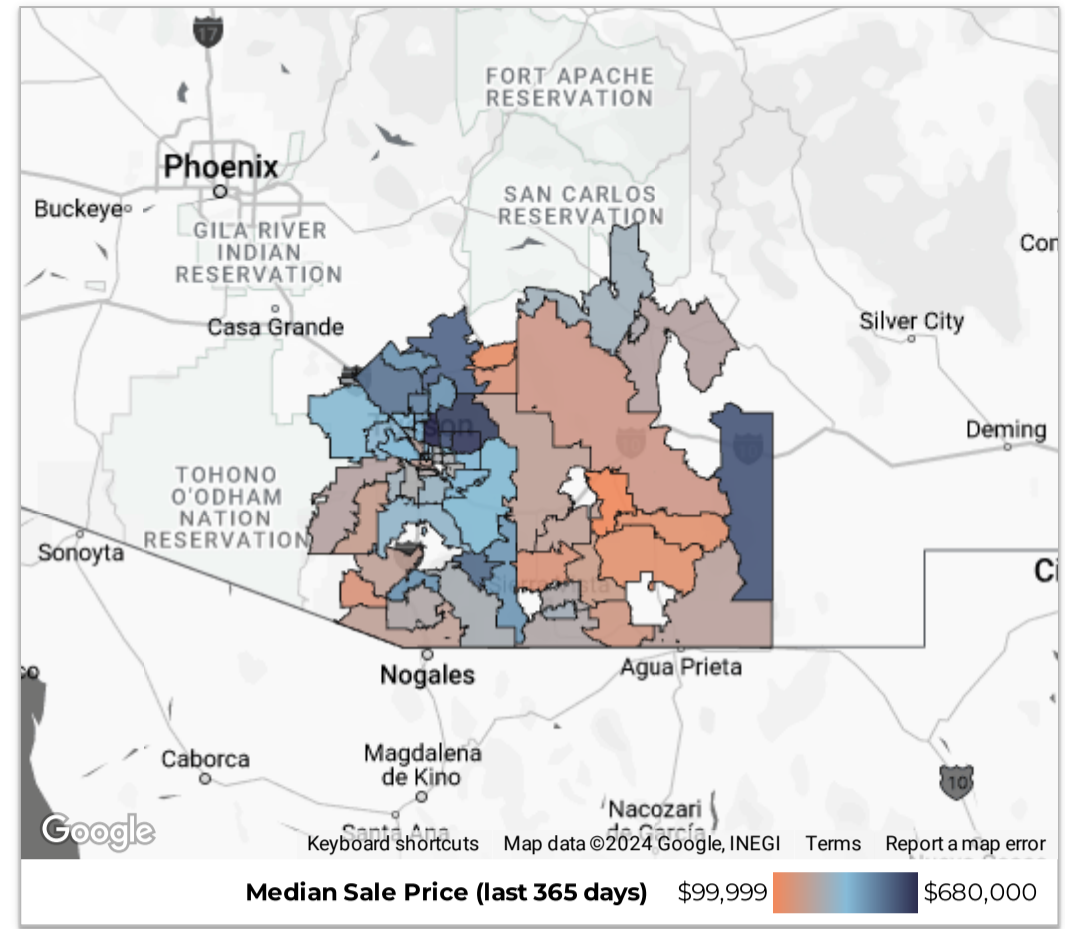
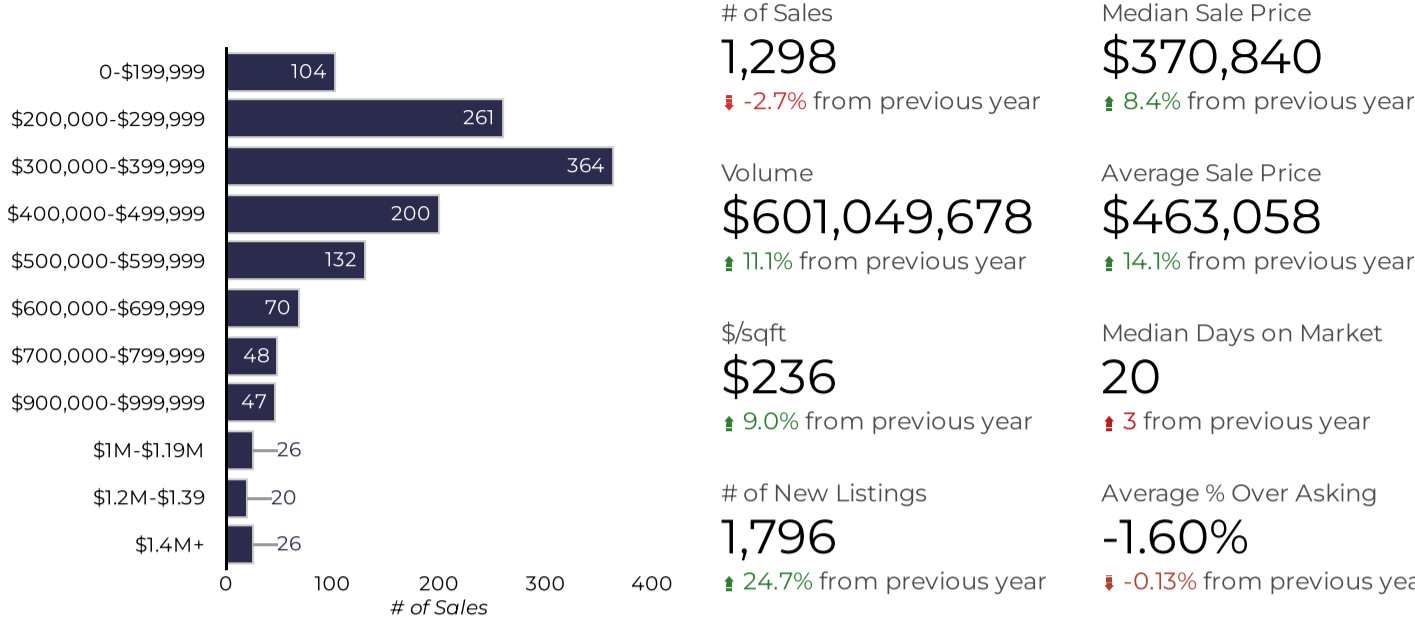


Tucson Association of Realtors: Market Activity & Pricing

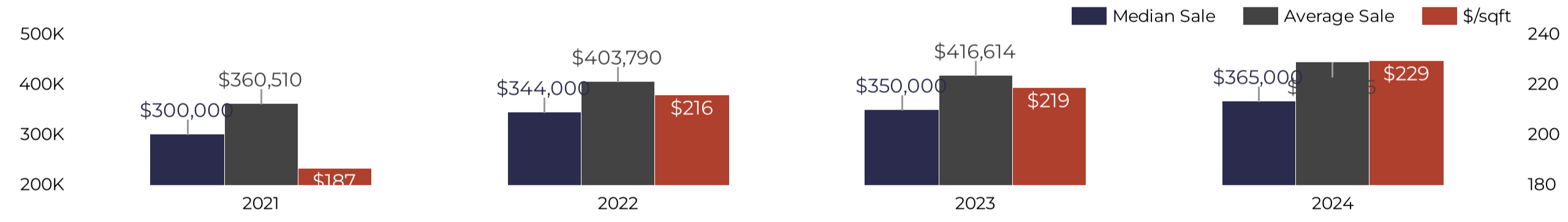
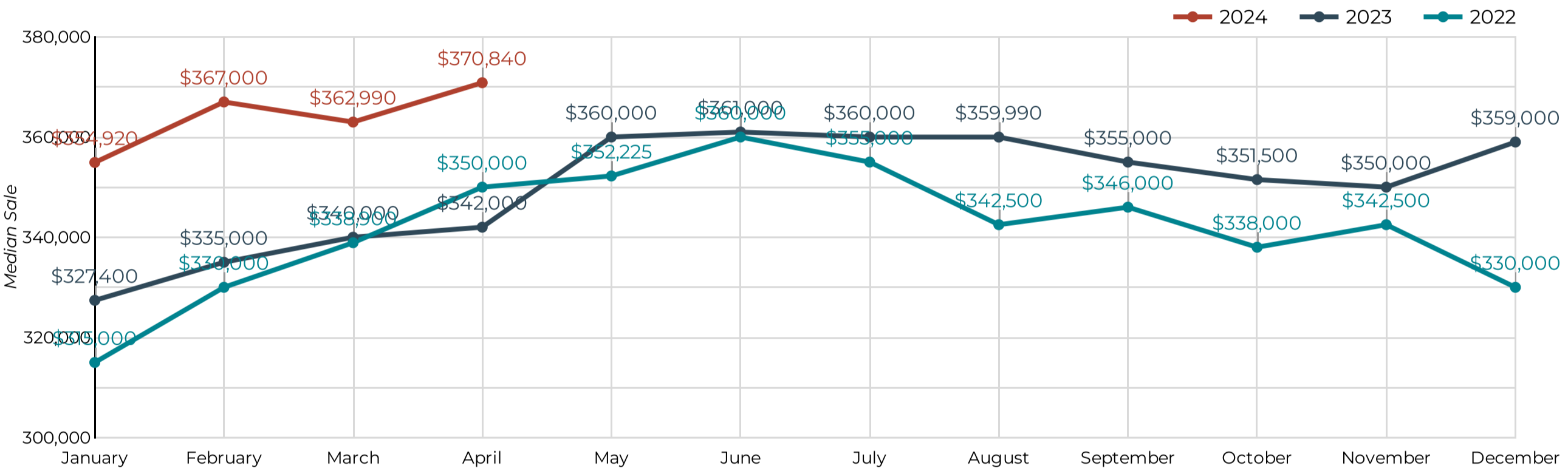
All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: May 6, 2024

April 2024



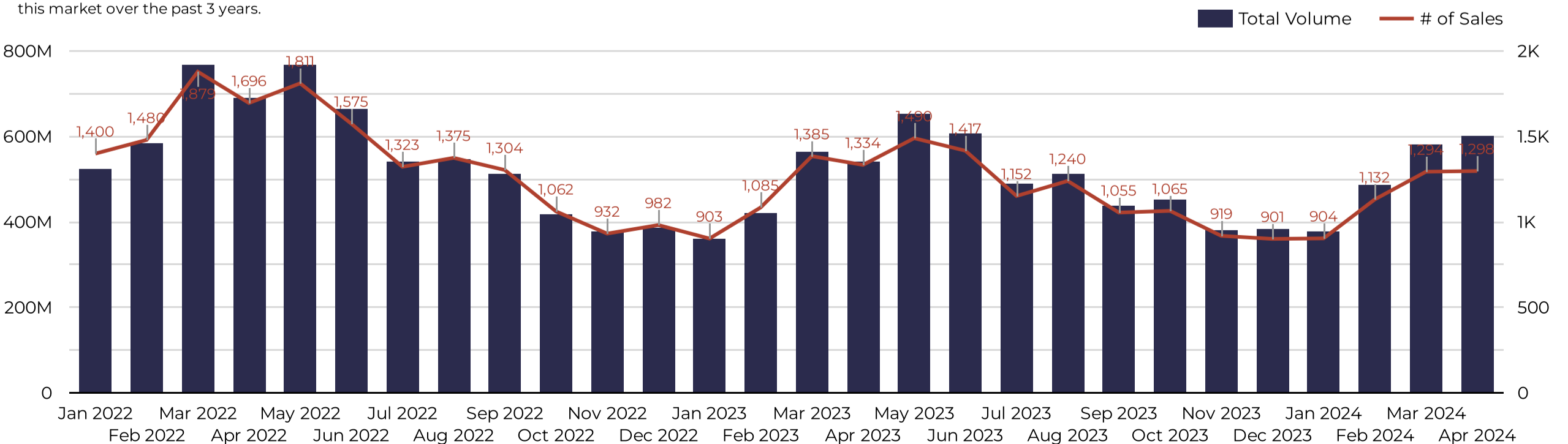
Market Pricing

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



Market Activity

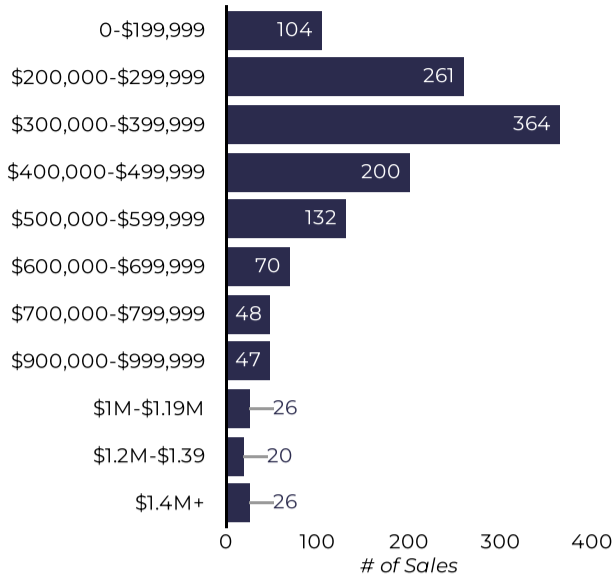
Use this data to see changes in total sales activity in this market over the past 3 years.



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: May 6, 2024

April 2024



# of Sales **1,298**  
 ↓ -2.7% from previous year

Volume **\$601,049,678**  
 ↑ 11.1% from previous year

\$/sqft **\$236**  
 ↑ 9.0% from previous year

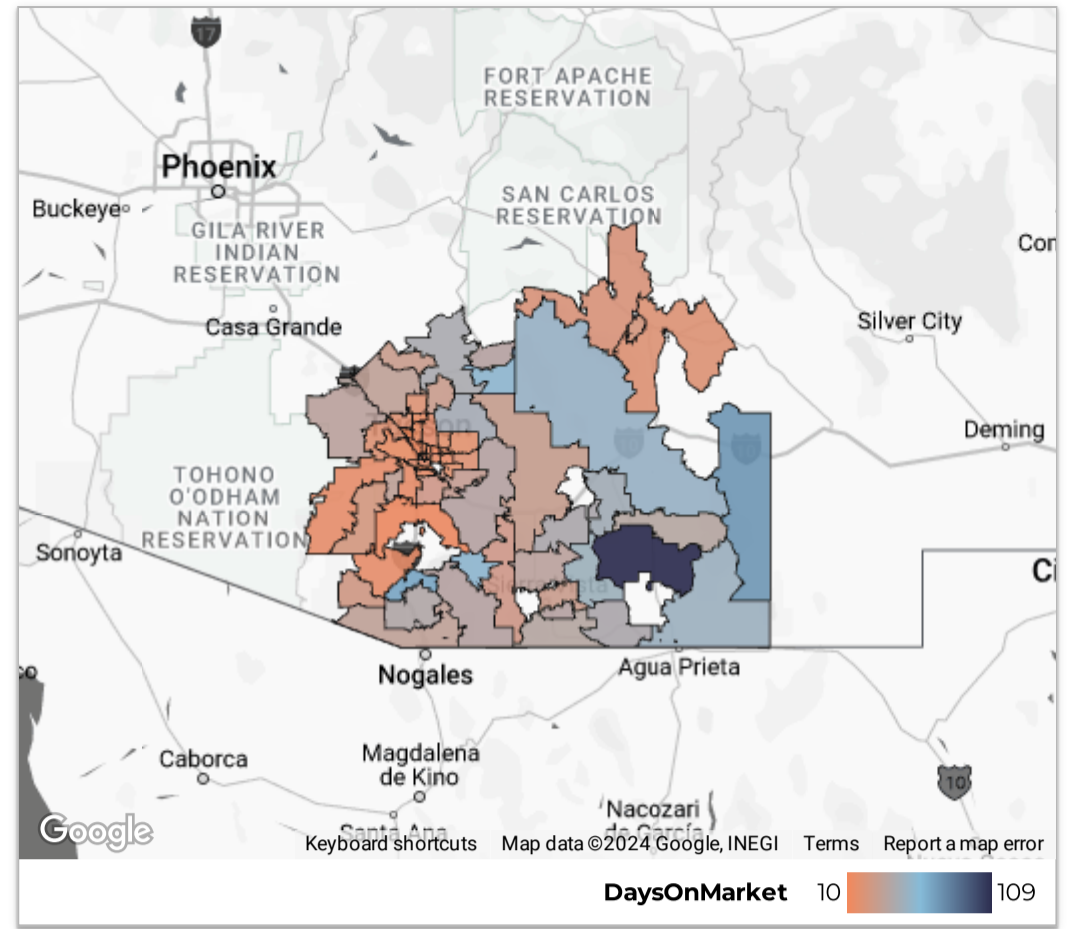
# of New Listings **1,796**  
 ↑ 24.7% from previous year

Median Sale Price **\$370,840**  
 ↑ 8.4% from previous year

Average Sale Price **\$463,058**  
 ↑ 14.1% from previous year

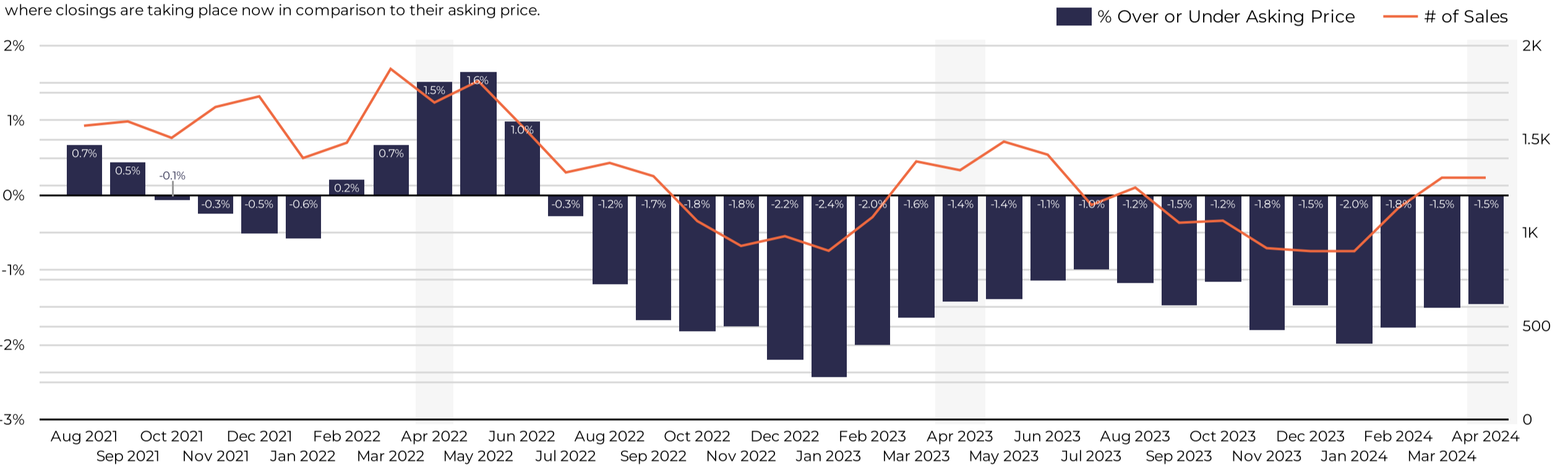
Median Days on Market **20**  
 ↓ 3 from previous year

Average % Over Asking **-1.60%**  
 ↓ -0.13% from previous year



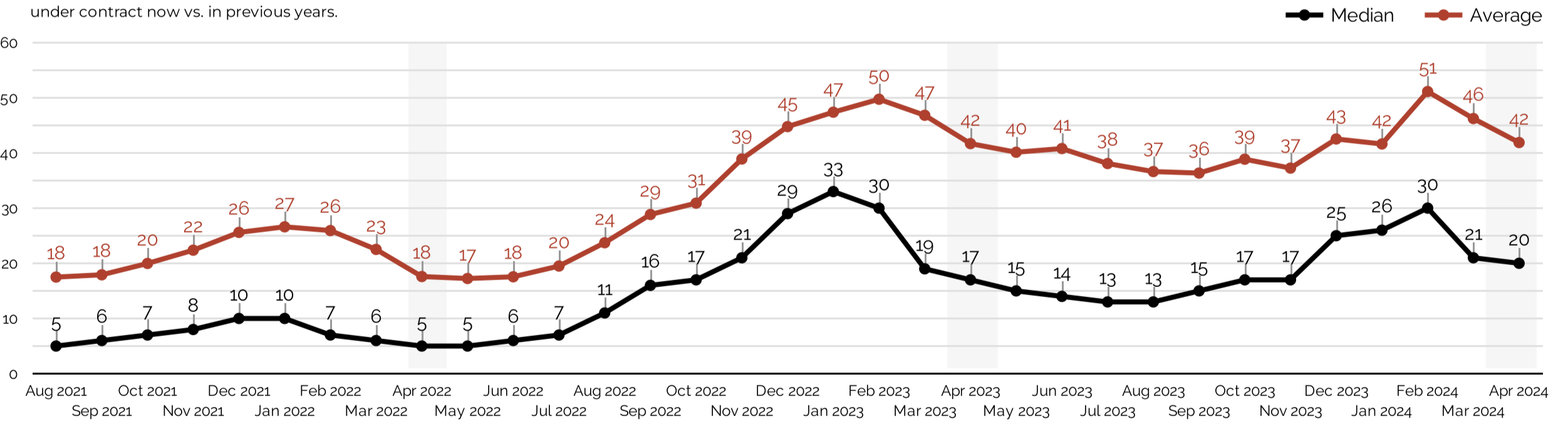
Buyer Demand

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	104	-21.8% ↓	19	5 ↑	-5.42%	-1.14% ↓
\$200,000-\$299,999	261	-22.8% ↓	20	4 ↑	-1.27%	-0.22% ↓
\$300,000-\$399,999	364	-3.4% ↓	22	-1 ↓	-1.04%	0.07% ↑
\$400,000-\$499,999	200	-9.9% ↓	23	1 ↑	-0.92%	0.39% ↑
\$500,000-\$599,999	132	29.4% ↑	20	4 ↑	-2.23%	-0.82% ↓
\$600,000-\$699,999	70	45.8% ↑	19	14 ↑	-0.82%	-1.10% ↓
\$700,000-\$799,999	48	33.3% ↑	14	0	-1.71%	-0.36% ↓
\$900,000-\$999,999	47	34.3% ↑	15	10 ↑	-0.88%	0.26% ↑
\$1M-\$1.19M	26	188.9% ↑	26	13 ↑	-2.94%	0.85% ↑
\$1.2M-\$1.39	20	17.6% ↑	6	-2 ↓	-1.40%	0.57% ↑
\$1.4M+	26	52.9% ↑	14	-9 ↓	-1.68%	0.79% ↑

**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: May 6, 2024

April 2024

# of New Listings (Supply)  
**1,796**  
↑ 356 from previous year

# of New Pendings (Demand)  
**1,304**  
↓ -84 from previous year

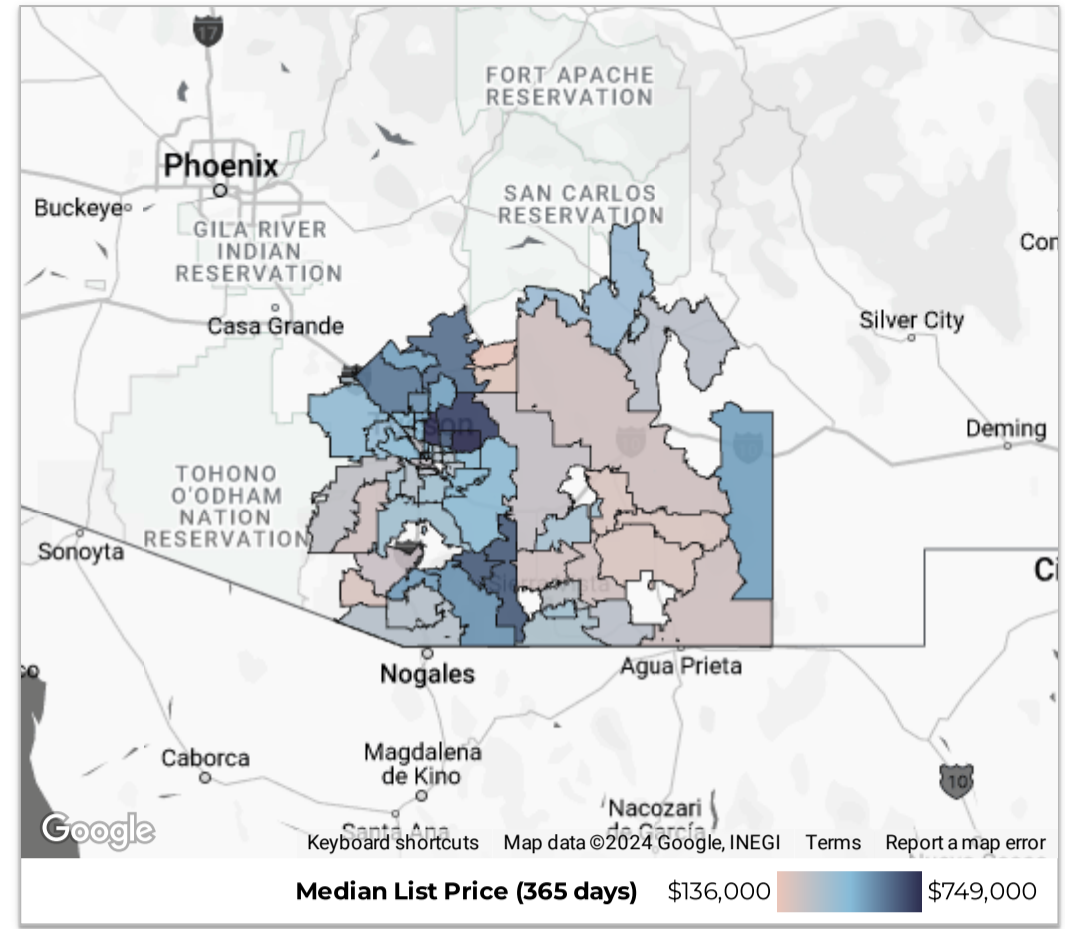
Months of Supply  
**2.54**

Active Listings  
**3,294**

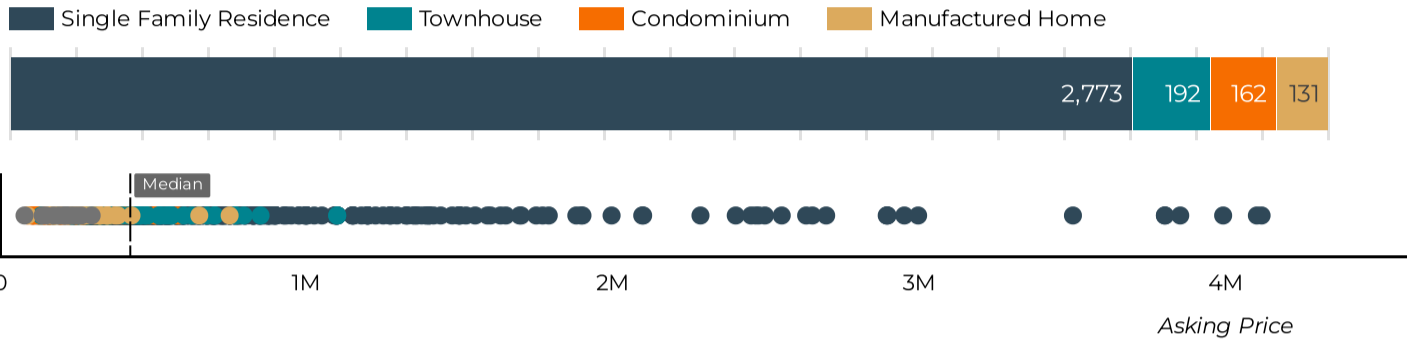
Pending Listings  
**822**

Average List Price  
**\$581,051**

Single Family Residence	\$632,077
Townhouse	\$405,669
Manufactured Home	\$277,703
Condominium	\$248,594
Mobile Home	\$185,925



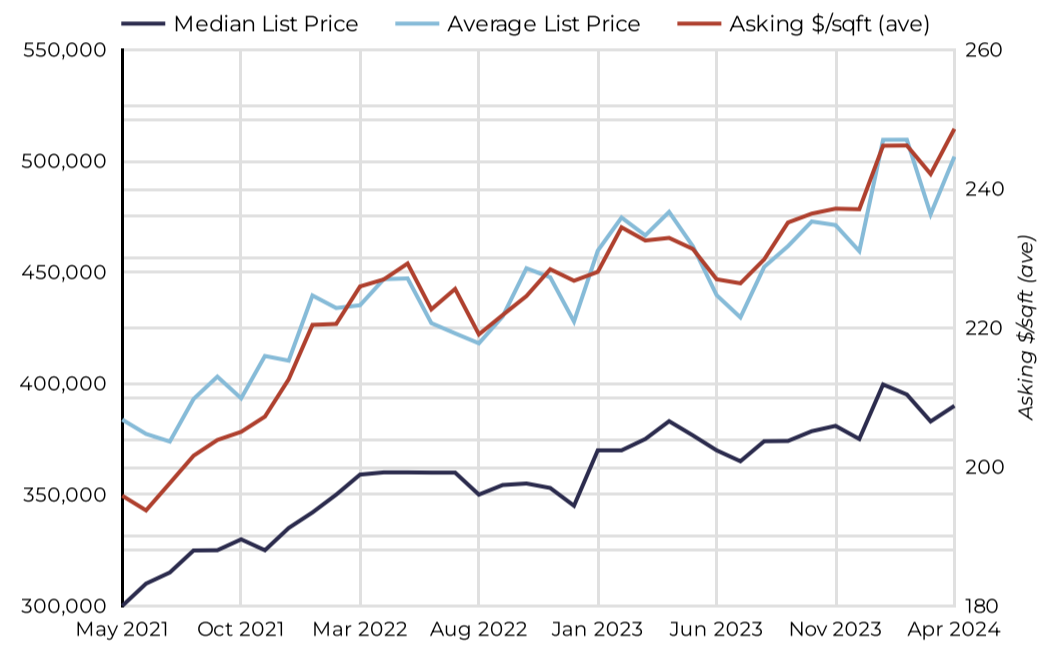
**Active Listings**



**Months of Supply By Price Range**

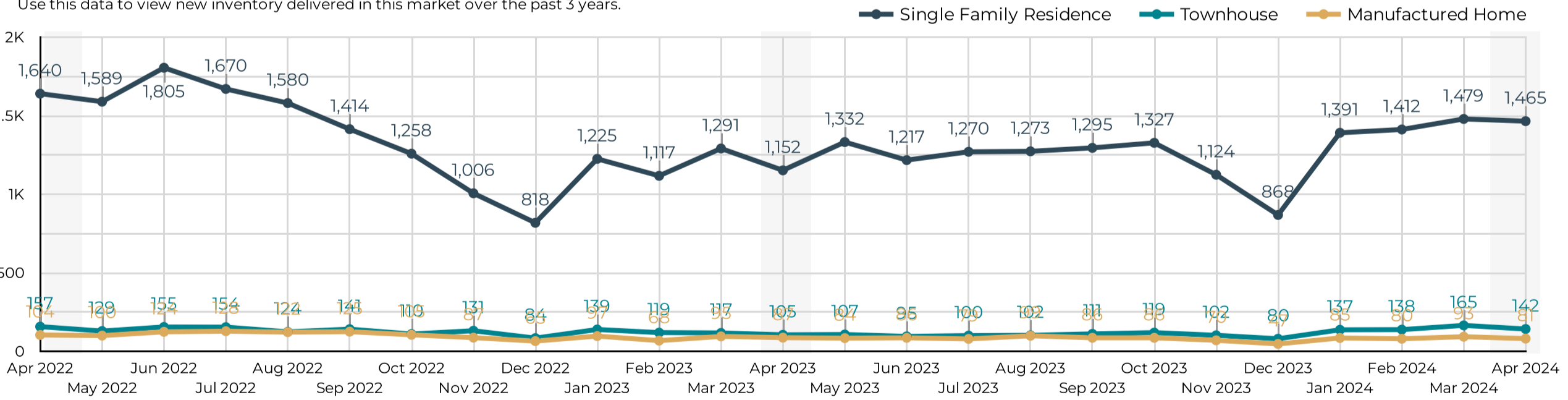
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.71	181	106
\$200,000-\$299,999	1.72	446	260
\$300,000-\$399,999	2.61	962	368
\$400,000-\$499,999	3.04	584	192
\$500,000-\$599,999	2.49	329	132
\$600,000-\$699,999	2.83	201	71
\$700,000-\$799,999	2.90	142	49
\$800,000-\$999,999	3.36	168	50
\$1M-\$1.19M	3.14	66	21
\$1.2M-\$1.39	3.00	60	20

**Asking Prices**



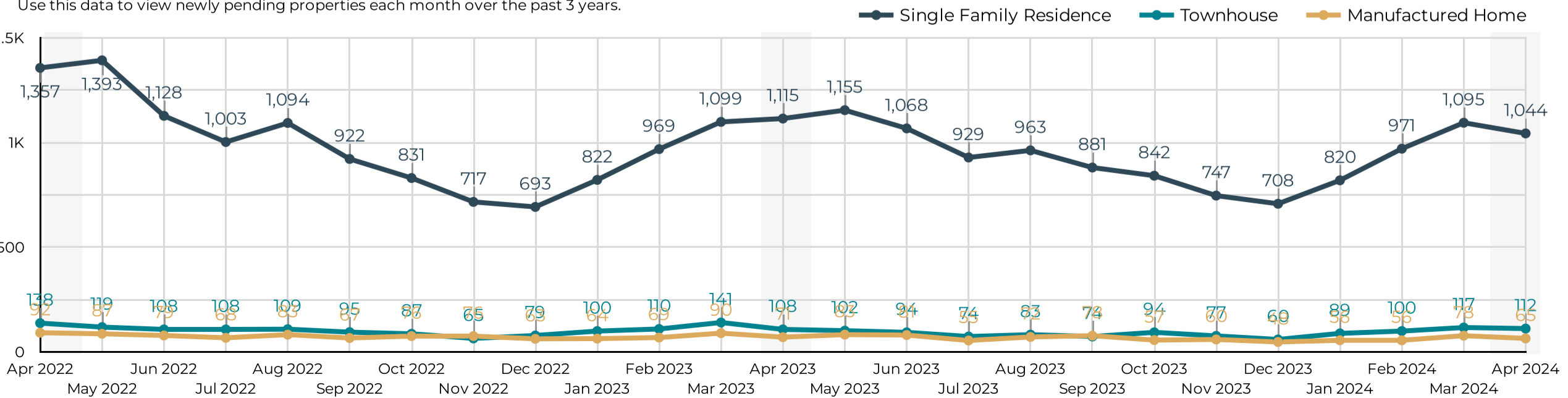
**New Listings**

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.



All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: May 6, 2024

## 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.

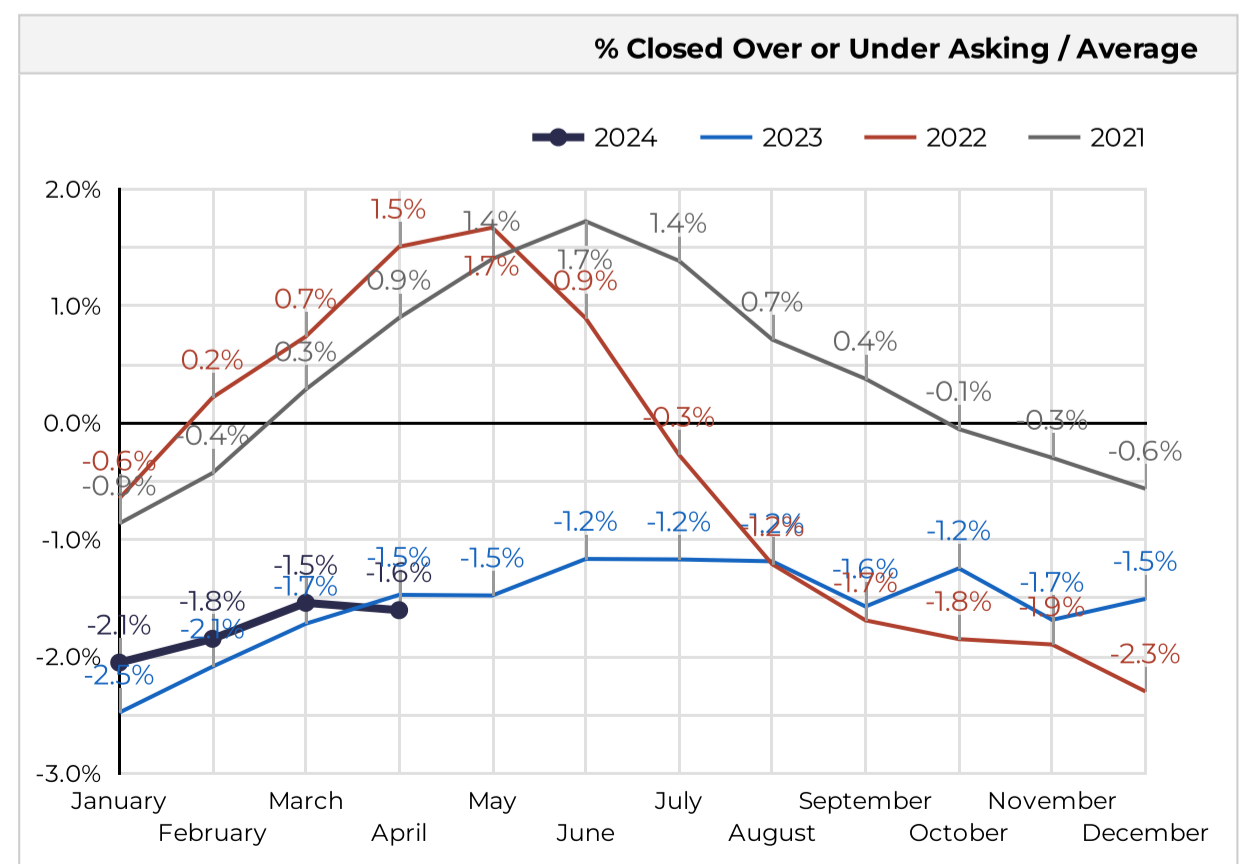
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	903	904
February	1,424	1,480	1,085	1,132
March	1,877	1,879	1,385	1,294
April	1,856	1,696	1,334	1,298
May	1,734	1,811	1,490	-
June	1,910	1,575	1,417	-
July	1,712	1,323	1,152	-
August	1,575	1,375	1,240	-
September	1,597	1,304	1,055	-
October	1,510	1,062	1,065	-
November	1,673	932	919	-
December	1,732	982	901	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$327,400	\$354,920
February	\$265,000	\$330,000	\$335,000	\$367,000
March	\$280,000	\$338,900	\$340,000	\$362,990
April	\$285,000	\$350,000	\$342,000	\$370,840
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	33	26
February	7	7	30	30
March	5	6	19	21
April	4	5	17	20
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	1,852
April	2,042	2,062	1,440	1,796
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	1,198
March	1,877	1,831	1,423	1,363
April	1,799	1,703	1,388	1,304
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	859	-



# 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: May 6, 2024

### Apr 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	1,026	-0.6% ↓	\$526.88M	14.3% ↑	\$408,000	\$36,000 ↑	\$243	\$23 ↑	21	2 ↑	-1.4%	+0.0%...
Townhouse	117	-5.6% ↓	\$40.79M	-5.4% ↓	\$317,500	\$6,500 ↑	\$241	\$2 ↑	11	-3 ↓	-0.8%	-0.2% ↓
Manufactured Home	69	-15.9% ↓	\$15.04M	-15.4% ↓	\$242,000	\$22,100 ↑	\$146	\$-5 ↓	18	5 ↑	-1.4%	0.9% ↑
Condominium	67	-10.7% ↓	\$15.92M	-5.1% ↓	\$220,000	\$0	\$245	\$22 ↑	22	5 ↑	-3.0%	-2.1% ↓
Mobile Home	14	-30.0% ↓	\$1.85M	-29.8% ↓	\$125,000	\$15,000 ↑	\$127	\$-11 ↓	36	22 ↑	-5.7%	-0.1% ↓

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	91	-18.0% ↓	\$17.44M	-9.5% ↓	\$189,500	\$17,000 ↑	\$237	\$29 ↑	17	2 ↑	-2.7%	0.1% ↑
\$1000-1499 sqft	351	3.5% ↑	\$103.15M	9.9% ↑	\$295,000	\$20,000 ↑	\$231	\$12 ↑	16	3 ↑	-1.1%	+0.0%...
\$1500-1999 sqft	377	-13.1% ↓	\$140.76M	-9.9% ↓	\$360,000	\$20,000 ↑	\$217	\$8 ↑	18	-3 ↓	-1.4%	-0.3% ↓
2000-2499 sqft	264	5.6% ↑	\$140.56M	23.1% ↑	\$505,000	\$65,000 ↑	\$239	\$33 ↑	25	6 ↑	-1.4%	-0.3% ↓
2500-2999 sqft	109	-2.7% ↓	\$73.25M	7.9% ↑	\$605,000	\$45,000 ↑	\$245	\$22 ↑	21	-1 ↓	-1.7%	0.4% ↑
3000-3999 sqft	75	15.4% ↑	\$73.92M	28.2% ↑	\$935,000	\$72,600 ↑	\$293	\$25 ↑	30	15 ↑	-2.2%	0.3% ↑
4000-4999 sqft	15	-11.8% ↓	\$24.13M	-2.1% ↓	\$1,500,000	\$0	\$365	\$35 ↑	19	-21 ↓	-1.7%	0.9% ↑
5000+ sqft	11	120.0% ↑	\$27.26M	267.1% ↑	\$1,950,000	\$150,000 ↑	\$360	\$92 ↑	21	-21 ↓	-1.3%	7.8% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	213	-9.4% ↓	\$126.05M	0.7% ↑	\$474,900	\$27,400 ↑	\$267	\$16 ↑	15	-2 ↓	-1.2%	-0.1% ↓
Central	141	2.9% ↑	\$53.71M	27.4% ↑	\$340,000	\$67,500 ↑	\$254	\$37 ↑	11	4 ↑	-1.0%	0.6% ↑
North	133	-2.9% ↓	\$100.72M	21.7% ↑	\$645,000	\$165,000 ↑	\$315	\$31 ↑	11	0	-1.1%	-0.2% ↓
East	121	-4.0% ↓	\$42.76M	6.8% ↑	\$315,500	\$15,600 ↑	\$211	\$12 ↑	19	1 ↑	-1.0%	-0.1% ↓
Upper Southeast	90	-24.4% ↓	\$37.7M	-21.9% ↓	\$399,000	\$6,500 ↑	\$213	\$11 ↑	36	6 ↑	-1.4%	0.1% ↑
West	84	15.1% ↑	\$37.27M	36.5% ↑	\$390,000	\$40,000 ↑	\$239	\$25 ↑	15	1 ↑	-1.4%	-0.9% ↓
Northeast	79	31.7% ↑	\$48.84M	59.5% ↑	\$539,000	\$99,000 ↑	\$270	\$43 ↑	11	-3 ↓	-2.1%	-1.1% ↓
Southwest	75	-19.4% ↓	\$21.62M	-16.3% ↓	\$299,900	\$9,900 ↑	\$186	\$8 ↑	21	-3 ↓	-1.4%	0.4% ↑
Extended West	56	-26.3% ↓	\$20.43M	-27.4% ↓	\$360,000	\$-12,000 ↓	\$193	\$7 ↑	30	-8 ↓	-1.3%	0.9% ↑
Upper Northwest	52	26.8% ↑	\$30.11M	43.7% ↑	\$520,000	\$45,000 ↑	\$260	\$7 ↑	32	15 ↑	-2.9%	-1.1% ↓
South	52	-24.6% ↓	\$13.95M	-20.2% ↓	\$275,000	\$25,000 ↑	\$199	\$15 ↑	14	0	-1.3%	0.2% ↑
Southeast	40	25.0% ↑	\$17.12M	37.9% ↑	\$390,000	\$25,000 ↑	\$208	\$8 ↑	45	37 ↑	-0.9%	-0.2% ↓
Cochise	37	0.0%	\$10.57M	37.2% ↑	\$260,000	\$52,950 ↑	\$157	\$26 ↑	55	28 ↑	-3.8%	0.7% ↑
Benson/St. David	26	73.3% ↑	\$5.74M	26.6% ↑	\$220,000	\$-55,900 ↓	\$154	\$-41 ↓	33	16 ↑	-4.4%	-2.1% ↓
SCC-Rio Rico East	22	37.5% ↑	\$6.28M	49.1% ↑	\$270,000	\$-5,000 ↓	\$175	\$15 ↑	73	46 ↑	-0.7%	0.9% ↑
Pinal	17	13.3% ↑	\$3.93M	45.3% ↑	\$213,000	\$38,000 ↑	\$164	\$26 ↑	54	43 ↑	-2.3%	2.1% ↑
SCC-Tubac East	13	160.0% ↑	\$6.82M	149.0% ↑	\$380,000	\$-119,000 ↓	\$256	\$-30 ↓	54	15 ↑	-2.1%	-5.2% ↓
Graham	8	-11.1% ↓	\$2.23M	-5.1% ↓	\$287,000	\$57,000 ↑	\$155	\$9 ↑	7	-22 ↓	0.4%	4.7% ↑
Extended Southwest	6	-25.0% ↓	\$1.4M	-20.8% ↓	\$249,000	\$24,000 ↑	\$143	\$-1 ↓	20	-12 ↓	-0.3%	2.1% ↑
SCC-Nogales East	6	100.0% ↑	\$1.78M	184.4% ↑	\$185,000	\$10,100 ↑	\$133	\$4 ↑	10	-134 ↓	-3.8%	-5.9% ↓
Maricopa	5	66.7% ↑	\$2.39M	-21.3% ↓	\$469,000	\$24,000 ↑	\$249	\$-70 ↓	34	15 ↑	-0.6%	5.2% ↑
SCC-Rio Rico West	3	0.0%	\$898.5K	-7.7% ↓	\$312,500	\$-47,400 ↓	\$186	\$1 ↑	32	24 ↑	1.0%	2.5% ↑
Extended Northwest	3	-66.7% ↓	\$923K	-65.9% ↓	\$325,000	\$25,000 ↑	\$185	\$33 ↑	11	-29 ↓	-0.6%	0.4% ↑
SCC-Nogales West	2	100.0% ↑	\$537K	29.1% ↑	\$240,000	\$-176,000 ↓	\$136	\$-14 ↓	4	-178 ↓	-5.6%	3.0% ↑
SCC-Patagonia	2	0.0%	\$1.21M	21.6% ↑	\$570,000	\$135,000 ↑	\$292	\$26 ↑	3	-75 ↓	0.4%	1.6% ↑
Extended Northeast	2	-	\$1.39M	-	\$685,000	-	\$437	-	0	-	-2.1%	-
SCC-Amado	1	-	\$265K	-	\$265,000	-	\$128	-	29	-	-3.6%	-
Extended Southeast	1	0.0%	\$890K	201.7% ↑	\$890,000	\$595,000 ↑	\$302	\$82 ↑	131	30 ↑	-5.3%	1.0% ↑
SCC-Tubac West	1	0.0%	\$657.5K	-11.7% ↓	\$657,500	\$-87,500 ↓	\$300	\$39 ↑	35	25 ↑	-1.1%	1.4% ↑
Santa Cruz	1	-	\$1.75M	-	\$1,745,000	-	\$427	-	10	-	0.0%	-
SCC-Elgin	1	0.0%	\$550K	26.2% ↑	\$550,000	\$114,100 ↑	\$226	\$-224 ↓	10	-1 ↓	-5.2%	-2.1% ↓