

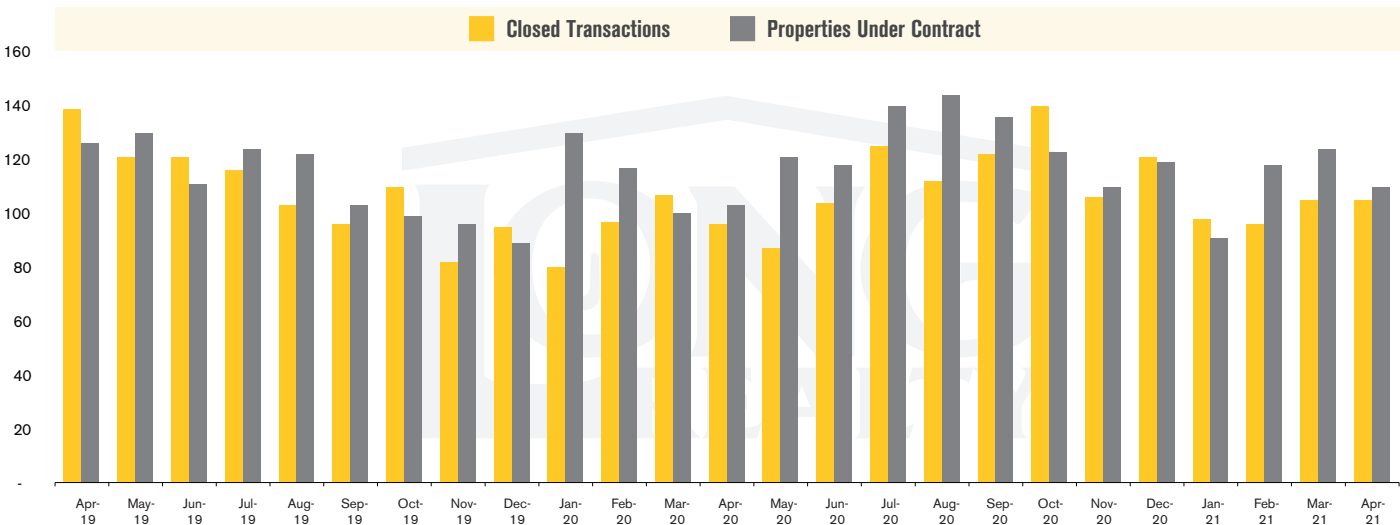
# THE HOUSING REPORT

TUCSON WEST | MAY 2021

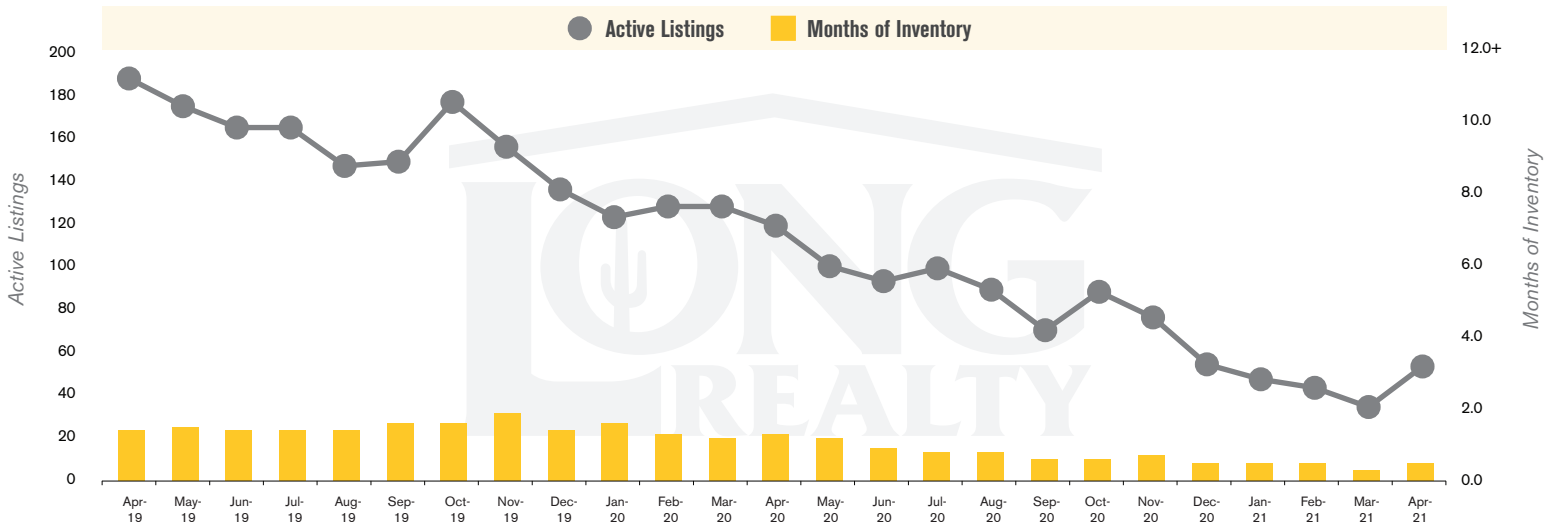


In the Tucson West area, April 2021 active inventory was 54, a 55% decrease from April 2020. There were 105 closings in April 2021, a 9% increase from April 2020. Year-to-date 2021 there were 404 closings, a 6% increase from year-to-date 2020. Months of Inventory was .5, down from 1.3 in April 2020. Median price of sold homes was \$314,000 for the month of April 2021, up 26% from April 2020. The Tucson West area had 110 new properties under contract in April 2021, up 7% from April 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON WEST



## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON WEST



Stephen Woodall - Team Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

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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.

# THE HOUSING REPORT

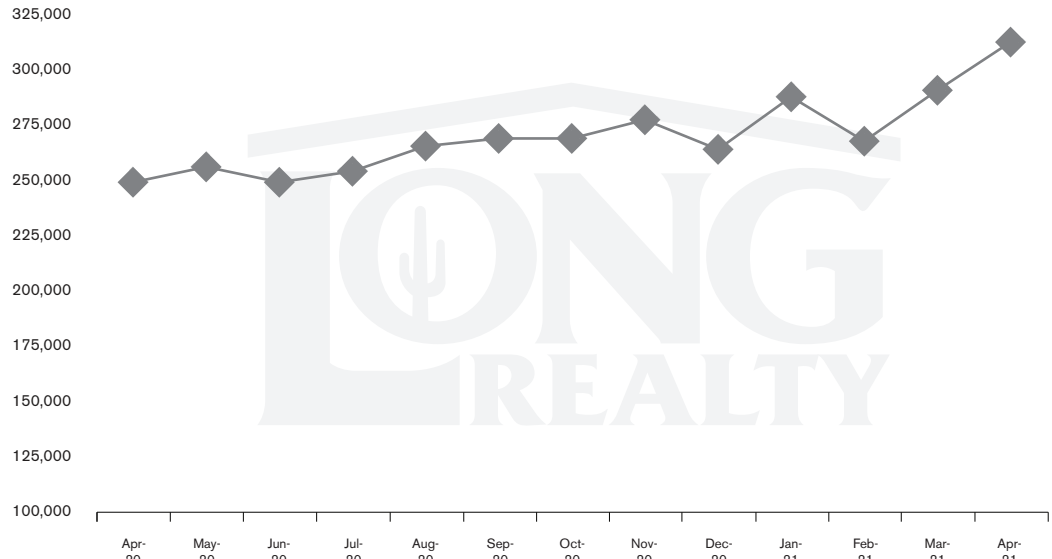
TUCSON WEST | MAY 2021



## MEDIAN SOLD PRICE TUCSON WEST

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

Apr 2020	Apr 2021
97.41%	100.1%

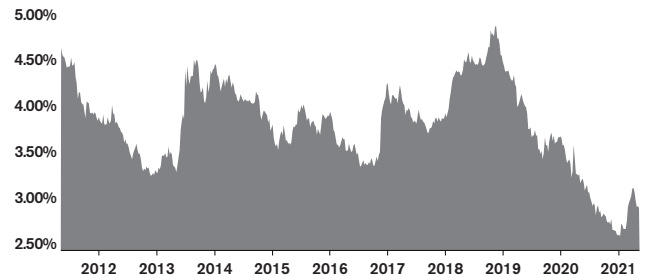


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON WEST

Year	Median Price	Int. Rate	MO. Payment
2006	\$225,000	6.140%	\$1,300.84
2020	\$250,000	3.310%	\$1,041.45
2021	\$314,000	3.060%	\$1,267.32

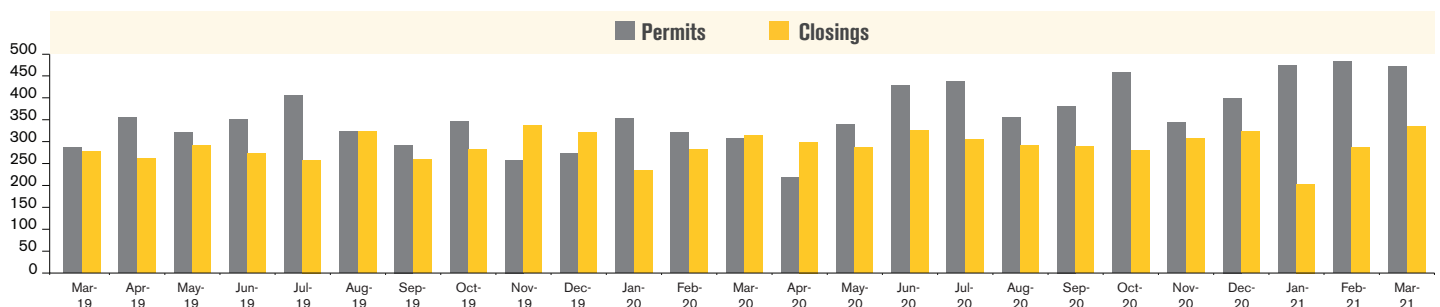
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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.



Stephen Woodall - Team Woodall  
(520) 818-4504 | Stephen@TeamWoodall.com

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# THE HOUSING REPORT

TUCSON WEST | MAY 2021



## MARKET CONDITIONS BY PRICE BAND TUCSON WEST

	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	1	0	1	0	1	0	0	n/a	1.0	Seller
\$75,000 - 99,999	1	3	3	5	1	1	1	1.0	0.3	Seller
\$100,000 - 124,999	1	0	1	2	3	0	2	0.5	0.6	Seller
\$125,000 - 149,999	0	1	2	3	3	4	2	0.0	0.3	Seller
\$150,000 - 174,999	0	4	9	5	5	4	3	0.0	0.3	Seller
\$175,000 - 199,999	4	4	9	4	4	5	5	0.8	0.6	Seller
\$200,000 - 224,999	2	6	9	2	8	7	2	1.0	0.3	Seller
\$225,000 - 249,999	4	16	13	13	10	12	8	0.5	0.2	Seller
\$250,000 - 274,999	0	17	21	6	15	10	14	0.0	0.0	Seller
\$275,000 - 299,999	3	8	13	16	10	12	9	0.3	0.3	Seller
\$300,000 - 349,999	4	15	15	12	14	19	18	0.2	0.2	Seller
\$350,000 - 399,999	3	9	13	10	10	12	13	0.2	0.2	Seller
\$400,000 - 499,999	9	14	5	7	6	11	21	0.4	0.6	Seller
\$500,000 - 599,999	3	2	3	1	3	0	3	1.0	1.0	Seller
\$600,000 - 699,999	4	2	1	4	1	4	1	4.0	1.3	Seller
\$700,000 - 799,999	4	1	3	3	1	0	1	4.0	4.0	Seller
\$800,000 - 899,999	0	2	0	3	0	1	1	0.0	0.5	Seller
\$900,000 - 999,999	1	0	1	2	1	0	0	n/a	2.0	Seller
\$1,000,000 - and over	10	2	0	0	0	3	1	10.0	6.8	Slightly Buyer
<b>TOTAL</b>	<b>54</b>	<b>106</b>	<b>122</b>	<b>98</b>	<b>96</b>	<b>105</b>	<b>105</b>	<b>0.5</b>	<b>0.4</b>	<b>Seller</b>



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



Stephen Woodall - Team Woodall  
(520) 818-4504 | Stephen@TeamWoodall.com

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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.

# THE HOUSING REPORT

TUCSON WEST | MAY 2021



## MARKET SHARE TUCSON WEST

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

Data Obtained 05/06/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 05/01/2020 – 04/30/2021 rounded to the nearest tenth of one percent and deemed to be correct.

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**20.0%**

Tierra Antigua Realty

16.8%

Realty Executives Arizona Territory

9.2%

Keller Williams Southern Arizona

8.3%

Coldwell Banker Residential Brokerage

5.0%

Exp Realty

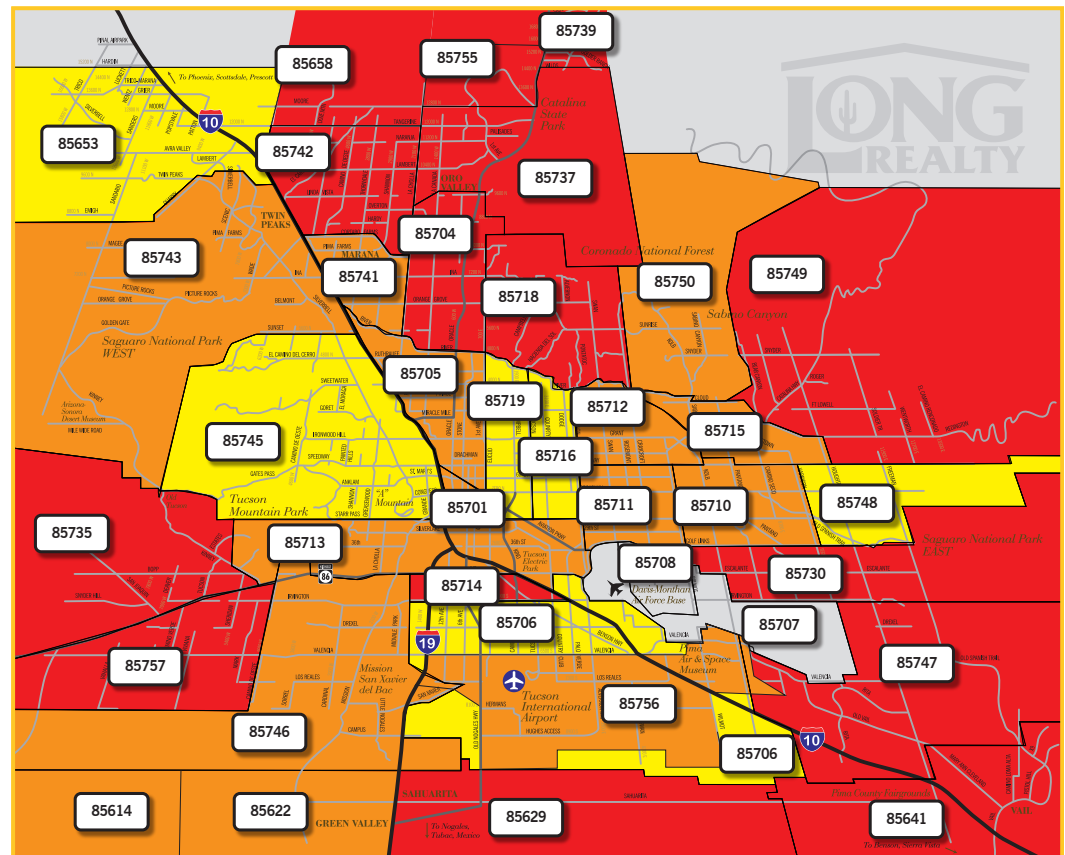
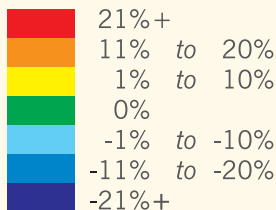
3.9%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2020-APR 2020 TO  
FEB 2021-APR 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.**

Stephen Woodall - Team Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

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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.