For Immediate Release:
September 7, 2018

CONTACT:
Judith Grammond
MLSSAZ President
(520) 721-1478

Sean Murphy
Executive Vice President
(520) 382-8792

Randy Rogers
CEO, MLSSAZ
(520) 327-4218

Lifestyle Opportunities:
No matter what area or type of home you are interested in, you have a variety of options.
Financial:
Multiple financing opportunities are available
Talk to a REALTOR®!
With the complexity of a real estate transaction, you need a REALTOR®.

Multiple Listing Service of Southern Arizona

Monthly Statistics August 2018

In August 2017, The MLS of Southern Arizona made a significant change in the geographic areas used for classifying listings in the service area of the Tucson Association of REALTORS®. With the August 2017 Sales Statistics produced for TAR, MLSSAZ recalculated and adjusted figures dating back to April of 2014 to compensate for the area boundary changes.

A detailed description of the changes can be found on the last page of this report.

Below are some highlights from the August Residential Sales Statistics:

- Total Sales Volume of $349,507,394 is up from $347,114,173 in July resulting in a .69% increase.
- The Average Sales Price of $259,663 is an increase of 2.26% from $253,924 last month.
- Average List Price of $264,923 is an increase of 1.78% from $260,279 in July.
- Total Under Contract of 1,859 is an increase of 4.67% since July's number of 1,776 and an increase of 13.77% over August 2017.
- Total Unit Sales of 1,346 is a decrease of 1.54% since last month's number of 1,367 and coincidentally exactly the same number as August 2017.
- The Median Sales Price of $216,950 is an increase of .91% from $215,000 in July and up 12.99% from last year's number of $192,000.
- New Listings of 1,755 is a decrease of 1.63% from 1,784 in July.
- Total Active Listings of 2,944 is a decrease from 2,967 in July and a decrease of 15.89% since last year.
- Average Days on Market decreased to 38 this month from 43 last month.
- Conventional loan sales of 49.3% exceeded Cash Sales of 22.7%.

Judith Grammond
2018 MLSSAZ President

Ginny Huffman
2018 TAR President

EQUAL HOUSING OPPORTUNITY

TUCSON ASSOCIATION OF REALTORS®

REALTOR®

The MLS of Southern Arizona is a wholly owned subsidiary of the Tucson Association of REALTORS®, dedicated to providing a reliable real estate database for members and the public. The Association represents the interests of 5,400 professionals in the real estate industry, and is affiliated with the National Association of REALTORS®. REALTOR® is a registered collective membership mark which may only be used by professionals who are members and subscribe to its strict code of ethics.

August 2018 Recap by Month and Year - % of Change

Total Sales Volume

	2018	2017	Annual % Change
August	$349,507,394	$321,376,738	8.75%
July	$347,114,173	$297,091,774	16.84%
Month % Change	0.69%	8.17%	

Total Unit Sales

	2018	2017	Annual % Change
August	1,346	1,346	0.00%
July	1,367	1,288	6.13%
Month % Change	-1.54%	4.50%	

Average Sales Price

	2018	2017	Annual % Change
August	$259,663	$238,764	8.75%
July	$253,924	$230,661	10.09%
Month % Change	2.26%	3.51%	

Median Sales Price

	2018	2017	Annual % Change
August	$216,950	$192,000	12.99%
July	$215,000	$195,000	10.26%
Month % Change	0.91%	-1.54%	

Average List Price

	2018	2017	Annual % Change
August	$264,923	$244,623	8.30%
July	$260,279	$231,299	12.53%
Month % Change	1.78%	5.76%	

New Listings

	2018	2017	Annual % Change
August	1,755	1,562	12.36%
July	1,784	1,693	5.38%
Month % Change	-1.63%	-7.74%	

Total Under Contract

	2018	2017	Annual % Change
August	1,859	1,634	13.77%
July	1,776	1,832	-3.06%
Month % Change	4.67%	-10.81%	

Active Listings

	2018	2017	Annual % Change
August	2,944	3,500	-15.89%
July	2,967	3,338	-11.11%
Month % Change	-0.78%	4.85%	

August 2018 - Active and Sold by Zip Code

Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85145	19	5	26.32%	**85645**	0	0	0.00%	**85713**	53	40	75.47%	**85740**	0	0	0.00%
85245	0	0	0.00%	**85648**	0	0	0.00%	**85714**	15	7	46.67%	**85741**	59	59	100.00%
85601	0	0	0.00%	**85653**	130	33	25.38%	**85715**	64	36	56.25%	**85742**	106	60	56.60%
85602	0	0	0.00%	**85654**	0	0	0.00%	**85716**	82	46	56.10%	**85743**	119	51	42.86%
85611	0	0	0.00%	**85658**	149	43	28.86%	**85717**	0	0	0.00%	**85745**	110	50	45.45%
85614	1	0	0.00%	**85701**	22	5	22.73%	**85718**	169	65	38.46%	**85746**	43	32	74.42%
85616	0	0	0.00%	**85704**	101	47	46.53%	**85719**	79	29	36.71%	**85747**	87	57	65.52%
85619	19	0	0.00%	**85705**	90	31	34.44%	**85730**	63	57	90.48%	**85748**	55	30	54.55%
85622	0	0	0.00%	**85706**	40	33	82.50%	**85734**	0	0	0.00%	**85749**	97	27	27.84%
85623	7	2	28.57%	**85709**	2	0	0.00%	**85735**	37	17	45.95%	**85750**	142	58	40.85%
85629	3	0	0.00%	**85710**	106	73	68.87%	**85736**	28	7	25.00%	**85755**	195	49	25.13%
85637	5	0	0.00%	**85711**	70	36	51.43%	**85737**	124	51	41.13%	**85756**	51	40	78.43%
85641	182	68	37.36%	**85712**	59	30	50.85%	**85739**	114	46	40.35%	**85757**	47	26	55.32%

Tucson Association of REALTORS®, **Real Estate Trend Indicator**
Tucson, AZ
From: 08/01/2018 to 8/31/2018 Statistics generated on: 9/4/18

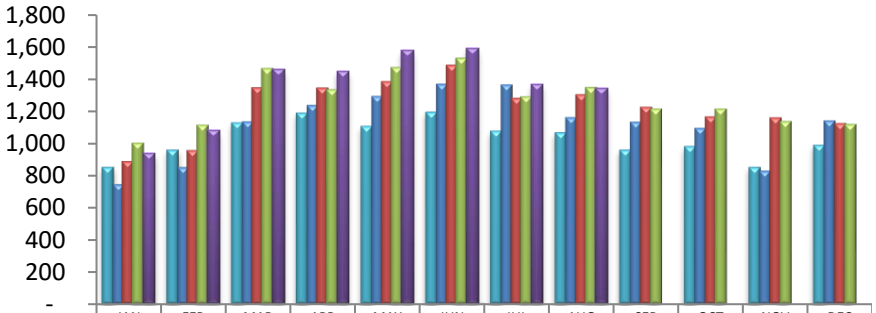
Residential Listing Statistics							Active Listings		Days on Market	
	Total Active	Total Contingent	Total Pending	Total Inventory		Total Sold	Area	# Per Area	of Units Sold	
Under $29,999	5	3	1	9		2	C	402	1 -30 Days	851
$30,000 to $39,999	3	0	1	4		2	E	223	31-60 Days	224
$40,000 to $49,999	10	2	1	13		3	N	357	61 - 90 Days	120
$50,000 to $59,999	19	3	4	26		11	NE	168	91-120 Days	55
$60,000 to $69,999	16	11	4	31		12	NW	686	121 - 180 Days	54
$70,000 to $79,999	22	14	0	36		11	S	102	Over 180 Days	42
$80,000 to $89,999	16	14	4	34		16	SE	73	**Avg. Days on Market**	
$90,000 to $99,999	23	17	2	42		17	SW	144	38	
$100,000 to $119,999	49	55	14	118		33	UNW	126	**Avg. Sold Price**	
$120,000 to $139,999	92	90	23	205		77	USE	210	$259,663	
$140,000 to $159,999	106	141	33	280		99	W	206	**Median Sale Price**	
$160,000 to $179,999	161	196	42	399		152	XNE	20	$216,950	
$180,000 to $199,999	198	173	29	400		145	XNW	19	**New Listings**	
$200,000 to $249,999	444	265	68	777		248	XSE	14	1,755	
$250,000 to $299,999	417	167	51	635		177	XSW	36		
$300,000 to $399,999	505	172	56	733		177	XW	158		
$400,000 to $499,999	268	70	23	361		84	**Sold Units per Area**		**Sales Volume by Area**	
$500,000 to $749,999	296	51	15	362		53	C	181	$35,963,237	
$750,000 to $999,999	168	26	6	200		18	E	160	$31,988,840	
$1,000,000 and over	126	11	1	138		9	N	144	$60,271,307	
							NE	64	$21,078,290	
							NW	286	$88,197,861	
							S	78	$10,973,065	
							SE	48	$12,250,180	
							SW	82	$14,139,877	
							UNW	49	$15,516,447	
							USE	92	$23,416,313	
Totals	**2,944**	**1,481**	**378**	**4,803**		**1,346**	W	97	$23,585,959	
							XNE	0	$0	
	Aug-18	**Aug-17**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**	XNW	6	$1,003,000	
Home Sales Volume	$349,507,394	$321,376,738	8.75%	$2,756,614,247	$2,480,273,926	11.14%	XSE	1	$364,900	
Home Sales Units	1,346	1,346	0.00%	10,821	10,542	2.65%	XSW	9	$1,058,000	
Average Sales Price (All Residential)	$259,663	$238,764	8.75%	$257,829	$237,322	8.64%	XW	49	$9,700,118	
Median Sales Price	$216,950	$192,000	12.99%	$215,436	$195,005	10.48%		**Total Volume**	$349,507,394	
Average Days on Market:	38	45	-15.56%	40	43	-6.98%				
Average List Price for Solds:	$264,923	$244,623	8.30%	$263,338	$240,547	9.47%				
SP/LP %	98.01%	97.60%		97.91%	98.66%					
Total Under Contract	1,859	1,634	13.77%							
Active Listings	2,944	3,500	-15.89%							
New Listings	1,755	1,562	12.36%							

Types of Financing	Totals
FHA	194
VA	162
Other	12
Cash	306
Conventional	664
Cash/Loan	1
Carryback	7

Please note: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the Multiple Listing Service of Southern Arizona guarantees nor is in any way responsible for its accuracy.

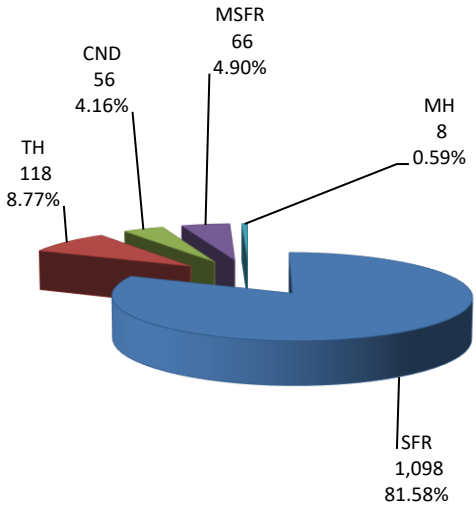
© Copyright 2018 Multiple Listing Service of Southern Arizona

Total Unit Sales – August 2018

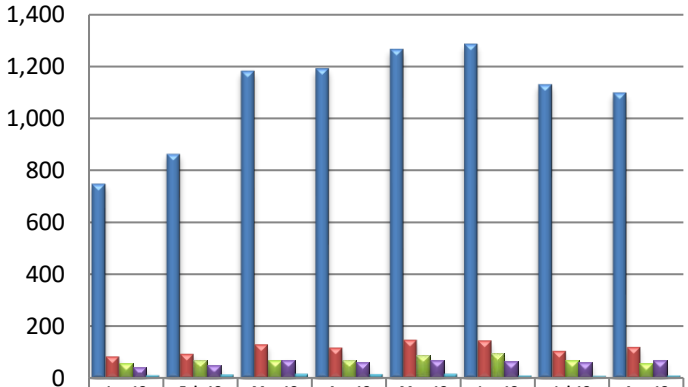


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	947	999	1,339	1,318	1,418	1,378	1,182	1,084	769	884	810	753
2008	621	761	930	1,015	1,070	1,070	959	923	965	846	654	802
2009	615	695	925	939	1,029	1,185	1,235	1,008	979	1,063	1,011	886
2010	712	741	1,169	1,227	1,270	1,170	792	882	873	752	800	907
2011	780	879	1,169	1,152	1,247	1,312	1,124	1,106	1,064	982	1,015	961
2012	915	1,019	1,387	1,276	1,318	1,269	1,137	1,179	938	1,074	994	942
2013	884	951	1,329	1,323	1,437	1,399	1,263	1,205	1,051	1,130	933	1,038
2014	854	961	1,131	1,191	1,109	1,197	1,079	1,068	962	983	854	992
2015	744	849	1,132	1,234	1,290	1,365	1,362	1,158	1,131	1,093	827	1,139
2016	890	957	1,347	1,346	1,386	1,487	1,282	1,305	1,226	1,166	1,161	1,124
2017	1,002	1,113	1,463	1,332	1,470	1,528	1,288	1,346	1,212	1,212	1,134	1,116
2018	936	1,084	1,462	1,452	1,581	1,593	1,367	1,346				

Unit Sales – Breakdown by Type

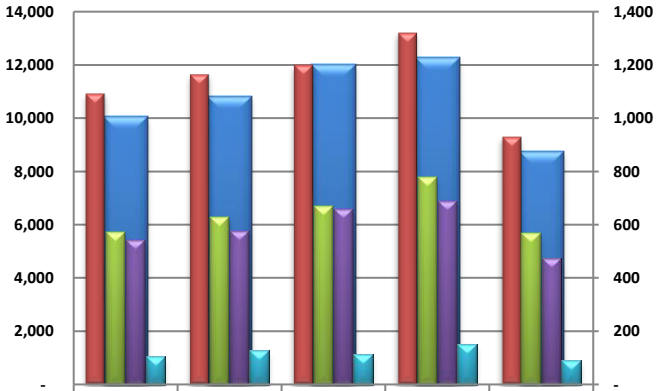


Total Unit Sales By Type - Monthly Comparison



	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18
SFR	747	862	1,182	1,192	1,266	1,286	1,130	1,098
TH	82	93	128	116	145	143	104	118
CND	56	69	68	69	87	93	68	56
MSFR	41	48	69	61	68	62	58	66
MH	10	12	15	14	15	9	7	8

YTD Annual Comparison – Breakdown by Type

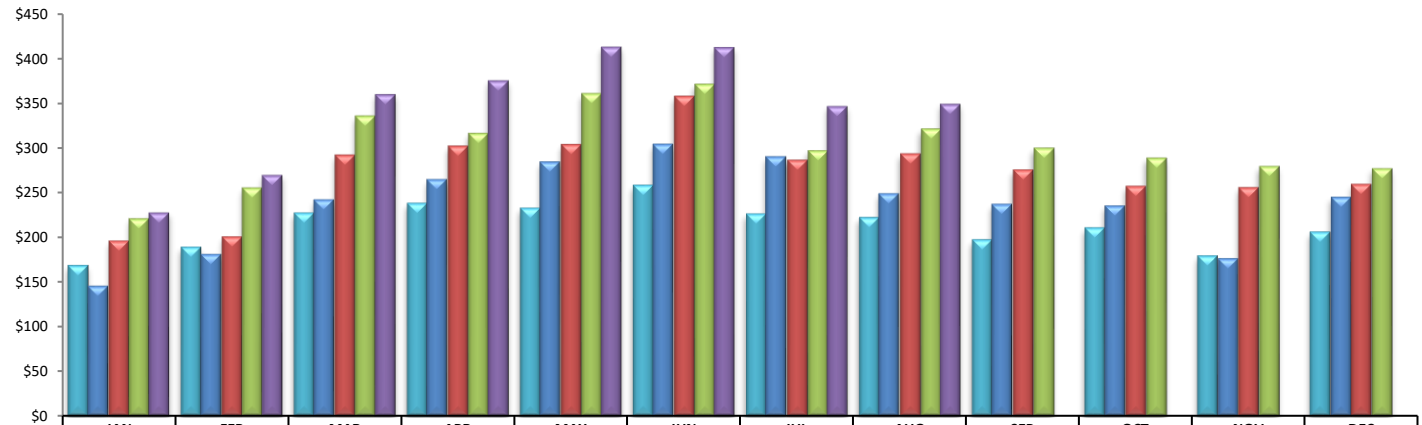


	Total 2014	Total 2015	Total 2016	Total 2017	YTD 2018
SFR	10,073	10,827	12,039	12,277	8,763
TH	1,091	1,164	1,200	1,320	929
CND	572	629	668	777	566
MSFR	541	577	656	690	473
MH	104	127	114	152	90

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

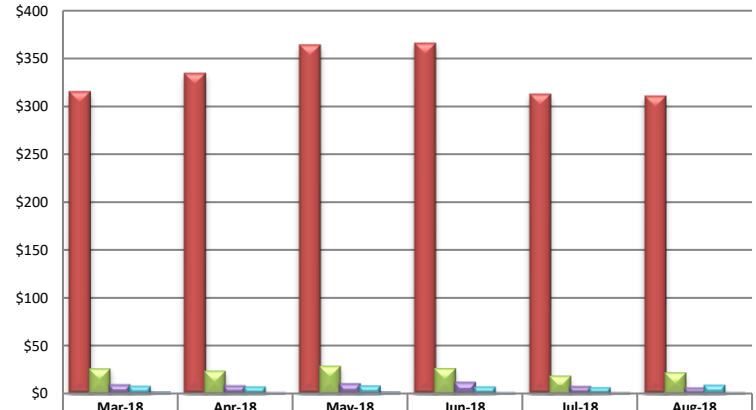
© Copyright 2018 Tucson Association of REALTORS®

Total Sales Volume – August 2018



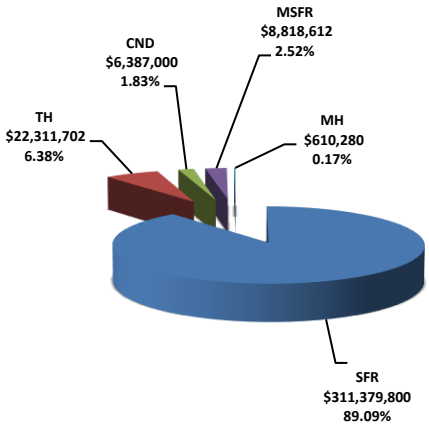
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	$257,916,141	$259,256,105	$362,397,582	$367,164,710	$395,081,716	$404,364,096	$316,549,145	$296,964,652	$209,911,233	$229,448,467	$216,102,902	$193,643,336
2008	$164,675,327	$198,192,914	$240,688,743	$255,750,619	$269,871,608	$275,281,555	$240,837,426	$217,601,752	$208,706,814	$186,356,109	$140,720,158	$161,044,358
2009	$126,748,154	$153,702,306	$188,033,398	$179,846,835	$208,358,145	$245,389,730	$259,690,959	$199,819,664	$192,241,702	$207,559,066	$190,456,030	$179,304,898
2010	$143,268,044	$145,233,131	$235,799,289	$245,382,762	$236,990,728	$221,400,614	$152,120,688	$164,547,474	$158,546,942	$133,203,906	$144,588,779	$169,063,508
2011	$130,258,440	$160,319,228	$191,236,186	$200,425,573	$210,060,577	$219,330,275	$194,610,823	$171,367,731	$160,343,846	$149,078,897	$160,810,437	$155,173,463
2012	$143,708,985	$167,639,105	$233,228,623	$224,278,223	$229,315,967	$221,812,678	$206,909,439	$212,447,687	$170,755,194	$188,863,288	$181,444,177	$172,396,621
2013	$161,222,377	$177,344,784	$255,010,096	$254,228,400	$273,255,331	$274,731,163	$249,372,650	$230,496,950	$198,683,662	$217,449,776	$178,915,596	$210,031,523
2014	$168,462,403	$188,915,109	$226,742,804	$237,746,907	$232,224,138	$257,845,939	$225,727,311	$221,806,173	$196,928,072	$210,485,098	$179,335,659	$205,863,391
2015	$145,845,691	$181,217,647	$242,090,899	$264,685,653	$284,428,648	$304,427,786	$290,439,724	$248,930,674	$237,392,082	$235,499,468	$176,481,013	$245,103,277
2016	$195,873,577	$200,517,266	$291,848,243	$301,945,796	$303,502,051	$357,372,475	$286,111,971	$293,263,202	$275,351,463	$256,797,986	$255,666,525	$259,126,521
2017	$221,242,651	$255,659,723	$335,720,904	$316,664,086	$361,024,841	$371,493,209	$297,091,774	$321,376,738	$300,150,958	$288,890,599	$279,460,100	$276,914,274
2018	$227,851,861	$270,019,575	$360,404,000	$375,510,677	$413,401,140	$412,805,427	$347,114,173	$349,507,394				

Total Sales Volume By Type - Monthly Comparison



	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18
SFR	$315,808,788	$334,917,234	$364,878,769	$366,536,661	$313,149,582	$311,379,800
TH	$26,201,752	$24,145,643	$28,928,571	$26,829,067	$19,030,491	$22,311,702
CND	$9,278,490	$8,394,800	$10,359,175	$11,599,700	$7,740,774	$6,387,000
MSFR	$8,020,670	$7,309,750	$8,290,125	$7,186,499	$6,644,826	$8,818,612
MH	$1,094,300	$743,250	$944,500	$653,500	$548,500	$610,280

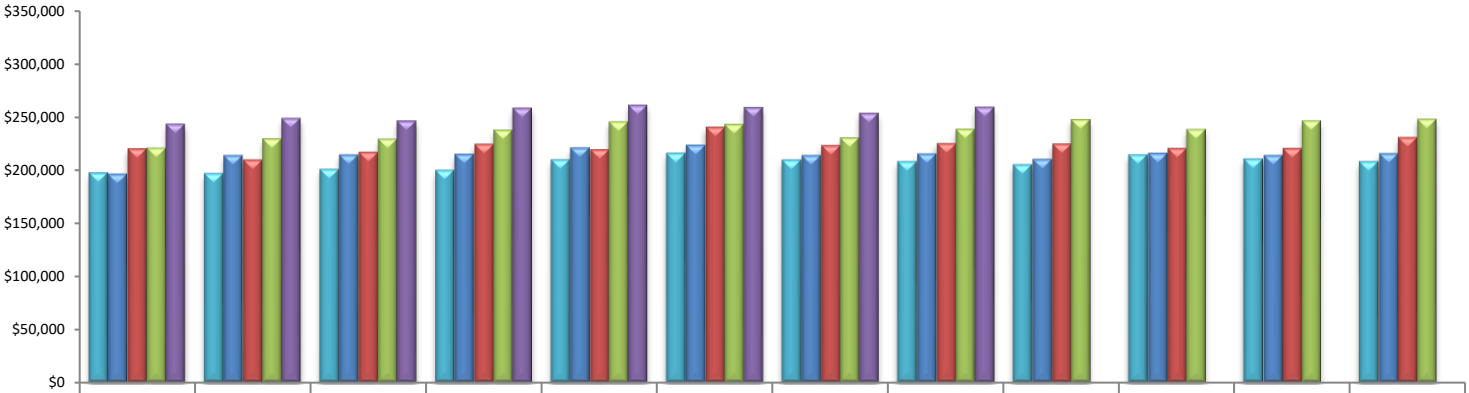
Monthly Volume by Type



PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

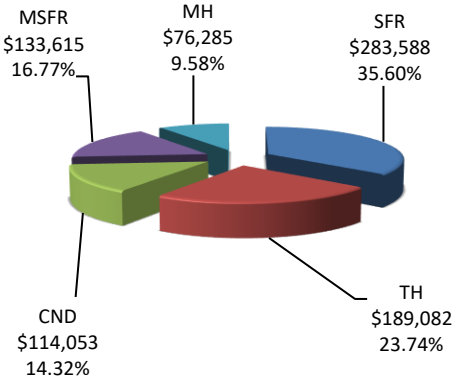
© Copyright 2018 Tucson Association of REALTORS®

Average Sales Price – August 2018

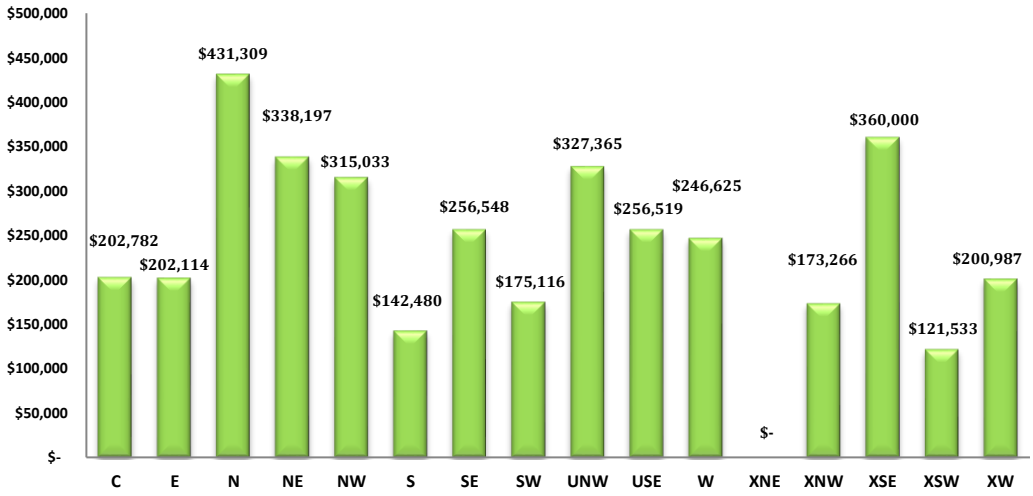


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	$272,351	$259,516	$270,648	$278,577	$278,619	$293,443	$267,808	$273,953	$272,966	$259,557	$266,794	$257,162
2008	$265,178	$260,437	$258,805	$251,971	$252,216	$257,272	$254,854	$235,755	$216,276	$226,435	$215,168	$200,803
2009	$206,095	$221,154	$203,279	$191,530	$202,486	$207,080	$210,276	$198,234	$196,365	$195,258	$188,384	$202,376
2010	$201,219	$195,996	$201,710	$199,986	$194,838	$189,231	$192,072	$186,562	$181,612	$177,133	$180,736	$186,399
2011	$166,998	$182,388	$163,590	$173,981	$168,453	$167,172	$173,141	$154,944	$150,699	$151,812	$158,434	$161,471
2012	$157,059	$164,513	$168,153	$175,766	$173,987	$174,793	$181,978	$180,193	$182,041	$175,850	$182,539	$183,011
2013	$182,378	$186,482	$191,881	$192,160	$190,156	$196,376	$197,444	$191,283	$189,042	$192,433	$191,763	$202,342
2014	$197,262	$196,581	$200,479	$199,620	$209,400	$215,410	$209,200	$207,684	$204,707	$214,125	$209,995	$207,524
2015	$196,029	$213,448	$213,861	$214,494	$220,487	$223,024	$213,245	$214,966	$209,896	$215,462	$213,399	$215,192
2016	$220,083	$209,527	$216,665	$224,328	$218,977	$240,331	$223,176	$224,723	$224,593	$220,238	$220,212	$230,540
2017	$220,801	$229,703	$229,474	$237,736	$245,595	$243,124	$230,661	$238,764	$247,649	$238,358	$246,437	$248,131
2018	$243,431	$249,095	$246,514	$258,616	$261,480	$259,137	$253,924	$259,663				

Average Sales Price by Type – August 2018



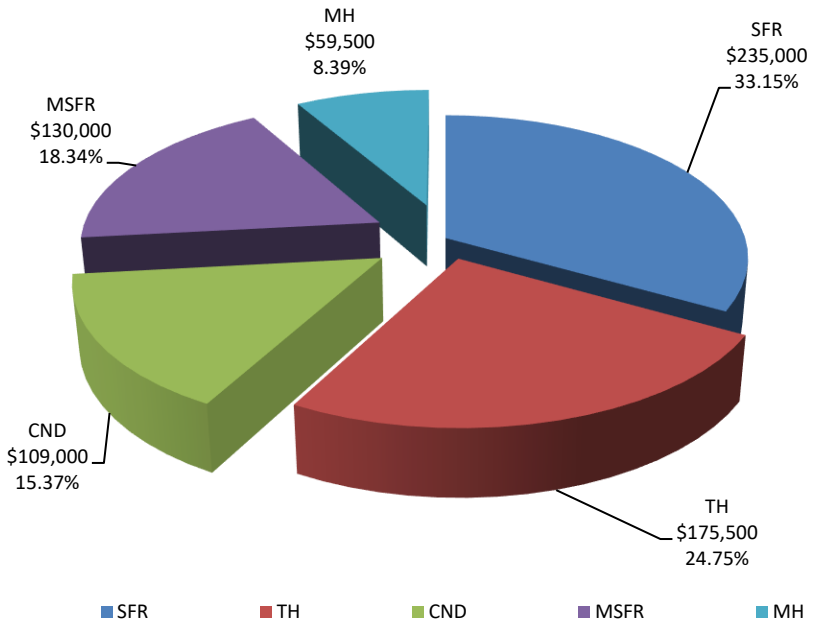
Average "Listing" Price per Area – August 2018



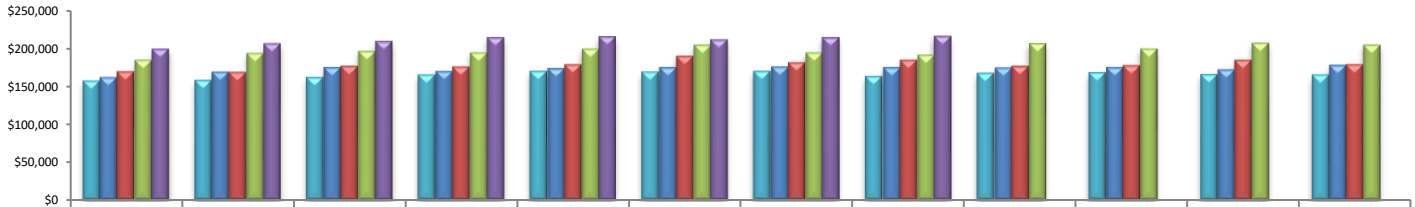
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

© Copyright 2018 Tucson Association of REALTORS®

Median Sale Price – by Type



Median Sale Price – August 2018

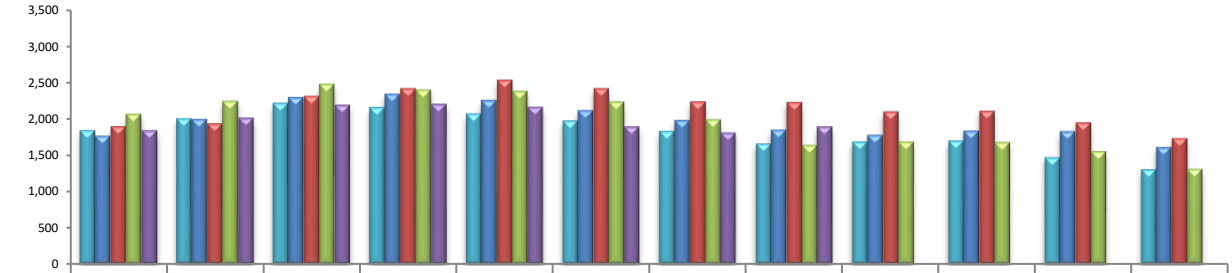


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	$220,365	$219,500	$220,815	$224,921	$223,000	$225,000	$217,000	$220,495	$215,000	$210,000	$212,000	$210,000
2008	$203,000	$199,900	$200,000	$195,000	$202,000	$200,000	$199,900	$185,000	$180,000	$180,000	$177,300	$168,000
2009	$163,000	$177,750	$165,000	$162,500	$169,900	$165,000	$169,000	$162,335	$163,000	$158,000	$162,500	$154,262
2010	$160,000	$150,000	$157,680	$159,000	$151,000	$149,450	$150,000	$150,750	$145,855	$140,000	$139,900	$139,500
2011	$134,250	$137,000	$125,000	$132,000	$127,000	$126,000	$125,000	$122,200	$117,500	$120,000	$122,000	$120,000
2012	$125,000	$125,000	$132,900	$134,000	$140,000	$140,000	$140,000	$145,000	$144,950	$143,000	$144,627	$147,500
2013	$145,000	$149,000	$150,050	$157,000	$156,500	$160,000	$159,900	$160,500	$155,399	$155,000	$159,500	$157,900
2014	$157,250	$158,000	$162,000	$165,000	$169,900	$168,815	$170,000	$163,000	$167,200	$168,000	$165,712	$165,000
2015	$162,000	$169,000	$175,000	$170,000	$173,750	$175,000	$175,750	$175,000	$174,500	$175,000	$172,000	$178,000
2016	$169,900	$168,900	$177,050	$176,000	$179,000	$190,000	$181,500	$185,000	$177,000	$178,000	$184,900	$179,000
2017	$185,000	$194,000	$197,000	$195,000	$199,950	$205,000	$195,000	$192,000	$206,915	$199,900	$207,527	$205,000
2018	$200,000	$207,000	$210,000	$215,000	$216,500	$212,000	$215,000	$216,950				

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

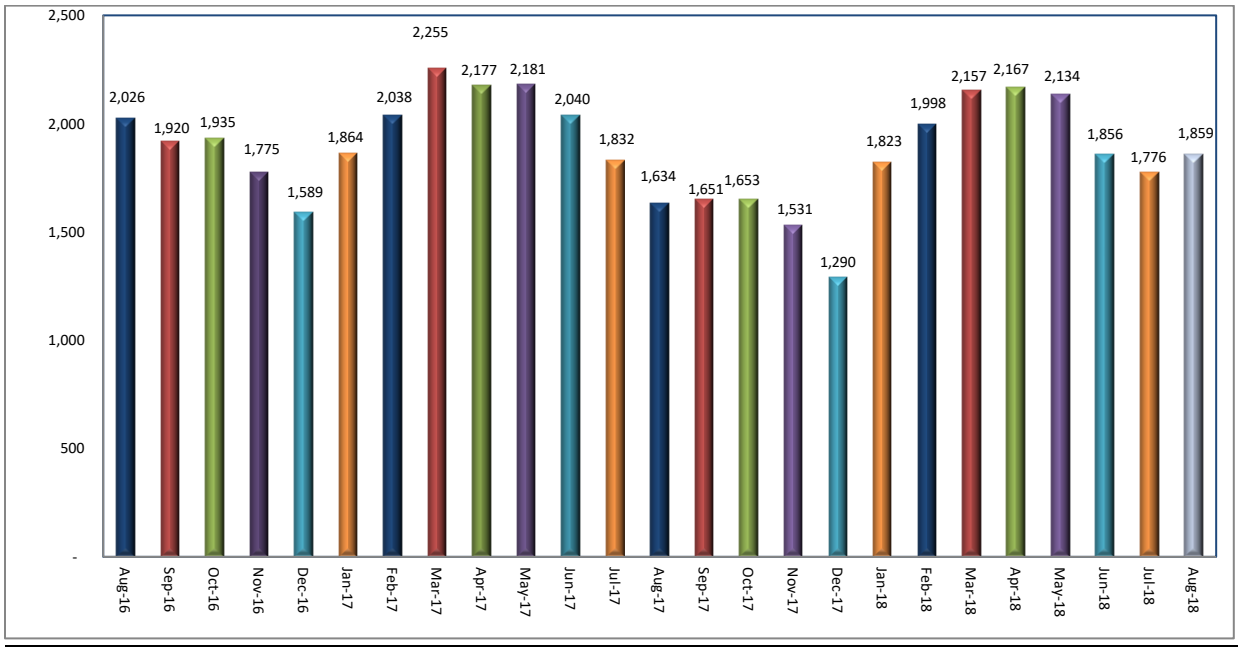
© Copyright 2018 Tucson Association of REALTORS®

Newly Under Contract During The Month



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	863	1,094	1,192	1,217	1,191	2,053	1,777	1,024	989	993	910	799
2008	1,079	1,317	1,410	1,547	1,485	951	960	878	836	755	677	612
2009	941	1,020	1,208	1,345	1,302	1,432	1,227	1,274	1,333	1,287	947	847
2010	1,019	1,184	1,598	1,869	891	952	1,172	1,445	1,396	1,387	1,476	1,470
2011	1,648	1,752	2,286	2,115	2,223	2,123	1,875	1,449	1,371	910	815	841
2012	959	1,245	2,777	2,453	2,936	2,728	2,668	2,604	2,498	2,439	2,301	2,074
2013	2,470	2,723	2,759	2,829	2,769	2,411	2,290	2,114	1,919	1,816	1,762	1,533
2014	1,837	2,002	2,213	2,157	2,068	1,969	1,830	1,655	1,683	1,698	1,465	1,304
2015	1,764	1,993	2,294	2,336	2,252	2,114	1,979	1,846	1,774	1,832	1,824	1,610
2016	1,892	1,931	2,305	2,412	2,528	2,412	2,231	2,221	2,094	2,104	1,943	1,727
2017	2,063	2,241	2,475	2,395	2,378	2,230	1,987	1,634	1,684	1,676	1,550	1,306
2018	1,842	2,014	2,192	2,203	2,163	1,896	1,810	1,897				

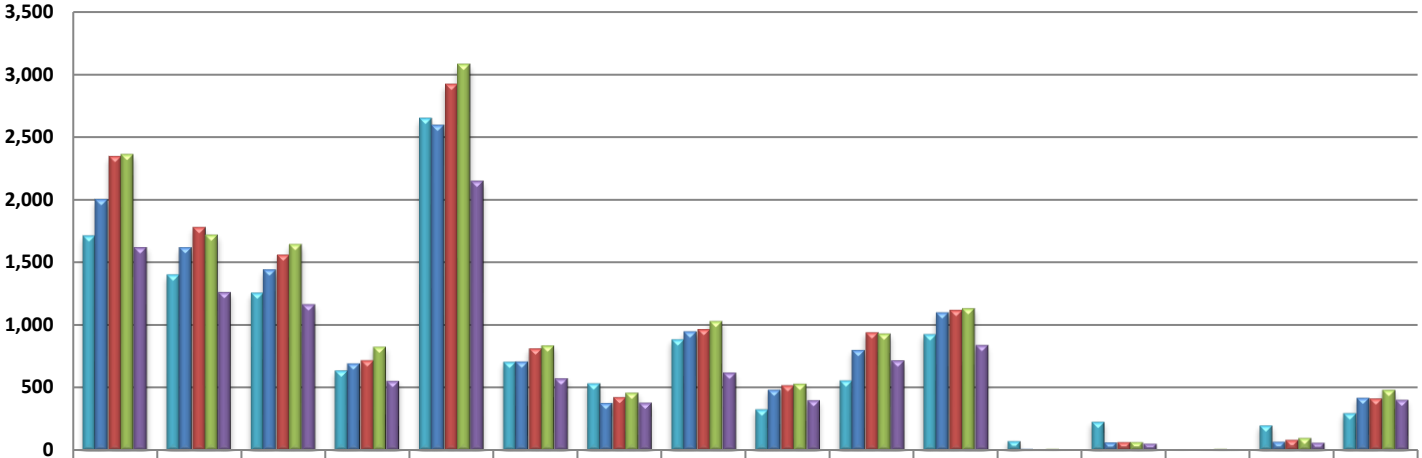
Total Listings Still Under Contract At The End of The Month



PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

© Copyright 2018 Tucson Association of REALTORS®

Number of Sold Listings by Area – Annual Comparison



	C	E	N	NE	NW	S	SE	SW	UNW	USE	W	XNE	XNW	XSE	XSW	XW
Total 2014	1,709	1,402	1,255	636	2,645	705	533	883	327	558	925	74	226	4	200	296
Total 2015	2,001	1,617	1,441	693	2,592	708	378	949	482	799	1,100	11	64	1	69	419
Total 2016	2,344	1,780	1,560	717	2,919	812	424	966	518	940	1,119	9	65	6	85	413
Total 2017	2,360	1,718	1,645	826	3,079	835	460	1,030	531	929	1,133	11	66	11	99	483
YTD 2018	1,620	1,263	1,166	555	2,149	576	381	622	400	718	840	6	53	9	60	403

Average $ Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	$159,788	$205,585	$252,500	$317,500	$198,691
E	$130,860	$184,964	$243,885	$271,650	$199,930
N	$201,516	$396,316	$565,861	$853,888	$418,550
NE	$181,411	$347,266	$443,564	$346,083	$329,348
NW	$246,396	$281,912	$381,081	$477,263	$308,384
S	$110,272	$138,807	$155,652	$183,500	$140,680
SE	$180,000	$228,674	$293,507	$274,000	$255,212
SW	$95,083	$168,786	$212,024	$248,546	$172,437
UNW	$336,465	$309,223	$302,500	$315,000	$316,662
USE	$211,628	$245,854	$268,937	$299,230	$254,525
W	$187,977	$237,264	$296,727	$389,333	$243,154
XNE	$-	$-	$-	$-	$-
XNW	$200,000	$144,000	$157,500	$200,000	$167,166
XSE	$-	$364,900	$-	$-	$364,900
XSW	$61,000	$122,400	$128,333	$-	$117,555
XW	$112,500	$175,958	$227,171	$240,750	$197,961

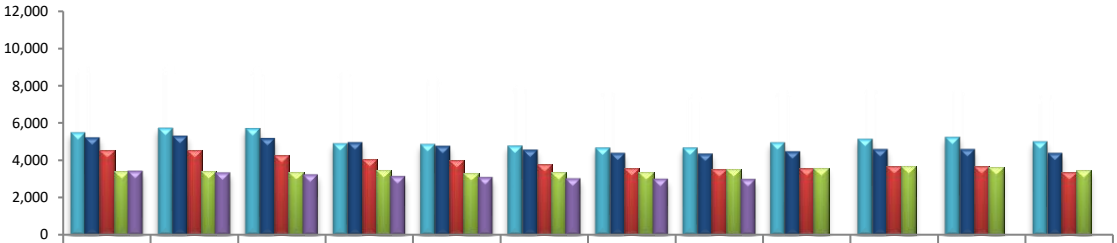
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	62	92	22	5	181
E	15	92	50	3	160
N	43	48	44	9	144
NE	15	29	14	6	64
NW	62	140	69	15	286
S	11	43	22	2	78
SE	1	26	19	2	48
SW	12	46	20	4	82
UNW	15	20	10	4	49
USE	7	44	38	3	92
W	23	50	21	3	97
XNE	0	0	0	0	0
XNW	1	2	2	1	6
XSE	0	1	0	0	1
XSW	1	5	3	0	9
XW	2	24	21	2	49

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

© Copyright 2018 Tucson Association of REALTORS®

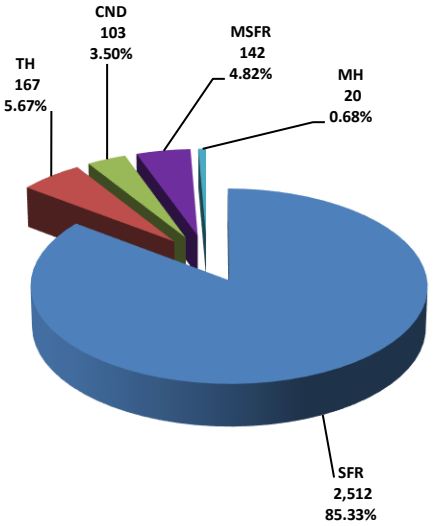
Active Listings



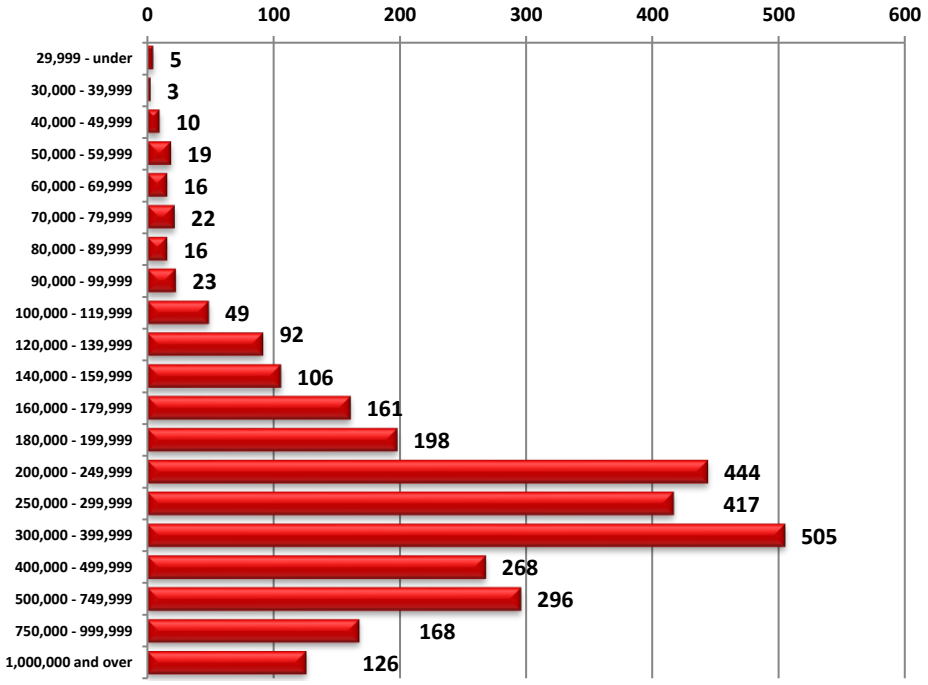
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	9,742	9,847	10,185	10,387	9,721	8,665	8,692	8,954	9,190	9,313	9,234	8,708
2008	9,168	9,168	9,022	8,808	8,527	8,140	7,876	7,763	7,858	7,988	7,996	7,627
2009	7,694	7,532	7,415	6,890	6,506	6,261	6,075	6,062	6,008	6,213	6,350	6,130
2010	6,618	6,739	6,799	6,603	6,742	6,852	6,668	7,170	7,217	7,412	7,455	6,859
2011	7,147	6,947	6,703	6,269	5,795	5,566	5,412	5,167	5,155	5,290	5,191	4,911
2012	4,840	4,560	4,168	3,770	3,544	3,474	3,477	3,564	3,845	4,195	4,430	4,449
2013	4,459	4,325	4,210	4,027	3,953	3,953	3,933	4,249	4,717	5,173	5,286	5,150
2014	5,477	5,721	5,705	4,891	4,860	4,769	4,675	4,672	4,934	5,129	5,239	4,990
2015	5,197	5,279	5,160	4,944	4,758	4,540	4,377	4,349	4,466	4,575	4,588	4,371
2016	4,546	4,553	4,283	4,068	3,980	3,782	3,560	3,542	3,587	3,683	3,661	3,347
2017	3,397	3,405	3,376	3,446	3,313	3,351	3,338	3,500	3,587	3,689	3,611	3,453
2018	3,375	3,293	3,186	3,097	3,048	2,974	2,967	2,944				

Area	# of Listings
C	402
E	223
N	357
NE	168
NW	686
S	102
SE	73
SW	144
UNW	126
USE	210
W	206
XNE	20
XNW	19
XSE	14
XSW	36
XW	158

Active Listings Unit Breakdown



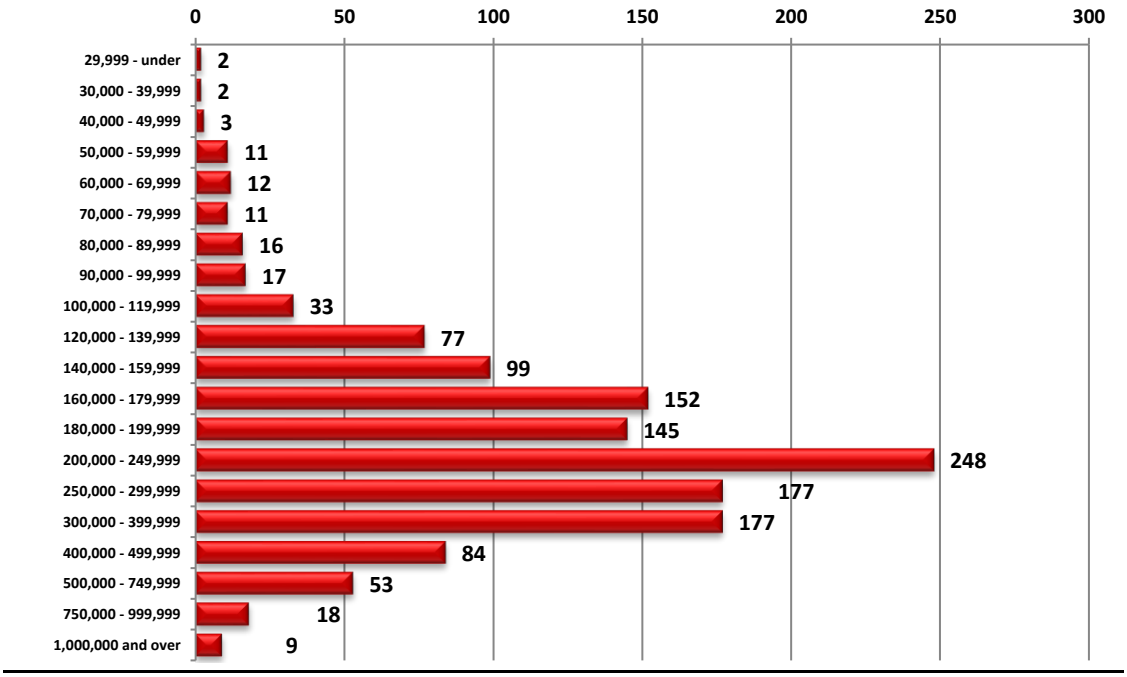
Active Listings Price Breakdown



PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

© Copyright 2018 Tucson Association of REALTORS®

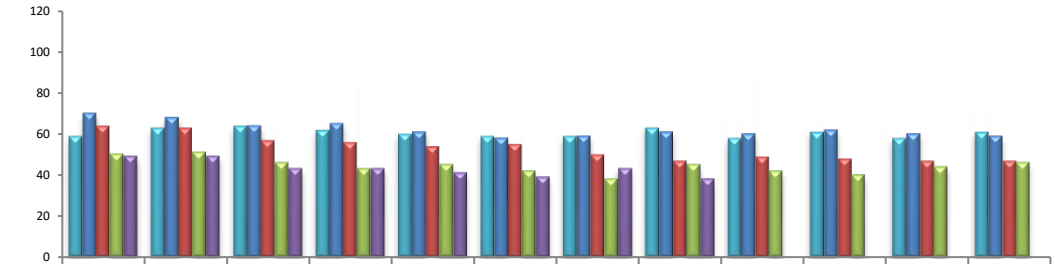
Sold Price Breakdown



PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

© Copyright 2018 Tucson Association of REALTORS®

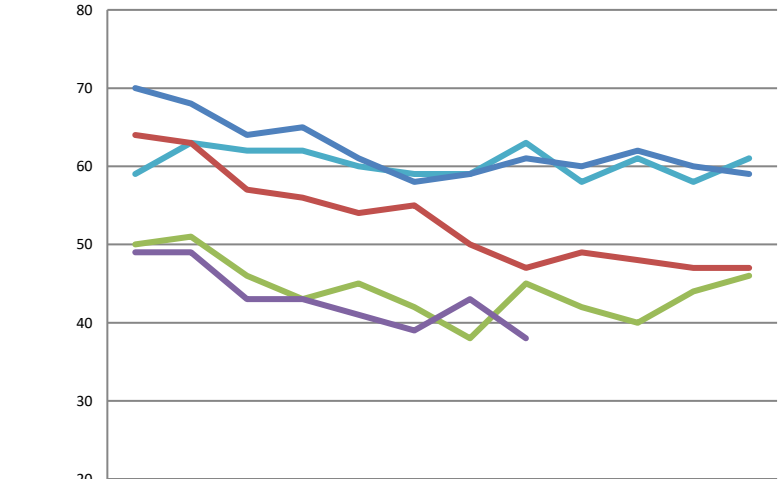
Average Days on Market/Listing – August 2018



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	68	63	64	65	62	64	65	68	72	70	71	74
2008	84	79	76	77	77	78	78	76	82	78	76	75
2009	83	85	85	78	84	81	80	71	79	70	73	73
2010	73	68	69	87	66	81	87	91	93	97	96	106
2011	108	107	84	83	80	79	76	73	80	74	78	78
2012	80	77	73	74	67	68	67	65	45	49	51	55
2013	57	58	59	57	57	53	50	48	47	50	51	54
2014	59	63	64	62	60	59	59	63	58	61	58	61
2015	70	68	64	65	61	58	59	61	60	62	60	59
2016	64	63	57	56	54	55	50	47	49	48	47	47
2017	50	51	46	43	45	42	38	45	42	40	44	46
2018	49	49	43	43	41	39	43	38				

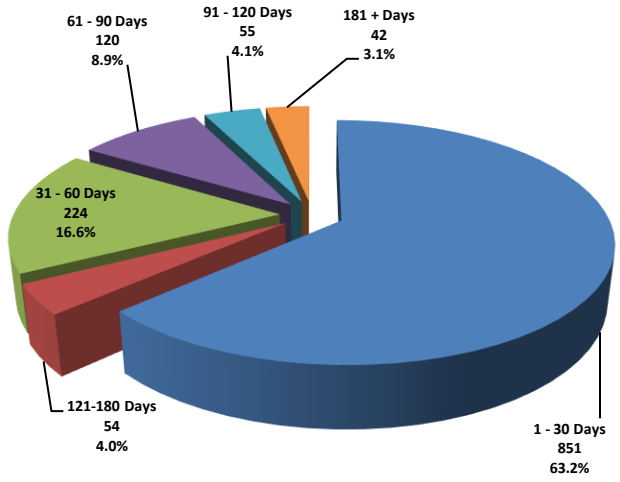
Area	# of Listings
C	28
E	32
N	43
NE	58
NW	40
S	27
SE	26
SW	49
UNW	68
USE	35
W	30
XNE	0
XNW	18
XSE	0
XSW	35
XW	49

Annual Comparison - Average Days on Market



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2014	59	63	62	62	60	59	59	63	58	61	58	61
2015	70	68	64	65	61	58	59	61	60	62	60	59
2016	64	63	57	56	54	55	50	47	49	48	47	47
2017	50	51	46	43	45	42	38	45	42	40	44	46
2018	49	49	43	43	41	39	43	38				

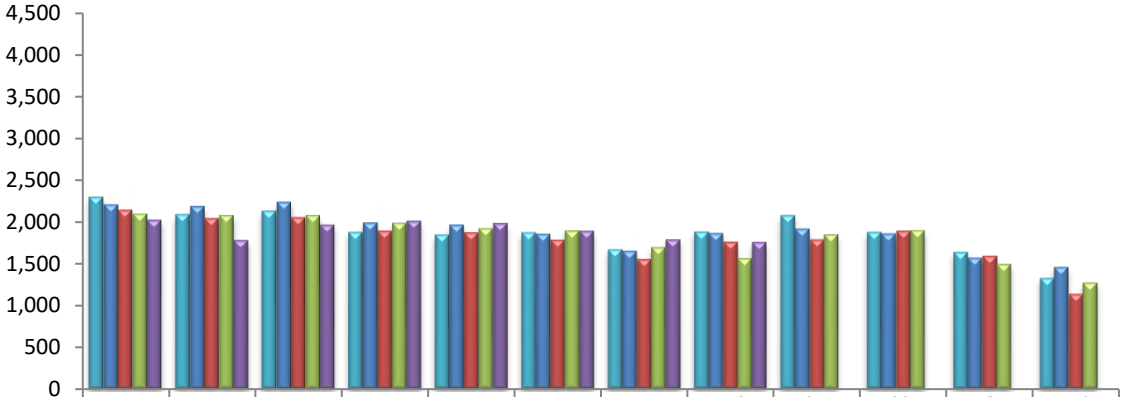
Average Days on Market/Listing Breakdown



PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

© Copyright 2018 Tucson Association of REALTORS®

New Listings – August 2018



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	3,499	2,376	2,710	3,085	2,960	2,820	2,766	2,337	2,497	2,399	2,224	1,590
2008	3,744	2,432	2,444	2,441	2,282	2,095	1,679	1,952	2,039	2,032	1,615	1,501
2009	2,361	1,799	1,989	1,703	1,704	1,892	1,842	1,805	1,857	2,048	1,564	1,353
2010	2,424	2,104	2,304	2,236	1,463	1,505	1,861	1,455	1,680	1,702	1,440	1,071
2011	1,949	1,487	1,623	1,396	1,251	1,272	1,101	1,206	1,256	1,280	1,099	956
2012	1,914	1,720	1,971	1,497	1,564	1,537	1,598	1,615	1,632	1,930	1,591	1,357
2013	1,893	1,597	1,931	1,979	1,746	1,748	1,721	1,819	2,014	2,136	1,751	1,386
2014	2,289	2,085	2,126	1,873	1,842	1,868	1,668	1,876	2,073	1,873	1,635	1,326
2015	2,200	2,178	2,230	1,986	1,956	1,850	1,647	1,857	1,910	1,852	1,567	1,457
2016	2,138	2,037	2,048	1,889	1,869	1,781	1,553	1,758	1,784	1,888	1,589	1,136
2017	2,093	2,077	2,076	1,985	1,918	1,894	1,693	1,562	1,846	1,896	1,494	1,272
2018	2,019	1,776	1,962	2,006	1,981	1,887	1,784	1,755				

Area	# of Listings
C	270
E	193
N	190
NE	83
NW	323
S	114
SE	47
SW	97
UNW	66
USE	126
W	141
XNE	1
XNW	14
XSE	2
XSW	13
XW	75

*Includes properties that were re-listed

**Beginning December 2012, MLSSAZ implemented a change in the calculation of New Listings to include all new listings input to the MLS database. The changes are reflected above.

Misc. MLS Information

Month	Expired	Cancelled	Temp Off Mkt.
Nov 2017	126	259	49
Dec 2017	188	251	57
Jan 2018	134	364	37
Feb 2018	93	213	59
Mar 2018	119	274	50
Apr 2018	112	218	41
May 2018	104	261	49
Jun 2018	89	276	56
Jul 2018	99	233	53
Aug 2018	83	298	58

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

© Copyright 2018 Tucson Association of REALTORS®

Notes on 2017 Area Boundary Updates

In August 2018, The MLS of Southern Arizona made a significant change in the geographic areas used for classifying listings in the service area of the Tucson Association of REALTORS®. With the August 2018 Sales Statistics produced for TAR, MLSSAZ re-calculated and adjusted figures dating back to August of 2014 to compensate for the area boundary changes.

Northwest Metro Tucson

- Territory of the Northwest area north of Dove Mountain and Rancho Vistoso, including Saddlebrooke were reclassified to a new area named Upper Northwest.
- Territory of the Northwest area west of Interstate 10, encompassing the Continental Ranch and Twin Peaks communities, was reassigned to the West area.
- Picture Rocks and Gladden Farms were assigned to the Extended West area.
- Territory to the west of the Tucson Mountains and north of Gates Pass Road was reassigned to the Extended West area.
- Territory south of the Rillito River and east of Interstate 10 was reassigned to the Central area.

Southeast Metro Tucson

- Rita Ranch and Vail areas on the north side of Interstate 10 were assigned to a new area named Upper Southeast.
- Territory on the south side of Interstate 10 and west of Wilmot, including parts of Vail and Corona de Tucson, were assigned to the Southeast area.
- Territory south of Corona de Tucson to the Santa Cruz County line was reclassified to a new area named Extended Southeast.
- Territory east of Wilmot and between Golf Links and Irvington Road were re-assigned to the East area.
- The Extended South area was removed.
- The Benson area included in Pima County was reassigned to a new area. The Benson area is outside the territorial jurisdiction of the Tucson Association of REALTORS® and is not statistically accurate.

Green Valley/Sahuarita

The Green Valley and Sahuarita areas are outside of the territorial jurisdiction of the Tucson Association of REALTORS® and are not statistically accurate. Green Valley and Sahuarita are under the jurisdiction of the Green Valley/Sahuarita Association of REALTORS® (GVSAR). Statistical information that was formerly included in the Extended South and Extended Southwest is reassigned to new areas assigned by GVSAR to be included in future statistical reports.

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

© Copyright 2018 Tucson Association of REALTORS®