

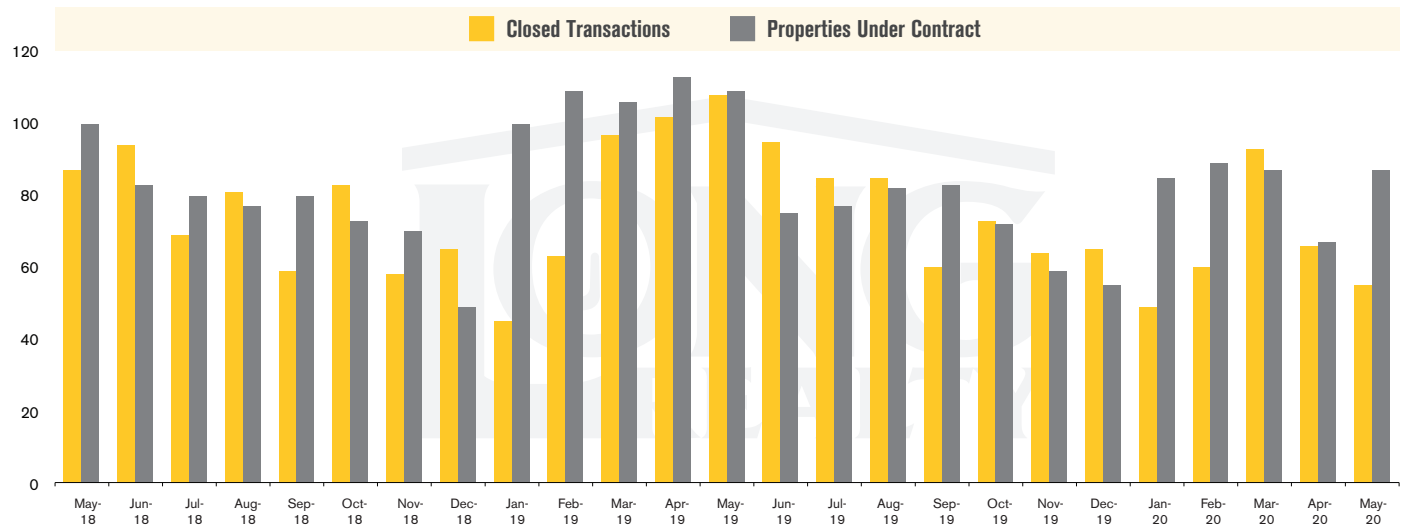
# THE HOUSING REPORT

ORO VALLEY | JUNE 2020

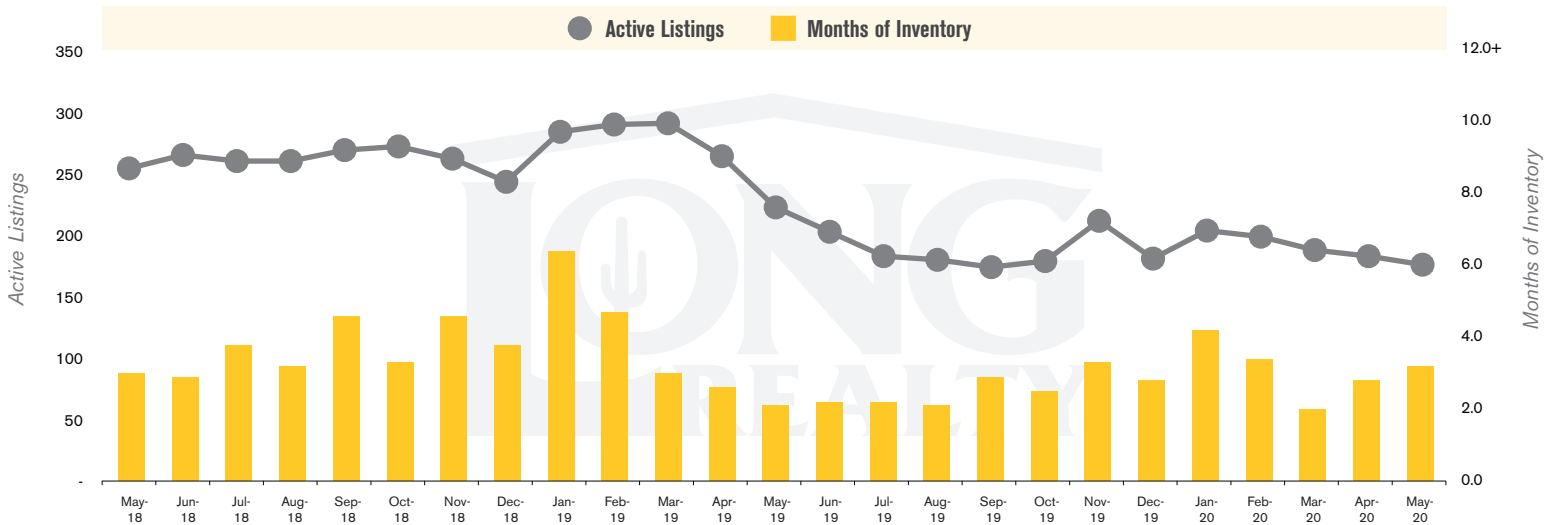


In the Oro Valley area, May 2020 active inventory was 178, a 21% decrease from May 2019. There were 55 closings in May 2020, a 49% decrease from May 2019. Year-to-date 2020 there were 333 closings, a 22% decrease from year-to-date 2019. Months of Inventory was 3.2, up from 2.1 in May 2019. Median price of sold homes was \$345,000 for the month of May 2020, up 7% from May 2019. The Oro Valley area had 87 new properties under contract in May 2020, down 20% from May 2019.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (ORO VALLEY)



## ACTIVE LISTINGS AND MONTHS OF INVENTORY (ORO VALLEY)



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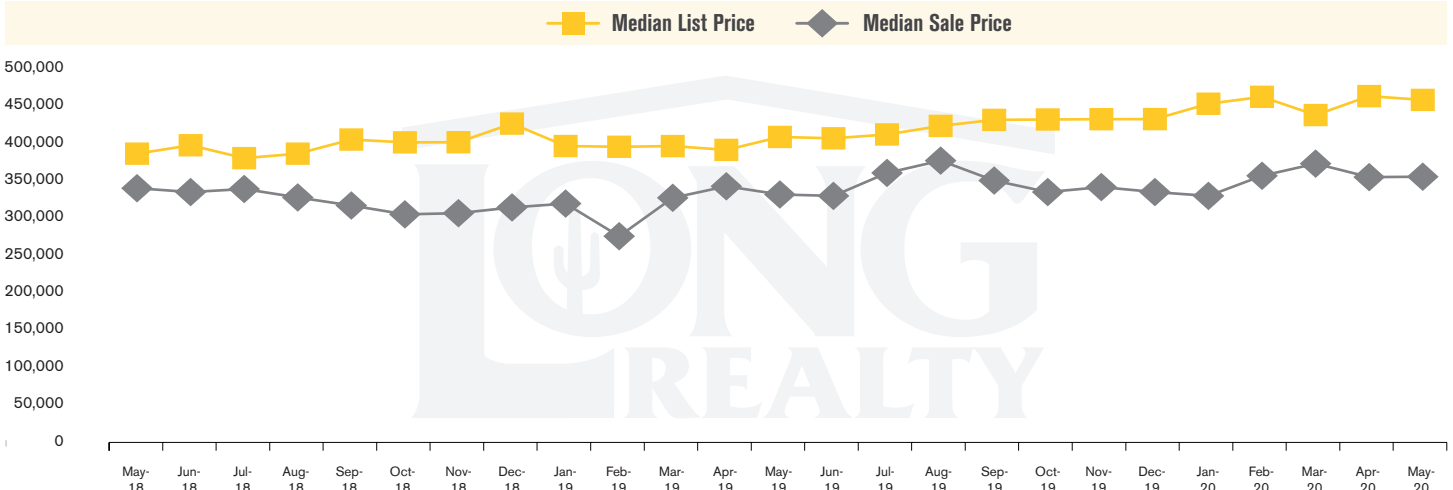
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 06/03/2020 is believed to be reliable, but not guaranteed.

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

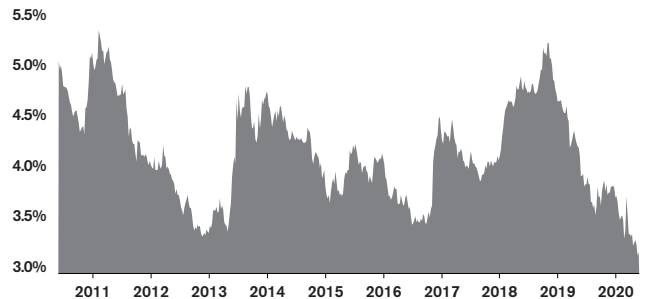


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (ORO VALLEY)

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2019	\$321,867	4.070%	\$1,472.18
2020	\$345,000	3.230%	\$1,422.79

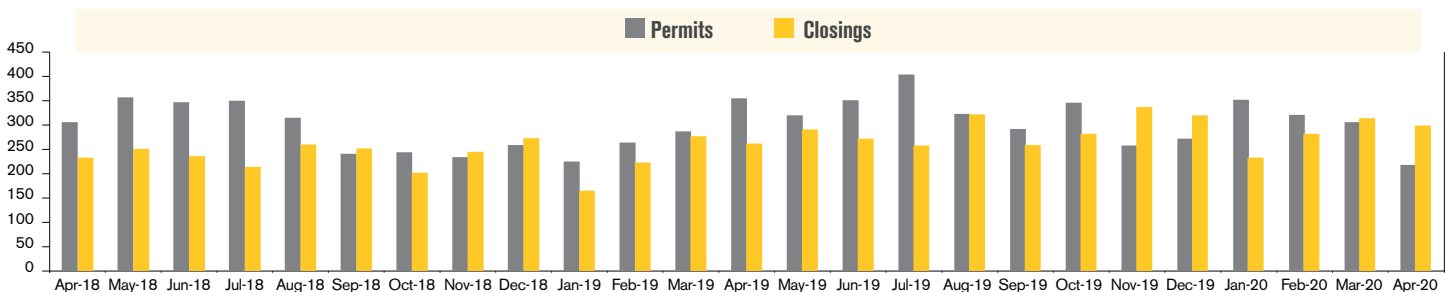
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: RLBrownReports/Bright Future Real Estate Research



For April 2020, new home permits were **down 39%** and new home closings were **up 14%** from April 2019.

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## MARKET CONDITIONS BY PRICE BAND (ORO VALLEY)

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-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	1	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	2	0	0	0	1	0	0	n/a	6.0	Balanced
\$150,000 - 174,999	0	0	1	0	0	1	0	n/a	0.0	Seller
\$175,000 - 199,999	1	1	2	0	2	0	0	n/a	0.5	Seller
\$200,000 - 224,999	4	4	1	1	4	3	2	2.0	1.2	Seller
\$225,000 - 249,999	9	8	3	8	3	5	6	1.5	1.5	Seller
\$250,000 - 274,999	11	6	6	6	8	8	6	1.8	1.0	Seller
\$275,000 - 299,999	7	8	7	4	12	3	5	1.4	1.6	Seller
\$300,000 - 349,999	11	10	10	12	15	14	10	1.1	0.9	Seller
\$350,000 - 399,999	23	8	10	8	13	10	5	4.6	2.4	Seller
\$400,000 - 499,999	36	10	5	9	12	11	11	3.3	3.2	Seller
\$500,000 - 599,999	12	4	1	3	9	6	3	4.0	2.5	Seller
\$600,000 - 699,999	13	0	4	1	5	3	3	4.3	4.3	Slightly Seller
\$700,000 - 799,999	16	2	0	2	6	4	2	8.0	3.7	Seller
\$800,000 - 899,999	11	1	0	3	1	0	2	5.5	13.0	Buyer
\$900,000 - 999,999	4	0	1	0	4	0	0	n/a	3.8	Seller
\$1,000,000 - and over	17	4	0	3	3	0	0	n/a	19.0	Buyer
<b>TOTAL</b>	<b>178</b>	<b>66</b>	<b>51</b>	<b>61</b>	<b>98</b>	<b>68</b>	<b>55</b>	<b>3.2</b>	<b>2.5</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 06/03/2020. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2020-05/31/2020. Information is believed to be reliable, but not guaranteed.

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## MARKET SHARE (ORO VALLEY)

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

*Data Obtained 06/03/2020 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 06/01/2019 – 05/31/2020 rounded to the nearest tenth of one percent and deemed to be correct.*

### LONG REALTY COMPANY

37.1%

Coldwell Banker Residential Brokerage

10.4%

Tierra Antigua Realty

8.5%

Keller Williams Southern Arizona

5.6%

Realty Executives Tucson Elite

5.4%

Mattamy Homes

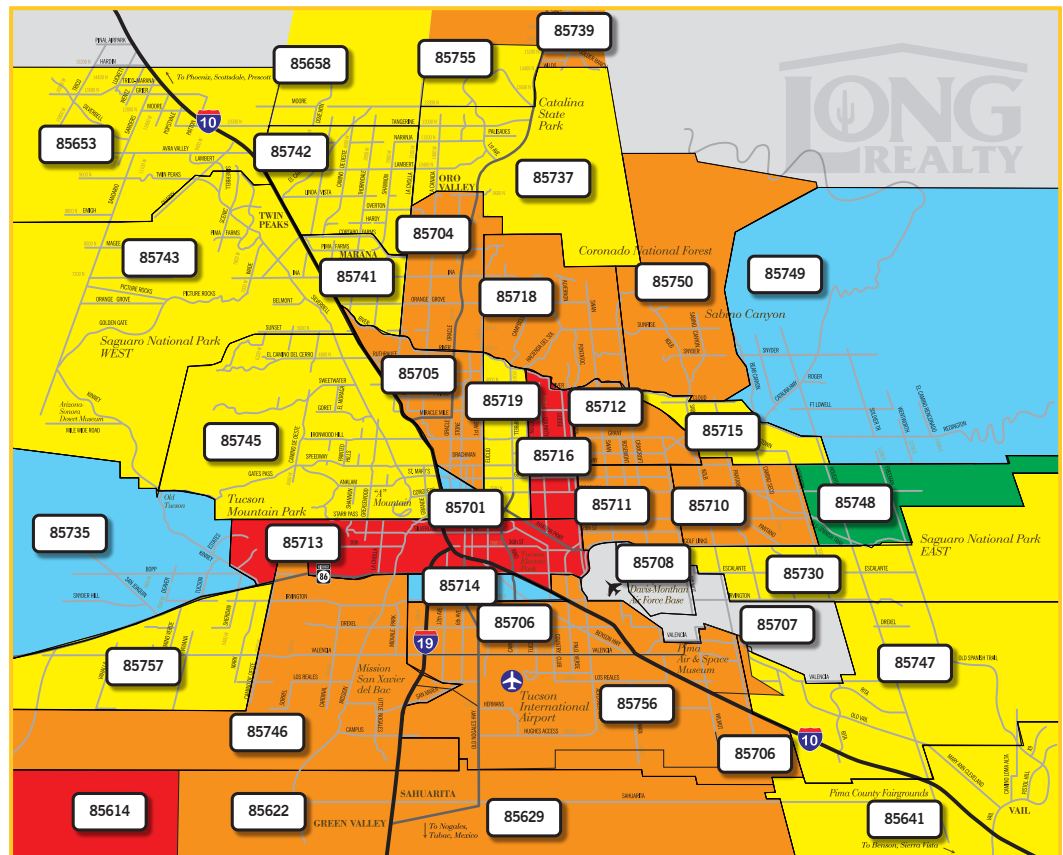
3.6%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(MAR 2019-MAY 2019 TO MAR 2020-MAY 2020)

*Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.*

### Percentage of Change



**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 March 2019-May 2019 to March 2020-May 2020 by zip code. These statistics are based on information obtained from the MLSSAZ on 06/03/2020. Information is believed to be reliable, but not guaranteed.*