

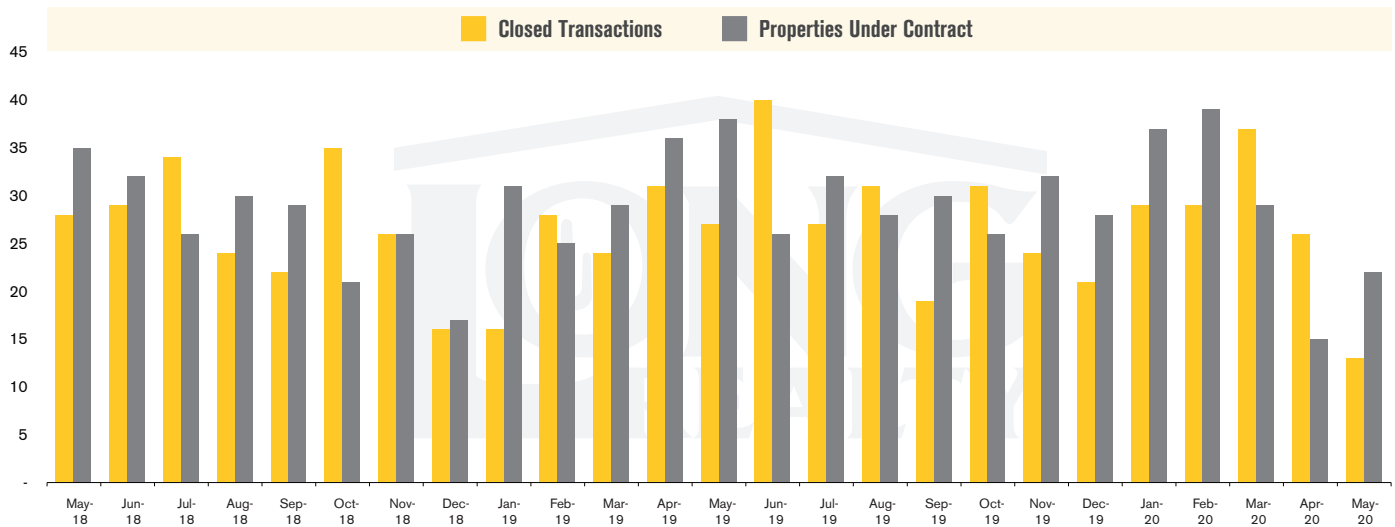
# THE HOUSING REPORT

SADDLEBROOKE | JUNE 2020

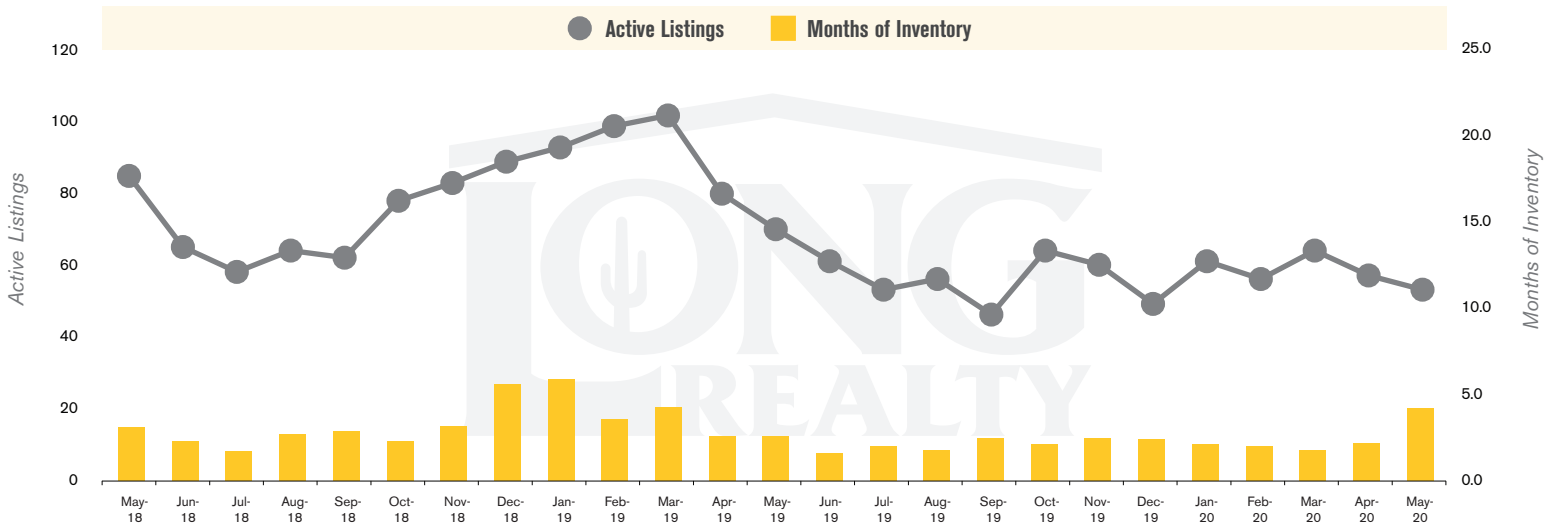


In the SaddleBrooke area, May 2020 active inventory was 54, a 24% decrease from May 2019. There were 13 closings in May 2020, a 52% decrease from May 2019. Year-to-date 2020 there were 136 closings, a 5% increase from year-to-date 2019. Months of Inventory was 4.2, up from 2.6 in May 2019. Median price of sold homes was \$385,000 for the month of May 2020, up 35% from May 2019. The SaddleBrooke area had 22 new properties under contract in May 2020, down 42% from May 2019.

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



## ACTIVE LISTINGS AND MONTHS OF INVENTORY (SADDLEBROOKE)



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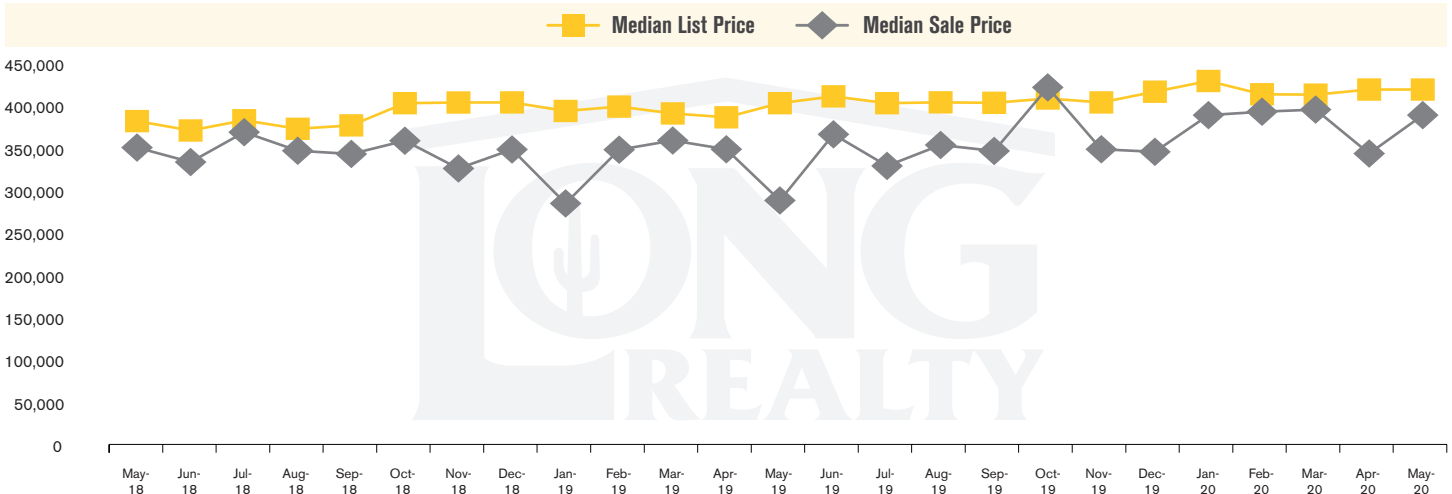
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 06/03/2020 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

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

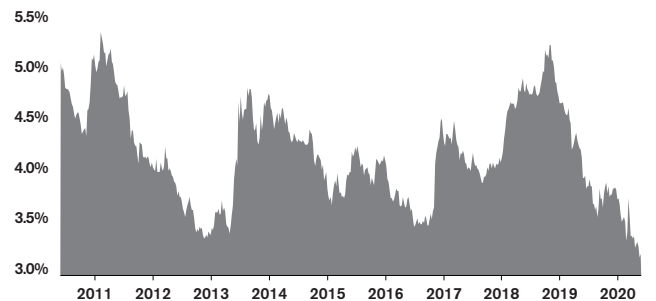


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (SADDLEBROOKE)

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2019	\$285,000	4.070%	\$1,303.55
2020	\$385,000	3.230%	\$1,587.76

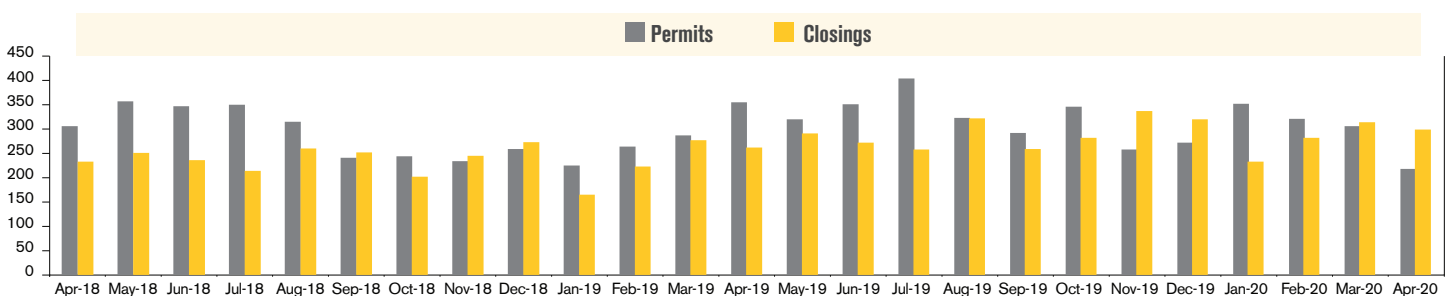
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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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# THE HOUSING REPORT

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## MARKET CONDITIONS BY PRICE BAND (SADDLEBROOKE)

	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	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	1	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	1	1	1	0	1	0	n/a	0.0	<b>Seller</b>
\$225,000 - 249,999	0	2	1	0	0	3	1	0.0	0.5	<b>Seller</b>
\$250,000 - 274,999	1	2	1	3	6	1	1	1.0	0.6	<b>Seller</b>
\$275,000 - 299,999	1	1	3	4	2	3	1	1.0	1.0	<b>Seller</b>
\$300,000 - 349,999	10	5	5	4	5	6	1	10.0	2.3	<b>Seller</b>
\$350,000 - 399,999	11	1	4	4	8	5	4	2.8	1.9	<b>Seller</b>
\$400,000 - 499,999	15	5	6	8	13	5	4	3.8	2.7	<b>Seller</b>
\$500,000 - 599,999	6	2	6	3	2	1	1	6.0	3.8	<b>Seller</b>
\$600,000 - 699,999	6	0	1	1	1	1	0	n/a	9.0	<b>Buyer</b>
\$700,000 - 799,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	1	1	1	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	1	1	0	1	1	0	0	n/a	7.0	<b>Slightly Buyer</b>
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>54</b>	<b>21</b>	<b>29</b>	<b>30</b>	<b>38</b>	<b>26</b>	<b>13</b>	<b>4.2</b>	<b>2.3</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.

# THE HOUSING REPORT

SADDLEBROOKE | JUNE 2020



## MARKET SHARE (SADDLEBROOKE)

**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

32.6%

Coldwell Banker Residential Brokerage 8.6%

Tierra Antigua Realty 8.1%

Mattamy Homes 7.6%

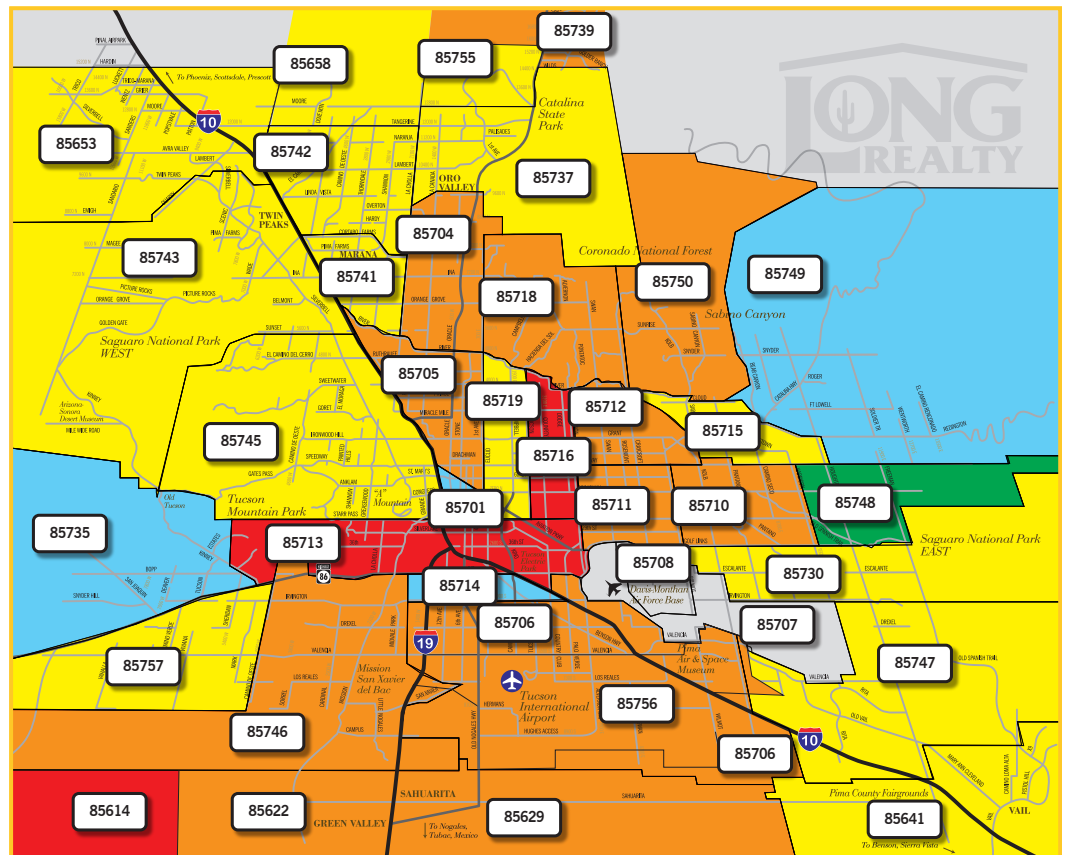
Realty Executives Tucson Elite 7.5%

Keller Williams Southern Arizona 5.6%

## 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.



**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.