

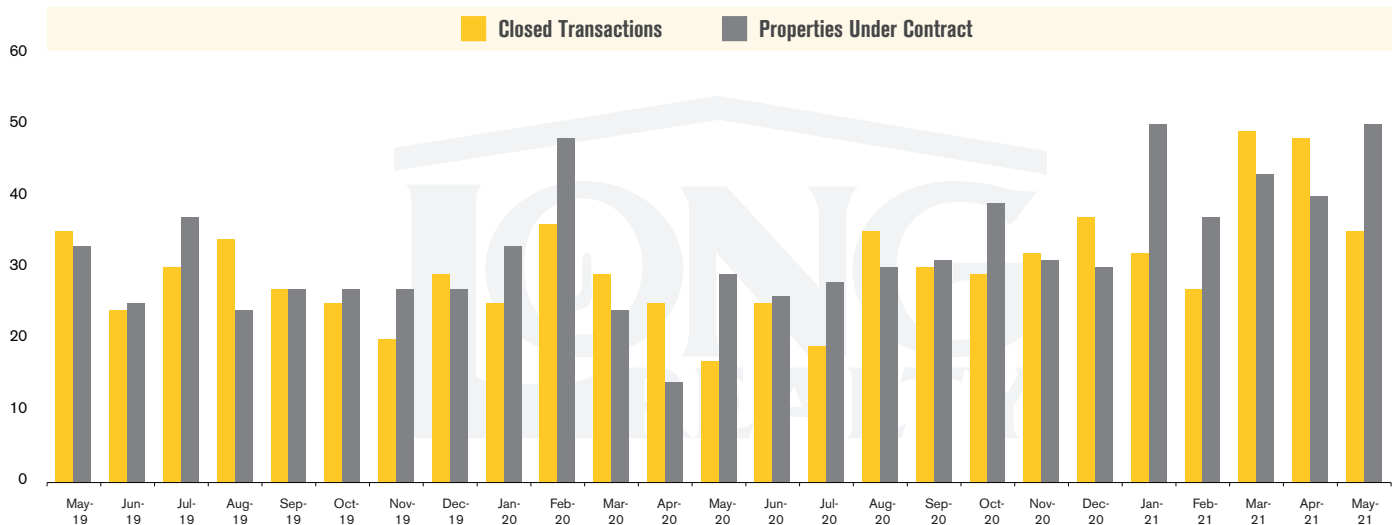
THE HOUSING REPORT

DOVE MOUNTAIN | JUNE 2021

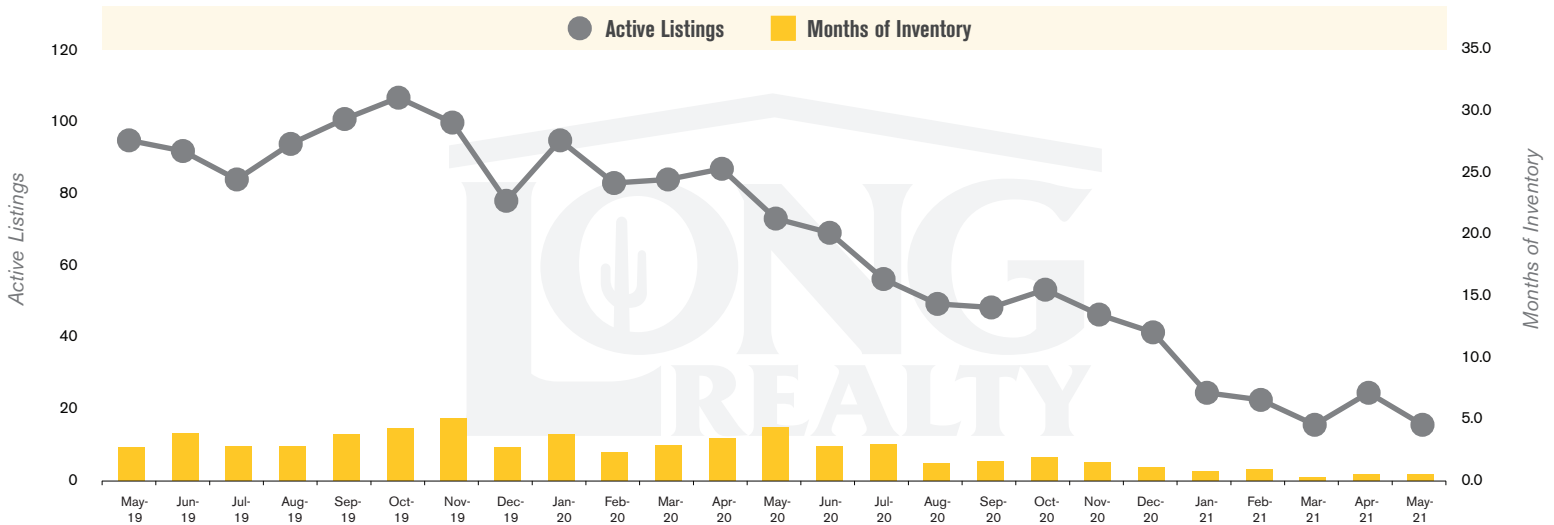


In the Dove Mountain area, May 2021 active inventory was 16, a 78% decrease from May 2020. There were 35 closings in May 2021, a 106% increase from May 2020. Year-to-date 2021 there were 191 closings, a 45% increase from year-to-date 2020. Months of Inventory was .5, down from 4.4 in May 2020. Median price of sold homes was \$500,000 for the month of May 2021, up 77% from May 2020. The Dove Mountain area had 50 new properties under contract in May 2021, up 72% from May 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT DOVE MOUNTAIN



ACTIVE LISTINGS AND MONTHS OF INVENTORY DOVE MOUNTAIN



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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 06/07/2021 is believed to be reliable, but not guaranteed.

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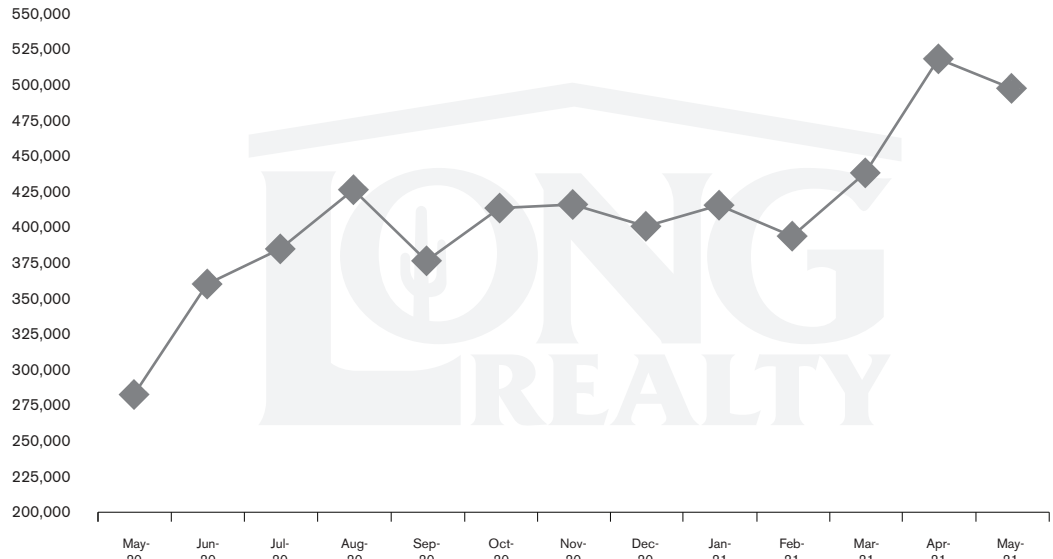
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MEDIAN SOLD PRICE DOVE MOUNTAIN

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

May 2020	May 2021
98.7%	97.3%

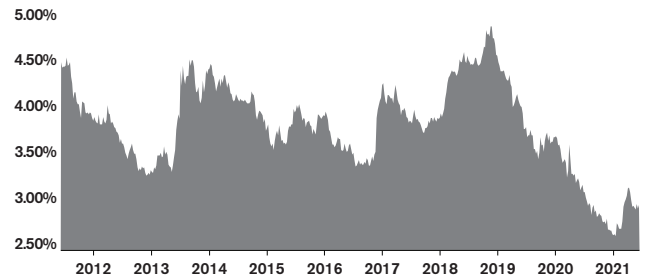


MONTHLY PAYMENT ON A MEDIAN PRICED HOME DOVE MOUNTAIN

Year	Median Price	Int. Rate	MO. Payment
2006	\$249,591	6.140%	\$1,443.01
2020	\$282,500	3.230%	\$1,165.04
2021	\$500,000	2.960%	\$1,992.39

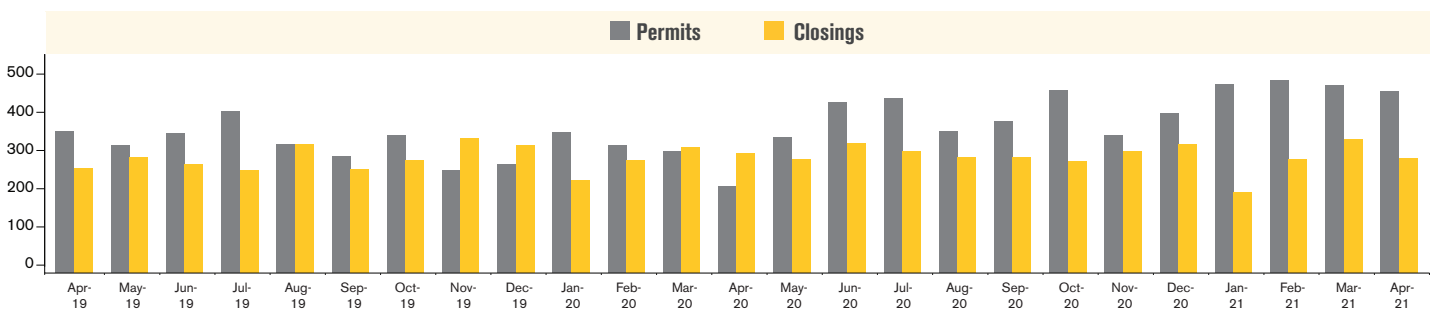
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For April 2021, new home permits were **up 100%** and new home closings were **down 4%** from April 2020.

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MARKET CONDITIONS BY PRICE BAND DOVE MOUNTAIN

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-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	1	0	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$225,000 - 249,999	0	1	0	0	0	1	0	n/a	0.0	Seller
\$250,000 - 274,999	0	2	3	2	2	1	0	n/a	0.0	Seller
\$275,000 - 299,999	0	3	2	3	3	3	0	n/a	0.3	Seller
\$300,000 - 349,999	0	6	3	1	4	2	6	0.0	0.4	Seller
\$350,000 - 399,999	4	5	4	8	8	5	5	0.8	0.4	Seller
\$400,000 - 499,999	2	8	7	7	12	11	6	0.3	0.4	Seller
\$500,000 - 599,999	0	4	7	2	5	11	7	0.0	0.3	Seller
\$600,000 - 699,999	2	1	2	1	5	6	4	0.5	0.1	Seller
\$700,000 - 799,999	1	0	1	3	4	2	1	1.0	0.1	Seller
\$800,000 - 899,999	0	1	0	0	1	3	0	n/a	0.3	Seller
\$900,000 - 999,999	2	1	1	0	0	0	2	1.0	1.0	Seller
\$1,000,000 - and over	5	4	2	0	5	3	4	1.3	1.6	Seller
TOTAL	16	37	32	27	49	48	35	0.5	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 06/07/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2021-05/31/2021. Information is believed to be reliable, but not guaranteed.

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MARKET SHARE DOVE MOUNTAIN

Long Realty leads the market in successful real estate sales.

Data Obtained 06/07/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 06/01/2020 – 05/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.

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36.5%

Tierra Antigua Realty 9.6%

Coldwell Banker Residential Brokerage 8.6%

Realty Executives Arizona Territory 6.1%

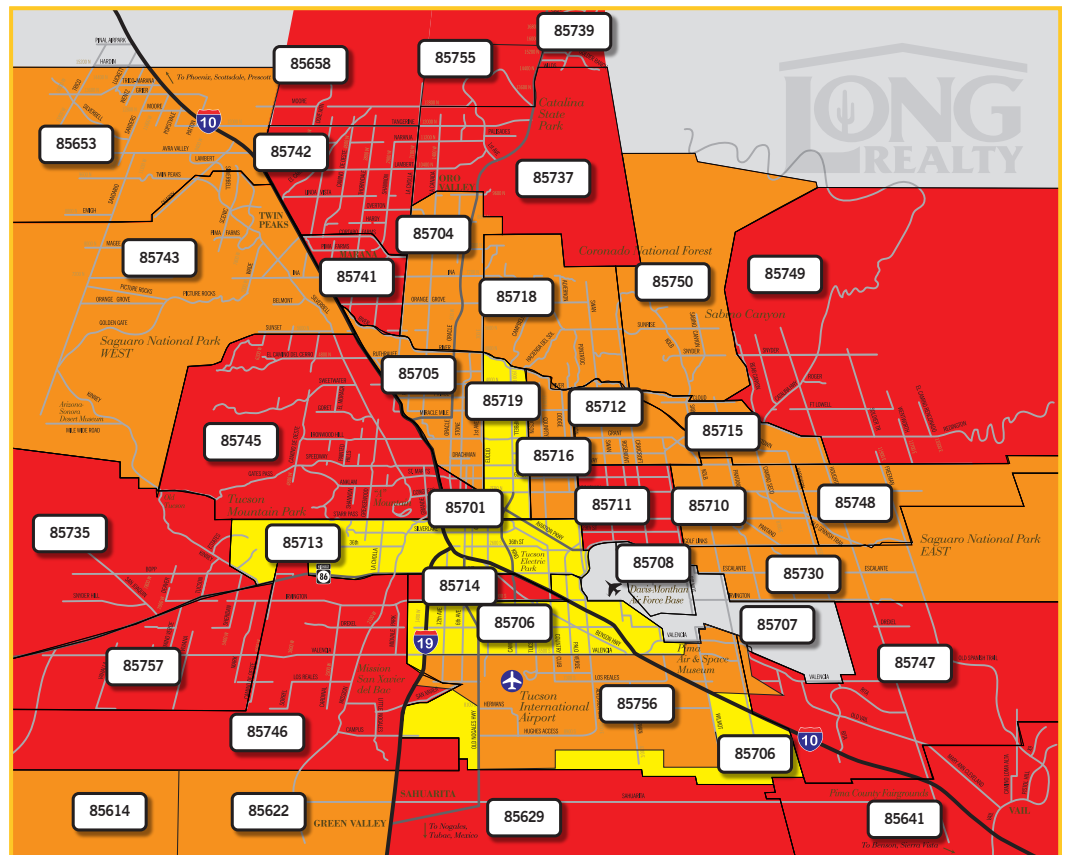
Keller Williams Southern Arizona 5.5%

Pcd Realty LLC 4.7%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2020-MAY 2020 TO
MAR 2021-MAY 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 March 2020-May 2020 to March 2021-May 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 06/07/2021. Information is believed to be reliable, but not guaranteed.