

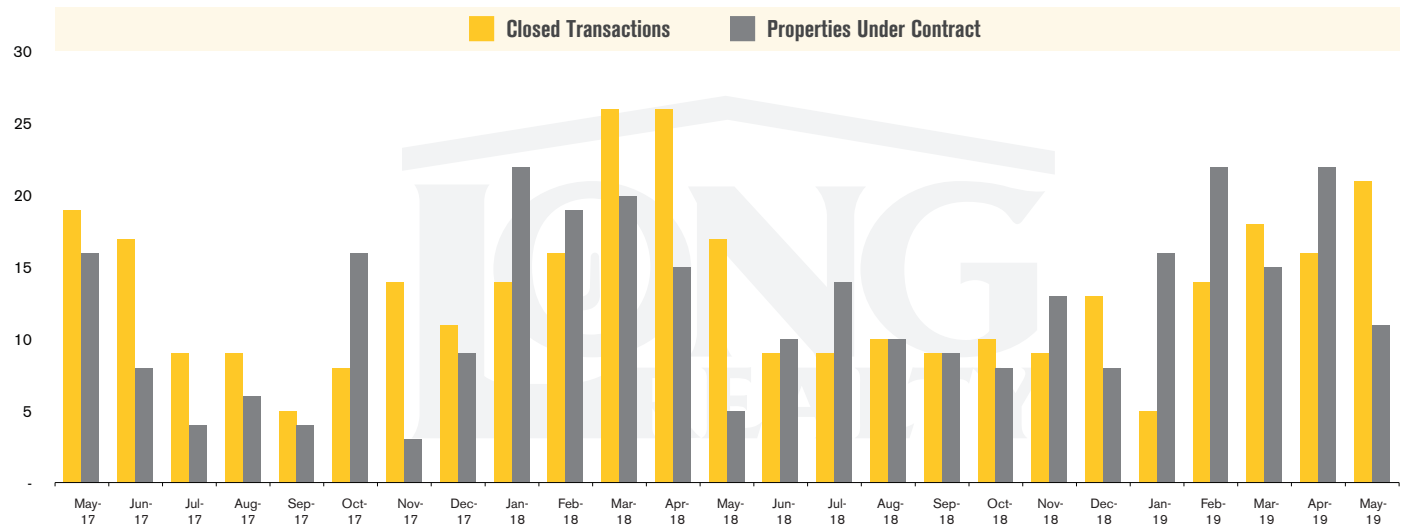
THE HOUSING REPORT

SUN CITY ORO VALLEY | JUNE 2019

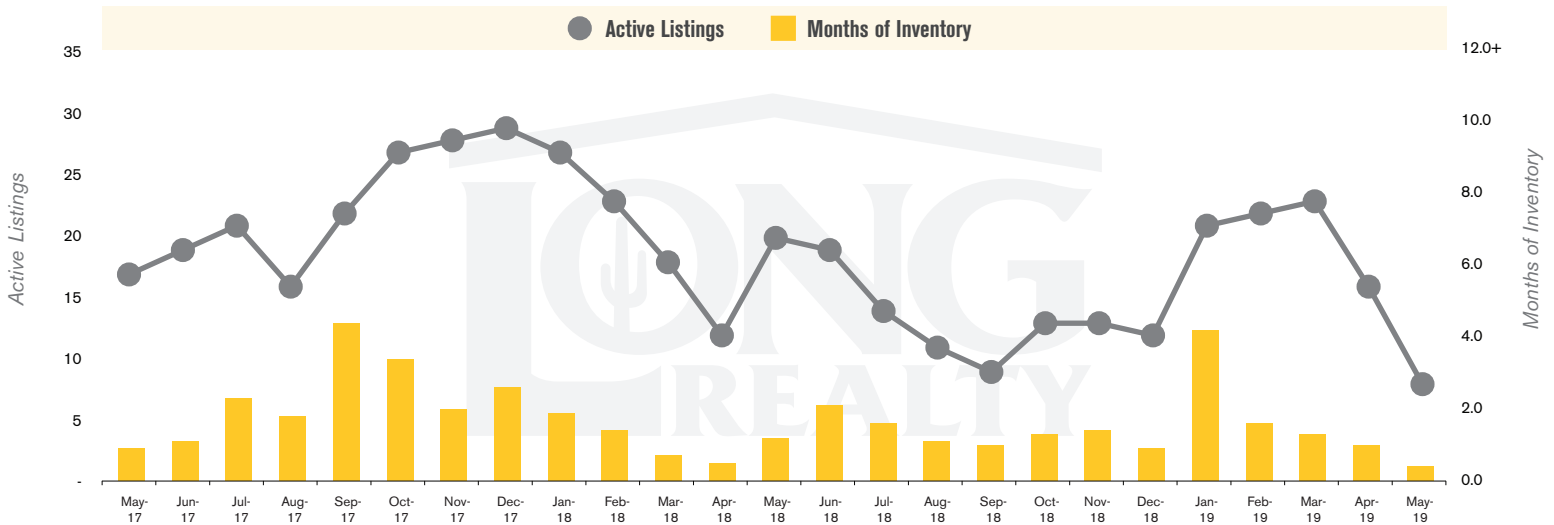


In the Sun City Oro Valley area, May 2019 active inventory was 8, a 60% decrease from May 2018. There were 21 closings in May 2019, a 24% increase from May 2018. Year-to-date 2019 there were 74 closings, a 25% decrease from year-to-date 2018. Months of Inventory was .4, down from 1.2 in May 2018. Median price of sold homes was \$269,000 for the month of May 2019, down 3% from May 2018. The Sun City Oro Valley area had 11 new properties under contract in May 2019, up 120% from May 2018.

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



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



Stephen Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

Long Realty Company

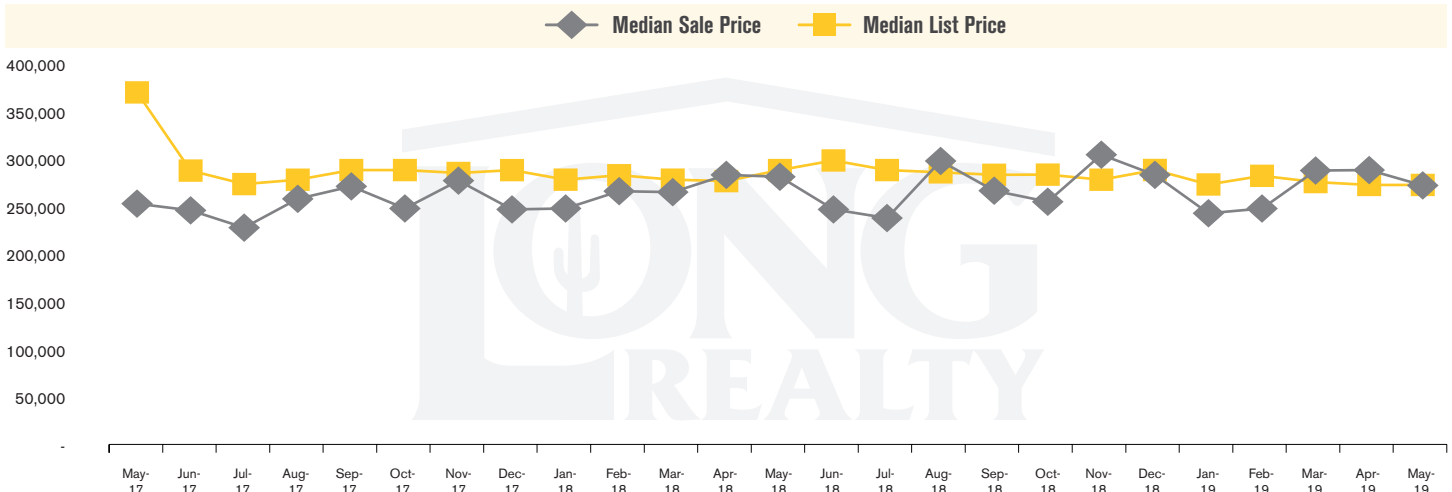
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 06/05/2019 is believed to be reliable, but not guaranteed.

THE HOUSING REPORT

SUN CITY ORO VALLEY | JUNE 2019



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

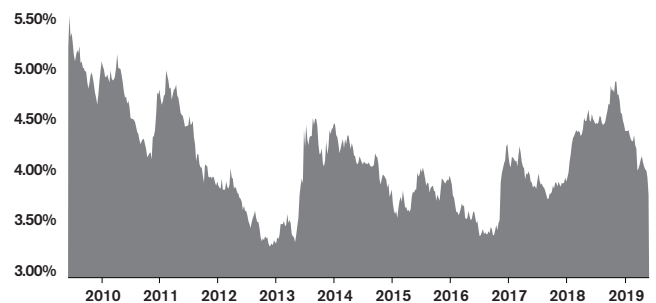


MONTHLY PAYMENT ON A MEDIAN PRICED HOME (SUN CITY ORO VALLEY)

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2018	\$278,000	4.63%	\$1,357.84
2019	\$269,000	4.000%	\$1,220.03

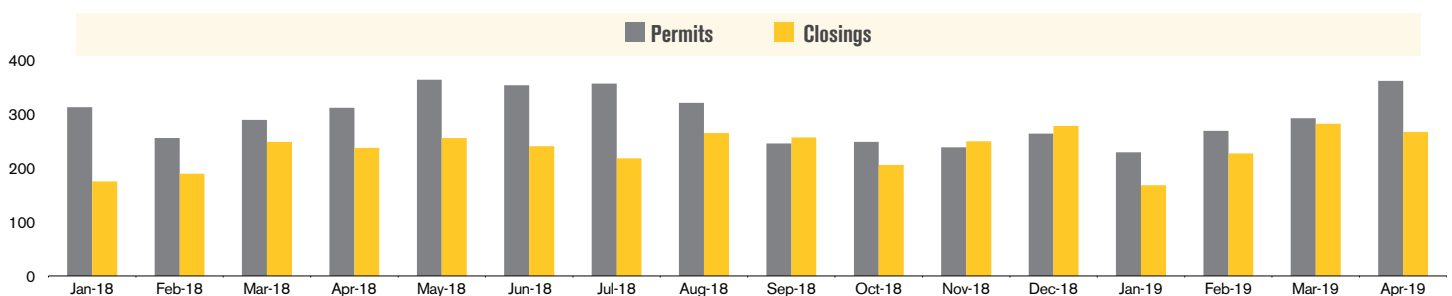
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



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



For April 2019, new home permits were **down 2%** year-to-date from 2018 and new home closings were **up 11%** year to date from 2018.

Stephen Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

Long Realty Company

These statistics are based on information obtained from MLSSAZ and using Brokermetrics software on 06/05/2019. Information is believed to be reliable, but not guaranteed.

THE HOUSING REPORT

SUN CITY ORO VALLEY | JUNE 2019



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
		Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-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	1	0	0	1	1.0	3.0	Seller
\$200,000 - 224,999	0	1	0	1	1	2	1	0.0	0.3	Seller
\$225,000 - 249,999	0	0	3	6	2	1	4	0.0	0.7	Seller
\$250,000 - 274,999	2	4	1	3	5	3	5	0.4	1.3	Seller
\$275,000 - 299,999	2	3	0	0	3	3	2	1.0	1.1	Seller
\$300,000 - 349,999	2	3	1	1	4	4	3	0.7	0.6	Seller
\$350,000 - 399,999	1	1	0	1	2	1	1	1.0	1.3	Seller
\$400,000 - 499,999	0	1	0	0	0	2	3	0.0	0.0	Seller
\$500,000 - 599,999	0	0	0	1	1	0	1	0.0	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	8	13	5	14	18	16	21	0.4	0.9	Seller



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



Stephen Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

Long Realty Company

Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 06/05/2019. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2019-05/31/2019. Information is believed to be reliable, but not guaranteed.

THE HOUSING REPORT

SUN CITY ORO VALLEY | JUNE 2019



MARKET SHARE (SUN CITY ORO VALLEY)

Long Realty leads the market in successful real estate sales.

Data Obtained 06/05/2019 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 06/01/2018 – 05/31/2019 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY

55.3%

Coldwell Banker Residential Brokerage 18.2%

Tierra Antigua Realty 11.4%

Keller Williams Souther Arizona 3.8%

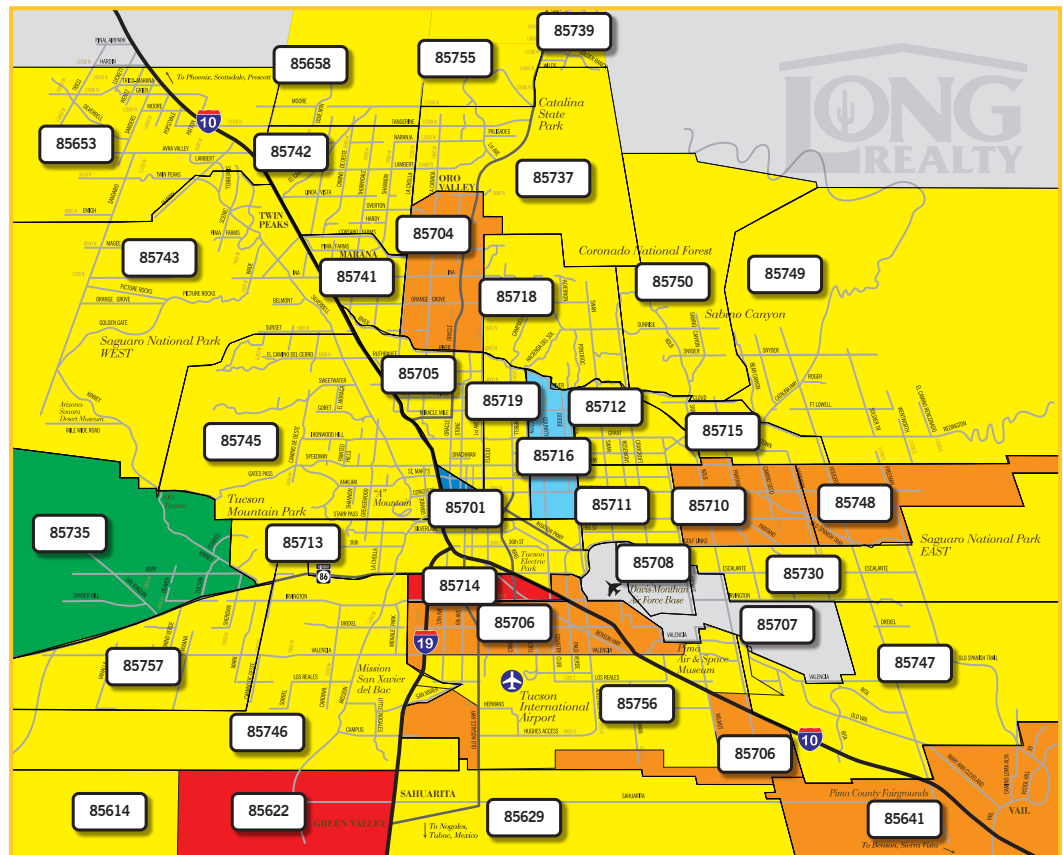
Realty Executives Tucson Elite 3.0%

Homesmart Advantage Group 1.2%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(MAR 2018-MAY 2018 TO MAR 2019-MAY 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

Long Realty Company

This heat map represents the percentage of change in Tucson metro median sales prices from March 2018-May 2018 to March 2019-May 2019 by zip code. These statistics are based on information obtained from the MLSSAZ on 06/05/2019. Information is believed to be reliable, but not guaranteed.