

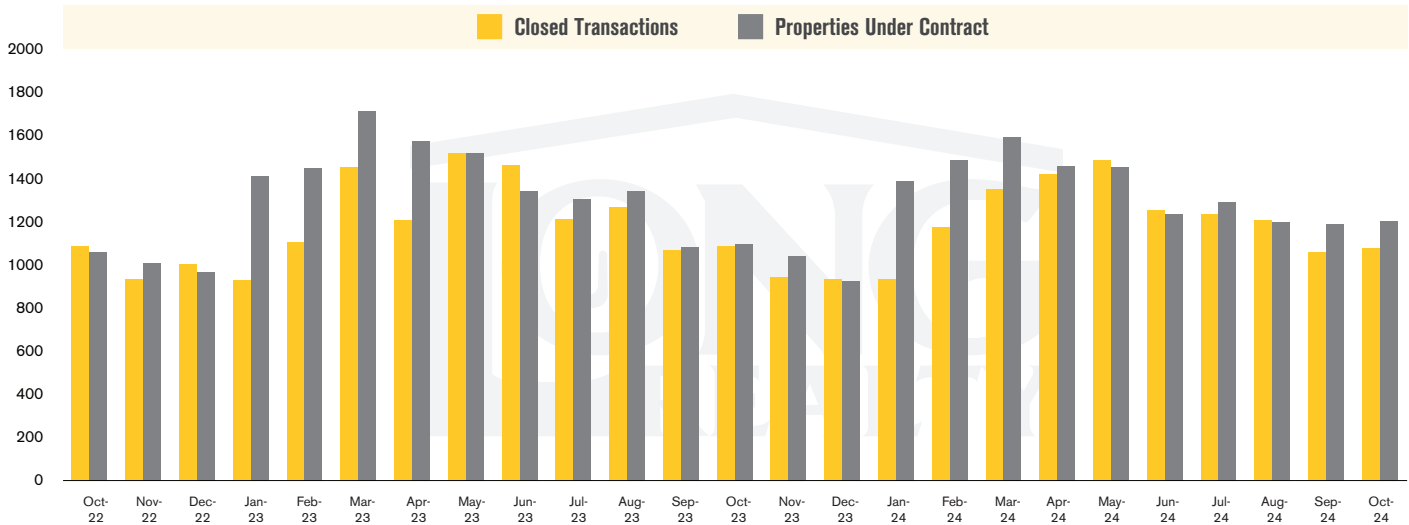
THE HOUSING REPORT



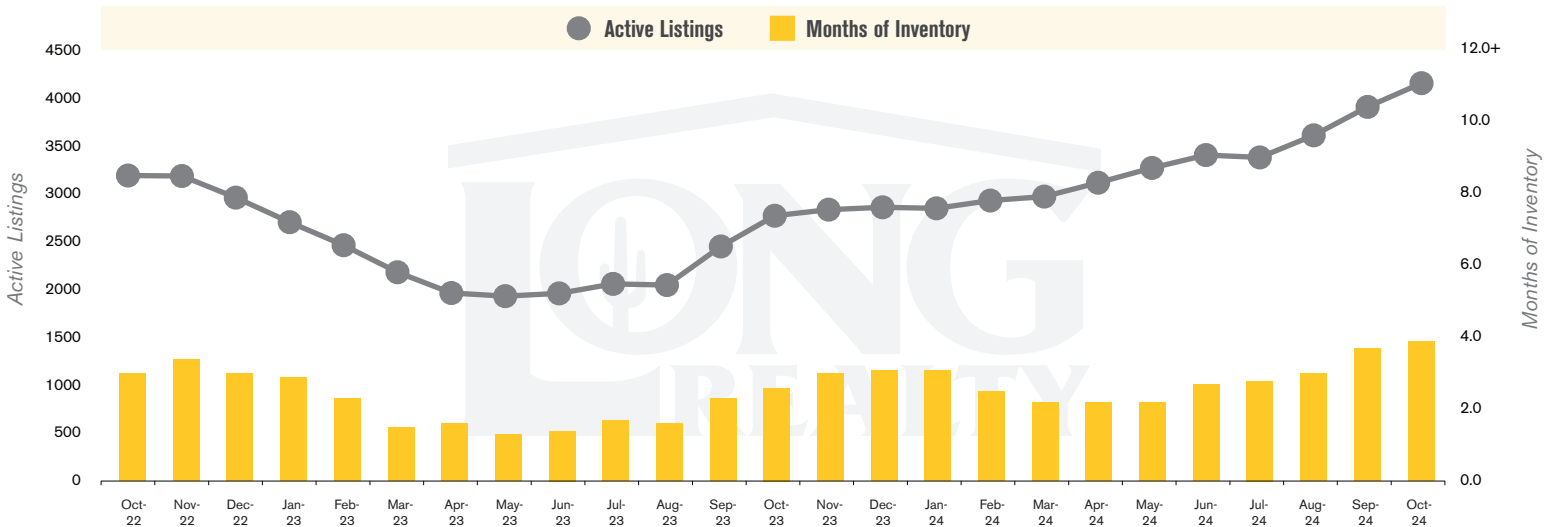
GREATER TUCSON MAIN MARKET | NOVEMBER 2024

In the Tucson Main Market area, October 2024 active inventory was 4,203, a 50% increase from October 2023. There were 1,079 closings in October 2024, virtually unchanged from October 2023. Year-to-date 2024 there were 12,228 closings, a 1% decrease from year-to-date 2023. Months of Inventory was 3.9, up from 2.6 in October 2023. Median price of sold homes was \$378,661 for the month of October 2024, down 1% from October 2023. The Tucson Main Market area had 1,205 new properties under contract in October 2024, up 10% from October 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 11/06/2024 is believed to be reliable, but not guaranteed.

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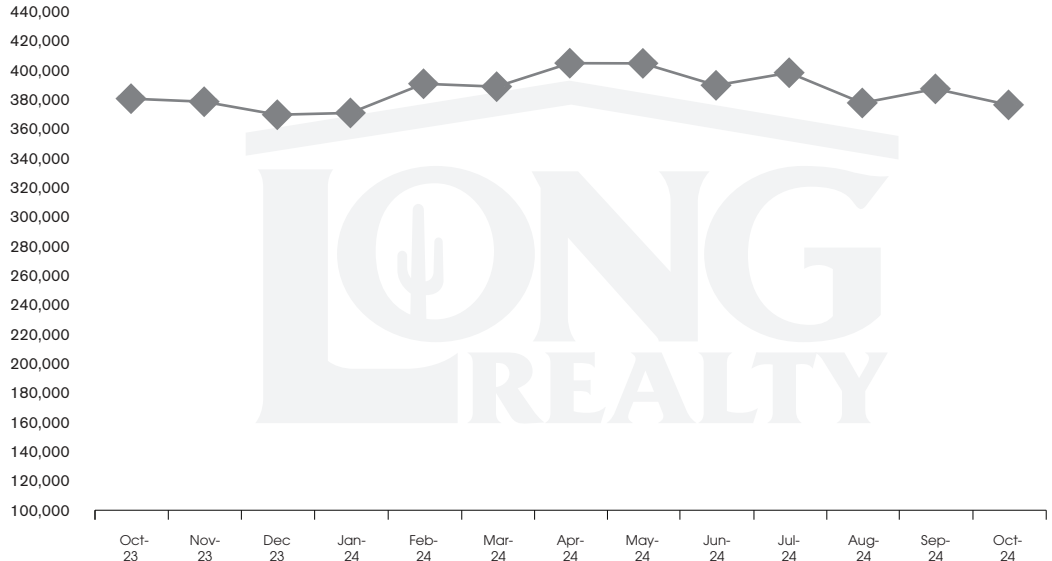


GREATER TUCSON MAIN MARKET | NOVEMBER 2024

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

On average, homes sold this % of original list price.	
Oct 2023	Oct 2024
97.3%	96.1%

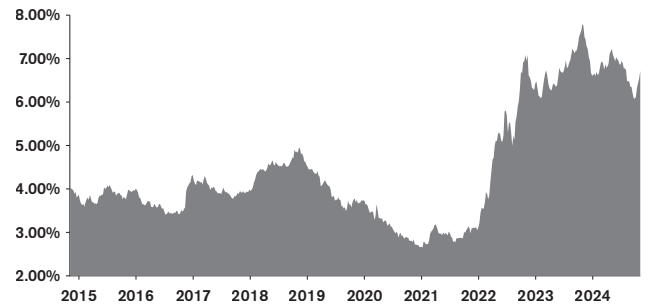


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2023	\$382,960	7.620%	\$2,573.79
2024	\$378,661	6.428%	\$2,256.72

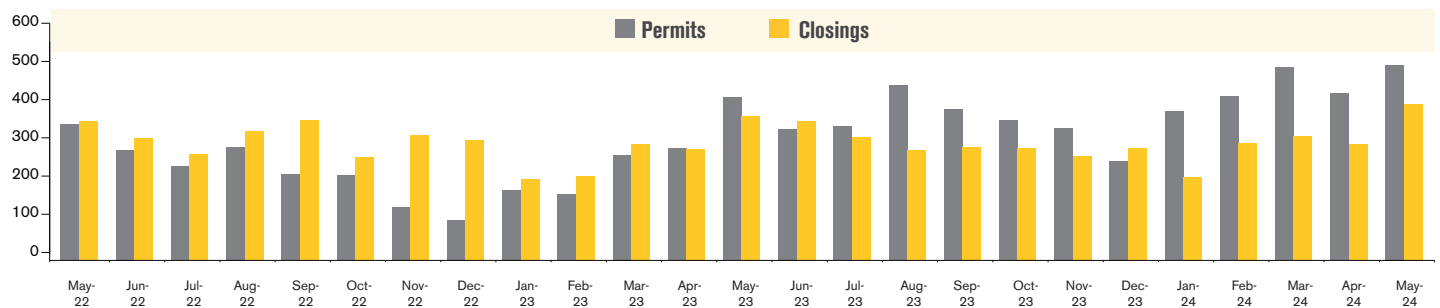
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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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GREATER TUCSON MAIN MARKET | NOVEMBER 2024



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
		May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24			
\$1 - 49,999	4	2	1	2	3	2	0	n/a	3.2	Seller
\$50,000 - 74,999	7	1	1	1	2	2	5	1.4	1.9	Seller
\$75,000 - 99,999	23	6	6	9	6	3	8	2.9	3.9	Seller
\$100,000 - 124,999	25	8	7	13	9	10	9	2.8	2.7	Seller
\$125,000 - 149,999	58	14	17	20	17	16	9	6.4	3.9	Seller
\$150,000 - 174,999	55	19	18	17	16	12	18	3.1	3.1	Seller
\$175,000 - 199,999	58	26	23	17	25	17	8	7.3	3.4	Seller
\$200,000 - 224,999	73	35	30	33	41	14	21	3.5	2.4	Seller
\$225,000 - 249,999	132	60	52	40	44	50	57	2.3	2.3	Seller
\$250,000 - 274,999	160	91	64	60	64	57	67	2.4	2.2	Seller
\$275,000 - 299,999	264	106	90	92	92	87	71	3.7	2.9	Seller
\$300,000 - 349,999	647	252	236	220	237	199	234	2.8	2.8	Seller
\$350,000 - 399,999	737	212	198	195	198	168	162	4.5	4.0	Seller
\$400,000 - 499,999	799	271	217	211	205	189	172	4.6	4.0	Seller
\$500,000 - 599,999	362	133	105	120	83	83	95	3.8	4.0	Seller
\$600,000 - 699,999	221	87	71	69	69	61	45	4.9	3.4	Seller
\$700,000 - 799,999	122	43	35	33	35	30	30	4.1	3.9	Seller
\$800,000 - 899,999	105	33	22	22	23	24	16	6.6	4.8	Slightly Seller
\$900,000 - 999,999	63	26	12	15	9	12	8	7.9	5.9	Balanced
\$1,000,000 - and over	288	63	51	50	32	24	44	6.5	7.5	Slightly Buyer
TOTAL	4,203	1,488	1,256	1,239	1,210	1,060	1,079	3.9	3.5	Seller



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 11/06/2024. 3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2024-10/31/2024. Information is believed to be reliable, but not guaranteed.

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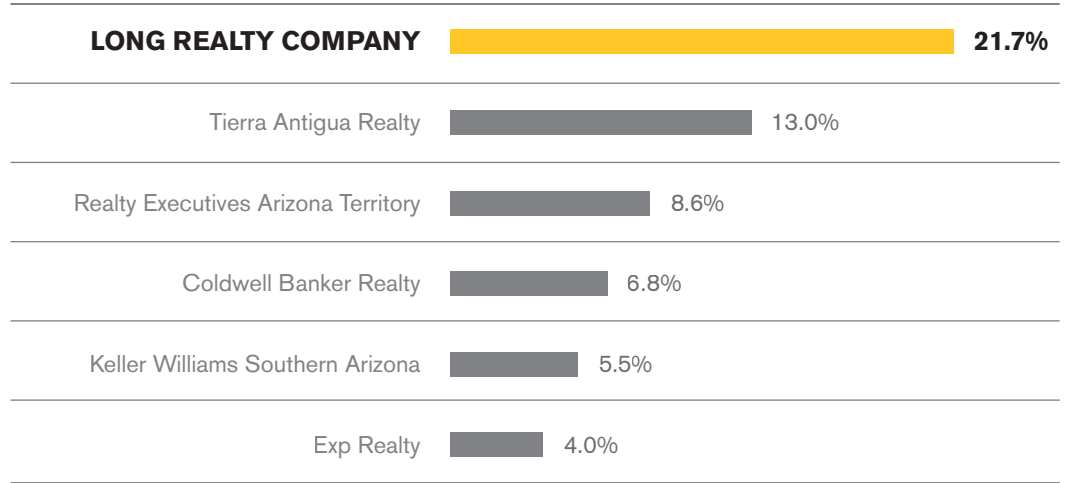
GREATER TUCSON MAIN MARKET | NOVEMBER 2024



MARKET SHARE GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

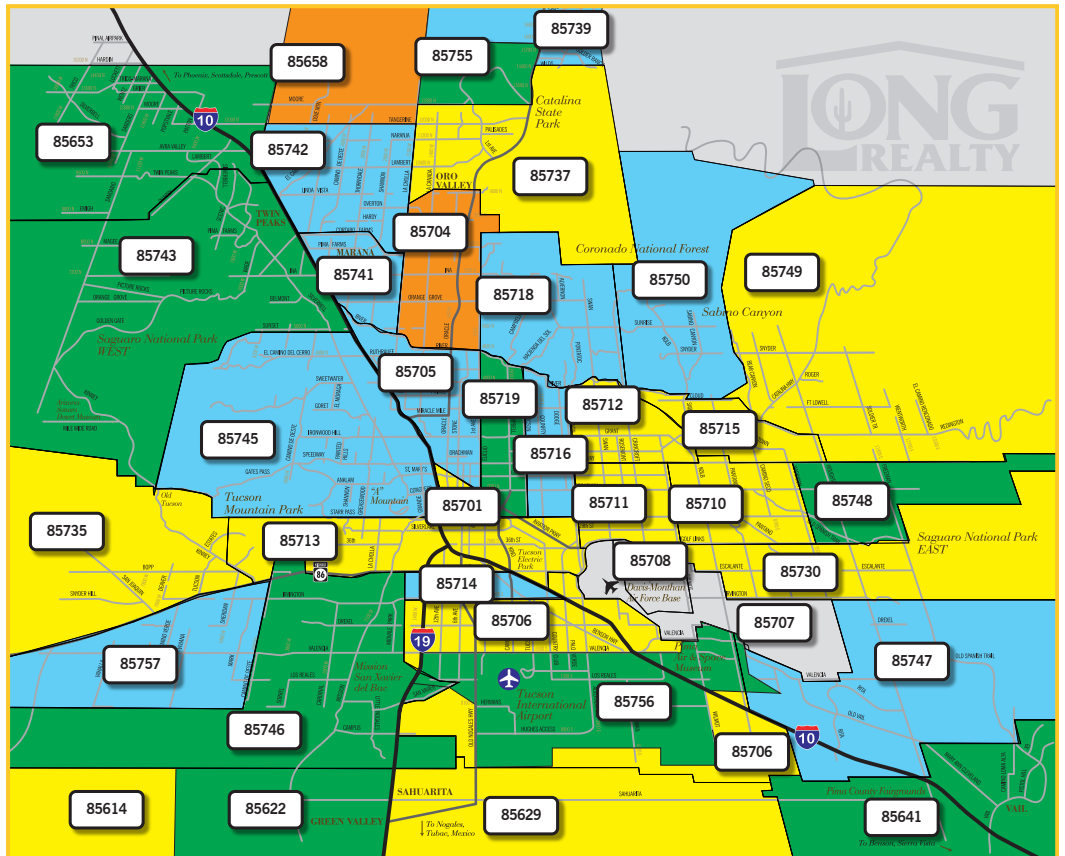
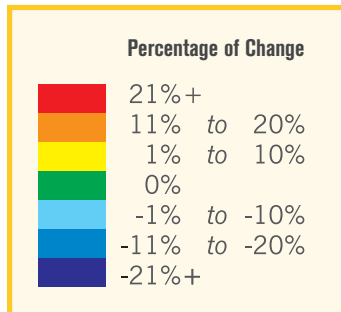
Data Obtained 11/06/2024 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 11/01/2023 – 10/31/2024 rounded to the nearest tenth of one percent and deemed to be correct.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG 2023-OCT 2023 TO
AUG 2024-OCT 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 August 2023-October 2023 to August 2024-October 2024 by zip code. These statistics are based on information obtained from the MLSSAZ on 11/06/2024. Information is believed to be reliable, but not guaranteed.