

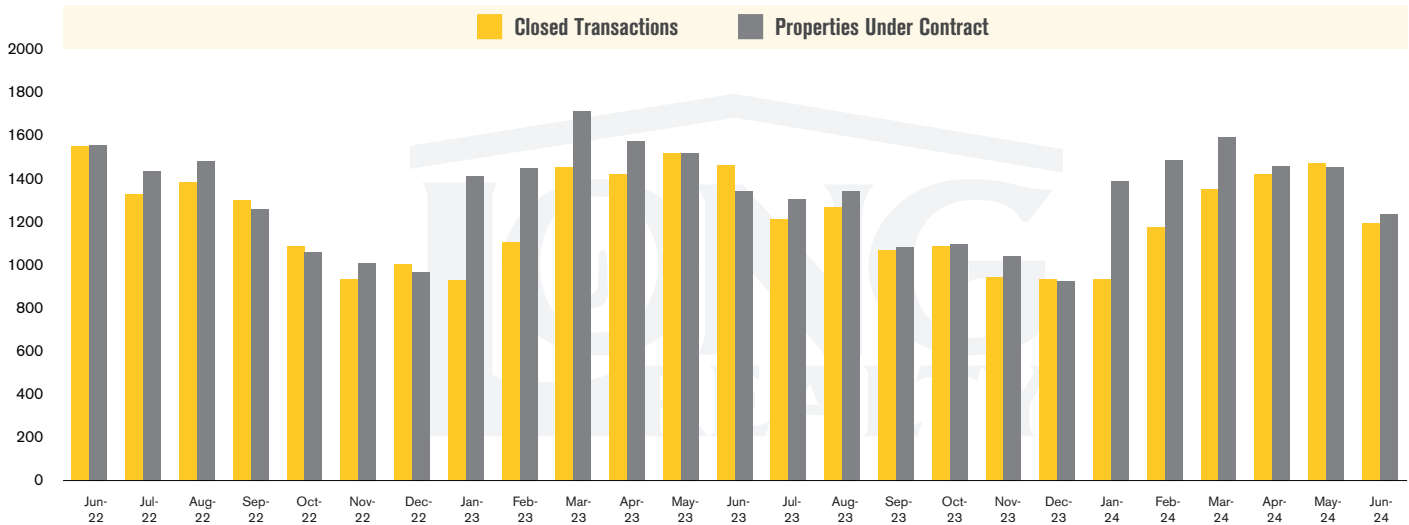
# THE HOUSING REPORT



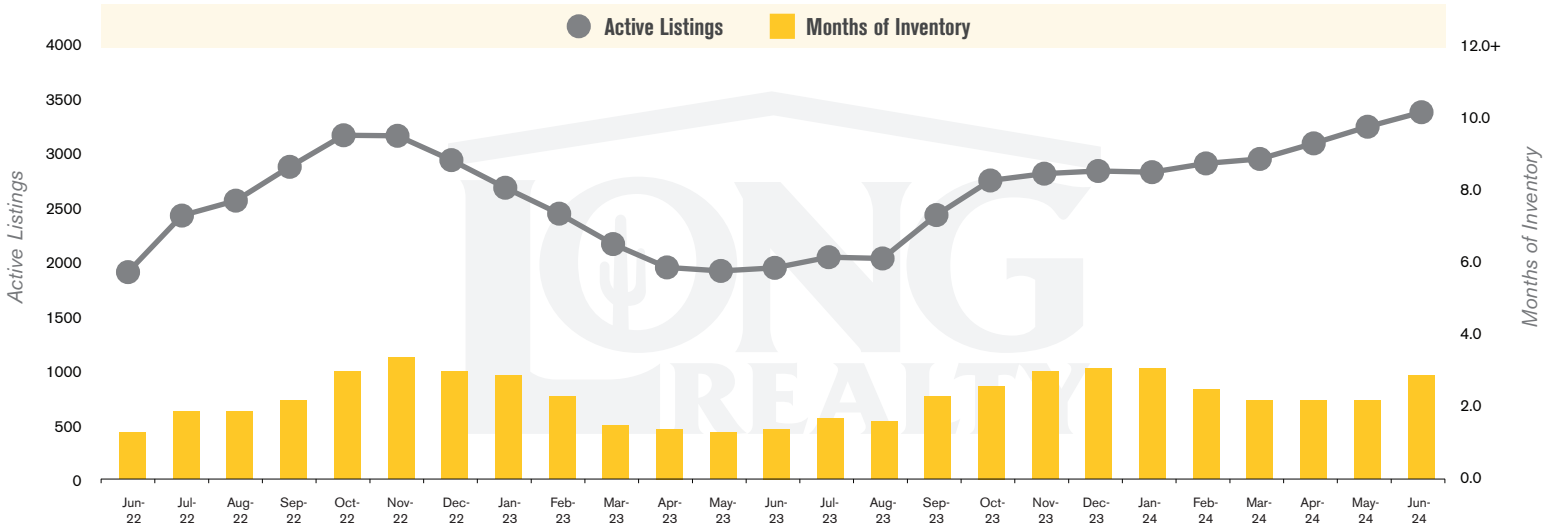
GREATER TUCSON MAIN MARKET | JULY 2024

In the Tucson Main Market area, June 2024 active inventory was 3,445, a 73% increase from June 2023. There were 1,196 closings in June 2024, an 18% decrease from June 2023. Year-to-date 2024 there were 7,566 closings, a 4% decrease from year-to-date 2023. Months of Inventory was 2.9, up from 1.4 in June 2023. Median price of sold homes was \$391,327 for the month of June 2024, up 2% from June 2023. The Tucson Main Market area had 1,236 new properties under contract in June 2024, down 8% from June 2023.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



## ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



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Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 07/08/2024 is believed to be reliable, but not guaranteed.

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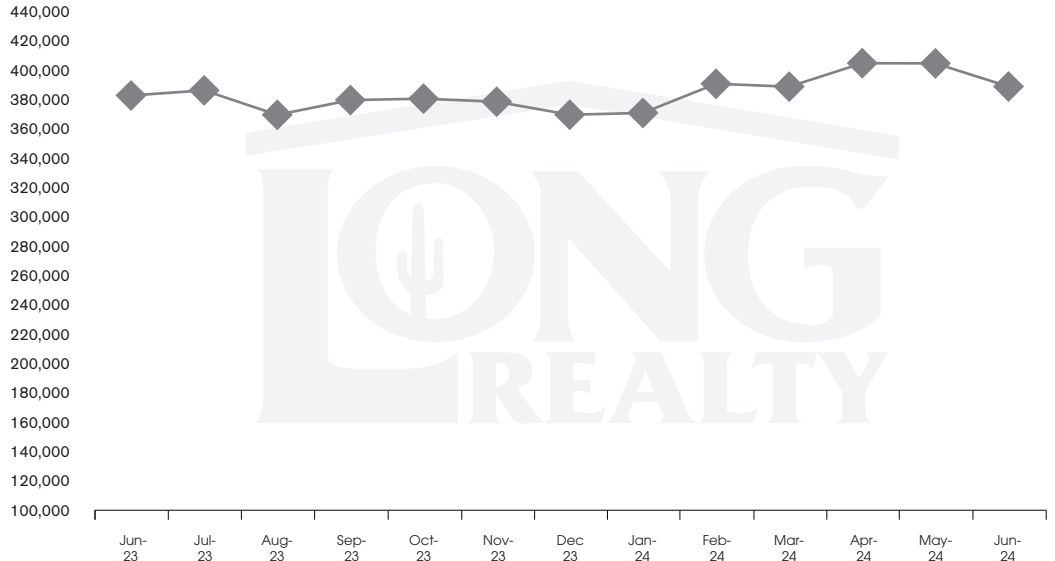
GREATER TUCSON MAIN MARKET | JULY 2024

## MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

**On average, homes sold this % of original list price.**

Jun 2023	Jun 2024
<b>96.9%</b>	<b>96.6%</b>

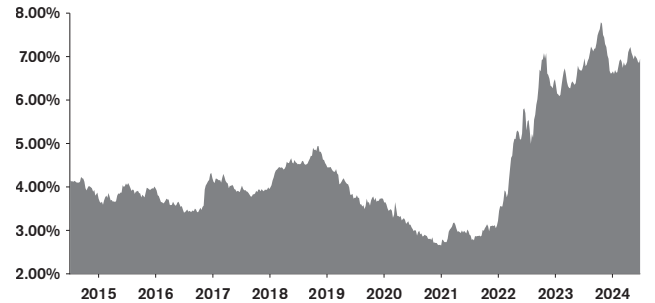


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2023	\$385,178	6.710%	\$2,363.62
2024	\$391,327	6.910%	\$2,450.90

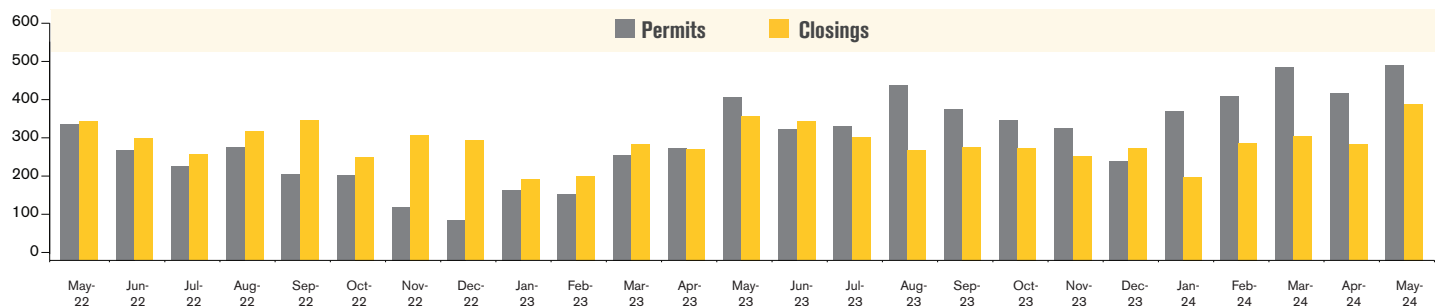
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS



Source: RLBrownReports/Bright Future Real Estate Research



For May 2024, new home permits were **up 20%** and new home closings were **up 8%** from May 2023.

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# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JULY 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
		Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24			
\$1 - 49,999	6	1	1	7	0	2	1	6.0	5.0	Balanced
\$50,000 - 74,999	4	5	1	7	4	1	1	4.0	0.8	Seller
\$75,000 - 99,999	15	5	3	6	10	6	6	2.5	1.8	Seller
\$100,000 - 124,999	20	5	10	11	12	8	6	3.3	1.9	Seller
\$125,000 - 149,999	40	8	25	16	23	14	17	2.4	2.3	Seller
\$150,000 - 174,999	45	19	19	13	21	19	15	3.0	2.1	Seller
\$175,000 - 199,999	48	12	29	21	28	25	23	2.1	1.6	Seller
\$200,000 - 224,999	41	32	27	30	32	35	26	1.6	1.3	Seller
\$225,000 - 249,999	100	54	41	57	54	60	52	1.9	1.7	Seller
\$250,000 - 274,999	98	63	63	80	87	91	60	1.6	1.2	Seller
\$275,000 - 299,999	194	81	92	118	101	106	87	2.2	1.9	Seller
\$300,000 - 349,999	559	161	216	235	236	249	222	2.5	2.2	Seller
\$350,000 - 399,999	598	130	181	194	197	207	184	3.3	2.9	Seller
\$400,000 - 499,999	669	161	208	253	237	268	207	3.2	2.7	Seller
\$500,000 - 599,999	314	82	104	99	143	131	105	3.0	2.5	Seller
\$600,000 - 699,999	217	36	42	62	72	87	68	3.2	2.7	Seller
\$700,000 - 799,999	113	21	40	44	50	43	34	3.3	2.8	Seller
\$800,000 - 899,999	85	16	23	22	32	33	21	4.0	2.9	Seller
\$900,000 - 999,999	56	14	16	17	16	26	12	4.7	3.3	Seller
\$1,000,000 - and over	223	30	39	62	71	63	49	4.6	3.9	Seller
<b>TOTAL</b>	<b>3,445</b>	<b>936</b>	<b>1,180</b>	<b>1,354</b>	<b>1,426</b>	<b>1,474</b>	<b>1,196</b>	<b>2.9</b>	<b>2.4</b>	<b>Seller</b>



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 07/08/2024. 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2024-06/30/2024. Information is believed to be reliable, but not guaranteed.

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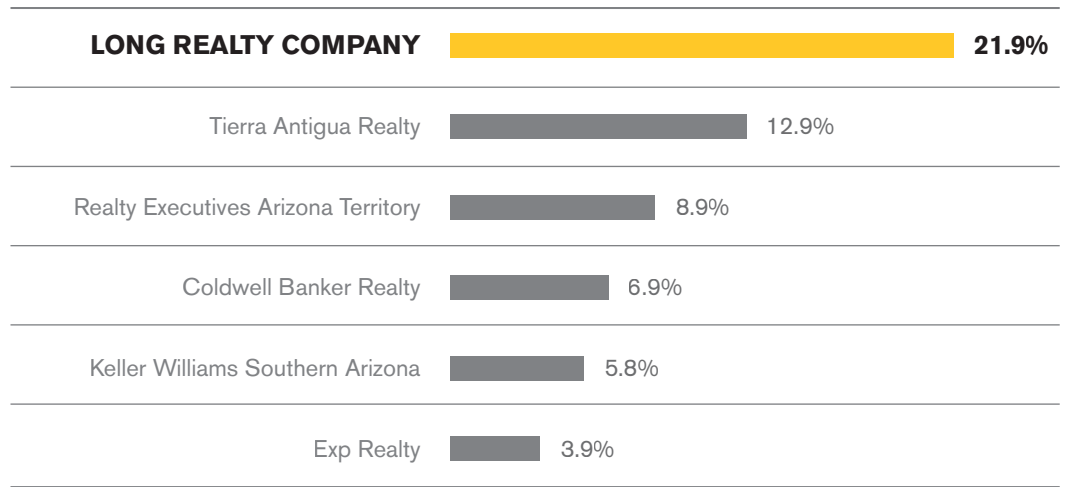
GREATER TUCSON MAIN MARKET | JULY 2024



## MARKET SHARE GREATER TUCSON MAIN MARKET

**Long Realty leads the market in successful real estate sales.**

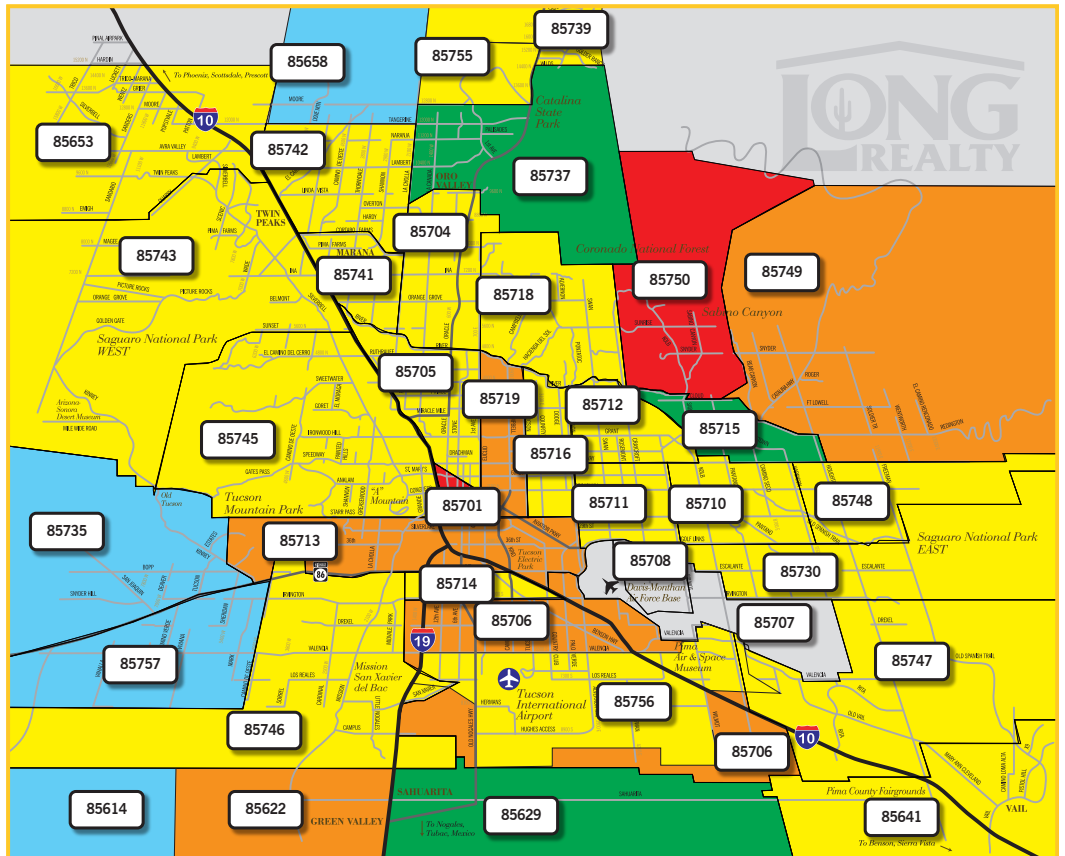
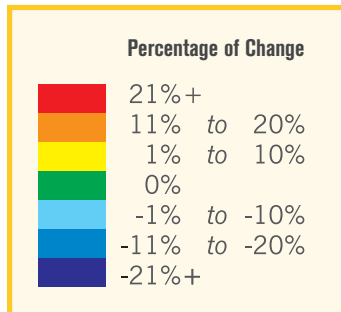
*Data Obtained 07/08/2024 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 07/01/2023 – 06/30/2024 rounded to the nearest tenth of one percent and deemed to be correct.*



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2023-JUN 2023 TO  
APR 2024-JUN 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.**



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*This heat map represents the percentage of change in Tucson metro median sales prices from April 2023-June 2023 to April 2024-June 2024 by zip code. These statistics are based on information obtained from the MLSSAZ on 07/08/2024. Information is believed to be reliable, but not guaranteed.*