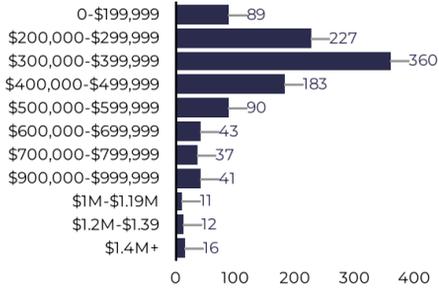


Tucson Association of Realtors Market Overview

All data is updated in realtime in accordance with content from MLSSAZ.
 This report provides a snapshot of the market as taken on: Mar 7, 2024

February



of Sales
1,109
 ↑ 2.2% from previous year

Volume
\$476,746,228
 ↑ 13.0% from previous year

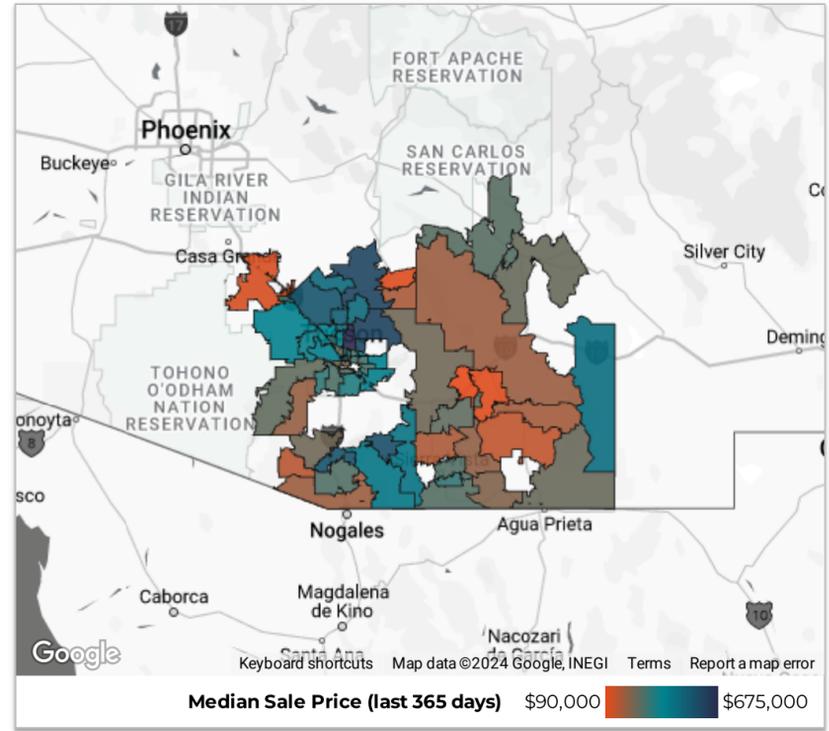
\$/sqft
\$226
 ↑ 6.8% from previous year

Median Sale Price
\$365,000
 ↑ 9.0% from previous year

Average Sale Price
\$429,888
 ↑ 10.5% from previous year

Median Days on Market
29
 ↓ -1 from previous year

Average % Over Asking
-1.86%
 ↑ 0.23% from previous year

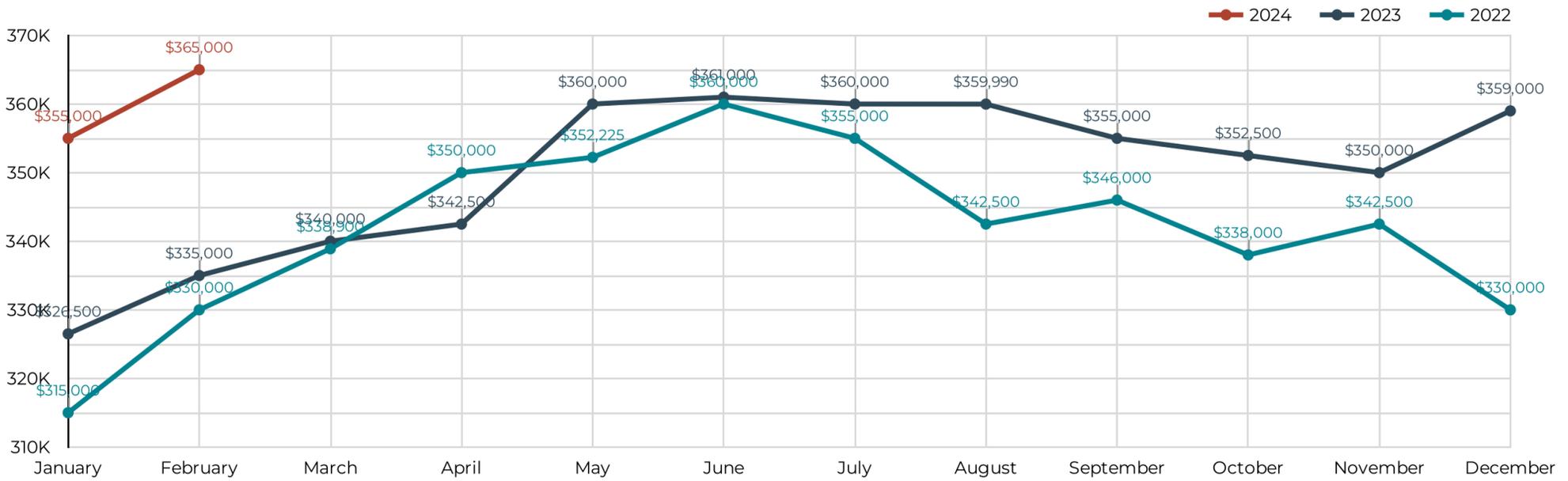


Transactions



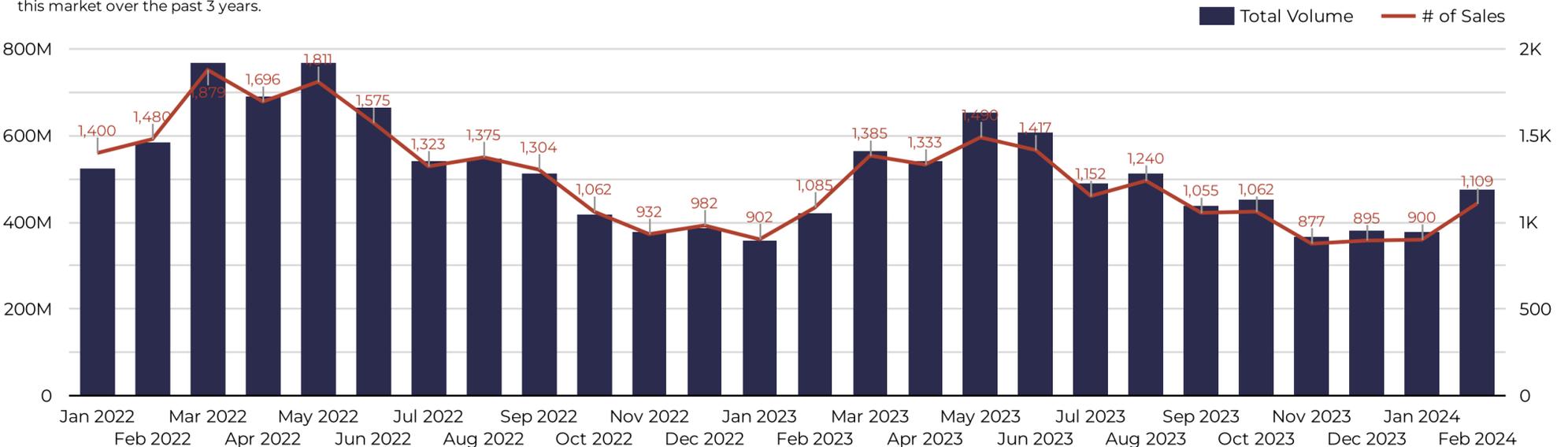
Median Sales Price

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.



Tucson Association of Realtors Market Overview

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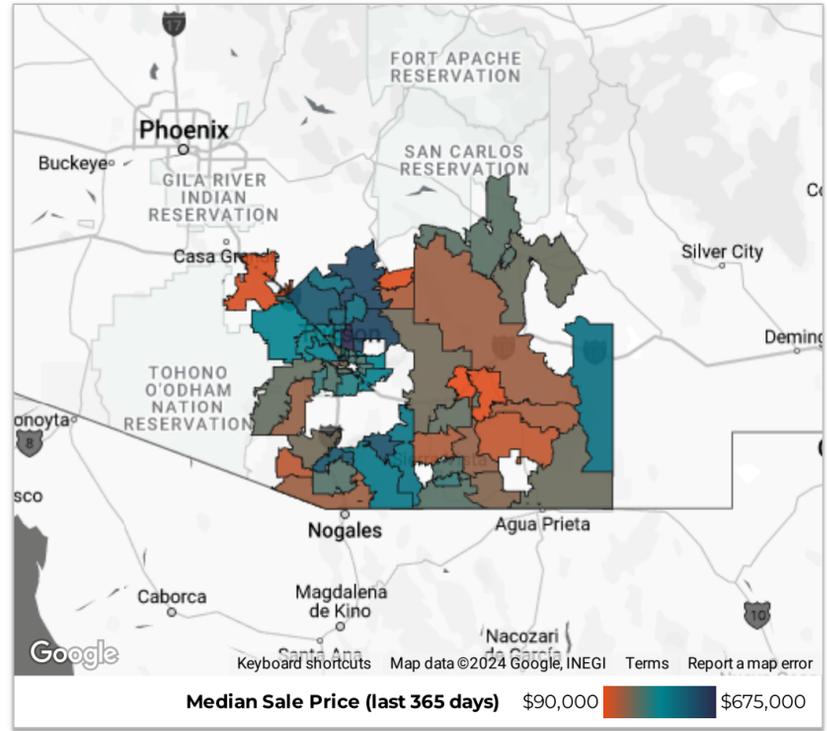
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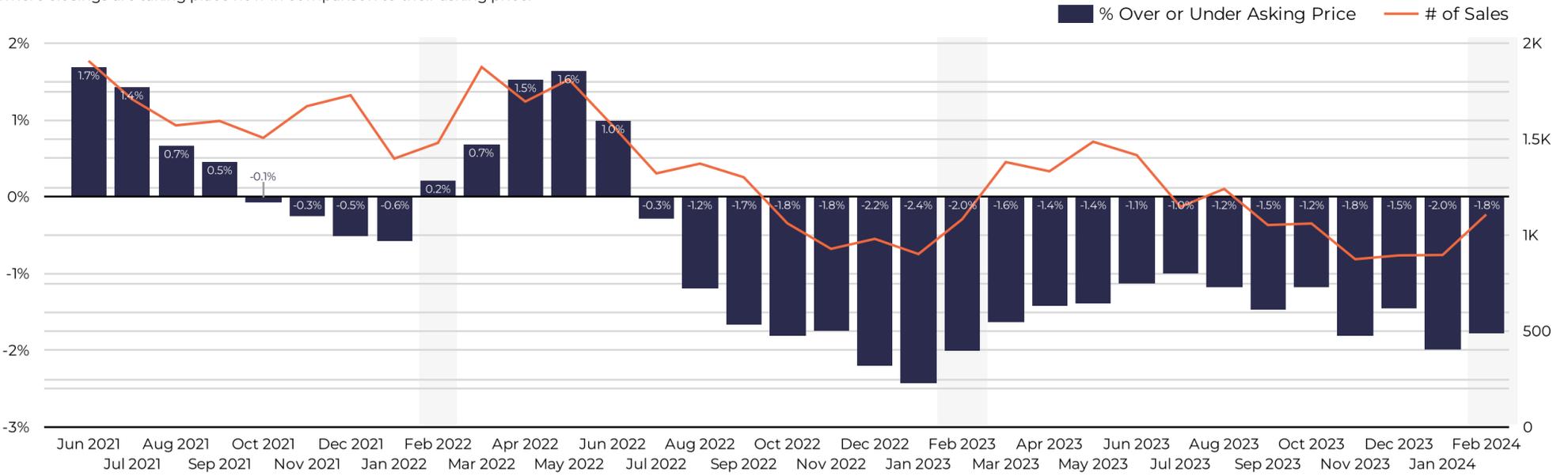
Median Days on Market
29
 ↓ 1 from previous year

Average % Over Asking
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 ↑ 0.23% from previous year



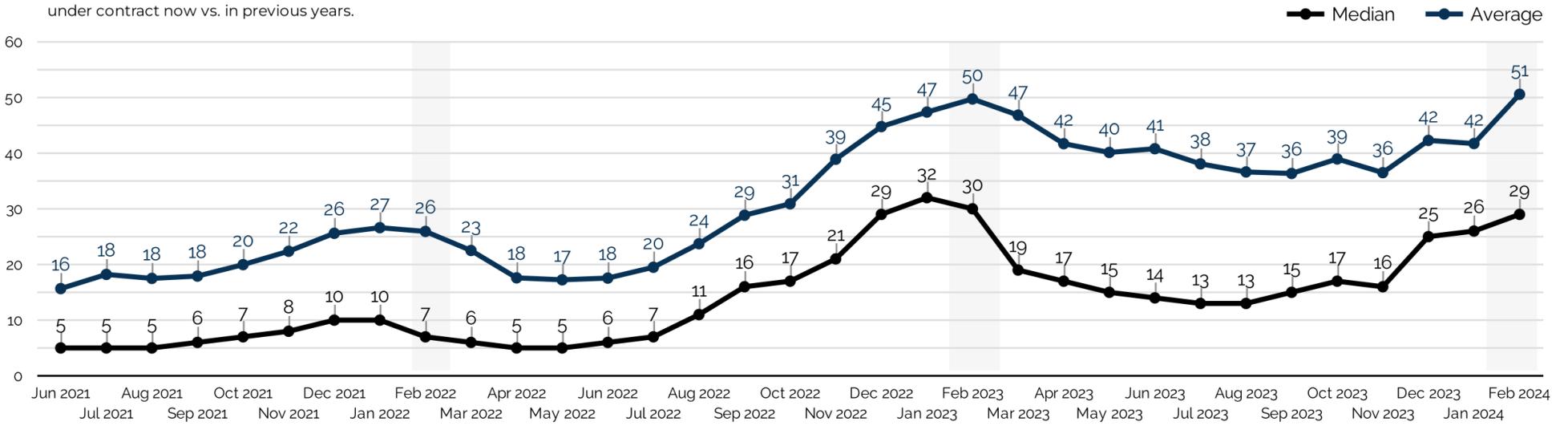
Buyer Demand

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 (last month)

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



February

of Bedrooms Delivered

of New Listings (Supply)

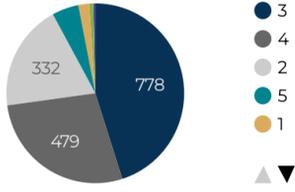
1,726

↑ 334 from previous year

of New Pendings (Demand)

1,153

↓ -71 from previous year

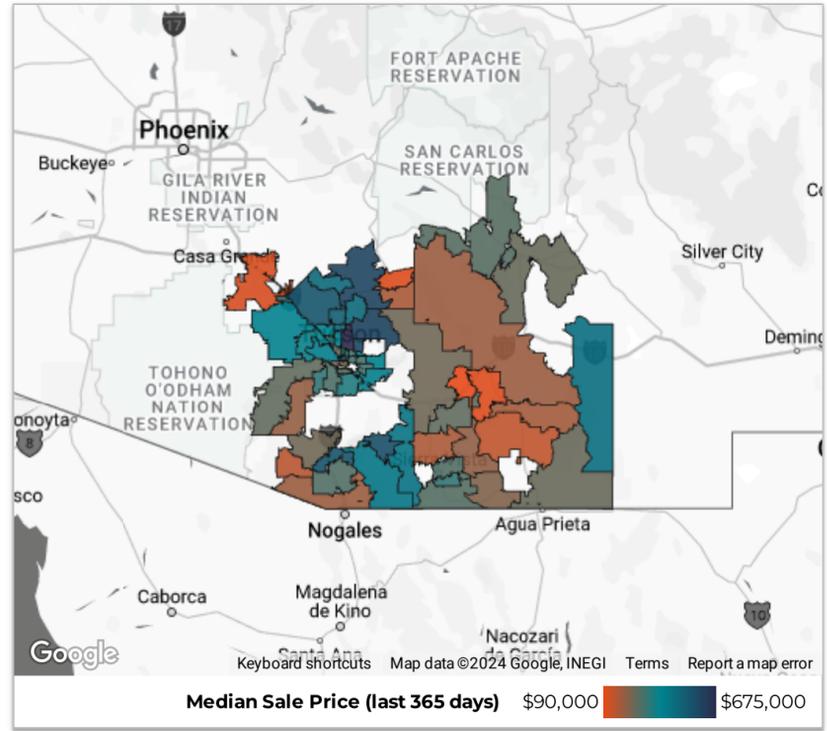


Months of Supply Now

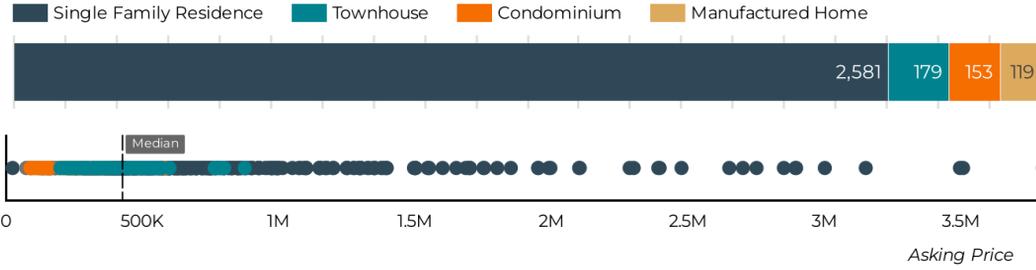
2.77

Active Listings Now

3,070

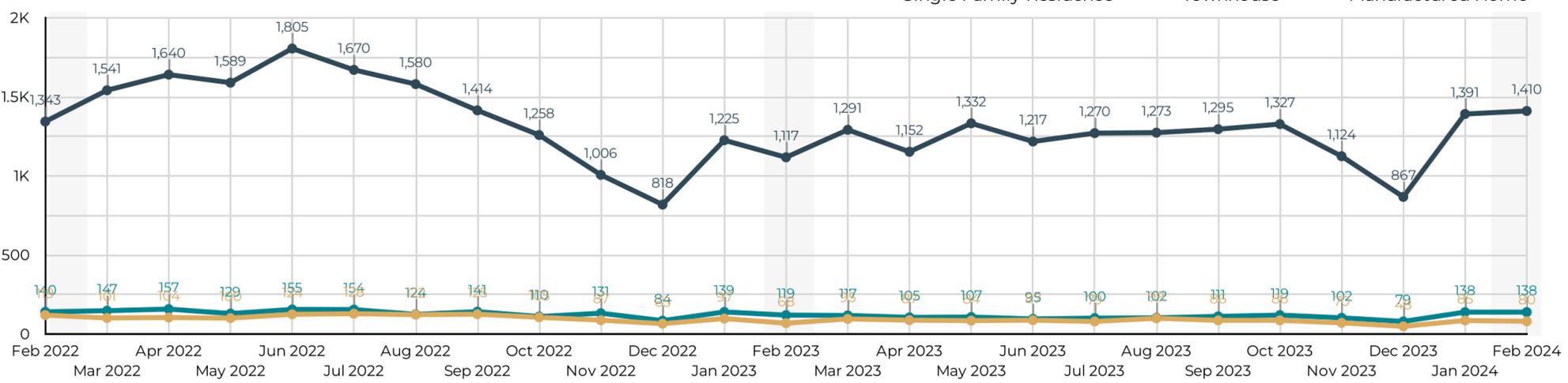


Active Now



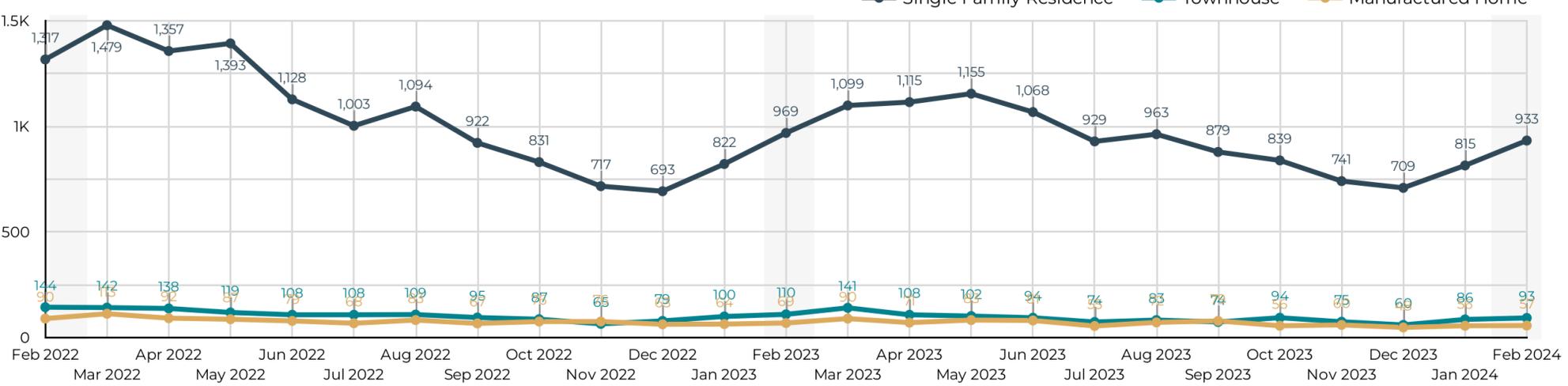
New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



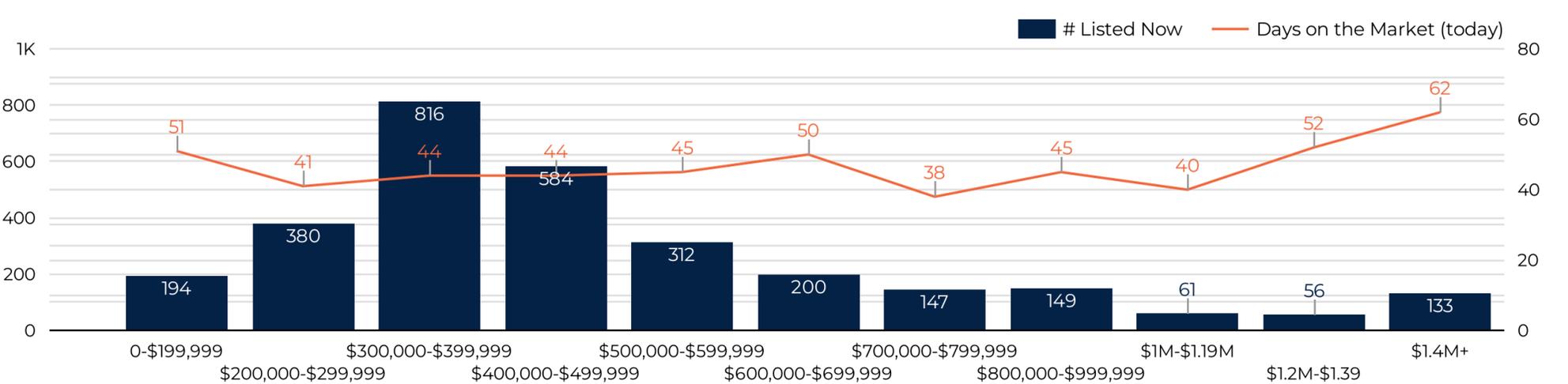
New Pendings

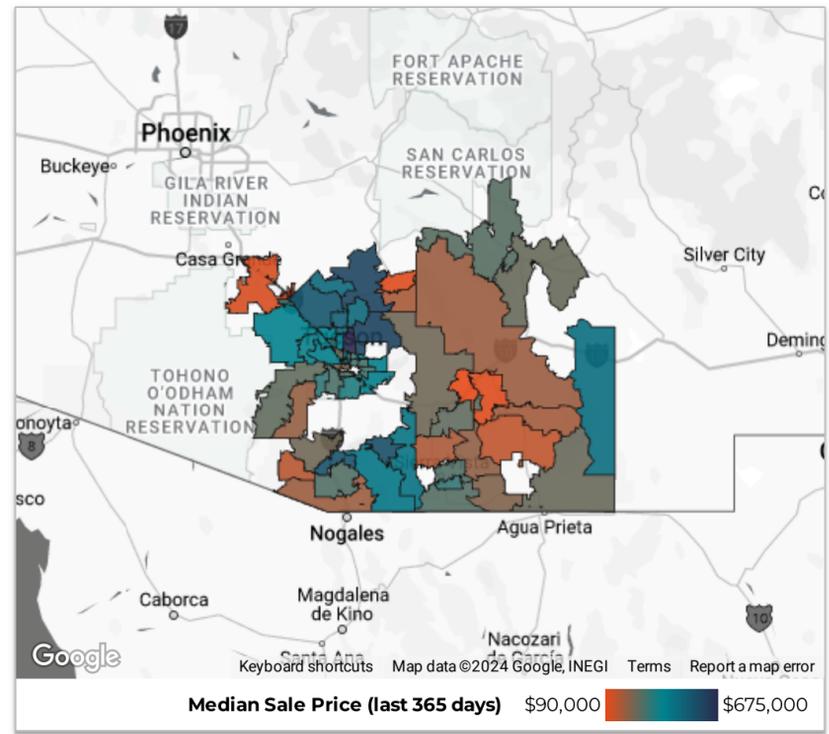
Use this data to view newly pending properties each month over the past 3 years.



Active Listings Now

Use this data to see how long current listings are on the market now at each price range.





Monthly Statistics

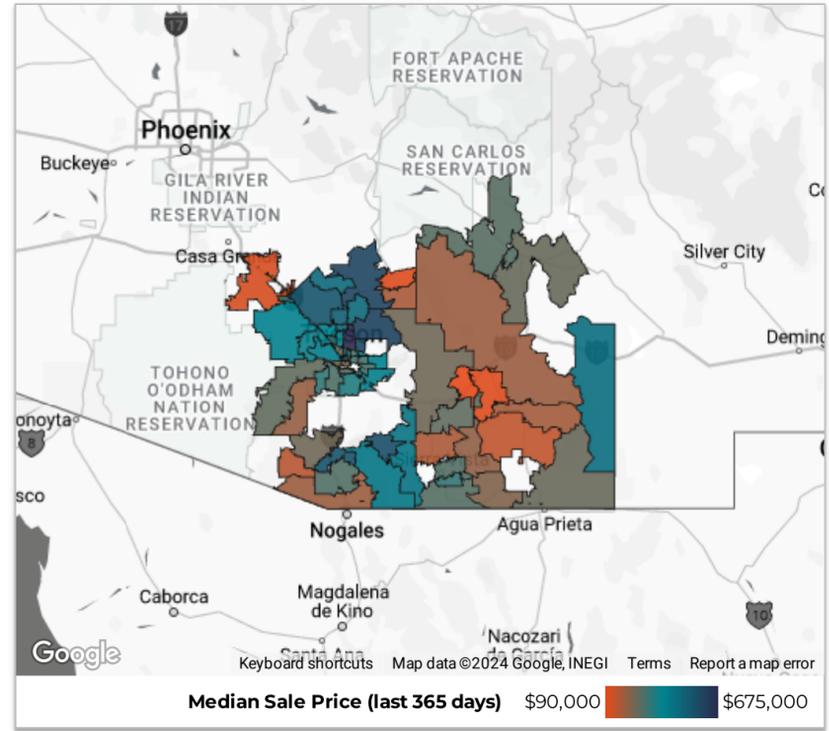
Use this report to gather monthly stats for these 6 top market indicators. Heat-mapped zones will show whether your market is in a particularly hot or cool period compared to previous years.

# of Sales / Count				
Month	2024	2023	2022	2021
January	900	902	1,400	1,354
February	1,109	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	-	1,240	1,375	1,575
September	-	1,055	1,304	1,597
October	-	1,062	1,062	1,510
November	-	877	932	1,673
December	-	895	982	1,732

Sale Price / Median				
Month	2024	2023	2022	2021
January	\$355,000	\$326,500	\$315,000	\$265,000
February	\$365,000	\$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	-	\$359,990	\$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	29	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	-2.06%	-2.48%	-0.65%	-0.86%
February	-1.86%	-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	-	-1.18%	-1.21%	0.71%
September	-	-1.57%	-1.69%	0.38%
October	-	-1.25%	-1.85%	-0.05%
November	-	-1.69%	-1.9%	-0.3%
December	-	-1.49%	-2.3%	-0.56%



Feb 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	176	-4.9%	\$102.28M	14.3%	\$470,000	\$55,000	\$260	\$20	22	-7	-1.4%	0.5%
Central	149	28.4%	\$50.93M	42.1%	\$307,005	\$27,005	\$239	\$15	21	3	-2.4%	-0.2%
North	108	5.9%	\$77.34M	26.6%	\$635,000	\$125,000	\$304	\$29	15	-5	-2.2%	0.1%
East	103	-12.0%	\$32.79M	-5.2%	\$315,000	\$25,000	\$205	\$10	26	-8	-2.0%	-0.2%
Upper Southeast	90	15.4%	\$39.49M	24.6%	\$409,420	\$29,420	\$200	-\$2	53	-15	-1.5%	-0.7%
Southwest	70	-5.4%	\$20.52M	-3.2%	\$299,900	\$19,900	\$187	\$17	28	-14	-1.8%	0.5%
Extended West	65	-13.3%	\$24.22M	-8.4%	\$380,000	\$34,100	\$203	\$25	55	17	-0.8%	1.2%
West	60	7.1%	\$26.47M	15.3%	\$400,000	\$40,000	\$234	\$17	9	-27	-1.5%	1.1%
South	46	0.0%	\$13.06M	7.5%	\$287,500	\$27,500	\$198	\$23	19	-10	-1.8%	-0.7%
Northeast	39	-23.5%	\$17.68M	-26.8%	\$435,000	\$13,000	\$223	-\$9	12	-9	-1.7%	0.4%
Southeast	38	-2.6%	\$15.86M	9.6%	\$387,000	\$50,000	\$202	-\$0	41	14	-1.1%	-0.0%
Upper Northwest	32	-5.9%	\$15.61M	-6.0%	\$435,000	-\$12,000	\$228	-\$17	34	7	-1.9%	0.8%
Cochise	29	45.0%	\$7.09M	65.8%	\$257,500	\$17,500	\$162	\$17	70	58	-4.6%	-1.8%
SCC-Rio Rico East	21	110.0%	\$5.97M	95.6%	\$290,000	-\$5,000	\$179	\$7	42	2	-1.4%	0.4%
Benson/St. David	17	6.3%	\$3.79M	15.1%	\$238,990	\$62,990	\$141	-\$0	8	-44	-2.7%	0.1%
Extended Northwest	13	116.7%	\$4.4M	143.9%	\$314,990	\$44,990	\$174	\$5	42	9	0.4%	2.0%
SCC-Tubac East	9	50.0%	\$4.94M	55.5%	\$563,000	\$74,144	\$287	\$11	208	208	-0.2%	1.5%
Pinal	8	-46.7%	\$2.41M	-46.6%	\$205,000	-\$23,000	\$171	-\$8	50	0	-1.7%	2.8%
Graham	7	-41.7%	\$2.19M	-31.9%	\$295,000	\$63,000	\$153	\$11	21	-12	0.1%	2.1%
Extended Southwest	5	-37.5%	\$1.3M	-20.7%	\$194,000	\$5,000	\$160	\$17	14	-2	0.1%	-1.0%
SCC-Rio Rico West	4	33.3%	\$1.2M	20.9%	\$277,000	-\$58,000	\$160	-\$8	67	63	-3.4%	-2.8%
Extended Southeast	3	200.0%	\$1.04M	197.8%	\$340,000	-\$9,900	\$201	\$34	71	4	-1.9%	-1.9%
Navajo	3	-	\$1.5M	-	\$450,000	-	\$294	-	74	-	-2.6%	-

1 - 30 / 30

Median Sale by Region

