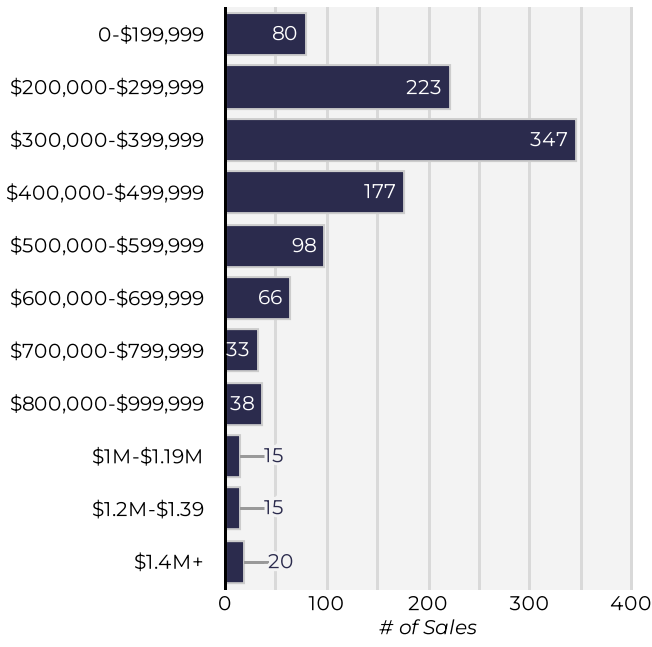


Tucson Association of Realtors: **Market Activity & Pricing**

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Aug 1, 2024

July 2024



of Sales
1,112
↓ -3.5% from previous year

Median Sale Price
\$365,000
↑ 1.4% from previous year

Volume
\$494,690,483
↑ 0.9% from previous year

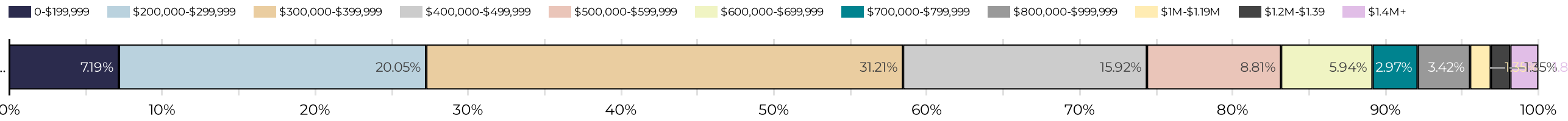
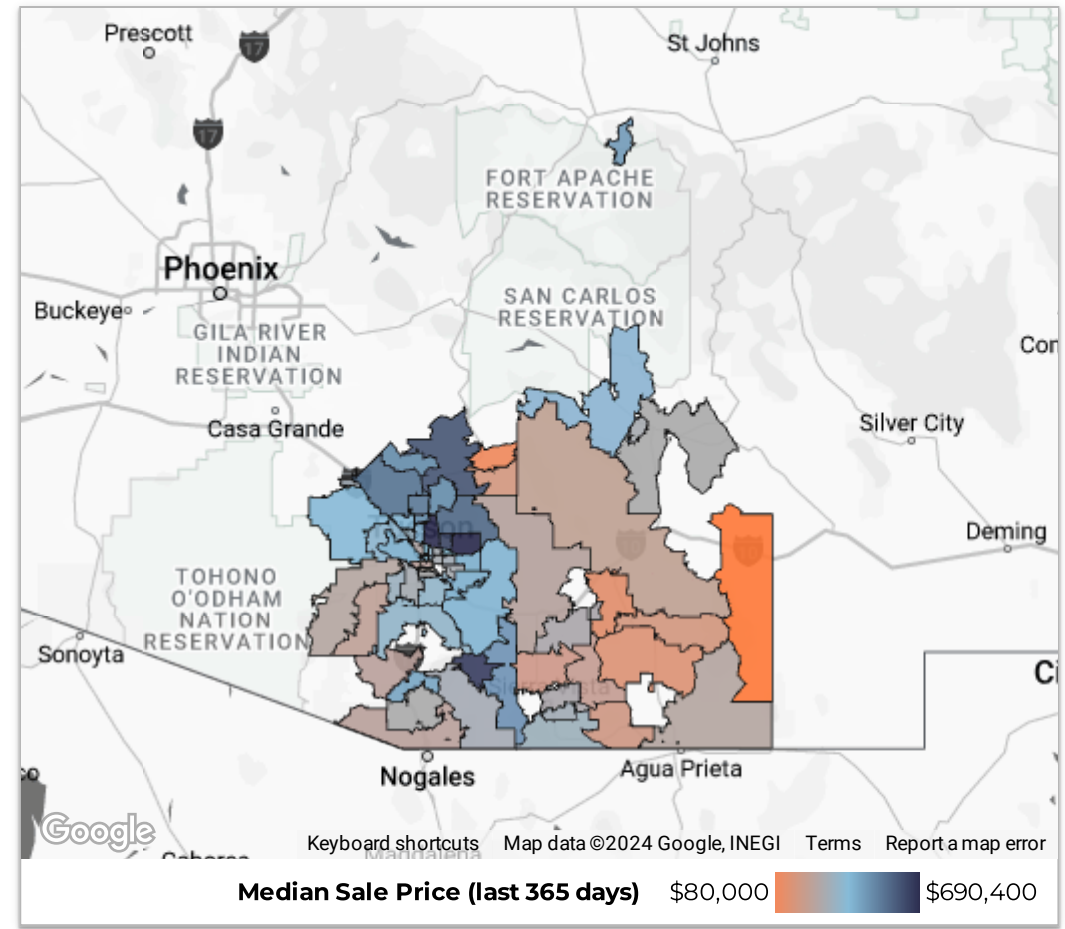
Average Sale Price
\$444,866
↑ 4.5% from previous year

\$/sqft
\$230
↑ 4.1% from previous year

Median Days on Market
25
↑ 12 from previous year

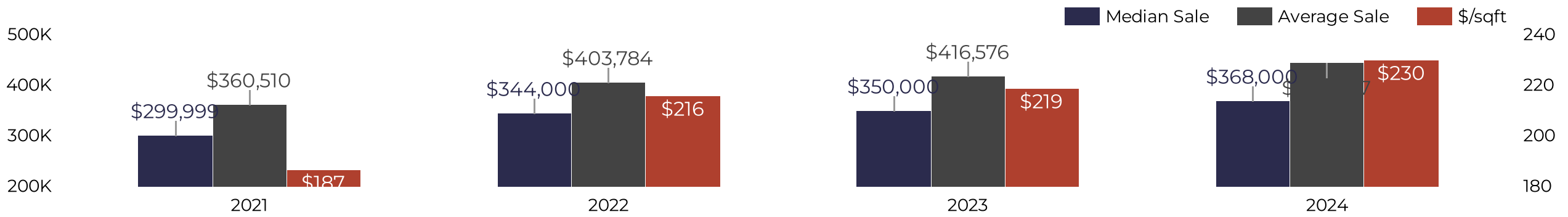
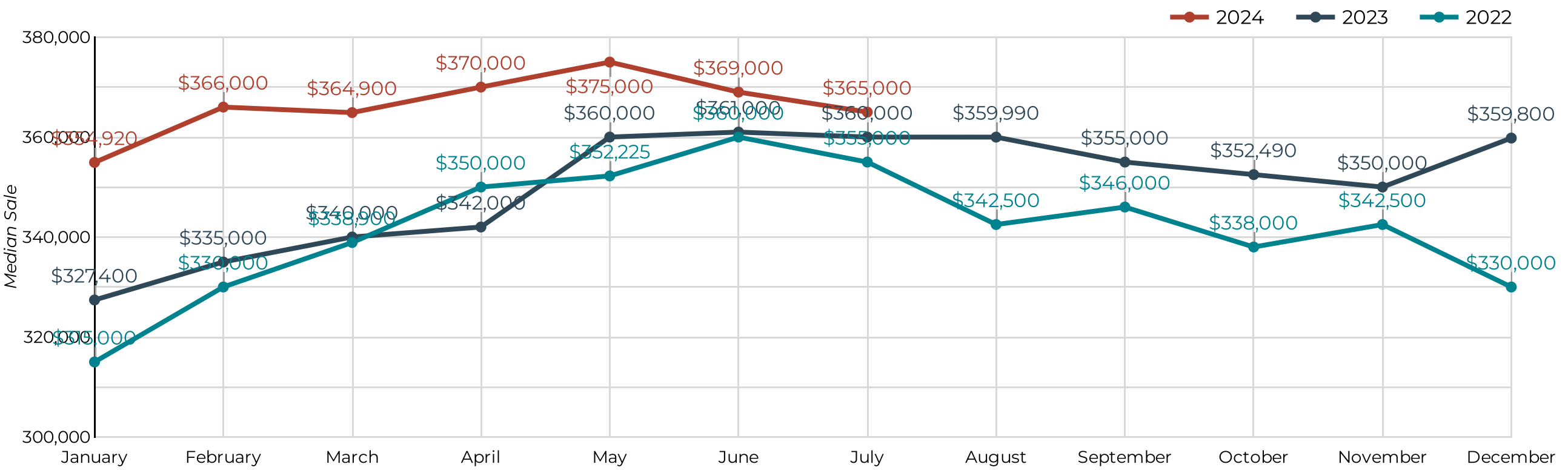
of New Listings
1,639
↑ 7.1% from previous year

Average % Over Asking
-1.80%
↓ -0.64% from previous year



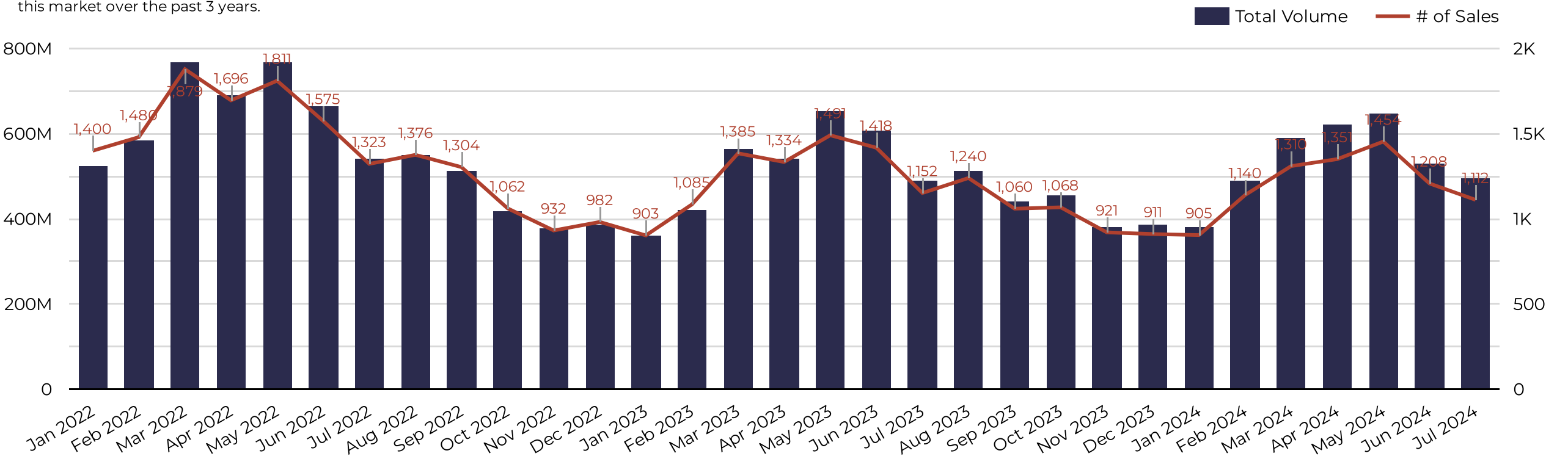
Market Pricing

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



Market Activity

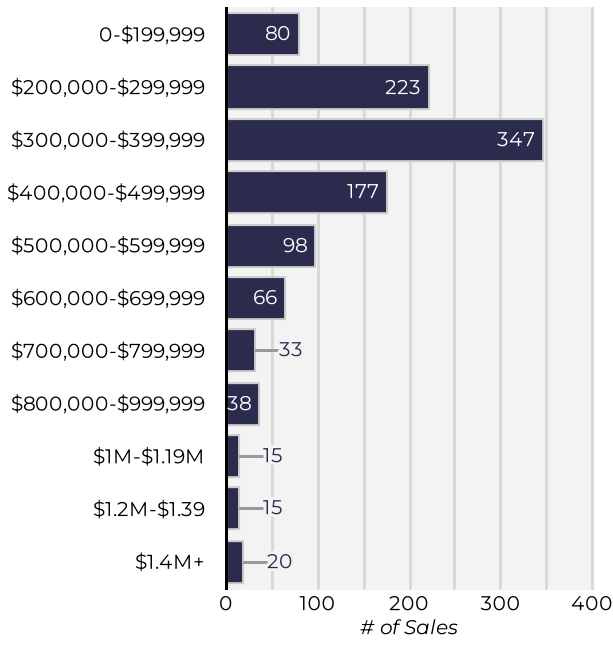
Use this data to see changes in total sales activity in this market over the past 3 years.



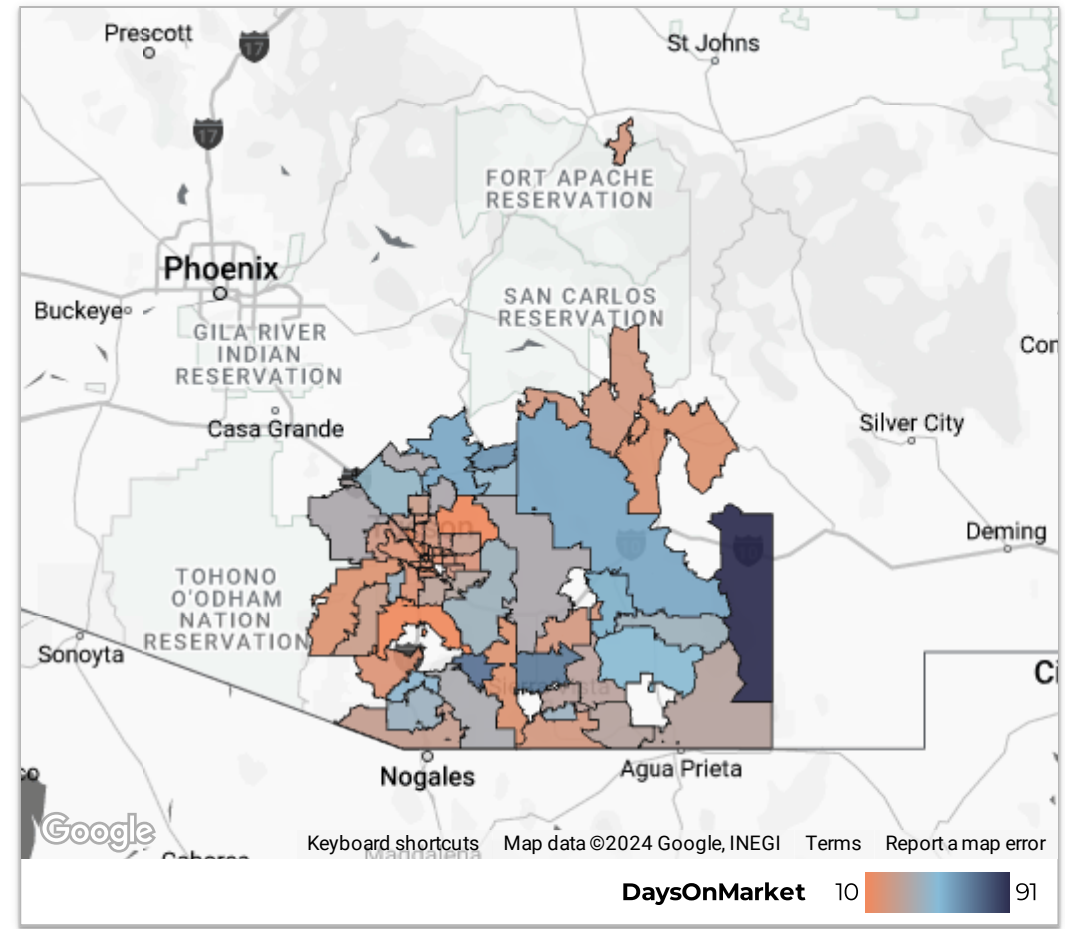
Tucson Association of Realtors: Buyer Demand

All data is updated in realtime in accordance with content from MLSSAZ. This report provides a snapshot of the market as taken on: Aug 1, 2024

July 2024

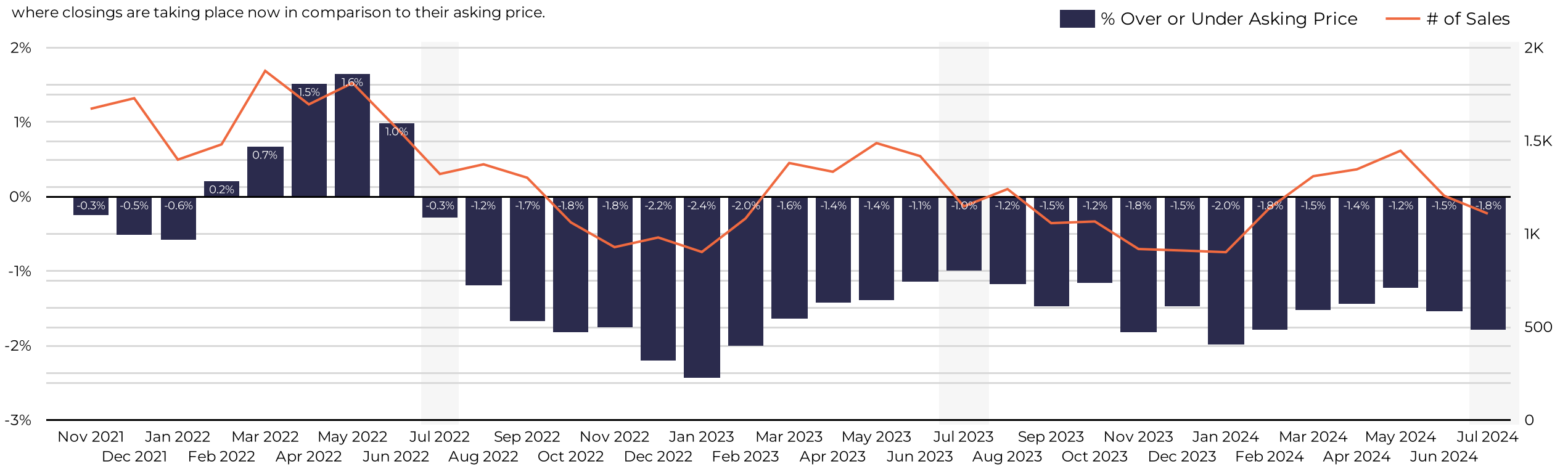


of Sales: **1,112** (-3.5% from previous year)
 Median Sale Price: **\$365,000** (1.4% from previous year)
 Volume: **\$494,690,483** (0.9% from previous year)
 Average Sale Price: **\$444,866** (4.5% from previous year)
 \$/sqft: **\$230** (4.1% from previous year)
 Median Days on Market: **25** (12 from previous year)
 # of New Listings: **1,639** (7.1% from previous year)
 Average % Over Asking: **-1.80%** (-0.64% from previous year)



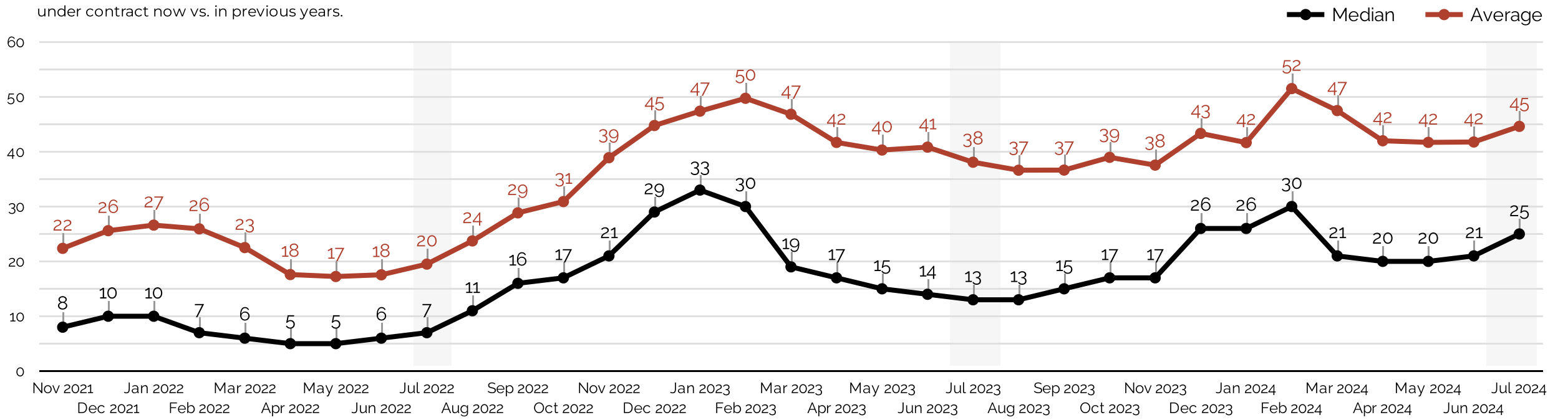
Buyer Demand

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	80	-29.8% ↓	19	2 ↑	-4.86%	0.36% ↑
\$200,000-\$299,999	223	3.2% ↑	23	15 ↑	-1.57%	-1.43% ↓
\$300,000-\$399,999	347	-6.7% ↓	27	13 ↑	-1.01%	-0.05% ↓
\$400,000-\$499,999	177	1.7% ↑	25	11 ↑	-1.40%	-0.83% ↓
\$500,000-\$599,999	98	-1.0% ↓	29	9 ↑	-1.88%	-1.46% ↓
\$600,000-\$699,999	66	10.0% ↑	21	-3 ↓	-1.46%	-0.17% ↓
\$700,000-\$799,999	33	-8.3% ↓	21	15 ↑	-1.08%	0.34% ↑
\$800,000-\$999,999	38	-5.0% ↓	39	27 ↑	-2.88%	-2.83% ↓
\$1M-\$1.19M	15	0.0%	38	4 ↑	-6.52%	-3.68% ↓
\$1.2M-\$1.39	15	36.4% ↑	30	19 ↑	-4.61%	-1.84% ↓
\$1.4M+	20	33.3% ↑	13	-13 ↓	-3.78%	-2.50% ↓

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: Aug 1, 2024

July 2024

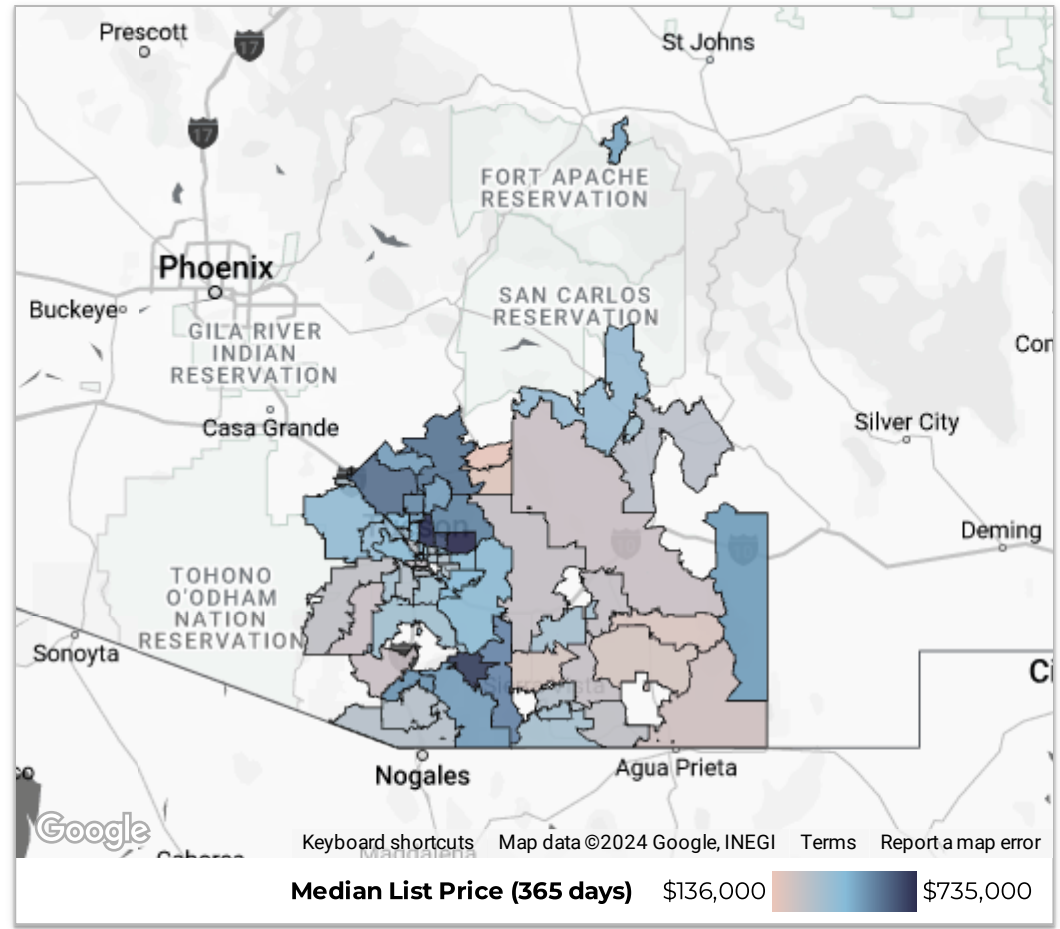
of New Listings (Supply)
1,639
↑ 108 from previous year

Months of Supply
3.20

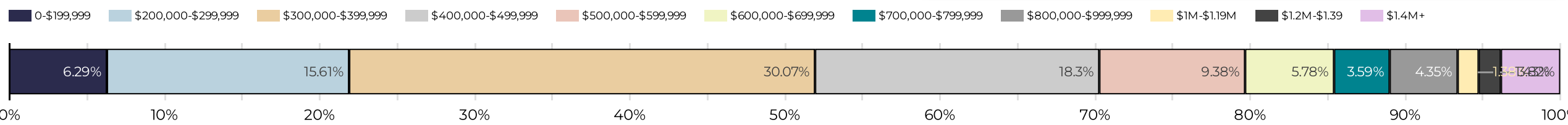
	Average	#
Single Family Residence	\$597,036	2,941
Townhouse	\$359,736	210
Manufactured Home	\$258,607	198
Condominium	\$242,786	173
Mobile Home	\$150,095	40
Grand total	\$542,010	3,562

of New Pendings (Demand)
1,114
↓ -36 from previous year

Active Listings
3,562
Pending Listings
735



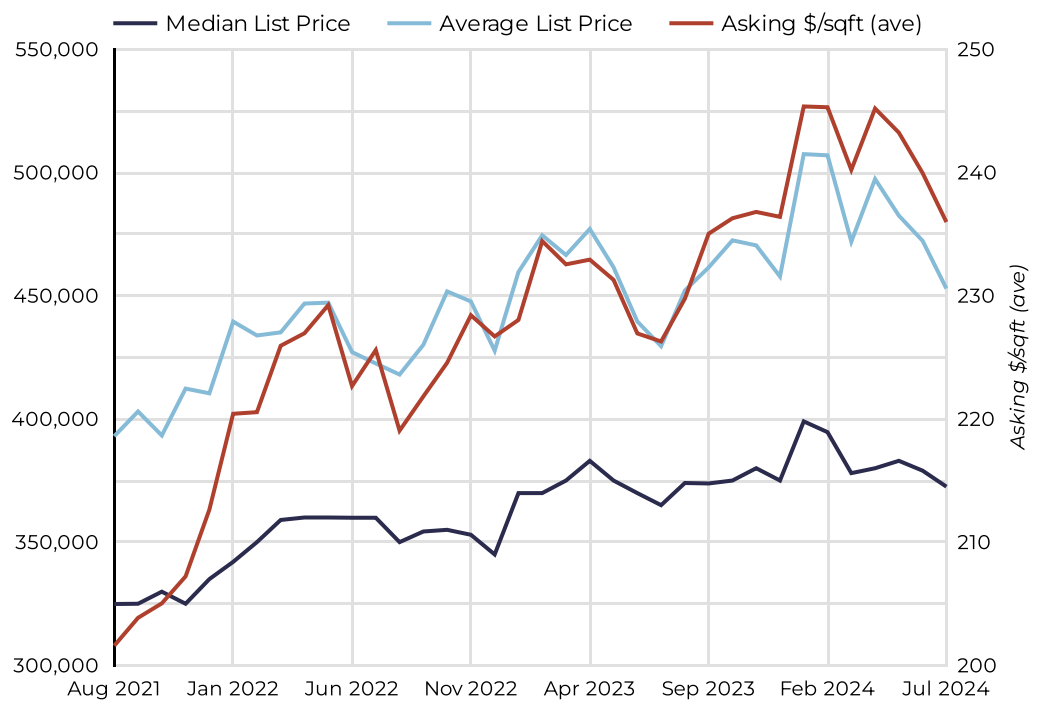
Active Listings



Months of Supply By Price Range

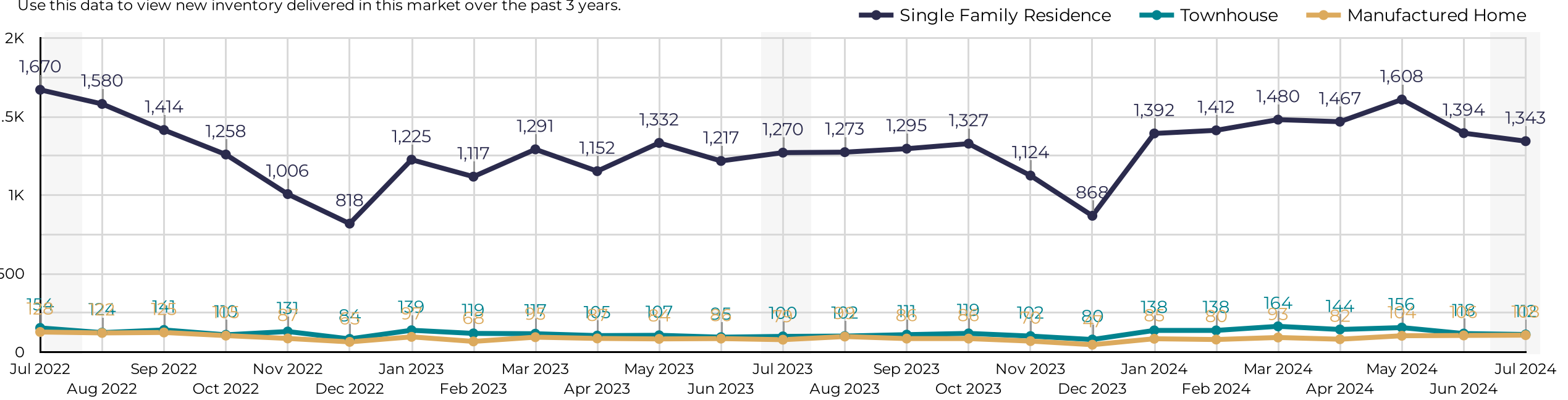
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.99	224	75
\$200,000-\$299,999	2.53	556	220
\$300,000-\$399,999	3.06	1,071	350
\$400,000-\$499,999	3.70	652	176
\$500,000-\$599,999	3.37	334	99
\$600,000-\$699,999	2.94	206	70
\$700,000-\$799,999	4.00	128	32
\$800,000-\$999,999	4.08	155	38
\$1M-\$1.19M	3.27	49	15
\$1.2M-\$1.39	3.92	51	13
\$1.4M+	5.67	136	24
Grand total	3.20	3,562	1,112

Asking Prices



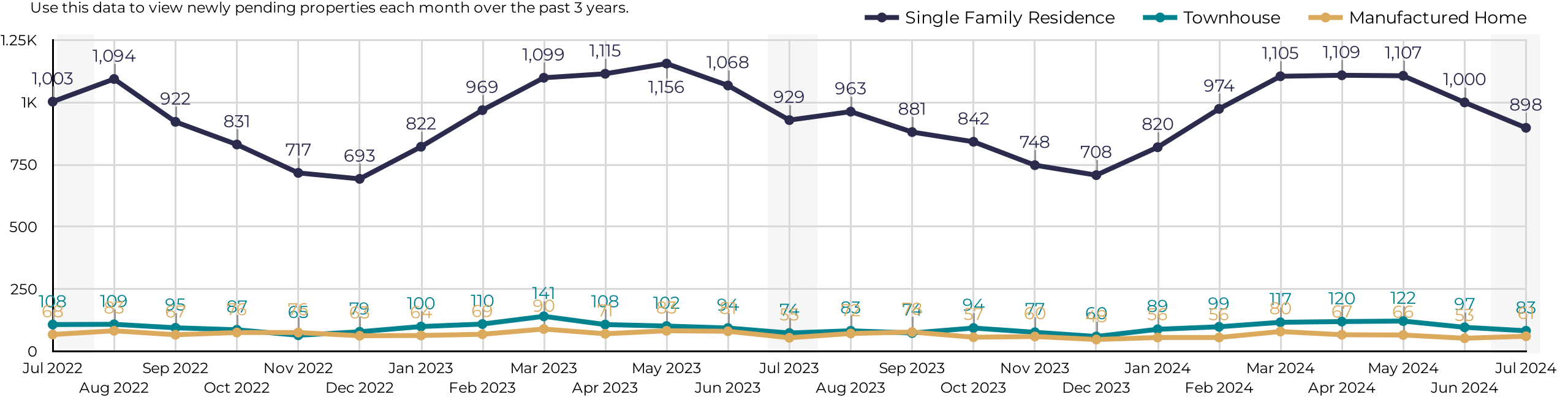
New Listings

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.

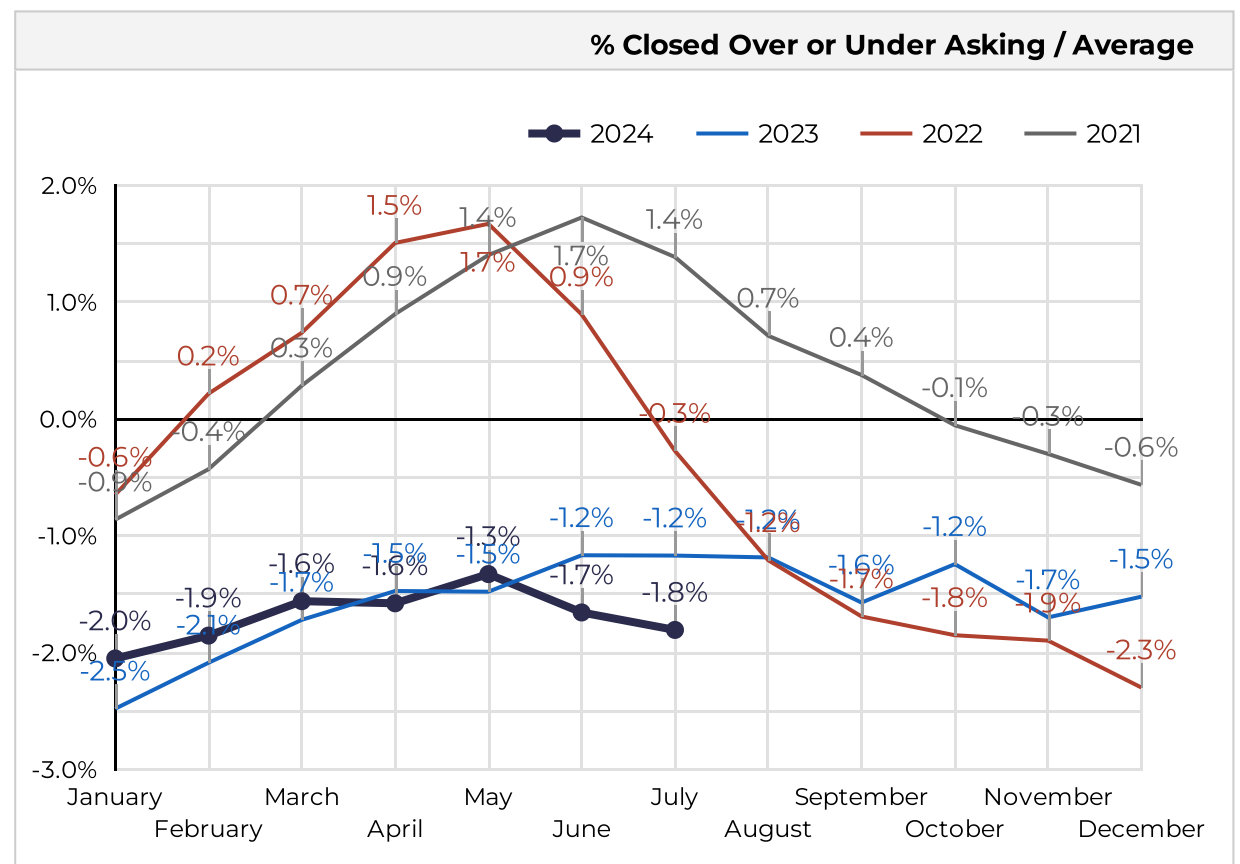
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	903	905
February	1,424	1,480	1,085	1,140
March	1,877	1,879	1,385	1,310
April	1,856	1,696	1,334	1,351
May	1,734	1,811	1,491	1,454
June	1,910	1,575	1,418	1,208
July	1,712	1,323	1,152	1,112
August	1,575	1,376	1,240	-
September	1,597	1,304	1,060	-
October	1,510	1,062	1,068	-
November	1,673	932	921	-
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	\$369,000
July	\$300,000	\$355,000	\$360,000	\$365,000
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	21
July	5	7	13	25
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	1,728
July	2,079	2,069	1,531	1,639
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	1,200
March	1,877	1,831	1,423	1,375
April	1,799	1,703	1,388	1,381
May	1,779	1,719	1,425	1,364
June	1,764	1,421	1,322	1,209
July	1,653	1,269	1,150	1,114
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	937	-
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: Aug 1, 2024

Jul 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			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	900	-3.4%	\$439.34M	1.3%	\$395,891	\$10,891	\$235	\$10	25	11	-1.6%	-0.7%
Townhouse	90	20.0%	\$28.82M	16.5%	\$279,500	\$-18,500	\$236	\$11	22	13	-1.4%	-1.0%
Manufactured Home	57	7.5%	\$13.72M	13.0%	\$255,000	\$30,000	\$163	\$12	19	13	-2.7%	-2.5%
Condominium	51	-27.1%	\$11.44M	-30.0%	\$189,000	\$-36,000	\$226	\$-10	23	12	-2.2%	-1.3%
Mobile Home	10	-41.2%	\$1.07M	-52.9%	\$90,000	\$-35,000	\$123	\$1	29	-5	-12.6%	-4.0%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	86	2.4%	\$17.2M	8.4%	\$195,000	\$12,000	\$243	\$16	18	9	-2.0%	-0.8%
\$1000-1499 sqft	277	-5.1%	\$80.51M	-2.1%	\$290,000	\$0	\$227	\$7	19	11	-1.5%	-0.8%
\$1500-1999 sqft	337	-2.3%	\$126.83M	0.9%	\$360,000	\$10,100	\$218	\$6	28	15	-1.6%	-0.7%
2000-2499 sqft	202	-5.6%	\$98.86M	-2.1%	\$460,000	\$15,000	\$220	\$8	22	2	-1.5%	-0.2%
2500-2999 sqft	123	-1.6%	\$80.18M	3.6%	\$594,750	\$40,460	\$238	\$11	34	14	-1.7%	-1.2%
3000-3999 sqft	64	0.0%	\$63.55M	12.1%	\$910,000	\$105,000	\$292	\$28	36	18	-3.1%	-1.2%
4000-4999 sqft	11	-42.1%	\$14.18M	-44.5%	\$1,300,000	\$42,000	\$298	\$-15	29	16	-4.9%	-3.3%
5000+ sqft	8	100.0%	\$13.09M	161.0%	\$1,375,000	\$425,000	\$271	\$89	49	37	-10.5%	-0.5%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	172	-12.7%	\$99.78M	-10.1%	\$499,000	\$21,000	\$253	\$-3	25	15	-2.2%	-1.9%
Central	131	1.6%	\$46.06M	-1.6%	\$310,000	\$-15,000	\$243	\$3	13	8	-1.1%	-0.9%
East	104	-1.9%	\$33.33M	-9.8%	\$309,500	\$-2,500	\$216	\$1	21	10	-1.2%	-0.8%
Upper Southeast	102	4.1%	\$43.08M	2.1%	\$385,000	\$-14,000	\$204	\$4	29	8	-0.7%	0.1%
North	90	-15.1%	\$67.62M	3.1%	\$610,000	\$100,000	\$309	\$27	19	7	-2.7%	-1.2%
West	66	-1.5%	\$28.03M	-8.1%	\$370,000	\$-40,000	\$239	\$20	13	7	-2.2%	-1.5%
Southwest	63	-6.0%	\$19.76M	-0.7%	\$310,000	\$10,000	\$197	\$24	32	22	-1.7%	-0.7%
Extended West	58	-31.8%	\$20.73M	-32.9%	\$360,000	\$-15,000	\$198	\$6	36	-2	-1.2%	0.3%
Northeast	56	27.3%	\$38.23M	61.5%	\$547,000	\$94,000	\$263	\$18	30	19	-2.9%	-2.7%
South	46	-17.9%	\$12.63M	-14.6%	\$289,000	\$14,000	\$191	\$6	15	9	-1.2%	-0.4%
Southeast	46	43.8%	\$19.76M	49.0%	\$381,330	\$7,330	\$219	\$9	35	27	-1.1%	-1.1%
Upper Northwest	42	10.5%	\$22.64M	19.1%	\$549,000	\$14,000	\$244	\$22	57	37	-3.6%	-0.6%
Cochise	27	-25.0%	\$7.03M	-11.9%	\$270,000	\$55,000	\$176	\$30	42	9	-2.5%	4.1%
Graham	21	133.3%	\$6.21M	137.3%	\$317,500	\$46,500	\$176	\$7	17	9	-0.9%	2.1%
Benson/St. David	16	14.3%	\$4.22M	41.0%	\$270,000	\$76,500	\$157	\$4	37	1	-3.8%	-1.9%
Extended Northwest	14	180.0%	\$4.24M	189.3%	\$296,990	\$4,000	\$178	\$-12	88	39	-0.1%	0.7%
SCC-Rio Rico East	12	-36.8%	\$3.52M	-36.1%	\$260,000	\$-29,000	\$177	\$-4	40	-11	-1.0%	-0.4%
Pinal	10	100.0%	\$3.84M	227.3%	\$289,000	\$79,000	\$217	\$25	77	62	-0.1%	1.7%
SCC-Tubac East	7	250.0%	\$4.35M	267.4%	\$430,000	\$-54,000	\$280	\$6	110	21	-3.4%	-0.1%
Extended Southwest	6	0.0%	\$1.15M	-9.0%	\$105,000	\$-73,500	\$108	\$-35	66	49	-8.8%	-7.5%
Extended Northeast	4	300.0%	\$2.26M	318.5%	\$420,000	\$-120,000	\$480	\$13	2	-4	-2.6%	-18.8%
SCC-Rio Rico West	4	-33.3%	\$1.4M	-24.1%	\$310,000	\$20,000	\$160	\$-13	23	-11	-1.4%	0.6%
SCC-Nogales East	3	-25.0%	\$702K	26.0%	\$220,000	\$100,000	\$147	\$41	18	15	-6.4%	2.6%
SCC-Sonoita	2	100.0%	\$1.15M	106.4%	\$395,500	\$-159,500	\$193	\$-57	28	23	3.7%	5.4%
Maricopa	2	0.0%	\$1.43M	2.1%	\$404,000	\$-46,000	\$267	\$20	0	-19	-5.5%	-7.4%
Navajo	2	0.0%	\$893K	-27.7%	\$443,000	\$-12,000	\$309	\$-49	0	-9	-2.4%	-3.1%
SCC-Amado	1	-50.0%	\$174.9K	-84.0%	\$174,900	\$-105,100	\$191	\$46	19	-58	0.0%	8.3%
Greenlee	1	-	\$170K	-	\$170,000	-	\$87	-	65	-	-5.6%	-