

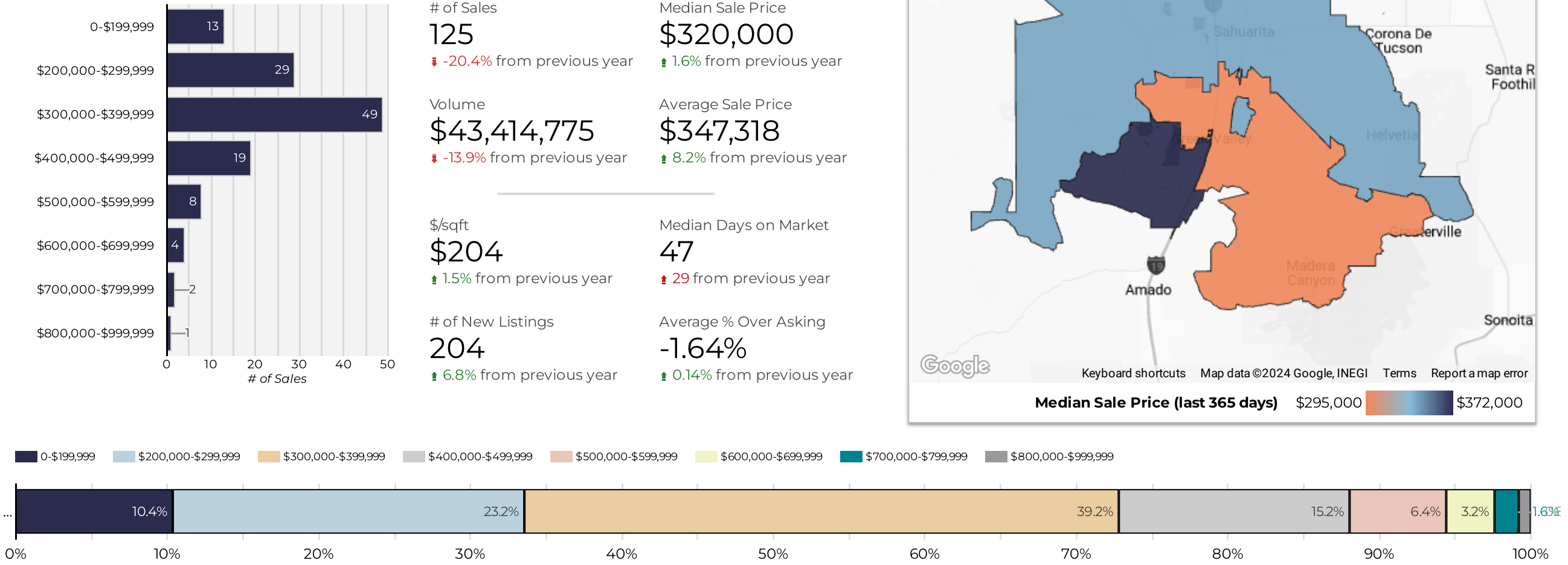
MLS of Southern Arizona®

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: Sep 3, 2024

August 2024



ee Points

Summit

Vail

Sahuarita

Corona De Tucson

Santa R Foothill

Helvetia

Greenville

Madera Canyon

Amado

Sonoita

Keyboard shortcuts

Map data ©2024 Google, INEGI

Terms

Report a map error

Median Sale Price (last 365 days)

\$295,000

\$372,000

0-\$199,999

\$200,000-\$299,999

\$300,000-\$399,999

\$400,000-\$499,999

\$500,000-\$599,999

\$600,000-\$699,999

\$700,000-\$799,999

\$800,000-\$999,999

10.4%

23.2%

39.2%

15.2%

6.4%

3.2%

1.6%

0%

10%

20%

30%

40%

50%

60%

70%

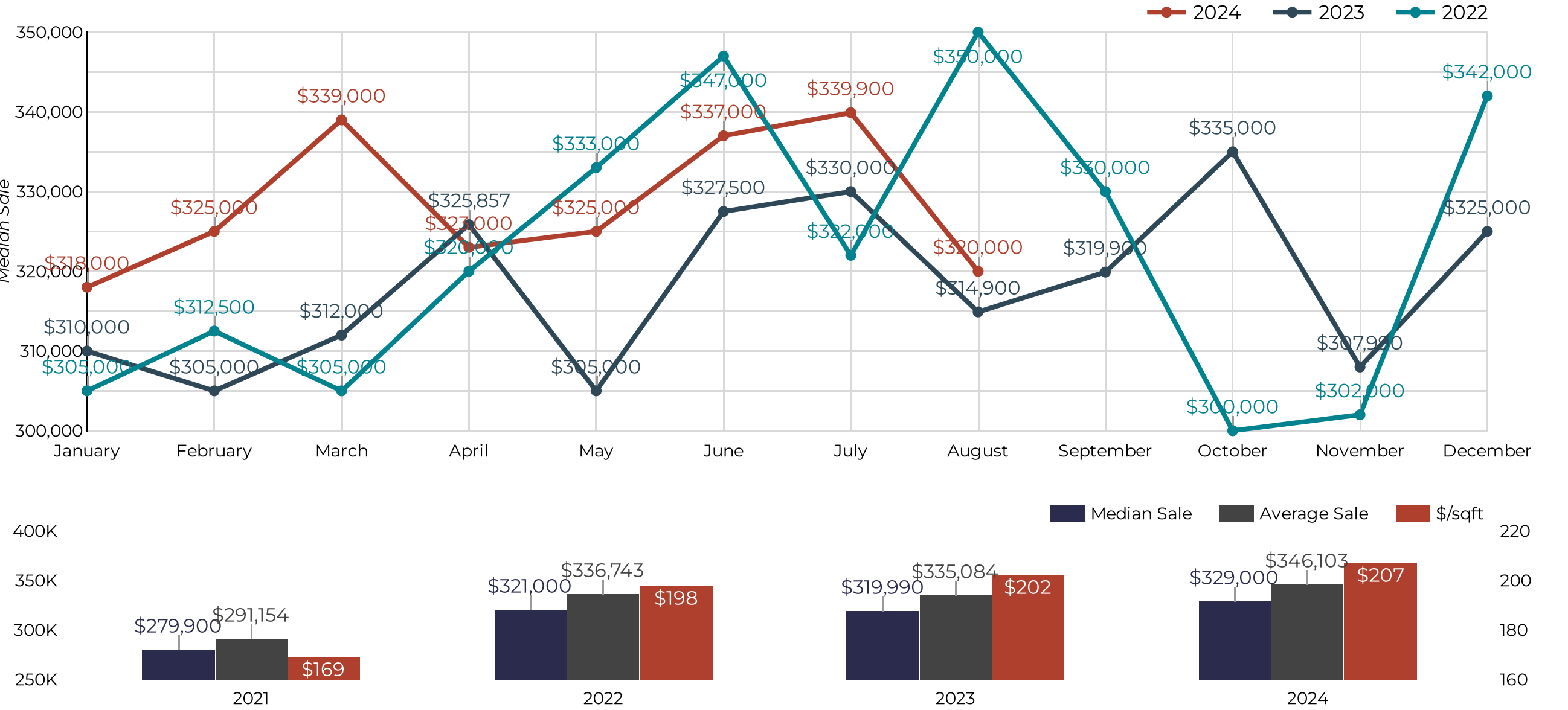
80%

90%

100%

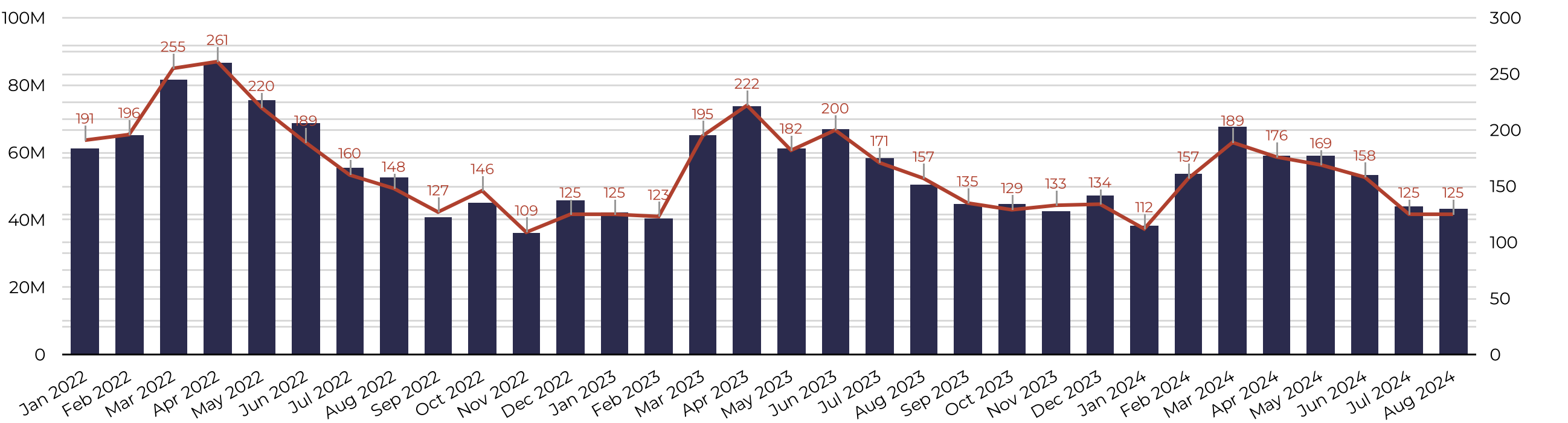
Market Pricing

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.



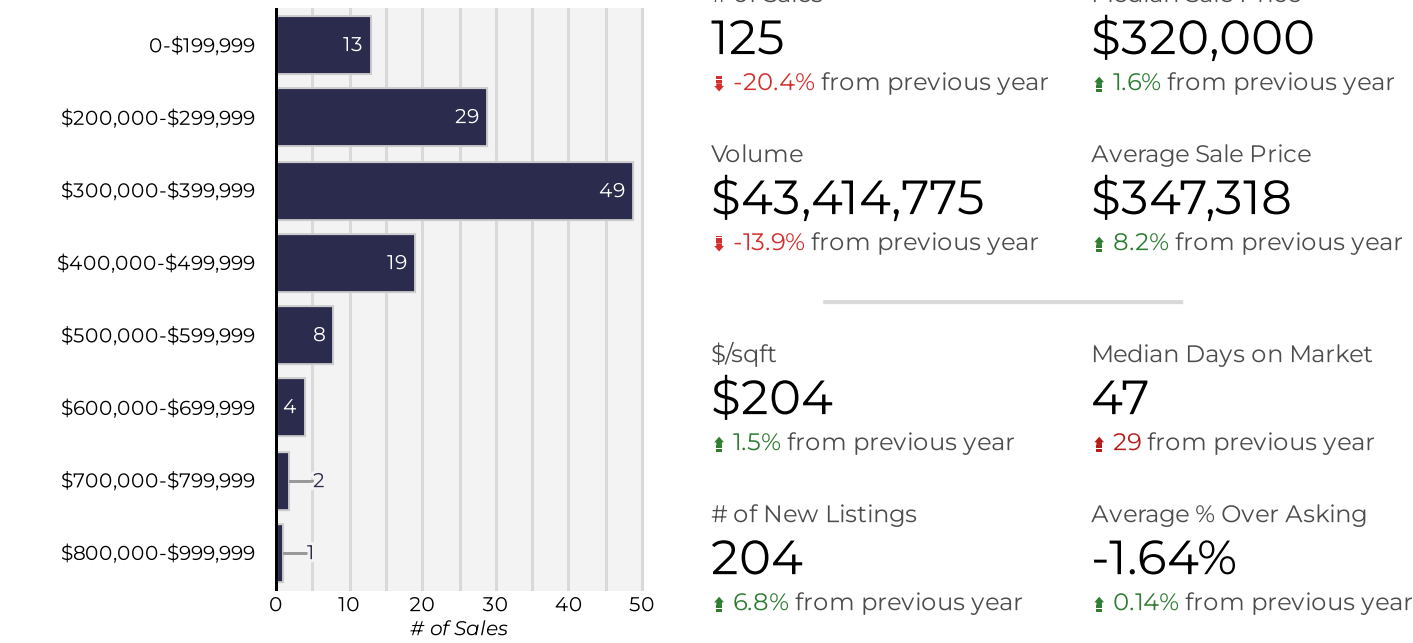
MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors : Buyer Demand

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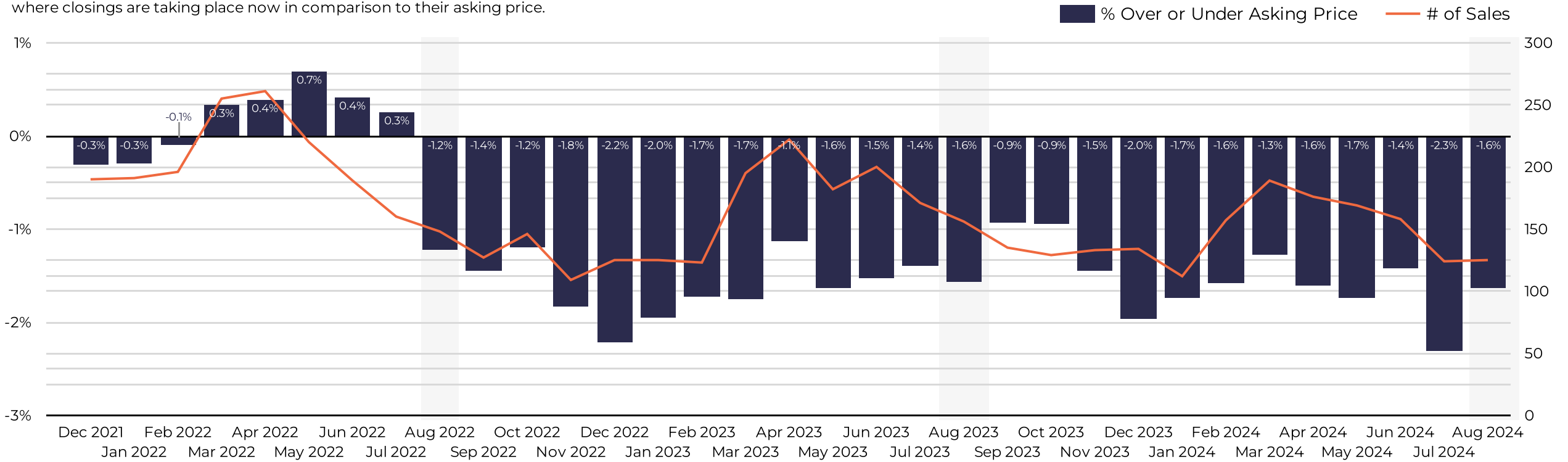
DaysOnMarket

31

44

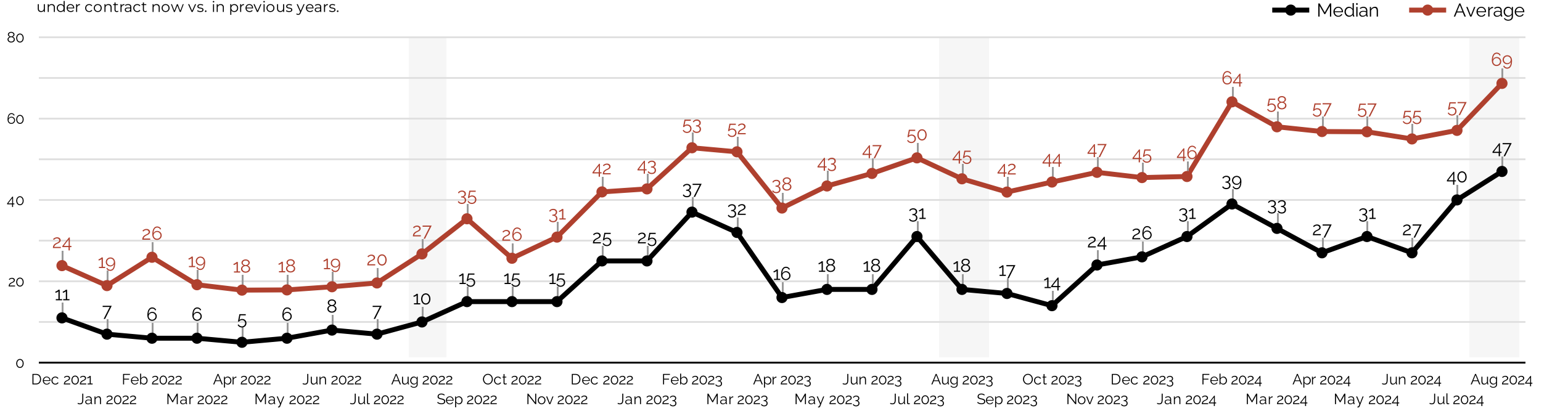
Buyer Demand

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

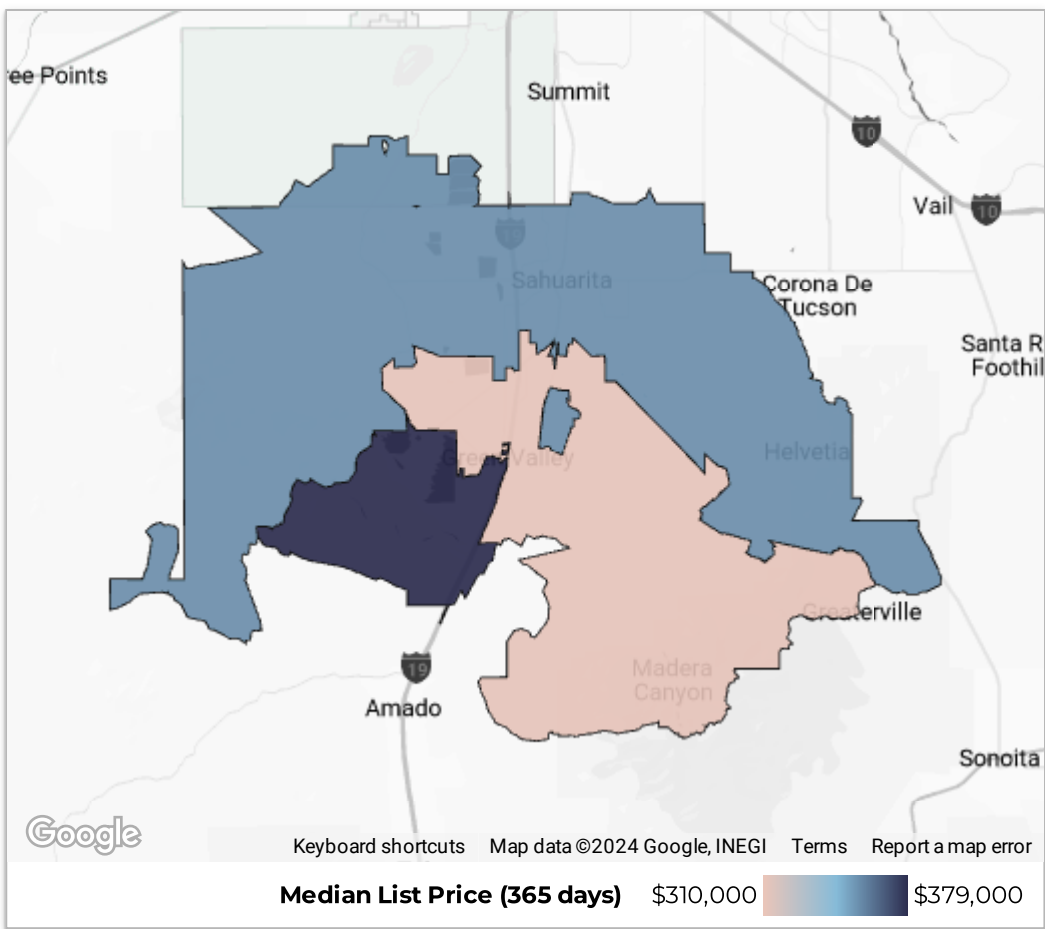
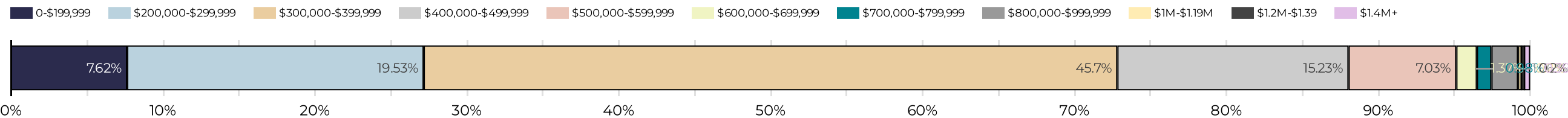
Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.

| Sold Price | # of Sales | % Δ | DOM (median) | Δ | % Closed Over or Under Asking | Δ |
|---------------------|------------|----------|--------------|-------|-------------------------------|----------|
| 0-\$199,999 | 13 | -38.1% ↓ | 38 | 19 ↑ | -3.08% | 1.49% ↑ |
| \$200,000-\$299,999 | 29 | -31.0% ↓ | 41 | 33 ↑ | -1.91% | -0.70% ↓ |
| \$300,000-\$399,999 | 49 | -22.2% ↓ | 52 | 28 ↑ | -1.48% | -0.22% ↓ |
| \$400,000-\$499,999 | 19 | -9.5% ↓ | 51 | 27 ↑ | -1.18% | 0.30% ↑ |
| \$500,000-\$599,999 | 8 | 60.0% ↑ | 74 | 56 ↑ | -1.13% | 0.86% ↑ |
| \$600,000-\$699,999 | 4 | 0.0% | 19 | -32 ↓ | -0.30% | 1.02% ↑ |
| \$700,000-\$799,999 | 2 | 100.0% ↑ | 12 | -16 ↓ | 0.00% | 6.00% ↑ |
| \$800,000-\$999,999 | 1 | - | 62 | - | -4.34% | - |

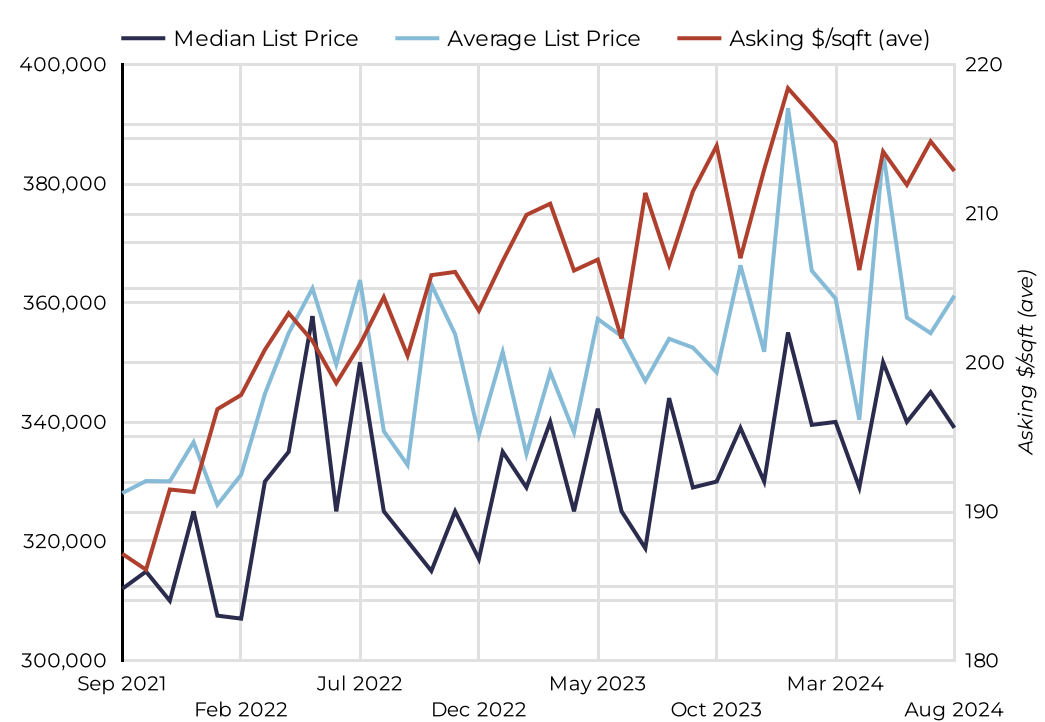
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Sep 3, 2024

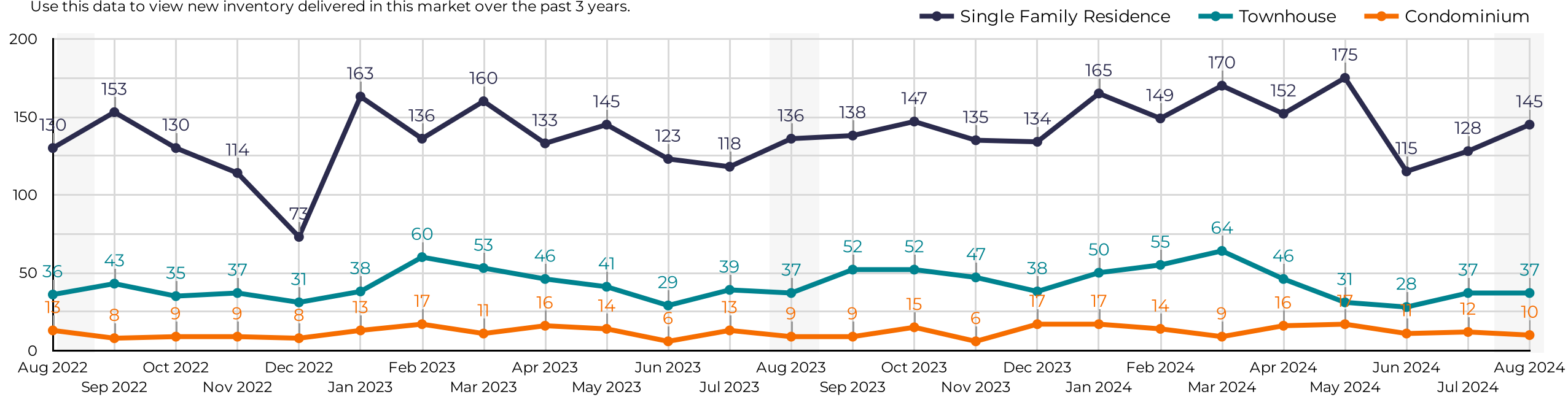
| | Average | # |
|-------------------------|-------------------|------------|
| Single Family Residence | \$416,992 | 370 |
| Townhouse | \$295,839 | 95 |
| Condominium | \$161,930 | 33 |
| Manufactured Home | \$738,633 | 12 |
| Mobile Home | \$169,450 | 2 |
| Grand total | \$384,6... | 512 |



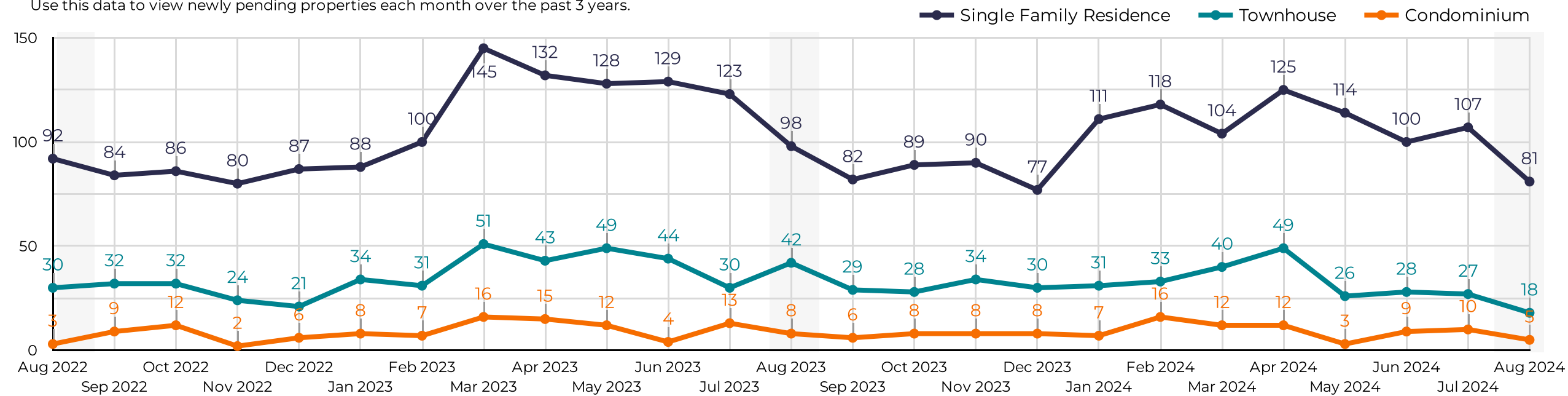
| Asking Price | Months of Supply | Active | # of Sales Last Month |
|---------------------|------------------|--------|-----------------------|
| 0-\$199,999 | 3.00 <div></div> | 39 | 13 |
| \$200,000-\$299,999 | 3.45 <div></div> | 100 | 29 |
| \$300,000-\$399,999 | 4.78 <div></div> | 234 | 49 |
| \$400,000-\$499,999 | 4.11 <div></div> | 78 | 19 |
| \$500,000-\$599,999 | 5.14 <div></div> | 36 | 7 |
| \$600,000-\$699,999 | 1.40 <div></div> | 7 | 5 |
| \$700,000-\$799,999 | 2.50 <div></div> | 5 | 2 |
| \$800,000-\$999,999 | 9.00 <div></div> | 9 | 1 |
| Grand total | 4.06 | 508 | 125 |



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.

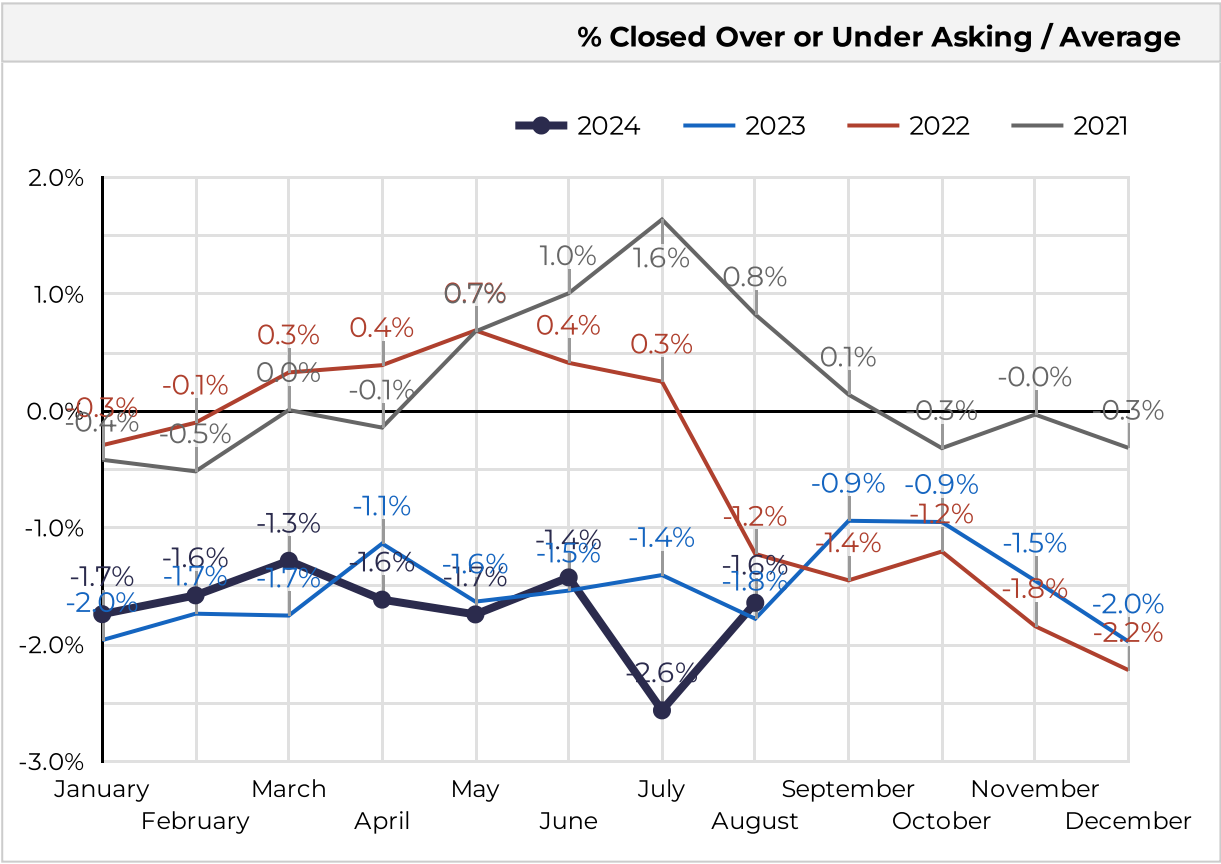
| # of Sales / Count | | | | |
|--------------------|------|------|------|------|
| Month | 2021 | 2022 | 2023 | 2024 |
| January | 165 | 191 | 125 | 112 |
| February | 196 | 196 | 123 | 157 |
| March | 298 | 255 | 195 | 189 |
| April | 246 | 261 | 222 | 176 |
| May | 226 | 220 | 182 | 169 |
| June | 260 | 189 | 200 | 158 |
| July | 191 | 160 | 171 | 125 |
| August | 167 | 148 | 157 | 125 |
| September | 157 | 127 | 135 | - |
| October | 172 | 146 | 129 | - |
| November | 190 | 109 | 133 | - |
| December | 190 | 125 | 134 | - |

| 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 | \$323,000 |
| May | \$275,000 | \$333,000 | \$305,000 | \$325,000 |
| June | \$272,000 | \$347,000 | \$327,500 | \$337,000 |
| July | \$280,000 | \$322,000 | \$330,000 | \$339,900 |
| August | \$285,500 | \$350,000 | \$314,900 | \$320,000 |
| September | \$299,000 | \$330,000 | \$319,900 | - |
| October | \$310,000 | \$300,000 | \$335,000 | - |
| 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 | 33 |
| April | 6 | 5 | 16 | 27 |
| May | 4 | 6 | 18 | 31 |
| June | 5 | 8 | 18 | 27 |
| July | 4 | 7 | 31 | 40 |
| August | 5 | 10 | 18 | 47 |
| September | 6 | 15 | 17 | - |
| 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 | 227 |
| June | 227 | 210 | 168 | 155 |
| July | 186 | 182 | 175 | 183 |
| August | 191 | 186 | 191 | 204 |
| September | 228 | 208 | 203 | - |
| October | 207 | 182 | 219 | - |
| November | 215 | 167 | 193 | - |
| December | 193 | 116 | 193 | - |









| New Pending's / Count | | | | |
|-----------------------|------|------|------|------|
| Month | 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 | 151 |
| June | 221 | 184 | 185 | 143 |
| July | 203 | 159 | 169 | 148 |
| August | 167 | 129 | 152 | 106 |
| September | 156 | 131 | 122 | - |
| October | 202 | 136 | 129 | - |
| November | 184 | 111 | 136 | - |
| December | 171 | 117 | 119 | - |

























Aug 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 | 89  | -18.3% ↓ | \$35.19M | -11.8% ↓ | \$355,000 | \$5,000 ↑ | \$203 | \$1 ↑ | 47 | 24 ↑ | -1.4%  | 0.2% ↑ |
| Townhouse | 27  | -22.9% ↓ | \$6.82M | -18.2% ↓ | \$244,000 | \$100 ↑ | \$206 | \$6 ↑ | 52 | 43 ↑ | -1.9%  | -0.0% ↓ |
| Condominium | 7  | 0.0% | \$1.02M | -5.1% ↓ | \$140,000 | \$-10,000 ↓ | \$230 | \$3 ↑ | 45 | 20 ↑ | -3.6%  | -2.1% ↓ |
| Manufactured Home | 2  | -50.0% ↓ | \$384.5K | -51.6% ↓ | \$189,500 | \$-500 ↓ | \$143 | \$-50 ↓ | 4 | -4 ↓ | -0.8%  | -0.8% ↓ |

| Total SqFt | # of Sales | % Δ | Volume | % Δ | Median Sale | Δ | \$/sqft | Δ | Median DOM | Δ | % Over | Δ |
|------------------|--|----------|---------|----------|-------------|-------------|---------|--------|------------|-------|---|---------|
| <999 sqft | 13  | -18.8% ↓ | \$2.08M | -18.8% ↓ | \$146,500 | \$-15,500 ↓ | \$238 | \$11 ↑ | 45 | 24 ↑ | -3.6%  | -2.0% ↓ |
| \$1000-1499 sqft | 33  | -38.9% ↓ | \$8.8M | -38.1% ↓ | \$260,000 | \$3,000 ↑ | \$204 | \$0 ↑ | 28 | 18 ↑ | -0.9%  | -0.0% ↓ |
| \$1500-1999 sqft | 44  | -6.4% ↓ | \$15.5M | -6.1% ↓ | \$325,000 | \$-10,000 ↓ | \$201 | \$-5 ↓ | 47 | 24 ↑ | -2.1%  | 0.2% ↑ |
| 2000-2499 sqft | 21  | -12.5% ↓ | \$9.85M | -2.3% ↓ | \$420,000 | \$35,000 ↑ | \$205 | \$16 ↑ | 35 | -16 ↓ | -0.8%  | 1.1% ↑ |
| 2500-2999 sqft | 10  | -28.6% ↓ | \$4.47M | -31.4% ↓ | \$446,990 | \$20,000 ↑ | \$164 | \$-9 ↓ | 62 | 39 ↑ | -1.3%  | -0.1% ↓ |
| 3000-3999 sqft | 4  | 300.0% ↑ | \$2.71M | 545.0% ↑ | \$530,000 | \$110,000 ↑ | \$215 | \$80 ↑ | 62 | 45 ↑ | -1.3%  | -1.3% ↓ |

| Region | # of Sales ▾ | % Δ | Volume | % Δ | Median Sale | Δ | \$/sqft | Δ | Median DOM | Δ | % Over | Δ |
|------------------------|--|----------|----------|----------|-------------|-------------|---------|--------|------------|------|---|---------|
| Green Valley Northeast | 35  | 16.7% ↑ | \$14.05M | 29.1% ↑ | \$355,000 | \$37,000 ↑ | \$201 | \$-6 ↓ | 57 | 30 ↑ | -1.7%  | 0.6% ↑ |
| Green Valley North | 34  | -43.3% ↓ | \$12.42M | -39.0% ↓ | \$340,000 | \$7,010 ↑ | \$184 | \$-4 ↓ | 44 | 27 ↑ | -0.5%  | 0.4% ↑ |
| Green Valley Northwest | 29  | -29.3% ↓ | \$6.93M | -38.5% ↓ | \$225,000 | \$-17,000 ↓ | \$205 | \$-7 ↓ | 52 | 37 ↑ | -3.2%  | -0.8% ↓ |
| Green Valley Southwest | 16  | -5.9% ↓ | \$6.78M | 24.1% ↑ | \$400,000 | \$80,000 ↑ | \$245 | \$34 ↑ | 26 | 9 ↑ | -1.2%  | -0.6% ↓ |
| Green Valley Southeast | 11  | 37.5% ↑ | \$3.24M | 39.2% ↑ | \$309,000 | \$20,000 ↑ | \$214 | \$1 ↑ | 40 | -2 ↓ | -1.7%  | 0.2% ↑ |