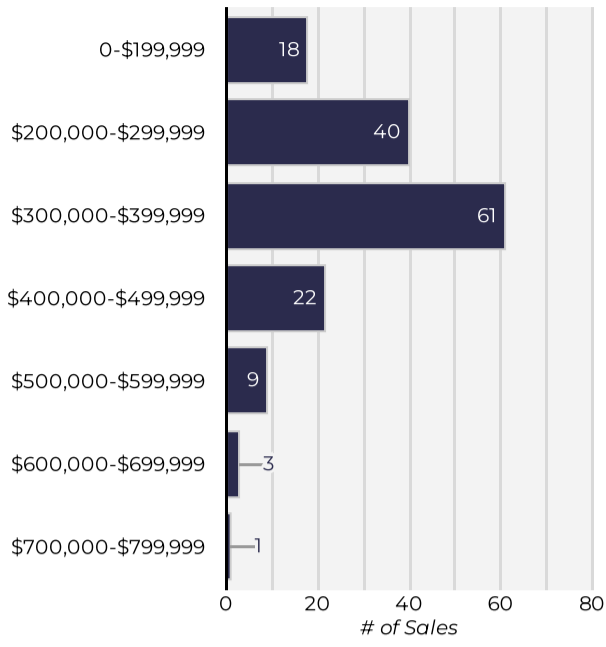
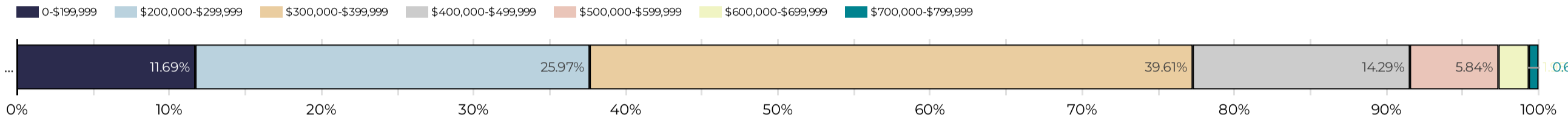
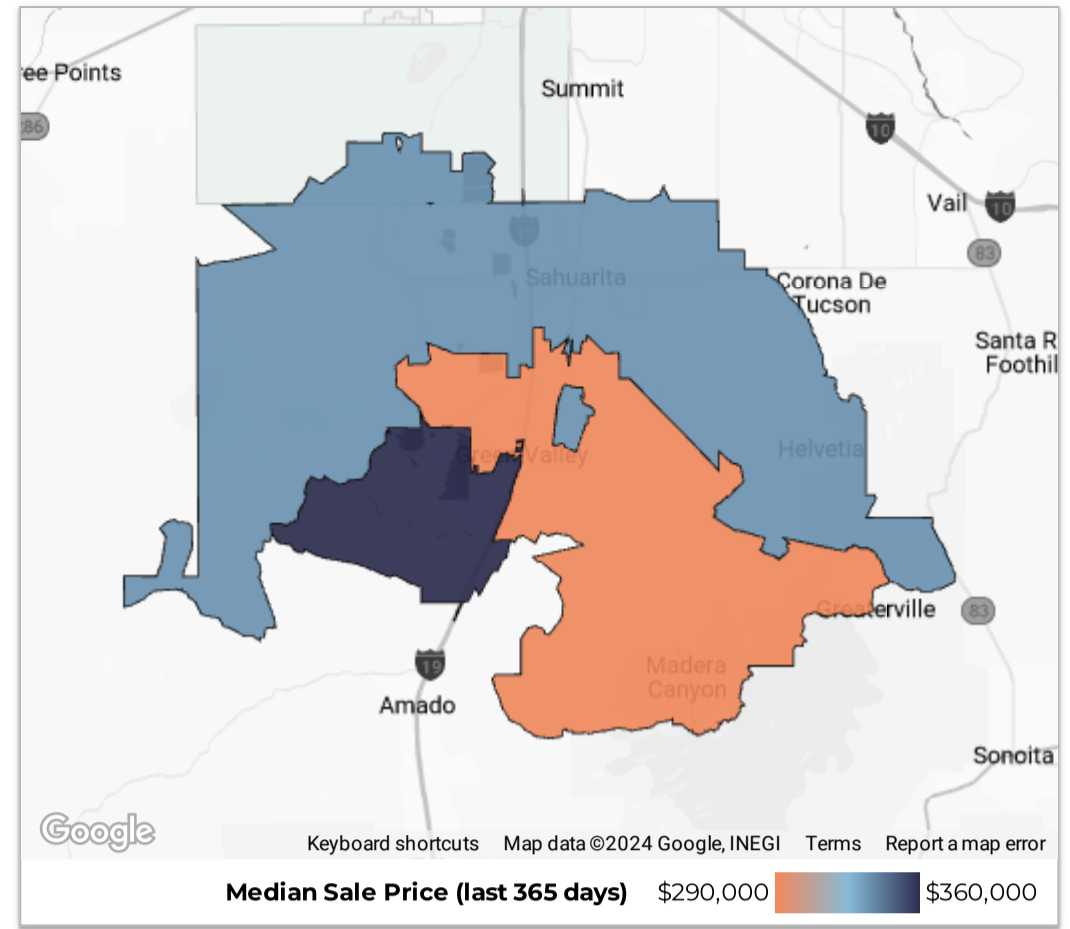


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This report provides a snapshot of the market as taken on: Jul 2, 2024

June 2024

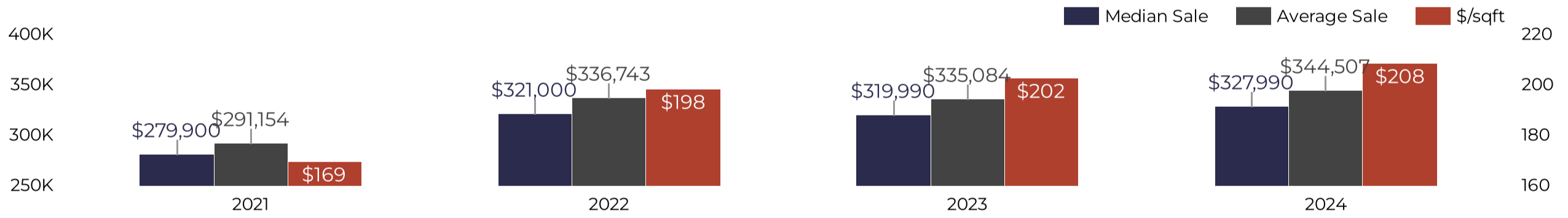
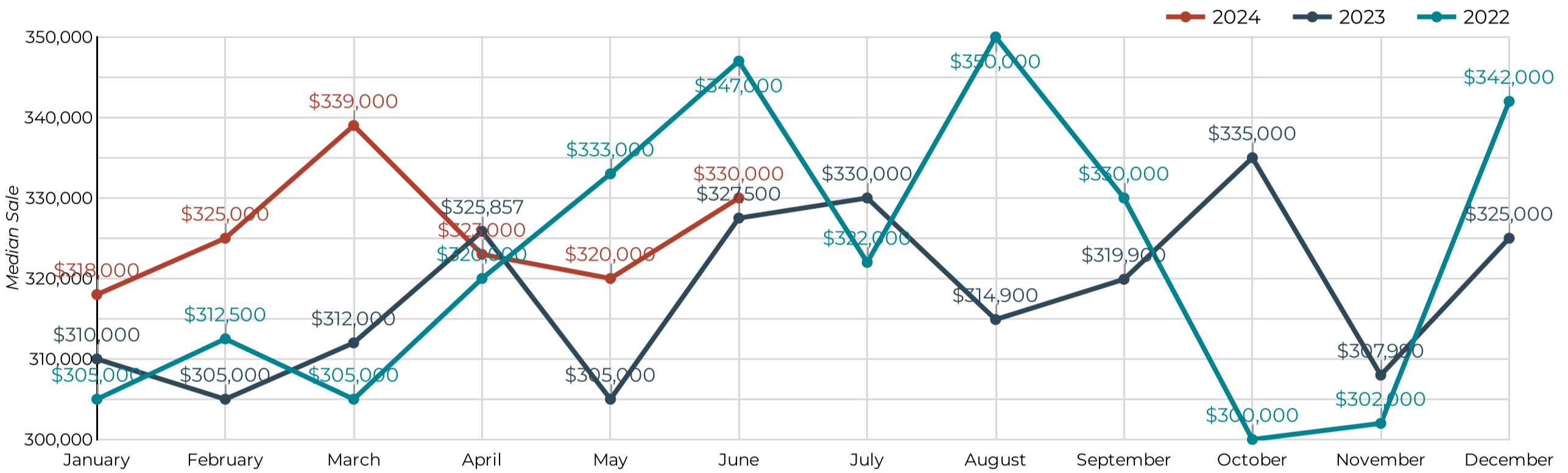


# of Sales 154 ↓ -23.0% from previous year	Median Sale Price \$330,000 ↑ 0.8% from previous year
Volume \$51,547,158 ↓ -22.9% from previous year	Average Sale Price \$334,722 ↑ 0.1% from previous year
\$/sqft \$203 ↑ 1.6% from previous year	Median Days on Market 27 ↑ 9 from previous year
# of New Listings 153 ↓ -8.9% from previous year	Average % Over Asking -1.38% ↑ 0.16% from previous year



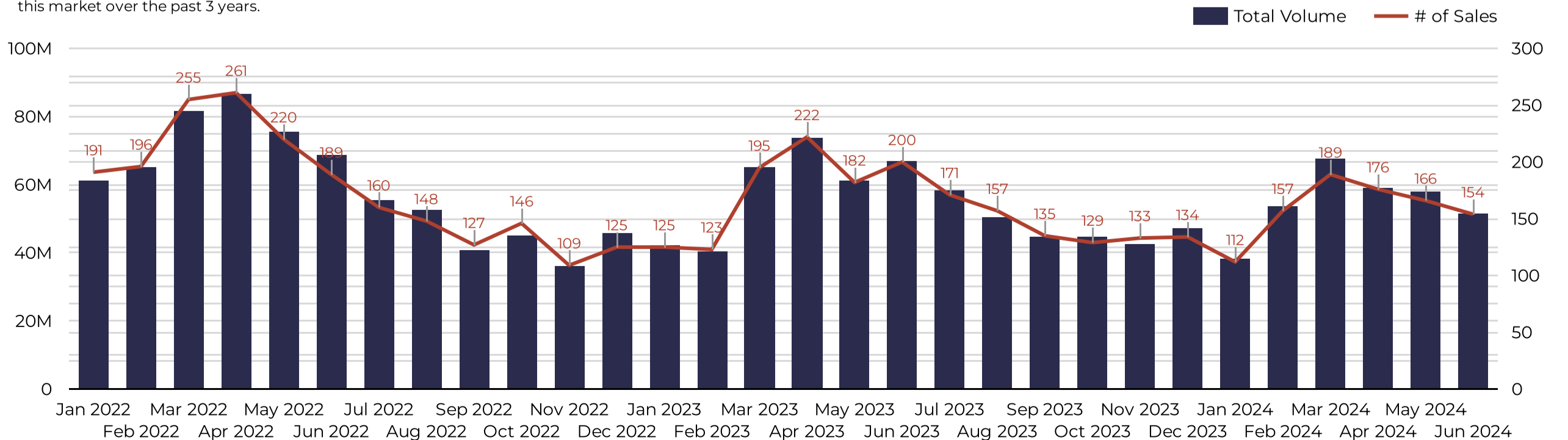
Market Pricing

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



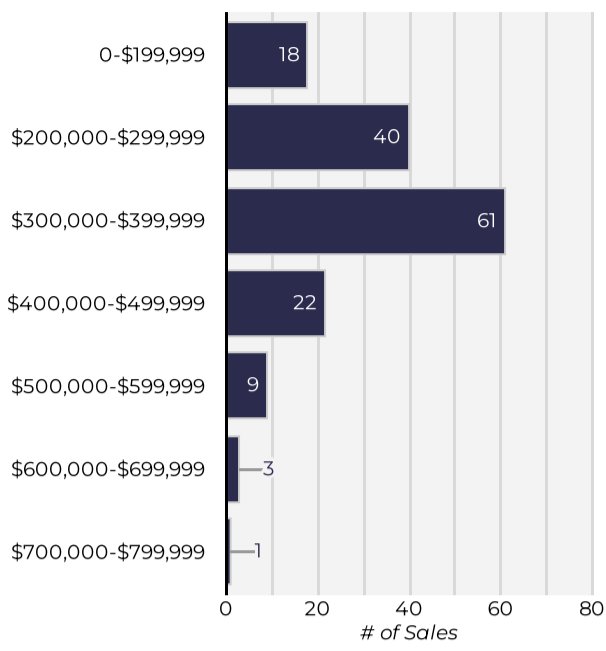
Market Activity

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



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June 2024



of Sales: **154** (-23.0% from previous year)

Median Sale Price: **\$330,000** (+0.8% from previous year)

Volume: **\$51,547,158** (-22.9% from previous year)

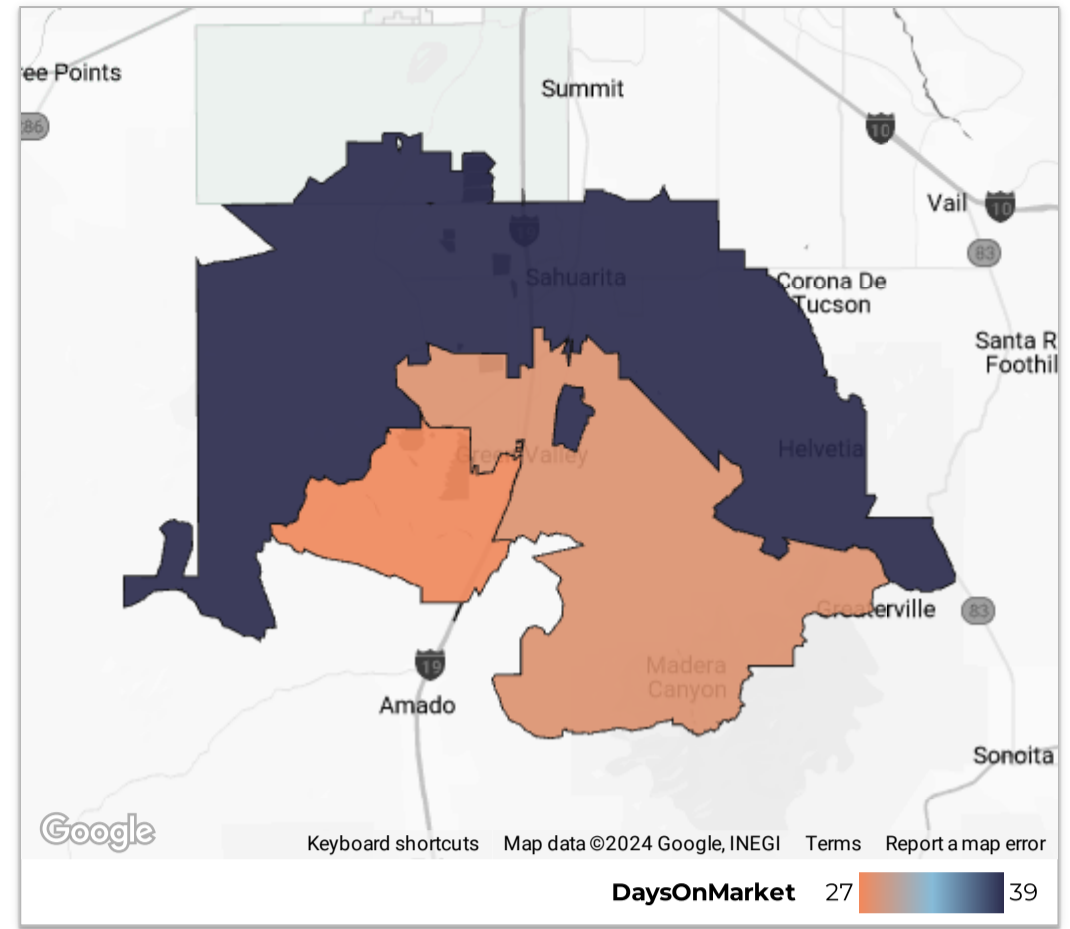
Average Sale Price: **\$334,722** (+0.1% from previous year)

\$/sqft: **\$203** (+1.6% from previous year)

Median Days on Market: **27** (+9 from previous year)

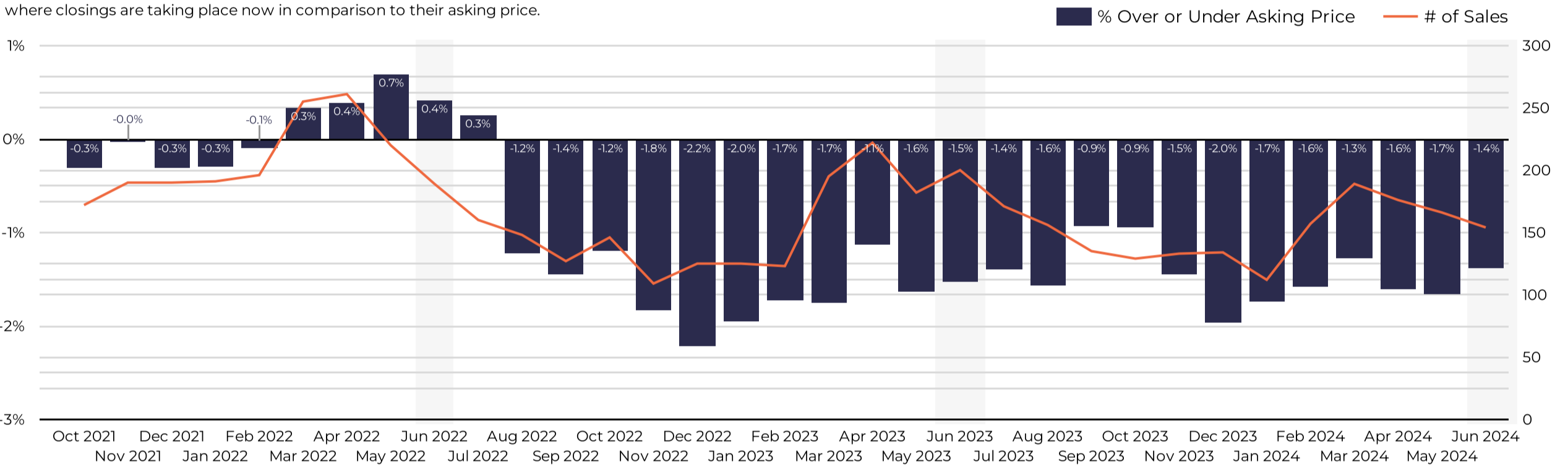
of New Listings: **153** (-8.9% from previous year)

Average % Over Asking: **-1.38%** (+0.16% from previous year)



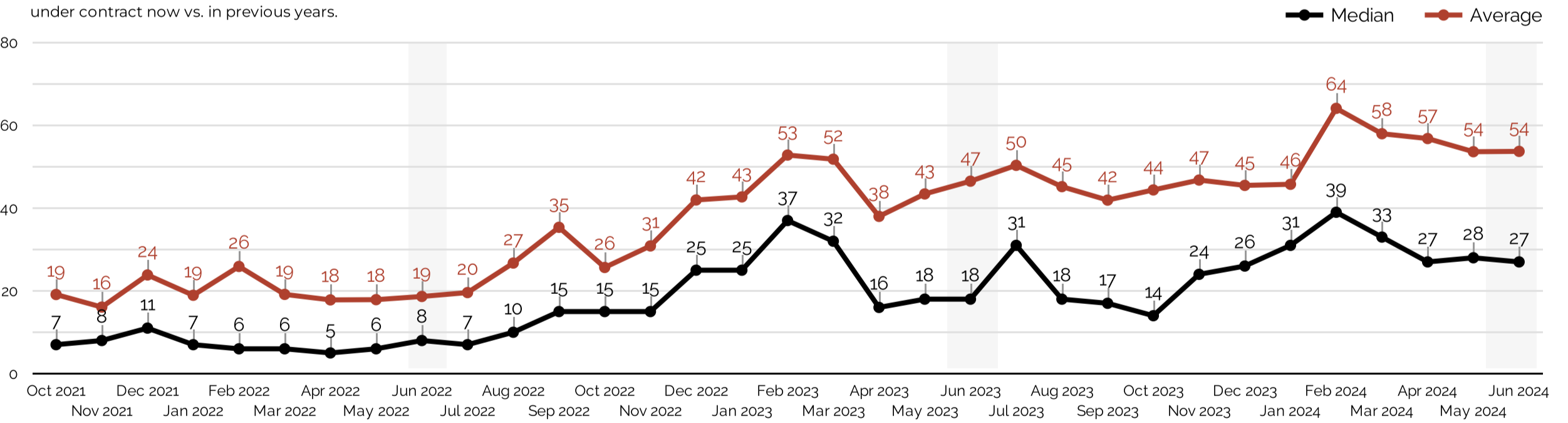
Buyer Demand

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	18	-14.3% ↓	27	0	-3.79%	-2.24% ↓
\$200,000-\$299,999	40	-21.6% ↓	26	6 ↑	-1.03%	0.59% ↑
\$300,000-\$399,999	61	-25.6% ↓	34	19 ↑	-0.53%	0.74% ↑
\$400,000-\$499,999	22	-21.4% ↓	25	-10 ↓	-1.89%	0.53% ↑
\$500,000-\$599,999	9	-35.7% ↓	31	22 ↑	-1.89%	-1.03% ↓
\$600,000-\$699,999	3	200.0% ↑	16	-299 ↓	-4.51%	-6.18% ↓
\$700,000-\$799,999	1	-50.0% ↓	6	6 ↑	1.47%	6.31% ↑

Green Valley Sahuarita Association of Realtors: **Inventory**

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This report provides a snapshot of the market as taken on: Jul 2, 2024

June 2024

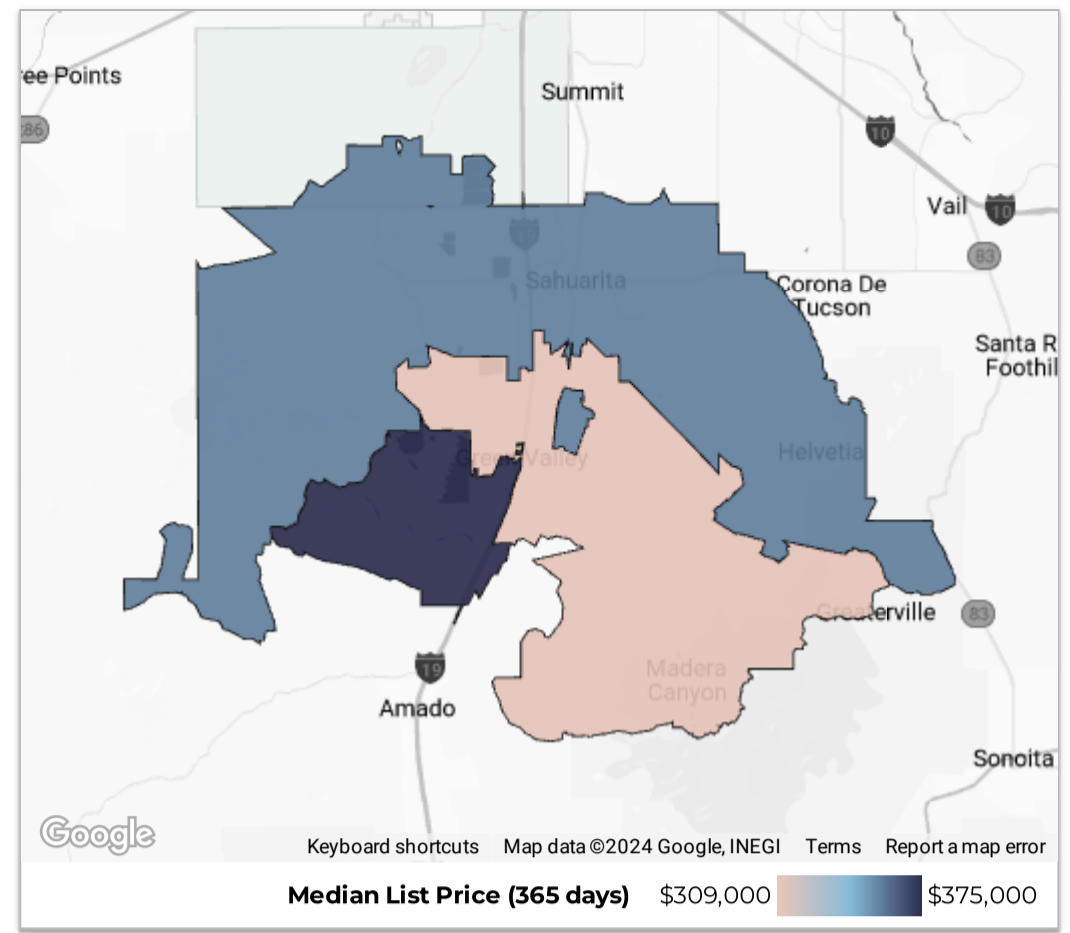
of New Listings (Supply)
153
-15 from previous year

Months of Supply
3.29

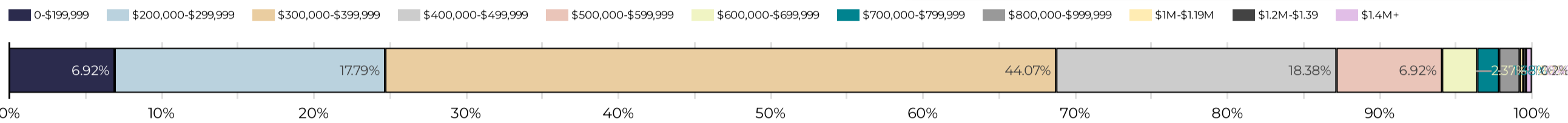
	Average	#
Single Family Residence	\$421,969	371
Townhouse	\$293,417	101
Condominium	\$158,176	29
Manufactured Home	\$1,675,2...	4
Mobile Home	\$199,000	1
Grand total	\$390,6...	506

of New Pendings (Demand)
144
-41 from previous year

Active Listings
506
Pending Listings
73



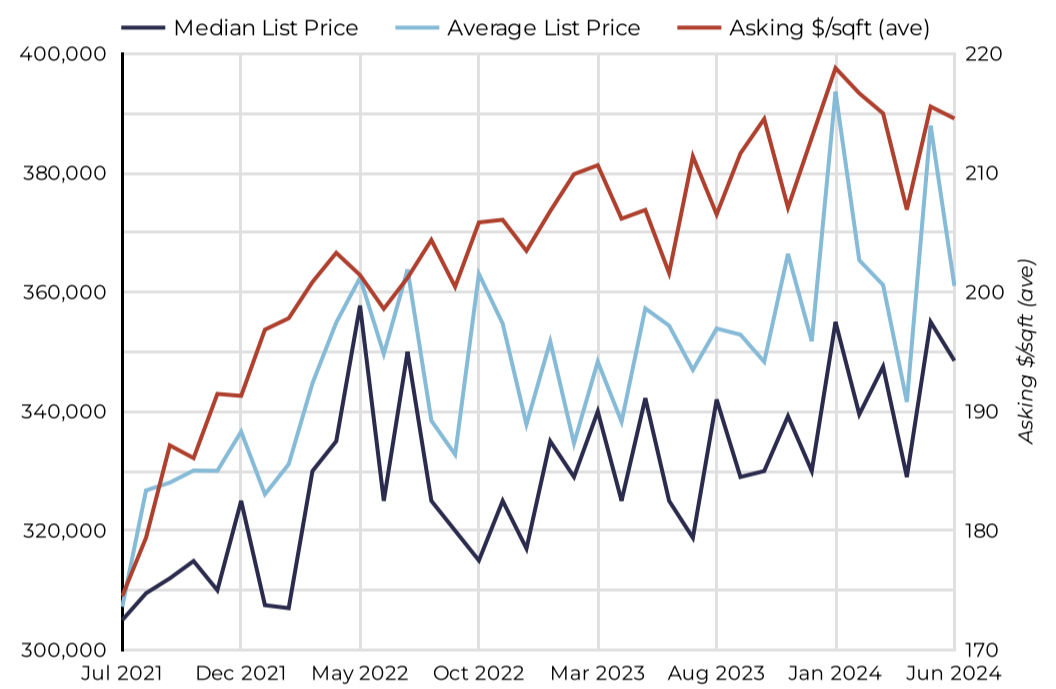
Active Listings



Months of Supply By Price Range

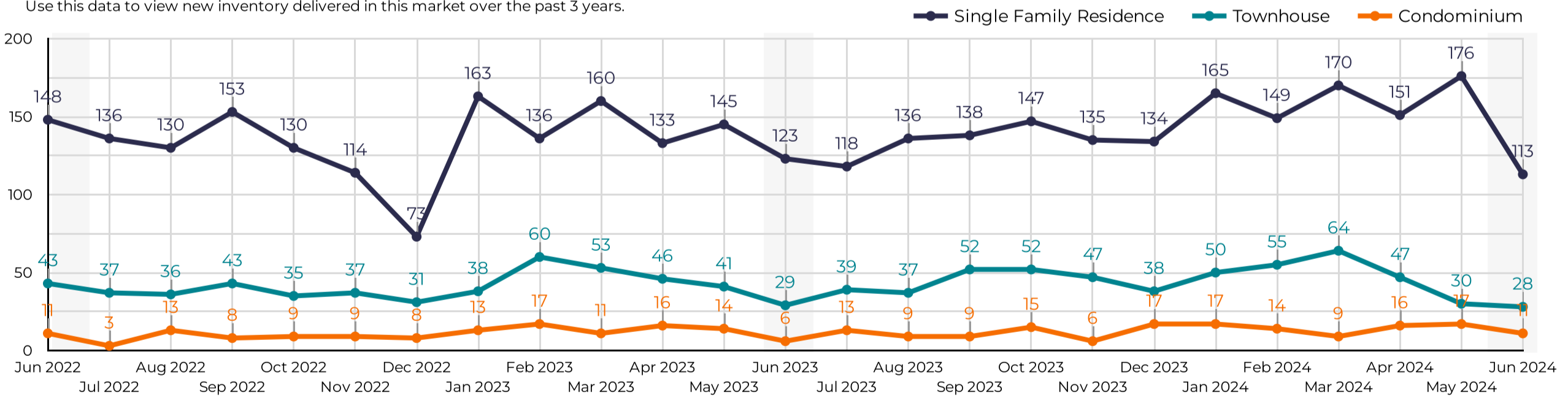
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.06	35	17
\$200,000-\$299,999	2.31	90	39
\$300,000-\$399,999	3.60	223	62
\$400,000-\$499,999	4.65	93	20
\$500,000-\$599,999	3.18	35	11
\$600,000-\$699,999	4.00	12	3
\$700,000-\$799,999	3.50	7	2
Grand total	3.21	495	154

Asking Prices



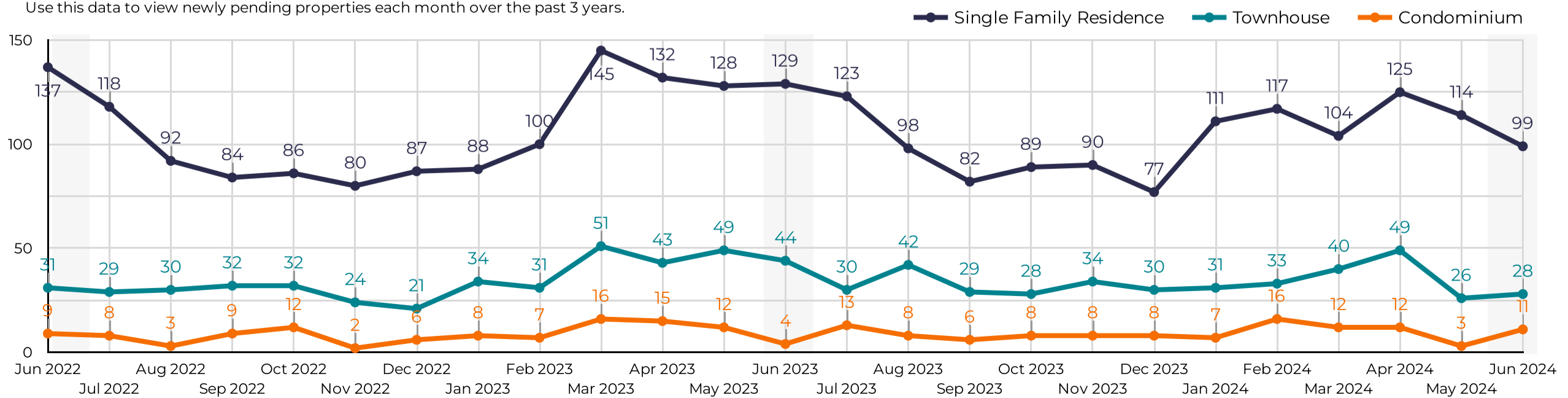
New Listings

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.

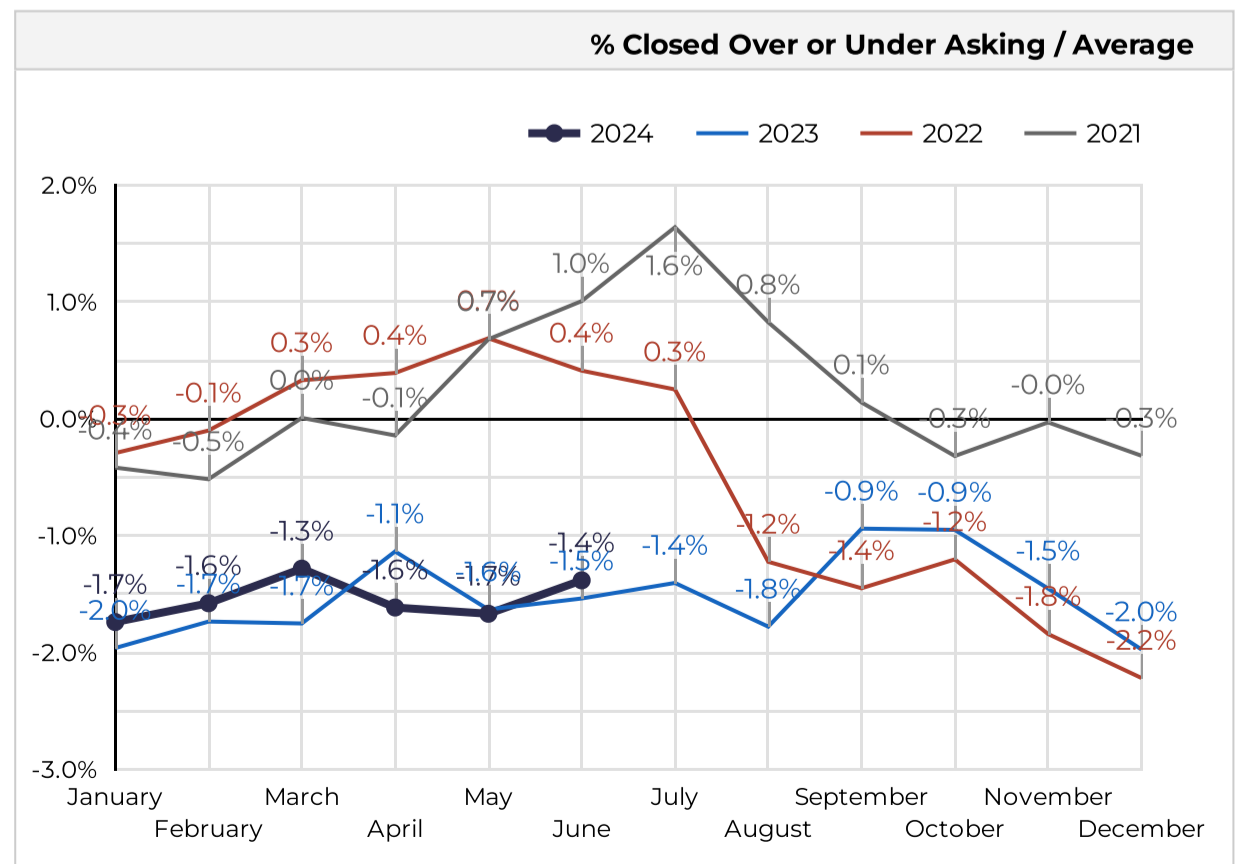
Month	# of Sales / Count			
	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	157
March	298	255	195	189
April	246	261	222	176
May	226	220	182	166
June	260	189	200	154
July	191	160	171	-
August	167	148	157	-
September	157	127	135	-
October	172	146	129	-
November	190	109	133	-
December	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	\$320,000
June	\$272,000	\$347,000	\$327,500	\$330,000
July	\$280,000	\$322,000	\$330,000	-
August	\$285,500	\$350,000	\$314,900	-
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	-

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	28
June	5	8	18	27
July	4	7	31	-
August	5	10	18	-
September	6	15	17	-
October	7	15	14	-
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	153
July	186	182	175	-
August	191	186	191	-
September	228	208	203	-
October	207	182	219	-
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	172
March	265	264	218	163
April	225	262	196	193
May	228	195	195	151
June	221	184	185	144
July	203	159	169	-
August	167	129	152	-
September	156	131	122	-
October	202	136	129	-
November	184	111	136	-
December	171	117	119	-



Jun 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	106	-23.2% ↓	\$40.72M	-22.4% ↓	\$363,500	\$13,500 ↑	\$203	\$2 ↑	27	8 ↑	-1.2%	0.4% ↑
Townhouse	33	-25.0% ↓	\$8.39M	-25.2% ↓	\$238,900	\$-11,000 ↓	\$213	\$12 ↑	42	28 ↑	-1.3%	-0.2% ↓
Condominium	8	-20.0% ↓	\$1.06M	-24.1% ↓	\$129,000	\$-8,000 ↓	\$217	\$-4 ↓	12	-5 ↓	-2.0%	-1.1% ↓
Manufactured Home	6	-25.0% ↓	\$1.29M	-27.8% ↓	\$217,000	\$12,000 ↑	\$148	\$-8 ↓	10	-1 ↓	-2.5%	-0.0% ↓
Mobile Home	1	-	\$91K	-	\$91,000	-	\$116	-	37	-	-8.1%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	16	-23.8% ↓	\$2.38M	-23.2% ↓	\$144,500	\$7,500 ↑	\$215	\$4 ↑	25	8 ↑	-2.8%	-1.9% ↓
\$1000-1499 sqft	37	-24.5% ↓	\$9.63M	-25.7% ↓	\$256,000	\$6,000 ↑	\$207	\$0 ↑	42	23 ↑	-1.1%	0.2% ↑
\$1500-1999 sqft	60	-22.1% ↓	\$21.31M	-21.0% ↓	\$349,990	\$11,960 ↑	\$208	\$3 ↑	26	6 ↑	-1.3%	+0.0%...
2000-2499 sqft	31	-13.9% ↓	\$13.05M	-10.8% ↓	\$375,000	\$-34,000 ↓	\$190	\$8 ↑	31	16 ↑	-1.4%	1.0% ↑
2500-2999 sqft	6	-40.0% ↓	\$3.21M	-42.2% ↓	\$499,000	\$-31,000 ↓	\$202	\$-9 ↓	15	6 ↑	-0.2%	2.6% ↑
3000-3999 sqft	4	-42.9% ↓	\$1.96M	-46.0% ↓	\$490,500	\$-29,500 ↓	\$158	\$5 ↑	20	-3 ↓	-0.4%	0.5% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley Northwest	52	-1.9% ↓	\$13.43M	1.6% ↑	\$244,500	\$-10,500 ↓	\$200	\$6 ↑	30	8 ↑	-1.2%	0.5% ↑
Green Valley North	45	-31.8% ↓	\$15.49M	-34.2% ↓	\$349,990	\$4,990 ↑	\$178	\$-3 ↓	23	7 ↑	-0.7%	0.4% ↑
Green Valley Northeast	32	-20.0% ↓	\$14.54M	-7.5% ↓	\$420,000	\$28,000 ↑	\$231	\$10 ↑	25	6 ↑	-2.1%	-0.2% ↓
Green Valley Southwest	18	-28.0% ↓	\$6.03M	-26.6% ↓	\$305,000	\$-5,000 ↓	\$223	\$12 ↑	41	32 ↑	-1.7%	-0.2% ↓
Green Valley Southeast	7	-56.3% ↓	\$2.05M	-66.6% ↓	\$297,000	\$-35,500 ↓	\$208	\$-19 ↓	67	54 ↑	-3.5%	-1.3% ↓