

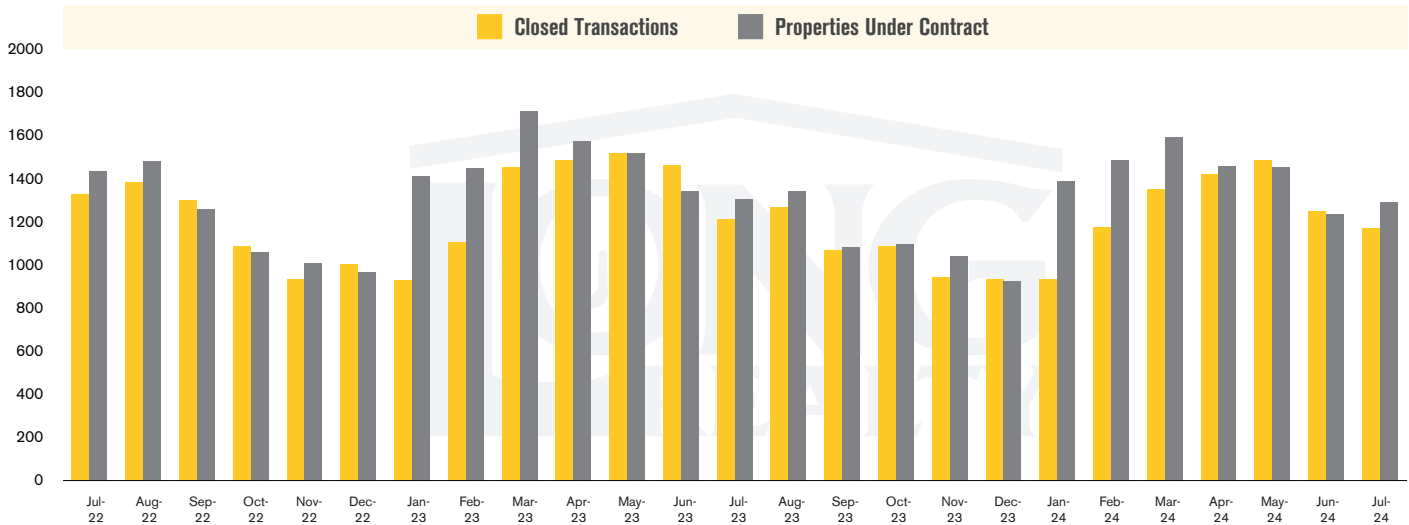
THE HOUSING REPORT



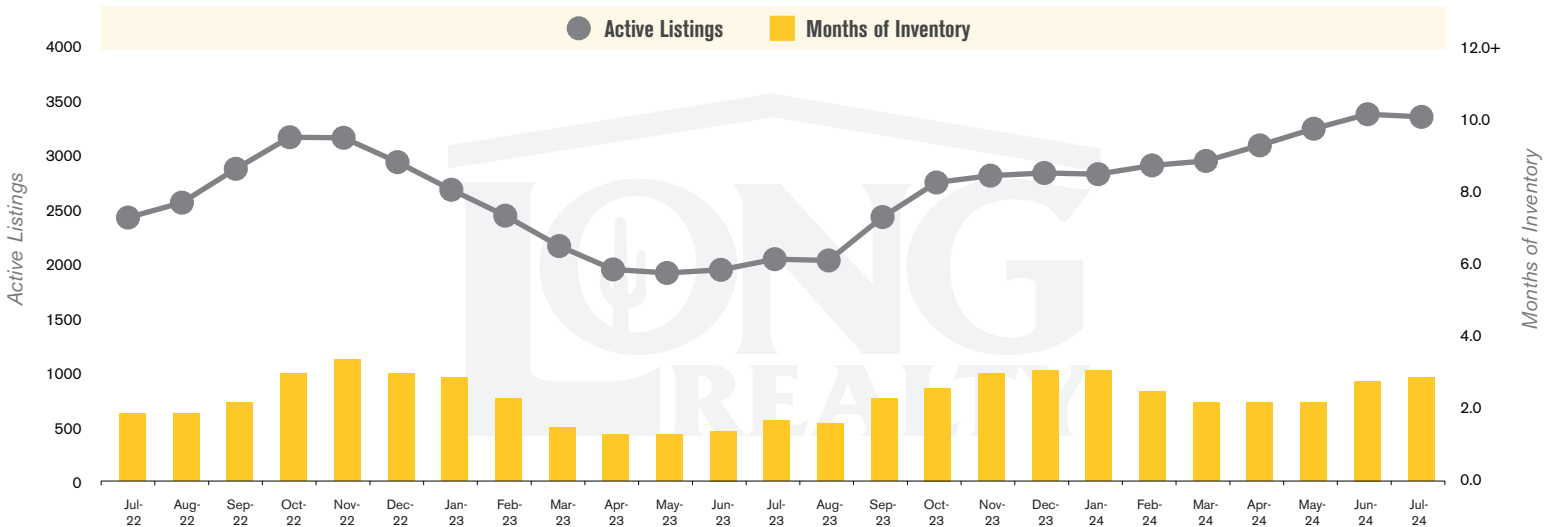
GREATER TUCSON MAIN MARKET | AUGUST 2024

In the Tucson Main Market area, July 2024 active inventory was 3,420, a 64% increase from July 2023. There were 1,172 closings in July 2024, a 3% decrease from July 2023. Year-to-date 2024 there were 8,808 closings, a 4% decrease from year-to-date 2023. Months of Inventory was 2.9, up from 1.7 in July 2023. Median price of sold homes was \$403,562 for the month of July 2024, up 4% from July 2023. The Tucson Main Market area had 1,293 new properties under contract in July 2024, down 1% from July 2023.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



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Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 08/06/2024 is believed to be reliable, but not guaranteed.

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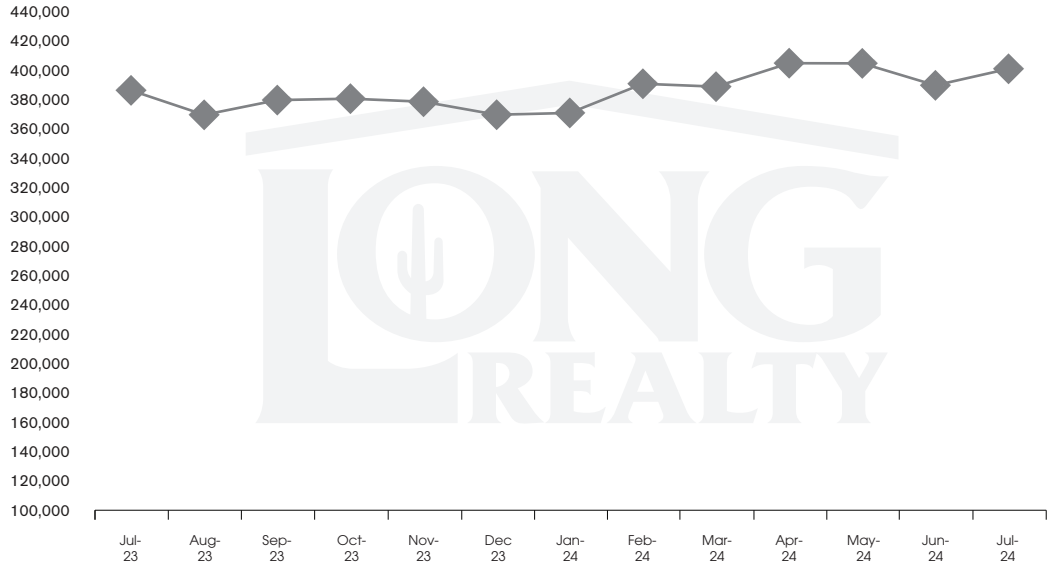


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MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

On average, homes sold this % of original list price.	
Jul 2023	Jul 2024
97.2%	96.0%

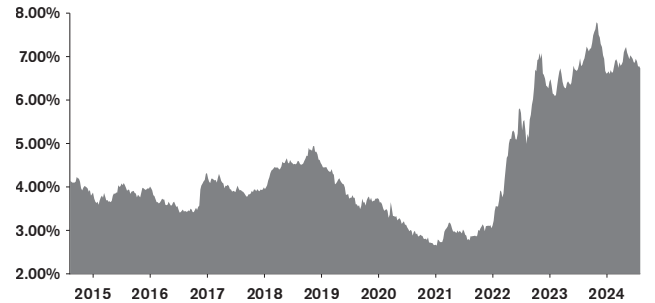


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2023	\$388,694	6.840%	\$2,417.14
2024	\$403,562	6.847%	\$2,511.39

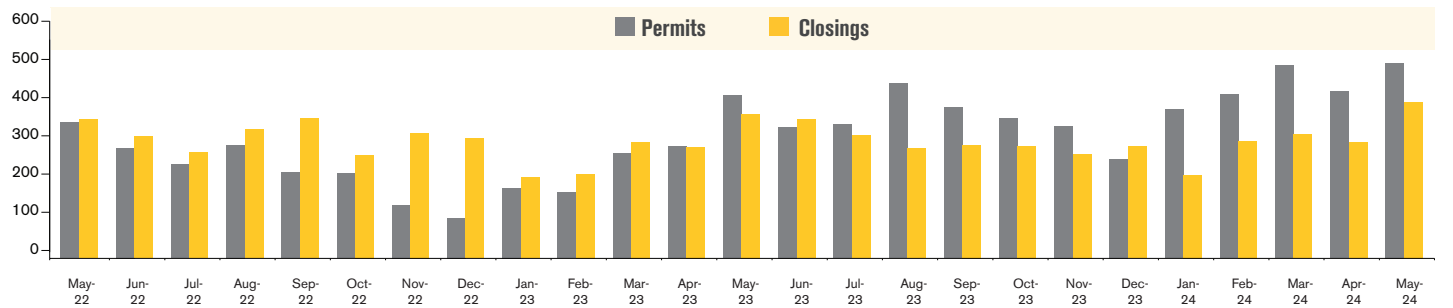
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS



Source: RLBrownReports/Bright Future Real Estate Research

For May 2024, new home permits were **up 20%** and new home closings were **up 8%** from May 2023.

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MARKET CONDITIONS BY PRICE BAND GREATER TUCSON MAIN MARKET

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24			
\$1 - 49,999	5	1	7	0	2	1	2	2.5	3.4	Seller
\$50,000 - 74,999	6	1	7	4	1	1	1	6.0	3.7	Seller
\$75,000 - 99,999	19	3	6	10	6	6	9	2.1	2.2	Seller
\$100,000 - 124,999	18	10	11	12	8	7	13	1.4	1.9	Seller
\$125,000 - 149,999	41	25	16	23	14	17	18	2.3	2.6	Seller
\$150,000 - 174,999	32	19	13	21	19	17	14	2.3	2.2	Seller
\$175,000 - 199,999	52	29	21	28	26	23	16	3.3	2.1	Seller
\$200,000 - 224,999	36	27	30	32	35	29	31	1.2	1.2	Seller
\$225,000 - 249,999	110	41	57	54	60	52	38	2.9	2.0	Seller
\$250,000 - 274,999	116	63	80	87	91	63	57	2.0	1.5	Seller
\$275,000 - 299,999	212	92	118	101	106	90	89	2.4	2.1	Seller
\$300,000 - 349,999	563	216	235	236	252	235	205	2.7	2.4	Seller
\$350,000 - 399,999	611	181	194	197	212	198	178	3.4	3.0	Seller
\$400,000 - 499,999	647	208	253	237	271	217	196	3.3	2.8	Seller
\$500,000 - 599,999	323	104	99	143	133	105	118	2.7	2.7	Seller
\$600,000 - 699,999	178	42	62	72	87	71	69	2.6	2.6	Seller
\$700,000 - 799,999	120	40	44	50	43	35	31	3.9	3.2	Seller
\$800,000 - 899,999	97	23	22	32	33	22	22	4.4	3.4	Seller
\$900,000 - 999,999	40	16	17	16	26	12	15	2.7	3.0	Seller
\$1,000,000 - and over	194	39	62	71	63	51	50	3.9	4.0	Seller
TOTAL	3,420	1,180	1,354	1,426	1,488	1,252	1,172	2.9	2.6	Seller



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 08/06/2024. 3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2024-07/31/2024. Information is believed to be reliable, but not guaranteed.

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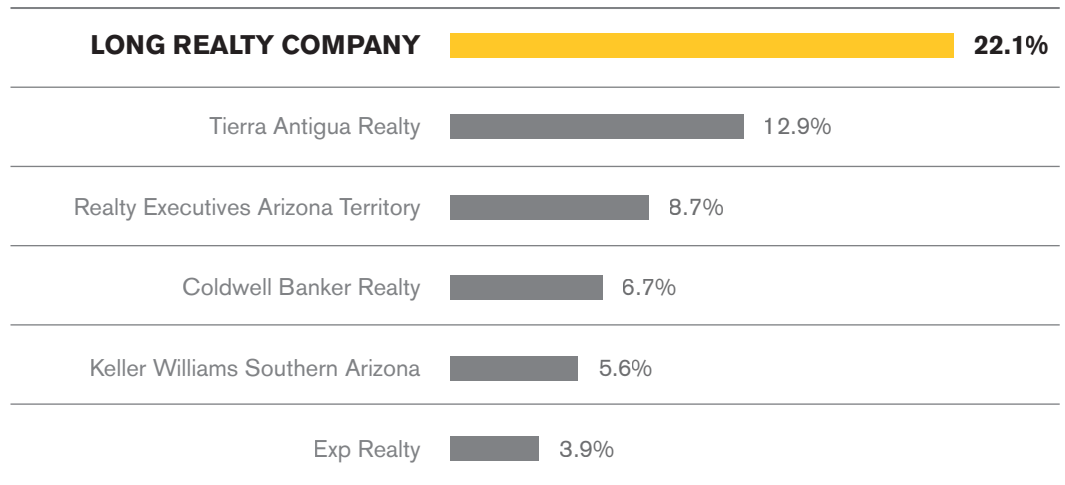
GREATER TUCSON MAIN MARKET | AUGUST 2024



MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

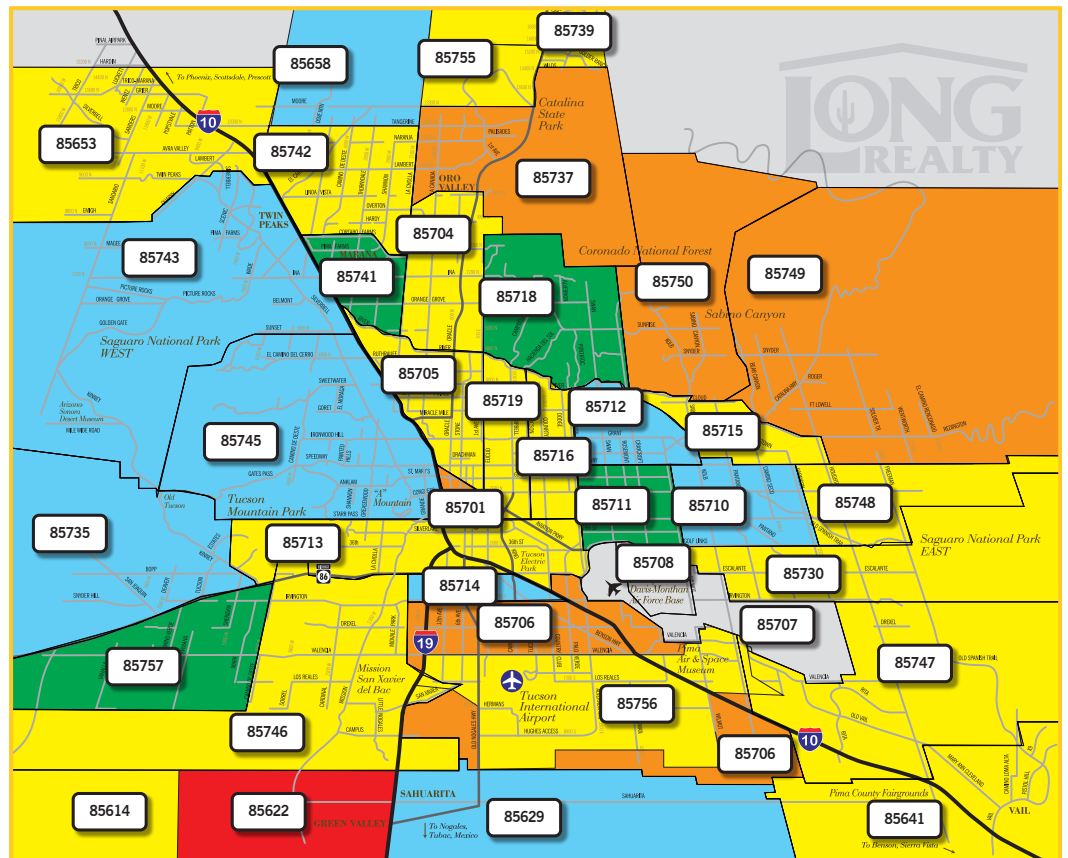
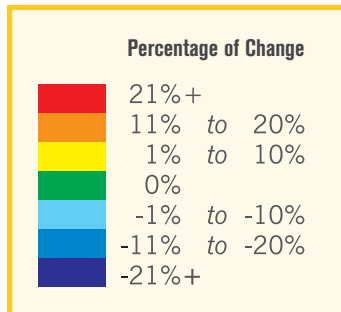
Data Obtained 08/06/2024 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 08/01/2023 – 07/31/2024 rounded to the nearest tenth of one percent and deemed to be correct.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2023-JUL 2023 TO
MAY 2024-JUL 2024

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.



PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.

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This heat map represents the percentage of change in Tucson metro median sales prices from May 2023-July 2023 to May 2024-July 2024 by zip code. These statistics are based on information obtained from the MLSSAZ on 08/06/2024. Information is believed to be reliable, but not guaranteed.