

Monthly Indicators



July 2022

The U.S. housing market has continued to cool, as rising mortgage rates and record-high sales prices have stifled affordability, weakening demand and pricing out a multitude of buyers. Nationally, median household income has failed to keep pace with increasing mortgage payments, with the costs of buying a home about 80% more expensive now than they were just three summers ago, according to the National Association of REALTORS® (NAR). As more and more prospective buyers find their home purchase plans delayed, many are turning to the rental market, where competition has intensified due to increased demand.

New Listings decreased 3.4 percent for Single Family and 7.0 percent for Townhouse/Condo. Pending Sales decreased 14.1 percent for Single Family and 4.4 percent for Townhouse/Condo. Inventory increased 52.6 percent for Single Family and 26.9 percent for Townhouse/Condo.

Median Sales Price increased 16.7 percent to \$385,000 for Single Family and 20.0 percent to \$249,500 for Townhouse/Condo. Days on Market increased 50.0 percent for Single Family and 16.7 percent for Townhouse/Condo. Months Supply of Inventory increased 54.5 percent for Single Family and 37.5 percent for Townhouse/Condo.

At a time of year when homebuying activity is typically very strong, soaring homeownership costs have caused home sales to decline nationwide for the fifth consecutive month, with existing-home sales falling 5.4% month-to-month and 14.2% year-over-year as of last measure, according to NAR. But there is a bright spot. Inventory of existing homes has continued to climb this summer, with 1.26 million homes available at the beginning of July, equivalent to a 3 months' supply. And despite the summer slowdown, homes are still selling quickly, with the typical home staying on market an average of 14 days.

Quick Facts

- 24.9%

Change in
Closed Sales
All Properties

+ 17.5%

Change in
Median Sales Price
All Properties

+ 49.6%

Change in
Homes for Sale
All Properties

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

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Single Family Market Overview

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



Key Metrics	Historical Sparkbars	7-2021	7-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,551	1,499	- 3.4%	10,096	9,997	- 1.0%
Pending Sales		1,180	1,014	- 14.1%	9,001	8,311	- 7.7%
Closed Sales		1,269	957	- 24.6%	8,819	8,211	- 6.9%
Days on Market Until Sale		12	18	+ 50.0%	17	20	+ 17.6%
Median Sales Price		\$330,000	\$385,000	+ 16.7%	\$320,000	\$374,000	+ 16.9%
Average Sales Price		\$407,296	\$459,820	+ 12.9%	\$399,806	\$454,167	+ 13.6%
Percent of List Price Received		101.8%	100.0%	- 1.8%	101.1%	101.0%	- 0.1%
Housing Affordability Index		119	78	- 34.5%	122	81	- 33.6%
Inventory of Homes for Sale		1,328	2,027	+ 52.6%	—	—	—
Months Supply of Inventory		1.1	1.7	+ 54.5%	—	—	—

Townhouse/Condo Market Overview

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



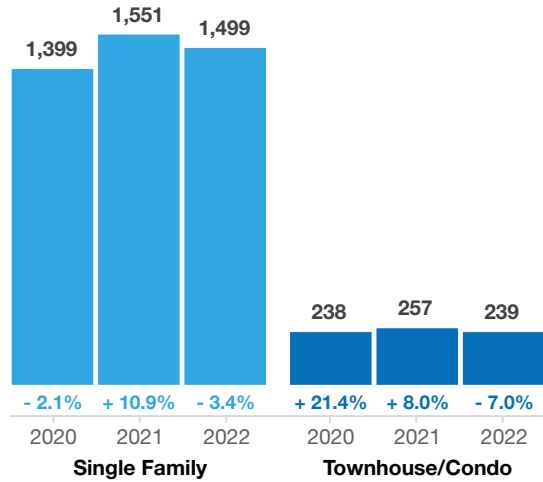
Key Metrics	Historical Sparkbars	7-2021	7-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		257	239	- 7.0%	1,699	1,681	- 1.1%
Pending Sales		205	196	- 4.4%	1,573	1,479	- 6.0%
Closed Sales		221	162	- 26.7%	1,545	1,417	- 8.3%
Days on Market Until Sale		12	14	+ 16.7%	14	13	- 7.1%
Median Sales Price		\$208,000	\$249,500	+ 20.0%	\$206,500	\$249,000	+ 20.6%
Average Sales Price		\$232,957	\$274,969	+ 18.0%	\$225,226	\$276,072	+ 22.6%
Percent of List Price Received		101.5%	100.2%	- 1.3%	101.1%	101.6%	+ 0.5%
Housing Affordability Index		188	121	- 35.6%	190	121	- 36.3%
Inventory of Homes for Sale		175	222	+ 26.9%	—	—	—
Months Supply of Inventory		0.8	1.1	+ 37.5%	—	—	—

New Listings

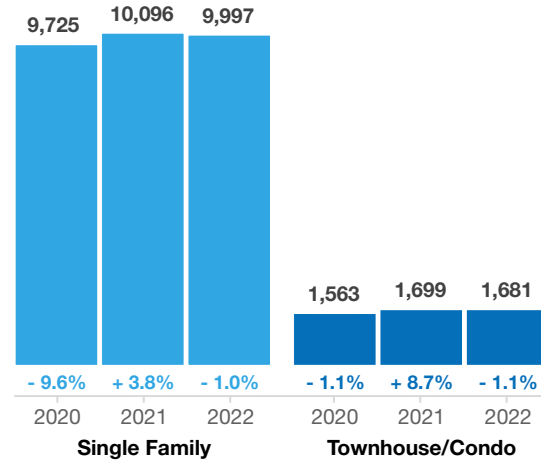
A count of the properties that have been newly listed on the market in a given month.



July

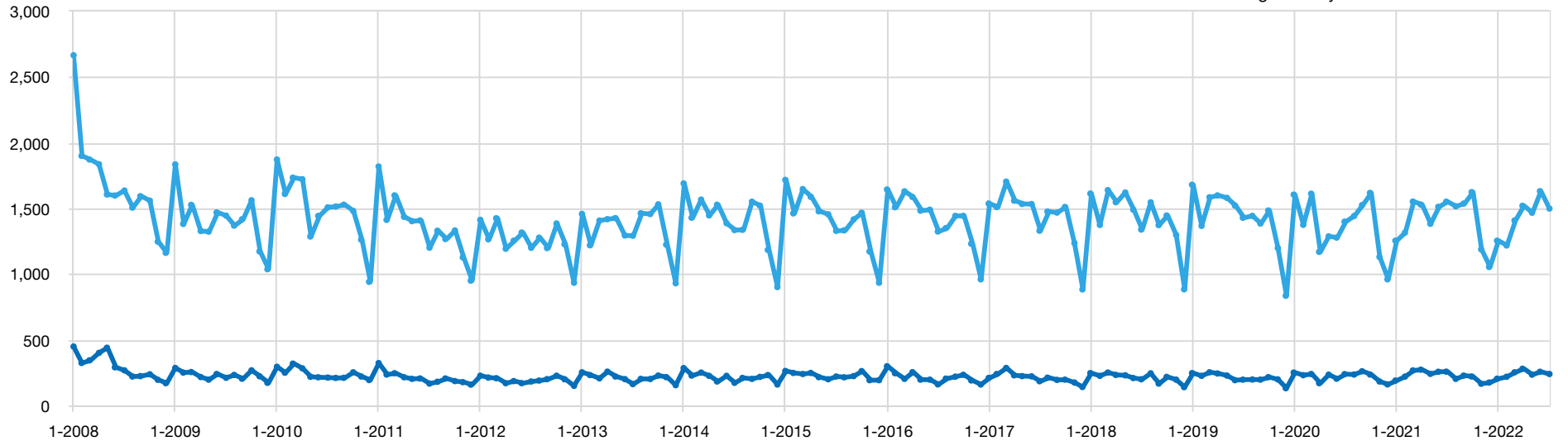


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	1,516	+ 5.1%	202	- 14.0%
9-2021	1,537	+ 0.8%	227	- 12.7%
10-2021	1,624	+ 0.4%	220	- 6.4%
11-2021	1,188	+ 5.1%	165	- 9.3%
12-2021	1,054	+ 9.8%	174	+ 8.8%
1-2022	1,254	0.0%	203	+ 7.4%
2-2022	1,218	- 7.4%	218	- 0.5%
3-2022	1,408	- 9.3%	252	- 5.3%
4-2022	1,520	- 0.6%	279	+ 2.6%
5-2022	1,467	+ 6.1%	234	- 2.5%
6-2022	1,631	+ 7.9%	256	0.0%
7-2022	1,499	- 3.4%	239	- 7.0%
12-Month Avg	1,410	+ 0.9%	222	- 3.9%

Historical New Listings by Month

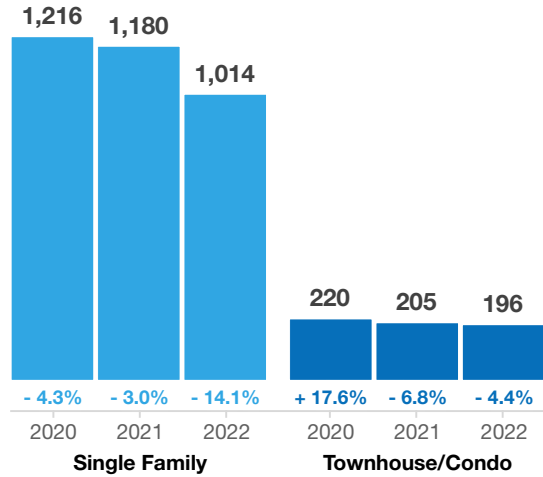


Pending Sales

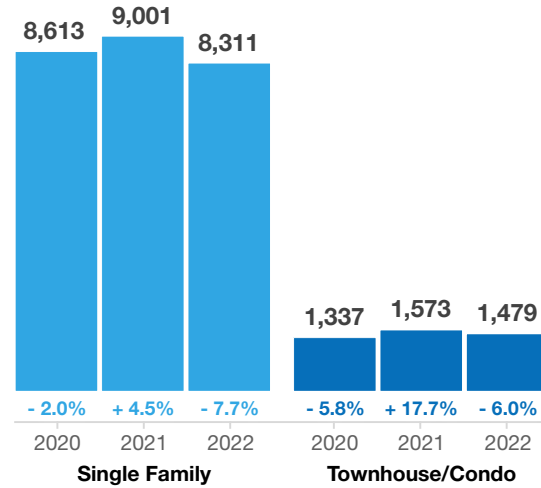
A count of the properties on which offers have been accepted in a given month.



July

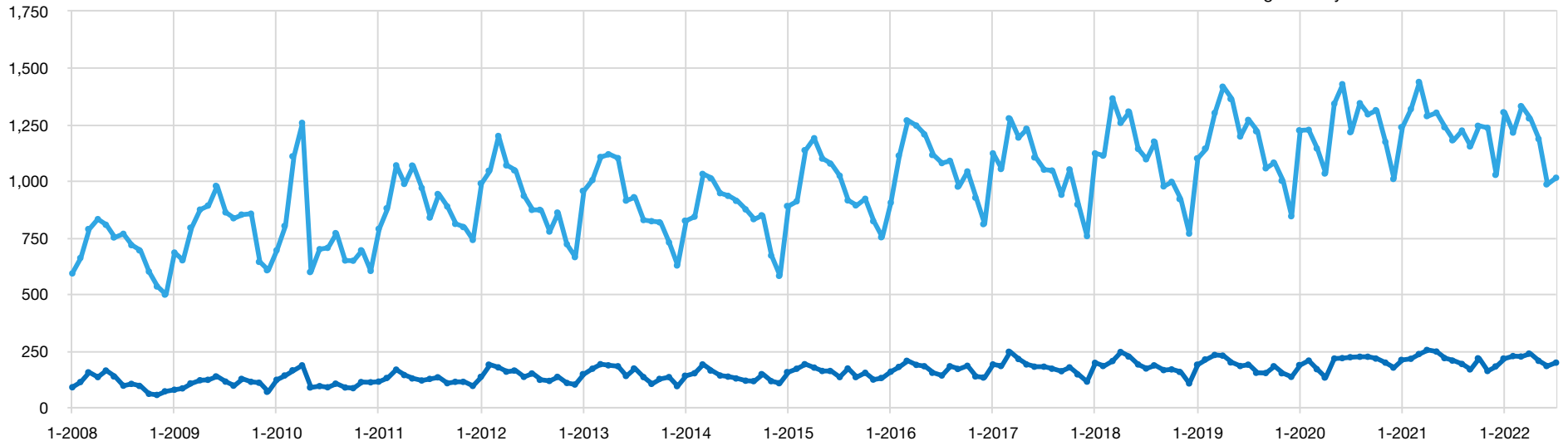


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	1,223	-9.0%	190	-14.4%
9-2021	1,153	-11.0%	166	-25.2%
10-2021	1,244	-5.3%	215	+0.5%
11-2021	1,235	+5.3%	159	-18.9%
12-2021	1,027	+1.8%	179	+2.9%
1-2022	1,304	+5.3%	214	+2.9%
2-2022	1,214	-7.9%	225	+5.6%
3-2022	1,331	-7.4%	223	-4.7%
4-2022	1,277	-0.8%	236	-6.3%
5-2022	1,186	-8.9%	204	-16.7%
6-2022	985	-20.4%	181	-16.2%
7-2022	1,014	-14.1%	196	-4.4%
12-Month Avg	1,183	-6.2%	199	-8.3%

Historical Pending Sales by Month

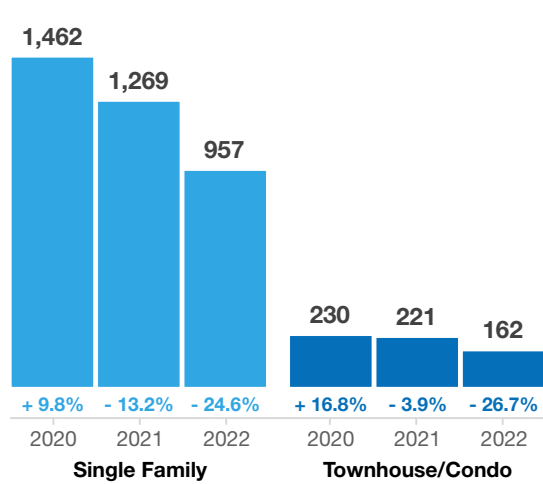


Closed Sales

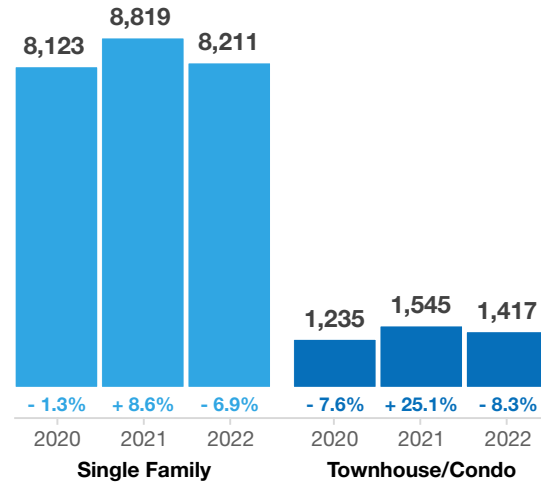
A count of the actual sales that closed in a given month.



July

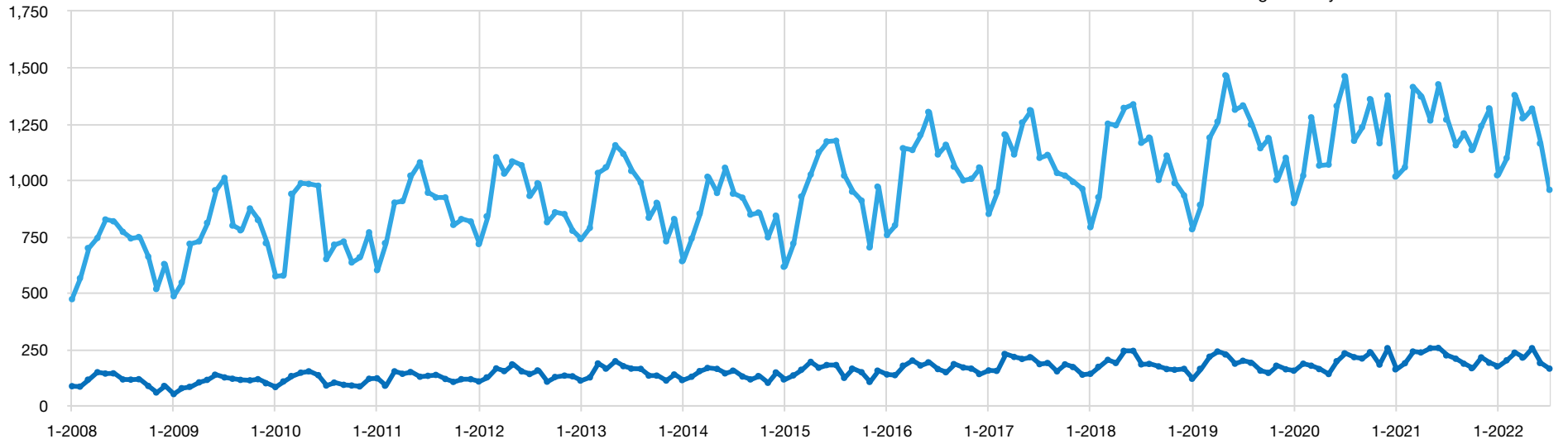


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	1,155	- 1.7%	206	- 3.3%
9-2021	1,208	- 2.2%	184	- 11.1%
10-2021	1,134	- 16.6%	164	- 30.2%
11-2021	1,240	+ 6.5%	212	+ 17.8%
12-2021	1,319	- 4.1%	188	- 25.7%
1-2022	1,022	+ 0.6%	172	+ 8.2%
2-2022	1,098	+ 3.9%	199	+ 7.0%
3-2022	1,378	- 2.5%	233	- 2.1%
4-2022	1,275	- 7.1%	211	- 9.8%
5-2022	1,318	+ 4.2%	253	0.0%
6-2022	1,163	- 18.4%	187	- 26.4%
7-2022	957	- 24.6%	162	- 26.7%
12-Month Avg	1,189	- 5.7%	198	- 9.6%

Historical Closed Sales by Month

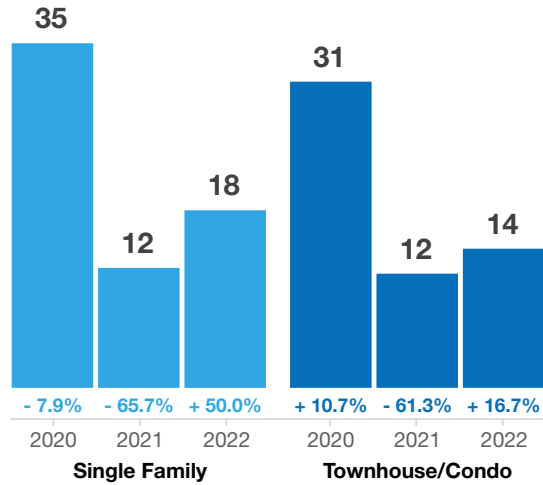


Days on Market Until Sale

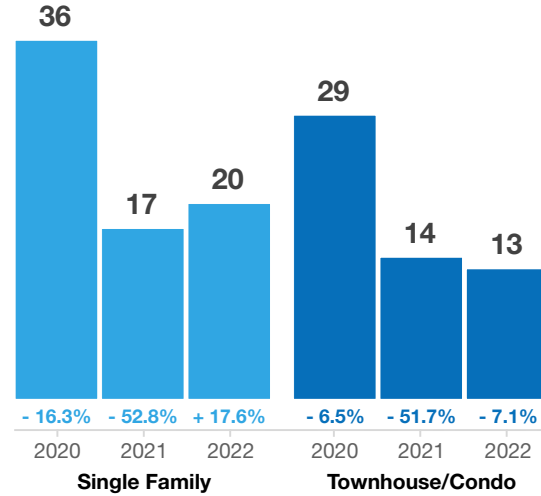
Average number of days between when a property is listed and when an offer is accepted in a given month.



July



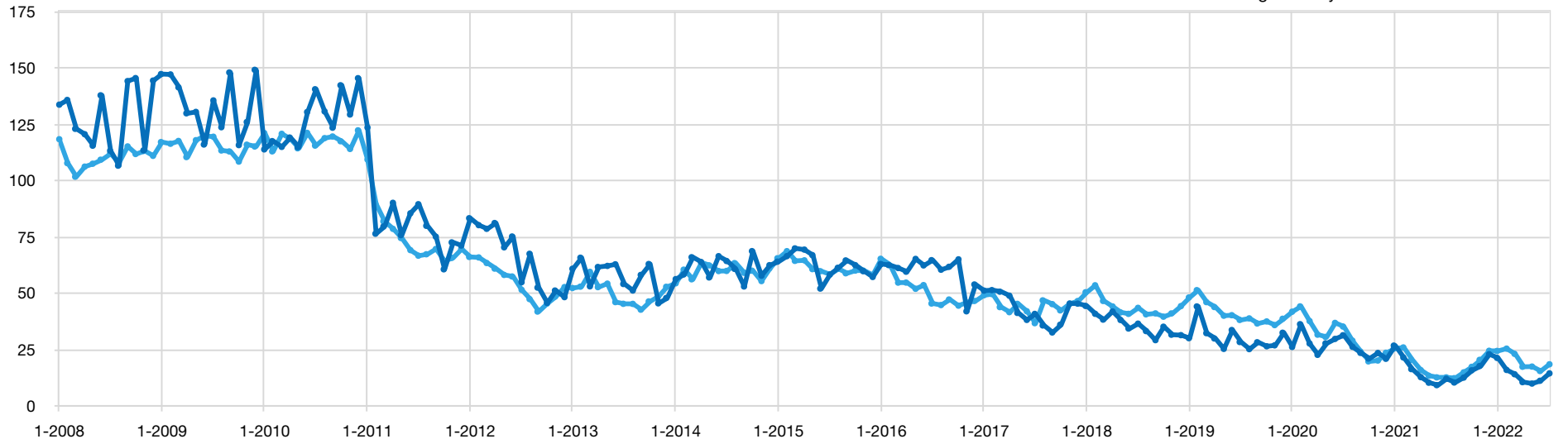
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	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%	10	- 16.7%
5-2022	17	+ 30.8%	10	0.0%
6-2022	15	+ 25.0%	11	+ 22.2%
7-2022	18	+ 50.0%	14	+ 16.7%
12-Month Avg*	19	- 3.4%	14	- 20.3%

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

Historical Days on Market Until Sale by Month

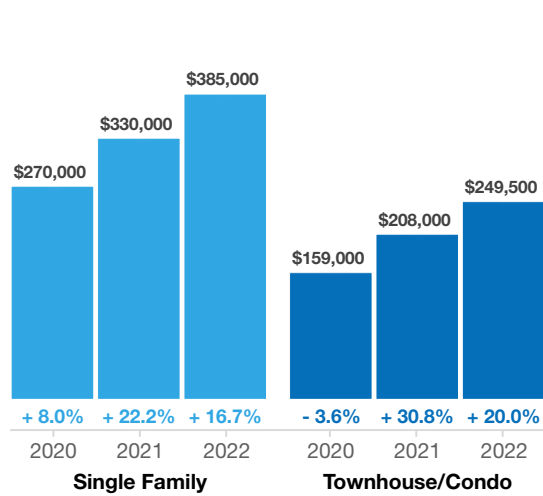


Median Sales Price

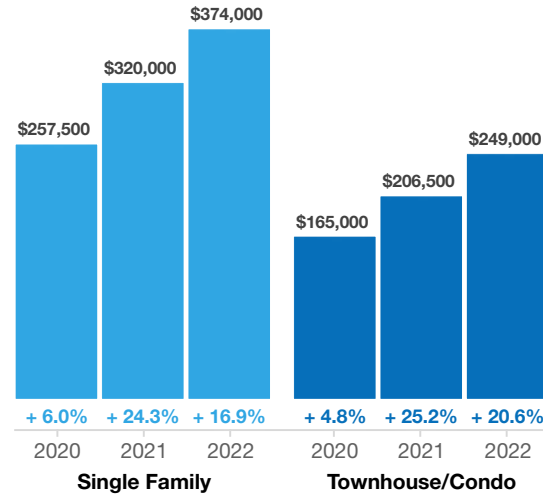
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



July



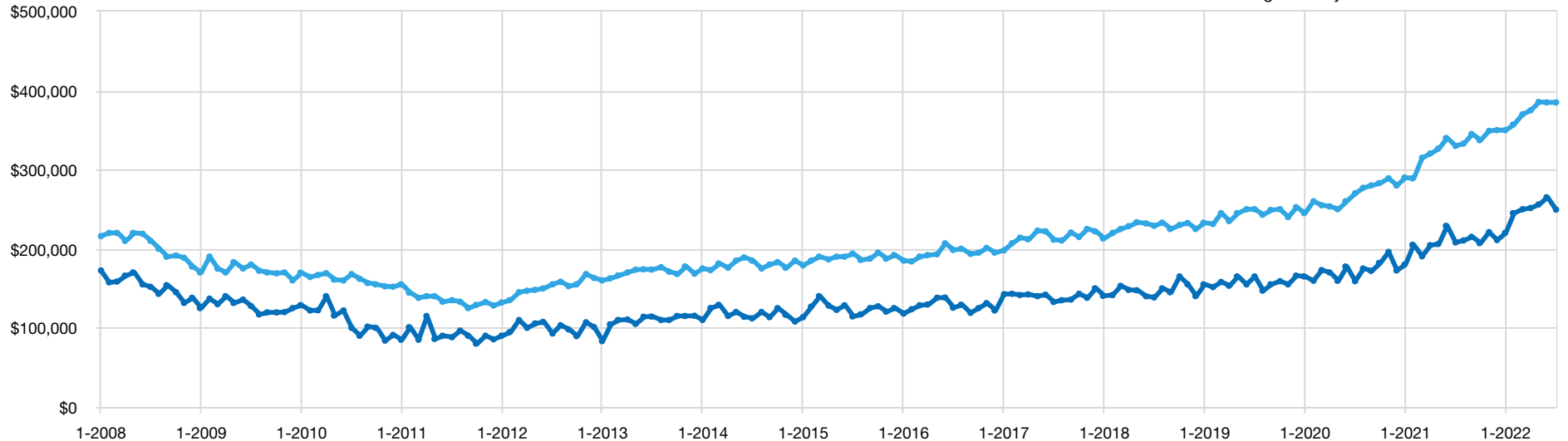
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	\$333,000	+ 20.2%	\$210,500	+ 20.3%
9-2021	\$345,000	+ 23.2%	\$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%	\$211,000	+ 22.3%
1-2022	\$349,900	+ 20.7%	\$220,000	+ 22.2%
2-2022	\$357,000	+ 23.5%	\$245,000	+ 19.5%
3-2022	\$370,000	+ 17.5%	\$249,900	+ 31.2%
4-2022	\$375,000	+ 17.1%	\$251,500	+ 23.0%
5-2022	\$385,500	+ 18.1%	\$256,000	+ 24.3%
6-2022	\$385,000	+ 13.2%	\$265,000	+ 15.7%
7-2022	\$385,000	+ 16.7%	\$249,500	+ 20.0%
12-Month Avg*	\$360,000	+ 18.0%	\$232,000	+ 19.0%

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

Historical Median Sales Price by Month

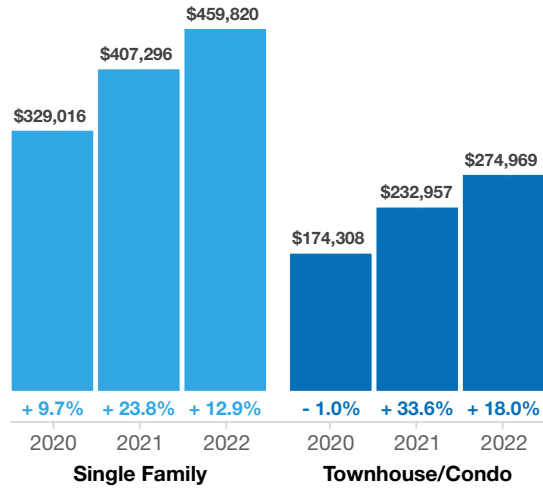


Average Sales Price

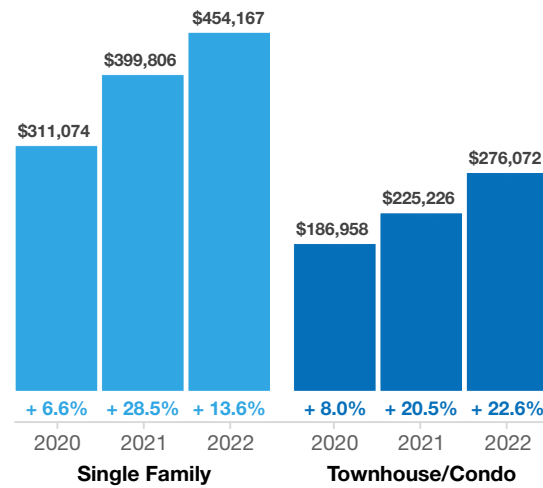
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



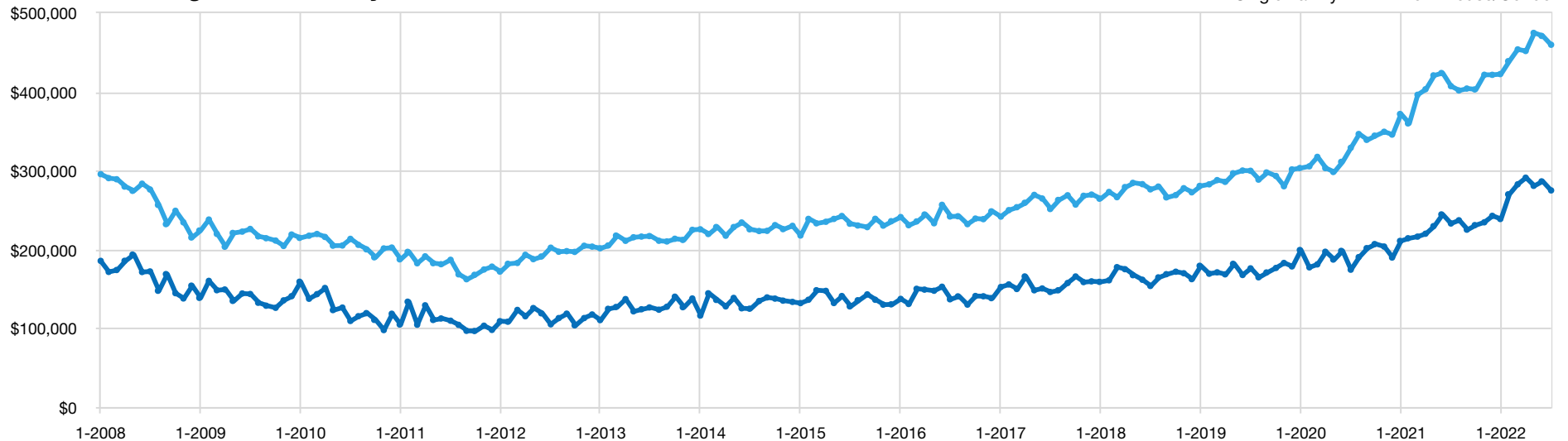
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	\$401,801	+16.0%	\$237,035	+24.6%
9-2021	\$404,217	+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	\$421,621	+21.9%	\$242,662	+27.9%
1-2022	\$422,577	+13.6%	\$238,660	+13.2%
2-2022	\$438,958	+21.9%	\$269,965	+26.0%
3-2022	\$453,909	+14.5%	\$282,699	+30.7%
4-2022	\$451,878	+12.0%	\$291,094	+32.3%
5-2022	\$474,834	+12.8%	\$280,751	+22.3%
6-2022	\$471,030	+11.1%	\$286,403	+17.2%
7-2022	\$459,820	+12.9%	\$274,969	+18.0%
12-Month Avg*	\$435,809	+15.6%	\$259,246	+21.1%

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

Historical Average Sales Price by Month

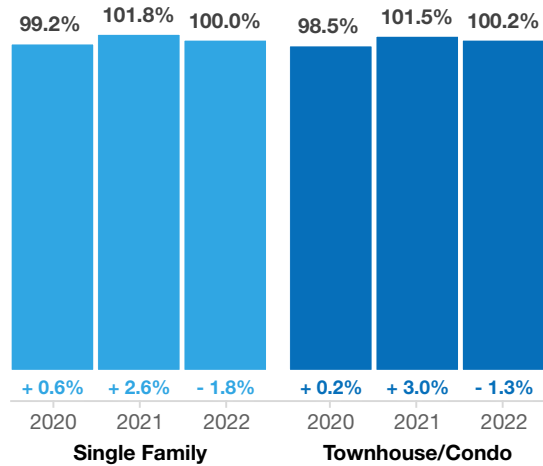


Percent of List Price Received

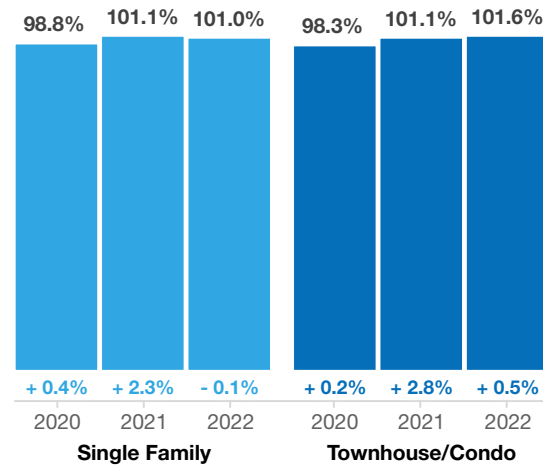
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



July



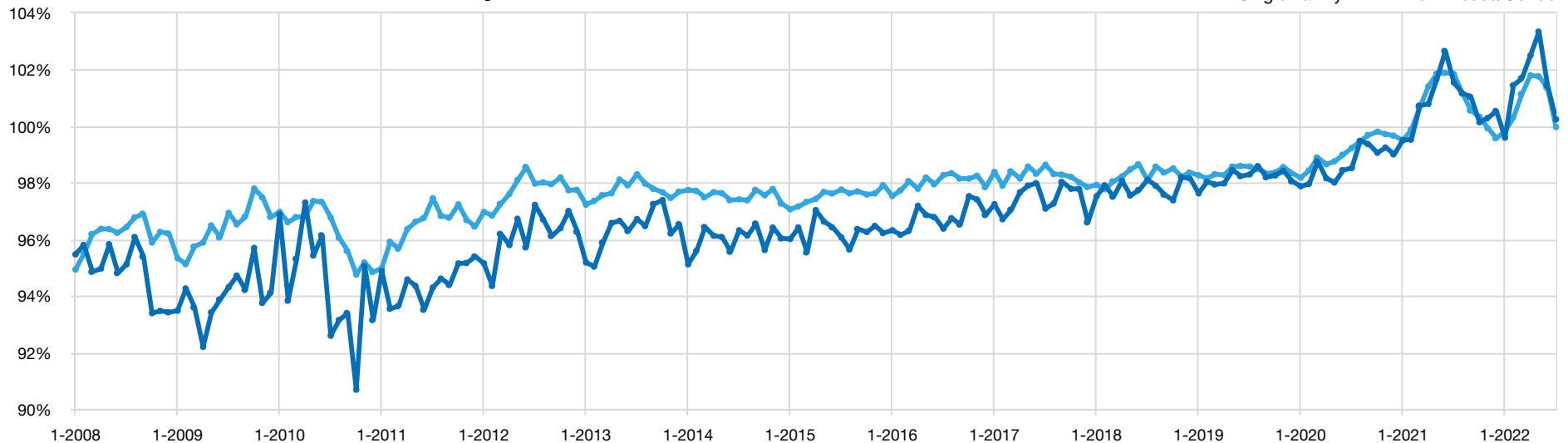
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	101.2%	+ 1.7%	101.2%	+ 1.7%
9-2021	100.6%	+ 0.9%	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%	100.5%	+ 1.5%
1-2022	99.8%	+ 0.3%	99.6%	+ 0.1%
2-2022	100.3%	+ 0.4%	101.4%	+ 1.9%
3-2022	101.1%	+ 0.4%	101.7%	+ 1.0%
4-2022	101.8%	+ 0.4%	102.5%	+ 1.7%
5-2022	101.8%	- 0.1%	103.3%	+ 1.6%
6-2022	101.4%	- 0.5%	101.5%	- 1.2%
7-2022	100.0%	- 1.8%	100.2%	- 1.3%
12-Month Avg*	100.7%	+ 0.2%	101.2%	+ 0.9%

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

Historical Percent of List Price Received by Month

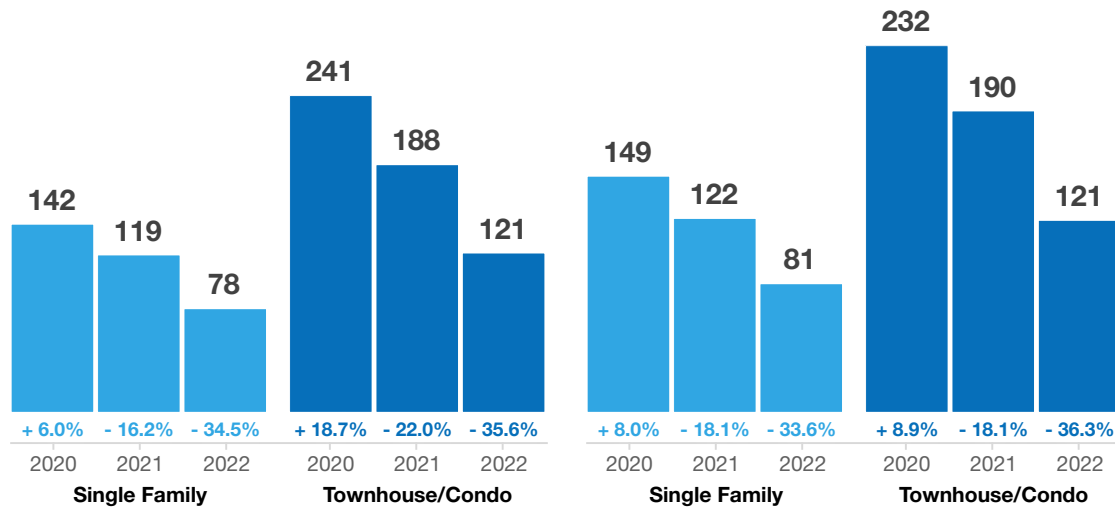


Housing Affordability Index

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.

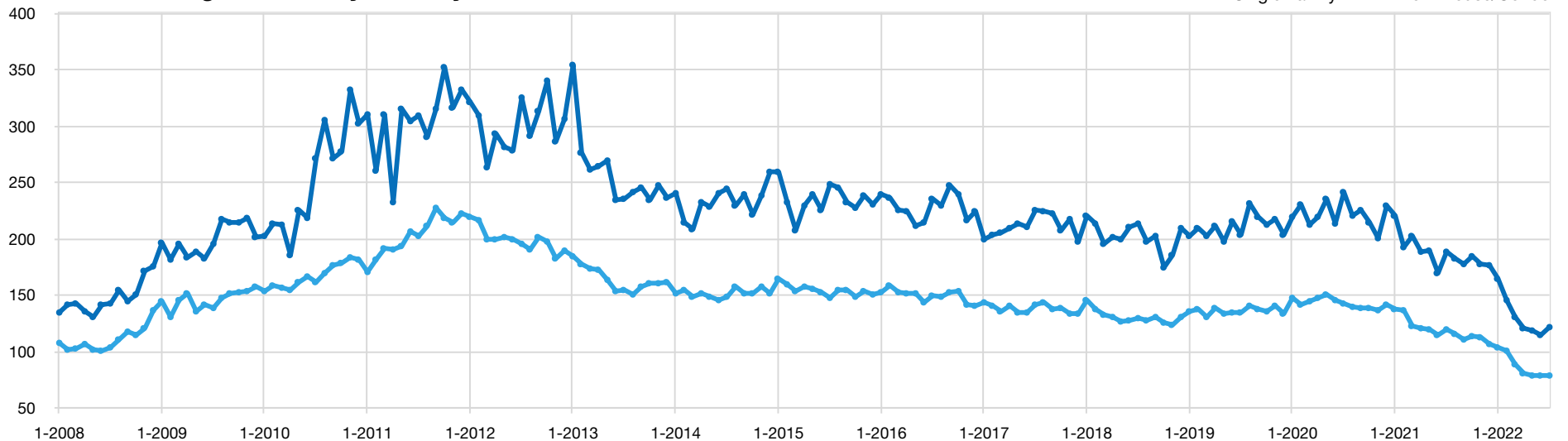


July



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	115	-17.3%	182	-17.3%
9-2021	110	-20.3%	177	-21.3%
10-2021	113	-18.1%	184	-14.0%
11-2021	112	-17.6%	177	-11.5%
12-2021	106	-24.8%	176	-23.1%
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%
5-2022	78	-34.5%	118	-37.6%
6-2022	78	-31.6%	114	-32.5%
7-2022	78	-34.5%	121	-35.6%
12-Month Avg	97	-25.4%	151	-25.6%

Historical Housing Affordability Index by Month

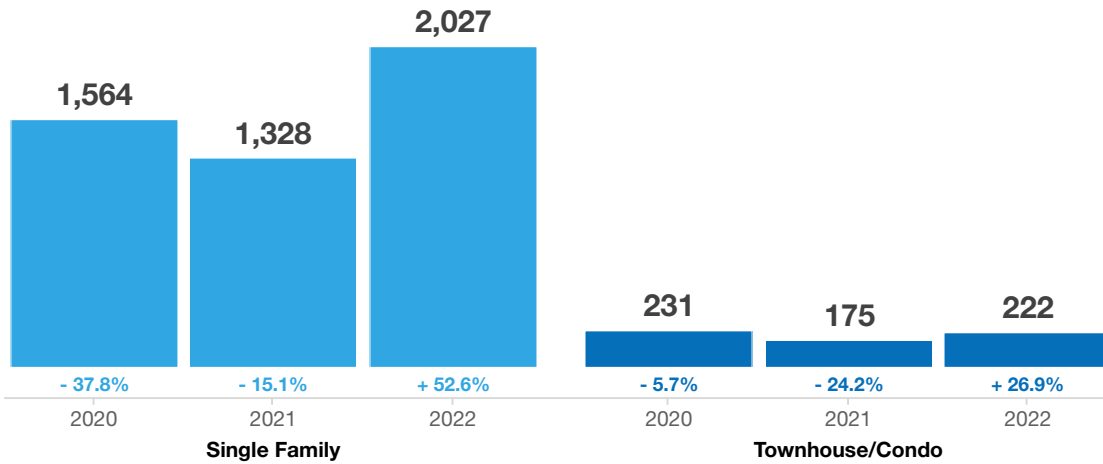


Inventory of Homes for Sale

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

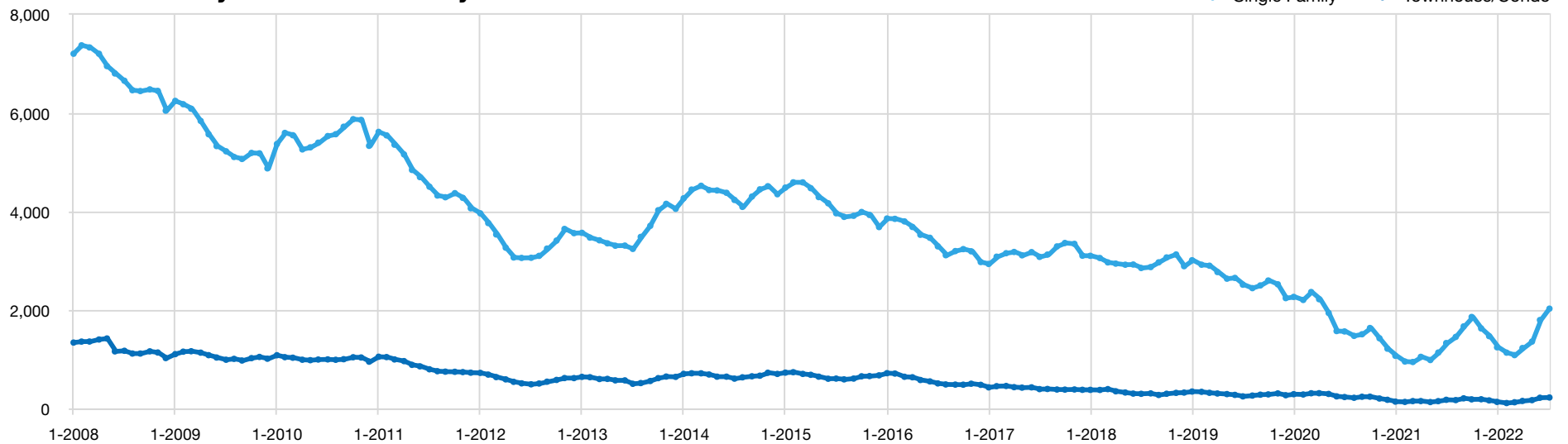


July



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	1,453	- 1.4%	169	- 21.8%
9-2021	1,667	+ 10.6%	205	- 13.5%
10-2021	1,858	+ 13.7%	184	- 22.7%
11-2021	1,625	+ 14.0%	186	- 7.5%
12-2021	1,469	+ 21.0%	163	- 6.9%
1-2022	1,242	+ 16.2%	132	- 4.3%
2-2022	1,133	+ 18.9%	109	- 17.4%
3-2022	1,083	+ 14.8%	125	- 16.1%
4-2022	1,227	+ 17.1%	152	+ 2.0%
5-2022	1,358	+ 38.1%	168	+ 30.2%
6-2022	1,796	+ 58.2%	217	+ 46.6%
7-2022	2,027	+ 52.6%	222	+ 26.9%
12-Month Avg	1,495	+ 21.9%	169	- 2.9%

Historical Inventory of Homes for Sale by Month

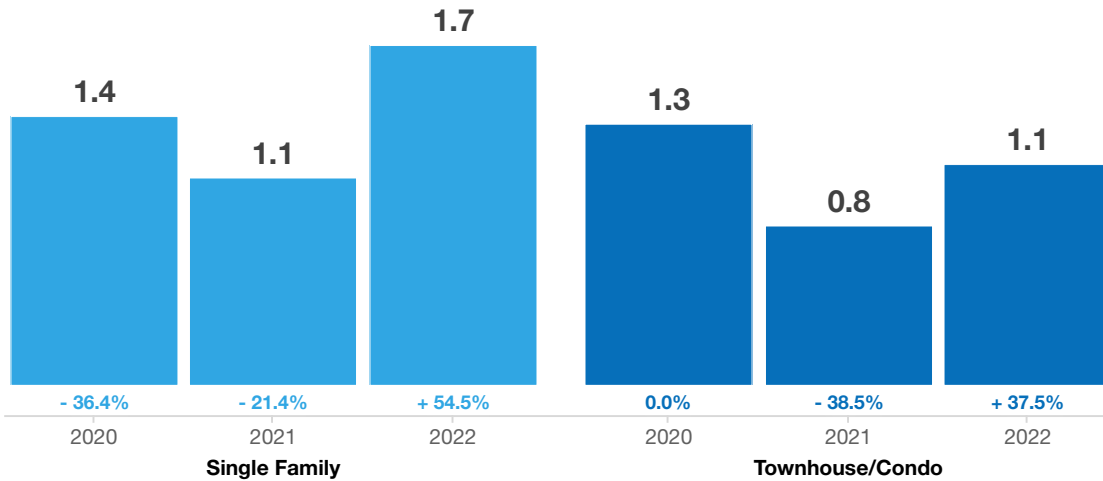


Months Supply of Inventory

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



July



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
8-2021	1.2	- 7.7%	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	0.9	+ 28.6%	0.6	- 14.3%
4-2022	1.0	+ 25.0%	0.7	0.0%
5-2022	1.1	+ 37.5%	0.8	+ 33.3%
6-2022	1.5	+ 66.7%	1.1	+ 57.1%
7-2022	1.7	+ 54.5%	1.1	+ 37.5%
12-Month Avg*	1.2	+ 22.1%	0.8	- 6.0%

* Months Supply for all properties from August 2021 through July 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	7-2021	7-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,808	1,738	- 3.9%	11,795	11,678	- 1.0%
Pending Sales		1,385	1,210	- 12.6%	10,574	9,790	- 7.4%
Closed Sales		1,490	1,119	- 24.9%	10,364	9,628	- 7.1%
Days on Market Until Sale		12	18	+ 50.0%	17	19	+ 11.8%
Median Sales Price		\$315,000	\$370,000	+ 17.5%	\$300,000	\$356,875	+ 19.0%
Average Sales Price		\$381,420	\$433,059	+ 13.5%	\$373,778	\$427,956	+ 14.5%
Percent of List Price Received		101.8%	100.0%	- 1.8%	101.1%	101.1%	0.0%
Housing Affordability Index		124	81	- 34.7%	131	84	- 35.9%
Inventory of Homes for Sale		1,503	2,249	+ 49.6%	—	—	—
Months Supply of Inventory		1.0	1.6	+ 60.0%	—	—	—

Local Market Update – July 2022

A Research Tool Provided by Southern Arizona MLS.

Tucson - Central

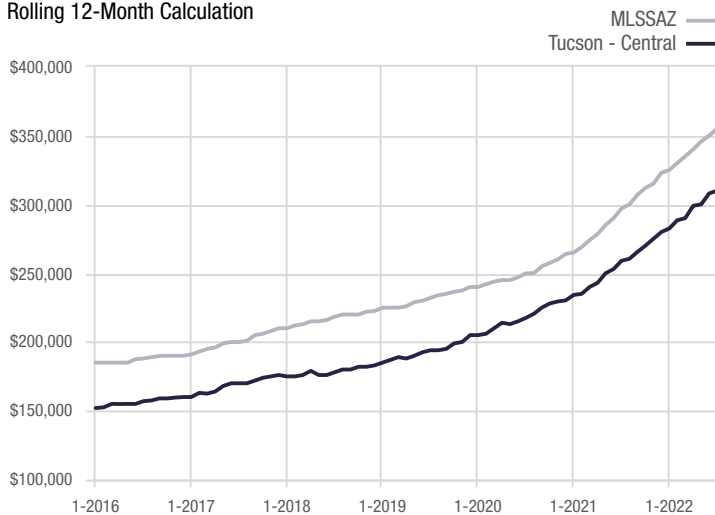
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	232	219	- 5.6%	1,526	1,477	- 3.2%
Pending Sales	166	130	- 21.7%	1,263	1,183	- 6.3%
Closed Sales	183	128	- 30.1%	1,260	1,223	- 2.9%
Days on Market Until Sale	12	19	+ 58.3%	17	20	+ 17.6%
Median Sales Price*	\$285,000	\$316,000	+ 10.9%	\$272,000	\$325,000	+ 19.5%
Average Sales Price*	\$314,528	\$359,108	+ 14.2%	\$316,014	\$368,089	+ 16.5%
Percent of List Price Received*	101.7%	99.1%	- 2.6%	101.3%	101.0%	- 0.3%
Inventory of Homes for Sale	241	285	+ 18.3%	—	—	—
Months Supply of Inventory	1.3	1.6	+ 23.1%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	68	55	- 19.1%	412	396	- 3.9%
Pending Sales	53	46	- 13.2%	367	348	- 5.2%
Closed Sales	61	40	- 34.4%	337	327	- 3.0%
Days on Market Until Sale	11	15	+ 36.4%	18	16	- 11.1%
Median Sales Price*	\$176,000	\$208,500	+ 18.5%	\$176,000	\$210,000	+ 19.3%
Average Sales Price*	\$190,580	\$209,778	+ 10.1%	\$184,493	\$216,855	+ 17.5%
Percent of List Price Received*	102.6%	100.2%	- 2.3%	101.8%	101.5%	- 0.3%
Inventory of Homes for Sale	53	62	+ 17.0%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

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

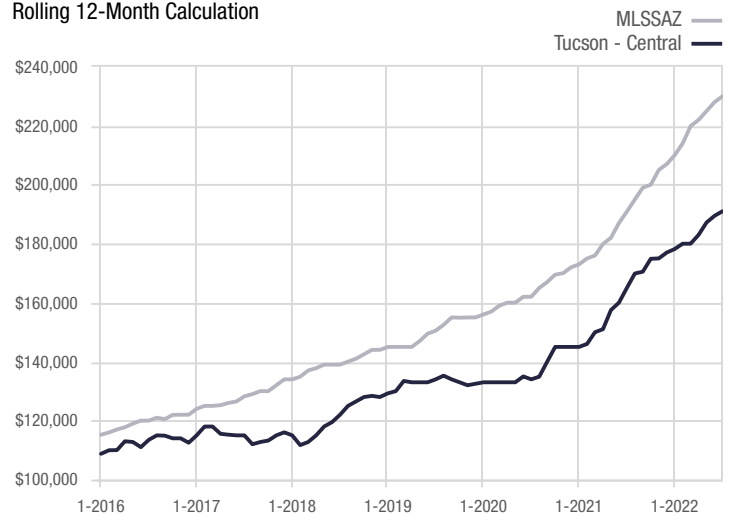
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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

Tucson - East

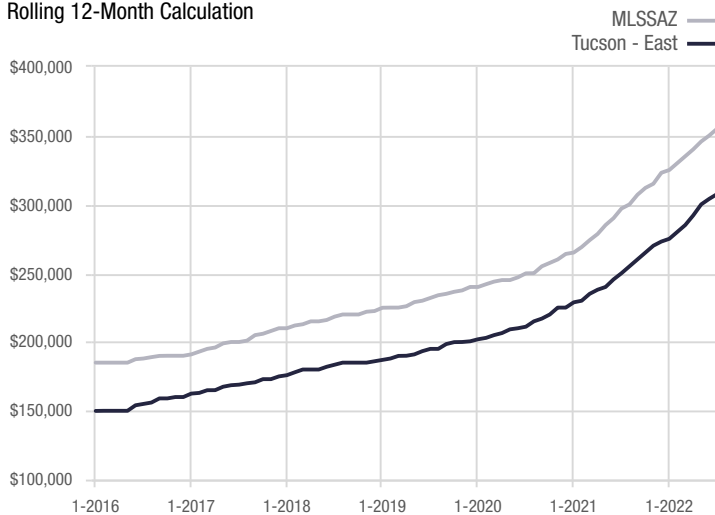
Single Family Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	188	159	- 15.4%	1,141	1,026	- 10.1%
Pending Sales	136	111	- 18.4%	1,030	920	- 10.7%
Closed Sales	156	94	- 39.7%	988	939	- 5.0%
Days on Market Until Sale	13	12	- 7.7%	13	18	+ 38.5%
Median Sales Price*	\$280,000	\$330,000	+ 17.9%	\$262,789	\$323,000	+ 22.9%
Average Sales Price*	\$300,885	\$347,512	+ 15.5%	\$284,534	\$343,663	+ 20.8%
Percent of List Price Received*	101.3%	99.3%	- 2.0%	101.4%	100.9%	- 0.5%
Inventory of Homes for Sale	122	160	+ 31.1%	—	—	—
Months Supply of Inventory	0.9	1.2	+ 33.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	45	25	- 44.4%	266	232	- 12.8%
Pending Sales	36	28	- 22.2%	247	212	- 14.2%
Closed Sales	30	22	- 26.7%	239	204	- 14.6%
Days on Market Until Sale	7	19	+ 171.4%	11	14	+ 27.3%
Median Sales Price*	\$198,500	\$242,000	+ 21.9%	\$170,000	\$219,275	+ 29.0%
Average Sales Price*	\$195,767	\$227,214	+ 16.1%	\$168,717	\$208,386	+ 23.5%
Percent of List Price Received*	102.3%	100.9%	- 1.4%	101.3%	101.6%	+ 0.3%
Inventory of Homes for Sale	25	25	0.0%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

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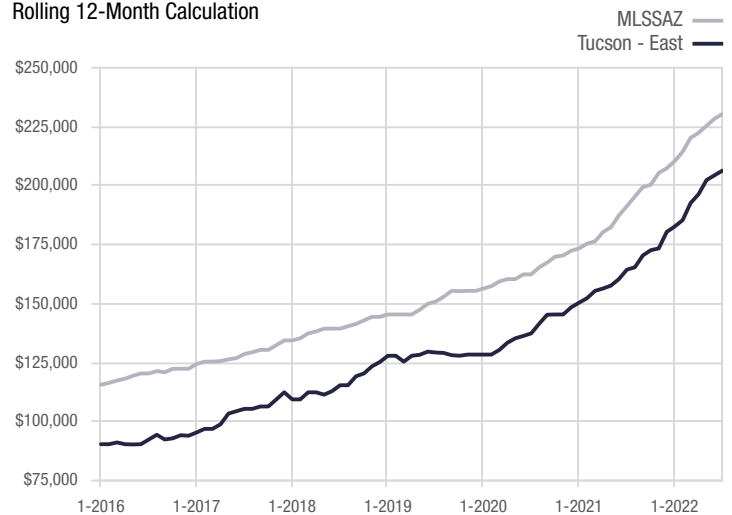
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

A Research Tool Provided by Southern Arizona MLS.

Tucson - Extended Northeast

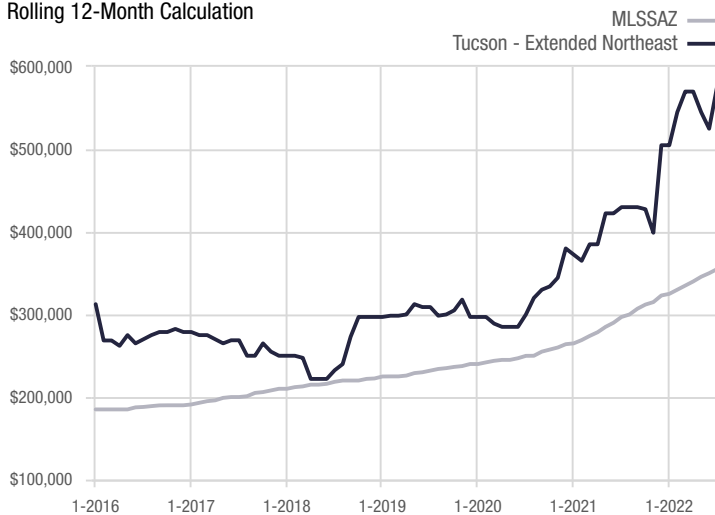
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	2	1	- 50.0%	13	18	+ 38.5%
Pending Sales	4	4	0.0%	11	14	+ 27.3%
Closed Sales	4	2	- 50.0%	9	10	+ 11.1%
Days on Market Until Sale	25	7	- 72.0%	67	11	- 83.6%
Median Sales Price*	\$472,000	\$581,250	+ 23.1%	\$385,000	\$581,250	+ 51.0%
Average Sales Price*	\$482,250	\$581,250	+ 20.5%	\$475,778	\$547,100	+ 15.0%
Percent of List Price Received*	97.2%	96.5%	- 0.7%	96.9%	102.2%	+ 5.5%
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% 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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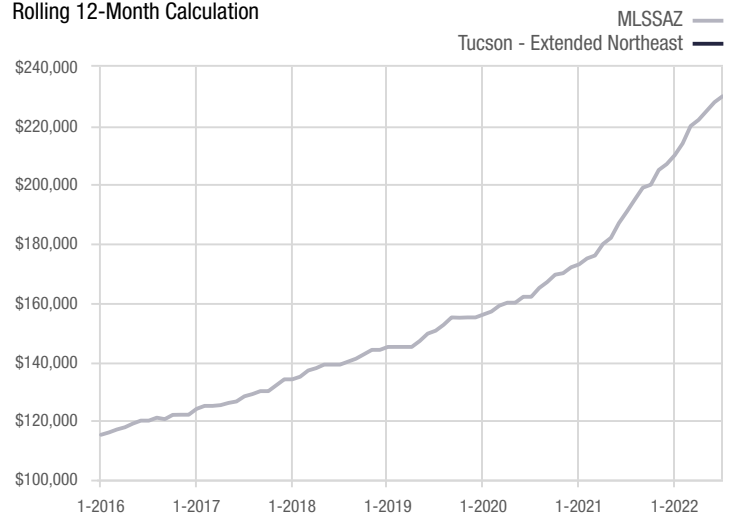
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

A Research Tool Provided by Southern Arizona MLS.

Tucson - Extended Northwest

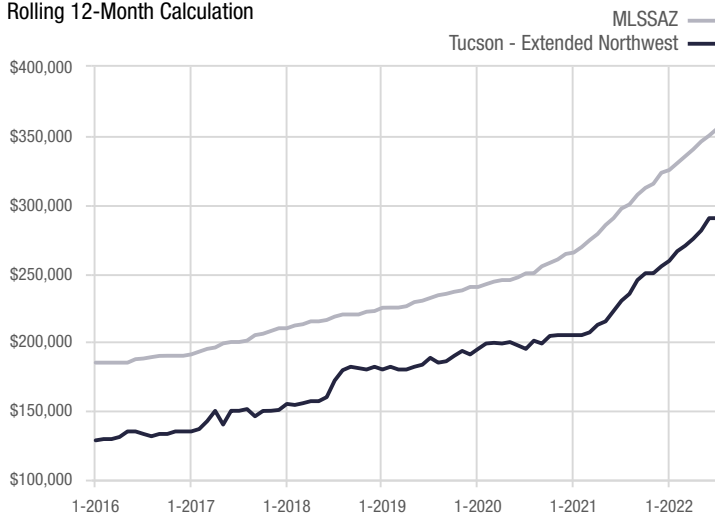
Single Family Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	10	9	- 10.0%	57	53	- 7.0%
Pending Sales	11	8	- 27.3%	52	43	- 17.3%
Closed Sales	7	4	- 42.9%	49	37	- 24.5%
Days on Market Until Sale	8	6	- 25.0%	5	17	+ 240.0%
Median Sales Price*	\$250,000	\$294,500	+ 17.8%	\$245,000	\$310,000	+ 26.5%
Average Sales Price*	\$267,714	\$274,750	+ 2.6%	\$245,144	\$327,493	+ 33.6%
Percent of List Price Received*	100.7%	100.6%	- 0.1%	101.1%	100.0%	- 1.1%
Inventory of Homes for Sale	3	9	+ 200.0%	—	—	—
Months Supply of Inventory	0.4	1.3	+ 225.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% 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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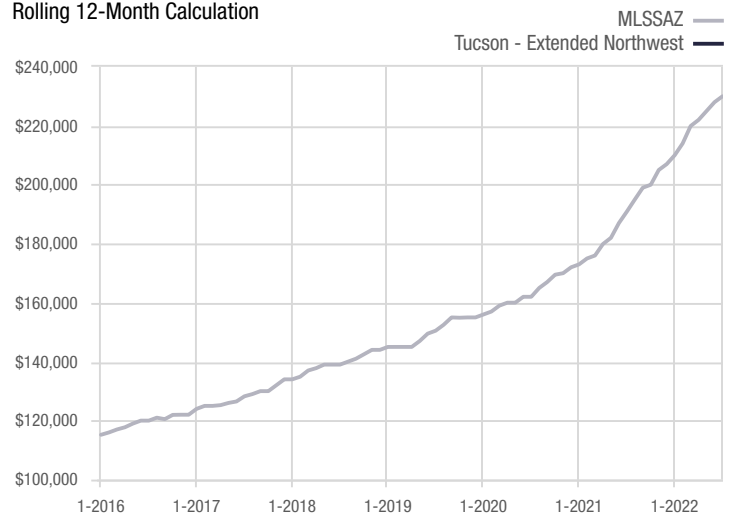
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

A Research Tool Provided by Southern Arizona MLS.



Tucson - Extended Southeast

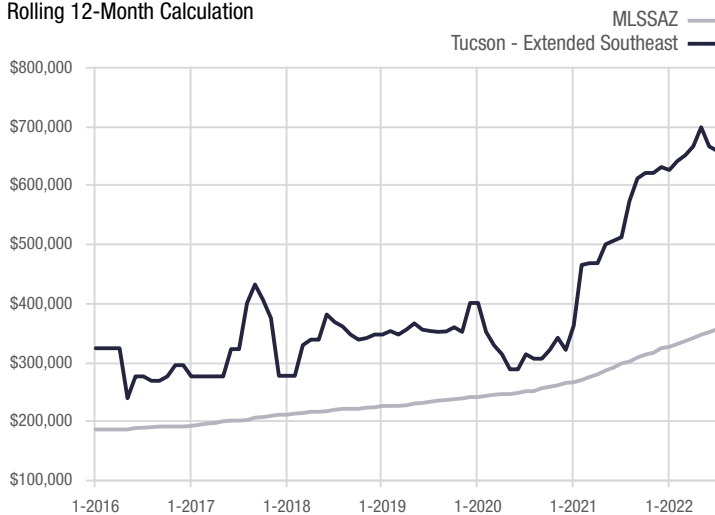
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	0	0.0%	4	11	+ 175.0%
Pending Sales	0	2	—	8	10	+ 25.0%
Closed Sales	0	1	—	9	8	- 11.1%
Days on Market Until Sale	—	53	—	155	25	- 83.9%
Median Sales Price*	—	\$240,000	—	\$620,000	\$682,500	+ 10.1%
Average Sales Price*	—	\$240,000	—	\$612,722	\$655,438	+ 7.0%
Percent of List Price Received*	—	92.3%	—	96.9%	97.5%	+ 0.6%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.3	2.3	+ 76.9%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% 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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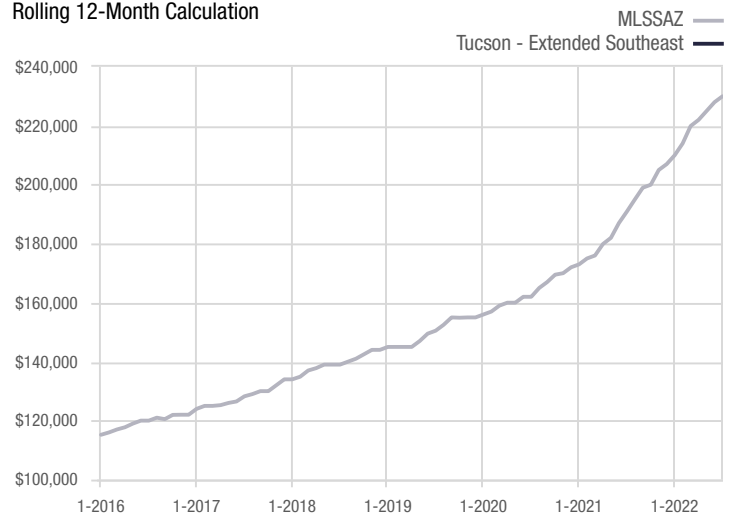
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Extended Southwest

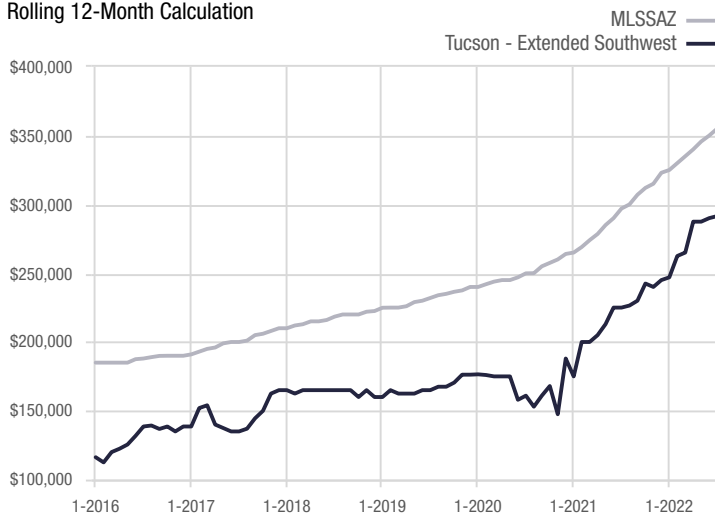
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	5	6	+ 20.0%	20	20	0.0%
Pending Sales	2	3	+ 50.0%	17	13	- 23.5%
Closed Sales	3	2	- 33.3%	17	10	- 41.2%
Days on Market Until Sale	20	33	+ 65.0%	42	17	- 59.5%
Median Sales Price*	\$186,000	\$364,750	+ 96.1%	\$225,000	\$292,500	+ 30.0%
Average Sales Price*	\$216,967	\$364,750	+ 68.1%	\$220,379	\$324,250	+ 47.1%
Percent of List Price Received*	98.8%	97.9%	- 0.9%	99.2%	101.7%	+ 2.5%
Inventory of Homes for Sale	4	7	+ 75.0%	—	—	—
Months Supply of Inventory	1.6	2.5	+ 56.3%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% 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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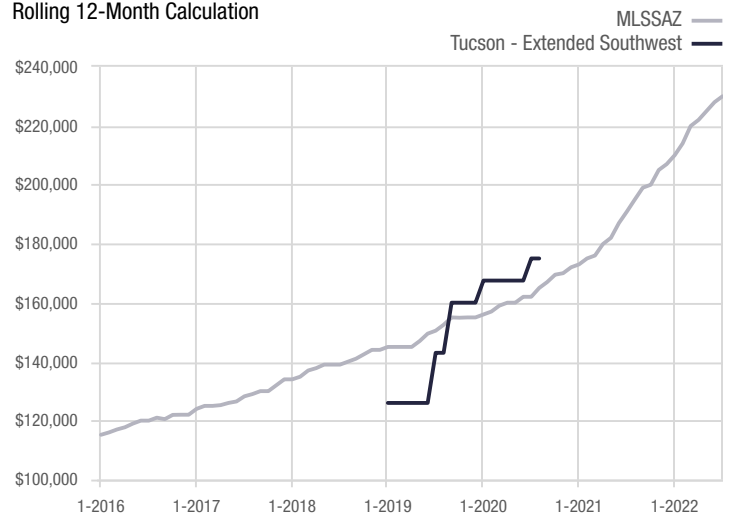
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - Extended West

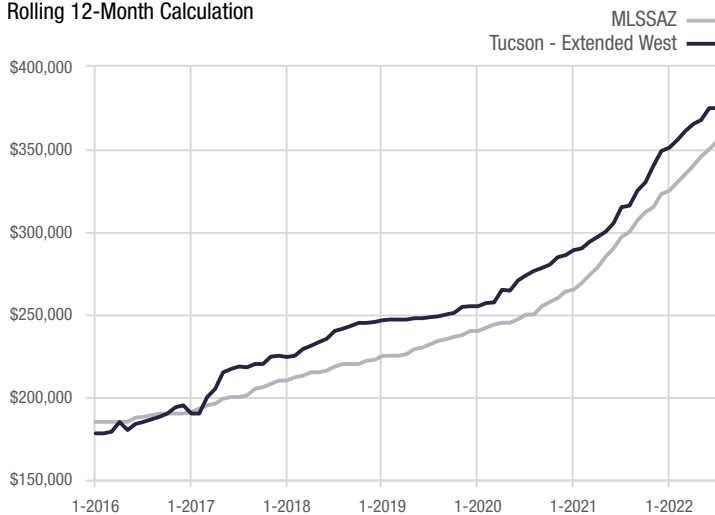
Single Family Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	65	85	+ 30.8%	326	576	+ 76.7%
Pending Sales	36	50	+ 38.9%	270	438	+ 62.2%
Closed Sales	33	60	+ 81.8%	246	368	+ 49.6%
Days on Market Until Sale	9	27	+ 200.0%	14	30	+ 114.3%
Median Sales Price*	\$367,000	\$393,409	+ 7.2%	\$330,977	\$384,900	+ 16.3%
Average Sales Price*	\$361,640	\$392,864	+ 8.6%	\$340,846	\$392,838	+ 15.3%
Percent of List Price Received*	101.9%	99.7%	- 2.2%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	65	193	+ 196.9%	—	—	—
Months Supply of Inventory	1.7	3.5	+ 105.9%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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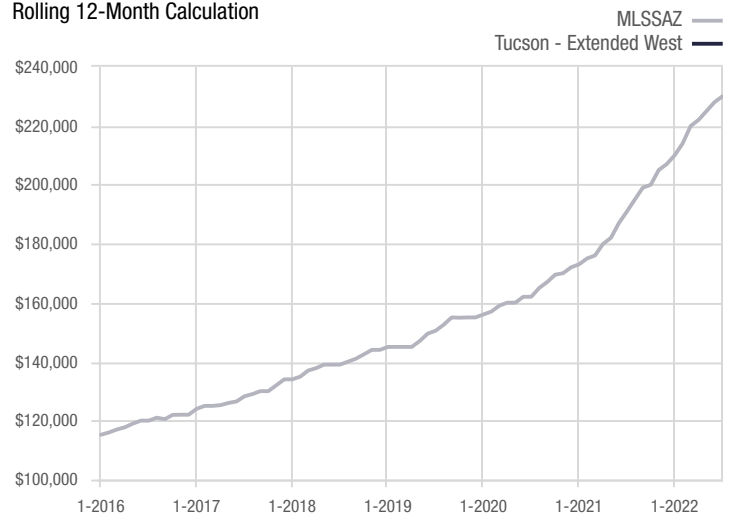
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - North

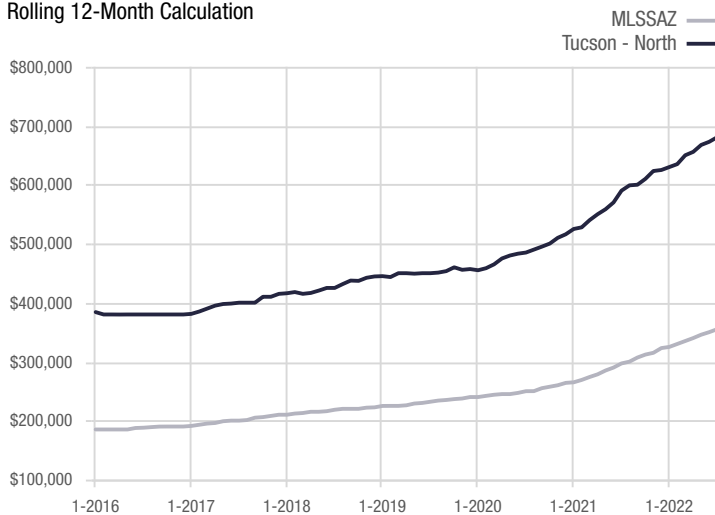
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	118	99	- 16.1%	842	721	- 14.4%
Pending Sales	88	70	- 20.5%	728	573	- 21.3%
Closed Sales	118	66	- 44.1%	736	580	- 21.2%
Days on Market Until Sale	20	19	- 5.0%	24	22	- 8.3%
Median Sales Price*	\$635,000	\$772,500	+ 21.7%	\$627,900	\$715,000	+ 13.9%
Average Sales Price*	\$753,464	\$869,803	+ 15.4%	\$759,282	\$853,857	+ 12.5%
Percent of List Price Received*	101.1%	100.1%	- 1.0%	100.8%	102.1%	+ 1.3%
Inventory of Homes for Sale	127	152	+ 19.7%	—	—	—
Months Supply of Inventory	1.3	1.8	+ 38.5%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	62	74	+ 19.4%	450	479	+ 6.4%
Pending Sales	43	60	+ 39.5%	417	423	+ 1.4%
Closed Sales	48	43	- 10.4%	421	403	- 4.3%
Days on Market Until Sale	12	13	+ 8.3%	14	13	- 7.1%
Median Sales Price*	\$265,000	\$318,100	+ 20.0%	\$245,000	\$305,000	+ 24.5%
Average Sales Price*	\$284,194	\$338,485	+ 19.1%	\$279,679	\$352,420	+ 26.0%
Percent of List Price Received*	100.6%	100.2%	- 0.4%	100.9%	102.0%	+ 1.1%
Inventory of Homes for Sale	44	64	+ 45.5%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

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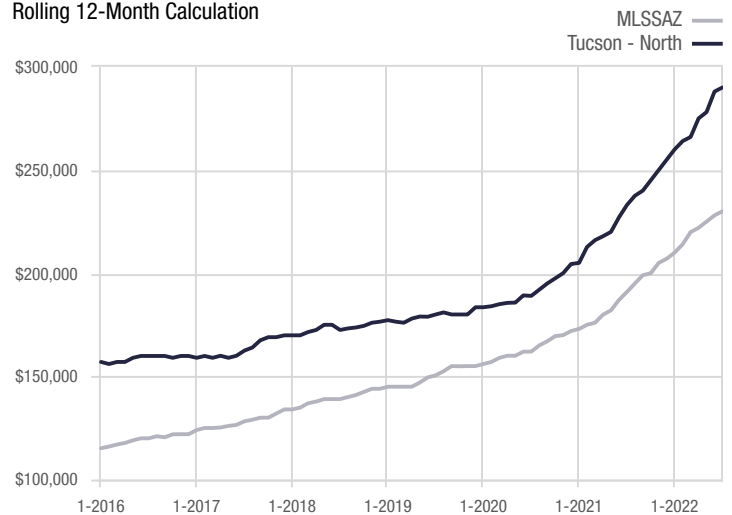
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - Northeast

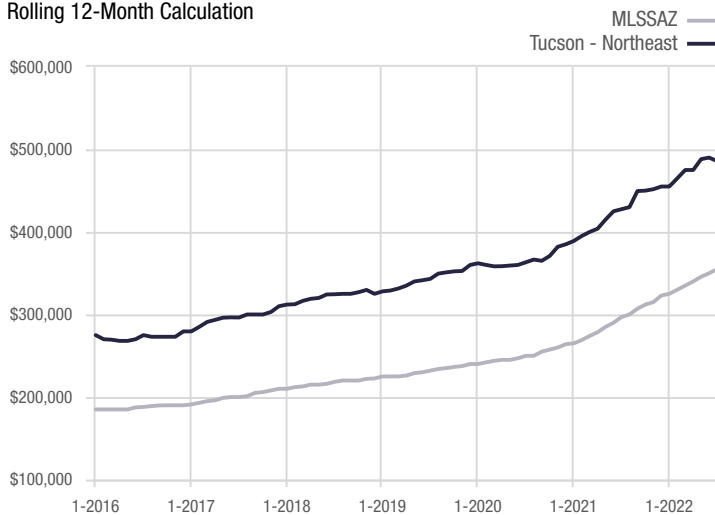
Single Family Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	71	61	- 14.1%	477	437	- 8.4%
Pending Sales	56	39	- 30.4%	435	362	- 16.8%
Closed Sales	50	56	+ 12.0%	411	354	- 13.9%
Days on Market Until Sale	16	13	- 18.8%	15	17	+ 13.3%
Median Sales Price*	\$446,000	\$454,500	+ 1.9%	\$450,000	\$500,500	+ 11.2%
Average Sales Price*	\$550,576	\$571,646	+ 3.8%	\$550,731	\$606,469	+ 10.1%
Percent of List Price Received*	102.5%	102.0%	- 0.5%	100.8%	102.0%	+ 1.2%
Inventory of Homes for Sale	58	67	+ 15.5%	—	—	—
Months Supply of Inventory	1.0	1.3	+ 30.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	29	23	- 20.7%	172	157	- 8.7%
Pending Sales	27	18	- 33.3%	158	141	- 10.8%
Closed Sales	24	18	- 25.0%	156	136	- 12.8%
Days on Market Until Sale	9	13	+ 44.4%	14	15	+ 7.1%
Median Sales Price*	\$123,000	\$189,500	+ 54.1%	\$148,500	\$220,500	+ 48.5%
Average Sales Price*	\$152,298	\$224,404	+ 47.3%	\$174,082	\$232,925	+ 33.8%
Percent of List Price Received*	101.7%	100.0%	- 1.7%	100.3%	101.6%	+ 1.3%
Inventory of Homes for Sale	21	22	+ 4.8%	—	—	—
Months Supply of Inventory	1.1	1.2	+ 9.1%	—	—	—

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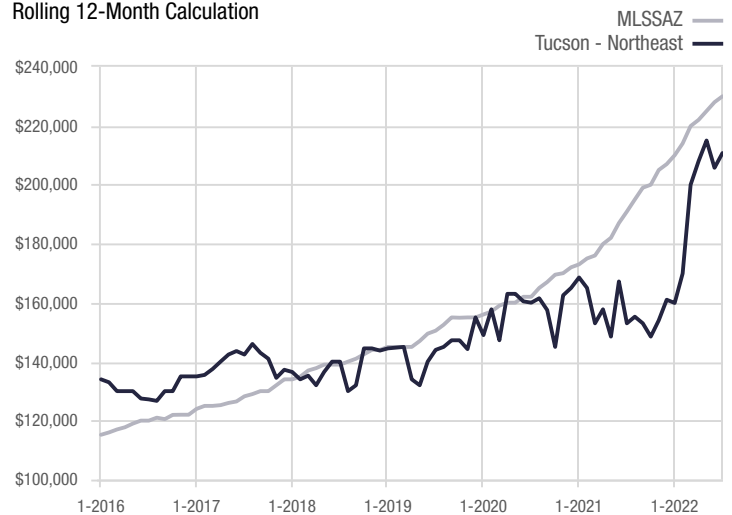
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - Northwest

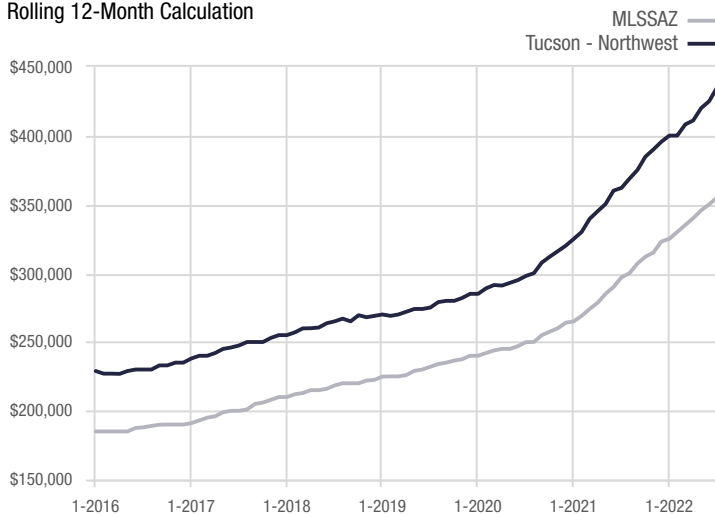
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	321	301	- 6.2%	2,078	1,944	- 6.4%
Pending Sales	255	197	- 22.7%	1,921	1,633	- 15.0%
Closed Sales	253	176	- 30.4%	1,912	1,613	- 15.6%
Days on Market Until Sale	11	21	+ 90.9%	17	18	+ 5.9%
Median Sales Price*	\$360,000	\$475,000	+ 31.9%	\$381,500	\$449,900	+ 17.9%
Average Sales Price*	\$458,780	\$560,599	+ 22.2%	\$467,040	\$542,994	+ 16.3%
Percent of List Price Received*	102.0%	100.1%	- 1.9%	101.0%	101.4%	+ 0.4%
Inventory of Homes for Sale	252	397	+ 57.5%	—	—	—
Months Supply of Inventory	0.9	1.7	+ 88.9%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	25	35	+ 40.0%	211	193	- 8.5%
Pending Sales	26	20	- 23.1%	209	159	- 23.9%
Closed Sales	27	15	- 44.4%	209	151	- 27.8%
Days on Market Until Sale	11	16	+ 45.5%	13	8	- 38.5%
Median Sales Price*	\$335,000	\$350,000	+ 4.5%	\$290,000	\$350,000	+ 20.7%
Average Sales Price*	\$319,552	\$337,067	+ 5.5%	\$295,628	\$364,998	+ 23.5%
Percent of List Price Received*	101.0%	100.8%	- 0.2%	101.1%	102.2%	+ 1.1%
Inventory of Homes for Sale	11	22	+ 100.0%	—	—	—
Months Supply of Inventory	0.4	1.1	+ 175.0%	—	—	—

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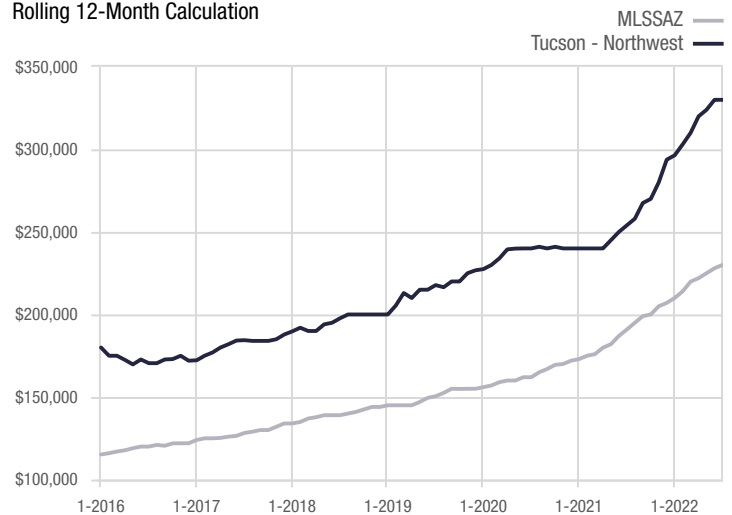
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - Pima East

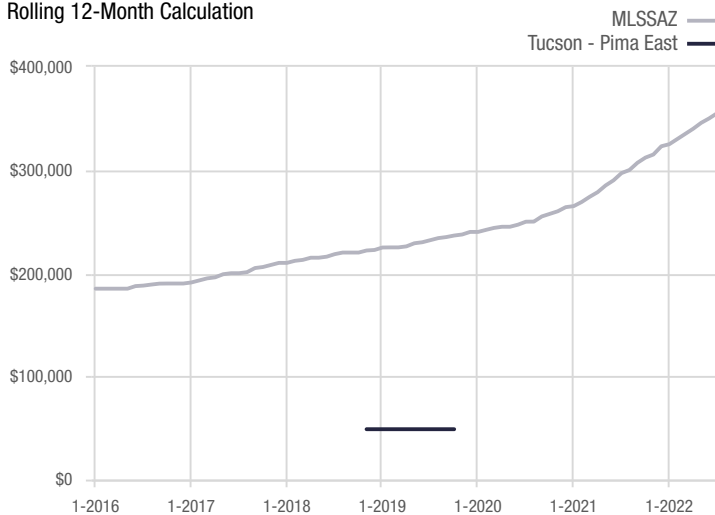
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	0	1	—	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% 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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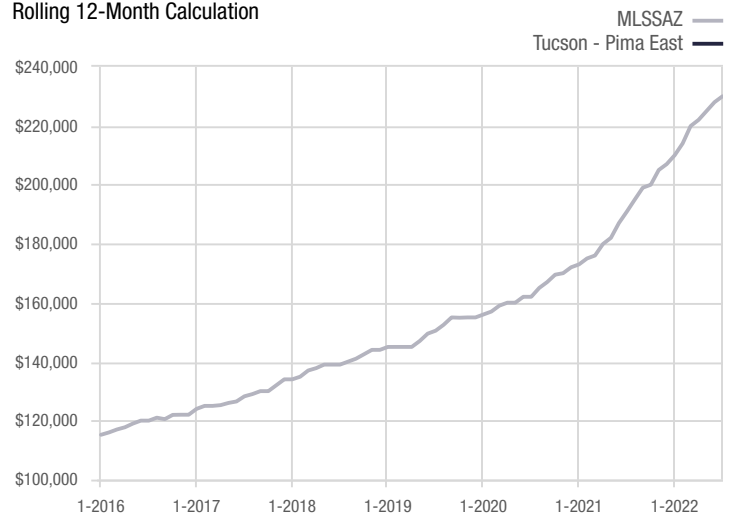
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - Pima Northwest

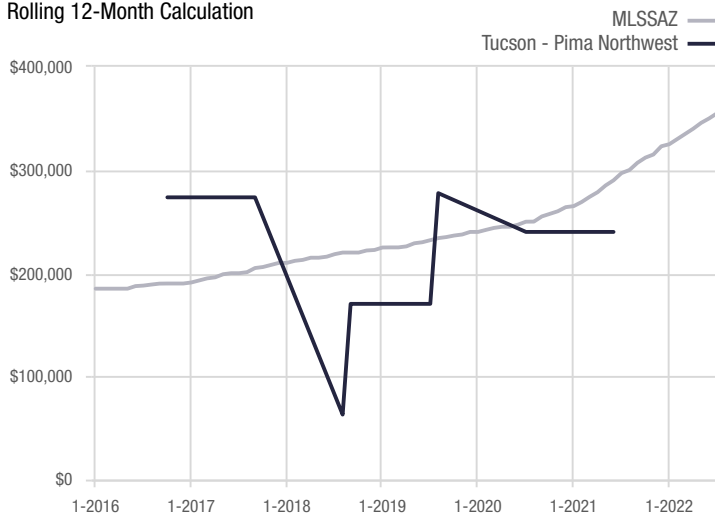
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% 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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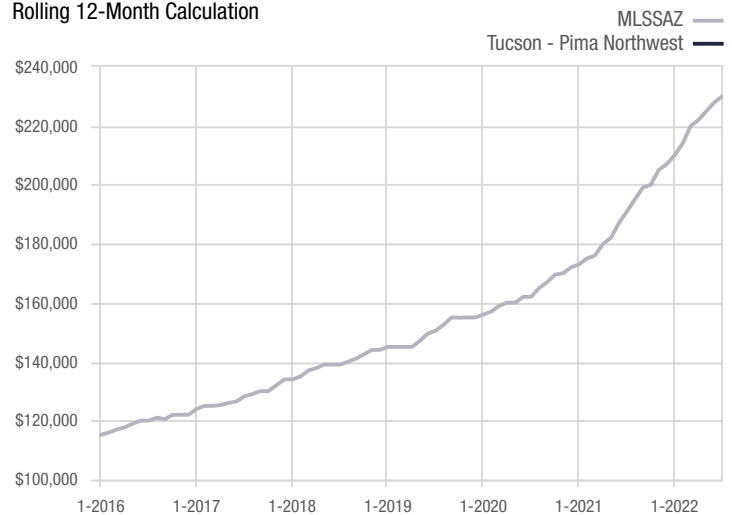
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Pima Southwest

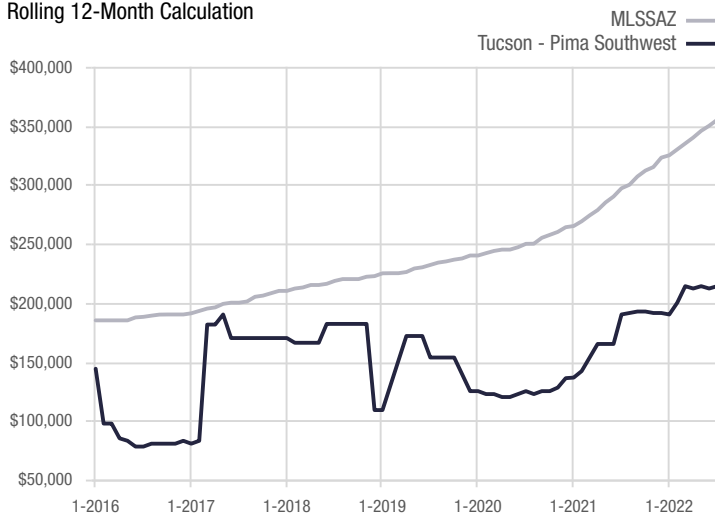
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	1	0	- 100.0%	5	11	+ 120.0%
Pending Sales	0	1	—	6	12	+ 100.0%
Closed Sales	1	1	0.0%	7	11	+ 57.1%
Days on Market Until Sale	26	27	+ 3.8%	226	77	- 65.9%
Median Sales Price*	—	\$249,000	—	\$191,250	\$220,000	+ 15.0%
Average Sales Price*	—	\$249,000	—	\$229,750	\$313,127	+ 36.3%
Percent of List Price Received*	—	100.0%	—	86.8%	96.1%	+ 10.7%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	4.8	3.2	- 33.3%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% 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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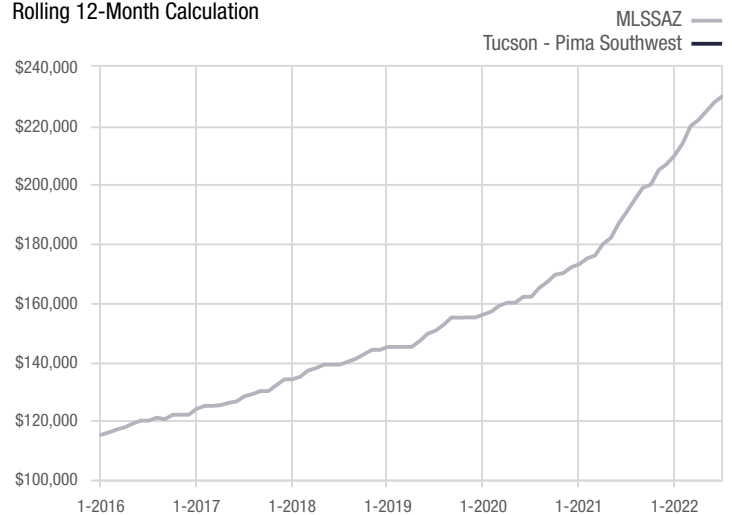
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - South

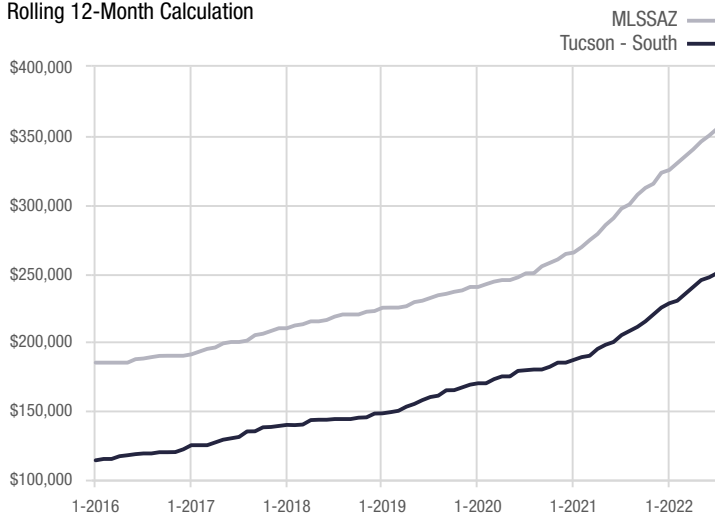
Single Family Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	98	91	- 7.1%	586	588	+ 0.3%
Pending Sales	70	72	+ 2.9%	518	506	- 2.3%
Closed Sales	73	61	- 16.4%	509	502	- 1.4%
Days on Market Until Sale	9	14	+ 55.6%	11	17	+ 54.5%
Median Sales Price*	\$225,000	\$282,000	+ 25.3%	\$215,000	\$260,000	+ 20.9%
Average Sales Price*	\$221,435	\$290,989	+ 31.4%	\$212,257	\$263,485	+ 24.1%
Percent of List Price Received*	103.1%	100.4%	- 2.6%	101.3%	100.1%	- 1.2%
Inventory of Homes for Sale	67	100	+ 49.3%	—	—	—
Months Supply of Inventory	0.9	1.4	+ 55.6%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	5	5	0.0%	41	49	+ 19.5%
Pending Sales	4	6	+ 50.0%	39	43	+ 10.3%
Closed Sales	7	5	- 28.6%	44	38	- 13.6%
Days on Market Until Sale	9	21	+ 133.3%	14	18	+ 28.6%
Median Sales Price*	\$174,090	\$200,000	+ 14.9%	\$152,500	\$197,500	+ 29.5%
Average Sales Price*	\$170,727	\$192,200	+ 12.6%	\$155,386	\$193,389	+ 24.5%
Percent of List Price Received*	99.6%	99.3%	- 0.3%	100.5%	99.7%	- 0.8%
Inventory of Homes for Sale	5	5	0.0%	—	—	—
Months Supply of Inventory	0.9	0.8	- 11.1%	—	—	—

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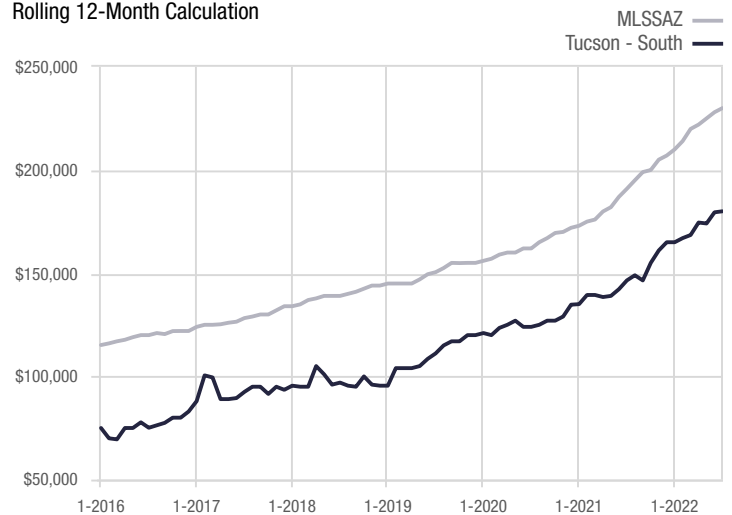
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - Southeast

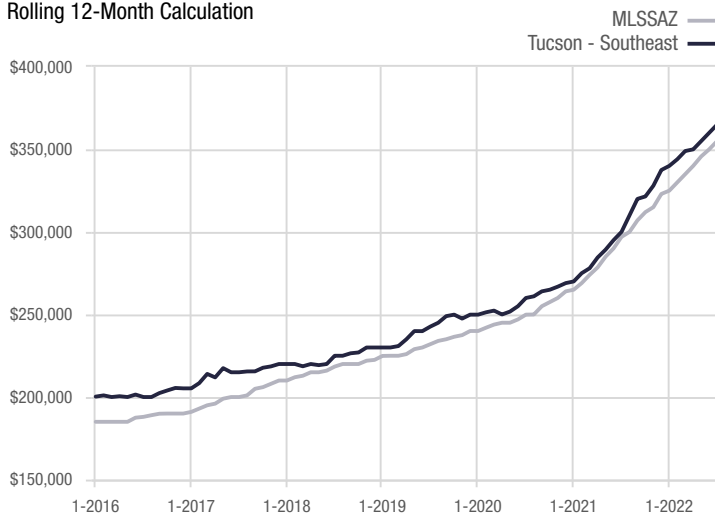
Single Family Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	59	50	- 15.3%	369	303	- 17.9%
Pending Sales	58	36	- 37.9%	340	256	- 24.7%
Closed Sales	45	32	- 28.9%	327	262	- 19.9%
Days on Market Until Sale	15	21	+ 40.0%	15	19	+ 26.7%
Median Sales Price*	\$344,015	\$424,950	+ 23.5%	\$320,000	\$376,000	+ 17.5%
Average Sales Price*	\$355,111	\$446,125	+ 25.6%	\$342,427	\$404,577	+ 18.1%
Percent of List Price Received*	102.1%	100.6%	- 1.5%	101.3%	101.0%	- 0.3%
Inventory of Homes for Sale	41	63	+ 53.7%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

Townhouse/Condo/Duplex Key Metrics	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	1	1	0.0%	8	10	+ 25.0%
Pending Sales	2	2	0.0%	7	10	+ 42.9%
Closed Sales	0	2	—	5	11	+ 120.0%
Days on Market Until Sale	—	27	—	4	13	+ 225.0%
Median Sales Price*	—	\$269,500	—	\$200,000	\$282,000	+ 41.0%
Average Sales Price*	—	\$269,500	—	\$208,600	\$291,636	+ 39.8%
Percent of List Price Received*	—	101.6%	—	100.3%	101.1%	+ 0.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.6	—	—	—	—	—

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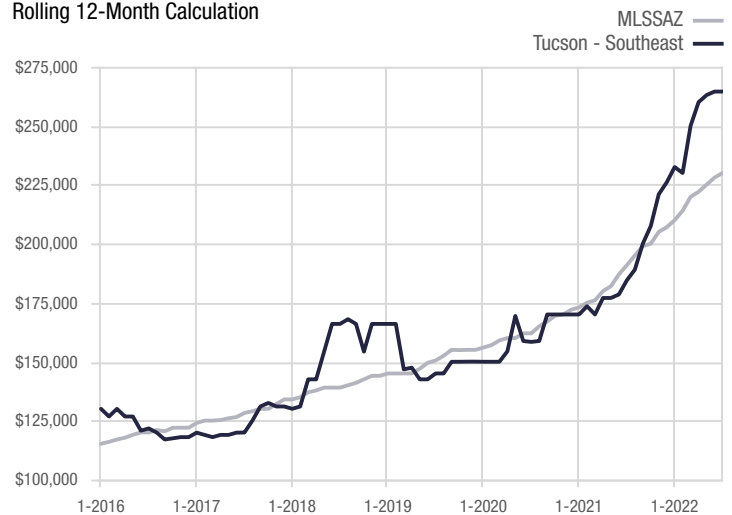
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - Southwest

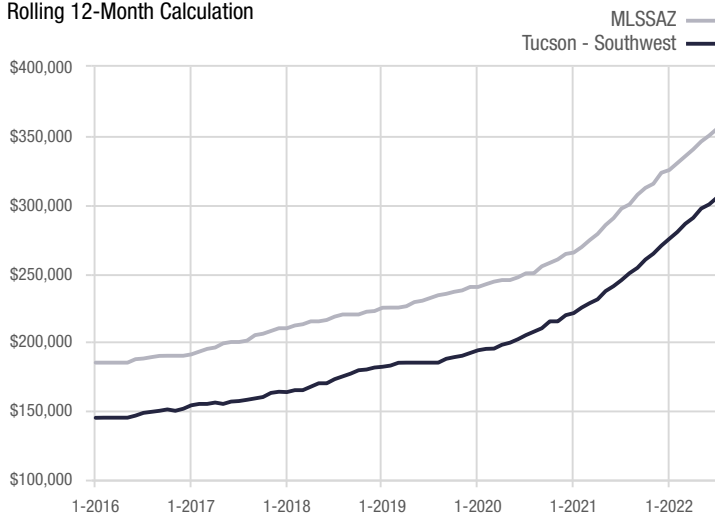
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	94	101	+ 7.4%	570	649	+ 13.9%
Pending Sales	66	73	+ 10.6%	514	552	+ 7.4%
Closed Sales	77	65	- 15.6%	478	554	+ 15.9%
Days on Market Until Sale	9	20	+ 122.2%	16	20	+ 25.0%
Median Sales Price*	\$275,000	\$322,000	+ 17.1%	\$255,450	\$316,000	+ 23.7%
Average Sales Price*	\$278,750	\$330,027	+ 18.4%	\$267,038	\$324,917	+ 21.7%
Percent of List Price Received*	101.7%	99.7%	- 2.0%	101.3%	100.4%	- 0.9%
Inventory of Homes for Sale	62	131	+ 111.3%	—	—	—
Months Supply of Inventory	0.9	1.7	+ 88.9%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	3	4	+ 33.3%	26	27	+ 3.8%
Pending Sales	4	6	+ 50.0%	25	30	+ 20.0%
Closed Sales	3	5	+ 66.7%	20	29	+ 45.0%
Days on Market Until Sale	7	7	0.0%	9	11	+ 22.2%
Median Sales Price*	\$92,000	\$233,700	+ 154.0%	\$173,500	\$210,000	+ 21.0%
Average Sales Price*	\$113,000	\$227,140	+ 101.0%	\$155,515	\$192,726	+ 23.9%
Percent of List Price Received*	94.1%	101.0%	+ 7.3%	100.2%	100.7%	+ 0.5%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	0.5	—	—	—	—

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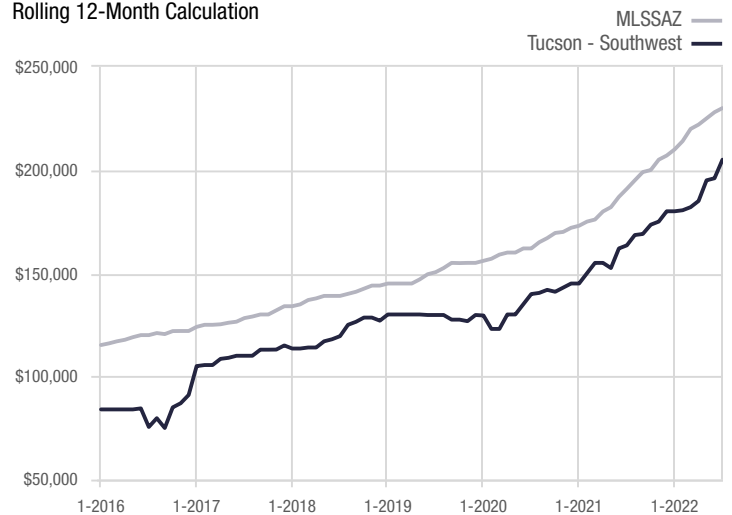
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - Upper Northwest

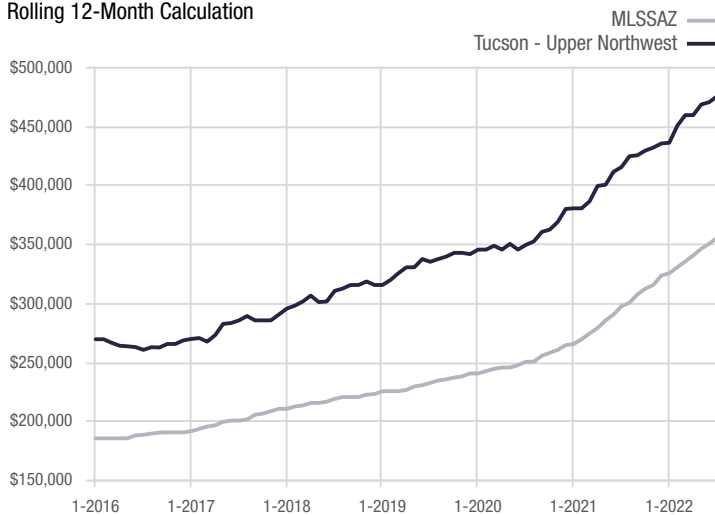
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	52	51	- 1.9%	393	394	+ 0.3%
Pending Sales	38	34	- 10.5%	379	322	- 15.0%
Closed Sales	41	34	- 17.1%	378	325	- 14.0%
Days on Market Until Sale	12	18	+ 50.0%	30	20	- 33.3%
Median Sales Price*	\$441,000	\$583,670	+ 32.4%	\$430,750	\$499,000	+ 15.8%
Average Sales Price*	\$468,166	\$571,364	+ 22.0%	\$475,552	\$547,166	+ 15.1%
Percent of List Price Received*	100.3%	99.4%	- 0.9%	99.7%	100.0%	+ 0.3%
Inventory of Homes for Sale	56	72	+ 28.6%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	3	4	+ 33.3%	34	29	- 14.7%
Pending Sales	2	3	+ 50.0%	34	22	- 35.3%
Closed Sales	7	3	- 57.1%	34	21	- 38.2%
Days on Market Until Sale	65	12	- 81.5%	31	7	- 77.4%
Median Sales Price*	\$297,900	\$418,000	+ 40.3%	\$350,000	\$439,950	+ 25.7%
Average Sales Price*	\$538,083	\$969,333	+ 80.1%	\$431,323	\$591,140	+ 37.1%
Percent of List Price Received*	98.5%	94.5%	- 4.1%	99.0%	99.7%	+ 0.7%
Inventory of Homes for Sale	1	5	+ 400.0%	—	—	—
Months Supply of Inventory	0.2	1.8	+ 800.0%	—	—	—

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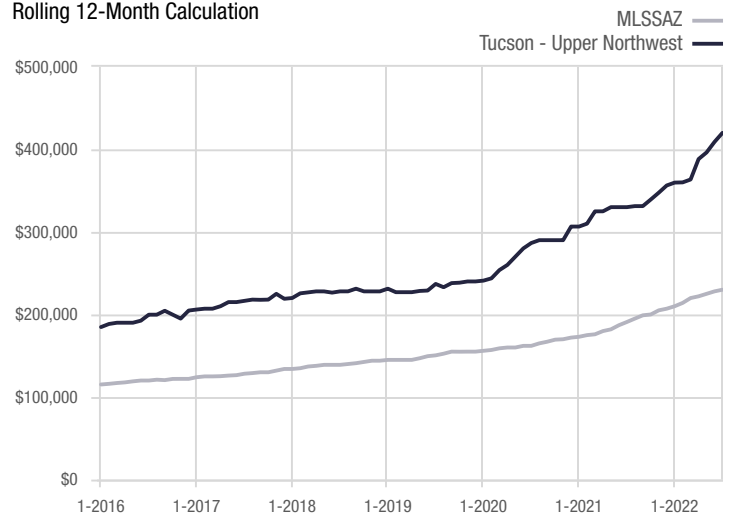
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - Upper Southeast

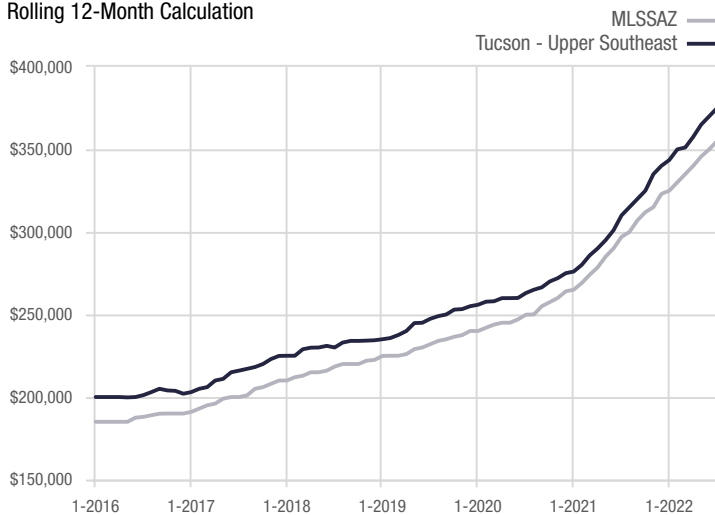
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	118	123	+ 4.2%	834	920	+ 10.3%
Pending Sales	94	97	+ 3.2%	783	797	+ 1.8%
Closed Sales	118	90	- 23.7%	750	749	- 0.1%
Days on Market Until Sale	9	20	+ 122.2%	15	23	+ 53.3%
Median Sales Price*	\$350,500	\$393,139	+ 12.2%	\$325,000	\$380,000	+ 16.9%
Average Sales Price*	\$397,005	\$412,910	+ 4.0%	\$350,260	\$420,133	+ 19.9%
Percent of List Price Received*	102.7%	100.6%	- 2.0%	101.5%	100.9%	- 0.6%
Inventory of Homes for Sale	103	198	+ 92.2%	—	—	—
Months Supply of Inventory	1.0	1.8	+ 80.0%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
Key Metrics						
New Listings	0	1	—	1	4	+ 300.0%
Pending Sales	0	0	0.0%	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	3	+ 200.0%
Days on Market Until Sale	0	—	—	0	9	—
Median Sales Price*	\$240,000	—	—	\$240,000	\$314,500	+ 31.0%
Average Sales Price*	\$240,000	—	—	\$240,000	\$307,167	+ 28.0%
Percent of List Price Received*	100.0%	—	—	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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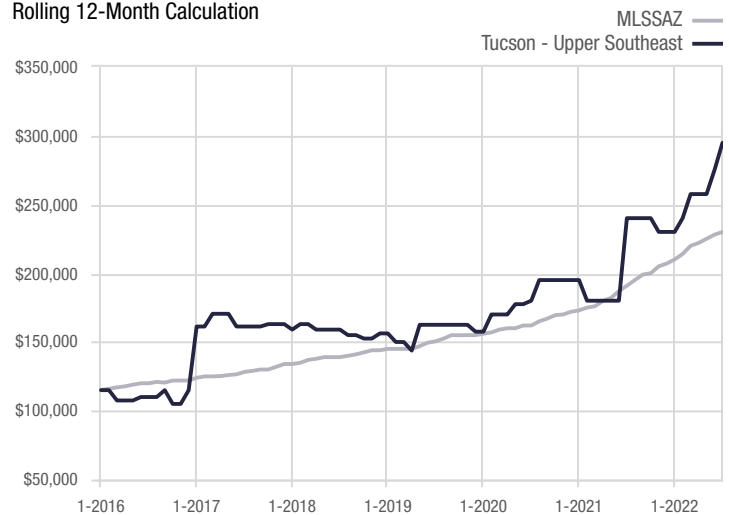
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – July 2022

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Tucson - West

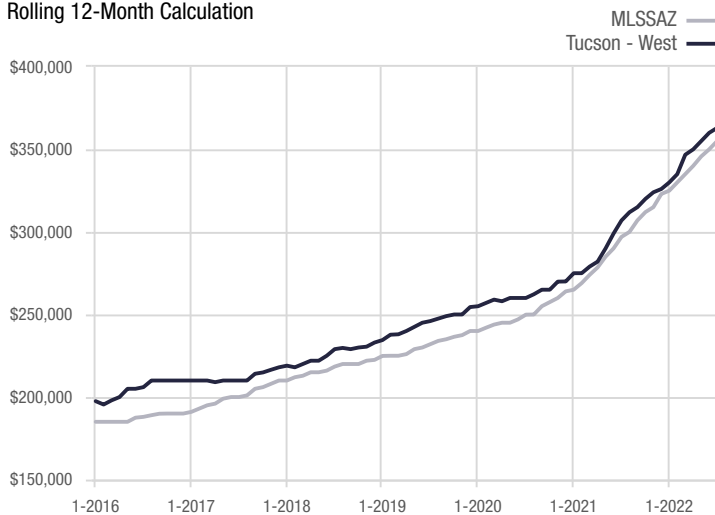
Single Family	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	102	124	+ 21.6%	728	718	- 1.4%
Pending Sales	84	72	- 14.3%	631	583	- 7.6%
Closed Sales	93	70	- 24.7%	642	583	- 9.2%
Days on Market Until Sale	11	11	0.0%	13	17	+ 30.8%
Median Sales Price*	\$343,000	\$390,000	+ 13.7%	\$324,000	\$390,000	+ 20.4%
Average Sales Price*	\$423,888	\$451,954	+ 6.6%	\$383,325	\$446,577	+ 16.5%
Percent of List Price Received*	102.2%	100.1%	- 2.1%	101.5%	101.1%	- 0.4%
Inventory of Homes for Sale	84	131	+ 56.0%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

Townhouse/Condo/Duplex	July			Year to Date		
	2021	2022	% Change	Thru 7-2021	Thru 7-2022	% Change
New Listings	16	12	- 25.0%	78	104	+ 33.3%
Pending Sales	8	7	- 12.5%	69	87	+ 26.1%
Closed Sales	13	9	- 30.8%	79	94	+ 19.0%
Days on Market Until Sale	4	6	+ 50.0%	10	10	0.0%
Median Sales Price*	\$182,000	\$219,900	+ 20.8%	\$165,000	\$208,450	+ 26.3%
Average Sales Price*	\$193,846	\$217,933	+ 12.4%	\$163,214	\$207,164	+ 26.9%
Percent of List Price Received*	103.9%	100.3%	- 3.5%	100.8%	101.2%	+ 0.4%
Inventory of Homes for Sale	14	14	0.0%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

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

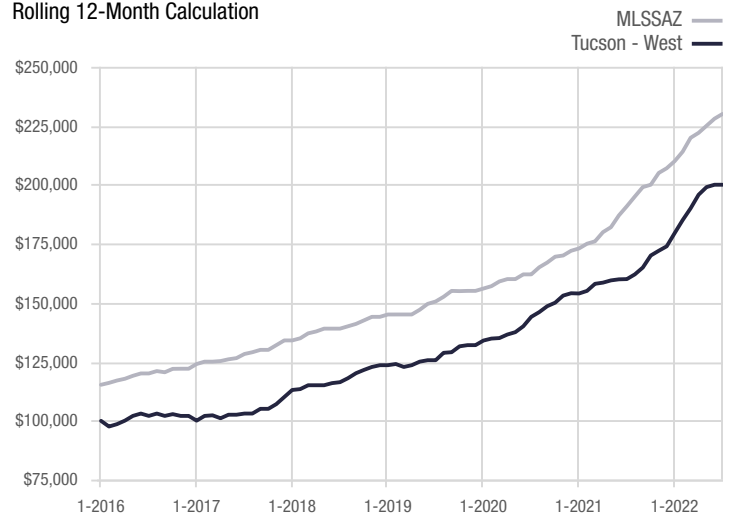
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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