

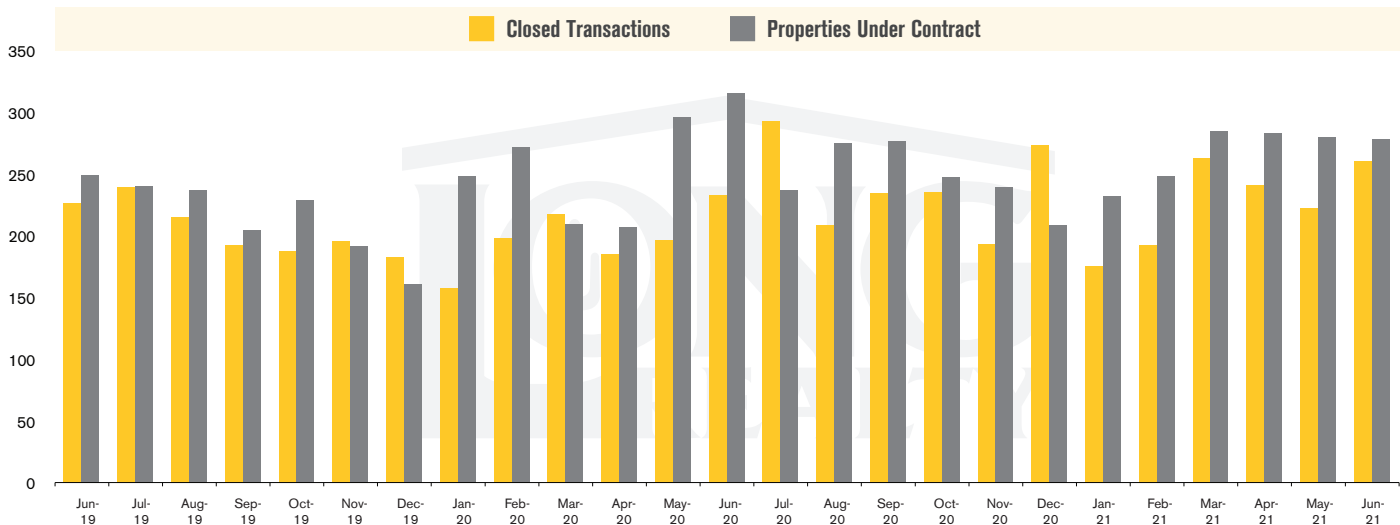
# THE HOUSING REPORT

TUCSON CENTRAL | JULY 2021

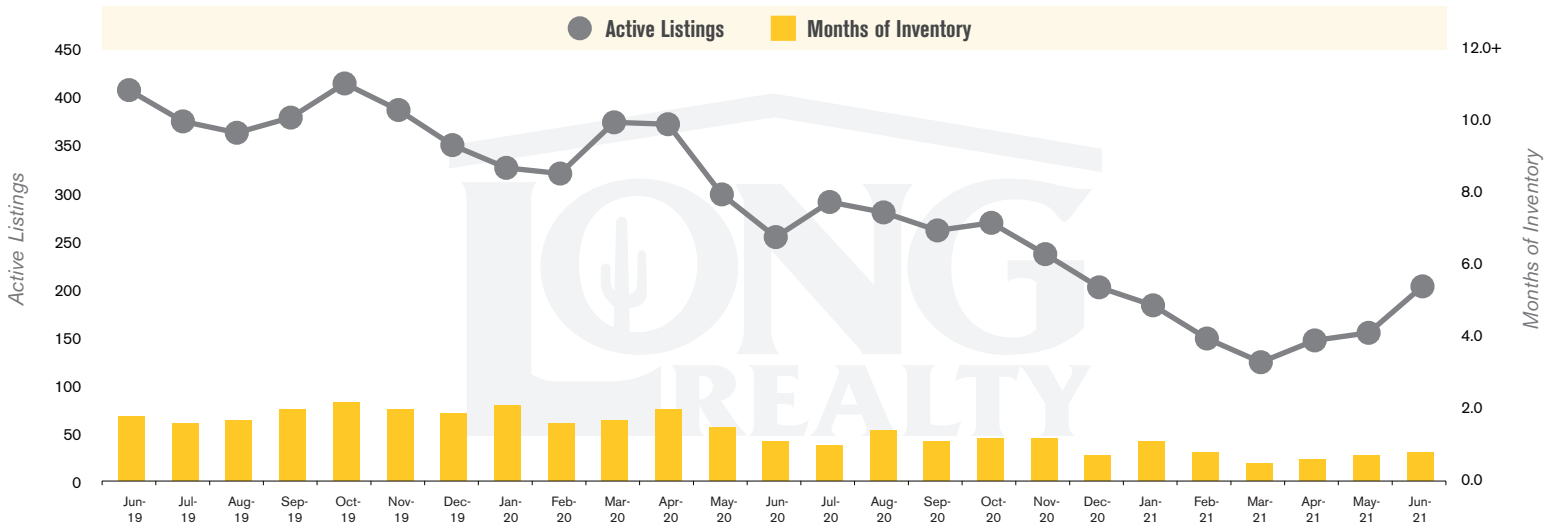


In the Tucson Central area, June 2021 active inventory was 206, a 20% decrease from June 2020. There were 261 closings in June 2021, a 12% increase from June 2020. Year-to-date 2021 there were 1,359 closings, a 14% increase from year-to-date 2020. Months of Inventory was 0.8, down from 1.1 in June 2020. Median price of sold homes was \$252,000 for the month of June 2021, up 22% from June 2020. The Tucson Central area had 279 new properties under contract in June 2021, down 12% from June 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON CENTRAL



## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON CENTRAL



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

# THE HOUSING REPORT

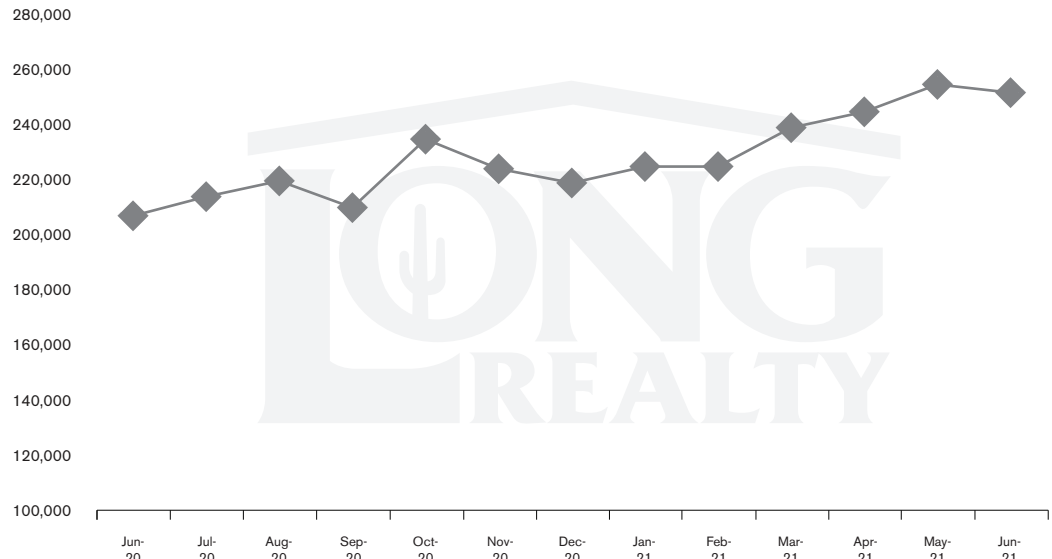
TUCSON CENTRAL | JULY 2021



## MEDIAN SOLD PRICE TUCSON CENTRAL

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

Jun 2020	Jun 2021
97.5%	101.9%

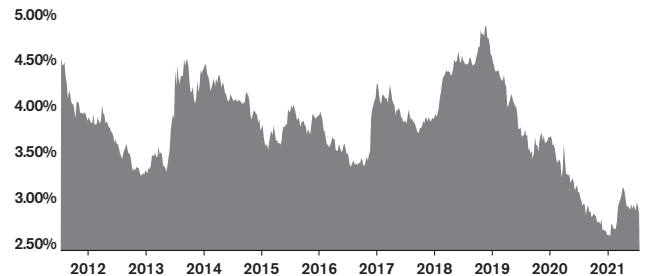


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$182,750	6.140%	\$1,056.57
2020	\$207,000	3.160%	\$846.15
2021	\$252,000	2.980%	\$1,006.74

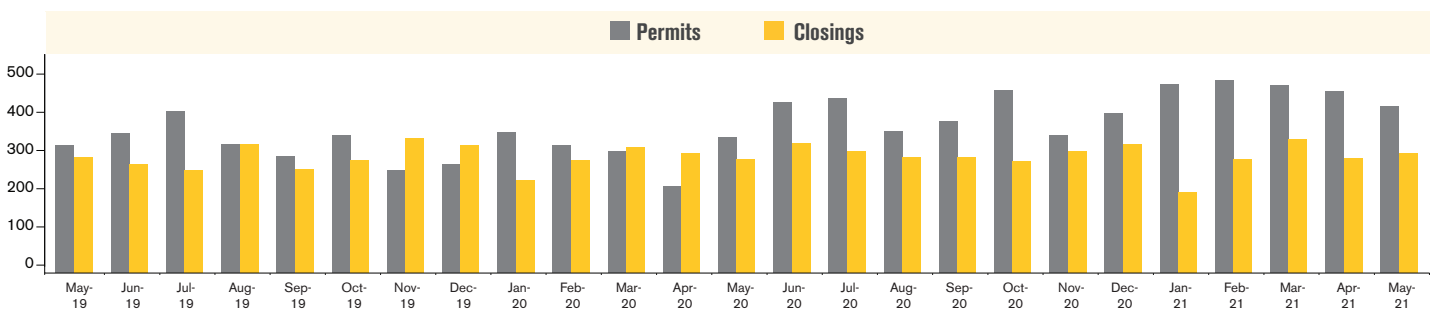
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON CENTRAL



Source: RLBrownReports/Bright Future Real Estate Research



For May 2021, new home permits were **up 23%** and new home closings were **up 5%** from May 2020.

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

Long Realty Company

These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 07/07/2021. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON CENTRAL | JULY 2021



## MARKET CONDITIONS BY PRICE BAND TUCSON CENTRAL

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21			
\$1 - 49,999	0	0	2	2	0	2	1	0.0	0.0	Seller
\$50,000 - 74,999	0	2	3	1	5	5	2	0.0	0.4	Seller
\$75,000 - 99,999	2	2	4	5	4	6	3	0.7	0.4	Seller
\$100,000 - 124,999	1	6	5	2	6	4	8	0.1	0.4	Seller
\$125,000 - 149,999	4	14	15	18	7	7	8	0.5	0.5	Seller
\$150,000 - 174,999	5	18	18	13	13	15	12	0.4	0.5	Seller
\$175,000 - 199,999	9	19	20	38	28	16	25	0.4	0.3	Seller
\$200,000 - 224,999	11	26	29	35	32	18	24	0.5	0.5	Seller
\$225,000 - 249,999	21	16	16	28	29	31	41	0.5	0.5	Seller
\$250,000 - 274,999	10	9	14	19	25	17	26	0.4	0.4	Seller
\$275,000 - 299,999	27	13	13	16	20	21	20	1.4	0.9	Seller
\$300,000 - 349,999	33	14	16	25	20	24	31	1.1	0.9	Seller
\$350,000 - 399,999	22	8	12	19	16	14	22	1.0	0.9	Seller
\$400,000 - 499,999	21	12	14	20	13	22	25	0.8	0.9	Seller
\$500,000 - 599,999	14	9	5	13	6	10	5	2.8	1.7	Seller
\$600,000 - 699,999	14	5	5	6	6	7	3	4.7	2.3	Seller
\$700,000 - 799,999	4	1	0	6	4	0	2	2.0	1.7	Seller
\$800,000 - 899,999	2	0	0	0	1	0	3	0.7	1.5	Seller
\$900,000 - 999,999	2	1	0	0	2	0	0	n/a	2.5	Seller
\$1,000,000 - and over	4	1	2	0	5	4	0	n/a	1.4	Seller
<b>TOTAL</b>	<b>206</b>	<b>176</b>	<b>193</b>	<b>266</b>	<b>242</b>	<b>223</b>	<b>261</b>	<b>0.8</b>	<b>0.7</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

Long Realty Company

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 07/07/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2021-06/30/2021. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON CENTRAL | JULY 2021



## MARKET SHARE TUCSON CENTRAL

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

Data Obtained 07/07/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 07/01/2020 – 06/30/2021 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

22.4%

Tierra Antigua Realty

17.7%

Realty Executives Arizona Territory

9.7%

Keller Williams Southern Arizona

6.9%

Exp Realty

4.9%

Coldwell Banker

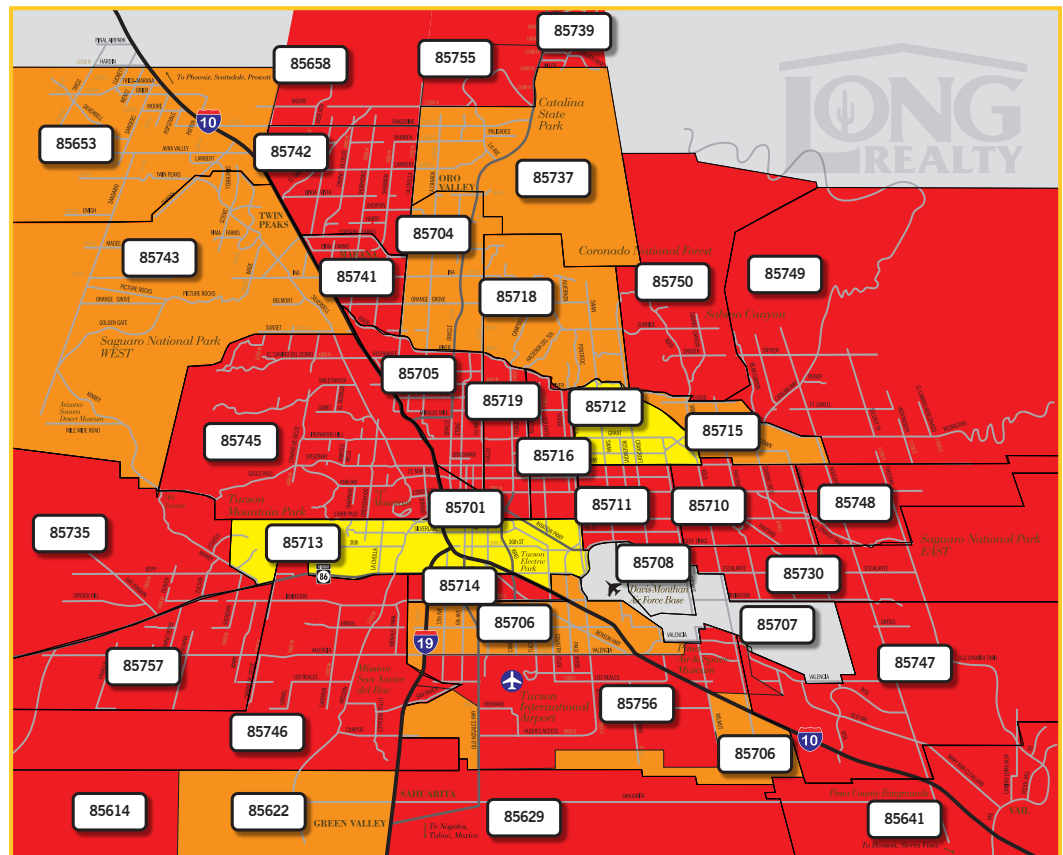
3.7%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2020-JUN 2020 TO  
APR 2021-JUN 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 April 2020-June 2020 to April 2021-June 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 07/07/2021. Information is believed to be reliable, but not guaranteed.