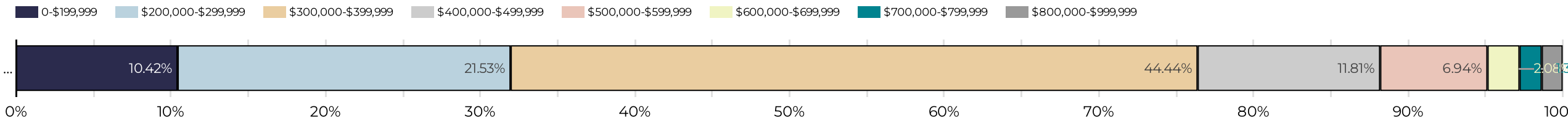
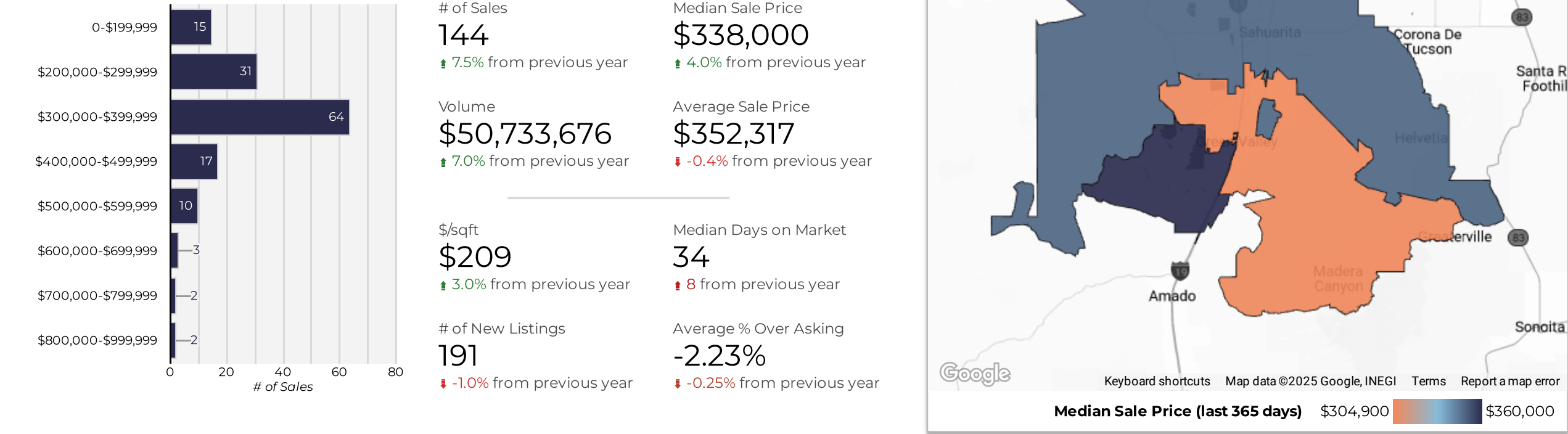


Green Valley Sahuarita Association of Realtors: **Market Activity & Pricing**

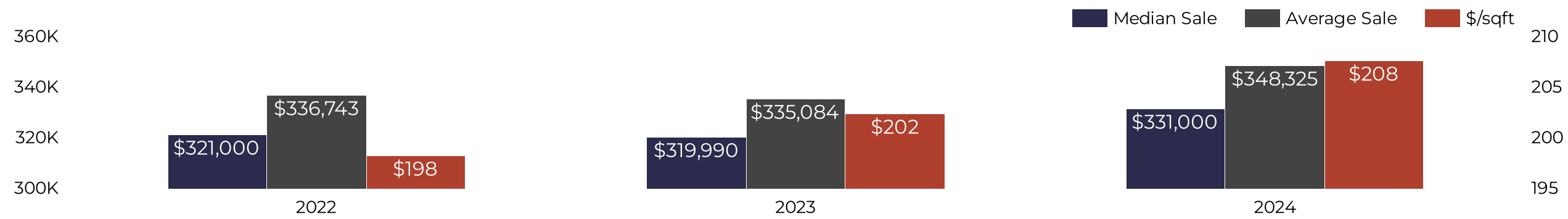
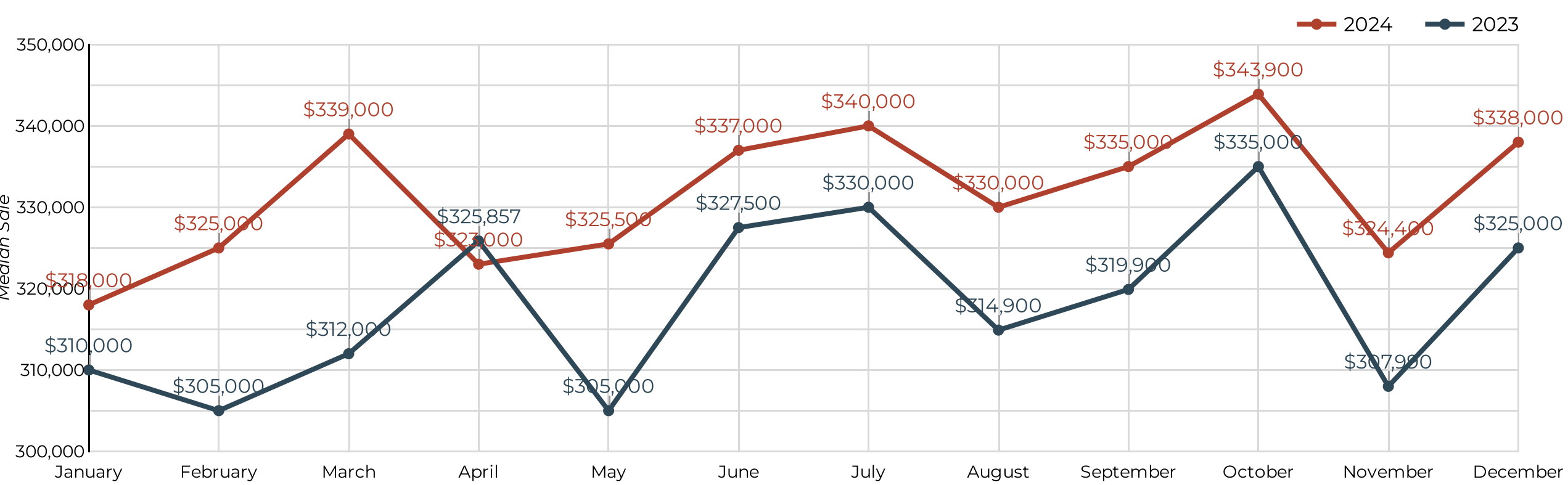
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jan 2, 2025

December 2024



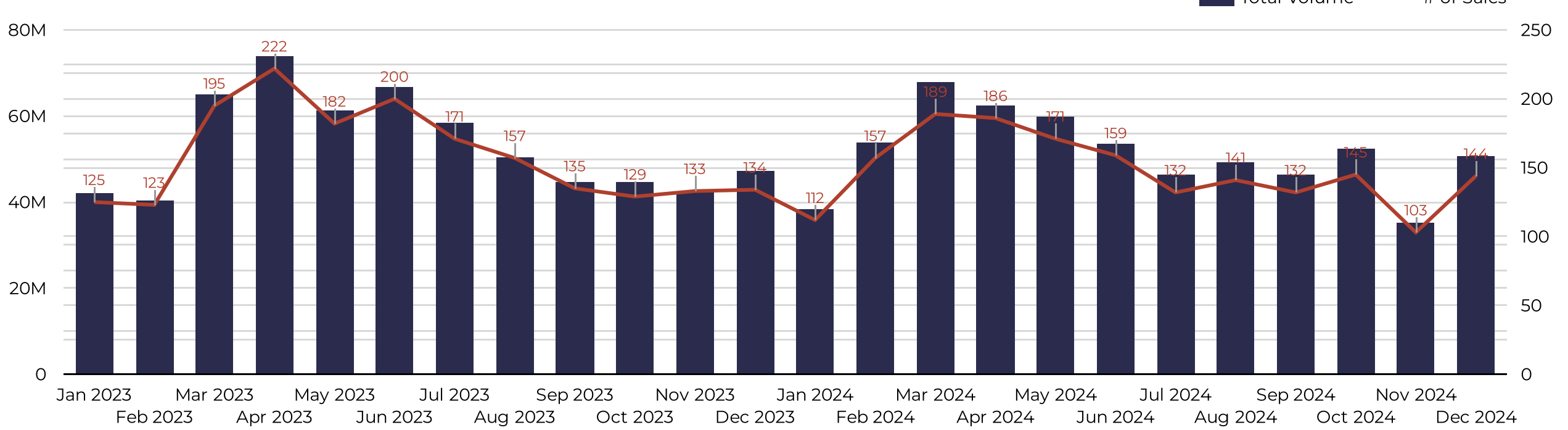
Market Pricing

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.



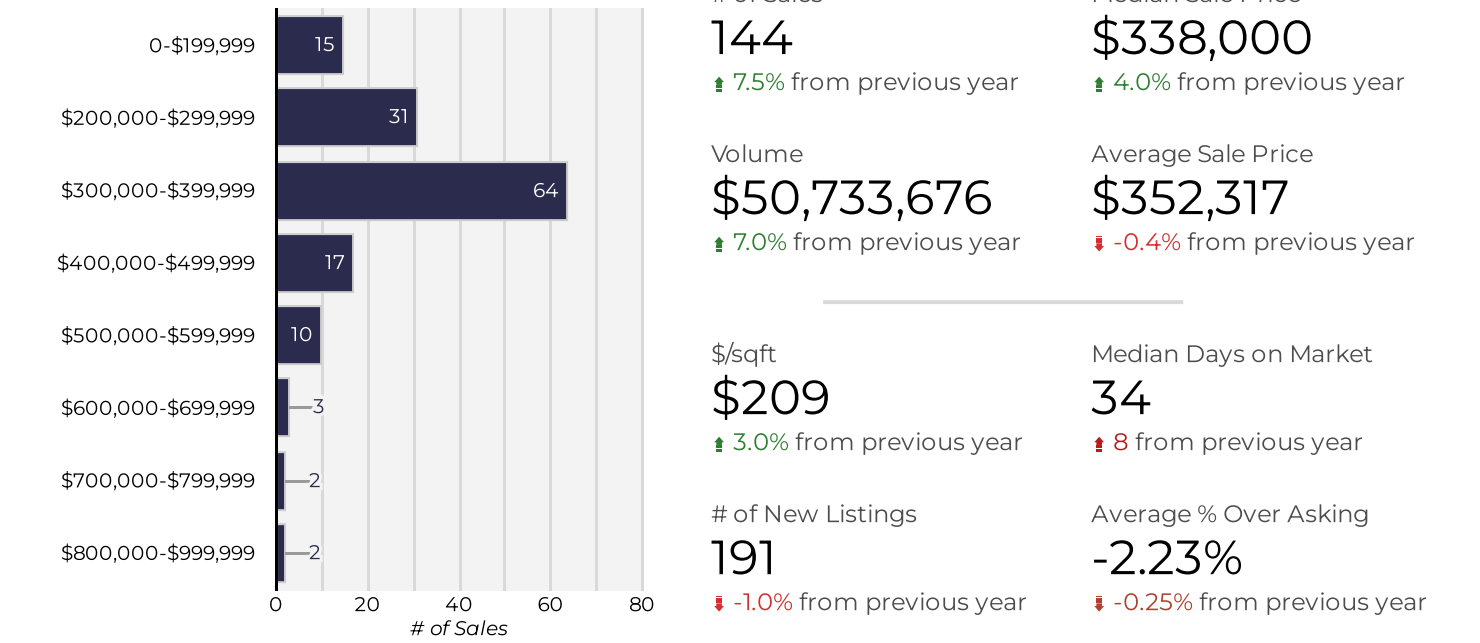
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Green Valley Sahuarita Association of Realtors : Buyer Demand

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

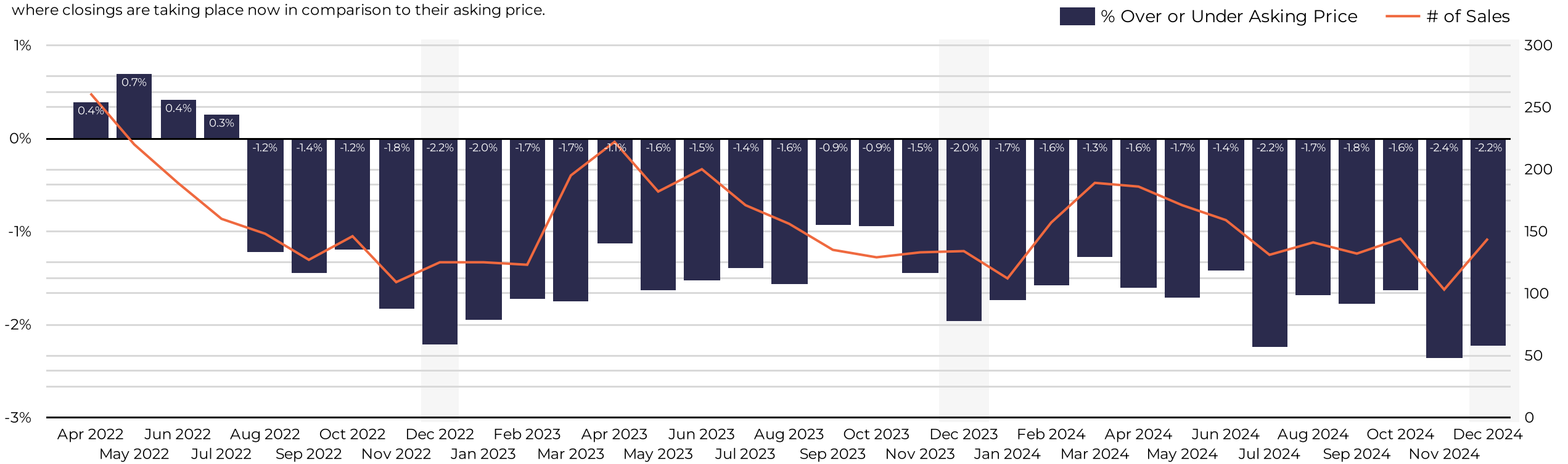
This report provides a snapshot of the market as taken on: Jan 2, 2025

December 2024



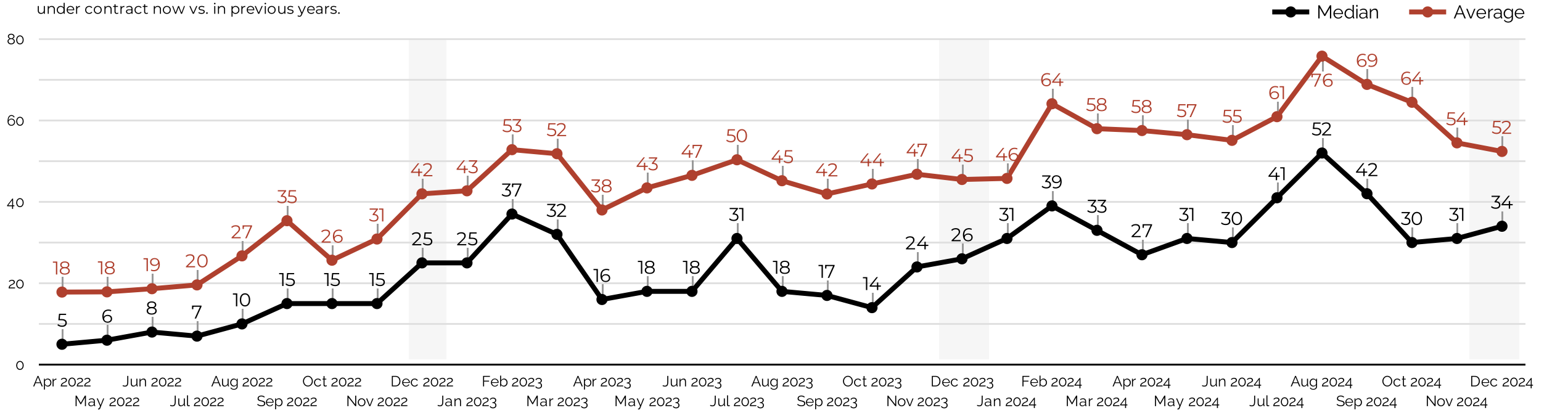
Buyer Demand

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	15	0.0%	29	19	-6.40%	-3.93%
\$200,000-\$299,999	31	-8.8%	17	-5	-1.27%	1.64%
\$300,000-\$399,999	64	28.0%	37	-3	-1.84%	-0.16%
\$400,000-\$499,999	17	6.3%	43	22	-1.92%	-0.95%
\$500,000-\$599,999	10	-9.1%	7	-24	-1.35%	-0.09%
\$600,000-\$699,999	3	-25.0%	6	-110	-2.52%	0.40%
\$700,000-\$799,999	2	0.0%	24	24	-5.39%	-4.13%
\$800,000-\$999,999	2	100.0%	17	13	-1.25%	-1.25%

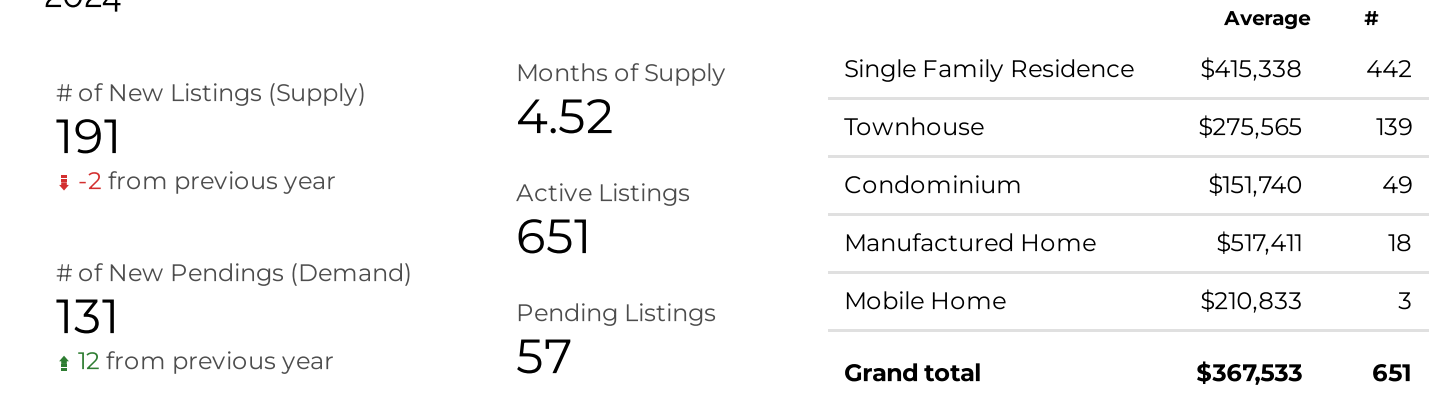
MLS of Southern Arizona®

Green Valley Sahuarita Association of Realtors: Inventory

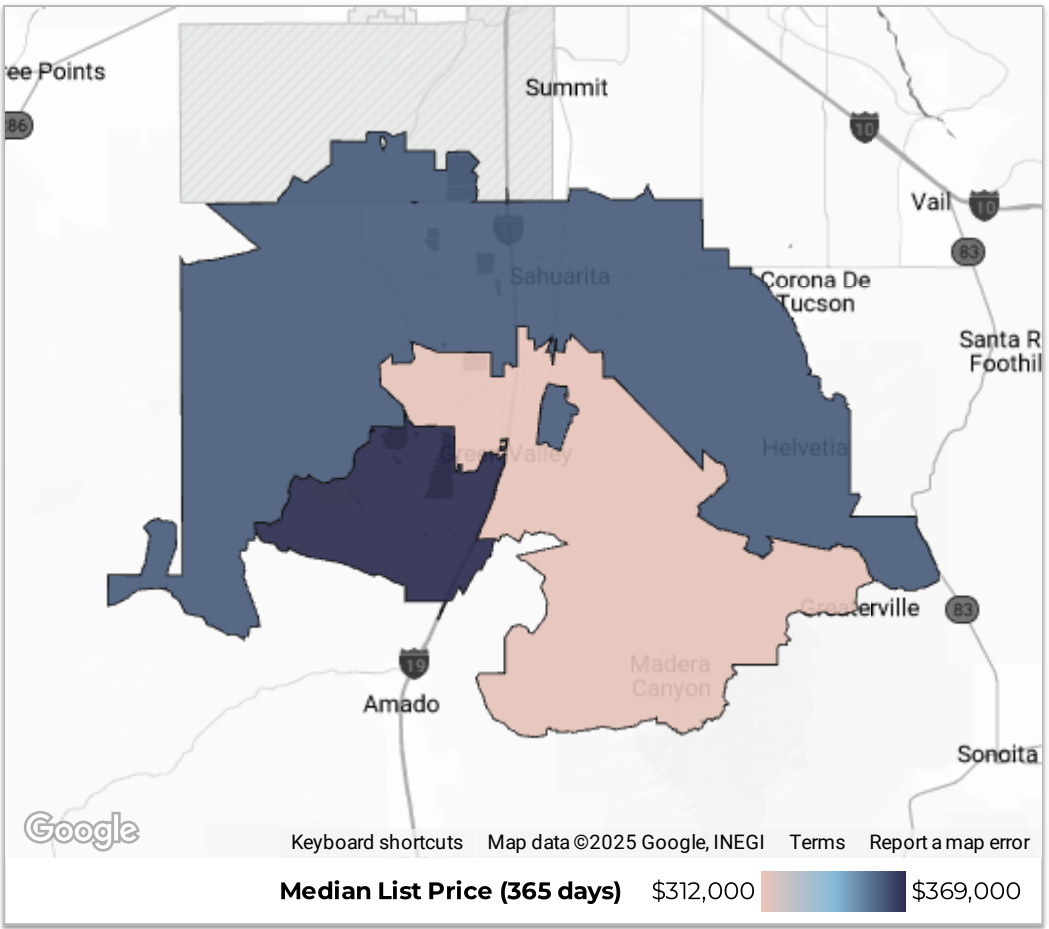
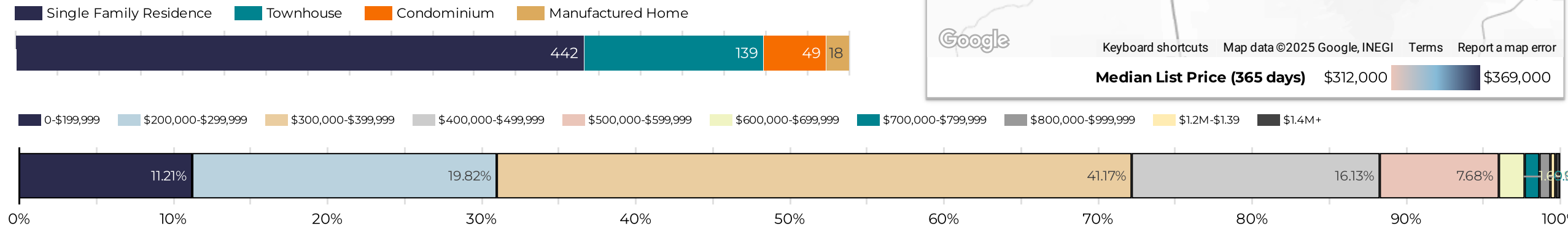
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Jan 2, 2025

December 2024



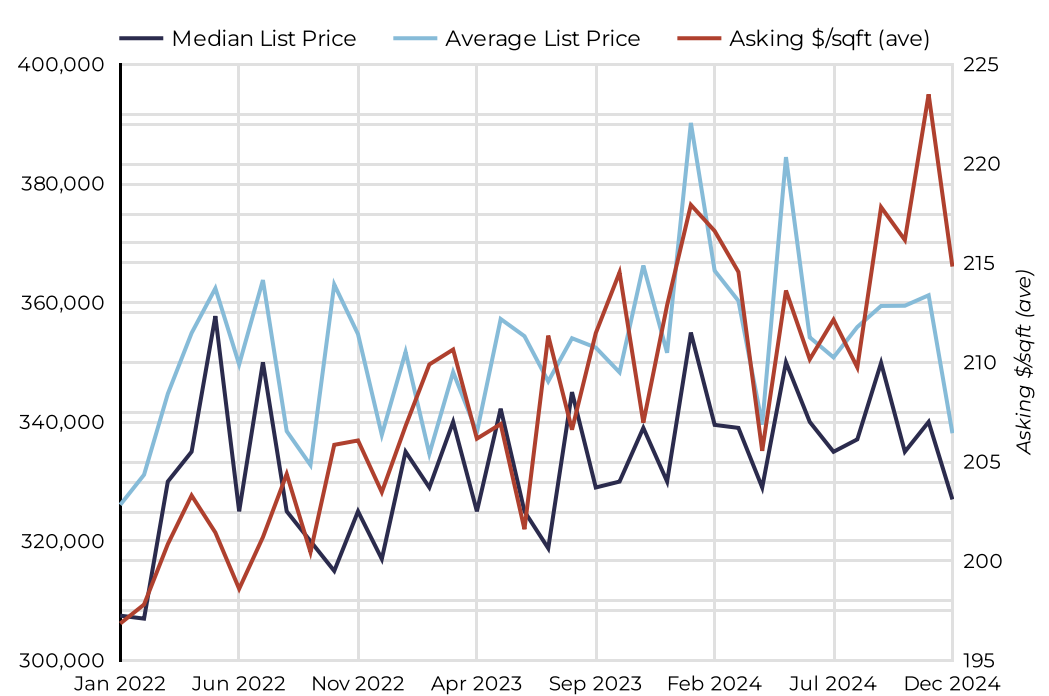
Active Listings



Months of Supply By Price Range

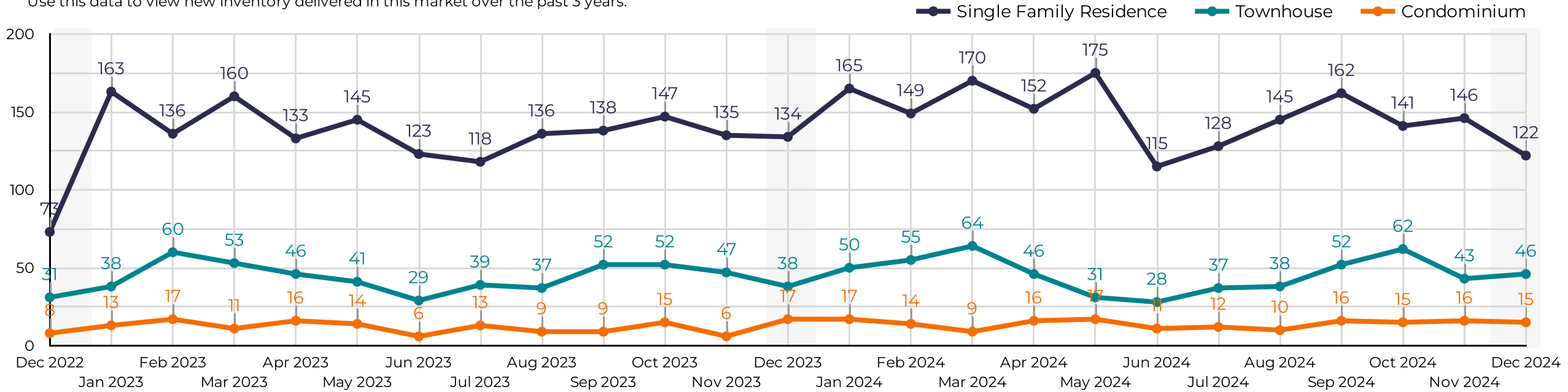
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	5.62	73	13
\$200,000-\$299,999	4.03	129	32
\$300,000-\$399,999	4.39	268	61
\$400,000-\$499,999	4.77	105	22
\$500,000-\$599,999	6.25	50	8
\$600,000-\$699,999	3.67	11	3
\$700,000-\$799,999	2.00	6	3
\$800,000-\$999,999	2.50	5	2
Grand total	4.49	647	144

Asking Prices



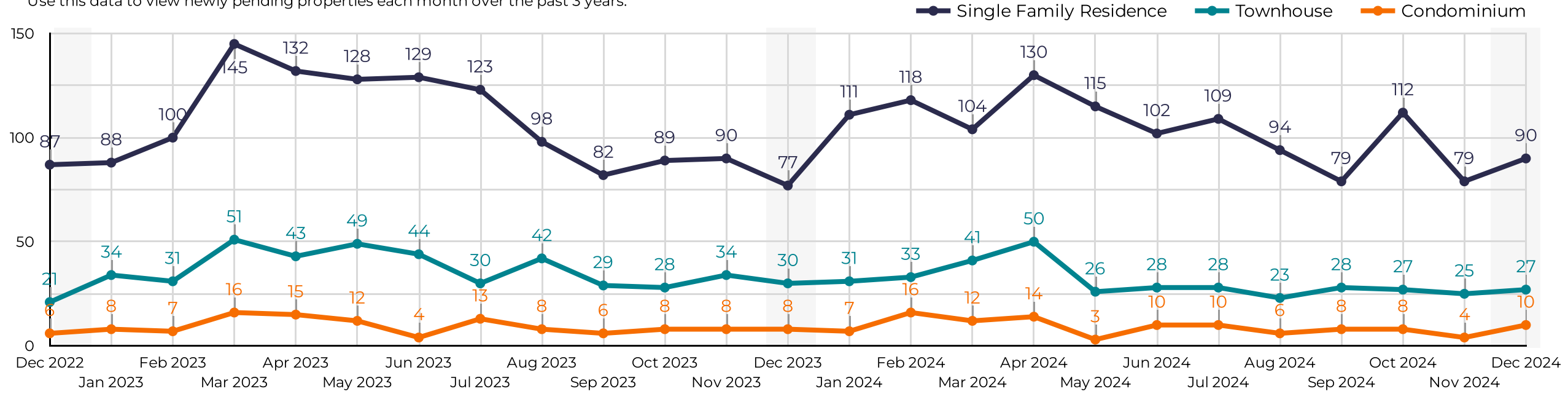
New Listings

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



New Pending

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.

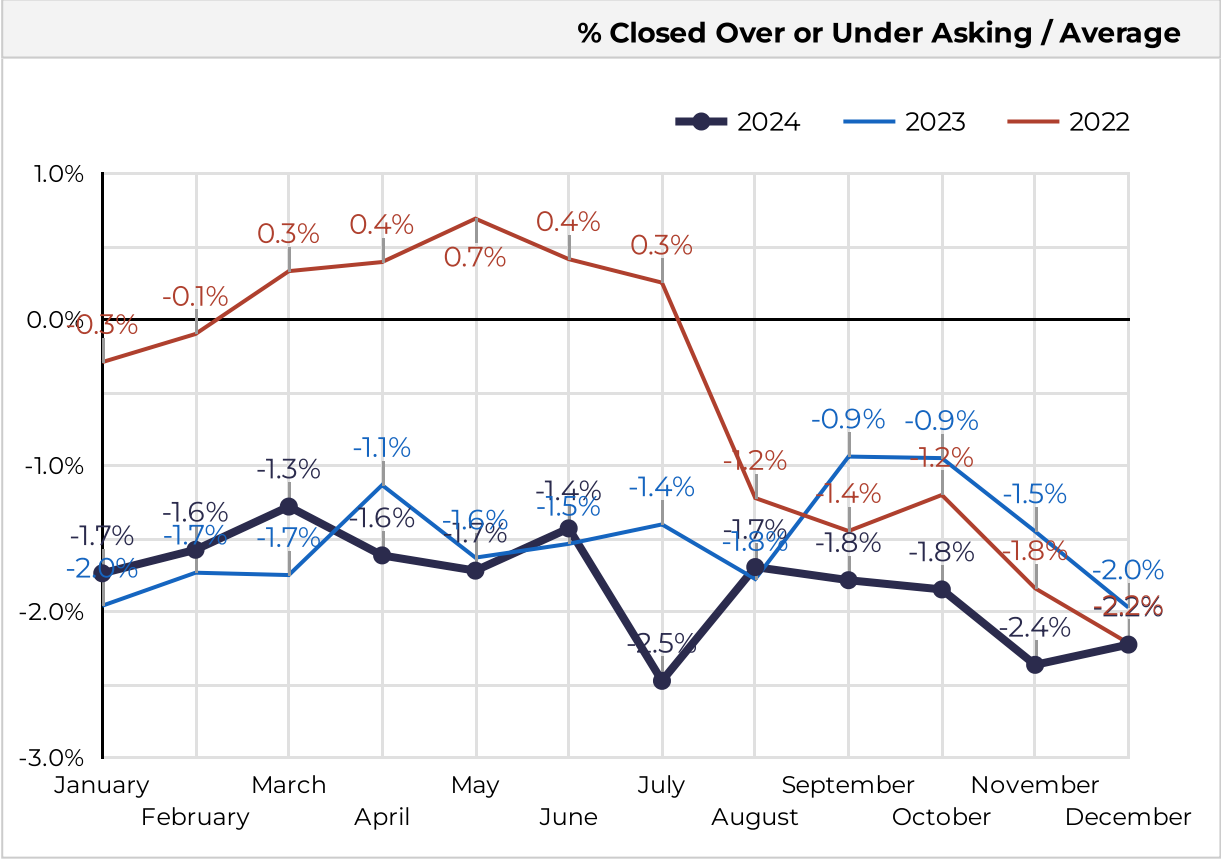
# of Sales / Count			
Month	2022	2023	2024
January	191	125	112
February	196	123	157
March	255	195	189
April	261	222	186
May	220	182	171
June	189	200	159
July	160	171	132
August	148	157	141
September	127	135	132
October	146	129	145
November	109	133	103
December	125	134	144

Sale Price / Median			
Month	2022	2023	2024
January	\$305,000	\$310,000	\$318,000
February	\$312,500	\$305,000	\$325,000
March	\$305,000	\$312,000	\$339,000
April	\$320,000	\$325,857	\$323,000
May	\$333,000	\$305,000	\$325,500
June	\$347,000	\$327,500	\$337,000
July	\$322,000	\$330,000	\$340,000
August	\$350,000	\$314,900	\$330,000
September	\$330,000	\$319,900	\$335,000
October	\$300,000	\$335,000	\$343,900
November	\$302,000	\$307,990	\$324,400
December	\$342,000	\$325,000	\$338,000

Days on Market / Median			
Month	2022	2023	2024
January	7	25	31
February	6	37	39
March	6	32	33
April	5	16	27
May	6	18	31
June	8	18	30
July	7	31	41
August	10	18	52
September	15	17	42
October	15	14	30
November	15	24	31
December	25	26	34

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

New Pending / Count			
Month	2022	2023	2024
January	214	133	153
February	203	142	173
March	264	218	164
April	262	196	201
May	195	195	152
June	184	185	146
July	159	169	151
August	129	152	125
September	131	122	121
October	136	129	153
November	111	136	109
December	117	119	131



Dec 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	100 <div></div>	4.2% ↑	\$39.96M	3.0% ↑	\$357,990	\$-2,010 ↓	\$211	\$6 ↑	30	-4 ↓	-1.7% <div></div>	0.1% ↑
Townhouse	31 <div></div>	14.8% ↑	\$8.6M	24.3% ↑	\$270,000	\$100 ↑	\$214	\$15 ↑	35	15 ↑	-2.3% <div></div>	0.3% ↑
Condominium	8 <div></div>	0.0%	\$1.09M	1.0% ↑	\$130,000	\$0	\$212	\$-1 ↓	28	15 ↑	-5.1% <div></div>	-2.1% ↓
Manufactured Home	4 <div></div>	100.0% ↑	\$869K	85.3% ↑	\$180,000	\$-35,000 ↓	\$135	\$-30 ↓	51	46 ↑	-8.4% <div></div>	-7.4% ↓
Mobile Home	1 <div></div>	0.0%	\$209K	44.1% ↑	\$209,000	\$64,000 ↑	\$136	\$28 ↑	141	132 ↑	-6.7% <div></div>	-4.0% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	10 <div></div>	-16.7% ↓	\$1.57M	-10.2% ↓	\$132,220	\$-12,780 ↓	\$219	\$5 ↑	28	18 ↑	-4.5% <div></div>	-2.0% ↓
\$1000-1499 sqft	44 <div></div>	22.2% ↑	\$12.03M	25.0% ↑	\$270,000	\$0	\$214	\$10 ↑	21	3 ↑	-1.5% <div></div>	1.2% ↑
\$1500-1999 sqft	54 <div></div>	5.9% ↑	\$19.18M	8.9% ↑	\$350,000	\$15,000 ↑	\$206	\$9 ↑	57	16 ↑	-2.6% <div></div>	-0.9% ↓
2000-2499 sqft	21 <div></div>	23.5% ↑	\$9.24M	17.8% ↑	\$386,990	\$-73,010 ↓	\$200	\$-6 ↓	30	-8 ↓	-2.6% <div></div>	-0.7% ↓
2500-2999 sqft	12 <div></div>	0.0%	\$7.1M	15.5% ↑	\$489,000	\$-5,900 ↓	\$222	\$29 ↑	43	-2 ↓	-1.6% <div></div>	-0.4% ↓
3000-3999 sqft	3 <div></div>	-50.0% ↓	\$1.6M	-63.8% ↓	\$515,000	\$-110,000 ↓	\$152	\$-74 ↓	29	25 ↑	0.7% <div></div>	1.6% ↑

Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	42 <div></div>	0.0%	\$15.31M	-1.6% ↓	\$345,000	\$-4,000 ↓	\$190	\$7 ↑	44	-6 ↓	-1.3% <div></div>	0.2% ↑
Green Valley Northwest	38 <div></div>	5.6% ↑	\$9.51M	4.7% ↑	\$230,000	\$-15,000 ↓	\$194	\$-11 ↓	28	8 ↑	-3.9% <div></div>	-1.2% ↓
Green Valley Northeast	30 <div></div>	15.4% ↑	\$12.67M	23.3% ↑	\$370,000	\$45,000 ↑	\$236	\$27 ↑	23	2 ↑	-1.8% <div></div>	-0.2% ↓
Green Valley Southwest	20 <div></div>	42.9% ↑	\$8.09M	59.2% ↑	\$342,000	\$-3,000 ↓	\$227	\$13 ↑	29	8 ↑	-1.9% <div></div>	-0.9% ↓
Green Valley Southeast	14 <div></div>	-12.5% ↓	\$5.15M	-30.5% ↓	\$357,625	\$-37,375 ↓	\$222	\$-11 ↓	50	36 ↑	-1.8% <div></div>	1.0% ↑