

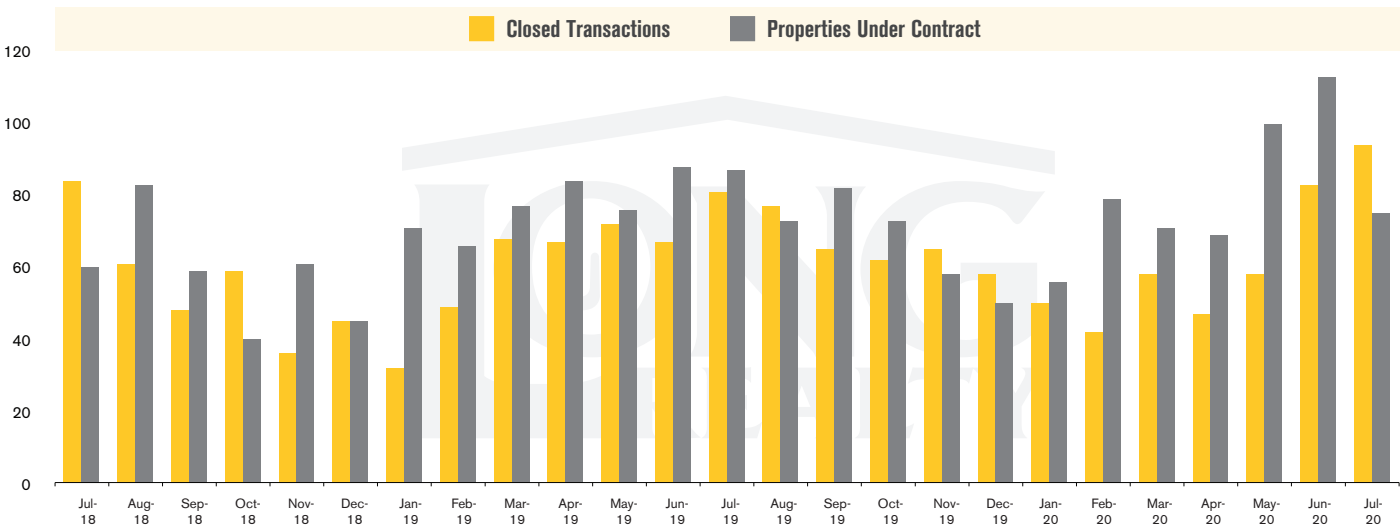
# THE HOUSING REPORT

SAHUARITA | AUGUST 2020

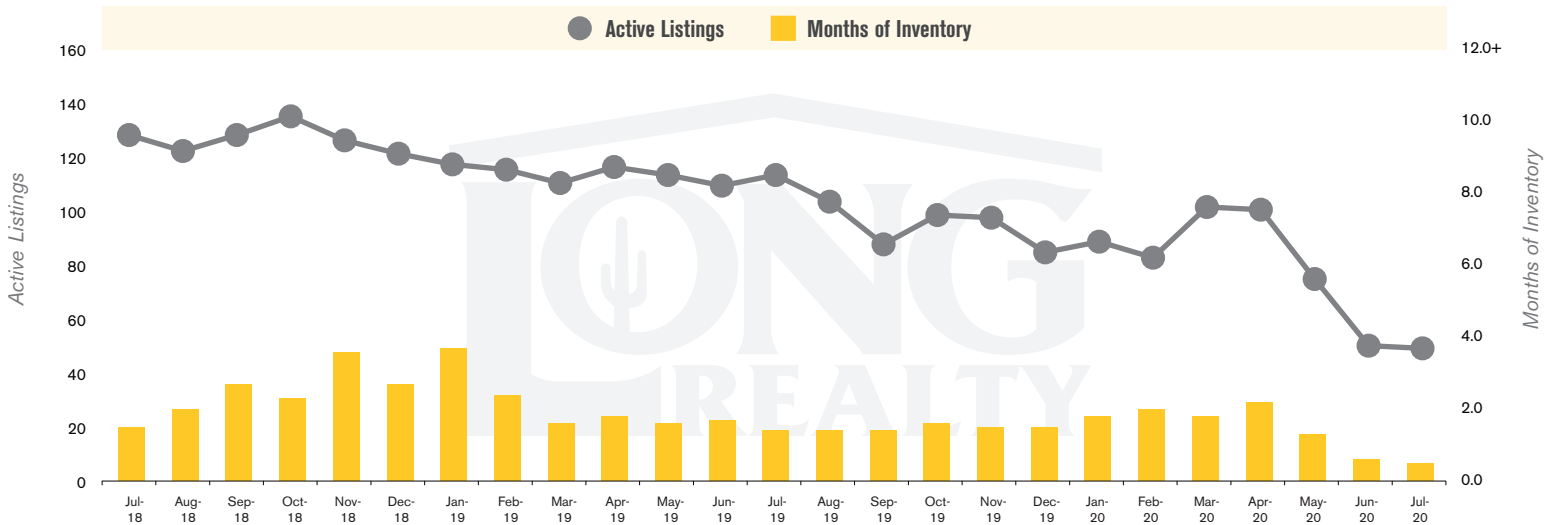


In the Sahuarita area, July 2020 active inventory was 50, a 57% decrease from July 2019. There were 94 closings in July 2020, a 16% increase from July 2019. Year-to-date 2020 there were 446 closings, a 2% decrease from year-to-date 2019. Months of Inventory was .5, down from 1.4 in July 2019. Median price of sold homes was \$254,950 for the month of July 2020, up 13% from July 2019. The Sahuarita area had 75 new properties under contract in July 2020, down 14% from July 2019.

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



## ACTIVE LISTINGS AND MONTHS OF INVENTORY (SAHUARITA)



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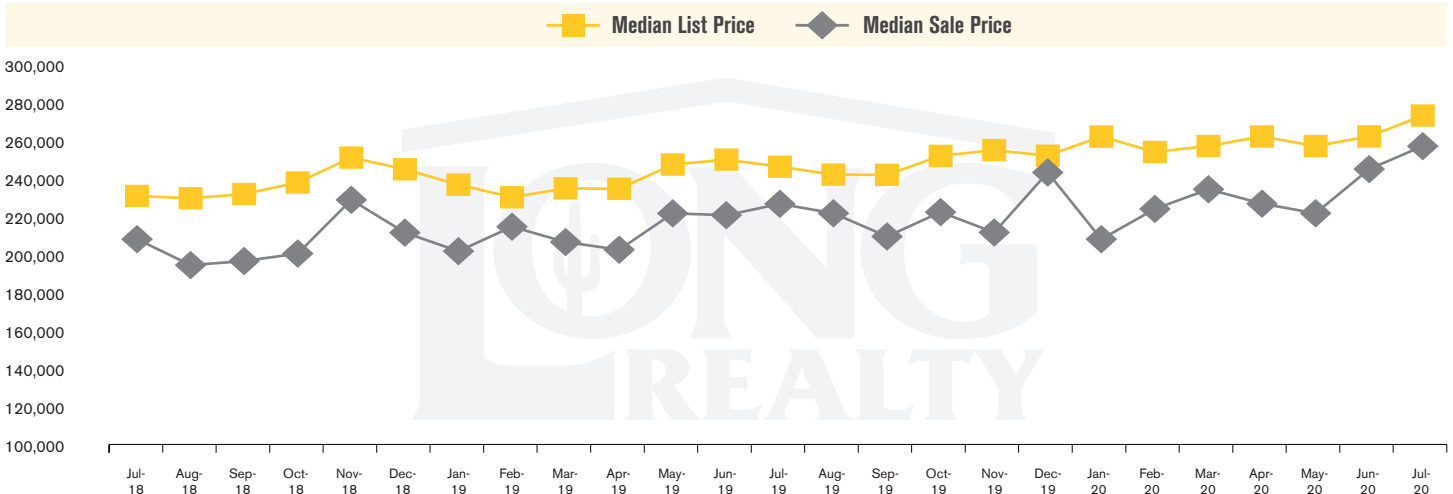
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 08/05/2020 is believed to be reliable, but not guaranteed.

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

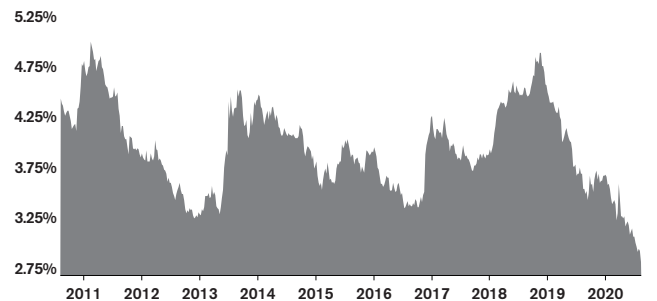


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (SAHUARITA)

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,200	6.140%	\$1,255.75
2019	\$224,900	3.770%	\$991.90
2020	\$254,950	3.020%	\$1,023.75

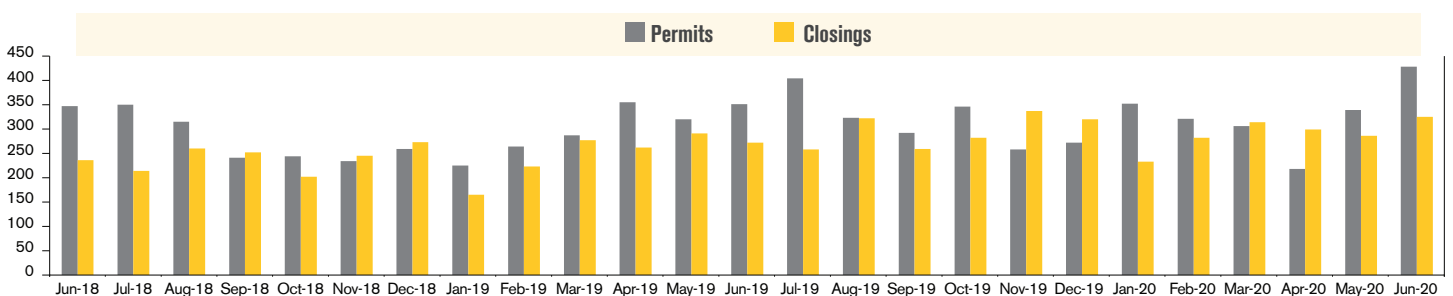
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: RLBrownReports/Bright Future Real Estate Research



For June 2020, new home permits were **up 22%** and new home closings were **up 19%** from June 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
		Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-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	1	0.0	0.0	<b>Seller</b>
\$100,000 - 124,999	1	0	1	2	0	0	1	1.0	4.0	<b>Seller</b>
\$125,000 - 149,999	1	3	0	1	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	3	6	2	1	2	2	4	0.8	1.1	<b>Seller</b>
\$175,000 - 199,999	0	9	14	6	13	14	6	0.0	0.2	<b>Seller</b>
\$200,000 - 224,999	1	4	11	14	15	13	15	0.1	0.2	<b>Seller</b>
\$225,000 - 249,999	4	8	11	7	8	17	18	0.2	0.6	<b>Seller</b>
\$250,000 - 274,999	7	4	6	5	8	15	15	0.5	0.7	<b>Seller</b>
\$275,000 - 299,999	5	2	4	6	7	13	14	0.4	0.5	<b>Seller</b>
\$300,000 - 349,999	15	3	8	2	3	6	9	1.7	2.1	<b>Seller</b>
\$350,000 - 399,999	2	3	4	4	2	2	6	0.3	0.9	<b>Seller</b>
\$400,000 - 499,999	6	2	3	1	2	0	1	6.0	4.7	<b>Slightly Seller</b>
\$500,000 - 599,999	4	2	1	0	1	1	2	2.0	2.8	<b>Seller</b>
\$600,000 - 699,999	1	0	0	0	0	1	2	0.5	1.7	<b>Seller</b>
\$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>50</b>	<b>46</b>	<b>65</b>	<b>49</b>	<b>61</b>	<b>84</b>	<b>94</b>	<b>0.5</b>	<b>0.7</b>	<b>Seller</b>



**Seller's Market**



**Slight Seller's Market**



**Balanced Market**



**Slight Buyer's Market**



**Buyer's Market**



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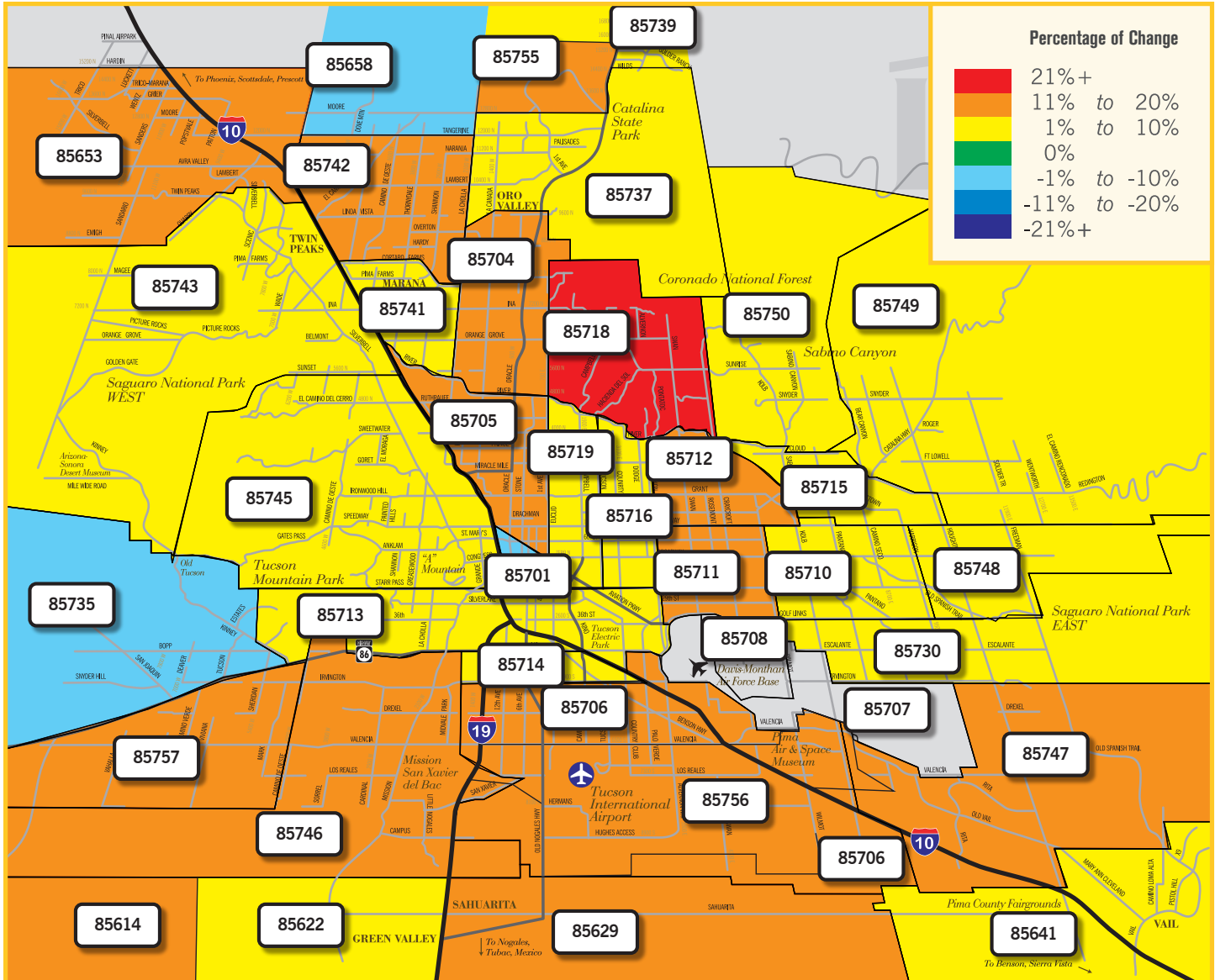
Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 08/05/2020. 3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2020-07/31/2020. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

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## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE (MAY 2019-JUL 2019 TO MAY 2020-JUL 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 May 2019-July 2019 to May 2020-July 2020 by zip code. These statistics are based on information obtained from the MLSSAZ on 08/05/2020. Information is believed to be reliable, but not guaranteed.