

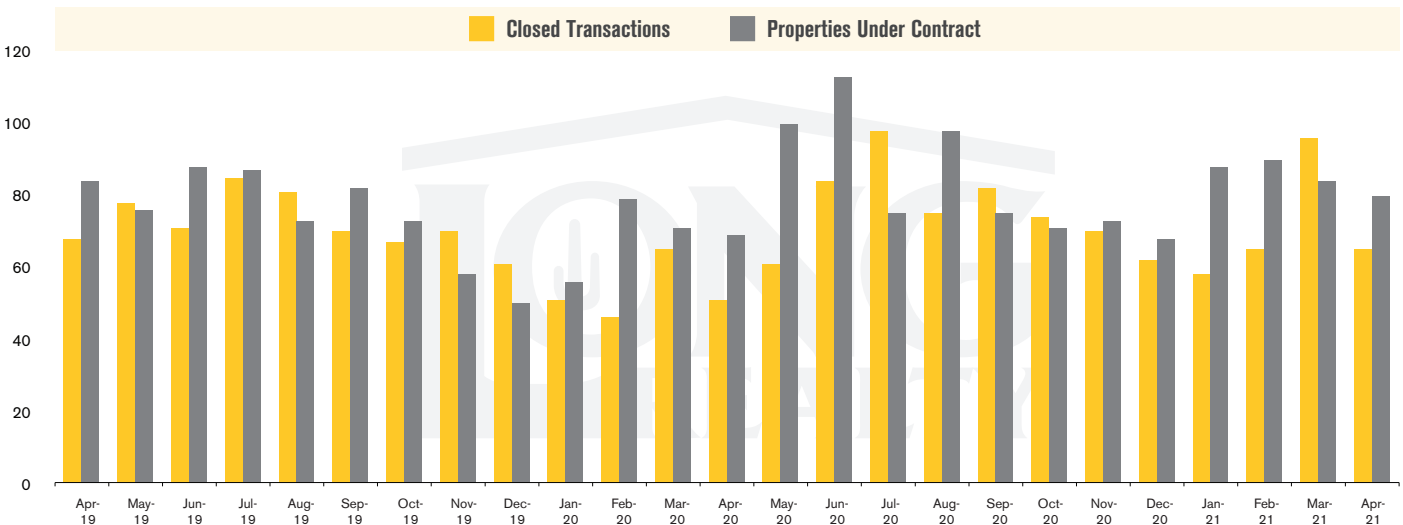
THE HOUSING REPORT

SAHUARITA | MAY 2021

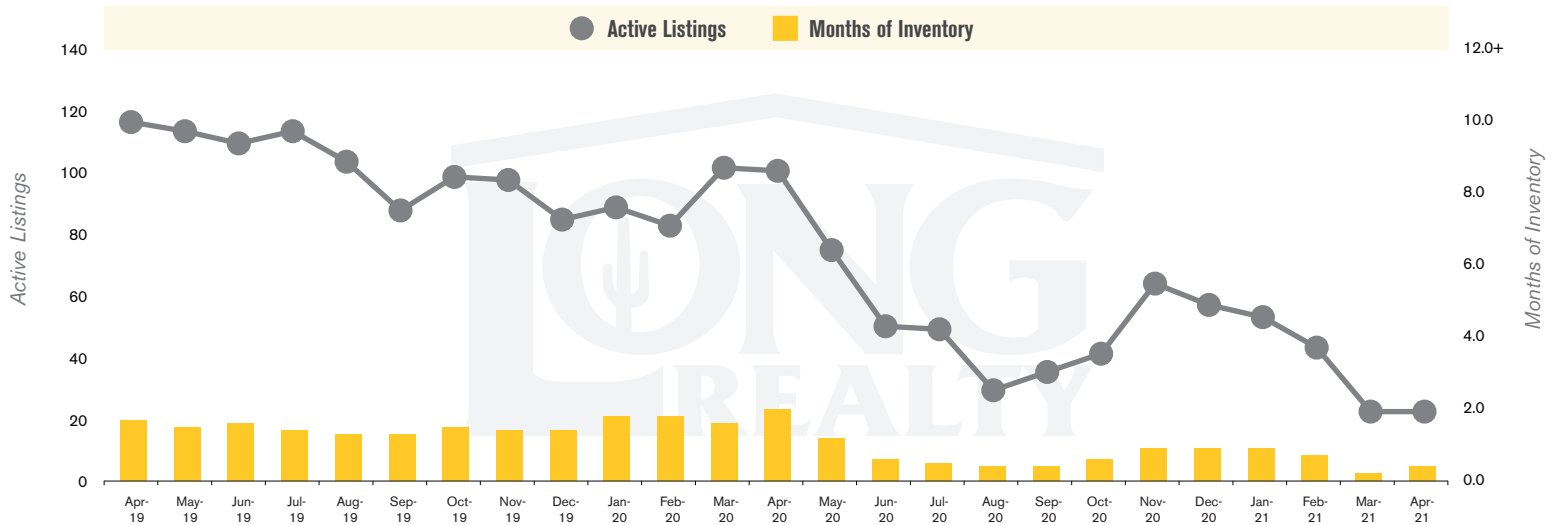


In the Sahuarita area, April 2021 active inventory was 23, a 77% decrease from April 2020. There were 65 closings in April 2021, a 27% increase from April 2020. Year-to-date 2021 there were 284 closings, a 33% increase from year-to-date 2020. Months of Inventory was .4, down from 2.0 in April 2020. Median price of sold homes was \$295,000 for the month of April 2021, up 31% from April 2020. The Sahuarita area had 80 new properties under contract in April 2021, up 16% from April 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SAHUARITA



ACTIVE LISTINGS AND MONTHS OF INVENTORY SAHUARITA



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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 05/06/2021 is believed to be reliable, but not guaranteed.

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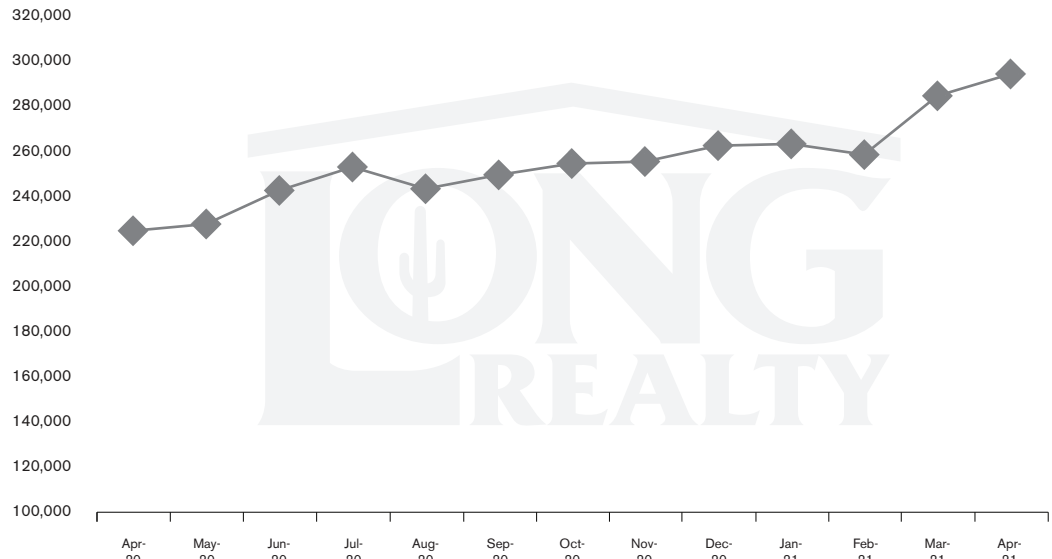
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MEDIAN SOLD PRICE SAHUARITA

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

Apr 2020	Apr 2021
97.3%	100.0%

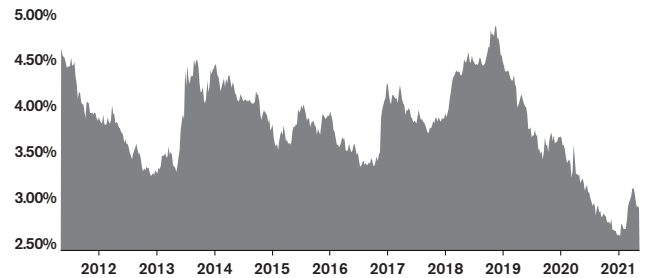


MONTHLY PAYMENT ON A MEDIAN PRICED HOME SAHUARITA

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,200	6.140%	\$1,255.75
2020	\$225,000	3.310%	\$937.31
2021	\$295,000	3.060%	\$1,190.63

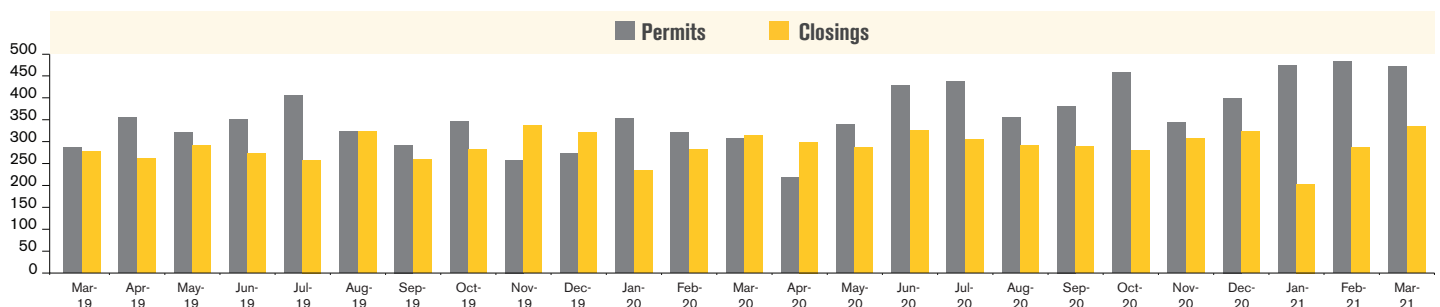
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research

For March 2021, new home permits were **up 54%** and new home closings were **up 6%** from March 2020.



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SAHUARITA | MAY 2021



MARKET CONDITIONS BY PRICE BAND SAHUARITA

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-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	1	0	n/a	0.0	Seller
\$100,000 - 124,999	0	1	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	0	2	0	2	0	n/a	0.5	Seller
\$150,000 - 174,999	0	2	3	0	1	3	1	0.0	0.0	Seller
\$175,000 - 199,999	1	3	4	1	3	4	4	0.3	0.4	Seller
\$200,000 - 224,999	0	8	6	11	7	6	2	0.0	0.1	Seller
\$225,000 - 249,999	1	15	11	12	16	11	5	0.2	0.1	Seller
\$250,000 - 274,999	3	14	9	8	11	13	9	0.3	0.2	Seller
\$275,000 - 299,999	2	8	12	6	7	19	13	0.2	0.2	Seller
\$300,000 - 349,999	2	9	8	10	13	18	16	0.1	0.4	Seller
\$350,000 - 399,999	9	4	3	4	5	10	10	0.9	1.2	Seller
\$400,000 - 499,999	1	1	4	1	2	6	2	0.5	0.3	Seller
\$500,000 - 599,999	0	2	1	1	0	1	2	0.0	1.0	Seller
\$600,000 - 699,999	0	1	0	1	0	2	0	n/a	0.0	Seller
\$700,000 - 799,999	2	2	1	1	0	0	1	2.0	6.0	Balanced
\$800,000 - 899,999	2	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
TOTAL	23	70	62	58	65	96	65	0.4	0.4	Seller



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



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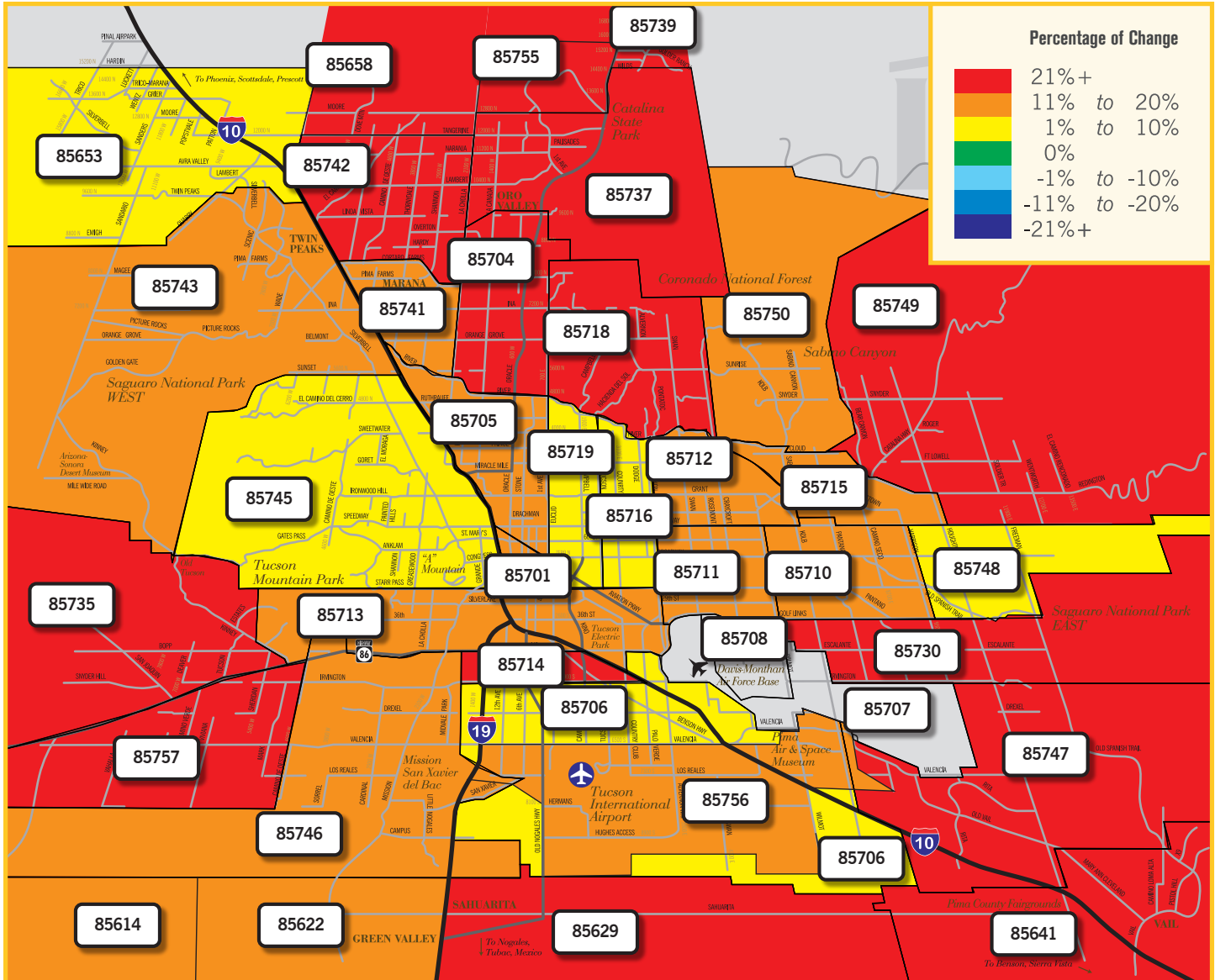
Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 05/06/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2021-04/30/2021. Information is believed to be reliable, but not guaranteed.

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SAHUARITA | MAY 2021



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE JAN 2020-MAR 2020 TO JAN 2021-MAR 2021



The Sahuarita Housing Report is comprised of data for residential properties in the City of Sahuarita. 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 February 2020-April 2020 to February 2021-April 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 05/06/2021. Information is believed to be reliable, but not guaranteed.