

# Monthly Indicators



## August 2022

Summer 2022 has been a season of change for the U.S. real estate market. With housing affordability at a 33-year low, existing-home sales have continued to soften nationwide, falling 5.9% month-to-month and 20.9% year-over-year as of last measure, according to the National Association of REALTORS® (NAR). Pending home sales have also continued to decline, while new listings have steadily increased, with unsold inventory reaching 3.3 months' supply at the start of August. The pullback in demand has been particularly hard on homebuilders, causing new-home sales and construction to slow.

New Listings decreased 7.5 percent for Single Family but increased 7.3 percent for Townhouse/Condo. Pending Sales decreased 9.0 percent for Single Family but remained flat for Townhouse/Condo. Inventory increased 41.0 percent for Single Family and 47.6 percent for Townhouse/Condo.

Median Sales Price increased 12.4 percent to \$367,000 for Single Family and 26.4 percent to \$265,500 for Townhouse/Condo. Days on Market increased 53.3 percent for Single Family and 72.7 percent for Townhouse/Condo. Months Supply of Inventory increased 46.2 percent for Single Family and 62.5 percent for Townhouse/Condo.

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

## Quick Facts

**- 16.8%**

Change in  
**Closed Sales**  
All Properties

**+ 11.1%**

Change in  
**Median Sales Price**  
All Properties

**+ 41.7%**

Change in  
**Homes for Sale**  
All Properties

This report covers residential real estate activity in the Multiple Listing Service of Southern Arizona. 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.



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Key Metrics	Historical Sparkbars	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,786	1,652	- 7.5%	13,812	13,766	- 0.3%
Pending Sales		1,429	1,301	- 9.0%	12,179	11,242	- 7.7%
Closed Sales		1,372	1,115	- 18.7%	11,945	11,085	- 7.2%
Days on Market Until Sale		15	23	+ 53.3%	20	21	+ 5.0%
Median Sales Price		\$326,500	\$367,000	+ 12.4%	\$315,000	\$365,253	+ 16.0%
Average Sales Price		\$387,987	\$435,957	+ 12.4%	\$384,291	\$438,422	+ 14.1%
Percent of List Price Received		100.9%	98.9%	- 2.0%	100.8%	100.5%	- 0.3%
Housing Affordability Index		117	82	- 29.9%	122	82	- 32.8%
Inventory of Homes for Sale		1,857	2,619	+ 41.0%	—	—	—
Months Supply of Inventory		1.3	1.9	+ 46.2%	—	—	—

# 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.



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Key Metrics	Historical Sparkbars	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		247	265	+ 7.3%	2,401	2,393	- 0.3%
Pending Sales		227	227	0.0%	2,245	2,080	- 7.3%
Closed Sales		244	230	- 5.7%	2,248	2,065	- 8.1%
Days on Market Until Sale		11	19	+ 72.7%	15	15	0.0%
Median Sales Price		\$210,000	\$265,500	+ 26.4%	\$204,750	\$245,000	+ 19.7%
Average Sales Price		\$232,100	\$283,322	+ 22.1%	\$219,586	\$268,107	+ 22.1%
Percent of List Price Received		101.1%	99.0%	- 2.1%	100.8%	101.1%	+ 0.3%
Housing Affordability Index		183	113	- 38.3%	187	123	- 34.2%
Inventory of Homes for Sale		212	313	+ 47.6%	—	—	—
Months Supply of Inventory		0.8	1.3	+ 62.5%	—	—	—

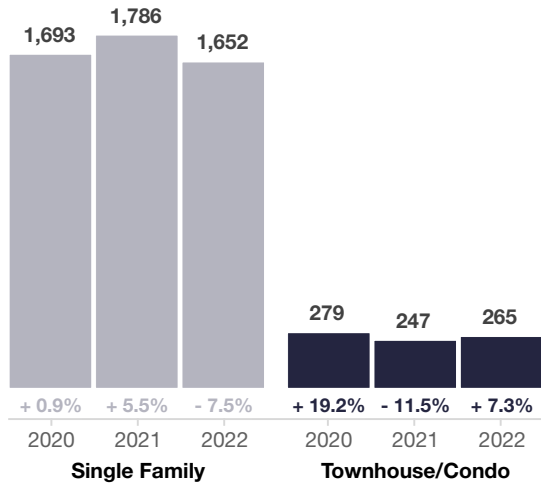
# New Listings

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

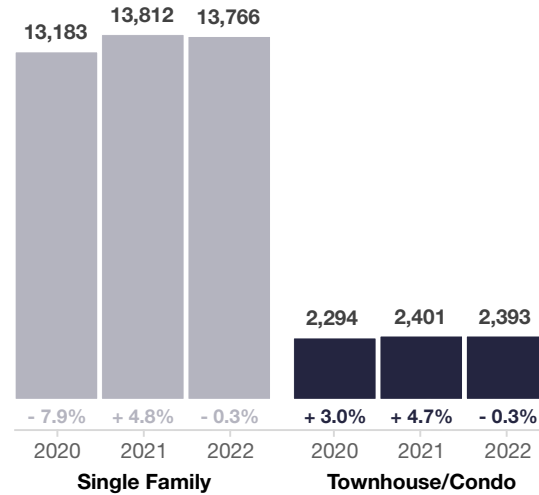


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## August

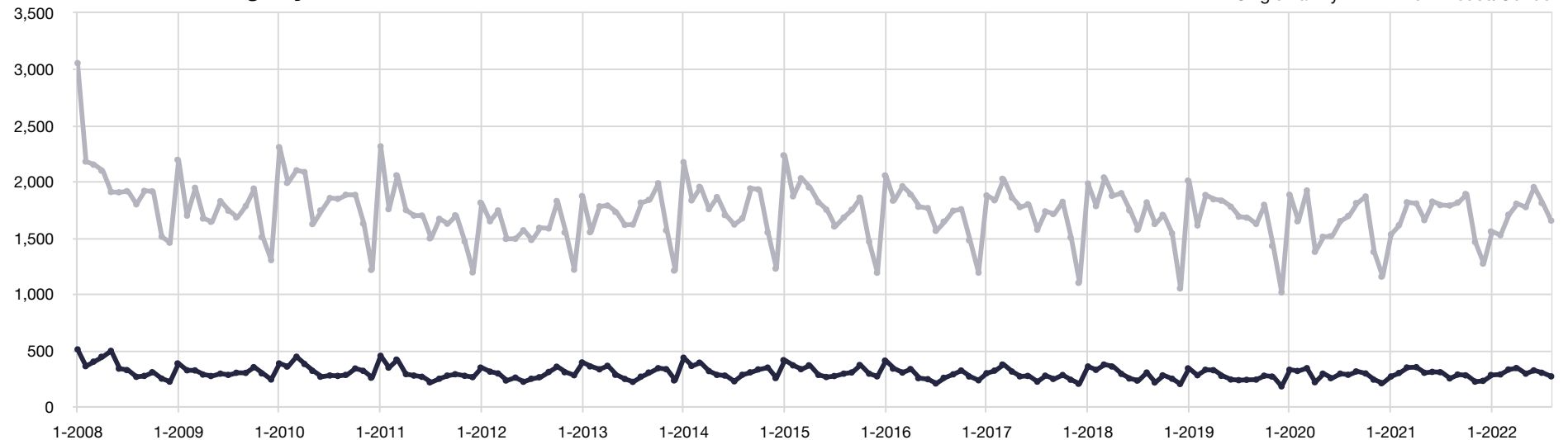


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	1,812	+ 0.2%	281	- 9.1%
10-2021	1,889	+ 1.2%	274	- 5.8%
11-2021	1,461	+ 6.4%	218	- 7.6%
12-2021	1,269	+ 10.1%	225	+ 10.3%
1-2022	1,555	+ 1.7%	277	+ 4.9%
2-2022	1,522	- 5.5%	282	- 4.4%
3-2022	1,704	- 6.1%	326	- 5.2%
4-2022	1,802	- 0.1%	339	- 2.3%
5-2022	1,772	+ 7.0%	289	- 2.7%
6-2022	1,950	+ 7.1%	318	+ 4.3%
7-2022	1,809	+ 1.1%	297	- 1.7%
<b>8-2022</b>	<b>1,652</b>	<b>- 7.5%</b>	<b>265</b>	<b>+ 7.3%</b>
12-Month Avg	1,683	+ 0.9%	283	- 1.4%

## Historical New Listings by Month



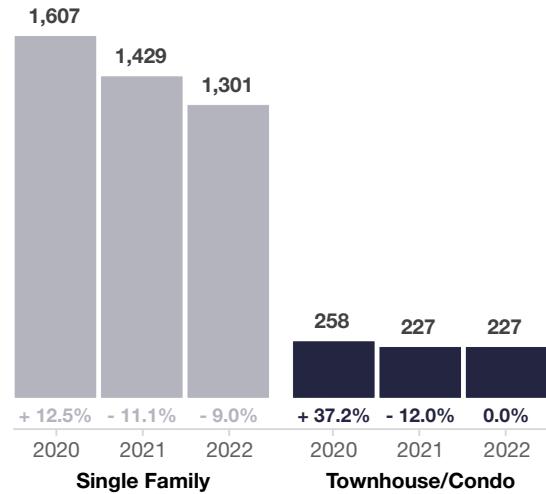
# Pending Sales

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

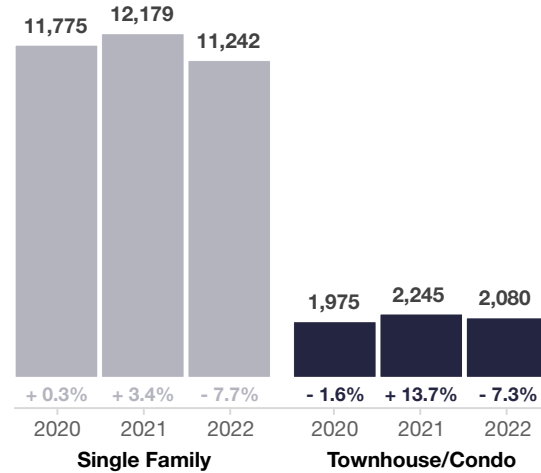


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## August

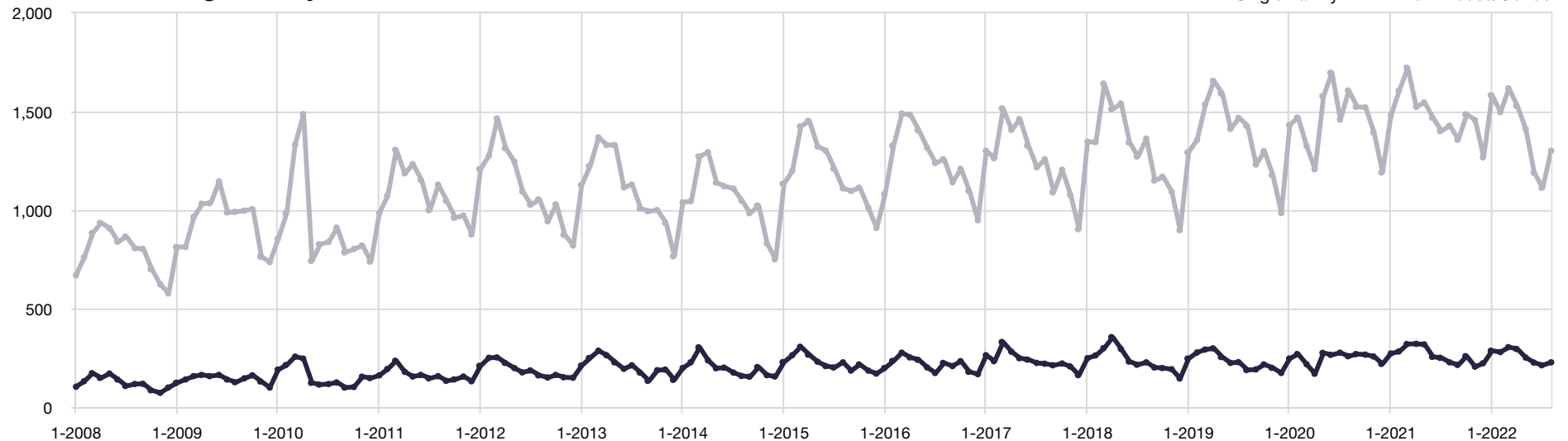


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	1,357	- 11.0%	214	- 20.4%
10-2021	1,486	- 2.3%	258	- 3.0%
11-2021	1,457	+ 4.5%	205	- 20.2%
12-2021	1,268	+ 6.5%	222	+ 1.4%
1-2022	1,583	+ 7.0%	286	+ 5.1%
2-2022	1,497	- 6.8%	279	- 1.1%
3-2022	1,618	- 6.1%	304	- 5.0%
4-2022	1,529	+ 0.3%	295	- 8.1%
5-2022	1,411	- 8.7%	251	- 21.1%
6-2022	1,190	- 19.0%	226	- 11.4%
7-2022	1,113	- 20.6%	212	- 15.2%
<b>8-2022</b>	<b>1,301</b>	<b>- 9.0%</b>	<b>227</b>	<b>0.0%</b>
12-Month Avg	1,401	- 5.6%	248	- 8.5%

## Historical Pending Sales by Month



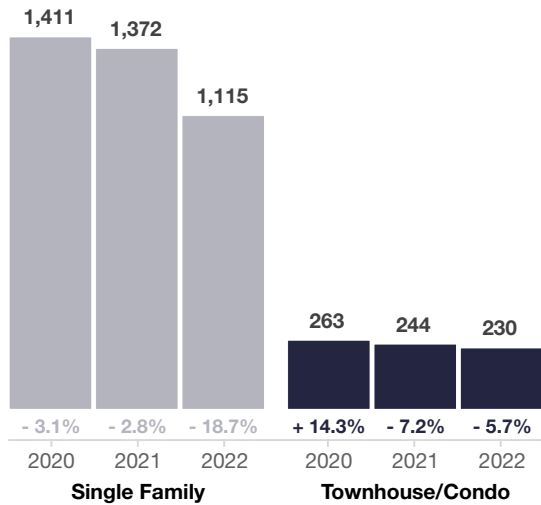
# Closed Sales

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

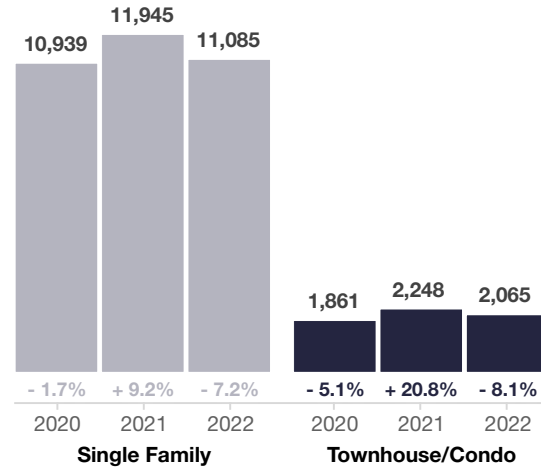


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## August

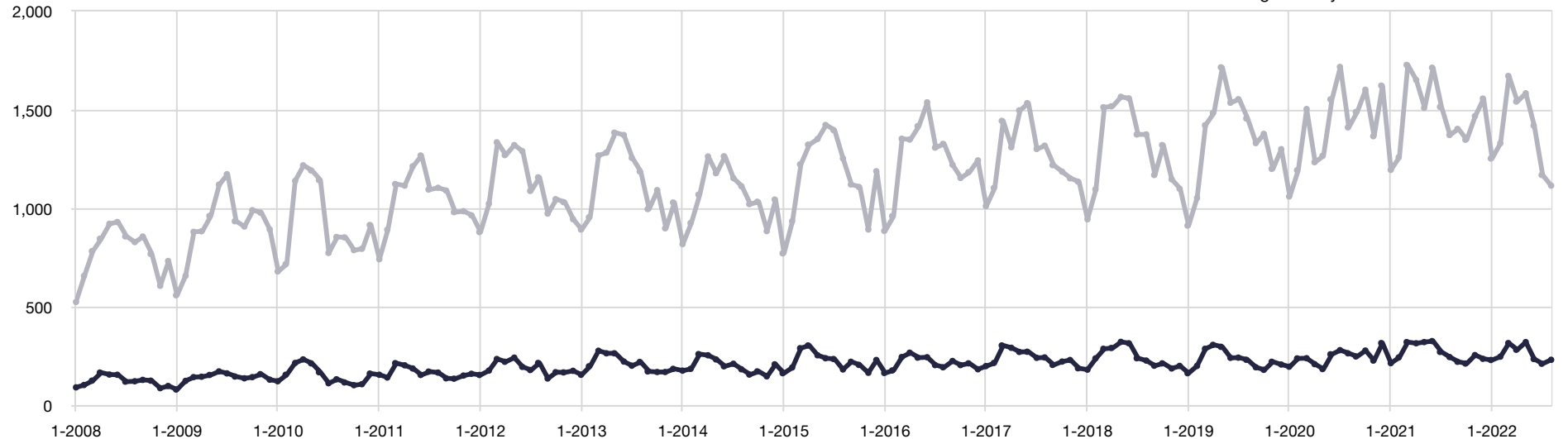


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	1,403	- 5.8%	220	- 10.9%
10-2021	1,348	- 15.9%	211	- 23.8%
11-2021	1,468	+ 7.5%	254	+ 12.4%
12-2021	1,557	- 4.1%	235	- 25.4%
1-2022	1,253	+ 4.9%	229	+ 7.5%
2-2022	1,330	+ 5.6%	246	+ 1.7%
3-2022	1,672	- 3.2%	315	- 1.6%
4-2022	1,542	- 6.7%	281	- 10.5%
5-2022	1,584	+ 4.9%	320	0.0%
6-2022	1,420	- 17.2%	234	- 28.0%
7-2022	1,169	- 22.8%	210	- 22.2%
<b>8-2022</b>	<b>1,115</b>	<b>- 18.7%</b>	<b>230</b>	<b>- 5.7%</b>
12-Month Avg	1,405	- 6.5%	249	- 9.8%

## Historical Closed Sales by Month



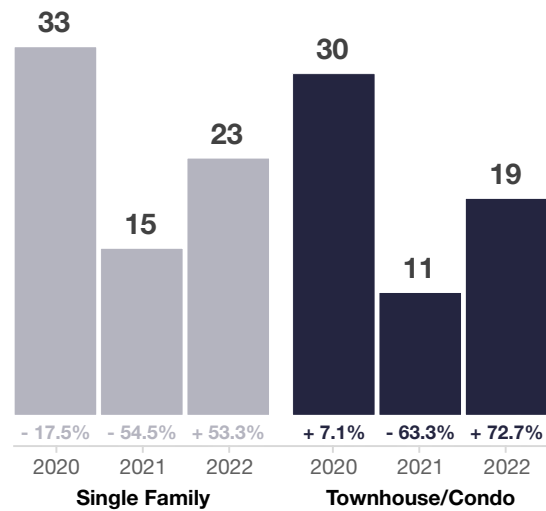
# Days on Market Until Sale

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

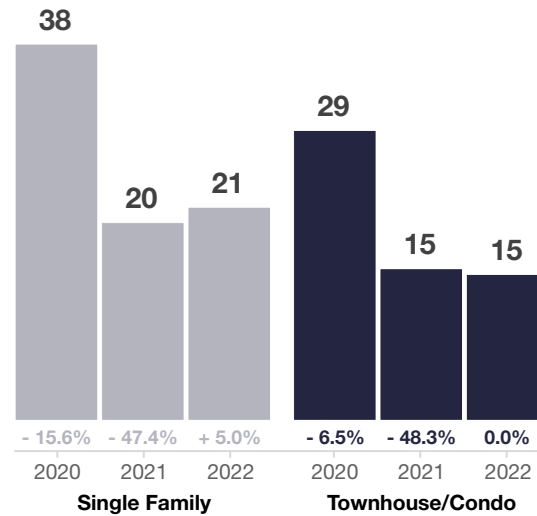


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## August



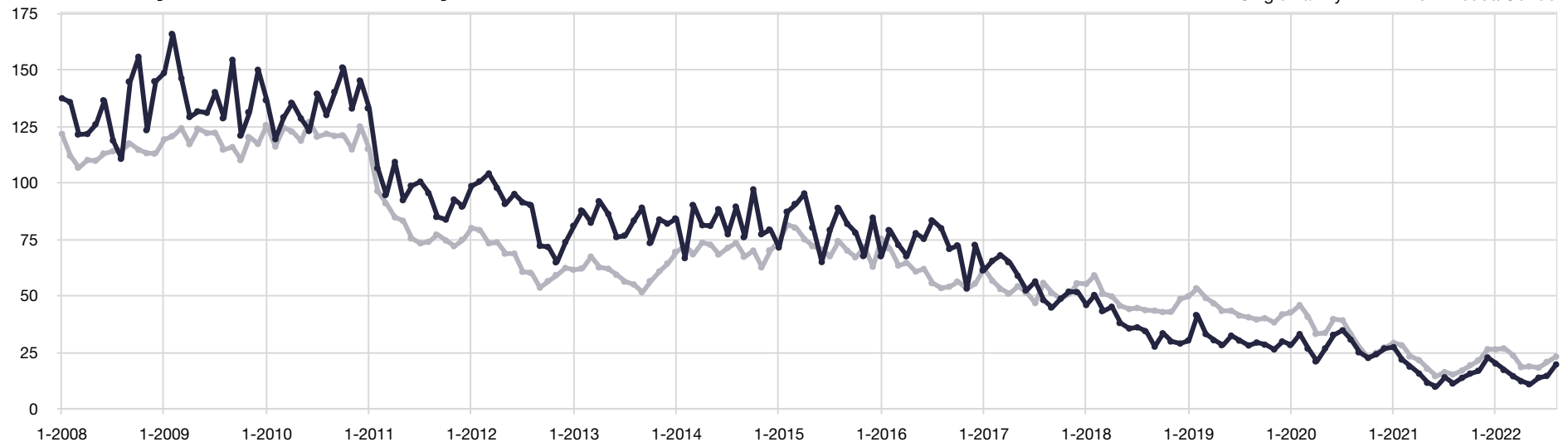
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	17	- 37.0%	13	- 48.0%
10-2021	19	- 13.6%	15	- 31.8%
11-2021	21	- 12.5%	16	- 33.3%
12-2021	26	- 3.7%	22	- 15.4%
1-2022	26	- 10.3%	20	- 25.9%
2-2022	26	- 7.1%	17	- 19.0%
3-2022	23	0.0%	14	- 22.2%
4-2022	18	- 14.3%	12	- 20.0%
5-2022	18	+ 5.9%	11	0.0%
6-2022	18	+ 28.6%	13	+ 44.4%
7-2022	20	+ 25.0%	14	0.0%
<b>8-2022</b>	<b>23</b>	<b>+ 53.3%</b>	<b>19</b>	<b>+ 72.7%</b>
12-Month Avg*	21	- 2.0%	15	- 15.7%

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

## Historical Days on Market Until Sale by Month



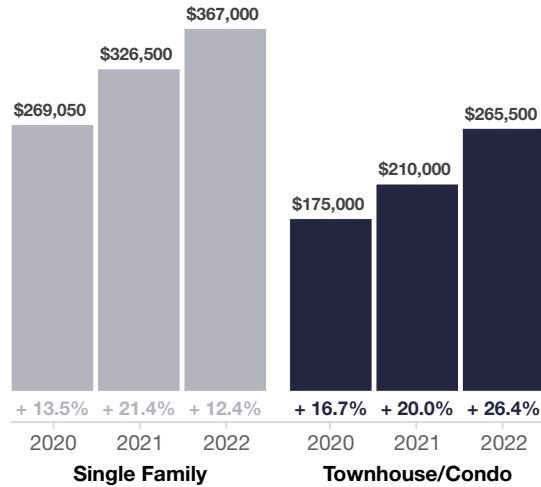
# Median Sales Price

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

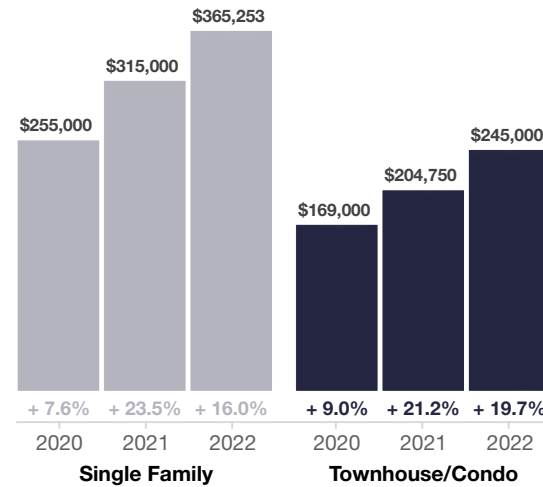


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## August



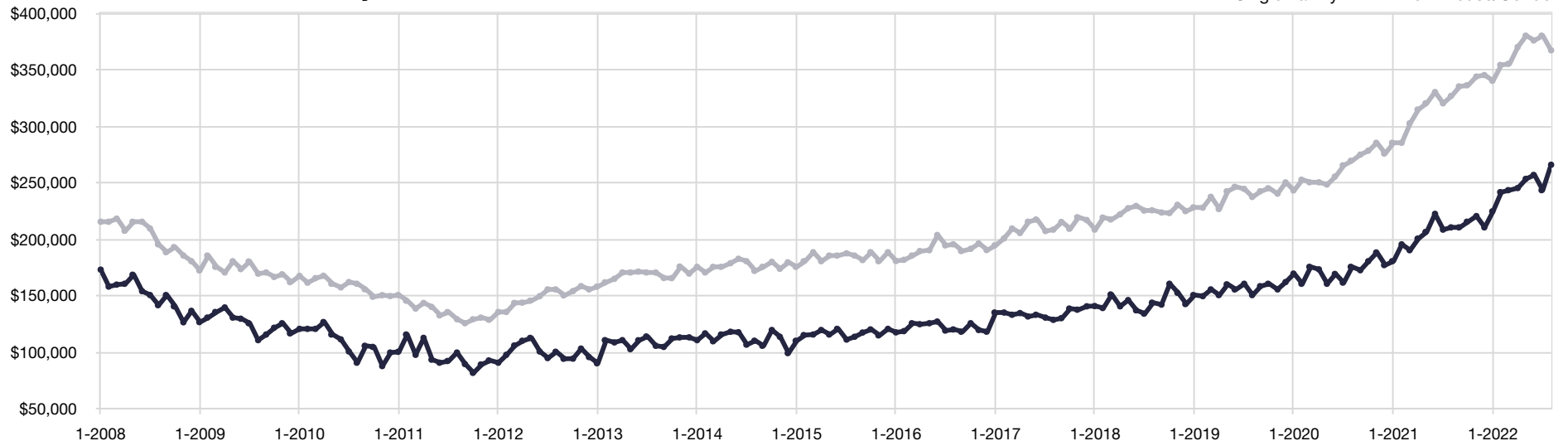
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	\$335,000	+ 22.0%	\$210,000	+ 22.1%
10-2021	\$336,000	+ 20.9%	\$215,000	+ 19.4%
11-2021	\$343,750	+ 20.6%	\$220,000	+ 17.2%
12-2021	\$345,065	+ 25.3%	\$210,000	+ 18.9%
1-2022	\$340,000	+ 19.3%	\$224,200	+ 24.6%
2-2022	\$354,000	+ 24.2%	\$241,250	+ 23.7%
3-2022	\$355,000	+ 17.5%	\$243,000	+ 28.1%
4-2022	\$370,000	+ 17.6%	\$244,900	+ 22.5%
5-2022	\$380,000	+ 18.8%	\$253,000	+ 22.9%
6-2022	\$375,735	+ 13.9%	\$256,500	+ 15.5%
7-2022	\$380,000	+ 18.8%	\$243,000	+ 16.8%
<b>8-2022</b>	<b>\$367,000</b>	<b>+ 12.4%</b>	<b>\$265,500</b>	<b>+ 26.4%</b>
12-Month Avg*	\$359,000	+ 19.7%	\$235,000	+ 20.5%

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

## Historical Median Sales Price by Month





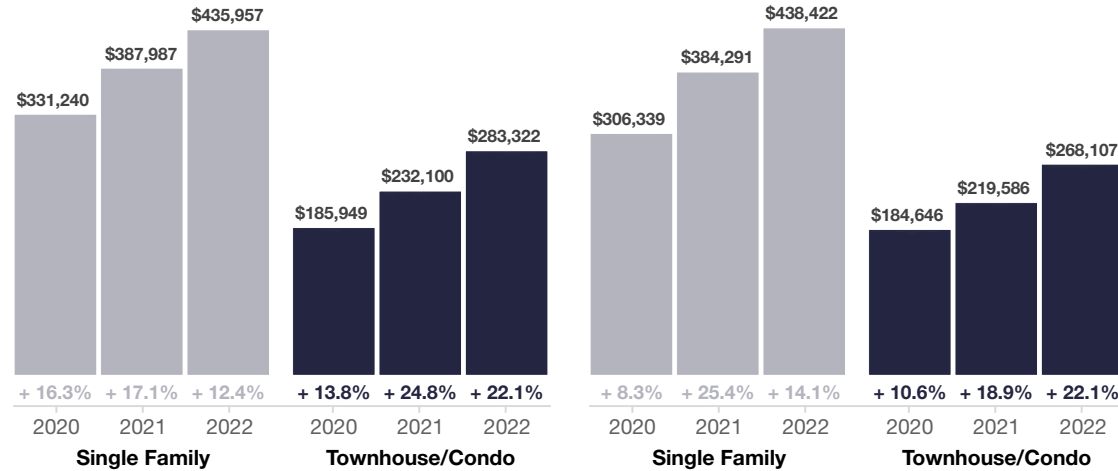
# Average Sales Price

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

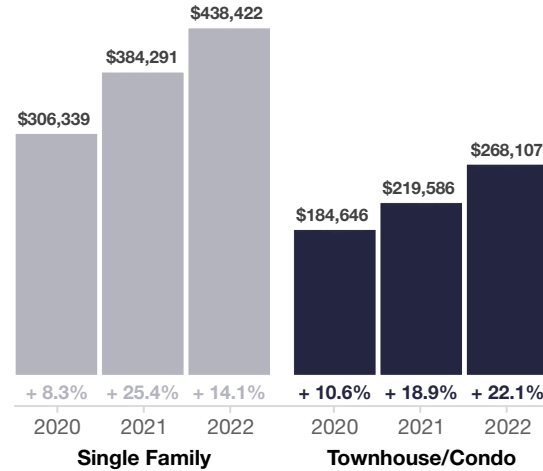


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## August



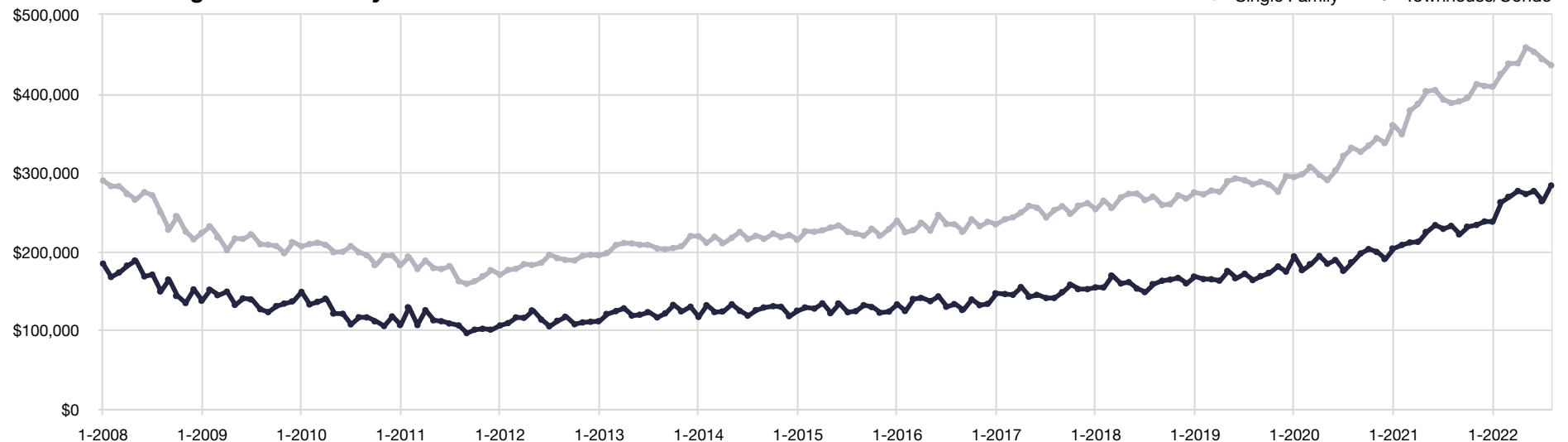
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	\$390,089	+ 19.6%	\$221,395	+ 12.3%
10-2021	\$394,558	+ 18.1%	\$231,105	+ 14.0%
11-2021	\$411,949	+ 19.9%	\$233,315	+ 17.2%
12-2021	\$409,571	+ 21.5%	\$237,731	+ 25.0%
1-2022	\$408,699	+ 13.6%	\$237,518	+ 16.8%
2-2022	\$424,804	+ 21.9%	\$262,157	+ 26.1%
3-2022	\$438,040	+ 15.7%	\$268,988	+ 27.4%
4-2022	\$438,376	+ 13.3%	\$276,403	+ 30.4%
5-2022	\$458,552	+ 13.8%	\$272,530	+ 21.5%
6-2022	\$452,963	+ 12.0%	\$276,342	+ 18.5%
7-2022	\$443,820	+ 13.1%	\$263,430	+ 15.3%
<b>8-2022</b>	<b>\$435,957</b>	<b>+ 12.4%</b>	<b>\$283,322</b>	<b>+ 22.1%</b>
12-Month Avg*	\$425,924	+ 15.8%	\$256,709	+ 20.9%

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

## Historical Average Sales Price by Month



# Percent of List Price Received

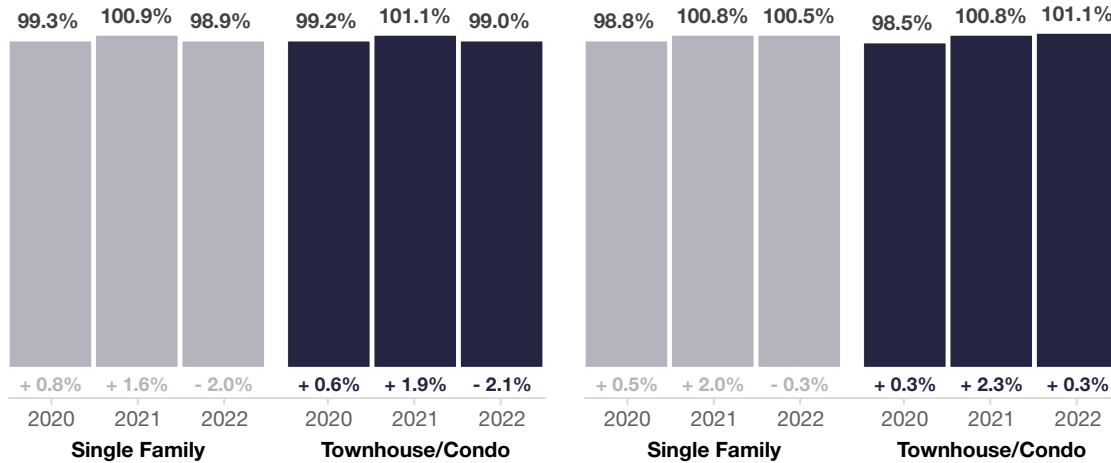
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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## August

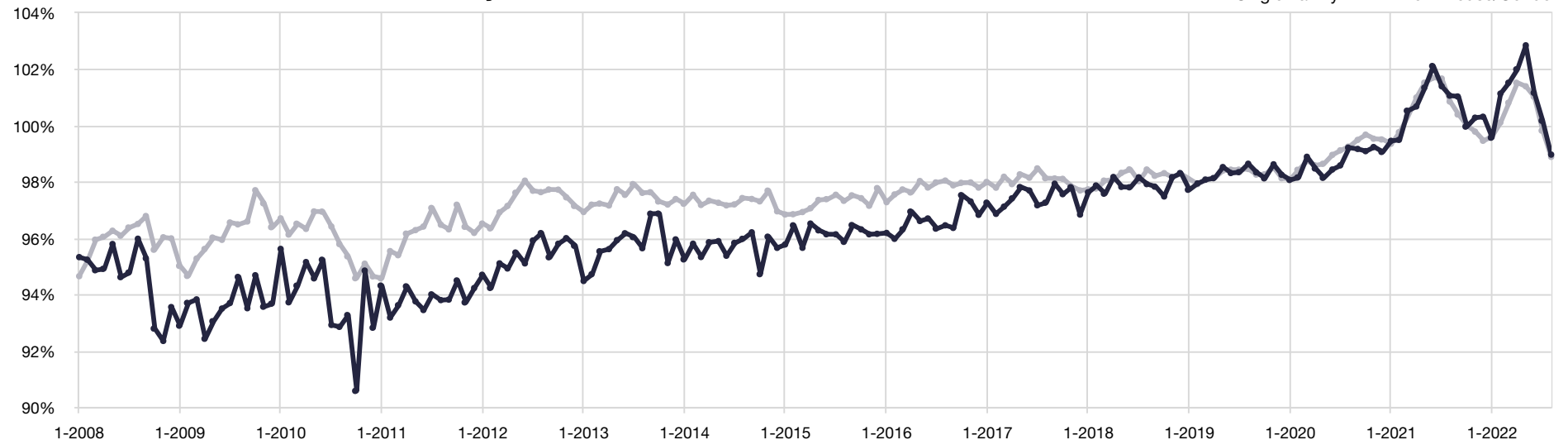
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	100.4%	+ 0.9%	101.0%	+ 1.8%
10-2021	100.0%	+ 0.3%	100.0%	+ 0.9%
11-2021	99.8%	+ 0.3%	100.3%	+ 1.1%
12-2021	99.5%	0.0%	100.3%	+ 1.2%
1-2022	99.6%	+ 0.2%	99.6%	+ 0.1%
2-2022	100.1%	+ 0.3%	101.1%	+ 1.6%
3-2022	100.8%	+ 0.5%	101.5%	+ 1.0%
4-2022	101.5%	+ 0.5%	102.0%	+ 1.3%
5-2022	101.4%	- 0.1%	102.9%	+ 1.6%
6-2022	101.0%	- 0.7%	101.2%	- 0.9%
7-2022	99.8%	- 1.9%	100.2%	- 1.2%
<b>8-2022</b>	<b>98.9%</b>	<b>- 2.0%</b>	<b>99.0%</b>	<b>- 2.1%</b>
12-Month Avg*	100.3%	- 0.1%	100.9%	+ 0.6%

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

## Historical Percent of List Price Received by Month



# Housing Affordability Index

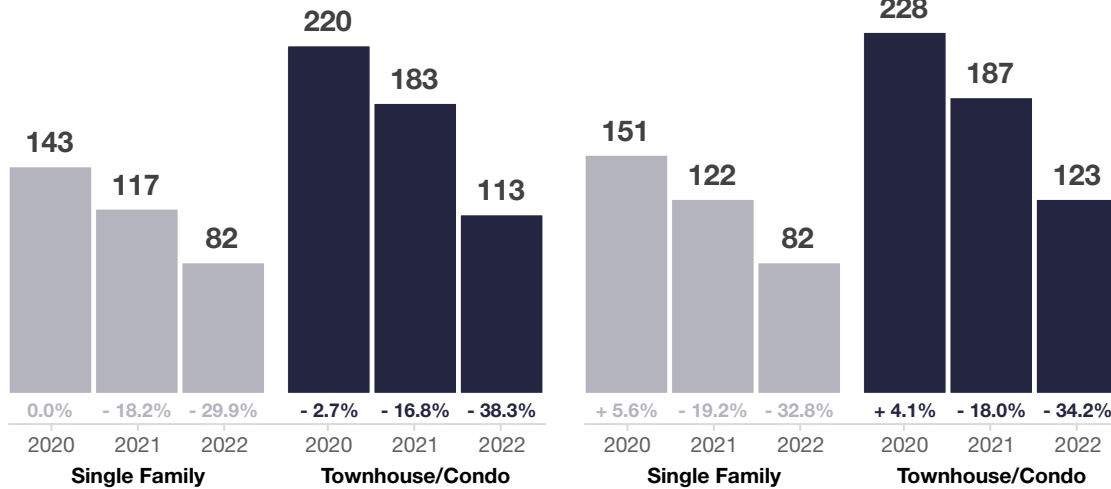
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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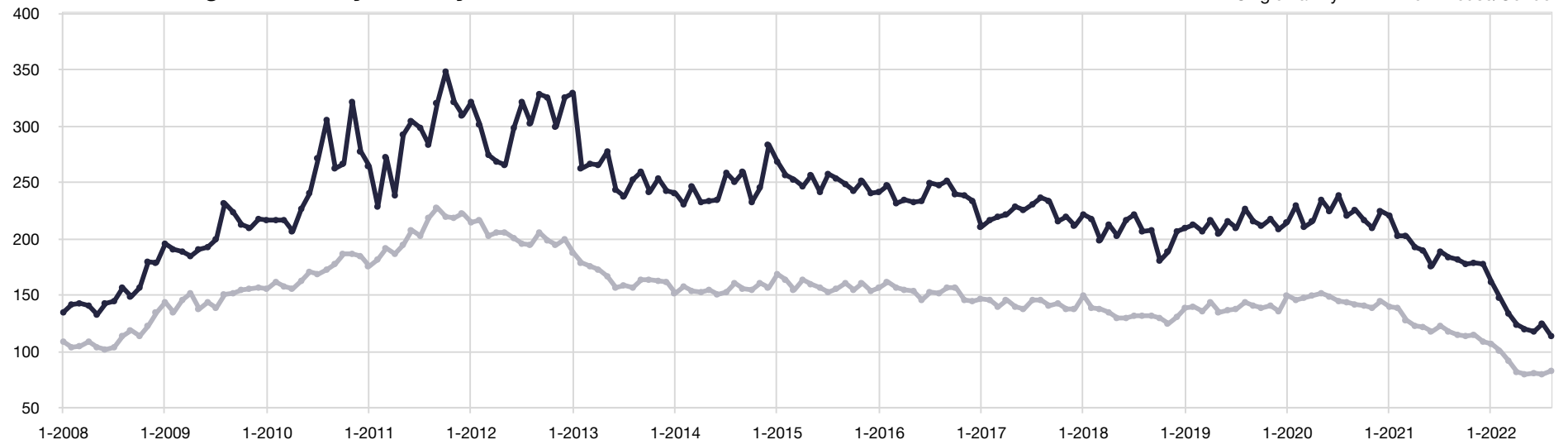
## August

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	114	- 19.1%	181	- 19.6%
10-2021	113	- 19.3%	177	- 18.1%
11-2021	114	- 17.4%	178	- 14.8%
12-2021	108	- 25.0%	177	- 21.0%
1-2022	106	- 23.7%	161	- 26.8%
2-2022	100	- 27.5%	147	- 27.2%
3-2022	91	- 28.3%	133	- 34.2%
4-2022	81	- 33.6%	123	- 35.9%
5-2022	79	- 34.7%	119	- 37.0%
6-2022	80	- 31.6%	117	- 33.1%
7-2022	79	- 35.2%	124	- 34.0%
<b>8-2022</b>	<b>82</b>	<b>- 29.9%</b>	<b>113</b>	<b>- 38.3%</b>
12-Month Avg	96	- 26.7%	146	- 27.7%

## Historical Housing Affordability Index by Month



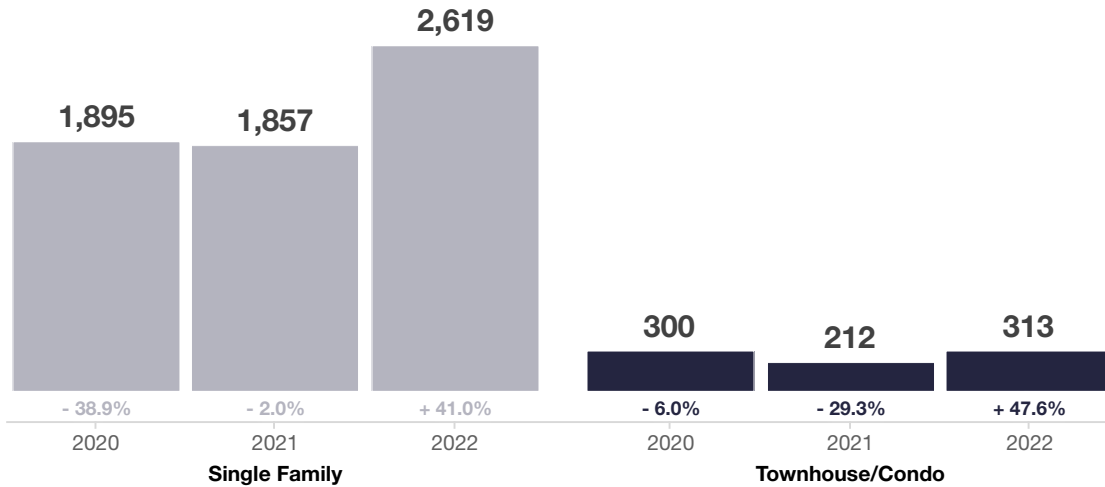
# Inventory of Homes for Sale

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



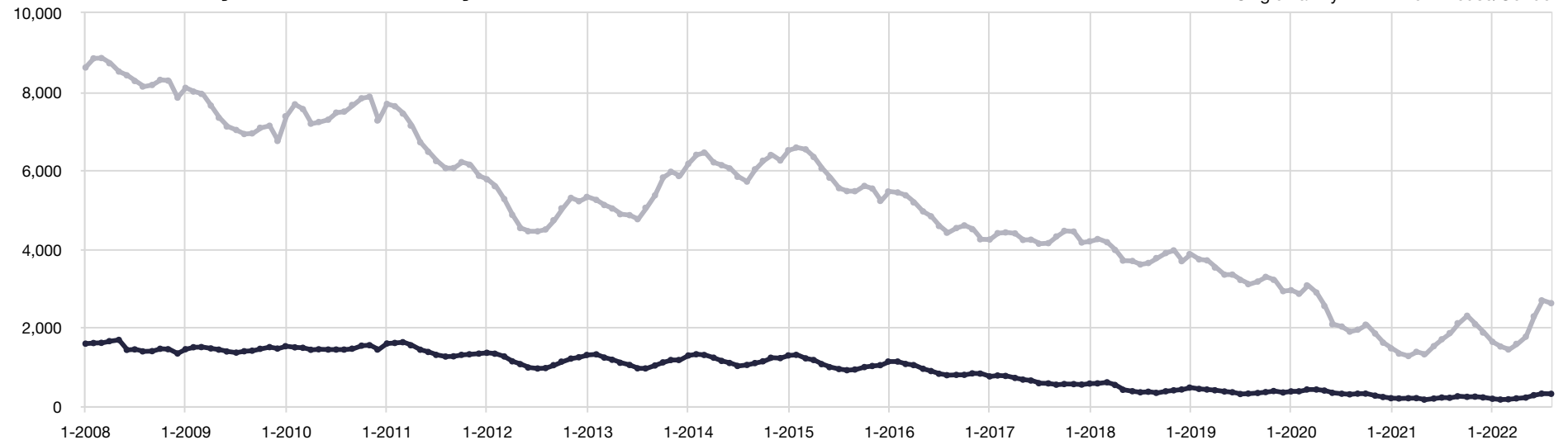
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## August



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	2,109	+ 8.4%	251	- 20.8%
10-2021	2,299	+ 11.0%	236	- 25.8%
11-2021	2,086	+ 12.9%	241	- 9.7%
12-2021	1,872	+ 16.0%	221	- 4.3%
1-2022	1,636	+ 11.3%	187	- 7.4%
2-2022	1,517	+ 13.5%	167	- 14.4%
3-2022	1,441	+ 13.1%	174	- 13.4%
4-2022	1,583	+ 14.6%	197	- 3.0%
5-2022	1,766	+ 34.0%	217	+ 31.5%
6-2022	2,284	+ 49.8%	278	+ 44.8%
7-2022	2,691	+ 58.3%	318	+ 45.9%
<b>8-2022</b>	<b>2,619</b>	<b>+ 41.0%</b>	<b>313</b>	<b>+ 47.6%</b>
12-Month Avg	1,992	+ 23.6%	233	+ 2.6%

## Historical Inventory of Homes for Sale by Month



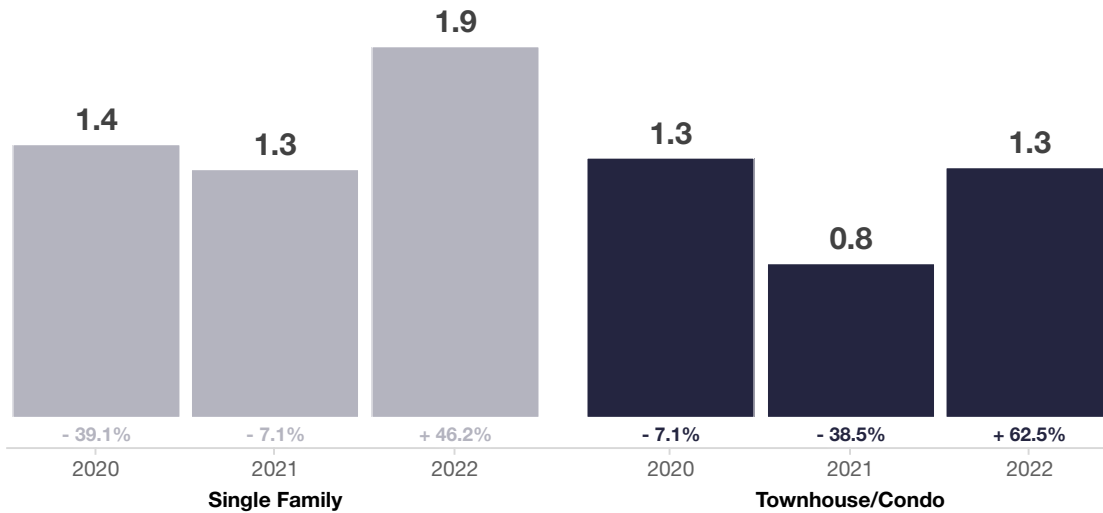
# Months Supply of Inventory

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.



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## August



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
9-2021	1.4	0.0%	0.9	- 30.8%
10-2021	1.6	+ 6.7%	0.9	- 30.8%
11-2021	1.4	+ 7.7%	0.9	- 18.2%
12-2021	1.3	+ 18.2%	0.8	- 11.1%
1-2022	1.1	+ 10.0%	0.7	- 12.5%
2-2022	1.0	+ 11.1%	0.6	- 25.0%
3-2022	1.0	+ 25.0%	0.7	- 12.5%
4-2022	1.1	+ 22.2%	0.8	+ 14.3%
5-2022	1.2	+ 33.3%	0.9	+ 50.0%
6-2022	1.6	+ 60.0%	1.1	+ 57.1%
7-2022	1.9	+ 72.7%	1.3	+ 62.5%
<b>8-2022</b>	<b>1.9</b>	<b>+ 46.2%</b>	<b>1.3</b>	<b>+ 62.5%</b>
12-Month Avg*	1.4	+ 24.6%	0.9	+ 2.1%

\* Months Supply for all properties from September 2021 through August 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 Townhome/Condo listings in the MLS.



**MULTIPLE LISTING SERVICE OF  
SOUTHERN ARIZONA**

Key Metrics	Historical Sparkbars	8-2021	8-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		2,033	1,917	- 5.7%	16,213	16,159	- 0.3%
Pending Sales		1,656	1,528	- 7.7%	14,424	13,322	- 7.6%
Closed Sales		1,616	1,345	- 16.8%	14,193	13,150	- 7.3%
Days on Market Until Sale		14	22	+ 57.1%	19	20	+ 5.3%
Median Sales Price		\$315,000	\$350,000	+ 11.1%	\$295,000	\$350,000	+ 18.6%
Average Sales Price		\$364,450	\$409,856	+ 12.5%	\$358,202	\$411,673	+ 14.9%
Percent of List Price Received		100.9%	98.9%	- 2.0%	100.8%	100.6%	- 0.2%
Housing Affordability Index		122	86	- 29.5%	130	86	- 33.8%
Inventory of Homes for Sale		2,069	2,932	+ 41.7%	—	—	—
Months Supply of Inventory		1.2	1.8	+ 50.0%	—	—	—

# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - North

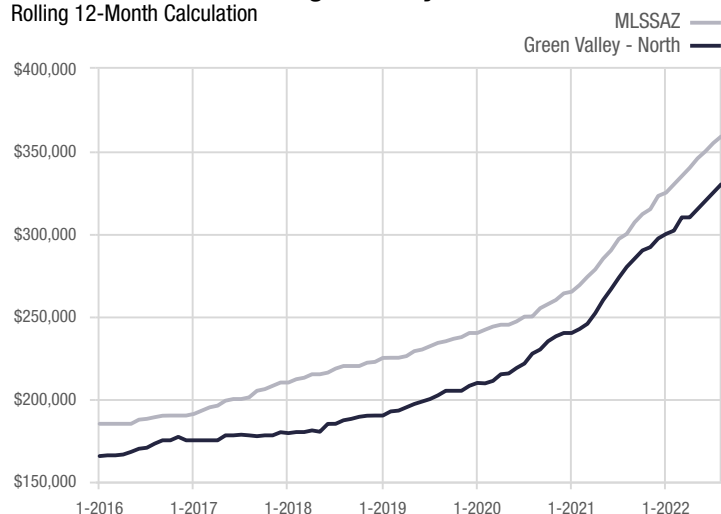
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	72	61	- 15.3%	582	578	- 0.7%
Pending Sales	70	49	- 30.0%	568	516	- 9.2%
Closed Sales	65	54	- 16.9%	552	498	- 9.8%
Days on Market Until Sale	9	20	+ 122.2%	18	21	+ 16.7%
Median Sales Price*	\$300,000	<b>\$352,500</b>	+ 17.5%	\$289,000	<b>\$333,000</b>	+ 15.2%
Average Sales Price*	\$321,398	<b>\$374,341</b>	+ 16.5%	\$295,973	<b>\$356,570</b>	+ 20.5%
Percent of List Price Received*	101.2%	<b>99.7%</b>	- 1.5%	101.1%	<b>100.4%</b>	- 0.7%
Inventory of Homes for Sale	53	<b>104</b>	+ 96.2%	—	—	—
Months Supply of Inventory	0.8	<b>1.7</b>	+ 112.5%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	7	5	- 28.6%
Pending Sales	0	0	0.0%	5	6	+ 20.0%
Closed Sales	0	0	0.0%	5	6	+ 20.0%
Days on Market Until Sale	—	—	—	1	24	+ 2,300.0%
Median Sales Price*	—	—	—	\$199,500	<b>\$250,000</b>	+ 25.3%
Average Sales Price*	—	—	—	\$193,700	<b>\$248,500</b>	+ 28.3%
Percent of List Price Received*	—	—	—	101.4%	<b>102.2%</b>	+ 0.8%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.8	—	—	—	—	—

\* 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.

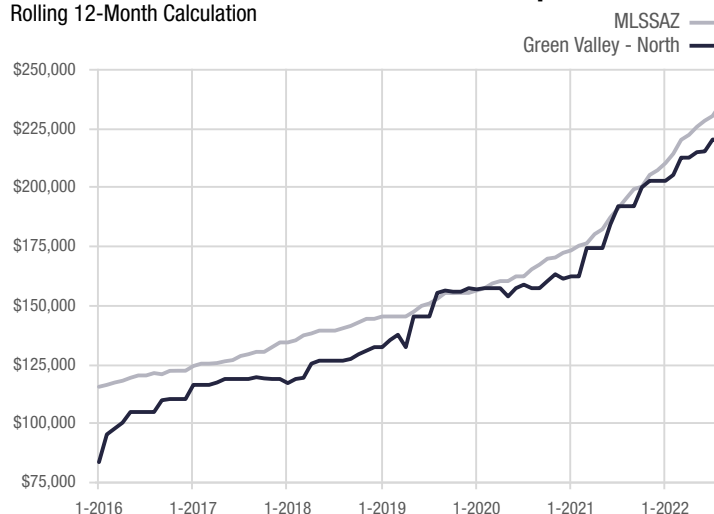
### Median Sales Price - Single-Family

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 – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Northeast

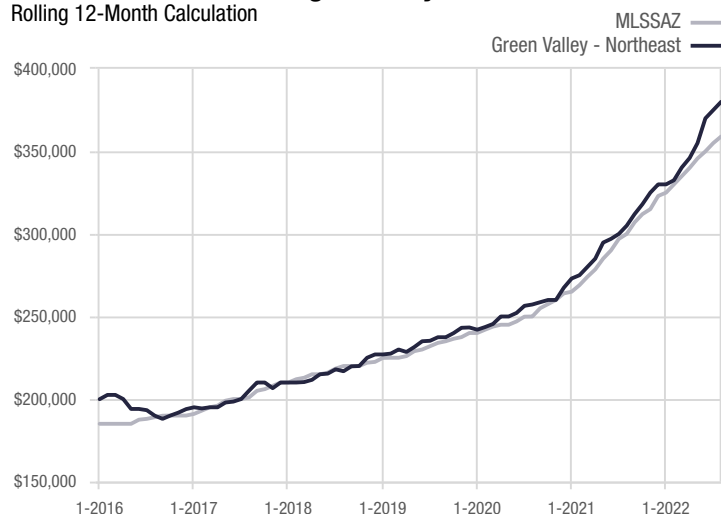
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	37	35	- 5.4%	328	304	- 7.3%
Pending Sales	25	24	- 4.0%	288	284	- 1.4%
Closed Sales	26	23	- 11.5%	302	281	- 7.0%
Days on Market Until Sale	13	39	+ 200.0%	14	21	+ 50.0%
Median Sales Price*	\$330,000	\$469,000	+ 42.1%	\$316,500	\$395,250	+ 24.9%
Average Sales Price*	\$375,144	\$462,259	+ 23.2%	\$342,327	\$413,934	+ 20.9%
Percent of List Price Received*	100.5%	97.4%	- 3.1%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	36	56	+ 55.6%	—	—	—
Months Supply of Inventory	1.0	1.6	+ 60.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	3	5	+ 66.7%	32	40	+ 25.0%
Pending Sales	4	3	- 25.0%	29	40	+ 37.9%
Closed Sales	0	5	—	31	40	+ 29.0%
Days on Market Until Sale	—	9	—	15	24	+ 60.0%
Median Sales Price*	—	\$299,000	—	\$259,000	\$289,000	+ 11.6%
Average Sales Price*	—	\$279,400	—	\$247,282	\$281,817	+ 14.0%
Percent of List Price Received*	—	99.4%	—	100.3%	99.4%	- 0.9%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

\* 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.

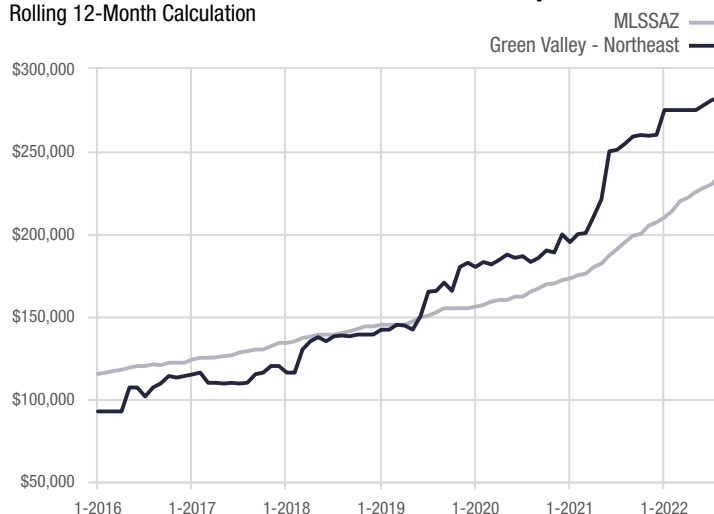
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Northwest

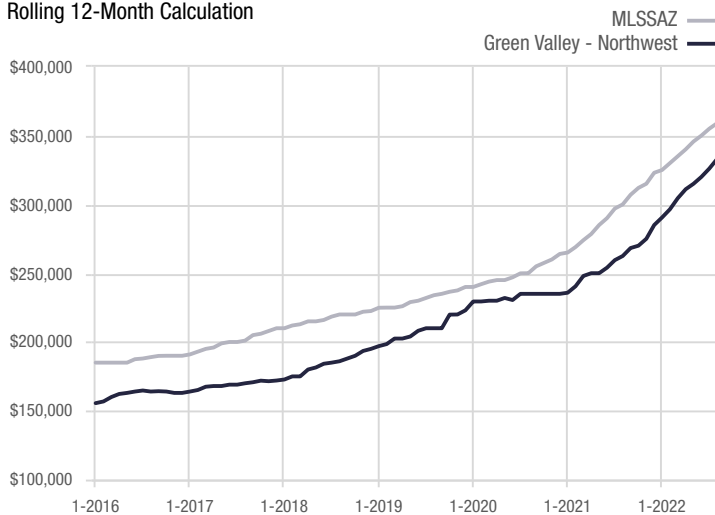
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	16	21	+ 31.3%	164	193	+ 17.7%
Pending Sales	15	19	+ 26.7%	161	178	+ 10.6%
Closed Sales	12	13	+ 8.3%	163	172	+ 5.5%
Days on Market Until Sale	5	31	+ 520.0%	30	17	- 43.3%
Median Sales Price*	\$268,500	\$369,500	+ 37.6%	\$275,000	\$334,000	+ 21.5%
Average Sales Price*	\$268,950	\$375,915	+ 39.8%	\$286,359	\$345,682	+ 20.7%
Percent of List Price Received*	101.2%	99.3%	- 1.9%	100.6%	100.0%	- 0.6%
Inventory of Homes for Sale	11	24	+ 118.2%	—	—	—
Months Supply of Inventory	0.6	1.1	+ 83.3%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	15	25	+ 66.7%	239	218	- 8.8%
Pending Sales	14	15	+ 7.1%	236	202	- 14.4%
Closed Sales	22	16	- 27.3%	250	211	- 15.6%
Days on Market Until Sale	10	18	+ 80.0%	16	14	- 12.5%
Median Sales Price*	\$170,500	\$193,000	+ 13.2%	\$166,000	\$194,500	+ 17.2%
Average Sales Price*	\$179,700	\$201,625	+ 12.2%	\$162,127	\$195,363	+ 20.5%
Percent of List Price Received*	102.1%	99.7%	- 2.4%	100.3%	100.4%	+ 0.1%
Inventory of Homes for Sale	13	23	+ 76.9%	—	—	—
Months Supply of Inventory	0.5	1.0	+ 100.0%	—	—	—

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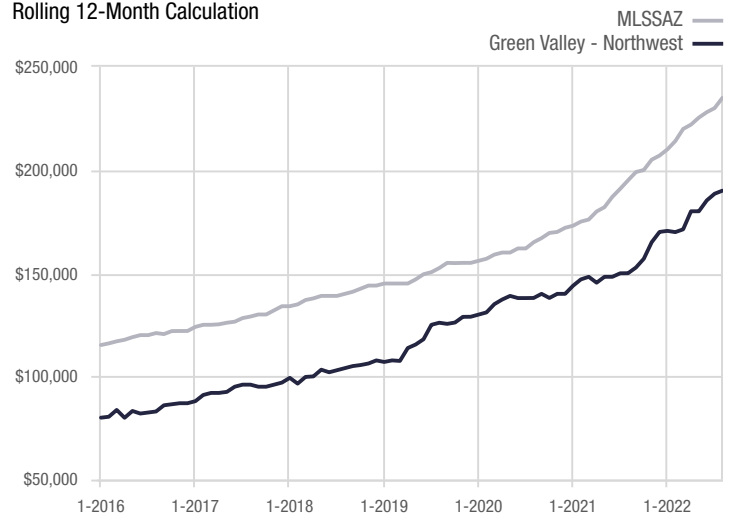
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Southeast

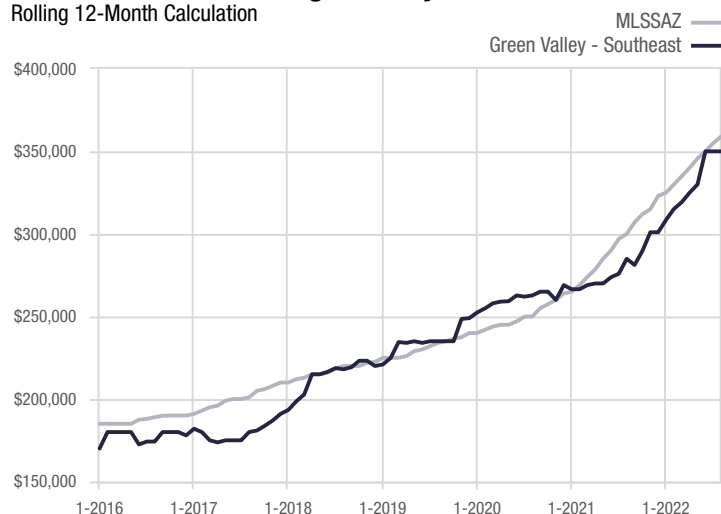
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	9	6	- 33.3%	87	82	- 5.7%
Pending Sales	4	7	+ 75.0%	86	73	- 15.1%
Closed Sales	9	6	- 33.3%	89	81	- 9.0%
Days on Market Until Sale	15	49	+ 226.7%	31	18	- 41.9%
Median Sales Price*	\$325,000	<b>\$387,500</b>	+ 19.2%	\$285,000	<b>\$355,000</b>	+ 24.6%
Average Sales Price*	\$328,778	<b>\$384,833</b>	+ 17.0%	\$315,837	<b>\$394,454</b>	+ 24.9%
Percent of List Price Received*	99.8%	<b>94.9%</b>	- 4.9%	100.1%	<b>99.9%</b>	- 0.2%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	0.7	<b>0.7</b>	0.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	5	4	- 20.0%	40	41	+ 2.5%
Pending Sales	3	4	+ 33.3%	35	35	0.0%
Closed Sales	1	4	+ 300.0%	33	33	0.0%
Days on Market Until Sale	2	23	+ 1,050.0%	17	13	- 23.5%
Median Sales Price*	\$325,000	<b>\$288,000</b>	- 11.4%	\$239,500	<b>\$250,000</b>	+ 4.4%
Average Sales Price*	\$325,000	<b>\$300,500</b>	- 7.5%	\$230,786	<b>\$257,321</b>	+ 11.5%
Percent of List Price Received*	100.0%	<b>99.0%</b>	- 1.0%	99.5%	<b>100.5%</b>	+ 1.0%
Inventory of Homes for Sale	4	6	+ 50.0%	—	—	—
Months Supply of Inventory	0.9	<b>1.5</b>	+ 66.7%	—	—	—

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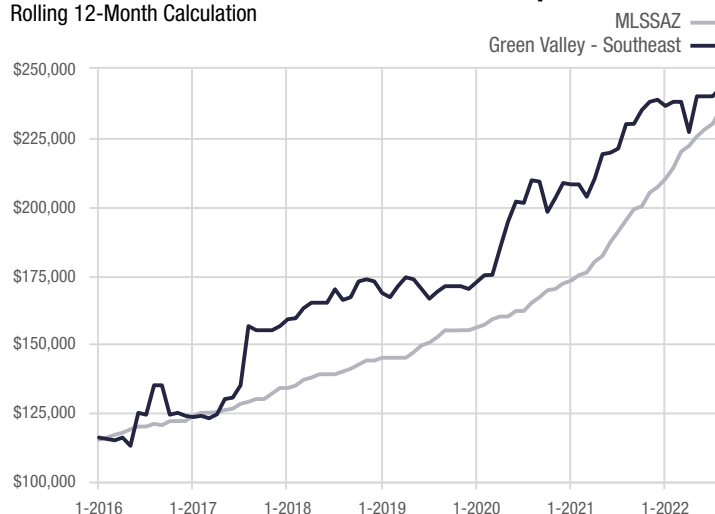
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



## Green Valley - Southwest

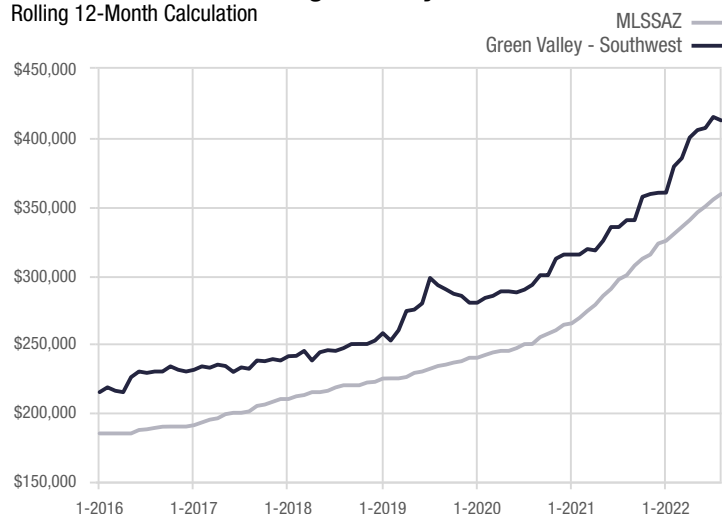
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	12	7	- 41.7%	134	120	- 10.4%
Pending Sales	10	5	- 50.0%	139	107	- 23.0%
Closed Sales	12	5	- 58.3%	137	120	- 12.4%
Days on Market Until Sale	24	8	- 66.7%	32	36	+ 12.5%
Median Sales Price*	\$440,500	<b>\$410,000</b>	- 6.9%	\$352,940	<b>\$425,000</b>	+ 20.4%
Average Sales Price*	\$436,209	<b>\$419,800</b>	- 3.8%	\$367,618	<b>\$458,783</b>	+ 24.8%
Percent of List Price Received*	99.7%	<b>100.0%</b>	+ 0.3%	99.2%	<b>100.2%</b>	+ 1.0%
Inventory of Homes for Sale	20	15	- 25.0%	—	—	—
Months Supply of Inventory	1.2	1.1	- 8.3%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	13	13	0.0%	136	127	- 6.6%
Pending Sales	10	13	+ 30.0%	133	109	- 18.0%
Closed Sales	11	8	- 27.3%	137	110	- 19.7%
Days on Market Until Sale	9	48	+ 433.3%	17	18	+ 5.9%
Median Sales Price*	\$230,000	<b>\$266,750</b>	+ 16.0%	\$210,000	<b>\$255,000</b>	+ 21.4%
Average Sales Price*	\$239,082	<b>\$277,175</b>	+ 15.9%	\$231,607	<b>\$269,589</b>	+ 16.4%
Percent of List Price Received*	99.6%	<b>97.1%</b>	- 2.5%	100.1%	<b>100.6%</b>	+ 0.5%
Inventory of Homes for Sale	11	19	+ 72.7%	—	—	—
Months Supply of Inventory	0.7	1.4	+ 100.0%	—	—	—

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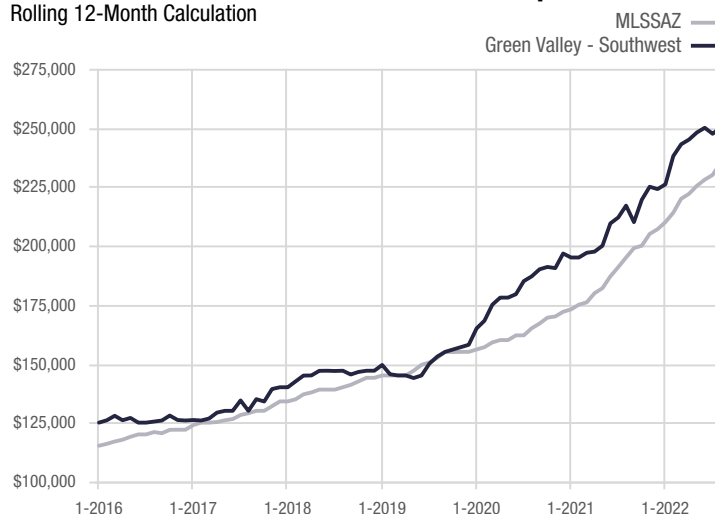
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Pima County

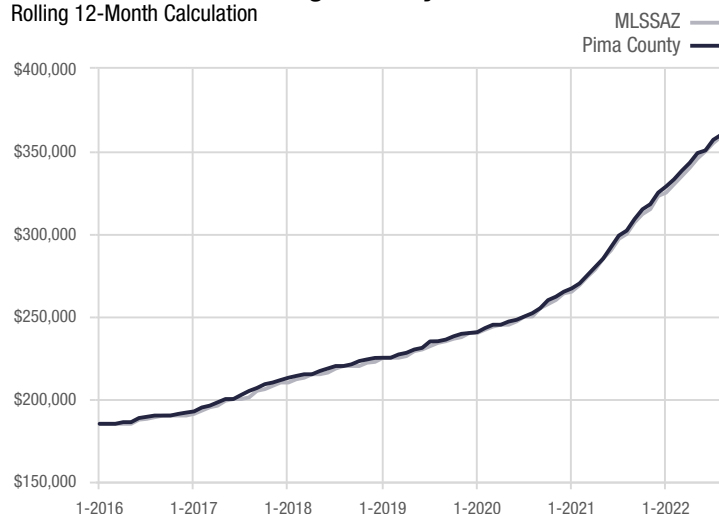
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1,582	1,466	- 7.3%	12,334	12,141	- 1.6%
Pending Sales	1,297	1,158	- 10.7%	10,955	10,033	- 8.4%
Closed Sales	1,218	987	- 19.0%	10,712	9,900	- 7.6%
Days on Market Until Sale	12	22	+ 83.3%	17	20	+ 17.6%
Median Sales Price*	\$330,000	\$371,751	+ 12.7%	\$315,000	\$368,550	+ 17.0%
Average Sales Price*	\$392,941	\$442,217	+ 12.5%	\$389,292	\$443,645	+ 14.0%
Percent of List Price Received*	101.3%	99.0%	- 2.3%	101.1%	100.7%	- 0.4%
Inventory of Homes for Sale	1,486	2,210	+ 48.7%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	237	256	+ 8.0%	2,318	2,301	- 0.7%
Pending Sales	218	222	+ 1.8%	2,165	2,015	- 6.9%
Closed Sales	237	223	- 5.9%	2,171	1,996	- 8.1%
Days on Market Until Sale	10	19	+ 90.0%	14	14	0.0%
Median Sales Price*	\$210,000	\$260,000	+ 23.8%	\$201,000	\$242,500	+ 20.6%
Average Sales Price*	\$230,869	\$279,243	+ 21.0%	\$218,125	\$266,153	+ 22.0%
Percent of List Price Received*	101.2%	99.0%	- 2.2%	100.9%	101.1%	+ 0.2%
Inventory of Homes for Sale	201	284	+ 41.3%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

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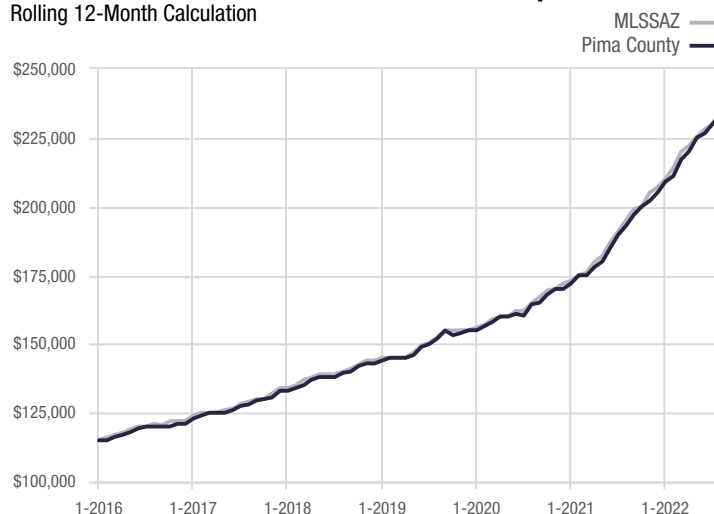
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



## Santa Cruz County

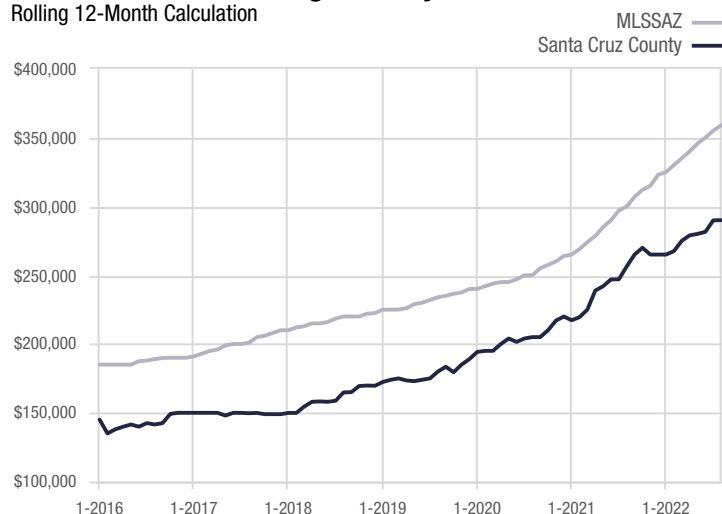
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	60	57	- 5.0%	449	453	+ 0.9%
Pending Sales	42	42	0.0%	381	362	- 5.0%
Closed Sales	49	31	- 36.7%	350	365	+ 4.3%
Days on Market Until Sale	52	29	- 44.2%	49	42	- 14.3%
Median Sales Price*	\$275,000	\$298,600	+ 8.6%	\$256,389	\$305,000	+ 19.0%
Average Sales Price*	\$324,031	\$404,884	+ 25.0%	\$328,046	\$408,720	+ 24.6%
Percent of List Price Received*	97.3%	99.9%	+ 2.7%	98.5%	98.6%	+ 0.1%
Inventory of Homes for Sale	98	118	+ 20.4%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	7	4	- 42.9%	37	42	+ 13.5%
Pending Sales	4	1	- 75.0%	36	32	- 11.1%
Closed Sales	3	2	- 33.3%	33	38	+ 15.2%
Days on Market Until Sale	18	44	+ 144.4%	80	34	- 57.5%
Median Sales Price*	\$220,000	\$364,000	+ 65.5%	\$220,000	\$265,000	+ 20.5%
Average Sales Price*	\$228,333	\$364,000	+ 59.4%	\$220,491	\$278,966	+ 26.5%
Percent of List Price Received*	93.8%	92.1%	- 1.8%	97.9%	99.4%	+ 1.5%
Inventory of Homes for Sale	9	17	+ 88.9%	—	—	—
Months Supply of Inventory	1.7	3.9	+ 129.4%	—	—	—

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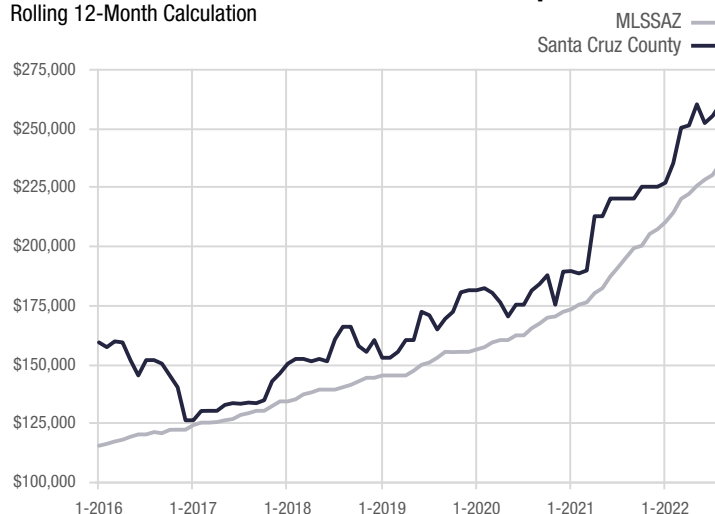
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Amado

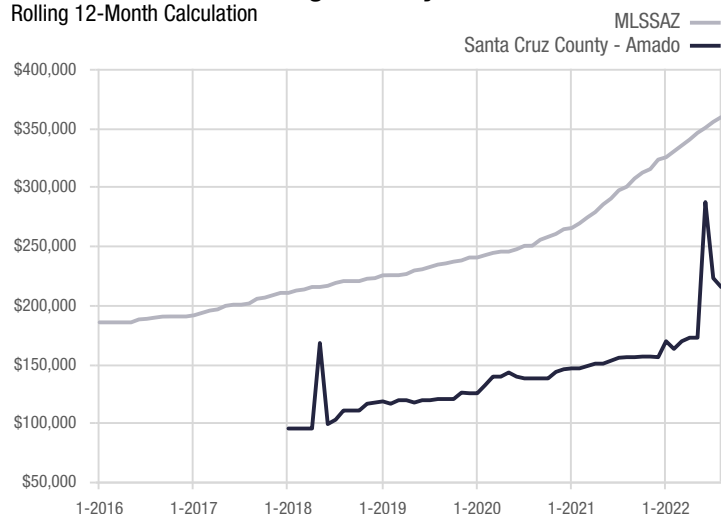
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	7	11	+ 57.1%
Pending Sales	1	3	+ 200.0%	6	10	+ 66.7%
Closed Sales	1	4	+ 300.0%	9	10	+ 11.1%
Days on Market Until Sale	30	21	- 30.0%	64	64	0.0%
Median Sales Price*	\$359,000	<b>\$210,000</b>	- 41.5%	\$155,000	<b>\$220,000</b>	+ 41.9%
Average Sales Price*	\$359,000	<b>\$208,750</b>	- 41.9%	\$168,250	<b>\$254,300</b>	+ 51.1%
Percent of List Price Received*	92.8%	<b>100.7%</b>	+ 8.5%	97.5%	<b>96.3%</b>	- 1.2%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.3	<b>0.5</b>	- 61.5%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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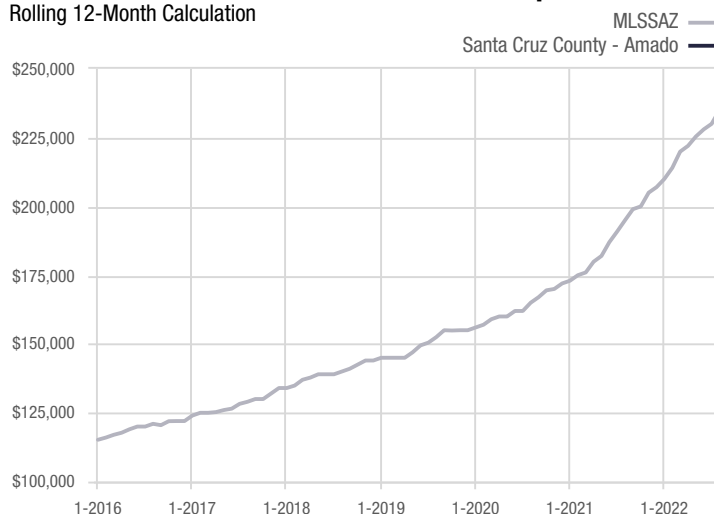
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



## Santa Cruz County - Elgin

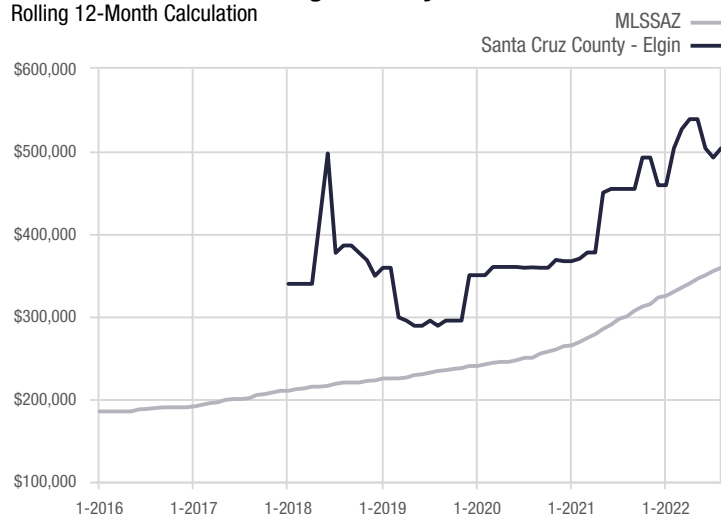
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	1	- 50.0%	11	13	+ 18.2%
Pending Sales	4	1	- 75.0%	14	12	- 14.3%
Closed Sales	1	0	- 100.0%	10	13	+ 30.0%
Days on Market Until Sale	11	—	—	144	40	- 72.2%
Median Sales Price*	\$415,000	—	—	\$454,500	\$577,777	+ 27.1%
Average Sales Price*	\$415,000	—	—	\$486,250	\$576,983	+ 18.7%
Percent of List Price Received*	100.0%	—	—	99.3%	99.5%	+ 0.2%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	1.2	2.9	+ 141.7%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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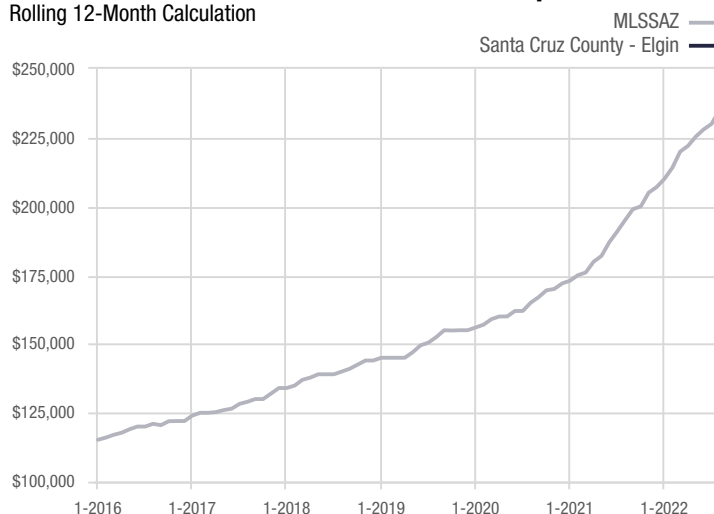
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Nogales East

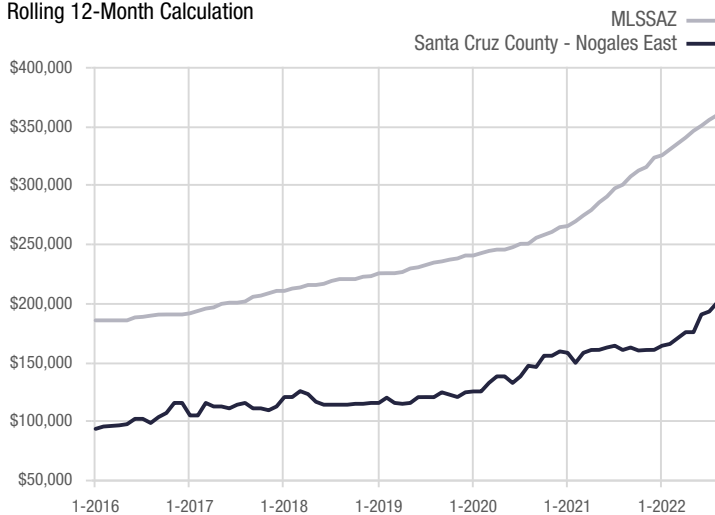
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	5	8	+ 60.0%	65	64	- 1.5%
Pending Sales	5	2	- 60.0%	53	45	- 15.1%
Closed Sales	11	6	- 45.5%	54	46	- 14.8%
Days on Market Until Sale	11	18	+ 63.6%	47	45	- 4.3%
Median Sales Price*	\$159,000	<b>\$232,500</b>	+ 46.2%	\$150,500	<b>\$222,500</b>	+ 47.8%
Average Sales Price*	\$160,536	<b>\$263,983</b>	+ 64.4%	\$198,551	<b>\$263,374</b>	+ 32.6%
Percent of List Price Received*	99.2%	<b>100.2%</b>	+ 1.0%	98.1%	<b>100.5%</b>	+ 2.4%
Inventory of Homes for Sale	16	21	+ 31.3%	—	—	—
Months Supply of Inventory	2.7	4.1	+ 51.9%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	4	12	+ 200.0%
Pending Sales	0	0	0.0%	6	7	+ 16.7%
Closed Sales	0	0	0.0%	8	5	- 37.5%
Days on Market Until Sale	—	—	—	98	43	- 56.1%
Median Sales Price*	—	—	—	\$224,350	<b>\$168,000</b>	- 25.1%
Average Sales Price*	—	—	—	\$188,700	<b>\$195,580</b>	+ 3.6%
Percent of List Price Received*	—	—	—	99.7%	<b>100.2%</b>	+ 0.5%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.6	3.4	+ 466.7%	—	—	—

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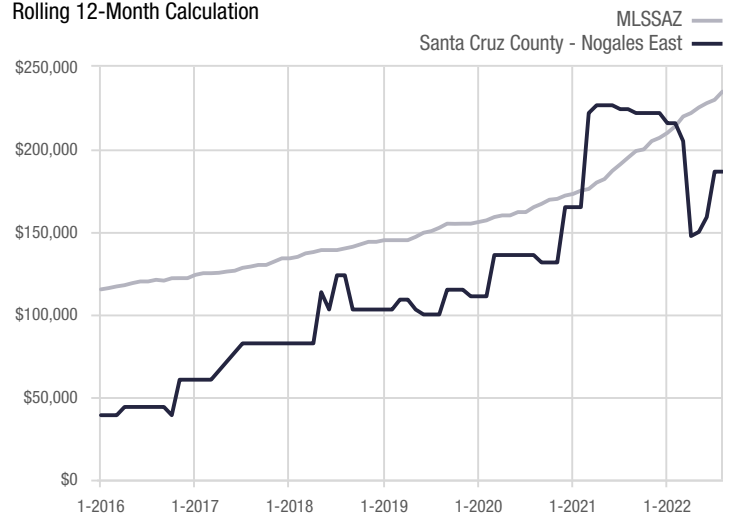
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Nogales West

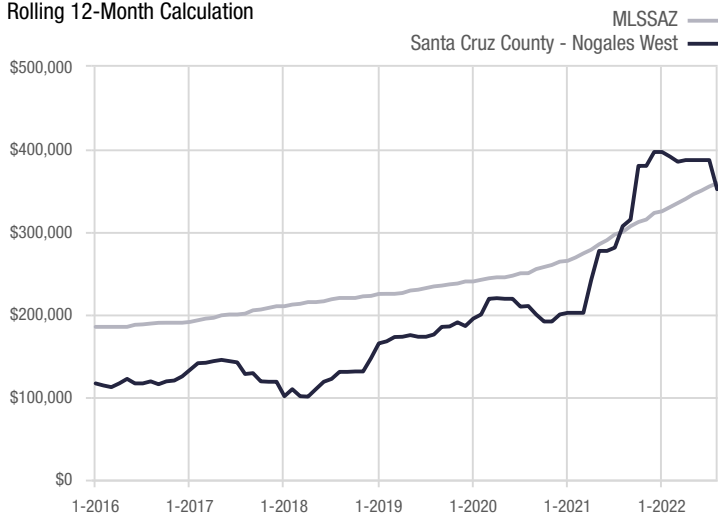
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	6	4	- 33.3%	19	14	- 26.3%
Pending Sales	3	3	0.0%	12	12	0.0%
Closed Sales	2	2	0.0%	7	13	+ 85.7%
Days on Market Until Sale	60	3	- 95.0%	56	60	+ 7.1%
Median Sales Price*	\$464,500	<b>\$285,000</b>	- 38.6%	\$389,000	<b>\$281,000</b>	- 27.8%
Average Sales Price*	\$464,500	<b>\$285,000</b>	- 38.6%	\$364,857	<b>\$273,885</b>	- 24.9%
Percent of List Price Received*	97.4%	<b>108.4%</b>	+ 11.3%	96.6%	<b>97.9%</b>	+ 1.3%
Inventory of Homes for Sale	6	5	- 16.7%	—	—	—
Months Supply of Inventory	2.3	2.5	+ 8.7%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	37	—
Median Sales Price*	—	—	—	—	<b>\$252,000</b>	—
Average Sales Price*	—	—	—	—	<b>\$252,000</b>	—
Percent of List Price Received*	—	—	—	—	<b>97.3%</b>	—
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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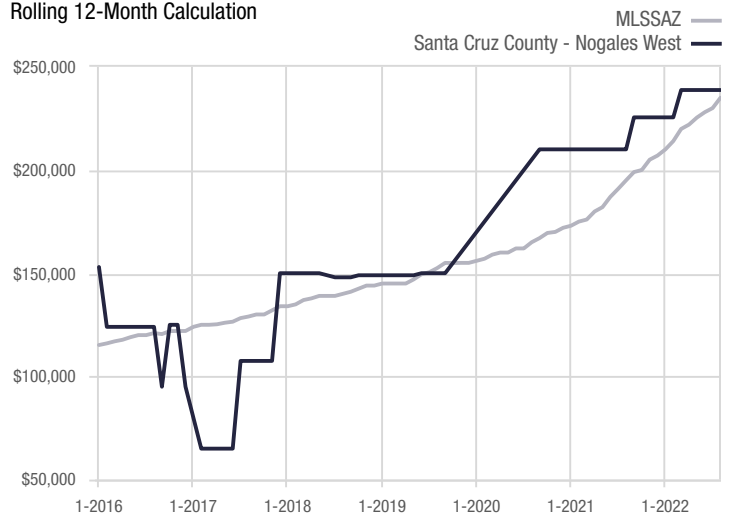
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Patagonia

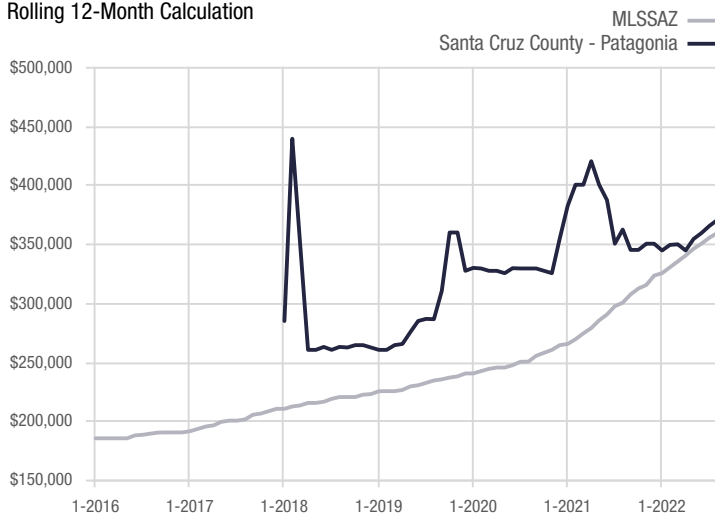
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	2	+ 100.0%	28	17	- 39.3%
Pending Sales	0	1	—	21	13	- 38.1%
Closed Sales	4	2	- 50.0%	23	17	- 26.1%
Days on Market Until Sale	83	21	- 74.7%	63	54	- 14.3%
Median Sales Price*	\$363,000	\$600,000	+ 65.3%	\$350,000	\$370,000	+ 5.7%
Average Sales Price*	\$447,500	\$600,000	+ 34.1%	\$394,315	\$389,802	- 1.1%
Percent of List Price Received*	96.7%	96.1%	- 0.6%	96.4%	95.4%	- 1.0%
Inventory of Homes for Sale	7	4	- 42.9%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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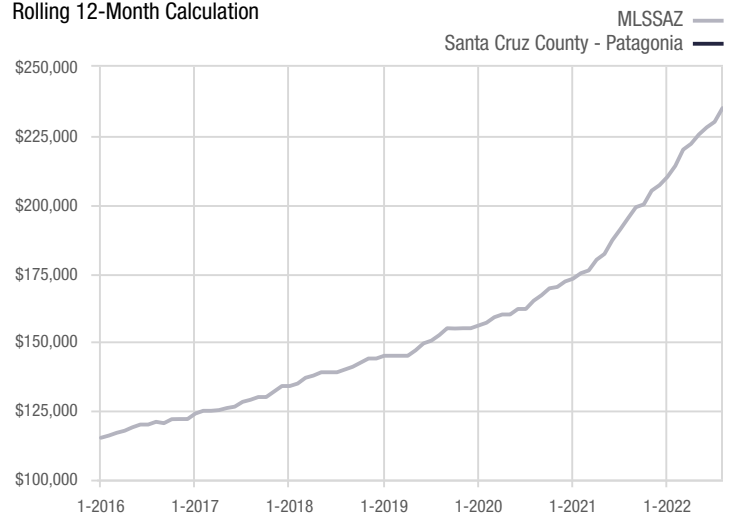
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Rio Rico East

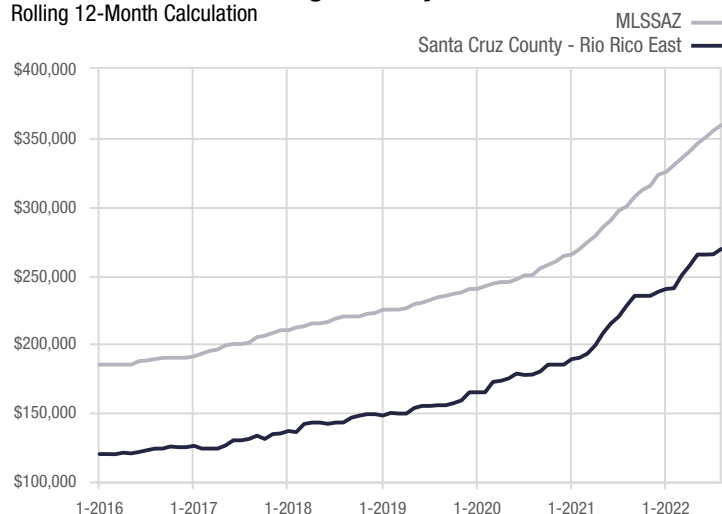
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	22	26	+ 18.2%	148	193	+ 30.4%
Pending Sales	18	18	0.0%	126	141	+ 11.9%
Closed Sales	12	10	- 16.7%	115	133	+ 15.7%
Days on Market Until Sale	32	56	+ 75.0%	25	28	+ 12.0%
Median Sales Price*	\$250,000	\$299,300	+ 19.7%	\$239,500	\$274,000	+ 14.4%
Average Sales Price*	\$254,250	\$458,360	+ 80.3%	\$259,655	\$307,201	+ 18.3%
Percent of List Price Received*	97.6%	98.7%	+ 1.1%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	22	50	+ 127.3%	—	—	—
Months Supply of Inventory	1.5	3.1	+ 106.7%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	3	1	- 66.7%
Pending Sales	0	0	0.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	3	2	- 33.3%
Days on Market Until Sale	44	—	—	16	100	+ 525.0%
Median Sales Price*	\$190,000	—	—	\$167,000	\$218,450	+ 30.8%
Average Sales Price*	\$190,000	—	—	\$164,333	\$218,450	+ 32.9%
Percent of List Price Received*	95.0%	—	—	101.2%	100.0%	- 1.2%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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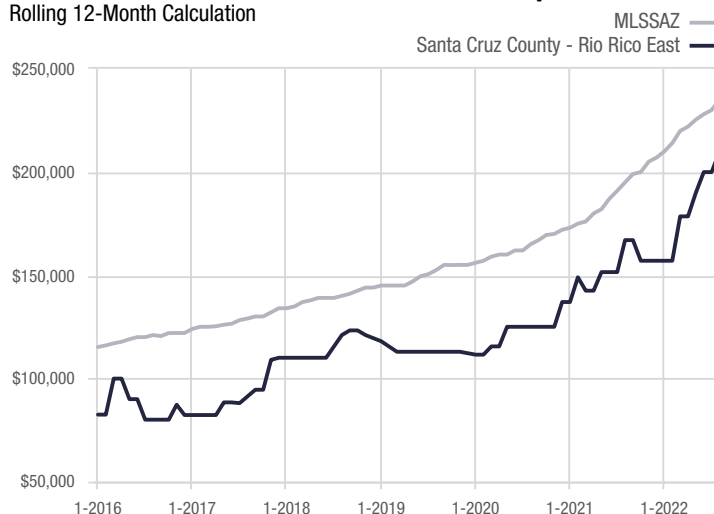
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Rio Rico West

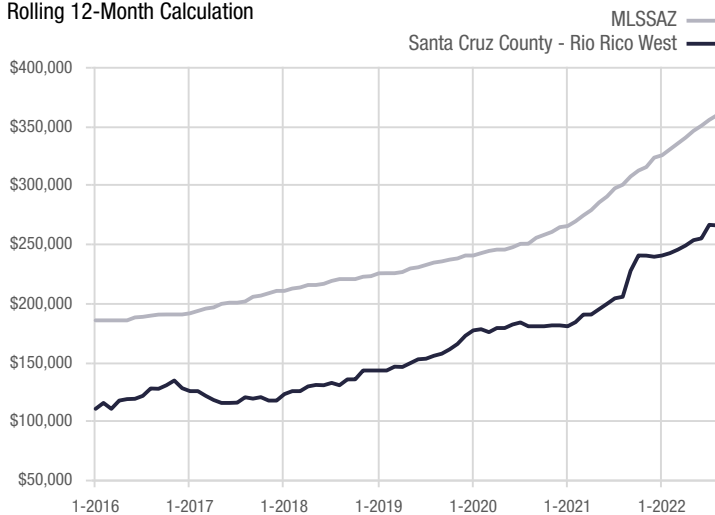
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	14	10	- 28.6%	91	64	- 29.7%
Pending Sales	7	8	+ 14.3%	70	51	- 27.1%
Closed Sales	7	6	- 14.3%	63	55	- 12.7%
Days on Market Until Sale	12	15	+ 25.0%	14	23	+ 64.3%
Median Sales Price*	\$269,950	<b>\$254,950</b>	- 5.6%	\$224,900	<b>\$277,000</b>	+ 23.2%
Average Sales Price*	\$259,136	<b>\$262,317</b>	+ 1.2%	\$230,260	<b>\$295,678</b>	+ 28.4%
Percent of List Price Received*	99.5%	100.1%	+ 0.6%	99.6%	99.9%	+ 0.3%
Inventory of Homes for Sale	11	13	+ 18.2%	—	—	—
Months Supply of Inventory	1.5	2.0	+ 33.3%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	1	0	- 100.0%
Pending Sales	1	0	- 100.0%	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	—	—	—	—	—	—

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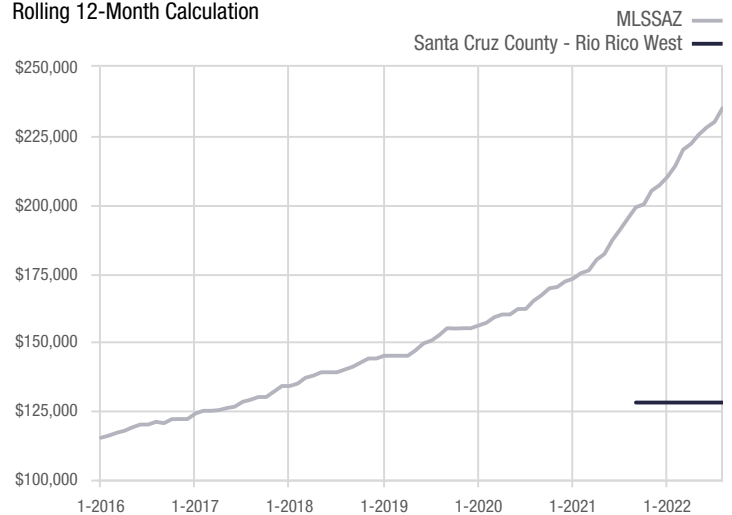
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Santa Cruz County

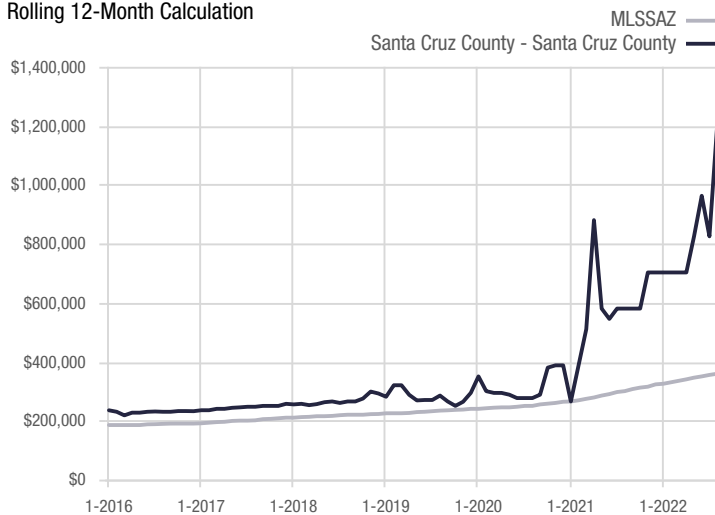
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	6	2	- 66.7%
Pending Sales	0	1	—	7	2	- 71.4%
Closed Sales	2	0	- 100.0%	8	3	- 62.5%
Days on Market Until Sale	620	—	—	237	140	- 40.9%
Median Sales Price*	\$480,000	—	—	\$702,500	\$1,200,000	+ 70.8%
Average Sales Price*	\$480,000	—	—	\$732,972	\$975,000	+ 33.0%
Percent of List Price Received*	83.2%	—	—	91.0%	93.8%	+ 3.1%
Inventory of Homes for Sale	5	2	- 60.0%	—	—	—
Months Supply of Inventory	4.5	2.0	- 55.6%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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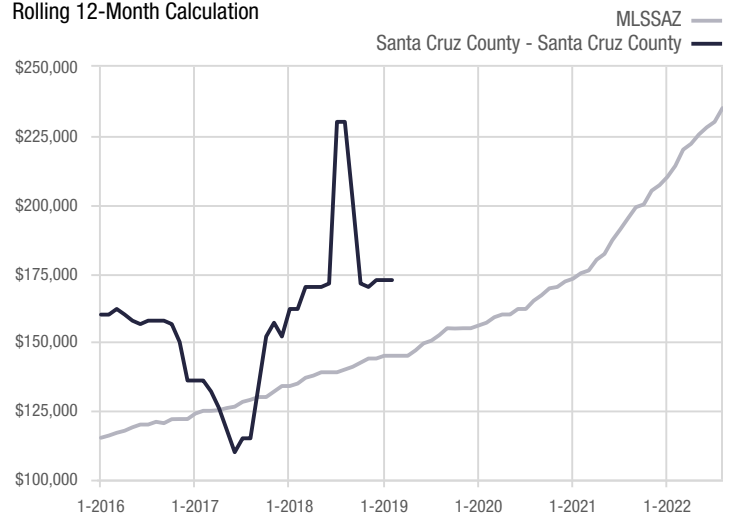
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Sonoita

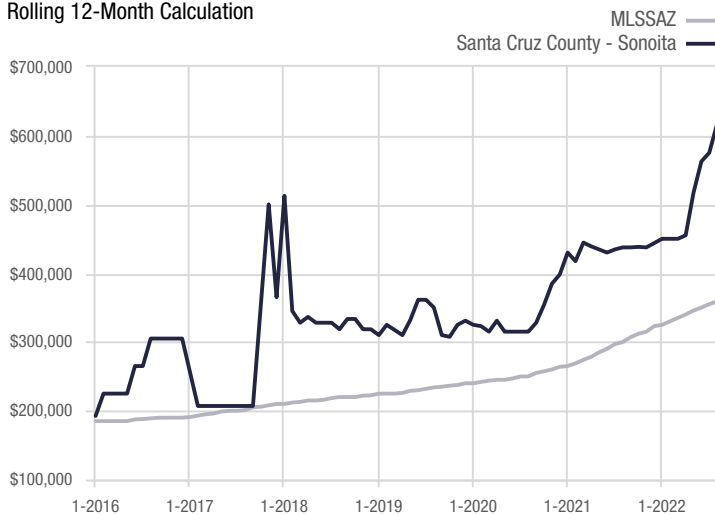
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	1	- 50.0%	19	12	- 36.8%
Pending Sales	1	0	- 100.0%	22	10	- 54.5%
Closed Sales	2	0	- 100.0%	21	13	- 38.1%
Days on Market Until Sale	7	—	—	102	55	- 46.1%
Median Sales Price*	\$411,250	—	—	\$437,500	\$685,000	+ 56.6%
Average Sales Price*	\$411,250	—	—	\$525,120	\$773,423	+ 47.3%
Percent of List Price Received*	99.9%	—	—	97.6%	97.9%	+ 0.3%
Inventory of Homes for Sale	7	3	- 57.1%	—	—	—
Months Supply of Inventory	2.6	1.5	- 42.3%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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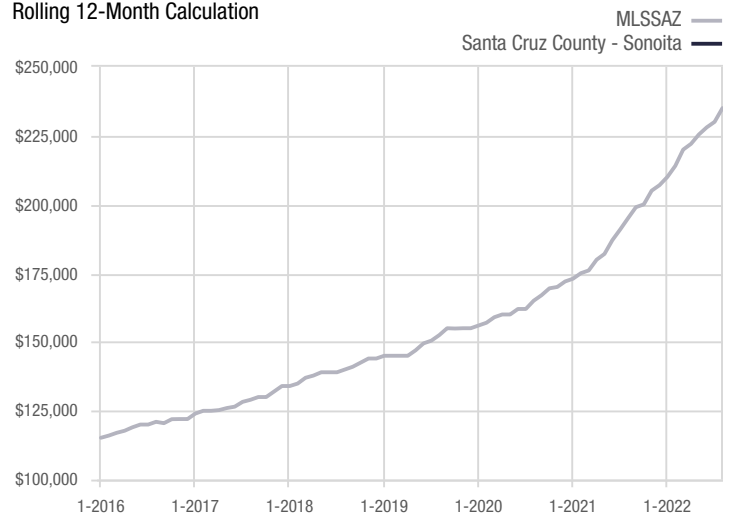
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



## Santa Cruz County - Tubac East

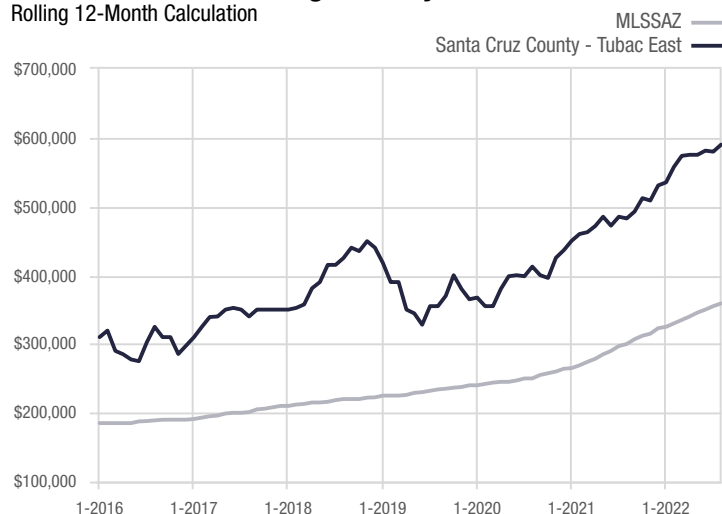
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	7	4	- 42.9%	52	51	- 1.9%
Pending Sales	5	3	- 40.0%	44	53	+ 20.5%
Closed Sales	5	3	- 40.0%	35	52	+ 48.6%
Days on Market Until Sale	93	28	- 69.9%	79	58	- 26.6%
Median Sales Price*	\$512,000	\$630,000	+ 23.0%	\$512,000	\$590,442	+ 15.3%
Average Sales Price*	\$474,025	\$635,006	+ 34.0%	\$555,126	\$671,665	+ 21.0%
Percent of List Price Received*	94.8%	97.7%	+ 3.1%	96.9%	97.6%	+ 0.7%
Inventory of Homes for Sale	16	11	- 31.3%	—	—	—
Months Supply of Inventory	2.9	1.6	- 44.8%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	4	4	0.0%	28	29	+ 3.6%
Pending Sales	3	1	- 66.7%	26	22	- 15.4%
Closed Sales	2	2	0.0%	22	30	+ 36.4%
Days on Market Until Sale	5	44	+ 780.0%	83	29	- 65.1%
Median Sales Price*	\$247,500	\$364,000	+ 47.1%	\$222,500	\$275,000	+ 23.6%
Average Sales Price*	\$247,500	\$364,000	+ 47.1%	\$239,710	\$297,797	+ 24.2%
Percent of List Price Received*	93.1%	92.1%	- 1.1%	96.8%	99.3%	+ 2.6%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	1.7	3.1	+ 82.4%	—	—	—

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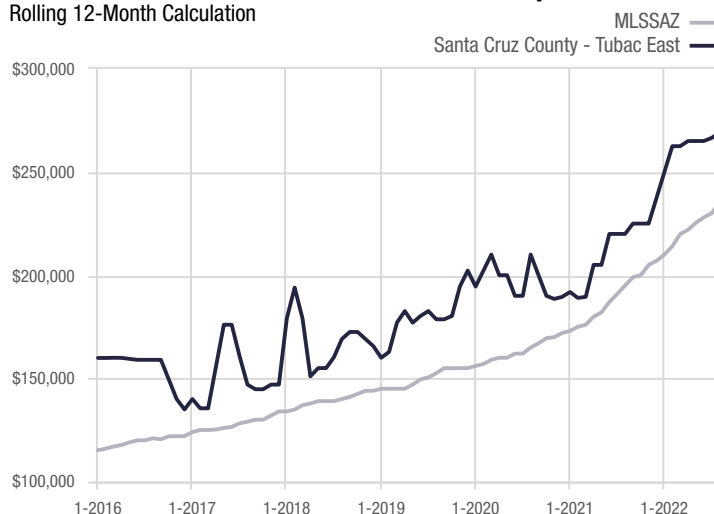
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Tubac West

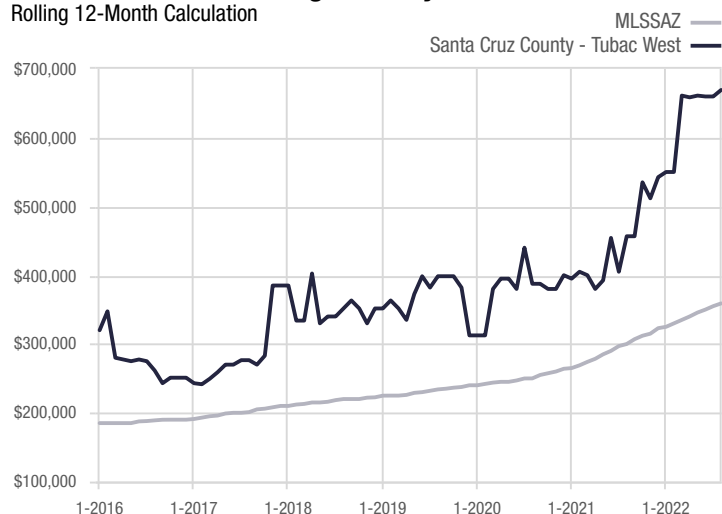
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	1	—	9	19	+ 111.1%
Pending Sales	0	4	—	8	19	+ 137.5%
Closed Sales	1	1	0.0%	10	16	+ 60.0%
Days on Market Until Sale	21	0	- 100.0%	31	74	+ 138.7%
Median Sales Price*	\$661,048	<b>\$965,000</b>	+ 46.0%	\$542,500	<b>\$679,250</b>	+ 25.2%
Average Sales Price*	\$661,048	<b>\$965,000</b>	+ 46.0%	\$541,239	<b>\$779,905</b>	+ 44.1%
Percent of List Price Received*	103.3%	100.0%	- 3.2%	100.6%	95.6%	- 5.0%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	3.8	1.2	- 68.4%	—	—	—

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

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

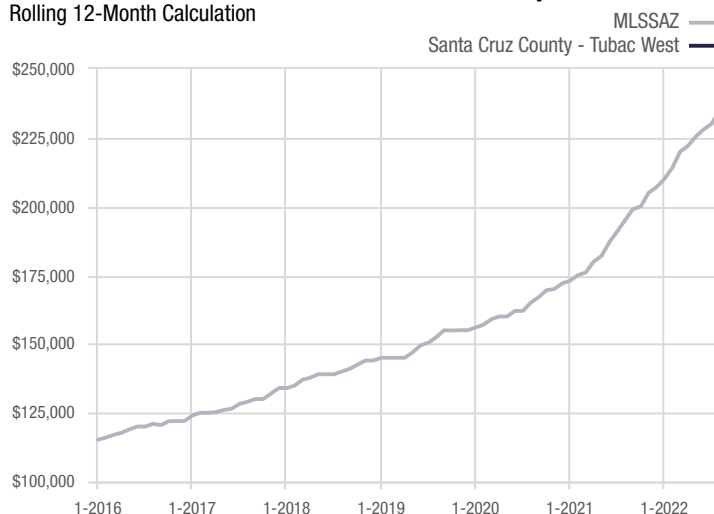
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



MULTIPLE LISTING SERVICE OF  
**SOUTHERN ARIZONA**

## Santa Cruz County - Tumacacori - Carmen

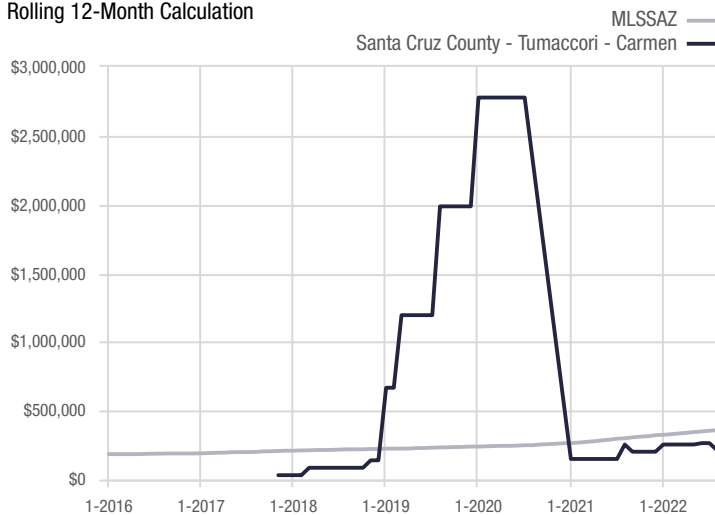
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	1	2	+ 100.0%
Pending Sales	0	0	0.0%	3	1	- 66.7%
Closed Sales	2	0	- 100.0%	3	1	- 66.7%
Days on Market Until Sale	163	—	—	130	158	+ 21.5%
Median Sales Price*	\$677,500	—	—	\$255,000	<b>\$275,000</b>	+ 7.8%
Average Sales Price*	\$677,500	—	—	\$501,667	<b>\$275,000</b>	- 45.2%
Percent of List Price Received*	95.0%	—	—	96.7%	<b>96.5%</b>	- 0.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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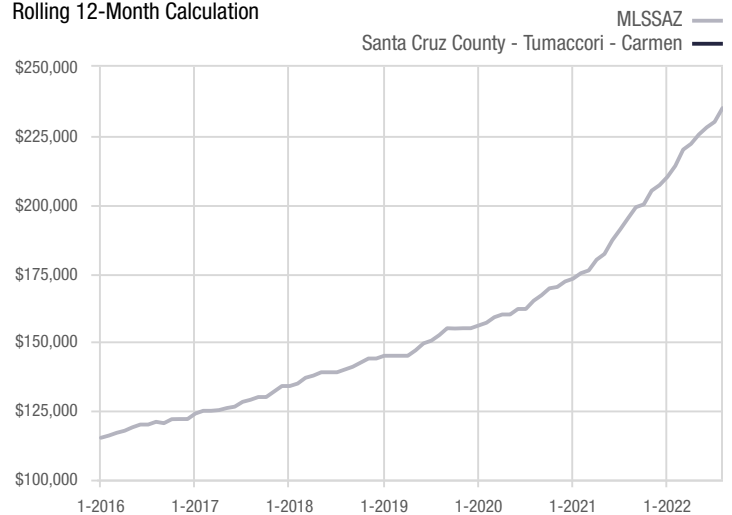
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Benson / St. David

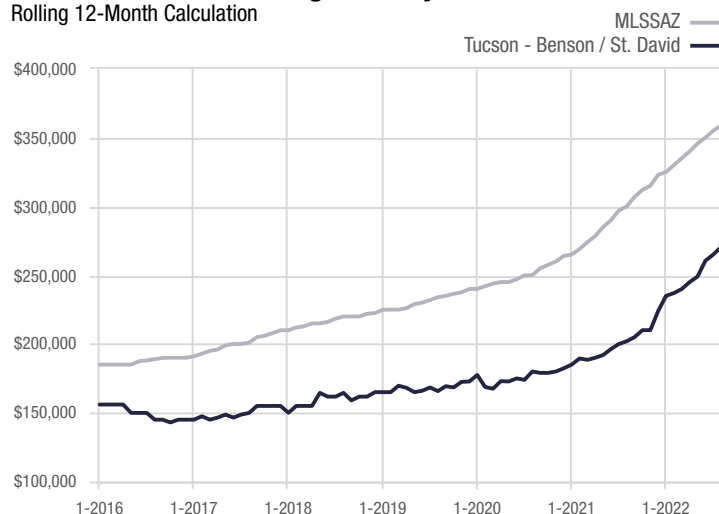
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	21	16	- 23.8%	148	146	- 1.4%
Pending Sales	12	15	+ 25.0%	107	108	+ 0.9%
Closed Sales	14	15	+ 7.1%	105	98	- 6.7%
Days on Market Until Sale	20	19	- 5.0%	37	26	- 29.7%
Median Sales Price*	\$251,000	\$280,000	+ 11.6%	\$206,000	\$268,000	+ 30.1%
Average Sales Price*	\$245,357	\$343,167	+ 39.9%	\$233,068	\$310,696	+ 33.3%
Percent of List Price Received*	97.0%	94.9%	- 2.2%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	36	45	+ 25.0%	—	—	—
Months Supply of Inventory	2.8	3.8	+ 35.7%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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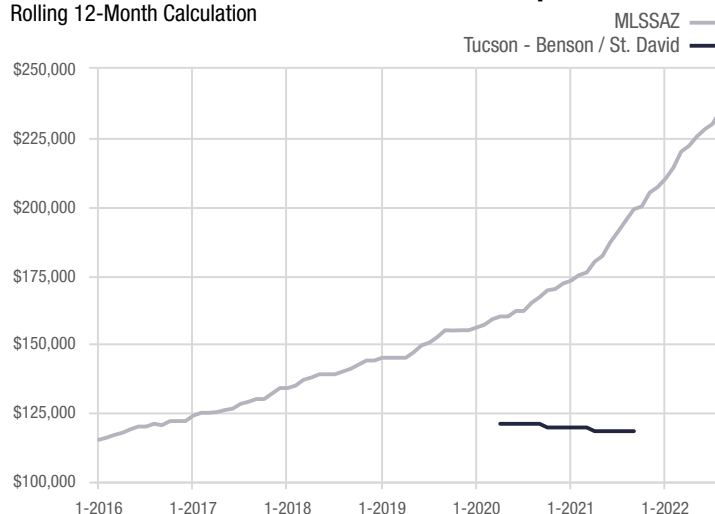
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Central

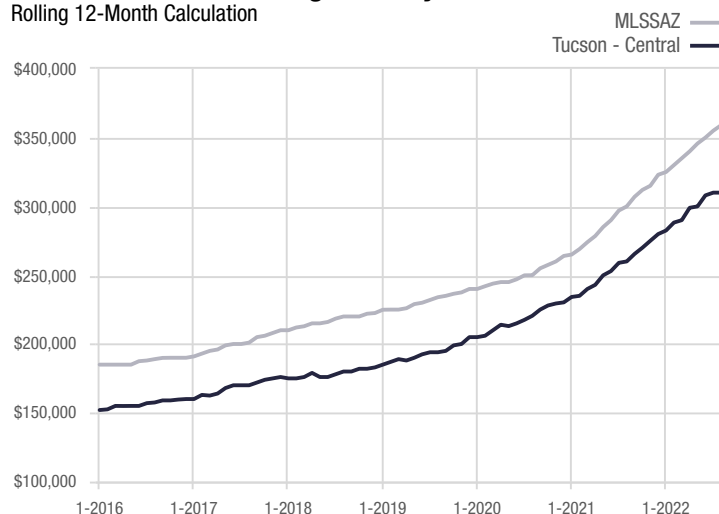
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	261	197	- 24.5%	1,786	1,682	- 5.8%
Pending Sales	200	156	- 22.0%	1,462	1,331	- 9.0%
Closed Sales	177	127	- 28.2%	1,436	1,353	- 5.8%
Days on Market Until Sale	11	23	+ 109.1%	17	20	+ 17.6%
Median Sales Price*	\$287,550	\$300,000	+ 4.3%	\$275,000	\$320,000	+ 16.4%
Average Sales Price*	\$313,522	\$344,290	+ 9.8%	\$315,596	\$365,752	+ 15.9%
Percent of List Price Received*	101.0%	99.3%	- 1.7%	101.3%	100.8%	- 0.5%
Inventory of Homes for Sale	257	289	+ 12.5%	—	—	—
Months Supply of Inventory	1.4	1.7	+ 21.4%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	58	62	+ 6.9%	470	461	- 1.9%
Pending Sales	51	49	- 3.9%	418	389	- 6.9%
Closed Sales	55	33	- 40.0%	392	362	- 7.7%
Days on Market Until Sale	12	19	+ 58.3%	17	17	0.0%
Median Sales Price*	\$175,000	\$254,900	+ 45.7%	\$175,575	\$210,000	+ 19.6%
Average Sales Price*	\$185,066	\$233,423	+ 26.1%	\$184,574	\$218,341	+ 18.3%
Percent of List Price Received*	101.5%	99.1%	- 2.4%	101.8%	101.3%	- 0.5%
Inventory of Homes for Sale	55	72	+ 30.9%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

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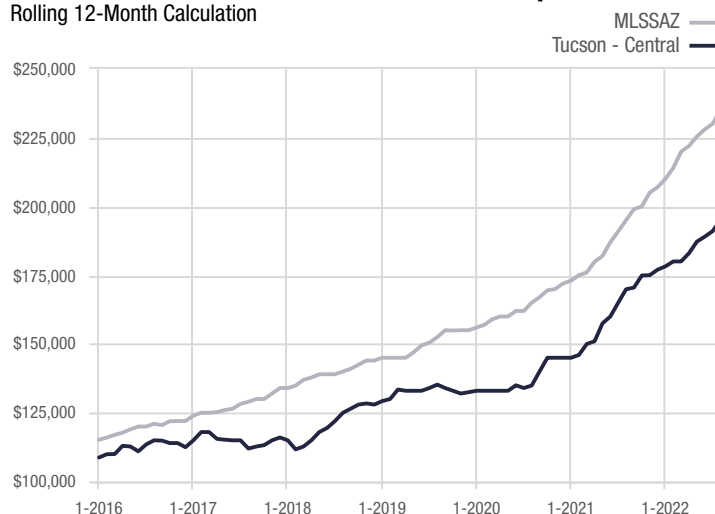
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - East

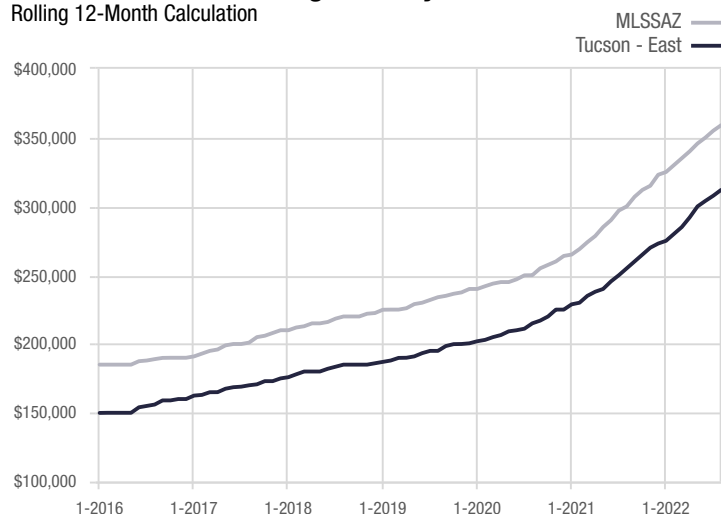
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	181	153	- 15.5%	1,322	1,188	- 10.1%
Pending Sales	144	101	- 29.9%	1,174	1,011	- 13.9%
Closed Sales	137	102	- 25.5%	1,125	1,046	- 7.0%
Days on Market Until Sale	9	16	+ 77.8%	12	17	+ 41.7%
Median Sales Price*	\$288,500	\$344,750	+ 19.5%	\$265,000	\$325,000	+ 22.6%
Average Sales Price*	\$328,275	\$376,317	+ 14.6%	\$289,861	\$346,916	+ 19.7%
Percent of List Price Received*	102.3%	99.2%	- 3.0%	101.6%	100.7%	- 0.9%
Inventory of Homes for Sale	151	190	+ 25.8%	—	—	—
Months Supply of Inventory	1.1	1.5	+ 36.4%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	30	27	- 10.0%	296	261	- 11.8%
Pending Sales	37	26	- 29.7%	284	233	- 18.0%
Closed Sales	29	28	- 3.4%	268	233	- 13.1%
Days on Market Until Sale	8	17	+ 112.5%	11	14	+ 27.3%
Median Sales Price*	\$186,000	\$215,250	+ 15.7%	\$172,750	\$218,550	+ 26.5%
Average Sales Price*	\$180,207	\$212,797	+ 18.1%	\$169,960	\$208,702	+ 22.8%
Percent of List Price Received*	101.5%	99.4%	- 2.1%	101.4%	101.3%	- 0.1%
Inventory of Homes for Sale	14	31	+ 121.4%	—	—	—
Months Supply of Inventory	0.4	1.0	+ 150.0%	—	—	—

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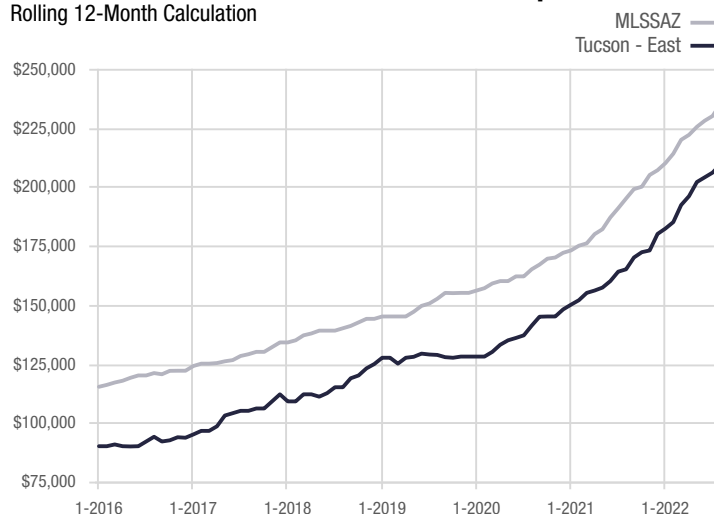
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Northeast

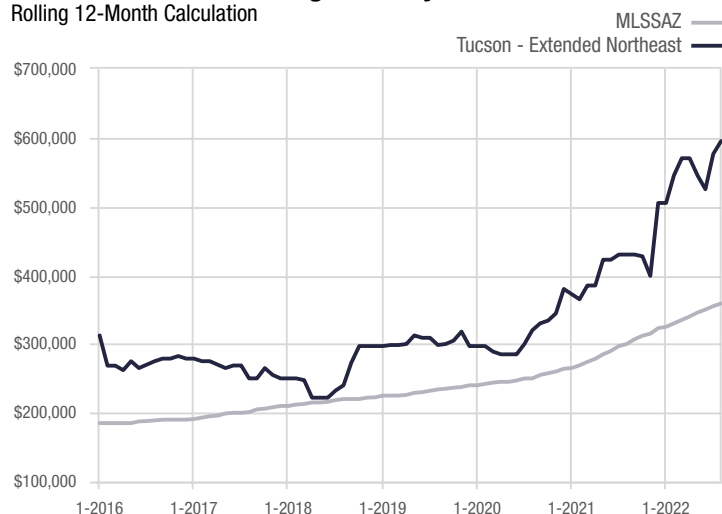
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	1	—	13	19	+ 46.2%
Pending Sales	2	1	- 50.0%	13	14	+ 7.7%
Closed Sales	3	4	+ 33.3%	12	14	+ 16.7%
Days on Market Until Sale	22	43	+ 95.5%	56	21	- 62.5%
Median Sales Price*	\$390,000	\$575,000	+ 47.4%	\$387,500	\$581,250	+ 50.0%
Average Sales Price*	\$401,667	\$633,750	+ 57.8%	\$457,250	\$571,857	+ 25.1%
Percent of List Price Received*	100.0%	97.2%	- 2.8%	97.6%	100.8%	+ 3.3%
Inventory of Homes for Sale	2	5	+ 150.0%	—	—	—
Months Supply of Inventory	0.8	2.3	+ 187.5%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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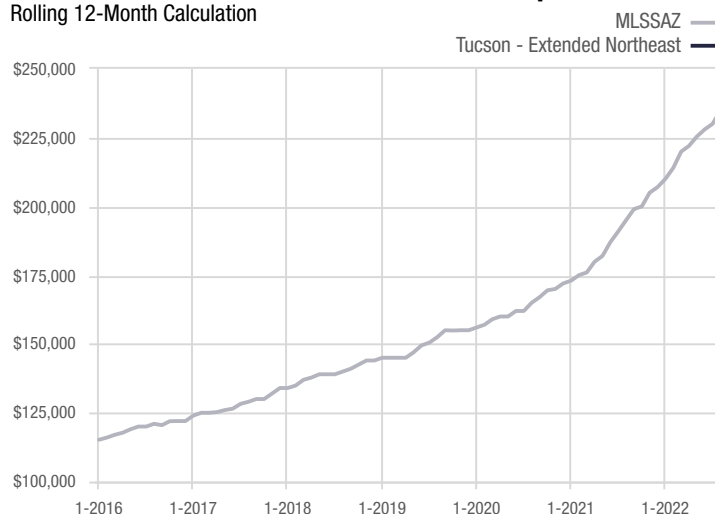
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

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## Tucson - Extended Northwest

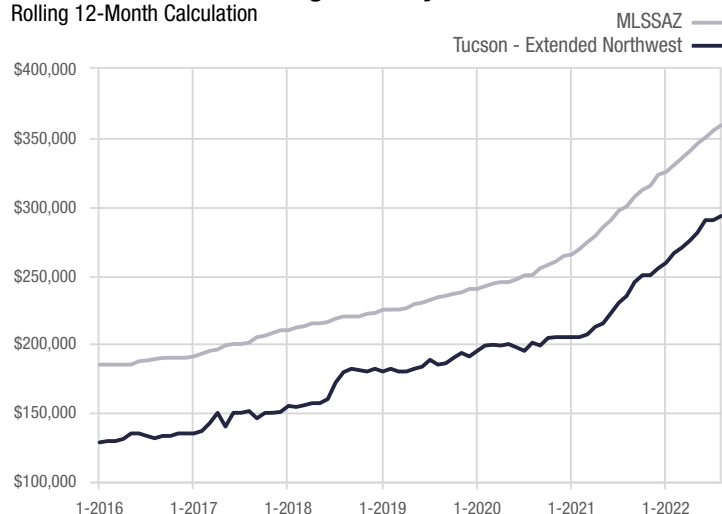
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	13	11	- 15.4%	70	65	- 7.1%
Pending Sales	10	7	- 30.0%	62	50	- 19.4%
Closed Sales	8	6	- 25.0%	57	43	- 24.6%
Days on Market Until Sale	15	10	- 33.3%	7	16	+ 128.6%
Median Sales Price*	\$284,000	<b>\$294,500</b>	+ 3.7%	\$250,000	<b>\$309,000</b>	+ 23.6%
Average Sales Price*	\$285,250	<b>\$305,500</b>	+ 7.1%	\$250,773	<b>\$324,424</b>	+ 29.4%
Percent of List Price Received*	101.9%	100.0%	- 1.9%	101.2%	100.0%	- 1.2%
Inventory of Homes for Sale	6	14	+ 133.3%	—	—	—
Months Supply of Inventory	0.8	2.2	+ 175.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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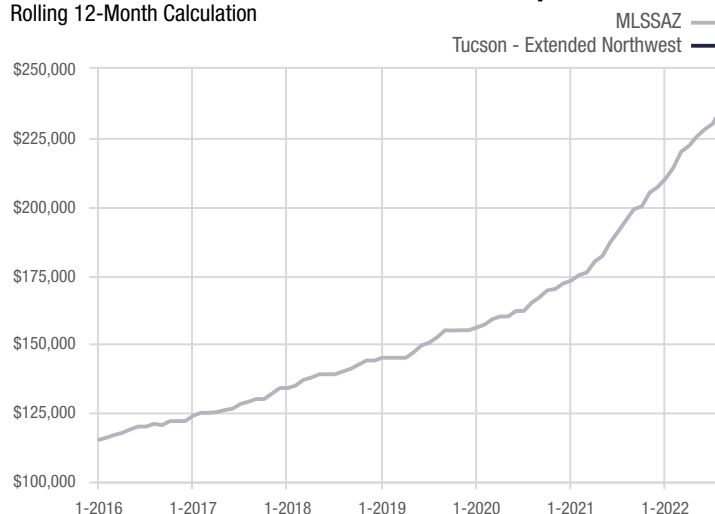
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Southeast

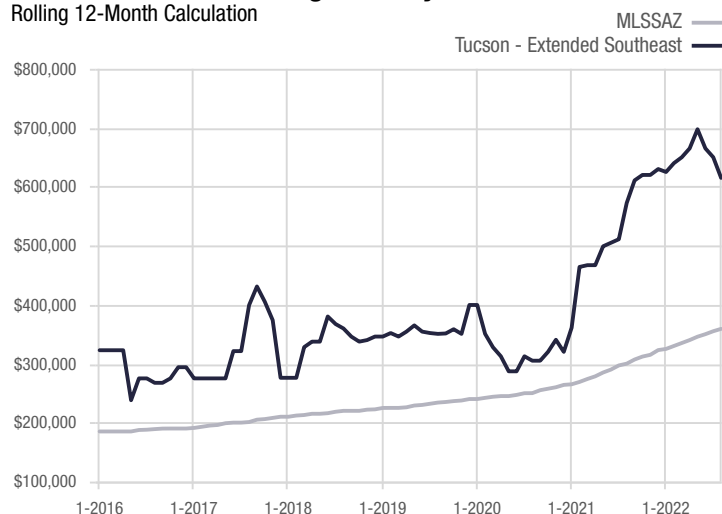
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	0	- 100.0%	6	11	+ 83.3%
Pending Sales	2	0	- 100.0%	10	10	0.0%
Closed Sales	1	1	0.0%	10	10	0.0%
Days on Market Until Sale	612	63	- 89.7%	201	30	- 85.1%
Median Sales Price*	\$790,000	\$322,000	- 59.2%	\$625,000	\$610,000	- 2.4%
Average Sales Price*	\$790,000	\$322,000	- 59.2%	\$630,450	\$602,050	- 4.5%
Percent of List Price Received*	99.3%	89.4%	- 10.0%	97.1%	97.0%	- 0.1%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.3	2.3	+ 76.9%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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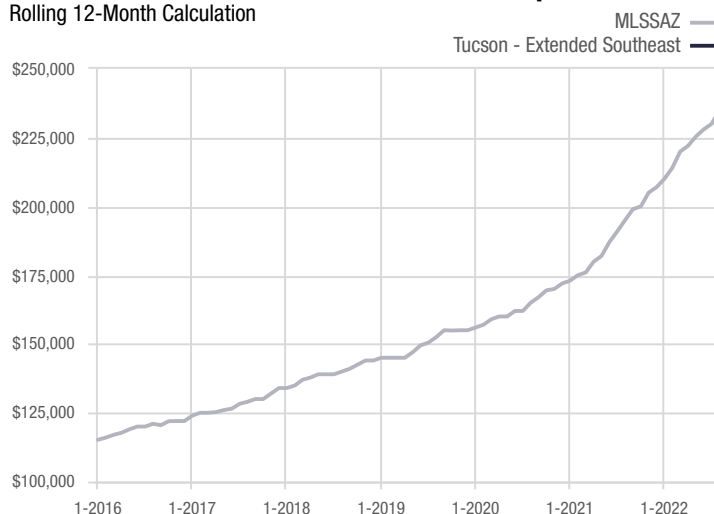
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended Southwest

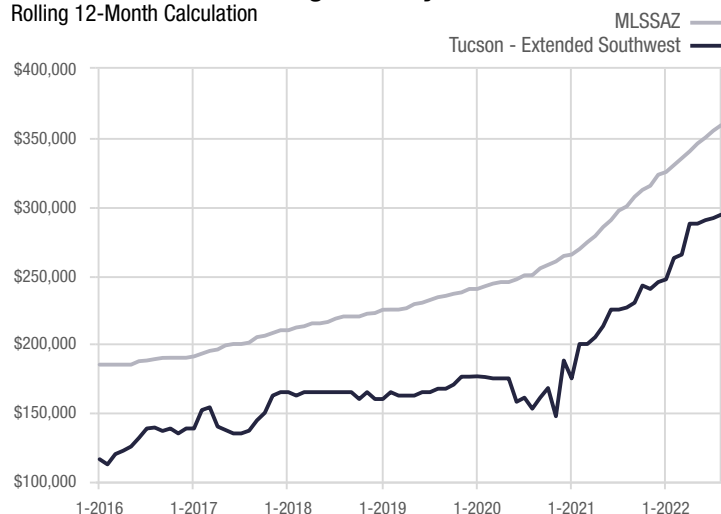
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	3	+ 200.0%	21	23	+ 9.5%
Pending Sales	2	2	0.0%	19	15	- 21.1%
Closed Sales	2	2	0.0%	19	12	- 36.8%
Days on Market Until Sale	7	7	0.0%	39	15	- 61.5%
Median Sales Price*	\$280,450	<b>\$437,500</b>	+ 56.0%	\$228,000	<b>\$330,000</b>	+ 44.7%
Average Sales Price*	\$280,450	<b>\$437,500</b>	+ 56.0%	\$226,703	<b>\$343,125</b>	+ 51.4%
Percent of List Price Received*	98.2%	<b>99.4%</b>	+ 1.2%	99.1%	<b>101.3%</b>	+ 2.2%
Inventory of Homes for Sale	3	6	+ 100.0%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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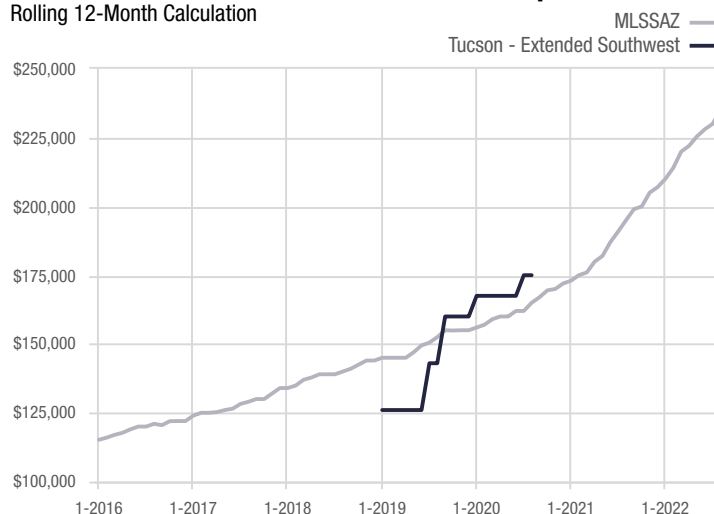
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Extended West

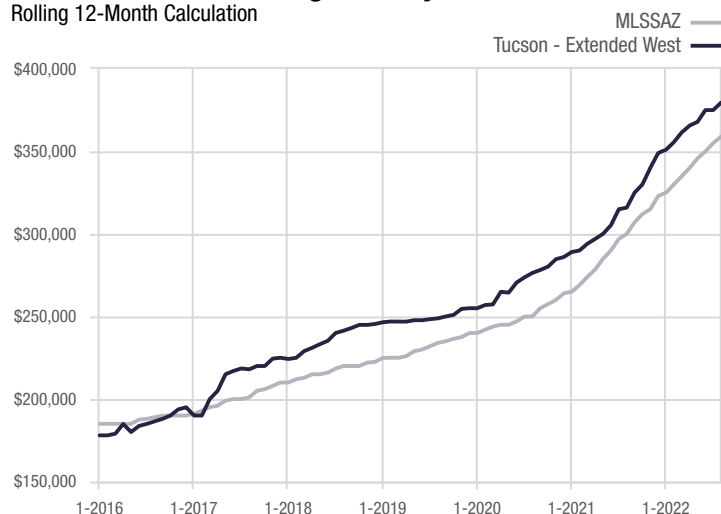
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	53	83	+ 56.6%	379	660	+ 74.1%
Pending Sales	42	59	+ 40.5%	312	490	+ 57.1%
Closed Sales	31	49	+ 58.1%	277	419	+ 51.3%
Days on Market Until Sale	21	24	+ 14.3%	15	29	+ 93.3%
Median Sales Price*	\$340,000	<b>\$392,000</b>	+ 15.3%	\$335,000	<b>\$385,990</b>	+ 15.2%
Average Sales Price*	\$341,108	<b>\$408,312</b>	+ 19.7%	\$340,876	<b>\$395,031</b>	+ 15.9%
Percent of List Price Received*	99.7%	<b>98.4%</b>	- 1.3%	100.8%	<b>99.8%</b>	- 1.0%
Inventory of Homes for Sale	70	<b>196</b>	+ 180.0%	—	—	—
Months Supply of Inventory	1.9	<b>3.5</b>	+ 84.2%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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	—	—	—	—	—	—

\* 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.

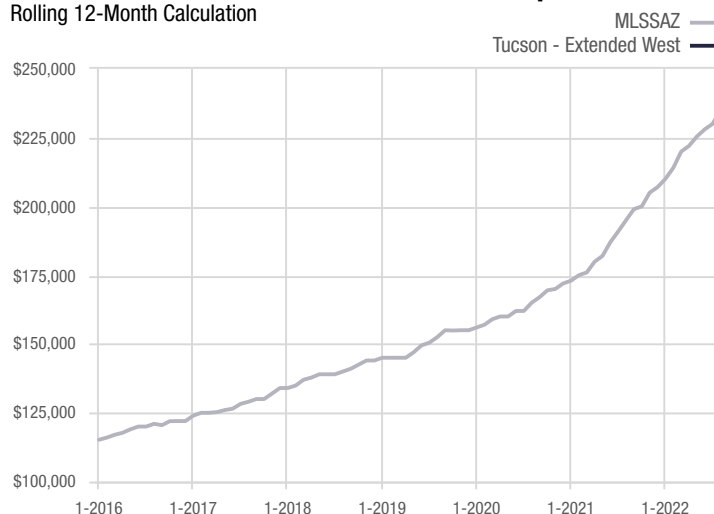
### Median Sales Price - Single-Family

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 – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - North

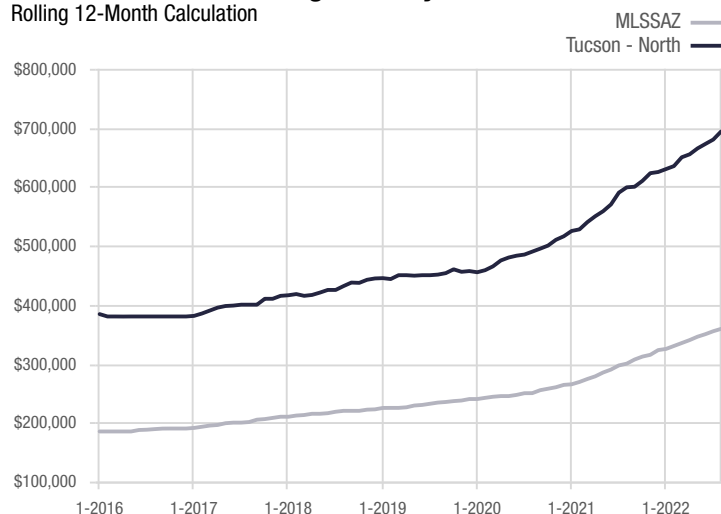
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	115	90	- 21.7%	958	813	- 15.1%
Pending Sales	87	82	- 5.7%	816	647	- 20.7%
Closed Sales	74	68	- 8.1%	811	650	- 19.9%
Days on Market Until Sale	14	19	+ 35.7%	23	22	- 4.3%
Median Sales Price*	\$625,000	<b>\$773,250</b>	+ 23.7%	\$625,100	<b>\$720,942</b>	+ 15.3%
Average Sales Price*	\$685,651	<b>\$891,844</b>	+ 30.1%	\$752,213	<b>\$856,542</b>	+ 13.9%
Percent of List Price Received*	101.5%	<b>98.6%</b>	- 2.9%	100.9%	<b>101.8%</b>	+ 0.9%
Inventory of Homes for Sale	135	<b>143</b>	+ 5.9%	—	—	—
Months Supply of Inventory	1.4	<b>1.7</b>	+ 21.4%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	46	55	+ 19.6%	496	534	+ 7.7%
Pending Sales	44	56	+ 27.3%	461	473	+ 2.6%
Closed Sales	51	66	+ 29.4%	472	473	+ 0.2%
Days on Market Until Sale	10	19	+ 90.0%	14	13	- 7.1%
Median Sales Price*	\$278,100	<b>\$313,500</b>	+ 12.7%	\$248,000	<b>\$306,000</b>	+ 23.4%
Average Sales Price*	\$322,329	<b>\$362,360</b>	+ 12.4%	\$284,287	<b>\$352,955</b>	+ 24.2%
Percent of List Price Received*	100.2%	<b>98.3%</b>	- 1.9%	100.8%	<b>101.5%</b>	+ 0.7%
Inventory of Homes for Sale	44	<b>60</b>	+ 36.4%	—	—	—
Months Supply of Inventory	0.8	<b>1.1</b>	+ 37.5%	—	—	—

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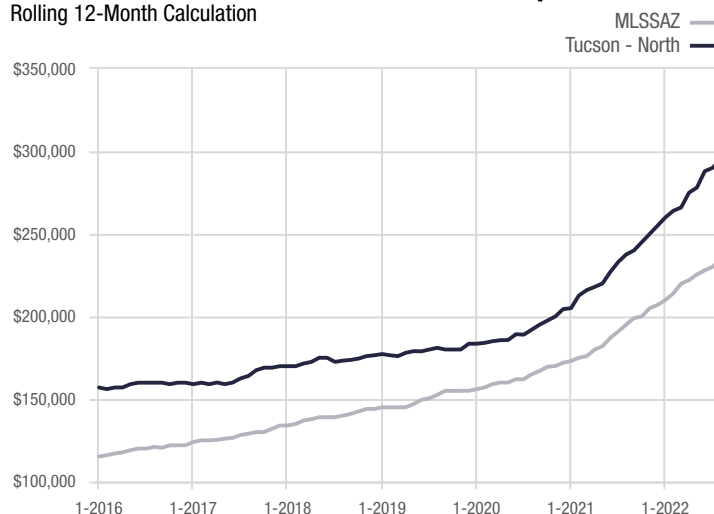
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northeast

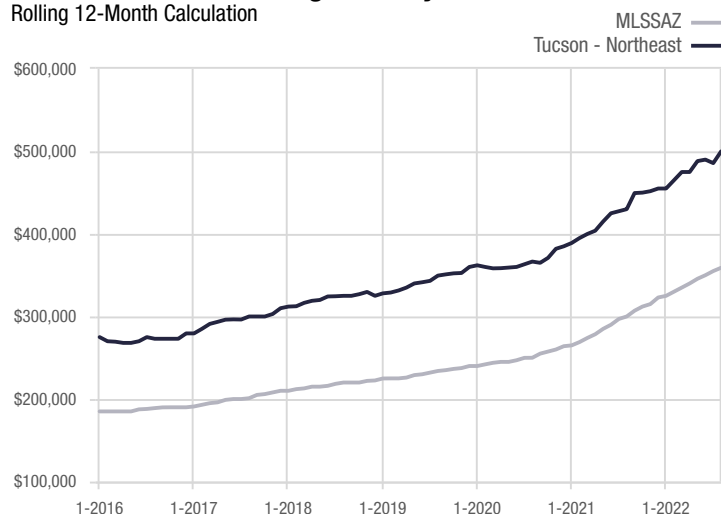
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	58	52	- 10.3%	535	493	- 7.9%
Pending Sales	51	38	- 25.5%	486	398	- 18.1%
Closed Sales	67	38	- 43.3%	478	392	- 18.0%
Days on Market Until Sale	14	17	+ 21.4%	15	17	+ 13.3%
Median Sales Price*	\$465,000	<b>\$592,500</b>	+ 27.4%	\$450,370	<b>\$511,500</b>	+ 13.6%
Average Sales Price*	\$566,478	<b>\$647,513</b>	+ 14.3%	\$552,938	<b>\$610,448</b>	+ 10.4%
Percent of List Price Received*	99.9%	<b>97.3%</b>	- 2.6%	100.7%	<b>101.5%</b>	+ 0.8%
Inventory of Homes for Sale	58	74	+ 27.6%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 50.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	22	23	+ 4.5%	194	180	- 7.2%
Pending Sales	18	18	0.0%	176	157	- 10.8%
Closed Sales	23	22	- 4.3%	179	158	- 11.7%
Days on Market Until Sale	9	14	+ 55.6%	13	15	+ 15.4%
Median Sales Price*	\$159,900	<b>\$247,500</b>	+ 54.8%	\$153,000	<b>\$231,000</b>	+ 51.0%
Average Sales Price*	\$209,017	<b>\$250,814</b>	+ 20.0%	\$178,571	<b>\$235,415</b>	+ 31.8%
Percent of List Price Received*	101.4%	<b>99.5%</b>	- 1.9%	100.5%	<b>101.3%</b>	+ 0.8%
Inventory of Homes for Sale	22	24	+ 9.1%	—	—	—
Months Supply of Inventory	1.1	1.3	+ 18.2%	—	—	—

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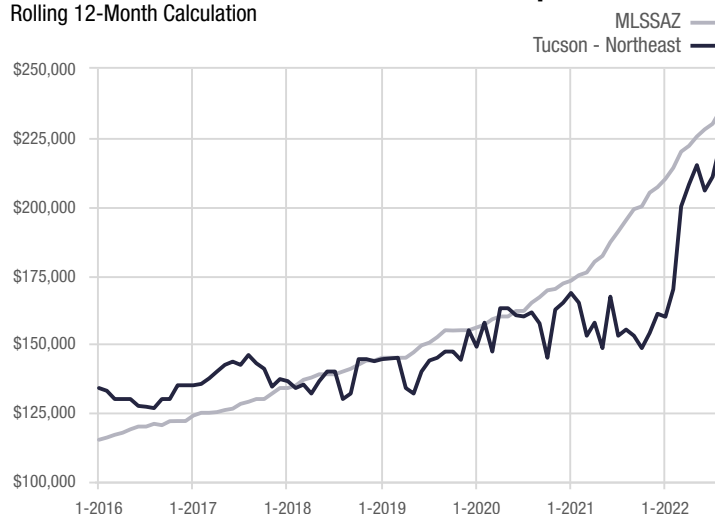
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northwest

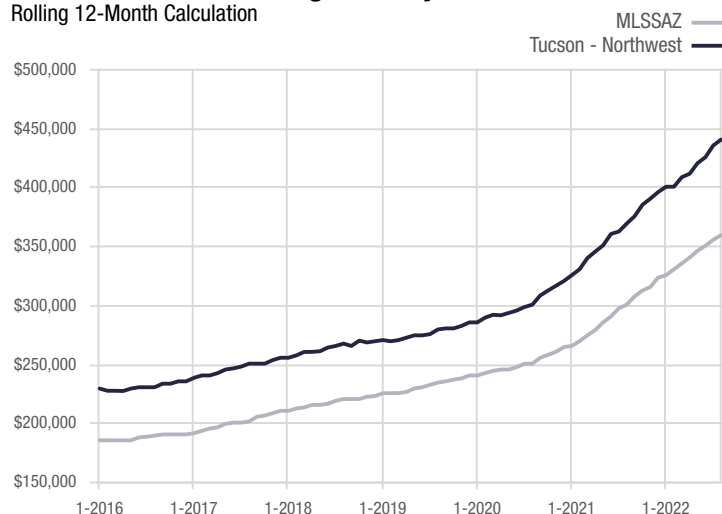
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	272	285	+ 4.8%	2,350	2,232	- 5.0%
Pending Sales	241	215	- 10.8%	2,162	1,830	- 15.4%
Closed Sales	229	175	- 23.6%	2,141	1,792	- 16.3%
Days on Market Until Sale	13	16	+ 23.1%	17	18	+ 5.9%
Median Sales Price*	\$405,000	\$450,000	+ 11.1%	\$385,000	\$449,900	+ 16.9%
Average Sales Price*	\$496,615	\$503,560	+ 1.4%	\$470,204	\$538,721	+ 14.6%
Percent of List Price Received*	101.0%	99.0%	- 2.0%	101.0%	101.2%	+ 0.2%
Inventory of Homes for Sale	261	428	+ 64.0%	—	—	—
Months Supply of Inventory	1.0	1.9	+ 90.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	14	21	+ 50.0%	225	216	- 4.0%
Pending Sales	16	20	+ 25.0%	225	179	- 20.4%
Closed Sales	24	21	- 12.5%	233	173	- 25.8%
Days on Market Until Sale	12	15	+ 25.0%	13	9	- 30.8%
Median Sales Price*	\$301,500	\$365,000	+ 21.1%	\$292,500	\$350,000	+ 19.7%
Average Sales Price*	\$313,242	\$355,562	+ 13.5%	\$297,442	\$364,402	+ 22.5%
Percent of List Price Received*	100.6%	99.9%	- 0.7%	101.0%	101.9%	+ 0.9%
Inventory of Homes for Sale	8	22	+ 175.0%	—	—	—
Months Supply of Inventory	0.3	1.1	+ 266.7%	—	—	—

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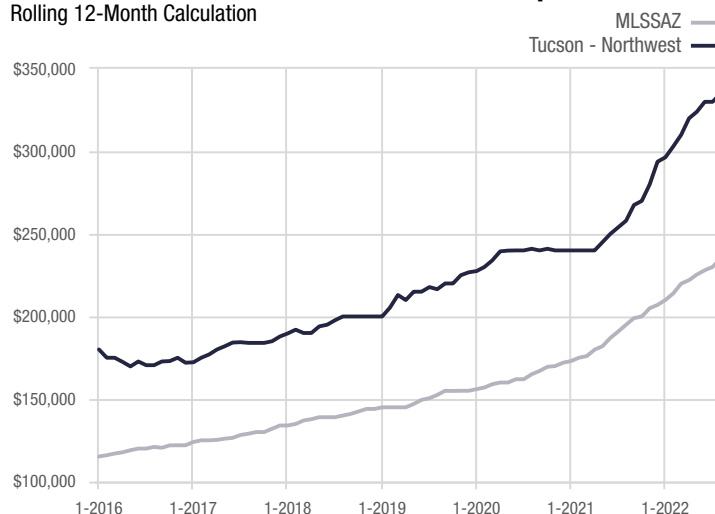
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Pima East

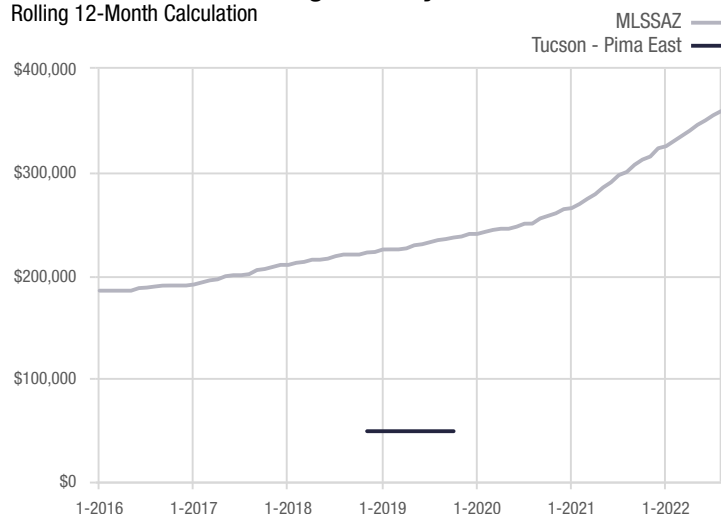
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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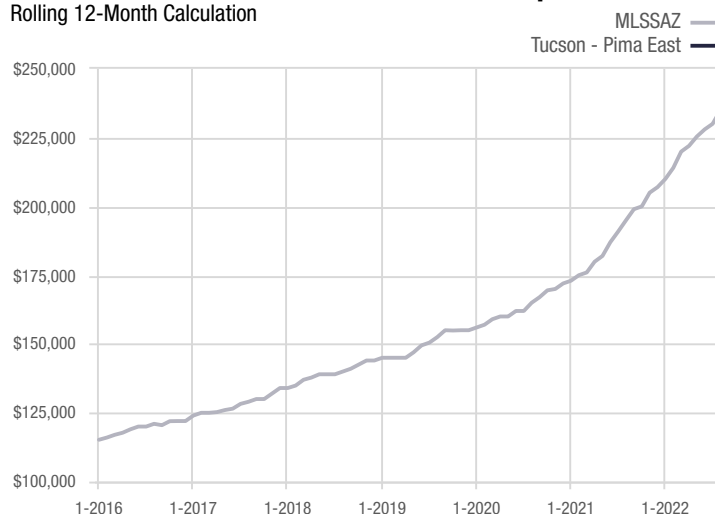
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Pima Northwest

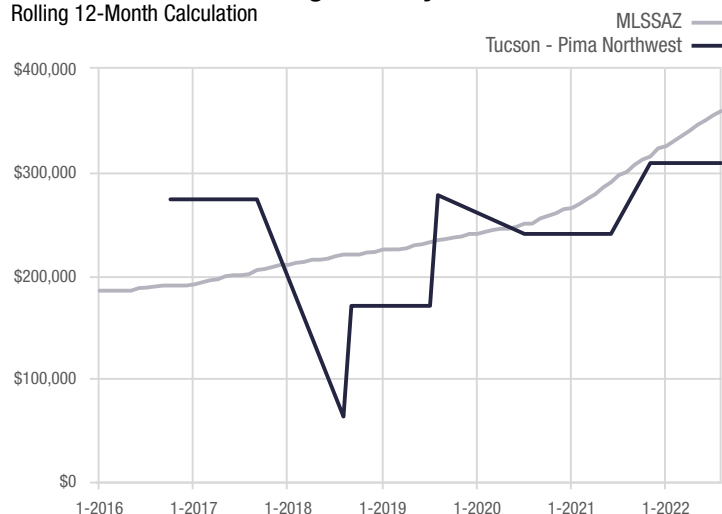
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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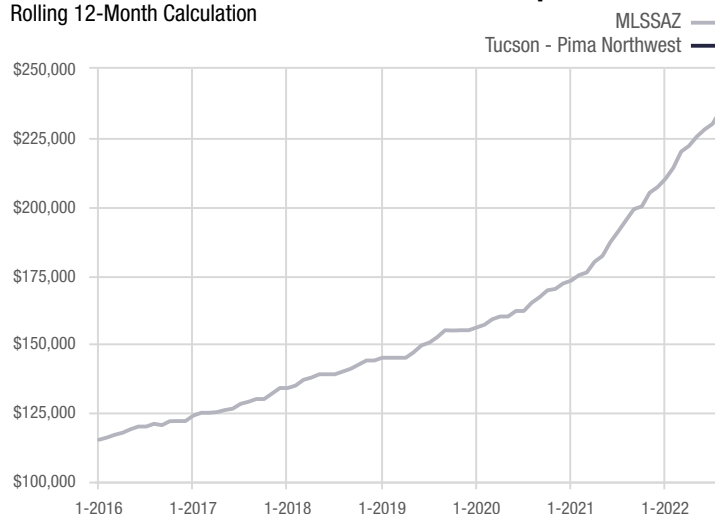
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Pima Southwest

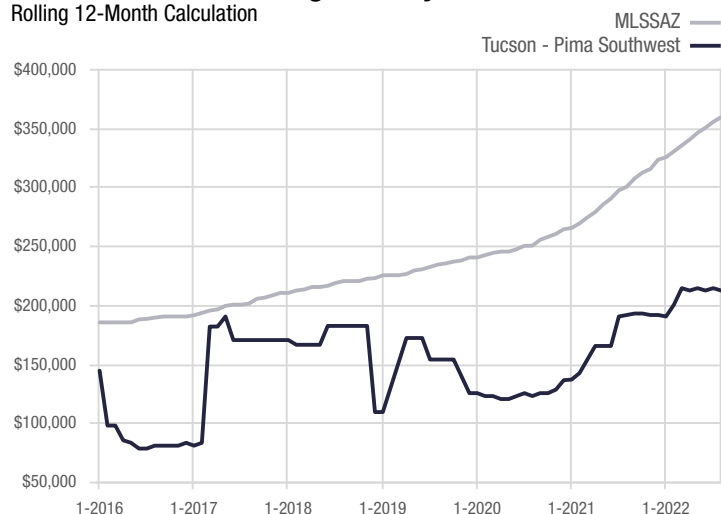
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	0	0.0%	5	10	+ 100.0%
Pending Sales	0	1	—	6	12	+ 100.0%
Closed Sales	0	1	—	7	12	+ 71.4%
Days on Market Until Sale	—	18	—	226	72	- 68.1%
Median Sales Price*	—	\$130,000	—	\$191,250	\$215,000	+ 12.4%
Average Sales Price*	—	\$130,000	—	\$229,750	\$297,867	+ 29.6%
Percent of List Price Received*	—	96.3%	—	86.8%	96.1%	+ 10.7%
Inventory of Homes for Sale	6	4	- 33.3%	—	—	—
Months Supply of Inventory	4.7	2.6	- 44.7%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% 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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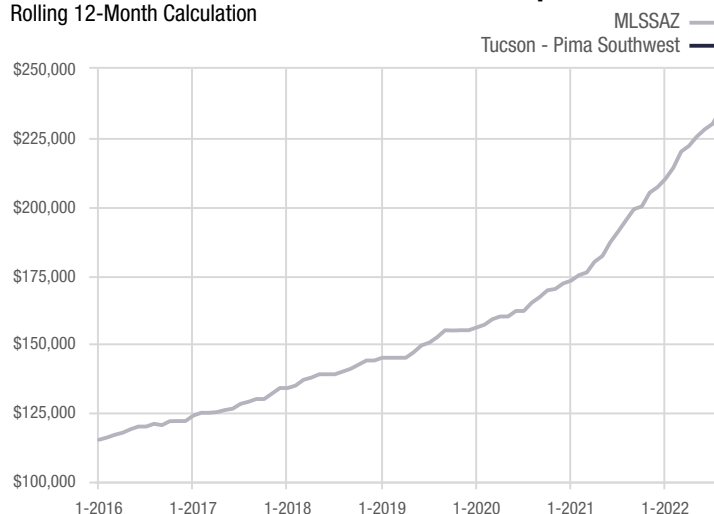
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - South

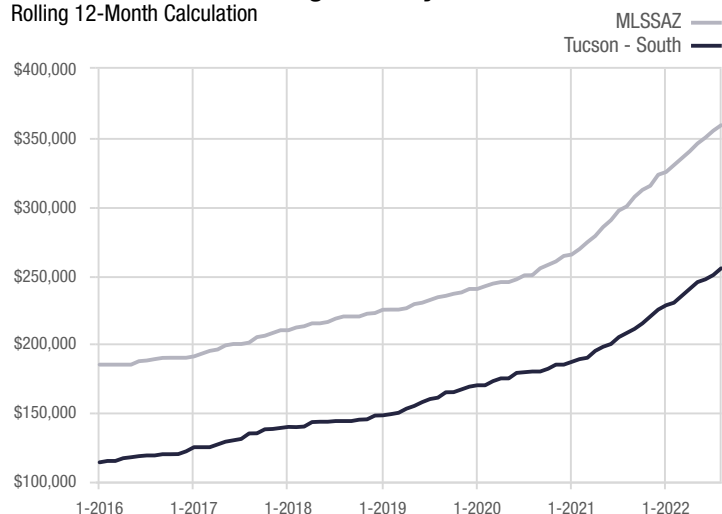
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	88	89	+ 1.1%	674	685	+ 1.6%
Pending Sales	68	89	+ 30.9%	586	581	- 0.9%
Closed Sales	65	64	- 1.5%	574	571	- 0.5%
Days on Market Until Sale	8	18	+ 125.0%	11	17	+ 54.5%
Median Sales Price*	\$232,500	\$272,995	+ 17.4%	\$216,500	\$261,500	+ 20.8%
Average Sales Price*	\$237,472	\$263,891	+ 11.1%	\$215,112	\$263,434	+ 22.5%
Percent of List Price Received*	101.0%	99.9%	- 1.1%	101.3%	100.1%	- 1.2%
Inventory of Homes for Sale	75	102	+ 36.0%	—	—	—
Months Supply of Inventory	1.1	1.4	+ 27.3%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	7	4	- 42.9%	48	53	+ 10.4%
Pending Sales	5	4	- 20.0%	44	46	+ 4.5%
Closed Sales	7	8	+ 14.3%	51	46	- 9.8%
Days on Market Until Sale	7	23	+ 228.6%	13	19	+ 46.2%
Median Sales Price*	\$160,000	\$213,500	+ 33.4%	\$155,000	\$200,000	+ 29.0%
Average Sales Price*	\$162,429	\$202,375	+ 24.6%	\$156,353	\$194,952	+ 24.7%
Percent of List Price Received*	101.5%	99.9%	- 1.6%	100.6%	99.7%	- 0.9%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.4	0.8	- 42.9%	—	—	—

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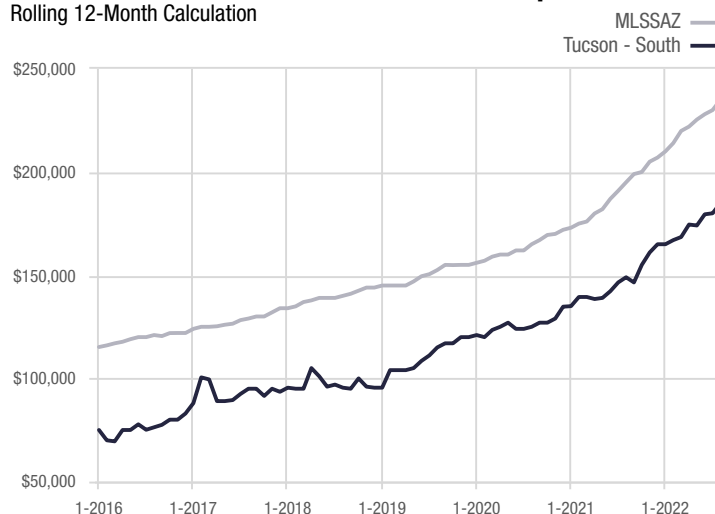
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Southeast

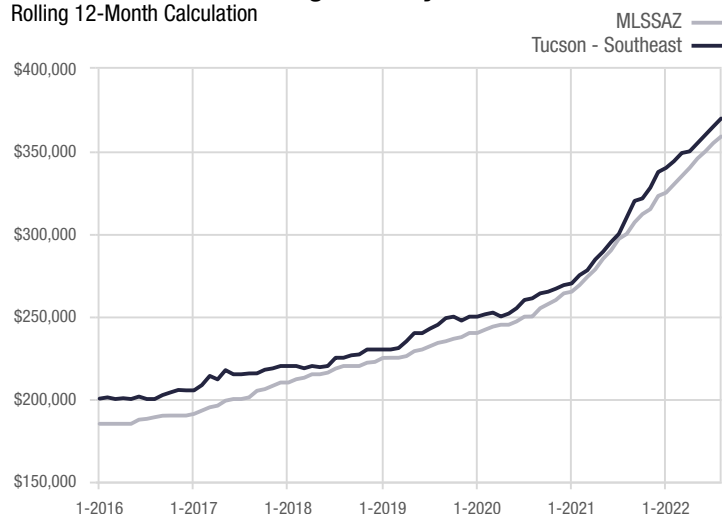
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	56	46	- 17.9%	425	349	- 17.9%
Pending Sales	46	38	- 17.4%	386	291	- 24.6%
Closed Sales	44	37	- 15.9%	371	301	- 18.9%
Days on Market Until Sale	9	29	+ 222.2%	14	21	+ 50.0%
Median Sales Price*	\$328,750	\$375,000	+ 14.1%	\$320,000	\$376,000	+ 17.5%
Average Sales Price*	\$346,744	\$407,183	+ 17.4%	\$342,939	\$404,970	+ 18.1%
Percent of List Price Received*	102.0%	99.0%	- 2.9%	101.3%	100.8%	- 0.5%
Inventory of Homes for Sale	42	62	+ 47.6%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	1	0	- 100.0%	9	10	+ 11.1%
Pending Sales	0	0	0.0%	7	10	+ 42.9%
Closed Sales	0	1	—	5	12	+ 140.0%
Days on Market Until Sale	—	7	—	4	13	+ 225.0%
Median Sales Price*	—	\$240,000	—	\$200,000	\$281,000	+ 40.5%
Average Sales Price*	—	\$240,000	—	\$208,600	\$287,333	+ 37.7%
Percent of List Price Received*	—	100.0%	—	100.3%	101.0%	+ 0.7%
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	1.4	—	—	—	—	—

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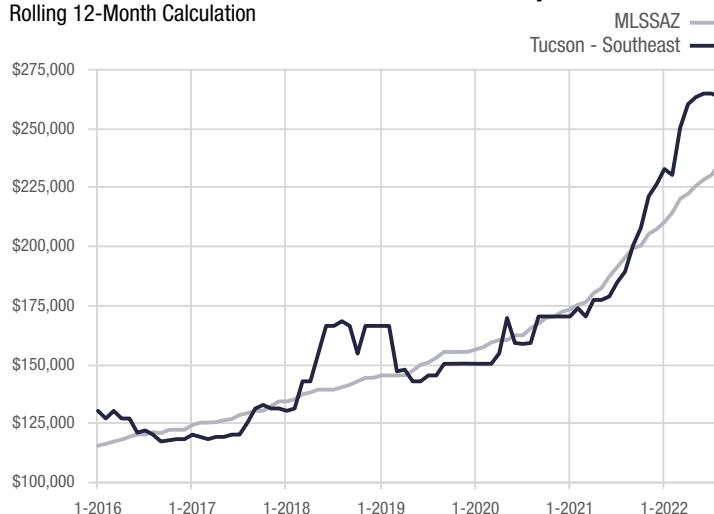
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Southwest

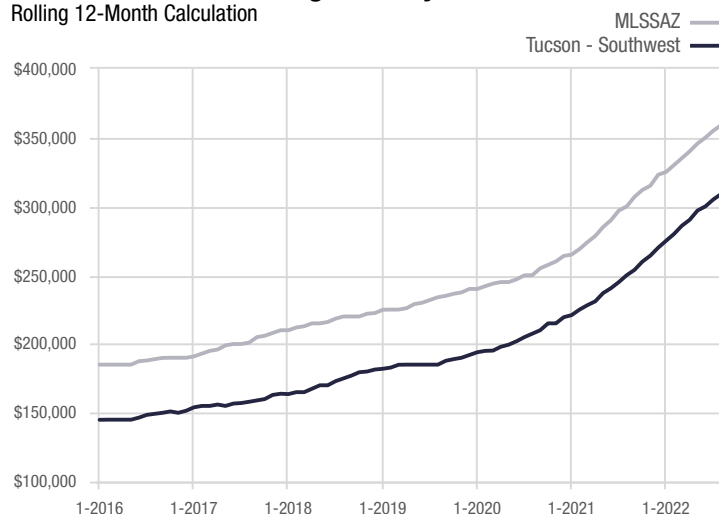
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	78	99	+ 26.9%	648	749	+ 15.6%
Pending Sales	68	81	+ 19.1%	582	623	+ 7.0%
Closed Sales	79	70	- 11.4%	557	625	+ 12.2%
Days on Market Until Sale	6	36	+ 500.0%	15	22	+ 46.7%
Median Sales Price*	\$280,000	<b>\$314,125</b>	+ 12.2%	\$260,000	<b>\$315,000</b>	+ 21.2%
Average Sales Price*	\$292,471	<b>\$331,014</b>	+ 13.2%	\$270,645	<b>\$325,589</b>	+ 20.3%
Percent of List Price Received*	101.0%	99.1%	- 1.9%	101.3%	100.2%	- 1.1%
Inventory of Homes for Sale	65	138	+ 112.3%	—	—	—
Months Supply of Inventory	0.9	1.8	+ 100.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	5	1	- 80.0%	31	28	- 9.7%
Pending Sales	4	2	- 50.0%	29	32	+ 10.3%
Closed Sales	6	3	- 50.0%	26	32	+ 23.1%
Days on Market Until Sale	7	6	- 14.3%	9	10	+ 11.1%
Median Sales Price*	\$179,250	<b>\$135,000</b>	- 24.7%	\$175,000	<b>\$209,500</b>	+ 19.7%
Average Sales Price*	\$173,167	<b>\$120,000</b>	- 30.7%	\$159,588	<b>\$185,908</b>	+ 16.5%
Percent of List Price Received*	102.7%	101.7%	- 1.0%	100.8%	100.8%	0.0%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	0.3	—	—	—	—	—

\* 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.

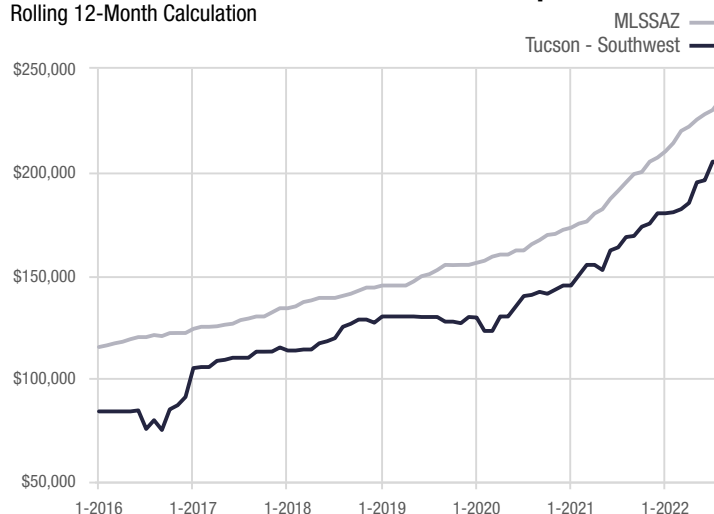
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Upper Northwest

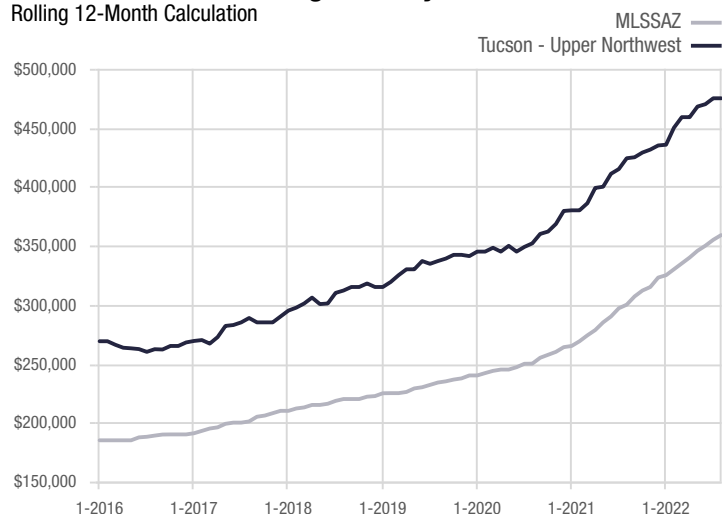
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	58	41	- 29.3%	451	434	- 3.8%
Pending Sales	37	37	0.0%	416	357	- 14.2%
Closed Sales	47	33	- 29.8%	425	358	- 15.8%
Days on Market Until Sale	13	25	+ 92.3%	29	21	- 27.6%
Median Sales Price*	\$475,000	\$475,000	0.0%	\$434,000	\$499,000	+ 15.0%
Average Sales Price*	\$517,076	\$533,093	+ 3.1%	\$480,144	\$545,869	+ 13.7%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	99.7%	99.9%	+ 0.2%
Inventory of Homes for Sale	70	63	- 10.0%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	2	2	0.0%	36	33	- 8.3%
Pending Sales	3	1	- 66.7%	37	23	- 37.8%
Closed Sales	3	3	0.0%	37	24	- 35.1%
Days on Market Until Sale	15	59	+ 293.3%	30	14	- 53.3%
Median Sales Price*	\$342,500	\$455,000	+ 32.8%	\$350,000	\$447,475	+ 27.9%
Average Sales Price*	\$340,500	\$426,667	+ 25.3%	\$423,959	\$570,581	+ 34.6%
Percent of List Price Received*	99.8%	97.8%	- 2.0%	99.1%	99.5%	+ 0.4%
Inventory of Homes for Sale	0	8	—	—	—	—
Months Supply of Inventory	—	3.0	—	—	—	—

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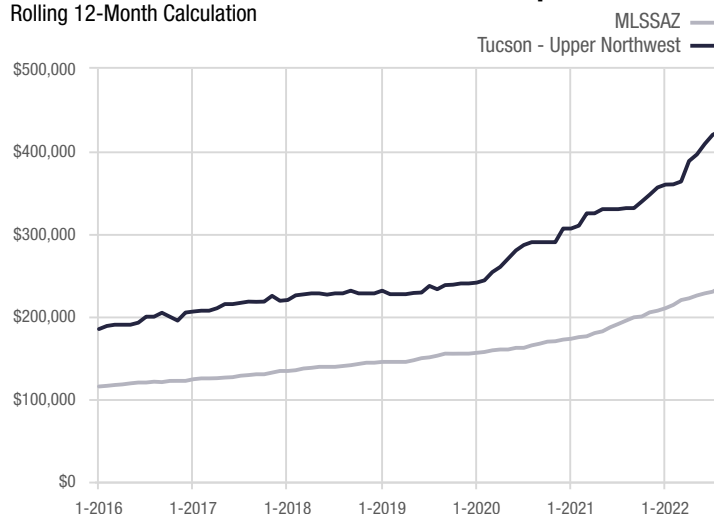
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Upper Southeast

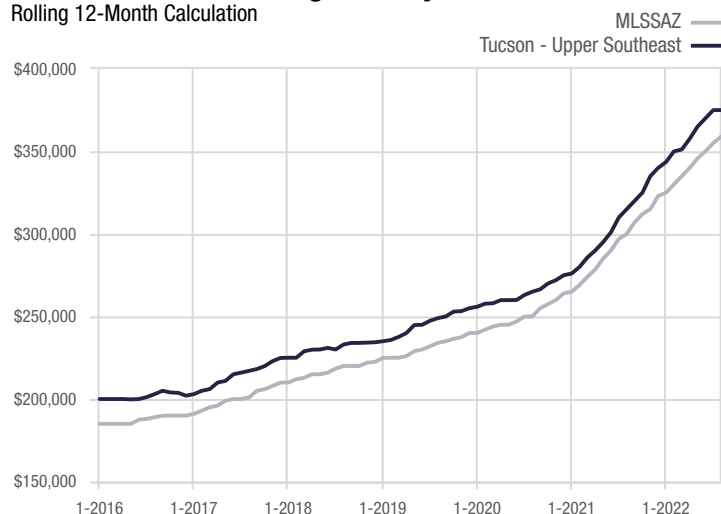
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	140	140	0.0%	974	1,063	+ 9.1%
Pending Sales	106	101	- 4.7%	888	891	+ 0.3%
Closed Sales	90	80	- 11.1%	840	835	- 0.6%
Days on Market Until Sale	11	22	+ 100.0%	14	23	+ 64.3%
Median Sales Price*	\$344,950	\$381,000	+ 10.5%	\$328,235	\$380,000	+ 15.8%
Average Sales Price*	\$363,315	\$417,270	+ 14.9%	\$351,659	\$419,456	+ 19.3%
Percent of List Price Received*	101.4%	99.1%	- 2.3%	101.5%	100.7%	- 0.8%
Inventory of Homes for Sale	126	228	+ 81.0%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	0	1	—	1	5	+ 400.0%
Pending Sales	0	1	—	1	4	+ 300.0%
Closed Sales	0	0	0.0%	1	3	+ 200.0%
Days on Market Until Sale	—	—	—	0	9	—
Median Sales Price*	—	—	—	\$240,000	\$314,500	+ 31.0%
Average Sales Price*	—	—	—	\$240,000	\$307,167	+ 28.0%
Percent of List Price Received*	—	—	—	100.0%	99.7%	- 0.3%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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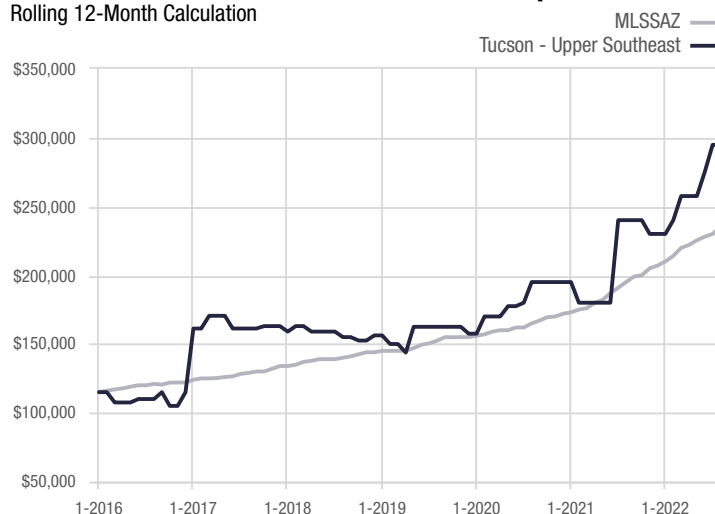
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – August 2022

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## Tucson - West

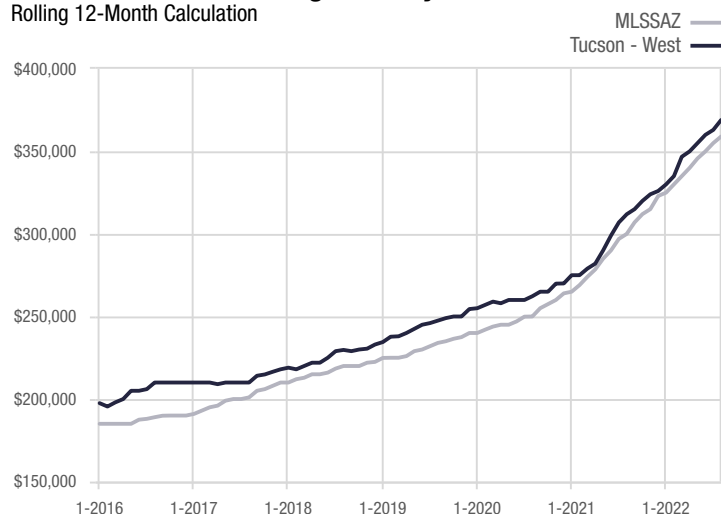
Single Family	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	117	95	- 18.8%	845	815	- 3.6%
Pending Sales	105	82	- 21.9%	736	660	- 10.3%
Closed Sales	87	61	- 29.9%	729	644	- 11.7%
Days on Market Until Sale	12	17	+ 41.7%	13	17	+ 30.8%
Median Sales Price*	\$318,000	\$360,000	+ 13.2%	\$322,000	\$387,750	+ 20.4%
Average Sales Price*	\$362,648	\$427,899	+ 18.0%	\$380,858	\$444,808	+ 16.8%
Percent of List Price Received*	102.8%	99.6%	- 3.1%	101.7%	101.0%	- 0.7%
Inventory of Homes for Sale	87	128	+ 47.1%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

Townhouse/Condo/Duplex	August			Year to Date		
Key Metrics	2021	2022	% Change	Thru 8-2021	Thru 8-2022	% Change
New Listings	17	15	- 11.8%	95	119	+ 25.3%
Pending Sales	12	11	- 8.3%	81	97	+ 19.8%
Closed Sales	8	8	0.0%	87	102	+ 17.2%
Days on Market Until Sale	5	18	+ 260.0%	10	11	+ 10.0%
Median Sales Price*	\$201,500	\$151,500	- 24.8%	\$169,000	\$205,000	+ 21.3%
Average Sales Price*	\$182,875	\$181,000	- 1.0%	\$165,022	\$205,112	+ 24.3%
Percent of List Price Received*	103.0%	97.9%	- 5.0%	101.0%	101.0%	0.0%
Inventory of Homes for Sale	16	17	+ 6.3%	—	—	—
Months Supply of Inventory	1.4	1.3	- 7.1%	—	—	—

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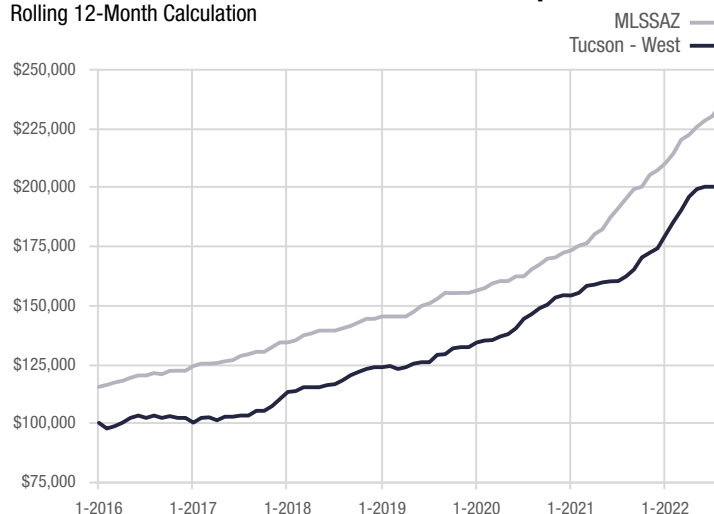
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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