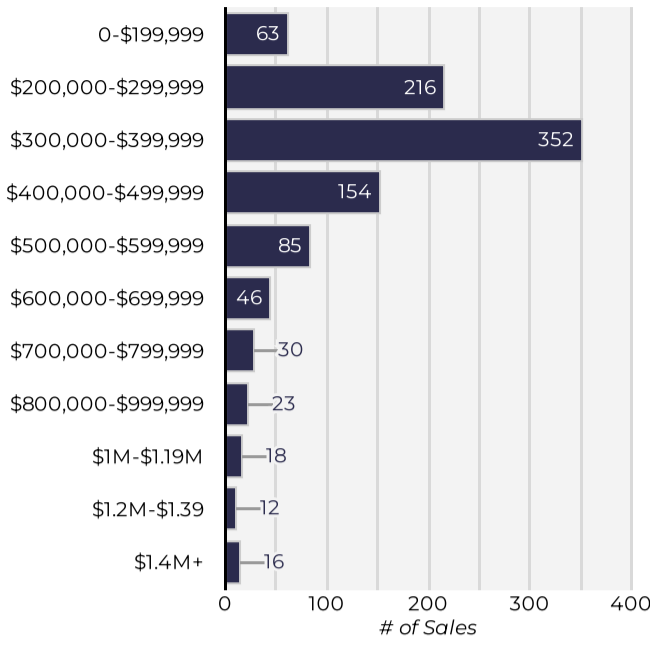


Tucson Association of Realtors: **Market Activity & Pricing**

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

October 2024



of Sales
1,015
↓ -5.0% from previous year

Median Sale Price
\$352,000
↓ -0.1% from previous year

Volume
\$440,738,600
↓ -3.0% from previous year

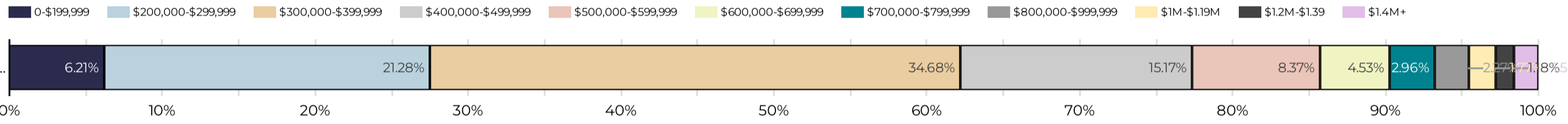
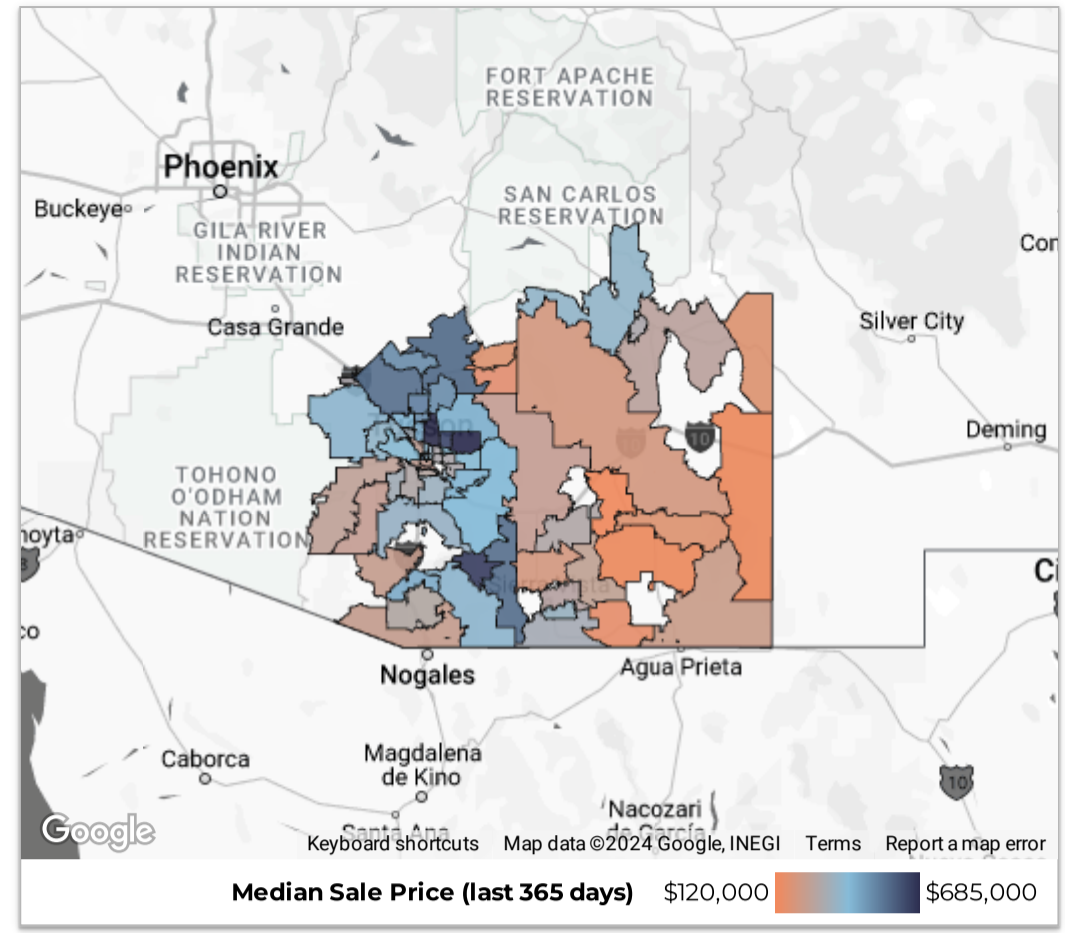
Average Sale Price
\$434,225
↑ 2.0% from previous year

\$/sqft
\$228
↑ 1.7% from previous year

Median Days on Market
27
↑ 10 from previous year

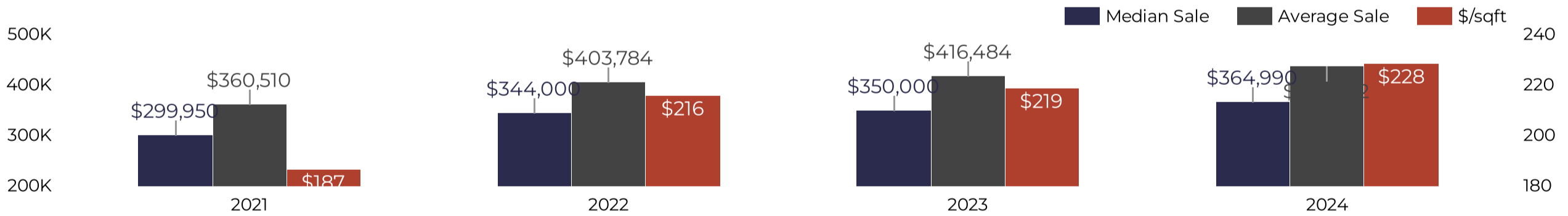
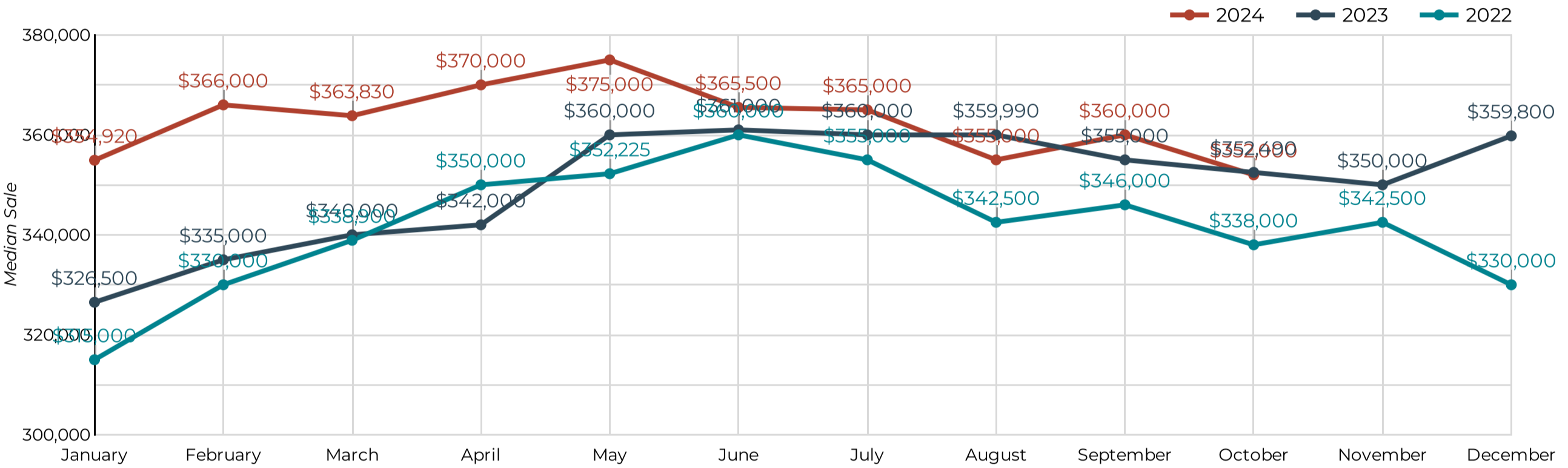
of New Listings
1,844
↑ 14.1% from previous year

Average % Over Asking
-1.95%
↓ -0.71% from previous year



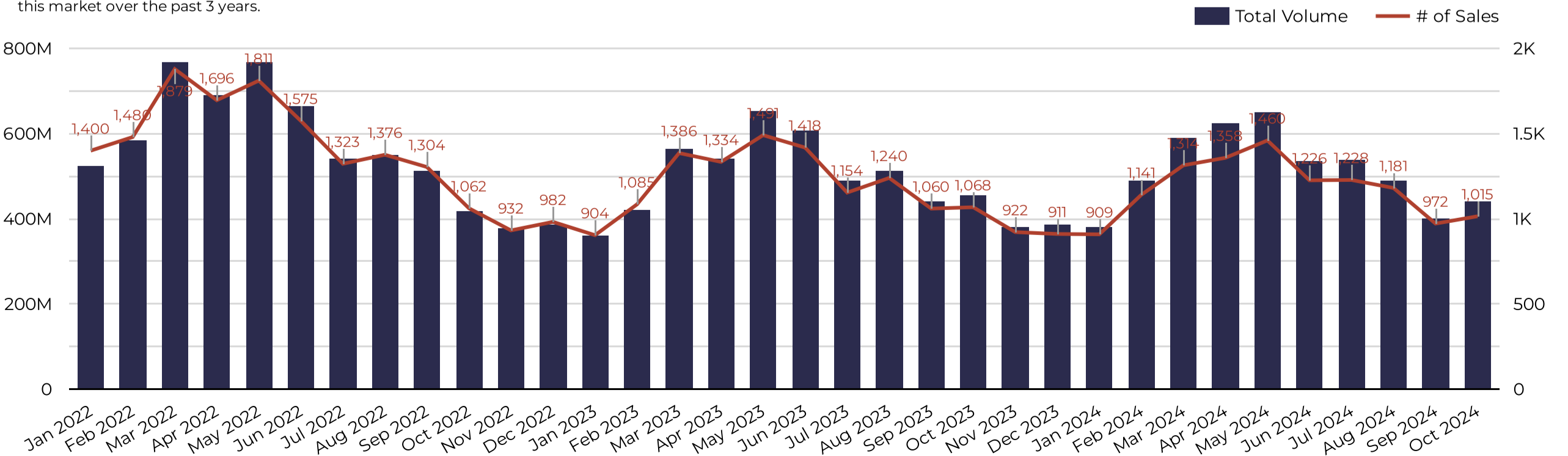
Market Pricing

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



Market Activity

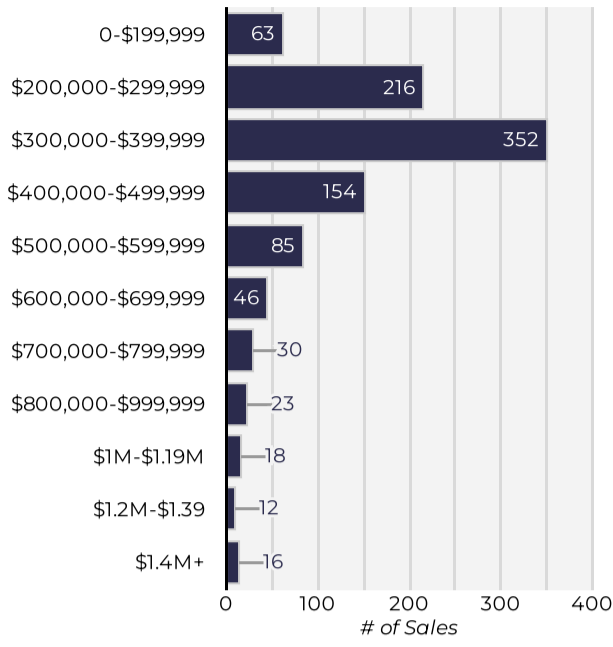
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Nov 1, 2024

October 2024



of Sales **1,015**
↓ -5.0% from previous year

Volume **\$440,738,600**
↓ -3.0% from previous year

\$/sqft **\$228**
↑ 1.7% from previous year

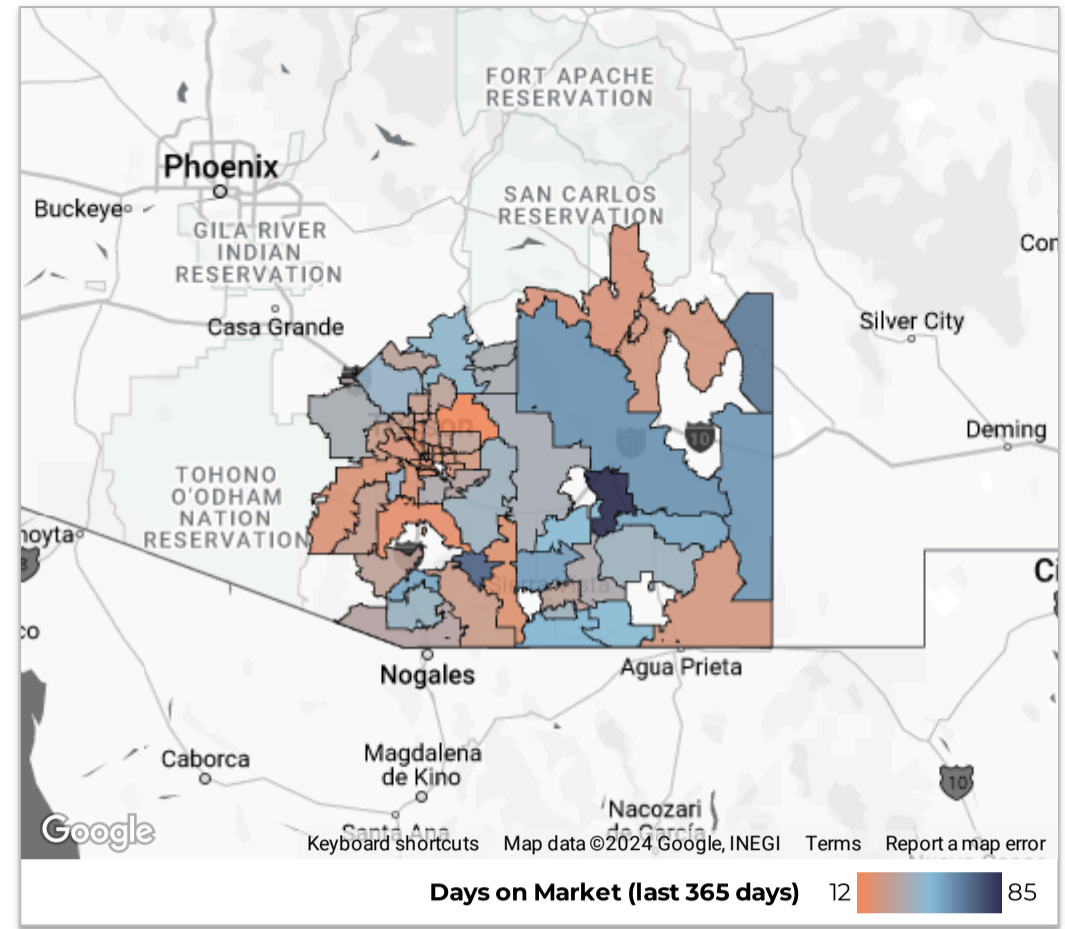
of New Listings **1,844**
↑ 14.1% from previous year

Median Sale Price **\$352,000**
↓ -0.1% from previous year

Average Sale Price **\$434,225**
↑ 2.0% from previous year

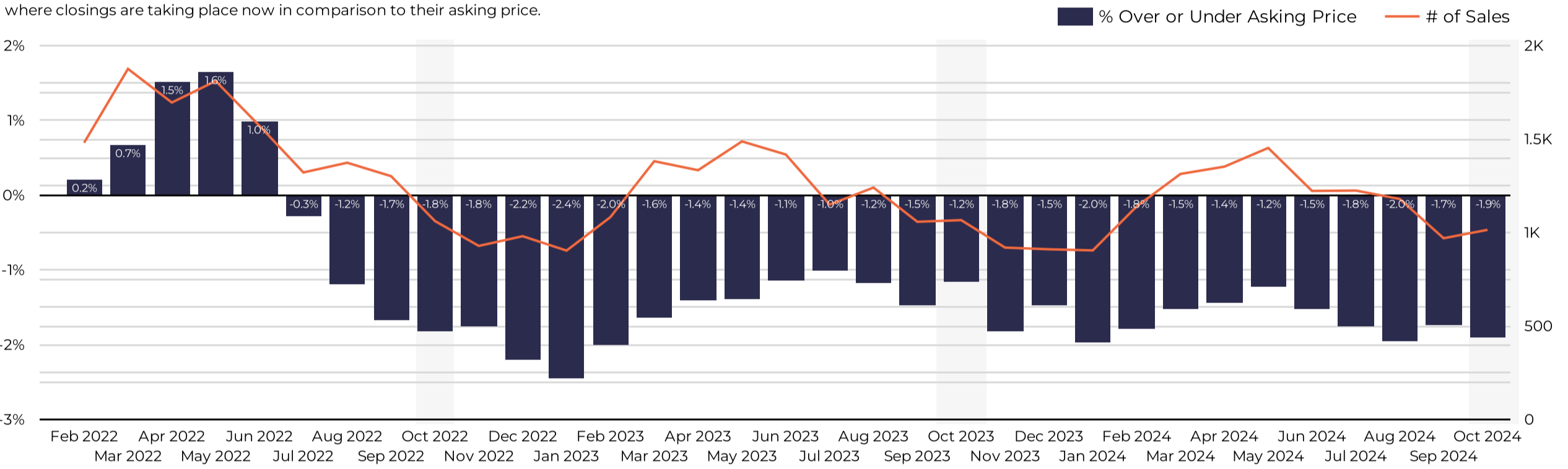
Median Days on Market **27**
↑ 10 from previous year

Average % Over Asking **-1.95%**
↓ -0.71% from previous year



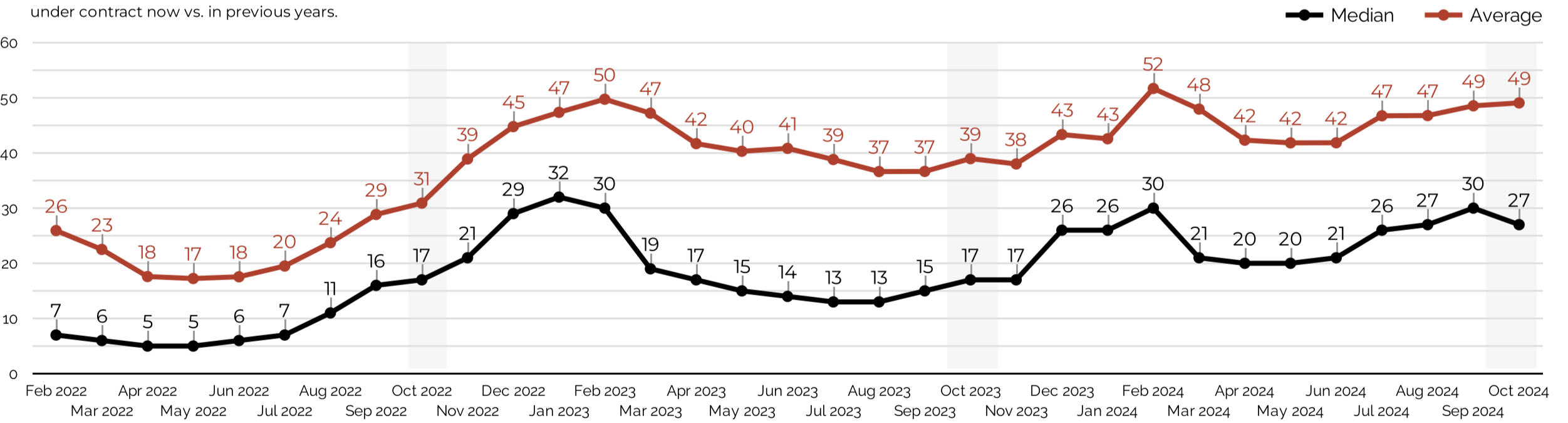
Buyer Demand

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	63	-23.2% ↓	23	6 ↑	-5.62%	-2.23% ↓
\$200,000-\$299,999	216	-19.1% ↓	23	12 ↑	-1.40%	-0.44% ↓
\$300,000-\$399,999	352	11.4% ↑	36	17 ↑	-1.53%	-0.58% ↓
\$400,000-\$499,999	154	-6.1% ↓	23	-5 ↓	-1.52%	-0.36% ↓
\$500,000-\$599,999	85	1.2% ↑	21	3 ↑	-2.17%	-1.04% ↓
\$600,000-\$699,999	46	9.5% ↑	20	2 ↑	-2.49%	-1.39% ↓
\$700,000-\$799,999	30	-11.8% ↓	14	3 ↑	-1.67%	-0.64% ↓
\$800,000-\$999,999	23	-28.1% ↓	19	-2 ↓	-2.76%	-1.20% ↓
\$1M-\$1.19M	18	-18.2% ↓	28	15 ↑	-3.52%	-0.66% ↓
\$1.2M-\$1.39	12	9.1% ↑	22	12 ↑	-2.77%	-1.81% ↓
\$1.4M+	16	14.3% ↑	17	-6 ↓	-2.52%	-2.42% ↓

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: Nov 1, 2024

October 2024

of New Listings (Supply)
1,844
↑ 228 from previous year

Months of Supply
4.23

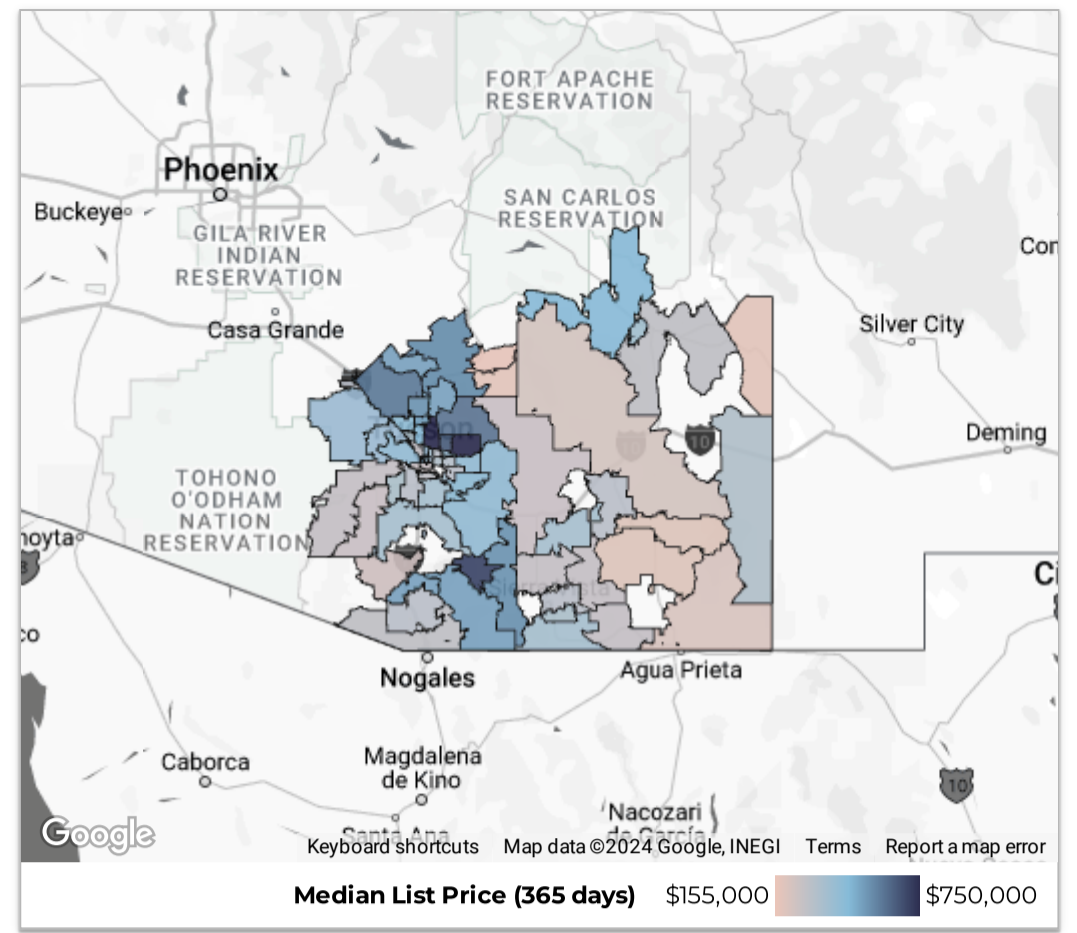
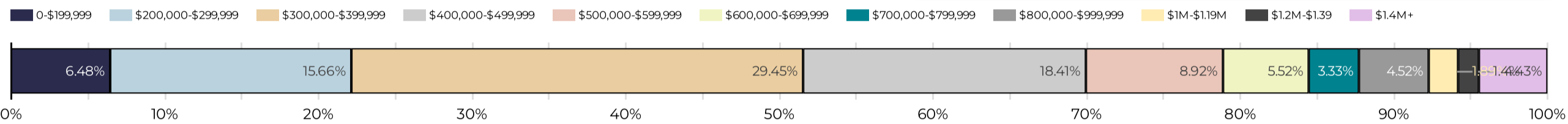
Active Listings
4,292

	Average	#
Single Family Residence	\$602,267	3,536
Townhouse	\$365,598	261
Condominium	\$228,905	229
Manufactured Home	\$257,071	224
Mobile Home	\$162,785	42
Grand total	\$545,638	4,292

of New Pendings (Demand)
1,055
↑ 7 from previous year

Pending Listings
720

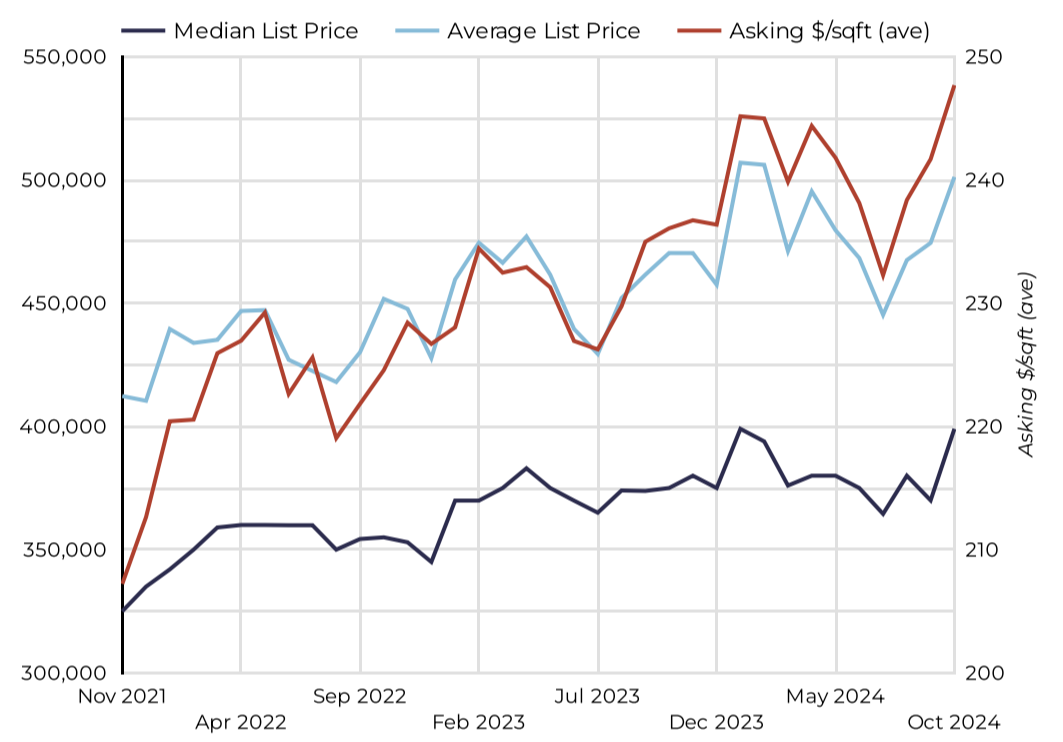
Active Listings



Months of Supply By Price Range

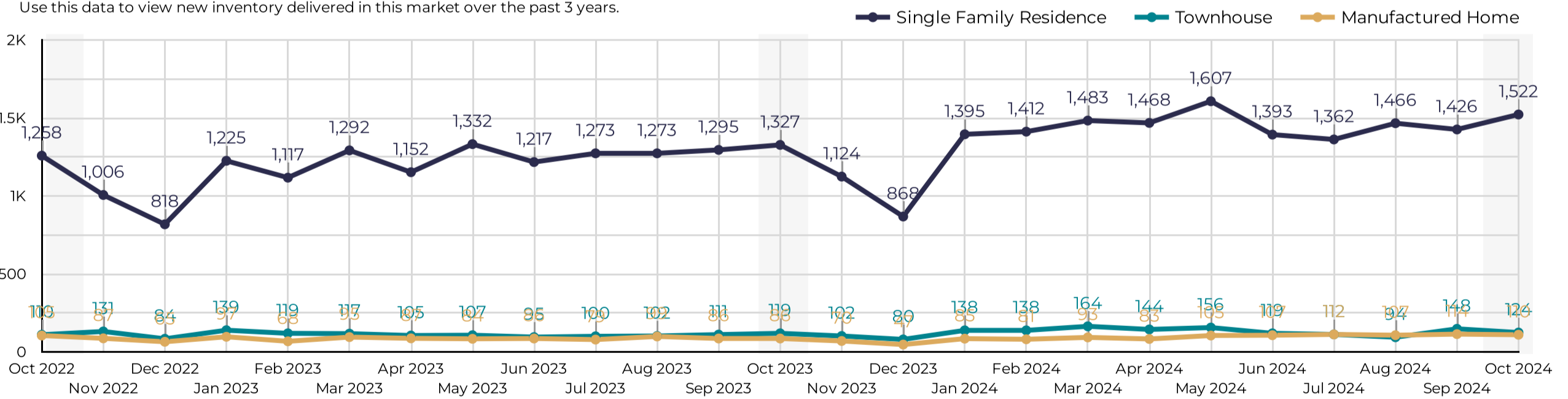
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.28	278	65
\$200,000-\$299,999	3.17	672	212
\$300,000-\$399,999	3.66	1,264	345
\$400,000-\$499,999	5.00	790	158
\$500,000-\$599,999	4.61	383	83
\$600,000-\$699,999	4.56	237	52
\$700,000-\$799,999	4.93	143	29
\$800,000-\$999,999	7.76	194	25
\$1M-\$1.19M	5.06	81	16
\$1.2M-\$1.39	4.62	60	13
\$1.4M+	11.18	190	17
Grand total	4.23	4,292	1,015

Asking Prices



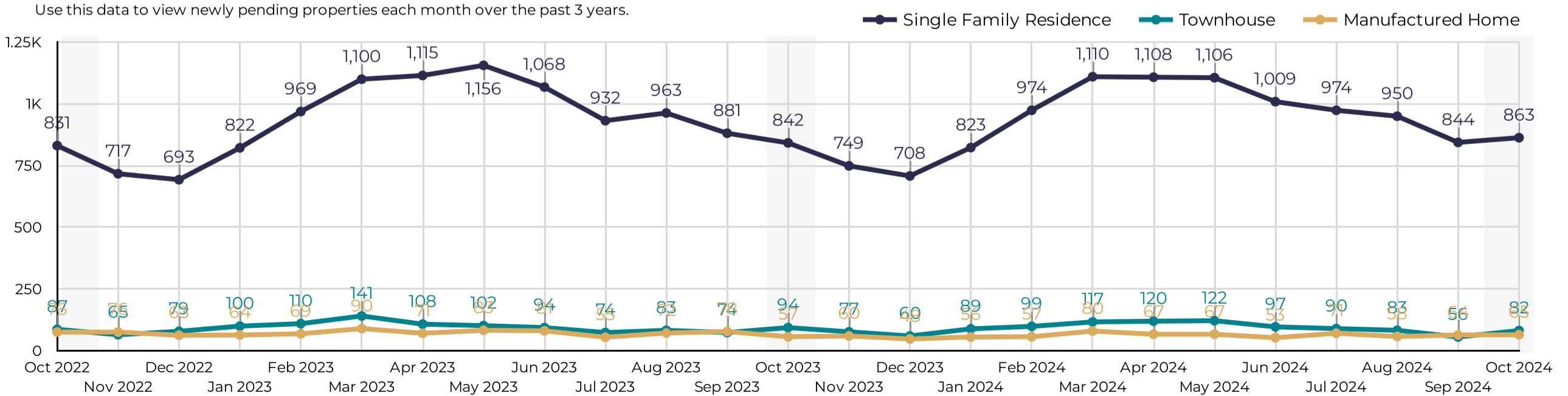
New Listings

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.

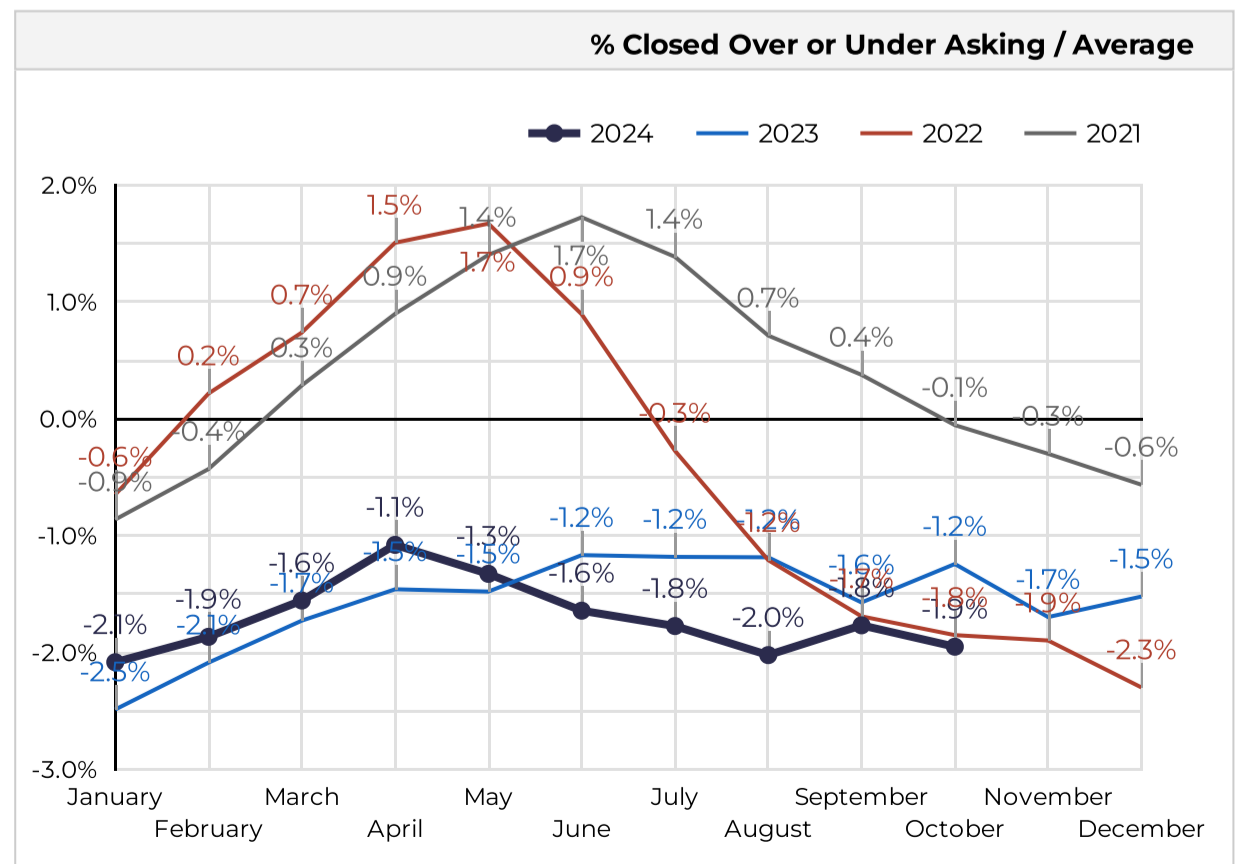
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	904	909
February	1,424	1,480	1,085	1,141
March	1,877	1,879	1,386	1,314
April	1,856	1,696	1,334	1,358
May	1,734	1,811	1,491	1,460
June	1,910	1,575	1,418	1,226
July	1,712	1,323	1,154	1,228
August	1,575	1,376	1,240	1,181
September	1,597	1,304	1,060	972
October	1,510	1,062	1,068	1,015
November	1,673	932	922	-
December	1,732	982	911	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$326,500	\$354,920
February	\$265,000	\$330,000	\$335,000	\$366,000
March	\$280,000	\$338,900	\$340,000	\$363,830
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	\$365,500
July	\$300,000	\$355,000	\$360,000	\$365,000
August	\$305,250	\$342,500	\$359,990	\$355,000
September	\$311,150	\$346,000	\$355,000	\$360,000
October	\$310,000	\$338,000	\$352,490	\$352,000
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	32	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	26
August	5	11	13	27
September	6	16	15	30
October	7	17	17	27
November	8	21	17	-
December	10	29	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,740
February	1,760	1,707	1,392	1,730
March	2,063	1,920	1,622	1,855
April	2,042	2,062	1,440	1,806
May	1,910	1,947	1,616	2,001
June	2,064	2,214	1,481	1,728
July	2,079	2,069	1,534	1,664
August	1,993	1,936	1,549	1,767
September	2,021	1,776	1,584	1,782
October	2,114	1,558	1,616	1,844
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	1,034
February	1,591	1,659	1,224	1,201
March	1,877	1,831	1,424	1,380
April	1,799	1,703	1,388	1,380
May	1,779	1,719	1,425	1,365
June	1,764	1,421	1,322	1,217
July	1,653	1,269	1,153	1,214
August	1,596	1,369	1,181	1,146
September	1,572	1,169	1,079	1,010
October	1,576	1,057	1,048	1,055
November	1,662	918	938	-
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: Nov 1, 2024

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			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	829	-1.9%	\$392.67M	-0.9%	\$380,000	-\$5,000	\$234	\$3	27	9	-1.8%	-0.6%
Townhouse	77	-18.9%	\$23.62M	-20.7%	\$275,000	\$100	\$238	\$13	21	13	-1.1%	-0.3%
Manufactured Home	58	-15.9%	\$13.24M	-18.7%	\$240,000	-\$4,500	\$153	-\$6	19	4	-2.8%	-1.8%
Condominium	46	0.0%	\$10.78M	4.5%	\$227,000	\$27,000	\$231	-\$6	48	41	-2.4%	-1.6%
Mobile Home	4	-63.6%	\$420.8K	-77.4%	\$90,000	-\$80,000	\$90	-\$62	8	-8	-8.7%	-4.4%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	62	-26.2%	\$12.05M	-28.7%	\$215,000	\$12,000	\$238	-\$0	19	9	-2.2%	-0.8%
\$1000-1499 sqft	296	1.4%	\$85.18M	5.0%	\$289,900	\$10,900	\$226	\$7	23	12	-1.7%	-0.8%
\$1500-1999 sqft	338	10.5%	\$126.83M	11.2%	\$359,000	\$6,510	\$217	\$1	31	14	-1.8%	-0.6%
2000-2499 sqft	171	-18.6%	\$80.97M	-18.3%	\$455,000	\$16,000	\$212	-\$1	35	9	-1.7%	-0.5%
2500-2999 sqft	76	-22.4%	\$49.93M	-15.9%	\$670,000	\$121,000	\$241	\$17	20	-17	-2.5%	-1.4%
3000-3999 sqft	49	-18.3%	\$54.28M	-15.1%	\$1,030,000	\$50,000	\$327	\$13	26	7	-2.8%	-1.2%
4000-4999 sqft	15	-6.3%	\$19.95M	-0.1%	\$1,255,327	\$76,327	\$299	\$15	46	40	-3.2%	-1.8%
5000+ sqft	7	-	\$11.54M	-	\$1,525,000	-	\$266	-	46	-	-3.5%	-

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	180	9.1%	\$106.47M	10.5%	\$440,000	-\$35,000	\$264	\$3	22	3	-2.2%	-1.1%
Central	132	-8.3%	\$44.24M	-5.4%	\$305,195	\$15,195	\$235	\$1	16	8	-2.0%	-0.4%
East	98	16.7%	\$32.3M	6.0%	\$312,000	\$2,000	\$207	-\$8	26	17	-1.2%	-1.0%
North	79	-16.0%	\$51.15M	-13.8%	\$530,000	\$5,000	\$303	\$10	18	11	-2.0%	-0.6%
Upper Southeast	73	-30.5%	\$30.78M	-32.6%	\$384,950	-\$23,290	\$212	\$11	47	6	-2.0%	-1.7%
Southwest	68	3.0%	\$21.9M	12.2%	\$309,000	\$9,000	\$192	\$9	43	25	-0.7%	0.1%
West	64	-3.0%	\$26.04M	-10.4%	\$350,000	-\$50,000	\$232	\$4	14	6	-0.9%	-0.3%
Extended West	58	-17.1%	\$20.95M	-11.4%	\$350,000	-\$5,900	\$204	\$15	32	3	-1.7%	-0.7%
Upper Northwest	44	41.9%	\$23.2M	39.6%	\$475,000	-\$44,500	\$245	-\$12	30	2	-2.4%	-0.8%
Northeast	43	-12.2%	\$23.46M	-20.4%	\$500,000	\$35,000	\$238	-\$16	23	8	-3.1%	-1.7%
Southeast	35	59.1%	\$13.8M	64.3%	\$367,000	-\$7,900	\$213	\$22	41	9	-1.1%	-0.2%
South	29	-46.3%	\$8.05M	-45.1%	\$290,810	\$23,810	\$200	\$7	22	13	-2.1%	-1.1%
Cochise	22	-24.1%	\$6.48M	2.0%	\$252,000	\$37,000	\$167	\$15	45	2	-4.8%	-1.0%
SCC-Rio Rico East	18	5.9%	\$5.09M	3.5%	\$275,000	\$5,000	\$177	\$4	42	14	-1.2%	-0.3%
Benson/St. David	15	7.1%	\$4.39M	32.1%	\$259,990	\$10,190	\$165	\$4	44	16	-2.1%	-0.1%
Graham	15	150.0%	\$6.47M	416.5%	\$320,000	\$120,500	\$156	\$37	16	0	-1.4%	2.9%
Pinal	13	160.0%	\$4.26M	217.5%	\$239,000	\$29,000	\$182	\$12	27	9	0.1%	1.0%
Extended Northwest	5	-54.5%	\$1.46M	-58.4%	\$284,990	-\$34,910	\$193	\$10	51	-1	0.3%	0.2%
SCC-Tubac East	4	-50.0%	\$1.7M	-60.2%	\$401,588	\$64,088	\$244	-\$6	31	3	-2.9%	0.5%
SCC-Nogales East	3	0.0%	\$710K	57.7%	\$207,000	\$73,800	\$179	\$75	27	2	-8.9%	+0.0%
Navajo	3	0.0%	\$966.6K	-17.2%	\$301,600	-\$56,400	\$235	-\$78	15	-74	0.2%	1.0%
Extended Southwest	3	50.0%	\$541K	17.6%	\$241,000	\$26,000	\$105	-\$50	7	-34	-11.4%	-10.2%
SCC-Rio Rico West	3	-25.0%	\$913K	-33.1%	\$305,000	\$38,000	\$182	-\$5	18	-50	-2.7%	2.9%
SCC-Amado	3	200.0%	\$847.15K	225.8%	\$249,000	-\$11,000	\$143	-\$7	75	73	-1.4%	-1.4%
Maricopa	1	0.0%	\$2.52M	546.2%	\$2,520,000	\$2,130,000...	\$449	\$217	46	-40	-2.9%	0.8%
Pima Northwest	1	-	\$1.03M	-	\$1,025,000	-	\$275	-	54	-	-6.6%	-
SCC-Patagonia	1	0.0%	\$380K	117.1%	\$380,000	\$205,000	\$262	\$125	17	13	-24.0%	-21.2%
SCC-Nogales West	1	-	\$630K	-	\$630,000	-	\$140	-	86	-	-9.4%	-