

Monthly Indicators



July 2020

Healthy buyer demand and constrained supply continue to be the story for much of the country. Nationally, showing activity in July remained substantially higher than a year before and multiple offer situations are a frequent experience in many markets. With the inventory of homes for sale still constrained, a competitive market for buyers shows little sign of waning.

New Listings decreased 5.9 percent for Single Family but increased 17.3 percent for Townhouse/Condo. Pending Sales increased 6.5 percent for Single Family and 29.9 percent for Townhouse/Condo. Inventory decreased 48.1 percent for Single Family and 19.6 percent for Townhouse/Condo.

Median Sales Price increased 8.5 percent to \$271,250 for Single Family but decreased 4.2 percent to \$158,000 for Townhouse/Condo. Days on Market decreased 10.5 percent for Single Family but increased 3.6 percent for Townhouse/Condo. Months Supply of Inventory decreased 50.0 percent for Single Family and 15.4 percent for Townhouse/Condo.

While the number of unemployment insurance weekly initial claims have been far lower in recent weeks than their peak in March and April, more than 1 million new claims are still being filed each week and more 31 million were claiming benefits in all programs as of early July, compared to fewer than 2 million in July 2019. Despite this significant economic impact, home buyers remain extremely resilient. With mortgage rates remaining near record-low levels and home purchase mortgage applications up from a year ago, high buyer activity is expected to continue into the late summer and early fall market.

Quick Facts

+ 3.5%

Change in
Closed Sales
All Properties

+ 8.2%

Change in
Median Sales Price
All Properties

- 45.6%

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	7-2019	7-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,432	1,348	- 5.9%	10,768	9,678	- 10.1%
Pending Sales		1,270	1,353	+ 6.5%	8,797	8,807	+ 0.1%
Closed Sales		1,330	1,368	+ 2.9%	8,227	7,999	- 2.8%
Days on Market Until Sale		38	34	- 10.5%	43	36	- 16.3%
Median Sales Price		\$250,000	\$271,250	+ 8.5%	\$243,000	\$257,700	+ 6.0%
Average Sales Price		\$299,930	\$331,729	+ 10.6%	\$291,818	\$311,452	+ 6.7%
Percent of List Price Received		98.6%	99.3%	+ 0.7%	98.4%	98.8%	+ 0.4%
Housing Affordability Index		119	118	- 0.8%	122	125	+ 2.5%
Inventory of Homes for Sale		2,507	1,301	- 48.1%	—	—	—
Months Supply of Inventory		2.2	1.1	- 50.0%	—	—	—

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.



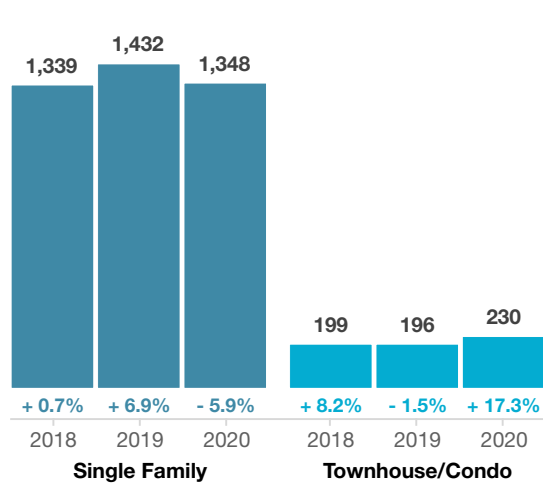
Key Metrics	Historical Sparkbars	7-2019	7-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		196	230	+ 17.3%	1,580	1,557	- 1.5%
Pending Sales		187	243	+ 29.9%	1,418	1,361	- 4.0%
Closed Sales		197	213	+ 8.1%	1,336	1,218	- 8.8%
Days on Market Until Sale		28	29	+ 3.6%	31	28	- 9.7%
Median Sales Price		\$165,000	\$158,000	- 4.2%	\$157,250	\$165,000	+ 4.9%
Average Sales Price		\$176,010	\$176,219	+ 0.1%	\$172,947	\$187,468	+ 8.4%
Percent of List Price Received		98.3%	98.5%	+ 0.2%	98.1%	98.3%	+ 0.2%
Housing Affordability Index		180	203	+ 12.8%	189	194	+ 2.6%
Inventory of Homes for Sale		245	197	- 19.6%	—	—	—
Months Supply of Inventory		1.3	1.1	- 15.4%	—	—	—

New Listings

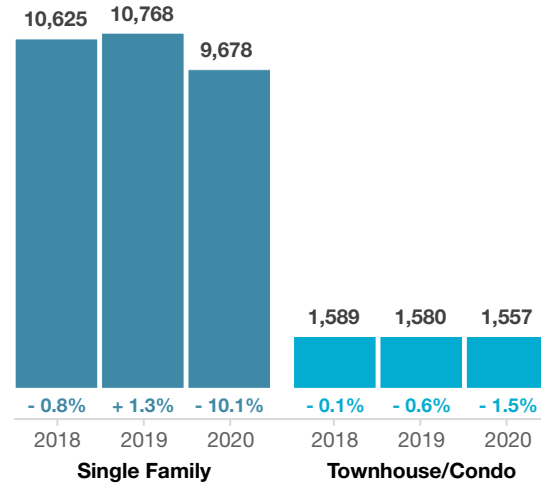
A count of the properties that have been newly listed on the market in a given month.



July

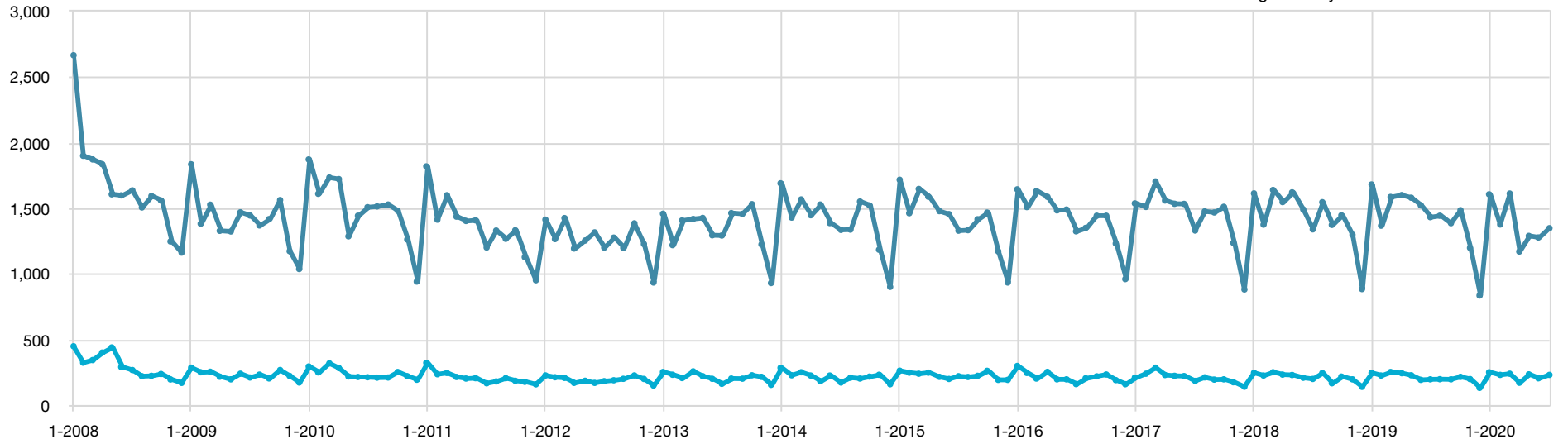


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2019	1,443	- 6.7%	197	- 19.3%
9-2019	1,386	+ 0.9%	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%	230	+ 2.2%
3-2020	1,612	+ 1.6%	239	- 5.2%
4-2020	1,170	- 26.9%	170	- 30.0%
5-2020	1,289	- 18.4%	234	+ 3.1%
6-2020	1,277	- 16.1%	204	+ 6.3%
7-2020	1,348	- 5.9%	230	+ 17.3%
12-Month Avg	1,335	- 7.5%	208	- 1.9%

Historical New Listings by Month

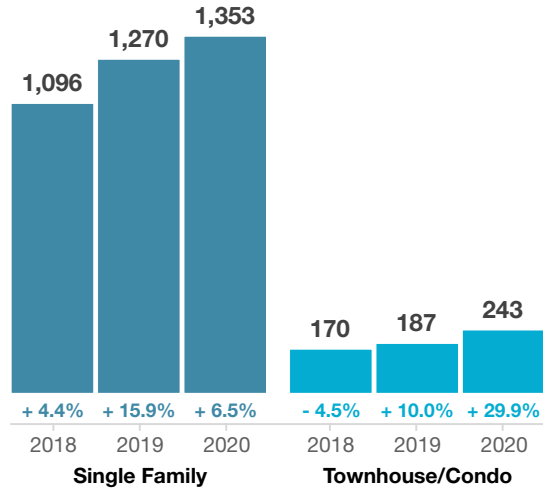


Pending Sales

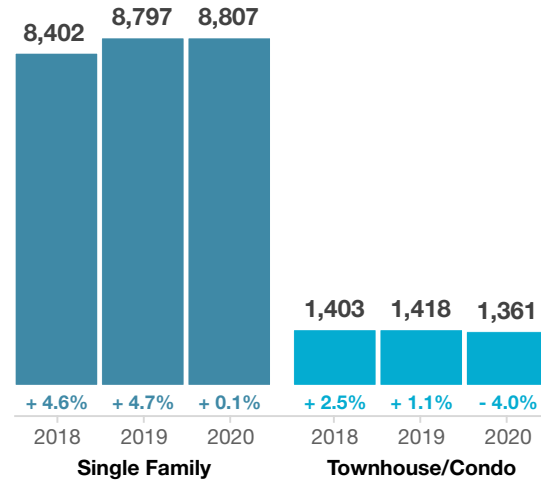
A count of the properties on which offers have been accepted in a given month.



July

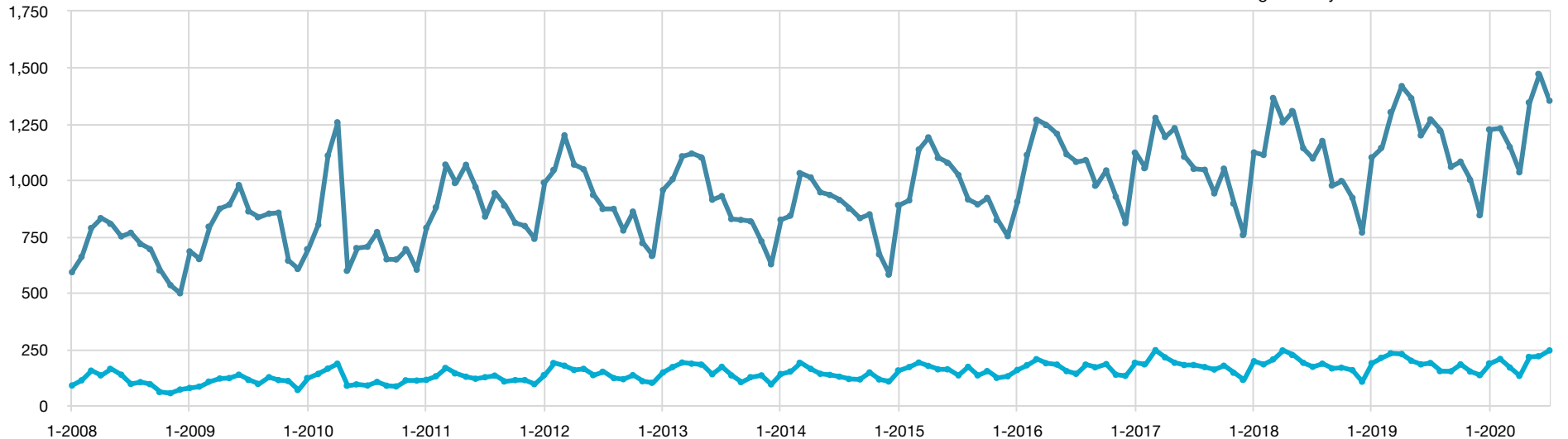


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,001	+ 8.7%	149	- 3.9%
12-2019	844	+ 10.0%	133	+ 27.9%
1-2020	1,225	+ 11.3%	185	- 0.5%
2-2020	1,230	+ 7.6%	205	- 2.4%
3-2020	1,147	- 11.9%	167	- 27.4%
4-2020	1,035	- 27.0%	130	- 42.7%
5-2020	1,345	- 1.4%	214	+ 8.6%
6-2020	1,472	+ 22.8%	217	+ 19.9%
7-2020	1,353	+ 6.5%	243	+ 29.9%
12-Month Avg	1,168	+ 2.8%	177	- 3.3%

Historical Pending Sales by Month

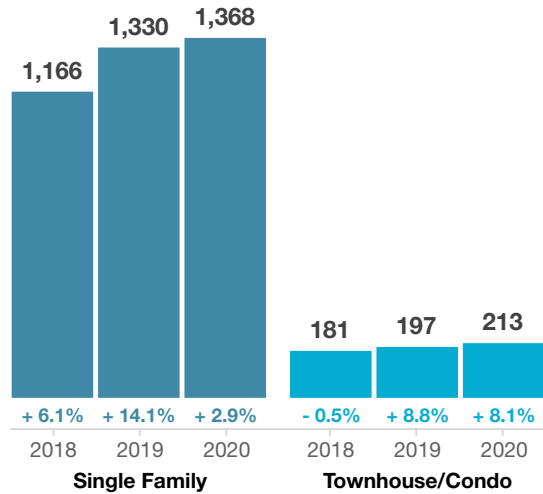


Closed Sales

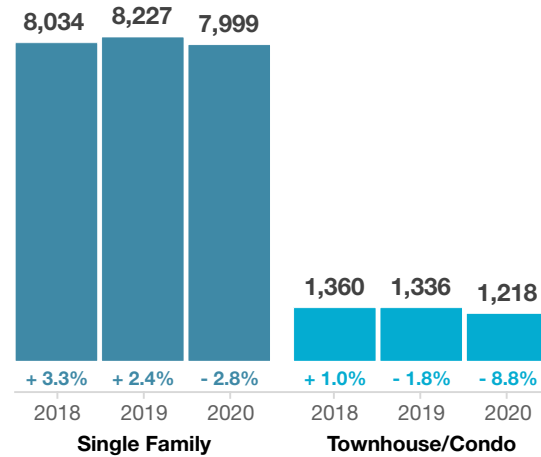
A count of the actual sales that closed in a given month.



July

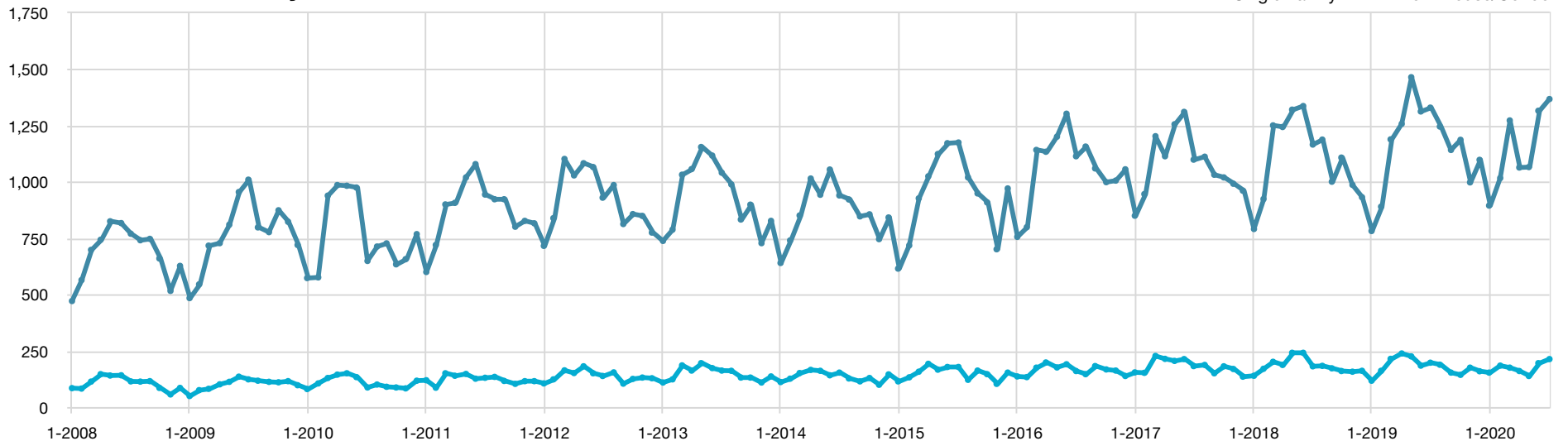


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2019	1,246	+ 4.9%	188	+ 2.7%
9-2019	1,142	+ 14.1%	153	- 11.0%
10-2019	1,187	+ 7.1%	143	- 10.6%
11-2019	998	+ 1.1%	175	+ 11.5%
12-2019	1,098	+ 17.8%	159	- 1.2%
1-2020	895	+ 14.5%	153	+ 30.8%
2-2020	1,017	+ 14.3%	184	+ 14.3%
3-2020	1,273	+ 7.1%	175	- 18.2%
4-2020	1,064	- 15.4%	160	- 32.8%
5-2020	1,066	- 27.2%	138	- 38.7%
6-2020	1,316	+ 0.2%	195	+ 6.0%
7-2020	1,368	+ 2.9%	213	+ 8.1%
12-Month Avg	1,139	+ 1.7%	170	- 6.1%

Historical Closed Sales by Month

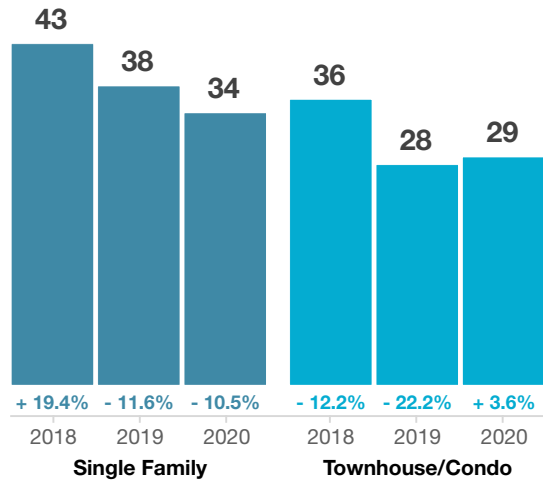


Days on Market Until Sale

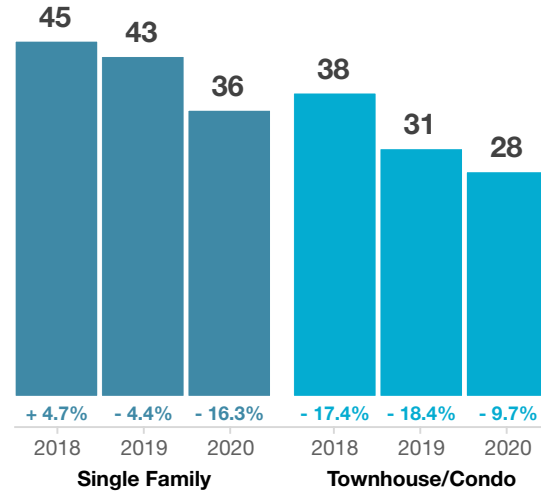
Average number of days between when a property is listed and when an offer is accepted in a given month.



July



Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	27	-15.6%
4-2020	31	-27.9%	22	-26.7%
5-2020	30	-25.0%	27	+8.0%
6-2020	36	-10.0%	29	-12.1%
7-2020	34	-10.5%	29	+3.6%
12-Month Avg*	37	-13.2%	28	-10.9%

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

Historical Days on Market Until Sale by Month

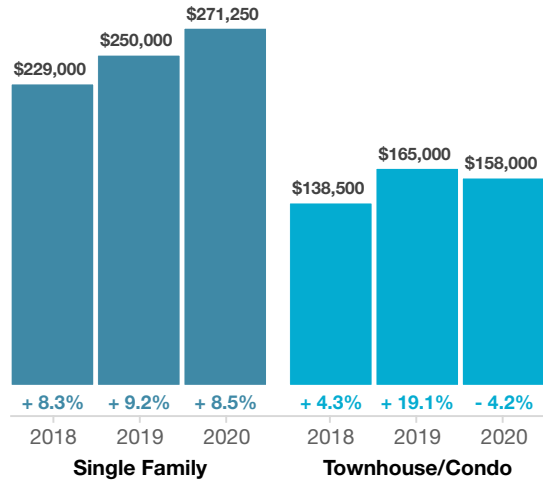


Median Sales Price

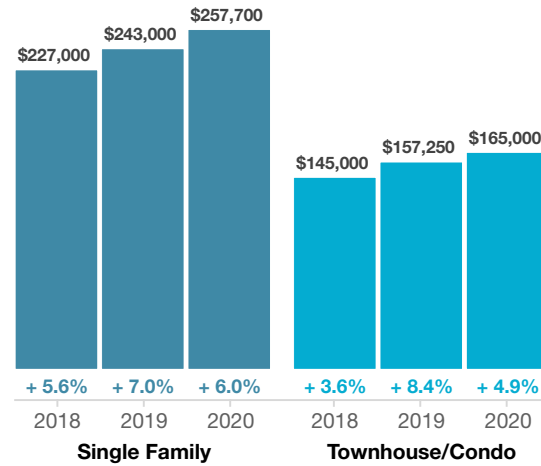
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



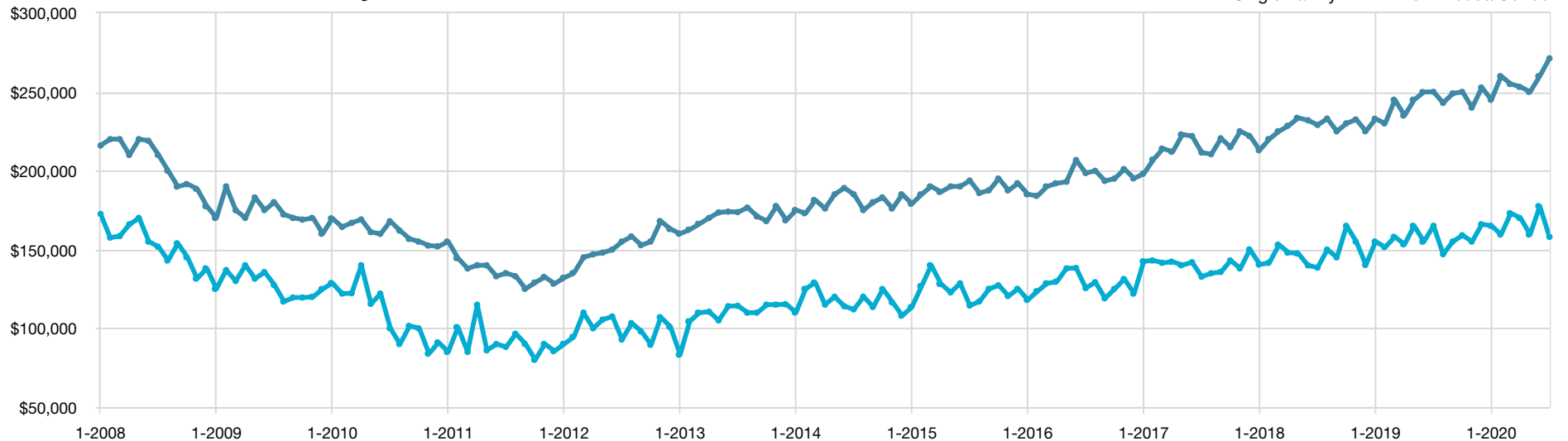
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$252,750	+ 12.3%	\$166,000	+ 18.4%
1-2020	\$245,000	+ 5.2%	\$165,000	+ 6.5%
2-2020	\$260,000	+ 13.0%	\$159,500	+ 5.3%
3-2020	\$255,000	+ 4.1%	\$173,000	+ 9.5%
4-2020	\$253,200	+ 7.7%	\$170,000	+ 10.9%
5-2020	\$250,000	+ 2.0%	\$159,500	- 3.3%
6-2020	\$260,000	+ 4.0%	\$177,500	+ 14.6%
7-2020	\$271,250	+ 8.5%	\$158,000	- 4.2%
12-Month Avg*	\$252,500	+ 6.5%	\$160,000	+ 3.2%

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

Historical Median Sales Price by Month

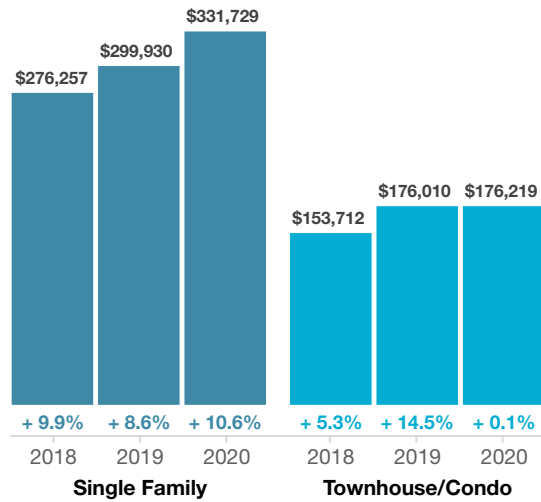


Average Sales Price

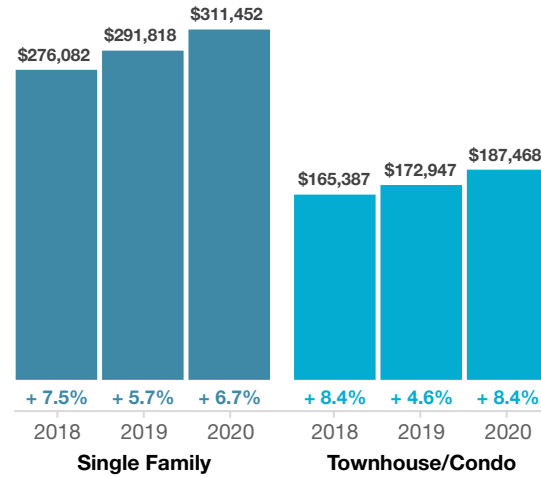
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



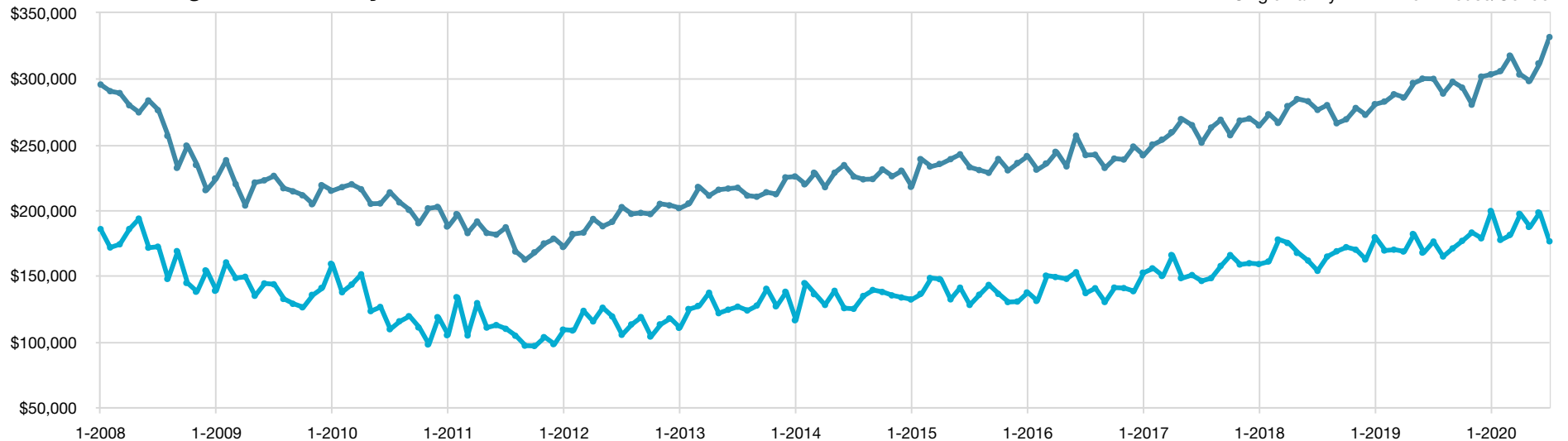
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2019	\$288,693	+ 3.1%	\$164,660	+ 0.1%
9-2019	\$297,721	+ 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	\$301,623	+ 10.7%	\$178,484	+ 9.9%
1-2020	\$303,351	+ 8.1%	\$199,285	+ 11.2%
2-2020	\$305,810	+ 8.2%	\$177,275	+ 4.8%
3-2020	\$317,600	+ 10.2%	\$181,065	+ 6.6%
4-2020	\$303,247	+ 6.2%	\$197,093	+ 17.0%
5-2020	\$298,220	+ 0.5%	\$187,169	+ 3.0%
6-2020	\$311,676	+ 3.9%	\$198,160	+ 18.2%
7-2020	\$331,729	+ 10.6%	\$176,219	+ 0.1%
12-Month Avg*	\$303,577	+ 6.7%	\$182,247	+ 6.7%

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

Historical Average Sales Price by Month

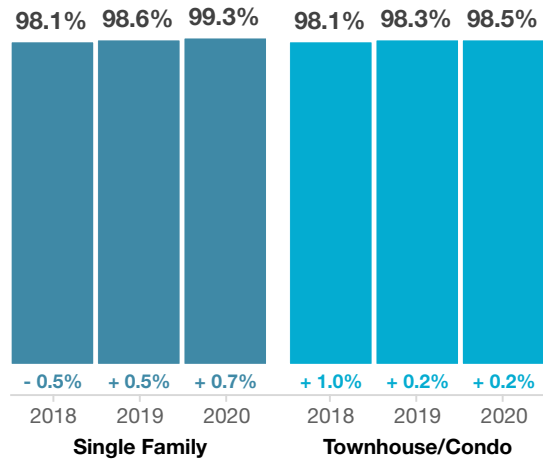


Percent of List Price Received

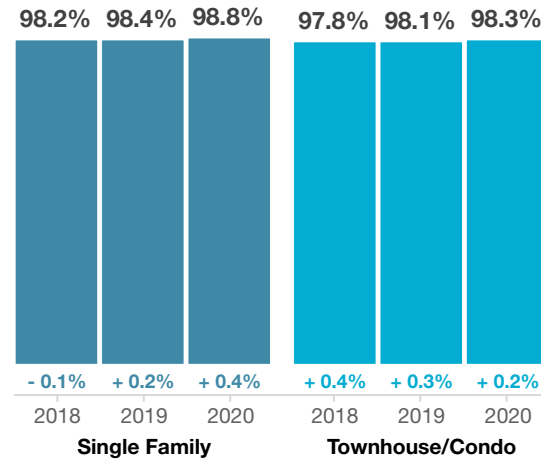
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July



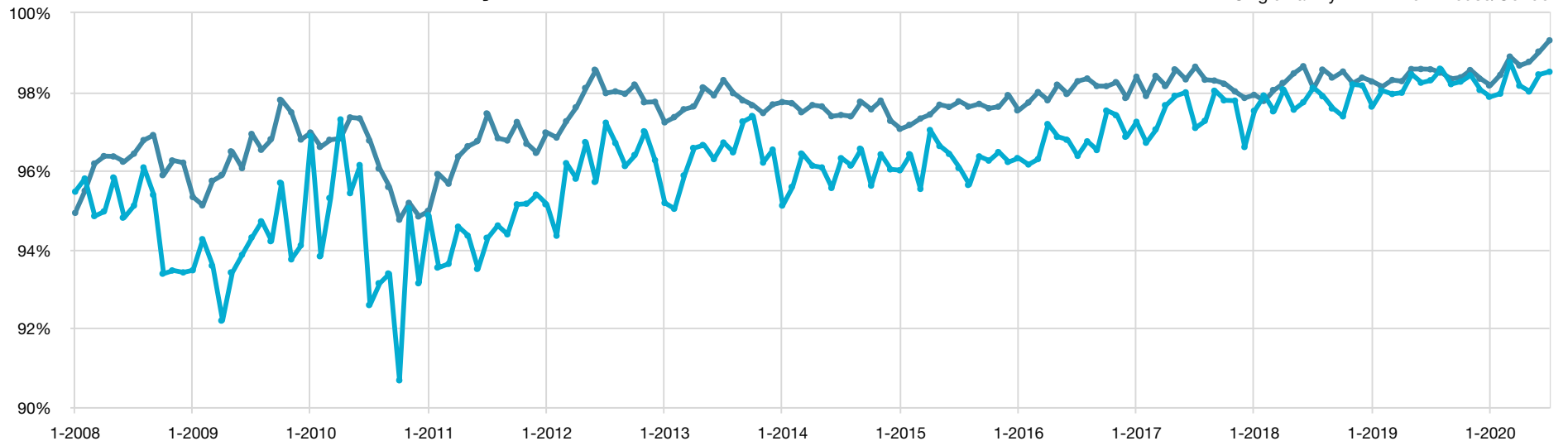
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	98.1%	- 0.1%
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%
5-2020	98.8%	+ 0.2%	98.0%	- 0.4%
6-2020	99.0%	+ 0.4%	98.4%	+ 0.2%
7-2020	99.3%	+ 0.7%	98.5%	+ 0.2%
12-Month Avg*	98.6%	+ 0.2%	98.3%	+ 0.3%

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

Historical Percent of List Price Received by Month

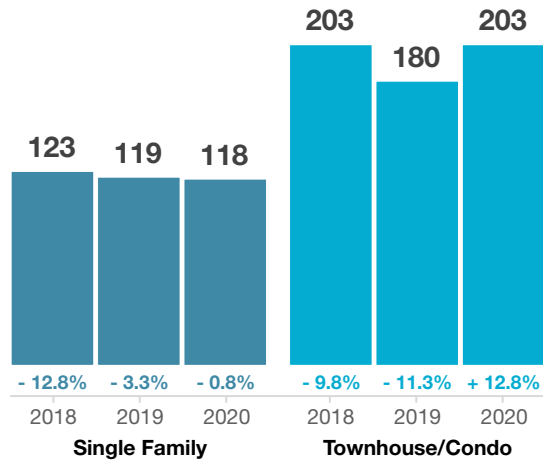


Housing Affordability Index

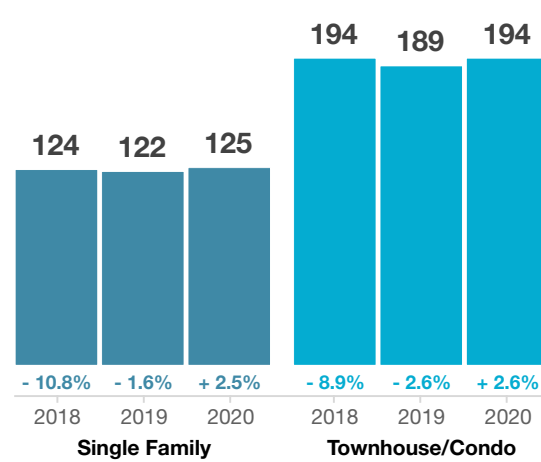
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



July

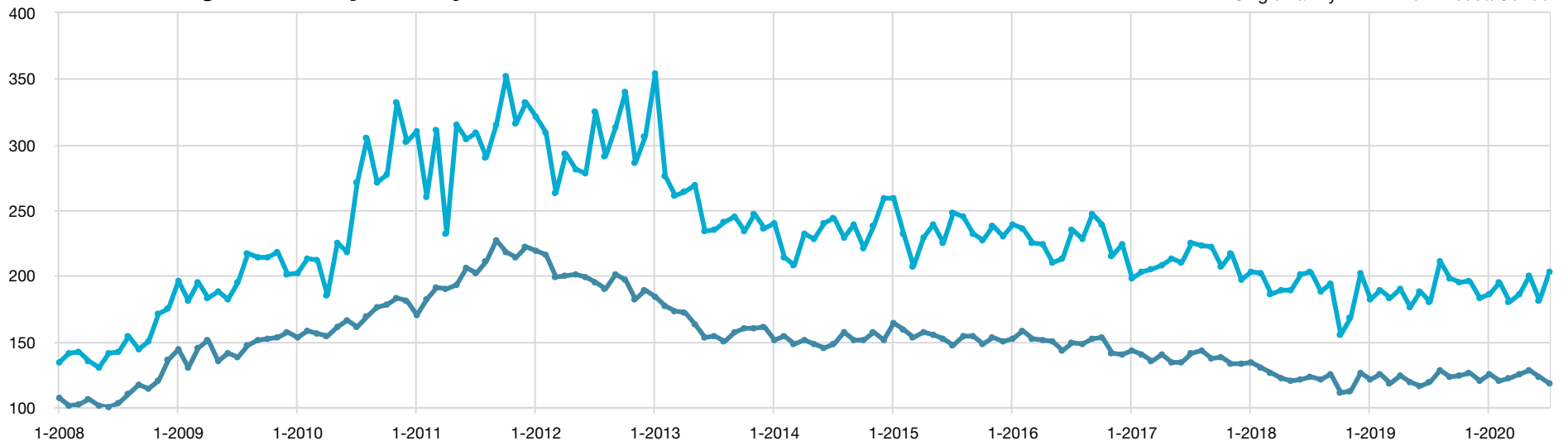


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	183	- 9.4%
1-2020	125	+ 3.3%	186	+ 2.2%
2-2020	120	- 4.0%	195	+ 3.2%
3-2020	122	+ 3.4%	180	- 1.6%
4-2020	125	+ 0.8%	186	- 2.1%
5-2020	128	+ 7.6%	200	+ 13.6%
6-2020	123	+ 6.0%	181	- 3.7%
7-2020	118	- 0.8%	203	+ 12.8%
12-Month Avg	124	+ 3.3%	193	+ 5.5%

Historical Housing Affordability Index by Month

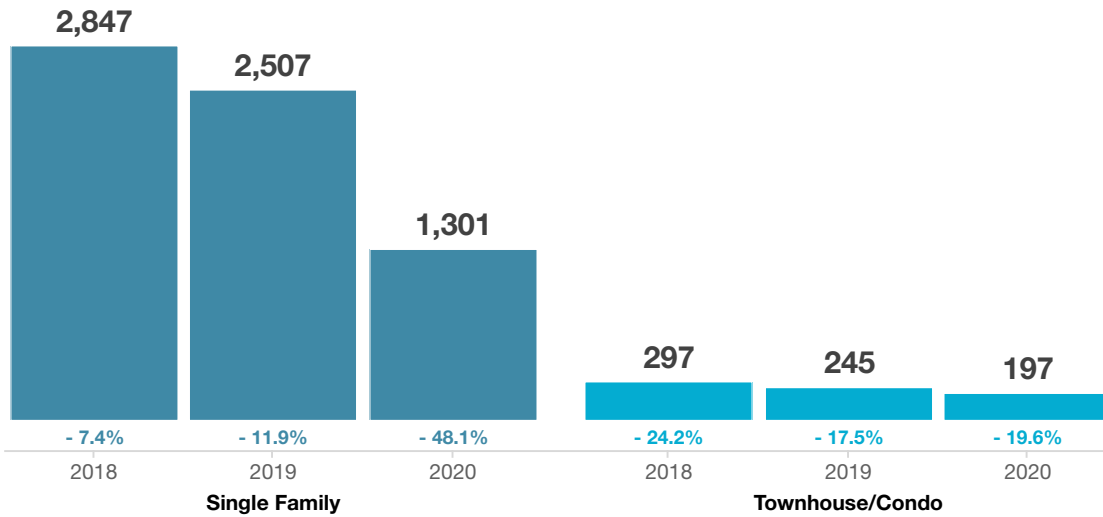


Inventory of Homes for Sale

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

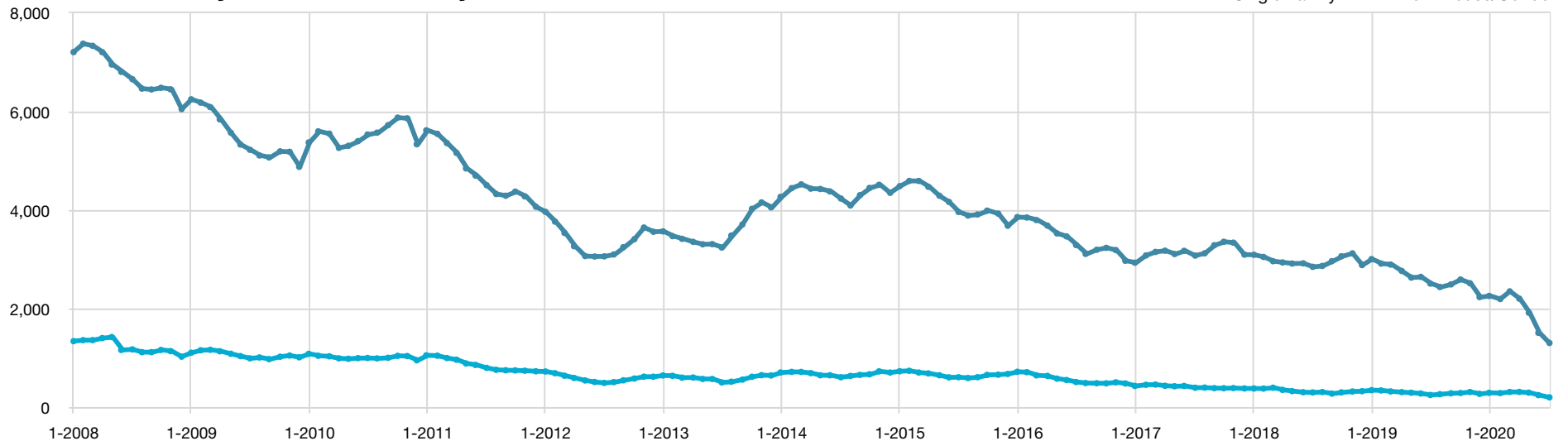


July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2019	2,437	- 15.0%	261	- 14.4%
9-2019	2,490	- 15.9%	279	+ 2.2%
10-2019	2,590	- 15.4%	285	- 4.4%
11-2019	2,513	- 19.5%	305	- 3.5%
12-2019	2,232	- 22.6%	268	- 16.8%
1-2020	2,257	- 24.9%	289	- 15.7%
2-2020	2,193	- 24.7%	283	- 16.0%
3-2020	2,349	- 18.8%	306	- 3.5%
4-2020	2,201	- 20.4%	307	+ 1.3%
5-2020	1,915	- 27.2%	292	+ 0.3%
6-2020	1,507	- 43.0%	242	- 12.0%
7-2020	1,301	- 48.1%	197	- 19.6%
12-Month Avg	2,165	- 24.1%	276	- 8.6%

Historical Inventory of Homes for Sale by Month

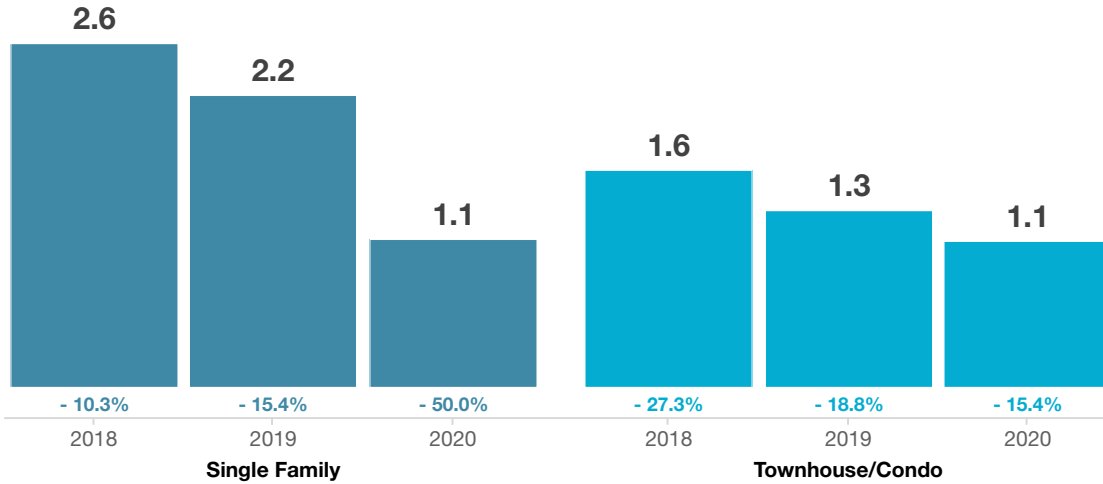


Months Supply of Inventory

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.



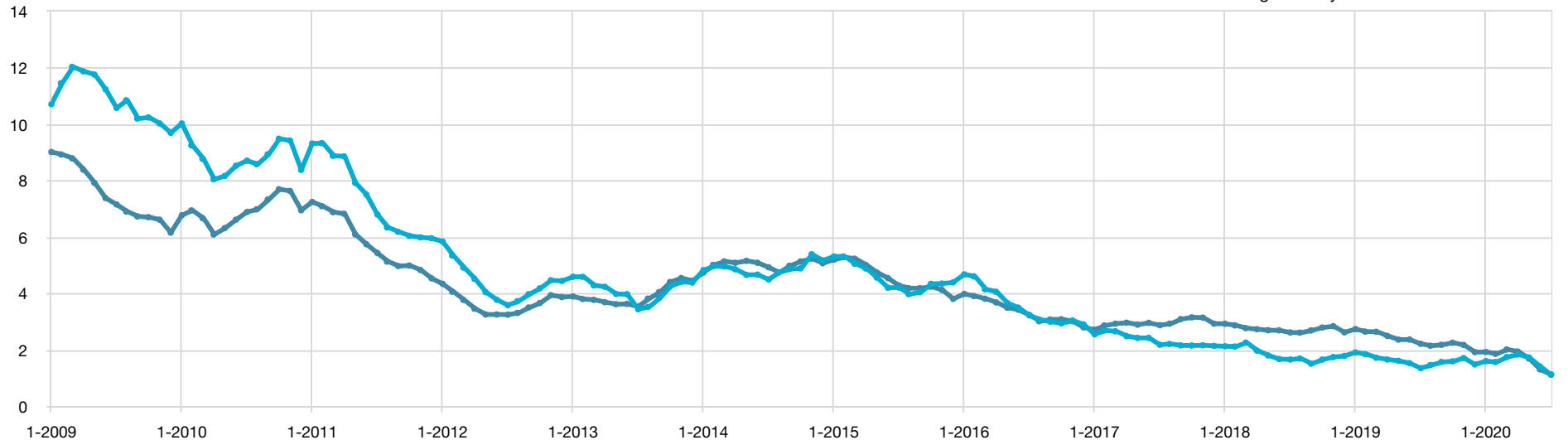
July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.9	-26.9%	1.6	-11.1%
3-2020	2.0	-23.1%	1.7	0.0%
4-2020	1.9	-24.0%	1.8	+12.5%
5-2020	1.7	-29.2%	1.7	+6.3%
6-2020	1.3	-45.8%	1.4	-6.7%
7-2020	1.1	-50.0%	1.1	-15.4%
12-Month Avg*	1.9	-27.4%	1.6	-5.9%

* Months Supply for all properties from August 2019 through July 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	7-2019	7-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,628	1,578	- 3.1%	12,348	11,235	- 9.0%
Pending Sales		1,457	1,596	+ 9.5%	10,215	10,168	- 0.5%
Closed Sales		1,527	1,581	+ 3.5%	9,563	9,217	- 3.6%
Days on Market Until Sale		37	34	- 8.1%	41	35	- 14.6%
Median Sales Price		\$238,000	\$257,500	+ 8.2%	\$230,000	\$247,000	+ 7.4%
Average Sales Price		\$283,943	\$310,751	+ 9.4%	\$275,211	\$295,057	+ 7.2%
Percent of List Price Received		98.5%	99.2%	+ 0.7%	98.4%	98.7%	+ 0.3%
Housing Affordability Index		125	125	0.0%	129	130	+ 0.8%
Inventory of Homes for Sale		2,752	1,498	- 45.6%	—	—	—
Months Supply of Inventory		2.1	1.1	- 47.6%	—	—	—

Local Market Update – July 2020

A Research Tool Provided by Southern Arizona MLS.

Tucson - Central

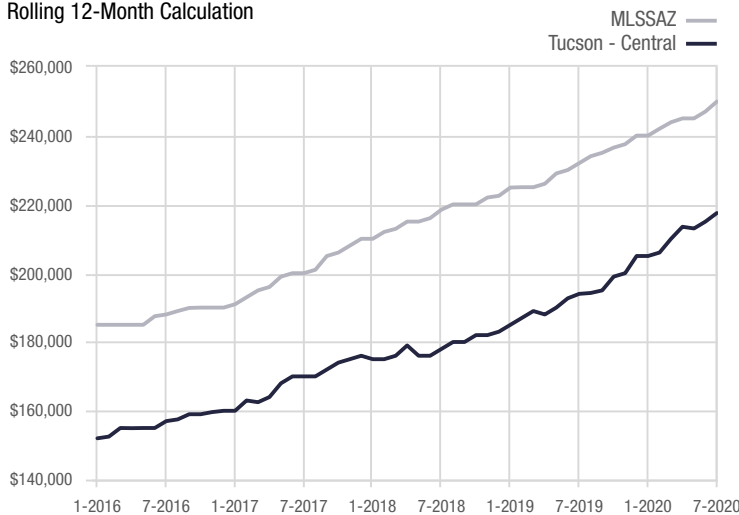
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	194	215	+ 10.8%	1,644	1,522	- 7.4%
Pending Sales	165	179	+ 8.5%	1,251	1,284	+ 2.6%
Closed Sales	193	226	+ 17.1%	1,188	1,189	+ 0.1%
Days on Market Until Sale	27	29	+ 7.4%	32	31	- 3.1%
Median Sales Price*	\$217,100	\$239,450	+ 10.3%	\$200,000	\$222,250	+ 11.1%
Average Sales Price*	\$253,715	\$269,341	+ 6.2%	\$231,237	\$253,532	+ 9.6%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	353	231	- 34.6%	—	—	—
Months Supply of Inventory	2.2	1.4	- 36.4%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	47	58	+ 23.4%	326	349	+ 7.1%
Pending Sales	44	55	+ 25.0%	282	293	+ 3.9%
Closed Sales	43	51	+ 18.6%	261	247	- 5.4%
Days on Market Until Sale	19	31	+ 63.2%	33	30	- 9.1%
Median Sales Price*	\$144,000	\$124,000	- 13.9%	\$133,000	\$135,000	+ 1.5%
Average Sales Price*	\$143,902	\$129,533	- 10.0%	\$141,118	\$149,179	+ 5.7%
Percent of List Price Received*	98.0%	97.2%	- 0.8%	97.6%	97.6%	0.0%
Inventory of Homes for Sale	55	48	- 12.7%	—	—	—
Months Supply of Inventory	1.5	1.3	- 13.3%	—	—	—

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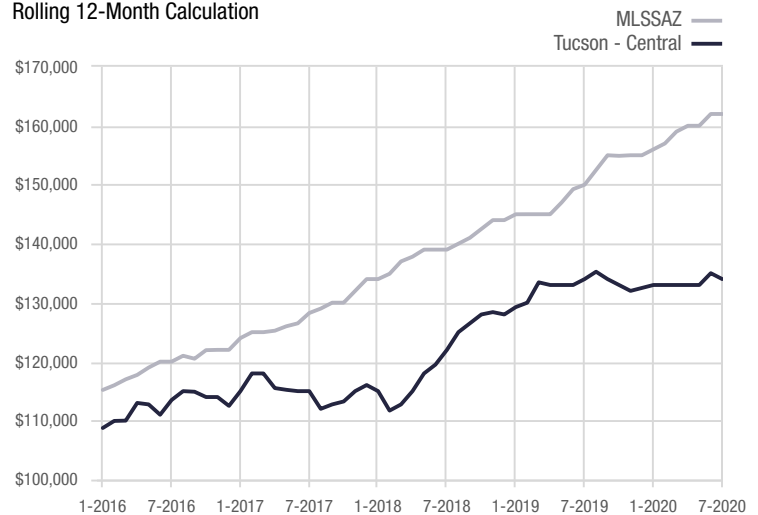
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - East

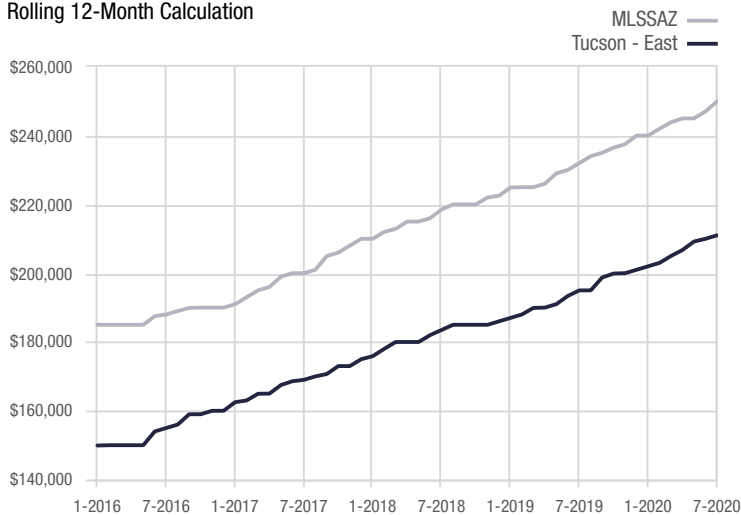
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	141	145	+ 2.8%	1,091	1,037	- 4.9%
Pending Sales	141	163	+ 15.6%	959	988	+ 3.0%
Closed Sales	142	138	- 2.8%	895	880	- 1.7%
Days on Market Until Sale	23	21	- 8.7%	31	25	- 19.4%
Median Sales Price*	\$198,500	\$226,250	+ 14.0%	\$199,000	\$215,000	+ 8.0%
Average Sales Price*	\$212,594	\$254,631	+ 19.8%	\$217,539	\$233,408	+ 7.3%
Percent of List Price Received*	98.8%	99.5%	+ 0.7%	98.8%	99.2%	+ 0.4%
Inventory of Homes for Sale	174	69	- 60.3%	—	—	—
Months Supply of Inventory	1.4	0.5	- 64.3%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	19	41	+ 115.8%	203	237	+ 16.7%
Pending Sales	24	50	+ 108.3%	194	236	+ 21.6%
Closed Sales	27	33	+ 22.2%	186	197	+ 5.9%
Days on Market Until Sale	27	32	+ 18.5%	24	28	+ 16.7%
Median Sales Price*	\$119,500	\$135,000	+ 13.0%	\$123,400	\$138,000	+ 11.8%
Average Sales Price*	\$121,714	\$130,679	+ 7.4%	\$120,398	\$134,094	+ 11.4%
Percent of List Price Received*	98.1%	99.1%	+ 1.0%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	23	15	- 34.8%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

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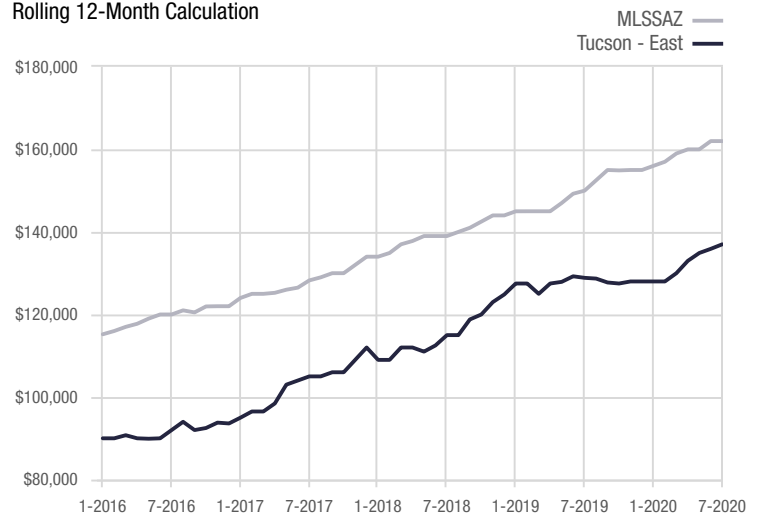
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - North

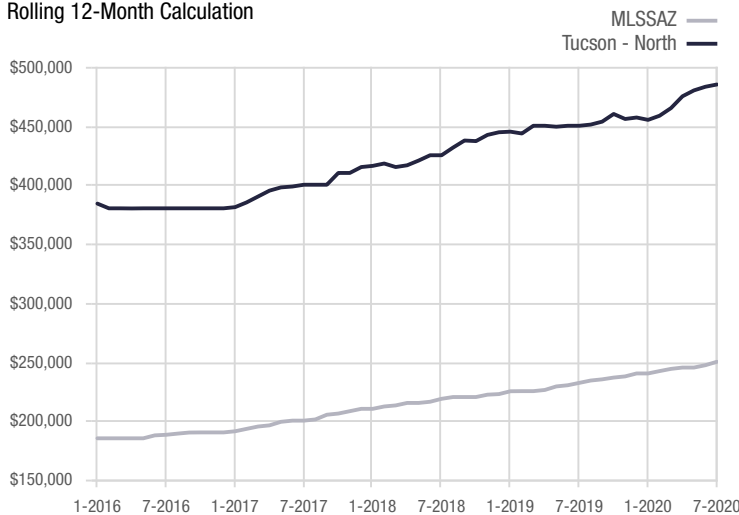
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	121	106	- 12.4%	1,000	908	- 9.2%
Pending Sales	95	106	+ 11.6%	699	713	+ 2.0%
Closed Sales	101	141	+ 39.6%	654	658	+ 0.6%
Days on Market Until Sale	53	45	- 15.1%	52	43	- 17.3%
Median Sales Price*	\$482,000	\$499,900	+ 3.7%	\$459,180	\$505,000	+ 10.0%
Average Sales Price*	\$546,272	\$554,124	+ 1.4%	\$526,596	\$562,457	+ 6.8%
Percent of List Price Received*	97.6%	98.0%	+ 0.4%	97.5%	97.7%	+ 0.2%
Inventory of Homes for Sale	313	186	- 40.6%	—	—	—
Months Supply of Inventory	3.7	2.0	- 45.9%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	52	55	+ 5.8%	469	430	- 8.3%
Pending Sales	42	59	+ 40.5%	399	369	- 7.5%
Closed Sales	52	60	+ 15.4%	390	348	- 10.8%
Days on Market Until Sale	28	28	0.0%	33	30	- 9.1%
Median Sales Price*	\$184,000	\$188,250	+ 2.3%	\$179,950	\$192,500	+ 7.0%
Average Sales Price*	\$203,570	\$217,308	+ 6.7%	\$208,382	\$220,503	+ 5.8%
Percent of List Price Received*	98.2%	98.6%	+ 0.4%	98.0%	98.2%	+ 0.2%
Inventory of Homes for Sale	87	60	- 31.0%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

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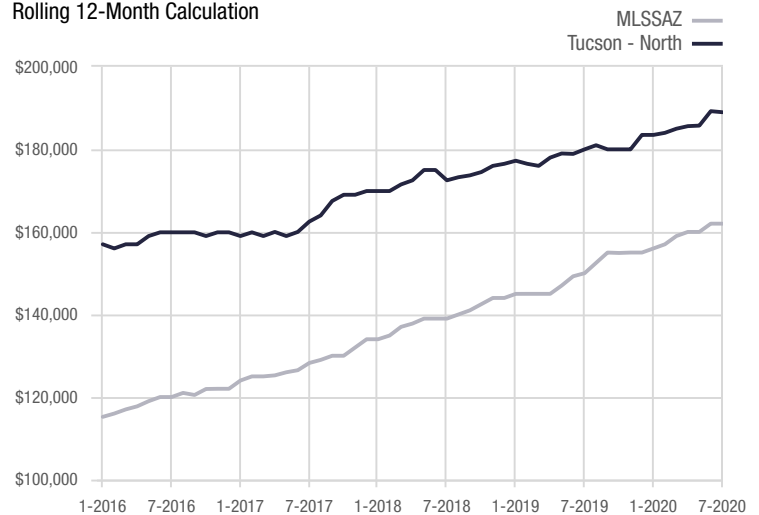
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Northeast

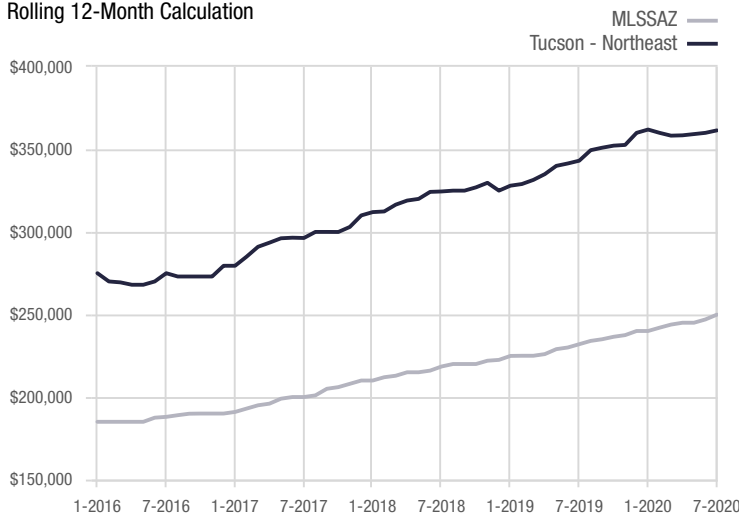
Single Family Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	68	56	- 17.6%	502	431	- 14.1%
Pending Sales	59	66	+ 11.9%	407	377	- 7.4%
Closed Sales	71	50	- 29.6%	394	336	- 14.7%
Days on Market Until Sale	52	32	- 38.5%	52	35	- 32.7%
Median Sales Price*	\$338,000	\$375,000	+ 10.9%	\$365,000	\$368,000	+ 0.8%
Average Sales Price*	\$384,856	\$438,755	+ 14.0%	\$405,874	\$422,602	+ 4.1%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	118	78	- 33.9%	—	—	—
Months Supply of Inventory	2.3	1.6	- 30.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	14	19	+ 35.7%	127	127	0.0%
Pending Sales	14	22	+ 57.1%	130	109	- 16.2%
Closed Sales	15	15	0.0%	120	103	- 14.2%
Days on Market Until Sale	26	28	+ 7.7%	31	23	- 25.8%
Median Sales Price*	\$160,900	\$179,000	+ 11.2%	\$144,250	\$160,000	+ 10.9%
Average Sales Price*	\$140,947	\$157,360	+ 11.6%	\$141,658	\$159,993	+ 12.9%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	98.1%	98.0%	- 0.1%
Inventory of Homes for Sale	11	9	- 18.2%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

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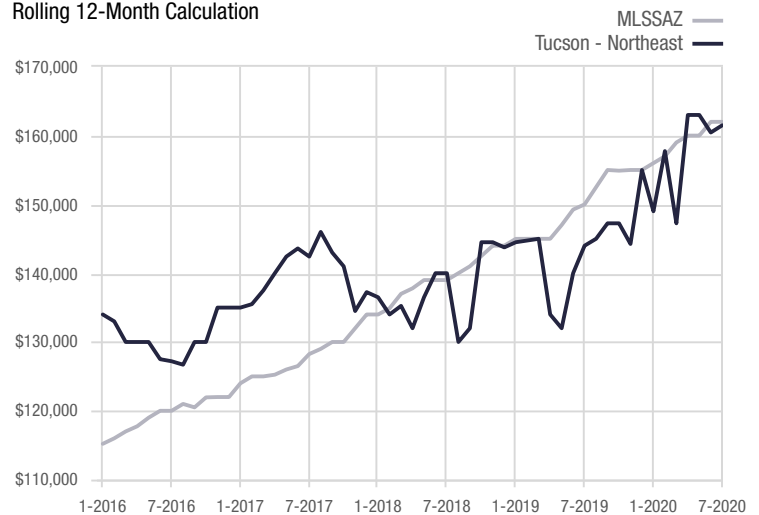
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Northwest

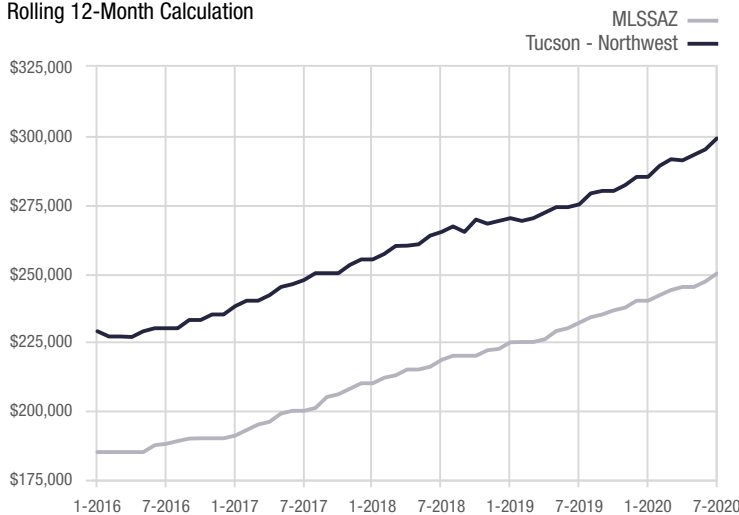
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	298	256	- 14.1%	2,289	1,972	- 13.8%
Pending Sales	264	265	+ 0.4%	1,911	1,787	- 6.5%
Closed Sales	290	273	- 5.9%	1,795	1,662	- 7.4%
Days on Market Until Sale	42	41	- 2.4%	48	38	- 20.8%
Median Sales Price*	\$293,500	\$320,000	+ 9.0%	\$280,000	\$305,000	+ 8.9%
Average Sales Price*	\$344,776	\$393,619	+ 14.2%	\$329,270	\$361,502	+ 9.8%
Percent of List Price Received*	98.7%	99.1%	+ 0.4%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	561	295	- 47.4%	—	—	—
Months Supply of Inventory	2.3	1.2	- 47.8%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	31	25	- 19.4%	254	228	- 10.2%
Pending Sales	30	26	- 13.3%	227	186	- 18.1%
Closed Sales	36	33	- 8.3%	215	175	- 18.6%
Days on Market Until Sale	49	28	- 42.9%	40	32	- 20.0%
Median Sales Price*	\$236,500	\$233,000	- 1.5%	\$220,000	\$241,000	+ 9.5%
Average Sales Price*	\$253,658	\$221,729	- 12.6%	\$237,405	\$252,303	+ 6.3%
Percent of List Price Received*	98.2%	99.6%	+ 1.4%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	44	45	+ 2.3%	—	—	—
Months Supply of Inventory	1.5	1.8	+ 20.0%	—	—	—

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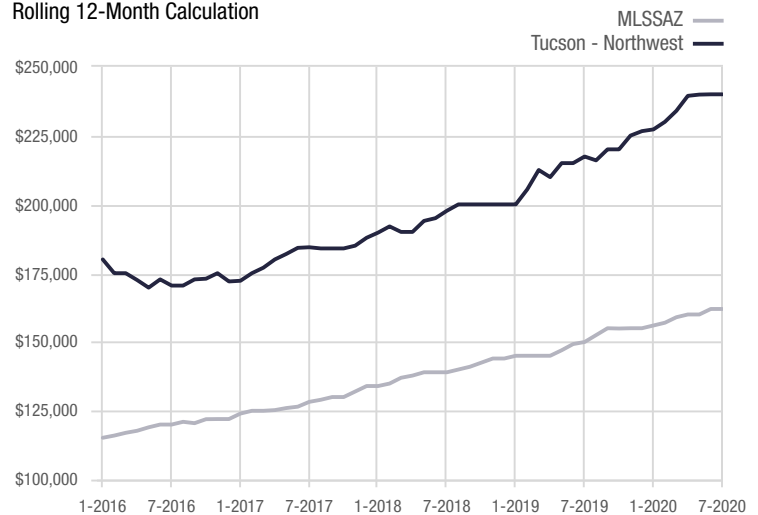
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - South

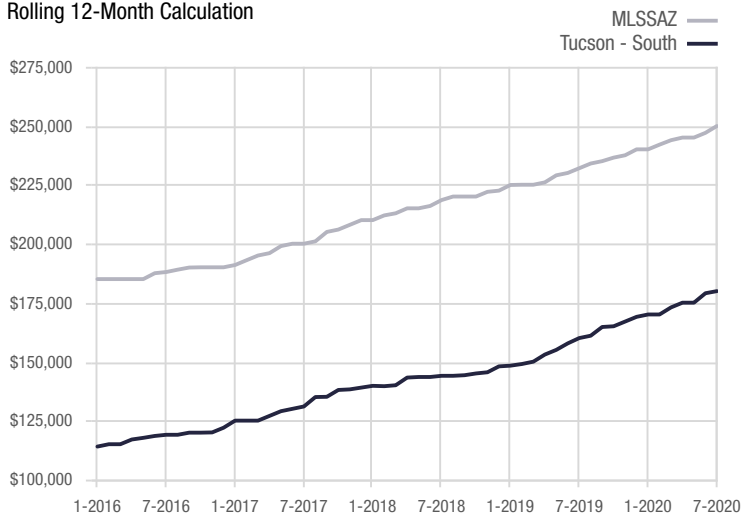
Single Family Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	96	87	- 9.4%	657	583	- 11.3%
Pending Sales	81	96	+ 18.5%	571	566	- 0.9%
Closed Sales	80	60	- 25.0%	511	498	- 2.5%
Days on Market Until Sale	20	32	+ 60.0%	30	27	- 10.0%
Median Sales Price*	\$175,000	\$179,000	+ 2.3%	\$165,000	\$180,000	+ 9.1%
Average Sales Price*	\$172,282	\$176,780	+ 2.6%	\$161,195	\$177,972	+ 10.4%
Percent of List Price Received*	98.4%	99.1%	+ 0.7%	98.6%	99.3%	+ 0.7%
Inventory of Homes for Sale	108	36	- 66.7%	—	—	—
Months Supply of Inventory	1.4	0.5	- 64.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	5	5	0.0%	35	38	+ 8.6%
Pending Sales	5	4	- 20.0%	31	31	0.0%
Closed Sales	3	3	0.0%	27	30	+ 11.1%
Days on Market Until Sale	26	34	+ 30.8%	16	20	+ 25.0%
Median Sales Price*	\$122,000	\$123,000	+ 0.8%	\$120,000	\$131,750	+ 9.8%
Average Sales Price*	\$115,000	\$125,483	+ 9.1%	\$114,767	\$129,750	+ 13.1%
Percent of List Price Received*	99.8%	96.6%	- 3.2%	100.5%	97.4%	- 3.1%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	0.7	1.5	+ 114.3%	—	—	—

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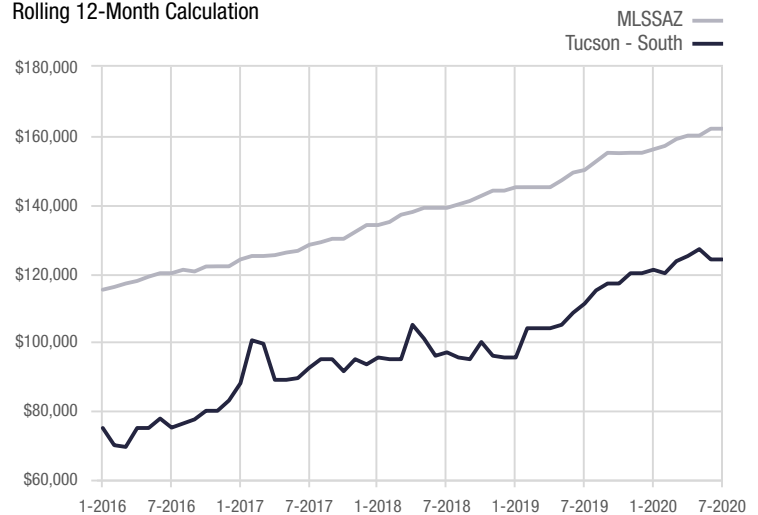
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Southeast

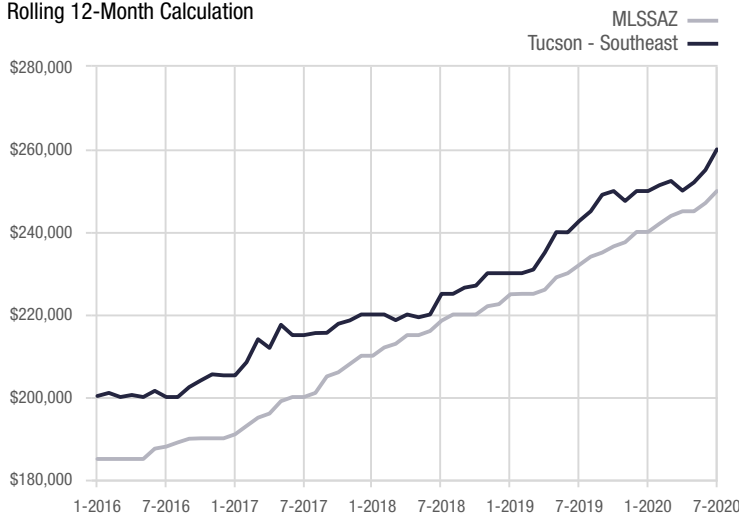
Single Family Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	56	51	- 8.9%	401	315	- 21.4%
Pending Sales	62	47	- 24.2%	348	319	- 8.3%
Closed Sales	53	50	- 5.7%	303	276	- 8.9%
Days on Market Until Sale	41	27	- 34.1%	43	36	- 16.3%
Median Sales Price*	\$254,000	\$280,610	+ 10.5%	\$243,165	\$265,000	+ 9.0%
Average Sales Price*	\$260,878	\$298,385	+ 14.4%	\$264,467	\$282,999	+ 7.0%
Percent of List Price Received*	99.3%	99.9%	+ 0.6%	99.2%	99.1%	- 0.1%
Inventory of Homes for Sale	79	23	- 70.9%	—	—	—
Months Supply of Inventory	1.8	0.5	- 72.2%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	1	—	6	7	+ 16.7%
Pending Sales	0	1	—	6	8	+ 33.3%
Closed Sales	1	2	+ 100.0%	6	7	+ 16.7%
Days on Market Until Sale	9	37	+ 311.1%	22	23	+ 4.5%
Median Sales Price*	\$183,000	\$164,000	- 10.4%	\$147,450	\$158,000	+ 7.2%
Average Sales Price*	\$183,000	\$164,000	- 10.4%	\$158,920	\$180,021	+ 13.3%
Percent of List Price Received*	101.7%	96.6%	- 5.0%	99.5%	98.6%	- 0.9%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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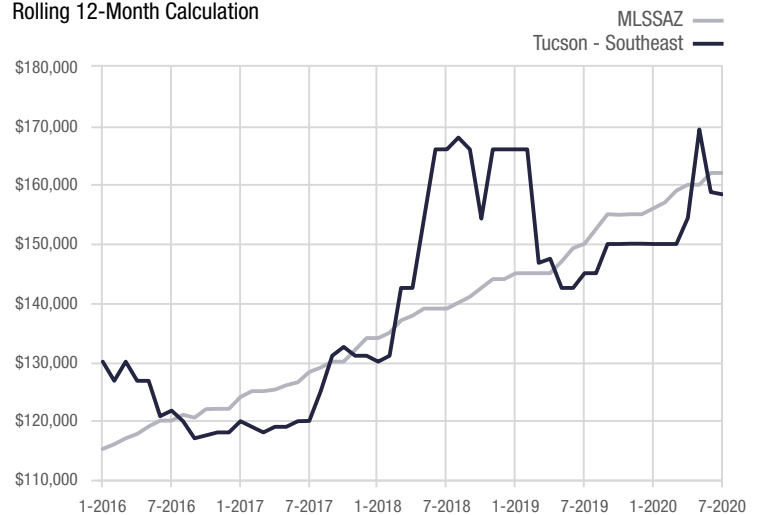
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Southwest

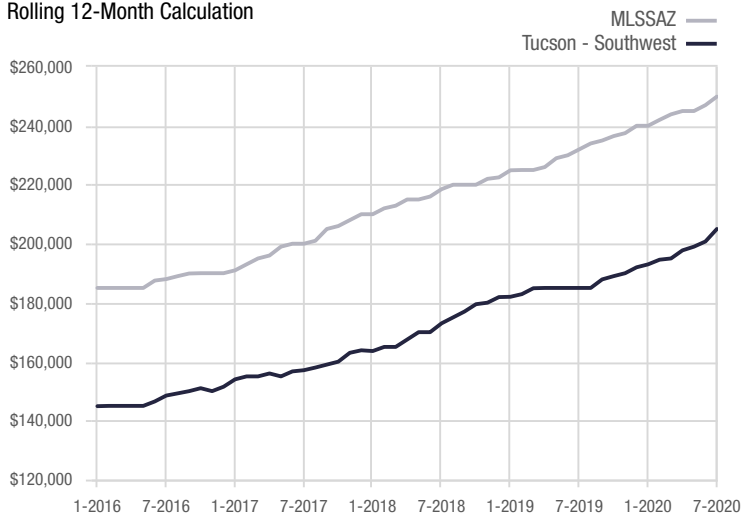
Single Family Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	94	73	- 22.3%	594	540	- 9.1%
Pending Sales	77	86	+ 11.7%	509	519	+ 2.0%
Closed Sales	75	74	- 1.3%	453	455	+ 0.4%
Days on Market Until Sale	32	31	- 3.1%	39	34	- 12.8%
Median Sales Price*	\$192,500	\$220,000	+ 14.3%	\$188,000	\$207,000	+ 10.1%
Average Sales Price*	\$201,115	\$233,940	+ 16.3%	\$196,791	\$217,306	+ 10.4%
Percent of List Price Received*	99.3%	100.8%	+ 1.5%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	109	49	- 55.0%	—	—	—
Months Supply of Inventory	1.7	0.7	- 58.8%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	3	4	+ 33.3%	18	18	0.0%
Pending Sales	3	6	+ 100.0%	17	18	+ 5.9%
Closed Sales	1	2	+ 100.0%	16	13	- 18.8%
Days on Market Until Sale	23	5	- 78.3%	17	20	+ 17.6%
Median Sales Price*	\$117,000	\$140,000	+ 19.7%	\$123,750	\$135,000	+ 9.1%
Average Sales Price*	\$117,000	\$140,000	+ 19.7%	\$117,181	\$128,492	+ 9.7%
Percent of List Price Received*	105.4%	102.1%	- 3.1%	98.4%	101.5%	+ 3.2%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

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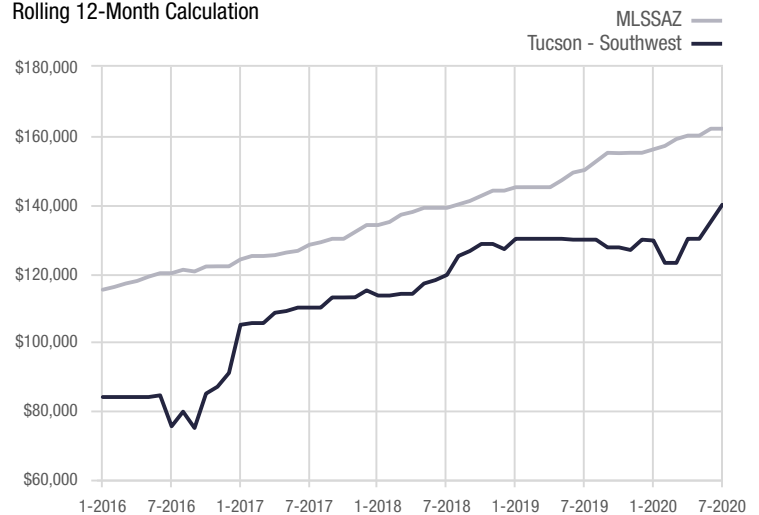
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Upper Northwest

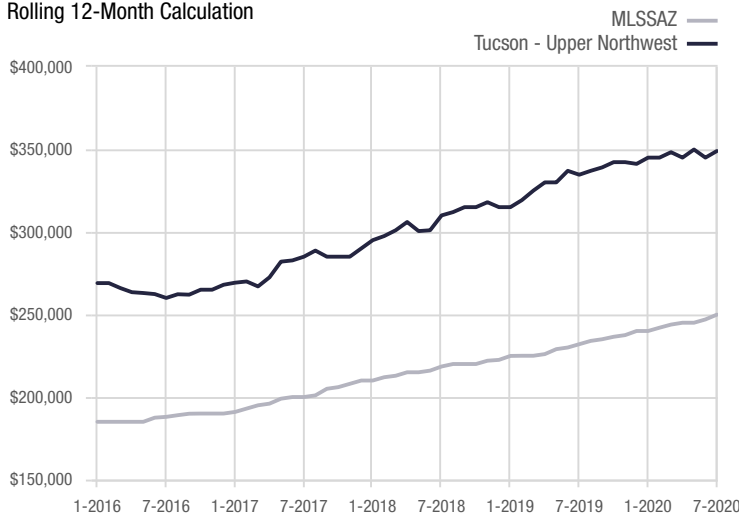
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	44	49	+ 11.4%	359	356	- 0.8%
Pending Sales	54	41	- 24.1%	334	305	- 8.7%
Closed Sales	48	41	- 14.6%	309	297	- 3.9%
Days on Market Until Sale	65	55	- 15.4%	63	50	- 20.6%
Median Sales Price*	\$325,250	\$361,500	+ 11.1%	\$342,000	\$365,000	+ 6.7%
Average Sales Price*	\$358,773	\$400,202	+ 11.5%	\$373,187	\$376,921	+ 1.0%
Percent of List Price Received*	97.9%	98.1%	+ 0.2%	97.8%	97.7%	- 0.1%
Inventory of Homes for Sale	104	76	- 26.9%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	4	3	- 25.0%	20	22	+ 10.0%
Pending Sales	2	5	+ 150.0%	17	21	+ 23.5%
Closed Sales	3	4	+ 33.3%	15	18	+ 20.0%
Days on Market Until Sale	10	12	+ 20.0%	26	36	+ 38.5%
Median Sales Price*	\$240,000	\$311,500	+ 29.8%	\$238,000	\$290,000	+ 21.8%
Average Sales Price*	\$249,667	\$307,750	+ 23.3%	\$239,667	\$475,212	+ 98.3%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	98.6%	98.1%	- 0.5%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

* 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.

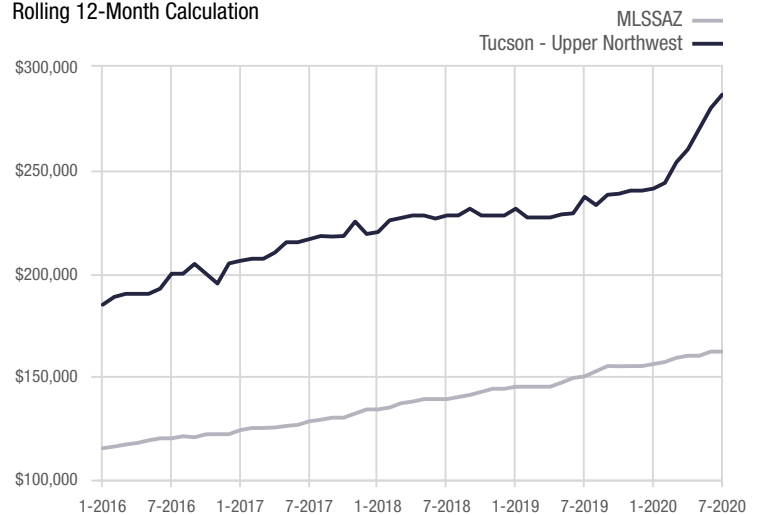
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

A Research Tool Provided by Southern Arizona MLS.

Tucson - Upper Southeast

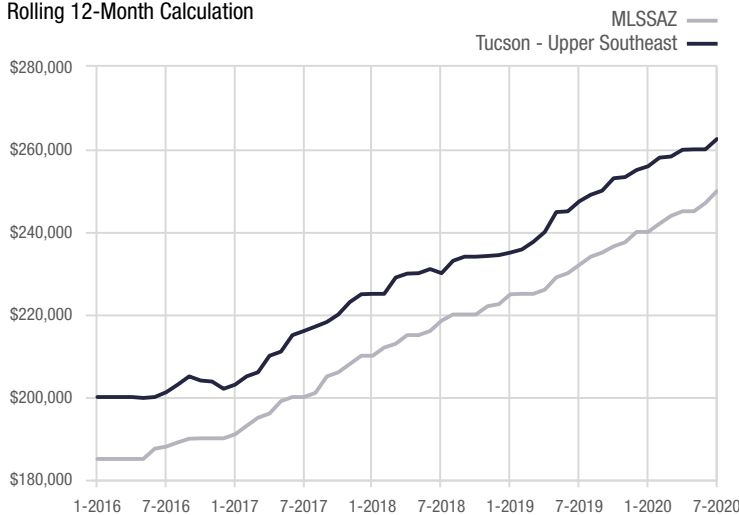
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	121	105	- 13.2%	835	760	- 9.0%
Pending Sales	115	100	- 13.0%	705	764	+ 8.4%
Closed Sales	124	113	- 8.9%	650	697	+ 7.2%
Days on Market Until Sale	34	30	- 11.8%	42	36	- 14.3%
Median Sales Price*	\$249,900	\$275,000	+ 10.0%	\$250,000	\$264,900	+ 6.0%
Average Sales Price*	\$271,196	\$302,993	+ 11.7%	\$271,614	\$286,705	+ 5.6%
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	99.0%	99.3%	+ 0.3%
Inventory of Homes for Sale	170	70	- 58.8%	—	—	—
Months Supply of Inventory	1.9	0.7	- 63.2%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	1	0	- 100.0%	2	2	0.0%
Closed Sales	0	1	—	1	2	+ 100.0%
Days on Market Until Sale	—	57	—	10	30	+ 200.0%
Median Sales Price*	—	\$180,000	—	\$170,000	\$195,000	+ 14.7%
Average Sales Price*	—	\$180,000	—	\$170,000	\$195,000	+ 14.7%
Percent of List Price Received*	—	98.1%	—	100.0%	95.7%	- 4.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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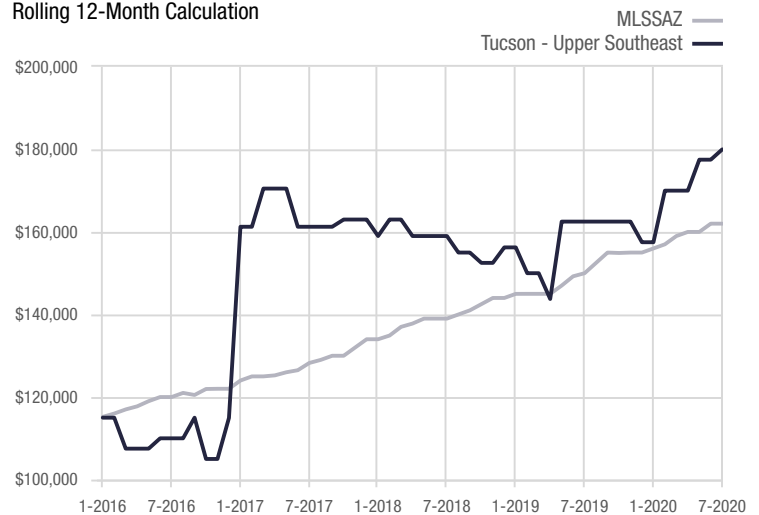
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - West

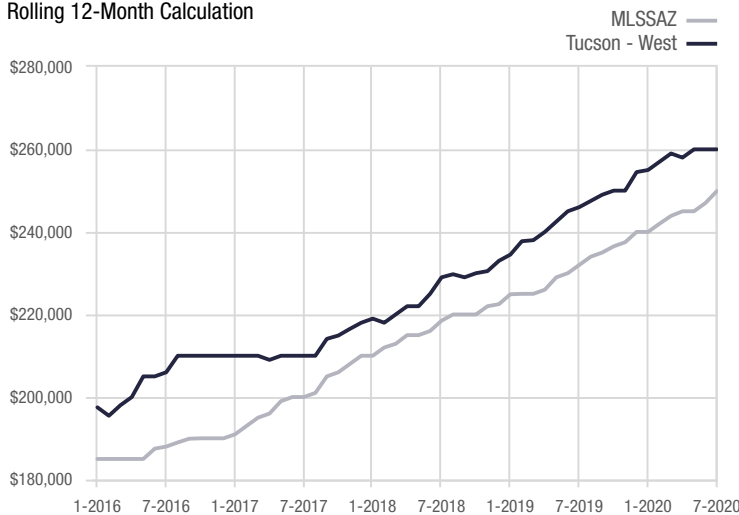
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	101	121	+ 19.8%	788	719	- 8.8%
Pending Sales	93	121	+ 30.1%	663	672	+ 1.4%
Closed Sales	100	110	+ 10.0%	651	610	- 6.3%
Days on Market Until Sale	41	25	- 39.0%	38	31	- 18.4%
Median Sales Price*	\$270,500	\$265,000	- 2.0%	\$252,000	\$260,000	+ 3.2%
Average Sales Price*	\$307,264	\$293,813	- 4.4%	\$290,618	\$294,984	+ 1.5%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	98.7%	98.9%	+ 0.2%
Inventory of Homes for Sale	163	85	- 47.9%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	21	19	- 9.5%	119	97	- 18.5%
Pending Sales	20	15	- 25.0%	110	87	- 20.9%
Closed Sales	15	9	- 40.0%	97	77	- 20.6%
Days on Market Until Sale	11	21	+ 90.9%	24	18	- 25.0%
Median Sales Price*	\$128,000	\$155,000	+ 21.1%	\$127,000	\$150,000	+ 18.1%
Average Sales Price*	\$120,953	\$167,198	+ 38.2%	\$129,312	\$153,465	+ 18.7%
Percent of List Price Received*	98.1%	98.3%	+ 0.2%	98.1%	98.7%	+ 0.6%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	0.9	0.9	0.0%	—	—	—

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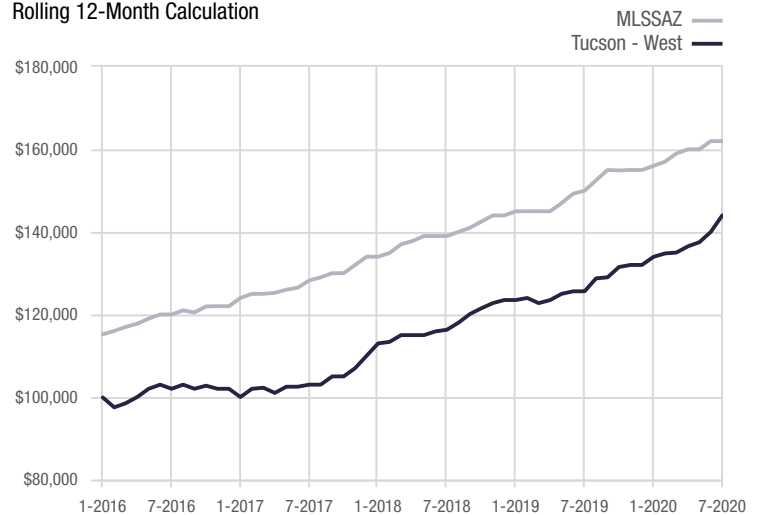
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Extended Northeast

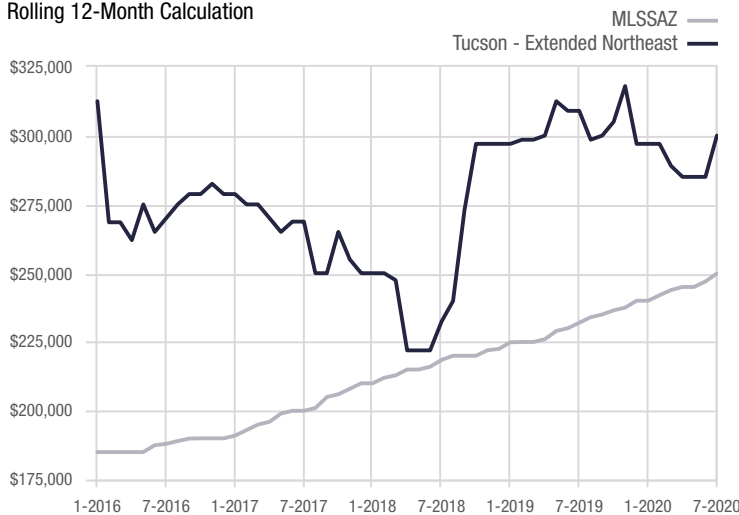
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	3	2	- 33.3%	24	24	0.0%
Pending Sales	2	4	+ 100.0%	10	15	+ 50.0%
Closed Sales	0	3	—	7	11	+ 57.1%
Days on Market Until Sale	—	14	—	98	44	- 55.1%
Median Sales Price*	—	\$365,000	—	\$318,000	\$320,000	+ 0.6%
Average Sales Price*	—	\$383,000	—	\$375,286	\$305,509	- 18.6%
Percent of List Price Received*	—	98.5%	—	92.5%	95.3%	+ 3.0%
Inventory of Homes for Sale	23	11	- 52.2%	—	—	—
Months Supply of Inventory	9.5	3.7	- 61.1%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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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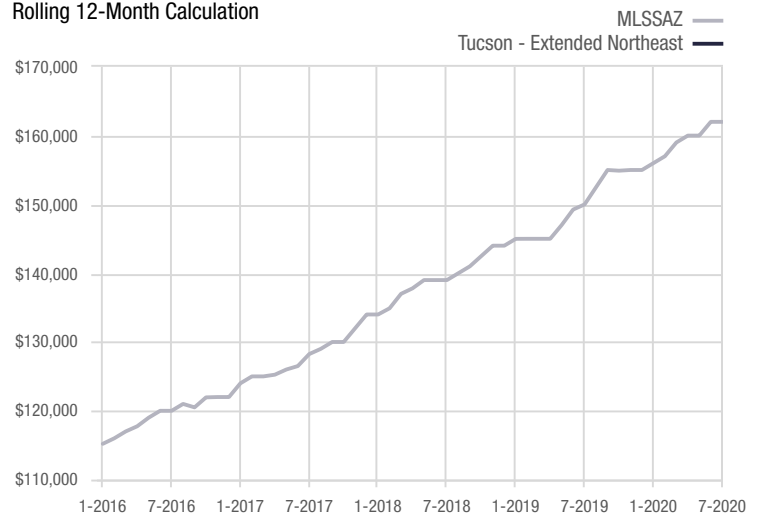
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Extended Northwest

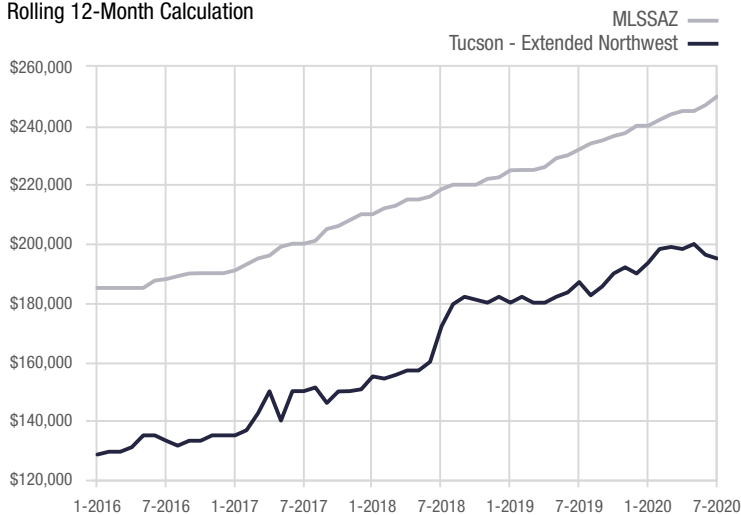
Single Family Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	16	6	- 62.5%	70	52	- 25.7%
Pending Sales	9	9	0.0%	52	54	+ 3.8%
Closed Sales	7	10	+ 42.9%	49	45	- 8.2%
Days on Market Until Sale	16	17	+ 6.3%	33	24	- 27.3%
Median Sales Price*	\$204,990	\$181,500	- 11.5%	\$187,000	\$195,000	+ 4.3%
Average Sales Price*	\$190,213	\$186,600	- 1.9%	\$187,029	\$196,866	+ 5.3%
Percent of List Price Received*	100.0%	100.6%	+ 0.6%	98.9%	99.5%	+ 0.6%
Inventory of Homes for Sale	19	1	- 94.7%	—	—	—
Months Supply of Inventory	2.7	0.1	- 96.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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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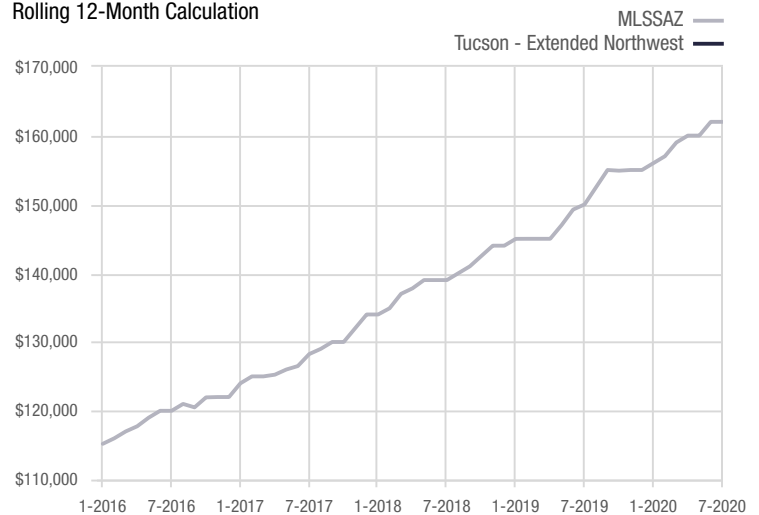
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Extended Southeast

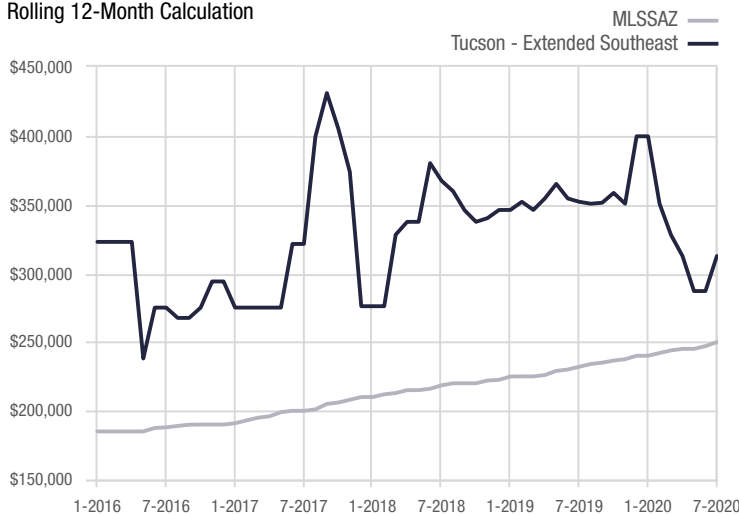
Single Family Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	7	10	+ 42.9%
Pending Sales	1	1	0.0%	9	10	+ 11.1%
Closed Sales	1	1	0.0%	10	9	- 10.0%
Days on Market Until Sale	265	377	+ 42.3%	181	89	- 50.8%
Median Sales Price*	\$245,000	\$361,000	+ 47.3%	\$442,500	\$305,000	- 31.1%
Average Sales Price*	\$245,000	\$361,000	+ 47.3%	\$430,050	\$336,262	- 21.8%
Percent of List Price Received*	93.1%	105.3%	+ 13.1%	96.1%	93.8%	- 2.4%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	3.3	2.3	- 30.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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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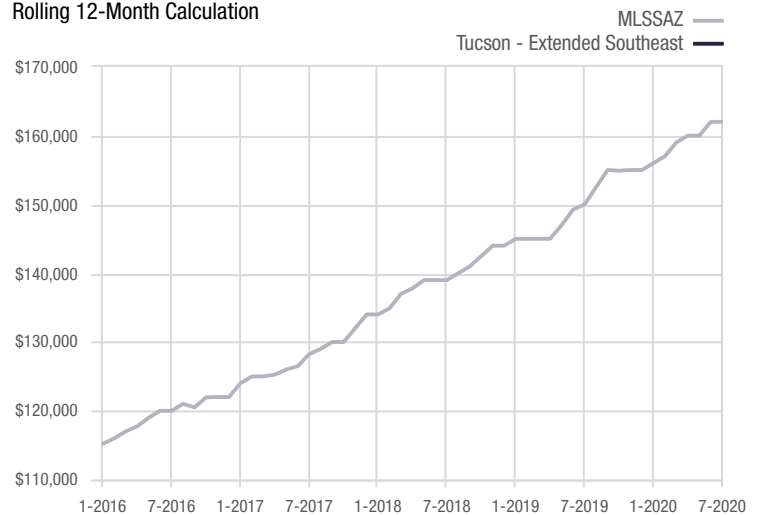
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Extended Southwest

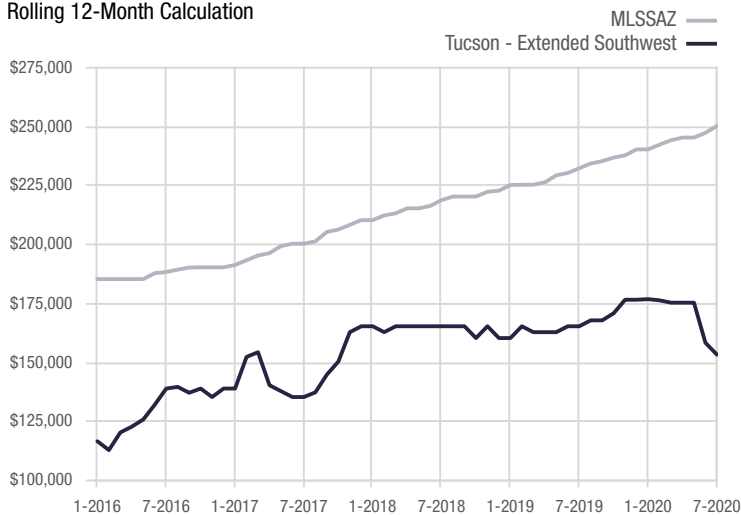
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	2	4	+ 100.0%	23	20	- 13.0%
Pending Sales	2	5	+ 150.0%	19	17	- 10.5%
Closed Sales	3	2	- 33.3%	16	12	- 25.0%
Days on Market Until Sale	11	28	+ 154.5%	62	60	- 3.2%
Median Sales Price*	\$158,000	\$167,500	+ 6.0%	\$170,500	\$138,300	- 18.9%
Average Sales Price*	\$164,333	\$167,500	+ 1.9%	\$183,130	\$134,925	- 26.3%
Percent of List Price Received*	100.6%	101.7%	+ 1.1%	96.4%	96.9%	+ 0.5%
Inventory of Homes for Sale	7	1	- 85.7%	—	—	—
Months Supply of Inventory	1.8	0.4	- 77.8%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	2	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	2	0	- 100.0%
Days on Market Until Sale	27	—	—	20	—	—
Median Sales Price*	\$160,000	—	—	\$143,000	—	—
Average Sales Price*	\$160,000	—	—	\$143,000	—	—
Percent of List Price Received*	98.5%	—	—	99.6%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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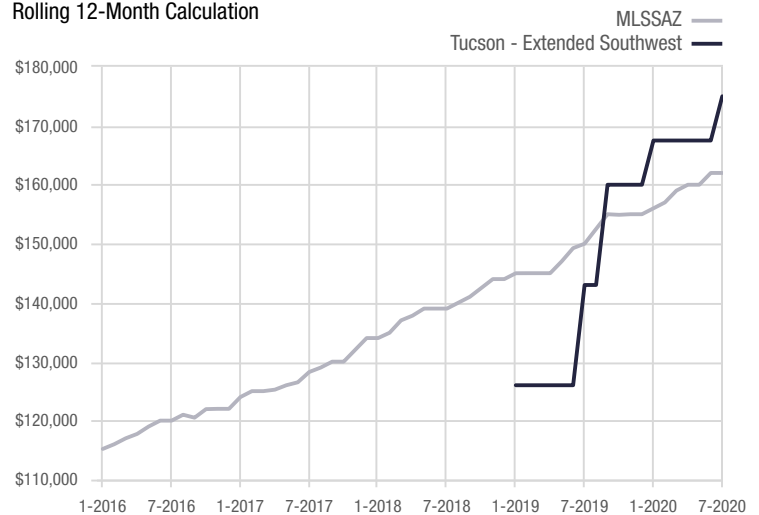
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Extended West

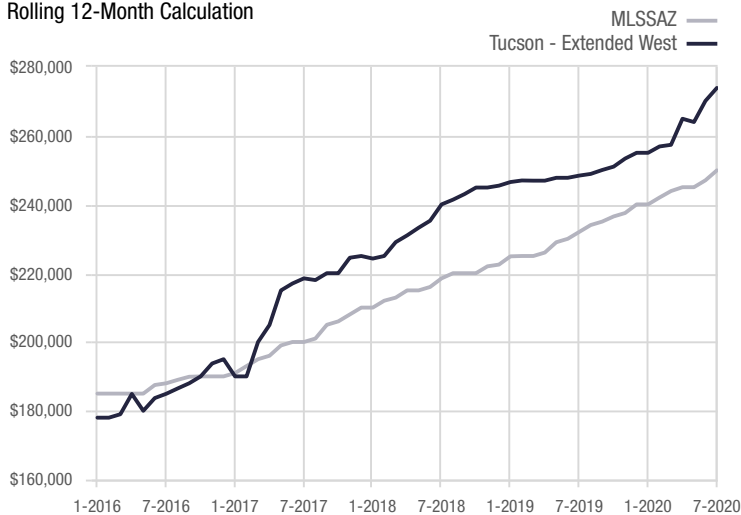
Single Family Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	65	59	- 9.2%	374	342	- 8.6%
Pending Sales	42	47	+ 11.9%	272	345	+ 26.8%
Closed Sales	31	63	+ 103.2%	261	303	+ 16.1%
Days on Market Until Sale	68	46	- 32.4%	66	70	+ 6.1%
Median Sales Price*	\$278,453	\$284,700	+ 2.2%	\$250,000	\$277,800	+ 11.1%
Average Sales Price*	\$279,063	\$290,057	+ 3.9%	\$259,050	\$283,085	+ 9.3%
Percent of List Price Received*	98.1%	99.9%	+ 1.8%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	148	50	- 66.2%	—	—	—
Months Supply of Inventory	4.0	1.1	- 72.5%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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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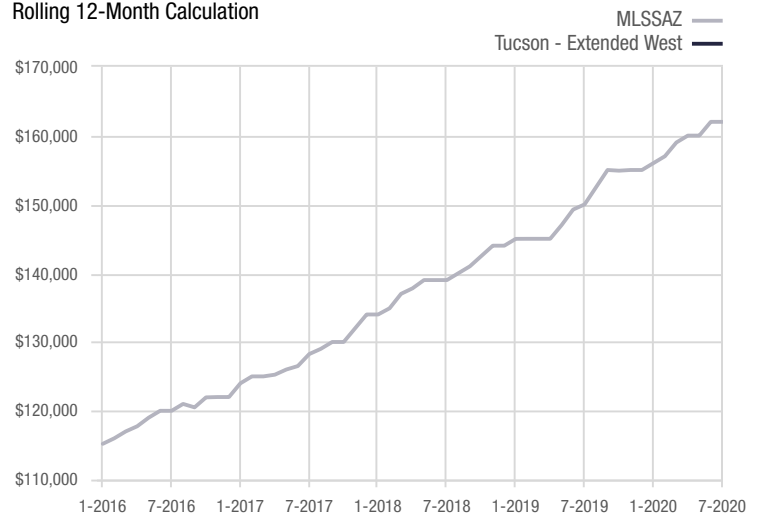
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Pima East

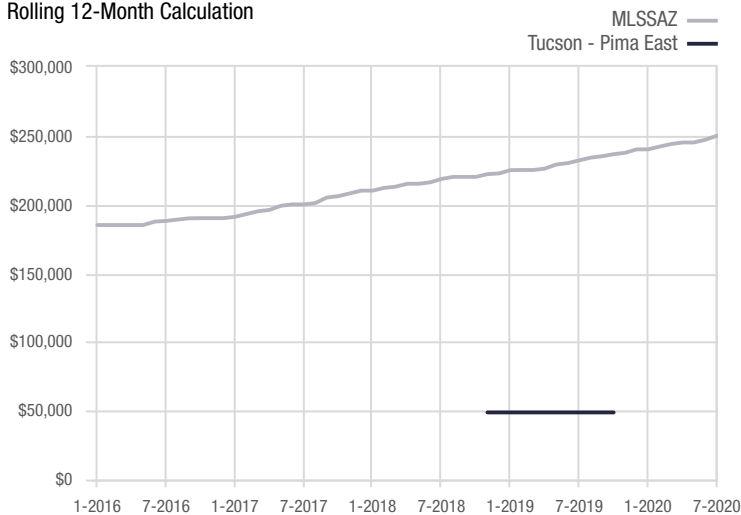
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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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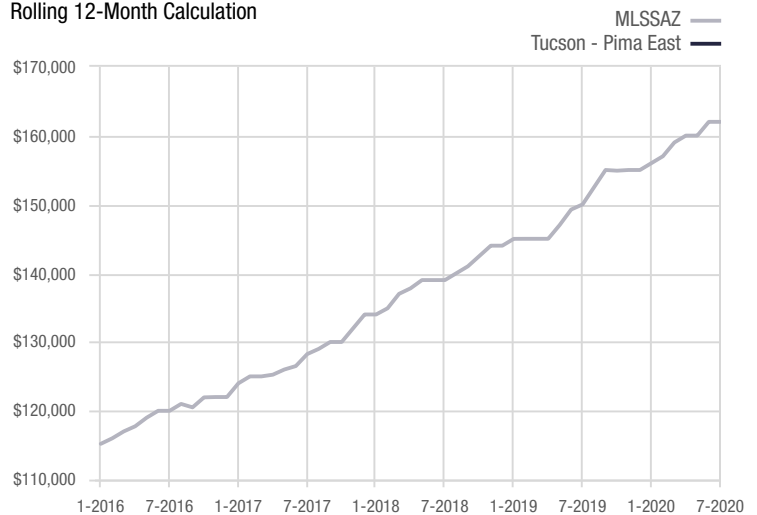
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Pima Northwest

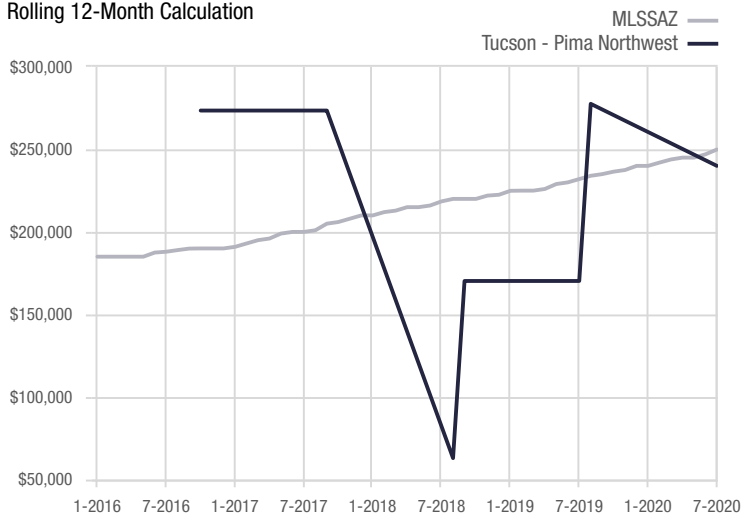
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	1	—	0	1	—
Days on Market Until Sale	—	289	—	—	289	—
Median Sales Price*	—	\$240,000	—	—	\$240,000	—
Average Sales Price*	—	\$240,000	—	—	\$240,000	—
Percent of List Price Received*	—	86.0%	—	—	86.0%	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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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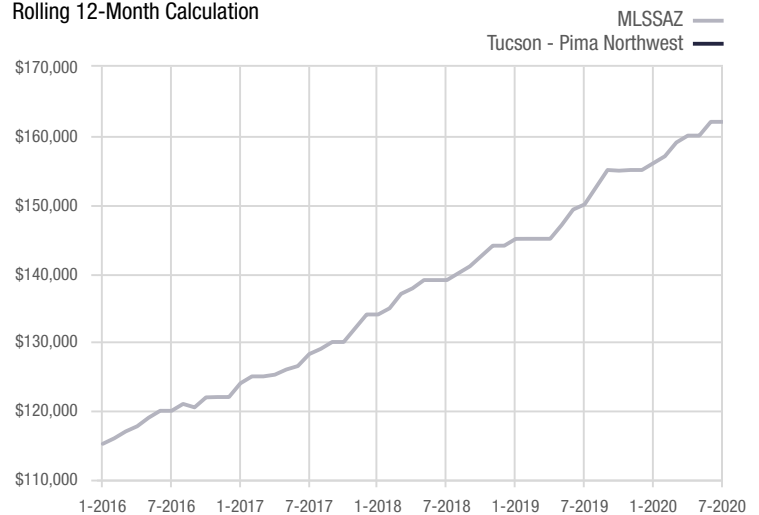
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2020

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Tucson - Pima Southwest

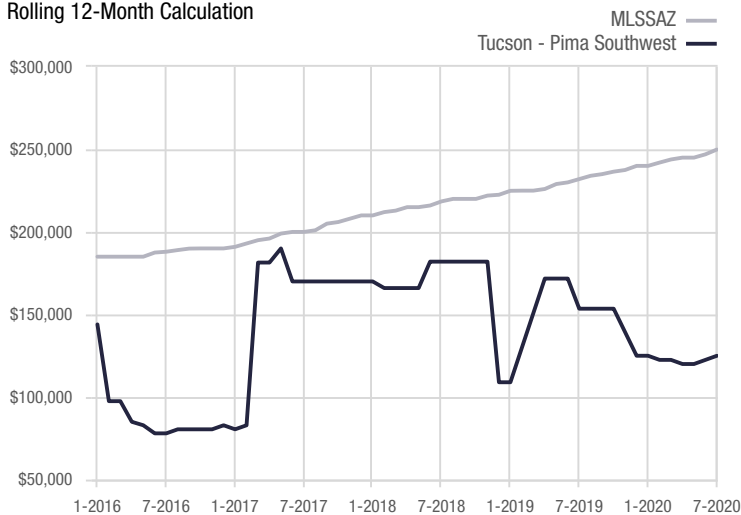
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	1	1	0.0%	11	10	- 9.1%
Pending Sales	1	1	0.0%	3	8	+ 166.7%
Closed Sales	1	2	+ 100.0%	3	5	+ 66.7%
Days on Market Until Sale	146	156	+ 6.8%	71	137	+ 93.0%
Median Sales Price*	\$120,000	\$114,000	- 5.0%	\$153,500	\$128,000	- 16.6%
Average Sales Price*	\$120,000	\$114,000	- 5.0%	\$154,500	\$144,200	- 6.7%
Percent of List Price Received*	60.0%	95.6%	+ 59.3%	81.7%	97.3%	+ 19.1%
Inventory of Homes for Sale	7	8	+ 14.3%	—	—	—
Months Supply of Inventory	4.7	5.6	+ 19.1%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% 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.

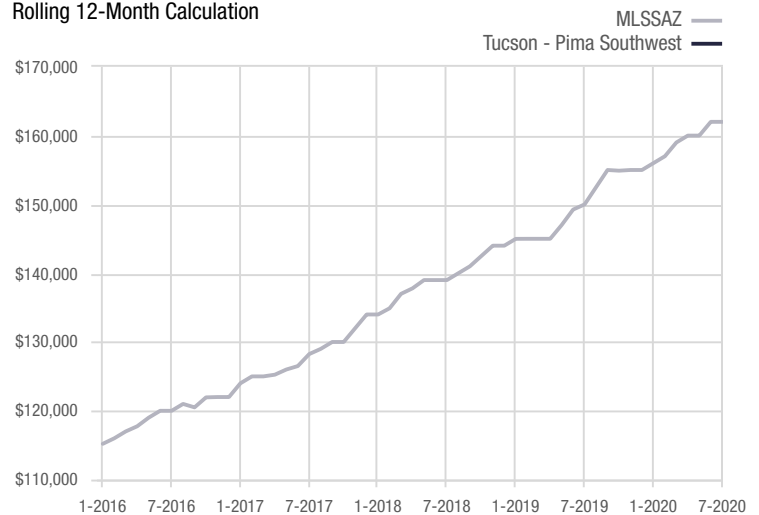
Median Sales Price - Single-Family

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 – July 2020

A Research Tool Provided by Southern Arizona MLS.

Tucson - Benson / St. David

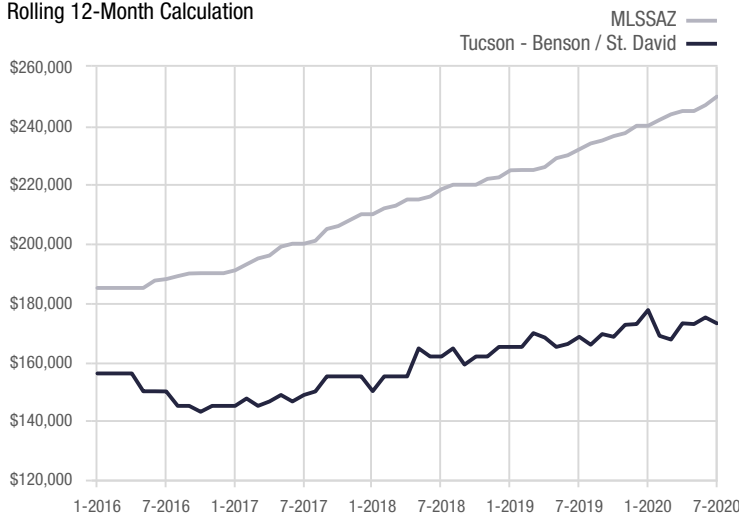
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	11	12	+ 9.1%	97	77	- 20.6%
Pending Sales	7	16	+ 128.6%	75	63	- 16.0%
Closed Sales	10	10	0.0%	78	55	- 29.5%
Days on Market Until Sale	44	36	- 18.2%	92	59	- 35.9%
Median Sales Price*	\$184,250	\$163,000	- 11.5%	\$179,200	\$175,900	- 1.8%
Average Sales Price*	\$215,930	\$182,781	- 15.4%	\$208,072	\$190,378	- 8.5%
Percent of List Price Received*	99.2%	96.4%	- 2.8%	97.0%	97.2%	+ 0.2%
Inventory of Homes for Sale	43	27	- 37.2%	—	—	—
Months Supply of Inventory	3.7	3.0	- 18.9%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	28	—
Median Sales Price*	—	—	—	—	\$121,000	—
Average Sales Price*	—	—	—	—	\$121,000	—
Percent of List Price Received*	—	—	—	—	96.0%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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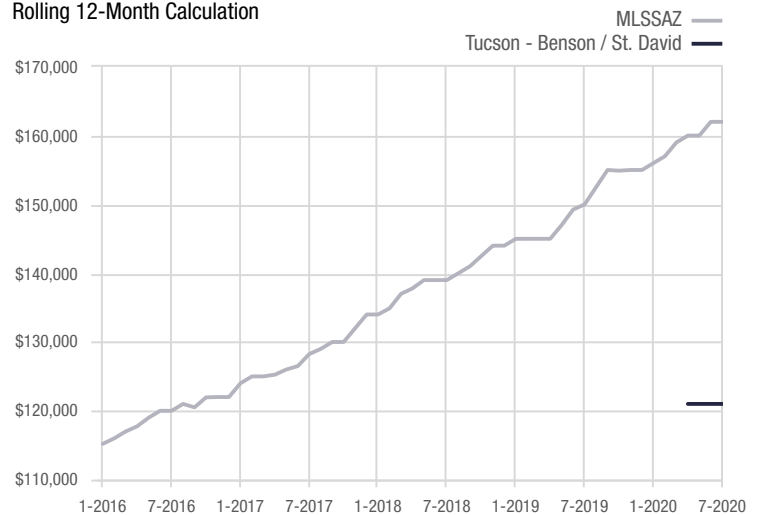
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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.