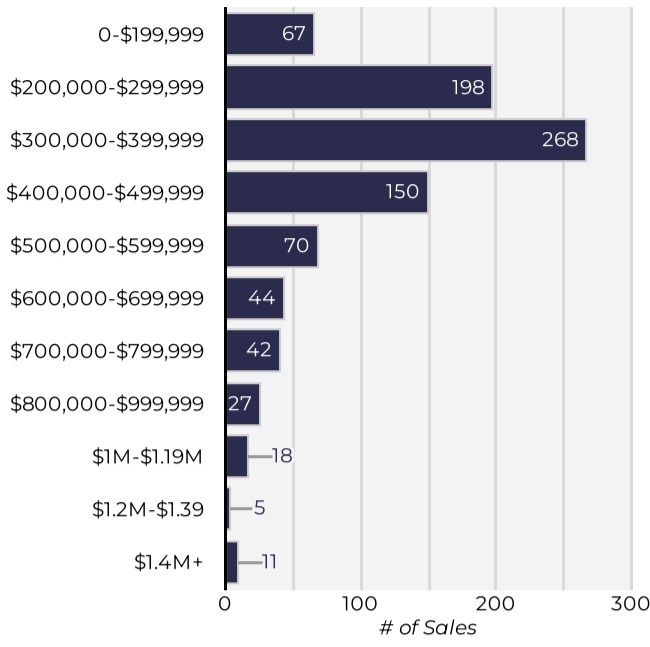


Tucson Association of Realtors: **Market Activity & Pricing**

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Dec 2, 2024

November 2024



of Sales
900
↓ -2.4% from previous year

Volume
\$391,473,821
↑ 2.3% from previous year

\$/sqft
\$226
↑ 2.2% from previous year

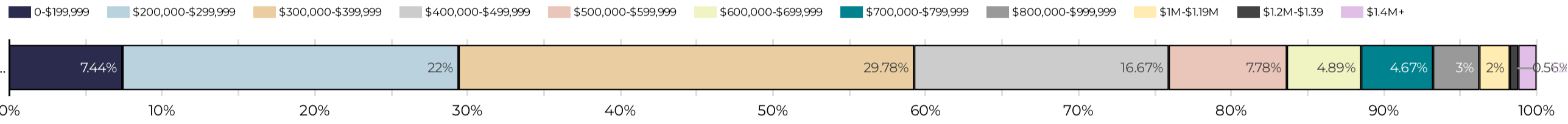
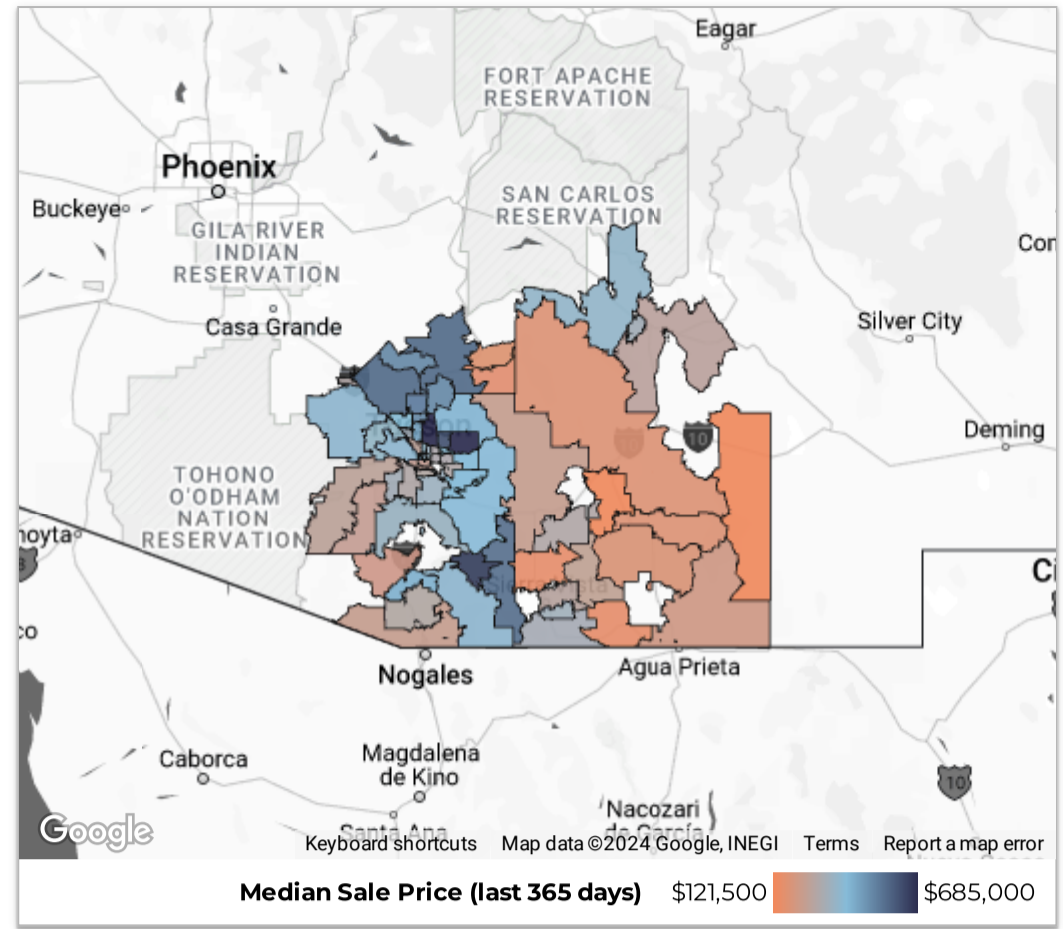
of New Listings
1,559
↑ 13.4% from previous year

Median Sale Price
\$360,000
↑ 2.9% from previous year

Average Sale Price
\$434,971
↑ 4.8% from previous year

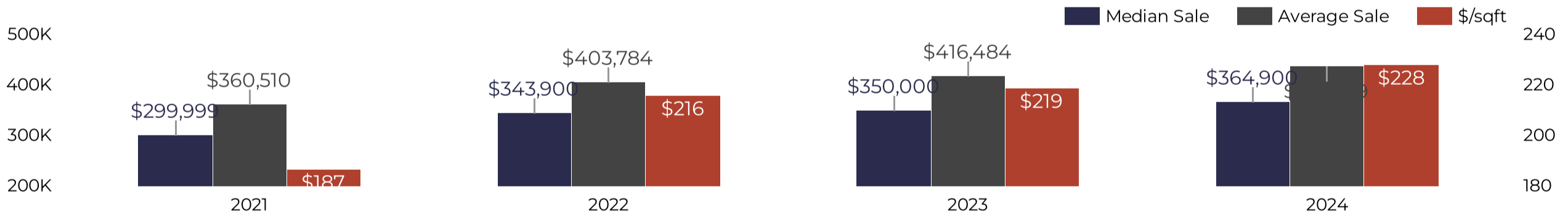
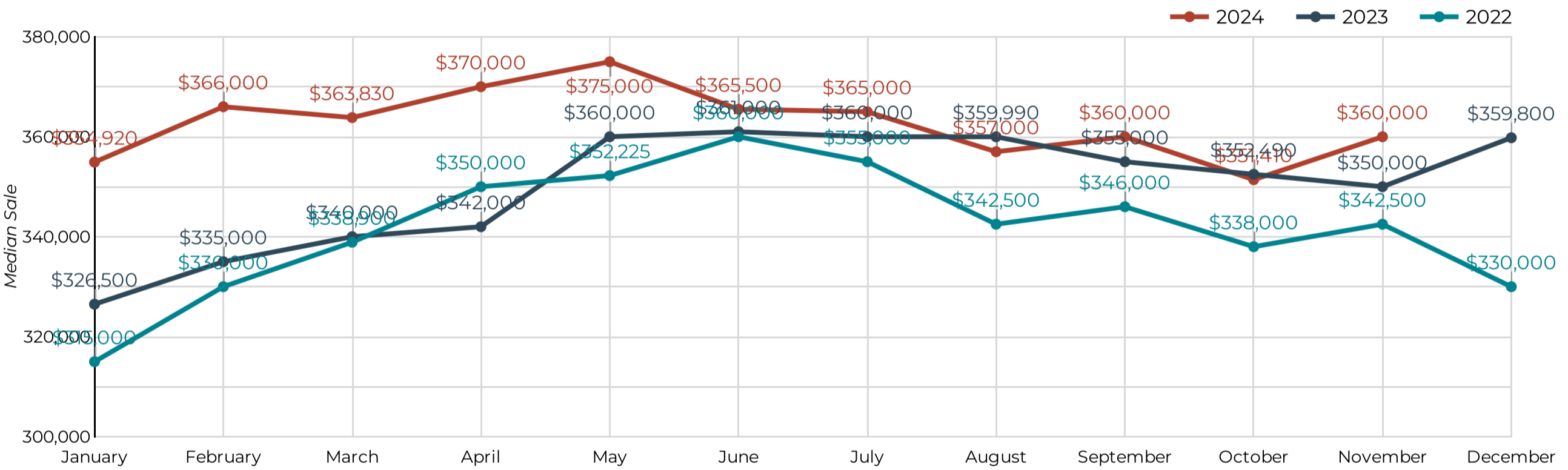
Median Days on Market
29
↑ 12 from previous year

Average % Over Asking
-2.21%
↓ -0.52% from previous year



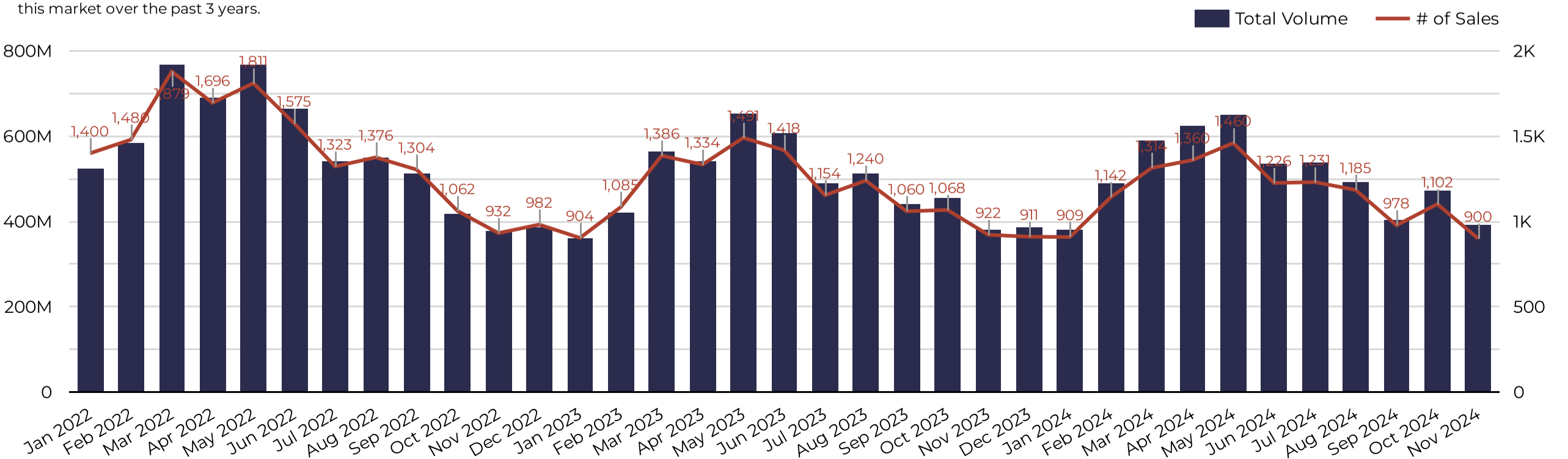
Market Pricing

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



Market Activity

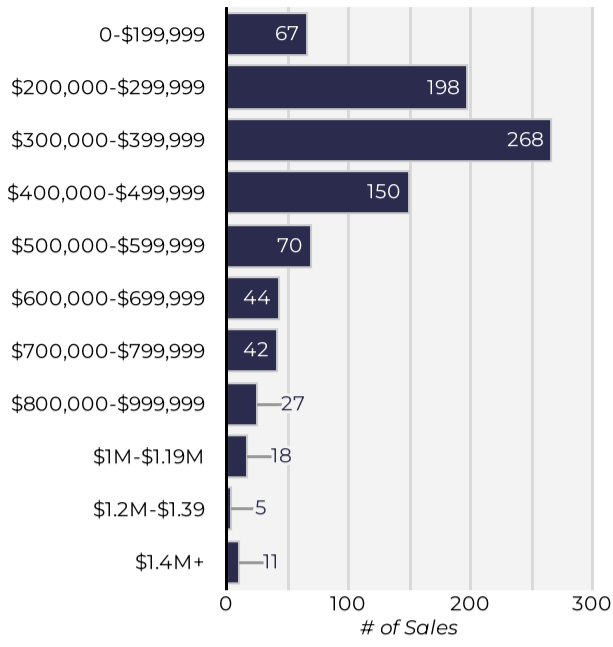
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Dec 2, 2024

November 2024



of Sales **900**
 ↓ -2.4% from previous year

Median Sale Price **\$360,000**
 ↑ 2.9% from previous year

Volume **\$391,473,821**
 ↑ 2.3% from previous year

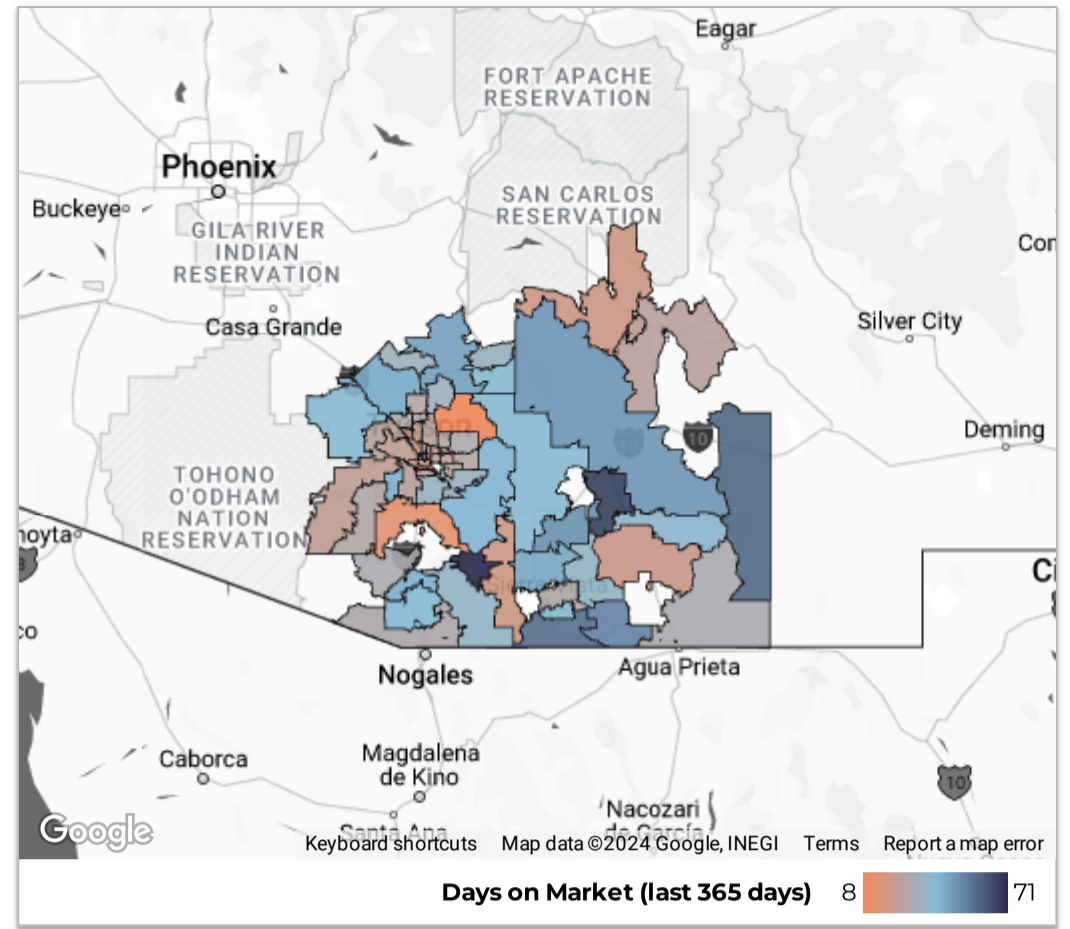
Average Sale Price **\$434,971**
 ↑ 4.8% from previous year

\$/sqft **\$226**
 ↑ 2.2% from previous year

Median Days on Market **29**
 ↑ 12 from previous year

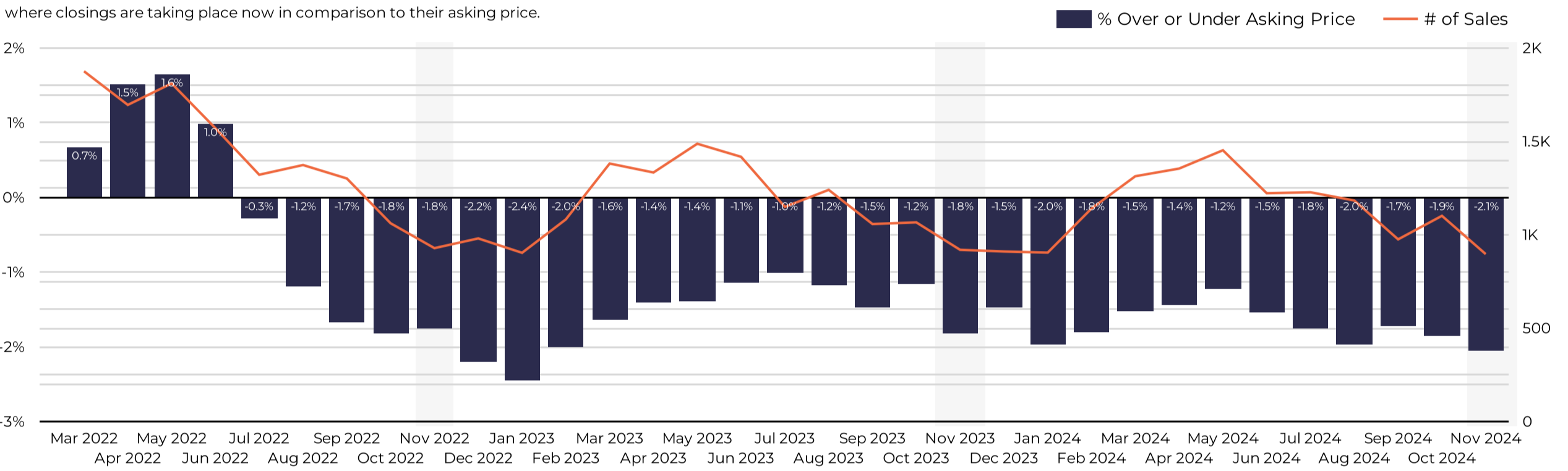
of New Listings **1,559**
 ↑ 13.4% from previous year

Average % Over Asking **-2.21%**
 ↓ -0.52% from previous year



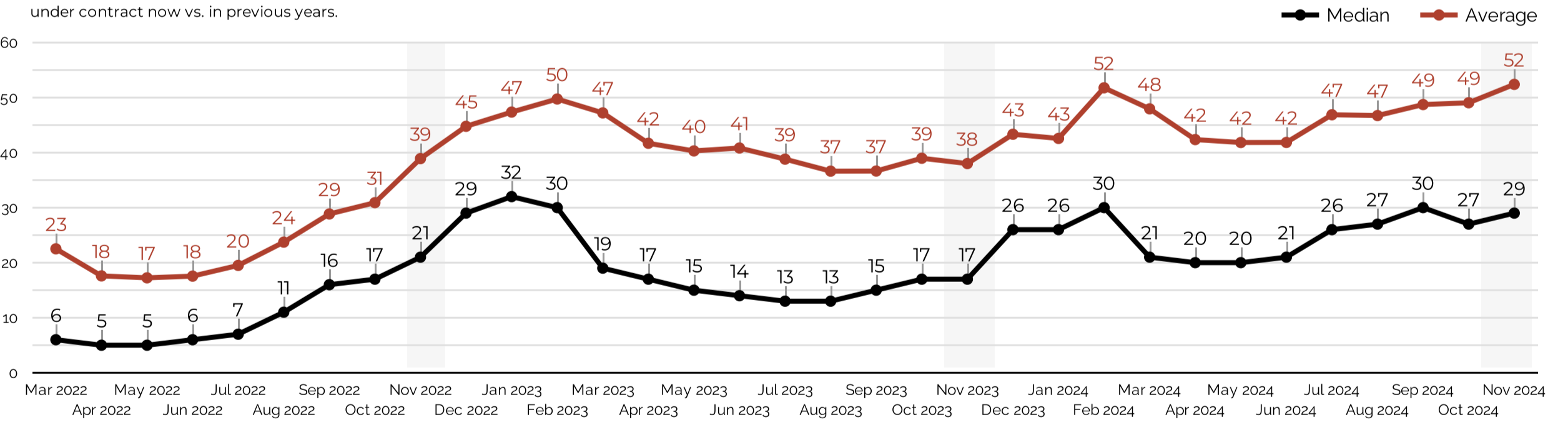
Buyer Demand

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	67	-22.1% ↓	26	10 ↑	-8.02%	-3.01% ↓
\$200,000-\$299,999	198	-6.6% ↓	26	13 ↑	-1.79%	-0.11% ↓
\$300,000-\$399,999	268	-6.3% ↓	29	7 ↑	-1.25%	-0.25% ↓
\$400,000-\$499,999	150	7.1% ↑	37	19 ↑	-1.65%	-0.62% ↓
\$500,000-\$599,999	70	-2.8% ↓	36	22 ↑	-2.46%	-0.89% ↓
\$600,000-\$699,999	44	-17.0% ↓	26	8 ↑	-1.64%	-0.29% ↓
\$700,000-\$799,999	42	133.3% ↑	15	4 ↑	-1.94%	0.16% ↑
\$800,000-\$999,999	27	28.6% ↑	34	21 ↑	-2.90%	-1.57% ↓
\$1M-\$1.19M	18	63.6% ↑	17	11 ↑	-4.77%	-1.39% ↓
\$1.2M-\$1.39	5	-61.5% ↓	11	-8 ↓	-0.37%	1.82% ↑
\$1.4M+	11	10.0% ↑	7	0	-2.53%	0.56% ↑

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: Dec 2, 2024

November 2024

of New Listings (Supply)
1,559
↑ 184 from previous year

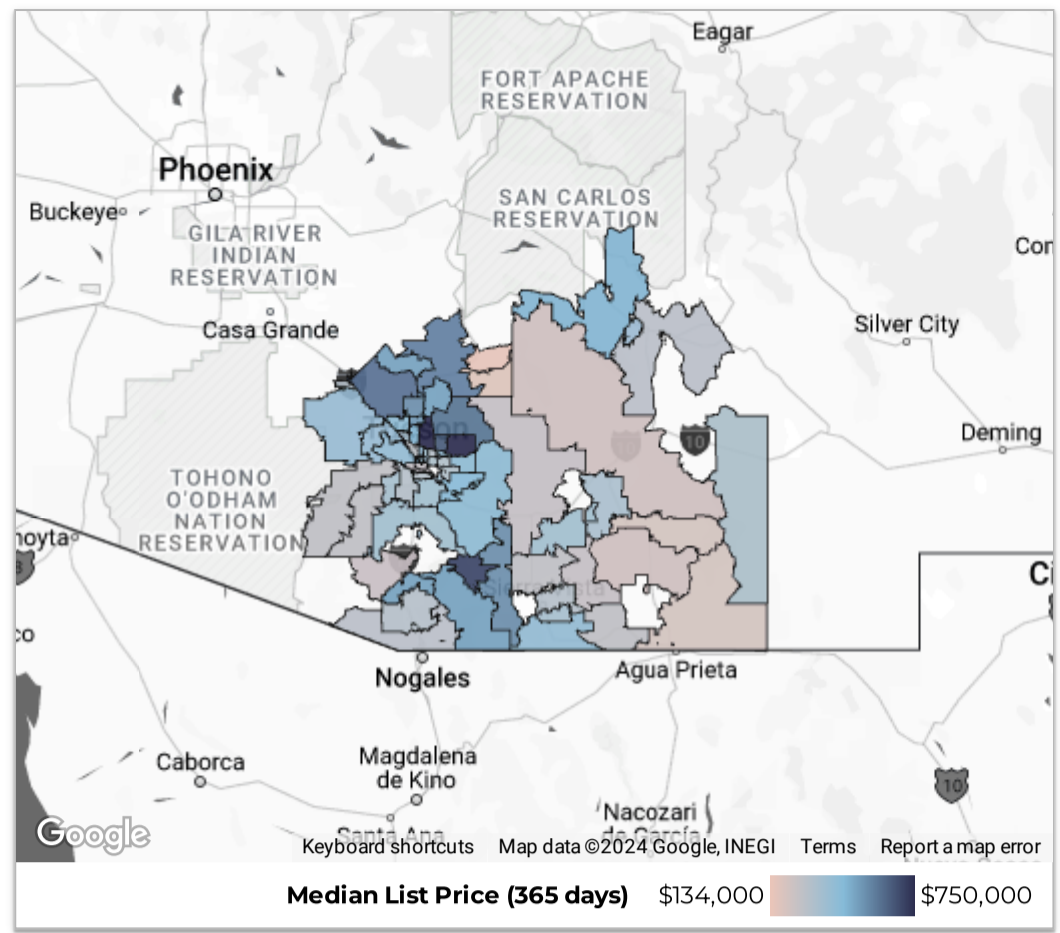
of New Pendings (Demand)
878
↓ -60 from previous year

Months of Supply
4.87

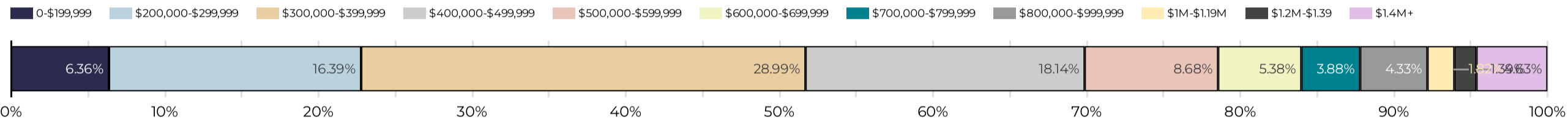
Active Listings
4,387

Pending Listings
697

	Average	#
Single Family Residence	\$606,846	3,597
Townhouse	\$367,328	279
Manufactured Home	\$258,740	236
Condominium	\$234,547	231
Mobile Home	\$159,334	44
Grand total	\$548,795	4,387



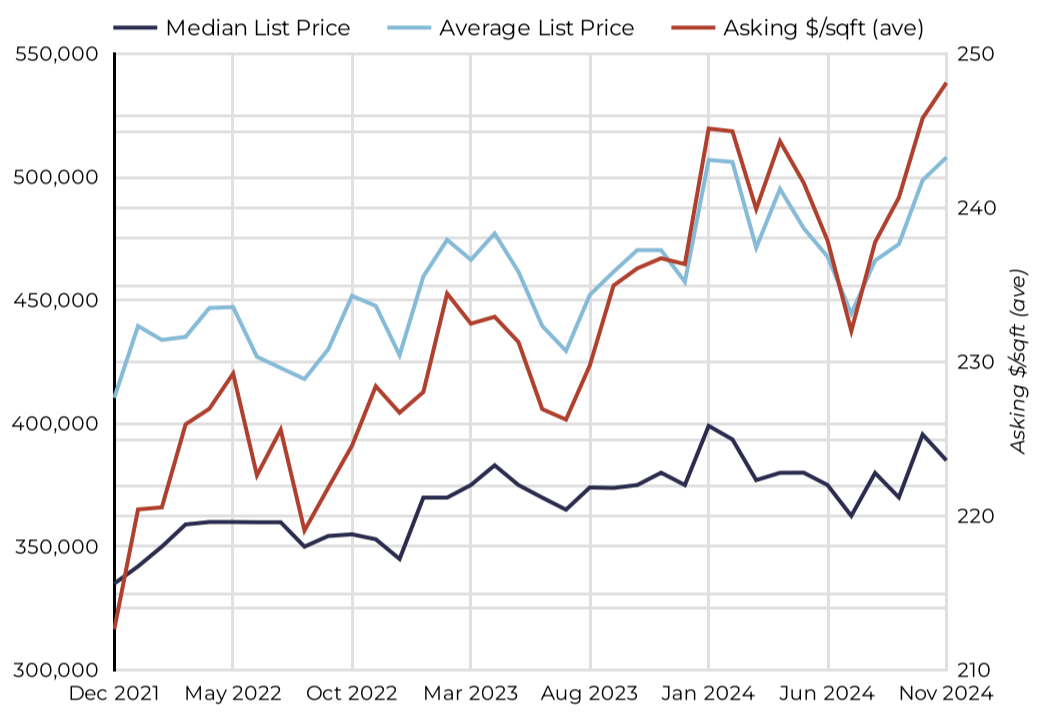
Active Listings



Months of Supply By Price Range

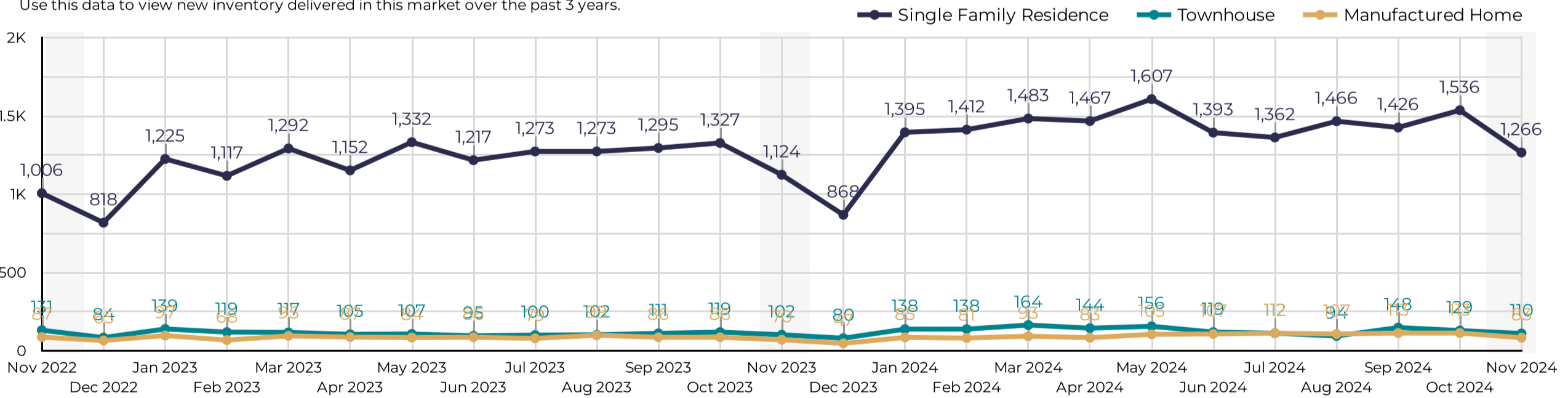
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	4.81	279	58
\$200,000-\$299,999	3.61	719	199
\$300,000-\$399,999	4.71	1,272	270
\$400,000-\$499,999	5.31	796	150
\$500,000-\$599,999	5.37	381	71
\$600,000-\$699,999	4.92	236	48
\$700,000-\$799,999	4.59	170	37
\$800,000-\$999,999	5.94	190	32
\$1M-\$1.19M	5.00	80	16
\$1.2M-\$1.39	8.71	61	7
\$1.4M+	16.92	203	12
Grand total	4.87	4,387	900

Asking Prices



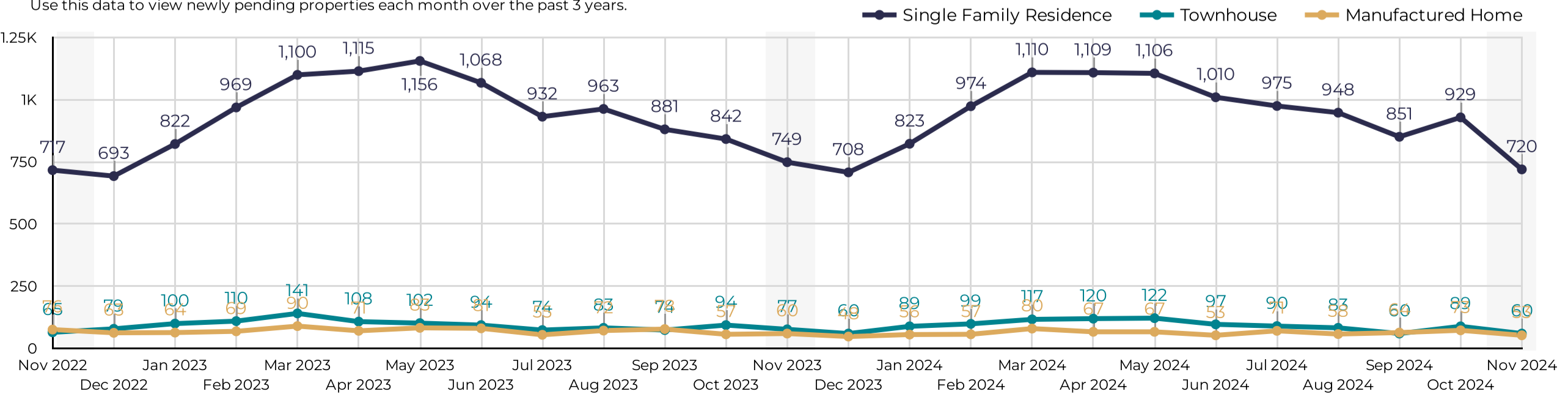
New Listings

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.

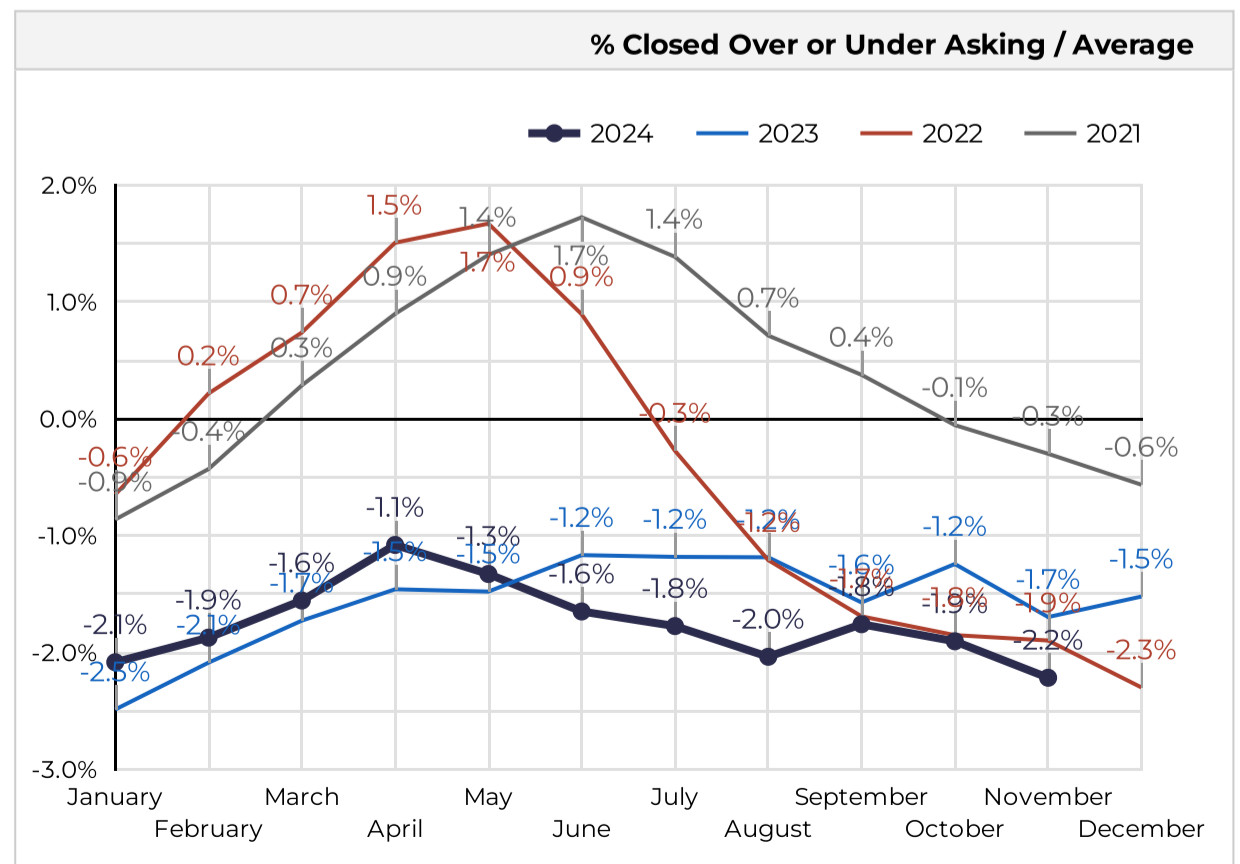
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	904	909
February	1,424	1,480	1,085	1,142
March	1,877	1,879	1,386	1,314
April	1,856	1,696	1,334	1,360
May	1,734	1,811	1,491	1,460
June	1,910	1,575	1,418	1,226
July	1,712	1,323	1,154	1,231
August	1,575	1,376	1,240	1,185
September	1,597	1,304	1,060	978
October	1,510	1,062	1,068	1,102
November	1,673	932	922	900
December	1,732	982	911	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$326,500	\$354,920
February	\$265,000	\$330,000	\$335,000	\$366,000
March	\$280,000	\$338,900	\$340,000	\$363,830
April	\$285,000	\$350,000	\$342,000	\$370,000
May	\$300,000	\$352,225	\$360,000	\$375,000
June	\$306,000	\$360,000	\$361,000	\$365,500
July	\$300,000	\$355,000	\$360,000	\$365,000
August	\$305,250	\$342,500	\$359,990	\$357,000
September	\$311,150	\$346,000	\$355,000	\$360,000
October	\$310,000	\$338,000	\$352,490	\$351,410
November	\$312,000	\$342,500	\$350,000	\$360,000
December	\$323,000	\$330,000	\$359,800	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	30	30
March	5	6	19	21
April	4	5	17	20
May	5	5	15	20
June	5	6	14	21
July	5	7	13	26
August	5	11	13	27
September	6	16	15	30
October	7	17	17	27
November	8	21	17	29
December	10	29	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,740
February	1,760	1,707	1,392	1,730
March	2,063	1,920	1,622	1,855
April	2,042	2,062	1,440	1,805
May	1,910	1,947	1,616	2,001
June	2,064	2,214	1,481	1,728
July	2,079	2,069	1,534	1,664
August	1,993	1,936	1,549	1,767
September	2,021	1,776	1,584	1,782
October	2,114	1,558	1,616	1,866
November	1,590	1,294	1,375	1,559
December	1,403	1,044	1,073	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,486	1,575	1,042	1,034
February	1,591	1,659	1,224	1,201
March	1,877	1,831	1,424	1,380
April	1,799	1,703	1,388	1,381
May	1,779	1,719	1,425	1,365
June	1,764	1,421	1,322	1,218
July	1,653	1,269	1,153	1,215
August	1,596	1,369	1,181	1,145
September	1,572	1,169	1,079	1,023
October	1,576	1,057	1,048	1,137
November	1,662	918	938	878
December	1,785	888	859	-



Tucson Association of Realtors: Comparisons

All data is updated in realtime in accordance with content from MLSSAZ.
 This report provides a snapshot of the market as taken on: Dec 2, 2024

Nov 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	734	-0.5%	\$346.69M	4.4%	\$390,000	\$11,112	\$232	\$7	30	12	-1.8%	-0.1%
Townhouse	69	-16.9%	\$23.73M	-20.1%	\$293,000	-\$16,000	\$240	-\$2	27	16	-2.2%	-0.8%
Manufactured Home	61	17.3%	\$14.45M	28.7%	\$239,900	\$14,900	\$147	\$2	34	20	-3.7%	-0.2%
Condominium	26	-23.5%	\$5.33M	-29.5%	\$195,000	-\$30,000	\$217	-\$12	34	14	-3.4%	-1.5%
Mobile Home	6	-50.0%	\$696K	-54.5%	\$100,000	-\$17,000	\$142	\$22	17	6	-9.1%	-1.9%

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	58	-15.9%	\$11.94M	-7.4%	\$218,700	\$18,700	\$243	\$13	21	8	-2.1%	0.2%
\$1000-1499 sqft	229	-6.9%	\$64.43M	-5.4%	\$289,000	\$6,010	\$222	\$3	22	10	-2.3%	-0.7%
\$1500-1999 sqft	280	-1.4%	\$105.71M	0.9%	\$358,000	\$8,500	\$219	\$6	29	12	-1.5%	0.3%
2000-2499 sqft	165	-2.9%	\$79.79M	-1.4%	\$447,500	-\$5,400	\$218	\$4	42	16	-2.0%	-0.5%
2500-2999 sqft	98	7.7%	\$60.65M	13.1%	\$545,000	\$5,010	\$227	\$10	41	9	-1.9%	-0.1%
3000-3999 sqft	56	21.7%	\$51.45M	22.0%	\$850,000	-\$25,000	\$272	-\$3	38	25	-3.7%	-1.4%
4000-4999 sqft	8	-27.3%	\$9.61M	-41.3%	\$1,017,500	-\$282,500	\$272	-\$72	13	-35	-5.5%	-1.3%
5000+ sqft	2	0.0%	\$7.3M	128.1%	\$3,500,000	\$3,200,000	\$429	\$201	10	-35	-2.6%	9.2%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	131	-10.3%	\$69.97M	-17.8%	\$480,000	\$30,000	\$255	-\$10	31	14	-2.0%	-0.0%
Central	110	0.9%	\$38.13M	1.9%	\$305,000	\$9,000	\$237	\$5	27	15	-2.6%	-1.0%
North	87	2.4%	\$63.74M	19.8%	\$625,000	\$33,000	\$301	\$4	15	6	-2.0%	-0.7%
East	78	14.7%	\$25.62M	14.4%	\$310,000	\$10,000	\$202	-\$3	17	5	-2.0%	-0.6%
Upper Southeast	71	-13.4%	\$29.9M	-13.4%	\$389,900	-\$9,090	\$206	\$18	40	-9	-0.6%	0.8%
Southwest	55	7.8%	\$16.58M	14.8%	\$298,000	-\$2,000	\$189	\$5	26	5	-1.6%	0.7%
Extended West	53	15.2%	\$19.24M	18.9%	\$358,500	-\$1,500	\$201	\$8	40	5	-2.0%	-0.4%
Southeast	44	57.1%	\$17.01M	45.4%	\$374,000	-\$11,000	\$201	-\$6	65	44	-0.3%	1.2%
West	43	-30.6%	\$19.01M	-19.3%	\$380,000	\$35,100	\$230	\$7	27	14	-3.4%	-2.0%
Upper Northwest	38	31.0%	\$21.52M	28.6%	\$525,000	-\$40,000	\$245	-\$8	18	7	-2.7%	-1.1%
Northeast	36	-10.0%	\$20.28M	-5.7%	\$480,000	\$40,000	\$245	-\$3	24	12	-3.0%	-1.5%
South	33	-21.4%	\$9.41M	-13.7%	\$265,000	\$1,000	\$198	-\$1	25	17	-0.5%	0.7%
Cochise	27	-27.0%	\$6.78M	-23.7%	\$245,000	\$10,000	\$152	-\$0	44	13	-3.3%	0.7%
Benson/St. David	18	20.0%	\$4.61M	45.1%	\$246,623	\$10,633	\$152	\$11	73	54	-2.7%	-0.3%
Graham	14	133.3%	\$3.71M	129.3%	\$260,000	\$100	\$158	-\$16	29	21	-3.6%	-0.5%
SCC-Rio Rico East	12	50.0%	\$3.33M	20.0%	\$275,000	-\$20,000	\$175	-\$9	42	30	-2.8%	-2.3%
Extended Northwest	11	-31.3%	\$3.03M	-36.7%	\$268,990	-\$23,000	\$196	\$24	37	-3	-1.3%	-0.9%
Pinal	8	0.0%	\$2.59M	17.8%	\$317,000	\$68,000	\$167	-\$26	25	4	-3.7%	-2.7%
Extended Southwest	7	-22.2%	\$1.88M	8.3%	\$260,000	\$51,000	\$181	\$44	42	19	-1.5%	-0.1%
Extended Northeast	5	66.7%	\$2.34M	118.1%	\$518,000	\$269,000	\$466	\$91	23	9	-3.3%	-1.3%
SCC-Rio Rico West	4	33.3%	\$1.3M	37.3%	\$325,000	-\$17,000	\$180	\$7	52	-52	-1.2%	1.9%
SCC-Elgin	2	-	\$1.18M	-	\$500,000	-	\$217	-	79	-	-7.9%	-
Maricopa	2	-	\$1.01M	-	\$374,000	-	\$240	-	15	-	-0.7%	-
SCC-Tubac East	2	-50.0%	\$785K	-54.9%	\$235,000	-\$132,000	\$256	-\$1	440	421	-3.8%	0.5%
SCC-Nogales East	2	-84.6%	\$3.59M	51.8%	\$218,000	\$68,000	\$654	\$538	18	10	-1.5%	4.3%
SCC-Patagonia	1	0.0%	\$3.8M	508.0%	\$3,800,000	\$3,175,000	\$208	-\$10	1,732	1,723	0.0%	2.2%
SCC-Nogales West	1	0.0%	\$350K	-10.0%	\$350,000	-\$39,000	\$149	\$54	71	23	+0.0%	22.2%
SCC-Amado	1	0.0%	\$180K	33.3%	\$180,000	\$45,000	\$72	-\$58	54	38	-14.3%	-14.3%