

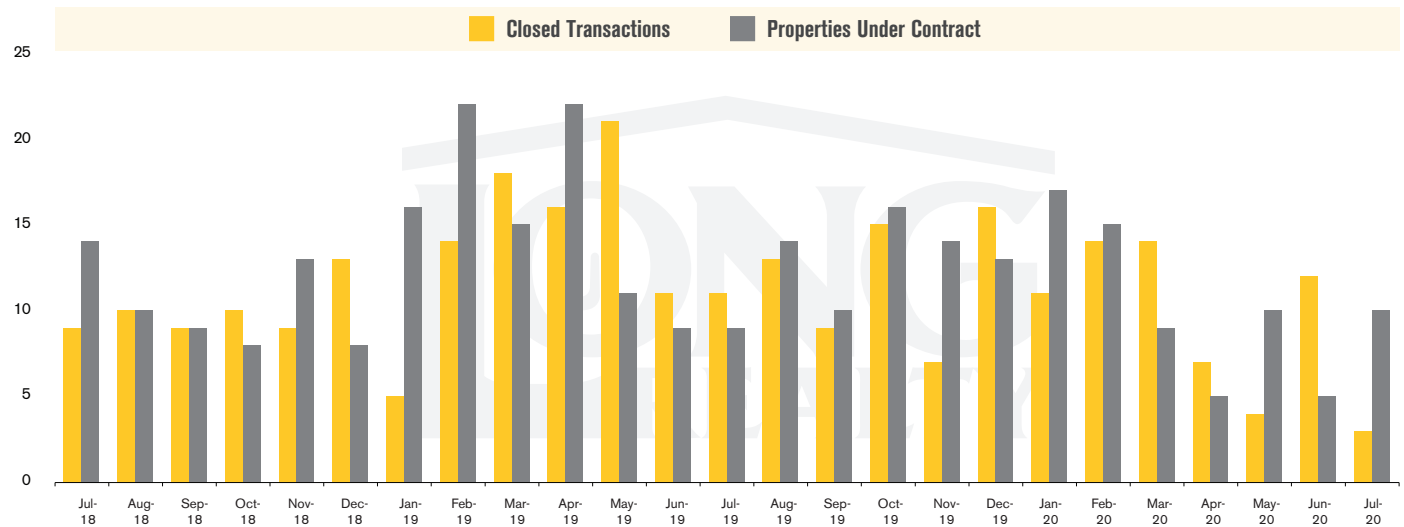
# THE HOUSING REPORT

SUN CITY ORO VALLEY | AUGUST 2020

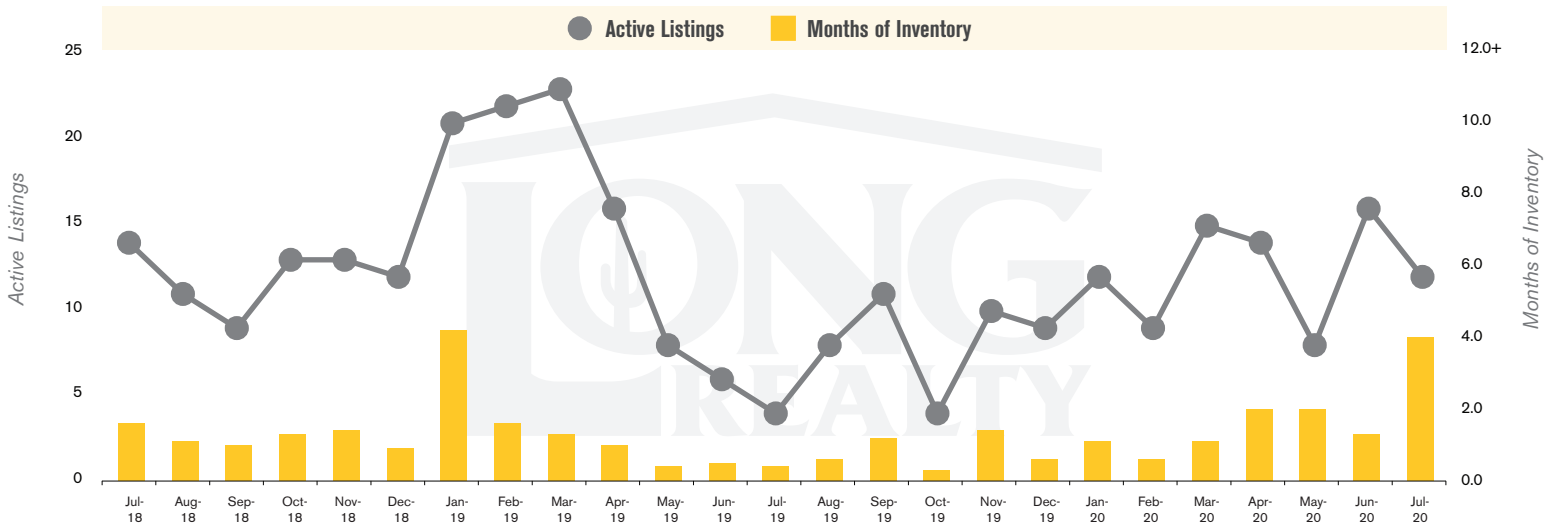


In the Sun City Oro Valley area, July 2020 active inventory was 12, a 200% increase from July 2019. There were 3 closings in July 2020, a 73% decrease from July 2019. Year-to-date 2020 there were 66 closings, a 31% decrease from year-to-date 2019. Months of Inventory was 4.0, up from .4 in July 2019. Median price of sold homes was \$330,000 for the month of July 2020, up 25% from July 2019. The Sun City Oro Valley area had 10 new properties under contract in July 2020, up 11% from July 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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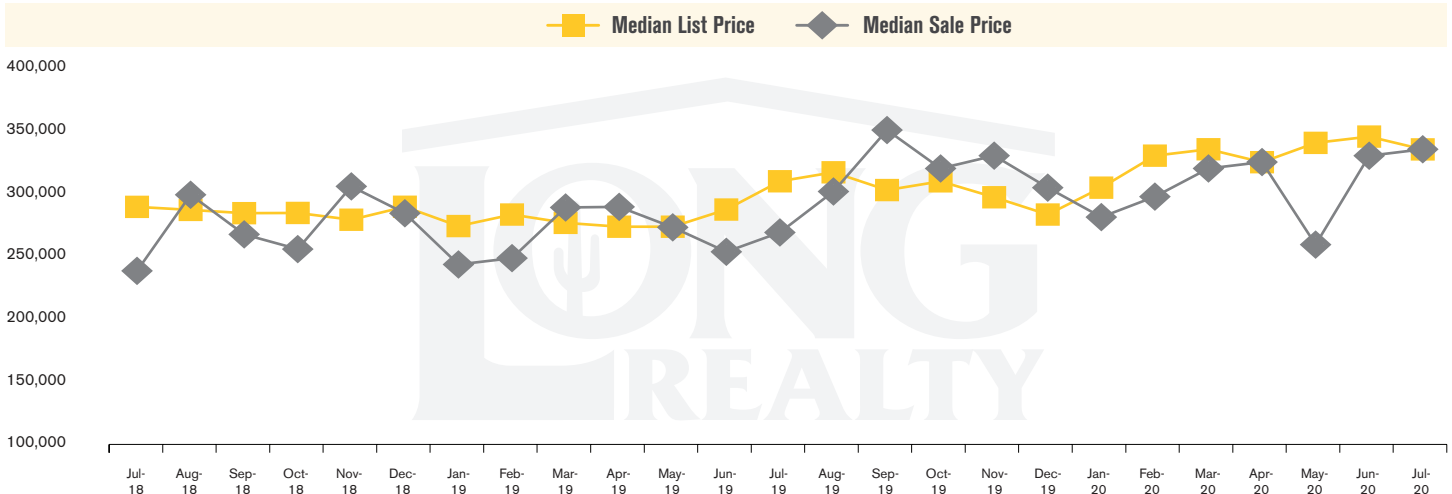
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 08/05/2020 is believed to be reliable, but not guaranteed.

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

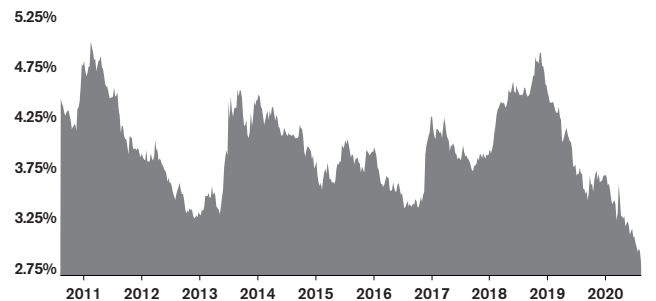


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (SUN CITY ORO VALLEY)

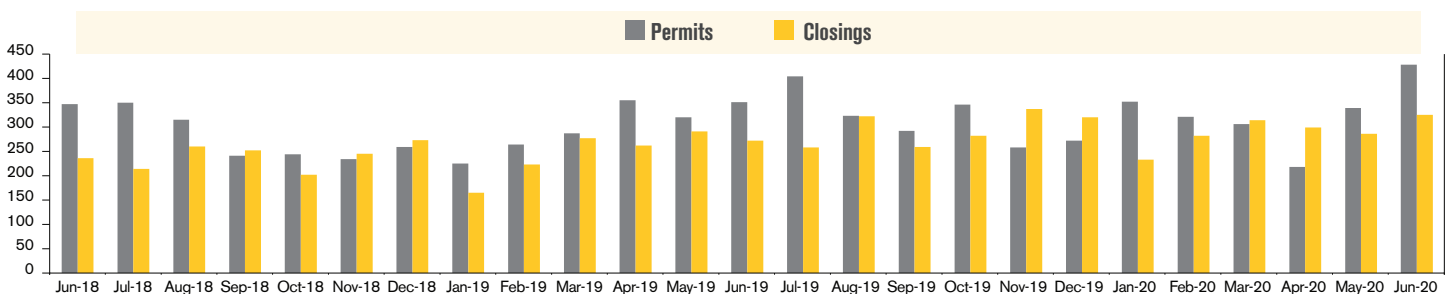
Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2019	\$265,000	3.77%	\$1,168.75
2020	\$330,000	3.020%	\$1,325.11

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 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 (SUN CITY ORO VALLEY)

	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	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	1	0	1	0	0	n/a	0.0	<b>Seller</b>
\$225,000 - 249,999	1	4	0	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	3	2	1	1	3	2	0	n/a	1.6	<b>Seller</b>
\$275,000 - 299,999	1	1	4	0	0	2	0	n/a	1.5	<b>Seller</b>
\$300,000 - 349,999	3	3	1	5	0	5	2	1.5	1.0	<b>Seller</b>
\$350,000 - 399,999	1	2	4	1	0	1	1	1.0	2.5	<b>Seller</b>
\$400,000 - 499,999	3	2	2	0	0	2	0	n/a	5.0	<b>Balanced</b>
\$500,000 - 599,999	0	0	1	0	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>12</b>	<b>14</b>	<b>14</b>	<b>7</b>	<b>4</b>	<b>12</b>	<b>3</b>	<b>4.0</b>	<b>1.9</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

SUN CITY ORO VALLEY | AUGUST 2020



## MARKET SHARE (SUN CITY ORO VALLEY)

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

Data Obtained 08/05/2020 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 08/01/2019 – 07/31/2020 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

54.5%

Coldwell Banker Residential Brokerage 20.3%

Tierra Antigua Realty 6.6%

Keller Williams Souther Arizona 4.9%

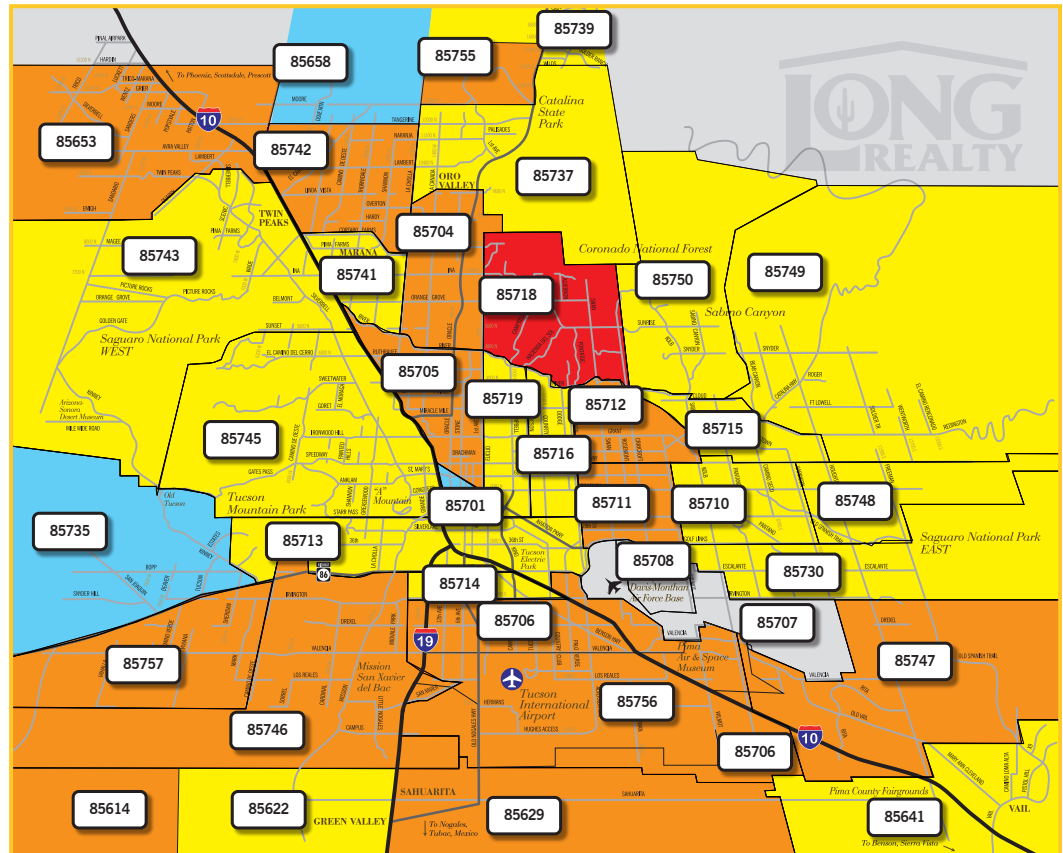
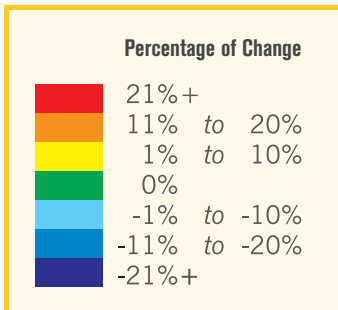
Realty Executives Tucson Elite 3.2%

Homesmart Advantage Group 1.2%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(MAY 2019-JUL 2019 TO MAY 2020-JUL 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 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.