

Monthly Indicators



August 2020

The housing and stock markets continue to be the leaders in the economy. In August, showings and pending sales remained at strong levels while housing inventory remained limited, continuing the competitive bidding market we have seen in recent months. With the stock indexes at or near record highs as mortgage rates remain near record lows, signs point to a busy fall housing market.

New Listings decreased 3.1 percent for Single Family but increased 13.2 percent for Townhouse/Condo. Pending Sales increased 21.6 percent for Single Family and 67.5 percent for Townhouse/Condo. Inventory decreased 49.4 percent for Single Family and 37.5 percent for Townhouse/Condo.

Median Sales Price increased 15.2 percent to \$280,000 for Single Family and 19.0 percent to \$175,000 for Townhouse/Condo. Days on Market decreased 25.6 percent for Single Family but increased 8.0 percent for Townhouse/Condo. Months Supply of Inventory decreased 52.4 percent for Single Family and 40.0 percent for Townhouse/Condo.

As we look towards the fall, we normally see housing activity begin to slow a bit as the back-to-school season begins, but this year is far from normal. While uncertainty remains on what effects the upcoming elections and any seasonal resurgence of COVID-19 may have on the financial and housing markets, the healthy housing demand we see today will create significant tailwinds in the near term.

Quick Facts

- 7.3%

Change in
Closed Sales
All Properties

+ 12.8%

Change in
Median Sales Price
All Properties

- 48.2%

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.

Single Family Market Overview	2
Townhouse/Condo Market Overview	3
New Listings	4
Pending Sales	5
Closed Sales	6
Days on Market Until Sale	7
Median Sales Price	8
Average Sales Price	9
Percent of List Price Received	10
Housing Affordability Index	11
Inventory of Homes for Sale	12
Months Supply of Inventory	13
All Residential Properties Market Overview	14



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	8-2019	8-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,443	1,398	- 3.1%	12,210	11,127	- 8.9%
Pending Sales		1,220	1,484	+ 21.6%	10,017	10,146	+ 1.3%
Closed Sales		1,246	1,123	- 9.9%	9,474	9,221	- 2.7%
Days on Market Until Sale		39	29	- 25.6%	42	35	- 16.7%
Median Sales Price		\$243,000	\$280,000	+ 15.2%	\$243,000	\$260,000	+ 7.0%
Average Sales Price		\$288,693	\$349,594	+ 21.1%	\$291,396	\$315,778	+ 8.4%
Percent of List Price Received		98.5%	99.5%	+ 1.0%	98.4%	98.9%	+ 0.5%
Housing Affordability Index		128	115	- 10.2%	128	123	- 3.9%
Inventory of Homes for Sale		2,436	1,233	- 49.4%	—	—	—
Months Supply of Inventory		2.1	1.0	- 52.4%	—	—	—

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.



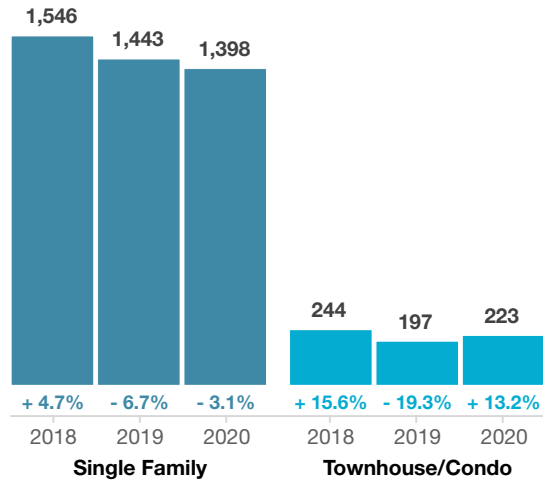
Key Metrics	Historical Sparkbars	8-2019	8-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		197	223	+ 13.2%	1,777	1,787	+ 0.6%
Pending Sales		151	253	+ 67.5%	1,569	1,598	+ 1.8%
Closed Sales		188	206	+ 9.6%	1,524	1,440	- 5.5%
Days on Market Until Sale		25	27	+ 8.0%	30	28	- 6.7%
Median Sales Price		\$147,000	\$175,000	+ 19.0%	\$156,900	\$169,000	+ 7.7%
Average Sales Price		\$164,660	\$192,931	+ 17.2%	\$171,925	\$187,923	+ 9.3%
Percent of List Price Received		98.6%	99.4%	+ 0.8%	98.2%	98.4%	+ 0.2%
Housing Affordability Index		211	183	- 13.3%	198	190	- 4.0%
Inventory of Homes for Sale		261	163	- 37.5%	—	—	—
Months Supply of Inventory		1.5	0.9	- 40.0%	—	—	—

New Listings

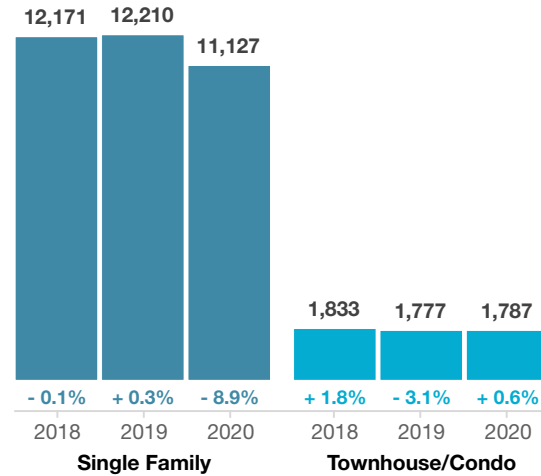
A count of the properties that have been newly listed on the market in a given month.



August

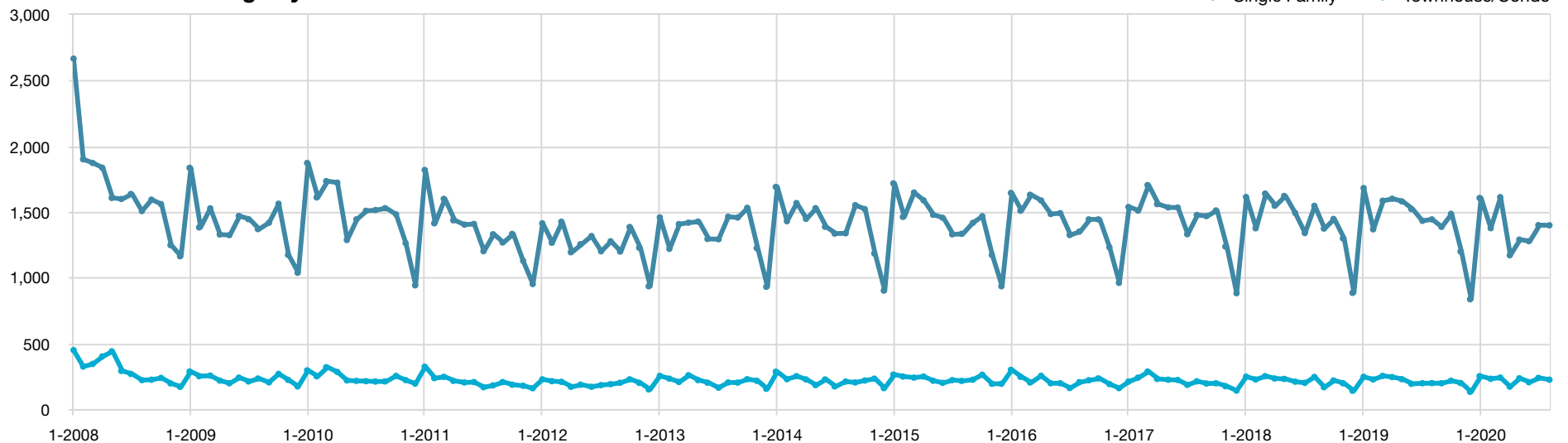


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	+ 1.7%	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	1,399	- 2.3%	237	+ 20.9%
8-2020	1,398	- 3.1%	223	+ 13.2%
12-Month Avg	1,336	- 6.8%	211	+ 1.4%

Historical New Listings by Month

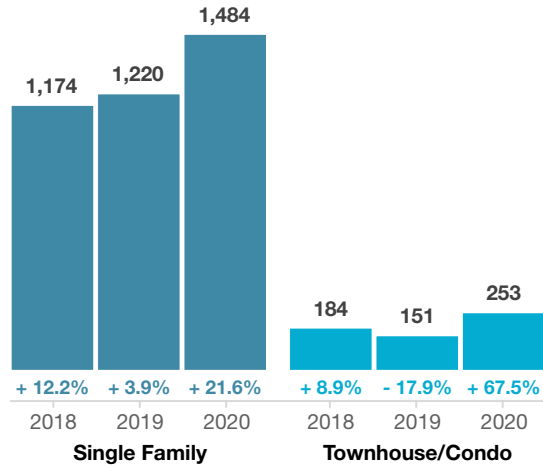


Pending Sales

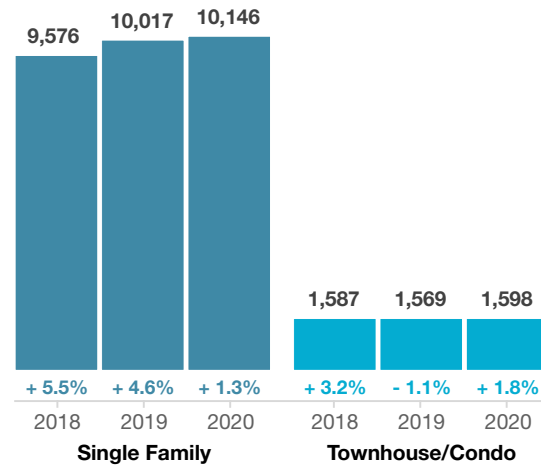
A count of the properties on which offers have been accepted in a given month.



August

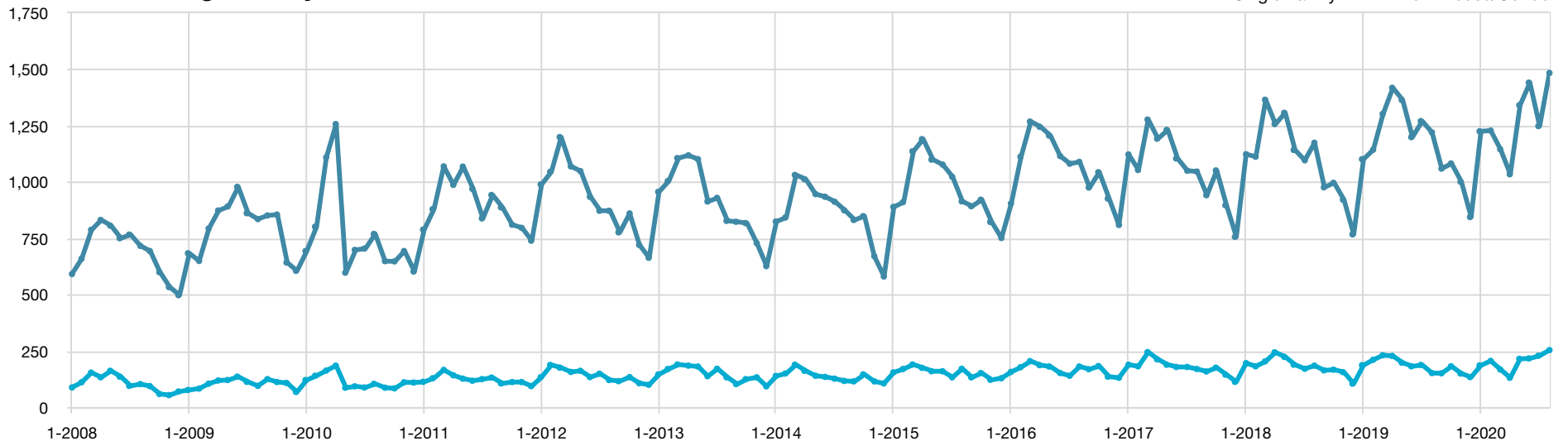


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,228	+ 7.4%	205	- 2.4%
3-2020	1,145	- 12.1%	167	- 27.4%
4-2020	1,034	- 27.1%	130	- 42.7%
5-2020	1,341	- 1.7%	214	+ 8.6%
6-2020	1,441	+ 20.2%	216	+ 19.3%
7-2020	1,248	- 1.7%	228	+ 21.9%
8-2020	1,484	+ 21.6%	253	+ 67.5%
12-Month Avg	1,178	+ 3.3%	184	+ 2.2%

Historical Pending Sales by Month

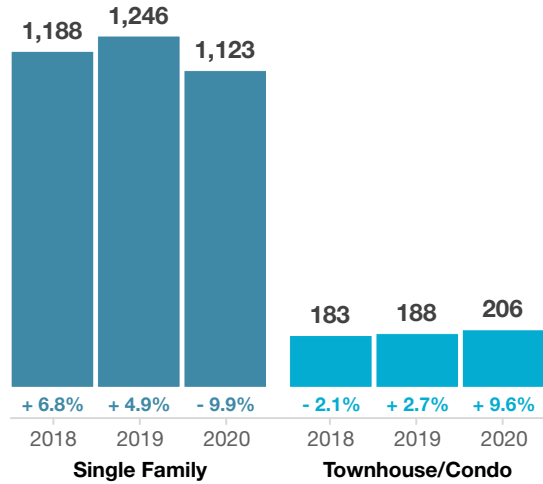


Closed Sales

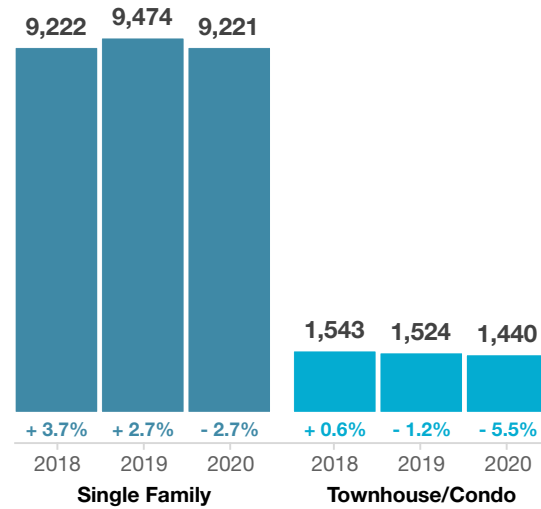
A count of the actual sales that closed in a given month.



August

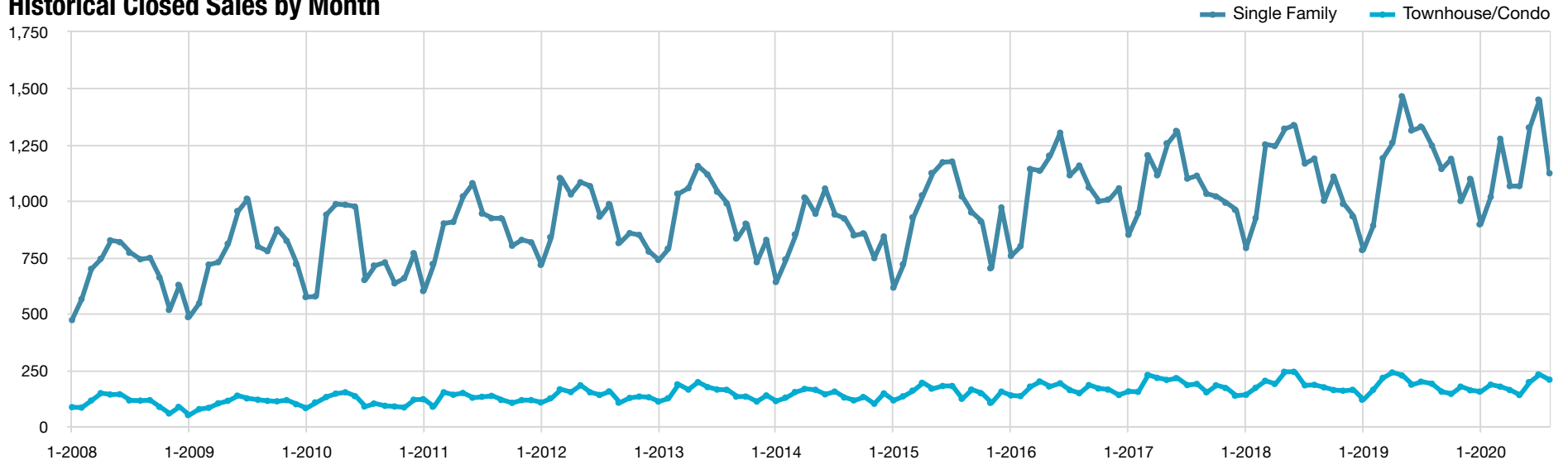


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2019	1,142	+ 14.1%	153	- 11.0%
10-2019	1,187	+ 7.1%	143	- 10.6%
11-2019	1,000	+ 1.3%	175	+ 11.5%
12-2019	1,098	+ 17.8%	159	- 1.2%
1-2020	896	+ 14.6%	153	+ 30.8%
2-2020	1,018	+ 14.4%	184	+ 14.3%
3-2020	1,276	+ 7.2%	175	- 18.2%
4-2020	1,066	- 15.3%	160	- 32.8%
5-2020	1,066	- 27.2%	138	- 38.7%
6-2020	1,326	+ 1.0%	195	+ 6.0%
7-2020	1,450	+ 9.0%	229	+ 16.2%
8-2020	1,123	- 9.9%	206	+ 9.6%
12-Month Avg	1,137	+ 1.1%	173	- 4.4%

Historical Closed Sales by Month

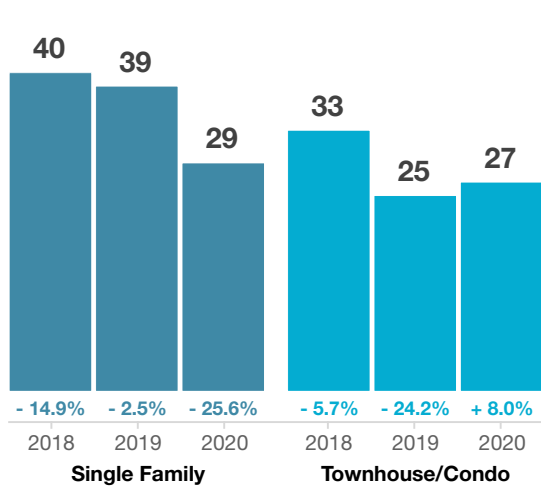


Days on Market Until Sale

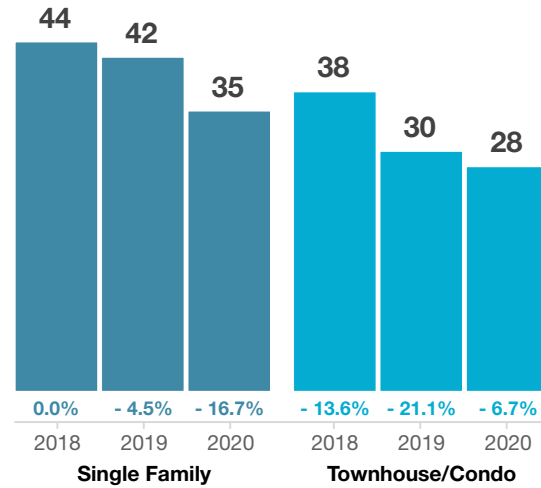
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



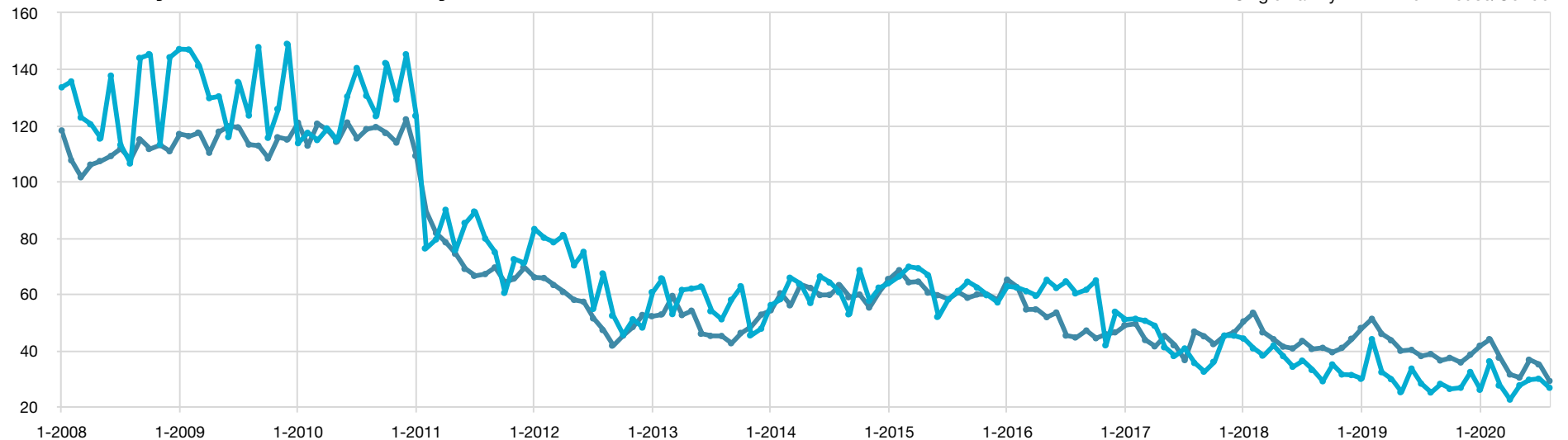
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	42	-12.5%	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	37	-7.5%	29	-12.1%
7-2020	35	-7.9%	30	+7.1%
8-2020	29	-25.6%	27	+8.0%
12-Month Avg*	36	-14.5%	28	-8.1%

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

Historical Days on Market Until Sale by Month

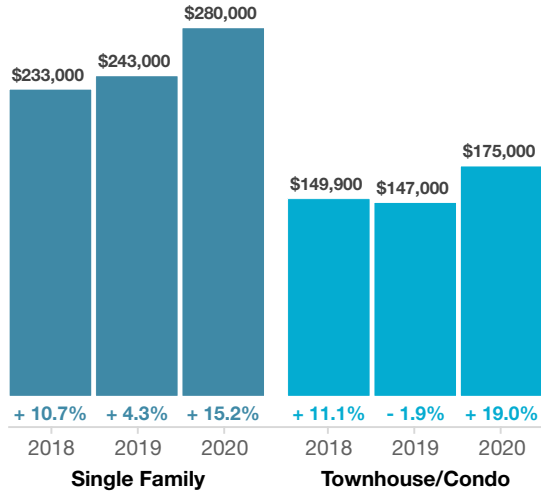


Median Sales Price

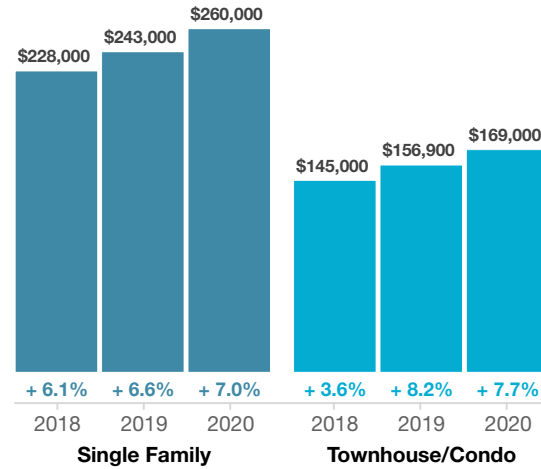
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



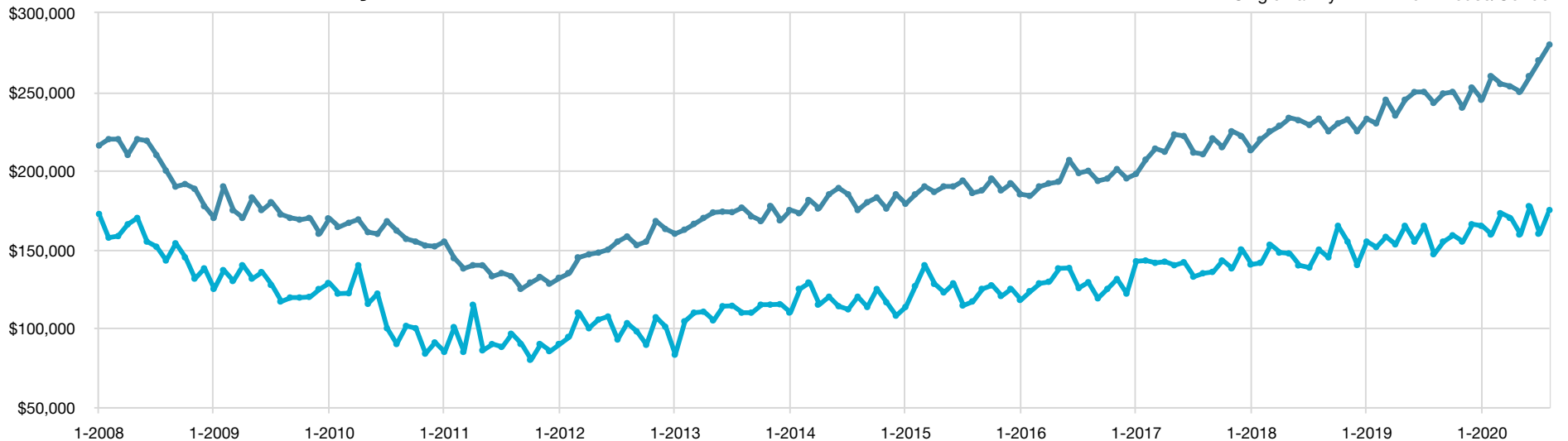
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$253,500	+ 7.9%	\$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	\$270,000	+ 8.0%	\$160,000	- 3.0%
8-2020	\$280,000	+ 15.2%	\$175,000	+ 19.0%
12-Month Avg*	\$255,000	+ 7.1%	\$165,000	+ 6.5%

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

Historical Median Sales Price by Month

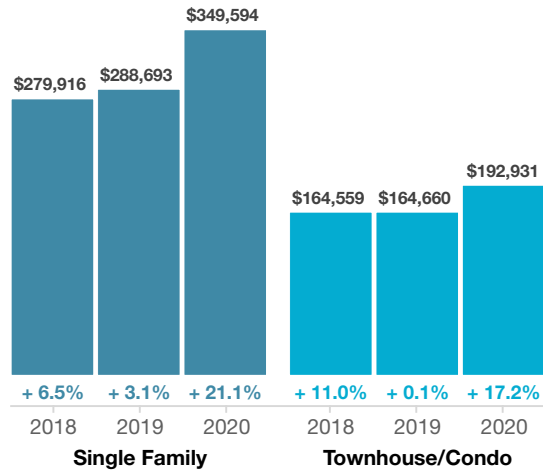


Average Sales Price

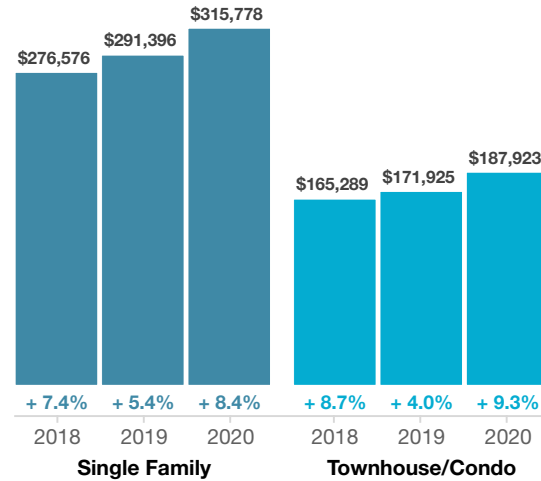
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



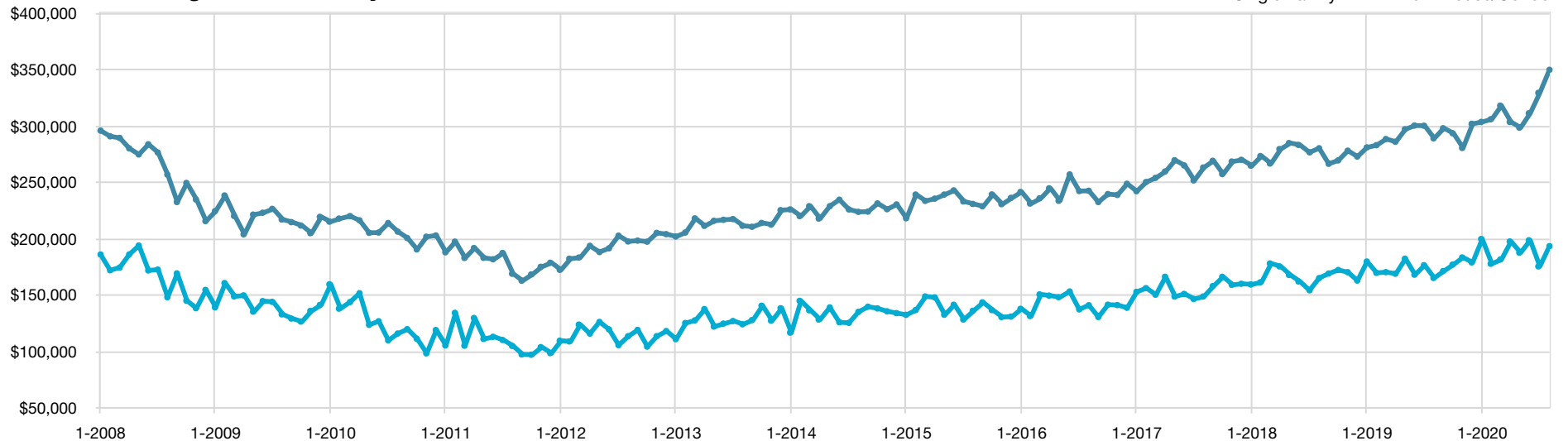
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2019	\$297,721	+ 11.9%	\$170,803	+ 1.3%
10-2019	\$293,239	+ 9.0%	\$176,550	+ 2.8%
11-2019	\$280,185	+ 0.9%	\$182,890	+ 7.7%
12-2019	\$301,623	+ 10.7%	\$178,484	+ 9.9%
1-2020	\$303,292	+ 8.1%	\$199,285	+ 11.2%
2-2020	\$305,699	+ 8.2%	\$177,275	+ 4.8%
3-2020	\$317,780	+ 10.3%	\$181,065	+ 6.6%
4-2020	\$303,238	+ 6.1%	\$197,093	+ 17.0%
5-2020	\$298,220	+ 0.5%	\$187,169	+ 3.0%
6-2020	\$310,989	+ 3.6%	\$198,160	+ 18.2%
7-2020	\$329,140	+ 9.7%	\$174,952	- 0.6%
8-2020	\$349,594	+ 21.1%	\$192,931	+ 17.2%
12-Month Avg*	\$308,557	+ 8.1%	\$184,721	+ 8.2%

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

Historical Average Sales Price by Month

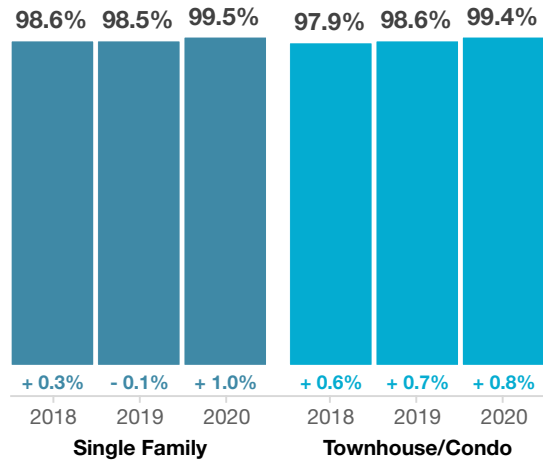


Percent of List Price Received

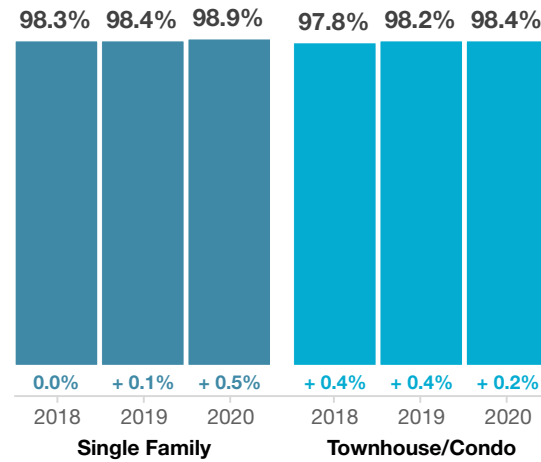
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



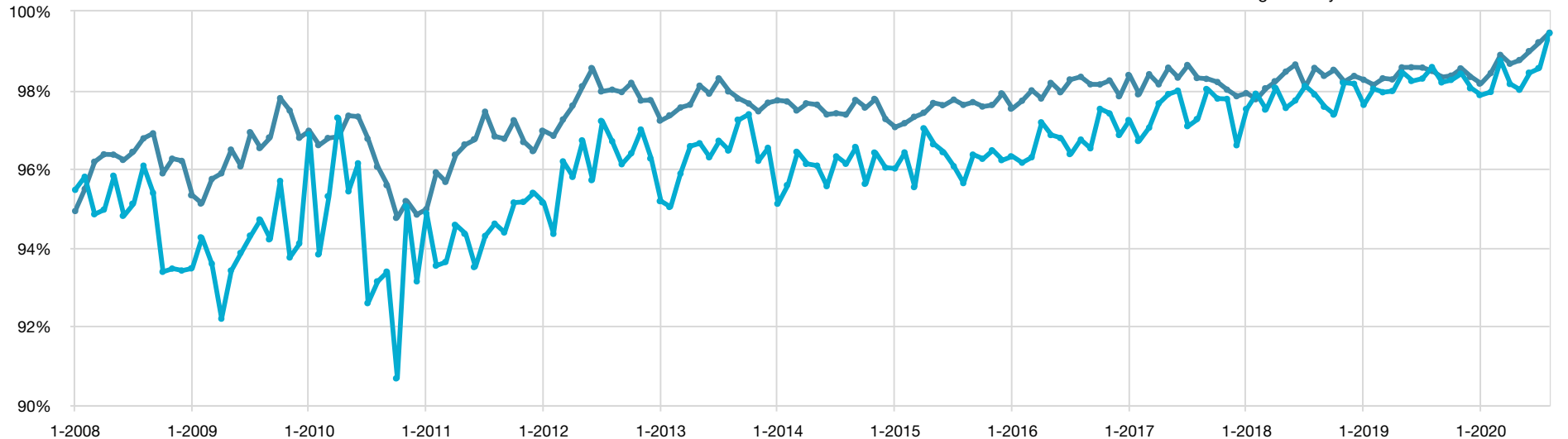
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	99.2%	+ 0.6%	98.6%	+ 0.3%
8-2020	99.5%	+ 1.0%	99.4%	+ 0.8%
12-Month Avg*	98.7%	+ 0.3%	98.4%	+ 0.3%

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

Historical Percent of List Price Received by Month

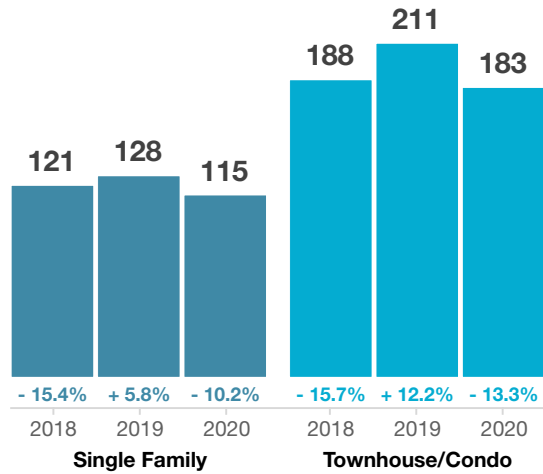


Housing Affordability Index

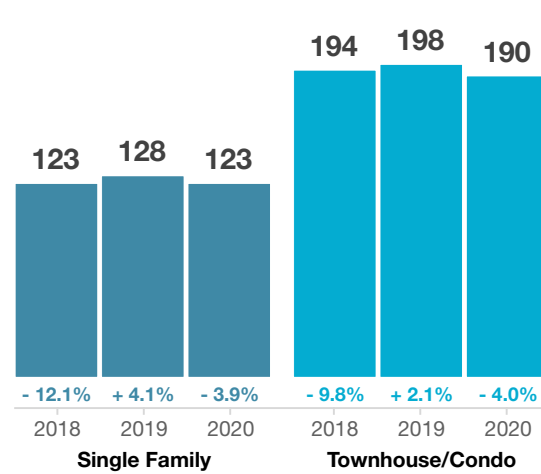
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

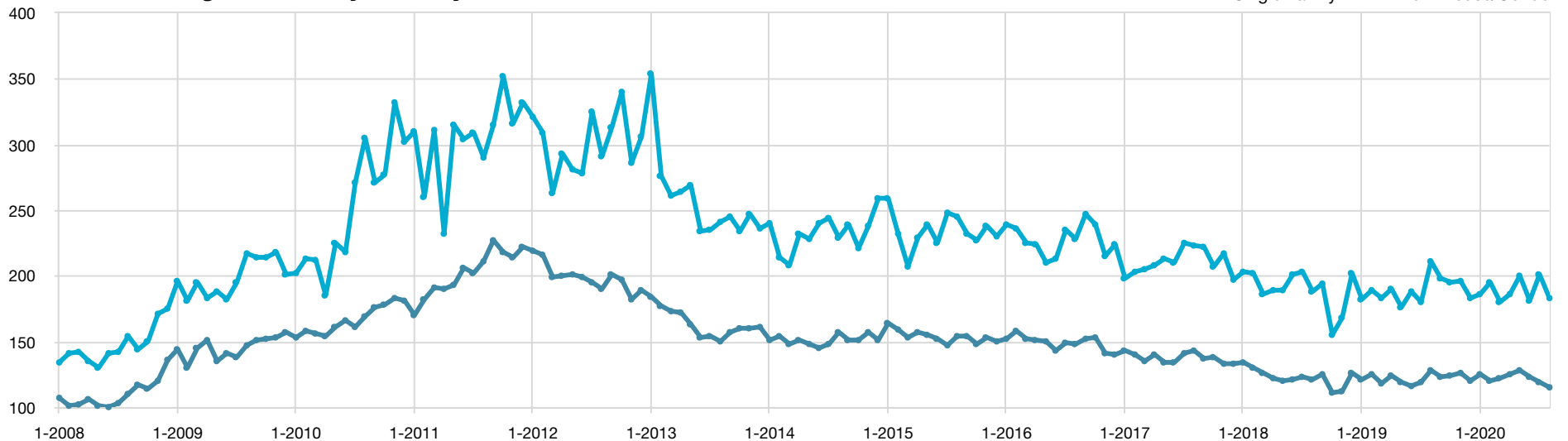


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	119	0.0%	201	+ 11.7%
8-2020	115	- 10.2%	183	- 13.3%
12-Month Avg	123	+ 2.5%	190	+ 2.7%

Historical Housing Affordability Index by Month

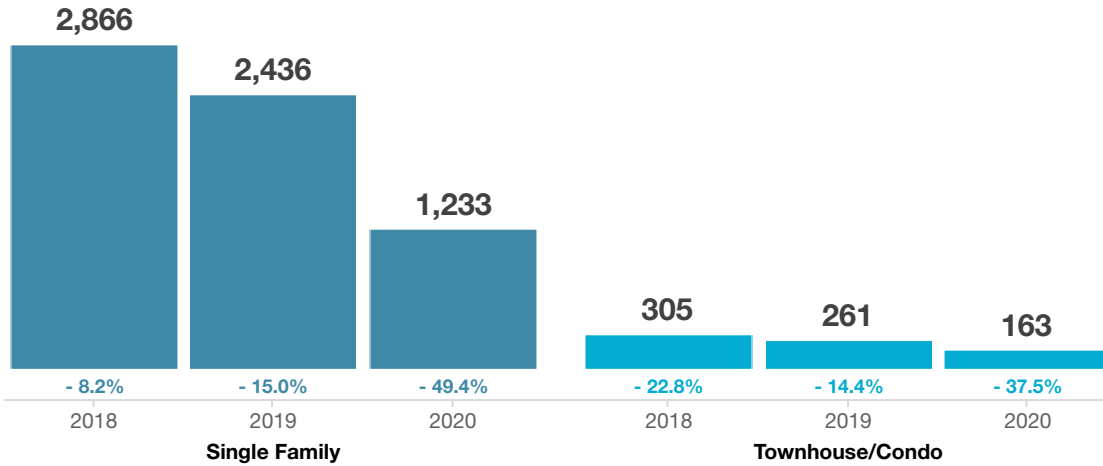


Inventory of Homes for Sale

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

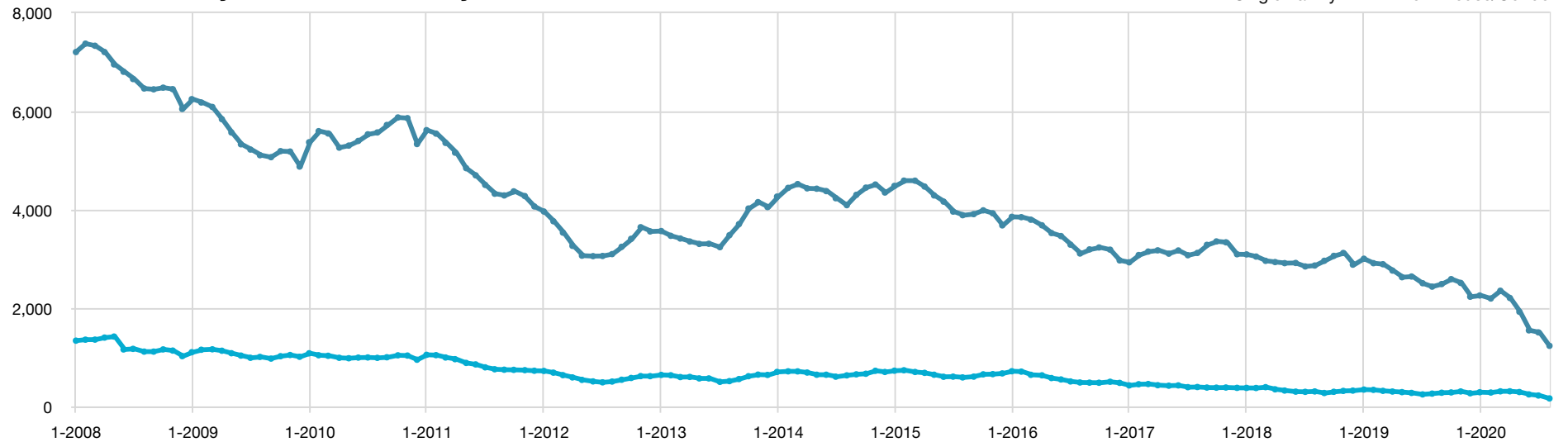


August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2019	2,489	- 16.0%	279	+ 2.2%
10-2019	2,589	- 15.4%	285	- 4.4%
11-2019	2,512	- 19.5%	305	- 3.5%
12-2019	2,231	- 22.6%	268	- 16.8%
1-2020	2,256	- 24.9%	289	- 15.7%
2-2020	2,195	- 24.6%	283	- 16.0%
3-2020	2,353	- 18.6%	307	- 3.2%
4-2020	2,206	- 20.2%	308	+ 1.7%
5-2020	1,925	- 26.8%	293	+ 0.7%
6-2020	1,547	- 41.4%	245	- 10.9%
7-2020	1,506	- 39.9%	222	- 9.4%
8-2020	1,233	- 49.4%	163	- 37.5%
12-Month Avg	2,087	- 25.9%	271	- 9.1%

Historical Inventory of Homes for Sale by Month

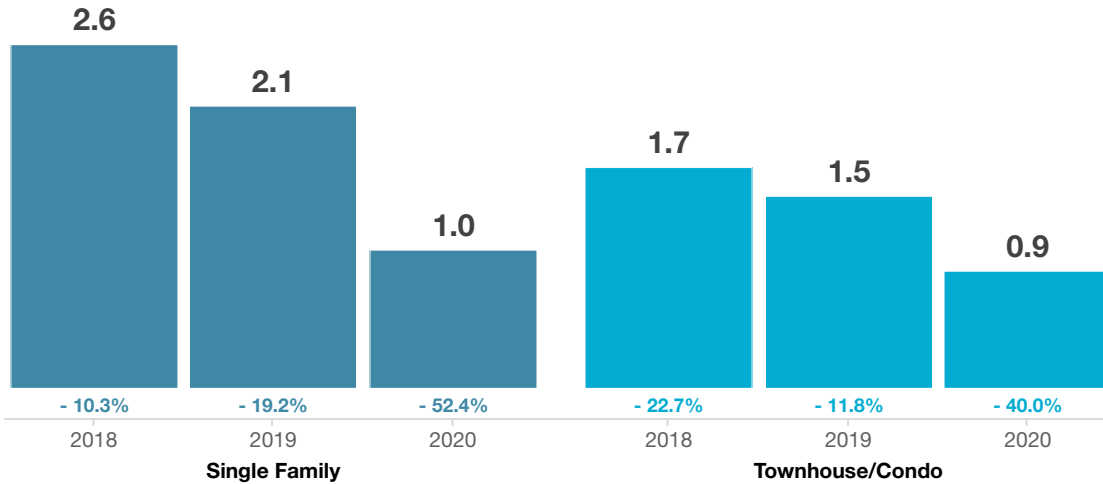


Months Supply of Inventory

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.



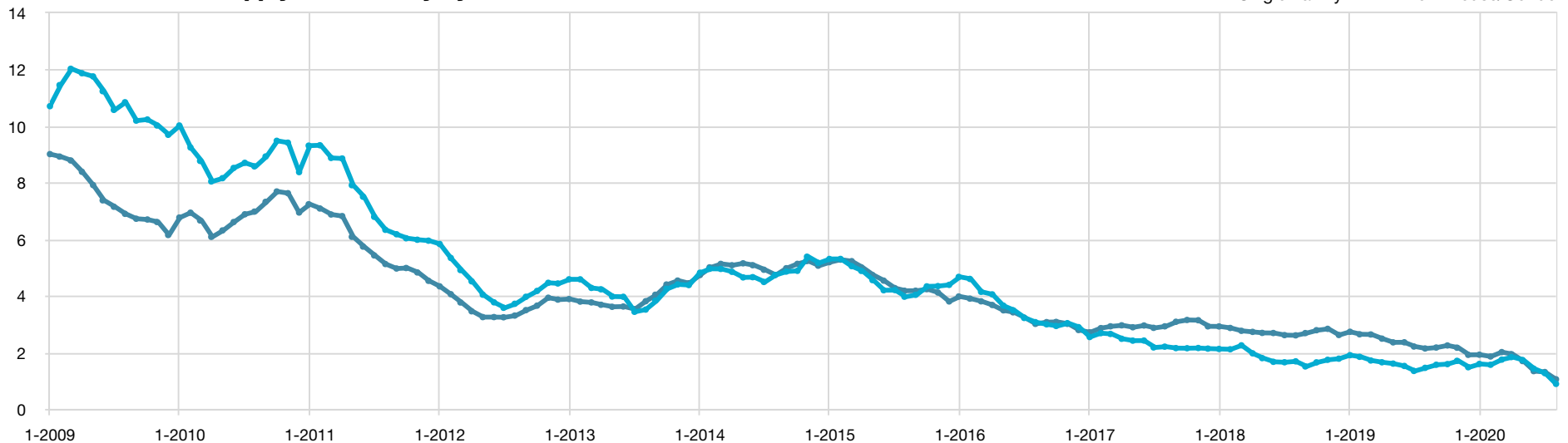
August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1.3	- 40.9%	1.3	0.0%
8-2020	1.0	- 52.4%	0.9	- 40.0%
12-Month Avg*	1.8	- 29.1%	1.5	- 6.8%

* Months Supply for all properties from September 2019 through August 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	8-2019	8-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,640	1,621	- 1.2%	13,987	12,914	- 7.7%
Pending Sales		1,371	1,737	+ 26.7%	11,586	11,744	+ 1.4%
Closed Sales		1,434	1,329	- 7.3%	10,998	10,661	- 3.1%
Days on Market Until Sale		37	29	- 21.6%	41	34	- 17.1%
Median Sales Price		\$231,950	\$261,590	+ 12.8%	\$230,000	\$249,940	+ 8.7%
Average Sales Price		\$272,432	\$325,310	+ 19.4%	\$274,841	\$298,500	+ 8.6%
Percent of List Price Received		98.5%	99.5%	+ 1.0%	98.4%	98.8%	+ 0.4%
Housing Affordability Index		134	123	- 8.2%	135	128	- 5.2%
Inventory of Homes for Sale		2,697	1,396	- 48.2%	—	—	—
Months Supply of Inventory		2.0	1.0	- 50.0%	—	—	—

Tucson - Central

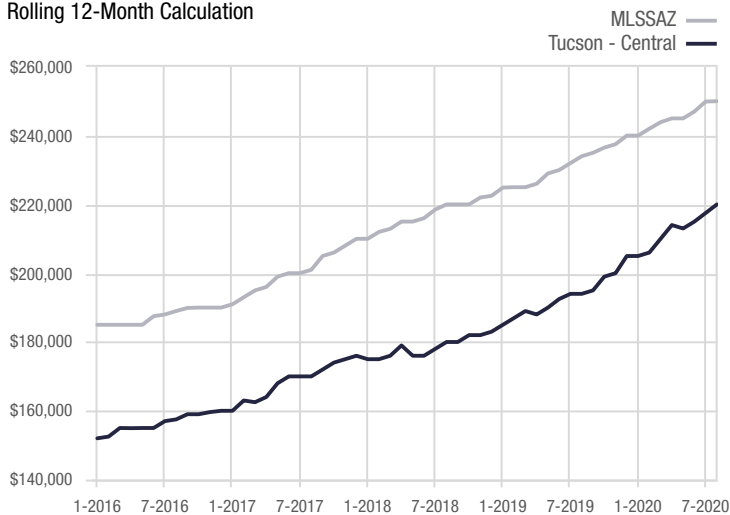
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	217	227	+ 4.6%	1,861	1,753	- 5.8%
Pending Sales	167	212	+ 26.9%	1,418	1,472	+ 3.8%
Closed Sales	162	146	- 9.9%	1,351	1,344	- 0.5%
Days on Market Until Sale	36	29	- 19.4%	33	31	- 6.1%
Median Sales Price*	\$202,188	\$240,000	+ 18.7%	\$200,000	\$226,389	+ 13.2%
Average Sales Price*	\$240,649	\$262,858	+ 9.2%	\$232,331	\$254,626	+ 9.6%
Percent of List Price Received*	98.0%	99.2%	+ 1.2%	98.1%	98.9%	+ 0.8%
Inventory of Homes for Sale	338	232	- 31.4%	—	—	—
Months Supply of Inventory	2.1	1.4	- 33.3%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	49	56	+ 14.3%	375	406	+ 8.3%
Pending Sales	39	57	+ 46.2%	321	345	+ 7.5%
Closed Sales	49	47	- 4.1%	310	300	- 3.2%
Days on Market Until Sale	22	15	- 31.8%	31	27	- 12.9%
Median Sales Price*	\$140,000	\$152,000	+ 8.6%	\$135,250	\$140,631	+ 4.0%
Average Sales Price*	\$148,991	\$159,013	+ 6.7%	\$142,362	\$151,181	+ 6.2%
Percent of List Price Received*	98.4%	99.8%	+ 1.4%	97.7%	98.0%	+ 0.3%
Inventory of Homes for Sale	57	46	- 19.3%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

* 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.

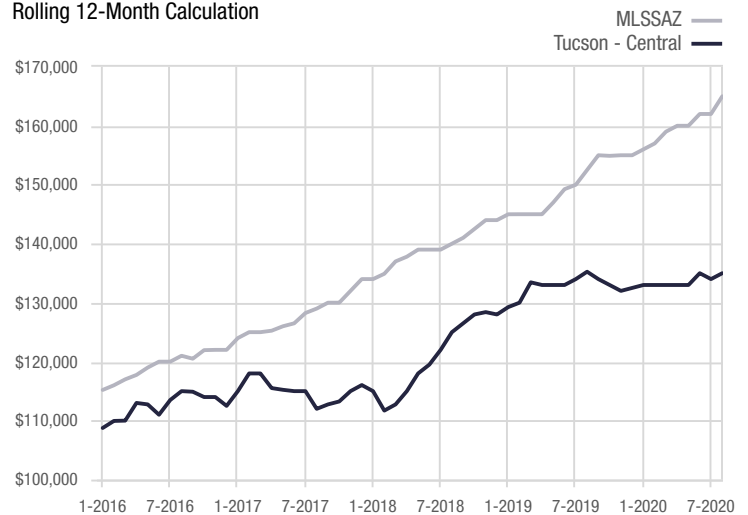
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – August 2020

A Research Tool Provided by Southern Arizona MLS.



Tucson - East

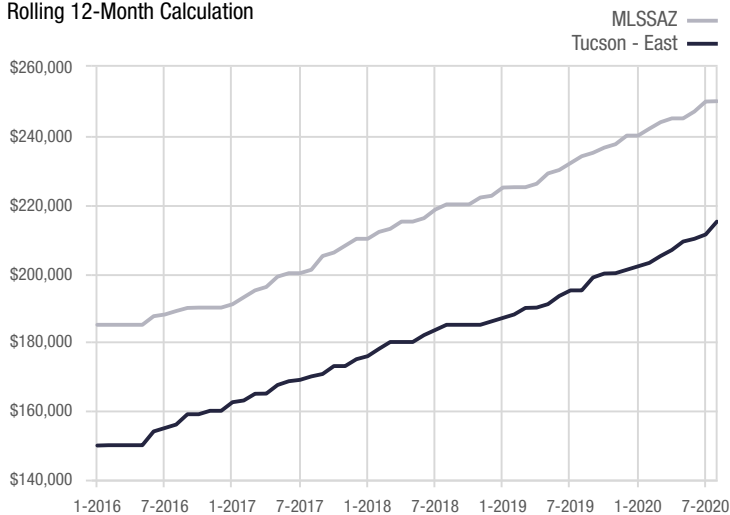
Single Family Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	163	154	- 5.5%	1,254	1,202	- 4.1%
Pending Sales	132	161	+ 22.0%	1,091	1,134	+ 3.9%
Closed Sales	130	122	- 6.2%	1,025	1,015	- 1.0%
Days on Market Until Sale	27	18	- 33.3%	31	24	- 22.6%
Median Sales Price*	\$200,000	\$240,000	+ 20.0%	\$199,500	\$219,000	+ 9.8%
Average Sales Price*	\$208,875	\$258,706	+ 23.9%	\$216,440	\$236,477	+ 9.3%
Percent of List Price Received*	99.3%	100.5%	+ 1.2%	98.9%	99.4%	+ 0.5%
Inventory of Homes for Sale	183	77	- 57.9%	—	—	—
Months Supply of Inventory	1.5	0.6	- 60.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	41	30	- 26.8%	244	270	+ 10.7%
Pending Sales	21	38	+ 81.0%	215	271	+ 26.0%
Closed Sales	25	33	+ 32.0%	211	233	+ 10.4%
Days on Market Until Sale	16	22	+ 37.5%	23	28	+ 21.7%
Median Sales Price*	\$129,000	\$167,300	+ 29.7%	\$123,800	\$145,000	+ 17.1%
Average Sales Price*	\$118,817	\$161,756	+ 36.1%	\$120,210	\$137,811	+ 14.6%
Percent of List Price Received*	99.1%	100.9%	+ 1.8%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	39	13	- 66.7%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

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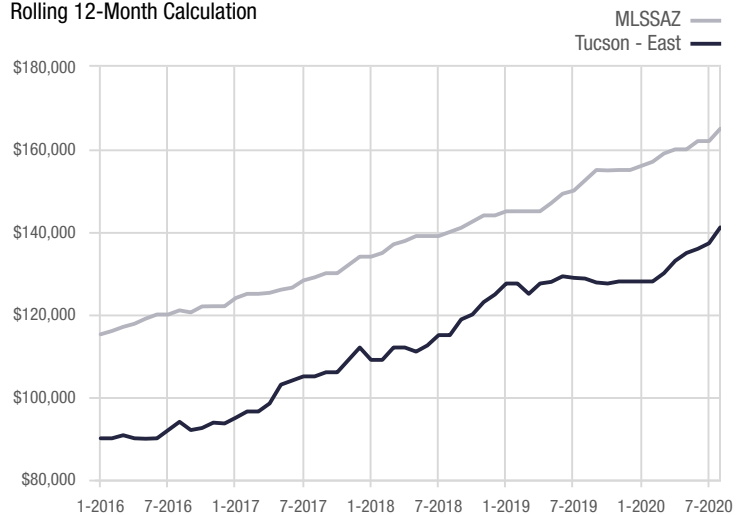
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - North

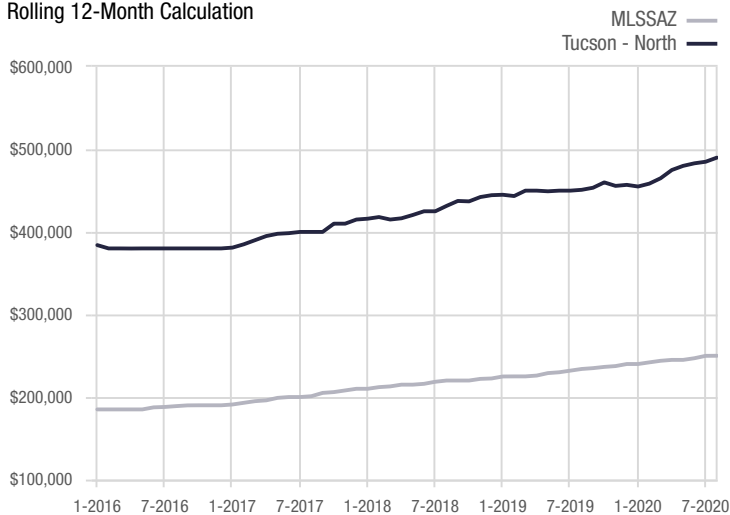
Single Family Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	117	114	- 2.6%	1,117	1,024	- 8.3%
Pending Sales	88	120	+ 36.4%	787	825	+ 4.8%
Closed Sales	90	106	+ 17.8%	744	770	+ 3.5%
Days on Market Until Sale	46	49	+ 6.5%	51	44	- 13.7%
Median Sales Price*	\$460,000	\$518,500	+ 12.7%	\$459,680	\$505,000	+ 9.9%
Average Sales Price*	\$518,301	\$687,702	+ 32.7%	\$525,593	\$578,060	+ 10.0%
Percent of List Price Received*	97.1%	98.4%	+ 1.3%	97.4%	97.8%	+ 0.4%
Inventory of Homes for Sale	297	158	- 46.8%	—	—	—
Months Supply of Inventory	3.4	1.7	- 50.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	47	59	+ 25.5%	516	490	- 5.0%
Pending Sales	48	64	+ 33.3%	447	432	- 3.4%
Closed Sales	47	49	+ 4.3%	437	399	- 8.7%
Days on Market Until Sale	34	29	- 14.7%	33	30	- 9.1%
Median Sales Price*	\$180,000	\$207,900	+ 15.5%	\$180,000	\$195,000	+ 8.3%
Average Sales Price*	\$207,160	\$228,524	+ 10.3%	\$208,251	\$221,049	+ 6.1%
Percent of List Price Received*	98.2%	99.1%	+ 0.9%	98.1%	98.3%	+ 0.2%
Inventory of Homes for Sale	79	50	- 36.7%	—	—	—
Months Supply of Inventory	1.6	1.0	- 37.5%	—	—	—

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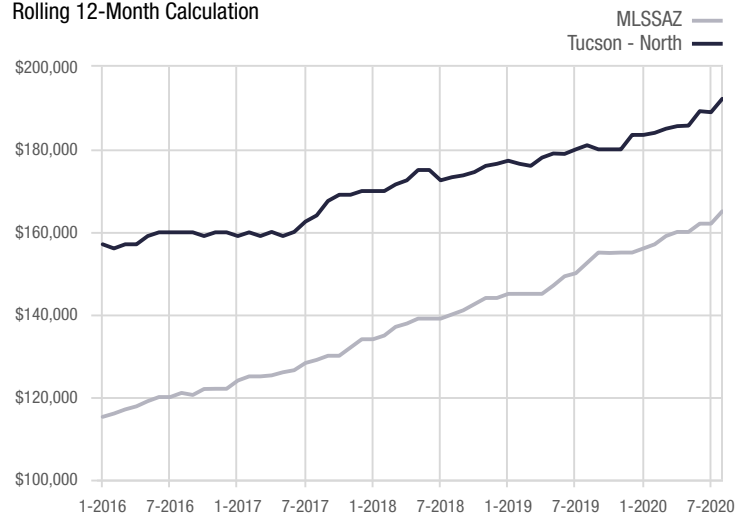
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Northeast

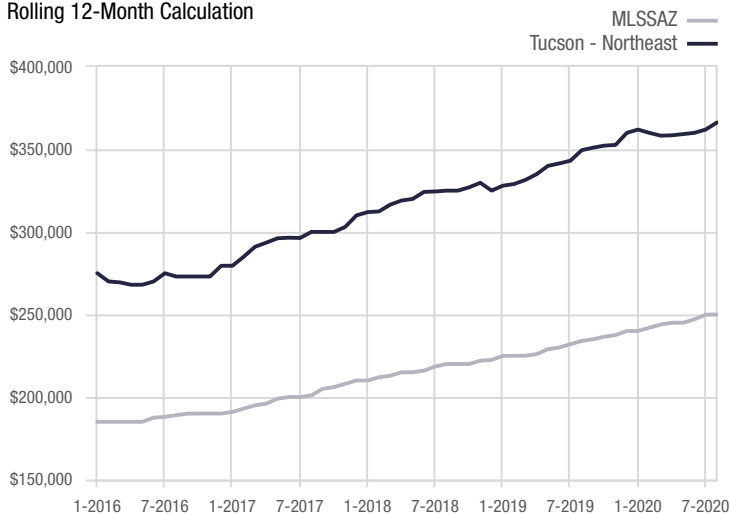
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	57	76	+ 33.3%	558	511	- 8.4%
Pending Sales	61	85	+ 39.3%	468	454	- 3.0%
Closed Sales	56	51	- 8.9%	450	388	- 13.8%
Days on Market Until Sale	34	29	- 14.7%	50	34	- 32.0%
Median Sales Price*	\$350,000	\$399,900	+ 14.3%	\$363,250	\$370,000	+ 1.9%
Average Sales Price*	\$383,672	\$437,512	+ 14.0%	\$403,111	\$424,542	+ 5.3%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	95	68	- 28.4%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	16	13	- 18.8%	143	140	- 2.1%
Pending Sales	12	14	+ 16.7%	142	118	- 16.9%
Closed Sales	17	17	0.0%	137	121	- 11.7%
Days on Market Until Sale	23	20	- 13.0%	30	22	- 26.7%
Median Sales Price*	\$159,000	\$170,000	+ 6.9%	\$145,500	\$165,000	+ 13.4%
Average Sales Price*	\$155,955	\$164,871	+ 5.7%	\$143,432	\$160,162	+ 11.7%
Percent of List Price Received*	98.6%	97.0%	- 1.6%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	14	10	- 28.6%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

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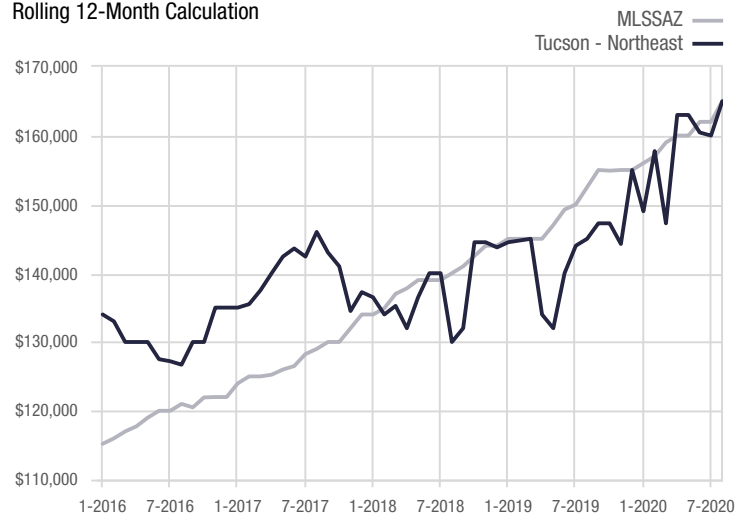
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – August 2020

A Research Tool Provided by Southern Arizona MLS.



Tucson - Northwest

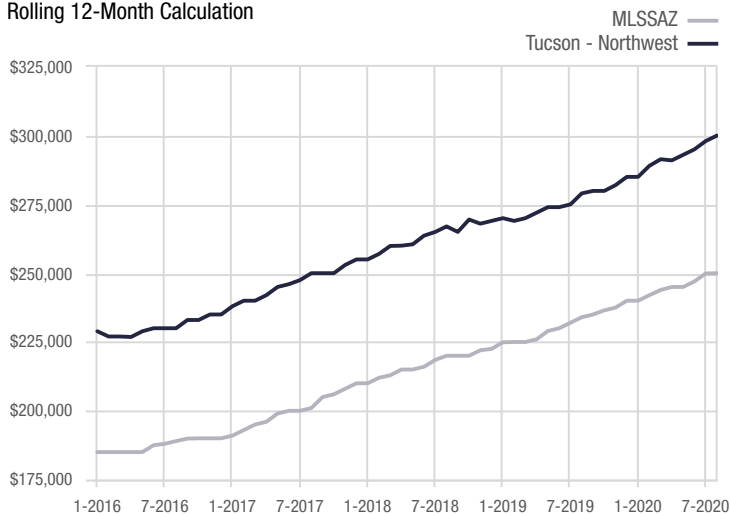
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	301	311	+ 3.3%	2,590	2,291	- 11.5%
Pending Sales	251	308	+ 22.7%	2,162	2,072	- 4.2%
Closed Sales	276	229	- 17.0%	2,071	1,903	- 8.1%
Days on Market Until Sale	48	31	- 35.4%	48	38	- 20.8%
Median Sales Price*	\$297,500	\$340,000	+ 14.3%	\$284,000	\$310,000	+ 9.2%
Average Sales Price*	\$346,580	\$400,197	+ 15.5%	\$331,576	\$365,960	+ 10.4%
Percent of List Price Received*	98.7%	99.4%	+ 0.7%	98.4%	98.8%	+ 0.4%
Inventory of Homes for Sale	547	299	- 45.3%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	24	30	+ 25.0%	278	259	- 6.8%
Pending Sales	16	41	+ 156.3%	243	224	- 7.8%
Closed Sales	21	30	+ 42.9%	236	207	- 12.3%
Days on Market Until Sale	28	53	+ 89.3%	39	35	- 10.3%
Median Sales Price*	\$212,000	\$238,450	+ 12.5%	\$220,000	\$241,000	+ 9.5%
Average Sales Price*	\$210,891	\$264,444	+ 25.4%	\$235,046	\$253,982	+ 8.1%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	45	31	- 31.1%	—	—	—
Months Supply of Inventory	1.6	1.2	- 25.0%	—	—	—

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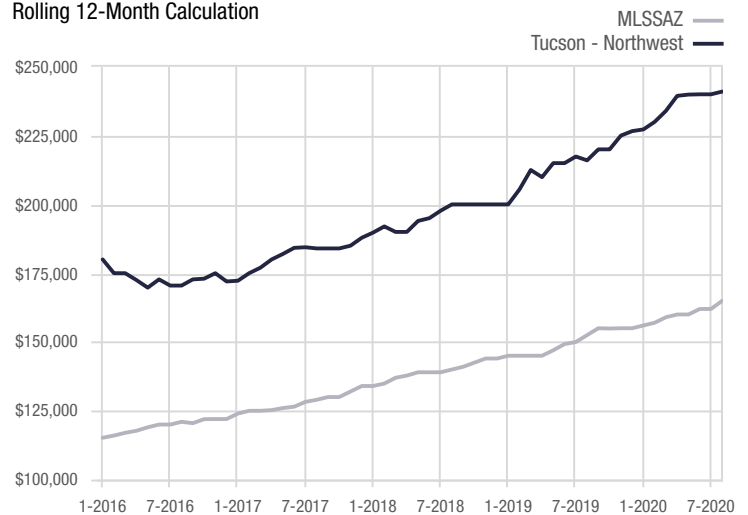
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - South

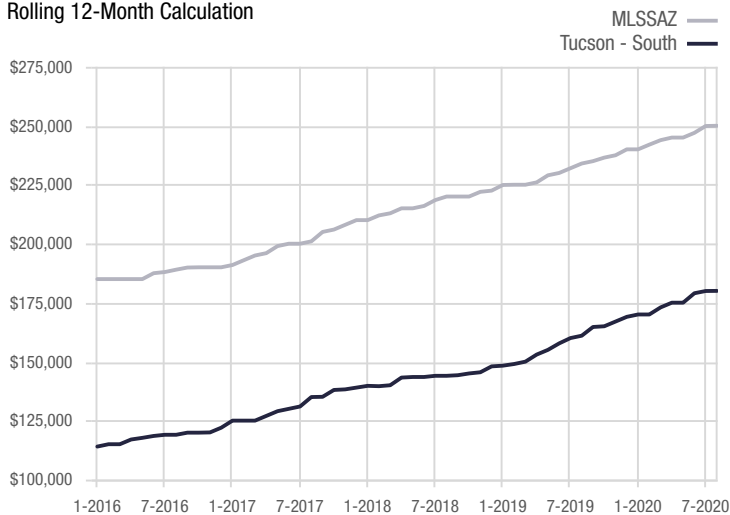
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	116	64	- 44.8%	773	650	- 15.9%
Pending Sales	91	83	- 8.8%	662	632	- 4.5%
Closed Sales	84	63	- 25.0%	595	570	- 4.2%
Days on Market Until Sale	22	12	- 45.5%	29	26	- 10.3%
Median Sales Price*	\$165,000	\$185,000	+ 12.1%	\$165,000	\$180,000	+ 9.1%
Average Sales Price*	\$167,707	\$179,973	+ 7.3%	\$162,114	\$178,037	+ 9.8%
Percent of List Price Received*	97.0%	99.3%	+ 2.4%	98.3%	99.1%	+ 0.8%
Inventory of Homes for Sale	120	36	- 70.0%	—	—	—
Months Supply of Inventory	1.6	0.5	- 68.8%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	3	7	+ 133.3%	38	45	+ 18.4%
Pending Sales	0	8	—	31	39	+ 25.8%
Closed Sales	3	5	+ 66.7%	30	35	+ 16.7%
Days on Market Until Sale	13	4	- 69.2%	15	18	+ 20.0%
Median Sales Price*	\$127,000	\$128,000	+ 0.8%	\$121,000	\$129,000	+ 6.6%
Average Sales Price*	\$121,350	\$128,580	+ 6.0%	\$115,425	\$129,583	+ 12.3%
Percent of List Price Received*	113.0%	99.5%	- 11.9%	101.8%	97.7%	- 4.0%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

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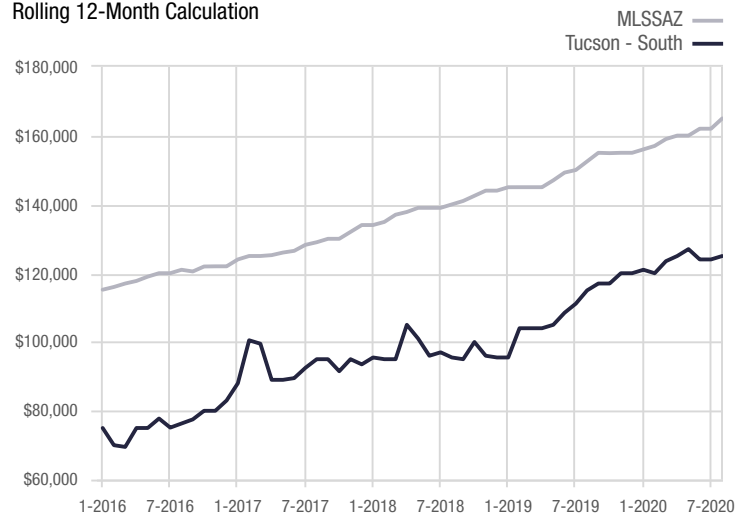
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Southeast

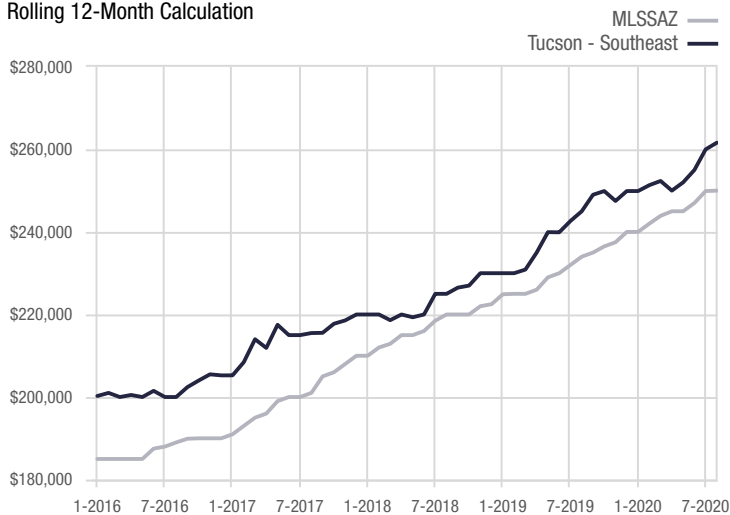
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	49	39	- 20.4%	450	355	- 21.1%
Pending Sales	48	42	- 12.5%	396	358	- 9.6%
Closed Sales	55	44	- 20.0%	358	325	- 9.2%
Days on Market Until Sale	31	21	- 32.3%	41	35	- 14.6%
Median Sales Price*	\$259,999	\$264,789	+ 1.8%	\$246,000	\$265,000	+ 7.7%
Average Sales Price*	\$270,741	\$284,638	+ 5.1%	\$265,431	\$283,688	+ 6.9%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale	71	22	- 69.0%	—	—	—
Months Supply of Inventory	1.7	0.5	- 70.6%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
Key Metrics						
New Listings	3	3	0.0%	9	10	+ 11.1%
Pending Sales	2	3	+ 50.0%	8	11	+ 37.5%
Closed Sales	0	1	—	6	8	+ 33.3%
Days on Market Until Sale	—	2	—	22	20	- 9.1%
Median Sales Price*	—	\$165,000	—	\$147,450	\$161,500	+ 9.5%
Average Sales Price*	—	\$165,000	—	\$158,920	\$178,144	+ 12.1%
Percent of List Price Received*	—	100.0%	—	99.5%	98.8%	- 0.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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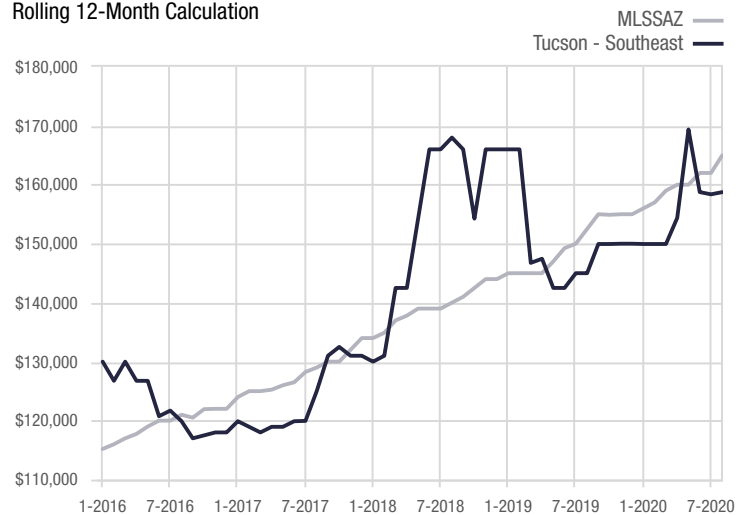
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Southwest

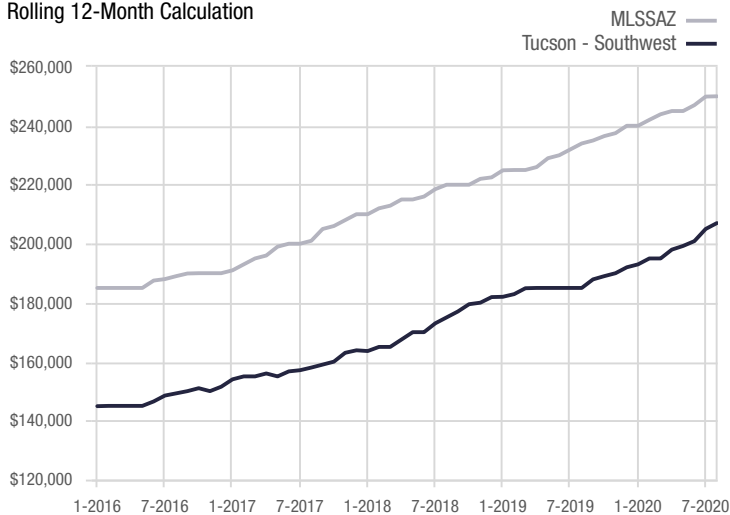
Single Family Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	77	66	- 14.3%	671	608	- 9.4%
Pending Sales	59	81	+ 37.3%	568	587	+ 3.3%
Closed Sales	76	65	- 14.5%	529	533	+ 0.8%
Days on Market Until Sale	20	40	+ 100.0%	36	35	- 2.8%
Median Sales Price*	\$189,500	\$219,900	+ 16.0%	\$188,000	\$209,000	+ 11.2%
Average Sales Price*	\$195,956	\$236,400	+ 20.6%	\$196,671	\$220,259	+ 12.0%
Percent of List Price Received*	99.3%	100.0%	+ 0.7%	99.2%	99.4%	+ 0.2%
Inventory of Homes for Sale	117	45	- 61.5%	—	—	—
Months Supply of Inventory	1.9	0.7	- 63.2%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	2	6	+ 200.0%	20	24	+ 20.0%
Pending Sales	3	4	+ 33.3%	20	22	+ 10.0%
Closed Sales	4	5	+ 25.0%	20	20	0.0%
Days on Market Until Sale	50	17	- 66.0%	23	24	+ 4.3%
Median Sales Price*	\$140,000	\$162,000	+ 15.7%	\$128,500	\$140,000	+ 8.9%
Average Sales Price*	\$129,750	\$131,400	+ 1.3%	\$119,695	\$130,815	+ 9.3%
Percent of List Price Received*	95.1%	95.7%	+ 0.6%	97.8%	99.7%	+ 1.9%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

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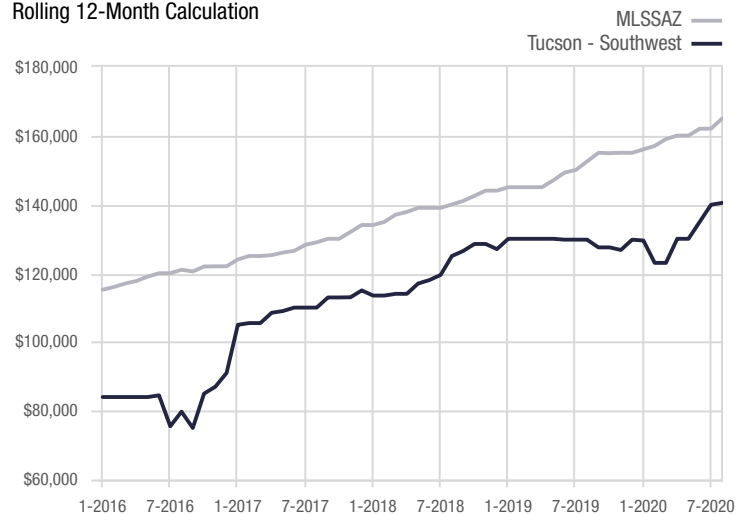
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Upper Northwest

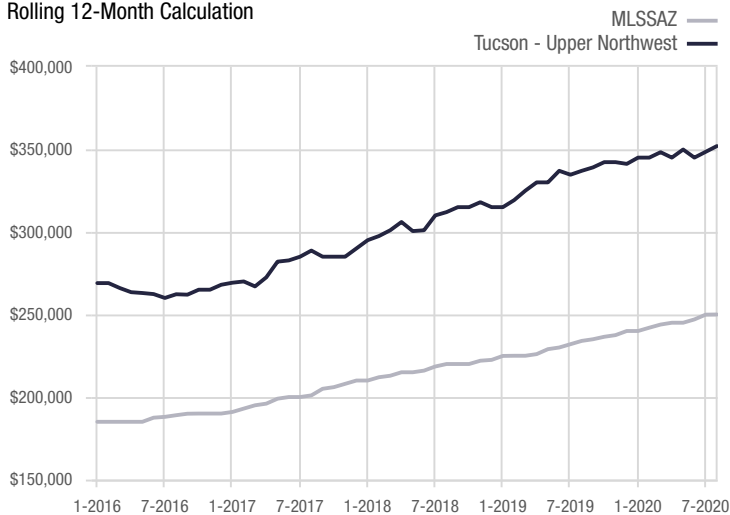
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	50	57	+ 14.0%	409	419	+ 2.4%
Pending Sales	37	53	+ 43.2%	371	352	- 5.1%
Closed Sales	54	45	- 16.7%	363	343	- 5.5%
Days on Market Until Sale	61	32	- 47.5%	63	48	- 23.8%
Median Sales Price*	\$332,500	\$367,900	+ 10.6%	\$340,000	\$365,000	+ 7.4%
Average Sales Price*	\$341,421	\$396,712	+ 16.2%	\$368,461	\$379,075	+ 2.9%
Percent of List Price Received*	97.1%	97.9%	+ 0.8%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	107	81	- 24.3%	—	—	—
Months Supply of Inventory	2.6	1.9	- 26.9%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	1	2	+ 100.0%	21	25	+ 19.0%
Pending Sales	0	2	—	17	24	+ 41.2%
Closed Sales	1	5	+ 400.0%	16	23	+ 43.8%
Days on Market Until Sale	18	57	+ 216.7%	26	40	+ 53.8%
Median Sales Price*	\$230,000	\$290,000	+ 26.1%	\$238,000	\$290,000	+ 21.8%
Average Sales Price*	\$230,000	\$295,580	+ 28.5%	\$239,063	\$436,161	+ 82.4%
Percent of List Price Received*	96.6%	99.2%	+ 2.7%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.2	1.2	- 45.5%	—	—	—

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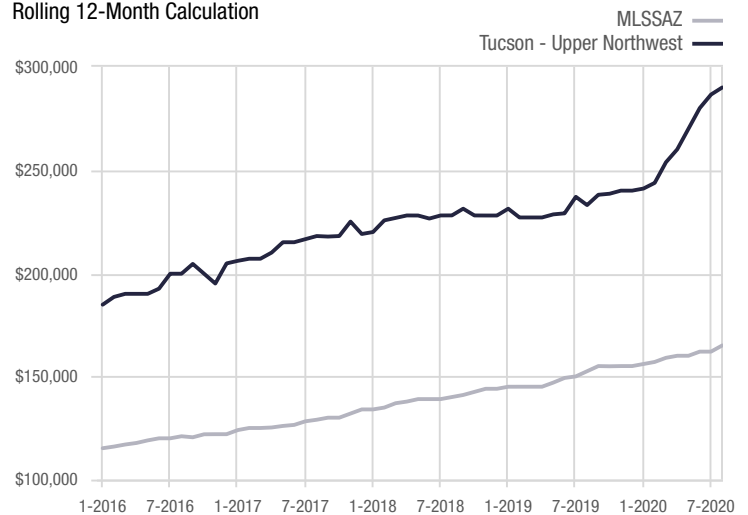
Median Sales Price - Single-Family

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.

Tucson - Upper Southeast

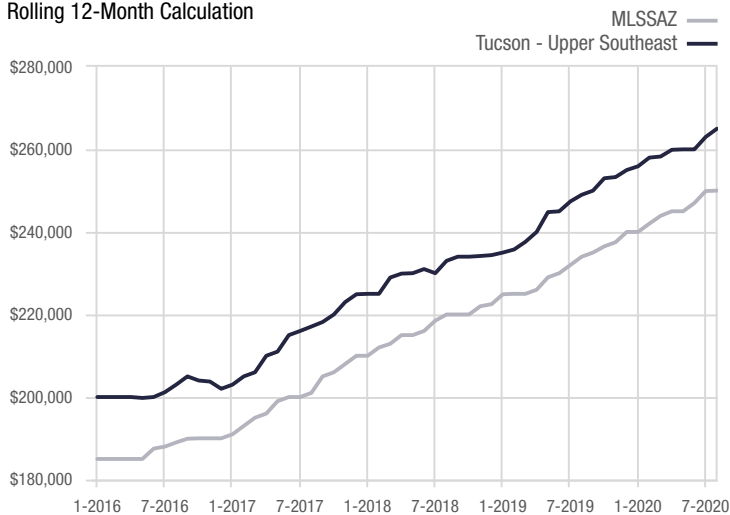
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	129	100	- 22.5%	964	861	- 10.7%
Pending Sales	107	113	+ 5.6%	812	868	+ 6.9%
Closed Sales	107	95	- 11.2%	757	809	+ 6.9%
Days on Market Until Sale	33	18	- 45.5%	40	34	- 15.0%
Median Sales Price*	\$259,000	\$282,000	+ 8.9%	\$252,000	\$266,000	+ 5.6%
Average Sales Price*	\$275,045	\$315,890	+ 14.9%	\$272,099	\$290,891	+ 6.9%
Percent of List Price Received*	99.3%	100.2%	+ 0.9%	99.0%	99.4%	+ 0.4%
Inventory of Homes for Sale	180	55	- 69.4%	—	—	—
Months Supply of Inventory	2.0	0.5	- 75.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Days on Market Until Sale	58	—	—	34	30	- 11.8%
Median Sales Price*	\$145,000	—	—	\$157,500	\$195,000	+ 23.8%
Average Sales Price*	\$145,000	—	—	\$157,500	\$195,000	+ 23.8%
Percent of List Price Received*	100.0%	—	—	100.0%	95.7%	- 4.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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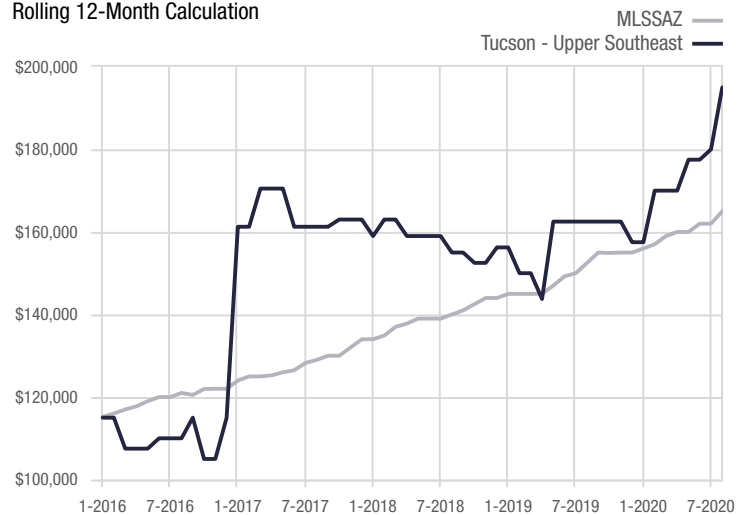
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - West

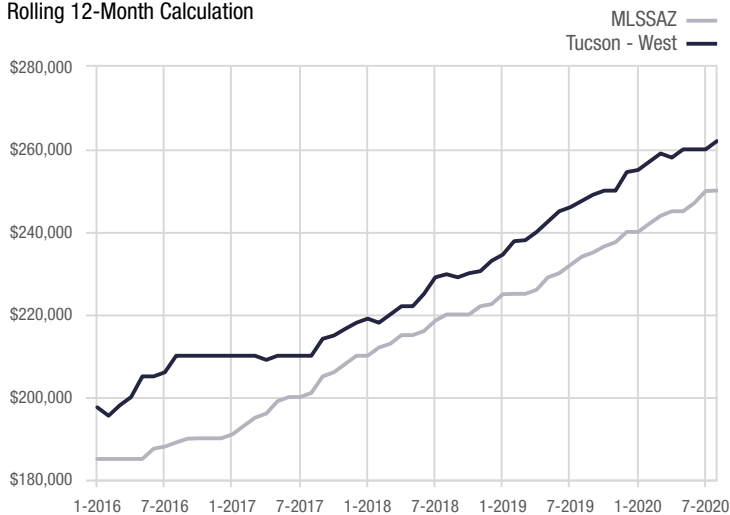
Single Family Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	107	120	+ 12.1%	895	844	- 5.7%
Pending Sales	99	120	+ 21.2%	762	781	+ 2.5%
Closed Sales	83	92	+ 10.8%	734	708	- 3.5%
Days on Market Until Sale	35	19	- 45.7%	37	30	- 18.9%
Median Sales Price*	\$246,900	\$275,000	+ 11.4%	\$250,000	\$263,500	+ 5.4%
Average Sales Price*	\$266,504	\$335,164	+ 25.8%	\$287,891	\$301,119	+ 4.6%
Percent of List Price Received*	98.8%	99.9%	+ 1.1%	98.7%	99.0%	+ 0.3%
Inventory of Homes for Sale	155	87	- 43.9%	—	—	—
Months Supply of Inventory	1.7	0.9	- 47.1%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	11	17	+ 54.5%	130	114	- 12.3%
Pending Sales	10	21	+ 110.0%	120	108	- 10.0%
Closed Sales	20	14	- 30.0%	117	91	- 22.2%
Days on Market Until Sale	15	21	+ 40.0%	22	19	- 13.6%
Median Sales Price*	\$133,950	\$149,450	+ 11.6%	\$129,000	\$149,900	+ 16.2%
Average Sales Price*	\$130,530	\$146,823	+ 12.5%	\$129,520	\$152,443	+ 17.7%
Percent of List Price Received*	98.8%	99.9%	+ 1.1%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	13	4	- 69.2%	—	—	—
Months Supply of Inventory	0.9	0.3	- 66.7%	—	—	—

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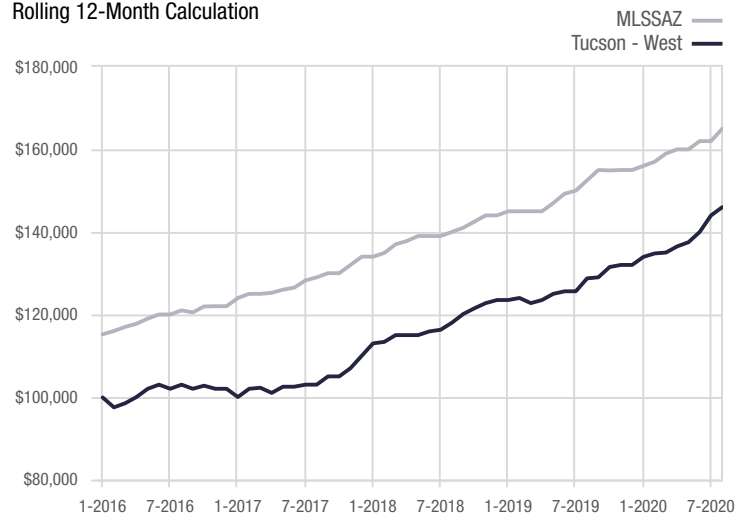
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Tucson - Extended Northeast

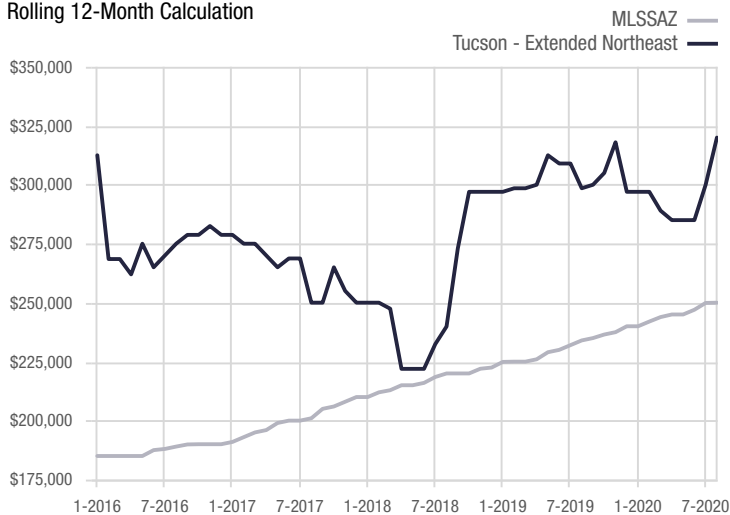
Single Family Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	4	1	- 75.0%	28	25	- 10.7%
Pending Sales	7	5	- 28.6%	17	19	+ 11.8%
Closed Sales	4	3	- 25.0%	11	14	+ 27.3%
Days on Market Until Sale	202	262	+ 29.7%	136	91	- 33.1%
Median Sales Price*	\$212,500	\$355,000	+ 67.1%	\$289,000	\$325,000	+ 12.5%
Average Sales Price*	\$258,500	\$393,333	+ 52.2%	\$332,818	\$324,329	- 2.6%
Percent of List Price Received*	87.1%	93.4%	+ 7.2%	90.5%	94.9%	+ 4.9%
Inventory of Homes for Sale	20	7	- 65.0%	—	—	—
Months Supply of Inventory	6.4	2.6	- 59.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% 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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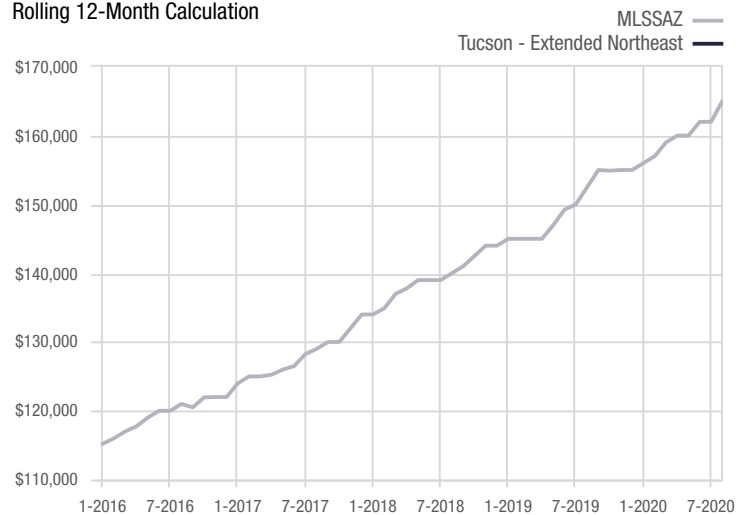
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Extended Northwest

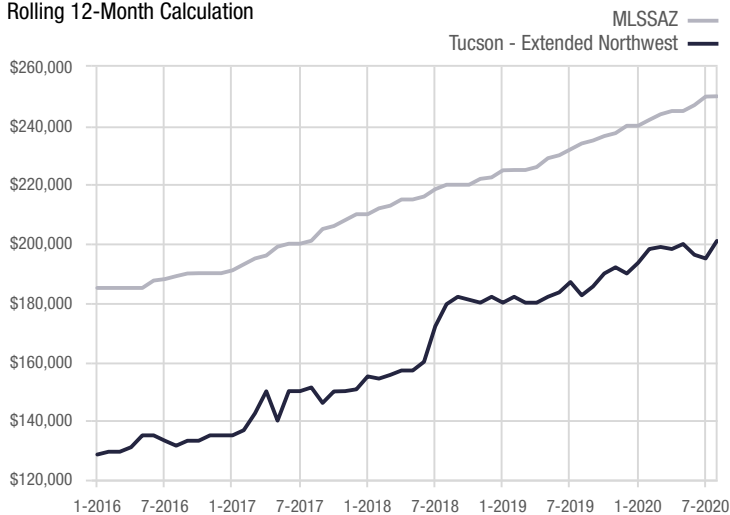
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	6	6	0.0%	76	58	- 23.7%
Pending Sales	7	8	+ 14.3%	59	62	+ 5.1%
Closed Sales	7	12	+ 71.4%	56	57	+ 1.8%
Days on Market Until Sale	27	16	- 40.7%	32	22	- 31.3%
Median Sales Price*	\$168,500	\$213,500	+ 26.7%	\$179,700	\$202,000	+ 12.4%
Average Sales Price*	\$174,893	\$217,783	+ 24.5%	\$185,512	\$201,270	+ 8.5%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	99.0%	99.5%	+ 0.5%
Inventory of Homes for Sale	16	0	- 100.0%	—	—	—
Months Supply of Inventory	2.2	—	—	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% 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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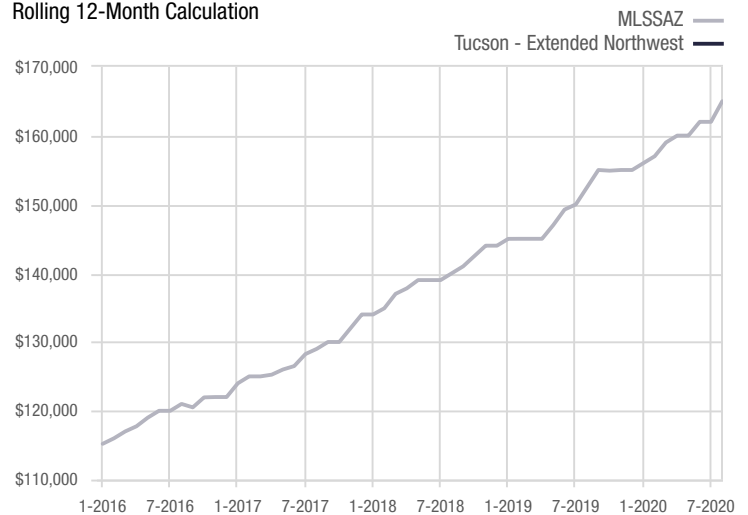
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Extended Southeast

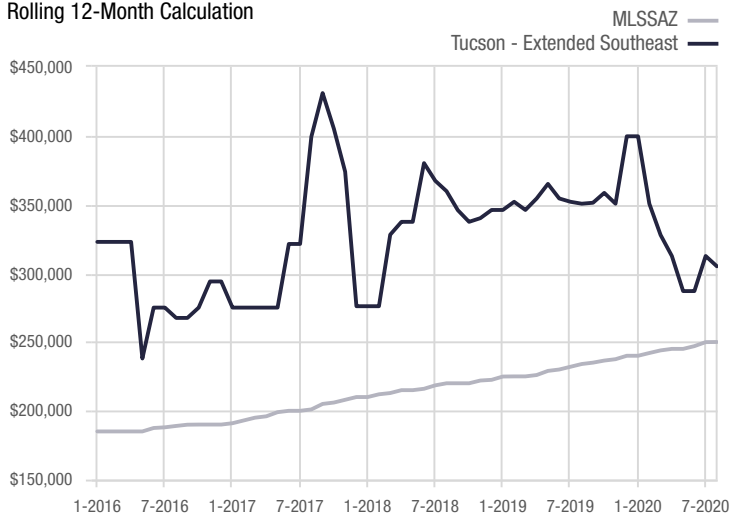
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	1	1	0.0%	8	11	+ 37.5%
Pending Sales	1	0	- 100.0%	10	10	0.0%
Closed Sales	1	2	+ 100.0%	11	11	0.0%
Days on Market Until Sale	47	29	- 38.3%	169	77	- 54.4%
Median Sales Price*	\$350,500	\$343,125	- 2.1%	\$440,000	\$305,000	- 30.7%
Average Sales Price*	\$350,500	\$343,125	- 2.1%	\$422,818	\$337,510	- 20.2%
Percent of List Price Received*	98.2%	96.6%	- 1.6%	96.3%	94.3%	- 2.1%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	3.5	2.6	- 25.7%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% 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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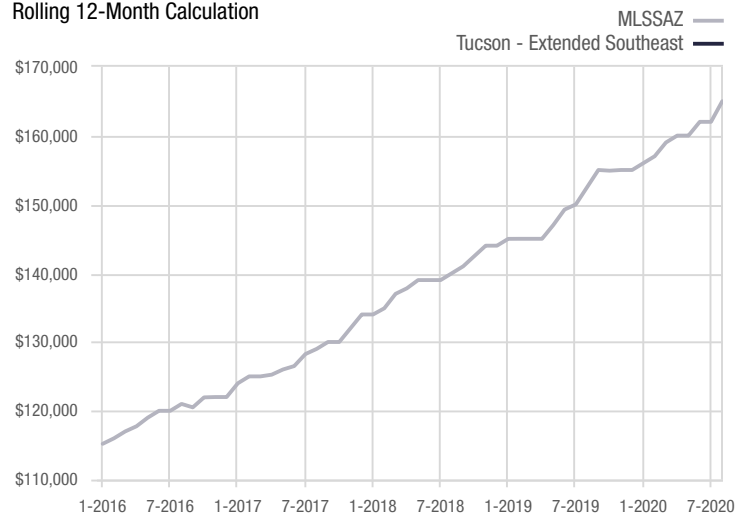
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Extended Southwest

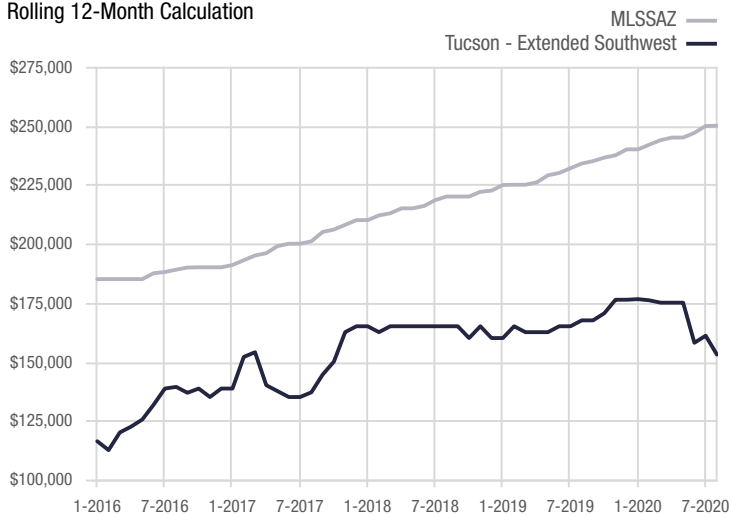
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	2	3	+ 50.0%	25	23	- 8.0%
Pending Sales	0	2	—	19	17	- 10.5%
Closed Sales	6	1	- 83.3%	22	14	- 36.4%
Days on Market Until Sale	49	12	- 75.5%	59	53	- 10.2%
Median Sales Price*	\$223,500	\$249,000	+ 11.4%	\$180,500	\$142,550	- 21.0%
Average Sales Price*	\$206,483	\$249,000	+ 20.6%	\$189,499	\$152,543	- 19.5%
Percent of List Price Received*	99.8%	100.0%	+ 0.2%	97.3%	97.3%	0.0%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	2.5	1.8	- 28.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	3	0	- 100.0%
Closed Sales	0	0	0.0%	2	0	- 100.0%
Days on Market Until Sale	—	—	—	20	—	—
Median Sales Price*	—	—	—	\$143,000	—	—
Average Sales Price*	—	—	—	\$143,000	—	—
Percent of List Price Received*	—	—	—	99.6%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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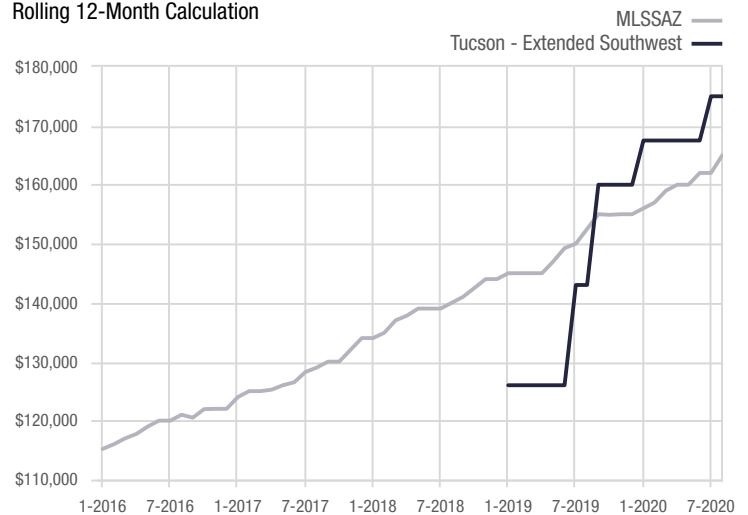
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Extended West

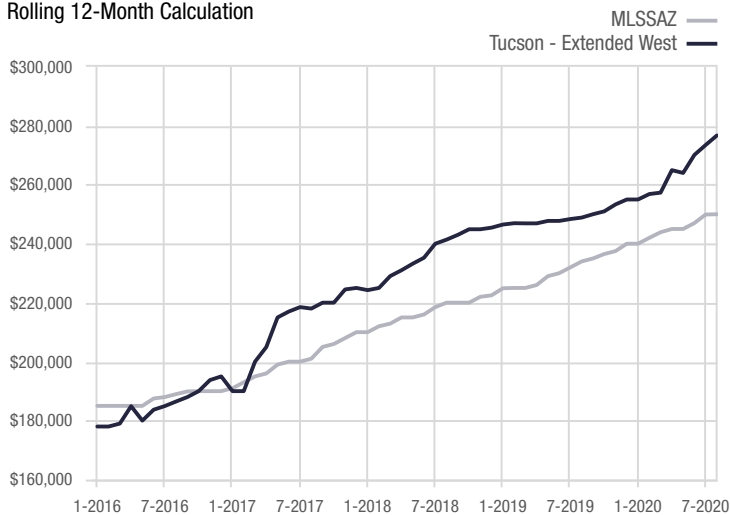
Single Family Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	39	50	+ 28.2%	413	393	- 4.8%
Pending Sales	52	70	+ 34.6%	324	411	+ 26.9%
Closed Sales	44	38	- 13.6%	305	345	+ 13.1%
Days on Market Until Sale	53	46	- 13.2%	64	68	+ 6.3%
Median Sales Price*	\$244,000	\$295,000	+ 20.9%	\$250,000	\$279,950	+ 12.0%
Average Sales Price*	\$241,541	\$297,589	+ 23.2%	\$256,524	\$284,623	+ 11.0%
Percent of List Price Received*	98.6%	99.8%	+ 1.2%	98.5%	99.1%	+ 0.6%
Inventory of Homes for Sale	130	31	- 76.2%	—	—	—
Months Supply of Inventory	3.4	0.7	- 79.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% 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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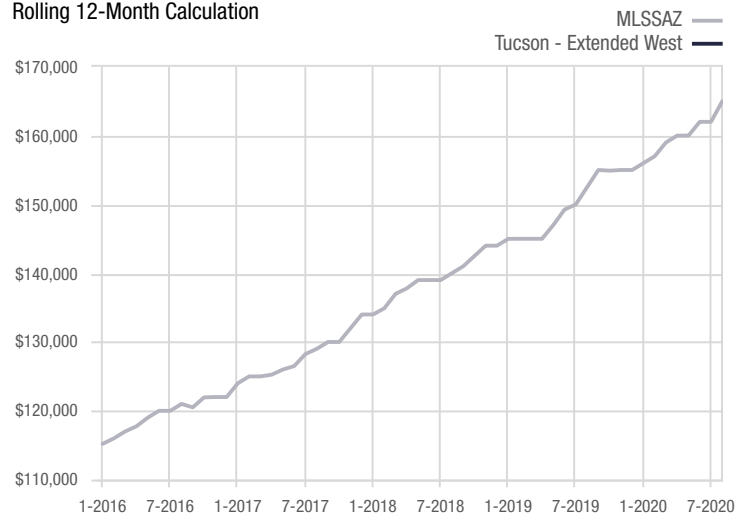
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Tucson - Pima East

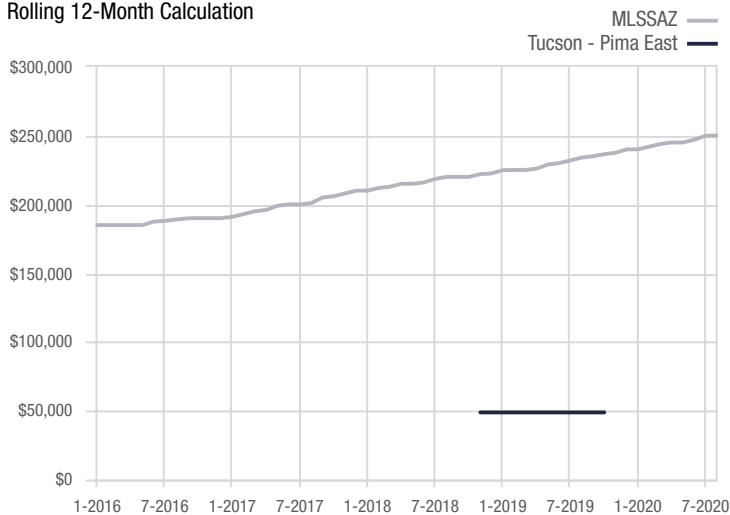
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% 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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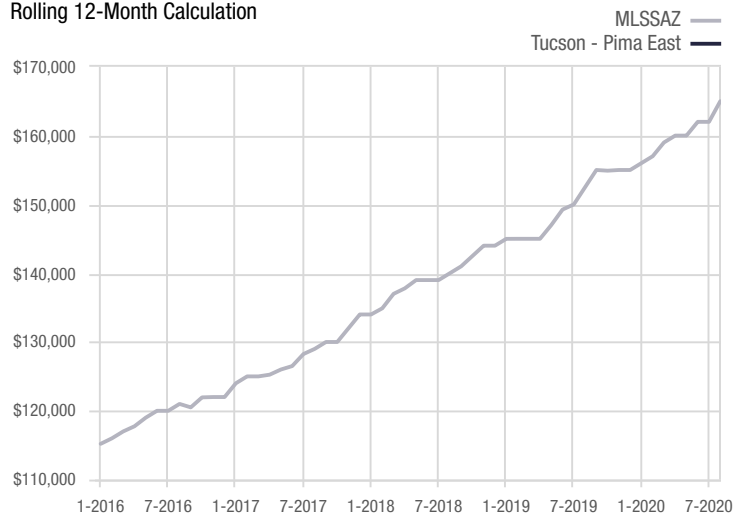
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – August 2020

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Tucson - Pima Northwest

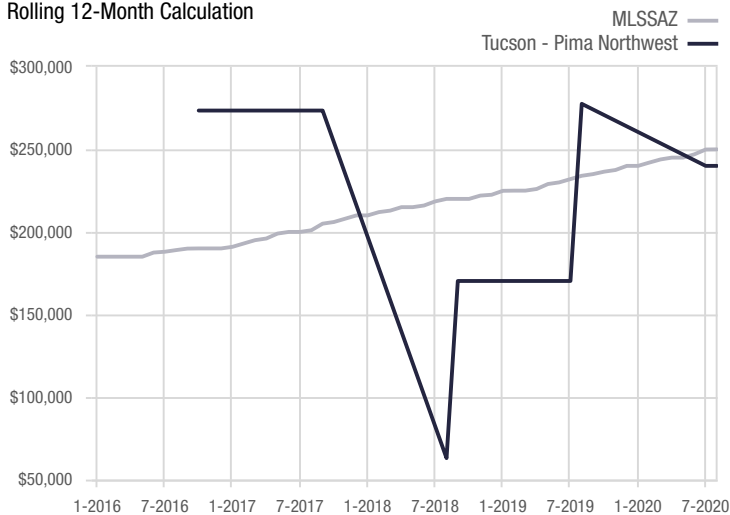
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	289	—
Median Sales Price*	—	—	—	—	\$240,000	—
Average Sales Price*	—	—	—	—	\$240,000	—
Percent of List Price Received*	—	—	—	—	86.0%	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% 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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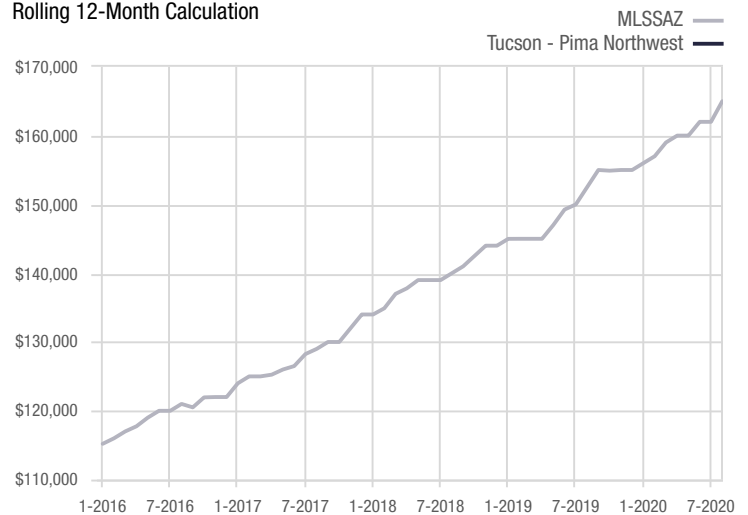
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Pima Southwest

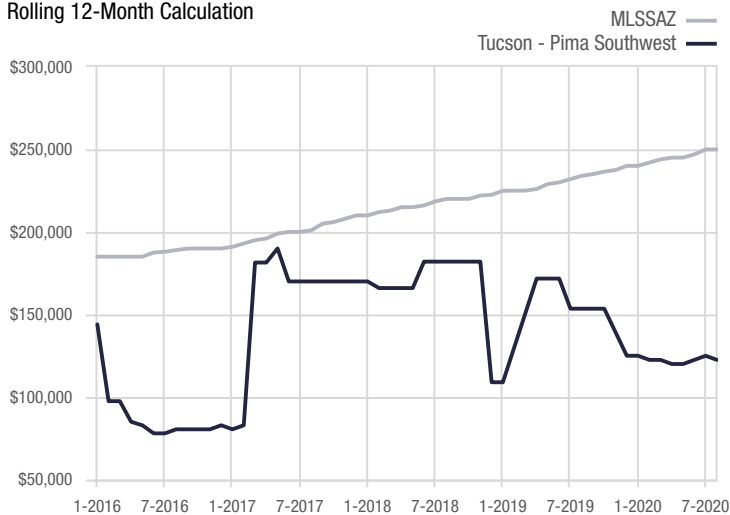
Single Family	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	1	—	11	11	0.0%
Pending Sales	0	1	—	3	8	+ 166.7%
Closed Sales	0	1	—	3	6	+ 100.0%
Days on Market Until Sale	—	36	—	71	121	+ 70.4%
Median Sales Price*	—	\$70,000	—	\$153,500	\$107,000	- 30.3%
Average Sales Price*	—	\$70,000	—	\$154,500	\$131,833	- 14.7%
Percent of List Price Received*	—	77.9%	—	81.7%	94.1%	+ 15.2%
Inventory of Homes for Sale	7	9	+ 28.6%	—	—	—
Months Supply of Inventory	4.7	7.2	+ 53.2%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% 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.

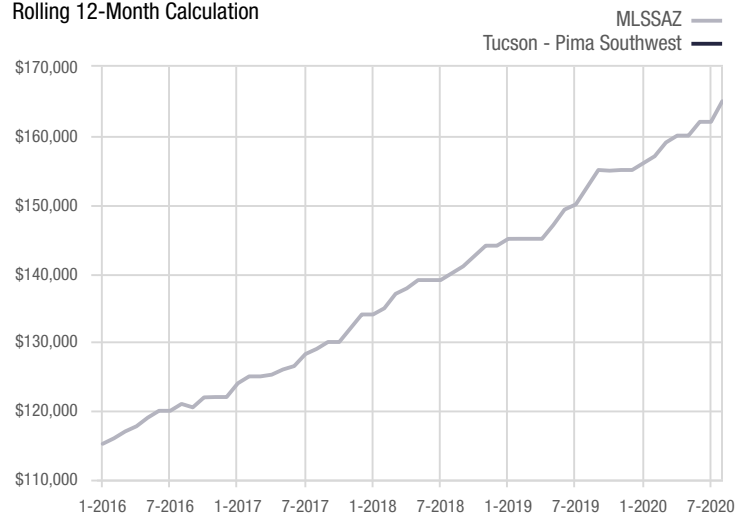
Median Sales Price - Single-Family

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 – August 2020

A Research Tool Provided by Southern Arizona MLS.



Tucson - Benson / St. David

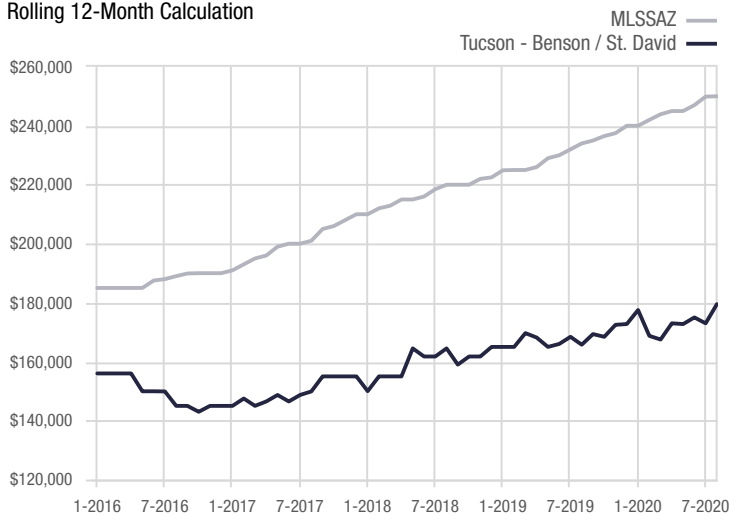
Single Family Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	8	8	0.0%	105	88	- 16.2%
Pending Sales	13	20	+ 53.8%	88	83	- 5.7%
Closed Sales	11	8	- 27.3%	89	65	- 27.0%
Days on Market Until Sale	84	34	- 59.5%	91	58	- 36.3%
Median Sales Price*	\$158,800	\$227,500	+ 43.3%	\$167,500	\$179,000	+ 6.9%
Average Sales Price*	\$131,891	\$220,925	+ 67.5%	\$198,656	\$192,703	- 3.0%
Percent of List Price Received*	98.0%	97.2%	- 0.8%	97.1%	97.0%	- 0.1%
Inventory of Homes for Sale	37	16	- 56.8%	—	—	—
Months Supply of Inventory	3.1	1.7	- 45.2%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2019	2020	% Change	Thru 8-2019	Thru 8-2020	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	1	—	0	2	—
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	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.

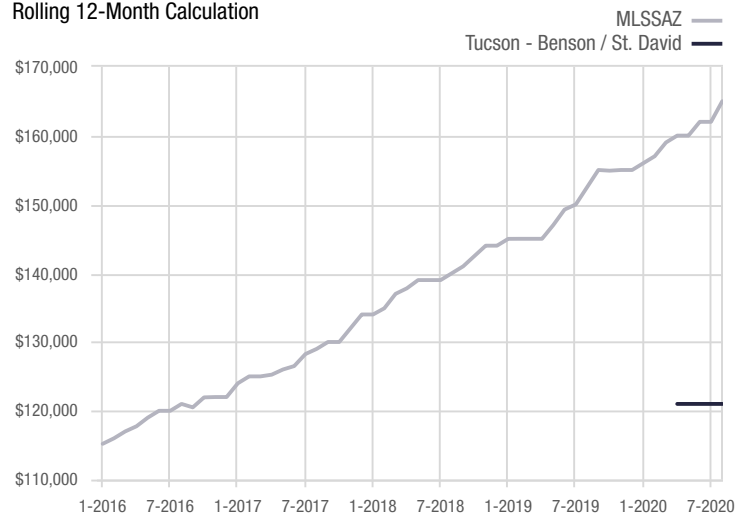
Median Sales Price - Single-Family

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.