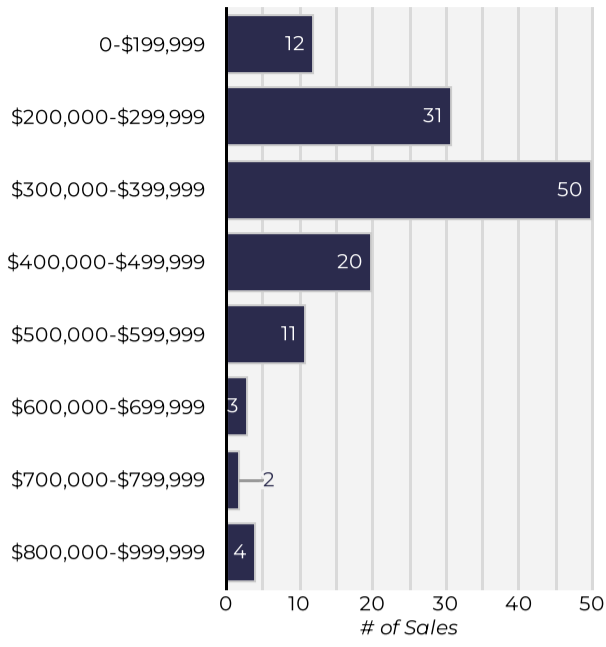


All data is updated in realtime in accordance with content from MLSSAZ.

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

October 2024



of Sales
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

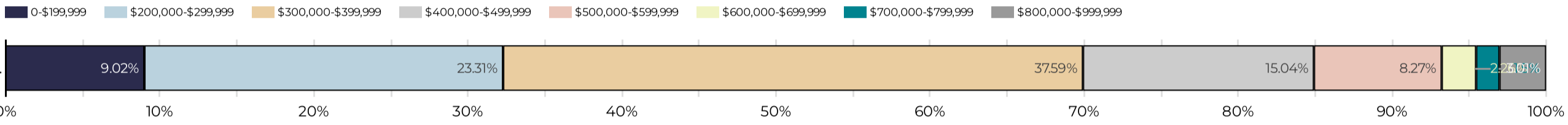
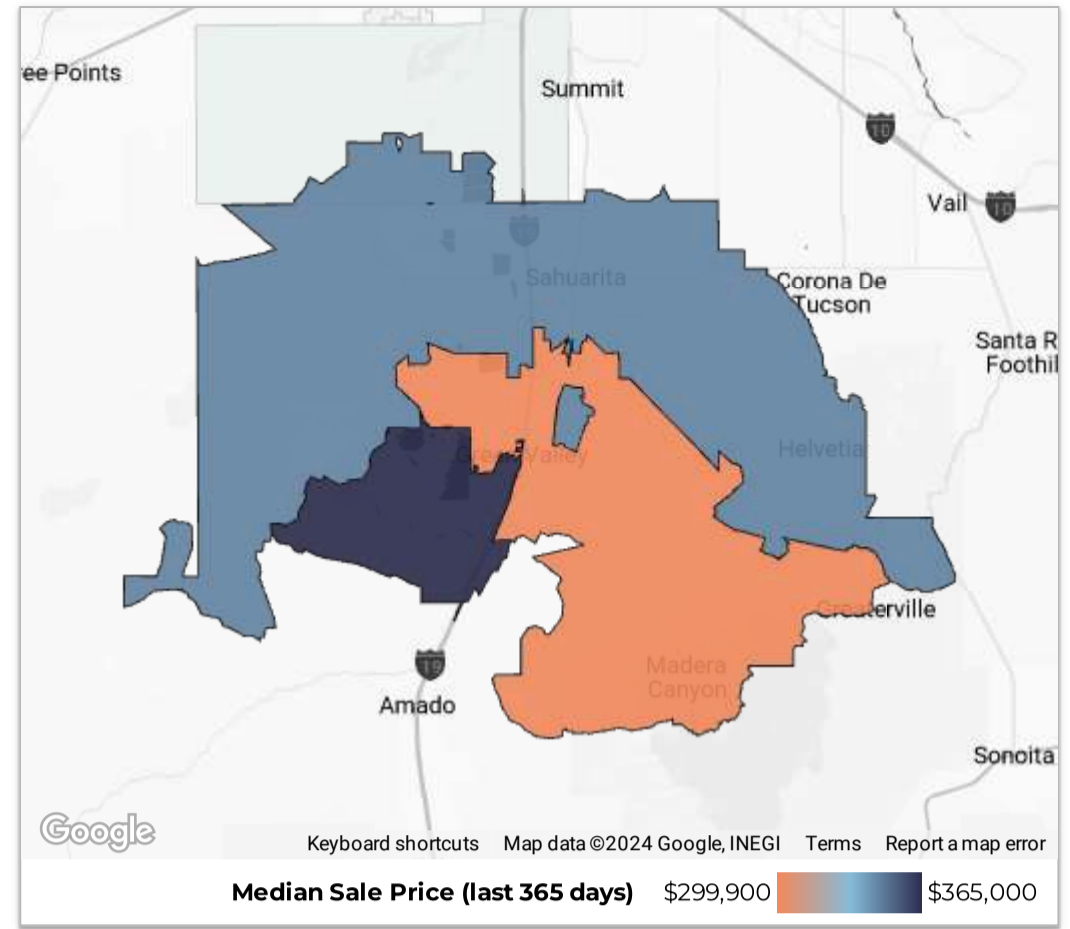
Average Sale Price
\$365,635
↑ 5.3% from previous year

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

Median Days on Market
28
↑ 14 from previous year

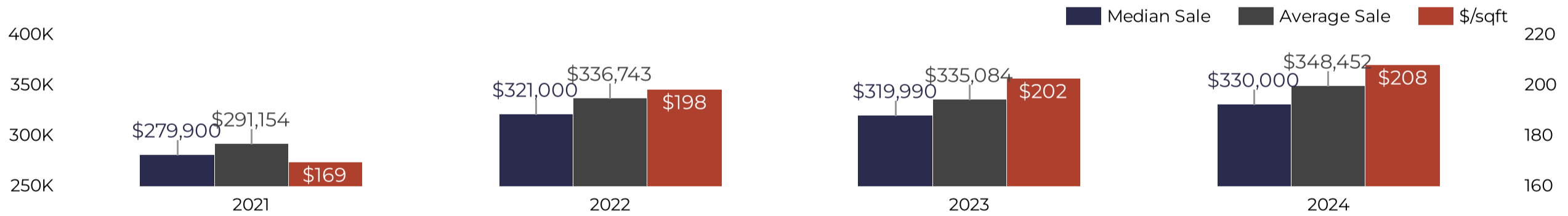
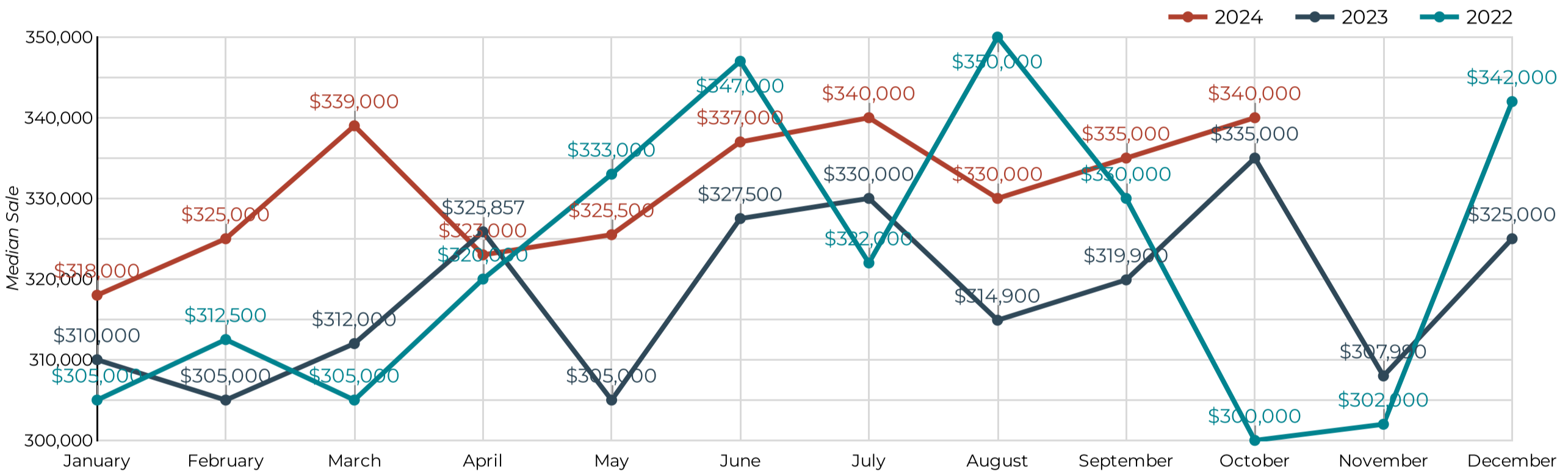
of New Listings
220
↑ 0.5% from previous year

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



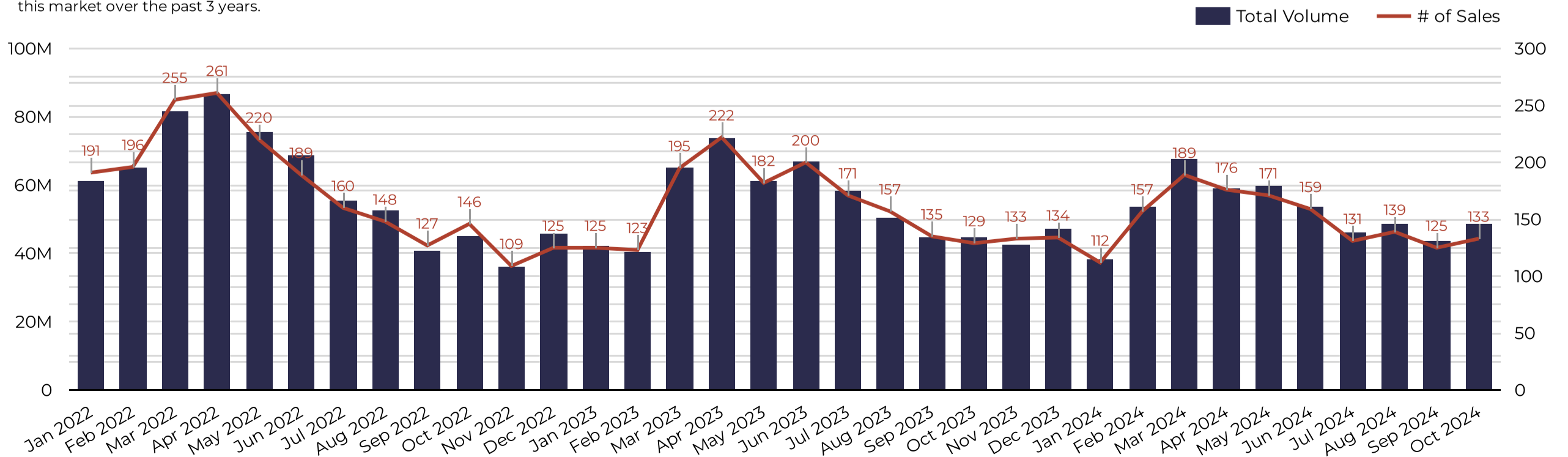
Market Pricing

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



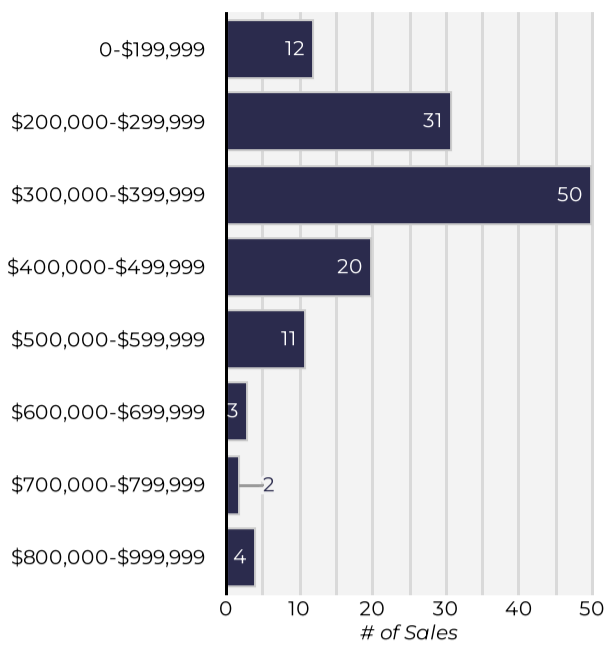
Market Activity

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



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
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

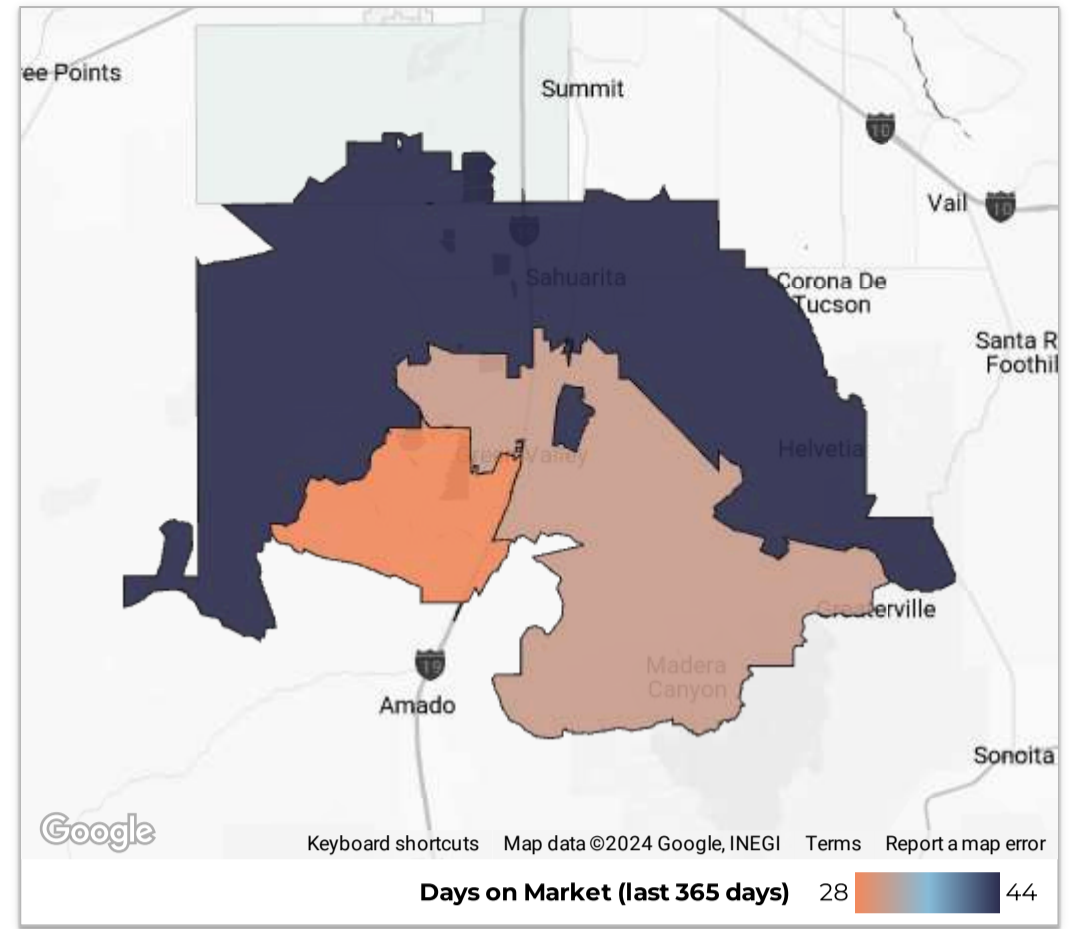
Average Sale Price
\$365,635
↑ 5.3% from previous year

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

Median Days on Market
28
↑ 14 from previous year

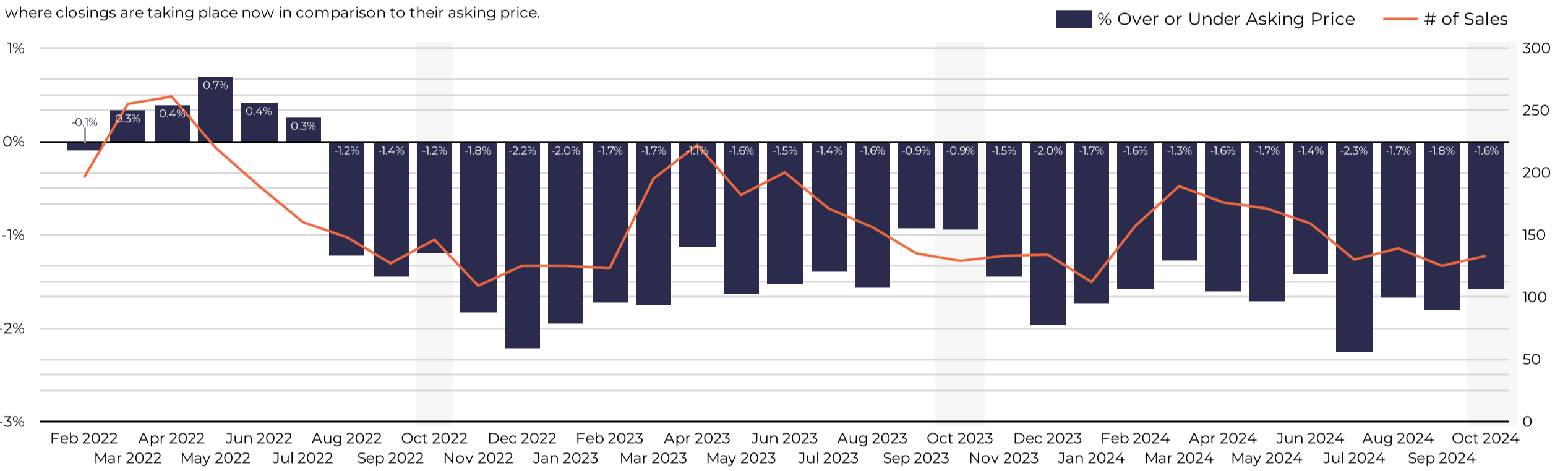
of New Listings
220
↑ 0.5% from previous year

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



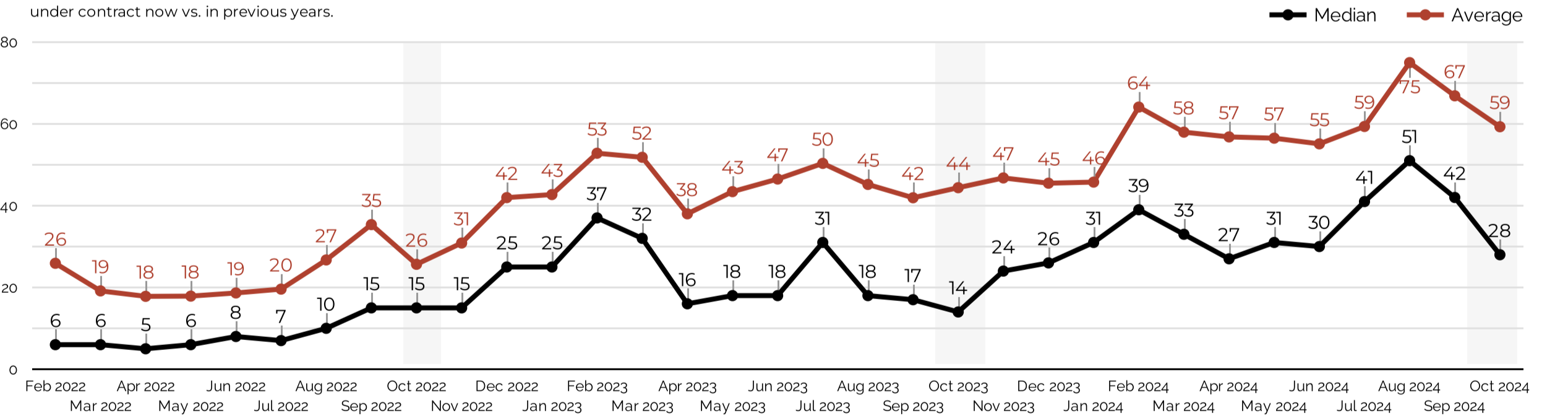
Buyer Demand

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%

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: Nov 1, 2024

October 2024

of New Listings (Supply)
220
 ↑ 1 from previous year

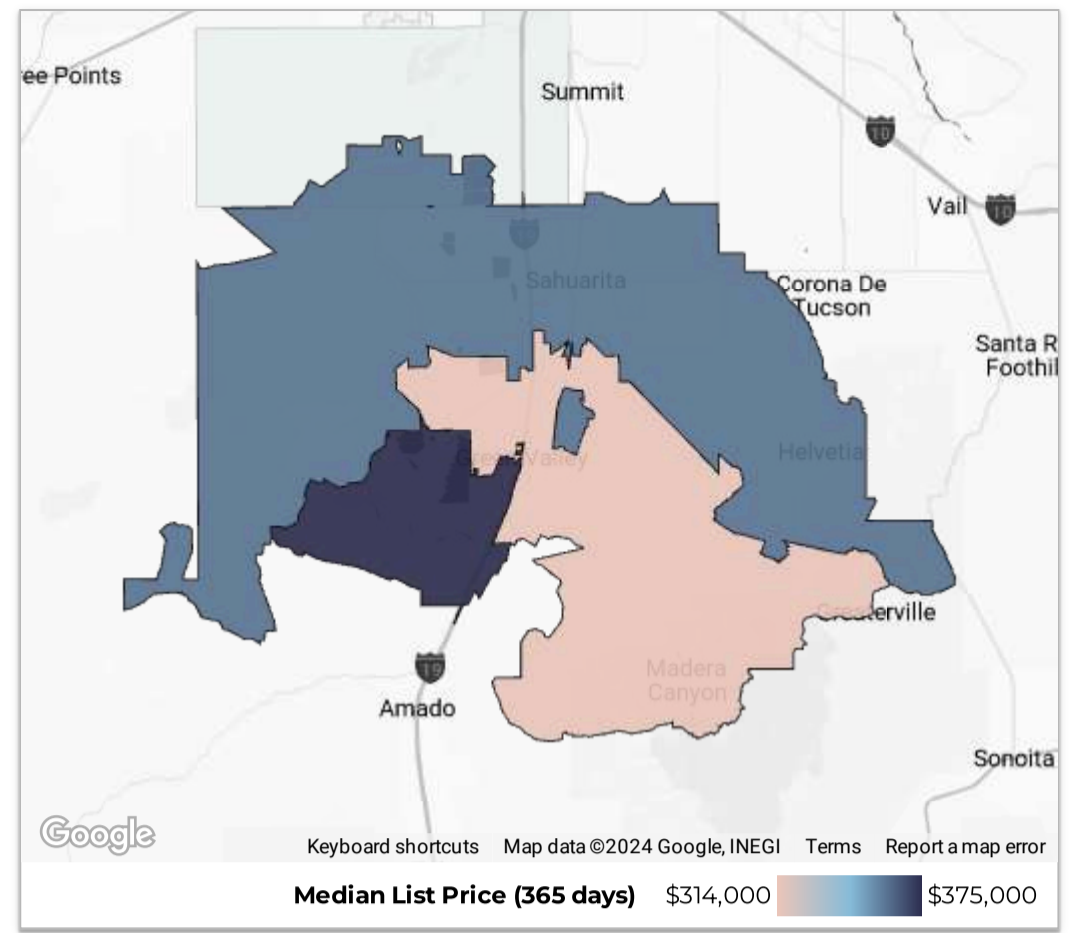
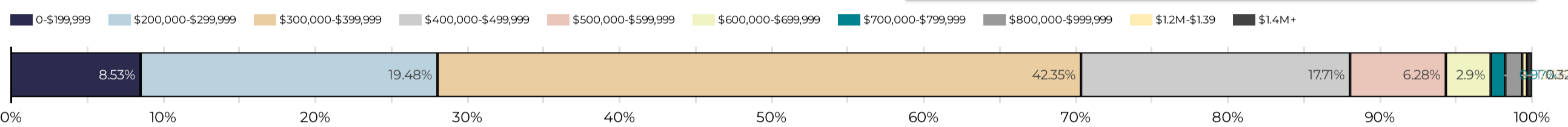
Months of Supply
4.67

	Average	#
Single Family Residence	\$423,520	422
Townhouse	\$285,975	139
Condominium	\$160,074	43
Manufactured Home	\$609,227	15
Mobile Home	\$225,0...	2
Grand total	\$378,3...	621

of New Pendings (Demand)
132
 ↑ 3 from previous year

Active Listings
621
 Pending Listings
62

Active Listings

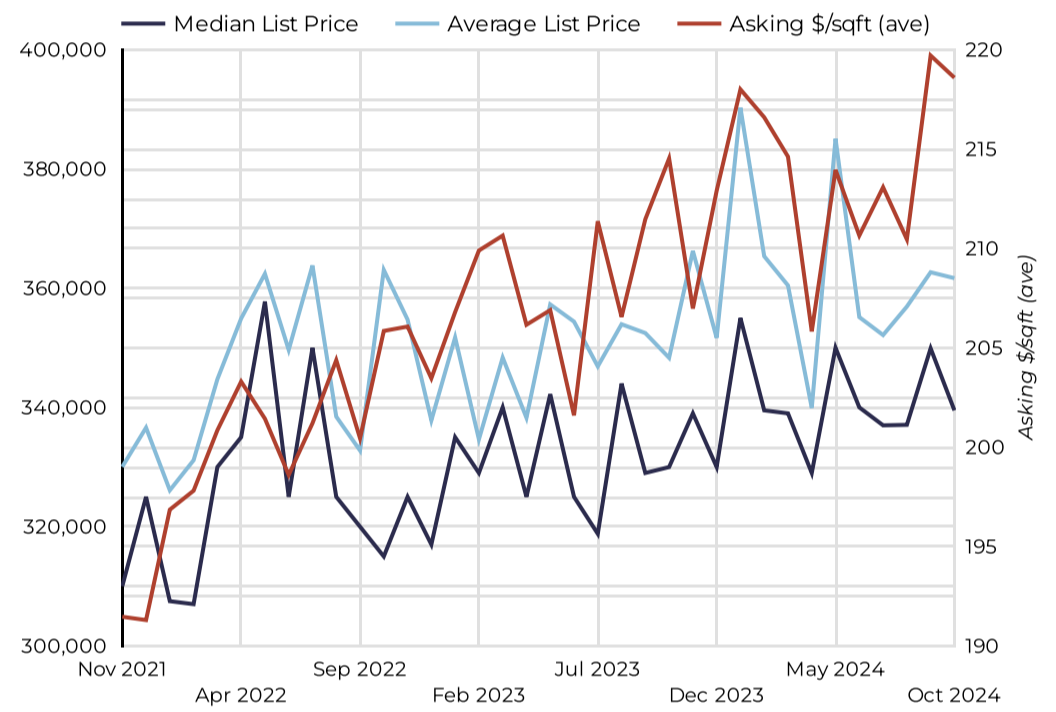


Months of Supply By Price Range

Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.42	53	12
\$200,000-\$299,999	3.67	121	33
\$300,000-\$399,999	5.48	263	48
\$400,000-\$499,999	5.50	110	20
\$500,000-\$599,999	3.55	39	11
\$600,000-\$699,999	6.00	18	3
\$700,000-\$799,999	3.00	6	2
\$800,000-\$999,999	1.75	7	4

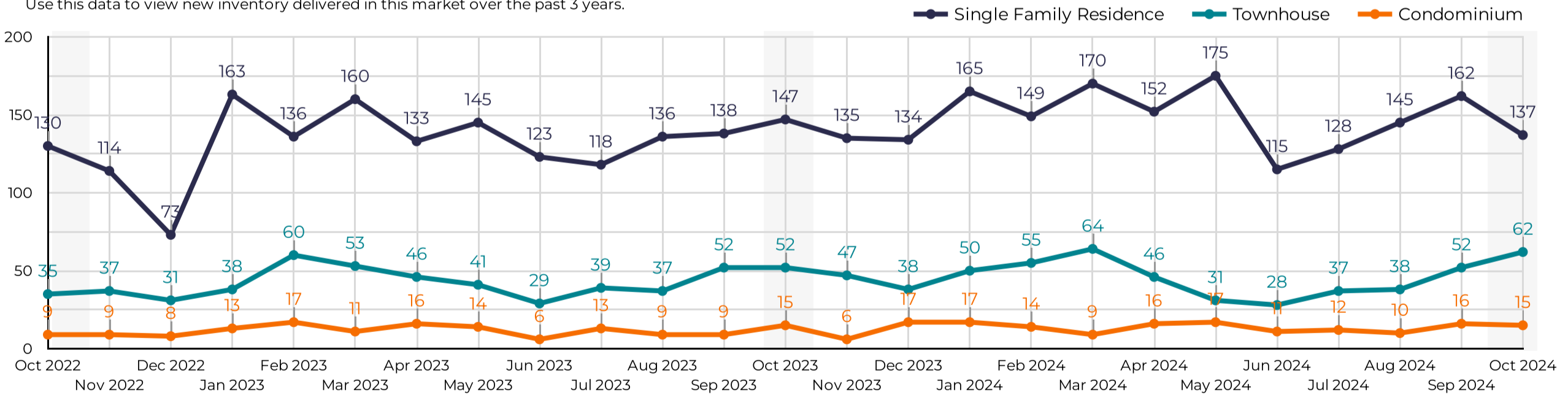
Grand total **4.64** **617** **133**

Asking Prices



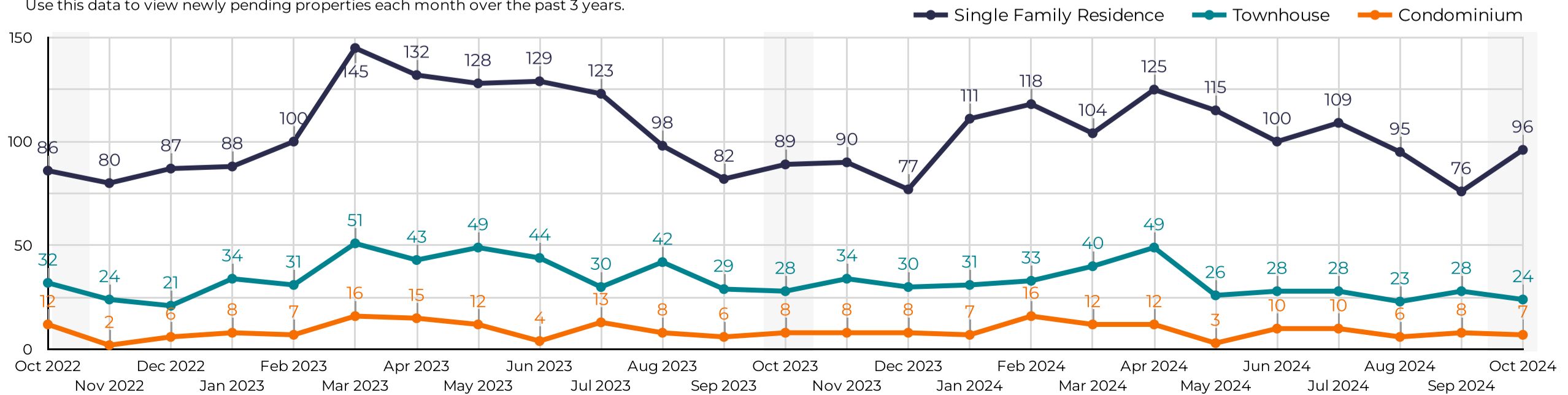
New Listings

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.

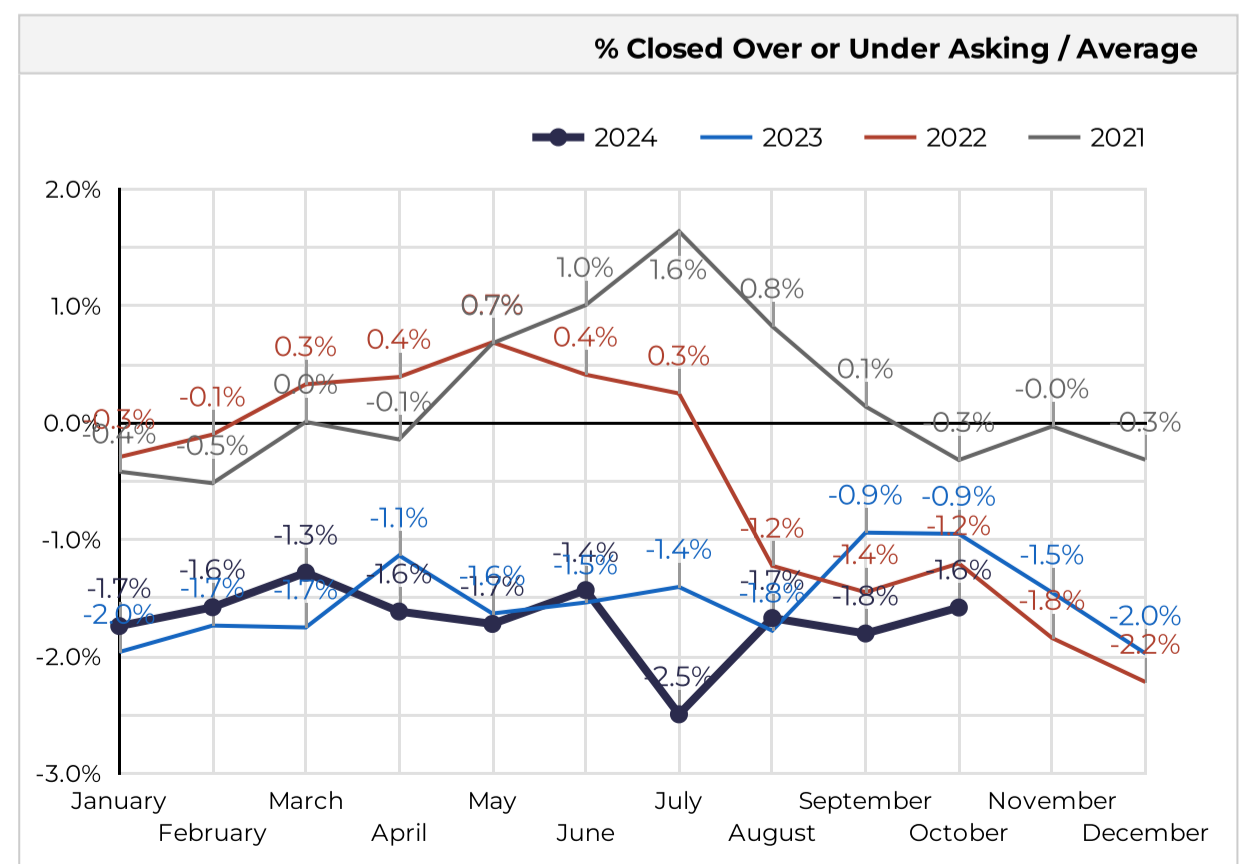
Month	# of Sales / Count			
	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	157
March	298	255	195	189
April	246	261	222	176
May	226	220	182	171
June	260	189	200	159
July	191	160	171	131
August	167	148	157	139
September	157	127	135	125
October	172	146	129	133
November	190	109	133	-
December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

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% ↓