

MLS of Southern Arizona®

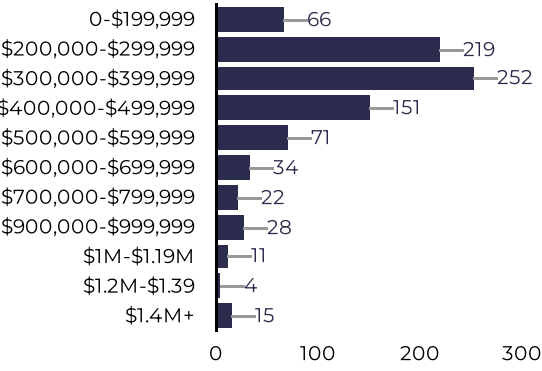
Tucson Association of Realtors Market Overview

All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Feb 5, 2024



January



of Sales

873

-3.1% from previous year

Volume

\$367,121,441

2.2% from previous year

\$/sqft

\$225

8.4% from previous year

Median Sale Price

\$352,500

8.0% from previous year

Average Sale Price

\$420,529

5.5% from previous year

Median Days on Market

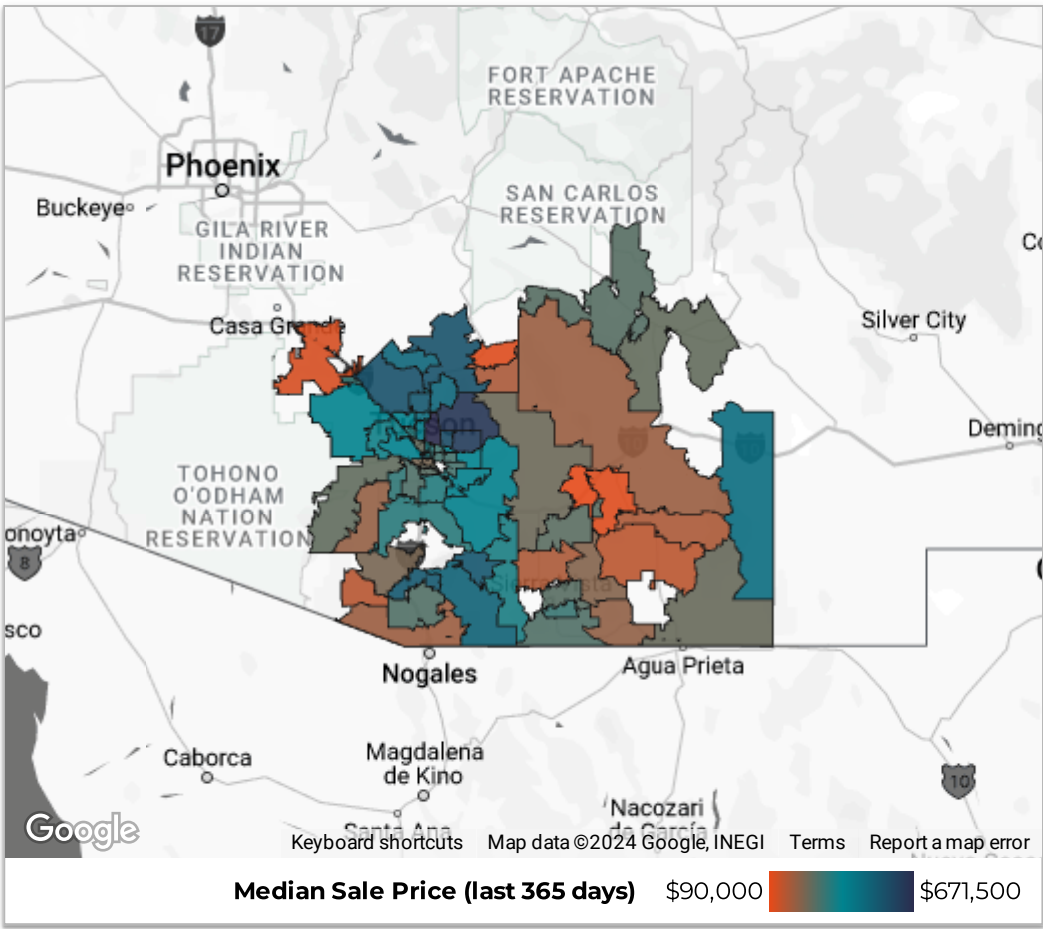
26

-6 from previous year

Average % Over Asking

-2.07%

0.40% from previous year

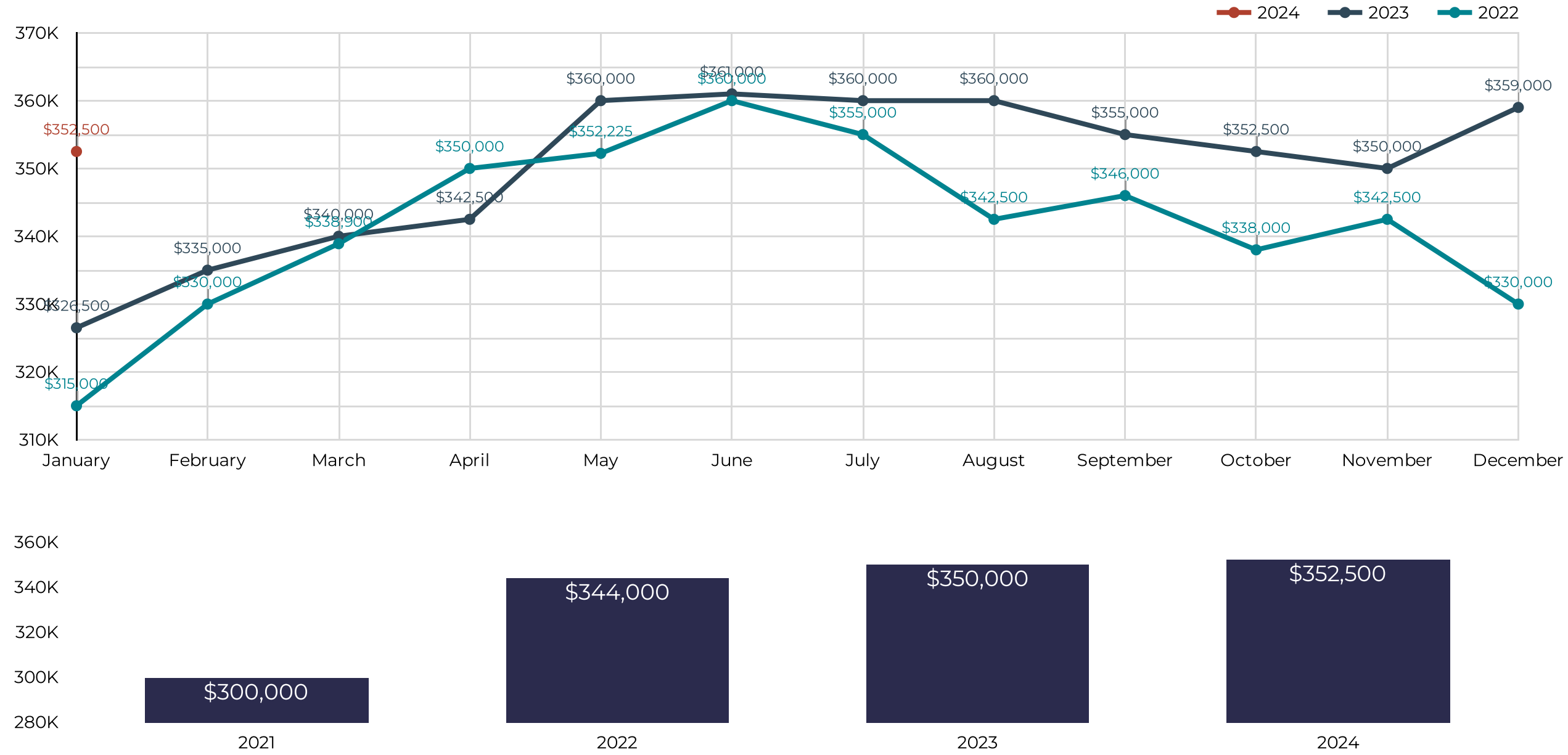


Transactions



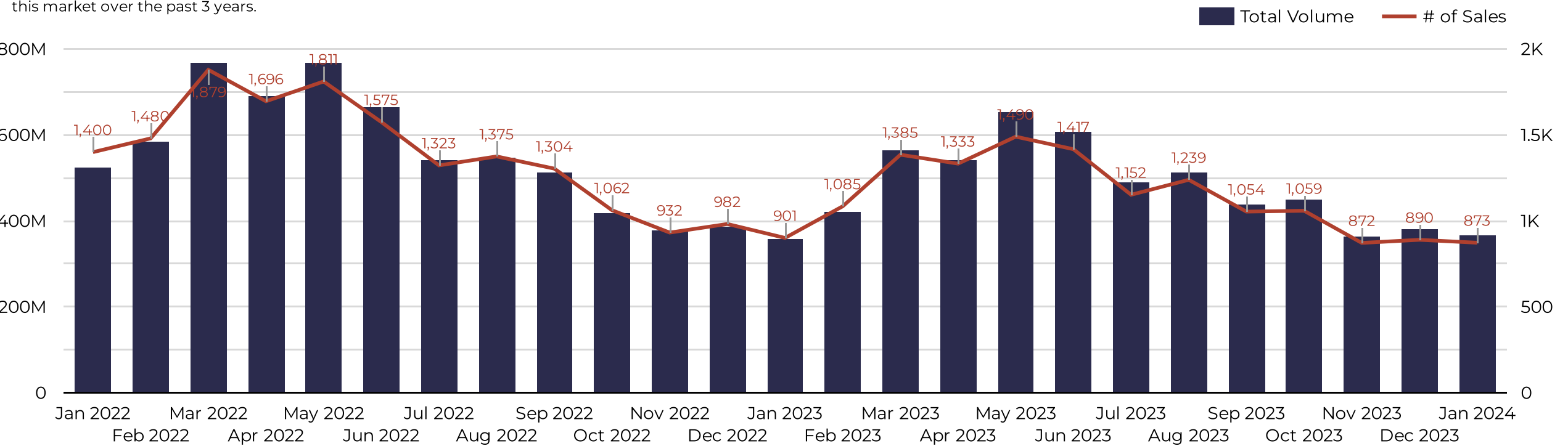
Median Sales Price

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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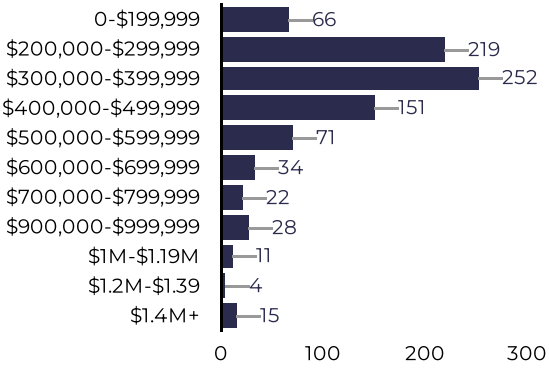
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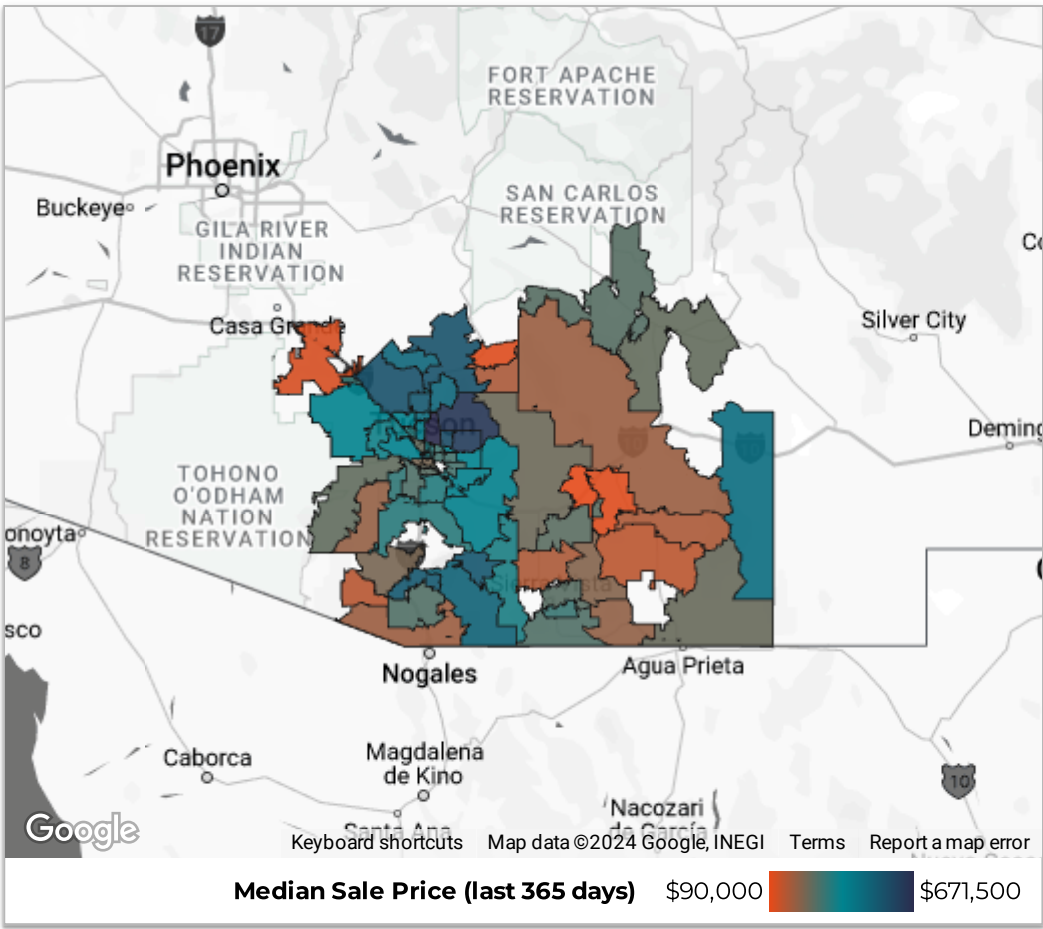
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Average % Over Asking

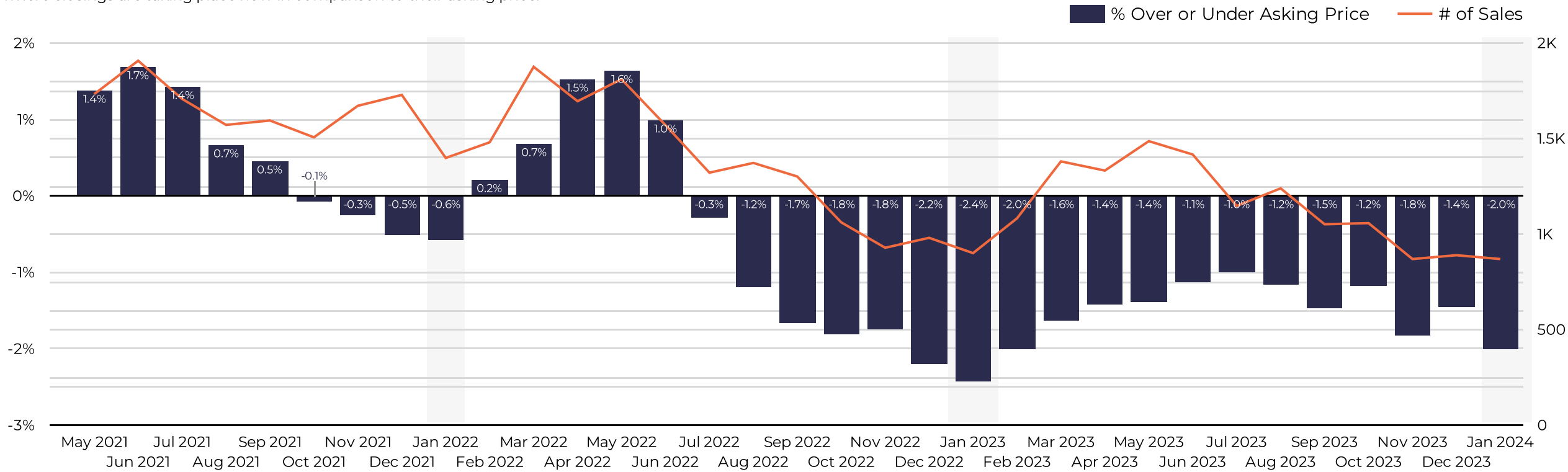
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0.40% from previous year



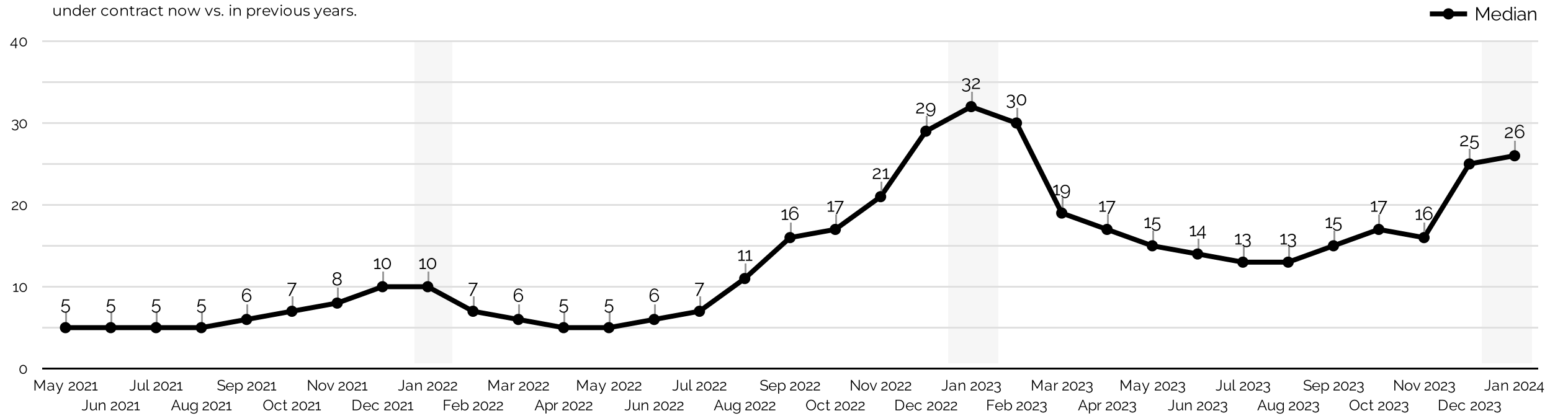
Buyer Demand

Explore the seasonality of competitive bidding in this area and understand where closings are taking place now in comparison to their asking price.



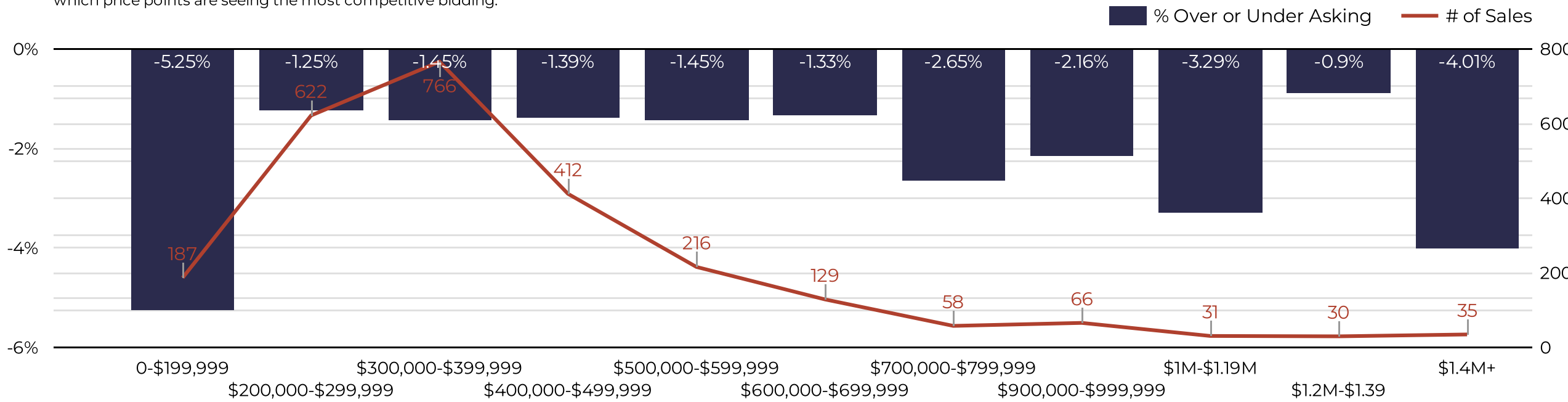
Days on Market

This graphic will help to show how fast listings are going under contract now vs. in previous years.



Buyer Competition at Each Price Range (last 90 days)

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding.



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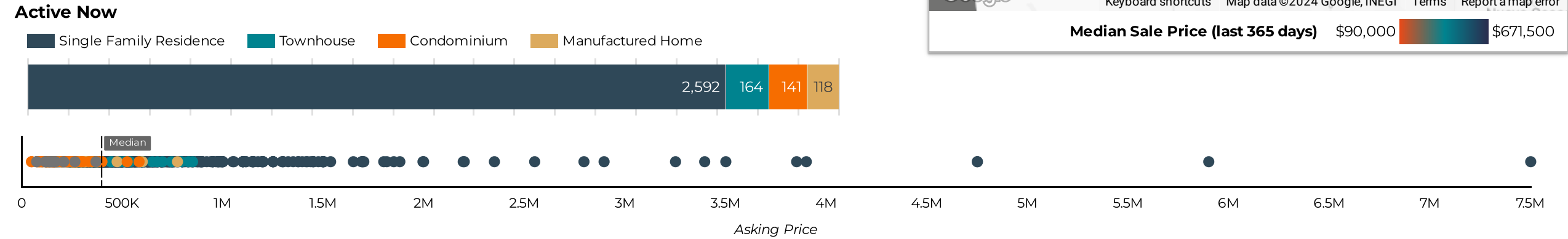
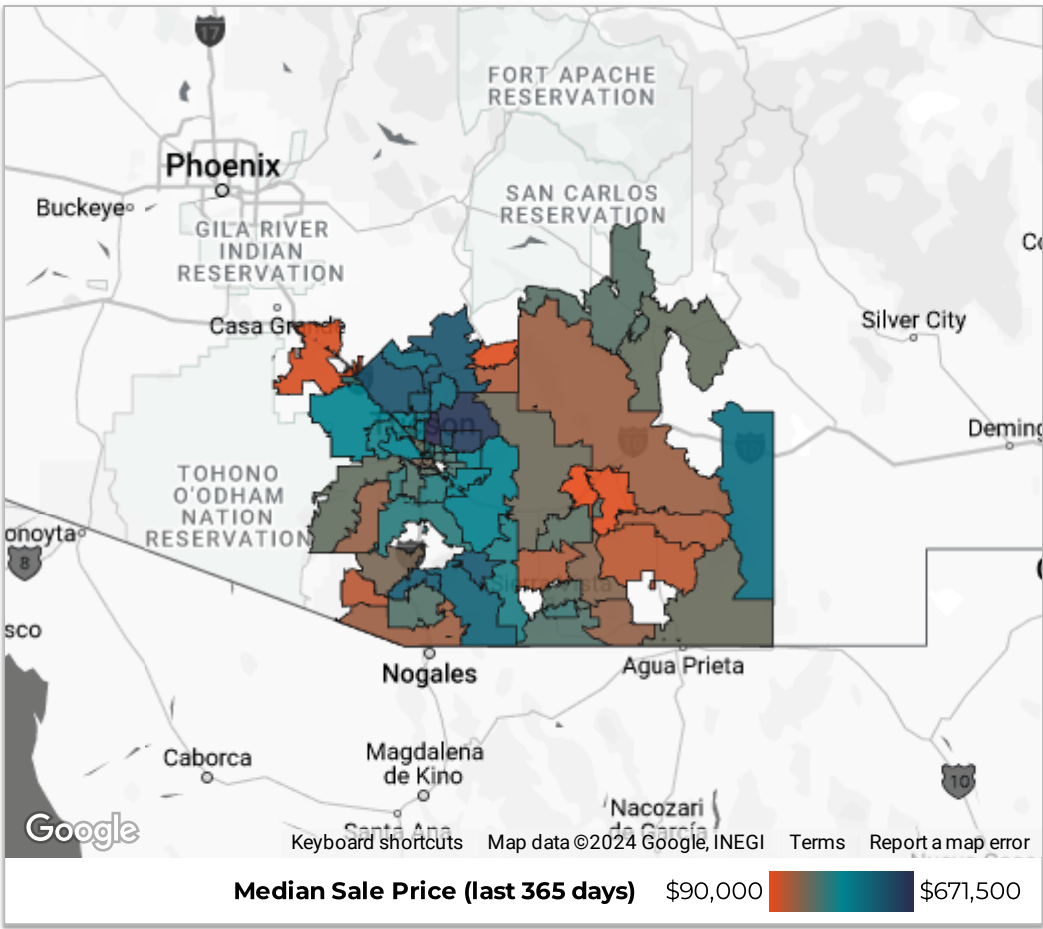
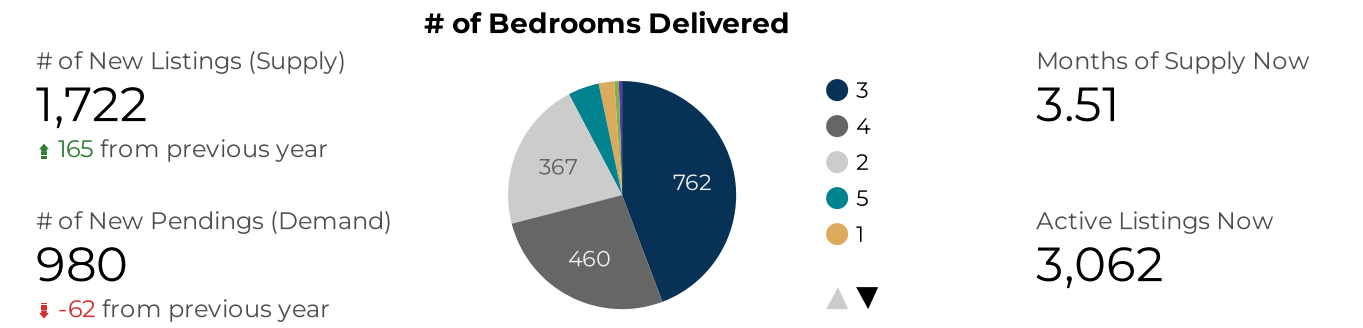
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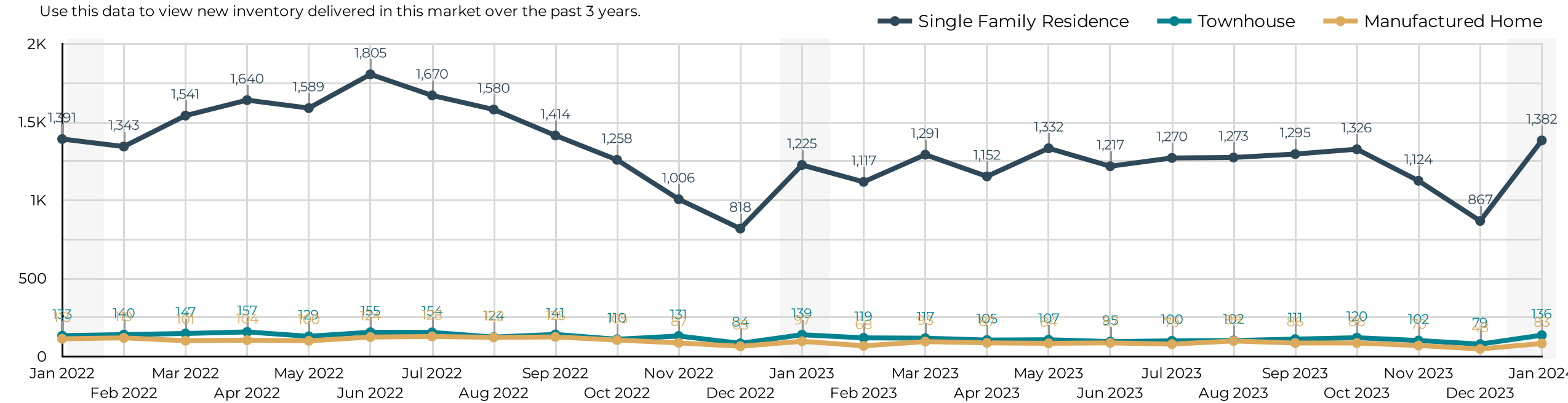
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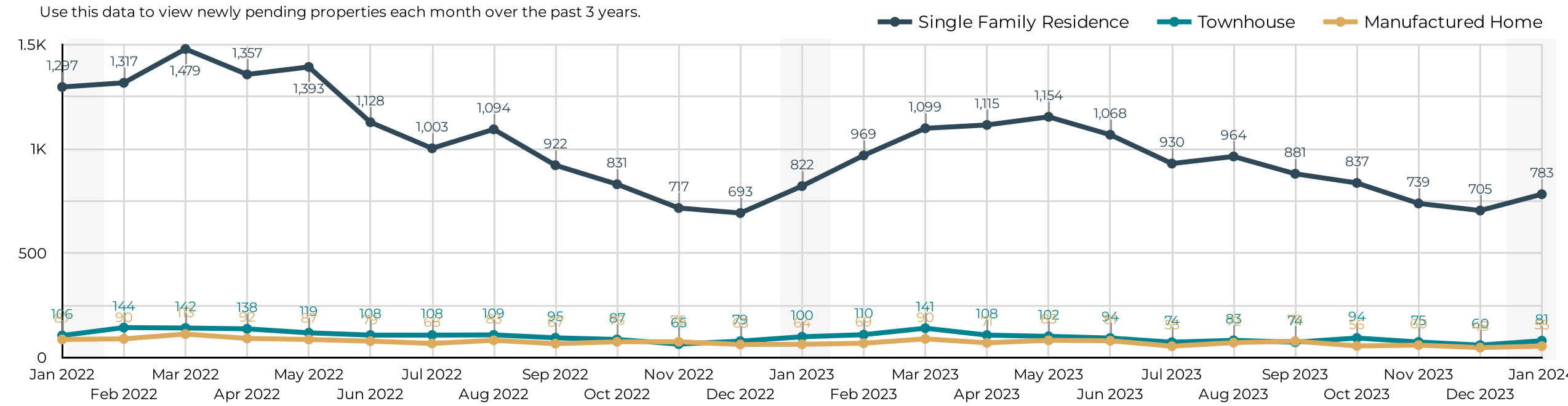
January



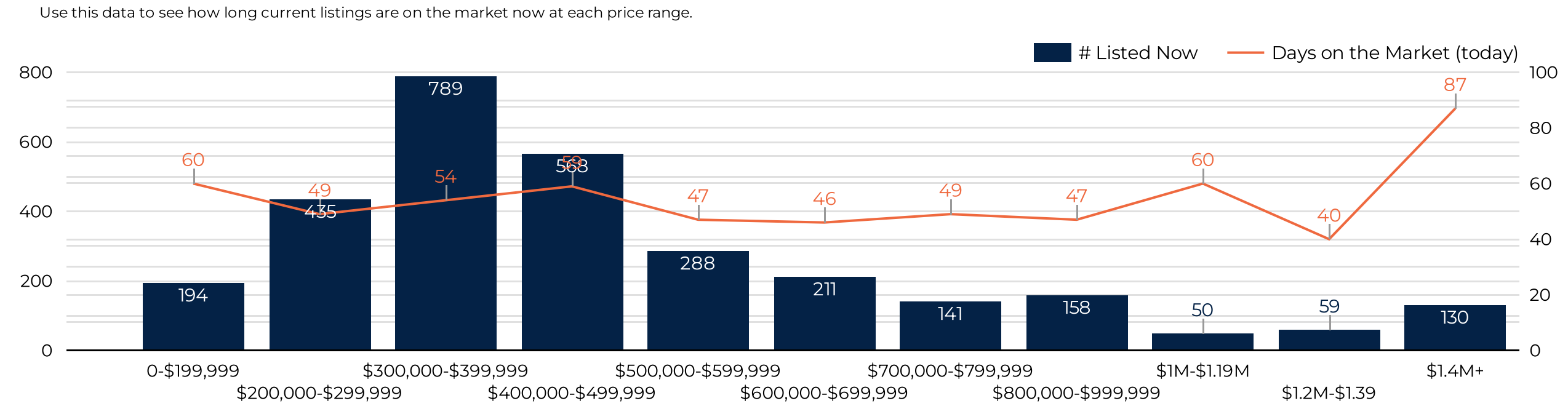
New Listings



New Pendings



Active Listings Now



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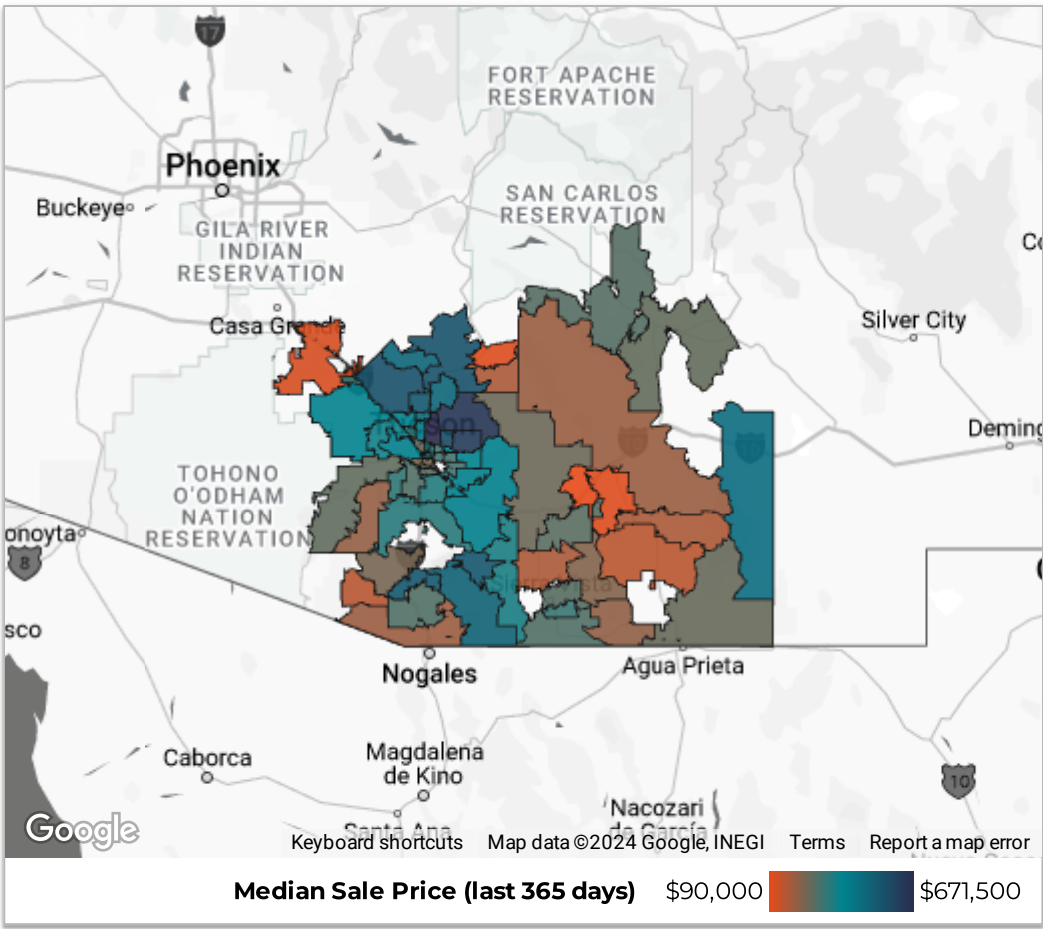
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Monthly Statistics

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	2024	2023	2022	2021
January	873	901	1,400	1,354
February	-	1,085	1,480	1,424
March	-	1,385	1,879	1,877
April	-	1,333	1,696	1,856
May	-	1,490	1,811	1,734
June	-	1,417	1,575	1,910
July	-	1,152	1,323	1,711
August	-	1,239	1,375	1,575
September	-	1,054	1,304	1,597
October	-	1,059	1,062	1,510
November	-	872	932	1,673
December	-	890	982	1,732

Sale Price / Median				
Month	2024	2023	2022	2021
January	\$352,500	\$326,500	\$315,000	\$265,000
February	-	\$335,000	\$330,000	\$265,000
March	-	\$340,000	\$338,900	\$280,000
April	-	\$342,500	\$350,000	\$285,000
May	-	\$360,000	\$352,225	\$300,000
June	-	\$361,000	\$360,000	\$306,000
July	-	\$360,000	\$355,000	\$300,000
August	-	\$360,000	\$342,500	\$305,250
September	-	\$355,000	\$346,000	\$311,150
October	-	\$352,500	\$338,000	\$310,000
November	-	\$350,000	\$342,500	\$312,000
December	-	\$359,000	\$330,000	\$323,000

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

Closed vs. Asking Price / Average				
Month	2024	2023	2022	2021
January	-2.07%	-2.47%	-0.65%	-0.86%
February	-	-2.08%	0.22%	-0.43%
March	-	-1.72%	0.74%	0.29%
April	-	-1.47%	1.51%	0.9%
May	-	-1.48%	1.67%	1.4%
June	-	-1.16%	0.9%	1.73%
July	-	-1.17%	-0.27%	1.39%
August	-	-1.17%	-1.21%	0.71%
September	-	-1.57%	-1.69%	0.38%
October	-	-1.26%	-1.85%	-0.05%
November	-	-1.69%	-1.9%	-0.3%
December	-	-1.49%	-2.3%	-0.56%

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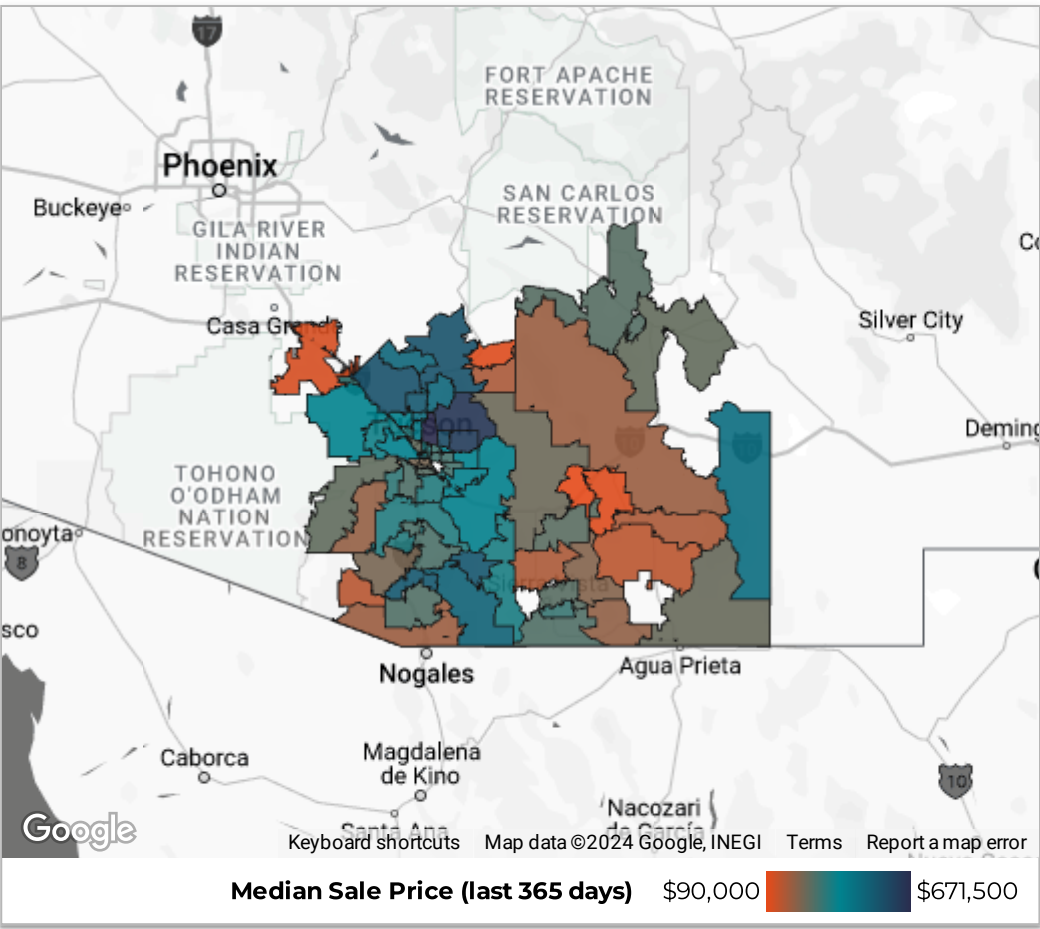
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Jan 2024

vs. last year

Use this table to compare Tucson Association of Realtors regions year-over-year in your selected area on a range of metrics.



Market Activity					Market Pricing				Buyer Demand			
Region	# of Sales ▾	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	136	-15.5%	\$69.85M	-17.5%	\$412,000	\$-6,000	\$254	\$14	19	-7	-1.8%	0.3%
Central	105	-15.3%	\$36M	-3.7%	\$300,000	\$35,000	\$248	\$43	20	-11	-1.5%	0.9%
North	87	13.0%	\$59.55M	16.6%	\$520,000	\$-30,000	\$300	\$28	18	-4	-2.5%	0.7%
East	86	-12.2%	\$26.34M	-12.9%	\$290,000	\$-5,000	\$201	\$10	27	-6	-1.3%	0.3%
Upper Southeast	71	10.9%	\$30.09M	20.9%	\$400,000	\$25,000	\$214	\$19	26	-7	-1.2%	1.0%
Southwest	57	-10.9%	\$16.17M	-7.5%	\$290,000	\$10,100	\$177	\$12	37	-14	-2.5%	0.3%
West	51	-3.8%	\$25.86M	27.3%	\$405,000	\$55,000	\$238	\$27	21	-12	-1.5%	0.9%
Extended West	49	19.5%	\$16.56M	17.5%	\$344,410	\$-14,590	\$192	\$19	36	-8	-1.9%	-0.7%
South	40	5.3%	\$11.18M	16.9%	\$275,000	\$24,644.42...	\$199	\$9	27	-4	-1.2%	0.2%
Southeast	36	111.8%	\$16.76M	164.6%	\$408,000	\$45,000	\$210	\$32	29	4	-1.6%	0.2%
Green Valley Northwest	32	-8.6%	\$8.1M	-3.1%	\$235,000	\$-9,000	\$197	\$4	18	4	-2.8%	-0.6%
Upper Northwest	32	6.7%	\$15.79M	-16.3%	\$487,500	\$3,470	\$240	\$-42	30	-6	-2.0%	1.7%
Green Valley Northeast	28	3.7%	\$11.59M	-2.0%	\$425,000	\$60,000	\$220	\$7	26	2	-1.0%	0.3%
Northeast	28	-17.6%	\$15.09M	-8.9%	\$482,000	\$93,000	\$246	\$17	31	-1	-1.6%	2.8%
Green Valley North	27	-12.9%	\$8.78M	-16.6%	\$310,000	\$-35,000	\$184	\$10	50	15	-1.4%	0.3%
Green Valley Southwest	19	-29.6%	\$7.37M	-26.0%	\$384,000	\$5,000	\$223	\$9	46	14	-1.6%	1.2%
Cochise	17	-41.4%	\$3.8M	-49.5%	\$207,000	\$-44,500	\$118	\$-42	38	7	-6.2%	-4.2%
Benson/St. David	13	0.0%	\$3.61M	55.8%	\$245,000	\$65,000	\$210	\$74	33	-19	-4.2%	0.4%
Extended Northwest	8	-	\$2.58M	-	\$299,990	-	\$162	-	25	-	-0.2%	-
Pinal	8	-38.5%	\$1.76M	-38.0%	\$175,000	\$-7,500	\$175	\$26	55	32	-4.1%	-0.6%
SCC-Rio Rico East	7	-36.4%	\$1.86M	-47.1%	\$265,000	\$-44,000	\$178	\$-1	33	-27	-1.7%	0.3%
Graham	7	75.0%	\$1.98M	96.9%	\$290,000	\$85,000	\$154	\$-3	25	0	-3.9%	-3.3%
Extended Southwest	6	0.0%	\$1.57M	5.4%	\$240,000	\$15,000	\$137	\$-0	33	12	-1.5%	1.0%

Median Sale by Region

