

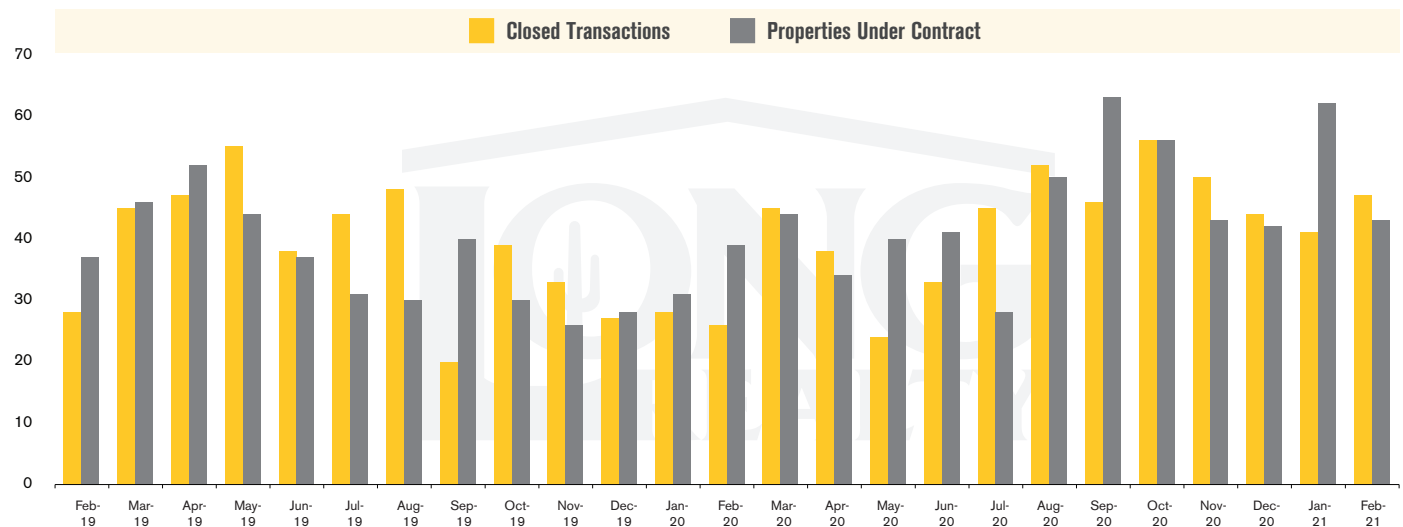
THE HOUSING REPORT

RANCHO VISTOSO | MARCH 2021

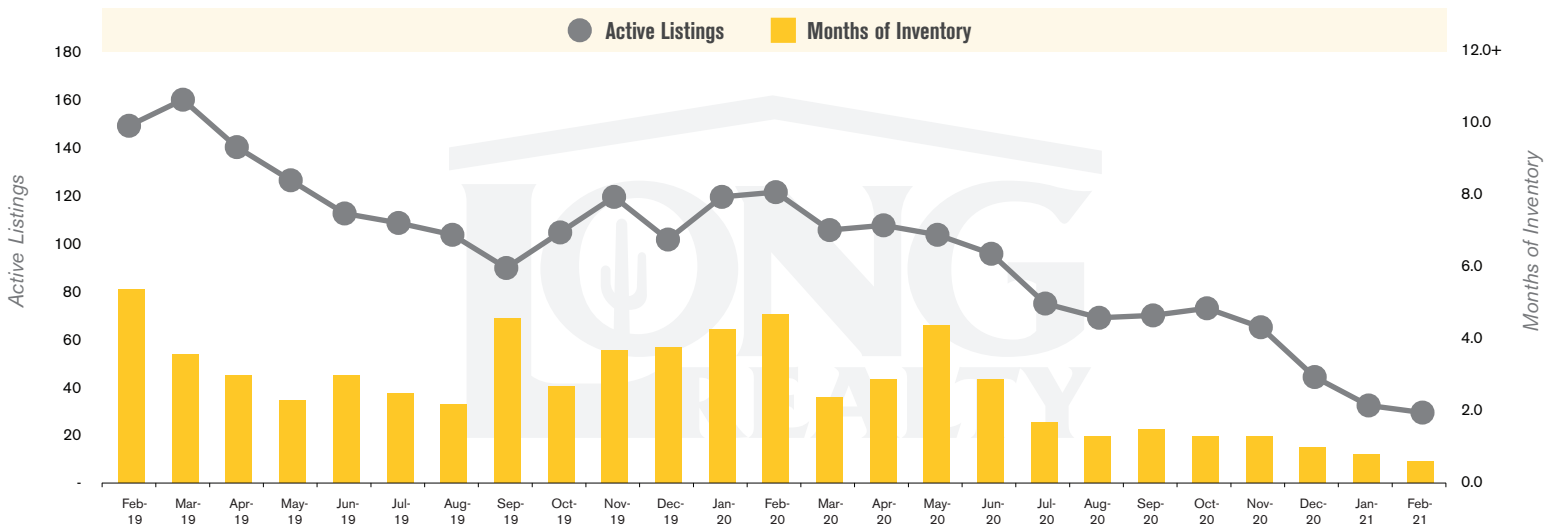


In the Rancho Vistoso area, February 2021 active inventory was 30, a 76% decrease from February 2020. There were 47 closings in February 2021, an 81% increase from February 2020. Year-to-date 2021 there were 88 closings, a 63% increase from year-to-date 2020. Months of Inventory was .6, down from 4.7 in February 2020. Median price of sold homes was \$417,234 for the month of February 2021, up 16% from February 2020. The Rancho Vistoso area had 43 new properties under contract in February 2021, up 10% from February 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT RANCHO VISTOSO



ACTIVE LISTINGS AND MONTHS OF INVENTORY RANCHO VISTOSO



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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 03/05/2021 is believed to be reliable, but not guaranteed.

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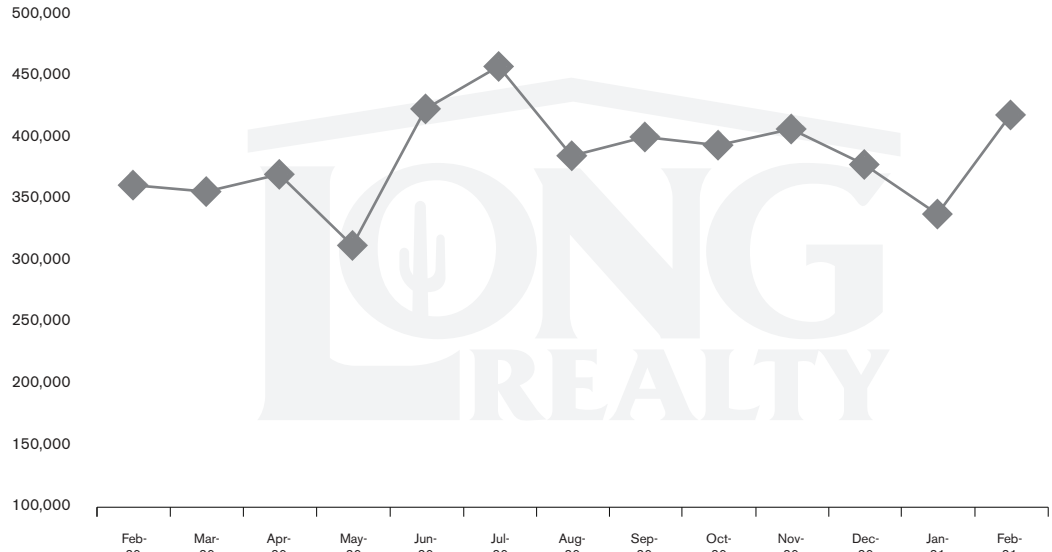


MEDIAN SOLD PRICE

RANCHO VISTOSO

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

Feb 2020	Feb 2021
98.0%	98.4%

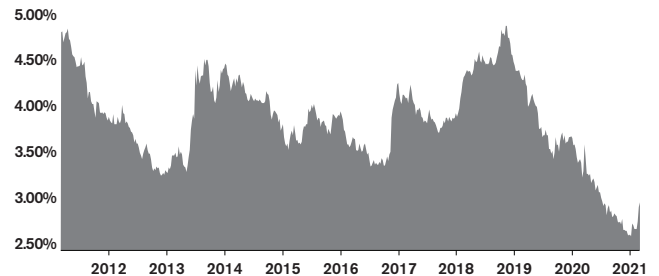


MONTHLY PAYMENT ON A MEDIAN PRICED HOME RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2020	\$360,240	3.470%	\$1,531.03
2021	\$417,234	2.810%	\$1,630.78

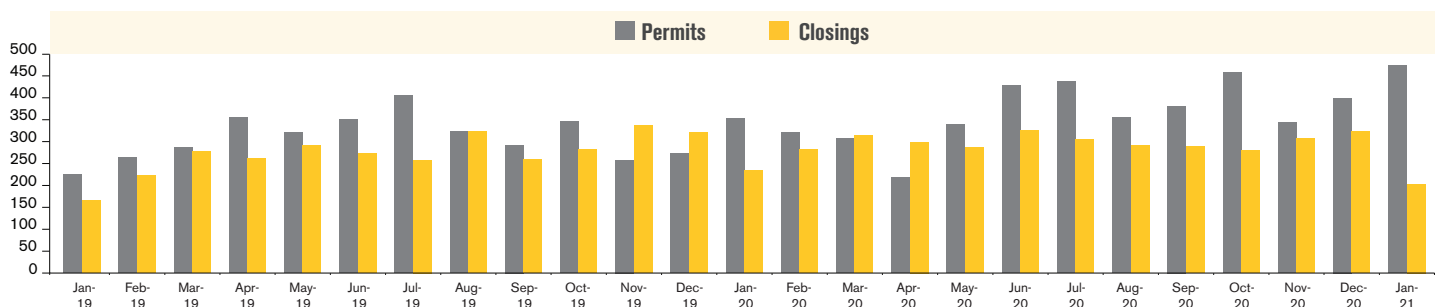
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research

For January 2021, new home permits were **up 35%** and new home closings were **down 13%** from January 2020.



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MARKET CONDITIONS BY PRICE BAND RANCHO VISTOSO

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-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	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	1	0	1	1	0	n/a	0.0	Seller
\$200,000 - 224,999	1	0	0	4	1	1	0	n/a	0.5	Seller
\$225,000 - 249,999	0	3	4	4	4	5	3	0.0	0.2	Seller
\$250,000 - 274,999	0	2	8	2	3	2	3	0.0	0.3	Seller
\$275,000 - 299,999	0	0	2	2	5	5	4	0.0	0.4	Seller
\$300,000 - 349,999	1	5	7	7	6	7	9	0.1	0.6	Seller
\$350,000 - 399,999	0	12	7	5	5	7	4	0.0	0.1	Seller
\$400,000 - 499,999	3	6	10	17	11	4	7	0.4	0.7	Seller
\$500,000 - 599,999	2	7	3	3	2	1	4	0.5	3.6	Seller
\$600,000 - 699,999	3	4	7	4	1	2	5	0.6	0.5	Seller
\$700,000 - 799,999	0	3	1	1	1	1	1	0.0	1.0	Seller
\$800,000 - 899,999	1	2	2	0	0	0	2	0.5	3.5	Seller
\$900,000 - 999,999	2	0	1	0	1	0	0	n/a	4.0	Seller
\$1,000,000 - and over	17	2	3	1	3	5	5	3.4	3.2	Seller
TOTAL	30	46	56	50	44	41	47	0.6	0.8	Seller



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 03/05/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2020-02/28/2021. Information is believed to be reliable, but not guaranteed.

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MARKET SHARE RANCHO VISTOSO

Long Realty leads the market in successful real estate sales.

Data Obtained 03/05/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 03/01/2020 – 02/28/2021 rounded to the nearest tenth of one percent and deemed to be correct.

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34.4%

Tierra Antigua Realty

8.5%

Coldwell Banker Residential Brokerage

8.2%

Realty Executives Arizona Territory

5.9%

Russ Lyon Sothebys International

5.2%

Keller Williams Southern Arizona

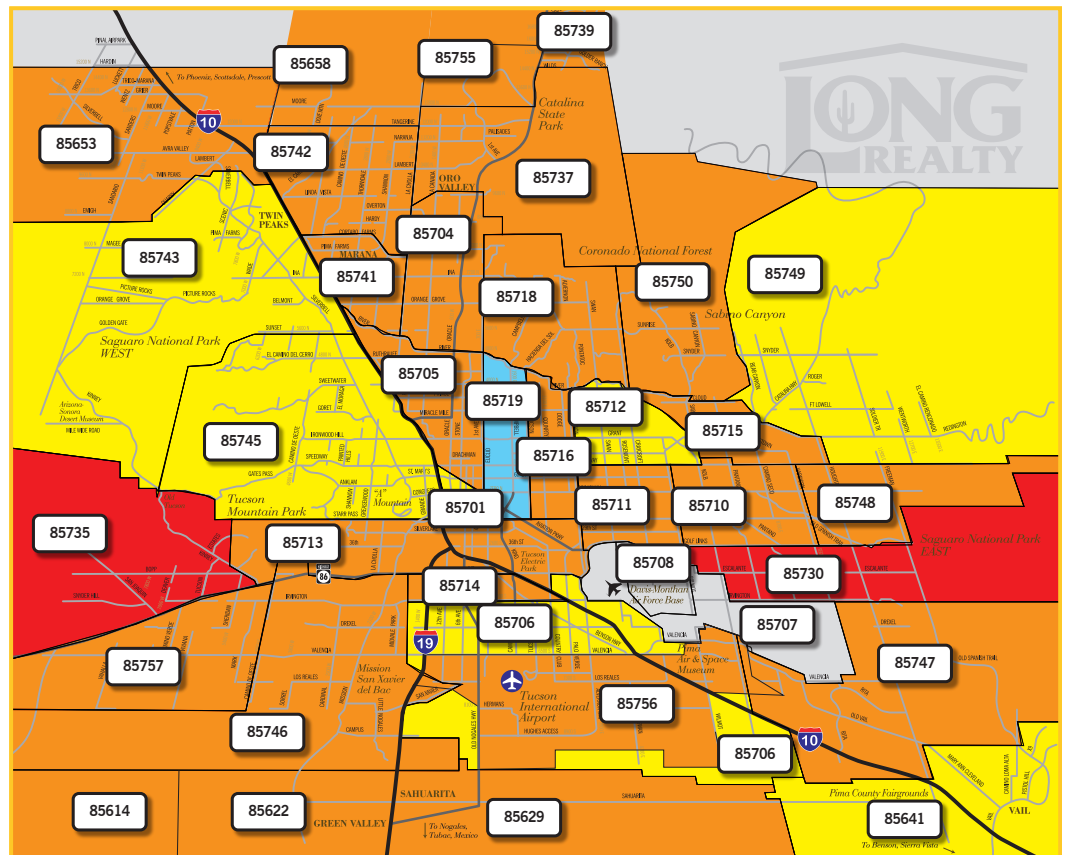
4.5%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2019-FEB 2020 TO
DEC 2020-FEB 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 December 2019-February 2020 to December 2020-February 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 03/05/2021. Information is believed to be reliable, but not guaranteed.