

Monthly Indicators



August 2021

The booming U.S. housing market has spilled over to the rental market, which has seen demand for apartment and single-family rentals skyrocket this year, as high sales prices and an inadequate supply of available housing have forced many prospective buyers to rent for the foreseeable future. Increased demand for housing, along with an improving economy, has competition for rental units soaring, and landlords are taking note, with the national median rent increasing 11.4% in 2021 so far, according to Apartment List.

New Listings increased 2.1 percent for Single Family but decreased 15.3 percent for Townhouse/Condo. Pending Sales decreased 0.4 percent for Single Family and 5.0 percent for Townhouse/Condo. Inventory decreased 16.1 percent for Single Family and 35.2 percent for Townhouse/Condo.

Median Sales Price increased 20.9 percent to \$335,000 for Single Family and 20.9 percent to \$211,500 for Townhouse/Condo. Days on Market decreased 58.6 percent for Single Family and 61.5 percent for Townhouse/Condo. Months Supply of Inventory decreased 23.1 percent for Single Family and 50.0 percent for Townhouse/Condo.

In new construction, home builders continue to struggle to meet buyer demand, as housing starts nationwide dropped 7% last month, according to the Commerce Department. Single-family home construction declined 4.5%, and multi-family home construction, which includes condos and apartment buildings, was also down, falling by 13%. Labor shortages, rising material costs, and supply-chain setbacks continue to challenge builders, with some projects temporarily paused due to availability and cost of materials.

Quick Facts

- 5.7%

Change in
Closed Sales
All Properties

+ 23.5%

Change in
Median Sales Price
All Properties

- 18.6%

Change in
Homes for Sale
All Properties

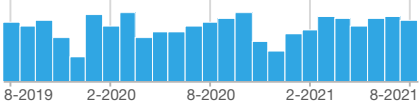
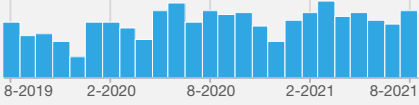
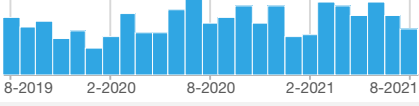
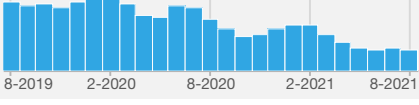
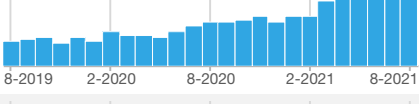
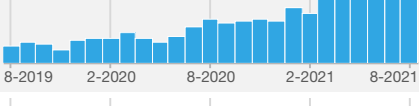
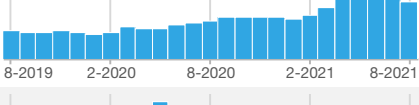
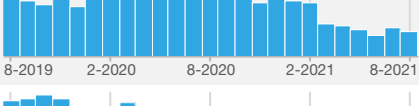
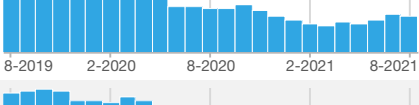
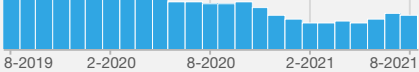
This report covers residential real estate activity in the Tucson Association of REALTORS® service area. Percent changes are calculated using rounded figures.

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

Single Family Market Overview

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



Key Metrics	Historical Sparkbars	8-2020	8-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		1,442	1,473	+ 2.1%	11,167	11,573	+ 3.6%
Pending Sales		1,344	1,339	- 0.4%	9,957	10,389	+ 4.3%
Closed Sales		1,175	1,111	- 5.4%	9,295	9,896	+ 6.5%
Days on Market Until Sale		29	12	- 58.6%	35	17	- 51.4%
Median Sales Price		\$277,000	\$335,000	+ 20.9%	\$260,000	\$322,200	+ 23.9%
Average Sales Price		\$346,506	\$405,179	+ 16.9%	\$315,558	\$400,545	+ 26.9%
Percent of List Price Received		99.5%	101.1%	+ 1.6%	98.9%	101.1%	+ 2.2%
Housing Affordability Index		139	117	- 15.8%	148	122	- 17.6%
Inventory of Homes for Sale		1,462	1,226	- 16.1%	—	—	—
Months Supply of Inventory		1.3	1.0	- 23.1%	—	—	—

Townhouse/Condo Market Overview

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



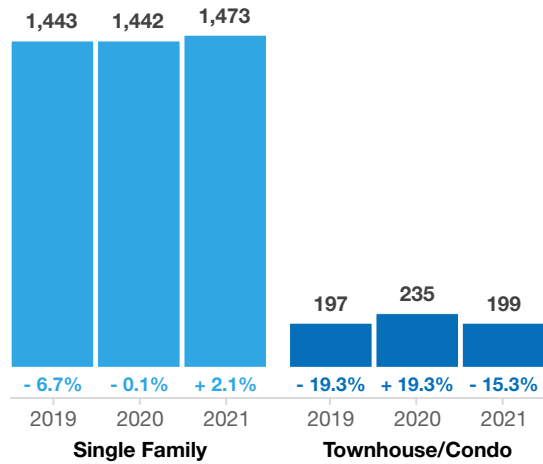
Key Metrics	Historical Sparkbars	8-2020	8-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		235	199	- 15.3%	1,798	1,896	+ 5.5%
Pending Sales		222	211	- 5.0%	1,560	1,787	+ 14.6%
Closed Sales		213	198	- 7.0%	1,448	1,737	+ 20.0%
Days on Market Until Sale		26	10	- 61.5%	28	14	- 50.0%
Median Sales Price		\$175,000	\$211,500	+ 20.9%	\$168,500	\$208,000	+ 23.4%
Average Sales Price		\$190,288	\$238,485	+ 25.3%	\$187,448	\$226,447	+ 20.8%
Percent of List Price Received		99.5%	101.3%	+ 1.8%	98.5%	101.1%	+ 2.6%
Housing Affordability Index		220	185	- 15.9%	229	188	- 17.9%
Inventory of Homes for Sale		216	140	- 35.2%	—	—	—
Months Supply of Inventory		1.2	0.6	- 50.0%	—	—	—

New Listings

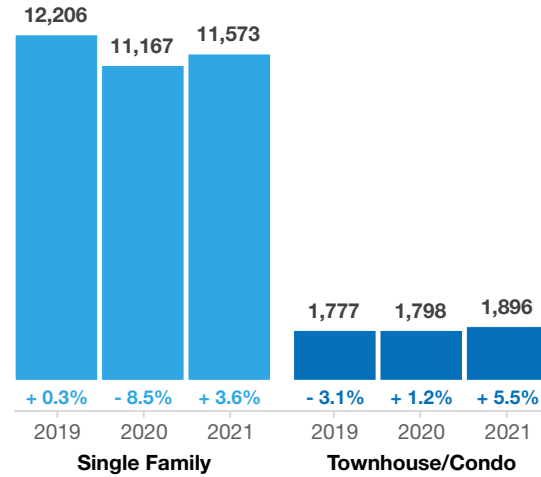
A count of the properties that have been newly listed on the market in a given month.



August

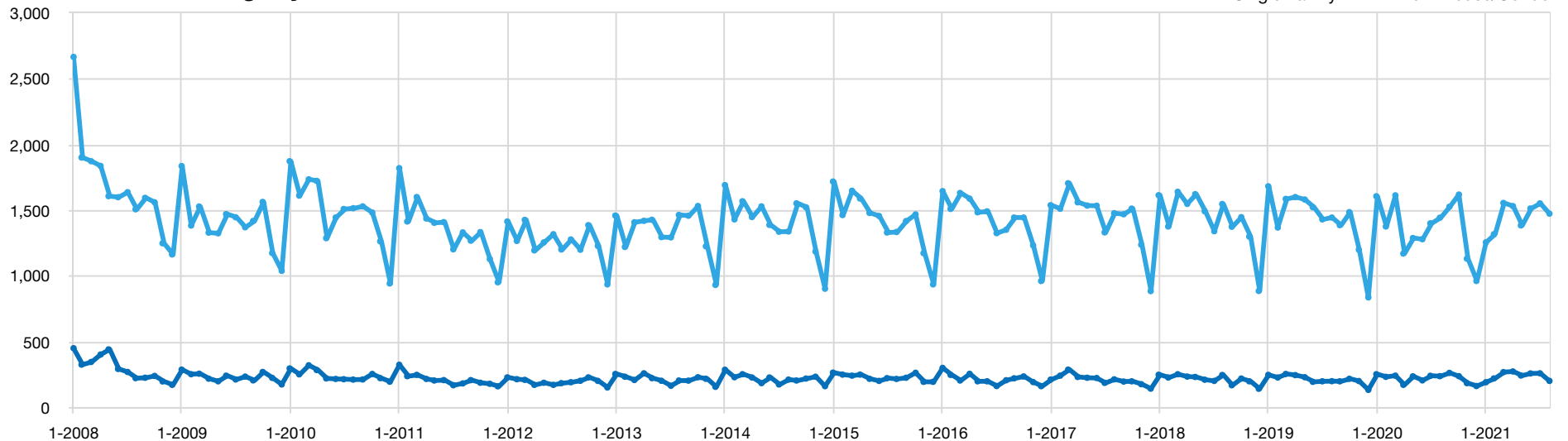


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2020	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	1,512	+ 18.3%	256	+ 26.1%
7-2021	1,551	+ 10.9%	257	+ 8.0%
8-2021	1,473	+ 2.1%	199	- 15.3%
12-Month Avg	1,401	+ 4.6%	228	+ 7.5%

Historical New Listings by Month

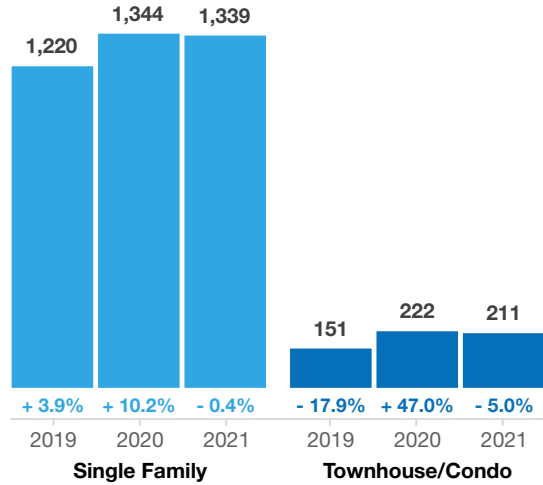


Pending Sales

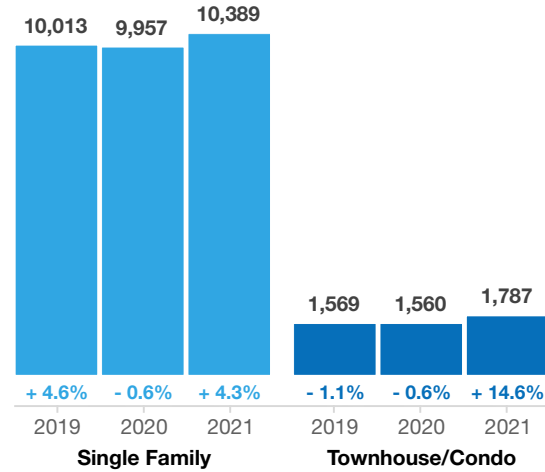
A count of the properties on which offers have been accepted in a given month.



August

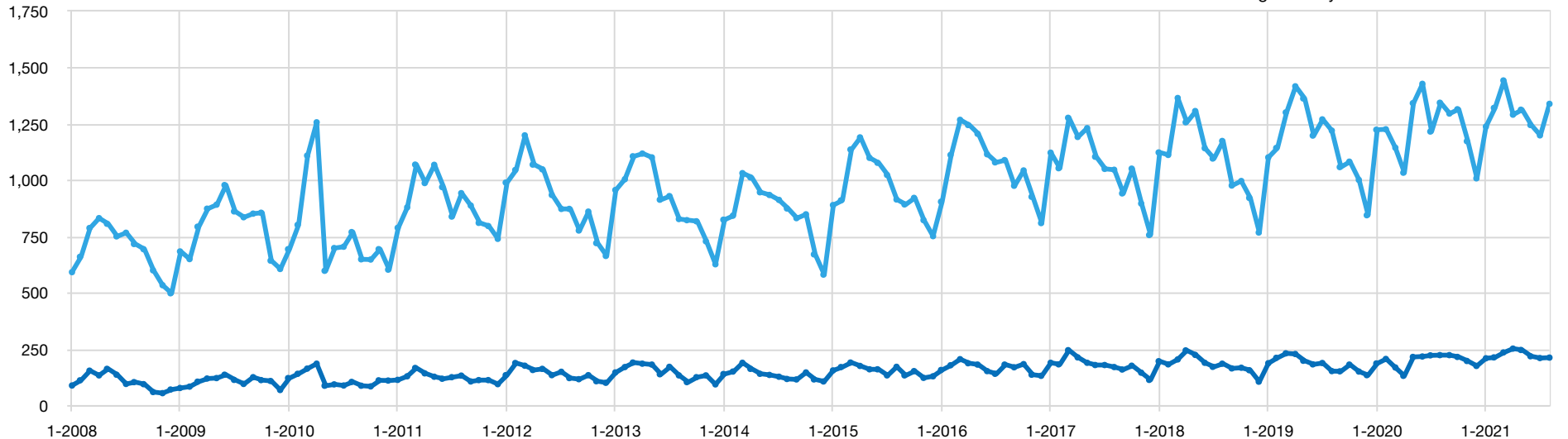


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2020	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	1,321	+ 7.7%	212	+ 3.4%
3-2021	1,443	+ 26.1%	234	+ 40.1%
4-2021	1,291	+ 25.0%	251	+ 93.1%
5-2021	1,313	- 2.2%	245	+ 14.5%
6-2021	1,245	- 12.8%	217	+ 0.5%
7-2021	1,199	- 1.4%	209	- 5.4%
8-2021	1,339	- 0.4%	211	- 5.0%
12-Month Avg	1,265	+ 8.9%	216	+ 19.3%

Historical Pending Sales by Month

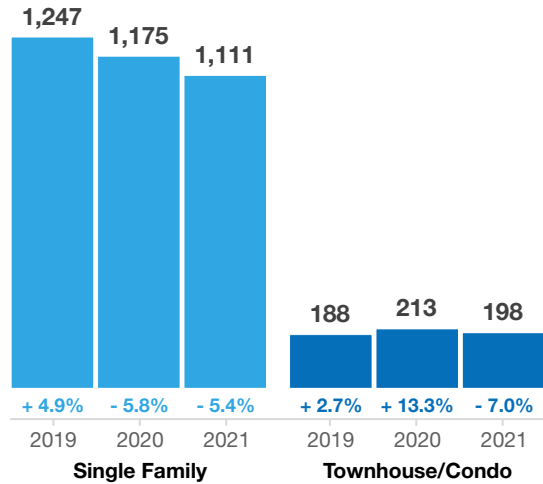


Closed Sales

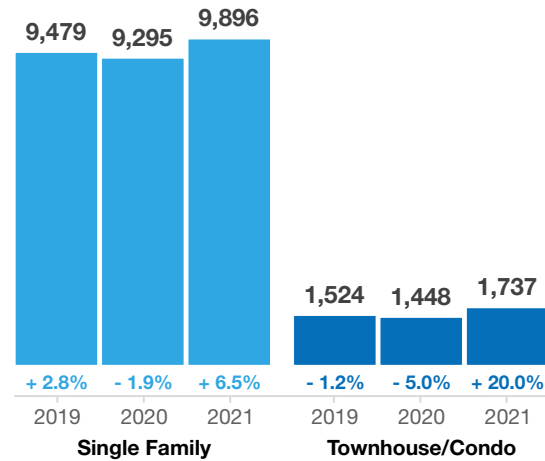
A count of the actual sales that closed in a given month.



August

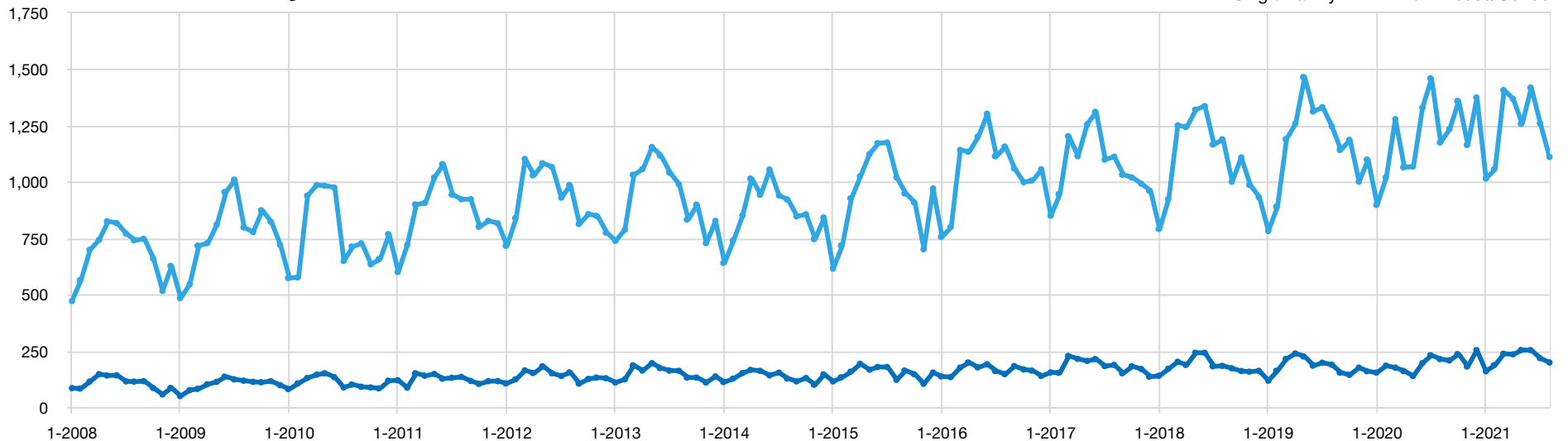


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2020	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	+ 13.0%	159	+ 3.9%
2-2021	1,056	+ 3.5%	186	+ 1.1%
3-2021	1,408	+ 10.1%	237	+ 35.4%
4-2021	1,369	+ 28.5%	234	+ 46.3%
5-2021	1,258	+ 17.8%	253	+ 83.3%
6-2021	1,419	+ 6.7%	253	+ 29.7%
7-2021	1,260	- 13.7%	217	- 5.7%
8-2021	1,111	- 5.4%	198	- 7.0%
12-Month Avg	1,253	+ 9.5%	218	+ 26.0%

Historical Closed Sales by Month

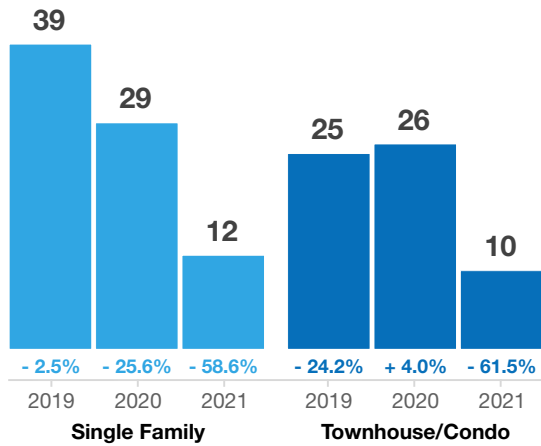


Days on Market Until Sale

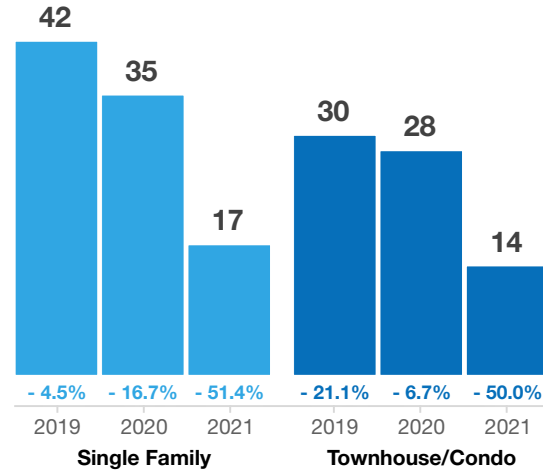
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



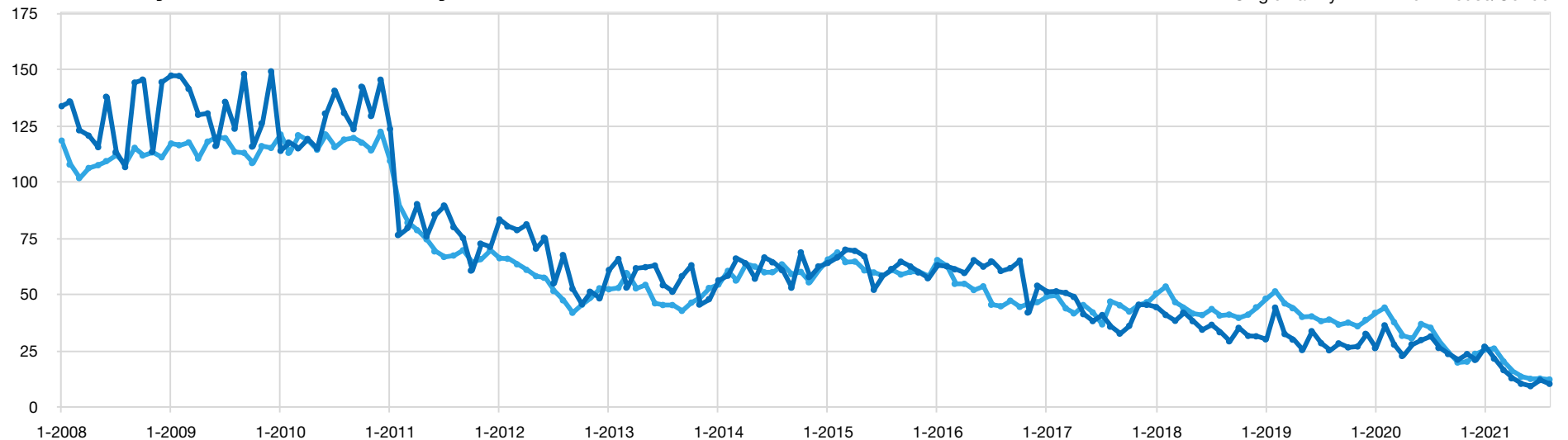
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2020	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	-40.5%	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%
7-2021	12	-65.7%	12	-61.3%
8-2021	12	-58.6%	10	-61.5%
12-Month Avg*	18	-49.0%	17	-41.7%

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

Historical Days on Market Until Sale by Month

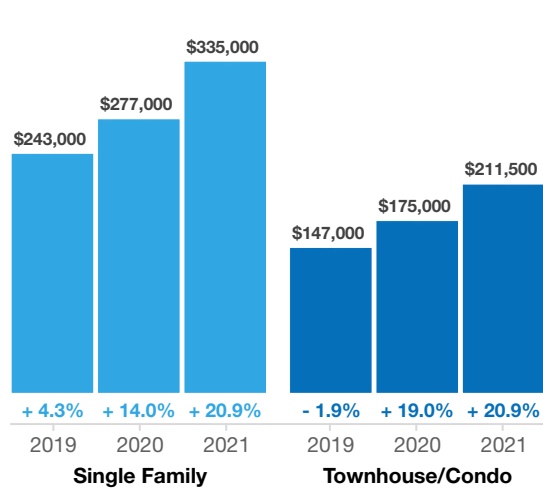


Median Sales Price

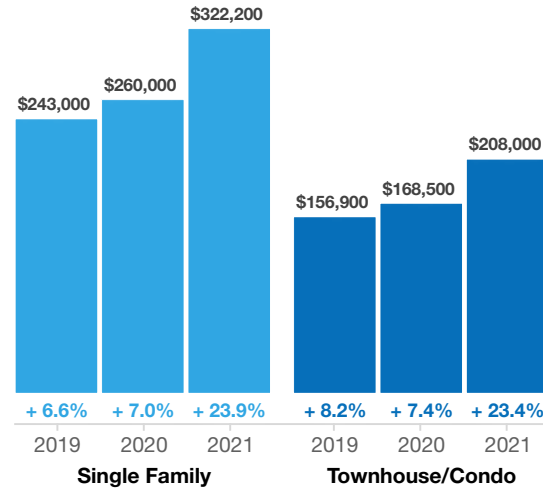
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



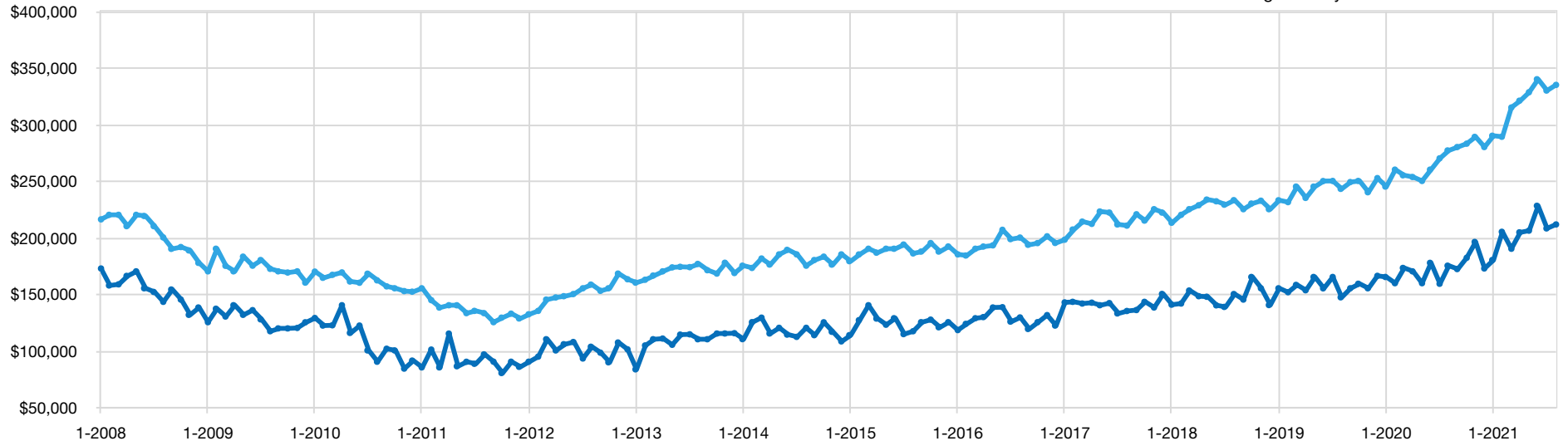
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	\$206,000	+ 29.2%
6-2021	\$340,000	+ 30.8%	\$228,000	+ 28.5%
7-2021	\$330,000	+ 22.2%	\$208,000	+ 30.8%
8-2021	\$335,000	+ 20.9%	\$211,500	+ 20.9%
12-Month Avg*	\$310,000	+ 21.6%	\$199,950	+ 21.2%

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

Historical Median Sales Price by Month

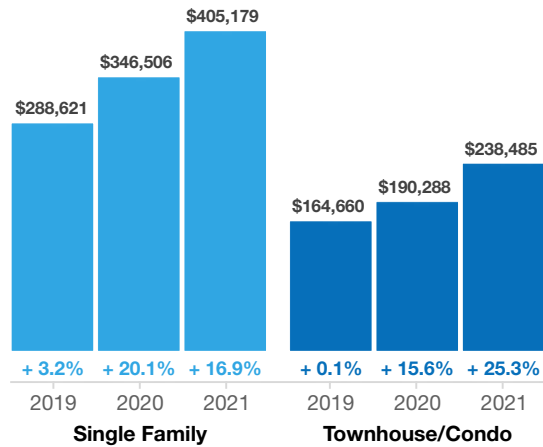


Average Sales Price

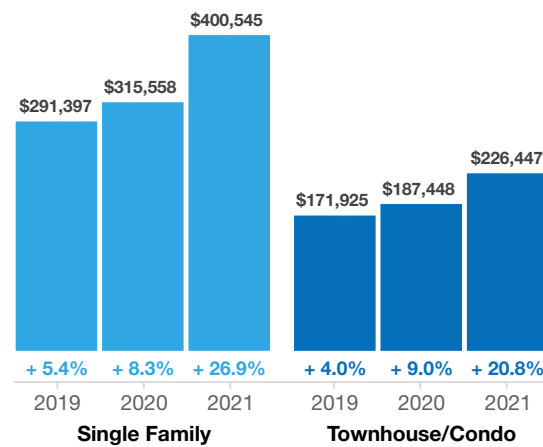
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



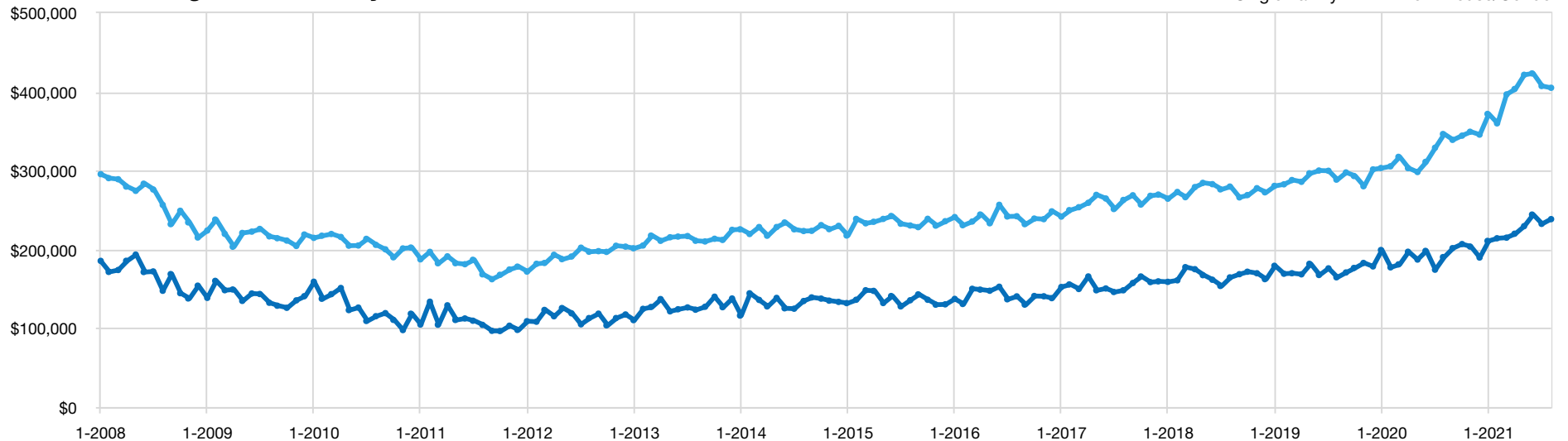
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$396,781	+ 25.0%	\$214,982	+ 18.7%
4-2021	\$403,609	+ 33.1%	\$219,968	+ 11.6%
5-2021	\$421,663	+ 41.4%	\$229,559	+ 22.6%
6-2021	\$423,430	+ 36.1%	\$244,263	+ 23.3%
7-2021	\$407,426	+ 23.8%	\$232,486	+ 33.4%
8-2021	\$405,179	+ 16.9%	\$238,485	+ 25.3%
12-Month Avg*	\$381,447	+ 23.7%	\$217,596	+ 18.0%

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

Historical Average Sales Price by Month

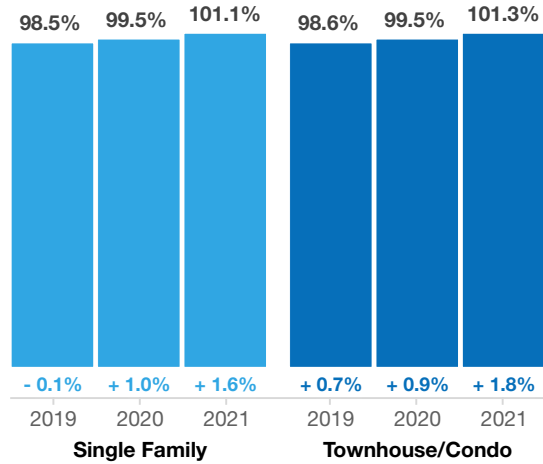


Percent of List Price Received

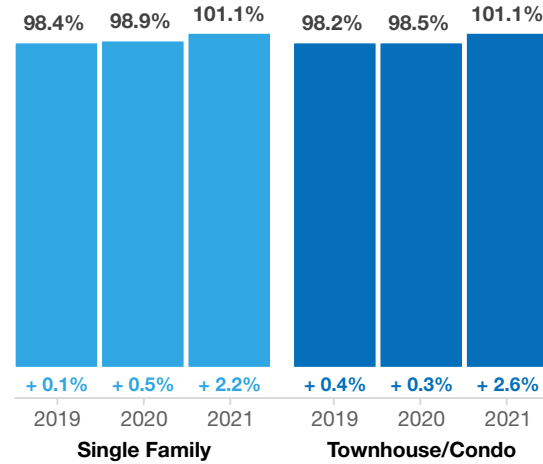
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



August



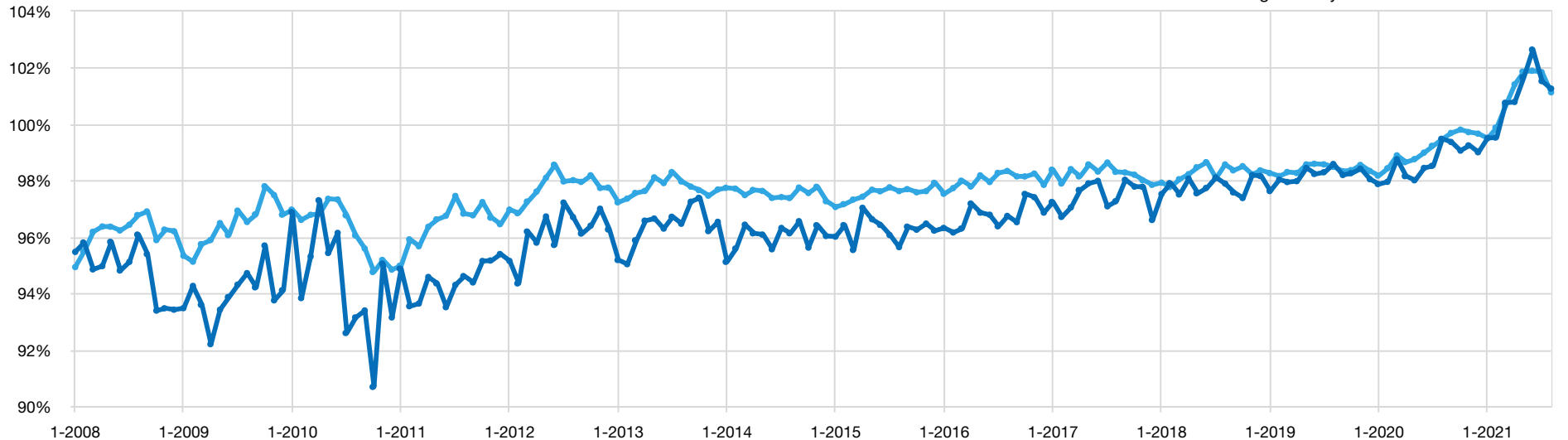
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
7-2021	101.8%	+ 2.6%	101.5%	+ 3.0%
8-2021	101.1%	+ 1.6%	101.3%	+ 1.8%
12-Month Avg*	100.6%	+ 1.9%	100.4%	+ 2.1%

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

Historical Percent of List Price Received by Month

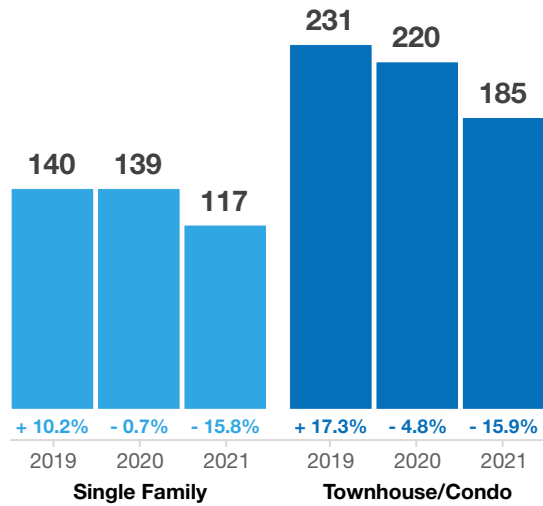


Housing Affordability Index

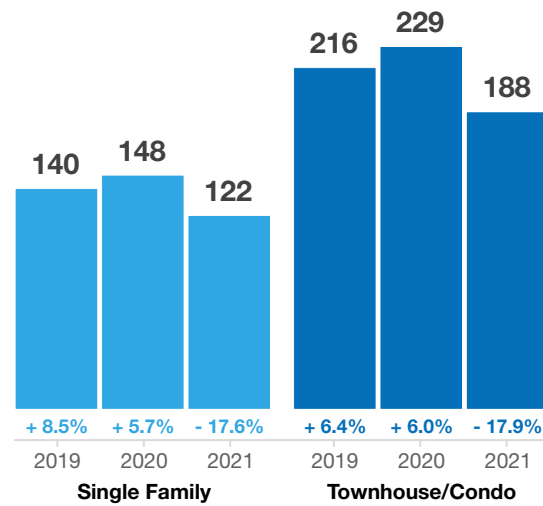
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



August

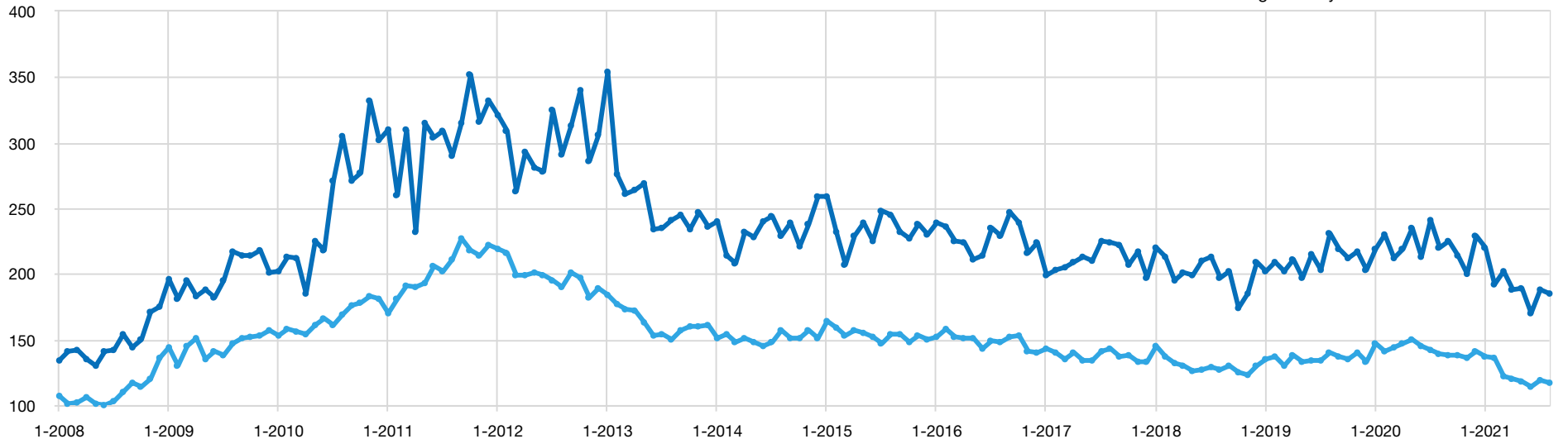


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2020	138	+ 0.7%	225	+ 2.7%
10-2020	138	+ 2.2%	214	+ 0.9%
11-2020	136	- 2.9%	200	- 7.8%
12-2020	141	+ 6.0%	229	+ 12.8%
1-2021	137	- 6.8%	220	+ 0.5%
2-2021	136	- 3.5%	192	- 16.5%
3-2021	122	- 15.3%	202	- 4.7%
4-2021	120	- 18.4%	188	- 14.2%
5-2021	118	- 21.3%	189	- 19.6%
6-2021	114	- 21.4%	170	- 20.2%
7-2021	119	- 16.2%	188	- 22.0%
8-2021	117	- 15.8%	185	- 15.9%
12-Month Avg	128	- 9.9%	200	- 9.1%

Historical Housing Affordability Index by Month

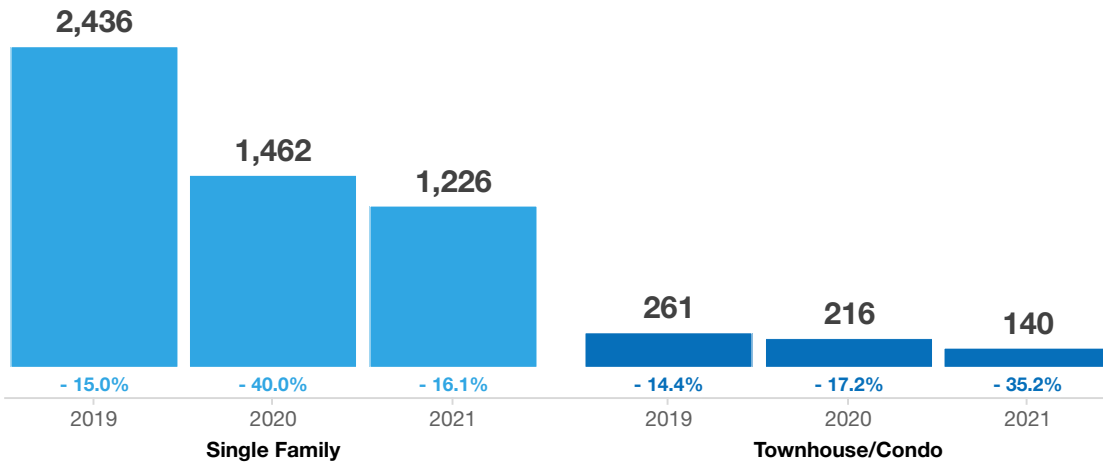


Inventory of Homes for Sale

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

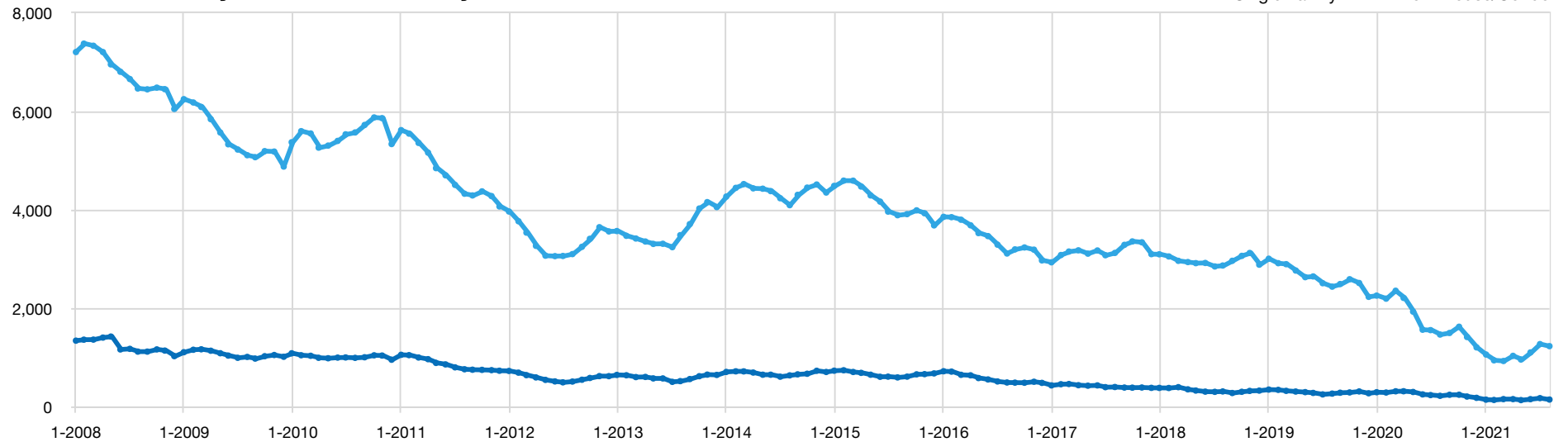


August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2020	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	938	- 57.2%	132	- 53.4%
3-2021	924	- 60.7%	149	- 51.6%
4-2021	1,029	- 53.4%	149	- 51.8%
5-2021	954	- 50.5%	129	- 56.1%
6-2021	1,098	- 29.6%	148	- 39.6%
7-2021	1,268	- 18.3%	169	- 26.8%
8-2021	1,226	- 16.1%	140	- 35.2%
12-Month Avg	1,185	- 43.8%	167	- 39.5%

Historical Inventory of Homes for Sale by Month

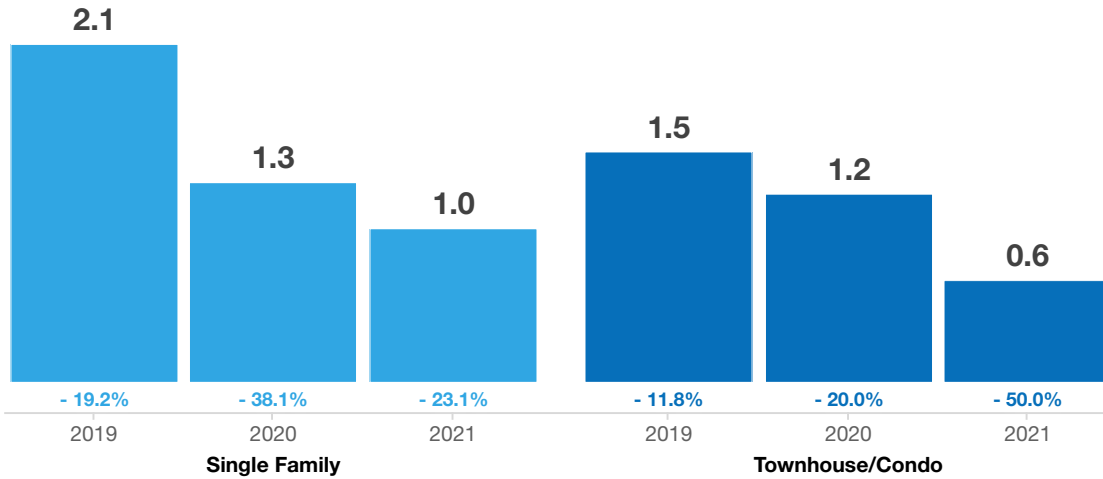


Months Supply of Inventory

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



August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2020	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%
7-2021	1.0	- 23.1%	0.8	- 38.5%
8-2021	1.0	- 23.1%	0.6	- 50.0%
12-Month Avg*	1.0	- 47.5%	0.8	- 47.1%

* Months Supply for all properties from September 2020 through August 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	8-2020	8-2021	% Change	YTD 2020	YTD 2021	% Change
New Listings		1,677	1,672	- 0.3%	12,965	13,469	+ 3.9%
Pending Sales		1,566	1,550	- 1.0%	11,517	12,176	+ 5.7%
Closed Sales		1,388	1,309	- 5.7%	10,743	11,633	+ 8.3%
Days on Market Until Sale		28	12	- 57.1%	34	16	- 52.9%
Median Sales Price		\$260,000	\$321,100	+ 23.5%	\$249,900	\$305,000	+ 22.0%
Average Sales Price		\$322,533	\$379,965	+ 17.8%	\$298,289	\$374,547	+ 25.6%
Percent of List Price Received		99.5%	101.2%	+ 1.7%	98.8%	101.1%	+ 2.3%
Housing Affordability Index		148	122	- 17.6%	154	128	- 16.9%
Inventory of Homes for Sale		1,678	1,366	- 18.6%	—	—	—
Months Supply of Inventory		1.2	0.9	- 25.0%	—	—	—

Tucson - Central

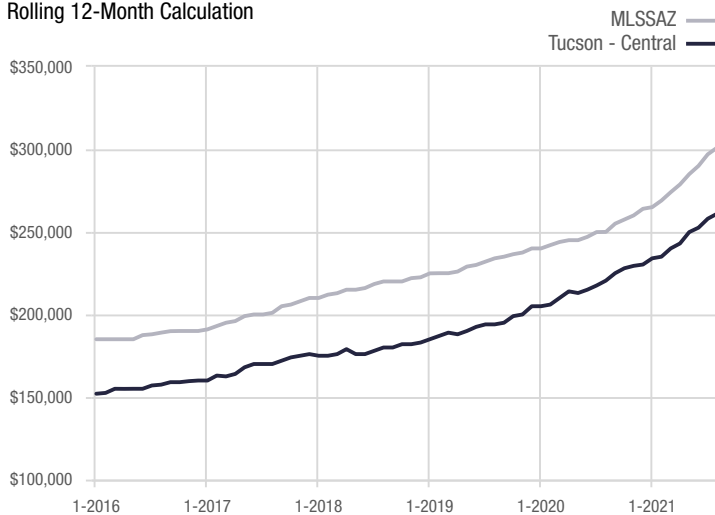
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	238	254	+ 6.7%	1,763	1,780	+ 1.0%
Pending Sales	189	216	+ 14.3%	1,442	1,485	+ 3.0%
Closed Sales	150	174	+ 16.0%	1,349	1,426	+ 5.7%
Days on Market Until Sale	31	11	- 64.5%	31	16	- 48.4%
Median Sales Price*	\$240,000	\$288,000	+ 20.0%	\$226,777	\$275,000	+ 21.3%
Average Sales Price*	\$262,222	\$315,207	+ 20.2%	\$254,609	\$315,926	+ 24.1%
Percent of List Price Received*	99.2%	101.0%	+ 1.8%	98.9%	101.2%	+ 2.3%
Inventory of Homes for Sale	279	223	- 20.1%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	55	58	+ 5.5%	406	470	+ 15.8%
Pending Sales	43	60	+ 39.5%	332	429	+ 29.2%
Closed Sales	49	51	+ 4.1%	302	388	+ 28.5%
Days on Market Until Sale	15	12	- 20.0%	27	17	- 37.0%
Median Sales Price*	\$149,000	\$175,000	+ 17.4%	\$140,048	\$175,825	+ 25.5%
Average Sales Price*	\$155,767	\$187,601	+ 20.4%	\$150,706	\$184,902	+ 22.7%
Percent of List Price Received*	99.7%	101.8%	+ 2.1%	98.0%	101.8%	+ 3.9%
Inventory of Homes for Sale	59	43	- 27.1%	—	—	—
Months Supply of Inventory	1.6	0.9	- 43.8%	—	—	—

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

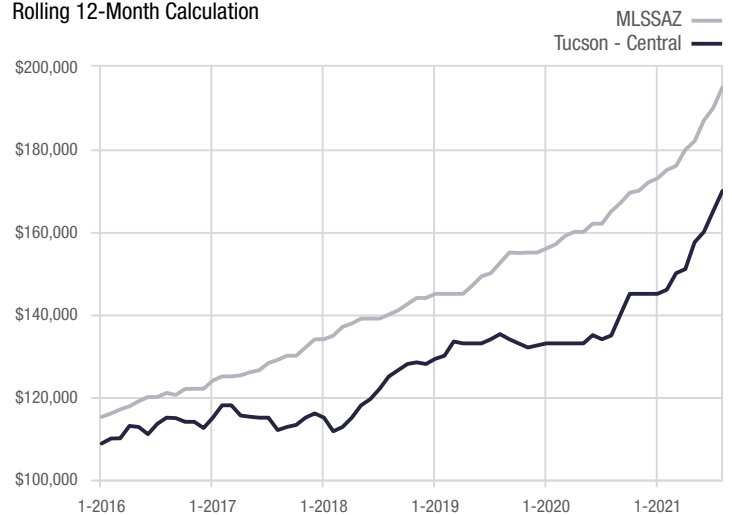
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Tucson - East

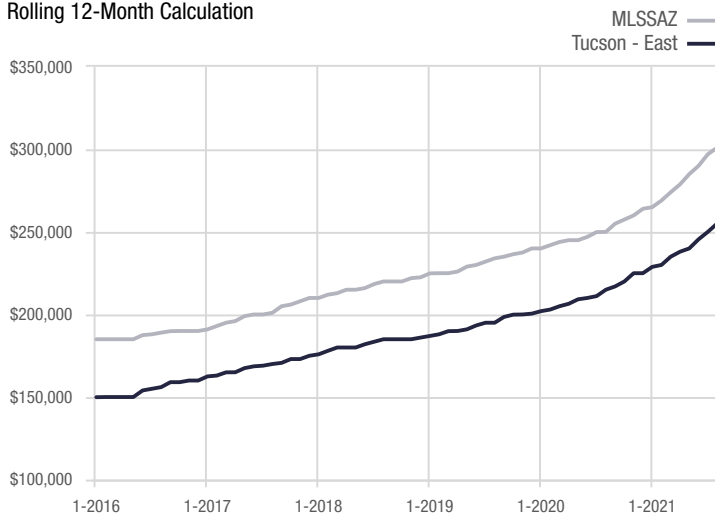
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	161	173	+ 7.5%	1,209	1,314	+ 8.7%
Pending Sales	146	157	+ 7.5%	1,112	1,194	+ 7.4%
Closed Sales	131	132	+ 0.8%	1,027	1,118	+ 8.9%
Days on Market Until Sale	18	8	- 55.6%	24	12	- 50.0%
Median Sales Price*	\$237,500	\$287,250	+ 20.9%	\$219,000	\$265,000	+ 21.0%
Average Sales Price*	\$256,482	\$328,000	+ 27.9%	\$236,304	\$289,722	+ 22.6%
Percent of List Price Received*	100.6%	102.4%	+ 1.8%	99.4%	101.6%	+ 2.2%
Inventory of Homes for Sale	101	120	+ 18.8%	—	—	—
Months Supply of Inventory	0.8	0.8	0.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	34	30	- 11.8%	273	296	+ 8.4%
Pending Sales	31	40	+ 29.0%	256	288	+ 12.5%
Closed Sales	34	29	- 14.7%	235	268	+ 14.0%
Days on Market Until Sale	19	8	- 57.9%	29	11	- 62.1%
Median Sales Price*	\$167,650	\$186,000	+ 10.9%	\$145,000	\$172,750	+ 19.1%
Average Sales Price*	\$161,990	\$180,207	+ 11.2%	\$137,475	\$169,960	+ 23.6%
Percent of List Price Received*	100.9%	101.5%	+ 0.6%	99.1%	101.4%	+ 2.3%
Inventory of Homes for Sale	29	12	- 58.6%	—	—	—
Months Supply of Inventory	1.0	0.4	- 60.0%	—	—	—

* 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.

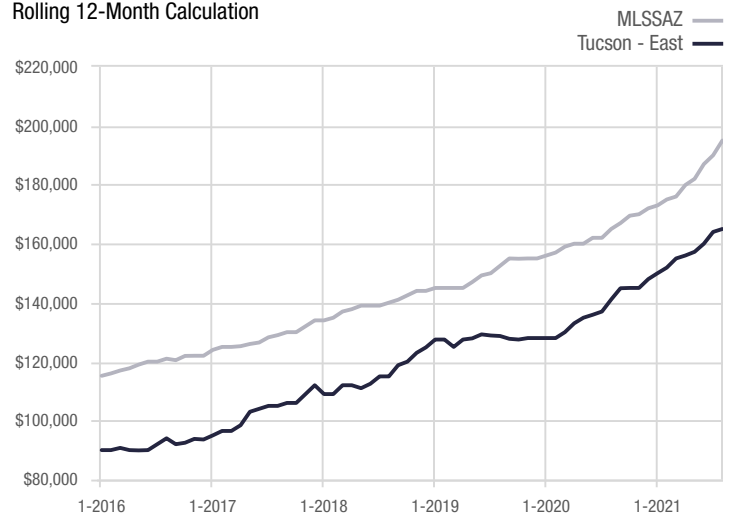
Median Sales Price - Single-Family

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.

Local Market Update – August 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - North

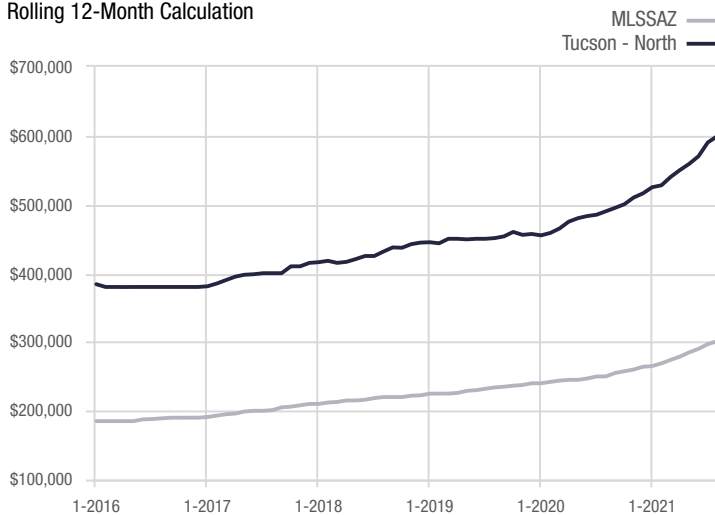
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	117	112	- 4.3%	1,029	954	- 7.3%
Pending Sales	108	95	- 12.0%	811	824	+ 1.6%
Closed Sales	107	74	- 30.8%	772	806	+ 4.4%
Days on Market Until Sale	49	14	- 71.4%	44	23	- 47.7%
Median Sales Price*	\$512,000	\$625,000	+ 22.1%	\$505,000	\$625,950	+ 24.0%
Average Sales Price*	\$685,159	\$685,651	+ 0.1%	\$577,578	\$752,918	+ 30.4%
Percent of List Price Received*	98.4%	101.5%	+ 3.2%	97.8%	100.9%	+ 3.2%
Inventory of Homes for Sale	180	118	- 34.4%	—	—	—
Months Supply of Inventory	2.0	1.2	- 40.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	64	44	- 31.3%	494	494	0.0%
Pending Sales	64	47	- 26.6%	432	464	+ 7.4%
Closed Sales	50	50	0.0%	400	469	+ 17.3%
Days on Market Until Sale	29	9	- 69.0%	30	14	- 53.3%
Median Sales Price*	\$206,450	\$279,050	+ 35.2%	\$195,000	\$248,000	+ 27.2%
Average Sales Price*	\$227,354	\$324,775	+ 42.8%	\$220,924	\$284,401	+ 28.7%
Percent of List Price Received*	99.2%	100.2%	+ 1.0%	98.3%	100.8%	+ 2.5%
Inventory of Homes for Sale	56	38	- 32.1%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

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

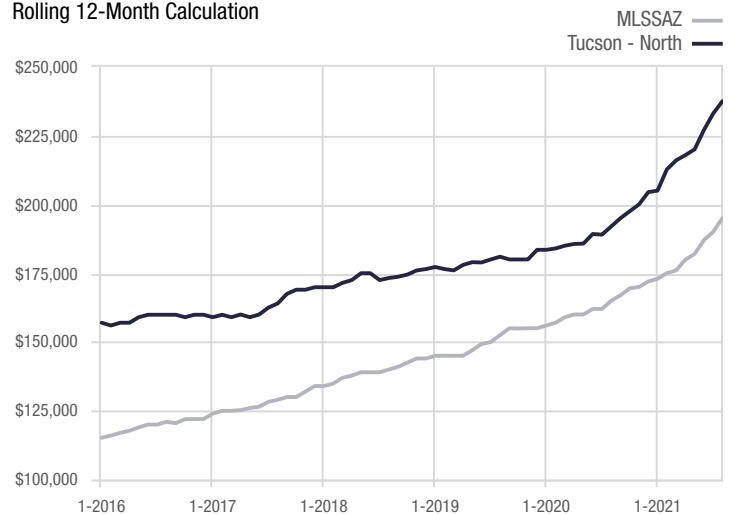
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Tucson - Northeast

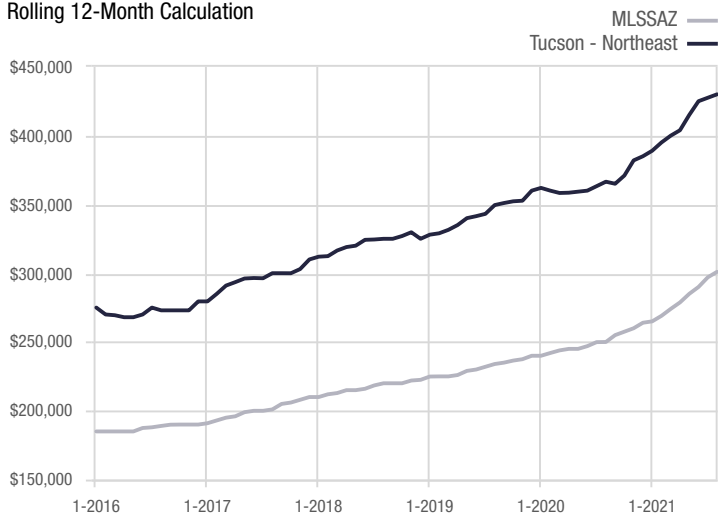
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	78	56	- 28.2%	511	533	+ 4.3%
Pending Sales	80	54	- 32.5%	447	490	+ 9.6%
Closed Sales	55	61	+ 10.9%	393	472	+ 20.1%
Days on Market Until Sale	28	14	- 50.0%	35	15	- 57.1%
Median Sales Price*	\$378,000	\$470,000	+ 24.3%	\$370,000	\$450,870	+ 21.9%
Average Sales Price*	\$430,618	\$582,934	+ 35.4%	\$423,838	\$554,893	+ 30.9%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	98.5%	100.7%	+ 2.2%
Inventory of Homes for Sale	77	48	- 37.7%	—	—	—
Months Supply of Inventory	1.6	0.8	- 50.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	15	21	+ 40.0%	142	193	+ 35.9%
Pending Sales	14	19	+ 35.7%	118	178	+ 50.8%
Closed Sales	20	22	+ 10.0%	124	177	+ 42.7%
Days on Market Until Sale	20	9	- 55.0%	22	13	- 40.9%
Median Sales Price*	\$143,450	\$162,950	+ 13.6%	\$156,500	\$153,000	- 2.2%
Average Sales Price*	\$154,590	\$211,473	+ 36.8%	\$158,618	\$179,177	+ 13.0%
Percent of List Price Received*	97.7%	101.5%	+ 3.9%	97.9%	100.4%	+ 2.6%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

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

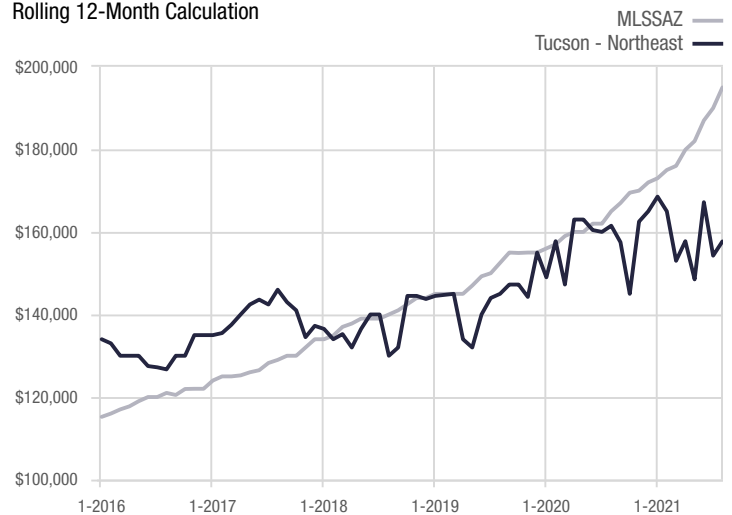
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Tucson - Northwest

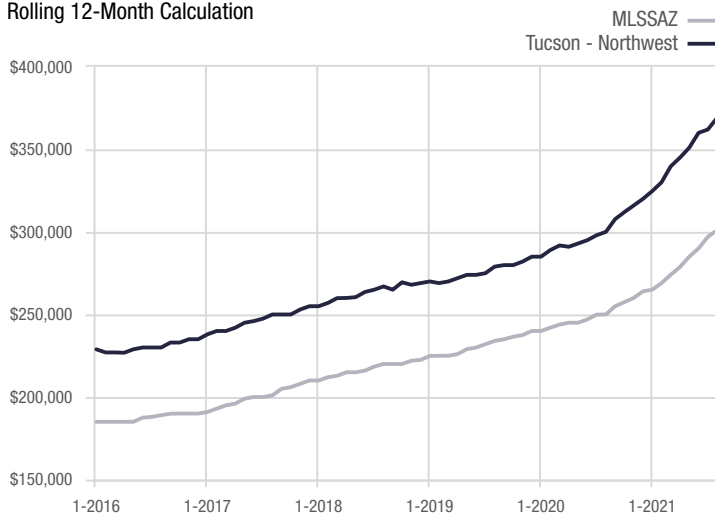
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	317	266	- 16.1%	2,297	2,347	+ 2.2%
Pending Sales	286	259	- 9.4%	2,044	2,190	+ 7.1%
Closed Sales	239	220	- 7.9%	1,918	2,130	+ 11.1%
Days on Market Until Sale	31	13	- 58.1%	38	17	- 55.3%
Median Sales Price*	\$340,000	\$408,600	+ 20.2%	\$309,995	\$386,000	+ 24.5%
Average Sales Price*	\$398,190	\$502,062	+ 26.1%	\$366,112	\$470,796	+ 28.6%
Percent of List Price Received*	99.3%	100.9%	+ 1.6%	98.8%	101.0%	+ 2.2%
Inventory of Homes for Sale	329	219	- 33.4%	—	—	—
Months Supply of Inventory	1.4	0.8	- 42.9%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	32	14	- 56.3%	261	223	- 14.6%
Pending Sales	34	16	- 52.9%	217	223	+ 2.8%
Closed Sales	30	22	- 26.7%	207	228	+ 10.1%
Days on Market Until Sale	53	12	- 77.4%	35	13	- 62.9%
Median Sales Price*	\$238,450	\$301,500	+ 26.4%	\$241,000	\$290,000	+ 20.3%
Average Sales Price*	\$264,444	\$312,491	+ 18.2%	\$253,982	\$296,048	+ 16.6%
Percent of List Price Received*	99.6%	100.8%	+ 1.2%	98.8%	101.1%	+ 2.3%
Inventory of Homes for Sale	42	8	- 81.0%	—	—	—
Months Supply of Inventory	1.6	0.3	- 81.3%	—	—	—

* 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.

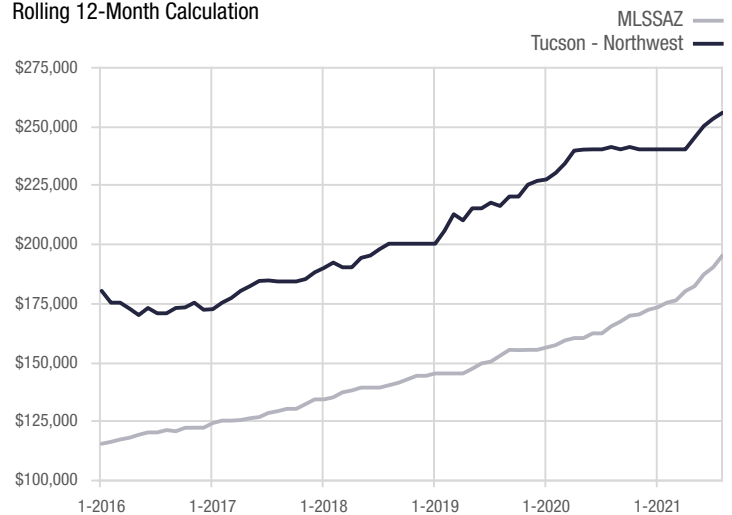
Median Sales Price - Single-Family

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.

Tucson - South

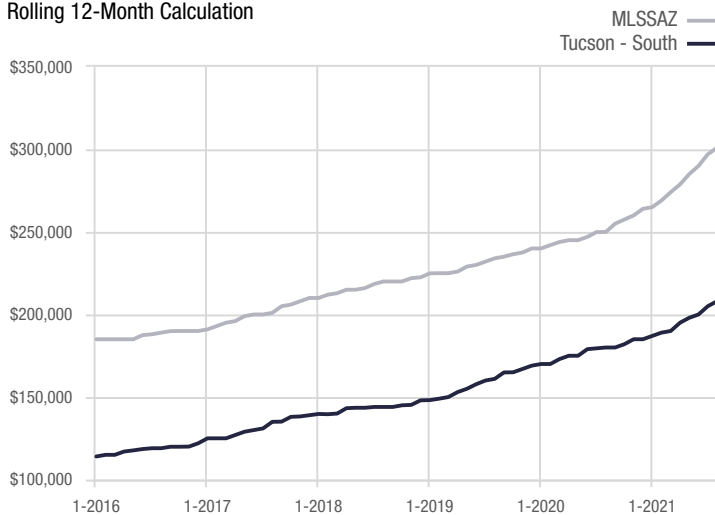
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	68	88	+ 29.4%	654	674	+ 3.1%
Pending Sales	71	78	+ 9.9%	614	600	- 2.3%
Closed Sales	67	58	- 13.4%	578	561	- 2.9%
Days on Market Until Sale	13	9	- 30.8%	26	11	- 57.7%
Median Sales Price*	\$185,000	\$232,250	+ 25.5%	\$180,000	\$215,000	+ 19.4%
Average Sales Price*	\$179,495	\$237,693	+ 32.4%	\$177,936	\$214,743	+ 20.7%
Percent of List Price Received*	99.4%	101.0%	+ 1.6%	99.2%	101.3%	+ 2.1%
Inventory of Homes for Sale	55	62	+ 12.7%	—	—	—
Months Supply of Inventory	0.7	0.9	+ 28.6%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	7	7	0.0%	45	48	+ 6.7%
Pending Sales	8	6	- 25.0%	39	46	+ 17.9%
Closed Sales	5	7	+ 40.0%	35	51	+ 45.7%
Days on Market Until Sale	4	7	+ 75.0%	18	13	- 27.8%
Median Sales Price*	\$128,000	\$160,000	+ 25.0%	\$129,000	\$155,000	+ 20.2%
Average Sales Price*	\$128,580	\$162,429	+ 26.3%	\$129,583	\$156,353	+ 20.7%
Percent of List Price Received*	99.5%	101.5%	+ 2.0%	97.7%	100.6%	+ 3.0%
Inventory of Homes for Sale	4	5	+ 25.0%	—	—	—
Months Supply of Inventory	0.9	0.9	0.0%	—	—	—

* 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.

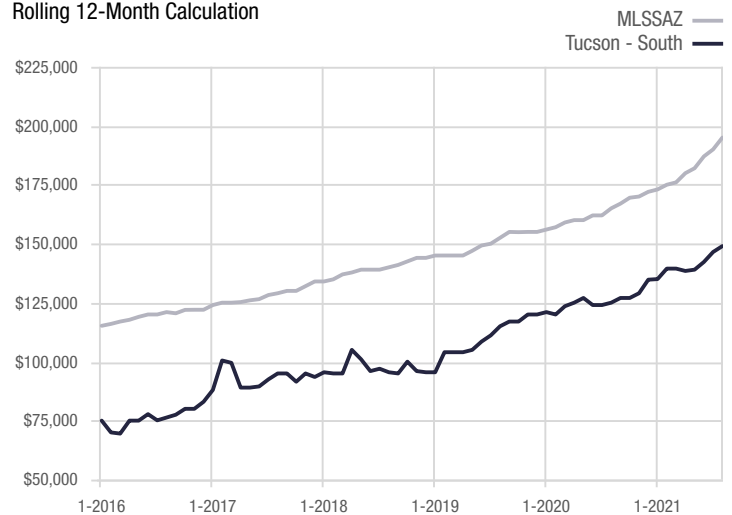
Median Sales Price - Single-Family

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.

Local Market Update – August 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Southeast

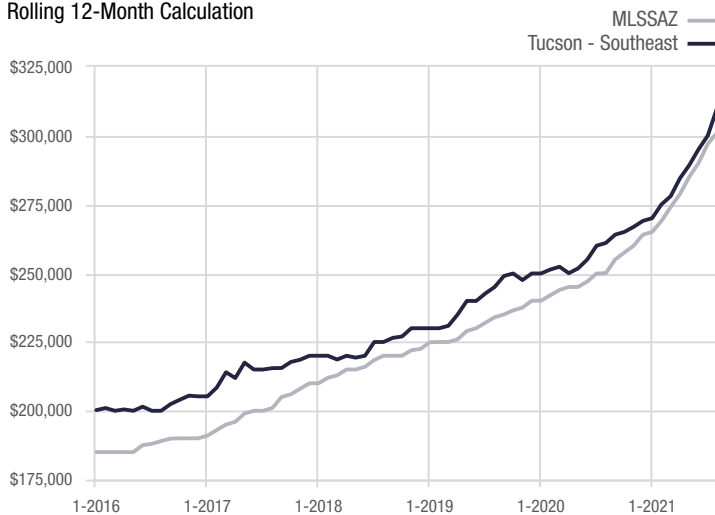
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	39	54	+ 38.5%	355	423	+ 19.2%
Pending Sales	39	48	+ 23.1%	350	392	+ 12.0%
Closed Sales	47	44	- 6.4%	329	368	+ 11.9%
Days on Market Until Sale	20	9	- 55.0%	34	14	- 58.8%
Median Sales Price*	\$264,578	\$328,750	+ 24.3%	\$265,000	\$320,000	+ 20.8%
Average Sales Price*	\$283,342	\$346,744	+ 22.4%	\$283,403	\$342,232	+ 20.8%
Percent of List Price Received*	100.1%	102.0%	+ 1.9%	99.2%	101.4%	+ 2.2%
Inventory of Homes for Sale	29	37	+ 27.6%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	3	1	- 66.7%	10	9	- 10.0%
Pending Sales	3	1	- 66.7%	11	8	- 27.3%
Closed Sales	1	0	- 100.0%	8	5	- 37.5%
Days on Market Until Sale	2	—	—	20	4	- 80.0%
Median Sales Price*	\$165,000	—	—	\$161,500	\$200,000	+ 23.8%
Average Sales Price*	\$165,000	—	—	\$178,144	\$208,600	+ 17.1%
Percent of List Price Received*	100.0%	—	—	98.8%	100.3%	+ 1.5%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

* 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.

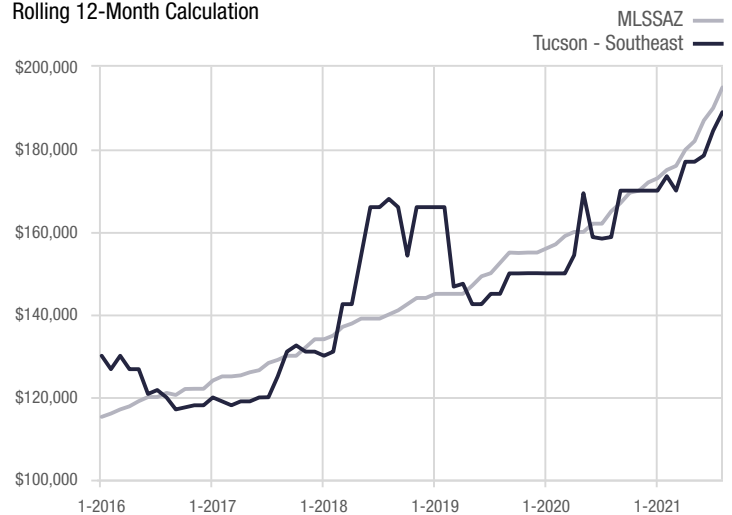
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Tucson - Southwest

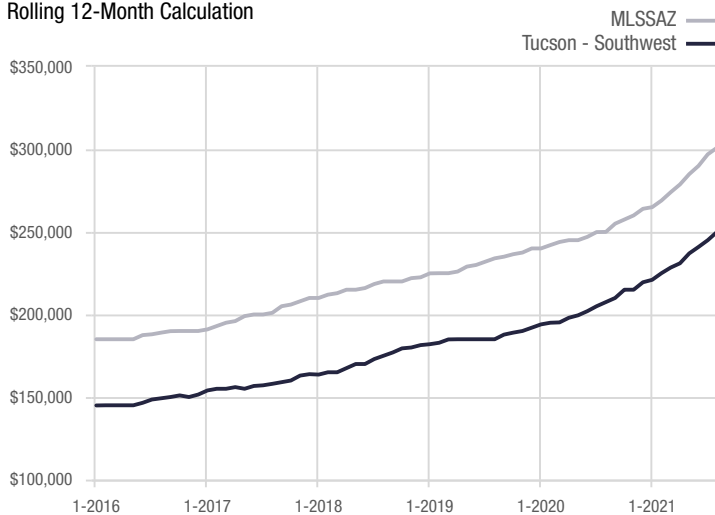
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	66	76	+ 15.2%	606	646	+ 6.6%
Pending Sales	67	81	+ 20.9%	567	601	+ 6.0%
Closed Sales	70	76	+ 8.6%	538	552	+ 2.6%
Days on Market Until Sale	37	6	- 83.8%	35	15	- 57.1%
Median Sales Price*	\$218,250	\$280,000	+ 28.3%	\$209,500	\$260,000	+ 24.1%
Average Sales Price*	\$234,265	\$293,318	+ 25.2%	\$220,397	\$270,621	+ 22.8%
Percent of List Price Received*	99.9%	101.1%	+ 1.2%	99.4%	101.3%	+ 1.9%
Inventory of Homes for Sale	59	47	- 20.3%	—	—	—
Months Supply of Inventory	0.9	0.6	- 33.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	6	5	- 16.7%	24	31	+ 29.2%
Pending Sales	3	4	+ 33.3%	21	29	+ 38.1%
Closed Sales	5	6	+ 20.0%	20	26	+ 30.0%
Days on Market Until Sale	17	7	- 58.8%	24	9	- 62.5%
Median Sales Price*	\$162,000	\$179,250	+ 10.6%	\$140,000	\$175,000	+ 25.0%
Average Sales Price*	\$131,400	\$173,167	+ 31.8%	\$130,815	\$159,588	+ 22.0%
Percent of List Price Received*	95.7%	102.7%	+ 7.3%	99.7%	100.8%	+ 1.1%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.5	0.3	- 80.0%	—	—	—

* 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.

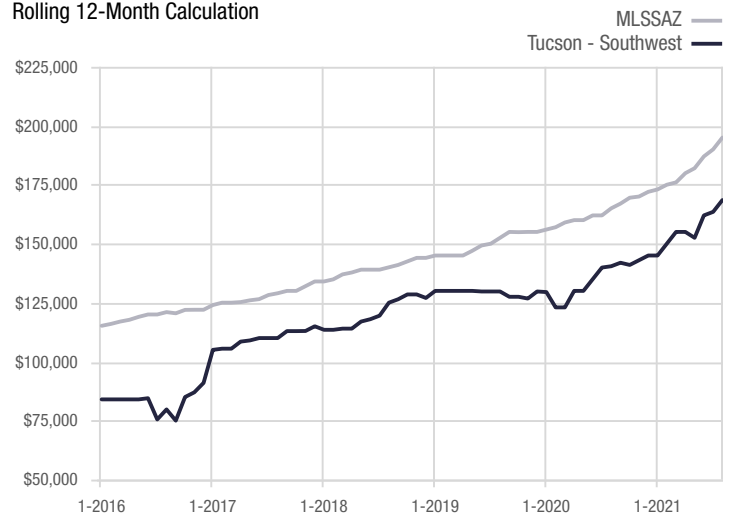
Median Sales Price - Single-Family

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.

Local Market Update – August 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Upper Northwest

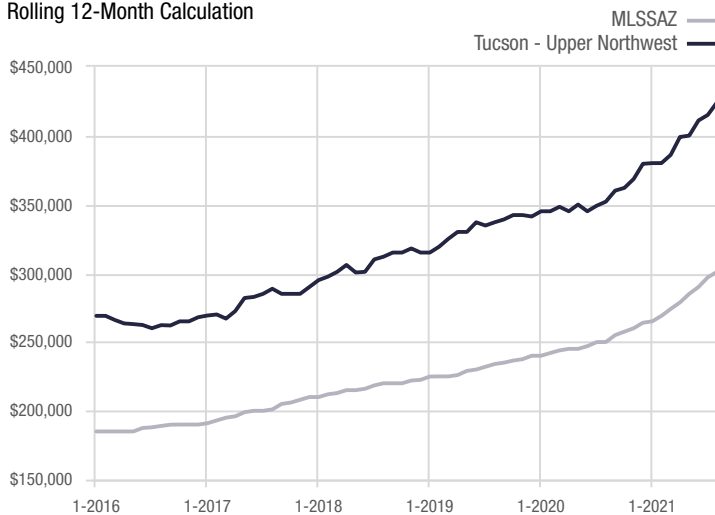
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	61	52	- 14.8%	422	445	+ 5.5%
Pending Sales	48	43	- 10.4%	347	423	+ 21.9%
Closed Sales	46	47	+ 2.2%	345	423	+ 22.6%
Days on Market Until Sale	32	13	- 59.4%	47	28	- 40.4%
Median Sales Price*	\$368,450	\$475,000	+ 28.9%	\$365,000	\$434,000	+ 18.9%
Average Sales Price*	\$399,827	\$517,076	+ 29.3%	\$379,515	\$480,322	+ 26.6%
Percent of List Price Received*	97.9%	99.6%	+ 1.7%	97.7%	99.7%	+ 2.0%
Inventory of Homes for Sale	92	56	- 39.1%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	2	2	0.0%	25	36	+ 44.0%
Pending Sales	2	3	+ 50.0%	24	37	+ 54.2%
Closed Sales	5	3	- 40.0%	23	37	+ 60.9%
Days on Market Until Sale	57	15	- 73.7%	40	30	- 25.0%
Median Sales Price*	\$290,000	\$342,500	+ 18.1%	\$290,000	\$350,000	+ 20.7%
Average Sales Price*	\$295,580	\$340,500	+ 15.2%	\$436,161	\$423,959	- 2.8%
Percent of List Price Received*	99.2%	99.8%	+ 0.6%	98.3%	99.1%	+ 0.8%
Inventory of Homes for Sale	3	0	- 100.0%	—	—	—
Months Supply of Inventory	1.2	—	—	—	—	—

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

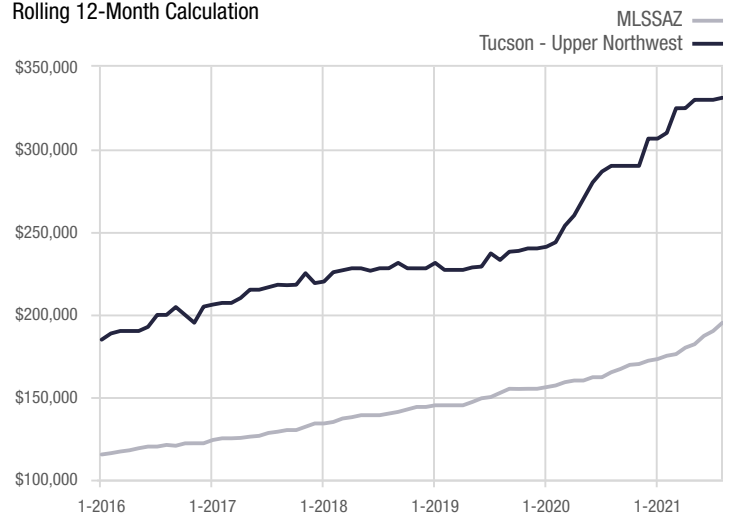
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Tucson - Upper Southeast

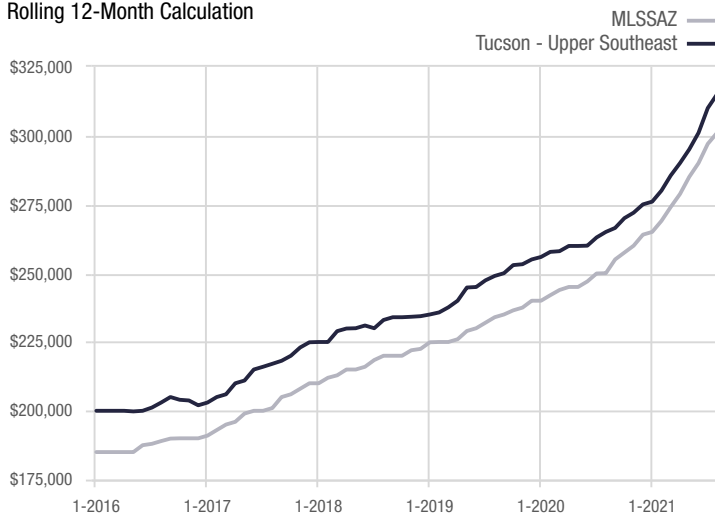
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	104	139	+ 33.7%	865	973	+ 12.5%
Pending Sales	102	114	+ 11.8%	854	899	+ 5.3%
Closed Sales	98	84	- 14.3%	815	832	+ 2.1%
Days on Market Until Sale	18	11	- 38.9%	34	14	- 58.8%
Median Sales Price*	\$281,000	\$344,950	+ 22.8%	\$265,500	\$328,235	+ 23.6%
Average Sales Price*	\$314,593	\$365,220	+ 16.1%	\$290,709	\$351,565	+ 20.9%
Percent of List Price Received*	100.2%	101.3%	+ 1.1%	99.4%	101.5%	+ 2.1%
Inventory of Homes for Sale	74	114	+ 54.1%	—	—	—
Months Supply of Inventory	0.7	1.1	+ 57.1%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% 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%	2	1	- 50.0%
Days on Market Until Sale	—	—	—	30	0	- 100.0%
Median Sales Price*	—	—	—	\$195,000	\$240,000	+ 23.1%
Average Sales Price*	—	—	—	\$195,000	\$240,000	+ 23.1%
Percent of List Price Received*	—	—	—	95.7%	100.0%	+ 4.5%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

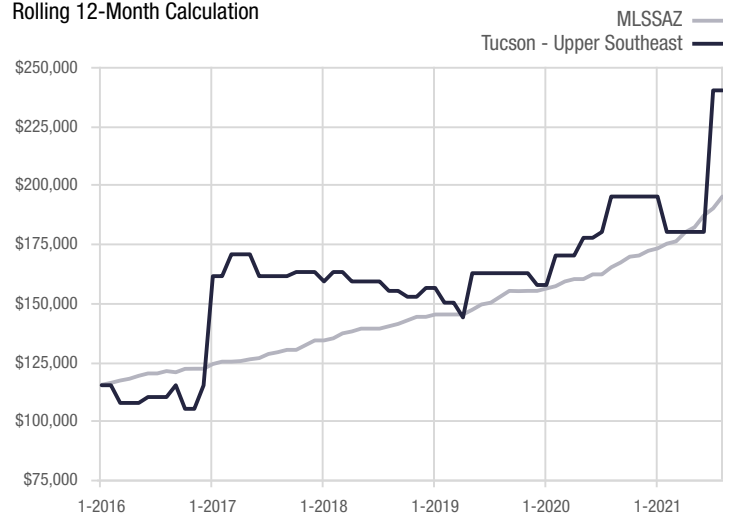
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Local Market Update – August 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - West

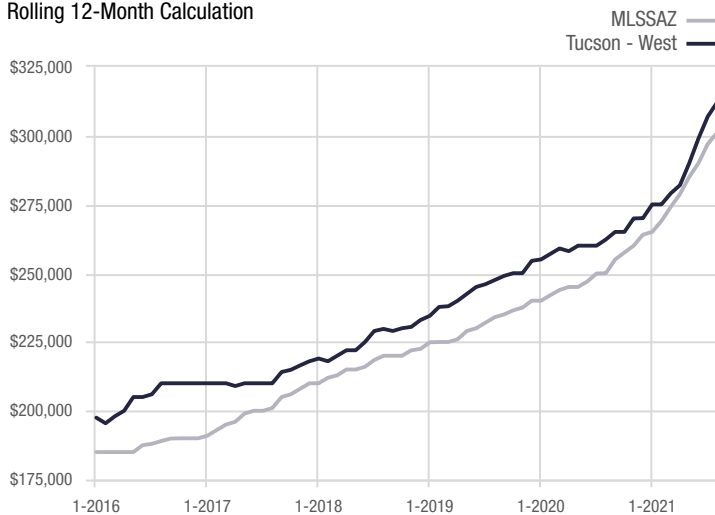
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	122	111	- 9.0%	846	839	- 0.8%
Pending Sales	109	113	+ 3.7%	769	745	- 3.1%
Closed Sales	97	85	- 12.4%	713	725	+ 1.7%
Days on Market Until Sale	19	11	- 42.1%	29	13	- 55.2%
Median Sales Price*	\$275,000	\$319,000	+ 16.0%	\$264,000	\$322,000	+ 22.0%
Average Sales Price*	\$332,986	\$364,933	+ 9.6%	\$301,065	\$381,283	+ 26.6%
Percent of List Price Received*	99.8%	102.1%	+ 2.3%	99.0%	101.6%	+ 2.6%
Inventory of Homes for Sale	102	71	- 30.4%	—	—	—
Months Supply of Inventory	1.1	0.7	- 36.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	17	17	0.0%	114	95	- 16.7%
Pending Sales	19	15	- 21.1%	106	84	- 20.8%
Closed Sales	14	8	- 42.9%	91	87	- 4.4%
Days on Market Until Sale	21	5	- 76.2%	19	10	- 47.4%
Median Sales Price*	\$149,450	\$201,500	+ 34.8%	\$149,900	\$169,000	+ 12.7%
Average Sales Price*	\$146,823	\$182,875	+ 24.6%	\$152,443	\$165,022	+ 8.3%
Percent of List Price Received*	99.9%	103.0%	+ 3.1%	98.9%	101.0%	+ 2.1%
Inventory of Homes for Sale	6	14	+ 133.3%	—	—	—
Months Supply of Inventory	0.5	1.2	+ 140.0%	—	—	—

* 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.

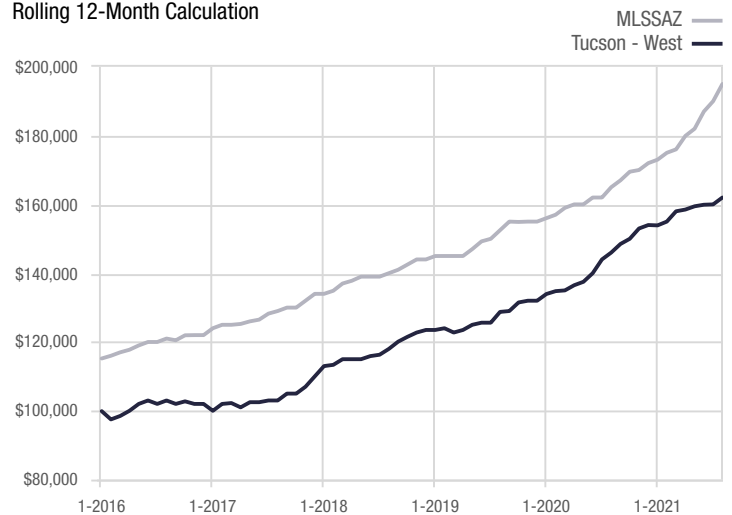
Median Sales Price - Single-Family

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.

Local Market Update – August 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Extended Northeast

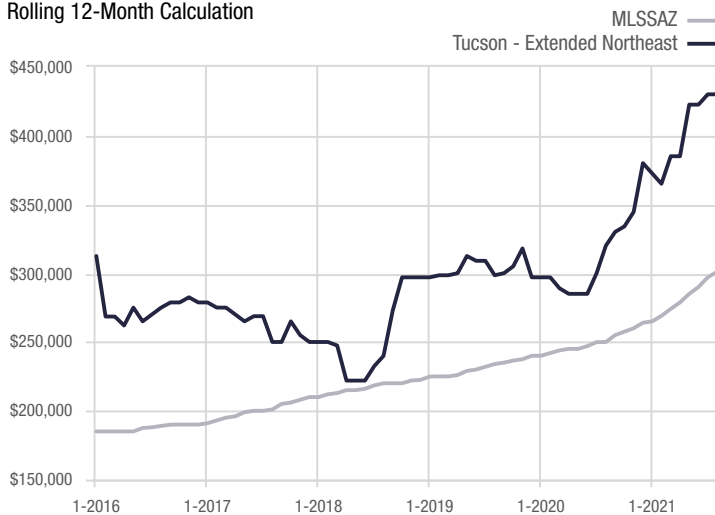
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	1	0	- 100.0%	25	13	- 48.0%
Pending Sales	4	2	- 50.0%	18	13	- 27.8%
Closed Sales	3	3	0.0%	14	12	- 14.3%
Days on Market Until Sale	262	22	- 91.6%	91	56	- 38.5%
Median Sales Price*	\$355,000	\$390,000	+ 9.9%	\$325,000	\$387,500	+ 19.2%
Average Sales Price*	\$393,333	\$401,667	+ 2.1%	\$324,329	\$457,250	+ 41.0%
Percent of List Price Received*	93.4%	100.0%	+ 7.1%	94.9%	97.6%	+ 2.8%
Inventory of Homes for Sale	8	2	- 75.0%	—	—	—
Months Supply of Inventory	3.1	0.8	- 74.2%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% 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.

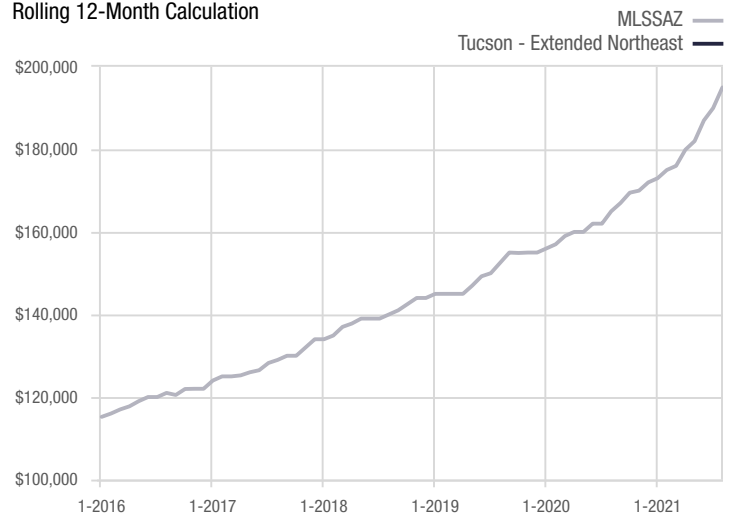
Median Sales Price - Single-Family

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 – August 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Extended Northwest

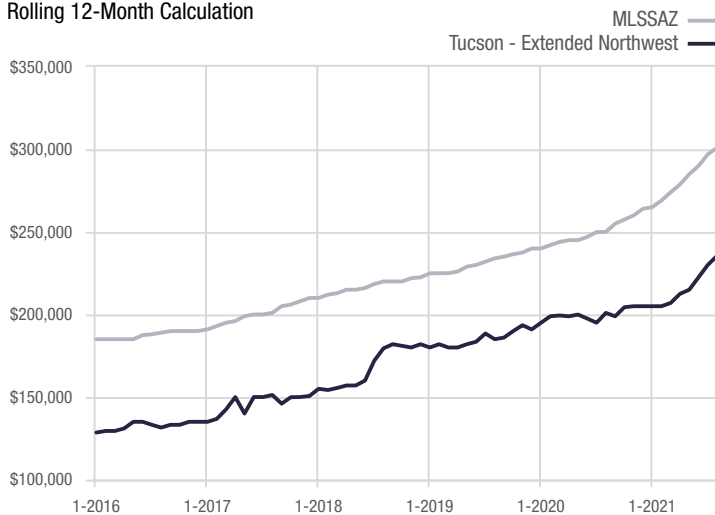
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	6	13	+ 116.7%	58	70	+ 20.7%
Pending Sales	7	11	+ 57.1%	61	63	+ 3.3%
Closed Sales	12	8	- 33.3%	57	56	- 1.8%
Days on Market Until Sale	16	15	- 6.3%	22	7	- 68.2%
Median Sales Price*	\$213,500	\$284,000	+ 33.0%	\$202,000	\$250,000	+ 23.8%
Average Sales Price*	\$217,783	\$285,250	+ 31.0%	\$201,270	\$251,162	+ 24.8%
Percent of List Price Received*	99.3%	101.9%	+ 2.6%	99.5%	101.4%	+ 1.9%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.1	0.7	+ 600.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% 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.

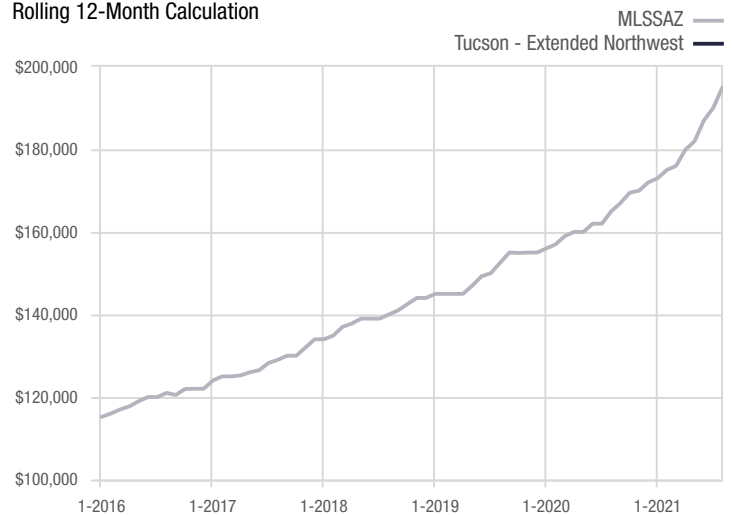
Median Sales Price - Single-Family

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 – August 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Extended Southeast

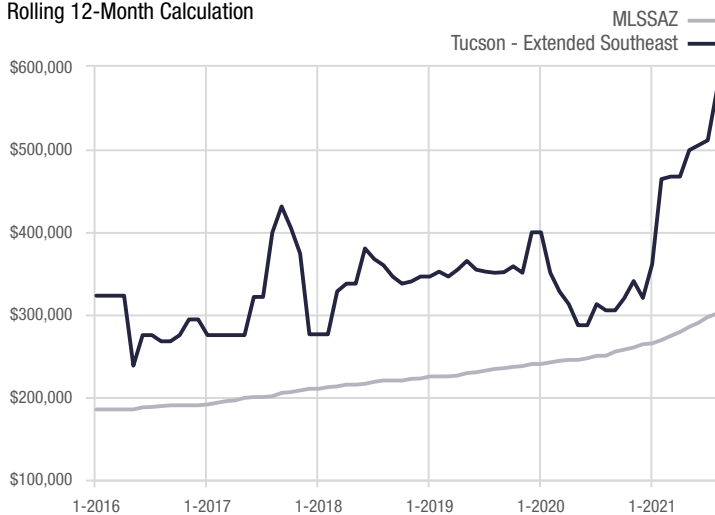
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	1	2	+ 100.0%	11	6	- 45.5%
Pending Sales	0	2	—	10	10	0.0%
Closed Sales	2	1	- 50.0%	11	10	- 9.1%
Days on Market Until Sale	29	612	+ 2,010.3%	77	201	+ 161.0%
Median Sales Price*	\$343,125	\$790,000	+ 130.2%	\$305,000	\$625,000	+ 104.9%
Average Sales Price*	\$343,125	\$790,000	+ 130.2%	\$337,510	\$630,450	+ 86.8%
Percent of List Price Received*	96.6%	99.3%	+ 2.8%	94.3%	97.1%	+ 3.0%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	2.6	1.3	- 50.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% 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.

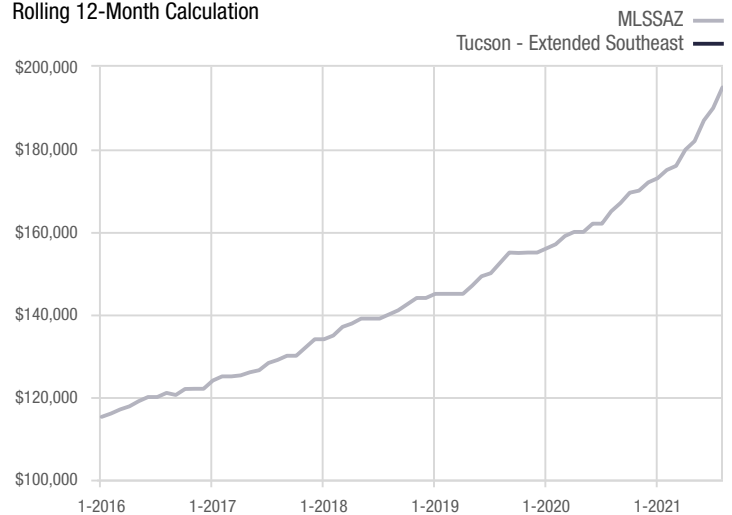
Median Sales Price - Single-Family

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 – August 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Extended Southwest

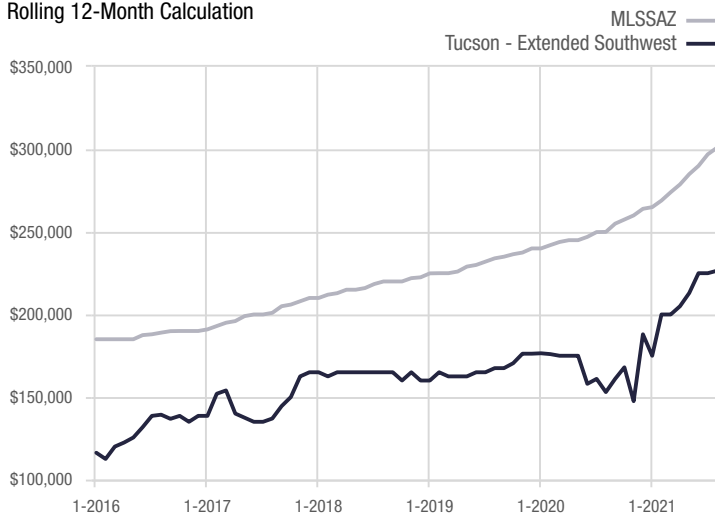
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	3	1	- 66.7%	23	21	- 8.7%
Pending Sales	2	4	+ 100.0%	17	21	+ 23.5%
Closed Sales	1	2	+ 100.0%	14	19	+ 35.7%
Days on Market Until Sale	12	7	- 41.7%	53	39	- 26.4%
Median Sales Price*	\$249,000	\$280,450	+ 12.6%	\$142,550	\$228,000	+ 59.9%
Average Sales Price*	\$249,000	\$280,450	+ 12.6%	\$152,543	\$226,703	+ 48.6%
Percent of List Price Received*	100.0%	98.2%	- 1.8%	97.3%	99.1%	+ 1.8%
Inventory of Homes for Sale	4	1	- 75.0%	—	—	—
Months Supply of Inventory	1.8	0.4	- 77.8%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% 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.

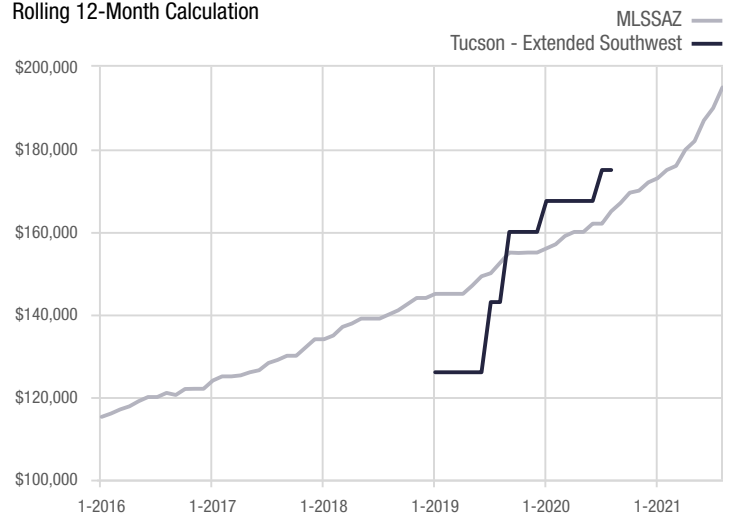
Median Sales Price - Single-Family

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 – August 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - Extended West

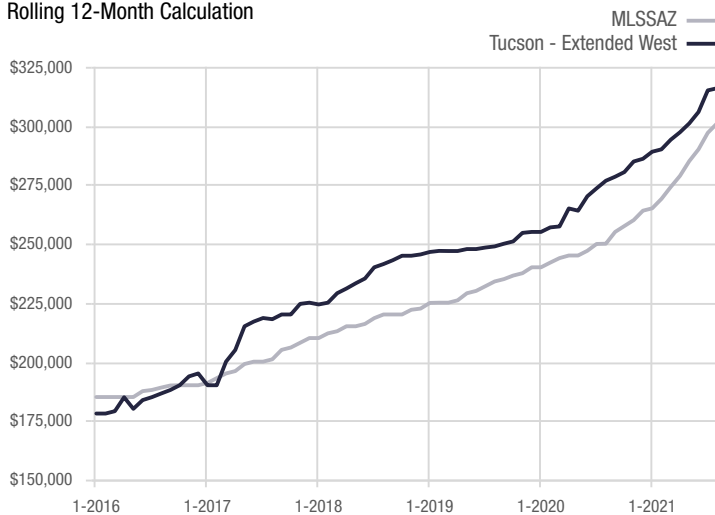
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	51	50	- 2.0%	394	376	- 4.6%
Pending Sales	69	49	- 29.0%	409	323	- 21.0%
Closed Sales	41	29	- 29.3%	349	275	- 21.2%
Days on Market Until Sale	43	15	- 65.1%	68	15	- 77.9%
Median Sales Price*	\$292,500	\$340,000	+ 16.2%	\$279,000	\$335,000	+ 20.1%
Average Sales Price*	\$298,034	\$341,873	+ 14.7%	\$284,636	\$340,955	+ 19.8%
Percent of List Price Received*	99.8%	99.7%	- 0.1%	99.1%	100.8%	+ 1.7%
Inventory of Homes for Sale	34	56	+ 64.7%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% 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.

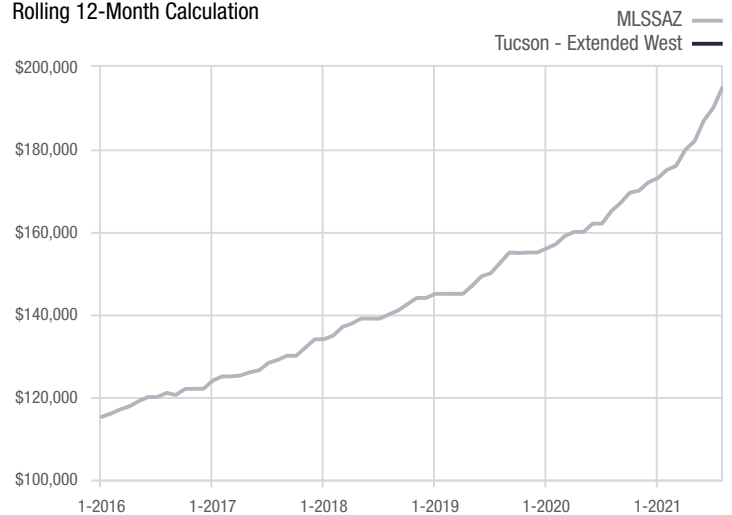
Median Sales Price - Single-Family

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 – August 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - Pima East

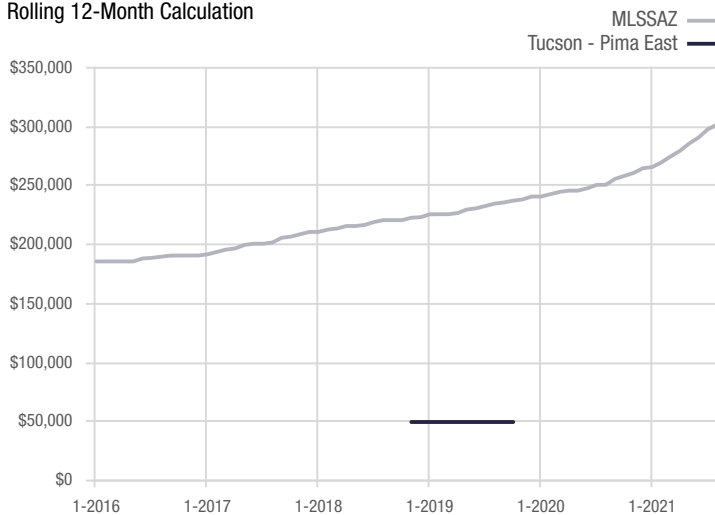
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% 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.

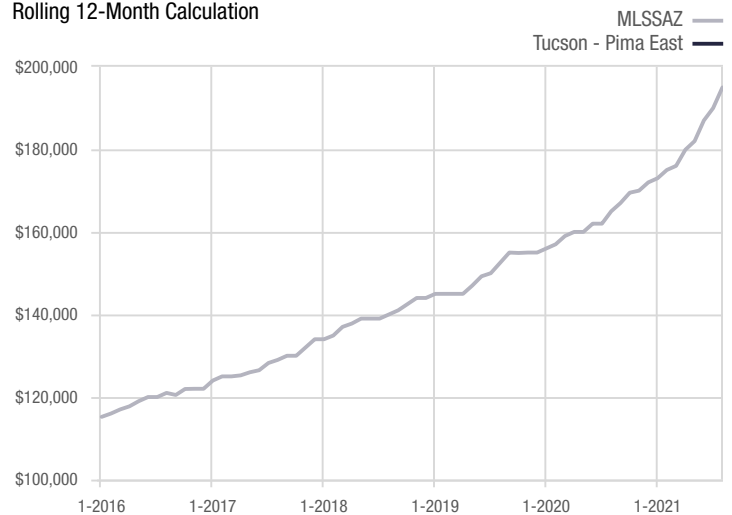
Median Sales Price - Single-Family

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 – August 2021

A Research Tool Provided by Southern Arizona MLS.

Tucson - Pima Northwest

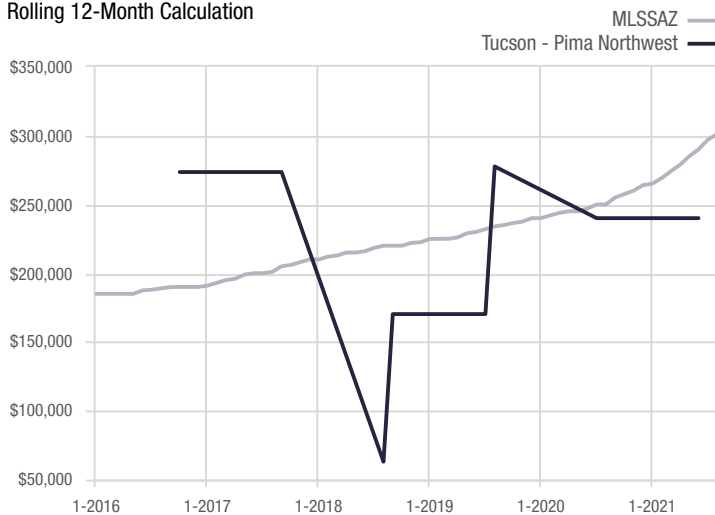
Single Family	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
Key Metrics						
New Listings	0	5	—	0	5	—
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	289	—	—
Median Sales Price*	—	—	—	\$240,000	—	—
Average Sales Price*	—	—	—	\$240,000	—	—
Percent of List Price Received*	—	—	—	86.0%	—	—
Inventory of Homes for Sale	0	5	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% 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	—	—	—	—	—	—

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

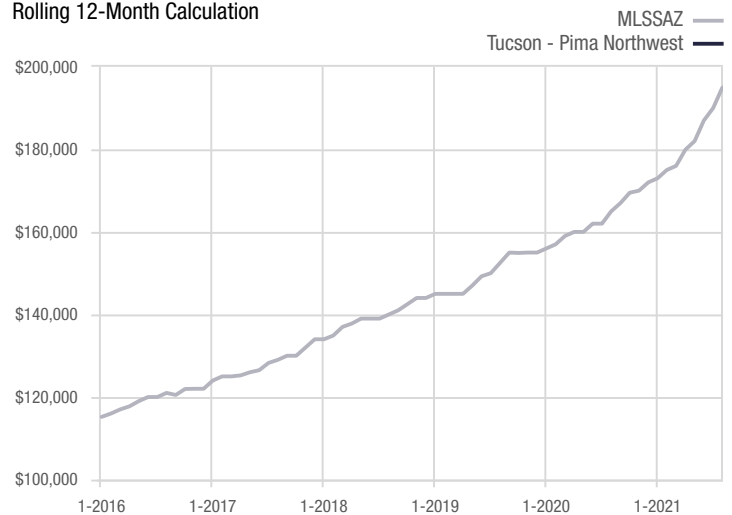
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Local Market Update – August 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Pima Southwest

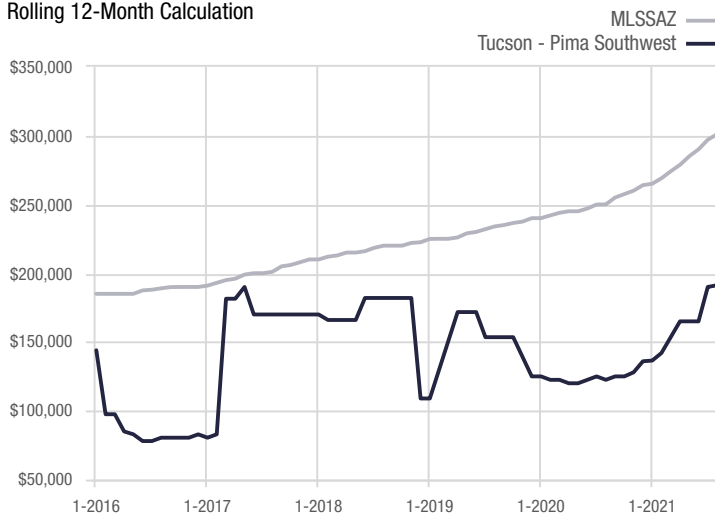
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	1	0	- 100.0%	11	5	- 54.5%
Pending Sales	1	1	0.0%	8	7	- 12.5%
Closed Sales	1	0	- 100.0%	6	7	+ 16.7%
Days on Market Until Sale	36	—	—	121	226	+ 86.8%
Median Sales Price*	\$70,000	—	—	\$107,000	\$191,250	+ 78.7%
Average Sales Price*	\$70,000	—	—	\$131,833	\$229,750	+ 74.3%
Percent of List Price Received*	77.9%	—	—	94.1%	86.8%	- 7.8%
Inventory of Homes for Sale	9	5	- 44.4%	—	—	—
Months Supply of Inventory	7.2	4.0	- 44.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% 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.

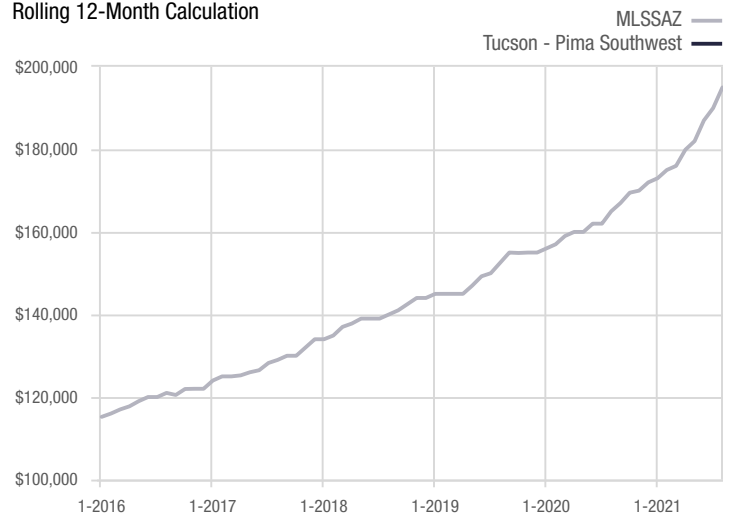
Median Sales Price - Single-Family

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 – August 2021

A Research Tool Provided by Southern Arizona MLS.



Tucson - Benson / St. David

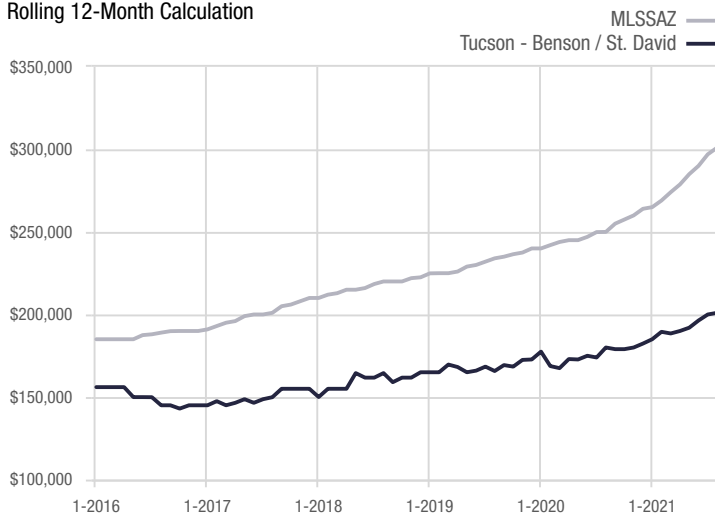
Single Family Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	8	21	+ 162.5%	88	149	+ 69.3%
Pending Sales	16	12	- 25.0%	76	109	+ 43.4%
Closed Sales	8	13	+ 62.5%	66	104	+ 57.6%
Days on Market Until Sale	34	19	- 44.1%	57	37	- 35.1%
Median Sales Price*	\$227,500	\$245,000	+ 7.7%	\$179,500	\$205,500	+ 14.5%
Average Sales Price*	\$220,925	\$244,154	+ 10.5%	\$193,132	\$232,799	+ 20.5%
Percent of List Price Received*	97.2%	97.3%	+ 0.1%	97.0%	98.3%	+ 1.3%
Inventory of Homes for Sale	23	35	+ 52.2%	—	—	—
Months Supply of Inventory	2.6	2.7	+ 3.8%	—	—	—

Townhouse/Condo/Duplex Key Metrics	August			Year to Date		
	2020	2021	% Change	Thru 8-2020	Thru 8-2021	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	1	0	- 100.0%	2	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	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.

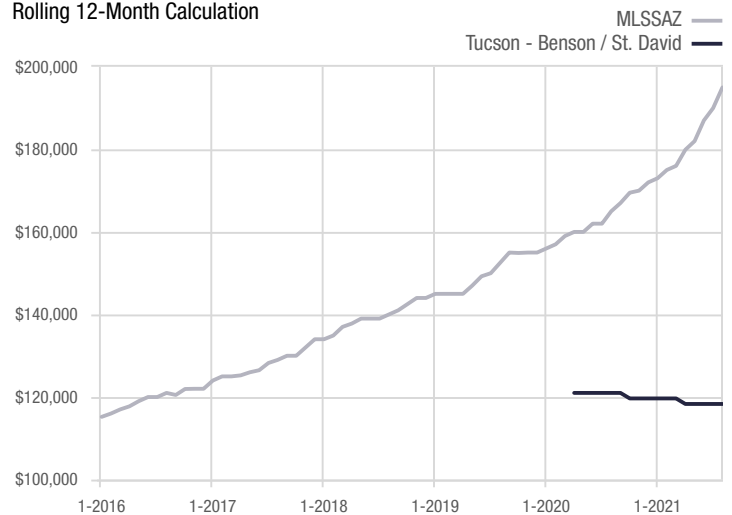
Median Sales Price - Single-Family

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.