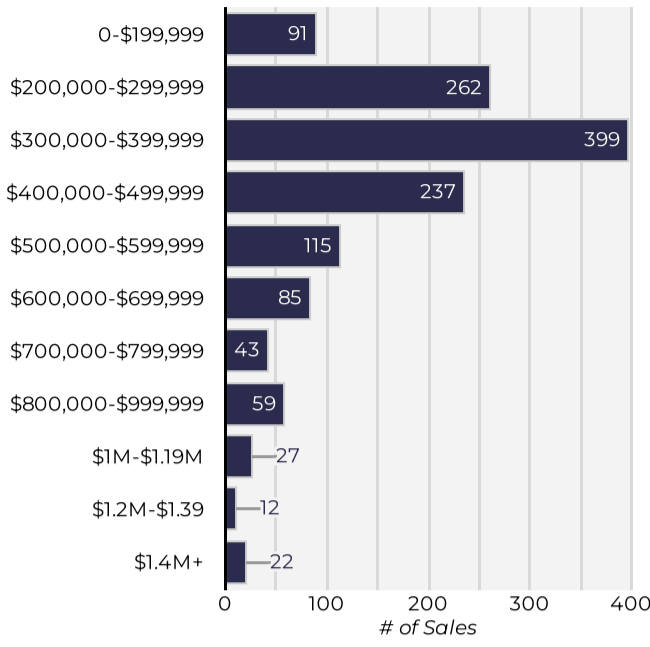


Tucson Association of Realtors: **Market Activity & Pricing**

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jun 3, 2024

May 2024



of Sales
1,352
↓ -9.3% from previous year

Median Sale Price
\$379,999
↑ 5.6% from previous year

Volume
\$610,547,128
↓ -6.6% from previous year

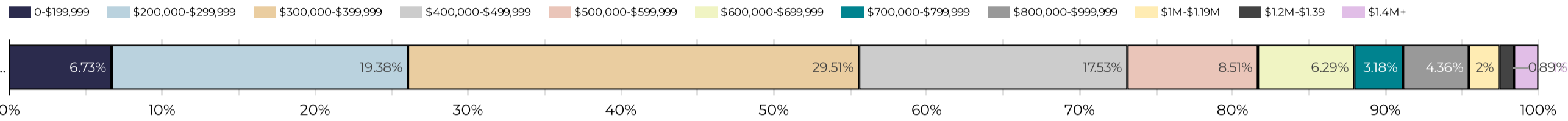
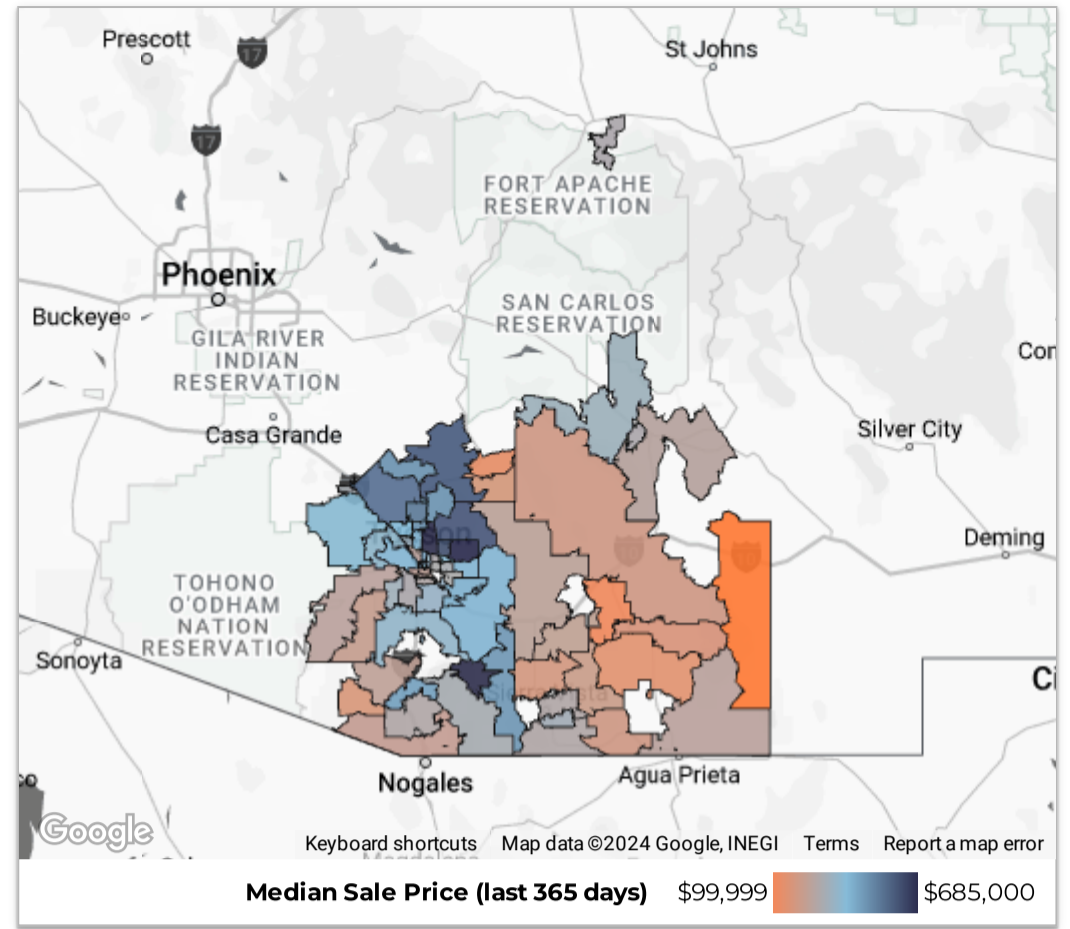
Average Sale Price
\$451,588
↑ 3.0% from previous year

\$/sqft
\$234
↑ 4.5% from previous year

Median Days on Market
20
↑ 5 from previous year

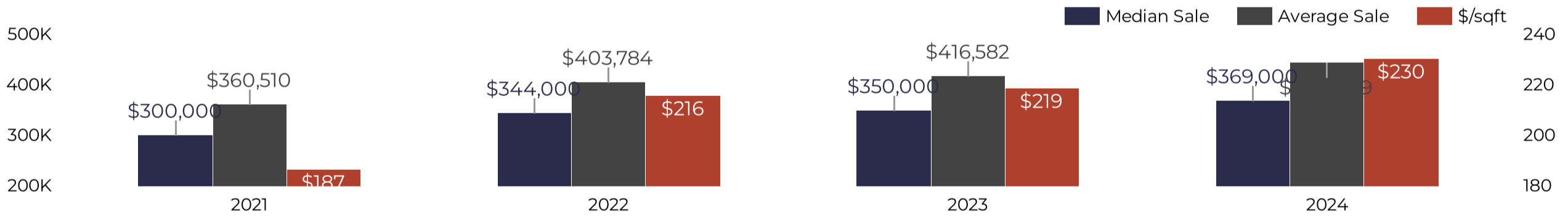
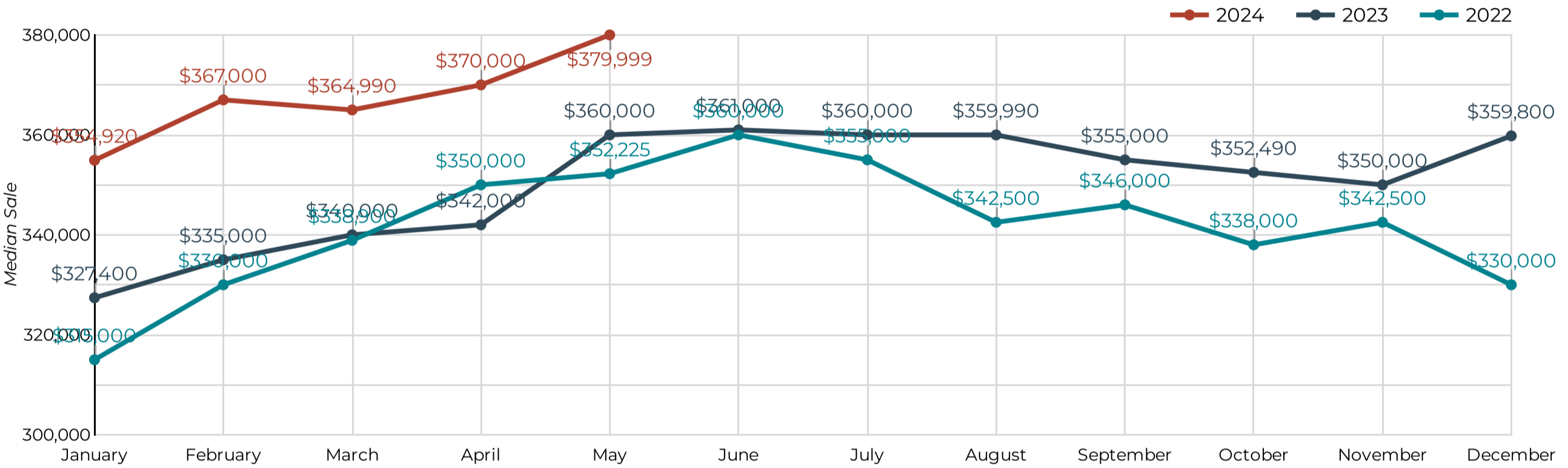
of New Listings
1,981
↑ 22.6% from previous year

Average % Over Asking
-1.37%
↑ 0.11% from previous year



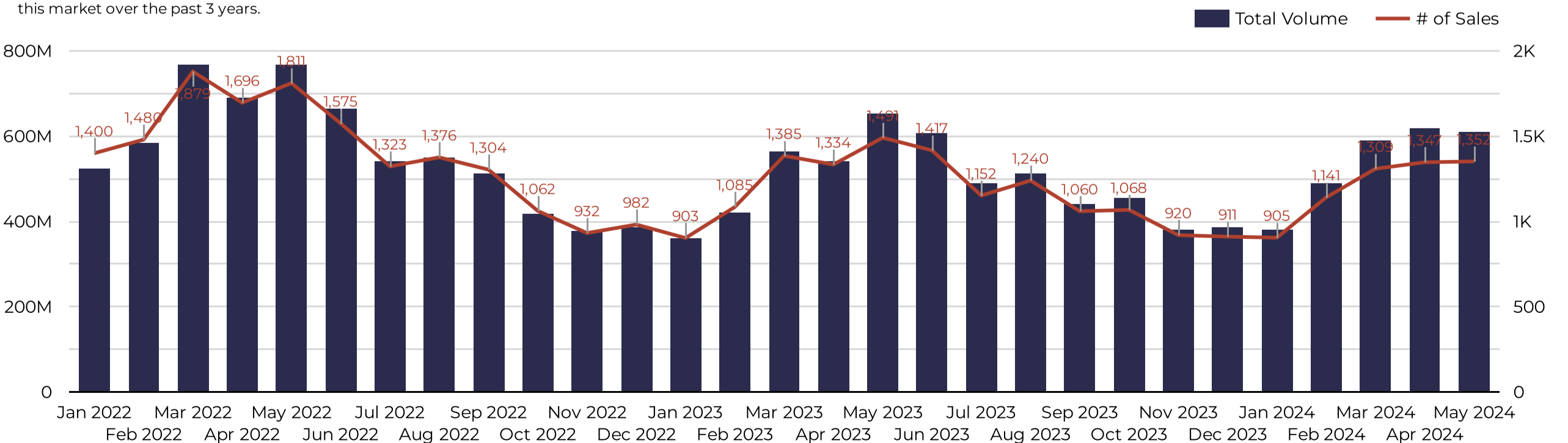
Market Pricing

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



Market Activity

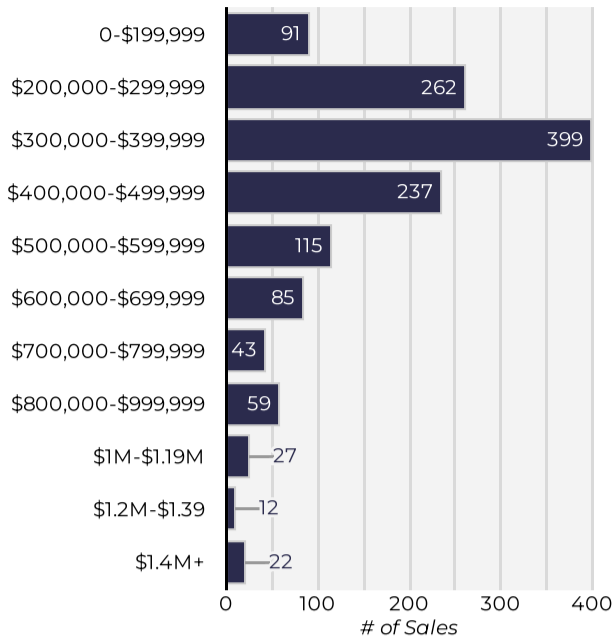
Use this data to see changes in total sales activity in this market over the past 3 years.



Tucson 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: Jun 3, 2024

May 2024



of Sales
1,352
↓ -9.3% from previous year

Median Sale Price
\$379,999
↑ 5.6% from previous year

Volume
\$610,547,128
↓ -6.6% from previous year

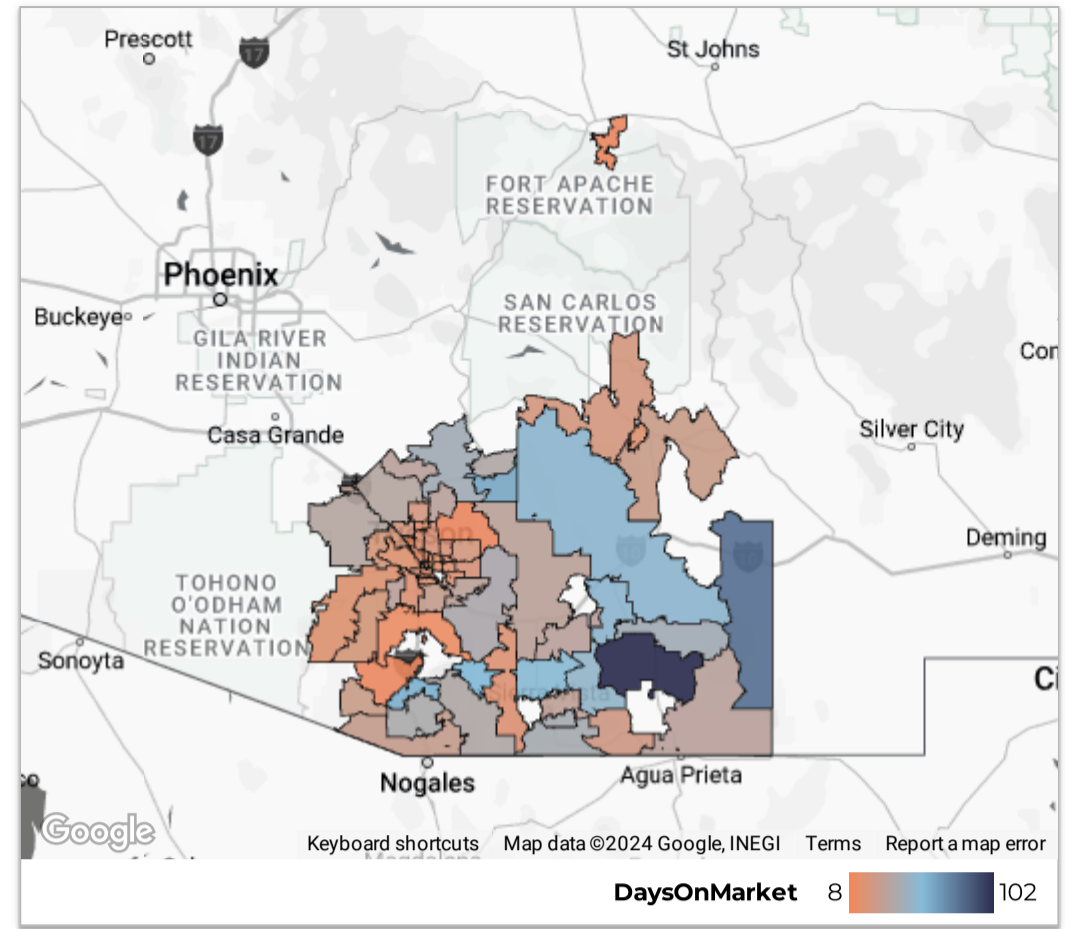
Average Sale Price
\$451,588
↑ 3.0% from previous year

\$/sqft
\$234
↑ 4.5% from previous year

Median Days on Market
20
↑ 5 from previous year

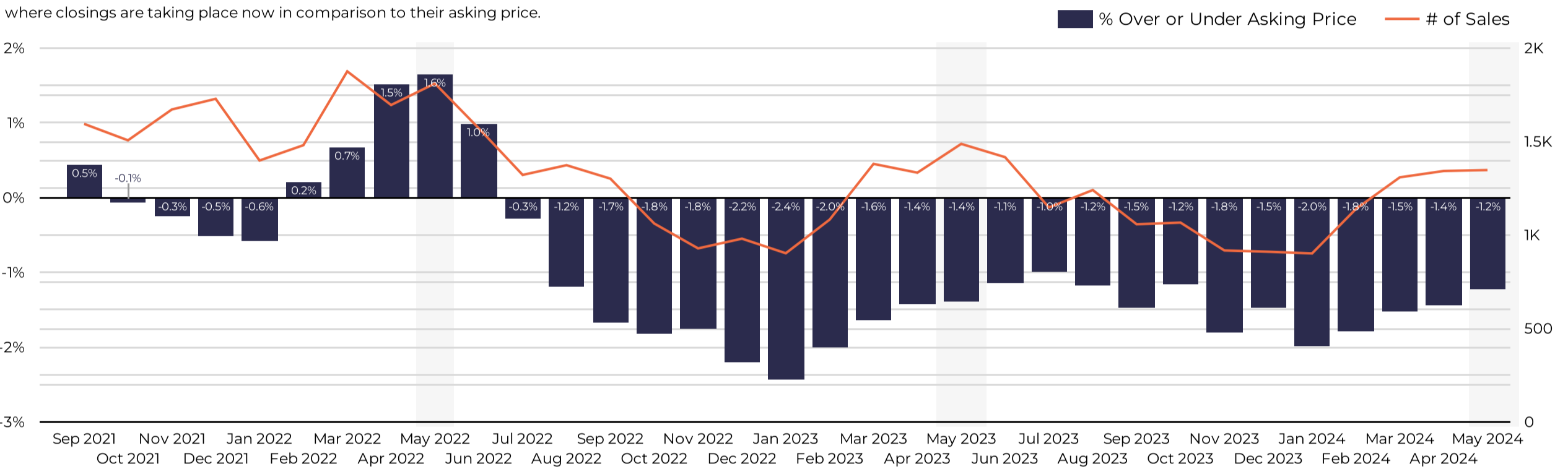
of New Listings
1,981
↑ 22.6% from previous year

Average % Over Asking
-1.37%
↑ 0.11% from previous year



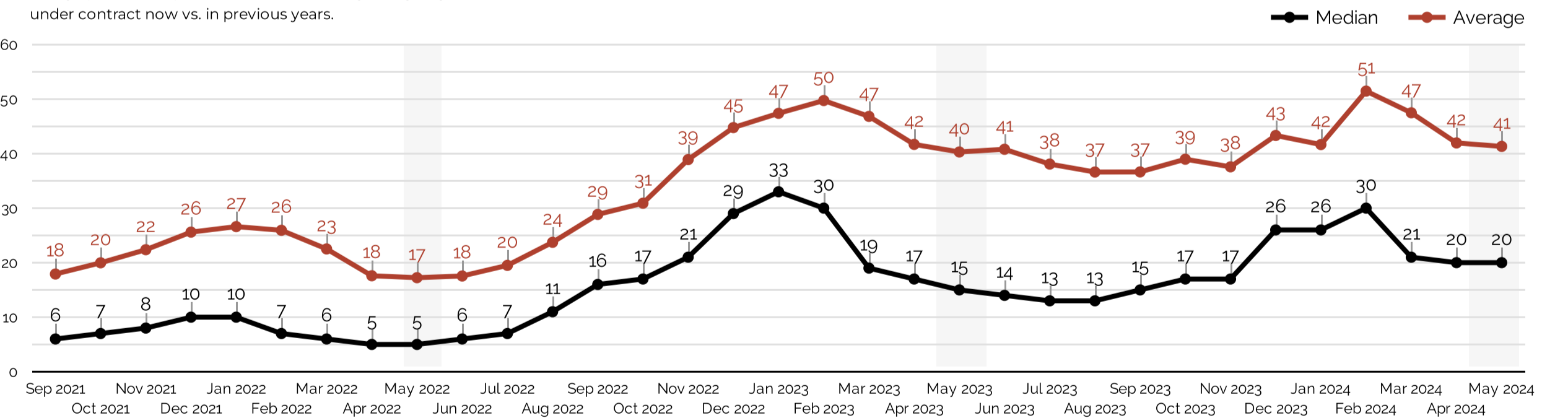
Buyer Demand

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	91	-35.0% ↓	27	12 ↑	-5.99%	-1.05% ↓
\$200,000-\$299,999	262	-15.5% ↓	14	4 ↑	-0.89%	-0.16% ↓
\$300,000-\$399,999	399	-10.7% ↓	25	9 ↑	-0.83%	0.03% ↑
\$400,000-\$499,999	237	2.2% ↑	21	3 ↑	-1.24%	-0.31% ↓
\$500,000-\$599,999	115	-10.2% ↓	19	0	-1.02%	0.79% ↑
\$600,000-\$699,999	85	6.3% ↑	17	5 ↑	-1.26%	-0.21% ↓
\$700,000-\$799,999	43	7.5% ↑	18	8 ↑	-2.09%	-1.19% ↓
\$800,000-\$999,999	59	13.5% ↑	16	6 ↑	-1.12%	0.18% ↑
\$1M-\$1.19M	27	50.0% ↑	5	-15 ↓	-0.73%	3.32% ↑
\$1.2M-\$1.39	12	-36.8% ↓	6	-11 ↓	-1.57%	2.19% ↑
\$1.4M+	22	-12.0% ↓	9	-20 ↓	-1.27%	3.72% ↑

Tucson 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: Jun 3, 2024

May 2024

of New Listings (Supply)
1,981
↑ 365 from previous year

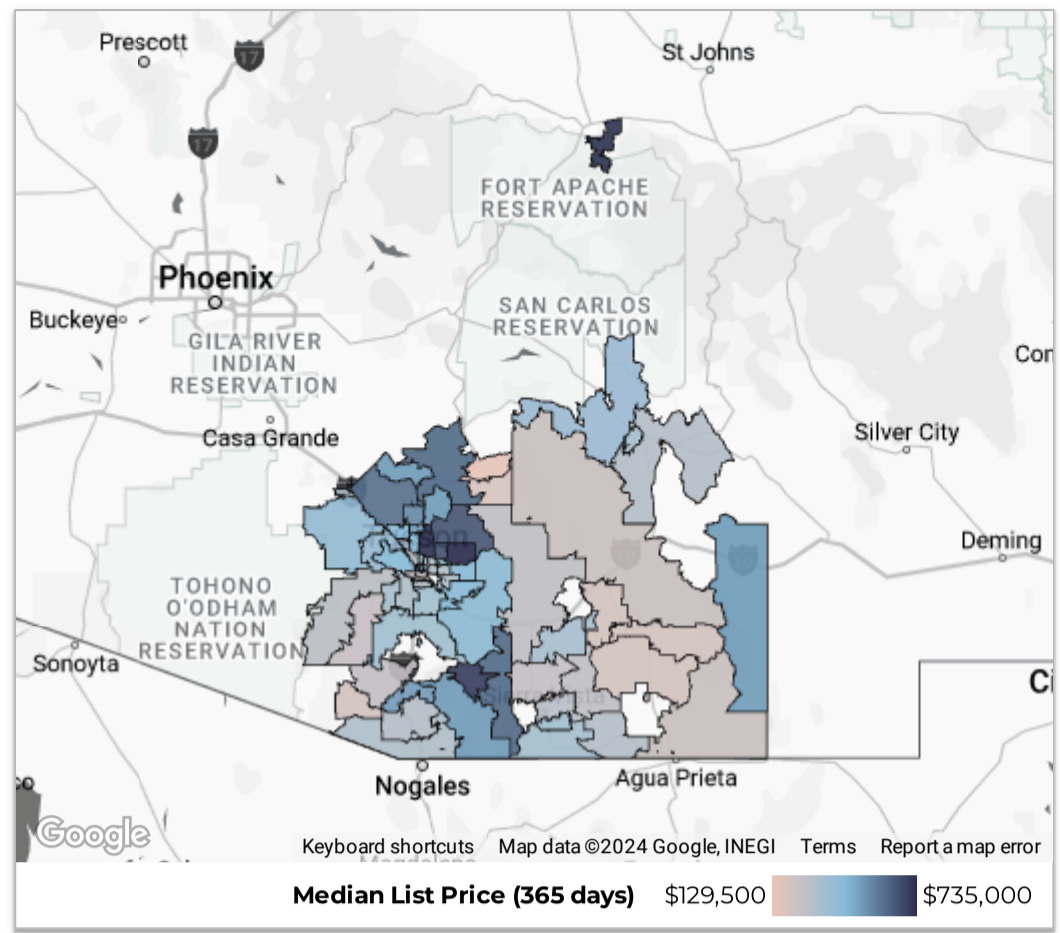
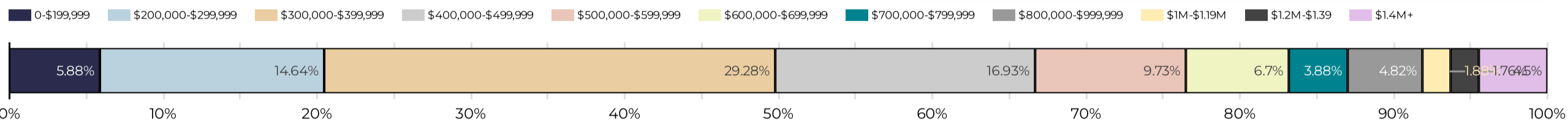
Months of Supply
2.52

	Average	#
Single Family Residence	\$626,165	2,830
Townhouse	\$377,225	207
Condominium	\$253,825	171
Manufactured Home	\$268,451	160
Mobile Home	\$176,103	34
Grand total	\$570,980	3,402

of New Pendings (Demand)
1,261
↓ -163 from previous year

Active Listings
3,402
Pending Listings
766

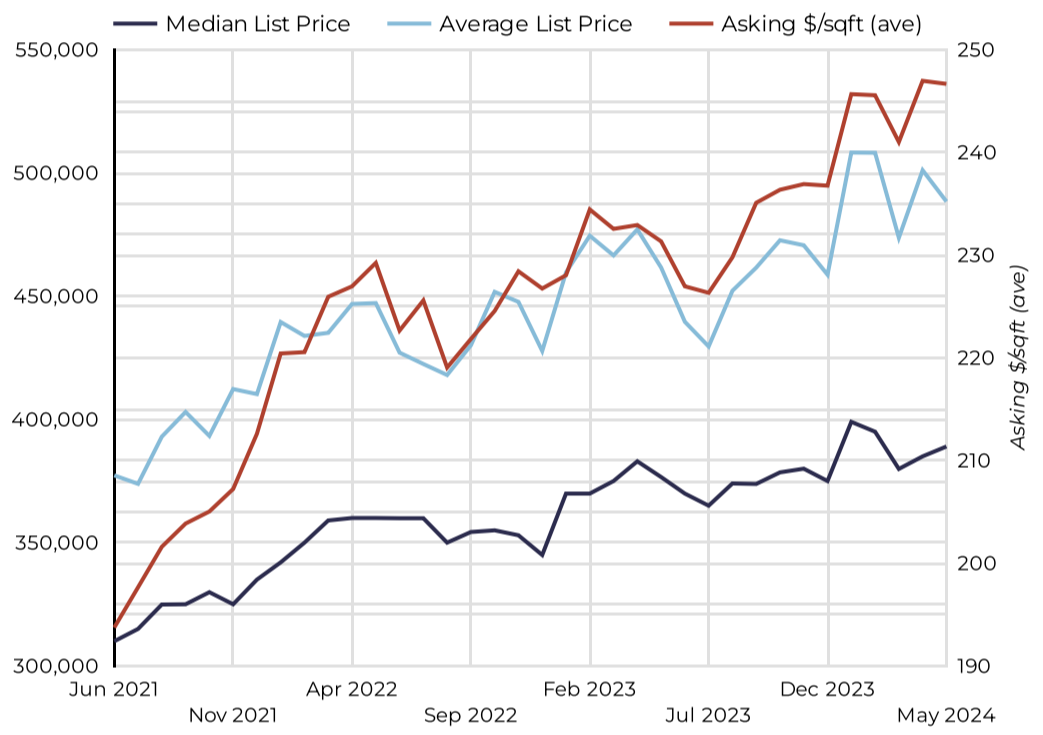
Active Listings



Months of Supply By Price Range

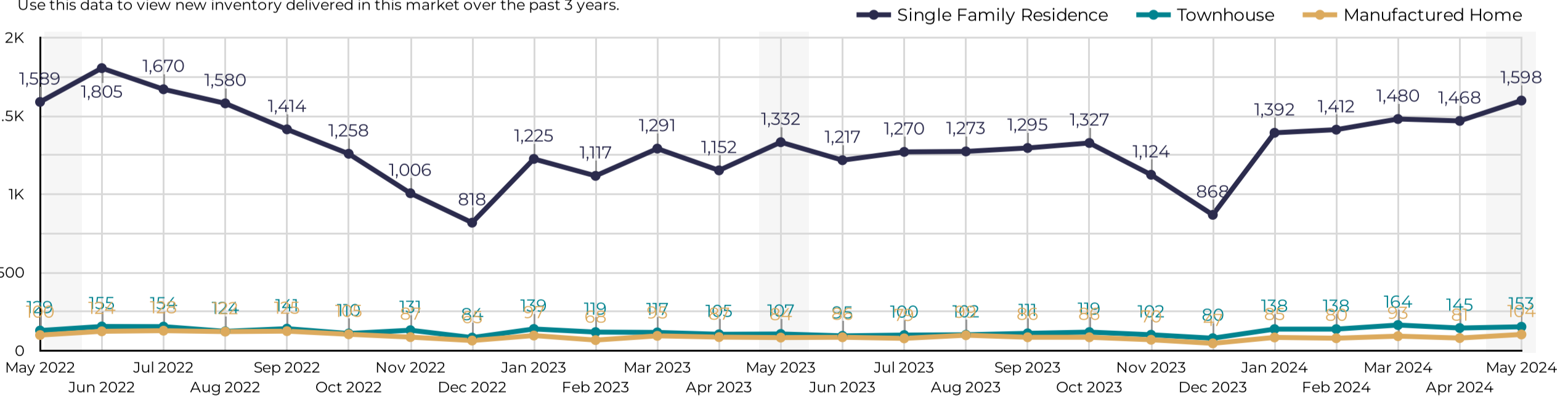
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.33	200	86
\$200,000-\$299,999	1.85	498	269
\$300,000-\$399,999	2.55	996	390
\$400,000-\$499,999	2.41	576	239
\$500,000-\$599,999	2.74	331	121
\$600,000-\$699,999	2.81	228	81
\$700,000-\$799,999	3.07	132	43
\$800,000-\$999,999	2.69	164	61
\$1M-\$1.19M	2.46	64	26
\$1.2M-\$1.39	4.29	60	14
\$1.4M+	6.95	153	22
Grand total	2.52	3,402	1,352

Asking Prices



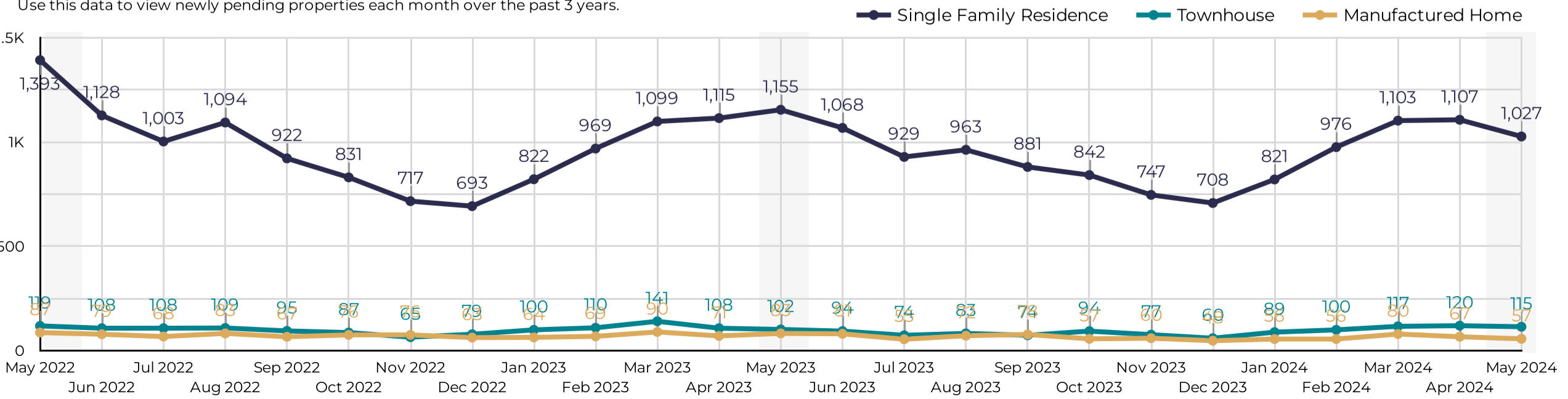
New Listings

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	1,354	1,400	903	905
February	1,424	1,480	1,085	1,141
March	1,877	1,879	1,385	1,309
April	1,856	1,696	1,334	1,347
May	1,734	1,811	1,491	1,352
June	1,910	1,575	1,417	-
July	1,712	1,323	1,152	-
August	1,575	1,376	1,240	-
September	1,597	1,304	1,060	-
October	1,510	1,062	1,068	-
November	1,673	932	920	-
December	1,732	982	911	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$327,400	\$354,920
February	\$265,000	\$330,000	\$335,000	\$367,000
March	\$280,000	\$338,900	\$340,000	\$364,990
April	\$285,000	\$350,000	\$342,000	\$370,000
May	\$300,000	\$352,225	\$360,000	\$379,999
June	\$306,000	\$360,000	\$361,000	-
July	\$300,000	\$355,000	\$360,000	-
August	\$305,250	\$342,500	\$359,990	-
September	\$311,150	\$346,000	\$355,000	-
October	\$310,000	\$338,000	\$352,490	-
November	\$312,000	\$342,500	\$350,000	-
December	\$323,000	\$330,000	\$359,800	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	33	26
February	7	7	30	30
March	5	6	19	21
April	4	5	17	20
May	5	5	15	20
June	5	6	14	-
July	5	7	13	-
August	5	11	13	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	29	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,737
February	1,760	1,707	1,392	1,729
March	2,063	1,920	1,621	1,852
April	2,042	2,062	1,440	1,803
May	1,910	1,947	1,616	1,981
June	2,064	2,214	1,481	-
July	2,079	2,069	1,531	-
August	1,993	1,936	1,549	-
September	2,021	1,776	1,584	-
October	2,114	1,558	1,616	-
November	1,590	1,294	1,375	-
December	1,403	1,044	1,073	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,486	1,575	1,042	1,032
February	1,591	1,659	1,224	1,203
March	1,877	1,831	1,423	1,373
April	1,799	1,703	1,388	1,379
May	1,779	1,719	1,424	1,261
June	1,764	1,421	1,322	-
July	1,653	1,269	1,150	-
August	1,596	1,369	1,181	-
September	1,572	1,169	1,079	-
October	1,576	1,057	1,048	-
November	1,662	918	936	-
December	1,785	888	859	-

