For Immediate Release:
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Multiple Listing Service of Southern Arizona

Monthly Statistics September 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 September Residential Sales Statistics:

- Total Sales Volume of $287,318,178 is a drop from $349,507,394 in August resulting in a 17.79% decrease.
- The Average Sales Price of $248,760 is a decrease of 4.20% from $259,663 last month.
- Average List Price of $253,924 is a decrease of 4.15% from $264,923 in August.
- Total Under Contract of 1,613 is a decrease of 13.23% since August's number of 1,859.
- Total Unit Sales of 1,155 is a decrease of 14.19% since last month's number of 1,346 and a decrease of 4.70% since September 2017.
- The Median Sales Price of $210,000 is a decrease of 3.20% from $216,950 in August but up 1.49% from last year's number of $206,915.
- New Listings of 1,780 is an increase of 1.42% from 1,755 in August.
- Total Active Listings of 3,210 is an increase from 2,944 in August and a decrease of 10.51% since last year.
- Average Days on Market remained at 38 this month, the same as last month.
- Conventional loan sales of 47.9% exceeded Cash Sales of 21.8%.

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.

September 2018 Recap by Month and Year - % of Change

Total Sales Volume

	2018	2017	Annual % Change
September	$287,318,178	$300,150,958	-4.28%
August	$349,507,394	$321,376,738	8.75%
Month % Change	-17.79%	-6.60%	

Total Unit Sales

	2018	2017	Annual % Change
September	1,155	1,212	-4.70%
August	1,346	1,346	0.00%
Month % Change	-14.19%	-9.96%	

Average Sales Price

	2018	2017	Annual % Change
September	$248,760	$247,649	0.45%
August	$259,663	$238,764	8.75%
Month % Change	-4.20%	3.72%	

Median Sales Price

	2018	2017	Annual % Change
September	$210,000	$206,915	1.49%
August	$216,950	$192,000	12.99%
Month % Change	-3.20%	7.77%	

Average List Price

	2018	2017	Annual % Change
September	$253,924	$252,916	0.40%
August	$264,923	$244,623	8.30%
Month % Change	-4.15%	3.39%	

New Listings

	2018	2017	Annual % Change
September	1,780	1,846	-3.58%
August	1,755	1,562	12.36%
Month % Change	1.42%	18.18%	

Total Under Contract

	2018	2017	Annual % Change
September	1,613	1,651	-2.30%
August	1,859	1,634	13.77%
Month % Change	-13.23%	1.04%	

Active Listings

	2018	2017	Annual % Change
September	3,210	3,587	-10.51%
August	2,944	3,500	-15.89%
Month % Change	9.04%	2.49%	

September 2018 - Active and Sold by Zip Code

Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85145	27	8	29.63%	**85645**	0	0	0.00%	**85713**	69	41	59.42%	**85740**	0	0	0.00%
85245	0	0	0.00%	**85648**	0	0	0.00%	**85714**	15	7	46.67%	**85741**	58	42	72.41%
85601	0	0	0.00%	**85653**	130	39	30.00%	**85715**	62	29	46.77%	**85742**	125	39	31.20%
85602	0	0	0.00%	**85658**	178	25	0.00%	**85716**	83	32	38.55%	**85743**	127	38	29.92%
85611	0	0	0.00%	**85701**	26	1	3.85%	**85717**	0	0	0.00%	**85745**	126	50	39.68%
85614	0	0	0.00%	**85703**	0	1	0.00%	**85718**	194	48	24.74%	**85746**	52	20	38.46%
85616	0	0	0.00%	**85704**	102	45	44.12%	**85719**	84	25	29.76%	**85747**	82	39	47.56%
85619	15	2	13.33%	**85705**	89	22	24.72%	**85730**	70	56	80.00%	**85748**	69	25	36.23%
85622	0	0	0.00%	**85706**	47	30	63.83%	**85734**	0	0	0.00%	**85749**	102	23	22.55%
85623	9	1	11.11%	**85709**	2	0	0.00%	**85735**	43	17	39.53%	**85750**	157	39	24.84%
85629	2	1	50.00%	**85710**	113	72	63.72%	**85736**	26	9	34.62%	**85755**	192	43	22.40%
85637	6	0	0.00%	**85711**	83	45	54.22%	**85737**	142	31	21.83%	**85756**	60	39	65.00%
85641	201	63	31.34%	**85712**	65	41	63.08%	**85739**	115	43	37.39%	**85757**	62	24	38.71%

Tucson Association of REALTORS®, **Real Estate Trend Indicator**
Tucson, AZ
From: 09/01/2018 to 9/30/2018 Statistics generated on: 10/5/18

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	4	2	1	7		2	C	427	1 -30 Days	729
$30,000 to $39,999	2	0	0	2		2	E	251	31-60 Days	178
$40,000 to $49,999	10	7	3	20		2	N	394	61 - 90 Days	105
$50,000 to $59,999	14	7	4	25		8	NE	171	91-120 Days	60
$60,000 to $69,999	20	11	2	33		11	NW	750	121 - 180 Days	57
$70,000 to $79,999	25	9	2	36		13	S	110	Over 180 Days	26
$80,000 to $89,999	14	18	2	34		14	SE	95	**Avg. Days on Market**	
$90,000 to $99,999	25	24	2	51		7	SW	183	38	
$100,000 to $119,999	57	49	9	115		43	UNW	129	**Avg. Sold Price**	
$120,000 to $139,999	100	80	8	188		76	USE	212	$248,760	
$140,000 to $159,999	111	110	25	246		105	W	230	**Median Sale Price**	
$160,000 to $179,999	207	160	39	406		134	XNE	15	$210,000	
$180,000 to $199,999	231	141	32	404		106	XNW	27	**New Listings**	
$200,000 to $249,999	483	239	57	779		229	XSE	15	1,780	
$250,000 to $299,999	429	144	49	622		142	XSW	32		
$300,000 to $399,999	544	153	42	739		142	XW	169		
$400,000 to $499,999	310	72	10	392		55	**Sold Units per Area**		**Sales Volume by Area**	
$500,000 to $749,999	311	53	17	381		41	C	172	$33,807,512	
$750,000 to $999,999	178	18	4	200		14	E	152	$28,365,614	
$1,000,000 and over	135	6	2	143		9	N	113	$46,000,999	
							NE	56	$17,211,062	
							NW	199	$60,303,394	
							S	78	$11,426,000	
							SE	36	$8,939,360	
							SW	72	$12,250,709	
							UNW	43	$12,462,800	
							USE	78	$20,198,500	
Totals	**3,210**	**1,303**	**310**	**4,823**		**1,155**	W	86	$21,899,136	
							XNE	2	$574,000	
	Sept-18	**Sept-17**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**	XNW	8	$1,496,800	
Home Sales Volume	$287,318,178	$300,150,958	-4.28%	$3,043,932,425	$2,780,424,884	9.48%	XSE	1	$245,000	
Home Sales Units	1,155	1,212	-4.70%	11,976	11,754	1.89%	XSW	10	$1,328,550	
Average Sales Price (All Residential)	$248,760	$247,649	0.45%	$253,295	$242,486	4.46%	XW	49	$10,808,742	
Median Sales Price	$210,000	$206,915	1.49%	$212,718	$200,960	5.85%		**Total Volume**	$287,318,178	
Average Days on Market:	38	42	-9.52%	39	43	-9.30%				
Average List Price for Solds:	$253,924	$252,916	0.40%	$258,631	$246,732	4.82%				
SP/LP %	97.97%	97.92%		97.94%	98.28%					
Total Under Contract	1,613	1,651	-2.30%							
Active Listings	3,210	3,587	-10.51%							
New Listings	1,780	1,846	-3.58%							

Types of Financing	Totals
FHA	189
VA	136
Other	19
Cash	252
Conventional	553
Cash/Loan	1
Carryback	5

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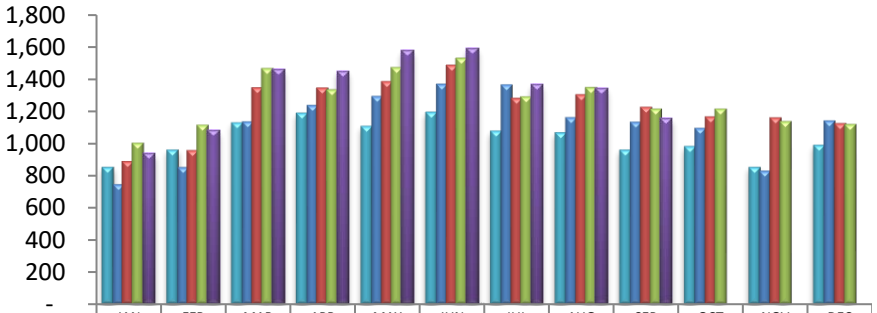
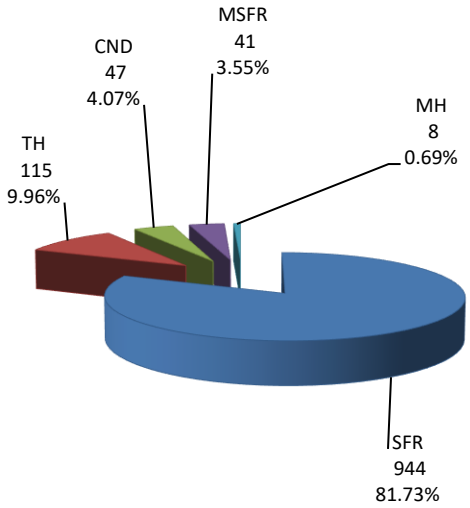
Total Unit Sales – September 2018

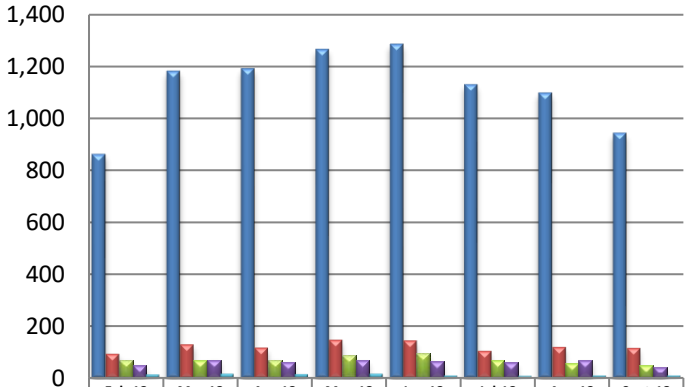


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	947	999	1,339	1,318	1,418	1,378	1,182	1,084	769	884	810	753
2008	621	761	930	1,015	1,070	1,070	959	923	965	846	654	802
2009	615	695	925	939	1,029	1,185	1,235	1,008	979	1,063	1,011	886
2010	712	741	1,169	1,227	1,270	1,170	792	882	873	752	800	907
2011	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	1,155			

Unit Sales – Breakdown by Type

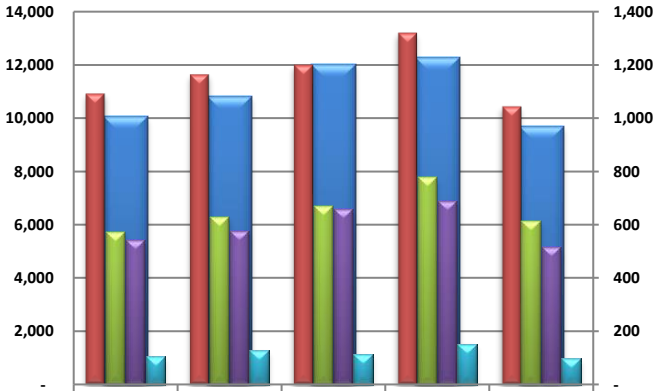


Total Unit Sales By Type - Monthly Comparison



	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sept-18
SFR	862	1,182	1,192	1,266	1,286	1,130	1,098	944
TH	93	128	116	145	143	104	118	115
CND	69	68	69	87	93	68	56	47
MSFR	48	69	61	68	62	58	66	41
MH	12	15	14	15	9	7	8	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	9,707
TH	1,091	1,164	1,200	1,320	1,044
CND	572	629	668	777	613
MSFR	541	577	656	690	514
MH	104	127	114	152	98

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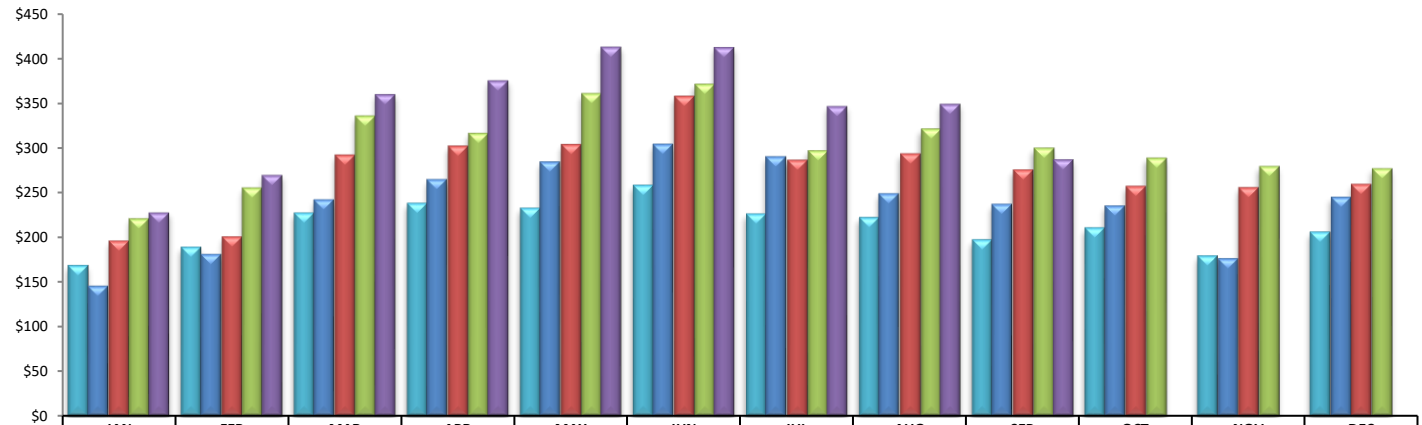
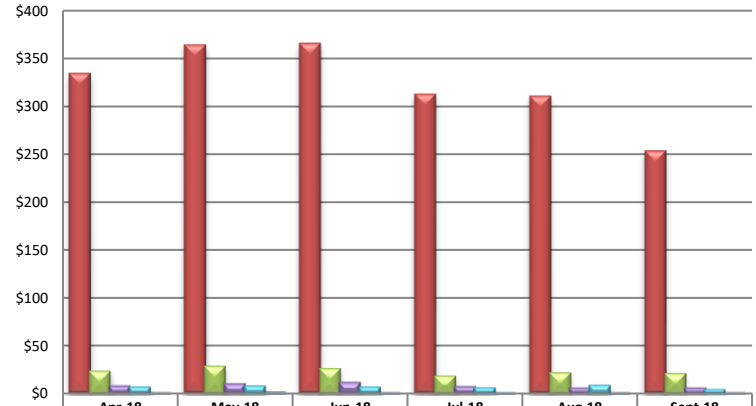
Total Sales Volume – September 2018



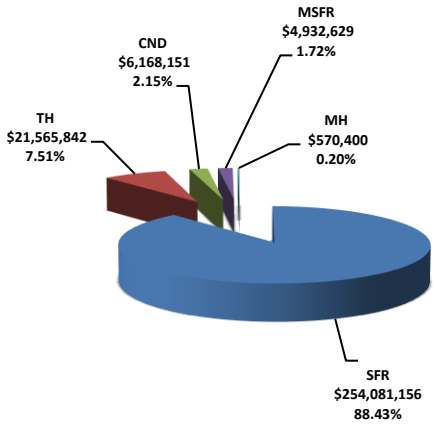
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	$257,916,141	$259,256,105	$362,397,582	$367,164,710	$395,081,716	$404,364,096	$316,549,145	$296,964,652	$209,911,233	$229,448,467	$216,102,902	$193,643,336
2008	$164,675,327	$198,192,914	$240,688,743	$255,750,619	$269,871,608	$275,281,555	$240,837,426	$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	$287,318,178			

Total Sales Volume By Type - Monthly Comparison



	Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sept-18
SFR	$334,917,234	$364,878,769	$366,536,661	$313,149,582	$311,379,800	$254,081,156
TH	$24,145,643	$28,928,571	$26,829,067	$19,030,491	$22,311,702	$21,565,842
CND	$8,394,800	$10,359,175	$11,599,700	$7,740,774	$6,387,000	$6,168,151
MSFR	$7,309,750	$8,290,125	$7,186,499	$6,644,826	$8,818,612	$4,932,629
MH	$743,250	$944,500	$653,500	$548,500	$610,280	$570,400

Monthly Volume by Type



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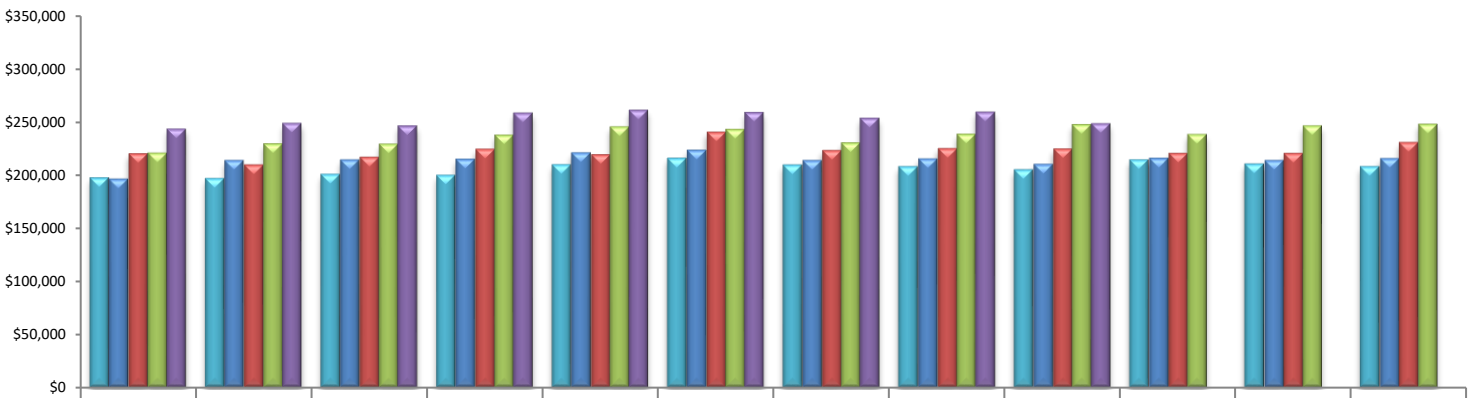
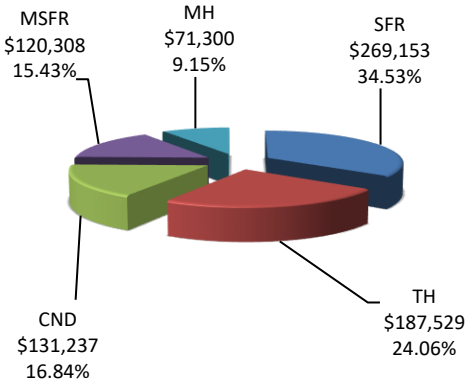
Average Sales Price – September 2018

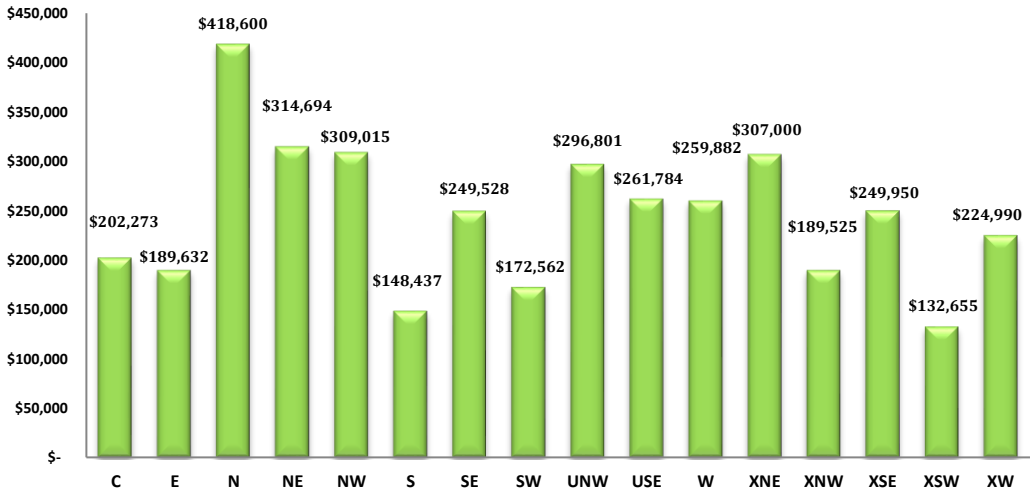


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	$272,351	$259,516	$270,648	$278,577	$278,619	$293,443	$267,808	$273,953	$272,966	$259,557	$266,794	$257,162
2008	$265,178	$260,437	$258,805	$251,971	$252,216	$257,272	$254,854	$235,755	$216,276	$226,435	$215,168	$200,803
2009	$206,095	$221,154	$203,279	$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	$248,760			

Average Sales Price by Type – September 2018



Average "Listing" Price per Area – September 2018



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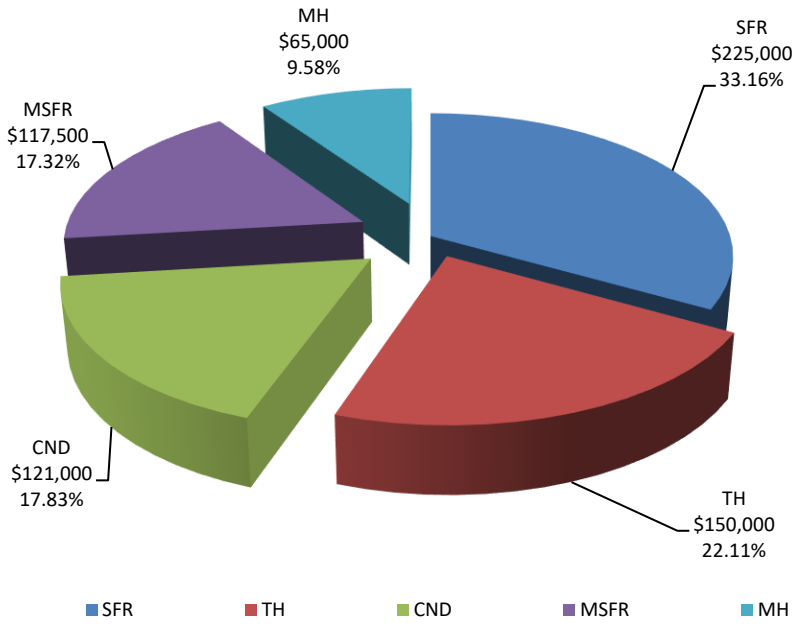
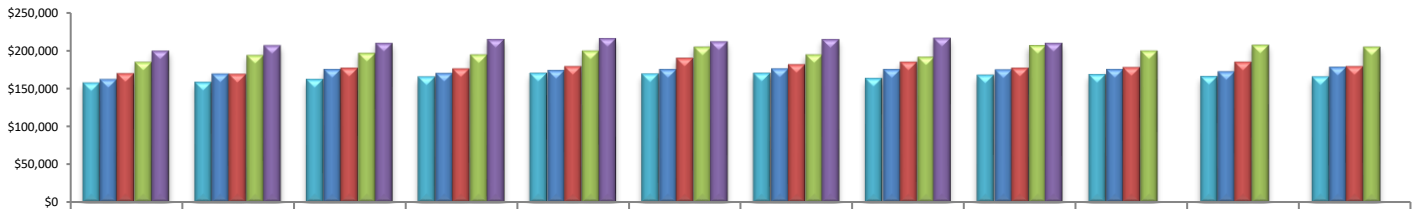
Median Sale Price – by Type



Median Sale Price – September 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	$210,000			

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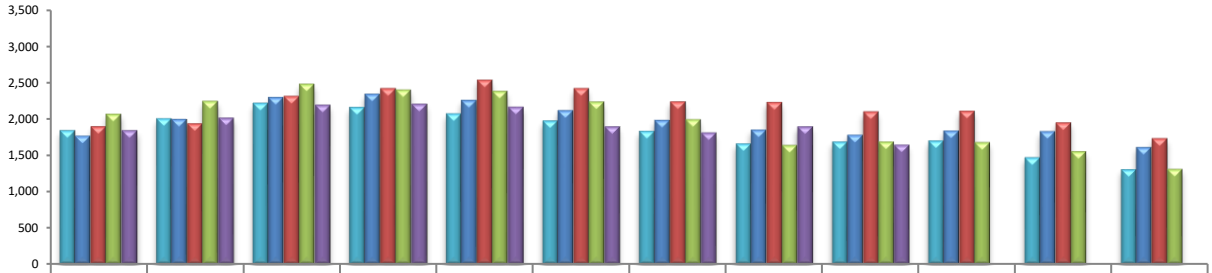
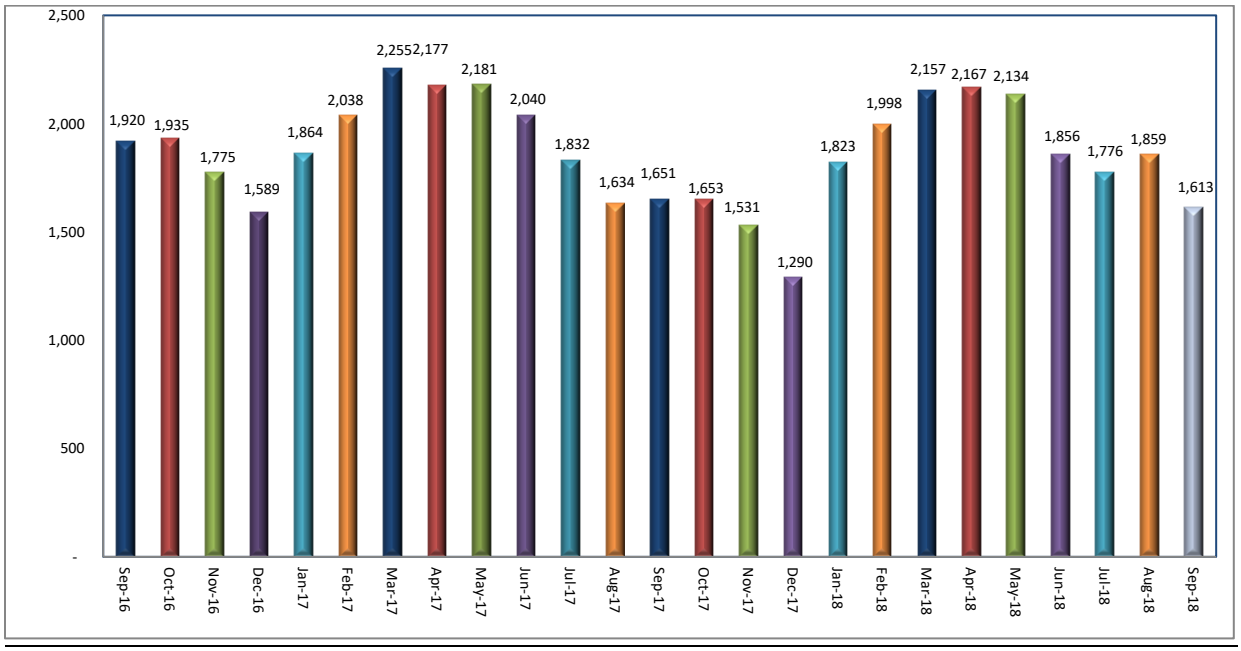
Newly Under Contract During The Month



	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	1,897	1,642			

Total Listings Still Under Contract At The End of The Month



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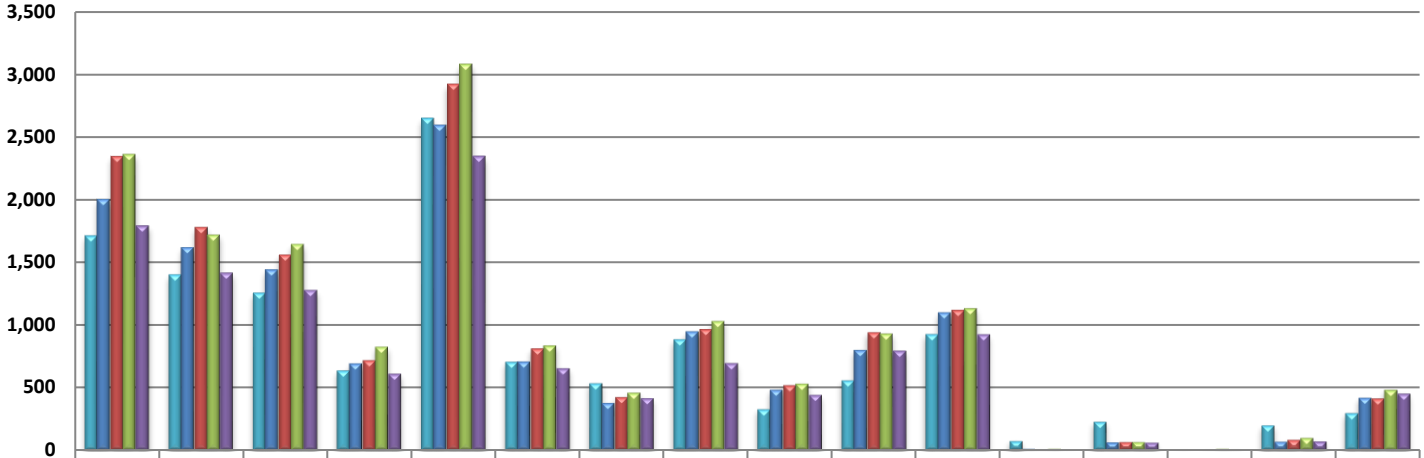
Number of Sold Listings by Area – Annual Comparison



	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	1,792	1,415	1,279	611	2,348	654	417	694	443	796	926	8	61	10	70	452

Average $ Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	$ 132,167	$ 204,737	$ 254,250	$ 406,700	$ 196,555
E	$ 123,639	$ 181,594	$ 219,204	$ 296,151	$ 186,615
N	$ 195,936	$ 384,041	$ 599,487	$ 710,078	$ 407,088
NE	$ 131,818	$ 323,525	$ 348,958	$ 451,700	$ 307,340
NW	$ 253,637	$ 278,675	$ 366,230	$ 468,488	$ 303,032
S	$ 91,915	$ 141,961	$ 173,313	$ 205,000	$ 146,487
SE	$ 127,500	$ 232,411	$ 274,024	$ 250,166	$ 248,315
SW	$ 100,378	$ 173,663	$ 210,099	$ 145,000	$ 170,148
UNW	$ 280,735	$ 302,555	$ 280,590	$ -	$ 289,832
USE	$ 241,143	$ 250,596	$ 266,260	$ 287,287	$ 258,955
W	$ 171,964	$ 226,463	$ 315,801	$ 424,223	$ 254,641
XNE	$ 249,000	$ 325,000	$ -	$ -	$ 287,000
XNW	$ -	$ 163,333	$ 186,600	$ 223,500	$ 187,100
XSE	$ -	$ 245,000	$ -	$ -	$ 245,000
XSW	$ -	$ 125,394	$ 200,000	$ -	$ 132,855
XW	$ 127,744	$ 211,901	$ 247,641	$ 214,812	$ 220,586

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	49	95	23	5	172
E	24	83	39	6	152
N	35	41	26	11	113
NE	11	26	12	7	56
NW	39	104	47	9	199
S	13	34	30	1	78
SE	1	17	15	3	36
SW	14	35	22	1	72
UNW	14	18	11	0	43
USE	9	30	33	6	78
W	17	40	22	7	86
XNE	1	1	0	0	2
XNW	0	3	3	2	8
XSE	0	1	0	0	1
XSW	0	9	1	0	10
XW	4	20	21	4	49

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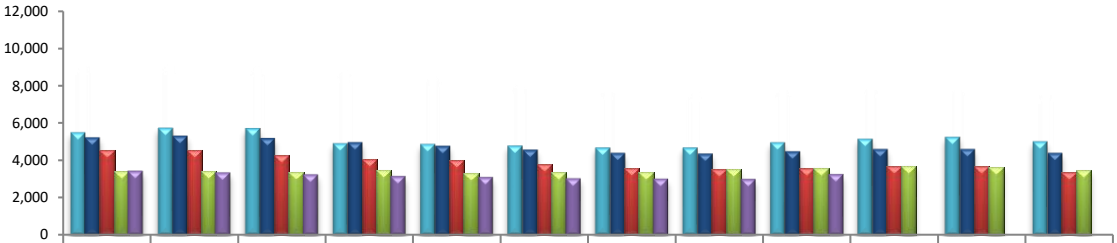
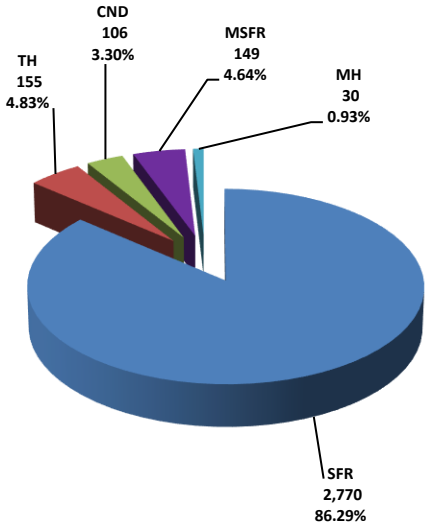
Active Listings



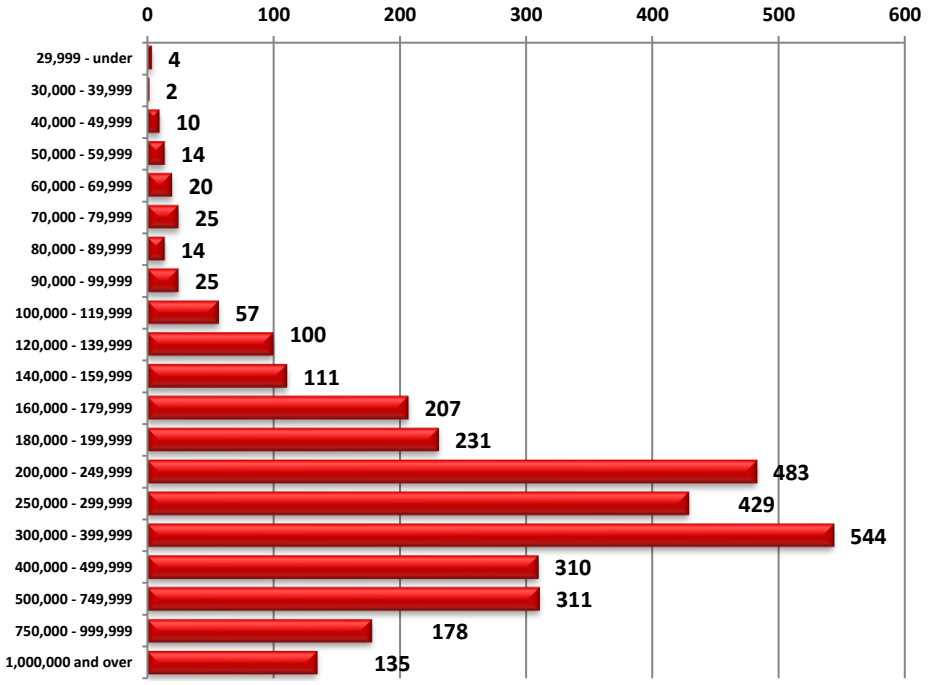
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2007	9,742	9,847	10,185	10,387	9,721	8,665	8,692	8,954	9,190	9,313	9,234	8,708
2008	9,168	9,168	9,022	8,808	8,527	8,140	7,876	7,763	7,858	7,988	7,996	7,627
2009	7,694	7,532	7,415	6,890	6,506	6,261	6,075	6,062	6,008	6,213	6,350	6,130
2010	6,618	6,739	6,799	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	2,944	3,210			

Area	# of Listings
C	427
E	251
N	394
NE	171
NW	750
S	110
SE	95
SW	183
UNW	129
USE	212
W	230
XNE	15
XNW	27
XSE	15
XSW	32
XW	169

Active Listings Unit Breakdown



Active Listings Price Breakdown



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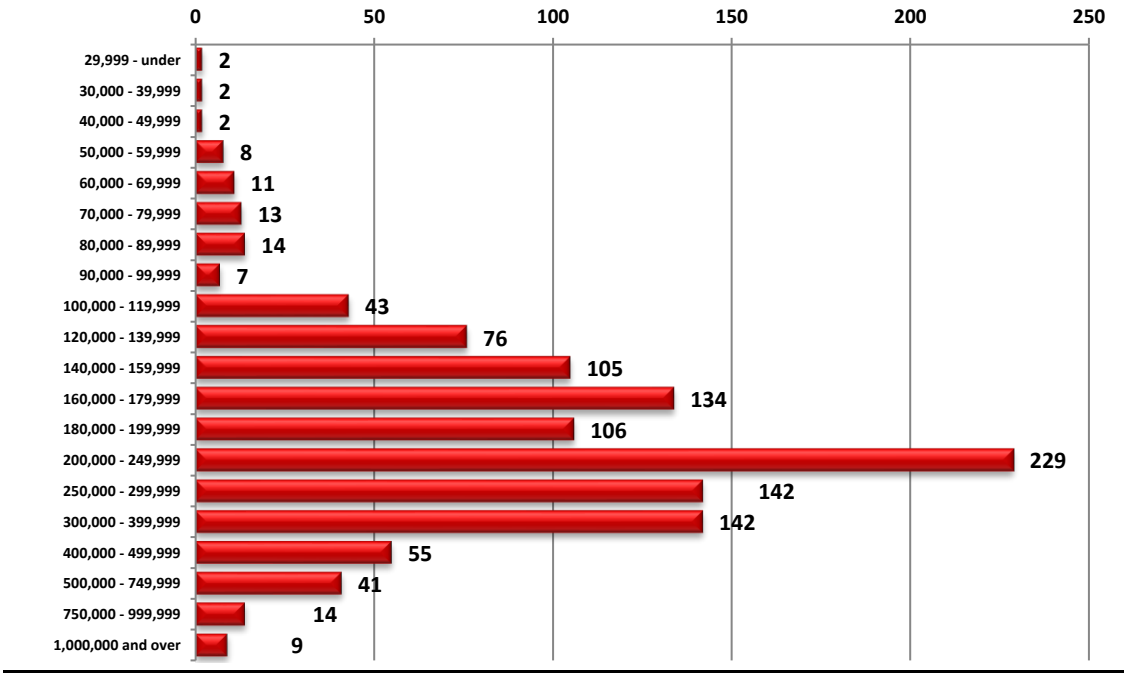
Sold Price Breakdown



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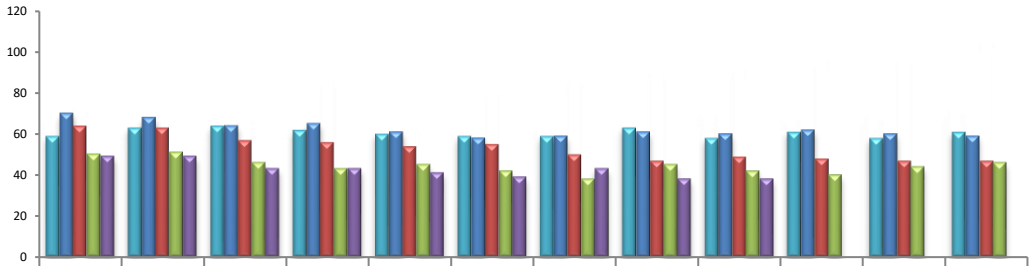
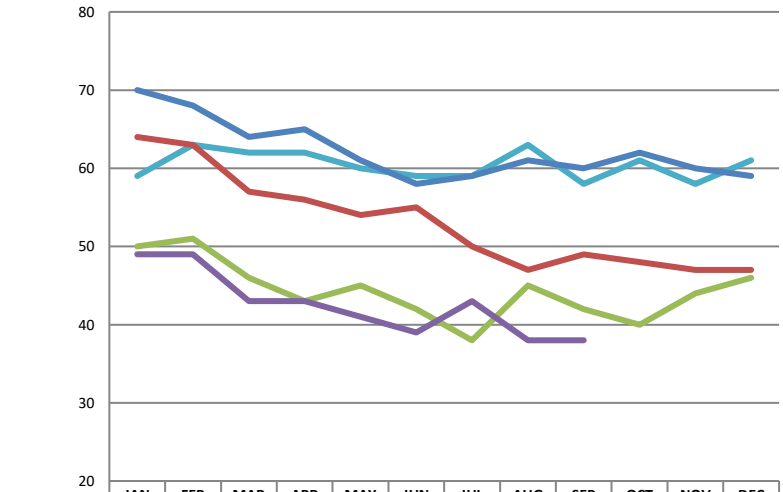
Average Days on Market/Listing – September 2018



	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	38			

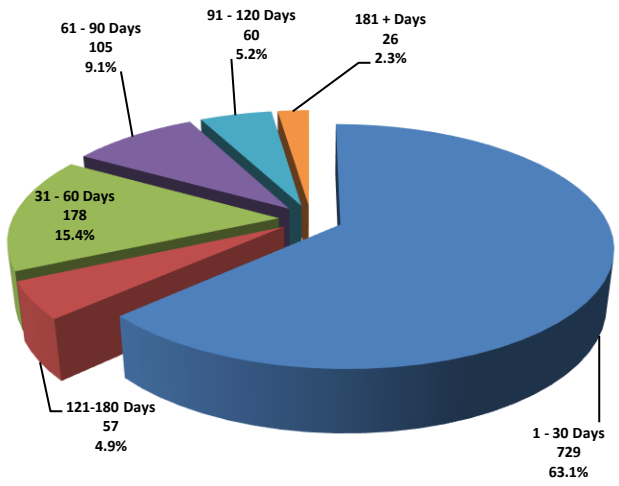
Area	# of Listings
C	32
E	35
N	42
NE	45
NW	46
S	21
SE	34
SW	36
UNW	38
USE	39
W	36
XNE	85
XNW	53
XSE	51
XSW	45
XW	50

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	38			

Average Days on Market/Listing Breakdown



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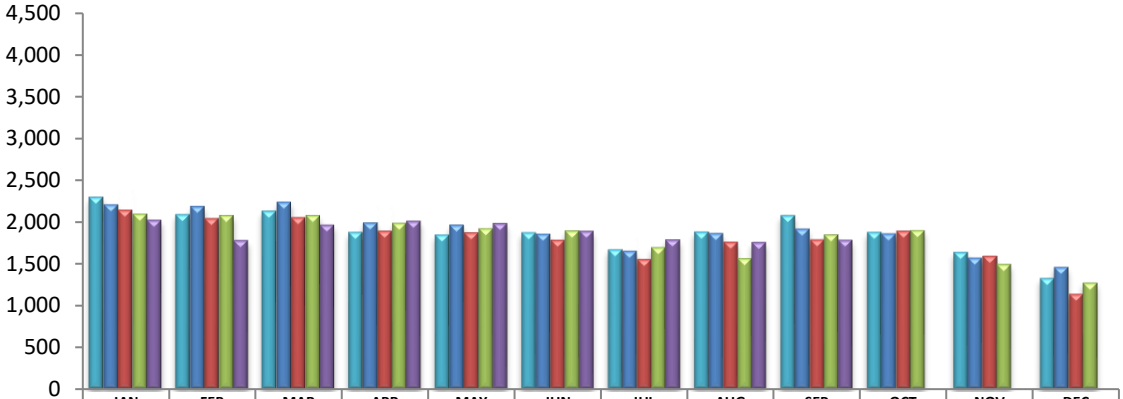
New Listings – September 2018



	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	1,780			

Area	# of Listings
C	269
E	182
N	185
NE	84
NW	361
S	96
SE	63
SW	135
UNW	69
USE	108
W	128
XNE	1
XNW	13
XSE	3
XSW	13
XW	70

*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.
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
Sept 2018	83	239	44

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Notes on 2017 Area Boundary Updates

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