

LATEST NEWS

New construction communities continue to remain one of the top stories in the Tucson real estate market. One such development which has already seen strong early sales is the Del Webb @ Dove Mountain development. Located in Northwest Tucson this area is an “Active Adult Community” which means it’s an age-restricted community. Del Webb, owned by Pulte, offers eight different floor plans in this



neighborhood ranging from 1,573 - 2,514 square feet and priced between \$227,990 to \$421,465. Team Woodall has already helped one client buy a new home here in fact.

STATE OF THE MARKET

Any time you hear talk about “what the market is doing” it’s important to realize how much variation there can be based on location (even by neighborhood), price point, and so on. The statistics to the right show the entire Tucson Metro area which as a whole is becoming more of a “balanced market”. A typical “balanced market” has about six months worth of inventory, fewer distressed sales, and steady growth. On this chart you can see the statistics show we’re nearly at that balanced market position, but depending upon the price point, expectations of Buyers & Sellers can vary drastically.

MARKET CONDITIONS BY PRICE BAND

TUCSON METRO	Active Listings	Last 3 Month Trend Months of Inventory	Market Conditions
\$1 - 49,999	185	3.7	Seller
\$50,000 - 74,999	198	3.1	Seller
\$75,000 - 99,999	271	3.0	Seller
\$100,000 - 124,999	354	2.8	Seller
\$125,000 - 149,999	485	3.3	Seller
\$150,000 - 174,999	488	3.5	Seller
\$175,000 - 199,999	552	5.1	Balanced
\$200,000 - 224,999	337	4.4	Slightly Seller
\$225,000 - 249,999	353	4.7	Slightly Seller
\$250,000 - 274,999	261	5.0	Slightly Seller
\$275,000 - 299,999	312	8.1	Slightly Buyer
\$300,000 - 349,999	381	8.3	Slightly Buyer
\$350,000 - 399,999	288	9.4	Buyer
\$400,000 - 499,999	338	9.8	Buyer
\$500,000 - 599,999	206	11.7	Buyer
\$600,000 - 699,999	125	13.5	Buyer
\$700,000 - 799,999	94	13.0	Buyer
\$800,000 - 899,999	54	22.0	Buyer
\$900,000 - 999,999	41	13.3	Buyer
\$1,000,000 - and over	210	36.2	Buyer
TOTAL	5,533	4.9	Slightly Seller

Statistics based on information obtained from TARMLS and using Brokermetrics software on 05/05/2014. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2014 - 4/30/2014. Information is believed to be reliable, but not guaranteed.

The Housing Report

Powered by Long Realty Research Center



Monthly Housing Reports By Area & Community Here

HOUSEHOLD TIPS - AIR CONDITIONING SERVICE

Summer is undoubtedly right around the corner! As temperatures soar up to near 100 degrees the A/C units on our homes & businesses become a critical component for comfort & safety. Therefore, it’s our advice to have a periodic check performed on your system to ensure it’s functioning properly. Over time things like the coils can become dirty and reduce the efficiency of cooling components. Not only can this put greater strain on the equipment but it also increases electric bills.

A competent air conditioning company can perform a 20-point or similar inspection on a home’s A/C components in just over an hour for a reasonable cost. Definitely consider having an inspection done if your components are older since there is a greater chance a problem might exist. Anyone who has a Long Advantage Card may also get a discounted rate from D&H A/C.



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