

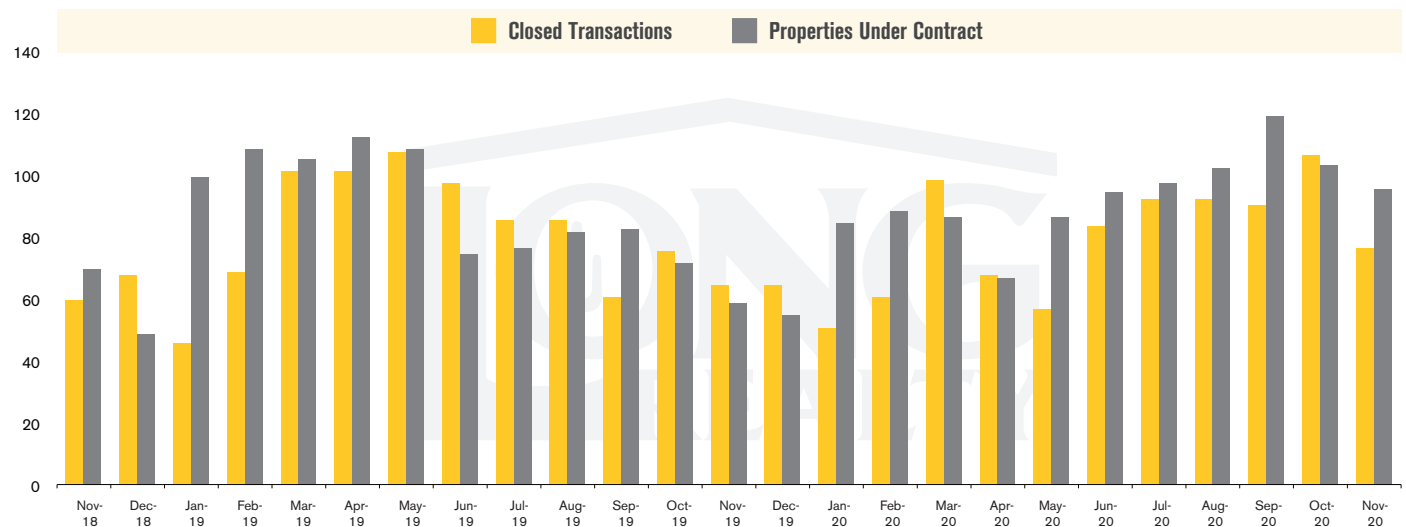
# THE HOUSING REPORT

ORO VALLEY | DECEMBER 2020

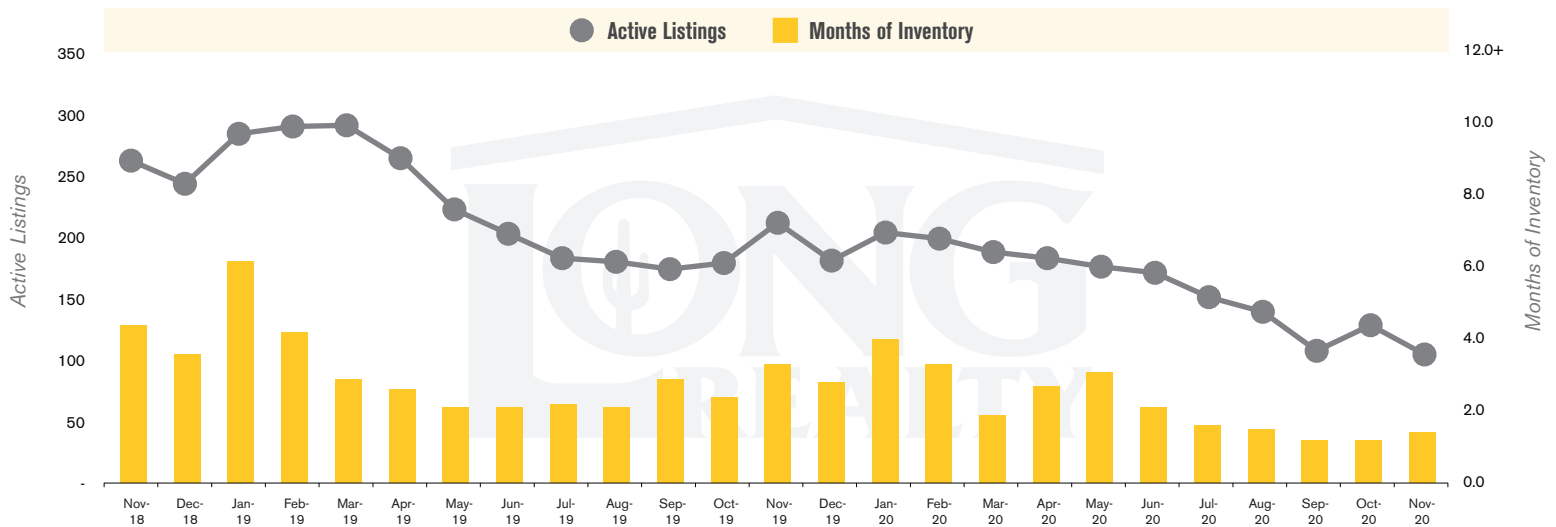


In the Oro Valley area, November 2020 active inventory was 106, a 50% decrease from November 2019. There were 77 closings in November 2020, an 18% increase from November 2019. Year-to-date 2020 there were 881 closings, a 2% decrease from year-to-date 2019. Months of Inventory was 1.4, down from 3.3 in November 2019. Median price of sold homes was \$380,000 for the month of November 2020, up 14% from November 2019. The Oro Valley area had 96 new properties under contract in November 2020, up 63% from November 2019.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT ORO VALLEY



## ACTIVE LISTINGS AND MONTHS OF INVENTORY ORO VALLEY



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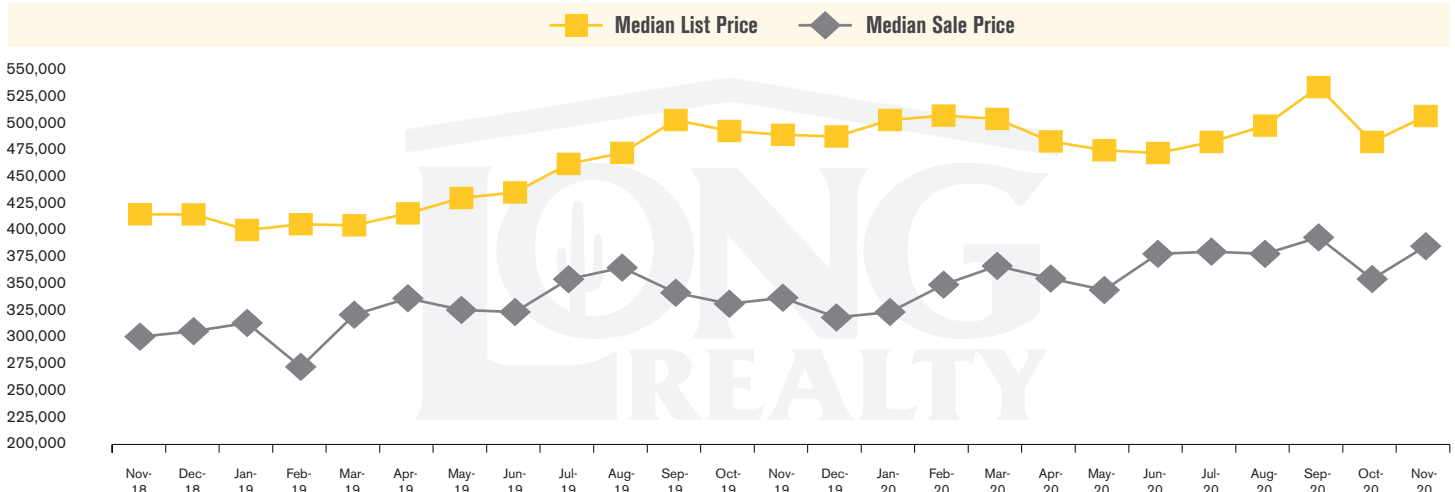
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software.  
All data obtained 12/07/2020 is believed to be reliable, but not guaranteed.

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## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE ORO VALLEY

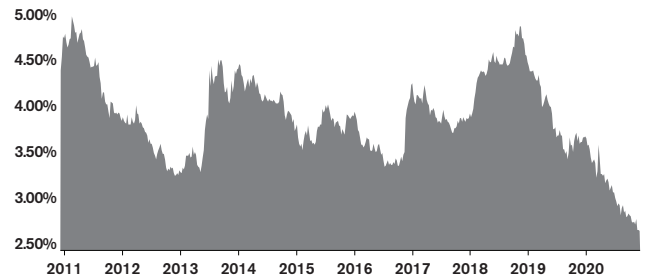


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME ORO VALLEY

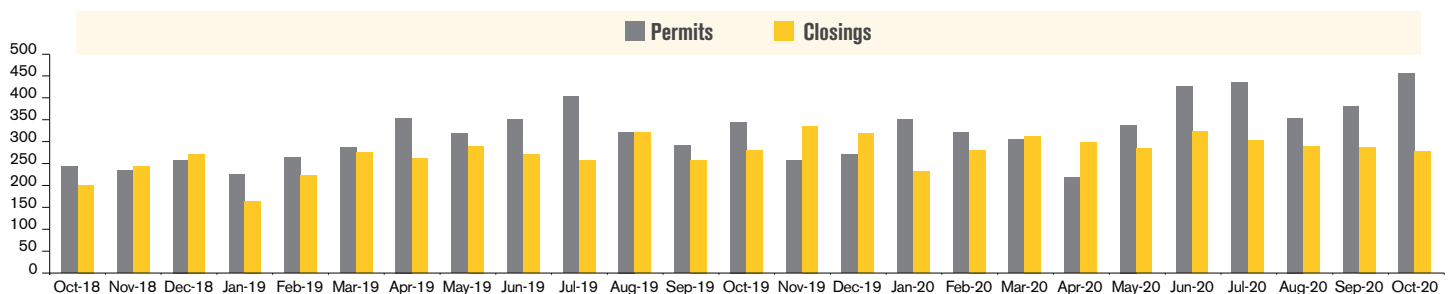
Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2019	\$333,000	3.700%	\$1,456.11
2020	\$380,000	2.770%	\$1,477.58

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 October 2020, new home permits were **up 32%** and new home closings were **down 1%** from October 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
		Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-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	1	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	1	1	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	1	0	2	0	1	0.0	0.3	<b>Seller</b>
\$150,000 - 174,999	0	0	0	1	0	2	0	n/a	0.0	<b>Seller</b>
\$175,000 - 199,999	1	1	0	1	0	2	0	n/a	2.0	<b>Seller</b>
\$200,000 - 224,999	0	2	2	4	1	1	4	0.0	0.7	<b>Seller</b>
\$225,000 - 249,999	2	0	4	9	7	6	7	0.3	0.4	<b>Seller</b>
\$250,000 - 274,999	5	7	7	8	4	14	3	1.7	0.8	<b>Seller</b>
\$275,000 - 299,999	7	8	10	4	5	7	4	1.8	1.2	<b>Seller</b>
\$300,000 - 349,999	8	15	13	14	13	20	11	0.7	0.7	<b>Seller</b>
\$350,000 - 399,999	11	13	15	15	18	8	11	1.0	0.8	<b>Seller</b>
\$400,000 - 499,999	19	12	16	16	14	17	16	1.2	1.3	<b>Seller</b>
\$500,000 - 599,999	13	10	5	8	10	9	8	1.6	1.4	<b>Seller</b>
\$600,000 - 699,999	4	5	5	3	5	9	6	0.7	1.1	<b>Seller</b>
\$700,000 - 799,999	6	5	4	4	5	3	3	2.0	1.8	<b>Seller</b>
\$800,000 - 899,999	7	2	2	2	5	3	1	7.0	2.7	<b>Seller</b>
\$900,000 - 999,999	3	1	1	0	0	3	0	n/a	3.3	<b>Seller</b>
\$1,000,000 - and over	19	2	7	4	2	3	2	9.5	7.4	<b>Slightly Buyer</b>
<b>TOTAL</b>	<b>106</b>	<b>84</b>	<b>93</b>	<b>93</b>	<b>91</b>	<b>107</b>	<b>77</b>	<b>1.4</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 12/07/2020. 3 month trend in months of inventory is the average of closed sales and active listing data from 09/01/2020-11/30/2020. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

ORO VALLEY | DECEMBER 2020



## MARKET SHARE ORO VALLEY

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

Data Obtained 12/07/2020 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 12/01/2019 – 11/30/2020 rounded to the nearest tenth of one percent and deemed to be correct.

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37.5%

Coldwell Banker Residential Brokerage 9.5%

Tierra Antigua Realty 9.2%

Realty Executives Arizona Territory 4.9%

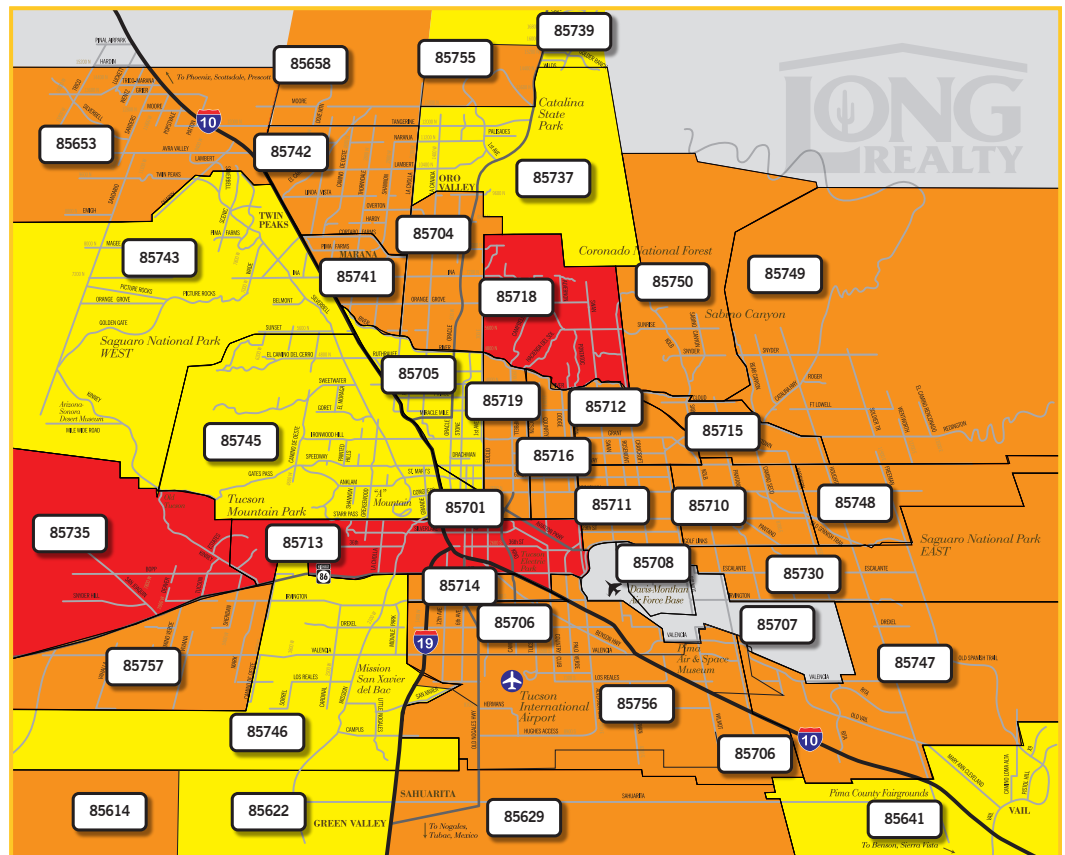
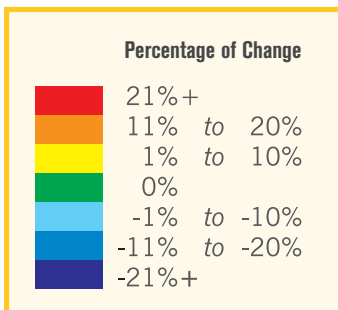
Keller Williams Southern Arizona 4.7%

Russ Lyon Sotheby's International 4.4%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

SEP 2019-NOV 2019 TO  
SEP 2020-NOV 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 September 2019-November 2019 to September 2020-November 2020 by zip code. These statistics are based on information obtained from the MLSSAZ on 12/07/2020. Information is believed to be reliable, but not guaranteed.*