

# Monthly Indicators



## May 2021

As the weather warms and pandemic restrictions ease across much of the country, the U.S. housing market shows little sign of cooling. Robust buyer demand, fueled by low mortgage rates, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was at this time last year, and sales prices are surging as a result.

New Listings increased 4.7 percent for Single Family and 0.9 percent for Townhouse/Condo. Pending Sales increased 6.0 percent for Single Family and 24.8 percent for Townhouse/Condo. Inventory decreased 61.0 percent for Single Family and 67.3 percent for Townhouse/Condo.

Median Sales Price increased 31.8 percent to \$329,500 for Single Family and 29.2 percent to \$206,000 for Townhouse/Condo. Days on Market decreased 56.7 percent for Single Family and 63.0 percent for Townhouse/Condo. Months Supply of Inventory decreased 64.7 percent for Single Family and 76.5 percent for Townhouse/Condo.

With such limited supply of existing homes to purchase, all eyes are on home builders to provide a much-needed boost of inventory to the market to help meet buyer demand. However, increasing material and labor costs, along with supply chain challenges, have contributed to significantly higher construction costs, with builders passing these costs on to homebuyers. And while the warmer temperatures, rising sales prices, and the reopening of the economy may draw more sellers to the market, historically low levels of homes for sale are likely to continue for some time.

## Quick Facts

**+ 19.6%**

Change in  
**Closed Sales**  
All Properties

**+ 29.3%**

Change in  
**Median Sales Price**  
All Properties

**- 61.9%**

Change in  
**Homes for Sale**  
All Properties

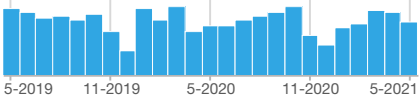
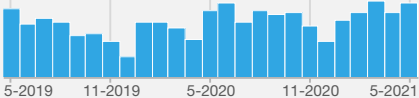
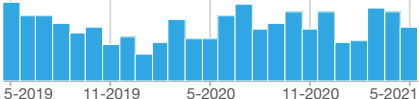
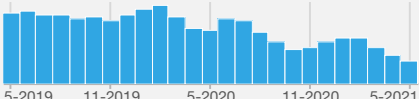



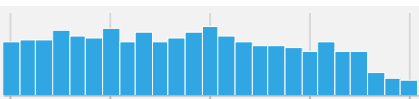
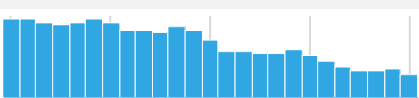
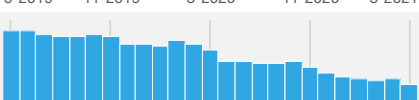
This report covers residential real estate activity in the Tucson Association of REALTORS® service area. Percent changes are calculated using rounded figures.

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

# Single Family Market Overview

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



Key Metrics	Historical Sparkbars	5-2020	5-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		1,287	<b>1,348</b>	+ 4.7%	7,050	<b>6,999</b>	- 0.7%
<b>Pending Sales</b>		1,342	<b>1,423</b>	+ 6.0%	5,972	<b>6,761</b>	+ 13.2%
<b>Closed Sales</b>		1,068	<b>1,206</b>	+ 12.9%	5,330	<b>6,039</b>	+ 13.3%
<b>Days on Market Until Sale</b>		30	<b>13</b>	- 56.7%	37	<b>19</b>	- 48.6%
<b>Median Sales Price</b>		\$250,000	<b>\$329,500</b>	+ 31.8%	\$253,000	<b>\$312,000</b>	+ 23.3%
<b>Average Sales Price</b>		\$298,270	<b>\$424,104</b>	+ 42.2%	\$306,117	<b>\$393,385</b>	+ 28.5%
<b>Percent of List Price Received</b>		98.8%	<b>102.0%</b>	+ 3.2%	98.6%	<b>100.8%</b>	+ 2.2%
<b>Housing Affordability Index</b>		128	<b>98</b>	- 23.4%	126	<b>104</b>	- 17.5%
<b>Inventory of Homes for Sale</b>		1,930	<b>752</b>	- 61.0%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>0.6</b>	- 64.7%	—	—	—

# 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.



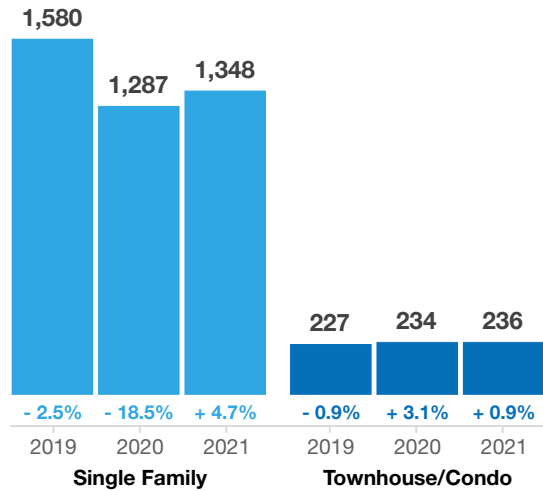
Key Metrics	Historical Sparkbars	5-2020	5-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		234	<b>236</b>	+ 0.9%	1,123	<b>1,180</b>	+ 5.1%
<b>Pending Sales</b>		214	<b>267</b>	+ 24.8%	901	<b>1,176</b>	+ 30.5%
<b>Closed Sales</b>		138	<b>236</b>	+ 71.0%	810	<b>1,051</b>	+ 29.8%
<b>Days on Market Until Sale</b>		27	<b>10</b>	- 63.0%	28	<b>16</b>	- 42.9%
<b>Median Sales Price</b>		\$159,500	<b>\$206,000</b>	+ 29.2%	\$165,000	<b>\$200,000</b>	+ 21.2%
<b>Average Sales Price</b>		\$187,169	<b>\$227,030</b>	+ 21.3%	\$187,852	<b>\$218,109</b>	+ 16.1%
<b>Percent of List Price Received</b>		98.0%	<b>101.6%</b>	+ 3.7%	98.2%	<b>100.6%</b>	+ 2.4%
<b>Housing Affordability Index</b>		200	<b>157</b>	- 21.5%	193	<b>162</b>	- 16.1%
<b>Inventory of Homes for Sale</b>		294	<b>96</b>	- 67.3%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>0.4</b>	- 76.5%	—	—	—

# New Listings

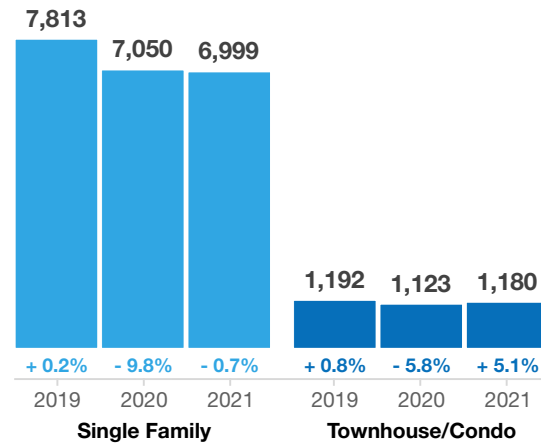
A count of the properties that have been newly listed on the market in a given month.



## May

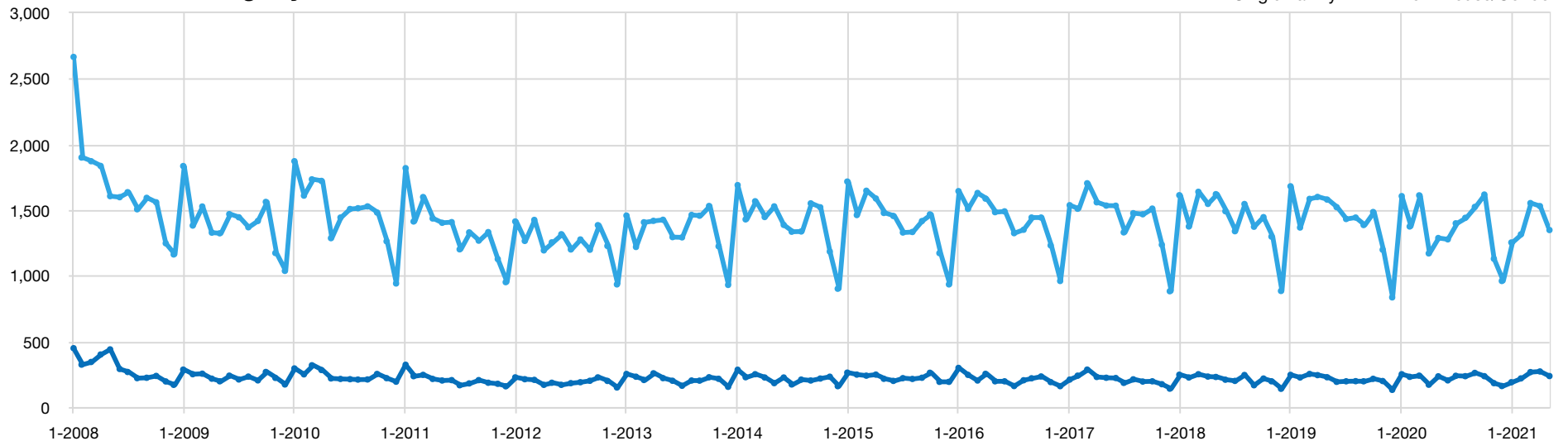


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	1,277	-16.1%	203	+5.7%
7-2020	1,399	-2.3%	238	+21.4%
8-2020	1,441	-0.1%	235	+19.3%
9-2020	1,524	+10.0%	260	+32.7%
10-2020	1,618	+9.0%	235	+9.3%
11-2020	1,129	-5.8%	182	-8.1%
12-2020	960	+15.0%	160	+22.1%
1-2021	1,253	-22.0%	189	-24.4%
2-2021	1,315	-4.4%	218	-5.2%
3-2021	1,553	-3.7%	266	+11.3%
4-2021	1,530	+30.8%	271	+59.4%
<b>5-2021</b>	<b>1,348</b>	<b>+4.7%</b>	<b>236</b>	<b>+0.9%</b>
12-Month Avg	1,362	-0.1%	224	+9.8%

## Historical New Listings by Month

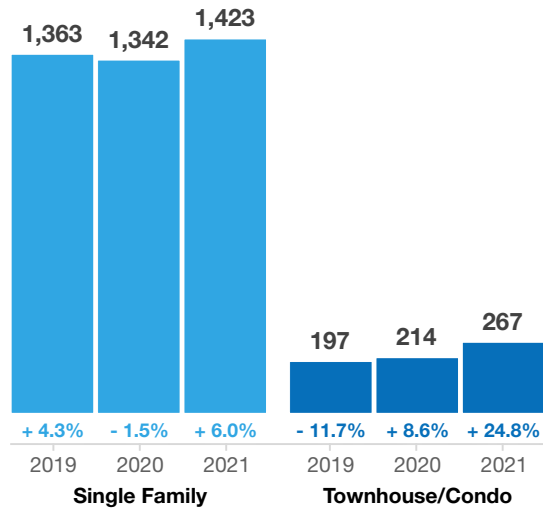


# Pending Sales

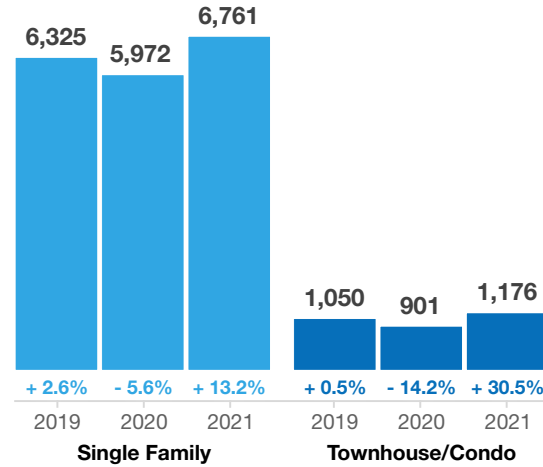
A count of the properties on which offers have been accepted in a given month.



## May

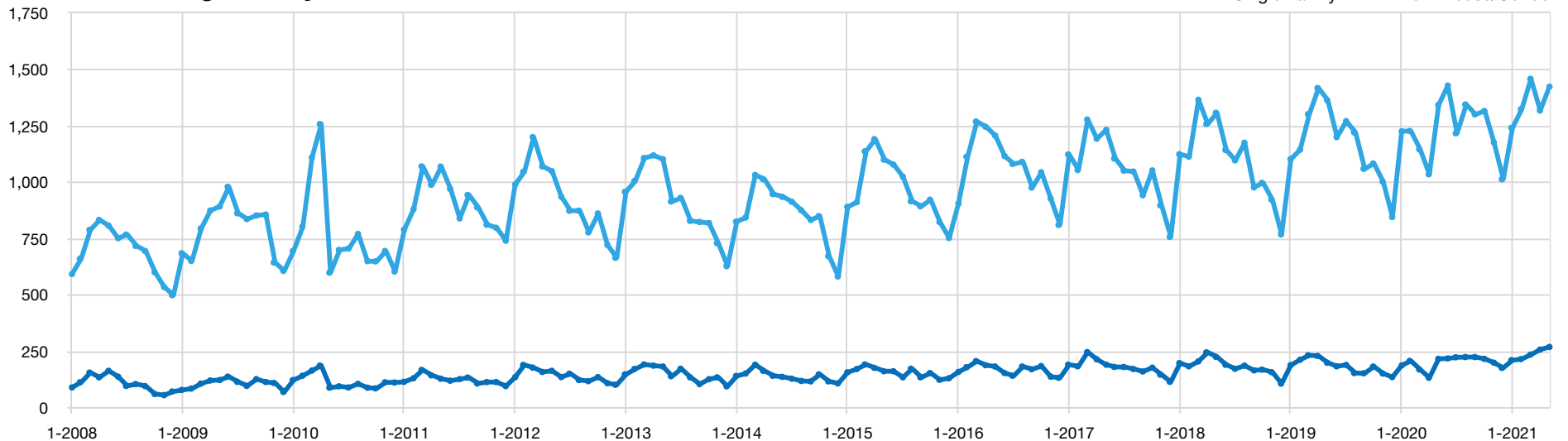


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	1,428	+ 19.1%	216	+ 19.3%
7-2020	1,216	- 4.3%	221	+ 18.2%
8-2020	1,344	+ 10.2%	222	+ 47.0%
9-2020	1,300	+ 22.9%	222	+ 48.0%
10-2020	1,315	+ 21.5%	214	+ 18.9%
11-2020	1,175	+ 17.4%	197	+ 32.2%
12-2020	1,012	+ 19.9%	174	+ 30.8%
1-2021	1,240	+ 1.2%	208	+ 12.4%
2-2021	1,323	+ 7.9%	213	+ 3.9%
3-2021	1,458	+ 27.3%	233	+ 39.5%
4-2021	1,317	+ 27.4%	255	+ 96.2%
<b>5-2021</b>	<b>1,423</b>	<b>+ 6.0%</b>	<b>267</b>	<b>+ 24.8%</b>
12-Month Avg	1,296	+ 14.0%	220	+ 30.2%

## Historical Pending Sales by Month

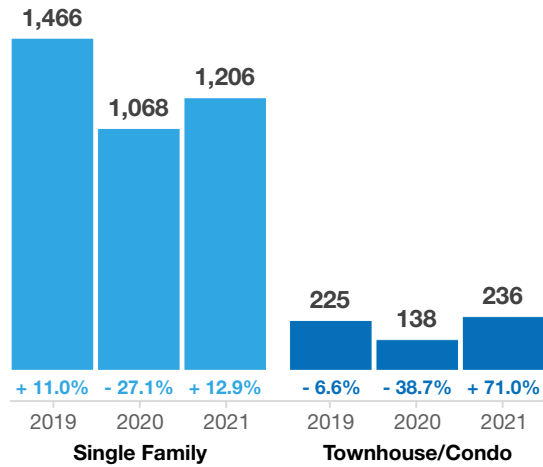


# Closed Sales

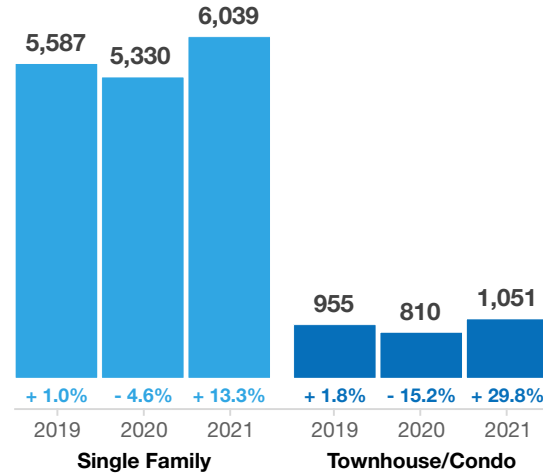
A count of the actual sales that closed in a given month.



## May

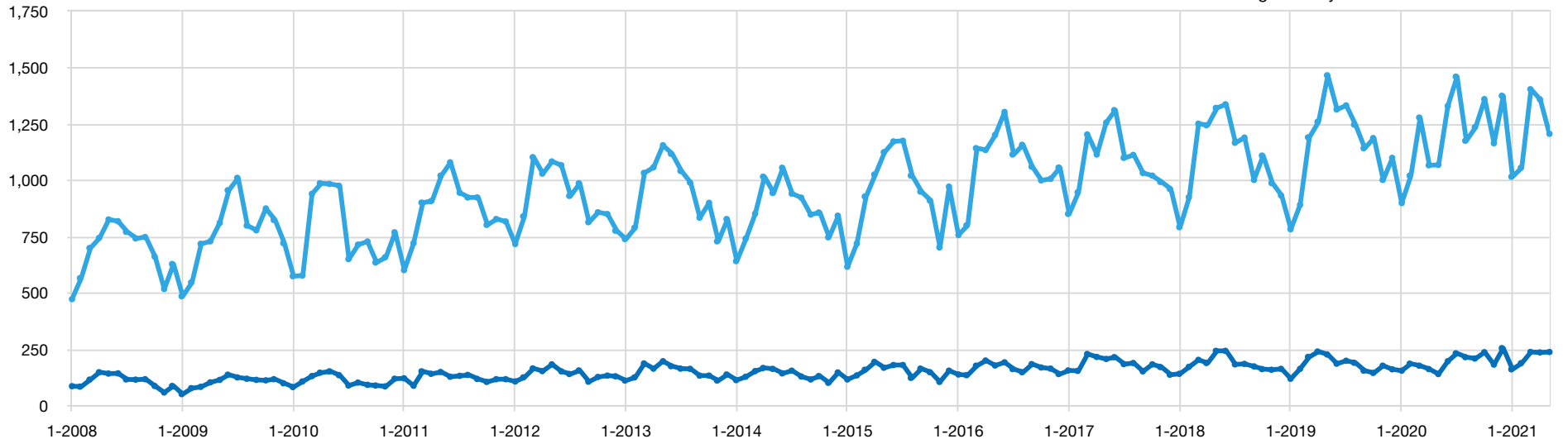


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	1,330	+ 1.2%	195	+ 6.0%
7-2020	1,460	+ 9.6%	230	+ 16.8%
8-2020	1,175	- 5.8%	213	+ 13.3%
9-2020	1,235	+ 8.1%	207	+ 35.3%
10-2020	1,360	+ 14.6%	235	+ 64.3%
11-2020	1,164	+ 16.3%	180	+ 2.9%
12-2020	1,375	+ 25.1%	253	+ 59.1%
1-2021	1,015	+ 13.0%	159	+ 3.9%
2-2021	1,055	+ 3.4%	186	+ 1.1%
3-2021	1,404	+ 9.9%	236	+ 34.9%
4-2021	1,359	+ 27.5%	234	+ 46.3%
<b>5-2021</b>	<b>1,206</b>	<b>+ 12.9%</b>	<b>236</b>	<b>+ 71.0%</b>
12-Month Avg	1,262	+ 10.9%	214	+ 28.1%

## Historical Closed Sales by Month

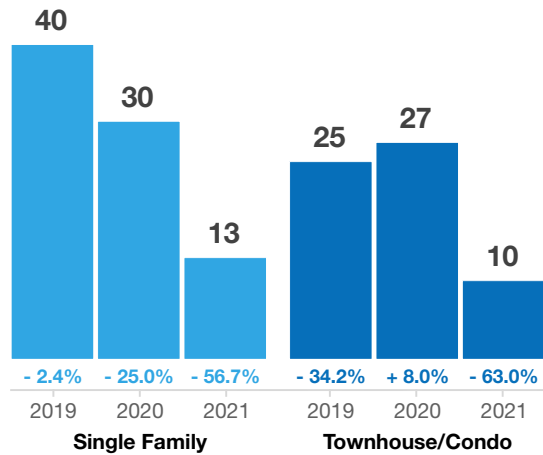


# Days on Market Until Sale

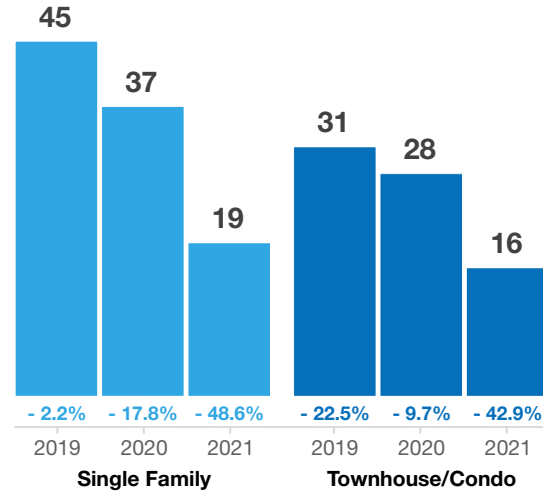
Average number of days between when a property is listed and when an offer is accepted in a given month.



## May



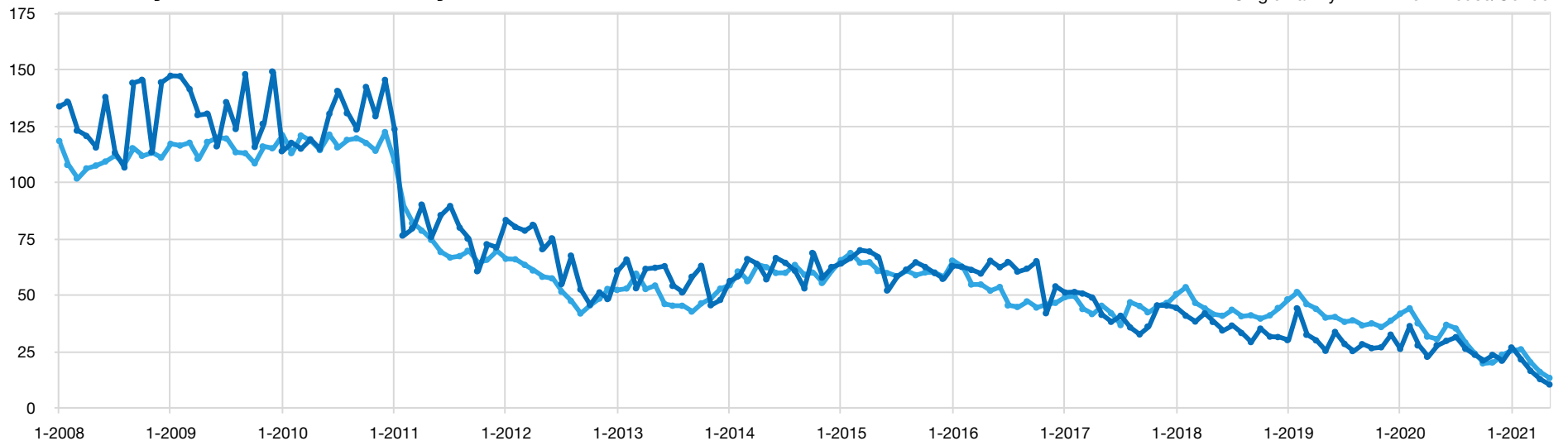
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	37	- 7.5%	29	- 12.1%
7-2020	35	- 7.9%	31	+ 10.7%
8-2020	29	- 25.6%	26	+ 4.0%
9-2020	24	- 33.3%	23	- 17.9%
10-2020	19	- 48.6%	21	- 19.2%
11-2020	20	- 44.4%	23	- 14.8%
12-2020	23	- 39.5%	21	- 34.4%
1-2021	25	- 39.0%	26	0.0%
2-2021	26	- 40.9%	21	- 41.7%
3-2021	20	- 45.9%	16	- 40.7%
4-2021	16	- 48.4%	12	- 45.5%
<b>5-2021</b>	<b>13</b>	<b>- 56.7%</b>	<b>10</b>	<b>- 63.0%</b>
12-Month Avg*	24	- 36.0%	21	- 24.7%

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

## Historical Days on Market Until Sale by Month

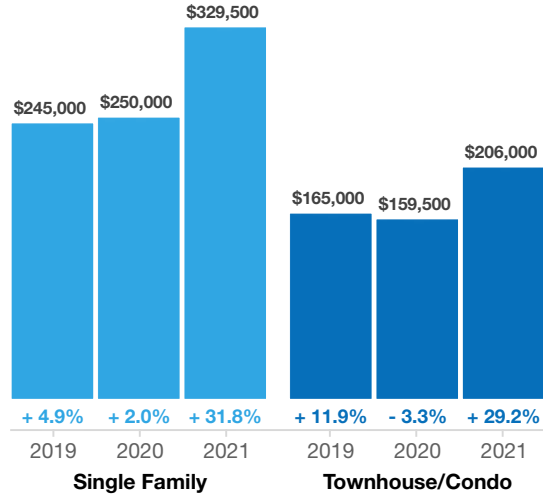


# Median Sales Price

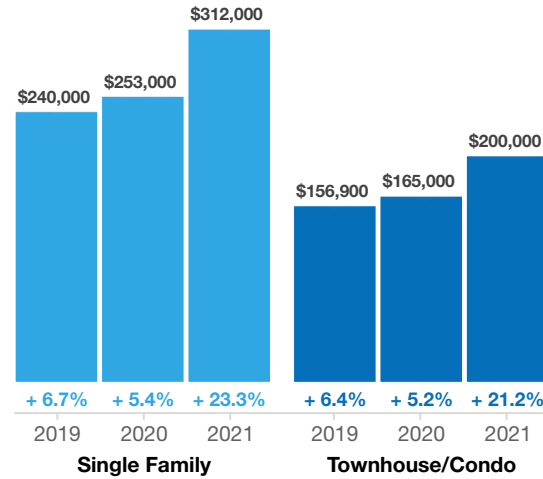
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## May



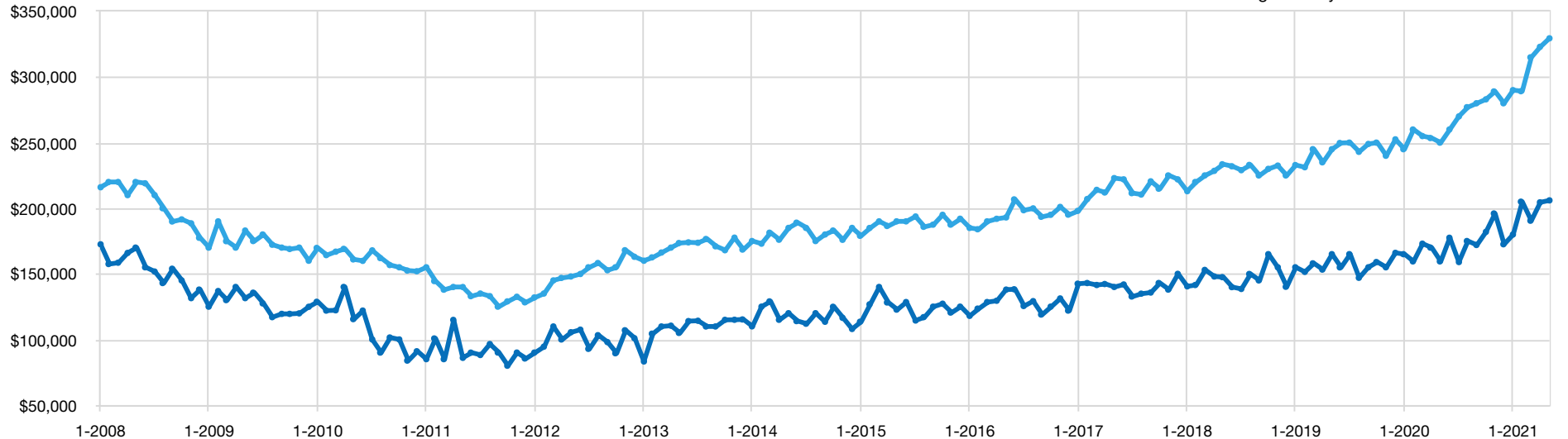
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	\$260,000	+ 4.1%	\$177,500	+ 14.6%
7-2020	\$270,000	+ 8.0%	\$159,000	- 3.6%
8-2020	\$277,000	+ 14.0%	\$175,000	+ 19.0%
9-2020	\$280,000	+ 12.4%	\$172,000	+ 11.0%
10-2020	\$283,000	+ 13.2%	\$182,000	+ 14.5%
11-2020	\$289,000	+ 20.4%	\$196,000	+ 26.5%
12-2020	\$280,000	+ 10.9%	\$172,550	+ 3.9%
1-2021	\$290,000	+ 18.4%	\$180,000	+ 9.1%
2-2021	\$289,200	+ 11.2%	\$205,000	+ 28.5%
3-2021	\$315,000	+ 23.5%	\$190,500	+ 10.1%
4-2021	\$323,000	+ 27.4%	\$204,500	+ 20.3%
<b>5-2021</b>	<b>\$329,500</b>	<b>+ 31.8%</b>	<b>\$206,000</b>	<b>+ 29.2%</b>
12-Month Avg*	\$290,000	+ 16.0%	\$183,500	+ 14.7%

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

## Historical Median Sales Price by Month



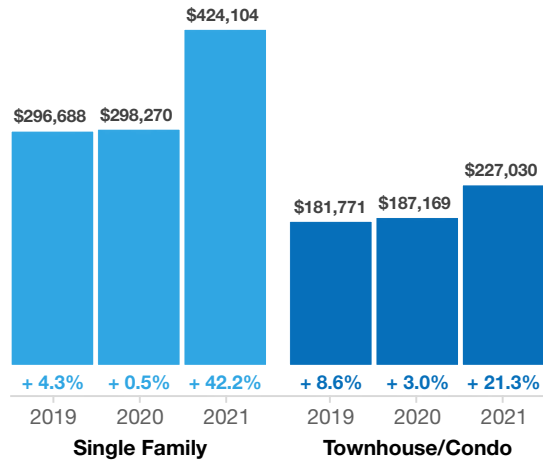


# Average Sales Price

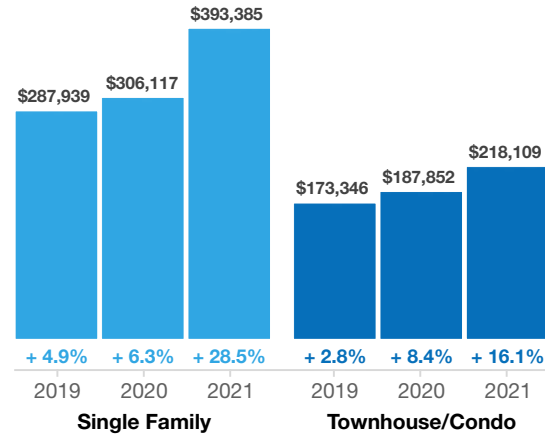
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## May



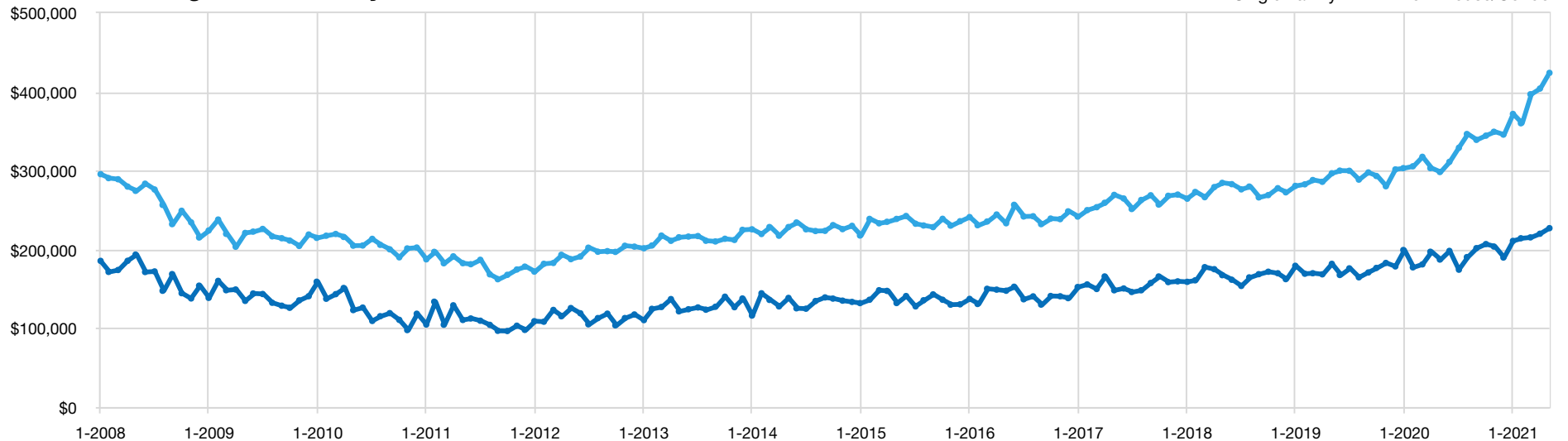
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	\$311,155	+ 3.7%	\$198,164	+ 18.2%
7-2020	\$329,092	+ 9.8%	\$174,308	- 1.0%
8-2020	\$346,506	+ 20.1%	\$190,288	+ 15.6%
9-2020	\$339,100	+ 13.9%	\$201,668	+ 18.1%
10-2020	\$344,436	+ 17.5%	\$206,839	+ 17.2%
11-2020	\$349,379	+ 24.7%	\$203,686	+ 11.4%
12-2020	\$345,738	+ 14.6%	\$189,752	+ 6.3%
1-2021	\$371,998	+ 22.7%	\$210,830	+ 5.8%
2-2021	\$360,138	+ 17.9%	\$214,230	+ 20.8%
3-2021	\$396,973	+ 25.0%	\$215,308	+ 18.9%
4-2021	\$404,205	+ 33.3%	\$219,968	+ 11.6%
<b>5-2021</b>	<b>\$424,104</b>	<b>+ 42.2%</b>	<b>\$227,030</b>	<b>+ 21.3%</b>
12-Month Avg*	\$359,783	+ 20.2%	\$204,181	+ 13.8%

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

## Historical Average Sales Price by Month

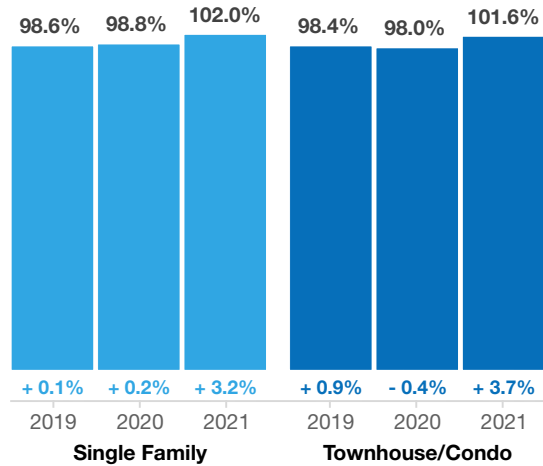


# Percent of List Price Received

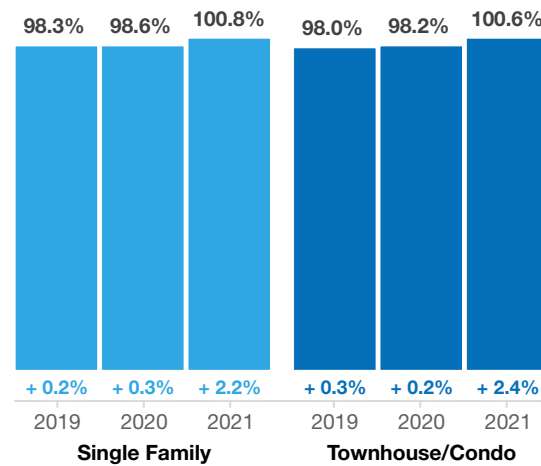
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



## May



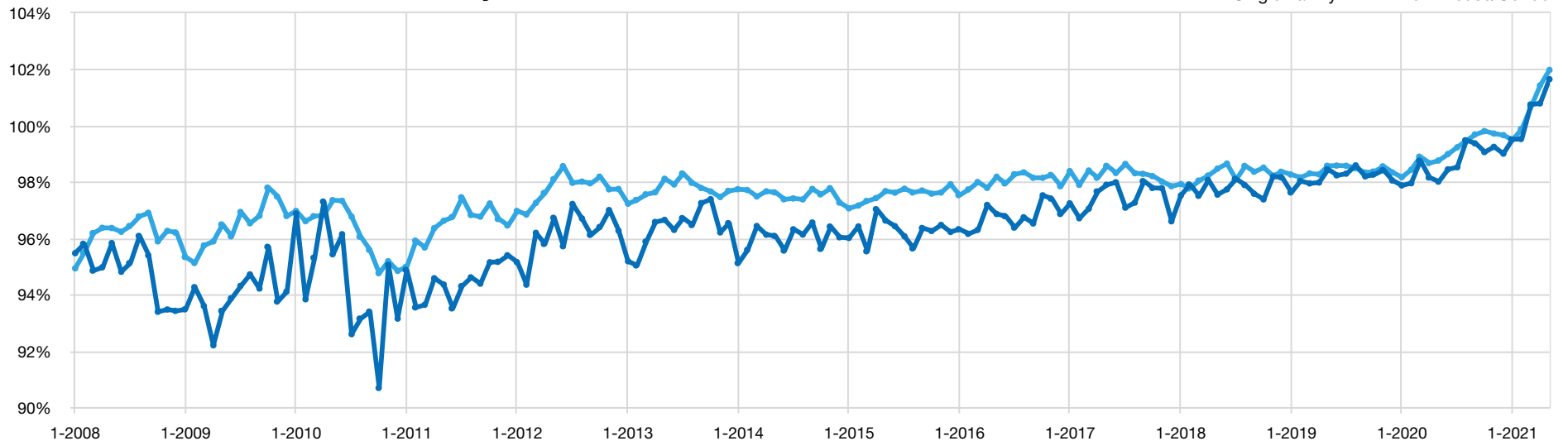
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	99.0%	+ 0.4%	98.4%	+ 0.2%
7-2020	99.2%	+ 0.6%	98.5%	+ 0.2%
8-2020	99.5%	+ 1.0%	99.5%	+ 0.9%
9-2020	99.7%	+ 1.4%	99.4%	+ 1.2%
10-2020	99.8%	+ 1.4%	99.1%	+ 0.8%
11-2020	99.7%	+ 1.1%	99.2%	+ 0.8%
12-2020	99.7%	+ 1.4%	99.0%	+ 0.9%
1-2021	99.5%	+ 1.3%	99.5%	+ 1.6%
2-2021	99.9%	+ 1.5%	99.5%	+ 1.5%
3-2021	100.7%	+ 1.8%	100.8%	+ 2.0%
4-2021	101.4%	+ 2.7%	100.8%	+ 2.6%
<b>5-2021</b>	<b>102.0%</b>	<b>+ 3.2%</b>	<b>101.6%</b>	<b>+ 3.7%</b>
12-Month Avg*	100.0%	+ 1.5%	99.6%	+ 1.4%

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

## Historical Percent of List Price Received by Month

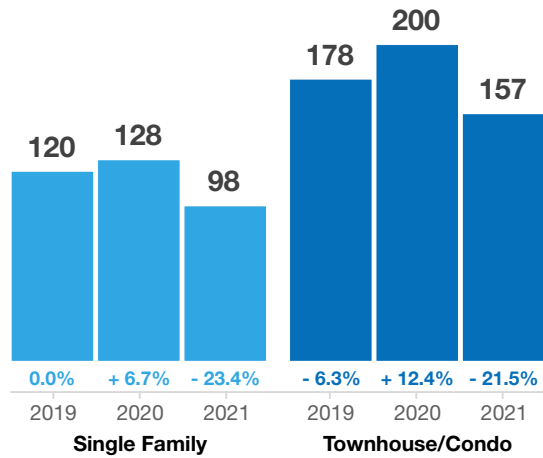


# Housing Affordability Index

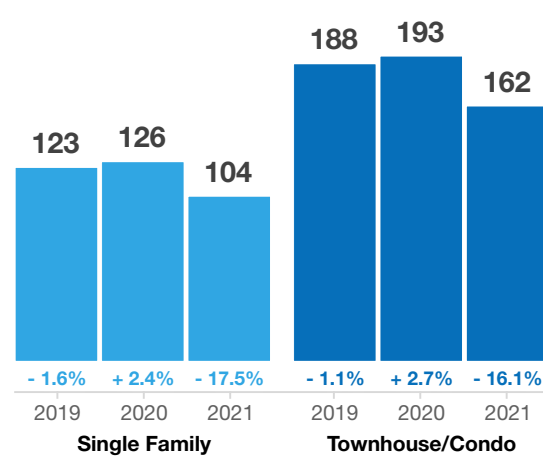
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## May

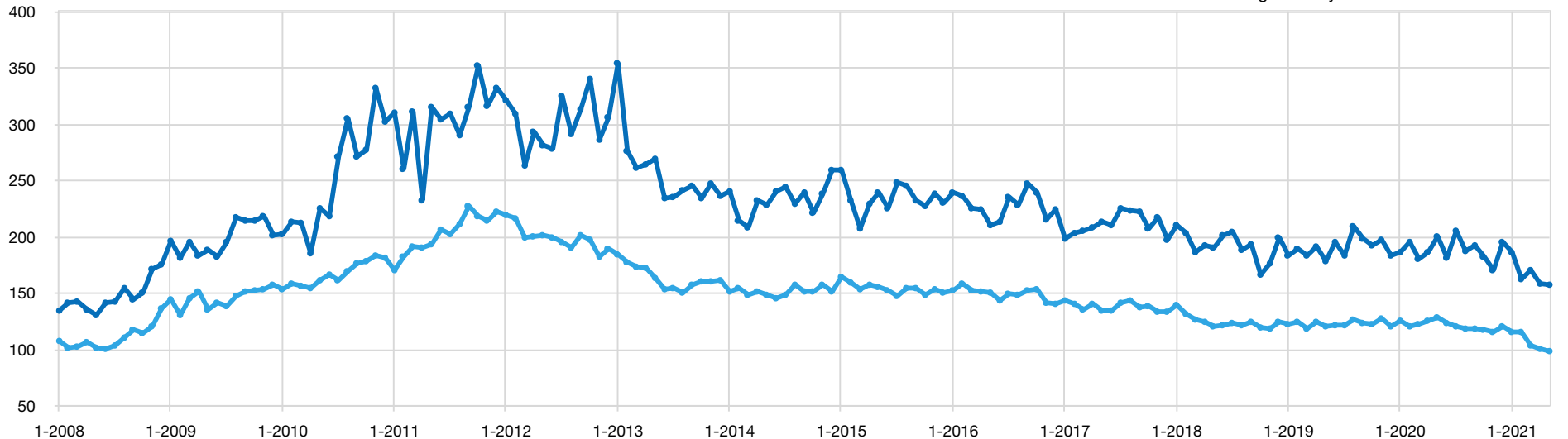


## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	123	+ 1.7%	181	- 7.2%
7-2020	120	- 0.8%	205	+ 12.0%
8-2020	118	- 6.3%	187	- 10.5%
9-2020	118	- 4.1%	192	- 3.0%
10-2020	117	- 4.1%	182	- 5.2%
11-2020	115	- 9.4%	170	- 13.7%
12-2020	120	0.0%	195	+ 6.6%
1-2021	115	- 8.0%	186	0.0%
2-2021	115	- 4.2%	162	- 16.9%
3-2021	103	- 15.6%	170	- 5.6%
4-2021	100	- 20.0%	158	- 15.1%
<b>5-2021</b>	<b>98</b>	<b>- 23.4%</b>	<b>157</b>	<b>- 21.5%</b>
12-Month Avg	114	- 7.3%	179	- 6.8%

## Historical Housing Affordability Index by Month

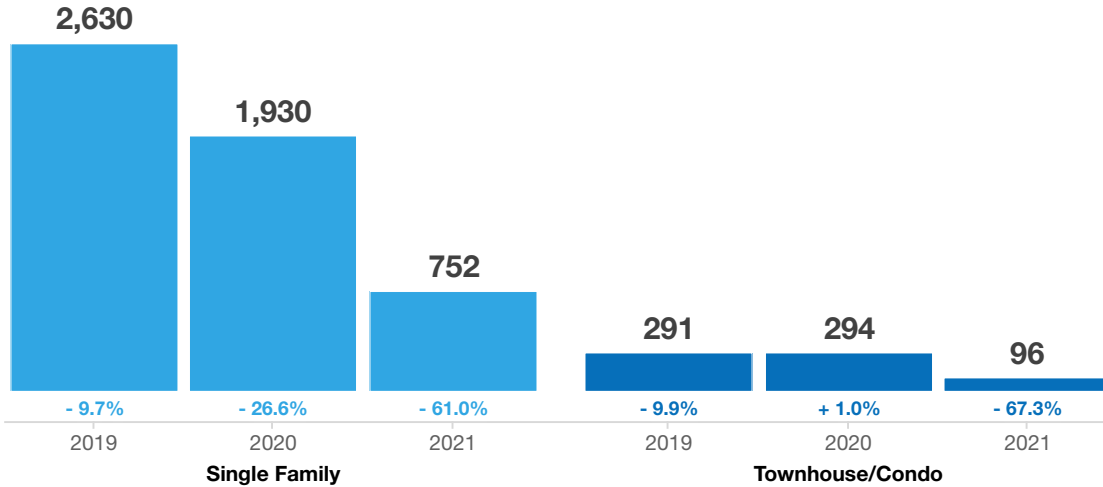


# Inventory of Homes for Sale

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

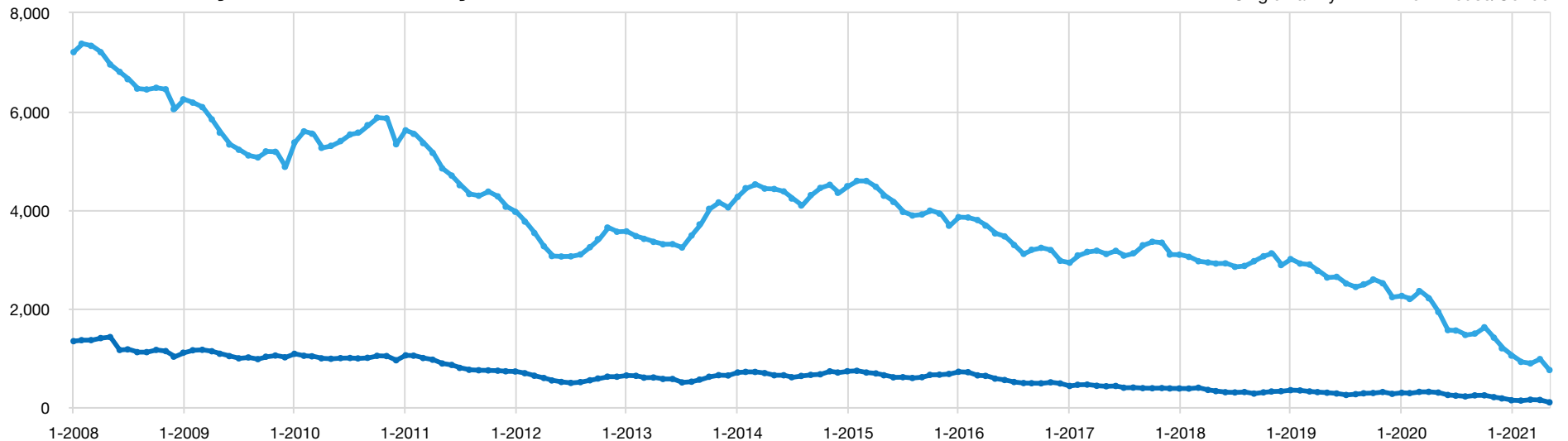


May



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	1,562	- 40.9%	245	- 10.9%
7-2020	1,554	- 38.0%	231	- 5.7%
8-2020	1,464	- 40.0%	216	- 17.2%
9-2020	1,492	- 40.1%	237	- 15.1%
10-2020	1,620	- 37.5%	238	- 16.5%
11-2020	1,409	- 43.9%	201	- 34.1%
12-2020	1,193	- 46.6%	175	- 34.7%
1-2021	1,045	- 53.7%	138	- 52.2%
2-2021	917	- 58.2%	131	- 53.7%
3-2021	887	- 62.3%	149	- 51.6%
4-2021	974	- 55.9%	144	- 53.4%
<b>5-2021</b>	<b>752</b>	<b>- 61.0%</b>	<b>96</b>	<b>- 67.3%</b>
12-Month Avg	1,239	- 47.6%	183	- 35.3%

## Historical Inventory of Homes for Sale by Month

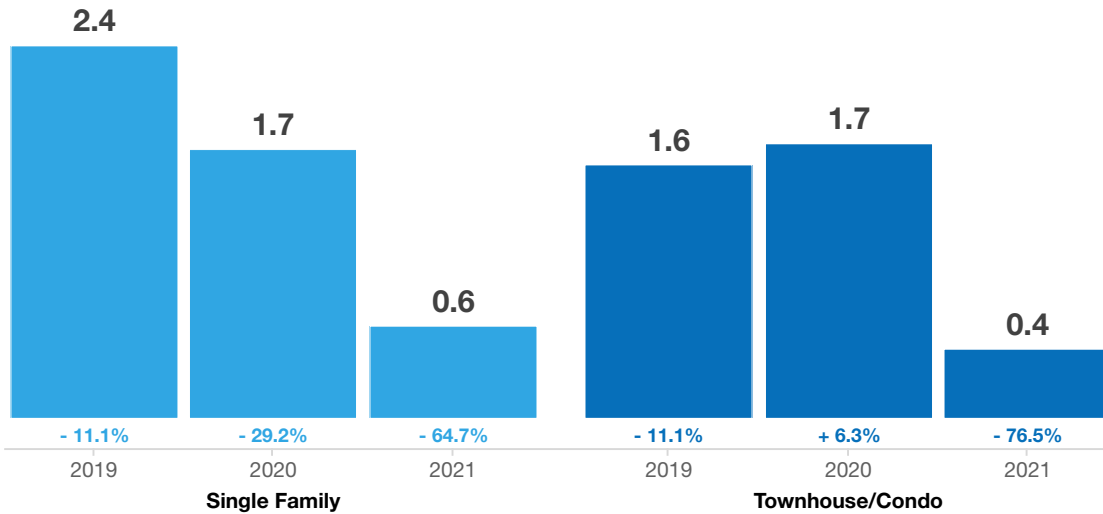


# Months Supply of Inventory

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.



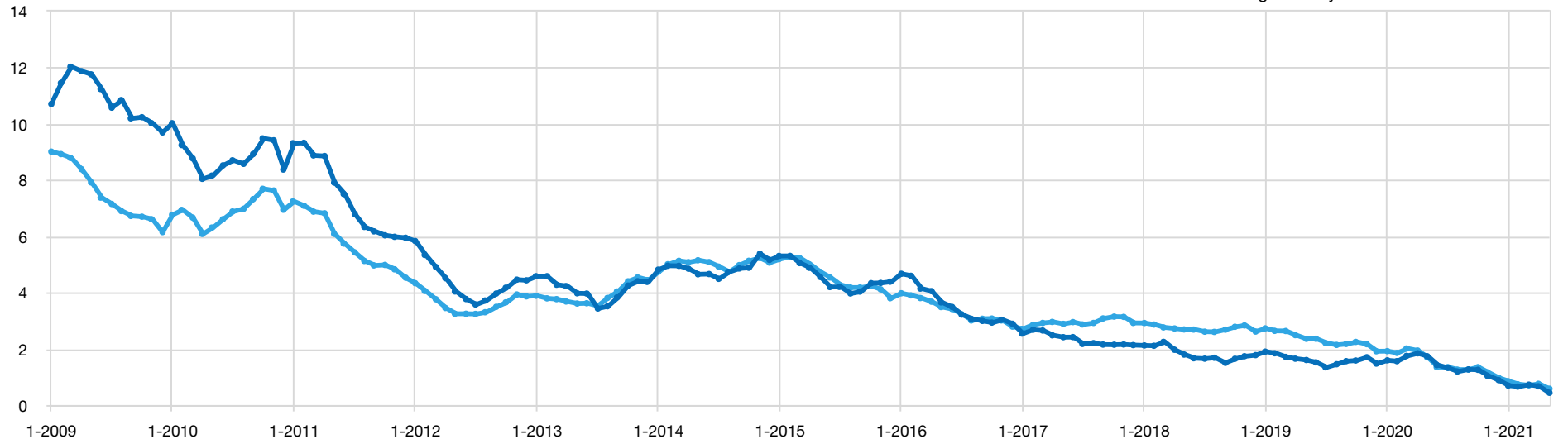
## May



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
6-2020	1.4	- 41.7%	1.4	- 6.7%
7-2020	1.3	- 40.9%	1.3	0.0%
8-2020	1.3	- 38.1%	1.2	- 20.0%
9-2020	1.3	- 40.9%	1.3	- 18.8%
10-2020	1.3	- 40.9%	1.3	- 18.8%
11-2020	1.2	- 45.5%	1.0	- 41.2%
12-2020	1.0	- 47.4%	0.9	- 40.0%
1-2021	0.8	- 57.9%	0.7	- 56.3%
2-2021	0.7	- 63.2%	0.7	- 56.3%
3-2021	0.7	- 65.0%	0.7	- 61.1%
4-2021	0.8	- 57.9%	0.7	- 61.1%
<b>5-2021</b>	<b>0.6</b>	<b>- 64.7%</b>	<b>0.4</b>	<b>- 76.5%</b>
12-Month Avg*	1.0	- 50.0%	1.0	- 39.5%

\* Months Supply for all properties from June 2020 through May 2021. This is not the average of the individual figures above.

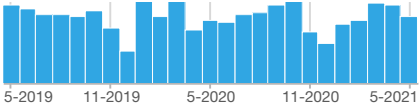
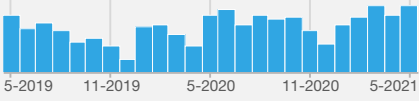
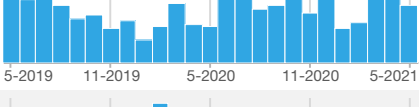
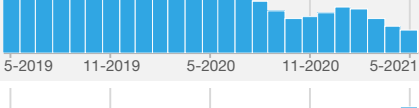
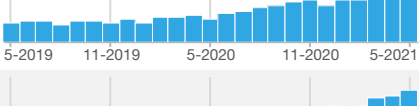
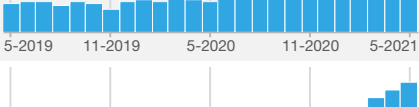
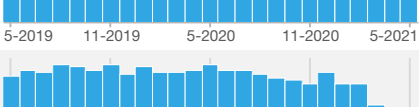
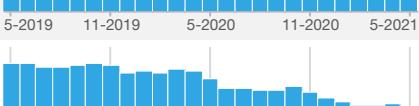
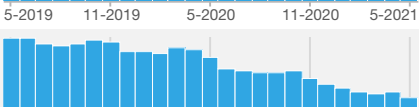
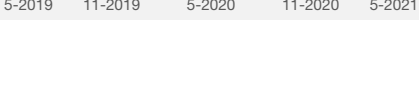
## Historical Months Supply of Inventory by Month



# All Residential Properties Market Overview

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



Key Metrics	Historical Sparkbars	5-2020	5-2021	% Change	YTD 2020	YTD 2021	% Change
<b>New Listings</b>		1,521	<b>1,584</b>	+ 4.1%	8,173	<b>8,179</b>	+ 0.1%
<b>Pending Sales</b>		1,556	<b>1,690</b>	+ 8.6%	6,873	<b>7,937</b>	+ 15.5%
<b>Closed Sales</b>		1,206	<b>1,442</b>	+ 19.6%	6,140	<b>7,090</b>	+ 15.5%
<b>Days on Market Until Sale</b>		30	<b>12</b>	- 60.0%	35	<b>19</b>	- 45.7%
<b>Median Sales Price</b>		\$242,500	<b>\$313,500</b>	+ 29.3%	\$245,000	<b>\$295,000</b>	+ 20.4%
<b>Average Sales Price</b>		\$285,557	<b>\$391,850</b>	+ 37.2%	\$290,512	<b>\$367,399</b>	+ 26.5%
<b>Percent of List Price Received</b>		98.7%	<b>101.9%</b>	+ 3.2%	98.6%	<b>100.7%</b>	+ 2.1%
<b>Housing Affordability Index</b>		131	<b>103</b>	- 21.4%	130	<b>110</b>	- 15.4%
<b>Inventory of Homes for Sale</b>		2,224	<b>848</b>	- 61.9%	—	—	—
<b>Months Supply of Inventory</b>		1.7	<b>0.6</b>	- 64.7%	—	—	—

# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Central

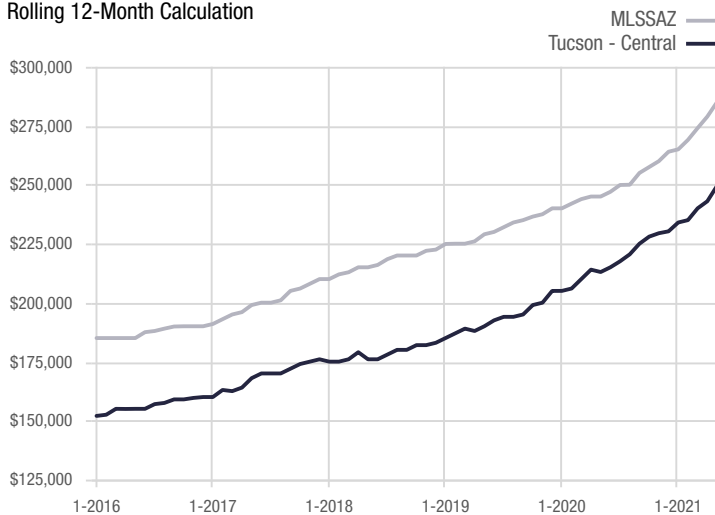
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	206	<b>224</b>	+ 8.7%	1,096	<b>1,036</b>	- 5.5%
Pending Sales	209	<b>208</b>	- 0.5%	876	<b>949</b>	+ 8.3%
Closed Sales	162	<b>156</b>	- 3.7%	779	<b>852</b>	+ 9.4%
Days on Market Until Sale	23	<b>15</b>	- 34.8%	32	<b>20</b>	- 37.5%
Median Sales Price*	\$213,750	<b>\$291,000</b>	+ 36.1%	\$218,500	<b>\$266,200</b>	+ 21.8%
Average Sales Price*	\$240,354	<b>\$350,736</b>	+ 45.9%	\$249,750	<b>\$317,891</b>	+ 27.3%
Percent of List Price Received*	98.3%	<b>103.2%</b>	+ 5.0%	98.6%	<b>101.0%</b>	+ 2.4%
Inventory of Homes for Sale	296	<b>142</b>	- 52.0%	—	—	—
Months Supply of Inventory	1.8	<b>0.8</b>	- 55.6%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	46	<b>49</b>	+ 6.5%	227	<b>267</b>	+ 17.6%
Pending Sales	48	<b>63</b>	+ 31.3%	181	<b>260</b>	+ 43.6%
Closed Sales	30	<b>54</b>	+ 80.0%	153	<b>217</b>	+ 41.8%
Days on Market Until Sale	36	<b>13</b>	- 63.9%	32	<b>22</b>	- 31.3%
Median Sales Price*	\$125,000	<b>\$186,000</b>	+ 48.8%	\$135,000	<b>\$172,000</b>	+ 27.4%
Average Sales Price*	\$147,823	<b>\$184,161</b>	+ 24.6%	\$150,136	<b>\$178,961</b>	+ 19.2%
Percent of List Price Received*	97.7%	<b>102.7%</b>	+ 5.1%	97.4%	<b>101.0%</b>	+ 3.7%
Inventory of Homes for Sale	53	<b>29</b>	- 45.3%	—	—	—
Months Supply of Inventory	1.6	<b>0.6</b>	- 62.5%	—	—	—

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

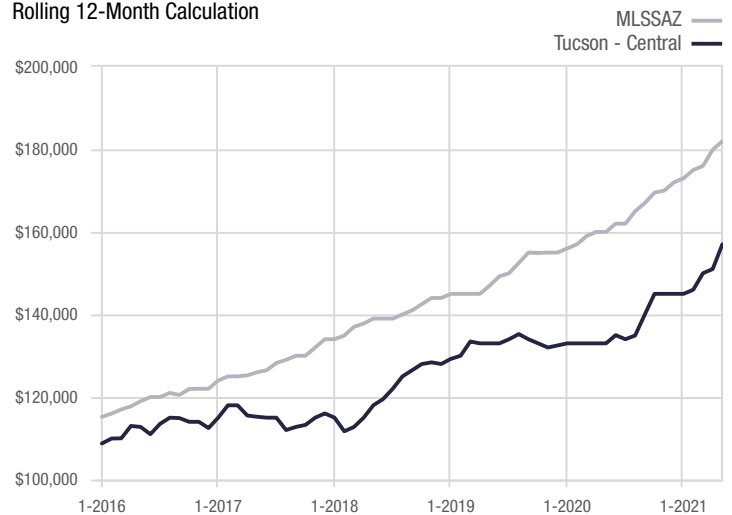
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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

# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - East

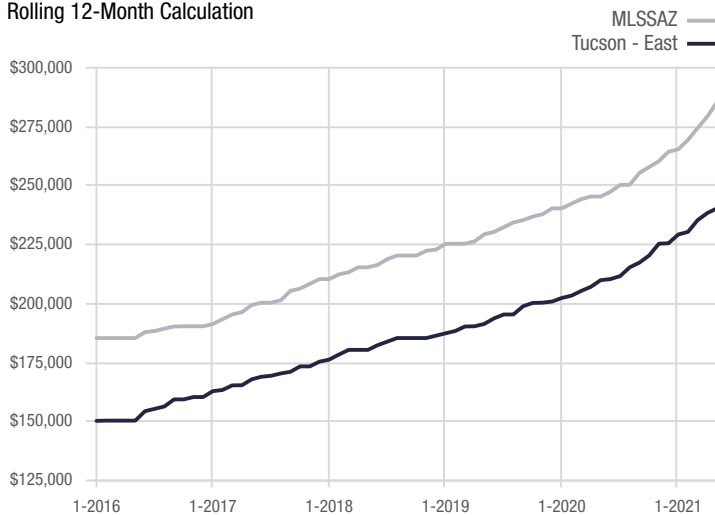
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	143	<b>164</b>	+ 14.7%	770	<b>788</b>	+ 2.3%
Pending Sales	156	<b>150</b>	- 3.8%	674	<b>759</b>	+ 12.6%
Closed Sales	119	<b>142</b>	+ 19.3%	580	<b>691</b>	+ 19.1%
Days on Market Until Sale	22	<b>9</b>	- 59.1%	26	<b>14</b>	- 46.2%
Median Sales Price*	\$225,000	<b>\$269,500</b>	+ 19.8%	\$215,000	<b>\$255,000</b>	+ 18.6%
Average Sales Price*	\$238,537	<b>\$283,795</b>	+ 19.0%	\$229,833	<b>\$276,209</b>	+ 20.2%
Percent of List Price Received*	99.3%	<b>102.5%</b>	+ 3.2%	99.0%	<b>101.2%</b>	+ 2.2%
Inventory of Homes for Sale	146	<b>73</b>	- 50.0%	—	—	—
Months Supply of Inventory	1.2	<b>0.5</b>	- 58.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	33	<b>35</b>	+ 6.1%	163	<b>178</b>	+ 9.2%
Pending Sales	22	<b>38</b>	+ 72.7%	146	<b>184</b>	+ 26.0%
Closed Sales	23	<b>40</b>	+ 73.9%	133	<b>164</b>	+ 23.3%
Days on Market Until Sale	13	<b>7</b>	- 46.2%	26	<b>13</b>	- 50.0%
Median Sales Price*	\$145,000	<b>\$149,250</b>	+ 2.9%	\$138,000	<b>\$160,000</b>	+ 15.9%
Average Sales Price*	\$135,402	<b>\$159,481</b>	+ 17.8%	\$132,534	<b>\$161,198</b>	+ 21.6%
Percent of List Price Received*	99.0%	<b>101.9%</b>	+ 2.9%	98.8%	<b>100.9%</b>	+ 2.1%
Inventory of Homes for Sale	38	<b>8</b>	- 78.9%	—	—	—
Months Supply of Inventory	1.4	<b>0.2</b>	- 85.7%	—	—	—

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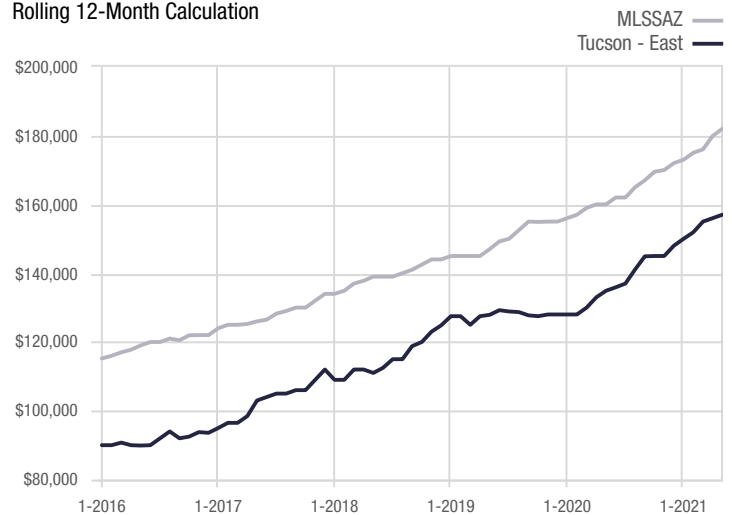
### Median Sales Price - Single-Family

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 – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - North

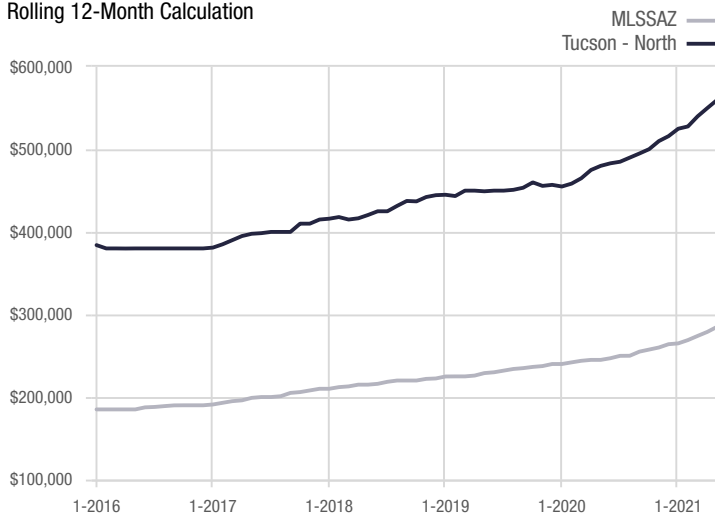
Single Family Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	131	<b>112</b>	- 14.5%	678	<b>603</b>	- 11.1%
Pending Sales	118	<b>126</b>	+ 6.8%	465	<b>554</b>	+ 19.1%
Closed Sales	79	<b>108</b>	+ 36.7%	418	<b>490</b>	+ 17.2%
Days on Market Until Sale	41	<b>24</b>	- 41.5%	42	<b>28</b>	- 33.3%
Median Sales Price*	\$510,000	<b>\$600,000</b>	+ 17.6%	\$501,420	<b>\$613,950</b>	+ 22.4%
Average Sales Price*	\$568,511	<b>\$787,105</b>	+ 38.5%	\$566,265	<b>\$748,997</b>	+ 32.3%
Percent of List Price Received*	97.1%	<b>101.9%</b>	+ 4.9%	97.7%	<b>100.6%</b>	+ 3.0%
Inventory of Homes for Sale	274	<b>95</b>	- 65.3%	—	—	—
Months Supply of Inventory	3.2	<b>0.9</b>	- 71.9%	—	—	—

Townhouse/Condo/Duplex Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	73	<b>64</b>	- 12.3%	330	<b>324</b>	- 1.8%
Pending Sales	70	<b>68</b>	- 2.9%	258	<b>318</b>	+ 23.3%
Closed Sales	31	<b>64</b>	+ 106.5%	231	<b>299</b>	+ 29.4%
Days on Market Until Sale	46	<b>10</b>	- 78.3%	30	<b>16</b>	- 46.7%
Median Sales Price*	\$195,000	<b>\$249,950</b>	+ 28.2%	\$195,000	<b>\$237,500</b>	+ 21.8%
Average Sales Price*	\$229,045	<b>\$298,621</b>	+ 30.4%	\$220,949	<b>\$276,592</b>	+ 25.2%
Percent of List Price Received*	97.3%	<b>101.0%</b>	+ 3.8%	98.1%	<b>100.6%</b>	+ 2.5%
Inventory of Homes for Sale	88	<b>27</b>	- 69.3%	—	—	—
Months Supply of Inventory	1.8	<b>0.5</b>	- 72.2%	—	—	—

\* 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.

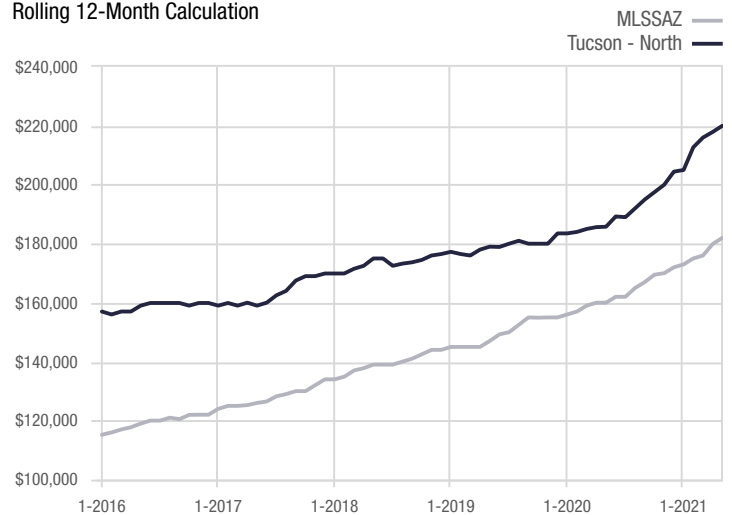
### Median Sales Price - Single-Family

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.

# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northeast

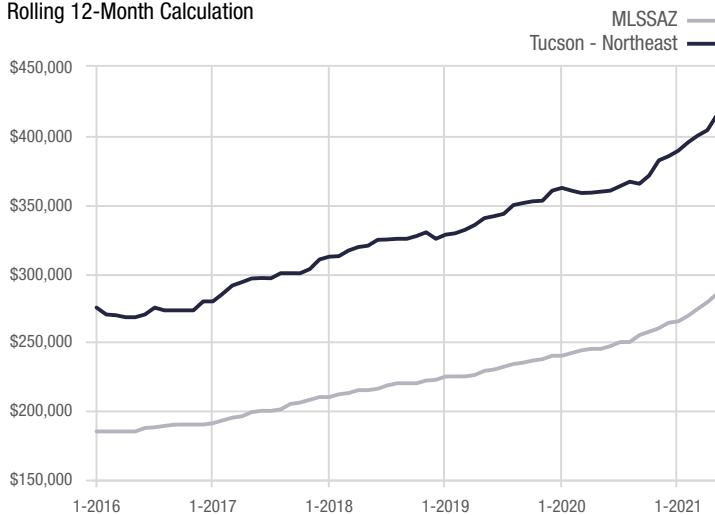
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	63	62	- 1.6%	314	339	+ 8.0%
Pending Sales	57	64	+ 12.3%	252	332	+ 31.7%
Closed Sales	53	61	+ 15.1%	218	289	+ 32.6%
Days on Market Until Sale	27	12	- 55.6%	34	17	- 50.0%
Median Sales Price*	\$355,000	<b>\$455,500</b>	+ 28.3%	\$353,250	<b>\$439,900</b>	+ 24.5%
Average Sales Price*	\$383,714	<b>\$535,877</b>	+ 39.7%	\$405,827	<b>\$537,561</b>	+ 32.5%
Percent of List Price Received*	98.7%	100.2%	+ 1.5%	98.2%	100.6%	+ 2.4%
Inventory of Homes for Sale	100	36	- 64.0%	—	—	—
Months Supply of Inventory	2.1	0.6	- 71.4%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	19	25	+ 31.6%	95	114	+ 20.0%
Pending Sales	18	25	+ 38.9%	69	115	+ 66.7%
Closed Sales	14	26	+ 85.7%	70	105	+ 50.0%
Days on Market Until Sale	15	10	- 33.3%	18	17	- 5.6%
Median Sales Price*	\$155,000	<b>\$127,750</b>	- 17.6%	\$164,950	<b>\$145,000</b>	- 12.1%
Average Sales Price*	\$169,236	<b>\$162,913</b>	- 3.7%	\$162,349	<b>\$170,230</b>	+ 4.9%
Percent of List Price Received*	97.0%	100.1%	+ 3.2%	97.6%	99.7%	+ 2.2%
Inventory of Homes for Sale	24	11	- 54.2%	—	—	—
Months Supply of Inventory	1.6	0.6	- 62.5%	—	—	—

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

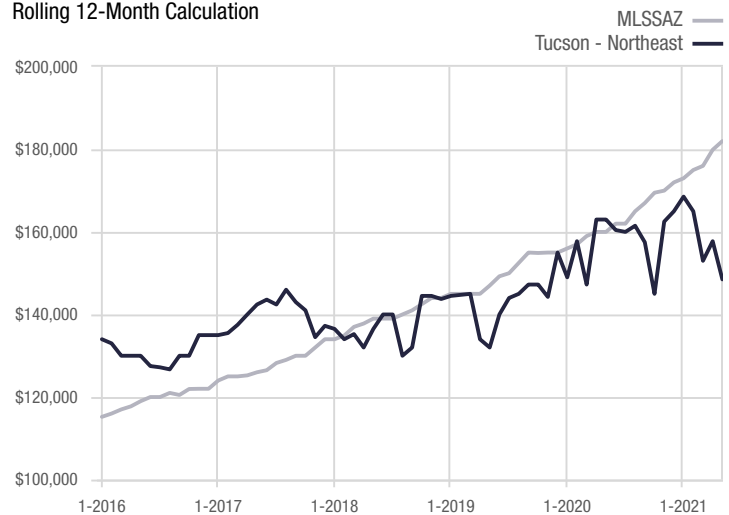
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northwest

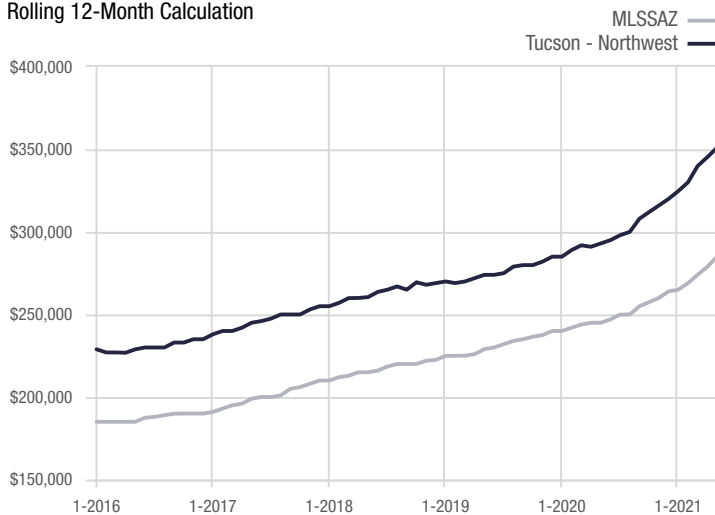
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	272	271	- 0.4%	1,458	1,462	+ 0.3%
Pending Sales	272	294	+ 8.1%	1,243	1,454	+ 17.0%
Closed Sales	208	291	+ 39.9%	1,126	1,335	+ 18.6%
Days on Market Until Sale	30	11	- 63.3%	37	20	- 45.9%
Median Sales Price*	\$285,000	\$390,000	+ 36.8%	\$295,500	\$385,000	+ 30.3%
Average Sales Price*	\$339,573	\$513,437	+ 51.2%	\$350,185	\$470,625	+ 34.4%
Percent of List Price Received*	98.7%	101.9%	+ 3.2%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	420	135	- 67.9%	—	—	—
Months Supply of Inventory	1.8	0.5	- 72.2%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	40	39	- 2.5%	174	162	- 6.9%
Pending Sales	30	44	+ 46.7%	129	160	+ 24.0%
Closed Sales	22	31	+ 40.9%	118	137	+ 16.1%
Days on Market Until Sale	26	7	- 73.1%	34	15	- 55.9%
Median Sales Price*	\$235,000	\$307,500	+ 30.9%	\$246,500	\$258,000	+ 4.7%
Average Sales Price*	\$268,118	\$306,581	+ 14.3%	\$261,273	\$286,589	+ 9.7%
Percent of List Price Received*	98.9%	101.6%	+ 2.7%	98.5%	100.6%	+ 2.1%
Inventory of Homes for Sale	66	12	- 81.8%	—	—	—
Months Supply of Inventory	2.7	0.4	- 85.2%	—	—	—

\* 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.

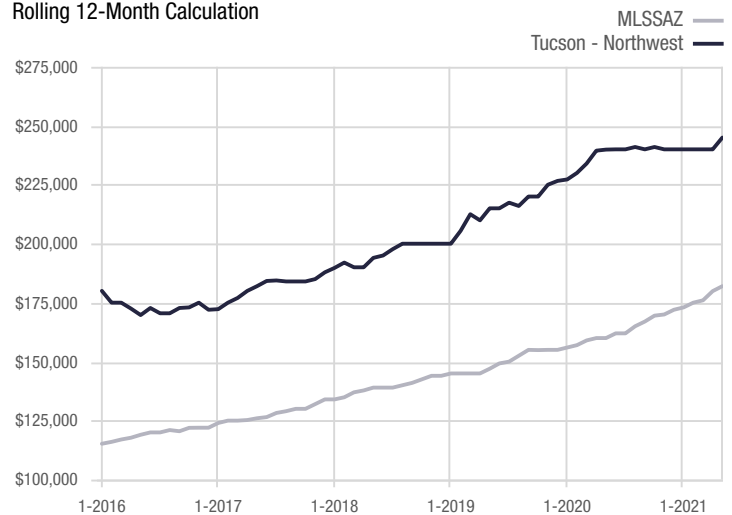
### Median Sales Price - Single-Family

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.

# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - South

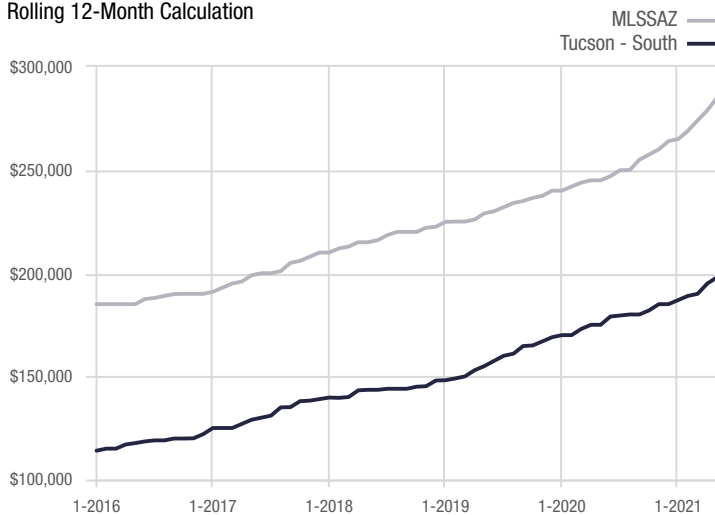
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	71	77	+ 8.5%	431	392	- 9.0%
Pending Sales	86	82	- 4.7%	382	382	0.0%
Closed Sales	77	65	- 15.6%	349	345	- 1.1%
Days on Market Until Sale	25	9	- 64.0%	26	12	- 53.8%
Median Sales Price*	\$185,000	<b>\$225,000</b>	+ 21.6%	\$180,000	<b>\$210,650</b>	+ 17.0%
Average Sales Price*	\$184,580	<b>\$224,428</b>	+ 21.6%	\$176,947	<b>\$208,413</b>	+ 17.8%
Percent of List Price Received*	98.8%	<b>101.5%</b>	+ 2.7%	99.1%	<b>100.9%</b>	+ 1.8%
Inventory of Homes for Sale	86	26	- 69.8%	—	—	—
Months Supply of Inventory	1.1	0.4	- 63.6%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	2	4	+ 100.0%	27	29	+ 7.4%
Pending Sales	6	4	- 33.3%	25	31	+ 24.0%
Closed Sales	7	6	- 14.3%	23	34	+ 47.8%
Days on Market Until Sale	5	6	+ 20.0%	20	15	- 25.0%
Median Sales Price*	\$142,000	<b>\$181,500</b>	+ 27.8%	\$138,500	<b>\$145,500</b>	+ 5.1%
Average Sales Price*	\$133,750	<b>\$173,917</b>	+ 30.0%	\$131,328	<b>\$150,071</b>	+ 14.3%
Percent of List Price Received*	95.6%	<b>102.0%</b>	+ 6.7%	97.3%	<b>100.6%</b>	+ 3.4%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.5	0.6	+ 20.0%	—	—	—

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

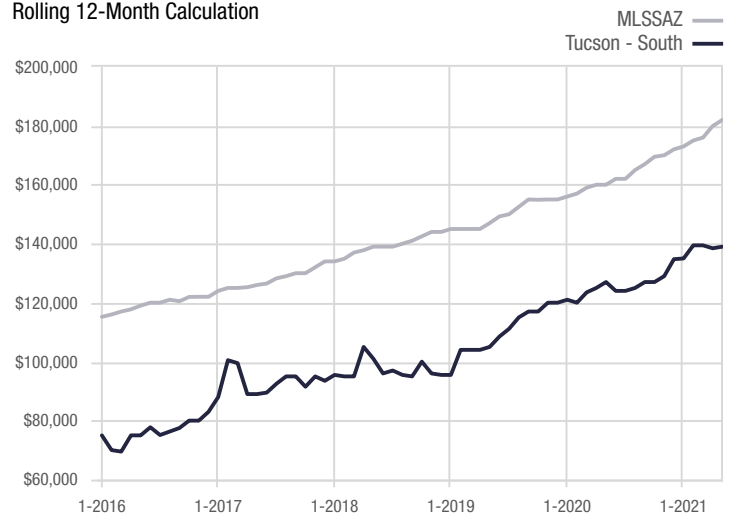
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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

# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Southeast

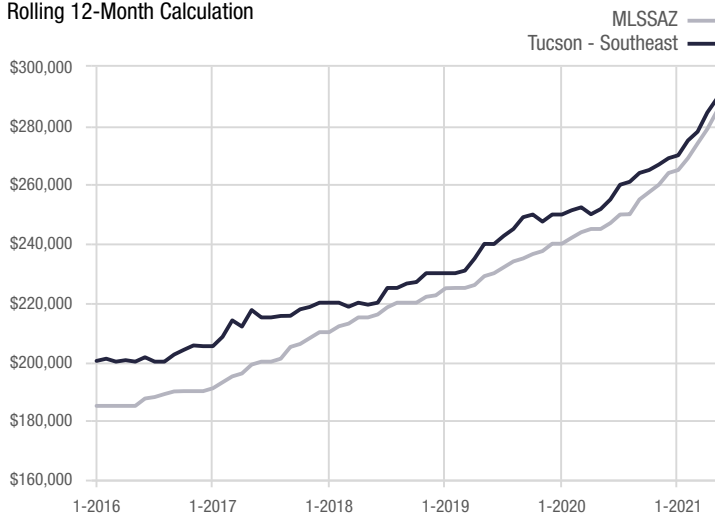
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	26	45	+ 73.1%	222	258	+ 16.2%
Pending Sales	48	52	+ 8.3%	214	259	+ 21.0%
Closed Sales	31	39	+ 25.8%	184	220	+ 19.6%
Days on Market Until Sale	33	5	- 84.8%	39	16	- 59.0%
Median Sales Price*	\$282,500	\$337,500	+ 19.5%	\$256,500	\$310,000	+ 20.9%
Average Sales Price*	\$317,922	\$346,213	+ 8.9%	\$275,956	\$333,688	+ 20.9%
Percent of List Price Received*	99.4%	102.0%	+ 2.6%	99.0%	100.6%	+ 1.6%
Inventory of Homes for Sale	45	14	- 68.9%	—	—	—
Months Supply of Inventory	1.1	0.3	- 72.7%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	2	0	- 100.0%	6	5	- 16.7%
Pending Sales	2	0	- 100.0%	6	5	- 16.7%
Closed Sales	3	1	- 66.7%	4	5	+ 25.0%
Days on Market Until Sale	24	2	- 91.7%	21	4	- 81.0%
Median Sales Price*	\$217,000	\$200,000	- 7.8%	\$186,000	\$200,000	+ 7.5%
Average Sales Price*	\$214,083	\$200,000	- 6.6%	\$195,563	\$208,600	+ 6.7%
Percent of List Price Received*	99.5%	100.0%	+ 0.5%	99.2%	100.3%	+ 1.1%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.3	—	—	—	—	—

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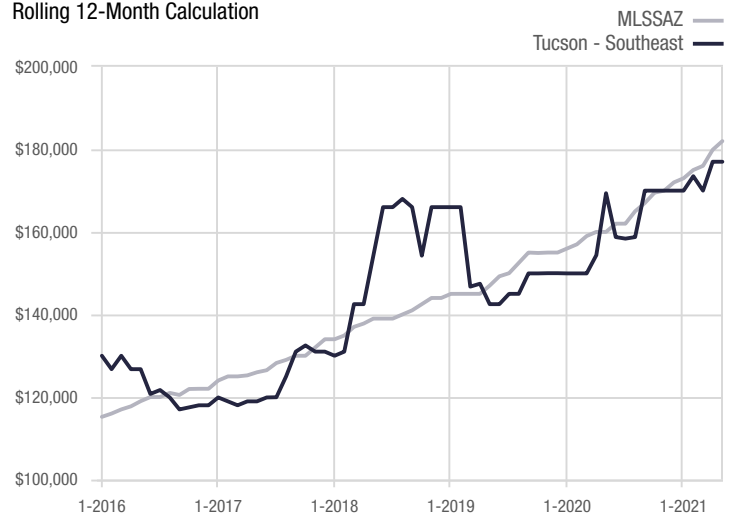
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Southwest

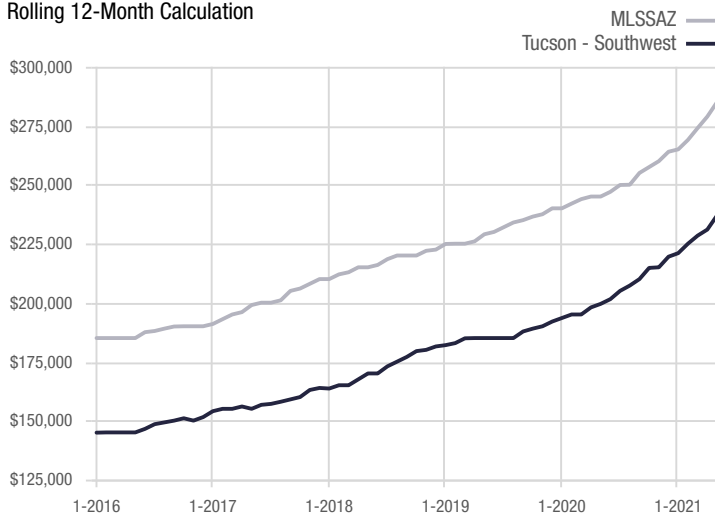
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	61	<b>64</b>	+ 4.9%	382	<b>390</b>	+ 2.1%
Pending Sales	86	<b>69</b>	- 19.8%	350	<b>386</b>	+ 10.3%
Closed Sales	62	<b>65</b>	+ 4.8%	298	<b>332</b>	+ 11.4%
Days on Market Until Sale	29	<b>7</b>	- 75.9%	36	<b>19</b>	- 47.2%
Median Sales Price*	\$197,000	<b>\$288,000</b>	+ 46.2%	\$203,000	<b>\$250,800</b>	+ 23.5%
Average Sales Price*	\$206,180	<b>\$285,101</b>	+ 38.3%	\$212,115	<b>\$262,388</b>	+ 23.7%
Percent of List Price Received*	100.3%	<b>102.2%</b>	+ 1.9%	98.8%	<b>101.1%</b>	+ 2.3%
Inventory of Homes for Sale	75	<b>28</b>	- 62.7%	—	—	—
Months Supply of Inventory	1.1	<b>0.4</b>	- 63.6%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	2	<b>6</b>	+ 200.0%	13	<b>19</b>	+ 46.2%
Pending Sales	1	<b>7</b>	+ 600.0%	10	<b>19</b>	+ 90.0%
Closed Sales	2	<b>3</b>	+ 50.0%	11	<b>12</b>	+ 9.1%
Days on Market Until Sale	26	<b>4</b>	- 84.6%	23	<b>12</b>	- 47.8%
Median Sales Price*	\$135,250	<b>\$142,000</b>	+ 5.0%	\$129,000	<b>\$167,750</b>	+ 30.0%
Average Sales Price*	\$135,250	<b>\$134,000</b>	- 0.9%	\$126,400	<b>\$152,283</b>	+ 20.5%
Percent of List Price Received*	100.7%	<b>104.3%</b>	+ 3.6%	101.4%	<b>101.3%</b>	- 0.1%
Inventory of Homes for Sale	4	<b>0</b>	- 100.0%	—	—	—
Months Supply of Inventory	1.8	—	—	—	—	—

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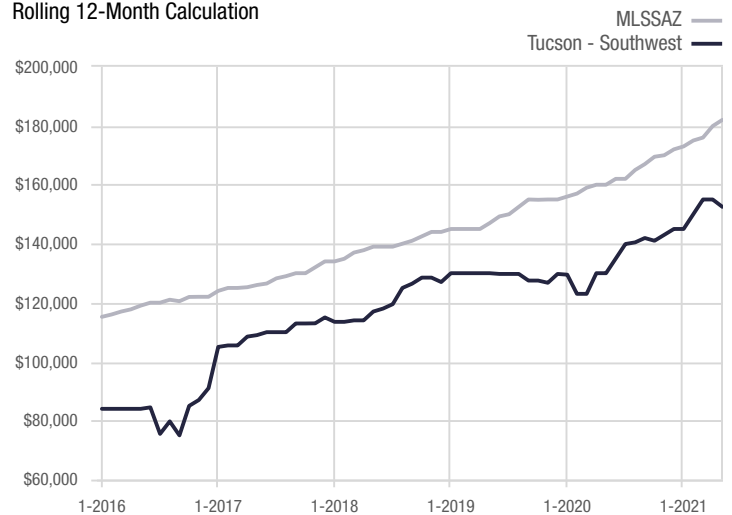
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Upper Northwest

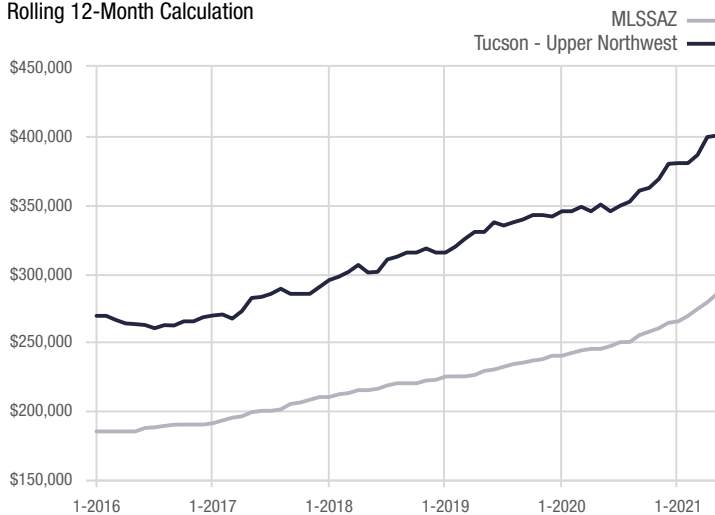
Single Family Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	41	<b>45</b>	+ 9.8%	264	<b>285</b>	+ 8.0%
Pending Sales	35	<b>56</b>	+ 60.0%	214	<b>298</b>	+ 39.3%
Closed Sales	25	<b>56</b>	+ 124.0%	214	<b>271</b>	+ 26.6%
Days on Market Until Sale	42	<b>24</b>	- 42.9%	48	<b>33</b>	- 31.3%
Median Sales Price*	\$365,000	<b>\$434,500</b>	+ 19.0%	\$369,500	<b>\$430,000</b>	+ 16.4%
Average Sales Price*	\$355,626	<b>\$484,736</b>	+ 36.3%	\$376,471	<b>\$463,644</b>	+ 23.2%
Percent of List Price Received*	98.0%	<b>100.3%</b>	+ 2.3%	97.6%	<b>99.2%</b>	+ 1.6%
Inventory of Homes for Sale	101	<b>34</b>	- 66.3%	—	—	—
Months Supply of Inventory	2.4	<b>0.7</b>	- 70.8%	—	—	—

Townhouse/Condo/Duplex Key Metrics	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	3	<b>3</b>	0.0%	15	<b>30</b>	+ 100.0%
Pending Sales	4	<b>6</b>	+ 50.0%	13	<b>28</b>	+ 115.4%
Closed Sales	1	<b>5</b>	+ 400.0%	12	<b>22</b>	+ 83.3%
Days on Market Until Sale	3	<b>13</b>	+ 333.3%	41	<b>11</b>	- 73.2%
Median Sales Price*	\$290,000	<b>\$359,500</b>	+ 24.0%	\$285,000	<b>\$352,500</b>	+ 23.7%
Average Sales Price*	\$290,000	<b>\$354,600</b>	+ 22.3%	\$422,734	<b>\$342,250</b>	- 19.0%
Percent of List Price Received*	98.3%	<b>100.4%</b>	+ 2.1%	98.0%	<b>99.1%</b>	+ 1.1%
Inventory of Homes for Sale	6	<b>4</b>	- 33.3%	—	—	—
Months Supply of Inventory	2.9	<b>0.9</b>	- 69.0%	—	—	—

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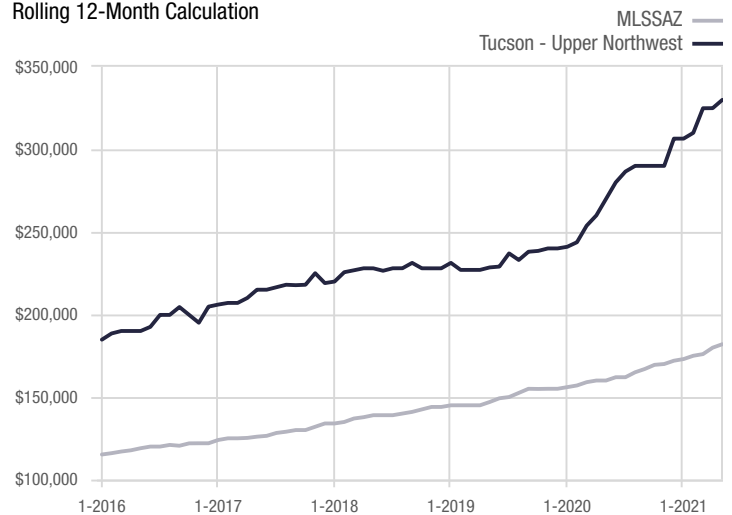
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Upper Southeast

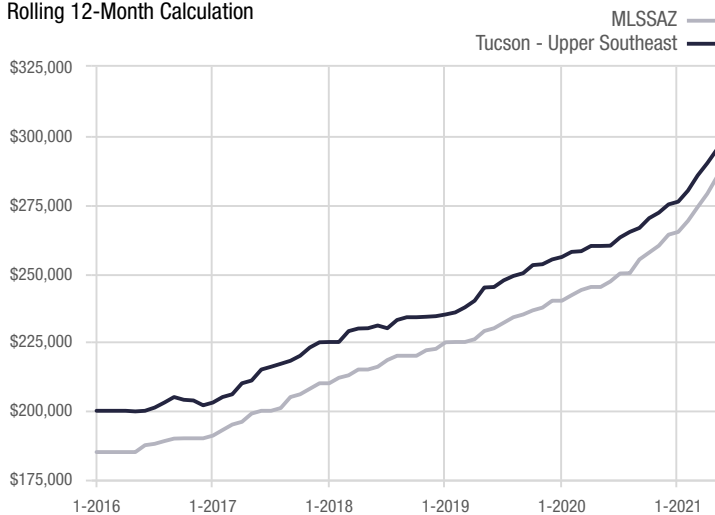
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	98	128	+ 30.6%	552	578	+ 4.7%
Pending Sales	99	130	+ 31.3%	527	586	+ 11.2%
Closed Sales	108	84	- 22.2%	485	486	+ 0.2%
Days on Market Until Sale	25	7	- 72.0%	39	17	- 56.4%
Median Sales Price*	\$265,000	\$305,000	+ 15.1%	\$261,900	\$312,000	+ 19.1%
Average Sales Price*	\$282,759	\$325,307	+ 15.0%	\$285,002	\$335,745	+ 17.8%
Percent of List Price Received*	99.4%	102.6%	+ 3.2%	99.1%	101.0%	+ 1.9%
Inventory of Homes for Sale	119	54	- 54.6%	—	—	—
Months Supply of Inventory	1.2	0.5	- 58.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	1	—	2	1	- 50.0%
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	2	—	—
Median Sales Price*	—	—	—	\$210,000	—	—
Average Sales Price*	—	—	—	\$210,000	—	—
Percent of List Price Received*	—	—	—	93.3%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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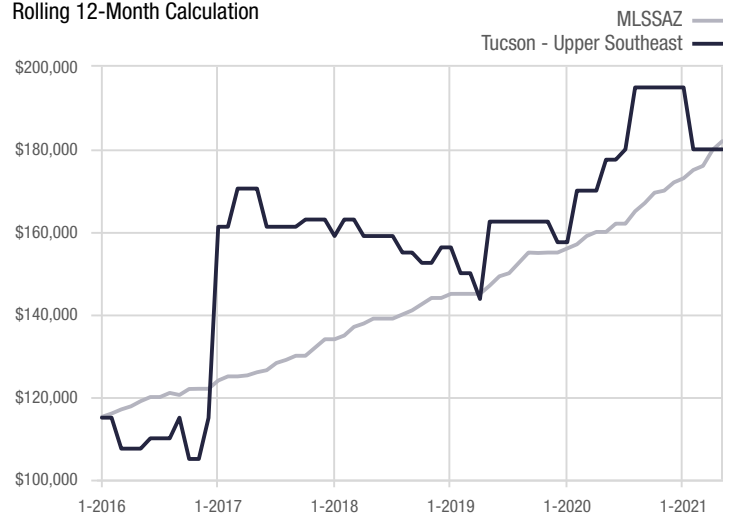
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - West

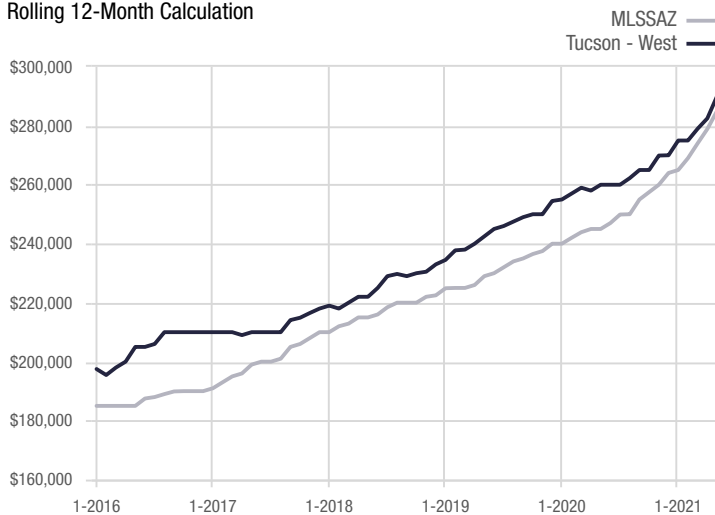
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	94	<b>90</b>	- 4.3%	501	<b>496</b>	- 1.0%
Pending Sales	96	<b>101</b>	+ 5.2%	450	<b>460</b>	+ 2.2%
Closed Sales	82	<b>83</b>	+ 1.2%	413	<b>440</b>	+ 6.5%
Days on Market Until Sale	21	<b>11</b>	- 47.6%	34	<b>13</b>	- 61.8%
Median Sales Price*	\$265,000	<b>\$335,000</b>	+ 26.4%	\$260,000	<b>\$310,000</b>	+ 19.2%
Average Sales Price*	\$286,897	<b>\$369,532</b>	+ 28.8%	\$295,552	<b>\$355,221</b>	+ 20.2%
Percent of List Price Received*	98.7%	<b>102.5%</b>	+ 3.9%	98.6%	<b>101.3%</b>	+ 2.7%
Inventory of Homes for Sale	107	<b>45</b>	- 57.9%	—	—	—
Months Supply of Inventory	1.2	<b>0.5</b>	- 58.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	13	<b>10</b>	- 23.1%	69	<b>51</b>	- 26.1%
Pending Sales	12	<b>11</b>	- 8.3%	61	<b>55</b>	- 9.8%
Closed Sales	5	<b>6</b>	+ 20.0%	53	<b>56</b>	+ 5.7%
Days on Market Until Sale	5	<b>16</b>	+ 220.0%	19	<b>12</b>	- 36.8%
Median Sales Price*	\$155,000	<b>\$164,500</b>	+ 6.1%	\$145,000	<b>\$159,500</b>	+ 10.0%
Average Sales Price*	\$154,620	<b>\$164,183</b>	+ 6.2%	\$145,868	<b>\$153,963</b>	+ 5.5%
Percent of List Price Received*	100.1%	<b>104.0%</b>	+ 3.9%	98.7%	<b>99.7%</b>	+ 1.0%
Inventory of Homes for Sale	10	<b>2</b>	- 80.0%	—	—	—
Months Supply of Inventory	0.9	<b>0.2</b>	- 77.8%	—	—	—

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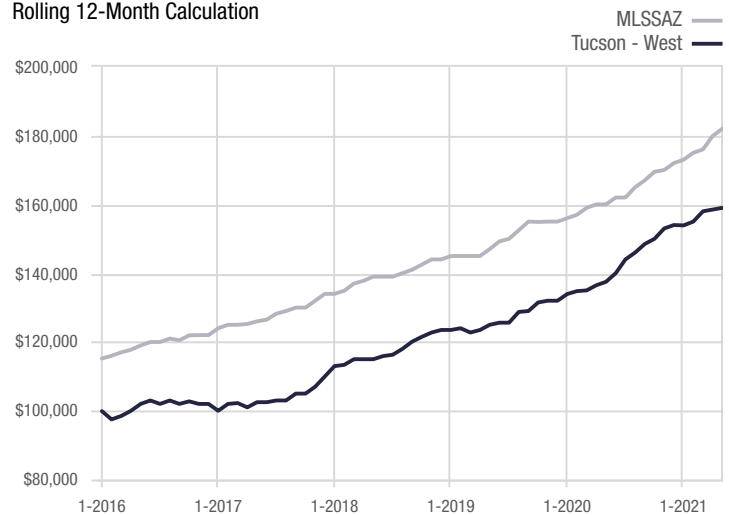
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Northeast

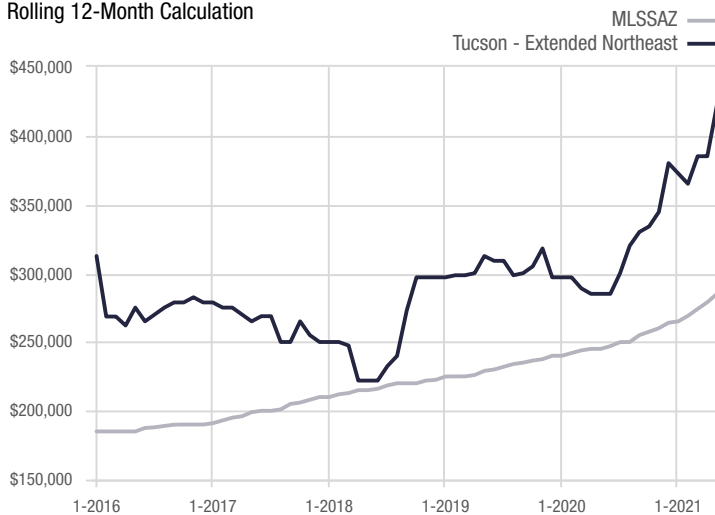
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	8	3	- 62.5%	19	6	- 68.4%
Pending Sales	4	2	- 50.0%	9	4	- 55.6%
Closed Sales	3	0	- 100.0%	6	3	- 50.0%
Days on Market Until Sale	106	—	—	71	163	+ 129.6%
Median Sales Price*	\$245,000	—	—	\$192,500	\$310,000	+ 61.0%
Average Sales Price*	\$235,000	—	—	\$202,767	\$328,333	+ 61.9%
Percent of List Price Received*	91.3%	—	—	93.6%	95.0%	+ 1.5%
Inventory of Homes for Sale	16	6	- 62.5%	—	—	—
Months Supply of Inventory	5.8	2.3	- 60.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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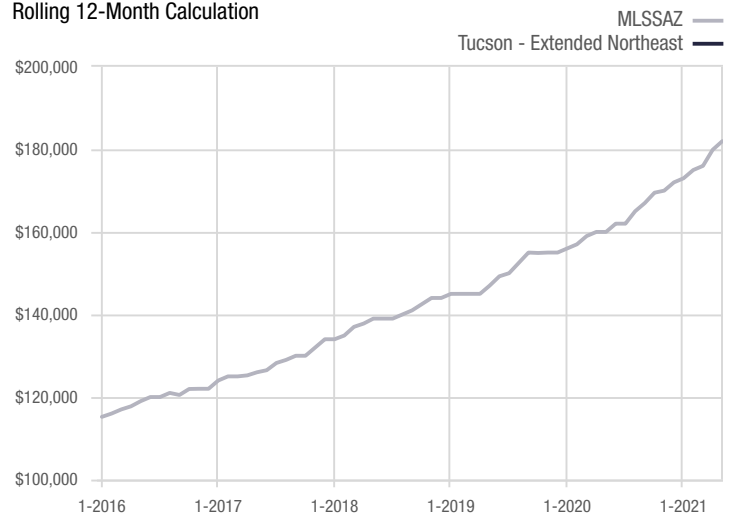
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Northwest

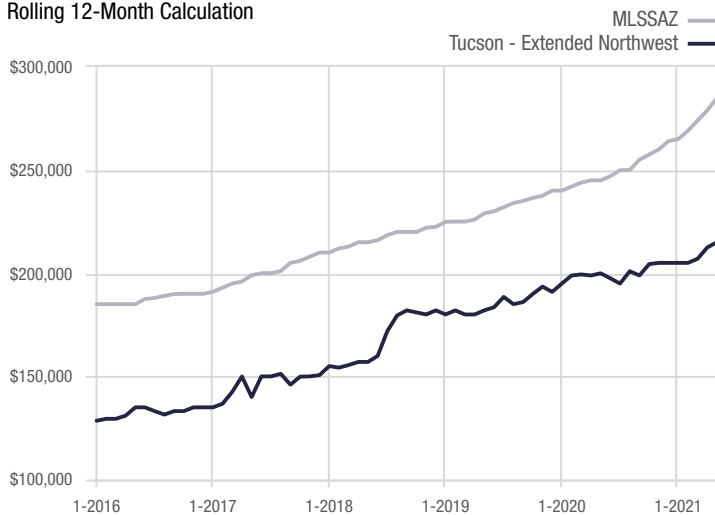
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	11	8	- 27.3%	39	37	- 5.1%
Pending Sales	9	11	+ 22.2%	33	35	+ 6.1%
Closed Sales	5	8	+ 60.0%	29	28	- 3.4%
Days on Market Until Sale	15	8	- 46.7%	28	6	- 78.6%
Median Sales Price*	\$234,900	<b>\$252,500</b>	+ 7.5%	\$203,700	<b>\$230,000</b>	+ 12.9%
Average Sales Price*	\$227,980	<b>\$264,813</b>	+ 16.2%	\$201,896	<b>\$238,449</b>	+ 18.1%
Percent of List Price Received*	97.5%	<b>99.9%</b>	+ 2.5%	99.0%	<b>101.2%</b>	+ 2.2%
Inventory of Homes for Sale	11	1	- 90.9%	—	—	—
Months Supply of Inventory	1.6	0.1	- 93.8%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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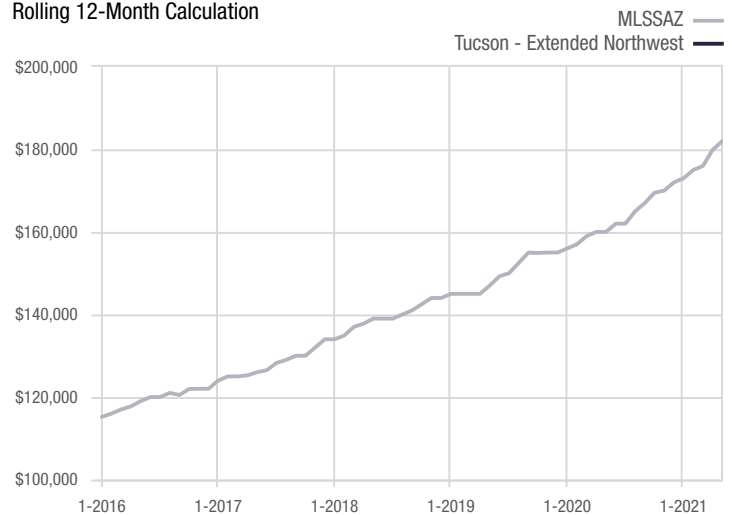
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Southeast

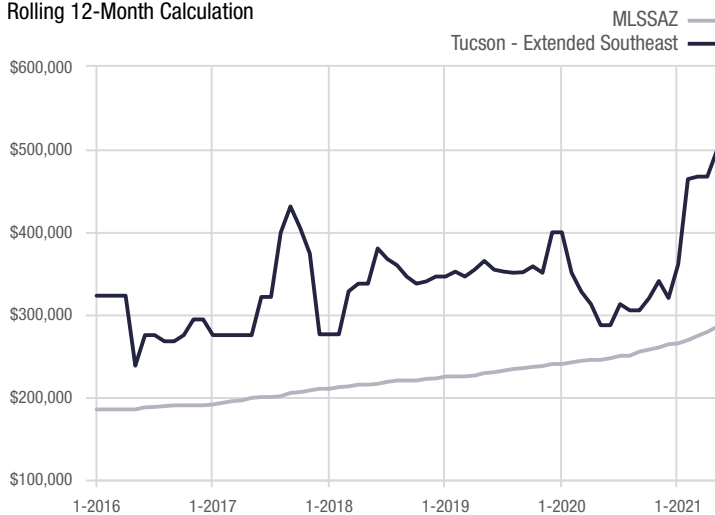
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	9	1	- 88.9%
Pending Sales	0	0	0.0%	7	7	0.0%
Closed Sales	0	3	—	8	8	0.0%
Days on Market Until Sale	—	168	—	48	120	+ 150.0%
Median Sales Price*	—	\$620,000	—	\$287,000	\$572,500	+ 99.5%
Average Sales Price*	—	\$610,167	—	\$333,170	\$583,063	+ 75.0%
Percent of List Price Received*	—	97.8%	—	92.4%	97.3%	+ 5.3%
Inventory of Homes for Sale	7	1	- 85.7%	—	—	—
Months Supply of Inventory	3.2	0.6	- 81.3%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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

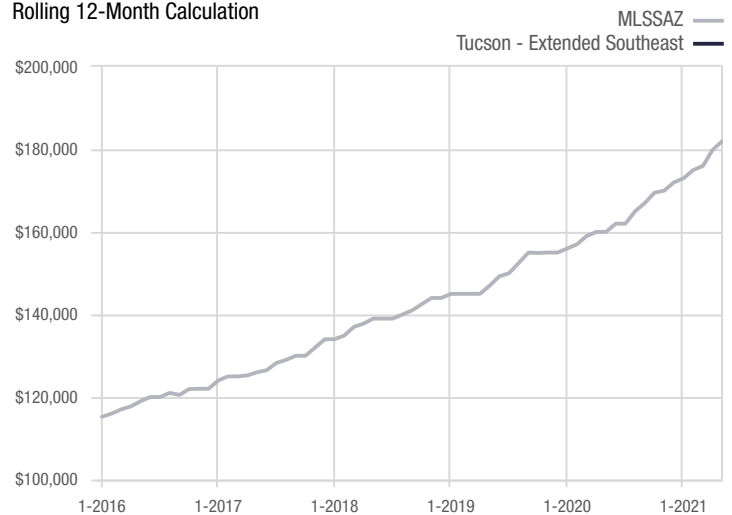
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Southwest

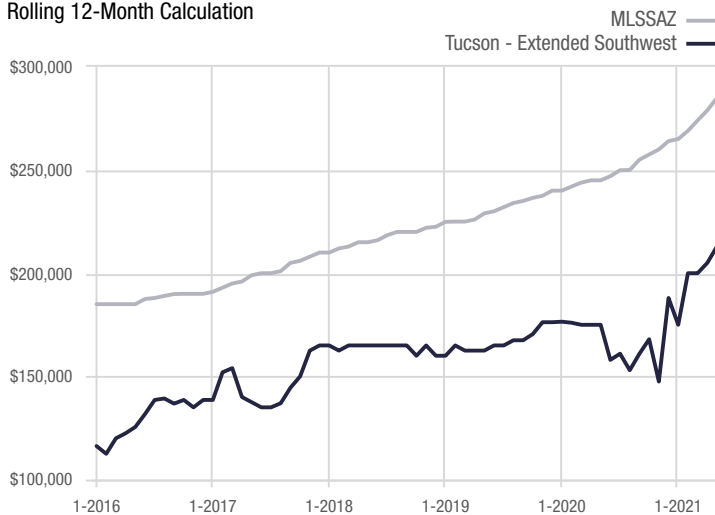
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	1	2	+ 100.0%	13	14	+ 7.7%
Pending Sales	2	4	+ 100.0%	9	17	+ 88.9%
Closed Sales	2	3	+ 50.0%	8	13	+ 62.5%
Days on Market Until Sale	6	73	+ 1,116.7%	34	50	+ 47.1%
Median Sales Price*	\$127,750	<b>\$245,000</b>	+ 91.8%	\$112,550	<b>\$225,000</b>	+ 99.9%
Average Sales Price*	\$127,750	<b>\$224,350</b>	+ 75.6%	\$125,325	<b>\$220,273</b>	+ 75.8%
Percent of List Price Received*	115.4%	<b>95.2%</b>	- 17.5%	96.9%	<b>99.1%</b>	+ 2.3%
Inventory of Homes for Sale	5	0	- 100.0%	—	—	—
Months Supply of Inventory	2.2	—	—	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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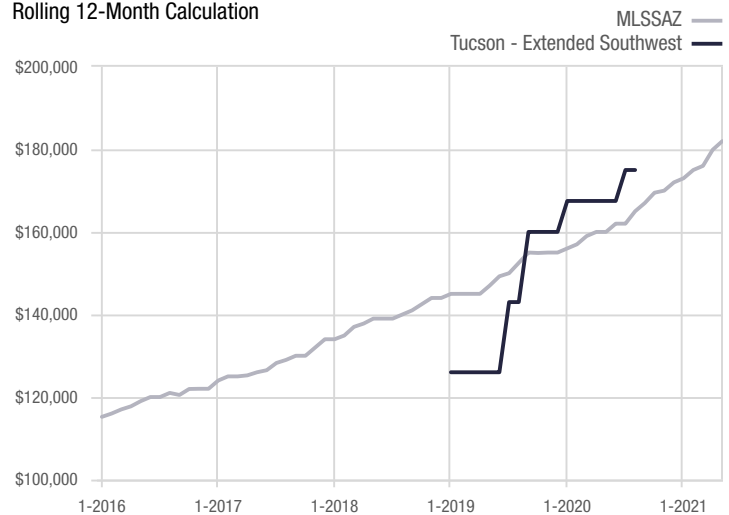
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended West

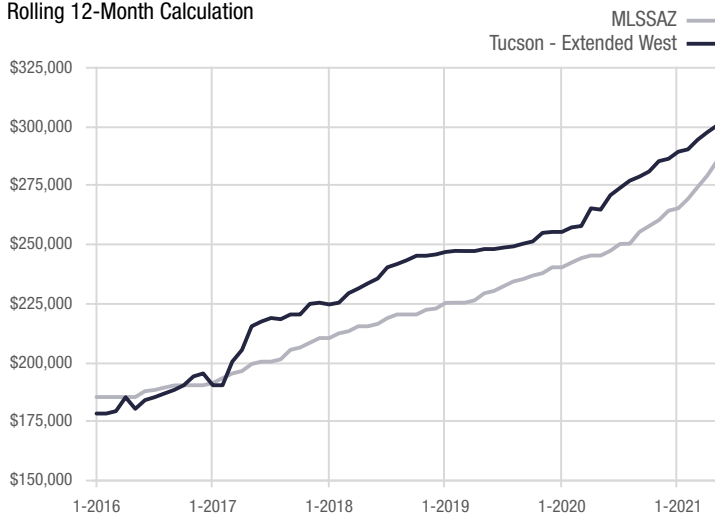
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	48	38	- 20.8%	240	225	- 6.3%
Pending Sales	54	57	+ 5.6%	222	206	- 7.2%
Closed Sales	42	31	- 26.2%	180	169	- 6.1%
Days on Market Until Sale	83	7	- 91.6%	78	17	- 78.2%
Median Sales Price*	\$251,000	<b>\$325,000</b>	+ 29.5%	\$269,275	<b>\$320,000</b>	+ 18.8%
Average Sales Price*	\$273,626	<b>\$342,090</b>	+ 25.0%	\$279,159	<b>\$331,590</b>	+ 18.8%
Percent of List Price Received*	98.5%	<b>101.9%</b>	+ 3.5%	98.9%	<b>100.7%</b>	+ 1.8%
Inventory of Homes for Sale	80	33	- 58.8%	—	—	—
Months Supply of Inventory	2.0	0.8	- 60.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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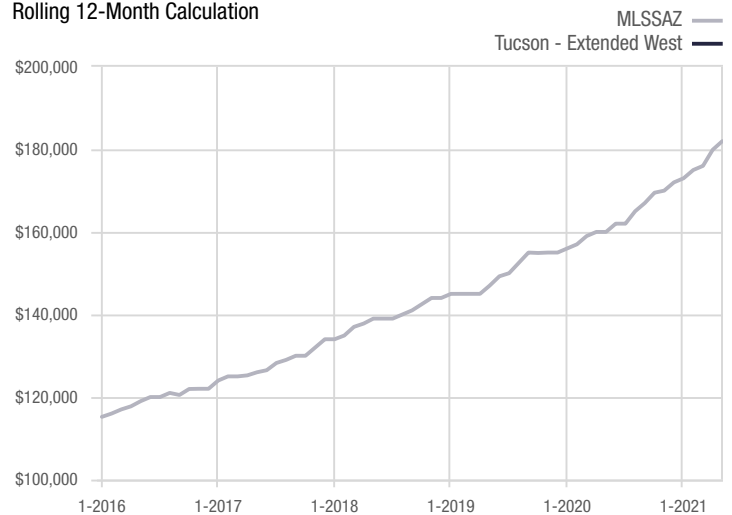
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Pima East

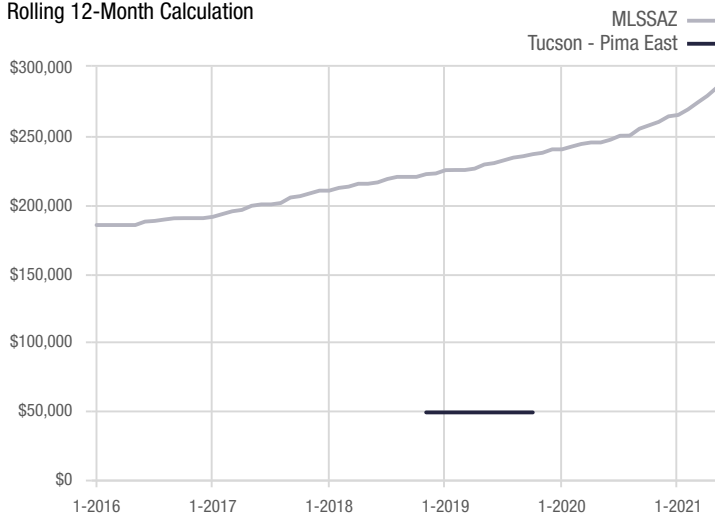
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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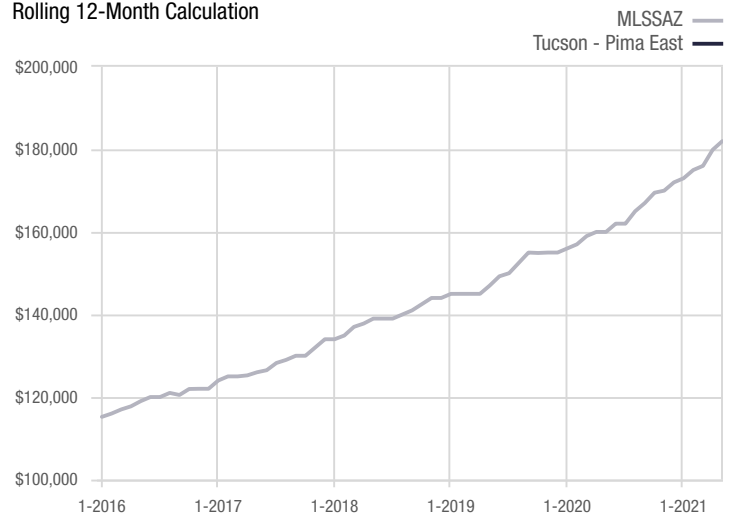
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Pima Northwest

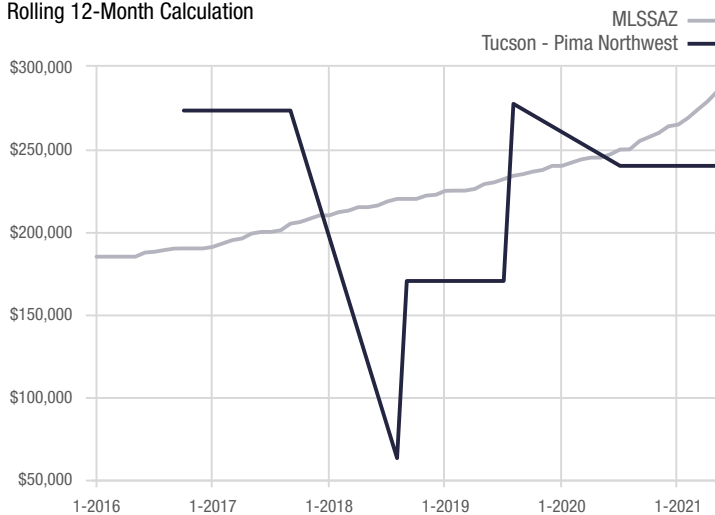
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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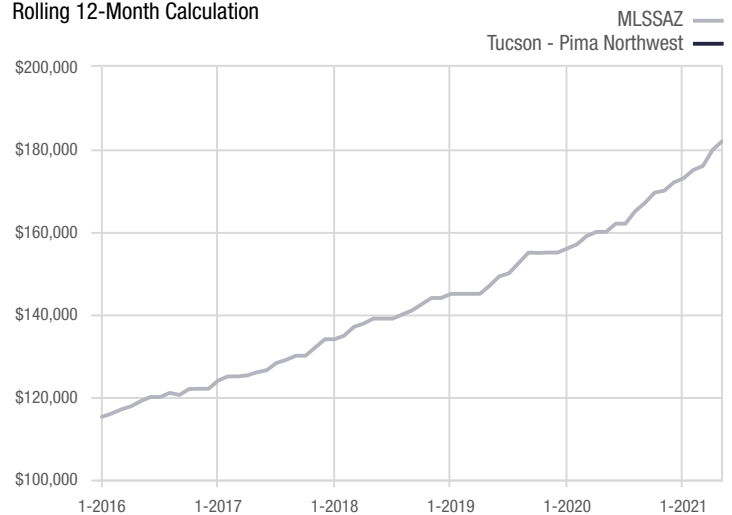
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

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## Tucson - Pima Southwest

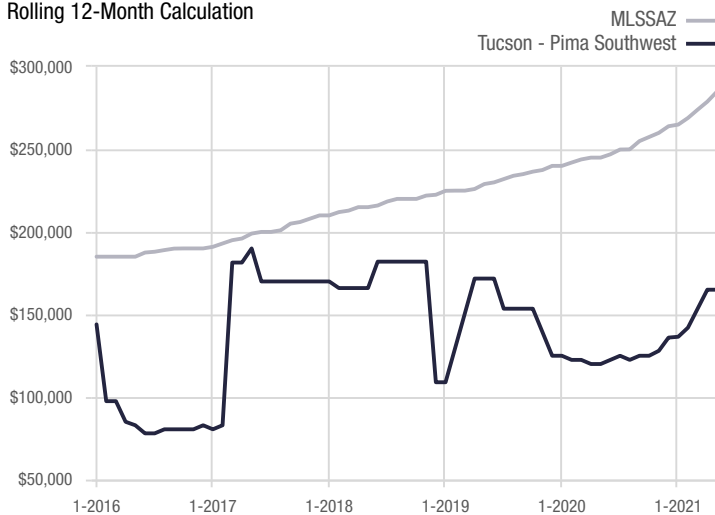
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	1	0	- 100.0%	9	4	- 55.6%
Pending Sales	1	0	- 100.0%	4	6	+ 50.0%
Closed Sales	0	0	0.0%	1	6	+ 500.0%
Days on Market Until Sale	—	—	—	3	260	+ 8,566.7%
Median Sales Price*	—	—	—	\$85,000	\$191,250	+ 125.0%
Average Sales Price*	—	—	—	\$85,000	\$229,750	+ 170.3%
Percent of List Price Received*	—	—	—	106.4%	86.8%	- 18.4%
Inventory of Homes for Sale	11	4	- 63.6%	—	—	—
Months Supply of Inventory	9.4	3.1	- 67.0%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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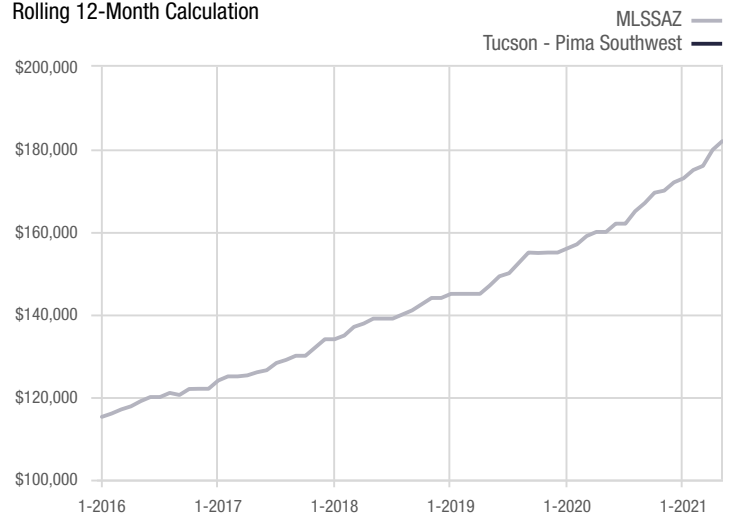
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – May 2021

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Benson / St. David

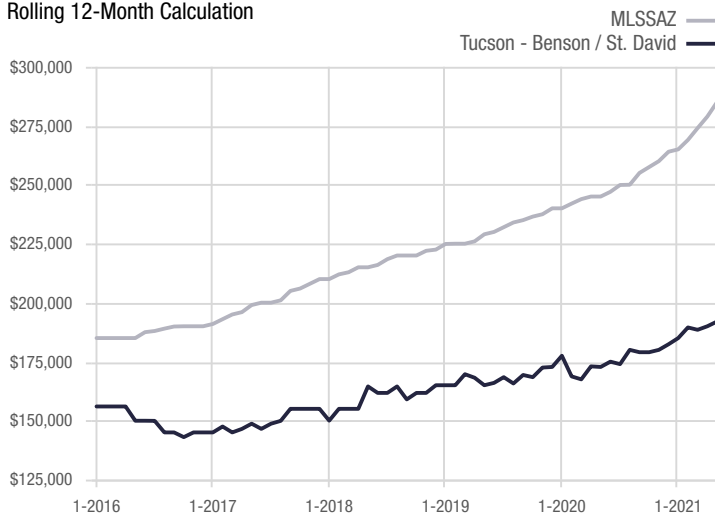
Single Family	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	11	15	+ 36.4%	53	85	+ 60.4%
Pending Sales	10	17	+ 70.0%	40	67	+ 67.5%
Closed Sales	10	11	+ 10.0%	34	61	+ 79.4%
Days on Market Until Sale	82	36	- 56.1%	66	44	- 33.3%
Median Sales Price*	\$165,375	<b>\$195,000</b>	+ 17.9%	\$179,500	<b>\$195,000</b>	+ 8.6%
Average Sales Price*	\$195,091	<b>\$214,455</b>	+ 9.9%	\$190,283	<b>\$213,444</b>	+ 12.2%
Percent of List Price Received*	99.3%	<b>95.3%</b>	- 4.0%	97.0%	<b>97.7%</b>	+ 0.7%
Inventory of Homes for Sale	31	25	- 19.4%	—	—	—
Months Supply of Inventory	3.5	2.0	- 42.9%	—	—	—

Townhouse/Condo/Duplex	May			Year to Date		
	2020	2021	% Change	Thru 5-2020	Thru 5-2021	% Change
<b>Key Metrics</b>						
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	28	—	—
Median Sales Price*	—	—	—	\$121,000	—	—
Average Sales Price*	—	—	—	\$121,000	—	—
Percent of List Price Received*	—	—	—	96.0%	—	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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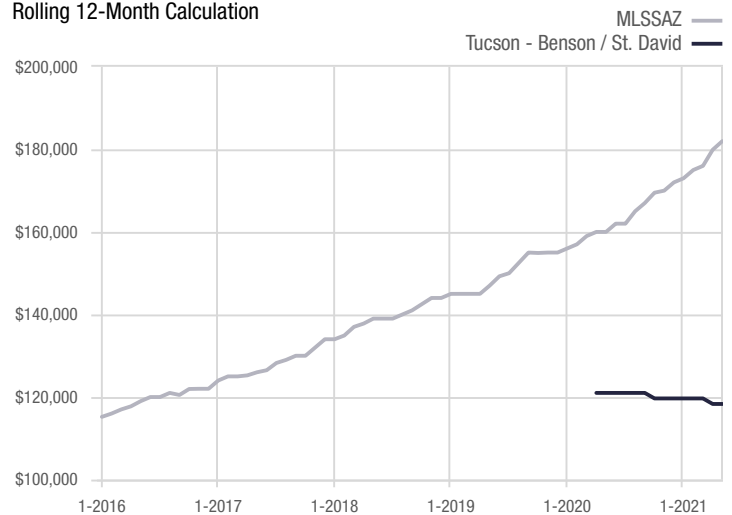
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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