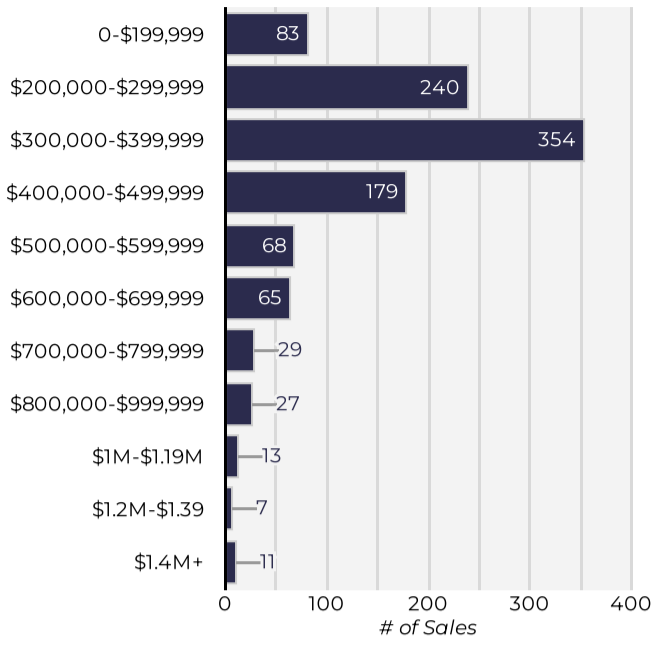


Tucson Association of Realtors: **Market Activity & Pricing**

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

August 2024



of Sales
1,076
↓ -13.2% from previous year

Median Sale Price
\$355,000
↓ -1.4% from previous year

Volume
\$447,077,710
↓ -12.8% from previous year

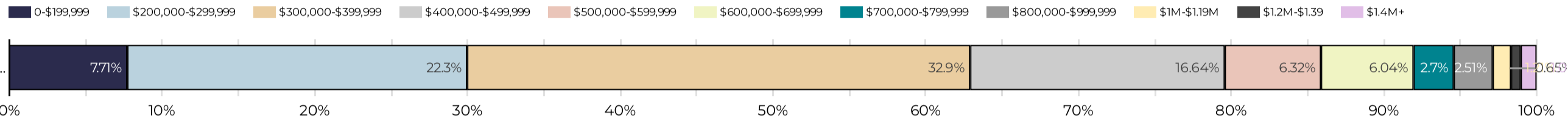
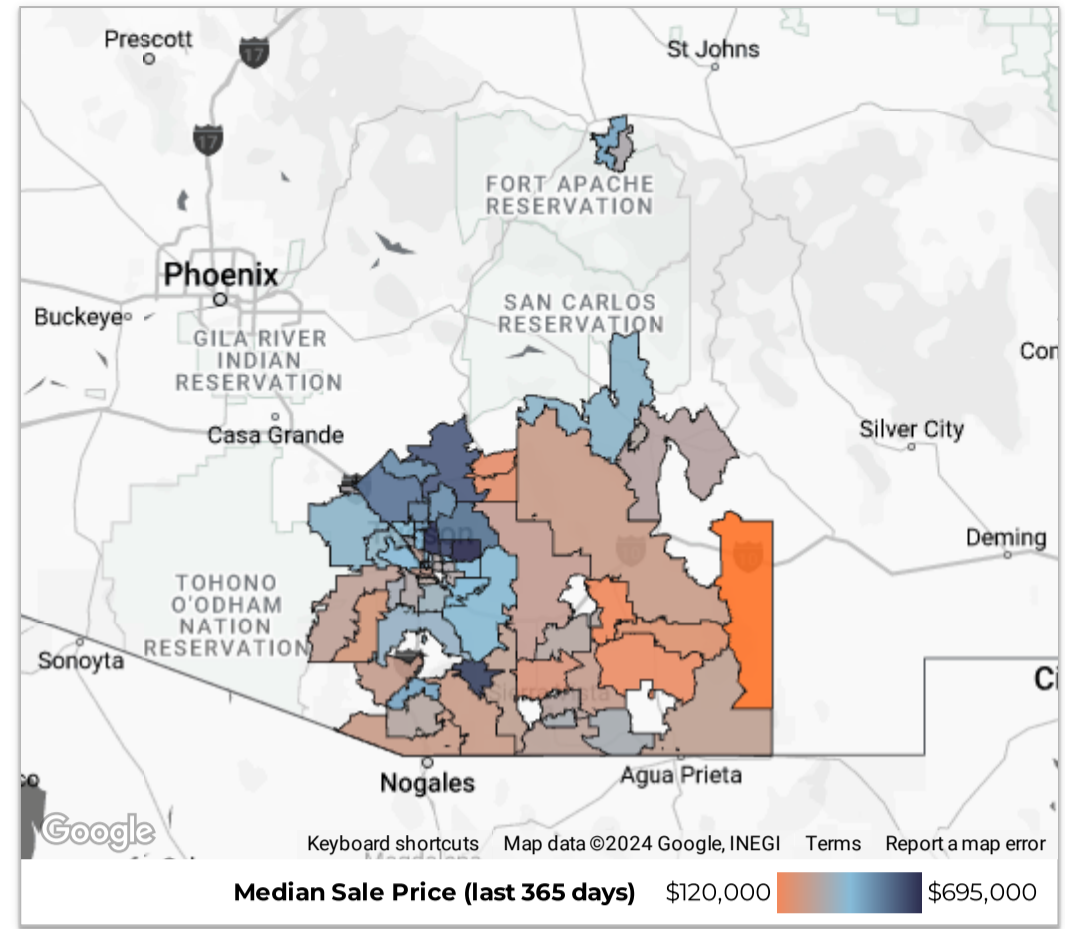
Average Sale Price
\$415,500
↑ 0.5% from previous year

\$/sqft
\$224
↑ 1.8% from previous year

Median Days on Market
25
↑ 12 from previous year

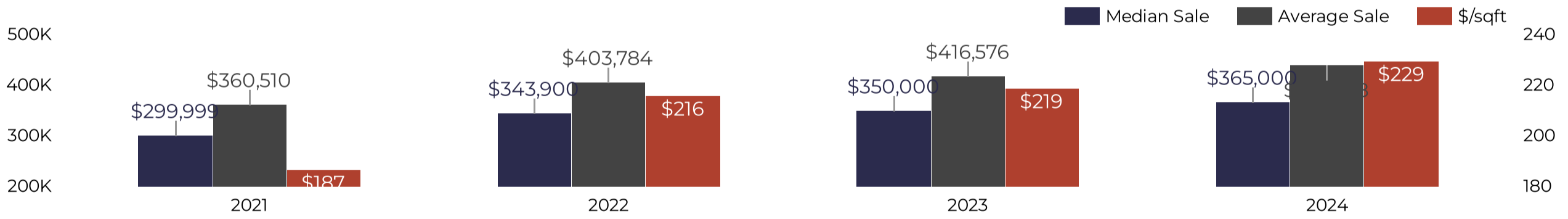
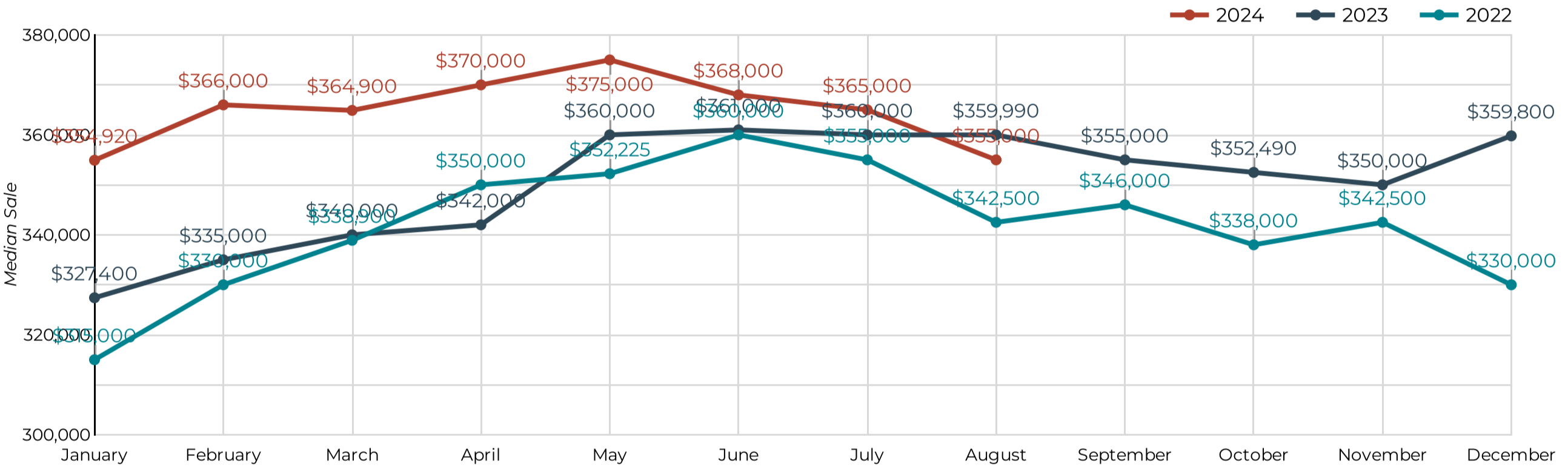
of New Listings
1,753
↑ 13.2% from previous year

Average % Over Asking
-1.98%
↓ -0.80% from previous year



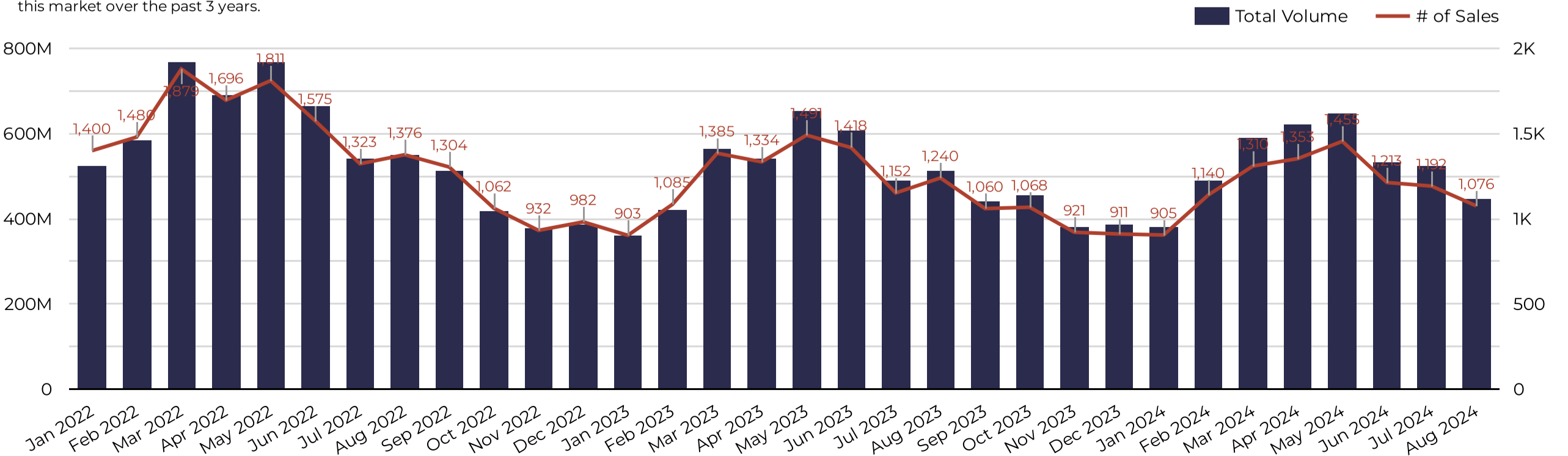
Market Pricing

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



Market Activity

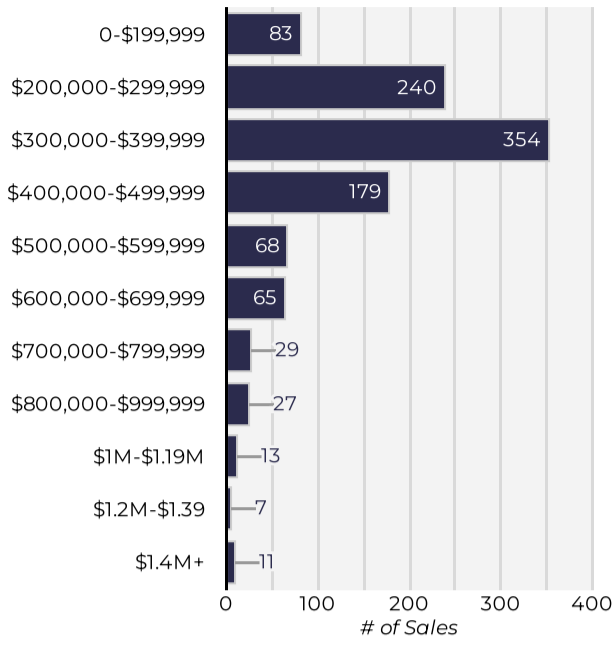
Use this data to see changes in total sales activity in this market over the past 3 years.



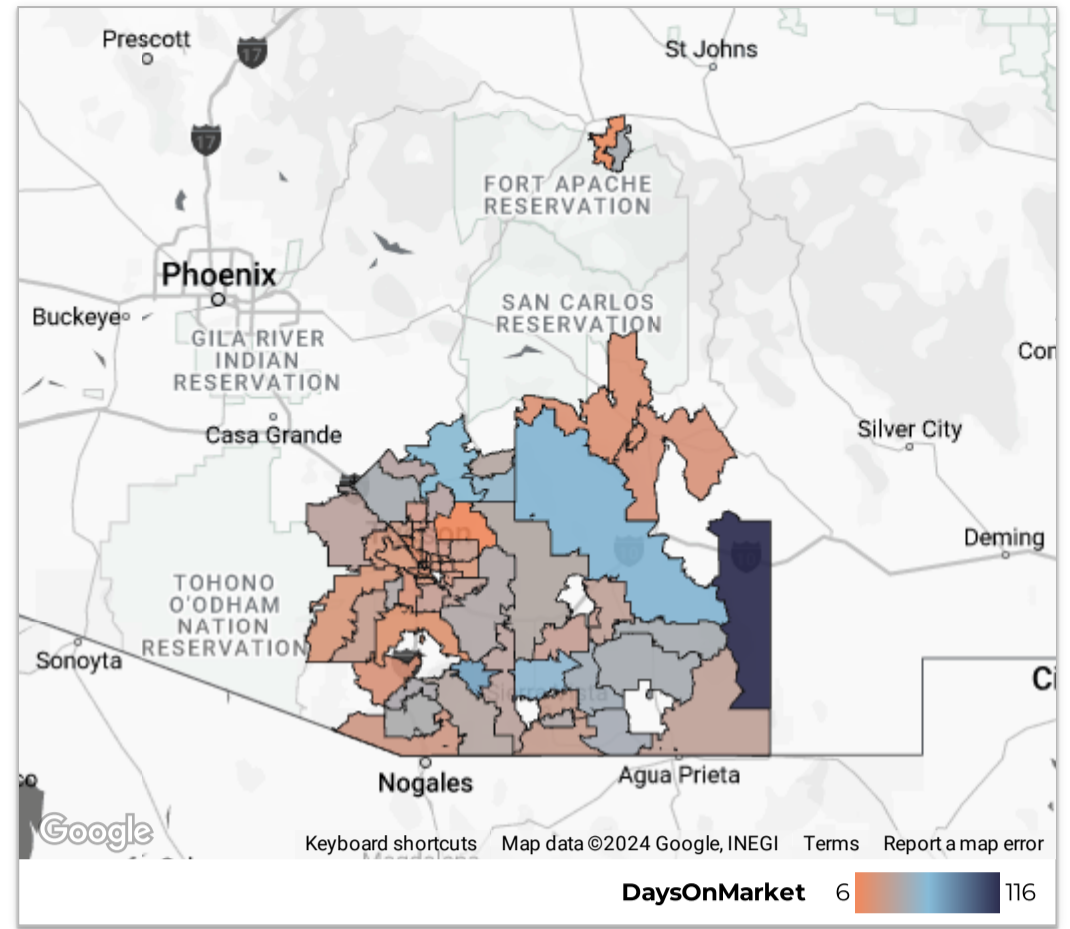
Tucson Association of Realtors: Buyer Demand

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

August 2024

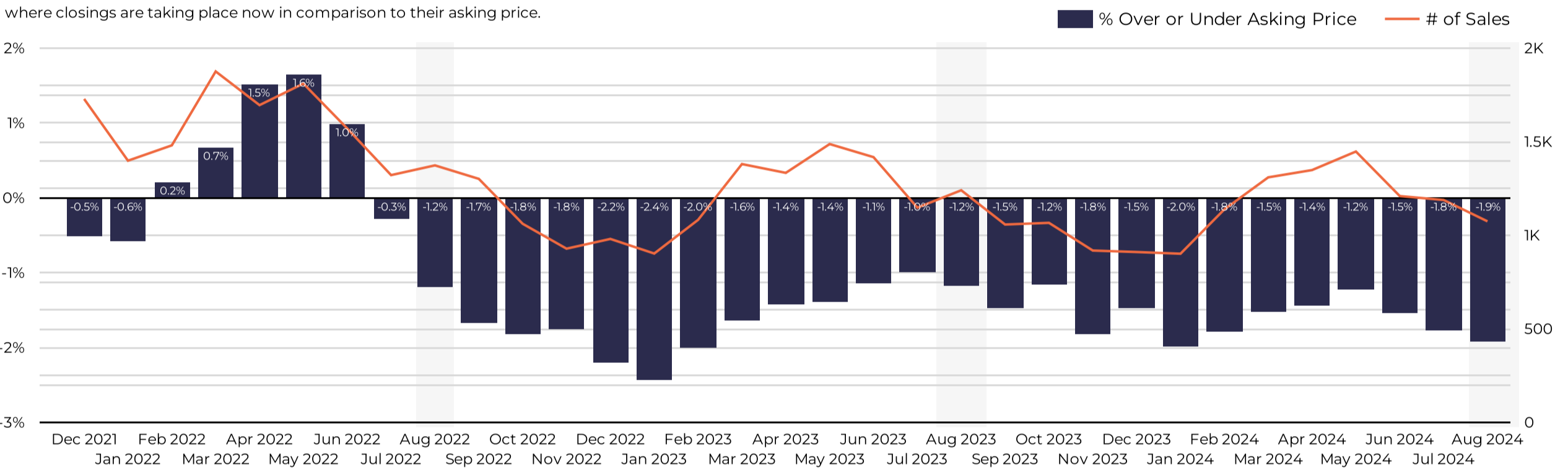


of Sales: **1,076** (-13.2% from previous year)
 Median Sale Price: **\$355,000** (-1.4% from previous year)
 Volume: **\$447,077,710** (-12.8% from previous year)
 Average Sale Price: **\$415,500** (+0.5% from previous year)
 \$/sqft: **\$224** (+1.8% from previous year)
 Median Days on Market: **25** (+12 from previous year)
 # of New Listings: **1,753** (+13.2% from previous year)
 Average % Over Asking: **-1.98%** (-0.80% from previous year)



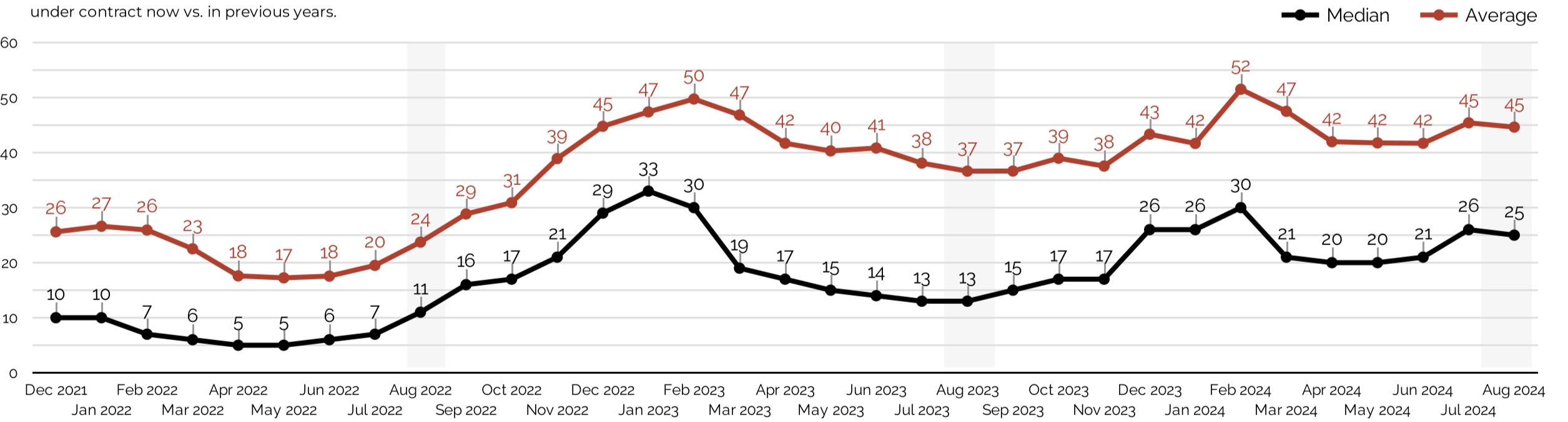
Buyer Demand

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	83	-20.2% ↓	22	5 ↑	-6.93%	-3.95% ↓
\$200,000-\$299,999	240	-16.4% ↓	22	12 ↑	-1.56%	-0.65% ↓
\$300,000-\$399,999	354	-11.7% ↓	26	12 ↑	-1.49%	-0.76% ↓
\$400,000-\$499,999	179	-9.6% ↓	32	17 ↑	-1.21%	0.15% ↑
\$500,000-\$599,999	68	-20.0% ↓	31	16 ↑	-1.64%	-0.48% ↓
\$600,000-\$699,999	65	14.0% ↑	24	12 ↑	-1.47%	-0.91% ↓
\$700,000-\$799,999	29	-6.5% ↓	28	15 ↑	-2.23%	-0.66% ↓
\$800,000-\$999,999	27	-25.0% ↓	15	5 ↑	-1.76%	0.02% ↑
\$1M-\$1.19M	13	-23.5% ↓	27	8 ↑	-3.69%	-1.12% ↓
\$1.2M-\$1.39	7	16.7% ↑	11	3 ↑	-5.04%	-3.47% ↓
\$1.4M+	11	-38.9% ↓	16	9 ↑	-3.48%	-1.47% ↓

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: Sep 3, 2024

August 2024

of New Listings (Supply)
1,753
↑ 204 from previous year

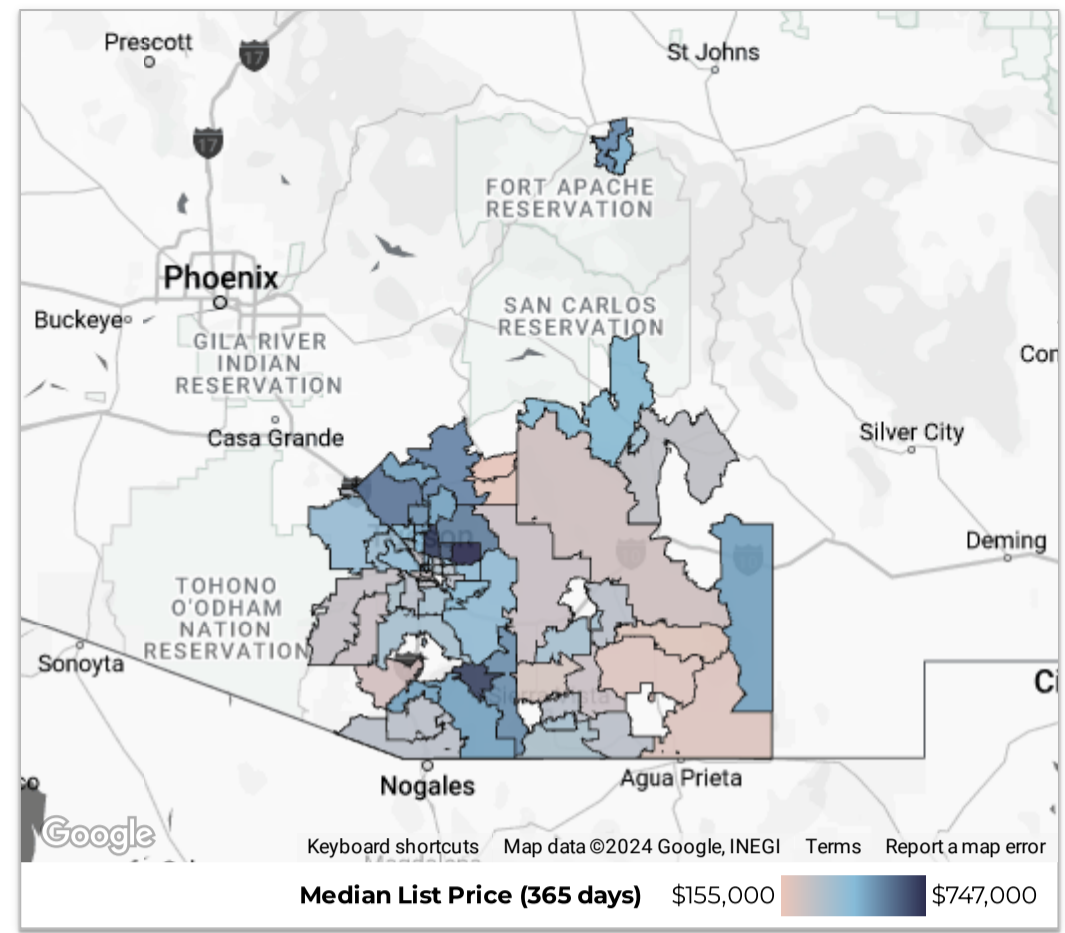
Months of Supply
3.51

Active Listings
3,772

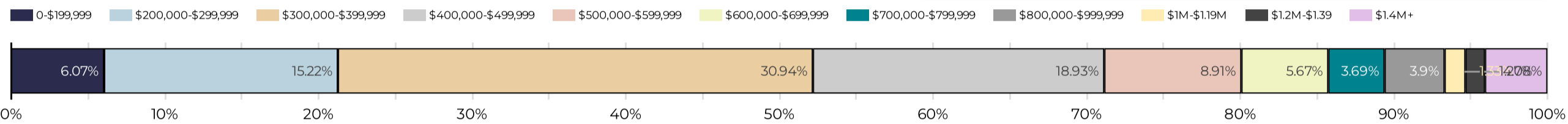
of New Pendings (Demand)
1,049
↓ -132 from previous year

Pending Listings
716

	Average	#
Single Family Residence	\$593,231	3,127
Townhouse	\$361,376	215
Manufactured Home	\$257,011	212
Condominium	\$241,448	182
Mobile Home	\$146,739	36
Grand total	\$539,884	3,772



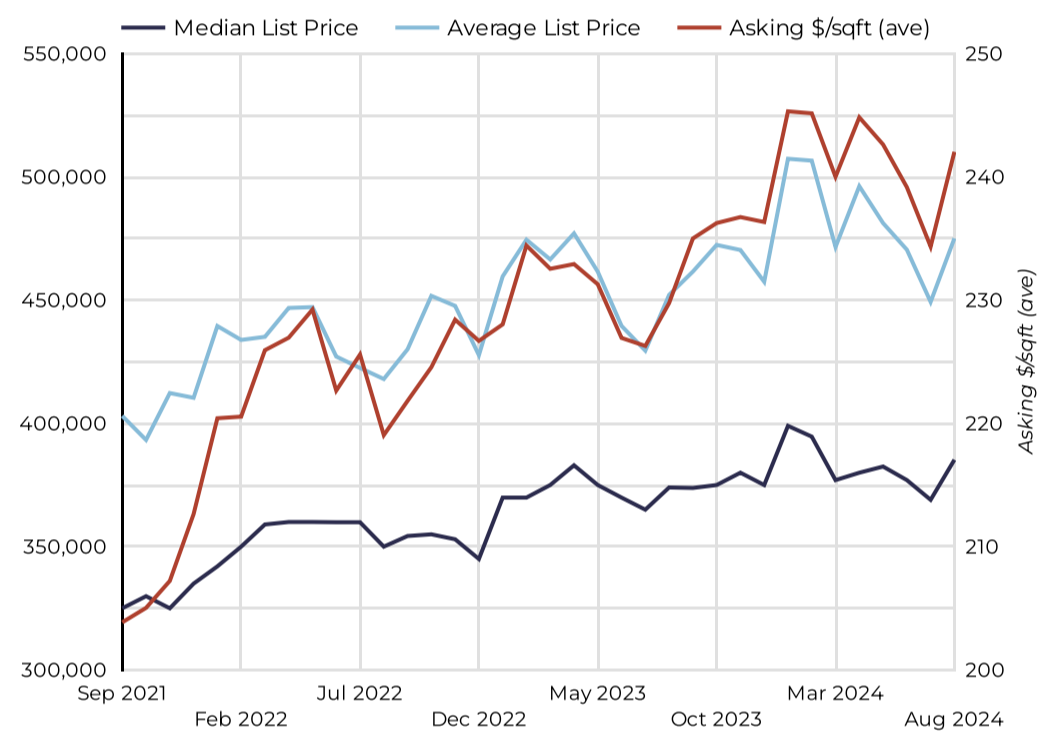
Active Listings



Months of Supply By Price Range

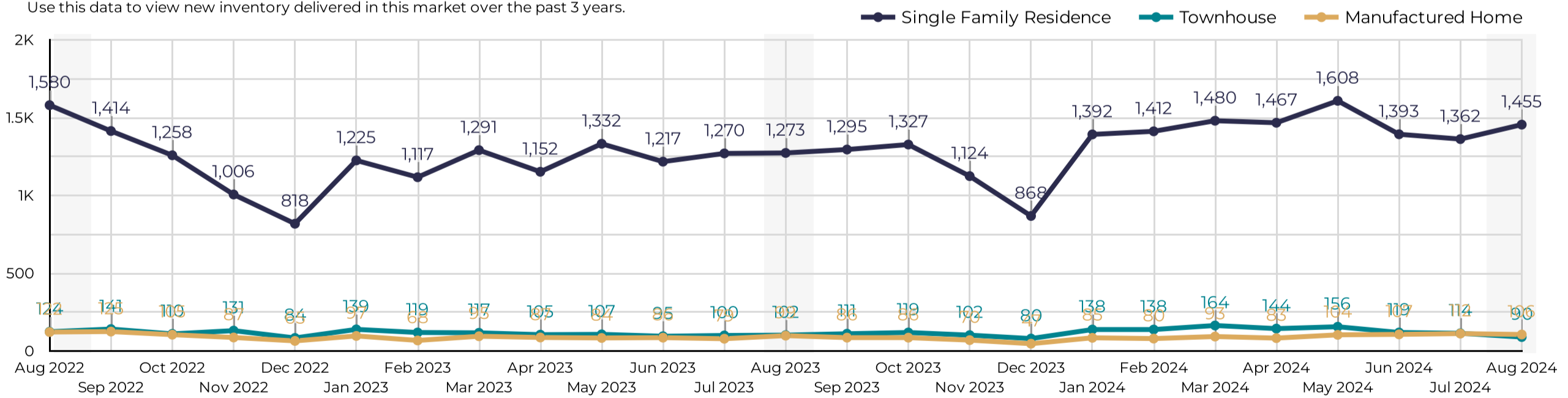
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.97	229	77
\$200,000-\$299,999	2.35	574	244
\$300,000-\$399,999	3.34	1,167	349
\$400,000-\$499,999	3.97	714	180
\$500,000-\$599,999	4.60	336	73
\$600,000-\$699,999	3.51	214	61
\$700,000-\$799,999	4.48	139	31
\$800,000-\$999,999	4.90	147	30
\$1M-\$1.19M	4.55	50	11
\$1.2M-\$1.39	6.86	48	7
\$1.4M+	11.85	154	13
Grand total	3.51	3,772	1,076

Asking Prices



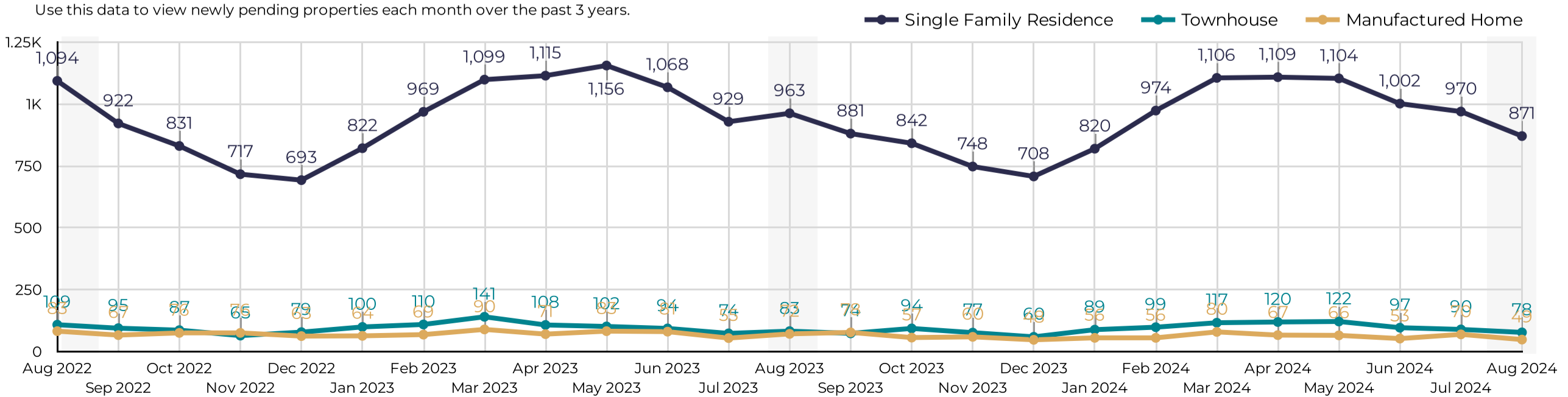
New Listings

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.

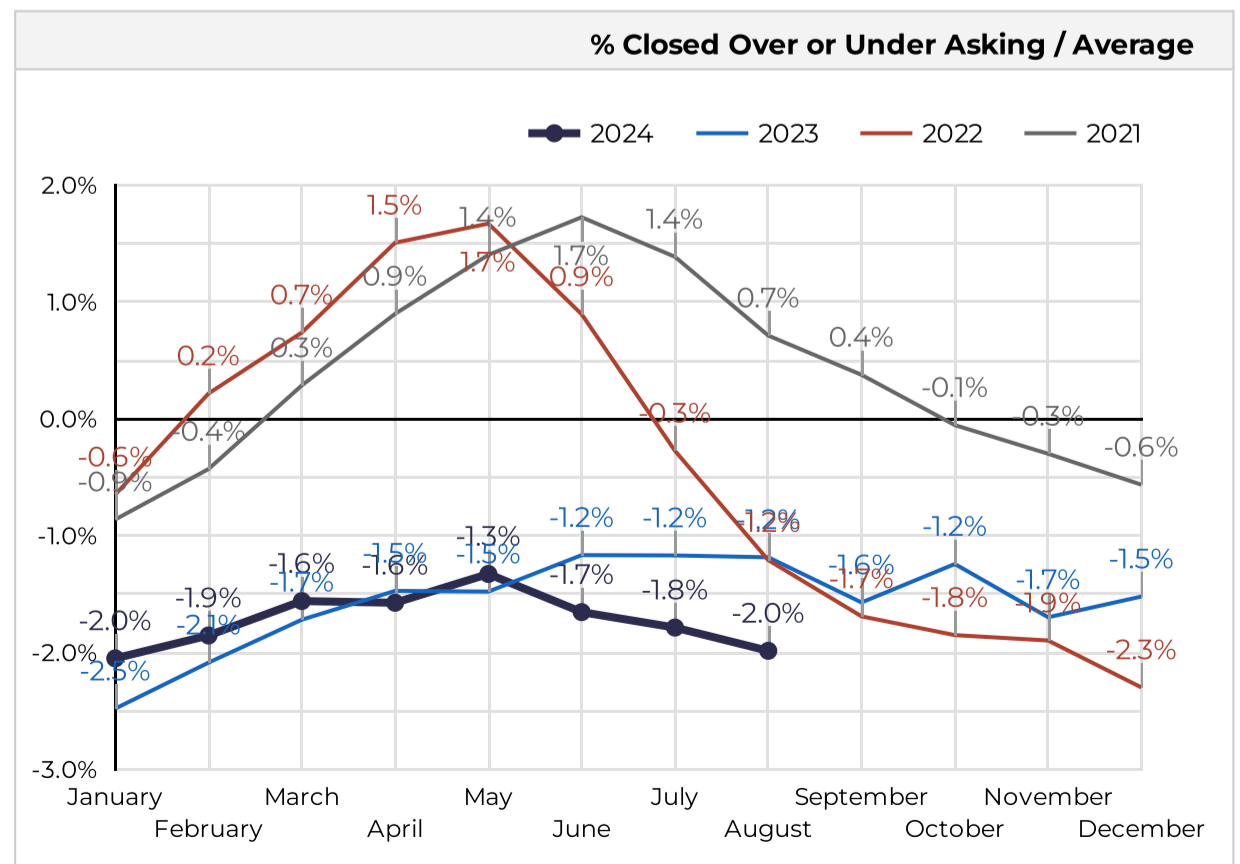
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	903	905
February	1,424	1,480	1,085	1,140
March	1,877	1,879	1,385	1,310
April	1,856	1,696	1,334	1,353
May	1,734	1,811	1,491	1,455
June	1,910	1,575	1,418	1,213
July	1,712	1,323	1,152	1,192
August	1,575	1,376	1,240	1,076
September	1,597	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	\$368,000
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	-
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	26
August	5	11	13	25
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	1,804
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	1,753
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	1,376
April	1,799	1,703	1,388	1,381
May	1,779	1,719	1,425	1,361
June	1,764	1,421	1,322	1,211
July	1,653	1,269	1,150	1,208
August	1,596	1,369	1,181	1,049
September	1,572	1,169	1,079	-
October	1,576	1,057	1,048	-
November	1,662	918	937	-
December	1,785	888	859	-



Aug 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	884	-11.5% ↓	\$397.93M	-11.7% ↓	\$375,000	-\$4,390 ↓	\$229	\$2 ↑	25	12 ↑	-1.6%	-0.5% ↓
Townhouse	81	-2.4% ↓	\$26.02M	-6.9% ↓	\$280,000	-\$1,500 ↓	\$239	\$11 ↑	20	13 ↑	-2.4%	-2.1% ↓
Manufactured Home	59	-20.3% ↓	\$13.54M	-18.5% ↓	\$226,500	-\$1,500 ↓	\$161	\$17 ↑	21	5 ↑	-3.8%	-2.4% ↓
Condominium	39	-44.3% ↓	\$7.87M	-50.9% ↓	\$200,000	-\$3,000 ↓	\$224	\$3 ↑	36	19 ↑	-3.4%	-1.4% ↓
Mobile Home	11	-21.4% ↓	\$1.56M	-2.7% ↓	\$130,000	\$5,500 ↑	\$112	\$3 ↑	30	-19 ↓	-7.4%	1.4% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	89	2.3% ↑	\$18.08M	15.1% ↑	\$209,000	\$22,153 ↑	\$251	\$37 ↑	20	13 ↑	-2.3%	-0.5% ↓
\$1000-1499 sqft	281	-14.8% ↓	\$78.27M	-15.5% ↓	\$288,000	\$9,000 ↓	\$220	-\$1 ↓	22	13 ↑	-2.0%	-1.5% ↓
\$1500-1999 sqft	352	-11.3% ↓	\$129.78M	-10.3% ↓	\$359,000	-\$900 ↓	\$212	-\$0 ↓	24	11 ↑	-1.7%	-0.7% ↓
2000-2499 sqft	193	-16.8% ↓	\$92.72M	-14.8% ↓	\$454,000	\$14,000 ↓	\$217	\$3 ↑	33	16 ↑	-1.7%	-0.1% ↓
2500-2999 sqft	90	-21.1% ↓	\$55.86M	-17.4% ↓	\$604,990	\$29,490 ↑	\$227	\$9 ↑	27	9 ↑	-1.9%	-0.1% ↓
3000-3999 sqft	56	-9.7% ↓	\$50.2M	-9.4% ↓	\$825,000	-\$24,000 ↓	\$270	\$2 ↑	24	6 ↑	-2.3%	-0.2% ↓
4000-4999 sqft	9	-25.0% ↓	\$12.33M	-31.3% ↓	\$1,215,000	-\$200,000 ↓	\$305	-\$39 ↓	40	0	-5.6%	-3.9% ↓
5000+ sqft	4	-33.3% ↓	\$9.7M	-2.0% ↓	\$1,950,000	\$59,100 ↑	\$453	\$167 ↑	16	-43 ↓	-4.9%	0.9% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	155	-25.5% ↓	\$81.76M	-25.1% ↓	\$460,000	\$37,500 ↓	\$250	-\$7 ↓	27	19 ↑	-1.7%	-0.8% ↓
Central	137	-12.7% ↓	\$46.56M	-9.1% ↓	\$315,000	\$20,000 ↑	\$238	\$14 ↑	14	7 ↑	-2.1%	-1.1% ↓
East	110	8.9% ↑	\$36.23M	13.8% ↑	\$310,000	\$20,000 ↑	\$214	\$9 ↑	28	17 ↑	-1.2%	-1.3% ↓
Upper Southeast	105	0.0%	\$45.37M	-0.5% ↓	\$400,000	\$10 ↑	\$209	-\$0 ↓	32	11 ↑	-0.9%	-0.3% ↓
North	75	-33.6% ↓	\$52.76M	-32.8% ↓	\$545,000	-\$50,000 ↓	\$298	\$10 ↑	26	15 ↑	-3.2%	-1.8% ↓
West	71	-9.0% ↓	\$33.83M	3.7% ↑	\$395,000	\$10,000 ↑	\$240	\$13 ↑	19	10 ↑	-1.8%	0.2% ↑
Southwest	70	2.9% ↑	\$20.85M	7.2% ↑	\$297,100	\$1,100 ↑	\$198	\$23 ↑	33	16 ↑	-1.1%	-0.3% ↓
South	57	-8.1% ↓	\$15.66M	1.9% ↑	\$265,000	\$5,000 ↓	\$207	\$11 ↑	20	12 ↑	-2.3%	-1.9% ↓
Extended West	50	-41.2% ↓	\$18.4M	-41.1% ↓	\$372,100	-\$7,900 ↓	\$194	\$3 ↑	47	2 ↑	-2.0%	-0.6% ↓
Northeast	38	-29.6% ↓	\$22.57M	-11.9% ↓	\$460,000	\$55,000 ↓	\$248	\$16 ↑	34	27 ↑	-3.3%	-2.1% ↓
Upper Northwest	38	-2.6% ↓	\$20.42M	12.9% ↑	\$520,000	\$60,000 ↑	\$238	-\$10 ↓	45	12 ↑	-2.2%	+0.0%...
Southeast	34	21.4% ↑	\$13.72M	21.6% ↑	\$370,000	-\$11,900 ↓	\$198	\$2 ↑	51	32 ↑	-0.5%	0.7% ↑
Cochise	33	0.0%	\$8.65M	-2.4% ↓	\$245,000	\$10,000 ↑	\$156	\$14 ↑	22	-10 ↓	-4.5%	+0.0%...
Benson/St. David	19	5.6% ↑	\$4.59M	4.4% ↑	\$230,000	-\$5,000 ↓	\$155	-\$6 ↓	48	31 ↑	-4.4%	-2.7% ↓
SCC-Rio Rico East	18	-25.0% ↓	\$5.01M	-25.4% ↓	\$270,000	-\$3,000 ↓	\$178	\$11 ↑	14	-24 ↓	-0.7%	0.5% ↑
Pinal	13	18.2% ↑	\$3.65M	8.2% ↑	\$180,000	-\$95,000 ↓	\$186	\$8 ↑	23	16 ↑	-1.4%	0.6% ↑
Graham	10	66.7% ↑	\$3.11M	70.1% ↑	\$274,900	\$84,900 ↑	\$165	\$30 ↑	12	8 ↑	-1.9%	-3.1% ↓
SCC-Rio Rico West	7	75.0% ↑	\$2.53M	166.6% ↑	\$399,000	\$159,000 ↑	\$191	\$37 ↑	39	33 ↑	-0.7%	-0.6% ↓
Extended Northwest	7	-53.3% ↓	\$2.07M	-54.3% ↓	\$299,990	-\$9,910 ↓	\$186	\$4 ↑	25	-9 ↓	0.9%	1.6% ↑
Extended Southwest	5	-28.6% ↓	\$1.27M	-5.7% ↓	\$232,000	\$77,000 ↑	\$162	\$29 ↑	16	6 ↑	0.2%	5.4% ↑
SCC-Nogales East	3	0.0%	\$557K	-18.8% ↓	\$205,000	-\$45,000 ↓	\$129	-\$32 ↓	35	26 ↑	-9.1%	-6.2% ↓
Navajo	3	0.0%	\$1.29M	-8.1% ↓	\$455,000	-\$15,000 ↓	\$314	\$43 ↑	24	-24 ↓	-3.3%	0.2% ↑
Extended Northeast	3	50.0% ↑	\$1.03M	-15.5% ↓	\$384,111	-\$15,889 ↓	\$409	\$187 ↑	5	-64 ↓	-4.0%	14.8% ↑
Pima Southwest	2	-33.3% ↓	\$425K	-34.7% ↓	\$190,000	-\$67,000 ↓	\$89	-\$55 ↓	9	-17 ↓	-4.5%	-3.7% ↓
Extended Southeast	2	-	\$799.4K	-	\$363,400	-	\$205	-	30	-	-0.3%	-
Maricopa	2	-	\$950K	-	\$455,000	-	\$244	-	9	-	1.6%	-
SCC-Elgin	2	-	\$901.78K	-	\$250,000	-	\$233	-	1	-	-16.0%	-
SCC-Nogales West	1	0.0%	\$350K	22.8% ↑	\$350,000	\$65,000 ↑	\$121	\$31 ↑	219	99 ↑	-12.5%	-12.5%...
SCC-Tubac East	1	-66.7% ↓	\$440K	-82.0% ↓	\$440,000	-\$311,838 ↓	\$253	-\$6 ↓	0	-66 ↓	0.0%	4.0% ↑
SCC-Patagonia	1	-50.0% ↓	\$210K	-80.8% ↓	\$210,000	-\$235,000 ↓	\$428	\$202 ↑	147	133 ↑	-2.3%	-2.2% ↓
Greenlee	1	-50.0% ↓	\$340K	-33.3% ↓	\$340,000	\$95,000 ↑	\$133	\$33 ↑	21	-65 ↓	-4.2%	4.7% ↑
SCC-Sonoita	1	-50.0% ↓	\$625K	-49.4% ↓	\$625,000	\$149,000 ↑	\$187	-\$7 ↓	231	225 ↑	0.0%	1.7% ↑