

Monthly Indicators



October 2022

Existing home sales declined nationwide for the eighth consecutive month, falling 1.5% as of last measure, according to the National Association of REALTORS® (NAR), with sales down nearly 24% from the same period last year. Pending home sales also declined, dropping 10.9% month-to-month, exceeding economists' expectations. Stubbornly high inflation and soaring borrowing costs have eroded buyer purchasing power and have caused the market to cool rapidly this year.

New Listings decreased 32.5 percent for Single Family and 21.8 percent for Townhouse/Condo. Pending Sales decreased 41.3 percent for Single Family and 44.7 percent for Townhouse/Condo. Inventory increased 35.8 percent for Single Family and 71.7 percent for Townhouse/Condo.

Median Sales Price increased 12.7 percent to \$380,000 for Single Family and 20.7 percent to \$250,000 for Townhouse/Condo. Days on Market increased 76.5 percent for Single Family and 66.7 percent for Townhouse/Condo. Months Supply of Inventory increased 53.3 percent for Single Family and 88.9 percent for Townhouse/Condo.

The US housing market is undergoing a major shift, and affordability continues to be an obstacle for buyers and sellers. Mortgage rates have doubled since March, and home prices remain elevated due to a limited supply of homes, although price gains are slowing at a quickening pace. As a result, many homeowners are waiting until market conditions improve to sell their home, while other sellers are increasingly cutting prices and offering concessions to attract a greater number of buyers.

Quick Facts

- 34.2%

Change in
Closed Sales
All Properties

+ 11.4%

Change in
Median Sales Price
All Properties

+ 39.0%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Tucson Association of REALTORS® service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,624	1,096	- 32.5%	14,773	13,872	- 6.1%
Pending Sales		1,243	730	- 41.3%	12,618	10,704	- 15.2%
Closed Sales		1,134	713	- 37.1%	12,316	10,894	- 11.5%
Days on Market Until Sale		17	30	+ 76.5%	16	21	+ 31.3%
Median Sales Price		\$337,300	\$380,000	+ 12.7%	\$325,000	\$375,000	+ 15.4%
Average Sales Price		\$403,101	\$455,796	+ 13.1%	\$400,729	\$452,052	+ 12.8%
Percent of List Price Received		100.3%	98.5%	- 1.8%	101.0%	100.4%	- 0.6%
Housing Affordability Index		114	71	- 37.7%	118	72	- 39.0%
Inventory of Homes for Sale		1,860	2,526	+ 35.8%	—	—	—
Months Supply of Inventory		1.5	2.3	+ 53.3%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.



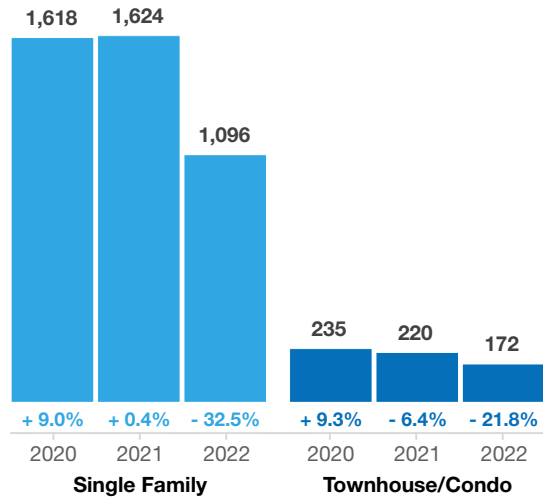
Key Metrics	Historical Sparkbars	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		220	172	- 21.8%	2,348	2,293	- 2.3%
Pending Sales		215	119	- 44.7%	2,144	1,894	- 11.7%
Closed Sales		164	141	- 14.0%	2,099	1,939	- 7.6%
Days on Market Until Sale		15	25	+ 66.7%	14	16	+ 14.3%
Median Sales Price		\$207,150	\$250,000	+ 20.7%	\$209,000	\$250,000	+ 19.6%
Average Sales Price		\$230,893	\$265,438	+ 15.0%	\$226,819	\$275,257	+ 21.4%
Percent of List Price Received		100.1%	98.3%	- 1.8%	101.0%	100.8%	- 0.2%
Housing Affordability Index		186	108	- 41.9%	184	108	- 41.3%
Inventory of Homes for Sale		184	316	+ 71.7%	—	—	—
Months Supply of Inventory		0.9	1.7	+ 88.9%	—	—	—

New Listings

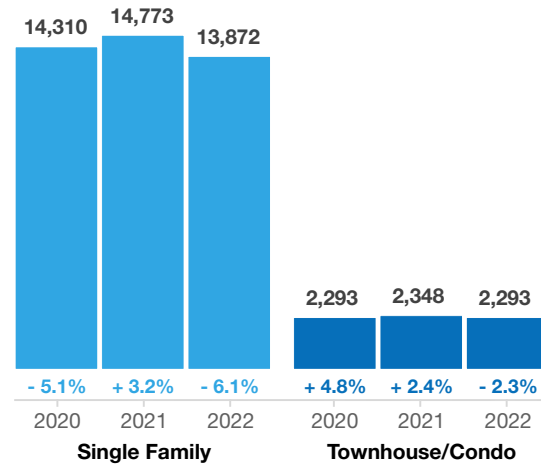
A count of the properties that have been newly listed on the market in a given month.



October

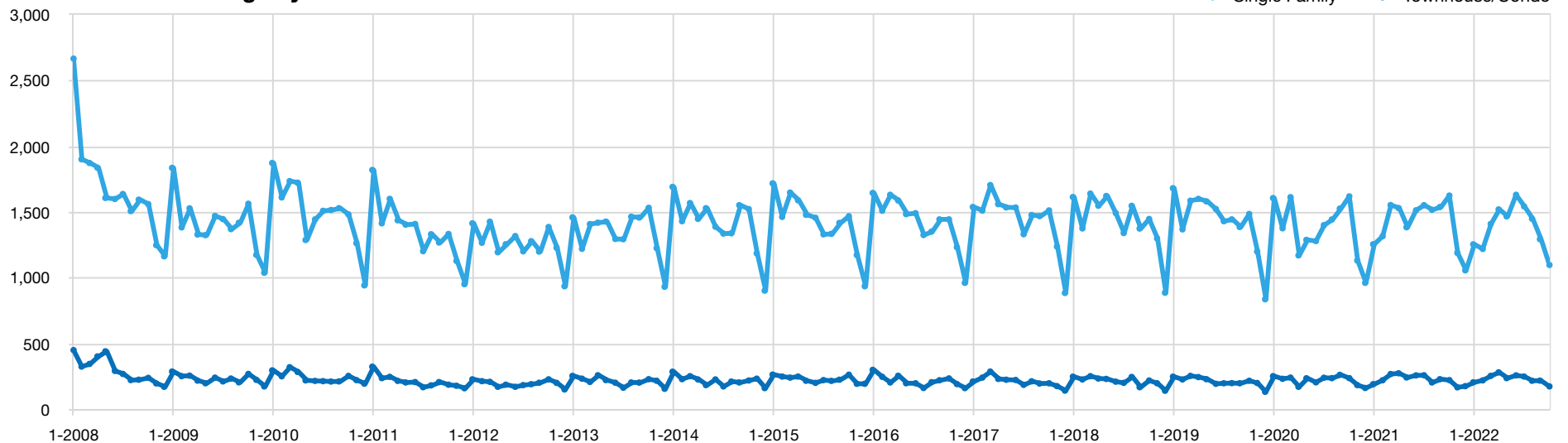


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	1,188	+ 5.1%	165	- 9.3%
12-2021	1,055	+ 9.9%	174	+ 8.8%
1-2022	1,253	- 0.1%	203	+ 7.4%
2-2022	1,218	- 7.4%	218	- 0.5%
3-2022	1,408	- 9.3%	252	- 5.3%
4-2022	1,519	- 0.7%	279	+ 2.6%
5-2022	1,466	+ 6.0%	235	- 2.1%
6-2022	1,630	+ 7.8%	256	0.0%
7-2022	1,542	- 0.6%	247	- 3.9%
8-2022	1,448	- 4.5%	215	+ 6.4%
9-2022	1,292	- 15.9%	216	- 4.8%
10-2022	1,096	- 32.5%	172	- 21.8%
12-Month Avg	1,343	- 4.4%	219	- 2.2%

Historical New Listings by Month

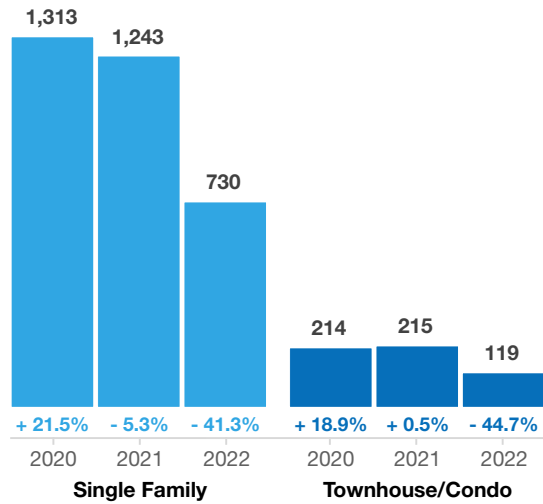


Pending Sales

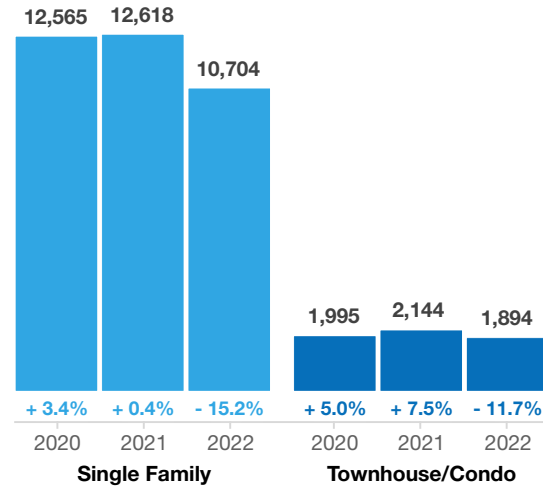
A count of the properties on which offers have been accepted in a given month.



October

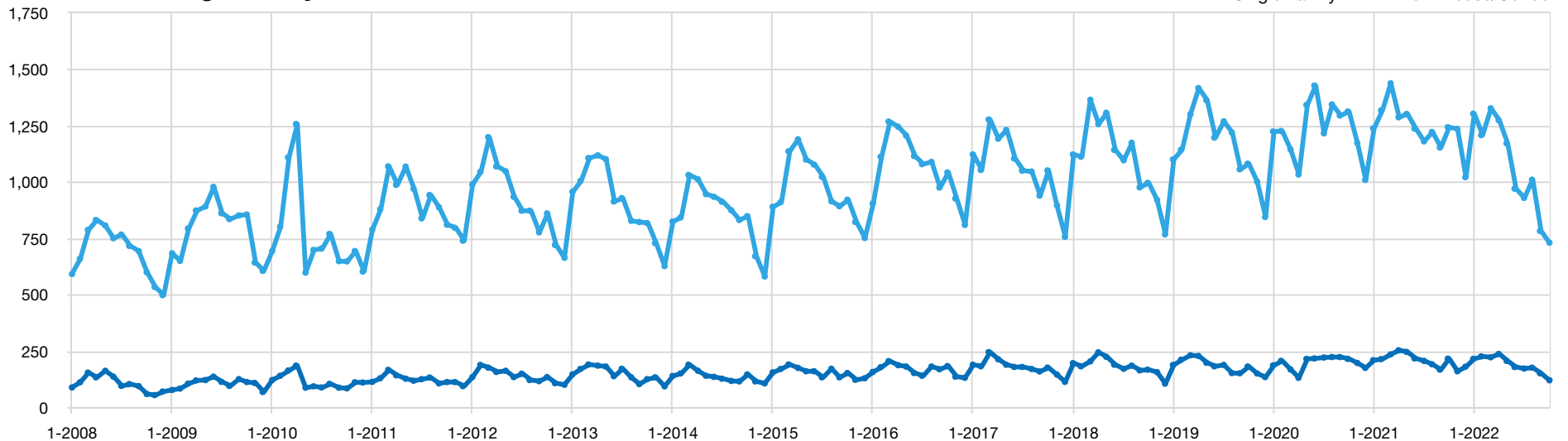


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	1,235	+ 5.3%	159	- 18.9%
12-2021	1,021	+ 1.2%	179	+ 2.9%
1-2022	1,303	+ 5.3%	214	+ 2.9%
2-2022	1,208	- 8.3%	225	+ 5.6%
3-2022	1,327	- 7.7%	221	- 5.6%
4-2022	1,274	- 1.0%	236	- 6.3%
5-2022	1,171	- 10.1%	205	- 16.3%
6-2022	970	- 21.6%	178	- 17.6%
7-2022	929	- 21.3%	171	- 16.6%
8-2022	1,010	- 17.3%	175	- 7.9%
9-2022	782	- 32.2%	150	- 9.6%
10-2022	730	- 41.3%	119	- 44.7%
12-Month Avg	1,080	- 12.4%	186	- 11.4%

Historical Pending Sales by Month

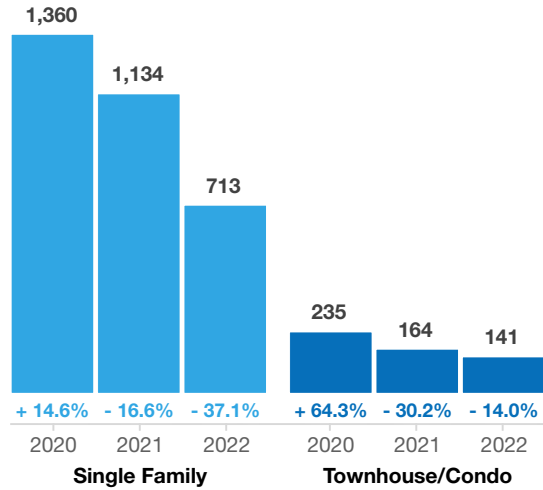


Closed Sales

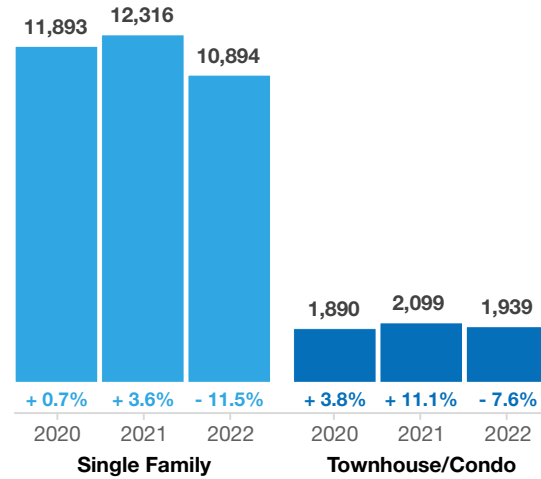
A count of the actual sales that closed in a given month.



October

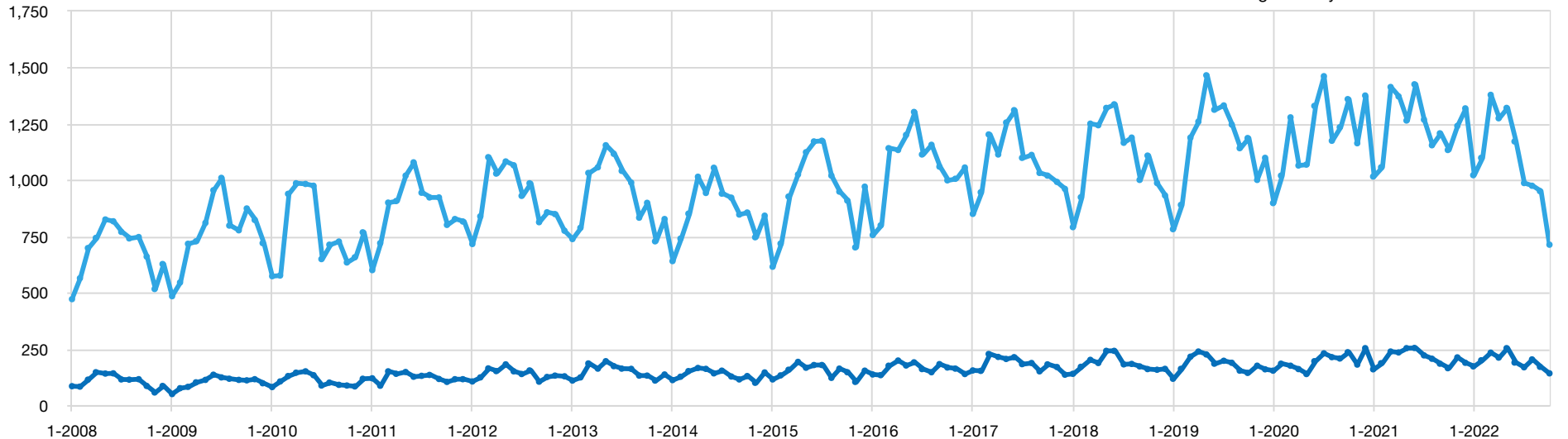


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	1,241	+ 6.6%	212	+ 17.8%
12-2021	1,319	- 4.1%	188	- 25.7%
1-2022	1,022	+ 0.6%	172	+ 8.2%
2-2022	1,099	+ 4.0%	199	+ 7.0%
3-2022	1,379	- 2.5%	233	- 2.1%
4-2022	1,275	- 7.1%	211	- 9.8%
5-2022	1,321	+ 4.4%	253	0.0%
6-2022	1,172	- 17.8%	189	- 25.6%
7-2022	987	- 22.2%	168	- 24.0%
8-2022	975	- 15.6%	203	- 1.5%
9-2022	951	- 21.3%	170	- 7.6%
10-2022	713	- 37.1%	141	- 14.0%
12-Month Avg	1,121	- 9.5%	195	- 7.6%

Historical Closed Sales by Month

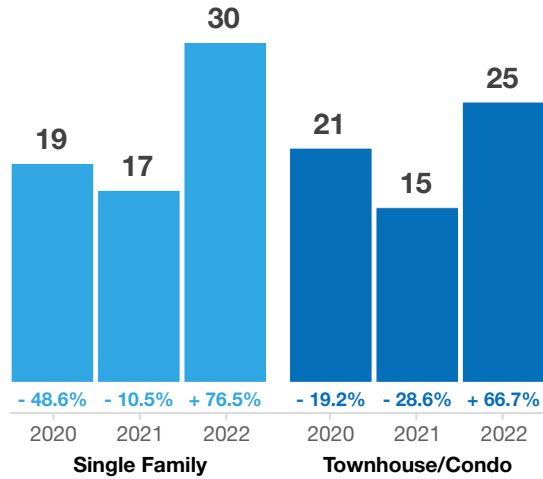


Days on Market Until Sale

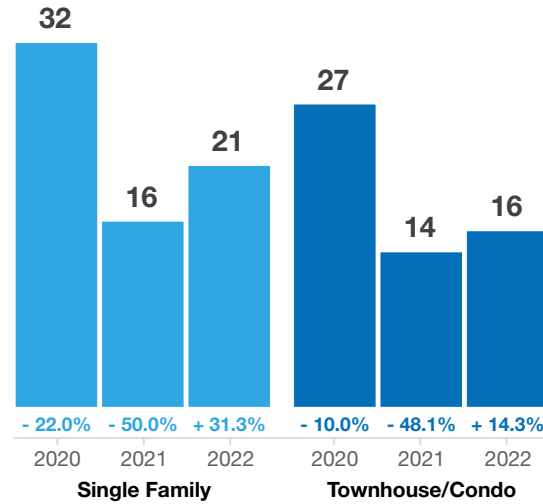
Average number of days between when a property is listed and when an offer is accepted in a given month.



October



Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	20	0.0%	17	-26.1%
12-2021	24	+4.3%	23	+9.5%
1-2022	24	-4.0%	21	-19.2%
2-2022	25	-3.8%	16	-23.8%
3-2022	23	+15.0%	14	-12.5%
4-2022	17	+6.3%	10	-16.7%
5-2022	17	+30.8%	10	0.0%
6-2022	16	+33.3%	11	+22.2%
7-2022	18	+50.0%	14	+16.7%
8-2022	21	+75.0%	18	+80.0%
9-2022	29	+93.3%	25	+108.3%
10-2022	30	+76.5%	25	+66.7%
12-Month Avg*	22	+24.4%	16	+7.6%

* Days on Market for all properties from November 2021 through October 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

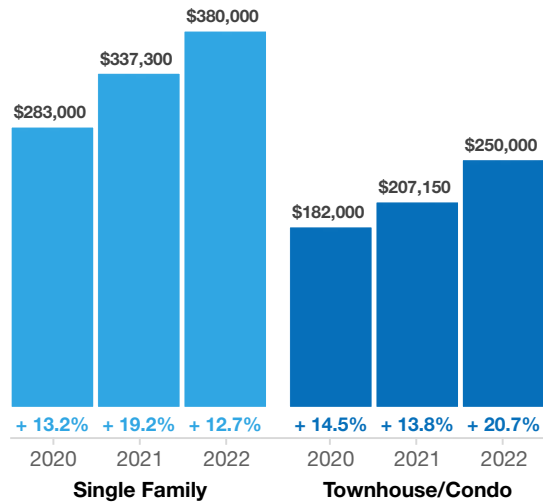


Median Sales Price

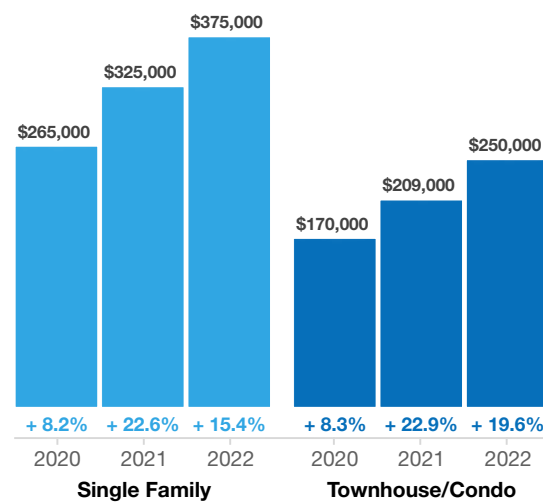
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



October



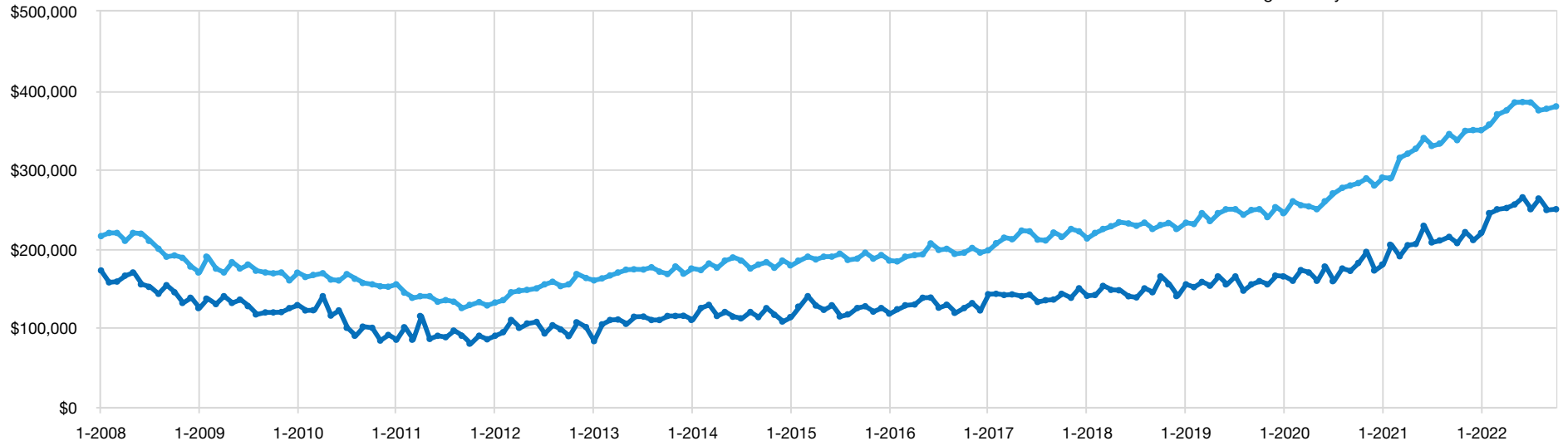
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	\$349,000	+20.8%	\$221,000	+12.8%
12-2021	\$350,000	+25.0%	\$211,000	+22.3%
1-2022	\$349,900	+20.7%	\$220,000	+22.2%
2-2022	\$357,000	+23.5%	\$245,000	+19.5%
3-2022	\$370,000	+17.5%	\$249,900	+31.2%
4-2022	\$375,000	+17.1%	\$251,500	+23.0%
5-2022	\$385,000	+17.9%	\$256,000	+24.3%
6-2022	\$385,500	+13.4%	\$265,000	+15.7%
7-2022	\$385,000	+16.7%	\$250,000	+20.2%
8-2022	\$374,990	+12.6%	\$263,500	+25.2%
9-2022	\$377,000	+9.3%	\$249,000	+15.8%
10-2022	\$380,000	+12.7%	\$250,000	+20.7%
12-Month Avg*	\$370,000	+15.6%	\$244,000	+19.0%

* Median Sales Price for all properties from November 2021 through October 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

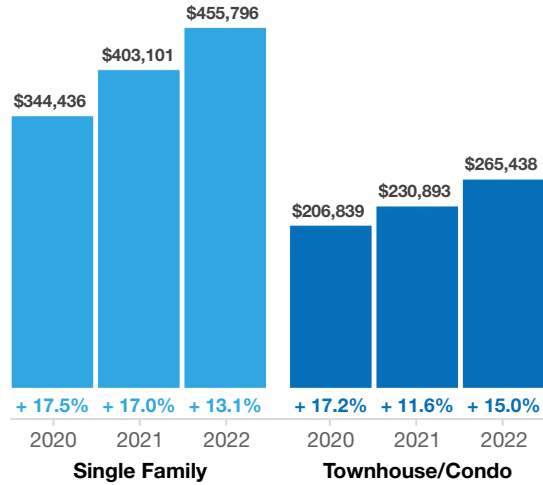


Average Sales Price

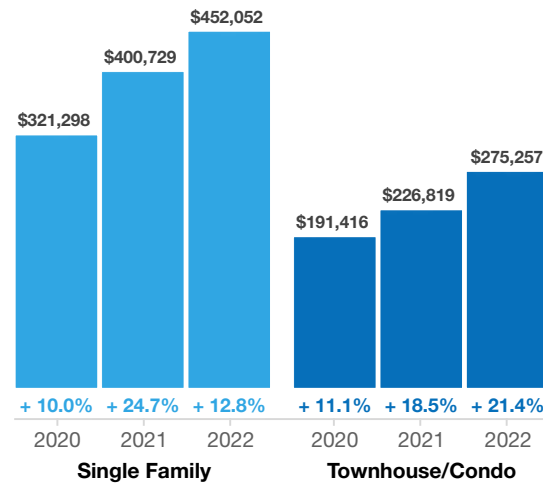
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



October



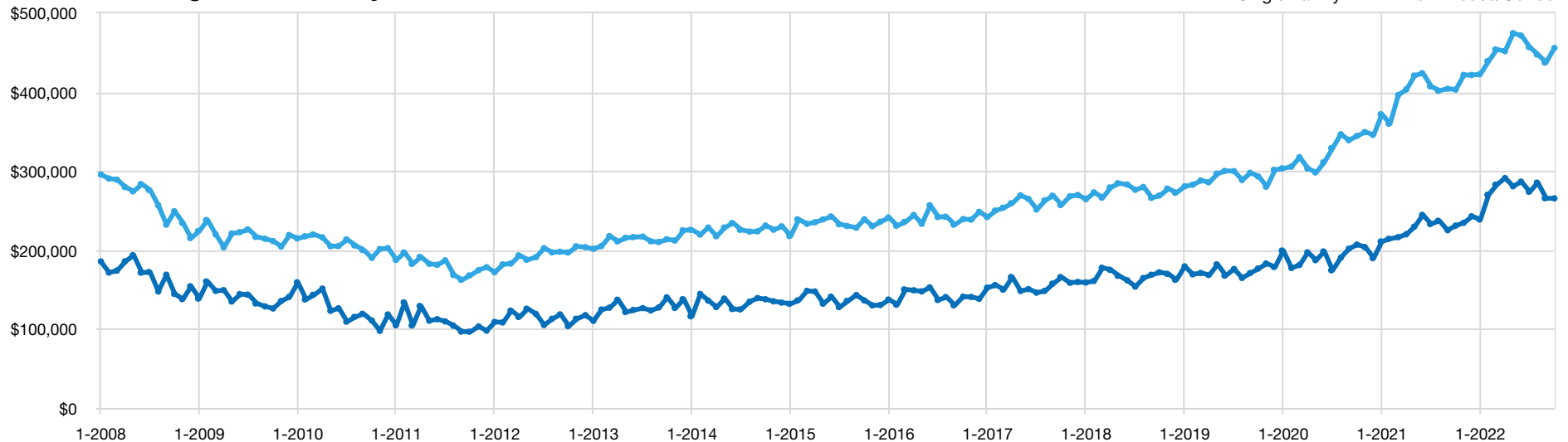
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	\$421,616	+ 20.7%	\$234,468	+ 15.1%
12-2021	\$421,619	+ 21.9%	\$242,662	+ 27.9%
1-2022	\$422,577	+ 13.6%	\$238,660	+ 13.2%
2-2022	\$439,114	+ 22.0%	\$269,965	+ 26.0%
3-2022	\$453,989	+ 14.6%	\$282,699	+ 30.7%
4-2022	\$451,877	+ 12.0%	\$291,094	+ 32.3%
5-2022	\$474,537	+ 12.7%	\$280,751	+ 22.3%
6-2022	\$471,577	+ 11.2%	\$286,573	+ 17.2%
7-2022	\$457,017	+ 12.2%	\$273,750	+ 17.5%
8-2022	\$447,588	+ 11.4%	\$285,287	+ 20.4%
9-2022	\$437,420	+ 8.2%	\$265,523	+ 17.9%
10-2022	\$455,796	+ 13.1%	\$265,438	+ 15.0%
12-Month Avg*	\$446,261	+ 14.0%	\$268,940	+ 21.4%

* Avg. Sales Price for all properties from November 2021 through October 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

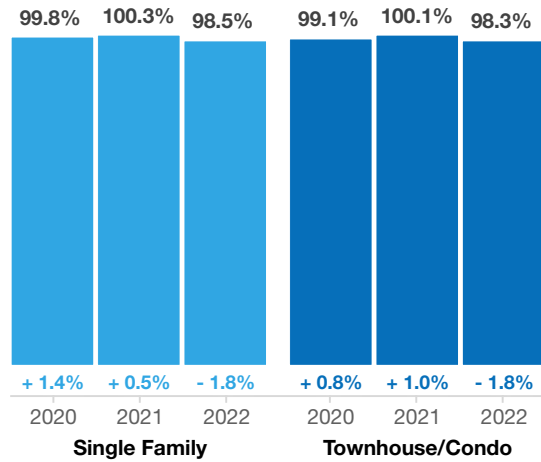


Percent of List Price Received

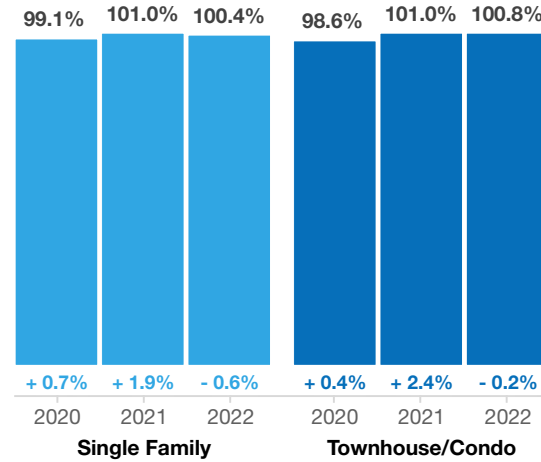
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



October



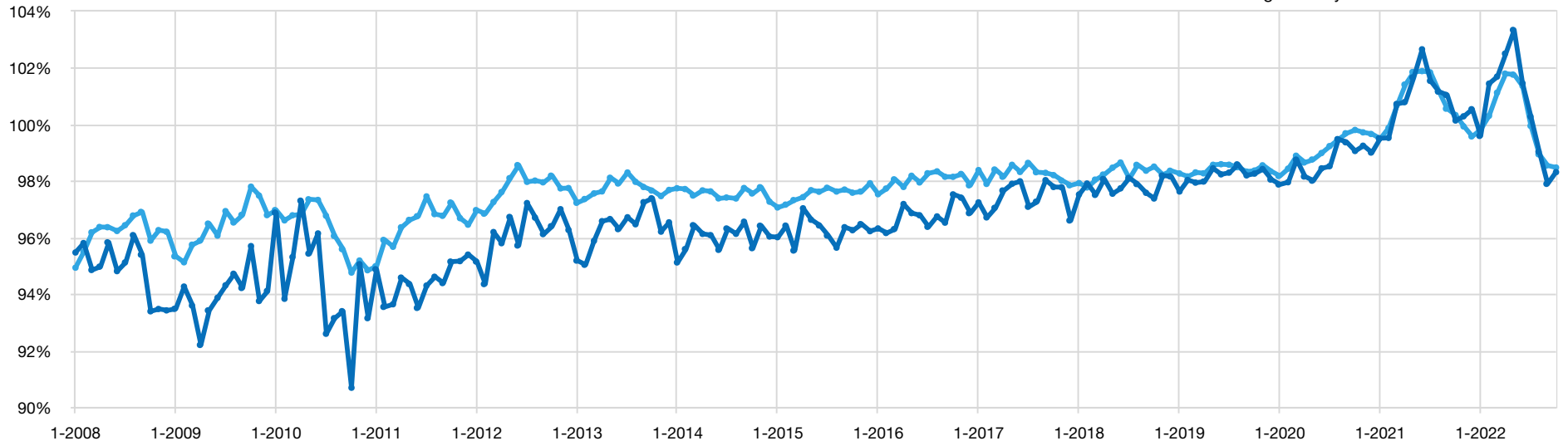
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	99.9%	+ 0.2%	100.3%	+ 1.1%
12-2021	99.6%	- 0.1%	100.5%	+ 1.5%
1-2022	99.8%	+ 0.3%	99.6%	+ 0.1%
2-2022	100.3%	+ 0.4%	101.4%	+ 1.9%
3-2022	101.1%	+ 0.4%	101.7%	+ 1.0%
4-2022	101.8%	+ 0.4%	102.5%	+ 1.7%
5-2022	101.8%	- 0.1%	103.3%	+ 1.6%
6-2022	101.4%	- 0.5%	101.5%	- 1.2%
7-2022	100.0%	- 1.8%	100.3%	- 1.2%
8-2022	98.9%	- 2.3%	99.0%	- 2.2%
9-2022	98.5%	- 2.1%	97.9%	- 3.1%
10-2022	98.5%	- 1.8%	98.3%	- 1.8%
12-Month Avg*	100.3%	- 0.5%	100.7%	+ 0.0%

* Pct. of List Price Received for all properties from November 2021 through October 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

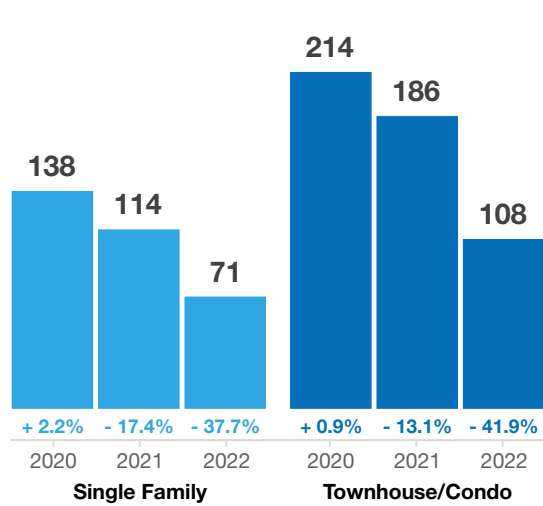


Housing Affordability Index

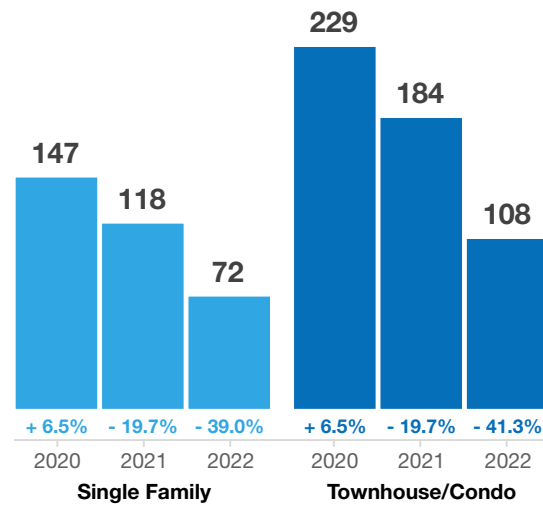
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



October

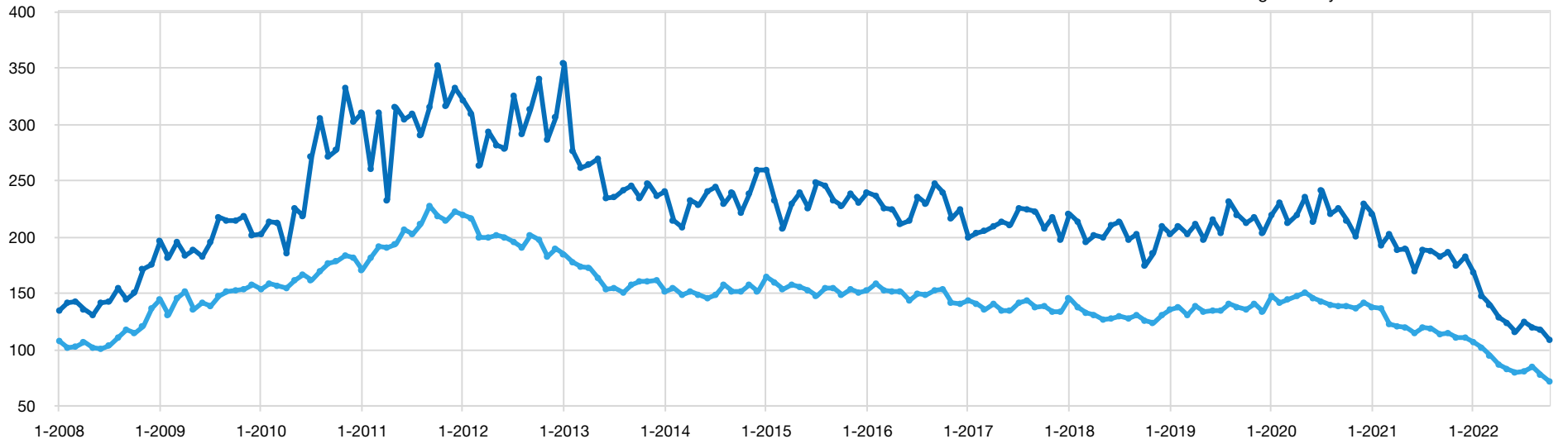


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	110	- 19.1%	174	- 13.0%
12-2021	110	- 22.0%	182	- 20.5%
1-2022	106	- 22.6%	168	- 23.6%
2-2022	101	- 25.7%	147	- 23.4%
3-2022	94	- 23.0%	139	- 31.2%
4-2022	86	- 28.3%	128	- 31.9%
5-2022	82	- 31.1%	123	- 34.9%
6-2022	79	- 30.7%	115	- 32.0%
7-2022	80	- 32.8%	124	- 34.0%
8-2022	84	- 28.8%	119	- 36.4%
9-2022	77	- 31.9%	117	- 35.7%
10-2022	71	- 37.7%	108	- 41.9%
12-Month Avg	90	- 27.4%	137	- 29.4%

Historical Housing Affordability Index by Month

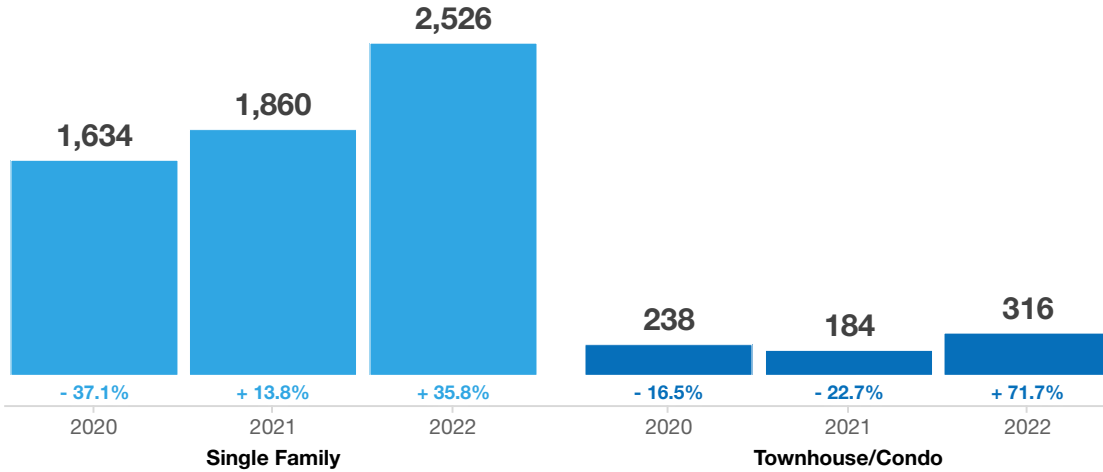


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

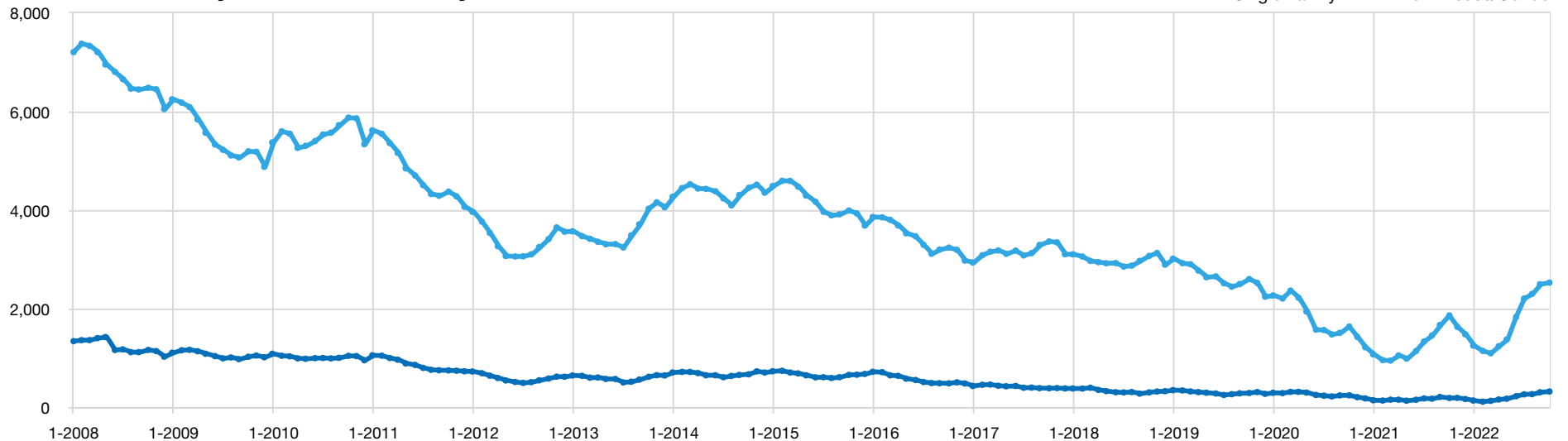


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Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	1,628	+ 14.2%	186	- 7.5%
12-2021	1,476	+ 21.6%	163	- 6.9%
1-2022	1,247	+ 16.7%	132	- 4.3%
2-2022	1,140	+ 19.6%	109	- 17.4%
3-2022	1,091	+ 15.7%	126	- 15.4%
4-2022	1,235	+ 17.8%	153	+ 2.7%
5-2022	1,372	+ 39.6%	169	+ 31.0%
6-2022	1,828	+ 60.9%	220	+ 48.6%
7-2022	2,203	+ 65.8%	258	+ 47.4%
8-2022	2,297	+ 58.0%	262	+ 55.0%
9-2022	2,494	+ 49.5%	300	+ 46.3%
10-2022	2,526	+ 35.8%	316	+ 71.7%
12-Month Avg	1,711	+ 36.1%	200	+ 22.7%

Historical Inventory of Homes for Sale by Month

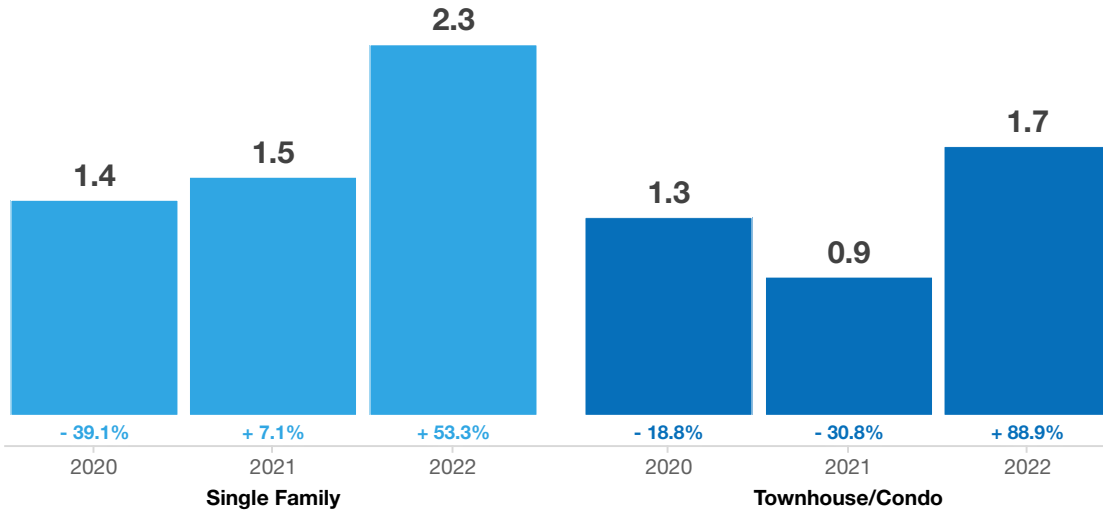


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



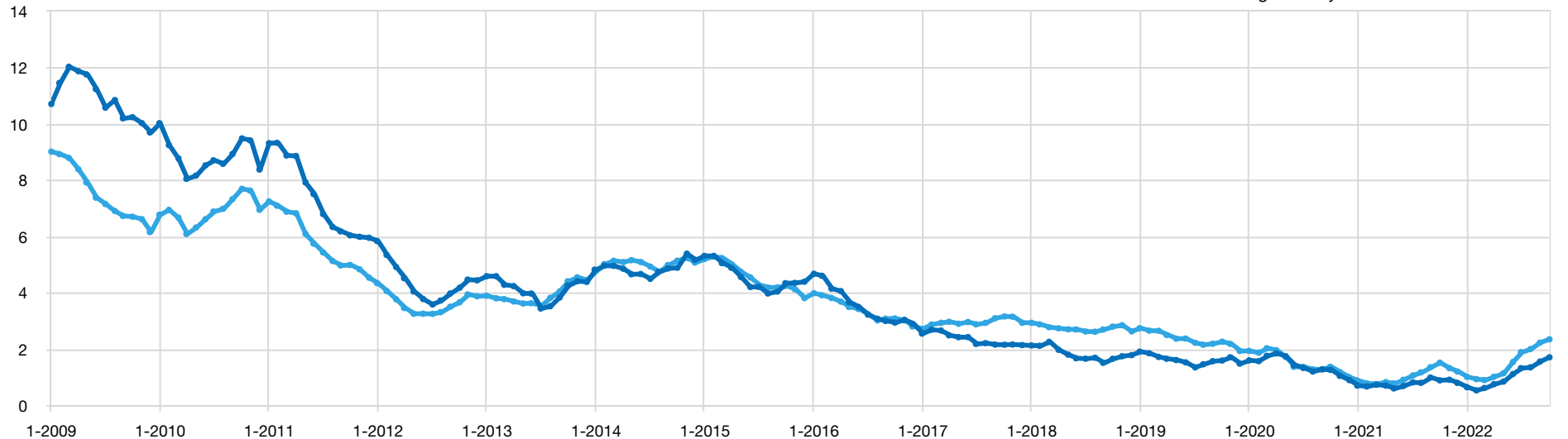
October



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	1.3	+ 8.3%	0.9	- 10.0%
12-2021	1.2	+ 20.0%	0.8	- 11.1%
1-2022	1.0	+ 11.1%	0.6	- 14.3%
2-2022	0.9	+ 12.5%	0.5	- 28.6%
3-2022	0.9	+ 28.6%	0.6	- 14.3%
4-2022	1.0	+ 25.0%	0.7	0.0%
5-2022	1.1	+ 37.5%	0.8	+ 33.3%
6-2022	1.5	+ 66.7%	1.1	+ 57.1%
7-2022	1.9	+ 72.7%	1.3	+ 62.5%
8-2022	2.0	+ 66.7%	1.3	+ 62.5%
9-2022	2.2	+ 69.2%	1.5	+ 50.0%
10-2022	2.3	+ 53.3%	1.7	+ 88.9%
12-Month Avg*	1.5	+ 44.0%	1.0	+ 27.7%

* Months Supply for all properties from November 2021 through October 2022. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes all Single Family and Townhouse/Condo listings in the MLS.



Key Metrics	Historical Sparkbars	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,844	1,268	- 31.2%	17,121	16,165	- 5.6%
Pending Sales		1,458	849	- 41.8%	14,762	12,598	- 14.7%
Closed Sales		1,298	854	- 34.2%	14,415	12,833	- 11.0%
Days on Market Until Sale		17	29	+ 70.6%	16	21	+ 31.3%
Median Sales Price		\$323,250	\$360,000	+ 11.4%	\$310,000	\$357,000	+ 15.2%
Average Sales Price		\$381,343	\$424,367	+ 11.3%	\$375,414	\$425,339	+ 13.3%
Percent of List Price Received		100.3%	98.4%	- 1.9%	101.0%	100.5%	- 0.5%
Housing Affordability Index		119	75	- 37.0%	124	75	- 39.5%
Inventory of Homes for Sale		2,044	2,842	+ 39.0%	—	—	—
Months Supply of Inventory		1.4	2.2	+ 57.1%	—	—	—