

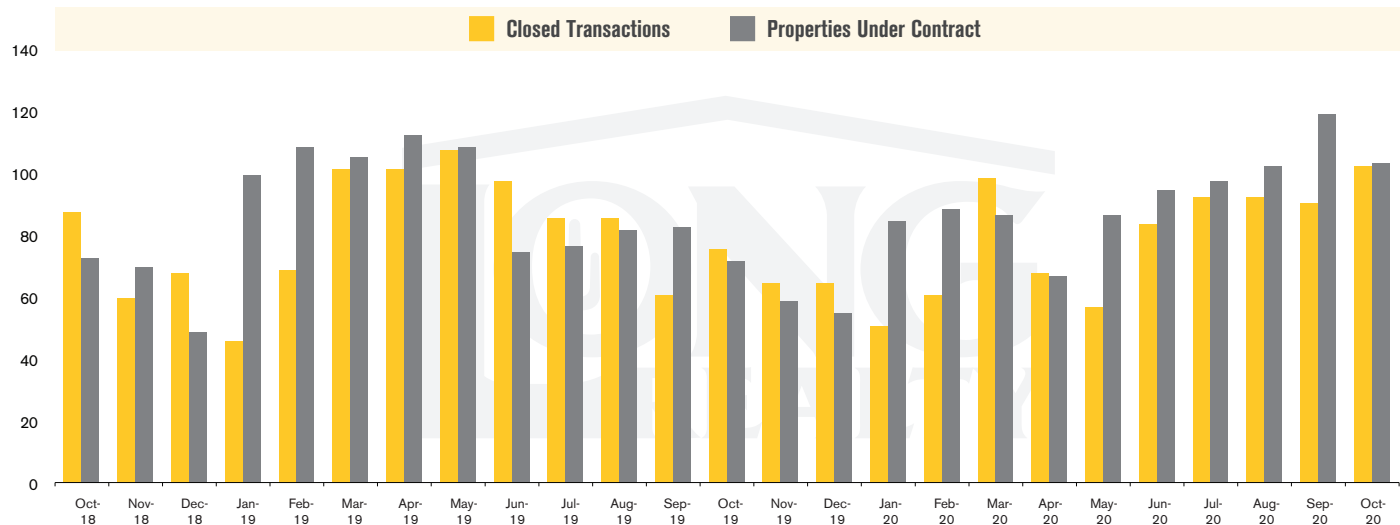
# THE HOUSING REPORT

ORO VALLEY | NOVEMBER 2020

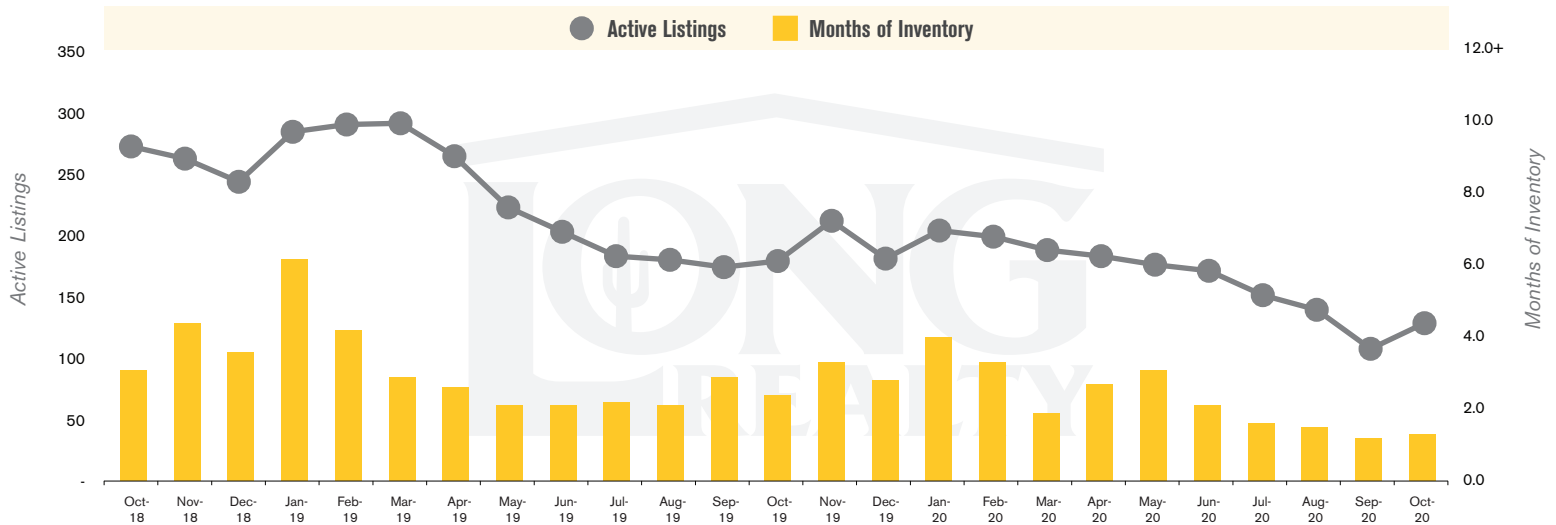


In the Oro Valley area, October 2020 active inventory was 130, a 28% decrease from October 2019. There were 103 closings in October 2020, a 36% increase from October 2019. Year-to-date 2020 there were 797 closings, a 4% decrease from year-to-date 2019. Months of Inventory was 1.3, down from 2.4 in October 2019. Median price of sold homes was \$350,050 for the month of October 2020, up 7% from October 2019. The Oro Valley area had 104 new properties under contract in October 2020, up 44% from October 2019.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT ORO VALLEY



## ACTIVE LISTINGS AND MONTHS OF INVENTORY ORO VALLEY



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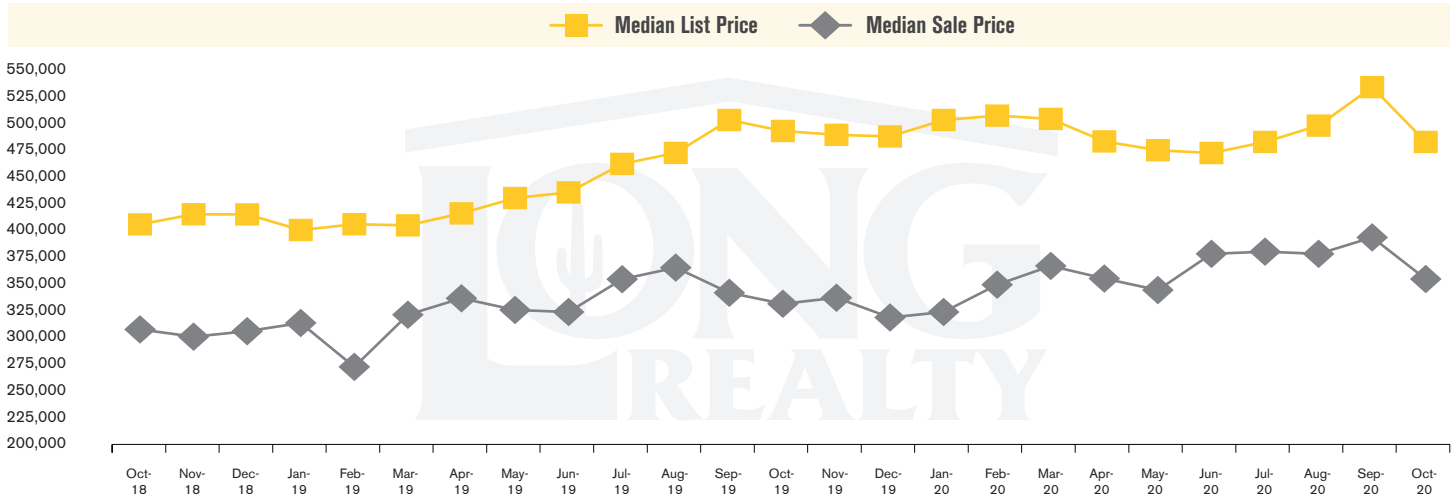
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software.  
All data obtained 11/06/2020 is believed to be reliable, but not guaranteed.

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## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE ORO VALLEY

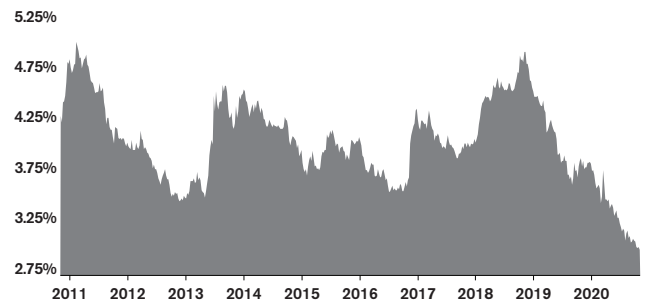


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME ORO VALLEY

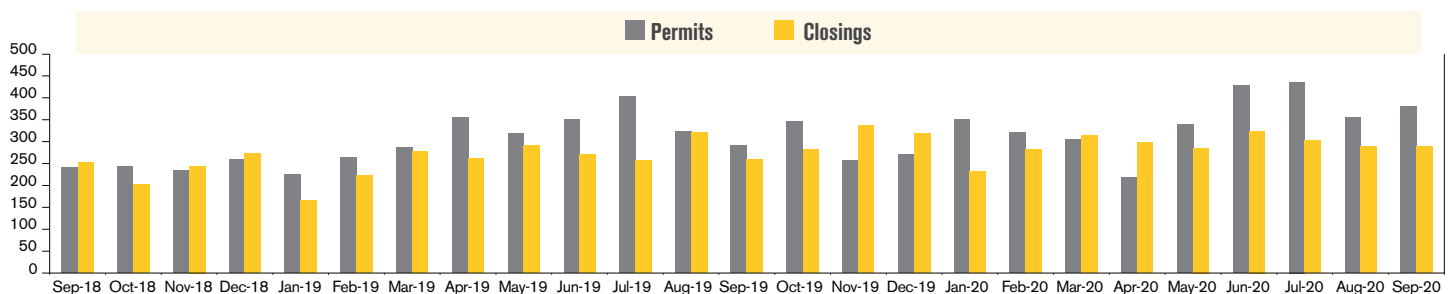
Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2019	\$327,500	3.690%	\$1,430.30
2020	\$350,050	2.830%	\$1,371.73

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 September 2020, new home permits were **up 30%** and new home closings were **up 12%** from September 2019.

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## MARKET CONDITIONS BY PRICE BAND ORO VALLEY

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-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	1	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	1	0	1	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	1	0	0	1	0	2	0	n/a	0.5	<b>Seller</b>
\$150,000 - 174,999	0	0	0	0	1	0	2	0.0	0.3	<b>Seller</b>
\$175,000 - 199,999	2	0	1	0	1	0	2	1.0	2.0	<b>Seller</b>
\$200,000 - 224,999	3	2	2	2	4	1	1	3.0	1.2	<b>Seller</b>
\$225,000 - 249,999	4	6	0	4	9	7	6	0.7	0.5	<b>Seller</b>
\$250,000 - 274,999	5	7	7	7	8	4	12	0.4	0.7	<b>Seller</b>
\$275,000 - 299,999	9	6	8	10	4	5	7	1.3	1.2	<b>Seller</b>
\$300,000 - 349,999	13	10	15	13	14	13	20	0.7	0.7	<b>Seller</b>
\$350,000 - 399,999	12	6	13	15	15	18	8	1.5	0.9	<b>Seller</b>
\$400,000 - 499,999	23	11	12	16	16	14	17	1.4	1.4	<b>Seller</b>
\$500,000 - 599,999	14	3	10	5	8	10	8	1.8	1.6	<b>Seller</b>
\$600,000 - 699,999	8	3	5	5	3	5	8	1.0	1.9	<b>Seller</b>
\$700,000 - 799,999	7	2	5	4	4	5	3	2.3	2.0	<b>Seller</b>
\$800,000 - 899,999	8	2	2	2	2	5	3	2.7	2.7	<b>Seller</b>
\$900,000 - 999,999	3	0	1	1	0	0	3	1.0	3.3	<b>Seller</b>
\$1,000,000 - and over	17	0	2	7	4	2	3	5.7	5.6	<b>Balanced</b>
<b>TOTAL</b>	<b>130</b>	<b>58</b>	<b>84</b>	<b>93</b>	<b>93</b>	<b>91</b>	<b>103</b>	<b>1.3</b>	<b>1.3</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 TrendGraphix software on 11/06/2020. 3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2020-10/31/2020. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

ORO VALLEY | NOVEMBER 2020



## MARKET SHARE ORO VALLEY

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

Data Obtained 11/06/2020 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 11/01/2019 – 10/31/2020 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

37.6%

Coldwell Banker Residential Brokerage 9.5%

Tierra Antigua Realty 8.7%

Keller Williams Southern Arizona 5.4%

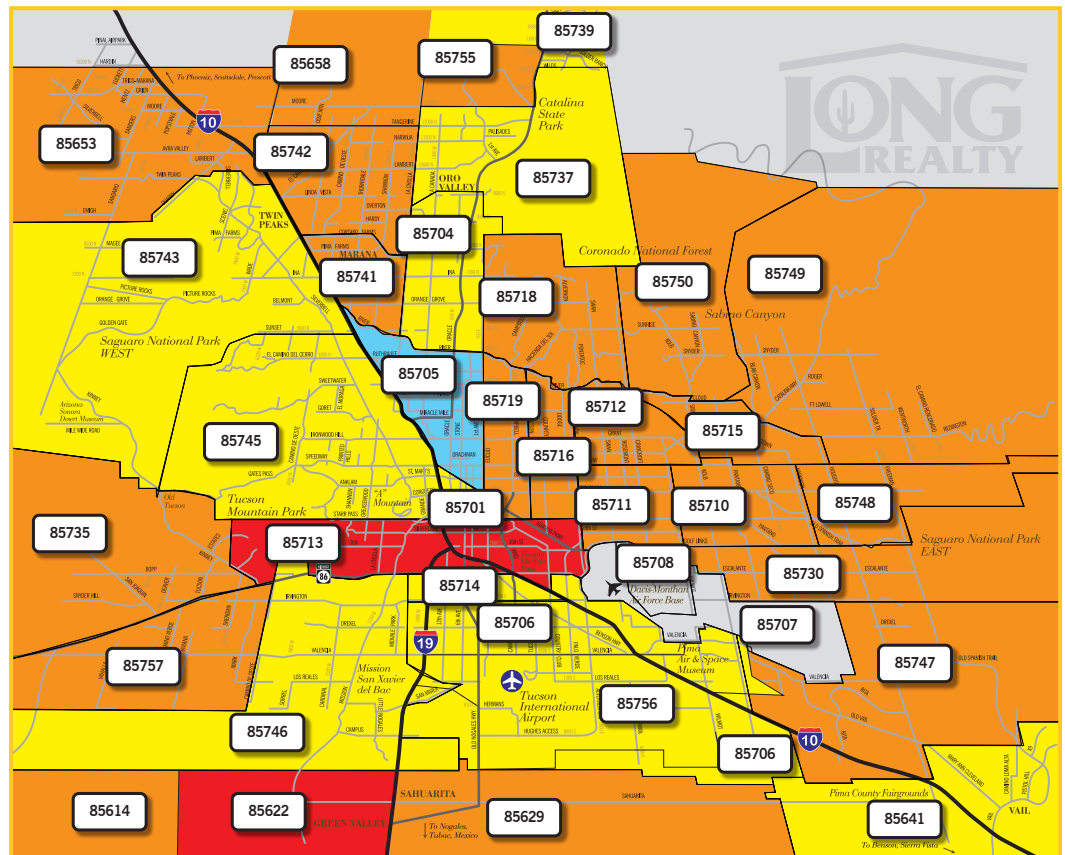
Realty Executives Arizona Territory 4.5%

Russ Lyon Sotheby's International 4.3%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG 2019-OCT 2019 TO  
AUG 2020-OCT 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 August 2019-October 2019 to August 2020-October 2020 by zip code. These statistics are based on information obtained from the MLSSAZ on 11/06/2020. Information is believed to be reliable, but not guaranteed.