

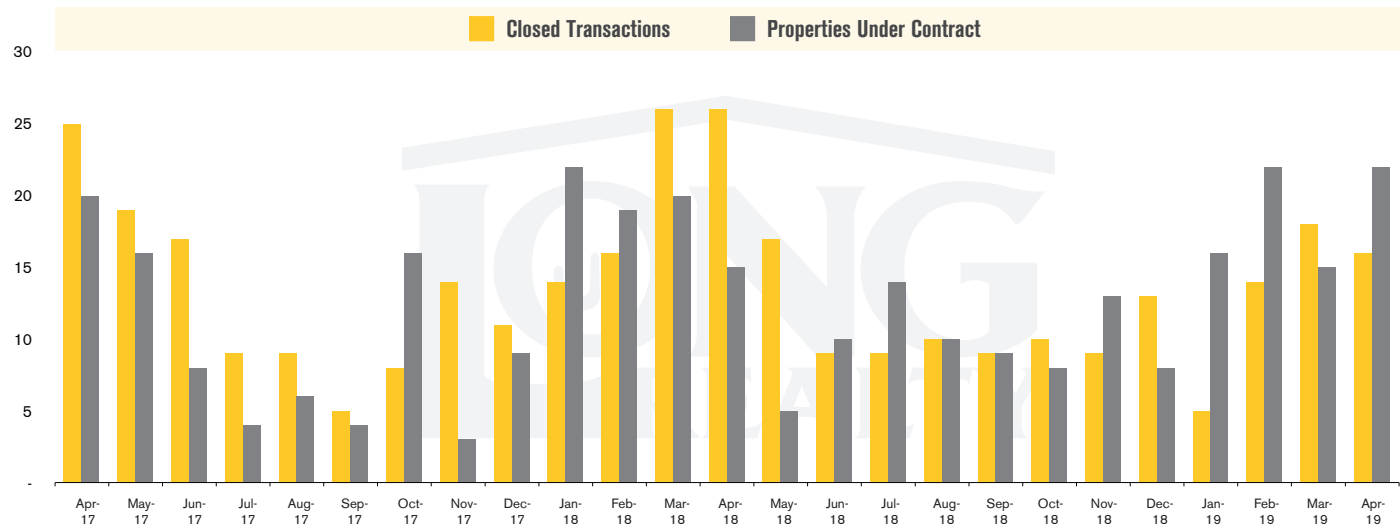
THE HOUSING REPORT

SUN CITY ORO VALLEY | MAY 2019

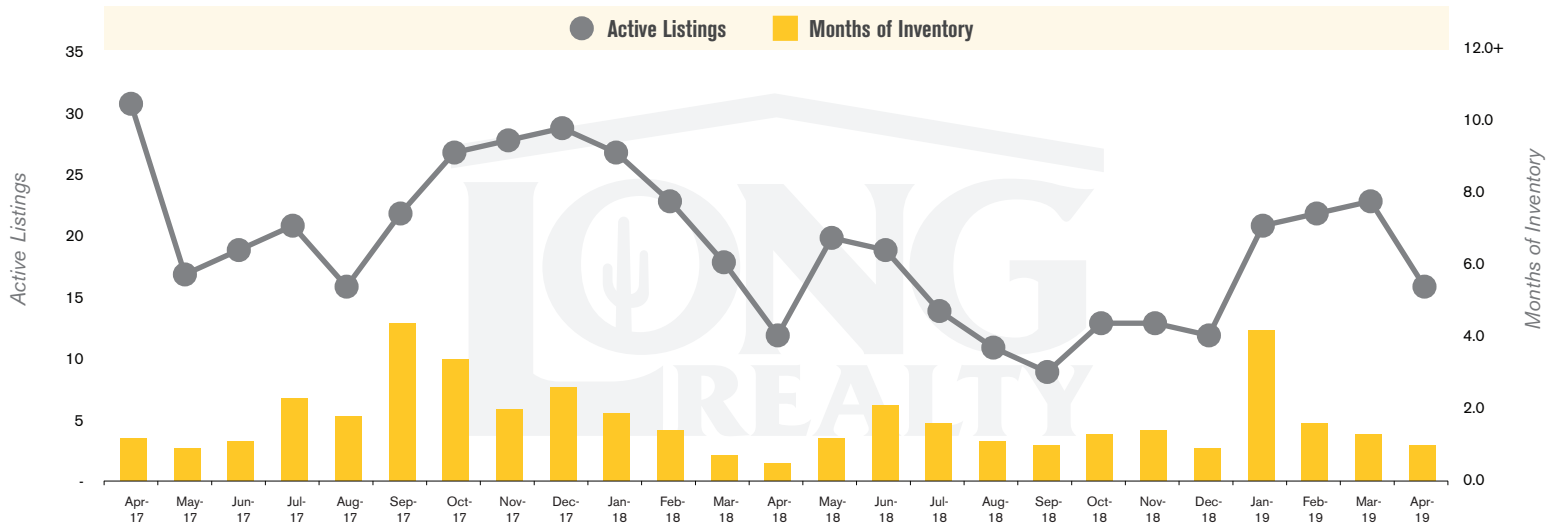


In the Sun City Oro Valley area, April 2019 active inventory was 16, a 33% increase from April 2018. There were 16 closings in April 2019, a 38% decrease from April 2018. Year-to-date 2019 there were 53 closings, a 35% decrease from year-to-date 2018. Months of Inventory was 1.0, up from .5 in April 2018. Median price of sold homes was \$285,000 for the month of April 2019, up 2% from April 2018. The Sun City Oro Valley area had 22 new properties under contract in April 2019, up 47% from April 2018.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (SUN CITY ORO VALLEY)



ACTIVE LISTINGS AND MONTHS OF INVENTORY (SUN CITY ORO VALLEY)



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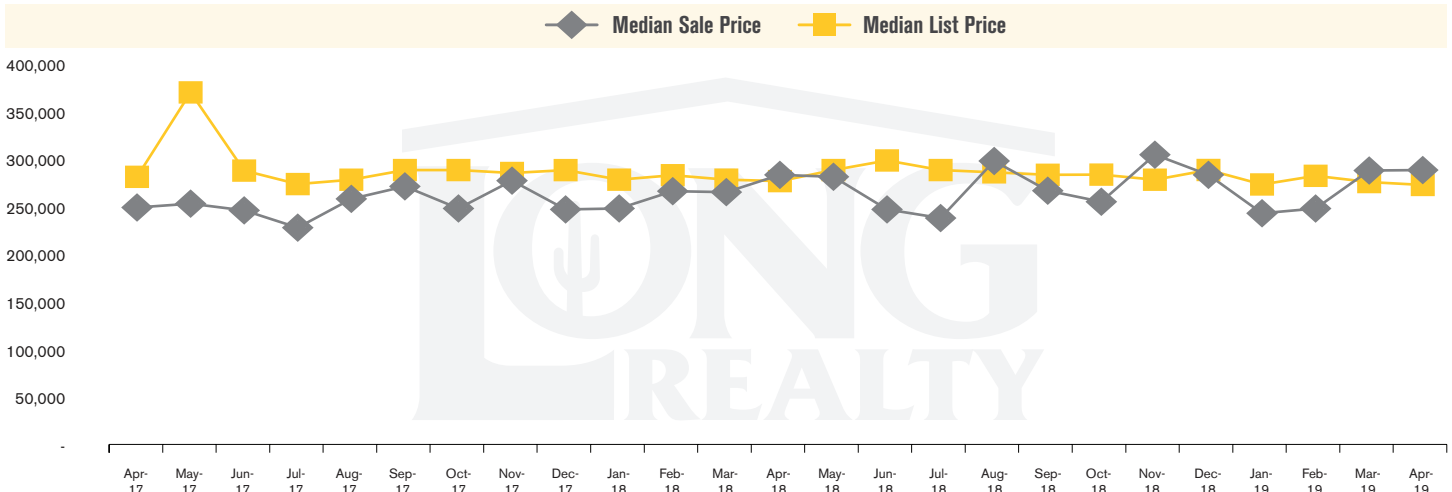
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 05/03/2019 is believed to be reliable, but not guaranteed.

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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (SUN CITY ORO VALLEY)

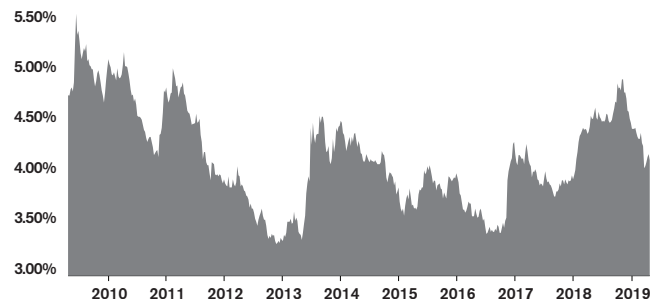


MONTHLY PAYMENT ON A MEDIAN PRICED HOME (SUN CITY ORO VALLEY)

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2018	\$280,000	4.47%	\$1,343.05
2019	\$285,000	4.140%	\$1,314.55

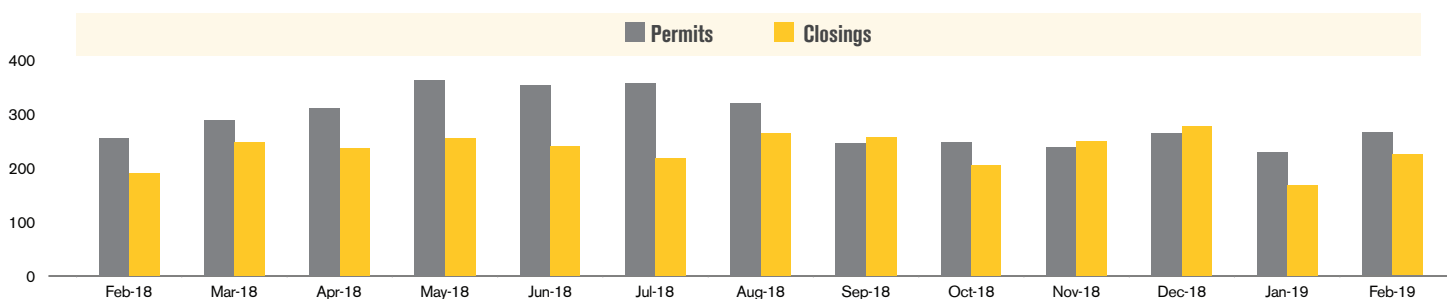
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

2018 NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



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.

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MARKET CONDITIONS BY PRICE BAND (SUN CITY ORO VALLEY)

	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	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	0	0	0	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	1	0	0	0	1	0	0	n/a	2.0	Seller
\$200,000 - 224,999	1	1	1	0	1	1	2	0.5	0.5	Seller
\$225,000 - 249,999	2	1	0	3	6	2	1	2.0	0.9	Seller
\$250,000 - 274,999	5	3	4	1	3	5	3	1.7	1.8	Seller
\$275,000 - 299,999	3	0	3	0	0	3	3	1.0	2.2	Seller
\$300,000 - 349,999	2	1	3	1	1	4	4	0.5	0.9	Seller
\$350,000 - 399,999	2	2	1	0	1	2	1	2.0	2.0	Seller
\$400,000 - 499,999	0	2	1	0	0	0	2	0.0	0.0	Seller
\$500,000 - 599,999	0	0	0	0	1	1	0	n/a	0.0	Seller
\$600,000 - 699,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	16	10	13	5	14	18	16	1.0	1.3	Seller



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



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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.

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MARKET SHARE (SUN CITY ORO VALLEY)

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.

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52.7%

Coldwell Banker Residential Brokerage 18.6%

Tierra Antigua Realty 12.6%

Keller Williams Souther Arizona 4.3%

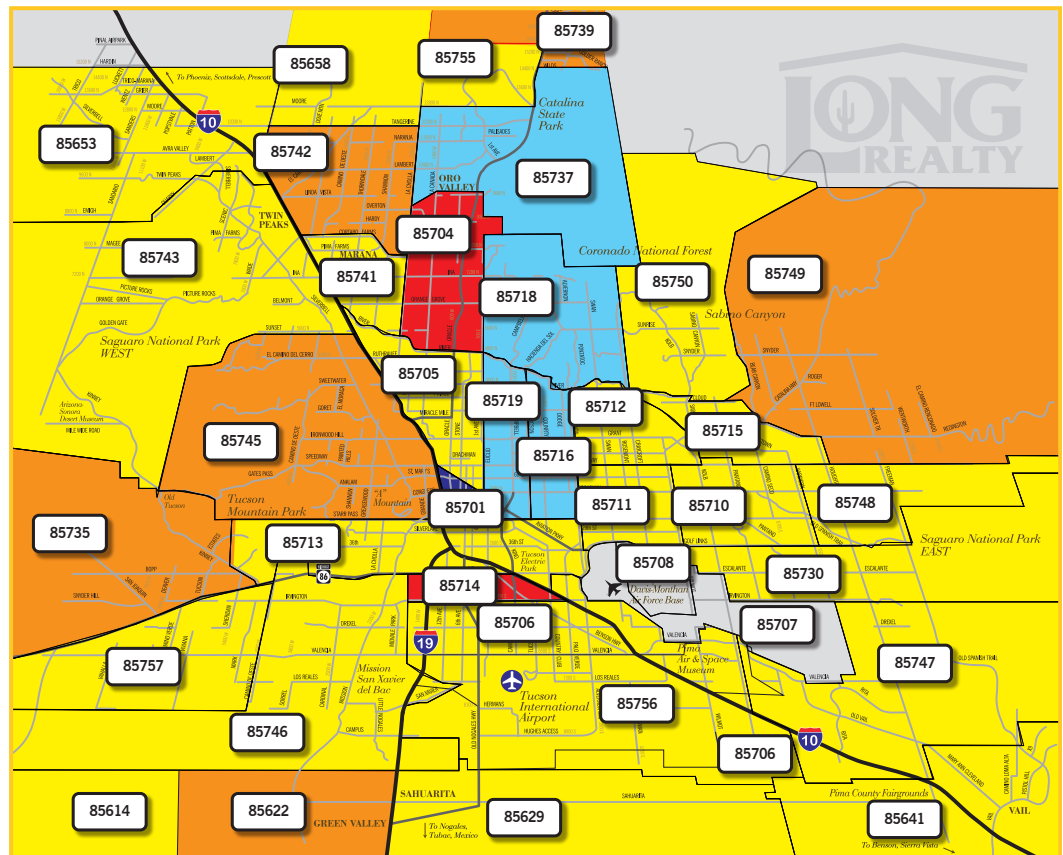
Realty Executives Tucson Elite 2.7%

Homesmart Advantage Group 1.3%

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.

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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.