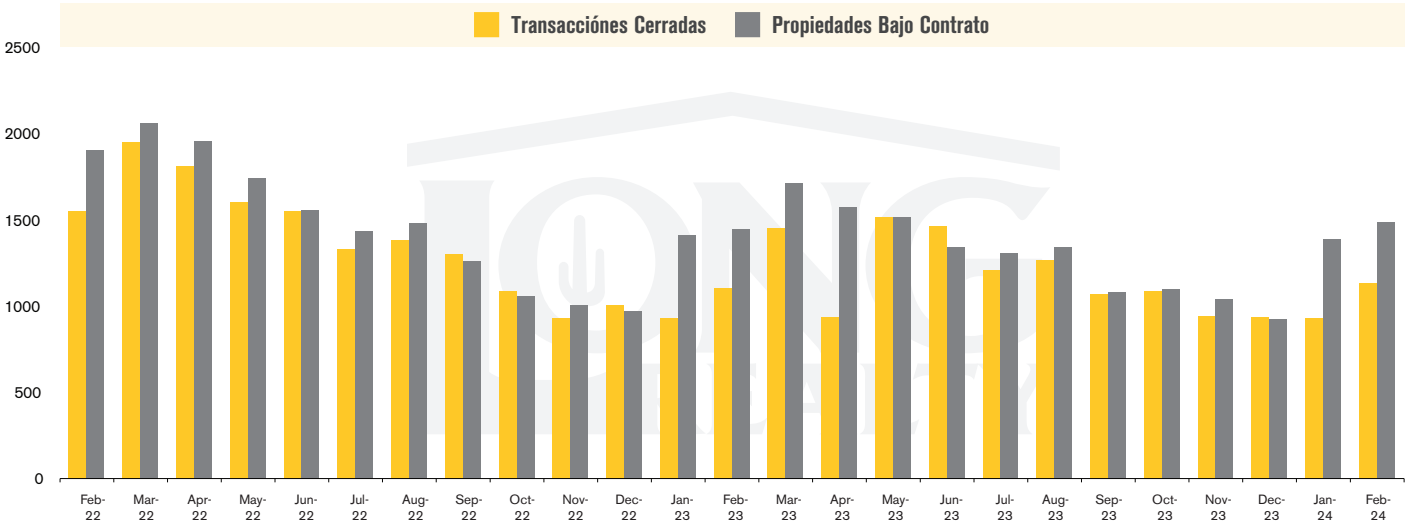
THE **HOUSING** REPORT

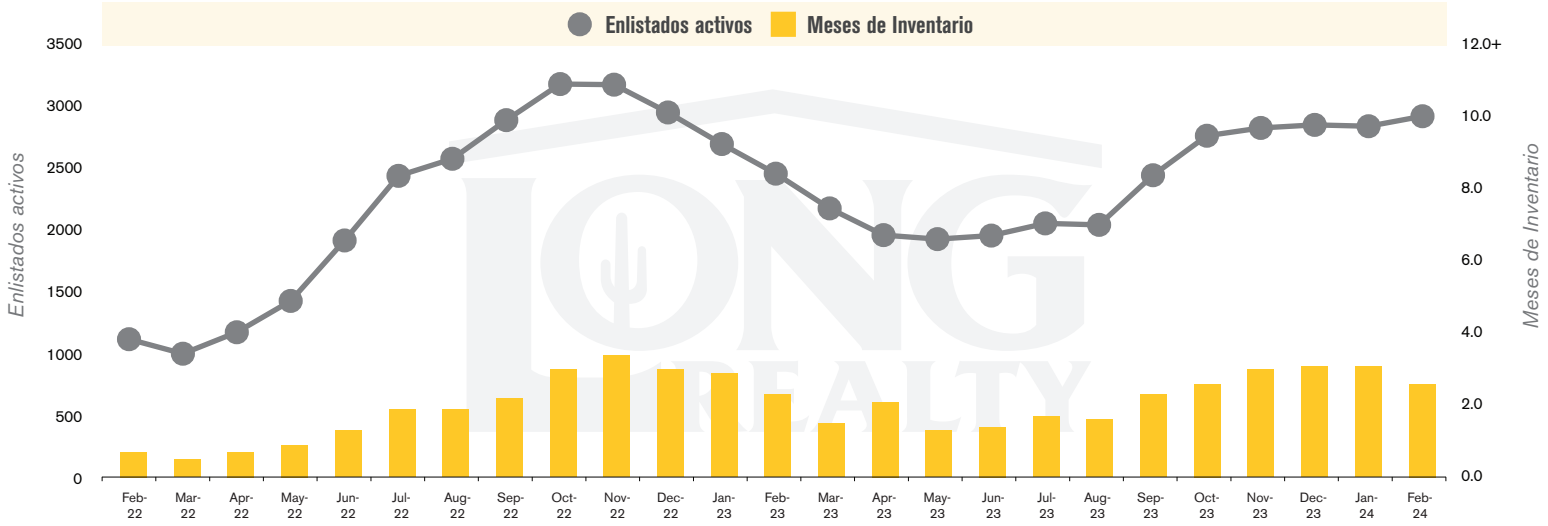
GREATER TUCSON MAIN MARKET | MARCH 2024

In the Tucson Main Market area, February 2024 active inventory was 2,965, a 19% increase from February 2023. There were 1,134 closings in February 2024, a 2% increase from February 2023. Year-to-date 2024 there were 2,066 closings, a 1% increase from year-to-date 2021. Months of Inventory was 2.6, up from 2.3 in February 2023. Median price of sold homes was $393,379 for the month of February 2024, up 11% from February 2023. The Tucson Main Market area had 1,489 new properties under contract in February 2024, up 3% from February 2023.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 03/06/2024 is believed to be reliable, but not guaranteed.

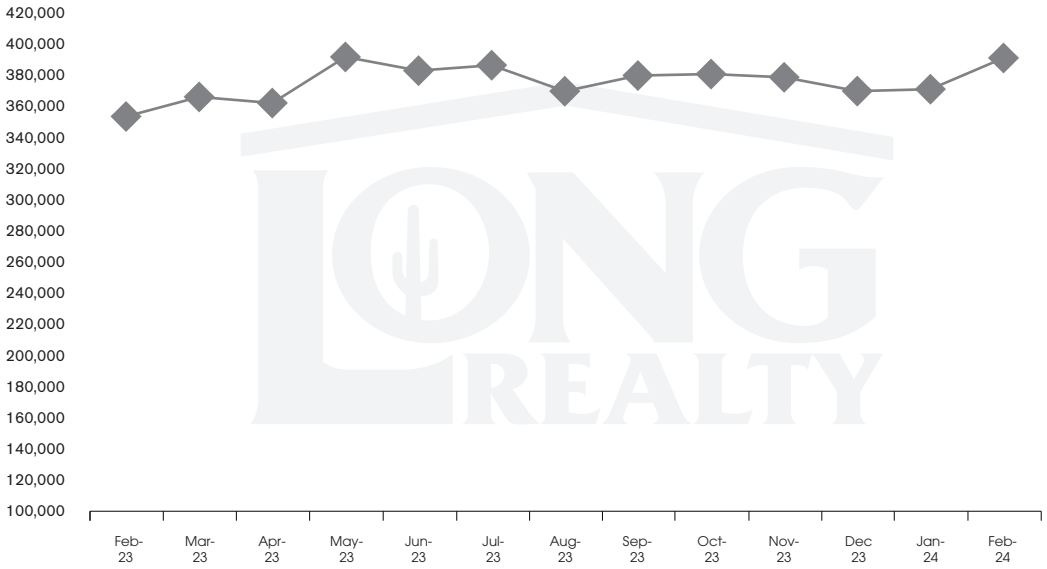
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GREATER TUCSON MAIN MARKET | MARCH 2024

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

On average, homes sold this % of original list price.	
Feb 2023	Feb 2024
94.7%	**96.3%**

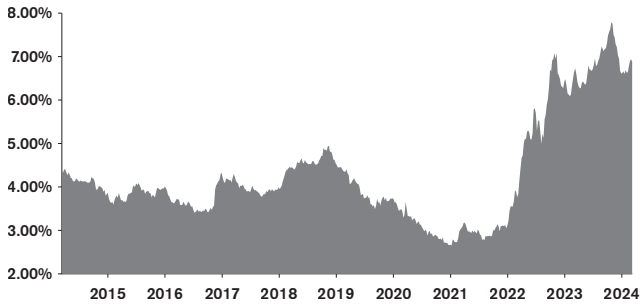


MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	$220,000	6.140%	$1,271.93
2023	$355,377	6.260%	$2,080.91
2024	$393,379	6.770%	$2,428.85

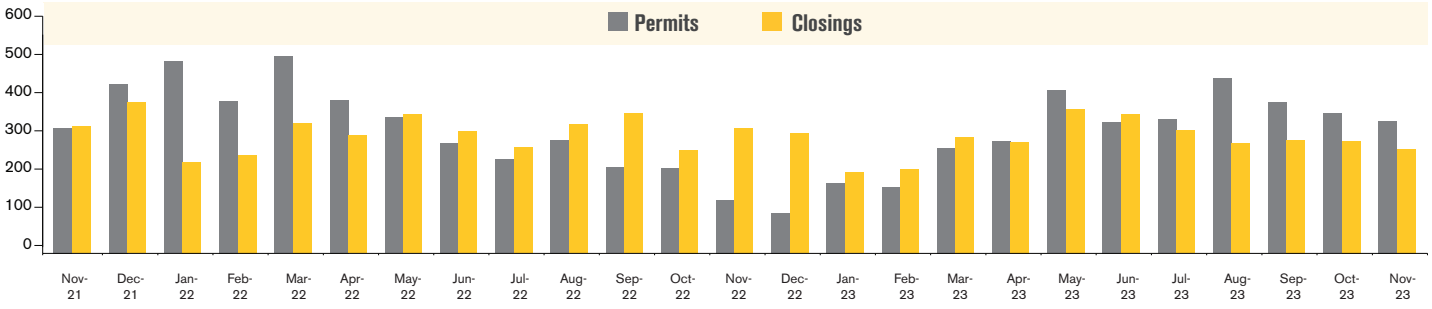
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: *FreddieMac.com*

NEW HOME PERMITS AND CLOSINGS GREATER TUCSON MAIN MARKET



Source: *RLBrownReports/Bright Future Real Estate Research*

For Nov 2023, new home permits were **up 150%** and new home closings were **down 17%** from Nov 2022.

These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 03/06/2024. Information is believed to be reliable, but not guaranteed.

THE **HOUSING** REPORT

GREATER TUCSON MAIN MARKET | MARCH 2024

MARKET CONDITIONS BY PRICE BAND GREATER TUCSON MAIN MARKET

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24			
$1 - 49,999	5	0	0	2	0	1	1	5.0	10.0	Buyer
$50,000 - 74,999	3	2	1	3	2	5	1	3.0	2.3	Seller
$75,000 - 99,999	11	3	5	7	7	5	3	3.7	2.5	Seller
$100,000 - 124,999	18	6	3	11	6	5	9	2.0	2.7	Seller
$125,000 - 149,999	40	11	16	7	15	8	25	1.6	2.2	Seller
$150,000 - 174,999	29	13	20	15	15	19	19	1.5	2.0	Seller
$175,000 - 199,999	29	19	19	22	10	12	27	1.1	1.9	Seller
$200,000 - 224,999	33	28	38	34	18	32	27	1.2	1.1	Seller
$225,000 - 249,999	59	66	58	55	56	54	40	1.5	1.2	Seller
$250,000 - 274,999	82	57	65	47	62	62	61	1.3	1.4	Seller
$275,000 - 299,999	148	101	94	81	89	81	89	1.7	2.0	Seller
$300,000 - 349,999	418	204	190	174	164	158	210	2.0	2.3	Seller
$350,000 - 399,999	494	169	161	138	145	130	168	2.9	3.3	Seller
$400,000 - 499,999	604	175	176	149	151	161	198	3.1	3.5	Seller
$500,000 - 599,999	322	89	89	72	80	82	102	3.2	3.4	Seller
$600,000 - 699,999	170	45	45	52	44	36	42	4.0	4.0	Seller
$700,000 - 799,999	126	26	34	19	20	21	38	3.3	4.6	Slightly Seller
$800,000 - 899,999	80	15	16	14	8	16	22	3.6	5.0	Slightly Seller
$900,000 - 999,999	57	14	14	8	8	14	15	3.8	4.2	Slightly Seller
$1,000,000 - and over	237	34	48	35	37	30	37	6.4	6.1	Balanced
TOTAL	**2,965**	**1,077**	**1,092**	**945**	**937**	**932**	**1,134**	**2.6**	**2.9**	Seller

Seller's Market | Slight Seller's Market | Balanced Market | Slight Buyer's Market | Buyer's Market

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 03/06/2024. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2023-02/29/2024. Information is believed to be reliable, but not guaranteed.

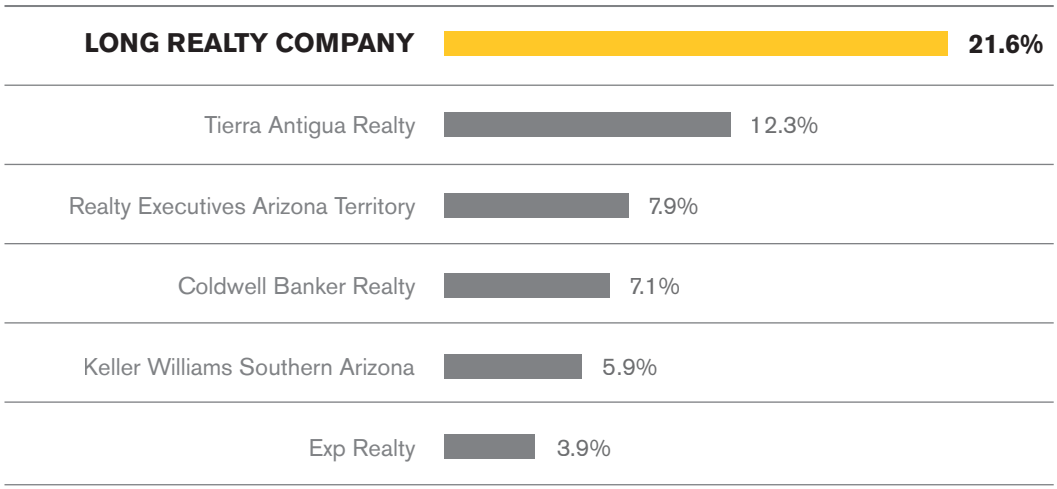
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GREATER TUCSON MAIN MARKET | MARCH 2024

MARKET SHARE
GREATER TUCSON MAIN MARKET

Long Realty leads the market in successful real estate sales.

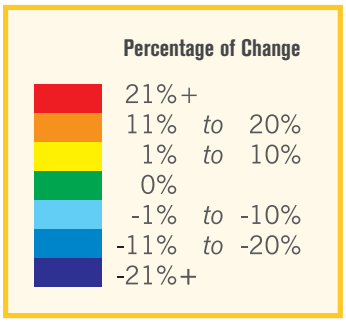
Data Obtained 03/06/2024 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 03/01/2023 – 02/29/2024 rounded to the nearest tenth of one percent and deemed to be correct.

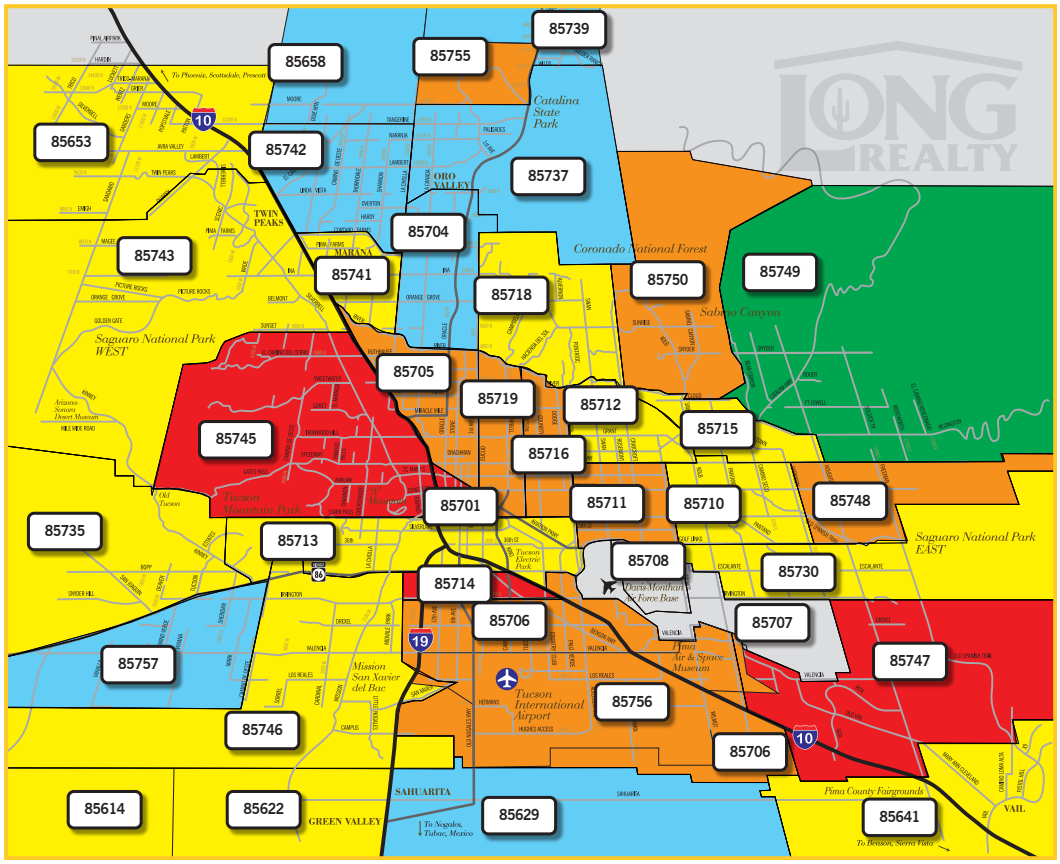


CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2022-FEB 2023 Y
DEC 2023-FEB 2024

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.





PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.

This heat map represents the percentage of change in Tucson metro median sales prices from December 2022-February 2023 to December 2023-February 2024 by zip code. These statistics are based on information obtained from the MLSSAZ on 03/06/2024. Information is believed to be reliable, but not guaranteed.