

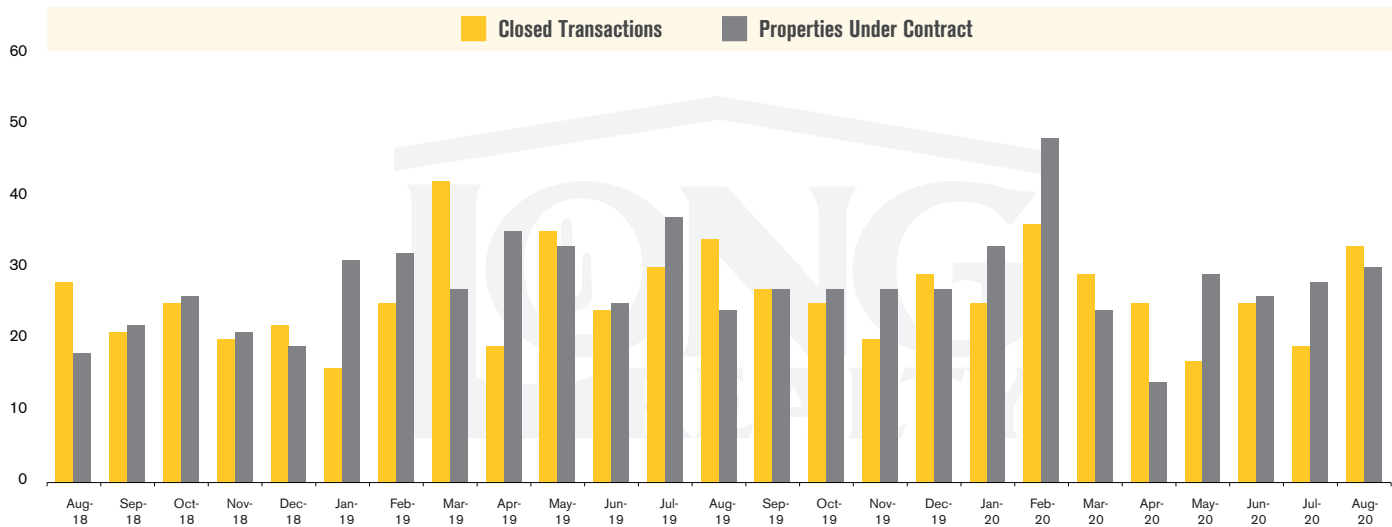
THE HOUSING REPORT

DOVE MOUNTAIN | SEPTEMBER 2020

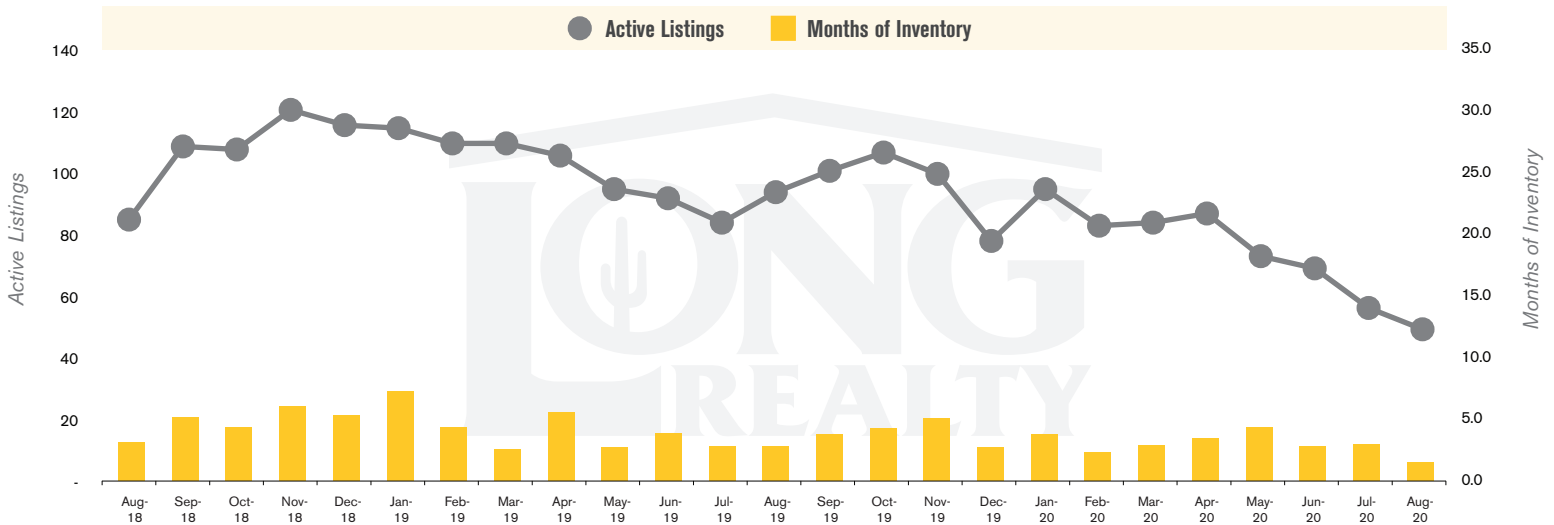


In the Dove Mountain area, August 2020 active inventory was 50, a 47% decrease from August 2019. There were 33 closings in August 2020, a 3% decrease from August 2019. Year-to-date 2020 there were 209 closings, a 7% decrease from year-to-date 2019. Months of Inventory was 1.5, down from 2.8 in August 2019. Median price of sold homes was \$427,990 for the month of August 2020, up 26% from August 2019. The Dove Mountain area had 30 new properties under contract in August 2020, up 25% from August 2019.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (DOVE MOUNTAIN)



ACTIVE LISTINGS AND MONTHS OF INVENTORY (DOVE MOUNTAIN)



Stephen Woodall - Team Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

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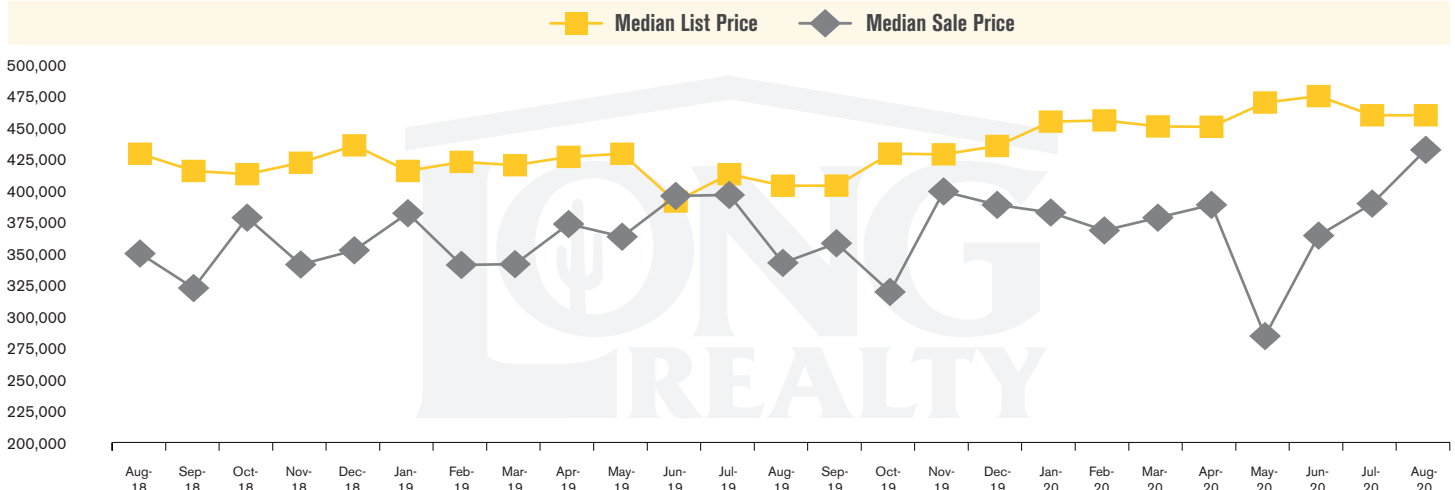
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 09/03/2020 is believed to be reliable, but not guaranteed.

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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (DOVE MOUNTAIN)

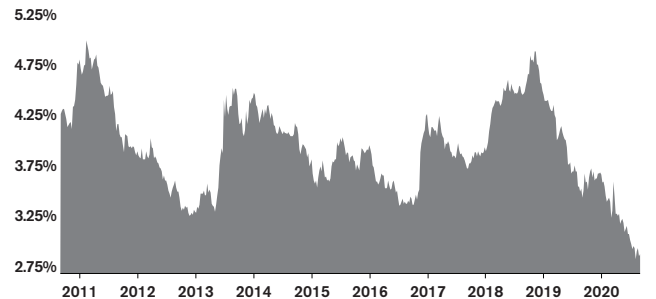


MONTHLY PAYMENT ON A MEDIAN PRICED HOME (DOVE MOUNTAIN)

Year	Median Price	Int. Rate	MO. Payment
2006	\$249,591	6.140%	\$1,443.01
2019	\$339,650	3.620%	\$1,470.62
2020	\$427,990	2.940%	\$1,701.07

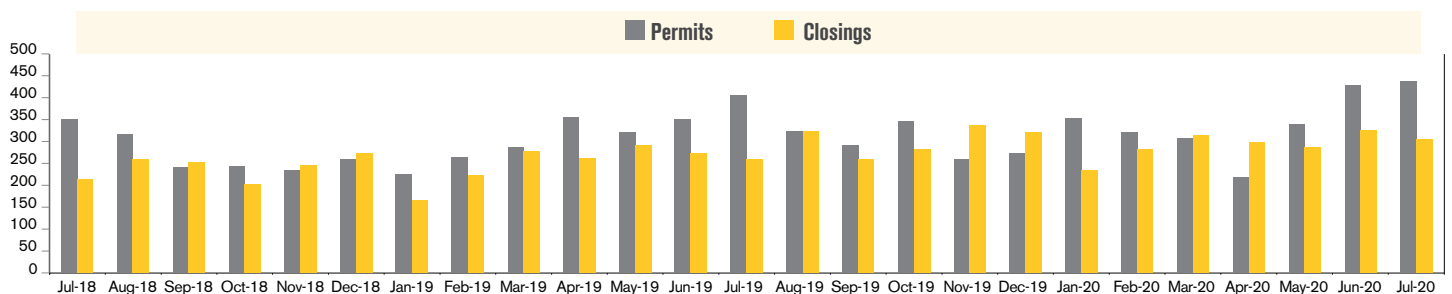
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: RLBrownReports/Bright Future Real Estate Research



For July 2020, new home permits were **up 8%** and new home closings were **up 18%** from July 2019.

Stephen Woodall - Team Woodall
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MARKET CONDITIONS BY PRICE BAND (DOVE MOUNTAIN)

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-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	0	0	n/a	n/a	n/a
\$225,000 - 249,999	0	2	1	1	1	1	2	0.0	0.0	Seller
\$250,000 - 274,999	0	0	1	3	2	1	3	0.0	0.3	Seller
\$275,000 - 299,999	1	4	2	5	2	1	2	0.5	1.2	Seller
\$300,000 - 349,999	2	6	2	3	5	2	4	0.5	0.7	Seller
\$350,000 - 399,999	8	6	9	2	7	6	3	2.7	2.1	Seller
\$400,000 - 499,999	16	5	3	0	7	2	7	2.3	3.4	Seller
\$500,000 - 599,999	4	2	1	0	0	3	4	1.0	2.0	Seller
\$600,000 - 699,999	3	0	0	0	0	2	1	3.0	2.0	Seller
\$700,000 - 799,999	0	0	2	1	1	0	5	0.0	0.7	Seller
\$800,000 - 899,999	3	1	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	2	0	1	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	11	3	3	1	0	1	2	5.5	12.0	Buyer
TOTAL	50	29	25	17	25	19	33	1.5	2.3	Seller



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



Stephen Woodall - Team Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

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Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 09/03/2020. 3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2020-08/31/2020. Information is believed to be reliable, but not guaranteed.

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MARKET SHARE (DOVE MOUNTAIN)

Long Realty leads the market in successful real estate sales.

Data Obtained 09/03/2020 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 09/01/2019 – 08/31/2020 rounded to the nearest tenth of one percent and deemed to be correct.

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36.9%

Tierra Antigua Realty

10.5%

Coldwell Banker Residential Brokerage

7.6%

Pcd Realty LLC

7.5%

Dove Mountain Realty, LLC

4.9%

Keller Williams Southern Arizona

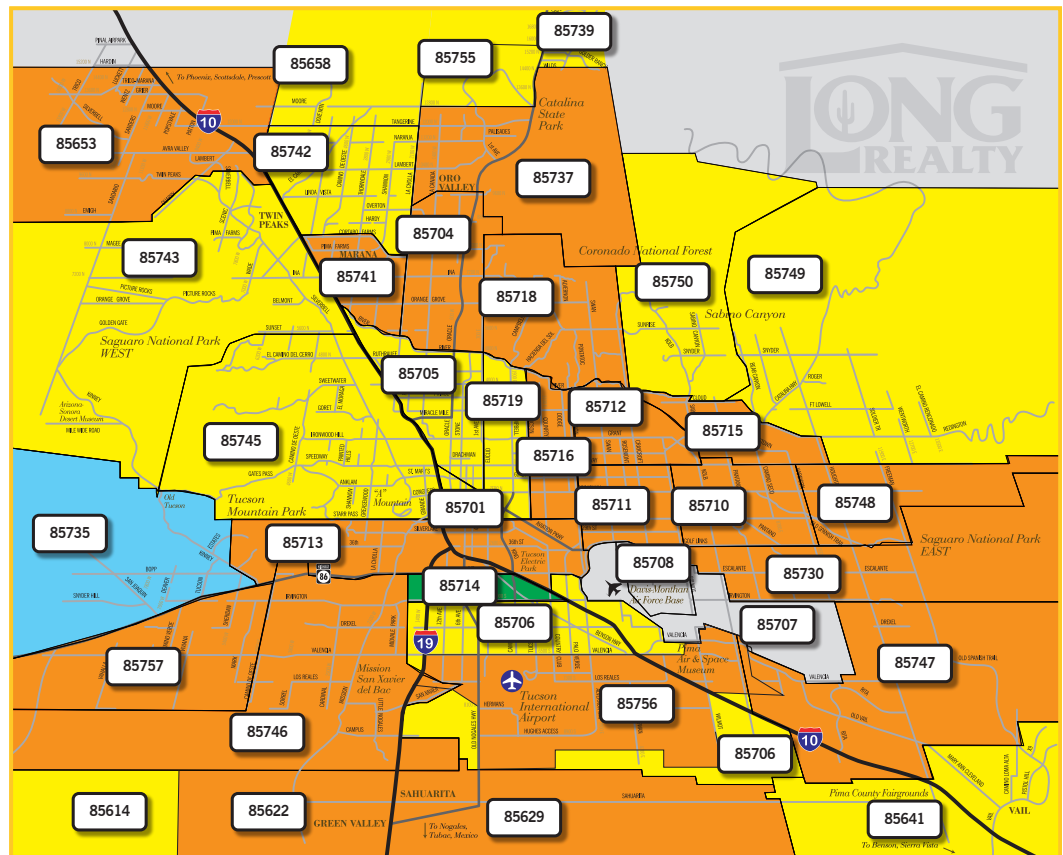
4.1%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(JUN 2019-AUG 2019 TO
JUN 2020-AUG 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.

Stephen Woodall - Team Woodall
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This heat map represents the percentage of change in Tucson metro median sales prices from June 2019-August 2019 to June 2020-August 2020 by zip code. These statistics are based on information obtained from the MLSSAZ on 09/03/2020. Information is believed to be reliable, but not guaranteed.