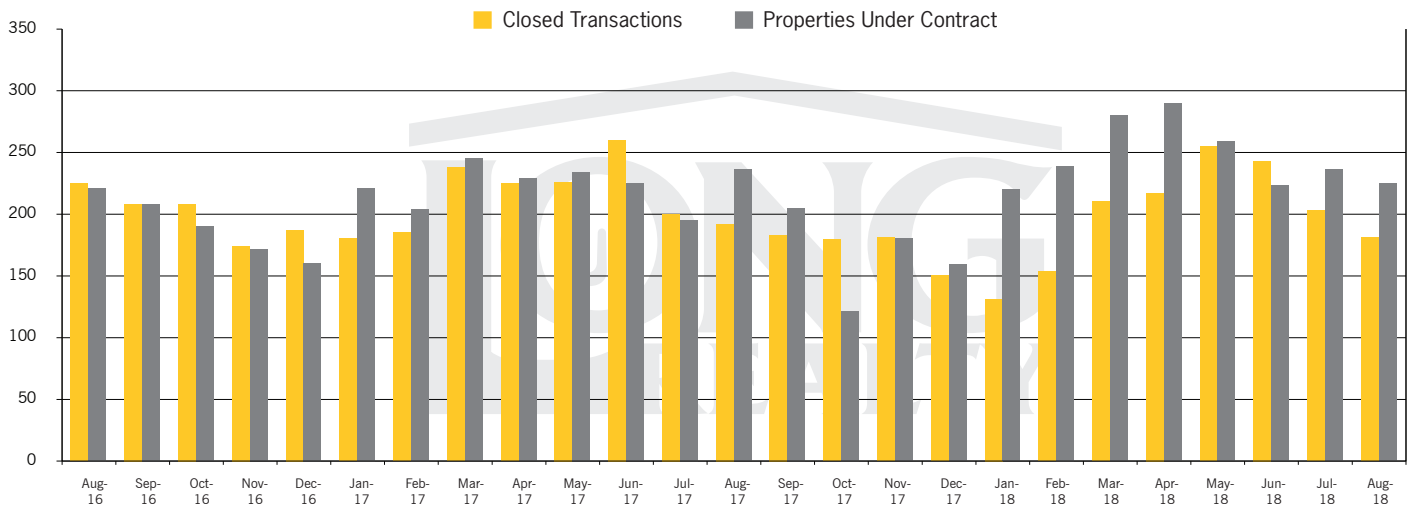




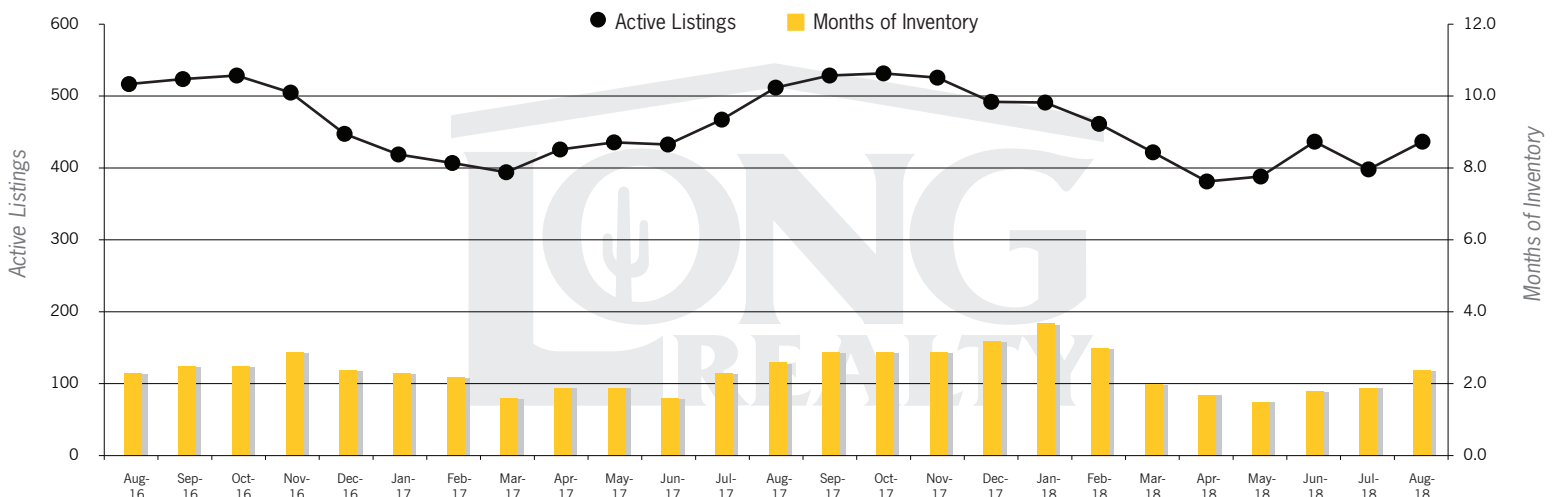
## Tucson Central | September 2018

In the Tucson Central area, August 2018 active inventory was 434, a 15% decrease from August 2017. There were 182 closings in August 2018, a 6% decrease from August 2017. Year-to-date 2018 there were 1,695 closings, a 3% decrease from year-to-date 2017. Months of Inventory was 2.4, down from 2.6 in August 2017. Median price of sold homes was \$178,000 for the month of August 2018, up 17% from August 2017. The Tucson Central area had 226 new properties under contract in August 2018, down 5% from August 2017.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON CENTRAL



### ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON CENTRAL

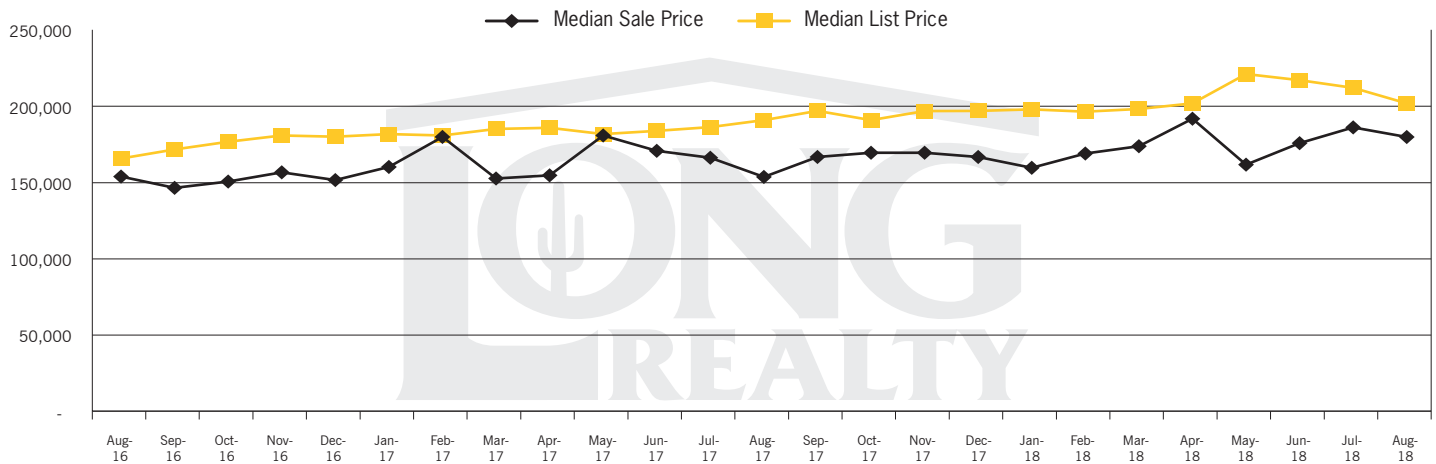


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 09/06/2018 is believed to be reliable, but not guaranteed.



Tucson Central | September 2018

## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON CENTRAL



## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$182,750	6.140%	\$1,056.57
2017	\$152,000	3.890%	\$680.26
2018	\$178,000	4.550%	\$861.84

## 30 YEAR FIXED MORTGAGE RATE

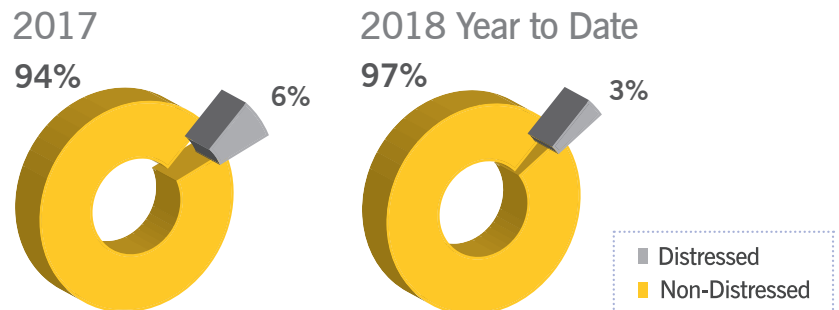


Source: Residential median sales prices. Data obtained 09/06/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: FreddieMac.com

## DISTRESSED VS. NON-DISTRESSED SALES – TUCSON CENTRAL

The percentage of property sales that are distressed, meaning bank owned or short sales, for the current year as compared to the same time period last year. A lower percentage of distressed sales can lead to improving market conditions.





# The Housing Report

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Tucson Central | September 2018

## MARKET CONDITIONS BY PRICE BAND – TUCSON CENTRAL

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Mar-18	Apr-18	May-18	Jun-18	Jul-18	Aug-18			
\$1 - 49,999	3	3	3	7	6	0	3	1.0	0.9	Seller
\$50,000 - 74,999	14	6	3	7	9	7	1	14.0	1.3	Seller
\$75,000 - 99,999	16	10	9	20	14	10	10	1.6	1.3	Seller
\$100,000 - 124,999	23	24	27	22	18	24	14	1.6	0.9	Seller
\$125,000 - 149,999	40	30	24	54	43	28	34	1.2	1.2	Seller
\$150,000 - 174,999	48	43	38	49	38	31	26	1.8	1.3	Seller
\$175,000 - 199,999	57	29	25	28	31	17	19	3.0	2.4	Seller
\$200,000 - 224,999	31	18	28	14	23	17	18	1.7	1.6	Seller
\$225,000 - 249,999	26	12	16	16	20	16	20	1.3	1.7	Seller
\$250,000 - 274,999	25	11	15	17	11	13	7	3.6	2.3	Seller
\$275,000 - 299,999	32	9	7	7	7	10	4	8.0	4.9	Slightly Seller
\$300,000 - 349,999	31	8	13	15	12	14	16	1.9	2.3	Seller
\$350,000 - 399,999	30	6	7	8	7	13	4	7.5	3.5	Seller
\$400,000 - 499,999	26	6	11	4	8	4	4	6.5	4.9	Slightly Seller
\$500,000 - 599,999	10	3	7	2	2	2	2	5.0	6.2	Balanced
\$600,000 - 699,999	10	3	0	1	2	0	0	n/a	10.5	Buyer
\$700,000 - 799,999	5	2	0	0	1	3	0	n/a	3.5	Seller
\$800,000 - 899,999	1	0	0	0	0	2	0	n/a	3.0	Seller
\$900,000 - 999,999	3	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	3	2	1	0	2	3	0	n/a	2.2	Seller
<b>TOTAL</b>	<b>434</b>	<b>225</b>	<b>234</b>	<b>271</b>	<b>254</b>	<b>214</b>	<b>182</b>	<b>2.4</b>	<b>1.9</b>	<b>Seller</b>

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market

Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 09/06/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2018-08/31/2018. Information is believed to be reliable, but not guaranteed.

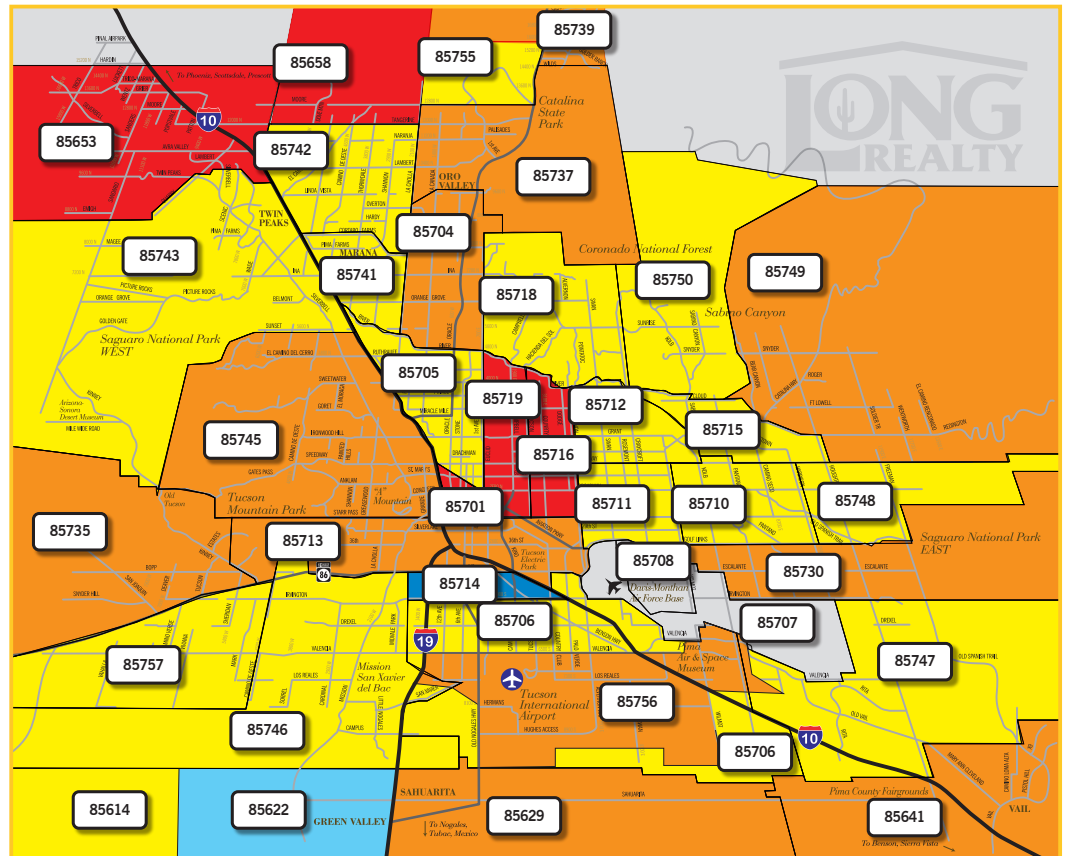


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## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN 2017-AUG 2017 TO  
JUN 2018-AUG 2018

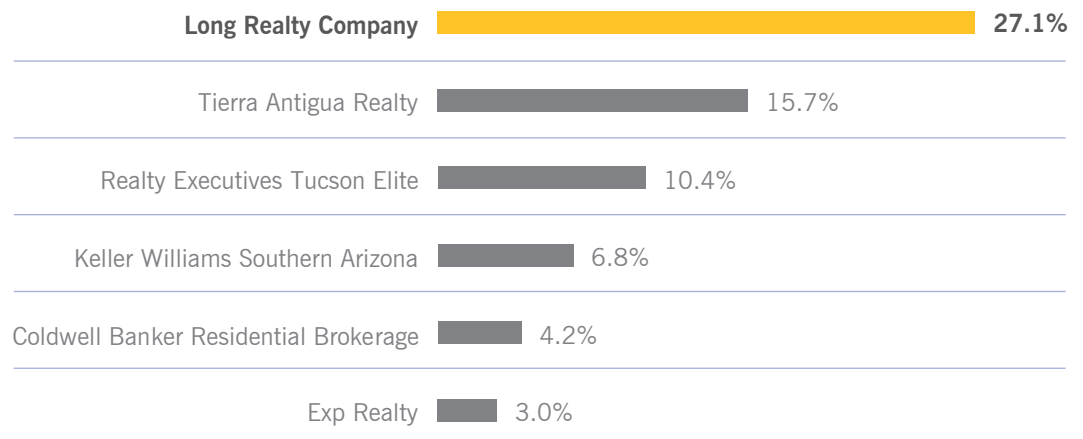
*This heat map represents the percentage of change in Tucson metro median sales prices from June 2017-August 2017 to June 2018-August 2018 by zip code.*



## MARKET SHARE – TUCSON CENTRAL

*Long Realty leads the market in successful real estate sales.*

*Data Obtained 09/06/2018 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 09/01/2017 – 08/31/2018 rounded to the nearest tenth of one percent and deemed to be correct.*



The Tucson Central Housing Report is comprised of data for residential properties in the Central area of Tucson as defined by MLSSAZ. Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range. Please feel free to contact me for a more in-depth analysis.