

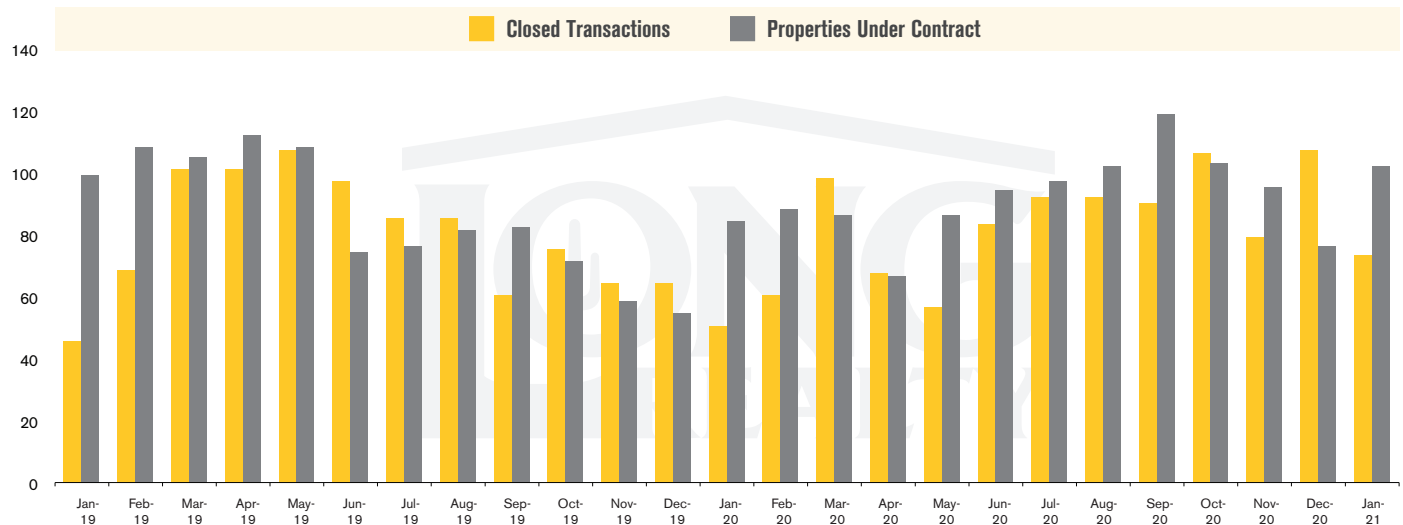
# THE HOUSING REPORT

ORO VALLEY | FEBRUARY 2021

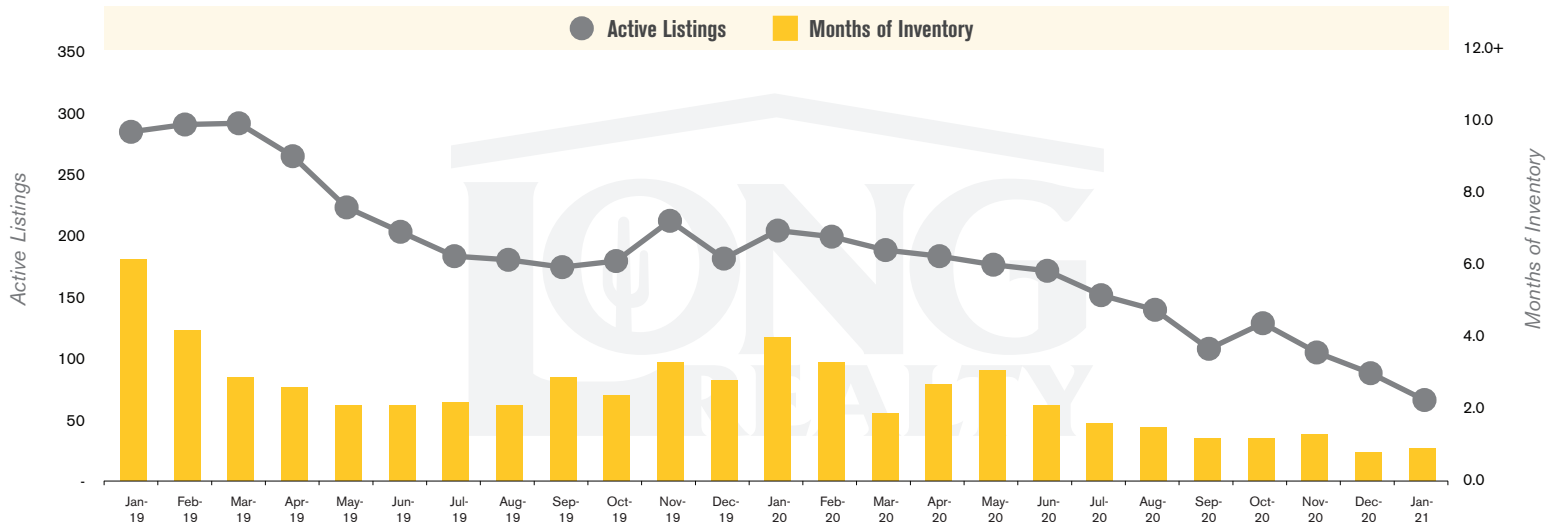


In the Oro Valley area, January 2021 active inventory was 67, a 67% decrease from January 2020. There were 74 closings in January 2021, a 45% increase from January 2020. Months of Inventory was 0.9, down from 4.0 in January 2020. Median price of sold homes was \$367,500 for the month of January 2021, up 15% from January 2020. The Oro Valley area had 103 new properties under contract in January 2021, up 21% from January 2020.

## 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 02/05/2021 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

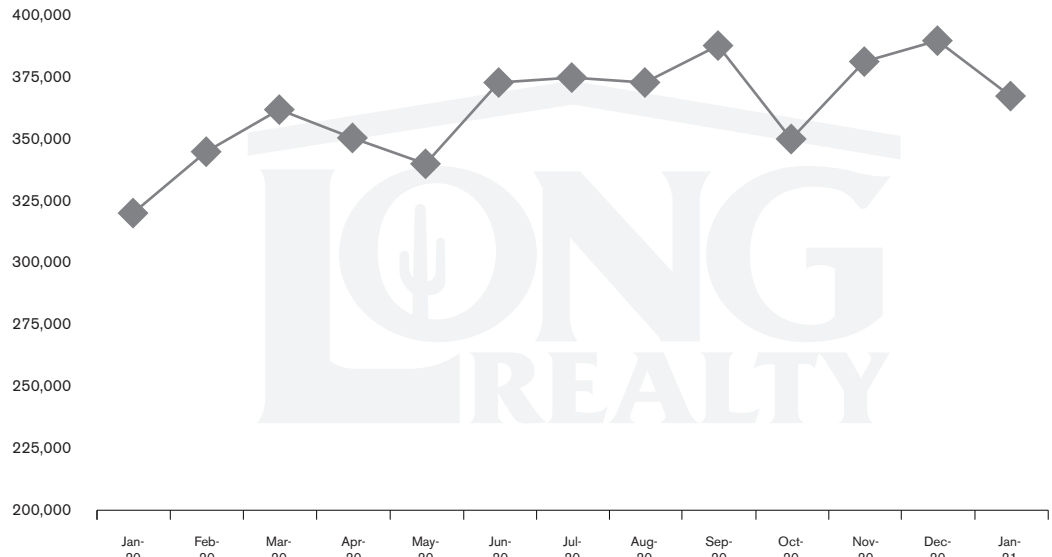
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## MEDIAN SOLD PRICE ORO VALLEY

On average, homes sold this % of original list price.

Jan 2020	Jan 2021
96.0%	96.3%

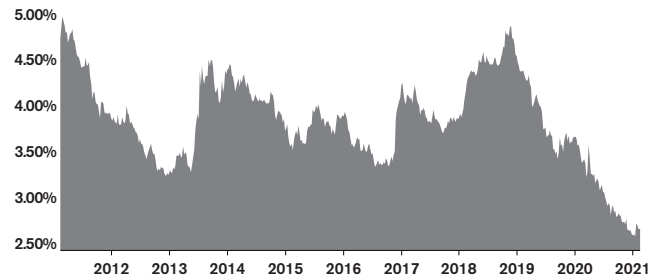


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2020	\$320,000	3.620%	\$1,385.54
2021	\$367,500	2.740%	\$1,423.42

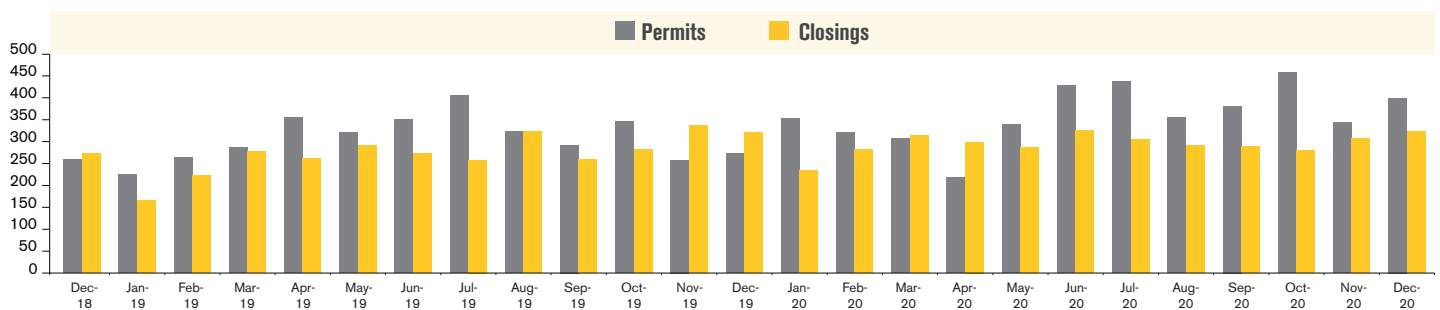
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research

For December 2020, new home permits were **up 47%** and new home closings were **up 1%** from December 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
		Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21			
\$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	Seller
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	2	0	1	3	0	n/a	0.0	Seller
\$150,000 - 174,999	0	1	0	2	0	1	0	n/a	0.0	Seller
\$175,000 - 199,999	0	1	0	2	0	3	2	0.0	0.4	Seller
\$200,000 - 224,999	0	4	1	1	4	1	1	0.0	0.0	Seller
\$225,000 - 249,999	0	9	7	6	7	8	6	0.0	0.1	Seller
\$250,000 - 274,999	1	8	4	14	3	4	6	0.2	0.7	Seller
\$275,000 - 299,999	2	4	5	7	4	8	7	0.3	0.7	Seller
\$300,000 - 349,999	4	14	13	20	12	14	7	0.6	0.8	Seller
\$350,000 - 399,999	5	15	18	8	11	16	14	0.4	0.6	Seller
\$400,000 - 499,999	14	16	14	17	17	23	10	1.4	0.9	Seller
\$500,000 - 599,999	12	8	10	9	8	12	4	3.0	1.5	Seller
\$600,000 - 699,999	1	3	5	9	7	3	6	0.2	0.4	Seller
\$700,000 - 799,999	6	4	5	3	3	3	1	6.0	2.9	Seller
\$800,000 - 899,999	4	2	5	3	1	2	3	1.3	3.0	Seller
\$900,000 - 999,999	3	0	0	3	0	2	1	3.0	3.0	Seller
\$1,000,000 - and over	15	4	2	3	2	5	5	3.0	4.1	Slightly Seller
<b>TOTAL</b>	<b>67</b>	<b>93</b>	<b>91</b>	<b>107</b>	<b>80</b>	<b>108</b>	<b>74</b>	<b>0.9</b>	<b>1.0</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 02/05/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2020-01/31/2021. Information is believed to be reliable, but not guaranteed.

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ORO VALLEY | FEBRUARY 2021



## MARKET SHARE ORO VALLEY

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

Data Obtained 02/05/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 02/01/2020 – 01/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

36.6%

Tierra Antigua Realty

9.8%

Coldwell Banker Residential Brokerage

8.7%

Keller Williams Southern Arizona

5.0%

Realty Executives Arizona Territory

5.0%

Russ Lyon Sotheby's International

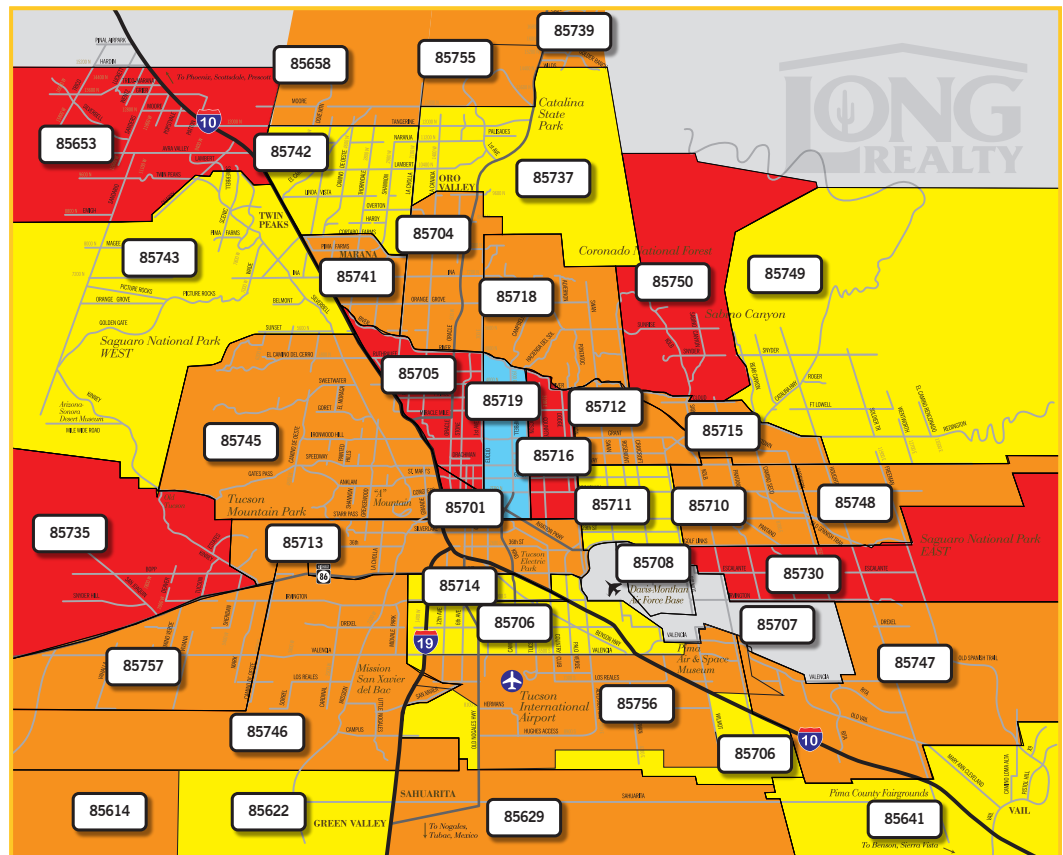
4.2%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2019-JAN 2020 TO  
NOV 2020-JAN 2021

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.**

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*This heat map represents the percentage of change in Tucson metro median sales prices from November 2019-January 2020 to November 2020-January 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 02/05/2021. Information is believed to be reliable, but not guaranteed.*