

Monthly Indicators



April 2022

The average 30-year fixed rate mortgage exceeded 5% in April, the highest level since 2011, according to Freddie Mac. The recent surge in mortgage rates has reduced the pool of eligible buyers and has caused mortgage applications to decline, with a significant impact on refinance applications, which are down more than 70% compared to this time last year. As the rising costs of homeownership force many Americans to adjust their budgets, an increasing number of buyers are hoping to help offset the costs by moving from bigger, more expensive cities to smaller areas that offer a more affordable cost of living.

New Listings decreased 4.4 percent for Single Family and 0.4 percent for Townhouse/Condo. Pending Sales increased 9.3 percent for Single Family but decreased 2.4 percent for Townhouse/Condo. Inventory decreased 4.4 percent for Single Family and 14.1 percent for Townhouse/Condo.

Median Sales Price increased 17.1 percent to \$375,000 for Single Family and 23.2 percent to \$252,000 for Townhouse/Condo. Days on Market increased 6.3 percent for Single Family but decreased 25.0 percent for Townhouse/Condo. Months Supply of Inventory remained flat for Single Family but decreased 14.3 percent for Townhouse/Condo properties.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

Quick Facts

- 11.1%

Change in
Closed Sales
All Properties

+ 21.1%

Change in
Median Sales Price
All Properties

- 5.7%

Change in
Homes for Sale
All Properties

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

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Single Family Market Overview

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



Key Metrics	Historical Sparkbars	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,530	1,462	- 4.4%	5,653	5,349	- 5.4%
Pending Sales		1,288	1,408	+ 9.3%	5,285	5,299	+ 0.3%
Closed Sales		1,372	1,231	- 10.3%	4,859	4,723	- 2.8%
Days on Market Until Sale		16	17	+ 6.3%	21	22	+ 4.8%
Median Sales Price		\$320,250	\$375,000	+ 17.1%	\$307,000	\$361,400	+ 17.7%
Average Sales Price		\$403,333	\$455,452	+ 12.9%	\$385,328	\$443,863	+ 15.2%
Percent of List Price Received		101.4%	101.8%	+ 0.4%	100.5%	100.8%	+ 0.3%
Housing Affordability Index		120	80	- 33.3%	125	83	- 33.6%
Inventory of Homes for Sale		1,036	990	- 4.4%	—	—	—
Months Supply of Inventory		0.8	0.8	0.0%	—	—	—

Townhouse/Condo Market Overview

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



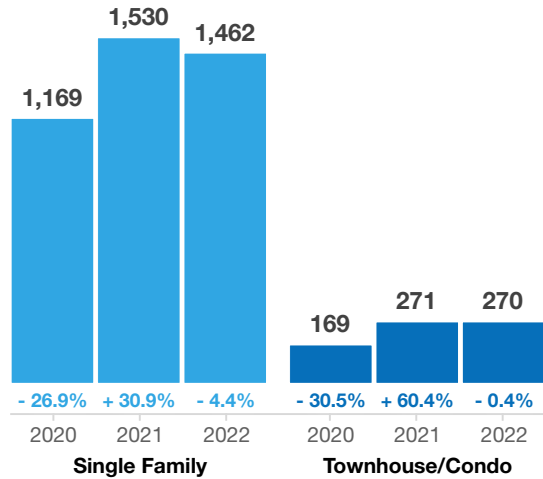
Key Metrics	Historical Sparkbars	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		271	270	- 0.4%	944	940	- 0.4%
Pending Sales		251	245	- 2.4%	905	906	+ 0.1%
Closed Sales		234	197	- 15.8%	816	797	- 2.3%
Days on Market Until Sale		12	9	- 25.0%	18	15	- 16.7%
Median Sales Price		\$204,500	\$252,000	+ 23.2%	\$197,750	\$240,000	+ 21.4%
Average Sales Price		\$219,968	\$292,243	+ 32.9%	\$215,431	\$272,107	+ 26.3%
Percent of List Price Received		100.8%	102.6%	+ 1.8%	100.2%	101.4%	+ 1.2%
Housing Affordability Index		188	120	- 36.2%	195	125	- 35.9%
Inventory of Homes for Sale		149	128	- 14.1%	—	—	—
Months Supply of Inventory		0.7	0.6	- 14.3%	—	—	—

New Listings

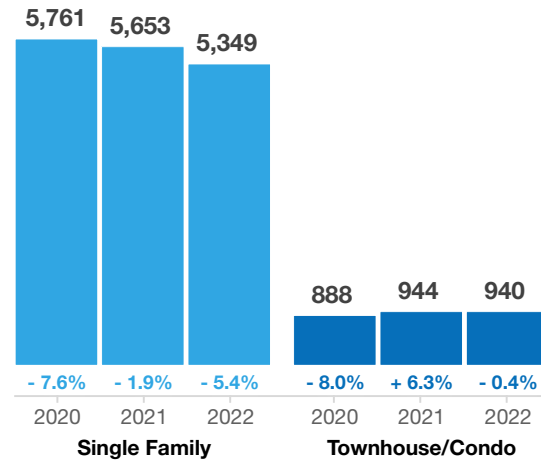
A count of the properties that have been newly listed on the market in a given month.



April

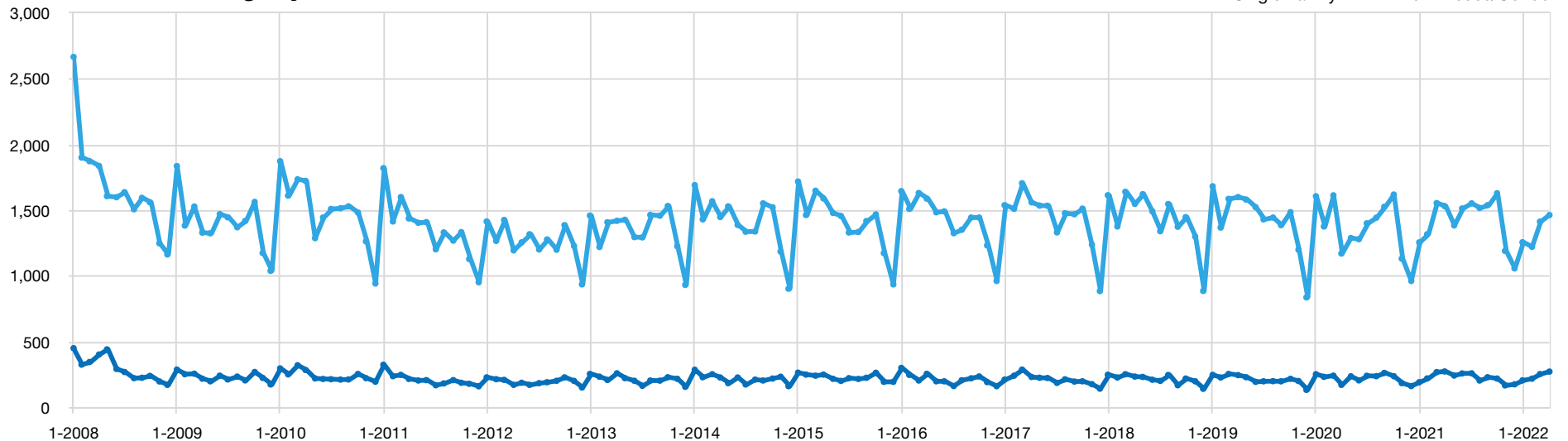


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2021	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%	202	- 14.0%
9-2021	1,537	+ 0.8%	227	- 12.7%
10-2021	1,628	+ 0.6%	217	- 7.7%
11-2021	1,189	+ 5.2%	165	- 9.3%
12-2021	1,056	+ 10.0%	173	+ 8.1%
1-2022	1,255	+ 0.1%	203	+ 7.4%
2-2022	1,220	- 7.3%	216	- 0.9%
3-2022	1,412	- 9.1%	251	- 5.6%
4-2022	1,462	- 4.4%	270	- 0.4%
12-Month Avg	1,393	+ 2.6%	223	- 0.4%

Historical New Listings by Month

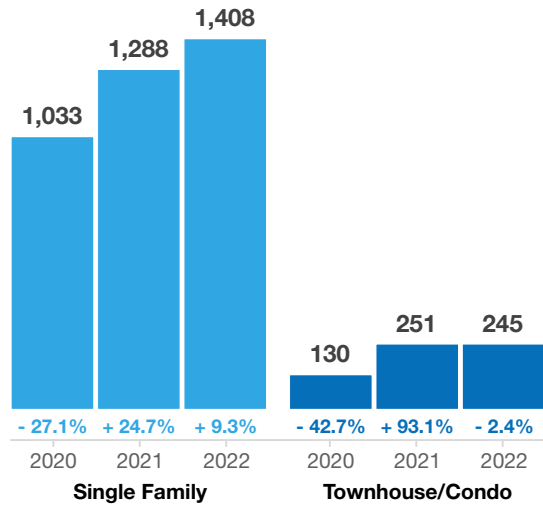


Pending Sales

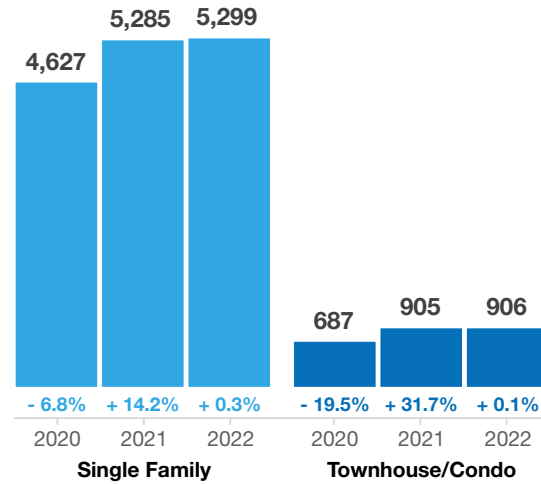
A count of the properties on which offers have been accepted in a given month.



April

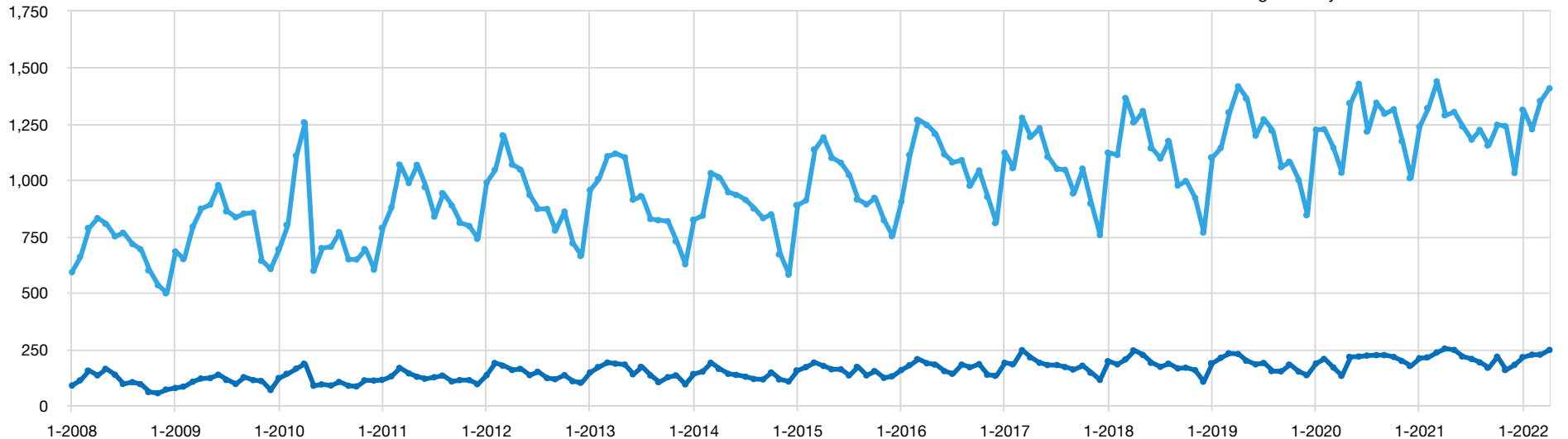


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2021	1,303	- 2.9%	245	+ 14.5%
6-2021	1,239	- 13.2%	216	0.0%
7-2021	1,180	- 3.0%	205	- 6.8%
8-2021	1,223	- 9.0%	190	- 14.4%
9-2021	1,154	- 10.9%	166	- 25.2%
10-2021	1,246	- 5.2%	215	+ 0.5%
11-2021	1,240	+ 5.7%	156	- 20.4%
12-2021	1,032	+ 2.3%	179	+ 2.9%
1-2022	1,313	+ 6.1%	213	+ 2.4%
2-2022	1,226	- 7.1%	224	+ 5.7%
3-2022	1,352	- 6.0%	224	- 4.3%
4-2022	1,408	+ 9.3%	245	- 2.4%
12-Month Avg	1,243	- 3.2%	207	- 3.7%

Historical Pending Sales by Month

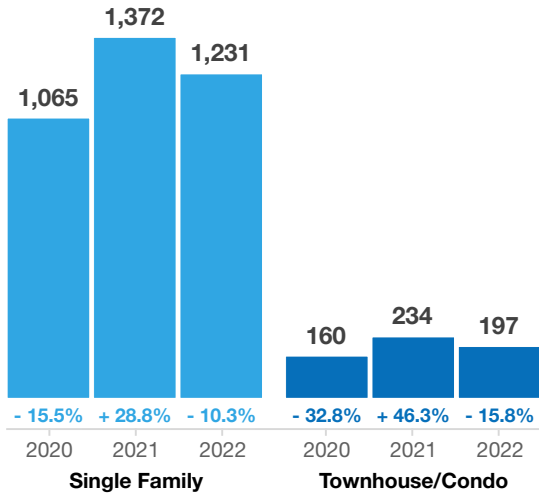


Closed Sales

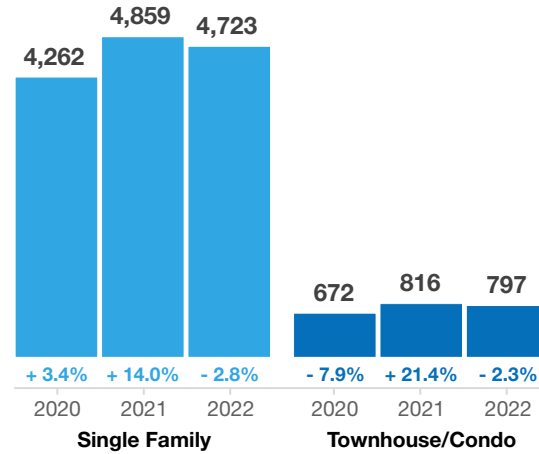
A count of the actual sales that closed in a given month.



April

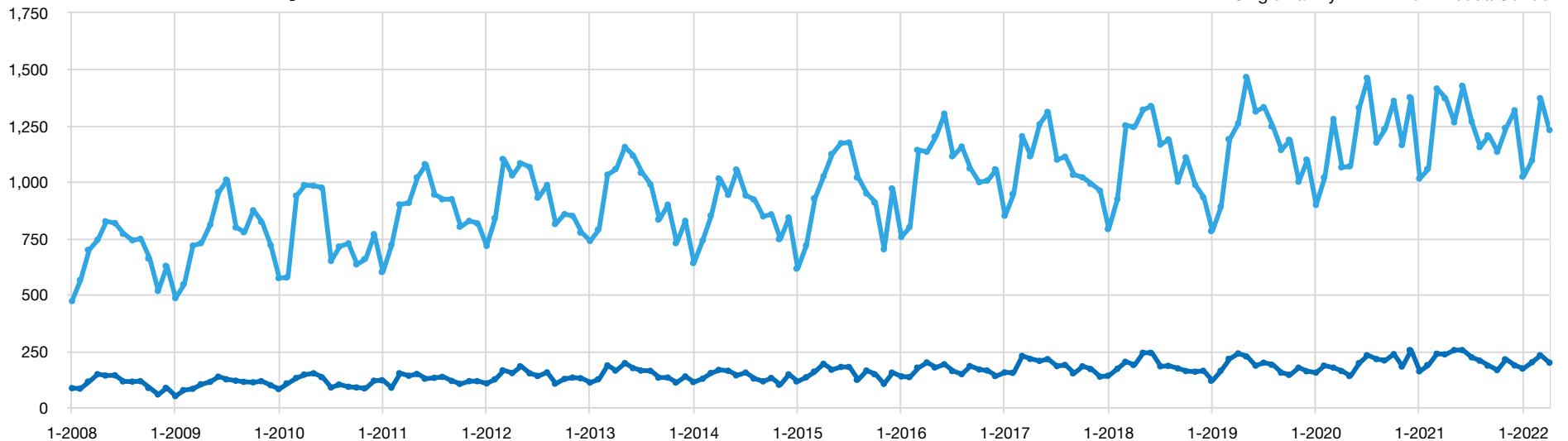


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2021	1,265	+ 18.3%	253	+ 83.3%
6-2021	1,427	+ 7.3%	253	+ 29.7%
7-2021	1,268	- 13.3%	221	- 3.9%
8-2021	1,155	- 1.7%	206	- 3.3%
9-2021	1,207	- 2.3%	184	- 11.1%
10-2021	1,134	- 16.6%	164	- 30.2%
11-2021	1,240	+ 6.5%	212	+ 17.8%
12-2021	1,318	- 4.2%	185	- 26.9%
1-2022	1,024	+ 0.9%	171	+ 7.5%
2-2022	1,096	+ 3.7%	199	+ 7.0%
3-2022	1,372	- 3.0%	230	- 3.0%
4-2022	1,231	- 10.3%	197	- 15.8%
12-Month Avg	1,228	- 2.0%	206	0.0%

Historical Closed Sales by Month

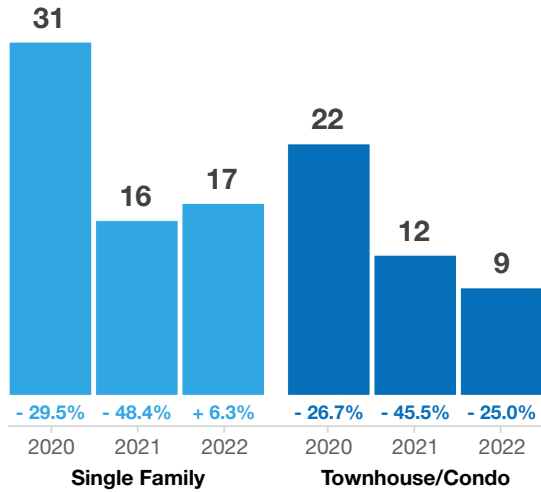


Days on Market Until Sale

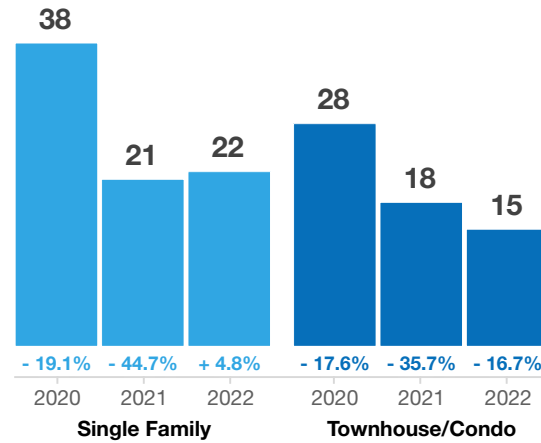
Average number of days between when a property is listed and when an offer is accepted in a given month.



April



Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
9-2021	15	- 37.5%	12	- 47.8%
10-2021	17	- 10.5%	15	- 28.6%
11-2021	20	0.0%	17	- 26.1%
12-2021	24	+ 4.3%	23	+ 9.5%
1-2022	24	- 4.0%	21	- 19.2%
2-2022	25	- 3.8%	16	- 23.8%
3-2022	23	+ 15.0%	14	- 12.5%
4-2022	17	+ 6.3%	9	- 25.0%
12-Month Avg*	18	- 29.7%	14	- 40.0%

* Days on Market for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

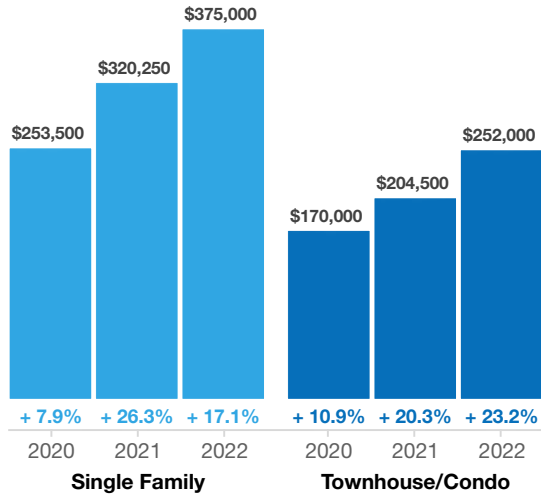


Median Sales Price

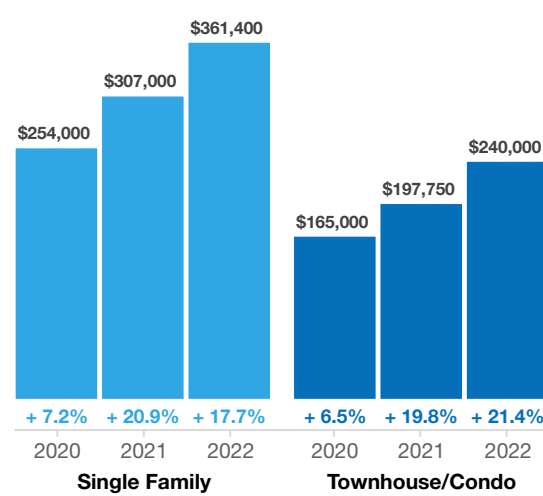
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



April



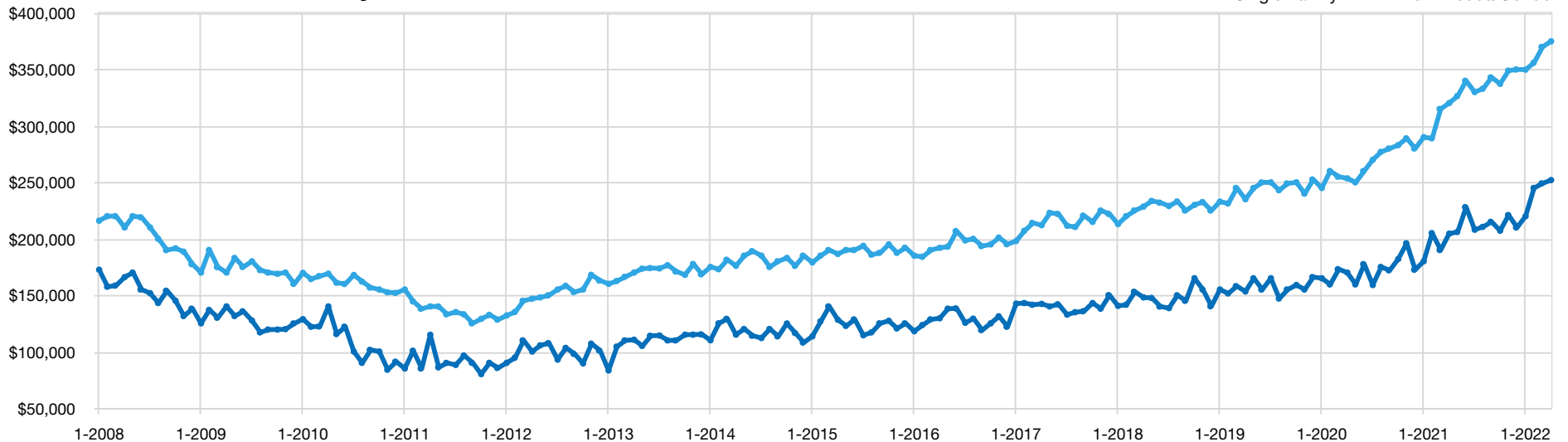
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2021	\$326,500	+ 30.6%	\$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	\$333,000	+ 20.2%	\$210,500	+ 20.3%
9-2021	\$343,000	+ 22.5%	\$215,000	+ 25.0%
10-2021	\$337,300	+ 19.2%	\$207,150	+ 13.8%
11-2021	\$349,000	+ 20.8%	\$221,000	+ 12.8%
12-2021	\$350,000	+ 25.0%	\$210,000	+ 21.7%
1-2022	\$349,900	+ 20.7%	\$220,000	+ 22.2%
2-2022	\$356,000	+ 23.2%	\$245,000	+ 19.5%
3-2022	\$370,000	+ 17.5%	\$249,050	+ 31.1%
4-2022	\$375,000	+ 17.1%	\$252,000	+ 23.2%
12-Month Avg*	\$349,000	+ 23.3%	\$225,000	+ 25.0%

* Median Sales Price for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Median Sales Price by Month

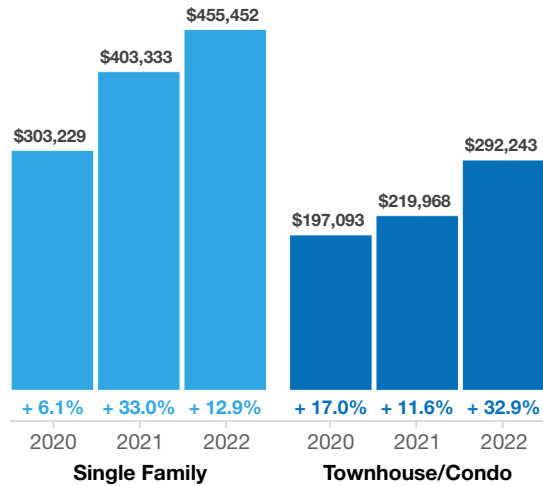


Average Sales Price

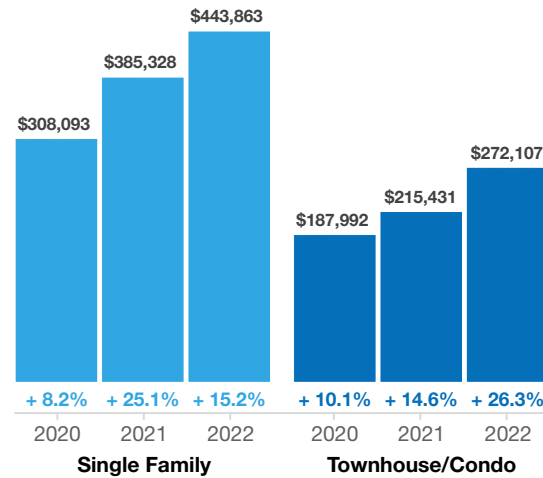
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



April



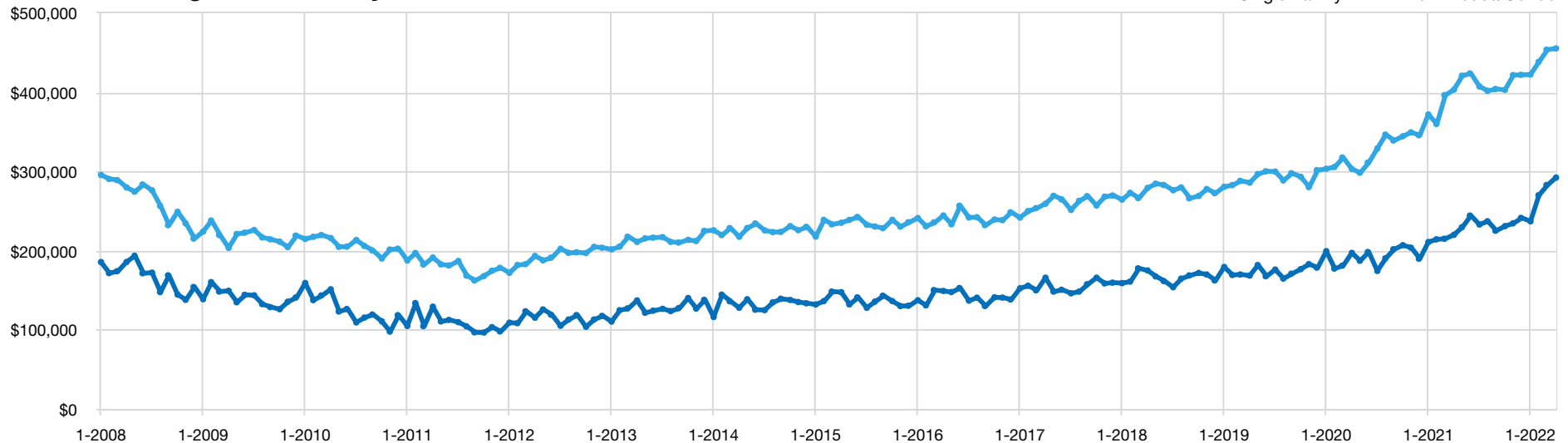
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2021	\$420,931	+ 41.1%	\$229,559	+ 22.6%
6-2021	\$423,807	+ 36.2%	\$244,263	+ 23.3%
7-2021	\$407,385	+ 23.8%	\$232,957	+ 33.6%
8-2021	\$401,801	+ 16.0%	\$237,035	+ 24.6%
9-2021	\$404,142	+ 19.2%	\$225,117	+ 11.6%
10-2021	\$403,101	+ 17.0%	\$230,893	+ 11.6%
11-2021	\$421,707	+ 20.7%	\$234,468	+ 15.1%
12-2021	\$422,034	+ 22.1%	\$241,316	+ 27.2%
1-2022	\$422,454	+ 13.6%	\$237,015	+ 12.4%
2-2022	\$438,377	+ 21.8%	\$269,965	+ 26.0%
3-2022	\$453,827	+ 14.5%	\$282,804	+ 31.5%
4-2022	\$455,452	+ 12.9%	\$292,243	+ 32.9%
12-Month Avg*	\$423,312	+ 20.9%	\$246,755	+ 22.8%

* Avg. Sales Price for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Average Sales Price by Month

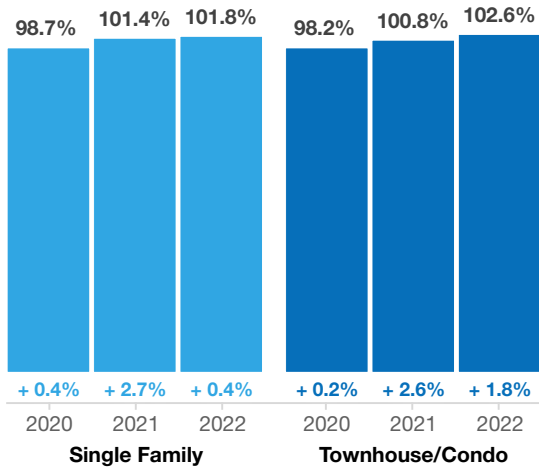


Percent of List Price Received

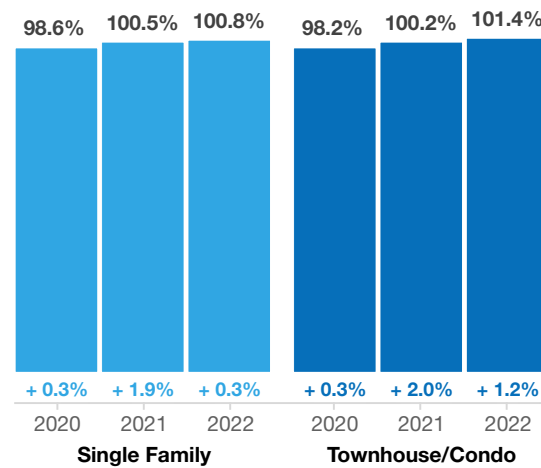
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



April



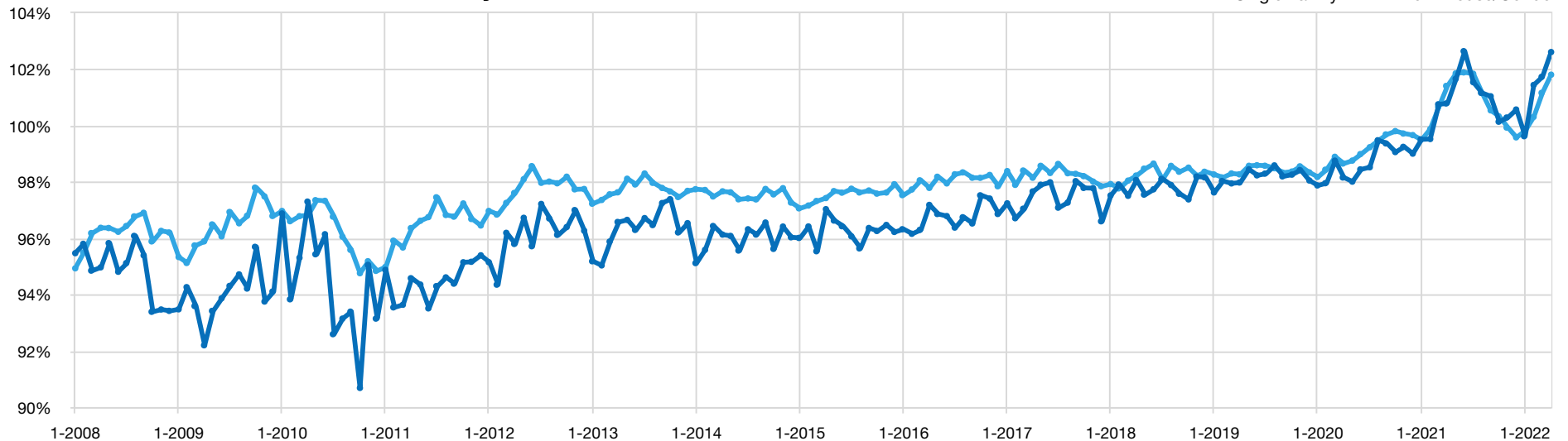
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2021	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	101.2%	+ 1.7%	101.2%	+ 1.7%
9-2021	100.5%	+ 0.8%	101.0%	+ 1.6%
10-2021	100.3%	+ 0.5%	100.1%	+ 1.0%
11-2021	99.9%	+ 0.2%	100.3%	+ 1.1%
12-2021	99.6%	- 0.1%	100.6%	+ 1.6%
1-2022	99.8%	+ 0.3%	99.6%	+ 0.1%
2-2022	100.3%	+ 0.4%	101.4%	+ 1.9%
3-2022	101.2%	+ 0.5%	101.7%	+ 0.9%
4-2022	101.8%	+ 0.4%	102.6%	+ 1.8%
12-Month Avg*	100.9%	+ 1.1%	101.3%	+ 1.9%

* Pct. of List Price Received for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

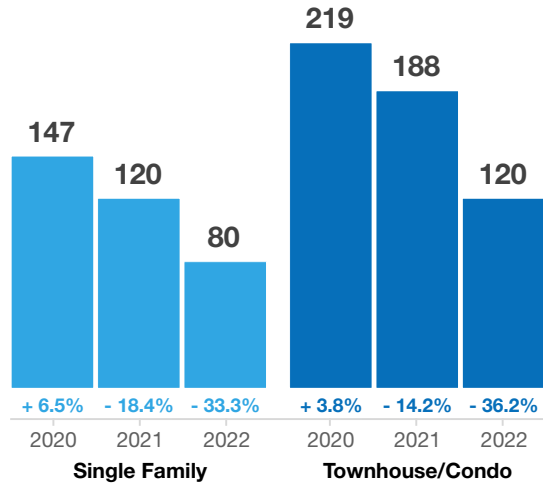


Housing Affordability Index

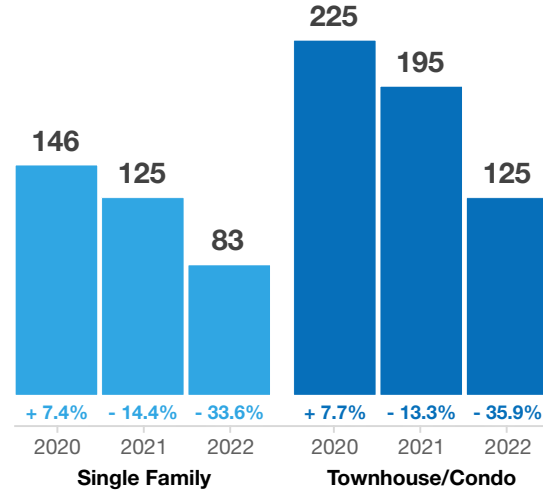
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



April

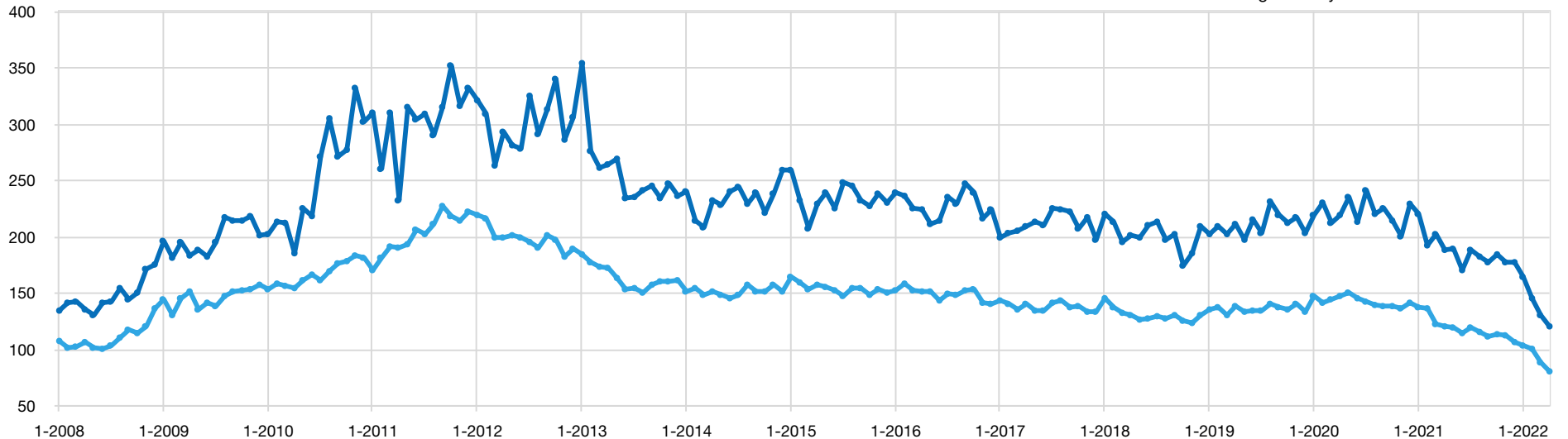


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2021	119	-20.7%	189	-19.6%
6-2021	114	-21.4%	170	-20.2%
7-2021	119	-16.2%	188	-22.0%
8-2021	115	-17.3%	182	-17.3%
9-2021	111	-19.6%	177	-21.3%
10-2021	113	-18.1%	184	-14.0%
11-2021	112	-17.6%	177	-11.5%
12-2021	106	-24.8%	177	-22.7%
1-2022	103	-24.8%	164	-25.5%
2-2022	100	-26.5%	145	-24.5%
3-2022	88	-27.9%	130	-35.6%
4-2022	80	-33.3%	120	-36.2%
12-Month Avg	107	-21.9%	167	-22.3%

Historical Housing Affordability Index by Month

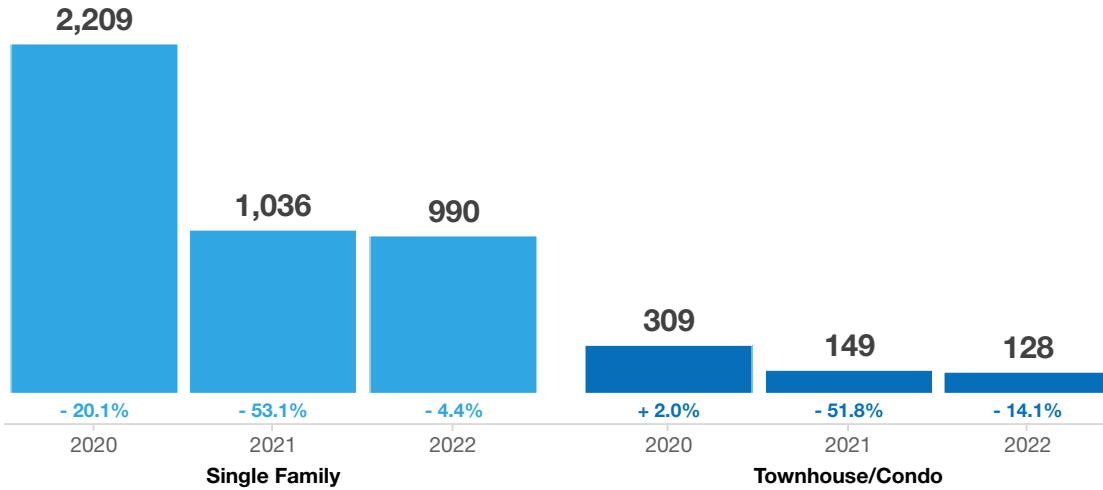


Inventory of Homes for Sale

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

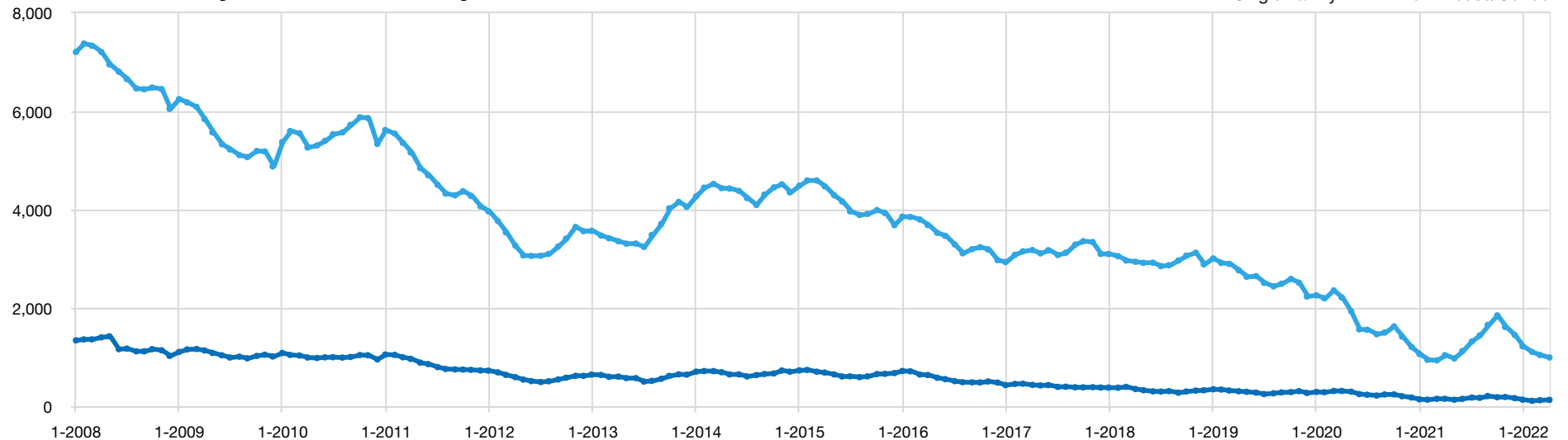


April



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2021	970	- 49.7%	129	- 56.1%
6-2021	1,121	- 28.2%	148	- 39.6%
7-2021	1,314	- 15.4%	175	- 24.2%
8-2021	1,439	- 1.7%	169	- 21.8%
9-2021	1,653	+ 10.4%	205	- 13.5%
10-2021	1,847	+ 13.7%	181	- 23.9%
11-2021	1,610	+ 13.8%	186	- 7.5%
12-2021	1,450	+ 20.4%	162	- 7.4%
1-2022	1,218	+ 15.0%	131	- 5.1%
2-2022	1,103	+ 17.1%	107	- 18.9%
3-2022	1,039	+ 11.6%	120	- 19.5%
4-2022	990	- 4.4%	128	- 14.1%
12-Month Avg	1,313	- 2.9%	153	- 23.5%

Historical Inventory of Homes for Sale by Month

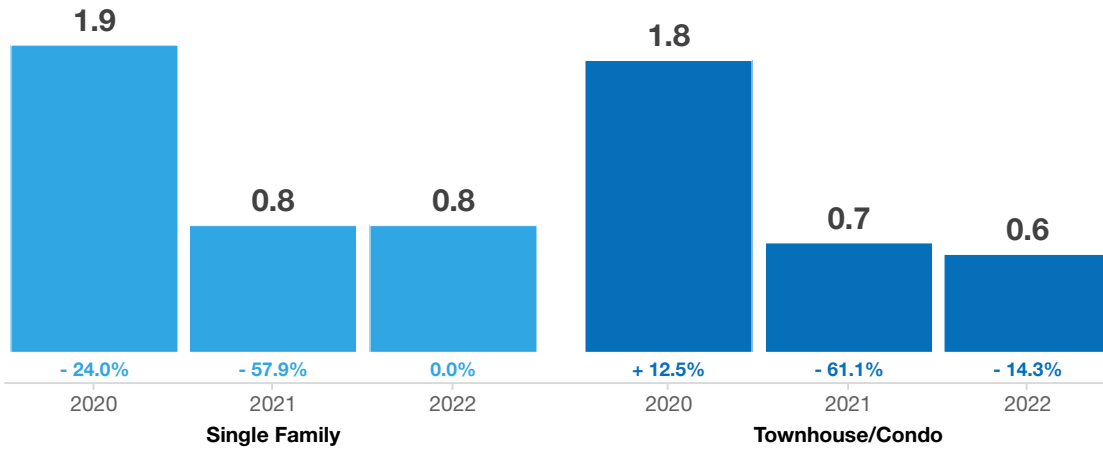


Months Supply of Inventory

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.



April



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
5-2021	0.8	- 52.9%	0.6	- 64.7%
6-2021	0.9	- 35.7%	0.7	- 50.0%
7-2021	1.0	- 23.1%	0.8	- 38.5%
8-2021	1.1	- 15.4%	0.8	- 33.3%
9-2021	1.3	0.0%	1.0	- 23.1%
10-2021	1.5	+ 7.1%	0.9	- 30.8%
11-2021	1.3	+ 8.3%	0.9	- 10.0%
12-2021	1.2	+ 20.0%	0.8	- 11.1%
1-2022	1.0	+ 11.1%	0.6	- 14.3%
2-2022	0.9	+ 12.5%	0.5	- 28.6%
3-2022	0.8	+ 14.3%	0.6	- 14.3%
4-2022	0.8	0.0%	0.6	- 14.3%
12-Month Avg*	1.1	- 7.0%	0.7	- 32.1%

* Months Supply for all properties from May 2021 through April 2022. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

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



Key Metrics	Historical Sparkbars	4-2021	4-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,801	1,732	- 3.8%	6,597	6,289	- 4.7%
Pending Sales		1,539	1,653	+ 7.4%	6,190	6,205	+ 0.2%
Closed Sales		1,606	1,428	- 11.1%	5,675	5,520	- 2.7%
Days on Market Until Sale		15	16	+ 6.7%	21	21	0.0%
Median Sales Price		\$301,300	\$364,995	+ 21.1%	\$286,864	\$349,700	+ 21.9%
Average Sales Price		\$376,616	\$432,936	+ 15.0%	\$360,898	\$419,064	+ 16.1%
Percent of List Price Received		101.3%	101.9%	+ 0.6%	100.4%	100.9%	+ 0.5%
Housing Affordability Index		128	83	- 35.2%	134	86	- 35.8%
Inventory of Homes for Sale		1,185	1,118	- 5.7%	—	—	—
Months Supply of Inventory		0.8	0.8	0.0%	—	—	—

Tucson - Central

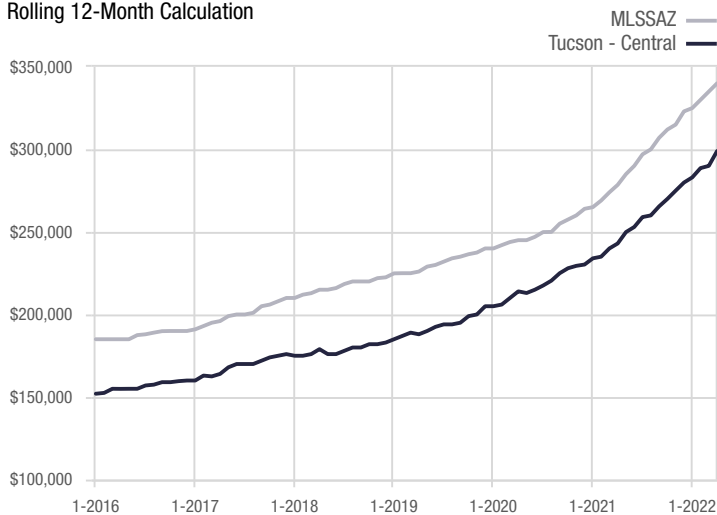
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	228	219	- 3.9%	812	816	+ 0.5%
Pending Sales	183	207	+ 13.1%	731	786	+ 7.5%
Closed Sales	197	171	- 13.2%	704	737	+ 4.7%
Days on Market Until Sale	17	17	0.0%	21	23	+ 9.5%
Median Sales Price*	\$262,000	\$326,000	+ 24.4%	\$260,000	\$319,000	+ 22.7%
Average Sales Price*	\$329,256	\$373,235	+ 13.4%	\$310,893	\$360,776	+ 16.0%
Percent of List Price Received*	101.6%	102.1%	+ 0.5%	100.5%	101.0%	+ 0.5%
Inventory of Homes for Sale	166	148	- 10.8%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	73	61	- 16.4%	218	218	0.0%
Pending Sales	63	61	- 3.2%	197	216	+ 9.6%
Closed Sales	47	38	- 19.1%	163	176	+ 8.0%
Days on Market Until Sale	23	11	- 52.2%	25	18	- 28.0%
Median Sales Price*	\$188,900	\$192,500	+ 1.9%	\$168,000	\$195,000	+ 16.1%
Average Sales Price*	\$178,806	\$201,597	+ 12.7%	\$177,238	\$212,436	+ 19.9%
Percent of List Price Received*	101.9%	101.5%	- 0.4%	100.4%	100.9%	+ 0.5%
Inventory of Homes for Sale	47	31	- 34.0%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

* 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.

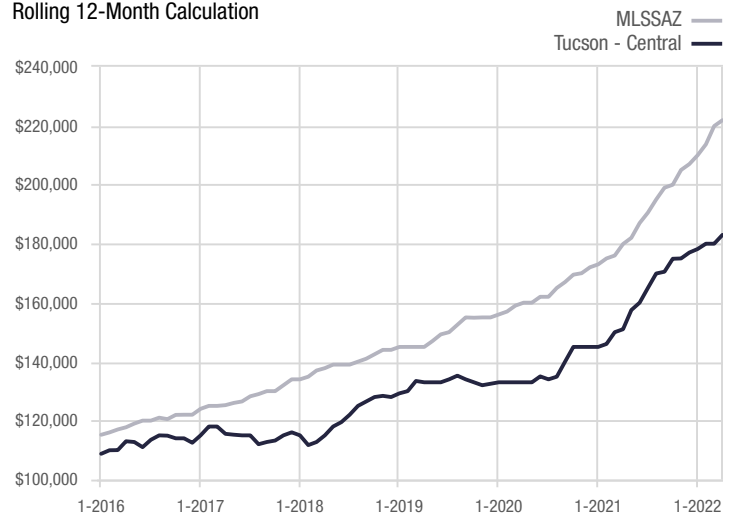
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - East

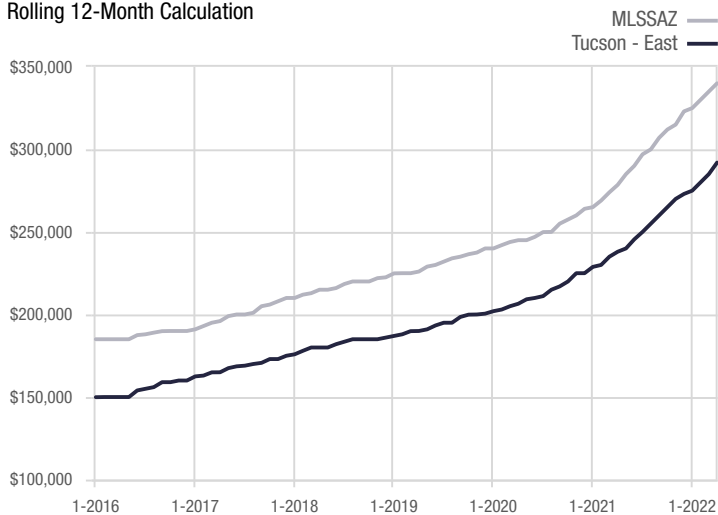
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	154	160	+ 3.9%	624	567	- 9.1%
Pending Sales	143	164	+ 14.7%	607	602	- 0.8%
Closed Sales	150	155	+ 3.3%	551	565	+ 2.5%
Days on Market Until Sale	8	13	+ 62.5%	15	22	+ 46.7%
Median Sales Price*	\$260,000	\$330,000	+ 26.9%	\$250,000	\$315,000	+ 26.0%
Average Sales Price*	\$279,186	\$349,977	+ 25.4%	\$274,212	\$335,926	+ 22.5%
Percent of List Price Received*	102.4%	101.7%	- 0.7%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	72	68	- 5.6%	—	—	—
Months Supply of Inventory	0.5	0.5	0.0%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	34	40	+ 17.6%	143	137	- 4.2%
Pending Sales	32	33	+ 3.1%	145	126	- 13.1%
Closed Sales	38	30	- 21.1%	125	119	- 4.8%
Days on Market Until Sale	9	7	- 22.2%	15	16	+ 6.7%
Median Sales Price*	\$154,000	\$207,000	+ 34.4%	\$161,500	\$215,000	+ 33.1%
Average Sales Price*	\$161,533	\$200,334	+ 24.0%	\$161,562	\$200,072	+ 23.8%
Percent of List Price Received*	101.1%	102.4%	+ 1.3%	100.5%	101.0%	+ 0.5%
Inventory of Homes for Sale	16	24	+ 50.0%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

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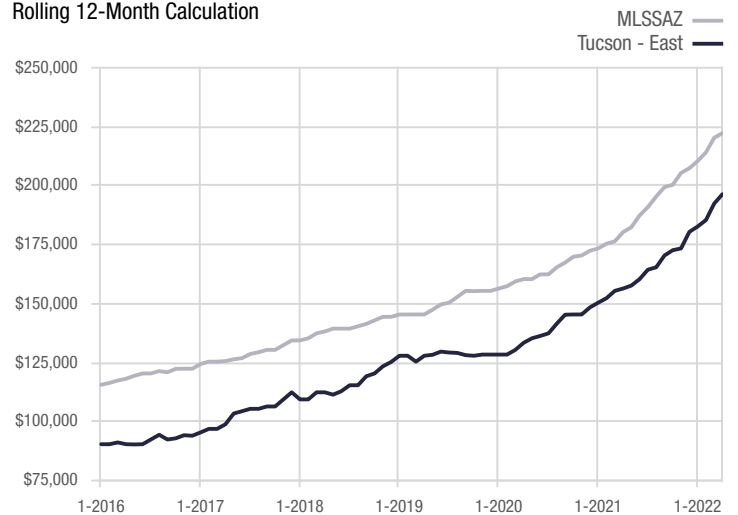
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - North

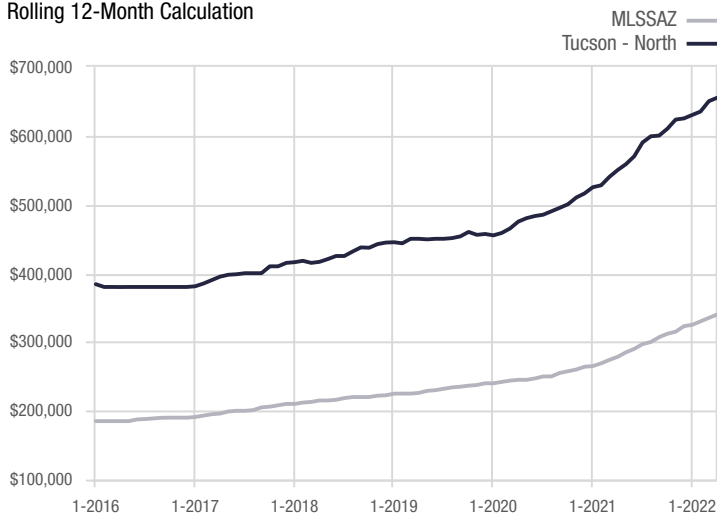
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	137	118	- 13.9%	492	388	- 21.1%
Pending Sales	112	102	- 8.9%	427	361	- 15.5%
Closed Sales	102	92	- 9.8%	385	343	- 10.9%
Days on Market Until Sale	20	16	- 20.0%	29	25	- 13.8%
Median Sales Price*	\$650,788	\$712,500	+ 9.5%	\$620,000	\$710,000	+ 14.5%
Average Sales Price*	\$795,124	\$828,204	+ 4.2%	\$735,743	\$854,110	+ 16.1%
Percent of List Price Received*	101.1%	104.7%	+ 3.6%	100.2%	102.0%	+ 1.8%
Inventory of Homes for Sale	128	89	- 30.5%	—	—	—
Months Supply of Inventory	1.2	1.0	- 16.7%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	75	83	+ 10.7%	260	269	+ 3.5%
Pending Sales	71	77	+ 8.5%	249	258	+ 3.6%
Closed Sales	72	57	- 20.8%	235	218	- 7.2%
Days on Market Until Sale	8	12	+ 50.0%	18	14	- 22.2%
Median Sales Price*	\$230,500	\$311,000	+ 34.9%	\$235,500	\$295,000	+ 25.3%
Average Sales Price*	\$262,283	\$376,336	+ 43.5%	\$270,593	\$355,295	+ 31.3%
Percent of List Price Received*	101.2%	103.2%	+ 2.0%	100.5%	102.0%	+ 1.5%
Inventory of Homes for Sale	33	31	- 6.1%	—	—	—
Months Supply of Inventory	0.6	0.6	0.0%	—	—	—

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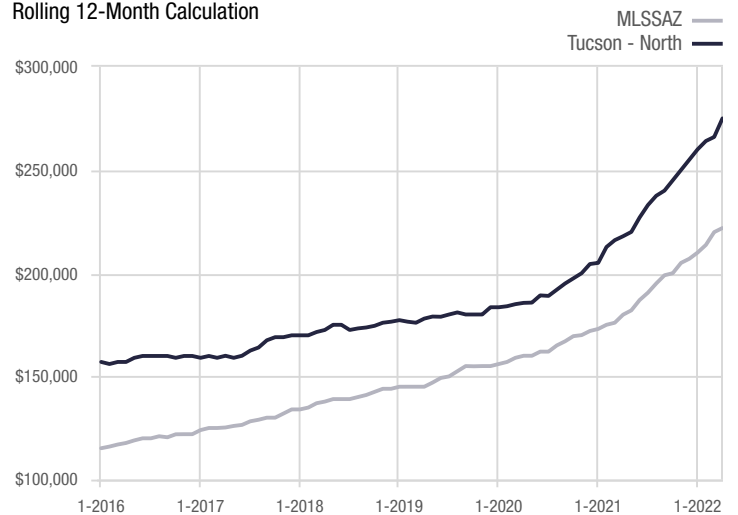
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Northeast

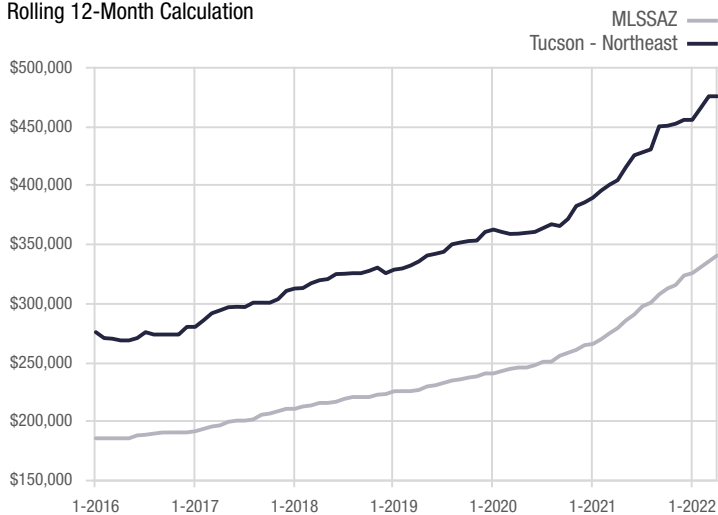
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	69	68	- 1.4%	277	244	- 11.9%
Pending Sales	62	53	- 14.5%	267	220	- 17.6%
Closed Sales	64	48	- 25.0%	228	196	- 14.0%
Days on Market Until Sale	25	19	- 24.0%	18	19	+ 5.6%
Median Sales Price*	\$464,500	\$495,000	+ 6.6%	\$427,750	\$500,000	+ 16.9%
Average Sales Price*	\$587,572	\$631,049	+ 7.4%	\$538,012	\$602,086	+ 11.9%
Percent of List Price Received*	101.4%	103.5%	+ 2.1%	100.7%	101.8%	+ 1.1%
Inventory of Homes for Sale	47	45	- 4.3%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	27	19	- 29.6%	89	84	- 5.6%
Pending Sales	26	19	- 26.9%	89	86	- 3.4%
Closed Sales	17	16	- 5.9%	79	81	+ 2.5%
Days on Market Until Sale	17	10	- 41.2%	19	17	- 10.5%
Median Sales Price*	\$173,500	\$267,559	+ 54.2%	\$155,500	\$255,000	+ 64.0%
Average Sales Price*	\$200,112	\$261,370	+ 30.6%	\$172,638	\$235,734	+ 36.5%
Percent of List Price Received*	99.6%	102.7%	+ 3.1%	99.5%	101.1%	+ 1.6%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	0.8	0.7	- 12.5%	—	—	—

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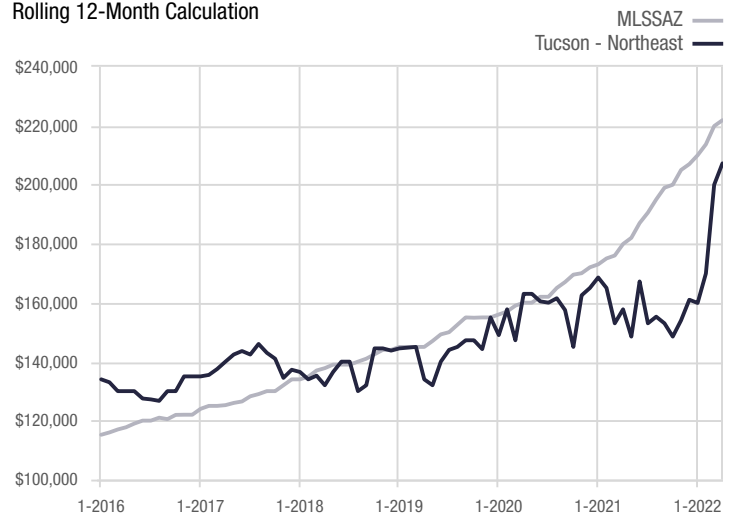
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Northwest

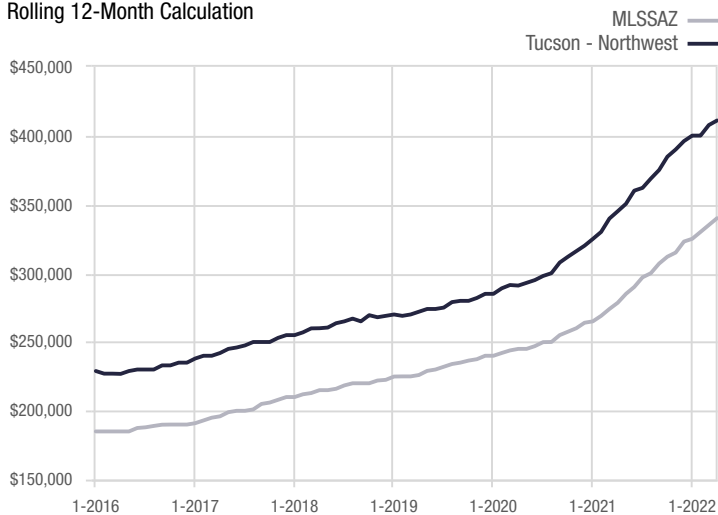
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	324	291	- 10.2%	1,192	1,075	- 9.8%
Pending Sales	294	290	- 1.4%	1,154	1,060	- 8.1%
Closed Sales	321	233	- 27.4%	1,049	936	- 10.8%
Days on Market Until Sale	14	16	+ 14.3%	22	19	- 13.6%
Median Sales Price*	\$399,000	\$435,000	+ 9.0%	\$380,000	\$427,750	+ 12.6%
Average Sales Price*	\$465,776	\$533,397	+ 14.5%	\$457,902	\$517,728	+ 13.1%
Percent of List Price Received*	101.2%	102.5%	+ 1.3%	100.3%	101.4%	+ 1.1%
Inventory of Homes for Sale	196	185	- 5.6%	—	—	—
Months Supply of Inventory	0.7	0.7	0.0%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	35	32	- 8.6%	123	104	- 15.4%
Pending Sales	31	26	- 16.1%	116	96	- 17.2%
Closed Sales	30	28	- 6.7%	106	85	- 19.8%
Days on Market Until Sale	6	5	- 16.7%	18	8	- 55.6%
Median Sales Price*	\$253,500	\$365,750	+ 44.3%	\$253,500	\$350,000	+ 38.1%
Average Sales Price*	\$293,740	\$394,089	+ 34.2%	\$280,742	\$362,241	+ 29.0%
Percent of List Price Received*	100.6%	105.2%	+ 4.6%	100.4%	102.8%	+ 2.4%
Inventory of Homes for Sale	21	12	- 42.9%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

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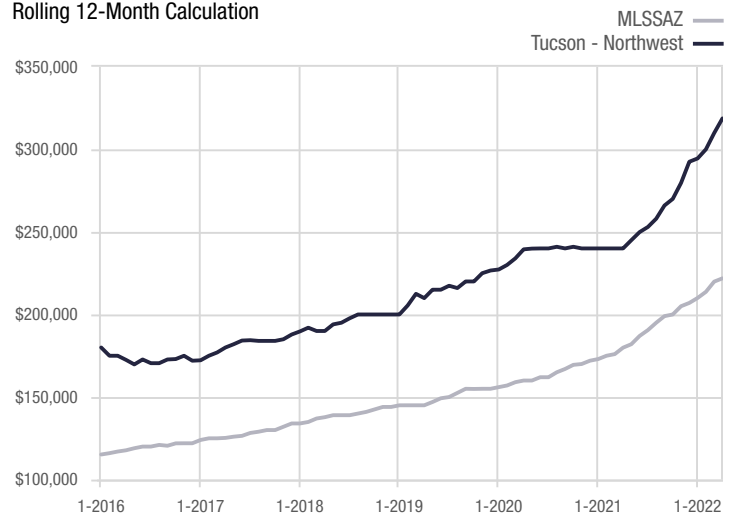
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

A Research Tool Provided by Southern Arizona MLS.

Tucson - South

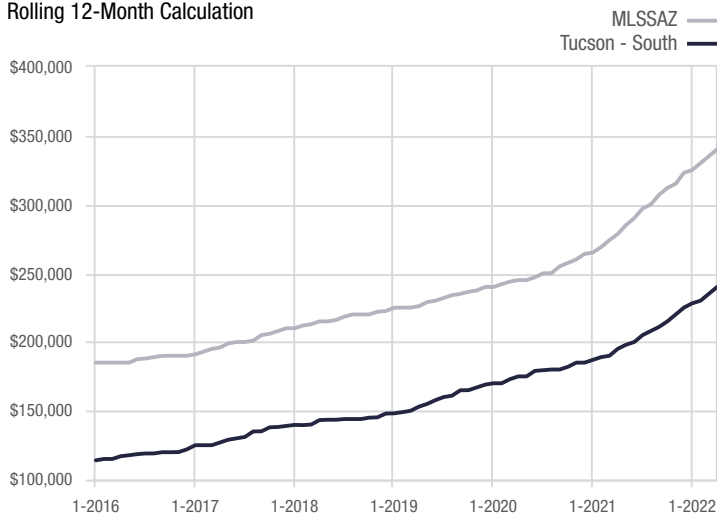
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	83	79	- 4.8%	315	308	- 2.2%
Pending Sales	67	89	+ 32.8%	296	316	+ 6.8%
Closed Sales	81	72	- 11.1%	282	293	+ 3.9%
Days on Market Until Sale	10	16	+ 60.0%	13	19	+ 46.2%
Median Sales Price*	\$214,100	\$248,000	+ 15.8%	\$208,500	\$250,000	+ 19.9%
Average Sales Price*	\$211,907	\$254,764	+ 20.2%	\$204,740	\$251,552	+ 22.9%
Percent of List Price Received*	101.2%	100.1%	- 1.1%	100.8%	99.8%	- 1.0%
Inventory of Homes for Sale	40	40	0.0%	—	—	—
Months Supply of Inventory	0.5	0.5	0.0%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	6	9	+ 50.0%	25	26	+ 4.0%
Pending Sales	5	6	+ 20.0%	26	22	- 15.4%
Closed Sales	6	6	0.0%	28	19	- 32.1%
Days on Market Until Sale	47	15	- 68.1%	17	21	+ 23.5%
Median Sales Price*	\$133,500	\$206,250	+ 54.5%	\$140,750	\$183,500	+ 30.4%
Average Sales Price*	\$139,500	\$189,250	+ 35.7%	\$144,961	\$187,095	+ 29.1%
Percent of List Price Received*	97.8%	98.7%	+ 0.9%	100.4%	99.6%	- 0.8%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	1.1	0.9	- 18.2%	—	—	—

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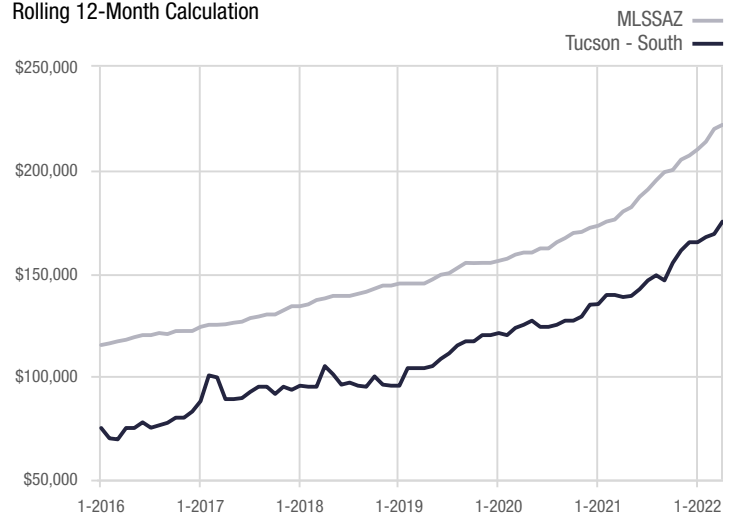
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Southeast

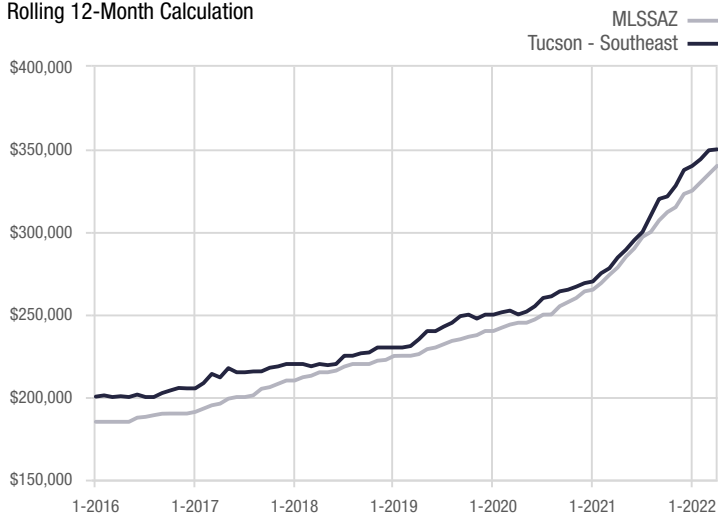
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	66	44	- 33.3%	213	153	- 28.2%
Pending Sales	56	39	- 30.4%	197	158	- 19.8%
Closed Sales	47	45	- 4.3%	181	158	- 12.7%
Days on Market Until Sale	22	19	- 13.6%	18	21	+ 16.7%
Median Sales Price*	\$324,000	\$360,000	+ 11.1%	\$305,775	\$360,000	+ 17.7%
Average Sales Price*	\$339,303	\$405,591	+ 19.5%	\$331,542	\$391,653	+ 18.1%
Percent of List Price Received*	102.2%	101.6%	- 0.6%	100.5%	100.9%	+ 0.4%
Inventory of Homes for Sale	42	31	- 26.2%	—	—	—
Months Supply of Inventory	0.9	0.7	- 22.2%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	2	2	0.0%	5	5	0.0%
Pending Sales	2	2	0.0%	5	5	0.0%
Closed Sales	2	1	- 50.0%	4	5	+ 25.0%
Days on Market Until Sale	4	0	- 100.0%	4	12	+ 200.0%
Median Sales Price*	\$222,500	\$290,000	+ 30.3%	\$207,500	\$285,000	+ 37.3%
Average Sales Price*	\$222,500	\$290,000	+ 30.3%	\$210,750	\$280,200	+ 33.0%
Percent of List Price Received*	101.4%	97.3%	- 4.0%	100.4%	103.6%	+ 3.2%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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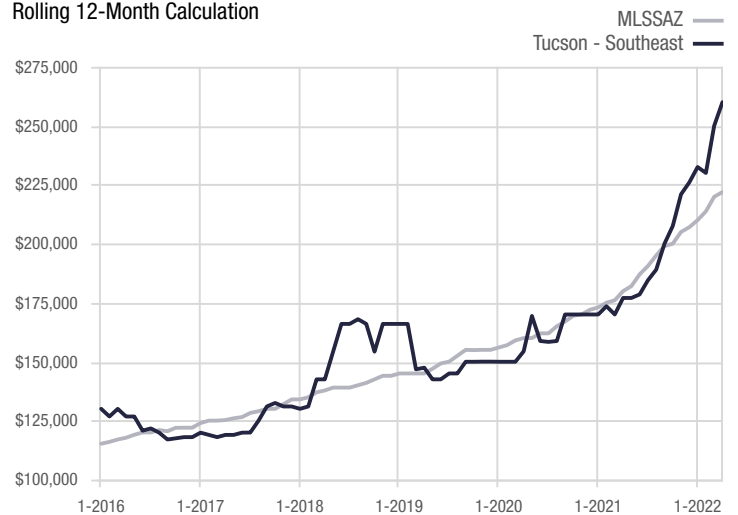
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Southwest

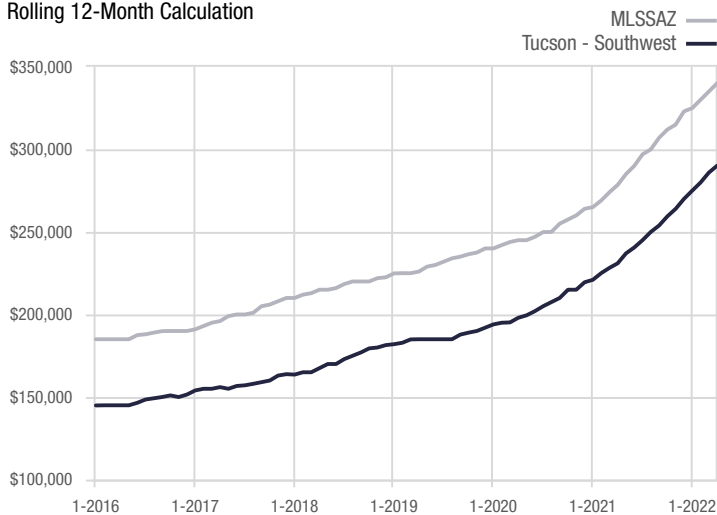
Single Family Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	89	92	+ 3.4%	326	330	+ 1.2%
Pending Sales	68	88	+ 29.4%	309	339	+ 9.7%
Closed Sales	70	89	+ 27.1%	270	298	+ 10.4%
Days on Market Until Sale	16	20	+ 25.0%	21	23	+ 9.5%
Median Sales Price*	\$254,950	\$320,000	+ 25.5%	\$245,000	\$314,450	+ 28.3%
Average Sales Price*	\$267,651	\$323,895	+ 21.0%	\$257,298	\$318,554	+ 23.8%
Percent of List Price Received*	101.5%	100.7%	- 0.8%	100.9%	100.1%	- 0.8%
Inventory of Homes for Sale	47	67	+ 42.6%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	4	4	0.0%	13	14	+ 7.7%
Pending Sales	4	4	0.0%	12	19	+ 58.3%
Closed Sales	4	3	- 25.0%	9	17	+ 88.9%
Days on Market Until Sale	5	9	+ 80.0%	14	15	+ 7.1%
Median Sales Price*	\$177,000	\$215,000	+ 21.5%	\$168,500	\$203,000	+ 20.5%
Average Sales Price*	\$152,475	\$213,333	+ 39.9%	\$158,378	\$174,138	+ 10.0%
Percent of List Price Received*	99.3%	100.5%	+ 1.2%	100.4%	98.4%	- 2.0%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	0.6	0.2	- 66.7%	—	—	—

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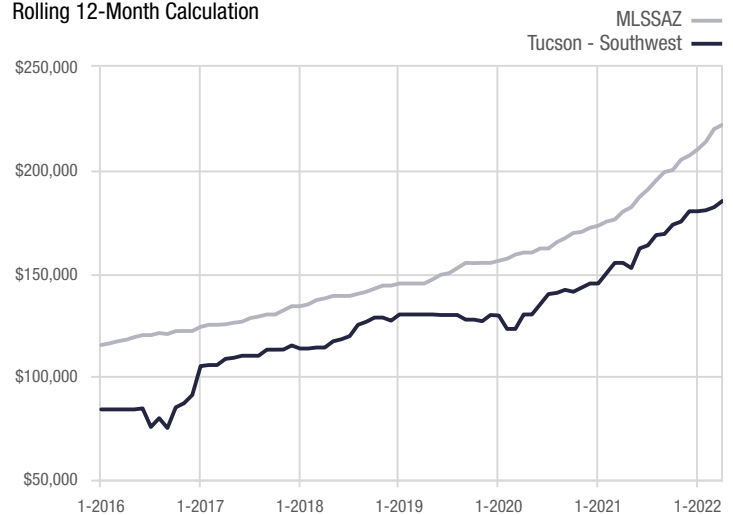
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Upper Northwest

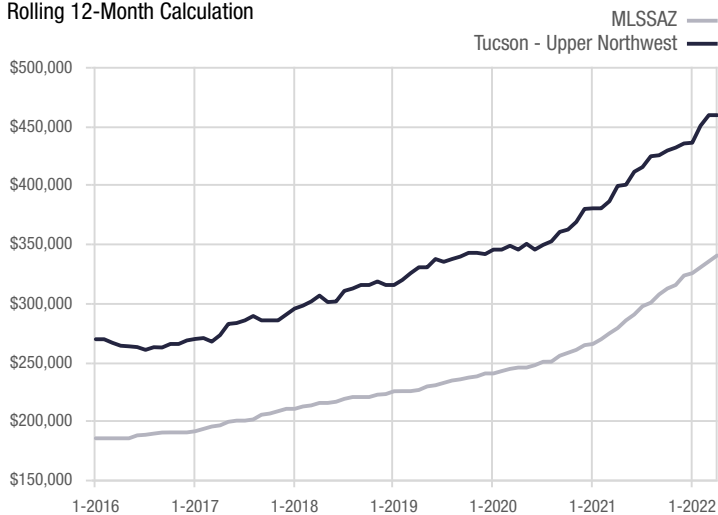
Single Family Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	61	61	0.0%	240	231	- 3.8%
Pending Sales	58	52	- 10.3%	242	214	- 11.6%
Closed Sales	60	57	- 5.0%	215	199	- 7.4%
Days on Market Until Sale	27	16	- 40.7%	36	24	- 33.3%
Median Sales Price*	\$495,000	\$500,000	+ 1.0%	\$429,000	\$480,000	+ 11.9%
Average Sales Price*	\$500,639	\$557,269	+ 11.3%	\$458,150	\$535,160	+ 16.8%
Percent of List Price Received*	99.6%	100.9%	+ 1.3%	98.9%	99.8%	+ 0.9%
Inventory of Homes for Sale	53	51	- 3.8%	—	—	—
Months Supply of Inventory	1.1	1.1	0.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	4	6	+ 50.0%	27	16	- 40.7%
Pending Sales	6	2	- 66.7%	22	13	- 40.9%
Closed Sales	5	4	- 20.0%	17	13	- 23.5%
Days on Market Until Sale	6	6	0.0%	10	8	- 20.0%
Median Sales Price*	\$357,500	\$457,475	+ 28.0%	\$350,000	\$435,000	+ 24.3%
Average Sales Price*	\$337,500	\$456,863	+ 35.4%	\$338,618	\$547,304	+ 61.6%
Percent of List Price Received*	97.8%	101.5%	+ 3.8%	98.8%	100.8%	+ 2.0%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.7	1.6	- 5.9%	—	—	—

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

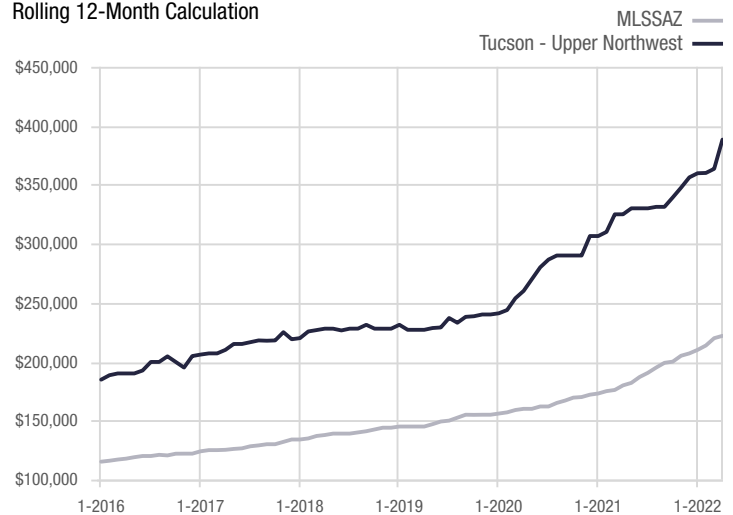
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Local Market Update – April 2022

A Research Tool Provided by Southern Arizona MLS.



Tucson - Upper Southeast

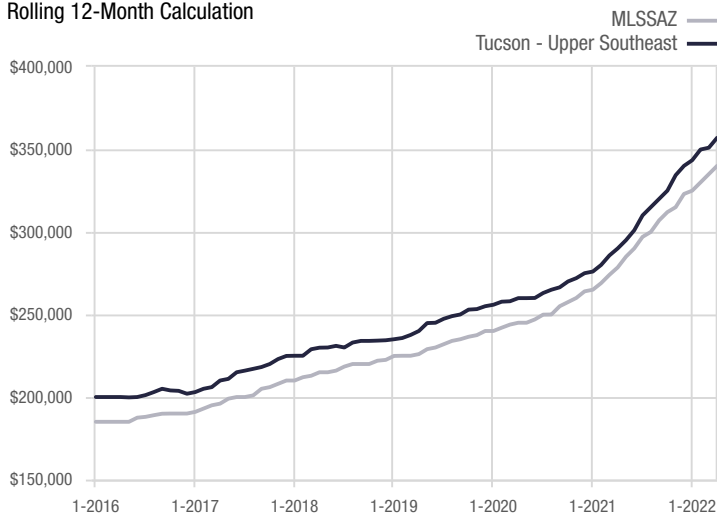
Single Family Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	109	113	+ 3.7%	450	497	+ 10.4%
Pending Sales	98	126	+ 28.6%	453	515	+ 13.7%
Closed Sales	106	125	+ 17.9%	403	430	+ 6.7%
Days on Market Until Sale	13	19	+ 46.2%	19	24	+ 26.3%
Median Sales Price*	\$344,700	\$392,500	+ 13.9%	\$312,000	\$375,000	+ 20.2%
Average Sales Price*	\$358,642	\$424,763	+ 18.4%	\$337,813	\$411,376	+ 21.8%
Percent of List Price Received*	101.4%	101.2%	- 0.2%	100.7%	100.7%	0.0%
Inventory of Homes for Sale	67	98	+ 46.3%	—	—	—
Months Supply of Inventory	0.6	0.9	+ 50.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	0	2	—
Closed Sales	0	0	0.0%	0	2	—
Days on Market Until Sale	—	—	—	—	8	—
Median Sales Price*	—	—	—	—	\$294,750	—
Average Sales Price*	—	—	—	—	\$294,750	—
Percent of List Price Received*	—	—	—	—	100.7%	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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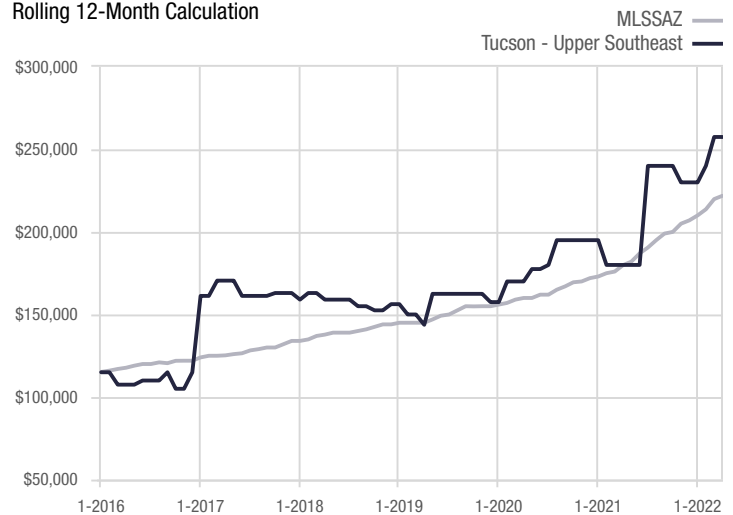
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - West

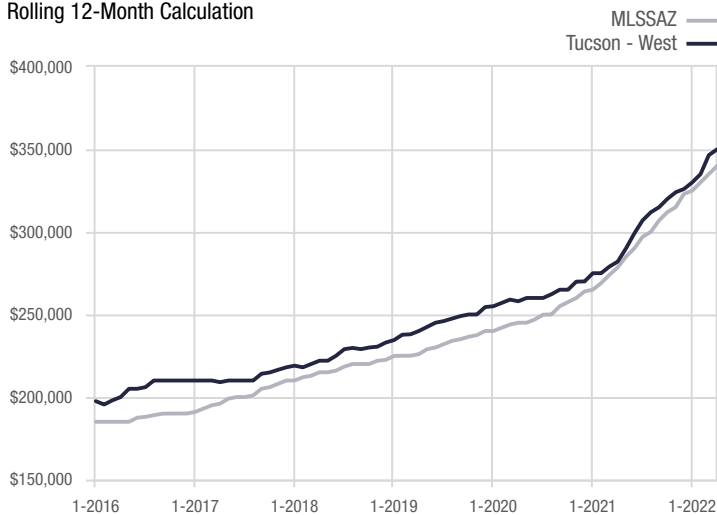
Single Family Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	109	101	- 7.3%	407	378	- 7.1%
Pending Sales	86	96	+ 11.6%	357	368	+ 3.1%
Closed Sales	101	86	- 14.9%	359	327	- 8.9%
Days on Market Until Sale	8	15	+ 87.5%	13	20	+ 53.8%
Median Sales Price*	\$322,000	\$385,000	+ 19.6%	\$304,000	\$380,000	+ 25.0%
Average Sales Price*	\$355,586	\$458,546	+ 29.0%	\$351,481	\$433,967	+ 23.5%
Percent of List Price Received*	102.2%	101.1%	- 1.1%	101.0%	101.0%	0.0%
Inventory of Homes for Sale	68	53	- 22.1%	—	—	—
Months Supply of Inventory	0.7	0.6	- 14.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	11	14	+ 27.3%	41	65	+ 58.5%
Pending Sales	11	15	+ 36.4%	44	63	+ 43.2%
Closed Sales	13	14	+ 7.7%	50	62	+ 24.0%
Days on Market Until Sale	8	6	- 25.0%	12	12	0.0%
Median Sales Price*	\$155,500	\$235,960	+ 51.7%	\$157,250	\$205,000	+ 30.4%
Average Sales Price*	\$173,269	\$238,625	+ 37.7%	\$152,736	\$205,041	+ 34.2%
Percent of List Price Received*	98.6%	101.1%	+ 2.5%	99.1%	101.6%	+ 2.5%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.2	0.4	+ 100.0%	—	—	—

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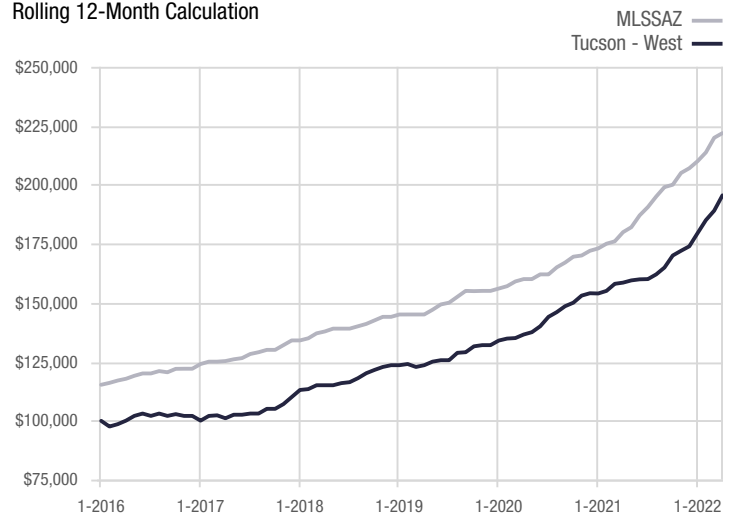
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Extended Northeast

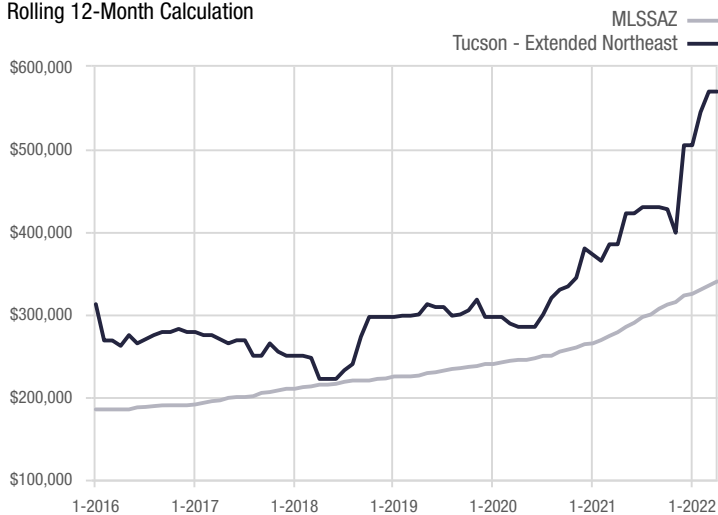
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	5	+ 400.0%	3	9	+ 200.0%
Pending Sales	0	3	—	2	6	+ 200.0%
Closed Sales	0	0	0.0%	3	4	+ 33.3%
Days on Market Until Sale	—	—	—	163	13	- 92.0%
Median Sales Price*	—	—	—	\$310,000	\$720,000	+ 132.3%
Average Sales Price*	—	—	—	\$328,333	\$622,500	+ 89.6%
Percent of List Price Received*	—	—	—	95.0%	100.3%	+ 5.6%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	2.2	1.6	- 27.3%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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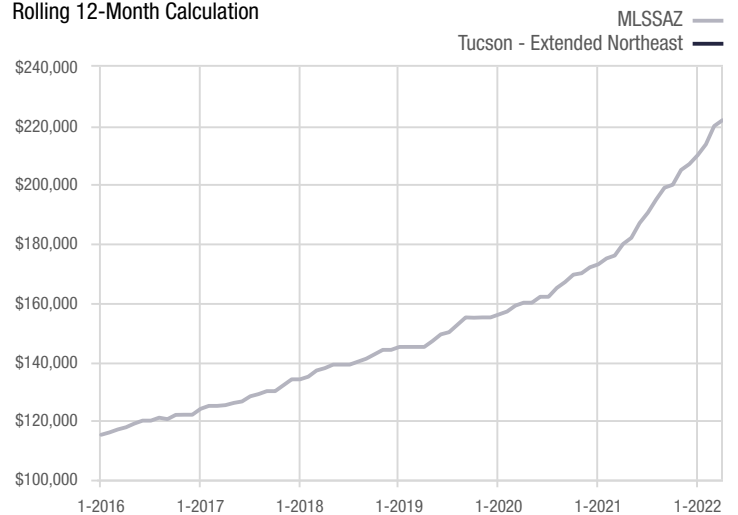
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Extended Northwest

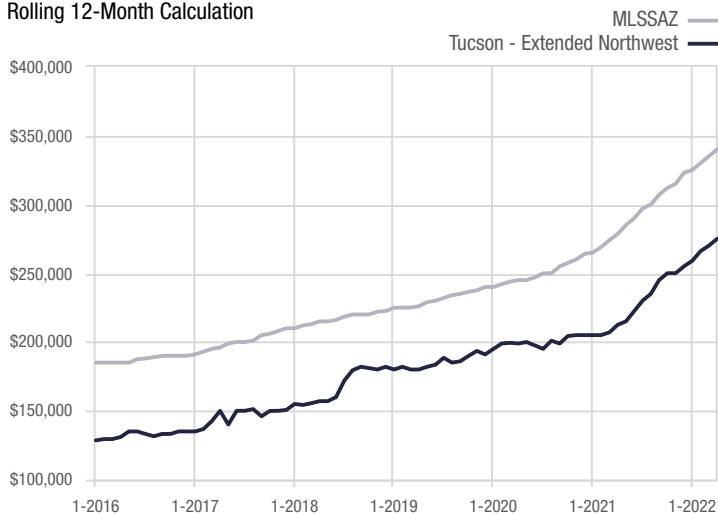
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	11	9	- 18.2%	29	28	- 3.4%
Pending Sales	9	6	- 33.3%	24	25	+ 4.2%
Closed Sales	9	4	- 55.6%	20	19	- 5.0%
Days on Market Until Sale	5	51	+ 920.0%	5	25	+ 400.0%
Median Sales Price*	\$230,000	\$345,000	+ 50.0%	\$228,000	\$310,000	+ 36.0%
Average Sales Price*	\$236,111	\$346,247	+ 46.6%	\$227,903	\$330,426	+ 45.0%
Percent of List Price Received*	101.9%	99.3%	- 2.6%	101.7%	99.9%	- 1.8%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	0.5	0.5	0.0%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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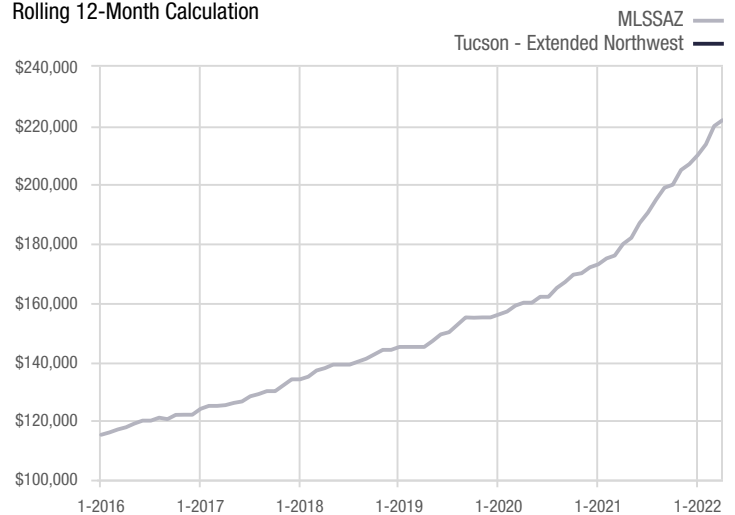
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Extended Southeast

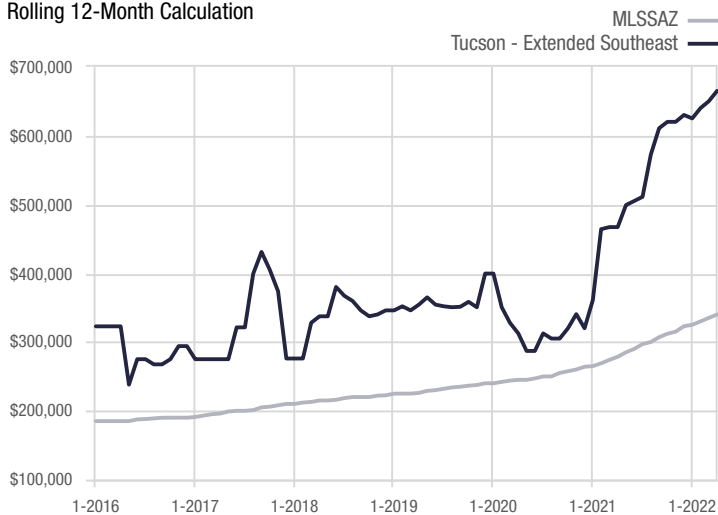
Single Family Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	4	—	1	8	+ 700.0%
Pending Sales	1	0	- 100.0%	7	6	- 14.3%
Closed Sales	0	2	—	5	7	+ 40.0%
Days on Market Until Sale	—	27	—	91	20	- 78.0%
Median Sales Price*	—	\$911,750	—	\$525,000	\$750,000	+ 42.9%
Average Sales Price*	—	\$911,750	—	\$566,800	\$714,786	+ 26.1%
Percent of List Price Received*	—	97.5%	—	97.0%	98.3%	+ 1.3%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.6	3.1	+ 416.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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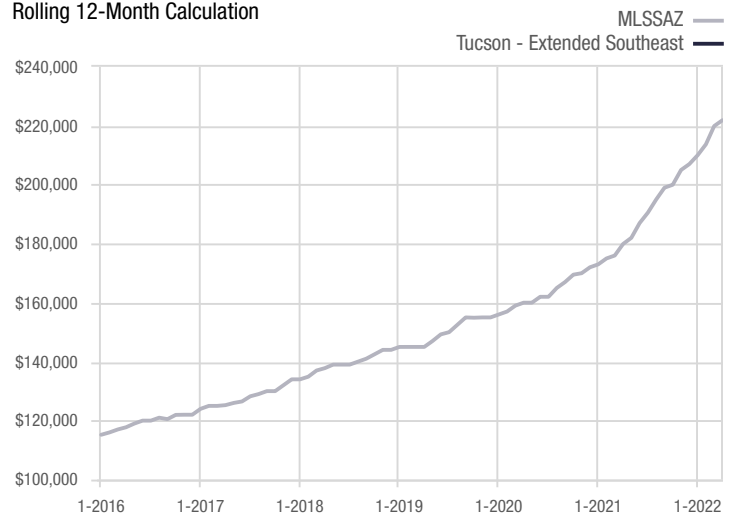
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Extended Southwest

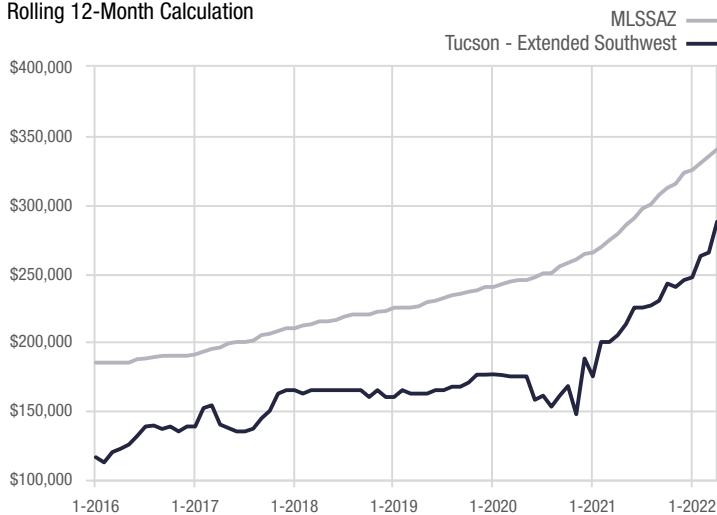
Single Family Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	3	2	- 33.3%	12	9	- 25.0%
Pending Sales	2	1	- 50.0%	10	5	- 50.0%
Closed Sales	2	1	- 50.0%	10	3	- 70.0%
Days on Market Until Sale	20	39	+ 95.0%	43	21	- 51.2%
Median Sales Price*	\$162,500	\$290,000	+ 78.5%	\$222,000	\$295,000	+ 32.9%
Average Sales Price*	\$162,500	\$290,000	+ 78.5%	\$219,050	\$316,667	+ 44.6%
Percent of List Price Received*	95.2%	96.7%	+ 1.6%	100.3%	97.9%	- 2.4%
Inventory of Homes for Sale	3	7	+ 133.3%	—	—	—
Months Supply of Inventory	1.1	2.6	+ 136.4%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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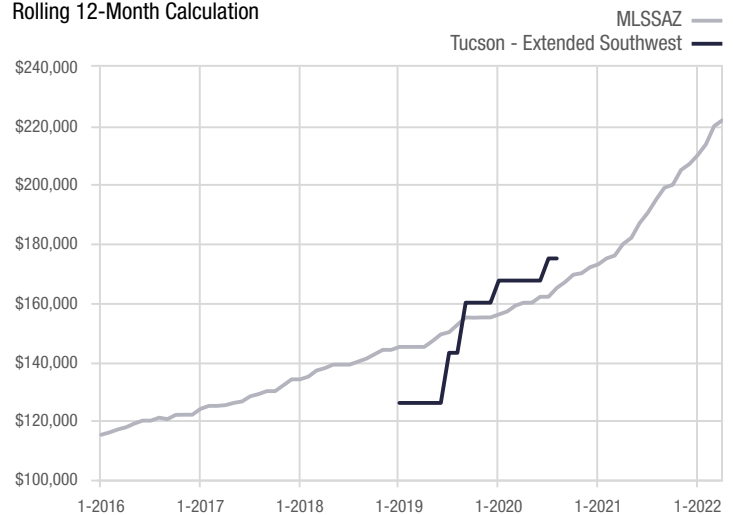
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Extended West

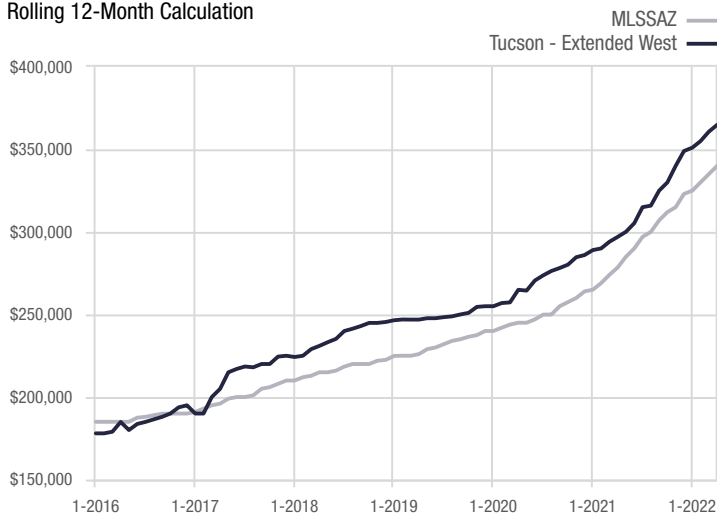
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	65	80	+ 23.1%	187	247	+ 32.1%
Pending Sales	34	78	+ 129.4%	147	258	+ 75.5%
Closed Sales	46	36	- 21.7%	138	162	+ 17.4%
Days on Market Until Sale	12	23	+ 91.7%	19	31	+ 63.2%
Median Sales Price*	\$332,500	\$377,995	+ 13.7%	\$319,625	\$375,000	+ 17.3%
Average Sales Price*	\$347,059	\$379,337	+ 9.3%	\$329,231	\$377,836	+ 14.8%
Percent of List Price Received*	101.4%	100.8%	- 0.6%	100.4%	99.9%	- 0.5%
Inventory of Homes for Sale	59	67	+ 13.6%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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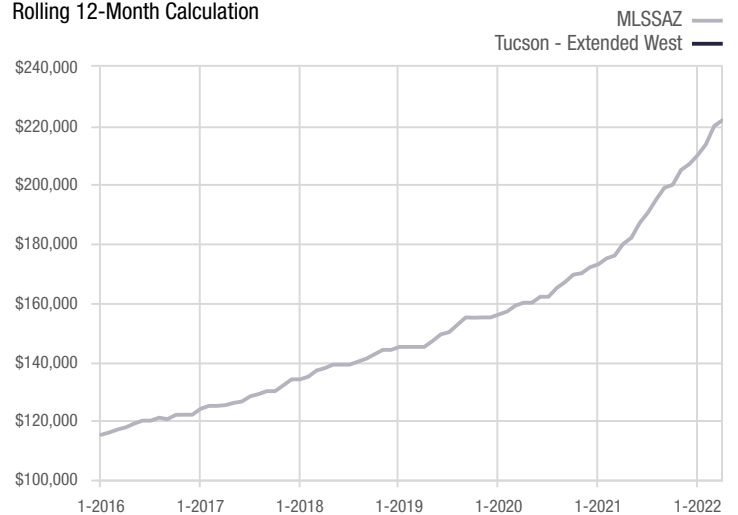
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Pima East

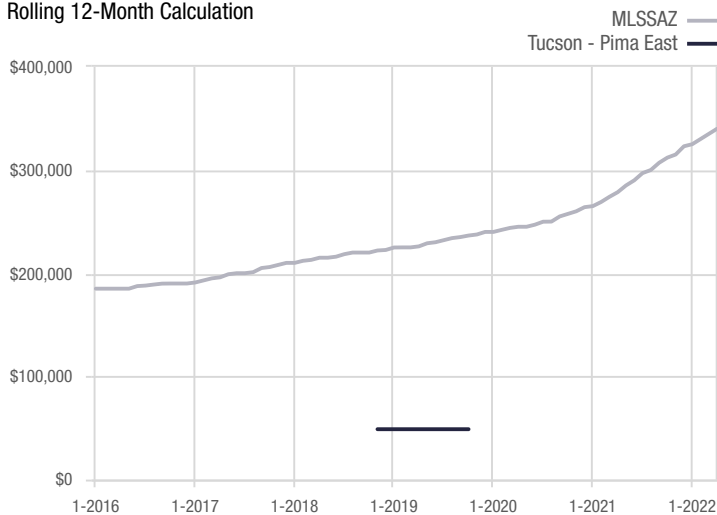
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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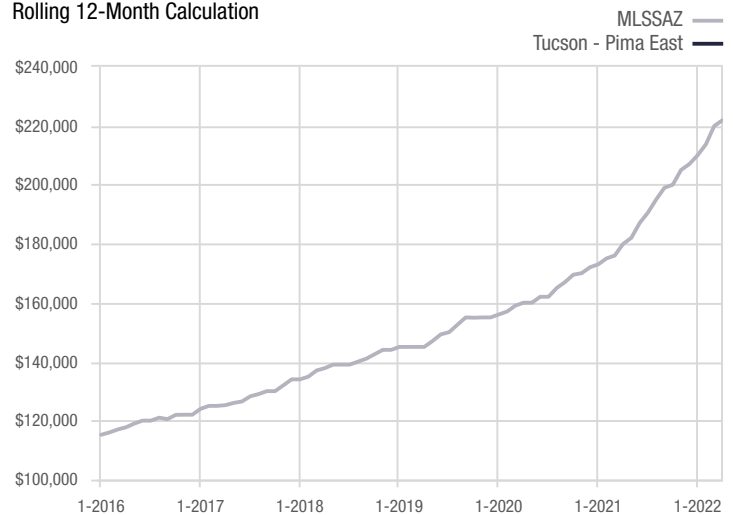
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Pima Northwest

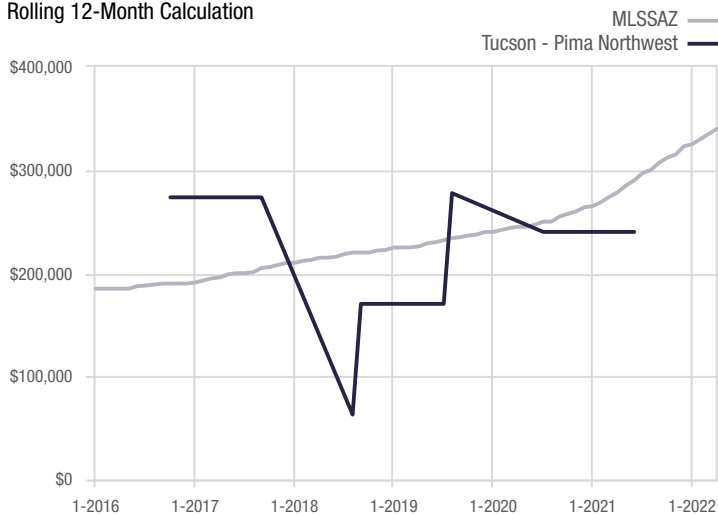
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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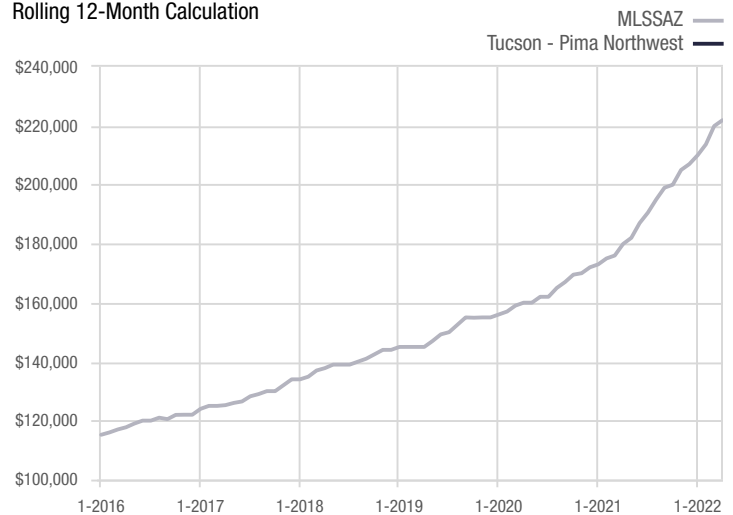
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – April 2022

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Tucson - Pima Southwest

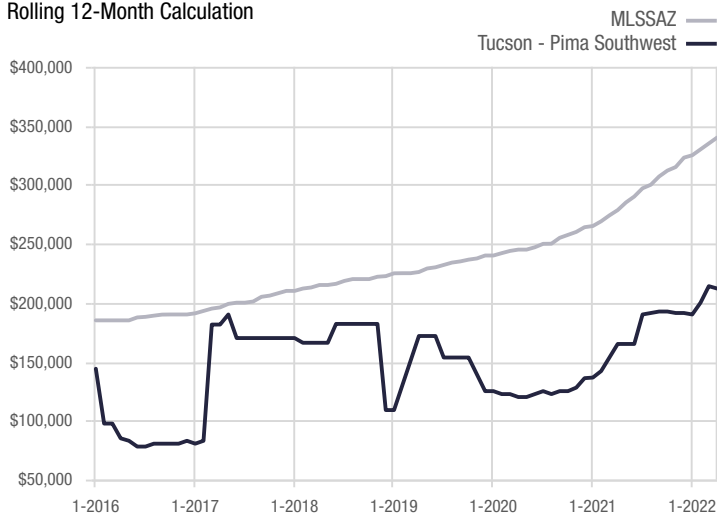
Single Family Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1	2	+ 100.0%	4	6	+ 50.0%
Pending Sales	1	1	0.0%	6	10	+ 66.7%
Closed Sales	1	2	+ 100.0%	6	8	+ 33.3%
Days on Market Until Sale	34	50	+ 47.1%	260	84	- 67.7%
Median Sales Price*	\$465,000	\$396,000	- 14.8%	\$191,250	\$215,000	+ 12.4%
Average Sales Price*	\$465,000	\$396,000	- 14.8%	\$229,750	\$293,925	+ 27.9%
Percent of List Price Received*	100.0%	91.8%	- 8.2%	86.8%	95.3%	+ 9.8%
Inventory of Homes for Sale	6	3	- 50.0%	—	—	—
Months Supply of Inventory	4.7	1.6	- 66.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

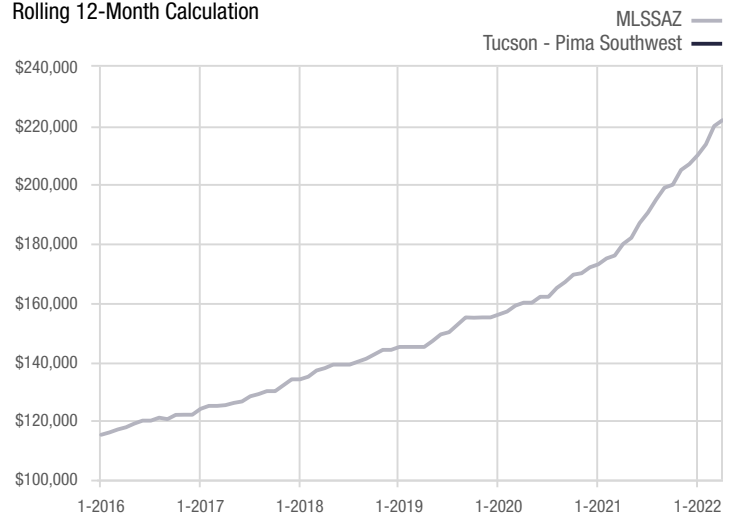
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Local Market Update – April 2022

A Research Tool Provided by Southern Arizona MLS.



Tucson - Benson / St. David

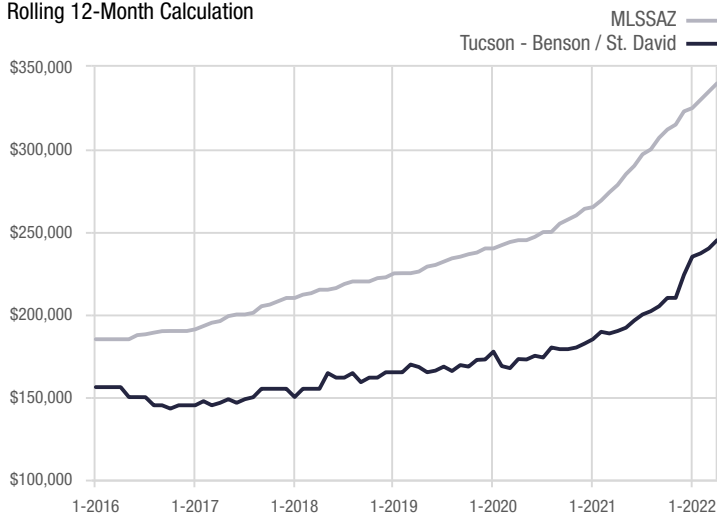
Single Family Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	20	14	- 30.0%	69	55	- 20.3%
Pending Sales	14	13	- 7.1%	49	50	+ 2.0%
Closed Sales	15	13	- 13.3%	50	38	- 24.0%
Days on Market Until Sale	87	26	- 70.1%	45	32	- 28.9%
Median Sales Price*	\$222,500	\$272,500	+ 22.5%	\$196,350	\$249,000	+ 26.8%
Average Sales Price*	\$247,593	\$320,192	+ 29.3%	\$213,222	\$290,011	+ 36.0%
Percent of List Price Received*	97.3%	99.7%	+ 2.5%	98.2%	97.8%	- 0.4%
Inventory of Homes for Sale	31	25	- 19.4%	—	—	—
Months Supply of Inventory	2.6	2.1	- 19.2%	—	—	—

Townhouse/Condo/Duplex Key Metrics	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% 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.

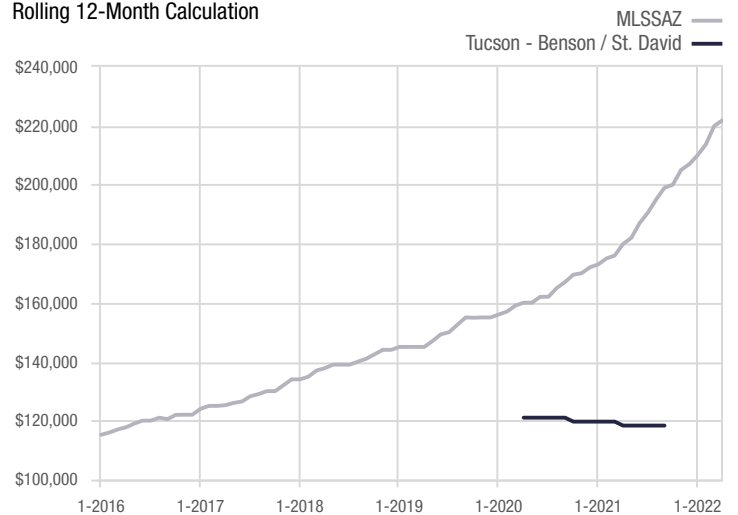
Median Sales Price - Single-Family

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.