

Monthly Indicators



June 2020

While much of the country was working on a phased reopening of the economy in June, real estate activity continued to strengthen as well. Nationally, June showing activity as tracked by ShowingTime was up notably from the COVID-19 depressed levels in recent months but was also up from June 2019, reflecting pent-up demand by prospective home buyers.

New Listings decreased 17.7 percent for Single Family but increased 1.0 percent for Townhouse/Condo. Pending Sales increased 31.7 percent for Single Family and 27.6 percent for Townhouse/Condo. Inventory decreased 48.9 percent for Single Family and 24.7 percent for Townhouse/Condo.

Median Sales Price increased 4.0 percent to \$260,000 for Single Family and 14.6 percent to \$177,500 for Townhouse/Condo. Days on Market decreased 10.0 percent for Single Family and 9.1 percent for Townhouse/Condo. Months Supply of Inventory decreased 50.0 percent for Single Family and 20.0 percent for Townhouse/Condo.

While buyer activity continues to be robust, seller activity continues to be a bit softer, with fewer homes being listed for sale than a year ago. Many housing experts believe sellers remain reluctant to list their homes due to continued concerns over COVID-19, which was beginning to see a resurgence in June. Until sellers regain confidence, housing inventory will continue to be constrained during what is expected to be an active summer selling season.

Quick Facts

- 3.0%

Change in
Closed Sales
All Properties

+ 6.2%

Change in
Median Sales Price
All Properties

- 46.7%

Change in
Homes for Sale
All Properties

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

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Single Family Market Overview

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



Key Metrics	Historical Sparkbars	6-2019	6-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,522	1,252	- 17.7%	9,335	8,305	- 11.0%
Pending Sales		1,199	1,579	+ 31.7%	7,527	7,585	+ 0.8%
Closed Sales		1,313	1,263	- 3.8%	6,897	6,571	- 4.7%
Days on Market Until Sale		40	36	- 10.0%	44	36	- 18.2%
Median Sales Price		\$249,900	\$260,000	+ 4.0%	\$242,000	\$255,000	+ 5.4%
Average Sales Price		\$300,095	\$313,617	+ 4.5%	\$290,254	\$307,583	+ 6.0%
Percent of List Price Received		98.6%	99.0%	+ 0.4%	98.4%	98.7%	+ 0.3%
Housing Affordability Index		116	117	+ 0.9%	120	119	- 0.8%
Inventory of Homes for Sale		2,642	1,349	- 48.9%	—	—	—
Months Supply of Inventory		2.4	1.2	- 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.



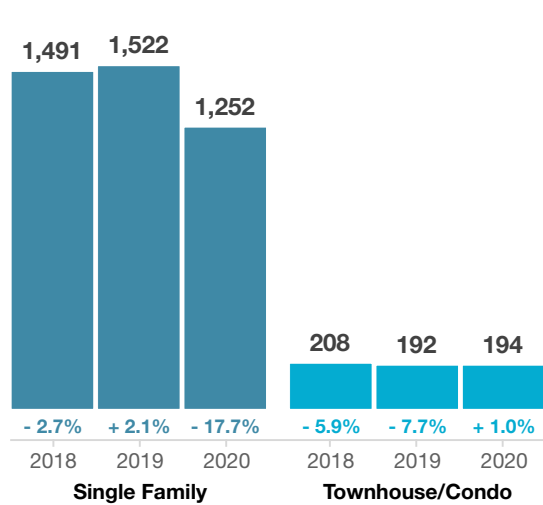
Key Metrics	Historical Sparkbars	6-2019	6-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		192	194	+ 1.0%	1,384	1,317	- 4.8%
Pending Sales		181	231	+ 27.6%	1,231	1,138	- 7.6%
Closed Sales		184	189	+ 2.7%	1,139	999	- 12.3%
Days on Market Until Sale		33	30	- 9.1%	32	28	- 12.5%
Median Sales Price		\$154,950	\$177,500	+ 14.6%	\$156,500	\$167,000	+ 6.7%
Average Sales Price		\$167,595	\$199,188	+ 18.9%	\$172,417	\$189,996	+ 10.2%
Percent of List Price Received		98.2%	98.4%	+ 0.2%	98.1%	98.2%	+ 0.1%
Housing Affordability Index		188	171	- 9.0%	186	182	- 2.2%
Inventory of Homes for Sale		275	207	- 24.7%	—	—	—
Months Supply of Inventory		1.5	1.2	- 20.0%	—	—	—

New Listings

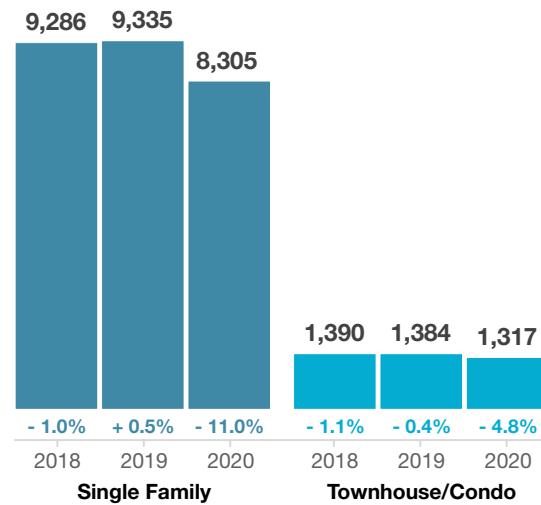
A count of the properties that have been newly listed on the market in a given month.



June

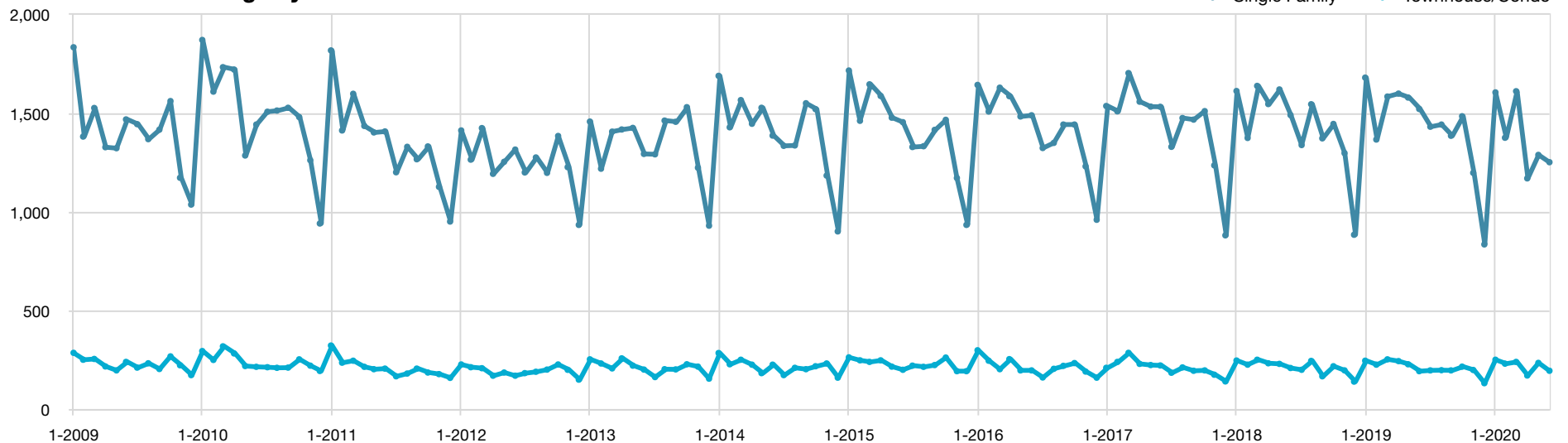


Year to Date



New Listings	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	1,432	+ 6.9%	196	- 1.5%
8-2019	1,443	- 6.7%	197	- 19.3%
9-2019	1,386	+ 0.9%	196	+ 18.1%
10-2019	1,485	+ 2.7%	215	- 0.9%
11-2019	1,198	- 7.7%	198	+ 1.0%
12-2019	835	- 5.5%	131	- 5.8%
1-2020	1,606	- 4.5%	250	+ 2.0%
2-2020	1,376	+ 0.7%	230	+ 2.2%
3-2020	1,612	+ 1.7%	239	- 5.2%
4-2020	1,170	- 26.9%	170	- 30.0%
5-2020	1,289	- 18.4%	234	+ 3.1%
6-2020	1,252	- 17.7%	194	+ 1.0%
12-Month Avg	1,340	- 6.6%	204	- 3.8%

Historical New Listings by Month

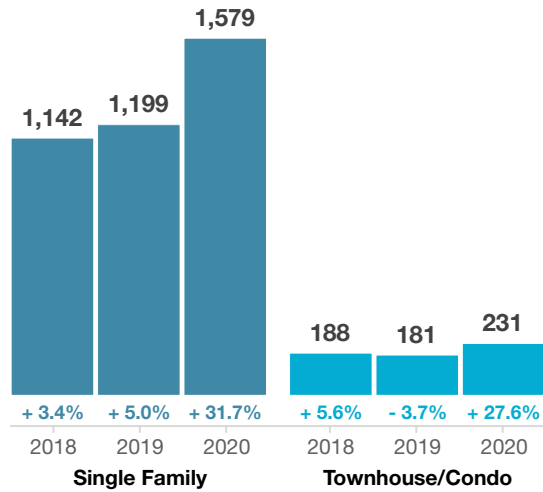


Pending Sales

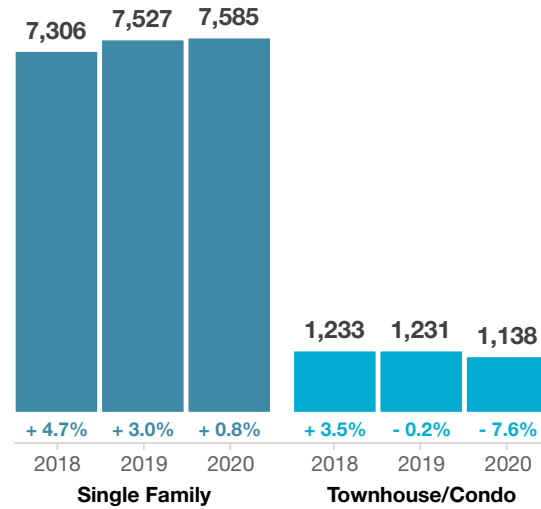
A count of the properties on which offers have been accepted in a given month.



June

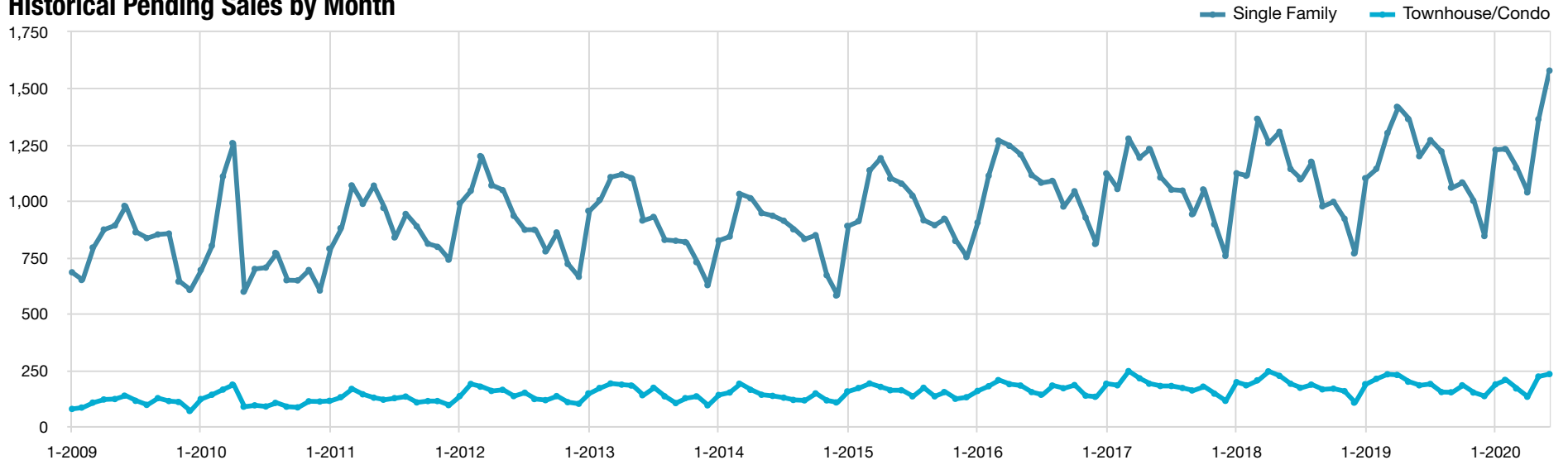


Year to Date



Pending Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	1,270	+ 15.9%	187	+ 10.0%
8-2019	1,220	+ 3.9%	151	- 17.9%
9-2019	1,059	+ 8.5%	150	- 8.0%
10-2019	1,082	+ 8.6%	181	+ 9.0%
11-2019	1,001	+ 8.7%	149	- 3.9%
12-2019	844	+ 10.0%	133	+ 27.9%
1-2020	1,227	+ 11.4%	185	- 0.5%
2-2020	1,231	+ 7.7%	205	- 2.4%
3-2020	1,147	- 11.9%	167	- 27.4%
4-2020	1,038	- 26.8%	130	- 42.7%
5-2020	1,363	- 0.1%	220	+ 11.7%
6-2020	1,579	+ 31.7%	231	+ 27.6%
12-Month Avg	1,172	+ 4.5%	174	- 3.9%

Historical Pending Sales by Month

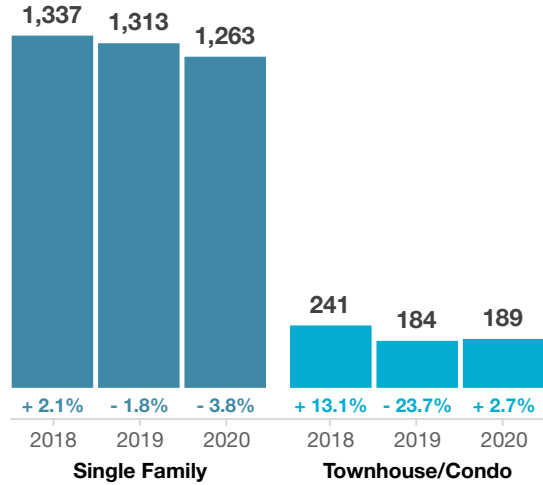


Closed Sales

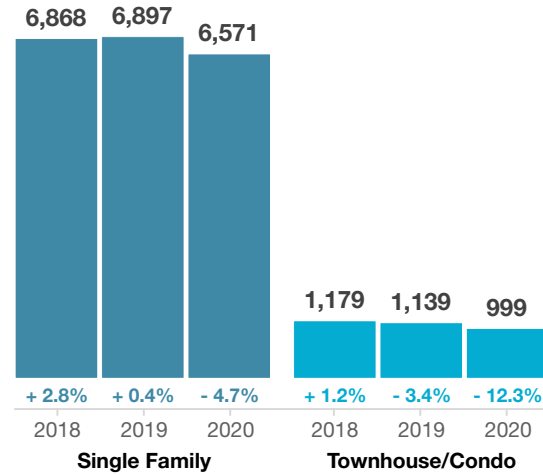
A count of the actual sales that closed in a given month.



June

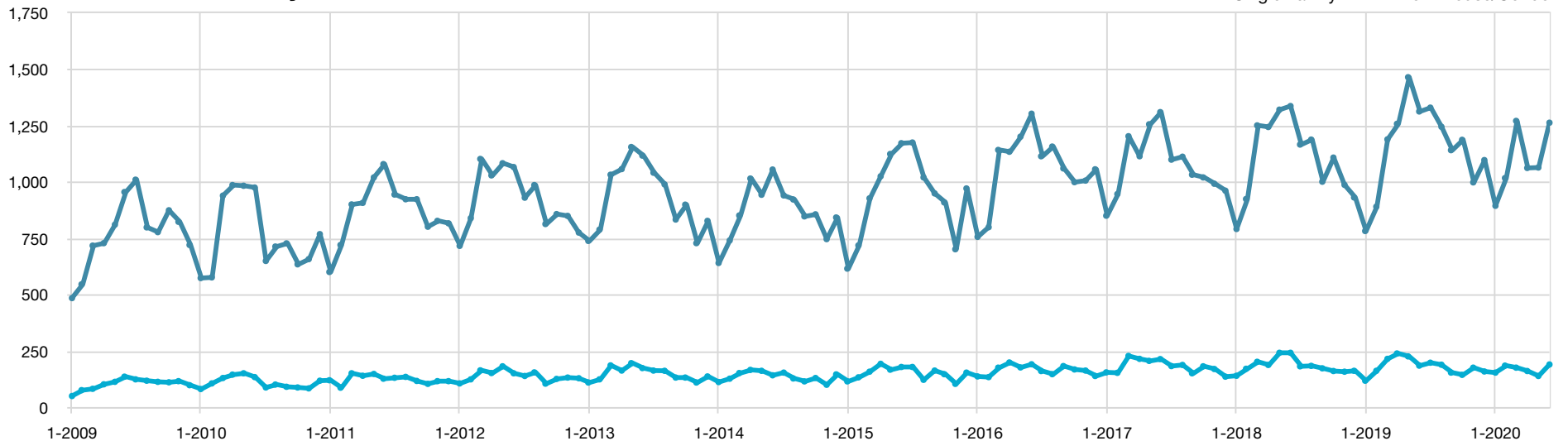


Year to Date



Closed Sales	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	1,330	+ 14.1%	197	+ 8.8%
8-2019	1,245	+ 4.8%	188	+ 2.7%
9-2019	1,141	+ 14.0%	153	- 11.0%
10-2019	1,187	+ 7.1%	143	- 10.6%
11-2019	998	+ 1.1%	175	+ 11.5%
12-2019	1,097	+ 17.8%	158	- 1.9%
1-2020	894	+ 14.3%	153	+ 30.8%
2-2020	1,017	+ 14.3%	184	+ 14.3%
3-2020	1,271	+ 6.9%	175	- 18.2%
4-2020	1,062	- 15.6%	160	- 32.8%
5-2020	1,064	- 27.4%	138	- 38.7%
6-2020	1,263	- 3.8%	189	+ 2.7%
12-Month Avg	1,131	+ 2.2%	168	- 6.1%

Historical Closed Sales by Month

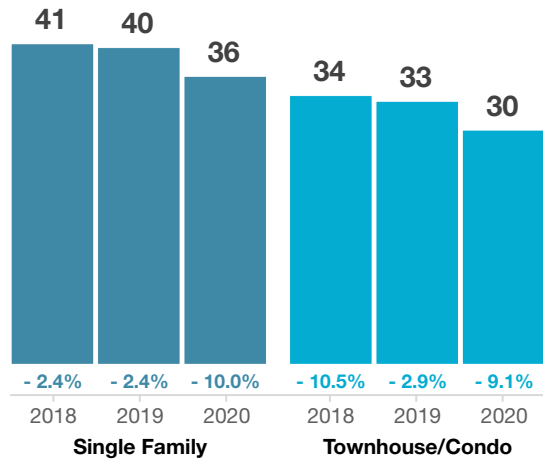


Days on Market Until Sale

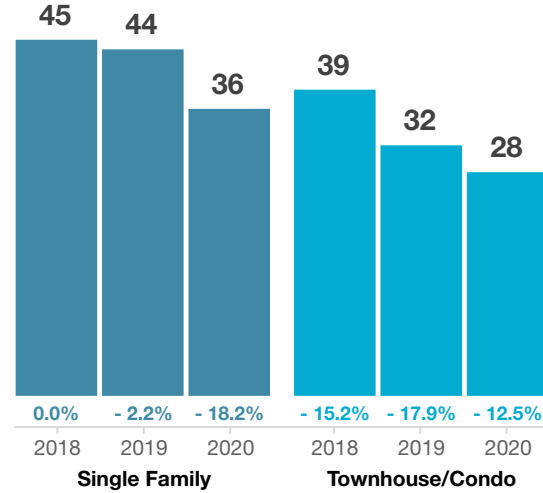
Average number of days between when a property is listed and when an offer is accepted in a given month.



June



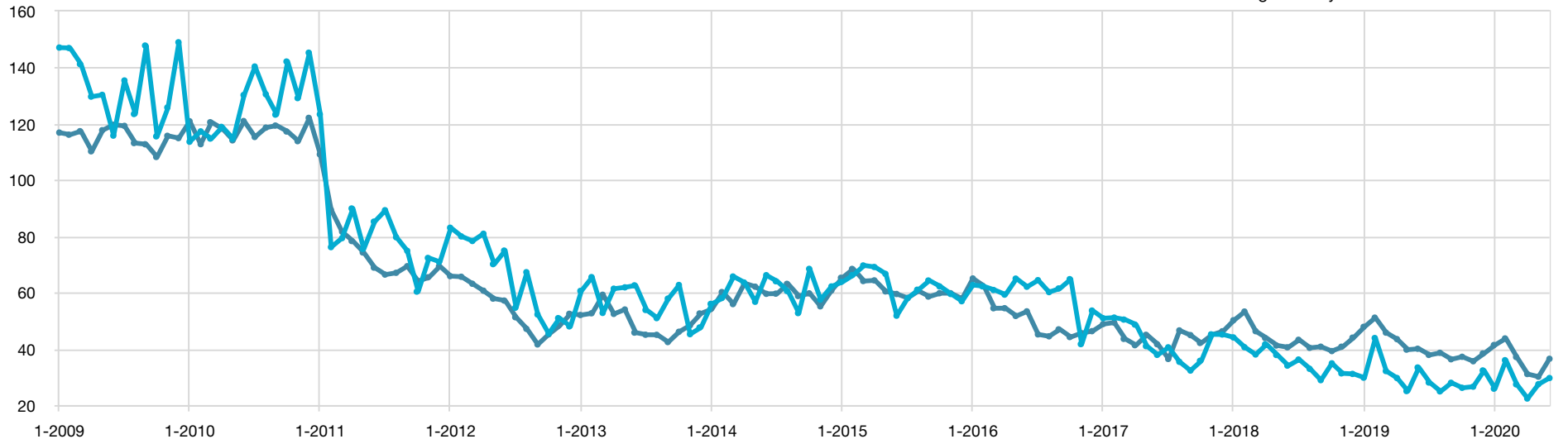
Year to Date



Days on Market	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	38	- 11.6%	28	- 22.2%
8-2019	39	- 2.5%	25	- 24.2%
9-2019	36	- 12.2%	28	- 3.4%
10-2019	37	- 5.1%	26	- 25.7%
11-2019	36	- 12.2%	27	- 12.9%
12-2019	38	- 13.6%	32	+ 3.2%
1-2020	41	- 14.6%	26	- 13.3%
2-2020	44	- 13.7%	36	- 18.2%
3-2020	37	- 19.6%	27	- 15.6%
4-2020	31	- 27.9%	22	- 26.7%
5-2020	30	- 25.0%	27	+ 8.0%
6-2020	36	- 10.0%	30	- 9.1%
12-Month Avg*	37	- 13.4%	28	- 13.1%

* Days on Market for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

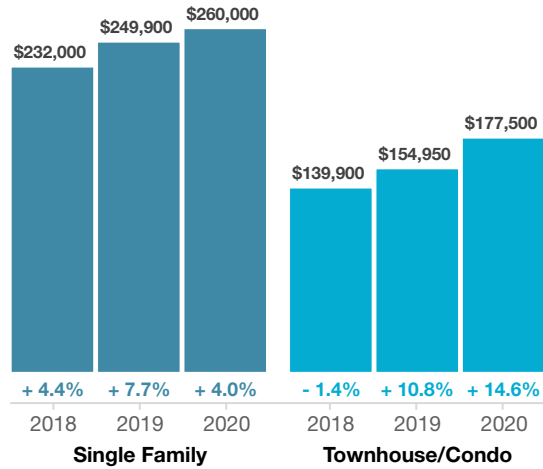


Median Sales Price

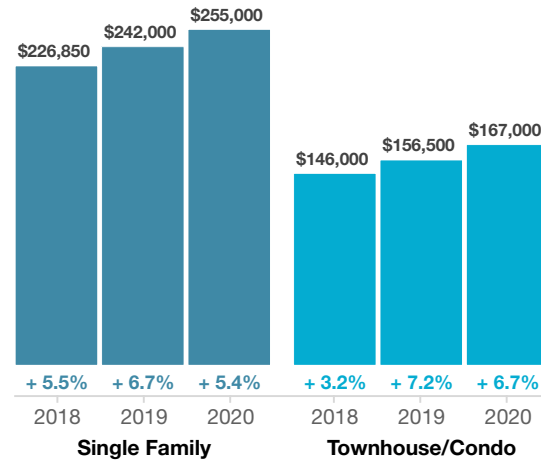
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



June



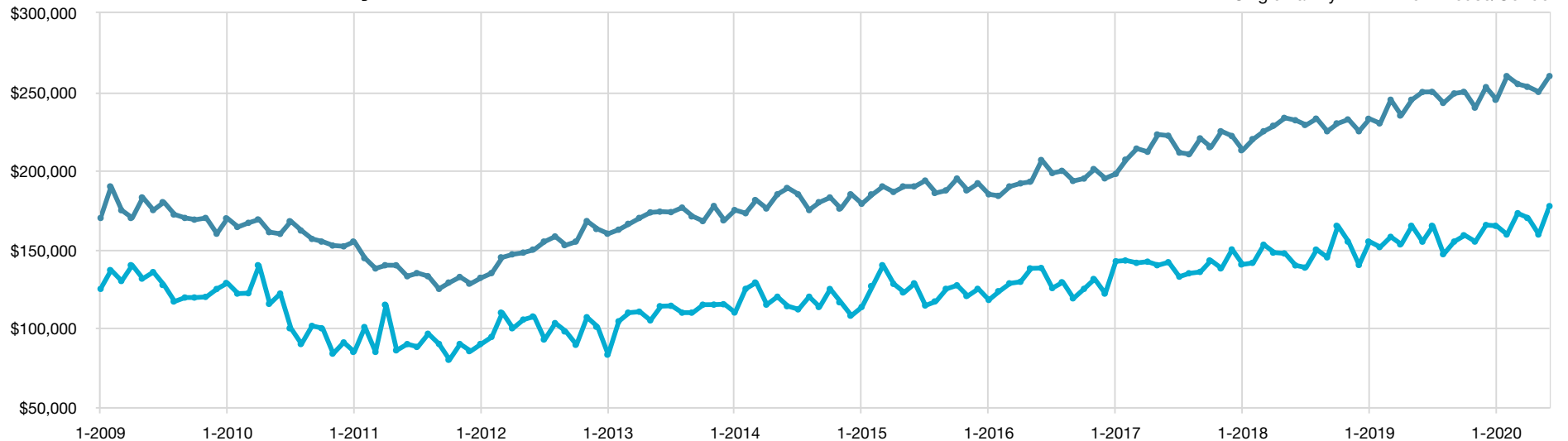
Year to Date



Median Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	\$250,000	+ 9.2%	\$165,000	+ 19.1%
8-2019	\$243,000	+ 4.3%	\$147,000	- 1.9%
9-2019	\$249,000	+ 10.7%	\$155,000	+ 6.9%
10-2019	\$250,000	+ 8.7%	\$159,000	- 3.6%
11-2019	\$240,000	+ 3.2%	\$155,000	0.0%
12-2019	\$253,000	+ 12.4%	\$165,500	+ 18.1%
1-2020	\$245,000	+ 5.2%	\$165,000	+ 6.5%
2-2020	\$260,000	+ 13.0%	\$159,500	+ 5.3%
3-2020	\$255,000	+ 4.1%	\$173,000	+ 9.5%
4-2020	\$253,200	+ 7.7%	\$170,000	+ 10.9%
5-2020	\$250,000	+ 2.0%	\$159,500	- 3.3%
6-2020	\$260,000	+ 4.0%	\$177,500	+ 14.6%
12-Month Avg*	\$250,000	+ 6.4%	\$161,000	+ 5.9%

* Median Sales Price for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Median Sales Price by Month

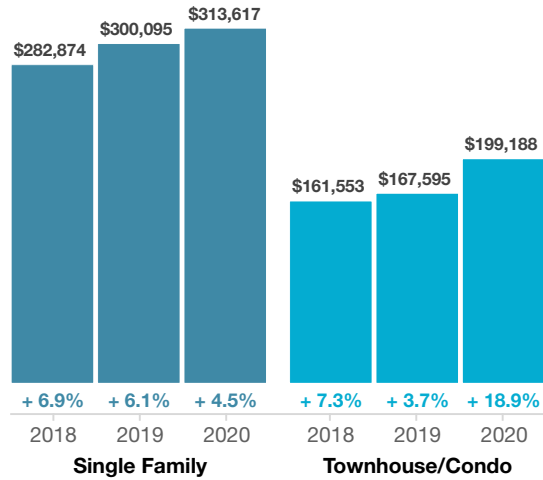


Average Sales Price

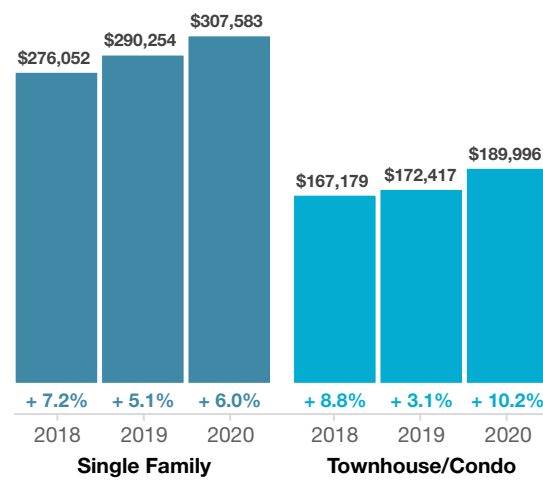
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



June



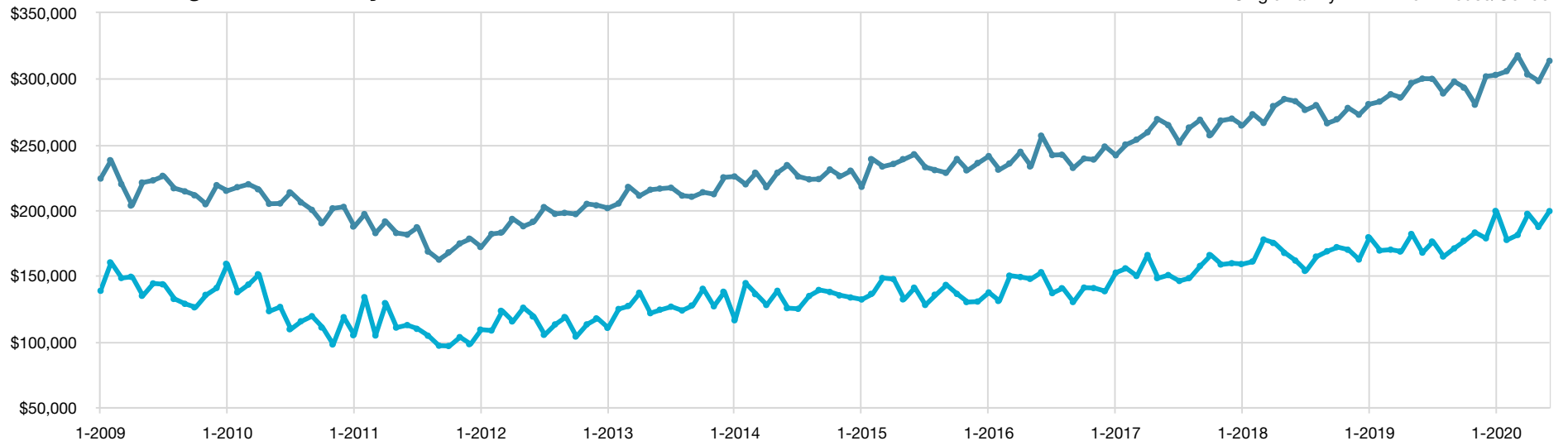
Year to Date



Avg. Sales Price	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	\$299,930	+ 8.6%	\$176,010	+ 14.5%
8-2019	\$288,824	+ 3.2%	\$164,660	+ 0.1%
9-2019	\$297,862	+ 11.9%	\$170,803	+ 1.3%
10-2019	\$293,239	+ 9.0%	\$176,550	+ 2.8%
11-2019	\$280,232	+ 0.9%	\$182,890	+ 7.7%
12-2019	\$301,770	+ 10.7%	\$178,493	+ 9.9%
1-2020	\$302,902	+ 7.9%	\$199,285	+ 11.2%
2-2020	\$305,810	+ 8.2%	\$177,275	+ 4.8%
3-2020	\$317,758	+ 10.3%	\$181,065	+ 6.6%
4-2020	\$303,309	+ 6.2%	\$197,093	+ 17.0%
5-2020	\$298,179	+ 0.5%	\$187,169	+ 3.0%
6-2020	\$313,617	+ 4.5%	\$199,188	+ 18.9%
12-Month Avg*	\$300,556	+ 6.4%	\$182,327	+ 8.0%

* Avg. Sales Price for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Average Sales Price by Month

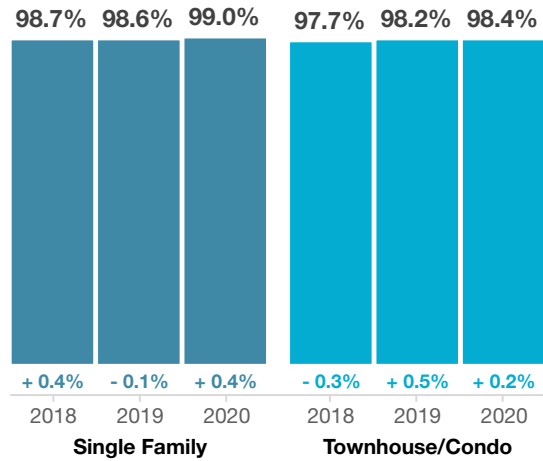


Percent of List Price Received

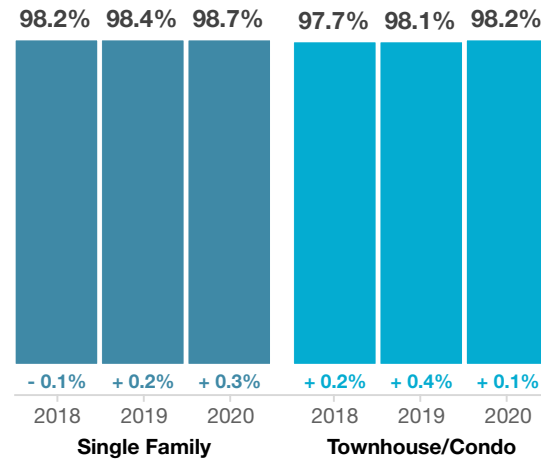
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



June



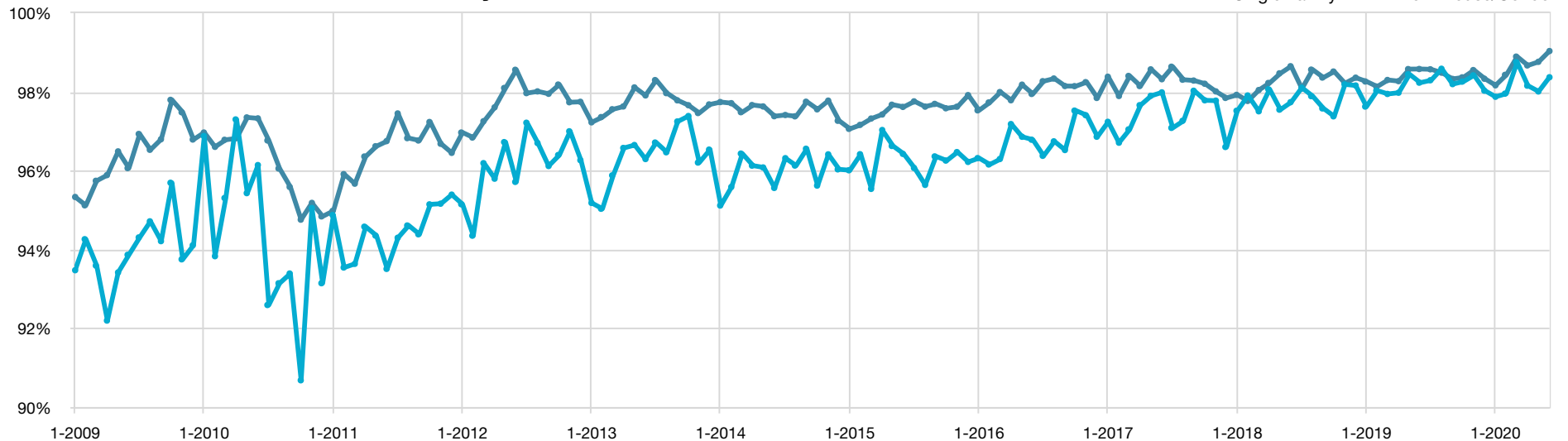
Year to Date



Pct. of List Price Received	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	98.6%	+ 0.5%	98.3%	+ 0.2%
8-2019	98.5%	- 0.1%	98.6%	+ 0.7%
9-2019	98.3%	- 0.1%	98.2%	+ 0.6%
10-2019	98.4%	- 0.1%	98.3%	+ 0.9%
11-2019	98.6%	+ 0.4%	98.4%	+ 0.2%
12-2019	98.3%	- 0.1%	98.0%	- 0.2%
1-2020	98.2%	- 0.1%	97.9%	+ 0.3%
2-2020	98.4%	+ 0.3%	98.0%	0.0%
3-2020	98.9%	+ 0.6%	98.8%	+ 0.9%
4-2020	98.7%	+ 0.4%	98.2%	+ 0.2%
5-2020	98.8%	+ 0.2%	98.0%	- 0.4%
6-2020	99.0%	+ 0.4%	98.4%	+ 0.2%
12-Month Avg*	98.6%	+ 0.2%	98.3%	+ 0.3%

* Pct. of List Price Received for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

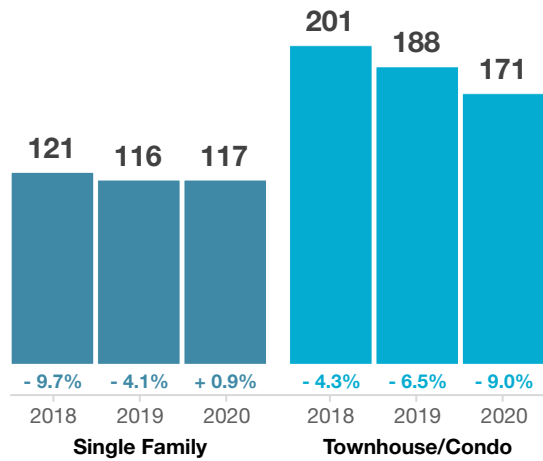


Housing Affordability Index

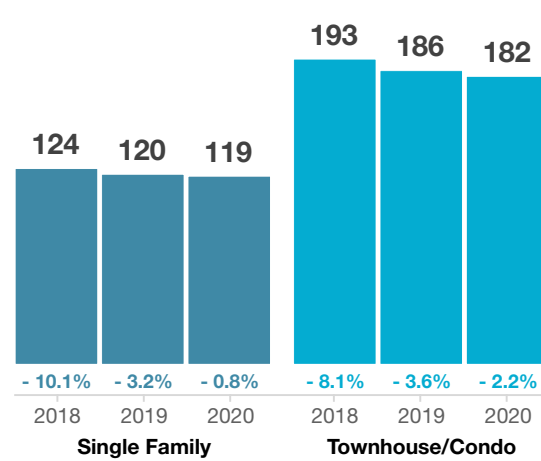
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



June

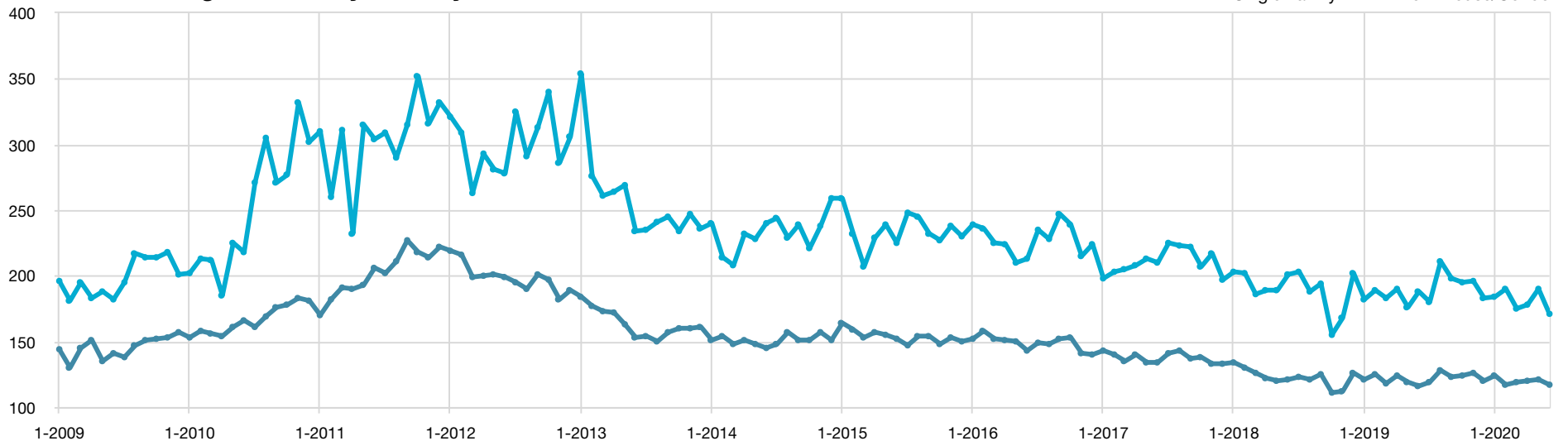


Year to Date



Affordability Index	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	119	- 3.3%	180	- 11.3%
8-2019	128	+ 5.8%	211	+ 12.2%
9-2019	123	- 1.6%	198	+ 2.1%
10-2019	124	+ 11.7%	195	+ 25.8%
11-2019	126	+ 12.5%	196	+ 16.7%
12-2019	120	- 4.8%	183	- 9.4%
1-2020	124	+ 2.5%	184	+ 1.1%
2-2020	117	- 6.4%	190	+ 0.5%
3-2020	119	+ 0.8%	175	- 4.4%
4-2020	120	- 3.2%	178	- 6.3%
5-2020	121	+ 1.7%	190	+ 8.0%
6-2020	117	+ 0.9%	171	- 9.0%
12-Month Avg	122	+ 1.7%	188	+ 1.6%

Historical Housing Affordability Index by Month

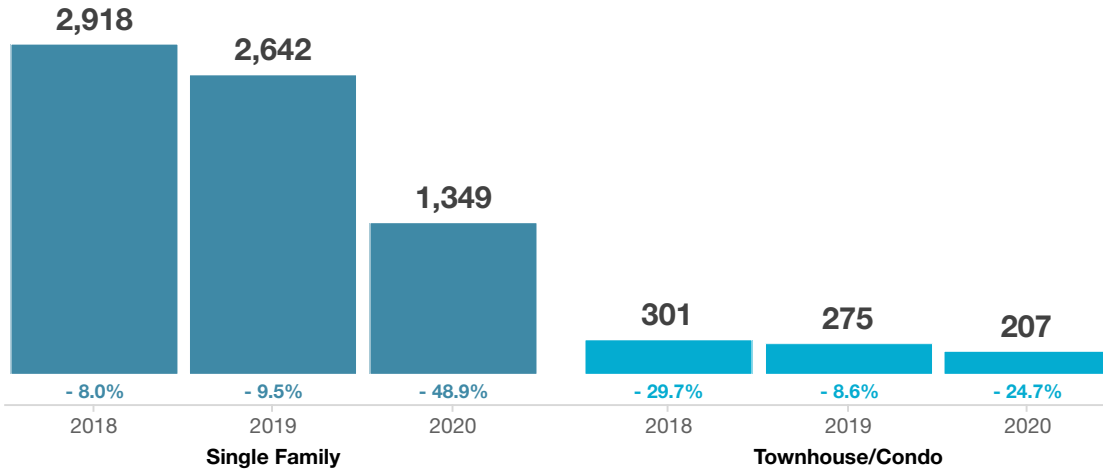


Inventory of Homes for Sale

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

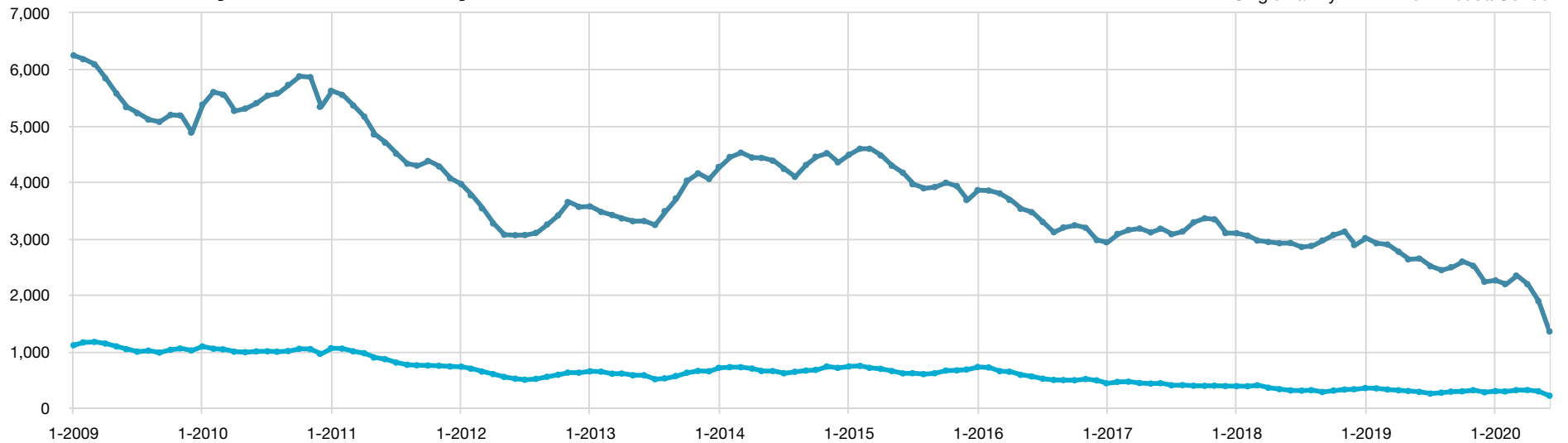


June



Homes for Sale	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	2,506	- 12.0%	245	- 17.5%
8-2019	2,436	- 15.0%	261	- 14.4%
9-2019	2,488	- 16.0%	279	+ 2.2%
10-2019	2,588	- 15.5%	285	- 4.4%
11-2019	2,511	- 19.5%	305	- 3.5%
12-2019	2,230	- 22.7%	268	- 16.8%
1-2020	2,254	- 25.0%	289	- 15.7%
2-2020	2,188	- 24.9%	283	- 16.0%
3-2020	2,339	- 19.1%	306	- 3.5%
4-2020	2,188	- 20.8%	307	+ 1.3%
5-2020	1,887	- 28.2%	285	- 2.1%
6-2020	1,349	- 48.9%	207	- 24.7%
12-Month Avg	2,247	- 22.0%	277	- 9.5%

Historical Inventory of Homes for Sale by Month

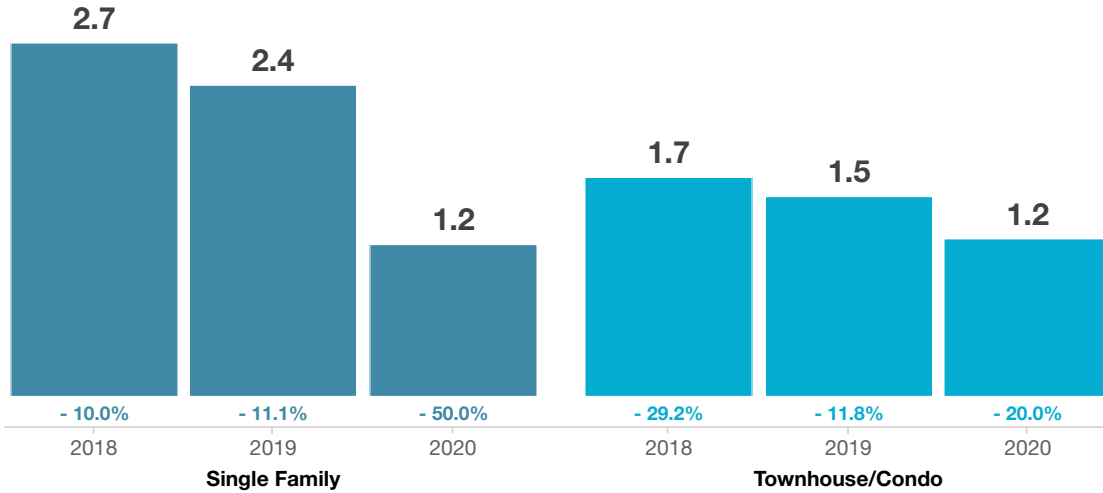


Months Supply of Inventory

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.



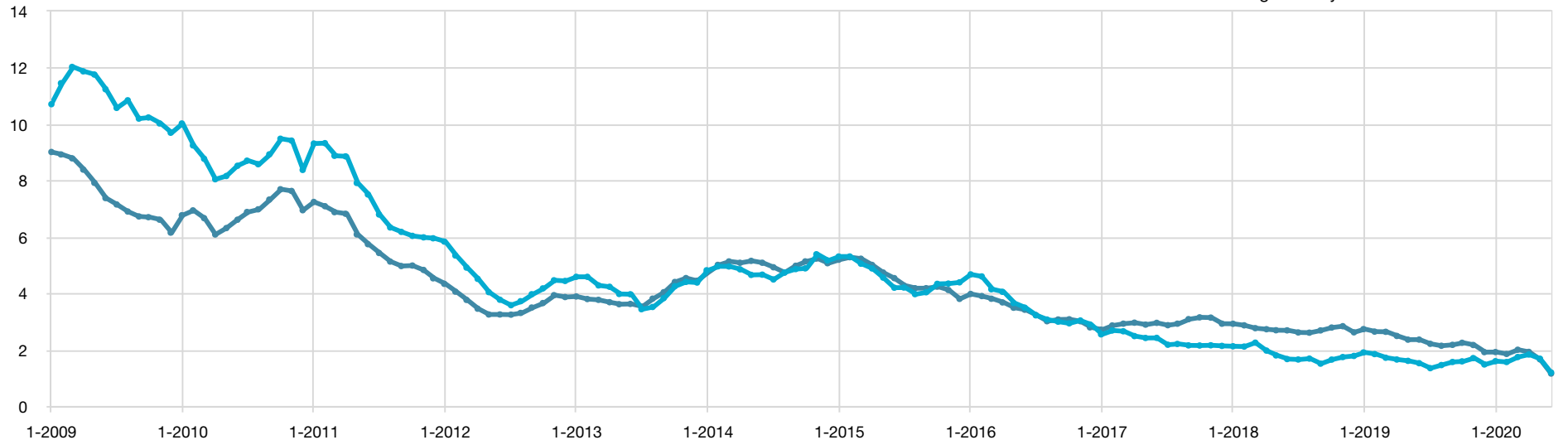
June



Months Supply	Single Family	Year-Over-Year Change	Townhouse / Condo	Year-Over-Year Change
7-2019	2.2	- 15.4%	1.3	- 18.8%
8-2019	2.1	- 19.2%	1.5	- 11.8%
9-2019	2.2	- 18.5%	1.6	+ 6.7%
10-2019	2.2	- 21.4%	1.6	0.0%
11-2019	2.2	- 21.4%	1.7	0.0%
12-2019	1.9	- 26.9%	1.5	- 16.7%
1-2020	1.9	- 29.6%	1.6	- 15.8%
2-2020	1.8	- 30.8%	1.6	- 11.1%
3-2020	2.0	- 23.1%	1.7	0.0%
4-2020	1.9	- 24.0%	1.8	+ 12.5%
5-2020	1.7	- 29.2%	1.7	+ 6.3%
6-2020	1.2	- 50.0%	1.2	- 20.0%
12-Month Avg*	1.9	- 25.6%	1.6	- 7.5%

* Months Supply for all properties from July 2019 through June 2020. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Residential Properties Market Overview

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



Key Metrics	Historical Sparkbars	6-2019	6-2020	% Change	YTD 2019	YTD 2020	% Change
New Listings		1,714	1,446	- 15.6%	10,719	9,622	- 10.2%
Pending Sales		1,380	1,810	+ 31.2%	8,758	8,723	- 0.4%
Closed Sales		1,497	1,452	- 3.0%	8,036	7,570	- 5.8%
Days on Market Until Sale		39	36	- 7.7%	42	35	- 16.7%
Median Sales Price		\$236,000	\$250,538	+ 6.2%	\$229,375	\$245,000	+ 6.8%
Average Sales Price		\$283,810	\$298,701	+ 5.2%	\$273,552	\$292,057	+ 6.8%
Percent of List Price Received		98.5%	98.9%	+ 0.4%	98.3%	98.6%	+ 0.3%
Housing Affordability Index		123	121	- 1.6%	127	124	- 2.4%
Inventory of Homes for Sale		2,917	1,556	- 46.7%	—	—	—
Months Supply of Inventory		2.2	1.2	- 45.5%	—	—	—

Local Market Update – June 2020

A Research Tool Provided by Southern Arizona MLS.

Tucson - Central

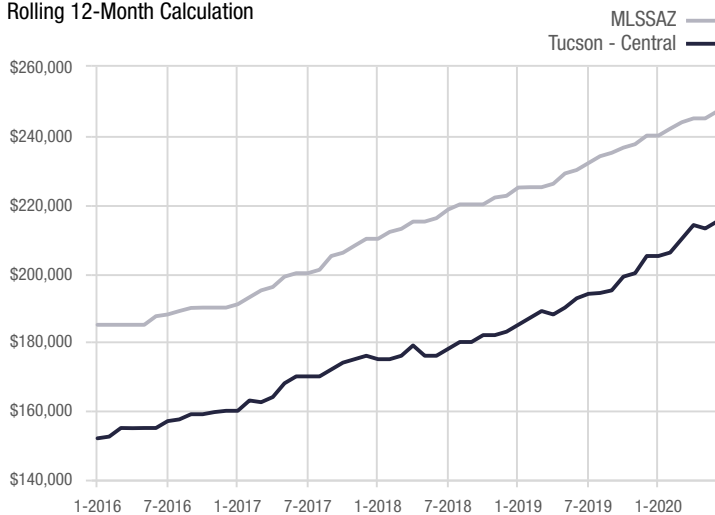
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	251	205	- 18.3%	1,450	1,301	- 10.3%
Pending Sales	179	250	+ 39.7%	1,086	1,134	+ 4.4%
Closed Sales	186	177	- 4.8%	995	953	- 4.2%
Days on Market Until Sale	30	28	- 6.7%	33	32	- 3.0%
Median Sales Price*	\$208,000	\$232,000	+ 11.5%	\$199,000	\$220,000	+ 10.6%
Average Sales Price*	\$229,778	\$250,689	+ 9.1%	\$226,877	\$249,952	+ 10.2%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	98.0%	98.6%	+ 0.6%
Inventory of Homes for Sale	375	206	- 45.1%	—	—	—
Months Supply of Inventory	2.3	1.2	- 47.8%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	42	63	+ 50.0%	279	290	+ 3.9%
Pending Sales	38	61	+ 60.5%	238	243	+ 2.1%
Closed Sales	33	42	+ 27.3%	218	195	- 10.6%
Days on Market Until Sale	39	24	- 38.5%	36	30	- 16.7%
Median Sales Price*	\$124,000	\$157,500	+ 27.0%	\$131,000	\$141,167	+ 7.8%
Average Sales Price*	\$138,965	\$169,337	+ 21.9%	\$140,568	\$154,272	+ 9.7%
Percent of List Price Received*	96.7%	98.5%	+ 1.9%	97.5%	97.6%	+ 0.1%
Inventory of Homes for Sale	65	48	- 26.2%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

* 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.

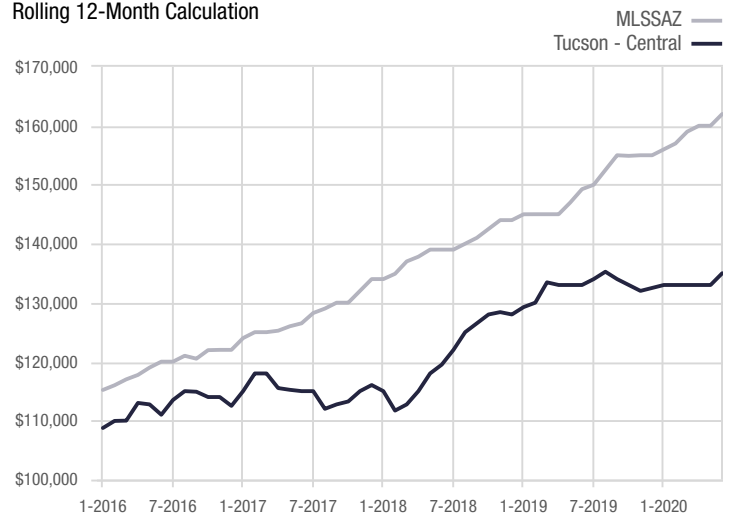
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - East

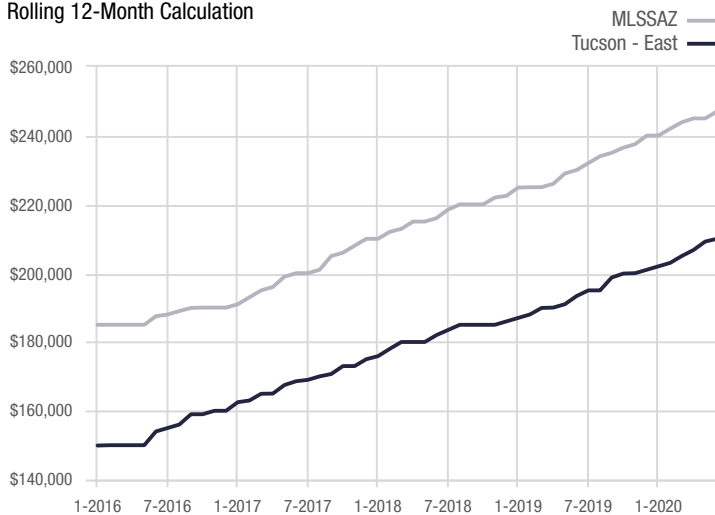
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	172	121	- 29.7%	950	891	- 6.2%
Pending Sales	125	163	+ 30.4%	818	842	+ 2.9%
Closed Sales	130	159	+ 22.3%	753	737	- 2.1%
Days on Market Until Sale	24	23	- 4.2%	33	25	- 24.2%
Median Sales Price*	\$214,750	\$215,000	+ 0.1%	\$199,000	\$215,000	+ 8.0%
Average Sales Price*	\$230,121	\$228,911	- 0.5%	\$218,472	\$229,596	+ 5.1%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	197	84	- 57.4%	—	—	—
Months Supply of Inventory	1.6	0.7	- 56.3%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	35	30	- 14.3%	184	193	+ 4.9%
Pending Sales	24	41	+ 70.8%	170	189	+ 11.2%
Closed Sales	29	30	+ 3.4%	159	163	+ 2.5%
Days on Market Until Sale	22	36	+ 63.6%	23	27	+ 17.4%
Median Sales Price*	\$130,000	\$145,500	+ 11.9%	\$123,800	\$140,000	+ 13.1%
Average Sales Price*	\$121,453	\$141,050	+ 16.1%	\$120,174	\$134,101	+ 11.6%
Percent of List Price Received*	99.4%	98.5%	- 0.9%	98.5%	98.7%	+ 0.2%
Inventory of Homes for Sale	32	21	- 34.4%	—	—	—
Months Supply of Inventory	1.2	0.7	- 41.7%	—	—	—

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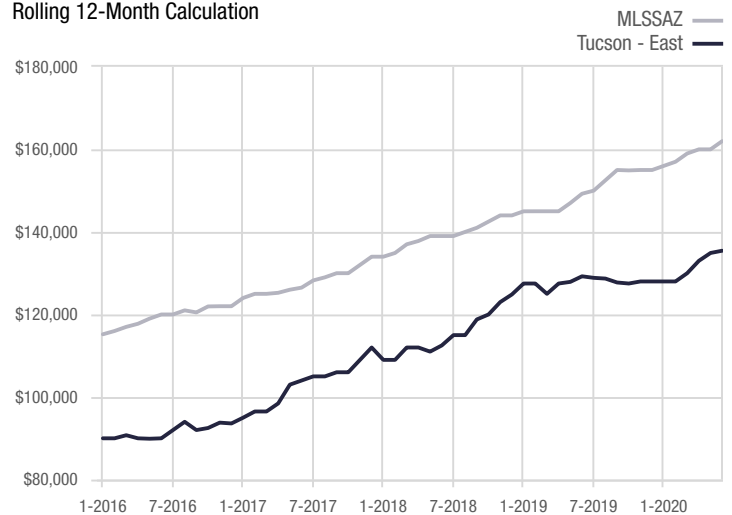
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

A Research Tool Provided by Southern Arizona MLS.

Tucson - North

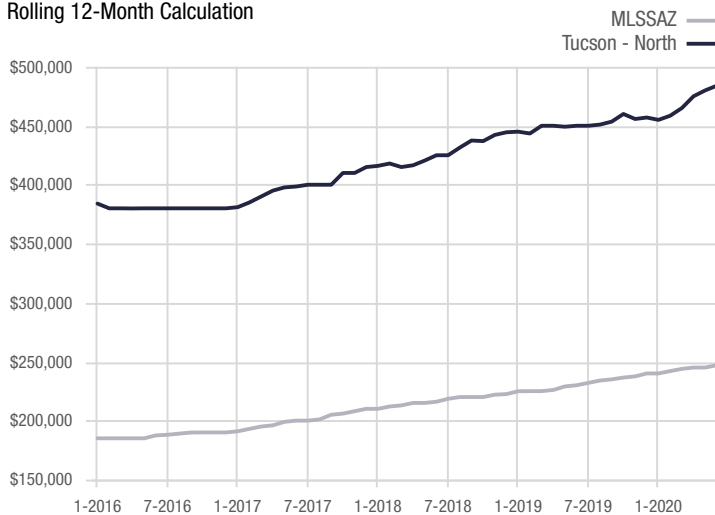
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	112	124	+ 10.7%	879	801	- 8.9%
Pending Sales	90	151	+ 67.8%	604	619	+ 2.5%
Closed Sales	120	97	- 19.2%	553	514	- 7.1%
Days on Market Until Sale	60	48	- 20.0%	51	43	- 15.7%
Median Sales Price*	\$487,500	\$534,000	+ 9.5%	\$450,000	\$507,000	+ 12.7%
Average Sales Price*	\$548,855	\$563,710	+ 2.7%	\$523,002	\$566,107	+ 8.2%
Percent of List Price Received*	97.8%	97.7%	- 0.1%	97.4%	97.7%	+ 0.3%
Inventory of Homes for Sale	324	209	- 35.5%	—	—	—
Months Supply of Inventory	3.9	2.3	- 41.0%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	56	42	- 25.0%	417	373	- 10.6%
Pending Sales	60	57	- 5.0%	357	316	- 11.5%
Closed Sales	52	55	+ 5.8%	338	286	- 15.4%
Days on Market Until Sale	37	35	- 5.4%	34	31	- 8.8%
Median Sales Price*	\$168,000	\$194,000	+ 15.5%	\$179,068	\$194,750	+ 8.8%
Average Sales Price*	\$187,037	\$222,968	+ 19.2%	\$209,123	\$221,337	+ 5.8%
Percent of List Price Received*	97.4%	98.1%	+ 0.7%	98.0%	98.1%	+ 0.1%
Inventory of Homes for Sale	86	62	- 27.9%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

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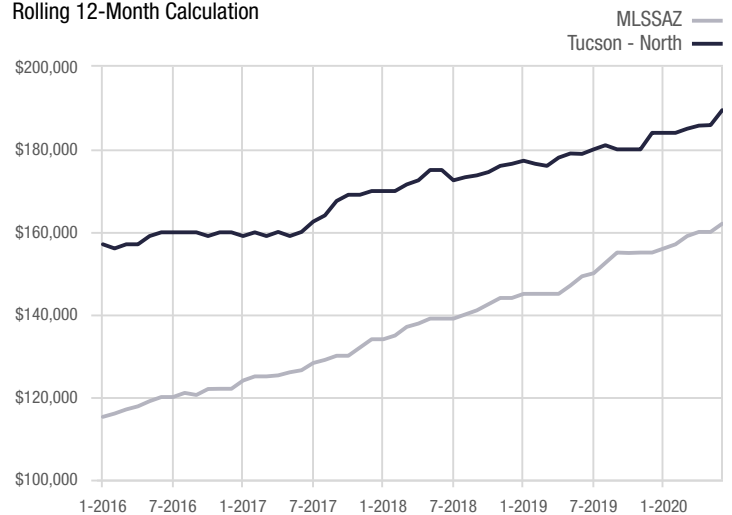
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Northeast

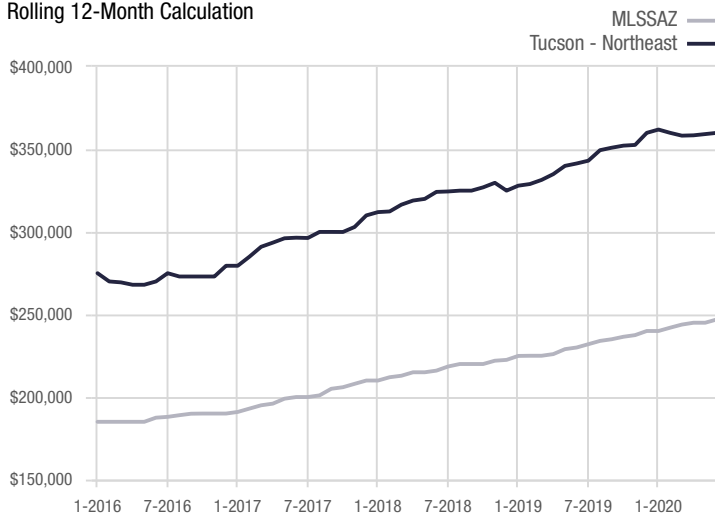
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	70	57	- 18.6%	433	373	- 13.9%
Pending Sales	65	67	+ 3.1%	348	319	- 8.3%
Closed Sales	65	64	- 1.5%	323	282	- 12.7%
Days on Market Until Sale	42	43	+ 2.4%	52	36	- 30.8%
Median Sales Price*	\$391,250	\$388,950	- 0.6%	\$365,055	\$367,250	+ 0.6%
Average Sales Price*	\$415,805	\$472,813	+ 13.7%	\$410,494	\$421,030	+ 2.6%
Percent of List Price Received*	98.9%	98.8%	- 0.1%	98.2%	98.3%	+ 0.1%
Inventory of Homes for Sale	126	78	- 38.1%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	12	12	0.0%	113	107	- 5.3%
Pending Sales	15	19	+ 26.7%	116	88	- 24.1%
Closed Sales	19	17	- 10.5%	105	87	- 17.1%
Days on Market Until Sale	21	33	+ 57.1%	31	21	- 32.3%
Median Sales Price*	\$173,000	\$115,000	- 33.5%	\$143,000	\$160,000	+ 11.9%
Average Sales Price*	\$149,974	\$159,088	+ 6.1%	\$141,759	\$161,712	+ 14.1%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	98.0%	97.9%	- 0.1%
Inventory of Homes for Sale	14	13	- 7.1%	—	—	—
Months Supply of Inventory	0.8	0.9	+ 12.5%	—	—	—

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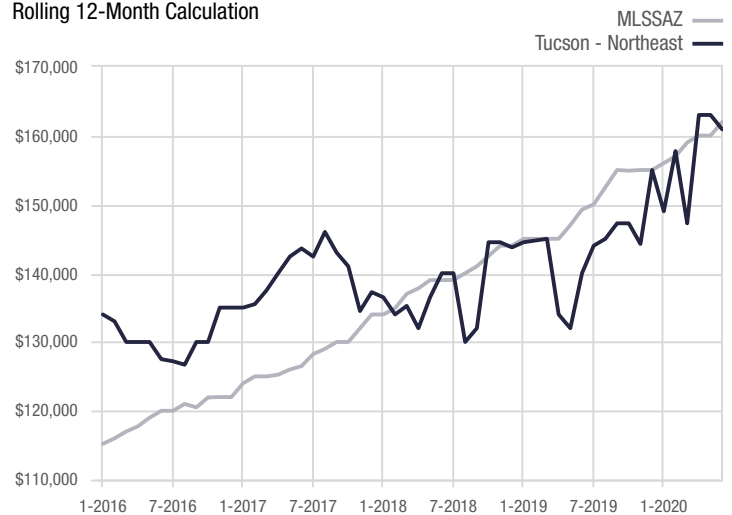
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Northwest

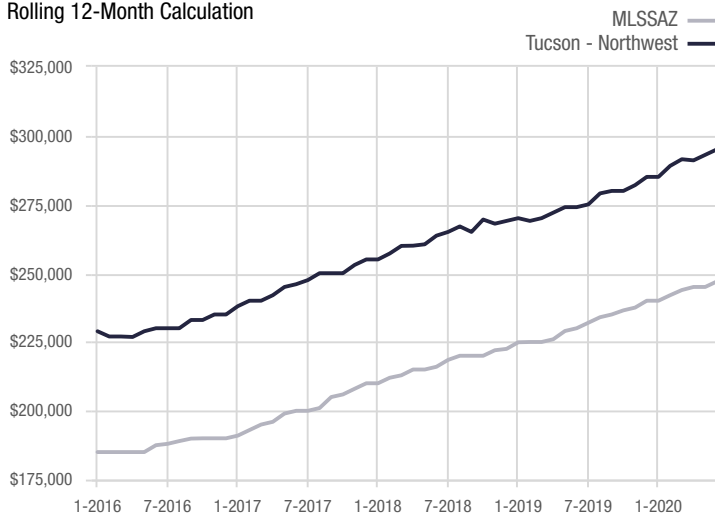
Single Family Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	303	252	- 16.8%	1,991	1,710	- 14.1%
Pending Sales	244	290	+ 18.9%	1,647	1,540	- 6.5%
Closed Sales	280	255	- 8.9%	1,505	1,376	- 8.6%
Days on Market Until Sale	39	40	+ 2.6%	49	37	- 24.5%
Median Sales Price*	\$272,500	\$325,450	+ 19.4%	\$279,000	\$300,000	+ 7.5%
Average Sales Price*	\$323,845	\$377,273	+ 16.5%	\$326,282	\$354,870	+ 8.8%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	98.3%	98.7%	+ 0.4%
Inventory of Homes for Sale	598	326	- 45.5%	—	—	—
Months Supply of Inventory	2.5	1.3	- 48.0%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	21	28	+ 33.3%	223	201	- 9.9%
Pending Sales	25	33	+ 32.0%	197	162	- 17.8%
Closed Sales	29	24	- 17.2%	179	142	- 20.7%
Days on Market Until Sale	48	27	- 43.8%	38	33	- 13.2%
Median Sales Price*	\$225,000	\$245,500	+ 9.1%	\$220,000	\$246,500	+ 12.0%
Average Sales Price*	\$235,902	\$250,238	+ 6.1%	\$234,136	\$259,408	+ 10.8%
Percent of List Price Received*	98.2%	98.2%	0.0%	98.2%	98.5%	+ 0.3%
Inventory of Homes for Sale	51	45	- 11.8%	—	—	—
Months Supply of Inventory	1.8	1.8	0.0%	—	—	—

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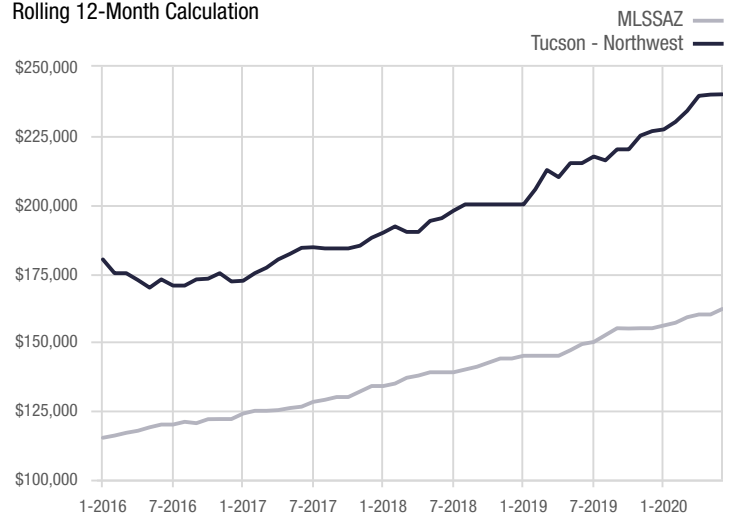
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

A Research Tool Provided by Southern Arizona MLS.

Tucson - South

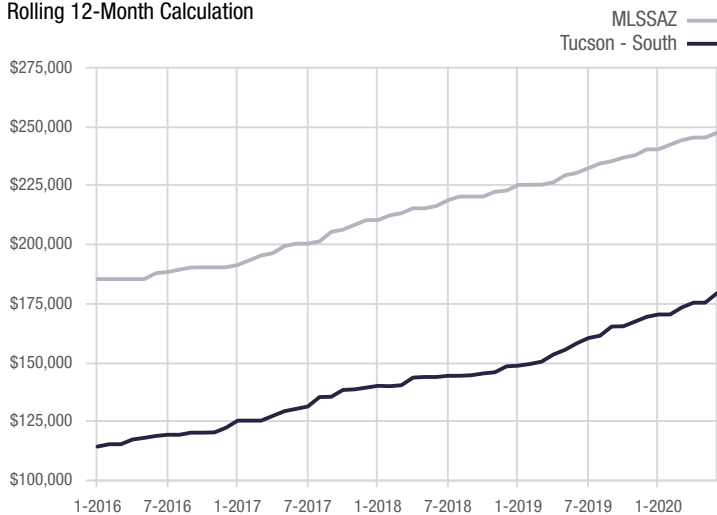
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	98	64	- 34.7%	561	495	- 11.8%
Pending Sales	84	97	+ 15.5%	490	483	- 1.4%
Closed Sales	72	86	+ 19.4%	431	432	+ 0.2%
Days on Market Until Sale	32	31	- 3.1%	32	27	- 15.6%
Median Sales Price*	\$159,950	\$189,000	+ 18.2%	\$163,743	\$180,000	+ 9.9%
Average Sales Price*	\$160,478	\$182,311	+ 13.6%	\$159,137	\$177,975	+ 11.8%
Percent of List Price Received*	98.6%	100.0%	+ 1.4%	98.6%	99.3%	+ 0.7%
Inventory of Homes for Sale	102	39	- 61.8%	—	—	—
Months Supply of Inventory	1.4	0.5	- 64.3%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	2	6	+ 200.0%	30	33	+ 10.0%
Pending Sales	3	2	- 33.3%	26	27	+ 3.8%
Closed Sales	4	4	0.0%	24	27	+ 12.5%
Days on Market Until Sale	3	12	+ 300.0%	14	19	+ 35.7%
Median Sales Price*	\$140,250	\$122,000	- 13.0%	\$118,500	\$134,500	+ 13.5%
Average Sales Price*	\$122,625	\$123,875	+ 1.0%	\$114,738	\$130,224	+ 13.5%
Percent of List Price Received*	105.3%	98.4%	- 6.6%	100.6%	97.5%	- 3.1%
Inventory of Homes for Sale	3	5	+ 66.7%	—	—	—
Months Supply of Inventory	0.7	1.2	+ 71.4%	—	—	—

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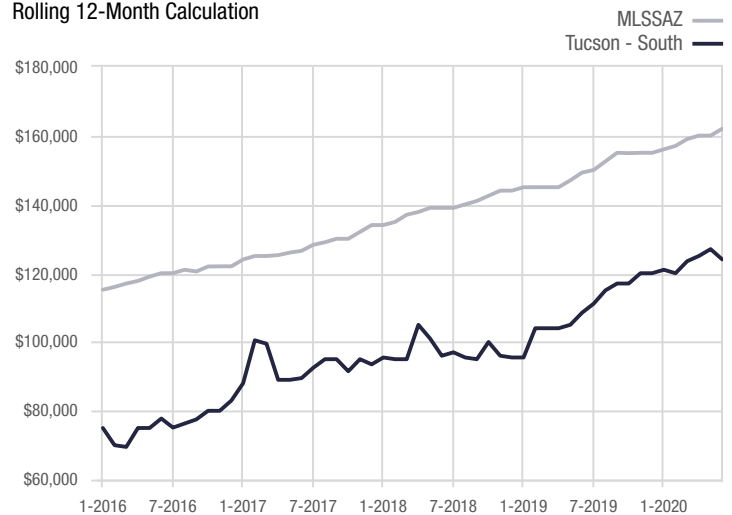
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

A Research Tool Provided by Southern Arizona MLS.

Tucson - Southeast

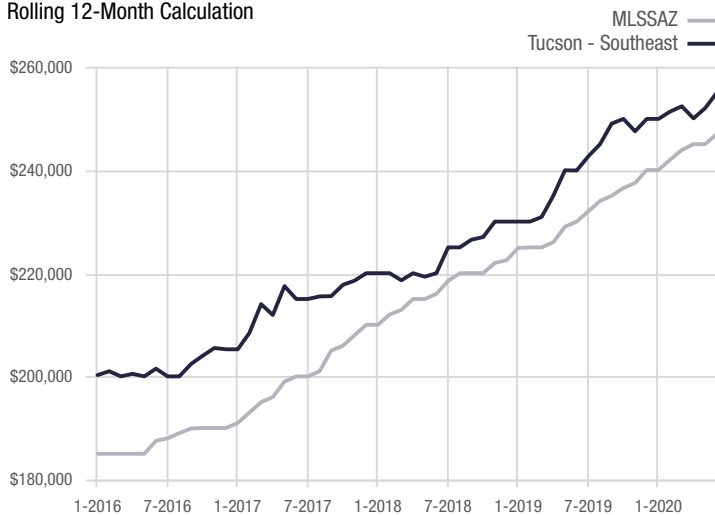
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	62	42	- 32.3%	345	264	- 23.5%
Pending Sales	48	60	+ 25.0%	286	275	- 3.8%
Closed Sales	48	43	- 10.4%	250	226	- 9.6%
Days on Market Until Sale	34	37	+ 8.8%	44	39	- 11.4%
Median Sales Price*	\$237,950	\$275,000	+ 15.6%	\$240,309	\$262,281	+ 9.1%
Average Sales Price*	\$266,530	\$294,434	+ 10.5%	\$265,228	\$279,595	+ 5.4%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	92	20	- 78.3%	—	—	—
Months Supply of Inventory	2.2	0.5	- 77.3%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	0	0	0.0%	6	6	0.0%
Pending Sales	0	1	—	6	7	+ 16.7%
Closed Sales	0	1	—	5	5	0.0%
Days on Market Until Sale	—	0	—	24	17	- 29.2%
Median Sales Price*	—	\$149,900	—	\$145,000	\$155,000	+ 6.9%
Average Sales Price*	—	\$149,900	—	\$154,104	\$186,430	+ 21.0%
Percent of List Price Received*	—	100.0%	—	99.1%	99.4%	+ 0.3%
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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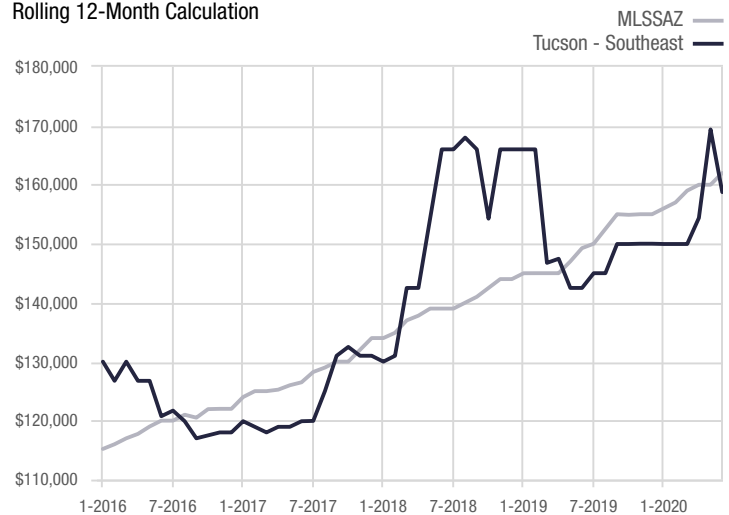
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Southwest

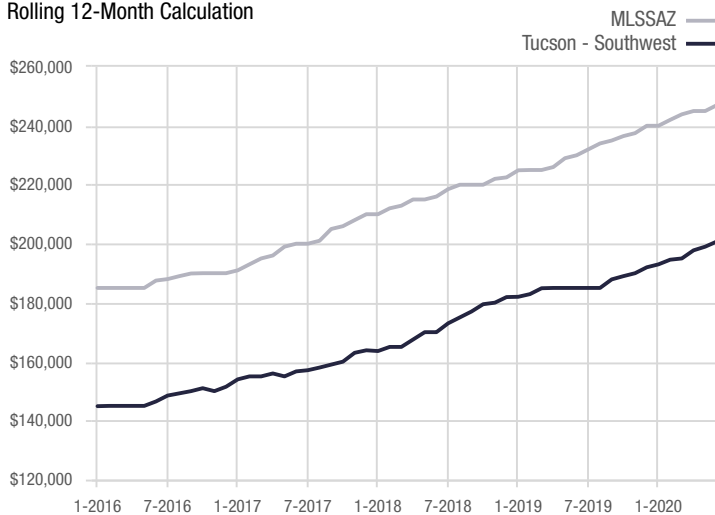
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	74	83	+ 12.2%	500	466	- 6.8%
Pending Sales	74	97	+ 31.1%	432	448	+ 3.7%
Closed Sales	73	78	+ 6.8%	378	375	- 0.8%
Days on Market Until Sale	40	31	- 22.5%	40	35	- 12.5%
Median Sales Price*	\$189,000	\$220,000	+ 16.4%	\$187,500	\$206,000	+ 9.9%
Average Sales Price*	\$195,295	\$222,774	+ 14.1%	\$195,933	\$214,231	+ 9.3%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	107	56	- 47.7%	—	—	—
Months Supply of Inventory	1.7	0.8	- 52.9%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	0	1	—	15	14	- 6.7%
Pending Sales	1	2	+ 100.0%	14	14	0.0%
Closed Sales	2	0	- 100.0%	15	11	- 26.7%
Days on Market Until Sale	2	—	—	16	23	+ 43.8%
Median Sales Price*	\$125,000	—	—	\$127,500	\$129,000	+ 1.2%
Average Sales Price*	\$125,000	—	—	\$117,193	\$126,400	+ 7.9%
Percent of List Price Received*	102.2%	—	—	98.0%	101.4%	+ 3.5%
Inventory of Homes for Sale	5	1	- 80.0%	—	—	—
Months Supply of Inventory	2.0	0.4	- 80.0%	—	—	—

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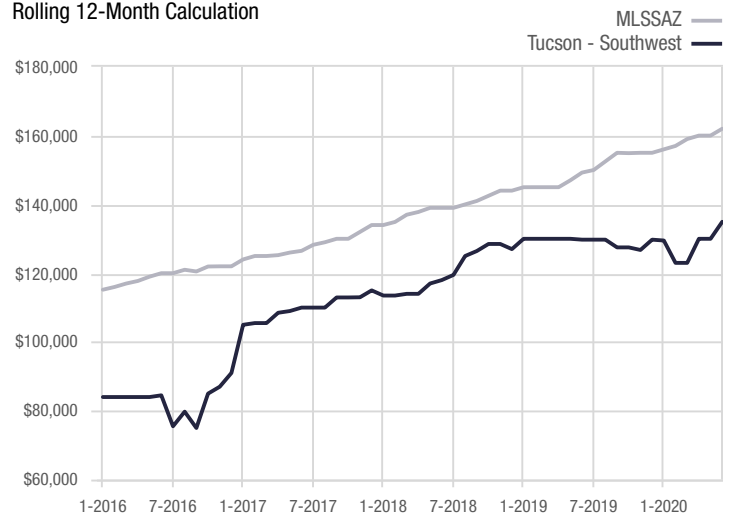
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

A Research Tool Provided by Southern Arizona MLS.

Tucson - Upper Northwest

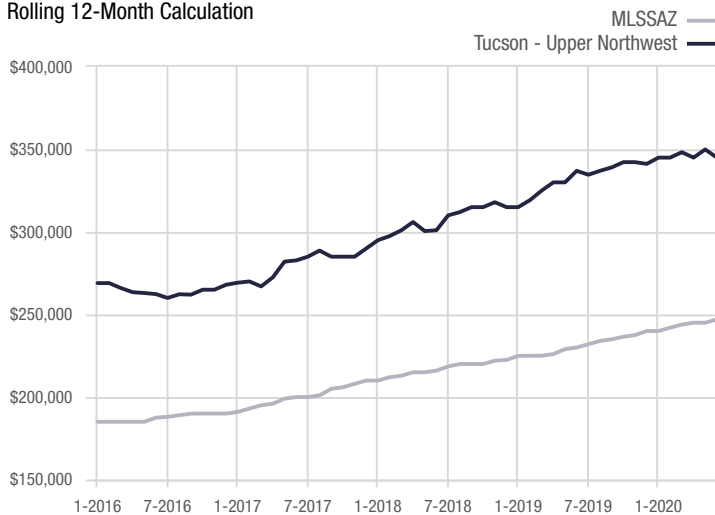
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	44	42	- 4.5%	315	307	- 2.5%
Pending Sales	39	53	+ 35.9%	280	267	- 4.6%
Closed Sales	53	42	- 20.8%	261	255	- 2.3%
Days on Market Until Sale	62	55	- 11.3%	63	49	- 22.2%
Median Sales Price*	\$355,000	\$334,000	- 5.9%	\$344,000	\$365,000	+ 6.1%
Average Sales Price*	\$399,764	\$356,489	- 10.8%	\$375,837	\$373,429	- 0.6%
Percent of List Price Received*	98.3%	98.1%	- 0.2%	97.7%	97.7%	0.0%
Inventory of Homes for Sale	122	76	- 37.7%	—	—	—
Months Supply of Inventory	2.9	1.7	- 41.4%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	3	3	0.0%	16	18	+ 12.5%
Pending Sales	2	3	+ 50.0%	15	16	+ 6.7%
Closed Sales	2	2	0.0%	12	14	+ 16.7%
Days on Market Until Sale	36	51	+ 41.7%	30	43	+ 43.3%
Median Sales Price*	\$229,750	\$1,125,000	+ 389.7%	\$237,000	\$290,000	+ 22.4%
Average Sales Price*	\$229,750	\$1,125,000	+ 389.7%	\$237,167	\$523,058	+ 120.5%
Percent of List Price Received*	98.0%	95.5%	- 2.6%	98.3%	97.6%	- 0.7%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	1.1	1.8	+ 63.6%	—	—	—

* 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.

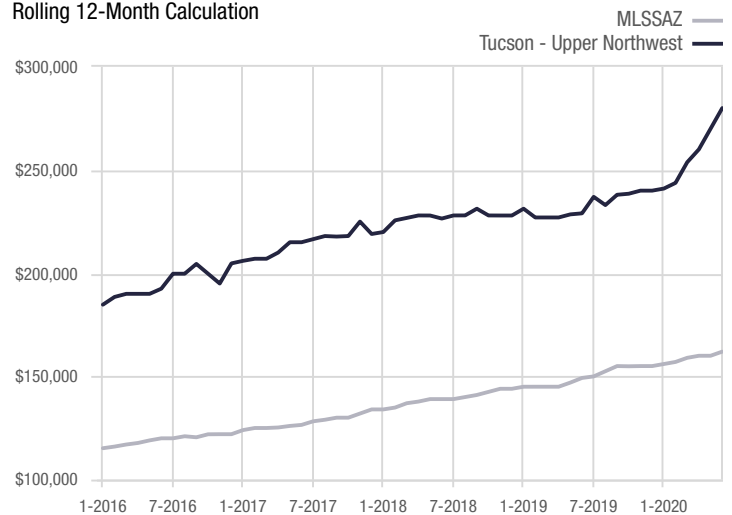
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Upper Southeast

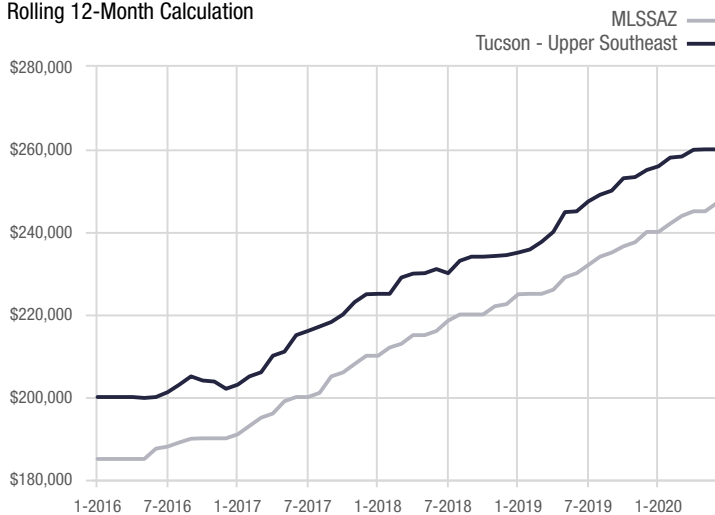
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	136	99	- 27.2%	714	651	- 8.8%
Pending Sales	109	138	+ 26.6%	590	667	+ 13.1%
Closed Sales	106	95	- 10.4%	526	577	+ 9.7%
Days on Market Until Sale	44	28	- 36.4%	43	37	- 14.0%
Median Sales Price*	\$259,000	\$265,000	+ 2.3%	\$252,000	\$262,000	+ 4.0%
Average Sales Price*	\$274,992	\$278,509	+ 1.3%	\$271,712	\$284,102	+ 4.6%
Percent of List Price Received*	99.5%	99.5%	0.0%	99.0%	99.2%	+ 0.2%
Inventory of Homes for Sale	182	63	- 65.4%	—	—	—
Months Supply of Inventory	2.0	0.6	- 70.0%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	0	0	0.0%	2	2	0.0%
Pending Sales	0	0	0.0%	1	2	+ 100.0%
Closed Sales	0	0	0.0%	1	1	0.0%
Days on Market Until Sale	—	—	—	10	2	- 80.0%
Median Sales Price*	—	—	—	\$170,000	\$210,000	+ 23.5%
Average Sales Price*	—	—	—	\$170,000	\$210,000	+ 23.5%
Percent of List Price Received*	—	—	—	100.0%	93.3%	- 6.7%
Inventory of Homes for Sale	1	0	- 100.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

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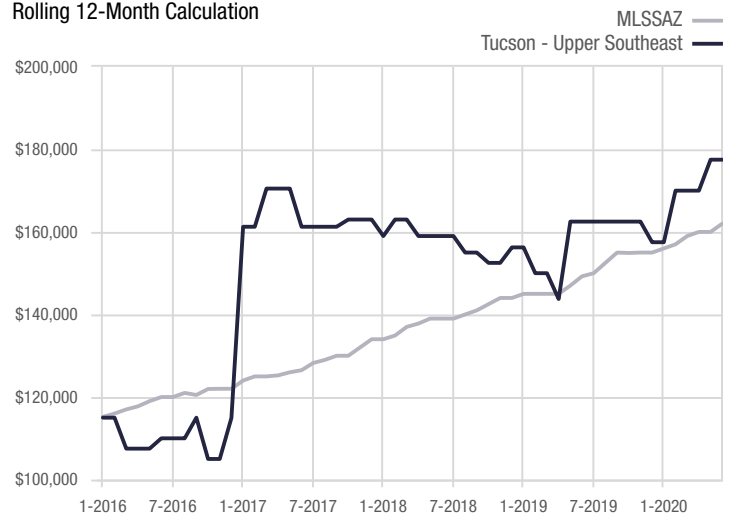
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - West

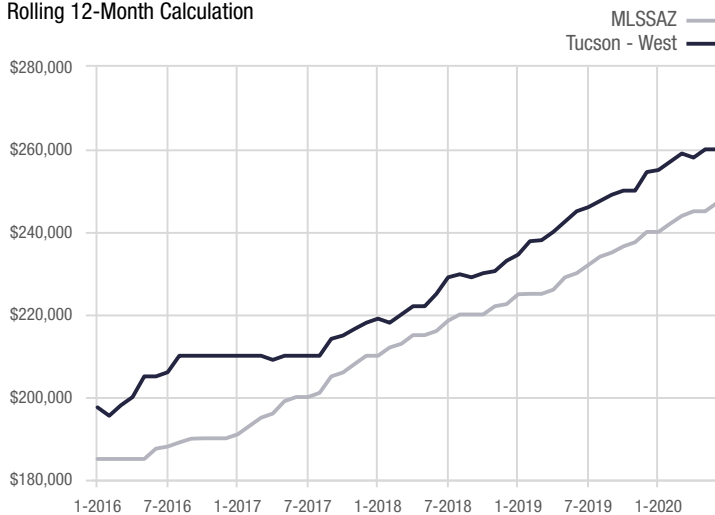
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	104	96	- 7.7%	687	597	- 13.1%
Pending Sales	85	106	+ 24.7%	570	558	- 2.1%
Closed Sales	106	85	- 19.8%	551	498	- 9.6%
Days on Market Until Sale	34	23	- 32.4%	37	32	- 13.5%
Median Sales Price*	\$263,316	\$262,500	- 0.3%	\$249,900	\$260,000	+ 4.0%
Average Sales Price*	\$295,754	\$295,181	- 0.2%	\$287,597	\$295,489	+ 2.7%
Percent of List Price Received*	98.3%	99.8%	+ 1.5%	98.6%	98.8%	+ 0.2%
Inventory of Homes for Sale	174	84	- 51.7%	—	—	—
Months Supply of Inventory	2.0	0.9	- 55.0%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	20	9	- 55.0%	98	78	- 20.4%
Pending Sales	13	12	- 7.7%	90	73	- 18.9%
Closed Sales	14	14	0.0%	82	67	- 18.3%
Days on Market Until Sale	29	16	- 44.8%	26	18	- 30.8%
Median Sales Price*	\$146,500	\$161,750	+ 10.4%	\$126,500	\$148,000	+ 17.0%
Average Sales Price*	\$150,929	\$173,857	+ 15.2%	\$130,841	\$151,716	+ 16.0%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	98.1%	98.8%	+ 0.7%
Inventory of Homes for Sale	13	7	- 46.2%	—	—	—
Months Supply of Inventory	1.0	0.6	- 40.0%	—	—	—

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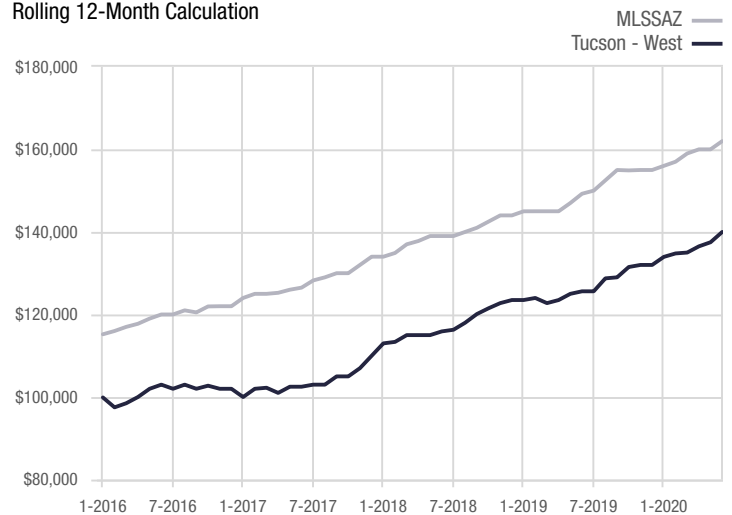
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Extended Northeast

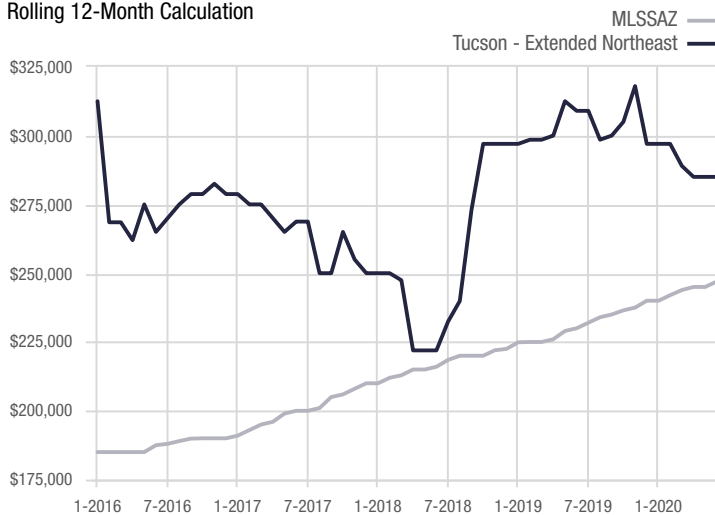
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	3	3	0.0%	21	22	+ 4.8%
Pending Sales	2	2	0.0%	8	11	+ 37.5%
Closed Sales	4	2	- 50.0%	7	8	+ 14.3%
Days on Market Until Sale	31	9	- 71.0%	98	56	- 42.9%
Median Sales Price*	\$291,500	\$497,500	+ 70.7%	\$318,000	\$270,000	- 15.1%
Average Sales Price*	\$397,000	\$497,500	+ 25.3%	\$375,286	\$276,450	- 26.3%
Percent of List Price Received*	92.6%	95.8%	+ 3.5%	92.5%	94.2%	+ 1.8%
Inventory of Homes for Sale	24	15	- 37.5%	—	—	—
Months Supply of Inventory	9.3	5.4	- 41.9%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% 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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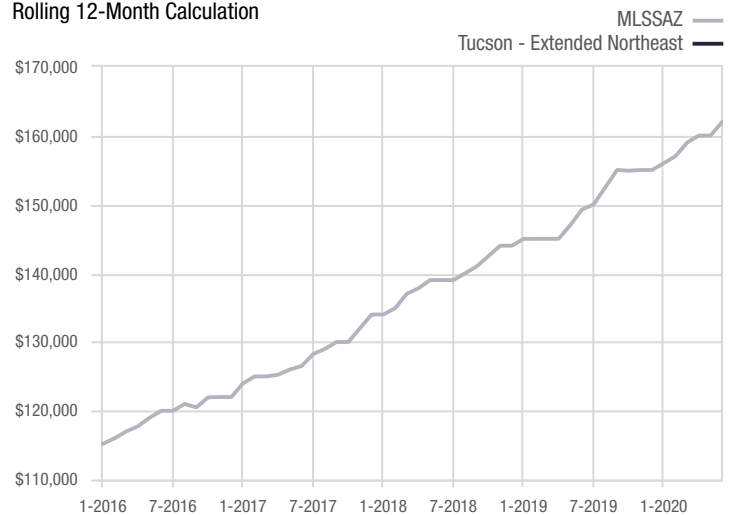
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Extended Northwest

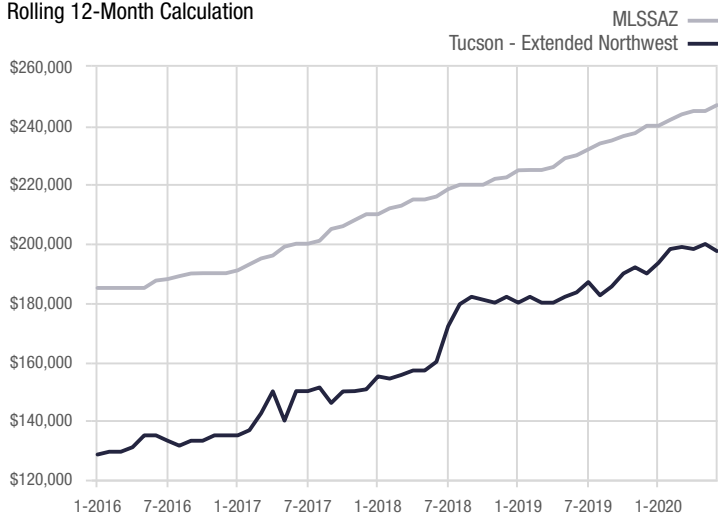
Single Family Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	12	7	- 41.7%	54	46	- 14.8%
Pending Sales	7	13	+ 85.7%	43	46	+ 7.0%
Closed Sales	11	5	- 54.5%	42	34	- 19.0%
Days on Market Until Sale	31	15	- 51.6%	36	26	- 27.8%
Median Sales Price*	\$203,000	\$175,000	- 13.8%	\$182,500	\$201,300	+ 10.3%
Average Sales Price*	\$196,616	\$192,800	- 1.9%	\$186,498	\$200,559	+ 7.5%
Percent of List Price Received*	99.4%	99.8%	+ 0.4%	98.7%	99.1%	+ 0.4%
Inventory of Homes for Sale	12	3	- 75.0%	—	—	—
Months Supply of Inventory	1.7	0.4	- 76.5%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% 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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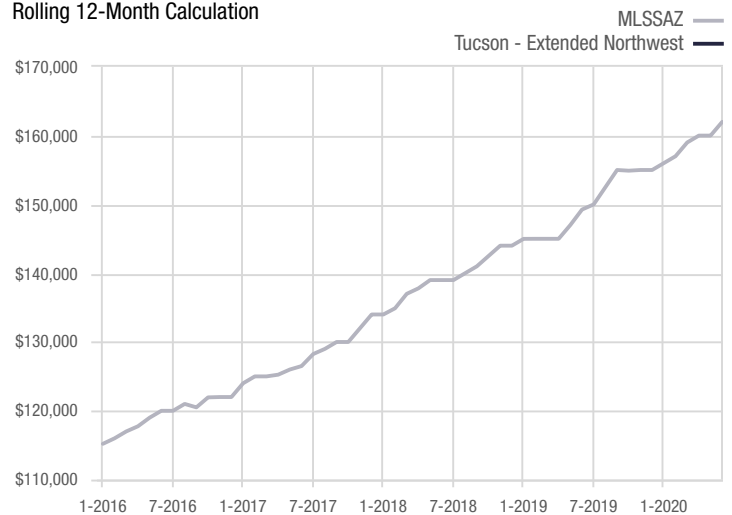
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Extended Southeast

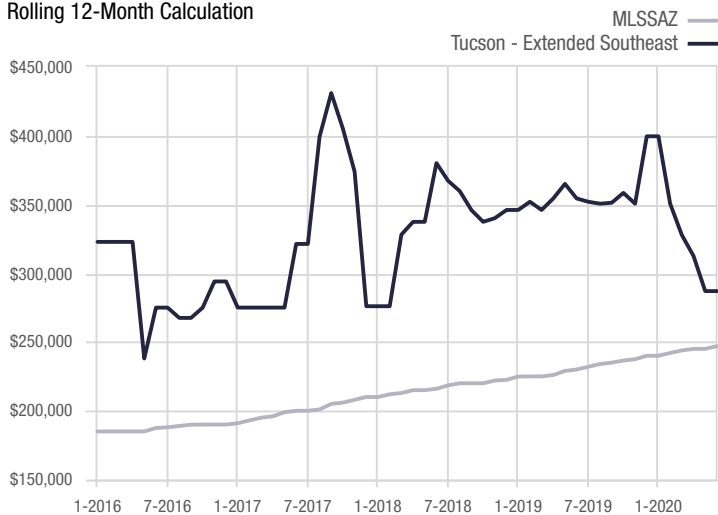
Single Family Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	1	1	0.0%	7	10	+ 42.9%
Pending Sales	0	2	—	8	9	+ 12.5%
Closed Sales	0	0	0.0%	9	8	- 11.1%
Days on Market Until Sale	—	—	—	172	48	- 72.1%
Median Sales Price*	—	—	—	\$445,000	\$287,000	- 35.5%
Average Sales Price*	—	—	—	\$450,611	\$333,170	- 26.1%
Percent of List Price Received*	—	—	—	96.4%	92.4%	- 4.1%
Inventory of Homes for Sale	9	6	- 33.3%	—	—	—
Months Supply of Inventory	4.8	2.8	- 41.7%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% 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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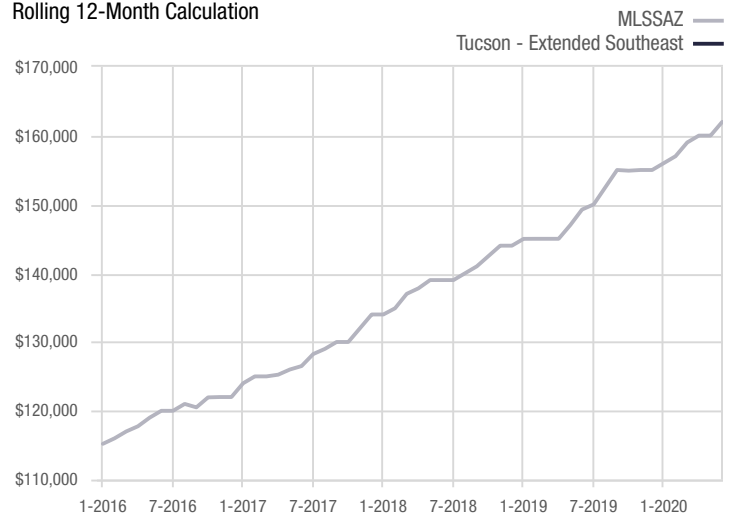
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Extended Southwest

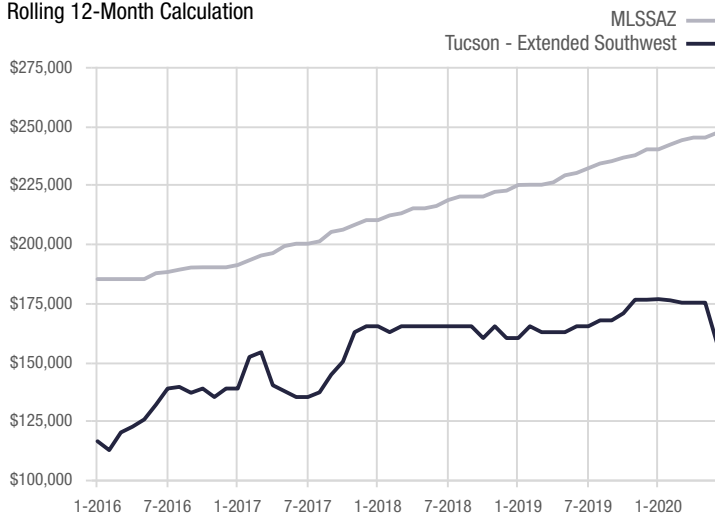
Single Family Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	5	3	- 40.0%	21	16	- 23.8%
Pending Sales	5	3	- 40.0%	17	12	- 29.4%
Closed Sales	4	2	- 50.0%	13	10	- 23.1%
Days on Market Until Sale	37	197	+ 432.4%	74	67	- 9.5%
Median Sales Price*	\$224,000	\$140,750	- 37.2%	\$176,000	\$138,300	- 21.4%
Average Sales Price*	\$223,250	\$140,750	- 37.0%	\$187,468	\$128,410	- 31.5%
Percent of List Price Received*	98.1%	91.9%	- 6.3%	95.4%	95.9%	+ 0.5%
Inventory of Homes for Sale	7	5	- 28.6%	—	—	—
Months Supply of Inventory	1.8	2.4	+ 33.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	1	0	- 100.0%	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	—	—	—	12	—	—
Median Sales Price*	—	—	—	\$126,000	—	—
Average Sales Price*	—	—	—	\$126,000	—	—
Percent of List Price Received*	—	—	—	100.8%	—	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

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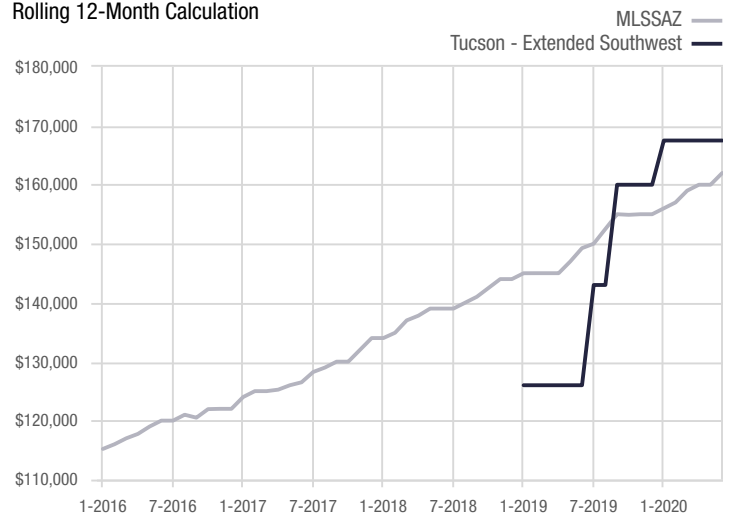
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Extended West

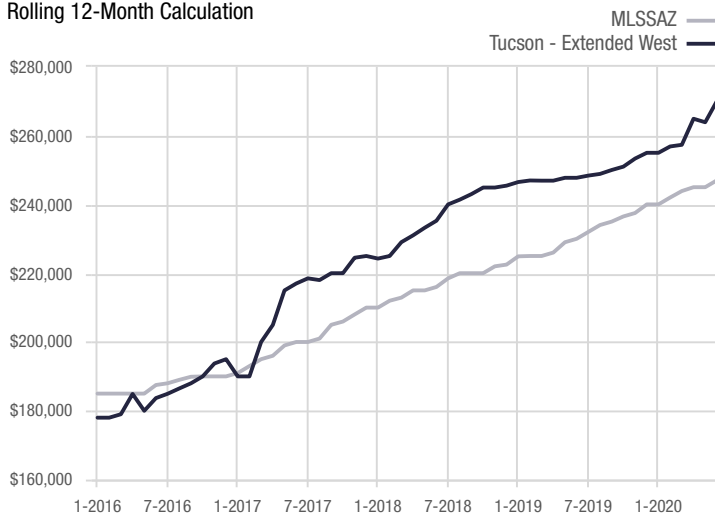
Single Family Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	56	42	- 25.0%	309	282	- 8.7%
Pending Sales	30	77	+ 156.7%	230	300	+ 30.4%
Closed Sales	43	60	+ 39.5%	230	238	+ 3.5%
Days on Market Until Sale	66	75	+ 13.6%	66	76	+ 15.2%
Median Sales Price*	\$255,000	\$287,394	+ 12.7%	\$249,725	\$275,000	+ 10.1%
Average Sales Price*	\$255,334	\$288,178	+ 12.9%	\$256,353	\$280,858	+ 9.6%
Percent of List Price Received*	99.0%	98.5%	- 0.5%	98.5%	98.8%	+ 0.3%
Inventory of Homes for Sale	138	39	- 71.7%	—	—	—
Months Supply of Inventory	3.8	0.9	- 76.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

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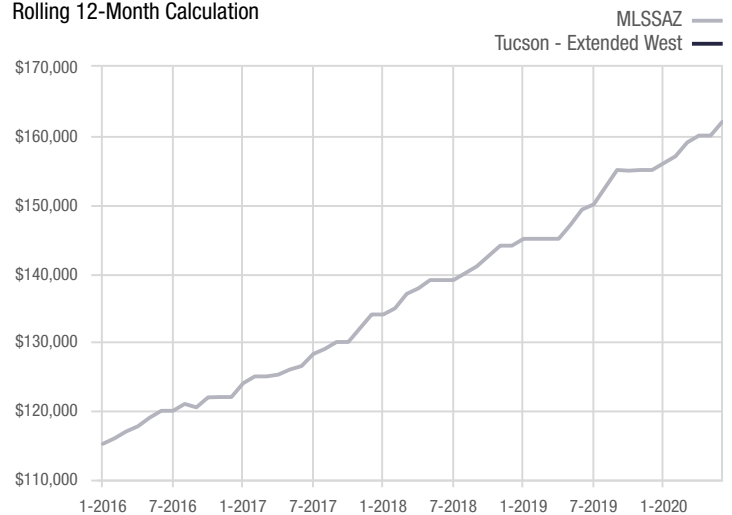
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Tucson - Pima East

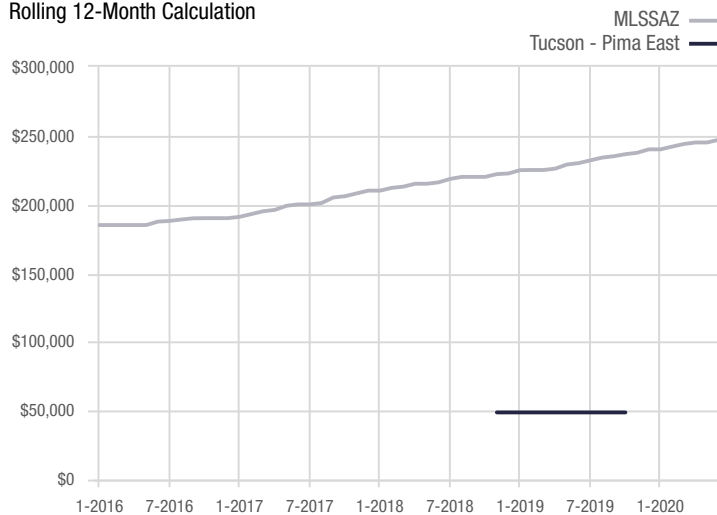
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% 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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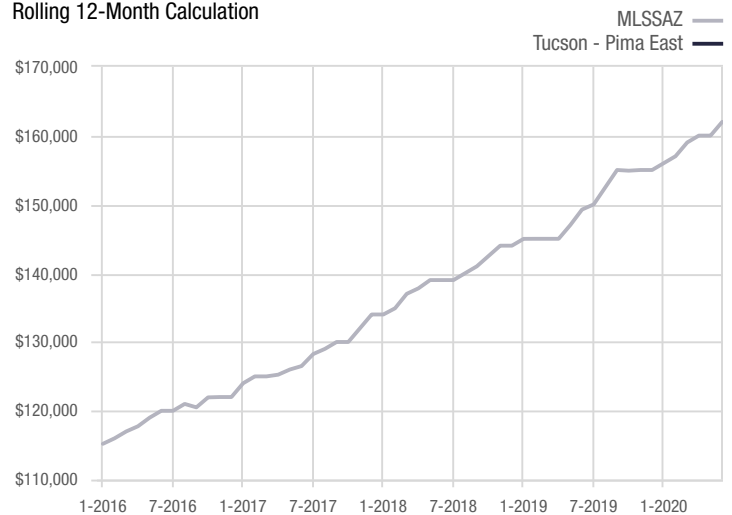
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Pima Northwest

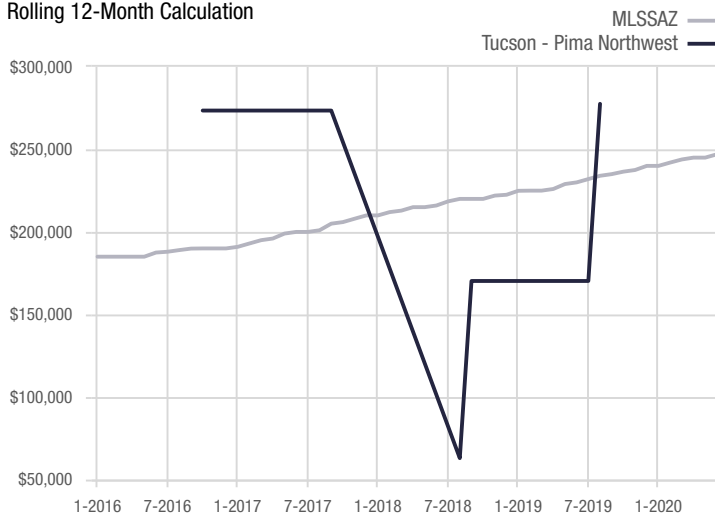
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	1	0	- 100.0%	2	0	- 100.0%
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	2	0	- 100.0%	—	—	—
Months Supply of Inventory	2.0	—	—	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% 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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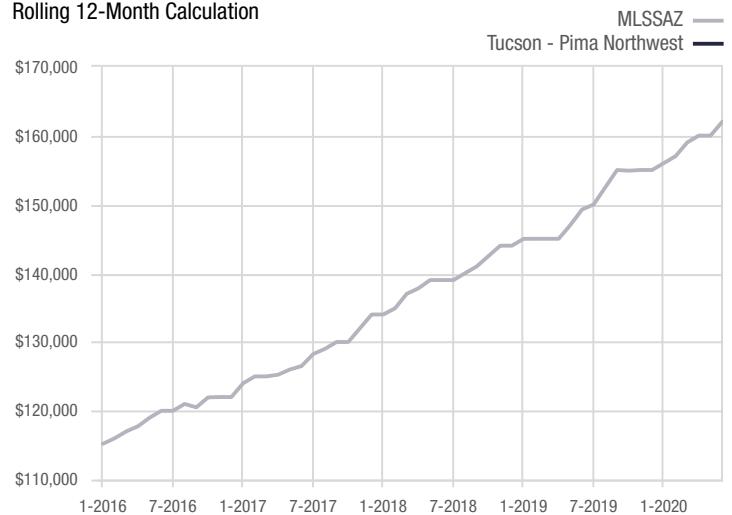
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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Local Market Update – June 2020

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Tucson - Pima Southwest

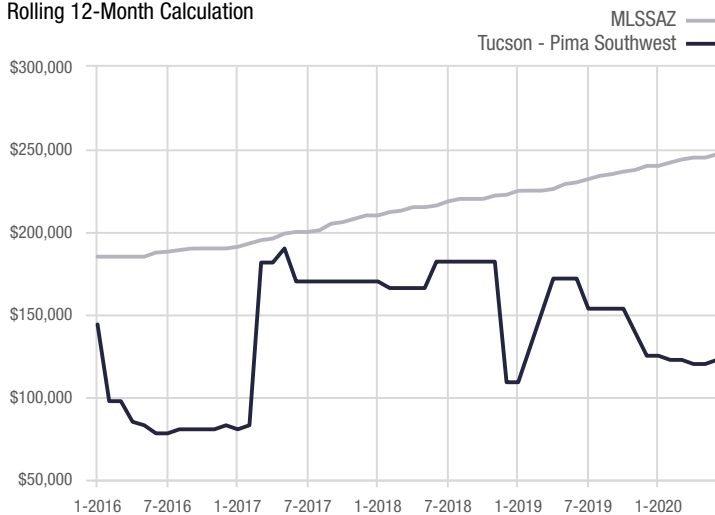
Single Family	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	2	0	- 100.0%	10	9	- 10.0%
Pending Sales	0	3	—	2	7	+ 250.0%
Closed Sales	0	2	—	2	3	+ 50.0%
Days on Market Until Sale	—	186	—	33	125	+ 278.8%
Median Sales Price*	—	\$204,000	—	\$171,750	\$128,000	- 25.5%
Average Sales Price*	—	\$204,000	—	\$171,750	\$164,333	- 4.3%
Percent of List Price Received*	—	94.5%	—	92.6%	98.5%	+ 6.4%
Inventory of Homes for Sale	8	8	0.0%	—	—	—
Months Supply of Inventory	4.0	5.6	+ 40.0%	—	—	—

Townhouse/Condo/Duplex	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% 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.

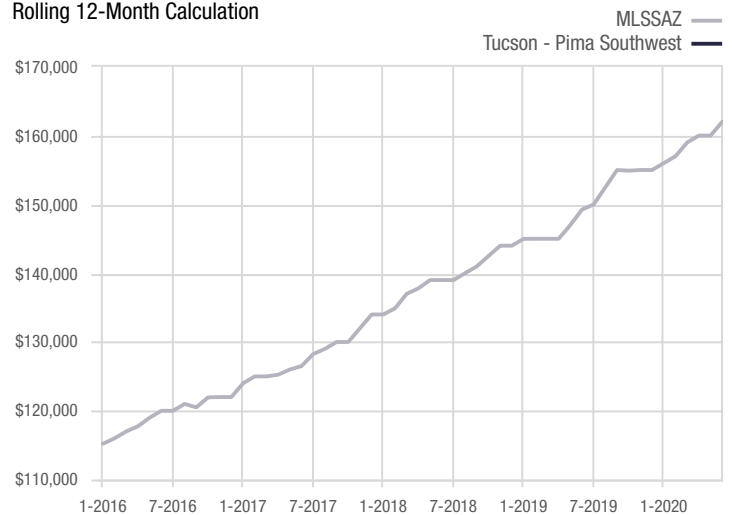
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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 – June 2020

A Research Tool Provided by Southern Arizona MLS.



Tucson - Benson / St. David

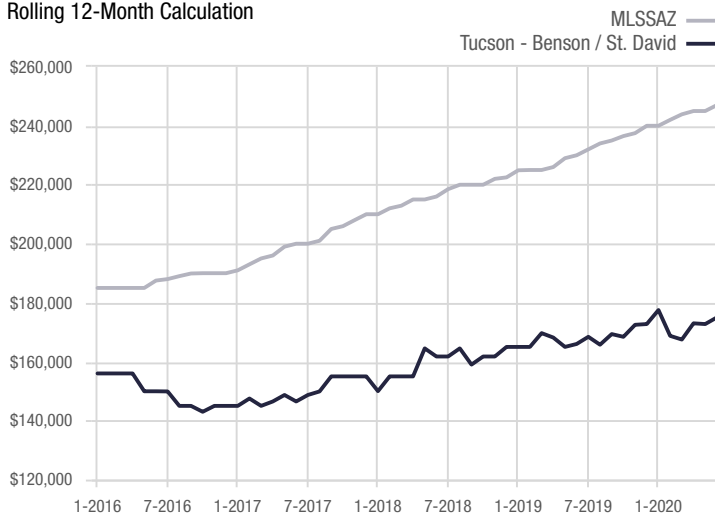
Single Family Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	16	11	- 31.3%	86	64	- 25.6%
Pending Sales	13	7	- 46.2%	68	47	- 30.9%
Closed Sales	12	11	- 8.3%	68	45	- 33.8%
Days on Market Until Sale	79	60	- 24.1%	99	65	- 34.3%
Median Sales Price*	\$153,950	\$174,900	+ 13.6%	\$178,700	\$179,000	+ 0.2%
Average Sales Price*	\$157,526	\$197,581	+ 25.4%	\$206,916	\$192,067	- 7.2%
Percent of List Price Received*	98.1%	98.8%	+ 0.7%	96.7%	97.4%	+ 0.7%
Inventory of Homes for Sale	43	32	- 25.6%	—	—	—
Months Supply of Inventory	3.6	3.9	+ 8.3%	—	—	—

Townhouse/Condo/Duplex Key Metrics	June			Year to Date		
	2019	2020	% Change	Thru 6-2019	Thru 6-2020	% Change
New Listings	0	0	0.0%	0	2	—
Pending Sales	0	0	0.0%	0	1	—
Closed Sales	0	0	0.0%	0	1	—
Days on Market Until Sale	—	—	—	—	28	—
Median Sales Price*	—	—	—	—	\$121,000	—
Average Sales Price*	—	—	—	—	\$121,000	—
Percent of List Price Received*	—	—	—	—	96.0%	—
Inventory of Homes for Sale	0	1	—	—	—	—
Months Supply of Inventory	—	1.0	—	—	—	—

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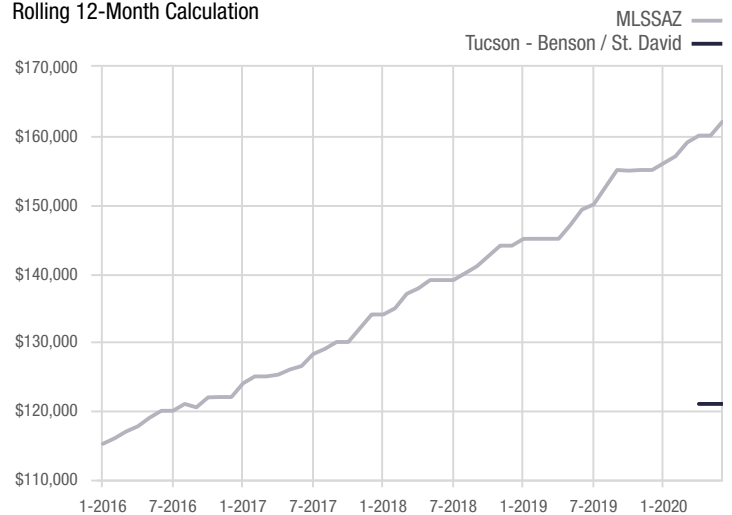
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo/Duplex

Rolling 12-Month Calculation



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.