

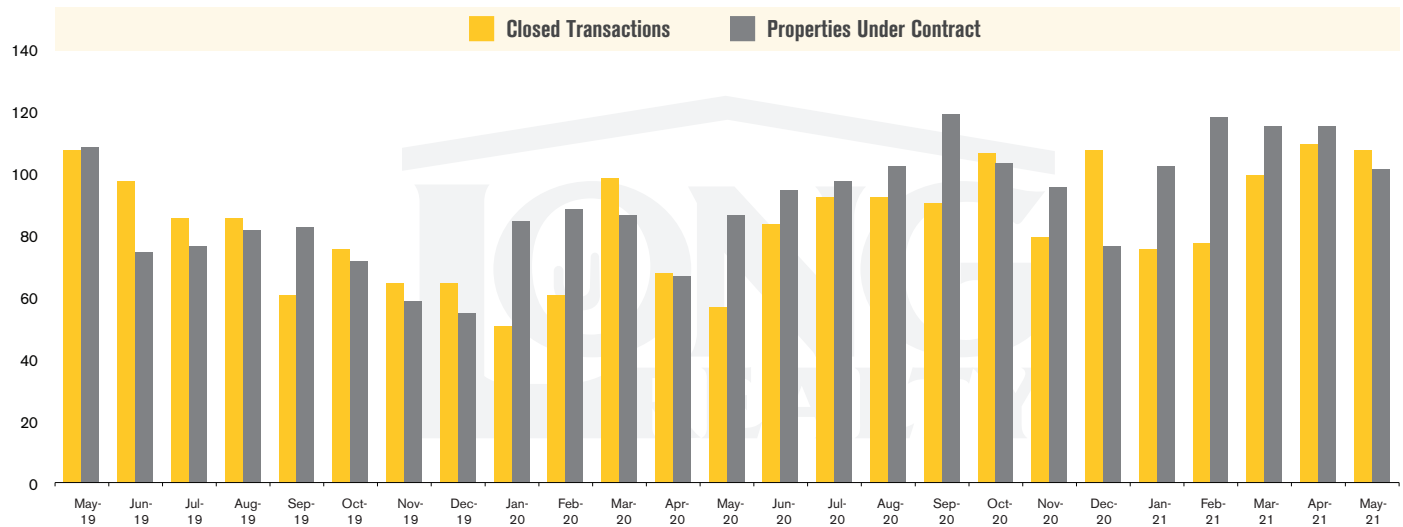
# THE HOUSING REPORT

ORO VALLEY | JUNE 2021

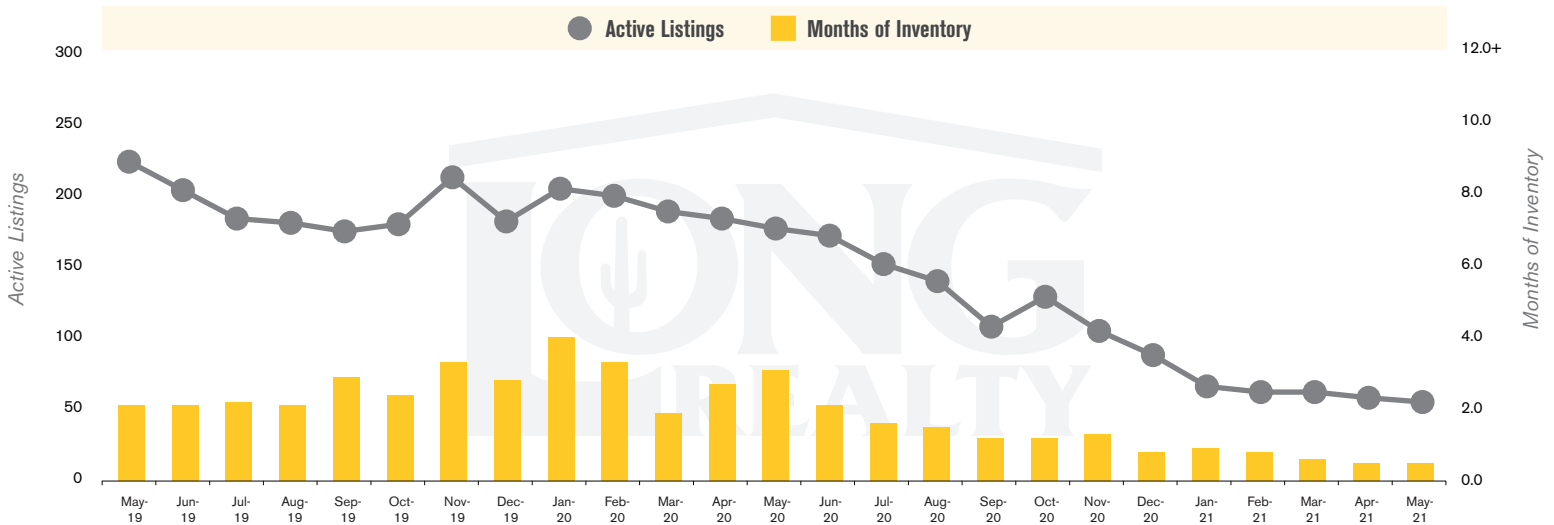


In the Oro Valley area, May 2021 active inventory was 56, a 69% decrease from May 2020. There were 108 closings in May 2021, a 89% increase from May 2020. Year-to-date 2021 there were 472 closings, a 40% increase from year-to-date 2020. Months of Inventory was .5, down from 3.1 in May 2020. Median price of sold homes was \$477,500 for the month of May 2021, up 40% from May 2020. The Oro Valley area had 102 new properties under contract in May 2021, up 17% from May 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT ORO VALLEY



## ACTIVE LISTINGS AND MONTHS OF INVENTORY ORO VALLEY



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

Long Realty Company

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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## MEDIAN SOLD PRICE ORO VALLEY

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

May 2020	May 2021
96.0%	100.3%

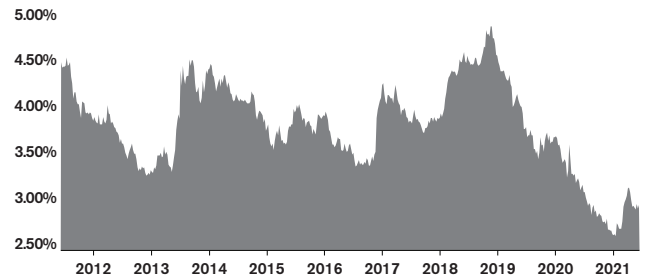


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2020	\$340,000	3.230%	\$1,402.17
2021	\$477,500	2.960%	\$1,902.73

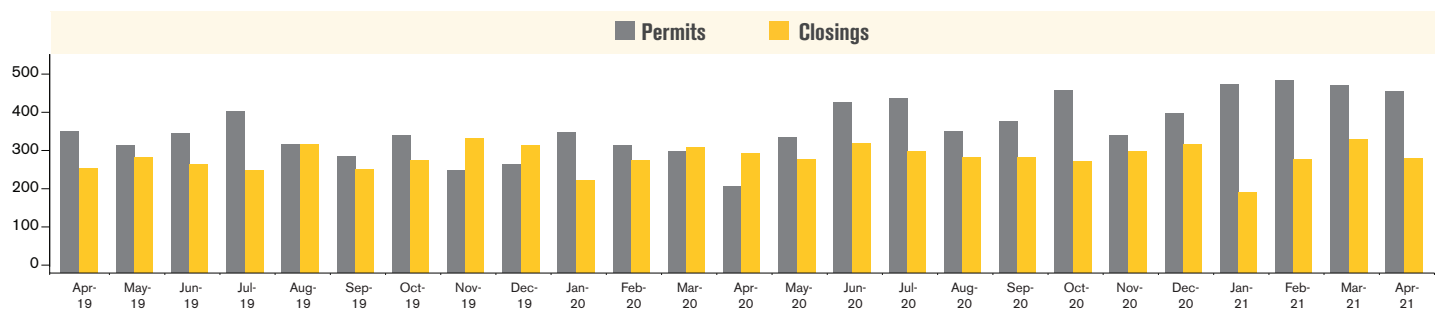
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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 ORO VALLEY

	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	1	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	3	0	0	1	0	1	0.0	0.5	<b>Seller</b>
\$150,000 - 174,999	0	1	0	0	0	1	1	0.0	0.0	<b>Seller</b>
\$175,000 - 199,999	0	3	2	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	1	1	0	1	3	0	n/a	0.0	<b>Seller</b>
\$225,000 - 249,999	0	8	6	4	3	1	3	0.0	0.1	<b>Seller</b>
\$250,000 - 274,999	1	4	6	6	2	3	3	0.3	0.3	<b>Seller</b>
\$275,000 - 299,999	1	8	8	6	3	4	2	0.5	0.3	<b>Seller</b>
\$300,000 - 349,999	1	14	7	14	17	16	11	0.1	0.2	<b>Seller</b>
\$350,000 - 399,999	6	16	14	10	20	17	13	0.5	0.3	<b>Seller</b>
\$400,000 - 499,999	9	23	10	12	19	28	27	0.3	0.4	<b>Seller</b>
\$500,000 - 599,999	9	12	4	6	11	15	11	0.8	0.7	<b>Seller</b>
\$600,000 - 699,999	9	3	7	4	5	4	7	1.3	1.0	<b>Seller</b>
\$700,000 - 799,999	1	3	1	3	6	5	6	0.2	0.3	<b>Seller</b>
\$800,000 - 899,999	3	2	3	5	3	6	6	0.5	0.6	<b>Seller</b>
\$900,000 - 999,999	2	2	1	0	2	2	8	0.3	1.4	<b>Seller</b>
\$1,000,000 - and over	14	5	5	8	7	5	9	1.6	2.0	<b>Seller</b>
<b>TOTAL</b>	<b>56</b>	<b>108</b>	<b>76</b>	<b>78</b>	<b>100</b>	<b>110</b>	<b>108</b>	<b>0.5</b>	<b>0.6</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](mailto:Stephen@TeamWoodall.com)

**Long Realty Company**

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.

# THE HOUSING REPORT

ORO VALLEY | JUNE 2021



## MARKET SHARE ORO VALLEY

**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.

### LONG REALTY COMPANY

37.8%

Coldwell Banker Residential Brokerage 9.1%

Tierra Antigua Realty 9.0%

Keller Williams Southern Arizona 5.5%

Realty Executives Arizona Territory 4.8%

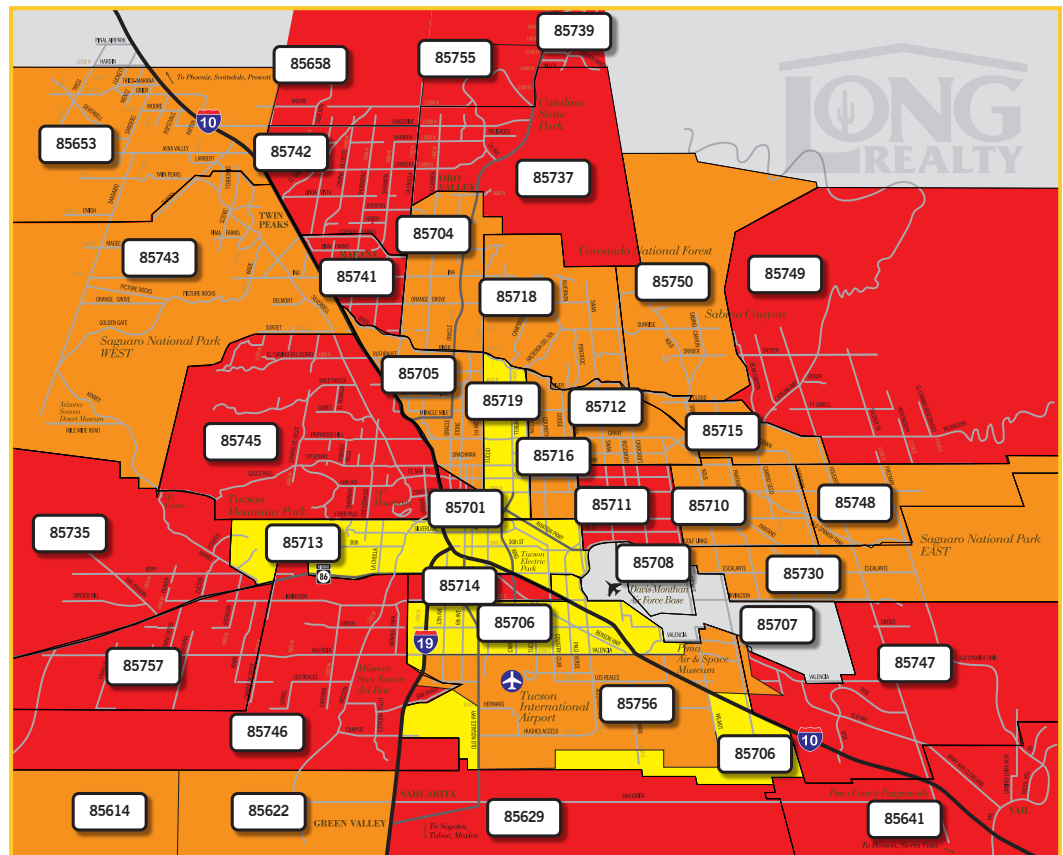
Russ Lyon Sotheby's International 4.2%

## 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.

### 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)

Long Realty Company

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.