



Community Market Report



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Tucson Metro MLSSAZ Area, Arizona

December 2023





Market Summary

All Property Types

Recent Sales Trends

The statistics below highlight key market indicators for Tucson Metro MLSSAZ Area, Arizona. The data in the Sold Listings table is based on homes sold within the month of November 2023.

	Current Period Nov 2023	Last Month Oct 2023	Change From Last Month	Last Year Nov 2022	Change From Last Year
Homes Sold	877	1078	▼ 19%	933	▼ 6%
Median Sale Price	\$354,990	\$359,568	▼ 1%	\$349,000	▲ 2%
Median List Price	\$359,900	\$363,550	▼ 1%	\$350,000	▲ 3%
Sale to List Price Ratio	99%	99%	0%	98%	▲ 1%
Sales Volume	\$372,685,303	\$468,531,821	▼ 20%	\$384,160,002	▼ 3%
Average Days on Market	35 days	33 days	▲ 2 days	37 days	▼ 2 days
Homes Sold Year to Date	13,364	12,487	▲ 7%	12,312	▲ 9%
For Sale at Month's End	2,919	2603	▲ 12%	3235	▼ 10%

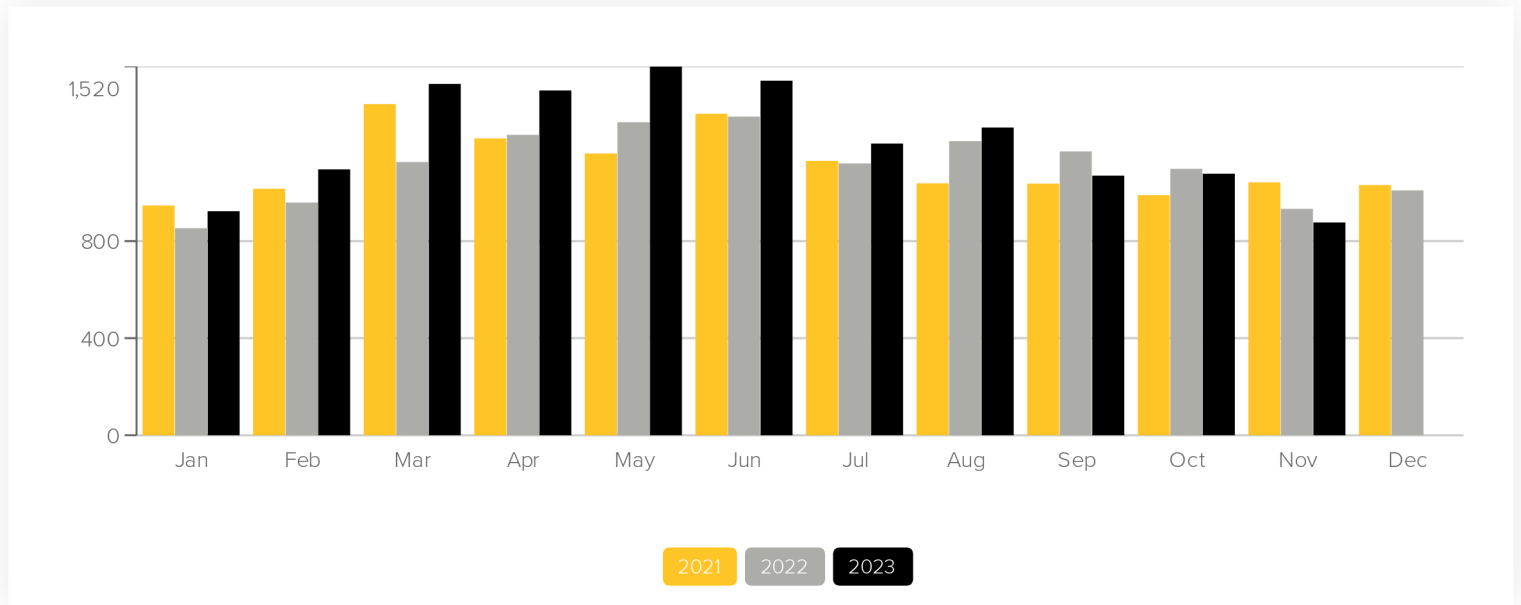
Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of December 4, 2023. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

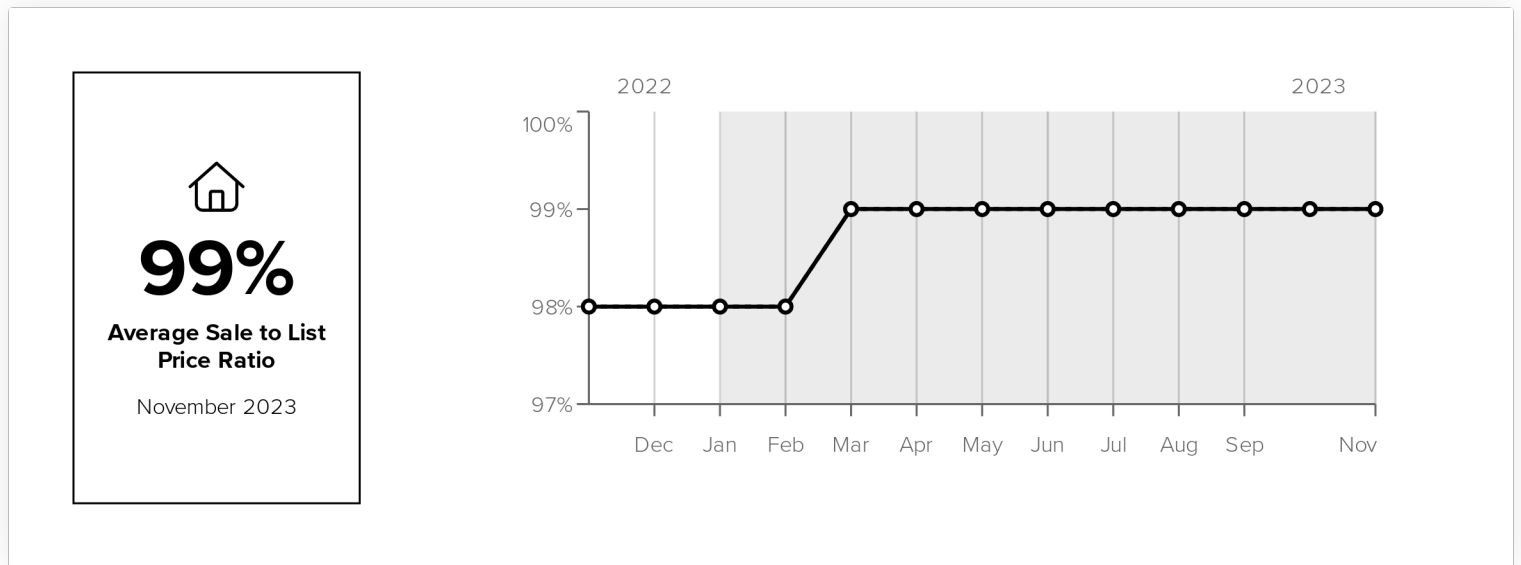
2,940 Homes for Sale	1,446 Homes Under Contract	\$12,950,000 High Price
\$20,000 Low Price	\$405,000 Median List Price	



Homes Sold



Sale to List Price Ratio





Market Conditions



Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it
Impacts
Buyers

Buyer's Market
More people selling homes than buying

- More homes to choose from
- More negotiating power
- Could spend less than asking price
- Price restrictions
- Rarely competing offers

Seller's Market
More people buying homes than selling

- Fewer homes to choose from
- Less negotiating power
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it
Impacts
Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell
- Fewer offers received
- Could get lower than asking price
- May have to make repairs and/or concessions

Seller's Market
More people buying homes than selling

- Home sells quickly
- Multiple offers likely
- Could get more than asking price
- Buyers willing to overlook repairs



Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory			Sales		Market Climate
		As of 11/30/23	Current Period Nov 2023	3 Month Trend	Current Period Nov 2023	6 Month Avg	
All Price Ranges	2,994	3.6	1.0	840	1,104	Seller's	
< \$100,000	32	5.3	2.1	6	5	<div></div> Balanced	
\$100,000 - \$200,000	119	3.2	1.0	37	53	<div></div> Seller's	
\$200,000 - \$300,000	411	2.2	0.6	189	230	<div></div> Seller's	
\$300,000 - \$400,000	896	3.2	0.9	282	380	<div></div> Seller's	
\$400,000 - \$500,000	616	4.5	1.3	138	187	<div></div> Seller's	
\$500,000 - \$600,000	310	4.5	1.3	69	91	<div></div> Seller's	
\$600,000 - \$700,000	161	3.3	1.1	49	53	<div></div> Seller's	
\$700,000 - \$800,000	117	6.5	1.6	18	28	<div></div> Buyer's	
\$800,000 - \$900,000	76	5.8	1.8	13	20	<div></div> Balanced	
\$900,000 - \$1,000,000	40	5.7	1.1	7	13	<div></div> Balanced	
> \$1,000,000	216	6.8	1.9	32	39	<div></div> Buyer's	

Seller's Market

Less than 6 months of inventory

Balanced Market

Between 6-7 months of inventory

Buyer's Market

More than 7 months of inventory



Statistics

Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Tucson Metro MLSSAZ Area, Arizona. The values are based on closed transactions in November 2023.

