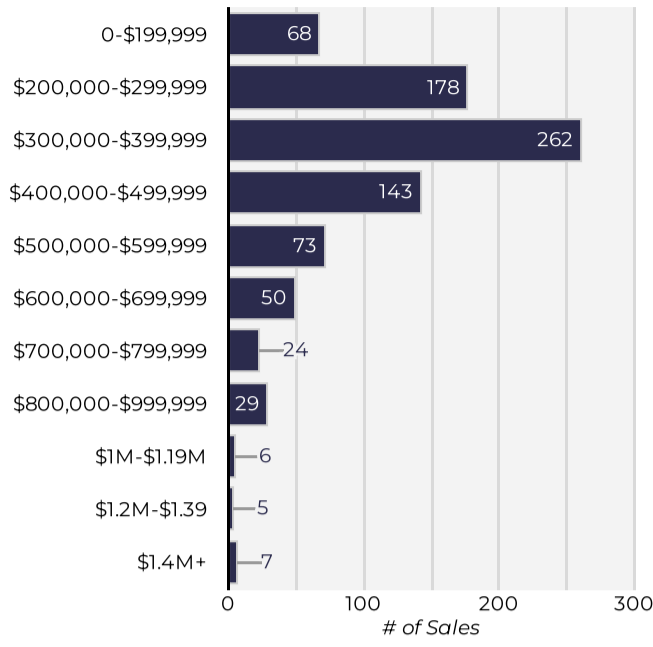


Tucson Association of Realtors: **Market Activity & Pricing**

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

September 2024



of Sales
845
↓ -20.3% from previous year

Volume
\$352,935,697
↓ -19.8% from previous year

\$/sqft
\$225
↑ 2.2% from previous year

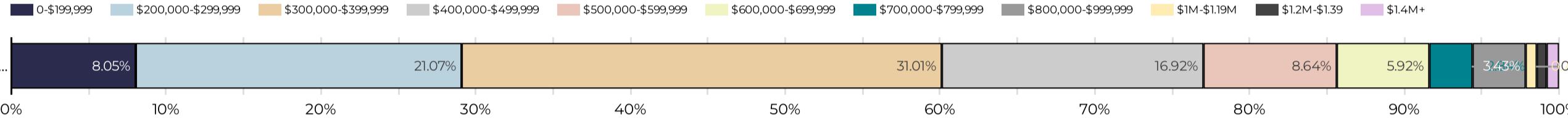
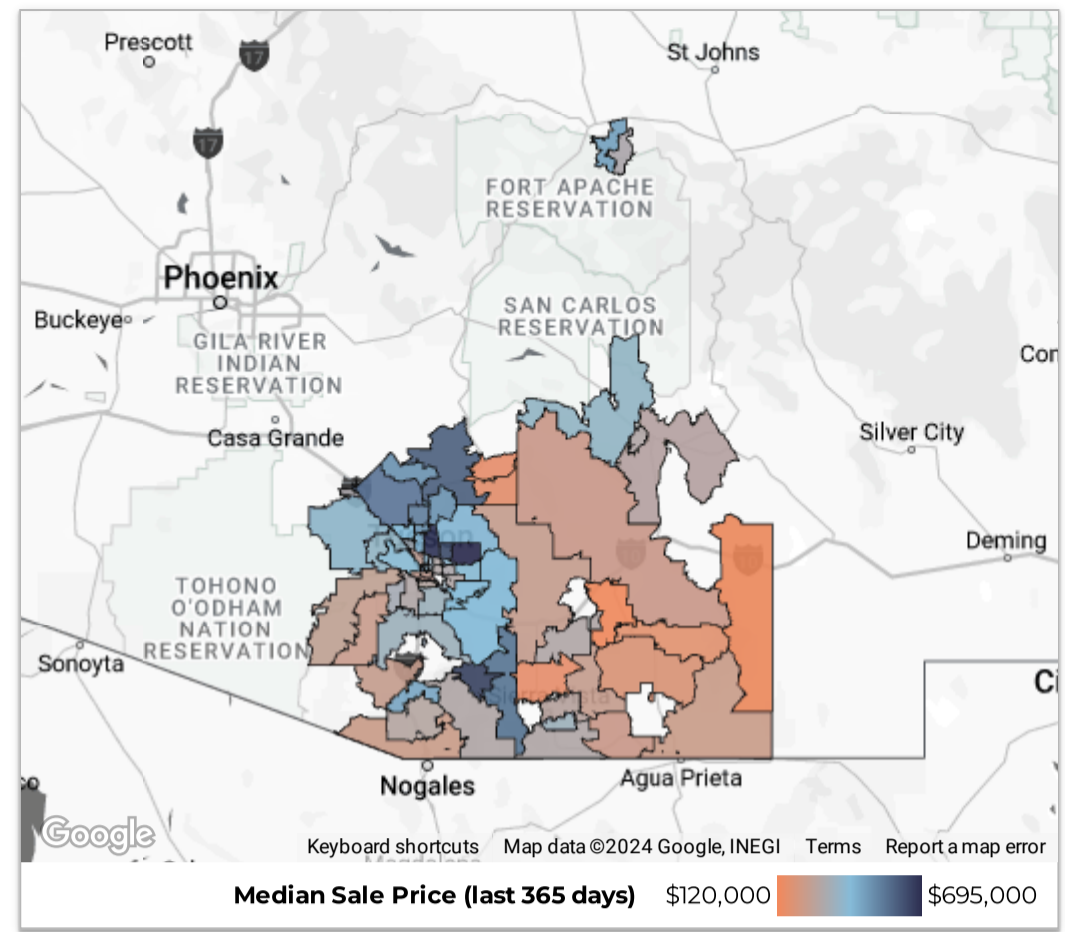
of New Listings
1,760
↑ 11.1% from previous year

Median Sale Price
\$361,200
↑ 1.7% from previous year

Average Sale Price
\$417,675
↑ 0.6% from previous year

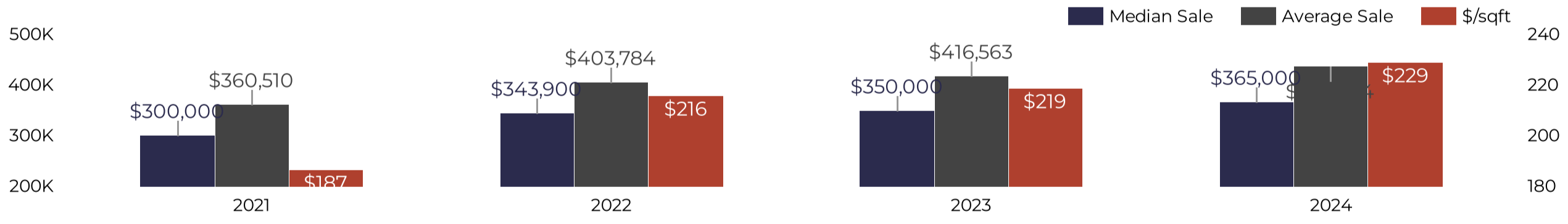
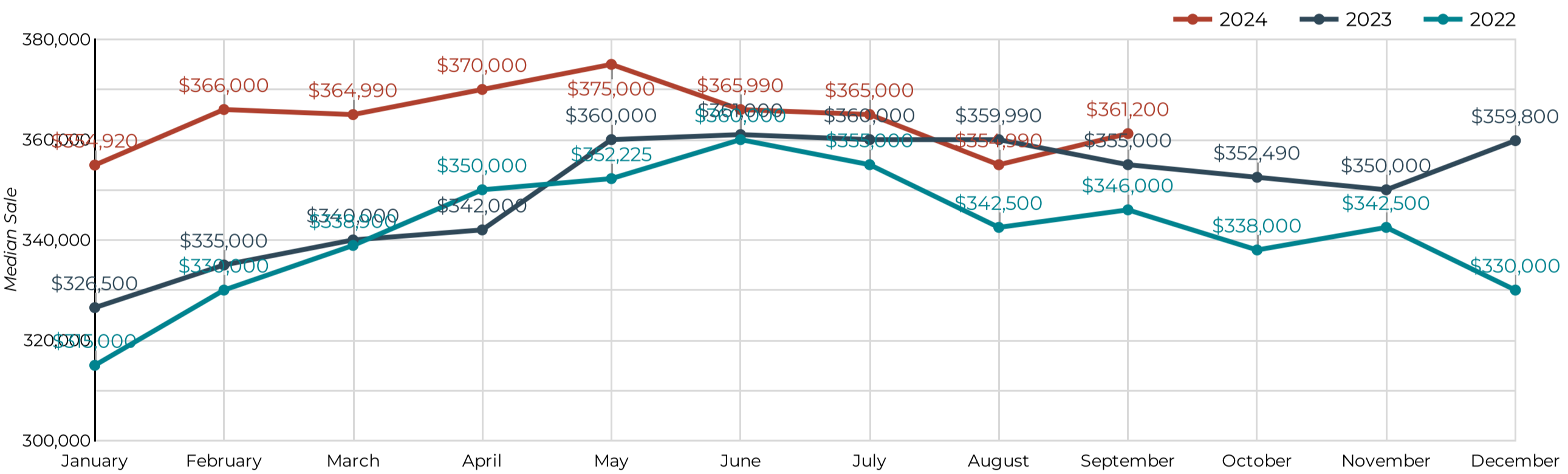
Median Days on Market
28
↑ 13 from previous year

Average % Over Asking
-1.82%
↓ -0.25% from previous year



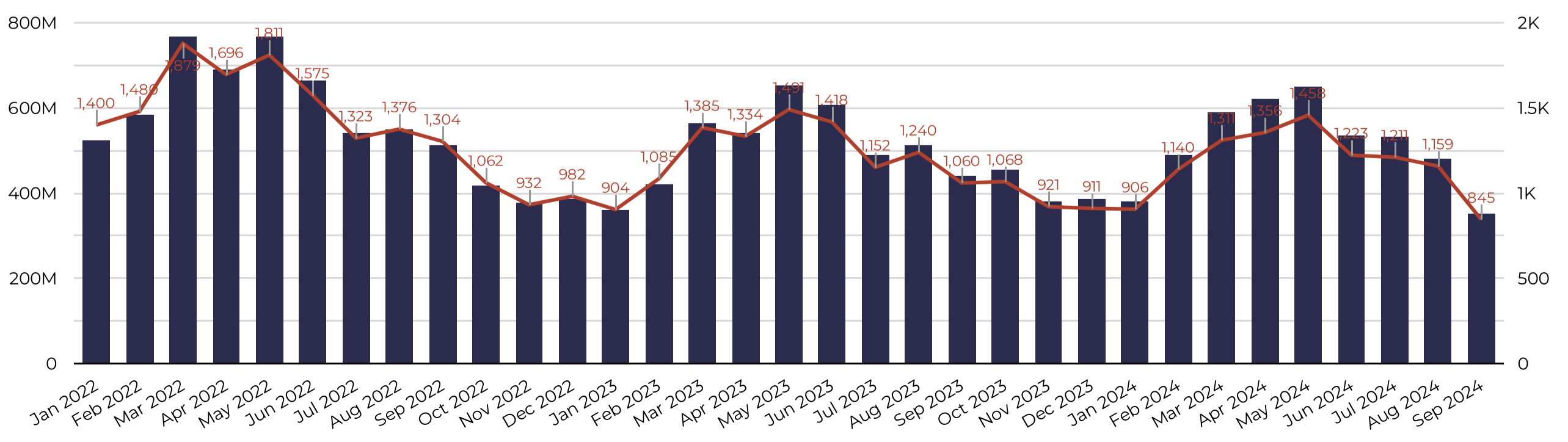
Market Pricing

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



Market Activity

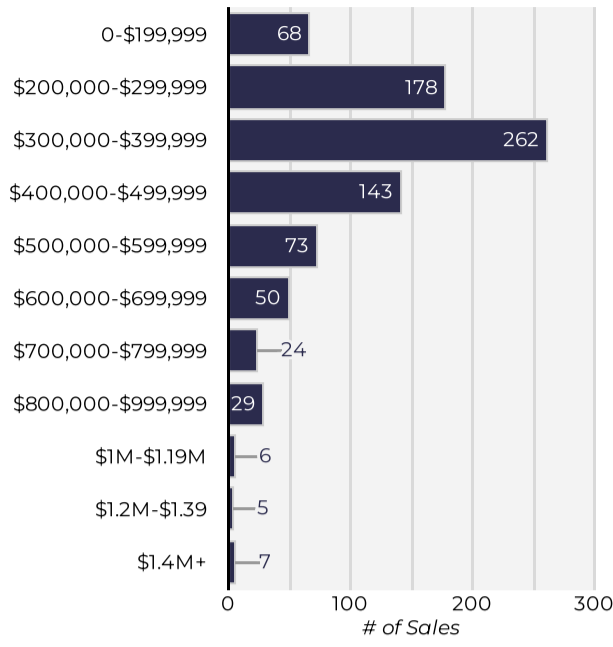
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Oct 1, 2024

September 2024



of Sales
845
↓ -20.3% from previous year

Volume
\$352,935,697
↓ -19.8% from previous year

\$/sqft
\$225
↑ 2.2% from previous year

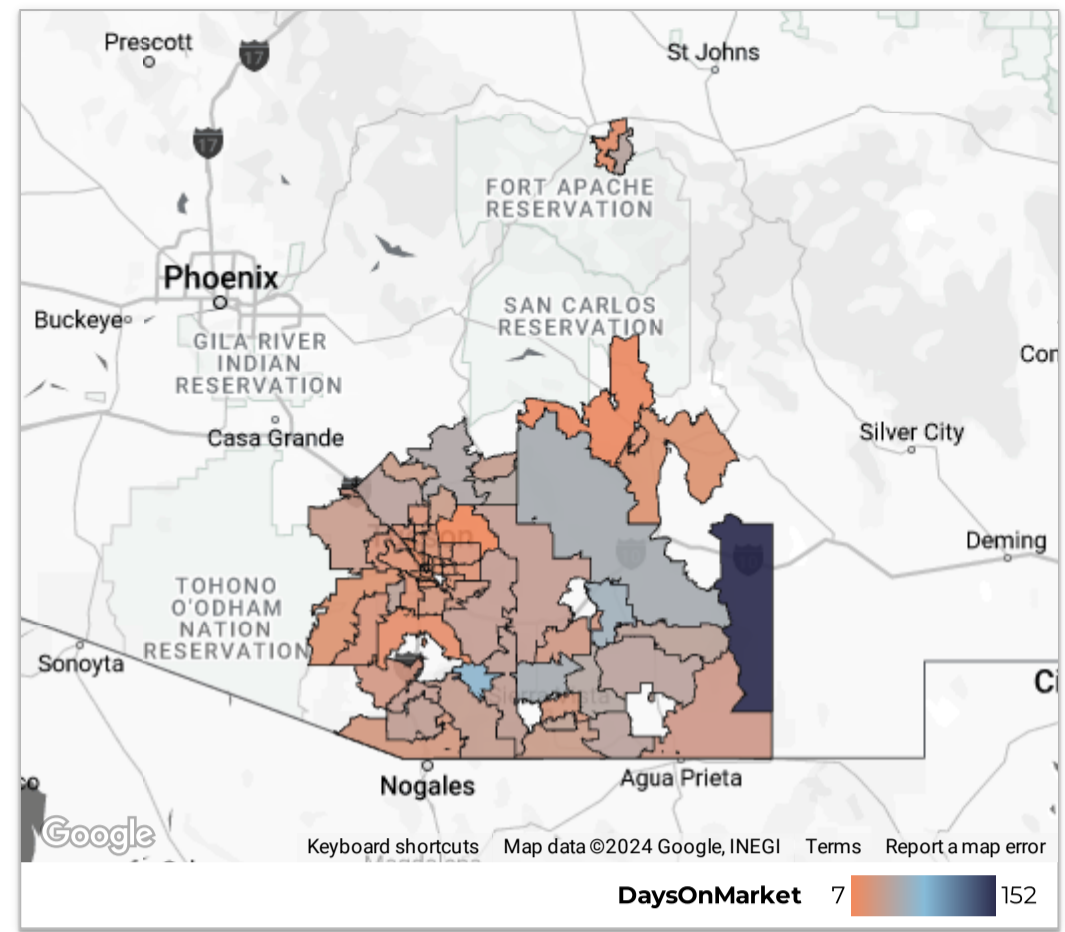
of New Listings
1,760
↑ 11.1% from previous year

Median Sale Price
\$361,200
↑ 1.7% from previous year

Average Sale Price
\$417,675
↑ 0.6% from previous year

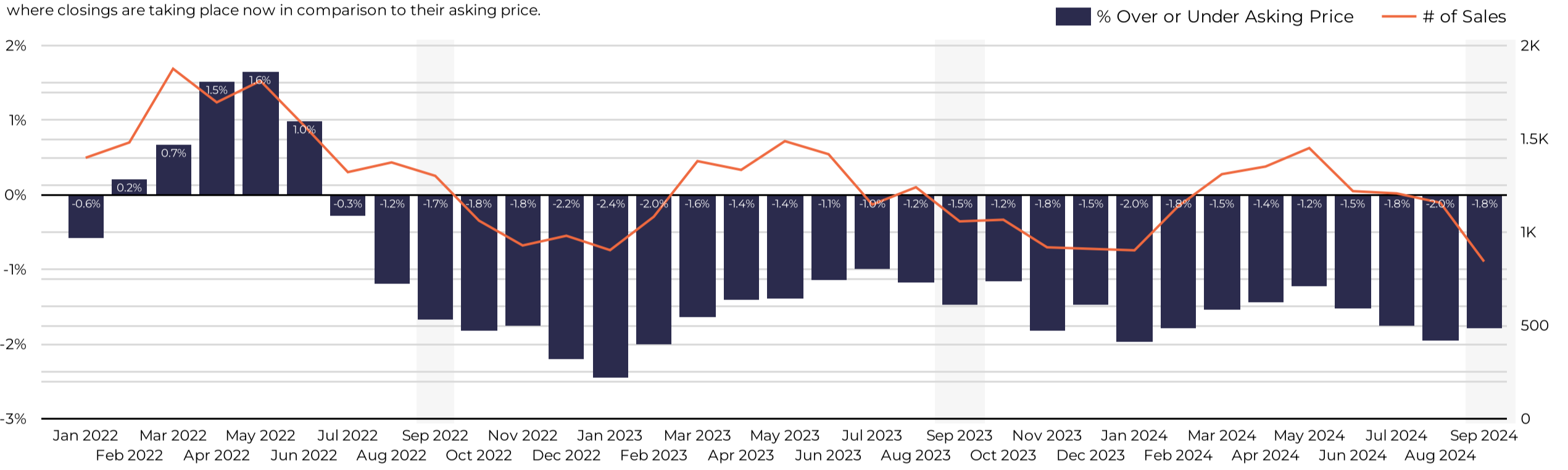
Median Days on Market
28
↑ 13 from previous year

Average % Over Asking
-1.82%
↓ -0.25% from previous year



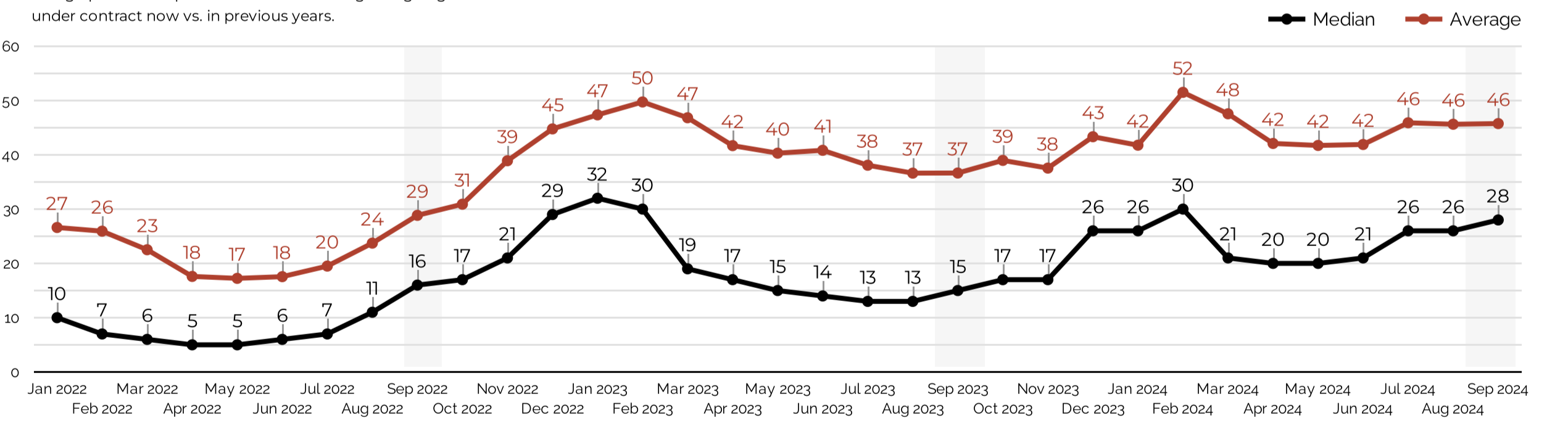
Buyer Demand

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	68	-17.1% ↓	20	9 ↑	-4.07%	1.02% ↑
\$200,000-\$299,999	178	-28.2% ↓	23	11 ↑	-1.60%	-0.34% ↓
\$300,000-\$399,999	262	-22.5% ↓	31	15 ↑	-1.40%	-0.22% ↓
\$400,000-\$499,999	143	-15.9% ↓	37	13 ↑	-2.04%	-0.99% ↓
\$500,000-\$599,999	73	-13.1% ↓	19	5 ↑	-1.48%	0.24% ↑
\$600,000-\$699,999	50	8.7% ↑	37	21 ↑	-0.96%	0.17% ↑
\$700,000-\$799,999	24	-14.3% ↓	25	14 ↑	-0.85%	0.37% ↑
\$800,000-\$999,999	29	0.0%	22	10 ↑	-2.67%	-1.23% ↓
\$1M-\$1.19M	6	-40.0% ↓	34	-9 ↓	-2.34%	0.50% ↑
\$1.2M-\$1.39	5	-44.4% ↓	65	57 ↑	-2.72%	-2.88% ↓
\$1.4M+	7	-56.3% ↓	3	-11 ↓	-5.04%	-1.41% ↓

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: Oct 1, 2024

September 2024

of New Listings (Supply)
1,760
↑ 176 from previous year

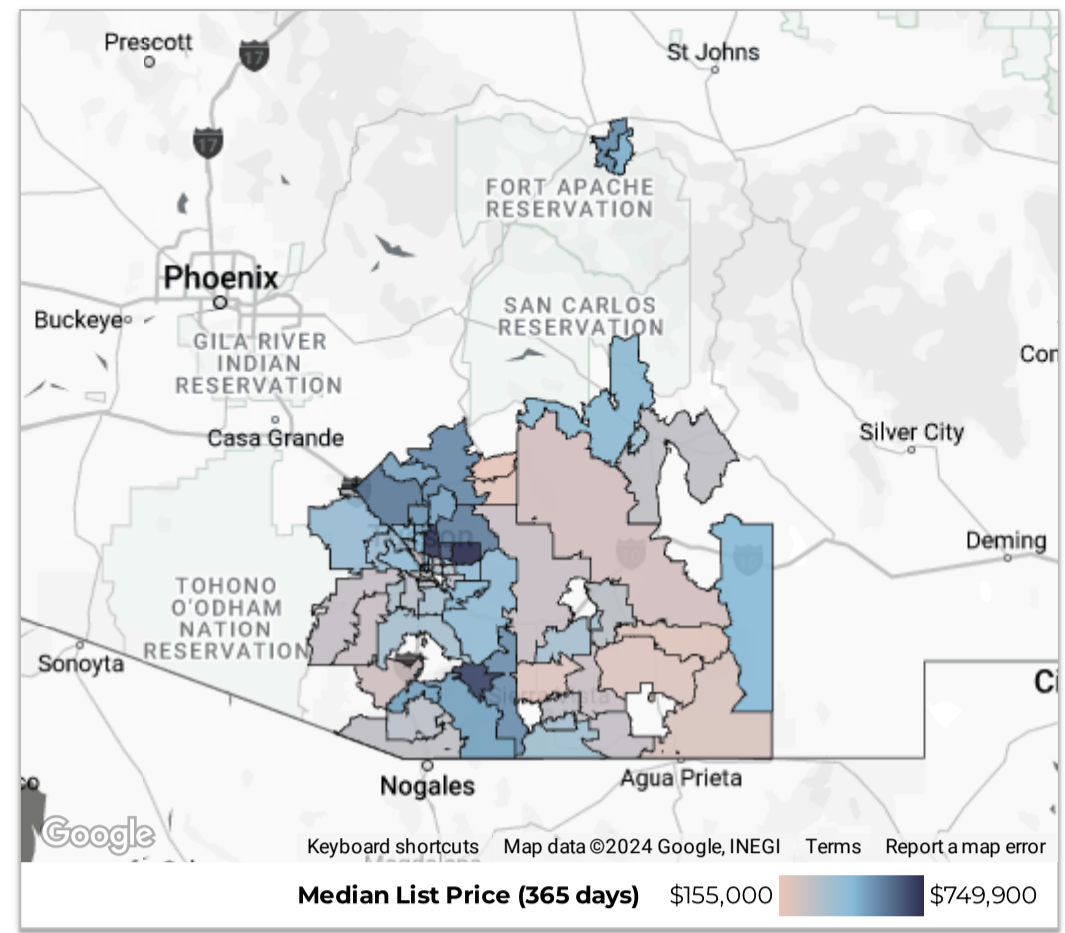
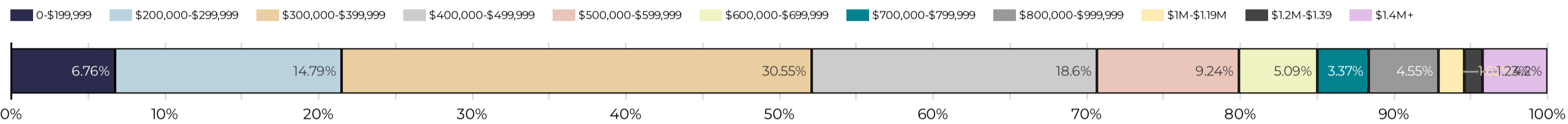
Months of Supply
4.82

	Average	#
Single Family Residence	\$597,451	3,351
Townhouse	\$352,406	257
Manufactured Home	\$250,295	228
Condominium	\$236,074	192
Mobile Home	\$161,763	41
Grand total	\$541,079	4,069

of New Pendings (Demand)
918
↓ -161 from previous year

Active Listings
4,069
Pending Listings
730

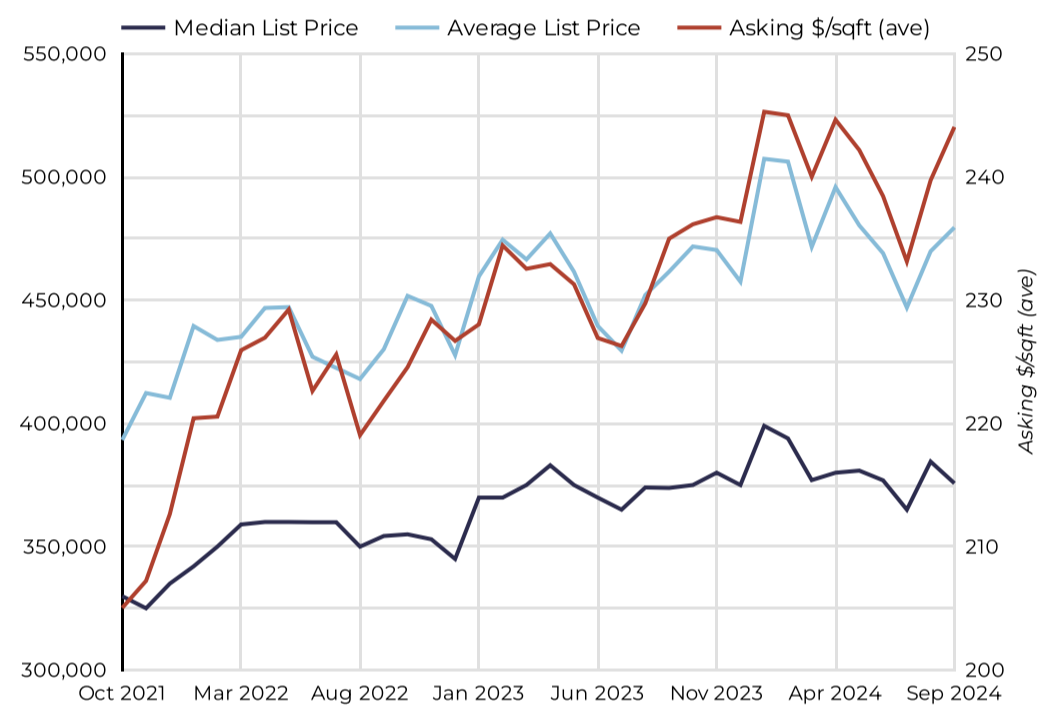
Active Listings



Months of Supply By Price Range

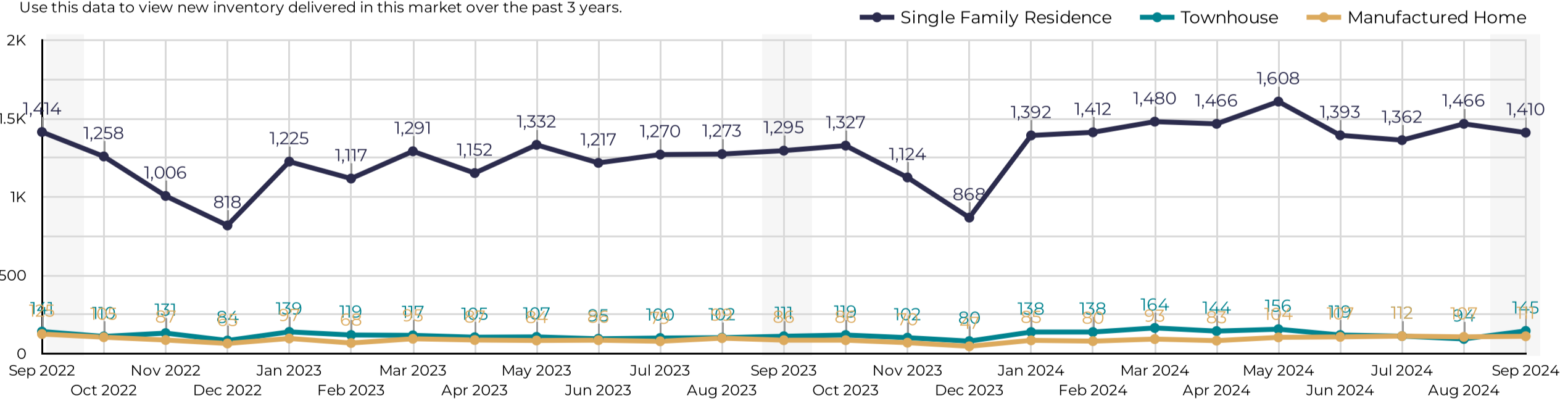
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.04	275	68
\$200,000-\$299,999	3.50	602	172
\$300,000-\$399,999	4.71	1,243	264
\$400,000-\$499,999	5.41	757	140
\$500,000-\$599,999	4.82	376	78
\$600,000-\$699,999	4.06	207	51
\$700,000-\$799,999	5.27	137	26
\$800,000-\$999,999	7.12	185	26
\$1M-\$1.19M	8.25	66	8
\$1.2M-\$1.39	10.00	50	5
\$1.4M+	24.43	171	7
Grand total	4.82	4,069	845

Asking Prices



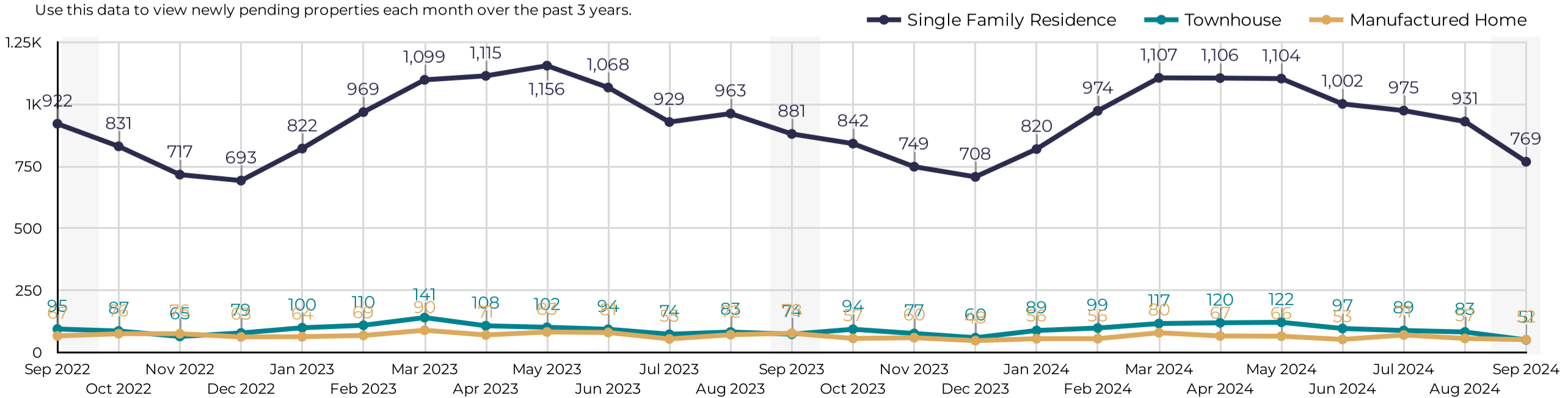
New Listings

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.

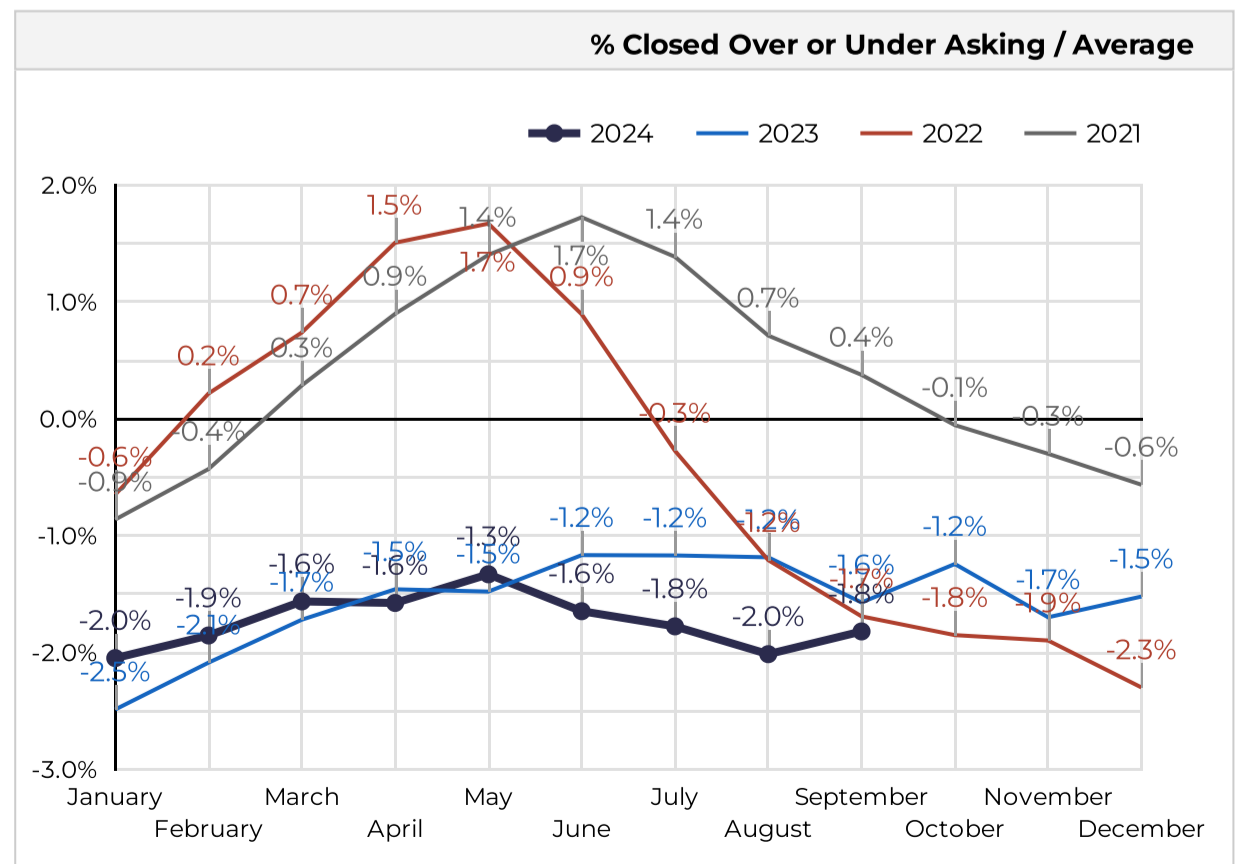
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	904	906
February	1,424	1,480	1,085	1,140
March	1,877	1,879	1,385	1,311
April	1,856	1,696	1,334	1,356
May	1,734	1,811	1,491	1,458
June	1,910	1,575	1,418	1,223
July	1,712	1,323	1,152	1,211
August	1,575	1,376	1,240	1,159
September	1,597	1,304	1,060	845
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	\$326,500	\$354,920
February	\$265,000	\$330,000	\$335,000	\$366,000
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	\$375,000
June	\$306,000	\$360,000	\$361,000	\$365,990
July	\$300,000	\$355,000	\$360,000	\$365,000
August	\$305,250	\$342,500	\$359,990	\$354,990
September	\$311,150	\$346,000	\$355,000	\$361,200
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	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	26
September	6	16	15	28
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	1,804
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	1,664
August	1,993	1,936	1,549	1,767
September	2,021	1,776	1,584	1,760
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	1,377
April	1,799	1,703	1,388	1,378
May	1,779	1,719	1,425	1,362
June	1,764	1,421	1,322	1,210
July	1,653	1,269	1,150	1,214
August	1,596	1,369	1,181	1,125
September	1,572	1,169	1,079	918
October	1,576	1,057	1,048	-
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: Oct 1, 2024

Sep 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	709	-19.1% ↓	\$318.47M	-19.2% ↓	\$386,500	\$9,500 ↑	\$231	\$5 ↑	30	14 ↑	-1.7%	-0.2% ↓
Townhouse	49	-32.9% ↓	\$16.45M	-26.9% ↓	\$295,000	\$25,000 ↑	\$232	\$-2 ↓	20	13 ↑	-1.5%	-0.9% ↓
Manufactured Home	42	-39.1% ↓	\$9.59M	-38.5% ↓	\$235,000	\$2,000 ↑	\$148	\$5 ↑	20	0	-2.3%	-0.2% ↓
Condominium	35	12.9% ↑	\$7.38M	10.1% ↑	\$199,000	\$-16,000 ↓	\$217	\$-23 ↓	21	13 ↑	-2.4%	-1.3% ↓
Mobile Home	7	-12.5% ↓	\$772.5K	-23.1% ↓	\$128,000	\$38,000 ↑	\$90	\$-5 ↓	22	2 ↑	-6.0%	-1.2% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	54	-20.6% ↓	\$9.91M	-23.8% ↓	\$170,000	\$-20,000 ↓	\$236	\$7 ↑	17	8 ↑	-2.7%	-1.3% ↓
\$1000-1499 sqft	237	-19.9% ↓	\$68.62M	-18.3% ↓	\$295,000	\$10,000 ↑	\$226	\$5 ↑	23	13 ↑	-1.0%	0.3% ↑
\$1500-1999 sqft	250	-25.1% ↓	\$92.54M	-24.5% ↓	\$357,210	\$2,210 ↑	\$214	\$2 ↑	31	15 ↑	-2.0%	-0.5% ↓
2000-2499 sqft	170	-11.0% ↓	\$82.21M	-10.0% ↓	\$463,000	\$23,000 ↑	\$221	\$6 ↑	39	22 ↑	-2.0%	-0.4% ↓
2500-2999 sqft	81	-19.0% ↓	\$50.78M	-15.5% ↓	\$587,261	\$47,361 ↑	\$230	\$9 ↑	34	2 ↑	-2.0%	-0.9% ↓
3000-3999 sqft	38	-20.8% ↓	\$34.09M	-15.3% ↓	\$821,000	\$76,000 ↑	\$272	\$27 ↑	19	-18 ↓	-2.8%	-0.1% ↓
4000-4999 sqft	10	-33.3% ↓	\$11.16M	-45.2% ↓	\$900,000	\$-420,000 ↓	\$255	\$-61 ↓	18	10 ↑	-1.2%	0.8% ↑
5000+ sqft	2	-60.0% ↓	\$3.35M	-60.6% ↓	\$450,000	\$-1,437,050...	\$322	\$23 ↑	0	-5 ↓	-13.4%	-9.1% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	111	-38.0% ↓	\$60.92M	-38.1% ↓	\$480,000	\$20,000 ↑	\$264	\$15 ↑	18	4 ↑	-1.8%	-0.5% ↓
Central	92	-31.9% ↓	\$32.43M	-31.7% ↓	\$308,115	\$-9,741 ↓	\$241	\$0 ↑	16	8 ↑	-2.2%	-0.3% ↓
Upper Southeast	83	-5.7% ↓	\$35.11M	-3.8% ↓	\$400,000	\$300 ↑	\$208	\$2 ↑	36	6 ↑	-1.5%	-0.3% ↓
East	76	-20.8% ↓	\$26.16M	-15.7% ↓	\$315,000	\$2,500 ↑	\$212	\$6 ↑	21	14 ↑	-1.2%	-0.1% ↓
North	62	-6.1% ↓	\$44.5M	-6.6% ↓	\$580,000	\$-10,000 ↓	\$308	\$8 ↑	20	13 ↑	-2.6%	-1.9% ↓
Extended West	57	-21.9% ↓	\$21.32M	-21.6% ↓	\$379,000	\$4,100 ↑	\$201	\$11 ↑	33	-6 ↓	-1.2%	0.4% ↑
West	51	-10.5% ↓	\$20.67M	-12.2% ↓	\$375,000	\$7,000 ↑	\$230	\$1 ↑	20	10 ↑	-1.7%	-0.3% ↓
Southwest	48	-25.0% ↓	\$15.75M	-20.2% ↓	\$317,000	\$25,000 ↑	\$194	\$-1 ↓	33	15 ↑	-0.7%	0.4% ↑
South	40	-33.3% ↓	\$11.35M	-27.0% ↓	\$287,000	\$17,000 ↑	\$201	\$11 ↑	34	25 ↑	-1.0%	0.3% ↑
Upper Northwest	38	-2.6% ↓	\$19.64M	-1.6% ↓	\$505,000	\$15,000 ↑	\$241	\$-2 ↓	27	16 ↑	-2.4%	-0.9% ↓
Northeast	36	12.5% ↑	\$16.58M	-8.5% ↓	\$399,900	\$-80,100 ↓	\$227	\$-25 ↓	23	18 ↑	-1.9%	-1.9% ↓
Cochise	31	-13.9% ↓	\$8.6M	0.6% ↑	\$240,000	\$20,000 ↑	\$161	\$19 ↑	39	8 ↑	-3.6%	-0.0% ↓
Southeast	30	-14.3% ↓	\$11.69M	-15.0% ↓	\$371,000	\$21,000 ↑	\$212	\$22 ↑	54	40 ↑	-1.3%	-0.8% ↓
SCC-Rio Rico East	18	50.0% ↑	\$5.16M	38.5% ↑	\$270,000	\$-10,000 ↓	\$172	\$-2 ↓	22	-30 ↓	-1.9%	0.4% ↑
Graham	16	23.1% ↑	\$5.3M	36.7% ↑	\$296,430	\$56,430 ↑	\$184	\$53 ↑	26	-12 ↓	-1.0%	4.2% ↑
Benson/St. David	13	-45.8% ↓	\$3.92M	-41.6% ↓	\$254,990	\$6,000 ↑	\$179	\$11 ↑	48	23 ↑	-2.5%	0.6% ↑
Pinal	12	50.0% ↑	\$2.95M	69.9% ↑	\$185,000	\$10,000 ↑	\$166	\$-3 ↓	24	-23 ↓	-3.1%	0.7% ↑
Extended Northwest	6	-57.1% ↓	\$1.79M	-59.6% ↓	\$285,000	\$-31,900 ↓	\$174	\$7 ↑	21	-14 ↓	-0.6%	-0.5% ↓
Extended Southwest	5	66.7% ↑	\$1.37M	88.6% ↑	\$285,000	\$65,000 ↑	\$172	\$44 ↑	49	28 ↑	-3.5%	-1.8% ↓
Navajo	4	-	\$1.96M	-	\$355,000	-	\$251	-	33	-	-1.8%	-
SCC-Nogales West	2	100.0% ↑	\$613K	271.5% ↑	\$95,000	\$-70,000 ↓	\$118	\$-40 ↓	4	3 ↑	-13.6%	-13.6%...
SCC-Tubac East	2	-33.3% ↓	\$1.13M	-33.4% ↓	\$560,000	\$97,513 ↑	\$281	\$-1 ↓	3	-61 ↓	-3.2%	-3.0% ↓
Extended Northeast	2	-71.4% ↓	\$598.5K	-87.2% ↓	\$183,500	\$-502,500 ↓	\$479	\$59 ↑	6	-58 ↓	-1.2%	1.9% ↑
SCC-Rio Rico West	2	0.0%	\$699K	-5.3% ↓	\$299,000	\$-63,457.31...	\$185	\$-6 ↓	5	3 ↑	0.6%	2.8% ↑
SCC-Nogales East	2	-50.0% ↓	\$643K	-52.3% ↓	\$303,000	\$118,000 ↑	\$168	\$16 ↑	173	164 ↑	-1.4%	0.9% ↑
SCC-Tubac West	1	-	\$150K	-	\$150,000	-	\$269	-	0	-	0.0%	-
SCC-Sonoita	1	-	\$975K	-	\$975,000	-	\$350	-	7	-	0.0%	-
SCC-Elgin	1	0.0%	\$665K	-9.5% ↓	\$665,000	\$-70,000 ↓	\$229	\$-142 ↓	135	96 ↑	-0.7%	-0.2% ↓