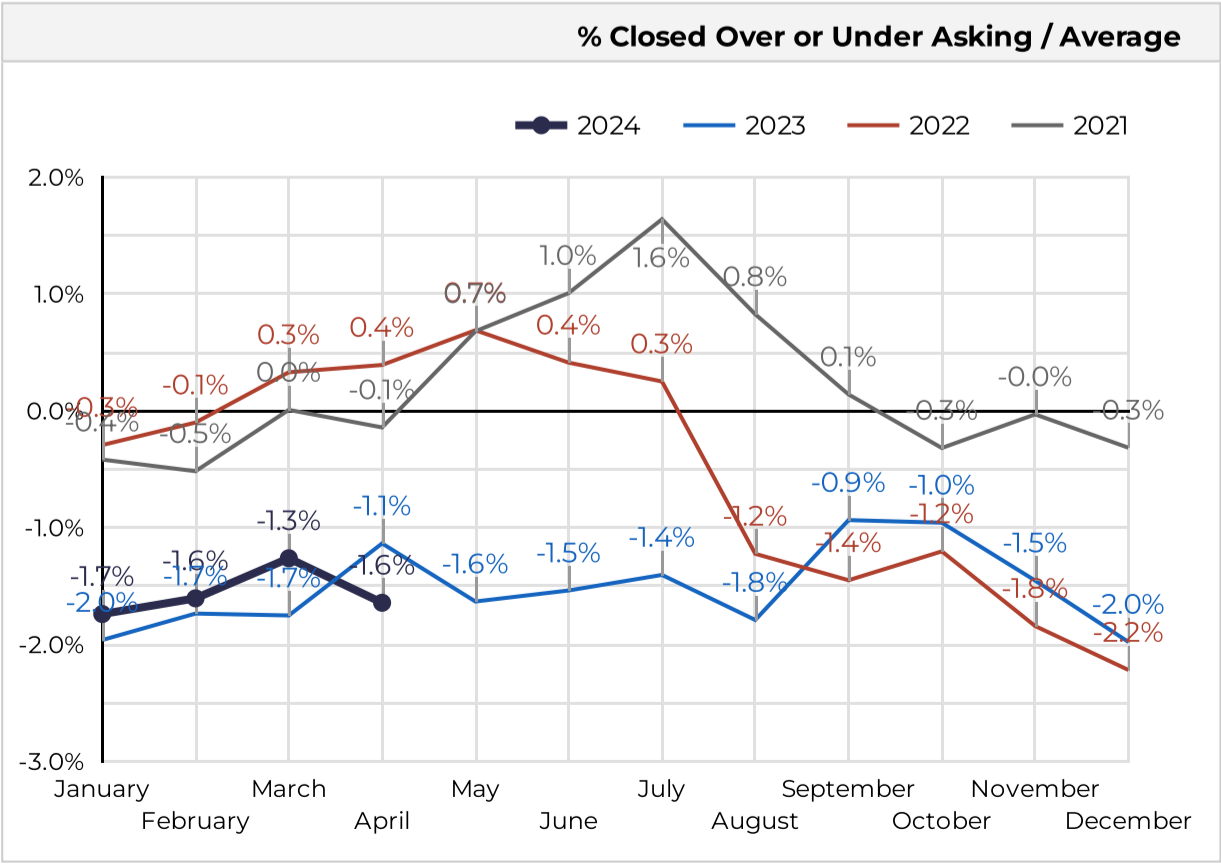
# of Sales / Count				
Month	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	154
March	298	255	195	184
April	246	261	222	165
May	226	220	182	-
June	260	189	200	-
July	191	160	171	-
August	167	148	156	-
September	157	127	133	-
October	172	146	127	-
November	190	109	133	-
December	190	125	133	-

Sale Price / Median				
Month	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	\$322,500
May	\$275,000	\$333,000	\$305,000	-
June	\$272,000	\$347,000	\$327,500	-
July	\$280,000	\$322,000	\$330,000	-
August	\$285,500	\$350,000	\$311,000	-
September	\$299,000	\$330,000	\$319,420	-
October	\$310,000	\$300,000	\$333,000	-
November	\$303,000	\$302,000	\$307,990	-
December	\$315,000	\$342,000	\$325,000	-

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

New Listings / Count				
Month	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	-
June	227	210	168	-
July	186	182	175	-
August	191	186	191	-
September	228	208	203	-
October	207	182	219	-
November	215	167	193	-
December	193	116	193	-

New Pending / Count				
Month	2021	2022	2023	2024
January	203	214	133	152
February	243	203	142	170
March	265	264	218	164
April	225	262	196	174
May	228	195	195	-
June	221	184	185	-
July	203	159	169	-
August	167	129	152	-
September	156	131	122	-
October	202	136	129	-
November	184	111	136	-
December	171	117	119	-



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Green Valley Sahuarita Association of Realtors: Comparisons

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This report provides a snapshot of the market as taken on: May 6, 2024



Apr 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			
Property Type	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	102 <div></div>	-30.1% ↓	\$39.61M	-28.7% ↓	\$373,000	\$13,000 ↑	\$202	\$-4 ↓	27	10 ↑	-1.5%	<div></div> -0.1% ↓
Townhouse	42 <div></div>	-20.8% ↓	\$12.51M	-15.9% ↓	\$285,000	\$20,000 ↑	\$216	\$6 ↑	21	7 ↑	-1.6%	<div></div> -1.1% ↓
Condominium	12 <div></div>	-33.3% ↓	\$1.63M	-34.4% ↓	\$130,000	\$-9,700 ↓	\$212	\$-6 ↓	50	37 ↑	-1.8%	<div></div> 0.8% ↑
Manufactured Home	6 <div></div>	20.0% ↑	\$1.27M	17.3% ↑	\$210,000	\$24,000 ↑	\$179	\$-13 ↓	24	-89 ↓	-1.5%	<div></div> -6.6% ↓
Mobile Home	3 <div></div>	-	\$497.13K	-	\$192,500	-	\$111	-	24	-	-6.3%	<div></div> -

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	17 <div></div>	-34.6% ↓	\$2.32M	-41.7% ↓	\$135,000	\$-13,000 ↓	\$207	\$-18 ↓	42	29 ↑	-2.7%	<div></div> -0.5% ↓
\$1000-1499 sqft	45 <div></div>	-30.8% ↓	\$12.41M	-27.2% ↓	\$269,900	\$9,900 ↑	\$215	\$12 ↑	24	9 ↑	-1.1%	<div></div> -0.7% ↓
\$1500-1999 sqft	62 <div></div>	-20.5% ↓	\$21.9M	-23.6% ↓	\$350,000	\$0	\$204	\$-11 ↓	25	13 ↑	-1.7%	<div></div> -0.2% ↓
2000-2499 sqft	26 <div></div>	-35.0% ↓	\$10.88M	-37.0% ↓	\$413,500	\$-1,500 ↓	\$192	\$-1 ↓	28	-5 ↓	-2.1%	<div></div> -1.1% ↓
2500-2999 sqft	9 <div></div>	-10.0% ↓	\$4.57M	-10.7% ↓	\$425,000	\$-46,500 ↓	\$192	\$2 ↑	21	-10 ↓	-0.7%	<div></div> 0.6% ↑
3000-3999 sqft	6 <div></div>	100.0% ↑	\$3.42M	79.2% ↑	\$484,000	\$-66,000 ↓	\$176	\$-21 ↓	25	-8 ↓	-1.7%	<div></div> -1.4% ↓

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	52 <div></div>	-3.7% ↓	\$18.35M	-4.2% ↓	\$339,990	\$520 ↑	\$187	\$4 ↑	25	-17 ↓	-0.6%	<div></div> 0.9% ↑
Green Valley Northwest	47 <div></div>	-25.4% ↓	\$11.82M	-22.7% ↓	\$250,900	\$30,900 ↑	\$197	\$-12 ↓	27	13 ↑	-2.1%	<div></div> -0.8% ↓
Green Valley Northeast	31 <div></div>	-36.7% ↓	\$11.68M	-38.9% ↓	\$385,000	\$10,100 ↑	\$210	\$-11 ↓	29	22 ↑	-2.7%	<div></div> -1.5% ↓
Green Valley Southwest	21 <div></div>	-34.4% ↓	\$8.33M	-32.1% ↓	\$390,000	\$26,000 ↑	\$229	\$5 ↑	15	2 ↑	-1.0%	<div></div> -0.1% ↓
Green Valley Southeast	14 <div></div>	-41.7% ↓	\$5.33M	-34.8% ↓	\$325,000	\$25,000 ↑	\$239	\$28 ↑	32	20 ↑	-2.4%	<div></div> -2.8% ↓