

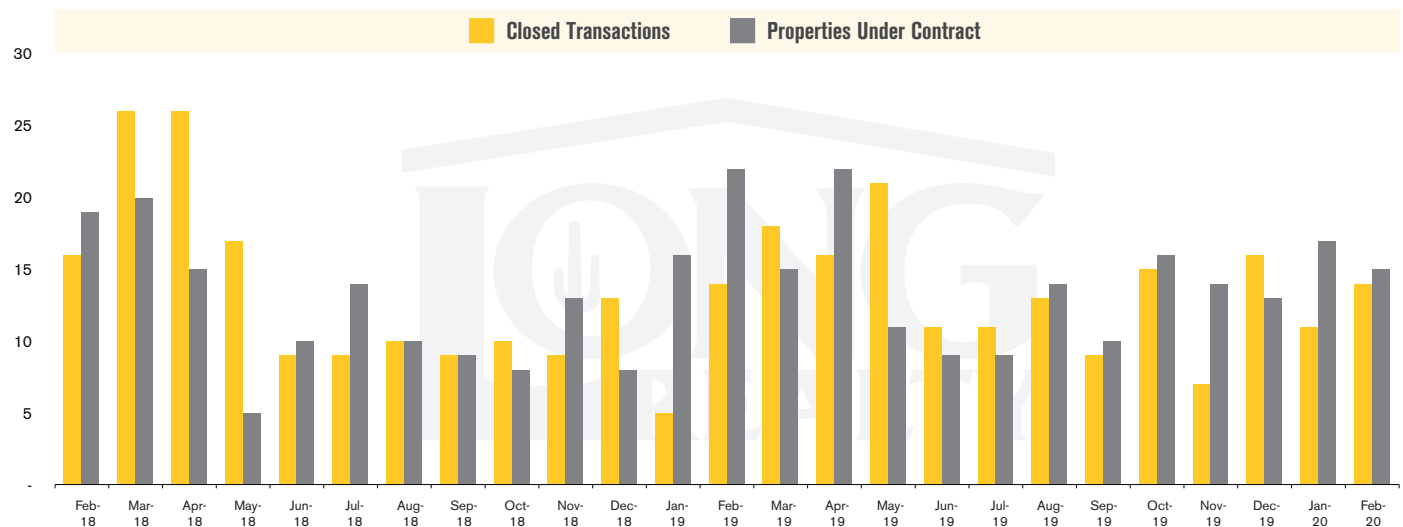
# THE HOUSING REPORT

SUN CITY ORO VALLEY | MARCH 2020

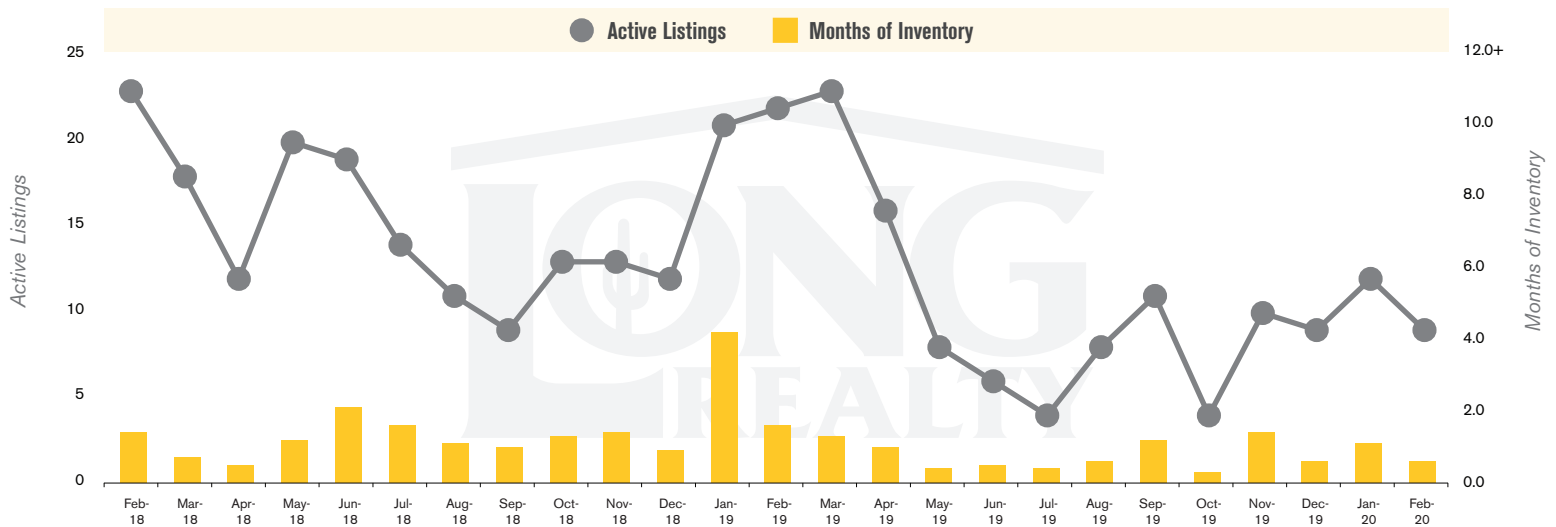


In the Sun City Oro Valley area, February 2020 active inventory was 9, a 59% decrease from February 2019. There were 14 closings in February 2020, virtually unchanged from February 2019. Year-to-date 2020 there were 26 closings, a 37% increase from year-to-date 2018. Months of Inventory was .6, down from 1.6 in February 2019. Median price of sold homes was \$293,000 for the month of February 2020, up 20% from February 2019. The Sun City Oro Valley area had 15 new properties under contract in February 2020, down 32% from February 2019.

## 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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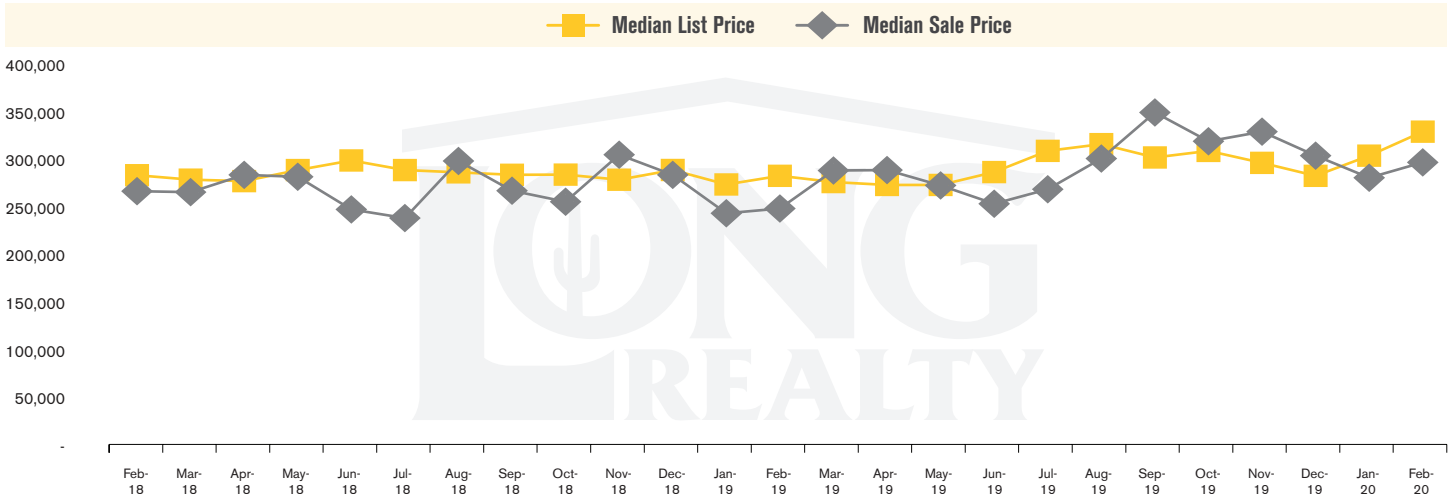
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 03/04/2020 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

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

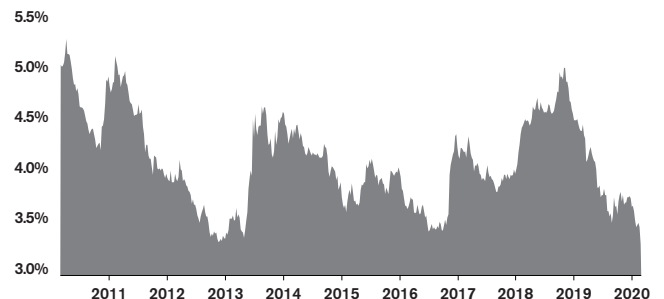


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (SUN CITY ORO VALLEY)

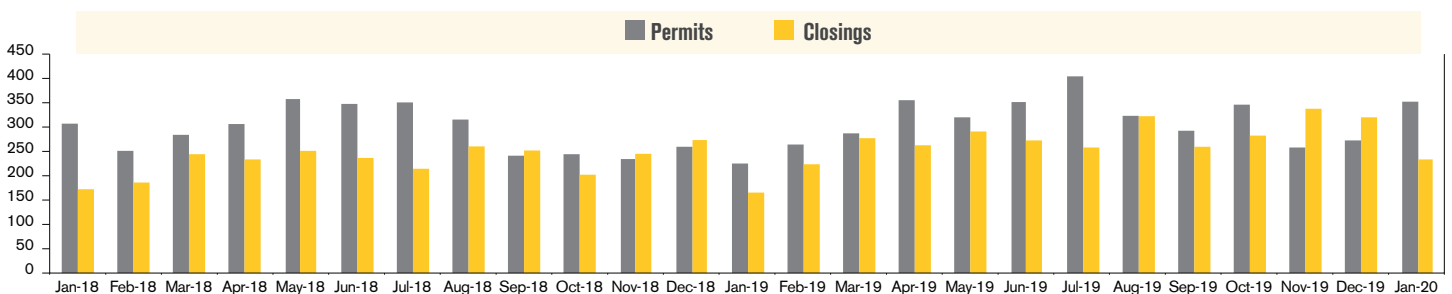
Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2019	\$244,950	4.37%	\$1,161.16
2020	\$293,000	3.470%	\$1,245.26

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

## 30 YEAR FIXED MORTGAGE RATE



## NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: RLBrownReports/Bright Future Real Estate Research



For January 2020, new home permits were **up 56%** and new home closings were **up 41%** from January 2019.

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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
		Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20			
\$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	0	0	0	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	1	1	1	1	0	0	n/a	2.0	<b>Seller</b>
\$225,000 - 249,999	1	0	2	1	2	2	4	0.3	0.5	<b>Seller</b>
\$250,000 - 274,999	1	1	1	0	2	2	2	0.5	0.5	<b>Seller</b>
\$275,000 - 299,999	1	0	3	0	3	5	1	1.0	0.4	<b>Seller</b>
\$300,000 - 349,999	2	4	4	3	6	0	3	0.7	0.8	<b>Seller</b>
\$350,000 - 399,999	3	1	3	1	1	1	2	1.5	1.8	<b>Seller</b>
\$400,000 - 499,999	1	2	0	1	1	1	2	0.5	0.5	<b>Seller</b>
\$500,000 - 599,999	0	0	1	0	1	0	0	n/a	1.0	<b>Seller</b>
\$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
<b>TOTAL</b>	<b>9</b>	<b>9</b>	<b>15</b>	<b>7</b>	<b>17</b>	<b>11</b>	<b>14</b>	<b>0.6</b>	<b>0.7</b>	<b>Seller</b>



**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 03/04/2020. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2019-02/29/2020. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

SUN CITY ORO VALLEY | MARCH 2020



## MARKET SHARE (SUN CITY ORO VALLEY)

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

Data Obtained 03/04/2020 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 03/01/2019 – 02/29/2020 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

54.3%

Coldwell Banker Residential Brokerage 22.2%

Tierra Antigua Realty 8.5%

Keller Williams Souther Arizona 3.6%

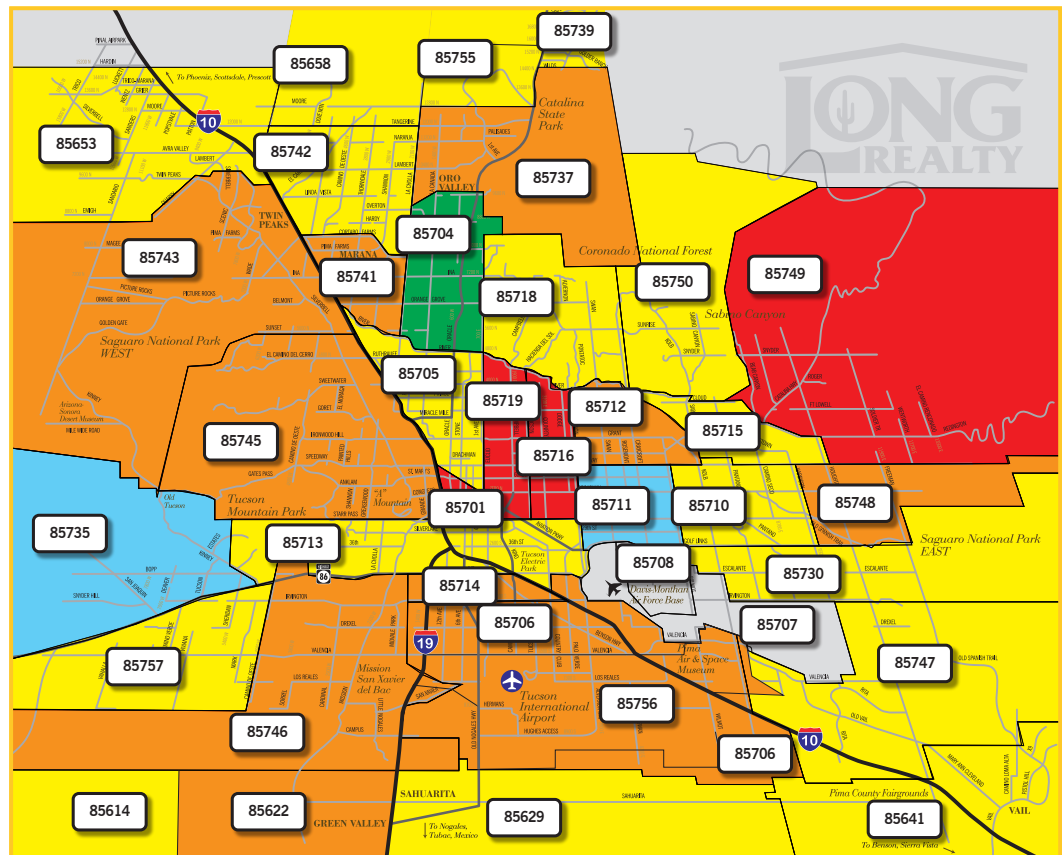
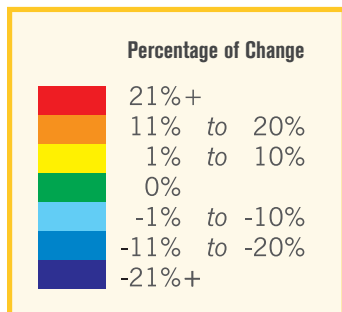
Realty Executives Tucson Elite 2.9%

Russ Lyon Sotheby's 1.6%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(DEC 2018-FEB 2019 TO DEC 2019-FEB 2020)

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 December 2018-February 2019 to December 2019-February 2020 by zip code. These statistics are based on information obtained from the MLSSAZ on 03/04/2020. Information is believed to be reliable, but not guaranteed.