

# Monthly Indicators



## September 2021

Nationwide, existing home sales were down slightly in August, falling 2% after two consecutive months of increases, according to the National Association of REALTORS®. The decline in existing home sales coincides with rising sales prices, which have continued to soar into fall, with the median sales price of existing homes up 14.9% compared to last year. Declining affordability has had a significant impact on homebuyers, many of whom have been priced out of the market and are choosing to wait for sales prices to ease before resuming their home search.

New Listings decreased 1.7 percent for Single Family and 15.4 percent for Townhouse/Condo. Pending Sales decreased 0.8 percent for Single Family and 14.9 percent for Townhouse/Condo. Inventory decreased 3.5 percent for Single Family and 29.1 percent for Townhouse/Condo.

Median Sales Price increased 24.6 percent to \$349,000 for Single Family and 25.0 percent to \$215,000 for Townhouse/Condo. Days on Market decreased 41.7 percent for Single Family and 52.2 percent for Townhouse/Condo. Months Supply of Inventory decreased 15.4 percent for Single Family and 38.5 percent for Townhouse/Condo.

There are signs the market may be shifting, however. New listings have continued to hit the market, bucking seasonality trends commonly seen in the fall, a time when listing and sales activity typically slows as children return to school. As inventory increases, competition for homes may soften, and could even bring a moderation in sales prices, which, after 114 months of year-over-year gains, would be music to the ears of homebuyers throughout the country.

## Quick Facts

**- 11.0%**

Change in  
**Closed Sales**  
All Properties

**+ 23.3%**

Change in  
**Median Sales Price**  
All Properties

**- 7.0%**

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	9-2020	9-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		1,525	<b>1,499</b>	- 1.7%	12,692	<b>13,115</b>	+ 3.3%
<b>Pending Sales</b>		1,296	<b>1,286</b>	- 0.8%	11,253	<b>11,554</b>	+ 2.7%
<b>Closed Sales</b>		1,235	<b>1,107</b>	- 10.4%	10,530	<b>11,047</b>	+ 4.9%
<b>Days on Market Until Sale</b>		24	<b>14</b>	- 41.7%	34	<b>16</b>	- 52.9%
<b>Median Sales Price</b>		\$280,000	<b>\$349,000</b>	+ 24.6%	\$262,500	<b>\$325,000</b>	+ 23.8%
<b>Average Sales Price</b>		\$339,100	<b>\$409,131</b>	+ 20.7%	\$318,317	<b>\$401,103</b>	+ 26.0%
<b>Percent of List Price Received</b>		99.7%	<b>100.5%</b>	+ 0.8%	99.0%	<b>101.0%</b>	+ 2.0%
<b>Housing Affordability Index</b>		138	<b>112</b>	- 18.8%	148	<b>121</b>	- 18.2%
<b>Inventory of Homes for Sale</b>		1,494	<b>1,441</b>	- 3.5%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>1.1</b>	- 15.4%	—	—	—

# Townhouse/Condo Market Overview

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



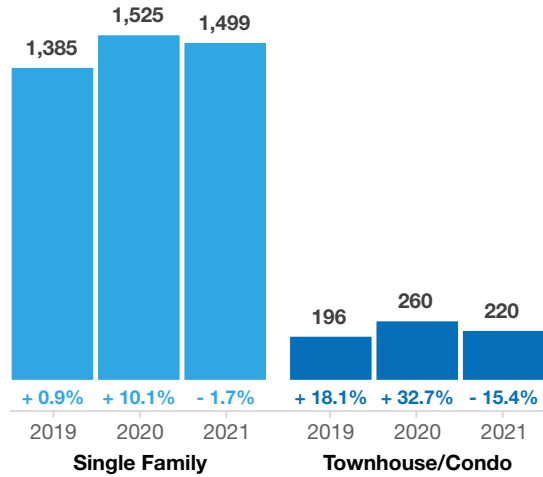
Key Metrics	Historical Sparkbars	9-2020	9-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		260	<b>220</b>	- 15.4%	2,058	<b>2,118</b>	+ 2.9%
<b>Pending Sales</b>		222	<b>189</b>	- 14.9%	1,782	<b>1,955</b>	+ 9.7%
<b>Closed Sales</b>		207	<b>176</b>	- 15.0%	1,655	<b>1,923</b>	+ 16.2%
<b>Days on Market Until Sale</b>		23	<b>11</b>	- 52.2%	28	<b>14</b>	- 50.0%
<b>Median Sales Price</b>		\$172,000	<b>\$215,000</b>	+ 25.0%	\$170,000	<b>\$209,000</b>	+ 22.9%
<b>Average Sales Price</b>		\$201,668	<b>\$224,008</b>	+ 11.1%	\$189,226	<b>\$226,071</b>	+ 19.5%
<b>Percent of List Price Received</b>		99.4%	<b>101.1%</b>	+ 1.7%	98.6%	<b>101.1%</b>	+ 2.5%
<b>Housing Affordability Index</b>		225	<b>182</b>	- 19.1%	228	<b>188</b>	- 17.5%
<b>Inventory of Homes for Sale</b>		237	<b>168</b>	- 29.1%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>0.8</b>	- 38.5%	—	—	—

# New Listings

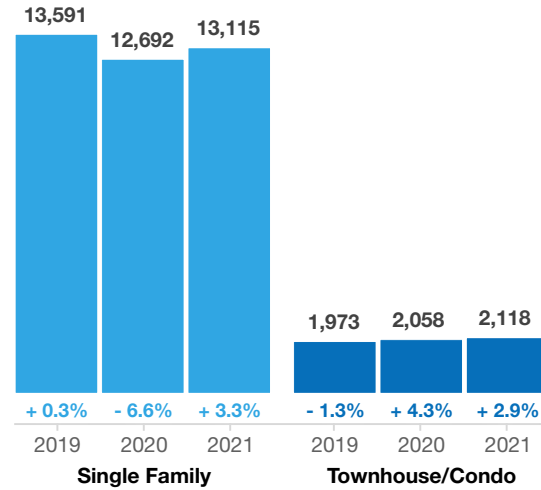
A count of the properties that have been newly listed on the market in a given month.



## September

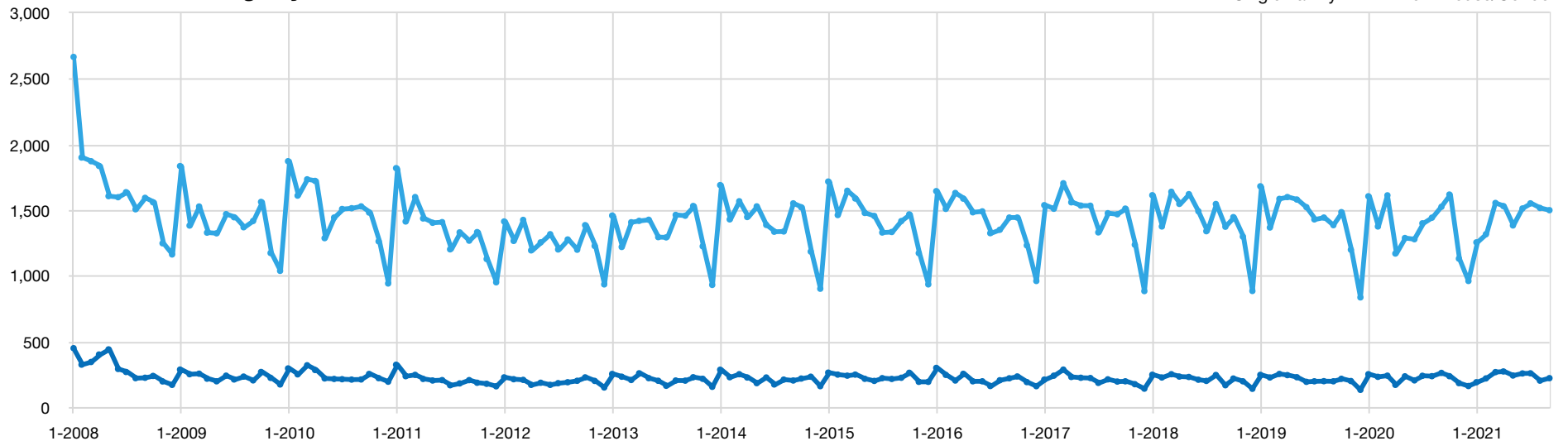


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,516	+ 5.1%	201	- 14.5%
<b>9-2021</b>	<b>1,499</b>	<b>- 1.7%</b>	<b>220</b>	<b>- 15.4%</b>
12-Month Avg	1,402	+ 3.8%	225	+ 3.7%

## Historical New Listings by Month

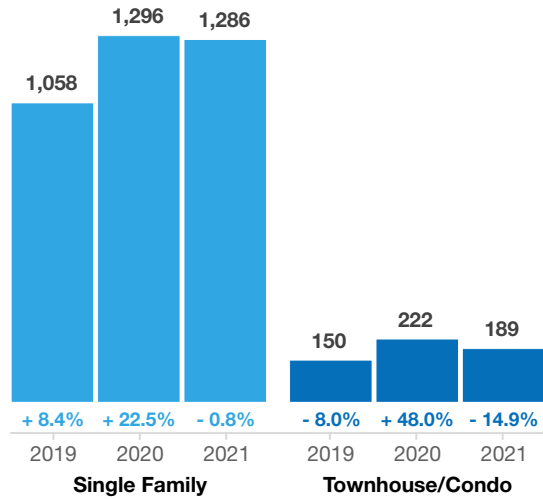


# Pending Sales

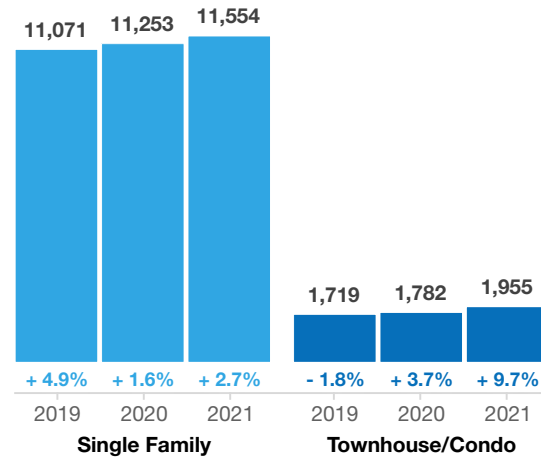
A count of the properties on which offers have been accepted in a given month.



## September

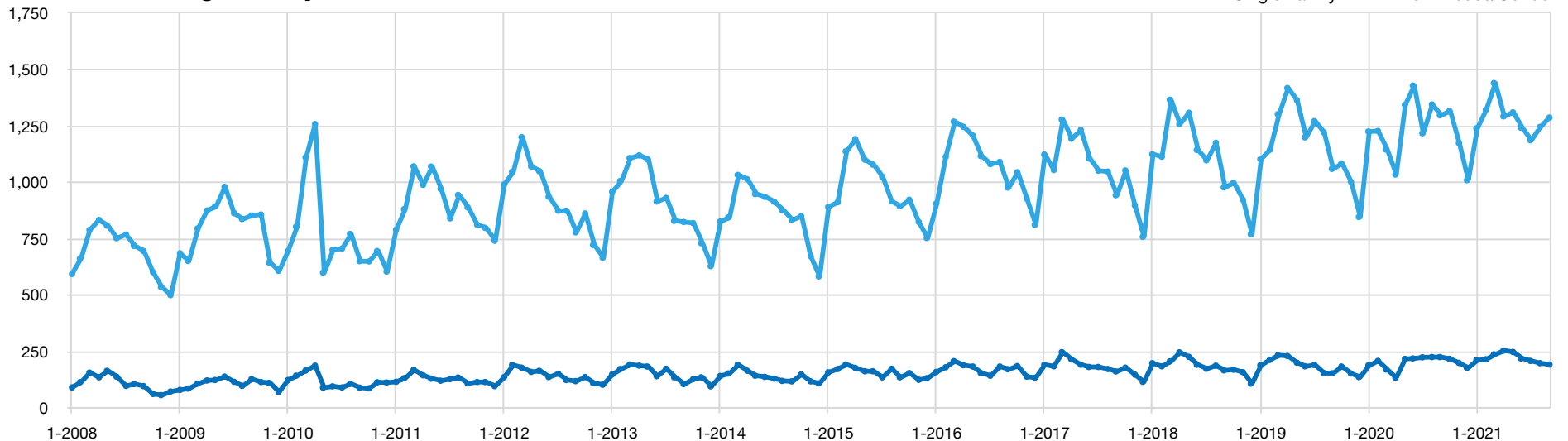


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,439	+ 25.8%	234	+ 40.1%
4-2021	1,291	+ 25.0%	251	+ 93.1%
5-2021	1,309	- 2.5%	245	+ 14.5%
6-2021	1,241	- 13.1%	216	0.0%
7-2021	1,185	- 2.5%	205	- 7.2%
8-2021	1,244	- 7.4%	195	- 12.2%
<b>9-2021</b>	<b>1,286</b>	<b>- 0.8%</b>	<b>189</b>	<b>- 14.9%</b>
12-Month Avg	1,254	+ 6.1%	212	+ 13.4%

## Historical Pending Sales by Month

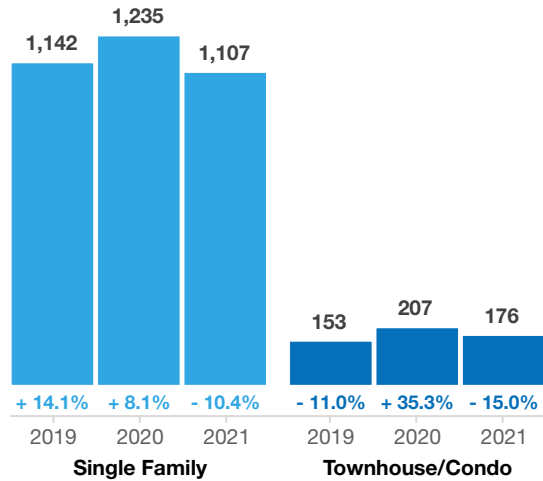


# Closed Sales

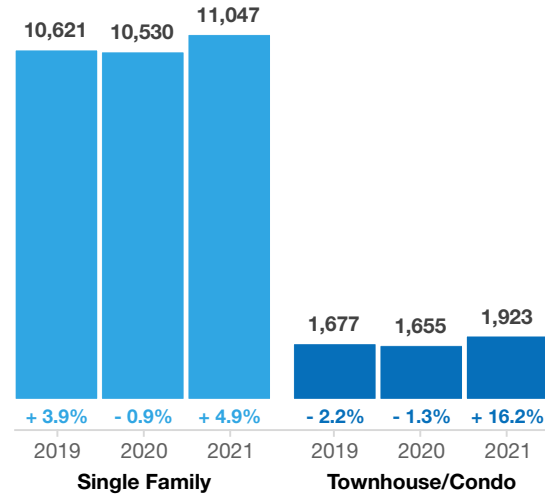
A count of the actual sales that closed in a given month.



## September

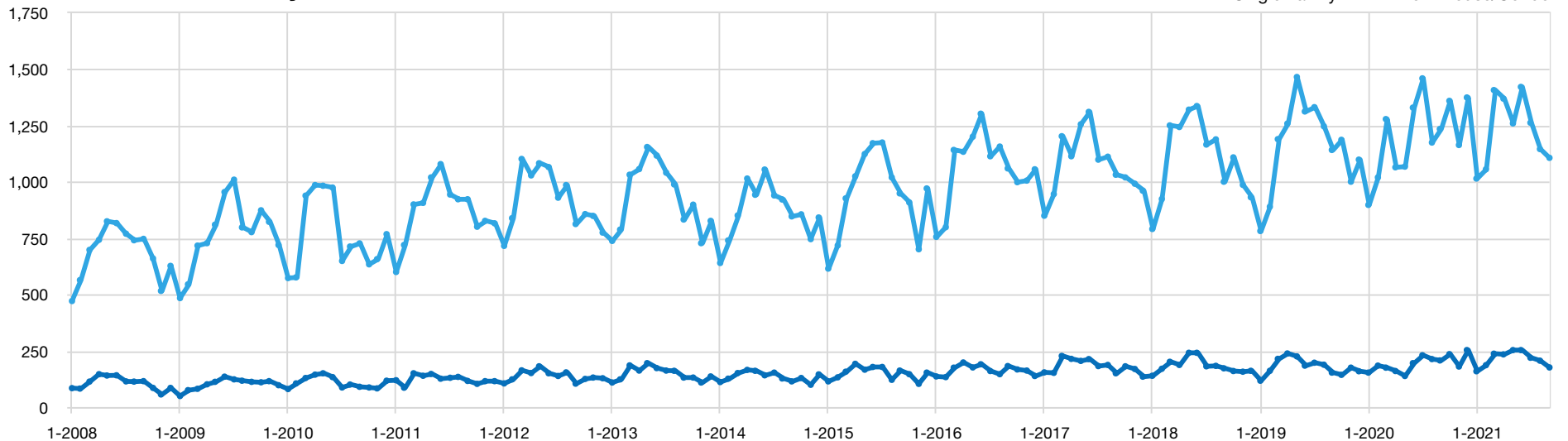


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,370	+ 28.6%	234	+ 46.3%
5-2021	1,260	+ 18.0%	253	+ 83.3%
6-2021	1,422	+ 6.9%	253	+ 29.7%
7-2021	1,263	- 13.5%	219	- 4.8%
8-2021	1,146	- 2.5%	206	- 3.3%
<b>9-2021</b>	<b>1,107</b>	<b>- 10.4%</b>	<b>176</b>	<b>- 15.0%</b>
12-Month Avg	1,246	+ 8.3%	216	+ 21.3%

## Historical Closed Sales by Month

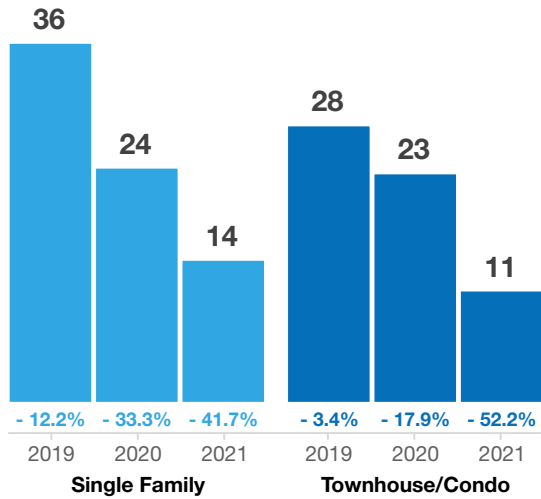


# Days on Market Until Sale

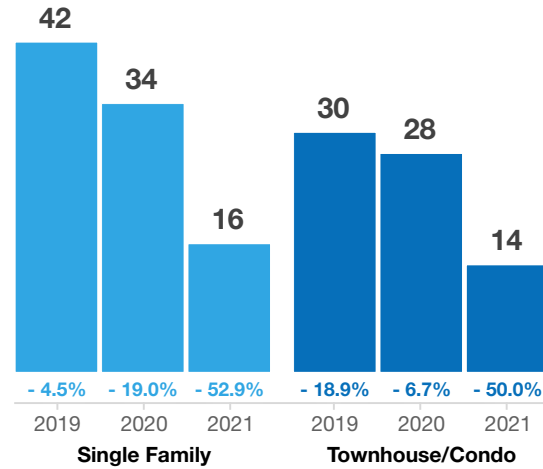
Average number of days between when a property is listed and when an offer is accepted in a given month.



## September



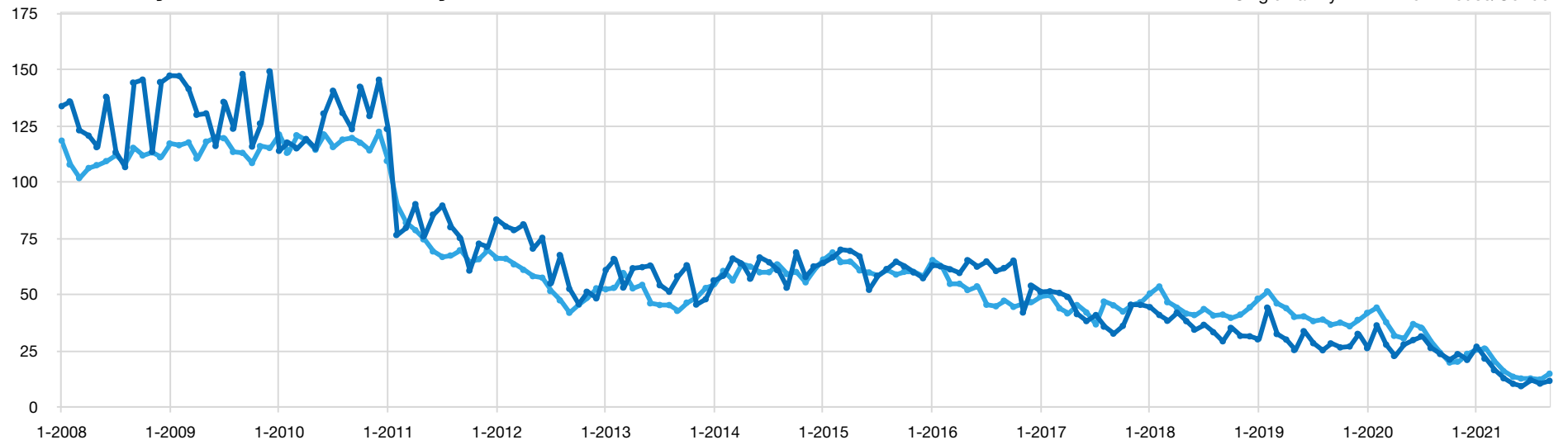
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
<b>9-2021</b>	<b>14</b>	<b>- 41.7%</b>	<b>11</b>	<b>- 52.2%</b>
12-Month Avg*	18	- 49.4%	16	- 44.0%

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

## Historical Days on Market Until Sale by Month

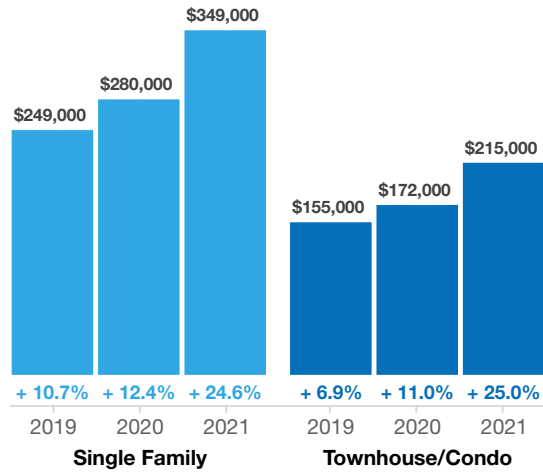


# Median Sales Price

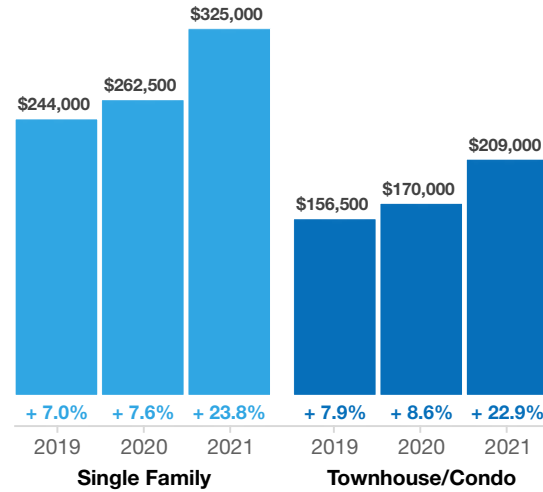
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## September



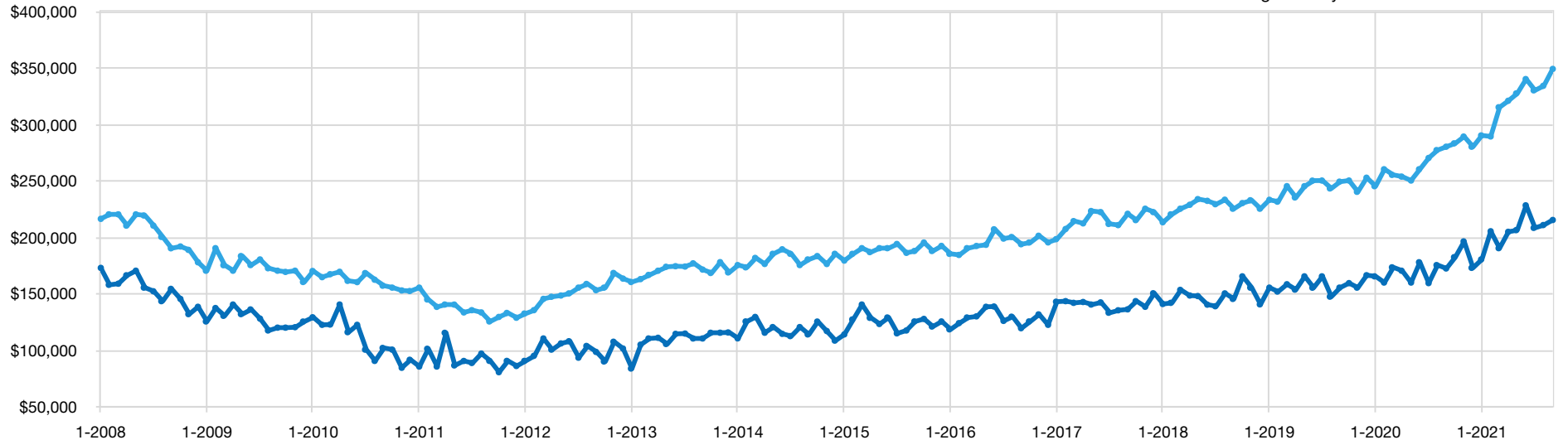
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$320,750	+ 26.5%	\$204,500	+ 20.3%
5-2021	\$327,250	+ 30.9%	\$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	\$334,000	+ 20.6%	\$210,500	+ 20.3%
<b>9-2021</b>	<b>\$349,000</b>	<b>+ 24.6%</b>	<b>\$215,000</b>	<b>+ 25.0%</b>
12-Month Avg*	\$315,000	+ 21.2%	\$202,000	+ 20.7%

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

## Historical Median Sales Price by Month



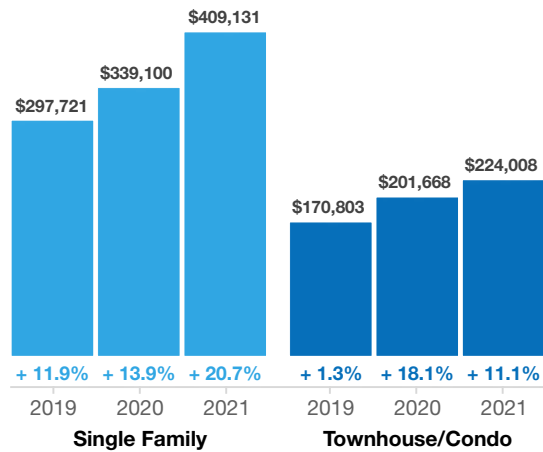


# Average Sales Price

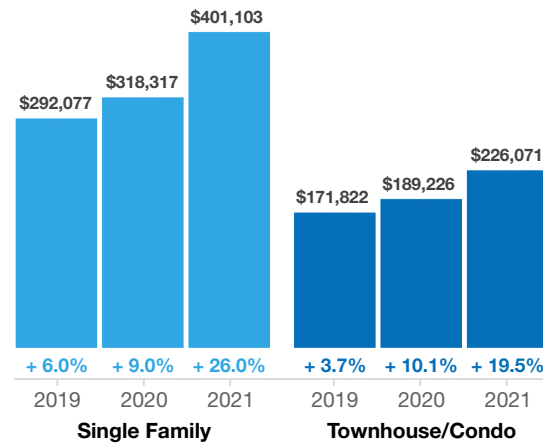
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## September



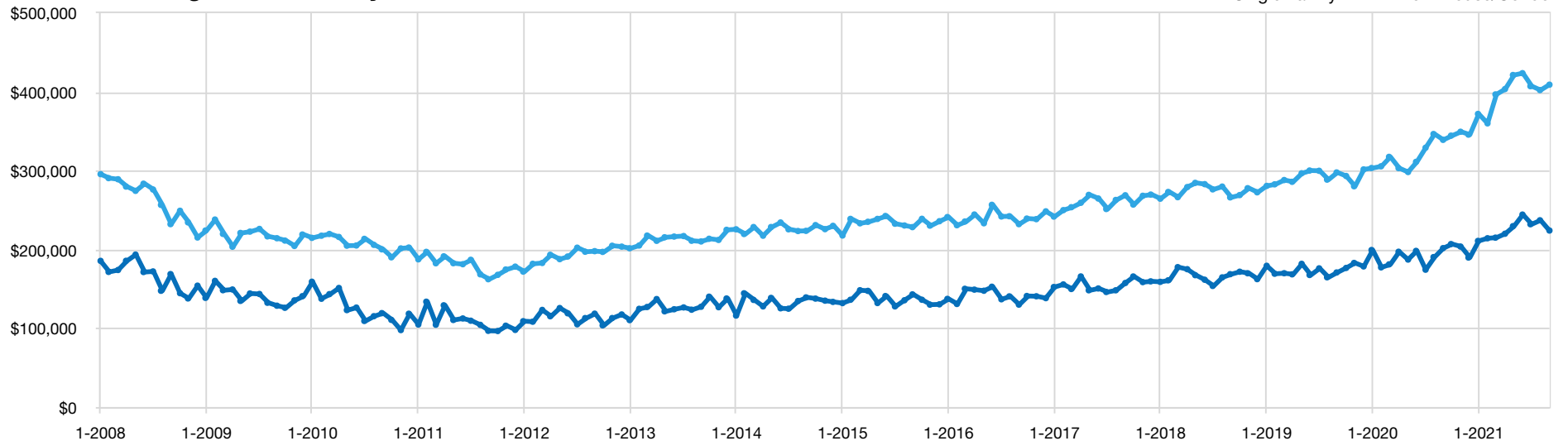
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$403,544	+ 33.1%	\$219,968	+ 11.6%
5-2021	\$421,384	+ 41.3%	\$229,559	+ 22.6%
6-2021	\$423,731	+ 36.2%	\$244,263	+ 23.3%
7-2021	\$407,222	+ 23.7%	\$232,005	+ 33.1%
8-2021	\$402,240	+ 16.1%	\$237,035	+ 24.6%
<b>9-2021</b>	<b>\$409,131</b>	<b>+ 20.7%</b>	<b>\$224,008</b>	<b>+ 11.1%</b>
12-Month Avg*	\$386,827	+ 24.0%	\$219,223	+ 17.2%

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

## Historical Average Sales Price by Month

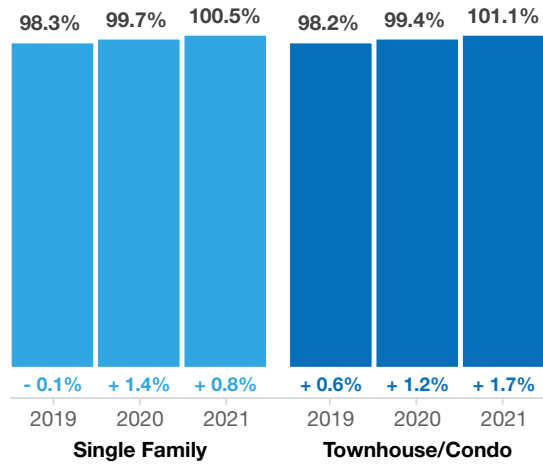


# Percent of List Price Received

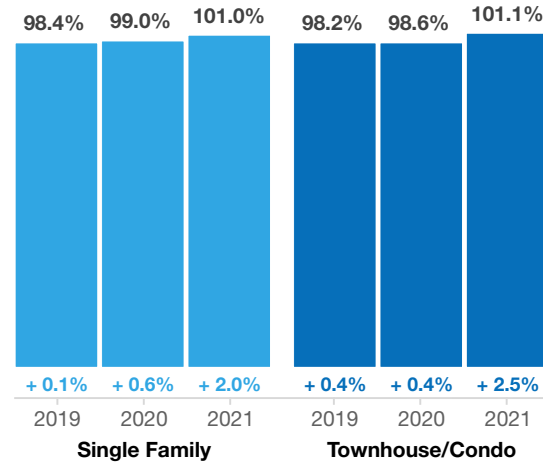
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## September



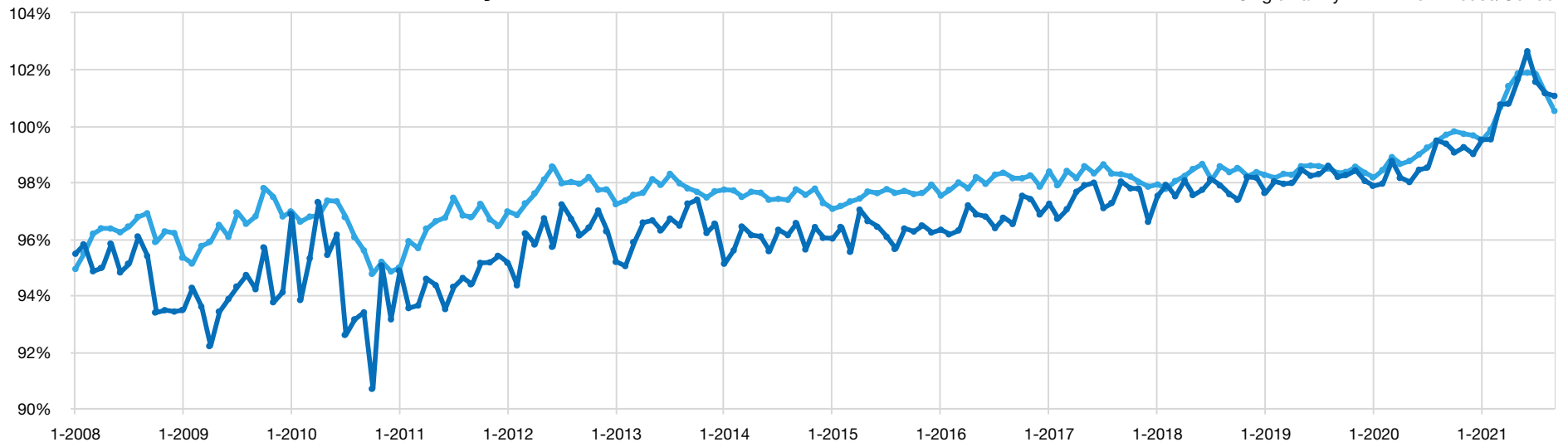
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%	101.6%	+ 3.1%
8-2021	101.2%	+ 1.7%	101.2%	+ 1.7%
<b>9-2021</b>	<b>100.5%</b>	<b>+ 0.8%</b>	<b>101.1%</b>	<b>+ 1.7%</b>
12-Month Avg*	100.7%	+ 1.9%	100.6%	+ 2.1%

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

## Historical Percent of List Price Received by Month

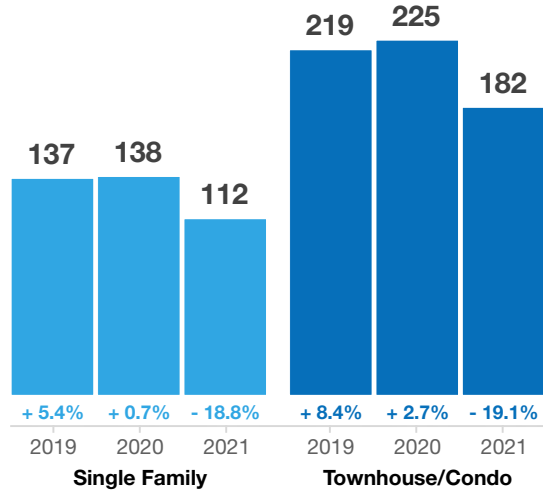


# Housing Affordability Index

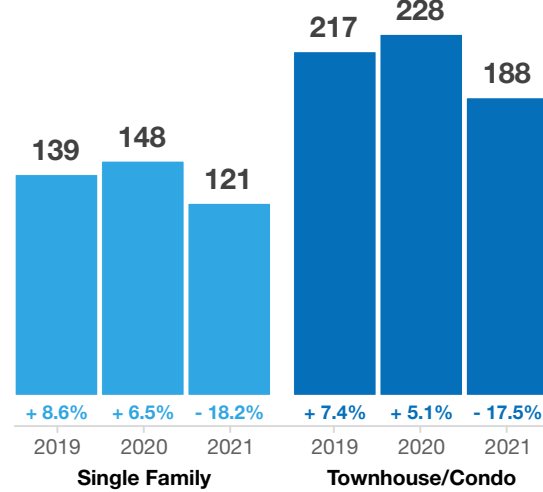
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## September

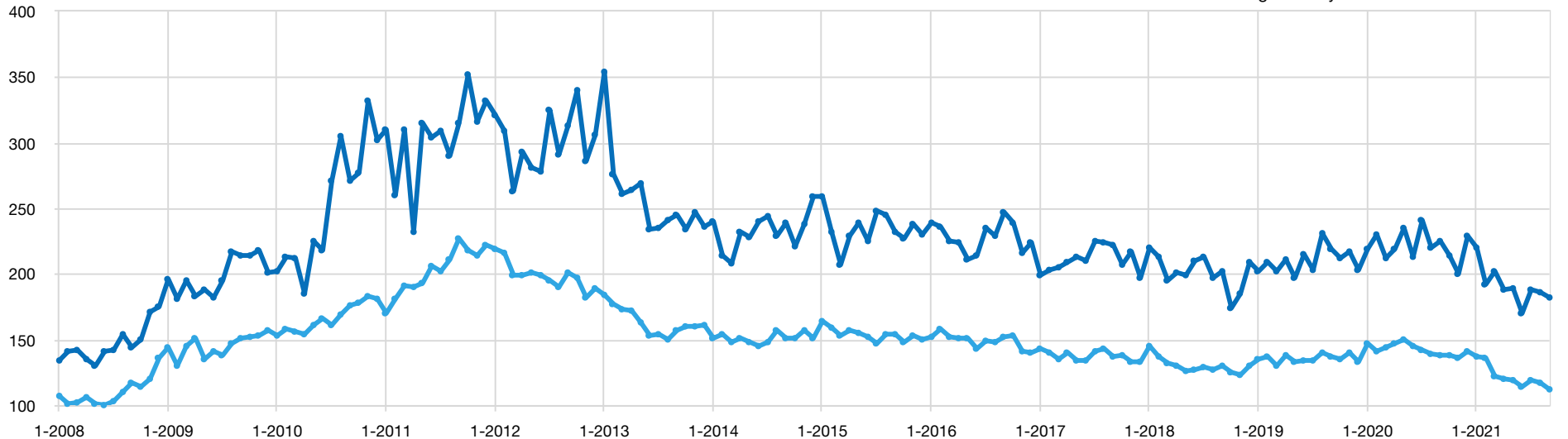


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	119	- 20.7%	189	- 19.6%
6-2021	114	- 21.4%	170	- 20.2%
7-2021	119	- 16.2%	188	- 22.0%
8-2021	117	- 15.8%	186	- 15.5%
<b>9-2021</b>	<b>112</b>	<b>- 18.8%</b>	<b>182</b>	<b>- 19.1%</b>
12-Month Avg	126	- 11.3%	197	- 10.9%

## Historical Housing Affordability Index by Month

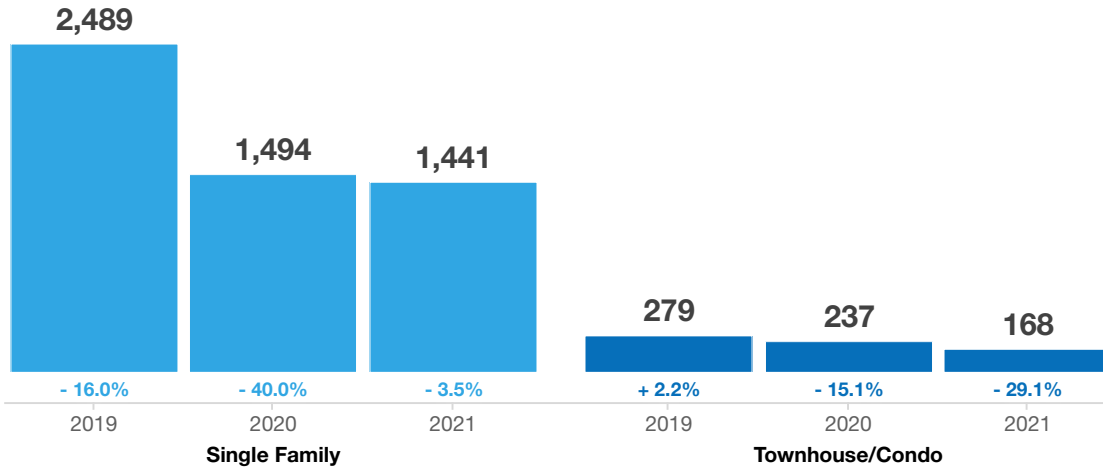


# Inventory of Homes for Sale

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

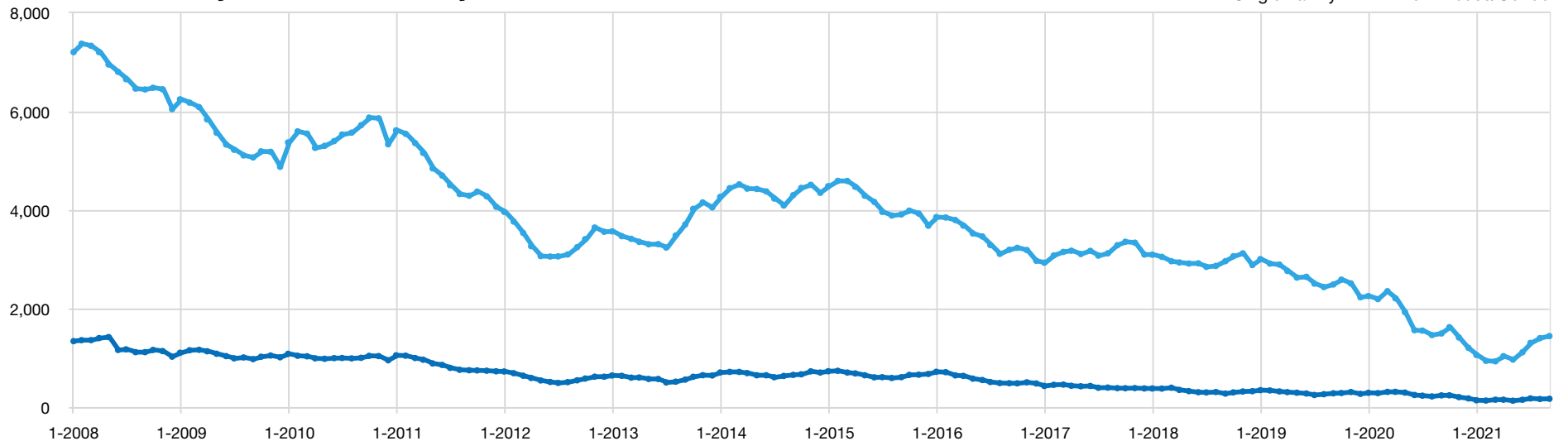


## September



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
10-2020	1,621	- 37.3%	238	- 16.5%
11-2020	1,412	- 43.7%	201	- 34.1%
12-2020	1,202	- 46.1%	175	- 34.7%
1-2021	1,057	- 53.1%	138	- 52.2%
2-2021	939	- 57.2%	132	- 53.4%
3-2021	928	- 60.6%	149	- 51.6%
4-2021	1,033	- 53.2%	149	- 51.8%
5-2021	963	- 50.1%	129	- 56.1%
6-2021	1,113	- 28.7%	148	- 39.6%
7-2021	1,302	- 16.1%	175	- 24.2%
8-2021	1,399	- 4.3%	163	- 24.5%
<b>9-2021</b>	<b>1,441</b>	<b>- 3.5%</b>	<b>168</b>	<b>- 29.1%</b>
12-Month Avg	1,201	- 40.7%	164	- 39.9%

## Historical Inventory of Homes for Sale by Month

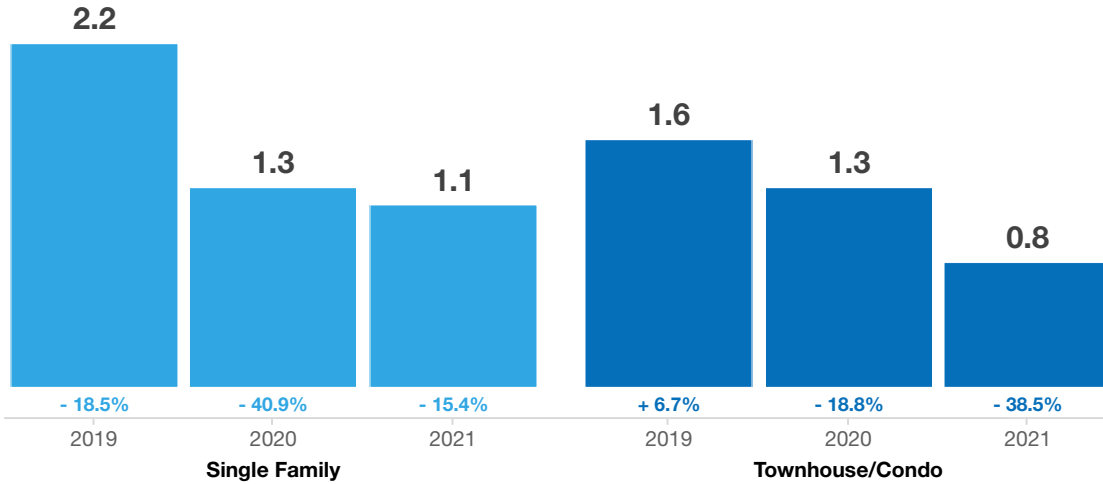


# Months Supply of Inventory

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.



## September



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	0.8	- 52.9%	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	1.1	- 15.4%	0.8	- 33.3%
<b>9-2021</b>	<b>1.1</b>	<b>- 15.4%</b>	<b>0.8</b>	<b>- 38.5%</b>
12-Month Avg*	1.0	- 44.8%	0.8	- 48.0%

\* Months Supply for all properties from October 2020 through September 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	9-2020	9-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		1,785	<b>1,719</b>	- 3.7%	14,750	<b>15,233</b>	+ 3.3%
<b>Pending Sales</b>		1,518	<b>1,475</b>	- 2.8%	13,035	<b>13,509</b>	+ 3.6%
<b>Closed Sales</b>		1,442	<b>1,283</b>	- 11.0%	12,185	<b>12,970</b>	+ 6.4%
<b>Days on Market Until Sale</b>		24	<b>14</b>	- 41.7%	33	<b>16</b>	- 51.5%
<b>Median Sales Price</b>		\$266,000	<b>\$327,960</b>	+ 23.3%	\$250,000	<b>\$307,000</b>	+ 22.8%
<b>Average Sales Price</b>		\$319,358	<b>\$383,861</b>	+ 20.2%	\$300,781	<b>\$375,162</b>	+ 24.7%
<b>Percent of List Price Received</b>		99.6%	<b>100.6%</b>	+ 1.0%	98.9%	<b>101.0%</b>	+ 2.1%
<b>Housing Affordability Index</b>		146	<b>119</b>	- 18.5%	155	<b>128</b>	- 17.4%
<b>Inventory of Homes for Sale</b>		1,731	<b>1,609</b>	- 7.0%	—	—	—
<b>Months Supply of Inventory</b>		1.3	<b>1.1</b>	- 15.4%	—	—	—

## Tucson - Central

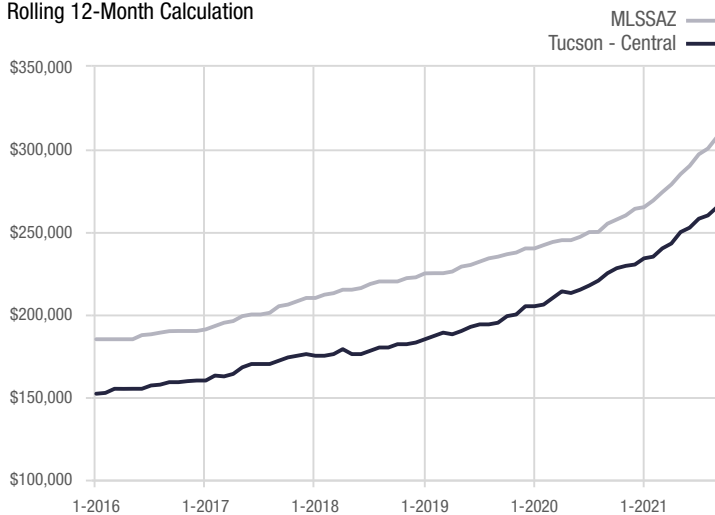
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	224	<b>264</b>	+ 17.9%	1,987	<b>2,051</b>	+ 3.2%
Pending Sales	195	<b>202</b>	+ 3.6%	1,637	<b>1,669</b>	+ 2.0%
Closed Sales	181	<b>157</b>	- 13.3%	1,530	<b>1,586</b>	+ 3.7%
Days on Market Until Sale	22	<b>15</b>	- 31.8%	30	<b>16</b>	- 46.7%
Median Sales Price*	\$235,000	<b>\$300,000</b>	+ 27.7%	\$227,375	<b>\$275,000</b>	+ 20.9%
Average Sales Price*	\$264,440	<b>\$347,254</b>	+ 31.3%	\$255,772	<b>\$318,860</b>	+ 24.7%
Percent of List Price Received*	99.9%	<b>100.1%</b>	+ 0.2%	99.0%	<b>101.1%</b>	+ 2.1%
Inventory of Homes for Sale	257	<b>276</b>	+ 7.4%	—	—	—
Months Supply of Inventory	1.5	<b>1.5</b>	0.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	56	<b>47</b>	- 16.1%	462	<b>517</b>	+ 11.9%
Pending Sales	43	<b>51</b>	+ 18.6%	375	<b>469</b>	+ 25.1%
Closed Sales	46	<b>52</b>	+ 13.0%	348	<b>444</b>	+ 27.6%
Days on Market Until Sale	18	<b>12</b>	- 33.3%	26	<b>16</b>	- 38.5%
Median Sales Price*	\$170,000	<b>\$187,000</b>	+ 10.0%	\$145,000	<b>\$177,000</b>	+ 22.1%
Average Sales Price*	\$176,564	<b>\$205,101</b>	+ 16.2%	\$154,124	<b>\$186,978</b>	+ 21.3%
Percent of List Price Received*	99.7%	<b>100.7%</b>	+ 1.0%	98.2%	<b>101.6%</b>	+ 3.5%
Inventory of Homes for Sale	66	<b>42</b>	- 36.4%	—	—	—
Months Supply of Inventory	1.7	<b>0.9</b>	- 47.1%	—	—	—

\* 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.

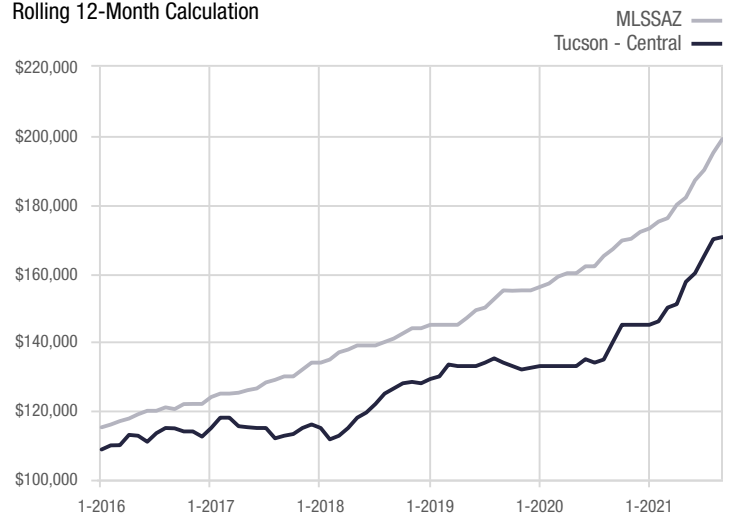
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - East

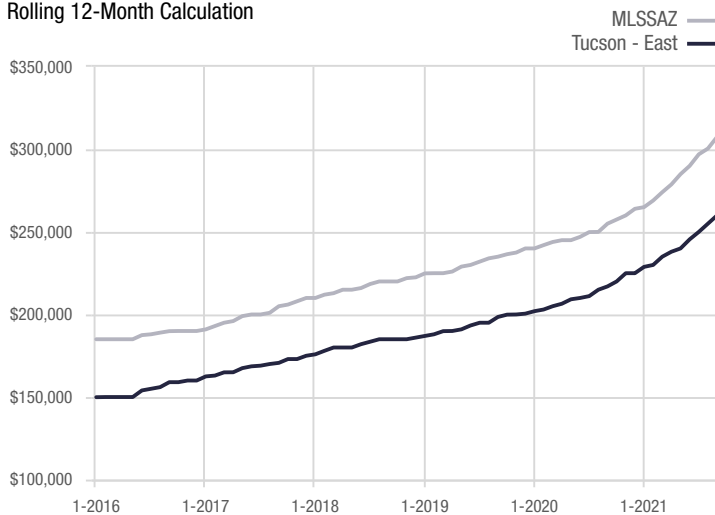
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	179	<b>158</b>	- 11.7%	1,388	<b>1,480</b>	+ 6.6%
Pending Sales	140	<b>146</b>	+ 4.3%	1,252	<b>1,320</b>	+ 5.4%
Closed Sales	138	<b>114</b>	- 17.4%	1,165	<b>1,236</b>	+ 6.1%
Days on Market Until Sale	15	<b>13</b>	- 13.3%	22	<b>12</b>	- 45.5%
Median Sales Price*	\$230,000	<b>\$281,500</b>	+ 22.4%	\$220,000	<b>\$268,000</b>	+ 21.8%
Average Sales Price*	\$243,445	<b>\$320,413</b>	+ 31.6%	\$237,150	<b>\$292,629</b>	+ 23.4%
Percent of List Price Received*	100.7%	<b>101.3%</b>	+ 0.6%	99.5%	<b>101.5%</b>	+ 2.0%
Inventory of Homes for Sale	123	<b>147</b>	+ 19.5%	—	—	—
Months Supply of Inventory	1.0	<b>1.0</b>	0.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	39	<b>41</b>	+ 5.1%	312	<b>337</b>	+ 8.0%
Pending Sales	31	<b>33</b>	+ 6.5%	287	<b>318</b>	+ 10.8%
Closed Sales	34	<b>38</b>	+ 11.8%	269	<b>306</b>	+ 13.8%
Days on Market Until Sale	19	<b>6</b>	- 68.4%	28	<b>10</b>	- 64.3%
Median Sales Price*	\$149,450	<b>\$200,000</b>	+ 33.8%	\$145,000	<b>\$176,550</b>	+ 21.8%
Average Sales Price*	\$152,457	<b>\$196,026</b>	+ 28.6%	\$139,369	<b>\$173,197</b>	+ 24.3%
Percent of List Price Received*	99.8%	<b>102.4%</b>	+ 2.6%	99.2%	<b>101.5%</b>	+ 2.3%
Inventory of Homes for Sale	37	<b>21</b>	- 43.2%	—	—	—
Months Supply of Inventory	1.2	<b>0.6</b>	- 50.0%	—	—	—

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

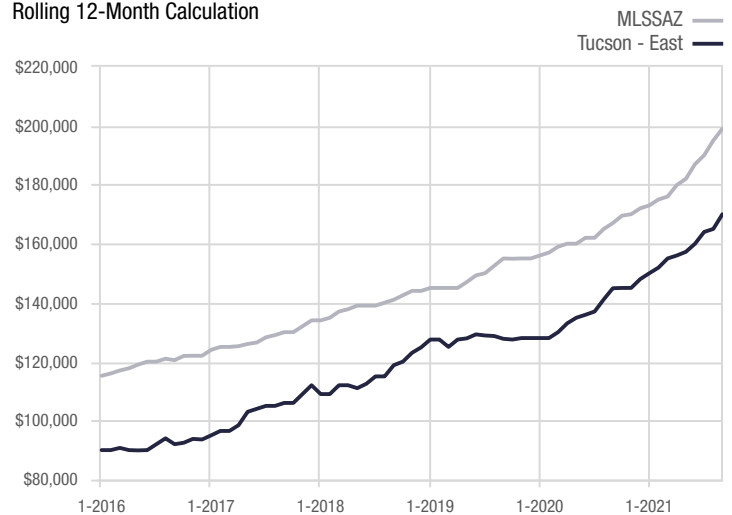
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - North

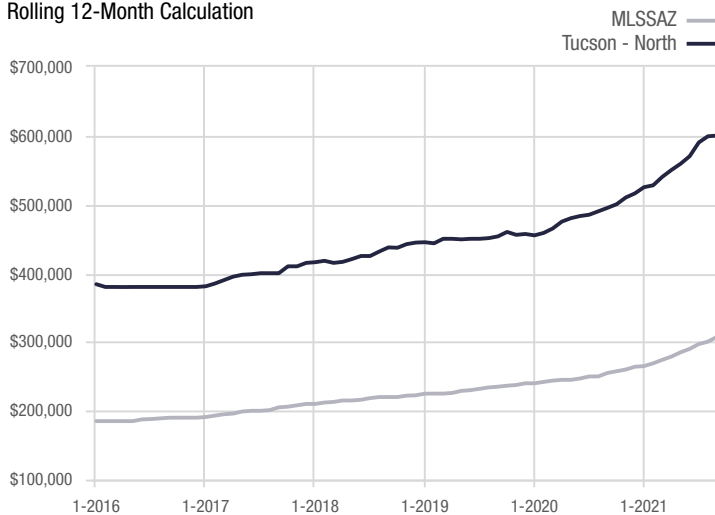
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	112	<b>128</b>	+ 14.3%	1,141	<b>1,084</b>	- 5.0%
Pending Sales	100	<b>95</b>	- 5.0%	911	<b>911</b>	0.0%
Closed Sales	96	<b>74</b>	- 22.9%	868	<b>880</b>	+ 1.4%
Days on Market Until Sale	34	<b>14</b>	- 58.8%	43	<b>22</b>	- 48.8%
Median Sales Price*	\$540,200	<b>\$617,500</b>	+ 14.3%	\$510,000	<b>\$625,000</b>	+ 22.5%
Average Sales Price*	\$635,712	<b>\$669,868</b>	+ 5.4%	\$584,007	<b>\$745,934</b>	+ 27.7%
Percent of List Price Received*	98.8%	<b>100.4%</b>	+ 1.6%	97.9%	<b>100.8%</b>	+ 3.0%
Inventory of Homes for Sale	165	<b>138</b>	- 16.4%	—	—	—
Months Supply of Inventory	1.7	<b>1.4</b>	- 17.6%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	74	<b>58</b>	- 21.6%	568	<b>554</b>	- 2.5%
Pending Sales	58	<b>45</b>	- 22.4%	490	<b>506</b>	+ 3.3%
Closed Sales	54	<b>39</b>	- 27.8%	454	<b>510</b>	+ 12.3%
Days on Market Until Sale	34	<b>15</b>	- 55.9%	30	<b>14</b>	- 53.3%
Median Sales Price*	\$205,000	<b>\$250,000</b>	+ 22.0%	\$196,250	<b>\$248,500</b>	+ 26.6%
Average Sales Price*	\$251,881	<b>\$271,092</b>	+ 7.6%	\$224,606	<b>\$283,180</b>	+ 26.1%
Percent of List Price Received*	98.5%	<b>101.0%</b>	+ 2.5%	98.4%	<b>100.8%</b>	+ 2.4%
Inventory of Homes for Sale	67	<b>49</b>	- 26.9%	—	—	—
Months Supply of Inventory	1.3	<b>0.9</b>	- 30.8%	—	—	—

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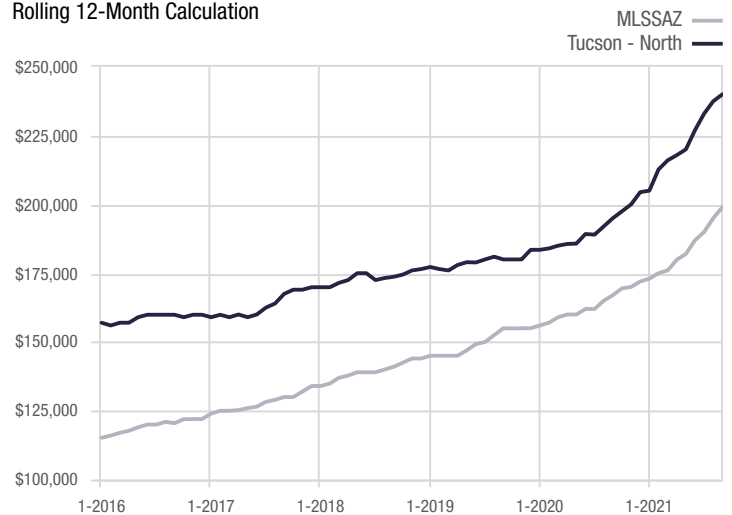
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Northeast

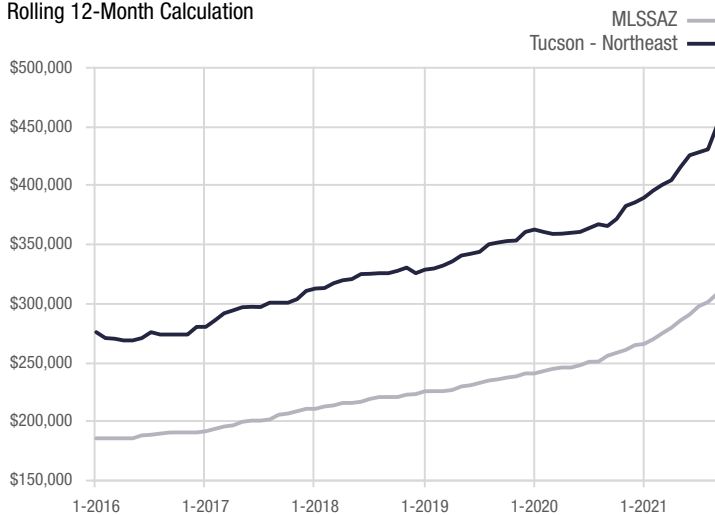
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	68	64	- 5.9%	579	600	+ 3.6%
Pending Sales	62	55	- 11.3%	509	541	+ 6.3%
Closed Sales	80	45	- 43.8%	473	523	+ 10.6%
Days on Market Until Sale	30	13	- 56.7%	34	15	- 55.9%
Median Sales Price*	\$356,400	<b>\$599,900</b>	+ 68.3%	\$366,500	<b>\$455,000</b>	+ 24.1%
Average Sales Price*	\$429,023	<b>\$611,110</b>	+ 42.4%	\$424,715	<b>\$557,943</b>	+ 31.4%
Percent of List Price Received*	99.3%	<b>100.7%</b>	+ 1.4%	98.7%	<b>100.7%</b>	+ 2.0%
Inventory of Homes for Sale	79	58	- 26.6%	—	—	—
Months Supply of Inventory	1.5	1.0	- 33.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	26	18	- 30.8%	168	211	+ 25.6%
Pending Sales	20	19	- 5.0%	138	195	+ 41.3%
Closed Sales	13	18	+ 38.5%	137	197	+ 43.8%
Days on Market Until Sale	8	14	+ 75.0%	21	13	- 38.1%
Median Sales Price*	\$170,000	<b>\$136,000</b>	- 20.0%	\$160,000	<b>\$152,000</b>	- 5.0%
Average Sales Price*	\$174,231	<b>\$190,267</b>	+ 9.2%	\$160,099	<b>\$179,639</b>	+ 12.2%
Percent of List Price Received*	98.1%	<b>99.8%</b>	+ 1.7%	97.9%	<b>100.4%</b>	+ 2.6%
Inventory of Homes for Sale	15	17	+ 13.3%	—	—	—
Months Supply of Inventory	1.0	0.9	- 10.0%	—	—	—

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

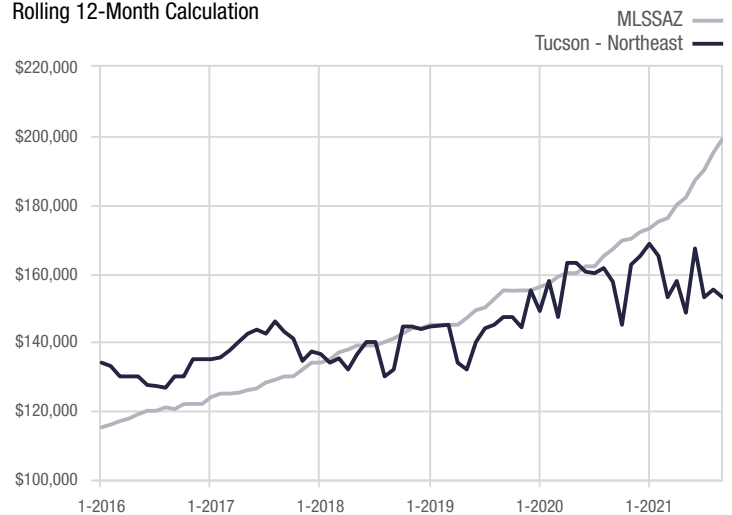
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Northwest

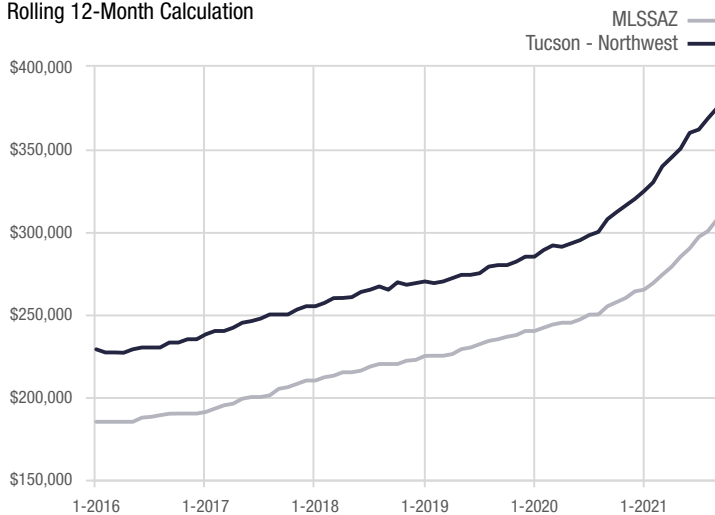
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	336	<b>291</b>	- 13.4%	2,633	<b>2,644</b>	+ 0.4%
Pending Sales	294	<b>259</b>	- 11.9%	2,338	<b>2,429</b>	+ 3.9%
Closed Sales	278	<b>242</b>	- 12.9%	2,196	<b>2,382</b>	+ 8.5%
Days on Market Until Sale	32	<b>16</b>	- 50.0%	37	<b>16</b>	- 56.8%
Median Sales Price*	\$335,000	<b>\$425,000</b>	+ 26.9%	\$312,925	<b>\$390,000</b>	+ 24.6%
Average Sales Price*	\$392,216	<b>\$484,153</b>	+ 23.4%	\$369,417	<b>\$471,655</b>	+ 27.7%
Percent of List Price Received*	99.4%	<b>100.2%</b>	+ 0.8%	98.9%	<b>100.9%</b>	+ 2.0%
Inventory of Homes for Sale	330	<b>242</b>	- 26.7%	—	—	—
Months Supply of Inventory	1.3	<b>0.9</b>	- 30.8%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	33	<b>19</b>	- 42.4%	294	<b>242</b>	- 17.7%
Pending Sales	41	<b>10</b>	- 75.6%	258	<b>233</b>	- 9.7%
Closed Sales	30	<b>14</b>	- 53.3%	237	<b>244</b>	+ 3.0%
Days on Market Until Sale	36	<b>6</b>	- 83.3%	35	<b>13</b>	- 62.9%
Median Sales Price*	\$232,500	<b>\$277,150</b>	+ 19.2%	\$240,000	<b>\$286,137</b>	+ 19.2%
Average Sales Price*	\$242,326	<b>\$285,664</b>	+ 17.9%	\$252,506	<b>\$295,661</b>	+ 17.1%
Percent of List Price Received*	99.3%	<b>101.8%</b>	+ 2.5%	98.9%	<b>101.1%</b>	+ 2.2%
Inventory of Homes for Sale	33	<b>14</b>	- 57.6%	—	—	—
Months Supply of Inventory	1.2	<b>0.5</b>	- 58.3%	—	—	—

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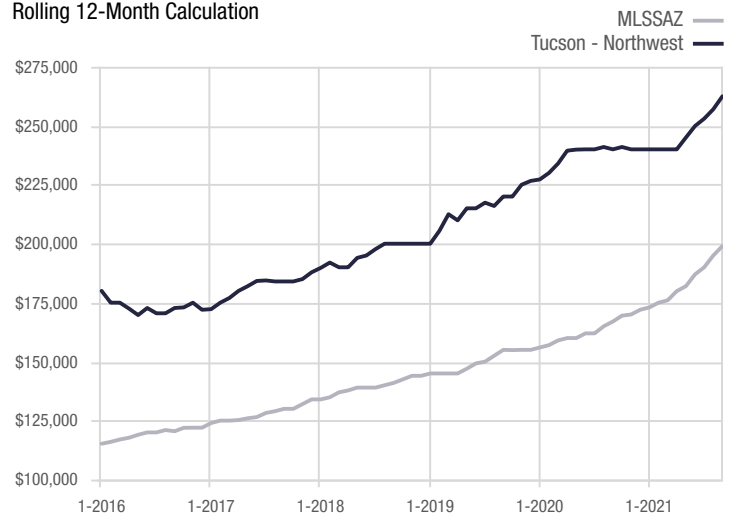
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – September 2021

A Research Tool Provided by Southern Arizona MLS.



## Tucson - South

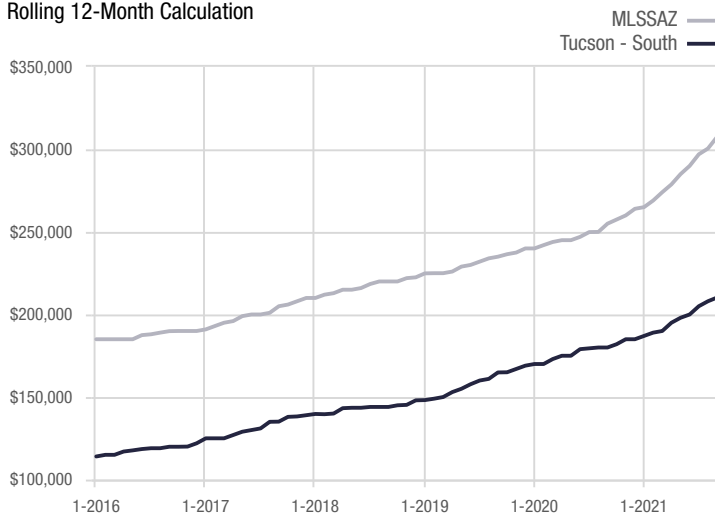
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	84	<b>79</b>	- 6.0%	738	<b>753</b>	+ 2.0%
Pending Sales	70	<b>82</b>	+ 17.1%	684	<b>671</b>	- 1.9%
Closed Sales	76	<b>67</b>	- 11.8%	654	<b>635</b>	- 2.9%
Days on Market Until Sale	10	<b>9</b>	- 10.0%	24	<b>10</b>	- 58.3%
Median Sales Price*	\$192,000	<b>\$240,000</b>	+ 25.0%	\$180,000	<b>\$220,000</b>	+ 22.2%
Average Sales Price*	\$188,008	<b>\$238,537</b>	+ 26.9%	\$179,095	<b>\$217,405</b>	+ 21.4%
Percent of List Price Received*	99.9%	<b>100.5%</b>	+ 0.6%	99.3%	<b>101.2%</b>	+ 1.9%
Inventory of Homes for Sale	55	<b>54</b>	- 1.8%	—	—	—
Months Supply of Inventory	0.7	<b>0.8</b>	+ 14.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	4	<b>12</b>	+ 200.0%	49	<b>60</b>	+ 22.4%
Pending Sales	1	<b>9</b>	+ 800.0%	40	<b>54</b>	+ 35.0%
Closed Sales	2	<b>1</b>	- 50.0%	37	<b>52</b>	+ 40.5%
Days on Market Until Sale	2	<b>4</b>	+ 100.0%	17	<b>13</b>	- 23.5%
Median Sales Price*	\$170,950	<b>\$135,000</b>	- 21.0%	\$134,500	<b>\$152,500</b>	+ 13.4%
Average Sales Price*	\$170,950	<b>\$135,000</b>	- 21.0%	\$131,819	<b>\$155,942</b>	+ 18.3%
Percent of List Price Received*	105.5%	<b>100.1%</b>	- 5.1%	98.1%	<b>100.6%</b>	+ 2.5%
Inventory of Homes for Sale	7	<b>8</b>	+ 14.3%	—	—	—
Months Supply of Inventory	1.6	<b>1.4</b>	- 12.5%	—	—	—

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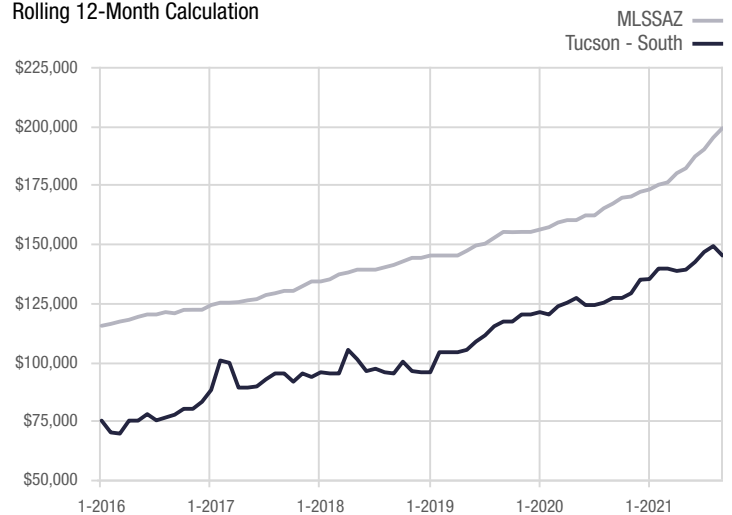
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Southeast

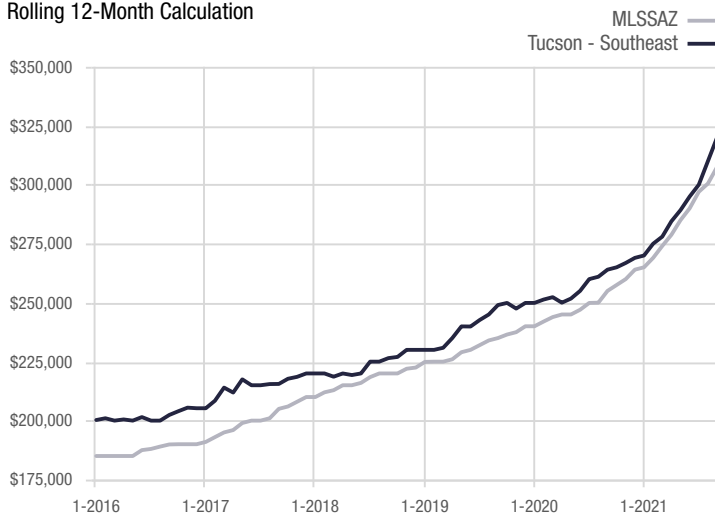
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	65	<b>44</b>	- 32.3%	420	<b>469</b>	+ 11.7%
Pending Sales	41	<b>49</b>	+ 19.5%	391	<b>436</b>	+ 11.5%
Closed Sales	32	<b>47</b>	+ 46.9%	361	<b>416</b>	+ 15.2%
Days on Market Until Sale	13	<b>16</b>	+ 23.1%	32	<b>14</b>	- 56.3%
Median Sales Price*	\$272,490	<b>\$366,000</b>	+ 34.3%	\$266,000	<b>\$332,500</b>	+ 25.0%
Average Sales Price*	\$311,493	<b>\$382,520</b>	+ 22.8%	\$285,893	<b>\$347,199</b>	+ 21.4%
Percent of List Price Received*	100.5%	<b>100.2%</b>	- 0.3%	99.4%	<b>101.2%</b>	+ 1.8%
Inventory of Homes for Sale	48	<b>36</b>	- 25.0%	—	—	—
Months Supply of Inventory	1.2	<b>0.8</b>	- 33.3%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	1	<b>1</b>	0.0%	11	<b>10</b>	- 9.1%
Pending Sales	1	<b>0</b>	- 100.0%	12	<b>8</b>	- 33.3%
Closed Sales	2	<b>2</b>	0.0%	10	<b>7</b>	- 30.0%
Days on Market Until Sale	4	<b>11</b>	+ 175.0%	17	<b>6</b>	- 64.7%
Median Sales Price*	\$173,500	<b>\$200,000</b>	+ 15.3%	\$167,500	<b>\$200,000</b>	+ 19.4%
Average Sales Price*	\$173,500	<b>\$200,000</b>	+ 15.3%	\$177,215	<b>\$206,143</b>	+ 16.3%
Percent of List Price Received*	101.0%	<b>107.5%</b>	+ 6.4%	99.2%	<b>102.4%</b>	+ 3.2%
Inventory of Homes for Sale	0	<b>1</b>	—	—	—	—
Months Supply of Inventory	—	<b>0.7</b>	—	—	—	—

\* 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.

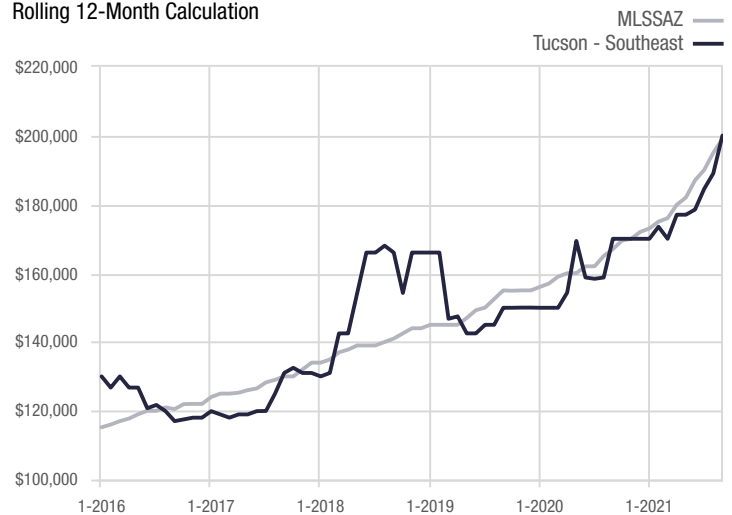
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Southwest

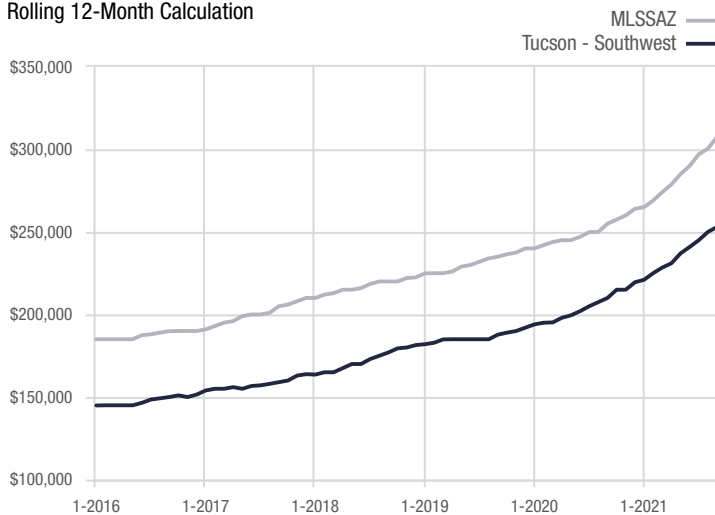
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	99	<b>110</b>	+ 11.1%	705	<b>758</b>	+ 7.5%
Pending Sales	83	<b>70</b>	- 15.7%	650	<b>663</b>	+ 2.0%
Closed Sales	54	<b>62</b>	+ 14.8%	592	<b>616</b>	+ 4.1%
Days on Market Until Sale	18	<b>11</b>	- 38.9%	33	<b>14</b>	- 57.6%
Median Sales Price*	\$233,500	<b>\$282,500</b>	+ 21.0%	\$213,500	<b>\$263,000</b>	+ 23.2%
Average Sales Price*	\$251,768	<b>\$285,850</b>	+ 13.5%	\$223,258	<b>\$272,027</b>	+ 21.8%
Percent of List Price Received*	100.4%	<b>101.3%</b>	+ 0.9%	99.5%	<b>101.3%</b>	+ 1.8%
Inventory of Homes for Sale	67	<b>91</b>	+ 35.8%	—	—	—
Months Supply of Inventory	1.0	<b>1.2</b>	+ 20.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	11	<b>5</b>	- 54.5%	35	<b>36</b>	+ 2.9%
Pending Sales	7	<b>4</b>	- 42.9%	28	<b>33</b>	+ 17.9%
Closed Sales	3	<b>3</b>	0.0%	23	<b>29</b>	+ 26.1%
Days on Market Until Sale	3	<b>2</b>	- 33.3%	22	<b>8</b>	- 63.6%
Median Sales Price*	\$170,000	<b>\$205,000</b>	+ 20.6%	\$145,000	<b>\$178,000</b>	+ 22.8%
Average Sales Price*	\$162,623	<b>\$213,333</b>	+ 31.2%	\$134,964	<b>\$165,148</b>	+ 22.4%
Percent of List Price Received*	106.0%	<b>101.3%</b>	- 4.4%	100.6%	<b>100.9%</b>	+ 0.3%
Inventory of Homes for Sale	8	<b>0</b>	- 100.0%	—	—	—
Months Supply of Inventory	2.7	—	—	—	—	—

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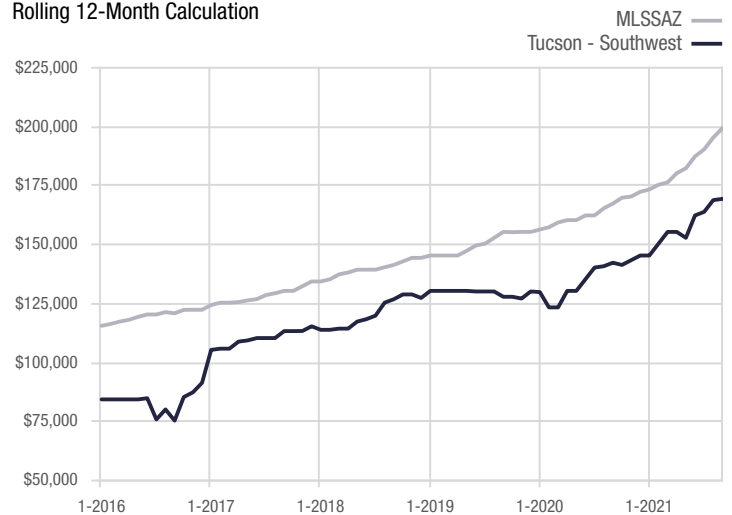
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Upper Northwest

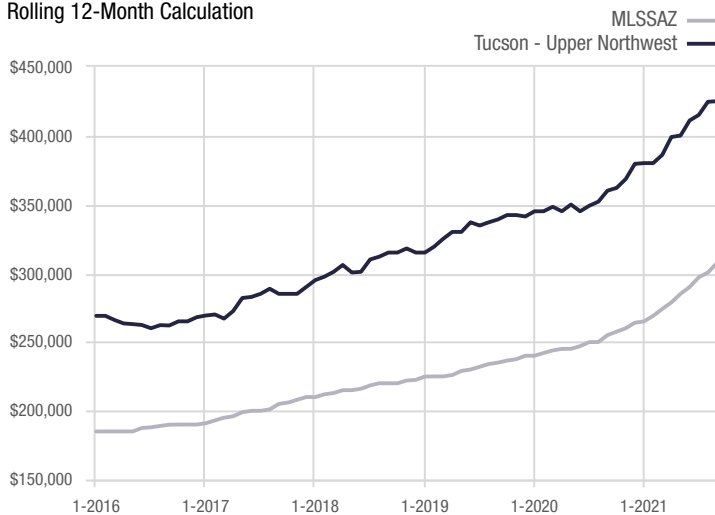
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	68	55	- 19.1%	490	506	+ 3.3%
Pending Sales	49	48	- 2.0%	396	465	+ 17.4%
Closed Sales	36	39	+ 8.3%	381	463	+ 21.5%
Days on Market Until Sale	41	22	- 46.3%	47	28	- 40.4%
Median Sales Price*	\$389,000	<b>\$423,000</b>	+ 8.7%	\$365,000	<b>\$434,000</b>	+ 18.9%
Average Sales Price*	\$368,350	<b>\$484,468</b>	+ 31.5%	\$378,460	<b>\$480,800</b>	+ 27.0%
Percent of List Price Received*	98.4%	<b>99.4%</b>	+ 1.0%	97.8%	<b>99.6%</b>	+ 1.8%
Inventory of Homes for Sale	100	70	- 30.0%	—	—	—
Months Supply of Inventory	2.3	1.4	- 39.1%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	2	4	+ 100.0%	27	40	+ 48.1%
Pending Sales	3	2	- 33.3%	27	39	+ 44.4%
Closed Sales	4	2	- 50.0%	27	39	+ 44.4%
Days on Market Until Sale	17	7	- 58.8%	37	29	- 21.6%
Median Sales Price*	\$325,000	<b>\$375,000</b>	+ 15.4%	\$290,000	<b>\$350,000</b>	+ 20.7%
Average Sales Price*	\$324,000	<b>\$375,000</b>	+ 15.7%	\$419,545	<b>\$421,448</b>	+ 0.5%
Percent of List Price Received*	98.4%	<b>97.7%</b>	- 0.7%	98.3%	<b>99.0%</b>	+ 0.7%
Inventory of Homes for Sale	1	2	+ 100.0%	—	—	—
Months Supply of Inventory	0.4	0.5	+ 25.0%	—	—	—

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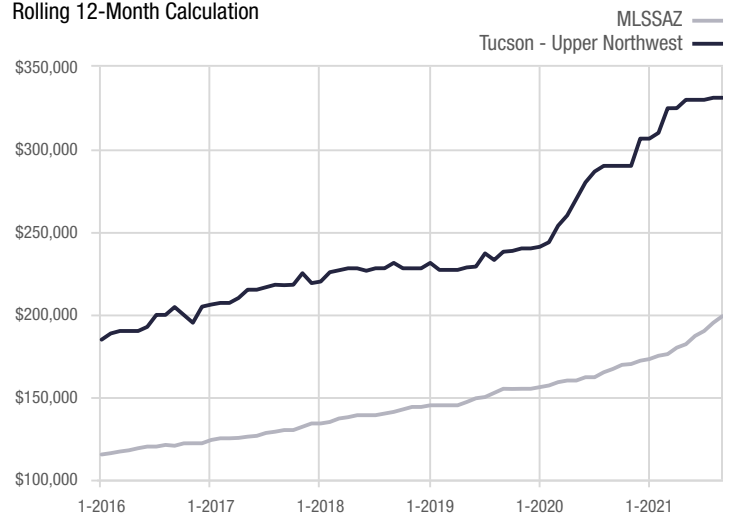
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Upper Southeast

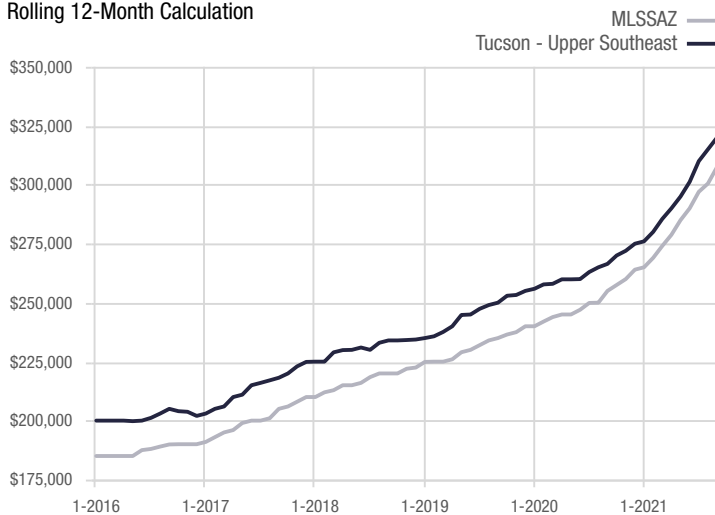
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	116	<b>120</b>	+ 3.4%	981	<b>1,094</b>	+ 11.5%
Pending Sales	97	<b>114</b>	+ 17.5%	951	<b>1,008</b>	+ 6.0%
Closed Sales	89	<b>100</b>	+ 12.4%	904	<b>938</b>	+ 3.8%
Days on Market Until Sale	15	<b>12</b>	- 20.0%	32	<b>14</b>	- 56.3%
Median Sales Price*	\$287,000	<b>\$351,000</b>	+ 22.3%	\$270,000	<b>\$330,000</b>	+ 22.2%
Average Sales Price*	\$307,423	<b>\$371,200</b>	+ 20.7%	\$292,355	<b>\$353,853</b>	+ 21.0%
Percent of List Price Received*	100.3%	<b>101.3%</b>	+ 1.0%	99.5%	<b>101.5%</b>	+ 2.0%
Inventory of Homes for Sale	86	<b>121</b>	+ 40.7%	—	—	—
Months Supply of Inventory	0.9	<b>1.1</b>	+ 22.2%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	0	<b>0</b>	0.0%	2	<b>1</b>	- 50.0%
Pending Sales	0	<b>0</b>	0.0%	2	<b>1</b>	- 50.0%
Closed Sales	0	<b>0</b>	0.0%	2	<b>1</b>	- 50.0%
Days on Market Until Sale	—	—	—	30	<b>0</b>	- 100.0%
Median Sales Price*	—	—	—	\$195,000	<b>\$240,000</b>	+ 23.1%
Average Sales Price*	—	—	—	\$195,000	<b>\$240,000</b>	+ 23.1%
Percent of List Price Received*	—	—	—	95.7%	<b>100.0%</b>	+ 4.5%
Inventory of Homes for Sale	0	<b>0</b>	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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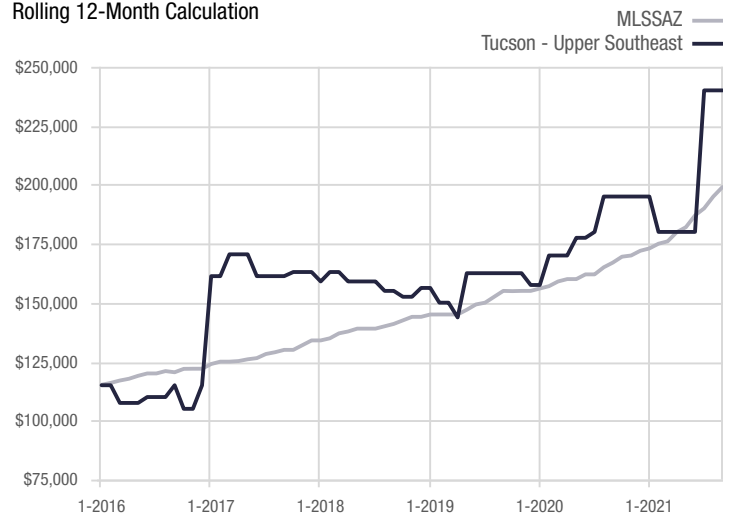
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - West

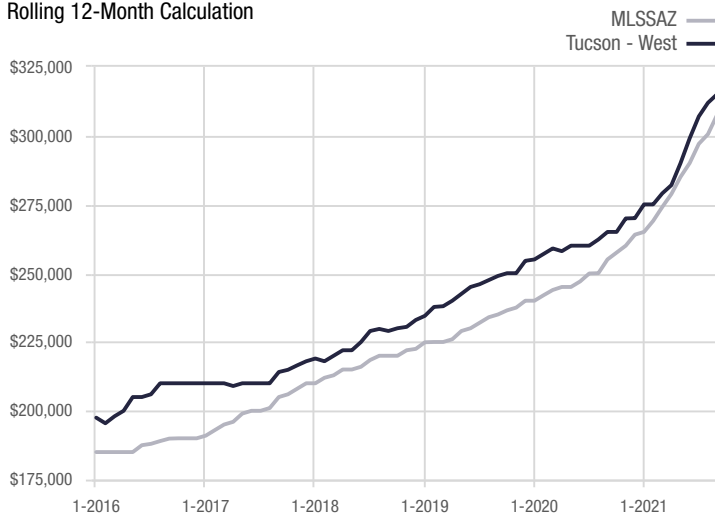
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	111	95	- 14.4%	957	940	- 1.8%
Pending Sales	108	88	- 18.5%	877	825	- 5.9%
Closed Sales	100	94	- 6.0%	813	821	+ 1.0%
Days on Market Until Sale	17	12	- 29.4%	28	13	- 53.6%
Median Sales Price*	\$280,000	<b>\$338,750</b>	+ 21.0%	\$265,000	<b>\$325,000</b>	+ 22.6%
Average Sales Price*	\$332,356	<b>\$390,639</b>	+ 17.5%	\$304,913	<b>\$382,072</b>	+ 25.3%
Percent of List Price Received*	99.5%	<b>101.2%</b>	+ 1.7%	99.1%	<b>101.6%</b>	+ 2.5%
Inventory of Homes for Sale	98	82	- 16.3%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	14	15	+ 7.1%	128	110	- 14.1%
Pending Sales	17	16	- 5.9%	123	99	- 19.5%
Closed Sales	19	7	- 63.2%	110	94	- 14.5%
Days on Market Until Sale	12	24	+ 100.0%	18	11	- 38.9%
Median Sales Price*	\$160,000	<b>\$209,300</b>	+ 30.8%	\$150,000	<b>\$170,000</b>	+ 13.3%
Average Sales Price*	\$148,984	<b>\$194,233</b>	+ 30.4%	\$151,845	<b>\$166,907</b>	+ 9.9%
Percent of List Price Received*	99.8%	<b>97.9%</b>	- 1.9%	99.1%	<b>100.8%</b>	+ 1.7%
Inventory of Homes for Sale	3	14	+ 366.7%	—	—	—
Months Supply of Inventory	0.3	1.2	+ 300.0%	—	—	—

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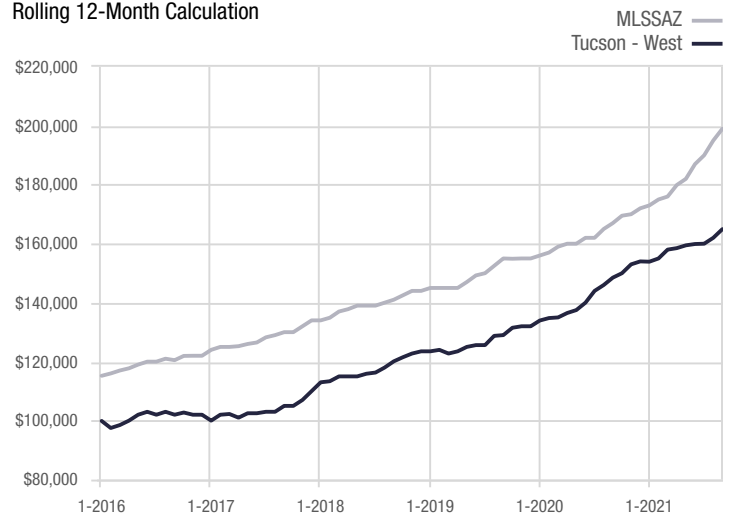
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Extended Northeast

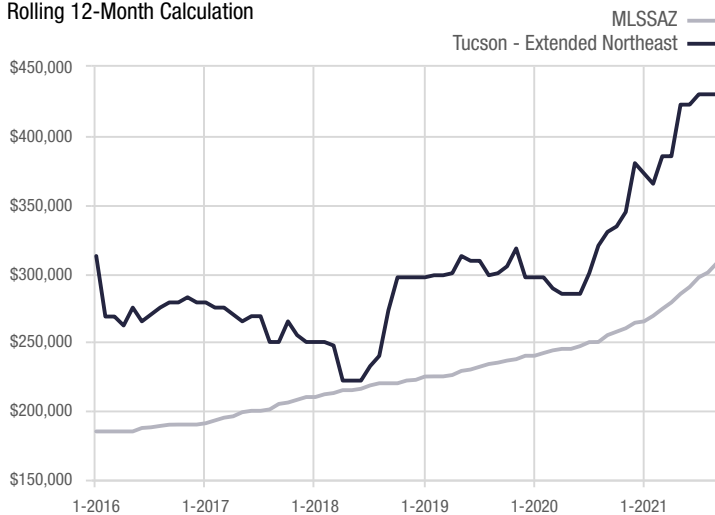
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	7	2	- 71.4%	32	15	- 53.1%
Pending Sales	5	0	- 100.0%	23	13	- 43.5%
Closed Sales	2	2	0.0%	16	14	- 12.5%
Days on Market Until Sale	80	52	- 35.0%	90	55	- 38.9%
Median Sales Price*	\$507,500	<b>\$640,000</b>	+ 26.1%	\$332,000	<b>\$394,500</b>	+ 18.8%
Average Sales Price*	\$507,500	<b>\$640,000</b>	+ 26.1%	\$347,225	<b>\$483,357</b>	+ 39.2%
Percent of List Price Received*	96.3%	<b>96.6%</b>	+ 0.3%	95.1%	<b>97.5%</b>	+ 2.5%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	3.1	1.8	- 41.9%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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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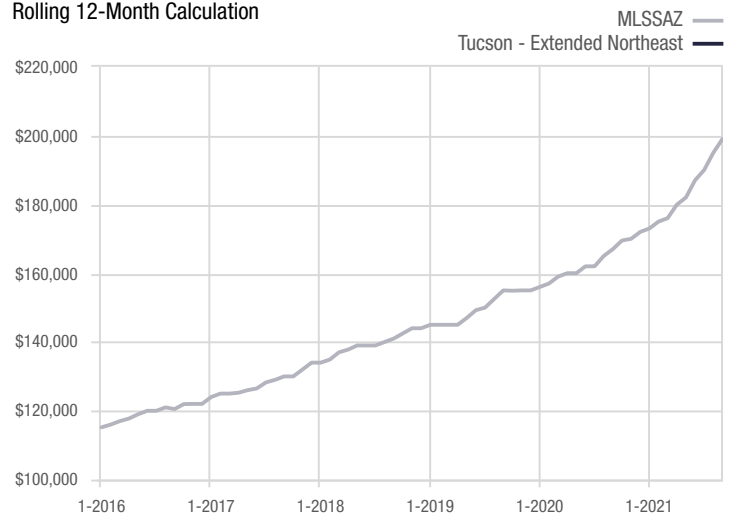
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Extended Northwest

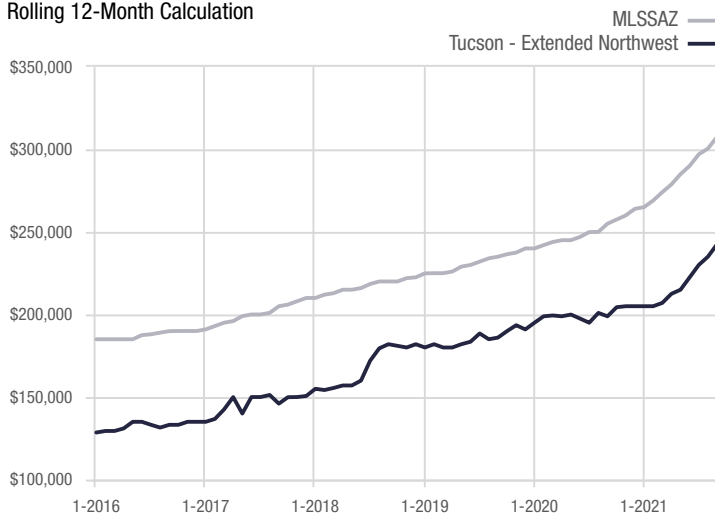
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	5	13	+ 160.0%	63	83	+ 31.7%
Pending Sales	5	10	+ 100.0%	66	72	+ 9.1%
Closed Sales	6	9	+ 50.0%	63	66	+ 4.8%
Days on Market Until Sale	6	7	+ 16.7%	21	7	- 66.7%
Median Sales Price*	\$183,000	<b>\$255,000</b>	+ 39.3%	\$198,900	<b>\$250,000</b>	+ 25.7%
Average Sales Price*	\$186,833	<b>\$265,555</b>	+ 42.1%	\$199,895	<b>\$252,789</b>	+ 26.5%
Percent of List Price Received*	99.7%	100.1%	+ 0.4%	99.5%	101.1%	+ 1.6%
Inventory of Homes for Sale	1	9	+ 800.0%	—	—	—
Months Supply of Inventory	0.1	1.1	+ 1,000.0%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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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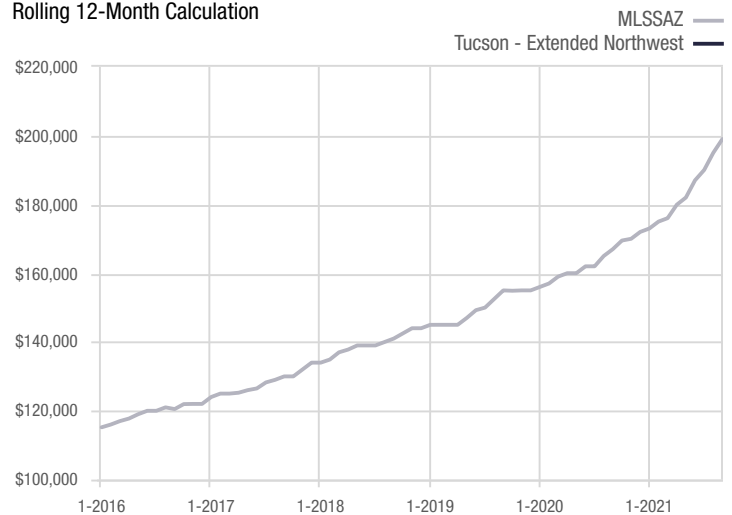
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – September 2021

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Extended Southeast

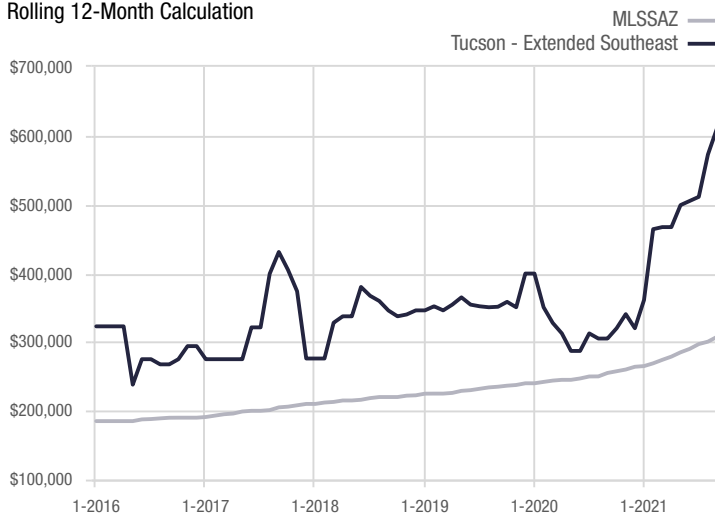
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	1	1	0.0%	12	7	- 41.7%
Pending Sales	1	1	0.0%	11	11	0.0%
Closed Sales	0	2	—	11	12	+ 9.1%
Days on Market Until Sale	—	4	—	77	168	+ 118.2%
Median Sales Price*	—	\$665,750	—	\$305,000	\$625,000	+ 104.9%
Average Sales Price*	—	\$665,750	—	\$337,510	\$636,333	+ 88.5%
Percent of List Price Received*	—	101.8%	—	94.3%	97.9%	+ 3.8%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	2.8	1.3	- 53.6%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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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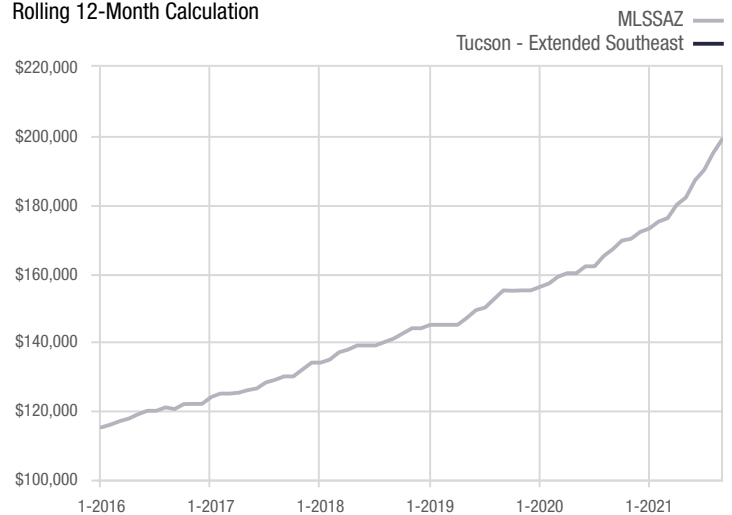
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – September 2021

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## Tucson - Extended Southwest

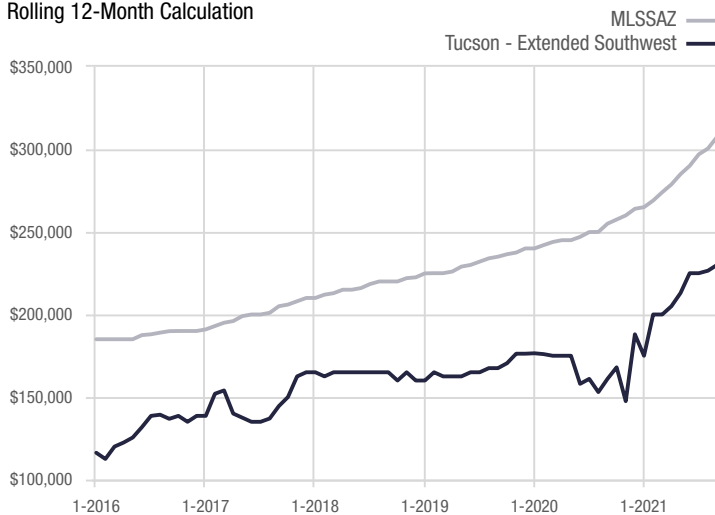
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	2	4	+ 100.0%	25	25	0.0%
Pending Sales	0	4	—	17	24	+ 41.2%
Closed Sales	3	1	- 66.7%	17	20	+ 17.6%
Days on Market Until Sale	7	11	+ 57.1%	44	37	- 15.9%
Median Sales Price*	\$188,000	<b>\$320,000</b>	+ 70.2%	\$147,500	<b>\$230,000</b>	+ 55.9%
Average Sales Price*	\$190,167	<b>\$320,000</b>	+ 68.3%	\$159,182	<b>\$231,368</b>	+ 45.3%
Percent of List Price Received*	96.0%	<b>95.2%</b>	- 0.8%	97.0%	<b>98.9%</b>	+ 2.0%
Inventory of Homes for Sale	6	2	- 66.7%	—	—	—
Months Supply of Inventory	2.9	<b>0.7</b>	- 75.9%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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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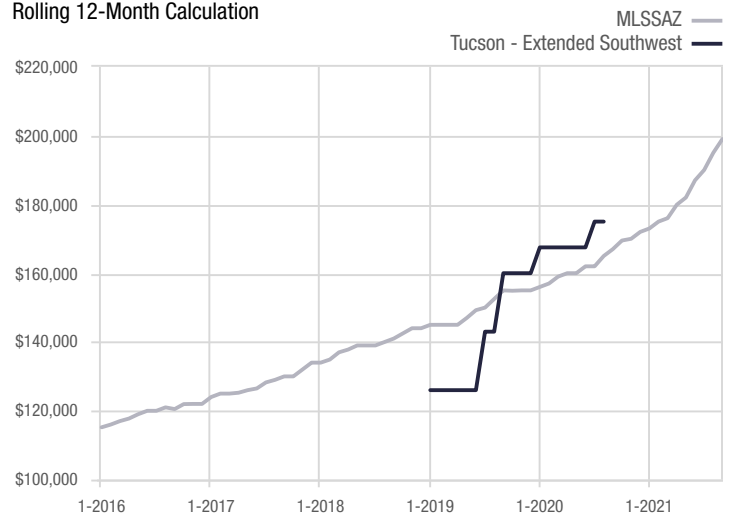
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Extended West

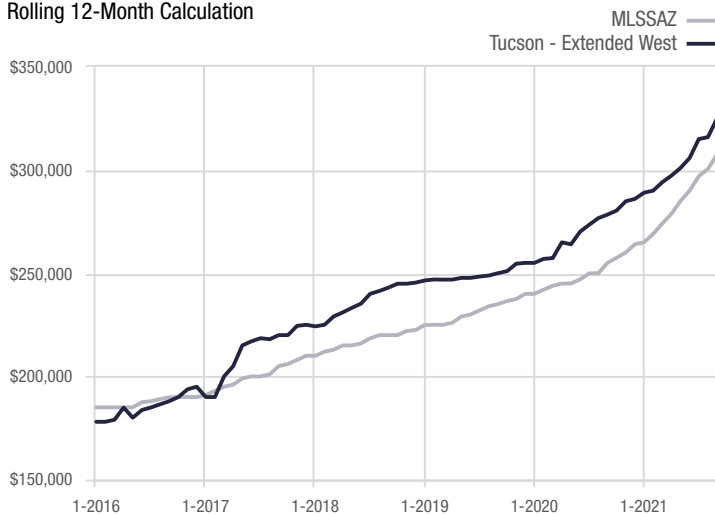
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	35	57	+ 62.9%	429	433	+ 0.9%
Pending Sales	38	45	+ 18.4%	447	364	- 18.6%
Closed Sales	52	38	- 26.9%	401	313	- 21.9%
Days on Market Until Sale	29	22	- 24.1%	63	15	- 76.2%
Median Sales Price*	\$289,950	\$342,867	+ 18.3%	\$281,795	\$335,000	+ 18.9%
Average Sales Price*	\$302,215	\$354,817	+ 17.4%	\$286,916	\$342,638	+ 19.4%
Percent of List Price Received*	99.5%	100.3%	+ 0.8%	99.2%	100.7%	+ 1.5%
Inventory of Homes for Sale	28	70	+ 150.0%	—	—	—
Months Supply of Inventory	0.6	1.9	+ 216.7%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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	—	—	—	—	—	—

\* 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.

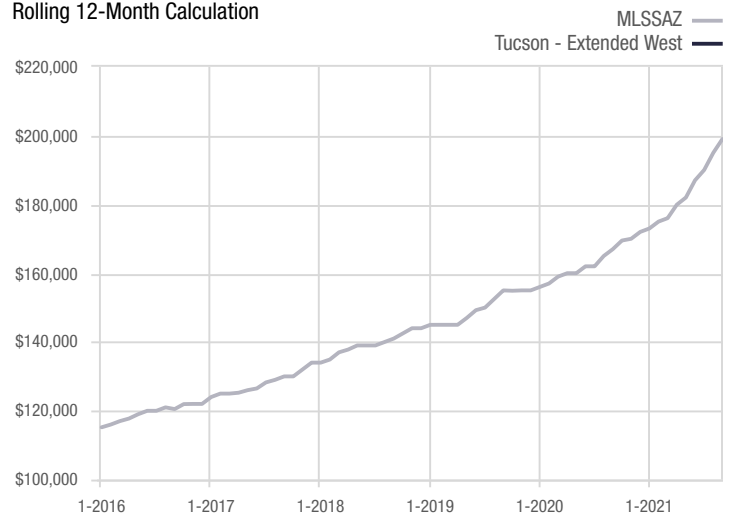
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – September 2021

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Pima East

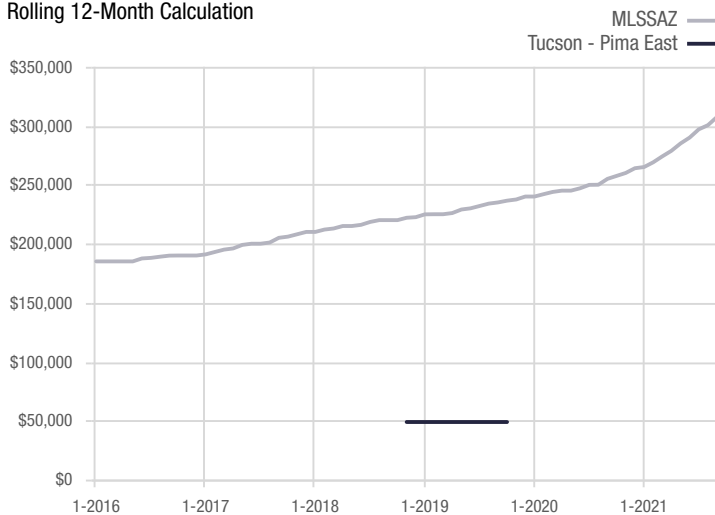
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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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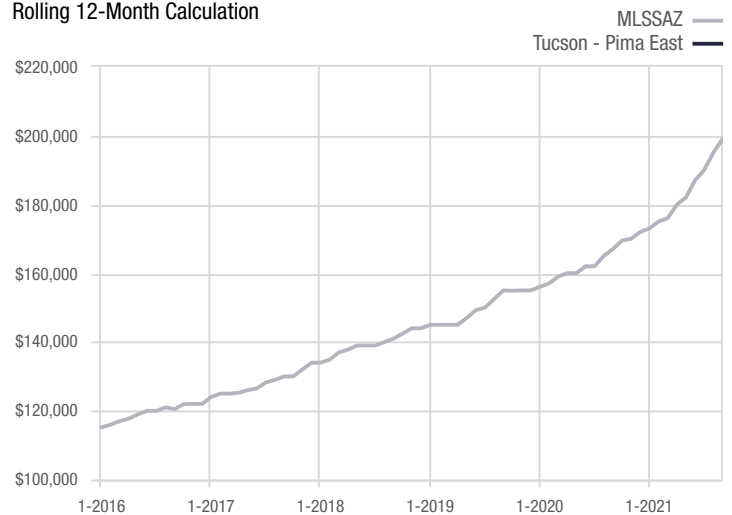
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Pima Northwest

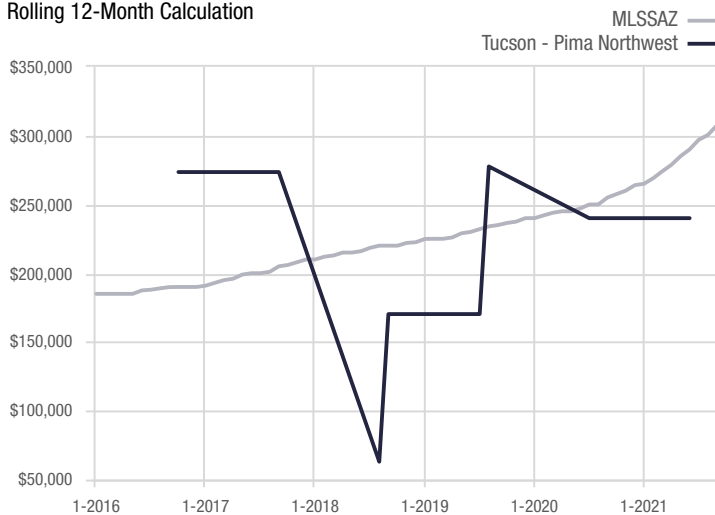
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	0	0	0.0%	0	5	—
Pending Sales	0	2	—	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	289	—	—
Median Sales Price*	—	—	—	\$240,000	—	—
Average Sales Price*	—	—	—	\$240,000	—	—
Percent of List Price Received*	—	—	—	86.0%	—	—
Inventory of Homes for Sale	0	3	—	—	—	—
Months Supply of Inventory	—	1.5	—	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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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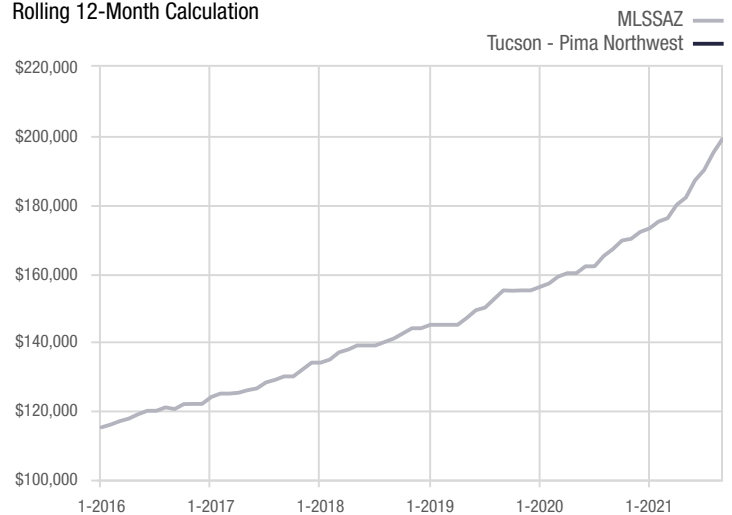
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Tucson - Pima Southwest

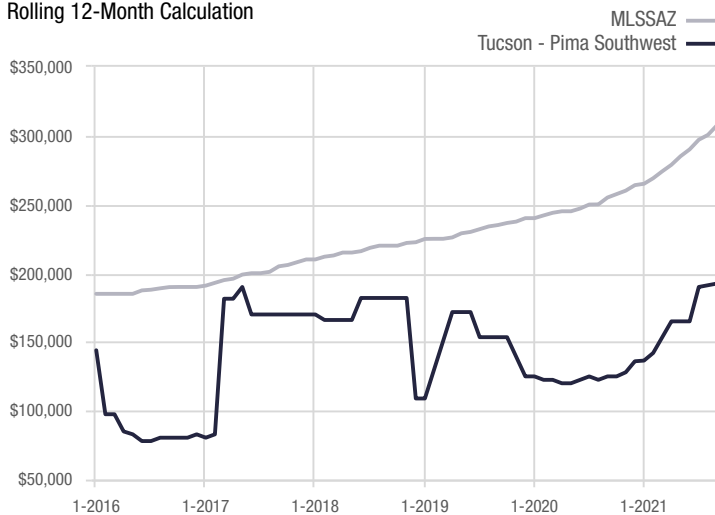
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
<b>Key Metrics</b>						
New Listings	2	3	+ 50.0%	13	8	- 38.5%
Pending Sales	1	2	+ 100.0%	9	9	0.0%
Closed Sales	1	0	- 100.0%	7	7	0.0%
Days on Market Until Sale	222	—	—	135	226	+ 67.4%
Median Sales Price*	\$165,000	—	—	\$128,000	\$191,250	+ 49.4%
Average Sales Price*	\$165,000	—	—	\$136,571	\$229,750	+ 68.2%
Percent of List Price Received*	82.5%	—	—	92.4%	86.8%	- 6.1%
Inventory of Homes for Sale	10	6	- 40.0%	—	—	—
Months Supply of Inventory	8.0	4.4	- 45.0%	—	—	—

Townhouse/Condo/Duplex	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% 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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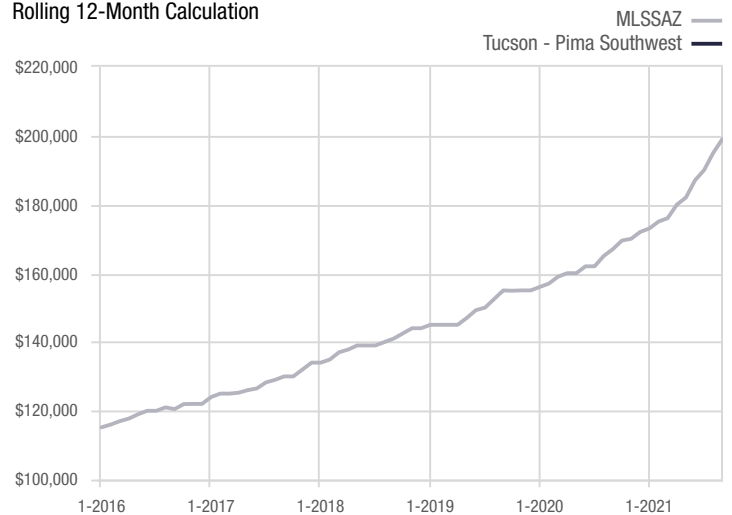
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

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## Tucson - Benson / St. David

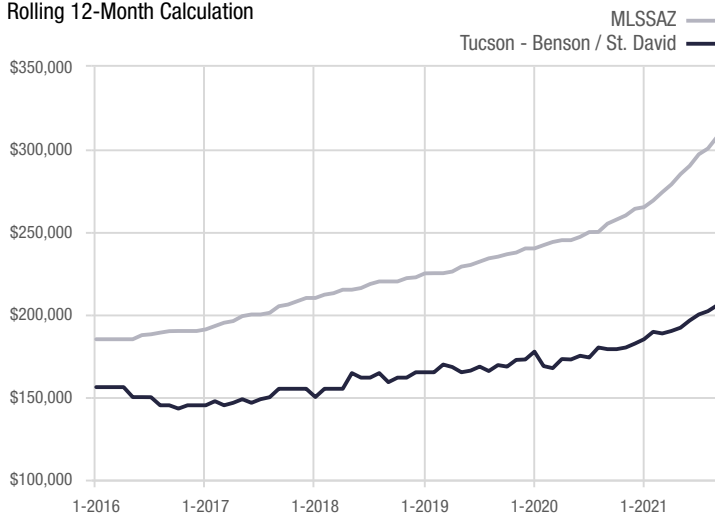
Single Family Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	11	11	0.0%	99	160	+ 61.6%
Pending Sales	7	14	+ 100.0%	83	121	+ 45.8%
Closed Sales	11	14	+ 27.3%	77	119	+ 54.5%
Days on Market Until Sale	35	31	- 11.4%	54	36	- 33.3%
Median Sales Price*	\$175,000	\$357,500	+ 104.3%	\$179,000	\$210,000	+ 17.3%
Average Sales Price*	\$226,991	\$314,643	+ 38.6%	\$197,969	\$242,665	+ 22.6%
Percent of List Price Received*	98.8%	97.2%	- 1.6%	97.2%	98.1%	+ 0.9%
Inventory of Homes for Sale	26	30	+ 15.4%	—	—	—
Months Supply of Inventory	2.9	2.2	- 24.1%	—	—	—

Townhouse/Condo/Duplex Key Metrics	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	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	—	—	—	—	—	—

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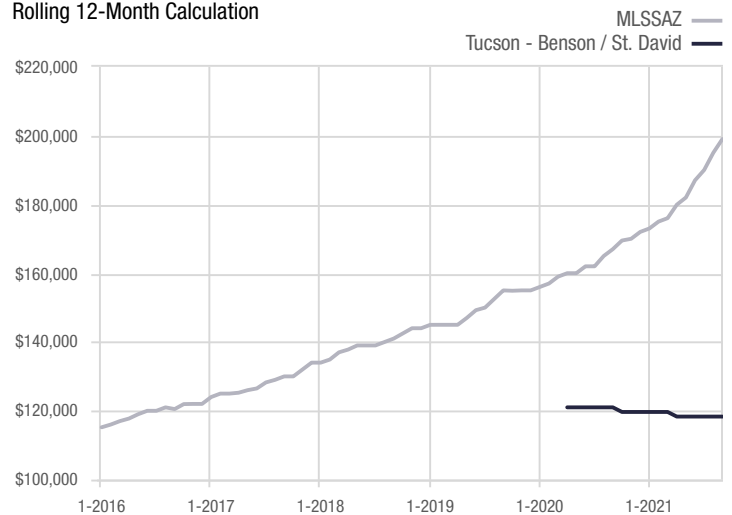
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### Median Sales Price - Townhouse/Condo/Duplex

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