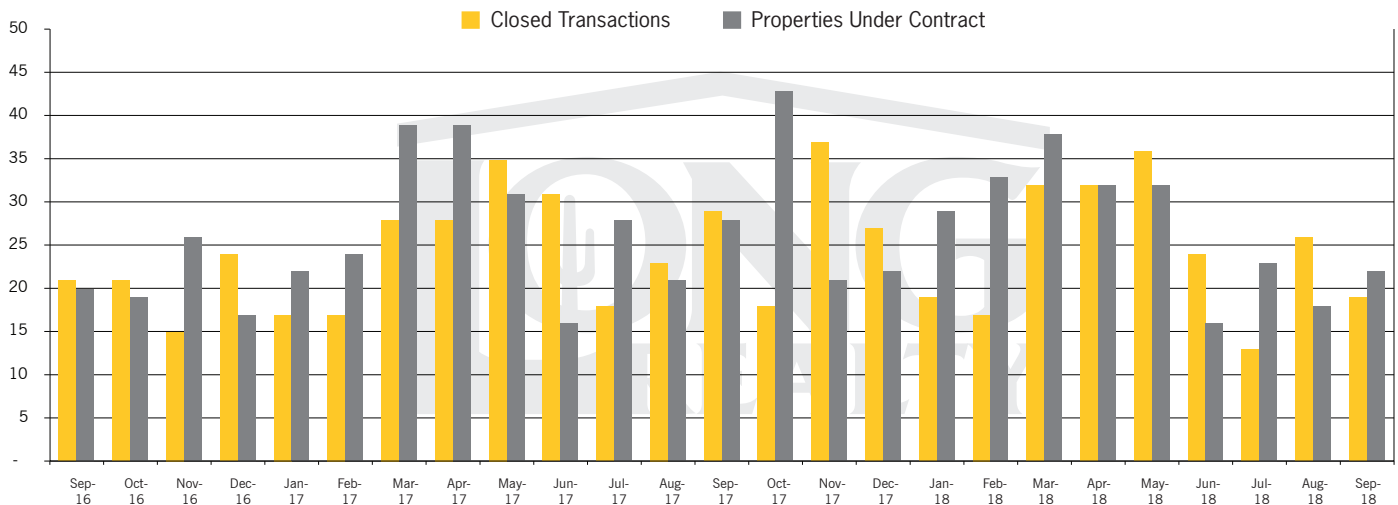




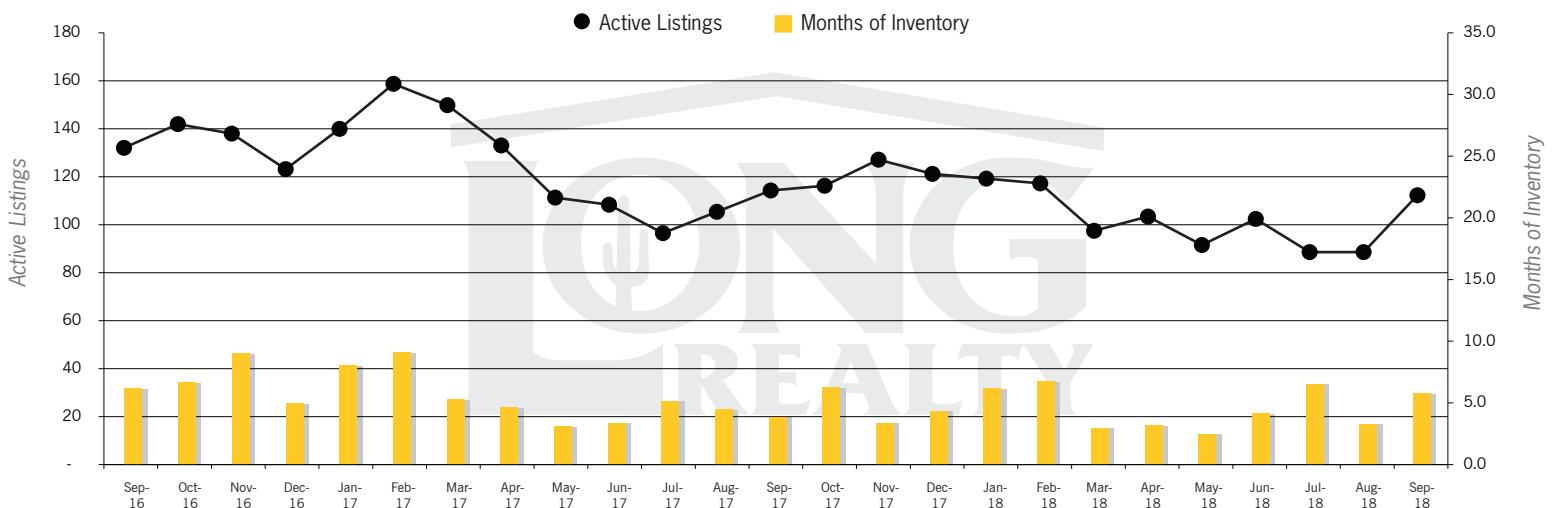
## Dove Mountain | October 2018

In the Dove Mountain area, September 2018 active inventory was 110, a 2% decrease from September 2017. There were 19 closings in September 2018, a 34% decrease from September 2017. Year-to-date 2018 there were 228 closings, a 3% decrease from year-to-date 2017. Months of Inventory was 5.8, up from 3.9 in September 2017. Median price of sold homes was \$305,000 for the month of September 2018, down 21% from September 2017. The Dove Mountain area had 22 new properties under contract in September 2018, down 21% from September 2017.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – DOVE MOUNTAIN



### ACTIVE LISTINGS AND MONTHS OF INVENTORY – DOVE MOUNTAIN

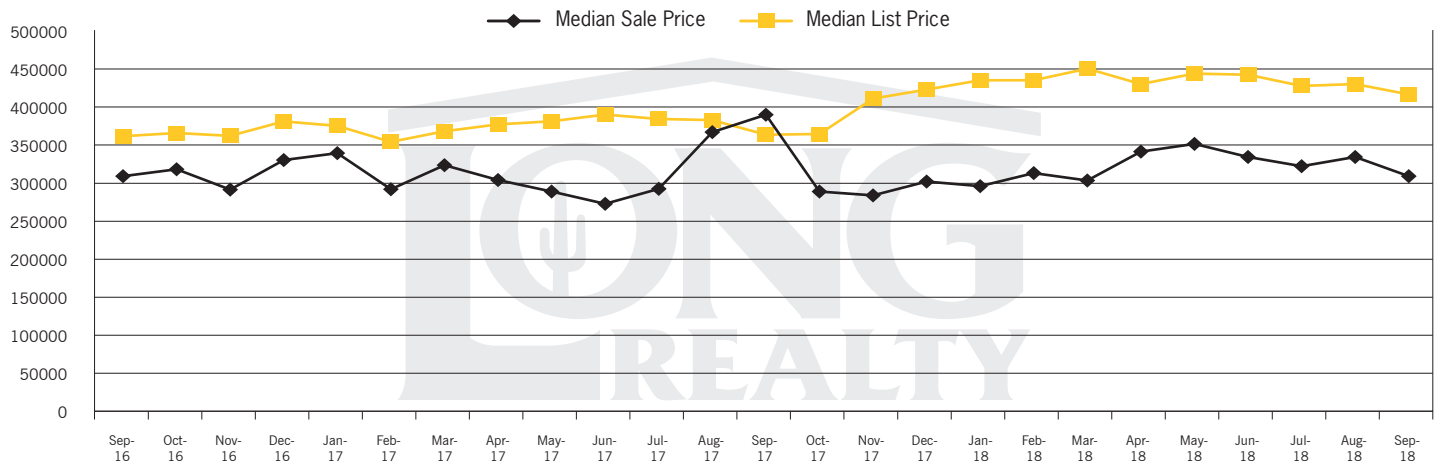


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 10/03/2018 is believed to be reliable, but not guaranteed.



Dove Mountain | October 2018

## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – DOVE MOUNTAIN



## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – DOVE MOUNTAIN

Year	Median Price	Int. Rate	MO. Payment
2006	\$249,591	6.140%	\$1,443.01
2017	\$385,000	3.800%	\$1,704.24
2018	\$305,000	4.875%	\$1,533.38

## 30 YEAR FIXED MORTGAGE RATE

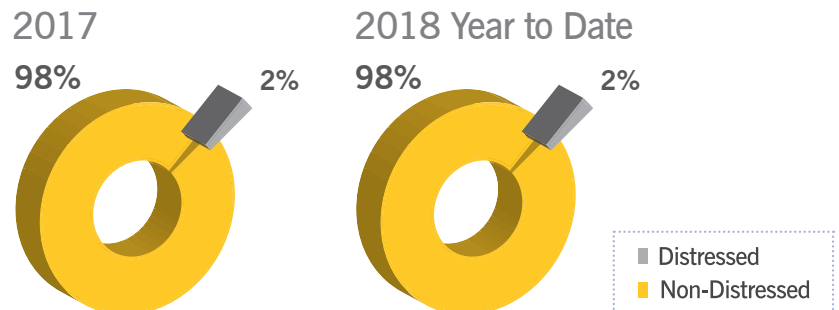


Source: Residential median sales prices. Data obtained 10/03/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: FreddieMac.com

## DISTRESSED VS. NON-DISTRESSED SALES – DOVE MOUNTAIN

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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Dove Mountain | October 2018

## MARKET CONDITIONS BY PRICE BAND – DOVE MOUNTAIN

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Apr-18	May-18	Jun-18	Jul-18	Aug-18	Sep-18			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	2	0	0	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	0	3	1	2	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	3	5	3	2	2	2	1	3.0	1.2	Seller
\$225,000 - 249,999	3	2	4	4	1	3	1	3.0	2.0	Seller
\$250,000 - 274,999	2	1	1	1	2	1	4	0.5	0.9	Seller
\$275,000 - 299,999	3	1	3	1	0	4	2	1.5	1.3	Seller
\$300,000 - 349,999	11	4	7	5	4	4	5	2.2	1.8	Seller
\$350,000 - 399,999	24	4	6	1	2	6	2	12.0	5.4	Balanced
\$400,000 - 499,999	27	4	6	5	2	7	2	13.5	6.8	Slightly Buyer
\$500,000 - 599,999	9	2	0	1	1	1	0	n/a	9.5	Buyer
\$600,000 - 699,999	4	2	2	2	0	0	1	4.0	13.0	Buyer
\$700,000 - 799,999	4	2	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	4	0	1	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	2	2	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	14	0	2	1	0	0	1	14.0	43.0	Buyer
<b>TOTAL</b>	<b>110</b>	<b>34</b>	<b>36</b>	<b>25</b>	<b>14</b>	<b>28</b>	<b>19</b>	<b>5.8</b>	<b>4.6</b>	<b>Slightly 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 10/03/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 07/01/2018-09/30/2018. Information is believed to be reliable, but not guaranteed.

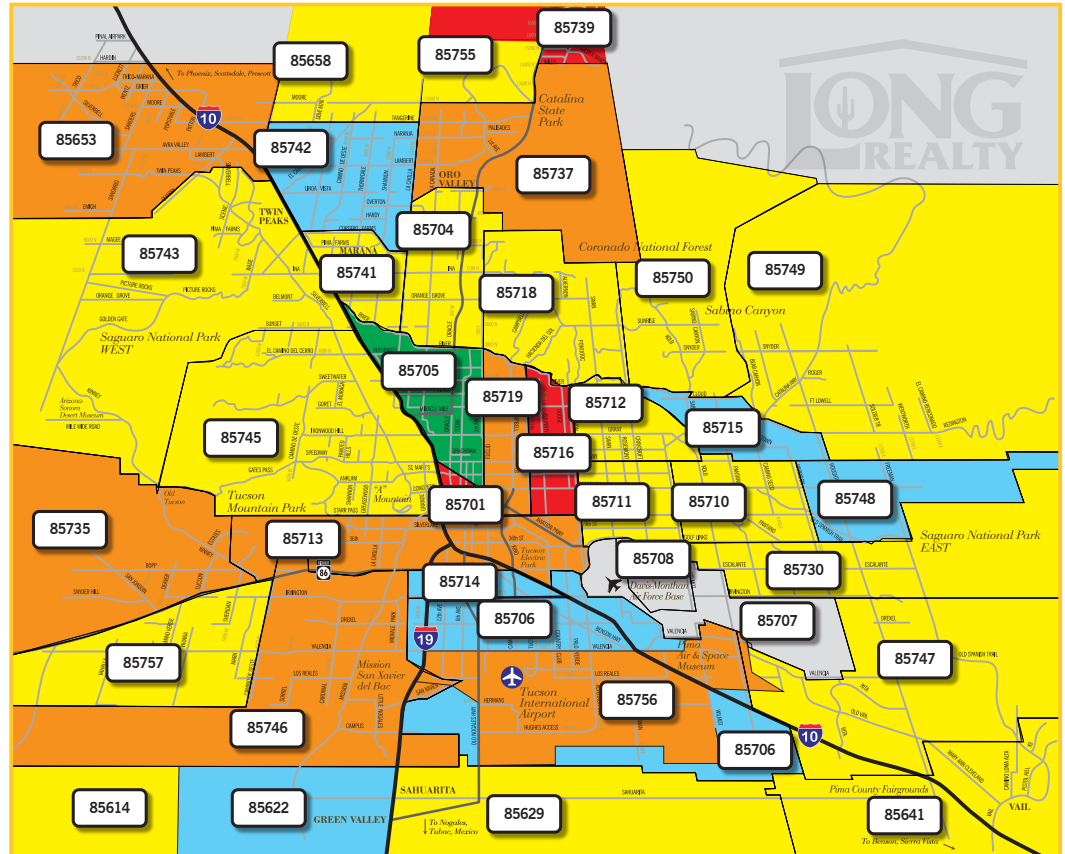


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## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL 2017-SEP 2017 TO  
JUL 2018-SEP 2018

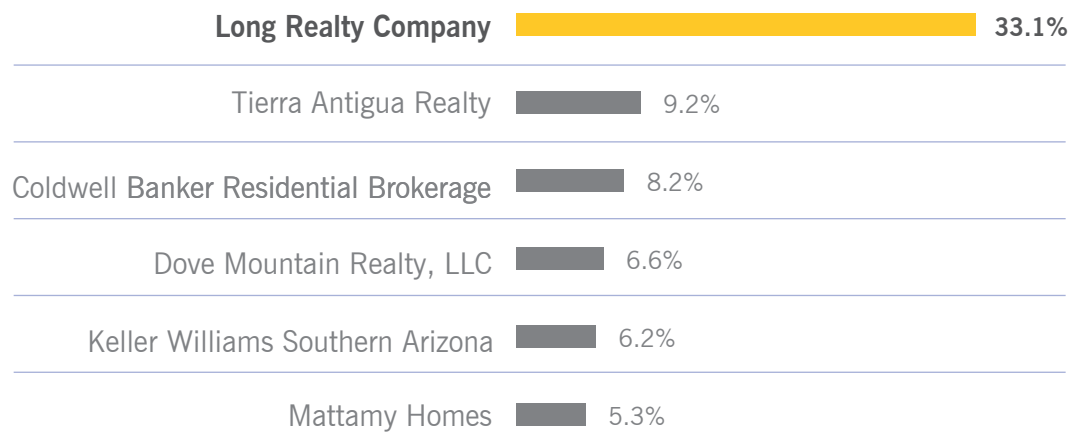
*This heat map represents the percentage of change in Tucson metro median sales prices from July 2017-September 2017 to July 2018-September 2018 by zip code.*



## MARKET SHARE – DOVE MOUNTAIN

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

*Data Obtained 10/03/2018 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 10/01/2017 – 09/30/2018 rounded to the nearest tenth of one percent and deemed to be correct.*



The Dove Mountain Housing Report is comprised of data for residential properties in the community of Dove Mountain. 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.