

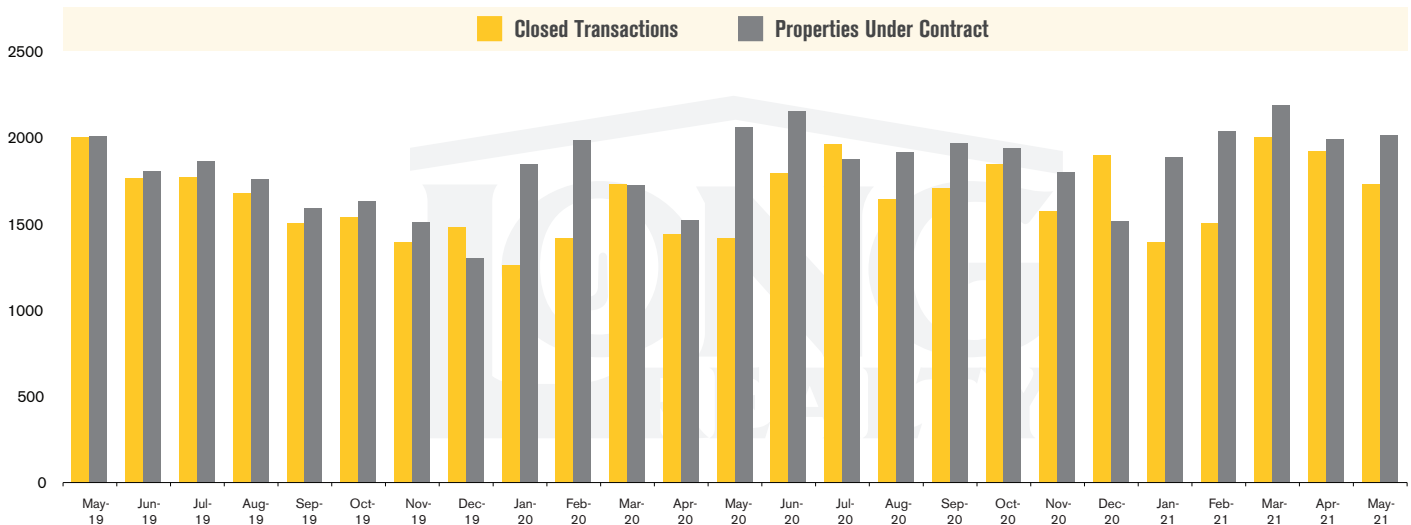
# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JUNE 2021

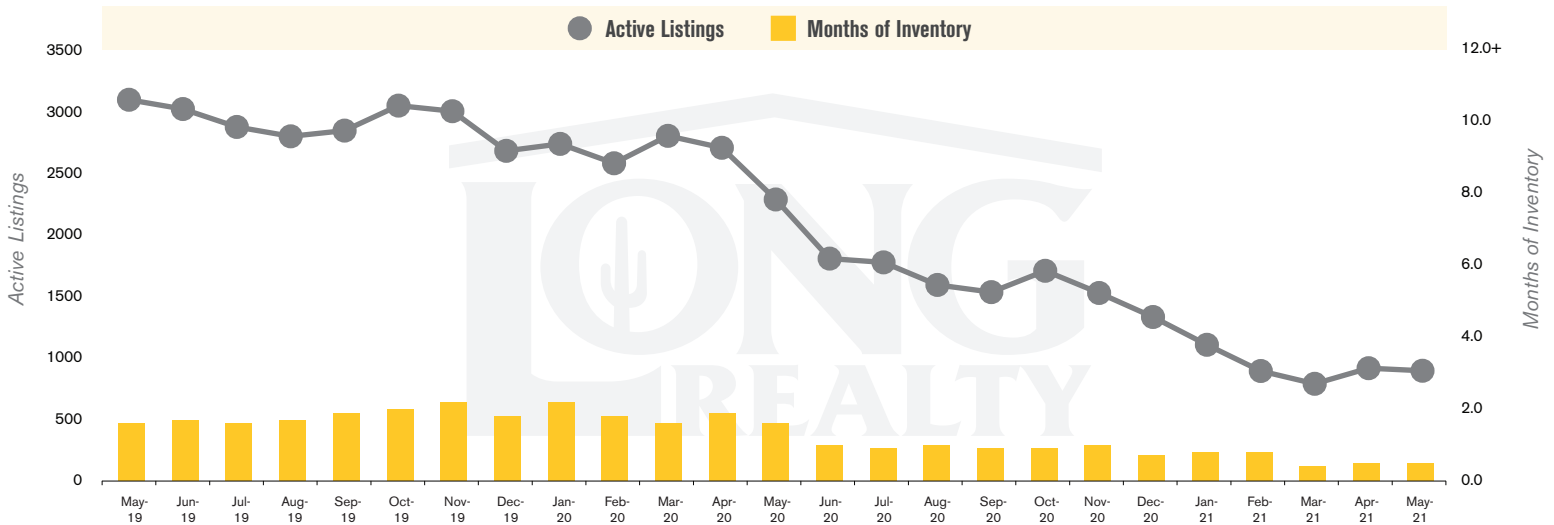


In the Tucson Main Market area, May 2021 active inventory was 910, a 61% decrease from May 2020. There were 1,735 closings in May 2021, a 22% increase from May 2020. Year-to-date 2021 there were 8,570 closings, a 18% increase from year-to-date 2020. Months of Inventory was .5, down from 1.6 in May 2020. Median price of sold homes was \$321,433 for the month of May 2021, up 34% from May 2020. The Tucson Main Market area had 2,020 new properties under contract in May 2021, down 2% from May 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



## ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



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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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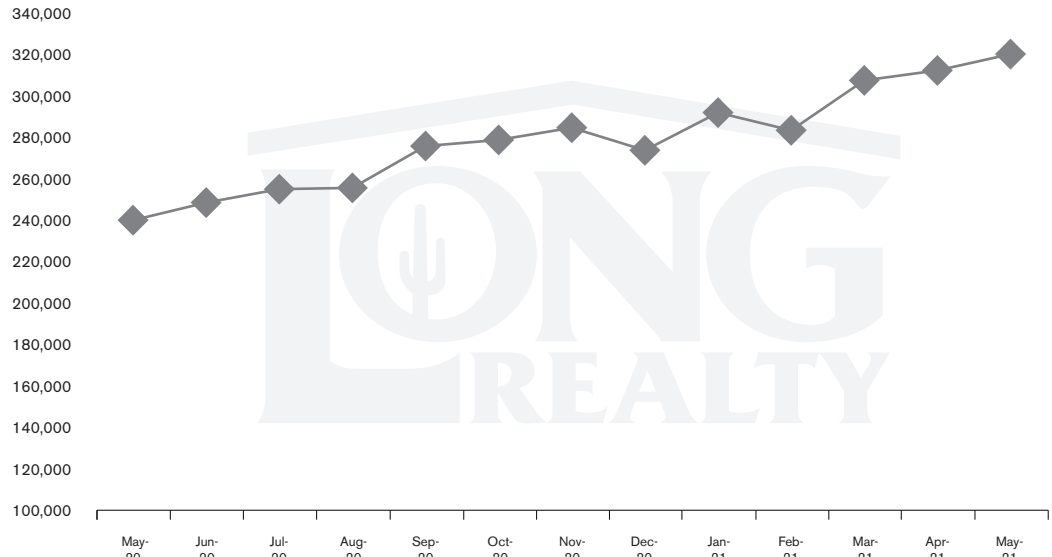


## MEDIAN SOLD PRICE

GREATER TUCSON  
MAIN MARKET

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

May 2020	May 2021
<b>96.8%</b>	<b>100.7%</b>

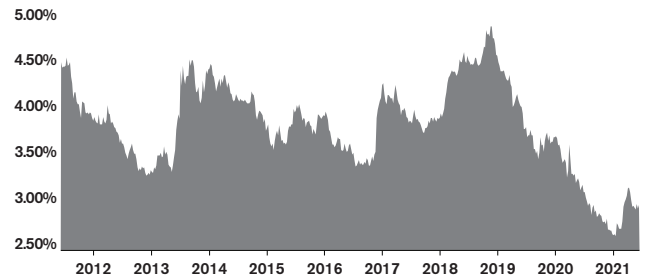


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2020	\$240,537	3.230%	\$991.98
2021	\$321,433	2.960%	\$1,280.84

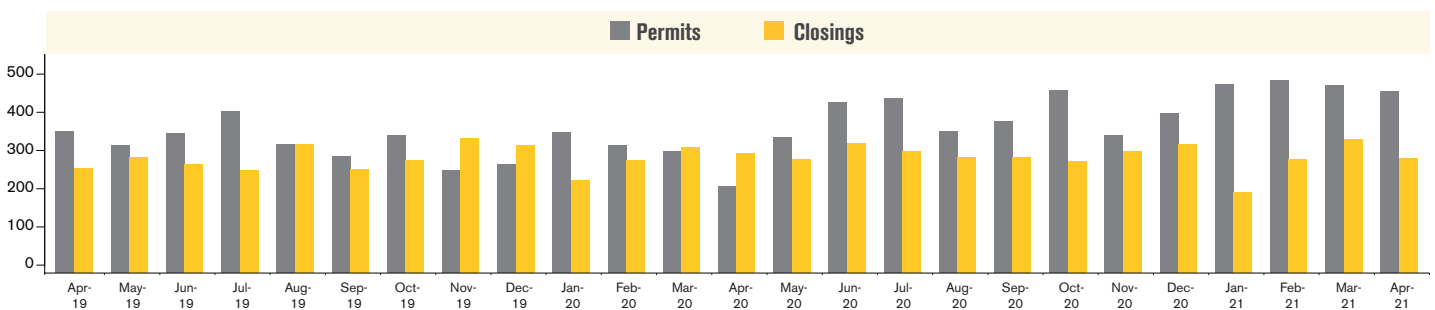
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS GREATER TUCSON MAIN MARKET



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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# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JUNE 2021



## MARKET CONDITIONS BY PRICE BAND GREATER TUCSON MAIN MARKET

	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	1	7	3	9	2	2	5	0.2	0.2	Seller
\$50,000 - 74,999	5	17	14	8	8	12	10	0.5	0.7	Seller
\$75,000 - 99,999	9	48	24	26	31	27	28	0.3	0.4	Seller
\$100,000 - 124,999	17	39	28	20	28	39	34	0.5	0.5	Seller
\$125,000 - 149,999	22	83	52	59	67	48	40	0.6	0.4	Seller
\$150,000 - 174,999	23	93	70	84	82	77	56	0.4	0.3	Seller
\$175,000 - 199,999	32	155	99	98	134	114	81	0.4	0.3	Seller
\$200,000 - 224,999	31	182	136	160	142	139	110	0.3	0.3	Seller
\$225,000 - 249,999	45	233	164	168	222	199	153	0.3	0.2	Seller
\$250,000 - 274,999	53	204	139	165	209	201	168	0.3	0.2	Seller
\$275,000 - 299,999	64	155	116	124	176	158	166	0.4	0.3	Seller
\$300,000 - 349,999	98	199	134	164	226	215	262	0.4	0.4	Seller
\$350,000 - 399,999	89	153	94	115	195	179	157	0.6	0.5	Seller
\$400,000 - 499,999	111	156	130	142	206	222	197	0.6	0.5	Seller
\$500,000 - 599,999	69	67	70	59	83	115	91	0.8	0.7	Seller
\$600,000 - 699,999	66	39	47	39	73	45	58	1.1	0.9	Seller
\$700,000 - 799,999	29	25	14	24	46	41	32	0.9	0.8	Seller
\$800,000 - 899,999	30	16	21	13	25	33	23	1.3	1.0	Seller
\$900,000 - 999,999	13	9	13	7	12	11	19	0.7	1.5	Seller
\$1,000,000 - and over	103	26	28	22	42	47	45	2.3	2.5	Seller
<b>TOTAL</b>	<b>910</b>	<b>1,906</b>	<b>1,396</b>	<b>1,506</b>	<b>2,009</b>	<b>1,924</b>	<b>1,735</b>	<b>0.5</b>	<b>0.5</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 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

GREATER TUCSON MAIN MARKET | JUNE 2021



## MARKET SHARE

GREATER TUCSON MAIN MARKET

**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**

**25.6%**

Tierra Antigua Realty

13.7%

Realty Executives Arizona Territory

8.7%

Keller Williams Southern Arizona

7.5%

Coldwell Banker Residential Brokerage

6.7%

Exp Realty

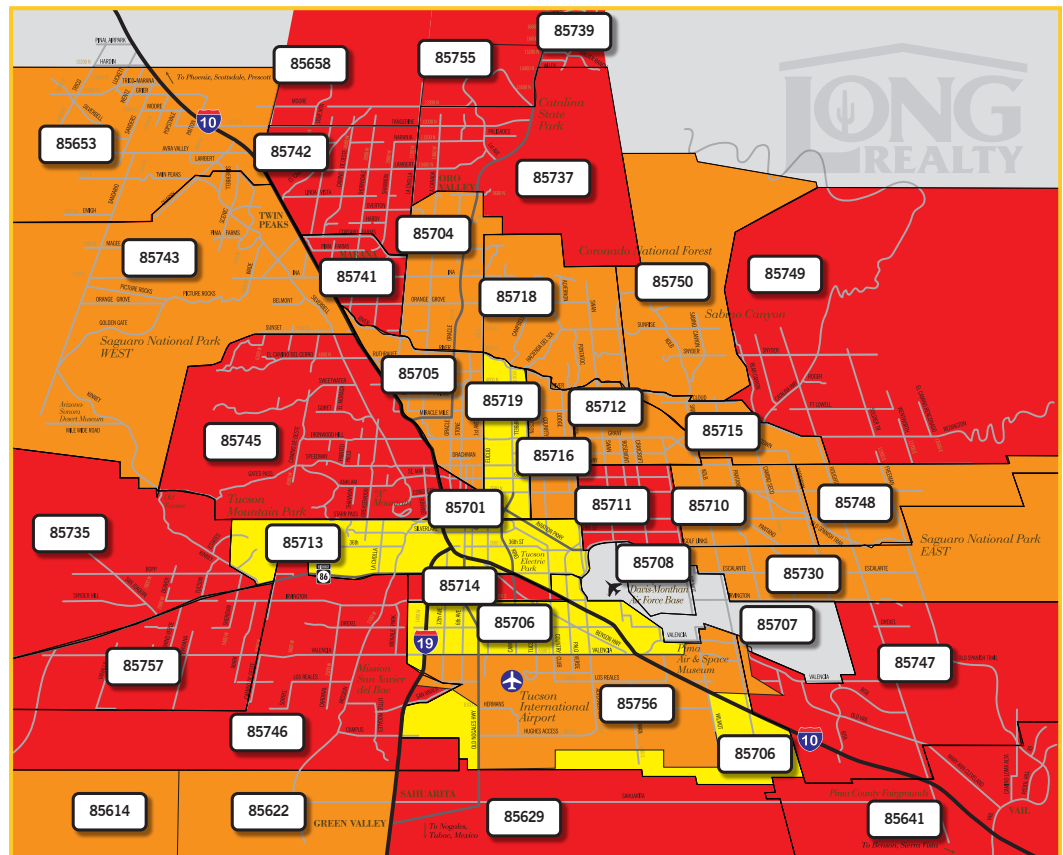
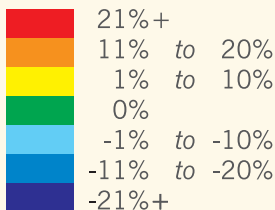
3.8%

## 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.**



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**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.