

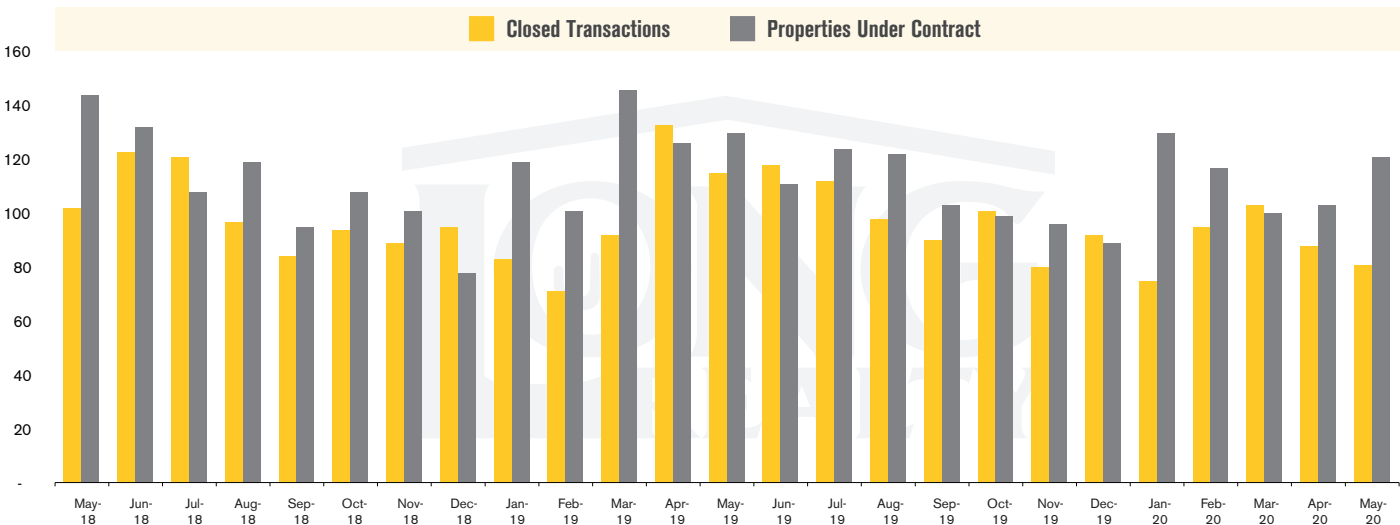
# THE HOUSING REPORT

TUCSON WEST | JUNE 2020

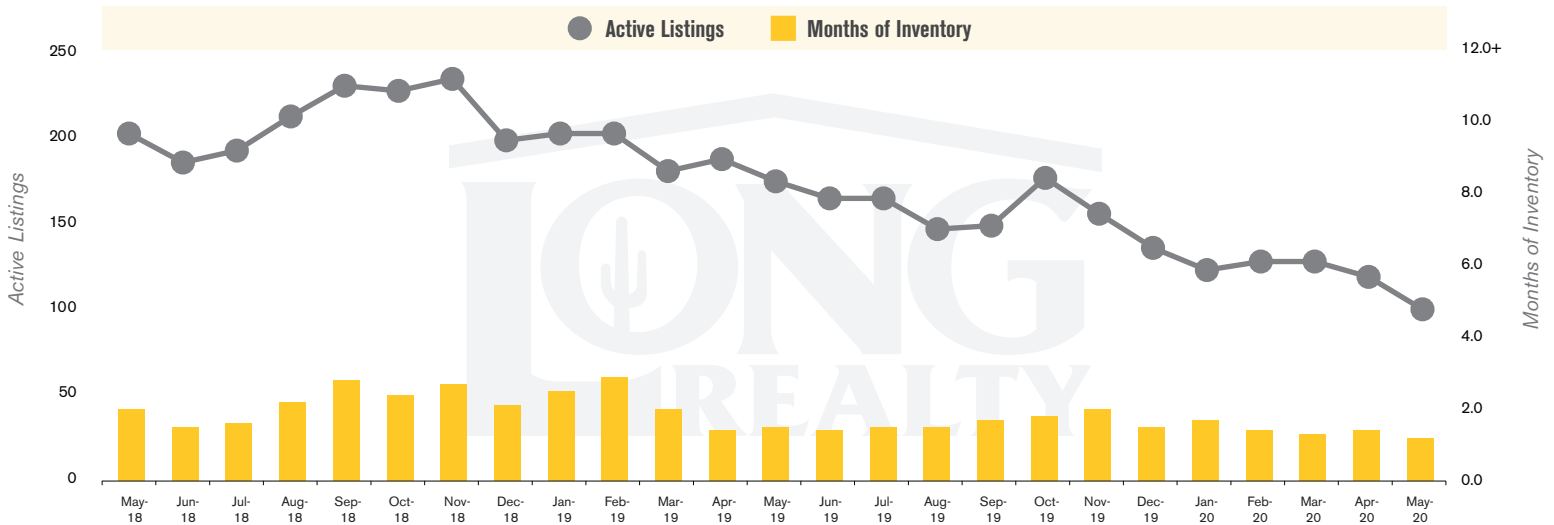


In the Tucson West area, May 2020 active inventory was 101, a 43% decrease from May 2019. There were 81 closings in May 2020, a 30% decrease from May 2019. Year-to-date 2020 there were 461 closings, an 11% decrease from year-to-date 2019. Months of Inventory was 1.2, down from 1.5 in May 2019. Median price of sold homes was \$265,000 for the month of May 2020, up 13% from May 2019. The Tucson West area had 121 new properties under contract in May 2020, down 7% from May 2019.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (TUCSON WEST)



## ACTIVE LISTINGS AND MONTHS OF INVENTORY (TUCSON WEST)



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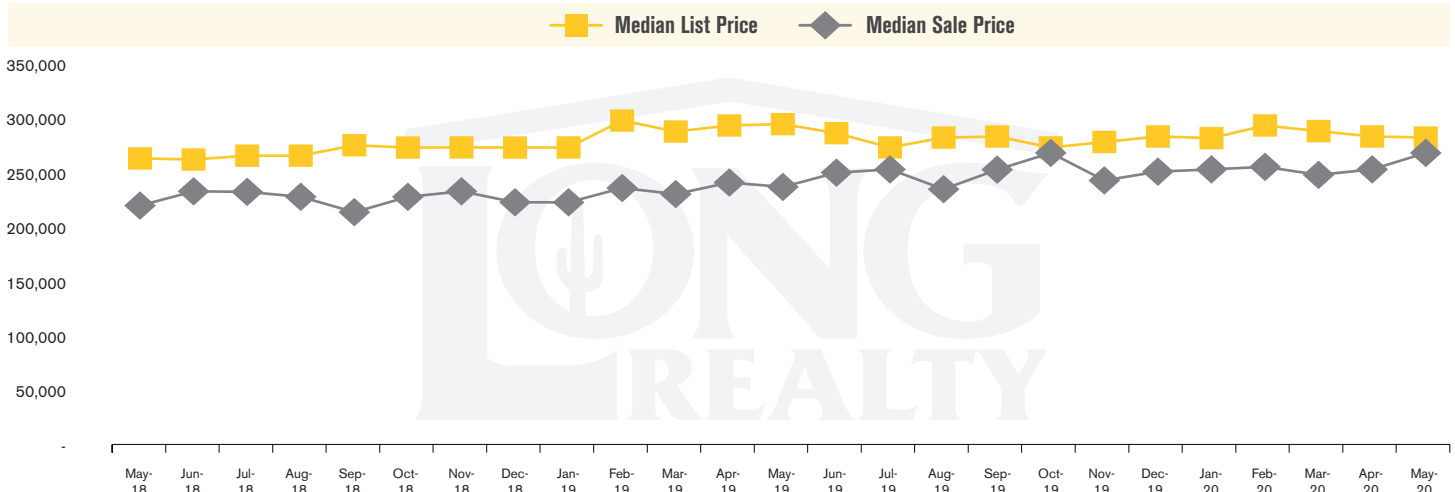
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 06/03/2020 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON WEST | JUNE 2020



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (TUCSON WEST)

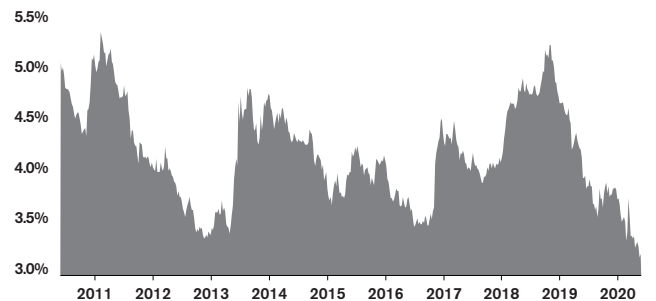


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (TUCSON WEST)

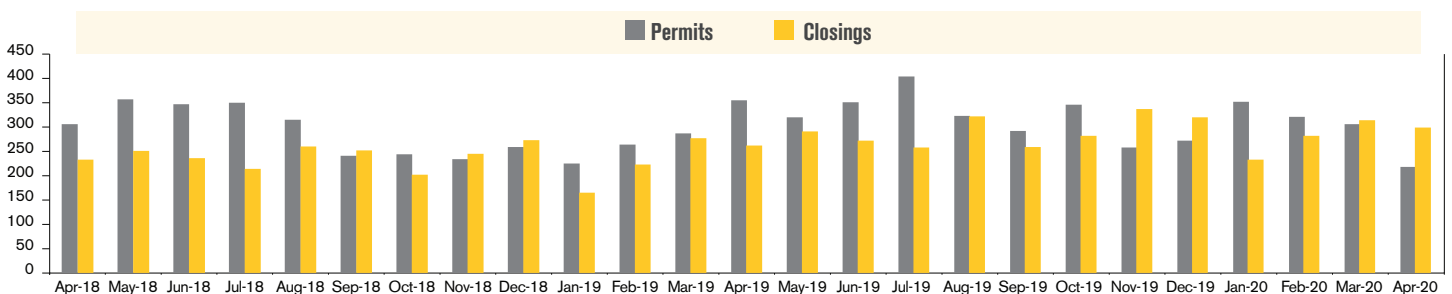
Year	Median Price	Int. Rate	MO. Payment
2006	\$225,000	6.140%	\$1,300.84
2019	\$234,000	4.070%	\$1,070.28
2020	\$265,000	3.230%	\$1,092.87

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 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 (TUCSON WEST)

	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	1	0	n/a	0.0	Seller
\$50,000 - 74,999	0	0	0	1	1	3	0	n/a	0.5	Seller
\$75,000 - 99,999	0	2	1	1	1	2	0	n/a	1.3	Seller
\$100,000 - 124,999	2	1	1	3	0	1	1	2.0	3.5	Seller
\$125,000 - 149,999	0	6	7	8	6	0	4	0.0	0.2	Seller
\$150,000 - 174,999	2	2	9	4	2	6	5	0.4	0.8	Seller
\$175,000 - 199,999	4	10	8	6	17	3	6	0.7	0.5	Seller
\$200,000 - 224,999	1	9	7	7	10	15	12	0.1	0.1	Seller
\$225,000 - 249,999	7	18	8	15	23	14	9	0.8	0.7	Seller
\$250,000 - 274,999	12	9	7	13	14	15	8	1.5	1.2	Seller
\$275,000 - 299,999	14	11	6	11	7	8	11	1.3	1.8	Seller
\$300,000 - 349,999	12	13	14	10	5	12	10	1.2	1.9	Seller
\$350,000 - 399,999	3	7	5	8	6	7	5	0.6	0.9	Seller
\$400,000 - 499,999	8	4	4	2	4	4	4	2.0	1.9	Seller
\$500,000 - 599,999	12	3	2	3	4	2	4	3.0	3.2	Seller
\$600,000 - 699,999	8	0	0	2	2	1	1	8.0	5.8	Balanced
\$700,000 - 799,999	4	0	1	1	3	1	1	4.0	1.8	Seller
\$800,000 - 899,999	4	0	0	2	0	1	0	n/a	9.0	Buyer
\$900,000 - 999,999	2	0	0	0	1	0	0	n/a	4.0	Seller
\$1,000,000 - and over	6	0	0	0	1	0	0	n/a	22.0	Buyer
<b>TOTAL</b>	<b>101</b>	<b>95</b>	<b>80</b>	<b>97</b>	<b>107</b>	<b>96</b>	<b>81</b>	<b>1.2</b>	<b>1.2</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

TUCSON WEST | JUNE 2020



## MARKET SHARE (TUCSON WEST)

**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**

**21.0%**

Tierra Antigua Realty

17.3%

Realty Executives Tucson Elite

9.7%

Keller Williams Southern Arizona

8.0%

Coldwell Banker Residential Brokerage

6.7%

Omni Homes International

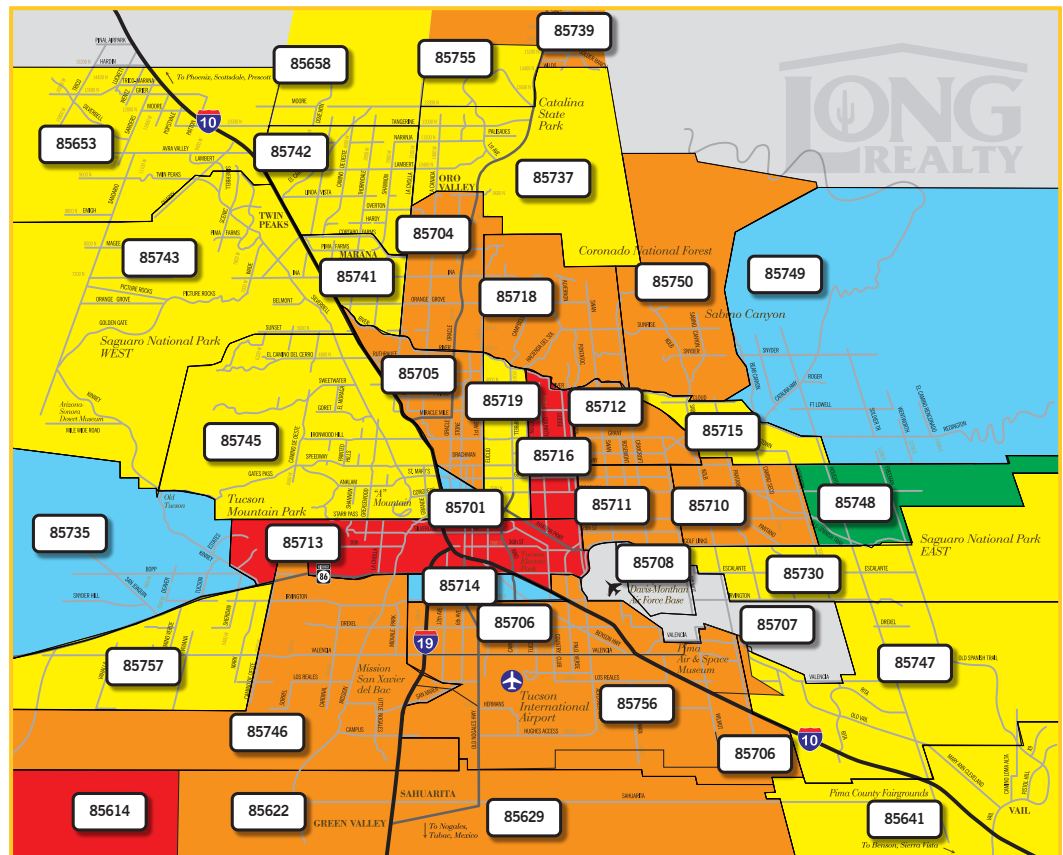
3.3%

## 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.