

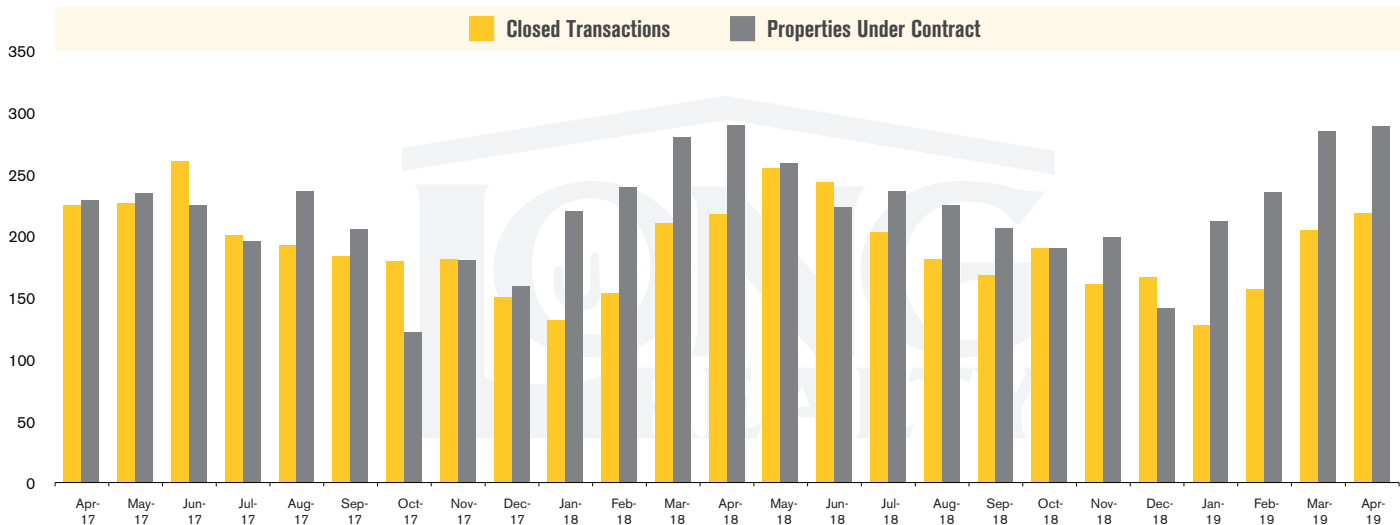
# THE HOUSING REPORT

TUCSON CENTRAL | MAY 2019

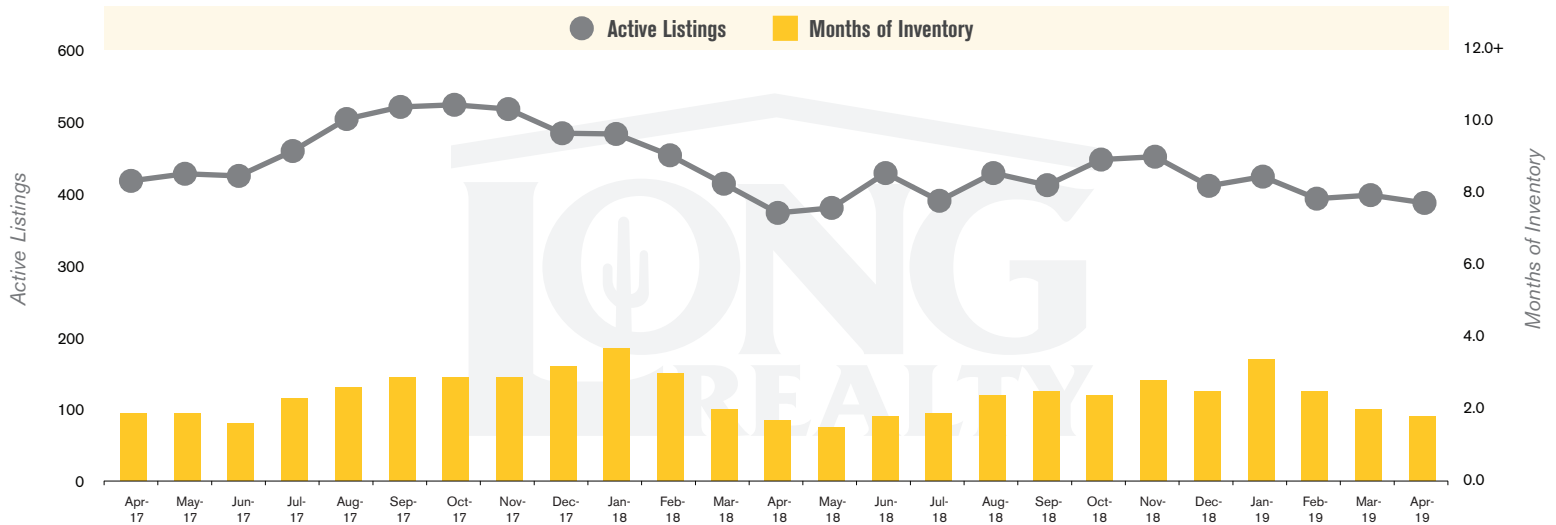


In the Tucson Central area, April 2019 active inventory was 392, a 4% increase from April 2018. There were 219 closings in April 2019, virtually unchanged from April 2018. Year-to-date 2019 there were 709 closings, a 1% decrease from year-to-date 2018. Months of Inventory was 1.8, up from 1.7 in April 2018. Median price of sold homes was \$180,000 for the month of April 2019, down 5% from April 2018. The Tucson Central area had 290 new properties under contract in April 2019, down % from April 2018.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (TUCSON CENTRAL)



## ACTIVE LISTINGS AND MONTHS OF INVENTORY (TUCSON CENTRAL)



Stephen Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

Long Realty Company

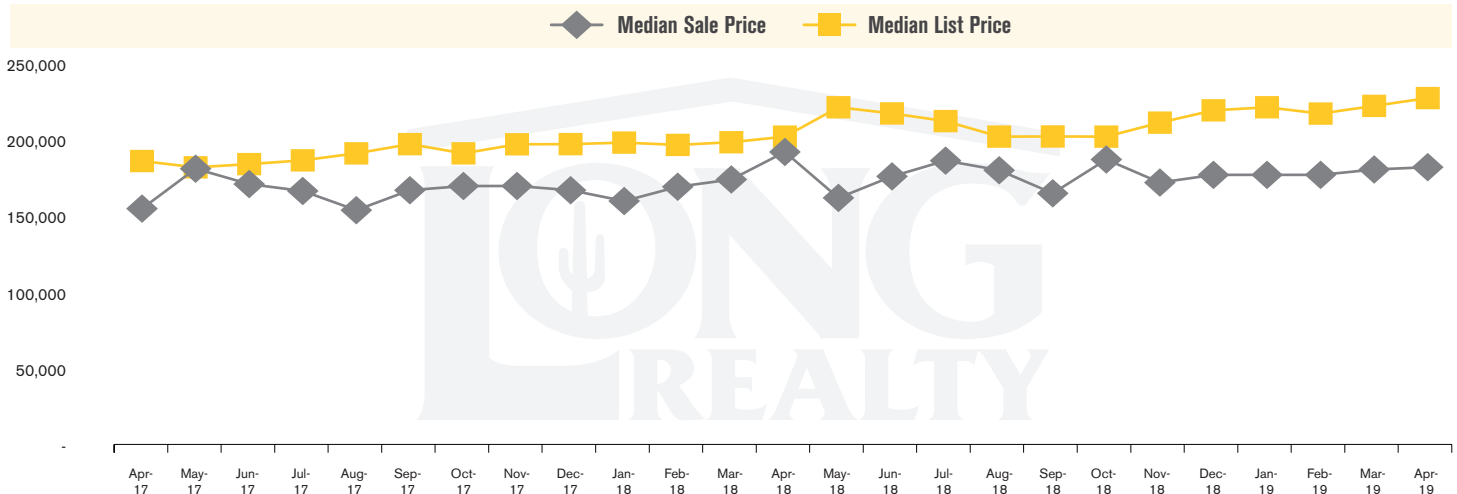
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 05/03/2019 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON CENTRAL | MAY 2019



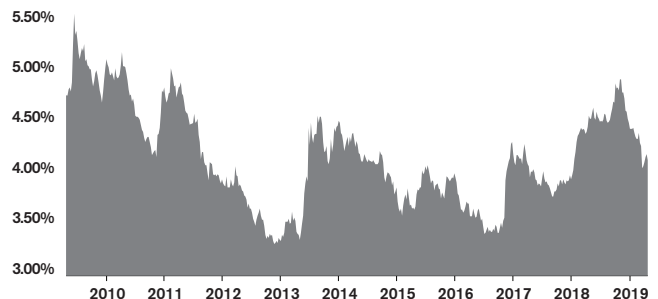
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (TUCSON CENTRAL)



## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (TUCSON CENTRAL)

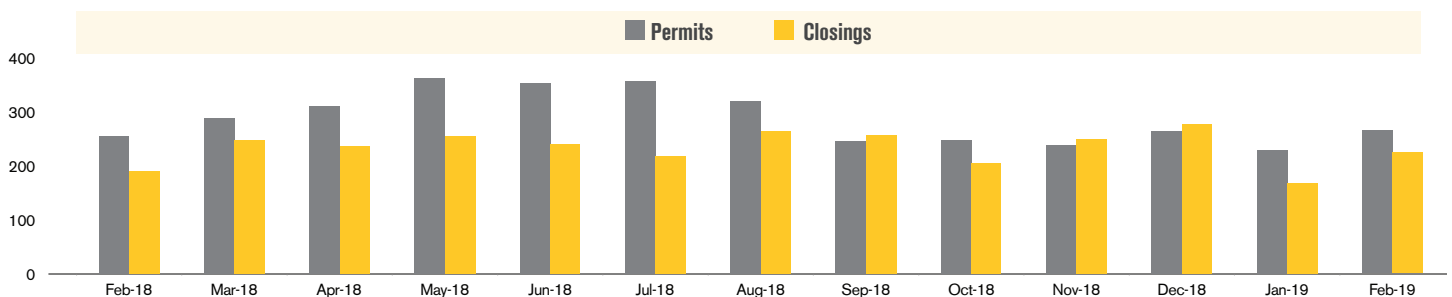
Year	Median Price	Int. Rate	MO. Payment
2006	\$182,750	6.140%	\$1,056.57
2018	\$189,900	4.470%	\$910.87
2019	\$180,000	4.140%	\$830.24

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## 2018 NEW HOME PERMITS AND CLOSINGS (TUCSON CENTRAL)



Source: Ginger G. Kneup of Bright Future Real Estate Research, LLC.



For February 2019, new home permits were **up 5%** from last year and new home closings were **up 20%** from last year.

Stephen Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

Long Realty Company

These statistics are based on information obtained from MLSSAZ and using Brokermetrics software on 05/03/2019. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON CENTRAL | MAY 2019



## 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
		Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19			
\$1 - 49,999	1	1	2	0	4	2	4	0.3	0.5	Seller
\$50,000 - 74,999	5	6	8	3	3	4	13	0.4	1.3	Seller
\$75,000 - 99,999	9	12	8	3	7	12	14	0.6	1.0	Seller
\$100,000 - 124,999	12	12	18	17	11	12	16	0.8	0.9	Seller
\$125,000 - 149,999	22	32	22	20	24	34	16	1.4	1.1	Seller
\$150,000 - 174,999	27	29	29	20	33	39	39	0.7	0.9	Seller
\$175,000 - 199,999	46	16	28	15	20	33	31	1.5	1.6	Seller
\$200,000 - 224,999	21	16	19	10	16	23	22	1.0	1.3	Seller
\$225,000 - 249,999	29	12	8	11	12	10	14	2.1	2.6	Seller
\$250,000 - 274,999	33	8	4	9	8	8	14	2.4	2.8	Seller
\$275,000 - 299,999	31	6	7	7	10	10	9	3.4	3.0	Seller
\$300,000 - 349,999	45	12	10	8	6	16	12	3.8	3.5	Seller
\$350,000 - 399,999	34	1	8	3	6	2	5	6.8	8.7	Buyer
\$400,000 - 499,999	33	1	4	6	7	8	7	4.7	3.7	Seller
\$500,000 - 599,999	13	2	0	1	1	1	2	6.5	9.8	Buyer
\$600,000 - 699,999	7	2	1	1	2	0	1	7.0	5.3	Balanced
\$700,000 - 799,999	12	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	4	1	0	0	1	0	0	n/a	14.0	Buyer
\$1,000,000 - and over	6	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>392</b>	<b>169</b>	<b>176</b>	<b>134</b>	<b>171</b>	<b>214</b>	<b>219</b>	<b>1.8</b>	<b>2.0</b>	<b>Seller</b>



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



Stephen Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

Long Realty Company

Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 05/03/2019. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2019-04/30/2019. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON CENTRAL | MAY 2019



## MARKET SHARE (TUCSON CENTRAL)

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

Data Obtained 05/03/2019 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 05/01/2018 – 04/30/2019 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

25.0%

Tierra Antigua Realty

16.4%

Realty Executives Tucson Elite

9.8%

Keller Williams Southern Arizona

6.8%

Exp Realty

3.9%

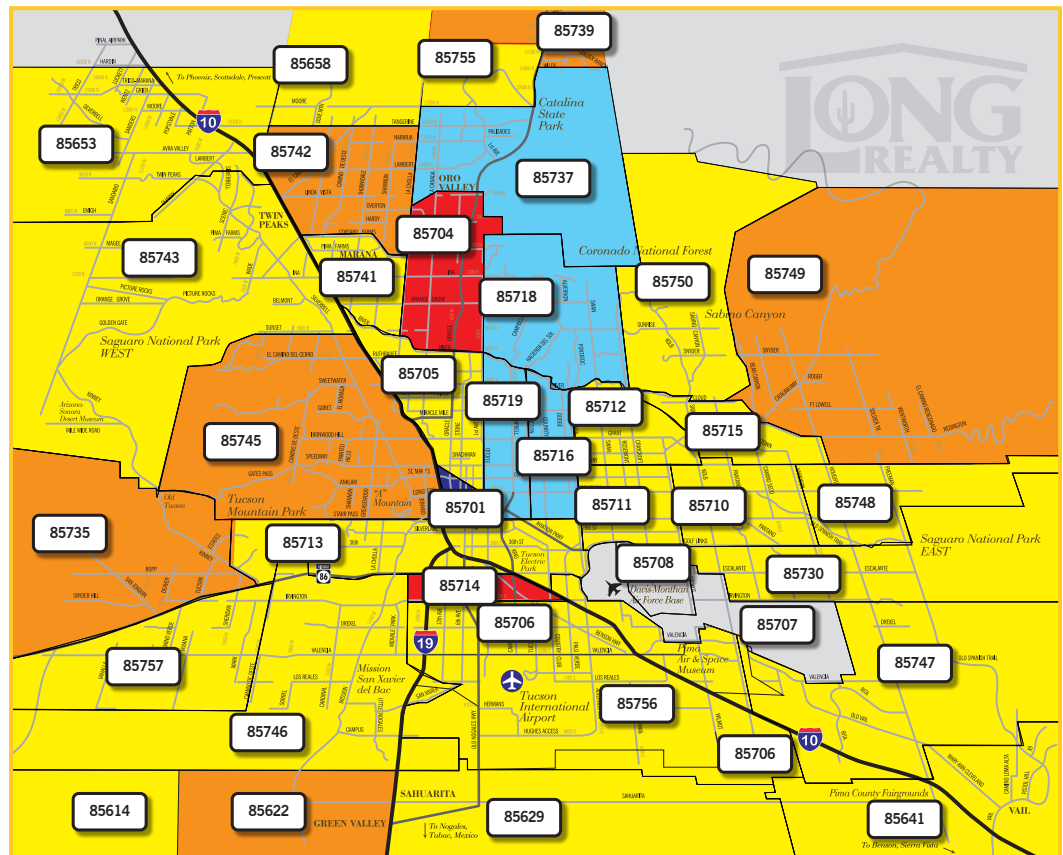
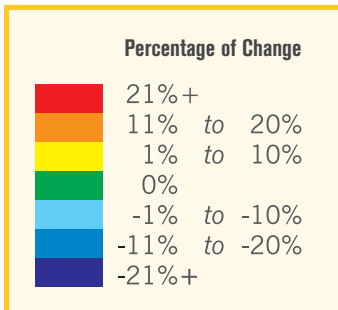
Homesmart Advantage Group

3.5%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(FEB 2018-APR 2018 TO  
FEB 2019-APR 2019)

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.**

Stephen Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

Long Realty Company

This heat map represents the percentage of change in Tucson metro median sales prices from February 2018-April 2018 to February 2019-April 2019 by zip code. These statistics are based on information obtained from the MLSSAZ on 05/03/2019. Information is believed to be reliable, but not guaranteed.