

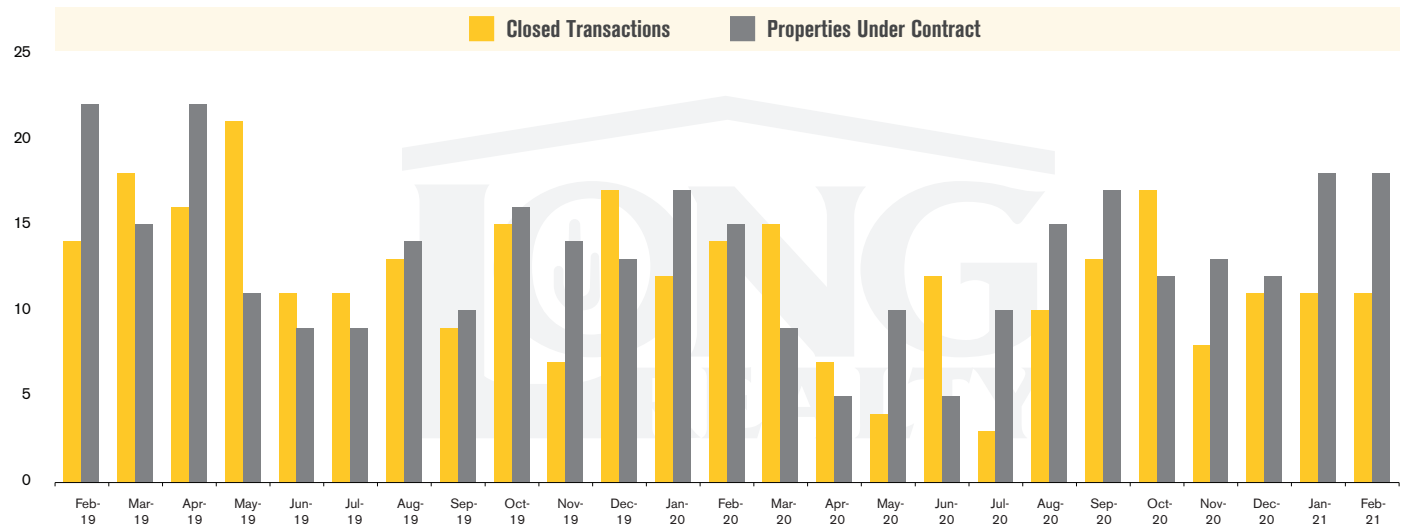
# THE HOUSING REPORT

SUN CITY ORO VALLEY | MARCH 2021

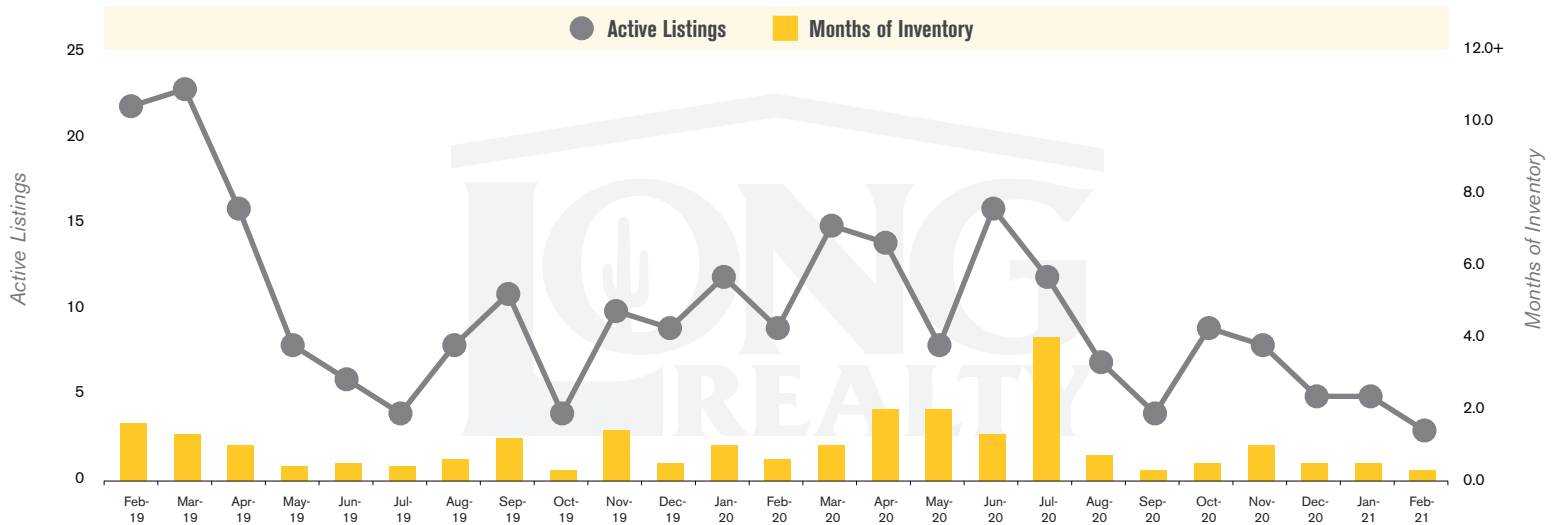


In the Sun City Oro Valley area, February 2021 active inventory was 3, a 67% decrease from February 2020. There were 11 closings in February 2021, a 21% decrease from February 2020. Year-to-date 2021 there were 22 closings, a 15% decrease from year-to-date 2020. Months of Inventory was .3, down from .6 in February 2020. Median price of sold homes was \$355,000 for the month of February 2021, up 21% from February 2020. The Sun City Oro Valley area had 18 new properties under contract in February 2021, up 20% from February 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SUN CITY ORO VALLEY



## ACTIVE LISTINGS AND MONTHS OF INVENTORY SUN CITY 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 03/05/2021 is believed to be reliable, but not guaranteed.



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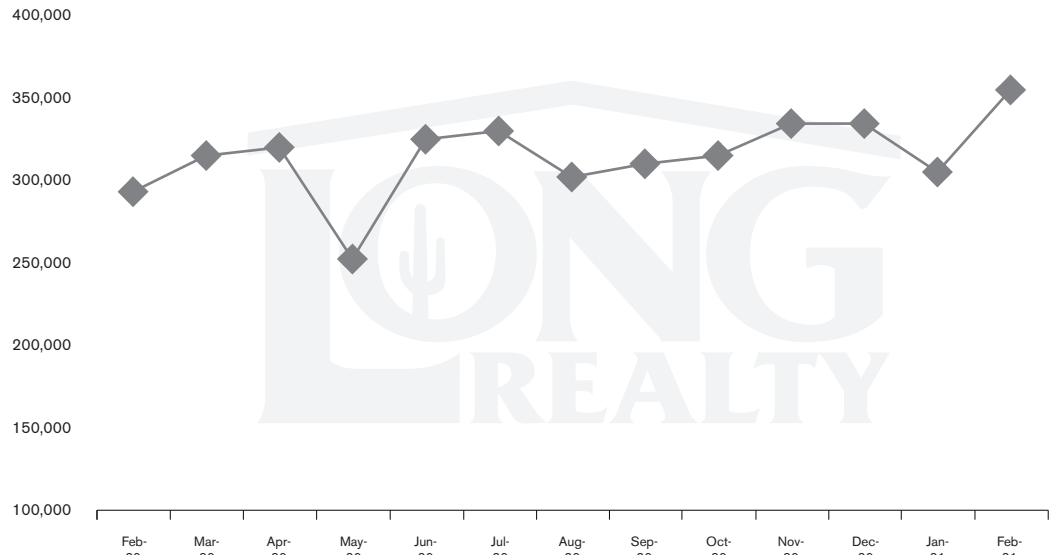


## MEDIAN SOLD PRICE

SUN CITY ORO VALLEY

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

Feb 2020	Feb 2021
99.2%	98.3%



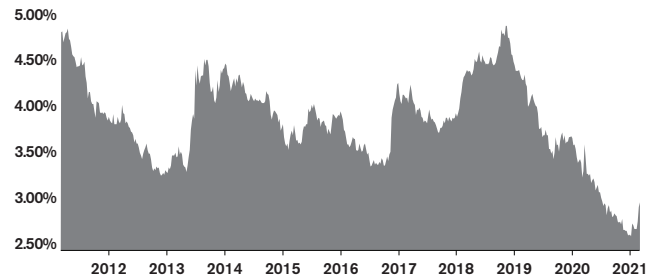
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME

SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2020	\$293,000	3.47%	\$1,245.26
2021	\$355,000	2.810%	\$1,387.54

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

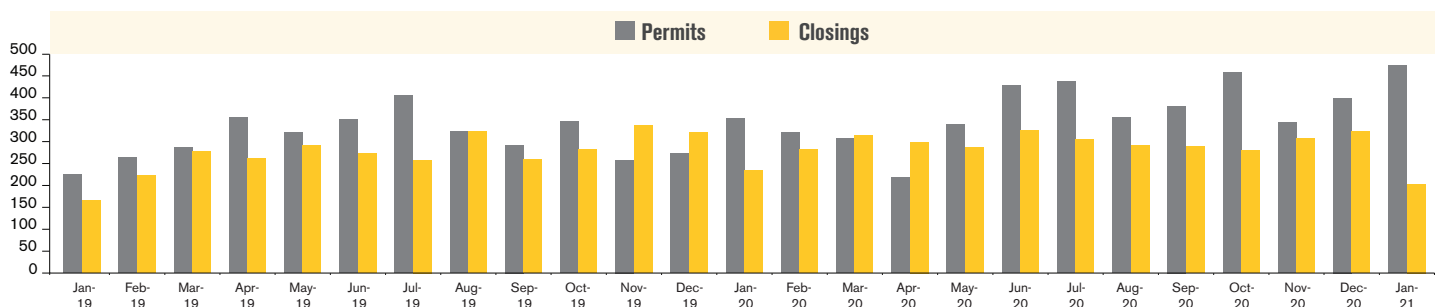
## 30 YEAR FIXED MORTGAGE RATE



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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# THE HOUSING REPORT

SUN CITY ORO VALLEY | MARCH 2021



## MARKET CONDITIONS BY PRICE BAND SUN CITY ORO VALLEY

	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	0	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	1	0	0	0	0	0	n/a	n/a	n/a
\$225,000 - 249,999	0	1	0	2	1	0	0	n/a	0.0	<b>Seller</b>
\$250,000 - 274,999	0	1	2	0	0	4	0	n/a	0.0	<b>Seller</b>
\$275,000 - 299,999	0	2	3	1	2	1	1	0.0	0.5	<b>Seller</b>
\$300,000 - 349,999	0	4	7	1	3	1	3	0.0	0.3	<b>Seller</b>
\$350,000 - 399,999	3	4	2	1	2	4	4	0.8	0.8	<b>Seller</b>
\$400,000 - 499,999	0	0	2	2	3	1	2	0.0	0.2	<b>Seller</b>
\$500,000 - 599,999	0	0	1	1	0	0	1	0.0	0.0	<b>Seller</b>
\$600,000 - 699,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>3</b>	<b>13</b>	<b>17</b>	<b>8</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>0.3</b>	<b>0.4</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 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.



# THE HOUSING REPORT

SUN CITY ORO VALLEY | MARCH 2021



## MARKET SHARE SUN CITY ORO VALLEY

**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.

### LONG REALTY COMPANY

48.9%

Coldwell Banker Residential Brokerage 16.6%

Tierra Antigua Realty 11.5%

Keller Williams Souther Arizona 3.5%

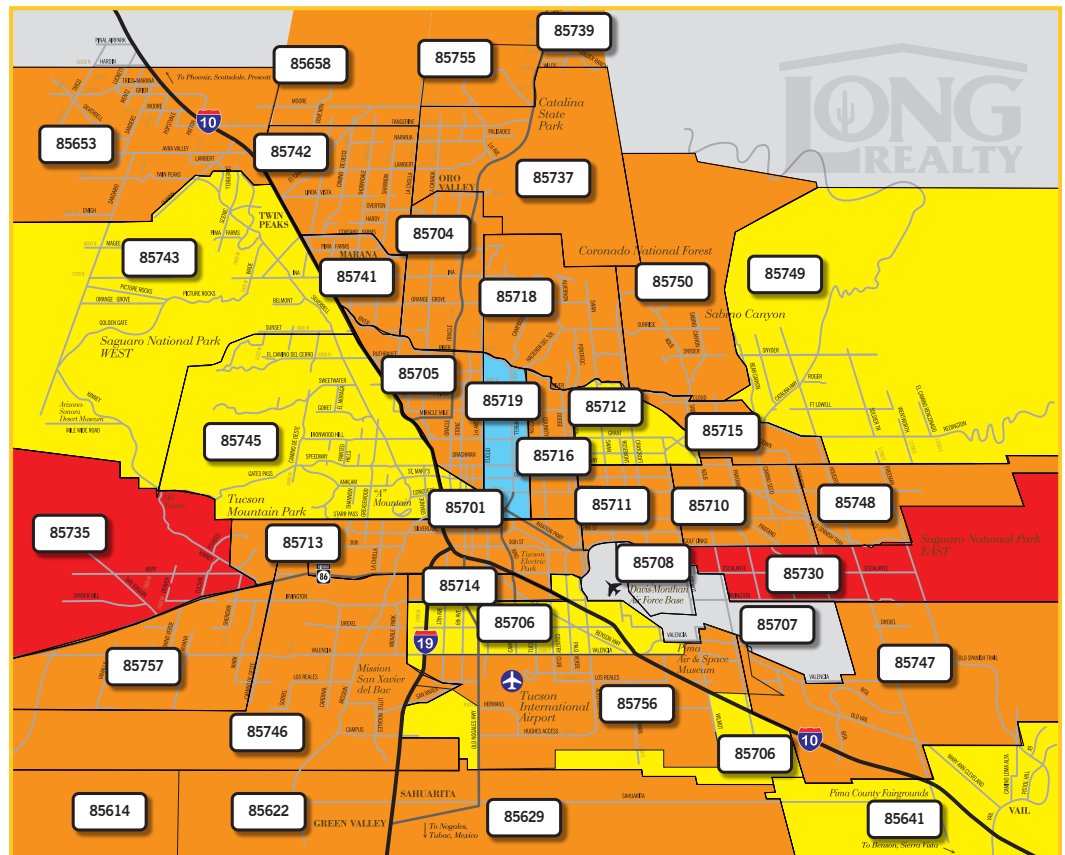
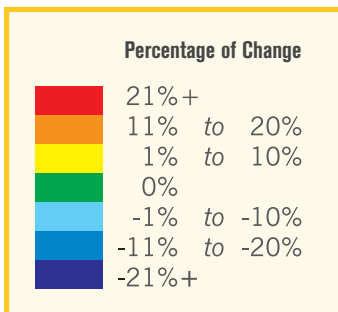
Realty Executives Tucson Elite 3.4%

Exp Realty 2.4%

## 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.



**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.