For Immediate Release:
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Multiple Listing Service of Southern Arizona

Monthly Statistics May 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 May Residential Sales Statistics:

- Total Sales Volume of $413,401,140 is an increase of 10.09% from last month's number of $375,510,677 and an increase of 14.51% over May 2017.
- The Average Sales Price of $261,480 is an increase of 1.11% from $258,616 in April.
- Average List Price of $267,234 increased by 1.05% over April's 264,467.
- Total Under Contract decreased 1.52% since last month going from 2,167 to 2,134.
- Total Unit Sales of 1,581 is up this month over April's number of 1,452, resulting in an 8.88% increase, and is up 7.55% over May 2017.
- The Median Sales Price of $216,500 is an increase of .70% since April's 215,000.
- New Listings of 1,981 are down from 2,006 in April but are an increase of 3.28% from May 2017.
- Total Active Listings of 3,048 is a decrease of 1.58% from April.
- Average Days on Market decreased this month to 41 from 43 in April.
- Conventional loan sales of 45.2% exceeded Cash Sales of 24.9%.

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.

May 2018 Recap by Month and Year - % of Change

Total Sales Volume

	2018	2017	Annual % Change
May	$413,401,140	$361,024,841	14.51%
April	$375,510,677	$316,664,086	18.58%
Month % Change	10.09%	14.01%	

Total Unit Sales

	2018	2017	Annual % Change
May	1,581	1,470	7.55%
April	1,452	1,332	9.01%
Month % Change	8.88%	10.36%	

Average Sales Price

	2018	2017	Annual % Change
May	$261,480	$245,595	6.47%
April	$258,616	$237,736	8.78%
Month % Change	1.11%	3.31%	

Median Sales Price

	2018	2017	Annual % Change
May	$216,500	$199,950	8.28%
April	$215,000	$195,000	10.26%
Month % Change	0.70%	2.54%	

Average List Price

	2018	2017	Annual % Change
May	$267,234	$245,591	8.81%
April	$264,467	$239,287	10.52%
Month % Change	1.05%	2.63%	

New Listings

	2018	2017	Annual % Change
May	1,981	1,918	3.28%
April	2,006	1,985	1.06%
Month % Change	-1.25%	-3.38%	

Total Under Contract

	2018	2017	Annual % Change
May	2,134	2,181	-2.15%
April	2,167	2,177	-0.46%
Month % Change	-1.52%	0.18%	

Active Listings

	2018	2017	Annual % Change
May	3,048	3,313	-8.00%
April	3,097	3,446	-10.13%
Month % Change	-1.58%	-3.86%	

May 2018 - Active and Sold by Zip Code

Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85145	16	4	25.00%	**85645**	0	0	0.00%	**85713**	78	44	56.41%	**85740**	0	0	0.00%
85245	0	0	0.00%	**85648**	0	0	0.00%	**85714**	15	13	86.67%	**85741**	61	54	88.52%
85601	0	0	0.00%	**85653**	126	44	34.92%	**85715**	62	43	69.35%	**85742**	115	79	68.70%
85602	0	0	0.00%	**85654**	0	0	0.00%	**85716**	78	54	69.23%	**85743**	98	67	68.37%
85611	0	0	0.00%	**85658**	148	50	33.78%	**85717**	0	0	0.00%	**85745**	110	45	40.91%
85614	1	0	0.00%	**85701**	17	6	35.29%	**85718**	202	68	33.66%	**85746**	46	26	56.52%
85616	0	0	0.00%	**85704**	89	71	79.78%	**85719**	76	43	56.58%	**85747**	102	55	53.92%
85619	17	0	0.00%	**85705**	45	51	113.33%	**85730**	82	43	52.44%	**85748**	59	34	57.63%
85622	0	1	0.00%	**85706**	44	26	59.09%	**85734**	0	0	0.00%	**85749**	102	39	38.24%
85623	8	3	37.50%	**85709**	0	0	0.00%	**85735**	45	16	35.56%	**85750**	178	82	46.07%
85629	3	1	33.33%	**85710**	130	85	65.38%	**85736**	29	6	20.69%	**85755**	184	58	31.52%
85637	4	0	0.00%	**85711**	74	53	71.62%	**85737**	117	68	58.12%	**85756**	55	38	69.09%
85641	173	81	46.82%	**85712**	72	46	63.89%	**85739**	138	53	38.41%	**85757**	48	31	64.58%

NOTE:

85703- 1 active listing

Tucson Association of REALTORS®, **Real Estate Trend Indicator**
Tucson, AZ
From: 05/01/2018 to 5/31/2018 Statistics generated on: 6/6/18

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	6	3	0	9		3	C	367	1 -30 Days	959
$30,000 to $39,999	6	1	2	9		5	E	270	31-60 Days	274
$40,000 to $49,999	13	5	1	19		12	N	418	61 - 90 Days	147
$50,000 to $59,999	14	9	3	26		9	NE	170	91-120 Days	67
$60,000 to $69,999	11	14	2	27		13	NW	672	121 - 180 Days	75
$70,000 to $79,999	17	14	8	39		21	S	103	Over 180 Days	59
$80,000 to $89,999	21	25	2	48		24	SE	94	**Avg. Days on Market**	
$90,000 to $99,999	31	25	7	63		15	SW	153	41	
$100,000 to $119,999	41	65	15	121		56	UNW	152	**Avg. Sold Price**	
$120,000 to $139,999	102	123	27	252		103	USE	212	$261,480	
$140,000 to $159,999	127	126	39	292		125	W	192	**Median Sale Price**	
$160,000 to $179,999	174	185	36	395		170	XNE	18	$216,500	
$180,000 to $199,999	185	204	25	414		130	XNW	17	**New Listings**	
$200,000 to $249,999	460	288	68	816		290	XSE	9	1,981	
$250,000 to $299,999	408	201	67	676		185	XSW	43		
$300,000 to $399,999	506	238	60	804		221	XW	158		
$400,000 to $499,999	277	79	28	384		90	**Sold Units per Area**		**Sales Volume by Area**	
$500,000 to $749,999	298	74	24	396		75	C	261	$48,147,432	
$750,000 to $999,999	197	25	6	228		16	E	160	$31,067,410	
$1,000,000 and over	154	8	2	164		18	N	185	$80,697,296	
							NE	85	$30,501,758	
							NW	348	$105,344,193	
							S	81	$10,722,550	
							SE	51	$13,512,294	
							SW	85	$14,091,193	
							UNW	55	$17,087,800	
							USE	97	$23,621,045	
Totals	**3,048**	**1,712**	**422**	**5,182**		**1,581**	W	103	$25,628,397	
							XNE	0	$0	
	May-18	**May-17**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**	XNW	6	$852,950	
Home Sales Volume	$413,401,140	$361,024,841	14.51%	$1,647,187,253	$1,490,312,205	10.53%	XSE	1	$140,000	
Home Sales Units	1,581	1,470	7.55%	6,515	6,380	2.12%	XSW	9	$834,600	
Average Sales Price (All Residential)	$261,480	$245,595	6.47%	$256,992	$239,073	7.50%	XW	54	$11,152,222	
Median Sales Price	$216,500	$199,950	8.28%	$213,688	$197,038	8.45%		**Total Volume**	$413,401,140	
Average Days on Market:	41	45	-8.89%	43	46	-6.52%				
Average List Price for Solds:	$267,234	$245,591	8.81%	$262,126	$239,704	9.35%				
SP/LP %	97.85%	100.00%		98.04%	99.74%					
Total Under Contract	2,134	2,181	-2.15%							
Active Listings	3,048	3,313	-8.00%							
New Listings	1,981	1,918	3.28%							

Types of Financing	Totals
FHA	255
VA	174
Other	32
Cash	393
Conventional	714
Cash/Loan	2
Carryback	11

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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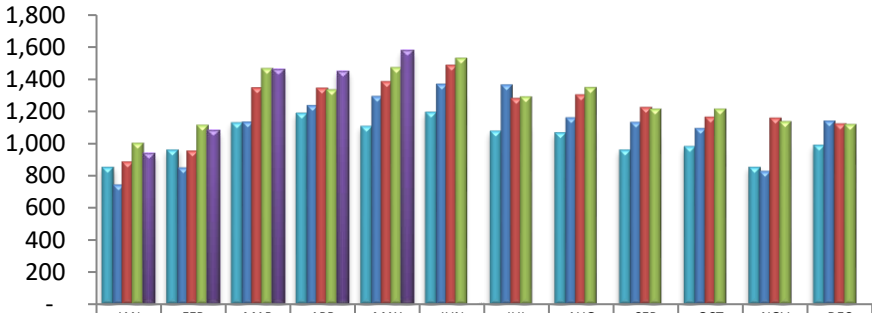
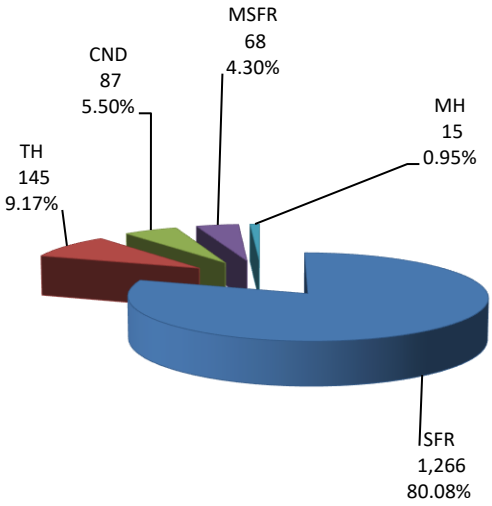
Total Unit Sales – May 2018

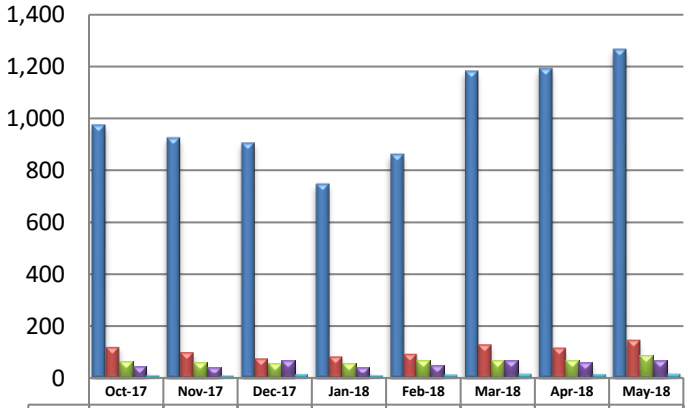


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	947	999	1,339	1,318	1,418	1,378	1,182	1,084	769	884	810	753
2008	621	761	930	1,015	1,070	1,070	959	923	965	846	654	802
2009	615	695	925	939	1,029	1,185	1,235	1,008	979	1,063	1,011	886
2010	712	741	1,169	1,227	1,270	1,170	792	882	873	752	800	907
2011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

Unit Sales – Breakdown by Type

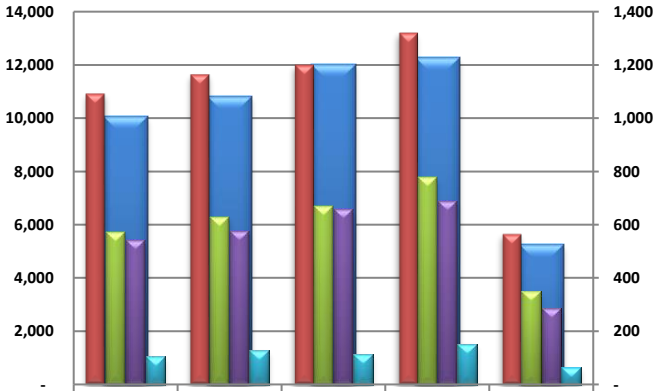


Total Unit Sales By Type - Monthly Comparison



	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
SFR	975	925	906	747	862	1,182	1,192	1,266
TH	118	99	75	82	93	128	116	145
CND	64	61	56	56	69	68	69	87
MSFR	45	40	66	41	48	69	61	68
MH	10	9	13	10	12	15	14	15

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	5,249
TH	1,091	1,164	1,200	1,320	564
CND	572	629	668	777	349
MSFR	541	577	656	690	287
MH	104	127	114	152	66

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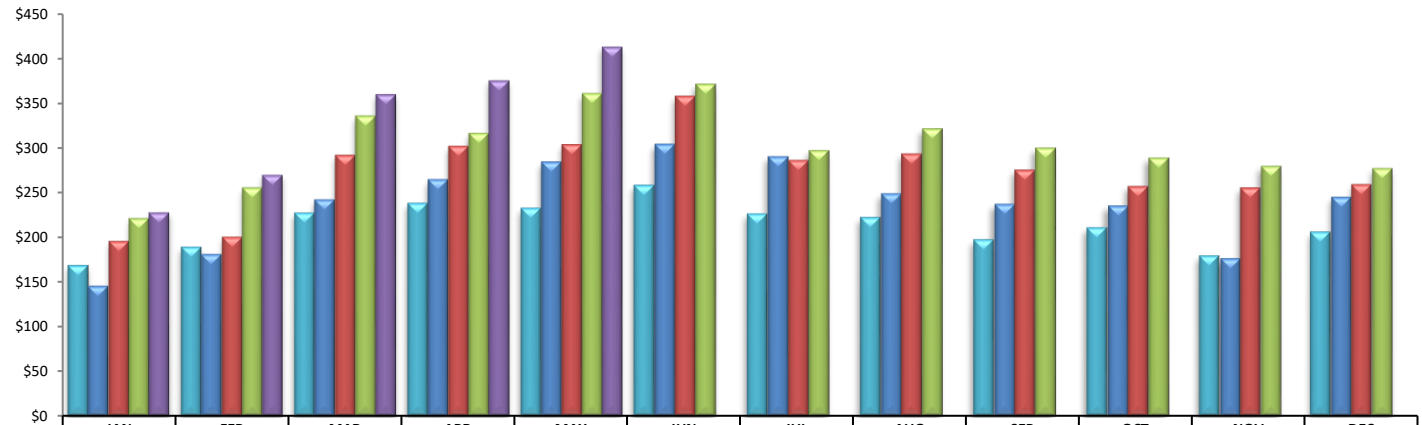
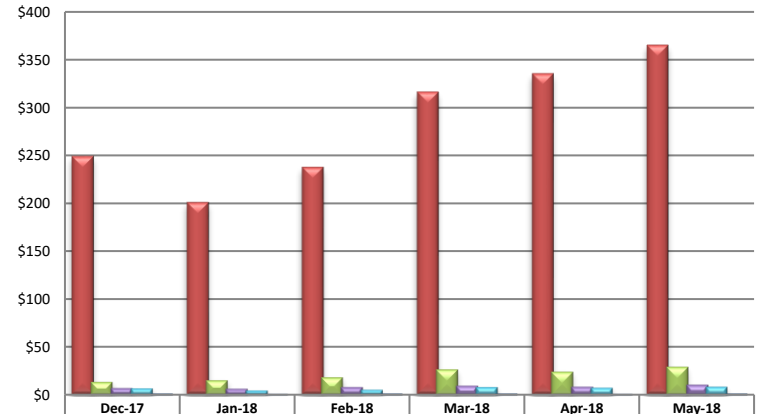
Total Sales Volume – May 2018



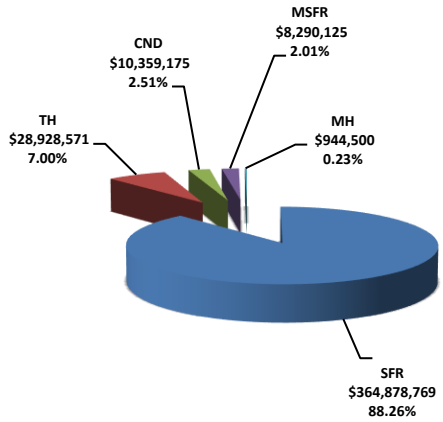
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	$257,916,141	$259,256,105	$362,397,582	$367,164,710	$395,081,716	$404,364,096	$316,549,145	$296,964,652	$209,911,233	$229,448,467	$216,102,902	$193,643,336
2008	$164,675,327	$198,192,914	$240,688,743	$255,750,619	$269,871,608	$275,281,555	$240,837,426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

Total Sales Volume By Type - Monthly Comparison



	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18
SFR	$248,649,079	$200,457,570	$237,478,074	$315,808,788	$334,917,234	$364,878,769
TH	$13,670,705	$15,476,790	$18,378,513	$26,201,752	$24,145,643	$28,928,571
CND	$6,920,050	$6,432,901	$8,132,478	$9,278,490	$8,394,800	$10,359,175
MSFR	$6,797,140	$4,711,700	$5,194,560	$8,020,670	$7,309,750	$8,290,125
MH	$877,300	$772,900	$835,950	$1,094,300	$743,250	$944,500

Monthly Volume by Type



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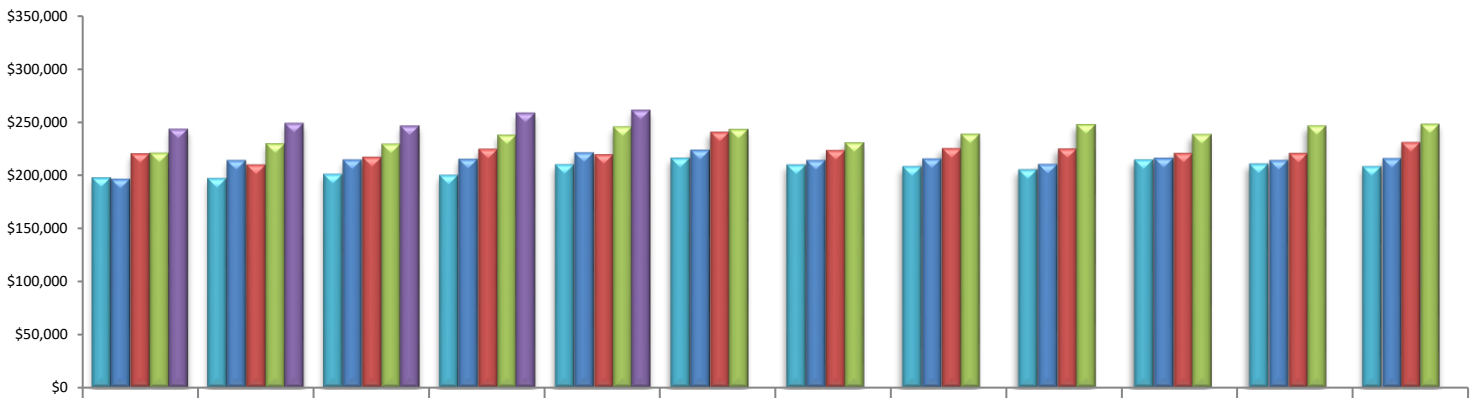
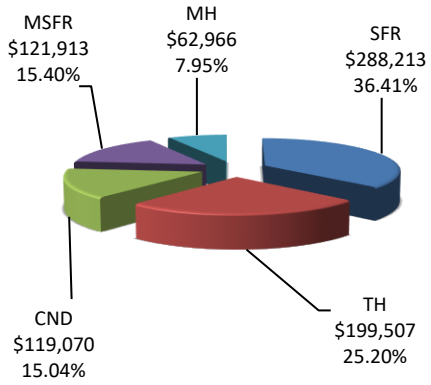
Average Sales Price – May 2018

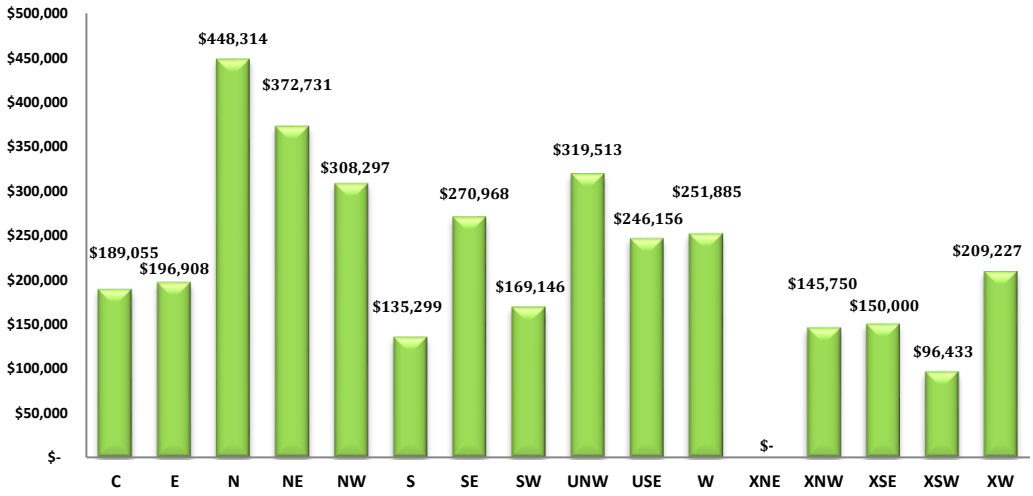


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	$272,351	$259,516	$270,648	$278,577	$278,619	$293,443	$267,808	$273,953	$272,966	$259,557	$266,794	$257,162
2008	$265,178	$260,437	$258,805	$251,971	$252,216	$257,272	$254,854	$235,755	$216,276	$226,435	$215,168	$200,803
2009	$206,095	$221,154	$203,279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

Average Sales Price by Type – May 2018



Average "Listing" Price per Area – May 2018



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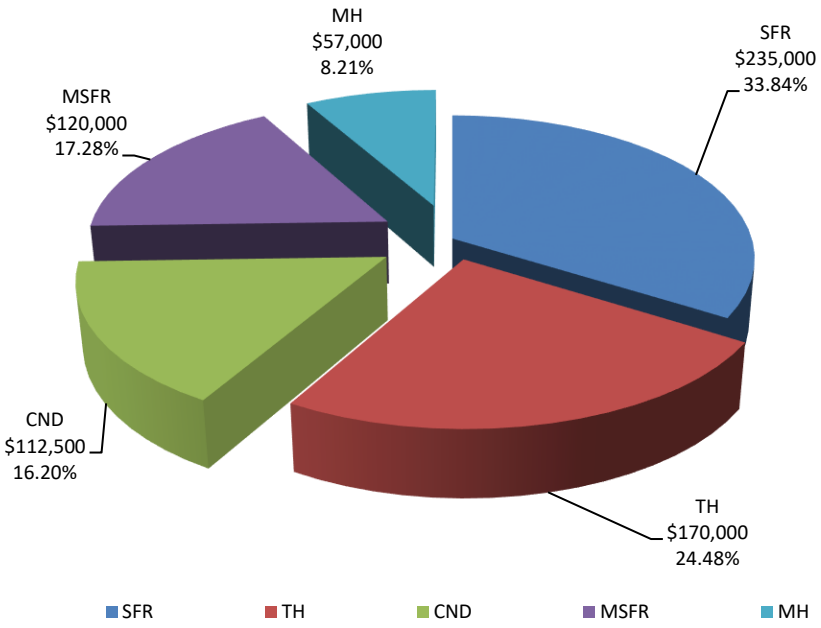
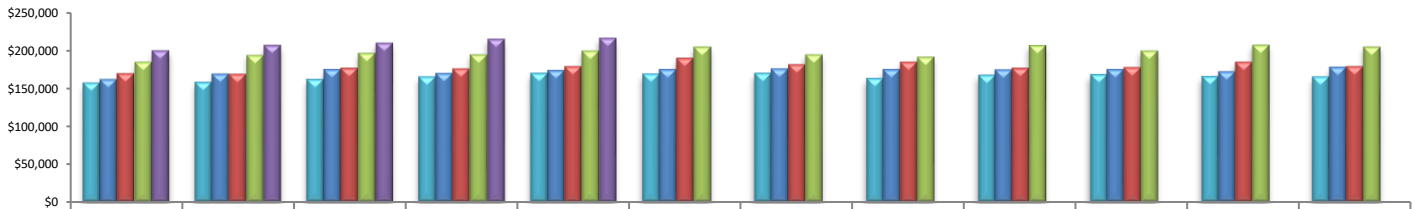
Median Sale Price – by Type



Median Sale Price – May 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							

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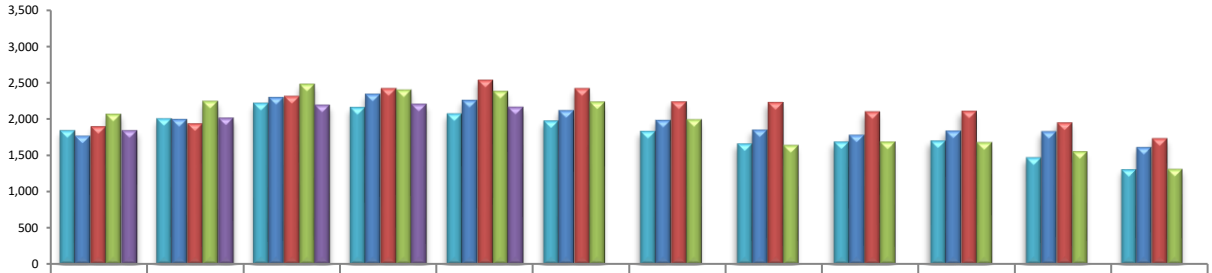
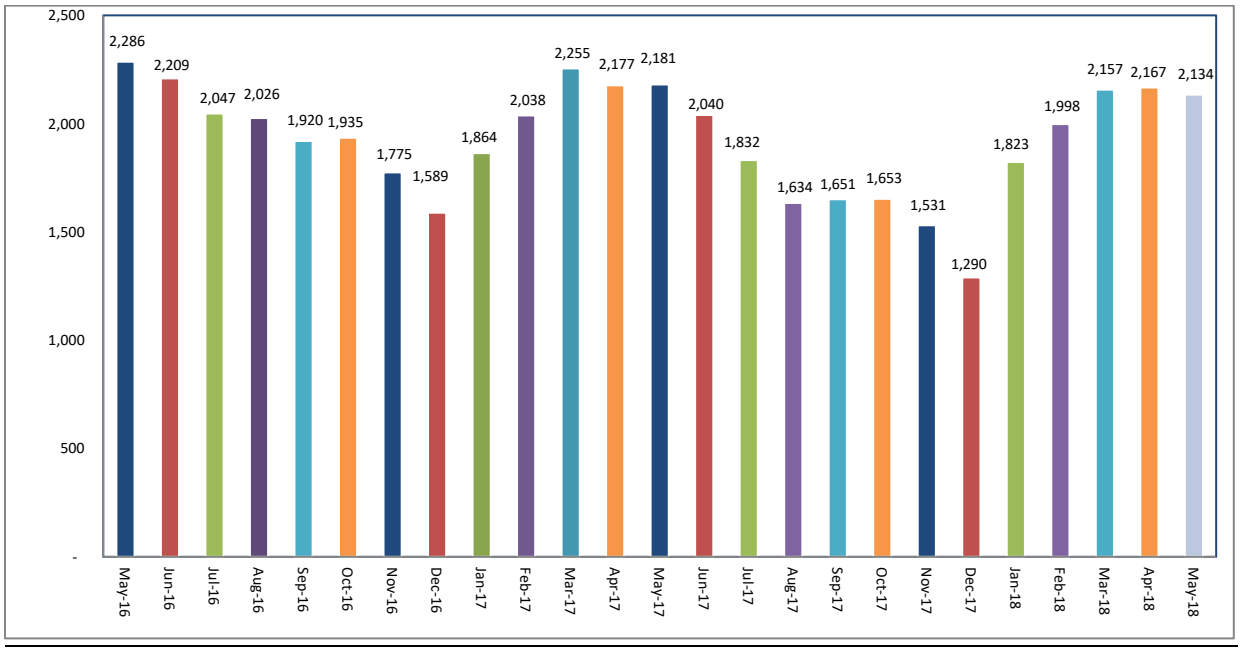
Newly Under Contract During The Month



	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							

Total Listings Still Under Contract At The End of The Month



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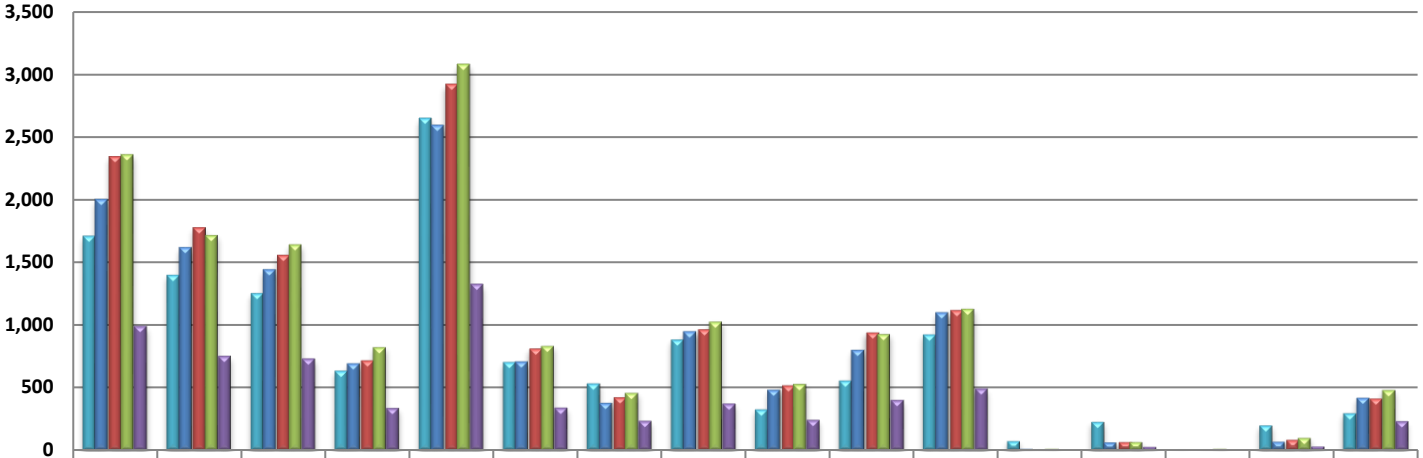
Number of Sold Listings by Area – Annual Comparison



	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	988	752	732	338	1,324	339	234	374	242	402	493	3	28	3	30	233

Average $ Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	$144,071	$188,257	$262,829	$310,187	$184,472
E	$95,486	$184,317	$241,254	$445,983	$194,171
N	$212,256	$443,197	$601,433	$847,181	$436,201
NE	$166,541	$260,635	$449,032	$727,496	$358,844
NW	$270,176	$277,112	$359,060	$357,585	$302,713
S	$91,388	$132,472	$149,553	$233,375	$132,377
SE	$191,125	$223,557	$309,595	$300,436	$264,946
SW	$119,744	$164,003	$195,496	$207,250	$165,778
UNW	$281,257	$353,804	$266,400	$379,900	$310,687
USE	$261,730	$213,526	$256,464	$363,021	$243,515
W	$191,507	$233,948	$305,315	$268,750	$248,819
XNE	$0	$0	$0	$0	$0
XNW	$123,000	$153,983	$145,000	$0	$142,158
XSE	$140,000	$0	$0	$0	$140,000
XSW	$175,000	$74,520	$95,666	$0	$92,733
XW	$195,750	$185,491	$243,340	$267,966	$206,522

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	90	136	27	8	261
E	23	95	36	6	160
N	61	68	40	16	185
NE	12	36	28	9	85
NW	70	163	95	20	348
S	13	47	19	2	81
SE	4	20	18	9	51
SW	19	36	26	4	85
UNW	21	23	10	1	55
USE	7	45	39	6	97
W	21	46	32	4	103
XNE	0	0	0	0	0
XNW	2	3	1	0	6
XSE	1	0	0	0	1
XSW	1	5	3	0	9
XW	2	34	15	3	54

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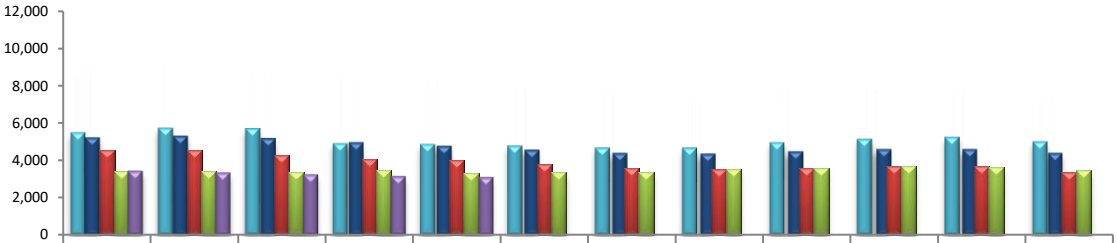
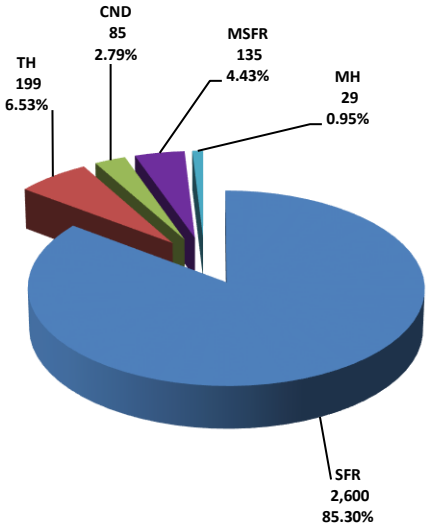
Active Listings



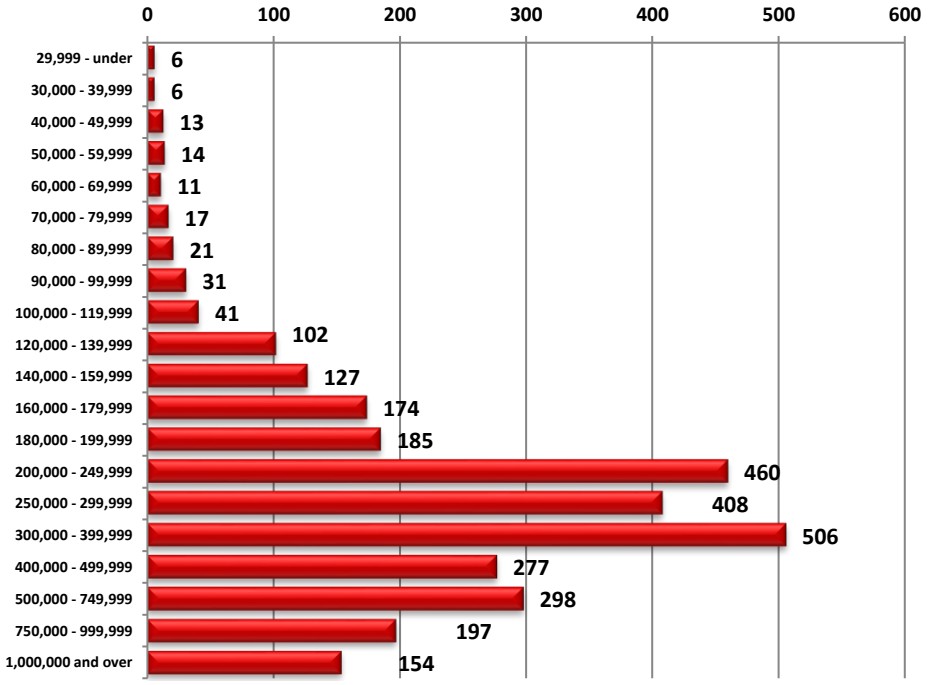
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	9,742	9,847	10,185	10,387	9,721	8,665	8,692	8,954	9,190	9,313	9,234	8,708
2008	9,168	9,168	9,022	8,808	8,527	8,140	7,876	7,763	7,858	7,988	7,996	7,627
2009	7,694	7,532	7,415	6,890	6,506	6,261	6,075	6,062	6,008	6,213	6,350	6,130
2010	6,618	6,739	6,799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

Area	# of Listings
C	367
E	270
N	418
NE	170
NW	672
S	103
SE	94
SW	153
UNW	152
USE	212
W	192
XNE	18
XNW	17
XSE	9
XSW	43
XW	158

Active Listings Unit Breakdown



Active Listings Price Breakdown



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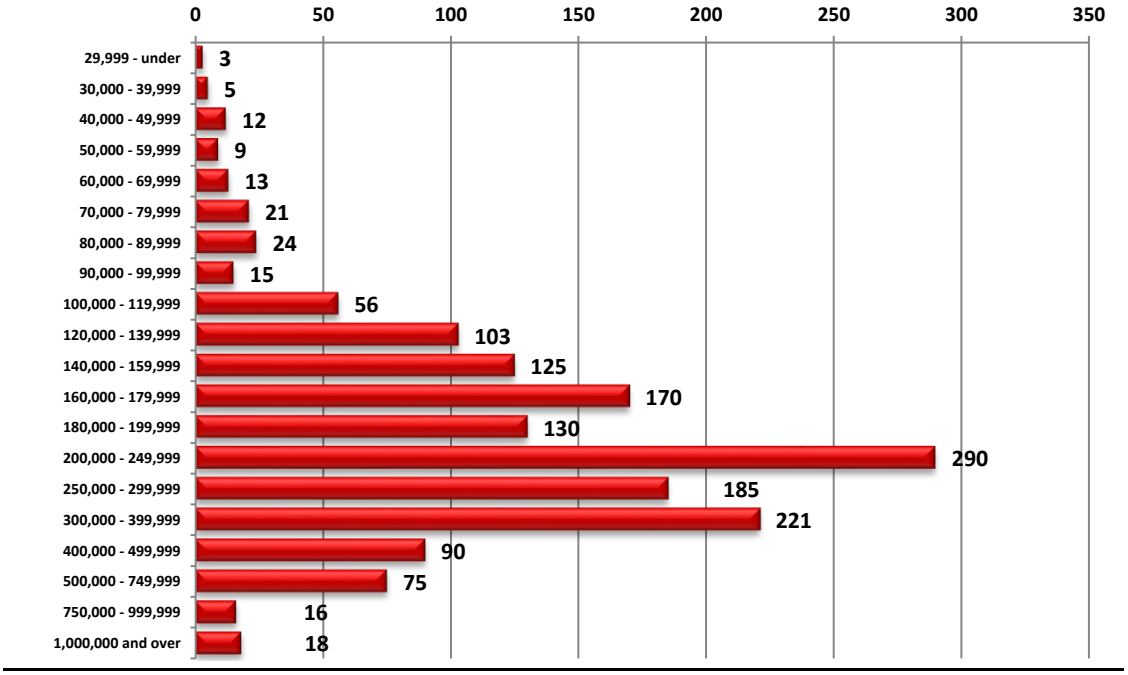
Sold Price Breakdown



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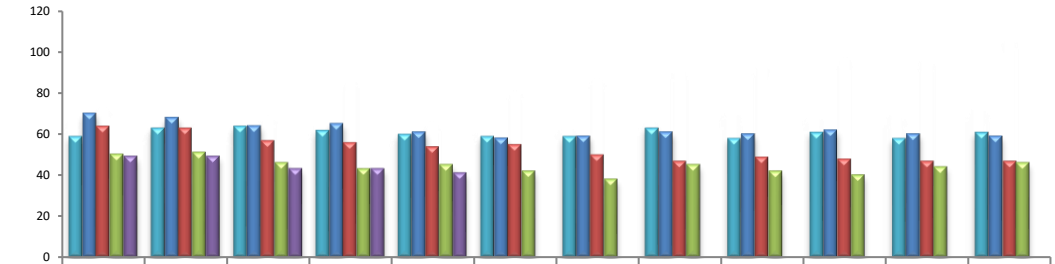
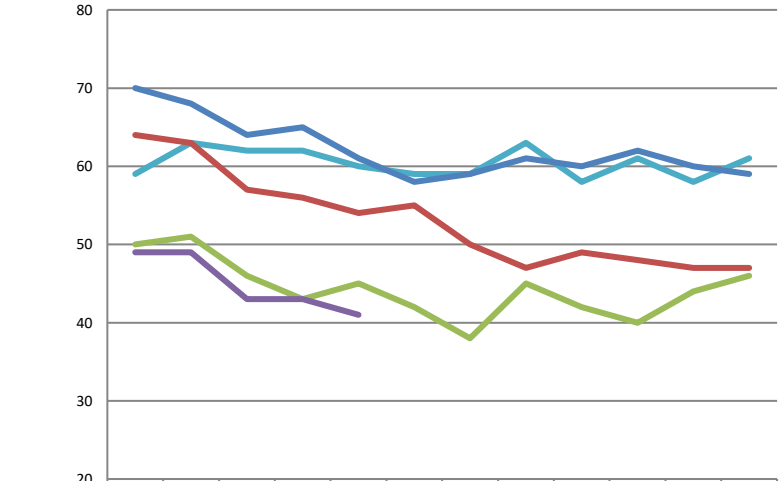
Average Days on Market/Listing – May 2018



	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							

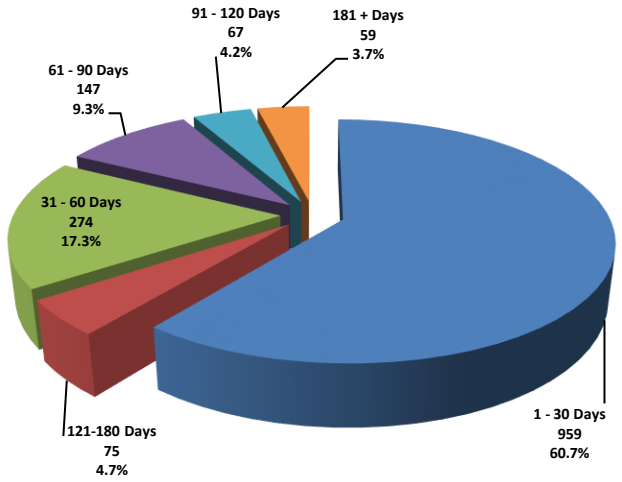
Area	# of Listings
C	38
E	32
N	46
NE	65
NW	42
S	31
SE	42
SW	44
UNW	73
USE	33
W	26
XNE	0
XNW	52
XSE	103
XSW	21
XW	52

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							

Average Days on Market/Listing Breakdown



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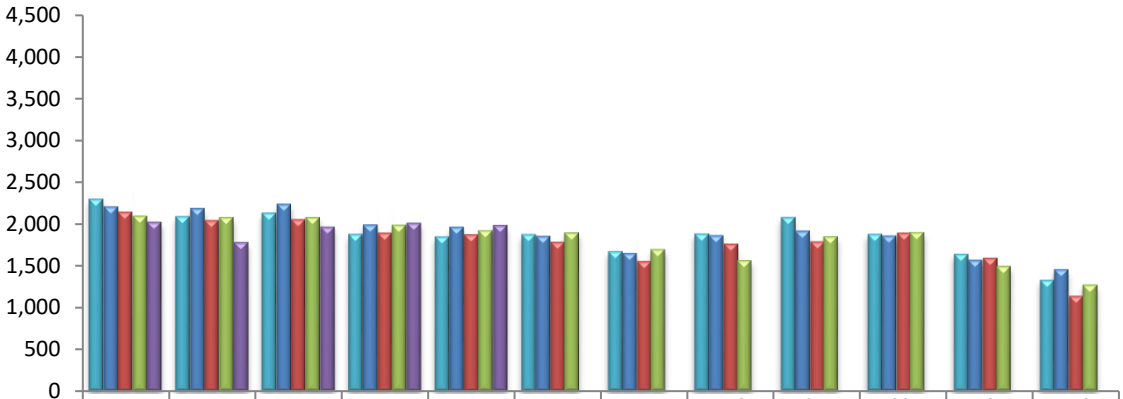
New Listings – May 2018



	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							

Area	# of Listings
C	305
E	244
N	190
NE	90
NW	399
S	90
SE	68
SW	107
UNW	62
USE	163
W	152
XNE	1
XNW	12
XSE	1
XSW	11
XW	86

*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.
Aug 2017	106	276	40
Sept 2017	135	236	46
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

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Notes on 2017 Area Boundary Updates

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