

Monthly Indicators



April 2020

While the stock market recovered significantly in March, the effects of COVID-19 to the economy continue to build. In just the last four weeks, more than 20 million people filed initial unemployment claims according to the United States Department of Labor, fueled by stay at home orders and a slowdown of economic activity across the country. Added to the unemployment claims from March, more than 30 million people have become unemployed since COVID-19 has become widespread in the U.S. In the face of these challenging times, real estate activity in April slowed significantly.

New Listings decreased 27.4 percent for Single Family and 31.3 percent for Townhouse/Condo. Pending Sales decreased 18.4 percent for Single Family and 38.3 percent for Townhouse/Condo. Inventory decreased 27.7 percent for Single Family and 5.9 percent for Townhouse/Condo.

Median Sales Price increased 8.5 percent to \$255,000 for Single Family and 10.9 percent to \$169,950 for Townhouse/Condo. Days on Market decreased 27.9 percent for Single Family and 23.3 percent for Townhouse/Condo. Months Supply of Inventory decreased 32.0 percent for Single Family but increased 6.3 percent for Townhouse/Condo.

While the effect of COVID-19 continues to vary widely across the country, it is expected that social distancing, higher unemployment, and lower overall economic activity is likely to continue to constrain real estate activity in the near term. At the same time, the industry is adapting to the current environment by conducting business using technologies such as virtual showings and e-signing to help buyers and sellers with their housing needs in the face of these challenges.

Quick Facts

- 21.9%

Change in
Closed Sales
All Properties

+ 12.2%

Change in
Median Sales Price
All Properties

- 25.6%

Change in
Homes for Sale
All Properties

This report covers residential real estate activity in the Tucson Association of REALTORS® service area. Percent changes are calculated using rounded figures.

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Single Family Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Single Family properties only.



Key Metrics	Historical Sparkbars	4-2019	4-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,600	1,162	- 27.4%	6,234	5,758	- 7.6%
Pending Sales		1,418	1,157	- 18.4%	4,964	4,802	- 3.3%
Closed Sales		1,258	1,014	- 19.4%	4,118	4,183	+ 1.6%
Days on Market Until Sale		43	31	- 27.9%	47	38	- 19.1%
Median Sales Price		\$235,000	\$255,000	+ 8.5%	\$237,000	\$255,000	+ 7.6%
Average Sales Price		\$285,675	\$305,606	+ 7.0%	\$284,785	\$308,922	+ 8.5%
Percent of List Price Received		98.3%	98.7%	+ 0.4%	98.2%	98.6%	+ 0.4%
Housing Affordability Index		124	119	- 4.0%	123	119	- 3.3%
Inventory of Homes for Sale		2,764	1,997	- 27.7%	—	—	—
Months Supply of Inventory		2.5	1.7	- 32.0%	—	—	—

Townhouse/Condo Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Townhouse/Condo properties only.



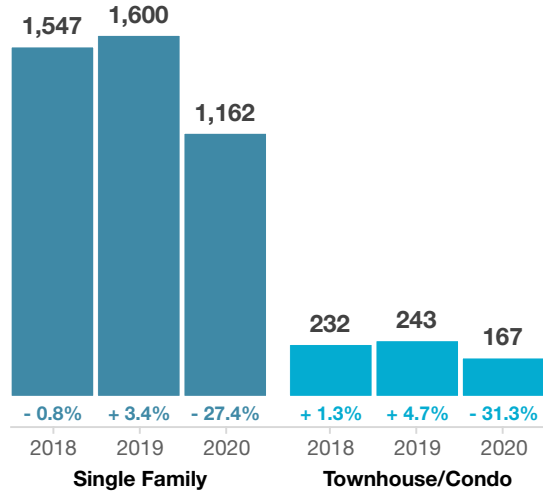
Key Metrics	Historical Sparkbars	4-2019	4-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		243	167	- 31.3%	965	883	- 8.5%
Pending Sales		227	140	- 38.3%	853	703	- 17.6%
Closed Sales		238	154	- 35.3%	730	664	- 9.0%
Days on Market Until Sale		30	23	- 23.3%	34	28	- 17.6%
Median Sales Price		\$153,250	\$169,950	+ 10.9%	\$155,000	\$165,000	+ 6.5%
Average Sales Price		\$168,428	\$196,873	+ 16.9%	\$170,749	\$188,250	+ 10.2%
Percent of List Price Received		98.0%	98.2%	+ 0.2%	97.9%	98.2%	+ 0.3%
Housing Affordability Index		190	178	- 6.3%	188	184	- 2.1%
Inventory of Homes for Sale		303	285	- 5.9%	—	—	—
Months Supply of Inventory		1.6	1.7	+ 6.3%	—	—	—

New Listings

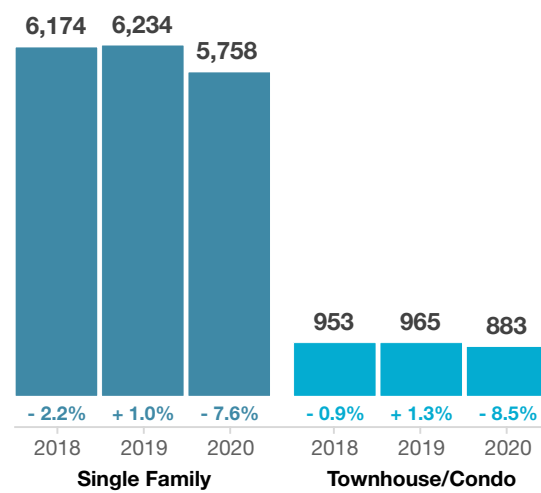
A count of the properties that have been newly listed on the market in a given month.



April

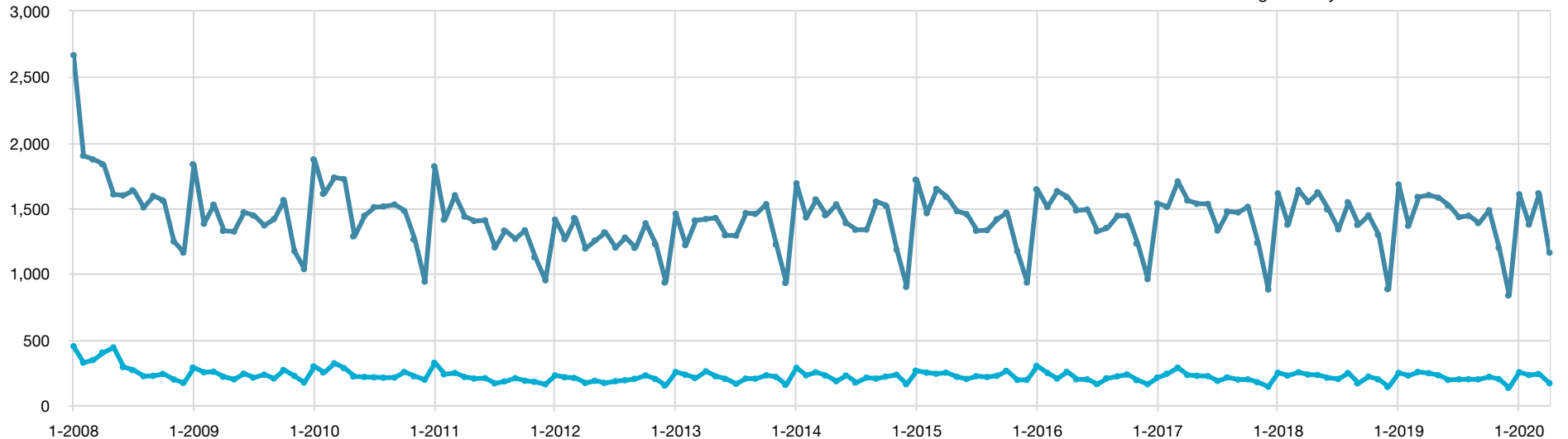


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	1,580	-2.5%	227	-0.9%
6-2019	1,522	+2.1%	192	-7.7%
7-2019	1,432	+6.9%	196	-1.5%
8-2019	1,443	-6.7%	197	-19.3%
9-2019	1,387	+1.0%	196	+18.1%
10-2019	1,485	+2.7%	215	-0.9%
11-2019	1,198	-7.7%	198	+1.0%
12-2019	835	-5.5%	131	-5.8%
1-2020	1,606	-4.5%	250	+2.0%
2-2020	1,376	+0.7%	229	+1.8%
3-2020	1,614	+1.8%	237	-6.0%
4-2020	1,162	-27.4%	167	-31.3%
12-Month Avg	1,387	-3.4%	203	-5.1%

Historical New Listings by Month

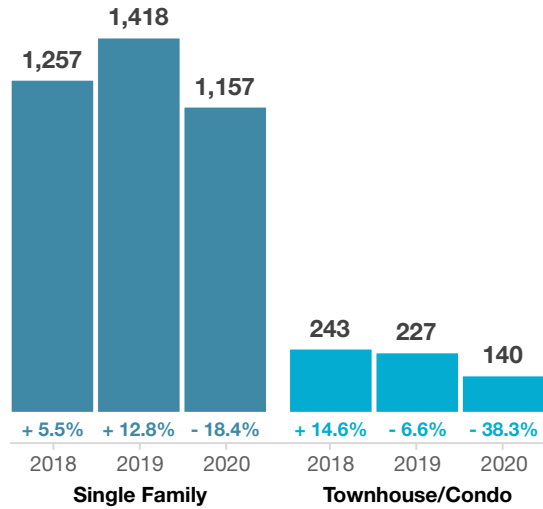


Pending Sales

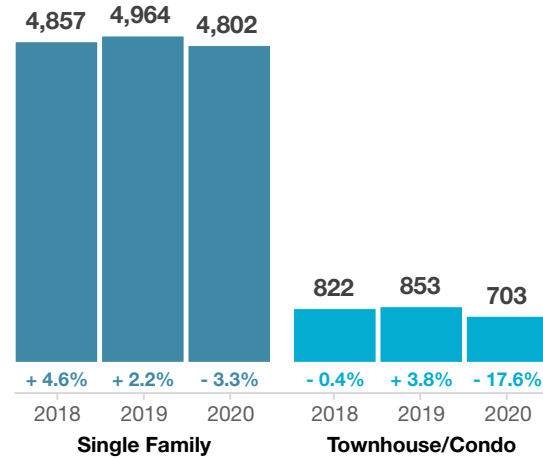
A count of the properties on which offers have been accepted in a given month.



April

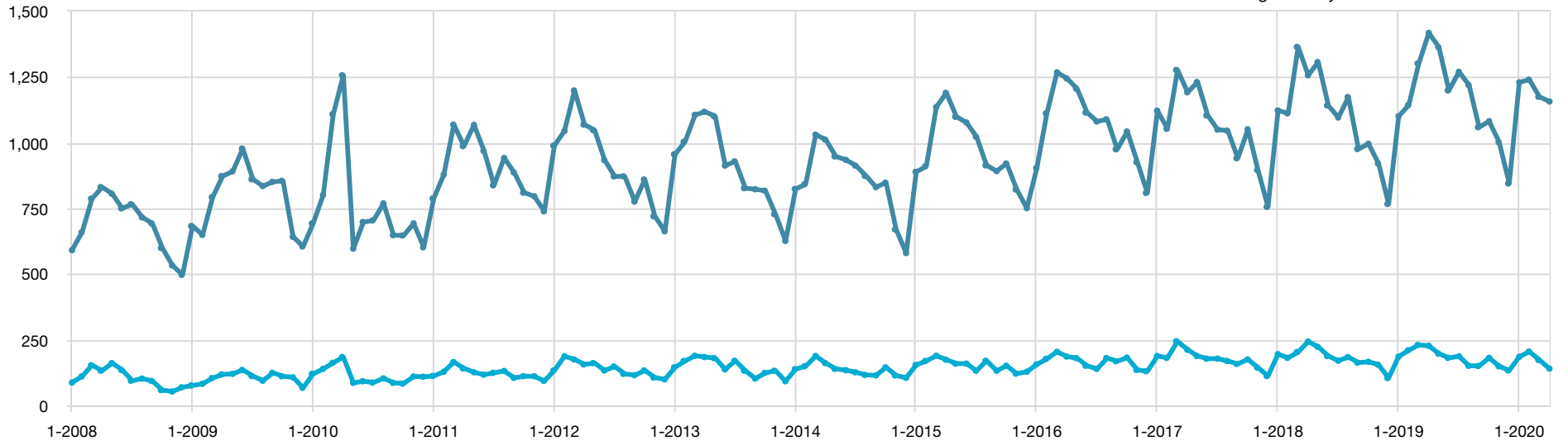


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	1,364	+ 4.4%	197	- 11.7%
6-2019	1,199	+ 5.0%	181	- 3.7%
7-2019	1,270	+ 15.9%	187	+ 10.0%
8-2019	1,220	+ 3.9%	151	- 17.9%
9-2019	1,059	+ 8.5%	150	- 8.0%
10-2019	1,082	+ 8.6%	181	+ 9.0%
11-2019	1,002	+ 8.8%	149	- 3.9%
12-2019	845	+ 10.2%	133	+ 27.9%
1-2020	1,230	+ 11.7%	185	- 0.5%
2-2020	1,240	+ 8.5%	205	- 2.4%
3-2020	1,175	- 9.8%	173	- 24.8%
4-2020	1,157	- 18.4%	140	- 38.3%
12-Month Avg	1,154	+ 3.8%	169	- 8.2%

Historical Pending Sales by Month

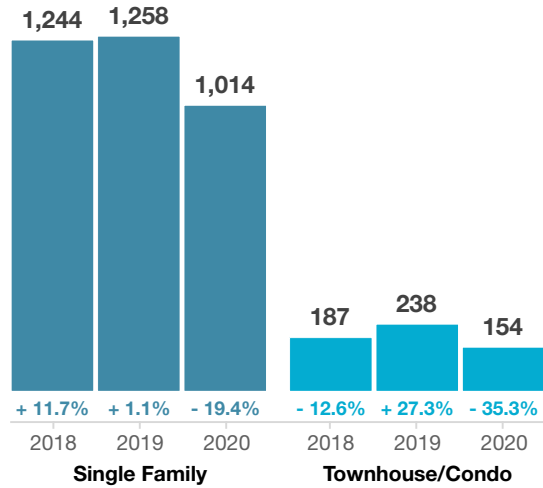


Closed Sales

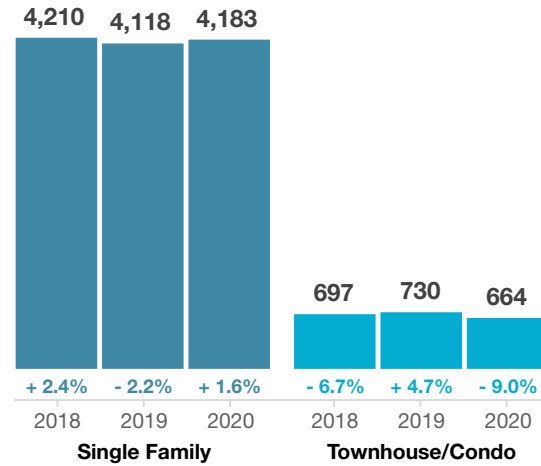
A count of the actual sales that closed in a given month.



April

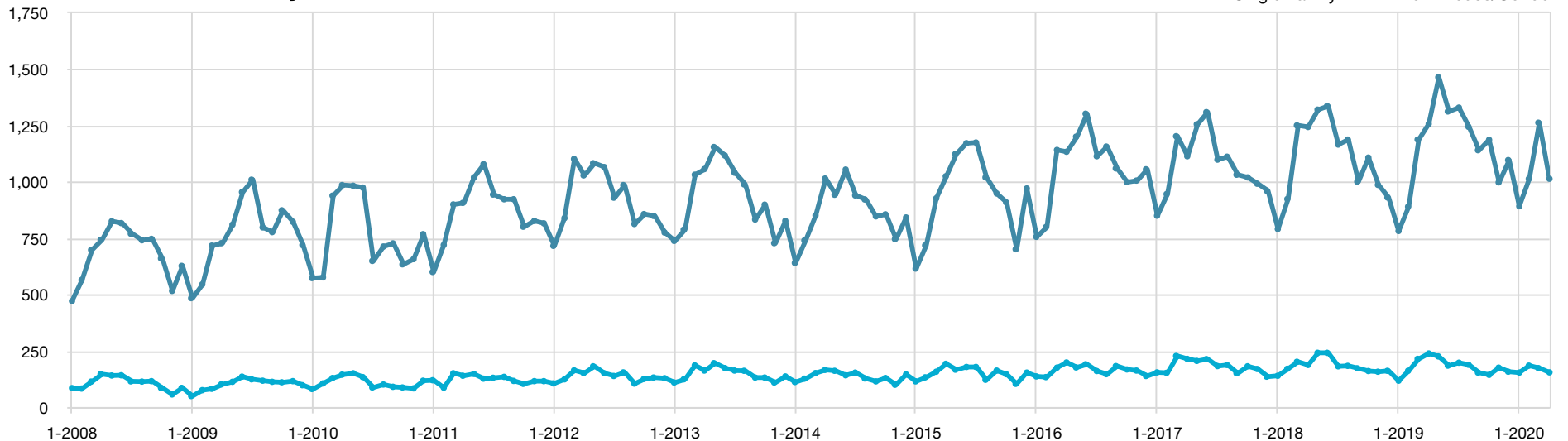


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	1,465	+ 10.9%	225	- 6.6%
6-2019	1,313	- 1.8%	184	- 23.7%
7-2019	1,330	+ 14.1%	197	+ 8.8%
8-2019	1,245	+ 4.8%	188	+ 2.7%
9-2019	1,141	+ 14.0%	153	- 11.0%
10-2019	1,187	+ 7.1%	143	- 10.6%
11-2019	998	+ 1.1%	175	+ 11.5%
12-2019	1,097	+ 17.8%	157	- 2.5%
1-2020	892	+ 14.1%	153	+ 30.8%
2-2020	1,014	+ 13.9%	184	+ 14.3%
3-2020	1,263	+ 6.3%	173	- 19.2%
4-2020	1,014	- 19.4%	154	- 35.3%
12-Month Avg	1,163	+ 6.1%	174	- 6.5%

Historical Closed Sales by Month

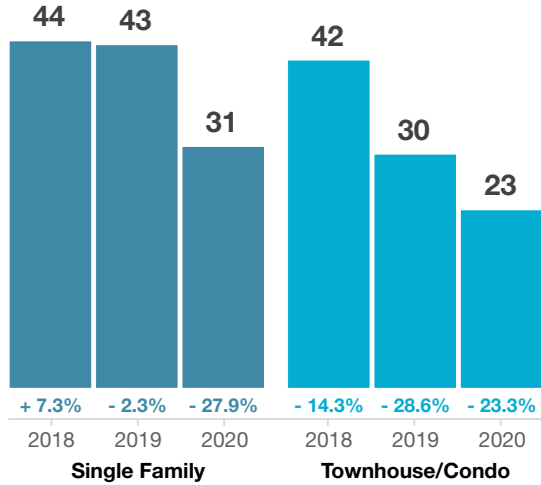


Days on Market Until Sale

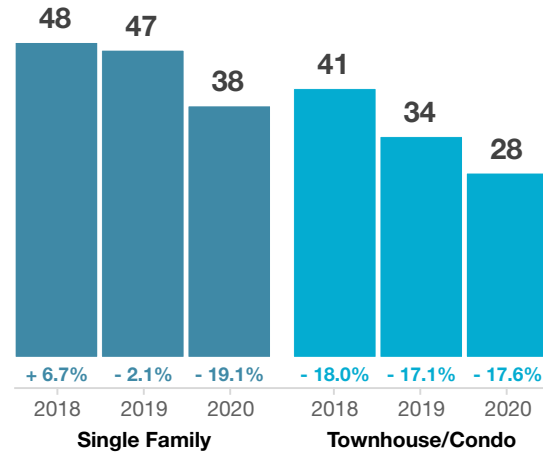
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



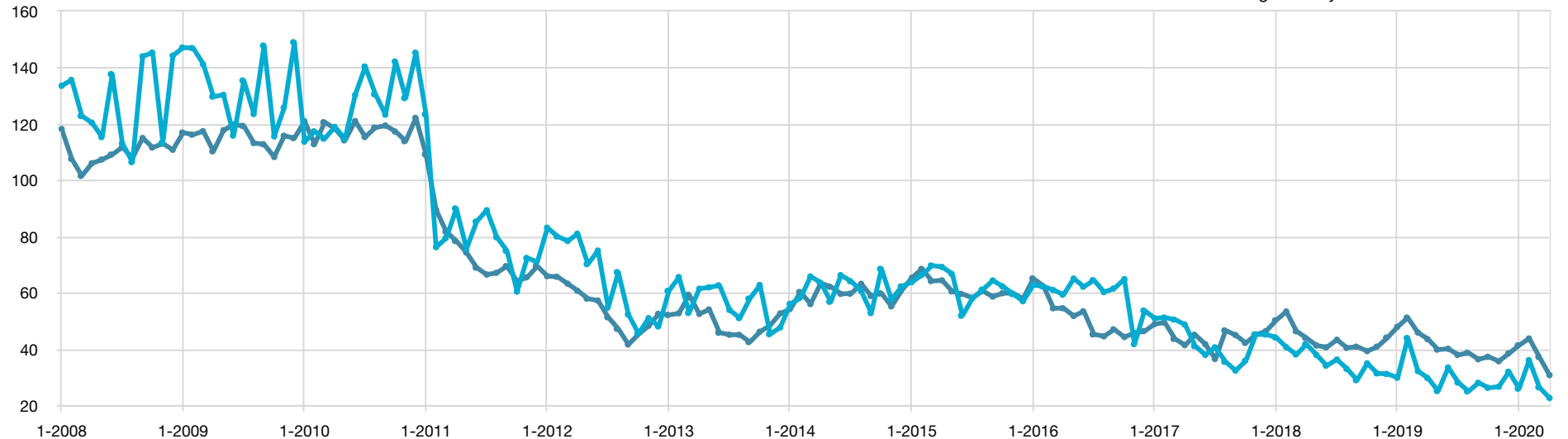
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	40	- 2.4%	25	- 34.2%
6-2019	40	- 2.4%	33	- 2.9%
7-2019	38	- 11.6%	28	- 22.2%
8-2019	39	- 2.5%	25	- 24.2%
9-2019	36	- 12.2%	28	- 3.4%
10-2019	37	- 5.1%	26	- 25.7%
11-2019	36	- 12.2%	27	- 12.9%
12-2019	38	- 13.6%	32	+ 3.2%
1-2020	41	- 14.6%	26	- 13.3%
2-2020	44	- 13.7%	36	- 18.2%
3-2020	37	- 19.6%	26	- 18.8%
4-2020	31	- 27.9%	23	- 23.3%
12-Month Avg*	38	- 11.3%	28	- 16.9%

* Days on Market for all properties from May 2019 through April 2020. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

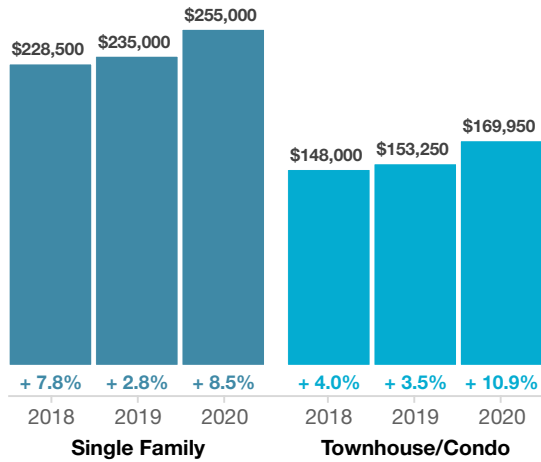


Median Sales Price

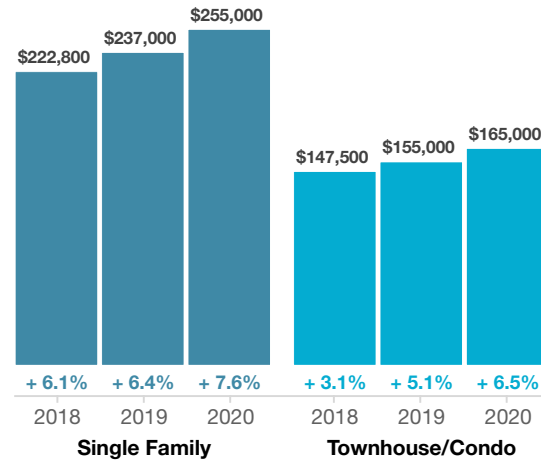
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



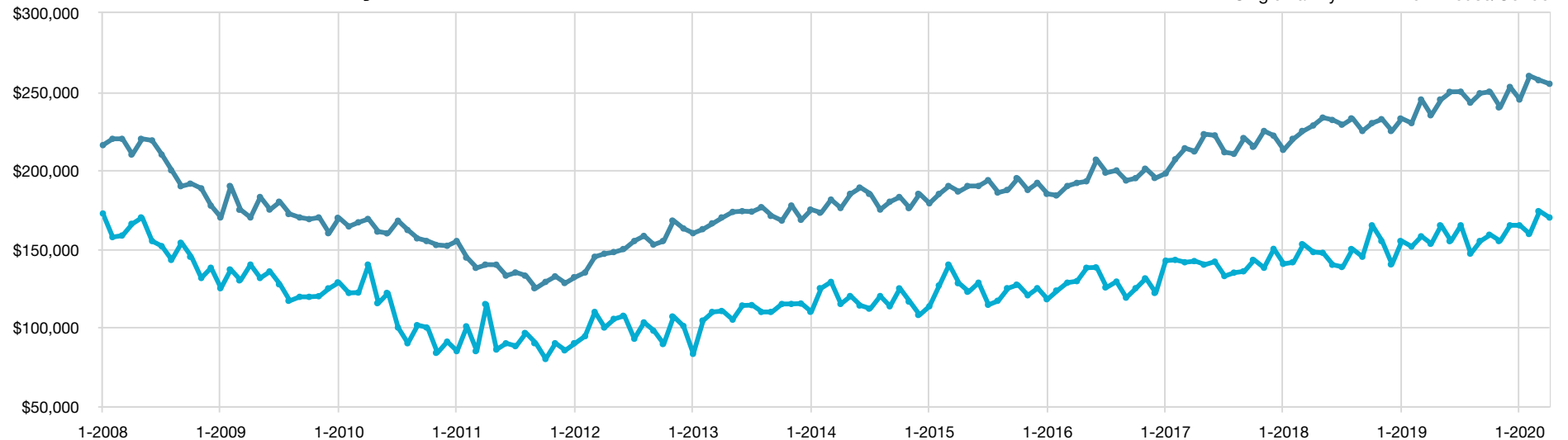
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	\$245,000	+ 4.9%	\$165,000	+ 11.9%
6-2019	\$249,900	+ 7.7%	\$154,950	+ 10.8%
7-2019	\$250,000	+ 9.2%	\$165,000	+ 19.1%
8-2019	\$243,000	+ 4.3%	\$147,000	- 1.9%
9-2019	\$249,000	+ 10.7%	\$155,000	+ 6.9%
10-2019	\$250,000	+ 8.7%	\$159,000	- 3.6%
11-2019	\$240,000	+ 3.2%	\$155,000	0.0%
12-2019	\$253,000	+ 12.4%	\$165,000	+ 17.7%
1-2020	\$245,000	+ 5.2%	\$165,000	+ 6.5%
2-2020	\$260,000	+ 13.0%	\$159,500	+ 5.3%
3-2020	\$257,310	+ 5.0%	\$174,000	+ 10.1%
4-2020	\$255,000	+ 8.5%	\$169,950	+ 10.9%
12-Month Avg*	\$250,000	+ 7.8%	\$160,000	+ 6.7%

* Median Sales Price for all properties from May 2019 through April 2020. This is not the average of the individual figures above.

Historical Median Sales Price by Month

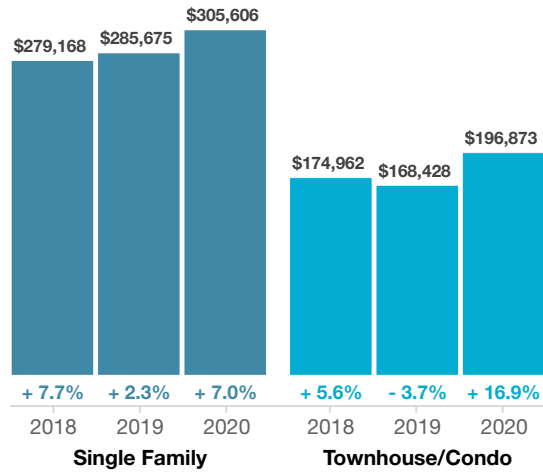


Average Sales Price

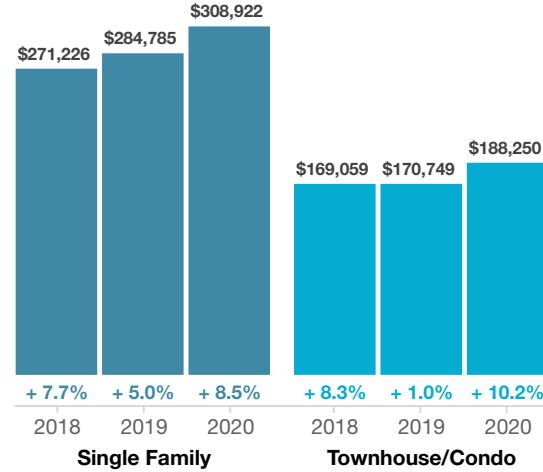
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



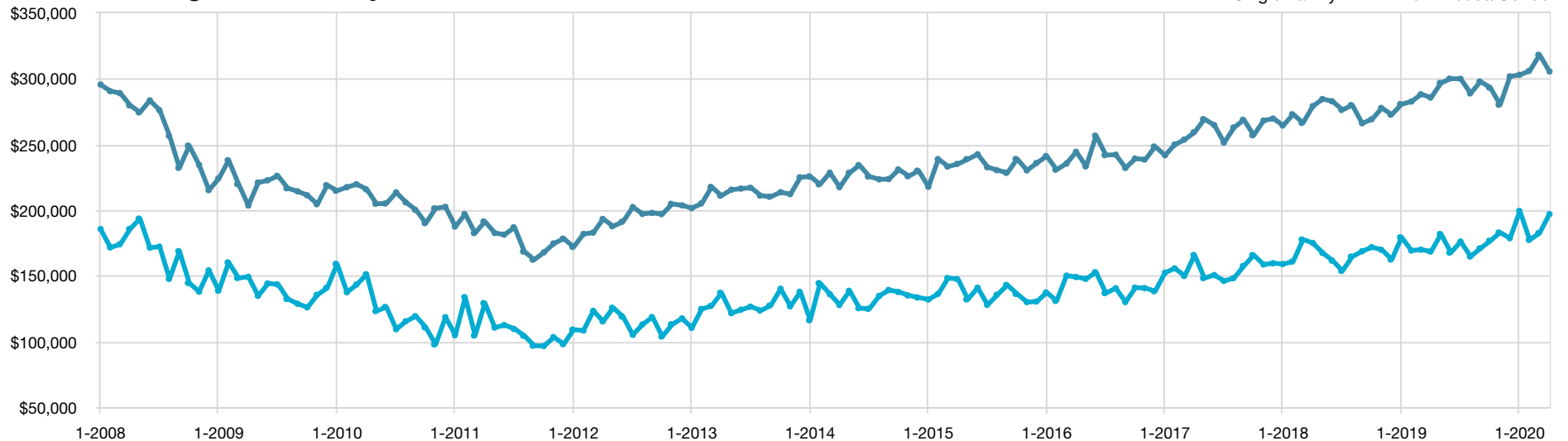
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	\$296,799	+ 4.3%	\$181,771	+ 8.6%
6-2019	\$300,095	+ 6.1%	\$167,595	+ 3.7%
7-2019	\$299,930	+ 8.6%	\$176,010	+ 14.5%
8-2019	\$288,824	+ 3.2%	\$164,660	+ 0.1%
9-2019	\$297,862	+ 11.9%	\$170,803	+ 1.3%
10-2019	\$293,239	+ 9.0%	\$176,550	+ 2.8%
11-2019	\$280,232	+ 0.9%	\$182,890	+ 7.7%
12-2019	\$301,770	+ 10.7%	\$178,548	+ 10.0%
1-2020	\$302,943	+ 7.9%	\$199,285	+ 11.2%
2-2020	\$305,924	+ 8.2%	\$177,275	+ 4.8%
3-2020	\$318,217	+ 10.4%	\$182,487	+ 7.4%
4-2020	\$305,606	+ 7.0%	\$196,873	+ 16.9%
12-Month Avg*	\$299,318	+ 7.2%	\$179,186	+ 7.5%

* Avg. Sales Price for all properties from May 2019 through April 2020. This is not the average of the individual figures above.

Historical Average Sales Price by Month

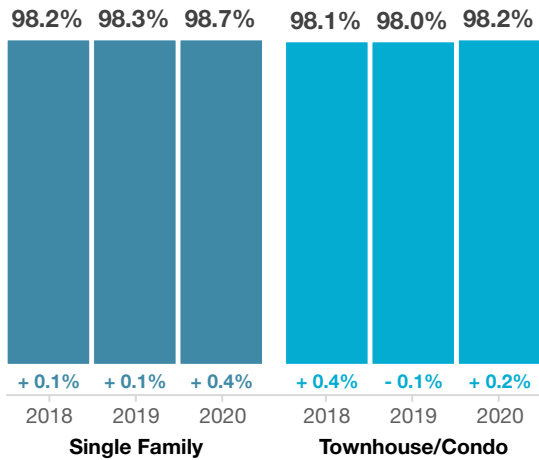


Percent of List Price Received

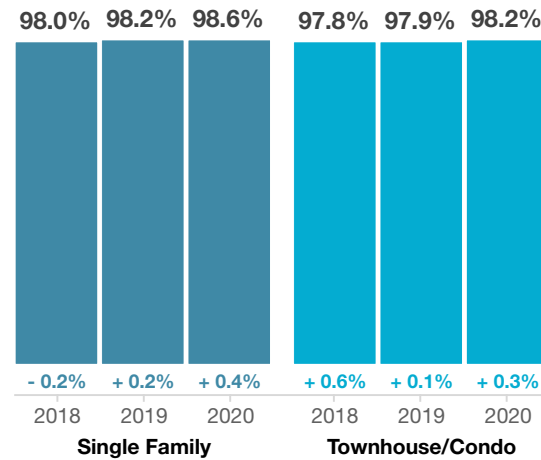
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



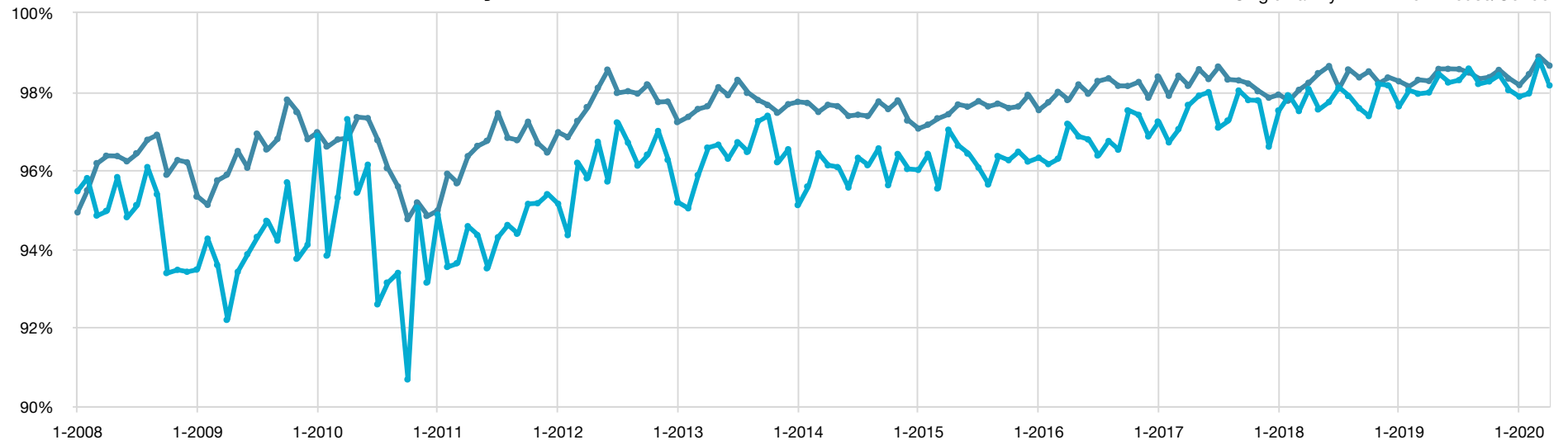
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	98.6%	+ 0.1%	98.4%	+ 0.9%
6-2019	98.6%	- 0.1%	98.2%	+ 0.5%
7-2019	98.6%	+ 0.5%	98.3%	+ 0.2%
8-2019	98.5%	- 0.1%	98.6%	+ 0.7%
9-2019	98.3%	- 0.1%	98.2%	+ 0.6%
10-2019	98.4%	- 0.1%	98.3%	+ 0.9%
11-2019	98.6%	+ 0.4%	98.4%	+ 0.2%
12-2019	98.3%	- 0.1%	98.0%	- 0.2%
1-2020	98.2%	- 0.1%	97.9%	+ 0.3%
2-2020	98.4%	+ 0.3%	98.0%	0.0%
3-2020	98.9%	+ 0.6%	98.8%	+ 0.9%
4-2020	98.7%	+ 0.4%	98.2%	+ 0.2%
12-Month Avg*	98.5%	+ 0.1%	98.3%	+ 0.4%

* Pct. of List Price Received for all properties from May 2019 through April 2020. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

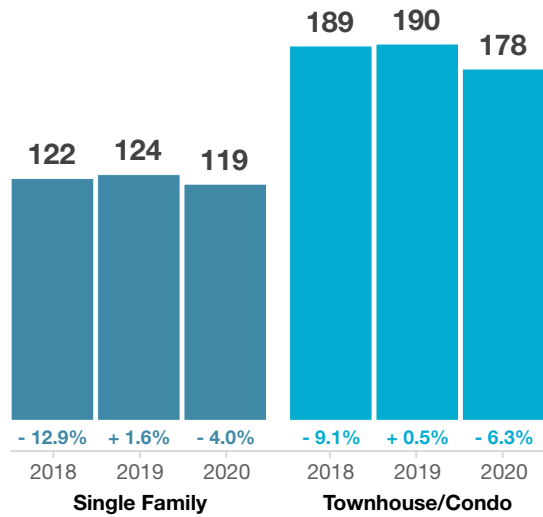


Housing Affordability Index

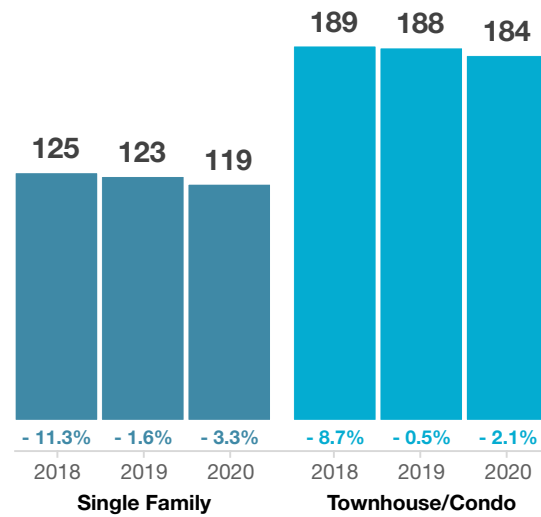
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



April

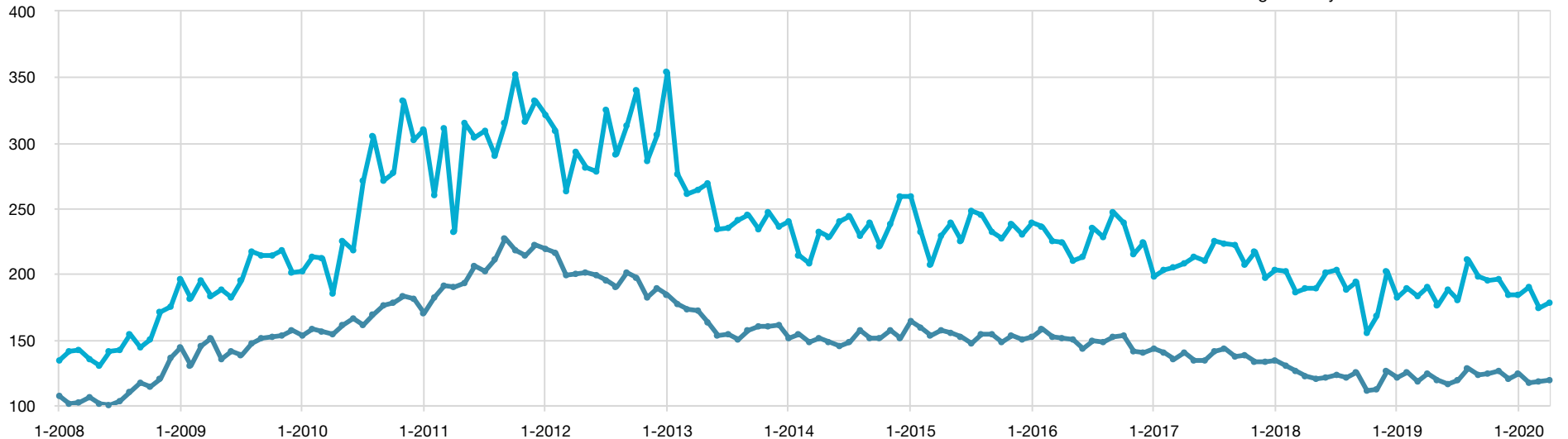


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	119	- 0.8%	176	- 6.9%
6-2019	116	- 4.1%	188	- 6.5%
7-2019	119	- 3.3%	180	- 11.3%
8-2019	128	+ 5.8%	211	+ 12.2%
9-2019	123	- 1.6%	198	+ 2.1%
10-2019	124	+ 11.7%	195	+ 25.8%
11-2019	126	+ 12.5%	196	+ 16.7%
12-2019	120	- 4.8%	184	- 8.9%
1-2020	124	+ 2.5%	184	+ 1.1%
2-2020	117	- 6.4%	190	+ 0.5%
3-2020	118	0.0%	174	- 4.9%
4-2020	119	- 4.0%	178	- 6.3%
12-Month Avg	121	0.0%	188	+ 0.5%

Historical Housing Affordability Index by Month

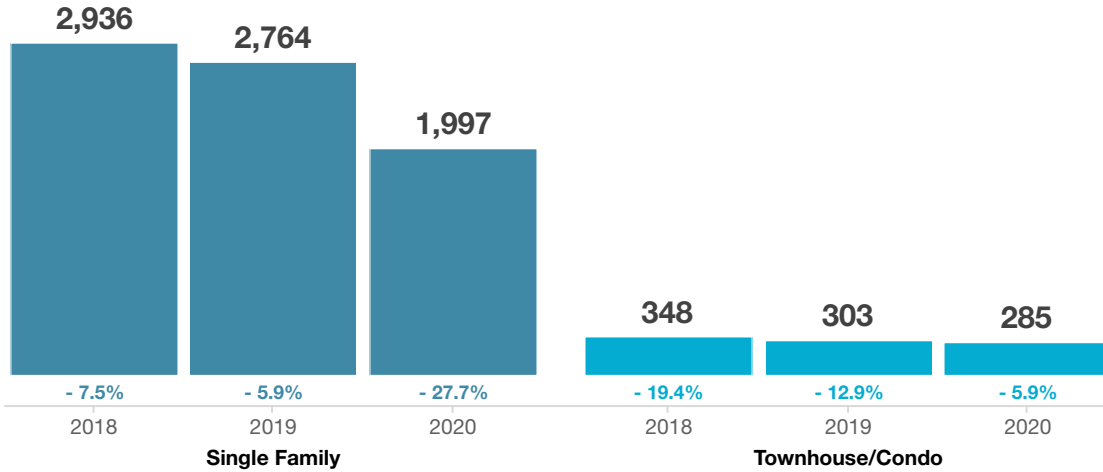


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

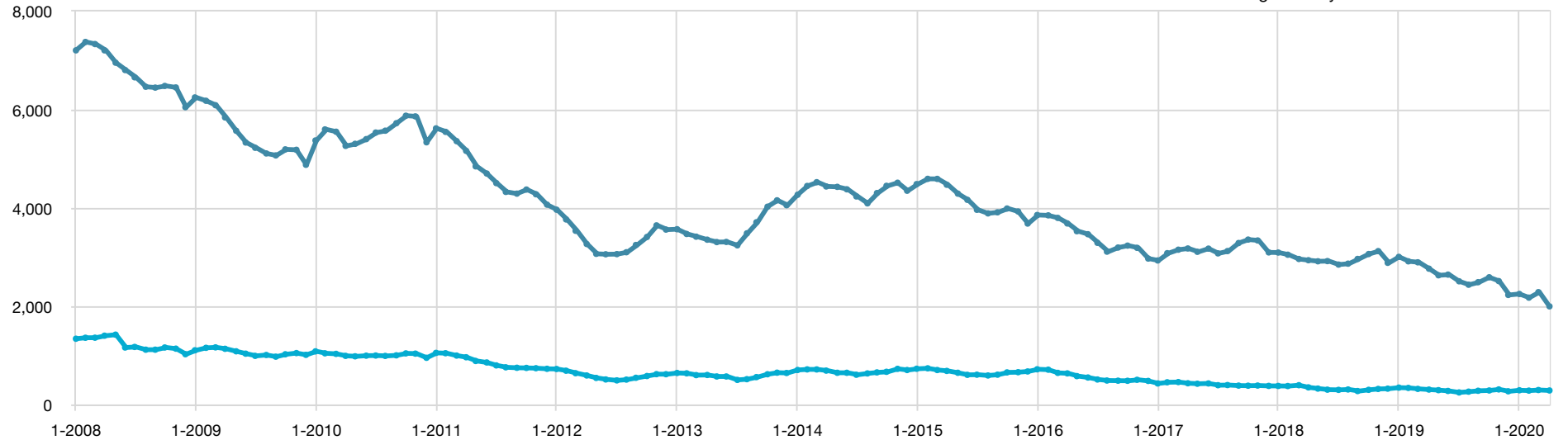


April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	2,629	- 9.8%	291	- 9.9%
6-2019	2,643	- 9.4%	275	- 8.6%
7-2019	2,507	- 11.9%	245	- 17.5%
8-2019	2,437	- 15.0%	261	- 14.4%
9-2019	2,489	- 16.0%	279	+ 2.2%
10-2019	2,589	- 15.4%	285	- 4.4%
11-2019	2,511	- 19.5%	306	- 3.2%
12-2019	2,229	- 22.7%	268	- 16.8%
1-2020	2,249	- 25.1%	289	- 15.7%
2-2020	2,174	- 25.4%	282	- 16.3%
3-2020	2,286	- 21.0%	294	- 7.3%
4-2020	1,997	- 27.7%	285	- 5.9%
12-Month Avg	2,395	- 18.2%	280	- 10.0%

Historical Inventory of Homes for Sale by Month

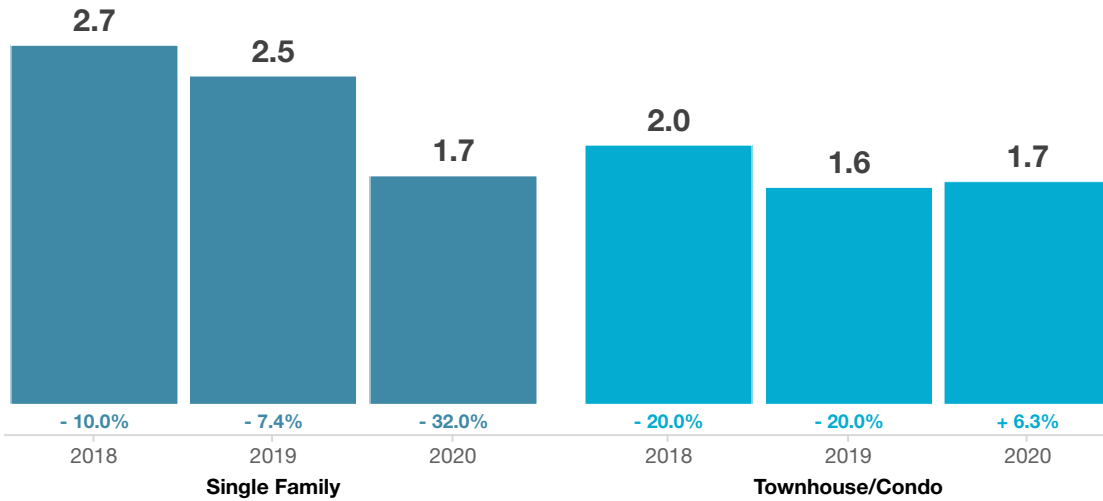


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



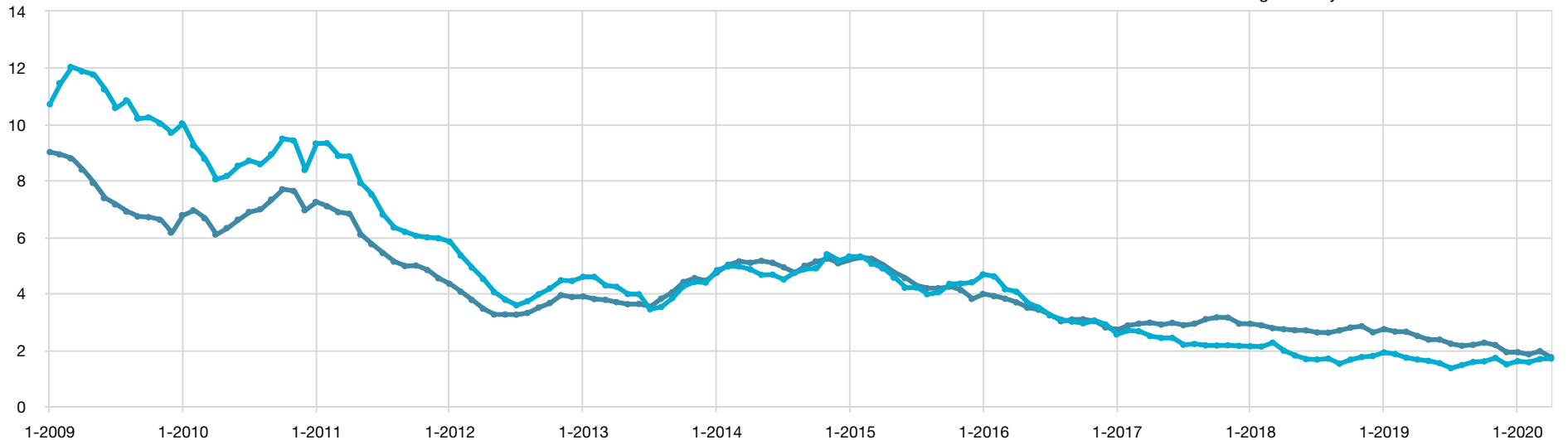
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2019	2.4	- 11.1%	1.6	- 11.1%
6-2019	2.4	- 11.1%	1.5	- 11.8%
7-2019	2.2	- 15.4%	1.3	- 18.8%
8-2019	2.1	- 19.2%	1.5	- 11.8%
9-2019	2.2	- 18.5%	1.6	+ 6.7%
10-2019	2.2	- 21.4%	1.6	0.0%
11-2019	2.2	- 21.4%	1.7	0.0%
12-2019	1.9	- 26.9%	1.5	- 16.7%
1-2020	1.9	- 29.6%	1.6	- 15.8%
2-2020	1.8	- 30.8%	1.6	- 11.1%
3-2020	1.9	- 26.9%	1.7	0.0%
4-2020	1.7	- 32.0%	1.7	+ 6.3%
12-Month Avg*	2.1	- 21.9%	1.6	- 8.9%

* Months Supply for all properties from May 2019 through April 2020. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. Includes all Single Family and Townhouse/Condo listings in the MLS.



Key Metrics	Historical Sparkbars	4-2019	4-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,843	1,329	- 27.9%	7,199	6,641	- 7.8%
Pending Sales		1,645	1,297	- 21.2%	5,817	5,505	- 5.4%
Closed Sales		1,496	1,168	- 21.9%	4,848	4,847	- 0.0%
Days on Market Until Sale		41	30	- 26.8%	45	37	- 17.8%
Median Sales Price		\$222,000	\$249,000	+ 12.2%	\$224,500	\$245,000	+ 9.1%
Average Sales Price		\$267,022	\$291,257	+ 9.1%	\$267,614	\$292,384	+ 9.3%
Percent of List Price Received		98.2%	98.6%	+ 0.4%	98.2%	98.5%	+ 0.3%
Housing Affordability Index		131	122	- 6.9%	130	124	- 4.6%
Inventory of Homes for Sale		3,067	2,282	- 25.6%	—	—	—
Months Supply of Inventory		2.4	1.7	- 29.2%	—	—	—

Local Market Update – April 2020

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Tucson - Central

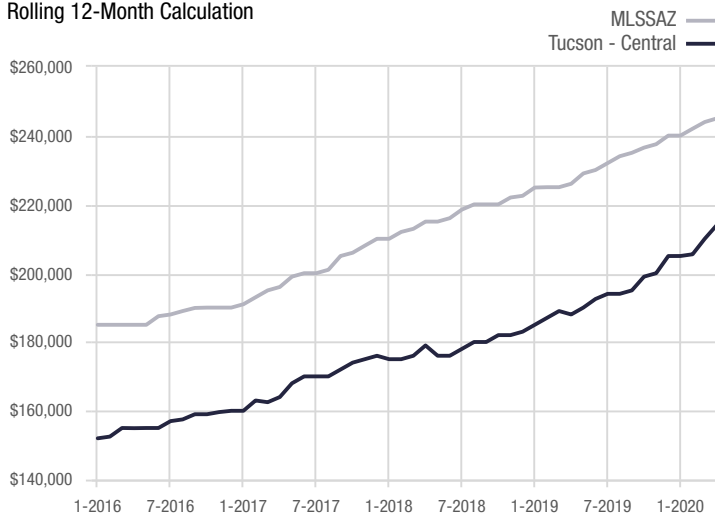
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	250	197	- 21.2%	961	888	- 7.6%
Pending Sales	203	179	- 11.8%	720	699	- 2.9%
Closed Sales	177	145	- 18.1%	592	604	+ 2.0%
Days on Market Until Sale	35	27	- 22.9%	36	35	- 2.8%
Median Sales Price*	\$190,000	\$218,000	+ 14.7%	\$190,700	\$220,000	+ 15.4%
Average Sales Price*	\$215,476	\$240,518	+ 11.6%	\$219,007	\$252,411	+ 15.3%
Percent of List Price Received*	97.7%	98.4%	+ 0.7%	97.9%	98.7%	+ 0.8%
Inventory of Homes for Sale	363	309	- 14.9%	—	—	—
Months Supply of Inventory	2.3	1.9	- 17.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	55	33	- 40.0%	189	180	- 4.8%
Pending Sales	46	25	- 45.7%	166	136	- 18.1%
Closed Sales	50	28	- 44.0%	142	121	- 14.8%
Days on Market Until Sale	36	24	- 33.3%	40	31	- 22.5%
Median Sales Price*	\$120,500	\$131,500	+ 9.1%	\$135,500	\$135,000	- 0.4%
Average Sales Price*	\$140,149	\$145,924	+ 4.1%	\$139,446	\$150,993	+ 8.3%
Percent of List Price Received*	96.7%	96.6%	- 0.1%	97.1%	97.4%	+ 0.3%
Inventory of Homes for Sale	60	64	+ 6.7%	—	—	—
Months Supply of Inventory	1.6	1.9	+ 18.8%	—	—	—

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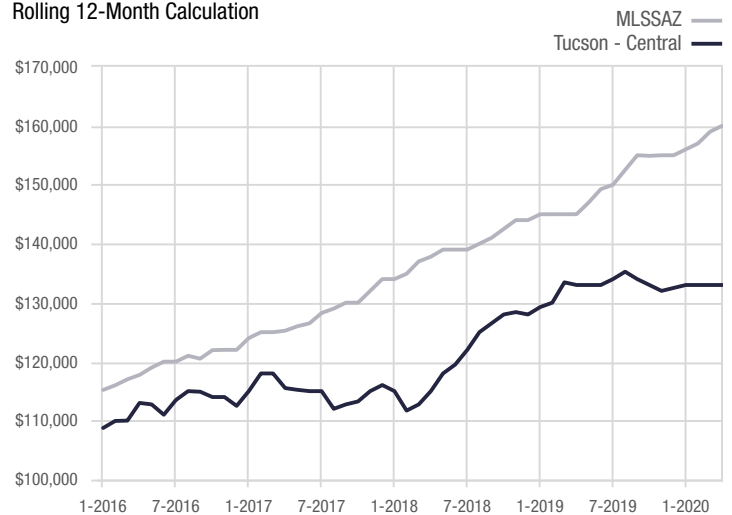
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - East

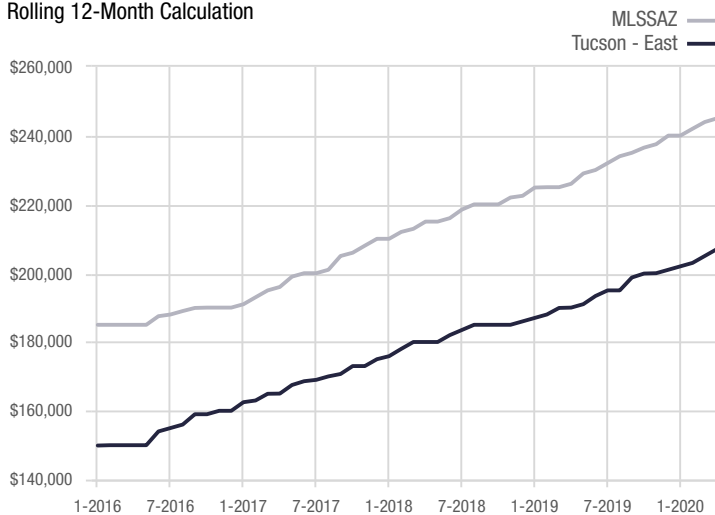
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	158	136	- 13.9%	628	625	- 0.5%
Pending Sales	150	132	- 12.0%	556	536	- 3.6%
Closed Sales	139	118	- 15.1%	461	454	- 1.5%
Days on Market Until Sale	30	21	- 30.0%	38	27	- 28.9%
Median Sales Price*	\$193,000	\$215,000	+ 11.4%	\$193,480	\$212,000	+ 9.6%
Average Sales Price*	\$205,312	\$228,511	+ 11.3%	\$211,454	\$227,970	+ 7.8%
Percent of List Price Received*	98.6%	98.8%	+ 0.2%	98.6%	98.9%	+ 0.3%
Inventory of Homes for Sale	181	152	- 16.0%	—	—	—
Months Supply of Inventory	1.4	1.2	- 14.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	30	26	- 13.3%	118	130	+ 10.2%
Pending Sales	27	30	+ 11.1%	117	125	+ 6.8%
Closed Sales	27	25	- 7.4%	105	109	+ 3.8%
Days on Market Until Sale	21	13	- 38.1%	26	26	0.0%
Median Sales Price*	\$140,000	\$151,000	+ 7.9%	\$123,800	\$138,000	+ 11.5%
Average Sales Price*	\$125,177	\$149,676	+ 19.6%	\$121,319	\$132,824	+ 9.5%
Percent of List Price Received*	98.5%	99.7%	+ 1.2%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	30	31	+ 3.3%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

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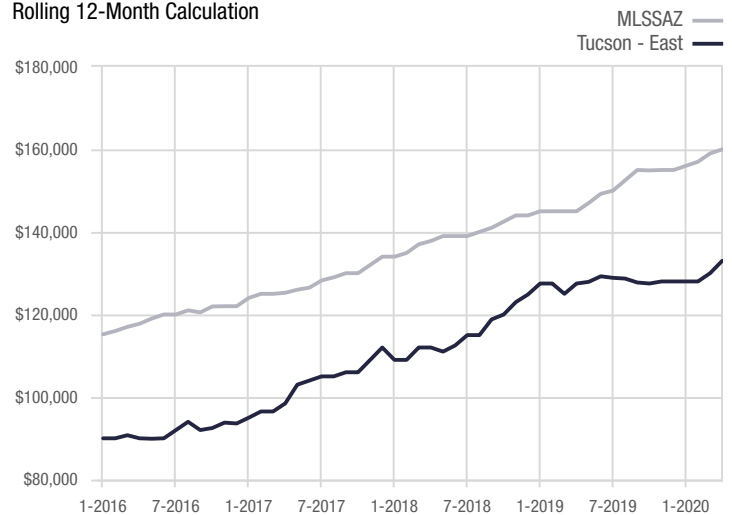
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - North

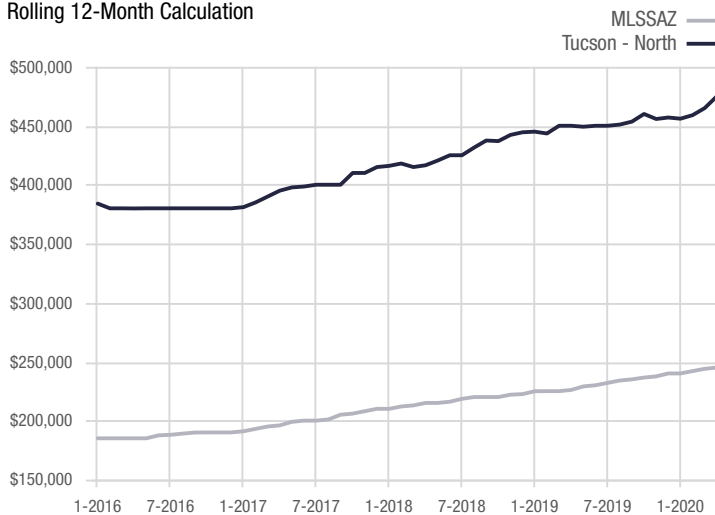
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	164	83	- 49.4%	625	546	- 12.6%
Pending Sales	131	62	- 52.7%	399	359	- 10.0%
Closed Sales	87	71	- 18.4%	309	337	+ 9.1%
Days on Market Until Sale	41	37	- 9.8%	54	42	- 22.2%
Median Sales Price*	\$445,000	\$532,530	+ 19.7%	\$445,000	\$501,840	+ 12.8%
Average Sales Price*	\$501,148	\$574,118	+ 14.6%	\$510,078	\$567,036	+ 11.2%
Percent of List Price Received*	97.5%	98.1%	+ 0.6%	97.3%	97.8%	+ 0.5%
Inventory of Homes for Sale	372	276	- 25.8%	—	—	—
Months Supply of Inventory	4.5	3.2	- 28.9%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	69	44	- 36.2%	297	257	- 13.5%
Pending Sales	63	30	- 52.4%	243	190	- 21.8%
Closed Sales	69	45	- 34.8%	212	198	- 6.6%
Days on Market Until Sale	33	24	- 27.3%	36	27	- 25.0%
Median Sales Price*	\$189,000	\$227,000	+ 20.1%	\$181,250	\$194,250	+ 7.2%
Average Sales Price*	\$209,477	\$245,094	+ 17.0%	\$213,451	\$219,274	+ 2.7%
Percent of List Price Received*	98.1%	98.7%	+ 0.6%	98.1%	98.2%	+ 0.1%
Inventory of Homes for Sale	100	92	- 8.0%	—	—	—
Months Supply of Inventory	2.0	1.9	- 5.0%	—	—	—

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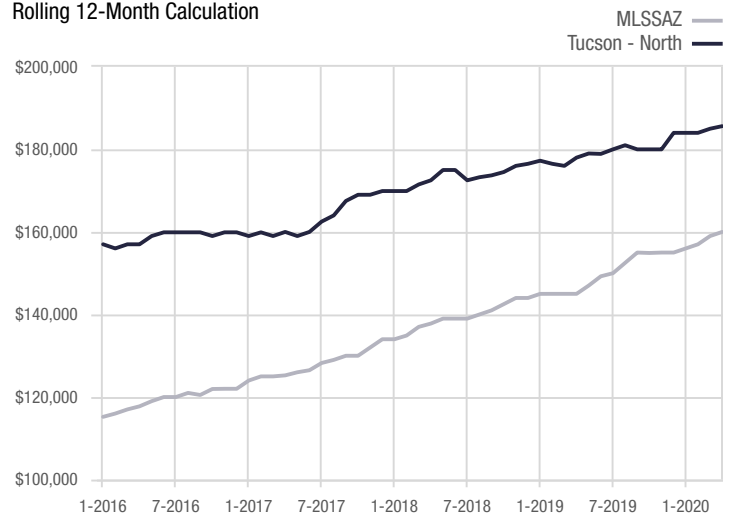
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Northeast

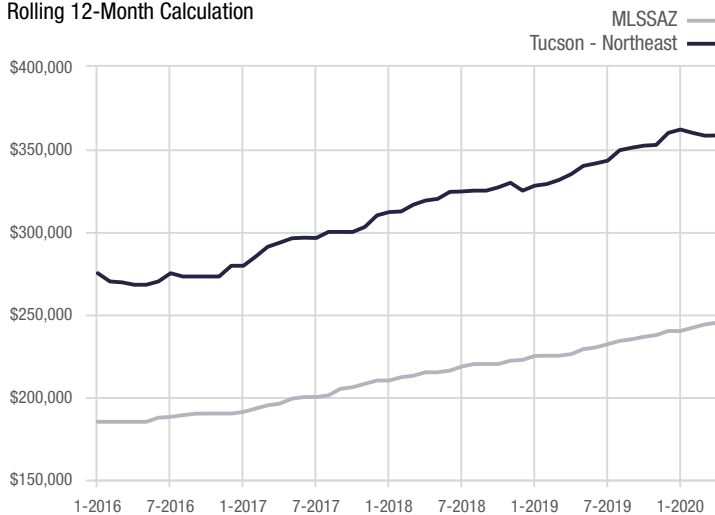
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	72	44	- 38.9%	285	254	- 10.9%
Pending Sales	62	57	- 8.1%	214	202	- 5.6%
Closed Sales	42	43	+ 2.4%	188	164	- 12.8%
Days on Market Until Sale	59	35	- 40.7%	57	36	- 36.8%
Median Sales Price*	\$370,738	\$370,000	- 0.2%	\$365,000	\$350,500	- 4.0%
Average Sales Price*	\$399,070	\$426,565	+ 6.9%	\$413,415	\$413,061	- 0.1%
Percent of List Price Received*	97.8%	97.1%	- 0.7%	98.2%	98.0%	- 0.2%
Inventory of Homes for Sale	147	88	- 40.1%	—	—	—
Months Supply of Inventory	3.0	1.8	- 40.0%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	29	9	- 69.0%	82	74	- 9.8%
Pending Sales	28	17	- 39.3%	81	54	- 33.3%
Closed Sales	19	14	- 26.3%	62	56	- 9.7%
Days on Market Until Sale	20	10	- 50.0%	32	19	- 40.6%
Median Sales Price*	\$115,000	\$177,500	+ 54.3%	\$119,375	\$164,950	+ 38.2%
Average Sales Price*	\$122,055	\$187,200	+ 53.4%	\$135,515	\$160,627	+ 18.5%
Percent of List Price Received*	98.8%	98.9%	+ 0.1%	97.5%	97.8%	+ 0.3%
Inventory of Homes for Sale	22	18	- 18.2%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

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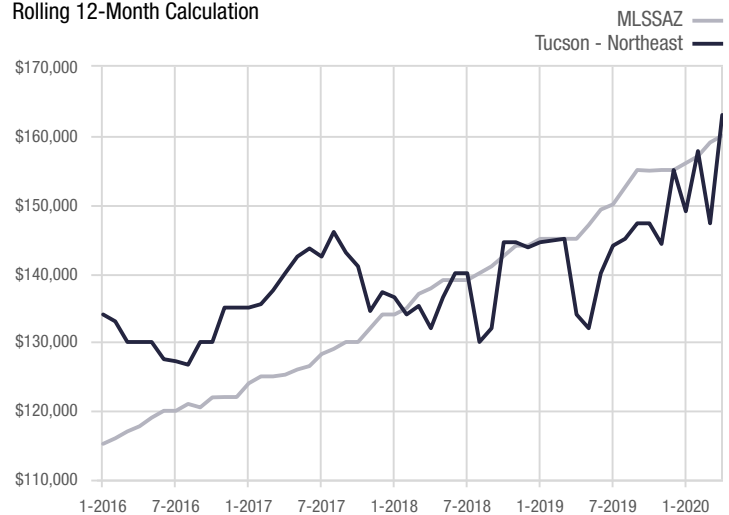
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Northwest

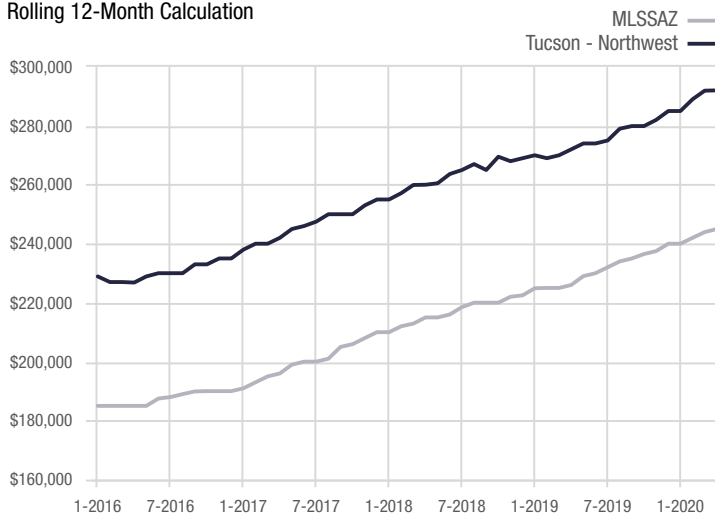
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	349	216	- 38.1%	1,354	1,185	- 12.5%
Pending Sales	333	224	- 32.7%	1,106	1,001	- 9.5%
Closed Sales	251	217	- 13.5%	896	901	+ 0.6%
Days on Market Until Sale	51	28	- 45.1%	52	38	- 26.9%
Median Sales Price*	\$294,375	\$301,300	+ 2.4%	\$278,337	\$299,135	+ 7.5%
Average Sales Price*	\$344,005	\$353,729	+ 2.8%	\$327,132	\$352,609	+ 7.8%
Percent of List Price Received*	98.3%	99.0%	+ 0.7%	98.1%	98.7%	+ 0.6%
Inventory of Homes for Sale	651	429	- 34.1%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	38	30	- 21.1%	164	132	- 19.5%
Pending Sales	33	15	- 54.5%	135	100	- 25.9%
Closed Sales	36	21	- 41.7%	114	96	- 15.8%
Days on Market Until Sale	36	38	+ 5.6%	36	35	- 2.8%
Median Sales Price*	\$212,500	\$259,000	+ 21.9%	\$216,000	\$249,450	+ 15.5%
Average Sales Price*	\$224,527	\$265,636	+ 18.3%	\$228,583	\$259,704	+ 13.6%
Percent of List Price Received*	98.3%	98.7%	+ 0.4%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	70	53	- 24.3%	—	—	—
Months Supply of Inventory	2.5	2.1	- 16.0%	—	—	—

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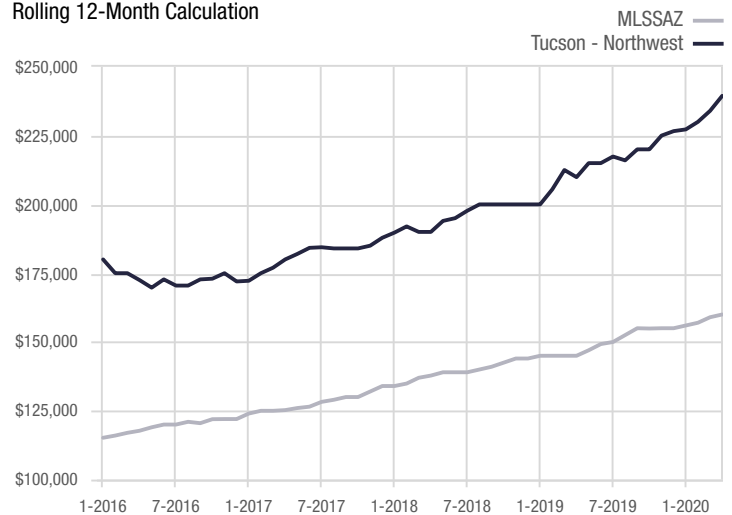
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - South

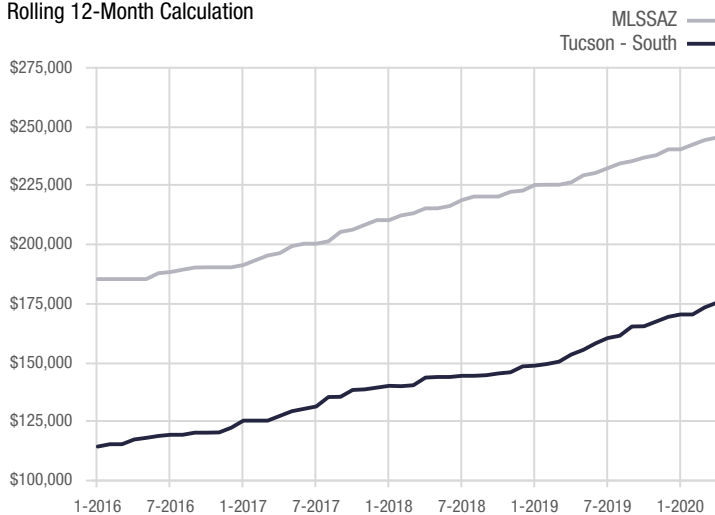
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	81	79	- 2.5%	358	359	+ 0.3%
Pending Sales	82	88	+ 7.3%	316	321	+ 1.6%
Closed Sales	100	69	- 31.0%	269	261	- 3.0%
Days on Market Until Sale	31	20	- 35.5%	32	26	- 18.8%
Median Sales Price*	\$165,000	\$180,000	+ 9.1%	\$161,000	\$179,000	+ 11.2%
Average Sales Price*	\$163,732	\$176,154	+ 7.6%	\$156,058	\$174,658	+ 11.9%
Percent of List Price Received*	98.2%	100.1%	+ 1.9%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	93	93	0.0%	—	—	—
Months Supply of Inventory	1.3	1.2	- 7.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	3	5	+ 66.7%	21	25	+ 19.0%
Pending Sales	4	5	+ 25.0%	18	20	+ 11.1%
Closed Sales	8	3	- 62.5%	17	15	- 11.8%
Days on Market Until Sale	12	16	+ 33.3%	18	27	+ 50.0%
Median Sales Price*	\$111,150	\$124,000	+ 11.6%	\$109,000	\$129,000	+ 18.3%
Average Sales Price*	\$108,900	\$127,000	+ 16.6%	\$108,824	\$129,487	+ 19.0%
Percent of List Price Received*	99.7%	94.2%	- 5.5%	99.4%	98.3%	- 1.1%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	0.7	1.6	+ 128.6%	—	—	—

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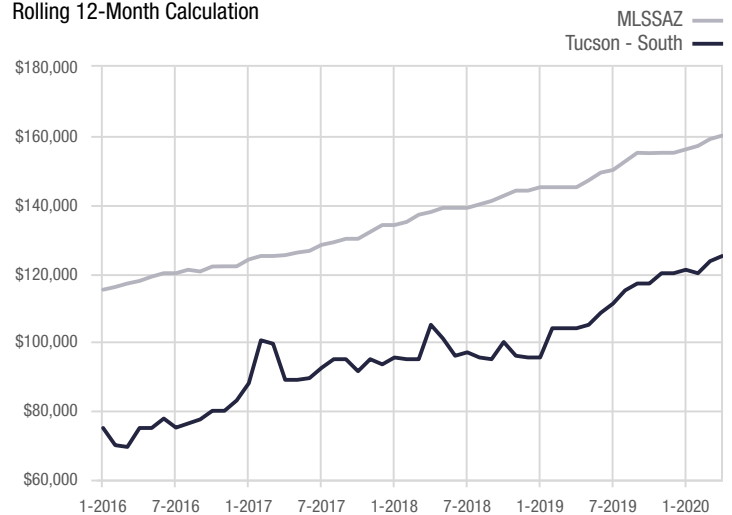
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Southeast

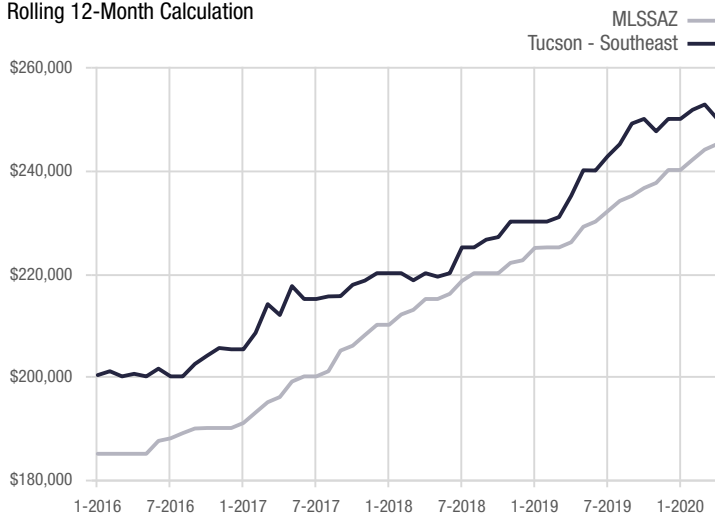
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	62	45	- 27.4%	231	196	- 15.2%
Pending Sales	55	35	- 36.4%	194	172	- 11.3%
Closed Sales	40	41	+ 2.5%	141	151	+ 7.1%
Days on Market Until Sale	55	20	- 63.6%	45	40	- 11.1%
Median Sales Price*	\$260,000	\$245,000	- 5.8%	\$233,000	\$250,000	+ 7.3%
Average Sales Price*	\$284,811	\$253,379	- 11.0%	\$258,228	\$267,671	+ 3.7%
Percent of List Price Received*	98.9%	99.0%	+ 0.1%	99.2%	98.9%	- 0.3%
Inventory of Homes for Sale	85	63	- 25.9%	—	—	—
Months Supply of Inventory	2.1	1.5	- 28.6%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	5	4	- 20.0%
Pending Sales	0	2	—	5	4	- 20.0%
Closed Sales	4	0	- 100.0%	4	1	- 75.0%
Days on Market Until Sale	30	—	—	30	13	- 56.7%
Median Sales Price*	\$147,450	—	—	\$147,450	\$140,000	- 5.1%
Average Sales Price*	\$157,630	—	—	\$157,630	\$140,000	- 11.2%
Percent of List Price Received*	98.7%	—	—	98.7%	98.2%	- 0.5%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.4	—	—	—	—

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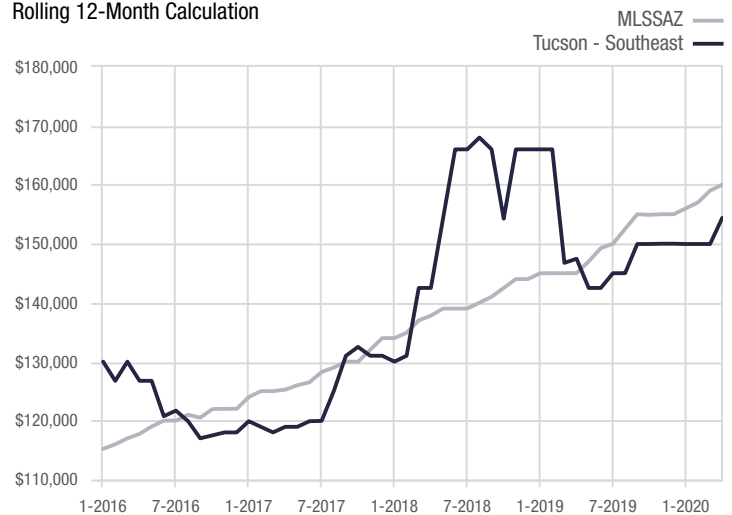
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Southwest

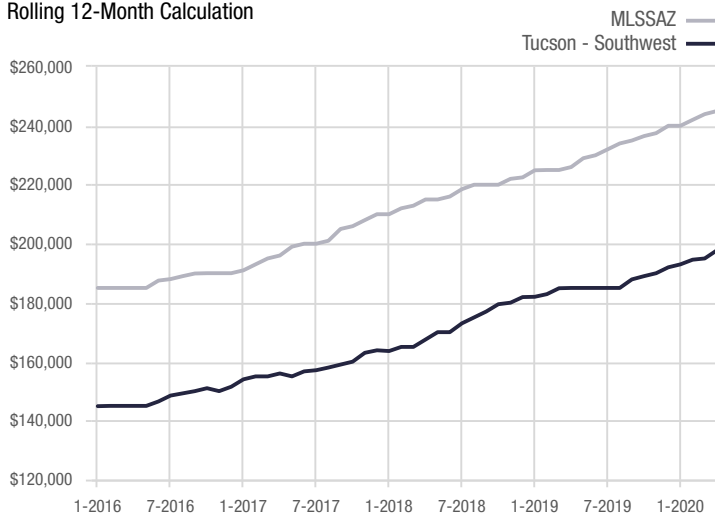
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	83	78	- 6.0%	332	322	- 3.0%
Pending Sales	80	74	- 7.5%	282	273	- 3.2%
Closed Sales	89	61	- 31.5%	231	231	0.0%
Days on Market Until Sale	46	32	- 30.4%	42	38	- 9.5%
Median Sales Price*	\$188,000	\$210,000	+ 11.7%	\$187,000	\$203,000	+ 8.6%
Average Sales Price*	\$198,931	\$219,103	+ 10.1%	\$197,778	\$213,704	+ 8.1%
Percent of List Price Received*	99.5%	98.9%	- 0.6%	99.0%	98.4%	- 0.6%
Inventory of Homes for Sale	115	102	- 11.3%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	3	2	- 33.3%	12	11	- 8.3%
Pending Sales	1	3	+ 200.0%	11	11	0.0%
Closed Sales	5	1	- 80.0%	12	8	- 33.3%
Days on Market Until Sale	12	26	+ 116.7%	20	25	+ 25.0%
Median Sales Price*	\$115,000	\$169,900	+ 47.7%	\$128,500	\$115,500	- 10.1%
Average Sales Price*	\$107,880	\$169,900	+ 57.5%	\$120,408	\$119,113	- 1.1%
Percent of List Price Received*	97.4%	100.0%	+ 2.7%	98.2%	101.9%	+ 3.8%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.8	0.8	- 55.6%	—	—	—

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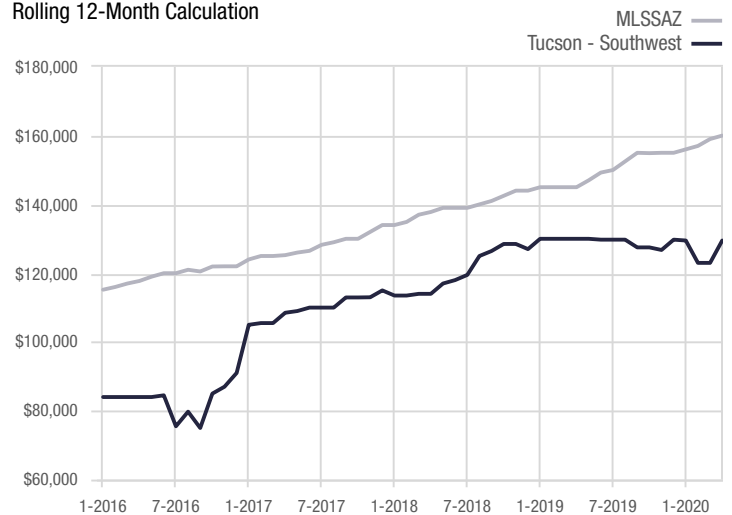
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Upper Northwest

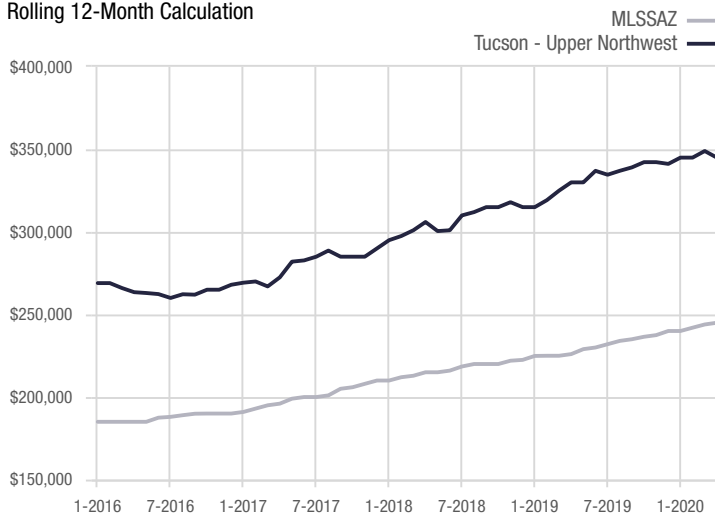
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	41	22	- 46.3%	207	223	+ 7.7%
Pending Sales	45	29	- 35.6%	184	184	0.0%
Closed Sales	45	45	0.0%	165	187	+ 13.3%
Days on Market Until Sale	64	38	- 40.6%	63	49	- 22.2%
Median Sales Price*	\$350,000	\$319,500	- 8.7%	\$345,000	\$370,500	+ 7.4%
Average Sales Price*	\$395,695	\$344,631	- 12.9%	\$370,684	\$380,268	+ 2.6%
Percent of List Price Received*	97.7%	98.2%	+ 0.5%	97.7%	97.5%	- 0.2%
Inventory of Homes for Sale	131	99	- 24.4%	—	—	—
Months Supply of Inventory	3.1	2.2	- 29.0%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	2	3	+ 50.0%	10	12	+ 20.0%
Pending Sales	7	1	- 85.7%	11	10	- 9.1%
Closed Sales	3	2	- 33.3%	7	11	+ 57.1%
Days on Market Until Sale	23	44	+ 91.3%	34	45	+ 32.4%
Median Sales Price*	\$238,000	\$310,156	+ 30.3%	\$238,000	\$280,000	+ 17.6%
Average Sales Price*	\$243,667	\$310,156	+ 27.3%	\$238,857	\$434,801	+ 82.0%
Percent of List Price Received*	98.8%	98.1%	- 0.7%	98.9%	98.0%	- 0.9%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.1	3.5	+ 218.2%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

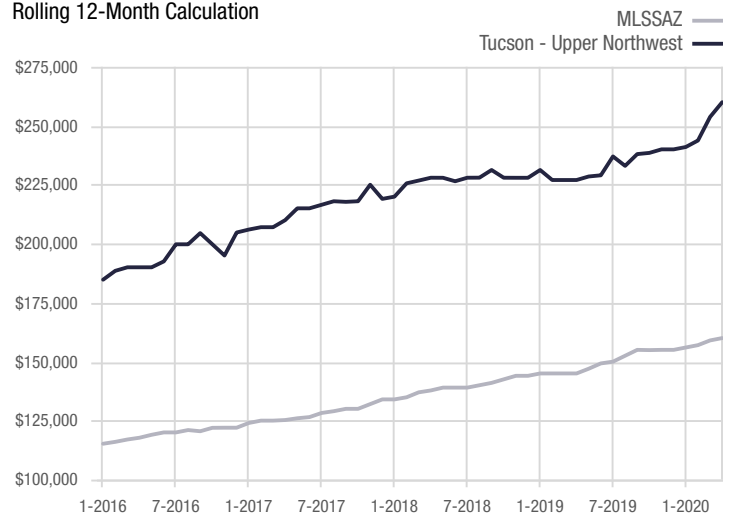
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Upper Southeast

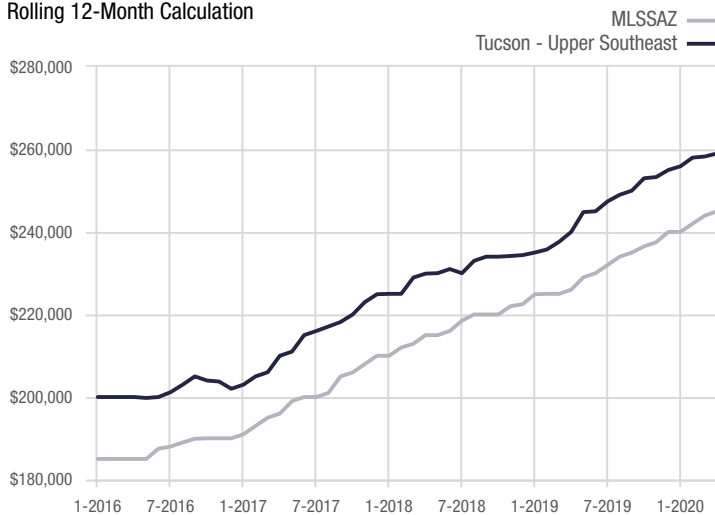
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	129	103	- 20.2%	459	454	- 1.1%
Pending Sales	108	111	+ 2.8%	374	432	+ 15.5%
Closed Sales	97	78	- 19.6%	305	369	+ 21.0%
Days on Market Until Sale	41	32	- 22.0%	45	42	- 6.7%
Median Sales Price*	\$262,705	\$275,000	+ 4.7%	\$248,000	\$260,000	+ 4.8%
Average Sales Price*	\$283,619	\$298,894	+ 5.4%	\$267,414	\$285,609	+ 6.8%
Percent of List Price Received*	98.9%	99.2%	+ 0.3%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	183	124	- 32.2%	—	—	—
Months Supply of Inventory	2.1	1.2	- 42.9%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	1	0.0%	1	2	+ 100.0%
Pending Sales	1	0	- 100.0%	1	1	0.0%
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	2	—
Median Sales Price*	—	—	—	—	\$210,000	—
Average Sales Price*	—	—	—	—	\$210,000	—
Percent of List Price Received*	—	—	—	—	93.3%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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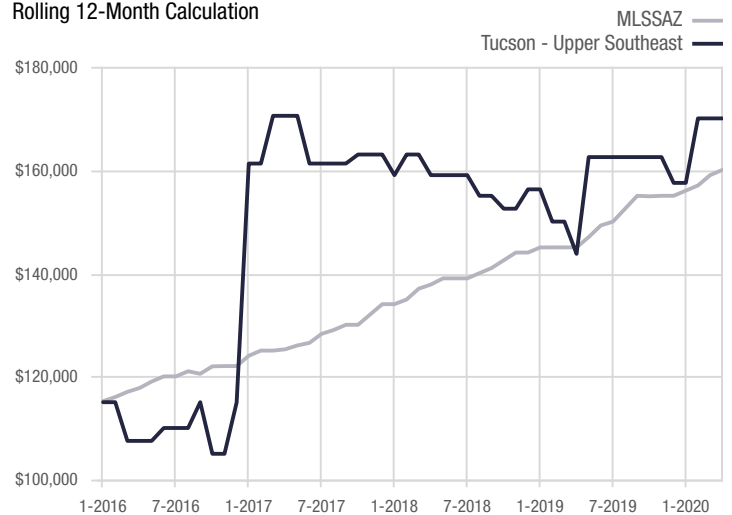
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - West

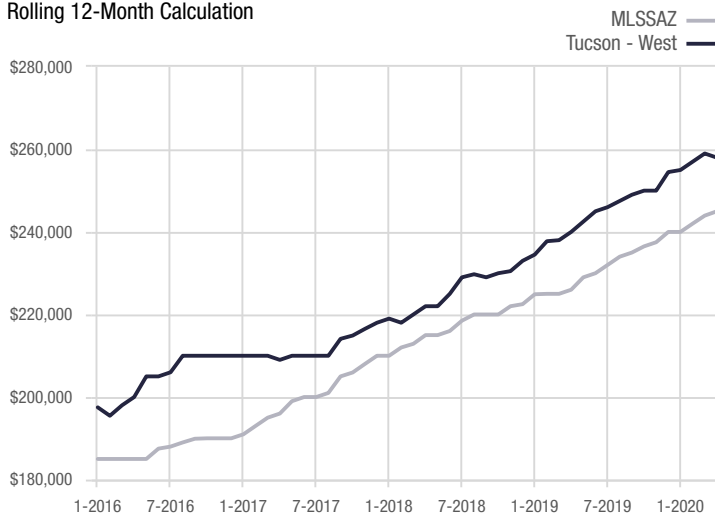
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	130	87	- 33.1%	458	406	- 11.4%
Pending Sales	93	87	- 6.5%	377	363	- 3.7%
Closed Sales	121	75	- 38.0%	339	325	- 4.1%
Days on Market Until Sale	35	32	- 8.6%	40	37	- 7.5%
Median Sales Price*	\$267,000	\$265,000	- 0.7%	\$248,500	\$259,000	+ 4.2%
Average Sales Price*	\$314,210	\$300,177	- 4.5%	\$286,325	\$297,757	+ 4.0%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	195	112	- 42.6%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	13	14	+ 7.7%	66	55	- 16.7%
Pending Sales	17	12	- 29.4%	64	51	- 20.3%
Closed Sales	17	14	- 17.6%	54	47	- 13.0%
Days on Market Until Sale	20	20	0.0%	26	21	- 19.2%
Median Sales Price*	\$122,000	\$150,000	+ 23.0%	\$120,250	\$144,000	+ 19.8%
Average Sales Price*	\$121,794	\$140,721	+ 15.5%	\$123,553	\$143,785	+ 16.4%
Percent of List Price Received*	98.1%	96.0%	- 2.1%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	9	8	- 11.1%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

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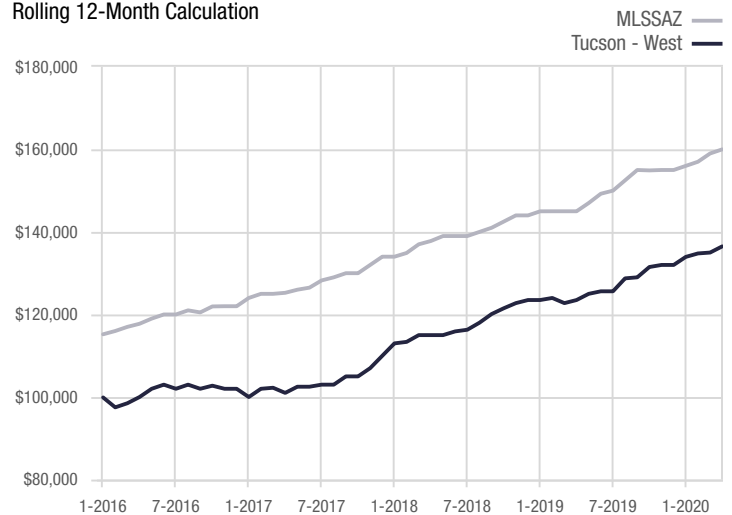
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Extended Northeast

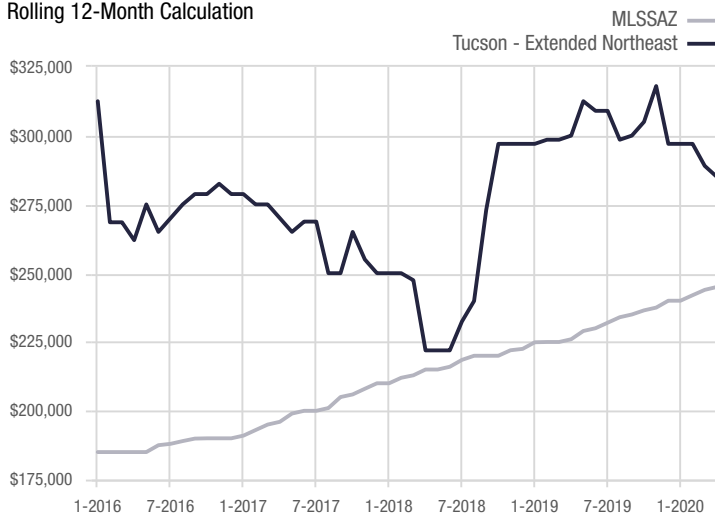
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	4	5	+ 25.0%	12	11	- 8.3%
Pending Sales	2	2	0.0%	3	5	+ 66.7%
Closed Sales	2	0	- 100.0%	2	3	+ 50.0%
Days on Market Until Sale	90	—	—	90	37	- 58.9%
Median Sales Price*	\$344,500	—	—	\$344,500	\$110,000	- 68.1%
Average Sales Price*	\$344,500	—	—	\$344,500	\$170,533	- 50.5%
Percent of List Price Received*	88.6%	—	—	88.6%	96.0%	+ 8.4%
Inventory of Homes for Sale	25	16	- 36.0%	—	—	—
Months Supply of Inventory	11.7	6.0	- 48.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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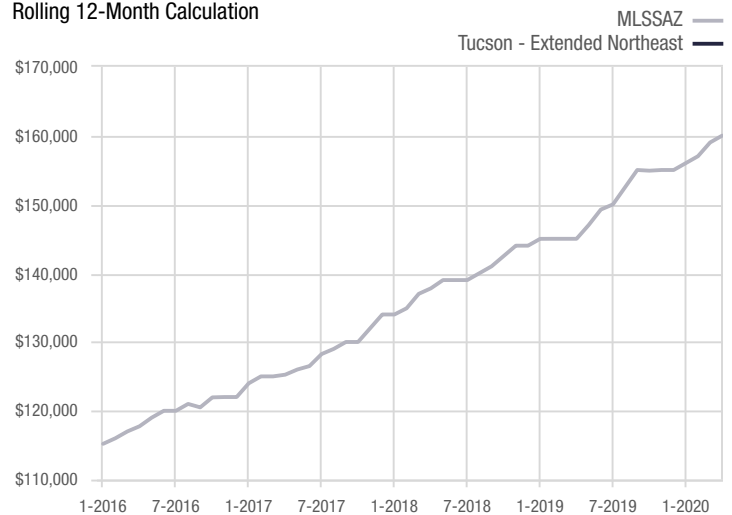
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Extended Northwest

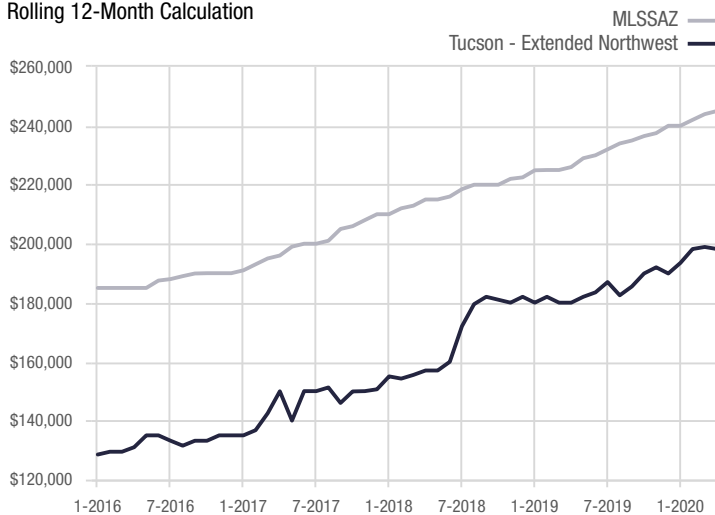
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	6	6	0.0%	35	27	- 22.9%
Pending Sales	9	7	- 22.2%	27	27	0.0%
Closed Sales	6	3	- 50.0%	25	24	- 4.0%
Days on Market Until Sale	16	5	- 68.8%	38	30	- 21.1%
Median Sales Price*	\$181,500	\$173,500	- 4.4%	\$171,000	\$196,950	+ 15.2%
Average Sales Price*	\$179,277	\$172,833	- 3.6%	\$179,086	\$196,462	+ 9.7%
Percent of List Price Received*	98.3%	97.9%	- 0.4%	98.6%	99.3%	+ 0.7%
Inventory of Homes for Sale	12	4	- 66.7%	—	—	—
Months Supply of Inventory	1.7	0.6	- 64.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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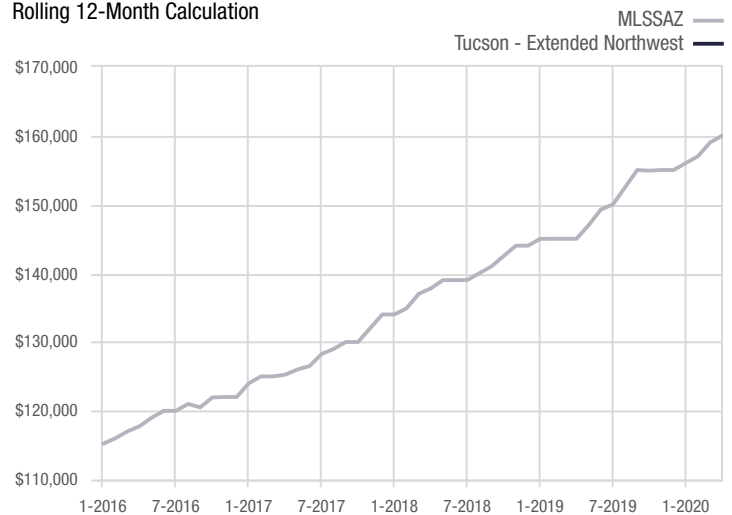
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Extended Southeast

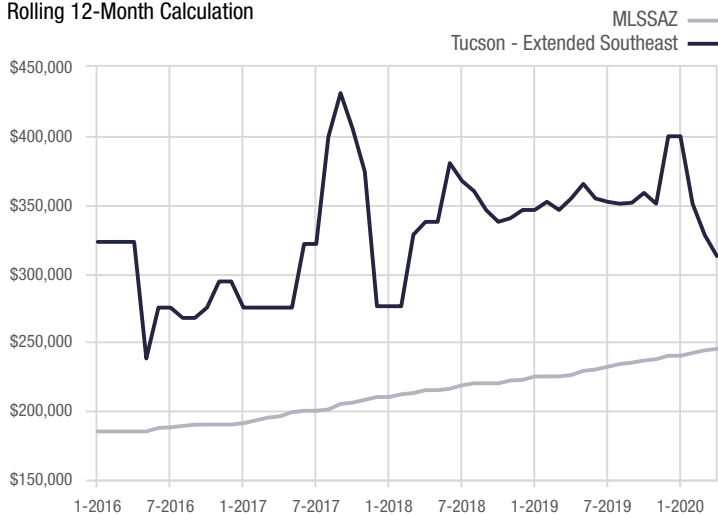
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	1	—	4	8	+ 100.0%
Pending Sales	2	0	- 100.0%	8	7	- 12.5%
Closed Sales	4	4	0.0%	7	8	+ 14.3%
Days on Market Until Sale	217	17	- 92.2%	147	48	- 67.3%
Median Sales Price*	\$457,250	\$432,680	- 5.4%	\$440,000	\$287,000	- 34.8%
Average Sales Price*	\$480,625	\$449,090	- 6.6%	\$439,071	\$333,170	- 24.1%
Percent of List Price Received*	97.1%	90.9%	- 6.4%	97.4%	92.4%	- 5.1%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	5.0	2.8	- 44.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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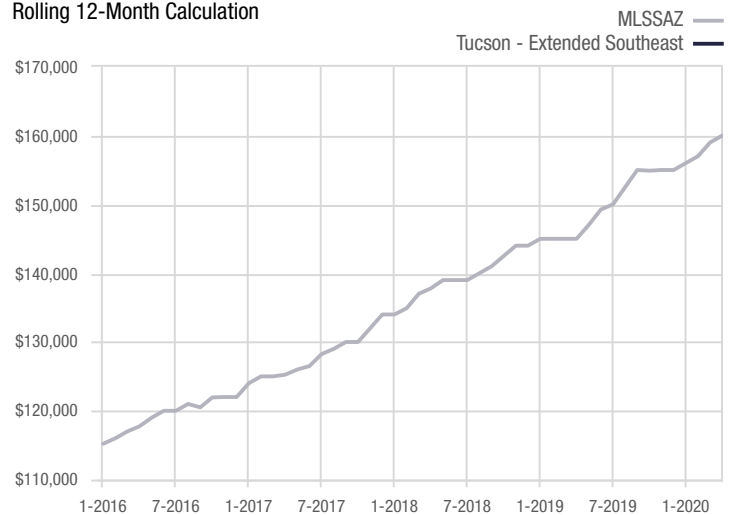
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Extended Southwest

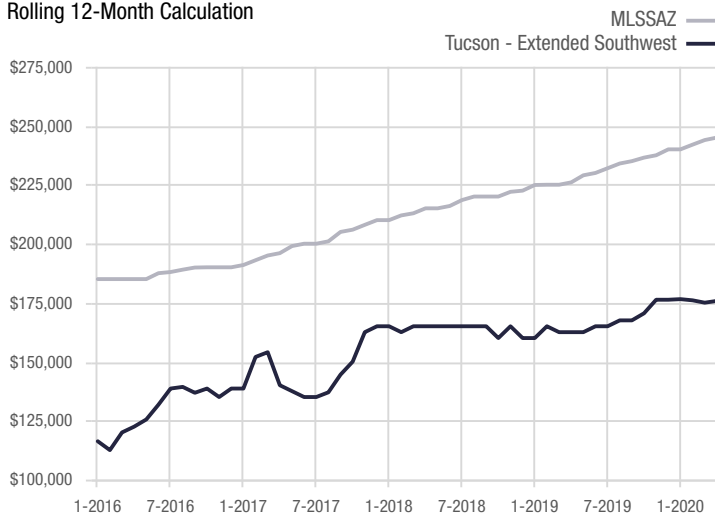
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	4	2	- 50.0%	9	12	+ 33.3%
Pending Sales	3	5	+ 66.7%	7	9	+ 28.6%
Closed Sales	2	1	- 50.0%	7	5	- 28.6%
Days on Market Until Sale	61	48	- 21.3%	114	47	- 58.8%
Median Sales Price*	\$129,750	\$85,000	- 34.5%	\$165,000	\$85,000	- 48.5%
Average Sales Price*	\$129,750	\$85,000	- 34.5%	\$169,583	\$121,400	- 28.4%
Percent of List Price Received*	91.3%	89.5%	- 2.0%	93.4%	89.5%	- 4.2%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	1.8	1.5	- 16.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	12	—	—
Median Sales Price*	—	—	—	\$126,000	—	—
Average Sales Price*	—	—	—	\$126,000	—	—
Percent of List Price Received*	—	—	—	100.8%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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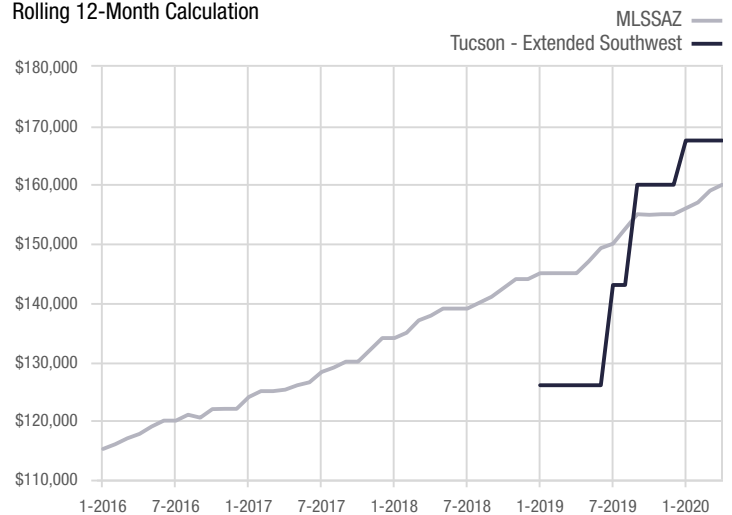
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Extended West

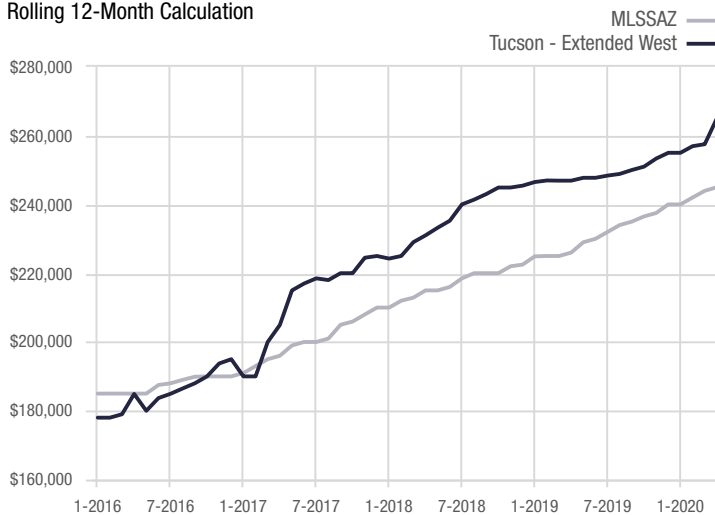
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	49	46	- 6.1%	213	191	- 10.3%
Pending Sales	47	50	+ 6.4%	152	175	+ 15.1%
Closed Sales	45	37	- 17.8%	136	135	- 0.7%
Days on Market Until Sale	64	95	+ 48.4%	64	75	+ 17.2%
Median Sales Price*	\$248,500	\$295,879	+ 19.1%	\$245,000	\$274,999	+ 12.2%
Average Sales Price*	\$255,947	\$309,614	+ 21.0%	\$251,585	\$281,122	+ 11.7%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.1%	99.0%	+ 0.9%
Inventory of Homes for Sale	140	79	- 43.6%	—	—	—
Months Supply of Inventory	3.8	2.0	- 47.4%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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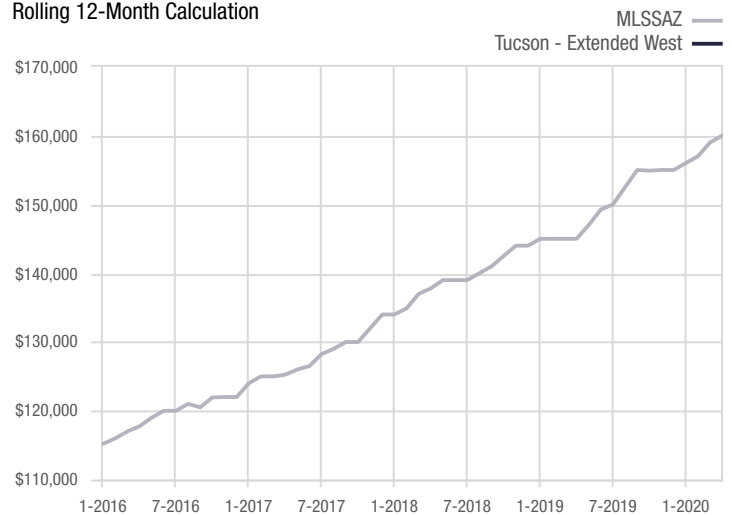
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Pima East

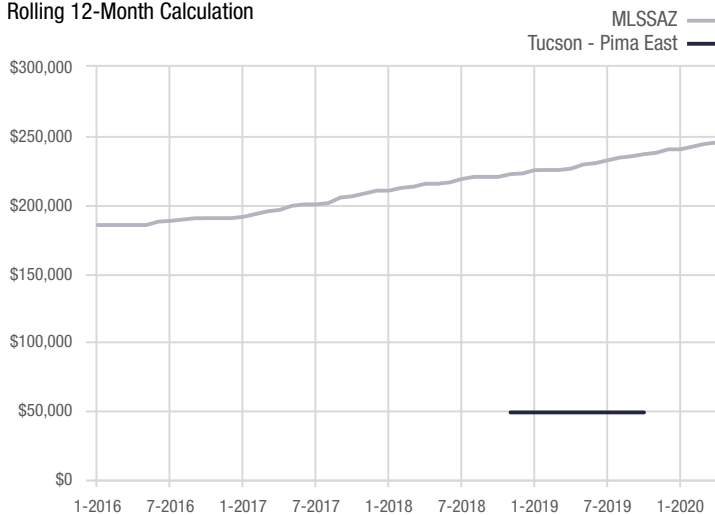
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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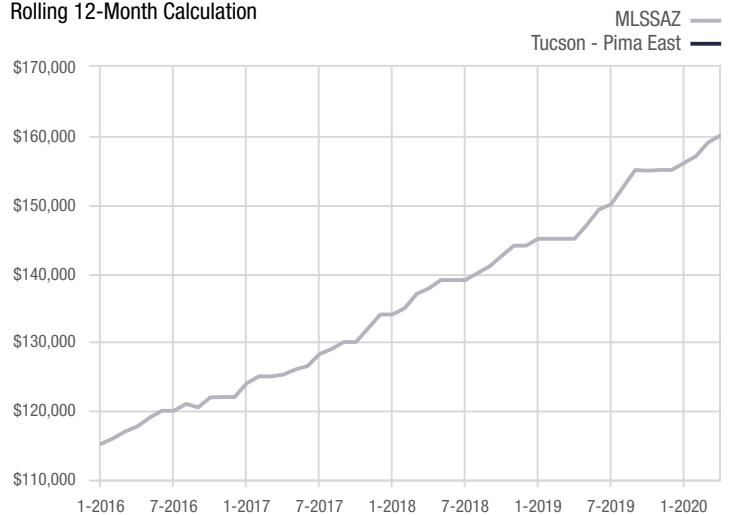
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Pima Northwest

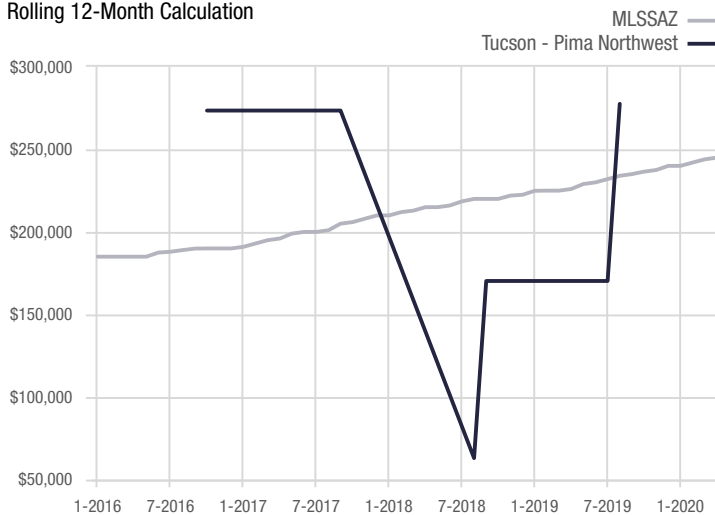
Single Family	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	1	—	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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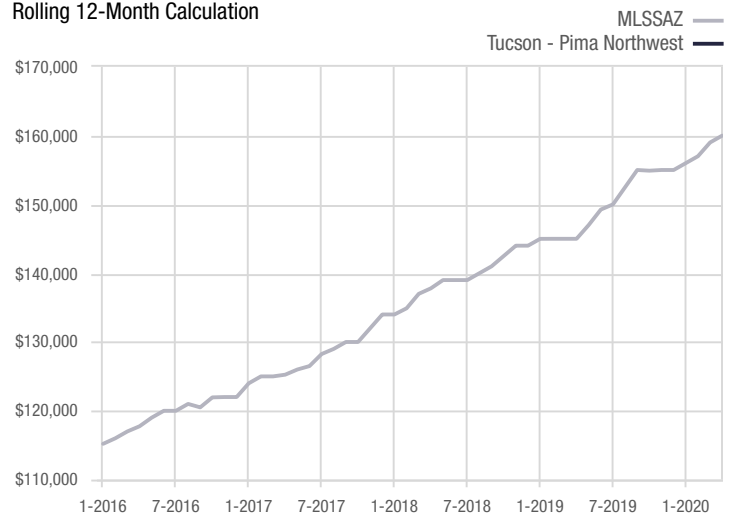
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2020

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Tucson - Pima Southwest

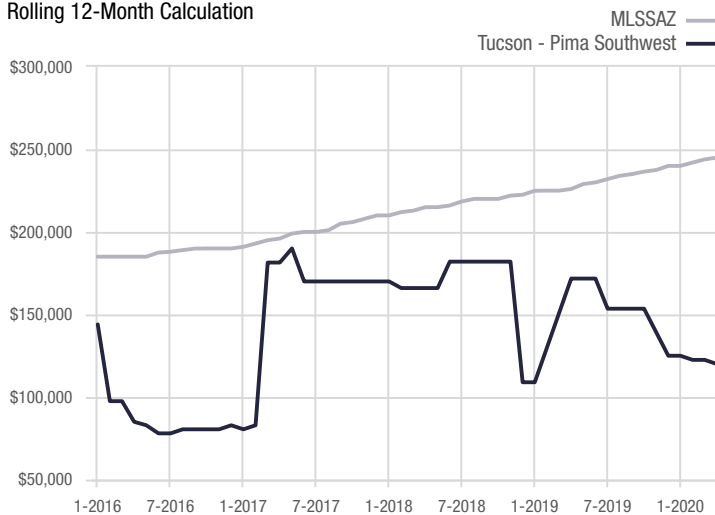
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	2	0	- 100.0%	7	8	+ 14.3%
Pending Sales	0	2	—	2	4	+ 100.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Days on Market Until Sale	33	—	—	33	3	- 90.9%
Median Sales Price*	\$171,750	—	—	\$171,750	\$85,000	- 50.5%
Average Sales Price*	\$171,750	—	—	\$171,750	\$85,000	- 50.5%
Percent of List Price Received*	92.6%	—	—	92.6%	106.4%	+ 14.9%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	3.5	7.9	+ 125.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

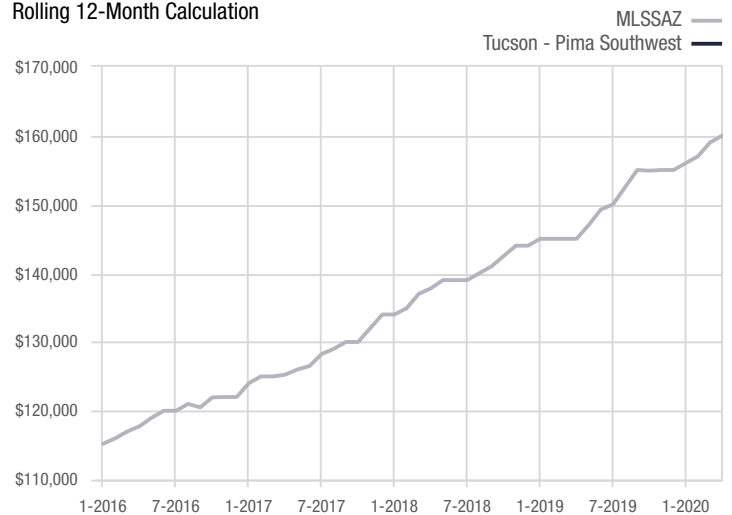
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Local Market Update – April 2020

A Research Tool Provided by Southern Arizona MLS.



Tucson - Benson / St. David

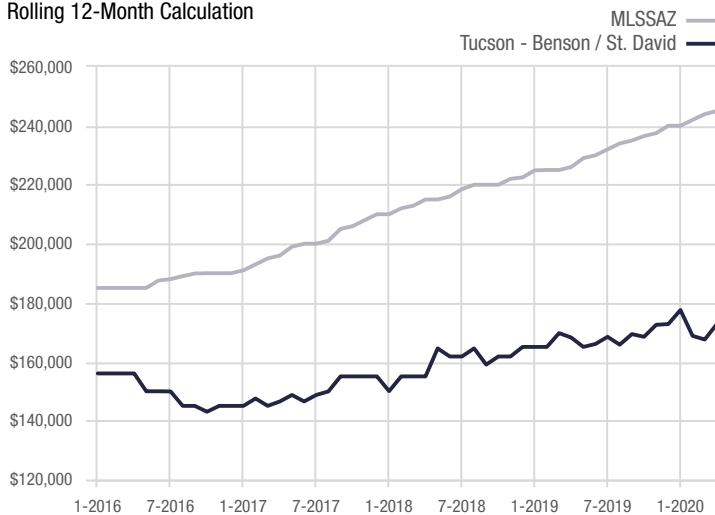
Single Family Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	15	12	- 20.0%	55	43	- 21.8%
Pending Sales	13	12	- 7.7%	43	32	- 25.6%
Closed Sales	9	6	- 33.3%	43	23	- 46.5%
Days on Market Until Sale	68	36	- 47.1%	111	61	- 45.0%
Median Sales Price*	\$135,000	\$192,500	+ 42.6%	\$180,000	\$180,000	0.0%
Average Sales Price*	\$153,333	\$167,450	+ 9.2%	\$216,644	\$188,683	- 12.9%
Percent of List Price Received*	94.7%	96.5%	+ 1.9%	96.9%	96.0%	- 0.9%
Inventory of Homes for Sale	47	30	- 36.2%	—	—	—
Months Supply of Inventory	4.2	3.3	- 21.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2019	2020	% Change	Thru 4-2019	Thru 4-2020	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	28	—	—	28	—
Median Sales Price*	—	\$121,000	—	—	\$121,000	—
Average Sales Price*	—	\$121,000	—	—	\$121,000	—
Percent of List Price Received*	—	96.0%	—	—	96.0%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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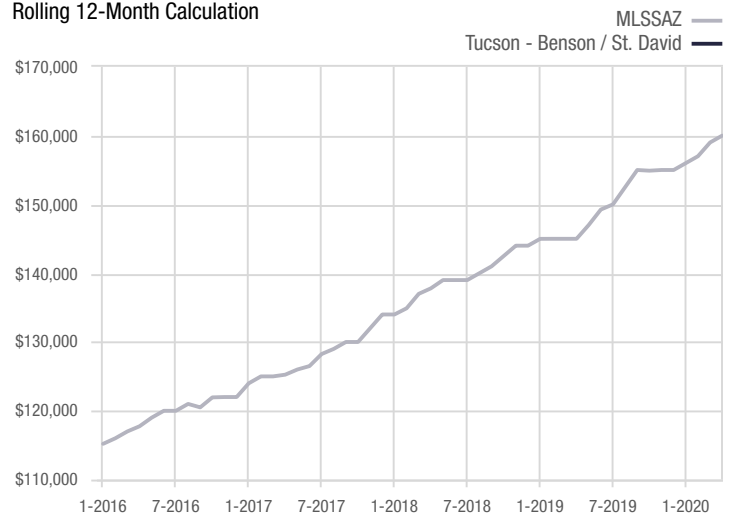
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.