

MLSSAZ Monthly Market Report

MLS of Southern AZ - Tucson Association of Realtors - Green Valley Sahuarita Association of Realtors



Apr 2024

Quick Stats Apr 2024

of Sales
1,463

↓ -1.0% from previous month

Median Sale Price
\$365,000

↑ 1.42% from previous month

Average Sale Price
\$448,782

↑ 2.20% from previous month

Median DOM
21

↓ -1 from previous month

% Over
-1.61%

↓ -0.10% from previous month

of New Listings
2,020

↓ -3.9% from previous month

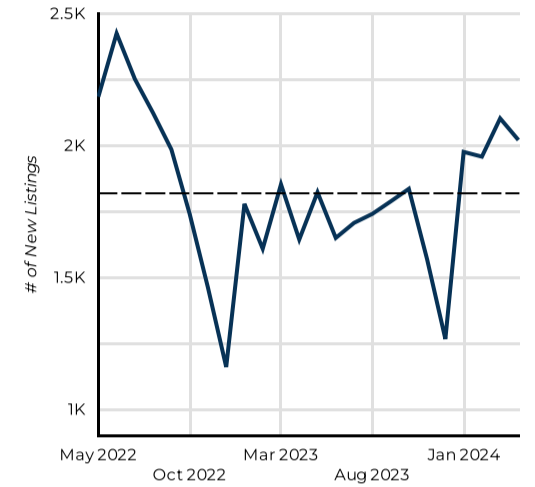
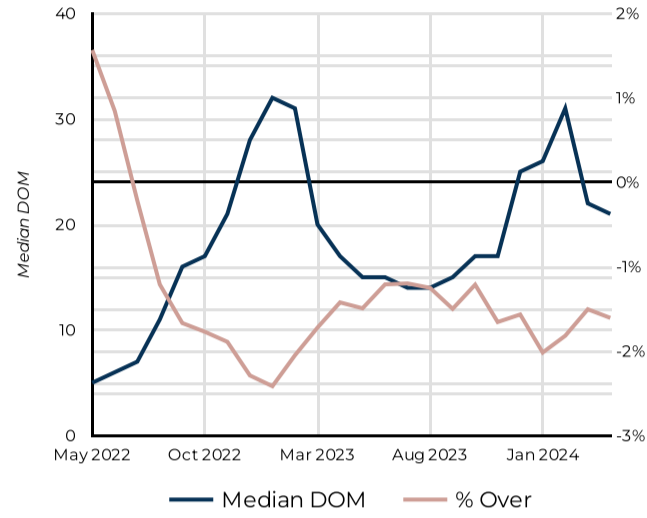
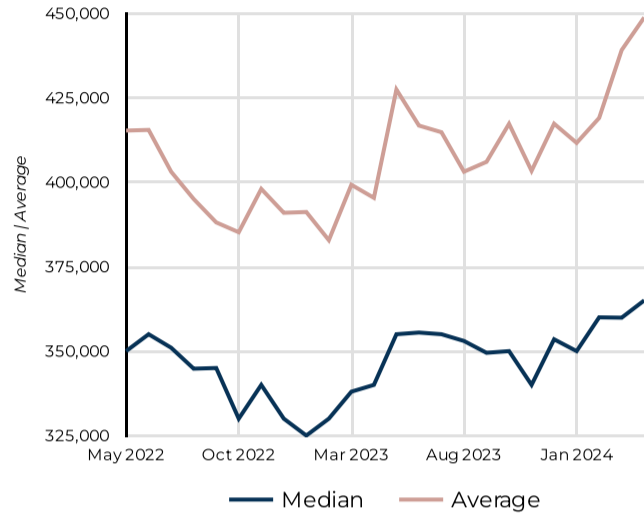
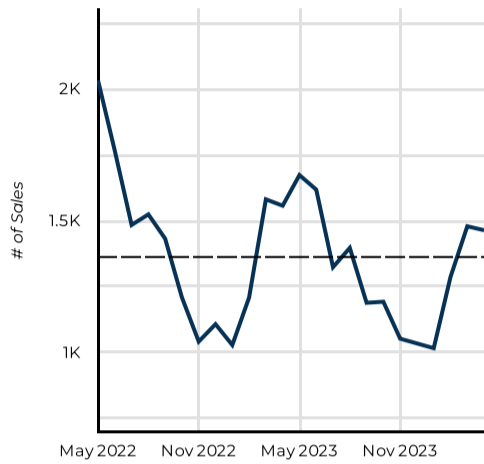


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Market Activity - Market Pricing - Buyer Demand - Inventory

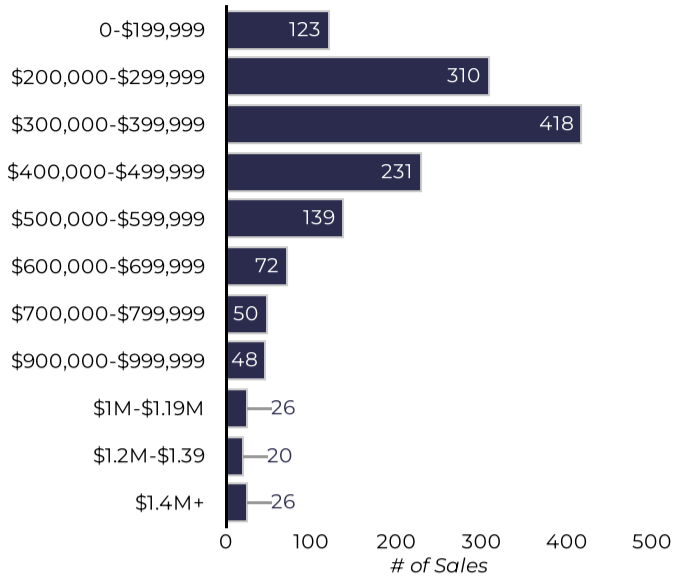
[To explore your area further visit > MLSSAZ DataPortal](#)

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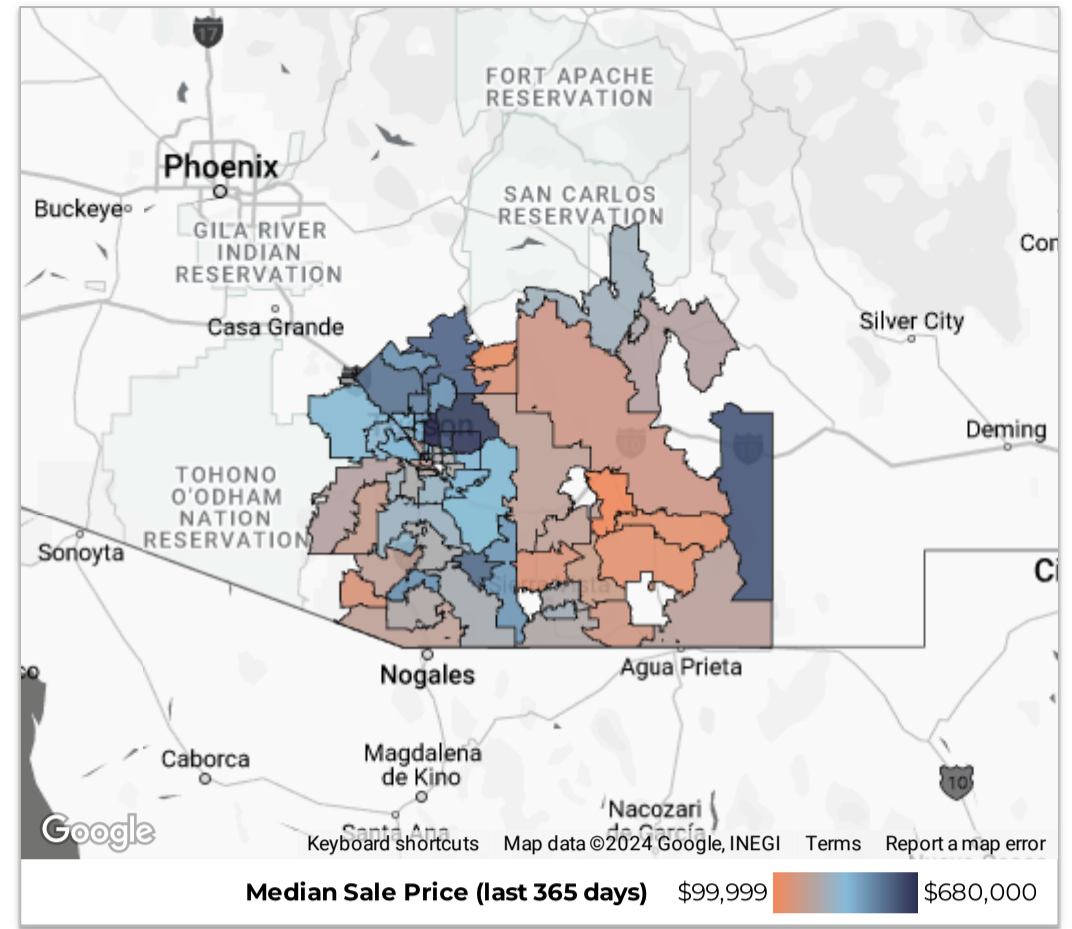
Southern AZ Housing Market: Market Activity & Pricing

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: May 6, 2024

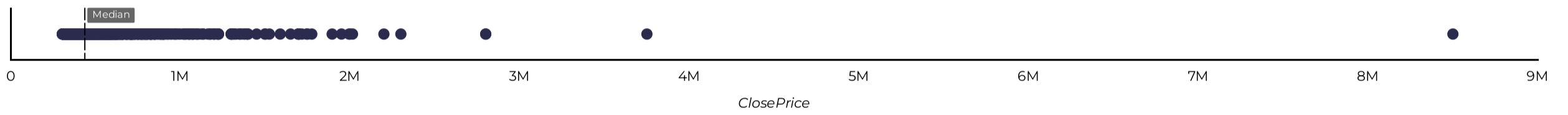
April 2024



# of Sales 1,463 ↓ -6.0% from previous year	Median Sale Price \$365,000 ↑ 7.4% from previous year
Volume \$656,567,473 ↑ 6.7% from previous year	Average Sale Price \$448,782 ↑ 13.5% from previous year
\$/sqft \$232 ↑ 8.0% from previous year	Median Days on Market 21 ↑ 4 from previous year
# of New Listings 2,020 ↑ 22.9% from previous year	Average % Over Asking -1.61% ↓ -0.18% from previous year

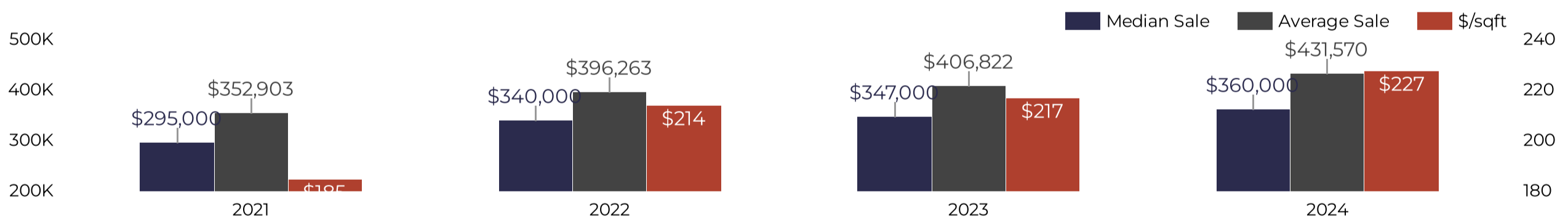
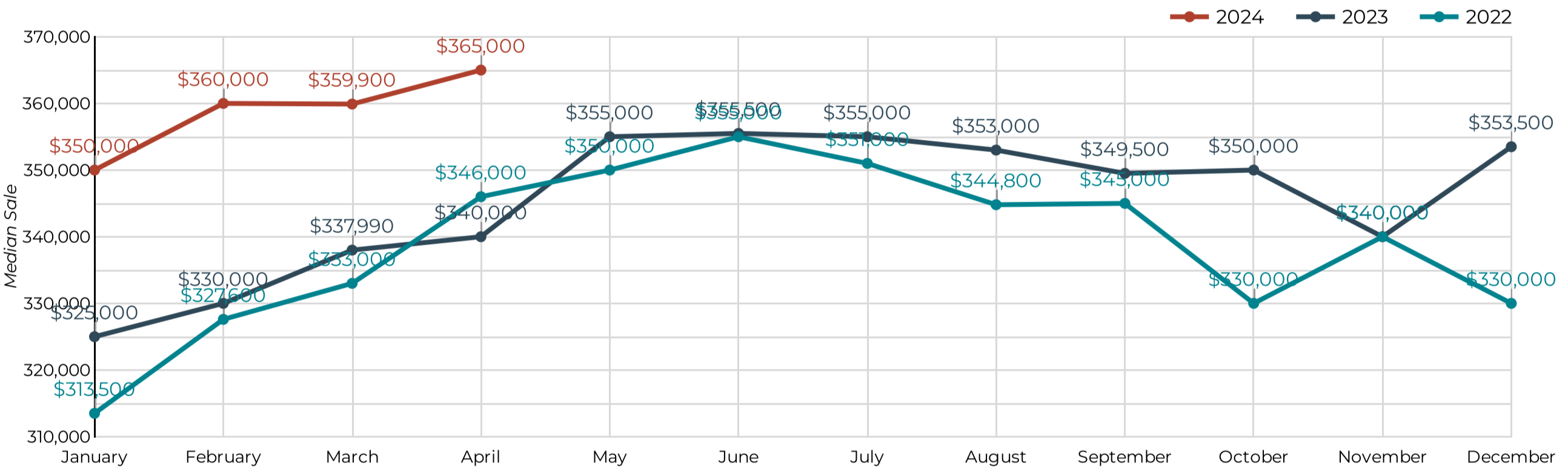


Transactions



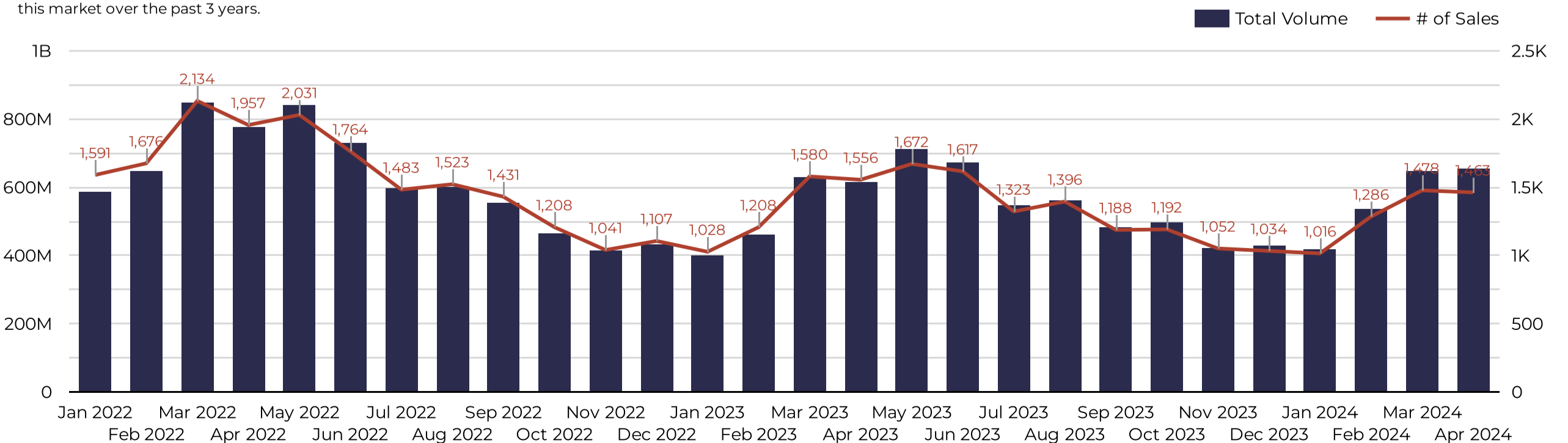
Market Pricing

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.

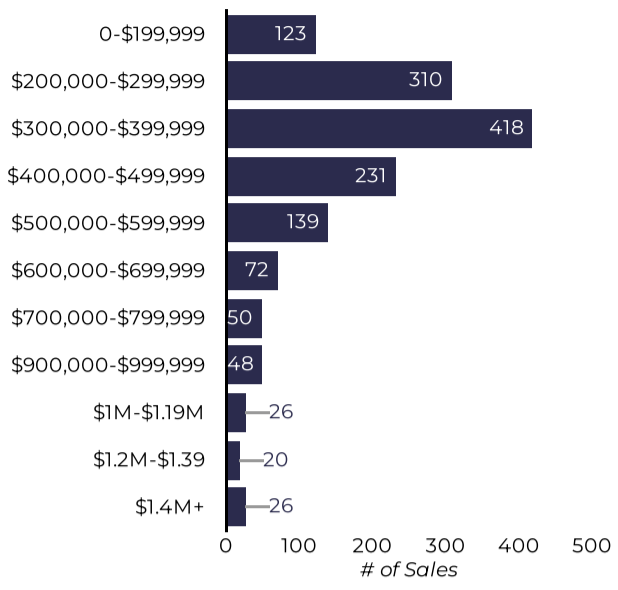


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Southern AZ Housing Market: Buyer Demand

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April 2024



of Sales
1,463
↓ -6.0% from previous year

Volume
\$656,567,473
↑ 6.7% from previous year

\$/sqft
\$232
↑ 8.0% from previous year

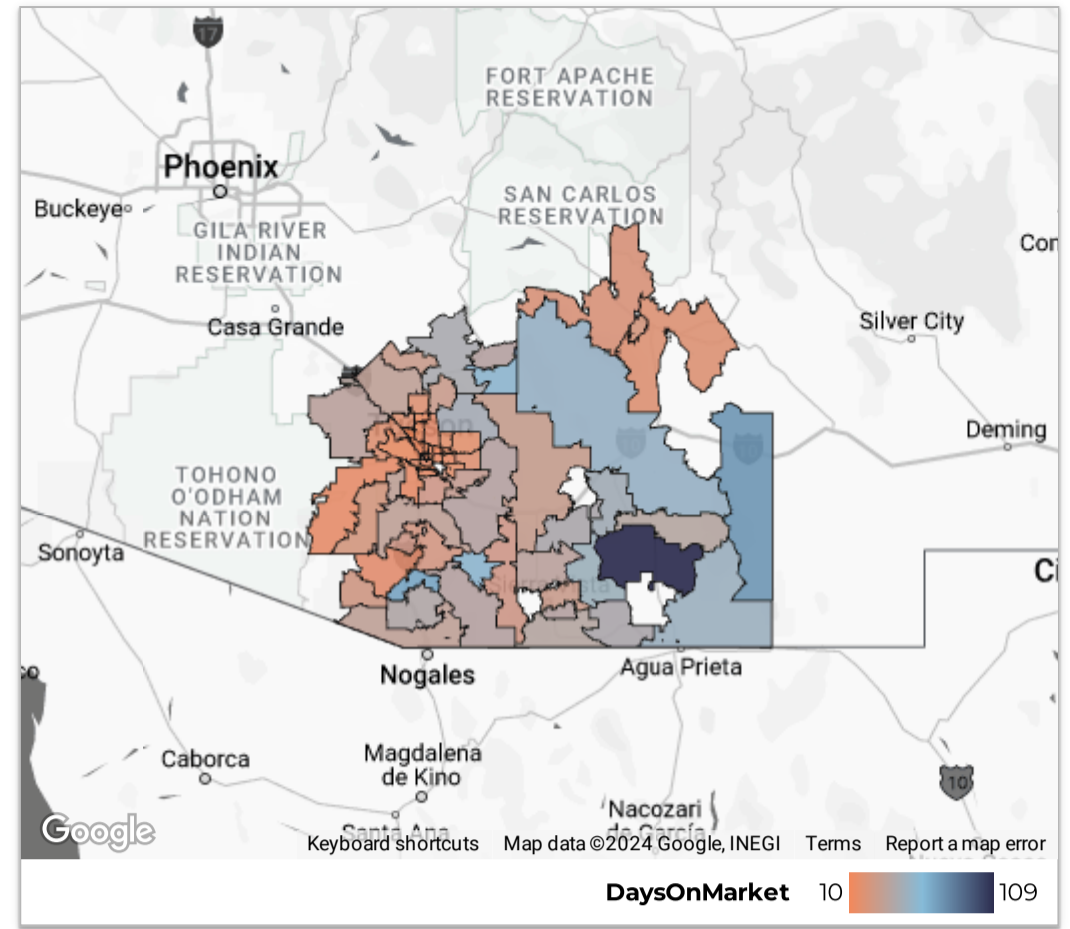
of New Listings
2,020
↑ 22.9% from previous year

Median Sale Price
\$365,000
↑ 7.4% from previous year

Average Sale Price
\$448,782
↑ 13.5% from previous year

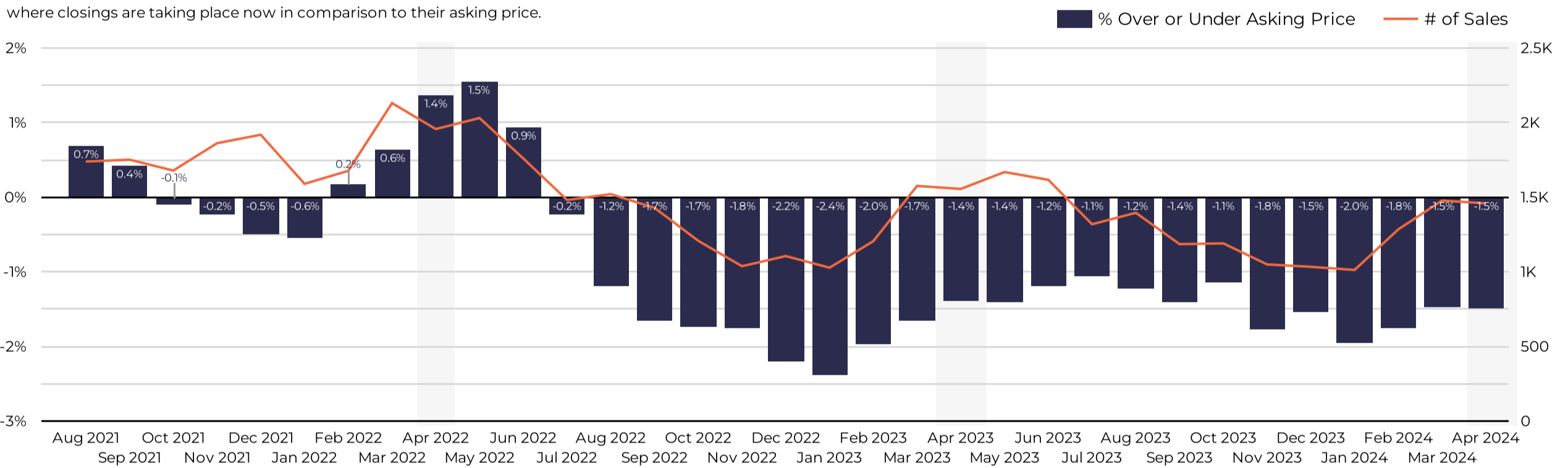
Median Days on Market
21
↓ 4 from previous year

Average % Over Asking
-1.61%
↓ -0.18% from previous year



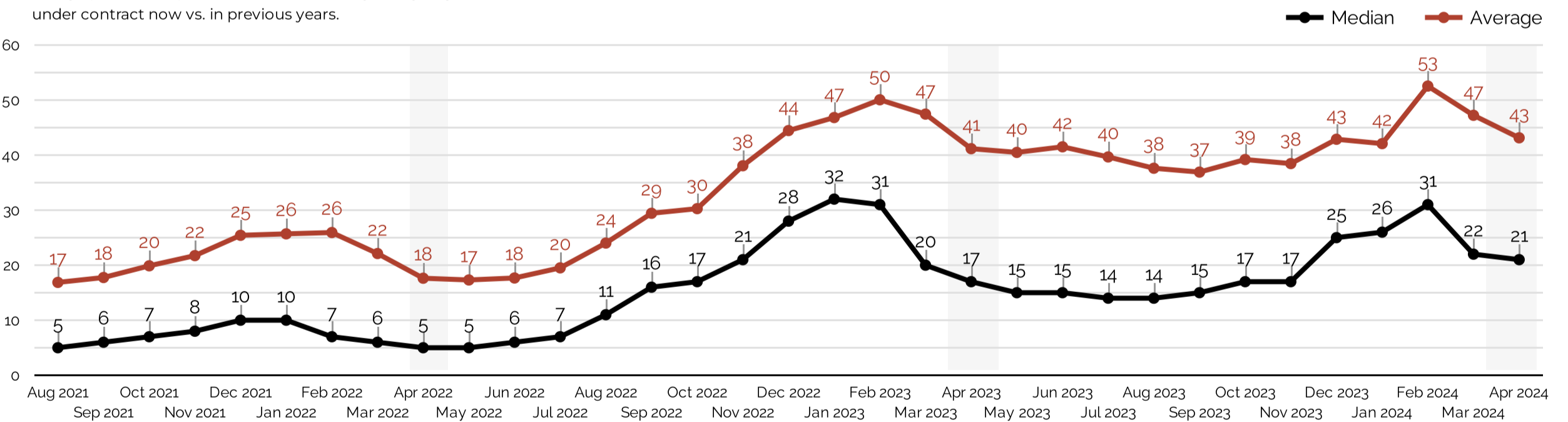
Buyer Demand

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	123	-23.1% ↓	22	8 ↑	-5.00%	-0.97% ↓
\$200,000-\$299,999	310	-23.5% ↓	20	4 ↑	-1.33%	-0.28% ↓
\$300,000-\$399,999	418	-6.9% ↓	22	-1 ↓	-1.04%	-0.02% ↓
\$400,000-\$499,999	231	-10.5% ↓	24	6 ↑	-1.00%	0.28% ↑
\$500,000-\$599,999	139	18.8% ↑	20	4 ↑	-2.25%	-0.81% ↓
\$600,000-\$699,999	72	41.2% ↑	19	8 ↑	-0.89%	-1.09% ↓
\$700,000-\$799,999	50	38.9% ↑	14	0	-1.69%	-0.34% ↓
\$900,000-\$999,999	48	29.7% ↑	15	9 ↑	-0.99%	0.09% ↑
\$1M-\$1.19M	26	188.9% ↑	26	13 ↑	-2.94%	0.85% ↑
\$1.2M-\$1.39	20	17.6% ↑	6	-2 ↓	-1.40%	0.57% ↑
\$1.4M+	26	52.9% ↑	14	-9 ↓	-1.68%	0.79% ↑

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Southern AZ Housing Market: Inventory

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April 2024

of New Listings (Supply)
2,020
↑ 377 from previous year

of New Pendings (Demand)
1,478
↓ -106 from previous year

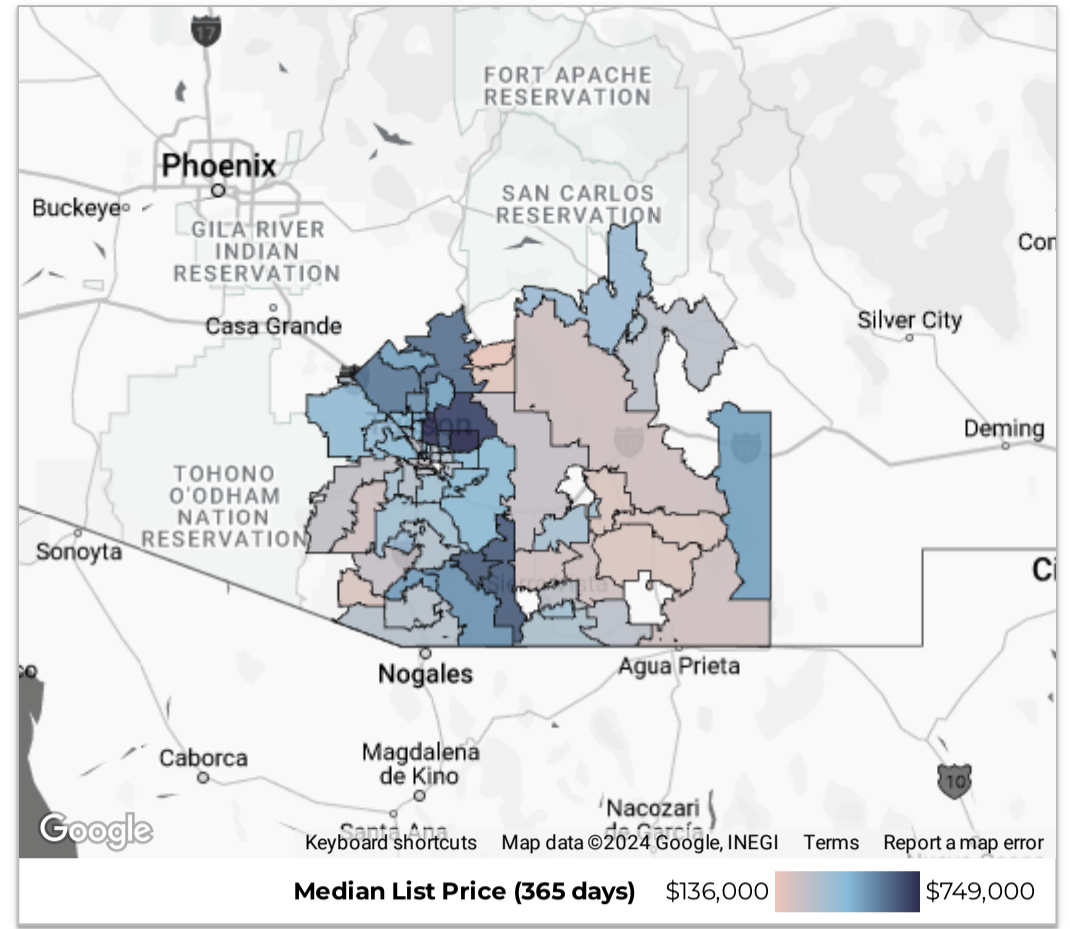
Months of Supply
2.62

Active Listings
3,834

Pending Listings
913

Average List Price
\$553,730

Single Family Residence	\$605,495
Townhouse	\$365,802
Manufactured Home	\$314,383
Condominium	\$233,416
Mobile Home	\$186,278



Active Listings

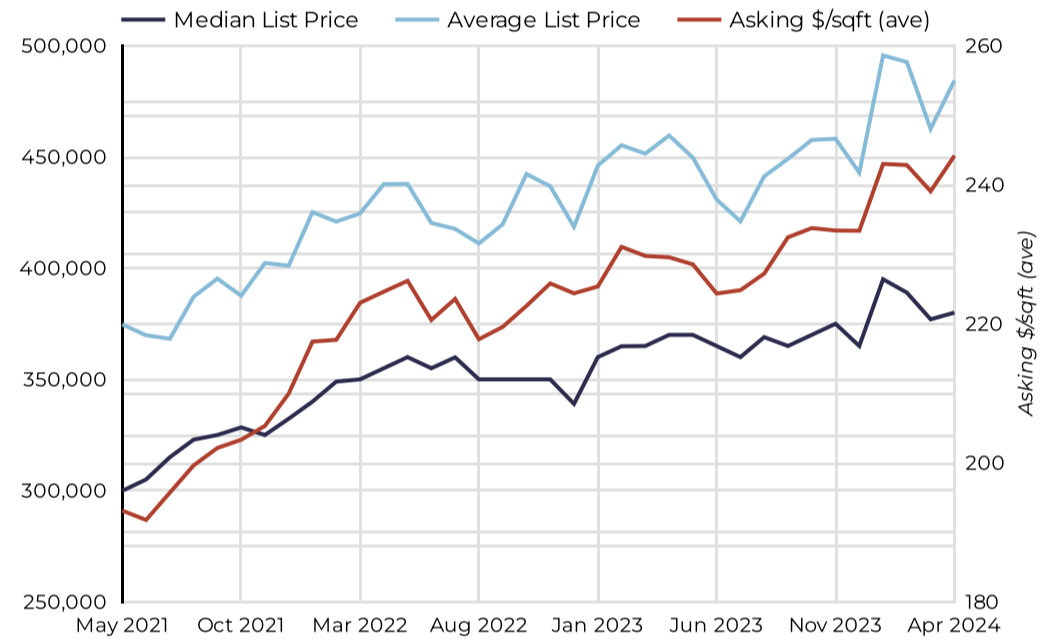
Single Family Residence Townhouse Condominium Manufactured Home



Months of Supply By Price Range

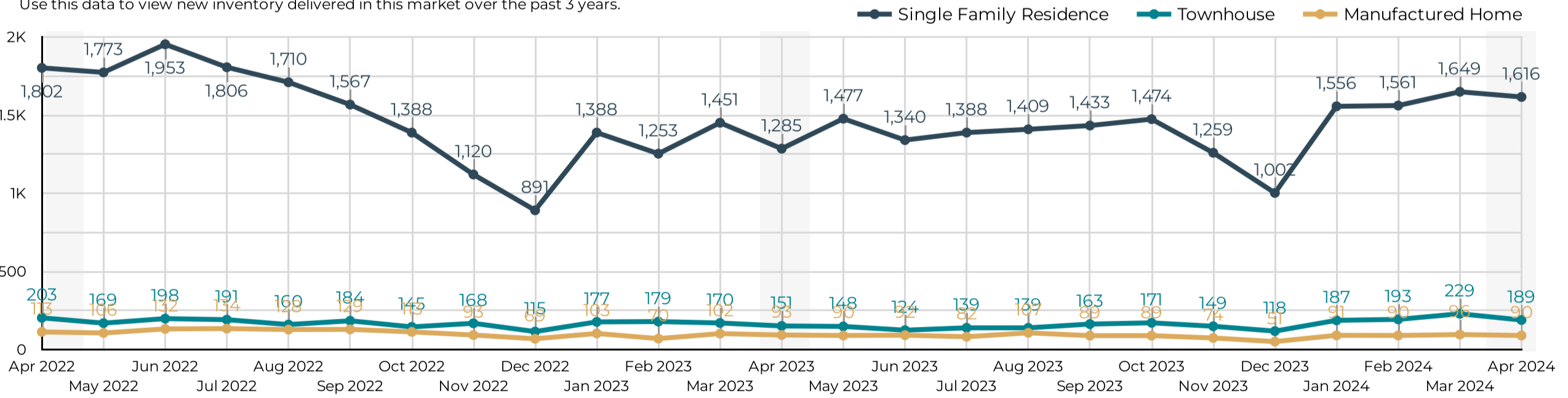
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.76	220	125
\$200,000-\$299,999	1.77	545	308
\$300,000-\$399,999	2.79	1,180	423
\$400,000-\$499,999	3.16	698	221
\$500,000-\$599,999	2.63	371	141
\$600,000-\$699,999	2.96	216	73
\$700,000-\$799,999	2.84	145	51
\$800,000-\$999,999	3.41	174	51
\$1M-\$1.19M	3.29	69	21
\$1.2M-\$1.39	3.00	60	20

Asking Prices



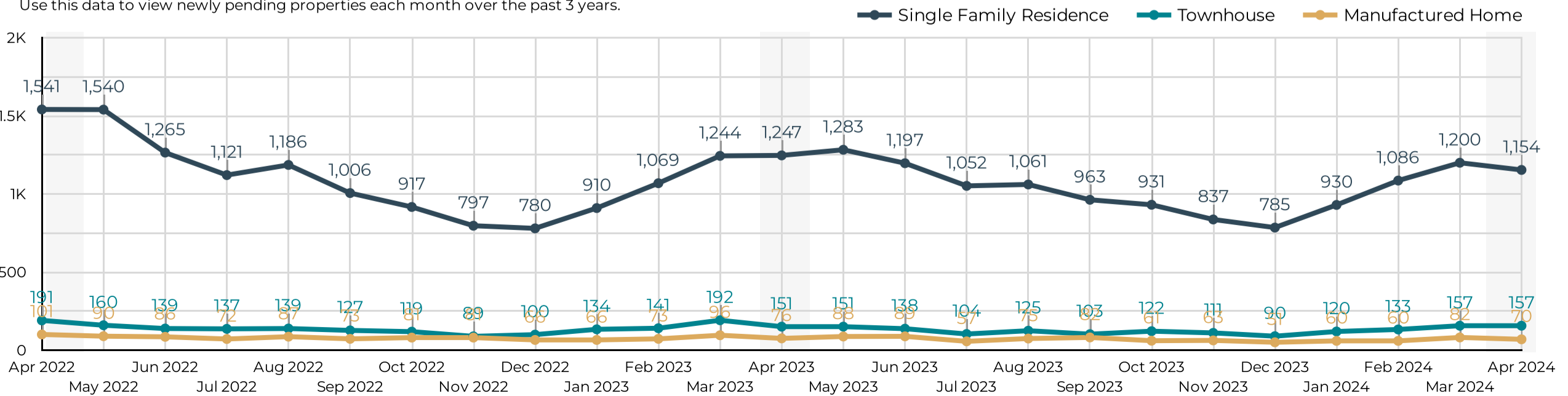
New Listings

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.



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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.

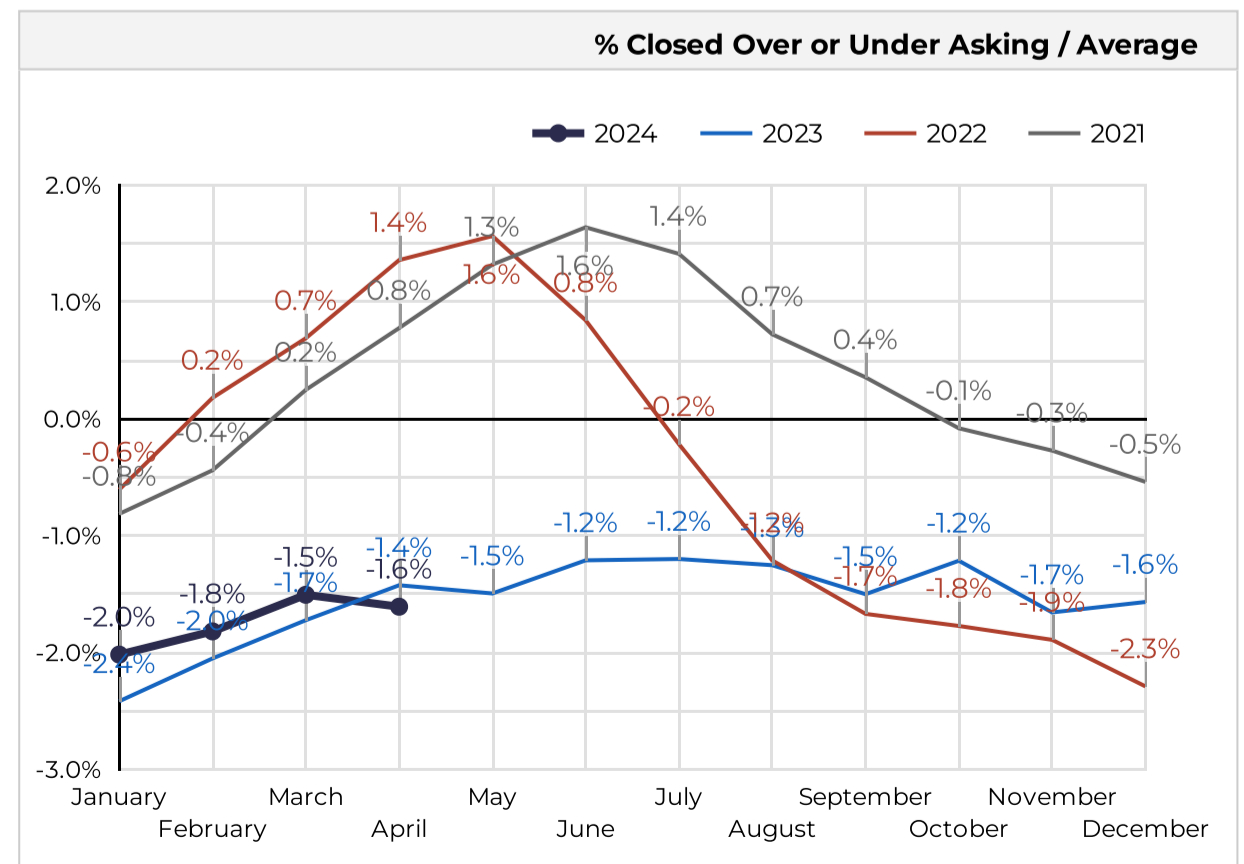
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,519	1,591	1,028	1,016
February	1,620	1,676	1,208	1,286
March	2,175	2,134	1,580	1,478
April	2,102	1,957	1,556	1,463
May	1,960	2,031	1,672	-
June	2,170	1,764	1,617	-
July	1,903	1,483	1,323	-
August	1,742	1,523	1,396	-
September	1,754	1,431	1,188	-
October	1,682	1,208	1,192	-
November	1,863	1,041	1,052	-
December	1,922	1,107	1,034	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$262,190	\$313,500	\$325,000	\$350,000
February	\$261,500	\$327,600	\$330,000	\$360,000
March	\$279,000	\$333,000	\$337,990	\$359,900
April	\$281,500	\$346,000	\$340,000	\$365,000
May	\$297,000	\$350,000	\$355,000	-
June	\$300,000	\$355,000	\$355,500	-
July	\$298,450	\$351,000	\$355,000	-
August	\$305,000	\$344,800	\$353,000	-
September	\$310,000	\$345,000	\$349,500	-
October	\$310,000	\$330,000	\$350,000	-
November	\$310,000	\$340,000	\$340,000	-
December	\$320,000	\$330,000	\$353,500	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	32	26
February	7	7	31	31
March	5	6	20	22
April	5	5	17	21
May	4	5	15	-
June	5	6	15	-
July	5	7	14	-
August	5	11	14	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	28	25	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,911	1,978	1,778	1,975
February	2,027	1,948	1,608	1,957
March	2,294	2,171	1,852	2,102
April	2,290	2,287	1,643	2,020
May	2,112	2,184	1,822	-
June	2,291	2,424	1,649	-
July	2,265	2,251	1,706	-
August	2,184	2,122	1,740	-
September	2,249	1,984	1,787	-
October	2,321	1,740	1,835	-
November	1,805	1,461	1,568	-
December	1,596	1,160	1,266	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,689	1,789	1,175	1,183
February	1,834	1,862	1,366	1,368
March	2,142	2,095	1,641	1,527
April	2,024	1,965	1,584	1,478
May	2,007	1,914	1,619	-
June	1,985	1,605	1,507	-
July	1,856	1,428	1,319	-
August	1,763	1,498	1,333	-
September	1,728	1,300	1,201	-
October	1,778	1,193	1,177	-
November	1,846	1,029	1,072	-
December	1,956	1,005	978	-



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Southern AZ Housing Market: Comparisons



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Apr 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.

Property Type	Market Activity				Market Pricing				Buyer Demand			
	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,128	-4.2%	\$566.49M	9.7%	\$400,100	\$30,100	\$239	\$21	22	4	-1.4%	+0.0%
Townhouse	159	-10.2%	\$53.3M	-8.1%	\$310,000	\$25,000	\$235	\$4	15	1	-1.0%	-0.4%
Condominium	79	-15.1%	\$17.55M	-8.9%	\$199,000	\$29,000	\$240	\$18	22	5	-2.8%	-1.6%
Manufactured Home	75	-13.8%	\$16.31M	-13.5%	\$239,800	\$19,900	\$149	-\$5	20	6	-1.4%	0.5%
Mobile Home	17	-15.0%	\$2.34M	-11.0%	\$125,000	\$15,000	\$124	-\$14	34	20	-5.8%	-0.2%

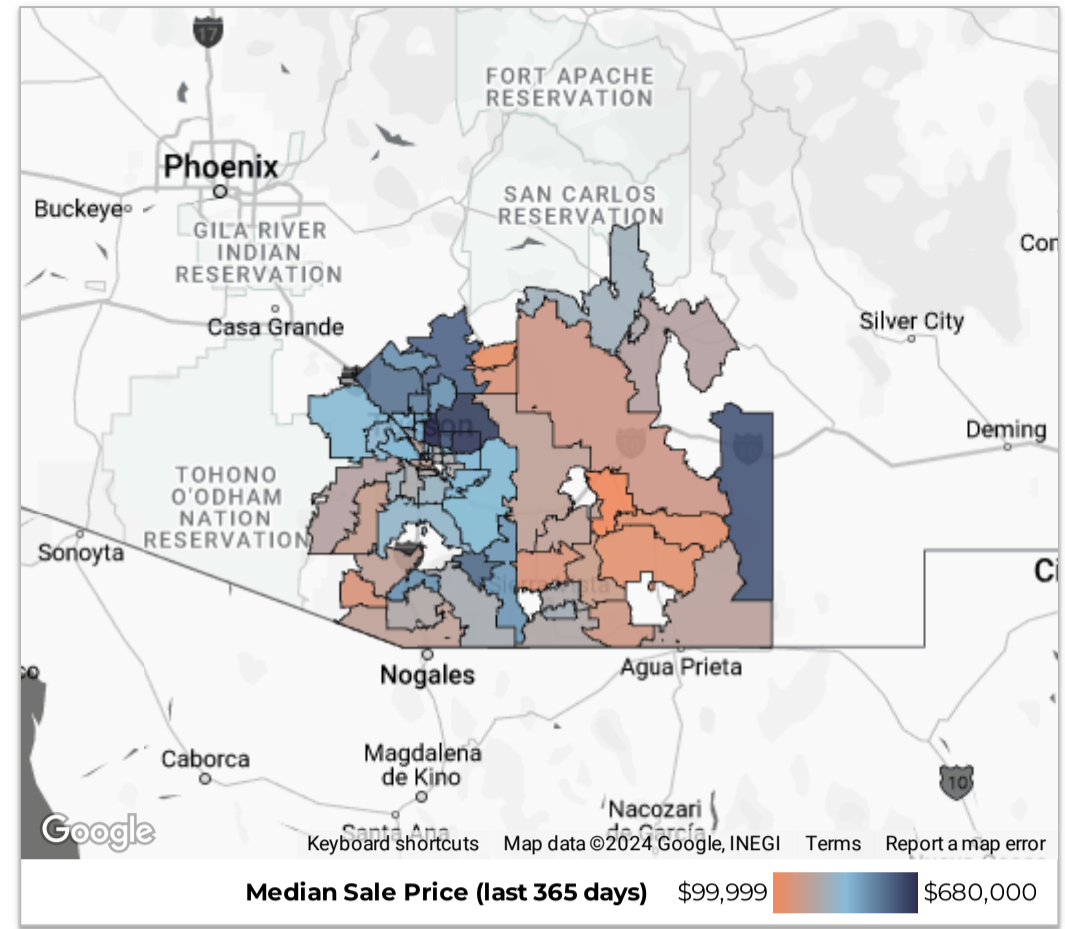
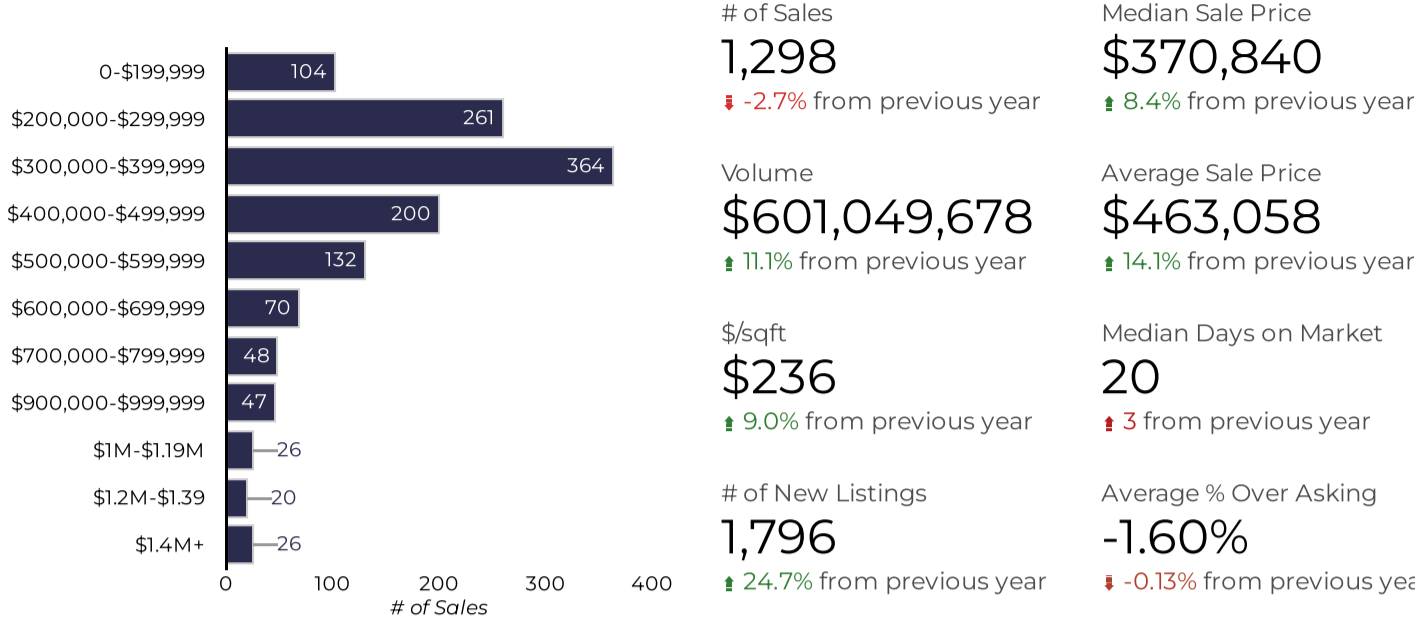
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	108	-21.2%	\$19.76M	-15.0%	\$175,000	\$19,750	\$232	\$21	19	5	-2.7%	-0.0%
\$1000-1499 sqft	396	-2.0%	\$115.57M	4.2%	\$290,000	\$15,000	\$229	\$13	17	3	-1.1%	-0.1%
\$1500-1999 sqft	439	-14.3%	\$162.67M	-12.1%	\$359,000	\$17,000	\$215	\$5	21	3	-1.4%	-0.3%
2000-2499 sqft	290	0.0%	\$151.44M	15.2%	\$492,500	\$60,800	\$235	\$31	27	7	-1.5%	-0.3%
2500-2999 sqft	118	-3.3%	\$77.83M	6.6%	\$593,862	\$63,862	\$241	\$21	21	-2	-1.6%	0.4%
3000-3999 sqft	81	19.1%	\$77.35M	29.9%	\$900,900	\$80,900	\$284	\$20	30	14	-2.2%	0.2%
4000-4999 sqft	15	-11.8%	\$24.13M	-2.1%	\$1,500,000	\$0	\$365	\$35	19	-21	-1.7%	0.9%
5000+ sqft	11	120.0%	\$27.26M	267.1%	\$1,950,000	\$150,000	\$360	\$92	21	-21	-1.3%	7.8%

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	213	-9.4%	\$126.05M	0.7%	\$474,900	\$27,400	\$267	\$16	15	-2	-1.2%	-0.1%
Central	141	2.9%	\$53.71M	27.4%	\$340,000	\$67,500	\$254	\$37	11	4	-1.0%	0.6%
North	133	-2.9%	\$100.72M	21.7%	\$645,000	\$165,000	\$315	\$31	11	0	-1.1%	-0.2%
East	121	-4.0%	\$42.76M	6.8%	\$315,500	\$15,600	\$211	\$12	19	1	-1.0%	-0.1%
Upper Southeast	90	-24.4%	\$37.7M	-21.9%	\$399,000	\$6,500	\$213	\$11	36	6	-1.4%	0.1%
West	84	15.1%	\$37.27M	36.5%	\$390,000	\$40,000	\$239	\$25	15	1	-1.4%	-0.9%
Northeast	79	31.7%	\$48.84M	59.5%	\$539,000	\$99,000	\$270	\$43	11	-3	-2.1%	-1.1%
Southwest	75	-19.4%	\$21.62M	-16.3%	\$299,900	\$9,900	\$186	\$8	21	-3	-1.4%	0.4%
Extended West	56	-26.3%	\$20.43M	-27.4%	\$360,000	-\$12,000	\$193	\$7	30	-8	-1.3%	0.9%
Green Valley North	52	-3.7%	\$18.35M	-4.2%	\$339,990	\$520	\$187	\$4	25	-17	-0.6%	0.9%
South	52	-24.6%	\$13.95M	-20.2%	\$275,000	\$25,000	\$199	\$15	14	0	-1.3%	0.2%
Upper Northwest	52	26.8%	\$30.11M	43.7%	\$520,000	\$45,000	\$260	\$7	32	15	-2.9%	-1.1%
Green Valley Northwest	47	-25.4%	\$11.82M	-22.7%	\$250,900	\$30,900	\$197	-\$12	27	13	-2.1%	-0.8%
Southeast	40	25.0%	\$17.12M	37.9%	\$390,000	\$25,000	\$208	\$8	45	37	-0.9%	-0.2%
Cochise	37	0.0%	\$10.57M	37.2%	\$260,000	\$52,950	\$157	\$26	55	28	-3.8%	0.7%
Green Valley Northeast	31	-36.7%	\$11.68M	-38.9%	\$385,000	\$10,100	\$210	-\$11	29	22	-2.7%	-1.5%
Benson/St. David	26	73.3%	\$5.74M	26.6%	\$220,000	-\$55,900	\$154	-\$41	33	16	-4.4%	-2.1%
SCC-Rio Rico East	22	37.5%	\$6.28M	49.1%	\$270,000	-\$5,000	\$175	\$15	73	46	-0.7%	0.9%
Green Valley Southwest	21	-34.4%	\$8.33M	-32.1%	\$390,000	\$26,000	\$229	\$5	15	2	-1.0%	-0.1%
Pinal	17	13.3%	\$3.93M	45.3%	\$213,000	\$38,000	\$164	\$26	54	43	-2.3%	2.1%
Green Valley Southeast	14	-41.7%	\$5.33M	-34.8%	\$325,000	\$25,000	\$239	\$28	32	20	-2.4%	-2.8%
SCC-Tubac East	13	160.0%	\$6.82M	149.0%	\$380,000	-\$119,000	\$256	-\$30	54	15	-2.1%	-5.2%
Graham	8	-11.1%	\$2.23M	-5.1%	\$287,000	\$57,000	\$155	\$9	7	-22	0.4%	4.7%
Extended Southwest	6	-25.0%	\$1.4M	-20.8%	\$249,000	\$24,000	\$143	-\$1	20	-12	-0.3%	2.1%
SCC-Nogales East	6	100.0%	\$1.78M	184.4%	\$185,000	\$10,100	\$133	\$4	10	-134	-3.8%	-5.9%
Maricopa	5	66.7%	\$2.39M	-21.3%	\$469,000	\$24,000	\$249	-\$70	34	15	-0.6%	5.2%
Extended Northwest	3	-66.7%	\$923K	-65.9%	\$325,000	\$25,000	\$185	\$33	11	-29	-0.6%	0.4%
SCC-Rio Rico West	3	0.0%	\$898.5K	-7.7%	\$312,500	-\$47,400	\$186	\$1	32	24	1.0%	2.5%
SCC-Patagonia	2	0.0%	\$1.21M	21.6%	\$570,000	\$135,000	\$292	\$26	3	-75	0.4%	1.6%
Extended Northeast	2	-	\$1.39M	-	\$685,000	-	\$437	-	0	-	-2.1%	-
SCC-Nogales West	2	100.0%	\$537K	29.1%	\$240,000	-\$176,000	\$136	-\$14	4	-178	-5.6%	3.0%
SCC-Amado	1	-	\$265K	-	\$265,000	-	\$128	-	29	-	-3.6%	-
SCC-Tubac West	1	0.0%	\$657.5K	-11.7%	\$657,500	-\$87,500	\$300	\$39	35	25	-1.1%	1.4%

Tucson Association of Realtors: Market Activity & Pricing

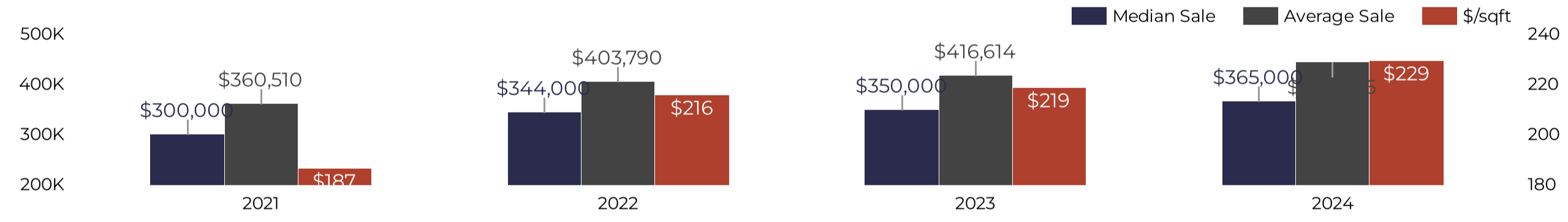
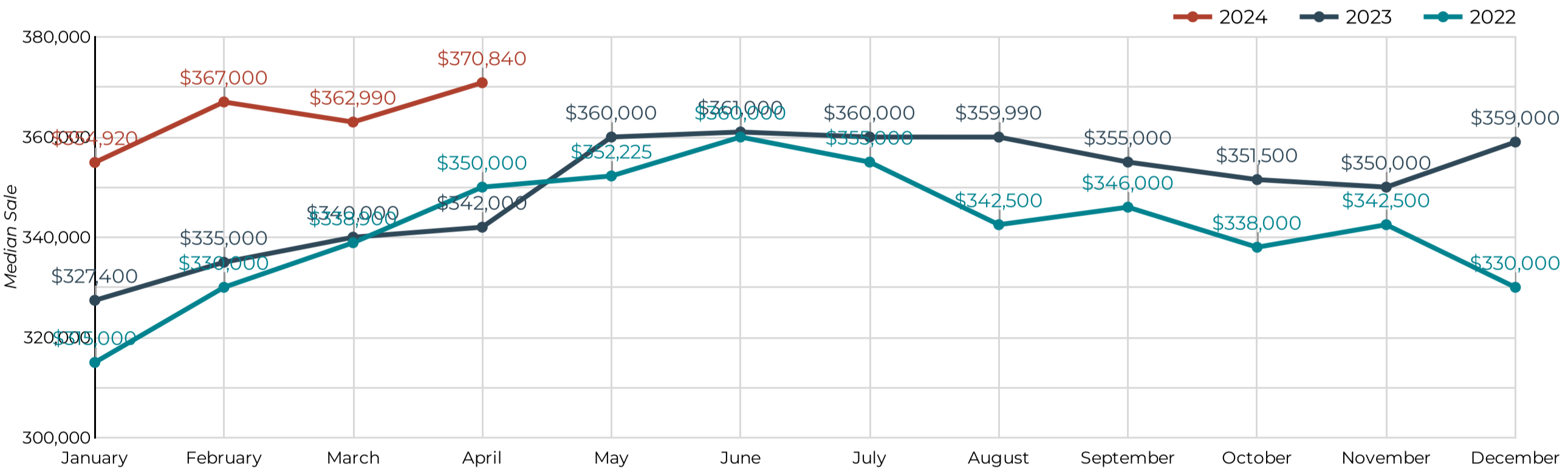
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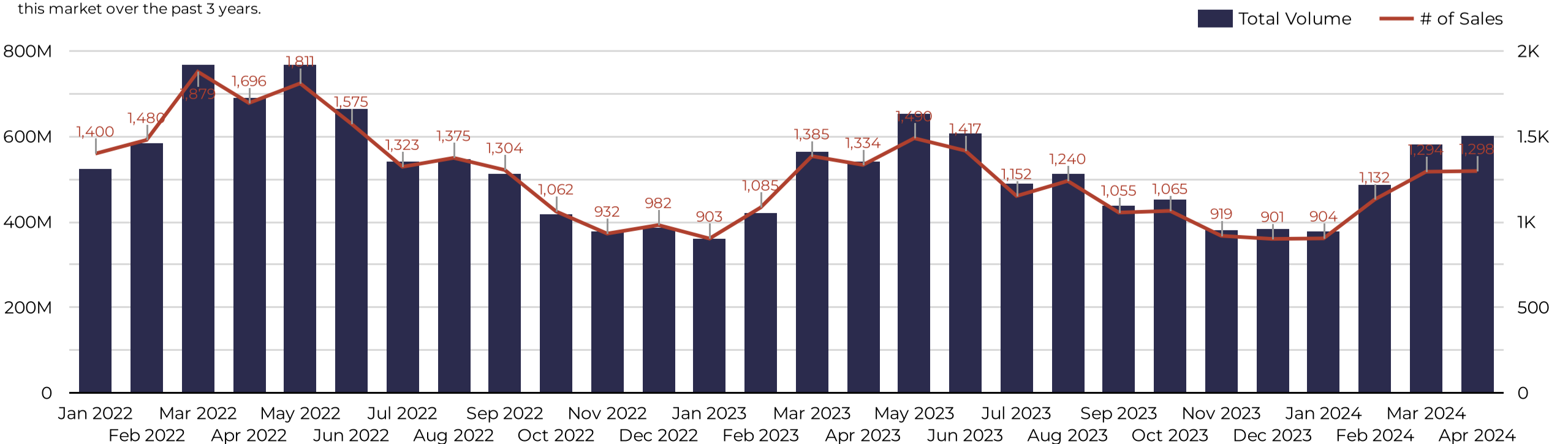
Market Pricing

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



Market Activity

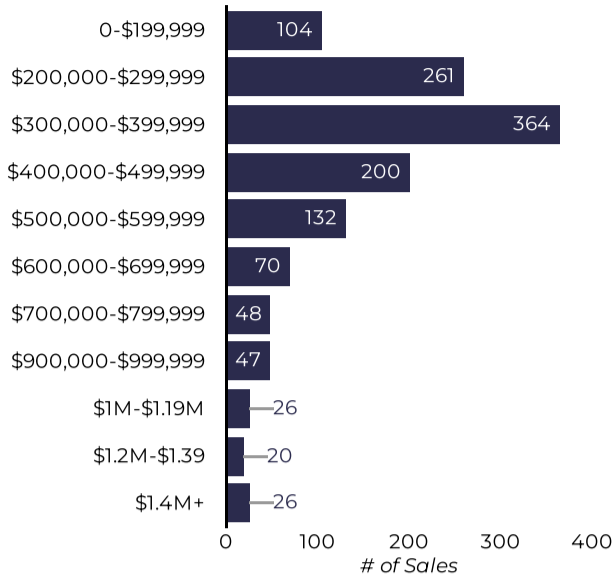
Use this data to see changes in total sales activity in this market over the past 3 years.



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: May 6, 2024

April 2024



of Sales **1,298**
 ↓ -2.7% from previous year

Volume **\$601,049,678**
 ↑ 11.1% from previous year

\$/sqft **\$236**
 ↑ 9.0% from previous year

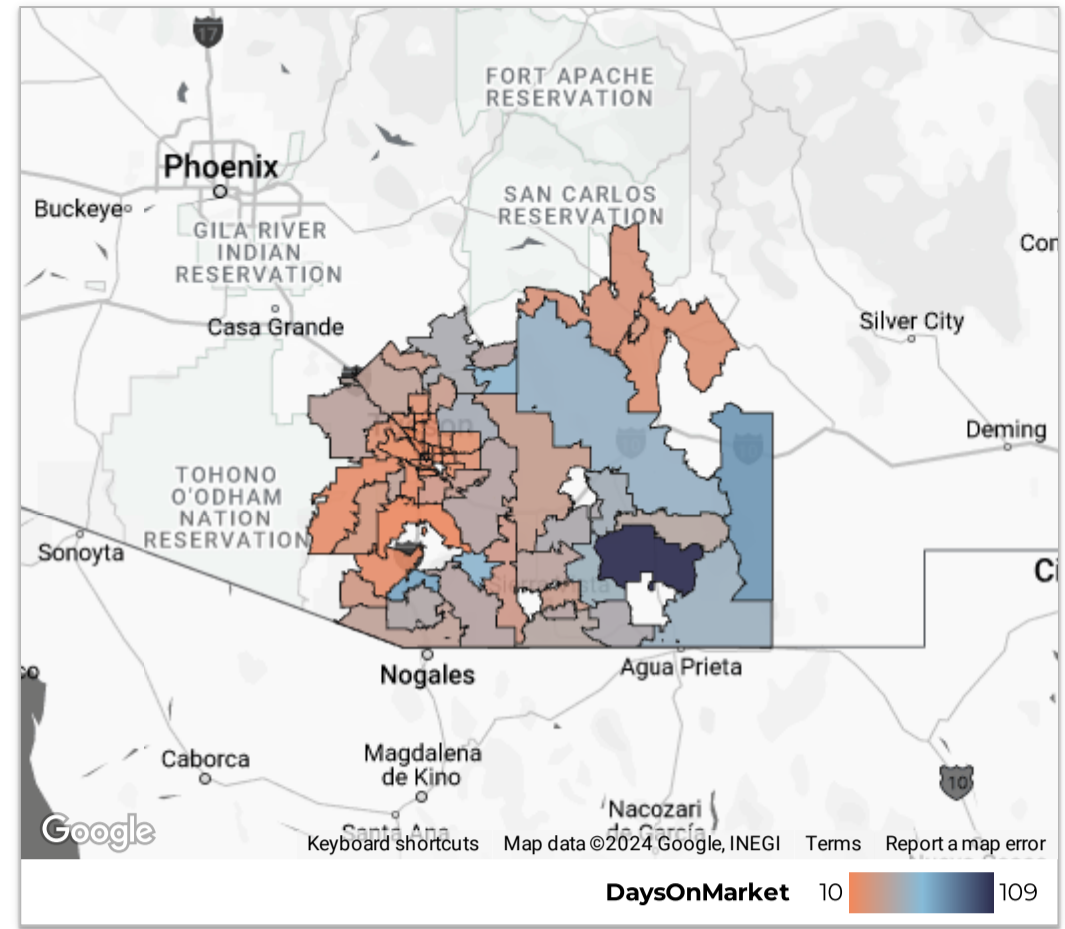
of New Listings **1,796**
 ↑ 24.7% from previous year

Median Sale Price **\$370,840**
 ↑ 8.4% from previous year

Average Sale Price **\$463,058**
 ↑ 14.1% from previous year

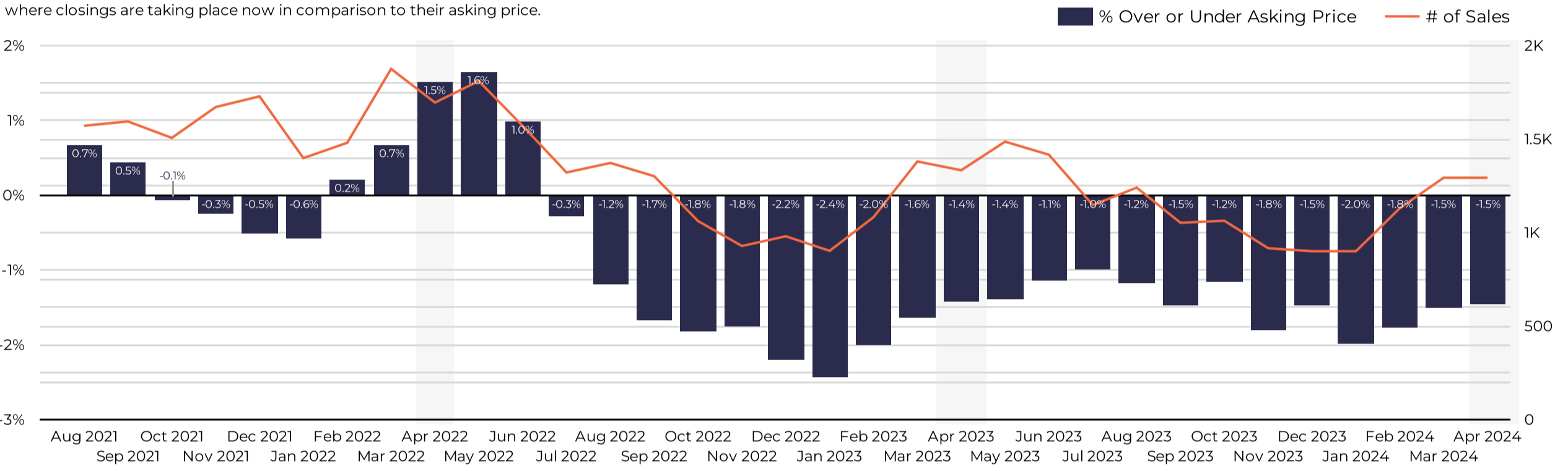
Median Days on Market **20**
 ↓ 3 from previous year

Average % Over Asking **-1.60%**
 ↓ -0.13% from previous year



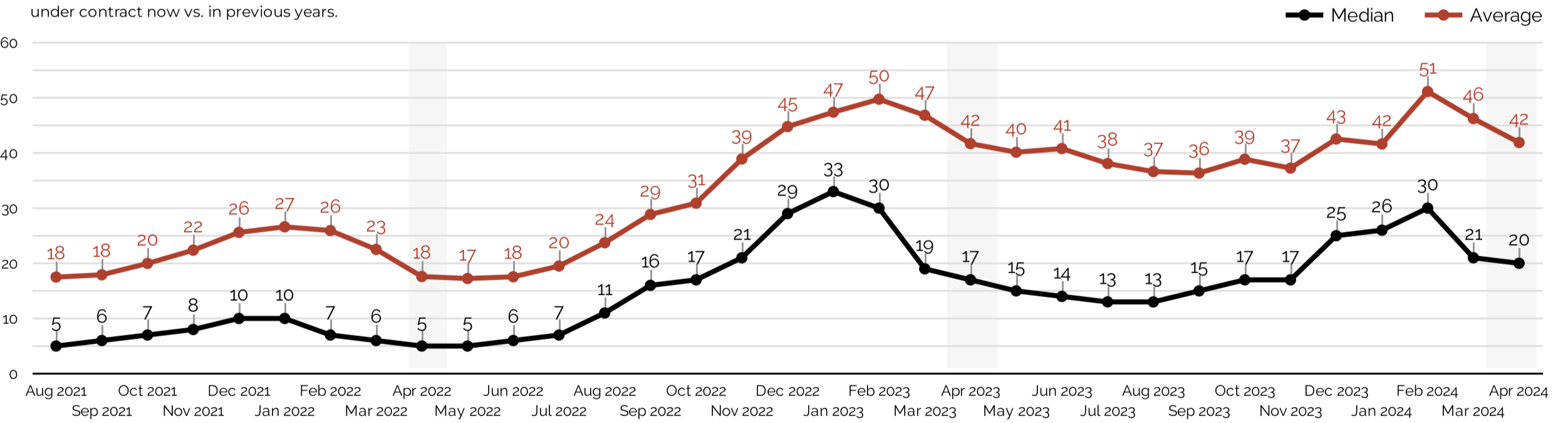
Buyer Demand

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	104	-21.8% ↓	19	5 ↑	-5.42%	-1.14% ↓
\$200,000-\$299,999	261	-22.8% ↓	20	4 ↑	-1.27%	-0.22% ↓
\$300,000-\$399,999	364	-3.4% ↓	22	-1 ↓	-1.04%	0.07% ↑
\$400,000-\$499,999	200	-9.9% ↓	23	1 ↑	-0.92%	0.39% ↑
\$500,000-\$599,999	132	29.4% ↑	20	4 ↑	-2.23%	-0.82% ↓
\$600,000-\$699,999	70	45.8% ↑	19	14 ↑	-0.82%	-1.10% ↓
\$700,000-\$799,999	48	33.3% ↑	14	0	-1.71%	-0.36% ↓
\$900,000-\$999,999	47	34.3% ↑	15	10 ↑	-0.88%	0.26% ↑
\$1M-\$1.19M	26	188.9% ↑	26	13 ↑	-2.94%	0.85% ↑
\$1.2M-\$1.39	20	17.6% ↑	6	-2 ↓	-1.40%	0.57% ↑
\$1.4M+	26	52.9% ↑	14	-9 ↓	-1.68%	0.79% ↑

MLS of Southern Arizona®

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: May 6, 2024

April 2024

of New Listings (Supply)
1,796
↑ 356 from previous year

of New Pendings (Demand)
1,304
↓ -84 from previous year

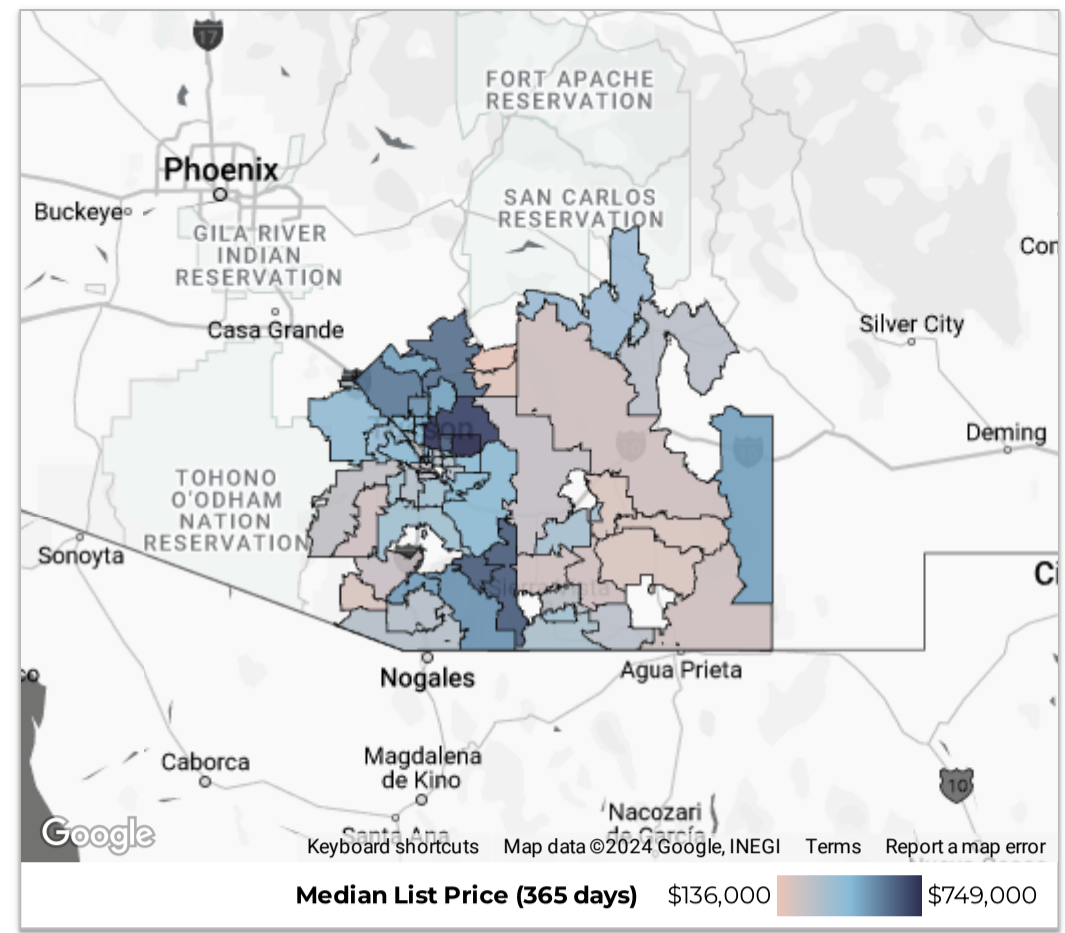
Months of Supply
2.54

Active Listings
3,294

Pending Listings
822

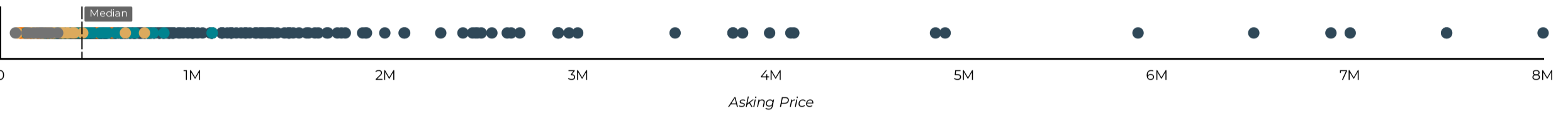
Average List Price
\$581,051

Single Family Residence	\$632,077
Townhouse	\$405,669
Manufactured Home	\$277,703
Condominium	\$248,594
Mobile Home	\$185,925



Active Listings

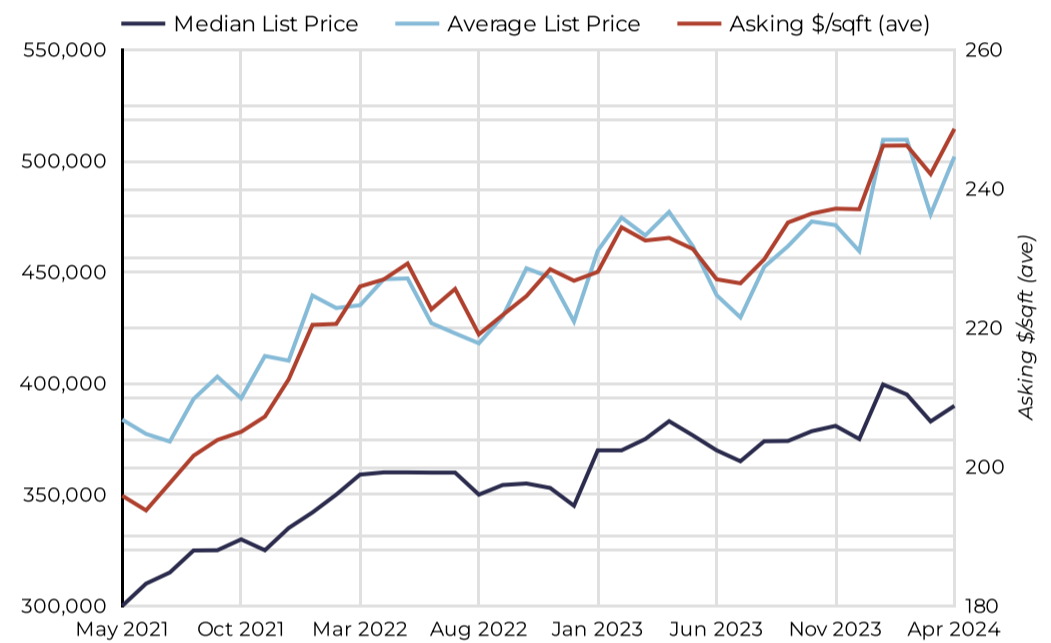
Single Family Residence Townhouse Condominium Manufactured Home



Months of Supply By Price Range

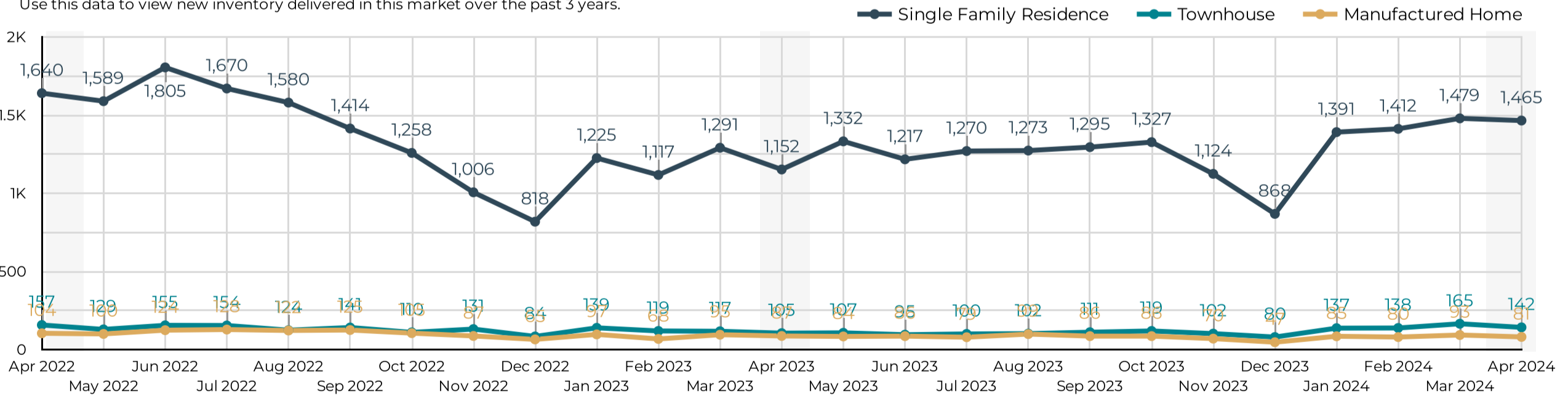
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	1.71	181	106
\$200,000-\$299,999	1.72	446	260
\$300,000-\$399,999	2.61	962	368
\$400,000-\$499,999	3.04	584	192
\$500,000-\$599,999	2.49	329	132
\$600,000-\$699,999	2.83	201	71
\$700,000-\$799,999	2.90	142	49
\$800,000-\$999,999	3.36	168	50
\$1M-\$1.19M	3.14	66	21
\$1.2M-\$1.39	3.00	60	20

Asking Prices



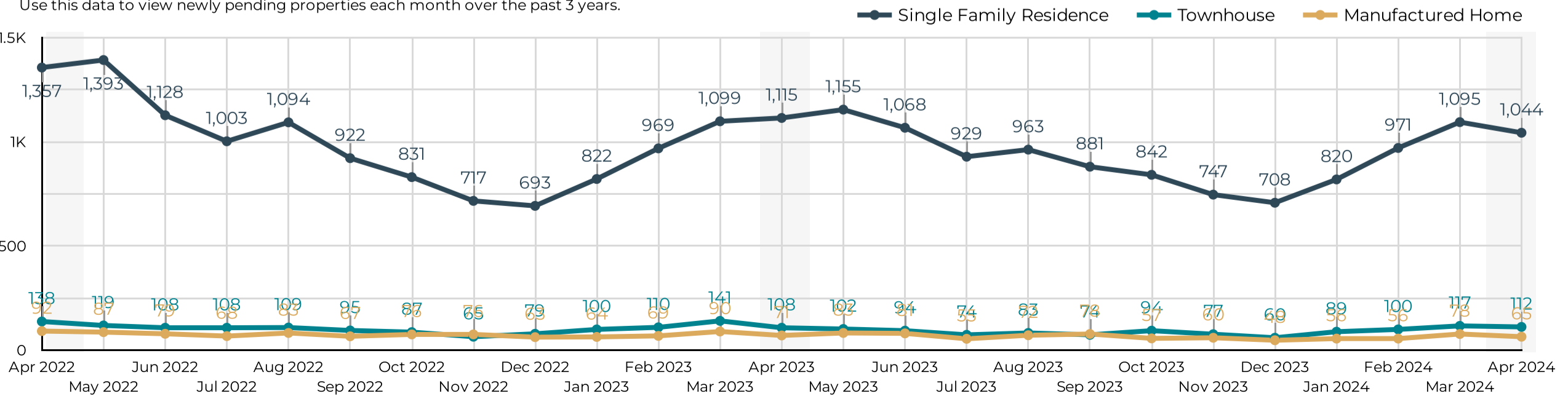
New Listings

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.



All data is updated in realtime in accordance with content from MLSSAZ.
 This report provides a snapshot of the market as taken on: May 6, 2024

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.

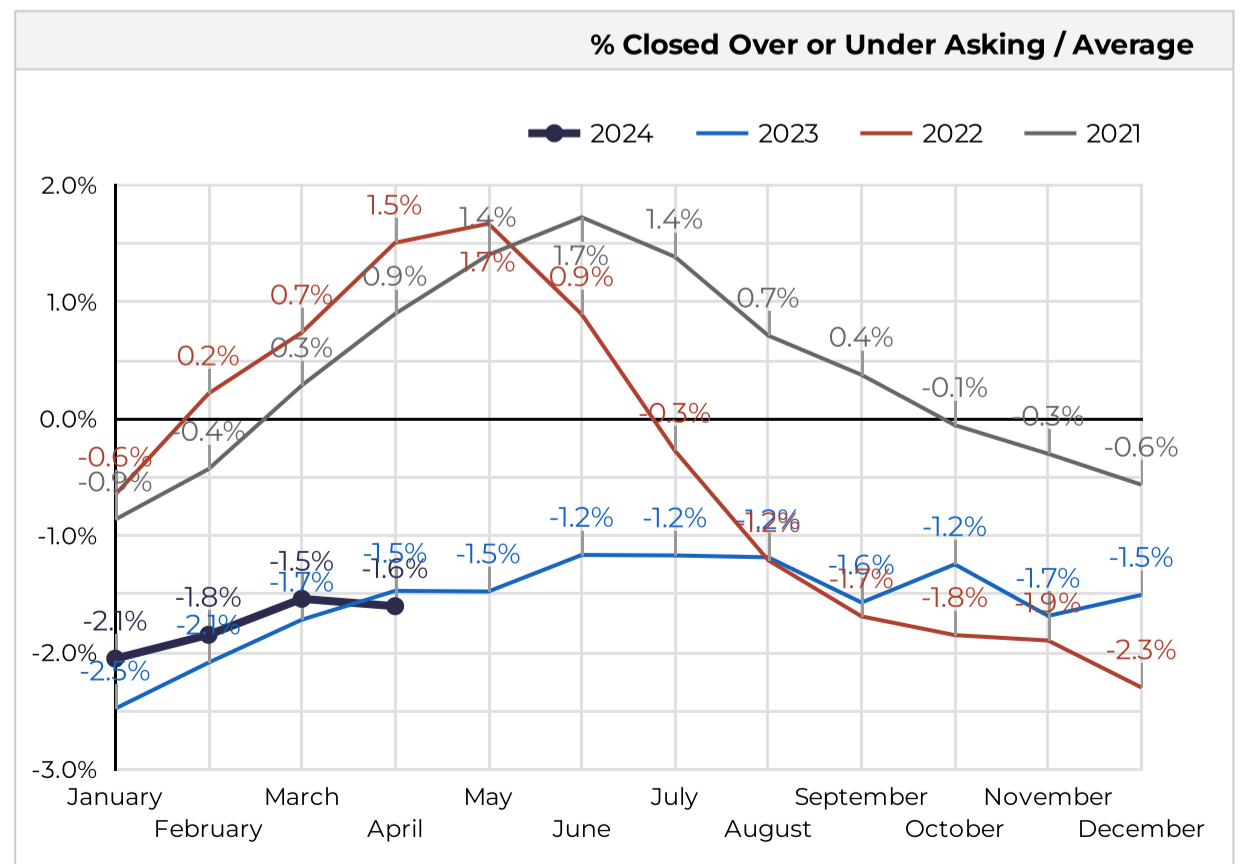
# of Sales / Count				
Month	2021	2022	2023	2024
January	1,354	1,400	903	904
February	1,424	1,480	1,085	1,132
March	1,877	1,879	1,385	1,294
April	1,856	1,696	1,334	1,298
May	1,734	1,811	1,490	-
June	1,910	1,575	1,417	-
July	1,712	1,323	1,152	-
August	1,575	1,375	1,240	-
September	1,597	1,304	1,055	-
October	1,510	1,062	1,065	-
November	1,673	932	919	-
December	1,732	982	901	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$265,000	\$315,000	\$327,400	\$354,920
February	\$265,000	\$330,000	\$335,000	\$367,000
March	\$280,000	\$338,900	\$340,000	\$362,990
April	\$285,000	\$350,000	\$342,000	\$370,840
May	\$300,000	\$352,225	\$360,000	-
June	\$306,000	\$360,000	\$361,000	-
July	\$300,000	\$355,000	\$360,000	-
August	\$305,250	\$342,500	\$359,990	-
September	\$311,150	\$346,000	\$355,000	-
October	\$310,000	\$338,000	\$351,500	-
November	\$312,000	\$342,500	\$350,000	-
December	\$323,000	\$330,000	\$359,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	10	33	26
February	7	7	30	30
March	5	6	19	21
April	4	5	17	20
May	5	5	15	-
June	5	6	14	-
July	5	7	13	-
August	5	11	13	-
September	6	16	15	-
October	7	17	17	-
November	8	21	17	-
December	10	29	25	-

New Listings / Count				
Month	2021	2022	2023	2024
January	1,659	1,733	1,557	1,736
February	1,760	1,707	1,392	1,729
March	2,063	1,920	1,621	1,852
April	2,042	2,062	1,440	1,796
May	1,910	1,947	1,616	-
June	2,064	2,214	1,481	-
July	2,079	2,069	1,531	-
August	1,993	1,936	1,549	-
September	2,021	1,776	1,584	-
October	2,114	1,558	1,616	-
November	1,590	1,294	1,375	-
December	1,403	1,044	1,073	-

New Pending / Count				
Month	2021	2022	2023	2024
January	1,486	1,575	1,042	1,031
February	1,591	1,659	1,224	1,198
March	1,877	1,831	1,423	1,363
April	1,799	1,703	1,388	1,304
May	1,779	1,719	1,424	-
June	1,764	1,421	1,322	-
July	1,653	1,269	1,150	-
August	1,596	1,369	1,181	-
September	1,572	1,169	1,079	-
October	1,576	1,057	1,048	-
November	1,662	918	936	-
December	1,785	888	859	-



MLS of Southern Arizona®

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: May 6, 2024

Apr 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
-----------------	----------------	--------------

Property Type	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Single Family Residence	1,026	-0.6% ↓	\$526.88M	14.3% ↑	\$408,000	\$36,000 ↑	\$243	\$23 ↑	21	2 ↑	-1.4%	+0.0%...
Townhouse	117	-5.6% ↓	\$40.79M	-5.4% ↓	\$317,500	\$6,500 ↑	\$241	\$2 ↑	11	-3 ↓	-0.8%	-0.2% ↓
Manufactured Home	69	-15.9% ↓	\$15.04M	-15.4% ↓	\$242,000	\$22,100 ↑	\$146	\$-5 ↓	18	5 ↑	-1.4%	0.9% ↑
Condominium	67	-10.7% ↓	\$15.92M	-5.1% ↓	\$220,000	\$0	\$245	\$22 ↑	22	5 ↑	-3.0%	-2.1% ↓
Mobile Home	14	-30.0% ↓	\$1.85M	-29.8% ↓	\$125,000	\$15,000 ↑	\$127	\$-11 ↓	36	22 ↑	-5.7%	-0.1% ↓

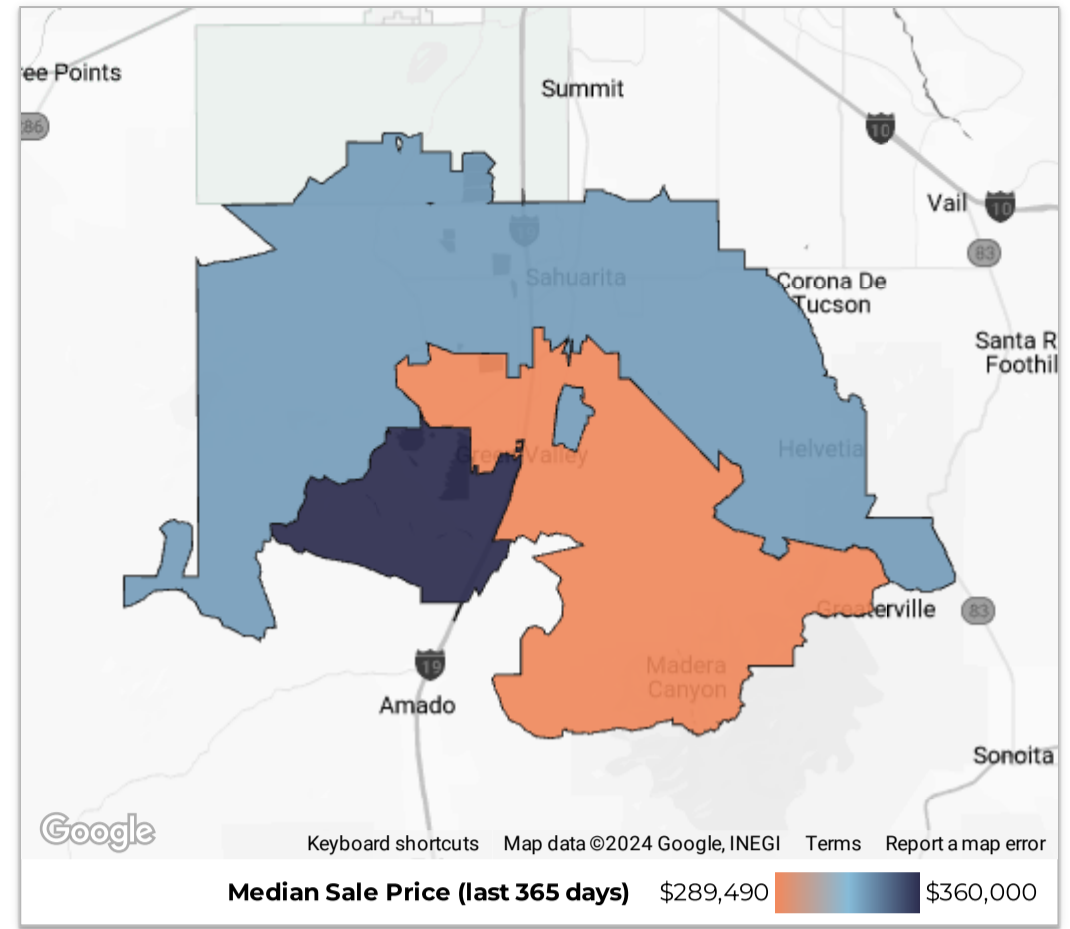
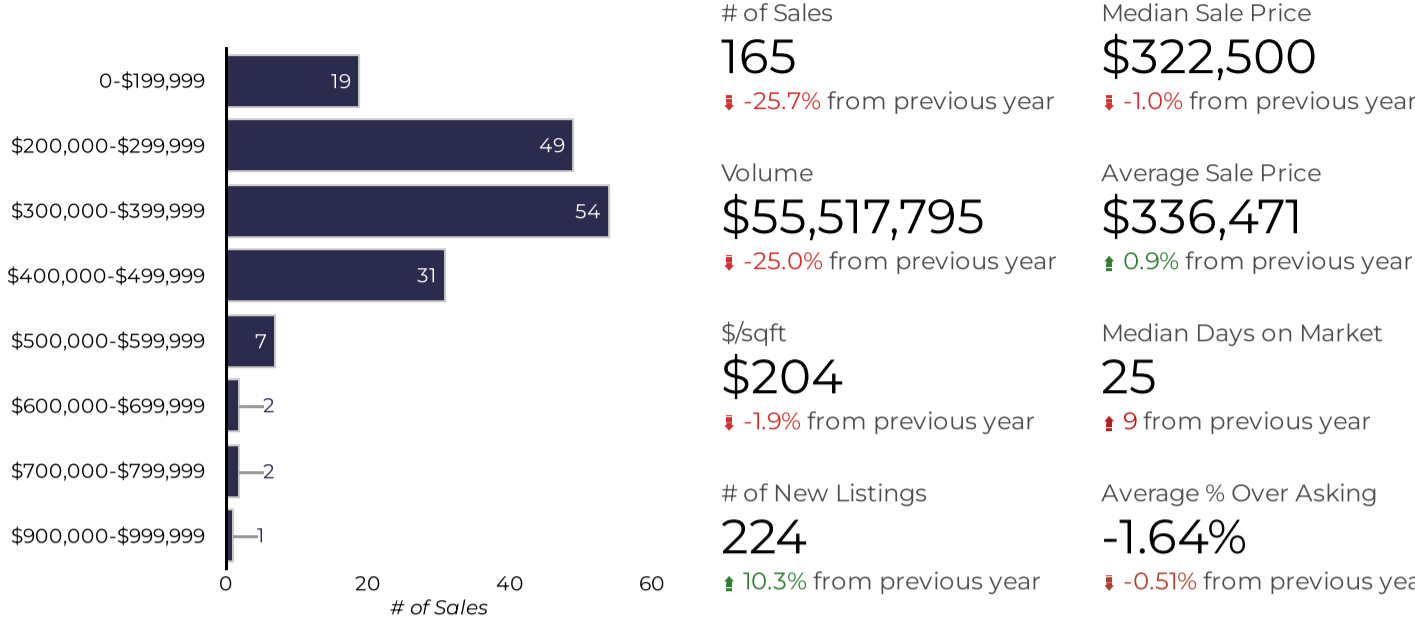
Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	91	-18.0% ↓	\$17.44M	-9.5% ↓	\$189,500	\$17,000 ↑	\$237	\$29 ↑	17	2 ↑	-2.7%	0.1% ↑
\$1000-1499 sqft	351	3.5% ↑	\$103.15M	9.9% ↑	\$295,000	\$20,000 ↑	\$231	\$12 ↑	16	3 ↑	-1.1%	+0.0%...
\$1500-1999 sqft	377	-13.1% ↓	\$140.76M	-9.9% ↓	\$360,000	\$20,000 ↑	\$217	\$8 ↑	18	-3 ↓	-1.4%	-0.3% ↓
2000-2499 sqft	264	5.6% ↑	\$140.56M	23.1% ↑	\$505,000	\$65,000 ↑	\$239	\$33 ↑	25	6 ↑	-1.4%	-0.3% ↓
2500-2999 sqft	109	-2.7% ↓	\$73.25M	7.9% ↑	\$605,000	\$45,000 ↑	\$245	\$22 ↑	21	-1 ↓	-1.7%	0.4% ↑
3000-3999 sqft	75	15.4% ↑	\$73.92M	28.2% ↑	\$935,000	\$72,600 ↑	\$293	\$25 ↑	30	15 ↑	-2.2%	0.3% ↑
4000-4999 sqft	15	-11.8% ↓	\$24.13M	-2.1% ↓	\$1,500,000	\$0	\$365	\$35 ↑	19	-21 ↓	-1.7%	0.9% ↑
5000+ sqft	11	120.0% ↑	\$27.26M	267.1% ↑	\$1,950,000	\$150,000 ↑	\$360	\$92 ↑	21	-21 ↓	-1.3%	7.8% ↑

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Northwest	213	-9.4% ↓	\$126.05M	0.7% ↑	\$474,900	\$27,400 ↑	\$267	\$16 ↑	15	-2 ↓	-1.2%	-0.1% ↓
Central	141	2.9% ↑	\$53.71M	27.4% ↑	\$340,000	\$67,500 ↑	\$254	\$37 ↑	11	4 ↑	-1.0%	0.6% ↑
North	133	-2.9% ↓	\$100.72M	21.7% ↑	\$645,000	\$165,000 ↑	\$315	\$31 ↑	11	0	-1.1%	-0.2% ↓
East	121	-4.0% ↓	\$42.76M	6.8% ↑	\$315,500	\$15,600 ↑	\$211	\$12 ↑	19	1 ↑	-1.0%	-0.1% ↓
Upper Southeast	90	-24.4% ↓	\$37.7M	-21.9% ↓	\$399,000	\$6,500 ↑	\$213	\$11 ↑	36	6 ↑	-1.4%	0.1% ↑
West	84	15.1% ↑	\$37.27M	36.5% ↑	\$390,000	\$40,000 ↑	\$239	\$25 ↑	15	1 ↑	-1.4%	-0.9% ↓
Northeast	79	31.7% ↑	\$48.84M	59.5% ↑	\$539,000	\$99,000 ↑	\$270	\$43 ↑	11	-3 ↓	-2.1%	-1.1% ↓
Southwest	75	-19.4% ↓	\$21.62M	-16.3% ↓	\$299,900	\$9,900 ↑	\$186	\$8 ↑	21	-3 ↓	-1.4%	0.4% ↑
Extended West	56	-26.3% ↓	\$20.43M	-27.4% ↓	\$360,000	\$-12,000 ↓	\$193	\$7 ↑	30	-8 ↓	-1.3%	0.9% ↑
Upper Northwest	52	26.8% ↑	\$30.11M	43.7% ↑	\$520,000	\$45,000 ↑	\$260	\$7 ↑	32	15 ↑	-2.9%	-1.1% ↓
South	52	-24.6% ↓	\$13.95M	-20.2% ↓	\$275,000	\$25,000 ↑	\$199	\$15 ↑	14	0	-1.3%	0.2% ↑
Southeast	40	25.0% ↑	\$17.12M	37.9% ↑	\$390,000	\$25,000 ↑	\$208	\$8 ↑	45	37 ↑	-0.9%	-0.2% ↓
Cochise	37	0.0%	\$10.57M	37.2% ↑	\$260,000	\$52,950 ↑	\$157	\$26 ↑	55	28 ↑	-3.8%	0.7% ↑
Benson/St. David	26	73.3% ↑	\$5.74M	26.6% ↑	\$220,000	\$-55,900 ↓	\$154	\$-41 ↓	33	16 ↑	-4.4%	-2.1% ↓
SCC-Rio Rico East	22	37.5% ↑	\$6.28M	49.1% ↑	\$270,000	\$-5,000 ↓	\$175	\$15 ↑	73	46 ↑	-0.7%	0.9% ↑
Pinal	17	13.3% ↑	\$3.93M	45.3% ↑	\$213,000	\$38,000 ↑	\$164	\$26 ↑	54	43 ↑	-2.3%	2.1% ↑
SCC-Tubac East	13	160.0% ↑	\$6.82M	149.0% ↑	\$380,000	\$-119,000 ↓	\$256	\$-30 ↓	54	15 ↑	-2.1%	-5.2% ↓
Graham	8	-11.1% ↓	\$2.23M	-5.1% ↓	\$287,000	\$57,000 ↑	\$155	\$9 ↑	7	-22 ↓	0.4%	4.7% ↑
Extended Southwest	6	-25.0% ↓	\$1.4M	-20.8% ↓	\$249,000	\$24,000 ↑	\$143	\$-1 ↓	20	-12 ↓	-0.3%	2.1% ↑
SCC-Nogales East	6	100.0% ↑	\$1.78M	184.4% ↑	\$185,000	\$10,100 ↑	\$133	\$4 ↑	10	-134 ↓	-3.8%	-5.9% ↓
Maricopa	5	66.7% ↑	\$2.39M	-21.3% ↓	\$469,000	\$24,000 ↑	\$249	\$-70 ↓	34	15 ↑	-0.6%	5.2% ↑
SCC-Rio Rico West	3	0.0%	\$898.5K	-7.7% ↓	\$312,500	\$-47,400 ↓	\$186	\$1 ↑	32	24 ↑	1.0%	2.5% ↑
Extended Northwest	3	-66.7% ↓	\$923K	-65.9% ↓	\$325,000	\$25,000 ↑	\$185	\$33 ↑	11	-29 ↓	-0.6%	0.4% ↑
SCC-Nogales West	2	100.0% ↑	\$537K	29.1% ↑	\$240,000	\$-176,000 ↓	\$136	\$-14 ↓	4	-178 ↓	-5.6%	3.0% ↑
SCC-Patagonia	2	0.0%	\$1.21M	21.6% ↑	\$570,000	\$135,000 ↑	\$292	\$26 ↑	3	-75 ↓	0.4%	1.6% ↑
Extended Northeast	2	-	\$1.39M	-	\$685,000	-	\$437	-	0	-	-2.1%	-
SCC-Amado	1	-	\$265K	-	\$265,000	-	\$128	-	29	-	-3.6%	-
Extended Southeast	1	0.0%	\$890K	201.7% ↑	\$890,000	\$595,000 ↑	\$302	\$82 ↑	131	30 ↑	-5.3%	1.0% ↑
SCC-Tubac West	1	0.0%	\$657.5K	-11.7% ↓	\$657,500	\$-87,500 ↓	\$300	\$39 ↑	35	25 ↑	-1.1%	1.4% ↑
Santa Cruz	1	-	\$1.75M	-	\$1,745,000	-	\$427	-	10	-	0.0%	-
SCC-Elgin	1	0.0%	\$550K	26.2% ↑	\$550,000	\$114,100 ↑	\$226	\$-224 ↓	10	-1 ↓	-5.2%	-2.1% ↓

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April 2024

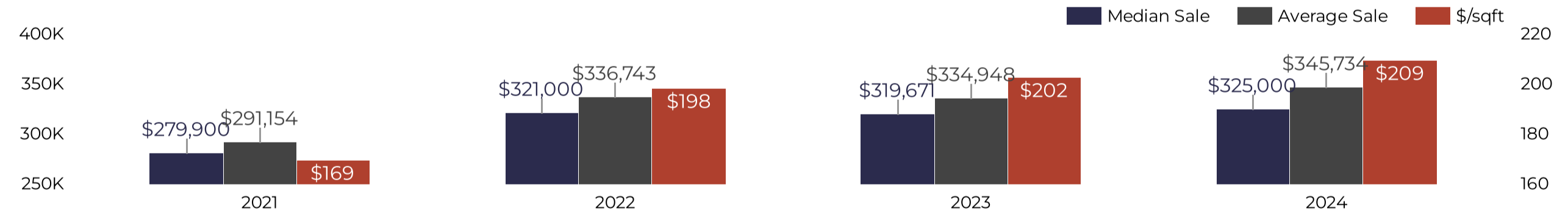
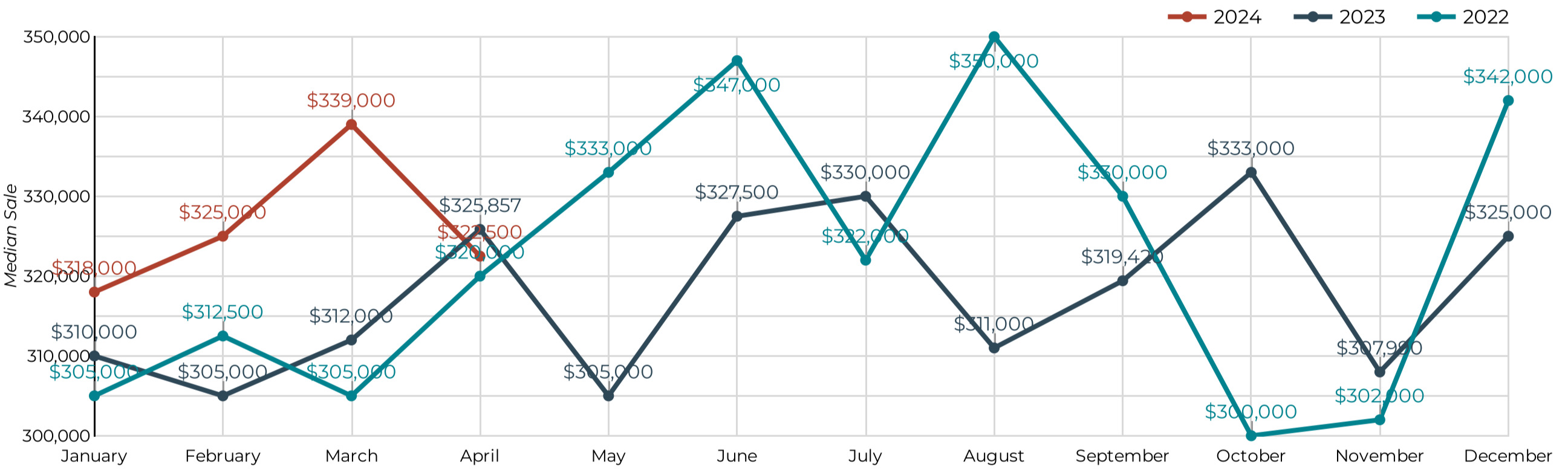


Transactions



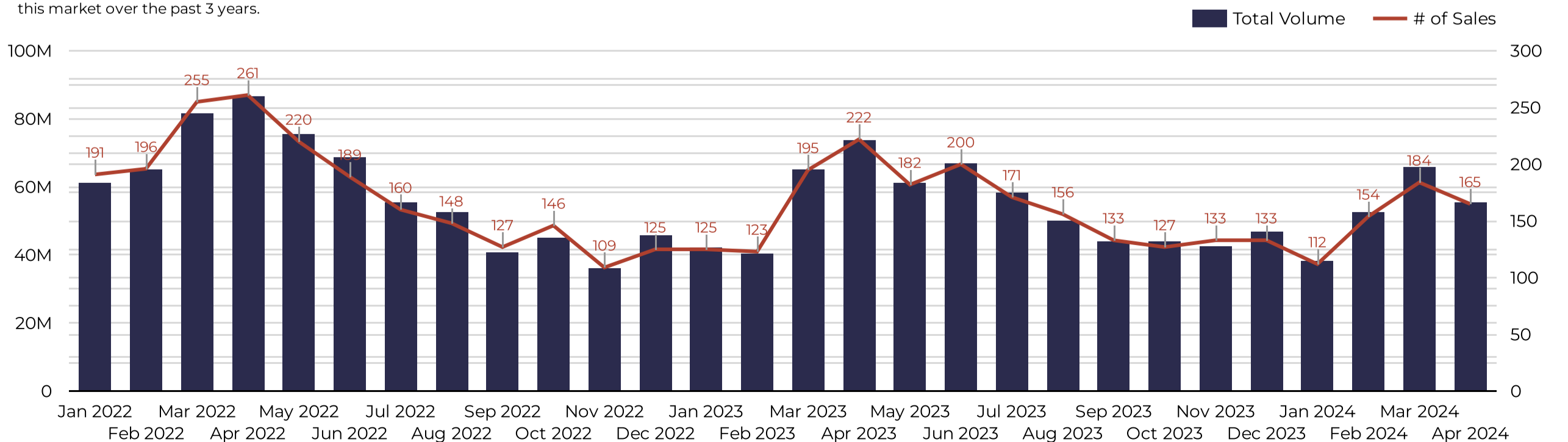
Market Pricing

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



Market Activity

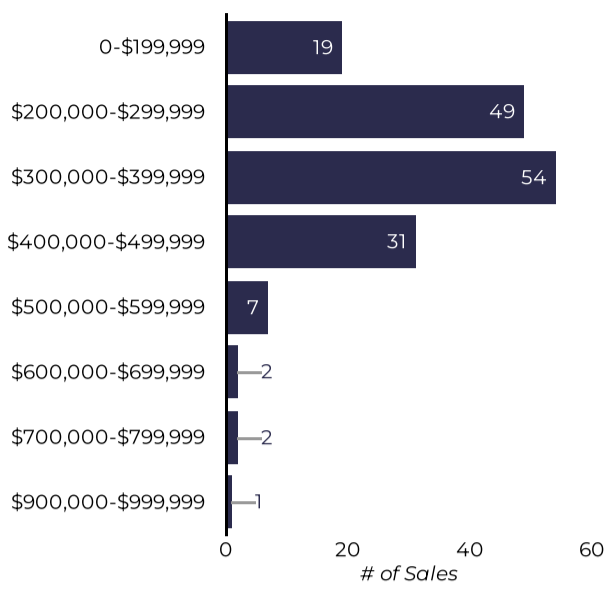
Use this data to see changes in total sales activity in this market over the past 3 years.



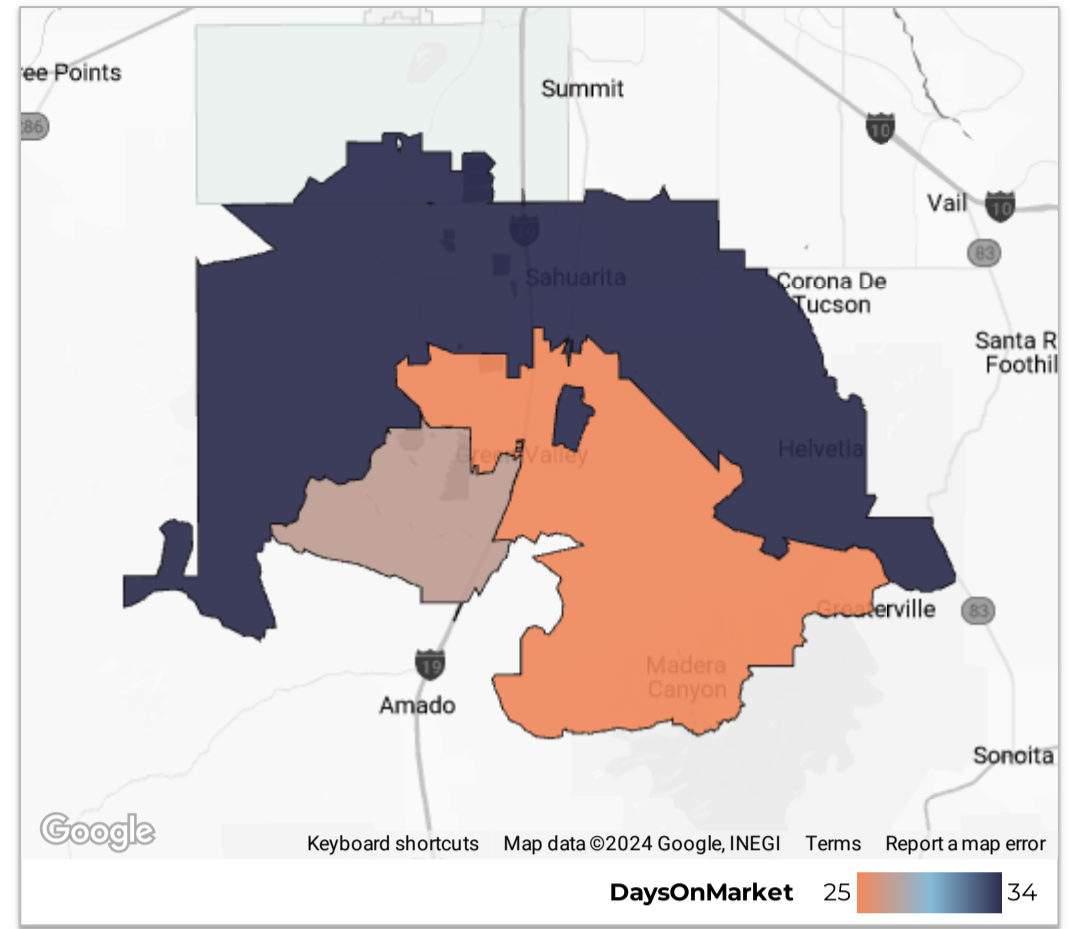
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April 2024

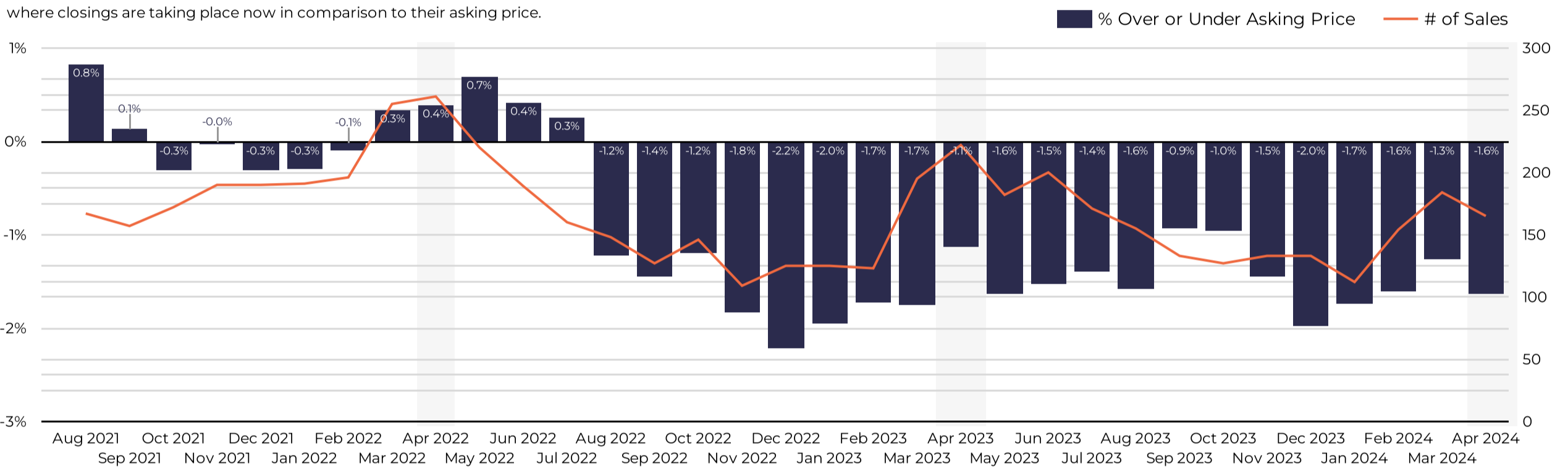


# of Sales 165 ↓ -25.7% from previous year	Median Sale Price \$322,500 ↓ -1.0% from previous year
Volume \$55,517,795 ↓ -25.0% from previous year	Average Sale Price \$336,471 ↑ 0.9% from previous year
\$/sqft \$204 ↓ -1.9% from previous year	Median Days on Market 25 ↑ 9 from previous year
# of New Listings 224 ↑ 10.3% from previous year	Average % Over Asking -1.64% ↓ -0.51% from previous year



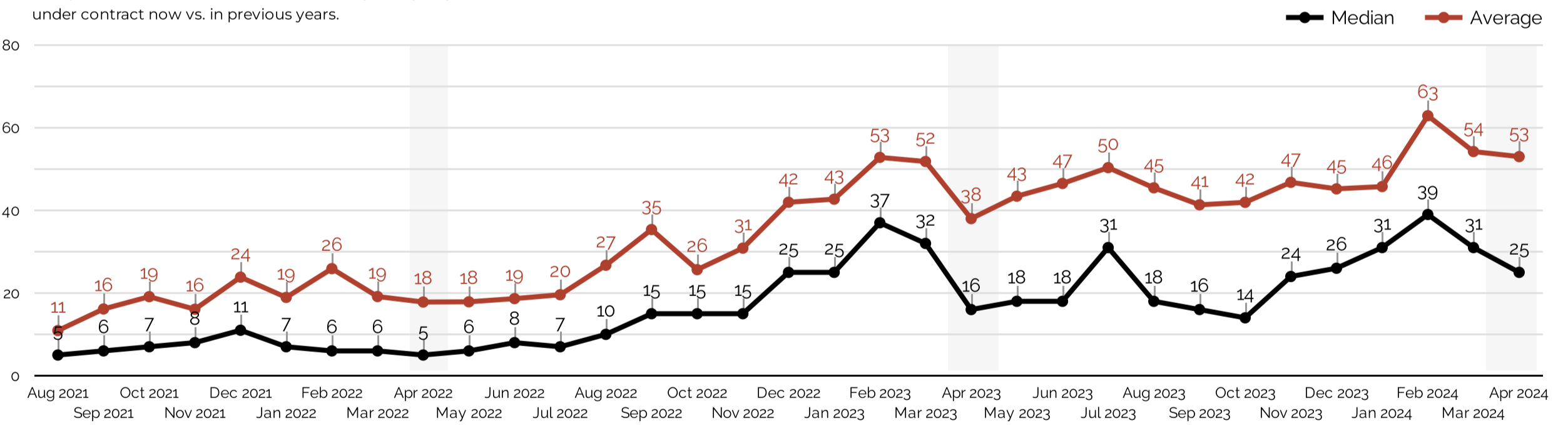
Buyer Demand

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.

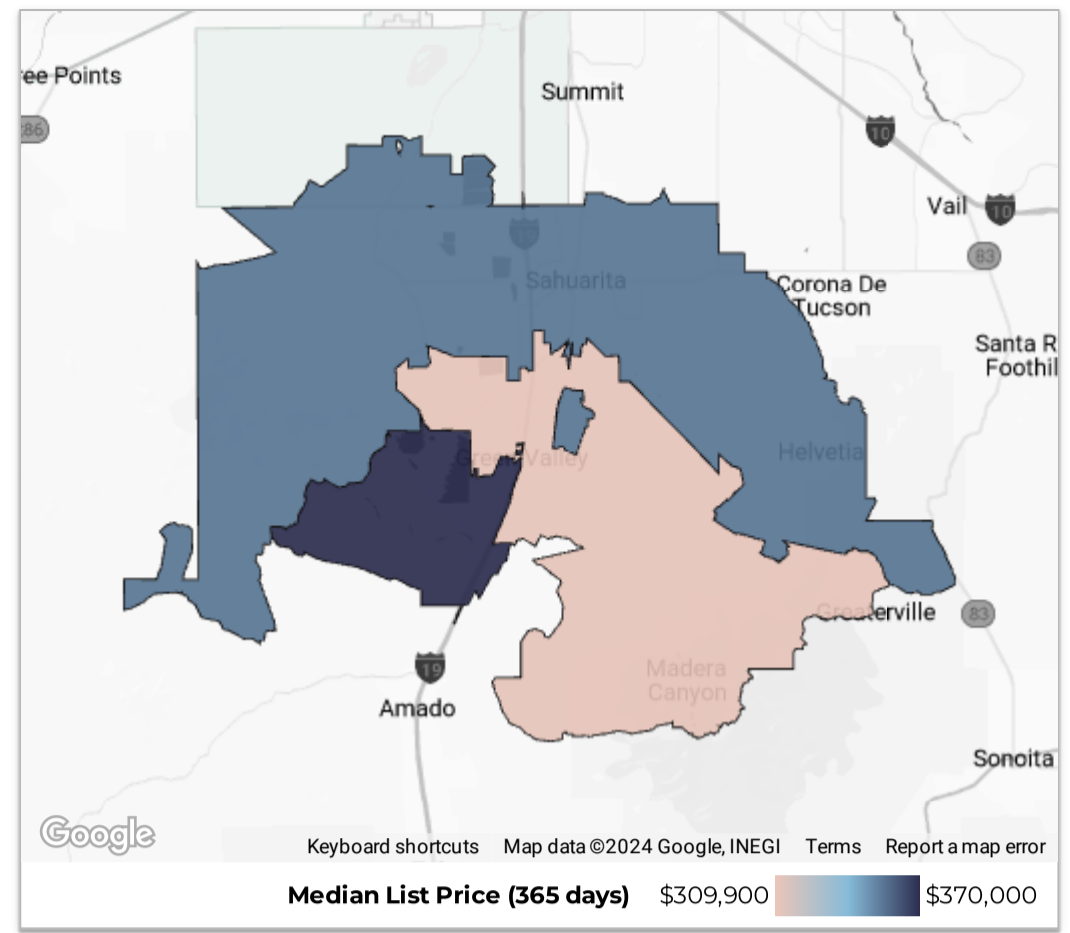
Sold Price	# of Sales	% Δ	DOM (median)	Δ	% Closed Over or Under Asking	Δ
0-\$199,999	19	-29.6% ↓	42	28 ↑	-2.70%	0.14% ↑
\$200,000-\$299,999	49	-26.9% ↓	28	12 ↓	-1.70%	-0.62% ↓
\$300,000-\$399,999	54	-25.0% ↓	25	6 ↓	-1.02%	-0.53% ↓
\$400,000-\$499,999	31	-13.9% ↓	27	15 ↓	-1.57%	-0.44% ↓
\$500,000-\$599,999	7	-53.3% ↓	25	10 ↓	-2.61%	-1.01% ↓
\$600,000-\$699,999	2	-33.3% ↓	15	-88 ↓	-3.13%	-2.09% ↓
\$700,000-\$799,999	2	-	12	-	-1.24%	-
\$900,000-\$999,999	1	-50.0% ↓	270	234 ↓	-5.71%	-5.71% ↓

All data is updated in realtime in accordance with content from MLSSAZ.

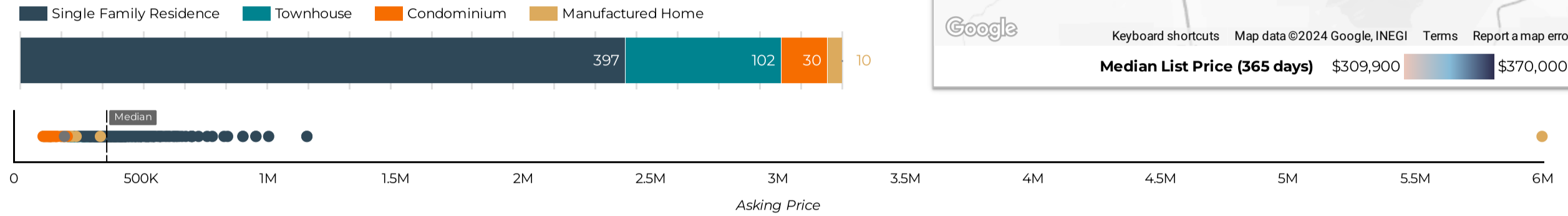
This report provides a snapshot of the market as taken on: May 6, 2024

April 2024

# of New Listings (Supply)	Months of Supply	Average List Price	
224	3.27	\$387,071	
↑ 21 from previous year	Active Listings	Manufactured Home	\$794,890
	540	Single Family Residence	\$419,822
# of New Pendings (Demand)	Pending Listings	Townhouse	\$290,759
174	91	Mobile Home	\$199,000
↓ 22 from previous year		Condominium	\$151,457



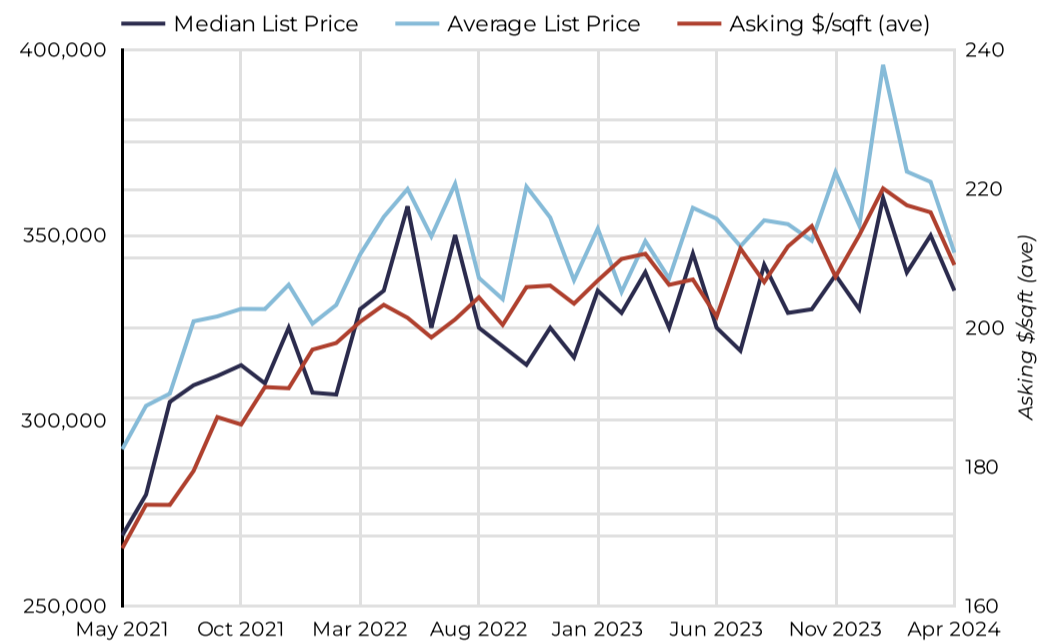
Active Listings



Months of Supply By Price Range

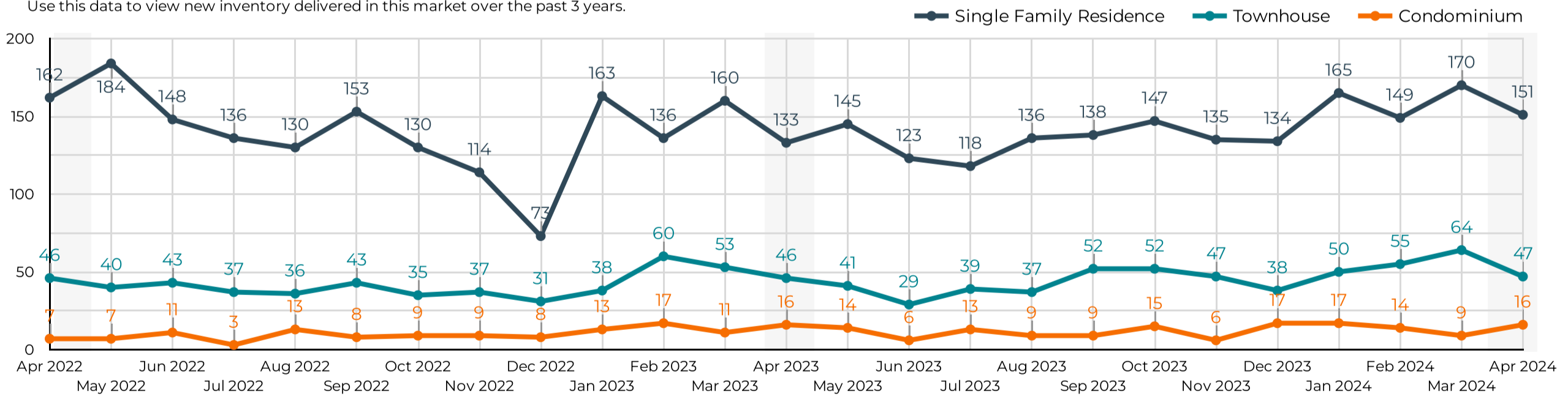
Asking Price	Months of Supply	Active	# of Sales Last Month
0-\$199,999	2.05	39	19
\$200,000-\$299,999	2.06	99	48
\$300,000-\$399,999	3.96	218	55
\$400,000-\$499,999	3.93	114	29
\$500,000-\$599,999	4.67	42	9
\$600,000-\$699,999	7.50	15	2
\$700,000-\$799,999	1.50	3	2
\$800,000-\$999,999	6.00	6	1

Asking Prices



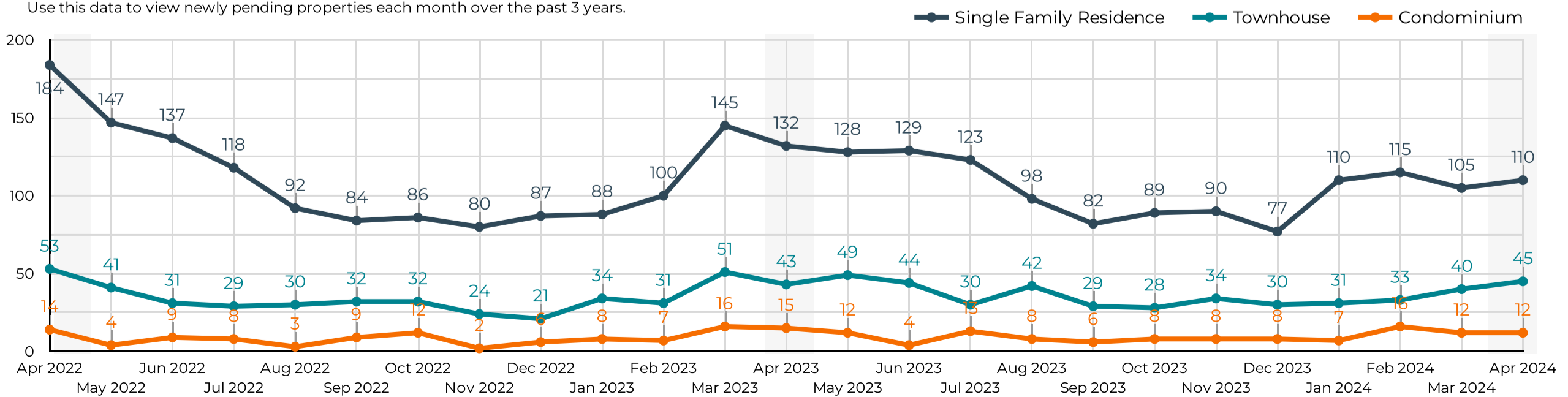
New Listings

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.

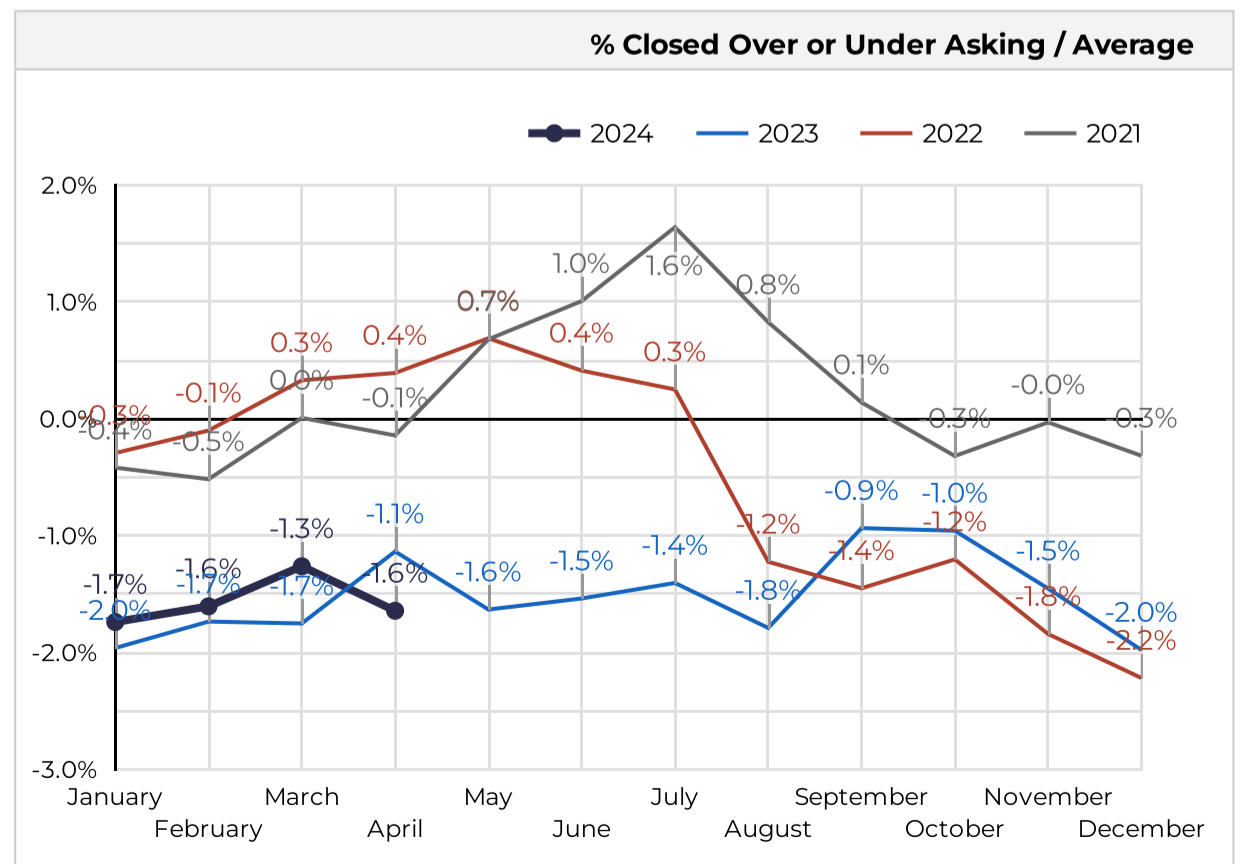
# of Sales / Count				
Month	2021	2022	2023	2024
January	165	191	125	112
February	196	196	123	154
March	298	255	195	184
April	246	261	222	165
May	226	220	182	-
June	260	189	200	-
July	191	160	171	-
August	167	148	156	-
September	157	127	133	-
October	172	146	127	-
November	190	109	133	-
December	190	125	133	-

Sale Price / Median				
Month	2021	2022	2023	2024
January	\$242,500	\$305,000	\$310,000	\$318,000
February	\$257,000	\$312,500	\$305,000	\$325,000
March	\$265,000	\$305,000	\$312,000	\$339,000
April	\$275,000	\$320,000	\$325,857	\$322,500
May	\$275,000	\$333,000	\$305,000	-
June	\$272,000	\$347,000	\$327,500	-
July	\$280,000	\$322,000	\$330,000	-
August	\$285,500	\$350,000	\$311,000	-
September	\$299,000	\$330,000	\$319,420	-
October	\$310,000	\$300,000	\$333,000	-
November	\$303,000	\$302,000	\$307,990	-
December	\$315,000	\$342,000	\$325,000	-

Days on Market / Median				
Month	2021	2022	2023	2024
January	9	7	25	31
February	6	6	37	39
March	6	6	32	31
April	6	5	16	25
May	4	6	18	-
June	5	8	18	-
July	4	7	31	-
August	5	10	18	-
September	6	15	16	-
October	7	15	14	-
November	8	15	24	-
December	11	25	26	-

New Listings / Count				
Month	2021	2022	2023	2024
January	252	245	221	239
February	267	241	216	228
March	231	251	231	250
April	248	225	203	224
May	202	237	206	-
June	227	210	168	-
July	186	182	175	-
August	191	186	191	-
September	228	208	203	-
October	207	182	219	-
November	215	167	193	-
December	193	116	193	-

New Pending / Count				
Month	2021	2022	2023	2024
January	203	214	133	152
February	243	203	142	170
March	265	264	218	164
April	225	262	196	174
May	228	195	195	-
June	221	184	185	-
July	203	159	169	-
August	167	129	152	-
September	156	131	122	-
October	202	136	129	-
November	184	111	136	-
December	171	117	119	-



Apr 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	102	-30.1% ↓	\$39.61M	-28.7% ↓	\$373,000	\$13,000 ↑	\$202	\$-4 ↓	27	10 ↑	-1.5%	-0.1% ↓
Townhouse	42	-20.8% ↓	\$12.51M	-15.9% ↓	\$285,000	\$20,000 ↑	\$216	\$6 ↑	21	7 ↑	-1.6%	-1.1% ↓
Condominium	12	-33.3% ↓	\$1.63M	-34.4% ↓	\$130,000	\$-9,700 ↓	\$212	\$-6 ↓	50	37 ↑	-1.8%	0.8% ↑
Manufactured Home	6	20.0% ↑	\$1.27M	17.3% ↑	\$210,000	\$24,000 ↑	\$179	\$-13 ↓	24	-89 ↓	-1.5%	-6.6% ↓
Mobile Home	3	-	\$497.13K	-	\$192,500	-	\$111	-	24	-	-6.3%	-

Total SqFt	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
<999 sqft	17	-34.6% ↓	\$2.32M	-41.7% ↓	\$135,000	\$-13,000 ↓	\$207	\$-18 ↓	42	29 ↑	-2.7%	-0.5% ↓
\$1000-1499 sqft	45	-30.8% ↓	\$12.41M	-27.2% ↓	\$269,900	\$9,900 ↑	\$215	\$12 ↑	24	9 ↑	-1.1%	-0.7% ↓
\$1500-1999 sqft	62	-20.5% ↓	\$21.9M	-23.6% ↓	\$350,000	\$0	\$204	\$-11 ↓	25	13 ↑	-1.7%	-0.2% ↓
2000-2499 sqft	26	-35.0% ↓	\$10.88M	-37.0% ↓	\$413,500	\$-1,500 ↓	\$192	\$-1 ↓	28	-5 ↓	-2.1%	-1.1% ↓
2500-2999 sqft	9	-10.0% ↓	\$4.57M	-10.7% ↓	\$425,000	\$-46,500 ↓	\$192	\$2 ↑	21	-10 ↓	-0.7%	0.6% ↑
3000-3999 sqft	6	100.0% ↑	\$3.42M	79.2% ↑	\$484,000	\$-66,000 ↓	\$176	\$-21 ↓	25	-8 ↓	-1.7%	-1.4% ↓

Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
Green Valley North	52	-3.7% ↓	\$18.35M	-4.2% ↓	\$339,990	\$520 ↑	\$187	\$4 ↑	25	-17 ↓	-0.6%	0.9% ↑
Green Valley Northwest	47	-25.4% ↓	\$11.82M	-22.7% ↓	\$250,900	\$30,900 ↑	\$197	\$-12 ↓	27	13 ↑	-2.1%	-0.8% ↓
Green Valley Northeast	31	-36.7% ↓	\$11.68M	-38.9% ↓	\$385,000	\$10,100 ↑	\$210	\$-11 ↓	29	22 ↑	-2.7%	-1.5% ↓
Green Valley Southwest	21	-34.4% ↓	\$8.33M	-32.1% ↓	\$390,000	\$26,000 ↑	\$229	\$5 ↑	15	2 ↑	-1.0%	-0.1% ↓
Green Valley Southeast	14	-41.7% ↓	\$5.33M	-34.8% ↓	\$325,000	\$25,000 ↑	\$239	\$28 ↑	32	20 ↑	-2.4%	-2.8% ↓