For Immediate Release:
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Multiple Listing Service of Southern Arizona

Monthly Statistics July 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 July Residential Sales Statistics:

- Total Sales Volume of $347,114,173 is down 15.91% from June's number of $412,805,427 but is up 16.84% from last year.
- The Average Sales Price of $253,924 is a decrease of .2.01% from $259,137 in June.
- Average List Price of $260,279 is a decrease of 1.53% from last month's number of $264,328.
- Total Under Contract of 1,776 is a decrease of 4.31% since June's number of 1,856.
- Total Unit Sales of 1,367 is a decrease of 14.19% since last month's number of 1,593 but up 6.13% since July 2017.
- The Median Sales Price of $215,000 is an increase of 1.42% from $212,000 in June and up 10.26% from last year's number of $195,000.
- New Listings of 1,784 are a decrease of 5.46% from 1,887 in June.
- Total Active Listings of 2,967 are a slight decrease from 2,974 in June.
- Average Days on Market increased to 43 this month from 39 last month.
- Conventional loan sales of 46.2% exceeded Cash Sales of 21.7%.

Judith Grammond
2018 MLSSAZ President

Ginny Huffman
2018 TAR President

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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.

July 2018 Recap by Month and Year - % of Change

Total Sales Volume

	2018	2017	Annual % Change
July	$347,114,173	$297,091,774	16.84%
June	$412,805,427	$371,493,209	11.12%
Month % Change	-15.91%	-20.03%	

Total Unit Sales

	2018	2017	Annual % Change
July	1,367	1,288	6.13%
June	1,593	1,528	4.25%
Month % Change	-14.19%	-15.71%	

Average Sales Price

	2018	2017	Annual % Change
July	$253,924	$230,661	10.09%
June	$259,137	$243,124	6.59%
Month % Change	-2.01%	-5.13%	

Median Sales Price

	2018	2017	Annual % Change
July	$215,000	$195,000	10.26%
June	$212,000	$205,000	3.41%
Month % Change	1.42%	-4.88%	

Average List Price

	2018	2017	Annual % Change
July	$260,279	$231,299	12.53%
June	$264,328	$243,575	8.52%
Month % Change	-1.53%	-5.04%	

New Listings

	2018	2017	Annual % Change
July	1,784	1,693	5.38%
June	1,887	1,894	-0.37%
Month % Change	-5.46%	-10.61%	

Total Under Contract

	2018	2017	Annual % Change
July	1,776	1,832	-3.06%
June	1,856	2,040	-9.02%
Month % Change	-4.31%	-10.20%	

Active Listings

	2018	2017	Annual % Change
July	2,967	3,338	-11.11%
June	2,974	3,351	-11.25%
Month % Change	-0.24%	-0.39%	

July 2018 - Active and Sold by Zip Code

Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85145	8	8	100.00%	**85645**	0	0	0.00%	**85713**	65	31	47.69%	**85740**	0	0	0.00%
85245	0	0	0.00%	**85648**	0	0	0.00%	**85714**	10	13	130.00%	**85741**	65	43	66.15%
85601	0	0	0.00%	**85653**	128	50	39.06%	**85715**	65	32	49.23%	**85742**	111	49	44.14%
85602	0	0	0.00%	**85654**	0	0	0.00%	**85716**	73	57	78.08%	**85743**	109	73	66.97%
85611	0	0	0.00%	**85658**	147	33	22.45%	**85717**	0	0	0.00%	**85745**	113	60	53.10%
85614	1	0	0.00%	**85701**	21	5	23.81%	**85718**	166	46	27.71%	**85746**	46	35	76.09%
85616	0	0	0.00%	**85704**	98	45	45.92%	**85719**	80	40	50.00%	**85747**	87	79	90.80%
85619	19	3	15.79%	**85705**	72	26	36.11%	**85730**	64	51	79.69%	**85748**	63	25	39.68%
85622	0	0	0.00%	**85706**	36	30	83.33%	**85734**	0	0	0.00%	**85749**	103	28	27.18%
85623	6	4	66.67%	**85709**	1	0	0.00%	**85735**	41	18	43.90%	**85750**	143	47	32.87%
85629	4	3	75.00%	**85710**	118	72	61.02%	**85736**	27	6	22.22%	**85755**	200	45	22.50%
85637	5	0	0.00%	**85711**	75	40	53.33%	**85737**	122	51	41.80%	**85756**	72	44	61.11%
85641	171	64	37.43%	**85712**	63	39	61.90%	**85739**	111	50	45.05%	**85757**	56	22	39.29%

NOTE:

85506- 1 active listing, 85703- 1 active listing

Tucson Association of REALTORS®, **Real Estate Trend Indicator**
Tucson, AZ
From: 07/01/2018 to 7/31/2018 Statistics generated on: 8/7/18

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	8	1	0	9		5	C	393	1 -30 Days	865
$30,000 to $39,999	4	3	0	7		3	E	242	31-60 Days	215
$40,000 to $49,999	5	4	0	9		5	N	354	61 - 90 Days	103
$50,000 to $59,999	13	10	2	25		11	NE	171	91-120 Days	53
$60,000 to $69,999	13	10	5	28		12	NW	693	121 - 180 Days	68
$70,000 to $79,999	18	17	2	37		12	S	100	Over 180 Days	63
$80,000 to $89,999	18	15	4	37		11	SE	82	**Avg. Days on Market**	
$90,000 to $99,999	22	12	6	40		22	SW	159	43	
$100,000 to $119,999	52	53	11	116		45	UNW	123	**Avg. Sold Price**	
$120,000 to $139,999	95	93	11	199		83	USE	204	$253,924	
$140,000 to $159,999	107	126	26	259		101	W	204	**Median Sale Price**	
$160,000 to $179,999	172	190	25	387		150	XNE	20	$215,000	
$180,000 to $199,999	202	161	27	390		137	XNW	8	**New Listings**	
$200,000 to $249,999	450	254	54	758		263	XSE	17	1,784	
$250,000 to $299,999	408	172	41	621		166	XSW	36		
$300,000 to $399,999	512	184	47	743		194	XW	161		
$400,000 to $499,999	278	72	21	371		71	**Sold Units per Area**		**Sales Volume by Area**	
$500,000 to $749,999	298	63	13	374		55	C	207	$47,089,679	
$750,000 to $999,999	160	26	5	191		10	E	148	$27,235,500	
$1,000,000 and over	132	7	3	142		11	N	114	$47,039,424	
							NE	63	$18,804,958	
							NW	246	$72,613,369	
							S	76	$10,459,354	
							SE	51	$12,162,829	
							SW	80	$13,861,893	
							UNW	54	$18,521,335	
							USE	112	$27,448,774	
Totals	**2,967**	**1,473**	**303**	**4,743**		**1,367**	W	125	$33,000,115	
							XNE	3	$575,275	
	Jul-18	**Jul-17**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**	XNW	9	$1,559,980	
Home Sales Volume	$347,114,173	$297,091,774	16.84%	$2,407,106,853	$2,158,897,188	11.50%	XSE	3	$946,188	
Home Sales Units	1,367	1,288	6.13%	9,475	9,196	3.03%	XSW	10	$1,558,800	
Average Sales Price (All Residential)	$253,924	$230,661	10.09%	$255,995	$235,880	8.53%	XW	66	$14,236,700	
Median Sales Price	$215,000	$195,000	10.26%	$213,922	$198,010	8.04%		**Total Volume**	$347,114,173	
Average Days on Market:	43	38	13.16%	42	41	2.44%				
Average List Price for Solds:	$260,279	$231,299	12.53%	$261,753	$236,470	10.69%				
SP/LP %	97.56%	99.72%		97.80%	99.75%					
Total Under Contract	1,776	1,832	-3.06%							
Active Listings	2,967	3,338	-11.11%							
New Listings	1,784	1,693	5.38%							

Types of Financing	Totals
FHA	227
VA	187
Other	14
Cash	297
Conventional	632
Cash/Loan	3
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.

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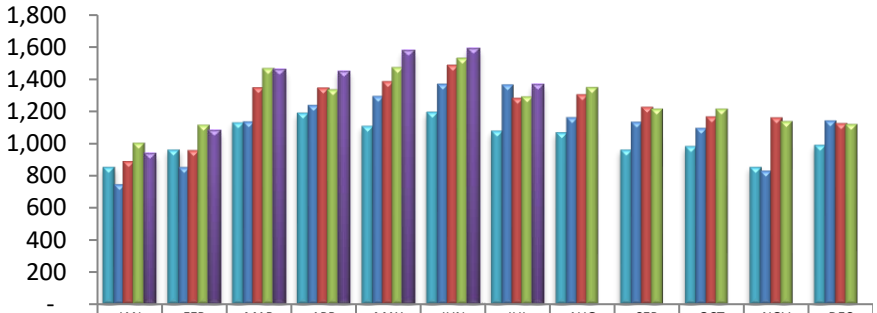
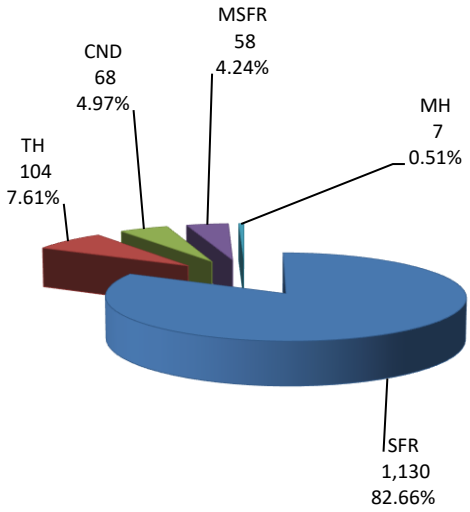
Total Unit Sales – July 2018

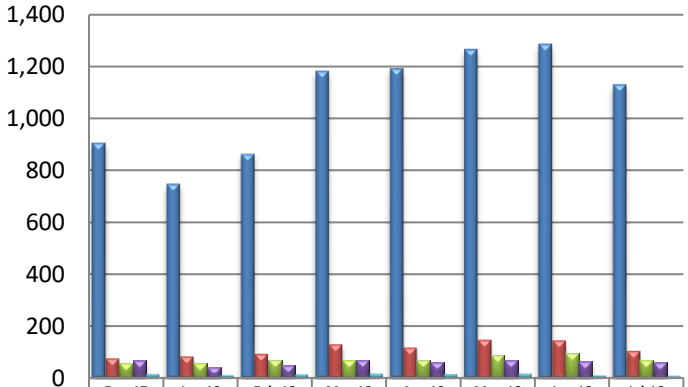


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	947	999	1,339	1,318	1,418	1,378	1,182	1,084	769	884	810	753
2008	621	761	930	1,015	1,070	1,070	959	923	965	846	654	802
2009	615	695	925	939	1,029	1,185	1,235	1,008	979	1,063	1,011	886
2010	712	741	1,169	1,227	1,270	1,170	792	882	873	752	800	907
2011	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					

Unit Sales – Breakdown by Type

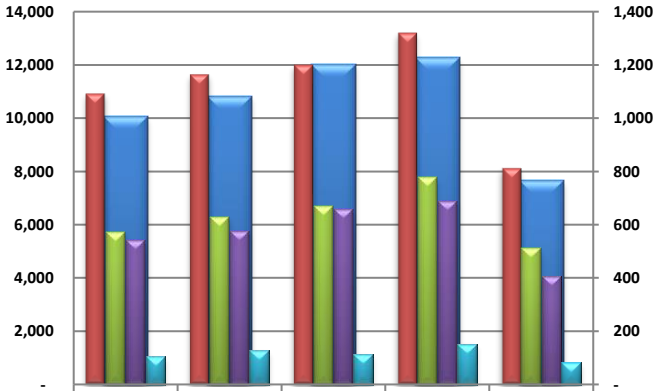


Total Unit Sales By Type - Monthly Comparison



	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18
SFR	906	747	862	1,182	1,192	1,266	1,286	1,130
TH	75	82	93	128	116	145	143	104
CND	56	56	69	68	69	87	93	68
MSFR	66	41	48	69	61	68	62	58
MH	13	10	12	15	14	15	9	7

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	7,665
TH	1,091	1,164	1,200	1,320	811
CND	572	629	668	777	510
MSFR	541	577	656	690	407
MH	104	127	114	152	82

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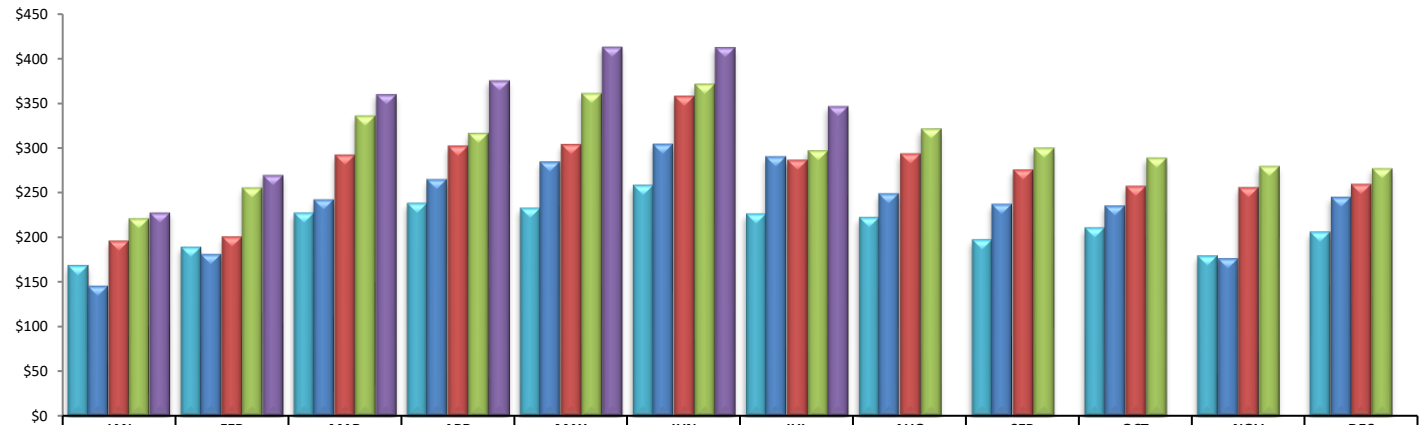
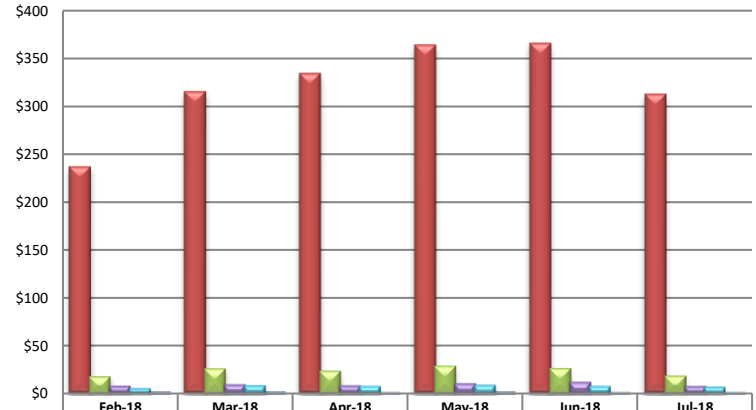
Total Sales Volume – July 2018



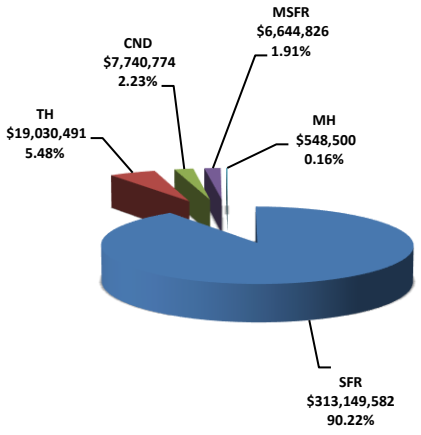
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	$257,916,141	$259,256,105	$362,397,582	$367,164,710	$395,081,716	$404,364,096	$316,549,145	$296,964,652	$209,911,233	$229,448,467	$216,102,902	$193,643,336
2008	$164,675,327	$198,192,914	$240,688,743	$255,750,619	$269,871,608	$275,281,555	$240,837,426	$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					

Total Sales Volume By Type - Monthly Comparison



	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18
SFR	$237,478,074	$315,808,788	$334,917,234	$364,878,769	$366,536,661	$313,149,582
TH	$18,378,513	$26,201,752	$24,145,643	$28,928,571	$26,829,067	$19,030,491
CND	$8,132,478	$9,278,490	$8,394,800	$10,359,175	$11,599,700	$7,740,774
MSFR	$5,194,560	$8,020,670	$7,309,750	$8,290,125	$7,186,499	$6,644,826
MH	$835,950	$1,094,300	$743,250	$944,500	$653,500	$548,500

Monthly Volume by Type



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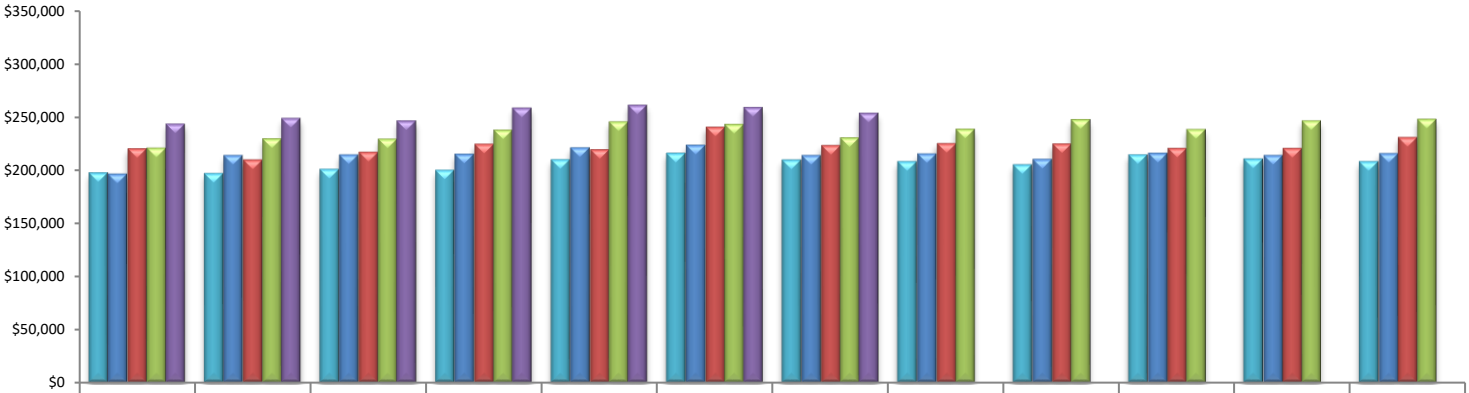
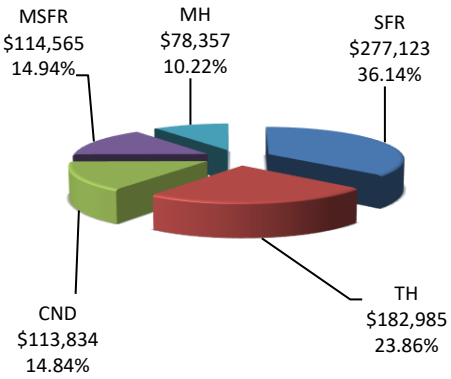
Average Sales Price – July 2018

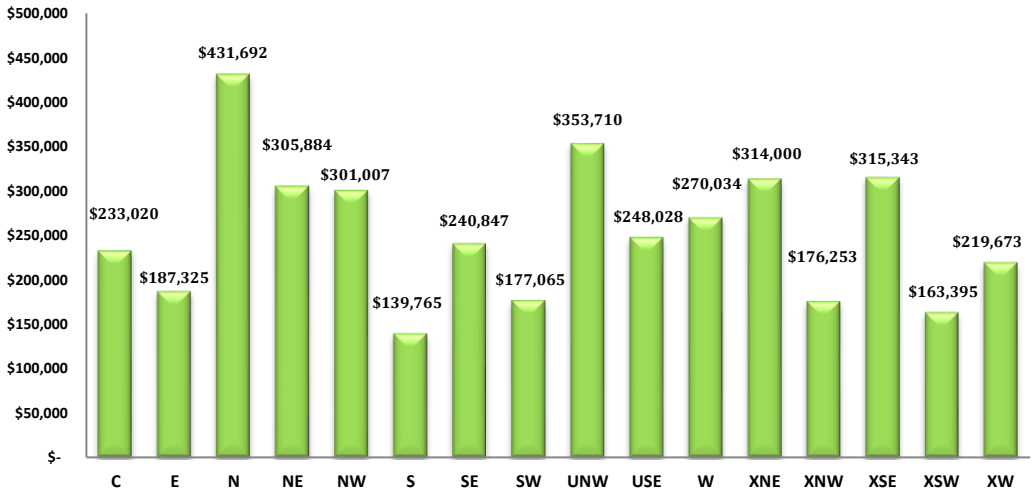


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	$272,351	$259,516	$270,648	$278,577	$278,619	$293,443	$267,808	$273,953	$272,966	$259,557	$266,794	$257,162
2008	$265,178	$260,437	$258,805	$251,971	$252,216	$257,272	$254,854	$235,755	$216,276	$226,435	$215,168	$200,803
2009	$206,095	$221,154	$203,279	$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					

Average Sales Price by Type – July 2018



Average "Listing" Price per Area – July 2018



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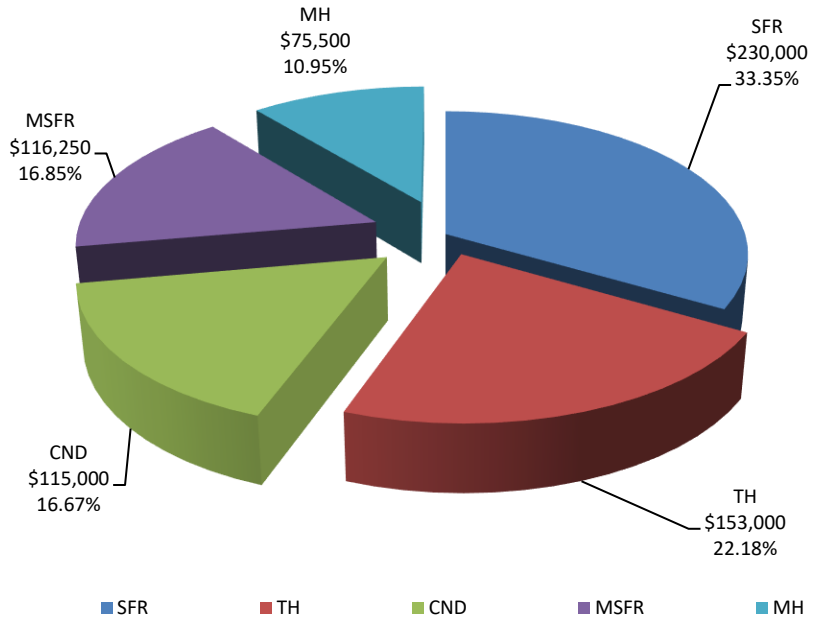
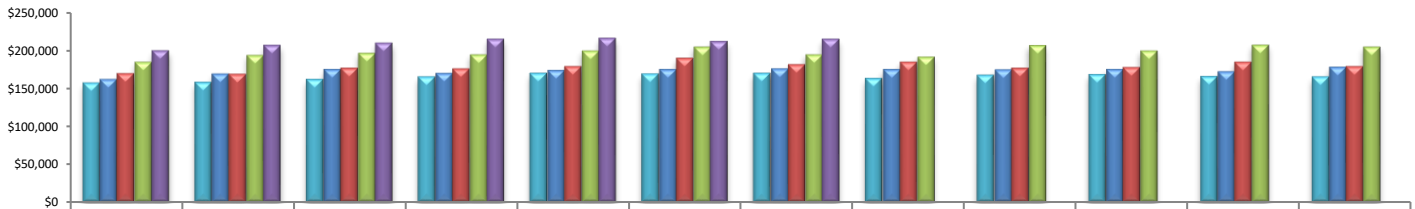
Median Sale Price – by Type



Median Sale Price – July 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					

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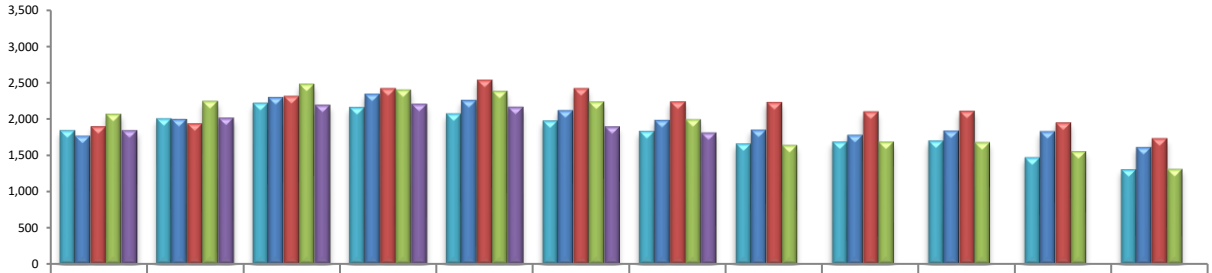
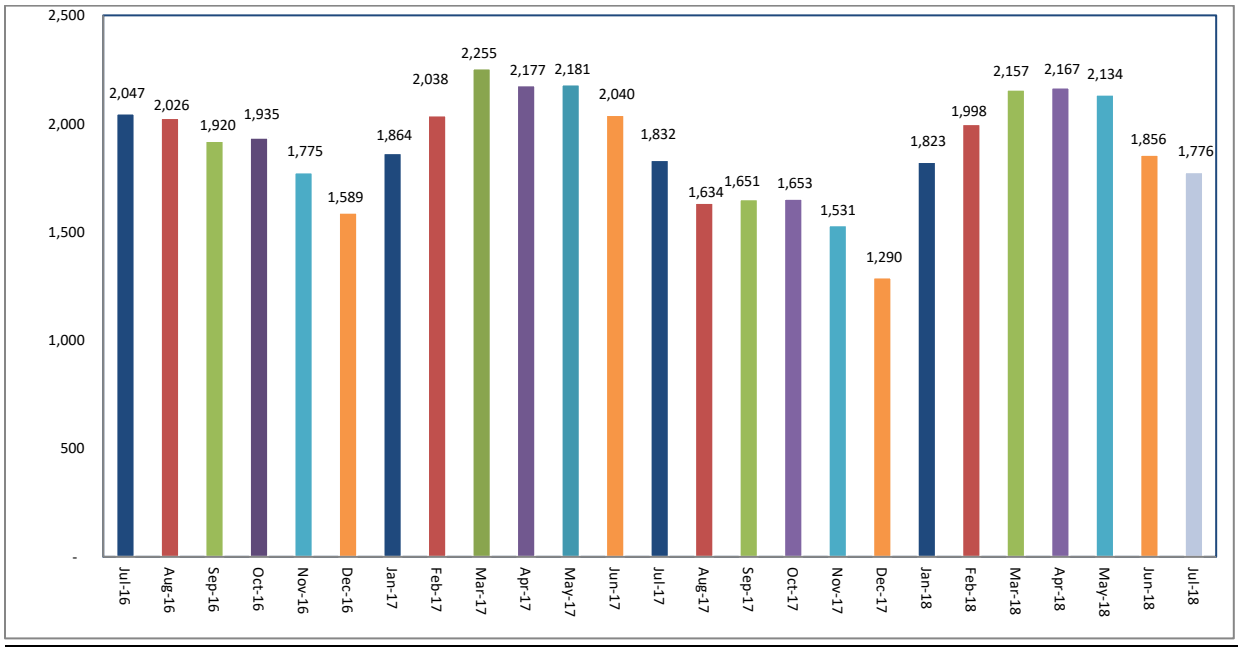
Newly Under Contract During The Month



	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					

Total Listings Still Under Contract At The End of The Month



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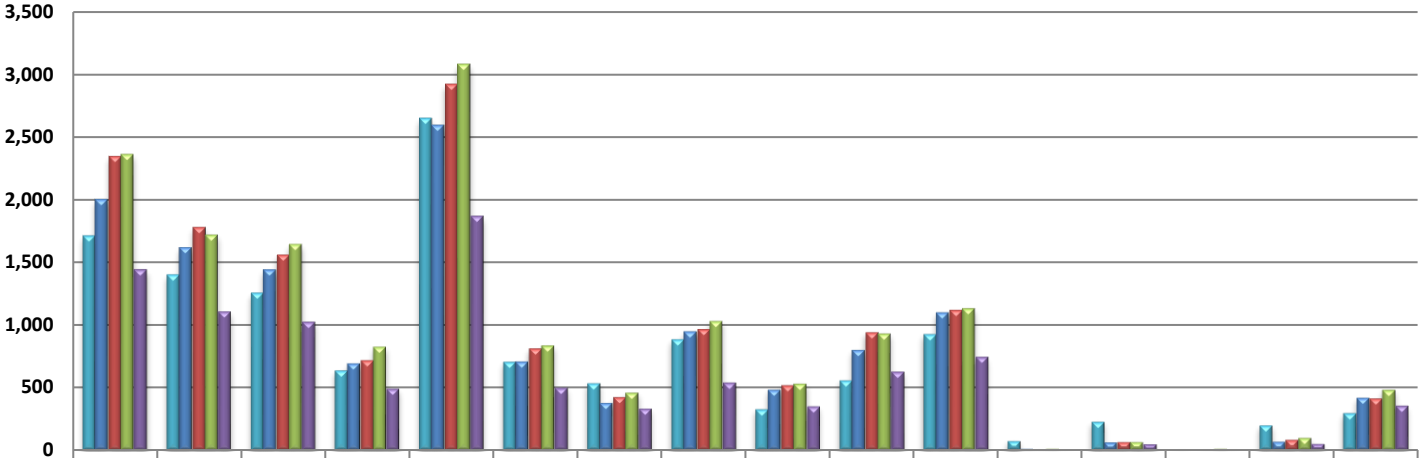
Number of Sold Listings by Area – Annual Comparison



	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	1,439	1,103	1,022	491	1,863	498	333	540	351	626	743	6	47	8	51	354

Average $ Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	$150,169	$230,309	$323,755	$485,375	$227,486
E	$104,726	$184,178	$217,155	$265,000	$184,023
N	$179,446	$407,853	$596,452	$874,714	$412,626
NE	$120,014	$312,827	$351,595	$517,000	$298,491
NW	$234,954	$261,982	$364,841	$471,325	$295,176
S	$95,915	$138,265	$174,357	$137,375	$137,623
SE	$184,600	$211,679	$251,678	$340,250	$238,486
SW	$105,242	$180,752	$188,710	$234,318	$173,273
UNW	$337,383	$335,960	$389,400	$362,000	$342,987
USE	$218,940	$231,359	$262,610	$289,500	$245,078
W	$159,487	$262,214	$321,571	$334,333	$264,000
XNE	$191,758	$-	$-	$-	$191,758
XNW	$-	$169,198	$178,497	$-	$173,331
XSE	$-	$196,000	$375,094	$-	$315,396
XSW	$63,333	$171,700	$123,000	$279,500	$155,880
XW	$272,972	$180,439	$240,660	$361,750	$215,707

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	62	105	36	4	207
E	21	80	45	2	148
N	40	33	34	7	114
NE	14	24	20	5	63
NW	42	126	66	12	246
S	13	45	14	4	76
SE	1	24	22	4	51
SW	14	37	24	5	80
UNW	24	22	5	3	54
USE	9	58	36	9	112
W	19	70	33	3	125
XNE	3	0	0	0	3
XNW	0	5	4	0	9
XSE	0	1	2	0	3
XSW	3	4	1	2	10
XW	3	37	22	4	66

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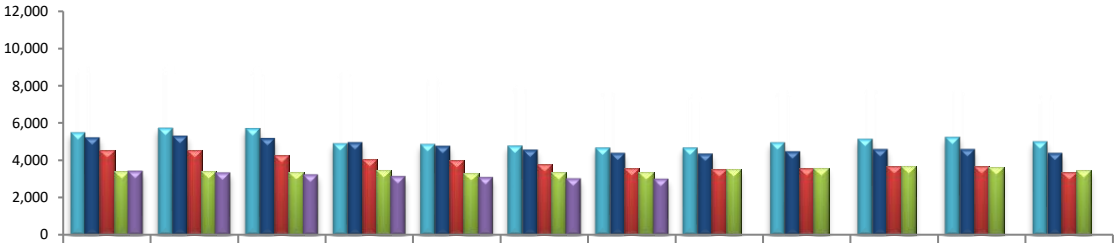
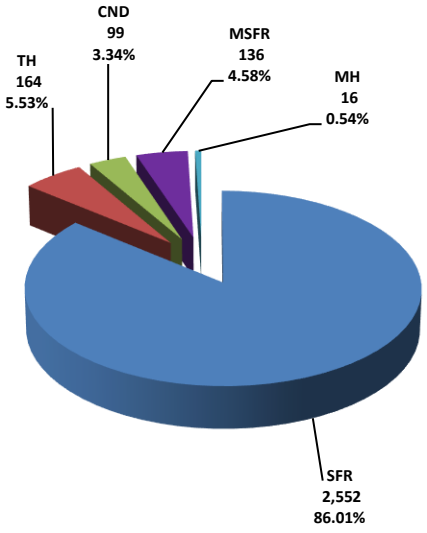
Active Listings



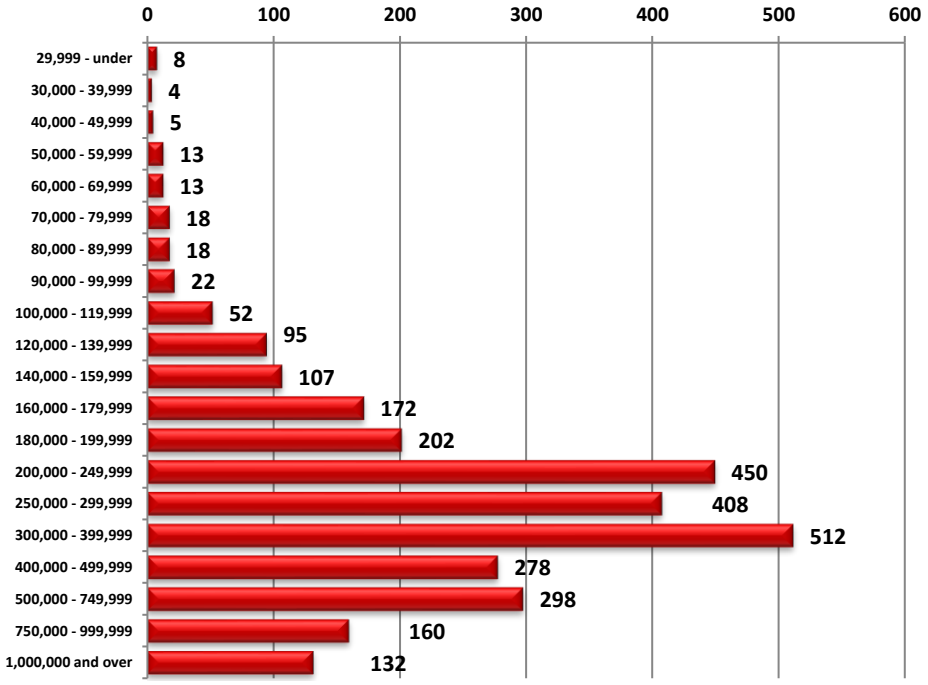
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	9,742	9,847	10,185	10,387	9,721	8,665	8,692	8,954	9,190	9,313	9,234	8,708
2008	9,168	9,168	9,022	8,808	8,527	8,140	7,876	7,763	7,858	7,988	7,996	7,627
2009	7,694	7,532	7,415	6,890	6,506	6,261	6,075	6,062	6,008	6,213	6,350	6,130
2010	6,618	6,739	6,799	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					

Area	# of Listings
C	393
E	242
N	354
NE	171
NW	693
S	100
SE	82
SW	159
UNW	123
USE	204
W	204
XNE	20
XNW	8
XSE	17
XSW	36
XW	161

Active Listings Unit Breakdown



Active Listings Price Breakdown



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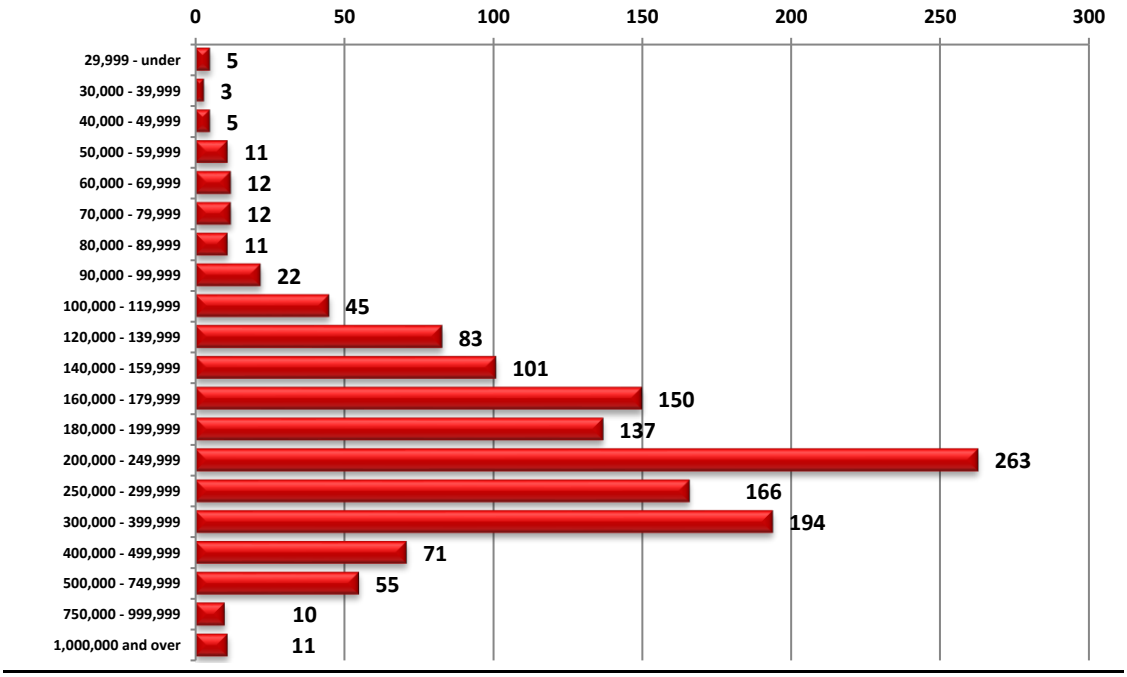
Sold Price Breakdown



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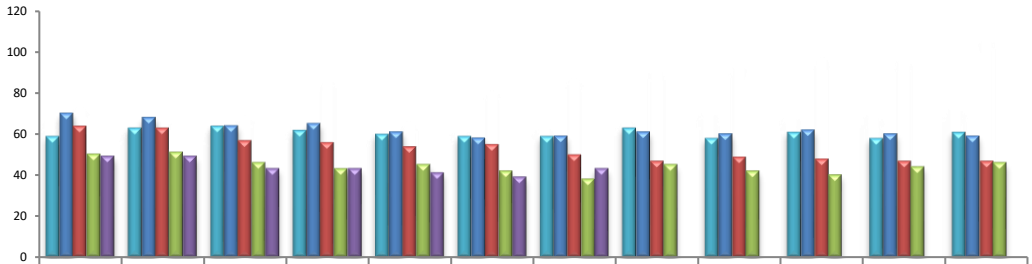
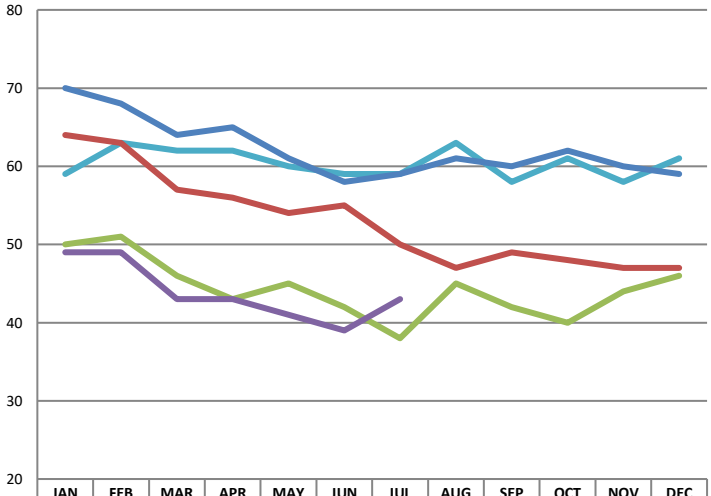
Average Days on Market/Listing – July 2018



	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					

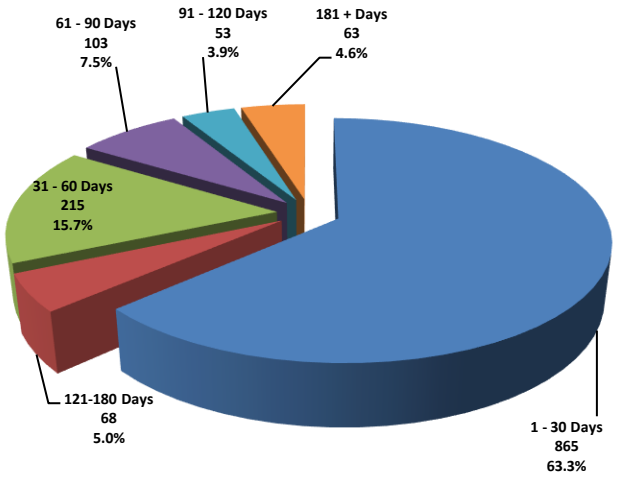
Area	# of Listings
C	31
E	33
N	53
NE	54
NW	47
S	17
SE	33
SW	30
UNW	90
USE	29
W	38
XNE	751
XNW	25
XSE	69
XSW	196
XW	56

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					

Average Days on Market/Listing Breakdown



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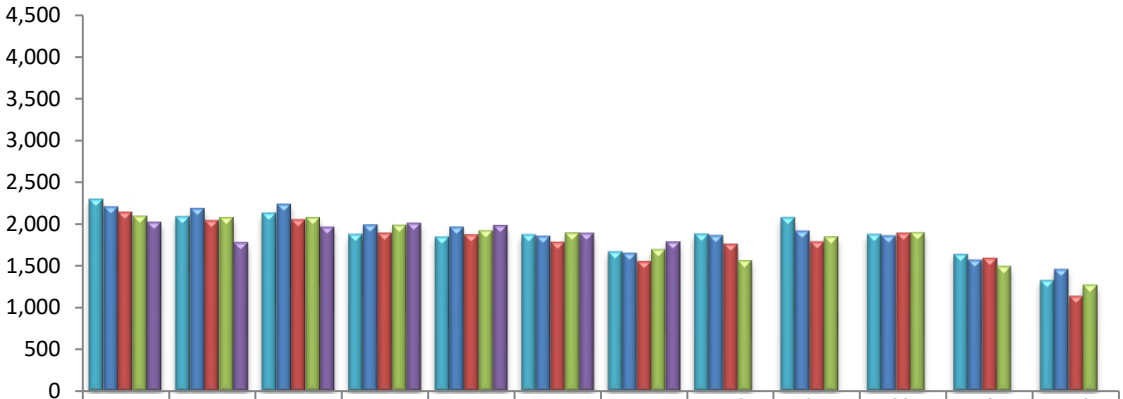
New Listings – July 2018



	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					

Area	# of Listings
C	254
E	177
N	169
NE	86
NW	356
S	101
SE	61
SW	113
UNW	62
USE	142
W	142
XNE	4
XNW	5
XSE	6
XSW	17
XW	89

*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.
Oct 2017	131	288	45
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

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Notes on 2017 Area Boundary Updates

In July 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 July 2018 Sales Statistics produced for TAR, MLSSAZ re-calculated and adjusted figures dating back to July 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.

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