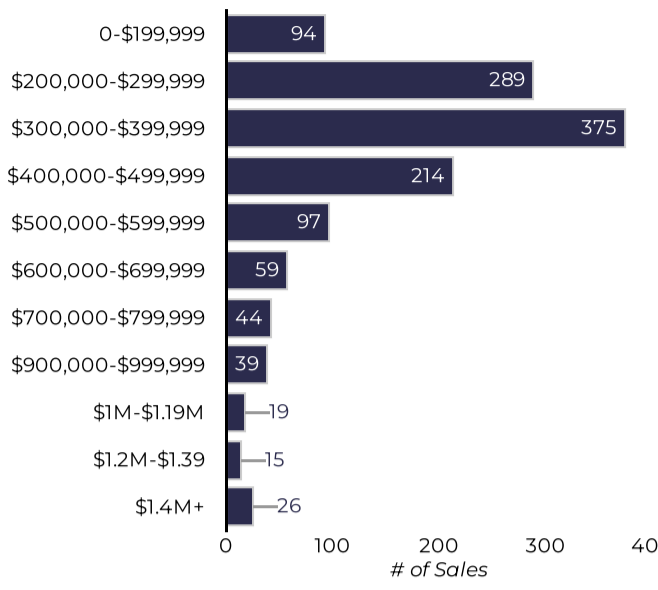


Tucson Association of Realtors: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Apr 8, 2024

March 2024



of Sales: **1,271**
 ↓ -8.2% from previous year

Volume: **\$574,259,376**
 ↑ 1.5% from previous year

\$/sqft: **\$230**
 ↑ 6.7% from previous year

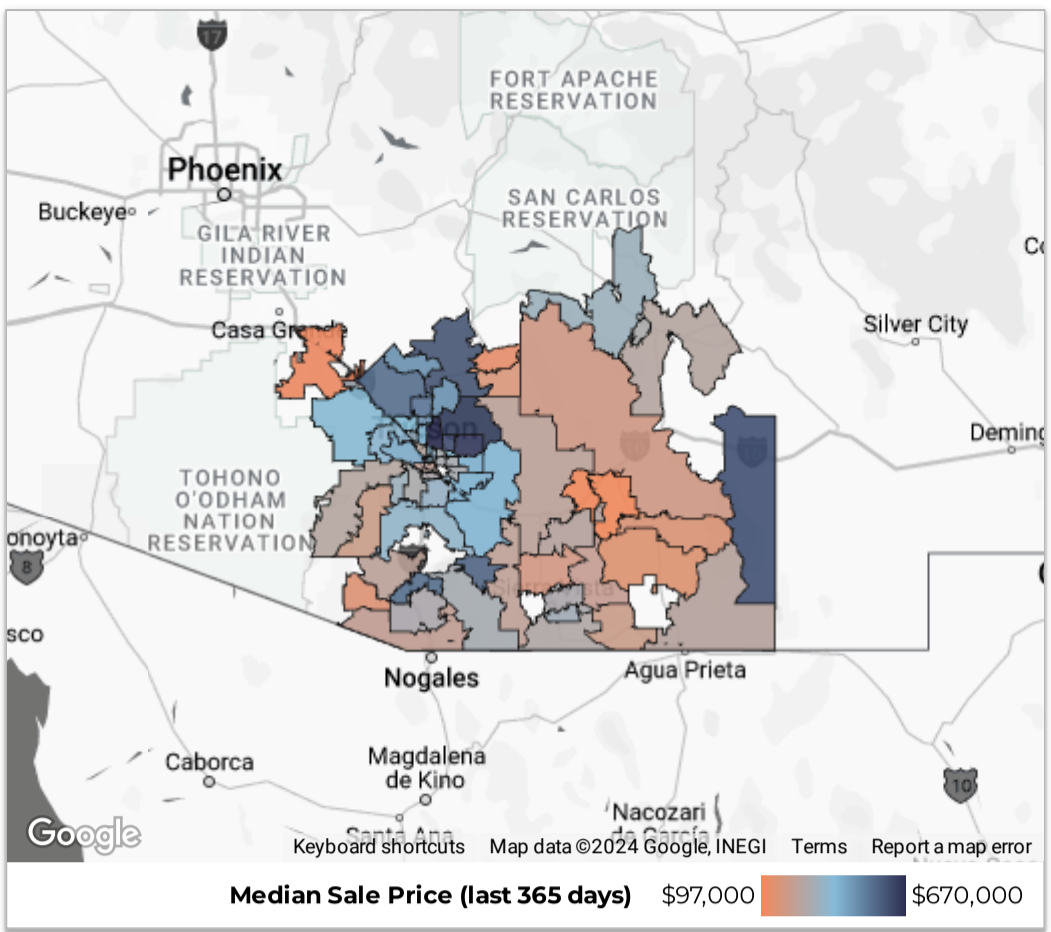
of New Listings: **1,845**
 ↑ 13.8% from previous year

Median Sale Price: **\$364,900**
 ↑ 7.3% from previous year

Average Sale Price: **\$451,817**
 ↑ 10.6% from previous year

Median Days on Market: **21**
 ↓ 2 from previous year

Average % Over Asking: **-1.53%**
 ↓ 0.19% from previous year

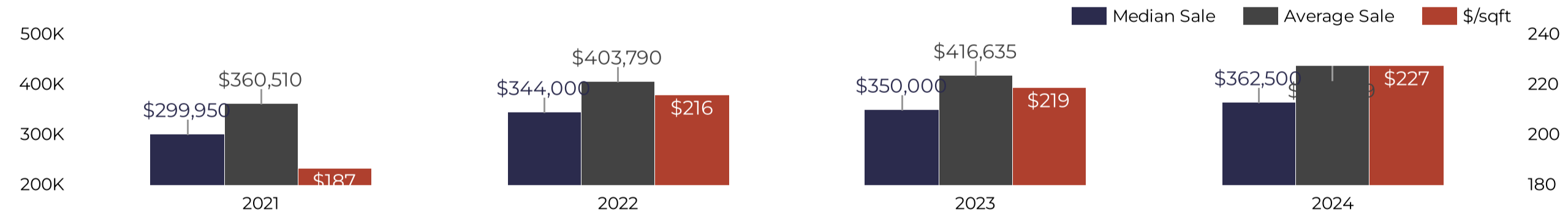
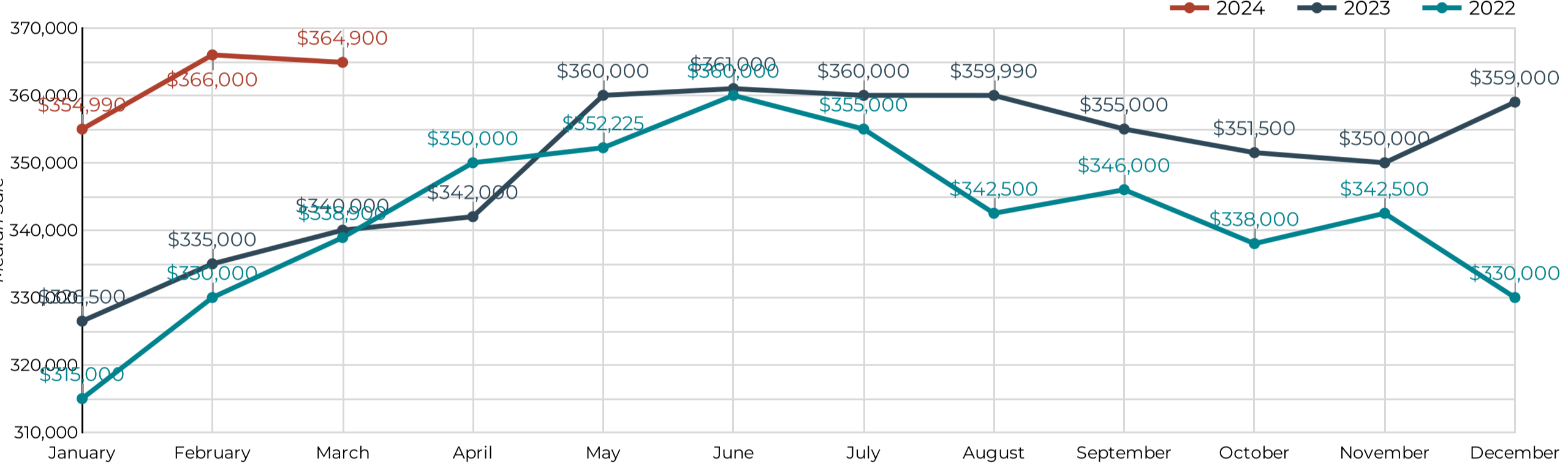


Transactions



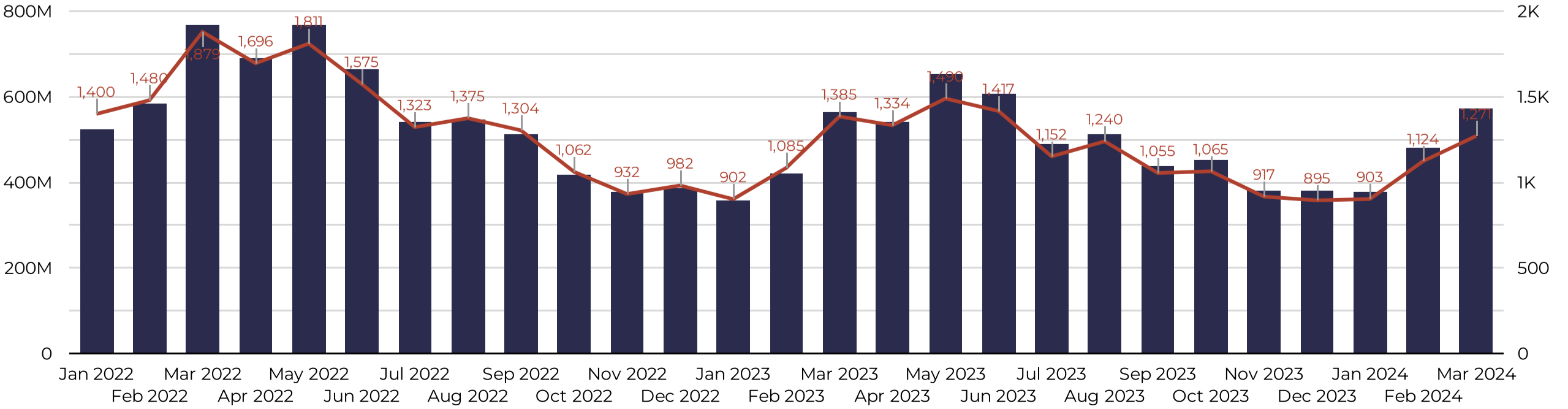
Market Pricing

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



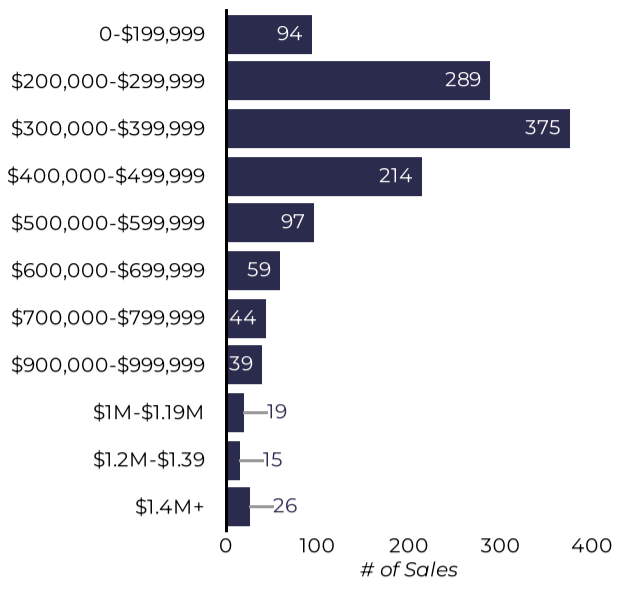
Market Activity

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

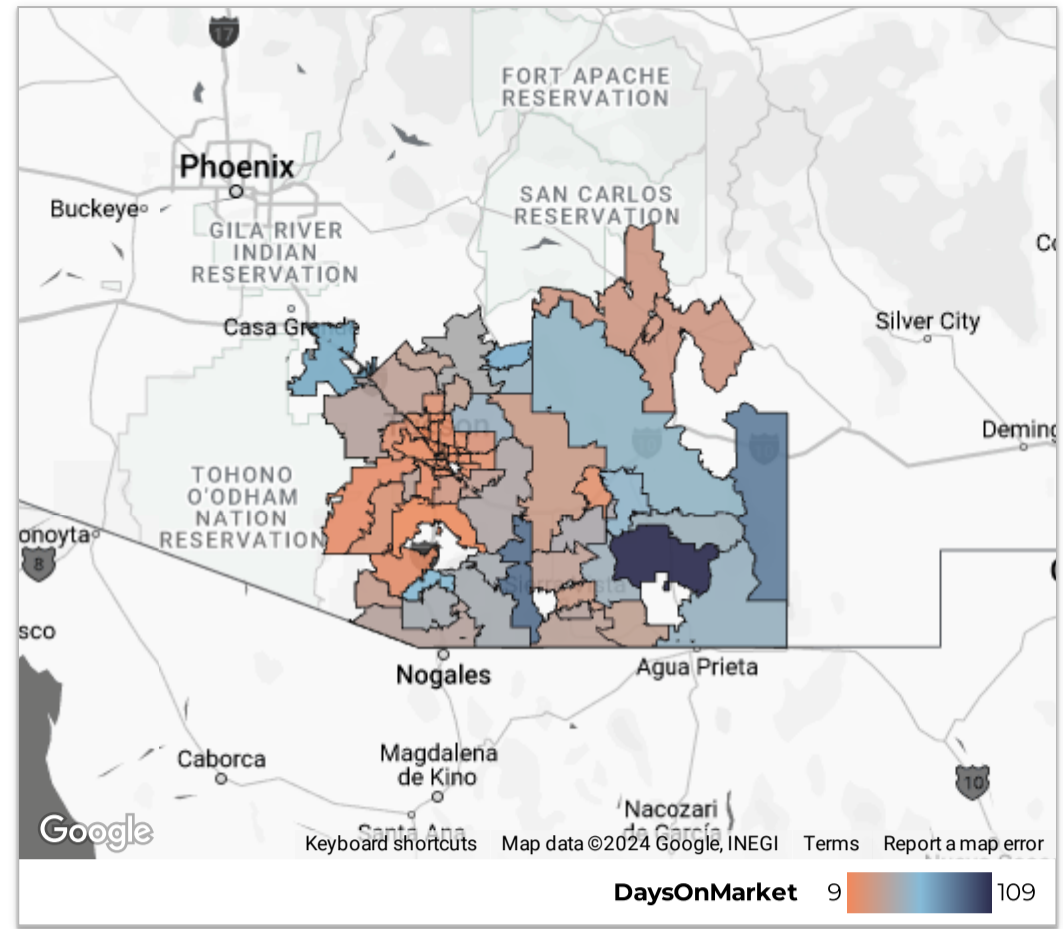


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This report provides a snapshot of the market as taken on: Apr 8, 2024

March 2024

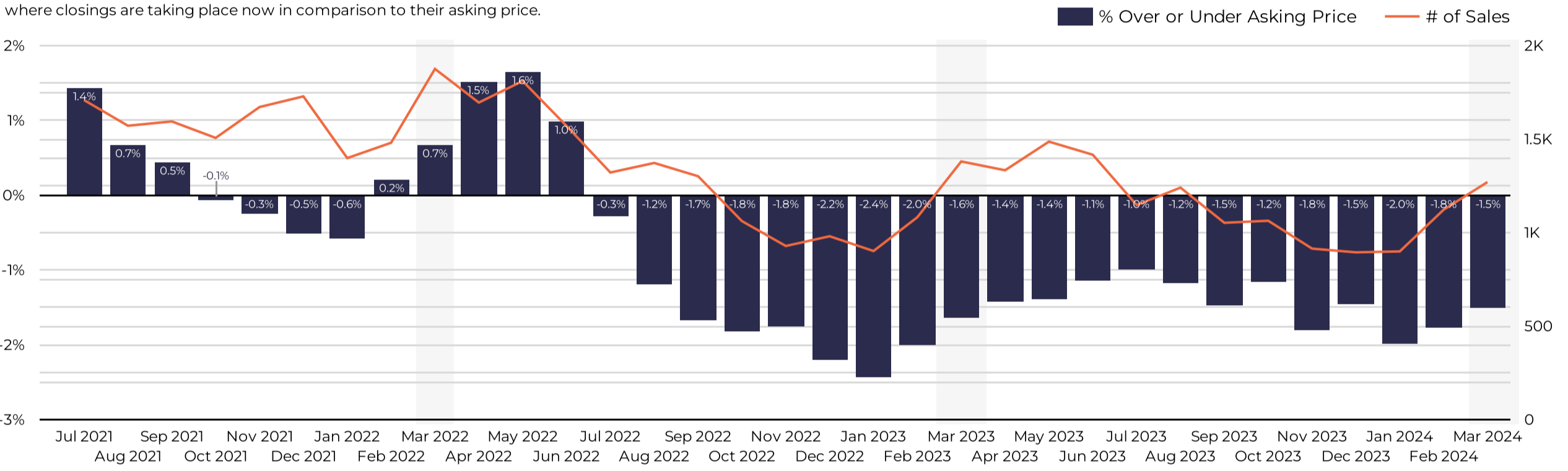


of Sales: **1,271** (-8.2% from previous year)
 Median Sale Price: **\$364,900** (7.3% from previous year)
 Volume: **\$574,259,376** (1.5% from previous year)
 Average Sale Price: **\$451,817** (10.6% from previous year)
 \$/sqft: **\$230** (6.7% from previous year)
 Median Days on Market: **21** (2 from previous year)
 # of New Listings: **1,845** (13.8% from previous year)
 Average % Over Asking: **-1.53%** (0.19% from previous year)



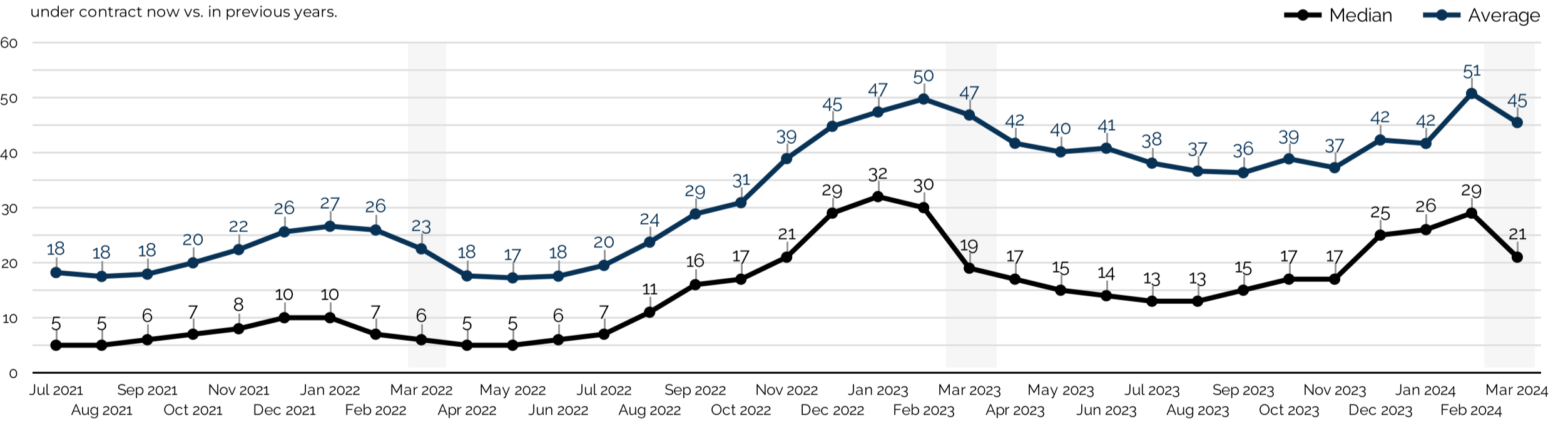
Buyer Demand

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.

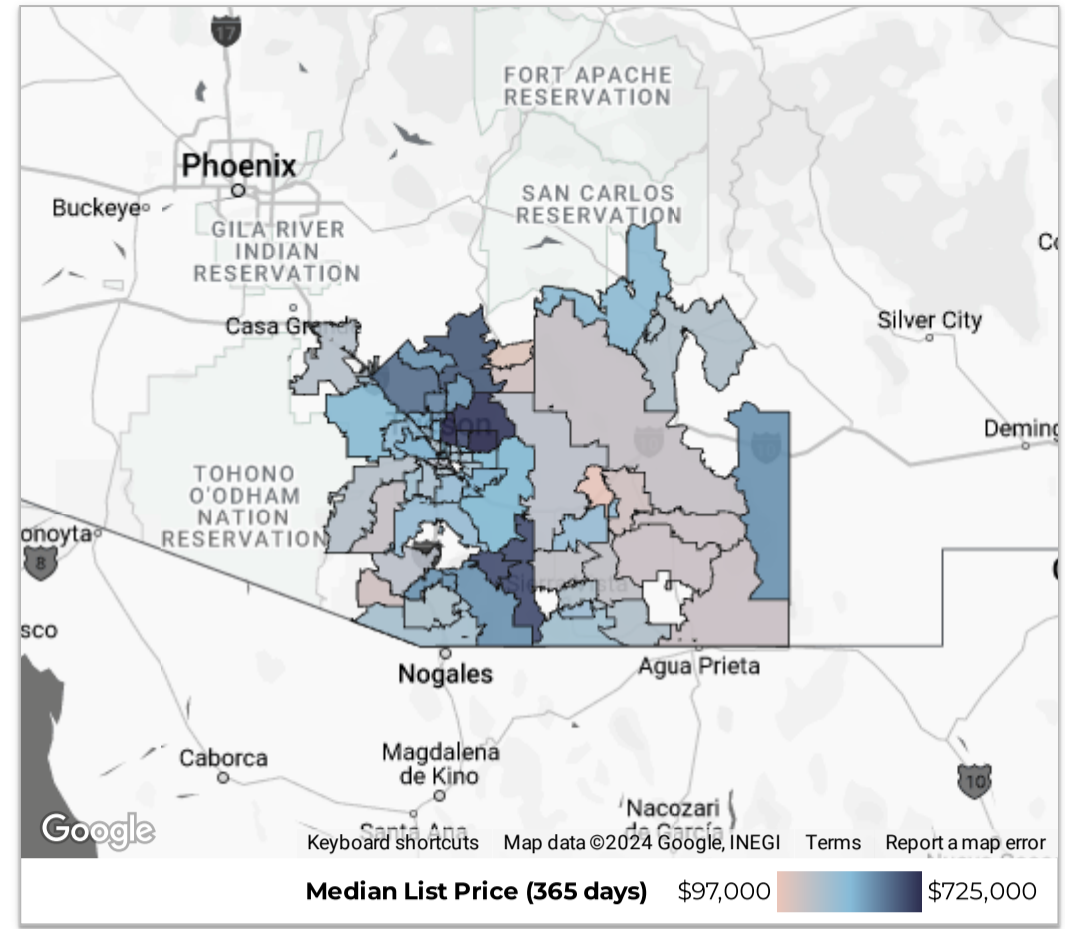
Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	94	-33.8% ↓	25	7 ↑	-3.63%	1.31% ↑
\$200,000-\$299,999	289	-20.4% ↓	21	3 ↑	-1.12%	0.23% ↑
\$300,000-\$399,999	375	-5.3% ↓	24	-2 ↓	-1.14%	0.08% ↑
\$400,000-\$499,999	214	10.3% ↑	19	0	-1.60%	-0.55% ↓
\$500,000-\$599,999	97	-3.0% ↓	13	3 ↑	-1.18%	0.18% ↑
\$600,000-\$699,999	59	-13.2% ↓	21	0	-1.89%	-0.95% ↓
\$700,000-\$799,999	44	37.5% ↑	20	13 ↑	-2.07%	0.08% ↑
\$900,000-\$999,999	39	-29.1% ↓	23	15 ↑	-1.54%	-0.32% ↓
\$1M-\$1.19M	19	137.5% ↑	13	1 ↑	-3.14%	2.06% ↑
\$1.2M-\$1.39	15	50.0% ↑	18	15 ↑	-0.86%	-0.02% ↓
\$1.4M+	26	52.9% ↑	10	-3 ↓	-2.06%	4.52% ↑

Tucson Association of Realtors: Inventory

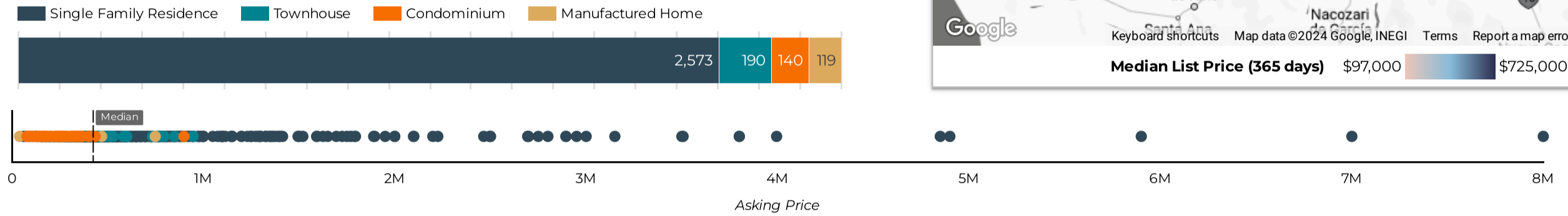
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Apr 8, 2024

March 2024

# of New Listings (Supply)	1,845	Months of Supply	2.41	Average List Price	\$588,540
▲ 224 from previous year		Active Listings	3,060	Single Family Residence	\$641,942
# of New Pendings (Demand)	1,321	Pending Listings	848	Townhouse	\$398,472
▼ -102 from previous year				Manufactured Home	\$260,084
				Condominium	\$254,505
				Mobile Home	\$182,258



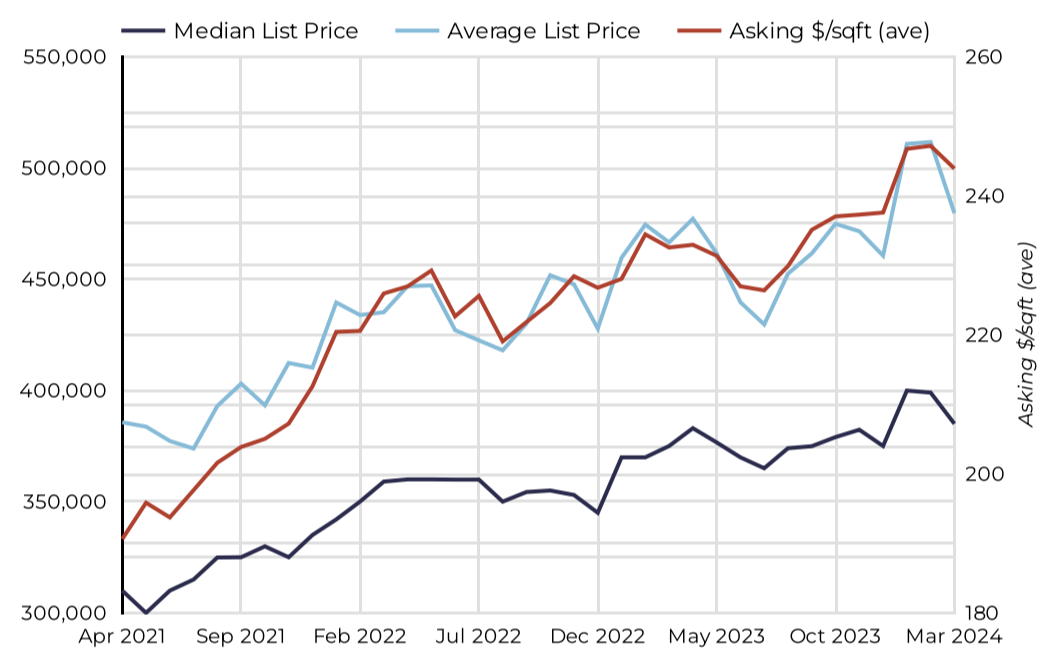
Active Listings



Months of Supply By Price Range

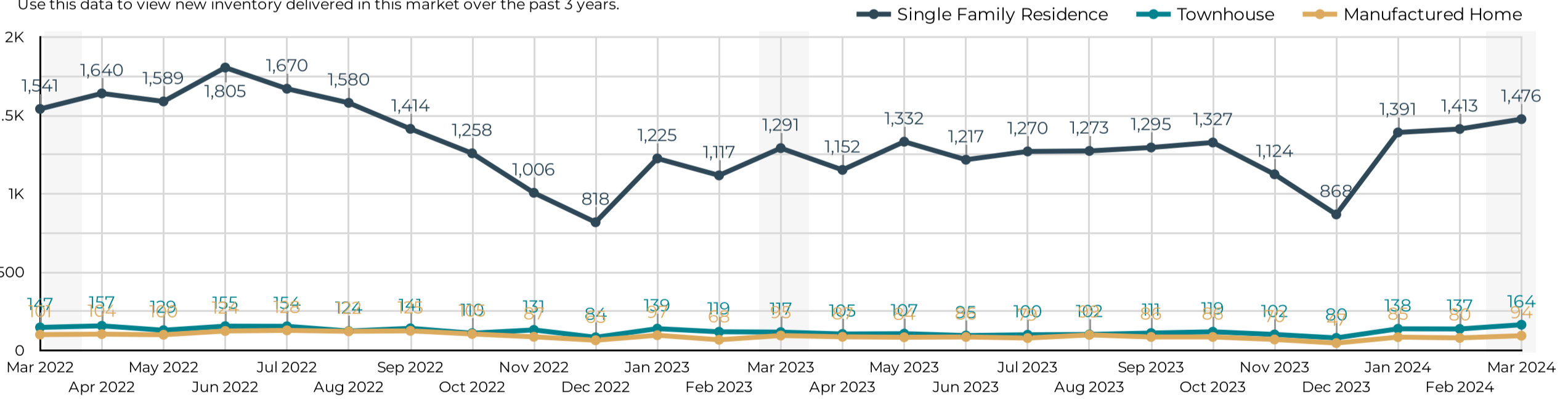
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.89	174	92
\$200,000-\$299,999	1.36	394	290
\$300,000-\$399,999	2.32	846	365
\$400,000-\$499,999	2.54	573	226
\$500,000-\$599,999	3.20	304	95
\$600,000-\$699,999	3.55	195	55
\$700,000-\$799,999	3.44	155	45
\$800,000-\$999,999	3.40	146	43
\$1M-\$1.19M	4.25	68	16
\$1.2M-\$1.39	3.22	58	18

Asking Prices



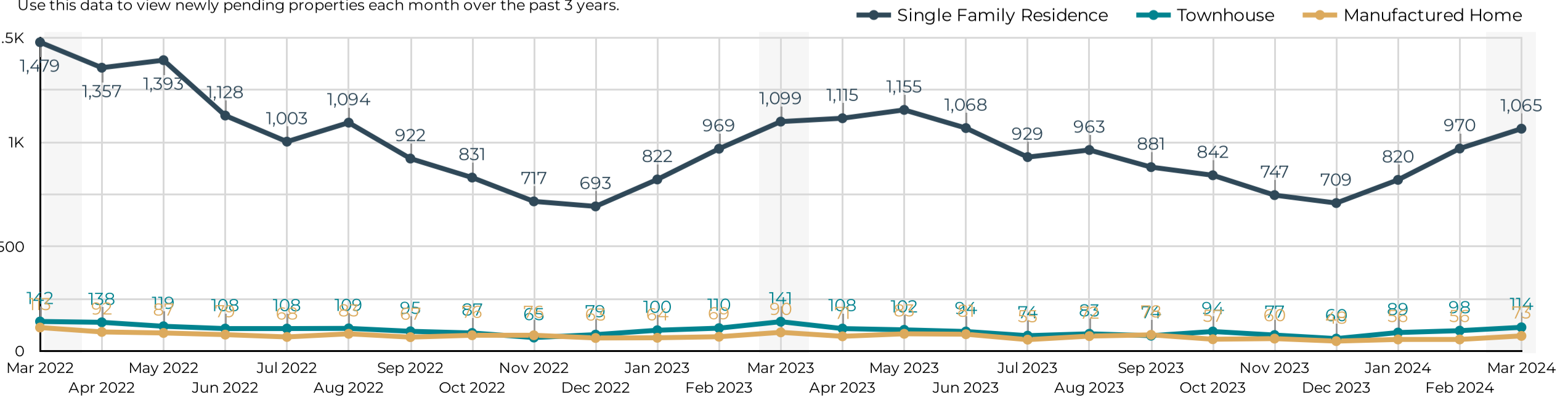
New Listings

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.

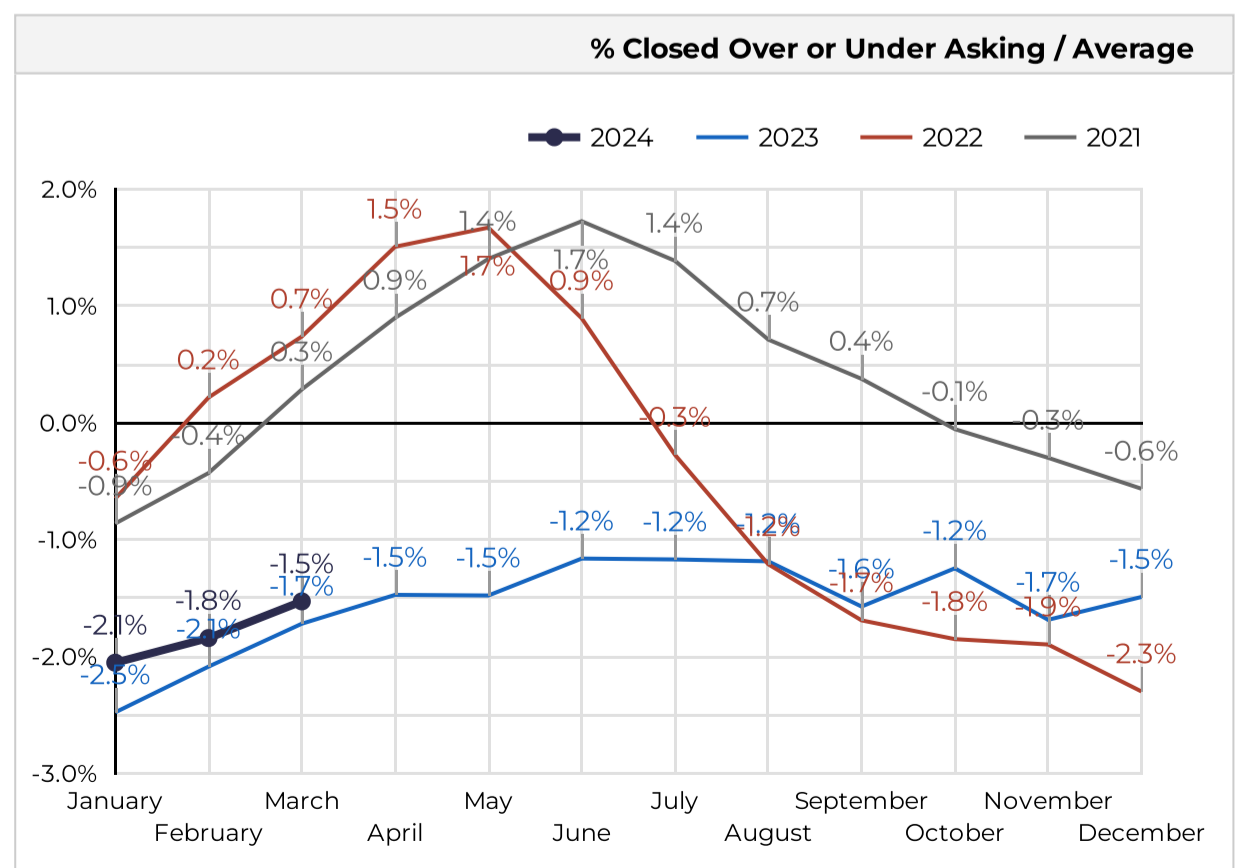
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	902	903
February	1,424	1,480	1,085	1,124
March	1,877	1,879	1,385	1,271
April	1,856	1,696	1,334	-
May	1,734	1,811	1,490	-
June	1,910	1,575	1,417	-
July	1,712	1,323	1,152	-
August	1,575	1,375	1,240	-
September	1,597	1,304	1,055	-
October	1,510	1,062	1,065	-
November	1,673	932	917	-
December	1,732	982	895	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$326,500	\$354,990
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	-
May	\$300,000	\$352,225	\$360,000	-
June	\$306,000	\$360,000	\$361,000	-
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	\$351,500	-
November	\$312,000	\$342,500	\$350,000	-
December	\$323,000	\$330,000	\$359,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	30	29
March	5	6	19	21
April	4	5	17	-
May	5	5	15	-
June	5	6	14	-
July	5	7	13	-
August	5	11	13	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	29	25	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,736
February	1,760	1,707	1,392	1,729
March	2,063	1,920	1,621	1,845
April	2,042	2,062	1,440	-
May	1,910	1,947	1,616	-
June	2,064	2,214	1,481	-
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	1,195
March	1,877	1,831	1,423	1,321
April	1,799	1,703	1,388	-
May	1,779	1,719	1,424	-
June	1,764	1,421	1,322	-
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	860	-



MLS of Southern Arizona®

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: Apr 8, 2024

Mar 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	1,006	-7.5% ↓	\$497.37M	1.6% ↑	\$390,000	\$25,000 ↑	\$234	\$13 ↑	21	1 ↑	-1.4%	0.1% ↑
Townhouse	111	-17.8% ↓	\$41.61M	-4.4% ↓	\$300,000	\$15,000 ↑	\$251	\$26 ↑	17	2 ↑	-1.1%	0.4% ↑
Manufactured Home	80	-4.8% ↓	\$18.82M	5.1% ↑	\$248,300	\$33,300 ↑	\$155	\$15 ↑	14	-4 ↓	-3.2%	-0.4% ↓
Condominium	63	10.5% ↑	\$15.12M	24.9% ↑	\$248,000	\$23,000 ↑	\$231	\$16 ↑	26	-1 ↓	-2.3%	0.6% ↑
Mobile Home	10	-37.5% ↓	\$1.3M	-37.9% ↓	\$110,000	\$0	\$130	\$1 ↑	35	23 ↑	-1.4%	0.9% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	74	-32.7% ↓	\$13.56M	-29.2% ↓	\$189,900	\$6,900 ↑	\$219	\$12 ↑	28	14 ↑	-1.9%	0.7% ↑
\$1000-1499 sqft	358	-1.4% ↓	\$102.92M	3.6% ↑	\$285,000	\$10,000 ↑	\$225	\$13 ↑	16	1 ↑	-1.1%	0.2% ↑
\$1500-1999 sqft	394	-13.8% ↓	\$147.14M	-9.4% ↓	\$357,000	\$12,000 ↑	\$216	\$10 ↑	23	-1 ↓	-1.4%	0.1% ↑
2000-2499 sqft	237	-0.8% ↓	\$117.52M	5.7% ↑	\$458,900	\$18,900 ↑	\$224	\$14 ↑	21	-4 ↓	-1.5%	0.1% ↑
2500-2999 sqft	113	-0.9% ↓	\$72.63M	0.9% ↑	\$599,000	\$-1,000 ↓	\$237	\$6 ↑	30	5 ↑	-1.3%	0.2% ↑
3000-3999 sqft	70	-13.6% ↓	\$69.31M	-3.3% ↓	\$950,000	\$130,000 ↑	\$290	\$26 ↑	13	1 ↑	-3.3%	-0.9% ↓
4000-4999 sqft	16	77.8% ↑	\$24.8M	120.1% ↑	\$1,425,000	\$375,000 ↑	\$348	\$63 ↑	7	1 ↑	-3.1%	0.5% ↑
5000+ sqft	8	14.3% ↑	\$26.36M	43.3% ↑	\$3,450,000	\$1,950,000...	\$548	\$73 ↑	92	-23 ↓	-4.0%	4.5% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	200	-20.0% ↓	\$116.83M	-14.4% ↓	\$458,900	\$18,900 ↑	\$270	\$12 ↑	14	0	-1.3%	0.3% ↑
Central	137	-14.4% ↓	\$48.01M	-6.7% ↓	\$305,000	\$21,000 ↑	\$235	\$19 ↑	13	2 ↑	-1.1%	0.3% ↑
North	122	5.2% ↑	\$101.48M	30.2% ↑	\$581,595	\$21,595 ↑	\$330	\$39 ↑	15	2 ↑	-1.7%	+0.0%...
East	119	-22.7% ↓	\$39.65M	-19.4% ↓	\$319,000	\$19,000 ↑	\$207	\$9 ↑	11	-3 ↓	-1.5%	-0.7% ↓
Upper Southeast	109	-5.2% ↓	\$44.92M	-6.9% ↓	\$390,000	\$10,474 ↑	\$205	\$-0 ↓	36	2 ↑	-1.5%	-0.3% ↓
Southwest	85	23.2% ↑	\$26.7M	35.7% ↑	\$305,000	\$27,100 ↑	\$197	\$27 ↑	20	-13 ↓	-0.7%	0.9% ↑
West	83	3.8% ↑	\$37.39M	23.3% ↑	\$400,000	\$50,000 ↑	\$225	\$8 ↑	18	5 ↑	-1.2%	-0.1% ↓
Extended West	66	0.0%	\$24.02M	9.2% ↑	\$362,610	\$17,610 ↑	\$194	\$21 ↑	25	4 ↑	-1.1%	0.1% ↑
South	64	-17.9% ↓	\$18.16M	-8.4% ↓	\$279,000	\$17,000 ↑	\$195	\$16 ↑	11	-6 ↓	-1.0%	0.4% ↑
Upper Northwest	57	3.6% ↑	\$30.45M	8.3% ↑	\$470,000	\$20,100 ↑	\$262	\$30 ↑	29	-7 ↓	-2.4%	-0.1% ↓
Northeast	45	-19.6% ↓	\$28.14M	3.3% ↑	\$540,000	\$65,000 ↑	\$241	\$18 ↑	18	0	-3.3%	-0.7% ↓
Cochise	29	0.0%	\$8.42M	20.9% ↑	\$249,900	\$34,900 ↑	\$142	\$-5 ↓	88	60 ↑	-4.3%	-0.9% ↓
Southeast	26	-33.3% ↓	\$9.85M	-28.2% ↓	\$356,000	\$16,000 ↑	\$198	\$11 ↑	17	-3 ↓	-0.5%	0.4% ↑
Benson/St. David	26	36.8% ↑	\$7.23M	40.6% ↑	\$257,000	\$-9,000 ↓	\$162	\$3 ↑	45	21 ↑	-3.7%	1.2% ↑
SCC-Rio Rico East	25	38.9% ↑	\$6.84M	43.2% ↑	\$270,000	\$4,000 ↑	\$169	\$2 ↑	67	17 ↑	-0.3%	1.7% ↑
Graham	19	72.7% ↑	\$5.32M	67.3% ↑	\$286,000	\$-65,500 ↓	\$172	\$22 ↑	26	-54 ↓	-1.9%	0.7% ↑
Pinal	10	11.1% ↑	\$2.3M	-24.6% ↓	\$175,000	\$-35,000 ↓	\$157	\$-7 ↓	72	20 ↑	-2.0%	8.2% ↑
Extended Northwest	8	0.0%	\$2.44M	6.2% ↑	\$289,990	\$19,990 ↑	\$177	\$16 ↑	80	24 ↑	0.2%	3.3% ↑
SCC-Tubac East	7	-12.5% ↓	\$3.75M	-15.9% ↓	\$497,274	\$82,274 ↑	\$282	\$25 ↑	73	38 ↑	-2.0%	1.9% ↑
SCC-Nogales East	7	75.0% ↑	\$1.75M	42.7% ↑	\$235,000	\$30,000 ↑	\$128	\$1 ↑	15	11 ↑	2.7%	7.6% ↑
Extended Southwest	6	-60.0% ↓	\$1.34M	-57.2% ↓	\$244,000	\$29,000 ↑	\$128	\$-24 ↓	27	-20 ↓	-3.6%	-2.6% ↓
SCC-Rio Rico West	4	-42.9% ↓	\$1.72M	-11.5% ↓	\$357,000	\$107,000 ↑	\$195	\$15 ↑	5	-15 ↓	-0.1%	2.3% ↑
Extended Southeast	3	200.0% ↑	\$1.18M	181.6% ↑	\$391,000	\$-27,000 ↓	\$223	\$44 ↑	36	-19 ↓	-1.5%	0.1% ↑
SCC-Nogales West	2	100.0% ↑	\$430K	27.2% ↑	\$120,000	\$-218,000 ↓	\$124	\$-10 ↓	27	11 ↑	-14.4%	-8.3% ↓
Navajo	2	-	\$1.03M	-	\$119,950	-	\$288	-	128	-	-1.6%	-
SCC-Tubac West	2	100.0% ↑	\$1.36M	94.9% ↑	\$599,000	\$-101,000 ↓	\$246	\$-43 ↓	22	-134 ↓	-0.4%	6.0% ↑
SCC-Amado	2	100.0% ↑	\$423K	-14.5% ↓	\$189,000	\$-306,000 ↓	\$184	\$-124 ↓	5	-11 ↓	1.4%	1.4% ↑
Maricopa	1	-66.7% ↓	\$1.59M	31.9% ↑	\$1,585,000	\$1,195,000 ↑	\$423	\$185 ↑	226	212 ↑	-11.9%	-11.1% ↓
Pima Southwest	1	0.0%	\$172K	-31.2% ↓	\$172,000	\$-78,000 ↓	\$102	\$-148 ↓	211	-3 ↓	-7.0%	-7.0% ↓
Gila	1	-	\$350K	-	\$350,000	-	\$189	-	0	-	-6.7%	-
SCC-Sonoita	1	0.0%	\$700K	33.3% ↑	\$700,000	\$175,000 ↑	\$348	\$180 ↑	145	133 ↑	-4.8%	7.7% ↑
SCC-Patagonia	1	0.0%	\$297K	81.8% ↑	\$297,000	\$133,620 ↑	\$194	\$121 ↑	8	-115 ↓	0.7%	18.8% ↑