

Monthly Indicators



April 2021

April was another strong month for home sales. The busy spring market continues to see many multiple offer situations driving sales prices above asking price. With such strong activity, by the time a property sale closes, the market may have already moved higher than that sold price suggests. Such markets can create stress and frustration for prospective homebuyers, who are frequently having to submit offers on multiple properties before they are able to secure a purchase.

New Listings increased 26.0 percent for Single Family and 55.9 percent for Townhouse/Condo. Pending Sales increased 35.6 percent for Single Family and 107.7 percent for Townhouse/Condo. Inventory decreased 64.1 percent for Single Family and 61.2 percent for Townhouse/Condo.

Median Sales Price increased 28.2 percent to \$325,000 for Single Family and 20.3 percent to \$204,500 for Townhouse/Condo. Days on Market decreased 51.6 percent for Single Family and 45.5 percent for Townhouse/Condo. Months Supply of Inventory decreased 68.4 percent for Single Family and 66.7 percent for Townhouse/Condo.

In the spirit of the great Wayne Gretzky, buyers, sellers, and their agents are all trying their best to skate to where the puck, or rather, the housing market, is going, not where it has been. While housing affordability remains an area to watch as prices continue to rise, strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer.

Quick Facts

+ 23.4%

Change in
Closed Sales
All Properties

+ 22.3%

Change in
Median Sales Price
All Properties

- 63.7%

Change in
Homes for Sale
All Properties

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

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Single Family Market Overview

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



Key Metrics	Historical Sparkbars	4-2020	4-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		1,170	1,474	+ 26.0%	5,763	5,595	- 2.9%
Pending Sales		1,034	1,402	+ 35.6%	4,630	5,445	+ 17.6%
Closed Sales		1,066	1,287	+ 20.7%	4,262	4,747	+ 11.4%
Days on Market Until Sale		31	15	- 51.6%	38	21	- 44.7%
Median Sales Price		\$253,500	\$325,000	+ 28.2%	\$254,205	\$307,500	+ 21.0%
Average Sales Price		\$303,235	\$405,680	+ 33.8%	\$308,083	\$386,074	+ 25.3%
Percent of List Price Received		98.7%	101.4%	+ 2.7%	98.6%	100.4%	+ 1.8%
Housing Affordability Index		125	100	- 20.0%	124	105	- 15.3%
Inventory of Homes for Sale		2,209	794	- 64.1%	—	—	—
Months Supply of Inventory		1.9	0.6	- 68.4%	—	—	—

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.



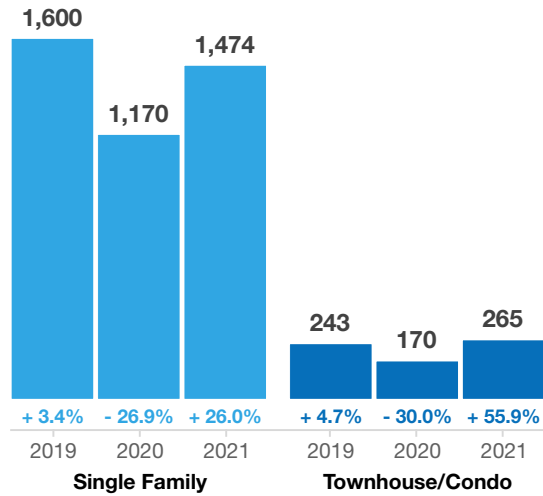
Key Metrics	Historical Sparkbars	4-2020	4-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		170	265	+ 55.9%	889	938	+ 5.5%
Pending Sales		130	270	+ 107.7%	687	926	+ 34.8%
Closed Sales		160	226	+ 41.3%	672	804	+ 19.6%
Days on Market Until Sale		22	12	- 45.5%	28	18	- 35.7%
Median Sales Price		\$170,000	\$204,500	+ 20.3%	\$165,000	\$198,450	+ 20.3%
Average Sales Price		\$197,093	\$220,152	+ 11.7%	\$187,992	\$215,745	+ 14.8%
Percent of List Price Received		98.2%	100.8%	+ 2.6%	98.2%	100.2%	+ 2.0%
Housing Affordability Index		186	158	- 15.1%	192	163	- 15.1%
Inventory of Homes for Sale		309	120	- 61.2%	—	—	—
Months Supply of Inventory		1.8	0.6	- 66.7%	—	—	—

New Listings

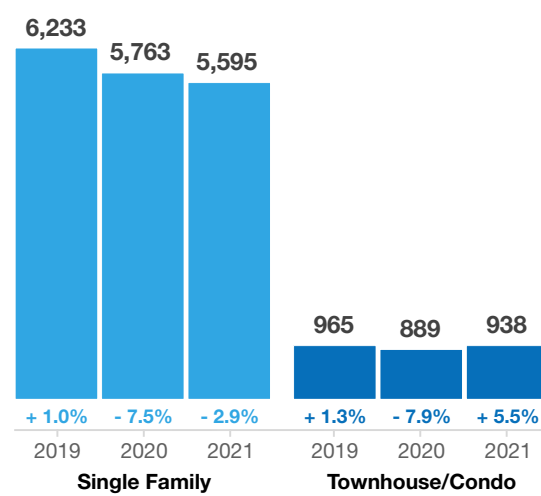
A count of the properties that have been newly listed on the market in a given month.



April

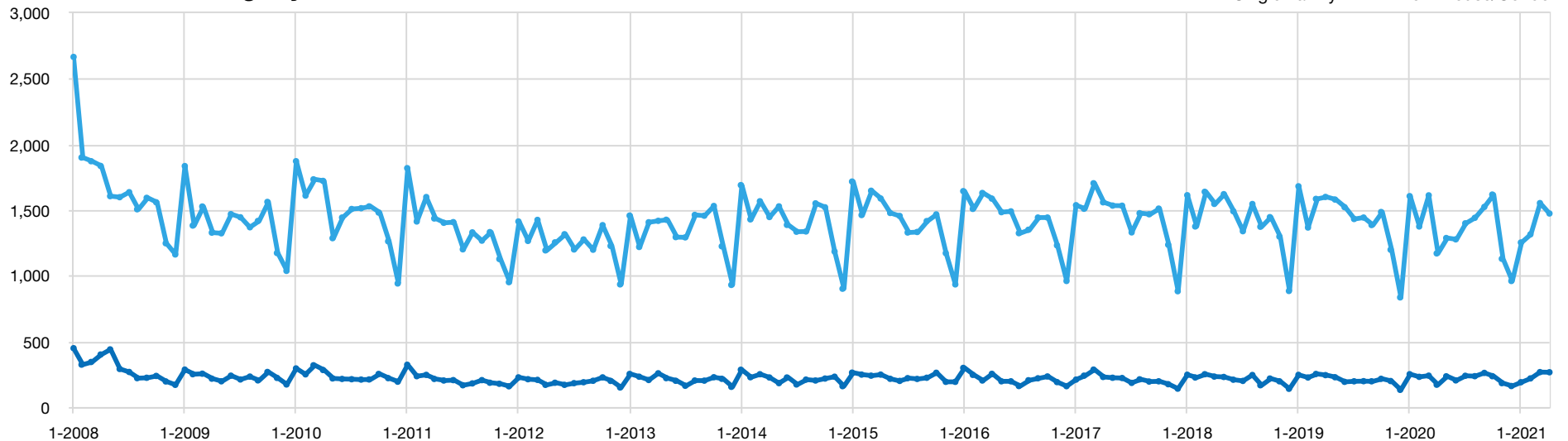


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	1,287	- 18.5%	234	+ 3.1%
6-2020	1,277	- 16.1%	203	+ 5.7%
7-2020	1,399	- 2.3%	238	+ 21.4%
8-2020	1,441	- 0.1%	235	+ 19.3%
9-2020	1,524	+ 10.0%	260	+ 32.7%
10-2020	1,618	+ 9.0%	235	+ 9.3%
11-2020	1,129	- 5.8%	182	- 8.1%
12-2020	960	+ 15.0%	160	+ 22.1%
1-2021	1,253	- 22.0%	189	- 24.4%
2-2021	1,315	- 4.4%	218	- 5.2%
3-2021	1,553	- 3.7%	266	+ 11.3%
4-2021	1,474	+ 26.0%	265	+ 55.9%
12-Month Avg	1,353	- 2.5%	224	+ 10.3%

Historical New Listings by Month

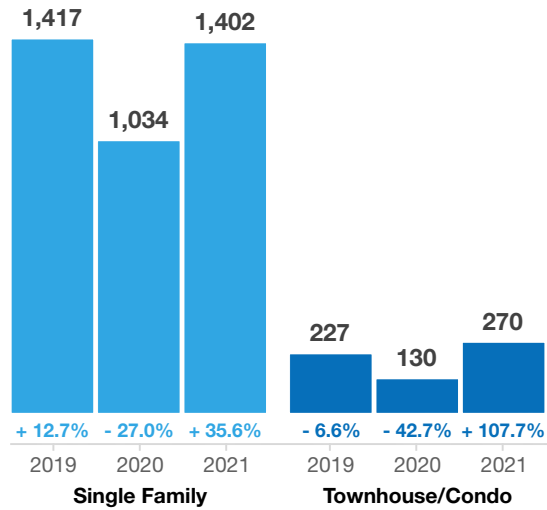


Pending Sales

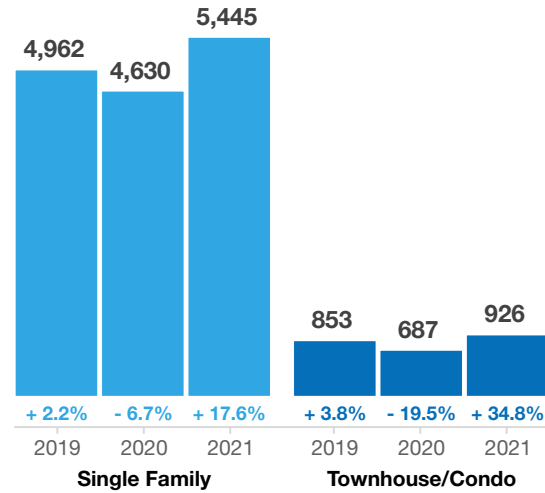
A count of the properties on which offers have been accepted in a given month.



April

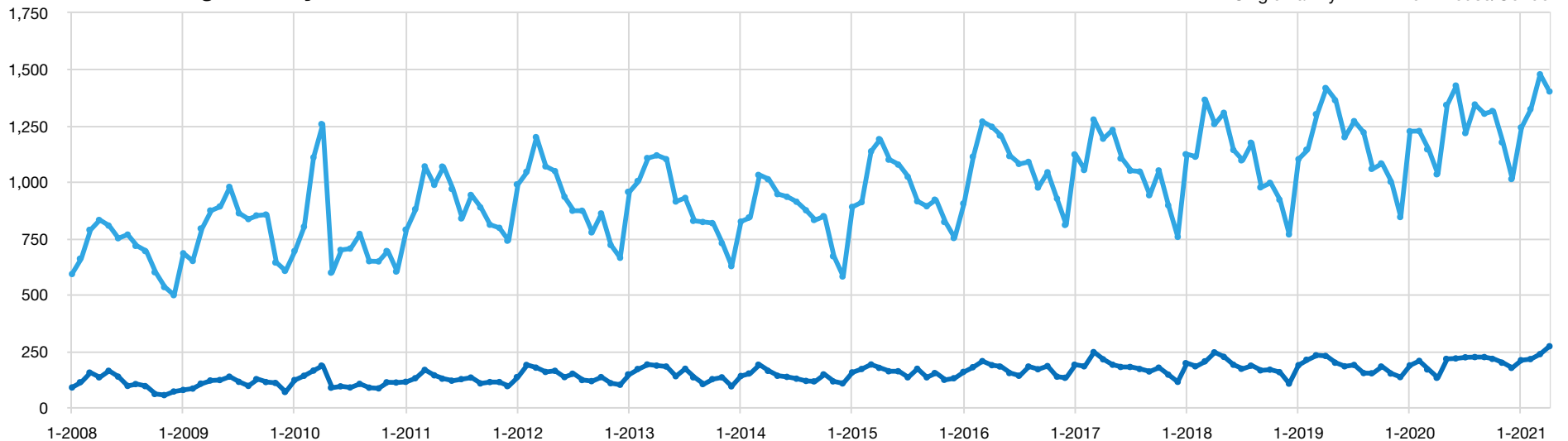


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	1,342	- 1.5%	214	+ 8.6%
6-2020	1,428	+ 19.1%	216	+ 19.3%
7-2020	1,217	- 4.2%	221	+ 18.2%
8-2020	1,344	+ 10.2%	222	+ 47.0%
9-2020	1,303	+ 23.2%	222	+ 48.0%
10-2020	1,315	+ 21.5%	214	+ 18.9%
11-2020	1,176	+ 17.5%	197	+ 32.2%
12-2020	1,013	+ 20.0%	174	+ 30.8%
1-2021	1,242	+ 1.4%	208	+ 12.4%
2-2021	1,323	+ 7.9%	213	+ 3.9%
3-2021	1,478	+ 29.1%	235	+ 40.7%
4-2021	1,402	+ 35.6%	270	+ 107.7%
12-Month Avg	1,299	+ 14.0%	217	+ 29.2%

Historical Pending Sales by Month

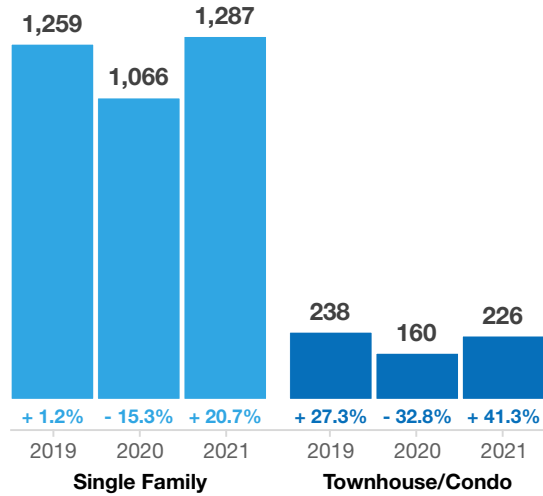


Closed Sales

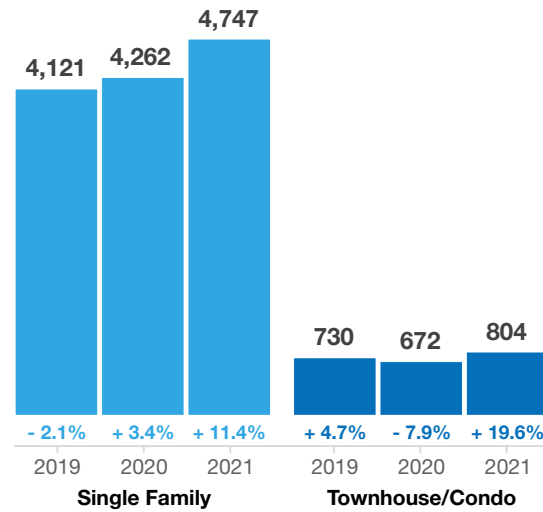
A count of the actual sales that closed in a given month.



April

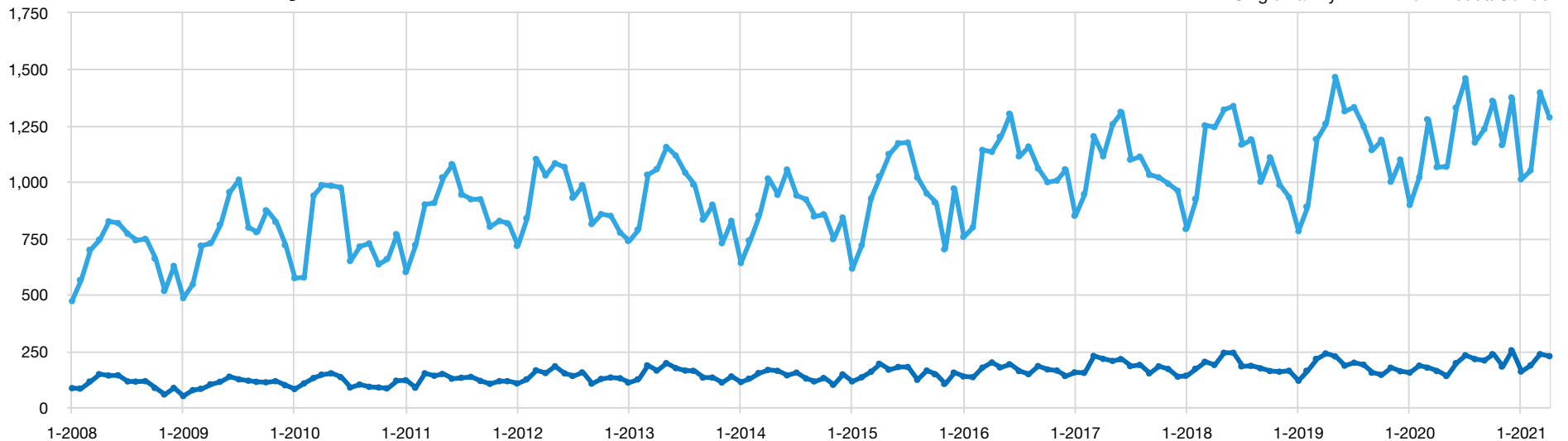


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	1,068	- 27.1%	138	- 38.7%
6-2020	1,330	+ 1.2%	195	+ 6.0%
7-2020	1,460	+ 9.6%	230	+ 16.8%
8-2020	1,175	- 5.8%	213	+ 13.3%
9-2020	1,235	+ 8.1%	207	+ 35.3%
10-2020	1,360	+ 14.6%	235	+ 64.3%
11-2020	1,164	+ 16.3%	180	+ 2.9%
12-2020	1,375	+ 25.1%	252	+ 58.5%
1-2021	1,012	+ 12.7%	158	+ 3.3%
2-2021	1,051	+ 3.0%	185	+ 0.5%
3-2021	1,397	+ 9.3%	235	+ 34.3%
4-2021	1,287	+ 20.7%	226	+ 41.3%
12-Month Avg	1,243	+ 6.1%	205	+ 17.1%

Historical Closed Sales by Month

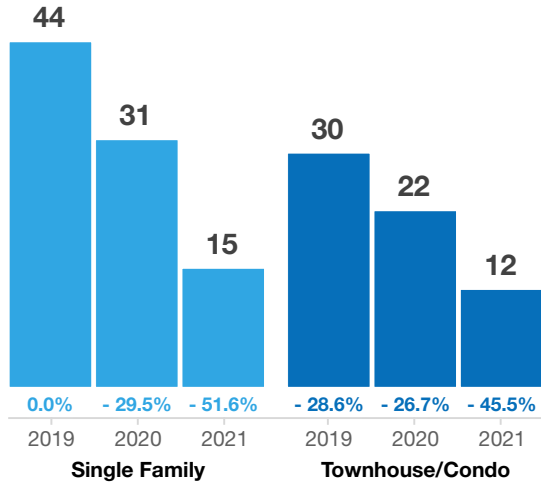


Days on Market Until Sale

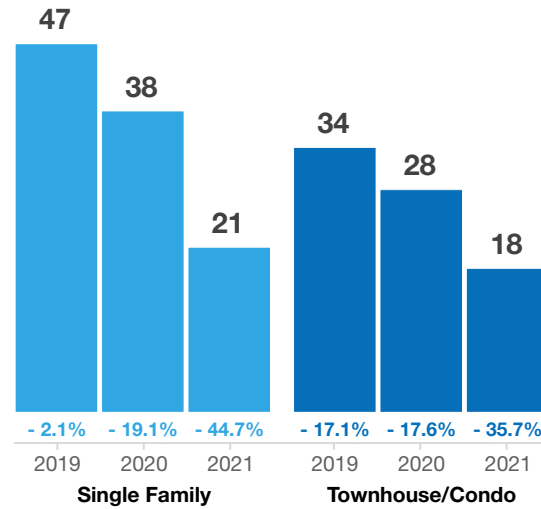
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



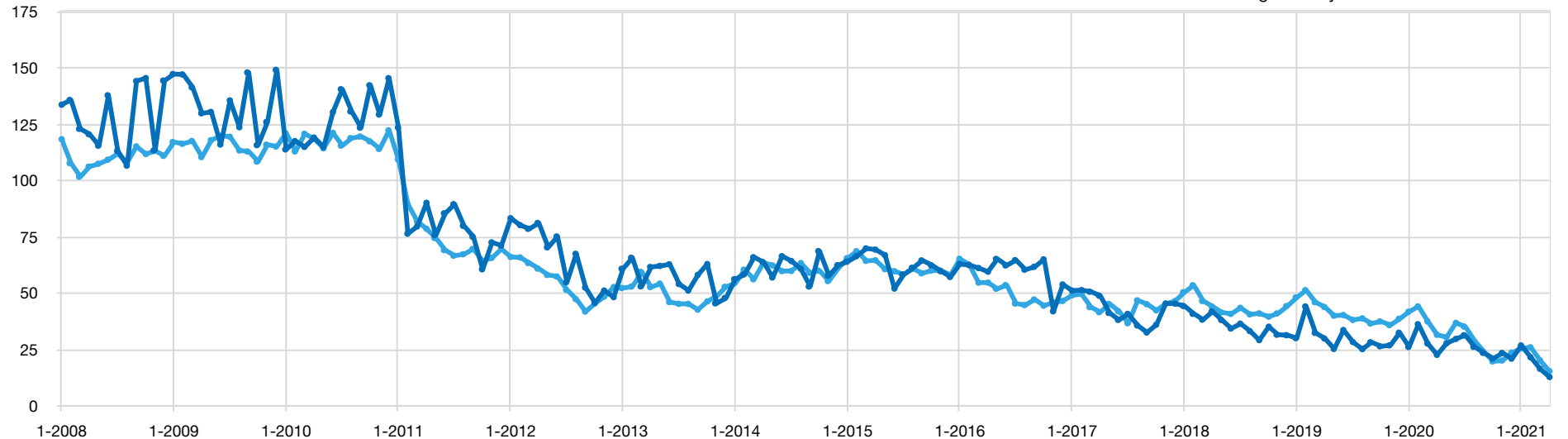
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	30	- 25.0%	27	+ 8.0%
6-2020	37	- 7.5%	29	- 12.1%
7-2020	35	- 7.9%	31	+ 10.7%
8-2020	29	- 25.6%	26	+ 4.0%
9-2020	24	- 33.3%	23	- 17.9%
10-2020	19	- 48.6%	21	- 19.2%
11-2020	20	- 44.4%	23	- 14.8%
12-2020	23	- 39.5%	21	- 34.4%
1-2021	25	- 39.0%	26	0.0%
2-2021	26	- 40.9%	21	- 41.7%
3-2021	20	- 45.9%	16	- 40.7%
4-2021	15	- 51.6%	12	- 45.5%
12-Month Avg*	25	- 33.9%	23	- 18.5%

* Days on Market for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

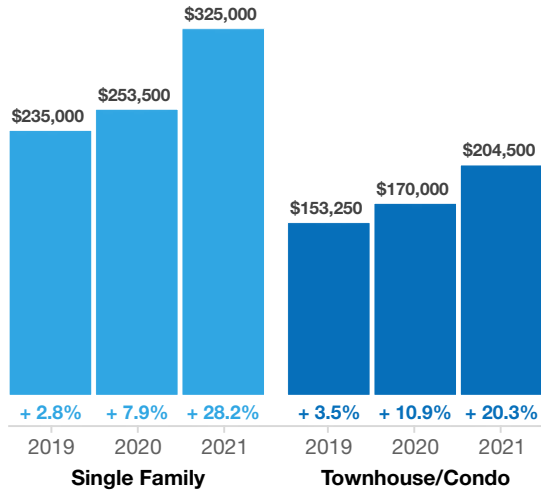


Median Sales Price

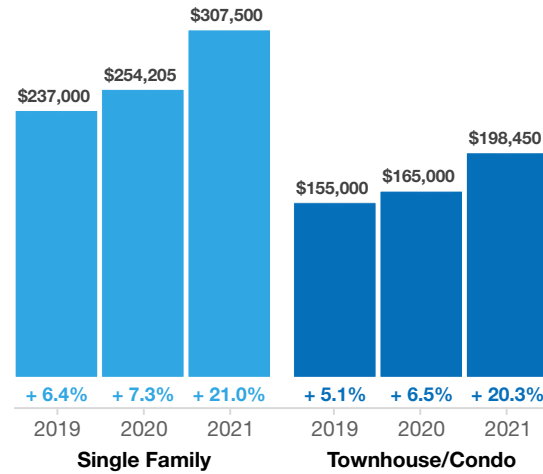
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



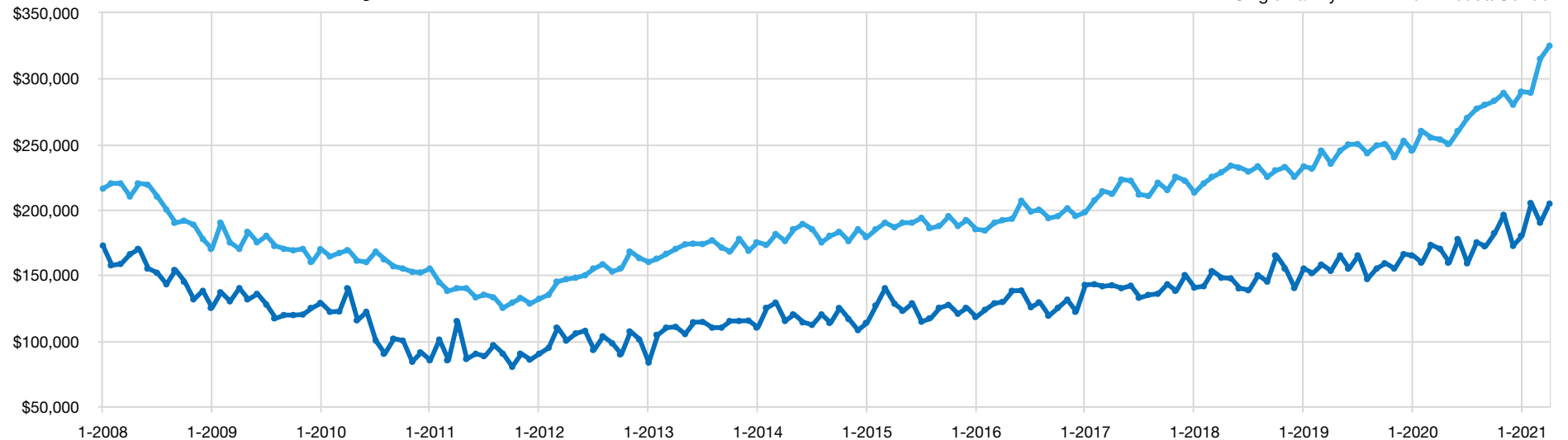
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	\$250,000	+ 2.0%	\$159,500	- 3.3%
6-2020	\$260,000	+ 4.1%	\$177,500	+ 14.6%
7-2020	\$270,000	+ 8.0%	\$159,000	- 3.6%
8-2020	\$277,000	+ 14.0%	\$175,000	+ 19.0%
9-2020	\$280,000	+ 12.4%	\$172,000	+ 11.0%
10-2020	\$283,000	+ 13.2%	\$182,000	+ 14.5%
11-2020	\$289,000	+ 20.4%	\$196,000	+ 26.5%
12-2020	\$280,000	+ 10.9%	\$172,275	+ 3.8%
1-2021	\$290,000	+ 18.4%	\$180,000	+ 9.1%
2-2021	\$289,200	+ 11.2%	\$205,000	+ 28.5%
3-2021	\$315,000	+ 23.5%	\$190,000	+ 9.8%
4-2021	\$325,000	+ 28.2%	\$204,500	+ 20.3%
12-Month Avg*	\$282,500	+ 13.0%	\$180,000	+ 12.5%

* Median Sales Price for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Median Sales Price by Month

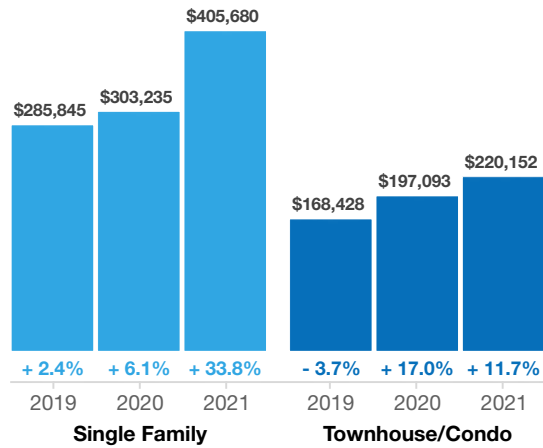


Average Sales Price

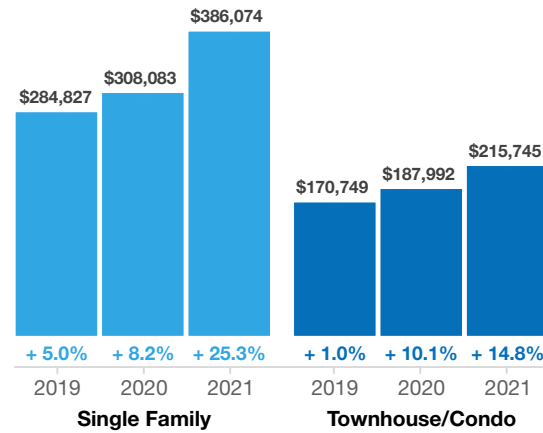
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



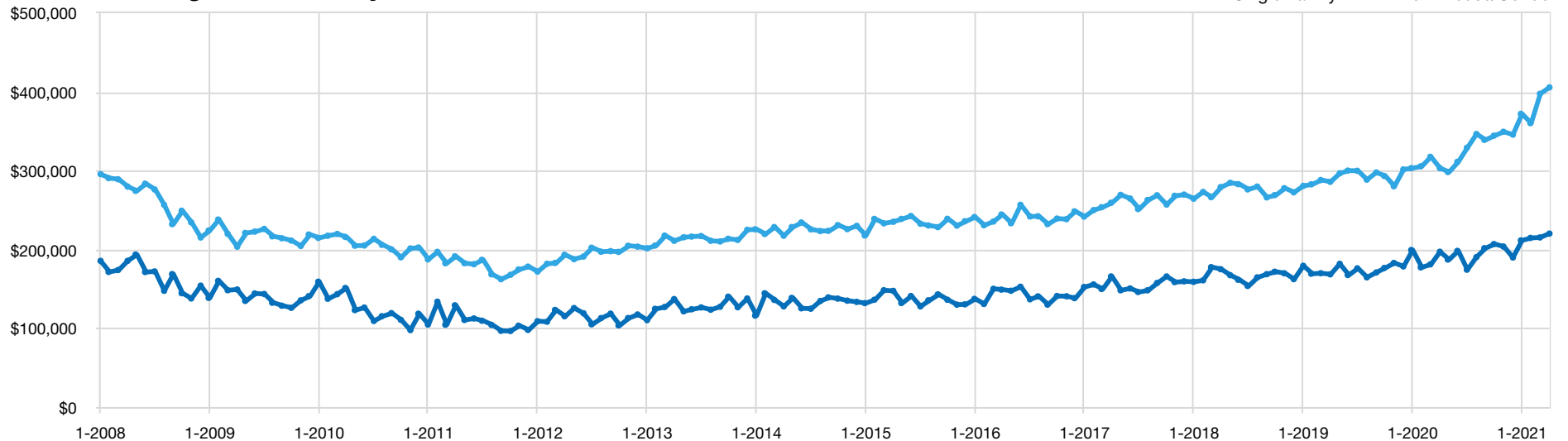
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	\$298,270	+ 0.5%	\$187,169	+ 3.0%
6-2020	\$311,155	+ 3.7%	\$198,164	+ 18.2%
7-2020	\$329,092	+ 9.8%	\$174,308	- 1.0%
8-2020	\$346,506	+ 20.1%	\$190,288	+ 15.6%
9-2020	\$339,100	+ 13.9%	\$201,668	+ 18.1%
10-2020	\$344,436	+ 17.5%	\$206,839	+ 17.2%
11-2020	\$349,379	+ 24.7%	\$203,686	+ 11.4%
12-2020	\$345,738	+ 14.6%	\$189,783	+ 6.3%
1-2021	\$372,102	+ 22.7%	\$211,455	+ 6.1%
2-2021	\$360,275	+ 17.9%	\$214,642	+ 21.1%
3-2021	\$397,552	+ 25.2%	\$215,259	+ 18.9%
4-2021	\$405,680	+ 33.8%	\$220,152	+ 11.7%
12-Month Avg*	\$350,139	+ 17.1%	\$201,057	+ 12.2%

* Avg. Sales Price for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Average Sales Price by Month

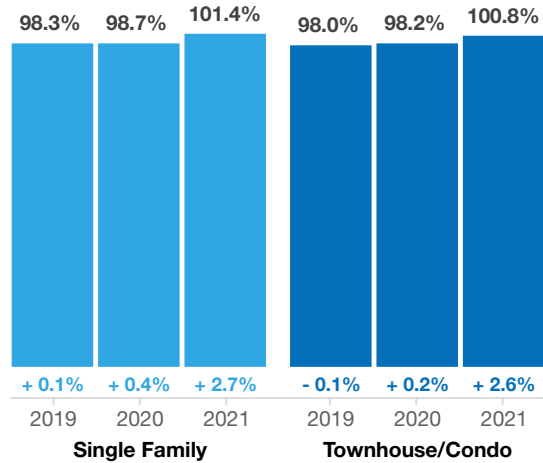


Percent of List Price Received

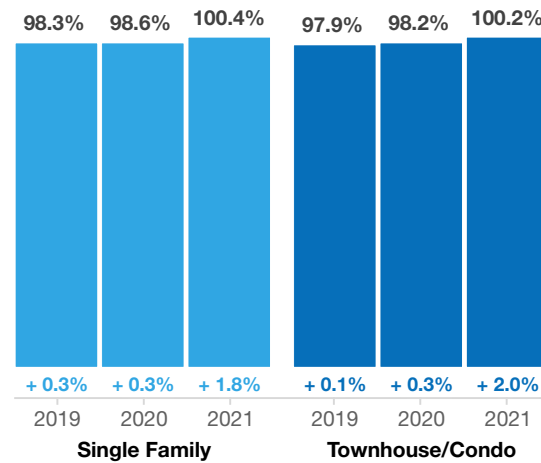
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



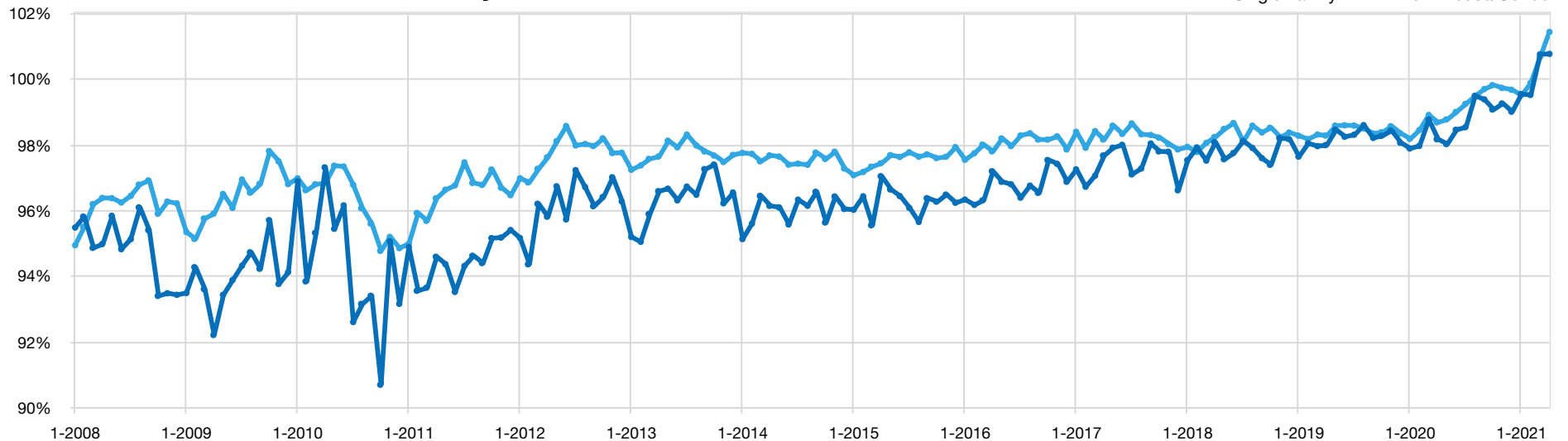
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	98.8%	+ 0.2%	98.0%	- 0.4%
6-2020	99.0%	+ 0.4%	98.4%	+ 0.2%
7-2020	99.2%	+ 0.6%	98.5%	+ 0.2%
8-2020	99.5%	+ 1.0%	99.5%	+ 0.9%
9-2020	99.7%	+ 1.4%	99.4%	+ 1.2%
10-2020	99.8%	+ 1.4%	99.1%	+ 0.8%
11-2020	99.7%	+ 1.1%	99.2%	+ 0.8%
12-2020	99.7%	+ 1.4%	99.0%	+ 0.9%
1-2021	99.5%	+ 1.3%	99.5%	+ 1.6%
2-2021	99.9%	+ 1.5%	99.5%	+ 1.5%
3-2021	100.7%	+ 1.8%	100.7%	+ 1.9%
4-2021	101.4%	+ 2.7%	100.8%	+ 2.6%
12-Month Avg*	99.7%	+ 1.3%	99.4%	+ 1.1%

* Pct. of List Price Received for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month



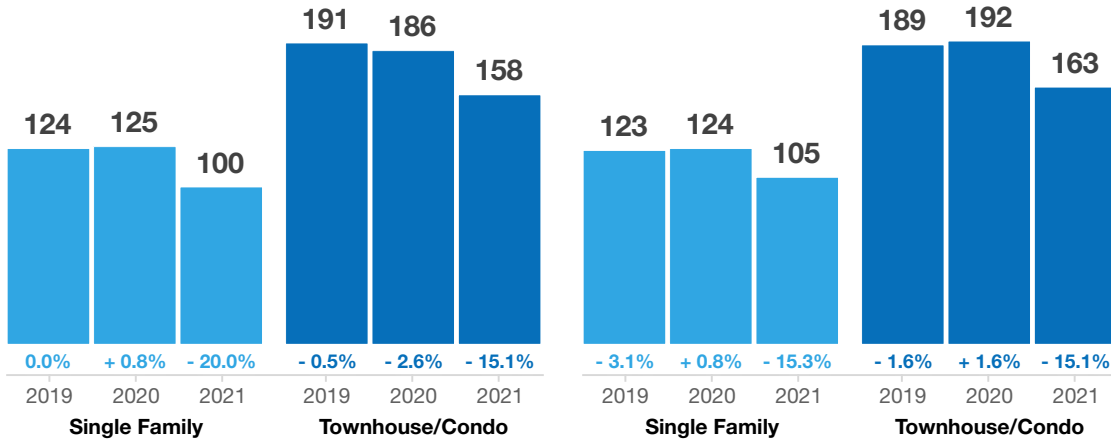
Housing Affordability Index

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



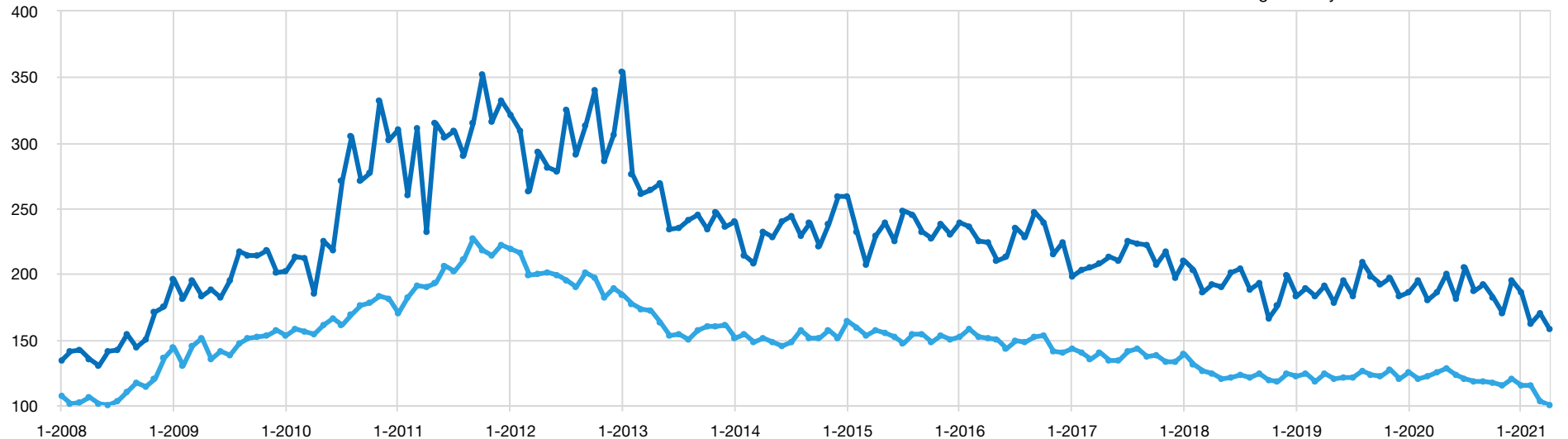
April

Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	128	+ 6.7%	200	+ 12.4%
6-2020	123	+ 1.7%	181	- 7.2%
7-2020	120	- 0.8%	205	+ 12.0%
8-2020	118	- 6.3%	187	- 10.5%
9-2020	118	- 4.1%	192	- 3.0%
10-2020	117	- 4.1%	182	- 5.2%
11-2020	115	- 9.4%	170	- 13.7%
12-2020	120	0.0%	195	+ 6.6%
1-2021	115	- 8.0%	186	0.0%
2-2021	115	- 4.2%	162	- 16.9%
3-2021	103	- 15.6%	170	- 5.6%
4-2021	100	- 20.0%	158	- 15.1%
12-Month Avg	116	- 5.7%	182	- 4.2%

Historical Housing Affordability Index by Month

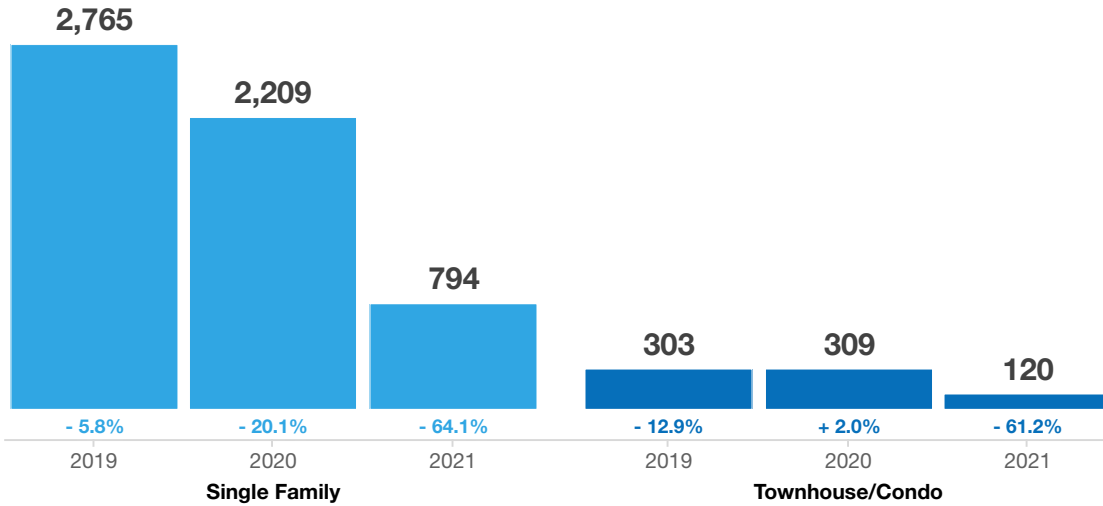


Inventory of Homes for Sale

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

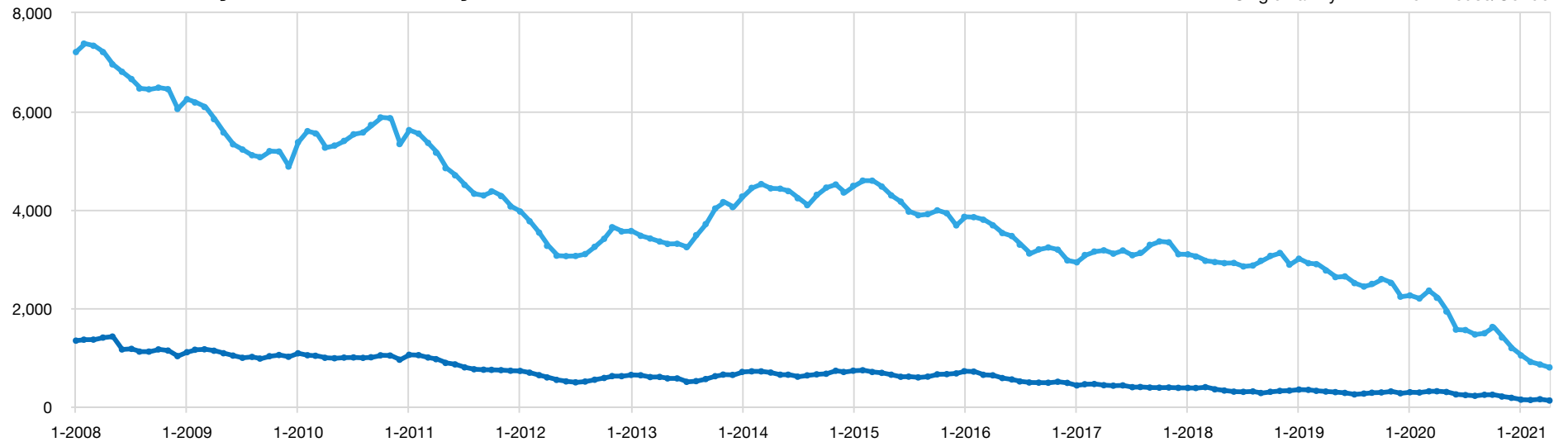


April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	1,930	- 26.6%	294	+ 1.0%
6-2020	1,562	- 40.9%	245	- 10.9%
7-2020	1,553	- 38.1%	231	- 5.7%
8-2020	1,463	- 40.0%	216	- 17.2%
9-2020	1,488	- 40.3%	237	- 15.1%
10-2020	1,616	- 37.6%	238	- 16.5%
11-2020	1,403	- 44.2%	201	- 34.1%
12-2020	1,186	- 46.9%	175	- 34.7%
1-2021	1,037	- 54.1%	138	- 52.2%
2-2021	905	- 58.8%	131	- 53.7%
3-2021	853	- 63.8%	147	- 52.3%
4-2021	794	- 64.1%	120	- 61.2%
12-Month Avg	1,316	- 45.7%	198	- 30.0%

Historical Inventory of Homes for Sale by Month

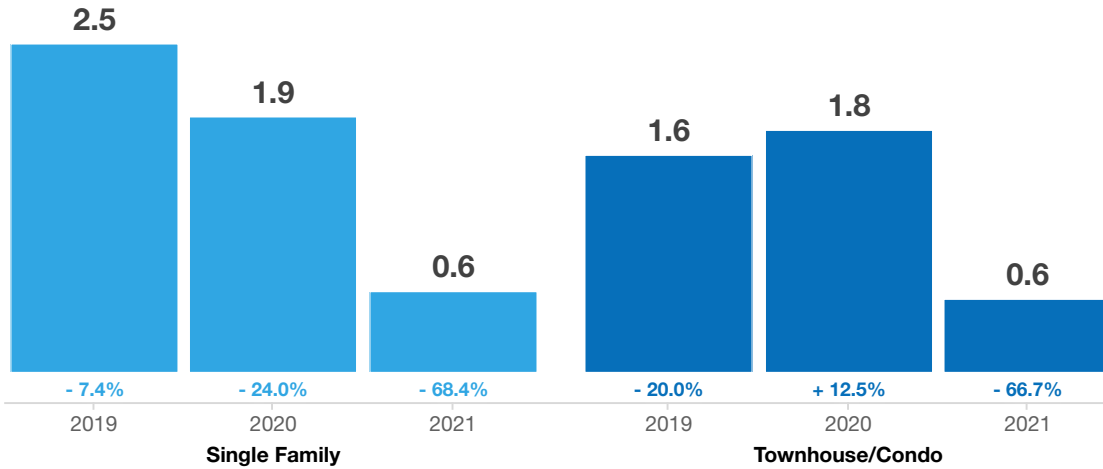


Months Supply of Inventory

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



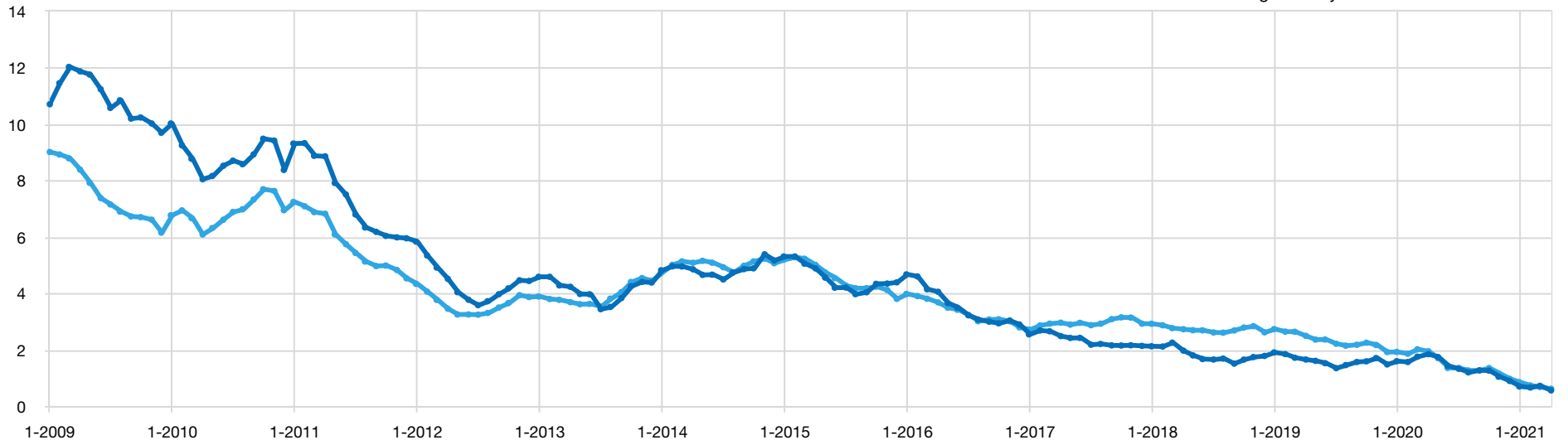
April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2020	1.7	- 29.2%	1.7	+ 6.3%
6-2020	1.4	- 41.7%	1.4	- 6.7%
7-2020	1.3	- 40.9%	1.3	0.0%
8-2020	1.3	- 38.1%	1.2	- 20.0%
9-2020	1.3	- 40.9%	1.3	- 18.8%
10-2020	1.3	- 40.9%	1.3	- 18.8%
11-2020	1.2	- 45.5%	1.0	- 41.2%
12-2020	1.0	- 47.4%	0.9	- 40.0%
1-2021	0.8	- 57.9%	0.7	- 56.3%
2-2021	0.7	- 63.2%	0.7	- 56.3%
3-2021	0.7	- 65.0%	0.7	- 61.1%
4-2021	0.6	- 68.4%	0.6	- 66.7%
12-Month Avg*	1.1	- 47.7%	1.1	- 32.9%

* Months Supply for all properties from May 2020 through April 2021. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

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



Key Metrics	Historical Sparkbars	4-2020	4-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		1,340	1,739	+ 29.8%	6,652	6,533	- 1.8%
Pending Sales		1,164	1,672	+ 43.6%	5,317	6,371	+ 19.8%
Closed Sales		1,226	1,513	+ 23.4%	4,934	5,551	+ 12.5%
Days on Market Until Sale		30	15	- 50.0%	37	21	- 43.2%
Median Sales Price		\$248,000	\$303,425	+ 22.3%	\$245,000	\$286,950	+ 17.1%
Average Sales Price		\$289,383	\$377,968	+ 30.6%	\$291,724	\$361,400	+ 23.9%
Percent of List Price Received		98.6%	101.3%	+ 2.7%	98.5%	100.4%	+ 1.9%
Housing Affordability Index		128	107	- 16.4%	129	113	- 12.4%
Inventory of Homes for Sale		2,518	914	- 63.7%	—	—	—
Months Supply of Inventory		1.9	0.6	- 68.4%	—	—	—

Local Market Update – April 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - Central

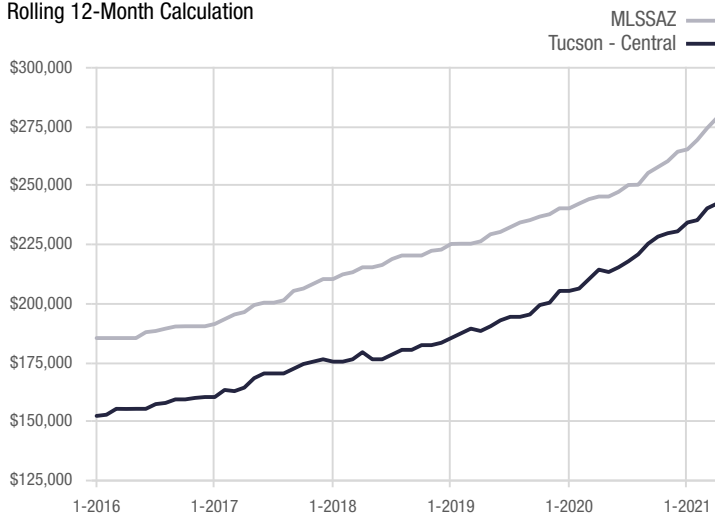
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	199	218	+ 9.5%	890	802	- 9.9%
Pending Sales	154	211	+ 37.0%	667	762	+ 14.2%
Closed Sales	152	181	+ 19.1%	617	681	+ 10.4%
Days on Market Until Sale	26	17	- 34.6%	35	21	- 40.0%
Median Sales Price*	\$218,000	\$260,000	+ 19.3%	\$220,000	\$260,000	+ 18.2%
Average Sales Price*	\$241,274	\$325,342	+ 34.8%	\$252,217	\$309,091	+ 22.5%
Percent of List Price Received*	98.3%	101.9%	+ 3.7%	98.6%	100.5%	+ 1.9%
Inventory of Homes for Sale	342	127	- 62.9%	—	—	—
Months Supply of Inventory	2.1	0.7	- 66.7%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	33	73	+ 121.2%	181	218	+ 20.4%
Pending Sales	24	68	+ 183.3%	133	202	+ 51.9%
Closed Sales	29	46	+ 58.6%	123	162	+ 31.7%
Days on Market Until Sale	24	23	- 4.2%	31	25	- 19.4%
Median Sales Price*	\$132,000	\$187,950	+ 42.4%	\$135,000	\$167,250	+ 23.9%
Average Sales Price*	\$147,272	\$178,465	+ 21.2%	\$150,701	\$177,131	+ 17.5%
Percent of List Price Received*	96.5%	101.9%	+ 5.6%	97.4%	100.5%	+ 3.2%
Inventory of Homes for Sale	67	42	- 37.3%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

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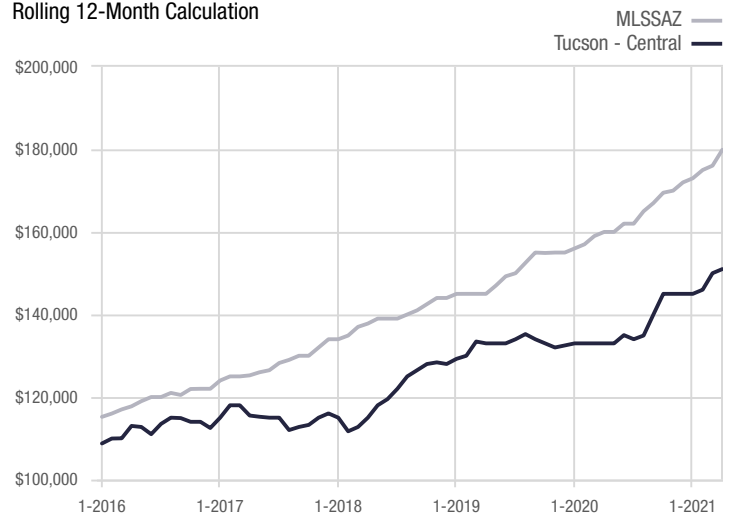
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - East

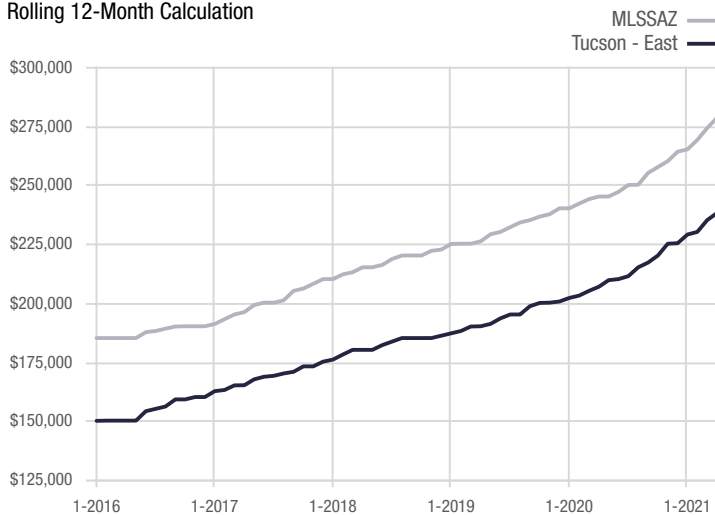
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	138	148	+ 7.2%	627	618	- 1.4%
Pending Sales	119	151	+ 26.9%	518	619	+ 19.5%
Closed Sales	122	147	+ 20.5%	461	545	+ 18.2%
Days on Market Until Sale	21	8	- 61.9%	27	15	- 44.4%
Median Sales Price*	\$214,950	\$258,000	+ 20.0%	\$212,000	\$250,000	+ 17.9%
Average Sales Price*	\$227,423	\$279,305	+ 22.8%	\$227,586	\$274,214	+ 20.5%
Percent of List Price Received*	98.9%	102.4%	+ 3.5%	98.9%	100.8%	+ 1.9%
Inventory of Homes for Sale	177	52	- 70.6%	—	—	—
Months Supply of Inventory	1.4	0.4	- 71.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	26	32	+ 23.1%	130	141	+ 8.5%
Pending Sales	29	34	+ 17.2%	124	148	+ 19.4%
Closed Sales	25	36	+ 44.0%	110	122	+ 10.9%
Days on Market Until Sale	13	9	- 30.8%	28	15	- 46.4%
Median Sales Price*	\$151,000	\$154,000	+ 2.0%	\$138,000	\$164,250	+ 19.0%
Average Sales Price*	\$149,676	\$161,865	+ 8.1%	\$131,934	\$161,853	+ 22.7%
Percent of List Price Received*	99.7%	100.9%	+ 1.2%	98.7%	100.5%	+ 1.8%
Inventory of Homes for Sale	33	11	- 66.7%	—	—	—
Months Supply of Inventory	1.2	0.3	- 75.0%	—	—	—

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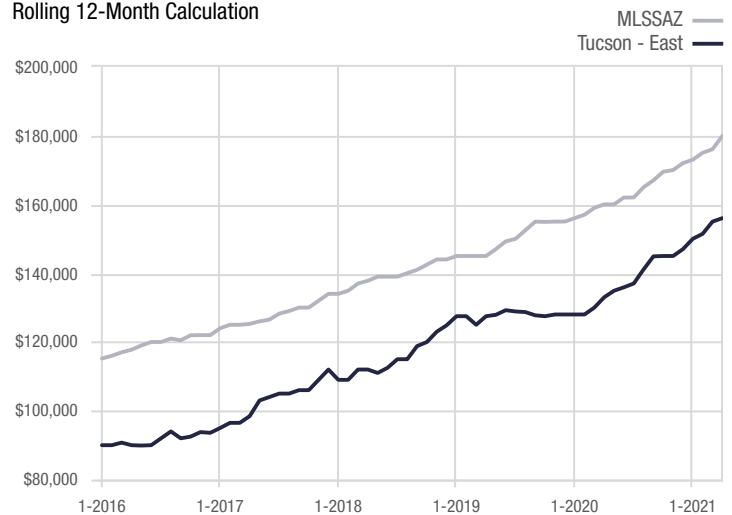
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - North

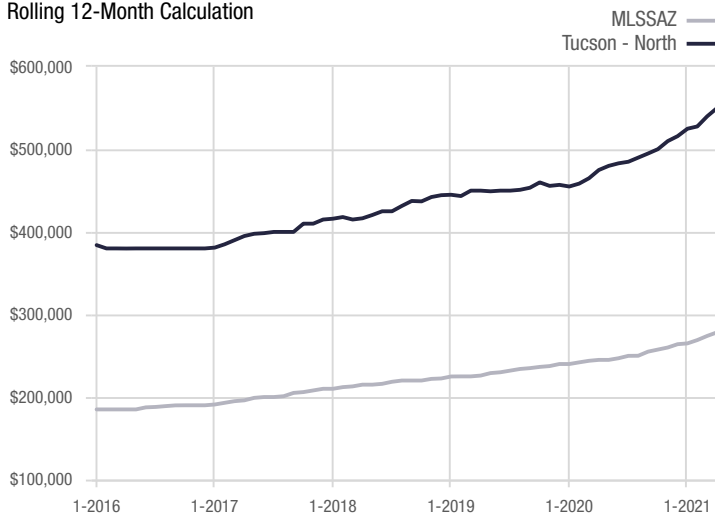
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	83	133	+ 60.2%	547	487	- 11.0%
Pending Sales	55	119	+ 116.4%	347	435	+ 25.4%
Closed Sales	72	96	+ 33.3%	339	376	+ 10.9%
Days on Market Until Sale	36	21	- 41.7%	42	29	- 31.0%
Median Sales Price*	\$530,015	\$664,288	+ 25.3%	\$501,000	\$623,630	+ 24.5%
Average Sales Price*	\$571,422	\$812,101	+ 42.1%	\$565,741	\$741,500	+ 31.1%
Percent of List Price Received*	98.1%	101.0%	+ 3.0%	97.8%	100.2%	+ 2.5%
Inventory of Homes for Sale	297	106	- 64.3%	—	—	—
Months Supply of Inventory	3.5	1.0	- 71.4%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	45	73	+ 62.2%	257	258	+ 0.4%
Pending Sales	29	76	+ 162.1%	188	254	+ 35.1%
Closed Sales	47	69	+ 46.8%	200	231	+ 15.5%
Days on Market Until Sale	24	7	- 70.8%	27	18	- 33.3%
Median Sales Price*	\$227,000	\$230,000	+ 1.3%	\$194,750	\$235,500	+ 20.9%
Average Sales Price*	\$245,781	\$261,890	+ 6.6%	\$219,694	\$270,802	+ 23.3%
Percent of List Price Received*	98.8%	101.2%	+ 2.4%	98.2%	100.5%	+ 2.3%
Inventory of Homes for Sale	94	26	- 72.3%	—	—	—
Months Supply of Inventory	2.0	0.4	- 80.0%	—	—	—

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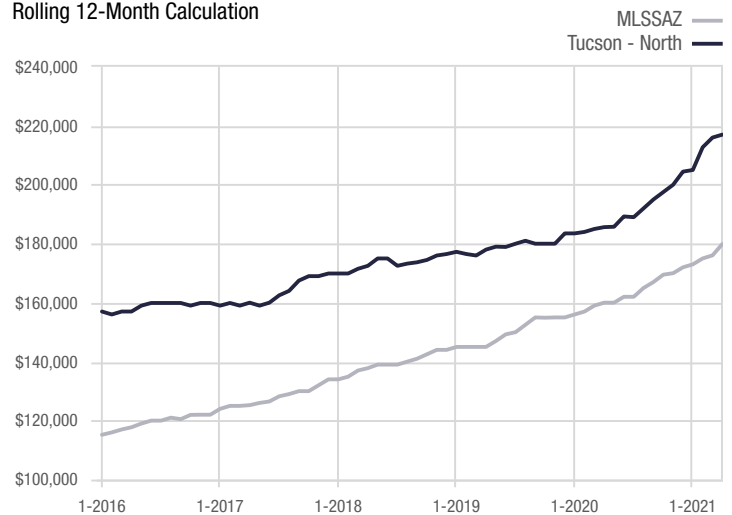
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Northeast

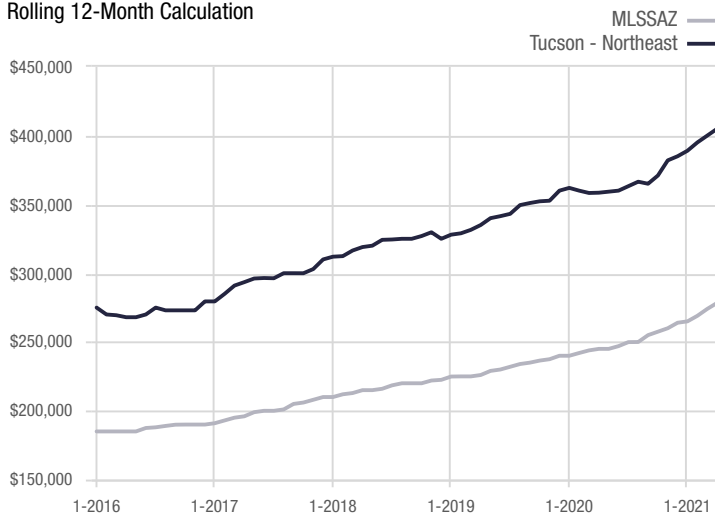
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	44	64	+ 45.5%	251	272	+ 8.4%
Pending Sales	52	65	+ 25.0%	195	271	+ 39.0%
Closed Sales	44	63	+ 43.2%	165	227	+ 37.6%
Days on Market Until Sale	35	25	- 28.6%	36	18	- 50.0%
Median Sales Price*	\$380,750	\$489,000	+ 28.4%	\$351,500	\$428,000	+ 21.8%
Average Sales Price*	\$425,768	\$593,010	+ 39.3%	\$412,930	\$539,303	+ 30.6%
Percent of List Price Received*	97.1%	101.4%	+ 4.4%	98.0%	100.7%	+ 2.8%
Inventory of Homes for Sale	99	37	- 62.6%	—	—	—
Months Supply of Inventory	2.0	0.6	- 70.0%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	9	27	+ 200.0%	76	89	+ 17.1%
Pending Sales	15	27	+ 80.0%	51	90	+ 76.5%
Closed Sales	14	16	+ 14.3%	56	78	+ 39.3%
Days on Market Until Sale	10	18	+ 80.0%	19	19	0.0%
Median Sales Price*	\$177,500	\$184,500	+ 3.9%	\$164,950	\$153,750	- 6.8%
Average Sales Price*	\$187,200	\$201,775	+ 7.8%	\$160,627	\$172,627	+ 7.5%
Percent of List Price Received*	98.9%	99.3%	+ 0.4%	97.8%	99.5%	+ 1.7%
Inventory of Homes for Sale	24	12	- 50.0%	—	—	—
Months Supply of Inventory	1.6	0.6	- 62.5%	—	—	—

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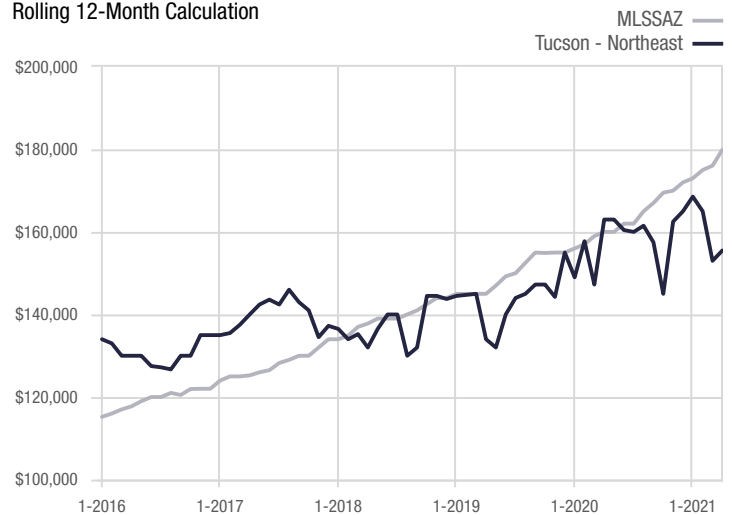
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Northwest

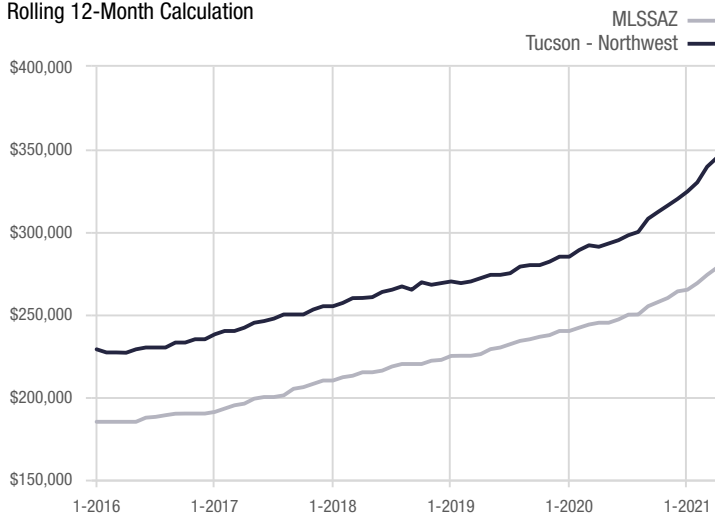
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	217	317	+ 46.1%	1,186	1,184	- 0.2%
Pending Sales	206	311	+ 51.0%	971	1,178	+ 21.3%
Closed Sales	226	299	+ 32.3%	918	1,023	+ 11.4%
Days on Market Until Sale	29	14	- 51.7%	39	22	- 43.6%
Median Sales Price*	\$296,495	\$399,000	+ 34.6%	\$298,000	\$380,000	+ 27.5%
Average Sales Price*	\$352,119	\$470,738	+ 33.7%	\$352,589	\$459,624	+ 30.4%
Percent of List Price Received*	98.9%	101.2%	+ 2.3%	98.6%	100.3%	+ 1.7%
Inventory of Homes for Sale	469	154	- 67.2%	—	—	—
Months Supply of Inventory	1.9	0.6	- 68.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	31	33	+ 6.5%	134	121	- 9.7%
Pending Sales	14	34	+ 142.9%	99	120	+ 21.2%
Closed Sales	21	30	+ 42.9%	96	105	+ 9.4%
Days on Market Until Sale	38	6	- 84.2%	35	18	- 48.6%
Median Sales Price*	\$259,000	\$253,500	- 2.1%	\$249,450	\$254,000	+ 1.8%
Average Sales Price*	\$265,636	\$293,740	+ 10.6%	\$259,704	\$282,349	+ 8.7%
Percent of List Price Received*	98.7%	100.6%	+ 1.9%	98.5%	100.4%	+ 1.9%
Inventory of Homes for Sale	59	14	- 76.3%	—	—	—
Months Supply of Inventory	2.4	0.5	- 79.2%	—	—	—

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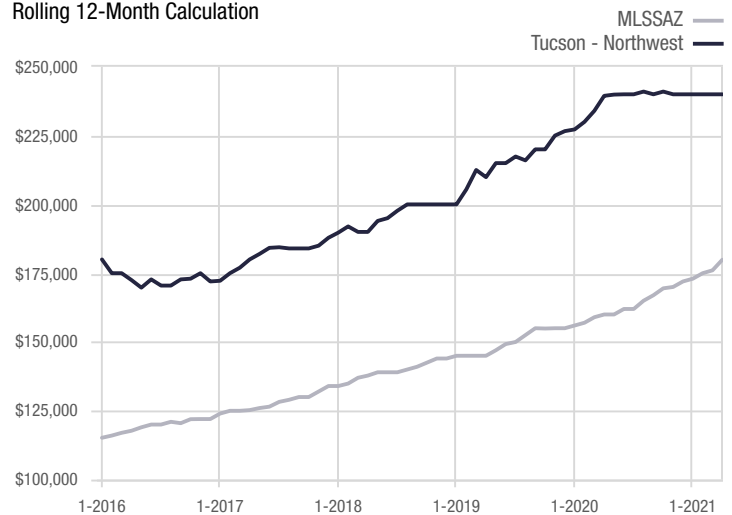
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - South

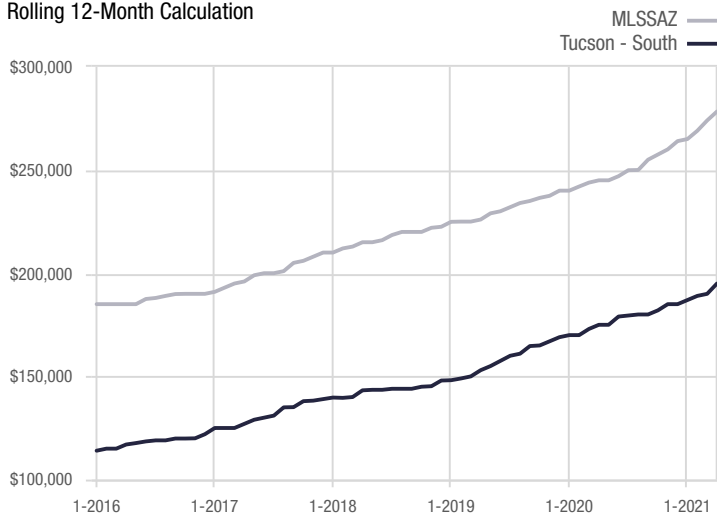
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	80	81	+ 1.3%	360	313	- 13.1%
Pending Sales	69	75	+ 8.7%	296	309	+ 4.4%
Closed Sales	77	76	- 1.3%	272	275	+ 1.1%
Days on Market Until Sale	20	10	- 50.0%	27	13	- 51.9%
Median Sales Price*	\$180,000	\$213,550	+ 18.6%	\$179,000	\$209,000	+ 16.8%
Average Sales Price*	\$176,098	\$212,085	+ 20.4%	\$174,778	\$205,046	+ 17.3%
Percent of List Price Received*	100.1%	101.4%	+ 1.3%	99.2%	100.9%	+ 1.7%
Inventory of Homes for Sale	118	27	- 77.1%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	5	6	+ 20.0%	25	25	0.0%
Pending Sales	4	6	+ 50.0%	19	27	+ 42.1%
Closed Sales	4	6	+ 50.0%	16	27	+ 68.8%
Days on Market Until Sale	14	47	+ 235.7%	26	18	- 30.8%
Median Sales Price*	\$132,000	\$133,500	+ 1.1%	\$133,750	\$141,500	+ 5.8%
Average Sales Price*	\$130,750	\$139,500	+ 6.7%	\$130,269	\$145,219	+ 11.5%
Percent of List Price Received*	94.3%	97.8%	+ 3.7%	98.1%	100.3%	+ 2.2%
Inventory of Homes for Sale	8	5	- 37.5%	—	—	—
Months Supply of Inventory	1.9	0.9	- 52.6%	—	—	—

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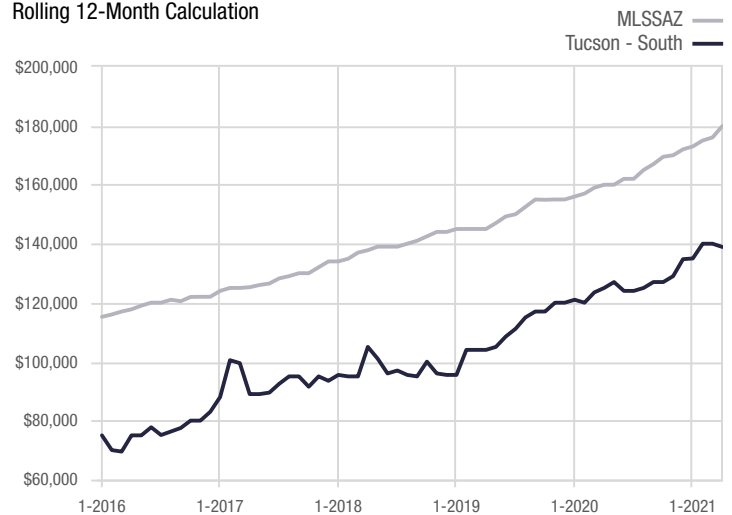
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Southeast

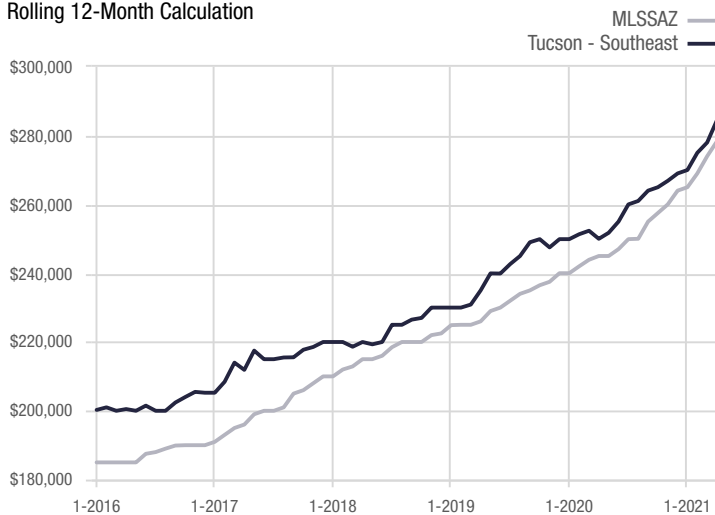
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	45	64	+ 42.2%	196	211	+ 7.7%
Pending Sales	31	55	+ 77.4%	166	206	+ 24.1%
Closed Sales	42	45	+ 7.1%	153	179	+ 17.0%
Days on Market Until Sale	19	23	+ 21.1%	40	19	- 52.5%
Median Sales Price*	\$247,500	\$340,000	+ 37.4%	\$250,000	\$306,000	+ 22.4%
Average Sales Price*	\$253,655	\$340,672	+ 34.3%	\$267,453	\$331,799	+ 24.1%
Percent of List Price Received*	99.0%	101.2%	+ 2.2%	98.9%	100.3%	+ 1.4%
Inventory of Homes for Sale	68	25	- 63.2%	—	—	—
Months Supply of Inventory	1.6	0.5	- 68.8%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	2	—	4	5	+ 25.0%
Pending Sales	2	2	0.0%	4	5	+ 25.0%
Closed Sales	0	2	—	1	4	+ 300.0%
Days on Market Until Sale	—	4	—	13	4	- 69.2%
Median Sales Price*	—	\$222,500	—	\$140,000	\$207,500	+ 48.2%
Average Sales Price*	—	\$222,500	—	\$140,000	\$210,750	+ 50.5%
Percent of List Price Received*	—	101.4%	—	98.2%	100.4%	+ 2.2%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.4	—	—	—	—	—

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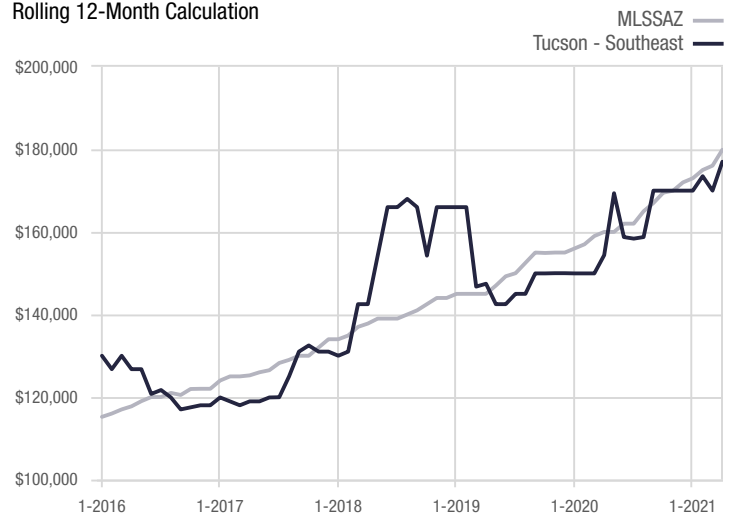
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Southwest

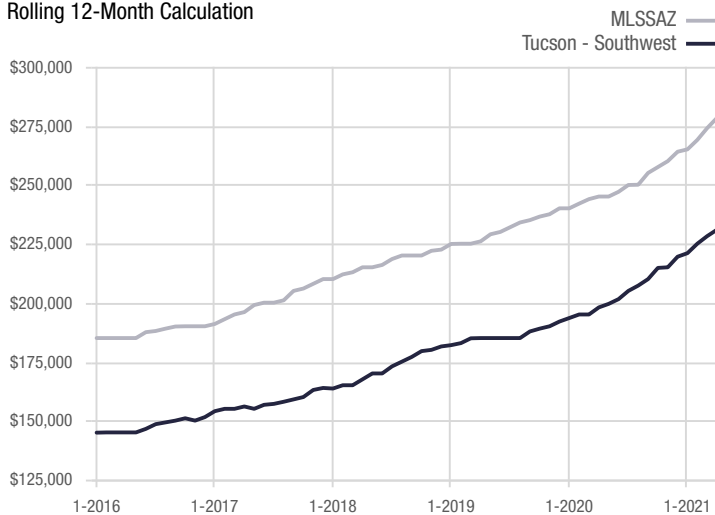
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	78	86	+ 10.3%	321	323	+ 0.6%
Pending Sales	66	84	+ 27.3%	264	331	+ 25.4%
Closed Sales	65	67	+ 3.1%	236	264	+ 11.9%
Days on Market Until Sale	32	16	- 50.0%	38	21	- 44.7%
Median Sales Price*	\$210,000	\$253,900	+ 20.9%	\$203,500	\$245,000	+ 20.4%
Average Sales Price*	\$218,104	\$264,337	+ 21.2%	\$213,674	\$256,554	+ 20.1%
Percent of List Price Received*	99.0%	101.4%	+ 2.4%	98.4%	100.8%	+ 2.4%
Inventory of Homes for Sale	109	27	- 75.2%	—	—	—
Months Supply of Inventory	1.7	0.3	- 82.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	2	4	+ 100.0%	11	13	+ 18.2%
Pending Sales	2	5	+ 150.0%	9	13	+ 44.4%
Closed Sales	2	4	+ 100.0%	9	9	0.0%
Days on Market Until Sale	16	5	- 68.8%	23	14	- 39.1%
Median Sales Price*	\$168,450	\$177,000	+ 5.1%	\$129,000	\$168,500	+ 30.6%
Average Sales Price*	\$168,450	\$152,475	- 9.5%	\$124,433	\$158,378	+ 27.3%
Percent of List Price Received*	99.7%	99.3%	- 0.4%	101.6%	100.4%	- 1.2%
Inventory of Homes for Sale	3	1	- 66.7%	—	—	—
Months Supply of Inventory	1.3	0.3	- 76.9%	—	—	—

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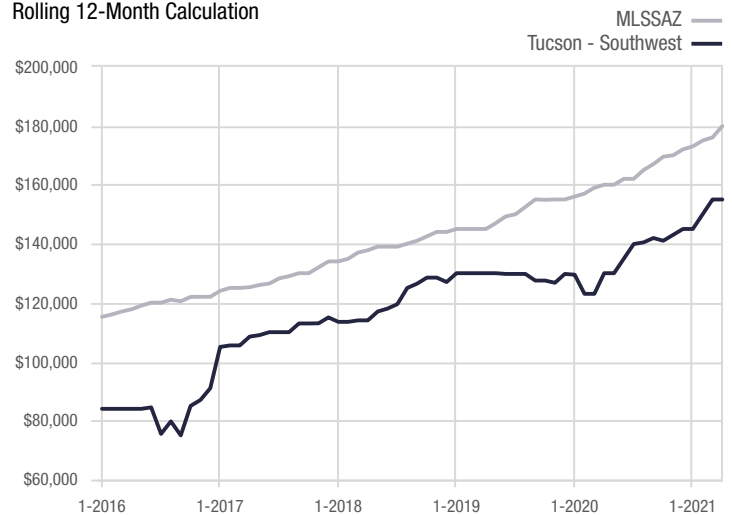
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Upper Northwest

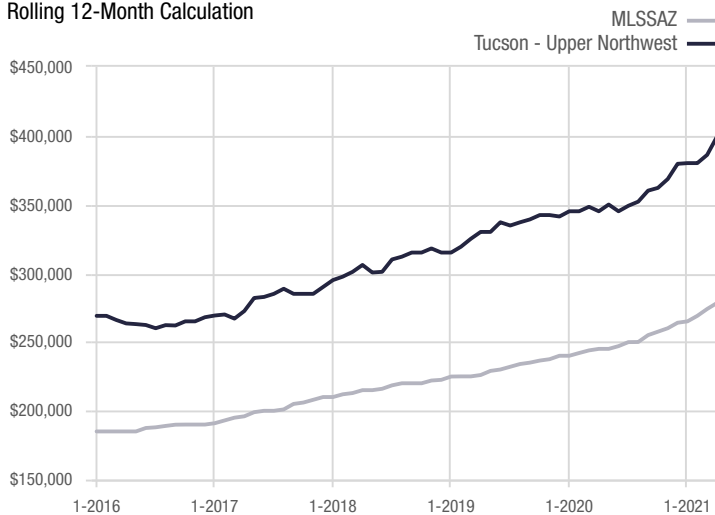
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	22	54	+ 145.5%	223	233	+ 4.5%
Pending Sales	26	61	+ 134.6%	179	245	+ 36.9%
Closed Sales	46	59	+ 28.3%	189	212	+ 12.2%
Days on Market Until Sale	38	27	- 28.9%	49	36	- 26.5%
Median Sales Price*	\$316,250	\$495,000	+ 56.5%	\$370,000	\$429,000	+ 15.9%
Average Sales Price*	\$343,943	\$499,870	+ 45.3%	\$379,229	\$458,804	+ 21.0%
Percent of List Price Received*	98.2%	99.7%	+ 1.5%	97.5%	99.0%	+ 1.5%
Inventory of Homes for Sale	103	41	- 60.2%	—	—	—
Months Supply of Inventory	2.3	0.8	- 65.2%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	3	4	+ 33.3%	12	27	+ 125.0%
Pending Sales	1	6	+ 500.0%	9	22	+ 144.4%
Closed Sales	2	5	+ 150.0%	11	17	+ 54.5%
Days on Market Until Sale	44	6	- 86.4%	45	10	- 77.8%
Median Sales Price*	\$310,156	\$357,500	+ 15.3%	\$280,000	\$350,000	+ 25.0%
Average Sales Price*	\$310,156	\$337,500	+ 8.8%	\$434,801	\$338,206	- 22.2%
Percent of List Price Received*	98.1%	97.8%	- 0.3%	98.0%	98.7%	+ 0.7%
Inventory of Homes for Sale	8	7	- 12.5%	—	—	—
Months Supply of Inventory	4.2	1.7	- 59.5%	—	—	—

* 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.

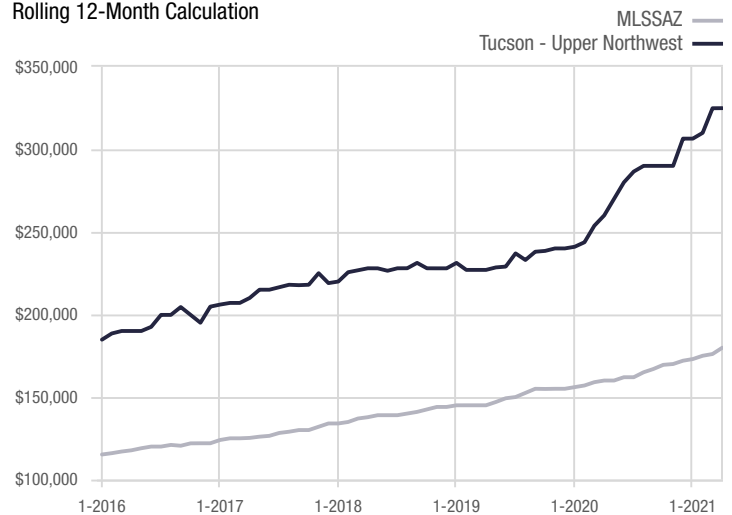
Median Sales Price - Single-Family

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.

Tucson - Upper Southeast

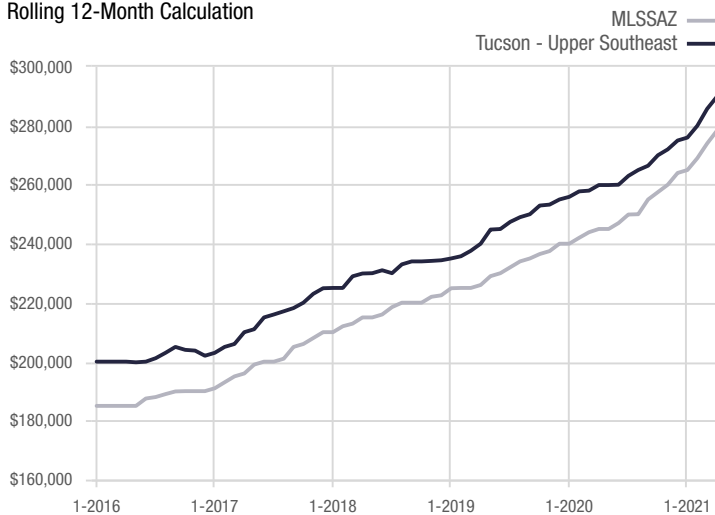
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	103	106	+ 2.9%	454	447	- 1.5%
Pending Sales	107	103	- 3.7%	428	460	+ 7.5%
Closed Sales	84	95	+ 13.1%	377	390	+ 3.4%
Days on Market Until Sale	36	12	- 66.7%	43	19	- 55.8%
Median Sales Price*	\$278,778	\$350,000	+ 25.5%	\$260,000	\$313,750	+ 20.7%
Average Sales Price*	\$299,449	\$357,042	+ 19.2%	\$285,645	\$337,097	+ 18.0%
Percent of List Price Received*	99.1%	101.3%	+ 2.2%	99.0%	100.7%	+ 1.7%
Inventory of Homes for Sale	132	53	- 59.8%	—	—	—
Months Supply of Inventory	1.3	0.5	- 61.5%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	2	—	—
Median Sales Price*	—	—	—	\$210,000	—	—
Average Sales Price*	—	—	—	\$210,000	—	—
Percent of List Price Received*	—	—	—	93.3%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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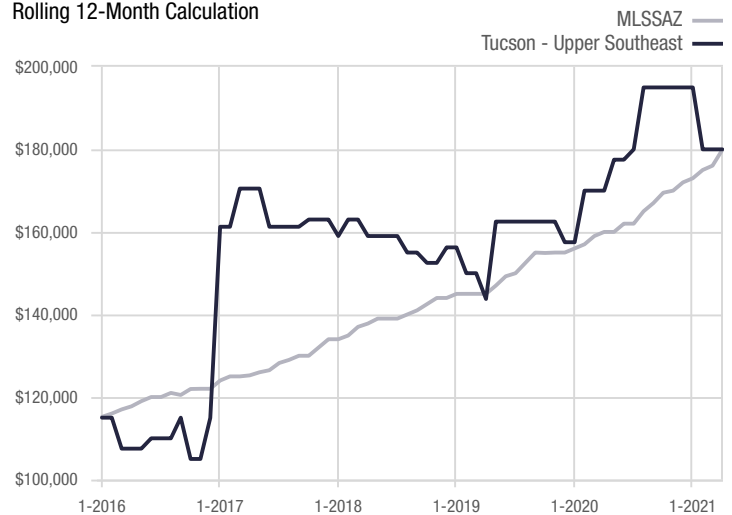
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - West

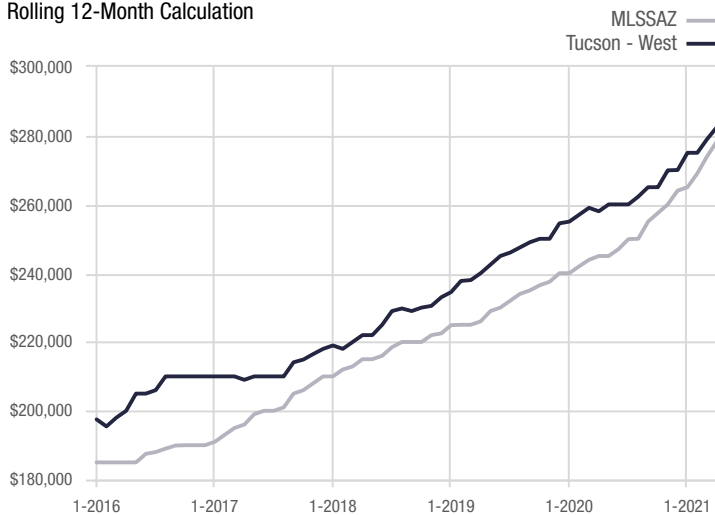
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	88	106	+ 20.5%	407	403	- 1.0%
Pending Sales	80	96	+ 20.0%	354	367	+ 3.7%
Closed Sales	81	92	+ 13.6%	331	349	+ 5.4%
Days on Market Until Sale	34	8	- 76.5%	37	13	- 64.9%
Median Sales Price*	\$265,000	\$330,000	+ 24.5%	\$259,000	\$305,000	+ 17.8%
Average Sales Price*	\$299,750	\$359,303	+ 19.9%	\$297,697	\$352,573	+ 18.4%
Percent of List Price Received*	98.4%	101.9%	+ 3.6%	98.6%	100.9%	+ 2.3%
Inventory of Homes for Sale	125	55	- 56.0%	—	—	—
Months Supply of Inventory	1.4	0.6	- 57.1%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	15	11	- 26.7%	56	41	- 26.8%
Pending Sales	10	12	+ 20.0%	49	45	- 8.2%
Closed Sales	15	12	- 20.0%	48	49	+ 2.1%
Days on Market Until Sale	19	8	- 57.9%	20	12	- 40.0%
Median Sales Price*	\$150,000	\$154,750	+ 3.2%	\$144,000	\$155,500	+ 8.0%
Average Sales Price*	\$144,673	\$168,958	+ 16.8%	\$144,956	\$151,261	+ 4.3%
Percent of List Price Received*	96.4%	98.5%	+ 2.2%	98.6%	99.1%	+ 0.5%
Inventory of Homes for Sale	10	2	- 80.0%	—	—	—
Months Supply of Inventory	0.9	0.2	- 77.8%	—	—	—

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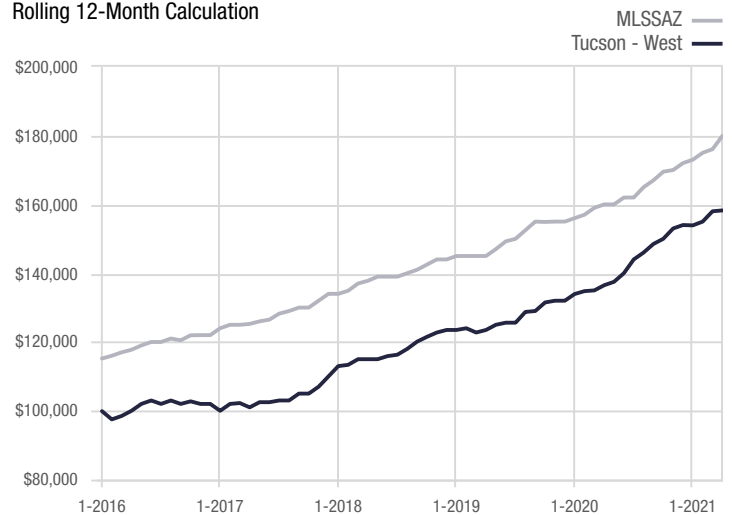
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Extended Northeast

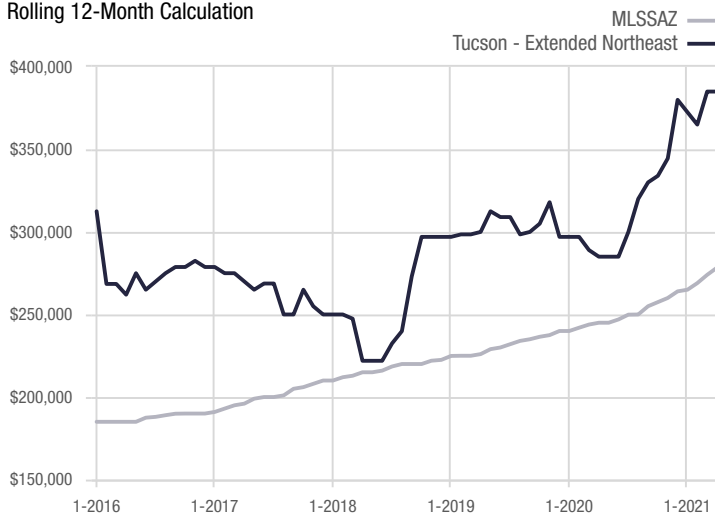
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	5	1	- 80.0%	11	3	- 72.7%
Pending Sales	2	0	- 100.0%	5	2	- 60.0%
Closed Sales	0	0	0.0%	3	3	0.0%
Days on Market Until Sale	—	—	—	37	163	+ 340.5%
Median Sales Price*	—	—	—	\$110,000	\$310,000	+ 181.8%
Average Sales Price*	—	—	—	\$170,533	\$328,333	+ 92.5%
Percent of List Price Received*	—	—	—	96.0%	95.0%	- 1.0%
Inventory of Homes for Sale	16	6	- 62.5%	—	—	—
Months Supply of Inventory	6.0	2.2	- 63.3%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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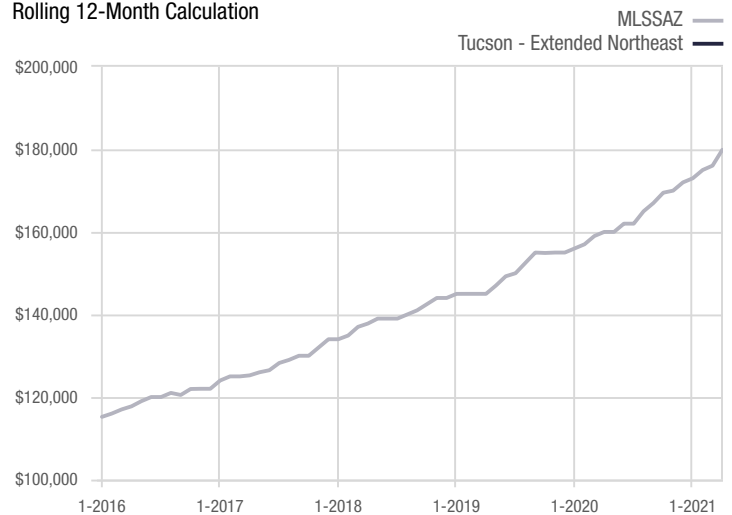
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Extended Northwest

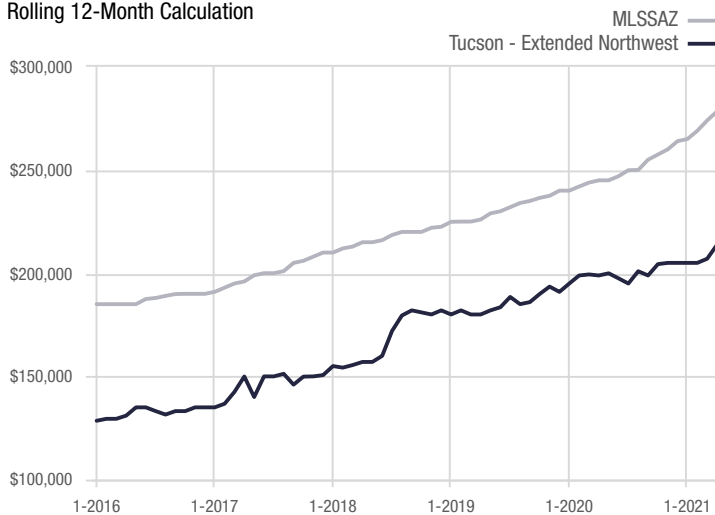
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	7	10	+ 42.9%	28	28	0.0%
Pending Sales	5	10	+ 100.0%	24	25	+ 4.2%
Closed Sales	3	8	+ 166.7%	24	19	- 20.8%
Days on Market Until Sale	5	5	0.0%	30	5	- 83.3%
Median Sales Price*	\$173,500	\$237,500	+ 36.9%	\$196,950	\$230,000	+ 16.8%
Average Sales Price*	\$172,833	\$242,500	+ 40.3%	\$196,462	\$230,161	+ 17.2%
Percent of List Price Received*	97.9%	102.2%	+ 4.4%	99.3%	101.8%	+ 2.5%
Inventory of Homes for Sale	9	2	- 77.8%	—	—	—
Months Supply of Inventory	1.3	0.3	- 76.9%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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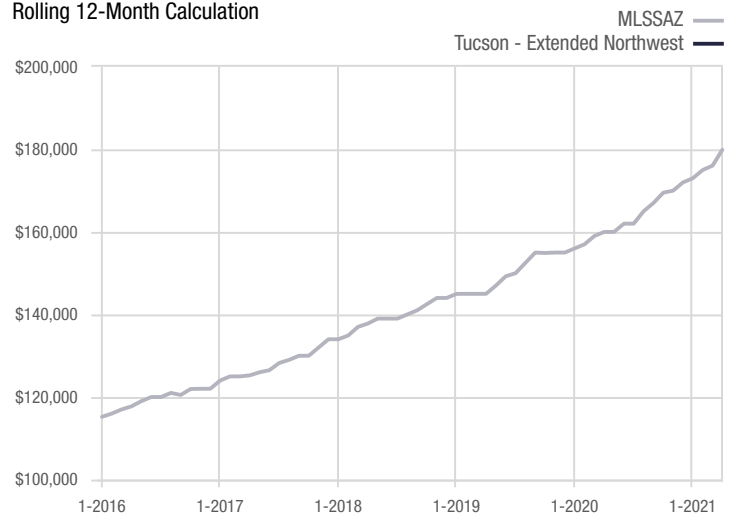
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Extended Southeast

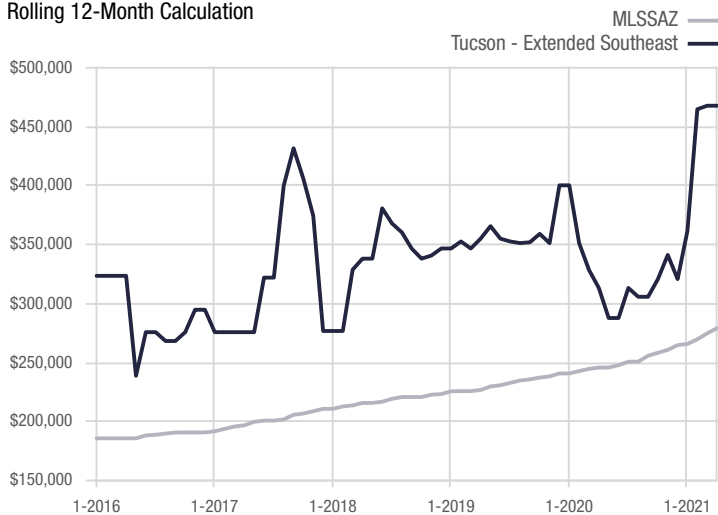
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	1	0	- 100.0%	8	1	- 87.5%
Pending Sales	0	1	—	7	7	0.0%
Closed Sales	4	0	- 100.0%	8	5	- 37.5%
Days on Market Until Sale	17	—	—	48	91	+ 89.6%
Median Sales Price*	\$432,680	—	—	\$287,000	\$525,000	+ 82.9%
Average Sales Price*	\$449,090	—	—	\$333,170	\$566,800	+ 70.1%
Percent of List Price Received*	90.9%	—	—	92.4%	97.0%	+ 5.0%
Inventory of Homes for Sale	6	1	- 83.3%	—	—	—
Months Supply of Inventory	2.8	0.6	- 78.6%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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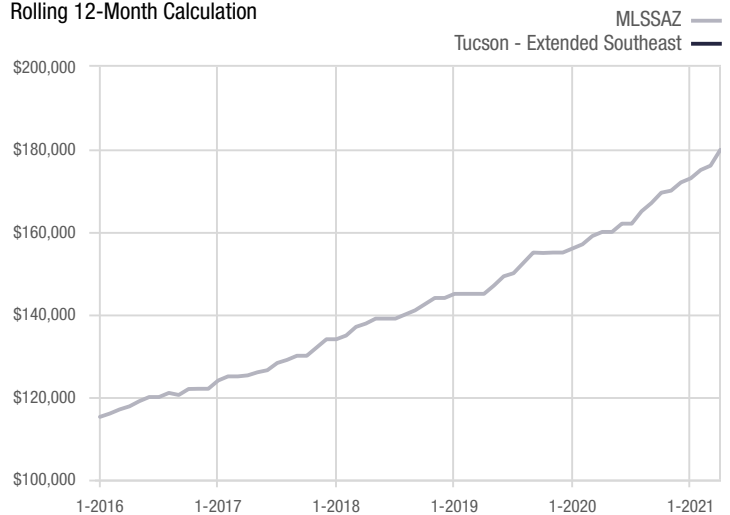
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Extended Southwest

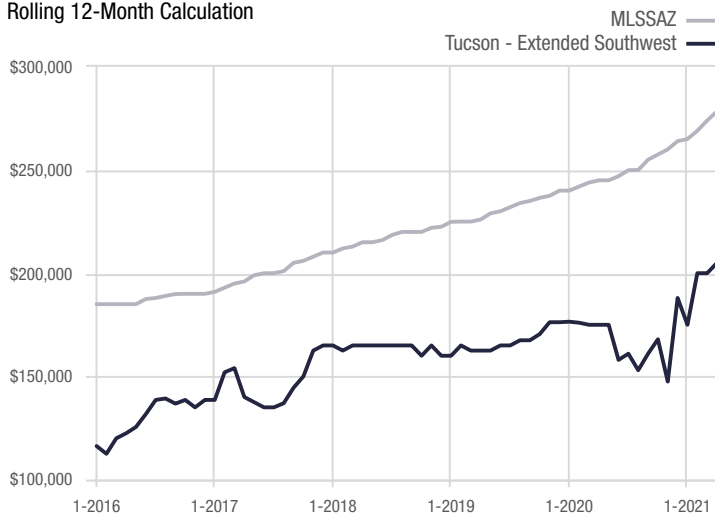
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	2	3	+ 50.0%	12	12	0.0%
Pending Sales	3	4	+ 33.3%	7	13	+ 85.7%
Closed Sales	2	2	0.0%	6	10	+ 66.7%
Days on Market Until Sale	36	20	- 44.4%	43	43	0.0%
Median Sales Price*	\$112,550	\$162,500	+ 44.4%	\$112,550	\$222,000	+ 97.2%
Average Sales Price*	\$112,550	\$162,500	+ 44.4%	\$124,517	\$219,050	+ 75.9%
Percent of List Price Received*	93.2%	95.2%	+ 2.1%	90.8%	100.3%	+ 10.5%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	2.4	0.7	- 70.8%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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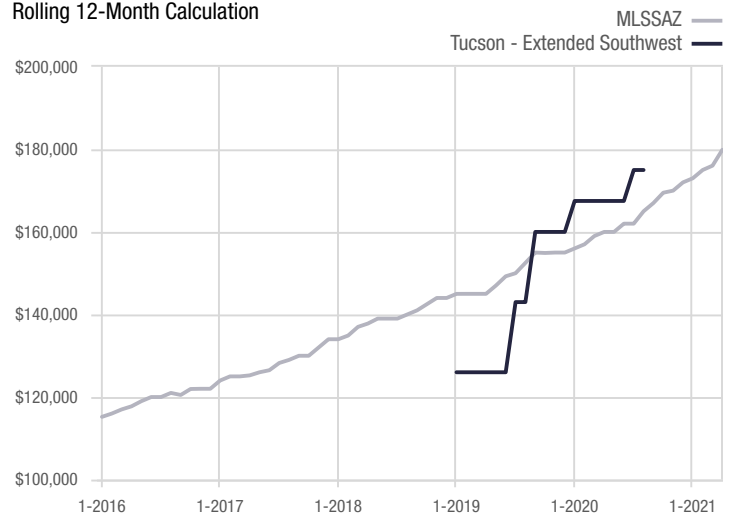
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Extended West

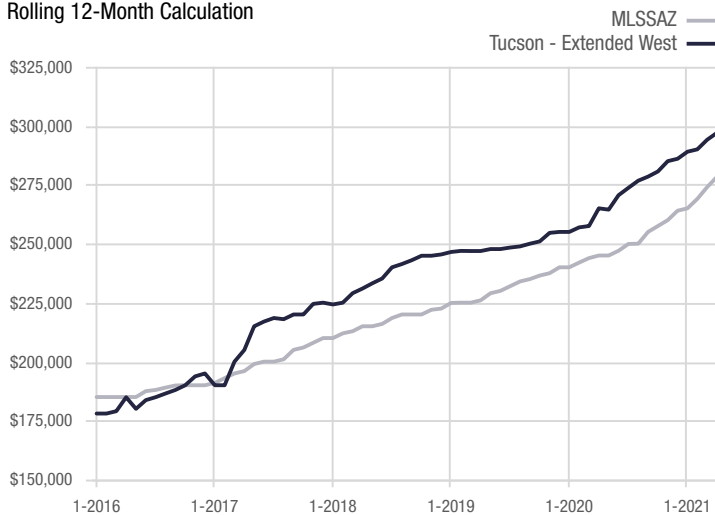
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	47	63	+ 34.0%	192	185	- 3.6%
Pending Sales	46	38	- 17.4%	168	156	- 7.1%
Closed Sales	39	43	+ 10.3%	138	135	- 2.2%
Days on Market Until Sale	97	12	- 87.6%	76	19	- 75.0%
Median Sales Price*	\$295,879	\$330,000	+ 11.5%	\$274,617	\$319,250	+ 16.3%
Average Sales Price*	\$307,836	\$346,342	+ 12.5%	\$280,843	\$328,607	+ 17.0%
Percent of List Price Received*	98.5%	101.5%	+ 3.0%	99.0%	100.4%	+ 1.4%
Inventory of Homes for Sale	90	48	- 46.7%	—	—	—
Months Supply of Inventory	2.3	1.1	- 52.2%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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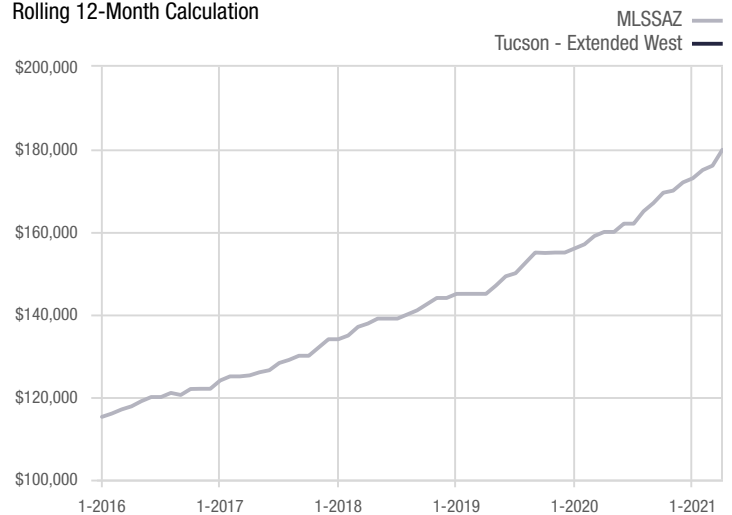
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Pima East

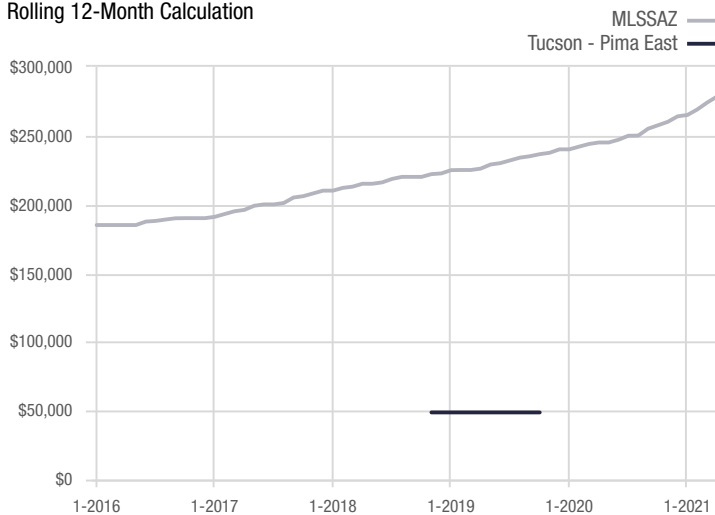
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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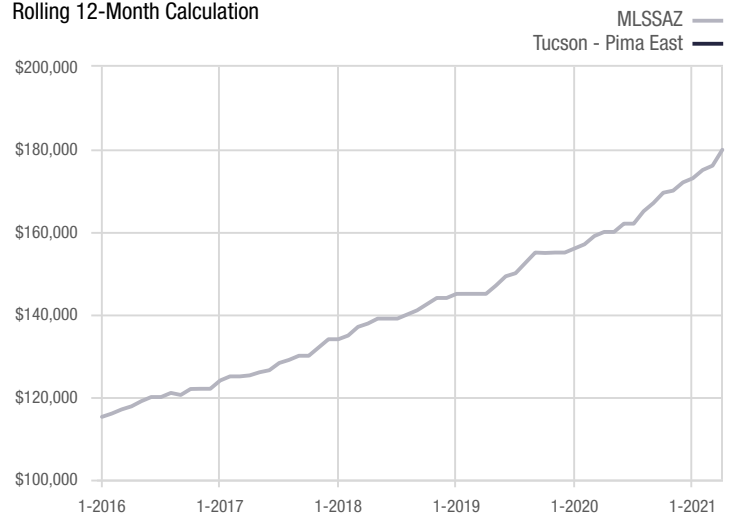
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Pima Northwest

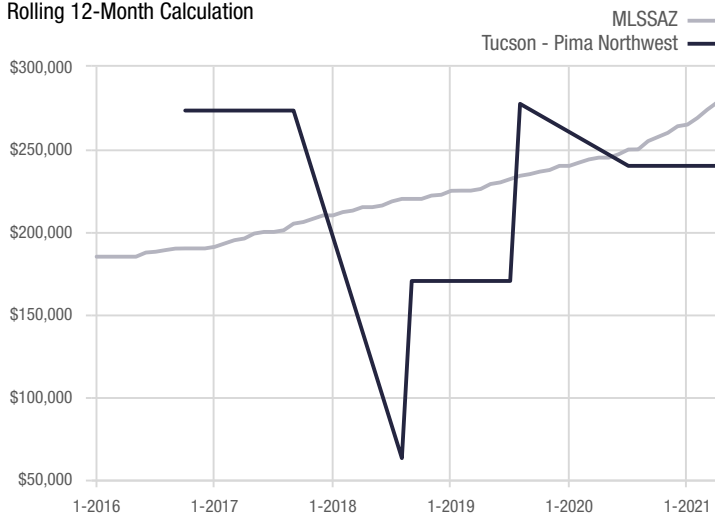
Single Family	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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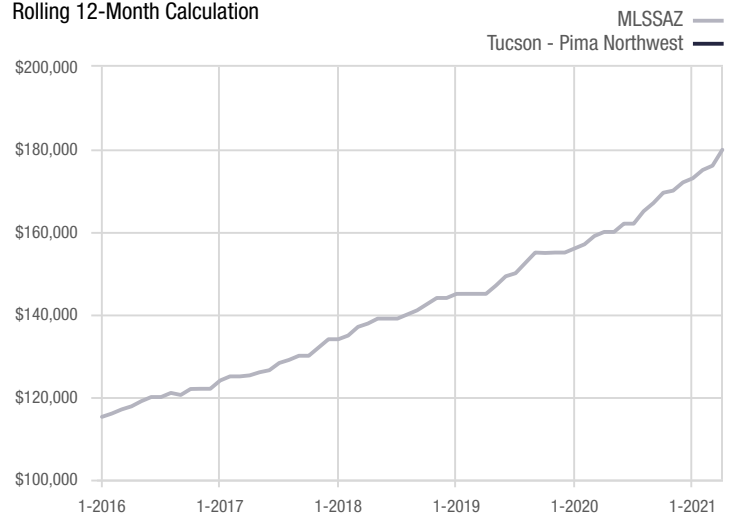
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2021

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Tucson - Pima Southwest

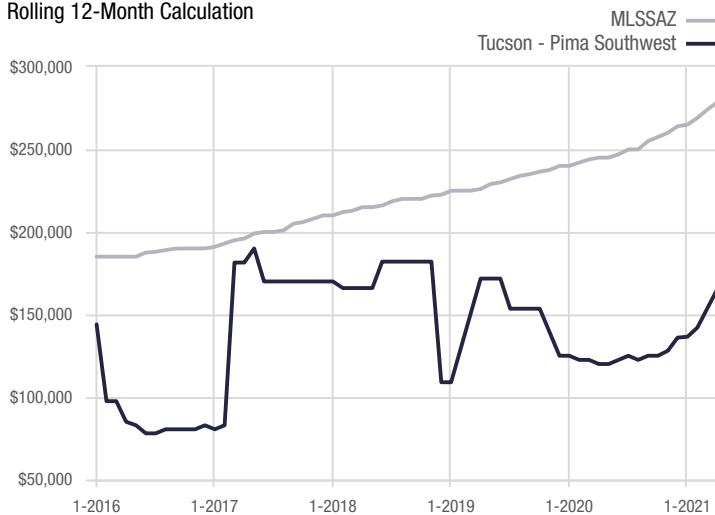
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	1	—	8	4	- 50.0%
Pending Sales	1	1	0.0%	3	6	+ 100.0%
Closed Sales	0	1	—	1	6	+ 500.0%
Days on Market Until Sale	—	34	—	3	260	+ 8,566.7%
Median Sales Price*	—	\$465,000	—	\$85,000	\$191,250	+ 125.0%
Average Sales Price*	—	\$465,000	—	\$85,000	\$229,750	+ 170.3%
Percent of List Price Received*	—	100.0%	—	106.4%	86.8%	- 18.4%
Inventory of Homes for Sale	12	5	- 58.3%	—	—	—
Months Supply of Inventory	10.0	3.9	- 61.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

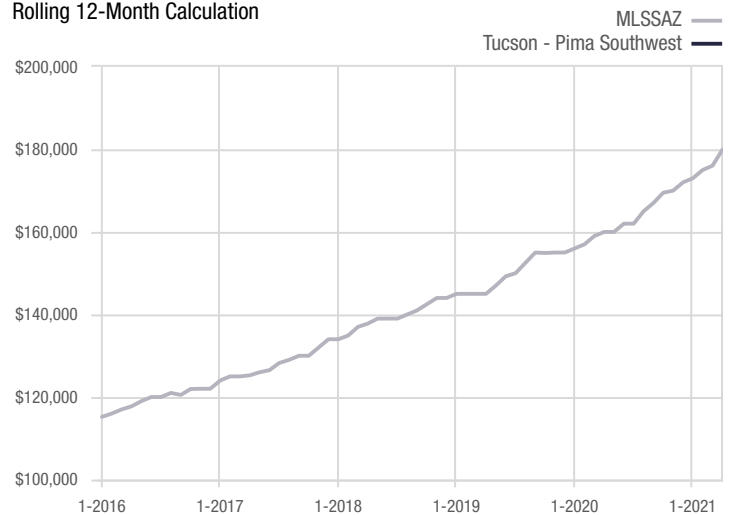
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Local Market Update – April 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Benson / St. David

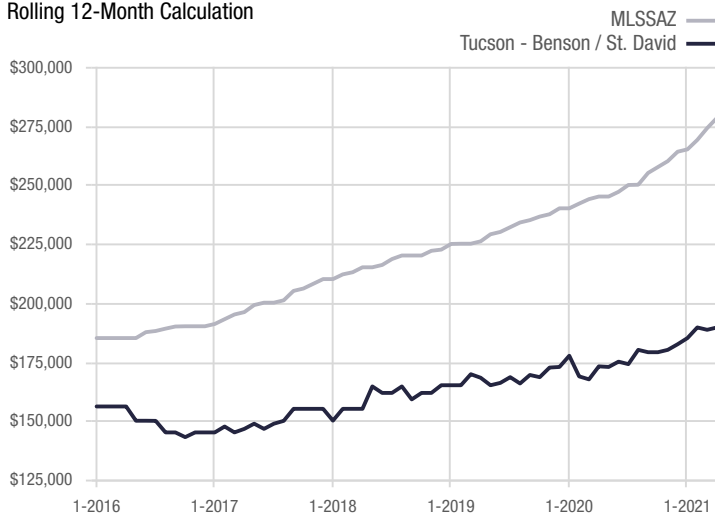
Single Family Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	11	19	+ 72.7%	42	69	+ 64.3%
Pending Sales	11	17	+ 54.5%	30	53	+ 76.7%
Closed Sales	7	13	+ 85.7%	24	48	+ 100.0%
Days on Market Until Sale	34	33	- 2.9%	60	29	- 51.7%
Median Sales Price*	\$179,000	\$220,000	+ 22.9%	\$179,500	\$195,000	+ 8.6%
Average Sales Price*	\$169,100	\$218,838	+ 29.4%	\$188,279	\$204,002	+ 8.4%
Percent of List Price Received*	96.4%	97.8%	+ 1.5%	96.0%	98.4%	+ 2.5%
Inventory of Homes for Sale	31	26	- 16.1%	—	—	—
Months Supply of Inventory	3.5	2.1	- 40.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2020	2021	% Change	Thru 4-2020	Thru 4-2021	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	28	—	—	28	—	—
Median Sales Price*	\$121,000	—	—	\$121,000	—	—
Average Sales Price*	\$121,000	—	—	\$121,000	—	—
Percent of List Price Received*	96.0%	—	—	96.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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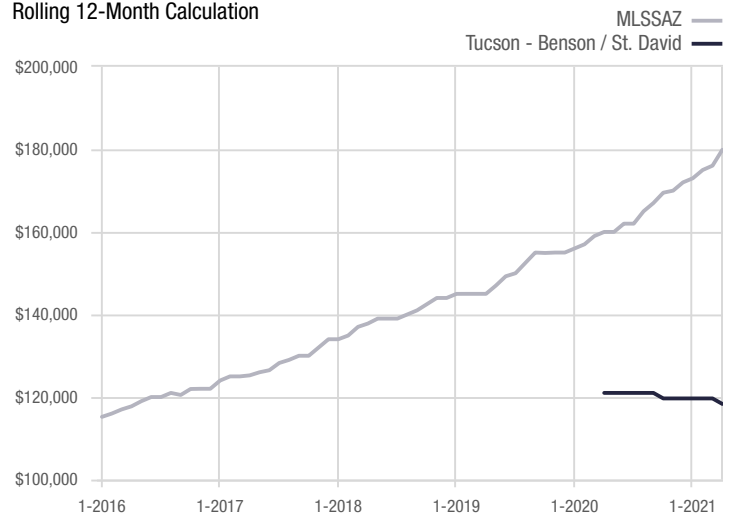
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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