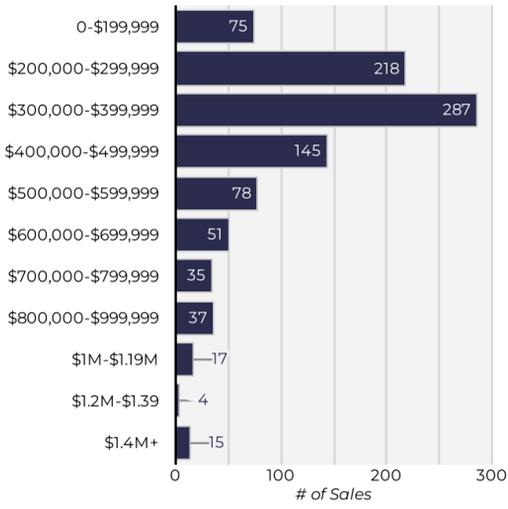


Tucson Association of Realtors: **Market Activity & Pricing**

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jan 2, 2025

December 2024



of Sales
962
↑ 5.6% from previous year

Volume
\$416,293,689
↑ 7.2% from previous year

\$/sqft
\$226
↑ 2.0% from previous year

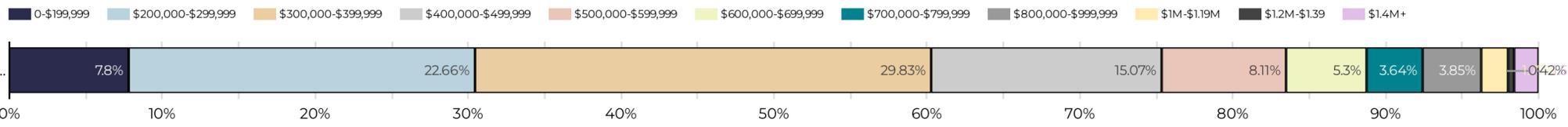
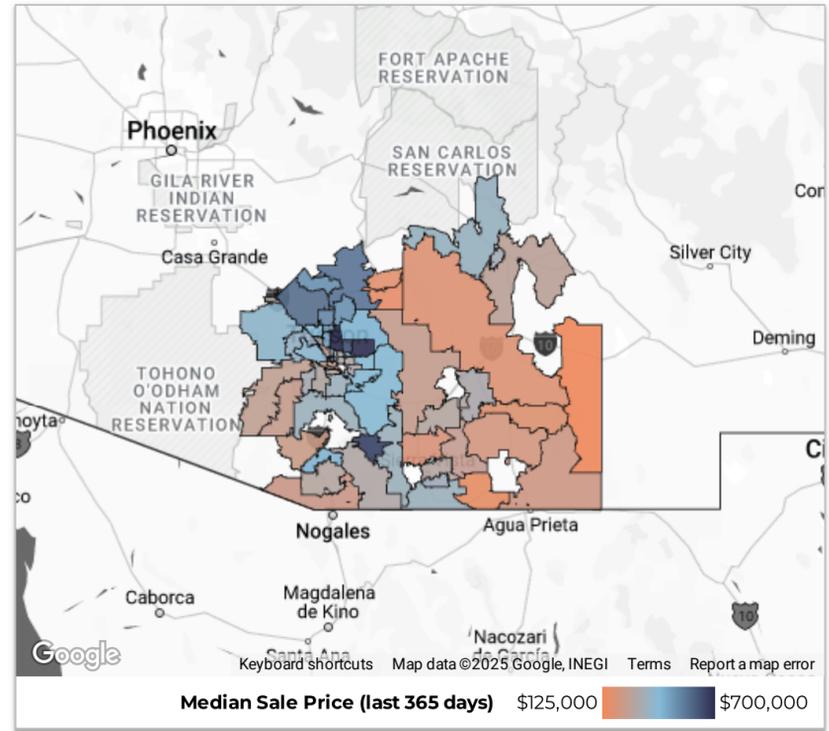
of New Listings
1,183
↑ 10.3% from previous year

Median Sale Price
\$363,000
↑ 0.9% from previous year

Average Sale Price
\$432,738
↑ 1.5% from previous year

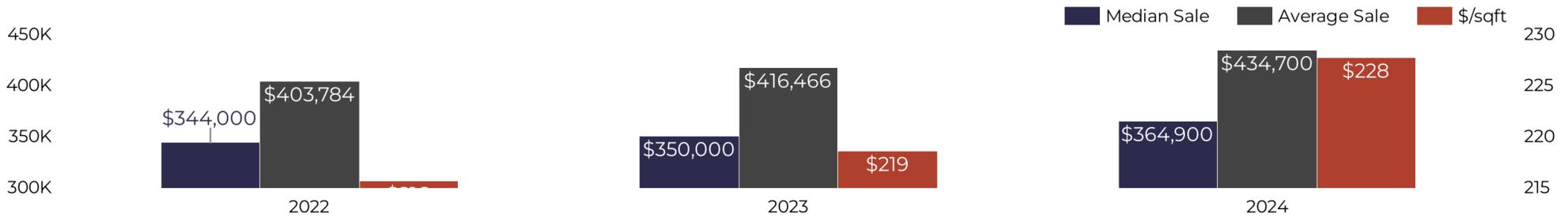
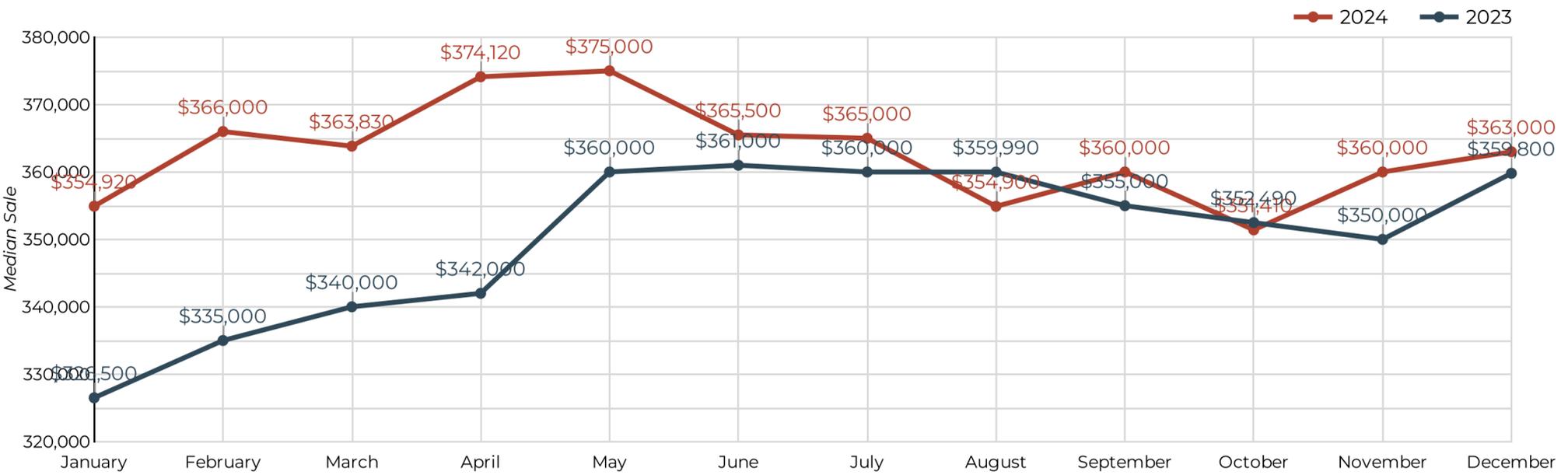
Median Days on Market
34
↑ 8 from previous year

Average % Over Asking
-2.01%
↓ -0.49% from previous year



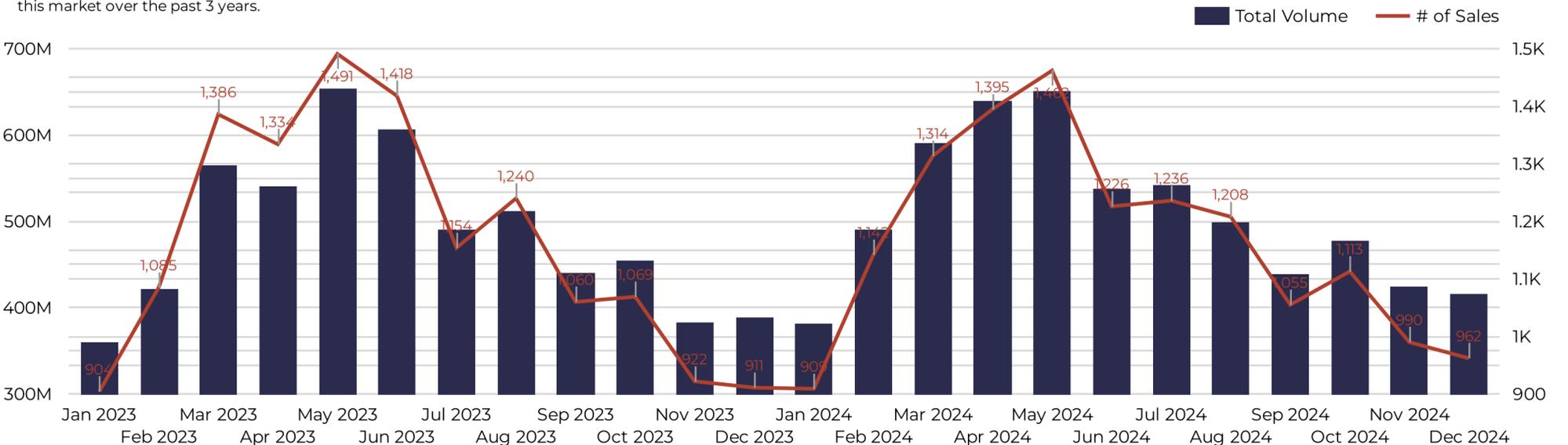
Market Pricing

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



Market Activity

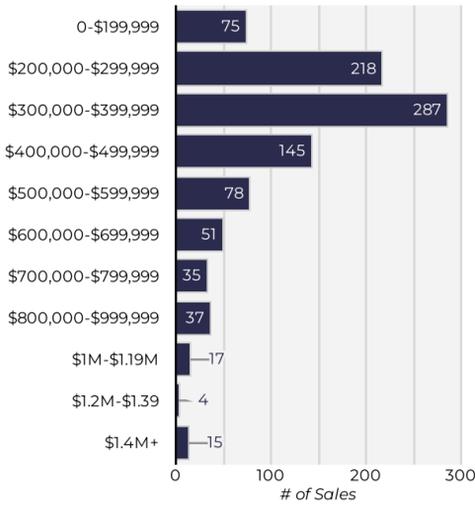
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Jan 2, 2025

December 2024



of Sales
962
↑ 5.6% from previous year

Median Sale Price
\$363,000
↑ 0.9% from previous year

Volume
\$416,293,689
↑ 7.2% from previous year

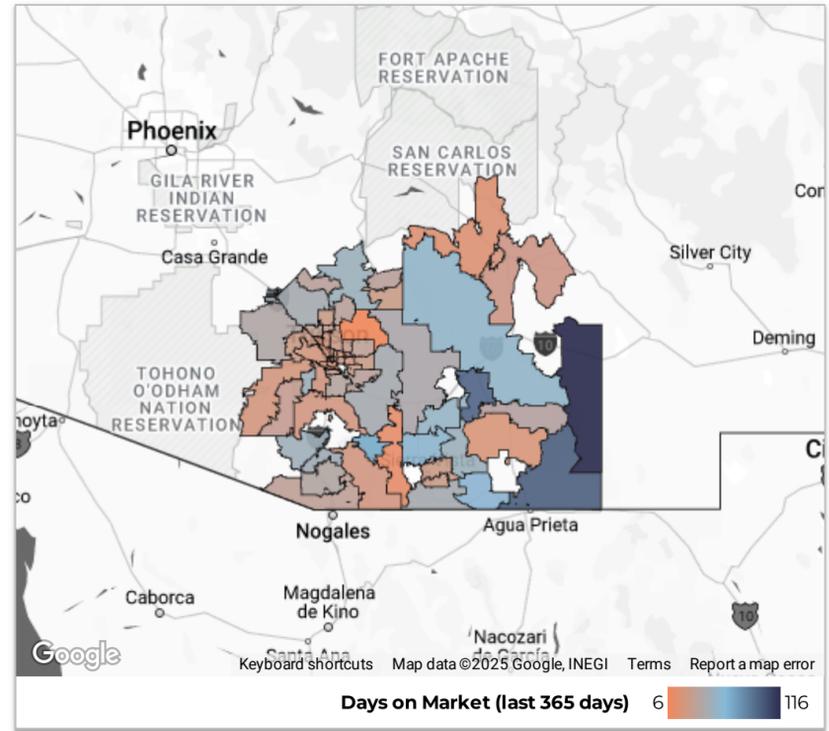
Average Sale Price
\$432,738
↑ 1.5% from previous year

\$/sqft
\$226
↑ 2.0% from previous year

Median Days on Market
34
↑ 8 from previous year

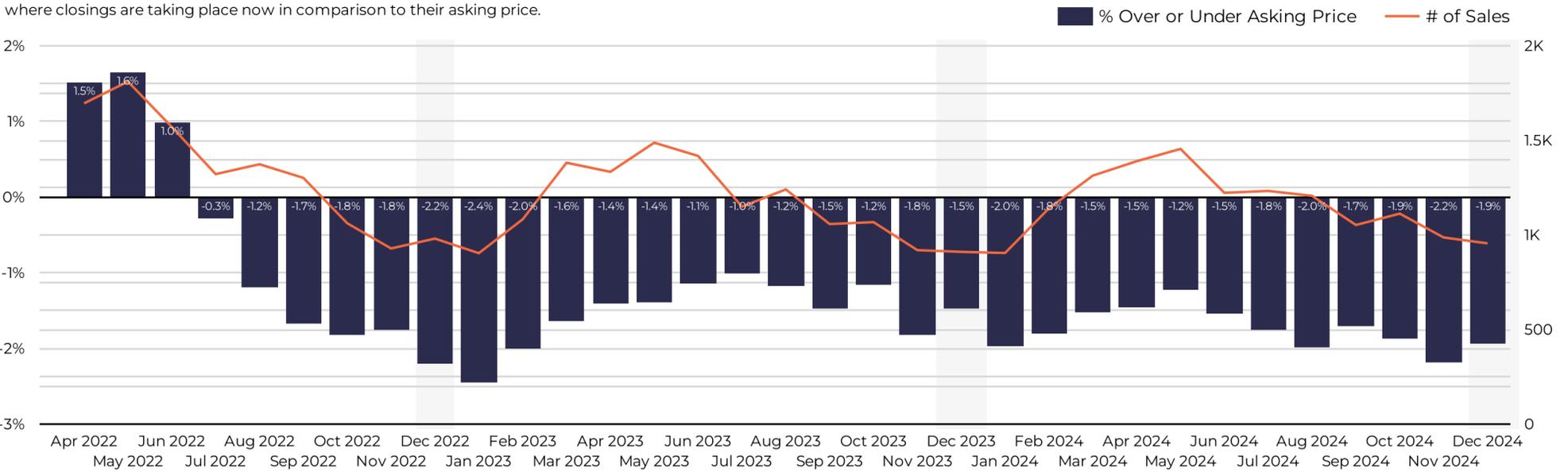
of New Listings
1,183
↑ 10.3% from previous year

Average % Over Asking
-2.01%
↓ -0.49% from previous year



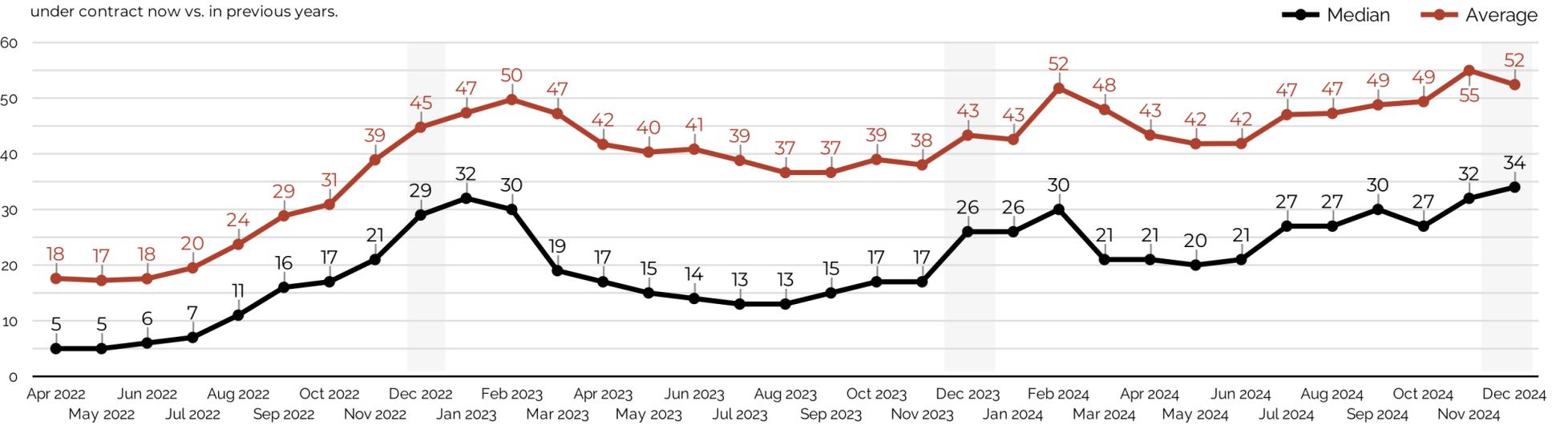
Buyer Demand

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	75	31.6% ↑	31	5 ↑	-5.92%	-0.34% ↓
\$200,000-\$299,999	218	-4.0% ↓	27	9 ↑	-1.77%	-1.10% ↓
\$300,000-\$399,999	287	1.1% ↑	47	13 ↑	-1.28%	0.20% ↑
\$400,000-\$499,999	145	-4.6% ↓	34	1 ↑	-1.43%	0.11% ↑
\$500,000-\$599,999	78	5.4% ↑	33	14 ↑	-2.12%	-0.83% ↓
\$600,000-\$699,999	51	18.6% ↑	26	1 ↑	-1.97%	-1.45% ↓
\$700,000-\$799,999	35	75.0% ↑	36	25 ↑	-2.46%	-0.99% ↓
\$800,000-\$999,999	37	117.6% ↑	25	3 ↑	-2.70%	0.30% ↑
\$1M-\$1.19M	17	41.7% ↑	27	0	-1.72%	1.40% ↑
\$1.2M-\$1.39	4	-73.3% ↓	38	27 ↑	-3.39%	-4.32% ↓
\$1.4M+	15	50.0% ↑	18	2 ↑	-2.44%	1.30% ↑

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: Jan 2, 2025

December 2024

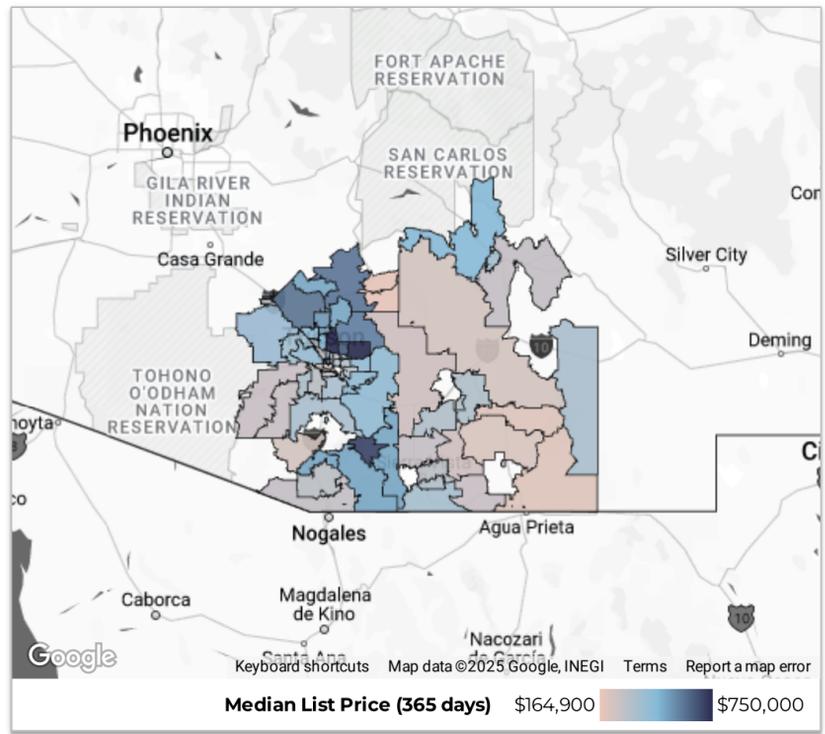
of New Listings (Supply)
1,183
↑ 110 from previous year

Months of Supply
4.24

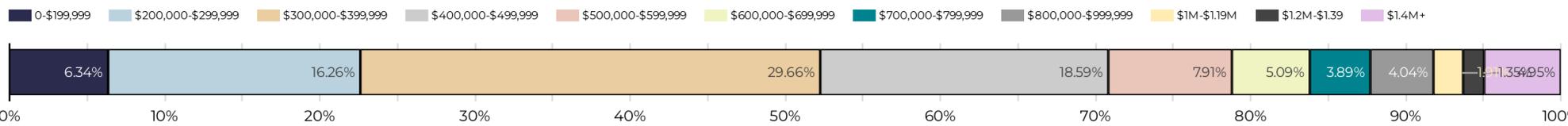
	Average	#
Single Family Residence	\$614,154	3,365
Townhouse	\$369,963	236
Manufactured Home	\$260,561	218
Condominium	\$237,739	211
Mobile Home	\$166,173	53
Grand total	\$555,893	4,083

of New Pendings (Demand)
919
↑ 60 from previous year

Active Listings
4,083
Pending Listings
571



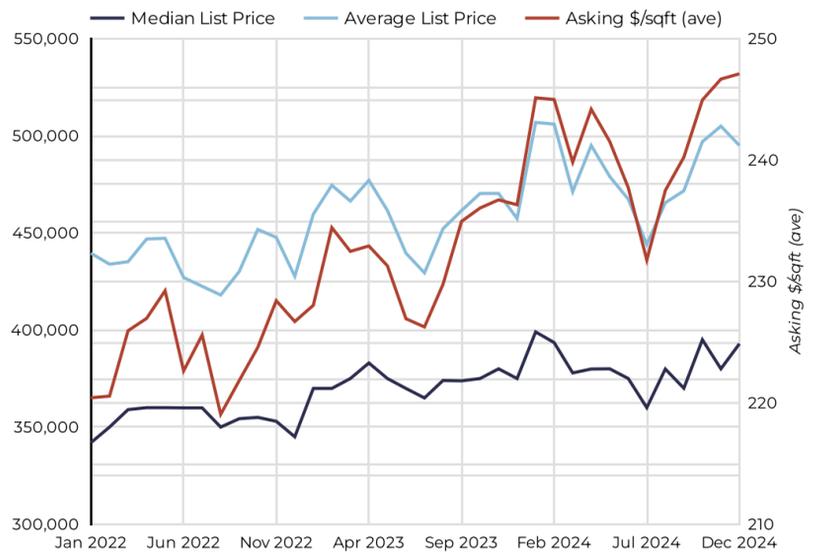
Active Listings



Months of Supply By Price Range

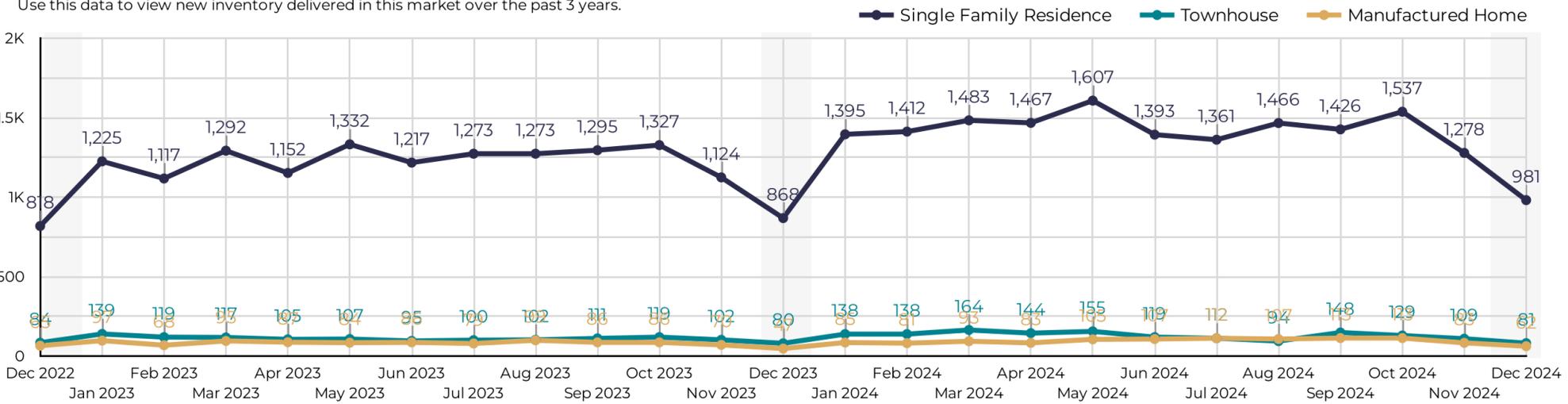
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	3.65	259	71
\$200,000-\$299,999	3.02	664	220
\$300,000-\$399,999	4.34	1,211	279
\$400,000-\$499,999	5.20	759	146
\$500,000-\$599,999	3.94	323	82
\$600,000-\$699,999	3.85	208	54
\$700,000-\$799,999	4.68	159	34
\$800,000-\$999,999	4.13	165	40
\$1M-\$1.19M	5.20	78	15
\$1.2M-\$1.39	11.00	55	5
\$1.4M+	12.63	202	16
Grand total	4.24	4,083	962

Asking Prices



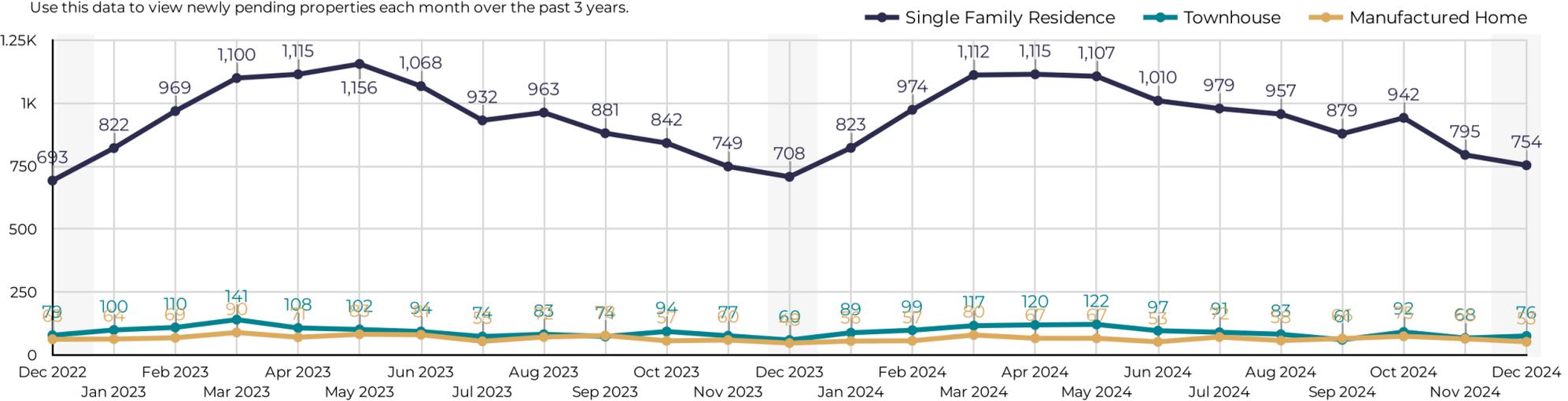
New Listings

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.

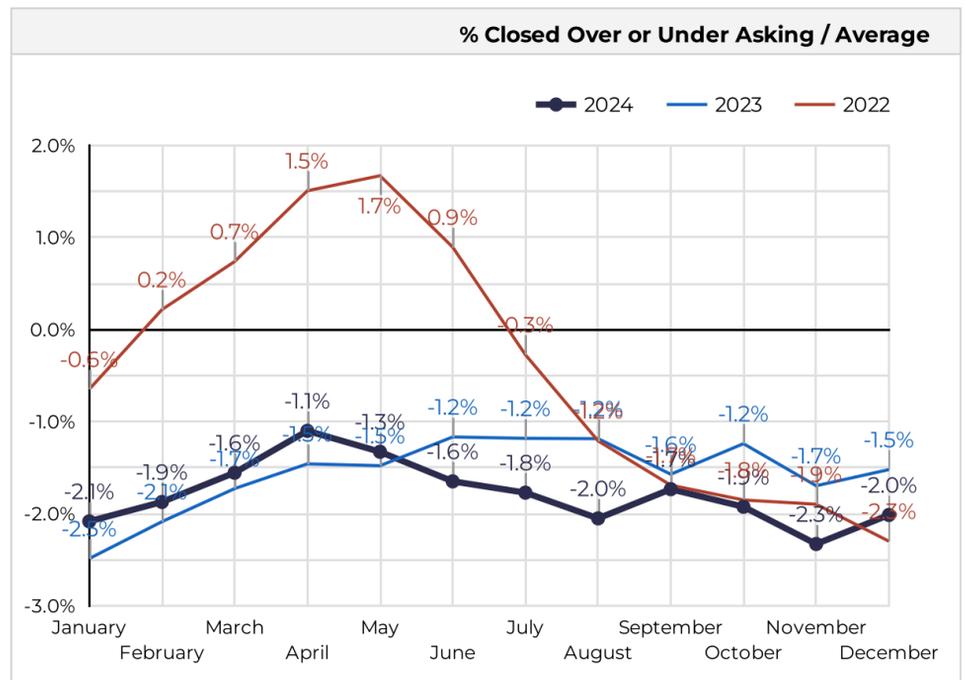
# of Sales / Count			
Month	2022	2023	2024
January	1,400	904	909
February	1,480	1,085	1,142
March	1,879	1,386	1,314
April	1,696	1,334	1,395
May	1,811	1,491	1,462
June	1,575	1,418	1,226
July	1,323	1,154	1,236
August	1,376	1,240	1,208
September	1,304	1,060	1,055
October	1,062	1,069	1,113
November	932	922	990
December	982	911	962

Sale Price / Median			
Month	2022	2023	2024
January	\$315,000	\$326,500	\$354,920
February	\$330,000	\$335,000	\$366,000
March	\$338,900	\$340,000	\$363,830
April	\$350,000	\$342,000	\$374,120
May	\$352,225	\$360,000	\$375,000
June	\$360,000	\$361,000	\$365,500
July	\$355,000	\$360,000	\$365,000
August	\$342,500	\$359,990	\$354,900
September	\$346,000	\$355,000	\$360,000
October	\$338,000	\$352,490	\$351,410
November	\$342,500	\$350,000	\$360,000
December	\$330,000	\$359,800	\$363,000

Days on Market / Median			
Month	2022	2023	2024
January	10	32	26
February	7	30	30
March	6	19	21
April	5	17	21
May	5	15	20
June	6	14	21
July	7	13	27
August	11	13	27
September	16	15	30
October	17	17	27
November	21	17	32
December	29	26	34

New Listings / Count			
Month	2022	2023	2024
January	1,733	1,557	1,740
February	1,707	1,392	1,730
March	1,920	1,622	1,855
April	2,062	1,440	1,805
May	1,947	1,616	2,001
June	2,214	1,481	1,728
July	2,069	1,534	1,663
August	1,936	1,549	1,767
September	1,776	1,584	1,782
October	1,558	1,616	1,867
November	1,294	1,375	1,574
December	1,044	1,073	1,183

New Pending / Count			
Month	2022	2023	2024
January	1,575	1,042	1,034
February	1,659	1,224	1,201
March	1,830	1,424	1,382
April	1,703	1,388	1,387
May	1,719	1,425	1,366
June	1,421	1,322	1,218
July	1,269	1,153	1,221
August	1,369	1,181	1,154
September	1,169	1,079	1,055
October	1,057	1,048	1,155
November	918	938	974
December	888	859	919



Dec 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			
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Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	786	4.7% ↑	\$369.84M	6.7% ↑	\$389,000	\$9,000 ↑	\$233	\$5 ↑	36	9 ↑	-1.8%	-0.5% ↓
Townhouse	76	22.6% ↑	\$25.31M	23.1% ↑	\$305,000	\$26,000 ↑	\$236	\$0 ↑	30	18 ↑	-2.2%	-1.8% ↓
Manufactured Home	53	-1.9% ↓	\$12.4M	-9.5% ↓	\$243,500	-\$6,500 ↓	\$157	-\$6 ↓	20	-4 ↓	-1.6%	0.3% ↑
Condominium	31	-6.1% ↓	\$6.54M	-0.4% ↓	\$216,000	\$41,001 ↑	\$216	\$12 ↑	31	14 ↑	-2.4%	-0.1% ↓
Mobile Home	9	-10.0% ↓	\$1.25M	25.1% ↑	\$120,000	\$40,000 ↑	\$138	\$13 ↑	18	-9 ↓	-8.5%	2.8% ↑

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	72	16.1% ↑	\$14.67M	25.3% ↑	\$200,000	\$0	\$245	\$17 ↑	20	-1 ↓	-2.6%	0.6% ↑
\$1000-1499 sqft	253	8.6% ↑	\$71.66M	9.6% ↑	\$285,000	\$1,600 ↑	\$223	\$3 ↑	29	11 ↑	-2.0%	-1.3% ↓
\$1500-1999 sqft	286	1.1% ↑	\$109.95M	4.7% ↑	\$369,000	\$14,000 ↑	\$222	\$8 ↑	39	14 ↑	-1.5%	-0.0% ↓
2000-2499 sqft	173	-8.9% ↓	\$81.3M	-7.2% ↓	\$450,000	\$25,000 ↑	\$211	\$3 ↑	37	3 ↑	-1.8%	-0.5% ↓
2500-2999 sqft	95	21.8% ↑	\$61.08M	34.6% ↑	\$620,000	\$110,000 ↑	\$236	\$24 ↑	33	-7 ↓	-2.3%	-0.6% ↓
3000-3999 sqft	58	5.5% ↑	\$50.13M	-5.4% ↓	\$833,000	-\$87,000 ↓	\$259	-\$30 ↓	41	20 ↑	-2.1%	0.3% ↑
4000-4999 sqft	14	133.3% ↑	\$18.16M	69.6% ↑	\$1,400,000	\$100,000 ↑	\$294	-\$91 ↓	38	4 ↑	-4.6%	0.6% ↑
5000+ sqft	4	33.3% ↑	\$8.4M	-12.6% ↓	\$1,250,000	-\$1,760,000 ↓	\$359	-\$154 ↓	38	-23 ↓	-3.2%	3.0% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	147	12.2% ↑	\$77.35M	2.0% ↑	\$475,000	\$19,785 ↑	\$255	-\$5 ↓	35	14 ↑	-1.7%	-0.4% ↓
Central	124	26.5% ↑	\$44.09M	29.4% ↑	\$325,000	\$35,000 ↑	\$249	\$8 ↑	26	15 ↑	-1.6%	-0.7% ↓
North	89	58.9% ↑	\$69.02M	68.3% ↑	\$650,000	\$111,000 ↑	\$300	-\$8 ↓	23	6 ↑	-2.4%	-0.0% ↓
East	85	10.4% ↑	\$29.99M	21.4% ↑	\$315,000	\$15,000 ↑	\$211	\$7 ↑	39	25 ↑	-1.8%	-0.5% ↓
Upper Southeast	69	-31.7% ↓	\$28.98M	-31.0% ↓	\$395,000	\$5,010 ↑	\$208	\$12 ↑	50	-8 ↓	-1.9%	-0.3% ↓
Southwest	63	14.5% ↑	\$18.97M	9.2% ↑	\$315,000	\$18,460 ↑	\$192	-\$2 ↓	25	-9 ↓	-2.4%	-0.7% ↓
West	56	21.7% ↑	\$25.82M	21.8% ↑	\$400,000	\$10,000 ↑	\$241	\$9 ↑	31	18 ↑	-2.8%	-1.3% ↓
Extended West	45	-35.7% ↓	\$16.82M	-36.6% ↓	\$380,708	-\$1,602 ↓	\$195	\$5 ↑	41	-12 ↓	-1.4%	0.4% ↑
South	41	-31.7% ↓	\$11.11M	-32.8% ↓	\$285,000	\$10,000 ↑	\$186	-\$10 ↓	21	-4 ↓	-1.1%	-0.3% ↓
Southeast	39	44.4% ↑	\$15.12M	42.6% ↑	\$384,499	-\$10,501 ↓	\$212	\$5 ↑	61	36 ↑	-0.7%	0.6% ↑
Upper Northwest	38	-9.5% ↓	\$20M	-15.2% ↓	\$499,000	-\$5,000 ↓	\$247	-\$21 ↓	21	-6 ↓	-2.3%	-0.4% ↓
Northeast	36	-10.0% ↓	\$20.86M	-5.9% ↓	\$495,000	\$55,000 ↑	\$234	-\$2 ↓	25	6 ↑	-2.9%	-1.4% ↓
Benson/St. David	25	150.0% ↑	\$6.26M	86.6% ↑	\$231,123	-\$23,877 ↓	\$155	-\$28 ↓	74	49 ↑	-1.1%	-0.3% ↓
Cochise	24	4.3% ↑	\$8.19M	42.0% ↑	\$275,000	\$37,000 ↑	\$148	-\$4 ↓	35	4 ↑	-2.9%	1.2% ↑
SCC-Rio Rico East	14	7.7% ↑	\$4.16M	14.1% ↑	\$287,000	\$27,000 ↑	\$179	\$6 ↑	45	5 ↑	-1.1%	0.1% ↑
Pinal	11	83.3% ↑	\$2.79M	42.5% ↑	\$190,000	-\$43,000 ↓	\$184	-\$8 ↓	29	3 ↑	-4.7%	-2.2% ↓
Graham	10	25.0% ↑	\$2.58M	13.5% ↑	\$248,570	-\$16,430 ↓	\$155	-\$14 ↓	4	-18 ↓	-0.8%	1.3% ↑
Extended Northwest	9	-10.0% ↓	\$2.76M	-8.8% ↓	\$310,000	\$23,000 ↑	\$187	\$11 ↑	122	91 ↑	-1.6%	-1.8% ↓
Extended Southwest	7	-22.2% ↓	\$1.87M	-1.2% ↓	\$259,000	\$34,000 ↑	\$150	\$15 ↑	48	20 ↑	-1.6%	0.1% ↑
SCC-Nogales East	4	-20.0% ↓	\$849.9K	-31.1% ↓	\$201,900	-\$78,100 ↓	\$136	-\$16 ↓	12	-11 ↓	-3.9%	-0.1% ↓
SCC-Rio Rico West	4	-20.0% ↓	\$1.62M	-2.4% ↓	\$260,000	-\$9,900 ↓	\$191	\$21 ↑	13	-13 ↓	-2.9%	-1.2% ↓
SCC-Tubac East	4	-42.9% ↓	\$2.39M	-37.1% ↓	\$450,000	-\$117,343 ↓	\$260	-\$41 ↓	73	73 ↑	-3.7%	-11.5% ↓
SCC-Sonoita	2	-	\$630K	-	\$230,000	-	\$375	-	224	-	-17.9%	-
Greenlee	2	-	\$410K	-	\$160,000	-	\$139	-	44	-	1.6%	-
Extended Southeast	1	-50.0% ↓	\$295K	-62.6% ↓	\$295,000	-\$79,900 ↓	\$251	\$24 ↑	11	-14 ↓	7.3%	7.3% ↑
Navajo	1	0.0%	\$345K	-12.7% ↓	\$345,000	-\$50,000 ↓	\$399	\$73 ↑	9	-21 ↓	0.0%	1.0% ↑
Maricopa	1	0.0%	\$439K	9.8% ↑	\$439,000	\$39,000 ↑	\$287	\$40 ↑	75	-18 ↓	0.0%	3.6% ↑
Santa Cruz	1	-	\$135K	-	\$135,000	-	\$268	-	8	-	0.0%	-
SCC-Tumacacori-Carm...	1	-	\$249K	-	\$249,000	-	\$216	-	43	-	0.0%	-
SCC-Nogales West	1	0.0%	\$550K	25.0% ↑	\$550,000	\$110,000 ↑	\$204	\$37 ↑	48	-28 ↓	-4.3%	0.0%
Extended Northeast	1	-	\$680K	-	\$680,000	-	\$418	-	41	-	-2.2%	-