

Annual Report for Multiple Listing Service of Southern Arizona

RESIDENTIAL REAL ESTATE ACTIVITY IN MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA



2021

Fervent buyer demand, driven by pandemic-induced changes to housing needs and preferences, reached extraordinary levels in 2021. The inventory of homes for sale remained low, as home seller activity did not rise proportionally to meet this demand. New construction activity, while strong, remains limited by a combination of material and labor shortages, rising material costs, and a regulatory and operational environment that makes it difficult to scale quickly.

The strong seller's market of 2020 continued and even strengthened in 2021, with inventory levels remaining low and multiple offer situations common across much of the housing market both locally and nationally. Multiple offers again drove prices significantly higher for the year.

Sales: Pending sales increased 3.4 percent, finishing 2021 at 21,094. Closed sales were up 3.9 percent to end the year at 20,706.

Listings: Comparing 2021 to the prior year, the number of homes available for sale was lower by 3.1 percent. There were 1,761 active listings at the end of 2021. New listings decreased by 3.8 percent to finish the year at 23,578.

Bedroom Count: Increases in sales prices occurred across homes of all sizes over the last year. In 2021, properties with 4 bedrooms or more saw the largest growth at 21.4 percent. The highest percent of original list price received at sale went to properties with 3 bedrooms at 100.9 percent.

Prices: Home prices were up compared to last year. The overall median sales price increased 22.0 percent to \$305,000 for the year. Single Family home prices were up 22.7 percent compared to last year, and Townhouse-Condo home prices were up 20.1 percent.

List Price Received: Sellers received, on average, 100.6 percent of their original list price at sale, a year-over-year improvement of 1.6 percent.

The 2021 housing market was once again strong both locally and nationally. Inventory shortages and high buyer demand continued to push home prices higher, with multiple offers on a limited number of homes the common theme in most market segments.

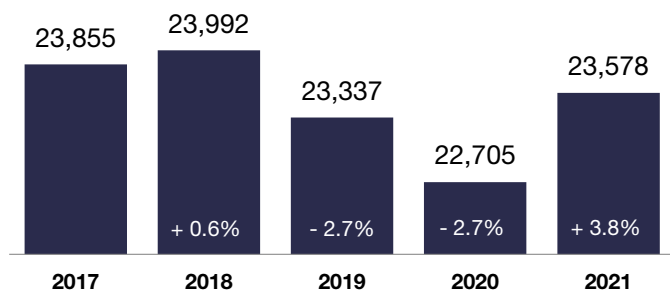
This year looks to continue the trends seen in the last 18 months, pushing home prices higher still. As mortgage rates are likely to continue to rise over the year as well, housing affordability will remain an important factor to watch.

Table of Contents

3	Quick Facts
5	Property Type Review
6	Bedroom Review
7	Price Range Review
8	Area Overviews
11	Area Historical Prices

Quick Facts

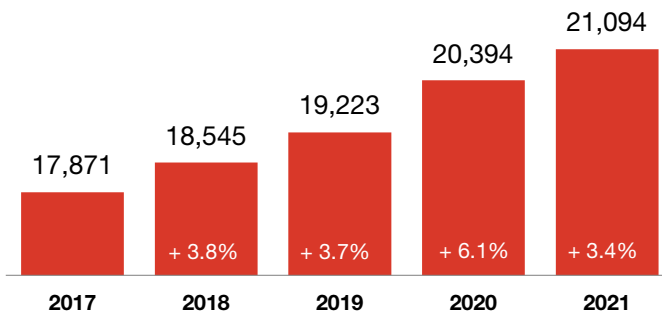
New Listings



Top Geographies: Change in New Listings from 2020

Tucson - Pima Northwest	+ 100.0%
85640	+ 100.0%
85610	+ 87.5%
Santa Cruz County - Patagonia	+ 72.7%
85606	+ 66.7%
Santa Cruz County - Tumacacori - Carmen	+ 50.0%
85607	+ 50.0%
Santa Cruz County - Rio Rico West	+ 44.8%
85602	+ 36.0%
Tucson - Benson / St. David	+ 32.4%

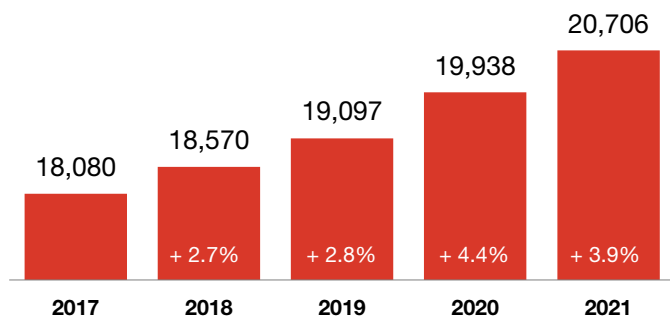
Pending Sales



Top Geographies: Change in Pending Sales from 2020

85640	+ 300.0%
85606	+ 166.7%
Tucson - Pima Northwest	+ 100.0%
85607	+ 100.0%
Santa Cruz County - Santa Cruz County	+ 80.0%
85624	+ 61.9%
Santa Cruz County - Patagonia	+ 60.0%
85610	+ 37.5%
Santa Cruz County - Elgin	+ 33.3%
85632	+ 33.3%

Closed Sales

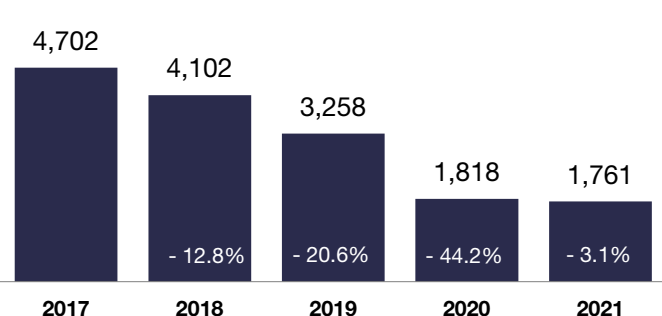


Top Geographies: Change in Closed Sales from 2020

85640	+ 300.0%
85606	+ 162.5%
Santa Cruz County - Santa Cruz County	+ 100.0%
85709	+ 100.0%
85607	+ 88.9%
85643	+ 46.9%
Santa Cruz County - Nogales East	+ 42.1%
Santa Cruz County - Patagonia	+ 31.8%
85621	+ 29.5%
85611	+ 29.4%

Inventory of Homes for Sale

At the end of the year.

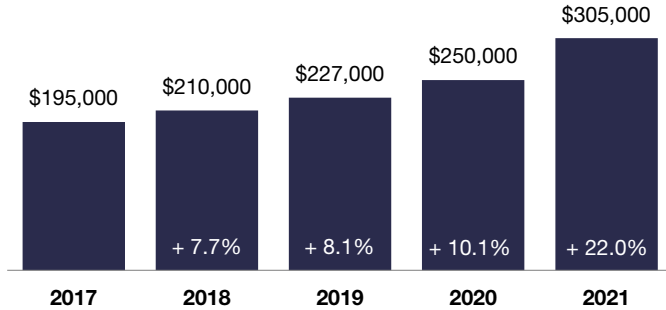


Top Geographies: Change in Homes for Sale from 2020

85653	+ 245.5%
Tucson - Extended West	+ 192.9%
85735	+ 133.3%
85757	+ 103.0%
Green Valley - Northeast	+ 86.2%
85747	+ 84.8%
Santa Cruz County - Rio Rico West	+ 83.3%
Tucson - Southwest	+ 58.3%
85711	+ 51.3%
85714	+ 50.0%

Quick Facts

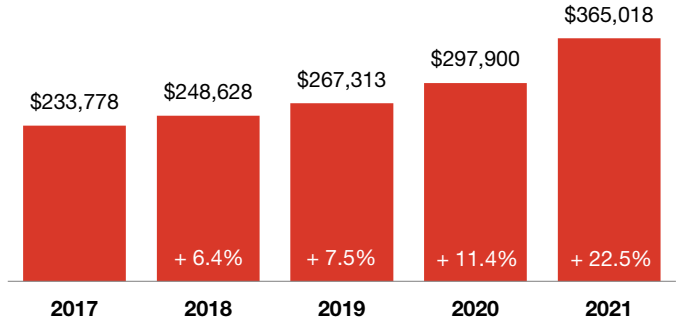
Median Sales Price



Top Geographies: Change in Median Sales Price from 2020

85617	+ 157.9%
Tucson - Extended Southeast	+ 96.9%
Santa Cruz County - Nogales West	+ 94.7%
Santa Cruz County - Santa Cruz County	+ 81.3%
85615	+ 75.9%
85638	+ 58.3%
85709	+ 56.3%
Tucson - Pima Southwest	+ 40.6%
85601	+ 39.7%
85611	+ 37.3%

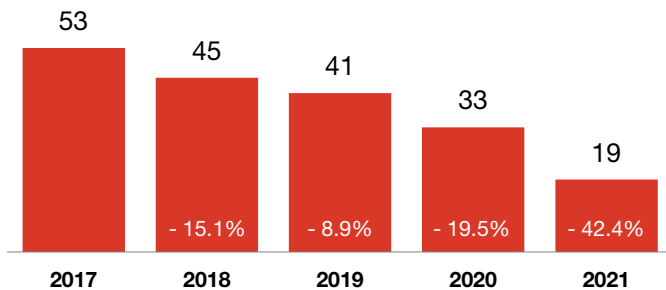
Average Sales Price



Top Geographies: Change in Avg. Sales Price from 2020

85607	+ 192.9%
85615	+ 93.0%
Tucson - Extended Southeast	+ 70.3%
Santa Cruz County - Nogales West	+ 69.7%
Santa Cruz County - Santa Cruz County	+ 62.9%
85709	+ 56.3%
85601	+ 45.2%
Tucson - Pima Southwest	+ 42.0%
85643	+ 41.5%
85638	+ 41.5%

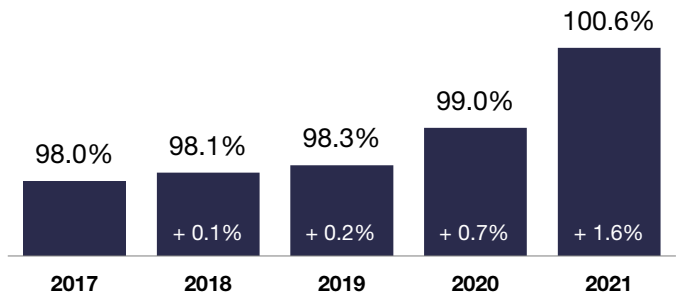
Days on Market Until Sale



Top Geographies: Change in Days on Market from 2020

Santa Cruz County - Amado	+ 205.3%
85645	+ 128.6%
Tucson - Extended Southeast	+ 110.3%
85605	+ 62.5%
85615	+ 54.3%
85630	+ 51.8%
Tucson - Pima Southwest	+ 51.5%
85601	+ 42.4%
85736	+ 20.7%
Santa Cruz County - Santa Cruz County	+ 17.9%

Percent of List Price Received



Top Geographies: Change in Pct. of List Price Received from 2020

85609	+ 4.5%
85643	+ 4.0%
85625	+ 3.8%
85603	+ 3.8%
Santa Cruz County - Tubac West	+ 3.4%
85617	+ 3.4%
85619	+ 3.2%
85709	+ 3.0%
Tucson - Extended Northeast	+ 2.8%
Santa Cruz County - Nogales West	+ 2.8%

Property Type Review

19

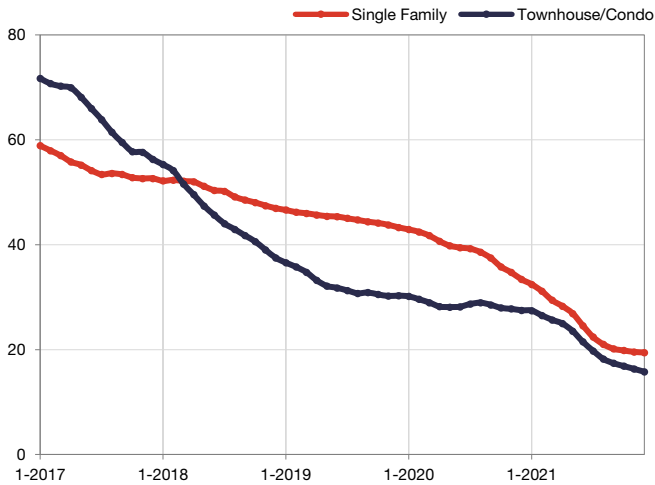
Average Days on Market
Single Family

16

Average Days on Market
Townhouse/Condo

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Geographies: Townhouse/Condo Market Share in 2021

Green Valley - Northwest	52.8%
Green Valley - Southwest	50.4%
Santa Cruz County - Tubac East	41.4%
Santa Cruz County	35.6%
Green Valley - Southeast	28.7%
Tucson - Northeast	26.6%
Tucson - South	20.6%
Cochise County	19.5%
Tucson - North	15.3%
Tucson - West	11.3%
Santa Cruz County - Nogales East	11.1%
Green Valley - Northeast	9.2%
Tucson - East	9.2%
Tucson - Northwest	8.4%
Pima County	7.3%
Tucson - Upper Northwest	6.5%

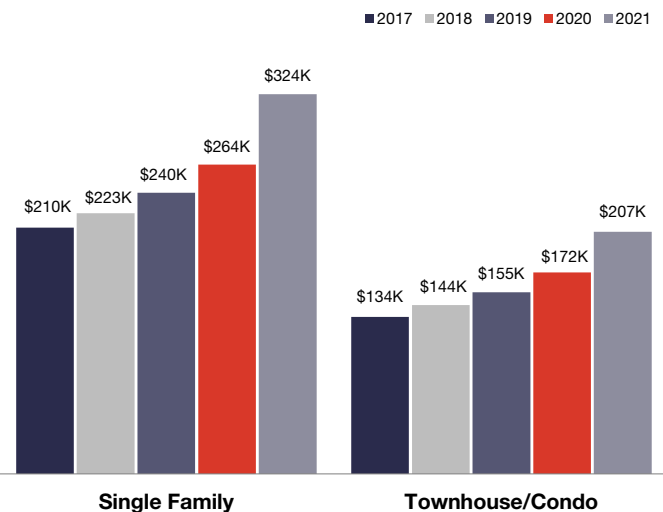
+ 22.7%

One-Year Change in Price
Single Family

+ 20.1%

One-Year Change in Price
Townhouse/Condo

Median Sales Price



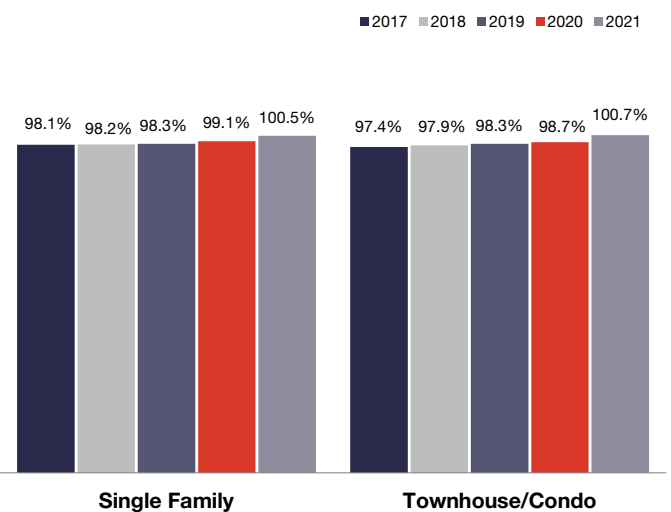
100.5%

Pct. of List Price Received
Single Family

100.7%

Pct. of List Price Received
Townhouse/Condo

Percent of List Price Received



Bedroom Count Review

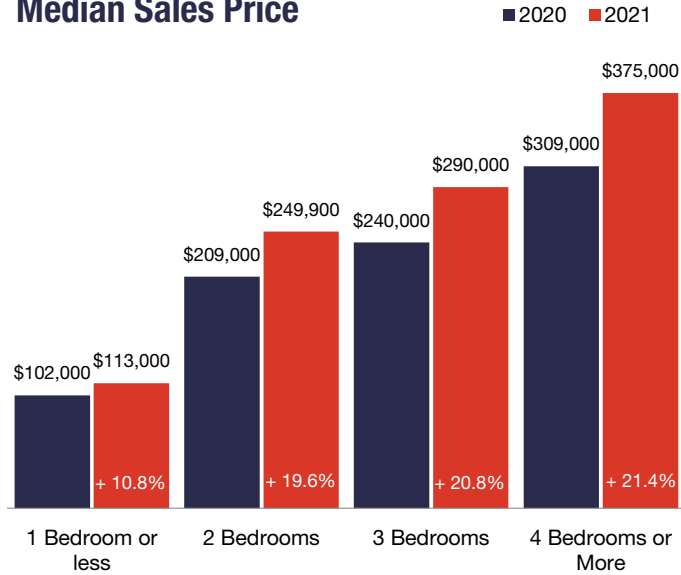
+ 10.8%

Growth in Median Sales Price
1 Bedrooms or Fewer

+ 21.4%

Growth in Median Sales Price
4 Bedrooms or More

Median Sales Price



Top Geographies: 4 Bedrooms or More Market Share in 2021

Tucson - Pima Northwest	100.0%
85620	100.0%
85709	100.0%
Santa Cruz County - Amado	90.9%
Santa Cruz County - Rio Rico West	77.4%
85648	75.4%
Santa Cruz County - Rio Rico East	73.8%
85616	68.8%
85645	68.4%
Santa Cruz County - Elgin	63.2%
85741	62.2%
Tucson - Extended Southwest	61.5%
85611	61.5%
Santa Cruz County	59.6%
85730	58.9%
Santa Cruz County - Tubac West	58.3%
85638	57.1%

99.5%

Percent of List Price Received
in 2021 for
1 Bedrooms or Fewer

100.5%

Percent of List Price Received
in 2021 for
2 Bedrooms

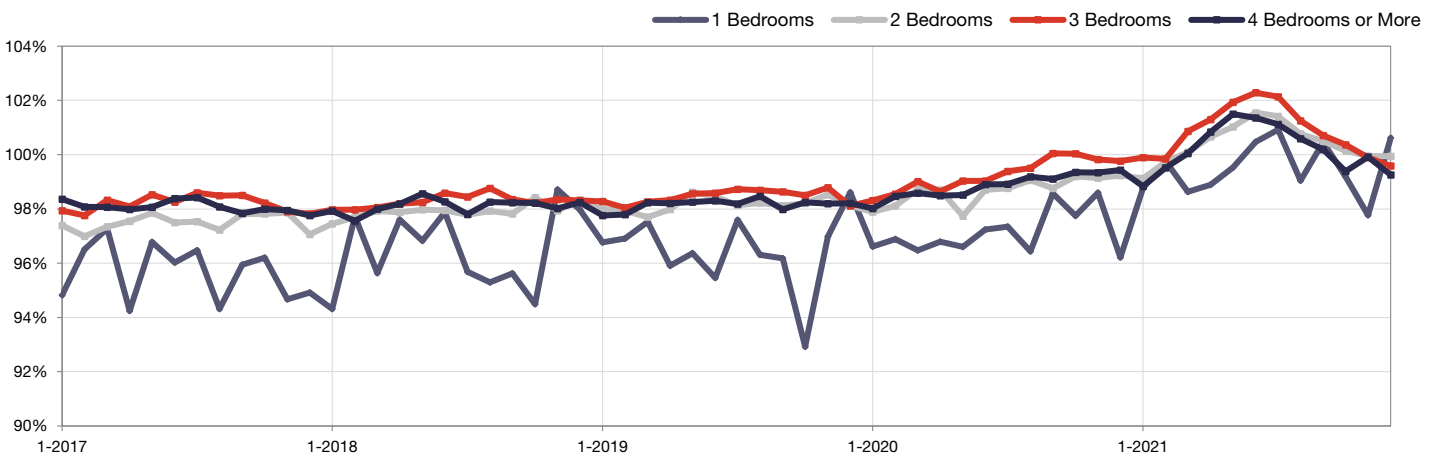
100.9%

Percent of List Price Received
in 2021 for
3 Bedrooms

100.3%

Percent of List Price Received
in 2021 for
4 Bedrooms or More

Percent of List Price Received



Price Range Review

**\$189,000 to
\$288,999**

Price Range with
Shortest Average
Market Time

**\$128,999 or
Less**

Price Range with
Longest Average
Market Time

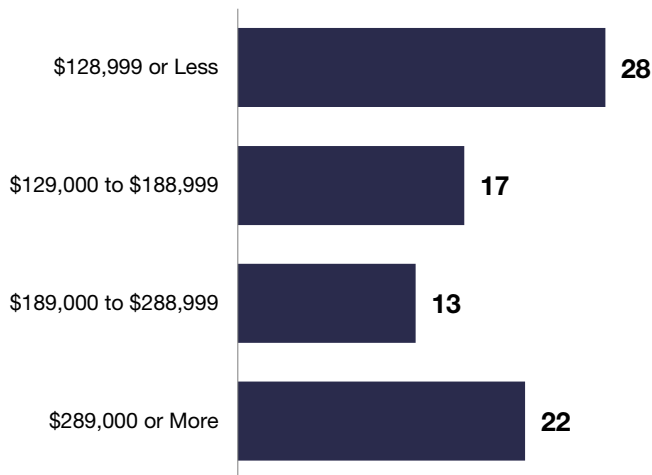
2.6%

of Homes for Sale
at Year End Priced
\$128,999 or Less

- 57.9%

One-Year Change
in Homes for Sale Priced
\$128,999 or Less

Days on Market Until Sale by Price Range



Share of Homes for Sale \$128,999 or Less



**\$289,000 or
More**

Price Range with the
Most Closed Sales

+ 57.1%

Price Range with Strongest
One-Year Change in Sales:
\$128,999 or Less

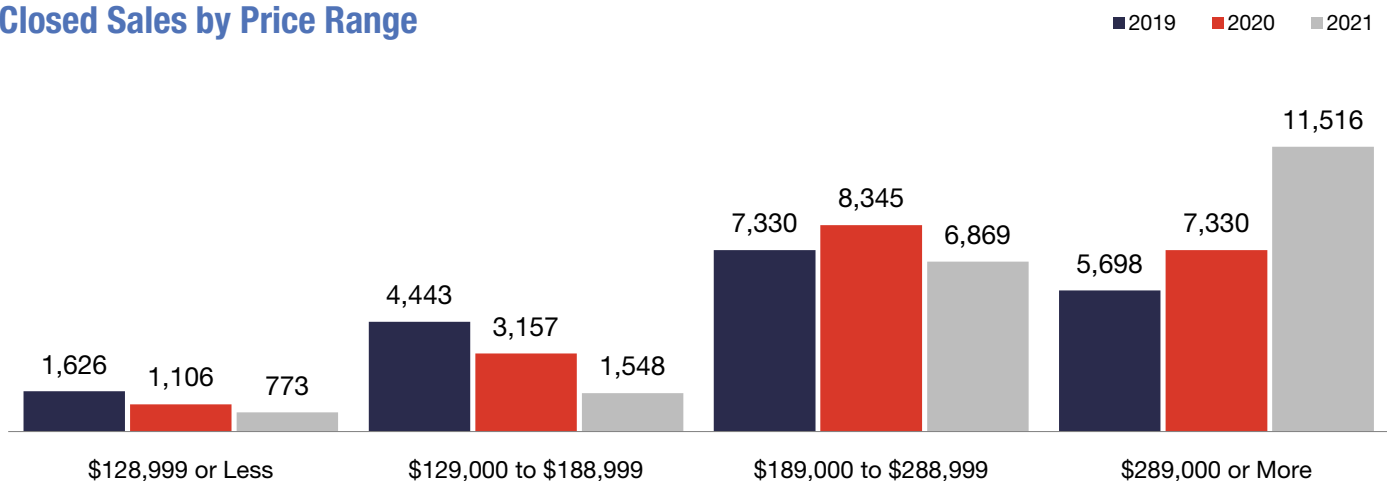
**\$128,999 or
Less**

Price Range with the
Fewest Closed Sales

- 51.0%

Price Range with Weakest
One-Year Change in Sales:
\$128,999 or Less

Closed Sales by Price Range



Area Overviews

	Total Closed Sales	Change from 2020	Median Sale Price Single Family	Median Sale Price Townhouse/ Condo	New Listings	Months Supply of Inventory	Days on Market	Pct. of List Price Received
Pima County	18,851	+ 3.4%	\$325,000	\$205,000	21,384	0.9	17	100.8%
Santa Cruz County	549	+ 8.1%	\$262,500	\$225,000	708	1.9	44	98.5%
Cochise County	473	+ 6.8%	\$200,000	\$120,000	558	1.7	52	97.0%
Tucson - Central	2,721	+ 5.8%	\$279,900	\$177,000	3,262	1.0	18	100.9%
Tucson - East	2,111	+ 5.9%	\$273,000	\$180,000	2,365	0.8	14	101.1%
Tucson - North	1,834	+ 2.3%	\$625,000	\$255,000	2,050	0.8	20	100.6%
Tucson - Northeast	916	+ 10.6%	\$455,000	\$161,000	1,015	0.9	16	100.5%
Tucson - Northwest	3,406	+ 0.1%	\$396,000	\$292,500	3,692	0.8	17	100.8%
Tucson - South	938	+ 3.3%	\$225,000	\$165,000	1,087	0.9	12	100.9%
Tucson - Southeast	551	+ 9.3%	\$338,000	\$226,000	616	0.9	15	101.1%
Tucson - Southwest	879	+ 0.5%	\$270,000	\$180,000	1,090	1.2	15	101.0%
Tucson - Upper Northwest	648	+ 12.3%	\$435,000	\$356,250	690	0.9	27	99.5%
Tucson - Upper Southeast	1,260	+ 4.0%	\$340,000	\$230,000	1,437	1.3	16	101.1%
Tucson - West	1,224	- 5.0%	\$327,000	\$173,900	1,345	0.6	14	101.3%
Tucson - Extended Northeast	21	- 22.2%	\$505,000	--	23	0.9	41	97.9%
Tucson - Extended Northwest	89	0.0%	\$255,000	--	99	0.5	8	100.9%
Tucson - Extended Southeast	15	+ 15.4%	\$630,000	--	13	2.0	143	97.5%
Tucson - Extended Southwest	31	+ 24.0%	\$249,000	--	35	1.0	34	98.4%
Tucson - Extended West	450	- 13.6%	\$348,495	--	631	1.9	19	100.5%
Tucson - Pima East	0	--	--	--	0	0.0	0	0.0%
Tucson - Pima Northwest	0	--	--	--	2	0.0	0	0.0%
Tucson - Benson / St. David	149	+ 28.4%	\$222,500	--	196	2.4	39	98.0%
Tucson - Pima Southwest	11	+ 10.0%	\$191,250	--	15	7.3	150	91.3%
Cochise	331	+ 0.9%	\$190,501	\$120,000	375	1.4	57	96.7%
Green Valley - North	803	+ 14.7%	\$297,000	\$202,500	866	1.1	19	100.8%
Green Valley - Northeast	477	+ 1.5%	\$330,000	\$259,950	548	1.4	14	100.1%
Green Valley - Southwest	377	+ 9.6%	\$359,900	\$222,000	386	1.0	23	99.6%
Green Valley - Northwest	548	+ 11.8%	\$285,000	\$170,000	593	1.0	20	100.3%
Green Valley - Southeast	162	- 8.0%	\$297,450	\$238,750	174	0.4	25	99.7%
Santa Cruz County - Amado	10	0.0%	\$155,500	--	9	0.0	58	98.0%
Santa Cruz County - Tubac West	12	- 40.0%	\$542,500	--	15	2.6	42	99.6%
Santa Cruz County - Tubac East	87	- 12.1%	\$530,500	\$237,500	128	2.2	75	97.5%
Santa Cruz County - Nogales East	81	+ 42.1%	\$159,000	\$222,000	95	2.6	48	97.4%
Santa Cruz County - Rio Rico East	172	+ 11.0%	\$239,000	\$157,000	218	1.6	22	99.5%
Santa Cruz County - Rio Rico West	93	+ 16.3%	\$239,000	\$128,000	126	1.3	15	99.5%
Santa Cruz County - Nogales West	16	- 20.0%	\$393,600	\$225,500	30	1.8	32	99.2%
Santa Cruz County - Tumacacori - Carmen	4	--	\$202,500	--	3	0.8	98	97.5%
Santa Cruz County - Patagonia	29	+ 31.8%	\$350,000	--	38	1.6	56	96.0%

Area Overviews

	Total Closed Sales	Change from 2020	Median Sale Price Single Family	Median Sale Price Townhouse/ Condo	New Listings	Months Supply of Inventory	Days on Market	Pct. of List Price Received
Santa Cruz County - Sonoita	28	- 6.7%	\$443,750	--	27	1.8	119	98.1%
Santa Cruz County - Elgin	17	+ 13.3%	\$459,000	--	19	2.2	114	97.5%
Santa Cruz County - Santa Cruz County	8	+ 100.0%	\$702,500	--	8	3.6	237	91.0%
85145	85	- 3.4%	\$252,000	--	94	0.4	8	100.8%
85245	1	--	\$260,000	--	1	0.0	6	100.0%
85601	9	- 10.0%	\$190,000	--	12	6.2	141	92.0%
85602	117	+ 28.6%	\$220,000	--	155	2.1	26	98.2%
85603	26	- 18.8%	\$164,500	--	36	3.1	54	98.7%
85605	1	- 50.0%	--	--	1	0.0	13	0.0%
85606	21	+ 162.5%	\$250,000	--	25	2.1	108	91.3%
85607	17	+ 88.9%	\$155,000	--	18	0.9	57	95.0%
85608	0	--	--	--	0	0.0	0	0.0%
85609	2	- 33.3%	\$263,500	--	3	0.0	60	95.2%
85610	10	+ 11.1%	\$145,000	--	15	0.7	25	91.3%
85611	22	+ 29.4%	\$503,750	--	21	1.7	174	95.5%
85613	0	--	--	--	0	0.0	0	0.0%
85614	1,167	+ 9.0%	\$301,000	\$185,420	1,260	0.9	19	100.2%
85615	13	- 40.9%	\$475,000	--	12	0.0	71	97.0%
85616	9	- 30.8%	\$125,000	--	13	0.6	26	97.3%
85617	3	- 57.1%	\$245,000	--	4	0.0	180	97.7%
85619	22	- 15.4%	\$505,000	\$125,000	25	0.8	40	98.1%
85620	1	--	\$151,000	--	1	0.0	17	100.7%
85621	101	+ 29.5%	\$170,000	\$223,750	131	2.6	44	97.7%
85622	373	+ 8.4%	\$359,500	\$222,000	384	1.0	23	99.6%
85623	141	+ 21.6%	\$532,500	\$382,000	139	0.8	46	98.7%
85624	30	+ 25.0%	\$375,000	--	33	1.5	78	94.8%
85625	72	+ 10.8%	\$142,250	\$109,000	70	0.7	51	98.2%
85629	836	+ 7.5%	\$301,000	\$202,250	932	1.4	19	100.7%
85630	31	+ 29.2%	\$260,000	--	41	3.8	85	97.1%
85632	7	+ 16.7%	\$275,000	--	8	1.5	50	89.6%
85635	47	- 27.7%	\$235,000	\$137,500	55	1.0	26	98.6%
85637	36	+ 2.9%	\$452,500	--	37	2.6	82	98.9%
85638	5	- 61.5%	\$237,500	--	9	1.5	30	96.8%
85640	4	+ 300.0%	\$202,500	--	4	0.8	98	97.5%
85641	849	+ 3.3%	\$369,920	\$222,000	990	1.5	22	100.6%
85643	72	+ 46.9%	\$168,000	\$125,000	78	2.0	85	95.9%
85644	0	--	--	--	0	0.0	0	0.0%
85645	12	+ 9.1%	\$171,500	--	13	2.7	64	96.7%

Area Overviews

	Total Closed Sales	Change from 2020	Median Sale Price Single Family	Median Sale Price Townhouse/ Condo	New Listings	Months Supply of Inventory	Days on Market	Pct. of List Price Received
85646	101	- 12.9%	\$535,000	\$237,500	143	2.3	73	97.8%
85648	264	+ 10.9%	\$238,500	\$147,000	344	1.5	19	99.5%
85650	27	+ 12.5%	\$340,000	--	29	0.4	29	97.6%
85653	410	- 11.8%	\$347,510	--	595	1.9	19	100.5%
85658	569	+ 8.4%	\$475,000	\$315,000	618	1.1	24	100.3%
85701	80	+ 8.1%	\$460,000	\$400,000	110	1.9	39	98.4%
85703	0	--	--	--	0	0.0	0	0.0%
85704	585	- 5.6%	\$435,000	\$235,000	644	0.5	16	101.0%
85705	393	+ 17.0%	\$240,000	\$165,000	485	1.1	17	100.7%
85706	400	- 6.3%	\$228,000	\$169,250	450	0.8	11	100.6%
85709	2	+ 100.0%	\$309,500	--	2	0.0	7	102.0%
85710	974	- 1.0%	\$270,000	\$176,100	1,083	0.8	16	101.0%
85711	570	+ 1.4%	\$250,000	\$180,000	706	1.2	15	101.3%
85712	540	+ 2.9%	\$275,000	\$135,000	638	0.8	15	100.9%
85713	424	- 0.5%	\$224,000	\$147,000	507	1.0	17	100.4%
85714	104	+ 6.1%	\$190,500	\$132,500	120	1.0	13	101.0%
85715	461	+ 9.5%	\$370,000	\$230,000	508	1.0	14	100.8%
85716	546	+ 9.6%	\$325,000	\$199,000	636	0.8	16	101.5%
85717	0	--	--	--	0	0.0	0	0.0%
85718	791	+ 5.5%	\$740,000	\$275,000	914	0.8	22	100.3%
85719	580	+ 13.7%	\$325,000	\$166,500	678	0.9	22	100.2%
85730	742	+ 15.0%	\$255,000	\$169,000	840	0.7	12	101.2%
85735	69	+ 19.0%	\$330,000	--	84	1.2	10	101.1%
85736	26	+ 23.8%	\$247,000	--	26	0.0	35	98.2%
85737	587	+ 1.6%	\$445,000	\$268,450	664	0.7	14	101.0%
85739	540	+ 8.9%	\$425,000	\$330,000	598	1.0	21	99.7%
85741	507	- 3.8%	\$289,000	\$225,000	570	0.7	10	101.2%
85742	758	- 6.1%	\$330,000	\$345,000	813	0.9	14	101.5%
85743	568	- 6.1%	\$343,500	--	595	0.6	12	101.4%
85745	573	- 7.9%	\$334,950	\$174,450	646	0.7	16	101.1%
85746	366	- 3.9%	\$245,000	\$163,500	410	0.7	11	101.2%
85747	744	+ 6.6%	\$320,000	\$230,000	827	1.0	12	101.5%
85748	399	+ 9.3%	\$330,000	\$217,000	447	0.7	12	101.1%
85749	379	+ 1.9%	\$585,000	--	422	0.8	17	100.6%
85750	731	+ 3.8%	\$628,150	\$260,001	779	0.8	18	100.7%
85755	724	+ 5.2%	\$465,000	\$305,000	745	0.7	22	99.9%
85756	495	+ 14.3%	\$272,000	\$265,000	545	0.6	11	101.4%
85757	386	- 0.8%	\$282,900	\$301,500	533	1.8	20	100.9%

Area Historical Median Prices

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Pima County	\$195,500	\$210,000	\$227,185	\$250,000	\$305,000	+ 22.0%	+ 56.0%
Santa Cruz County	\$133,250	\$159,000	\$185,000	\$215,000	\$253,500	+ 17.9%	+ 90.2%
Cochise County	\$126,500	\$135,000	\$157,750	\$175,000	\$198,100	+ 13.2%	+ 56.6%
Tucson - Central	\$164,000	\$174,000	\$188,500	\$215,000	\$255,900	+ 19.0%	+ 56.0%
Tucson - East	\$165,000	\$178,000	\$191,400	\$215,000	\$260,000	+ 20.9%	+ 57.6%
Tucson - North	\$330,250	\$335,000	\$355,000	\$405,000	\$480,000	+ 18.5%	+ 45.3%
Tucson - Northeast	\$265,000	\$285,000	\$310,000	\$333,100	\$394,250	+ 18.4%	+ 48.8%
Tucson - Northwest	\$247,000	\$259,900	\$275,000	\$305,900	\$385,000	+ 25.9%	+ 55.9%
Tucson - South	\$137,200	\$145,000	\$166,000	\$182,000	\$220,000	+ 20.9%	+ 60.3%
Tucson - Southeast	\$218,500	\$230,000	\$246,000	\$267,400	\$335,000	+ 25.3%	+ 53.3%
Tucson - Southwest	\$161,000	\$180,000	\$190,000	\$215,222	\$268,900	+ 24.9%	+ 67.0%
Tucson - Upper Northwest	\$282,500	\$310,000	\$336,500	\$369,000	\$425,000	+ 15.2%	+ 50.4%
Tucson - Upper Southeast	\$224,538	\$234,085	\$255,000	\$275,000	\$340,000	+ 23.6%	+ 51.4%
Tucson - West	\$209,000	\$220,000	\$242,000	\$260,000	\$315,000	+ 21.2%	+ 50.7%
Tucson - Extended Northeast	\$250,000	\$297,000	\$297,000	\$380,000	\$505,000	+ 32.9%	+ 102.0%
Tucson - Extended Northwest	\$150,625	\$182,000	\$190,950	\$205,000	\$255,000	+ 24.4%	+ 69.3%
Tucson - Extended Southeast	\$276,000	\$345,950	\$399,500	\$320,000	\$630,000	+ 96.9%	+ 128.3%
Tucson - Extended Southwest	\$165,000	\$160,000	\$175,000	\$188,000	\$249,000	+ 32.4%	+ 50.9%
Tucson - Extended West	\$225,000	\$245,450	\$255,000	\$286,000	\$348,495	+ 21.9%	+ 54.9%
Tucson - Pima East	\$0	\$48,825	\$0	\$0	\$0	--	--
Tucson - Pima Northwest	\$0	\$170,288	\$0	\$240,000	\$0	- 100.0%	--
Tucson - Benson / St. David	\$155,000	\$165,000	\$172,750	\$180,000	\$222,500	+ 23.6%	+ 43.5%
Tucson - Pima Southwest	\$170,000	\$108,950	\$125,000	\$136,000	\$191,250	+ 40.6%	+ 12.5%
Cochise	\$118,500	\$117,000	\$145,000	\$162,000	\$186,000	+ 14.8%	+ 57.0%
Green Valley - North	\$178,000	\$190,000	\$206,500	\$240,000	\$295,500	+ 23.1%	+ 66.0%
Green Valley - Northeast	\$198,000	\$219,400	\$237,000	\$265,000	\$320,000	+ 20.8%	+ 61.6%
Green Valley - Southwest	\$187,800	\$190,000	\$222,000	\$257,000	\$282,500	+ 9.9%	+ 50.4%
Green Valley - Northwest	\$130,000	\$148,250	\$169,000	\$187,500	\$220,000	+ 17.3%	+ 69.2%
Green Valley - Southeast	\$175,500	\$190,000	\$213,250	\$236,000	\$268,000	+ 13.6%	+ 52.7%
Santa Cruz County - Amado	\$0	\$117,000	\$124,900	\$145,250	\$155,500	+ 7.1%	--
Santa Cruz County - Tubac West	\$385,000	\$351,650	\$312,500	\$400,000	\$542,500	+ 35.6%	+ 40.9%
Santa Cruz County - Tubac East	\$283,500	\$320,000	\$300,000	\$340,000	\$390,000	+ 14.7%	+ 37.6%
Santa Cruz County - Nogales East	\$110,400	\$115,000	\$119,900	\$159,900	\$160,000	+ 0.1%	+ 44.9%
Santa Cruz County - Rio Rico East	\$134,125	\$149,000	\$161,500	\$185,000	\$235,000	+ 27.0%	+ 75.2%
Santa Cruz County - Rio Rico West	\$117,000	\$142,500	\$171,950	\$180,750	\$238,000	+ 31.7%	+ 103.4%
Santa Cruz County - Nogales West	\$119,000	\$149,000	\$186,000	\$201,000	\$391,300	+ 94.7%	+ 228.8%
Santa Cruz County - Tumacacori - Carmen	\$32,000	\$140,000	\$1,985,759	\$0	\$202,500	--	+ 532.8%
Santa Cruz County - Patagonia	\$0	\$262,000	\$327,000	\$354,500	\$350,000	- 1.3%	--

Area Historical Median Prices

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
Santa Cruz County - Sonoita	\$365,000	\$318,500	\$331,000	\$398,150	\$443,750	+ 11.5%	+ 21.6%
Santa Cruz County - Elgin	\$0	\$349,250	\$350,000	\$367,000	\$459,000	+ 25.1%	--
Santa Cruz County - Santa Cruz County	\$249,450	\$265,500	\$294,000	\$387,500	\$702,500	+ 81.3%	+ 181.6%
85145	\$150,625	\$182,000	\$188,450	\$205,000	\$252,000	+ 22.9%	+ 67.3%
85245	\$0	\$0	\$0	\$0	\$260,000	--	--
85601	\$150,000	\$182,000	\$139,250	\$136,000	\$190,000	+ 39.7%	+ 26.7%
85602	\$155,000	\$157,500	\$162,000	\$179,000	\$220,000	+ 22.9%	+ 41.9%
85603	\$120,000	\$142,000	\$118,750	\$147,500	\$164,500	+ 11.5%	+ 37.1%
85605	\$25,000	\$85,375	\$38,000	\$107,000	\$0	- 100.0%	- 100.0%
85606	\$177,500	\$158,500	\$170,000	\$221,250	\$250,000	+ 13.0%	+ 40.8%
85607	\$35,450	\$48,235	\$112,350	\$199,900	\$155,000	- 22.5%	+ 337.2%
85608	\$0	\$0	\$0	\$0	\$0	--	--
85609	\$180,000	\$110,000	\$49,950	\$285,000	\$263,500	- 7.5%	+ 46.4%
85610	\$166,750	\$158,500	\$97,250	\$210,000	\$145,000	- 31.0%	- 13.0%
85611	\$262,000	\$389,500	\$295,000	\$367,000	\$503,750	+ 37.3%	+ 92.3%
85613	\$0	\$0	\$0	\$0	\$0	--	--
85614	\$150,000	\$170,000	\$190,000	\$219,900	\$260,000	+ 18.2%	+ 73.3%
85615	\$187,750	\$231,050	\$325,000	\$270,000	\$475,000	+ 75.9%	+ 153.0%
85616	\$139,000	\$195,000	\$172,000	\$149,000	\$125,000	- 16.1%	- 10.1%
85617	\$128,250	\$117,500	\$140,000	\$95,000	\$245,000	+ 157.9%	+ 91.0%
85619	\$250,000	\$297,000	\$297,000	\$372,500	\$465,000	+ 24.8%	+ 86.0%
85620	\$0	\$0	\$0	\$0	\$151,000	--	--
85621	\$110,000	\$124,250	\$163,000	\$165,000	\$170,000	+ 3.0%	+ 54.5%
85622	\$188,750	\$190,000	\$222,000	\$255,000	\$282,500	+ 10.8%	+ 49.7%
85623	\$295,000	\$334,500	\$342,000	\$373,500	\$501,023	+ 34.1%	+ 69.8%
85624	\$340,000	\$262,000	\$325,000	\$395,000	\$375,000	- 5.1%	+ 10.3%
85625	\$88,000	\$70,000	\$93,700	\$122,000	\$139,450	+ 14.3%	+ 58.5%
85629	\$185,000	\$199,999	\$218,350	\$248,500	\$300,000	+ 20.7%	+ 62.2%
85630	\$150,000	\$194,500	\$294,000	\$225,000	\$260,000	+ 15.6%	+ 73.3%
85632	\$227,000	\$155,000	\$200,000	\$294,000	\$275,000	- 6.5%	+ 21.1%
85635	\$116,000	\$140,000	\$179,900	\$184,000	\$222,500	+ 20.9%	+ 91.8%
85637	\$277,500	\$324,000	\$355,000	\$378,000	\$452,500	+ 19.7%	+ 63.1%
85638	\$110,000	\$135,000	\$90,000	\$150,000	\$237,500	+ 58.3%	+ 115.9%
85640	\$32,000	\$210,000	\$1,195,000	\$512,500	\$202,500	- 60.5%	+ 532.8%
85641	\$248,600	\$262,485	\$279,900	\$292,000	\$368,000	+ 26.0%	+ 48.0%
85643	\$95,000	\$84,000	\$102,500	\$129,000	\$167,500	+ 29.8%	+ 76.3%
85644	\$0	\$0	\$0	\$0	\$0	--	--
85645	\$162,750	\$118,000	\$125,450	\$146,000	\$171,500	+ 17.5%	+ 5.4%

Area Historical Median Prices

	2017	2018	2019	2020	2021	Change From 2020	Change From 2017
85646	\$283,500	\$319,950	\$300,000	\$354,725	\$425,000	+ 19.8%	+ 49.9%
85648	\$130,000	\$149,000	\$165,000	\$185,000	\$235,000	+ 27.0%	+ 80.8%
85650	\$170,000	\$201,500	\$227,000	\$250,950	\$340,000	+ 35.5%	+ 100.0%
85653	\$223,000	\$244,900	\$254,900	\$285,000	\$347,510	+ 21.9%	+ 55.8%
85658	\$287,925	\$325,000	\$345,000	\$375,000	\$470,000	+ 25.3%	+ 63.2%
85701	\$321,250	\$324,000	\$327,500	\$357,450	\$440,000	+ 23.1%	+ 37.0%
85703	\$0	\$80,000	\$0	\$0	\$0	--	--
85704	\$235,200	\$250,000	\$278,750	\$305,550	\$385,000	+ 26.0%	+ 63.7%
85705	\$138,750	\$142,000	\$165,000	\$180,000	\$222,000	+ 23.3%	+ 60.0%
85706	\$137,500	\$143,000	\$170,000	\$185,000	\$220,000	+ 18.9%	+ 60.0%
85709	\$135,900	\$191,750	\$451,000	\$198,000	\$309,500	+ 56.3%	+ 127.7%
85710	\$162,000	\$175,000	\$189,000	\$210,000	\$257,500	+ 22.6%	+ 59.0%
85711	\$155,500	\$168,000	\$180,575	\$200,000	\$245,750	+ 22.9%	+ 58.0%
85712	\$165,000	\$172,000	\$183,000	\$214,500	\$235,500	+ 9.8%	+ 42.7%
85713	\$123,500	\$135,000	\$141,500	\$167,200	\$209,950	+ 25.6%	+ 70.0%
85714	\$118,000	\$121,750	\$145,750	\$153,000	\$190,000	+ 24.2%	+ 61.0%
85715	\$218,700	\$235,500	\$244,950	\$276,000	\$320,000	+ 15.9%	+ 46.3%
85716	\$185,000	\$196,000	\$205,000	\$249,250	\$278,000	+ 11.5%	+ 50.3%
85717	\$0	\$0	\$0	\$0	\$0	--	--
85718	\$394,000	\$415,000	\$430,000	\$510,000	\$599,000	+ 17.5%	+ 52.0%
85719	\$190,000	\$215,000	\$238,500	\$255,500	\$298,200	+ 16.7%	+ 56.9%
85730	\$153,250	\$167,000	\$177,750	\$200,000	\$244,000	+ 22.0%	+ 59.2%
85735	\$185,000	\$213,495	\$217,850	\$257,488	\$330,000	+ 28.2%	+ 78.4%
85736	\$144,500	\$157,500	\$175,000	\$188,000	\$247,000	+ 31.4%	+ 70.9%
85737	\$280,000	\$295,250	\$314,500	\$345,000	\$422,000	+ 22.3%	+ 50.7%
85739	\$275,000	\$305,950	\$325,000	\$355,250	\$420,000	+ 18.2%	+ 52.7%
85741	\$180,000	\$192,500	\$205,000	\$236,000	\$285,000	+ 20.8%	+ 58.3%
85742	\$207,000	\$220,000	\$237,000	\$260,000	\$330,650	+ 27.2%	+ 59.7%
85743	\$232,000	\$245,000	\$260,000	\$279,000	\$343,500	+ 23.1%	+ 48.1%
85745	\$197,000	\$214,500	\$235,000	\$254,000	\$305,000	+ 20.1%	+ 54.8%
85746	\$150,000	\$165,000	\$178,000	\$195,000	\$242,000	+ 24.1%	+ 61.3%
85747	\$205,000	\$217,000	\$229,900	\$255,000	\$320,000	+ 25.5%	+ 56.1%
85748	\$219,000	\$225,000	\$241,000	\$275,000	\$320,000	+ 16.4%	+ 46.1%
85749	\$379,900	\$399,450	\$417,000	\$449,500	\$585,000	+ 30.1%	+ 54.0%
85750	\$324,500	\$329,000	\$364,375	\$399,000	\$470,000	+ 17.8%	+ 44.8%
85755	\$285,000	\$314,413	\$329,000	\$374,700	\$440,000	+ 17.4%	+ 54.4%
85756	\$169,000	\$184,600	\$197,000	\$220,000	\$272,000	+ 23.6%	+ 60.9%
85757	\$177,950	\$188,000	\$205,585	\$231,000	\$282,950	+ 22.5%	+ 59.0%