

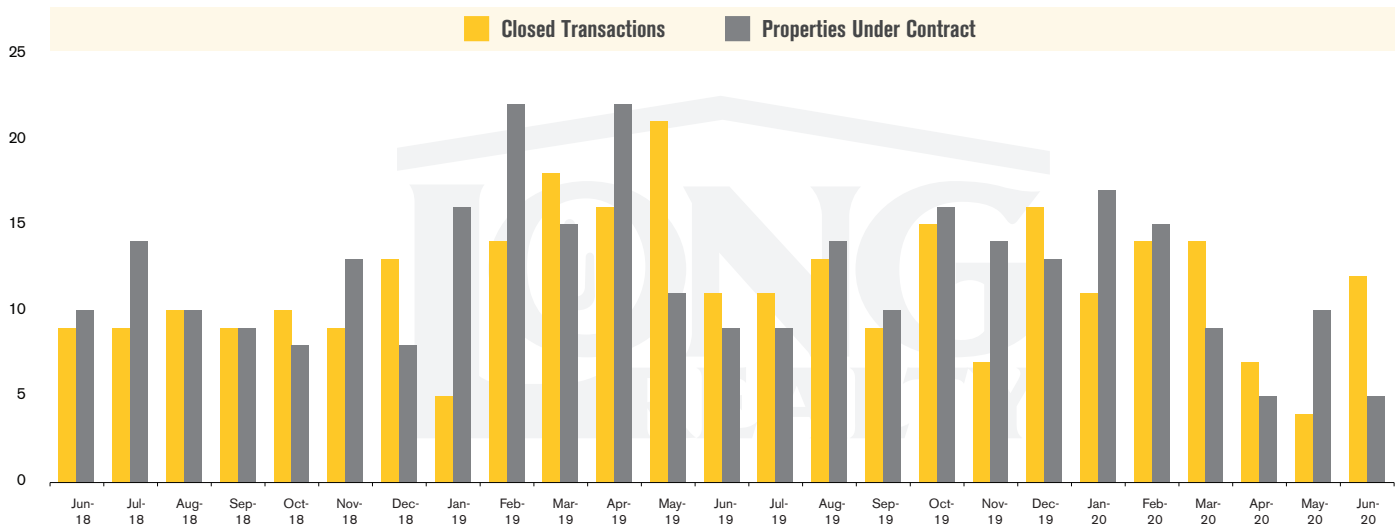
# THE HOUSING REPORT

SUN CITY ORO VALLEY | JULY 2020

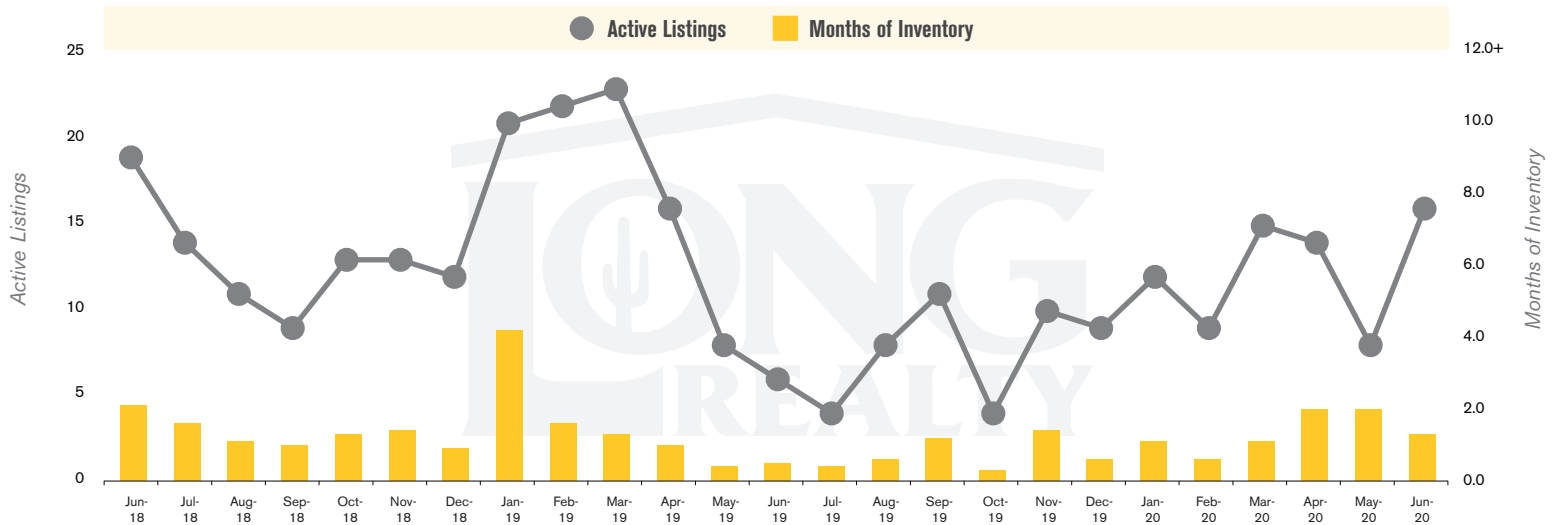


In the Sun City Oro Valley area, June 2020 active inventory was 16, a 167% increase from June 2019. There were 12 closings in June 2020, a 9% increase from June 2019. Year-to-date 2020 there were 63 closings, a 26% decrease from year-to-date 2019. Months of Inventory was 1.3, up from .5 in June 2019. Median price of sold homes was \$324,950 for the month of June 2020, up 30% from June 2019. The Sun City Oro Valley area had 5 new properties under contract in June 2020, down 44% from June 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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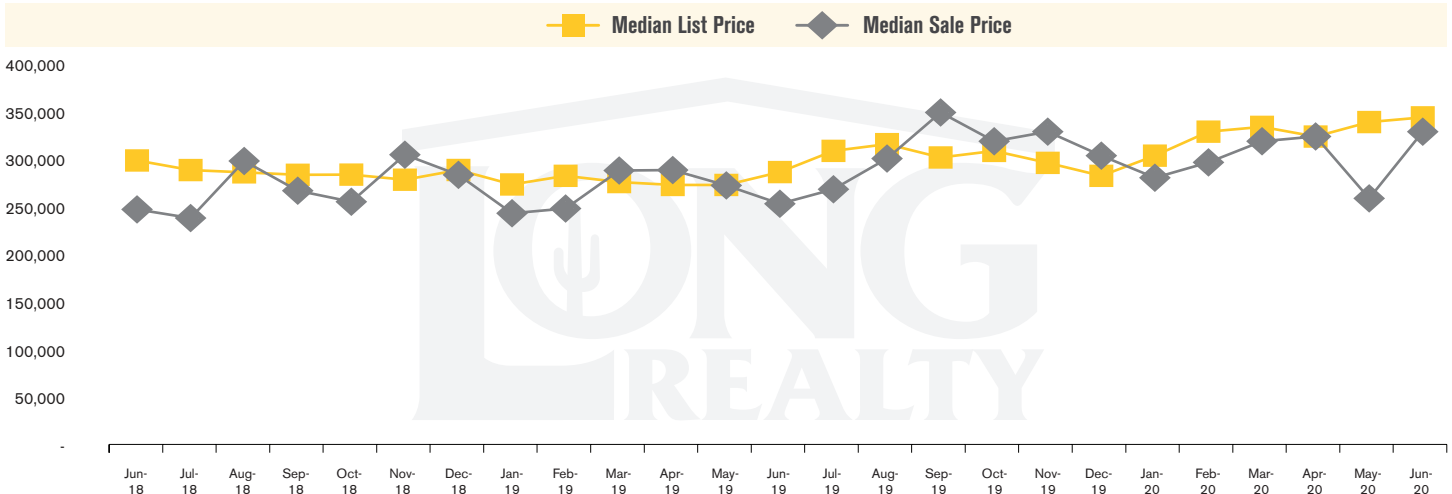
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 07/06/2020 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

SUN CITY ORO VALLEY | JULY 2020



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

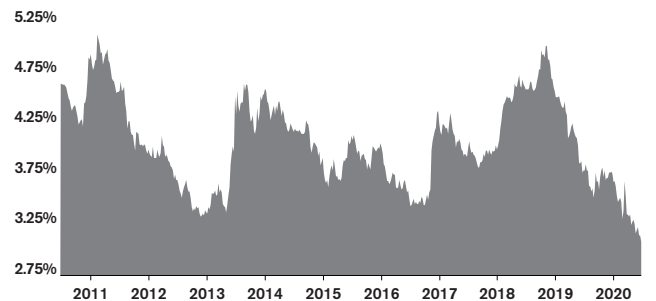


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (SUN CITY ORO VALLEY)

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2019	\$249,900	3.80%	\$1,106.21
2020	\$324,950	3.160%	\$1,328.29

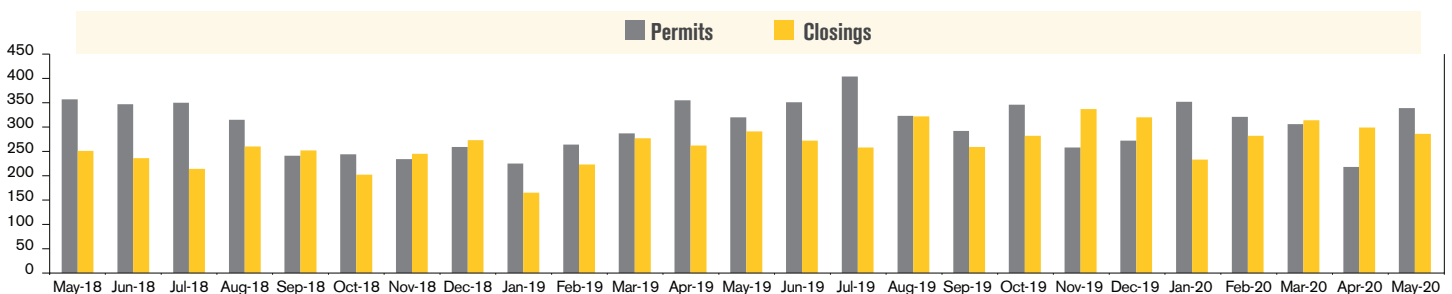
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: RLBrownReports/Bright Future Real Estate Research



For May 2020, new home permits were **up 6%** and new home closings were **down 2%** from May 2019.

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# THE HOUSING REPORT

SUN CITY ORO VALLEY | JULY 2020



## 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
		Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-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	0	0	1	0	1	0	n/a	0.0	<b>Seller</b>
\$225,000 - 249,999	2	2	4	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	2	2	2	1	1	3	2	1.0	1.2	<b>Seller</b>
\$275,000 - 299,999	2	5	1	4	0	0	2	1.0	2.0	<b>Seller</b>
\$300,000 - 349,999	3	0	3	1	5	0	5	0.6	0.8	<b>Seller</b>
\$350,000 - 399,999	2	1	2	4	1	0	1	2.0	3.5	<b>Seller</b>
\$400,000 - 499,999	5	1	2	2	0	0	2	2.5	4.0	<b>Seller</b>
\$500,000 - 599,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$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>16</b>	<b>11</b>	<b>14</b>	<b>14</b>	<b>7</b>	<b>4</b>	<b>12</b>	<b>1.3</b>	<b>1.7</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 07/06/2020. 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2020-06/30/2020. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

SUN CITY ORO VALLEY | JULY 2020



## MARKET SHARE (SUN CITY ORO VALLEY)

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

Data Obtained 07/06/2020 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 07/01/2019 – 06/30/2020 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

53.1%

Coldwell Banker Residential Brokerage

20.3%

Tierra Antigua Realty

7.5%

Keller Williams Souther Arizona

4.7%

Realty Executives Tucson Elite

3.0%

Homesmart Advantage Group

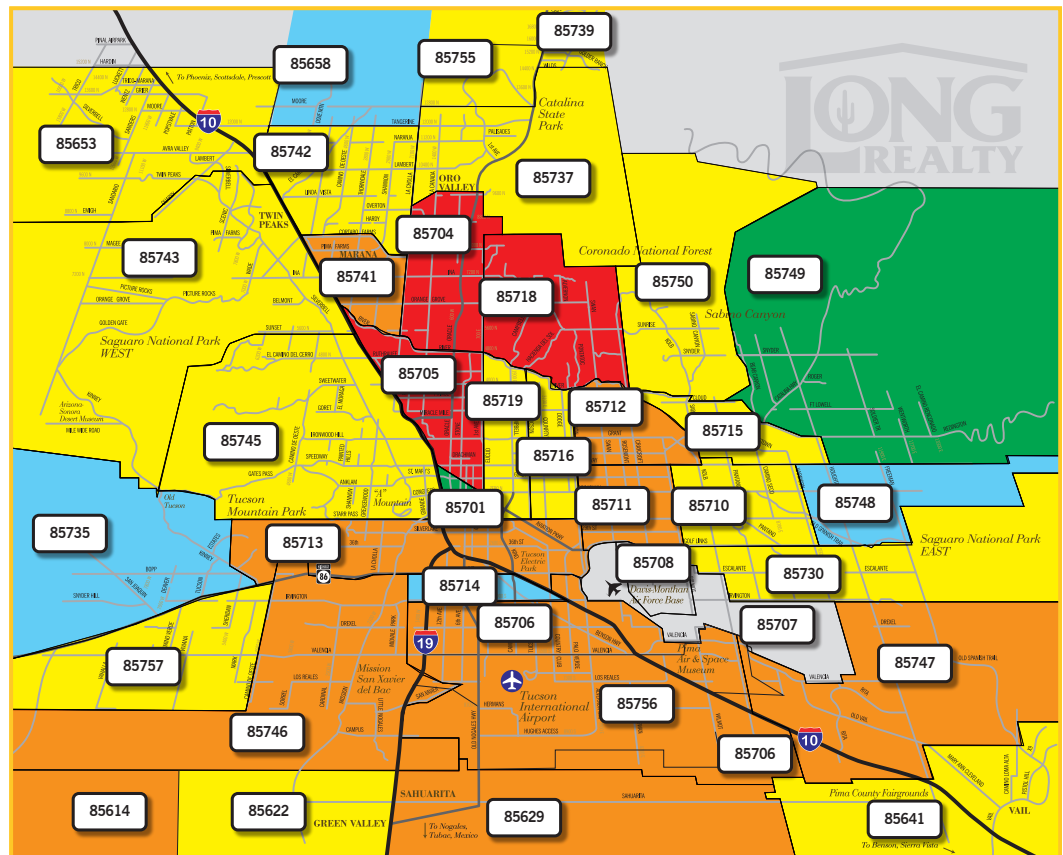
1.5%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(APR 2019-JUN 2019 TO  
APR 2020-JUN 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 April 2019-June 2019 to April 2020-June 2020 by zip code. These statistics are based on information obtained from the MLSSAZ on 07/06/2020. Information is believed to be reliable, but not guaranteed.