For Immediate Release:
June 6, 2019

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Multiple Listing Service of Southern Arizona

Monthly Statistics May 2019

Below are some highlights from the May Residential Sales Statistics:

- Total Sales Volume of $463,248,158 is up from $400,498,076 in April, a 15.67% increase and up 12.06% from May 2018.
- The Average Sales Price of $277,228 is an increase of 6.39% from $260,571 last month.
- Average List Price of $282,609 is an increase of 6.23% from $266,033 in April.
- Total Under Contract of 2,134 decreased .28% since April's number of 2,140.
- Total Unit Sales of 1,671 is an increase of 8.72% since last month's number of 1,537.
- The Median Sales Price of $232,000 increased 6.18% from $218,500 in April and up 7.16% since May 2018.
- New Listings of 1,795 have decreased 13.12% from 2,066 in April and 9.39% since May 2018.
- Total Active Listings of 2,705 is a decrease of 6.72% from April.
- Average Days on Market decreased to 37 this month from 41 last month.
- Conventional loan sales of 49% exceeded Cash Sales of 20.9%.

Cheryl Terpening
2019 MLSSAZ President

Barbara Wilson
2019 TAR President

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REALTOR®

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May 2019 Recap by Month and Year - % of Change

Total Sales Volume

	2019	2018	Annual % Change
May	$463,248,158	$413,401,140	12.06%
April	$400,498,076	$375,510,677	6.65%
Month % Change	15.67%	10.09%	

Total Unit Sales

	2019	2018	Annual % Change
May	1,671	1,581	5.69%
April	1,537	1,452	5.85%
Month % Change	8.72%	8.88%	

Average Sales Price

	2019	2018	Annual % Change
May	$277,228	$261,480	6.02%
April	$260,571	$258,616	0.76%
Month % Change	6.39%	1.11%	

Median Sales Price

	2019	2018	Annual % Change
May	$232,000	$216,500	7.16%
April	$218,500	$215,000	1.63%
Month % Change	6.18%	0.70%	

Average List Price

	2019	2018	Annual % Change
May	$282,609	$267,234	5.75%
April	$266,033	$264,467	0.59%
Month % Change	6.23%	1.05%	

New Listings

	2019	2018	Annual % Change
May	1,795	1,981	-9.39%
April	2,066	2,006	2.99%
Month % Change	-13.12%	-1.25%	

Total Under Contract

	2019	2018	Annual % Change
May	2,134	2,134	0.00%
April	2,140	2,167	-1.25%
Month % Change	-0.28%	-1.52%	

Active Listings

	2019	2018	Annual % Change
May	2,705	3,048	-11.25%
April	2,900	3,097	-6.36%
Month % Change	-6.72%	-1.58%	

May 2019 - Active and Sold by Zip Code

Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85145	7	5	71.43%	**85645**	0	0	0.00%	**85713**	58	43	74.14%	**85740**	0	0	0.00%
85245	0	0	0.00%	**85648**	0	0	0.00%	**85714**	11	3	27.27%	**85741**	46	55	119.57%
85601	0	0	0.00%	**85653**	116	44	37.93%	**85715**	49	45	91.84%	**85742**	101	85	84.16%
85602	0	0	0.00%	**85658**	144	56	38.89%	**85716**	87	51	58.62%	**85743**	71	69	97.18%
85611	0	0	0.00%	**85701**	29	2	6.90%	**85717**	0	0	0.00%	**85745**	102	56	54.90%
85614	0	0	0.00%	**85703**	0	0	0.00%	**85718**	196	81	41.33%	**85746**	56	37	66.07%
85616	0	0	0.00%	**85704**	83	58	69.88%	**85719**	93	53	56.99%	**85747**	74	60	81.08%
85619	25	1	4.00%	**85705**	51	33	64.71%	**85730**	51	66	129.41%	**85748**	38	37	97.37%
85622	0	0	0.00%	**85706**	39	41	105.13%	**85734**	0	0	0.00%	**85749**	79	39	49.37%
85623	6	1	16.67%	**85709**	1	0	0.00%	**85735**	30	12	40.00%	**85750**	184	85	46.20%
85629	4	1	25.00%	**85710**	78	77	98.72%	**85736**	17	6	35.29%	**85755**	169	74	43.79%
85637	3	1	33.33%	**85711**	61	64	104.92%	**85737**	125	56	44.80%	**85756**	36	51	141.67%
85641	173	96	55.49%	**85712**	53	45	84.91%	**85739**	110	48	43.64%	**85757**	46	34	73.91%

NOTE:

85731- 1 active listing, 85744- 2 active listings

Tucson Association of REALTORS®, **Real Estate Trend Indicator**
Tucson, AZ
From: 5/01/2019 to 5/31/2019 Statistics generated on: 6/5/19

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	2	3	0	5		1	C	375	1 -30 Days	1,096
$30,000 to $39,999	3	2	1	6		1	E	171	31-60 Days	250
$40,000 to $49,999	6	5	0	11		2	N	421	61 - 90 Days	125
$50,000 to $59,999	9	2	2	13		10	NE	128	91-120 Days	66
$60,000 to $69,999	17	4	2	23		5	NW	622	121 - 180 Days	81
$70,000 to $79,999	22	9	5	36		9	S	90	Over 180 Days	53
$80,000 to $89,999	21	9	1	31		18	SE	89	**Avg. Days on Market**	
$90,000 to $99,999	13	18	8	39		16	SW	142	37	
$100,000 to $119,999	47	40	6	93		31	UNW	123	**Avg. Sold Price**	
$120,000 to $139,999	62	85	14	161		81	USE	175	$277,228	
$140,000 to $159,999	78	113	23	214		79	W	159	**Median Sale Price**	
$160,000 to $179,999	103	179	29	311		165	XNE	26	$232,000	
$180,000 to $199,999	134	171	41	346		175	XNW	8	**New Listings**	
$200,000 to $249,999	391	349	101	841		356	XSE	9	1,795	
$250,000 to $299,999	383	217	60	660		222	XSW	29		
$300,000 to $399,999	500	224	84	808		257	XW	138		
$400,000 to $499,999	278	105	31	414		122	**Sold Units per Area**		**Sales Volume by Area**	
$500,000 to $749,999	297	91	30	418		88	C	253	$57,065,641	
$750,000 to $999,999	174	40	13	227		20	E	178	$38,314,772	
$1,000,000 and over	165	13	4	182		13	N	193	$79,965,001	
							NE	91	$30,560,018	
							NW	353	$112,266,675	
							S	90	$15,015,861	
							SE	62	$16,925,875	
							SW	94	$16,209,045	
							UNW	52	$17,498,795	
							USE	112	$31,186,793	
Totals	**2,705**	**1,679**	**455**	**4,839**		**1,671**	W	117	$31,363,018	
							XNE	1	$350,000	
	May-19	**May-18**	**% Change**	**YTD 2019**	**YTD 2018**	**% Change**	XNW	6	$1,077,990	
Home Sales Volume	$463,248,158	$413,401,140	12.06%	$1,743,154,505	$1,647,187,253	5.83%	XSE	2	$982,000	
Home Sales Units	1,671	1,581	5.69%	6,590	6,515	1.15%	XSW	8	$887,527	
Average Sales Price (All Residential)	$277,228	$261,480	6.02%	$268,802	$257,029	4.58%	XW	59	$13,579,147	
Median Sales Price	$232,000	$216,500	7.16%	$225,125	$213,688	5.35%		**Total Volume**	$463,248,158	
Average Days on Market:	37	41	-9.76%	40	43	-6.98%				
Average List Price for Solds:	282,609	$267,234	5.75%	$274,271	$262,931	4.31%				
SP/LP %	98.10%	97.85%		98.01%	97.76%					
Total Under Contract	2,134	2,134	0.00%							
Active Listings	2,705	3,048	-11.25%							
New Listings	1,795	1,981	-9.39%							

Types of Financing	Totals
FHA	259
VA	214
Other	26
Cash	349
Conventional	817
Cash/Loan	1
Carryback	5

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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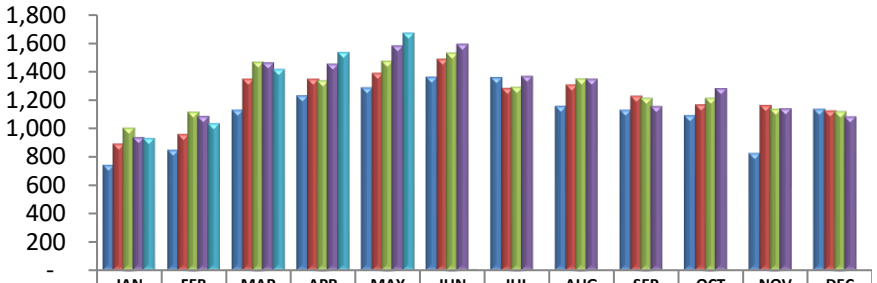
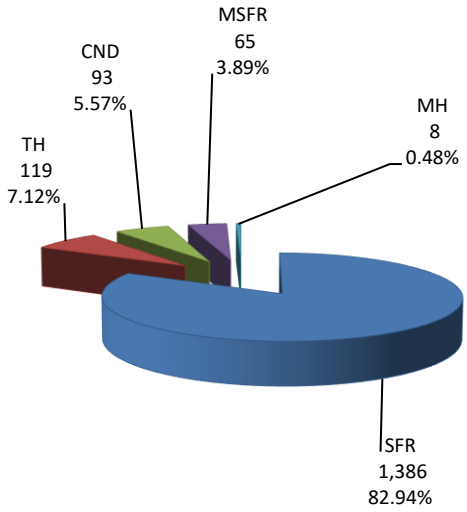
Total Unit Sales – May 2019

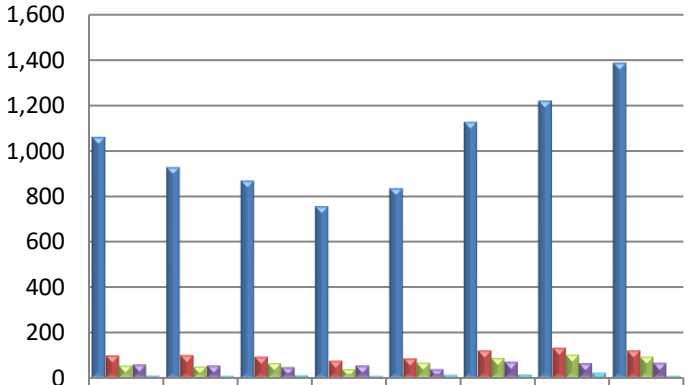


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2008	621	761	930	1,015	1,070	1,070	959	923	965	846	654	802
2009	615	695	925	939	1,029	1,185	1,235	1,008	979	1,063	1,011	886
2010	712	741	1,169	1,227	1,270	1,170	792	882	873	752	800	907
2011	780	879	1,169	1,152	1,247	1,312	1,124	1,106	1,064	982	1,015	961
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	1,280	1,138	1,082
2019	931	1,035	1,416	1,537	1,671							

Unit Sales – Breakdown by Type

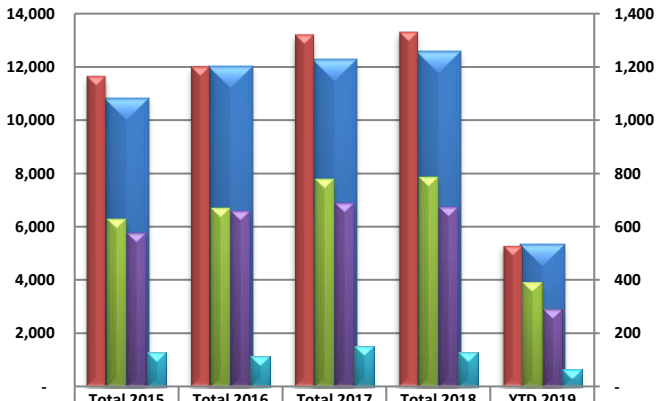


Total Unit Sales By Type - Monthly Comparison



	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19
SFR	1,060	928	868	755	834	1,126	1,220	1,386
TH	97	98	91	75	84	119	130	119
CND	55	51	65	40	67	88	102	93
MSFR	58	53	47	53	38	69	64	65
MH	10	8	11	8	12	14	21	8

YTD Annual Comparison – Breakdown by Type



	Total 2015	Total 2016	Total 2017	Total 2018	YTD 2019
SFR	10,827	12,039	12,277	12,563	5,321
TH	1,164	1,200	1,320	1,330	527
CND	629	668	777	784	390
MSFR	577	656	690	672	289
MH	127	114	152	127	63

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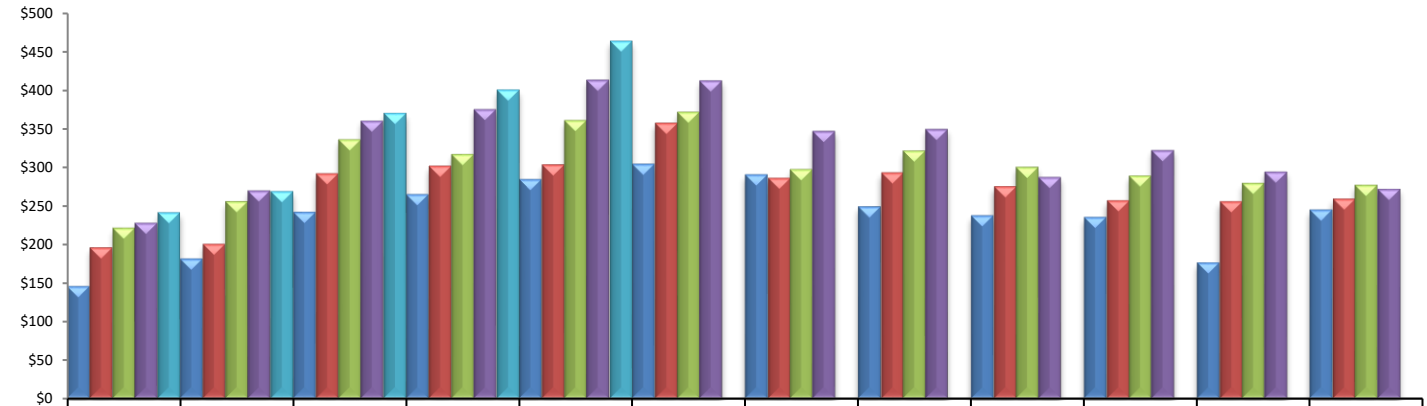
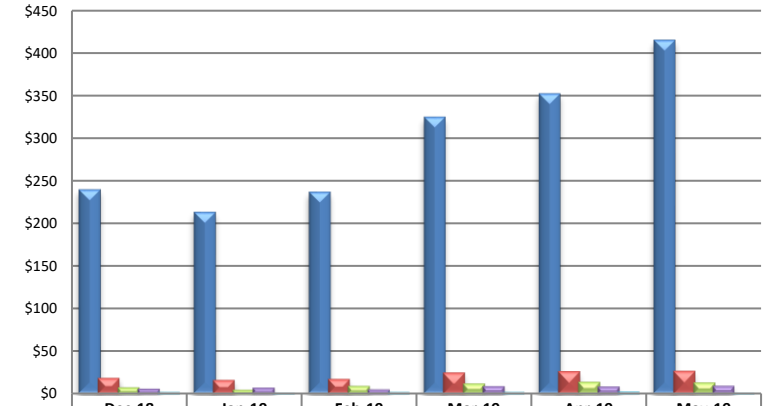
Total Sales Volume – May 2019



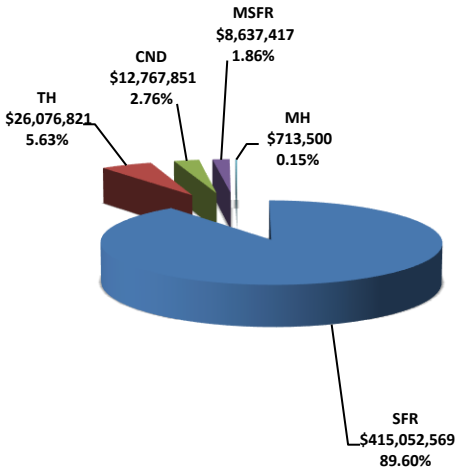
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2008	$164,675,327	$198,192,914	$240,688,743	$255,750,619	$269,871,608	$275,281,555	$240,837,426	$217,601,752	$208,706,814	$186,356,109	$140,720,158	$161,044,358
2009	$126,748,154	$153,702,306	$188,033,398	$179,846,835	$208,358,145	$245,389,730	$259,690,959	$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	$322,056,857	$294,286,393	$271,858,079
2019	$241,045,819	$268,547,792	$369,814,660	$400,498,076	$463,248,158							

Total Sales Volume By Type - Monthly Comparison



	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19
SFR	$239,570,038	$213,052,732	$237,005,467	$325,132,560	$352,253,191	$415,052,569
TH	$17,897,453	$15,931,675	$16,746,175	$23,866,450	$25,676,696	$26,076,821
CND	$7,571,583	$4,708,602	$8,985,850	$11,423,586	$13,314,181	$12,767,851
MSFR	$5,709,105	$6,807,410	$4,842,300	$8,405,865	$7,674,808	$8,637,417
MH	$1,109,900	$545,400	$968,000	$986,199	$1,579,200	$713,500

Monthly Volume by Type



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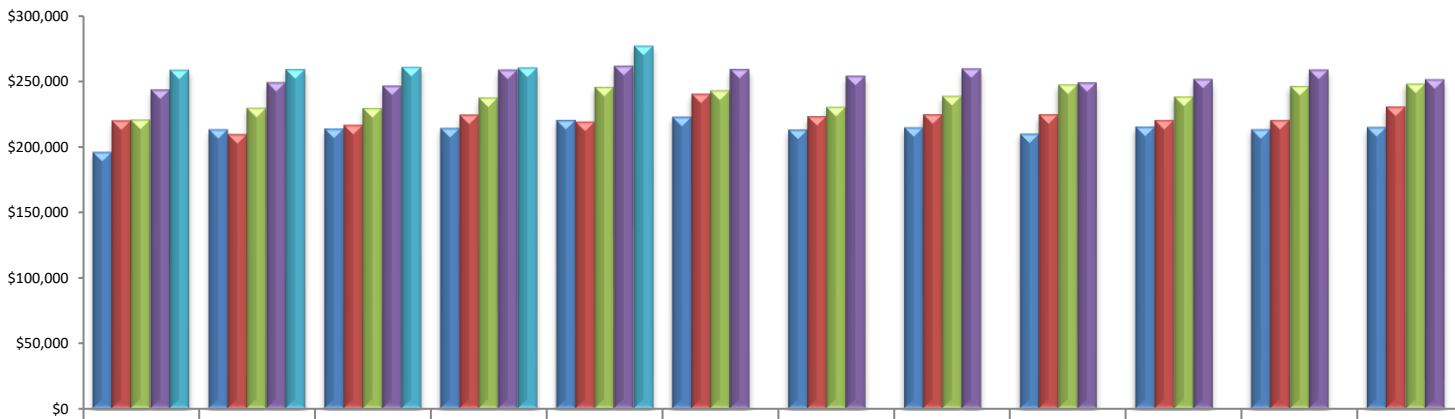
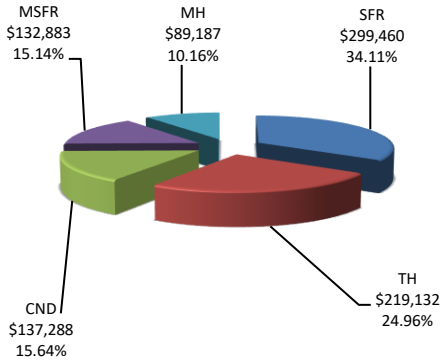
Average Sales Price – May 2019

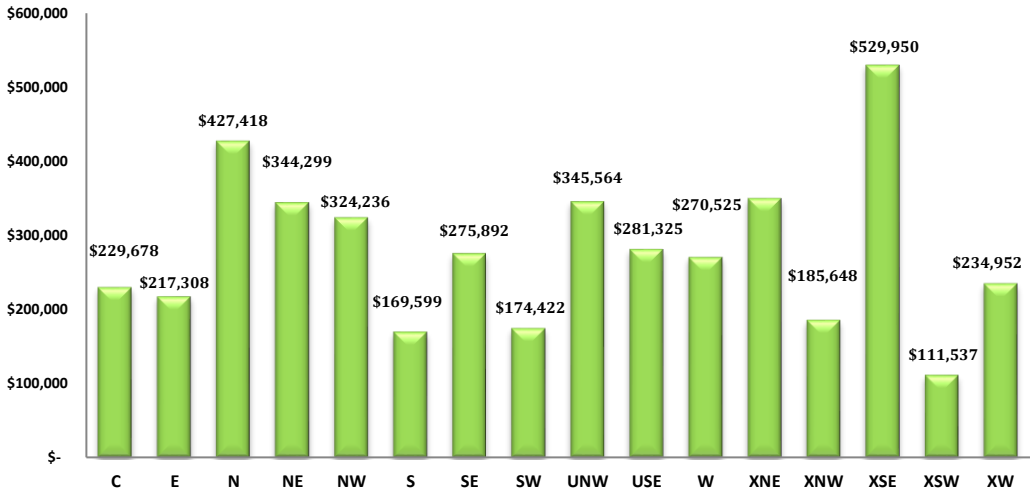


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2008	$265,178	$260,437	$258,805	$251,971	$252,216	$257,272	$254,854	$235,755	$216,276	$226,435	$215,168	$200,803
2009	$206,095	$221,154	$203,279	$191,530	$202,486	$207,080	$210,276	$198,234	$196,365	$195,258	$188,384	$202,376
2010	$201,219	$195,996	$201,710	$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	$251,606	$258,599	$251,255
2019	$258,910	$259,466	$261,168	$260,571	$277,228							

Average Sales Price by Type – May 2019



Average "Listing" Price per Area – May 2019



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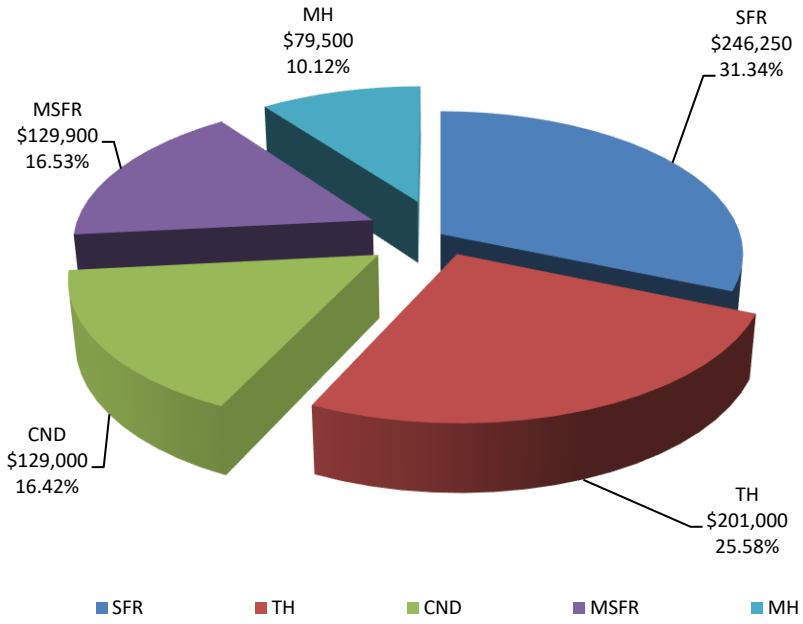
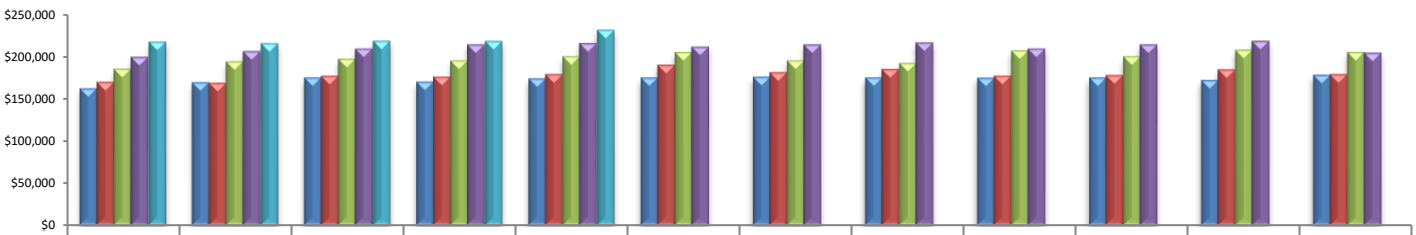
Median Sale Price – by Type



Median Sale Price – May 2019



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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	$215,000	$219,000	$205,000
2019	$218,000	$216,000	$219,000	$218,500	$232,000							

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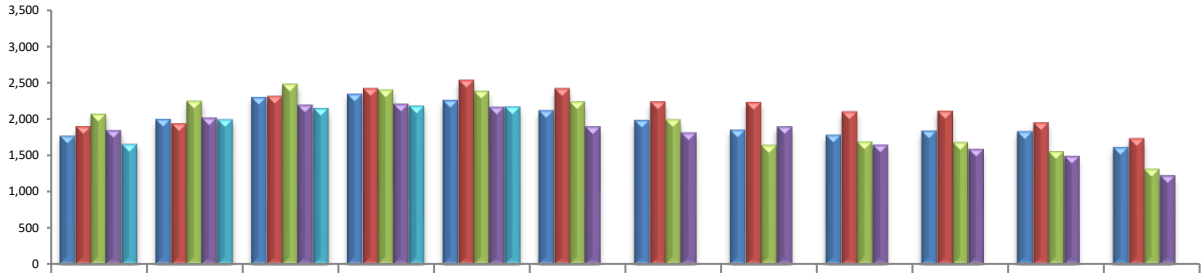
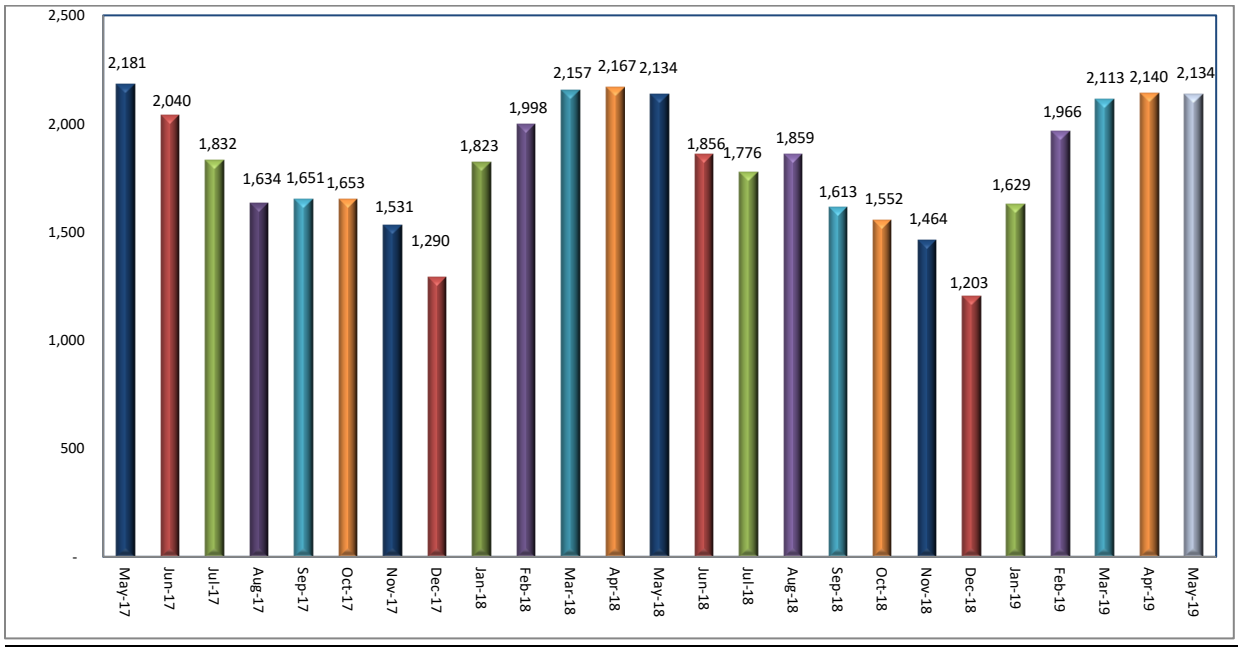
Newly Under Contract During The Month



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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	1,586	1,490	1,223
2019	1,651	1,992	2,148	2,178	2,169							

Total Listings Still Under Contract At The End of The Month



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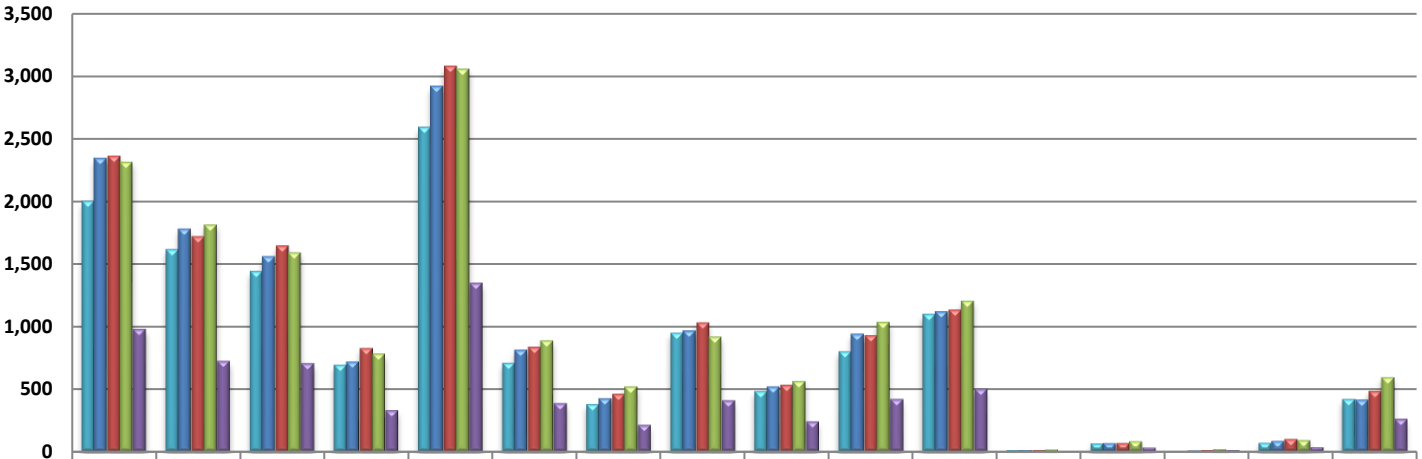
Number of Sold Listings by Area – Annual Comparison



	C	E	N	NE	NW	S	SE	SW	UNW	USE	W	XNE	XNW	XSE	XSW	XW
Total 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
Total 2018	2,315	1,812	1,590	782	3,057	887	519	918	563	1,035	1,205	14	81	17	89	592
YTD 2019	978	724	706	330	1,348	387	212	409	241	418	501	3	30	9	34	260

Average $ Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	$ 162,833	$ 225,211	$ 304,979	$ 369,600	$ 225,555
E	$ 125,584	$ 199,028	$ 257,143	$ 408,485	$ 215,251
N	$ 222,525	$ 394,387	$ 528,537	$ 840,401	$ 414,326
NE	$ 146,741	$ 296,448	$ 443,109	$ 554,740	$ 335,824
NW	$ 271,665	$ 304,074	$ 349,111	$ 513,843	$ 318,035
S	$ 116,721	$ 165,501	$ 195,952	$ 220,000	$ 166,842
SE	$ 154,966	$ 256,126	$ 292,868	$ 305,578	$ 272,997
SW	$ 109,245	$ 164,501	$ 199,874	$ 225,590	$ 172,436
UNW	$ 281,082	$ 453,156	$ 282,126	$ 340,000	$ 336,515
USE	$ 265,255	$ 244,105	$ 305,403	$ 342,916	$ 278,453
W	$ 193,844	$ 258,803	$ 313,031	$ 363,620	$ 268,059
XNE	$ -	$ 350,000	$ -	$ -	$ 350,000
XNW	$ 140,000	$ 187,663	$ 172,500	$ 202,500	$ 179,665
XSE	$ -	$ 487,000	$ -	$ 495,000	$ 491,000
XSW	$ -	$ 93,421	$ 163,500	$ -	$ 110,940
XW	$ 132,936	$ 212,657	$ 254,139	$ 305,326	$ 230,155

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	69	133	46	5	253
E	21	99	51	7	178
N	67	51	58	17	193
NE	18	34	34	5	91
NW	71	180	86	16	353
S	13	53	23	1	90
SE	3	24	30	5	62
SW	11	52	21	10	94
UNW	23	16	11	2	52
USE	7	52	41	12	112
W	19	59	35	4	117
XNE	0	1	0	0	1
XNW	1	3	1	1	6
XSE	0	1	0	1	2
XSW	0	6	2	0	8
XW	7	26	16	10	59

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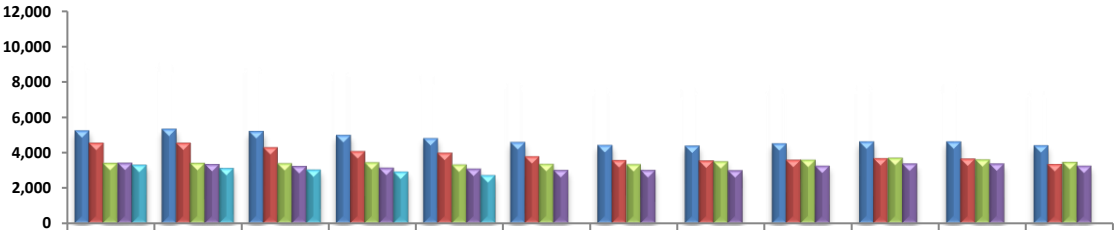
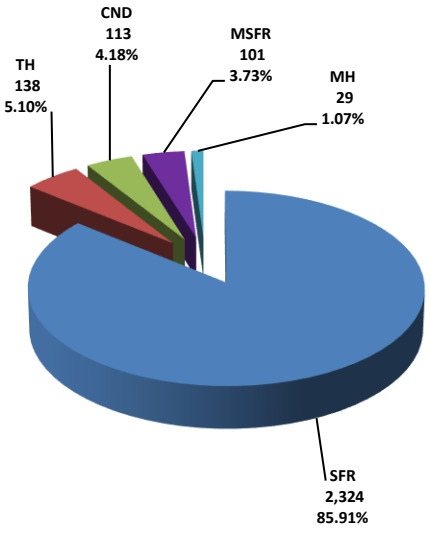
Active Listings



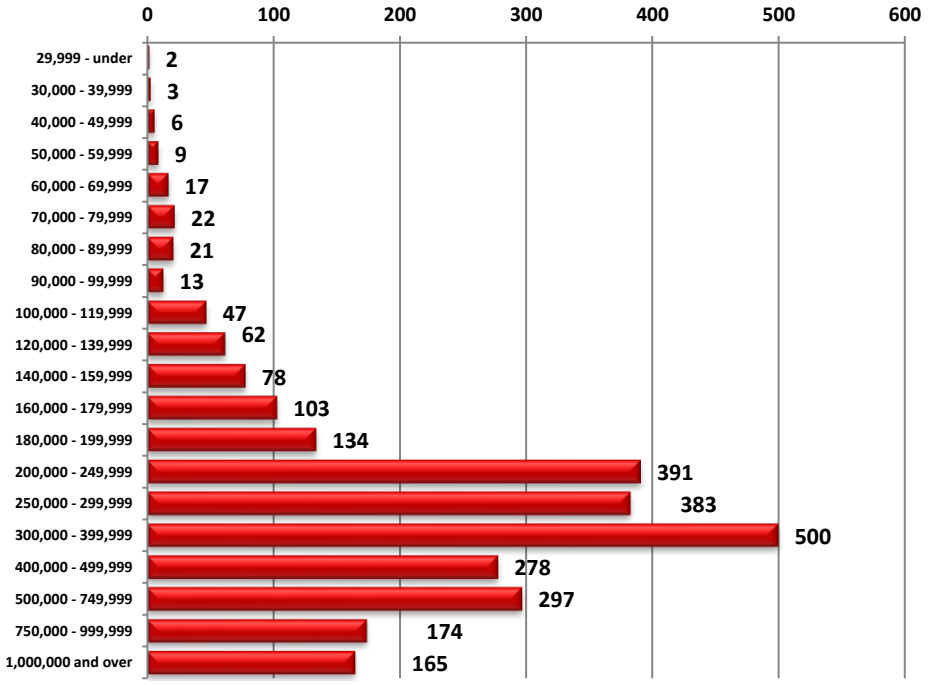
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2008	9,168	9,168	9,022	8,808	8,527	8,140	7,876	7,763	7,858	7,988	7,996	7,627
2009	7,694	7,532	7,415	6,890	6,506	6,261	6,075	6,062	6,008	6,213	6,350	6,130
2010	6,618	6,739	6,799	6,603	6,742	6,852	6,668	7,170	7,217	7,412	7,455	6,859
2011	7,147	6,947	6,703	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	3,327	3,332	3,212
2019	3,283	3,093	3,005	2,900	2,705							

Area	# of Listings
C	375
E	171
N	421
NE	128
NW	622
S	90
SE	89
SW	142
UNW	123
USE	175
W	159
XNE	26
XNW	8
XSE	9
XSW	29
XW	138

Active Listings Unit Breakdown



Active Listings Price Breakdown



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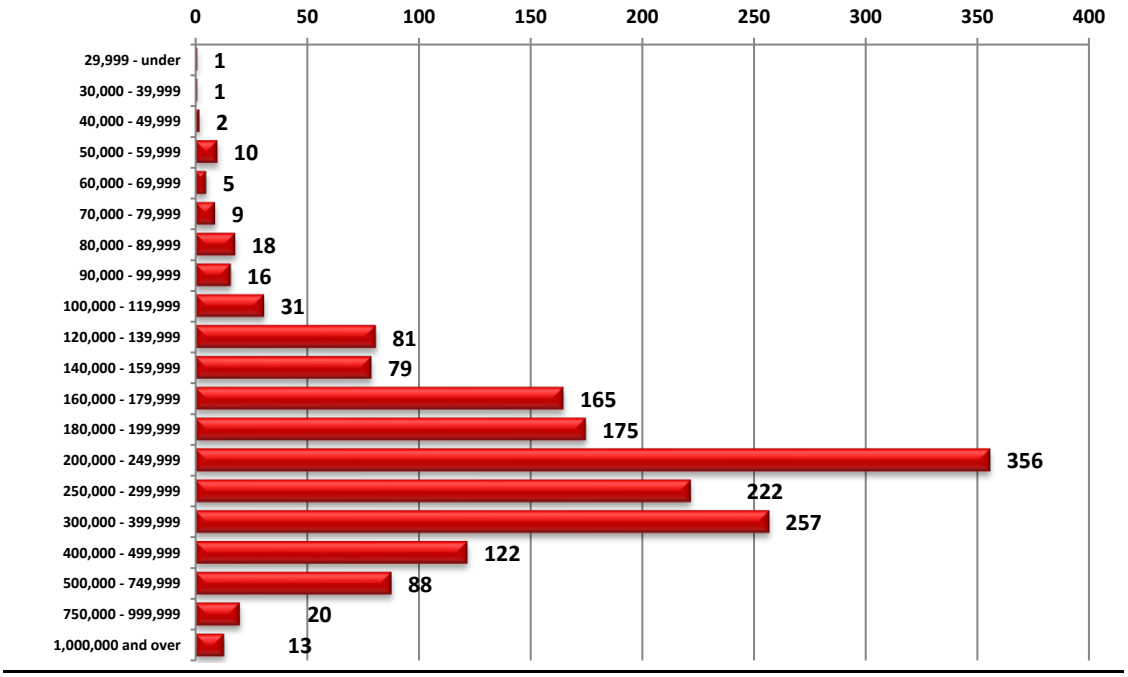
Sold Price Breakdown



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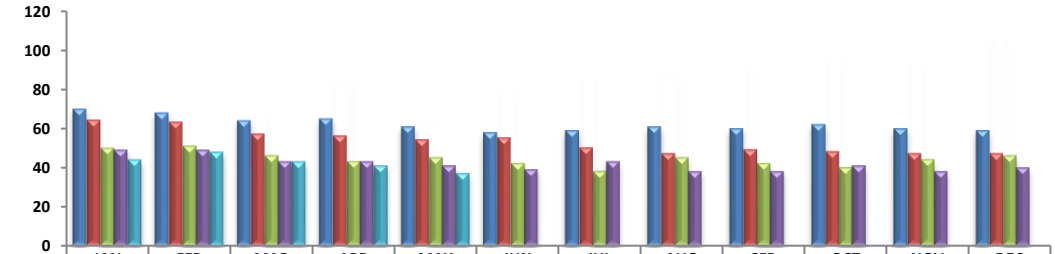
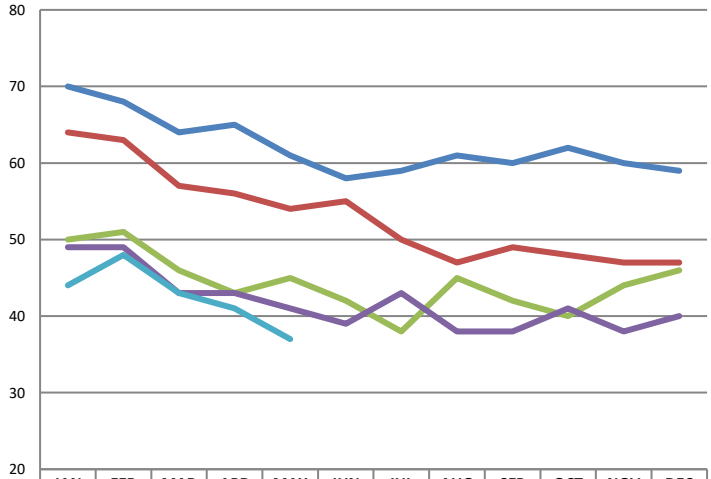
Average Days on Market/Listing – May 2019



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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	41	38	40
2019	44	48	43	41	37							

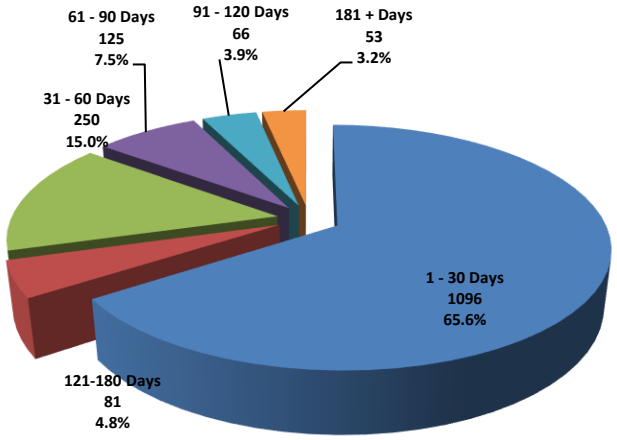
Area	# of Listings
C	28
E	25
N	33
NE	46
NW	45
S	28
SE	45
SW	37
UNW	54
USE	39
W	29
XNE	381
XNW	32
XSE	258
XSW	43
XW	62

Annual Comparison - Average Days on Market



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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	41	38	40
2019	44	48	43	41	37							

Average Days on Market/Listing Breakdown



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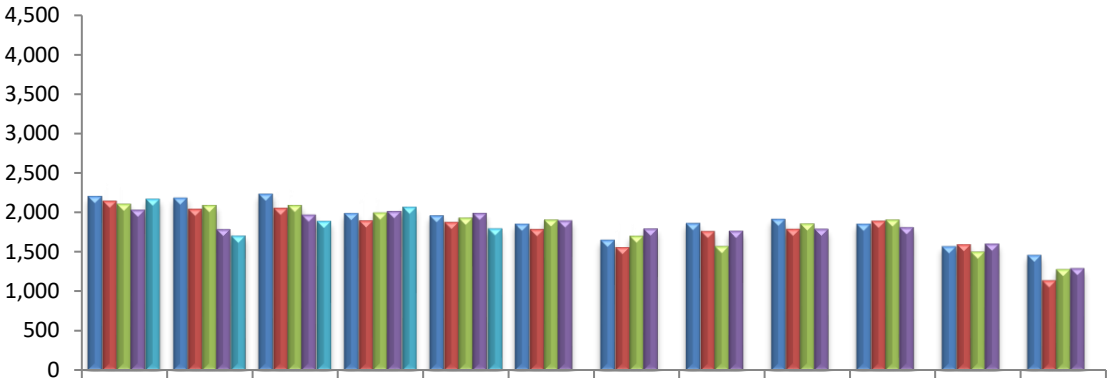
New Listings – May 2019



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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	1,803	1,595	1,285
2019	2,168	1,702	1,888	2,066	1,795							

Area	# of Listings
C	288
E	172
N	202
NE	88
NW	368
S	97
SE	57
SW	105
UNW	68
USE	138
W	121
XNE	7
XNW	9
XSE	2
XSW	12
XW	61

*Includes properties that were re-listed

**Beginning May 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 2018	83	298	58
Sept 2018	83	239	44
Oct 2018	87	291	54
Nov 2018	91	236	54
Dec 2018	184	247	57
Jan 2019	98	311	56
Feb 2019	103	229	51
Mar 2019	98	217	48
Apr 2019	97	248	42
May 2019	117	276	42

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Notes on 2017 Area Boundary Updates

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 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 east 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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