

# Monthly Indicators



## October 2022

Existing home sales declined nationwide for the eighth consecutive month, falling 1.5% as of last measure, according to the National Association of REALTORS® (NAR), with sales down nearly 24% from the same period last year. Pending home sales also declined, dropping 10.9% month-to-month, exceeding economists' expectations. Stubbornly high inflation and soaring borrowing costs have eroded buyer purchasing power and have caused the market to cool rapidly this year.

New Listings decreased 28.9 percent for Single Family and 19.7 percent for Townhouse/Condo. Pending Sales decreased 39.4 percent for Single Family and 38.8 percent for Townhouse/Condo. Inventory increased 36.9 percent for Single Family and 67.4 percent for Townhouse/Condo.

Median Sales Price increased 8.6 percent to \$365,000 for Single Family and 16.2 percent to \$249,900 for Townhouse/Condo. Days on Market increased 63.2 percent for Single Family and 60.0 percent for Townhouse/Condo. Months Supply of Inventory increased 50.0 percent for Single Family and 88.9 percent for Townhouse/Condo.

The US housing market is undergoing a major shift, and affordability continues to be an obstacle for buyers and sellers. Mortgage rates have doubled since March, and home prices remain elevated due to a limited supply of homes, although price gains are slowing at a quickening pace. As a result, many homeowners are waiting until market conditions improve to sell their home, while other sellers are increasingly cutting prices and offering concessions to attract a greater number of buyers.

## Quick Facts

**- 31.8%**

Change in  
**Closed Sales**  
All Properties

**+ 7.8%**

Change in  
**Median Sales Price**  
All Properties

**+ 39.7%**

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	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		1,889	<b>1,344</b>	- 28.9%	17,513	<b>16,738</b>	- 4.4%
Pending Sales		1,485	<b>900</b>	- 39.4%	15,020	<b>12,927</b>	- 13.9%
Closed Sales		1,348	<b>872</b>	- 35.3%	14,696	<b>13,132</b>	- 10.6%
Days on Market Until Sale		19	<b>31</b>	+ 63.2%	20	<b>23</b>	+ 15.0%
Median Sales Price		\$336,000	<b>\$365,000</b>	+ 8.6%	\$318,000	<b>\$366,000</b>	+ 15.1%
Average Sales Price		\$394,558	<b>\$432,671</b>	+ 9.7%	\$385,786	<b>\$436,959</b>	+ 13.3%
Percent of List Price Received		100.0%	<b>98.3%</b>	- 1.7%	100.7%	<b>100.2%</b>	- 0.5%
Housing Affordability Index		114	<b>74</b>	- 35.1%	121	<b>74</b>	- 38.8%
Inventory of Homes for Sale		2,300	<b>3,149</b>	+ 36.9%	—	—	—
Months Supply of Inventory		1.6	<b>2.4</b>	+ 50.0%	—	—	—

# Townhouse/Condo Market Overview

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



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Key Metrics	Historical Sparkbars	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		274	220	- 19.7%	2,956	2,889	- 2.3%
Pending Sales		258	158	- 38.8%	2,717	2,415	- 11.1%
Closed Sales		211	191	- 9.5%	2,679	2,472	- 7.7%
Days on Market Until Sale		15	24	+ 60.0%	15	16	+ 6.7%
Median Sales Price		\$215,000	\$249,900	+ 16.2%	\$205,000	\$245,000	+ 19.5%
Average Sales Price		\$231,105	\$256,899	+ 11.2%	\$220,642	\$266,394	+ 20.7%
Percent of List Price Received		100.0%	98.4%	- 1.6%	100.8%	100.6%	- 0.2%
Housing Affordability Index		179	108	- 39.7%	188	110	- 41.5%
Inventory of Homes for Sale		236	395	+ 67.4%	—	—	—
Months Supply of Inventory		0.9	1.7	+ 88.9%	—	—	—

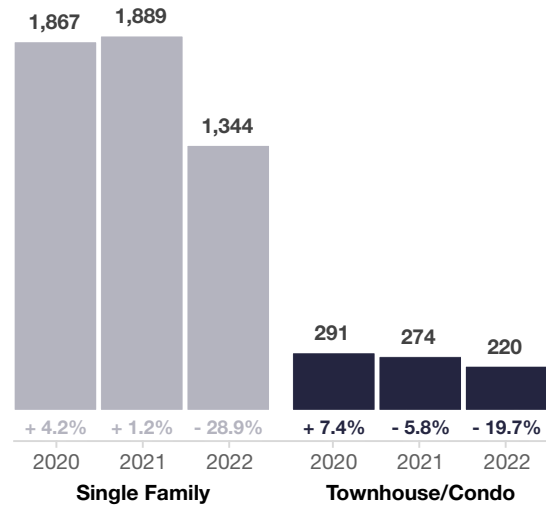
# New Listings

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

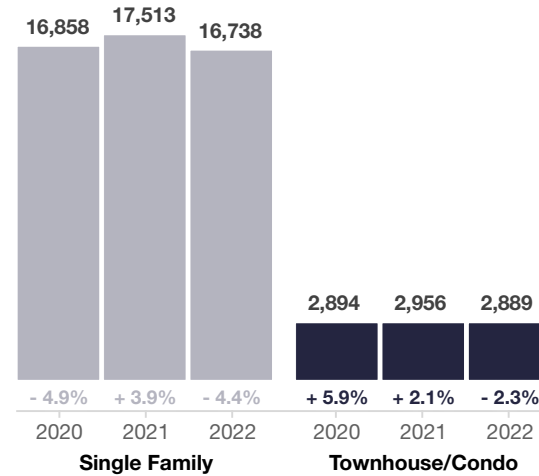


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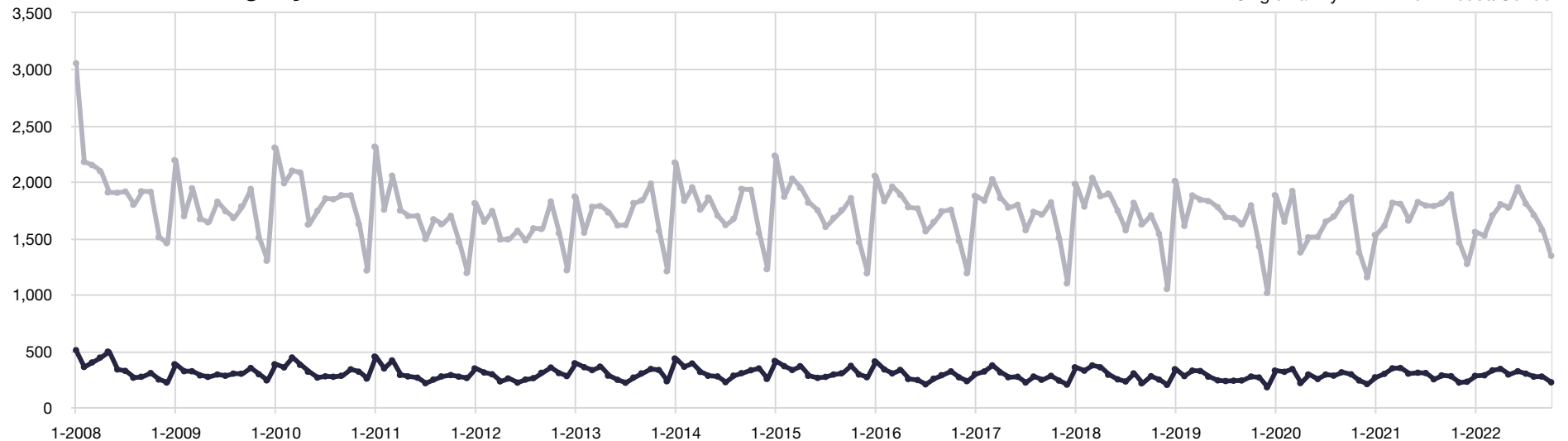


## Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	1,461	+ 6.4%	218	- 7.6%
12-2021	1,271	+ 10.2%	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	1,952	+ 7.2%	318	+ 4.3%
7-2022	1,807	+ 0.9%	297	- 1.7%
8-2022	1,706	- 4.5%	270	+ 9.3%
9-2022	1,574	- 13.1%	271	- 3.6%
<b>10-2022</b>	<b>1,344</b>	<b>- 28.9%</b>	<b>220</b>	<b>- 19.7%</b>
12-Month Avg	1,623	- 2.8%	278	- 1.8%

## Historical New Listings by Month



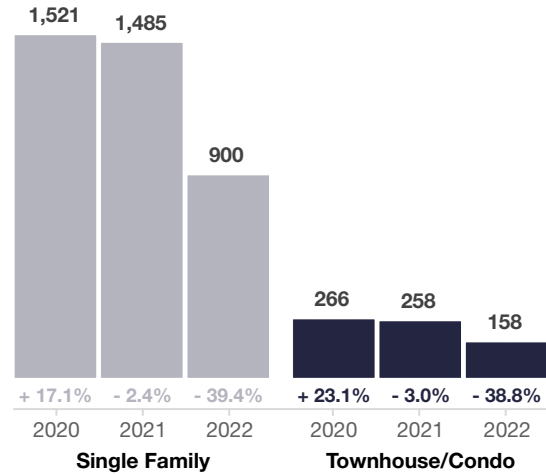
# Pending Sales

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

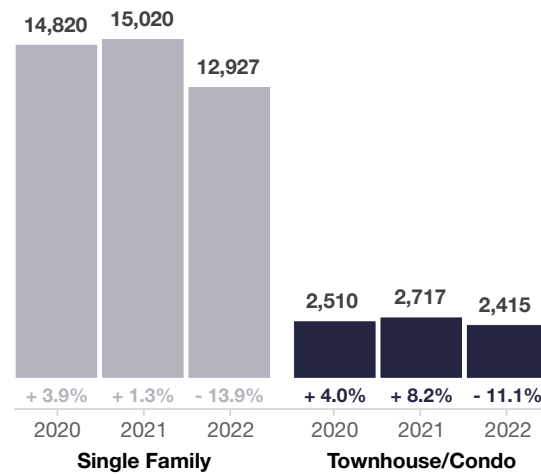


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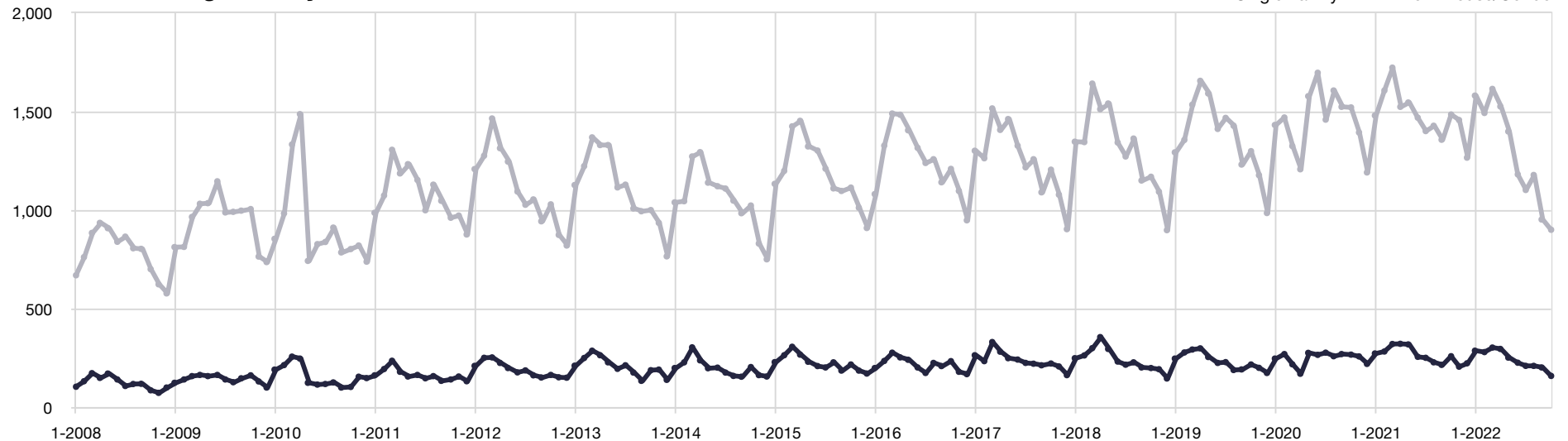


## Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	1,457	+ 4.5%	205	- 20.2%
12-2021	1,266	+ 6.3%	222	+ 1.4%
1-2022	1,581	+ 6.8%	286	+ 5.1%
2-2022	1,493	- 7.1%	279	- 1.1%
3-2022	1,615	- 6.3%	302	- 5.6%
4-2022	1,526	+ 0.1%	295	- 8.1%
5-2022	1,399	- 9.5%	251	- 21.1%
6-2022	1,181	- 19.6%	225	- 11.8%
7-2022	1,102	- 21.3%	209	- 16.4%
8-2022	1,178	- 17.5%	209	- 7.9%
9-2022	952	- 29.8%	201	- 6.1%
<b>10-2022</b>	<b>900</b>	<b>- 39.4%</b>	<b>158</b>	<b>- 38.8%</b>
12-Month Avg	1,304	- 11.1%	237	- 10.9%

## Historical Pending Sales by Month



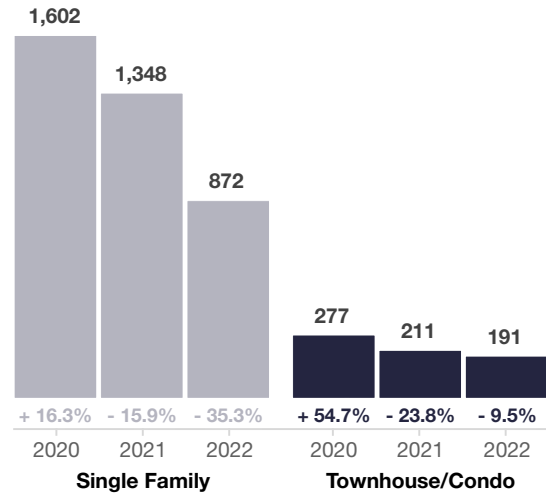
# Closed Sales

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

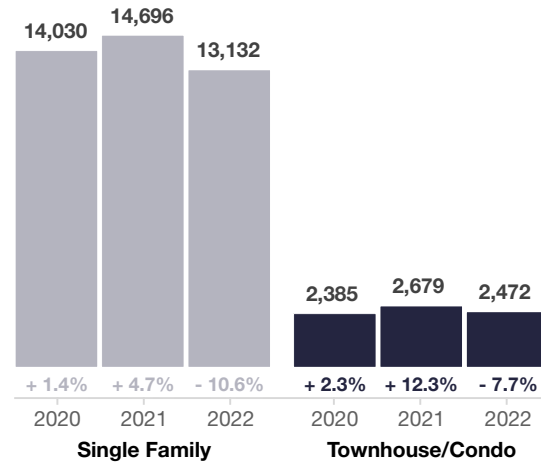


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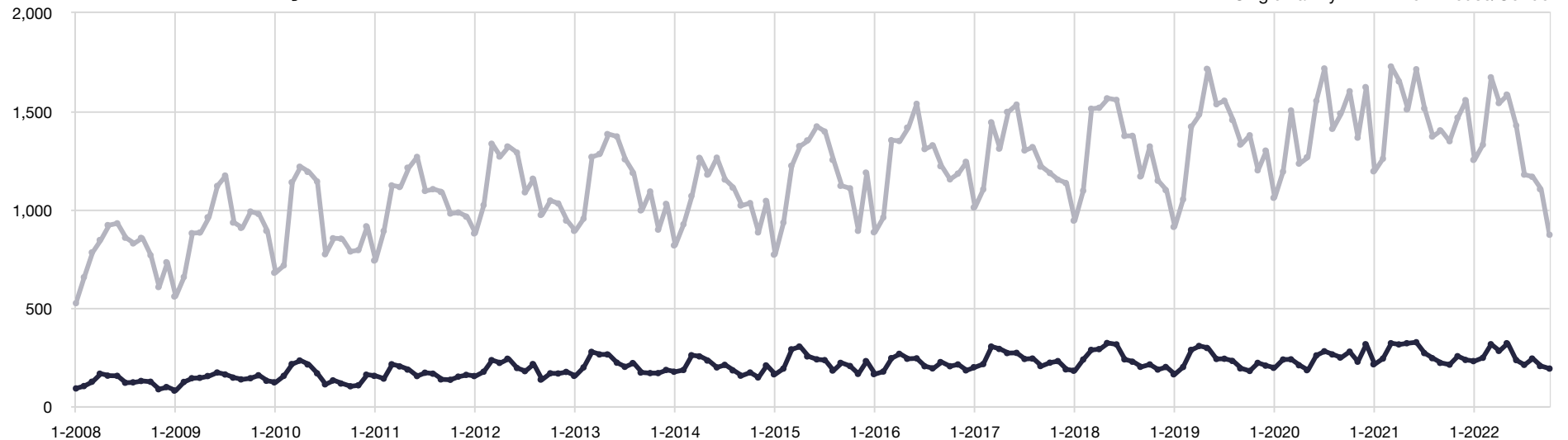


## Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	1,673	- 3.2%	315	- 1.6%
4-2022	1,542	- 6.7%	281	- 10.5%
5-2022	1,585	+ 5.0%	320	0.0%
6-2022	1,428	- 16.7%	234	- 28.0%
7-2022	1,178	- 22.2%	210	- 22.2%
8-2022	1,167	- 14.9%	242	- 0.8%
9-2022	1,104	- 21.3%	204	- 7.3%
<b>10-2022</b>	<b>872</b>	<b>- 35.3%</b>	<b>191</b>	<b>- 9.5%</b>
12-Month Avg	1,346	- 8.7%	247	- 7.8%

## Historical Closed Sales by Month



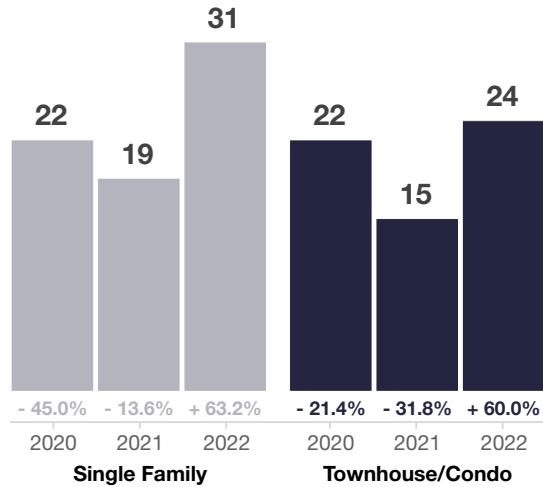
# Days on Market Until Sale

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

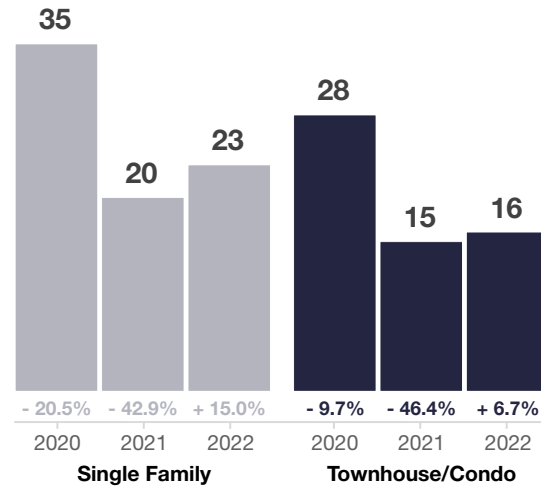


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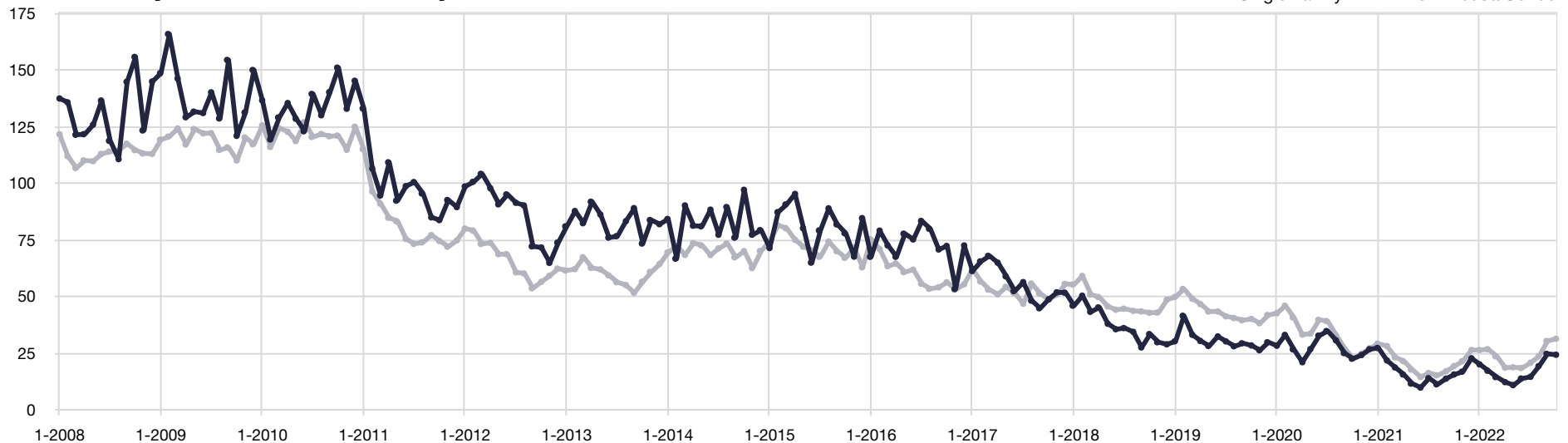
## Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
8-2022	23	+ 53.3%	19	+ 72.7%
9-2022	30	+ 76.5%	24	+ 84.6%
<b>10-2022</b>	<b>31</b>	<b>+ 63.2%</b>	<b>24</b>	<b>+ 60.0%</b>
12-Month Avg*	23	+ 11.9%	17	- 1.1%

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

## Historical Days on Market Until Sale by Month



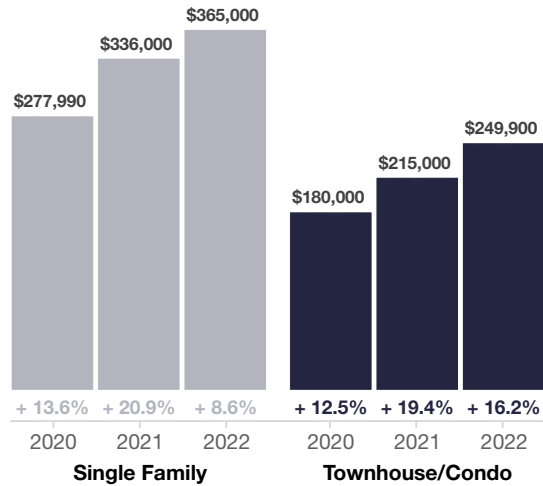
# Median Sales Price

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

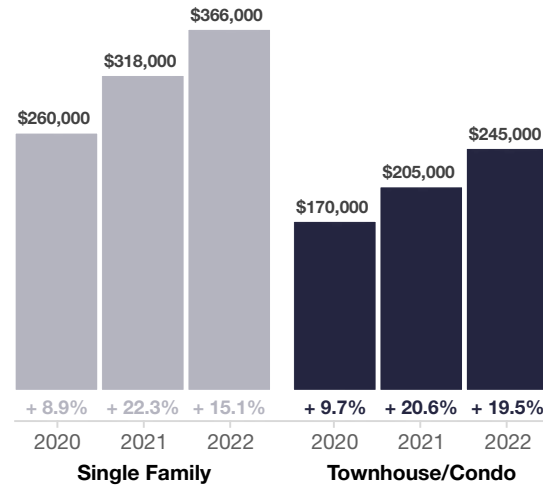


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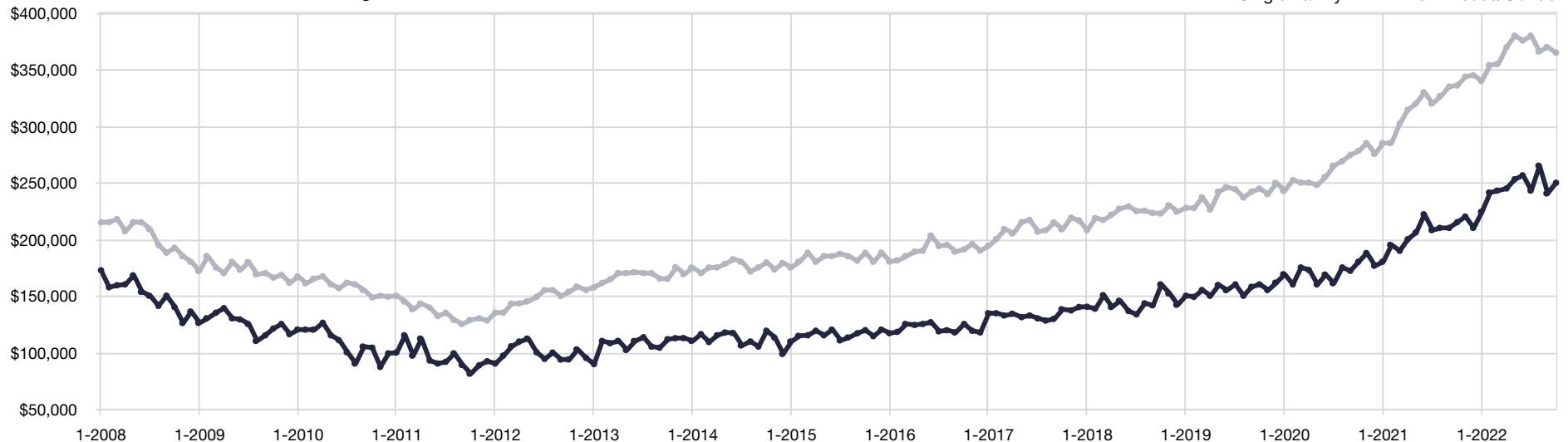
## Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
8-2022	\$366,000	+ 12.1%	\$265,000	+ 26.2%
9-2022	\$370,000	+ 10.4%	\$240,500	+ 14.5%
<b>10-2022</b>	<b>\$365,000</b>	<b>+ 8.6%</b>	<b>\$249,900</b>	<b>+ 16.2%</b>
12-Month Avg*	\$362,500	+ 16.2%	\$240,000	+ 20.0%

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

## Historical Median Sales Price by Month





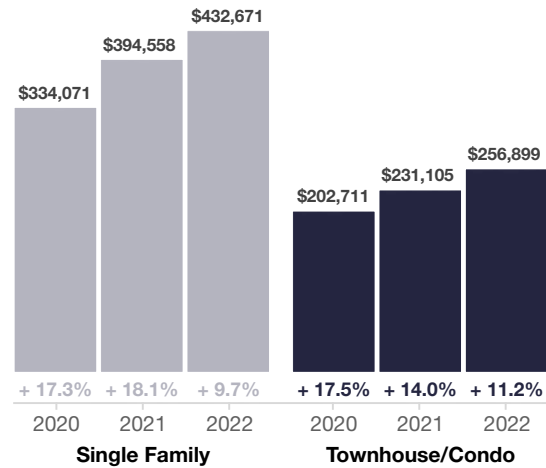
# Average Sales Price

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

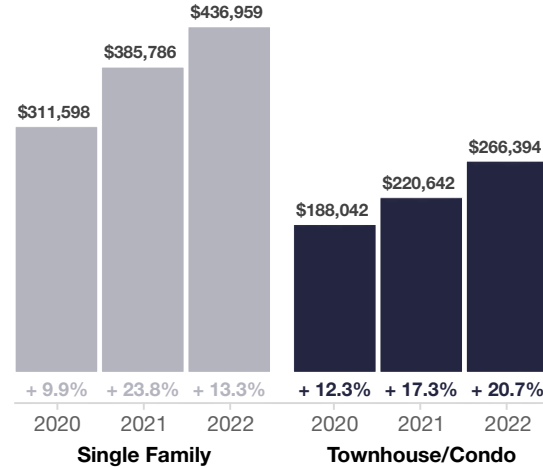


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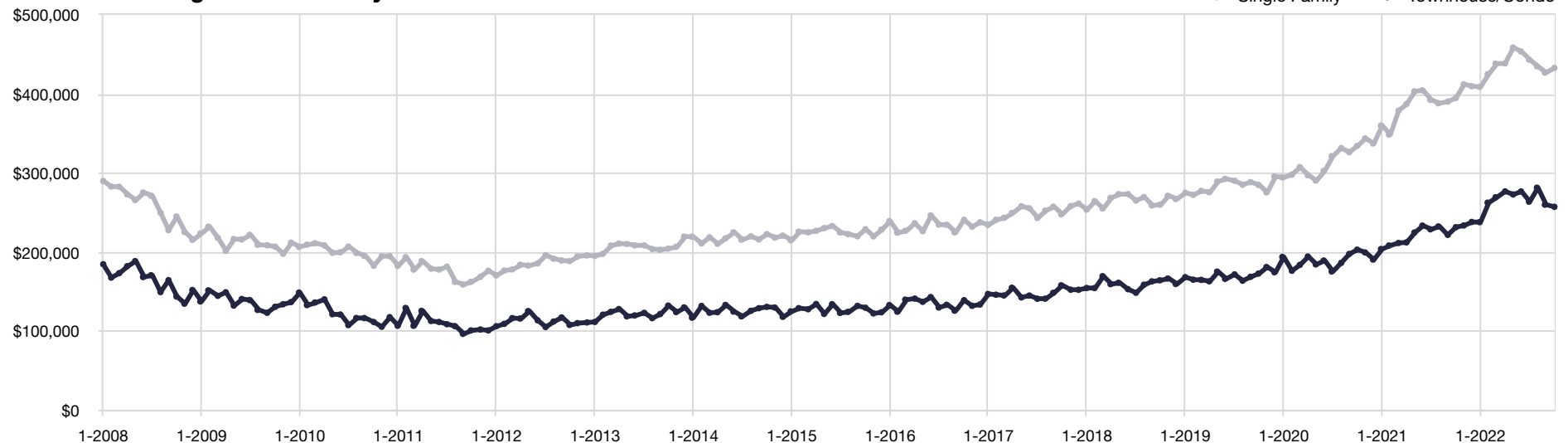
## Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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	\$438,098	+ 15.8%	\$268,988	+ 27.4%
4-2022	\$438,376	+ 13.3%	\$276,403	+ 30.4%
5-2022	\$458,496	+ 13.8%	\$272,530	+ 21.5%
6-2022	\$453,485	+ 12.1%	\$276,342	+ 18.5%
7-2022	\$443,240	+ 13.0%	\$263,430	+ 15.3%
8-2022	\$434,731	+ 12.0%	\$281,089	+ 21.1%
9-2022	\$426,744	+ 9.4%	\$259,601	+ 17.3%
<b>10-2022</b>	<b>\$432,671</b>	<b>+ 9.7%</b>	<b>\$256,899</b>	<b>+ 11.2%</b>
12-Month Avg*	\$432,048	+ 14.3%	\$261,282	+ 20.9%

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

## Historical Average Sales Price by Month



# Percent of List Price Received

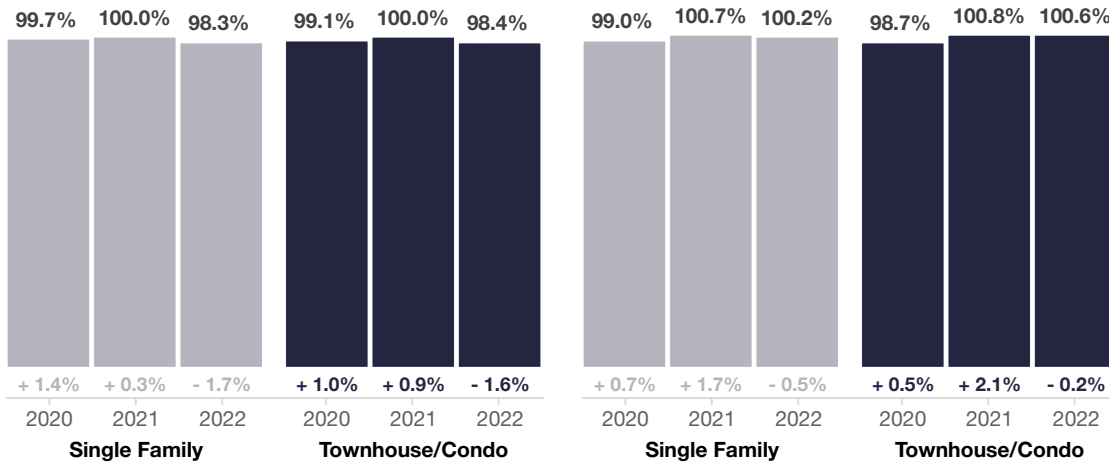
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



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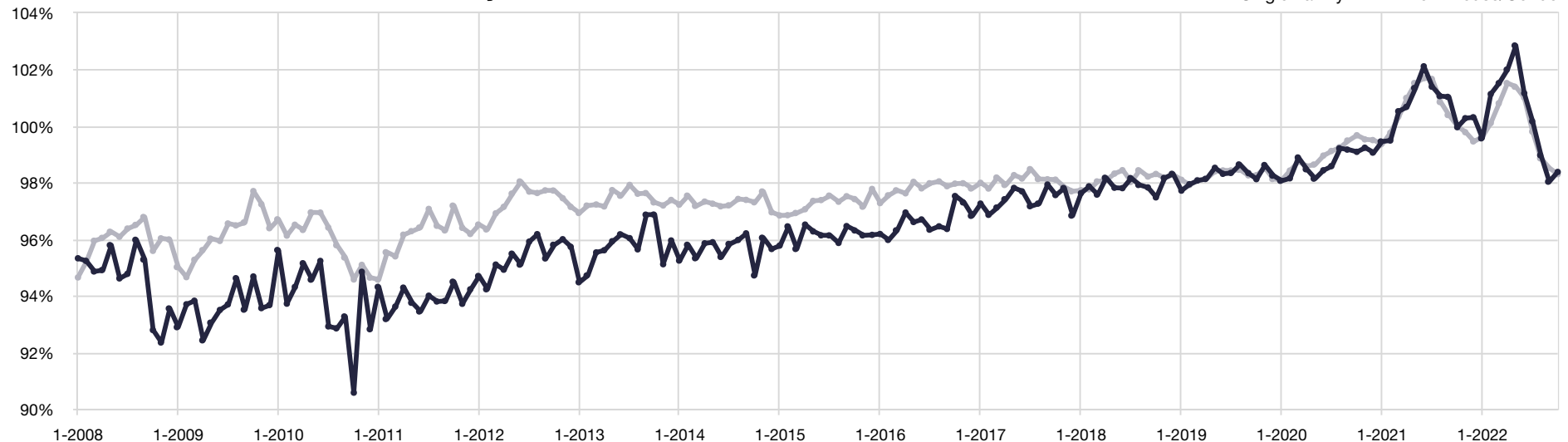
## Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
8-2022	98.9%	- 2.0%	99.0%	- 2.1%
9-2022	98.5%	- 1.9%	98.0%	- 3.0%
<b>10-2022</b>	<b>98.3%</b>	<b>- 1.7%</b>	<b>98.4%</b>	<b>- 1.6%</b>
12-Month Avg*	100.1%	- 0.4%	100.6%	+ 0.0%

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

## Historical Percent of List Price Received by Month



# Housing Affordability Index

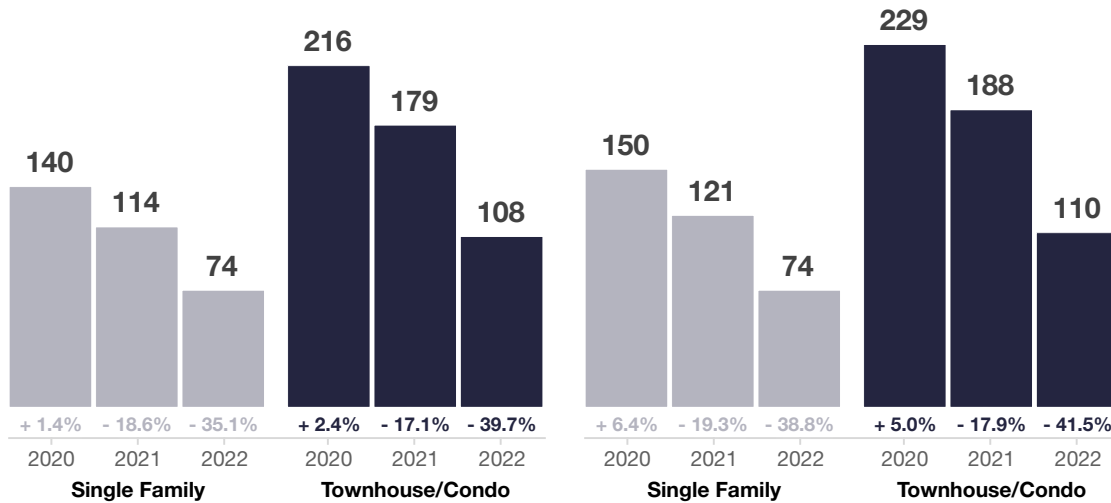
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



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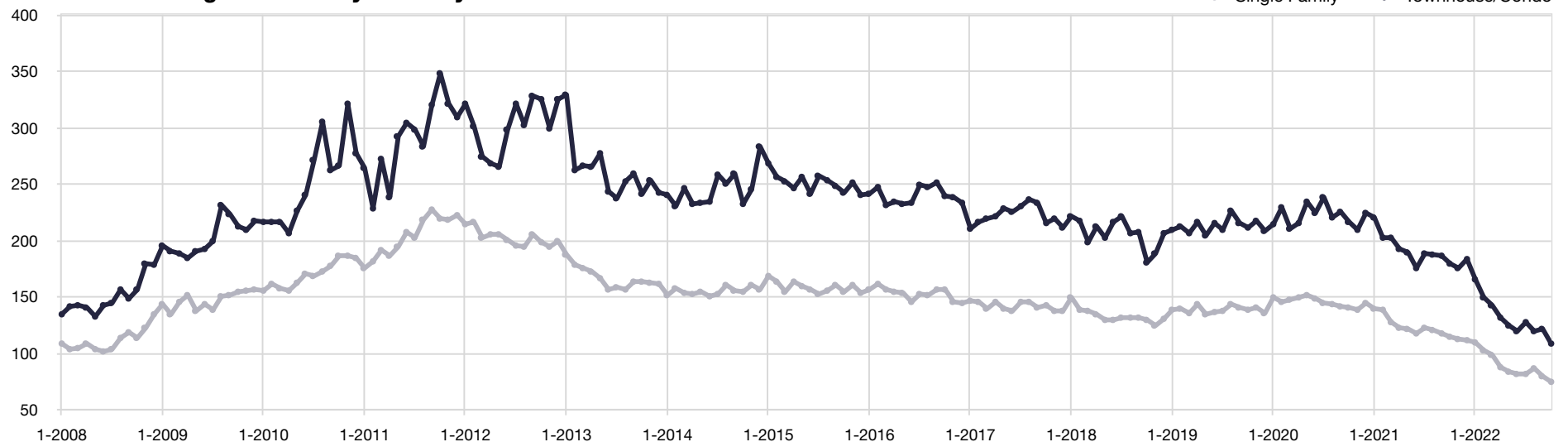
## October

## Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	112	- 18.8%	175	- 16.3%
12-2021	111	- 22.9%	183	- 18.3%
1-2022	109	- 21.6%	165	- 25.0%
2-2022	102	- 26.1%	149	- 26.2%
3-2022	98	- 22.8%	142	- 29.7%
4-2022	87	- 28.7%	131	- 31.8%
5-2022	83	- 31.4%	124	- 34.4%
6-2022	81	- 30.8%	119	- 32.0%
7-2022	81	- 33.6%	127	- 32.4%
8-2022	86	- 28.3%	119	- 36.4%
9-2022	79	- 32.5%	121	- 34.9%
<b>10-2022</b>	<b>74</b>	<b>- 35.1%</b>	<b>108</b>	<b>- 39.7%</b>
12-Month Avg	92	- 27.6%	139	- 29.1%

## Historical Housing Affordability Index by Month



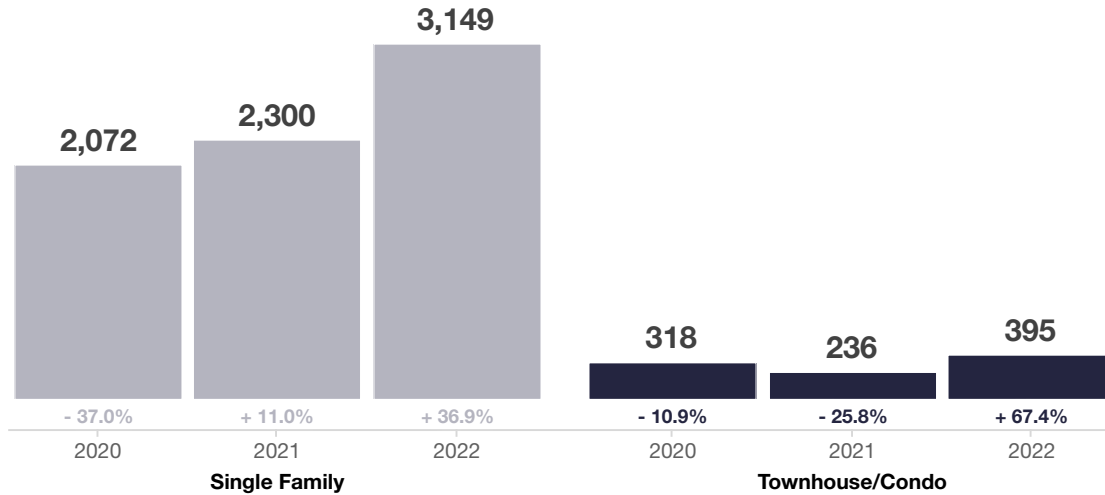
# Inventory of Homes for Sale

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



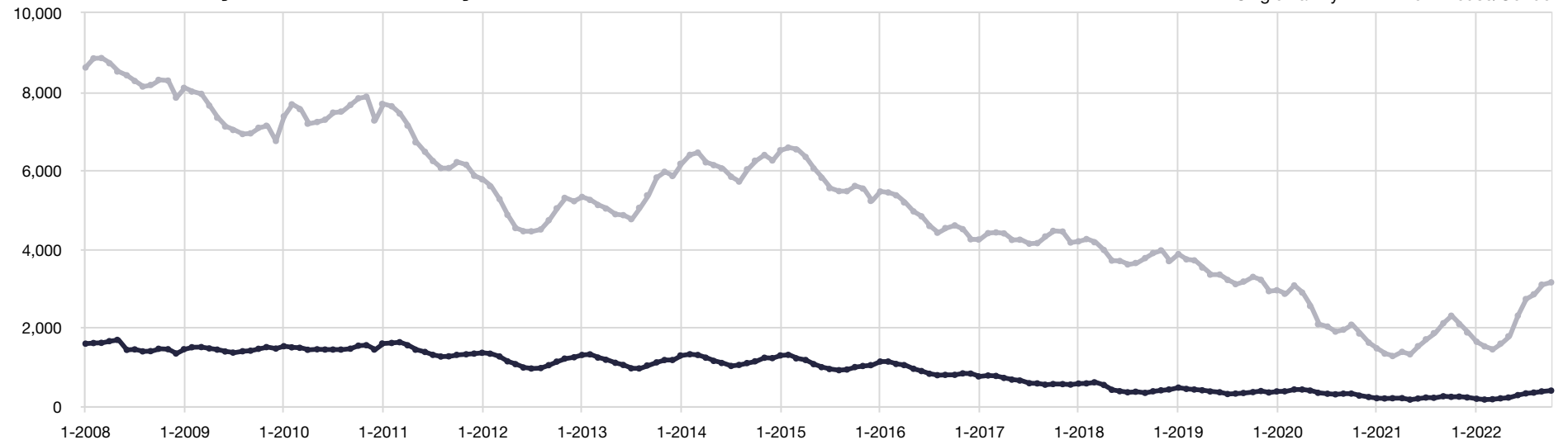
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Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
11-2021	2,087	+ 13.0%	241	- 9.7%
12-2021	1,874	+ 16.1%	221	- 4.3%
1-2022	1,638	+ 11.4%	187	- 7.4%
2-2022	1,520	+ 13.8%	167	- 14.4%
3-2022	1,444	+ 13.3%	175	- 12.9%
4-2022	1,589	+ 15.1%	198	- 2.5%
5-2022	1,776	+ 34.7%	218	+ 32.1%
6-2022	2,303	+ 51.0%	280	+ 45.8%
7-2022	2,724	+ 60.2%	324	+ 48.6%
8-2022	2,845	+ 53.2%	344	+ 62.3%
9-2022	3,090	+ 46.5%	375	+ 49.4%
<b>10-2022</b>	<b>3,149</b>	<b>+ 36.9%</b>	<b>395</b>	<b>+ 67.4%</b>
12-Month Avg	2,170	+ 32.0%	260	+ 21.5%

## Historical Inventory of Homes for Sale by Month



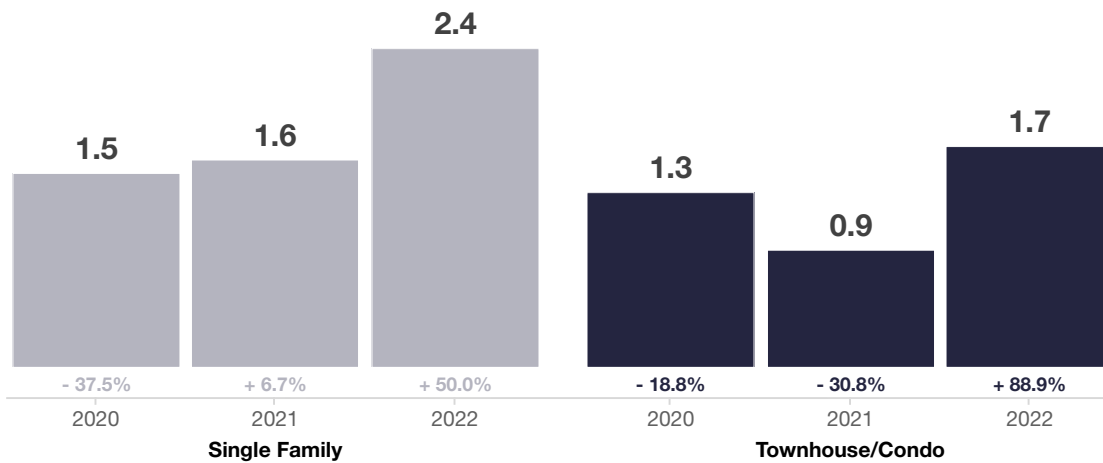
# Months Supply of Inventory

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



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Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
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%
8-2022	2.1	+ 61.5%	1.4	+ 75.0%
9-2022	2.3	+ 64.3%	1.5	+ 66.7%
<b>10-2022</b>	<b>2.4</b>	<b>+ 50.0%</b>	<b>1.7</b>	<b>+ 88.9%</b>
12-Month Avg*	1.5	+ 37.8%	1.0	+ 26.6%

\* Months Supply for all properties from November 2021 through October 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	10-2021	10-2022	% Change	YTD 2021	YTD 2022	% Change
New Listings		2,163	1,564	- 27.7%	20,469	19,627	- 4.1%
Pending Sales		1,743	1,058	- 39.3%	17,737	15,342	- 13.5%
Closed Sales		1,559	1,063	- 31.8%	17,375	15,604	- 10.2%
Days on Market Until Sale		18	30	+ 66.7%	19	22	+ 15.8%
Median Sales Price		\$320,000	\$345,000	+ 7.8%	\$300,000	\$350,000	+ 16.7%
Average Sales Price		\$372,436	\$401,089	+ 7.7%	\$360,330	\$409,935	+ 13.8%
Percent of List Price Received		100.0%	98.3%	- 1.7%	100.7%	100.2%	- 0.5%
Housing Affordability Index		120	78	- 35.0%	128	77	- 39.8%
Inventory of Homes for Sale		2,536	3,544	+ 39.7%	—	—	—
Months Supply of Inventory		1.5	2.3	+ 53.3%	—	—	—

# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Green Valley - North

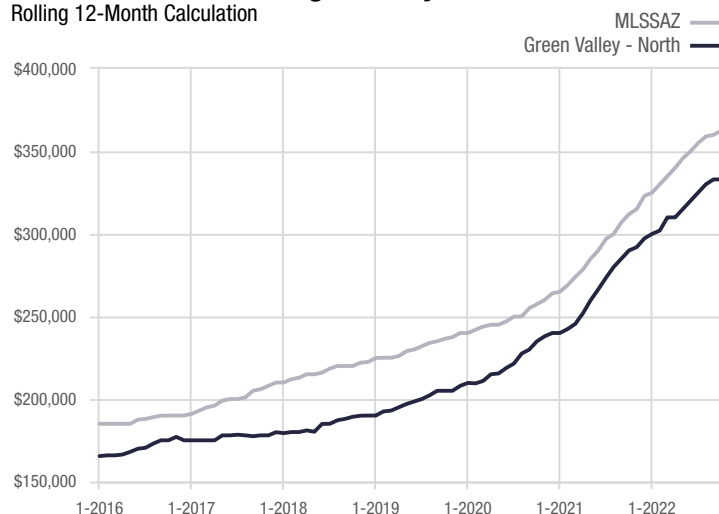
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	69	51	- 26.1%	732	703	- 4.0%
Pending Sales	73	44	- 39.7%	696	588	- 15.5%
Closed Sales	60	41	- 31.7%	670	580	- 13.4%
Days on Market Until Sale	23	35	+ 52.2%	18	24	+ 33.3%
Median Sales Price*	\$330,450	\$330,000	- 0.1%	\$293,000	\$335,000	+ 14.3%
Average Sales Price*	\$336,764	\$340,189	+ 1.0%	\$302,316	\$356,339	+ 17.9%
Percent of List Price Received*	100.2%	99.3%	- 0.9%	100.9%	100.3%	- 0.6%
Inventory of Homes for Sale	65	135	+ 107.7%	—	—	—
Months Supply of Inventory	1.0	2.4	+ 140.0%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1	1	0.0%	9	6	- 33.3%
Pending Sales	2	0	- 100.0%	8	6	- 25.0%
Closed Sales	2	0	- 100.0%	7	6	- 14.3%
Days on Market Until Sale	4	—	—	2	24	+ 1,100.0%
Median Sales Price*	\$214,826	—	—	\$200,000	\$250,000	+ 25.0%
Average Sales Price*	\$214,826	—	—	\$199,736	\$248,500	+ 24.4%
Percent of List Price Received*	99.9%	—	—	101.0%	102.2%	+ 1.2%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	0.7	—	—	—	—

\* 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.

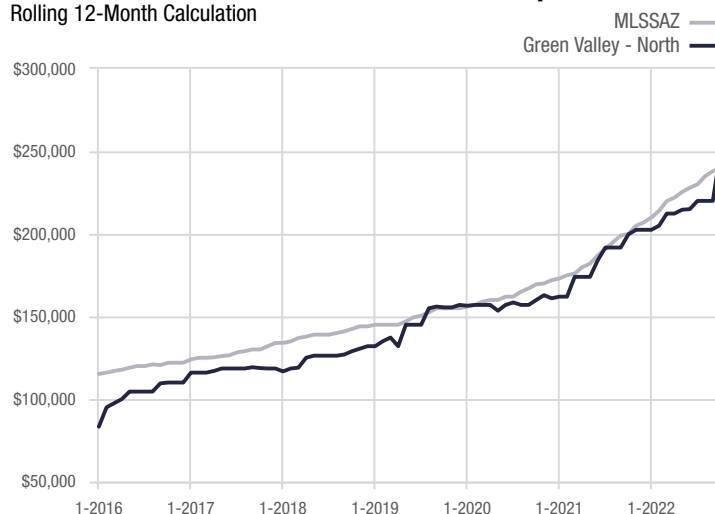
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Northeast

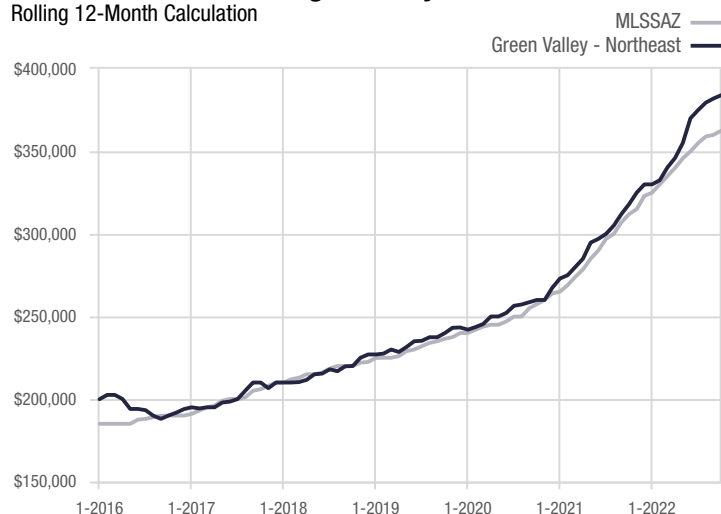
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	43	38	- 11.6%	420	371	- 11.7%
Pending Sales	39	24	- 38.5%	363	327	- 9.9%
Closed Sales	32	20	- 37.5%	363	324	- 10.7%
Days on Market Until Sale	16	19	+ 18.8%	14	22	+ 57.1%
Median Sales Price*	\$365,000	<b>\$342,500</b>	- 6.2%	\$323,500	<b>\$388,900</b>	+ 20.2%
Average Sales Price*	\$371,016	<b>\$377,079</b>	+ 1.6%	\$344,976	<b>\$409,235</b>	+ 18.6%
Percent of List Price Received*	100.3%	<b>98.9%</b>	- 1.4%	100.1%	<b>99.6%</b>	- 0.5%
Inventory of Homes for Sale	47	70	+ 48.9%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	6	3	- 50.0%	42	52	+ 23.8%
Pending Sales	3	4	+ 33.3%	36	47	+ 30.6%
Closed Sales	5	3	- 40.0%	39	47	+ 20.5%
Days on Market Until Sale	30	7	- 76.7%	16	26	+ 62.5%
Median Sales Price*	\$275,000	<b>\$215,000</b>	- 21.8%	\$259,900	<b>\$281,000</b>	+ 8.1%
Average Sales Price*	\$292,200	<b>\$252,000</b>	- 13.8%	\$254,147	<b>\$277,521</b>	+ 9.2%
Percent of List Price Received*	97.6%	<b>98.4%</b>	+ 0.8%	99.9%	<b>99.0%</b>	- 0.9%
Inventory of Homes for Sale	6	6	0.0%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

\* 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.

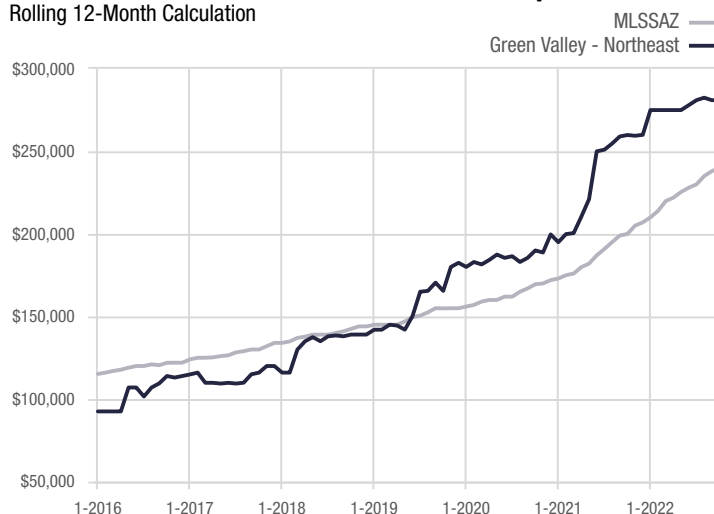
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Northwest

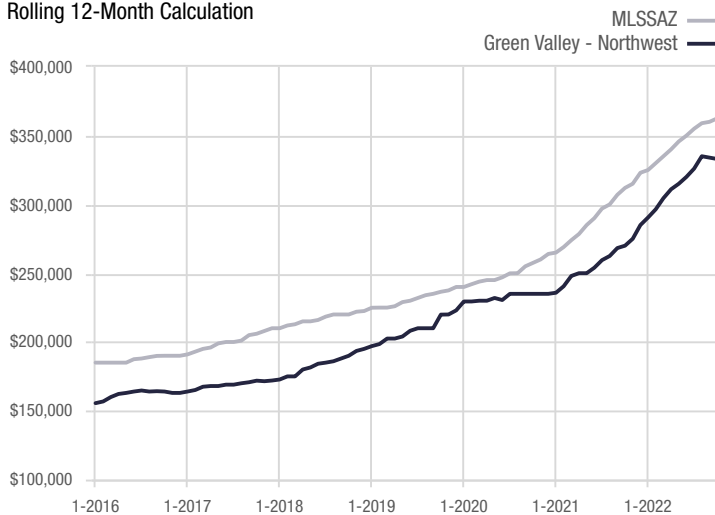
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	20	15	- 25.0%	206	235	+ 14.1%
Pending Sales	17	11	- 35.3%	195	201	+ 3.1%
Closed Sales	13	14	+ 7.7%	194	205	+ 5.7%
Days on Market Until Sale	21	21	0.0%	28	18	- 35.7%
Median Sales Price*	\$340,000	<b>\$357,625</b>	+ 5.2%	\$275,500	<b>\$335,000</b>	+ 21.6%
Average Sales Price*	\$346,045	<b>\$345,154</b>	- 0.3%	\$294,967	<b>\$345,423</b>	+ 17.1%
Percent of List Price Received*	100.7%	<b>98.3%</b>	- 2.4%	100.5%	<b>99.8%</b>	- 0.7%
Inventory of Homes for Sale	19	37	+ 94.7%	—	—	—
Months Supply of Inventory	1.0	1.8	+ 80.0%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	19	26	+ 36.8%	279	270	- 3.2%
Pending Sales	14	21	+ 50.0%	271	246	- 9.2%
Closed Sales	17	25	+ 47.1%	277	254	- 8.3%
Days on Market Until Sale	15	22	+ 46.7%	16	14	- 12.5%
Median Sales Price*	\$169,900	<b>\$207,000</b>	+ 21.8%	\$167,000	<b>\$197,600</b>	+ 18.3%
Average Sales Price*	\$178,940	<b>\$212,464</b>	+ 18.7%	\$162,779	<b>\$197,719</b>	+ 21.5%
Percent of List Price Received*	99.7%	<b>98.6%</b>	- 1.1%	100.3%	<b>100.2%</b>	- 0.1%
Inventory of Homes for Sale	16	28	+ 75.0%	—	—	—
Months Supply of Inventory	0.6	1.2	+ 100.0%	—	—	—

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

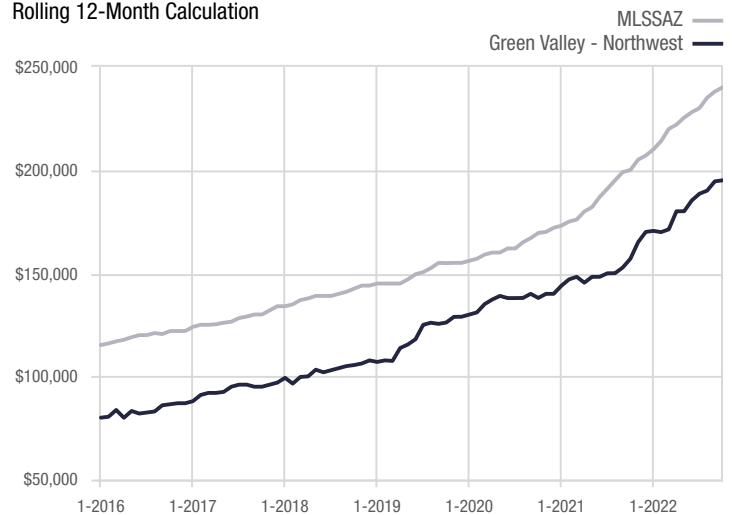
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Southeast

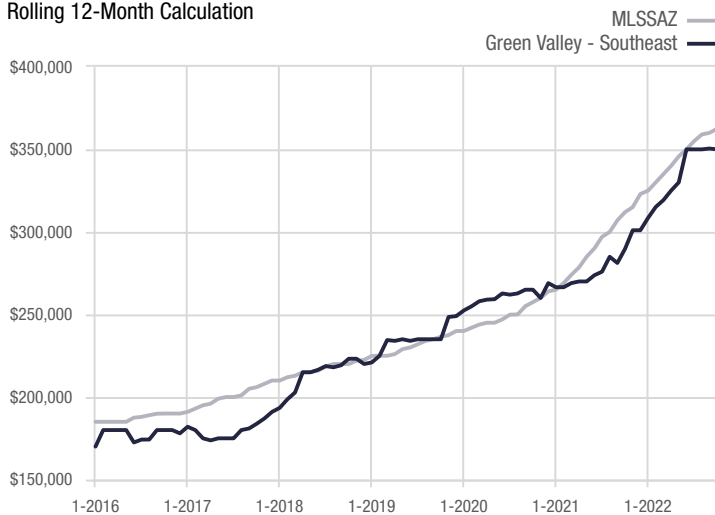
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	11	3	- 72.7%	103	98	- 4.9%
Pending Sales	4	4	0.0%	98	81	- 17.3%
Closed Sales	4	5	+ 25.0%	98	91	- 7.1%
Days on Market Until Sale	11	20	+ 81.8%	30	19	- 36.7%
Median Sales Price*	\$462,500	<b>\$305,000</b>	- 34.1%	\$289,750	<b>\$352,000</b>	+ 21.5%
Average Sales Price*	\$445,825	<b>\$402,000</b>	- 9.8%	\$318,840	<b>\$391,426</b>	+ 22.8%
Percent of List Price Received*	99.8%	<b>97.2%</b>	- 2.6%	100.0%	<b>99.6%</b>	- 0.4%
Inventory of Homes for Sale	11	12	+ 9.1%	—	—	—
Months Supply of Inventory	1.2	1.4	+ 16.7%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	5	1	- 80.0%	50	44	- 12.0%
Pending Sales	5	1	- 80.0%	44	41	- 6.8%
Closed Sales	5	4	- 20.0%	39	41	+ 5.1%
Days on Market Until Sale	20	31	+ 55.0%	17	15	- 11.8%
Median Sales Price*	\$241,000	<b>\$259,500</b>	+ 7.7%	\$239,500	<b>\$265,000</b>	+ 10.6%
Average Sales Price*	\$244,600	<b>\$257,250</b>	+ 5.2%	\$231,383	<b>\$258,395</b>	+ 11.7%
Percent of List Price Received*	97.6%	<b>98.5%</b>	+ 0.9%	99.4%	<b>100.5%</b>	+ 1.1%
Inventory of Homes for Sale	3	3	0.0%	—	—	—
Months Supply of Inventory	0.7	0.8	+ 14.3%	—	—	—

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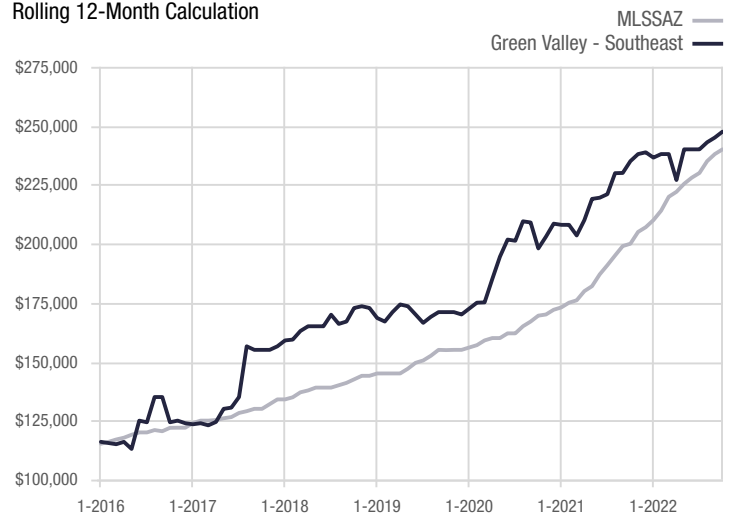
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Green Valley - Southwest

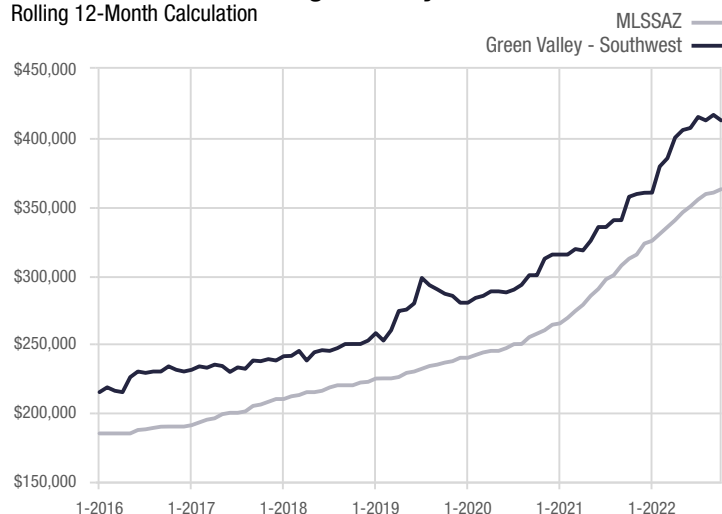
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	15	18	+ 20.0%	166	149	- 10.2%
Pending Sales	14	11	- 21.4%	165	121	- 26.7%
Closed Sales	14	5	- 64.3%	163	132	- 19.0%
Days on Market Until Sale	22	31	+ 40.9%	30	37	+ 23.3%
Median Sales Price*	\$481,500	\$469,000	- 2.6%	\$359,500	\$425,000	+ 18.2%
Average Sales Price*	\$568,165	\$432,425	- 23.9%	\$385,482	\$456,598	+ 18.4%
Percent of List Price Received*	99.0%	100.7%	+ 1.7%	99.2%	100.2%	+ 1.0%
Inventory of Homes for Sale	26	30	+ 15.4%	—	—	—
Months Supply of Inventory	1.6	2.4	+ 50.0%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	14	11	- 21.4%	166	153	- 7.8%
Pending Sales	12	10	- 16.7%	159	133	- 16.4%
Closed Sales	13	16	+ 23.1%	163	135	- 17.2%
Days on Market Until Sale	9	20	+ 122.2%	15	18	+ 20.0%
Median Sales Price*	\$257,650	\$247,500	- 3.9%	\$220,000	\$251,000	+ 14.1%
Average Sales Price*	\$254,308	\$256,519	+ 0.9%	\$234,596	\$267,171	+ 13.9%
Percent of List Price Received*	99.9%	98.5%	- 1.4%	100.2%	100.1%	- 0.1%
Inventory of Homes for Sale	14	17	+ 21.4%	—	—	—
Months Supply of Inventory	0.9	1.3	+ 44.4%	—	—	—

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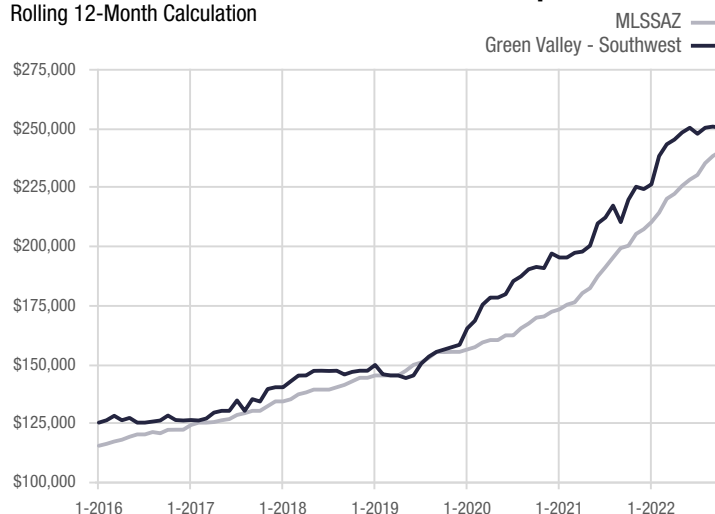
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Pima County

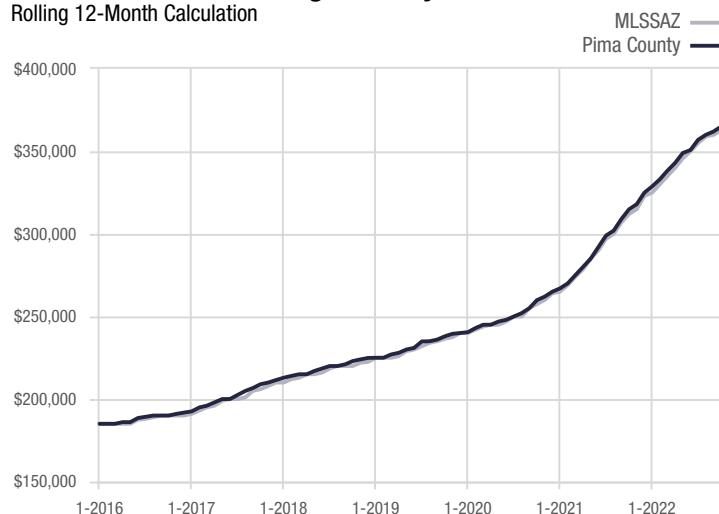
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1,726	1,163	- 32.6%	15,698	14,727	- 6.2%
Pending Sales	1,342	789	- 41.2%	13,518	11,503	- 14.9%
Closed Sales	1,201	762	- 36.6%	13,184	11,704	- 11.2%
Days on Market Until Sale	17	29	+ 70.6%	16	22	+ 37.5%
Median Sales Price*	\$340,000	\$370,950	+ 9.1%	\$320,000	\$369,900	+ 15.6%
Average Sales Price*	\$400,988	\$442,544	+ 10.4%	\$391,093	\$442,533	+ 13.2%
Percent of List Price Received*	100.3%	98.5%	- 1.8%	101.0%	100.4%	- 0.6%
Inventory of Homes for Sale	1,931	2,674	+ 38.5%	—	—	—
Months Supply of Inventory	1.5	2.3	+ 53.3%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	263	212	- 19.4%	2,850	2,778	- 2.5%
Pending Sales	248	152	- 38.7%	2,621	2,339	- 10.8%
Closed Sales	204	185	- 9.3%	2,584	2,395	- 7.3%
Days on Market Until Sale	15	24	+ 60.0%	14	16	+ 14.3%
Median Sales Price*	\$214,326	\$249,000	+ 16.2%	\$204,500	\$243,000	+ 18.8%
Average Sales Price*	\$228,496	\$253,342	+ 10.9%	\$219,240	\$264,429	+ 20.6%
Percent of List Price Received*	100.0%	98.3%	- 1.7%	100.8%	100.7%	- 0.1%
Inventory of Homes for Sale	221	362	+ 63.8%	—	—	—
Months Supply of Inventory	0.9	1.6	+ 77.8%	—	—	—

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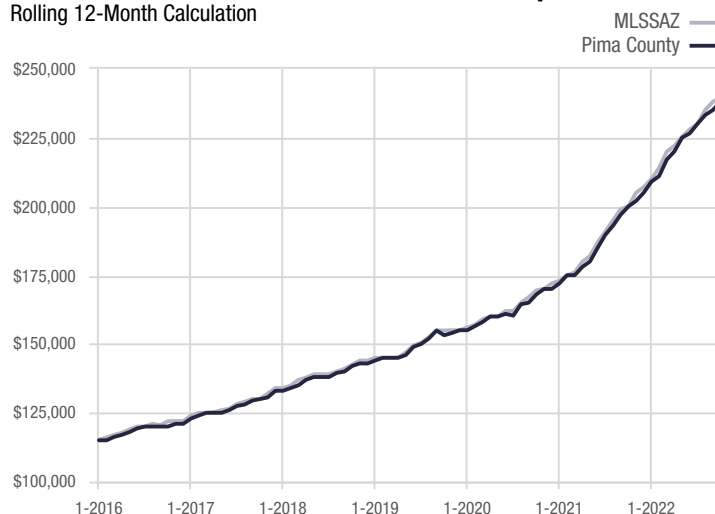
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County

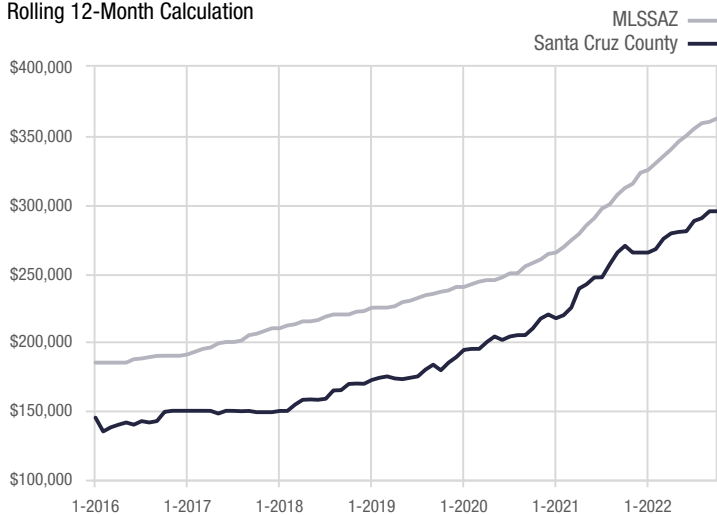
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	53	44	- 17.0%	557	563	+ 1.1%
Pending Sales	48	32	- 33.3%	466	419	- 10.1%
Closed Sales	49	33	- 32.7%	433	434	+ 0.2%
Days on Market Until Sale	36	41	+ 13.9%	47	41	- 12.8%
Median Sales Price*	\$275,000	\$265,000	- 3.6%	\$265,000	\$299,250	+ 12.9%
Average Sales Price*	\$365,849	\$302,168	- 17.4%	\$331,059	\$397,984	+ 20.2%
Percent of List Price Received*	97.1%	96.8%	- 0.3%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	100	143	+ 43.0%	—	—	—
Months Supply of Inventory	2.3	3.5	+ 52.2%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	8	4	- 50.0%	51	48	- 5.9%
Pending Sales	7	3	- 57.1%	47	35	- 25.5%
Closed Sales	5	1	- 80.0%	44	39	- 11.4%
Days on Market Until Sale	11	36	+ 227.3%	64	34	- 46.9%
Median Sales Price*	\$268,000	\$310,000	+ 15.7%	\$223,500	\$265,000	+ 18.6%
Average Sales Price*	\$287,000	\$310,000	+ 8.0%	\$226,863	\$279,762	+ 23.3%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	98.8%	99.3%	+ 0.5%
Inventory of Homes for Sale	10	17	+ 70.0%	—	—	—
Months Supply of Inventory	1.9	4.3	+ 126.3%	—	—	—

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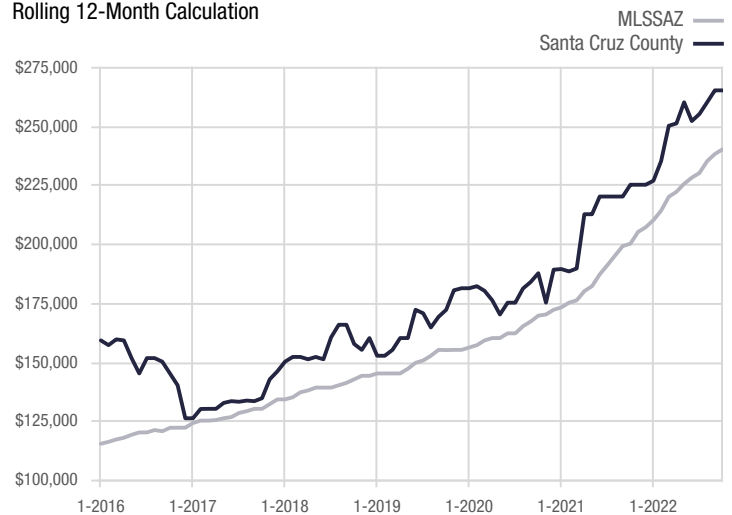
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Santa Cruz County - Amado

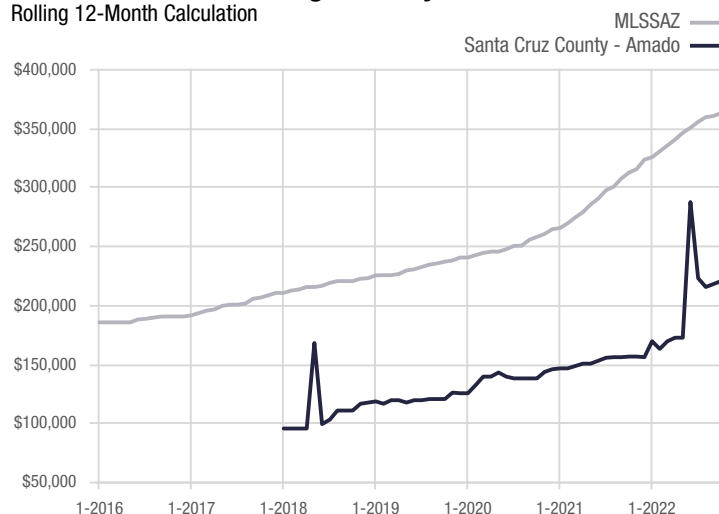
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	8	13	+ 62.5%
Pending Sales	0	0	0.0%	6	10	+ 66.7%
Closed Sales	1	0	- 100.0%	10	11	+ 10.0%
Days on Market Until Sale	3	—	—	58	59	+ 1.7%
Median Sales Price*	\$175,000	—	—	\$155,500	\$220,000	+ 41.5%
Average Sales Price*	\$175,000	—	—	\$168,925	\$251,182	+ 48.7%
Percent of List Price Received*	103.0%	—	—	98.0%	96.6%	- 1.4%
Inventory of Homes for Sale	3	2	- 33.3%	—	—	—
Months Supply of Inventory	2.7	1.1	- 59.3%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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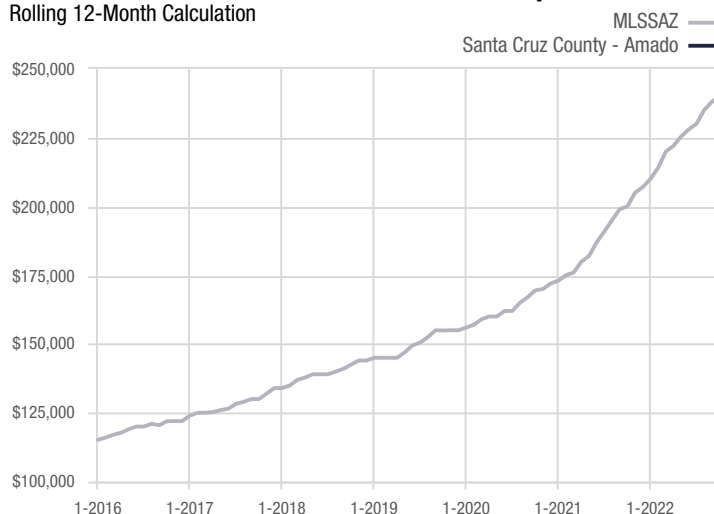
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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 – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Santa Cruz County - Elgin

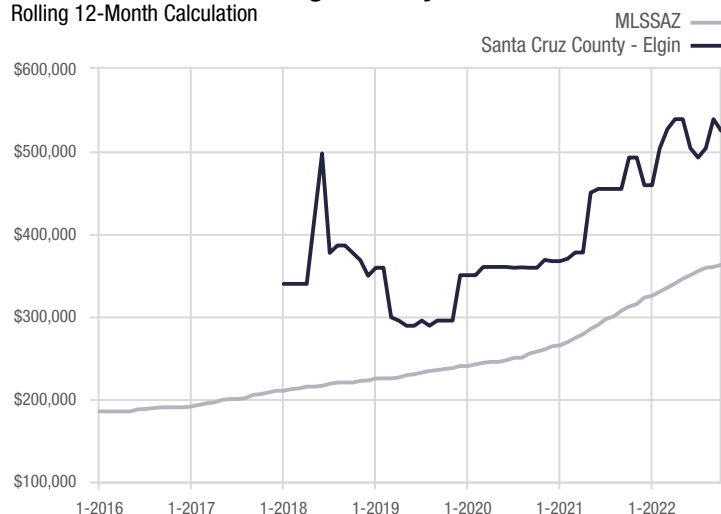
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	3	0	- 100.0%	15	17	+ 13.3%
Pending Sales	1	2	+ 100.0%	17	14	- 17.6%
Closed Sales	4	1	- 75.0%	16	15	- 6.3%
Days on Market Until Sale	86	65	- 24.4%	122	41	- 66.4%
Median Sales Price*	\$527,000	\$500,000	- 5.1%	\$475,750	\$550,000	+ 15.6%
Average Sales Price*	\$736,625	\$500,000	- 32.1%	\$538,969	\$570,052	+ 5.8%
Percent of List Price Received*	93.4%	84.0%	- 10.1%	97.3%	98.1%	+ 0.8%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	1.7	2.8	+ 64.7%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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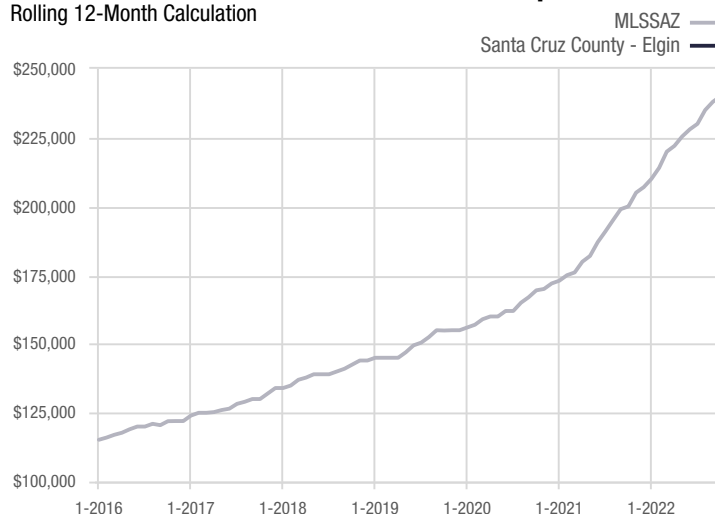
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Nogales East

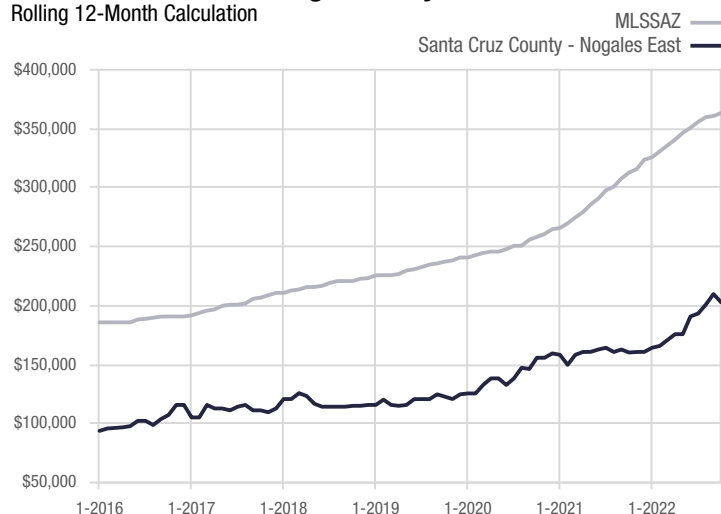
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	8	8	0.0%	81	77	- 4.9%
Pending Sales	6	4	- 33.3%	65	54	- 16.9%
Closed Sales	5	7	+ 40.0%	65	55	- 15.4%
Days on Market Until Sale	74	32	- 56.8%	47	44	- 6.4%
Median Sales Price*	\$105,000	<b>\$175,000</b>	+ 66.7%	\$159,000	<b>\$220,000</b>	+ 38.4%
Average Sales Price*	\$396,700	<b>\$182,071</b>	- 54.1%	\$212,504	<b>\$277,267</b>	+ 30.5%
Percent of List Price Received*	90.2%	<b>96.2%</b>	+ 6.7%	97.0%	<b>99.4%</b>	+ 2.5%
Inventory of Homes for Sale	16	23	+ 43.8%	—	—	—
Months Supply of Inventory	2.5	4.7	+ 88.0%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	4	12	+ 200.0%
Pending Sales	0	0	0.0%	6	7	+ 16.7%
Closed Sales	0	0	0.0%	9	5	- 44.4%
Days on Market Until Sale	—	—	—	89	43	- 51.7%
Median Sales Price*	—	—	—	\$222,000	<b>\$168,000</b>	- 24.3%
Average Sales Price*	—	—	—	\$190,511	<b>\$195,580</b>	+ 2.7%
Percent of List Price Received*	—	—	—	99.2%	<b>100.2%</b>	+ 1.0%
Inventory of Homes for Sale	1	6	+ 500.0%	—	—	—
Months Supply of Inventory	0.6	3.4	+ 466.7%	—	—	—

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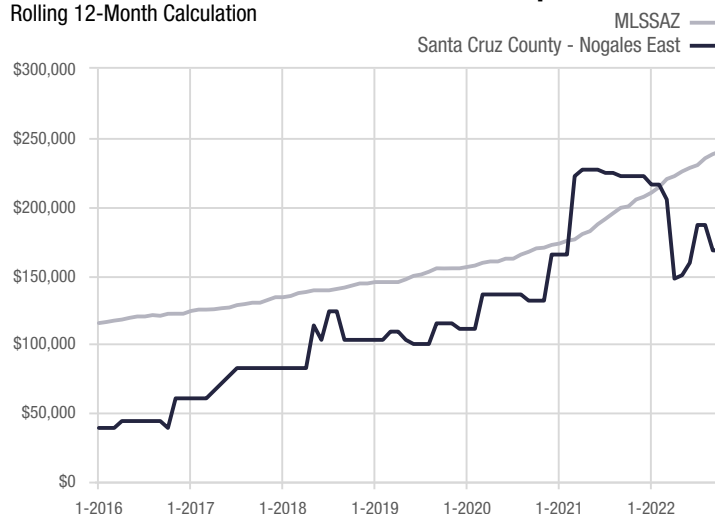
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Santa Cruz County - Nogales West

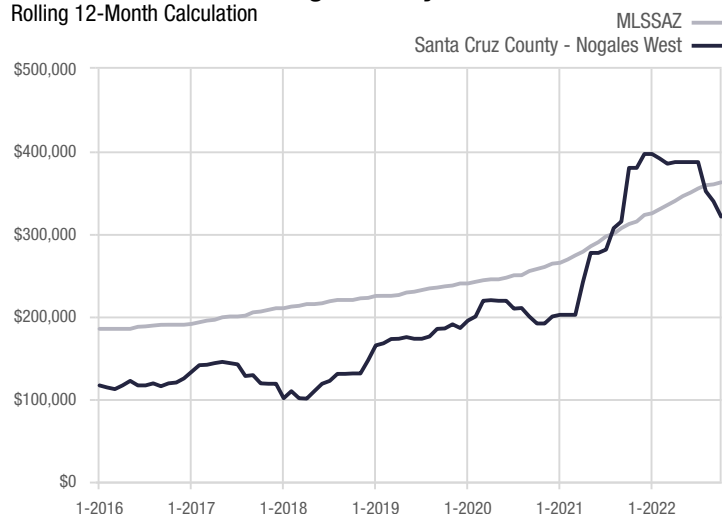
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	4	4	0.0%	24	22	- 8.3%
Pending Sales	2	1	- 50.0%	15	12	- 20.0%
Closed Sales	7	1	- 85.7%	14	15	+ 7.1%
Days on Market Until Sale	14	131	+ 835.7%	35	62	+ 77.1%
Median Sales Price*	\$393,600	\$369,000	- 6.3%	\$391,300	\$296,000	- 24.4%
Average Sales Price*	\$386,500	\$369,000	- 4.5%	\$375,679	\$281,700	- 25.0%
Percent of List Price Received*	100.1%	100.0%	- 0.1%	98.4%	97.9%	- 0.5%
Inventory of Homes for Sale	7	11	+ 57.1%	—	—	—
Months Supply of Inventory	2.9	5.8	+ 100.0%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	1	0.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	8	37	+ 362.5%
Median Sales Price*	—	—	—	\$225,500	\$252,000	+ 11.8%
Average Sales Price*	—	—	—	\$225,500	\$252,000	+ 11.8%
Percent of List Price Received*	—	—	—	112.8%	97.3%	- 13.7%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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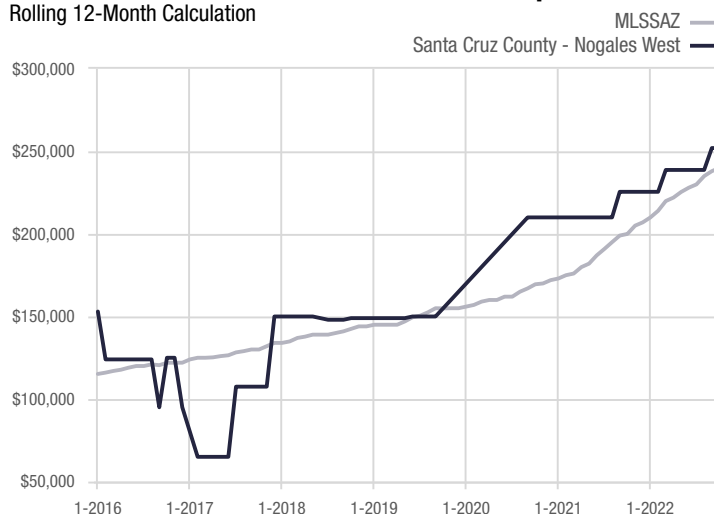
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Patagonia

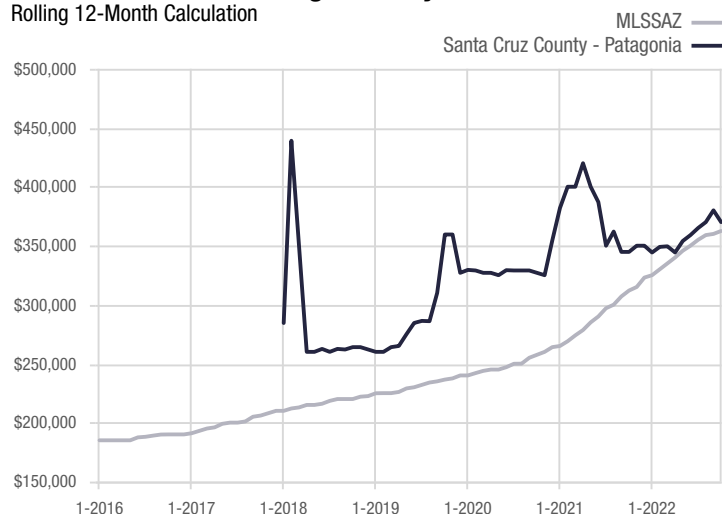
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	5	1	- 80.0%	35	22	- 37.1%
Pending Sales	4	3	- 25.0%	25	18	- 28.0%
Closed Sales	0	1	—	23	19	- 17.4%
Days on Market Until Sale	—	12	—	63	49	- 22.2%
Median Sales Price*	—	\$369,000	—	\$350,000	\$370,000	+ 5.7%
Average Sales Price*	—	\$369,000	—	\$394,315	\$390,033	- 1.1%
Percent of List Price Received*	—	97.4%	—	96.4%	95.5%	- 0.9%
Inventory of Homes for Sale	9	4	- 55.6%	—	—	—
Months Supply of Inventory	3.1	1.9	- 38.7%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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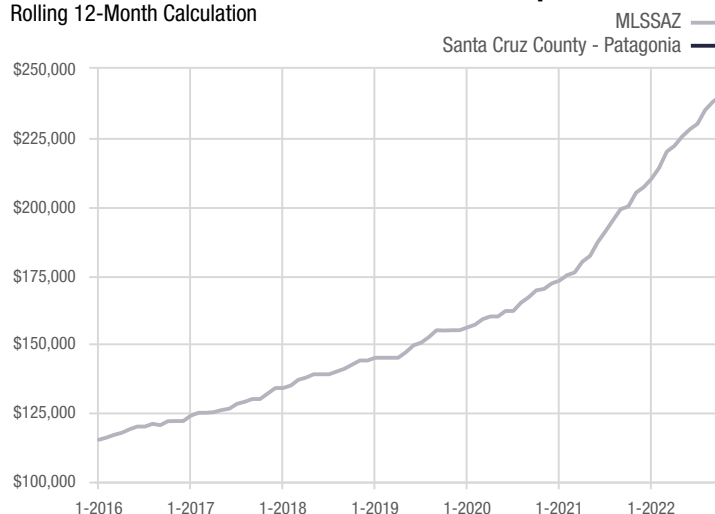
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

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## Santa Cruz County - Rio Rico East

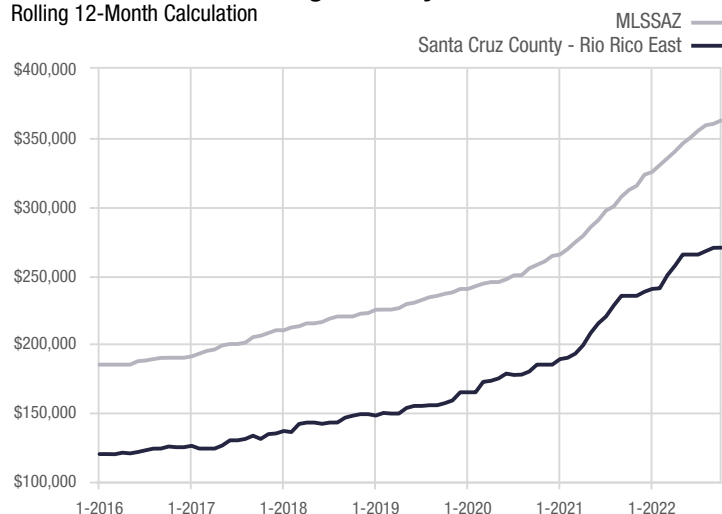
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	12	17	+ 41.7%	182	231	+ 26.9%
Pending Sales	9	15	+ 66.7%	150	170	+ 13.3%
Closed Sales	20	15	- 25.0%	147	169	+ 15.0%
Days on Market Until Sale	14	47	+ 235.7%	22	29	+ 31.8%
Median Sales Price*	\$230,500	\$265,000	+ 15.0%	\$239,000	\$274,000	+ 14.6%
Average Sales Price*	\$239,555	\$282,987	+ 18.1%	\$261,222	\$300,832	+ 15.2%
Percent of List Price Received*	99.0%	96.9%	- 2.1%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale	27	50	+ 85.2%	—	—	—
Months Supply of Inventory	1.9	3.0	+ 57.9%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	4	1	- 75.0%
Pending Sales	0	0	0.0%	4	2	- 50.0%
Closed Sales	1	0	- 100.0%	4	2	- 50.0%
Days on Market Until Sale	1	—	—	13	100	+ 669.2%
Median Sales Price*	\$147,000	—	—	\$157,000	\$218,450	+ 39.1%
Average Sales Price*	\$147,000	—	—	\$160,000	\$218,450	+ 36.5%
Percent of List Price Received*	100.0%	—	—	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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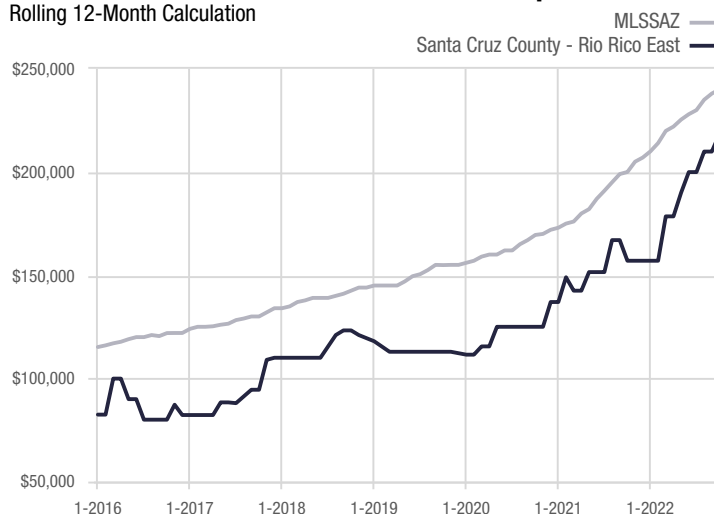
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

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## Santa Cruz County - Rio Rico West

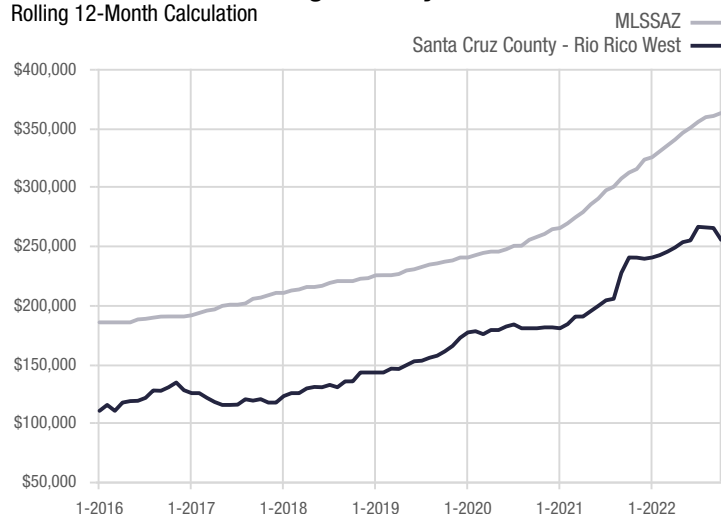
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	6	8	+ 33.3%	108	81	- 25.0%
Pending Sales	9	4	- 55.6%	87	59	- 32.2%
Closed Sales	7	4	- 42.9%	79	63	- 20.3%
Days on Market Until Sale	22	22	0.0%	16	24	+ 50.0%
Median Sales Price*	\$320,000	<b>\$232,500</b>	- 27.3%	\$240,000	<b>\$271,000</b>	+ 12.9%
Average Sales Price*	\$309,929	<b>\$236,225</b>	- 23.8%	\$242,485	<b>\$290,622</b>	+ 19.9%
Percent of List Price Received*	94.7%	<b>98.3%</b>	+ 3.8%	99.1%	<b>99.8%</b>	+ 0.7%
Inventory of Homes for Sale	8	16	+ 100.0%	—	—	—
Months Supply of Inventory	1.0	2.7	+ 170.0%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	1	0	- 100.0%
Closed Sales	0	0	0.0%	1	0	- 100.0%
Days on Market Until Sale	—	—	—	7	—	—
Median Sales Price*	—	—	—	\$128,000	—	—
Average Sales Price*	—	—	—	\$128,000	—	—
Percent of List Price Received*	—	—	—	112.3%	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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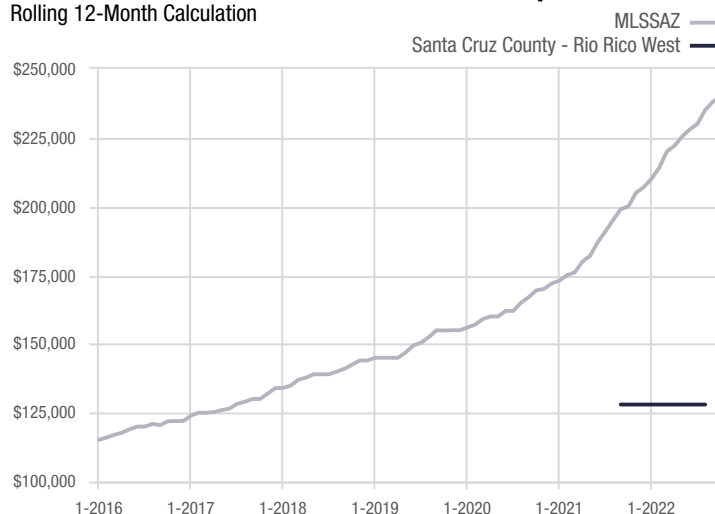
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Santa Cruz County

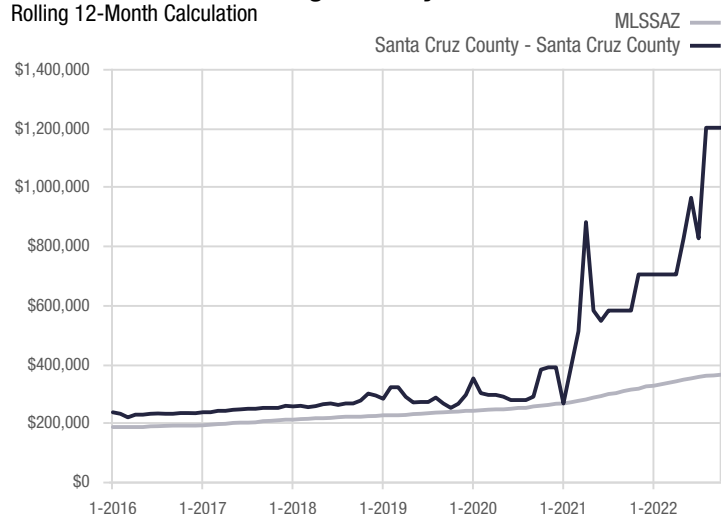
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	1	—	7	3	- 57.1%
Pending Sales	1	0	- 100.0%	8	2	- 75.0%
Closed Sales	0	0	0.0%	8	3	- 62.5%
Days on Market Until Sale	—	—	—	237	140	- 40.9%
Median Sales Price*	—	—	—	\$702,500	\$1,200,000	+ 70.8%
Average Sales Price*	—	—	—	\$732,972	\$975,000	+ 33.0%
Percent of List Price Received*	—	—	—	91.0%	93.8%	+ 3.1%
Inventory of Homes for Sale	4	3	- 25.0%	—	—	—
Months Supply of Inventory	3.6	3.0	- 16.7%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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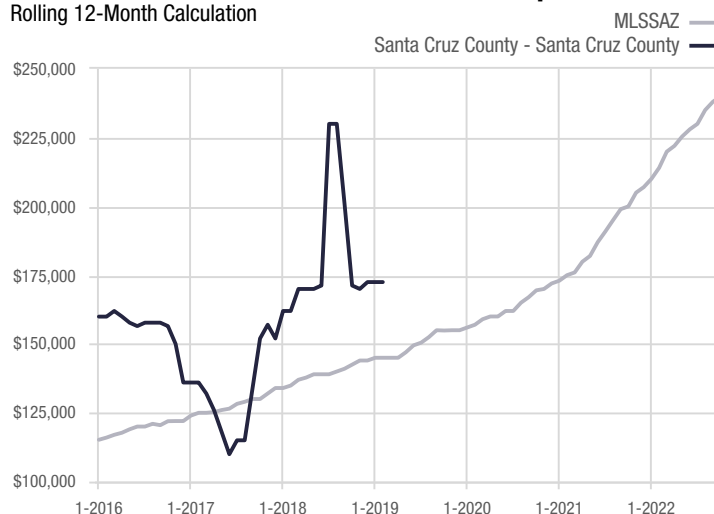
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Sonoita

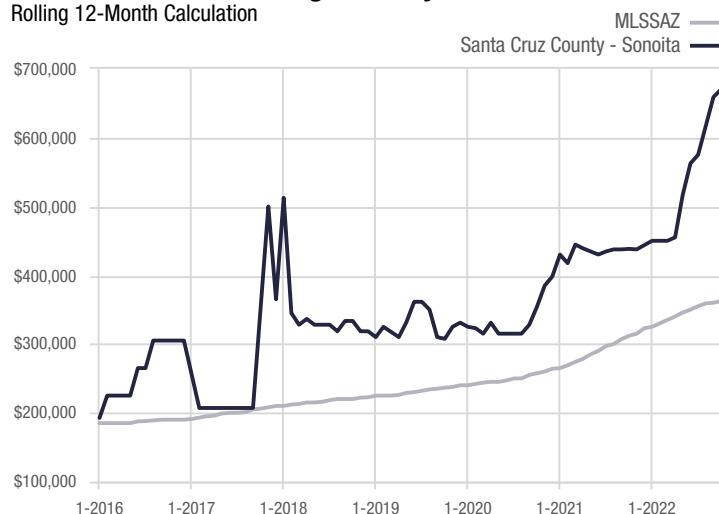
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	2	0	- 100.0%	22	15	- 31.8%
Pending Sales	4	0	- 100.0%	28	11	- 60.7%
Closed Sales	3	1	- 66.7%	25	14	- 44.0%
Days on Market Until Sale	133	8	- 94.0%	103	51	- 50.5%
Median Sales Price*	\$390,000	\$450,000	+ 15.4%	\$424,000	\$680,000	+ 60.4%
Average Sales Price*	\$410,833	\$450,000	+ 9.5%	\$504,801	\$750,321	+ 48.6%
Percent of List Price Received*	100.5%	90.2%	- 10.2%	98.0%	97.3%	- 0.7%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	0.8	2.5	+ 212.5%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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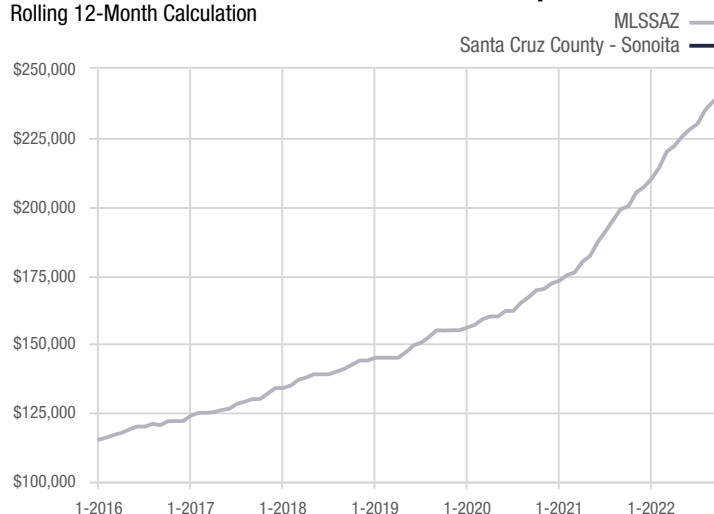
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Santa Cruz County - Tubac East

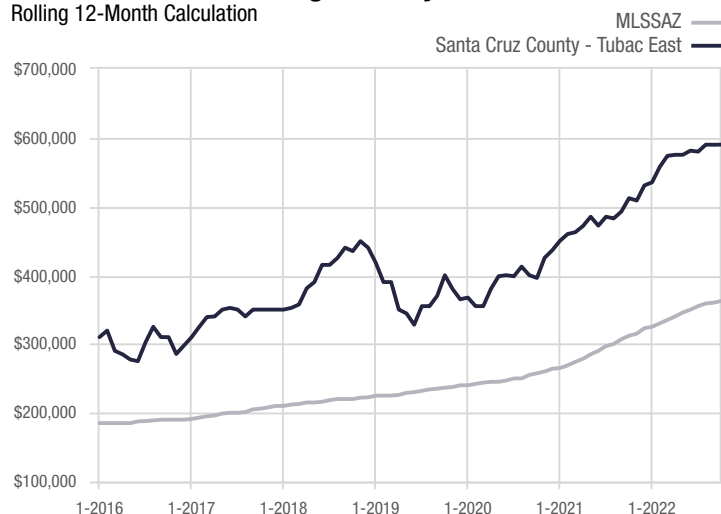
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	13	5	- 61.5%	72	68	- 5.6%
Pending Sales	11	3	- 72.7%	55	56	+ 1.8%
Closed Sales	2	3	+ 50.0%	40	57	+ 42.5%
Days on Market Until Sale	32	35	+ 9.4%	85	56	- 34.1%
Median Sales Price*	\$709,000	\$640,000	- 9.7%	\$516,613	\$590,884	+ 14.4%
Average Sales Price*	\$709,000	\$606,450	- 14.5%	\$569,810	\$665,964	+ 16.9%
Percent of List Price Received*	97.6%	101.1%	+ 3.6%	97.0%	97.9%	+ 0.9%
Inventory of Homes for Sale	21	19	- 9.5%	—	—	—
Months Supply of Inventory	3.6	3.5	- 2.8%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	8	4	- 50.0%	41	35	- 14.6%
Pending Sales	7	3	- 57.1%	35	25	- 28.6%
Closed Sales	4	1	- 75.0%	29	31	+ 6.9%
Days on Market Until Sale	14	36	+ 157.1%	68	29	- 57.4%
Median Sales Price*	\$309,000	\$310,000	+ 0.3%	\$225,000	\$275,000	+ 22.2%
Average Sales Price*	\$322,000	\$310,000	- 3.7%	\$250,823	\$298,191	+ 18.9%
Percent of List Price Received*	100.0%	96.9%	- 3.1%	97.5%	99.2%	+ 1.7%
Inventory of Homes for Sale	9	11	+ 22.2%	—	—	—
Months Supply of Inventory	2.2	3.3	+ 50.0%	—	—	—

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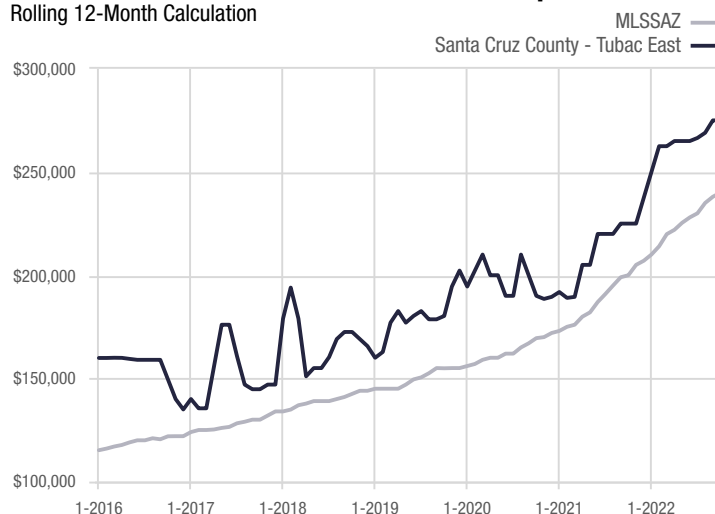
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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 – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Santa Cruz County - Tubac West

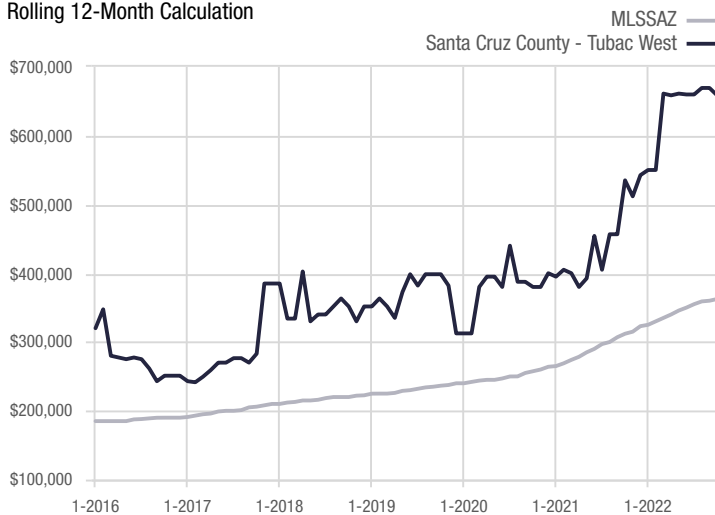
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	9	20	+ 122.2%
Pending Sales	1	0	- 100.0%	11	19	+ 72.7%
Closed Sales	1	0	- 100.0%	11	20	+ 81.8%
Days on Market Until Sale	70	—	—	35	69	+ 97.1%
Median Sales Price*	\$680,000	—	—	\$550,000	\$679,250	+ 23.5%
Average Sales Price*	\$680,000	—	—	\$553,853	\$743,724	+ 34.3%
Percent of List Price Received*	91.3%	—	—	99.8%	95.2%	- 4.6%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.4	1.4	0.0%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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.

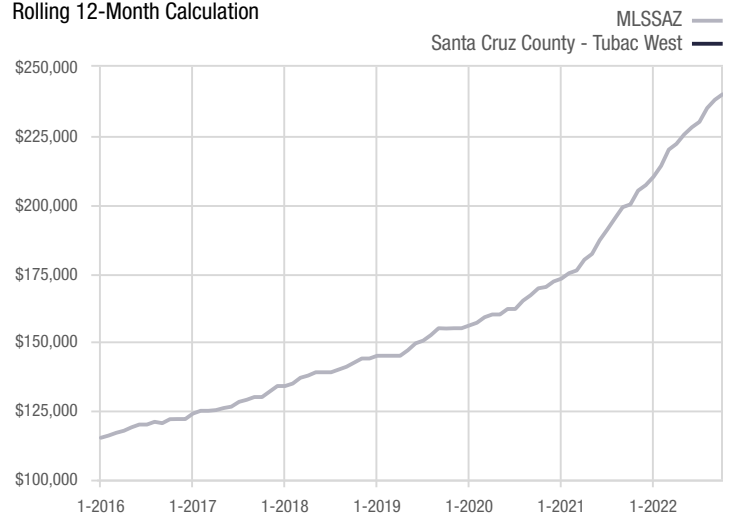
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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## Santa Cruz County - Tumacacori - Carmen

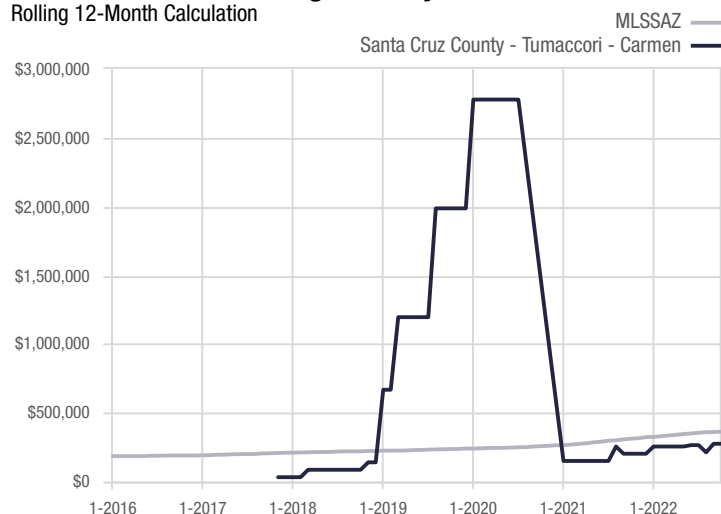
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	2	3	+ 50.0%
Pending Sales	0	0	0.0%	4	1	- 75.0%
Closed Sales	0	0	0.0%	4	1	- 75.0%
Days on Market Until Sale	—	—	—	98	158	+ 61.2%
Median Sales Price*	—	—	—	\$202,500	\$275,000	+ 35.8%
Average Sales Price*	—	—	—	\$413,738	\$275,000	- 33.5%
Percent of List Price Received*	—	—	—	97.5%	96.5%	- 1.0%
Inventory of Homes for Sale	0	2	—	—	—	—
Months Supply of Inventory	—	2.0	—	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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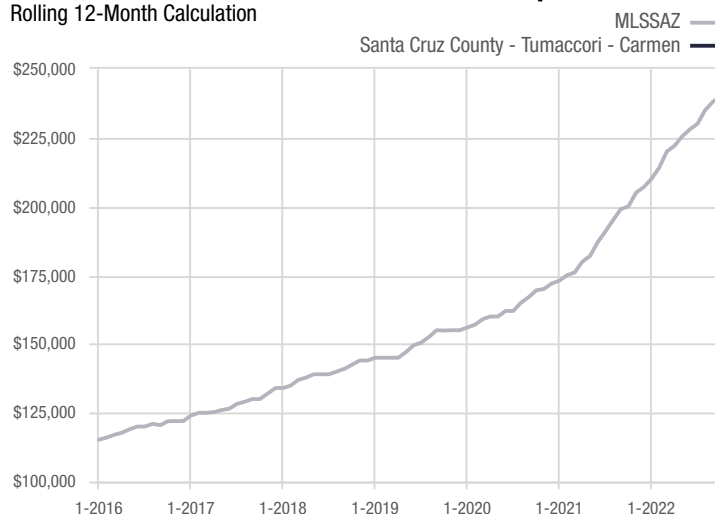
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Benson / St. David

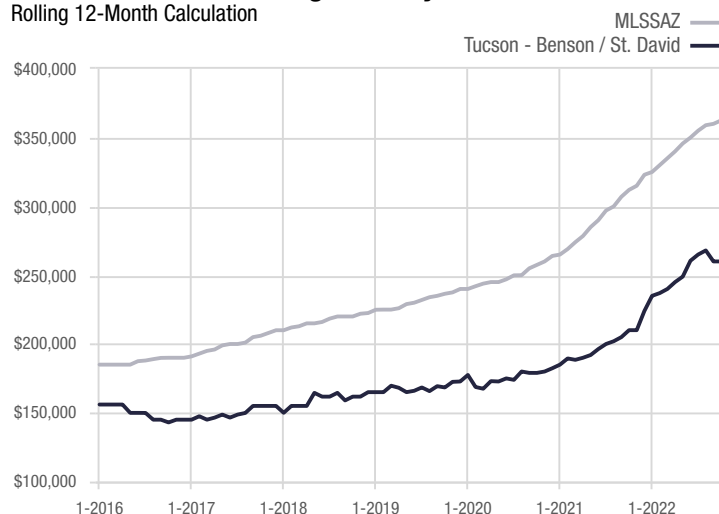
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	15	16	+ 6.7%	175	174	- 0.6%
Pending Sales	9	8	- 11.1%	127	126	- 0.8%
Closed Sales	12	7	- 41.7%	132	125	- 5.3%
Days on Market Until Sale	25	61	+ 144.0%	35	31	- 11.4%
Median Sales Price*	\$255,500	\$265,000	+ 3.7%	\$220,000	\$260,000	+ 18.2%
Average Sales Price*	\$286,500	\$214,153	- 25.3%	\$245,418	\$291,138	+ 18.6%
Percent of List Price Received*	99.5%	97.1%	- 2.4%	98.2%	97.4%	- 0.8%
Inventory of Homes for Sale	34	51	+ 50.0%	—	—	—
Months Supply of Inventory	2.7	4.3	+ 59.3%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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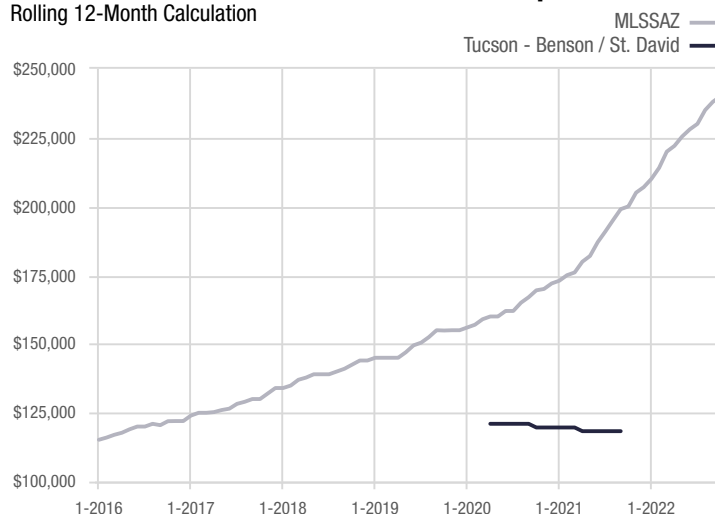
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

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## Tucson - Central

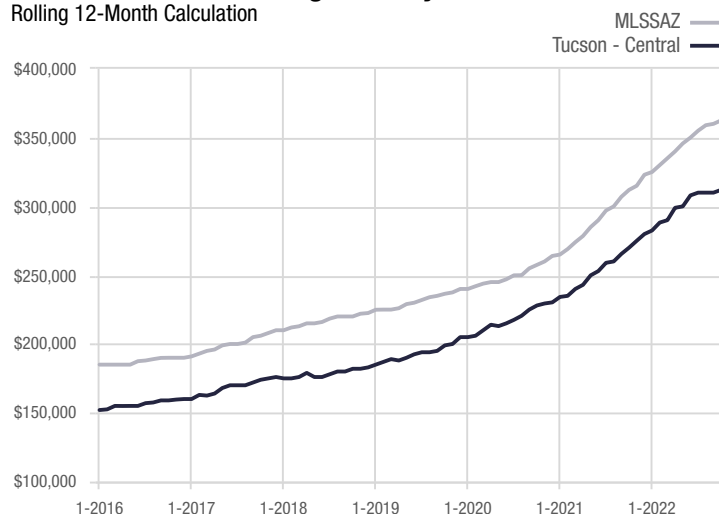
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	244	124	- 49.2%	2,300	2,003	- 12.9%
Pending Sales	186	107	- 42.5%	1,821	1,521	- 16.5%
Closed Sales	174	97	- 44.3%	1,782	1,584	- 11.1%
Days on Market Until Sale	21	26	+ 23.8%	17	21	+ 23.5%
Median Sales Price*	\$288,400	\$310,000	+ 7.5%	\$275,000	\$320,000	+ 16.4%
Average Sales Price*	\$329,035	\$340,834	+ 3.6%	\$319,234	\$364,853	+ 14.3%
Percent of List Price Received*	100.3%	98.5%	- 1.8%	101.1%	100.4%	- 0.7%
Inventory of Homes for Sale	317	293	- 7.6%	—	—	—
Months Supply of Inventory	1.8	1.9	+ 5.6%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	49	27	- 44.9%	569	534	- 6.2%
Pending Sales	37	27	- 27.0%	500	450	- 10.0%
Closed Sales	43	37	- 14.0%	489	456	- 6.7%
Days on Market Until Sale	19	34	+ 78.9%	16	19	+ 18.8%
Median Sales Price*	\$175,000	\$230,000	+ 31.4%	\$177,000	\$212,000	+ 19.8%
Average Sales Price*	\$194,949	\$224,993	+ 15.4%	\$187,875	\$218,685	+ 16.4%
Percent of List Price Received*	100.4%	97.9%	- 2.5%	101.5%	100.6%	- 0.9%
Inventory of Homes for Sale	56	65	+ 16.1%	—	—	—
Months Supply of Inventory	1.2	1.5	+ 25.0%	—	—	—

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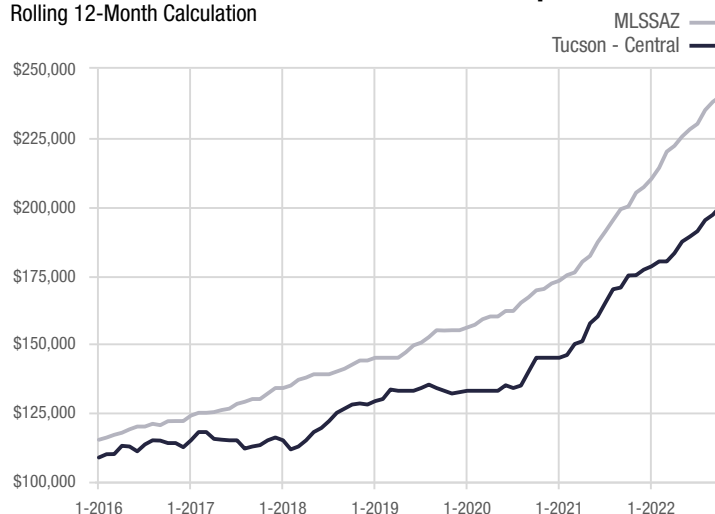
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - East

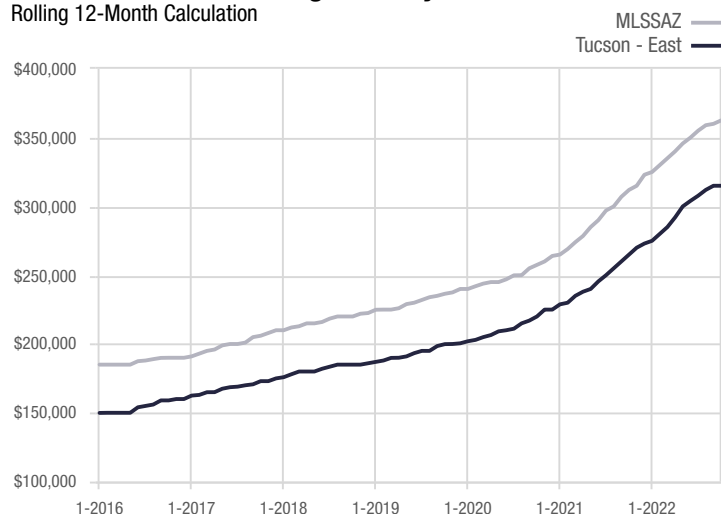
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	179	138	- 22.9%	1,665	1,475	- 11.4%
Pending Sales	153	96	- 37.3%	1,450	1,169	- 19.4%
Closed Sales	127	68	- 46.5%	1,385	1,209	- 12.7%
Days on Market Until Sale	15	26	+ 73.3%	13	18	+ 38.5%
Median Sales Price*	\$290,000	\$317,750	+ 9.6%	\$270,000	\$323,000	+ 19.6%
Average Sales Price*	\$324,094	\$340,905	+ 5.2%	\$295,185	\$344,853	+ 16.8%
Percent of List Price Received*	100.2%	98.3%	- 1.9%	101.4%	100.4%	- 1.0%
Inventory of Homes for Sale	192	262	+ 36.5%	—	—	—
Months Supply of Inventory	1.4	2.2	+ 57.1%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	42	34	- 19.0%	379	333	- 12.1%
Pending Sales	40	19	- 52.5%	352	275	- 21.9%
Closed Sales	26	20	- 23.1%	334	279	- 16.5%
Days on Market Until Sale	13	19	+ 46.2%	10	15	+ 50.0%
Median Sales Price*	\$190,000	\$220,000	+ 15.8%	\$177,750	\$216,900	+ 22.0%
Average Sales Price*	\$186,843	\$208,470	+ 11.6%	\$174,627	\$207,016	+ 18.5%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	101.4%	101.1%	- 0.3%
Inventory of Homes for Sale	26	53	+ 103.8%	—	—	—
Months Supply of Inventory	0.8	1.9	+ 137.5%	—	—	—

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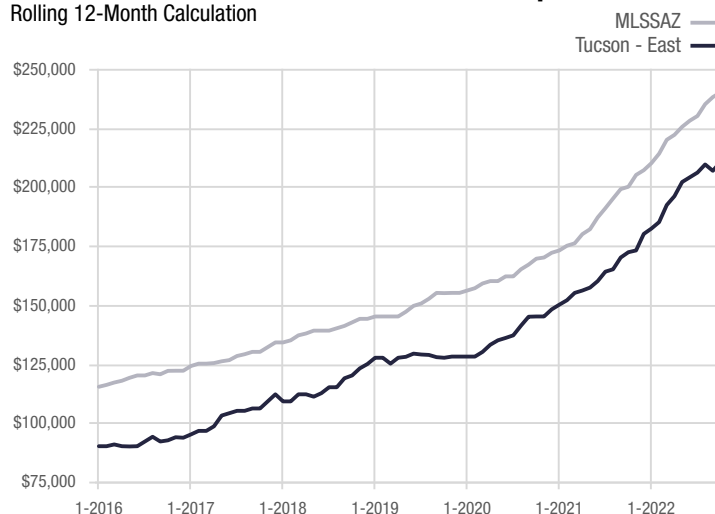
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

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## Tucson - Extended Northeast

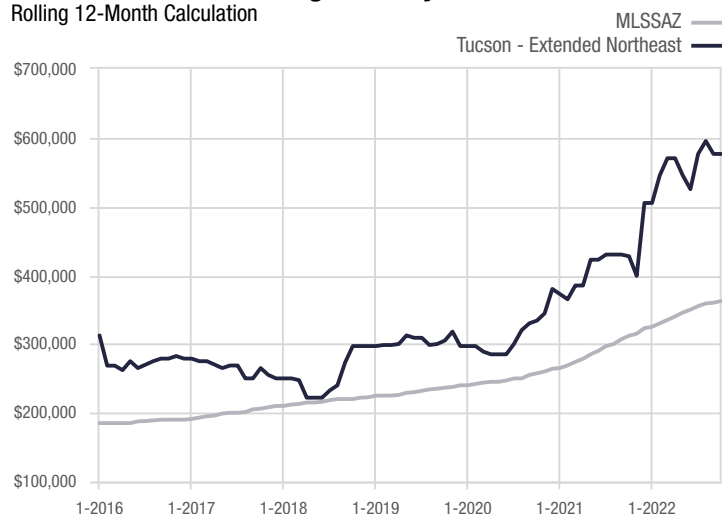
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	6	1	- 83.3%	21	21	0.0%
Pending Sales	3	1	- 66.7%	16	15	- 6.3%
Closed Sales	0	0	0.0%	14	15	+ 7.1%
Days on Market Until Sale	—	—	—	55	20	- 63.6%
Median Sales Price*	—	—	—	\$394,500	\$557,500	+ 41.3%
Average Sales Price*	—	—	—	\$483,357	\$546,233	+ 13.0%
Percent of List Price Received*	—	—	—	97.5%	100.3%	+ 2.9%
Inventory of Homes for Sale	5	6	+ 20.0%	—	—	—
Months Supply of Inventory	2.1	3.0	+ 42.9%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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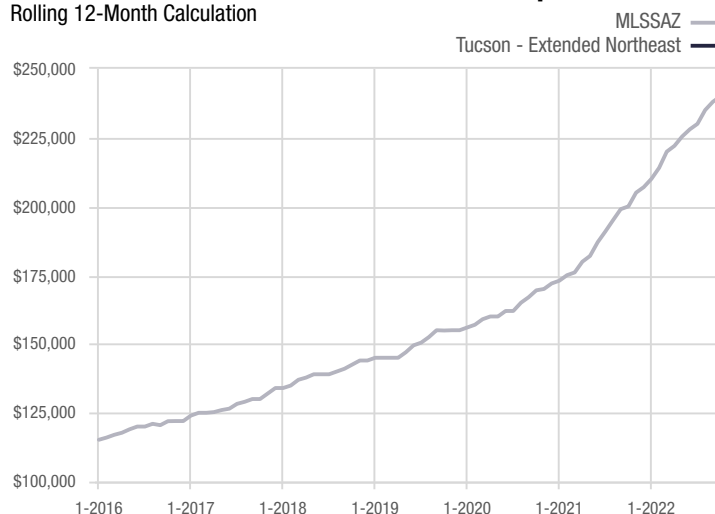
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

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## Tucson - Extended Northwest

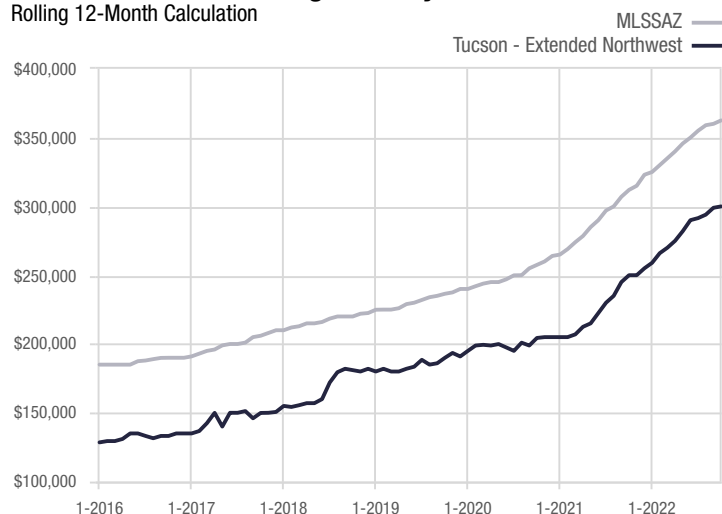
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	4	4	0.0%	87	81	- 6.9%
Pending Sales	6	3	- 50.0%	78	58	- 25.6%
Closed Sales	11	5	- 54.5%	78	56	- 28.2%
Days on Market Until Sale	11	21	+ 90.9%	7	18	+ 157.1%
Median Sales Price*	\$275,000	<b>\$297,000</b>	+ 8.0%	\$251,000	<b>\$310,000</b>	+ 23.5%
Average Sales Price*	\$271,136	<b>\$328,900</b>	+ 21.3%	\$255,789	<b>\$326,567</b>	+ 27.7%
Percent of List Price Received*	100.1%	<b>100.2%</b>	+ 0.1%	100.7%	<b>100.1%</b>	- 0.6%
Inventory of Homes for Sale	5	16	+ 220.0%	—	—	—
Months Supply of Inventory	0.6	2.7	+ 350.0%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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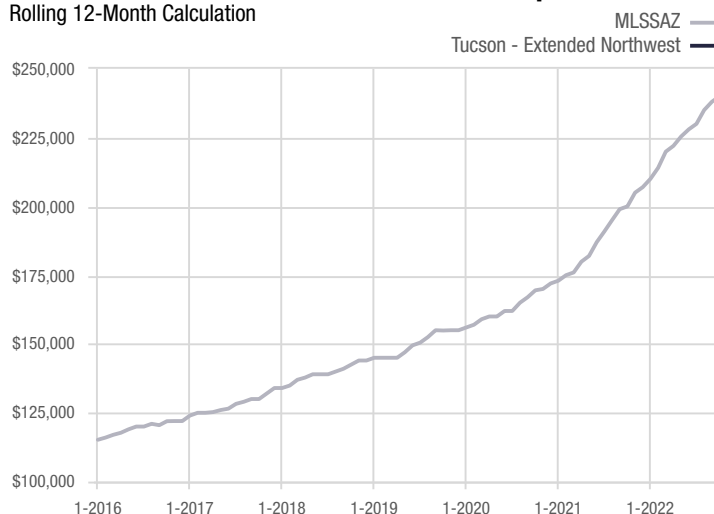
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

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# Local Market Update – October 2022

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## Tucson - Extended Southeast

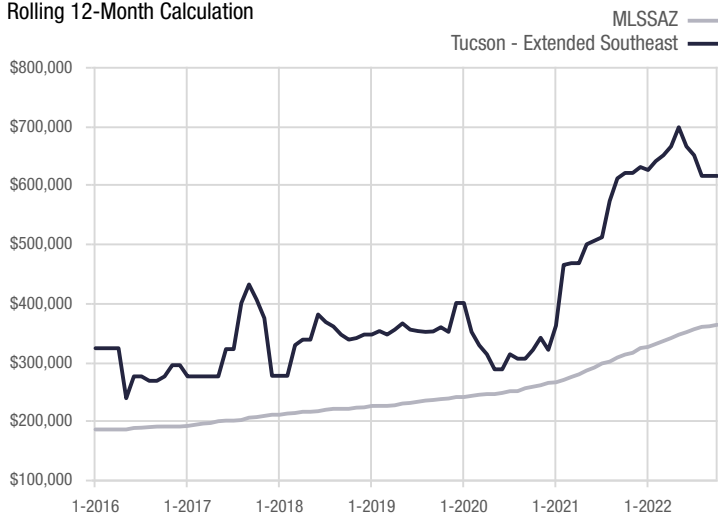
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1	2	+ 100.0%	8	14	+ 75.0%
Pending Sales	1	0	- 100.0%	12	10	- 16.7%
Closed Sales	0	0	0.0%	12	10	- 16.7%
Days on Market Until Sale	—	—	—	168	30	- 82.1%
Median Sales Price*	—	—	—	\$625,000	\$610,000	- 2.4%
Average Sales Price*	—	—	—	\$636,333	\$602,050	- 5.4%
Percent of List Price Received*	—	—	—	97.9%	97.0%	- 0.9%
Inventory of Homes for Sale	2	6	+ 200.0%	—	—	—
Months Supply of Inventory	1.3	3.0	+ 130.8%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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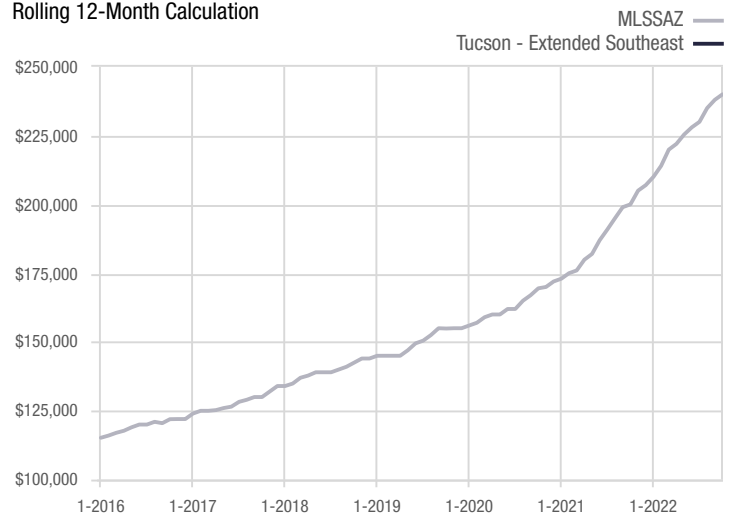
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

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# Local Market Update – October 2022

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## Tucson - Extended Southwest

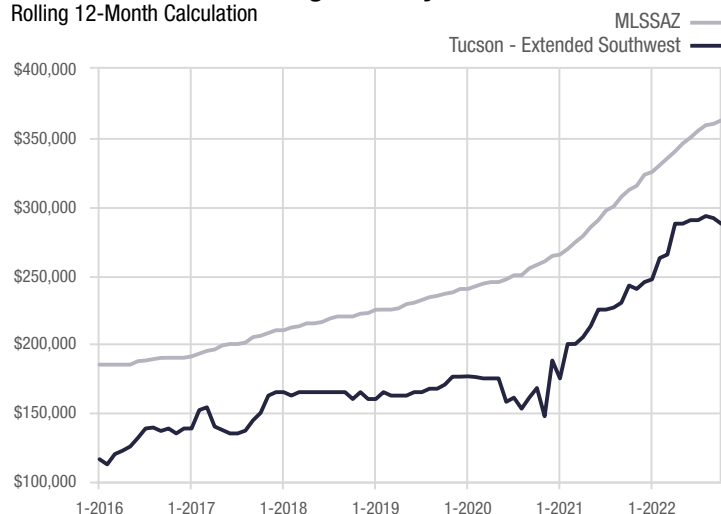
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	6	0	- 100.0%	31	29	- 6.5%
Pending Sales	0	0	0.0%	22	16	- 27.3%
Closed Sales	2	0	- 100.0%	22	15	- 31.8%
Days on Market Until Sale	40	—	—	38	17	- 55.3%
Median Sales Price*	\$381,000	—	—	\$238,500	\$295,000	+ 23.7%
Average Sales Price*	\$381,000	—	—	\$244,970	\$321,300	+ 31.2%
Percent of List Price Received*	98.8%	—	—	98.9%	101.3%	+ 2.4%
Inventory of Homes for Sale	10	9	- 10.0%	—	—	—
Months Supply of Inventory	4.1	3.5	- 14.6%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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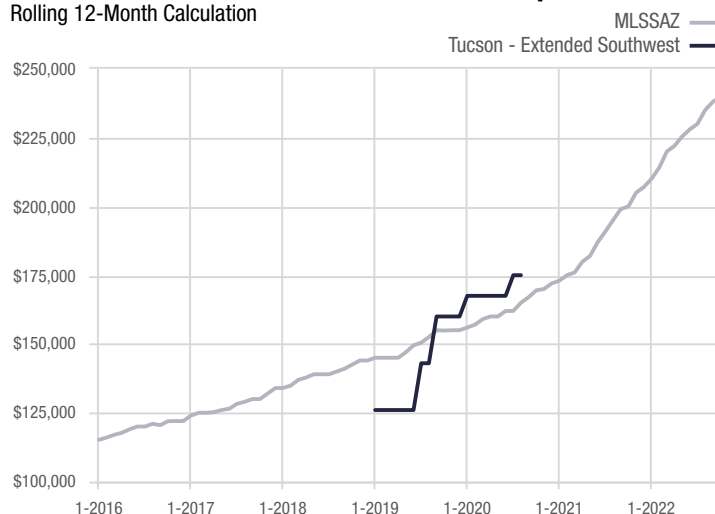
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

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# Local Market Update – October 2022

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## Tucson - Extended West

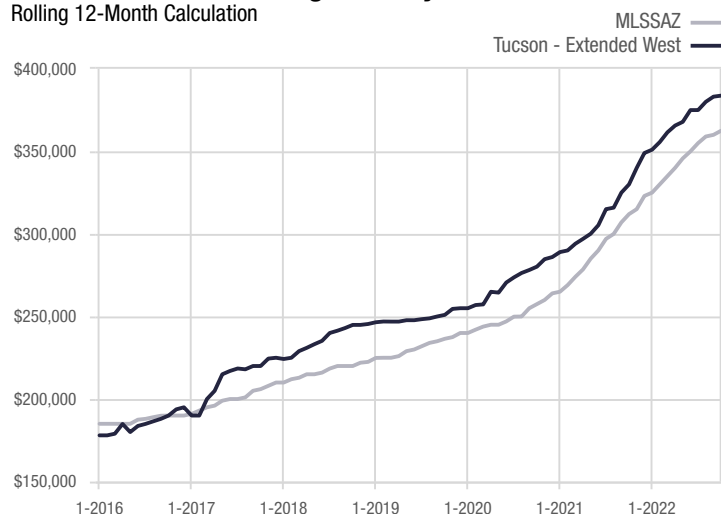
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	114	51	- 55.3%	551	769	+ 39.6%
Pending Sales	54	41	- 24.1%	404	563	+ 39.4%
Closed Sales	38	41	+ 7.9%	354	534	+ 50.8%
Days on Market Until Sale	21	42	+ 100.0%	16	33	+ 106.3%
Median Sales Price*	\$349,300	<b>\$375,000</b>	+ 7.4%	\$337,020	<b>\$386,370</b>	+ 14.6%
Average Sales Price*	\$364,981	<b>\$376,989</b>	+ 3.3%	\$344,929	<b>\$394,838</b>	+ 14.5%
Percent of List Price Received*	99.9%	97.9%	- 2.0%	100.6%	99.5%	- 1.1%
Inventory of Homes for Sale	142	203	+ 43.0%	—	—	—
Months Supply of Inventory	3.8	3.7	- 2.6%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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.

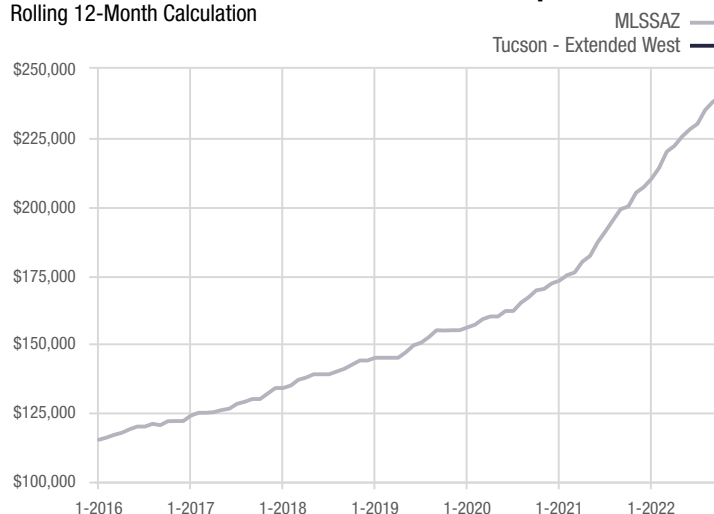
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - North

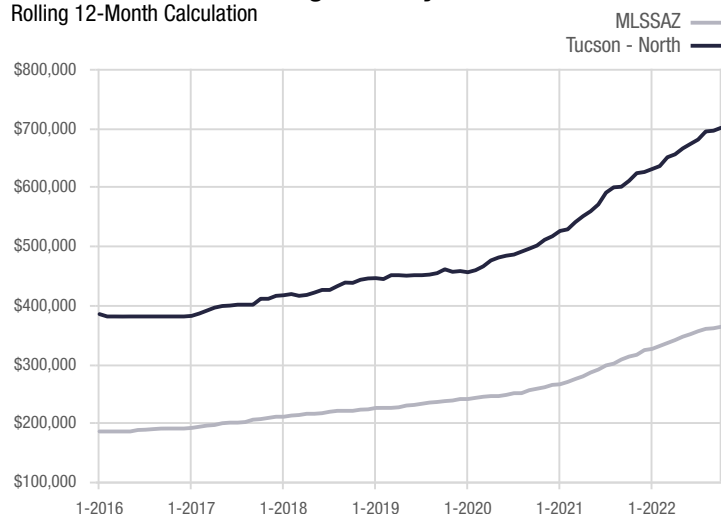
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	100	88	- 12.0%	1,192	997	- 16.4%
Pending Sales	100	57	- 43.0%	1,003	760	- 24.2%
Closed Sales	90	55	- 38.9%	984	772	- 21.5%
Days on Market Until Sale	17	25	+ 47.1%	22	22	0.0%
Median Sales Price*	\$603,500	\$700,000	+ 16.0%	\$625,000	\$715,000	+ 14.4%
Average Sales Price*	\$673,754	\$829,560	+ 23.1%	\$738,311	\$843,637	+ 14.3%
Percent of List Price Received*	100.1%	98.1%	- 2.0%	100.8%	101.2%	+ 0.4%
Inventory of Homes for Sale	141	171	+ 21.3%	—	—	—
Months Supply of Inventory	1.5	2.2	+ 46.7%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	62	47	- 24.2%	618	631	+ 2.1%
Pending Sales	62	28	- 54.8%	563	532	- 5.5%
Closed Sales	45	33	- 26.7%	557	556	- 0.2%
Days on Market Until Sale	17	23	+ 35.3%	15	15	0.0%
Median Sales Price*	\$275,000	\$296,000	+ 7.6%	\$250,000	\$305,000	+ 22.0%
Average Sales Price*	\$309,016	\$295,300	- 4.4%	\$285,524	\$347,831	+ 21.8%
Percent of List Price Received*	100.2%	98.1%	- 2.1%	100.7%	101.0%	+ 0.3%
Inventory of Homes for Sale	45	80	+ 77.8%	—	—	—
Months Supply of Inventory	0.8	1.5	+ 87.5%	—	—	—

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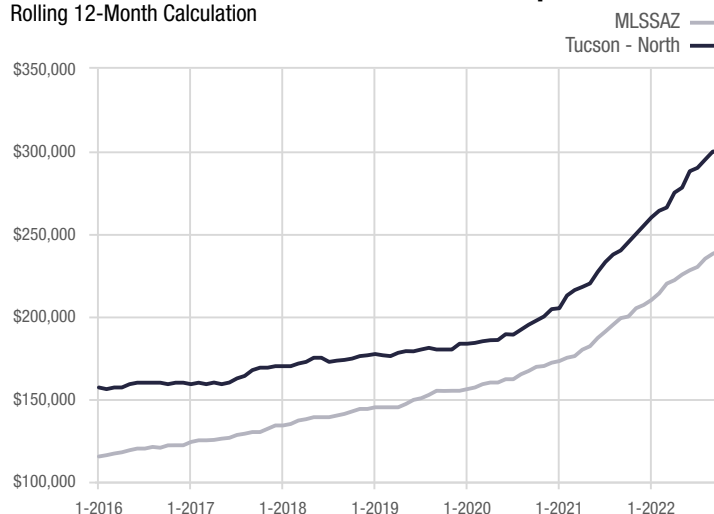
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northeast

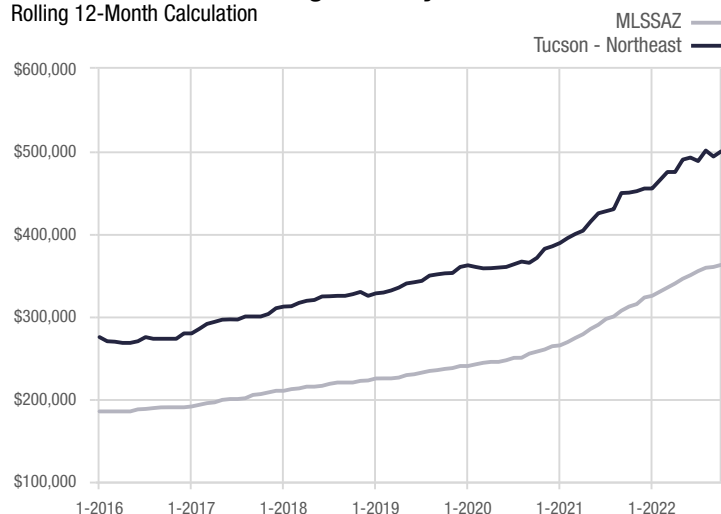
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	70	50	- 28.6%	671	615	- 8.3%
Pending Sales	50	23	- 54.0%	586	454	- 22.5%
Closed Sales	44	34	- 22.7%	570	465	- 18.4%
Days on Market Until Sale	18	27	+ 50.0%	15	18	+ 20.0%
Median Sales Price*	\$442,500	<b>\$477,500</b>	+ 7.9%	\$455,000	<b>\$501,000</b>	+ 10.1%
Average Sales Price*	\$484,660	<b>\$630,435</b>	+ 30.1%	\$551,455	<b>\$609,318</b>	+ 10.5%
Percent of List Price Received*	99.7%	<b>97.4%</b>	- 2.3%	100.6%	<b>100.9%</b>	+ 0.3%
Inventory of Homes for Sale	80	101	+ 26.3%	—	—	—
Months Supply of Inventory	1.4	2.3	+ 64.3%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	19	16	- 15.8%	231	221	- 4.3%
Pending Sales	16	12	- 25.0%	207	183	- 11.6%
Closed Sales	11	18	+ 63.6%	208	189	- 9.1%
Days on Market Until Sale	21	23	+ 9.5%	14	16	+ 14.3%
Median Sales Price*	\$120,000	<b>\$180,500</b>	+ 50.4%	\$145,000	<b>\$232,000</b>	+ 60.0%
Average Sales Price*	\$193,196	<b>\$234,722</b>	+ 21.5%	\$180,356	<b>\$235,058</b>	+ 30.3%
Percent of List Price Received*	98.2%	<b>97.1%</b>	- 1.1%	100.3%	<b>100.6%</b>	+ 0.3%
Inventory of Homes for Sale	21	32	+ 52.4%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

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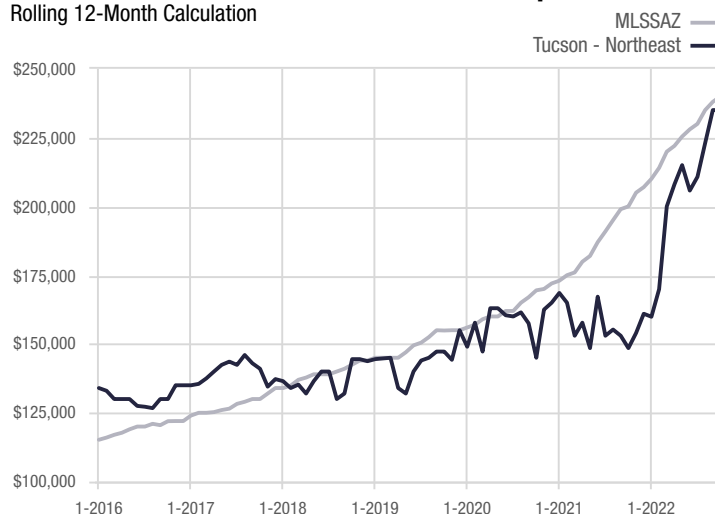
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Northwest

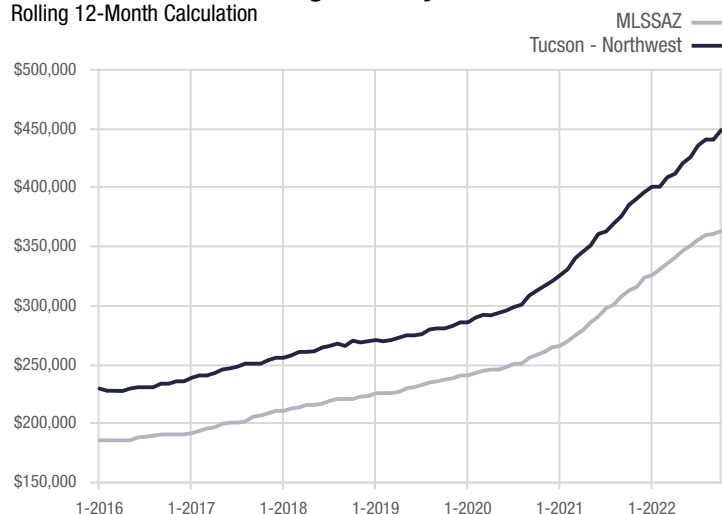
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	299	226	- 24.4%	2,941	2,739	- 6.9%
Pending Sales	253	141	- 44.3%	2,658	2,112	- 20.5%
Closed Sales	237	163	- 31.2%	2,631	2,143	- 18.5%
Days on Market Until Sale	17	29	+ 70.6%	16	20	+ 25.0%
Median Sales Price*	\$399,000	\$446,000	+ 11.8%	\$390,000	\$448,000	+ 14.9%
Average Sales Price*	\$469,586	\$525,847	+ 12.0%	\$471,250	\$537,043	+ 14.0%
Percent of List Price Received*	100.8%	99.1%	- 1.7%	100.9%	100.8%	- 0.1%
Inventory of Homes for Sale	291	526	+ 80.8%	—	—	—
Months Supply of Inventory	1.1	2.5	+ 127.3%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	15	25	+ 66.7%	260	273	+ 5.0%
Pending Sales	20	18	- 10.0%	254	211	- 16.9%
Closed Sales	12	17	+ 41.7%	260	207	- 20.4%
Days on Market Until Sale	12	19	+ 58.3%	13	10	- 23.1%
Median Sales Price*	\$248,000	\$369,000	+ 48.8%	\$288,637	\$351,000	+ 21.6%
Average Sales Price*	\$277,600	\$403,376	+ 45.3%	\$296,286	\$368,956	+ 24.5%
Percent of List Price Received*	99.7%	99.4%	- 0.3%	101.0%	101.3%	+ 0.3%
Inventory of Homes for Sale	12	43	+ 258.3%	—	—	—
Months Supply of Inventory	0.5	2.1	+ 320.0%	—	—	—

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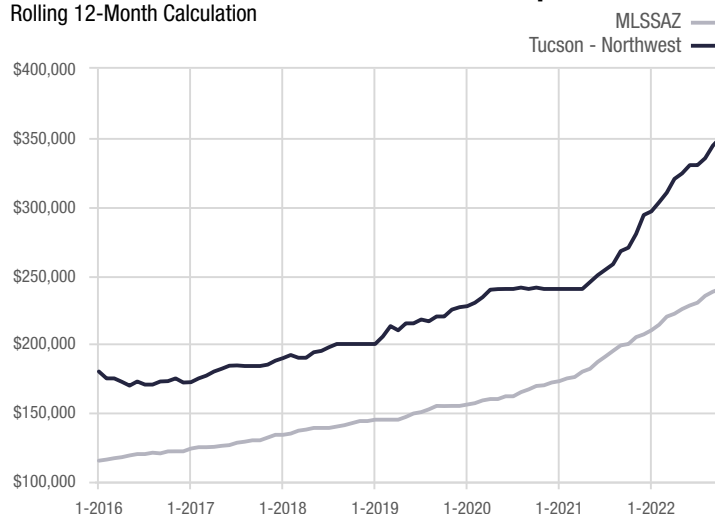
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Pima East

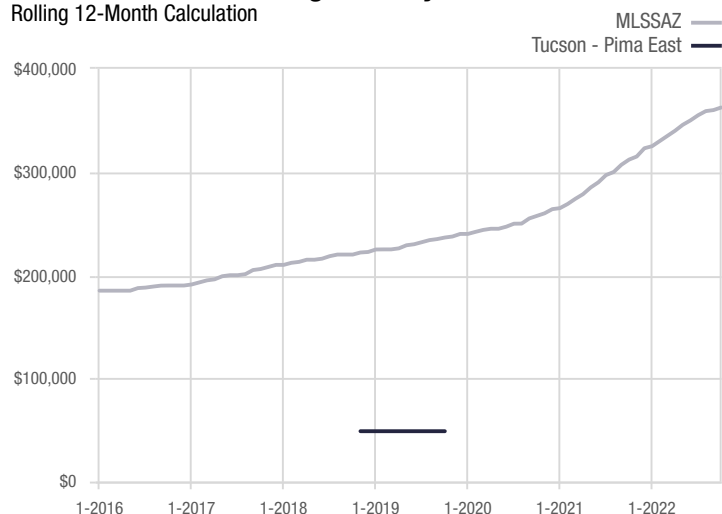
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	0	1	—
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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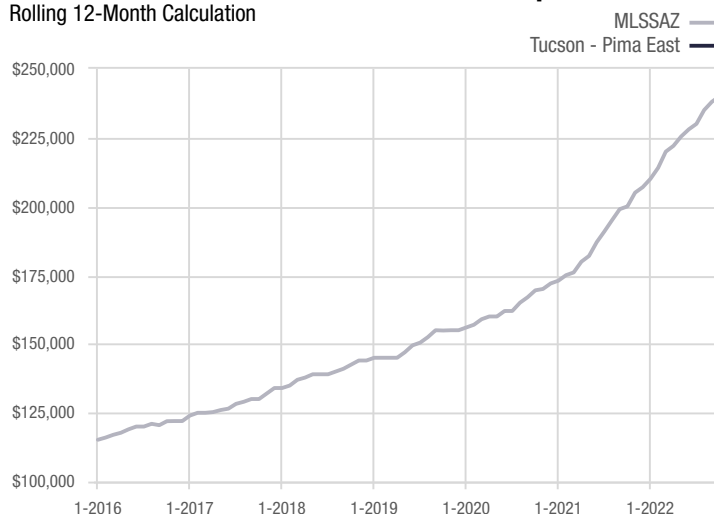
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Pima Northwest

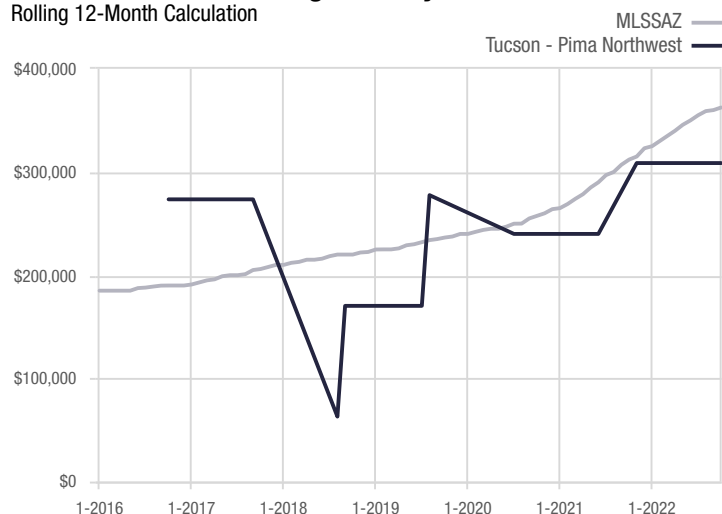
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	0	0	0.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	2	0	- 100.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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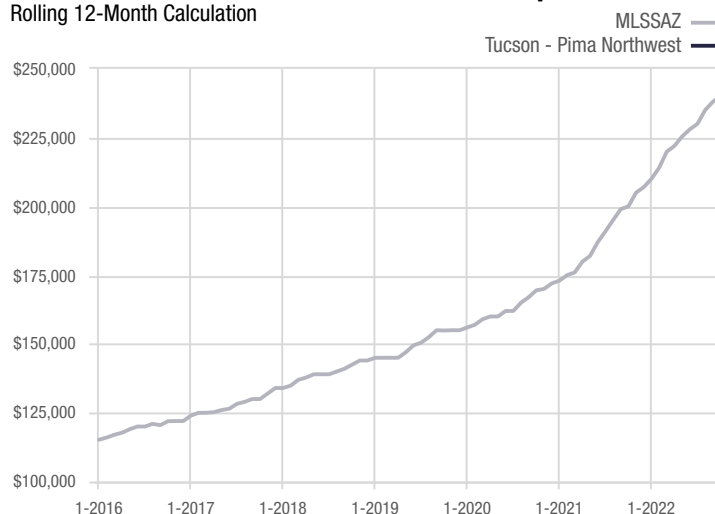
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Pima Southwest

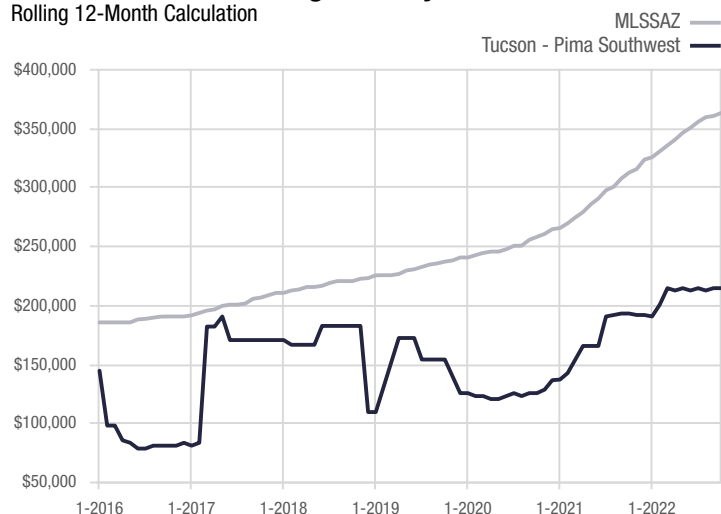
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	6	1	- 83.3%	14	11	- 21.4%
Pending Sales	2	0	- 100.0%	9	13	+ 44.4%
Closed Sales	0	0	0.0%	7	13	+ 85.7%
Days on Market Until Sale	—	—	—	226	93	- 58.8%
Median Sales Price*	—	—	—	\$191,250	\$220,000	+ 15.0%
Average Sales Price*	—	—	—	\$229,750	\$296,877	+ 29.2%
Percent of List Price Received*	—	—	—	86.8%	95.4%	+ 9.9%
Inventory of Homes for Sale	12	4	- 66.7%	—	—	—
Months Supply of Inventory	8.4	2.7	- 67.9%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% 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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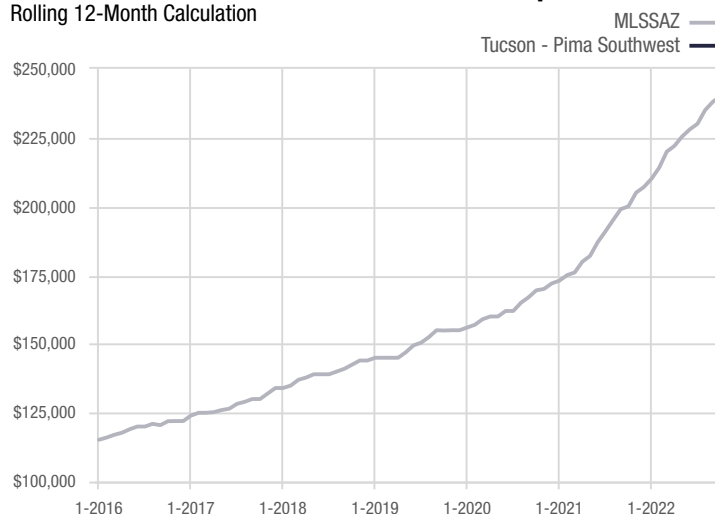
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - South

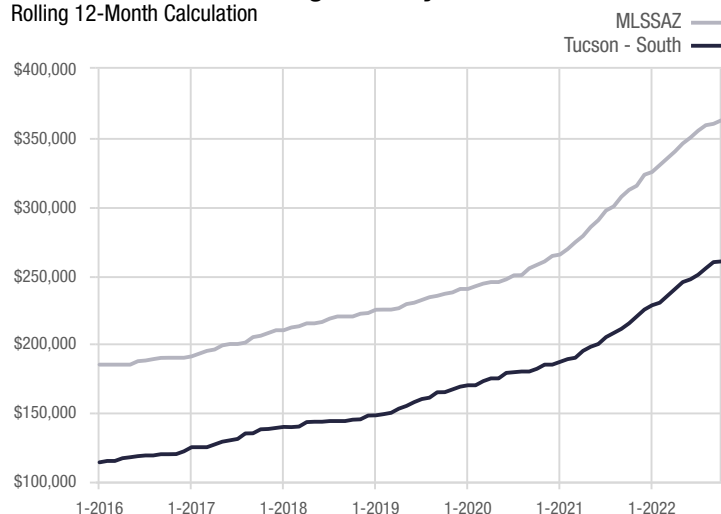
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	117	67	- 42.7%	871	817	- 6.2%
Pending Sales	74	42	- 43.2%	726	659	- 9.2%
Closed Sales	68	42	- 38.2%	719	682	- 5.1%
Days on Market Until Sale	15	27	+ 80.0%	11	18	+ 63.6%
Median Sales Price*	\$232,500	\$256,800	+ 10.5%	\$220,000	\$265,000	+ 20.5%
Average Sales Price*	\$220,439	\$257,571	+ 16.8%	\$217,875	\$264,466	+ 21.4%
Percent of List Price Received*	100.0%	97.9%	- 2.1%	101.1%	99.8%	- 1.3%
Inventory of Homes for Sale	110	120	+ 9.1%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	8	6	- 25.0%	69	66	- 4.3%
Pending Sales	11	2	- 81.8%	63	51	- 19.0%
Closed Sales	10	3	- 70.0%	63	53	- 15.9%
Days on Market Until Sale	12	26	+ 116.7%	12	18	+ 50.0%
Median Sales Price*	\$167,500	\$195,000	+ 16.4%	\$160,000	\$195,000	+ 21.9%
Average Sales Price*	\$173,680	\$178,667	+ 2.9%	\$158,901	\$193,091	+ 21.5%
Percent of List Price Received*	101.2%	98.8%	- 2.4%	100.6%	99.4%	- 1.2%
Inventory of Homes for Sale	8	10	+ 25.0%	—	—	—
Months Supply of Inventory	1.2	2.1	+ 75.0%	—	—	—

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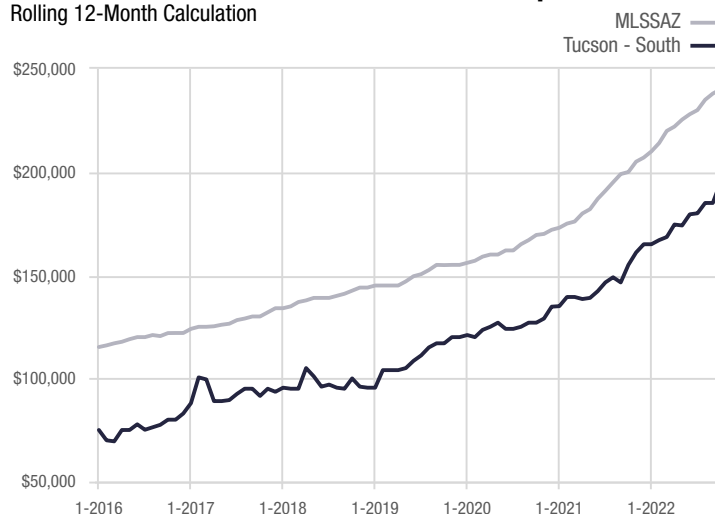
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Southeast

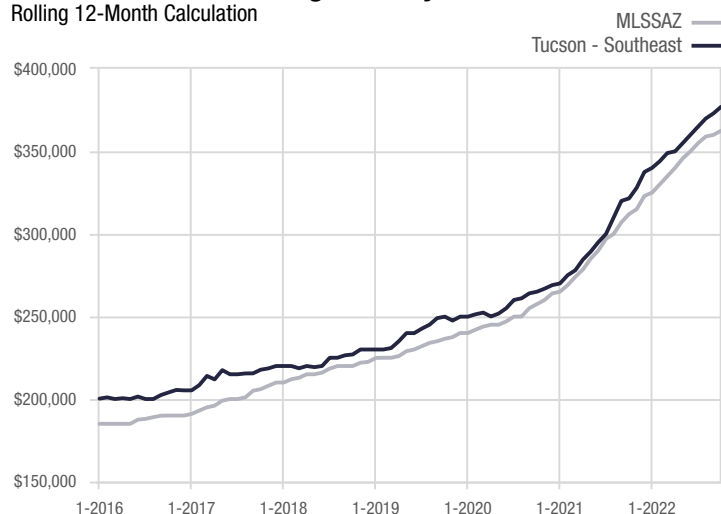
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	56	34	- 39.3%	525	413	- 21.3%
Pending Sales	40	29	- 27.5%	470	333	- 29.1%
Closed Sales	39	23	- 41.0%	463	355	- 23.3%
Days on Market Until Sale	17	30	+ 76.5%	14	22	+ 57.1%
Median Sales Price*	\$320,000	\$422,000	+ 31.9%	\$334,600	\$385,000	+ 15.1%
Average Sales Price*	\$364,888	\$449,113	+ 23.1%	\$350,581	\$412,866	+ 17.8%
Percent of List Price Received*	100.2%	99.7%	- 0.5%	101.2%	100.6%	- 0.6%
Inventory of Homes for Sale	52	70	+ 34.6%	—	—	—
Months Supply of Inventory	1.1	2.0	+ 81.8%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	3	1	- 66.7%	13	13	0.0%
Pending Sales	4	1	- 75.0%	11	12	+ 9.1%
Closed Sales	0	1	—	7	13	+ 85.7%
Days on Market Until Sale	—	15	—	6	13	+ 116.7%
Median Sales Price*	—	\$250,000	—	\$200,000	\$280,000	+ 40.0%
Average Sales Price*	—	\$250,000	—	\$206,143	\$284,462	+ 38.0%
Percent of List Price Received*	—	100.0%	—	102.4%	100.9%	- 1.5%
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	0.5	0.7	+ 40.0%	—	—	—

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### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Southwest

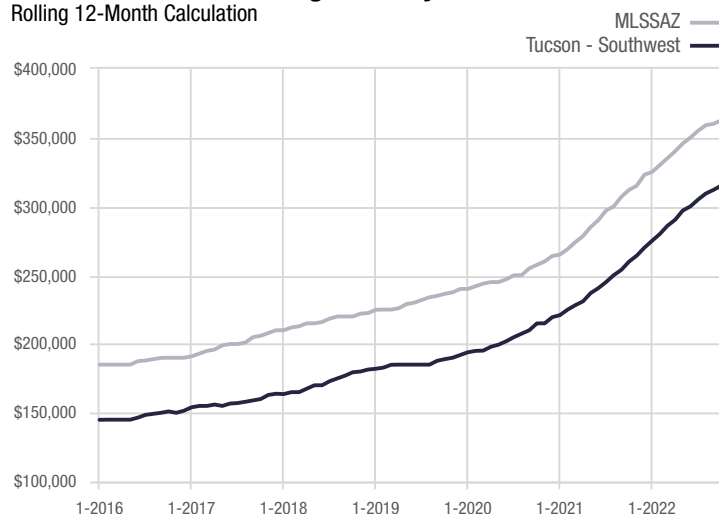
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	120	58	- 51.7%	879	880	+ 0.1%
Pending Sales	72	40	- 44.4%	717	704	- 1.8%
Closed Sales	71	42	- 40.8%	703	741	+ 5.4%
Days on Market Until Sale	12	33	+ 175.0%	14	23	+ 64.3%
Median Sales Price*	\$280,000	\$299,013	+ 6.8%	\$265,000	\$315,000	+ 18.9%
Average Sales Price*	\$291,647	\$312,387	+ 7.1%	\$274,793	\$326,277	+ 18.7%
Percent of List Price Received*	100.7%	98.3%	- 2.4%	101.2%	99.9%	- 1.3%
Inventory of Homes for Sale	145	146	+ 0.7%	—	—	—
Months Supply of Inventory	2.1	2.0	- 4.8%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	5	2	- 60.0%	41	32	- 22.0%
Pending Sales	3	2	- 33.3%	36	33	- 8.3%
Closed Sales	4	1	- 75.0%	33	34	+ 3.0%
Days on Market Until Sale	9	67	+ 644.4%	8	12	+ 50.0%
Median Sales Price*	\$175,000	\$187,500	+ 7.1%	\$178,000	\$209,500	+ 17.7%
Average Sales Price*	\$161,500	\$187,500	+ 16.1%	\$164,706	\$187,501	+ 13.8%
Percent of List Price Received*	98.8%	100.0%	+ 1.2%	100.6%	100.6%	0.0%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	0.6	0.8	+ 33.3%	—	—	—

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

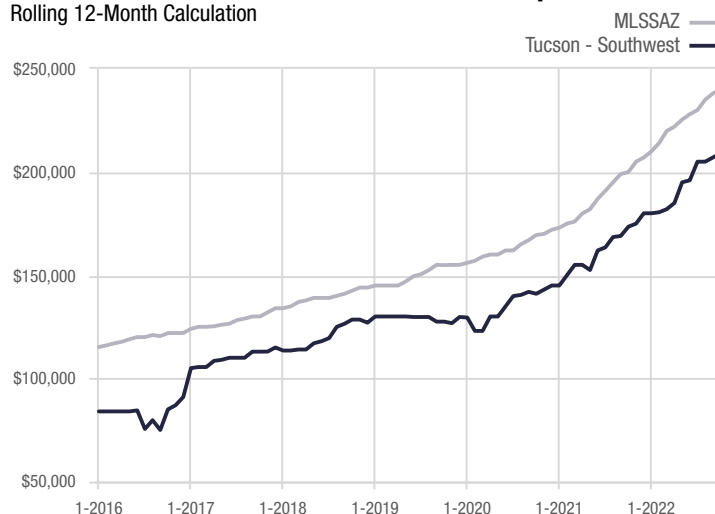
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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

# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.

## Tucson - Upper Northwest

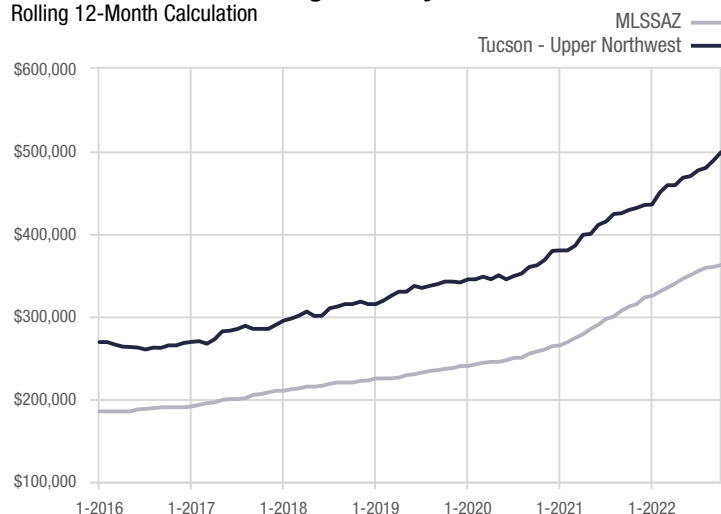
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	50	46	- 8.0%	564	533	- 5.5%
Pending Sales	46	27	- 41.3%	509	411	- 19.3%
Closed Sales	41	27	- 34.1%	505	422	- 16.4%
Days on Market Until Sale	20	32	+ 60.0%	27	22	- 18.5%
Median Sales Price*	\$420,000	\$535,000	+ 27.4%	\$431,500	\$506,250	+ 17.3%
Average Sales Price*	\$518,627	\$618,761	+ 19.3%	\$483,602	\$555,705	+ 14.9%
Percent of List Price Received*	100.1%	98.9%	- 1.2%	99.7%	99.6%	- 0.1%
Inventory of Homes for Sale	76	80	+ 5.3%	—	—	—
Months Supply of Inventory	1.5	1.9	+ 26.7%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	2	2	0.0%	42	42	0.0%
Pending Sales	2	3	+ 50.0%	41	30	- 26.8%
Closed Sales	2	4	+ 100.0%	41	29	- 29.3%
Days on Market Until Sale	2	23	+ 1,050.0%	27	15	- 44.4%
Median Sales Price*	\$357,500	\$437,500	+ 22.4%	\$350,000	\$439,950	+ 25.7%
Average Sales Price*	\$357,500	\$439,875	+ 23.0%	\$418,329	\$547,705	+ 30.9%
Percent of List Price Received*	100.4%	99.7%	- 0.7%	99.1%	99.5%	+ 0.4%
Inventory of Homes for Sale	2	9	+ 350.0%	—	—	—
Months Supply of Inventory	0.5	3.1	+ 520.0%	—	—	—

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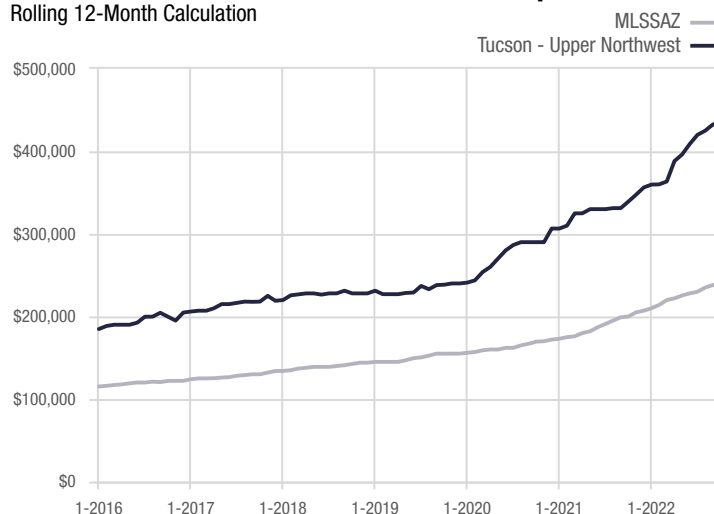
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - Upper Southeast

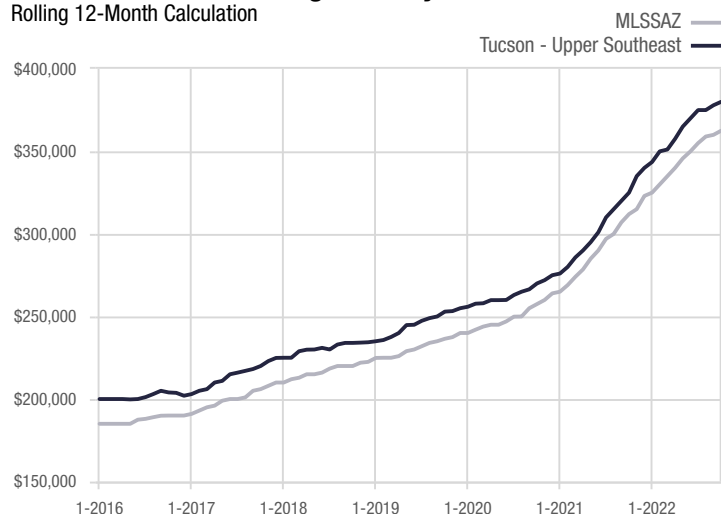
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	127	117	- 7.9%	1,222	1,328	+ 8.7%
Pending Sales	105	69	- 34.3%	1,101	1,031	- 6.4%
Closed Sales	96	62	- 35.4%	1,046	987	- 5.6%
Days on Market Until Sale	16	42	+ 162.5%	14	25	+ 78.6%
Median Sales Price*	\$347,500	\$402,000	+ 15.7%	\$333,625	\$385,000	+ 15.4%
Average Sales Price*	\$390,907	\$425,287	+ 8.8%	\$357,530	\$420,190	+ 17.5%
Percent of List Price Received*	100.2%	98.5%	- 1.7%	101.3%	100.4%	- 0.9%
Inventory of Homes for Sale	143	308	+ 115.4%	—	—	—
Months Supply of Inventory	1.3	3.1	+ 138.5%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	1	1	0.0%	2	6	+ 200.0%
Pending Sales	1	1	0.0%	2	5	+ 150.0%
Closed Sales	0	0	0.0%	1	4	+ 300.0%
Days on Market Until Sale	—	—	—	0	8	—
Median Sales Price*	—	—	—	\$240,000	\$307,250	+ 28.0%
Average Sales Price*	—	—	—	\$240,000	\$305,375	+ 27.2%
Percent of List Price Received*	—	—	—	100.0%	98.6%	- 1.4%
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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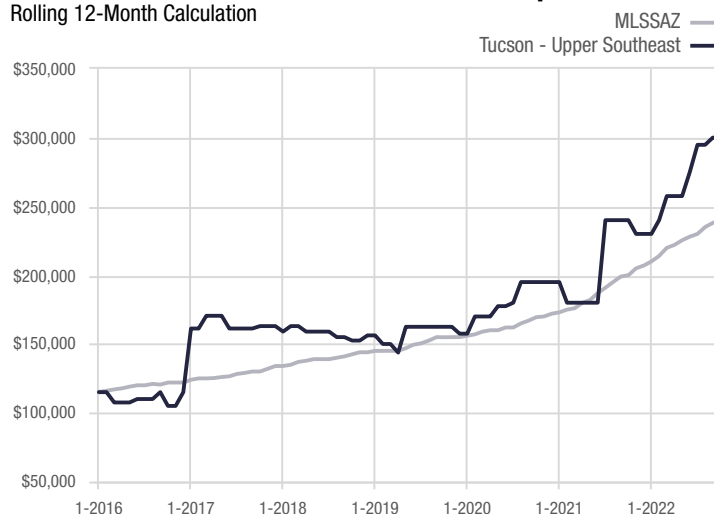
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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# Local Market Update – October 2022

A Research Tool Provided by Southern Arizona MLS.



## Tucson - West

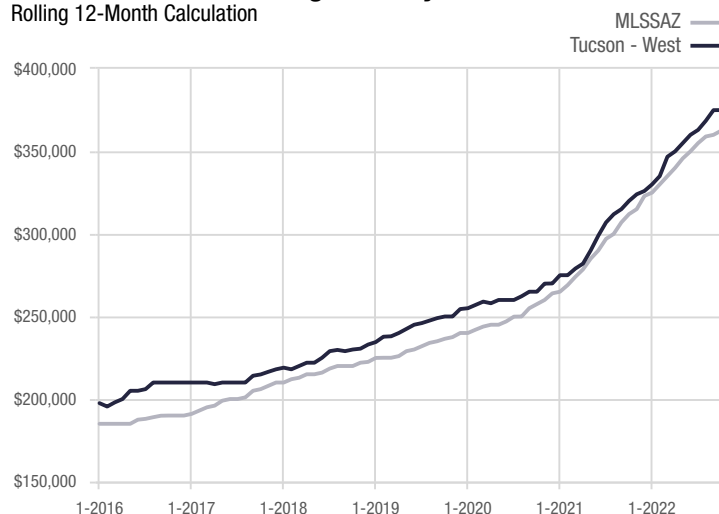
Single Family	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	110	73	- 33.6%	1,054	972	- 7.8%
Pending Sales	89	46	- 48.3%	907	749	- 17.4%
Closed Sales	84	47	- 44.0%	909	766	- 15.7%
Days on Market Until Sale	14	25	+ 78.6%	13	18	+ 38.5%
Median Sales Price*	\$352,450	\$350,000	- 0.7%	\$325,000	\$382,500	+ 17.7%
Average Sales Price*	\$424,765	\$426,049	+ 0.3%	\$385,716	\$441,170	+ 14.4%
Percent of List Price Received*	100.5%	98.4%	- 2.1%	101.5%	100.6%	- 0.9%
Inventory of Homes for Sale	103	153	+ 48.5%	—	—	—
Months Supply of Inventory	1.1	2.0	+ 81.8%	—	—	—

Townhouse/Condo/Duplex	October			Year to Date		
Key Metrics	2021	2022	% Change	Thru 10-2021	Thru 10-2022	% Change
New Listings	14	11	- 21.4%	124	141	+ 13.7%
Pending Sales	19	6	- 68.4%	115	111	- 3.5%
Closed Sales	11	7	- 36.4%	106	119	+ 12.3%
Days on Market Until Sale	8	16	+ 100.0%	10	14	+ 40.0%
Median Sales Price*	\$196,000	\$185,000	- 5.6%	\$173,000	\$210,000	+ 21.4%
Average Sales Price*	\$196,900	\$196,057	- 0.4%	\$169,564	\$207,060	+ 22.1%
Percent of List Price Received*	100.1%	98.7%	- 1.4%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	11	19	+ 72.7%	—	—	—
Months Supply of Inventory	0.9	1.7	+ 88.9%	—	—	—

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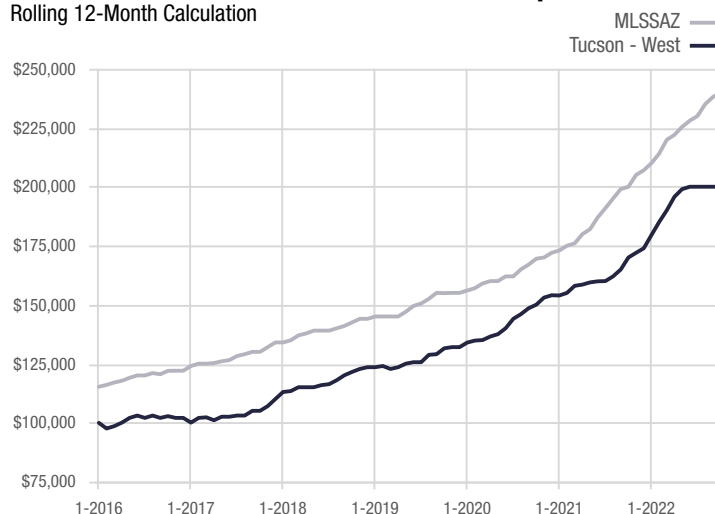
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



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

Rolling 12-Month Calculation



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