

# Monthly Indicators



## July 2021

The White House recently announced additional measures to help struggling homeowners avoid foreclosure as they exit forbearance, including loan modifications and payment reductions. Borrowers with federally backed mortgages can lock in lower interest rates and extend the length of their mortgages. For borrowers who can't resume their monthly mortgage, HUD will offer lenders the ability to provide all eligible borrowers with a 25% principal and interest reduction.

New Listings increased 7.1 percent for Single Family and 5.0 percent for Townhouse/Condo. Pending Sales increased 5.7 percent for Single Family and 2.3 percent for Townhouse/Condo. Inventory decreased 28.5 percent for Single Family and 37.7 percent for Townhouse/Condo.

Median Sales Price increased 22.2 percent to \$330,000 for Single Family and 31.4 percent to \$209,000 for Townhouse/Condo. Days on Market decreased 65.7 percent for Single Family and 61.3 percent for Townhouse/Condo. Months Supply of Inventory decreased 30.8 percent for Single Family and 46.2 percent for Townhouse/Condo.

The National Association of REALTORS® reported inventory of homes for sale nationwide rose slightly in June as more sellers list their homes, hoping to take advantage of record-high sales prices across the country. Even with renewed home seller interest, inventory overall remains 18.8% lower than a year ago, according to NAR. Meanwhile, the foreclosure moratorium on federally backed mortgages, initiated at the beginning of the COVID-19 pandemic, expired on July 31. At present, about 1.75 million Americans remain in forbearance, which has decreased more than 50% from its peak during the pandemic.

## Quick Facts

**- 15.9%**

Change in  
**Closed Sales**  
All Properties

**+ 23.5%**

Change in  
**Median Sales Price**  
All Properties

**- 29.7%**

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	7-2020	7-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		1,399	<b>1,498</b>	+ 7.1%	9,725	<b>10,046</b>	+ 3.3%
<b>Pending Sales</b>		1,216	<b>1,285</b>	+ 5.7%	8,613	<b>9,154</b>	+ 6.3%
<b>Closed Sales</b>		1,460	<b>1,210</b>	- 17.1%	8,118	<b>8,730</b>	+ 7.5%
<b>Days on Market Until Sale</b>		35	<b>12</b>	- 65.7%	36	<b>17</b>	- 52.8%
<b>Median Sales Price</b>		\$270,000	<b>\$330,000</b>	+ 22.2%	\$257,500	<b>\$320,000</b>	+ 24.3%
<b>Average Sales Price</b>		\$329,092	<b>\$407,621</b>	+ 23.9%	\$311,098	<b>\$400,013</b>	+ 28.6%
<b>Percent of List Price Received</b>		99.2%	<b>101.9%</b>	+ 2.7%	98.8%	<b>101.1%</b>	+ 2.3%
<b>Housing Affordability Index</b>		120	<b>99</b>	- 17.5%	126	<b>102</b>	- 19.0%
<b>Inventory of Homes for Sale</b>		1,552	<b>1,109</b>	- 28.5%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>0.9</b>	- 30.8%	—	—	—

# Townhouse/Condo Market Overview

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



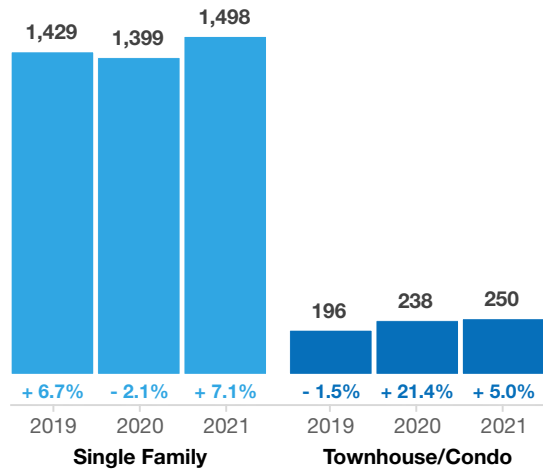
Key Metrics	Historical Sparkbars	7-2020	7-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		238	<b>250</b>	+ 5.0%	1,563	<b>1,690</b>	+ 8.1%
<b>Pending Sales</b>		221	<b>226</b>	+ 2.3%	1,338	<b>1,594</b>	+ 19.1%
<b>Closed Sales</b>		230	<b>211</b>	- 8.3%	1,235	<b>1,532</b>	+ 24.0%
<b>Days on Market Until Sale</b>		31	<b>12</b>	- 61.3%	29	<b>14</b>	- 51.7%
<b>Median Sales Price</b>		\$159,000	<b>\$209,000</b>	+ 31.4%	\$165,000	<b>\$206,750</b>	+ 25.3%
<b>Average Sales Price</b>		\$174,308	<b>\$233,915</b>	+ 34.2%	\$186,958	<b>\$225,097</b>	+ 20.4%
<b>Percent of List Price Received</b>		98.5%	<b>101.6%</b>	+ 3.1%	98.3%	<b>101.1%</b>	+ 2.8%
<b>Housing Affordability Index</b>		205	<b>157</b>	- 23.4%	197	<b>158</b>	- 19.8%
<b>Inventory of Homes for Sale</b>		231	<b>144</b>	- 37.7%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>0.7</b>	- 46.2%	—	—	—

# New Listings

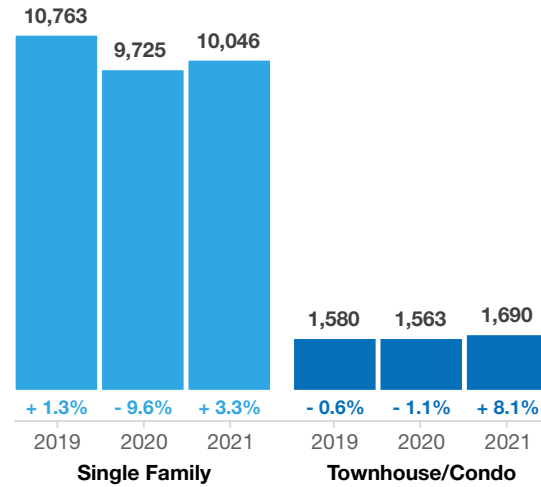
A count of the properties that have been newly listed on the market in a given month.



## July

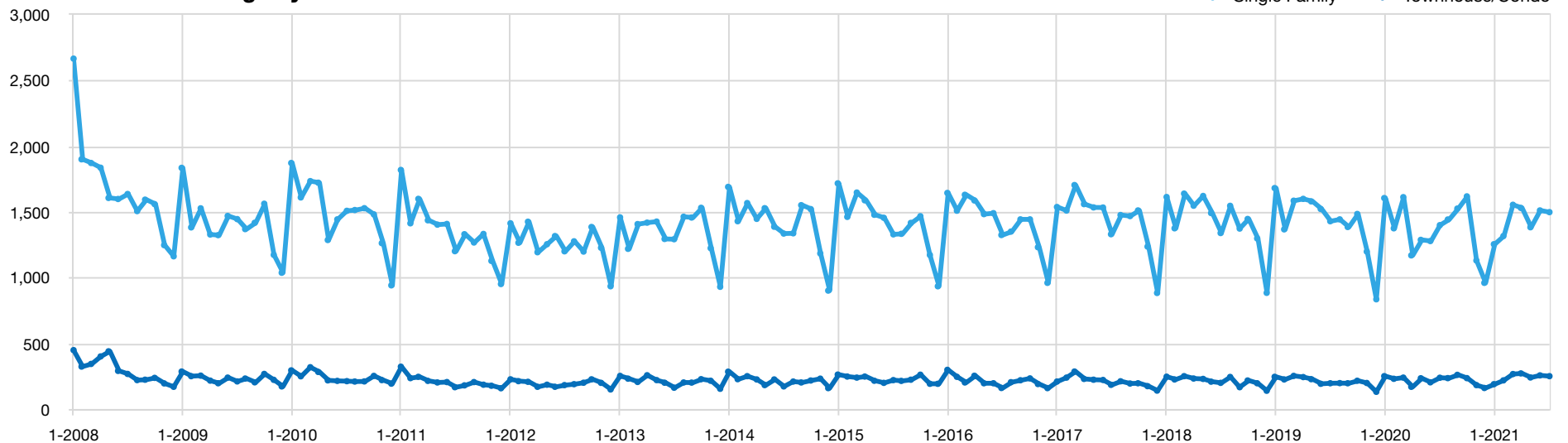


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2020	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	1,511	+ 18.2%	256	+ 26.1%
<b>7-2021</b>	<b>1,498</b>	<b>+ 7.1%</b>	<b>250</b>	<b>+ 5.0%</b>
12-Month Avg	1,393	+ 4.0%	230	+ 10.6%

## Historical New Listings by Month

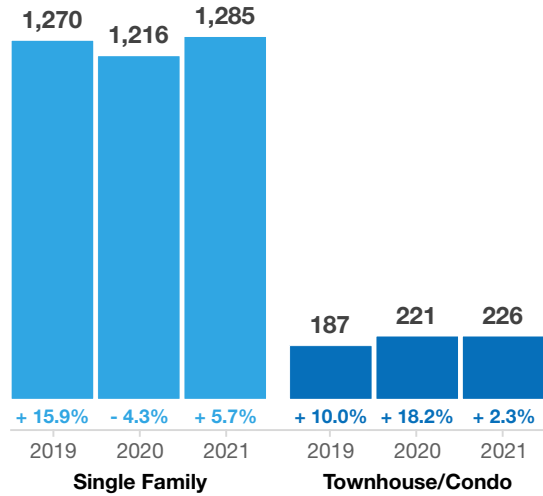


# Pending Sales

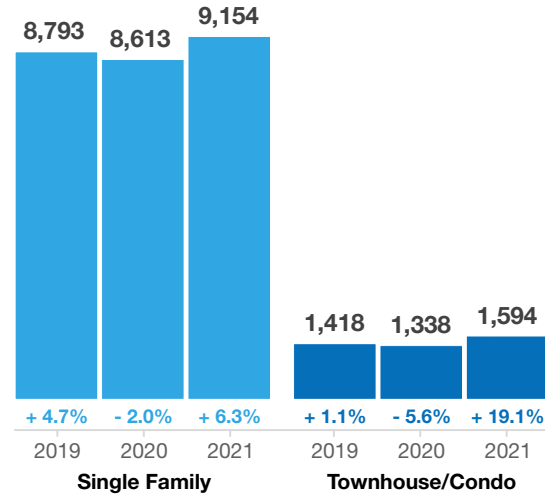
A count of the properties on which offers have been accepted in a given month.



## July

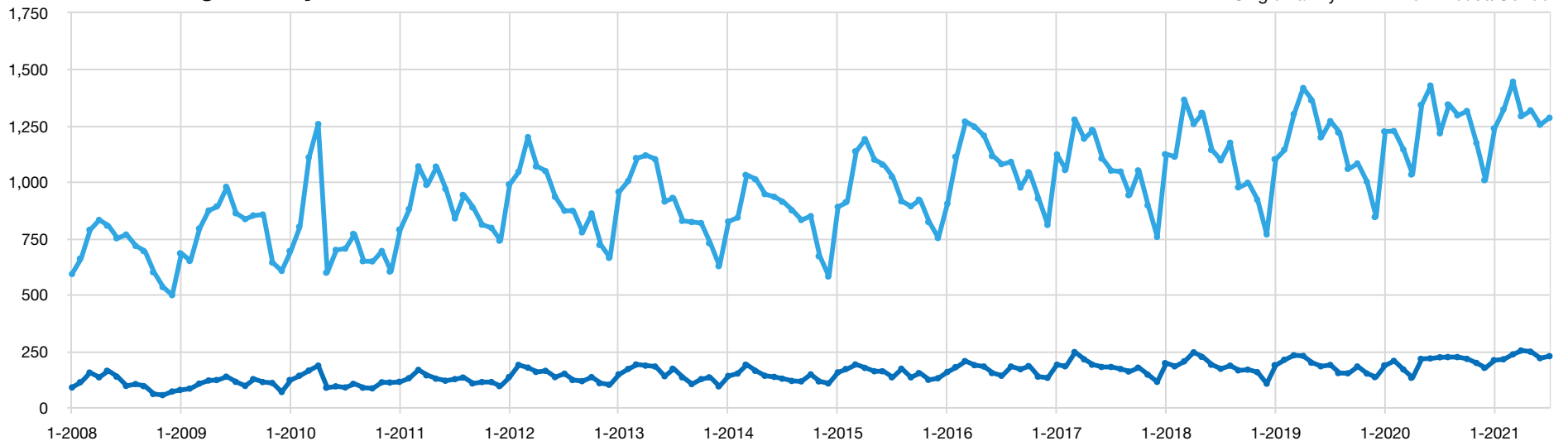


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2020	1,344	+ 10.2%	222	+ 47.0%
9-2020	1,296	+ 22.5%	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	1,238	+ 1.1%	208	+ 12.4%
2-2021	1,322	+ 7.8%	212	+ 3.4%
3-2021	1,445	+ 26.3%	234	+ 40.1%
4-2021	1,292	+ 25.1%	251	+ 93.1%
5-2021	1,318	- 1.8%	246	+ 15.0%
6-2021	1,254	- 12.2%	217	+ 0.5%
<b>7-2021</b>	<b>1,285</b>	<b>+ 5.7%</b>	<b>226</b>	<b>+ 2.3%</b>
12-Month Avg	1,274	+ 10.6%	219	+ 25.1%

## Historical Pending Sales by Month

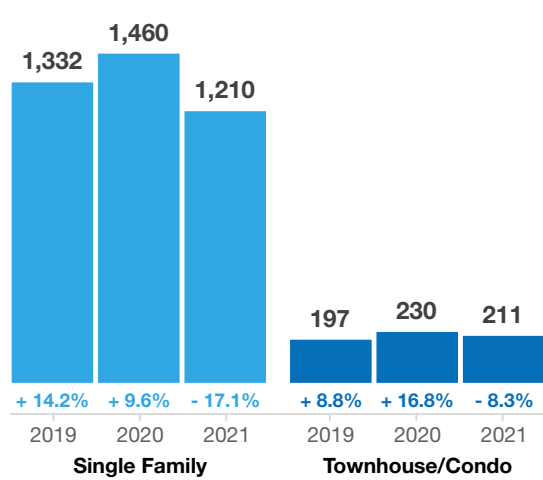


# Closed Sales

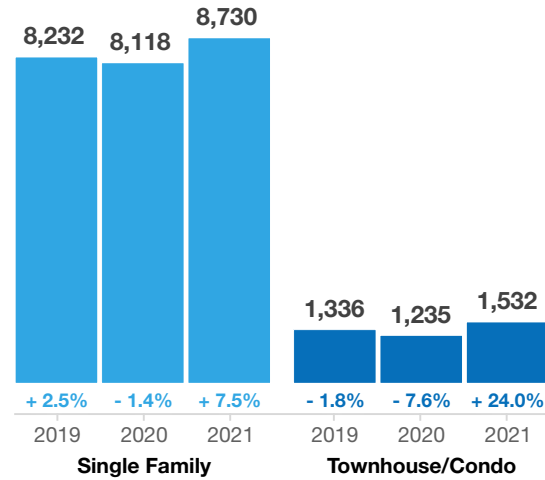
A count of the actual sales that closed in a given month.



## July

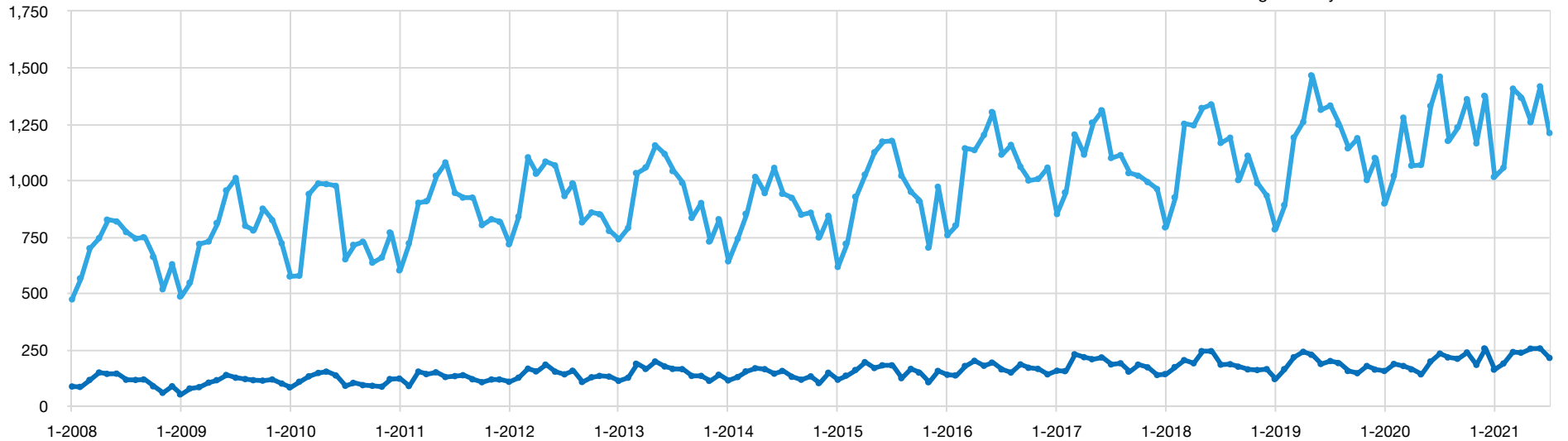


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2020	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	1,407	+ 10.1%	237	+ 35.4%
4-2021	1,367	+ 28.4%	234	+ 46.3%
5-2021	1,258	+ 17.8%	252	+ 82.6%
6-2021	1,417	+ 6.5%	253	+ 29.7%
<b>7-2021</b>	<b>1,210</b>	<b>- 17.1%</b>	<b>211</b>	<b>- 8.3%</b>
12-Month Avg	1,253	+ 9.0%	218	+ 27.5%

## Historical Closed Sales by Month

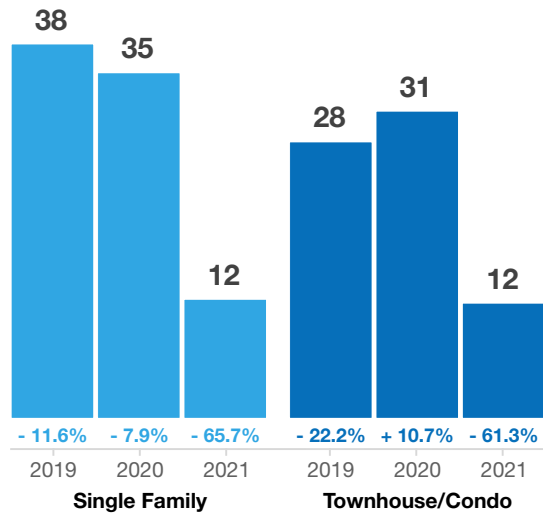


# Days on Market Until Sale

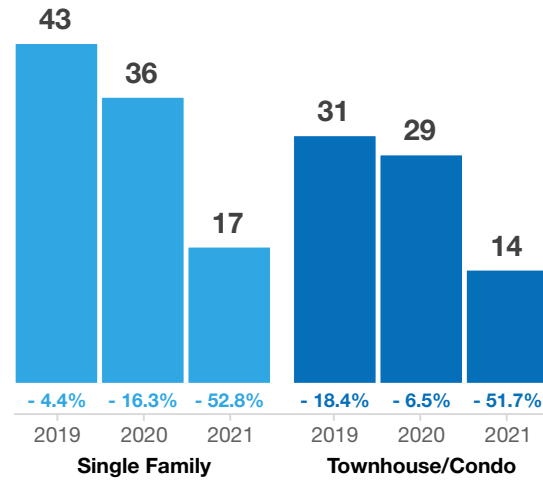
Average number of days between when a property is listed and when an offer is accepted in a given month.



## July



## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
<b>7-2021</b>	<b>12</b>	<b>- 65.7%</b>	<b>12</b>	<b>- 61.3%</b>
12-Month Avg*	20	- 46.6%	18	- 37.1%

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

## Historical Days on Market Until Sale by Month

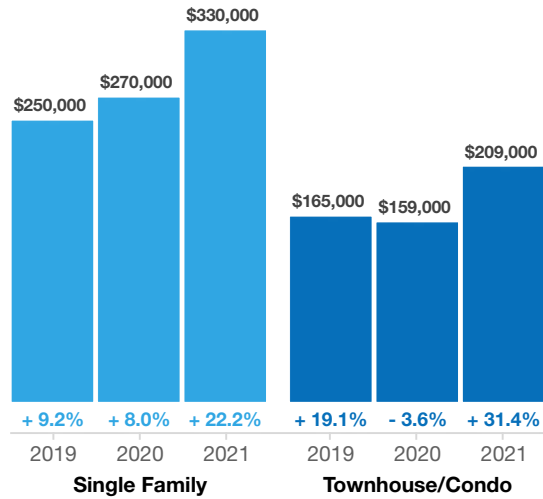


# Median Sales Price

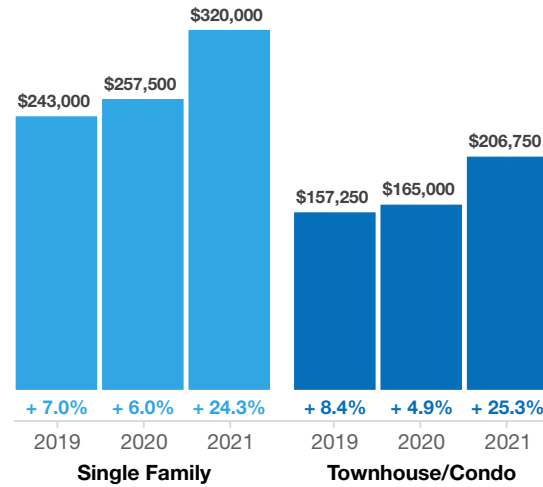
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## July



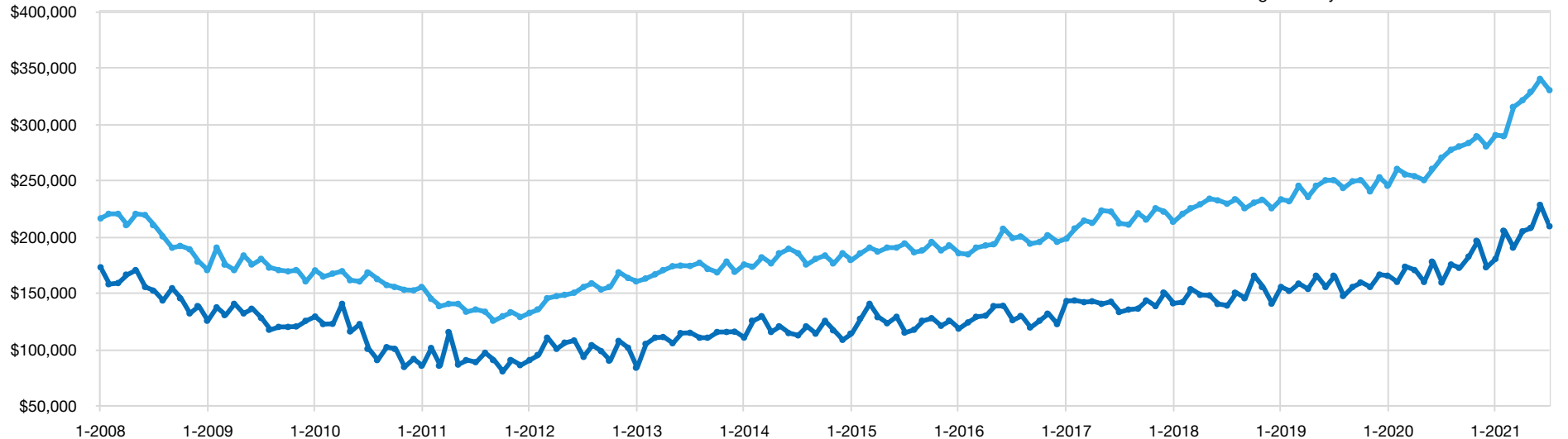
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$321,000	+ 26.6%	\$204,500	+ 20.3%
5-2021	\$328,500	+ 31.4%	\$207,500	+ 30.1%
6-2021	\$340,000	+ 30.8%	\$228,000	+ 28.5%
<b>7-2021</b>	<b>\$330,000</b>	<b>+ 22.2%</b>	<b>\$209,000</b>	<b>+ 31.4%</b>
12-Month Avg*	\$305,000	+ 20.8%	\$195,000	+ 21.9%

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

## Historical Median Sales Price by Month



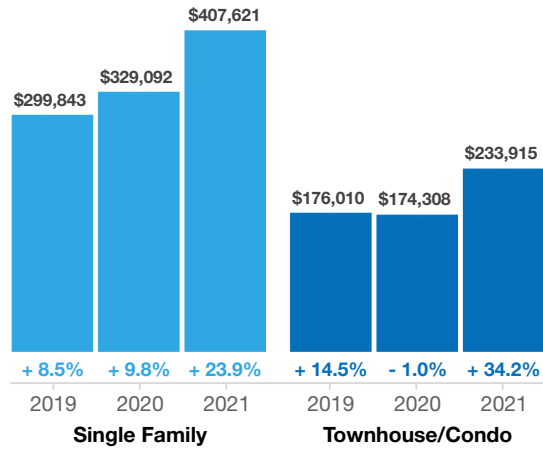


# Average Sales Price

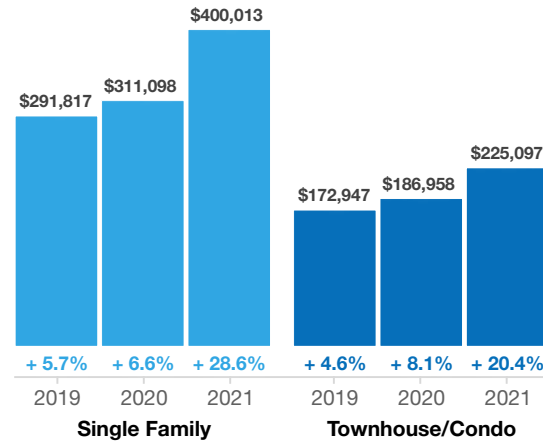
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## July



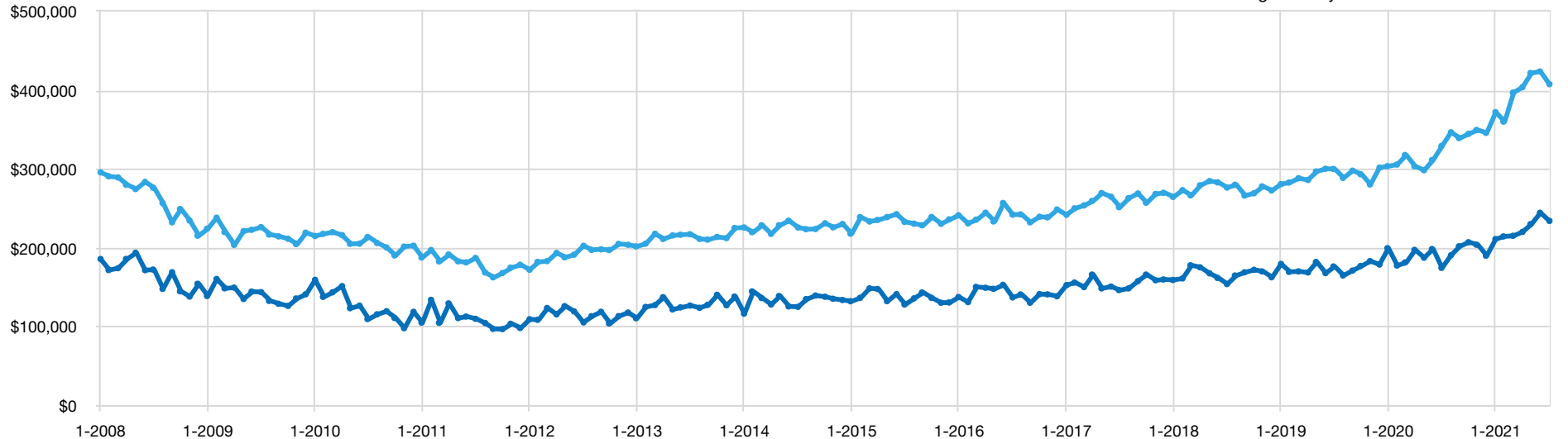
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$396,833	+ 25.0%	\$214,982	+ 18.7%
4-2021	\$403,826	+ 33.2%	\$219,968	+ 11.6%
5-2021	\$421,663	+ 41.4%	\$229,767	+ 22.8%
6-2021	\$423,634	+ 36.1%	\$244,263	+ 23.3%
<b>7-2021</b>	<b>\$407,621</b>	<b>+ 23.9%</b>	<b>\$233,915</b>	<b>+ 34.2%</b>
12-Month Avg*	\$376,926	+ 24.2%	\$213,894	+ 17.5%

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

## Historical Average Sales Price by Month

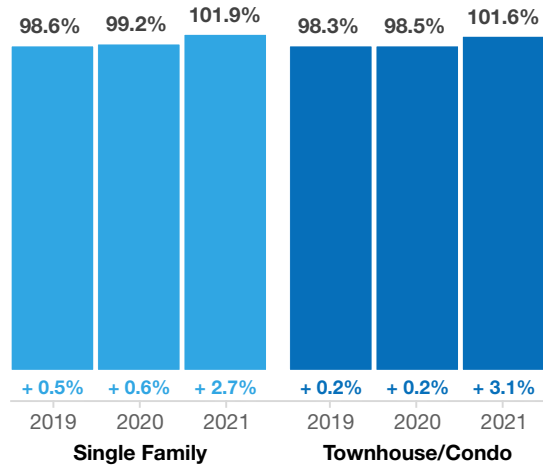


# Percent of List Price Received

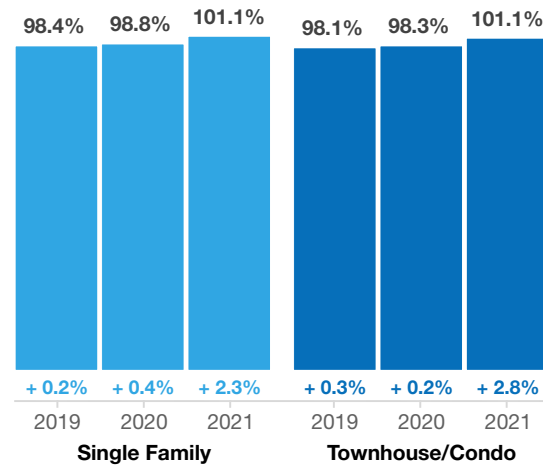
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## July



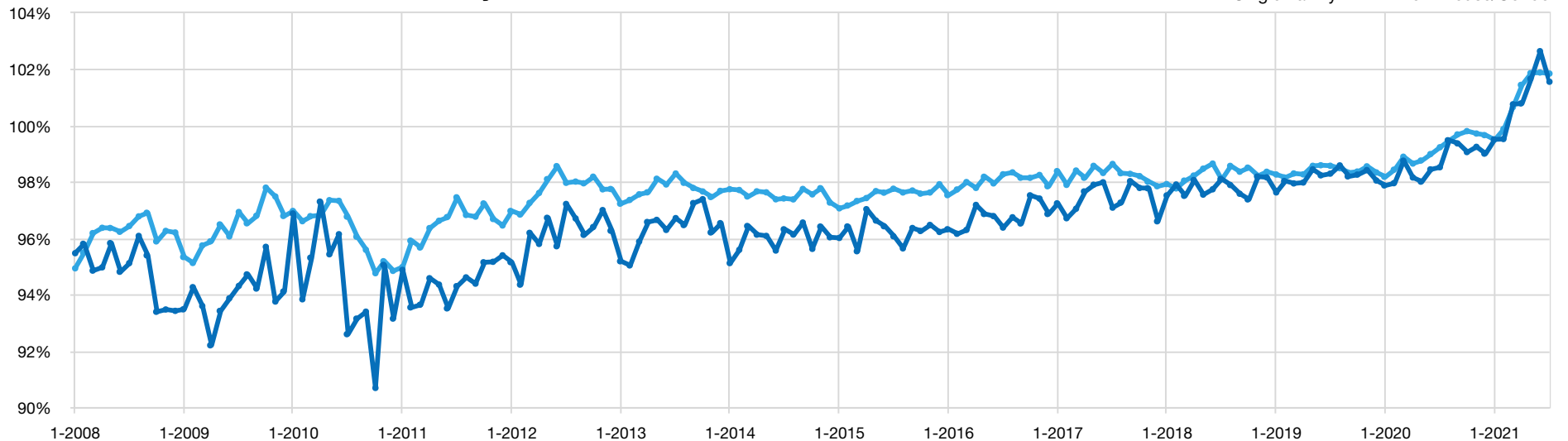
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	101.4%	+ 2.7%	100.8%	+ 2.6%
5-2021	101.9%	+ 3.1%	101.7%	+ 3.8%
6-2021	101.9%	+ 2.9%	102.6%	+ 4.3%
<b>7-2021</b>	<b>101.9%</b>	<b>+ 2.7%</b>	<b>101.6%</b>	<b>+ 3.1%</b>
12-Month Avg*	100.5%	+ 1.9%	100.3%	+ 2.0%

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

## Historical Percent of List Price Received by Month



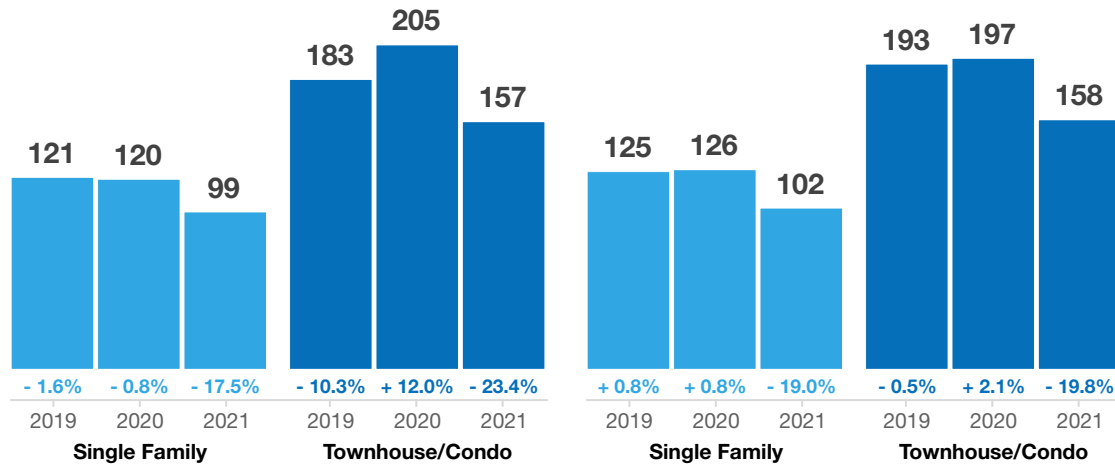
# Housing Affordability Index

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.



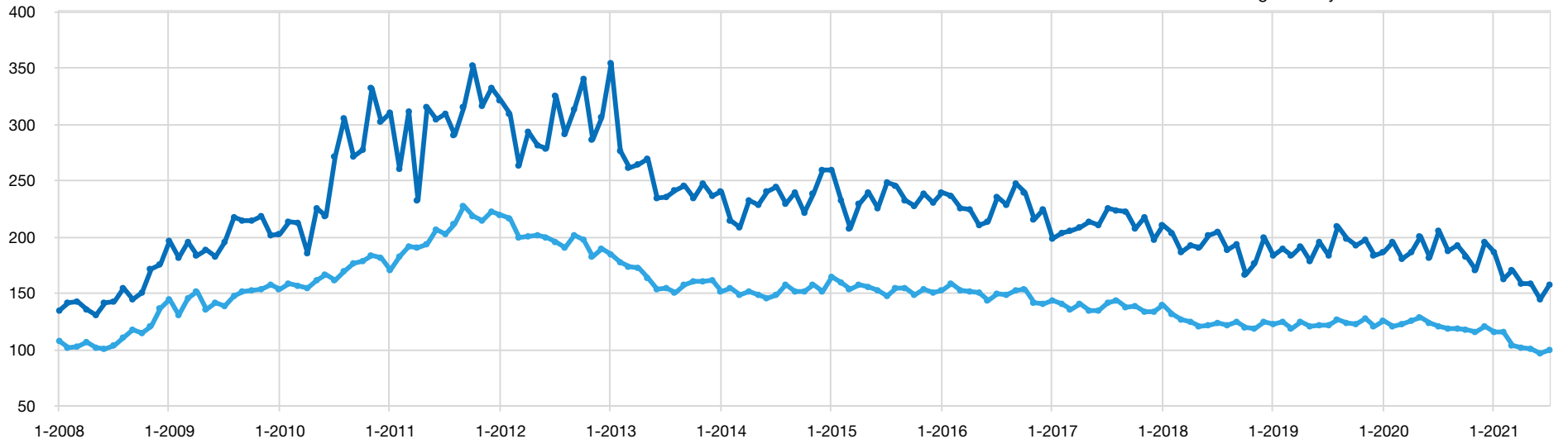
## July

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	100	- 21.9%	158	- 21.0%
6-2021	96	- 22.0%	144	- 20.4%
<b>7-2021</b>	<b>99</b>	<b>- 17.5%</b>	<b>157</b>	<b>- 23.4%</b>
12-Month Avg	110	- 10.6%	172	- 10.9%

## Historical Housing Affordability Index by Month

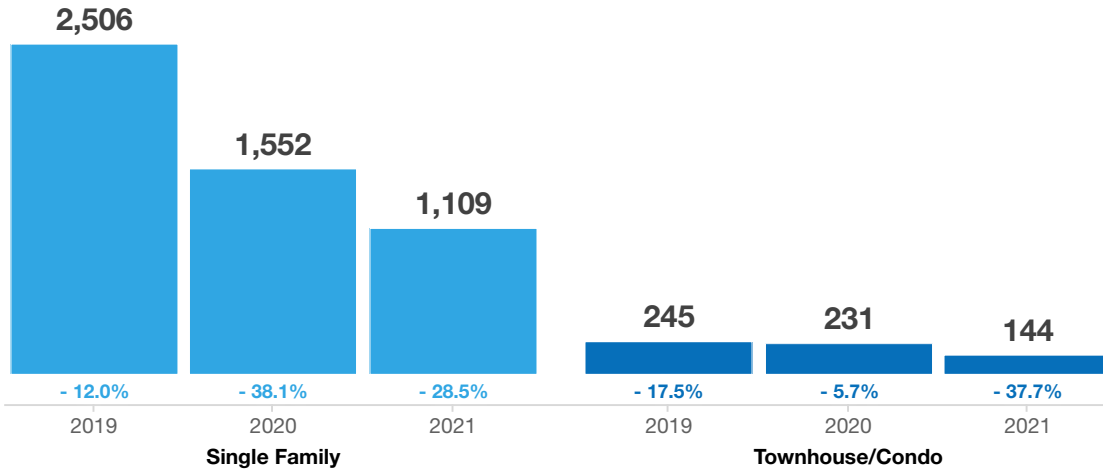


# Inventory of Homes for Sale

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

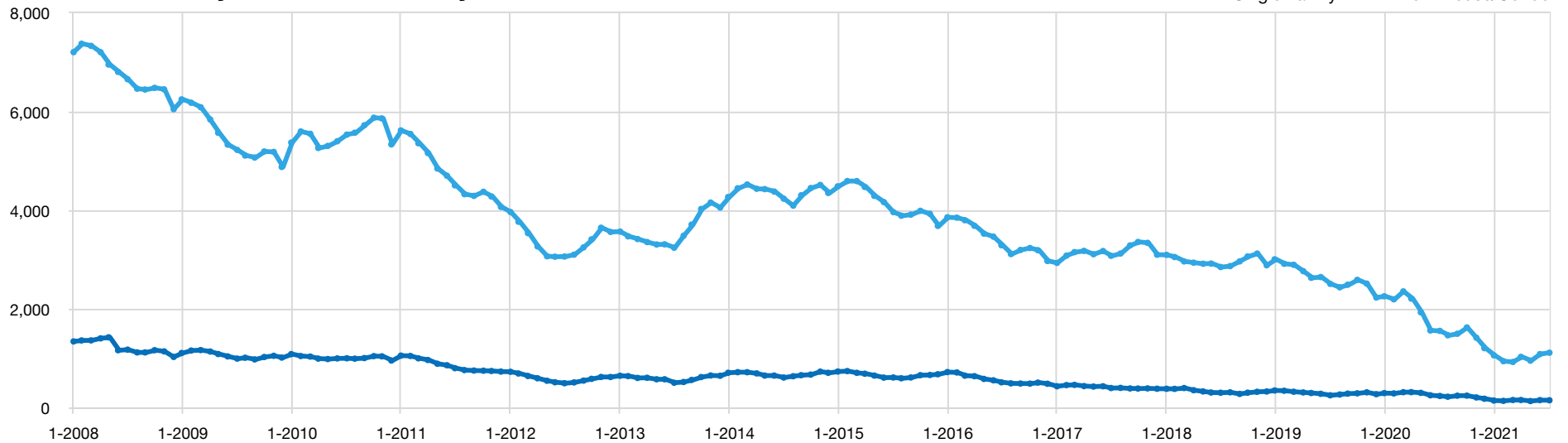


## July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2020	1,462	- 40.0%	216	- 17.2%
9-2020	1,494	- 40.0%	237	- 15.1%
10-2020	1,621	- 37.3%	238	- 16.5%
11-2020	1,412	- 43.7%	201	- 34.1%
12-2020	1,201	- 46.1%	175	- 34.7%
1-2021	1,056	- 53.1%	138	- 52.2%
2-2021	937	- 57.3%	132	- 53.4%
3-2021	921	- 60.9%	149	- 51.6%
4-2021	1,025	- 53.6%	149	- 51.8%
5-2021	948	- 50.8%	128	- 56.5%
6-2021	1,081	- 30.7%	147	- 40.0%
<b>7-2021</b>	<b>1,109</b>	<b>- 28.5%</b>	<b>144</b>	<b>- 37.7%</b>
12-Month Avg	1,189	- 45.7%	171	- 38.9%

## Historical Inventory of Homes for Sale by Month

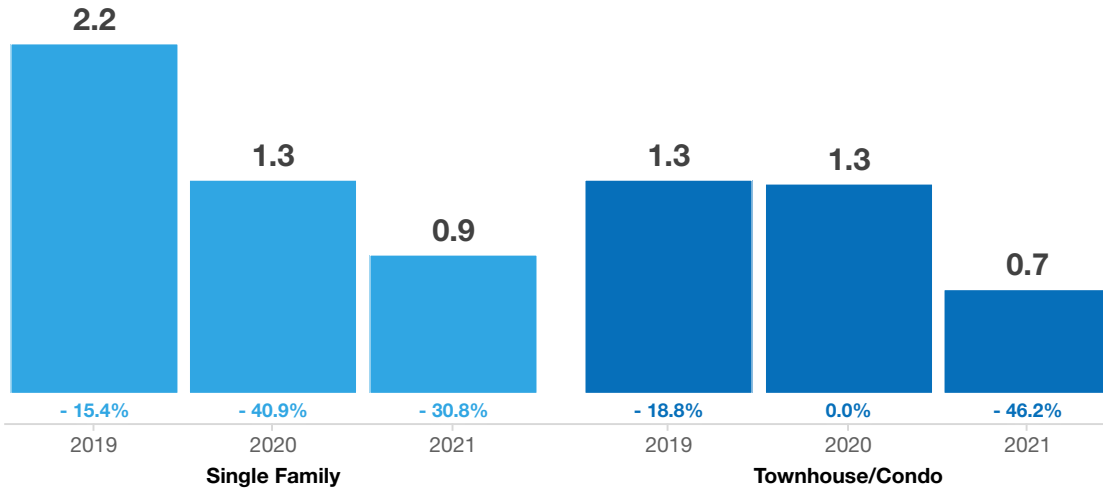


# Months Supply of Inventory

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



## July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2020	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	0.8	- 57.9%	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	0.9	- 30.8%	0.7	- 50.0%
<b>7-2021</b>	<b>0.9</b>	<b>- 30.8%</b>	<b>0.7</b>	<b>- 46.2%</b>
12-Month Avg*	1.0	- 48.9%	0.9	- 45.6%

\* Months Supply for all properties from August 2020 through July 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	7-2020	7-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		1,637	<b>1,748</b>	+ 6.8%	11,288	<b>11,736</b>	+ 4.0%
<b>Pending Sales</b>		1,437	<b>1,511</b>	+ 5.1%	9,951	<b>10,748</b>	+ 8.0%
<b>Closed Sales</b>		1,690	<b>1,421</b>	- 15.9%	9,353	<b>10,262</b>	+ 9.7%
<b>Days on Market Until Sale</b>		34	<b>12</b>	- 64.7%	35	<b>17</b>	- 51.4%
<b>Median Sales Price</b>		\$255,000	<b>\$315,000</b>	+ 23.5%	\$247,000	<b>\$300,000</b>	+ 21.5%
<b>Average Sales Price</b>		\$308,027	<b>\$381,810</b>	+ 24.0%	\$294,704	<b>\$373,898</b>	+ 26.9%
<b>Percent of List Price Received</b>		99.1%	<b>101.8%</b>	+ 2.7%	98.7%	<b>101.1%</b>	+ 2.4%
<b>Housing Affordability Index</b>		128	<b>104</b>	- 18.8%	132	<b>109</b>	- 17.4%
<b>Inventory of Homes for Sale</b>		1,783	<b>1,253</b>	- 29.7%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>0.8</b>	- 38.5%	—	—	—

# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Central

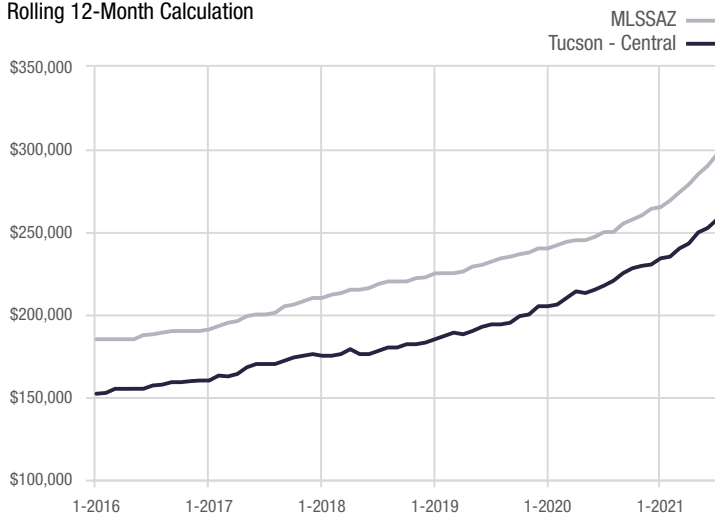
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	218	219	+ 0.5%	1,525	1,513	- 0.8%
Pending Sales	156	182	+ 16.7%	1,253	1,289	+ 2.9%
Closed Sales	234	172	- 26.5%	1,199	1,241	+ 3.5%
Days on Market Until Sale	30	12	- 60.0%	31	17	- 45.2%
Median Sales Price*	\$240,000	\$284,500	+ 18.5%	\$223,000	\$271,000	+ 21.5%
Average Sales Price*	\$269,726	\$308,202	+ 14.3%	\$253,657	\$315,078	+ 24.2%
Percent of List Price Received*	99.6%	101.5%	+ 1.9%	98.8%	101.3%	+ 2.5%
Inventory of Homes for Sale	268	199	- 25.7%	—	—	—
Months Supply of Inventory	1.6	1.1	- 31.3%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	60	68	+ 13.3%	351	412	+ 17.4%
Pending Sales	51	56	+ 9.8%	289	370	+ 28.0%
Closed Sales	57	59	+ 3.5%	253	334	+ 32.0%
Days on Market Until Sale	29	12	- 58.6%	30	18	- 40.0%
Median Sales Price*	\$131,000	\$175,500	+ 34.0%	\$140,000	\$175,575	+ 25.4%
Average Sales Price*	\$134,030	\$190,642	+ 42.2%	\$149,726	\$184,490	+ 23.2%
Percent of List Price Received*	97.5%	102.6%	+ 5.2%	97.6%	101.8%	+ 4.3%
Inventory of Homes for Sale	54	49	- 9.3%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

\* 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.

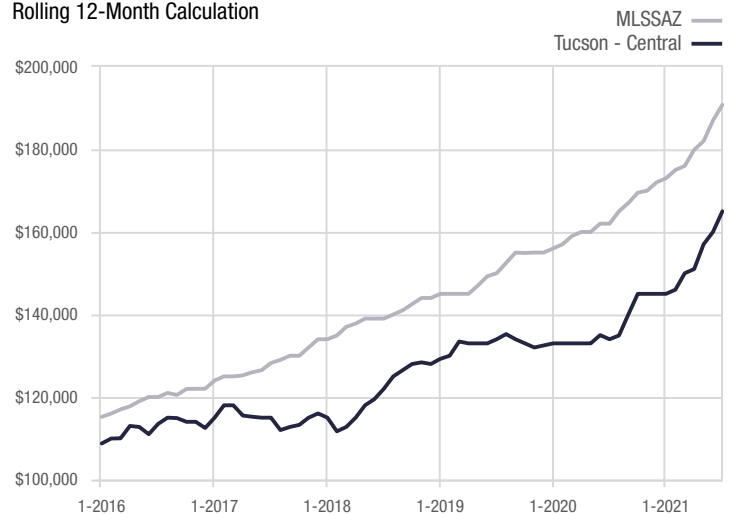
### Median Sales Price - Single-Family

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 – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - East

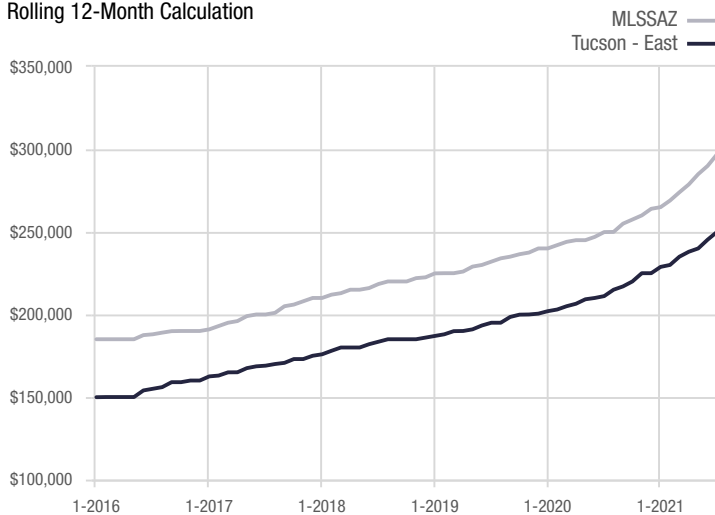
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	156	<b>185</b>	+ 18.6%	1,048	<b>1,138</b>	+ 8.6%
Pending Sales	150	<b>153</b>	+ 2.0%	966	<b>1,050</b>	+ 8.7%
Closed Sales	150	<b>151</b>	+ 0.7%	896	<b>980</b>	+ 9.4%
Days on Market Until Sale	21	<b>13</b>	- 38.1%	24	<b>13</b>	- 45.8%
Median Sales Price*	\$225,500	<b>\$280,000</b>	+ 24.2%	\$215,500	<b>\$262,789</b>	+ 21.9%
Average Sales Price*	\$253,103	<b>\$302,196</b>	+ 19.4%	\$233,354	<b>\$284,670</b>	+ 22.0%
Percent of List Price Received*	99.6%	<b>101.4%</b>	+ 1.8%	99.2%	<b>101.5%</b>	+ 2.3%
Inventory of Homes for Sale	103	<b>99</b>	- 3.9%	—	—	—
Months Supply of Inventory	0.8	<b>0.7</b>	- 12.5%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	44	<b>42</b>	- 4.5%	239	<b>263</b>	+ 10.0%
Pending Sales	39	<b>38</b>	- 2.6%	225	<b>250</b>	+ 11.1%
Closed Sales	37	<b>29</b>	- 21.6%	201	<b>238</b>	+ 18.4%
Days on Market Until Sale	46	<b>7</b>	- 84.8%	31	<b>11</b>	- 64.5%
Median Sales Price*	\$135,000	<b>\$200,000</b>	+ 48.1%	\$138,000	<b>\$170,000</b>	+ 23.2%
Average Sales Price*	\$126,889	<b>\$196,138</b>	+ 54.6%	\$133,328	<b>\$168,649</b>	+ 26.5%
Percent of List Price Received*	98.7%	<b>102.4%</b>	+ 3.7%	98.8%	<b>101.3%</b>	+ 2.5%
Inventory of Homes for Sale	29	<b>20</b>	- 31.0%	—	—	—
Months Supply of Inventory	1.0	<b>0.6</b>	- 40.0%	—	—	—

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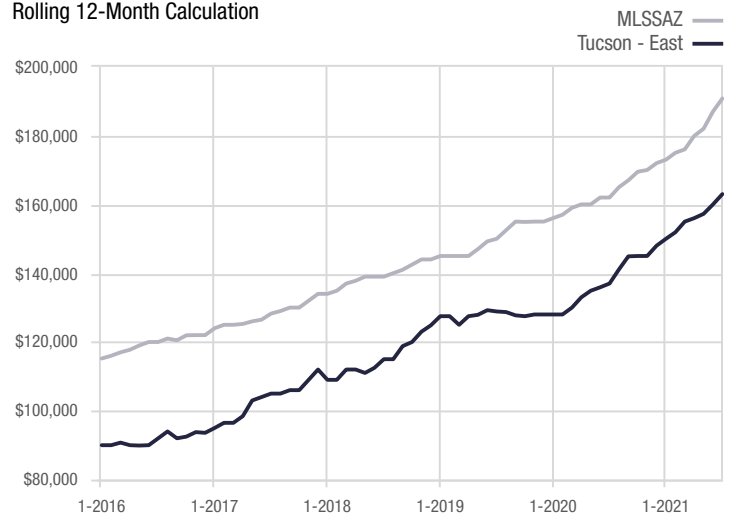
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - North

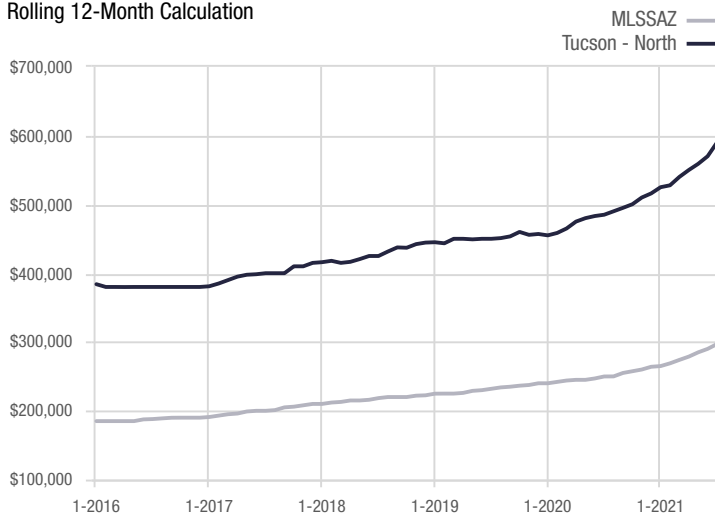
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	109	<b>115</b>	+ 5.5%	912	<b>839</b>	- 8.0%
Pending Sales	100	<b>98</b>	- 2.0%	703	<b>740</b>	+ 5.3%
Closed Sales	147	<b>114</b>	- 22.4%	665	<b>729</b>	+ 9.6%
Days on Market Until Sale	45	<b>20</b>	- 55.6%	43	<b>24</b>	- 44.2%
Median Sales Price*	\$490,000	<b>\$635,400</b>	+ 29.7%	\$501,840	<b>\$629,519</b>	+ 25.4%
Average Sales Price*	\$546,028	<b>\$757,778</b>	+ 38.8%	\$560,268	<b>\$760,788</b>	+ 35.8%
Percent of List Price Received*	98.0%	<b>101.1%</b>	+ 3.2%	97.7%	<b>100.8%</b>	+ 3.2%
Inventory of Homes for Sale	202	<b>106</b>	- 47.5%	—	—	—
Months Supply of Inventory	2.2	<b>1.0</b>	- 54.5%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	56	<b>59</b>	+ 5.4%	430	<b>447</b>	+ 4.0%
Pending Sales	58	<b>48</b>	- 17.2%	368	<b>422</b>	+ 14.7%
Closed Sales	62	<b>45</b>	- 27.4%	350	<b>418</b>	+ 19.4%
Days on Market Until Sale	28	<b>12</b>	- 57.1%	30	<b>14</b>	- 53.3%
Median Sales Price*	\$188,250	<b>\$265,000</b>	+ 40.8%	\$192,500	<b>\$245,000</b>	+ 27.3%
Average Sales Price*	\$214,586	<b>\$284,803</b>	+ 32.7%	\$220,005	<b>\$279,712</b>	+ 27.1%
Percent of List Price Received*	98.7%	<b>100.7%</b>	+ 2.0%	98.2%	<b>100.9%</b>	+ 2.7%
Inventory of Homes for Sale	64	<b>35</b>	- 45.3%	—	—	—
Months Supply of Inventory	1.3	<b>0.6</b>	- 53.8%	—	—	—

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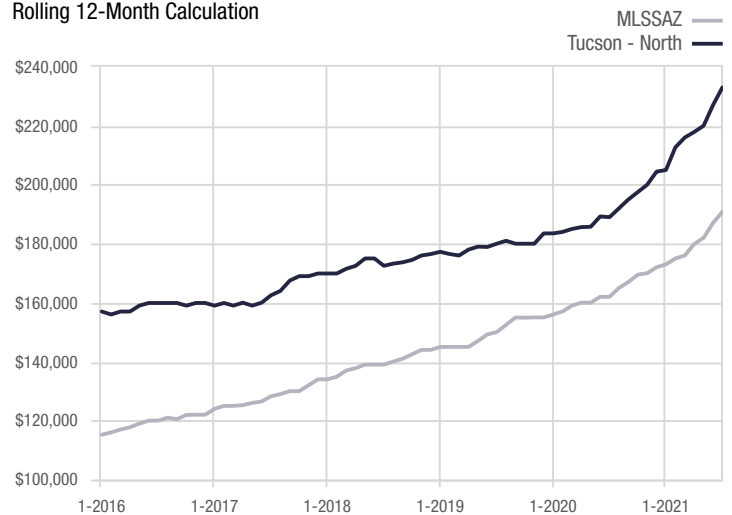
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northeast

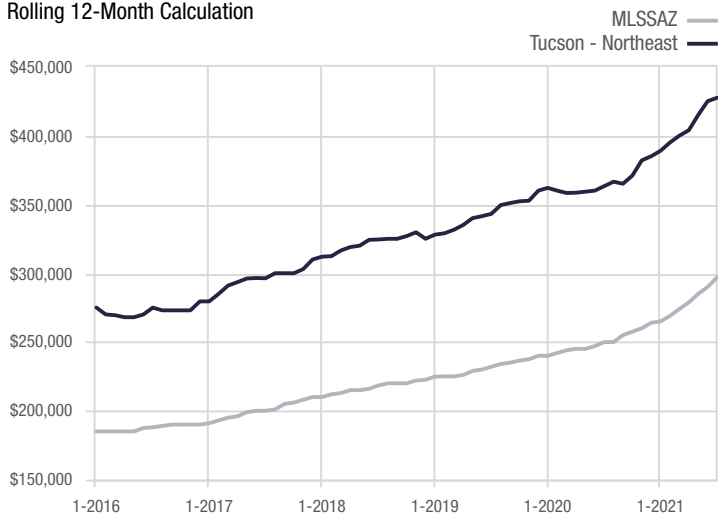
Single Family Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	60	<b>68</b>	+ 13.3%	433	<b>474</b>	+ 9.5%
Pending Sales	58	<b>60</b>	+ 3.4%	367	<b>440</b>	+ 19.9%
Closed Sales	52	<b>49</b>	- 5.8%	338	<b>410</b>	+ 21.3%
Days on Market Until Sale	34	<b>17</b>	- 50.0%	36	<b>15</b>	- 58.3%
Median Sales Price*	\$391,450	<b>\$439,500</b>	+ 12.3%	\$368,450	<b>\$450,000</b>	+ 22.1%
Average Sales Price*	\$438,996	<b>\$550,078</b>	+ 25.3%	\$422,734	<b>\$550,672</b>	+ 30.3%
Percent of List Price Received*	98.5%	<b>102.3%</b>	+ 3.9%	98.4%	<b>100.8%</b>	+ 2.4%
Inventory of Homes for Sale	90	<b>48</b>	- 46.7%	—	—	—
Months Supply of Inventory	1.9	<b>0.8</b>	- 57.9%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	19	<b>29</b>	+ 52.6%	127	<b>172</b>	+ 35.4%
Pending Sales	17	<b>33</b>	+ 94.1%	104	<b>164</b>	+ 57.7%
Closed Sales	16	<b>22</b>	+ 37.5%	104	<b>154</b>	+ 48.1%
Days on Market Until Sale	27	<b>9</b>	- 66.7%	23	<b>14</b>	- 39.1%
Median Sales Price*	\$140,500	<b>\$123,000</b>	- 12.5%	\$156,500	<b>\$152,500</b>	- 2.6%
Average Sales Price*	\$153,619	<b>\$155,700</b>	+ 1.4%	\$159,392	<b>\$174,851</b>	+ 9.7%
Percent of List Price Received*	98.3%	<b>101.4%</b>	+ 3.2%	98.0%	<b>100.3%</b>	+ 2.3%
Inventory of Homes for Sale	13	<b>13</b>	0.0%	—	—	—
Months Supply of Inventory	0.9	<b>0.6</b>	- 33.3%	—	—	—

\* 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.

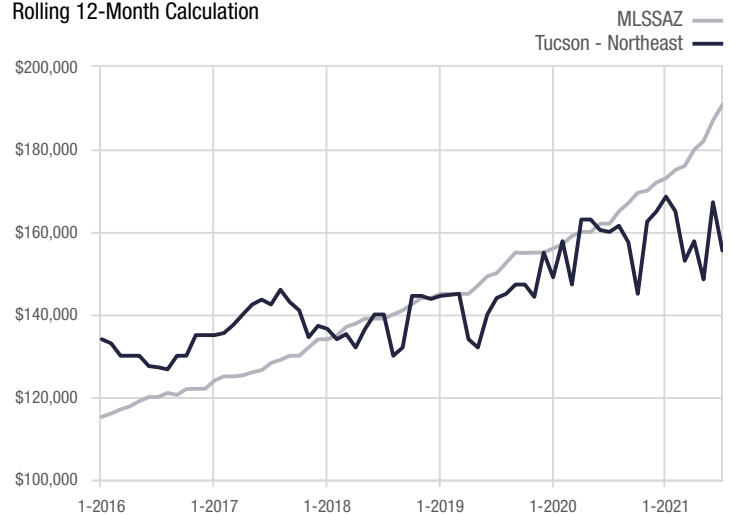
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northwest

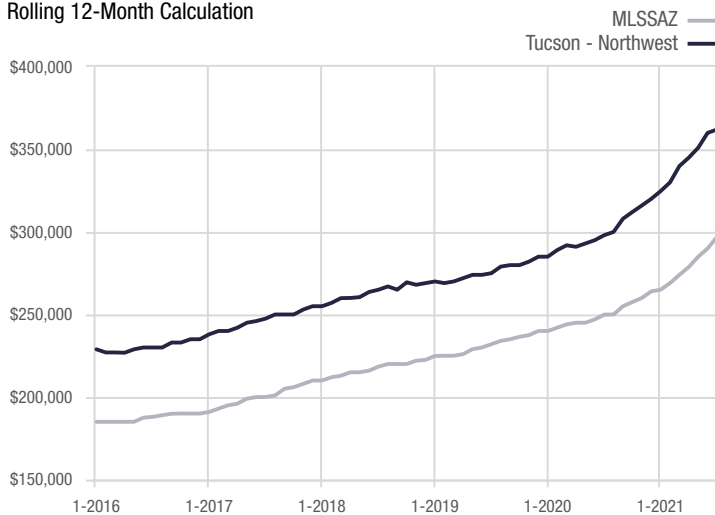
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	264	<b>307</b>	+ 16.3%	1,980	<b>2,067</b>	+ 4.4%
Pending Sales	248	<b>275</b>	+ 10.9%	1,758	<b>1,949</b>	+ 10.9%
Closed Sales	284	<b>244</b>	- 14.1%	1,678	<b>1,900</b>	+ 13.2%
Days on Market Until Sale	42	<b>11</b>	- 73.8%	39	<b>17</b>	- 56.4%
Median Sales Price*	\$319,000	<b>\$360,000</b>	+ 12.9%	\$305,000	<b>\$381,500</b>	+ 25.1%
Average Sales Price*	\$392,650	<b>\$453,396</b>	+ 15.5%	\$361,621	<b>\$466,619</b>	+ 29.0%
Percent of List Price Received*	99.1%	<b>102.0%</b>	+ 2.9%	98.8%	<b>101.0%</b>	+ 2.2%
Inventory of Homes for Sale	332	<b>207</b>	- 37.7%	—	—	—
Months Supply of Inventory	1.4	<b>0.7</b>	- 50.0%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	26	<b>24</b>	- 7.7%	229	<b>208</b>	- 9.2%
Pending Sales	24	<b>26</b>	+ 8.3%	183	<b>207</b>	+ 13.1%
Closed Sales	35	<b>26</b>	- 25.7%	177	<b>206</b>	+ 16.4%
Days on Market Until Sale	30	<b>10</b>	- 66.7%	32	<b>13</b>	- 59.4%
Median Sales Price*	\$237,000	<b>\$321,500</b>	+ 35.7%	\$241,000	<b>\$288,637</b>	+ 19.8%
Average Sales Price*	\$222,999	<b>\$318,765</b>	+ 42.9%	\$252,208	<b>\$294,292</b>	+ 16.7%
Percent of List Price Received*	99.7%	<b>101.0%</b>	+ 1.3%	98.7%	<b>101.1%</b>	+ 2.4%
Inventory of Homes for Sale	50	<b>10</b>	- 80.0%	—	—	—
Months Supply of Inventory	2.1	<b>0.3</b>	- 85.7%	—	—	—

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

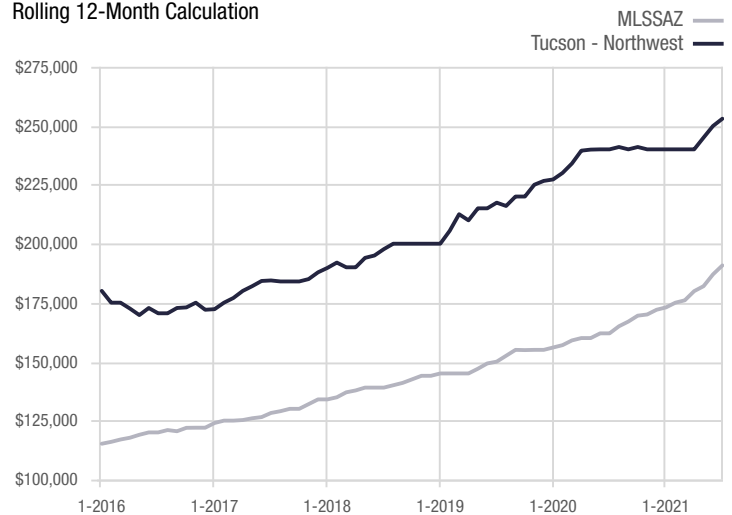
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - South

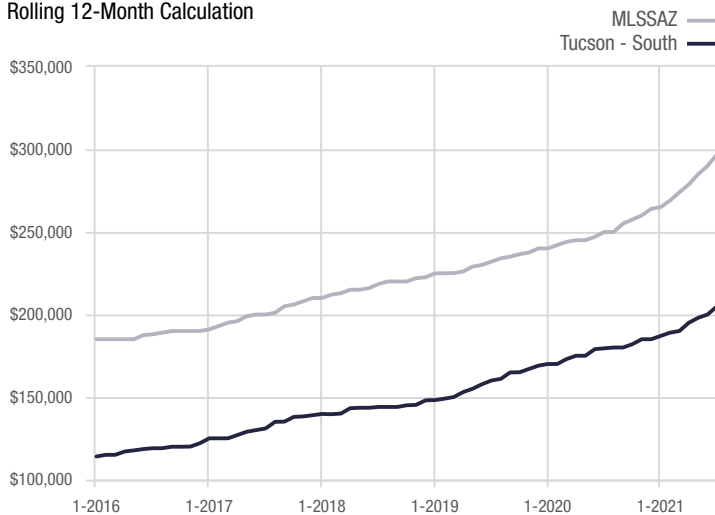
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	90	<b>98</b>	+ 8.9%	586	<b>585</b>	- 0.2%
Pending Sales	79	<b>78</b>	- 1.3%	543	<b>531</b>	- 2.2%
Closed Sales	68	<b>68</b>	0.0%	511	<b>499</b>	- 2.3%
Days on Market Until Sale	34	<b>9</b>	- 73.5%	28	<b>11</b>	- 60.7%
Median Sales Price*	\$178,500	<b>\$225,500</b>	+ 26.3%	\$180,000	<b>\$215,000</b>	+ 19.4%
Average Sales Price*	\$176,844	<b>\$220,261</b>	+ 24.6%	\$177,732	<b>\$211,939</b>	+ 19.2%
Percent of List Price Received*	99.0%	<b>103.1%</b>	+ 4.1%	99.1%	<b>101.3%</b>	+ 2.2%
Inventory of Homes for Sale	62	<b>53</b>	- 14.5%	—	—	—
Months Supply of Inventory	0.8	<b>0.7</b>	- 12.5%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	5	<b>5</b>	0.0%	38	<b>41</b>	+ 7.9%
Pending Sales	4	<b>6</b>	+ 50.0%	31	<b>41</b>	+ 32.3%
Closed Sales	3	<b>7</b>	+ 133.3%	30	<b>44</b>	+ 46.7%
Days on Market Until Sale	34	<b>9</b>	- 73.5%	20	<b>14</b>	- 30.0%
Median Sales Price*	\$123,000	<b>\$174,090</b>	+ 41.5%	\$131,750	<b>\$152,500</b>	+ 15.7%
Average Sales Price*	\$125,483	<b>\$170,727</b>	+ 36.1%	\$129,750	<b>\$155,386</b>	+ 19.8%
Percent of List Price Received*	96.6%	<b>99.6%</b>	+ 3.1%	97.4%	<b>100.5%</b>	+ 3.2%
Inventory of Homes for Sale	6	<b>3</b>	- 50.0%	—	—	—
Months Supply of Inventory	1.5	<b>0.5</b>	- 66.7%	—	—	—

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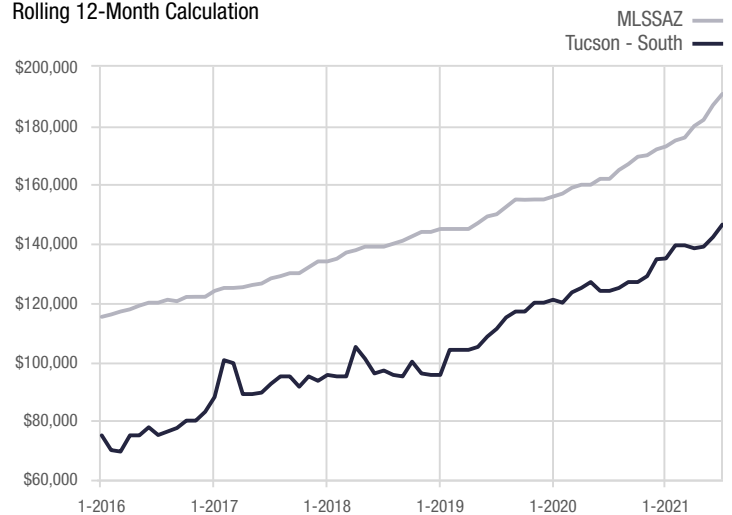
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Southeast

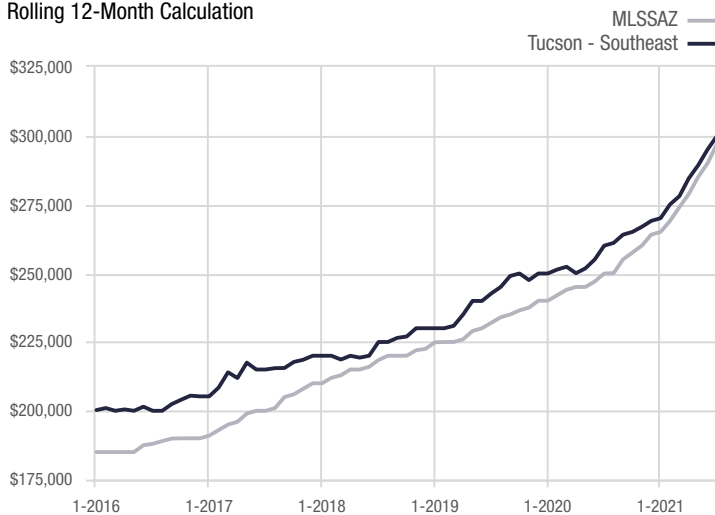
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	52	57	+ 9.6%	316	367	+ 16.1%
Pending Sales	40	60	+ 50.0%	311	345	+ 10.9%
Closed Sales	55	39	- 29.1%	282	321	+ 13.8%
Days on Market Until Sale	30	13	- 56.7%	37	14	- 62.2%
Median Sales Price*	\$283,220	<b>\$315,000</b>	+ 11.2%	\$265,405	<b>\$317,500</b>	+ 19.6%
Average Sales Price*	\$299,747	<b>\$347,015</b>	+ 15.8%	\$283,413	<b>\$341,206</b>	+ 20.4%
Percent of List Price Received*	99.7%	<b>101.9%</b>	+ 2.2%	99.1%	<b>101.2%</b>	+ 2.1%
Inventory of Homes for Sale	31	35	+ 12.9%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	1	1	0.0%	7	8	+ 14.3%
Pending Sales	1	2	+ 100.0%	8	7	- 12.5%
Closed Sales	2	0	- 100.0%	7	5	- 28.6%
Days on Market Until Sale	37	—	—	23	4	- 82.6%
Median Sales Price*	\$164,000	—	—	\$158,000	<b>\$200,000</b>	+ 26.6%
Average Sales Price*	\$164,000	—	—	\$180,021	<b>\$208,600</b>	+ 15.9%
Percent of List Price Received*	96.6%	—	—	98.6%	<b>100.3%</b>	+ 1.7%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.6	—	—	—	—

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

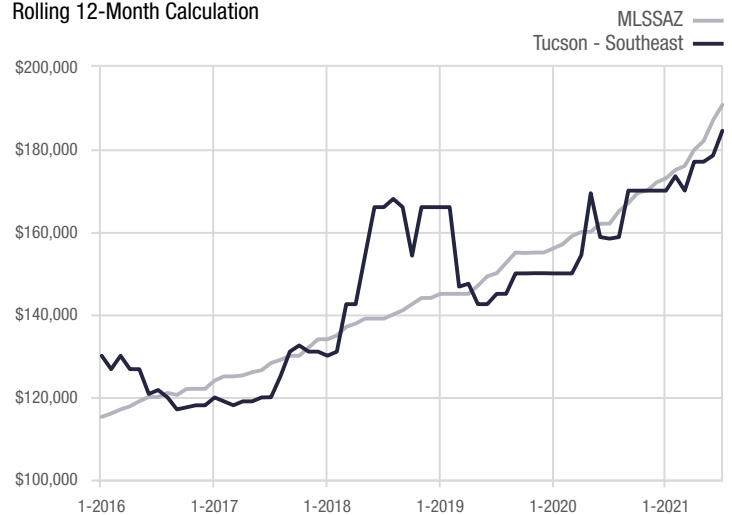
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Southwest

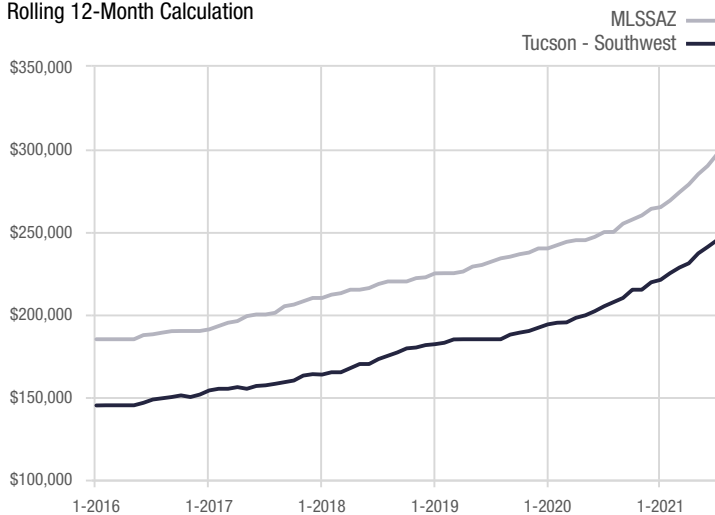
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	75	91	+ 21.3%	540	567	+ 5.0%
Pending Sales	73	71	- 2.7%	500	527	+ 5.4%
Closed Sales	85	73	- 14.1%	468	473	+ 1.1%
Days on Market Until Sale	30	8	- 73.3%	34	16	- 52.9%
Median Sales Price*	\$228,000	\$275,000	+ 20.6%	\$208,000	\$255,000	+ 22.6%
Average Sales Price*	\$236,322	\$279,422	+ 18.2%	\$218,322	\$267,060	+ 22.3%
Percent of List Price Received*	100.5%	102.1%	+ 1.6%	99.3%	101.3%	+ 2.0%
Inventory of Homes for Sale	67	49	- 26.9%	—	—	—
Months Supply of Inventory	1.0	0.7	- 30.0%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	4	3	- 25.0%	18	26	+ 44.4%
Pending Sales	6	5	- 16.7%	18	26	+ 44.4%
Closed Sales	4	3	- 25.0%	15	20	+ 33.3%
Days on Market Until Sale	37	7	- 81.1%	27	9	- 66.7%
Median Sales Price*	\$140,000	\$92,000	- 34.3%	\$135,000	\$173,500	+ 28.5%
Average Sales Price*	\$142,225	\$113,000	- 20.5%	\$130,620	\$155,515	+ 19.1%
Percent of List Price Received*	100.1%	94.1%	- 6.0%	101.1%	100.2%	- 0.9%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.4	—	—	—	—	—

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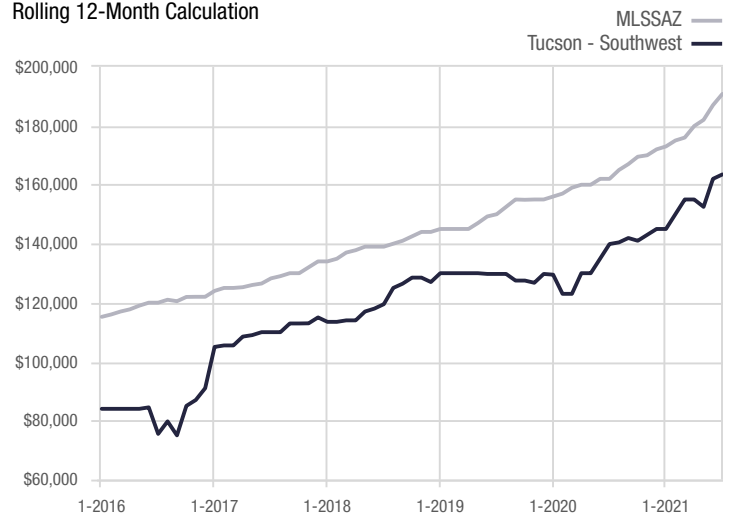
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Upper Northwest

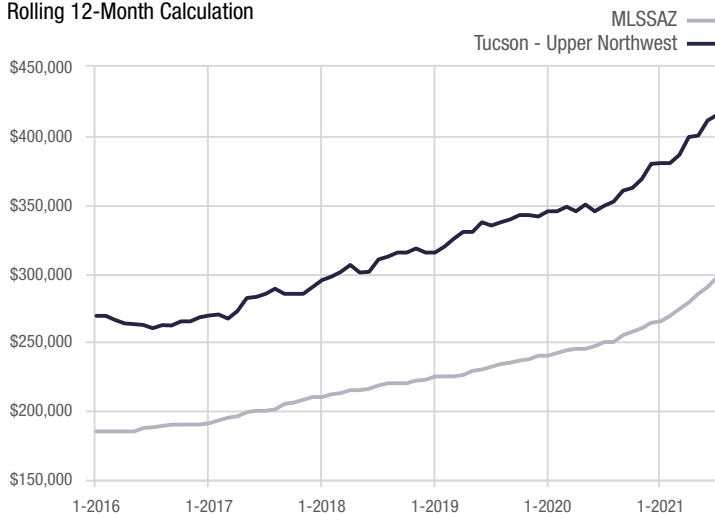
Single Family Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	55	<b>49</b>	- 10.9%	361	<b>390</b>	+ 8.0%
Pending Sales	36	<b>39</b>	+ 8.3%	299	<b>381</b>	+ 27.4%
Closed Sales	42	<b>41</b>	- 2.4%	299	<b>376</b>	+ 25.8%
Days on Market Until Sale	56	<b>12</b>	- 78.6%	50	<b>30</b>	- 40.0%
Median Sales Price*	\$354,750	<b>\$441,000</b>	+ 24.3%	\$365,000	<b>\$430,750</b>	+ 18.0%
Average Sales Price*	\$396,031	<b>\$468,166</b>	+ 18.2%	\$376,390	<b>\$475,727</b>	+ 26.4%
Percent of List Price Received*	97.7%	<b>100.3%</b>	+ 2.7%	97.7%	<b>99.7%</b>	+ 2.0%
Inventory of Homes for Sale	90	<b>50</b>	- 44.4%	—	—	—
Months Supply of Inventory	2.1	<b>1.0</b>	- 52.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	4	<b>3</b>	- 25.0%	23	<b>34</b>	+ 47.8%
Pending Sales	6	<b>2</b>	- 66.7%	22	<b>34</b>	+ 54.5%
Closed Sales	4	<b>7</b>	+ 75.0%	18	<b>34</b>	+ 88.9%
Days on Market Until Sale	12	<b>65</b>	+ 441.7%	36	<b>31</b>	- 13.9%
Median Sales Price*	\$311,500	<b>\$297,900</b>	- 4.4%	\$290,000	<b>\$350,000</b>	+ 20.7%
Average Sales Price*	\$307,750	<b>\$538,083</b>	+ 74.8%	\$475,212	<b>\$431,323</b>	- 9.2%
Percent of List Price Received*	99.6%	<b>98.5%</b>	- 1.1%	98.1%	<b>99.0%</b>	+ 0.9%
Inventory of Homes for Sale	3	<b>1</b>	- 66.7%	—	—	—
Months Supply of Inventory	1.2	<b>0.2</b>	- 83.3%	—	—	—

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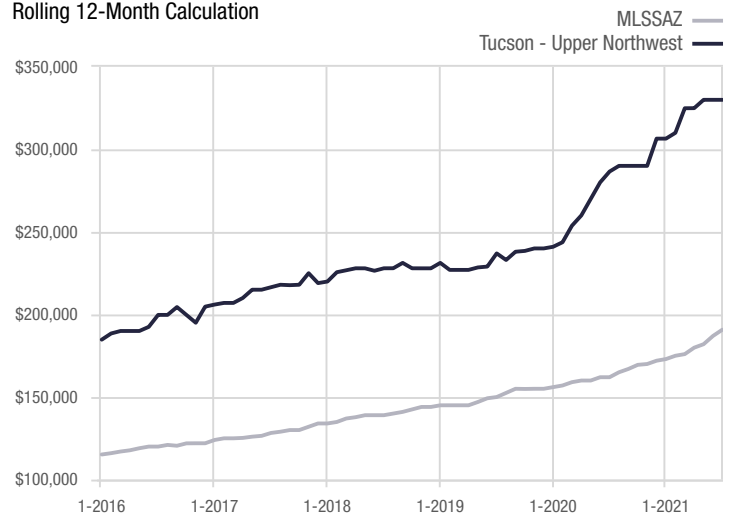
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Upper Southeast

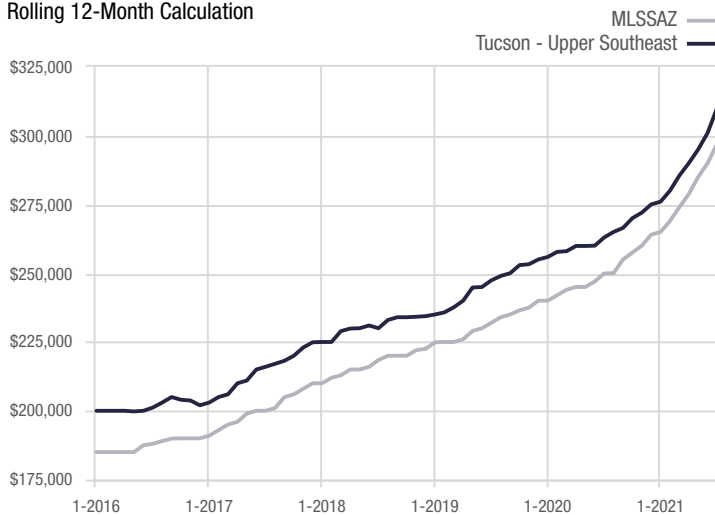
Single Family Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	106	114	+ 7.5%	761	830	+ 9.1%
Pending Sales	89	102	+ 14.6%	752	793	+ 5.5%
Closed Sales	128	112	- 12.5%	717	742	+ 3.5%
Days on Market Until Sale	29	9	- 69.0%	36	15	- 58.3%
Median Sales Price*	\$275,500	\$353,000	+ 28.1%	\$265,000	\$325,000	+ 22.6%
Average Sales Price*	\$304,434	\$399,899	+ 31.4%	\$287,445	\$350,089	+ 21.8%
Percent of List Price Received*	99.8%	102.9%	+ 3.1%	99.3%	101.5%	+ 2.2%
Inventory of Homes for Sale	83	89	+ 7.2%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	2	1	- 50.0%
Pending Sales	0	0	0.0%	2	1	- 50.0%
Closed Sales	1	1	0.0%	2	1	- 50.0%
Days on Market Until Sale	57	0	- 100.0%	30	0	- 100.0%
Median Sales Price*	\$180,000	\$240,000	+ 33.3%	\$195,000	\$240,000	+ 23.1%
Average Sales Price*	\$180,000	\$240,000	+ 33.3%	\$195,000	\$240,000	+ 23.1%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	95.7%	100.0%	+ 4.5%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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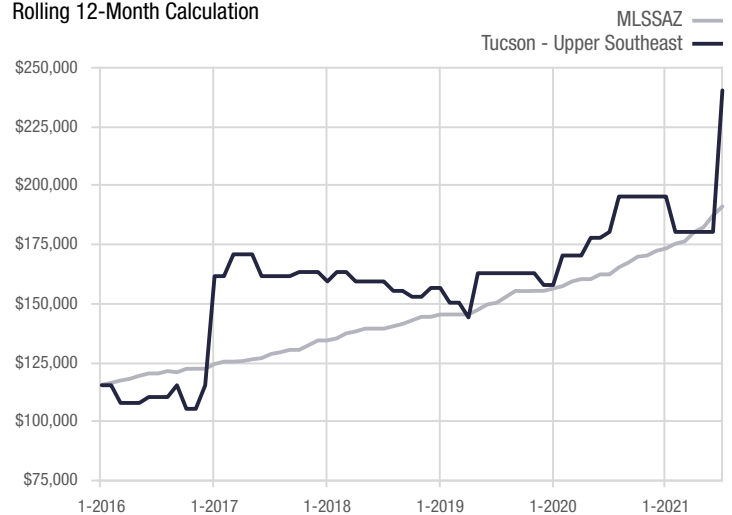
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - West

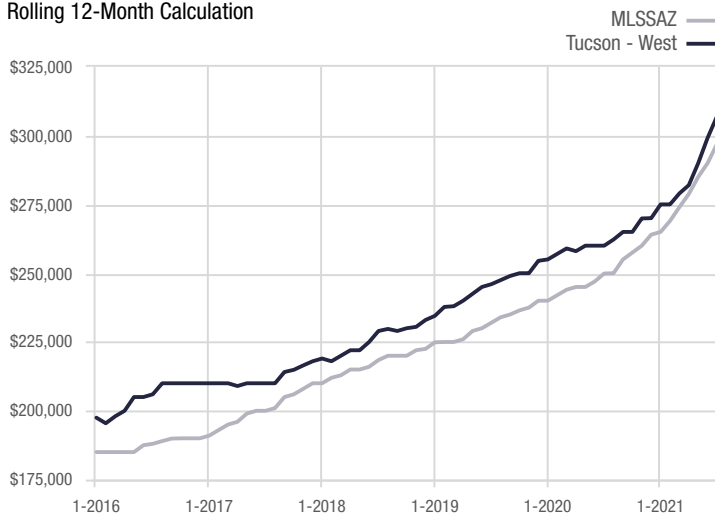
Single Family Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	126	99	- 21.4%	724	725	+ 0.1%
Pending Sales	113	90	- 20.4%	660	637	- 3.5%
Closed Sales	116	89	- 23.3%	616	635	+ 3.1%
Days on Market Until Sale	27	10	- 63.0%	31	13	- 58.1%
Median Sales Price*	\$265,000	<b>\$343,000</b>	+ 29.4%	\$260,000	<b>\$325,000</b>	+ 25.0%
Average Sales Price*	\$299,469	<b>\$426,198</b>	+ 42.3%	\$296,038	<b>\$383,769</b>	+ 29.6%
Percent of List Price Received*	99.2%	<b>102.2%</b>	+ 3.0%	98.9%	<b>101.5%</b>	+ 2.6%
Inventory of Homes for Sale	102	72	- 29.4%	—	—	—
Months Supply of Inventory	1.1	0.8	- 27.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	19	16	- 15.8%	97	78	- 19.6%
Pending Sales	15	10	- 33.3%	87	72	- 17.2%
Closed Sales	9	12	+ 33.3%	77	78	+ 1.3%
Days on Market Until Sale	21	4	- 81.0%	18	10	- 44.4%
Median Sales Price*	\$155,000	<b>\$184,000</b>	+ 18.7%	\$150,000	<b>\$164,000</b>	+ 9.3%
Average Sales Price*	\$167,198	<b>\$195,833</b>	+ 17.1%	\$153,465	<b>\$163,127</b>	+ 6.3%
Percent of List Price Received*	98.3%	<b>104.2%</b>	+ 6.0%	98.7%	<b>100.9%</b>	+ 2.2%
Inventory of Homes for Sale	10	12	+ 20.0%	—	—	—
Months Supply of Inventory	0.9	1.0	+ 11.1%	—	—	—

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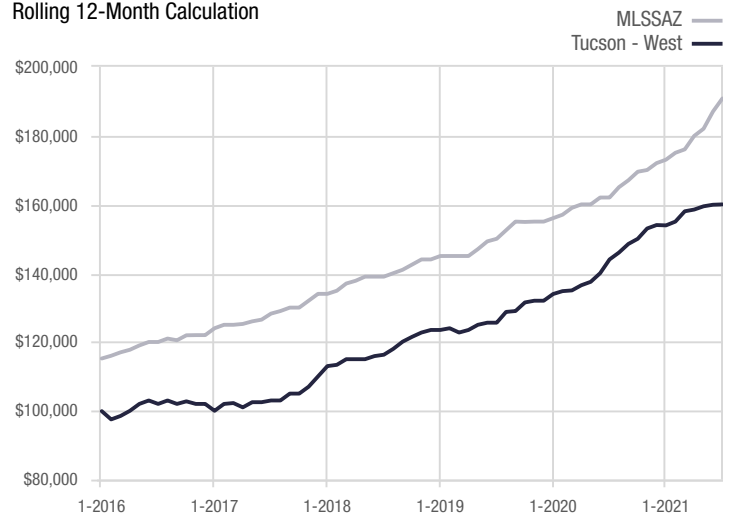
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Northeast

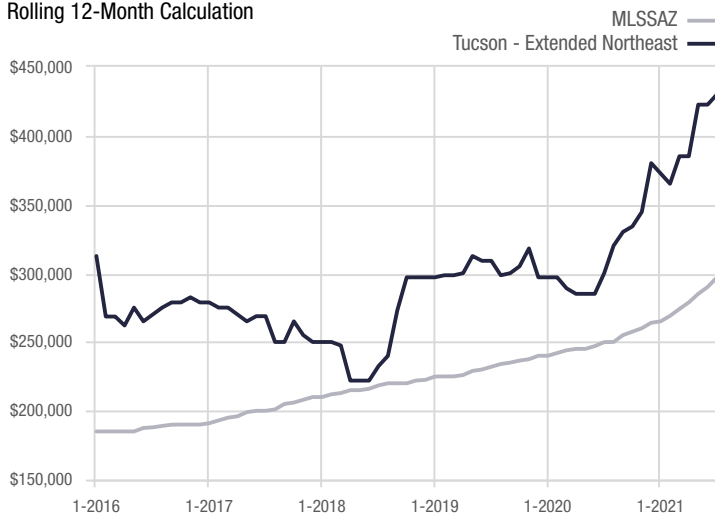
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	2	2	0.0%	24	13	- 45.8%
Pending Sales	3	4	+ 33.3%	14	11	- 21.4%
Closed Sales	3	4	+ 33.3%	11	9	- 18.2%
Days on Market Until Sale	14	25	+ 78.6%	44	67	+ 52.3%
Median Sales Price*	\$365,000	<b>\$472,000</b>	+ 29.3%	\$320,000	<b>\$385,000</b>	+ 20.3%
Average Sales Price*	\$383,000	<b>\$482,250</b>	+ 25.9%	\$305,509	<b>\$475,778</b>	+ 55.7%
Percent of List Price Received*	98.5%	<b>97.2%</b>	- 1.3%	95.3%	<b>96.9%</b>	+ 1.7%
Inventory of Homes for Sale	12	4	- 66.7%	—	—	—
Months Supply of Inventory	4.2	1.4	- 66.7%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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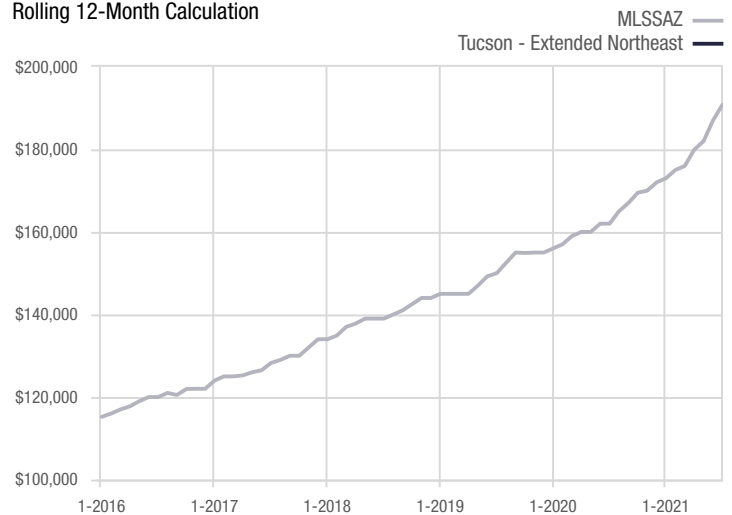
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Northwest

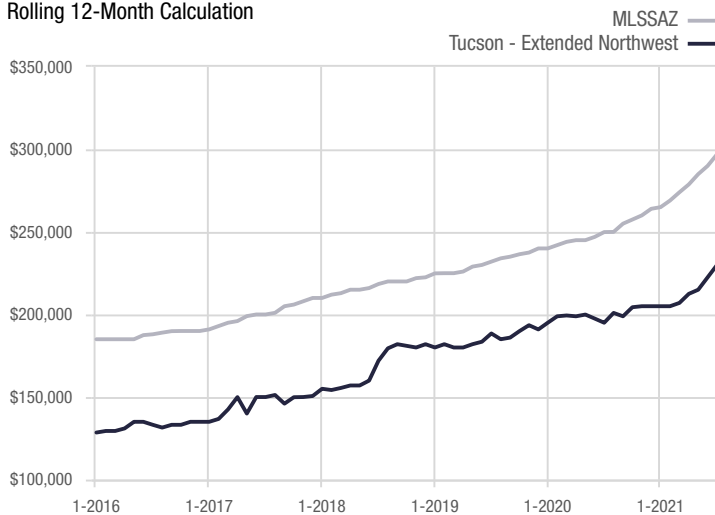
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	6	10	+ 66.7%	52	57	+ 9.6%
Pending Sales	9	12	+ 33.3%	54	53	- 1.9%
Closed Sales	10	6	- 40.0%	45	48	+ 6.7%
Days on Market Until Sale	17	6	- 64.7%	24	5	- 79.2%
Median Sales Price*	\$181,500	<b>\$262,500</b>	+ 44.6%	\$195,000	<b>\$245,500</b>	+ 25.9%
Average Sales Price*	\$186,600	<b>\$274,167</b>	+ 46.9%	\$196,866	<b>\$245,481</b>	+ 24.7%
Percent of List Price Received*	100.6%	<b>102.2%</b>	+ 1.6%	99.5%	<b>101.3%</b>	+ 1.8%
Inventory of Homes for Sale	2	2	0.0%	—	—	—
Months Supply of Inventory	0.3	0.3	0.0%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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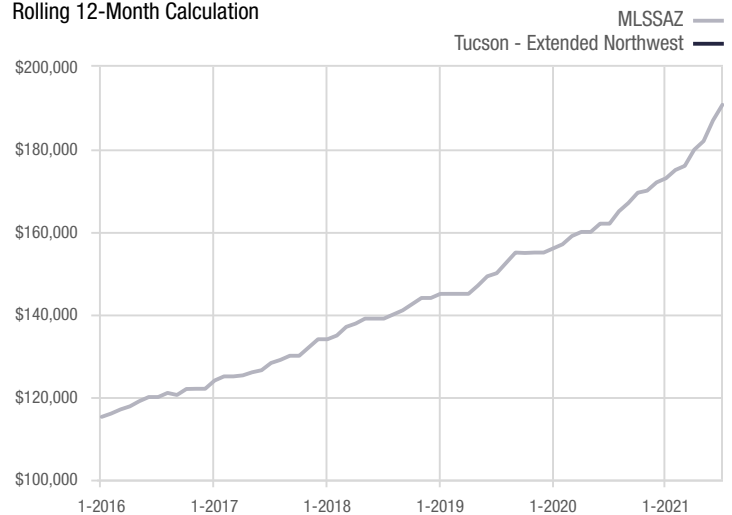
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Southeast

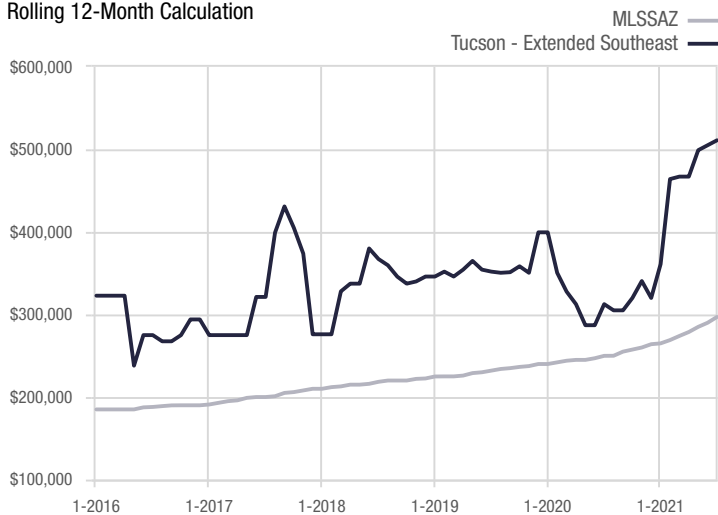
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	10	4	- 60.0%
Pending Sales	1	0	- 100.0%	10	8	- 20.0%
Closed Sales	1	0	- 100.0%	9	9	0.0%
Days on Market Until Sale	377	—	—	89	155	+ 74.2%
Median Sales Price*	\$361,000	—	—	\$305,000	\$620,000	+ 103.3%
Average Sales Price*	\$361,000	—	—	\$336,262	\$612,722	+ 82.2%
Percent of List Price Received*	105.3%	—	—	93.8%	96.9%	+ 3.3%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	2.3	1.3	- 43.5%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% 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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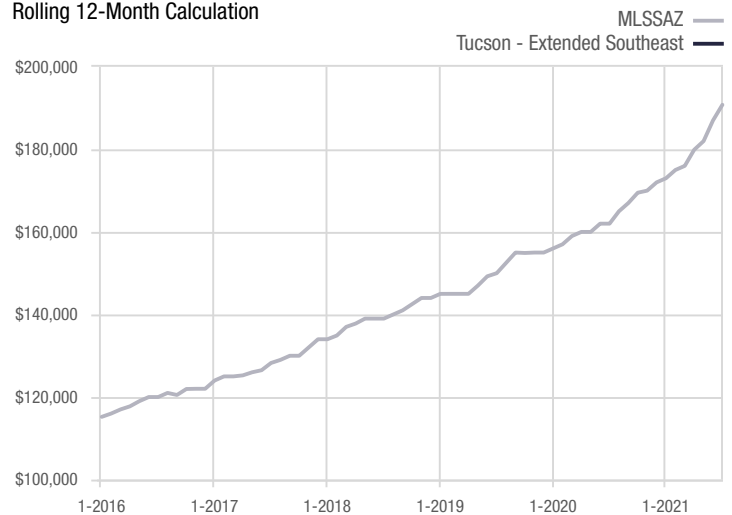
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Southwest

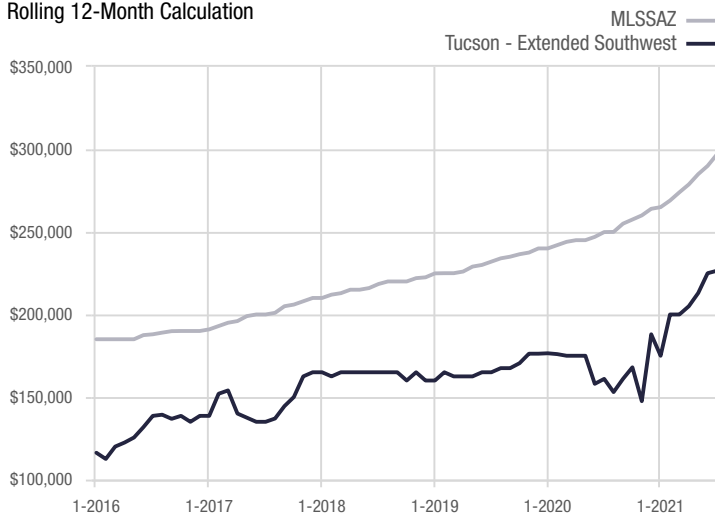
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	4	5	+ 25.0%	20	20	0.0%
Pending Sales	3	2	- 33.3%	15	17	+ 13.3%
Closed Sales	3	2	- 33.3%	13	16	+ 23.1%
Days on Market Until Sale	19	1	- 94.7%	56	41	- 26.8%
Median Sales Price*	\$200,000	\$250,500	+ 25.3%	\$140,100	\$226,500	+ 61.7%
Average Sales Price*	\$200,833	\$250,500	+ 24.7%	\$145,123	\$224,784	+ 54.9%
Percent of List Price Received*	100.9%	98.1%	- 2.8%	97.1%	99.1%	+ 2.1%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% 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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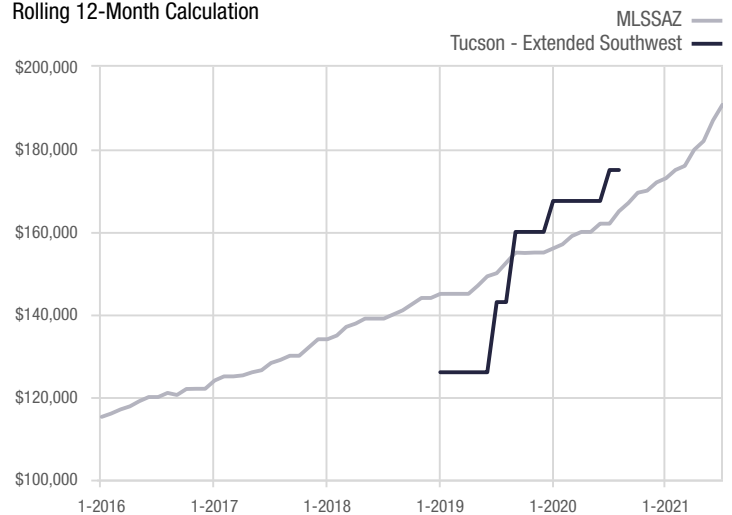
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended West

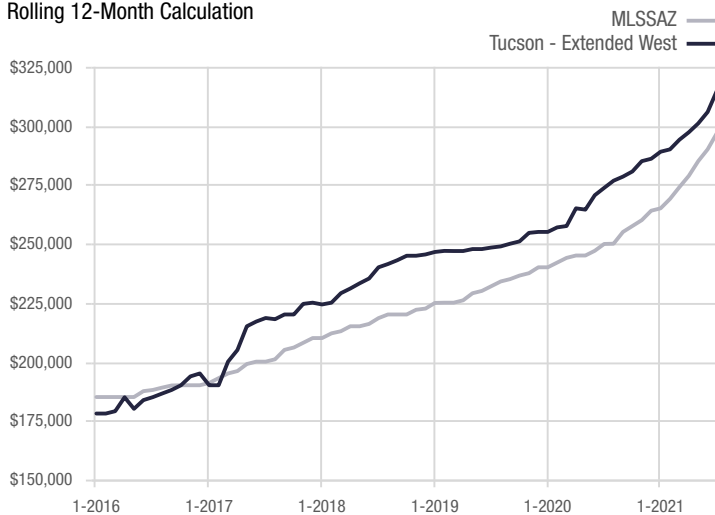
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	60	62	+ 3.3%	343	323	- 5.8%
Pending Sales	43	40	- 7.0%	340	278	- 18.2%
Closed Sales	66	31	- 53.0%	307	244	- 20.5%
Days on Market Until Sale	48	9	- 81.3%	71	15	- 78.9%
Median Sales Price*	\$281,188	<b>\$375,000</b>	+ 33.4%	\$277,435	<b>\$330,977</b>	+ 19.3%
Average Sales Price*	\$288,871	<b>\$365,068</b>	+ 26.4%	\$283,018	<b>\$341,112</b>	+ 20.5%
Percent of List Price Received*	99.8%	101.9%	+ 2.1%	99.0%	100.9%	+ 1.9%
Inventory of Homes for Sale	58	55	- 5.2%	—	—	—
Months Supply of Inventory	1.3	1.4	+ 7.7%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% 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.

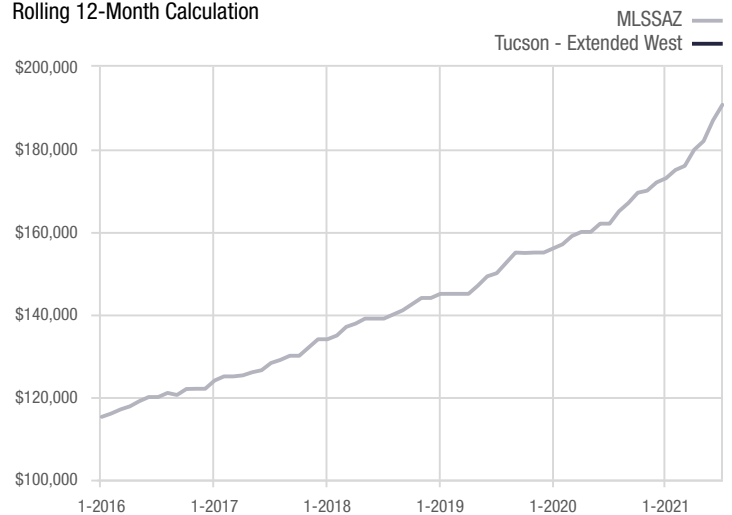
### Median Sales Price - Single-Family

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 – July 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Pima East

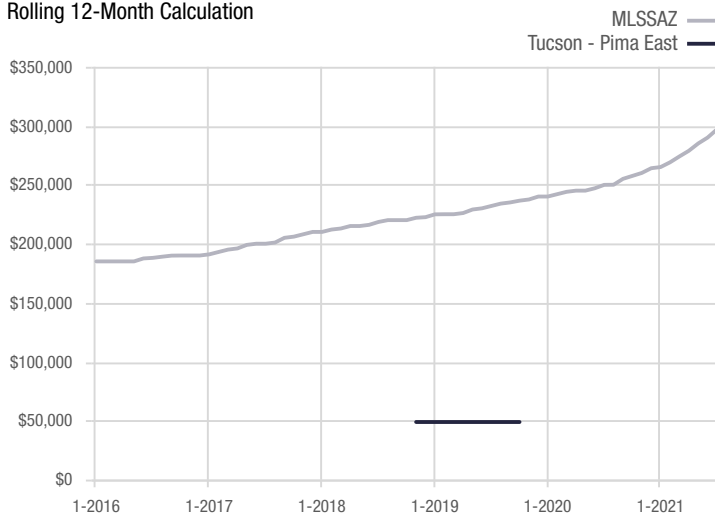
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% 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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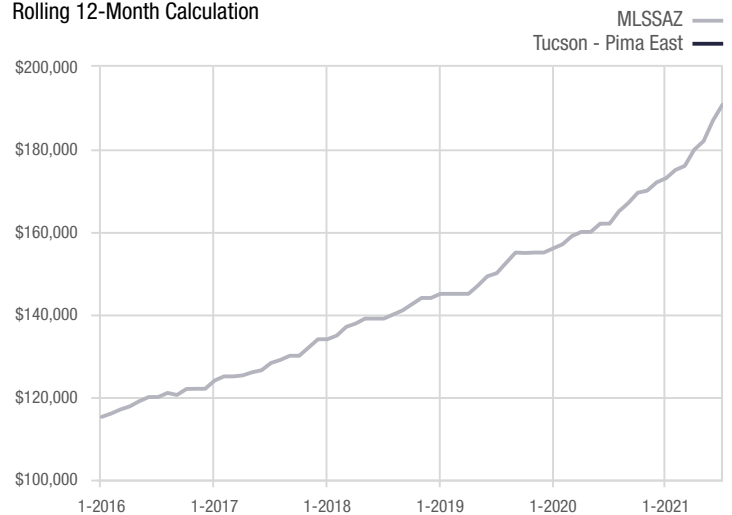
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

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## Tucson - Pima Northwest

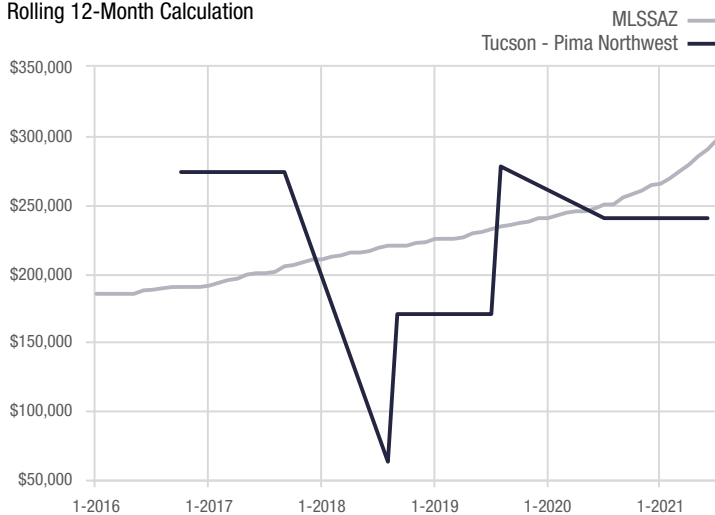
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Days on Market Until Sale	289	—	—	289	—	—
Median Sales Price*	\$240,000	—	—	\$240,000	—	—
Average Sales Price*	\$240,000	—	—	\$240,000	—	—
Percent of List Price Received*	86.0%	—	—	86.0%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% 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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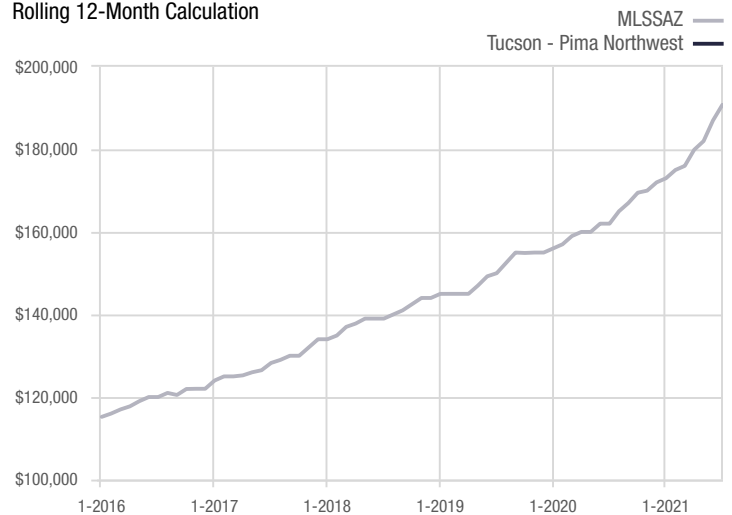
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

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## Tucson - Pima Southwest

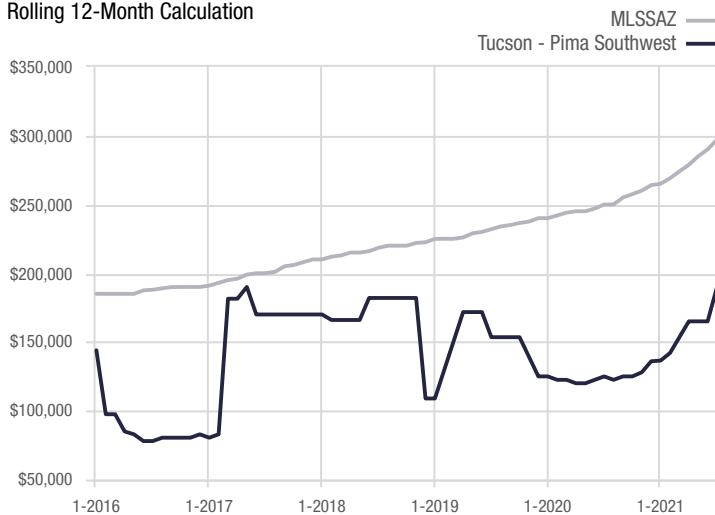
Single Family	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	1	1	0.0%	10	5	- 50.0%
Pending Sales	1	0	- 100.0%	7	6	- 14.3%
Closed Sales	2	1	- 50.0%	5	7	+ 40.0%
Days on Market Until Sale	156	26	- 83.3%	137	226	+ 65.0%
Median Sales Price*	\$114,000	—	—	\$128,000	\$191,250	+ 49.4%
Average Sales Price*	\$114,000	—	—	\$144,200	\$229,750	+ 59.3%
Percent of List Price Received*	95.6%	—	—	97.3%	86.8%	- 10.8%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	7.0	4.8	- 31.4%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% 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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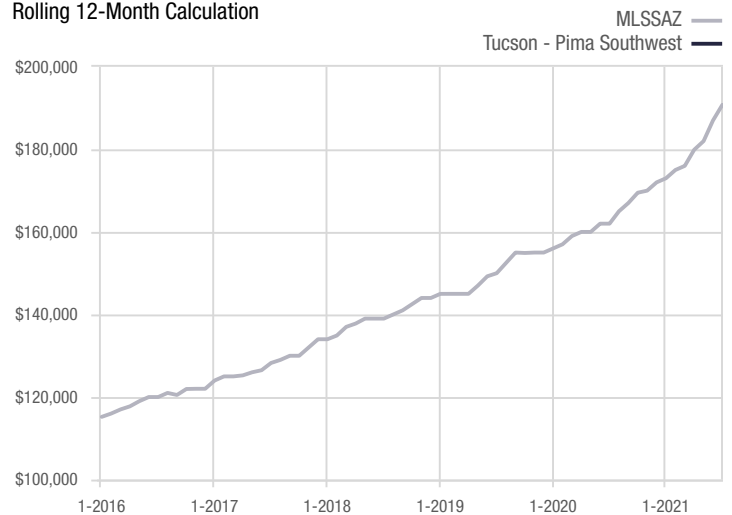
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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# Local Market Update – July 2021

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## Tucson - Benson / St. David

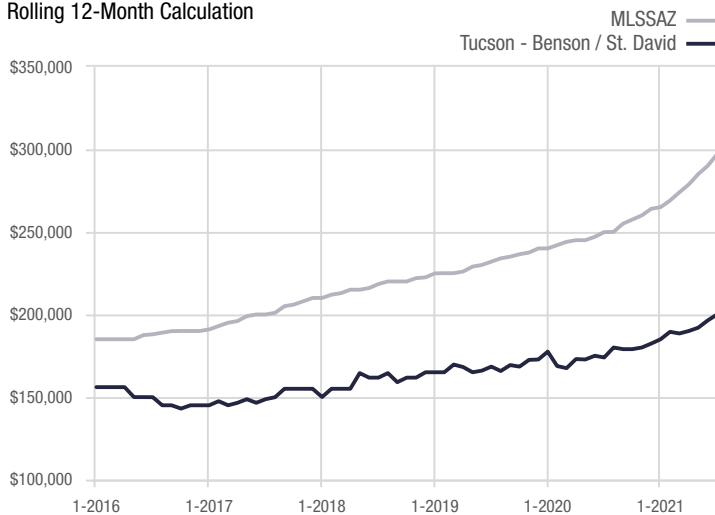
Single Family Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% Change
New Listings	15	16	+ 6.7%	80	129	+ 61.3%
Pending Sales	14	19	+ 35.7%	60	99	+ 65.0%
Closed Sales	13	14	+ 7.7%	58	91	+ 56.9%
Days on Market Until Sale	44	19	- 56.8%	60	40	- 33.3%
Median Sales Price*	\$170,000	<b>\$225,025</b>	+ 32.4%	\$177,450	<b>\$202,000</b>	+ 13.8%
Average Sales Price*	\$179,716	<b>\$284,741</b>	+ 58.4%	\$189,298	<b>\$231,177</b>	+ 22.1%
Percent of List Price Received*	95.3%	<b>101.2%</b>	+ 6.2%	97.0%	<b>98.4%</b>	+ 1.4%
Inventory of Homes for Sale	33	29	- 12.1%	—	—	—
Months Supply of Inventory	3.8	2.1	- 44.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2020	2021	% Change	Thru 7-2020	Thru 7-2021	% 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	—	—	—	—	—

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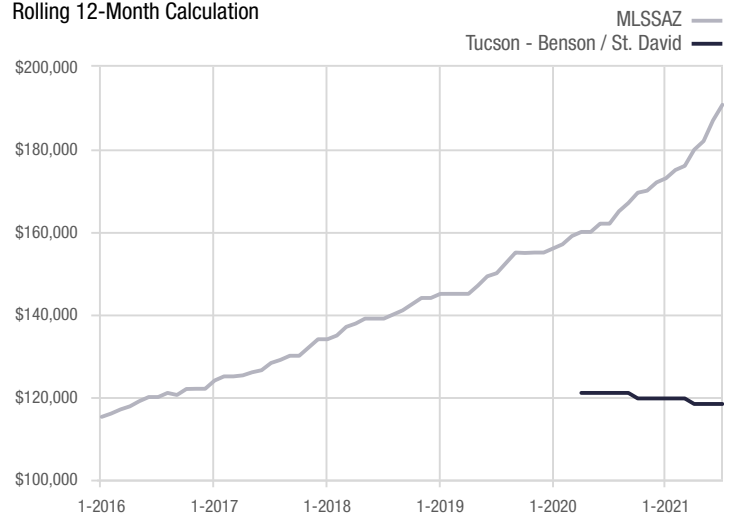
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo/Duplex

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