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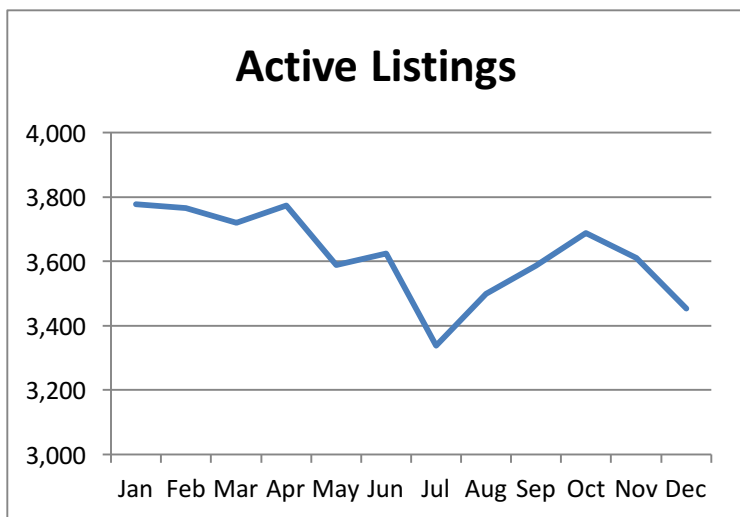
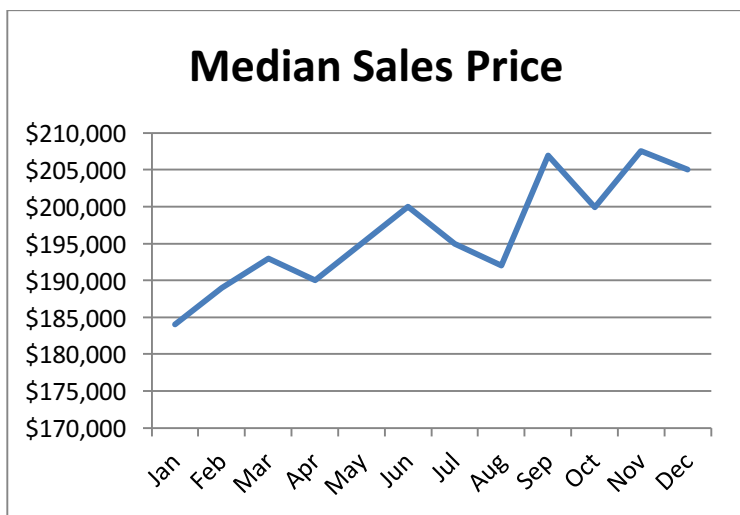
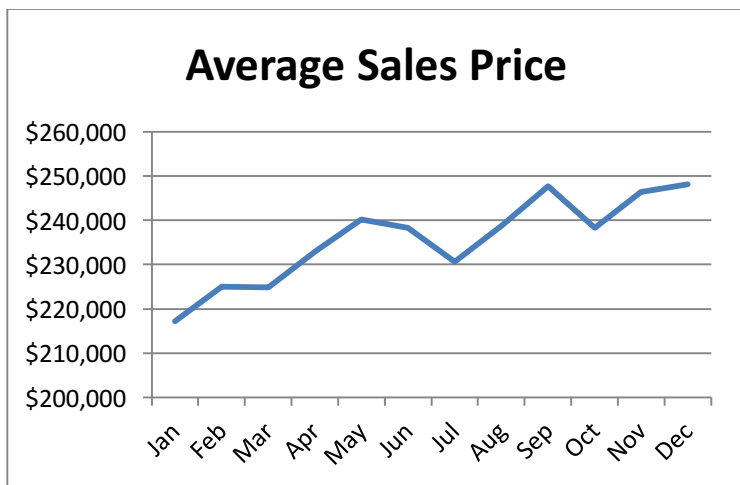
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## MLS Snapshot- 4th Qtr 2017

### Tucson MLS Stats

1. The average sales price continues to increase with low inventory.
2. Average sales price is up 14.27% in the last 12 months from \$217,144 to \$248,131.
3. The median sales price is up 11.41% in the last 12 months from \$184,000 to \$205,000.
4. Inventory is lower than normal. It is down 8.57% in the last 12 months from 3777 to 3453.
  - a. The highest inventory we have had was 10,387 in April 2007.



**The Tucson Metro market** –The average sales price have been rising this past quarter, but the median price has decreased. Distressed properties have been holding steady at 6% of the market. It is a seller's market below \$500,000 and a buyer's market above \$500,000.

**The Oro Valley market** has the average sales price holding steady. The median sales price is up about 4% for past 12 months. Distressed properties are holding steady at 2% of the market. It is also a buyer's market above \$500,000 and a seller's market below that.

**The Dove Mountain market** inventory is down 2% in past 12 months. The median sales price down 9% in last 12 months. It is a buyer's market above \$500,000 with 2% of homes being in distress (down from 3%).