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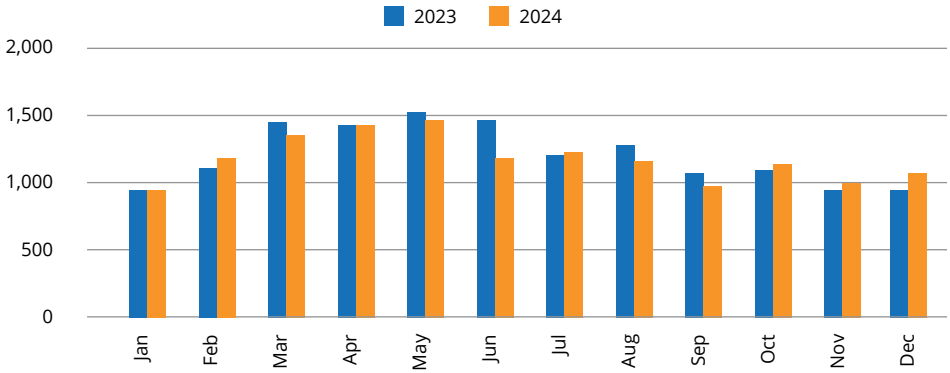
2024 End of Year Housing Trends — Tucson & Southern AZ

2024 saw the continued evolution from the frothy seller's market of the pandemic to a more balanced local housing market. Home sales in our area trailed 2023 slightly in the first part of the year, however trended higher in the fourth quarter. While mortgage rates showed little downward movement, we experienced an increase in listing inventory to historically normal levels, which was helpful for buyers. Home sale prices trended up modestly from 2023 and were in a tight range throughout the year. Market conditions did vary greatly by area, so always check with your Long Realty agent for your local housing information.

Closed Sales — Tucson Area Residential



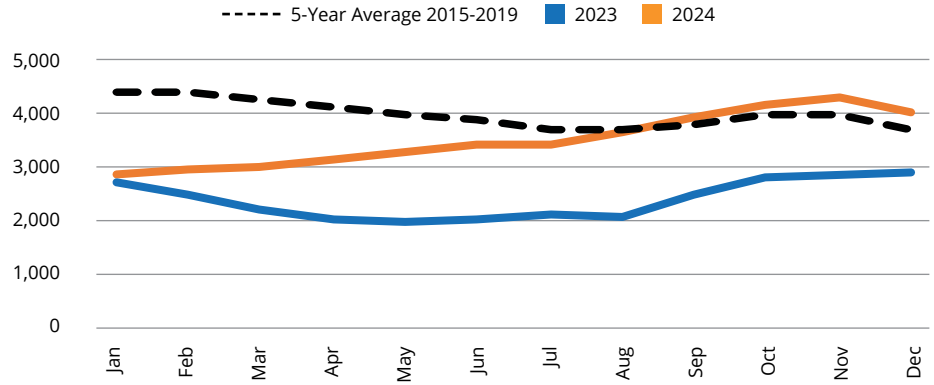
2024 % Change vs 2023

Tucson Area	↔	no change
Oro Valley	↓	-13%
SaddleBrooke	↑	+23%
Marana	↑	+6%
Vail	↑	+26%
Sahuarita	↓	-6%
Green Valley	↓	-6%
Cochise County	↑	+1%

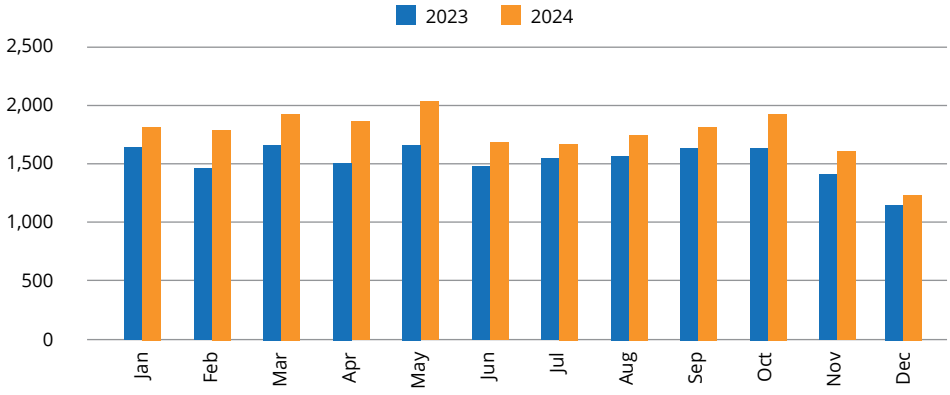
Dec 2024 % Change vs Dec 2023

Tucson Area	↑	+40%
Oro Valley	↑	+71%
SaddleBrooke	↑	+26%
Marana	↑	+33%
Vail	↑	+11%
Sahuarita	↑	+4%
Green Valley	↑	+52%
Cochise County	↑	+5%

Active Residential Inventory — Tucson Area



New Listings — Tucson Area Residential

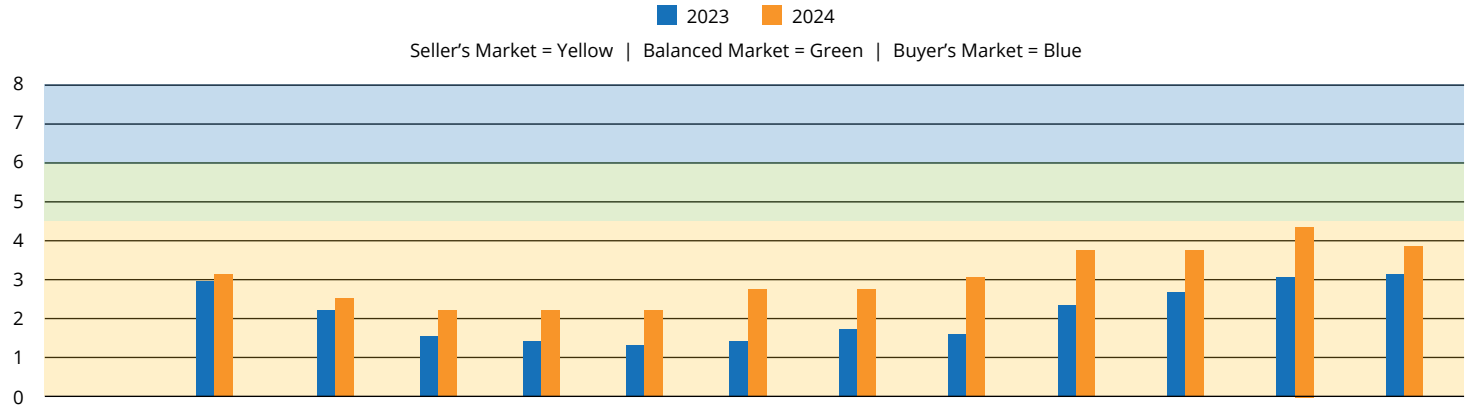


2024 % Change vs 2023

Tucson Area	↑	+15%
Oro Valley	↑	+16%
SaddleBrooke	↑	+31%
Marana	↑	+15%
Vail	↑	+29%
Sahuarita	↔	no change
Green Valley	↑	+9%
Cochise County	↓	-2%

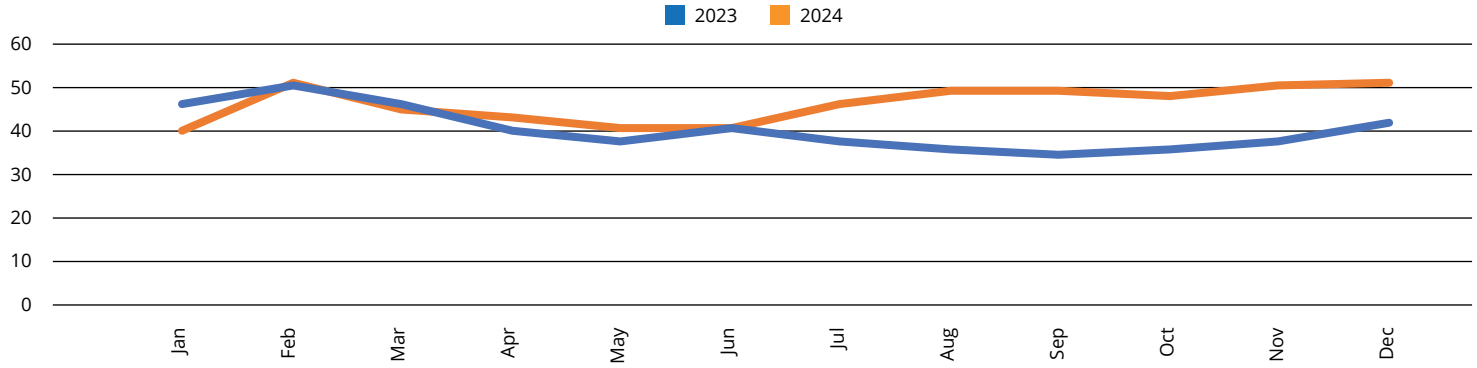
Statistics based on information obtained from MLSSAZ and ARMLS on 01/17/2025 using TrendGraphix software. Information is believed to be reliable, but not guaranteed.

Months of Inventory — Tucson Area Residential

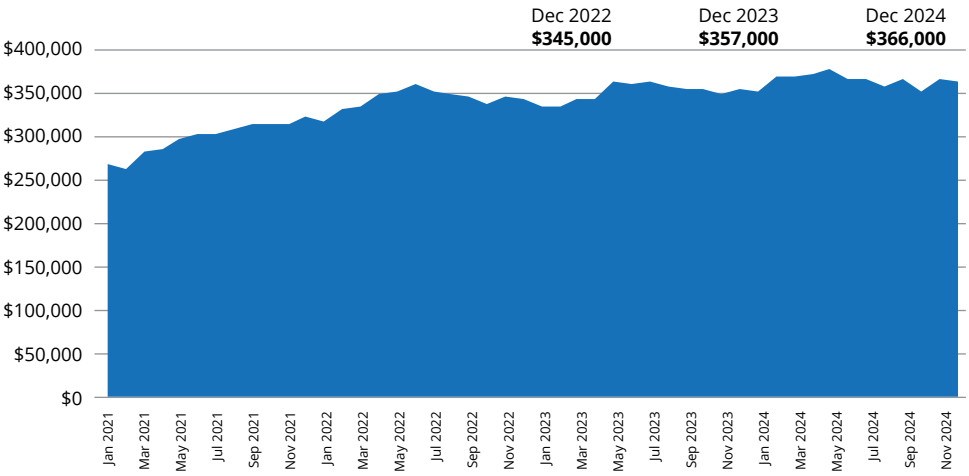


	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2023	2.9	2.2	1.5	1.4	1.3	1.4	1.7	1.6	2.3	2.6	3.0	3.1
2024	3.1	2.5	2.2	2.2	2.2	2.7	2.7	3.0	3.7	3.7	4.3	3.8

Average Days on Market — Tucson Area Residential



Median Home Sold Price Trends — Tucson Area



Dec 2024 % Change vs Dec 2023

Tucson Area	+3%
Oro Valley	no change
SaddleBrooke	+3%
Marana	+11%
Vail	+1%
Sahuarita	+1%
Green Valley	+7%
Cochise County	+7%

Curious about what this means for your real estate goals?

Market conditions can vary for each neighborhood and community,
so please reach out for the most current information and guidance for your area.

Katie Smirnov
(520) 918-5427 | KatieSmirnov@LongRealty.com

Long Realty Company

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