

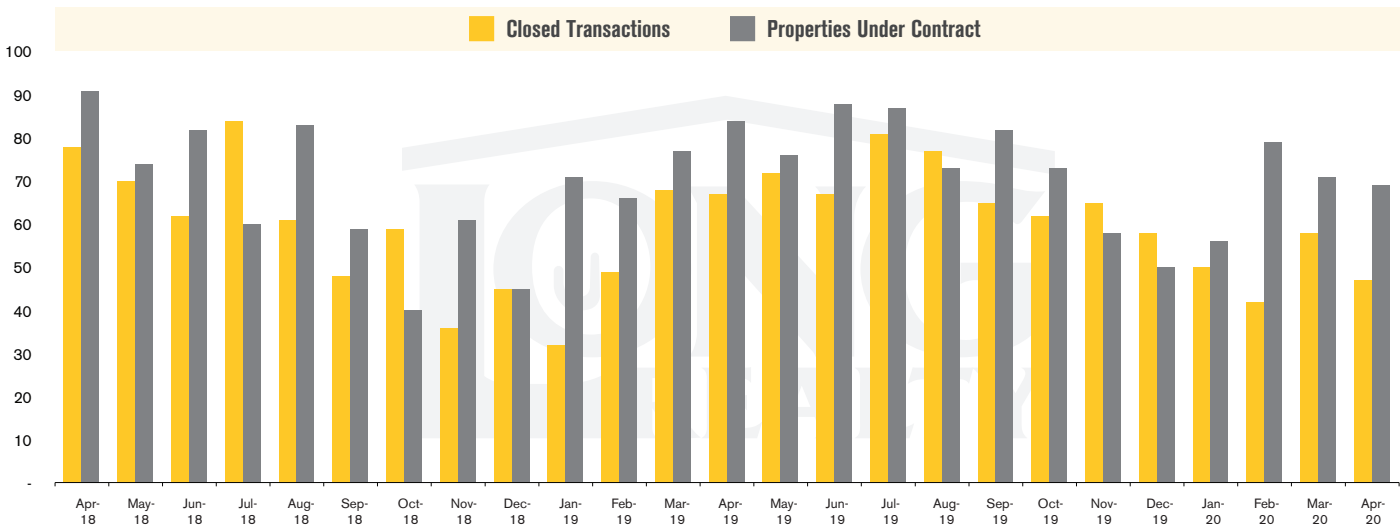
# THE HOUSING REPORT

SAHUARITA | MAY 2020

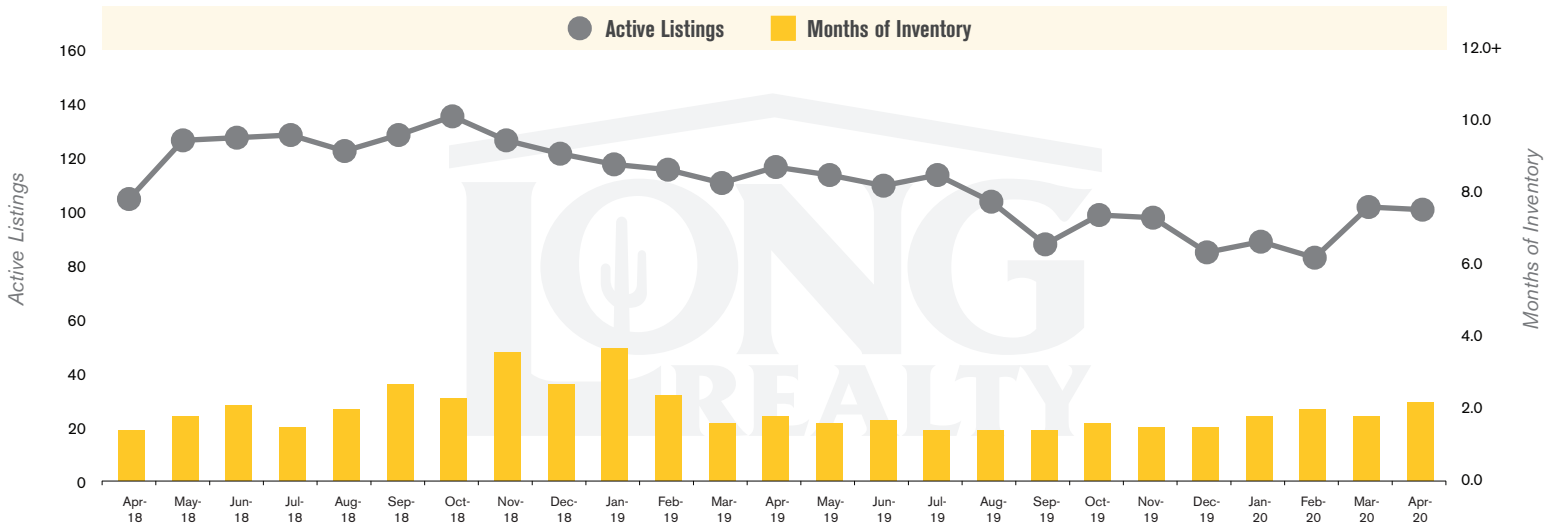


In the Sahuarita area, April 2020 active inventory was 102, a 14% decrease from April 2019. There were 47 closings in April 2020, a 30% decrease from April 2019. Year-to-date 2020 there were 206 closings, a 7% decrease from year-to-date 2019. Months of Inventory was 2.2, up from 1.8 in April 2019. Median price of sold homes was \$225,000 for the month of April 2020, up 12% from April 2019. The Sahuarita area had 69 new properties under contract in April 2020, down 18% from April 2019.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (SAHUARITA)



## ACTIVE LISTINGS AND MONTHS OF INVENTORY (SAHUARITA)



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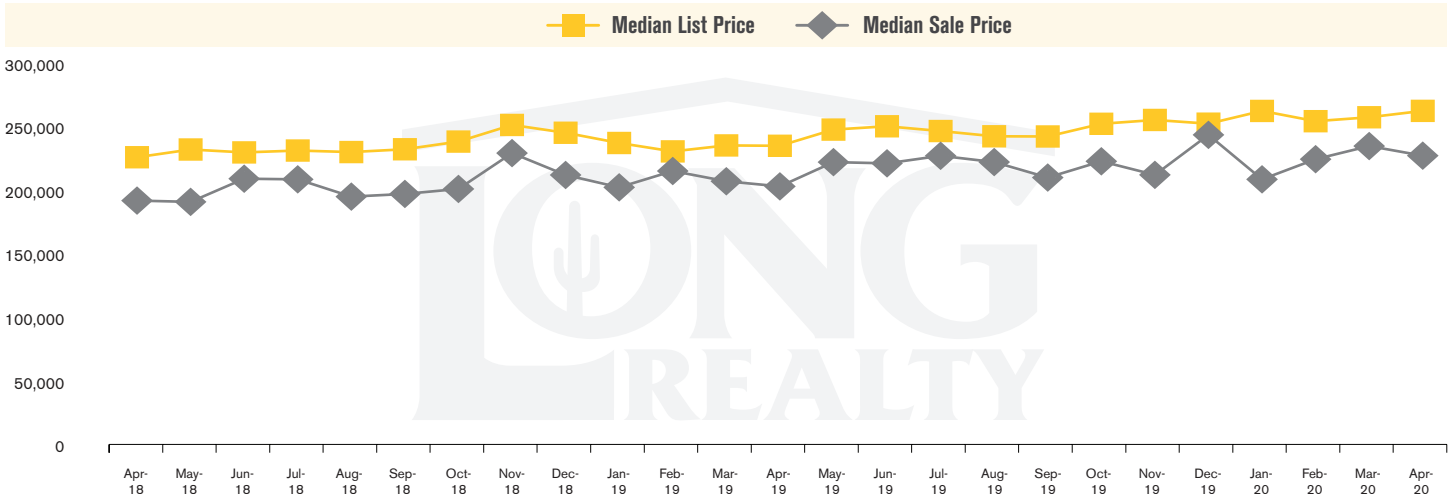
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 05/05/2020 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

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## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (SAHUARITA)

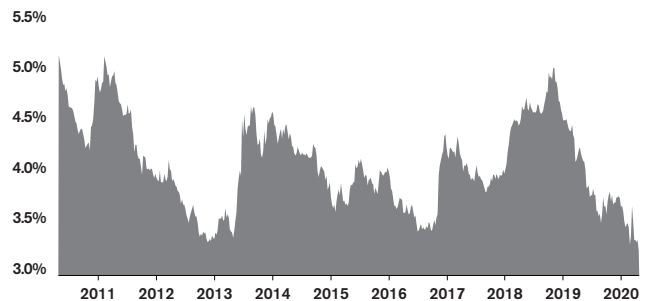


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (SAHUARITA)

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,200	6.140%	\$1,255.75
2019	\$201,000	4.140%	\$927.10
2020	\$225,000	3.310%	\$937.31

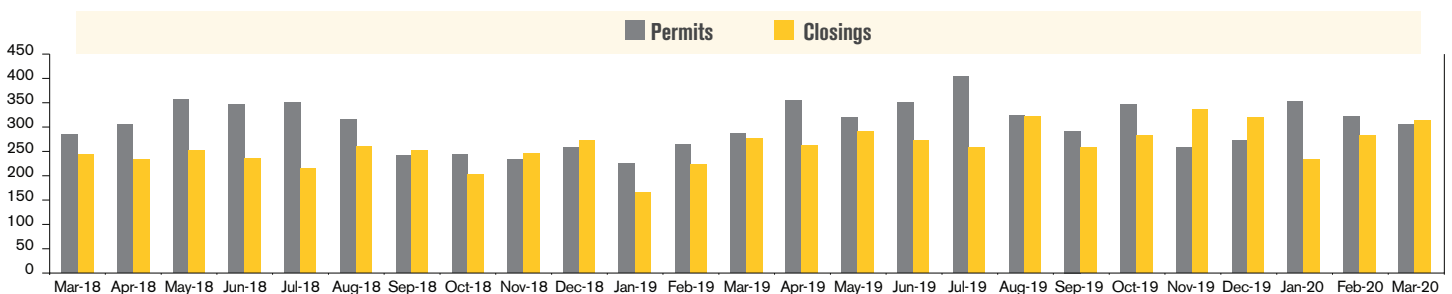
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: RLBrownReports/Bright Future Real Estate Research



For March 2020, new home permits were **up 7%** and new home closings were **up 13%** from March 2019.

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## MARKET CONDITIONS BY PRICE BAND (SAHUARITA)

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-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	2	2	3	2	0	1	2	1.0	1.3	<b>Seller</b>
\$125,000 - 149,999	0	2	0	1	3	0	1	0.0	0.5	<b>Seller</b>
\$150,000 - 174,999	3	10	5	2	6	2	1	3.0	0.8	<b>Seller</b>
\$175,000 - 199,999	11	15	7	10	9	14	6	1.8	1.1	<b>Seller</b>
\$200,000 - 224,999	9	12	9	17	4	11	13	0.7	0.8	<b>Seller</b>
\$225,000 - 249,999	13	8	9	5	8	11	6	2.2	1.6	<b>Seller</b>
\$250,000 - 274,999	11	7	6	8	4	6	5	2.2	2.3	<b>Seller</b>
\$275,000 - 299,999	20	2	6	0	2	3	6	3.3	4.9	<b>Slightly Seller</b>
\$300,000 - 349,999	17	6	7	1	3	8	2	8.5	3.5	<b>Seller</b>
\$350,000 - 399,999	3	4	4	3	3	4	4	0.8	1.1	<b>Seller</b>
\$400,000 - 499,999	6	0	3	0	2	3	1	6.0	2.8	<b>Seller</b>
\$500,000 - 599,999	2	2	1	1	1	1	0	n/a	2.5	<b>Seller</b>
\$600,000 - 699,999	4	0	1	1	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	1	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>102</b>	<b>70</b>	<b>61</b>	<b>51</b>	<b>45</b>	<b>64</b>	<b>47</b>	<b>2.2</b>	<b>1.9</b>	<b>Seller</b>



**Seller's Market**



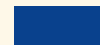
**Slight Seller's Market**



**Balanced Market**



**Slight Buyer's Market**



**Buyer's Market**



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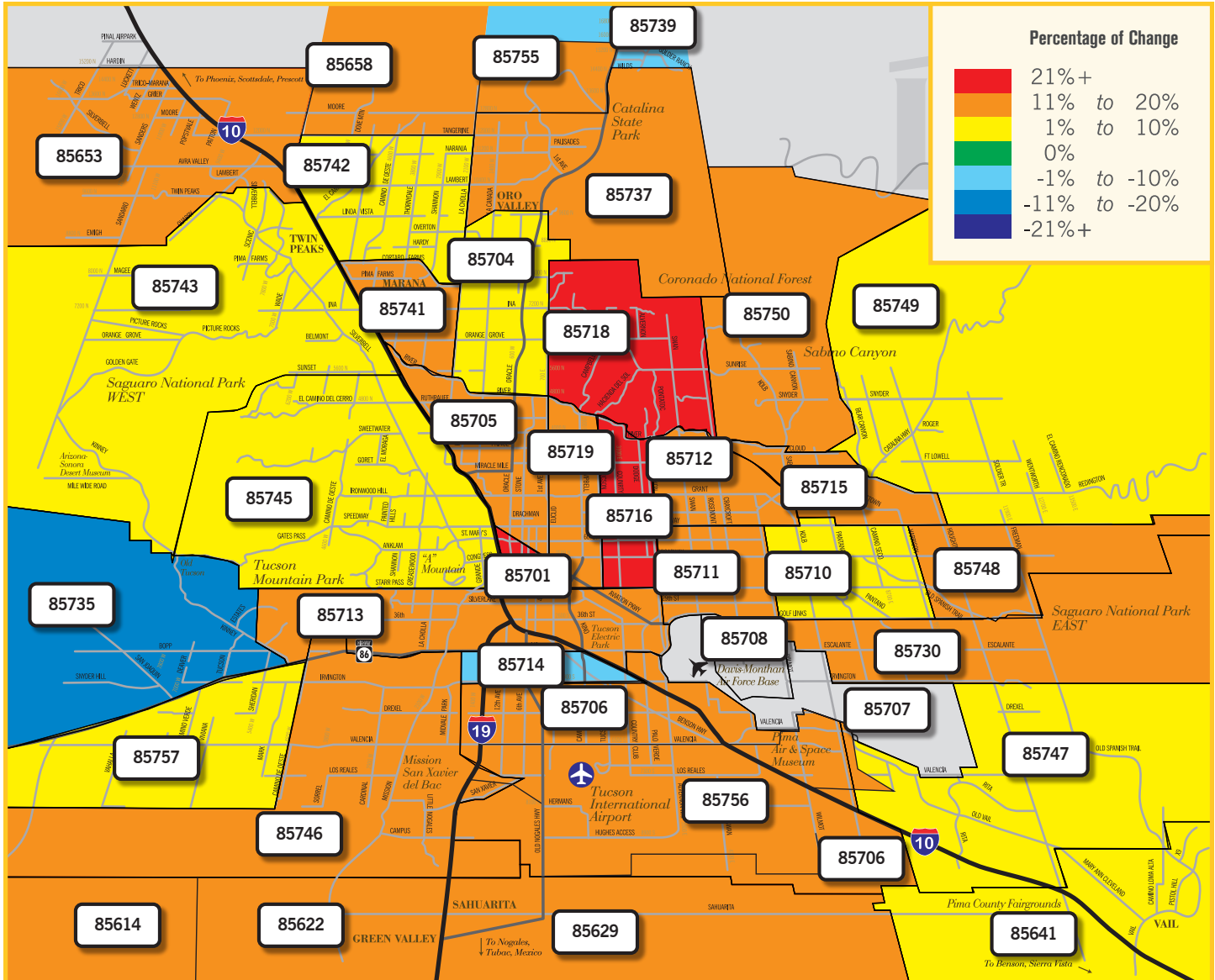
Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 05/05/2020. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2020-04/30/2020. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

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## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE (FEB 2019-APR 2019 TO FEB 2020-APR 2020)



The Sahuarita Housing Report is comprised of data for residential properties in the City of Sahuarita. 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 2019-April 2019 to February 2020-April 2020 by zip code. These statistics are based on information obtained from the MLSSAZ on 05/05/2020. Information is believed to be reliable, but not guaranteed.