

Monthly Indicators



June 2021

School's out, and as vaccination rates rise and America enters a new normal, the U.S. housing market continues along at a frenzied pace, with low interest rates and limited inventory fueling record high sales prices. May saw the median existing-home sales price exceed \$350,000, a 24% increase and the largest year-over-year increase since 1999, according to the National Association of REALTORS®. Eager buyers are making multiple offers, some for well over asking price, while others are making offers on homes sight unseen.

New Listings increased 14.9 percent for Single Family and 21.7 percent for Townhouse/Condo. Pending Sales decreased 5.7 percent for Single Family but increased 6.9 percent for Townhouse/Condo. Inventory decreased 42.2 percent for Single Family and 51.8 percent for Townhouse/Condo.

Median Sales Price increased 31.5 percent to \$342,000 for Single Family and 29.6 percent to \$230,000 for Townhouse/Condo. Days on Market decreased 67.6 percent for Single Family and 69.0 percent for Townhouse/Condo. Months Supply of Inventory decreased 46.2 percent for Single Family and 64.3 percent for Townhouse/Condo.

The increase in sales prices comes with a slight decline in existing home sales nationwide, as homebuyers struggle with declining affordability amid a lack of inventory, forcing some buyers to simply wait it out in hopes of more inventory and less competition. Meanwhile, home builders are trying to meet the increased market demand, with housing starts up 3.6% in May from April, according to the Commerce Department. As we ease into new routines and look forward to a post-pandemic future, one thing remains certain: America desperately needs more homes.

Quick Facts

+ 5.5%

Change in
Closed Sales
All Properties

+ 30.0%

Change in
Median Sales Price
All Properties

- 43.5%

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	6-2020	6-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		1,278	1,468	+ 14.9%	8,326	8,505	+ 2.1%
Pending Sales		1,428	1,346	- 5.7%	7,397	7,993	+ 8.1%
Closed Sales		1,330	1,363	+ 2.5%	6,658	7,455	+ 12.0%
Days on Market Until Sale		37	12	- 67.6%	37	18	- 51.4%
Median Sales Price		\$260,000	\$342,000	+ 31.5%	\$255,000	\$318,900	+ 25.1%
Average Sales Price		\$311,155	\$426,338	+ 37.0%	\$307,151	\$399,149	+ 30.0%
Percent of List Price Received		99.0%	101.9%	+ 2.9%	98.7%	101.0%	+ 2.3%
Housing Affordability Index		123	96	- 22.0%	126	103	- 18.3%
Inventory of Homes for Sale		1,560	901	- 42.2%	—	—	—
Months Supply of Inventory		1.3	0.7	- 46.2%	—	—	—

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.



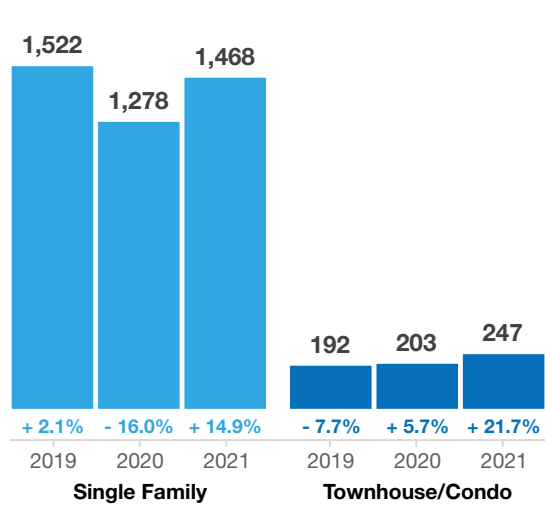
Key Metrics	Historical Sparkbars	6-2020	6-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		203	247	+ 21.7%	1,325	1,431	+ 8.0%
Pending Sales		216	231	+ 6.9%	1,117	1,385	+ 24.0%
Closed Sales		195	246	+ 26.2%	1,005	1,314	+ 30.7%
Days on Market Until Sale		29	9	- 69.0%	28	15	- 46.4%
Median Sales Price		\$177,500	\$230,000	+ 29.6%	\$167,000	\$206,000	+ 23.4%
Average Sales Price		\$198,164	\$245,425	+ 23.8%	\$189,852	\$223,796	+ 17.9%
Percent of List Price Received		98.4%	102.6%	+ 4.3%	98.2%	100.9%	+ 2.7%
Housing Affordability Index		181	142	- 21.5%	192	159	- 17.2%
Inventory of Homes for Sale		245	118	- 51.8%	—	—	—
Months Supply of Inventory		1.4	0.5	- 64.3%	—	—	—

New Listings

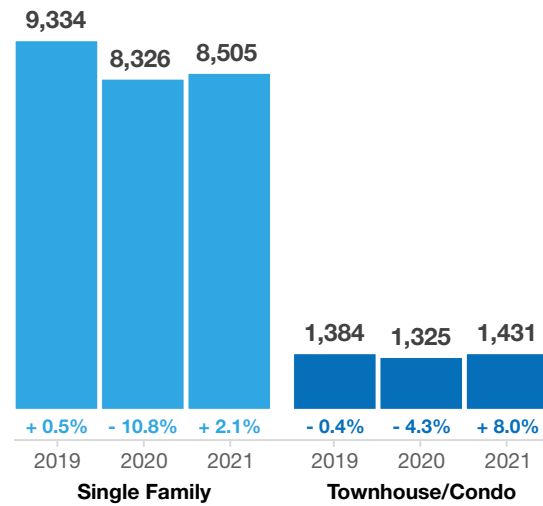
A count of the properties that have been newly listed on the market in a given month.



June

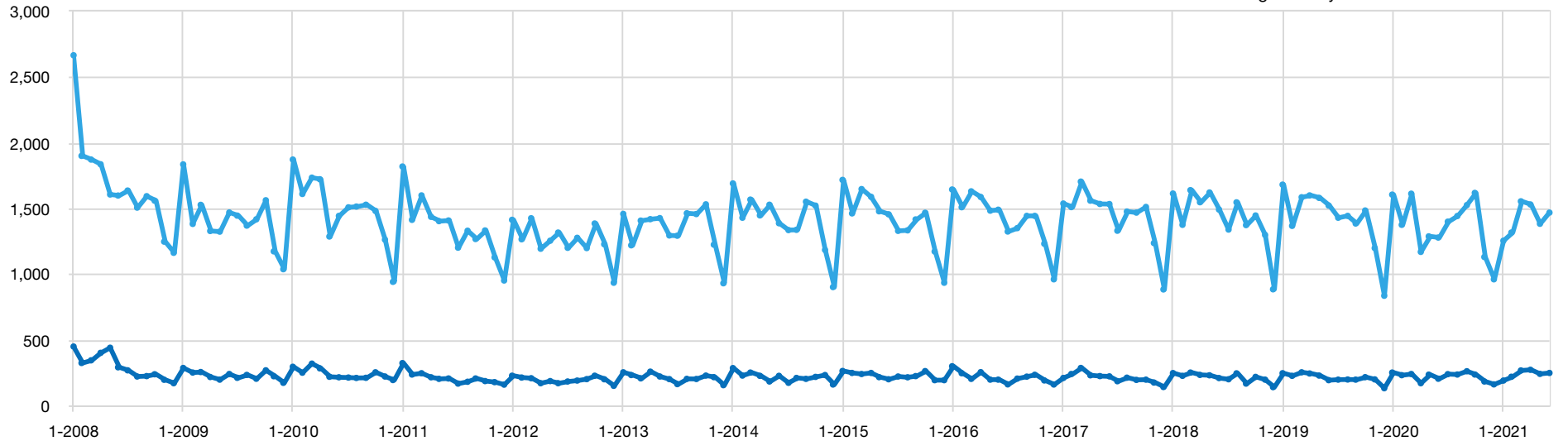


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2020	1,399	- 2.1%	238	+ 21.4%
8-2020	1,442	- 0.1%	235	+ 19.3%
9-2020	1,525	+ 10.1%	260	+ 32.7%
10-2020	1,618	+ 9.0%	235	+ 9.3%
11-2020	1,130	- 5.7%	182	- 8.1%
12-2020	960	+ 15.0%	160	+ 22.1%
1-2021	1,254	- 21.9%	189	- 24.4%
2-2021	1,316	- 4.3%	218	- 5.2%
3-2021	1,554	- 3.6%	266	+ 11.3%
4-2021	1,530	+ 30.9%	271	+ 60.4%
5-2021	1,383	+ 7.5%	240	+ 2.6%
6-2021	1,468	+ 14.9%	247	+ 21.7%
12-Month Avg	1,382	+ 3.0%	228	+ 11.2%

Historical New Listings by Month

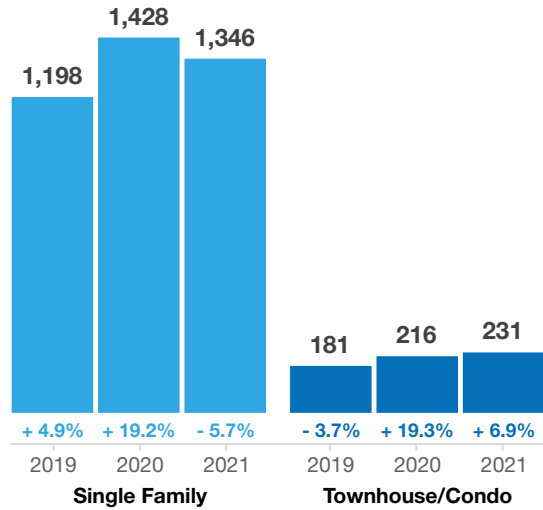


Pending Sales

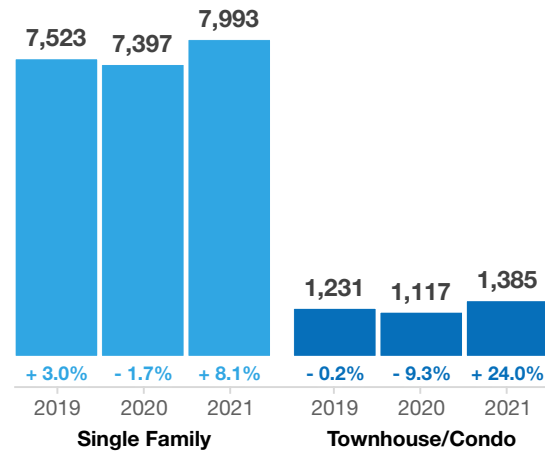
A count of the properties on which offers have been accepted in a given month.



June

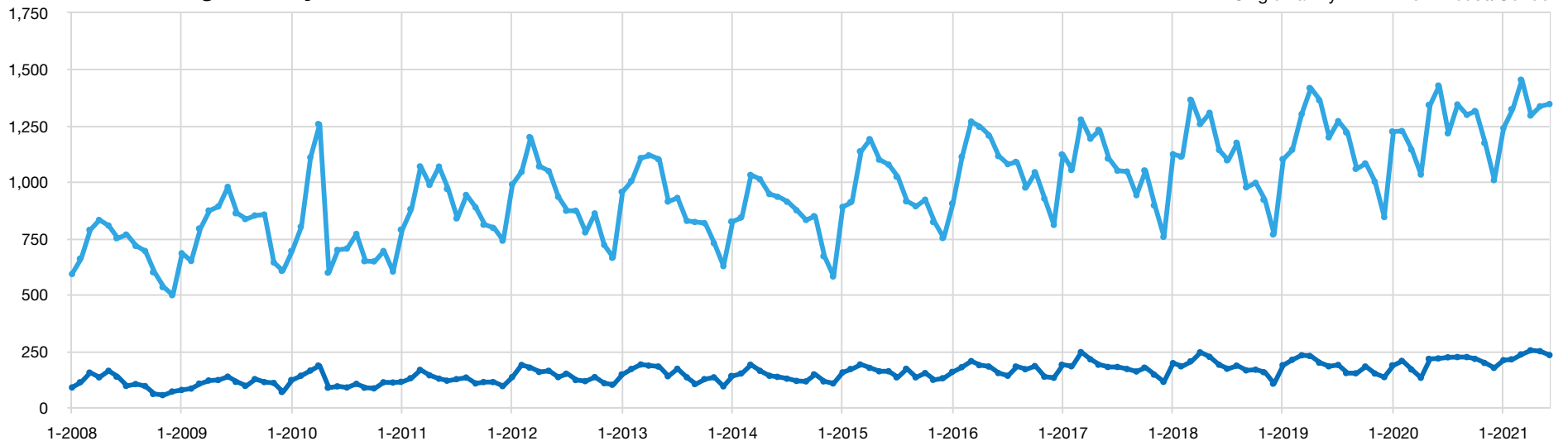


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2020	1,216	- 4.3%	221	+ 18.2%
8-2020	1,344	+ 10.2%	222	+ 47.0%
9-2020	1,298	+ 22.7%	222	+ 48.0%
10-2020	1,315	+ 21.5%	214	+ 18.9%
11-2020	1,173	+ 17.2%	196	+ 31.5%
12-2020	1,008	+ 19.4%	174	+ 30.8%
1-2021	1,239	+ 1.2%	208	+ 12.4%
2-2021	1,323	+ 7.9%	212	+ 3.4%
3-2021	1,454	+ 27.1%	234	+ 40.1%
4-2021	1,295	+ 25.4%	252	+ 93.8%
5-2021	1,336	- 0.4%	248	+ 15.9%
6-2021	1,346	- 5.7%	231	+ 6.9%
12-Month Avg	1,279	+ 10.6%	220	+ 27.9%

Historical Pending Sales by Month

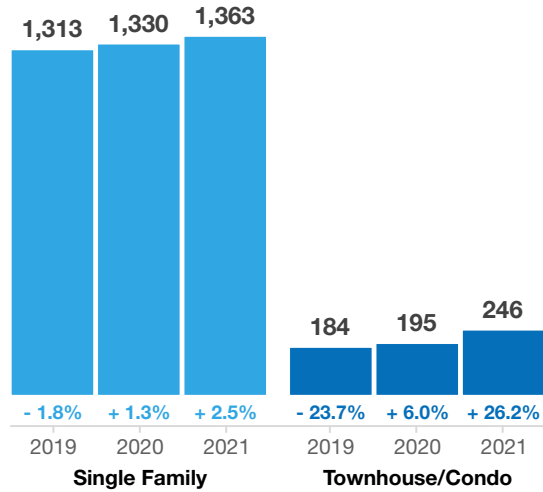


Closed Sales

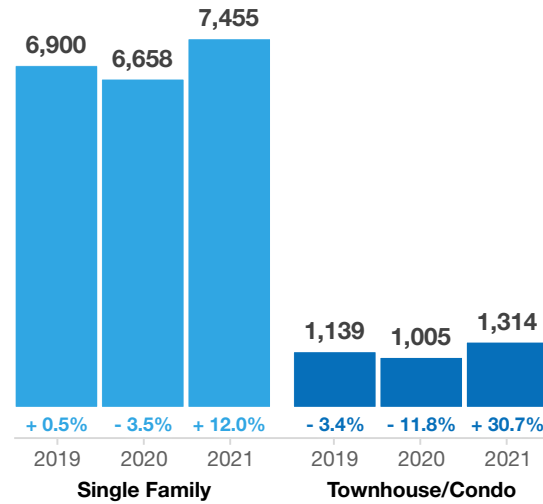
A count of the actual sales that closed in a given month.



June

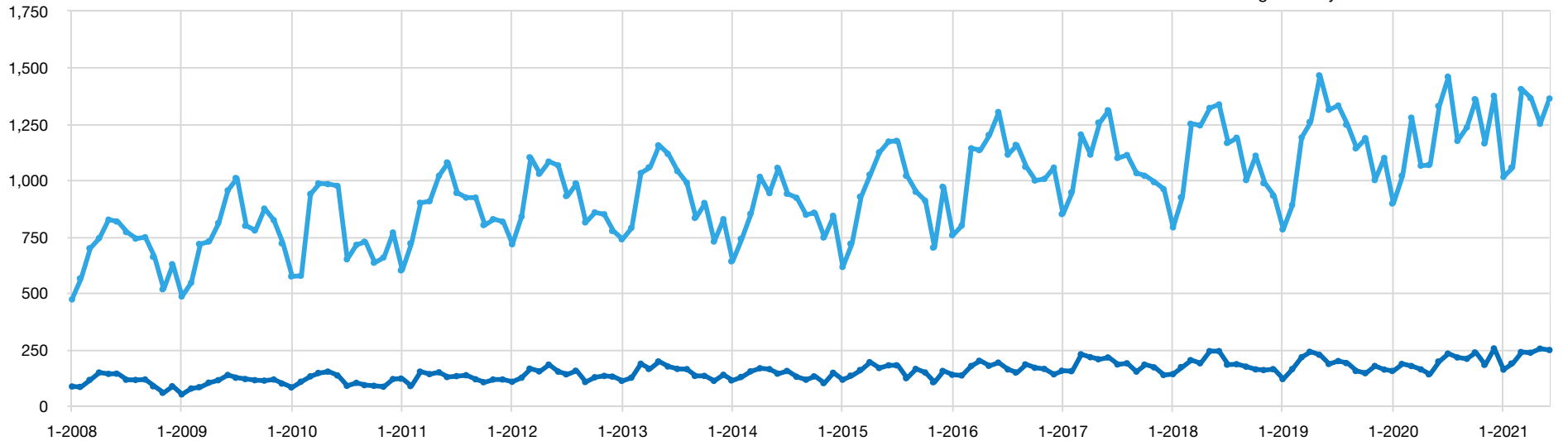


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	253	+ 59.1%
1-2021	1,015	+ 13.2%	159	+ 3.9%
2-2021	1,056	+ 3.5%	186	+ 1.1%
3-2021	1,405	+ 9.9%	237	+ 35.4%
4-2021	1,365	+ 28.2%	234	+ 46.3%
5-2021	1,251	+ 17.1%	252	+ 82.6%
6-2021	1,363	+ 2.5%	246	+ 26.2%
12-Month Avg	1,269	+ 11.4%	219	+ 30.4%

Historical Closed Sales by Month

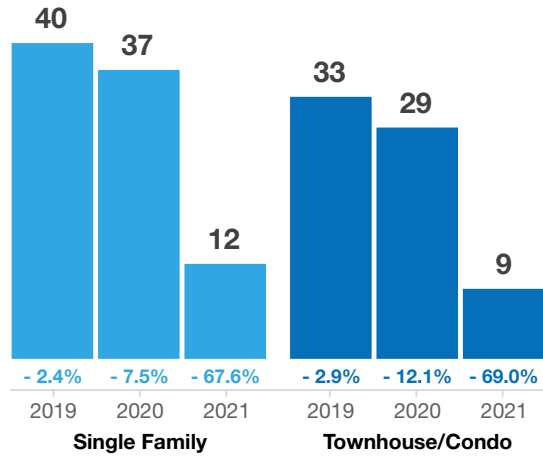


Days on Market Until Sale

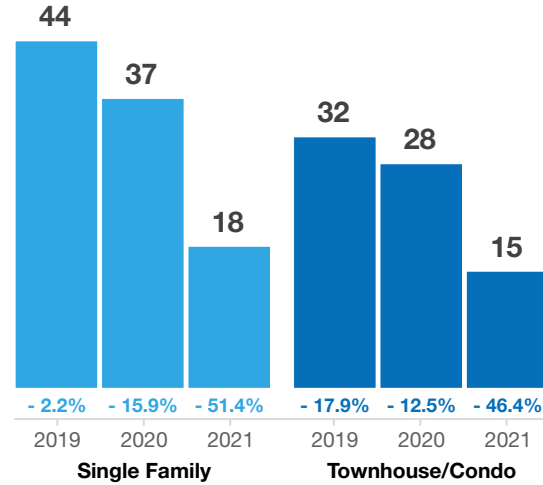
Average number of days between when a property is listed and when an offer is accepted in a given month.



June



Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	16	- 48.4%	12	- 45.5%
5-2021	13	- 56.7%	10	- 63.0%
6-2021	12	- 67.6%	9	- 69.0%
12-Month Avg*	22	- 41.4%	19	- 30.2%

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

Historical Days on Market Until Sale by Month

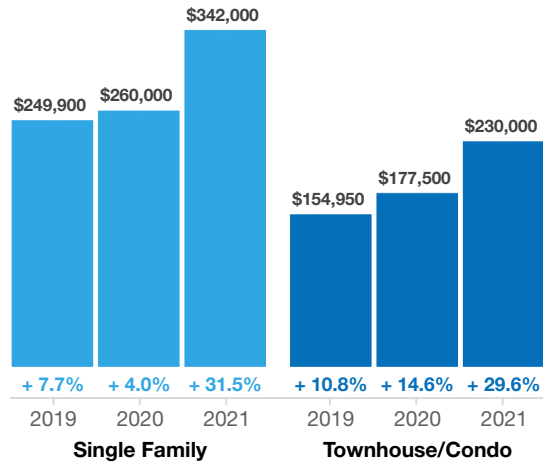


Median Sales Price

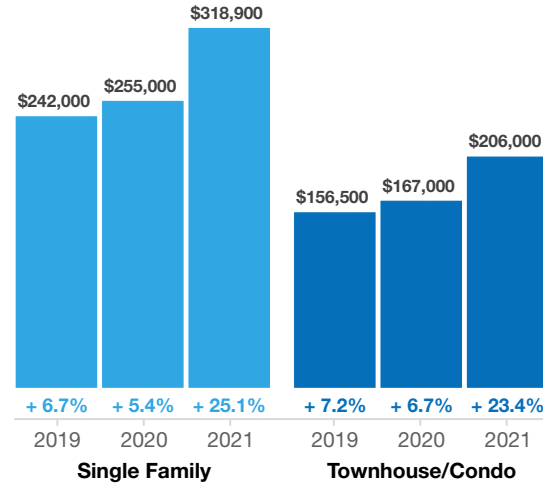
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



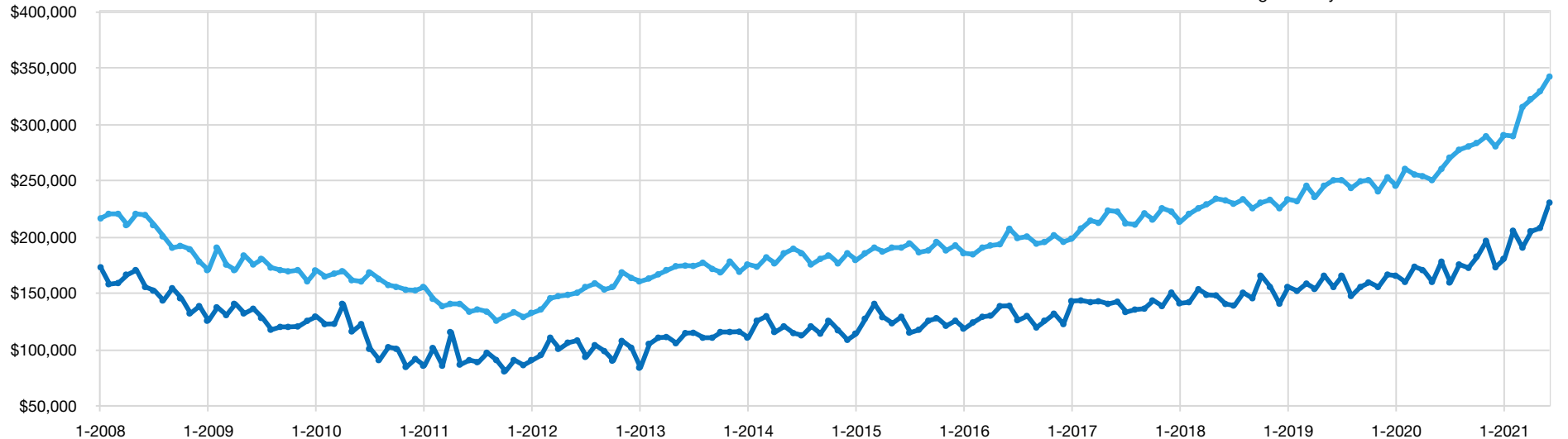
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	\$172,550	+ 3.9%
1-2021	\$290,000	+ 18.4%	\$180,000	+ 9.1%
2-2021	\$289,100	+ 11.2%	\$205,000	+ 28.5%
3-2021	\$315,000	+ 23.5%	\$190,000	+ 9.8%
4-2021	\$322,000	+ 27.0%	\$204,500	+ 20.3%
5-2021	\$329,000	+ 31.6%	\$207,500	+ 30.1%
6-2021	\$342,000	+ 31.5%	\$230,000	+ 29.6%
12-Month Avg*	\$298,759	+ 19.5%	\$188,550	+ 17.1%

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

Historical Median Sales Price by Month

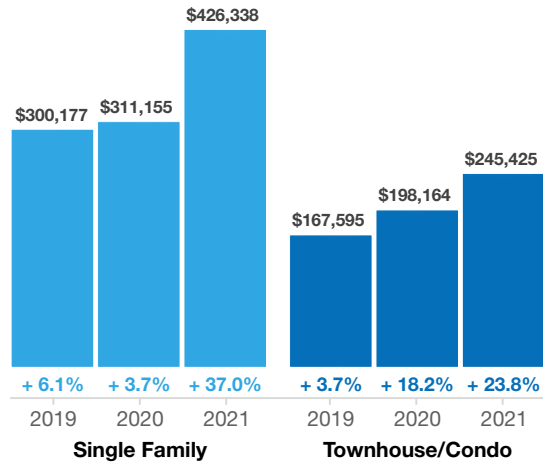


Average Sales Price

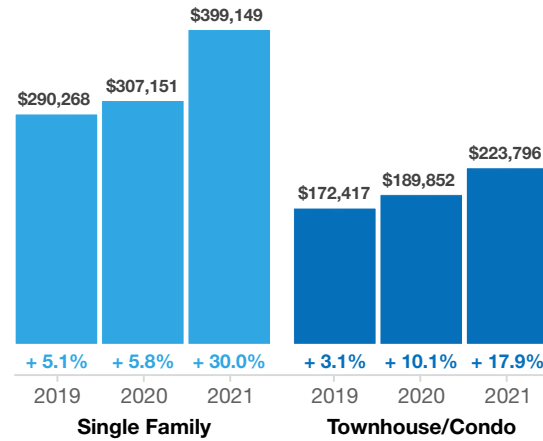
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



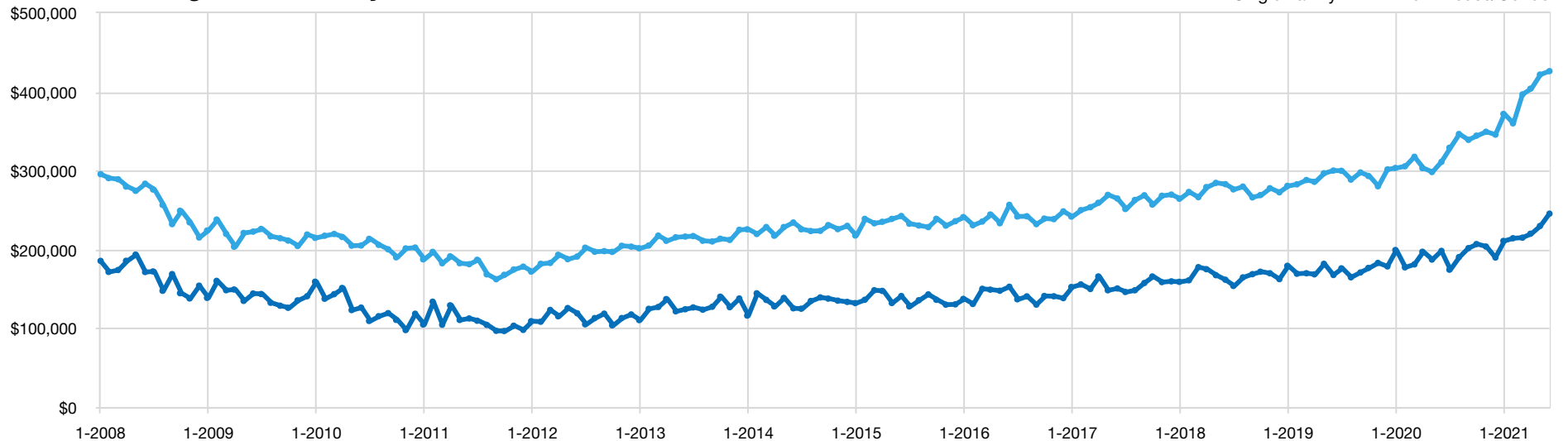
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	\$189,752	+ 6.3%
1-2021	\$371,998	+ 22.6%	\$210,830	+ 5.8%
2-2021	\$360,043	+ 17.8%	\$214,230	+ 20.8%
3-2021	\$396,734	+ 24.9%	\$214,982	+ 18.7%
4-2021	\$404,051	+ 33.2%	\$219,968	+ 11.6%
5-2021	\$421,926	+ 41.5%	\$229,767	+ 22.8%
6-2021	\$426,338	+ 37.0%	\$245,425	+ 23.8%
12-Month Avg*	\$369,983	+ 23.2%	\$208,858	+ 14.6%

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

Historical Average Sales Price by Month

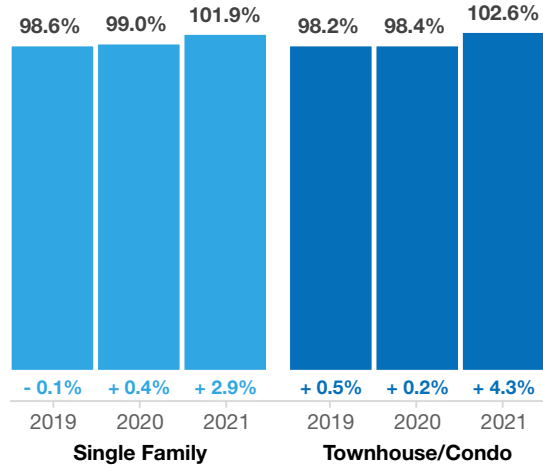


Percent of List Price Received

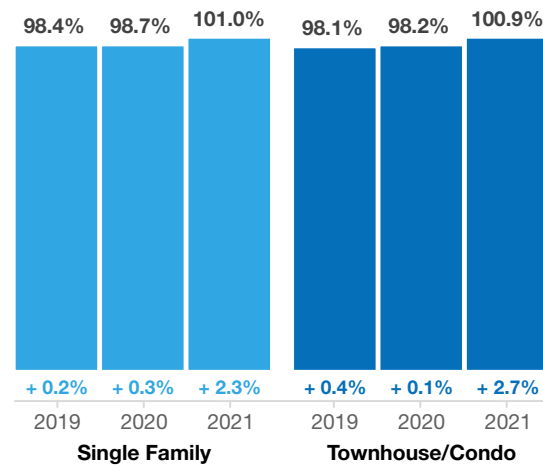
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



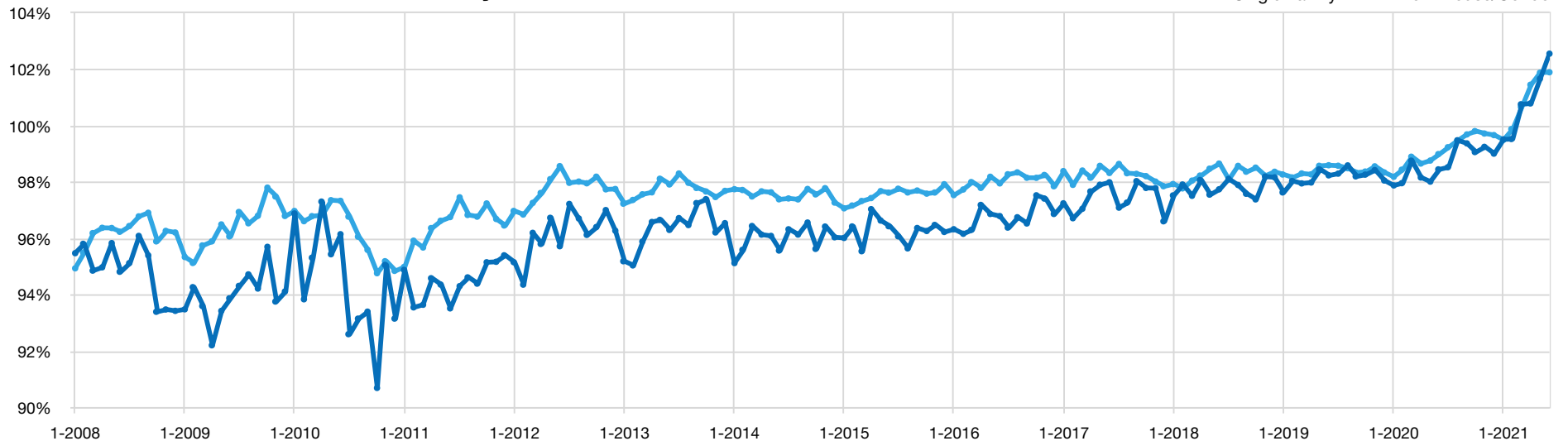
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	100.8%	+ 2.0%
4-2021	101.5%	+ 2.8%	100.8%	+ 2.6%
5-2021	101.9%	+ 3.1%	101.7%	+ 3.8%
6-2021	101.9%	+ 2.9%	102.6%	+ 4.3%
12-Month Avg*	100.3%	+ 1.7%	100.0%	+ 1.8%

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

Historical Percent of List Price Received by Month

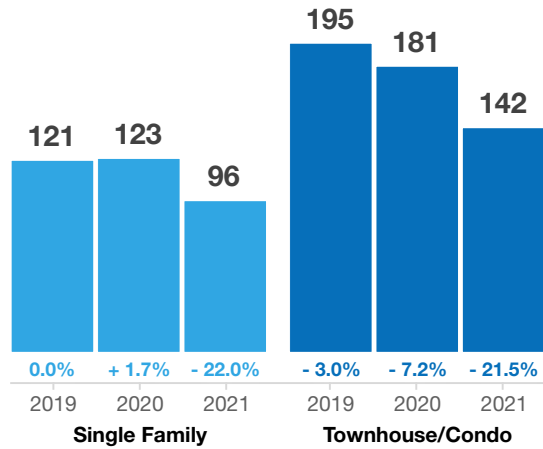


Housing Affordability Index

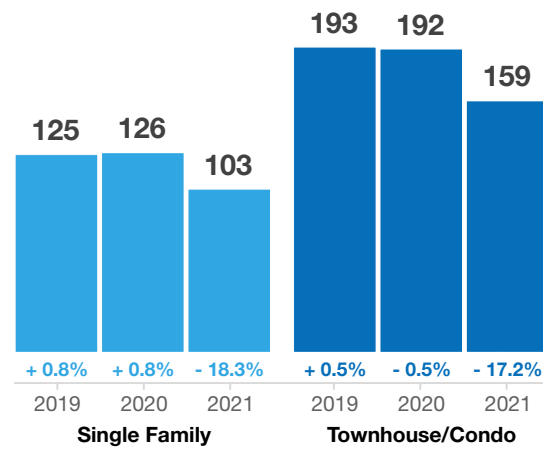
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



June

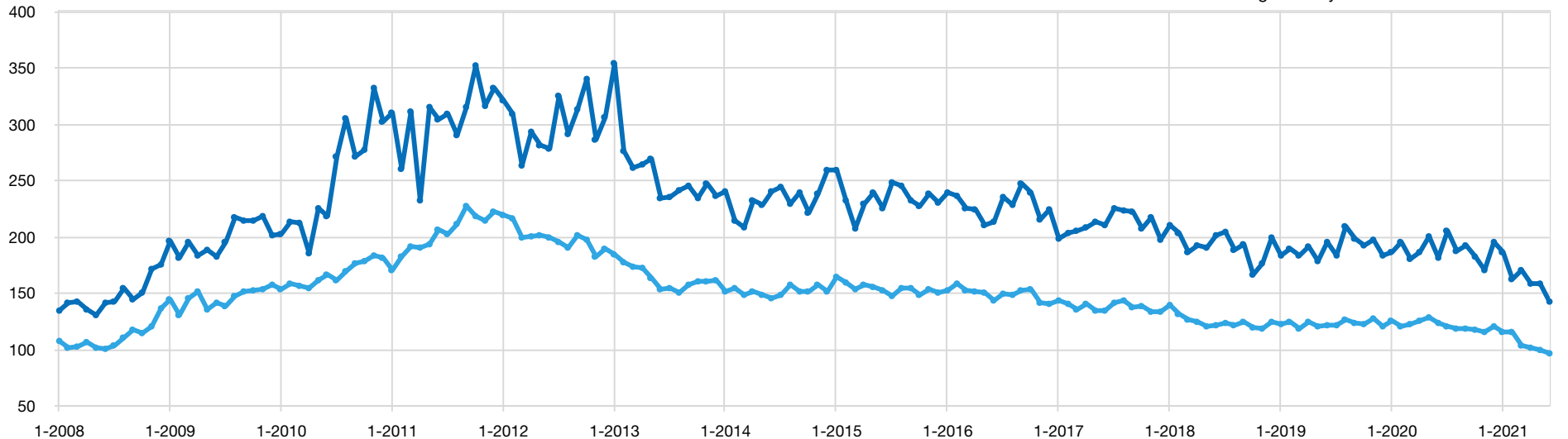


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	101	- 19.2%	158	- 15.1%
5-2021	99	- 22.7%	158	- 21.0%
6-2021	96	- 22.0%	142	- 21.5%
12-Month Avg	111	- 10.5%	176	- 7.9%

Historical Housing Affordability Index by Month

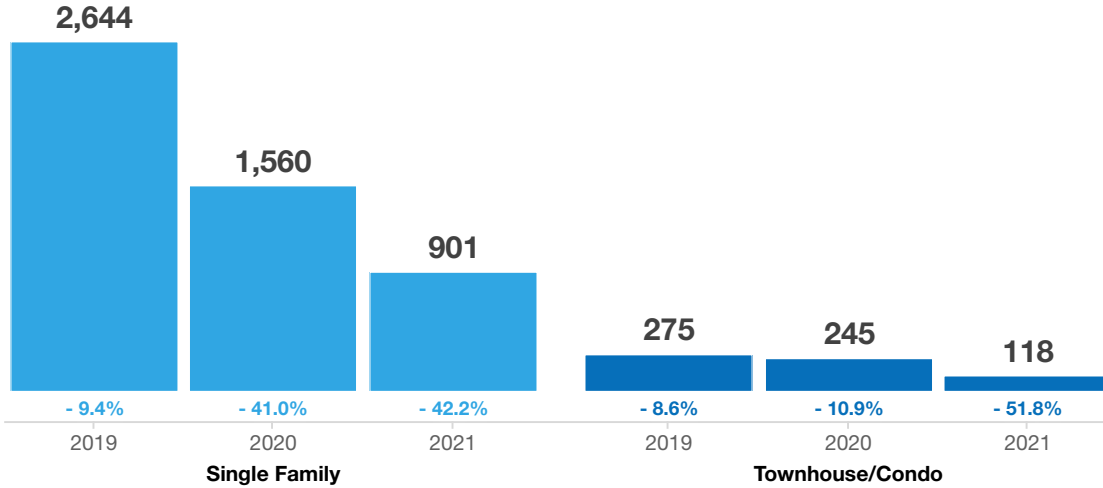


Inventory of Homes for Sale

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

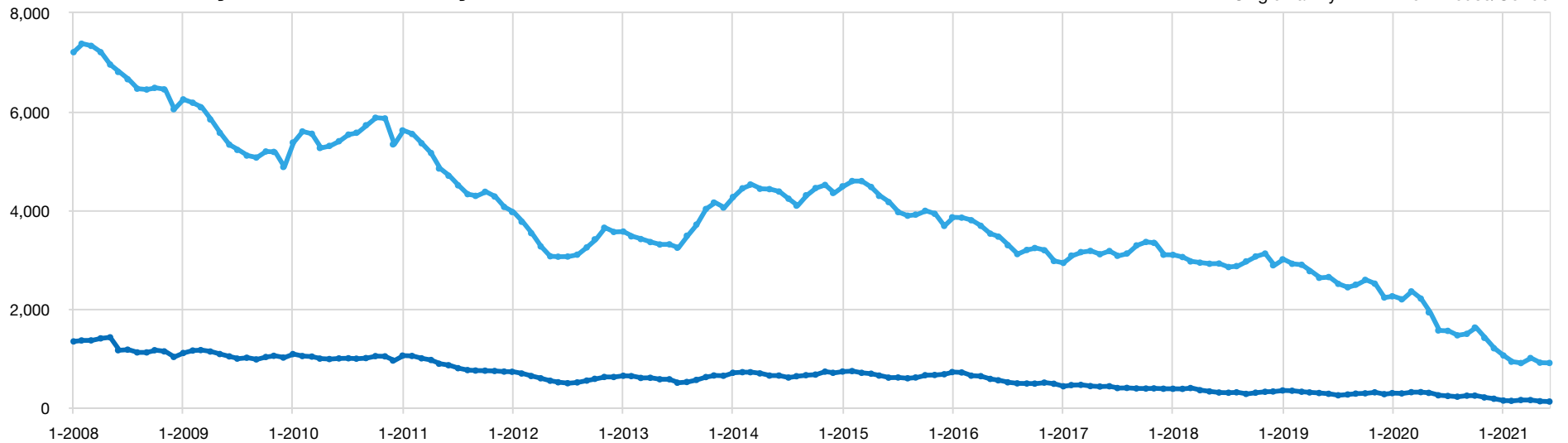


June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2020	1,552	- 38.1%	231	- 5.7%
8-2020	1,462	- 40.0%	216	- 17.2%
9-2020	1,492	- 40.1%	237	- 15.1%
10-2020	1,619	- 37.4%	238	- 16.5%
11-2020	1,410	- 43.8%	201	- 34.1%
12-2020	1,199	- 46.2%	175	- 34.7%
1-2021	1,053	- 53.3%	138	- 52.2%
2-2021	926	- 57.8%	132	- 53.4%
3-2021	899	- 61.8%	149	- 51.6%
4-2021	1,001	- 54.6%	148	- 52.1%
5-2021	907	- 53.0%	124	- 57.8%
6-2021	901	- 42.2%	118	- 51.8%
12-Month Avg	1,202	- 47.1%	176	- 37.4%

Historical Inventory of Homes for Sale by Month

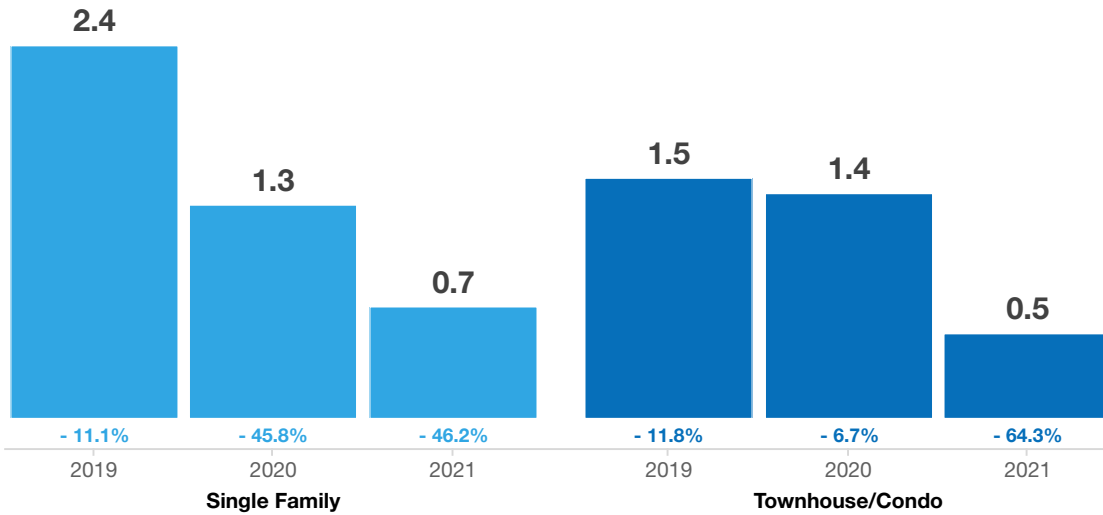


Months Supply of Inventory

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.



June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	0.9	-52.6%	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	0.8	-57.9%	0.7	-61.1%
5-2021	0.7	-58.8%	0.6	-64.7%
6-2021	0.7	-46.2%	0.5	-64.3%
12-Month Avg*	1.0	-49.8%	0.9	-43.0%

* Months Supply for all properties from July 2020 through June 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	6-2020	6-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		1,481	1,715	+ 15.8%	9,651	9,936	+ 3.0%
Pending Sales		1,644	1,577	- 4.1%	8,514	9,378	+ 10.1%
Closed Sales		1,525	1,609	+ 5.5%	7,663	8,769	+ 14.4%
Days on Market Until Sale		36	12	- 66.7%	36	18	- 50.0%
Median Sales Price		\$250,000	\$325,000	+ 30.0%	\$245,000	\$300,000	+ 22.4%
Average Sales Price		\$296,707	\$398,679	+ 34.4%	\$291,766	\$372,873	+ 27.8%
Percent of List Price Received		98.9%	102.0%	+ 3.1%	98.6%	101.0%	+ 2.4%
Housing Affordability Index		128	101	- 21.1%	131	109	- 16.8%
Inventory of Homes for Sale		1,805	1,019	- 43.5%	—	—	—
Months Supply of Inventory		1.4	0.7	- 50.0%	—	—	—

Local Market Update – June 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - Central

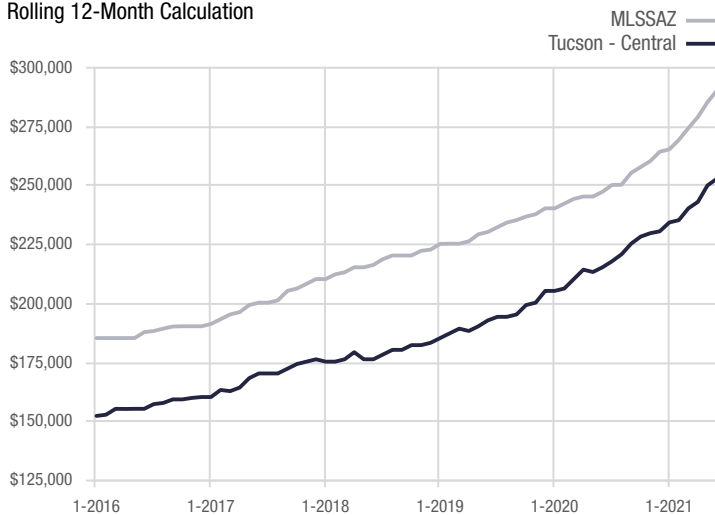
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	211	247	+ 17.1%	1,307	1,288	- 1.5%
Pending Sales	221	205	- 7.2%	1,097	1,128	+ 2.8%
Closed Sales	186	197	+ 5.9%	965	1,056	+ 9.4%
Days on Market Until Sale	28	11	- 60.7%	32	18	- 43.8%
Median Sales Price*	\$229,950	\$279,900	+ 21.7%	\$220,000	\$268,750	+ 22.2%
Average Sales Price*	\$249,804	\$312,143	+ 25.0%	\$249,760	\$316,561	+ 26.7%
Percent of List Price Received*	98.9%	102.6%	+ 3.7%	98.6%	101.3%	+ 2.7%
Inventory of Homes for Sale	243	185	- 23.9%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	64	73	+ 14.1%	291	342	+ 17.5%
Pending Sales	57	66	+ 15.8%	238	323	+ 35.7%
Closed Sales	43	54	+ 25.6%	196	273	+ 39.3%
Days on Market Until Sale	24	10	- 58.3%	30	19	- 36.7%
Median Sales Price*	\$158,000	\$207,250	+ 31.2%	\$141,834	\$175,650	+ 23.8%
Average Sales Price*	\$169,073	\$200,290	+ 18.5%	\$154,291	\$183,079	+ 18.7%
Percent of List Price Received*	98.4%	103.7%	+ 5.4%	97.6%	101.6%	+ 4.1%
Inventory of Homes for Sale	55	35	- 36.4%	—	—	—
Months Supply of Inventory	1.5	0.7	- 53.3%	—	—	—

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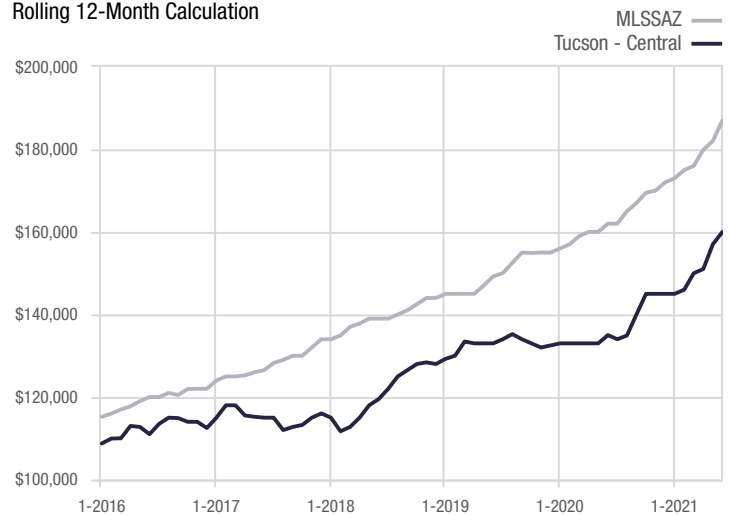
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - East

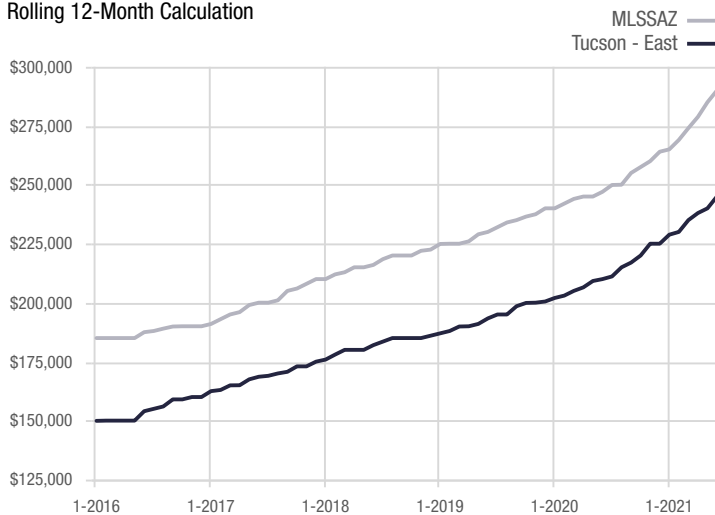
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	123	155	+ 26.0%	892	948	+ 6.3%
Pending Sales	143	160	+ 11.9%	816	912	+ 11.8%
Closed Sales	167	127	- 24.0%	746	821	+ 10.1%
Days on Market Until Sale	23	9	- 60.9%	25	13	- 48.0%
Median Sales Price*	\$215,000	\$281,300	+ 30.8%	\$215,000	\$258,890	+ 20.4%
Average Sales Price*	\$228,301	\$308,025	+ 34.9%	\$229,382	\$281,194	+ 22.6%
Percent of List Price Received*	99.5%	103.1%	+ 3.6%	99.1%	101.5%	+ 2.4%
Inventory of Homes for Sale	109	71	- 34.9%	—	—	—
Months Supply of Inventory	0.9	0.5	- 44.4%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	32	40	+ 25.0%	195	219	+ 12.3%
Pending Sales	40	33	- 17.5%	186	213	+ 14.5%
Closed Sales	31	37	+ 19.4%	164	206	+ 25.6%
Days on Market Until Sale	34	7	- 79.4%	27	12	- 55.6%
Median Sales Price*	\$150,000	\$194,900	+ 29.9%	\$140,500	\$162,500	+ 15.7%
Average Sales Price*	\$144,422	\$173,427	+ 20.1%	\$134,781	\$164,458	+ 22.0%
Percent of List Price Received*	98.7%	102.6%	+ 4.0%	98.8%	101.2%	+ 2.4%
Inventory of Homes for Sale	27	16	- 40.7%	—	—	—
Months Supply of Inventory	1.0	0.5	- 50.0%	—	—	—

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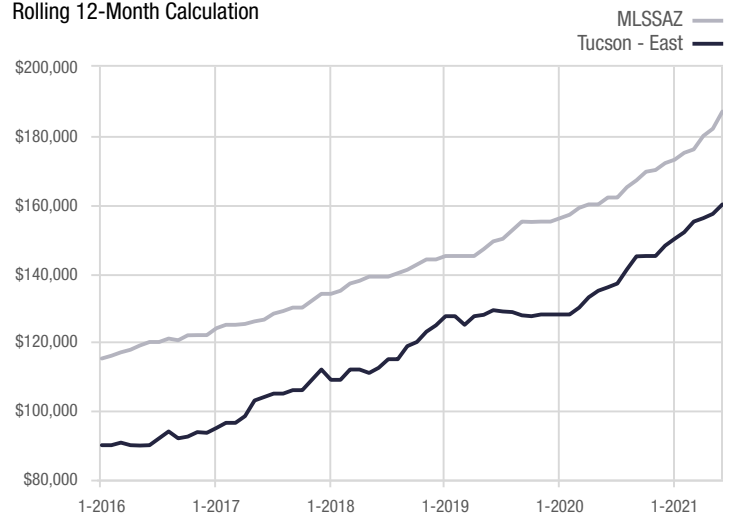
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - North

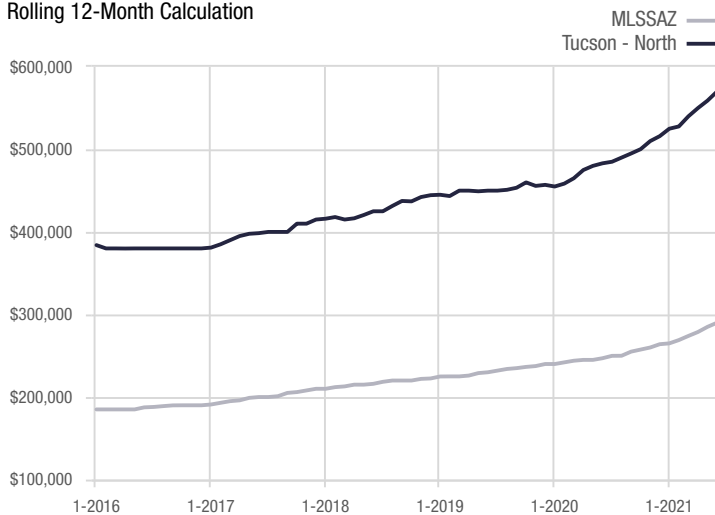
Single Family Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	125	114	- 8.8%	803	722	- 10.1%
Pending Sales	138	112	- 18.8%	603	651	+ 8.0%
Closed Sales	100	119	+ 19.0%	518	613	+ 18.3%
Days on Market Until Sale	47	15	- 68.1%	43	25	- 41.9%
Median Sales Price*	\$528,800	\$675,000	+ 27.6%	\$505,000	\$625,000	+ 23.8%
Average Sales Price*	\$556,132	\$826,366	+ 48.6%	\$564,309	\$761,925	+ 35.0%
Percent of List Price Received*	97.6%	101.5%	+ 4.0%	97.7%	100.8%	+ 3.2%
Inventory of Homes for Sale	230	98	- 57.4%	—	—	—
Months Supply of Inventory	2.6	1.0	- 61.5%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	45	62	+ 37.8%	374	386	+ 3.2%
Pending Sales	52	63	+ 21.2%	310	375	+ 21.0%
Closed Sales	57	71	+ 24.6%	288	372	+ 29.2%
Days on Market Until Sale	34	7	- 79.4%	31	15	- 51.6%
Median Sales Price*	\$194,000	\$257,500	+ 32.7%	\$194,750	\$240,000	+ 23.2%
Average Sales Price*	\$222,073	\$280,374	+ 26.3%	\$221,171	\$279,201	+ 26.2%
Percent of List Price Received*	98.2%	102.2%	+ 4.1%	98.1%	100.9%	+ 2.9%
Inventory of Homes for Sale	73	26	- 64.4%	—	—	—
Months Supply of Inventory	1.5	0.4	- 73.3%	—	—	—

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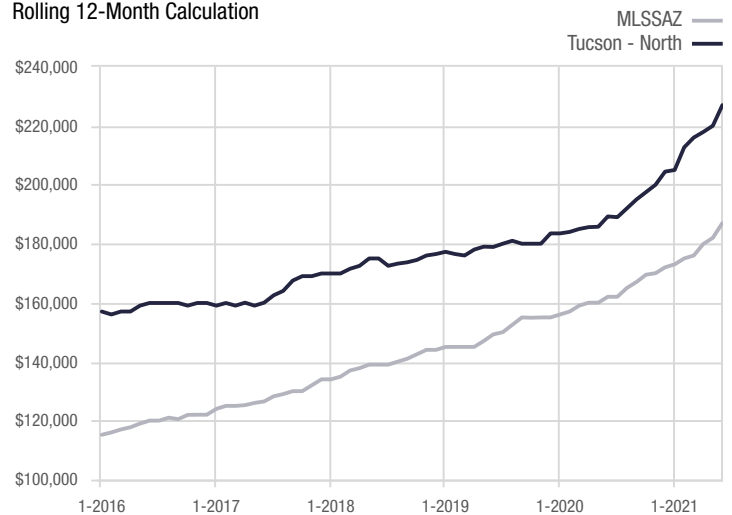
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - Northeast

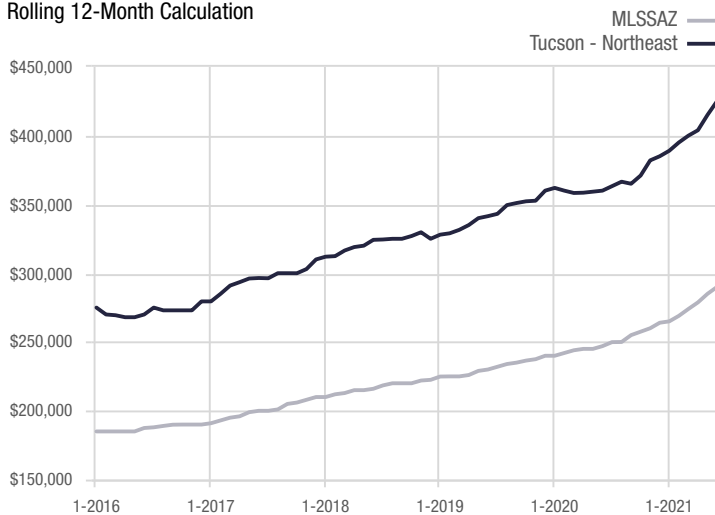
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	59	65	+ 10.2%	373	404	+ 8.3%
Pending Sales	57	55	- 3.5%	309	382	+ 23.6%
Closed Sales	68	65	- 4.4%	286	357	+ 24.8%
Days on Market Until Sale	42	9	- 78.6%	36	15	- 58.3%
Median Sales Price*	\$386,450	\$569,000	+ 47.2%	\$366,250	\$450,000	+ 22.9%
Average Sales Price*	\$464,501	\$611,830	+ 31.7%	\$419,778	\$550,379	+ 31.1%
Percent of List Price Received*	98.9%	100.6%	+ 1.7%	98.3%	100.6%	+ 2.3%
Inventory of Homes for Sale	92	44	- 52.2%	—	—	—
Months Supply of Inventory	1.9	0.7	- 63.2%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	13	28	+ 115.4%	108	142	+ 31.5%
Pending Sales	18	19	+ 5.6%	87	132	+ 51.7%
Closed Sales	18	24	+ 33.3%	88	131	+ 48.9%
Days on Market Until Sale	37	6	- 83.8%	22	15	- 31.8%
Median Sales Price*	\$112,500	\$236,000	+ 109.8%	\$156,500	\$162,000	+ 3.5%
Average Sales Price*	\$153,028	\$210,311	+ 37.4%	\$160,442	\$177,722	+ 10.8%
Percent of List Price Received*	98.9%	102.0%	+ 3.1%	97.9%	100.1%	+ 2.2%
Inventory of Homes for Sale	15	21	+ 40.0%	—	—	—
Months Supply of Inventory	1.0	1.1	+ 10.0%	—	—	—

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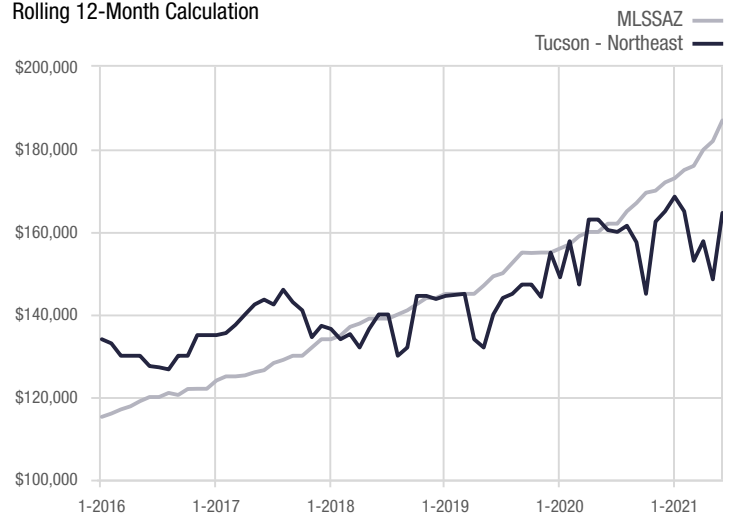
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Northwest

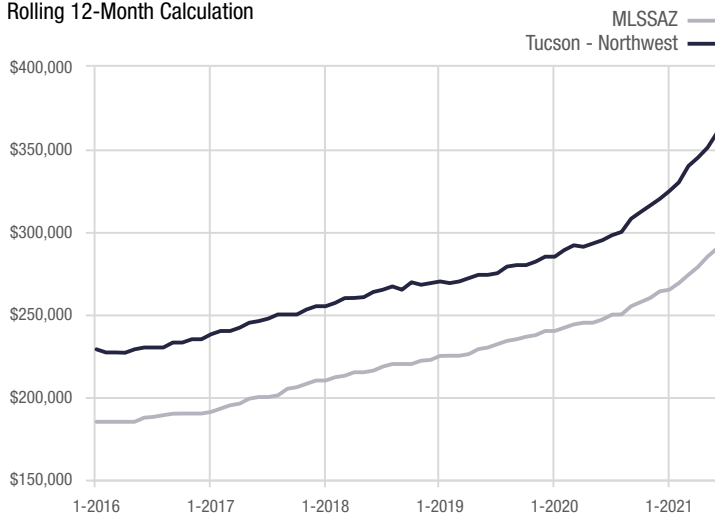
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	258	283	+ 9.7%	1,716	1,752	+ 2.1%
Pending Sales	268	261	- 2.6%	1,510	1,699	+ 12.5%
Closed Sales	268	294	+ 9.7%	1,394	1,638	+ 17.5%
Days on Market Until Sale	43	10	- 76.7%	38	18	- 52.6%
Median Sales Price*	\$325,725	\$399,845	+ 22.8%	\$300,000	\$385,000	+ 28.3%
Average Sales Price*	\$376,789	\$469,357	+ 24.6%	\$355,300	\$469,624	+ 32.2%
Percent of List Price Received*	98.8%	101.7%	+ 2.9%	98.7%	100.9%	+ 2.2%
Inventory of Homes for Sale	361	164	- 54.6%	—	—	—
Months Supply of Inventory	1.5	0.6	- 60.0%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	29	20	- 31.0%	203	182	- 10.3%
Pending Sales	30	27	- 10.0%	159	184	+ 15.7%
Closed Sales	24	39	+ 62.5%	142	180	+ 26.8%
Days on Market Until Sale	27	8	- 70.4%	33	14	- 57.6%
Median Sales Price*	\$245,500	\$306,000	+ 24.6%	\$246,500	\$281,250	+ 14.1%
Average Sales Price*	\$250,238	\$306,766	+ 22.6%	\$259,408	\$290,757	+ 12.1%
Percent of List Price Received*	98.2%	102.6%	+ 4.5%	98.5%	101.1%	+ 2.6%
Inventory of Homes for Sale	53	7	- 86.8%	—	—	—
Months Supply of Inventory	2.2	0.2	- 90.9%	—	—	—

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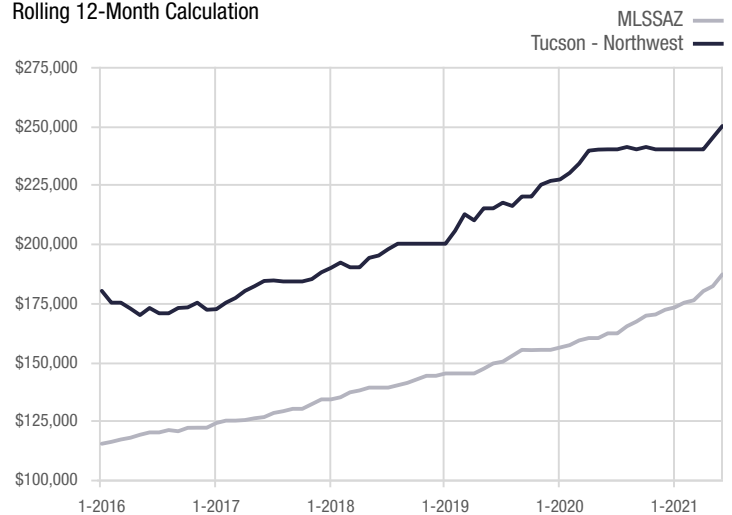
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - South

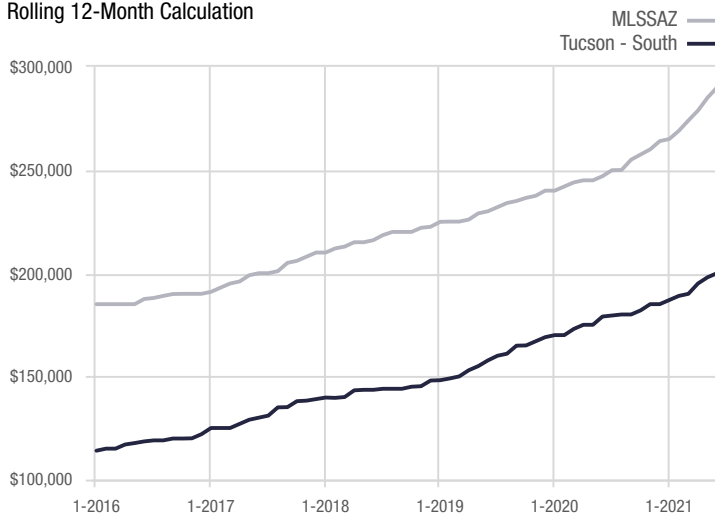
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	65	90	+ 38.5%	496	483	- 2.6%
Pending Sales	82	86	+ 4.9%	464	462	- 0.4%
Closed Sales	94	78	- 17.0%	443	425	- 4.1%
Days on Market Until Sale	31	6	- 80.6%	27	11	- 59.3%
Median Sales Price*	\$186,500	\$225,000	+ 20.6%	\$180,000	\$212,000	+ 17.8%
Average Sales Price*	\$181,280	\$221,686	+ 22.3%	\$177,868	\$210,576	+ 18.4%
Percent of List Price Received*	99.4%	101.7%	+ 2.3%	99.2%	101.1%	+ 1.9%
Inventory of Homes for Sale	56	29	- 48.2%	—	—	—
Months Supply of Inventory	0.7	0.4	- 42.9%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	6	7	+ 16.7%	33	36	+ 9.1%
Pending Sales	2	6	+ 200.0%	27	37	+ 37.0%
Closed Sales	4	3	- 25.0%	27	37	+ 37.0%
Days on Market Until Sale	12	5	- 58.3%	19	15	- 21.1%
Median Sales Price*	\$122,000	\$192,500	+ 57.8%	\$134,500	\$148,000	+ 10.0%
Average Sales Price*	\$123,875	\$179,833	+ 45.2%	\$130,224	\$152,484	+ 17.1%
Percent of List Price Received*	98.4%	100.6%	+ 2.2%	97.5%	100.6%	+ 3.2%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	1.2	0.4	- 66.7%	—	—	—

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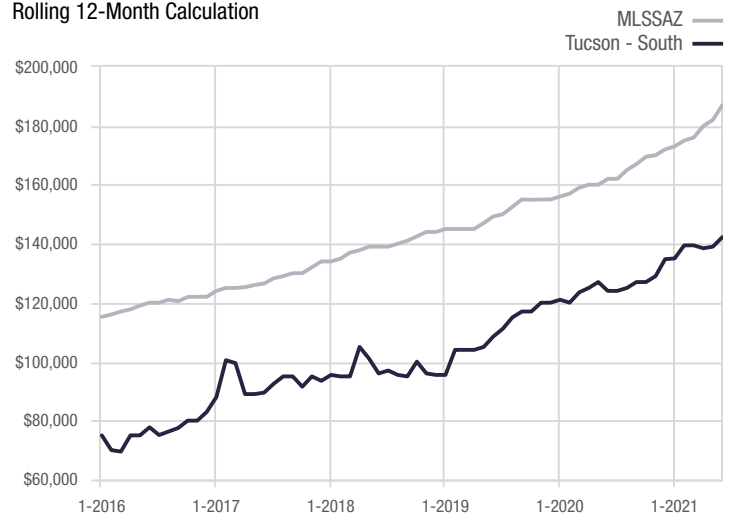
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - Southeast

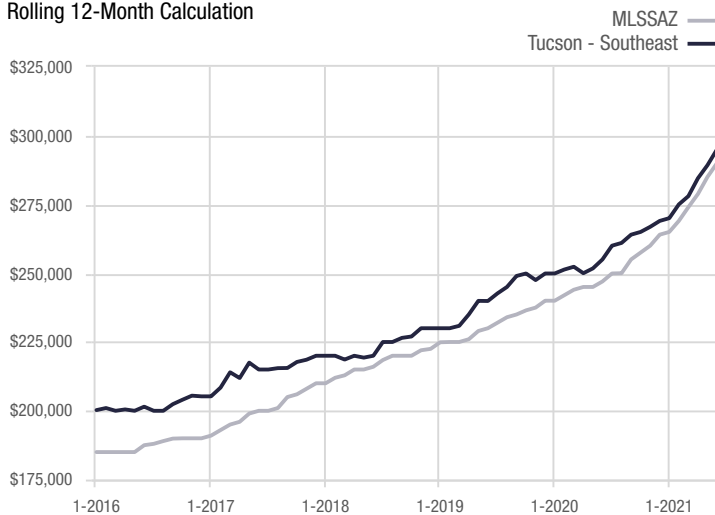
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	42	48	+ 14.3%	264	307	+ 16.3%
Pending Sales	57	42	- 26.3%	271	297	+ 9.6%
Closed Sales	43	62	+ 44.2%	227	282	+ 24.2%
Days on Market Until Sale	37	8	- 78.4%	38	14	- 63.2%
Median Sales Price*	\$275,000	\$335,000	+ 21.8%	\$260,000	\$318,250	+ 22.4%
Average Sales Price*	\$294,434	\$362,618	+ 23.2%	\$279,456	\$340,403	+ 21.8%
Percent of List Price Received*	98.9%	102.3%	+ 3.4%	98.9%	101.1%	+ 2.2%
Inventory of Homes for Sale	23	26	+ 13.0%	—	—	—
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	0	2	—	6	7	+ 16.7%
Pending Sales	1	0	- 100.0%	7	5	- 28.6%
Closed Sales	1	0	- 100.0%	5	5	0.0%
Days on Market Until Sale	0	—	—	17	4	- 76.5%
Median Sales Price*	\$149,900	—	—	\$155,000	\$200,000	+ 29.0%
Average Sales Price*	\$149,900	—	—	\$186,430	\$208,600	+ 11.9%
Percent of List Price Received*	100.0%	—	—	99.4%	100.3%	+ 0.9%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	1.3	—	—	—	—

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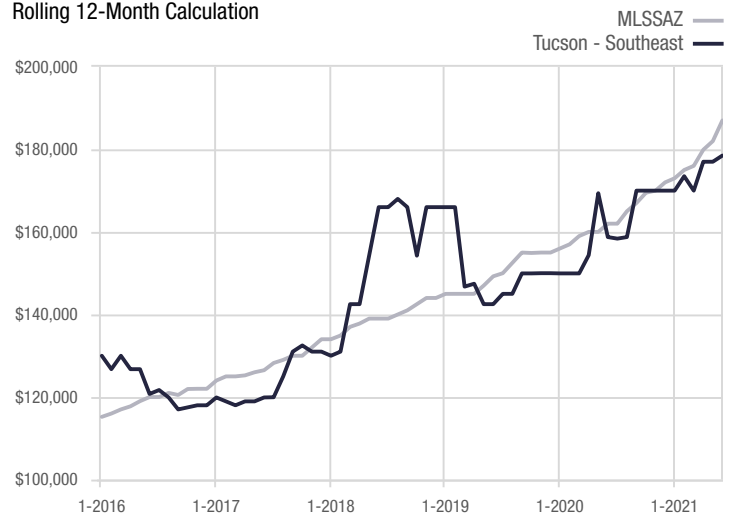
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - Southwest

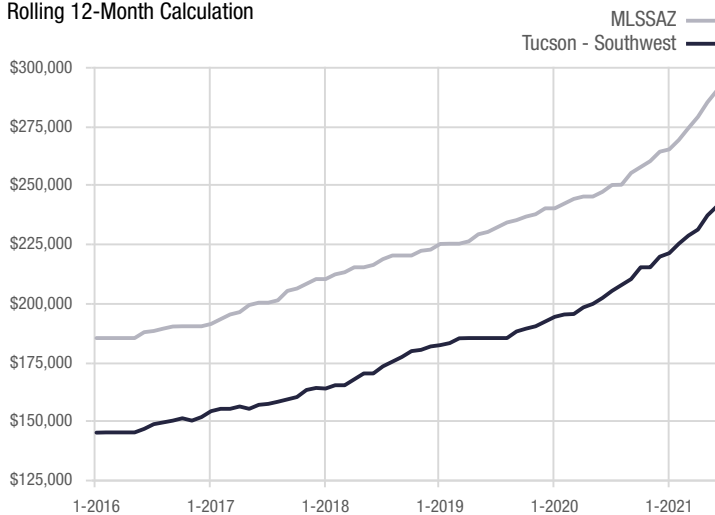
Single Family Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	84	81	- 3.6%	465	473	+ 1.7%
Pending Sales	78	82	+ 5.1%	427	462	+ 8.2%
Closed Sales	86	60	- 30.2%	383	398	+ 3.9%
Days on Market Until Sale	32	8	- 75.0%	35	17	- 51.4%
Median Sales Price*	\$219,500	\$267,500	+ 21.9%	\$206,000	\$254,700	+ 23.6%
Average Sales Price*	\$220,863	\$272,740	+ 23.5%	\$214,328	\$264,566	+ 23.4%
Percent of List Price Received*	99.7%	102.1%	+ 2.4%	99.1%	101.2%	+ 2.1%
Inventory of Homes for Sale	74	24	- 67.6%	—	—	—
Months Supply of Inventory	1.1	0.3	- 72.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	1	4	+ 300.0%	14	23	+ 64.3%
Pending Sales	2	4	+ 100.0%	12	21	+ 75.0%
Closed Sales	0	5	—	11	17	+ 54.5%
Days on Market Until Sale	—	4	—	23	9	- 60.9%
Median Sales Price*	—	\$180,000	—	\$129,000	\$175,000	+ 35.7%
Average Sales Price*	—	\$188,780	—	\$126,400	\$163,018	+ 29.0%
Percent of List Price Received*	—	101.2%	—	101.4%	101.3%	- 0.1%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	1.3	0.5	- 61.5%	—	—	—

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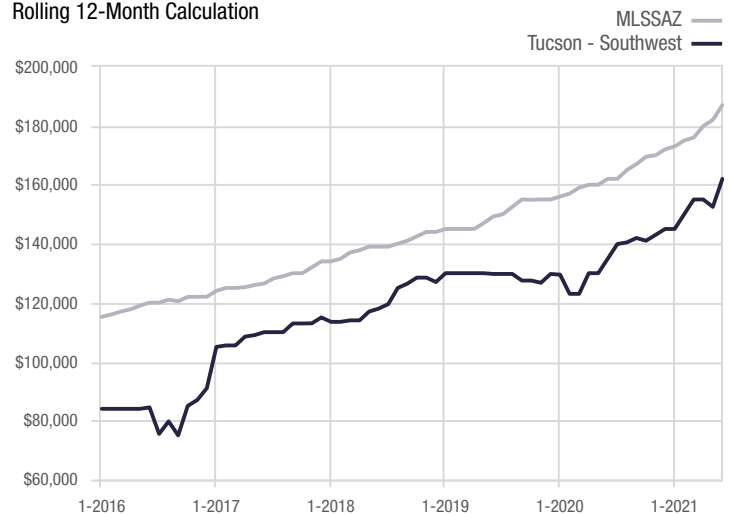
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - Upper Northwest

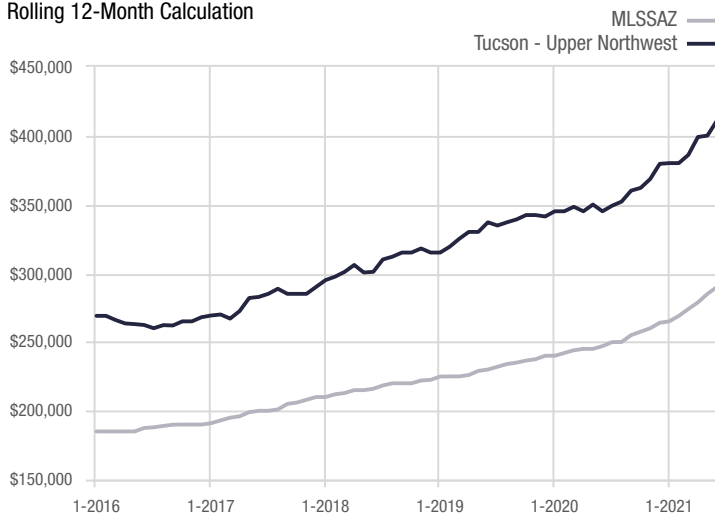
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	42	50	+ 19.0%	306	338	+ 10.5%
Pending Sales	49	49	0.0%	263	344	+ 30.8%
Closed Sales	43	62	+ 44.2%	257	335	+ 30.4%
Days on Market Until Sale	55	27	- 50.9%	49	32	- 34.7%
Median Sales Price*	\$334,000	\$429,500	+ 28.6%	\$365,000	\$430,000	+ 17.8%
Average Sales Price*	\$356,803	\$539,051	+ 51.1%	\$373,180	\$476,653	+ 27.7%
Percent of List Price Received*	98.1%	101.0%	+ 3.0%	97.7%	99.6%	+ 1.9%
Inventory of Homes for Sale	82	40	- 51.2%	—	—	—
Months Supply of Inventory	1.9	0.8	- 57.9%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	4	0	- 100.0%	19	31	+ 63.2%
Pending Sales	3	4	+ 33.3%	16	32	+ 100.0%
Closed Sales	2	5	+ 150.0%	14	27	+ 92.9%
Days on Market Until Sale	51	73	+ 43.1%	43	22	- 48.8%
Median Sales Price*	\$1,125,000	\$299,900	- 73.3%	\$290,000	\$350,000	+ 20.7%
Average Sales Price*	\$1,125,000	\$673,780	- 40.1%	\$523,058	\$403,644	- 22.8%
Percent of List Price Received*	95.5%	99.4%	+ 4.1%	97.6%	99.2%	+ 1.6%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	2.3	0.2	- 91.3%	—	—	—

* 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.

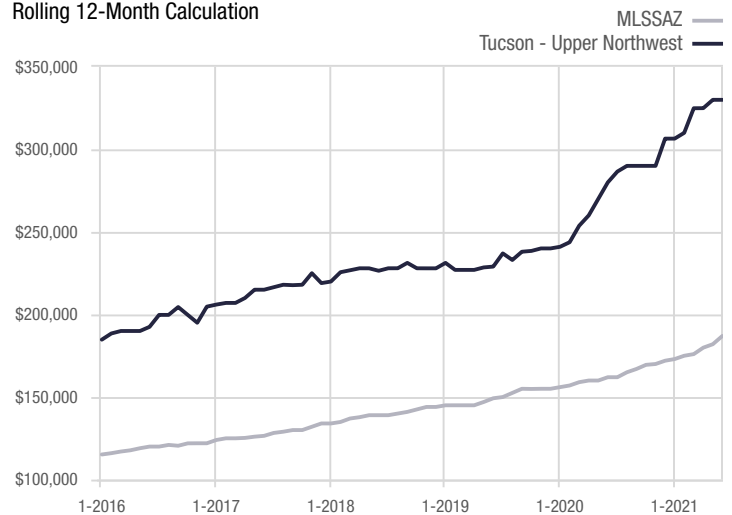
Median Sales Price - Single-Family

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 – June 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - Upper Southeast

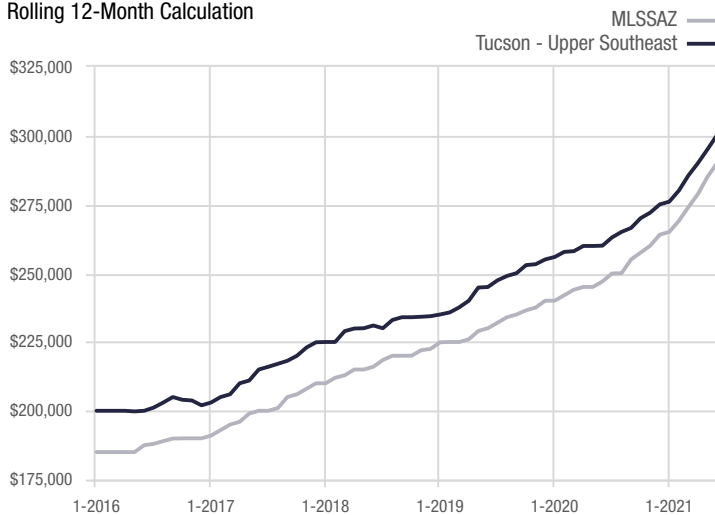
Single Family Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	103	132	+ 28.2%	655	714	+ 9.0%
Pending Sales	136	121	- 11.0%	663	698	+ 5.3%
Closed Sales	104	129	+ 24.0%	589	622	+ 5.6%
Days on Market Until Sale	29	11	- 62.1%	37	16	- 56.8%
Median Sales Price*	\$265,500	\$330,000	+ 24.3%	\$262,000	\$320,000	+ 22.1%
Average Sales Price*	\$277,927	\$357,107	+ 28.5%	\$283,753	\$340,899	+ 20.1%
Percent of List Price Received*	99.5%	102.3%	+ 2.8%	99.2%	101.3%	+ 2.1%
Inventory of Homes for Sale	73	74	+ 1.4%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
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	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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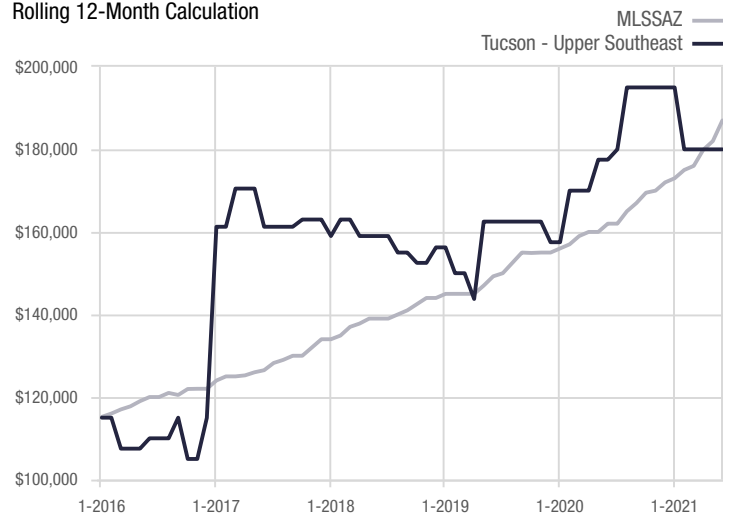
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - West

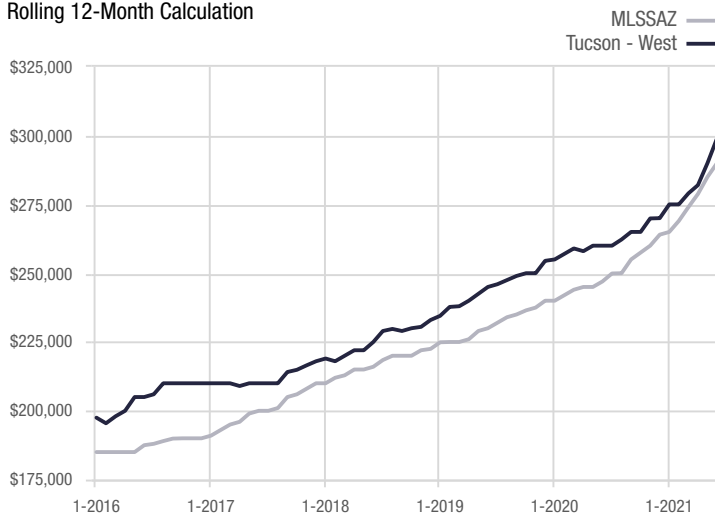
Single Family Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	97	123	+ 26.8%	598	622	+ 4.0%
Pending Sales	97	101	+ 4.1%	547	555	+ 1.5%
Closed Sales	87	96	+ 10.3%	500	544	+ 8.8%
Days on Market Until Sale	23	19	- 17.4%	32	14	- 56.3%
Median Sales Price*	\$260,000	\$366,700	+ 41.0%	\$260,000	\$320,000	+ 23.1%
Average Sales Price*	\$293,768	\$463,901	+ 57.9%	\$295,242	\$375,872	+ 27.3%
Percent of List Price Received*	99.7%	101.7%	+ 2.0%	98.8%	101.4%	+ 2.6%
Inventory of Homes for Sale	97	60	- 38.1%	—	—	—
Months Supply of Inventory	1.1	0.6	- 45.5%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	9	11	+ 22.2%	78	62	- 20.5%
Pending Sales	11	9	- 18.2%	72	62	- 13.9%
Closed Sales	15	8	- 46.7%	68	66	- 2.9%
Days on Market Until Sale	15	8	- 46.7%	18	11	- 38.9%
Median Sales Price*	\$160,500	\$192,000	+ 19.6%	\$147,500	\$161,000	+ 9.2%
Average Sales Price*	\$172,067	\$171,500	- 0.3%	\$151,647	\$157,180	+ 3.6%
Percent of List Price Received*	99.0%	102.6%	+ 3.6%	98.8%	100.2%	+ 1.4%
Inventory of Homes for Sale	8	6	- 25.0%	—	—	—
Months Supply of Inventory	0.7	0.5	- 28.6%	—	—	—

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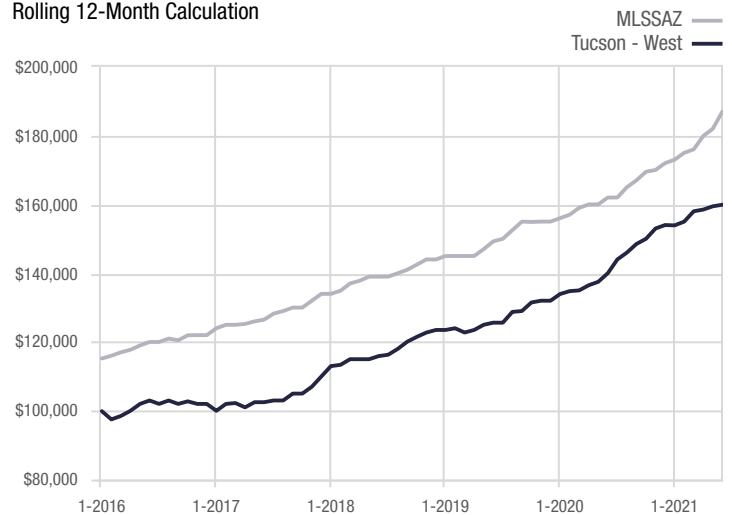
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - Extended Northeast

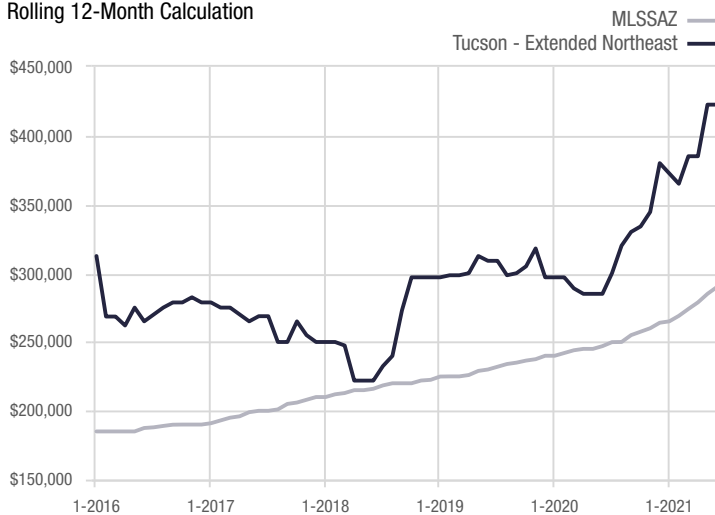
Single Family Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	3	5	+ 66.7%	22	11	- 50.0%
Pending Sales	2	4	+ 100.0%	11	8	- 27.3%
Closed Sales	2	2	0.0%	8	5	- 37.5%
Days on Market Until Sale	9	6	- 33.3%	56	100	+ 78.6%
Median Sales Price*	\$497,500	\$684,000	+ 37.5%	\$270,000	\$385,000	+ 42.6%
Average Sales Price*	\$497,500	\$684,000	+ 37.5%	\$276,450	\$470,600	+ 70.2%
Percent of List Price Received*	95.8%	99.0%	+ 3.3%	94.2%	96.6%	+ 2.5%
Inventory of Homes for Sale	15	7	- 53.3%	—	—	—
Months Supply of Inventory	5.4	2.5	- 53.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% 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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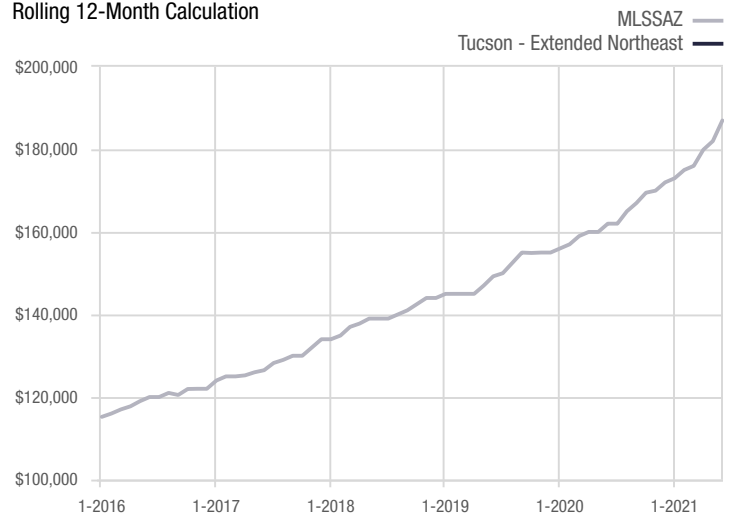
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - Extended Northwest

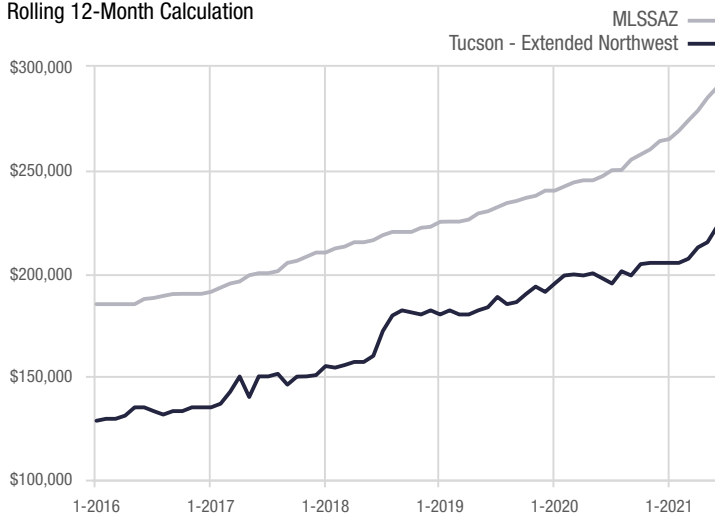
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	7	10	+ 42.9%	46	47	+ 2.2%
Pending Sales	12	9	- 25.0%	45	44	- 2.2%
Closed Sales	6	14	+ 133.3%	35	42	+ 20.0%
Days on Market Until Sale	16	4	- 75.0%	26	5	- 80.8%
Median Sales Price*	\$174,500	\$253,000	+ 45.0%	\$198,900	\$242,500	+ 21.9%
Average Sales Price*	\$189,667	\$247,250	+ 30.4%	\$199,800	\$241,383	+ 20.8%
Percent of List Price Received*	100.2%	101.1%	+ 0.9%	99.2%	101.2%	+ 2.0%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	0.7	0.3	- 57.1%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% 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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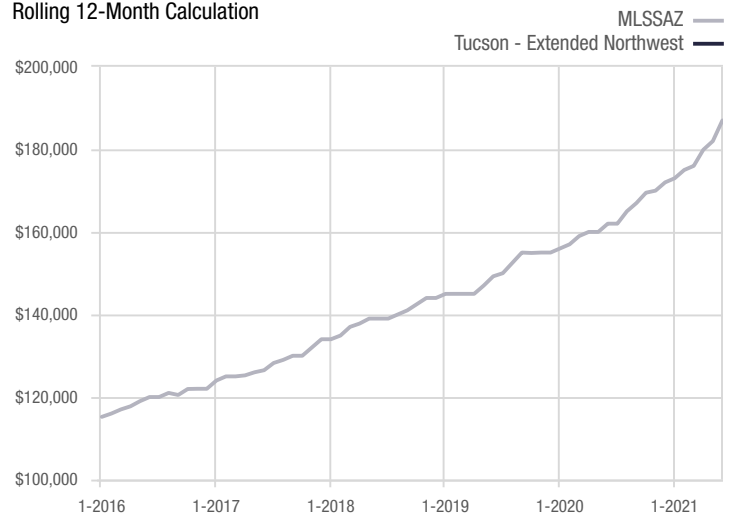
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - Extended Southeast

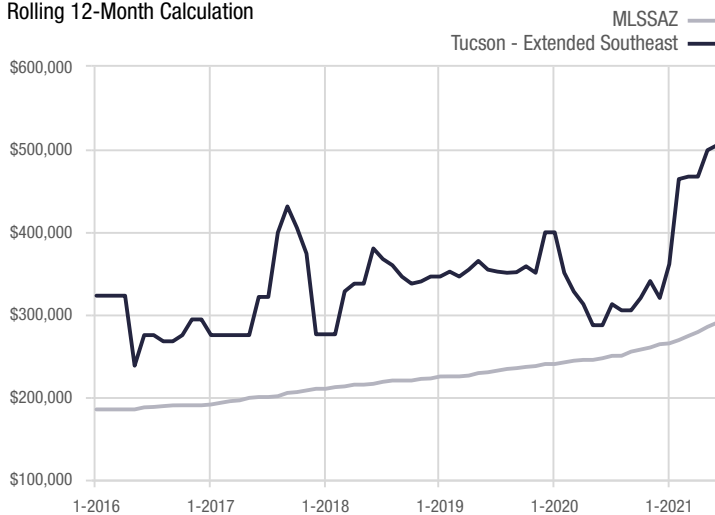
Single Family Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	1	3	+ 200.0%	10	4	- 60.0%
Pending Sales	2	1	- 50.0%	9	8	- 11.1%
Closed Sales	0	1	—	8	9	+ 12.5%
Days on Market Until Sale	—	434	—	48	155	+ 222.9%
Median Sales Price*	—	\$850,000	—	\$287,000	\$620,000	+ 116.0%
Average Sales Price*	—	\$850,000	—	\$333,170	\$612,722	+ 83.9%
Percent of List Price Received*	—	93.6%	—	92.4%	96.9%	+ 4.9%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	2.8	2.1	- 25.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% 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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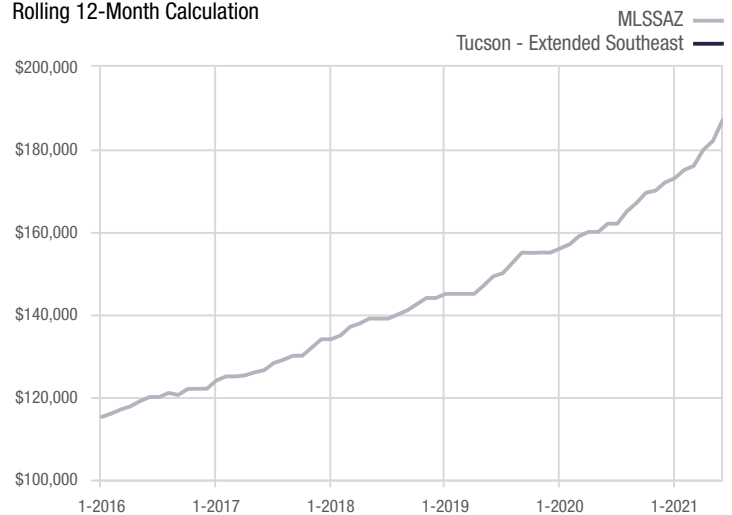
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - Extended Southwest

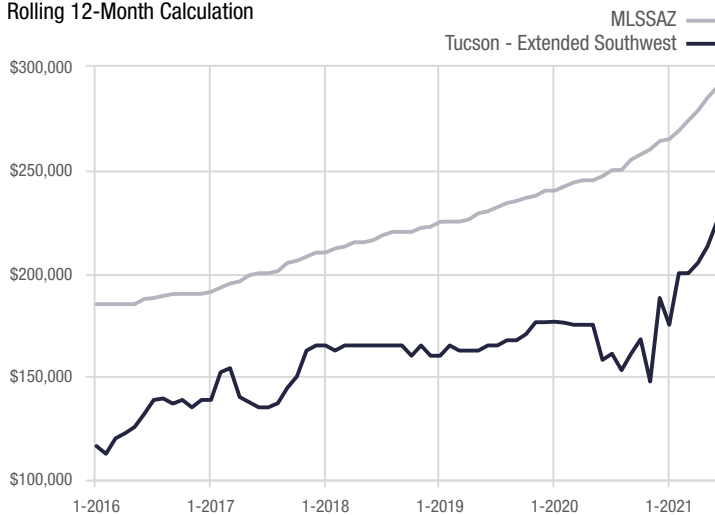
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	3	1	- 66.7%	16	15	- 6.3%
Pending Sales	3	1	- 66.7%	12	15	+ 25.0%
Closed Sales	2	1	- 50.0%	10	14	+ 40.0%
Days on Market Until Sale	197	9	- 95.4%	67	47	- 29.9%
Median Sales Price*	\$140,750	\$232,000	+ 64.8%	\$138,300	\$226,500	+ 63.8%
Average Sales Price*	\$140,750	\$232,000	+ 64.8%	\$128,410	\$221,111	+ 72.2%
Percent of List Price Received*	91.9%	101.1%	+ 10.0%	95.9%	99.3%	+ 3.5%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	2.4	0.4	- 83.3%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% 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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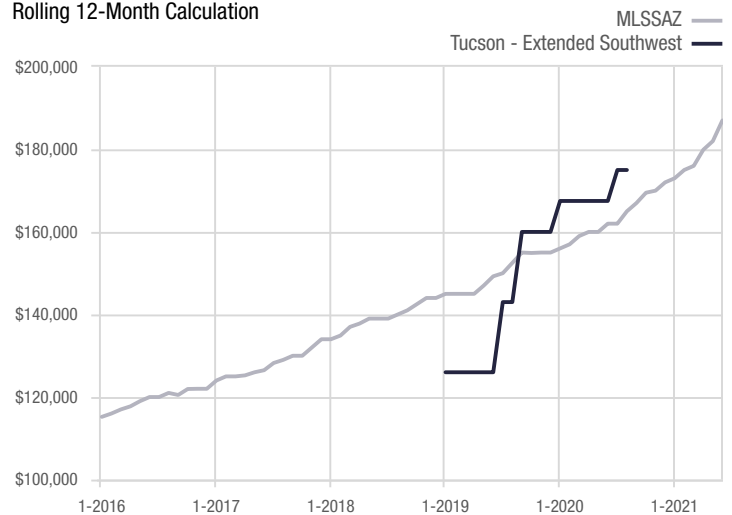
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - Extended West

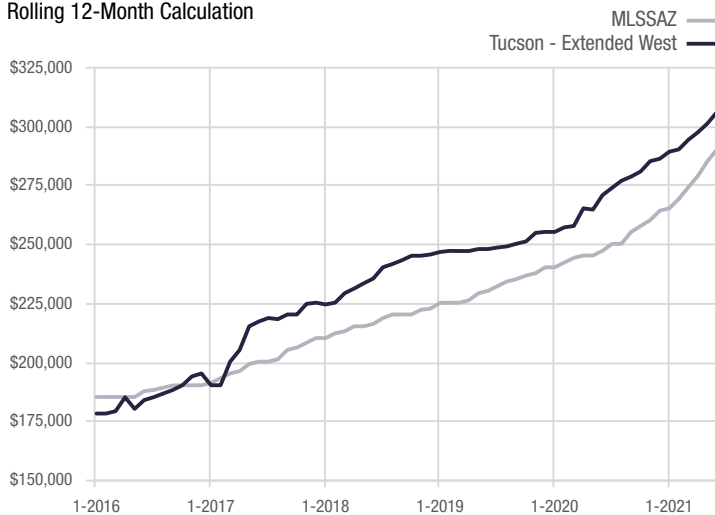
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	43	35	- 18.6%	283	261	- 7.8%
Pending Sales	75	39	- 48.0%	297	240	- 19.2%
Closed Sales	61	40	- 34.4%	241	211	- 12.4%
Days on Market Until Sale	74	10	- 86.5%	77	15	- 80.5%
Median Sales Price*	\$286,135	\$350,750	+ 22.6%	\$275,000	\$327,000	+ 18.9%
Average Sales Price*	\$288,074	\$357,186	+ 24.0%	\$281,416	\$337,470	+ 19.9%
Percent of List Price Received*	98.6%	101.0%	+ 2.4%	98.8%	100.7%	+ 1.9%
Inventory of Homes for Sale	45	34	- 24.4%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% 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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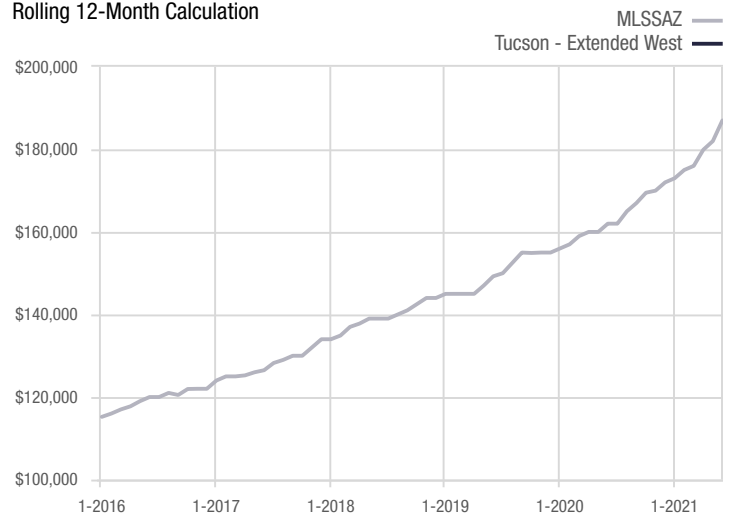
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Pima East

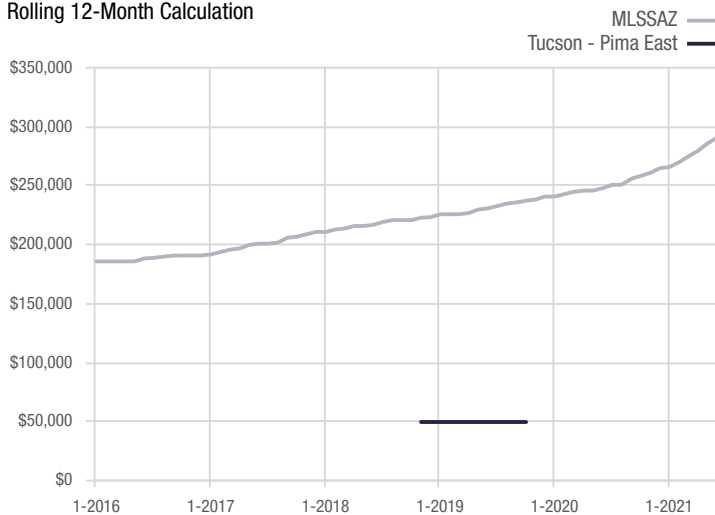
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% 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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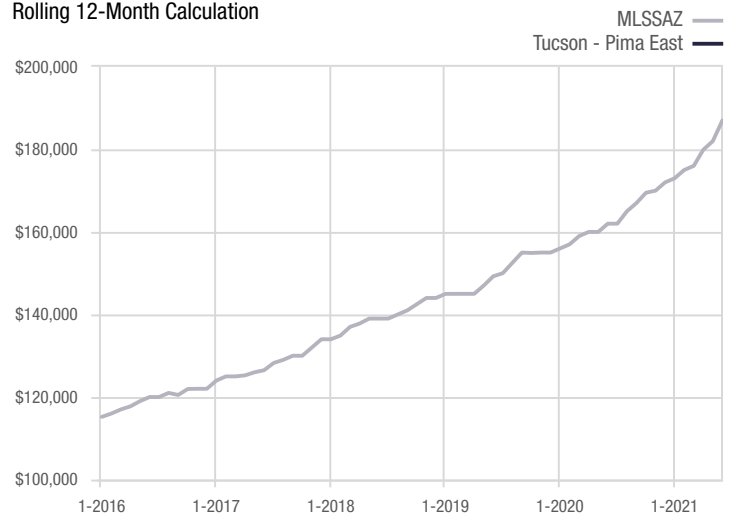
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

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Tucson - Pima Northwest

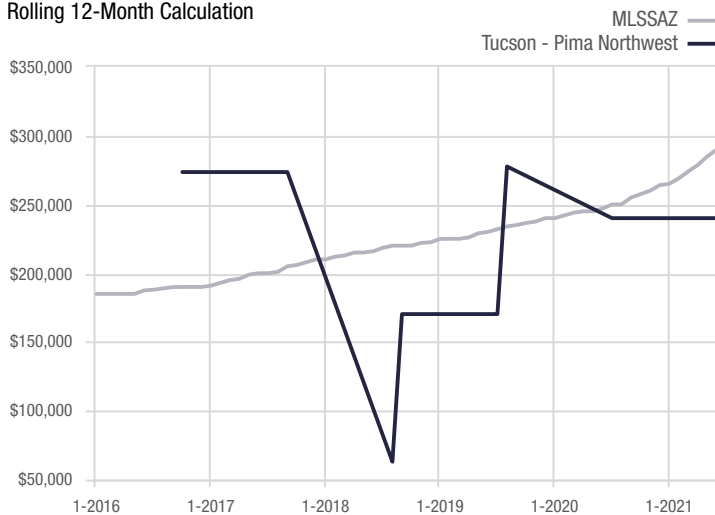
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% 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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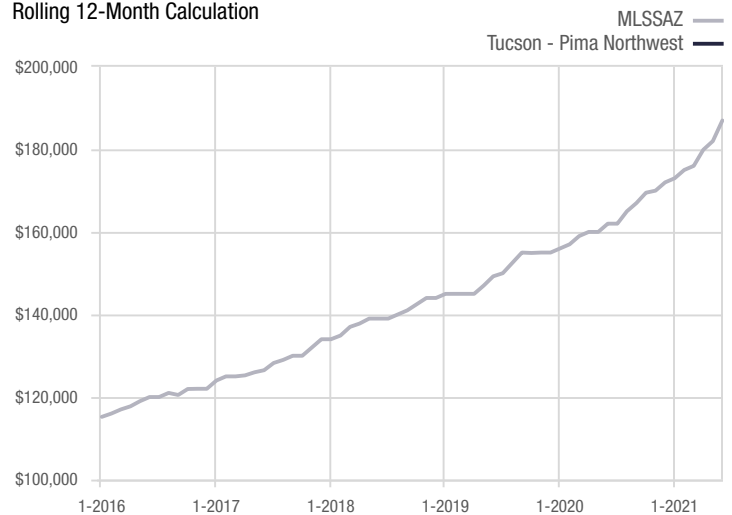
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - Pima Southwest

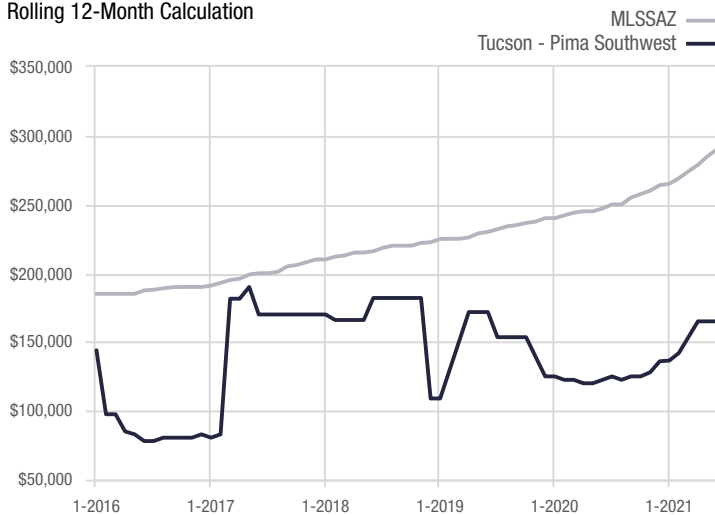
Single Family	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	0	0	0.0%	9	4	- 55.6%
Pending Sales	2	0	- 100.0%	6	6	0.0%
Closed Sales	2	0	- 100.0%	3	6	+ 100.0%
Days on Market Until Sale	186	—	—	125	260	+ 108.0%
Median Sales Price*	\$204,000	—	—	\$128,000	\$191,250	+ 49.4%
Average Sales Price*	\$204,000	—	—	\$164,333	\$229,750	+ 39.8%
Percent of List Price Received*	94.5%	—	—	98.5%	86.8%	- 11.9%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	7.0	4.1	- 41.4%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% 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.

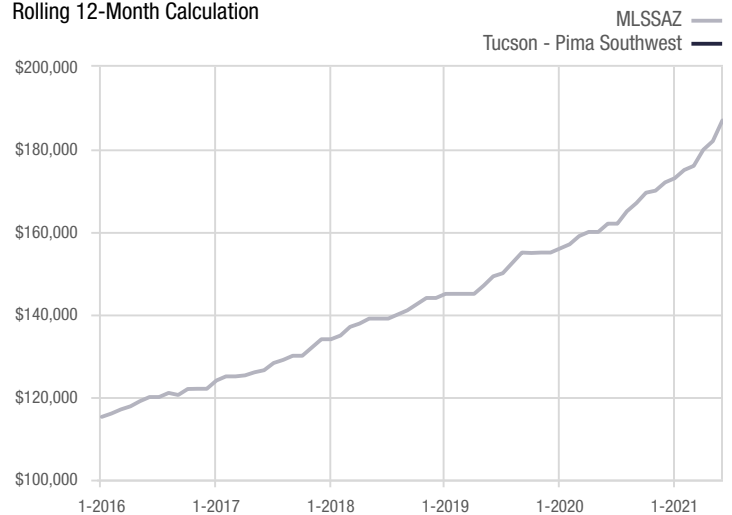
Median Sales Price - Single-Family

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 – June 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Benson / St. David

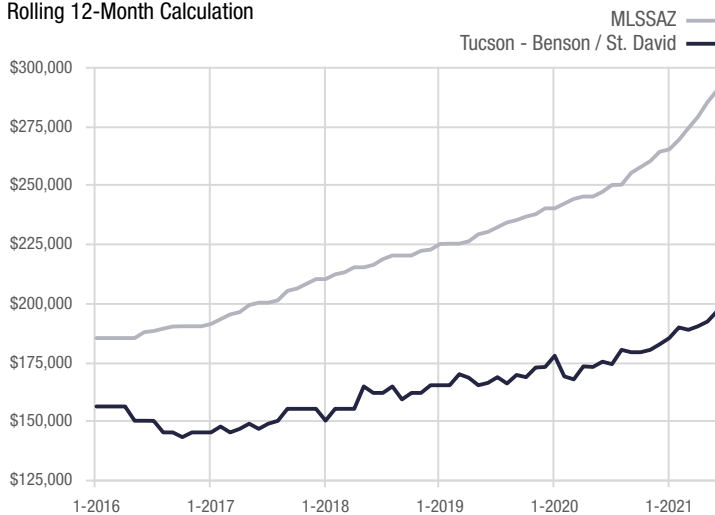
Single Family Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	12	26	+ 116.7%	65	112	+ 72.3%
Pending Sales	6	18	+ 200.0%	46	82	+ 78.3%
Closed Sales	11	16	+ 45.5%	45	77	+ 71.1%
Days on Market Until Sale	60	43	- 28.3%	65	43	- 33.8%
Median Sales Price*	\$174,900	\$222,000	+ 26.9%	\$179,000	\$200,000	+ 11.7%
Average Sales Price*	\$197,581	\$251,916	+ 27.5%	\$192,067	\$221,438	+ 15.3%
Percent of List Price Received*	98.8%	98.8%	0.0%	97.4%	97.9%	+ 0.5%
Inventory of Homes for Sale	35	34	- 2.9%	—	—	—
Months Supply of Inventory	4.3	2.6	- 39.5%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2020	2021	% Change	Thru 6-2020	Thru 6-2021	% Change
New Listings	0	0	0.0%	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	—	—	—	28	—	—
Median Sales Price*	—	—	—	\$121,000	—	—
Average Sales Price*	—	—	—	\$121,000	—	—
Percent of List Price Received*	—	—	—	96.0%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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.

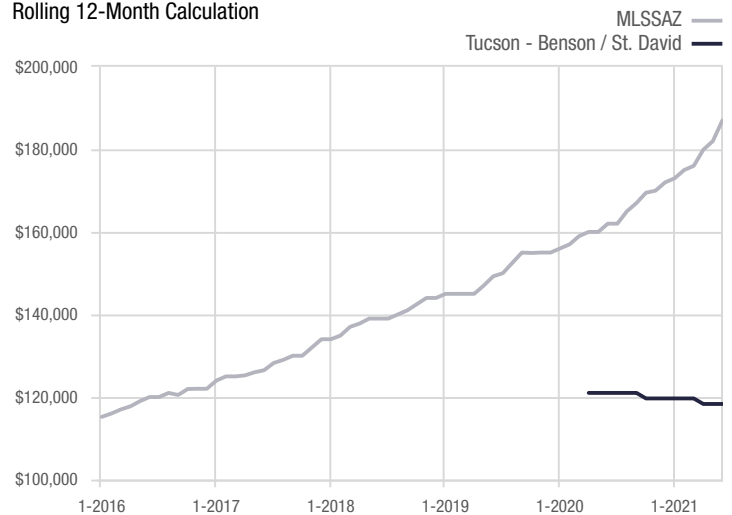
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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.