

# MONTHLY Sales & Pricing

## MLS of Southern Arizona® Market Snapshot

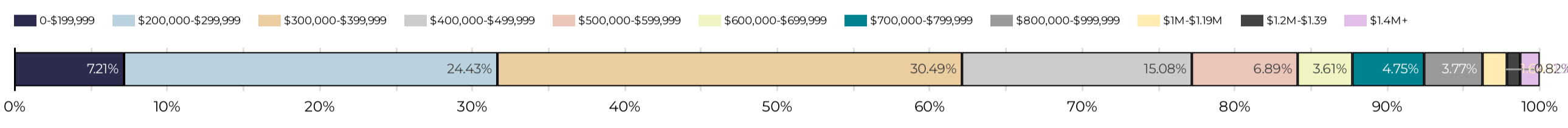
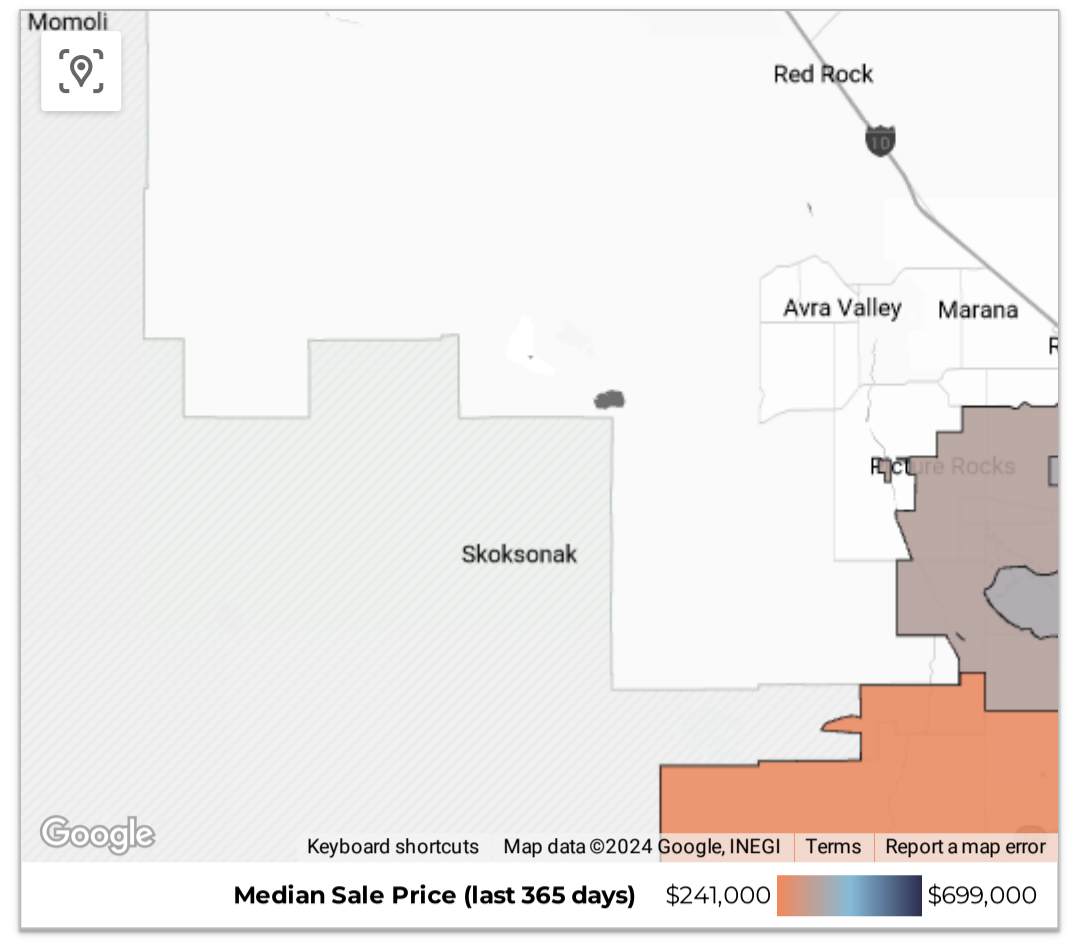
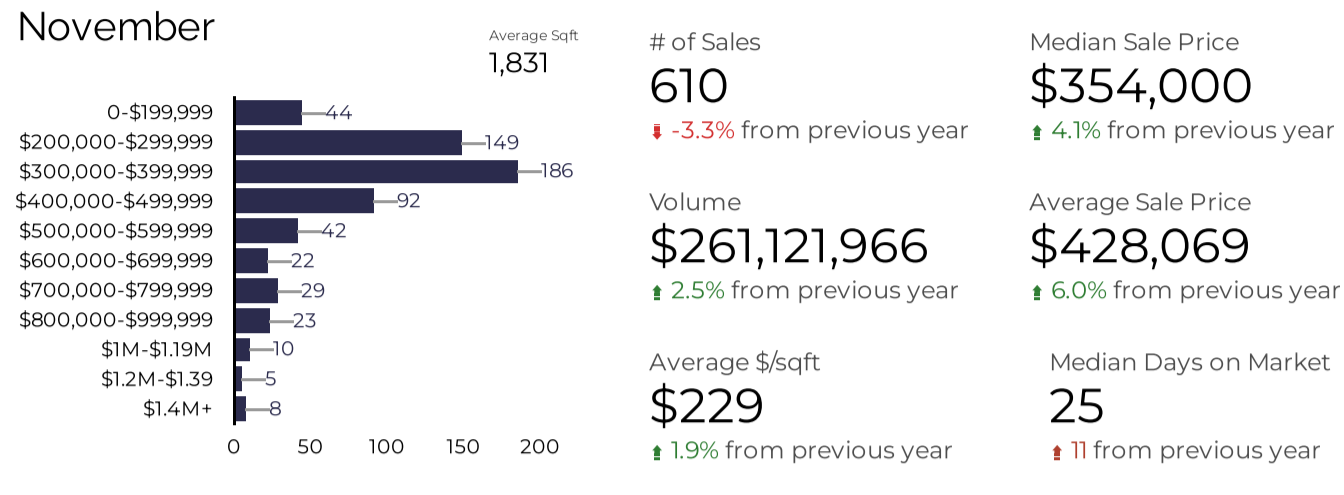
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region:  City:  Zip Code:

County:  Type:  Beds:

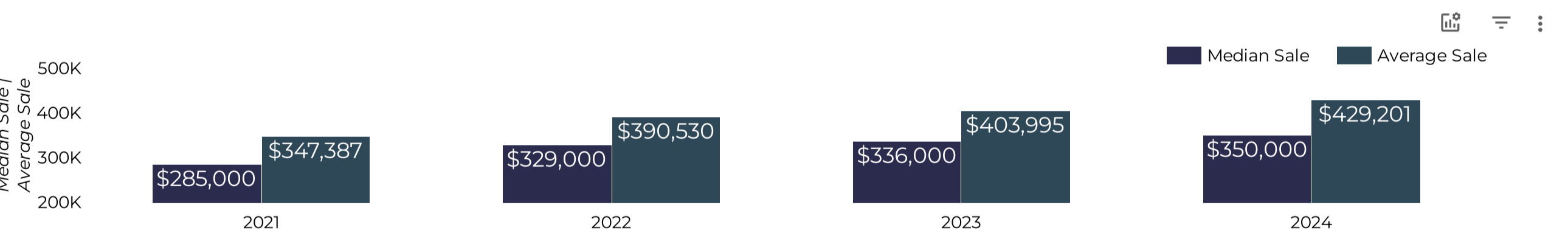
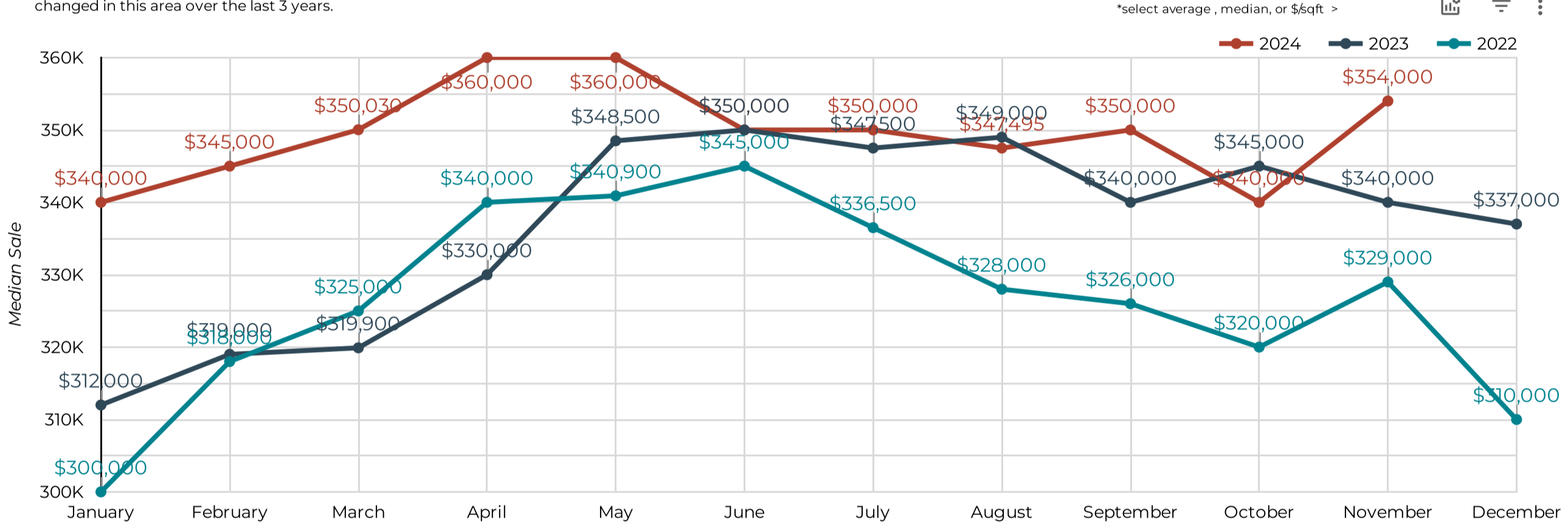
Sqft Between:  and

\$ Between:  and  AgeRstr.:



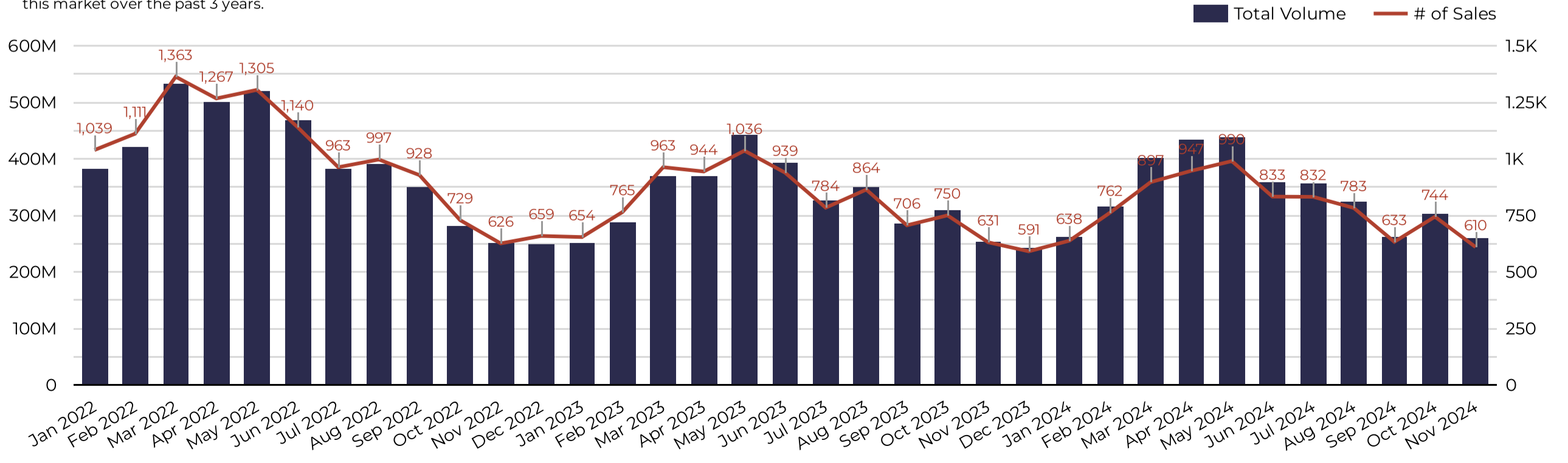
### Market Pricing

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.



# MONTHLY Buyer Demand

## MLS of Southern Arizona® Market Snapshot

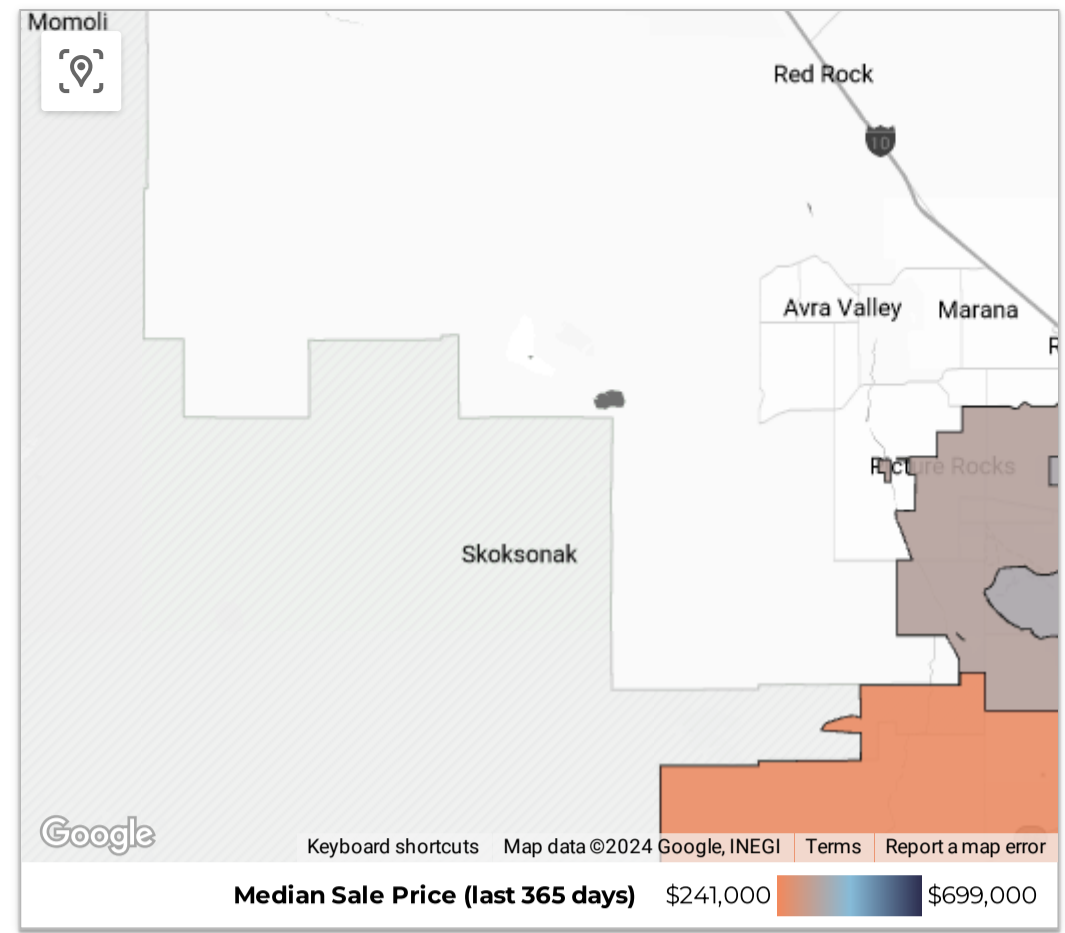
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region:  City: Tucson (1) Zip Code:

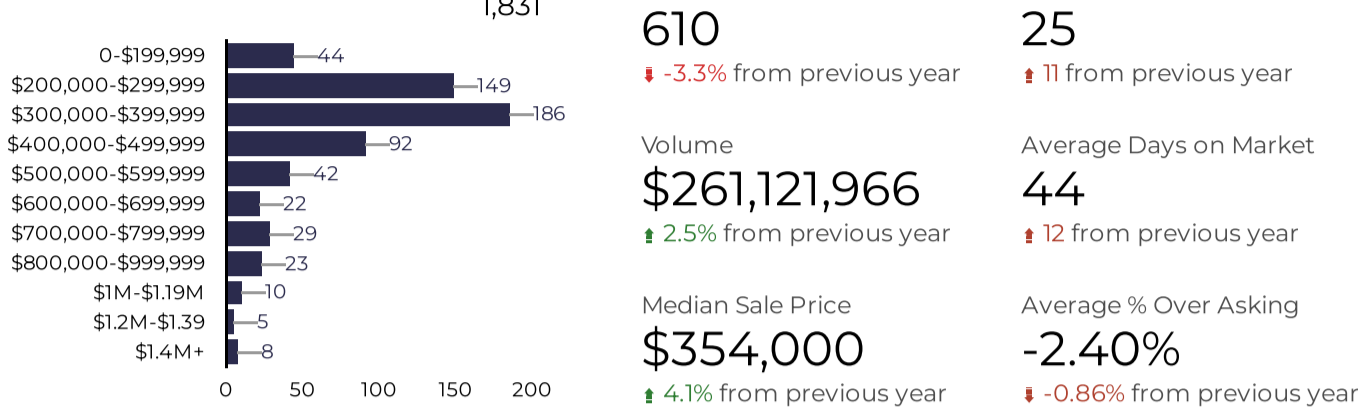
County:  Type:  Beds:

Sqft Between:  and

\$ Between:  and  AgeRstr.:

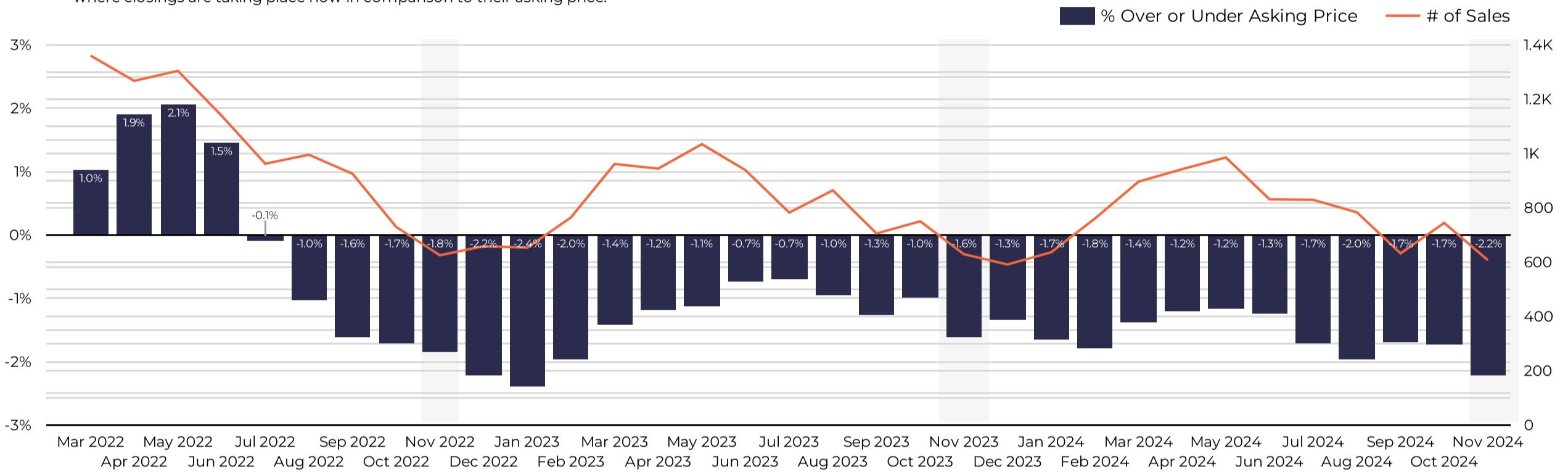


### November



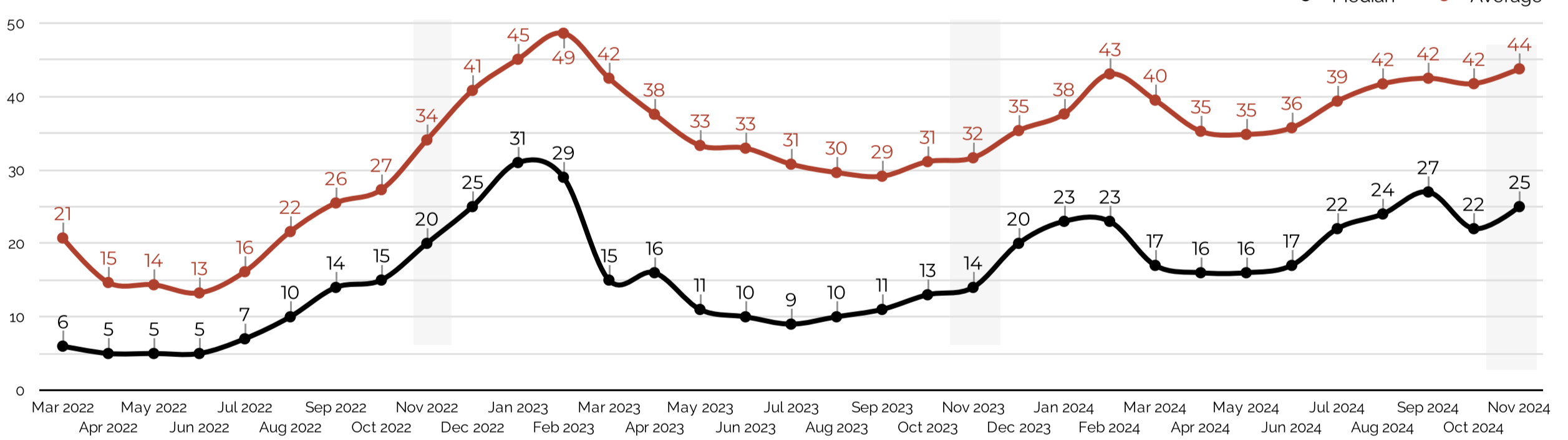
### Buyer Demand

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 at Each Price Range

Each price range typically attracts competing buyers differently. Use this data to see which price points are seeing the most competitive bidding. Comparing selected time period to previous year.

Sep 13, 2024 - Dec 12, 2024

Sold Price	# of Sales	% Δ	Days on Market (median)	Δ	% Over or Under Asking	Δ
0-\$199,999	130	-9.1% ↓	18	8 ↑	-5.13%	-1.59% ↓
\$200,000-\$299,999	469	-15.0% ↓	23	13 ↑	-1.52%	-0.49% ↓
\$300,000-\$399,999	671	-2.2% ↓	29	13 ↑	-1.34%	-0.4% ↓
\$400,000-\$499,999	277	-3.5% ↓	29	9 ↑	-1.72%	-0.66% ↓
\$500,000-\$599,999	145	-3.3% ↓	22	4 ↑	-2.35%	-1.03% ↓
\$600,000-\$699,999	79	-13.2% ↓	22	8 ↑	-1.86%	-0.77% ↓
\$700,000-\$799,999	67	19.6% ↑	17	6 ↑	-2.17%	-0.48% ↓
\$800,000-\$999,999	61	3.4% ↑	25	16 ↑	-2.66%	-1.23% ↓
\$1M-\$1.19M	26	-21.2% ↓	17	8 ↑	-3.95%	-0.92% ↓
\$1.2M-\$1.39	17	-39.3% ↓	22	12 ↑	-3.37%	-1.74% ↓
\$1.4M+	23	15.0% ↑	17	3 ↑	-3.06%	-0.8% ↓
<b>Grand total</b>	<b>1,965</b>	<b>-6.7% ↓</b>	<b>25</b>	<b>12 ↑</b>	<b>-1.92%</b>	<b>-0.64% ↓</b>

# MONTHLY Inventory

## MLS of Southern Arizona® Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region:  City: Tucson (I) Zip Code:

County:  Type:  Beds:

Sqft Between:  and

\$ Between:  and  AgeRstr.:  [Download](#)

November

Average Sqft  
1,831

Today 12/12/24

	Average List Price	#
Single Family Residence	\$599,457	2,0...
Townhouse	\$373,402	199
Manufactured Home	\$252,528	127
Condominium	\$224,788	228
Mobile Home	\$156,681	37

# of New Listings (Supply)

1,033

↑ 118 from previous year

Months of Supply Now

4.25

Active Now

2,593

# of New Pending (Demand)

605

↓ -42 from previous year

Pending Listings Now

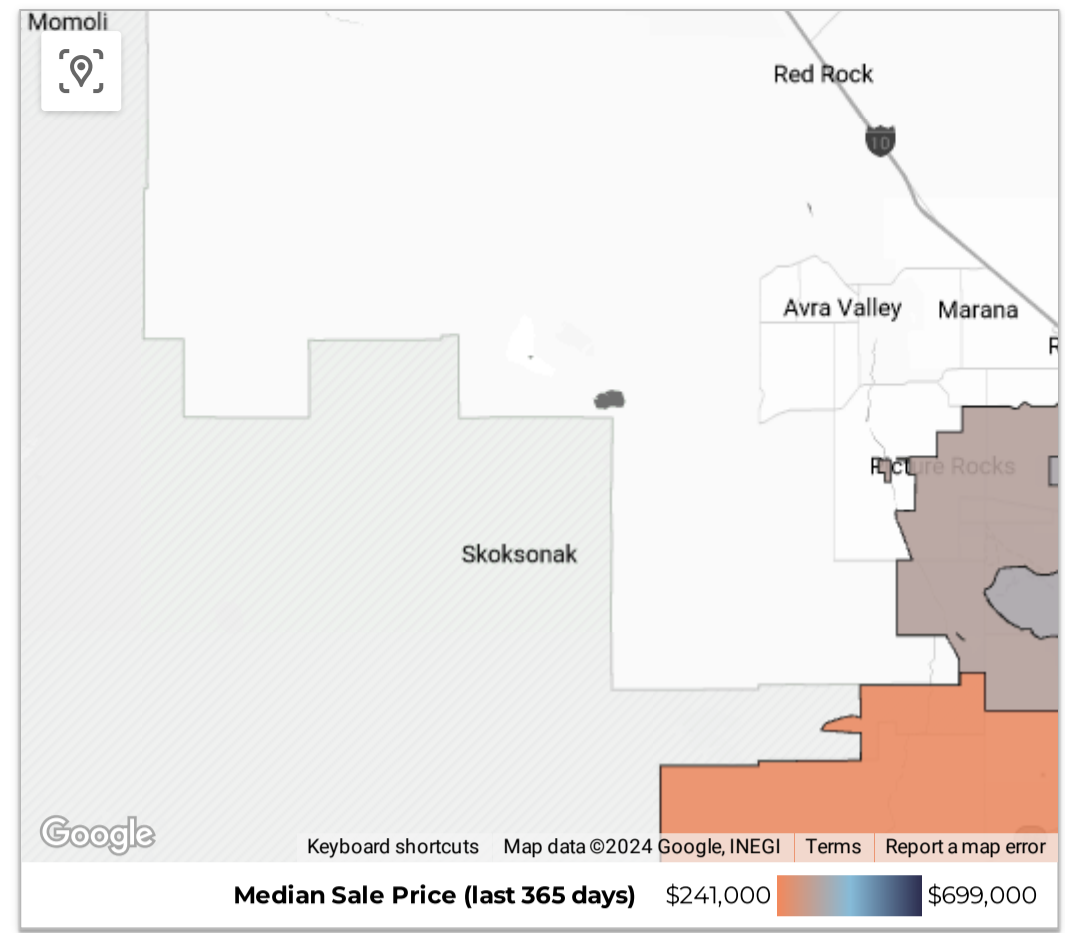
374

Median DOM (Active Now)

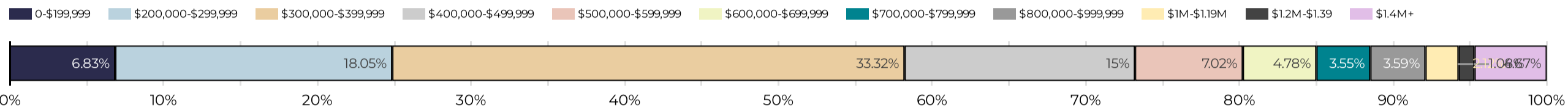
62

Average DOM (Active Now)

85



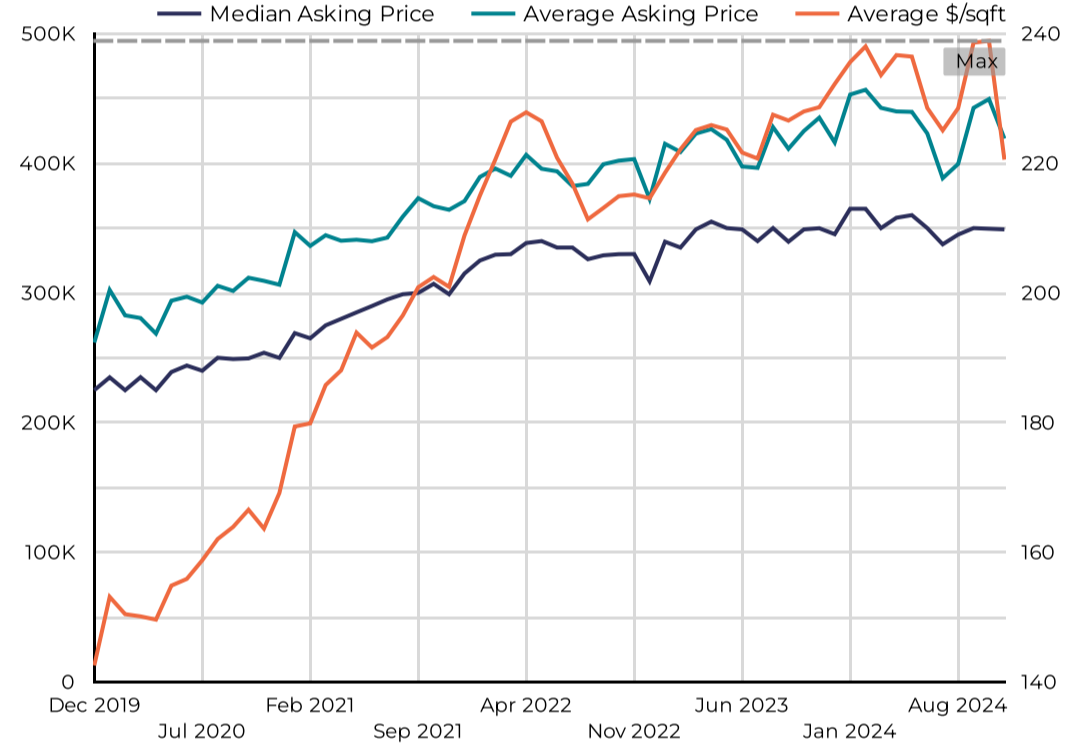
### Active Now



### Months of Supply By Price

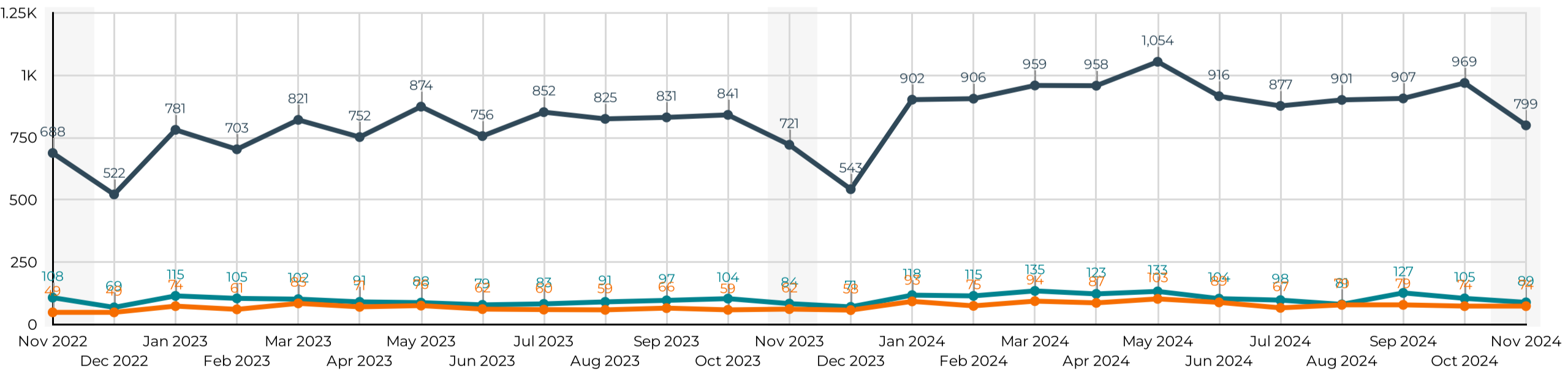
Asking Price	Months of Supply	Active Now	# of Sales Last Month	Median DOM (today)
0-\$199,999	4.66	177	38	55
\$200,000-\$299,999	3.25	468	144	61
\$300,000-\$399,999	4.41	864	196	61
\$400,000-\$499,999	4.32	389	90	59
\$500,000-\$599,999	4.33	182	42	61
\$600,000-\$699,999	5.39	124	23	63
\$700,000-\$799,999	3.54	92	26	55
\$800,000-\$999,999	3.44	93	27	77
\$1M-\$1.19M	5.50	55	10	63
\$1.2M-\$1.39	7.00	28	4	49
\$1.4M+	12.10	121	10	81
<b>Grand total</b>	<b>4.25</b>	<b>2,593</b>	<b>610</b>	<b>61</b>

### Asking Prices



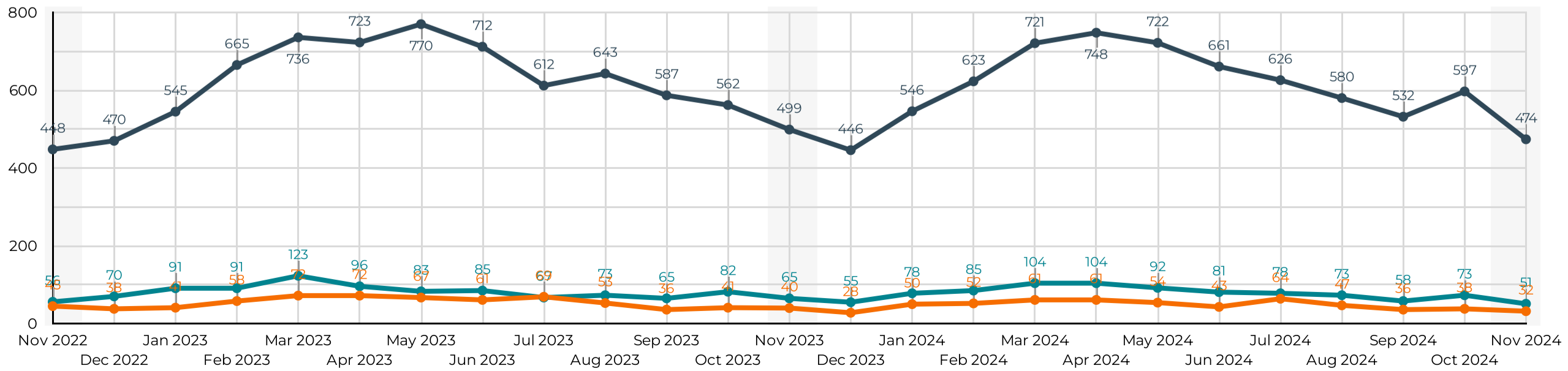
### New Listings

Use this data to view new inventory delivered in this market over the past 3 years.



### New Pending

Use this data to view newly pending properties each month over the past 3 years.



# MONTHLY Price Drops

## MLS of Southern Arizona® Market Snapshot

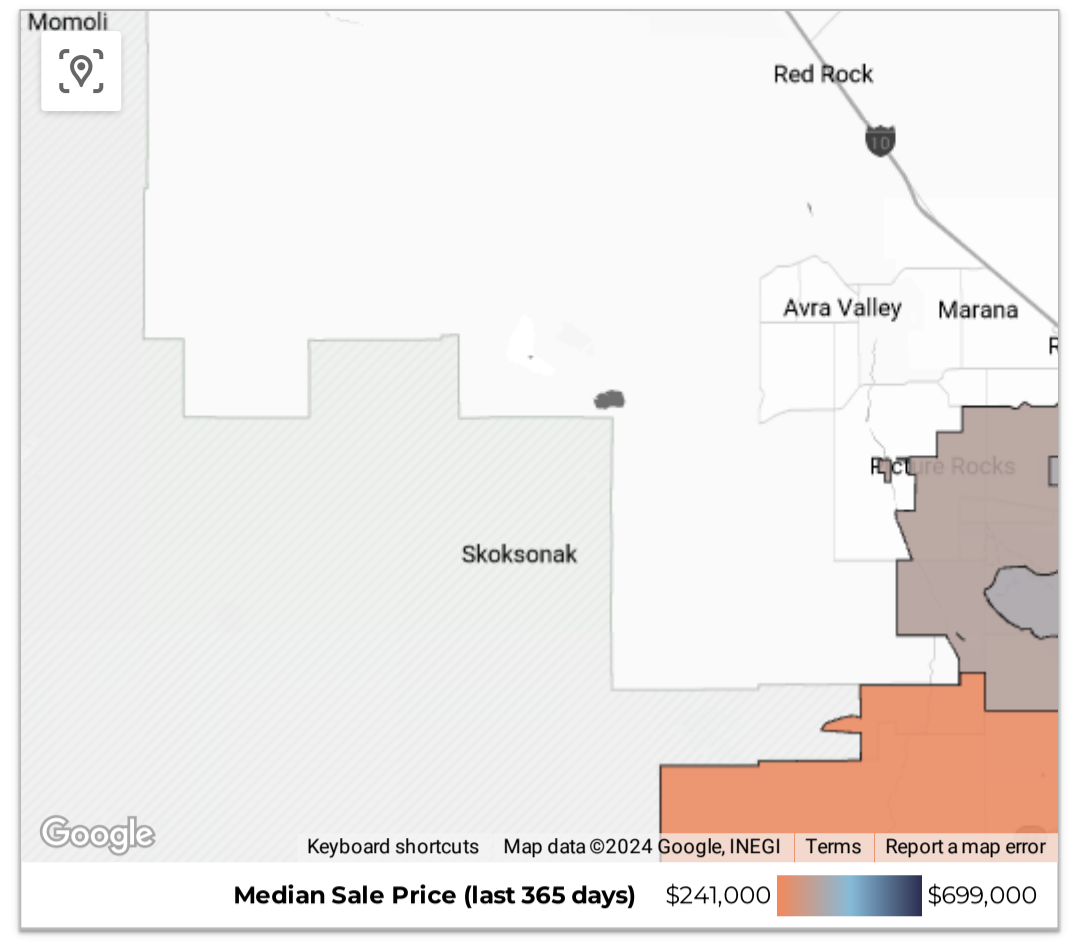
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region:  City: Tucson (I) Zip Code:

County:  Type:  Beds:

Sqft Between:  and

\$ Between:  and  AgeRstr.:  [Download](#)



<b>Active Now</b>	12/12/2024	Ave SQFT	1,949	<b>November</b>
Active Listings	2,593	Active w/ a Price Drop	1,135 44%	# of Sales Last
% Price Drop	6.1%	Median Days Until Price Drop	20	# w/ a Price Drop
		Average Price Drop	6.3%	

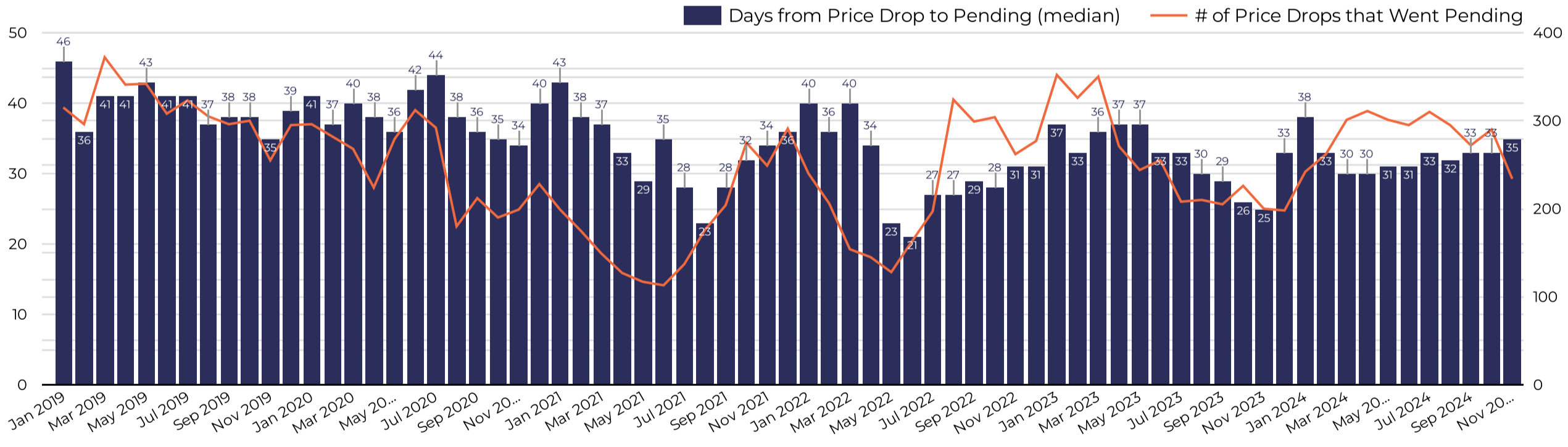
### Price Drops By Price Range

Asking Price	Active	Active w/ Price Drop	% w/ a Price Drop	Average Price Drop
0-\$199,999	177	59	33%	7%
\$200,000-\$299,999	468	232	50%	6%
\$300,000-\$399,999	864	389	45%	4%
\$400,000-\$499,999	389	170	44%	5%
\$500,000-\$599,999	182	82	45%	5%
\$600,000-\$699,999	124	65	52%	4%
\$700,000-\$799,999	92	41	45%	5%
\$800,000-\$999,999	93	44	47%	6%
\$1.2M-\$1.39	28	7	25%	8%
\$1M-\$1.19M	55	21	38%	10%
\$1.4M+	121	25	21%	7%
<b>Grand total</b>	<b>2,593</b>	<b>1,135</b>	<b>44%</b>	<b>6%</b>

### Price Drop Outcomes

In the last 90 days, listings that dropped their price went pending after a median of 34 days in this market. Here is how that number has changed over time.

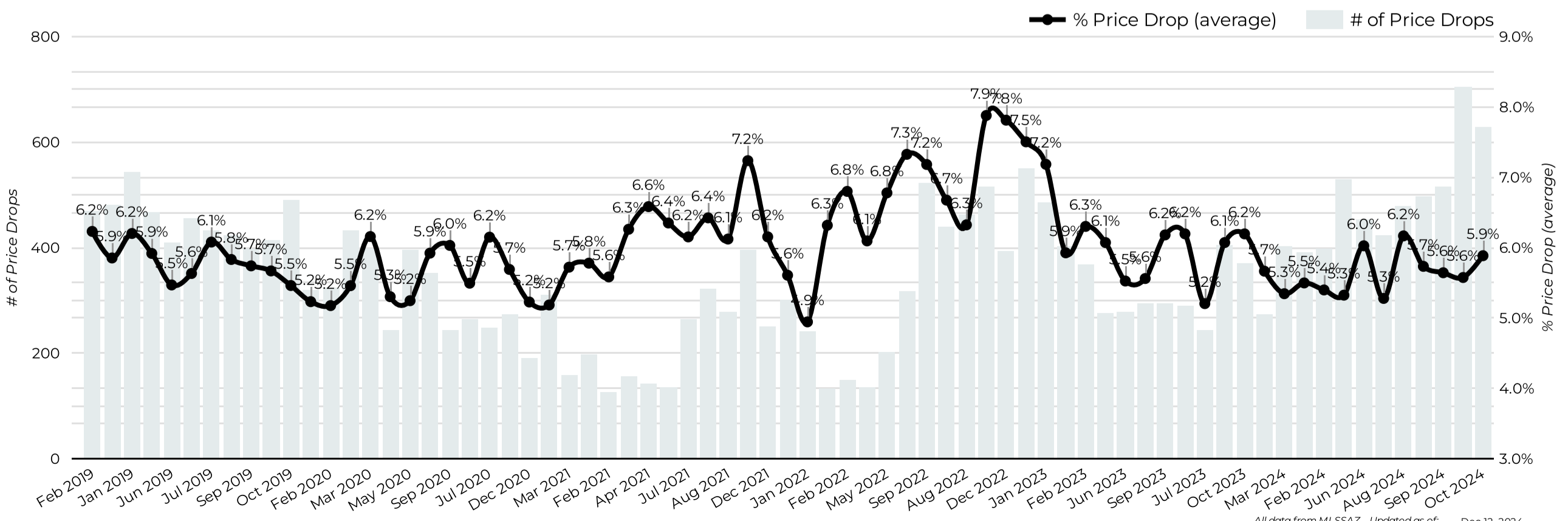
Jan 1, 2019 - Nov 30, 2024



### Price Drops Over Time

\*use arrows to adjust quarterly/monthly >

↑ ↓ 🗺️ 📏 ⌵ ⌶



# YEARLY Sales & Pricing

## MLS of Southern Arizona® Market Snapshot

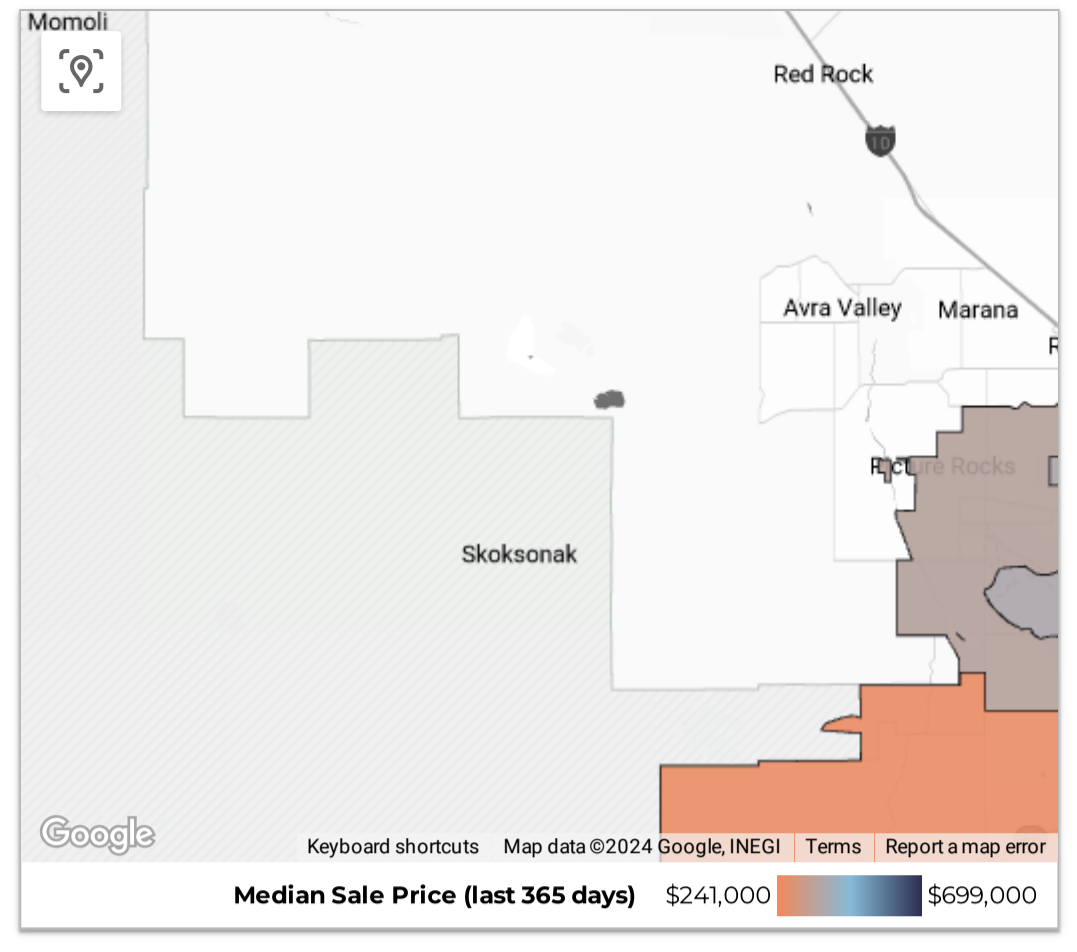
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region:  City: Tucson (I)  Zip Code:

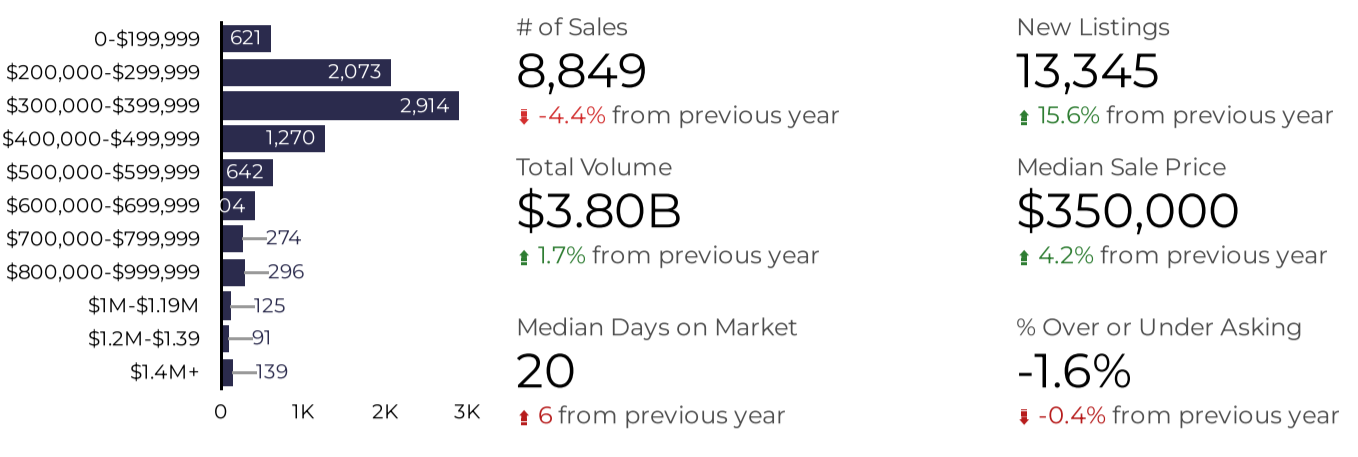
County:  Type:  Beds:

Sqft: Between  and

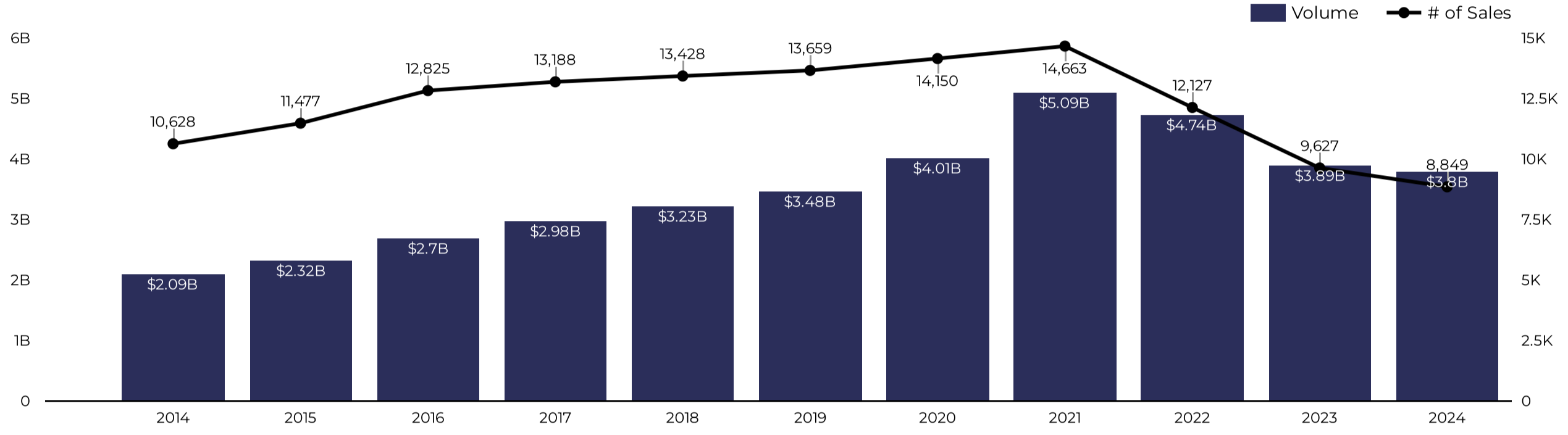
\$: Between  and  AgeRstr.:



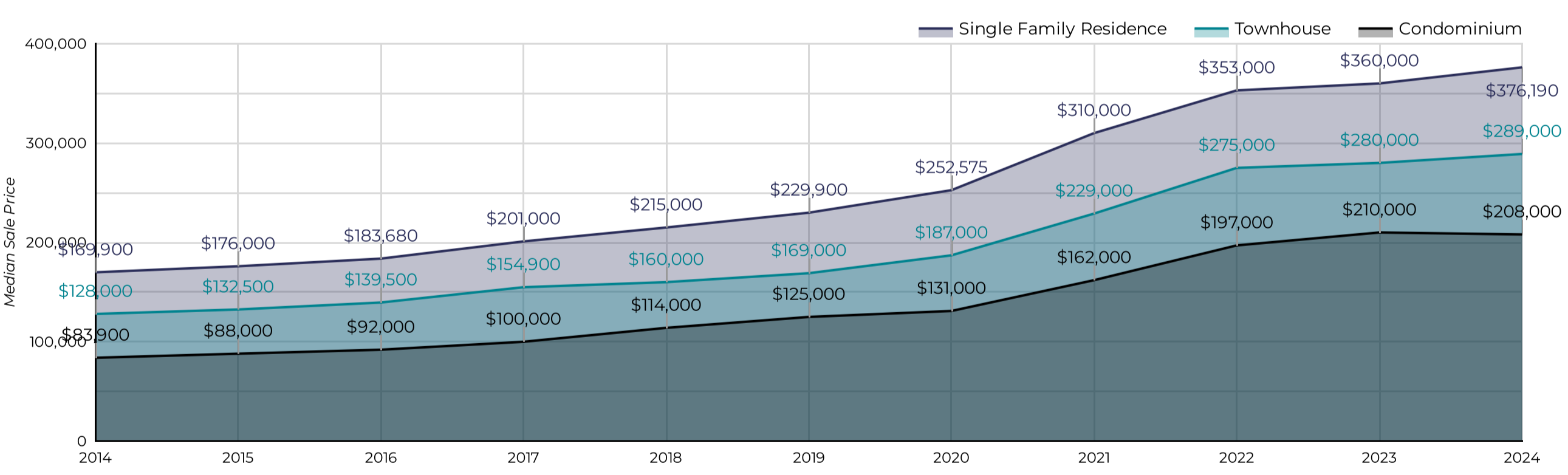
### Year-to-Date Statistics 2024



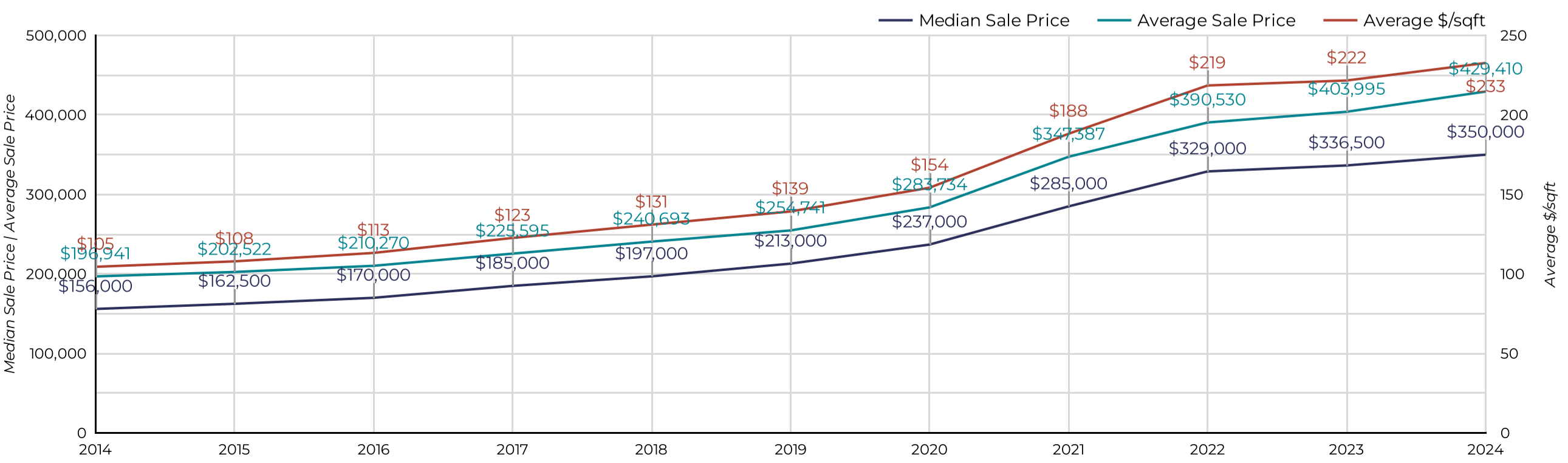
### Total Sales



### Market Pricing By Type



### Market Pricing Overall



# YEARLY Buyer Demand

## MLS of Southern Arizona® Market Snapshot

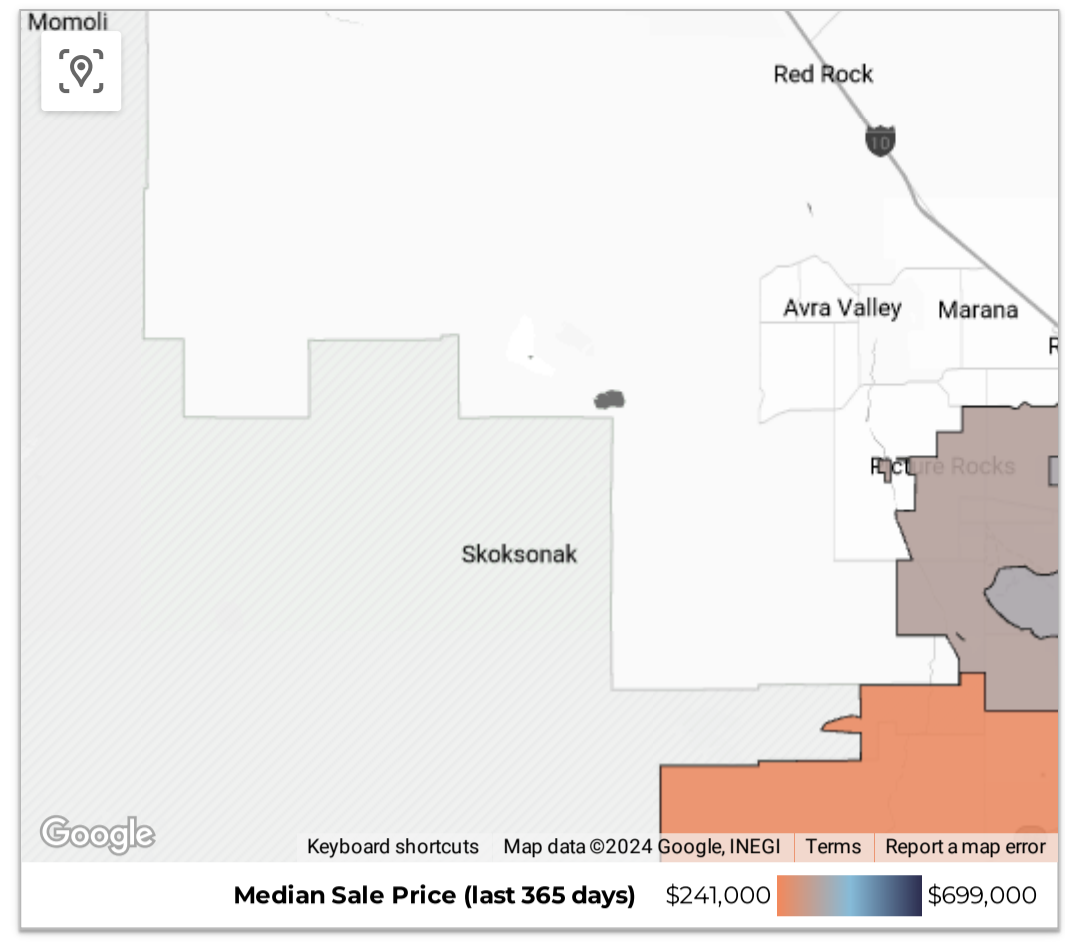
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region:  City: Tucson (I)  Zip Code:

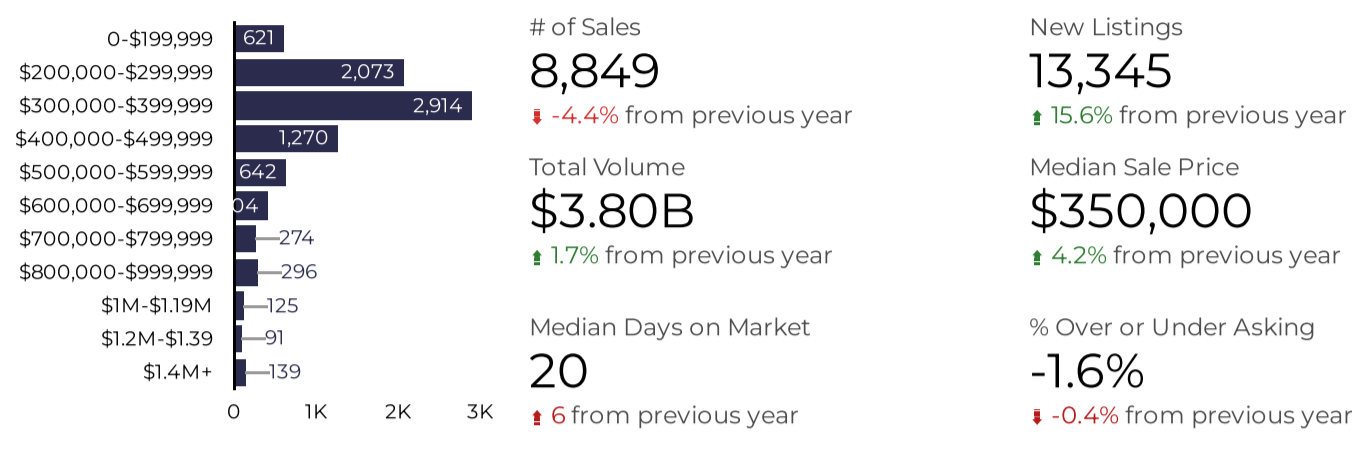
County:  Type:  Beds:

Sqft Between:  and

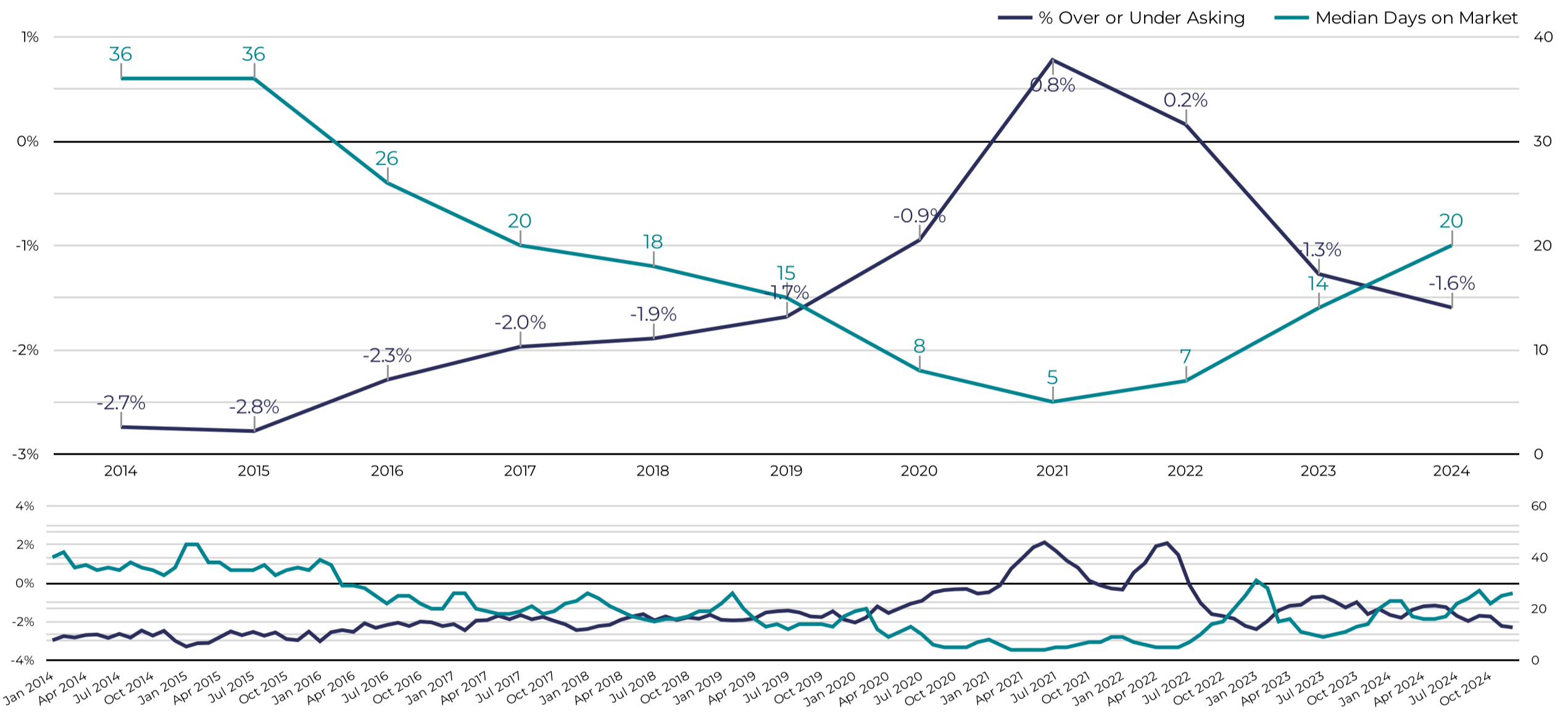
\$ Between:  and  AgeRstr.:



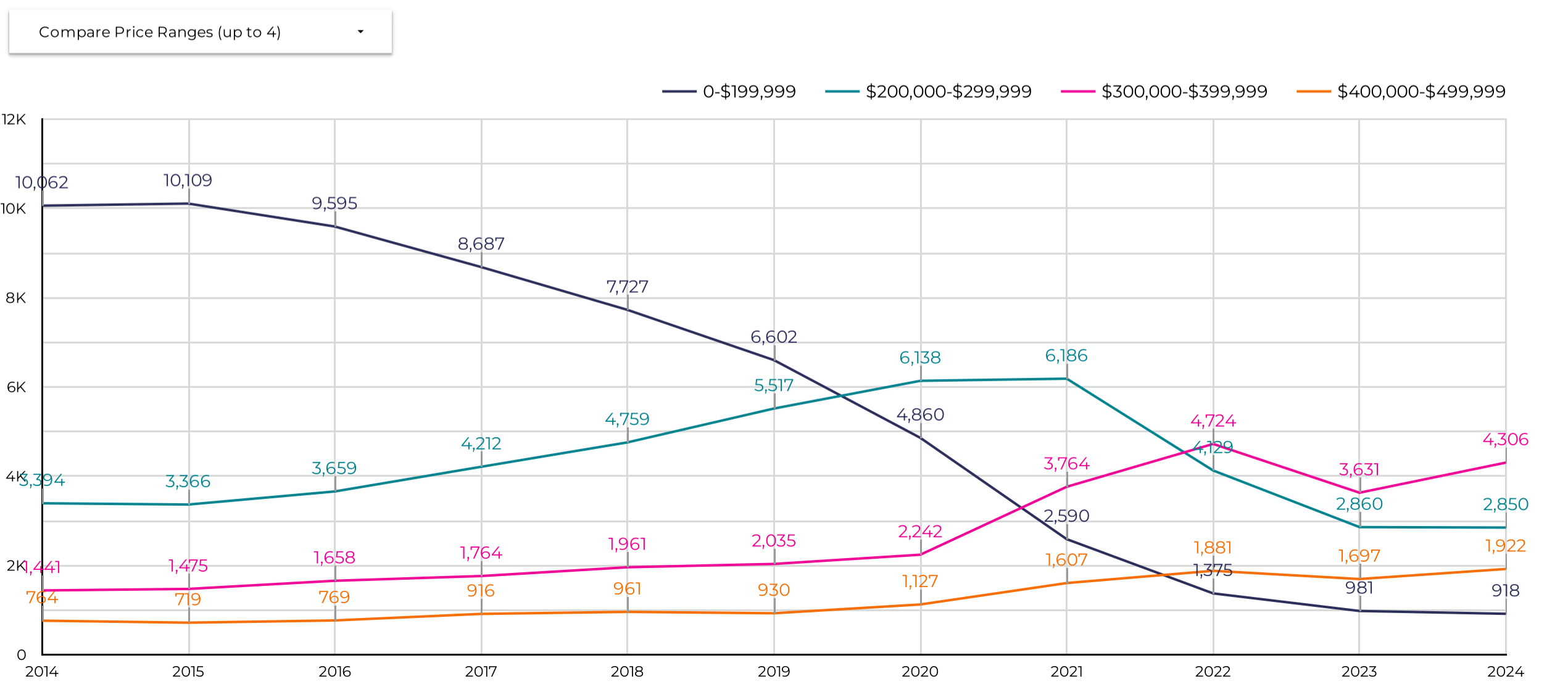
### Year-to-Date Statistics 2024



### Buyer Demand



### New Listings Delivered



# WEEKLY Sales

## MLS of Southern Arizona® Market Snapshot

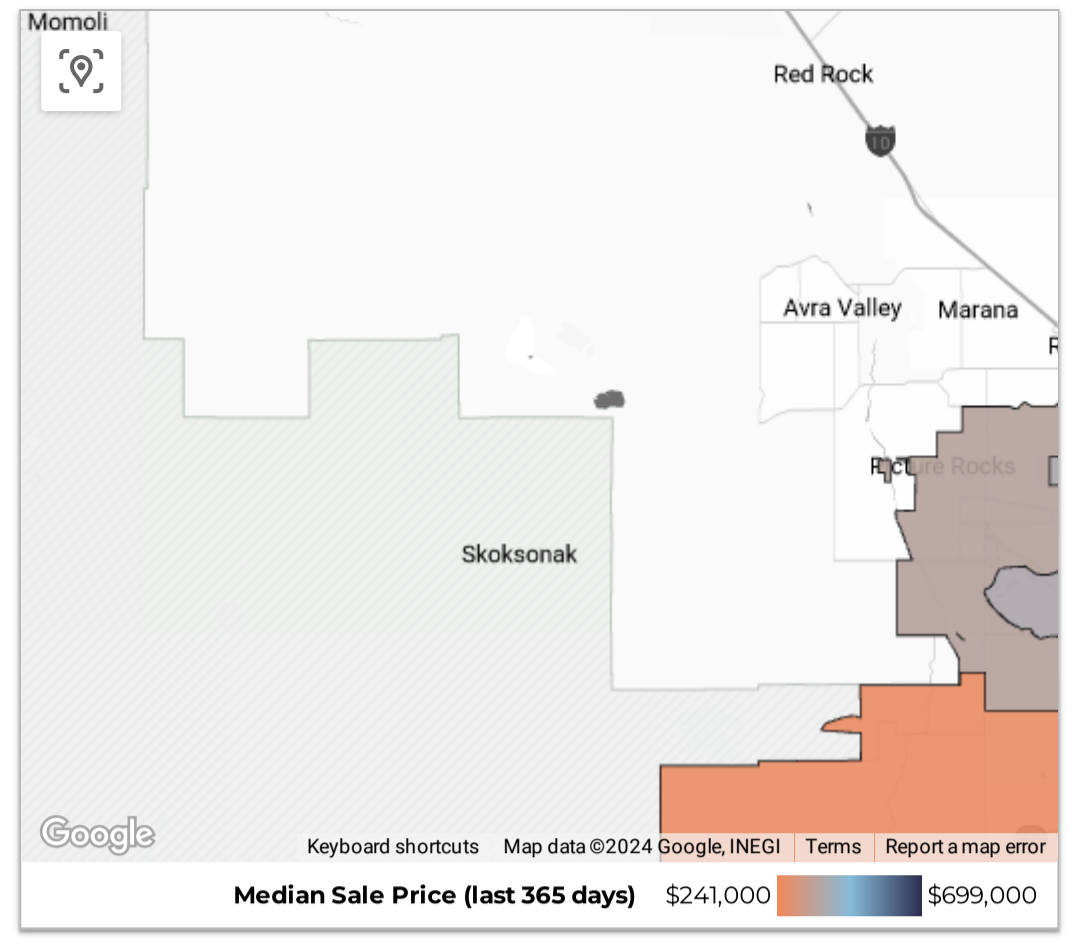
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region:  City: Tucson (1) Zip Code:

County:  Type:  Beds:

Sqft Between:  and

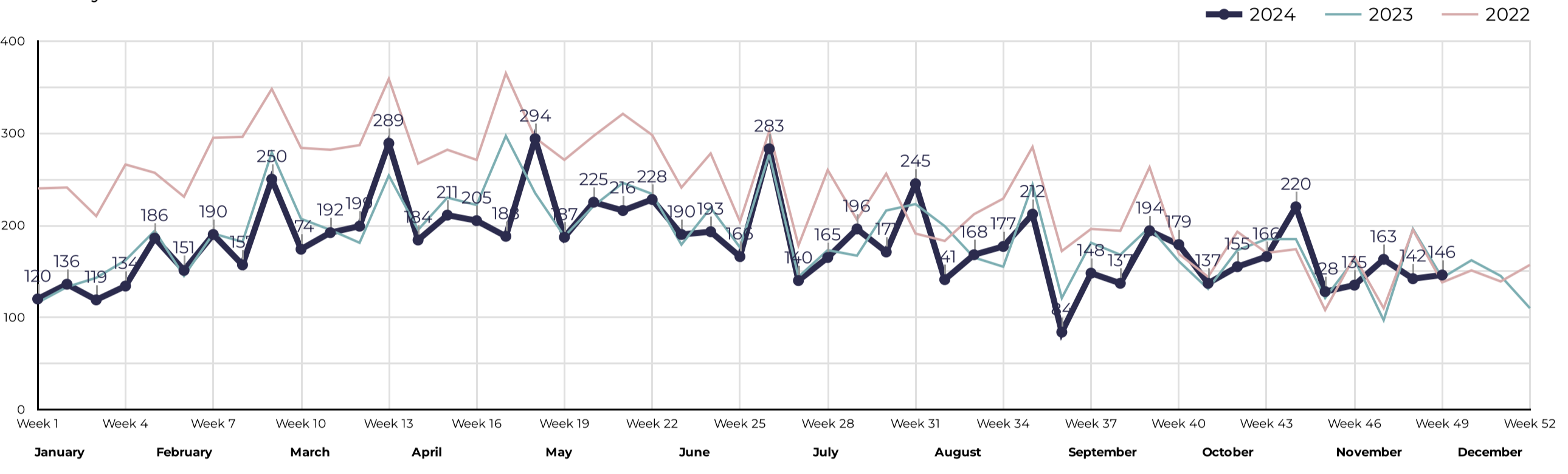
\$ Between:  and  AgeRstr.:  [Download](#)



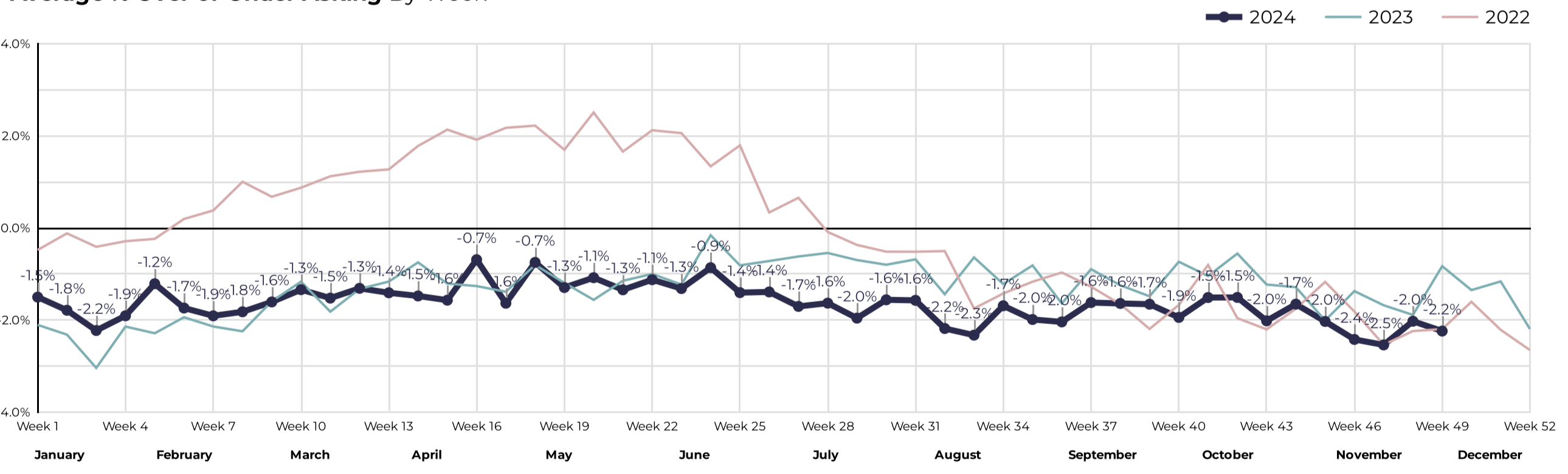
## Weekly Statistics

Use this report to monitor week-by-week market activity in your area of interest. This data will alert you to when your market changes directions (seasonal or otherwise).

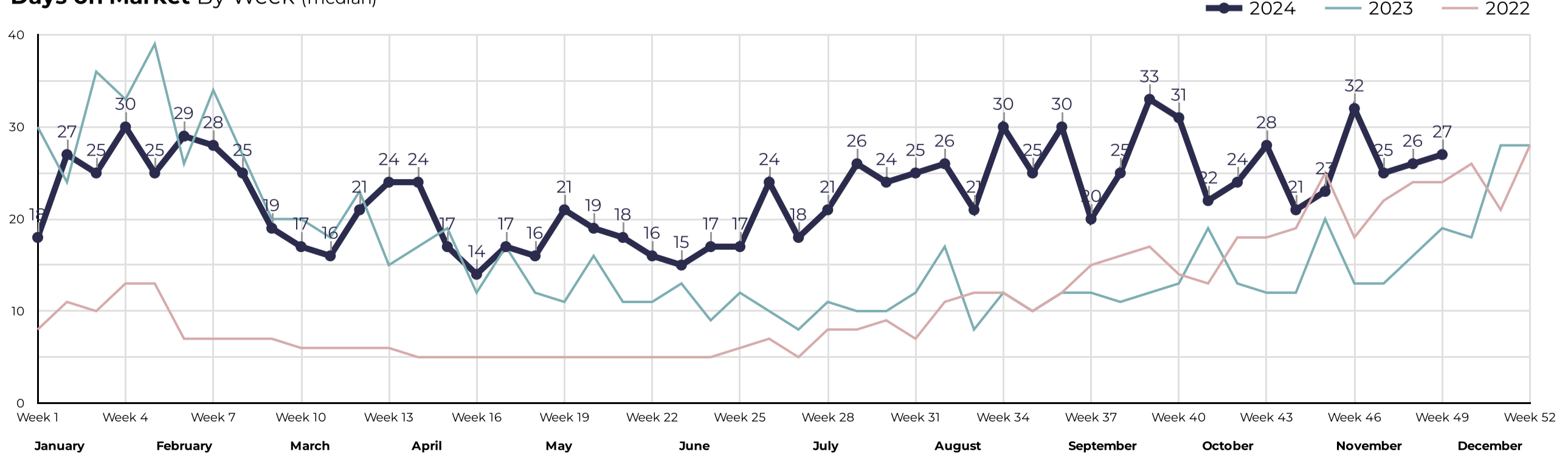
## Sales By Week



## Average % Over or Under Asking By Week



## Days on Market By Week (median)

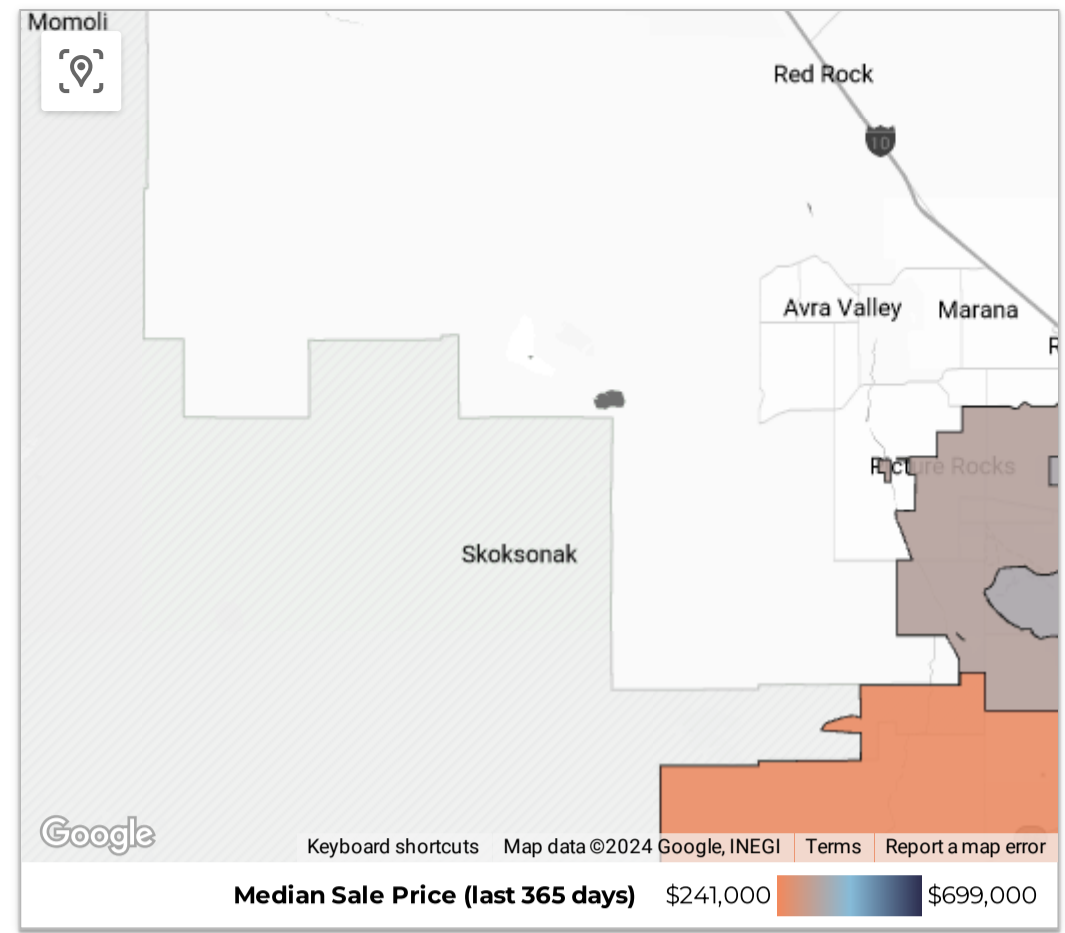


# WEEKLY Inventory

## MLS of Southern Arizona® Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region  City: Tucson (I)  Zip Code   
 County  Type  Beds   
 Sqft Between  Enter a value and  Enter a value  
 \$ Between  Enter a value and  Enter a value AgeRstr.

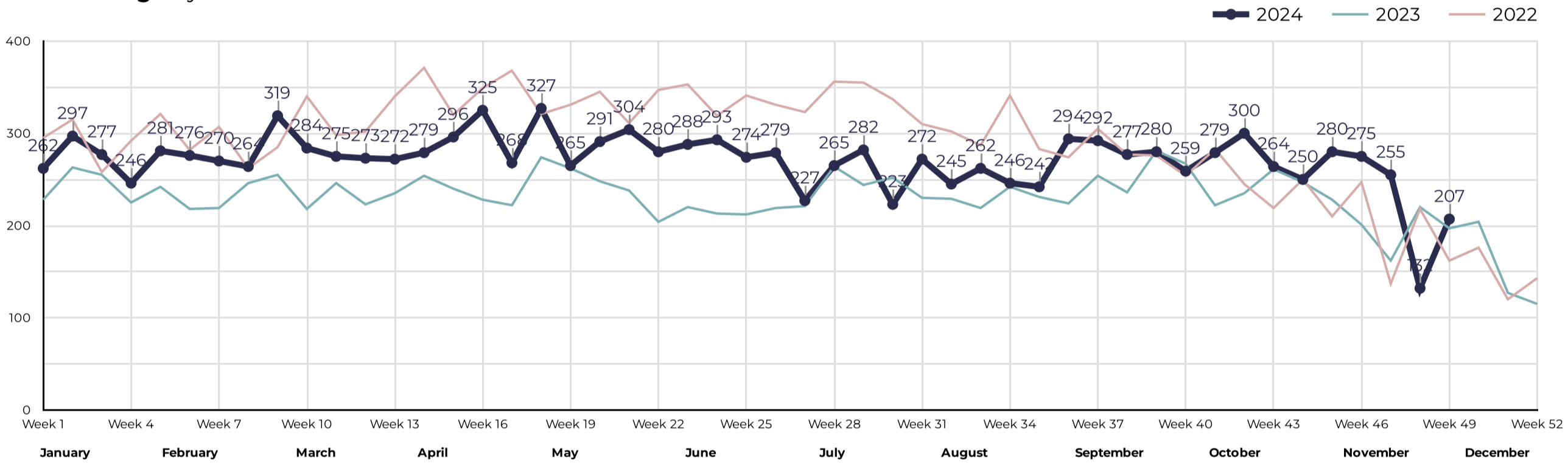


## Weekly Statistics

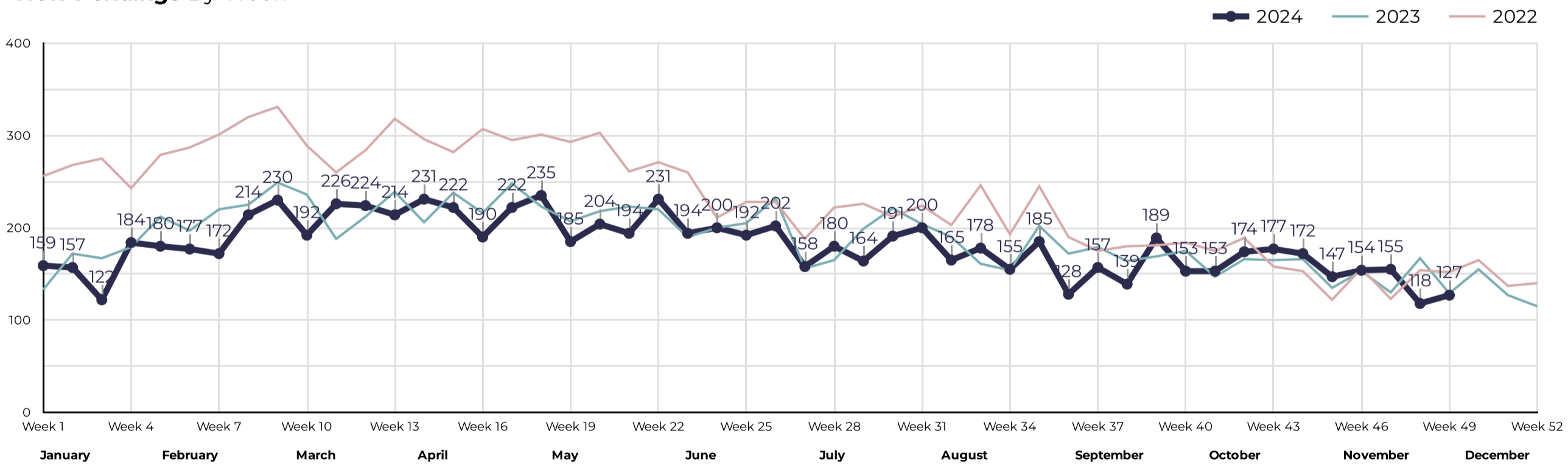
Use this report to monitor week-by-week market activity in your area of interest. This data will alert you to when your market changes directions (seasonal or otherwise).

Use date range filter to remove or add additional years for comparison. 5 Max

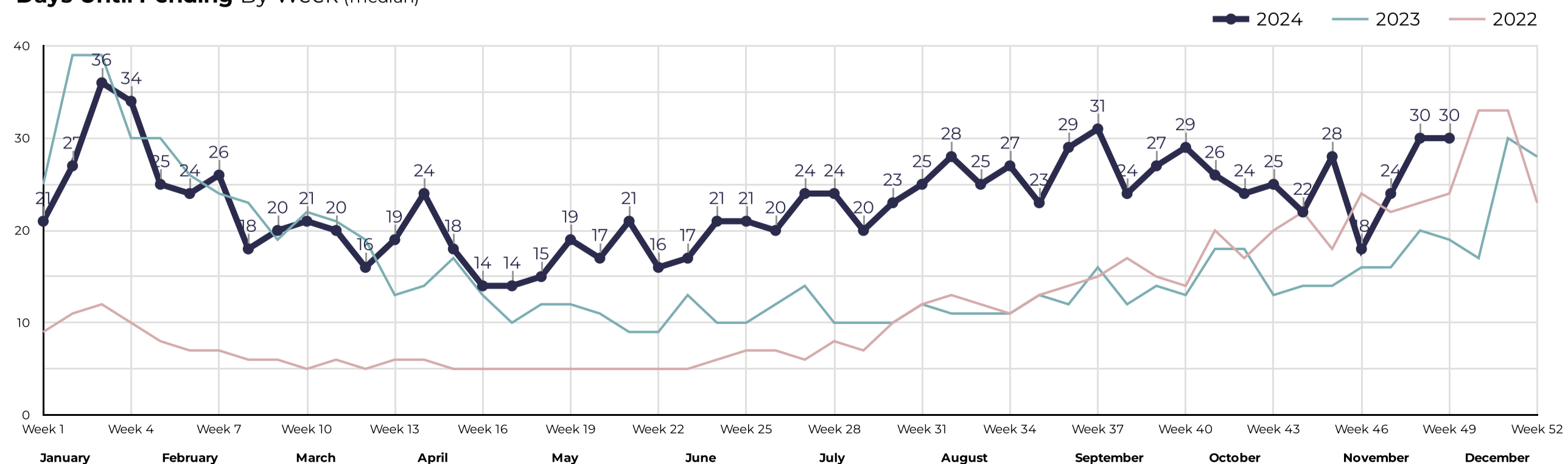
## New Listings By Week



## New Pending By Week



## Days Until Pending By Week (median)





# HOUSING STOCK By Beds/Price Range

## MLS of Southern Arizona® Market Snapshot

All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region:  City: Tucson (I)  Zip Code:

County:  Type:  Beds:

Sqft Between:  and

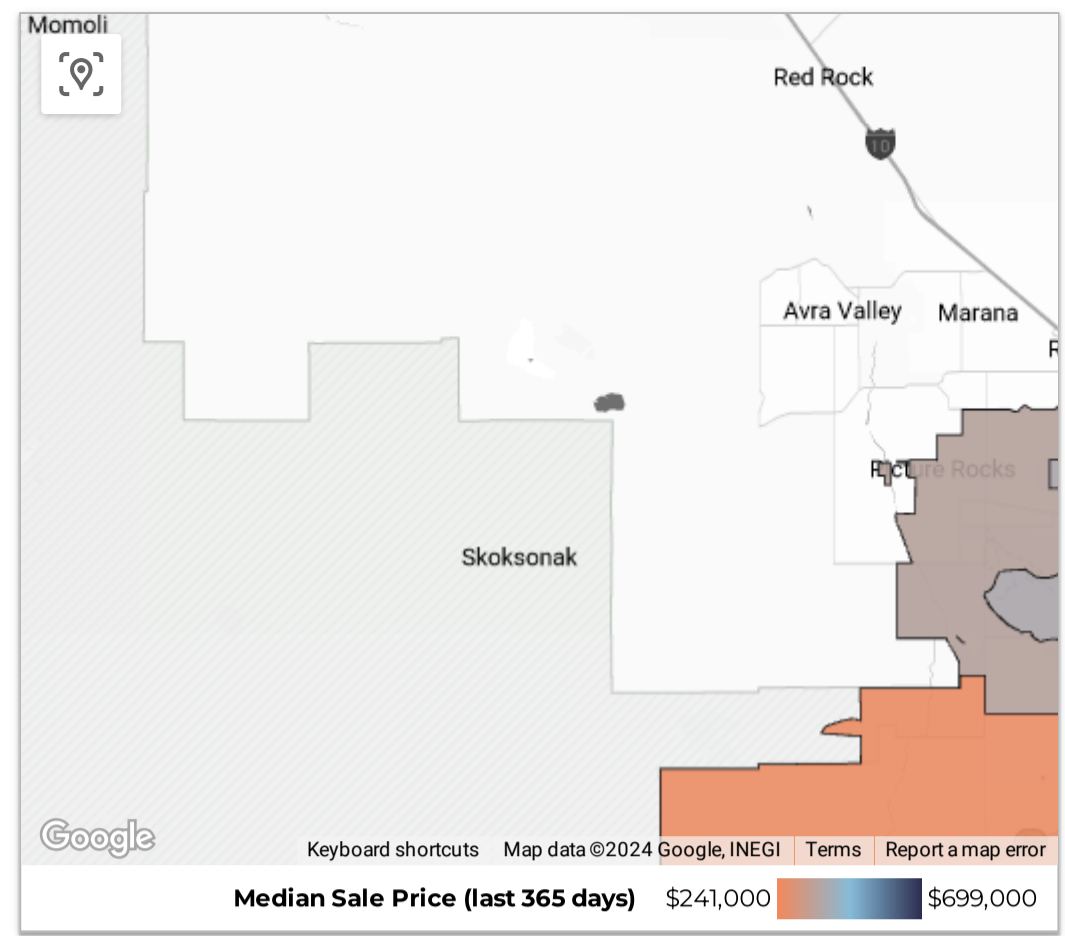
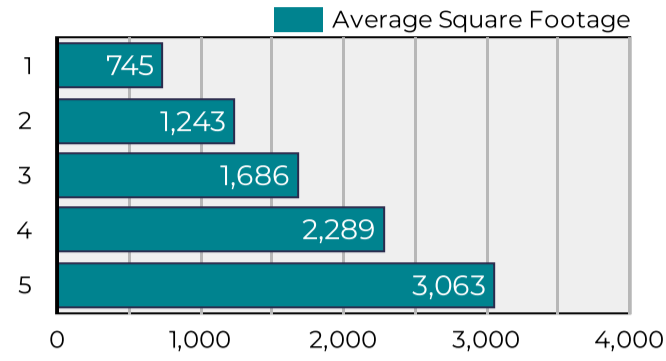
\$ Between:  and  AgeRstr.:

### Bedroom Comparison

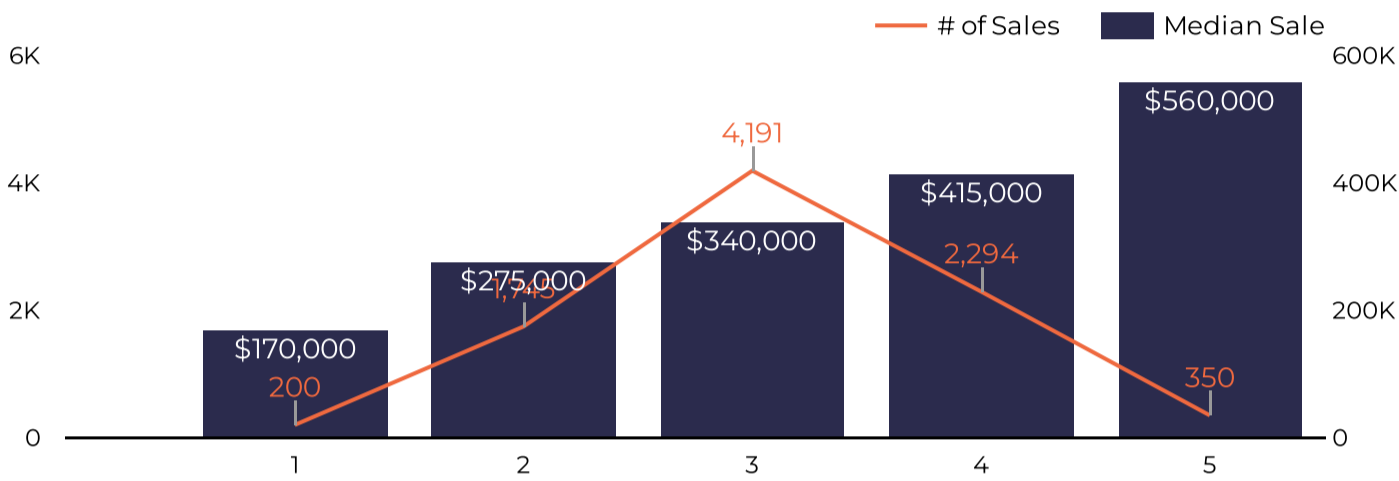
Jan 1, 2024 - Dec 11, 2024

# of Sales: **8,849** Total Volume: **\$3.80B**

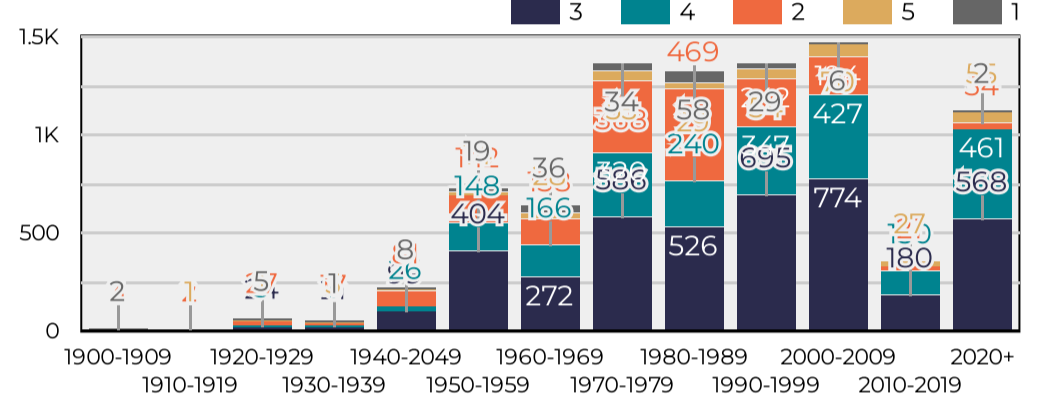
Average SqFt: **1,800** Median Year Built: **1,989**



### Median Sale Price By Bedrooms



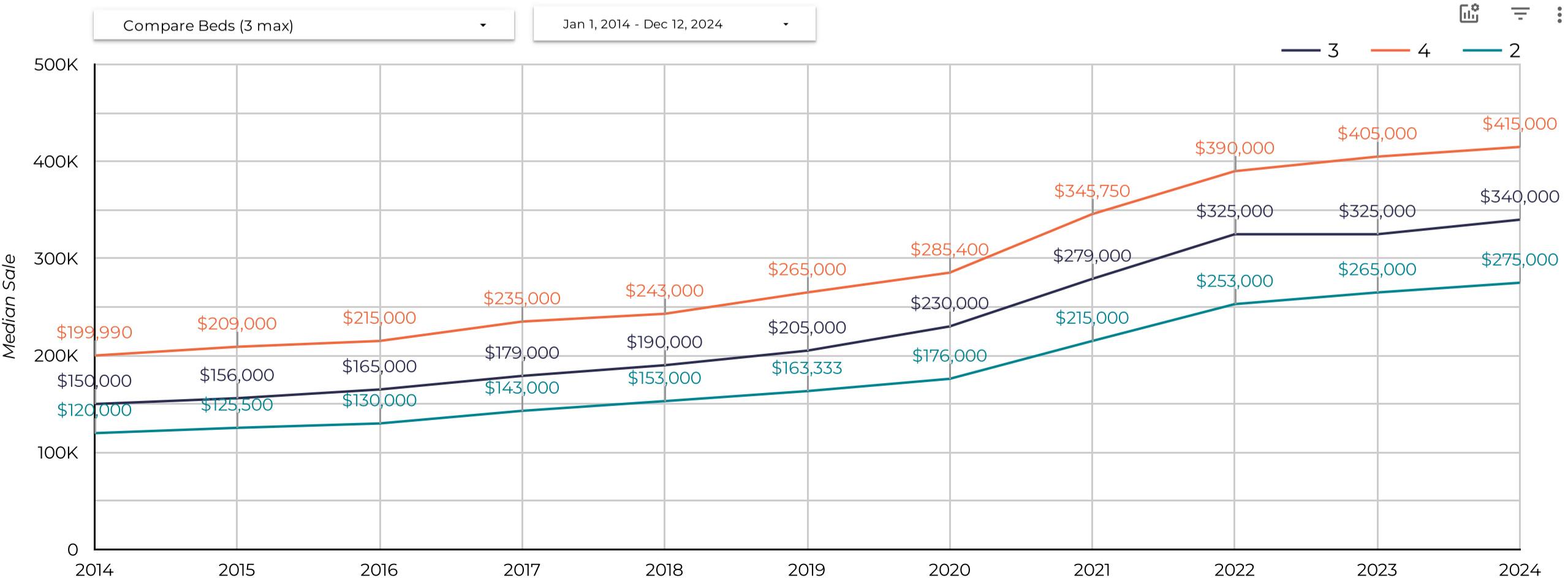
### Sales By Year Built



### Data By Price Range

Price Range	# of Sales	Average SqFt	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
0-\$199,999	621	987	457	143	20	18	-5%
\$200,000-\$299,999	2,073	1,265	780	1,048	245	18	-1.28%
\$300,000-\$399,999	2,914	1,636	393	1,660	860	24	-1.07%
\$400,000-\$499,999	1,270	2,005	145	618	507	21	-1.35%
\$500,000-\$599,999	642	2,260	82	262	298	21	-1.63%
\$600,000-\$699,999	404	2,405	42	173	189	20	-1.62%
\$700,000-\$799,999	274	2,583	28	103	143	17	-1.84%
\$800,000-\$999,999	296	2,945	23	102	171	17	-1.89%
\$1M-\$1.19M	125	3,386	2	32	91	24	-4.1%
\$1.2M-\$1.39	91	3,643	1	22	68	20	-2.59%
\$1.4M+	139	4,490	3	28	108	12	-2.92%
<b>Grand total</b>	<b>8,849</b>	<b>1,800</b>	<b>1,956</b>	<b>4,191</b>	<b>2,700</b>	<b>20</b>	<b>-1.64%</b>

### Bedrooms Over Time



# REGIONS Sales & Buyer Demand

## MLS of Southern Arizona® Market Snapshot

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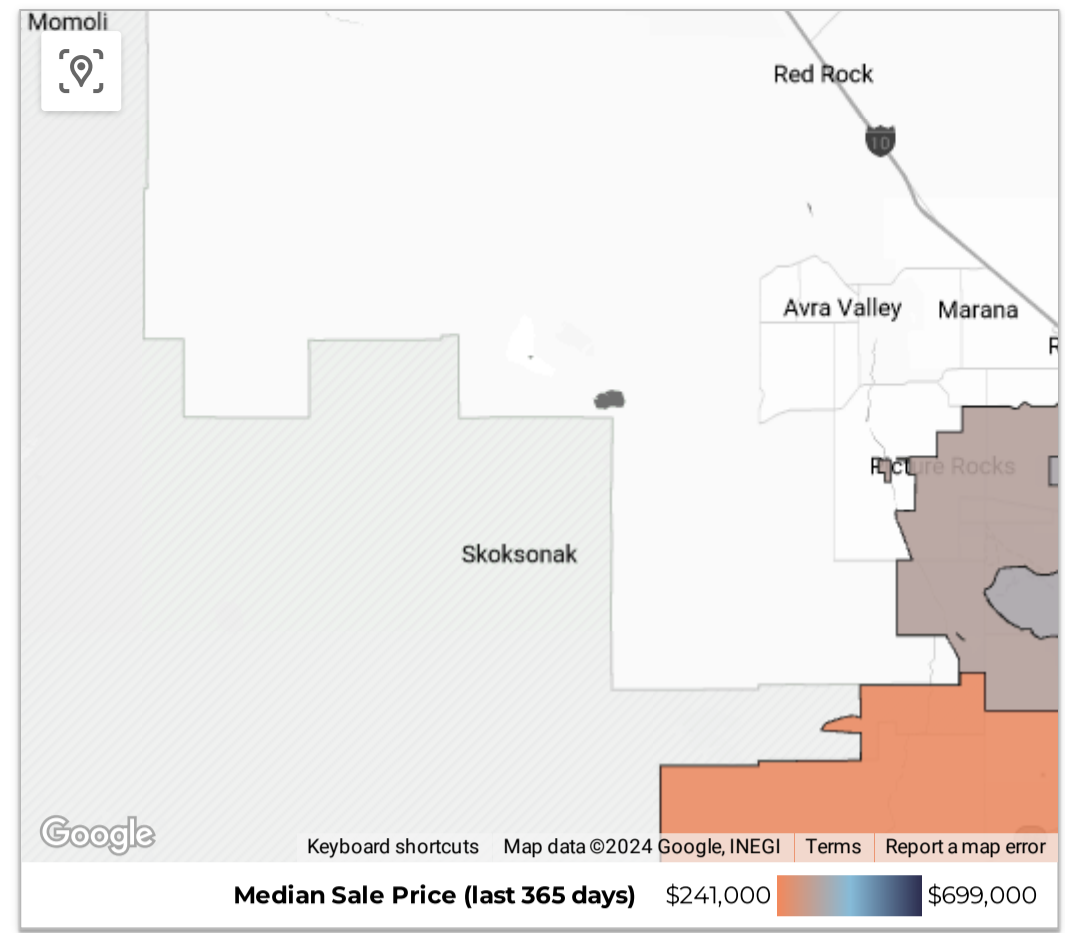


Region: [Dropdown] City: Tucson (1) Zip Code: [Dropdown]

County: [Dropdown] Type: [Dropdown] Beds: [Dropdown]

Sqft: Between [Dropdown] Enter a value and Enter a value

\$: Between [Dropdown] Enter a value and Enter a value AgeRstr.: [Dropdown] [Download](#)



Nov 2024

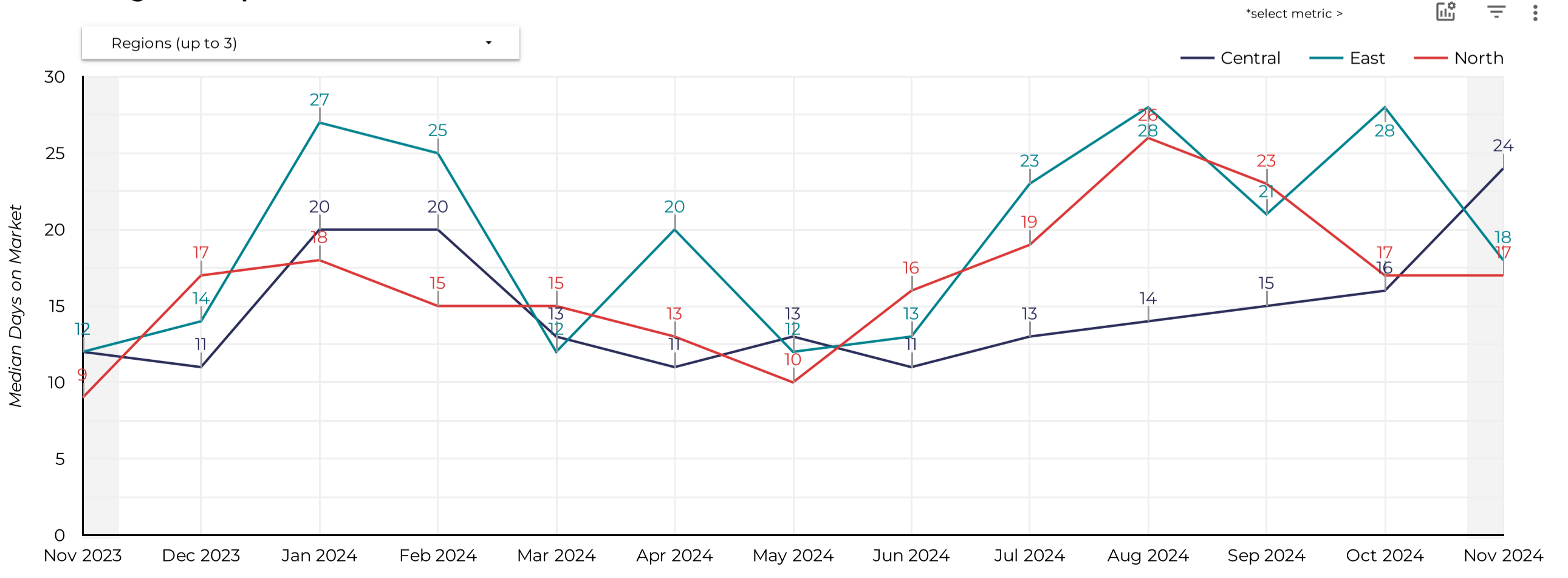
vs. last year

Use this table to compare MLSSAZ regions year-over-year in your selected area on a range of metrics.

Market Activity				Market Pricing				Buyer Demand				
Region	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1. Central	116	6.4% ↑	\$40.08M	7.1% ↑	\$305,000	\$9,000 ↑	\$236	\$5 ↑	24	12 ↑	-2.6%	-1.0% ↓
2. North	91	7.1% ↑	\$66.13M	24.2% ↑	\$601,000	\$9,000 ↑	\$298	\$2 ↑	17	8 ↑	-2.2%	-0.9% ↓
3. East	83	22.1% ↑	\$27.85M	24.3% ↑	\$317,000	\$17,000 ↑	\$204	-\$1 ↓	18	6 ↑	-2.0%	-0.6% ↓
4. Southwest	64	25.5% ↑	\$19.55M	35.3% ↑	\$303,000	\$3,000 ↑	\$189	\$5 ↑	27	6 ↑	-2.0%	0.3% ↑
5. Northwest	61	-17.6% ↓	\$26.45M	-20.7% ↓	\$375,000	-\$12,500 ↓	\$240	\$8 ↑	28	13 ↑	-2.1%	0.1% ↑
6. Upper Southeast	49	-19.7% ↓	\$20.43M	-18.8% ↓	\$410,000	\$10,010 ↑	\$205	\$19 ↑	39	-12 ↓	-0.8%	0.1% ↑
7. West	44	-29.0% ↓	\$18.92M	-19.6% ↓	\$370,000	\$25,100 ↑	\$220	-\$3 ↓	27	14 ↑	-3.4%	-2.0% ↓
8. Northeast	36	-10.0% ↓	\$20.28M	-5.7% ↓	\$480,000	\$40,000 ↑	\$245	-\$3 ↓	24	12 ↑	-3.0%	-1.5% ↓
9. South	35	-16.7% ↓	\$9.86M	-9.5% ↓	\$265,000	\$1,000 ↑	\$196	-\$3 ↓	22	14 ↑	-0.6%	0.6% ↑
10. Upper Northwest	13	8.3% ↑	\$6.63M	12.1% ↑	\$525,000	\$86,000 ↑	\$212	-\$22 ↓	7	-6 ↓	-3.6%	-2.2% ↓
11. Extended Southw...	8	-11.1% ↓	\$2.13M	22.7% ↑	\$260,000	\$51,000 ↑	\$181	\$44 ↑	34	11 ↑	-1.3%	+0.0%...
12. Extended West	6	-33.3% ↓	\$1.98M	-9.5% ↓	\$230,000	-\$25,000 ↓	\$195	\$20 ↑	18	10 ↑	-6.7%	-3.0% ↓
13. Southeast	1	-85.7% ↓	\$374K	-84.8% ↓	\$374,000	\$24,000 ↑	\$179	-\$29 ↓	54	41 ↑	-2.9%	0.9% ↑

1 - 13 / 13 < >

### 1 Year Region Comparison



All data from MLSSAZ... Updated as of: Dec 12, 2024

# ZIP CODE Sales & Buyer Demand

## MLS of Southern Arizona® Market Snapshot

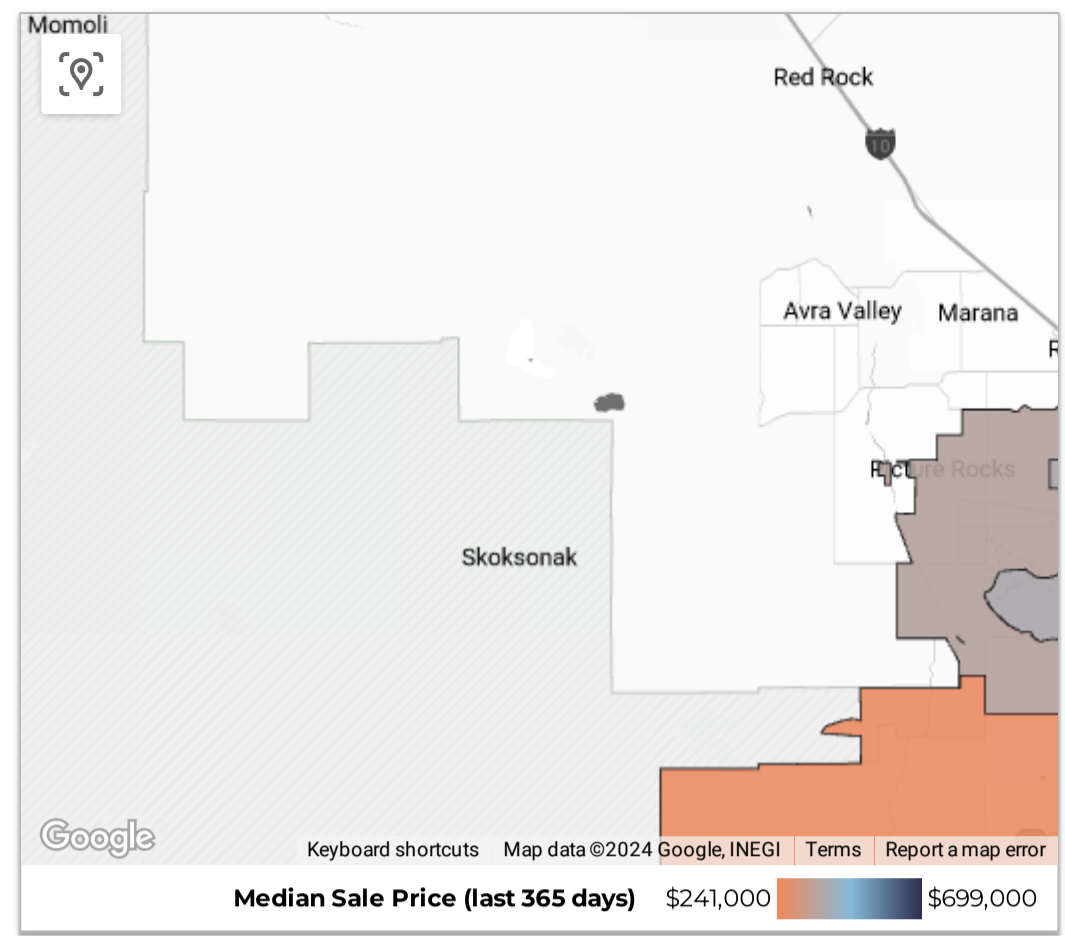
All data is updated in realtime in accordance with content from MLSSAZ. Updated on: Dec 12, 2024

Region: [Dropdown] City: Tucson (1) Zip Code: [Dropdown]

County: [Dropdown] Type: [Dropdown] Beds: [Dropdown]

Sqft: Between [Enter a value] and [Enter a value]

\$: Between [Enter a value] and [Enter a value] AgeRstr.: [Dropdown] [Download](#)



### Nov 2024 vs. last year

Use this table to compare zip codes year-over-year in your selected area on a range of metrics.

Market Activity					Market Pricing				Buyer Demand			
Zip Code	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ

Zip Code	# of Sales	% Δ	Volume	% Δ	Median Sale	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1. 85747	39	-9.3%	\$16,412,285	-10.1%	\$410,000	\$-10,000	\$208	\$15	38	-2	-0.9%	0.1%
2. 85718	37	8.8%	\$33,129,100	49.5%	\$742,850	\$150,850	\$335	\$32	15	8	-2.7%	-1.0%
3. 85750	34	-8.1%	\$24,233,250	-1.5%	\$595,000	\$-42,000	\$292	\$-19	15	5	-2.0%	-0.6%
4. 85710	33	3.1%	\$9,488,700	2.3%	\$290,000	\$5,000	\$191	\$-2	15	4	-2.3%	-0.1%
5. 85730	29	31.8%	\$9,081,290	18.8%	\$305,000	\$-5,000	\$208	\$-13	24	11	-2.0%	-1.4%
6. 85711	28	-9.7%	\$10,067,873	-3.1%	\$328,890	\$18,890	\$222	\$10	16	10	-2.7%	-2.2%
7. 85745	27	-10.0%	\$11,844,104	-2.8%	\$380,000	\$2,000	\$227	\$-5	19	12	-3.5%	-1.8%
8. 85713	26	-7.1%	\$6,390,287.55	8.4%	\$240,000	\$25,000	\$177	\$1	14	3	-3.1%	0.3%
9. 85757	26	18.2%	\$9,000,469	21.6%	\$347,000	\$16,000	\$193	\$10	67	39	-1.7%	-1.3%
10. 85742	25	-24.2%	\$11,472,880	-18.3%	\$400,000	\$0	\$233	\$1	21	0	-1.4%	-0.5%
11. 85716	25	38.9%	\$10,200,900	44.7%	\$348,500	\$53,500	\$268	\$14	14	5	-1.8%	0.2%
12. 85704	24	14.3%	\$10,098,950	-9.1%	\$394,000	\$-43,800	\$245	\$0	18	5	-1.6%	-0.1%
13. 85748	23	76.9%	\$10,761,310	105.7%	\$457,440	\$97,440	\$220	\$15	57	41	-1.7%	-1.2%
14. 85705	22	15.8%	\$5,268,500	19.2%	\$215,000	\$-5,000	\$181	\$-1	46	32	-5.1%	-0.7%
15. 85741	21	0.0%	\$7,432,553	-0.8%	\$325,000	\$-18,000	\$229	\$9	48	40	-2.8%	-0.1%
16. 85746	20	53.8%	\$5,761,800	61.0%	\$282,000	\$4,500	\$196	\$-21	14	6	-0.6%	2.4%
17. 85756	20	-41.2%	\$7,008,640	-39.1%	\$374,000	\$24,000	\$190	\$13	54	17	-1.1%	1.4%
18. 85743	18	-47.1%	\$7,791,500	-34.9%	\$352,000	\$12,000	\$219	\$7	27	10	-3.8%	-2.2%
19. 85712	18	0.0%	\$5,100,100	-8.6%	\$290,000	\$9,000	\$218	\$-10	24	12	-1.5%	-1.2%
20. 85715	18	-14.3%	\$7,302,775	-15.1%	\$410,000	\$-15,000	\$236	\$16	13	4	-1.9%	-1.6%
21. 85719	17	-19.0%	\$7,122,500	-22.9%	\$420,000	\$105,000	\$290	\$-2	34	24	-2.5%	-0.3%
22. 85706	17	-22.7%	\$4,977,740	-17.7%	\$260,000	\$-10,000	\$204	\$-6	25	19	-0.1%	-0.5%
23. 85749	16	0.0%	\$12,338,347	-2.0%	\$799,000	\$100,000	\$267	\$-34	37	19	-4.3%	-1.4%

1 - 30 / 30

### 1 Year Zip Code Comparison

