

# MLSSAZ Monthly Market Report

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



May 2024

## Quick Stats May 2024

# of Sales

**1,515**

↓ -0.5% from previous month

Median Sale Price

**\$374,840**

↑ 3.12% from previous month

Average Sale Price

**\$440,717**

↓ -1.16% from previous month

Median DOM

**21**

0 from previous month

% Over

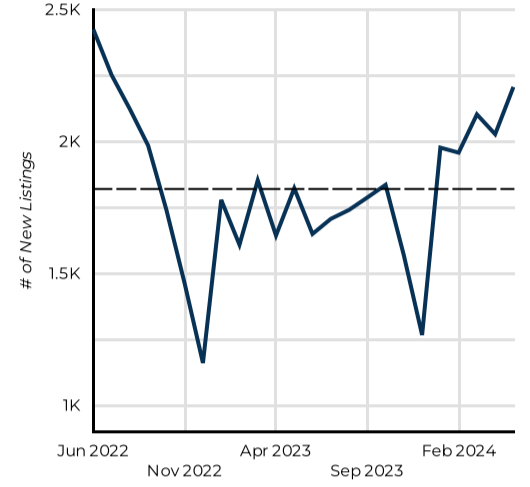
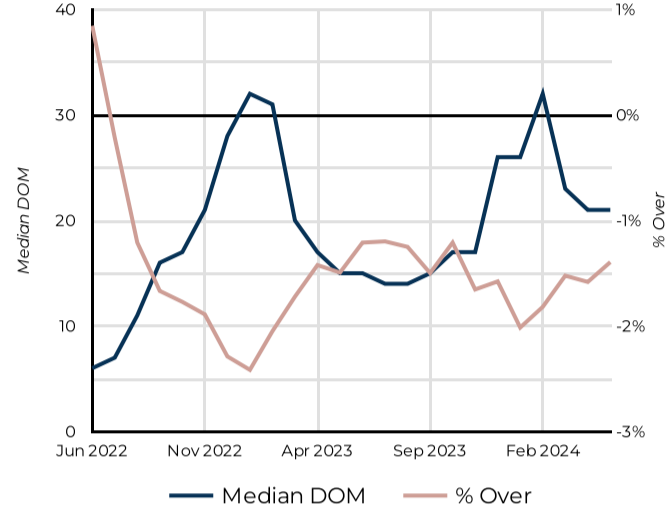
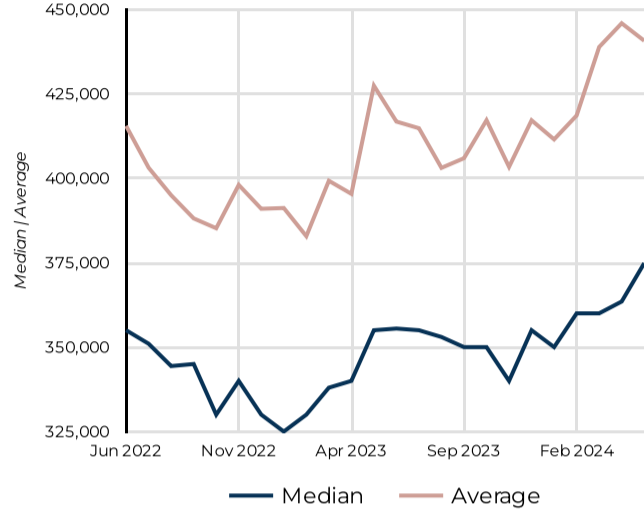
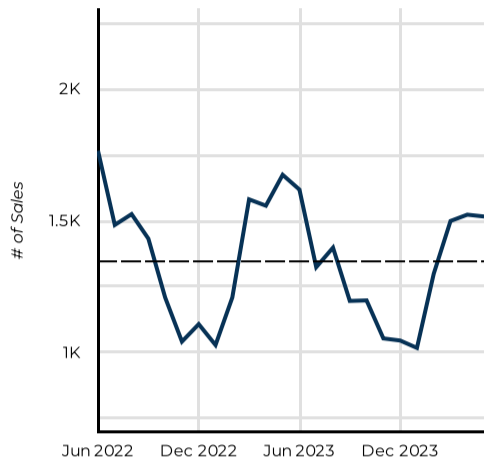
**-1.39%**

↑ 0.19% from previous month

# of New Listings

**2,206**

↑ 8.8% from previous month



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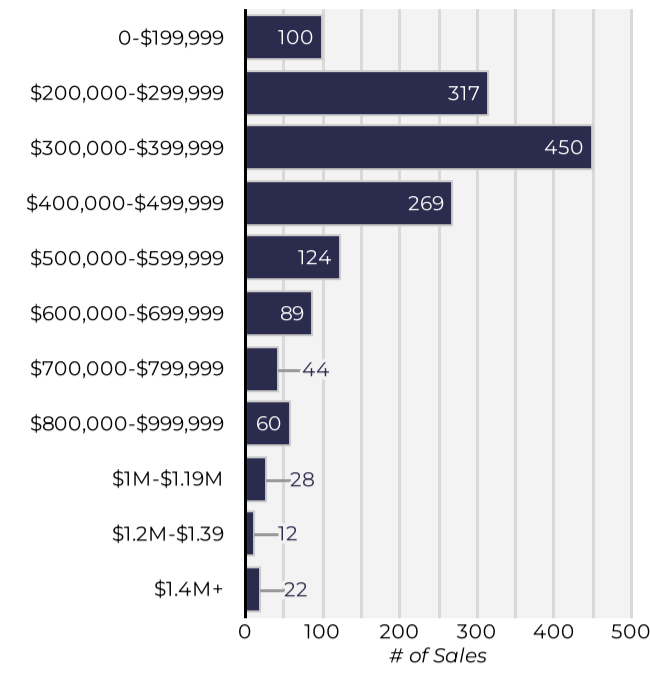
**Market Activity - Market Pricing - Buyer Demand - Inventory**

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

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: Jun 3, 2024

May 2024



# of Sales: **1,515**  
 -9.4% from previous year

Volume: **\$667,686,495**  
 -6.6% from previous year

Median Sale Price: **\$374,840**  
 +5.6% from previous year

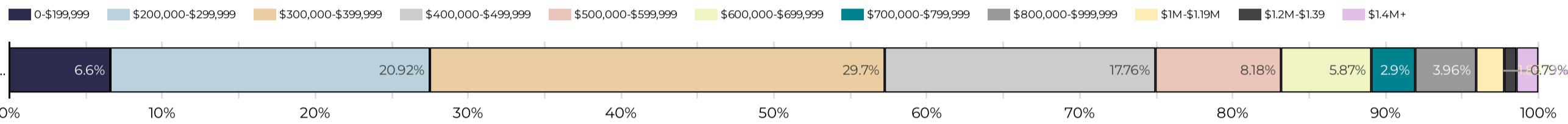
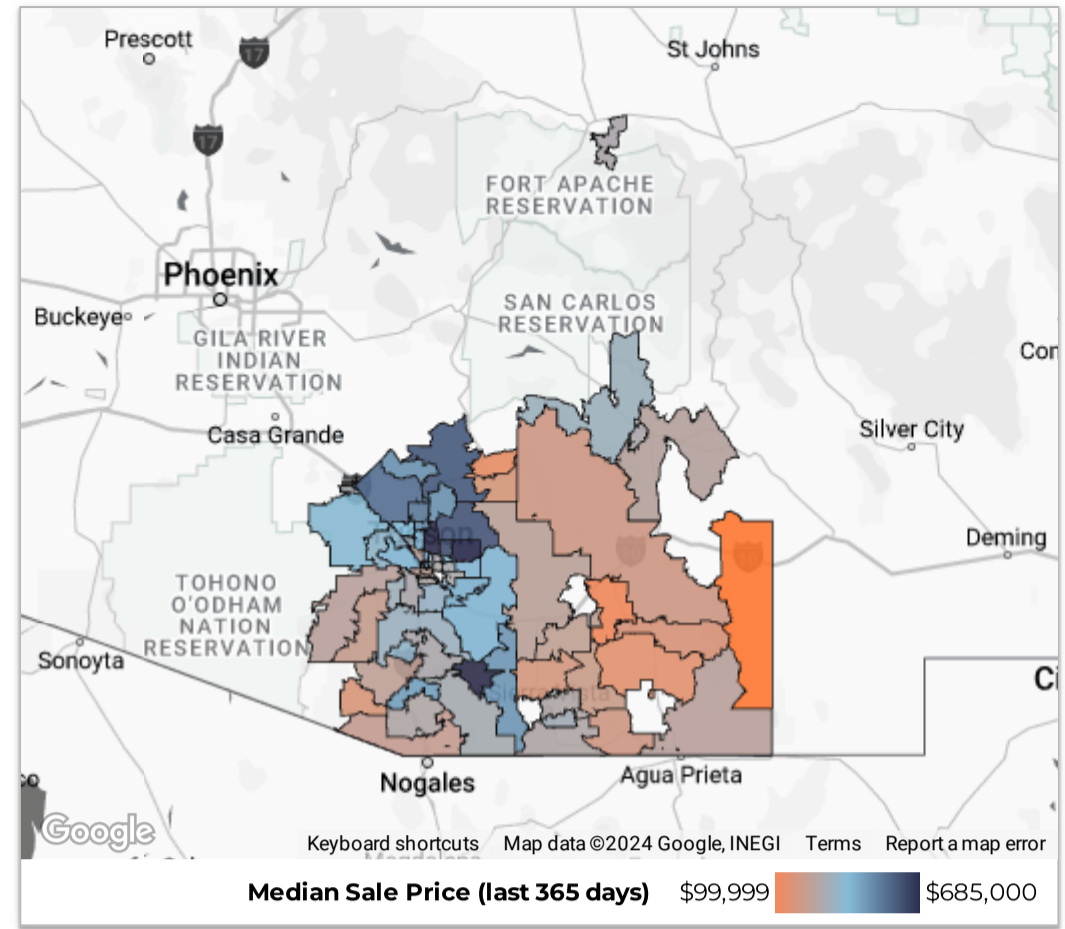
Average Sale Price: **\$440,717**  
 +3.1% from previous year

\$/sqft: **\$231**  
 +4.4% from previous year

Median Days on Market: **21**  
 +6 from previous year

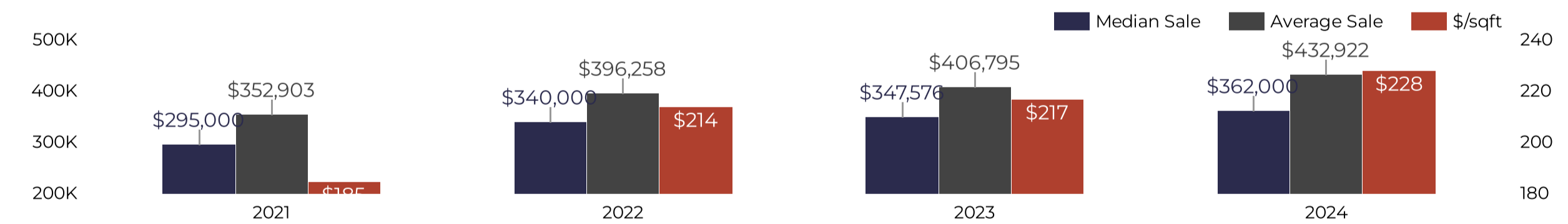
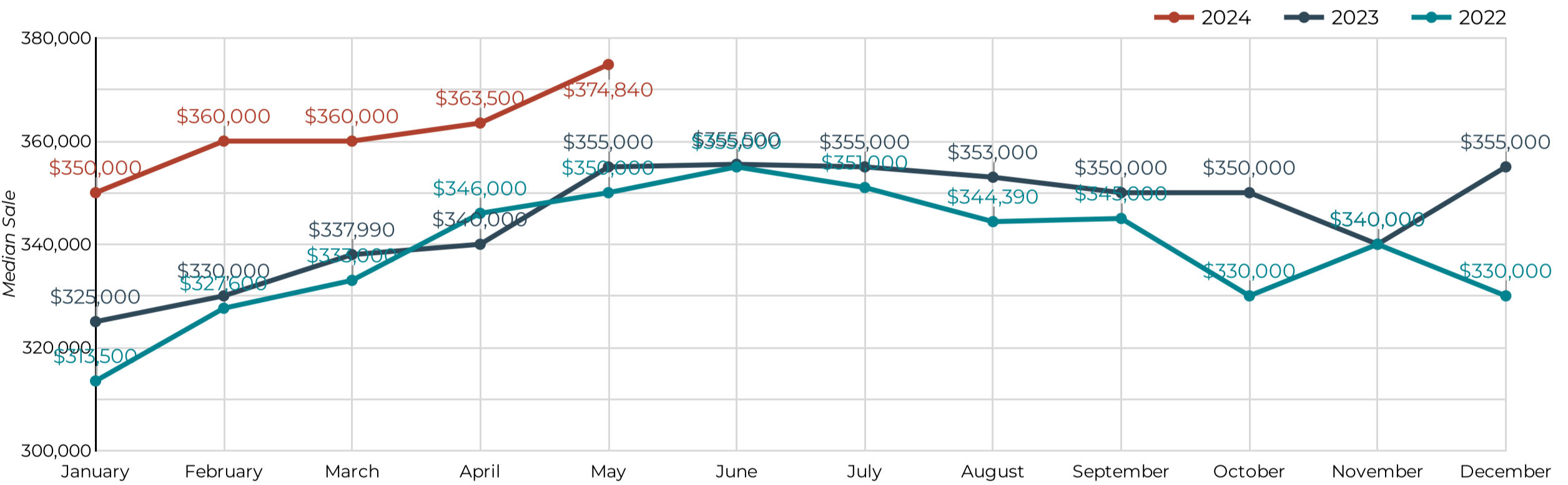
# of New Listings: **2,206**  
 +21.1% from previous year

Average % Over Asking: **-1.39%**  
 +0.10% from previous year



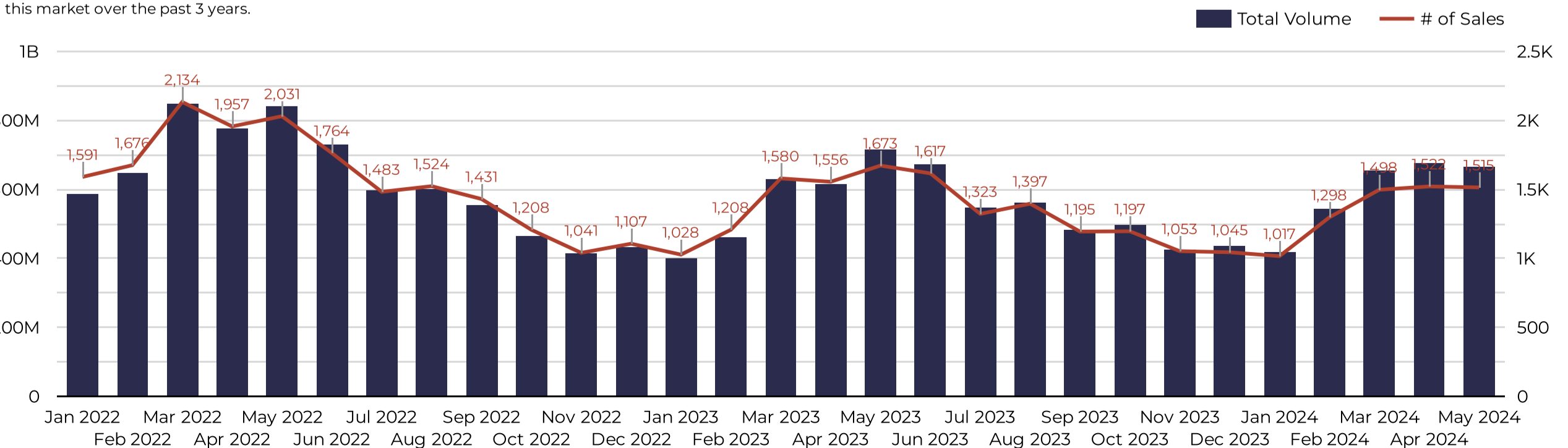
Market Pricing

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



Market Activity

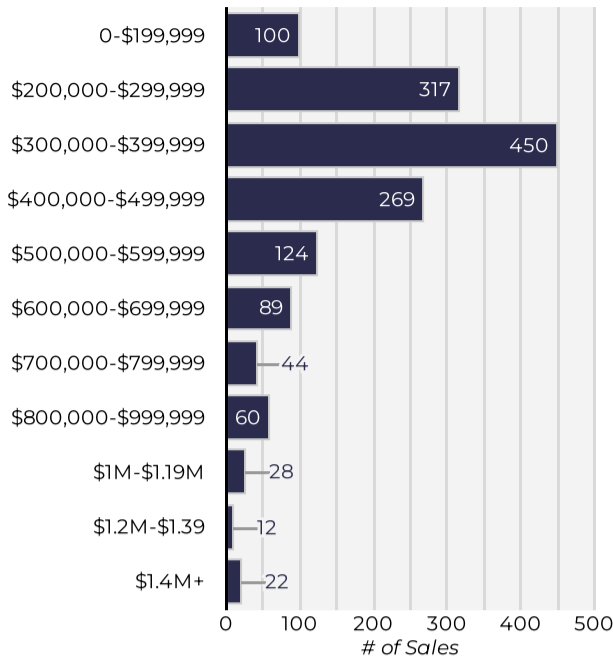
Use this data to see changes in total sales activity in this market over the past 3 years.



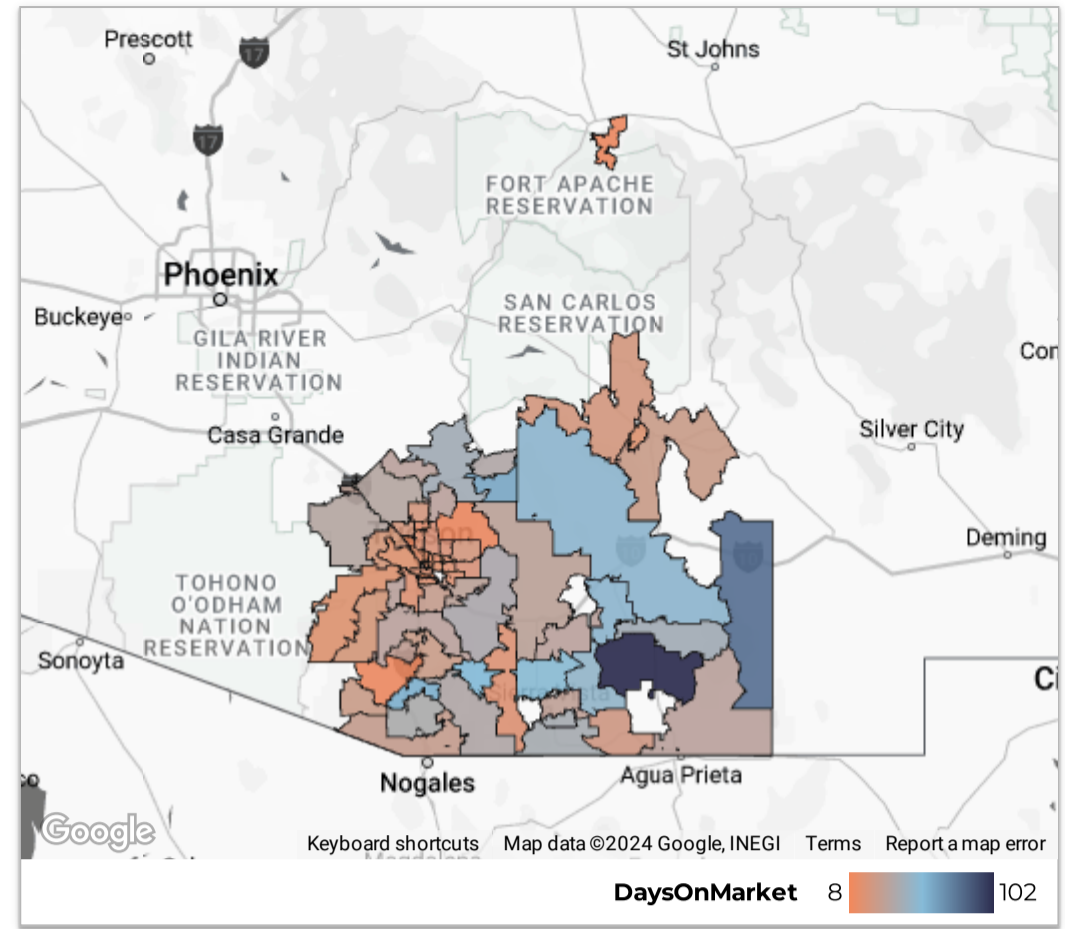
Southern AZ Housing Market: Buyer Demand

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May 2024

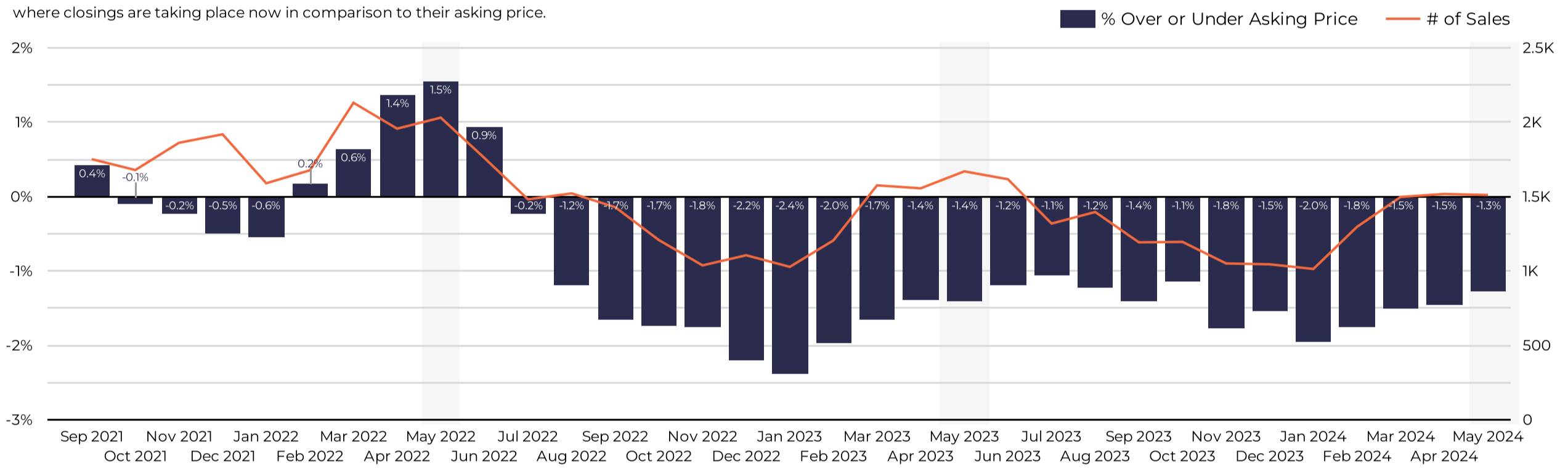


# of Sales: **1,515** (-9.4% from previous year)  
 Median Sale Price: **\$374,840** (5.6% from previous year)  
 Volume: **\$667,686,495** (-6.6% from previous year)  
 Average Sale Price: **\$440,717** (3.1% from previous year)  
 \$/sqft: **\$231** (4.4% from previous year)  
 Median Days on Market: **21** (6 from previous year)  
 # of New Listings: **2,206** (21.1% from previous year)  
 Average % Over Asking: **-1.39%** (0.10% from previous year)



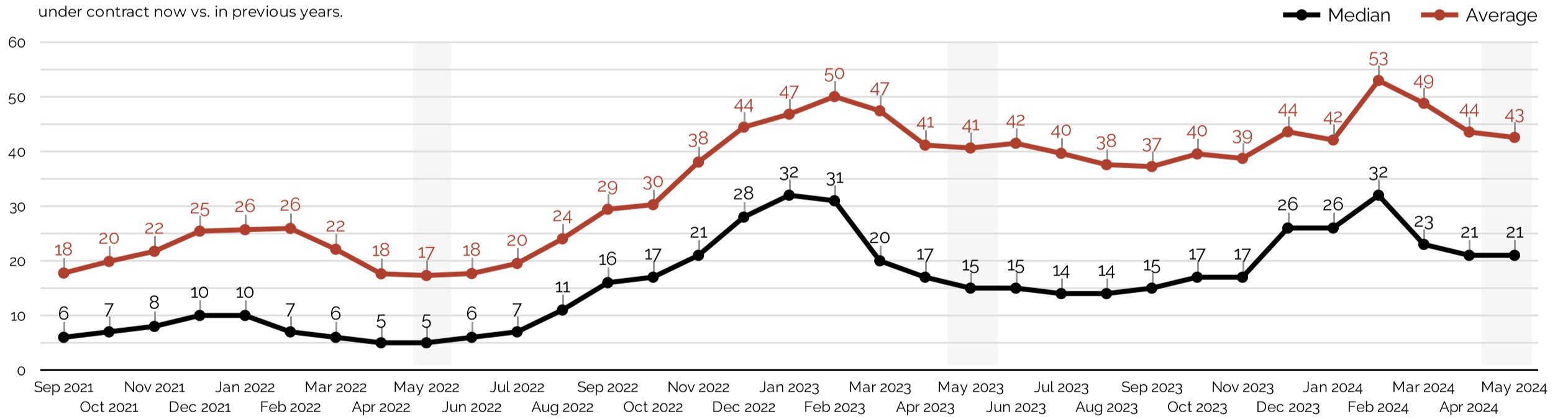
Buyer Demand

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         | 100        | -34.6% ↓ | 27           | 11 ↑  | -5.65%                        | -0.91% ↓ |
| \$200,000-\$299,999 | 317        | -16.6% ↓ | 17           | 7 ↑   | -0.97%                        | -0.10% ↓ |
| \$300,000-\$399,999 | 450        | -10.0% ↓ | 27           | 11 ↑  | -0.92%                        | 0.01% ↑  |
| \$400,000-\$499,999 | 269        | 2.3% ↑   | 20           | 2 ↑   | -1.32%                        | -0.30% ↓ |
| \$500,000-\$599,999 | 124        | -9.5% ↓  | 20           | 1 ↑   | -1.05%                        | 0.76% ↑  |
| \$600,000-\$699,999 | 89         | 7.2% ↑   | 17           | 4 ↑   | -1.23%                        | -0.13% ↓ |
| \$700,000-\$799,999 | 44         | 4.8% ↑   | 18           | 5 ↑   | -2.05%                        | -1.07% ↓ |
| \$800,000-\$999,999 | 60         | 13.2% ↑  | 15           | 5 ↑   | -1.08%                        | 0.17% ↑  |
| \$1M-\$1.19M        | 28         | 55.6% ↑  | 6            | -14 ↓ | -1.19%                        | 2.85% ↑  |
| \$1.2M-\$1.39       | 12         | -36.8% ↓ | 6            | -11 ↓ | -1.57%                        | 2.19% ↑  |
| \$1.4M+             | 22         | -12.0% ↓ | 9            | -20 ↓ | -1.27%                        | 3.72% ↑  |

Southern AZ Housing Market: Inventory

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May 2024

# of New Listings (Supply)  
**2,206**  
↑ 384 from previous year

Months of Supply  
**2.60**

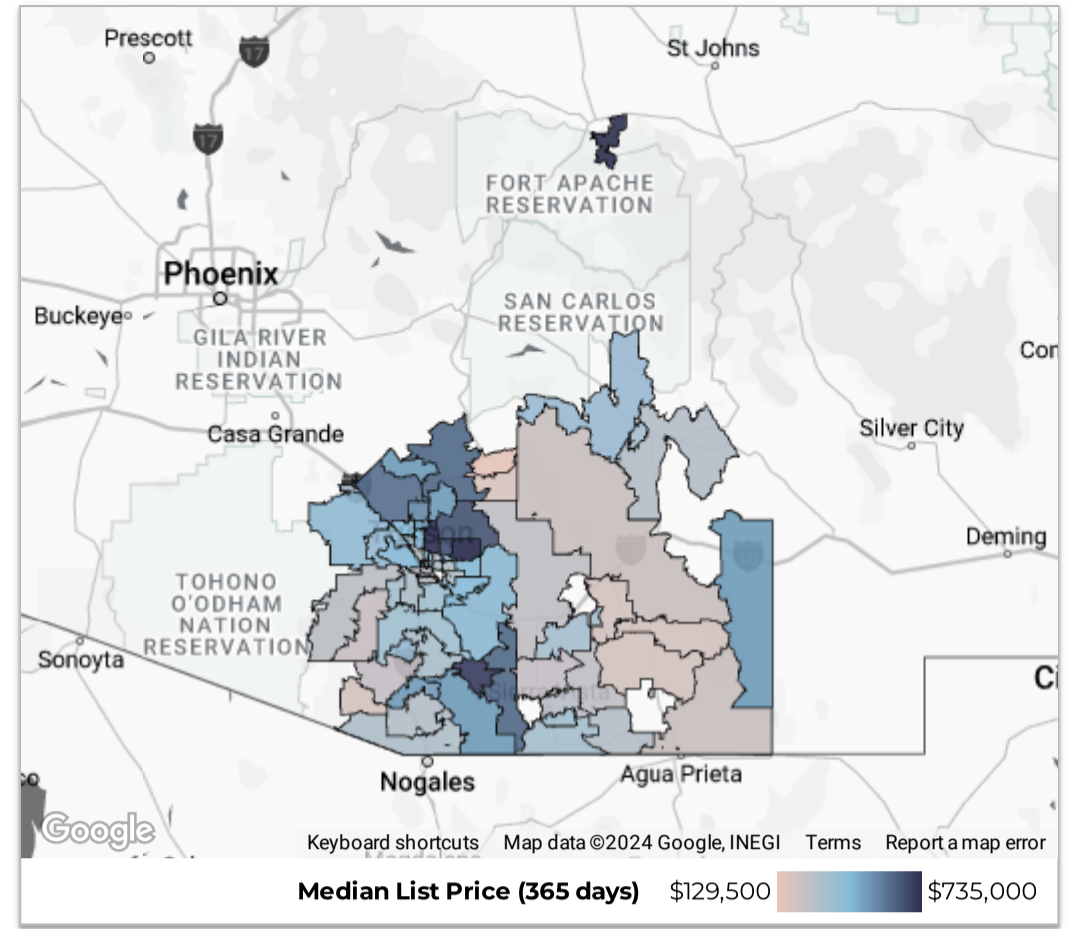
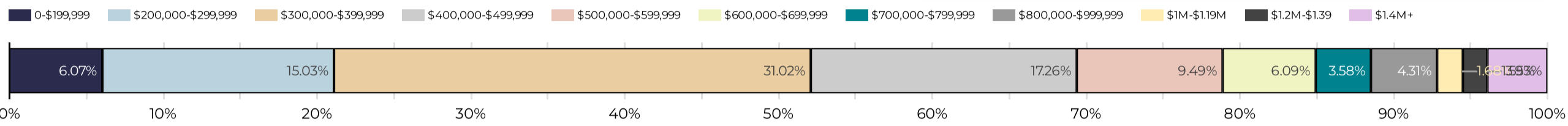
|                         | Average          | #            |
|-------------------------|------------------|--------------|
| Single Family Residence | \$601,621        | 3,225        |
| Townhouse               | \$350,943        | 309          |
| Condominium             | \$237,521        | 203          |
| Manufactured Home       | \$300,533        | 167          |
| Mobile Home             | \$177,125        | 36           |
| <b>Grand total</b>      | <b>\$546,561</b> | <b>3,940</b> |

# of New Pendings (Demand)  
**1,403**  
↓ -216 from previous year

Active Listings  
**3,940**

Pending Listings  
**840**

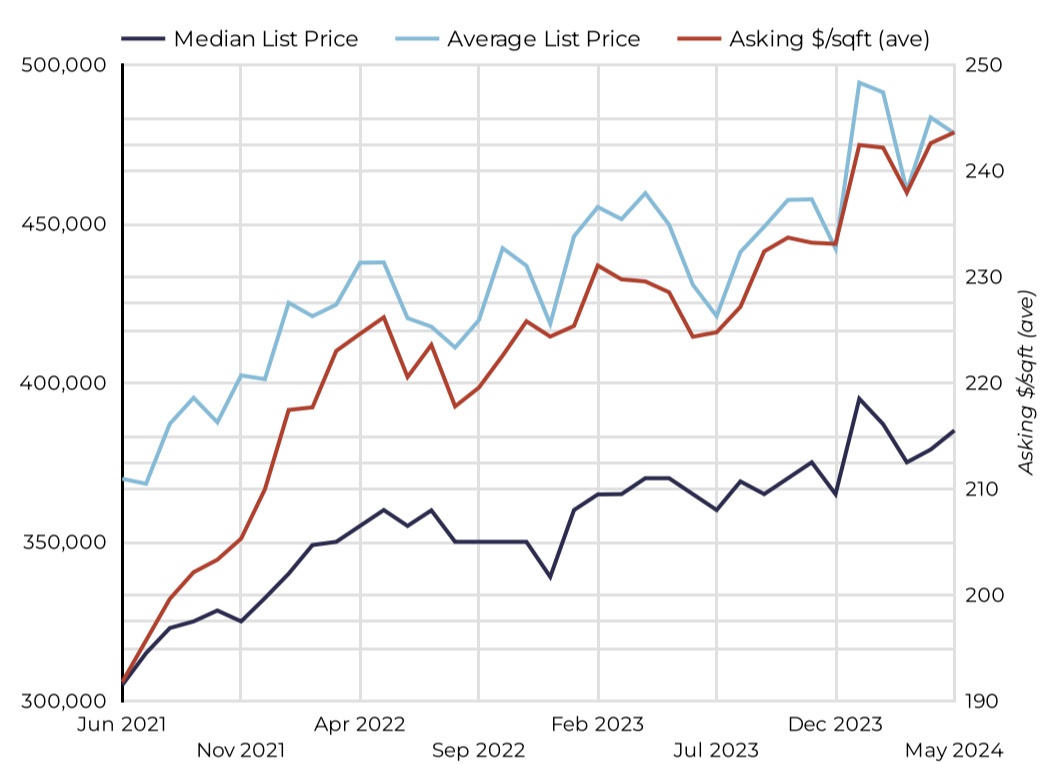
Active Listings



Months of Supply By Price Range

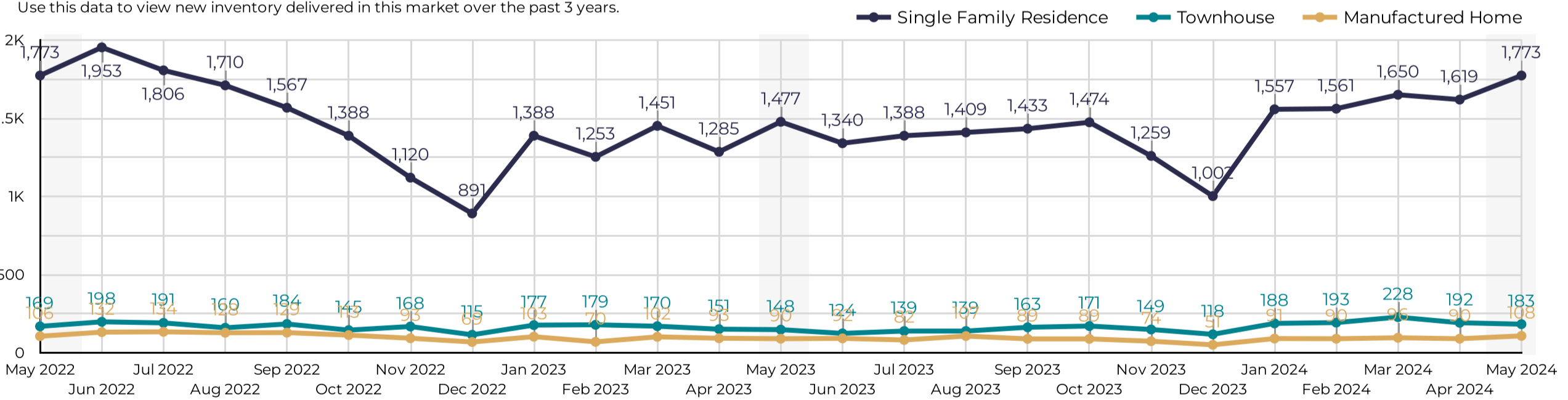
| Asking Price        | Months of Supply | Active       | # of Sales Last Month |
|---------------------|------------------|--------------|-----------------------|
| 0-\$199,999         | 2.54             | 239          | 94                    |
| \$200,000-\$299,999 | 1.83             | 592          | 323                   |
| \$300,000-\$399,999 | 2.75             | 1,222        | 445                   |
| \$400,000-\$499,999 | 2.54             | 680          | 268                   |
| \$500,000-\$599,999 | 2.85             | 374          | 131                   |
| \$600,000-\$699,999 | 2.82             | 240          | 85                    |
| \$700,000-\$799,999 | 3.20             | 141          | 44                    |
| \$800,000-\$999,999 | 2.74             | 170          | 62                    |
| \$1M-\$1.19M        | 2.44             | 66           | 27                    |
| \$1.2M-\$1.39       | 4.36             | 61           | 14                    |
| \$1.4M+             | 7.05             | 155          | 22                    |
| <b>Grand total</b>  | <b>2.60</b>      | <b>3,940</b> | <b>1,515</b>          |

Asking Prices



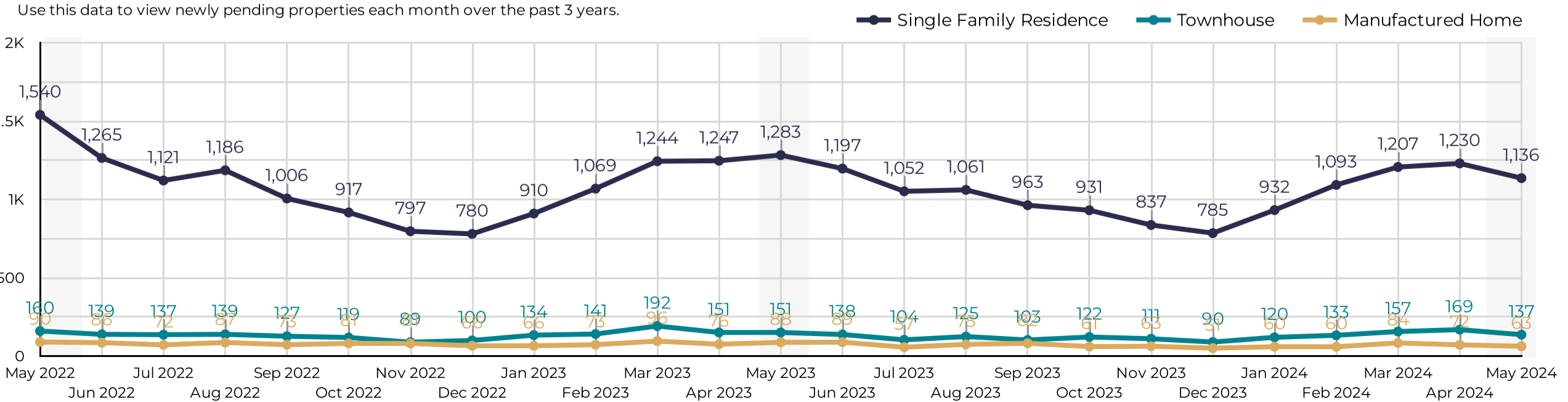
New Listings

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.



**Southern AZ Housing Market: Tables**

All data is updated in realtime in accordance with content from MLSSAZ.  
 This report provides a snapshot of the market as taken on: Jun 3, 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.

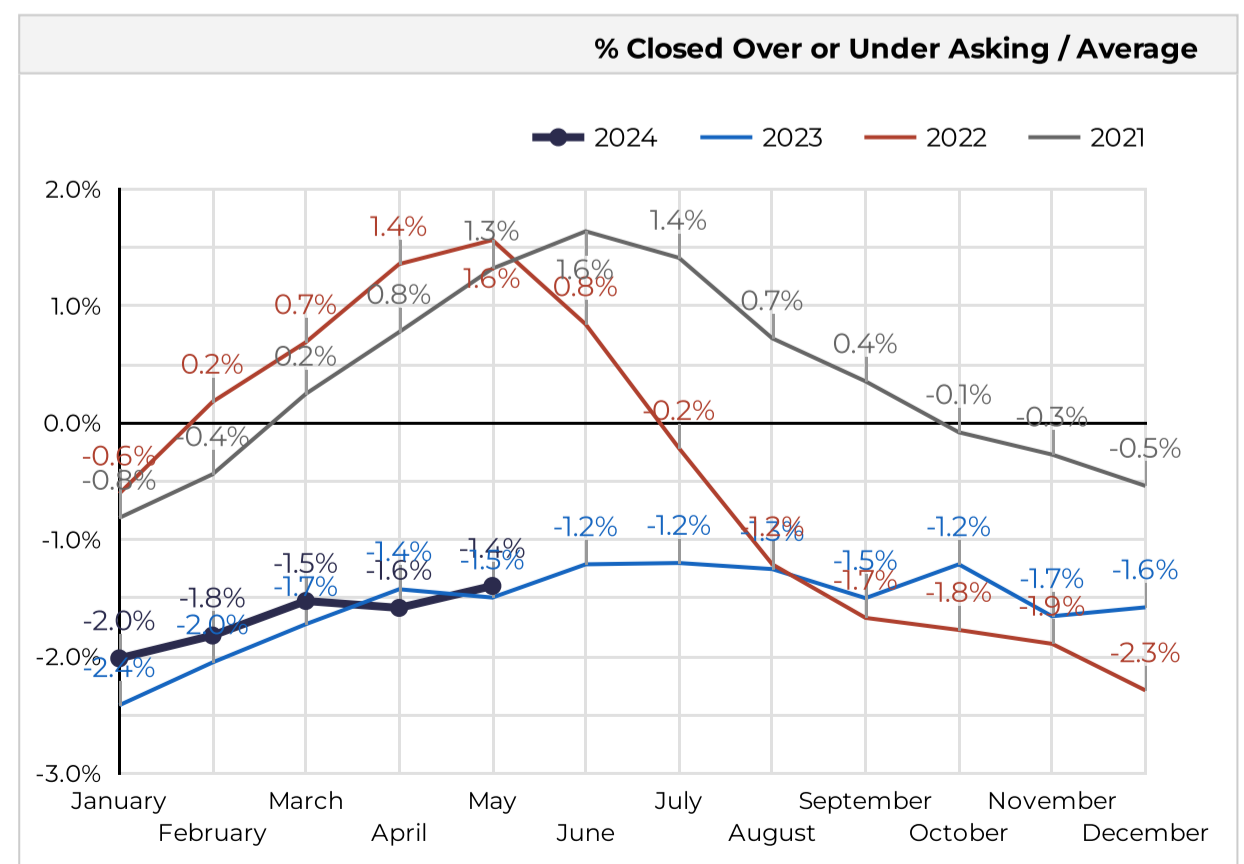
| # of Sales / Count |       |       |       |       |
|--------------------|-------|-------|-------|-------|
| Month              | 2021  | 2022  | 2023  | 2024  |
| January            | 1,519 | 1,591 | 1,028 | 1,017 |
| February           | 1,620 | 1,676 | 1,208 | 1,298 |
| March              | 2,175 | 2,134 | 1,580 | 1,498 |
| April              | 2,102 | 1,957 | 1,556 | 1,522 |
| May                | 1,960 | 2,031 | 1,673 | 1,515 |
| June               | 2,170 | 1,764 | 1,617 | -     |
| July               | 1,903 | 1,483 | 1,323 | -     |
| August             | 1,742 | 1,524 | 1,397 | -     |
| September          | 1,754 | 1,431 | 1,195 | -     |
| October            | 1,682 | 1,208 | 1,197 | -     |
| November           | 1,863 | 1,041 | 1,053 | -     |
| December           | 1,922 | 1,107 | 1,045 | -     |

| 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 | \$360,000 |
| April               | \$281,500 | \$346,000 | \$340,000 | \$363,500 |
| May                 | \$297,000 | \$350,000 | \$355,000 | \$374,840 |
| June                | \$300,000 | \$355,000 | \$355,500 | -         |
| July                | \$298,450 | \$351,000 | \$355,000 | -         |
| August              | \$305,000 | \$344,390 | \$353,000 | -         |
| September           | \$310,000 | \$345,000 | \$350,000 | -         |
| October             | \$310,000 | \$330,000 | \$350,000 | -         |
| November            | \$310,000 | \$340,000 | \$340,000 | -         |
| December            | \$320,000 | \$330,000 | \$355,000 | -         |

| Days on Market / Median |      |      |      |      |
|-------------------------|------|------|------|------|
| Month                   | 2021 | 2022 | 2023 | 2024 |
| January                 | 9    | 10   | 32   | 26   |
| February                | 7    | 7    | 31   | 32   |
| March                   | 5    | 6    | 20   | 23   |
| April                   | 5    | 5    | 17   | 21   |
| May                     | 4    | 5    | 15   | 21   |
| 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   | 26   | -    |

| New Listings / Count |       |       |       |       |
|----------------------|-------|-------|-------|-------|
| Month                | 2021  | 2022  | 2023  | 2024  |
| January              | 1,911 | 1,978 | 1,778 | 1,976 |
| 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 | 2,027 |
| May                  | 2,112 | 2,184 | 1,822 | 2,206 |
| 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 | 1,185 |
| February            | 1,834 | 1,862 | 1,366 | 1,375 |
| March               | 2,142 | 2,095 | 1,641 | 1,536 |
| April               | 2,024 | 1,965 | 1,584 | 1,570 |
| May                 | 2,007 | 1,914 | 1,619 | 1,403 |
| 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   | -     |



Southern AZ Housing Market: Comparisons

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This report provides a snapshot of the market as taken on: Jun 3, 2024

May 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 | 1,227           | -8.0%  | \$585.62M | -6.9%  | \$399,000      | \$14,000  | \$236   | \$8  | 21           | 5  | -1.1%  | 0.2%  |
| Townhouse               | 150             | 4.2%   | \$53.05M  | 14.8%  | \$295,000      | \$15,100  | \$244   | \$22 | 15           | 6  | -1.3%  | -0.3% |
| Manufactured Home       | 66              | -21.4% | \$14.51M  | -20.2% | \$215,000      | \$-10,000 | \$154   | \$9  | 22           | 11 | -2.8%  | 0.5%  |
| Condominium             | 53              | -41.8% | \$11.35M  | -41.1% | \$210,000      | \$0       | \$221   | \$-8 | 26           | 15 | -3.3%  | -1.4% |
| Mobile Home             | 14              | -12.5% | \$2.61M   | 27.3%  | \$195,000      | \$60,000  | \$163   | \$26 | 39           | 8  | -3.1%  | 2.0%  |

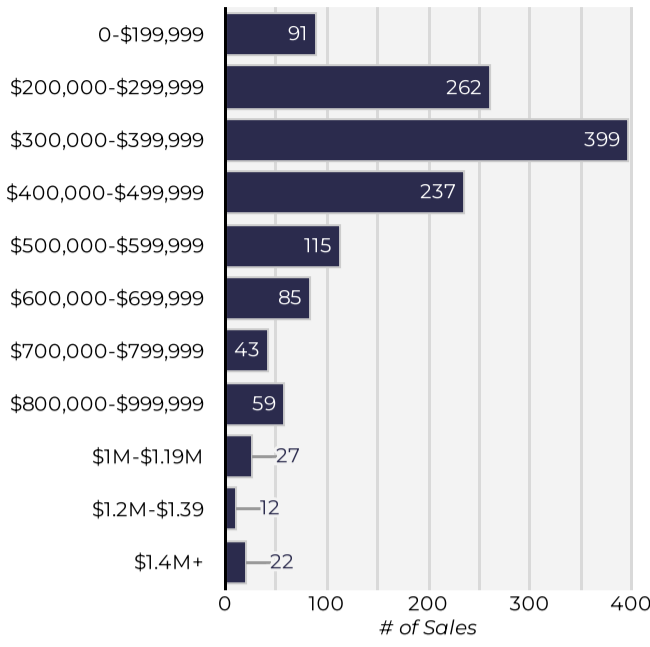
| Total SqFt       | # of Sales | % Δ    | Volume    | % Δ    | Median Sale | Δ          | \$/sqft | Δ     | Median DOM | Δ   | % Over | Δ     |
|------------------|------------|--------|-----------|--------|-------------|------------|---------|-------|------------|-----|--------|-------|
| <999 sqft        | 95         | -20.8% | \$19.43M  | -10.5% | \$200,000   | \$28,000   | \$245   | \$20  | 15         | 1   | -1.5%  | 0.5%  |
| \$1000-1499 sqft | 402        | -6.3%  | \$116.65M | -0.9%  | \$286,000   | \$11,000   | \$227   | \$12  | 17         | 9   | -1.5%  | -0.5% |
| \$1500-1999 sqft | 488        | -6.5%  | \$185.31M | -3.8%  | \$365,000   | \$12,000   | \$219   | \$6   | 22         | 6   | -1.0%  | 0.3%  |
| 2000-2499 sqft   | 270        | -17.9% | \$139.1M  | -10.5% | \$485,000   | \$40,000   | \$232   | \$18  | 21         | 4   | -1.2%  | -0.1% |
| 2500-2999 sqft   | 145        | -4.6%  | \$90.83M  | -3.6%  | \$595,000   | \$15,000   | \$231   | \$4   | 34         | 10  | -1.2%  | 0.5%  |
| 3000-3999 sqft   | 92         | 10.8%  | \$89.76M  | 16.3%  | \$960,000   | \$135,000  | \$289   | \$6   | 14         | -6  | -1.3%  | 0.5%  |
| 4000-4999 sqft   | 15         | -31.8% | \$20.71M  | -33.1% | \$1,199,000 | \$-101,000 | \$318   | \$1   | 19         | -31 | -4.5%  | -0.6% |
| 5000+ sqft       | 3          | -75.0% | \$5.35M   | -78.5% | \$1,732,000 | \$-124,225 | \$329   | \$-22 | 27         | -2  | -1.9%  | 7.2%  |

| Region                 | # of Sales | % Δ    | Volume    | % Δ    | Median Sale | Δ          | \$/sqft | Δ     | Median DOM | Δ    | % Over | Δ       |
|------------------------|------------|--------|-----------|--------|-------------|------------|---------|-------|------------|------|--------|---------|
| Northwest              | 231        | -11.5% | \$127.32M | -17.6% | \$460,000   | \$-25,000  | \$264   | \$1   | 18         | 2    | -1.5%  | 0.1%    |
| Central                | 165        | -9.8%  | \$60.1M   | -4.6%  | \$329,000   | \$14,000   | \$244   | \$16  | 12         | 5    | -1.4%  | -0.2%   |
| Upper Southeast        | 137        | 8.7%   | \$61.96M  | 15.7%  | \$411,910   | \$16,910   | \$210   | \$8   | 38         | 9    | -0.9%  | 0.2%    |
| North                  | 124        | -16.8% | \$97.03M  | -10.1% | \$662,500   | \$92,500   | \$320   | \$21  | 10         | -1   | -1.4%  | 0.4%    |
| East                   | 111        | -21.3% | \$39.97M  | -8.8%  | \$314,900   | \$12,400   | \$211   | \$7   | 12         | 5    | -0.6%  | -0.2%   |
| West                   | 86         | 1.2%   | \$36.26M  | 2.0%   | \$395,000   | \$5,000    | \$239   | \$14  | 14         | 5    | -0.7%  | -0.0%   |
| Extended West          | 77         | 22.2%  | \$28.27M  | 26.8%  | \$377,000   | \$16,590   | \$201   | \$7   | 34         | -15  | -1.6%  | 0.2%    |
| South                  | 67         | 31.4%  | \$18.6M   | 39.4%  | \$285,000   | \$23,000   | \$198   | \$7   | 12         | 1    | -1.4%  | -1.6%   |
| Southwest              | 65         | -33.7% | \$20.63M  | -25.6% | \$308,520   | \$12,520   | \$195   | \$14  | 16         | -2   | -1.0%  | -0.3%   |
| Northeast              | 58         | -26.6% | \$35.33M  | -13.1% | \$525,000   | \$65,000   | \$267   | \$39  | 13         | 1    | -1.2%  | 0.9%    |
| Upper Northwest        | 53         | 6.0%   | \$28.65M  | 6.9%   | \$520,000   | \$21,000   | \$243   | \$-5  | 36         | 19   | -2.1%  | +0.0... |
| Green Valley North     | 51         | -7.3%  | \$18.2M   | -4.3%  | \$339,990   | \$19,990   | \$189   | \$-4  | 38         | 18   | -1.1%  | +0.0... |
| Green Valley Northwest | 36         | -26.5% | \$9.69M   | -25.0% | \$260,000   | \$17,000   | \$202   | \$11  | 22         | 8    | -1.1%  | -0.3%   |
| Southeast              | 34         | -10.5% | \$13.61M  | -9.9%  | \$387,000   | \$6,000    | \$201   | \$3   | 26         | 3    | -0.4%  | -0.1%   |
| Green Valley Northeast | 34         | -2.9%  | \$13.32M  | -16.4% | \$380,000   | \$-86,000  | \$229   | \$-2  | 23         | 8    | -1.8%  | -0.0%   |
| Cochise                | 30         | -31.8% | \$6.7M    | -42.1% | \$210,000   | \$-25,000  | \$153   | \$-4  | 33         | 3    | -1.7%  | 1.3%    |
| Benson/St. David       | 30         | 25.0%  | \$8.17M   | 26.6%  | \$254,990   | \$-10      | \$164   | \$3   | 48         | 26   | -1.2%  | 0.8%    |
| Green Valley Southwest | 28         | -3.4%  | \$11.23M  | 17.0%  | \$400,000   | \$85,000   | \$224   | \$13  | 27         | 11   | -2.5%  | 0.5%    |
| SCC-Rio Rico East      | 17         | -19.0% | \$5.04M   | -15.2% | \$280,000   | \$15,000   | \$174   | \$2   | 36         | 2    | -0.5%  | -0.0%   |
| Green Valley Southeast | 14         | 0.0%   | \$4.7M    | 23.2%  | \$297,500   | \$22,500   | \$226   | \$31  | 48         | 1    | -2.7%  | 0.7%    |
| Pinal                  | 9          | -30.8% | \$3.43M   | 10.8%  | \$260,000   | \$70,000   | \$227   | \$66  | 19         | -6   | -2.2%  | 0.8%    |
| SCC-Tubac East         | 7          | 0.0%   | \$3M      | -37.4% | \$402,500   | \$-148,704 | \$259   | \$-26 | 42         | -18  | -1.5%  | 4.0%    |
| Extended Northwest     | 7          | -41.7% | \$2.14M   | -41.3% | \$284,000   | \$-27,900  | \$180   | \$5   | 53         | 19   | -0.6%  | 1.0%    |
| Extended Southwest     | 7          | 16.7%  | \$1.51M   | 30.4%  | \$193,000   | \$8,000    | \$157   | \$41  | 13         | 4    | -3.7%  | 5.7%    |
| Graham                 | 6          | -45.5% | \$1.78M   | -44.5% | \$264,000   | \$-1,000   | \$165   | \$17  | 16         | -38  | -0.3%  | 2.5%    |
| SCC-Nogales East       | 6          | 20.0%  | \$1.1M    | 31.9%  | \$168,000   | \$30,000   | \$120   | \$0   | 41         | 33   | -3.4%  | 2.0%    |
| SCC-Rio Rico West      | 3          | -40.0% | \$869.75K | -38.9% | \$315,000   | \$55,000   | \$185   | \$8   | 11         | -22  | 0.6%   | 3.5%    |
| SCC-Sonoita            | 3          | 0.0%   | \$2.34M   | 38.8%  | \$750,000   | \$140,000  | \$239   | \$-41 | 81         | 76   | -2.2%  | -2.1%   |
| Extended Northeast     | 2          | -      | \$1.18M   | -      | \$555,000   | -          | \$609   | -     | 2          | -    | 5.4%   | -       |
| Extended Southeast     | 2          | 0.0%   | \$731K    | -57.6% | \$340,000   | \$-410,000 | \$211   | \$-71 | 47         | -132 | 0.4%   | 0.7%    |
| Navajo                 | 2          | 100.0% | \$1.25M   | 273.1% | \$400,000   | \$65,000   | \$353   | \$71  | 0          | -78  | -1.2%  | 1.7%    |
| SCC-Nogales West       | 2          | 100.0% | \$960K    | 111.0% | \$305,000   | \$-150,000 | \$181   | \$-6  | 42         | 37   | -1.6%  | 5.4%    |
| Maricopa               | 1          | -      | \$365K    | -      | \$365,000   | -          | \$382   | -     | 11         | -    | 1.7%   | -       |

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: Jun 3, 2024

May 2024



**# of Sales**  
1,352  
↓ -9.3% from previous year

**Median Sale Price**  
\$379,999  
↑ 5.6% from previous year

**Volume**  
\$610,547,128  
↓ -6.6% from previous year

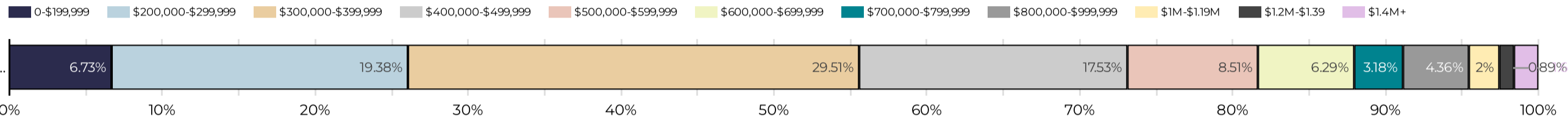
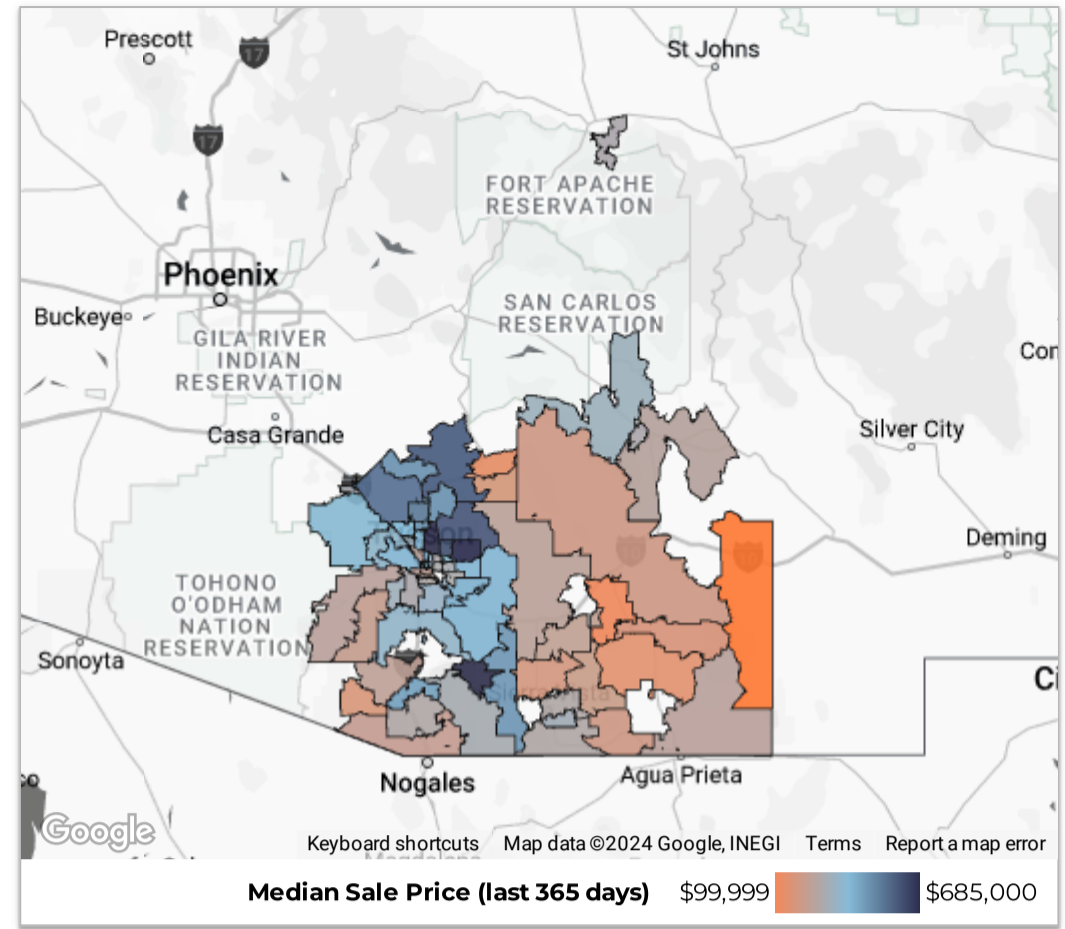
**Average Sale Price**  
\$451,588  
↑ 3.0% from previous year

**\$/sqft**  
\$234  
↑ 4.5% from previous year

**Median Days on Market**  
20  
↑ 5 from previous year

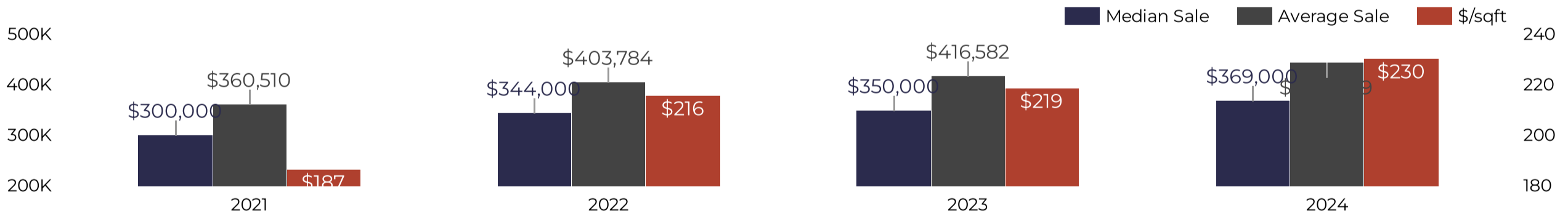
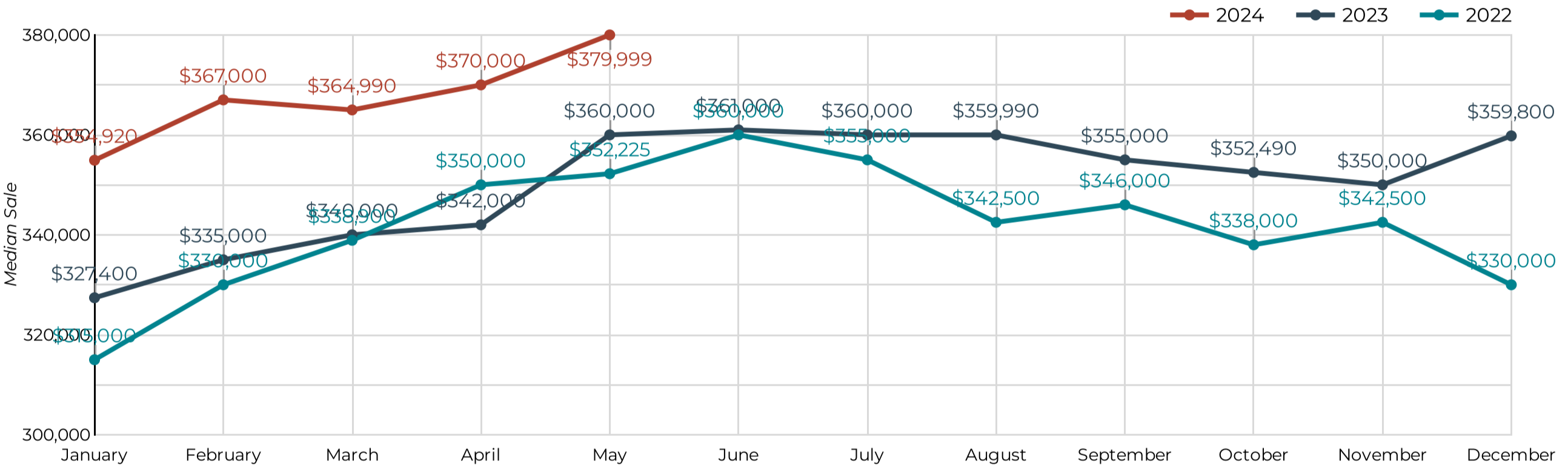
**# of New Listings**  
1,981  
↑ 22.6% from previous year

**Average % Over Asking**  
-1.37%  
↑ 0.11% from previous year



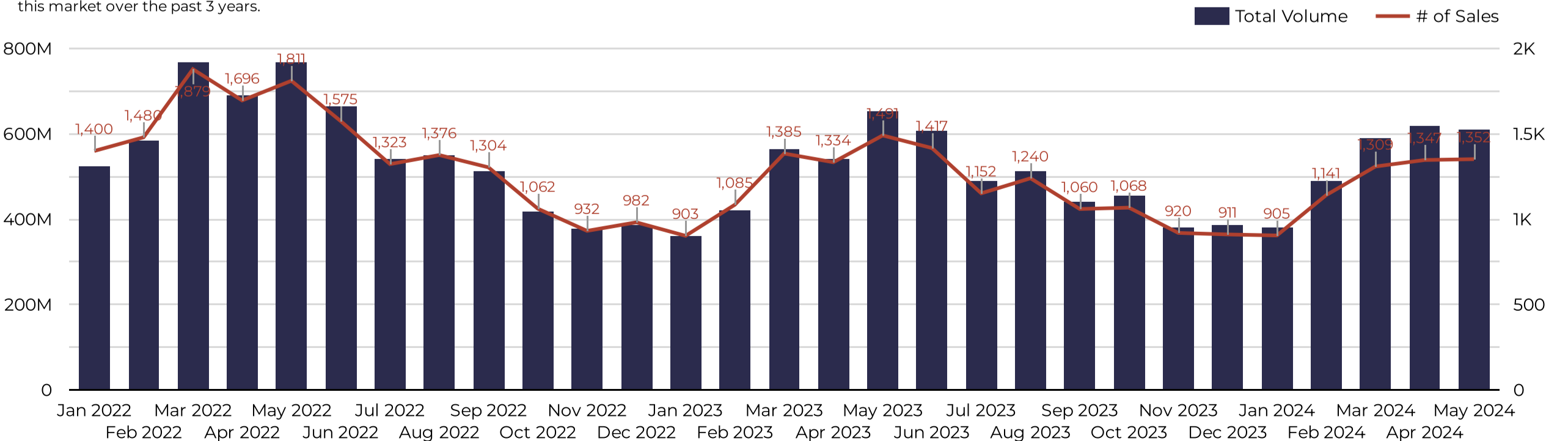
**Market Pricing**

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



**Market Activity**

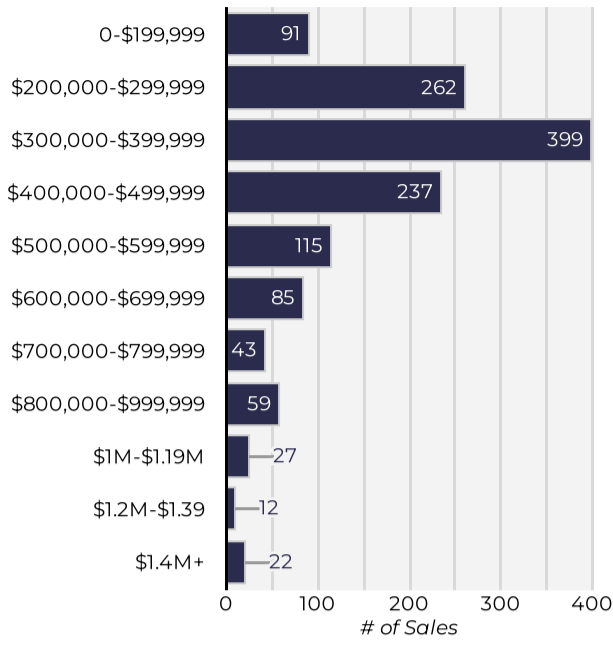
Use this data to see changes in total sales activity in this market over the past 3 years.



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: Jun 3, 2024

May 2024



**# of Sales**  
1,352  
↓ -9.3% from previous year

**Median Sale Price**  
\$379,999  
↑ 5.6% from previous year

**Volume**  
\$610,547,128  
↓ -6.6% from previous year

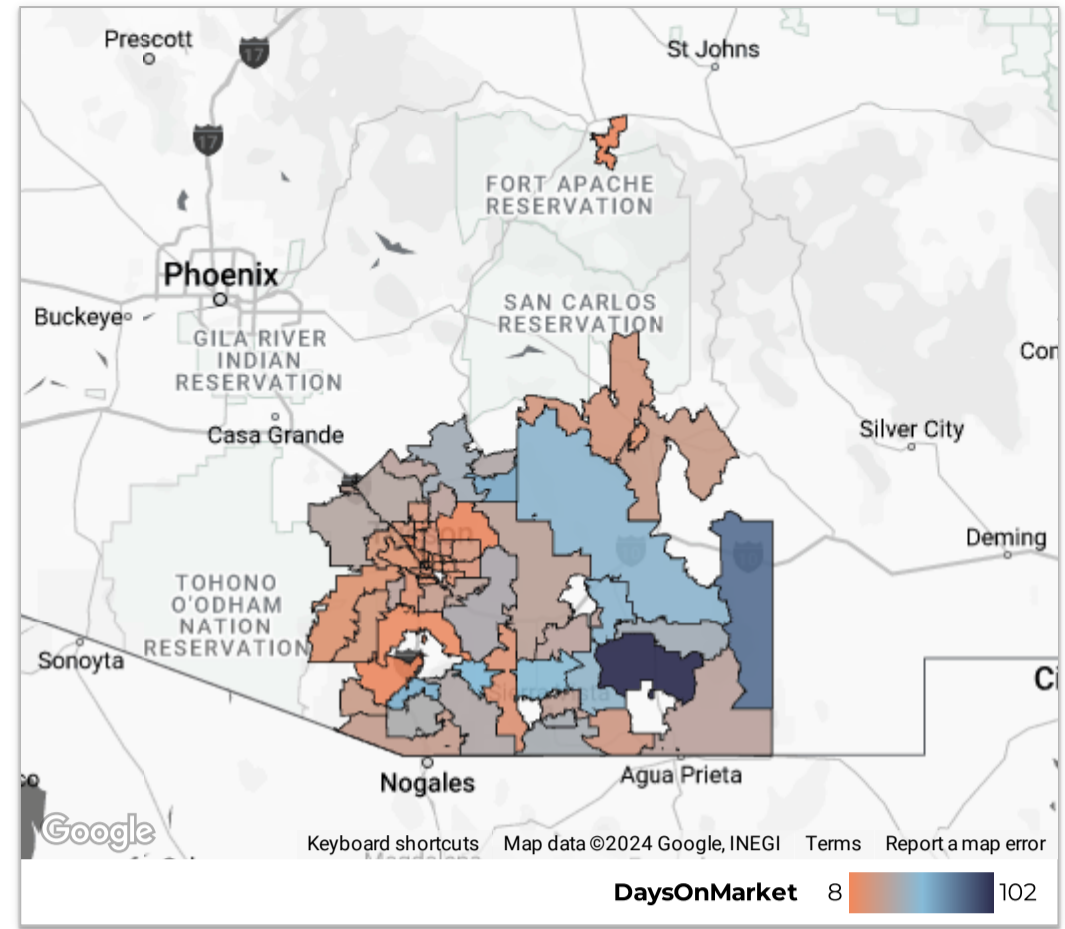
**Average Sale Price**  
\$451,588  
↑ 3.0% from previous year

**\$/sqft**  
\$234  
↑ 4.5% from previous year

**Median Days on Market**  
20  
↑ 5 from previous year

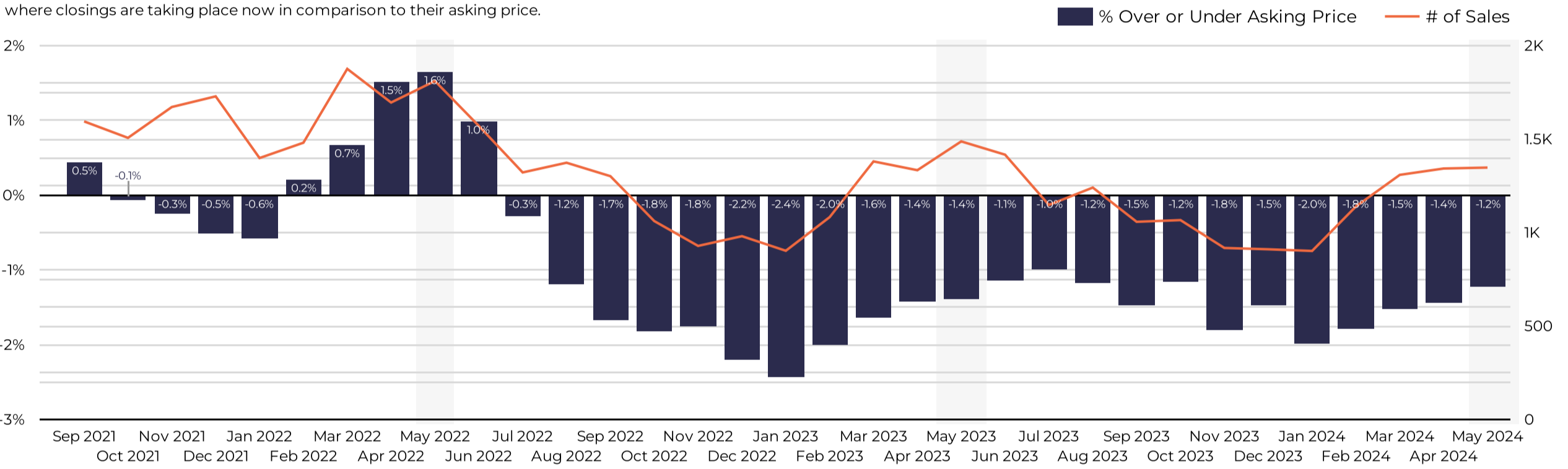
**# of New Listings**  
1,981  
↑ 22.6% from previous year

**Average % Over Asking**  
-1.37%  
↑ 0.11% from previous year



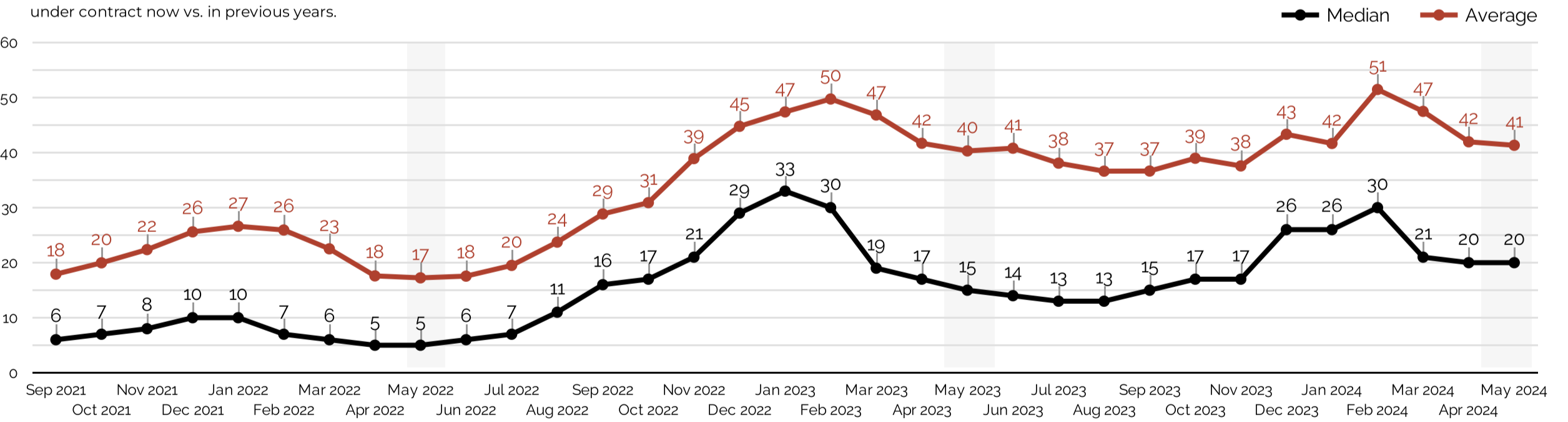
**Buyer Demand**

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         | 91         | -35.0% ↓ | 27           | 12 ↑  | -5.99%                        | -1.05% ↓ |
| \$200,000-\$299,999 | 262        | -15.5% ↓ | 14           | 4 ↑   | -0.89%                        | -0.16% ↓ |
| \$300,000-\$399,999 | 399        | -10.7% ↓ | 25           | 9 ↑   | -0.83%                        | 0.03% ↑  |
| \$400,000-\$499,999 | 237        | 2.2% ↑   | 21           | 3 ↑   | -1.24%                        | -0.31% ↓ |
| \$500,000-\$599,999 | 115        | -10.2% ↓ | 19           | 0     | -1.02%                        | 0.79% ↑  |
| \$600,000-\$699,999 | 85         | 6.3% ↑   | 17           | 5 ↑   | -1.26%                        | -0.21% ↓ |
| \$700,000-\$799,999 | 43         | 7.5% ↑   | 18           | 8 ↑   | -2.09%                        | -1.19% ↓ |
| \$800,000-\$999,999 | 59         | 13.5% ↑  | 16           | 6 ↑   | -1.12%                        | 0.18% ↑  |
| \$1M-\$1.19M        | 27         | 50.0% ↑  | 5            | -15 ↓ | -0.73%                        | 3.32% ↑  |
| \$1.2M-\$1.39       | 12         | -36.8% ↓ | 6            | -11 ↓ | -1.57%                        | 2.19% ↑  |
| \$1.4M+             | 22         | -12.0% ↓ | 9            | -20 ↓ | -1.27%                        | 3.72% ↑  |



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: Jun 3, 2024

May 2024

# of New Listings (Supply)  
**1,981**  
↑ 365 from previous year

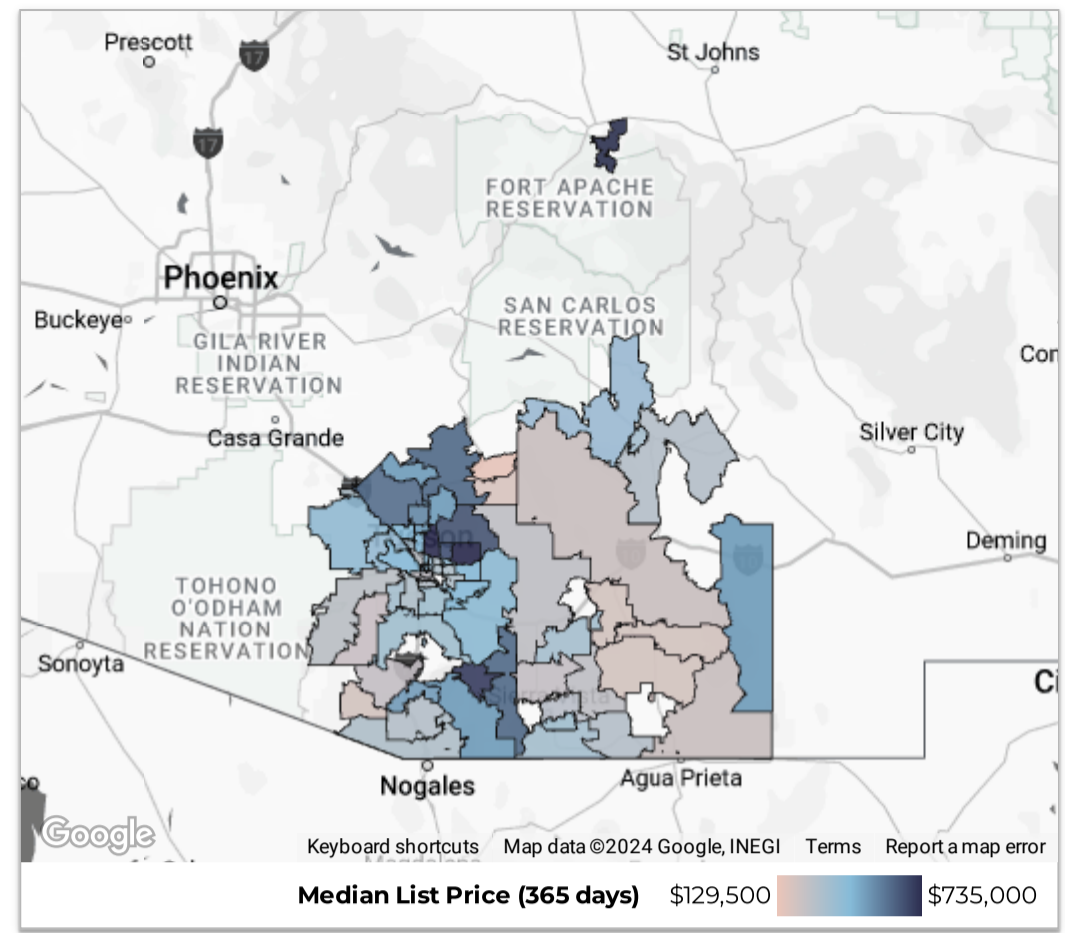
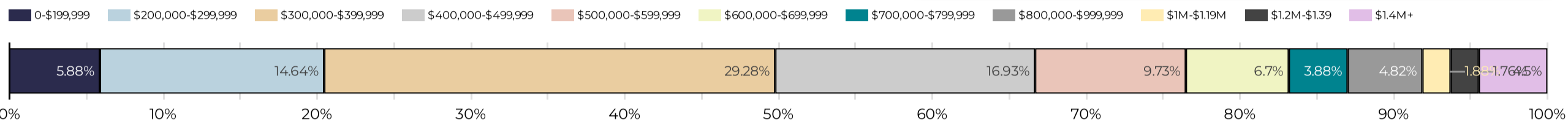
Months of Supply  
**2.52**

|                         | Average          | #            |
|-------------------------|------------------|--------------|
| Single Family Residence | \$626,165        | 2,830        |
| Townhouse               | \$377,225        | 207          |
| Condominium             | \$253,825        | 171          |
| Manufactured Home       | \$268,451        | 160          |
| Mobile Home             | \$176,103        | 34           |
| <b>Grand total</b>      | <b>\$570,980</b> | <b>3,402</b> |

# of New Pendings (Demand)  
**1,261**  
↓ -163 from previous year

Active Listings  
**3,402**  
Pending Listings  
**766**

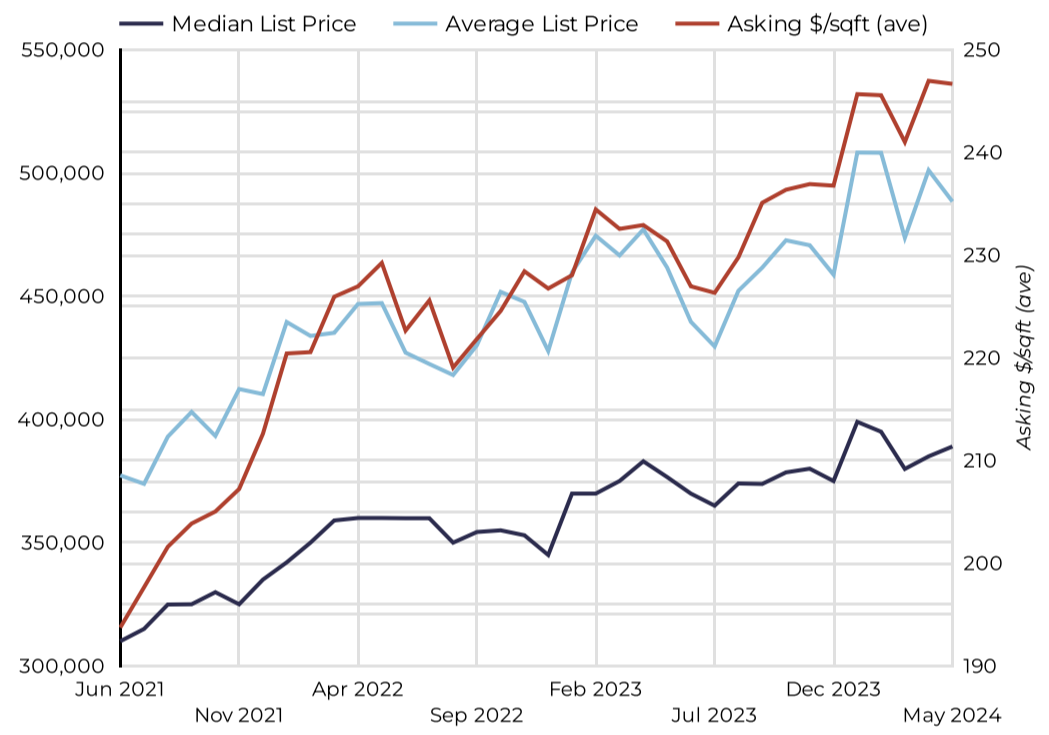
**Active Listings**



**Months of Supply By Price Range**

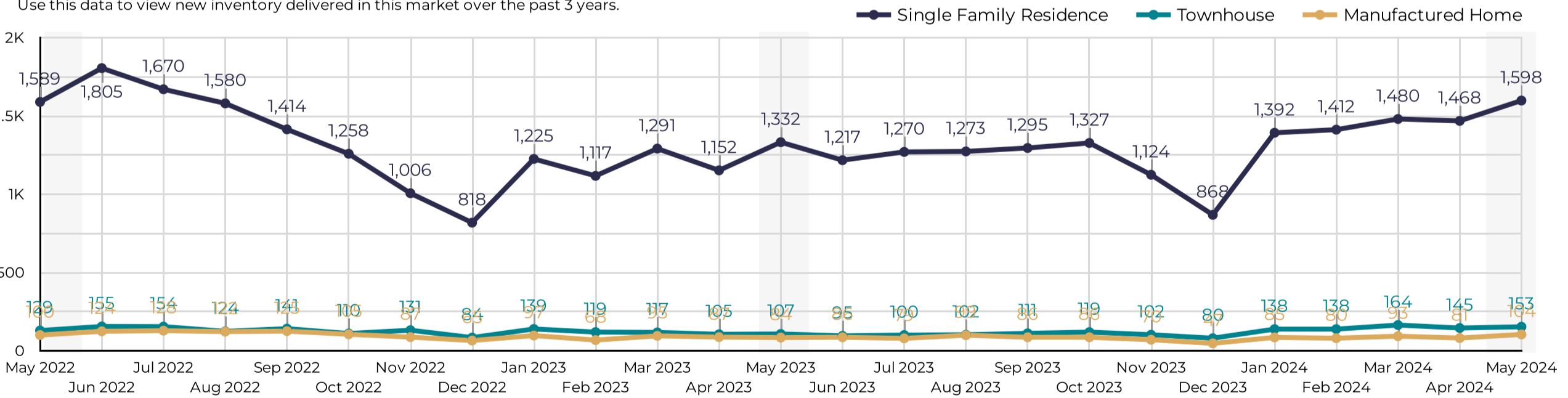
| Asking Price        | Months of Supply | Active       | # of Sales Last Month |
|---------------------|------------------|--------------|-----------------------|
| 0-\$199,999         | 2.33             | 200          | 86                    |
| \$200,000-\$299,999 | 1.85             | 498          | 269                   |
| \$300,000-\$399,999 | 2.55             | 996          | 390                   |
| \$400,000-\$499,999 | 2.41             | 576          | 239                   |
| \$500,000-\$599,999 | 2.74             | 331          | 121                   |
| \$600,000-\$699,999 | 2.81             | 228          | 81                    |
| \$700,000-\$799,999 | 3.07             | 132          | 43                    |
| \$800,000-\$999,999 | 2.69             | 164          | 61                    |
| \$1M-\$1.19M        | 2.46             | 64           | 26                    |
| \$1.2M-\$1.39       | 4.29             | 60           | 14                    |
| \$1.4M+             | 6.95             | 153          | 22                    |
| <b>Grand total</b>  | <b>2.52</b>      | <b>3,402</b> | <b>1,352</b>          |

**Asking Prices**



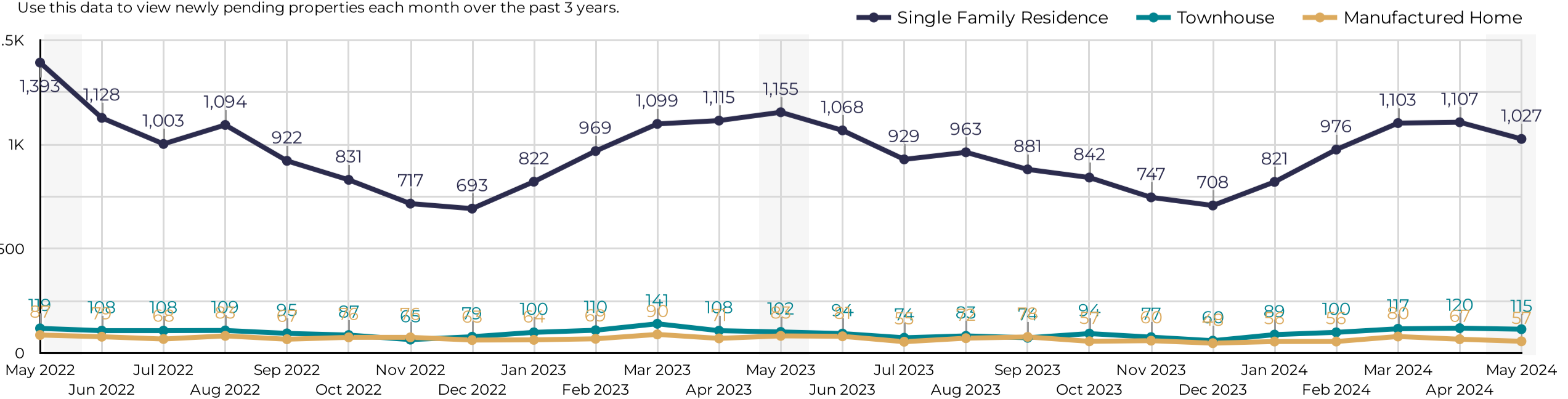
**New Listings**

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.

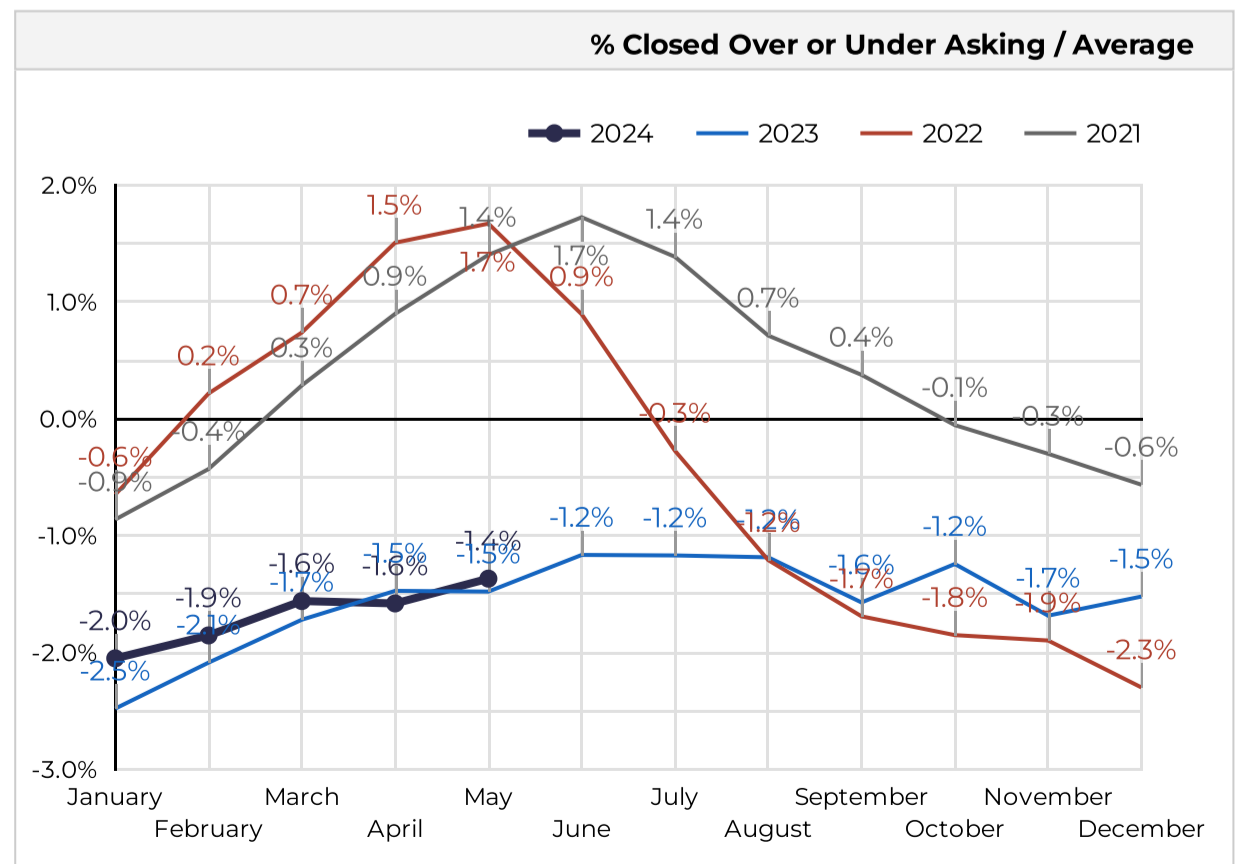
| # of Sales / Count |       |       |       |       |
|--------------------|-------|-------|-------|-------|
| Month              | 2021  | 2022  | 2023  | 2024  |
| January            | 1,354 | 1,400 | 903   | 905   |
| February           | 1,424 | 1,480 | 1,085 | 1,141 |
| March              | 1,877 | 1,879 | 1,385 | 1,309 |
| April              | 1,856 | 1,696 | 1,334 | 1,347 |
| May                | 1,734 | 1,811 | 1,491 | 1,352 |
| June               | 1,910 | 1,575 | 1,417 | -     |
| July               | 1,712 | 1,323 | 1,152 | -     |
| August             | 1,575 | 1,376 | 1,240 | -     |
| September          | 1,597 | 1,304 | 1,060 | -     |
| October            | 1,510 | 1,062 | 1,068 | -     |
| November           | 1,673 | 932   | 920   | -     |
| December           | 1,732 | 982   | 911   | -     |

| 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 | \$364,990 |
| April               | \$285,000 | \$350,000 | \$342,000 | \$370,000 |
| May                 | \$300,000 | \$352,225 | \$360,000 | \$379,999 |
| 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 | \$352,490 | -         |
| November            | \$312,000 | \$342,500 | \$350,000 | -         |
| December            | \$323,000 | \$330,000 | \$359,800 | -         |

| 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   | 20   |
| 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   | 26   | -    |

| New Listings / Count |       |       |       |       |
|----------------------|-------|-------|-------|-------|
| Month                | 2021  | 2022  | 2023  | 2024  |
| January              | 1,659 | 1,733 | 1,557 | 1,737 |
| 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 | 1,803 |
| May                  | 1,910 | 1,947 | 1,616 | 1,981 |
| 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 | 1,032 |
| February            | 1,591 | 1,659 | 1,224 | 1,203 |
| March               | 1,877 | 1,831 | 1,423 | 1,373 |
| April               | 1,799 | 1,703 | 1,388 | 1,379 |
| May                 | 1,779 | 1,719 | 1,424 | 1,261 |
| 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   | -     |



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: Jun 3, 2024

May 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 |  |  |  |
|-----------------|--|--|--|----------------|--|--|--|--------------|--|--|--|
|-----------------|--|--|--|----------------|--|--|--|--------------|--|--|--|

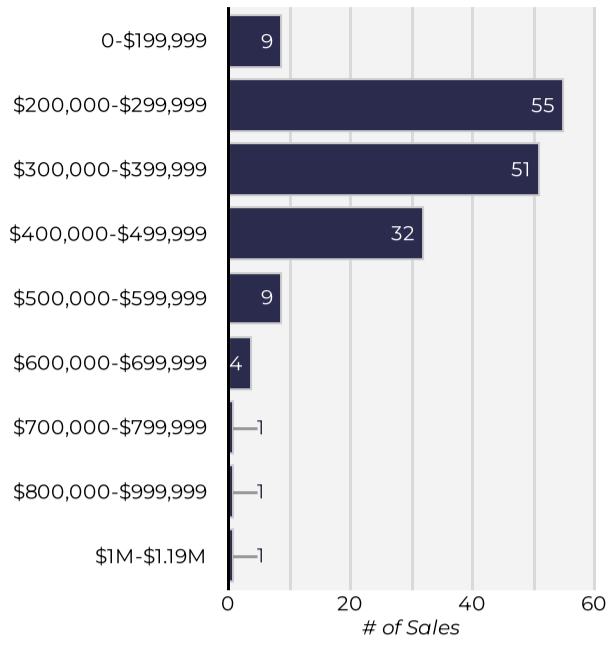
| Property Type           | # of Sales | % Δ      | Volume    | % Δ      | Median Sale | Δ          | \$/sqft | Δ      | Median DOM | Δ     | % Over | Δ       |
|-------------------------|------------|----------|-----------|----------|-------------|------------|---------|--------|------------|-------|--------|---------|
| Single Family Residence | 1,107      | -8.1% ↓  | \$539.43M | -7.0% ↓  | \$400,000   | \$10,000 ↑ | \$239   | \$9 ↑  | 20         | 4 ↑   | -1.0%  | 0.2% ↑  |
| Townhouse               | 117        | 11.4% ↑  | \$44.19M  | 22.8% ↑  | \$320,000   | \$15,000 ↑ | \$254   | \$21 ↑ | 11         | 4 ↑   | -1.4%  | -0.5% ↓ |
| Manufactured Home       | 61         | -22.8% ↓ | \$13.35M  | -21.9% ↓ | \$225,000   | \$-5,000 ↓ | \$152   | \$6 ↑  | 22         | 10 ↑  | -2.7%  | 0.7% ↑  |
| Condominium             | 48         | -42.9% ↓ | \$10.43M  | -43.0% ↓ | \$220,000   | \$-5,000 ↓ | \$221   | \$-9 ↓ | 26         | 16 ↑  | -3.6%  | -1.5% ↓ |
| Mobile Home             | 14         | 0.0%     | \$2.61M   | 56.4% ↑  | \$195,000   | \$60,000 ↑ | \$163   | \$30 ↑ | 39         | -19 ↓ | -3.1%  | 2.0% ↑  |

| Total SqFt       | # of Sales | % Δ      | Volume    | % Δ      | Median Sale | Δ            | \$/sqft | Δ       | Median DOM | Δ     | % Over | Δ       |
|------------------|------------|----------|-----------|----------|-------------|--------------|---------|---------|------------|-------|--------|---------|
| <999 sqft        | 82         | -24.1% ↓ | \$17.06M  | -13.7% ↓ | \$200,000   | \$25,000 ↑   | \$247   | \$20 ↑  | 13         | 0     | -1.5%  | 0.5% ↑  |
| \$1000-1499 sqft | 353        | -5.4% ↓  | \$103.21M | -0.2% ↓  | \$289,900   | \$9,900 ↑    | \$229   | \$12 ↑  | 15         | 7 ↑   | -1.5%  | -0.4% ↓ |
| \$1500-1999 sqft | 425        | -5.3% ↓  | \$163.09M | -2.3% ↓  | \$370,000   | \$15,000 ↑   | \$221   | \$6 ↑   | 21         | 4 ↑   | -0.9%  | 0.3% ↑  |
| 2000-2499 sqft   | 248        | -16.5% ↓ | \$128.75M | -8.7% ↓  | \$485,000   | \$40,000 ↑   | \$235   | \$19 ↑  | 20         | 4 ↑   | -1.2%  | -0.1% ↓ |
| 2500-2999 sqft   | 132        | -10.2% ↓ | \$83.55M  | -8.7% ↓  | \$599,000   | \$14,000 ↑   | \$232   | \$5 ↑   | 29         | 5 ↑   | -1.1%  | 0.7% ↑  |
| 3000-3999 sqft   | 89         | 11.3% ↑  | \$88.3M   | 16.4% ↑  | \$965,000   | \$135,000 ↑  | \$294   | \$6 ↑   | 14         | -6 ↓  | -1.4%  | 0.6% ↑  |
| 4000-4999 sqft   | 15         | -28.6% ↓ | \$20.71M  | -31.0% ↓ | \$1,199,000 | \$-101,000 ↓ | \$318   | \$-4 ↓  | 19         | -35 ↓ | -4.5%  | -0.3% ↓ |
| 5000+ sqft       | 3          | -75.0% ↓ | \$5.35M   | -78.5% ↓ | \$1,732,000 | \$-124,225 ↓ | \$329   | \$-22 ↓ | 27         | -2 ↓  | -1.9%  | 7.2% ↑  |

| Region             | # of Sales | % Δ      | Volume    | % Δ      | Median Sale | Δ            | \$/sqft | Δ       | Median DOM | Δ      | % Over | Δ        |
|--------------------|------------|----------|-----------|----------|-------------|--------------|---------|---------|------------|--------|--------|----------|
| Northwest          | 231        | -11.5% ↓ | \$127.32M | -17.6% ↓ | \$460,000   | \$-25,000 ↓  | \$264   | \$1 ↑   | 18         | 2 ↑    | -1.5%  | 0.1% ↑   |
| Central            | 165        | -9.8% ↓  | \$60.1M   | -4.6% ↓  | \$329,000   | \$14,000 ↑   | \$244   | \$16 ↑  | 12         | 5 ↑    | -1.4%  | -0.2% ↓  |
| Upper Southeast    | 137        | 8.7% ↑   | \$61.96M  | 15.7% ↑  | \$411,910   | \$16,910 ↑   | \$210   | \$8 ↑   | 38         | 9 ↑    | -0.9%  | 0.2% ↑   |
| North              | 124        | -16.8% ↓ | \$97.03M  | -10.1% ↓ | \$662,500   | \$92,500 ↑   | \$320   | \$21 ↑  | 10         | -1 ↓   | -1.4%  | 0.4% ↑   |
| East               | 111        | -21.3% ↓ | \$39.97M  | -8.8% ↓  | \$314,900   | \$12,400 ↑   | \$211   | \$7 ↑   | 12         | 5 ↑    | -0.6%  | -0.2% ↓  |
| West               | 86         | 1.2% ↑   | \$36.26M  | 2.0% ↑   | \$395,000   | \$5,000 ↑    | \$239   | \$14 ↑  | 14         | 5 ↑    | -0.7%  | -0.0% ↓  |
| Extended West      | 77         | 22.2% ↑  | \$28.27M  | 26.8% ↑  | \$377,000   | \$16,590 ↑   | \$201   | \$7 ↑   | 34         | -15 ↓  | -1.6%  | 0.2% ↑   |
| South              | 67         | 31.4% ↑  | \$18.6M   | 39.4% ↑  | \$285,000   | \$23,000 ↑   | \$198   | \$7 ↑   | 12         | 1 ↑    | -1.4%  | -1.6% ↓  |
| Southwest          | 65         | -33.7% ↓ | \$20.63M  | -25.6% ↓ | \$308,520   | \$12,520 ↑   | \$195   | \$14 ↑  | 16         | -2 ↓   | -1.0%  | -0.3% ↓  |
| Northeast          | 58         | -26.6% ↓ | \$35.33M  | -13.1% ↓ | \$525,000   | \$65,000 ↑   | \$267   | \$39 ↑  | 13         | 1 ↑    | -1.2%  | 0.9% ↑   |
| Upper Northwest    | 53         | 6.0% ↑   | \$28.65M  | 6.9% ↑   | \$520,000   | \$21,000 ↑   | \$243   | \$-5 ↓  | 36         | 19 ↑   | -2.1%  | +0.0%... |
| Southeast          | 34         | -10.5% ↓ | \$13.61M  | -9.9% ↓  | \$387,000   | \$6,000 ↑    | \$201   | \$3 ↑   | 26         | 3 ↑    | -0.4%  | -0.1% ↓  |
| Cochise            | 30         | -31.8% ↓ | \$6.7M    | -42.1% ↓ | \$210,000   | \$-25,000 ↓  | \$153   | \$-4 ↓  | 33         | 3 ↑    | -1.7%  | 1.3% ↑   |
| Benson/St. David   | 30         | 25.0% ↑  | \$8.17M   | 26.6% ↑  | \$254,990   | \$-10 ↓      | \$164   | \$3 ↑   | 48         | 26 ↑   | -1.2%  | 0.8% ↑   |
| SCC-Rio Rico East  | 17         | -19.0% ↓ | \$5.04M   | -15.2% ↓ | \$280,000   | \$15,000 ↑   | \$174   | \$2 ↑   | 36         | 2 ↑    | -0.5%  | -0.0% ↓  |
| Pinal              | 9          | -30.8% ↓ | \$3.43M   | 10.8% ↑  | \$260,000   | \$70,000 ↑   | \$227   | \$66 ↑  | 19         | -6 ↓   | -2.2%  | 0.8% ↑   |
| Extended Northwest | 7          | -41.7% ↓ | \$2.14M   | -41.3% ↓ | \$284,000   | \$-27,900 ↓  | \$180   | \$5 ↑   | 53         | 19 ↑   | -0.6%  | 1.0% ↑   |
| Extended Southwest | 7          | 16.7% ↑  | \$1.51M   | 30.4% ↑  | \$193,000   | \$8,000 ↑    | \$157   | \$41 ↑  | 13         | 4 ↑    | -3.7%  | 5.7% ↑   |
| SCC-Tubac East     | 7          | 0.0%     | \$3M      | -37.4% ↓ | \$402,500   | \$-148,704 ↓ | \$259   | \$-26 ↓ | 42         | -18 ↓  | -1.5%  | 4.0% ↑   |
| SCC-Nogales East   | 6          | 20.0% ↑  | \$1.1M    | 31.9% ↑  | \$168,000   | \$30,000 ↑   | \$120   | \$0 ↑   | 41         | 33 ↑   | -3.4%  | 2.0% ↑   |
| Graham             | 6          | -45.5% ↓ | \$1.78M   | -44.5% ↓ | \$264,000   | \$-1,000 ↓   | \$165   | \$17 ↑  | 16         | -38 ↓  | -0.3%  | 2.5% ↑   |
| SCC-Sonoita        | 3          | 0.0%     | \$2.34M   | 38.8% ↑  | \$750,000   | \$140,000 ↑  | \$239   | \$-41 ↓ | 81         | 76 ↑   | -2.2%  | -2.1% ↓  |
| SCC-Rio Rico West  | 3          | -40.0% ↓ | \$869.75K | -38.9% ↓ | \$315,000   | \$55,000 ↑   | \$185   | \$8 ↑   | 11         | -22 ↓  | 0.6%   | 3.5% ↑   |
| Extended Northeast | 2          | -        | \$1.18M   | -        | \$555,000   | -            | \$609   | -       | 2          | -      | 5.4%   | -        |
| SCC-Nogales West   | 2          | 100.0% ↑ | \$960K    | 111.0% ↑ | \$305,000   | \$-150,000 ↓ | \$181   | \$-6 ↓  | 42         | 37 ↑   | -1.6%  | 5.4% ↑   |
| Navajo             | 2          | 100.0% ↑ | \$1.25M   | 273.1% ↑ | \$400,000   | \$65,000 ↑   | \$353   | \$71 ↑  | 0          | -78 ↓  | -1.2%  | 1.7% ↑   |
| Extended Southeast | 2          | 0.0%     | \$731K    | -57.6% ↓ | \$340,000   | \$-410,000 ↓ | \$211   | \$-71 ↓ | 47         | -132 ↓ | 0.4%   | 0.7% ↑   |
| SCC-Elgin          | 1          | -        | \$418K    | -        | \$418,000   | -            | \$300   | -       | 39         | -      | -12.6% | -        |
| Coconino           | 1          | -        | \$435K    | -        | \$435,000   | -            | \$336   | -       | 3          | -      | 0.0%   | -        |
| Pima Southwest     | 1          | 0.0%     | \$189.9K  | 26.6% ↑  | \$189,900   | \$39,900 ↑   | \$123   | \$2 ↑   | 377        | 377 ↑  | 1.3%   | 7.5% ↑   |
| Maricopa           | 1          | -        | \$365K    | -        | \$365,000   | -            | \$382   | -       | 11         | -      | 1.7%   | -        |
| Pima Far West      | 1          | -        | \$53K     | -        | \$53,000    | -            | \$42    | -       | 5          | -      | 6.0%   | -        |
| SCC-Patagonia      | 1          | -75.0% ↓ | \$603K    | -70.4% ↓ | \$603,000   | \$178,000 ↑  | \$202   | \$-82 ↓ | 0          | -2 ↓   | -1.1%  | 2.8% ↑   |

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Jun 3, 2024

May 2024



# of Sales  
**163**  
↓ -10.4% from previous year

Median Sale Price  
**\$325,000**  
↑ 6.6% from previous year

Volume  
**\$57,139,367**  
↓ -6.8% from previous year

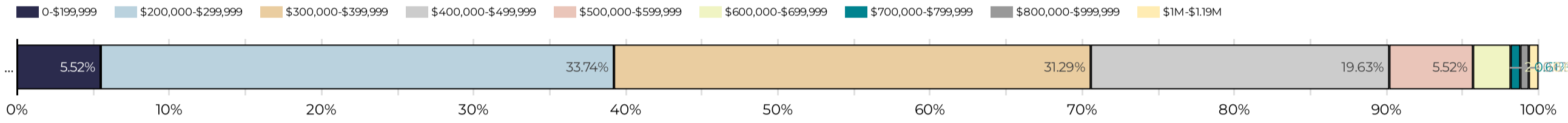
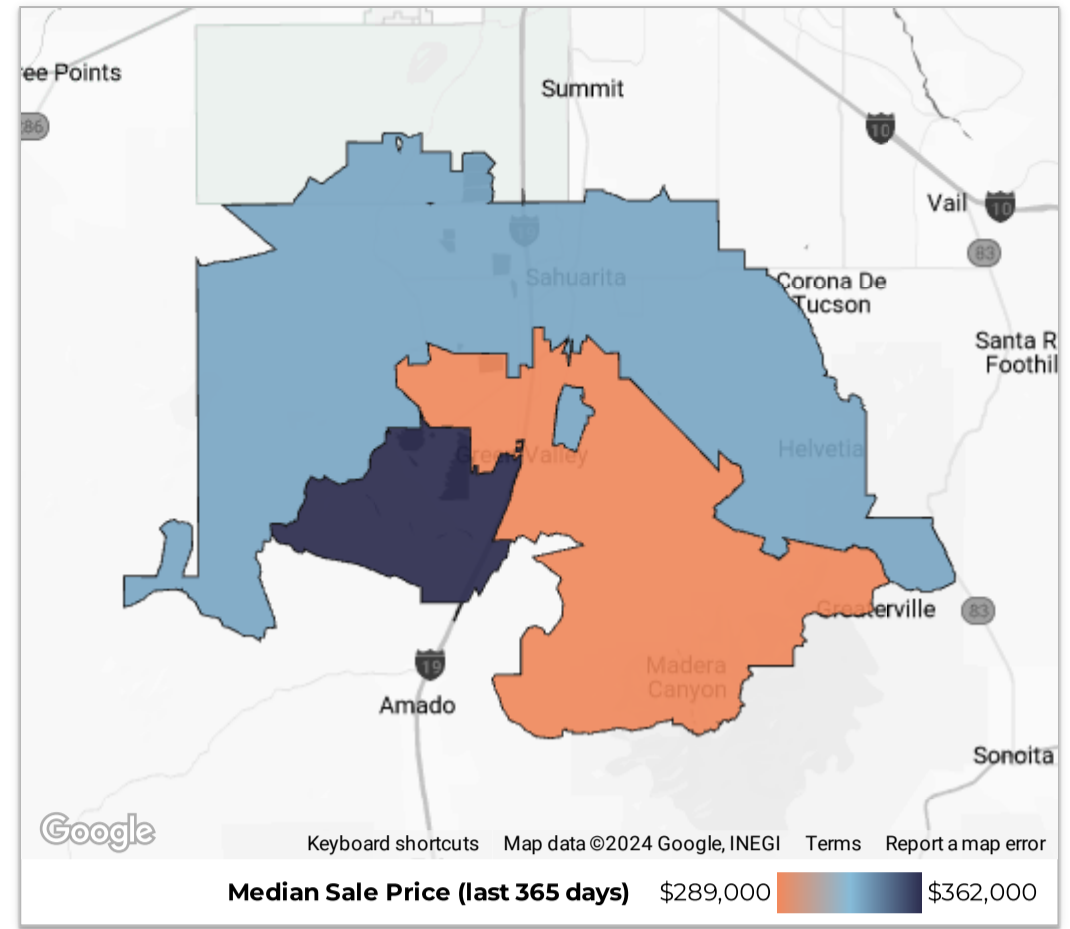
Average Sale Price  
**\$350,548**  
↑ 4.1% from previous year

\$/sqft  
**\$209**  
↑ 3.2% from previous year

Median Days on Market  
**30**  
↑ 12 from previous year

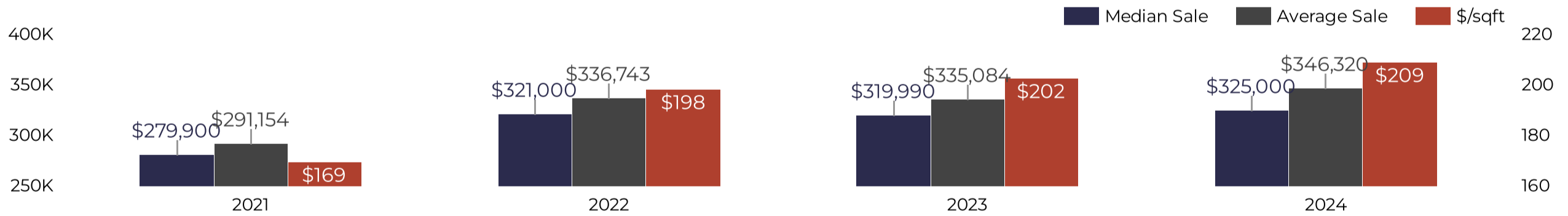
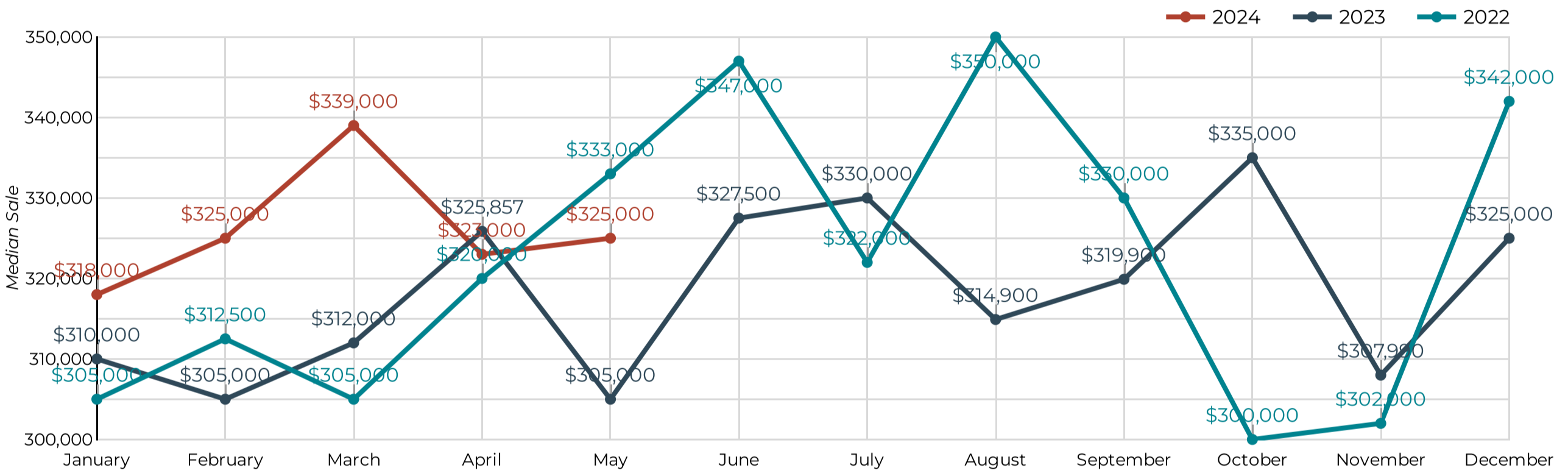
# of New Listings  
**225**  
↑ 9.2% from previous year

Average % Over Asking  
**-1.63%**  
↑ +0.00% from previous year



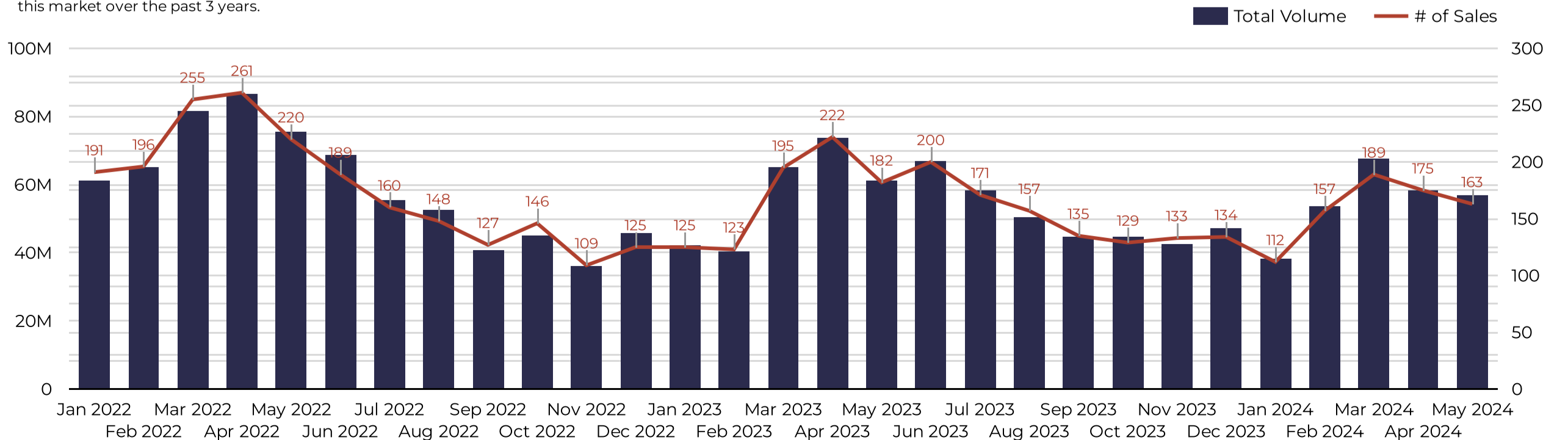
**Market Pricing**

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



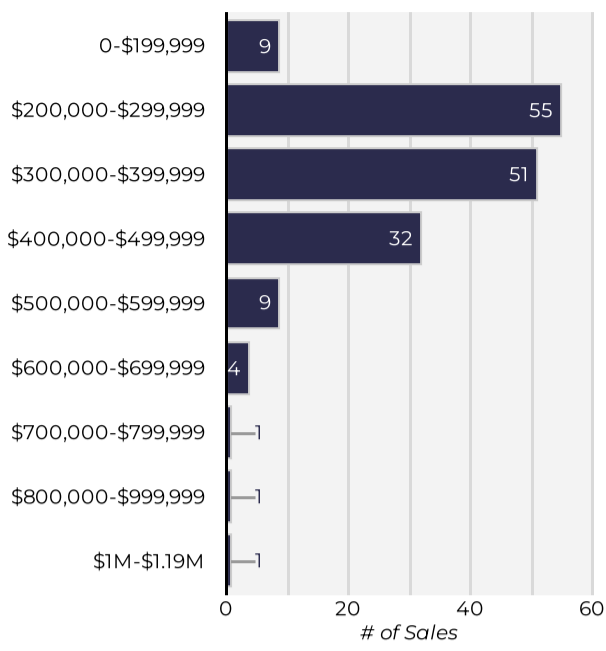
**Market Activity**

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



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This report provides a snapshot of the market as taken on: Jun 3, 2024

May 2024



**# of Sales**  
163  
↓ -10.4% from previous year

**Median Sale Price**  
\$325,000  
↑ 6.6% from previous year

**Volume**  
\$57,139,367  
↓ -6.8% from previous year

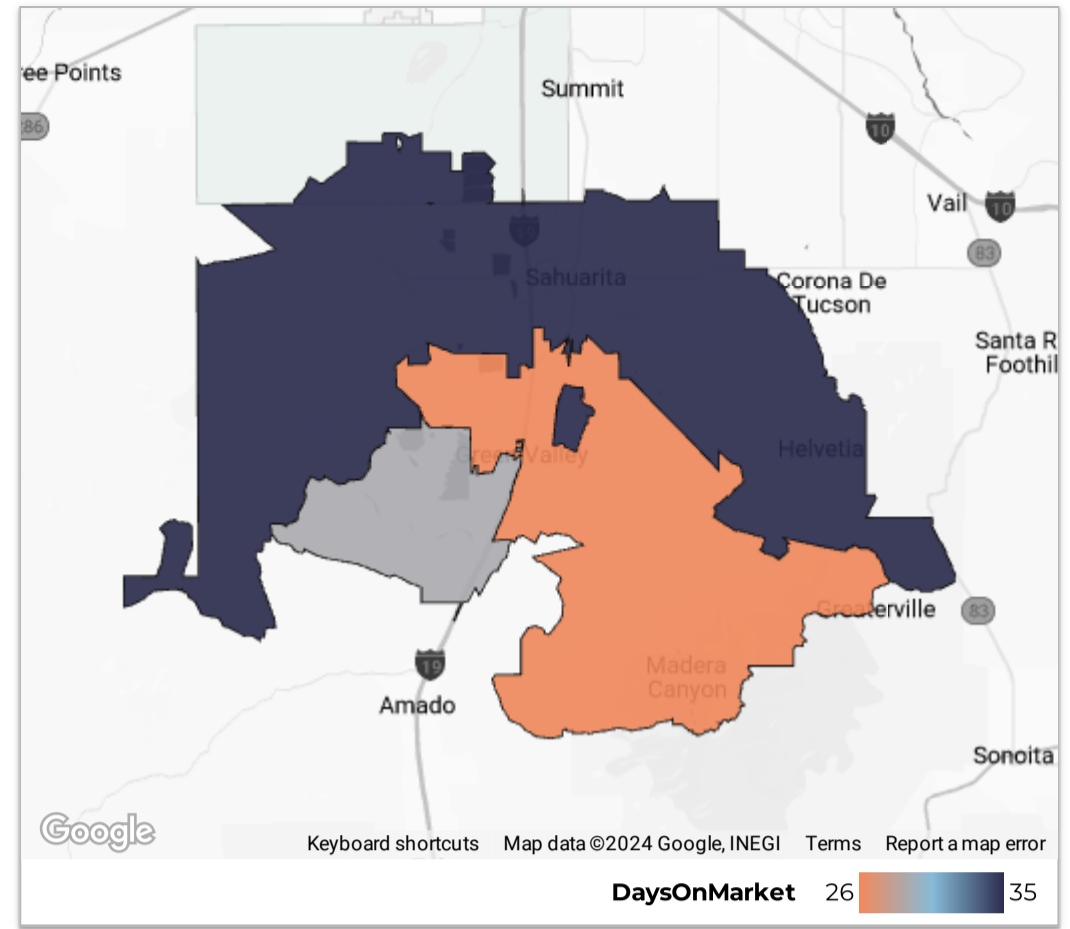
**Average Sale Price**  
\$350,548  
↑ 4.1% from previous year

**\$/sqft**  
\$209  
↑ 3.2% from previous year

**Median Days on Market**  
30  
↑ 12 from previous year

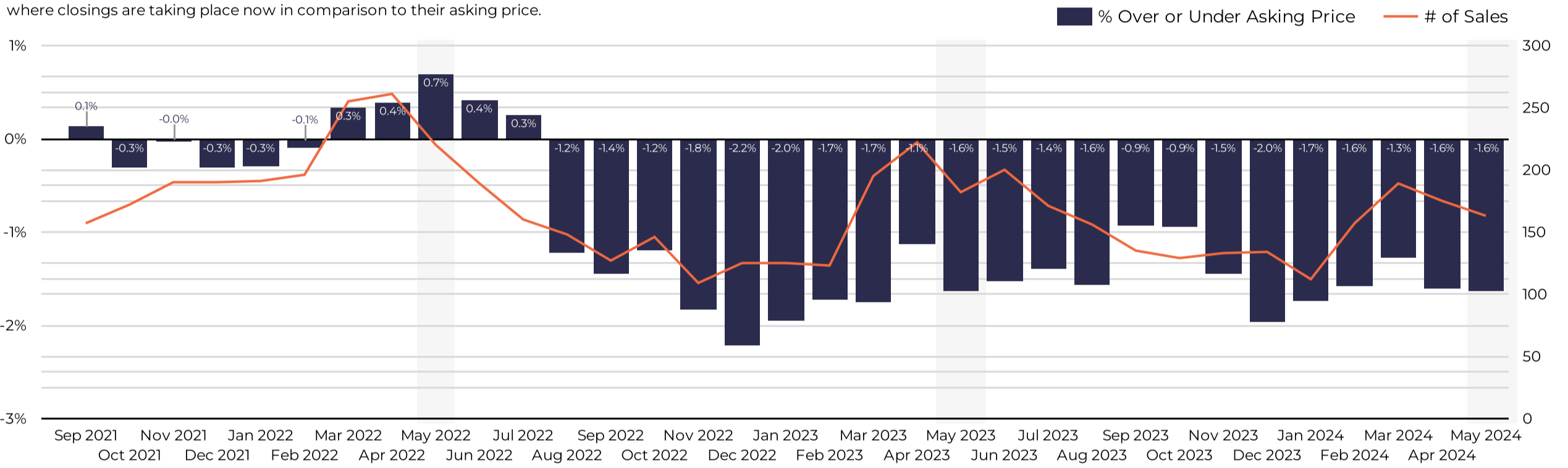
**# of New Listings**  
225  
↑ 9.2% from previous year

**Average % Over Asking**  
-1.63%  
↑ +0.00% from previous year



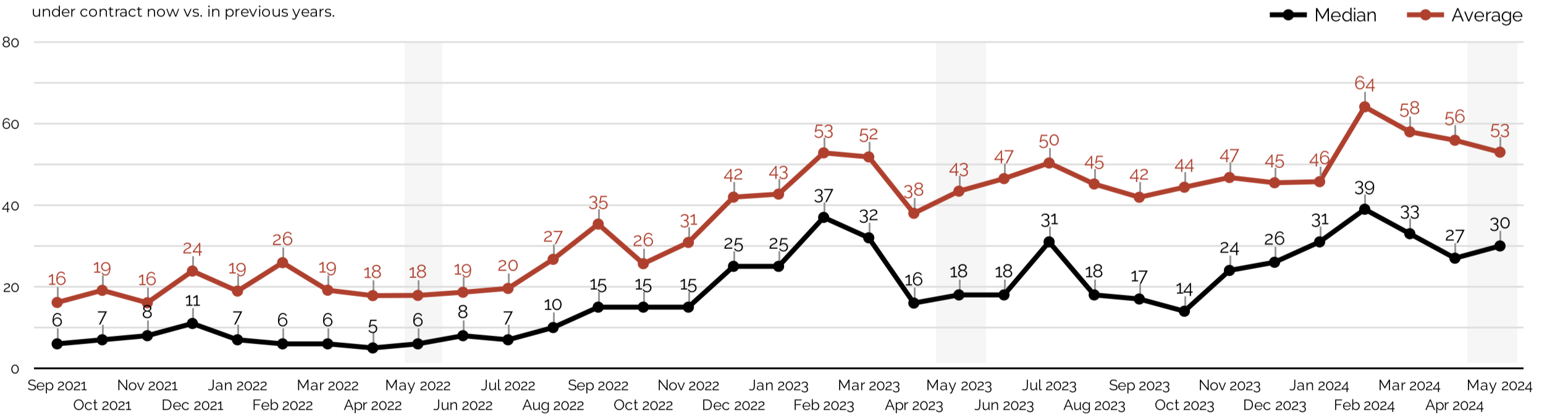
**Buyer Demand**

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         | 9          | -30.8% ↓ | 27           | 11 ↑  | -2.13%                        | 0.39% ↑  |
| \$200,000-\$299,999 | 55         | -21.4% ↓ | 35           | 22 ↑  | -1.36%                        | 0.11% ↑  |
| \$300,000-\$399,999 | 51         | -3.8% ↓  | 49           | 28 ↑  | -1.62%                        | -0.11% ↓ |
| \$400,000-\$499,999 | 32         | 3.2% ↑   | 16           | -2 ↓  | -1.89%                        | -0.18% ↓ |
| \$500,000-\$599,999 | 9          | 0.0%     | 26           | -2 ↓  | -1.34%                        | 0.40% ↑  |
| \$600,000-\$699,999 | 4          | 33.3% ↑  | 12           | -6 ↓  | -0.78%                        | 1.81% ↑  |
| \$700,000-\$799,999 | 1          | -50.0% ↓ | 210          | 104 ↑ | -0.52%                        | 2.31% ↑  |
| \$800,000-\$999,999 | 1          | 0.0%     | 0            | 0     | 1.21%                         | -0.43% ↓ |
| \$1M-\$1.19M        | 1          | -        | 48           | -     | -13.87%                       | -        |

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This report provides a snapshot of the market as taken on: Jun 3, 2024

May 2024

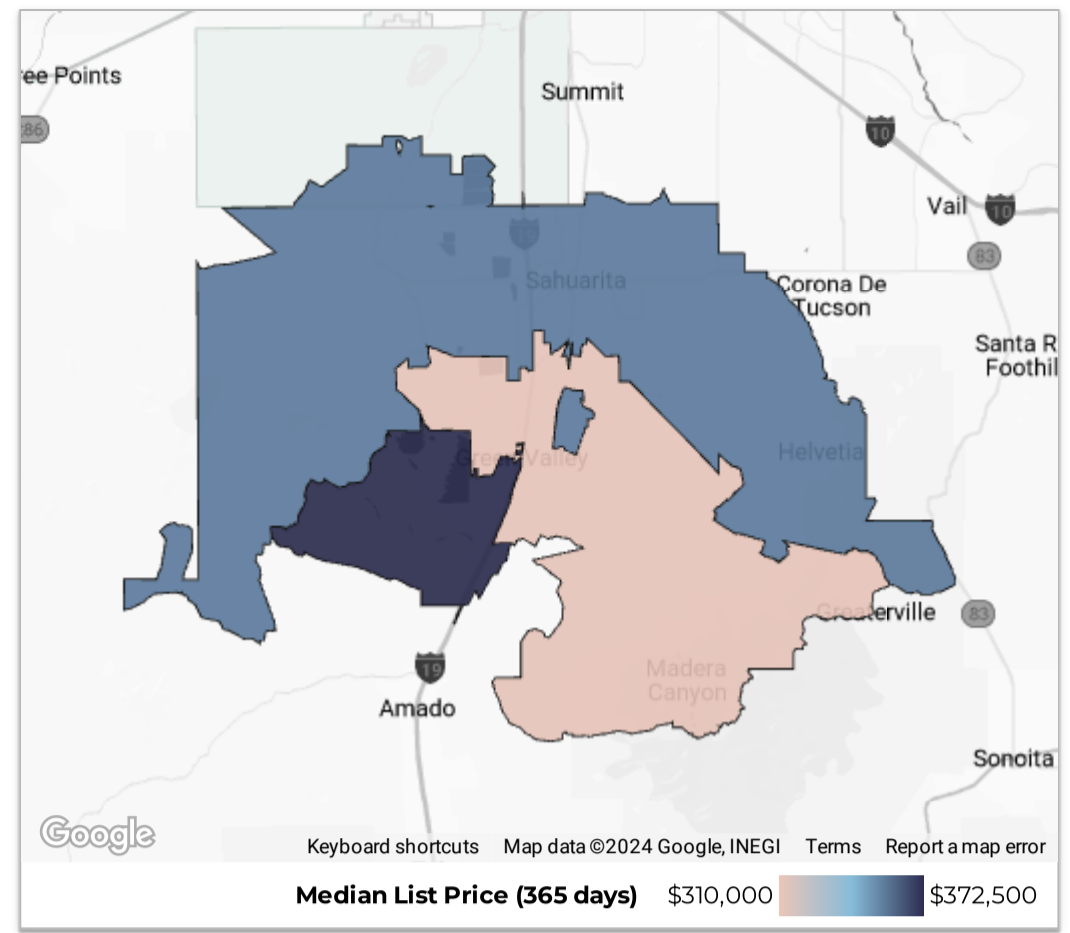
# of New Listings (Supply)  
**225**  
↑ 19 from previous year

Months of Supply  
**3.30**

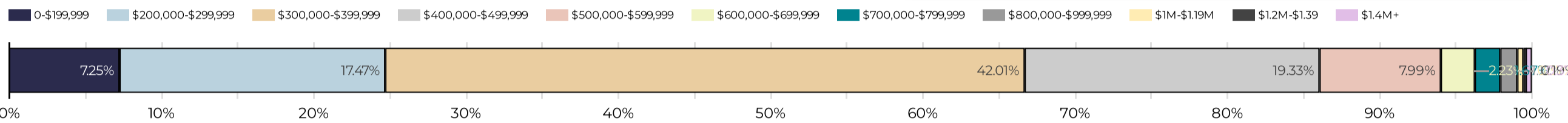
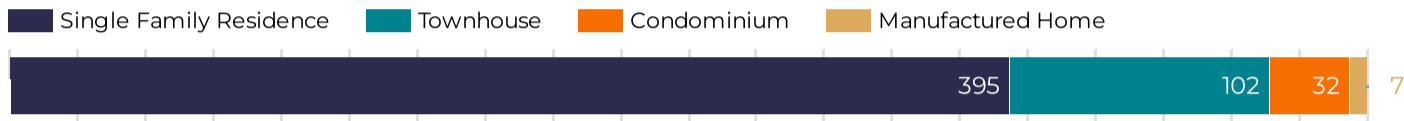
|                         | Average          | #          |
|-------------------------|------------------|------------|
| Single Family Residence | \$425,777        | 395        |
| Townhouse               | \$297,607        | 102        |
| Condominium             | \$150,397        | 32         |
| Manufactured Home       | \$1,033,...      | 7          |
| Mobile Home             | \$194,500        | 2          |
| <b>Grand total</b>      | <b>\$392,150</b> | <b>538</b> |

# of New Pendings (Demand)  
**142**  
↓ -53 from previous year

Active Listings  
**538**  
Pending Listings  
**74**



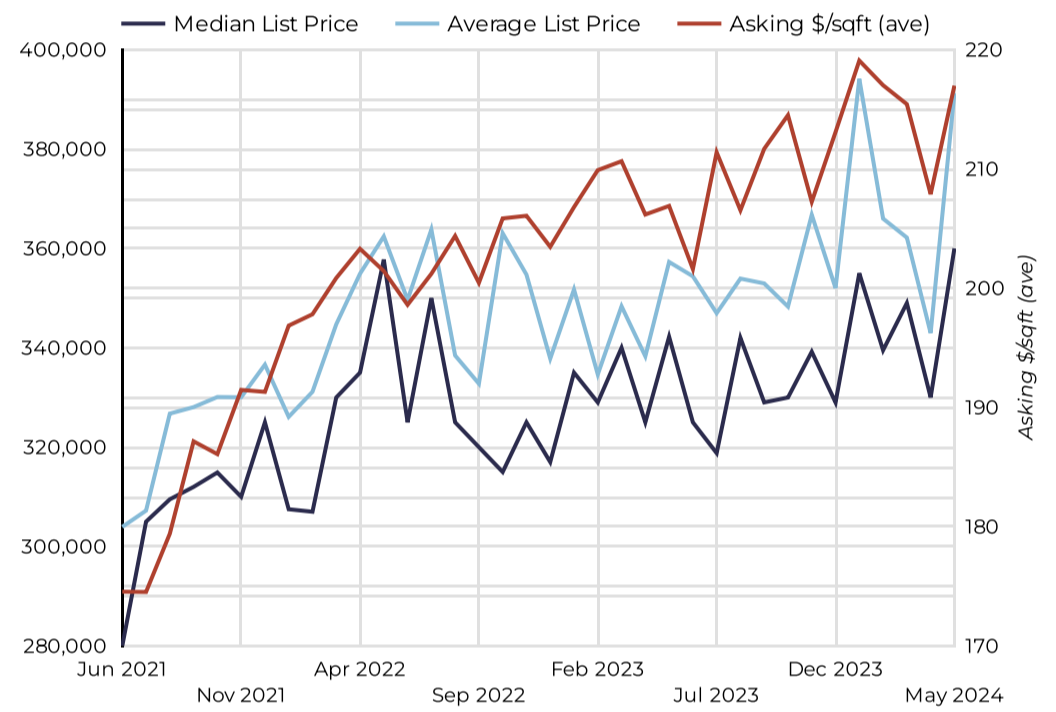
### Active Listings



### Months of Supply By Price Range

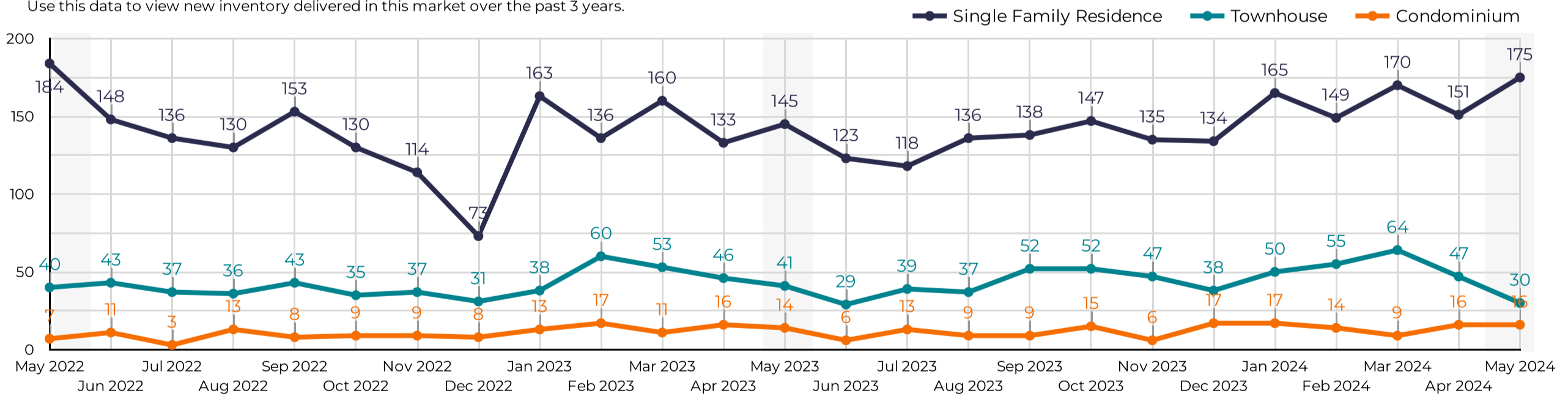
| Asking Price        | Months of Supply | Active     | # of Sales Last Month |
|---------------------|------------------|------------|-----------------------|
| 0-\$199,999         | 4.88             | 39         | 8                     |
| \$200,000-\$299,999 | 1.74             | 94         | 54                    |
| \$300,000-\$399,999 | 4.11             | 226        | 55                    |
| \$400,000-\$499,999 | 3.59             | 104        | 29                    |
| \$500,000-\$599,999 | 4.30             | 43         | 10                    |
| \$600,000-\$699,999 | 3.00             | 12         | 4                     |
| \$700,000-\$799,999 | 9.00             | 9          | 1                     |
| \$800,000-\$999,999 | 6.00             | 6          | 1                     |
| \$1M-\$1.19M        | 2.00             | 2          | 1                     |
| <b>Grand total</b>  | <b>3.28</b>      | <b>535</b> | <b>163</b>            |

### Asking Prices



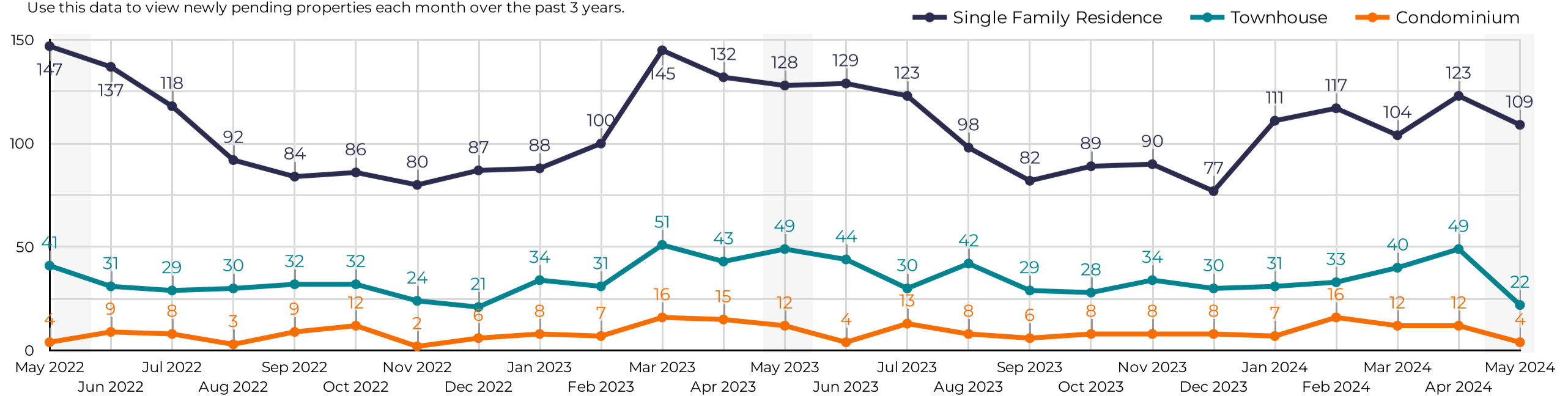
### New Listings

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.

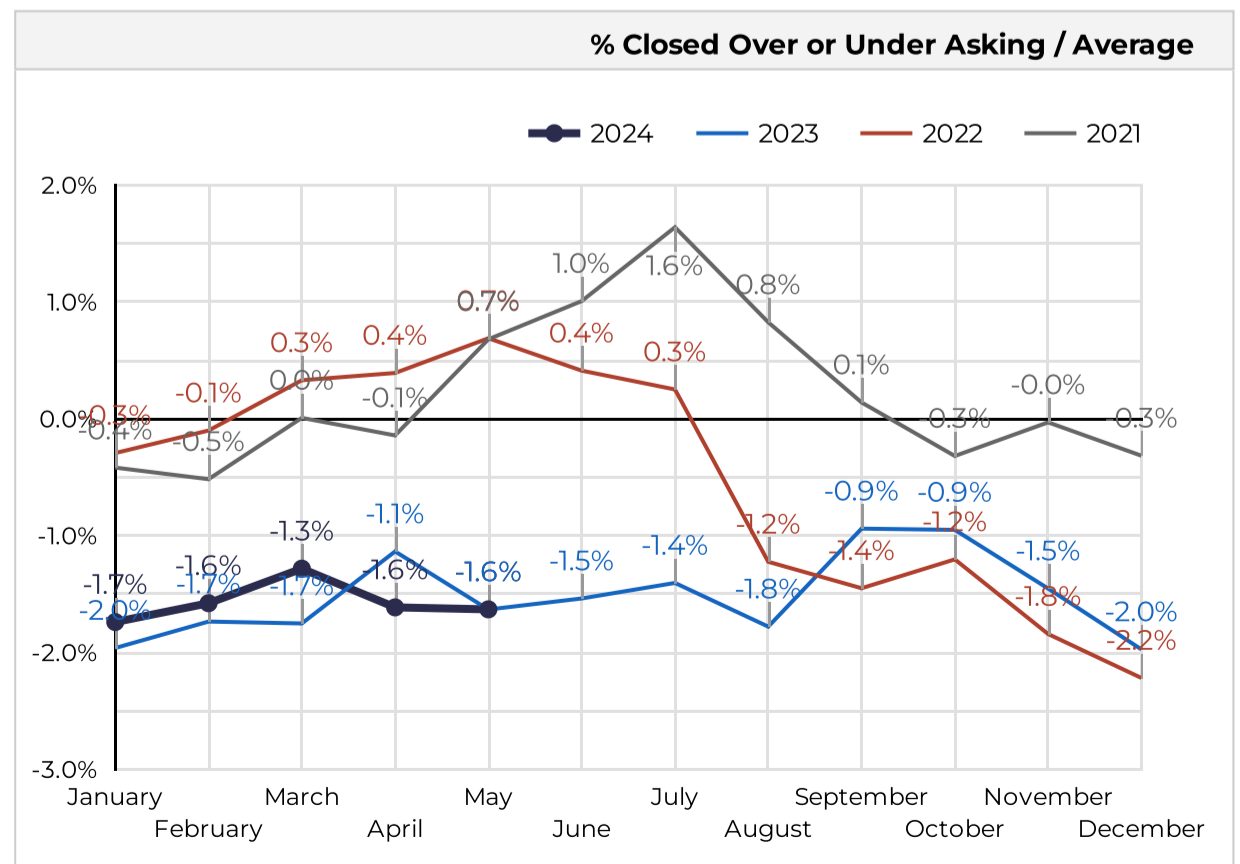
| Month     | # of Sales / Count |      |      |      |
|-----------|--------------------|------|------|------|
|           | 2021               | 2022 | 2023 | 2024 |
| January   | 165                | 191  | 125  | 112  |
| February  | 196                | 196  | 123  | 157  |
| March     | 298                | 255  | 195  | 189  |
| April     | 246                | 261  | 222  | 175  |
| May       | 226                | 220  | 182  | 163  |
| June      | 260                | 189  | 200  | -    |
| July      | 191                | 160  | 171  | -    |
| August    | 167                | 148  | 157  | -    |
| September | 157                | 127  | 135  | -    |
| October   | 172                | 146  | 129  | -    |
| November  | 190                | 109  | 133  | -    |
| December  | 190                | 125  | 134  | -    |

| Month     | Sale Price / Median |           |           |           |
|-----------|---------------------|-----------|-----------|-----------|
|           | 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 | \$323,000 |
| May       | \$275,000           | \$333,000 | \$305,000 | \$325,000 |
| June      | \$272,000           | \$347,000 | \$327,500 | -         |
| July      | \$280,000           | \$322,000 | \$330,000 | -         |
| August    | \$285,500           | \$350,000 | \$314,900 | -         |
| September | \$299,000           | \$330,000 | \$319,900 | -         |
| October   | \$310,000           | \$300,000 | \$335,000 | -         |
| November  | \$303,000           | \$302,000 | \$307,990 | -         |
| December  | \$315,000           | \$342,000 | \$325,000 | -         |

| Month     | Days on Market / Median |      |      |      |
|-----------|-------------------------|------|------|------|
|           | 2021                    | 2022 | 2023 | 2024 |
| January   | 9                       | 7    | 25   | 31   |
| February  | 6                       | 6    | 37   | 39   |
| March     | 6                       | 6    | 32   | 33   |
| April     | 6                       | 5    | 16   | 27   |
| May       | 4                       | 6    | 18   | 30   |
| June      | 5                       | 8    | 18   | -    |
| July      | 4                       | 7    | 31   | -    |
| August    | 5                       | 10   | 18   | -    |
| September | 6                       | 15   | 17   | -    |
| October   | 7                       | 15   | 14   | -    |
| November  | 8                       | 15   | 24   | -    |
| December  | 11                      | 25   | 26   | -    |

| Month     | New Listings / Count |      |      |      |
|-----------|----------------------|------|------|------|
|           | 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  | 225  |
| 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  | -    |

| Month     | New Pending / Count |      |      |      |
|-----------|---------------------|------|------|------|
|           | 2021                | 2022 | 2023 | 2024 |
| January   | 203                 | 214  | 133  | 153  |
| February  | 243                 | 203  | 142  | 172  |
| March     | 265                 | 264  | 218  | 163  |
| April     | 225                 | 262  | 196  | 191  |
| May       | 228                 | 195  | 195  | 142  |
| 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  | -    |



May 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 | 120        | -7.0% ↓  | \$46.19M | -5.0% ↓  | \$345,990   | \$3,990 ↑   | \$210   | \$2 ↑  | 35         | 15 ↑ | -1.8%  | -0.1% ↓ |
| Townhouse               | 33         | -15.4% ↓ | \$8.86M  | -13.4% ↓ | \$259,900   | \$14,900 ↑  | \$209   | \$15 ↑ | 23         | 9 ↑  | -0.8%  | 0.6% ↑  |
| Manufactured Home       | 5          | 0.0%     | \$1.16M  | 7.4% ↑   | \$205,000   | \$-4,000 ↓  | \$182   | \$50 ↑ | 27         | 25 ↑ | -3.7%  | -3.3% ↓ |
| Condominium             | 5          | -28.6% ↓ | \$926K   | -5.4% ↓  | \$136,000   | \$-13,500 ↓ | \$221   | \$4 ↑  | 8          | -8 ↓ | -0.9%  | -0.1% ↓ |

| Total SqFt       | # of Sales | % Δ      | Volume   | % Δ      | Median Sale | Δ           | \$/sqft | Δ      | Median DOM | Δ    | % Over | Δ       |
|------------------|------------|----------|----------|----------|-------------|-------------|---------|--------|------------|------|--------|---------|
| <999 sqft        | 13         | 8.3% ↑   | \$2.37M  | 21.5% ↑  | \$197,000   | \$47,400 ↑  | \$236   | \$23 ↑ | 33         | 14 ↑ | -1.3%  | 0.7% ↑  |
| \$1000-1499 sqft | 49         | -12.5% ↓ | \$13.45M | -6.2% ↓  | \$270,000   | \$8,000 ↑   | \$211   | \$10 ↑ | 39         | 26 ↑ | -1.8%  | -0.5% ↓ |
| \$1500-1999 sqft | 63         | -13.7% ↓ | \$22.23M | -13.4% ↓ | \$345,000   | \$15,000 ↑  | \$204   | \$1 ↑  | 28         | 12 ↑ | -1.6%  | 0.5% ↑  |
| 2000-2499 sqft   | 22         | -31.3% ↓ | \$10.35M | -28.0% ↓ | \$447,000   | \$22,000 ↑  | \$208   | \$3 ↑  | 22         | 0    | -1.2%  | 0.3% ↑  |
| 2500-2999 sqft   | 13         | 160.0% ↑ | \$7.29M  | 172.6% ↑ | \$489,000   | \$-86,000 ↓ | \$214   | \$18 ↑ | 48         | 11 ↑ | -2.8%  | -1.5% ↓ |
| 3000-3999 sqft   | 3          | 0.0%     | \$1.46M  | 7.4% ↑   | \$470,000   | \$70,000 ↑  | \$146   | \$-0 ↓ | 20         | 2 ↑  | 0.3%   | -0.6% ↓ |

| Region                 | # of Sales | % Δ      | Volume   | % Δ      | Median Sale | Δ           | \$/sqft | Δ      | Median DOM | Δ    | % Over | Δ        |
|------------------------|------------|----------|----------|----------|-------------|-------------|---------|--------|------------|------|--------|----------|
| Green Valley North     | 51         | -7.3% ↓  | \$18.2M  | -4.3% ↓  | \$339,990   | \$19,990 ↑  | \$189   | \$-4 ↓ | 38         | 18 ↑ | -1.1%  | +0.0%... |
| Green Valley Northwest | 36         | -26.5% ↓ | \$9.69M  | -25.0% ↓ | \$260,000   | \$17,000 ↑  | \$202   | \$11 ↑ | 22         | 8 ↑  | -1.1%  | -0.3% ↓  |
| Green Valley Northeast | 34         | -2.9% ↓  | \$13.32M | -16.4% ↓ | \$380,000   | \$-86,000 ↓ | \$229   | \$-2 ↓ | 23         | 8 ↑  | -1.8%  | -0.0% ↓  |
| Green Valley Southwest | 28         | -3.4% ↓  | \$11.23M | 17.0% ↑  | \$400,000   | \$85,000 ↑  | \$224   | \$13 ↑ | 27         | 11 ↑ | -2.5%  | 0.5% ↑   |
| Green Valley Southeast | 14         | 0.0%     | \$4.7M   | 23.2% ↑  | \$297,500   | \$22,500 ↑  | \$226   | \$31 ↑ | 48         | 1 ↑  | -2.7%  | 0.7% ↑   |