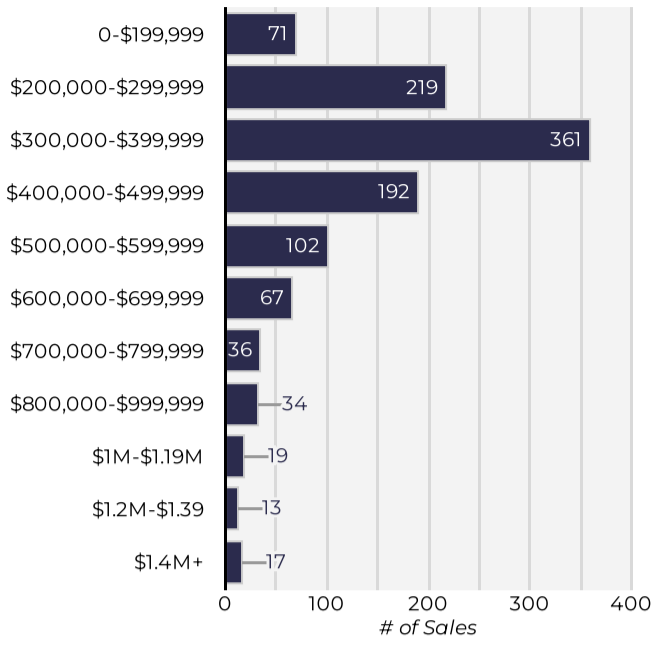


Tucson Association of Realtors: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Jul 2, 2024

June 2024



# of Sales: **1,131**  
 ↓ -20.2% from previous year

Median Sale Price: **\$370,000**  
 ↑ 2.5% from previous year

Volume: **\$502,078,676**  
 ↓ -17.4% from previous year

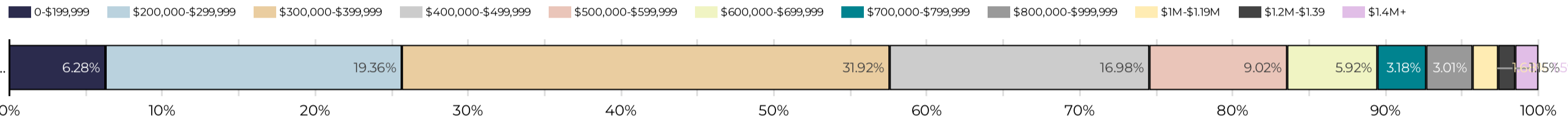
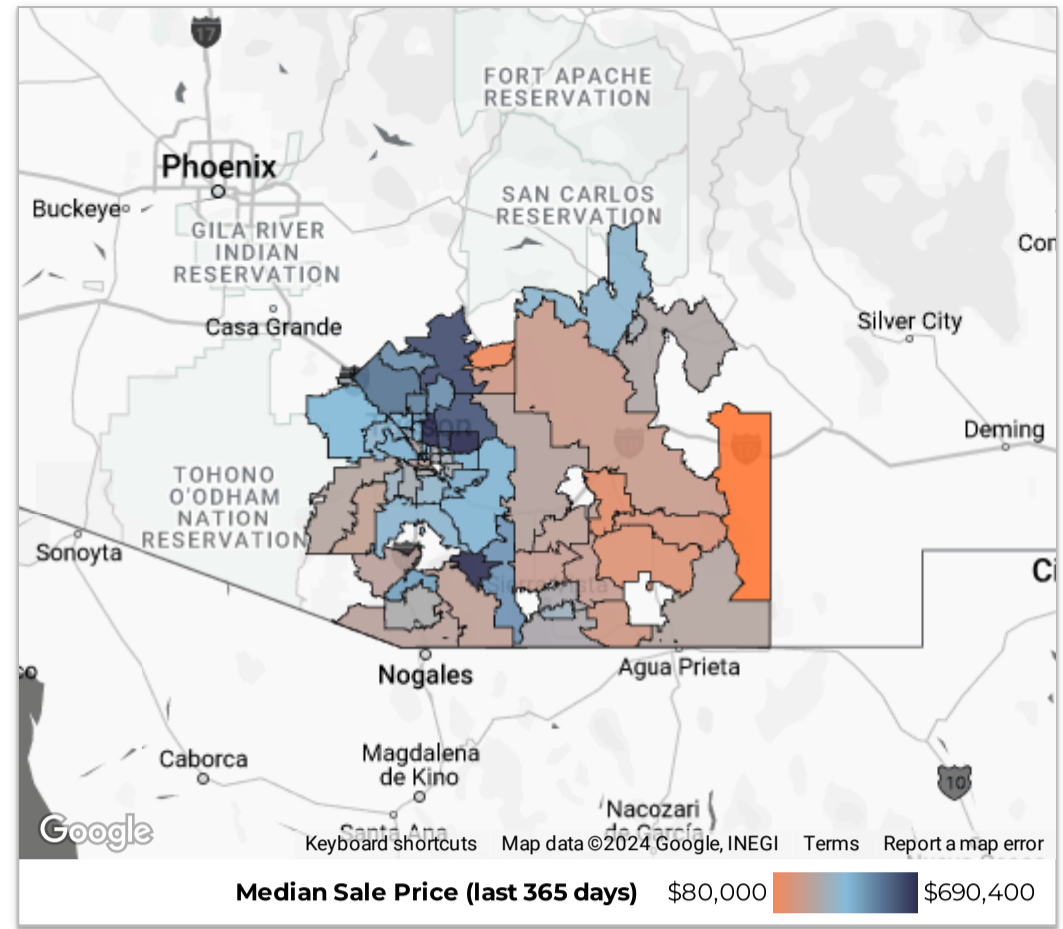
Average Sale Price: **\$443,925**  
 ↑ 3.6% from previous year

\$/sqft: **\$231**  
 ↑ 5.7% from previous year

Median Days on Market: **20**  
 ↑ 6 from previous year

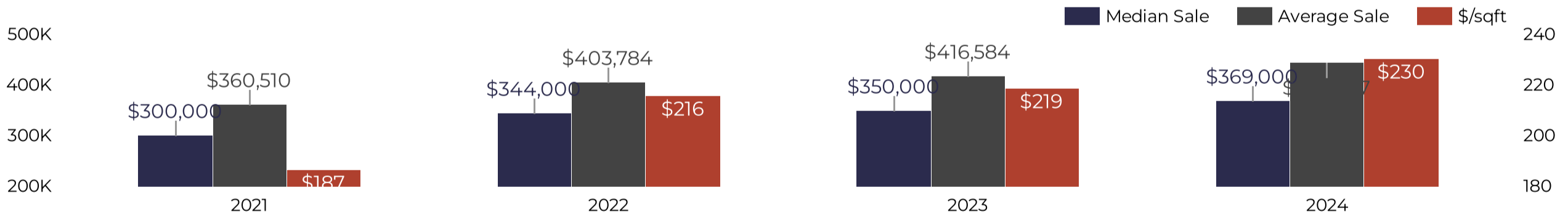
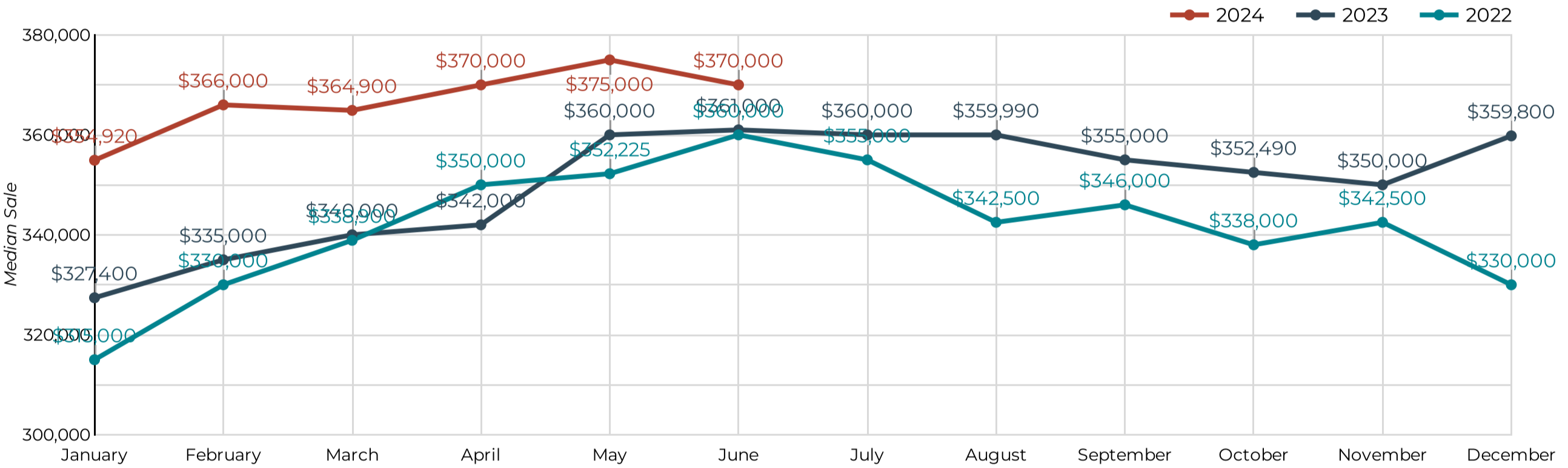
# of New Listings: **1,714**  
 ↑ 15.7% from previous year

Average % Over Asking: **-1.59%**  
 ↓ -0.43% from previous year



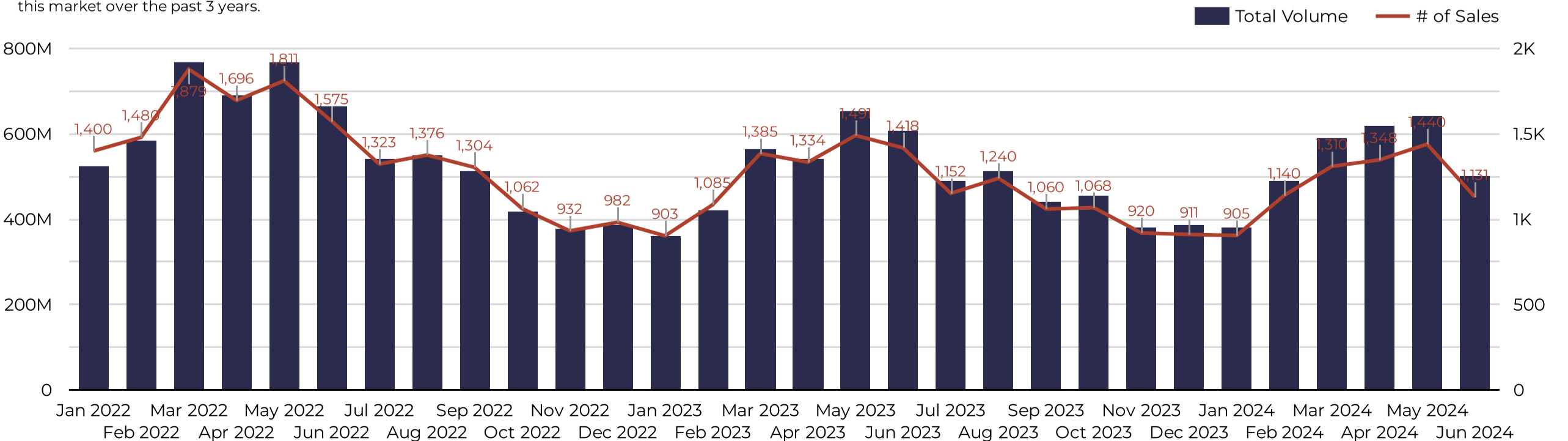
Market Pricing

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



Market Activity

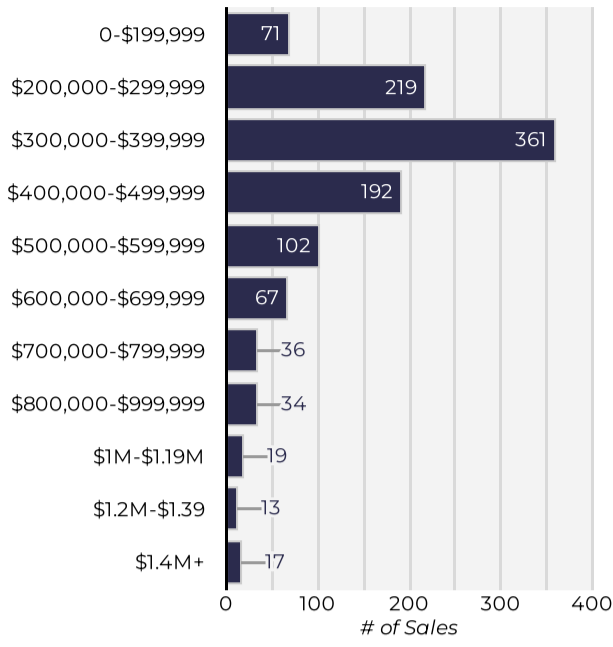
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Jul 2, 2024

June 2024

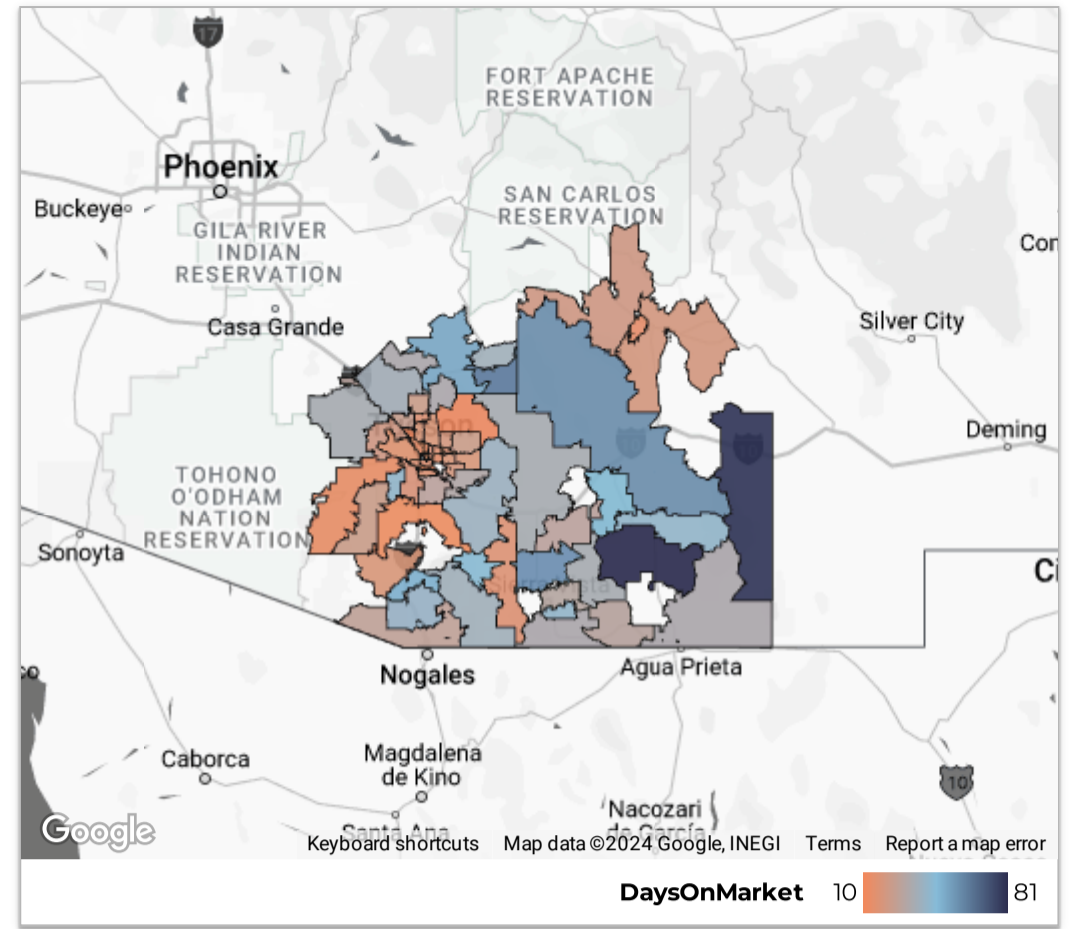


# of Sales **1,131**  
 ↓ -20.2% from previous year  
 Median Sale Price **\$370,000**  
 ↑ 2.5% from previous year

Volume **\$502,078,676**  
 ↓ -17.4% from previous year  
 Average Sale Price **\$443,925**  
 ↑ 3.6% from previous year

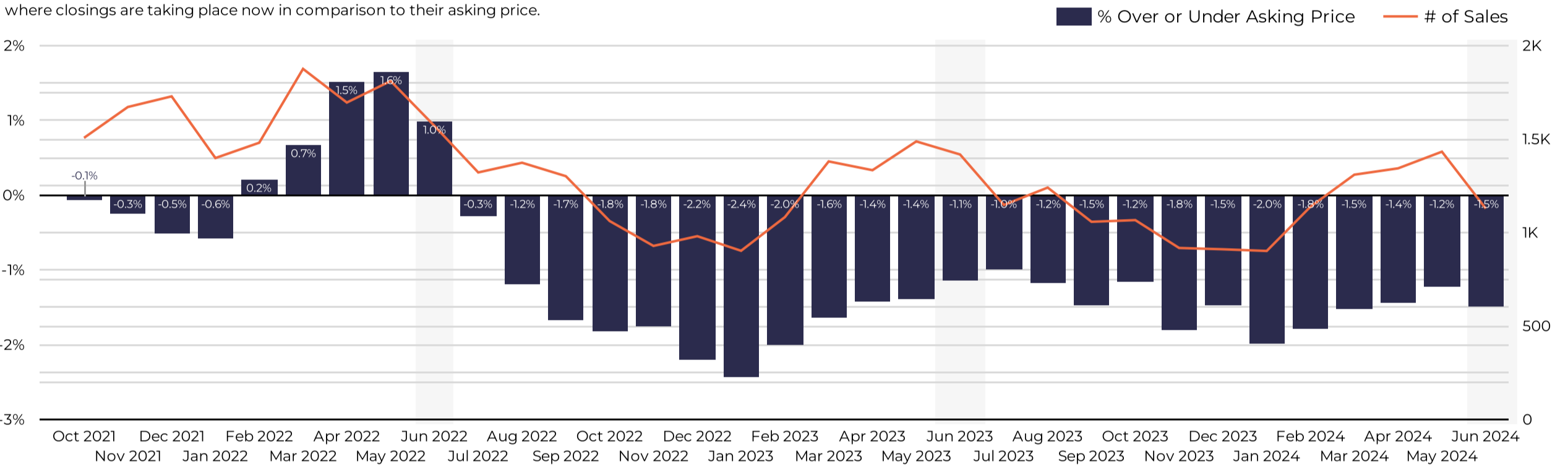
\$/sqft **\$231**  
 ↑ 5.7% from previous year  
 Median Days on Market **20**  
 ↑ 6 from previous year

# of New Listings **1,714**  
 ↑ 15.7% from previous year  
 Average % Over Asking **-1.59%**  
 ↓ -0.43% from previous year



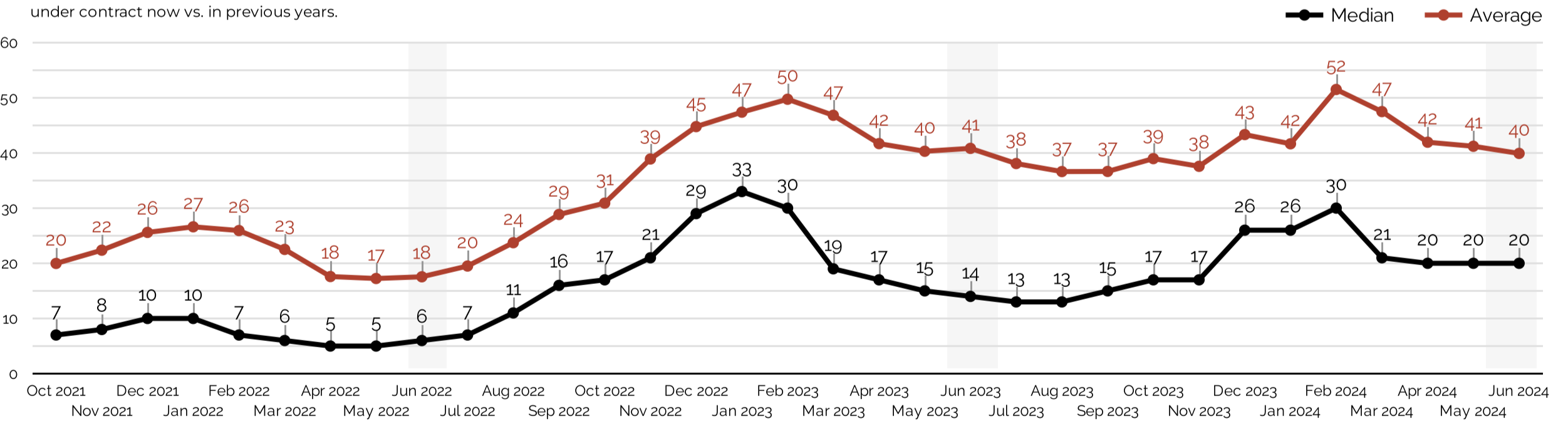
Buyer Demand

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	71	-39.8% ↓	14	-2 ↓	-5.09%	-1.68% ↓
\$200,000-\$299,999	219	-28.2% ↓	13	5 ↑	-1.21%	-0.40% ↓
\$300,000-\$399,999	361	-17.2% ↓	21	4 ↑	-1.00%	-0.18% ↓
\$400,000-\$499,999	192	-16.9% ↓	21	3 ↑	-1.23%	-0.18% ↓
\$500,000-\$599,999	102	-15.7% ↓	17	-1 ↓	-1.20%	-0.45% ↓
\$600,000-\$699,999	67	-6.9% ↓	19	1 ↑	-2.14%	-0.76% ↓
\$700,000-\$799,999	36	-14.3% ↓	14	3 ↑	-0.99%	0.43% ↑
\$800,000-\$999,999	34	-20.9% ↓	24	11 ↑	-2.25%	-0.36% ↓
\$1M-\$1.19M	19	58.3% ↑	31	19 ↑	-3.27%	0.09% ↑
\$1.2M-\$1.39	13	-31.6% ↓	59	52 ↑	-4.33%	-3.74% ↓
\$1.4M+	17	-10.5% ↓	8	-21 ↓	-4.87%	-3.70% ↓

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: Jul 2, 2024

June 2024

# of New Listings (Supply)  
**1,714**  
↑ 233 from previous year

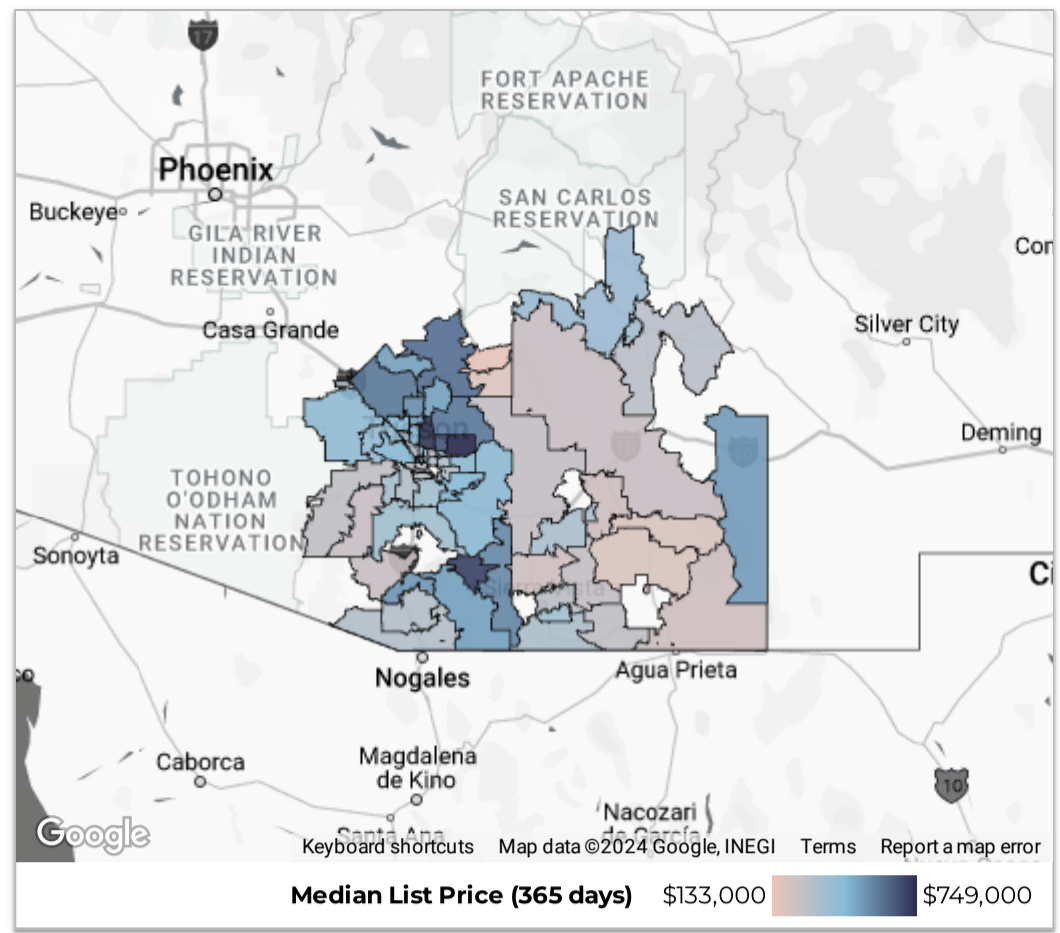
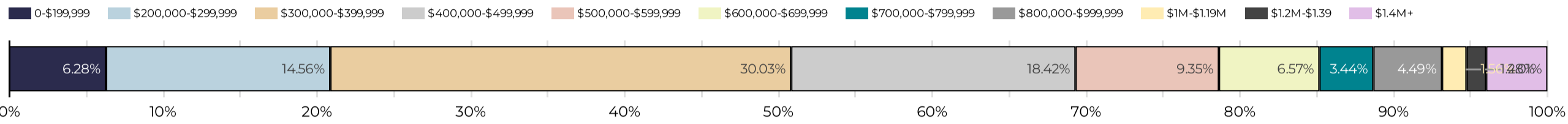
Months of Supply  
**3.11**  
Active Listings  
**3,517**

	Average	#
Single Family Residence	\$606,905	2,900
Townhouse	\$374,565	203
Condominium	\$247,670	194
Manufactured Home	\$265,569	176
Mobile Home	\$158,418	44
<b>Grand total</b>	<b>\$550,986</b>	<b>3,517</b>

# of New Pendings (Demand)  
**1,131**  
↓ -191 from previous year

Pending Listings  
**735**

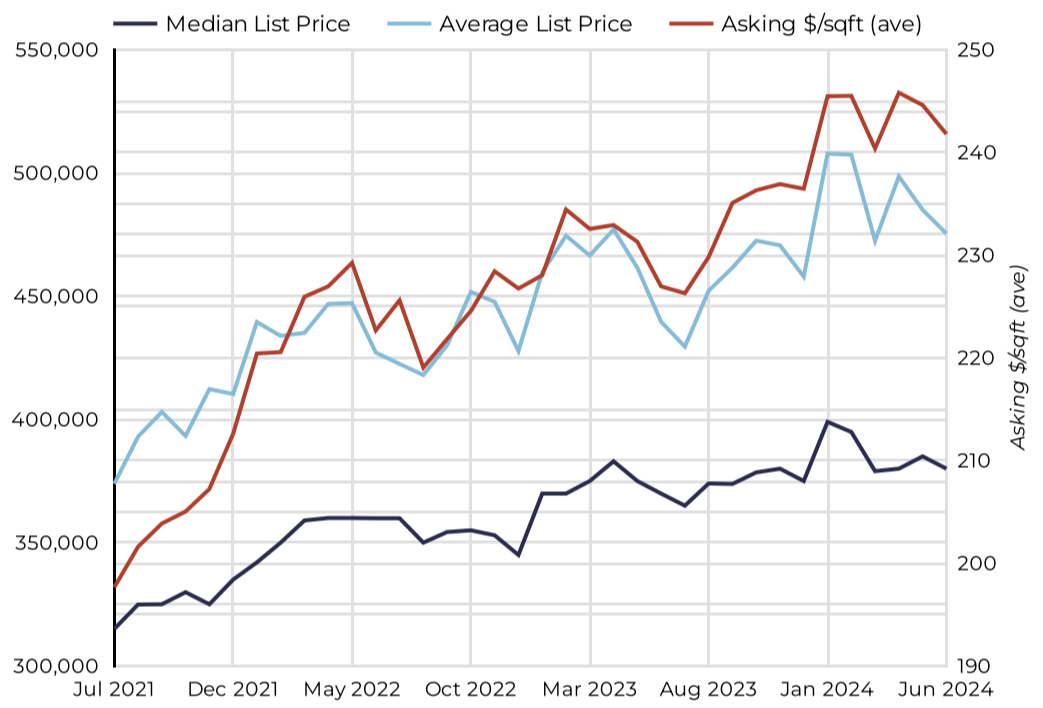
**Active Listings**



**Months of Supply By Price Range**

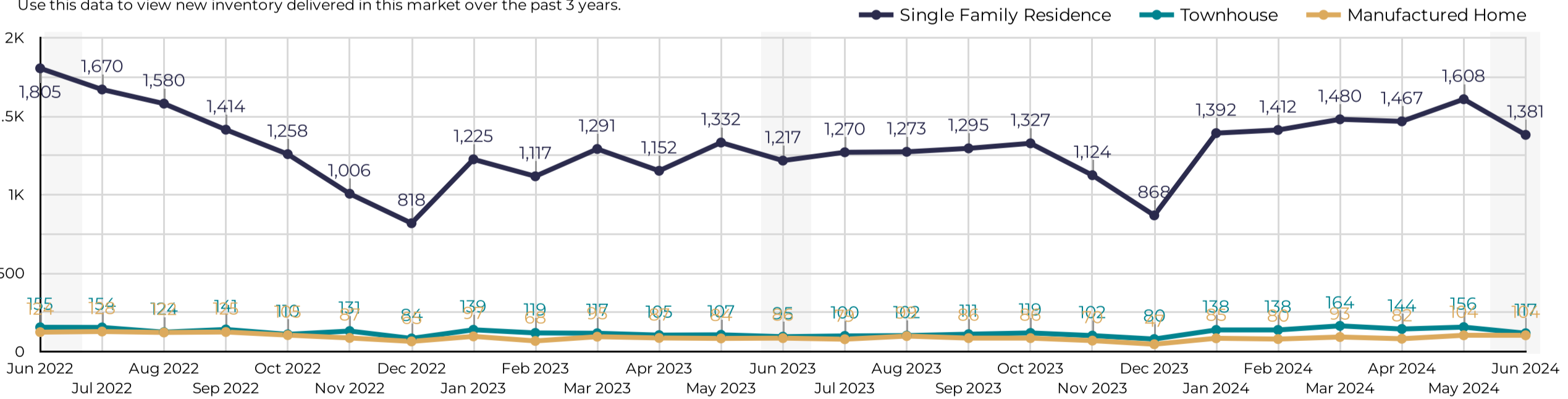
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.56	221	62
\$200,000-\$299,999	2.27	512	226
\$300,000-\$399,999	2.95	1,056	358
\$400,000-\$499,999	3.39	648	191
\$500,000-\$599,999	3.05	329	108
\$600,000-\$699,999	3.79	231	61
\$700,000-\$799,999	3.03	121	40
\$800,000-\$999,999	4.65	158	34
\$1M-\$1.19M	3.06	55	18
\$1.2M-\$1.39	2.81	45	16
\$1.4M+	8.29	141	17
<b>Grand total</b>	<b>3.11</b>	<b>3,517</b>	<b>1,131</b>

**Asking Prices**



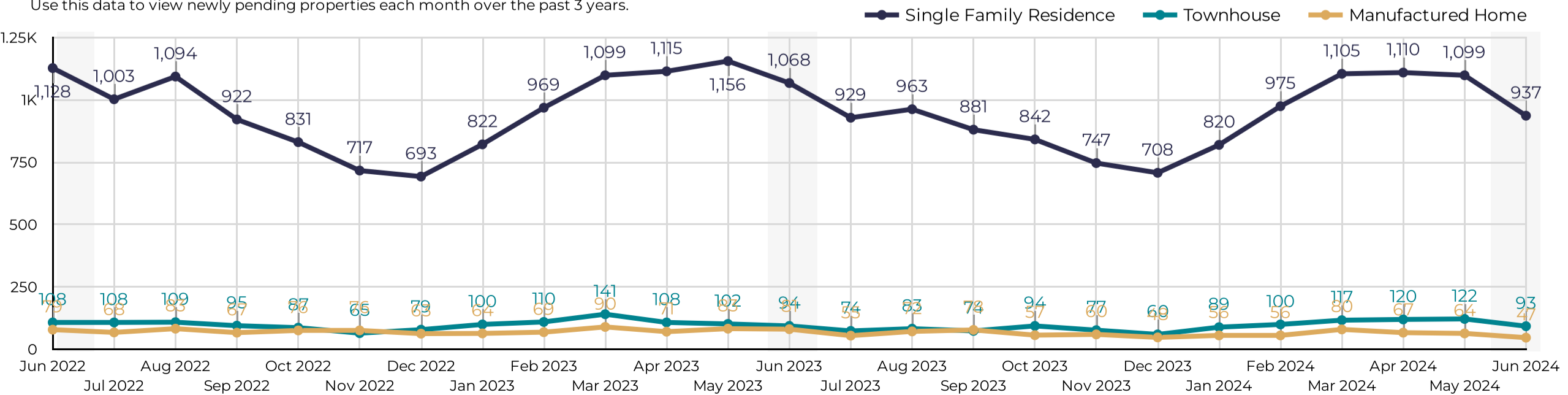
**New Listings**

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.

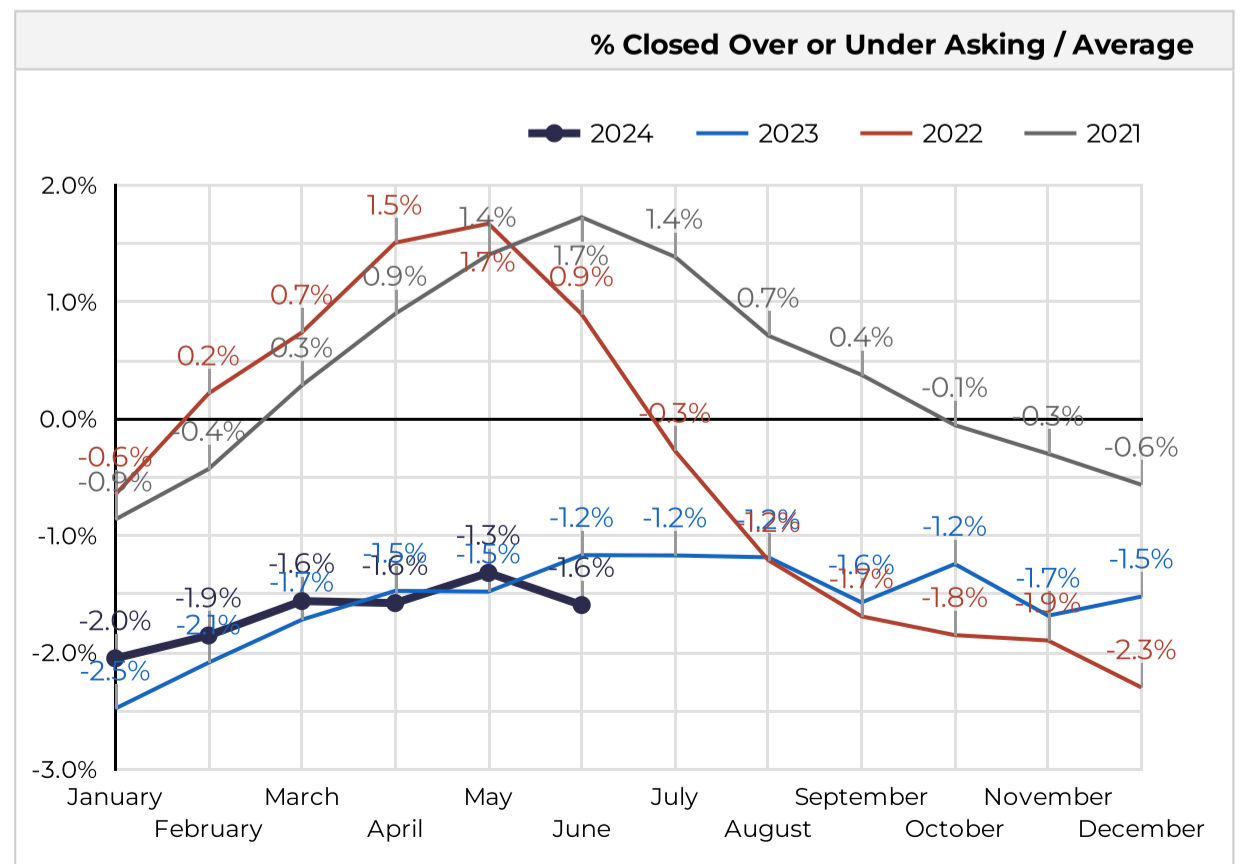
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	903	905
February	1,424	1,480	1,085	1,140
March	1,877	1,879	1,385	1,310
April	1,856	1,696	1,334	1,348
May	1,734	1,811	1,491	1,440
June	1,910	1,575	1,418	1,131
July	1,712	1,323	1,152	-
August	1,575	1,376	1,240	-
September	1,597	1,304	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	\$366,000
March	\$280,000	\$338,900	\$340,000	\$364,900
April	\$285,000	\$350,000	\$342,000	\$370,000
May	\$300,000	\$352,225	\$360,000	\$375,000
June	\$306,000	\$360,000	\$361,000	\$370,000
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	20
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	2,000
June	2,064	2,214	1,481	1,714
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	1,031
February	1,591	1,659	1,224	1,202
March	1,877	1,831	1,423	1,375
April	1,799	1,703	1,388	1,382
May	1,779	1,719	1,425	1,354
June	1,764	1,421	1,322	1,131
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	-



Tucson Association of Realtors: Comparisons

All data is updated in realtime in accordance with content from MLSSAZ.  
 This report provides a snapshot of the market as taken on: Jul 2, 2024

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	916	-20.8%	\$439.31M	-18.5%	\$397,000	\$12,000	\$234	\$11	20	4	-1.3%	-0.3%
Townhouse	107	1.9%	\$37.8M	9.8%	\$315,000	\$30,000	\$244	\$13	13	6	-1.8%	-1.3%
Condominium	51	-13.6%	\$12.34M	-12.1%	\$217,300	-\$30,200	\$225	-\$10	24	11	-3.4%	-1.7%
Manufactured Home	44	-47.6%	\$10.62M	-41.1%	\$242,500	\$32,500	\$163	\$22	7	-4	-1.9%	0.9%
Mobile Home	10	-23.1%	\$1.64M	5.3%	\$185,000	\$50,000	\$135	\$29	8	-35	-4.8%	1.7%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	87	0.0%	\$17.88M	0.4%	\$215,000	\$15,000	\$241	\$3	14	5	-2.5%	-1.4%
\$1000-1499 sqft	257	-27.2%	\$75.89M	-22.2%	\$291,000	\$12,000	\$233	\$13	16	9	-1.0%	-0.2%
\$1500-1999 sqft	375	-13.8%	\$142.66M	-8.5%	\$360,000	\$6,100	\$221	\$14	19	6	-1.1%	-0.2%
2000-2499 sqft	205	-23.8%	\$100.15M	-20.5%	\$460,000	\$25,000	\$221	\$9	24	1	-1.8%	-0.5%
2500-2999 sqft	125	-19.4%	\$77.69M	-15.9%	\$579,000	\$24,000	\$229	\$12	24	0	-1.4%	0.3%
3000-3999 sqft	57	-38.0%	\$53.98M	-31.9%	\$929,000	\$179,000	\$285	\$33	37	23	-2.8%	-1.4%
4000-4999 sqft	18	-10.0%	\$23.71M	-8.4%	\$1,235,000	-\$40,000	\$298	\$7	24	5	-3.3%	-0.5%
5000+ sqft	4	-33.3%	\$9.75M	-22.0%	\$2,200,000	\$25,000	\$416	\$99	57	-46	-8.6%	-2.1%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	176	-24.1%	\$101.97M	-20.7%	\$450,000	-\$19,000	\$258	\$6	20	7	-1.4%	-0.2%
Central	148	-15.4%	\$58.21M	-7.2%	\$320,000	\$20,000	\$260	\$22	11	5	-1.4%	-0.8%
East	113	-6.6%	\$37.6M	-6.0%	\$303,000	-\$2,000	\$214	\$13	13	5	-1.2%	-1.0%
Upper Southeast	100	-13.8%	\$41.85M	-17.2%	\$398,000	\$7,260	\$204	\$4	24	-10	-0.9%	0.1%
North	97	-26.0%	\$68.31M	-19.9%	\$639,000	\$100,000	\$294	\$22	16	4	-2.8%	-0.9%
Extended West	66	-27.5%	\$25.67M	-23.2%	\$382,400	\$10,400	\$199	\$19	22	-2	-0.9%	1.0%
West	64	-24.7%	\$27.38M	-22.0%	\$360,000	-\$10,000	\$231	\$12	21	10	-1.5%	-1.4%
Southwest	57	-14.9%	\$17.48M	-10.4%	\$324,900	\$29,900	\$191	\$12	21	1	-0.4%	0.5%
Upper Northwest	51	15.9%	\$28.16M	29.2%	\$507,500	\$7,550	\$255	\$21	48	31	-2.6%	-0.4%
Northeast	48	-22.6%	\$26.79M	-31.4%	\$440,000	-\$70,000	\$250	-\$3	17	8	-1.7%	-0.9%
South	47	-20.3%	\$13.42M	-18.1%	\$290,000	\$24,550	\$200	-\$1	9	2	0.2%	-0.1%
Southeast	40	-21.6%	\$16.29M	-23.1%	\$399,990	\$33,990	\$198	-\$3	32	13	-1.0%	-1.1%
Cochise	26	-52.7%	\$7.22M	-48.5%	\$270,000	\$49,000	\$172	\$21	40	22	-3.5%	0.5%
Benson/St. David	24	14.3%	\$7.11M	13.5%	\$246,990	-\$12,910	\$162	-\$6	49	29	-2.0%	-1.3%
Graham	15	150.0%	\$3.86M	97.4%	\$268,410	\$8,410	\$167	\$24	4	-26	-3.5%	-0.1%
SCC-Rio Rico East	11	-31.3%	\$3.18M	-26.5%	\$265,280	\$5,280	\$178	\$11	42	3	-1.5%	0.4%
SCC-Tubac East	9	12.5%	\$3.76M	-0.8%	\$385,000	-\$65,000	\$268	-\$3	41	-56	1.2%	6.4%
Pinal	7	-56.3%	\$2.65M	-25.3%	\$240,000	\$80,000	\$173	\$8	51	35	-4.1%	-1.1%
Extended Southwest	5	-44.4%	\$914.9K	-52.4%	\$192,000	-\$28,000	\$146	-\$7	17	-1	-0.8%	-1.3%
Extended Northwest	4	-81.0%	\$1.21M	-82.8%	\$288,900	-\$46,090	\$192	\$26	24	-62	-0.9%	-0.6%
Maricopa	3	200.0%	\$1.29M	262.5%	\$410,000	\$55,000	\$232	-\$68	4	-86	-9.1%	-6.3%
Extended Northeast	3	-	\$2.01M	-	\$721,000	-	\$425	-	7	-	-5.2%	-
SCC-Nogales East	2	100.0%	\$663K	39.6%	\$318,000	-\$157,000	\$144	-\$9	17	15	-0.2%	-0.2%
SCC-Rio Rico West	2	-71.4%	\$677K	-66.0%	\$257,000	-\$13,000	\$183	\$16	42	33	-10.1%	-8.4%
SCC-Nogales West	2	-	\$617K	-	\$67,000	-	\$125	-	2	-	-1.8%	-
Extended Southeast	2	0.0%	\$980K	41.8%	\$380,000	\$54,000	\$225	\$63	25	-8	-2.2%	6.3%
SCC-Sonoita	1	0.0%	\$455K	16.7%	\$455,000	\$65,000	\$226	-\$38	149	149	-0.9%	1.4%
Yavapai	1	-	\$519K	-	\$519,000	-	\$326	-	4	-	0.0%	-
Gila	1	-	\$139K	-	\$139,000	-	\$106	-	12	-	-0.6%	-
Greenlee	1	0.0%	\$108K	-40.0%	\$108,000	-\$72,000	\$105	\$12	141	117	-6.1%	-6.1%
SCC-Patagonia	1	-75.0%	\$601K	-67.7%	\$601,000	\$206,000	\$278	-\$31	386	377	-4.5%	0.3%
SCC-Tubac West	1	0.0%	\$625K	5.2%	\$625,000	\$31,000	\$278	-\$46	143	-29	-10.7%	-10.7%