

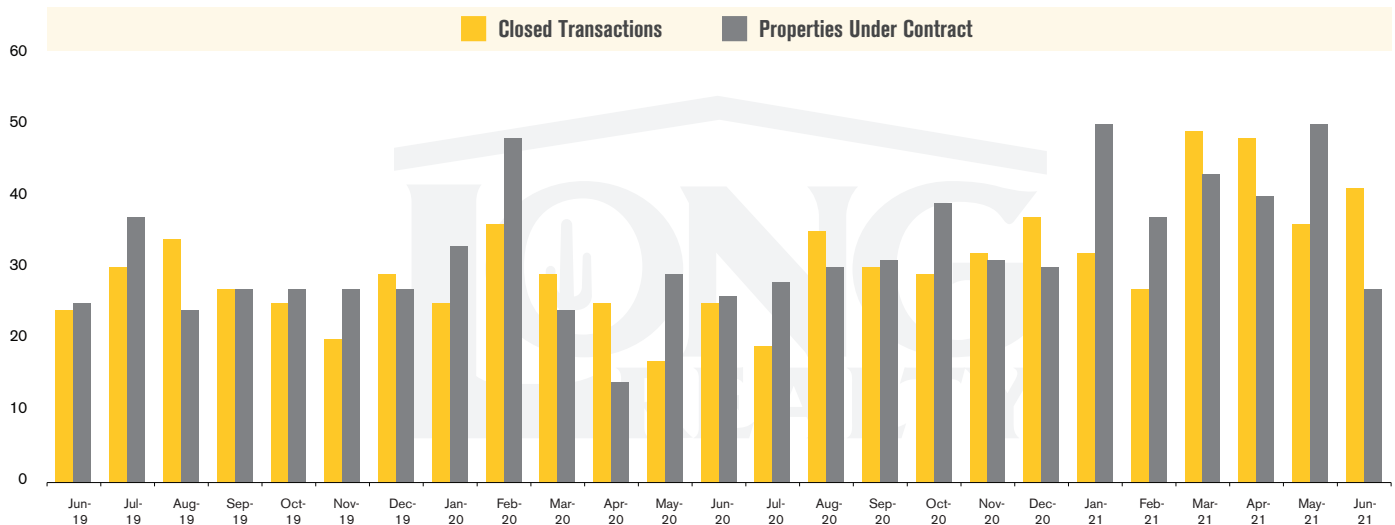
THE HOUSING REPORT

DOVE MOUNTAIN | JULY 2021

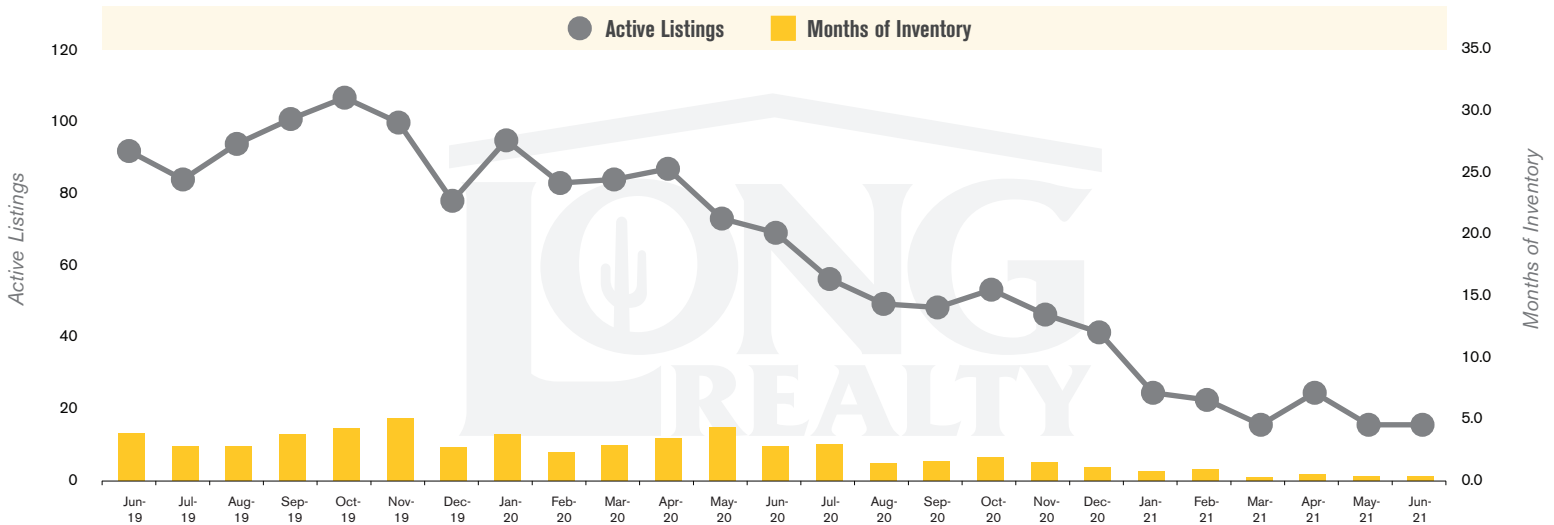


In the Dove Mountain area, June 2021 active inventory was 16, a 77% decrease from June 2020. There were 41 closings in June 2021, a 64% increase from June 2020. Year-to-date 2021 there were 233 closings, a 48% increase from year-to-date 2020. Months of Inventory was 0.4, down from 2.8 in June 2020. Median price of sold homes was \$420,500 for the month of June 2021, up 17% from June 2020. The Dove Mountain area had 27 new properties under contract in June 2021, up 4% from June 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 07/07/2021 is believed to be reliable, but not guaranteed.

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MEDIAN SOLD PRICE DOVE MOUNTAIN

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

Jun 2020	Jun 2021
96.5%	99.5%

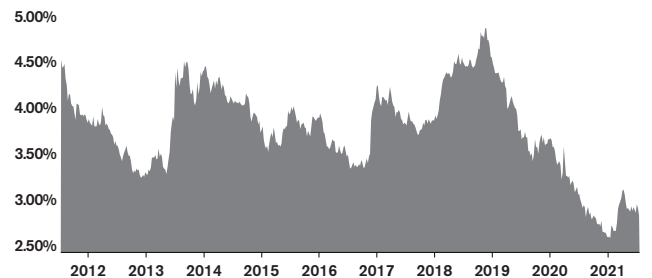


MONTHLY PAYMENT ON A MEDIAN PRICED HOME DOVE MOUNTAIN

Year	Median Price	Int. Rate	MO. Payment
2006	\$249,591	6.140%	\$1,443.01
2020	\$361,000	3.160%	\$1,475.65
2021	\$420,500	2.980%	\$1,679.90

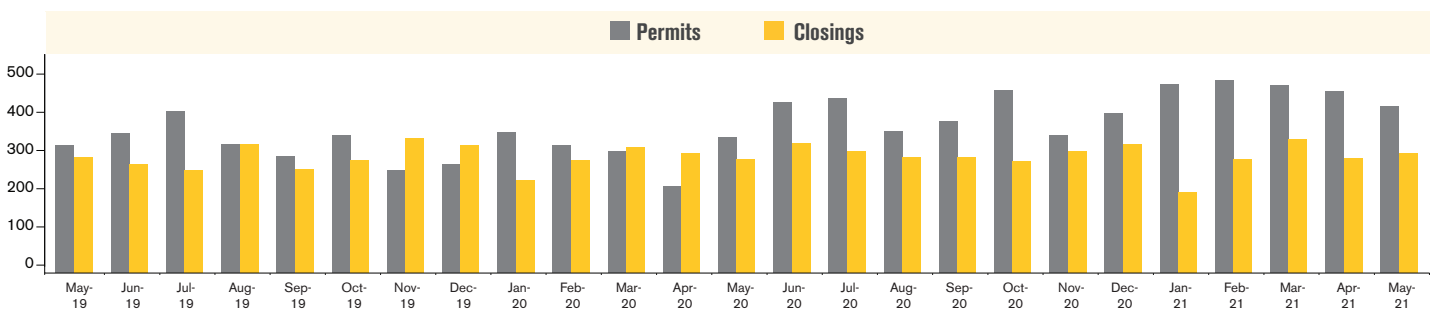
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For May 2021, new home permits were **up 23%** and new home closings were **up 5%** from May 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
		Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-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	0	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	0	0	0	1	0	0	n/a	0.0	Seller
\$250,000 - 274,999	0	3	2	2	1	0	1	0.0	0.0	Seller
\$275,000 - 299,999	0	2	3	3	3	0	1	0.0	0.3	Seller
\$300,000 - 349,999	1	3	1	4	2	7	11	0.1	0.3	Seller
\$350,000 - 399,999	2	4	8	8	5	5	5	0.4	0.5	Seller
\$400,000 - 499,999	0	7	7	12	11	6	10	0.0	0.3	Seller
\$500,000 - 599,999	1	7	2	5	11	7	6	0.2	0.3	Seller
\$600,000 - 699,999	5	2	1	5	6	4	0	n/a	0.7	Seller
\$700,000 - 799,999	1	1	3	4	2	1	2	0.5	0.4	Seller
\$800,000 - 899,999	1	0	0	1	3	0	1	1.0	0.5	Seller
\$900,000 - 999,999	1	1	0	0	0	2	1	1.0	1.0	Seller
\$1,000,000 - and over	4	2	0	5	3	4	3	1.3	1.5	Seller
TOTAL	16	32	27	49	48	36	41	0.4	0.5	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 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.

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MARKET SHARE DOVE MOUNTAIN

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.

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36.3%

Coldwell Banker Residential Brokerage 9.4%

Tierra Antigua Realty 9.2%

Realty Executives Arizona Territory 5.9%

Keller Williams Southern Arizona 5.3%

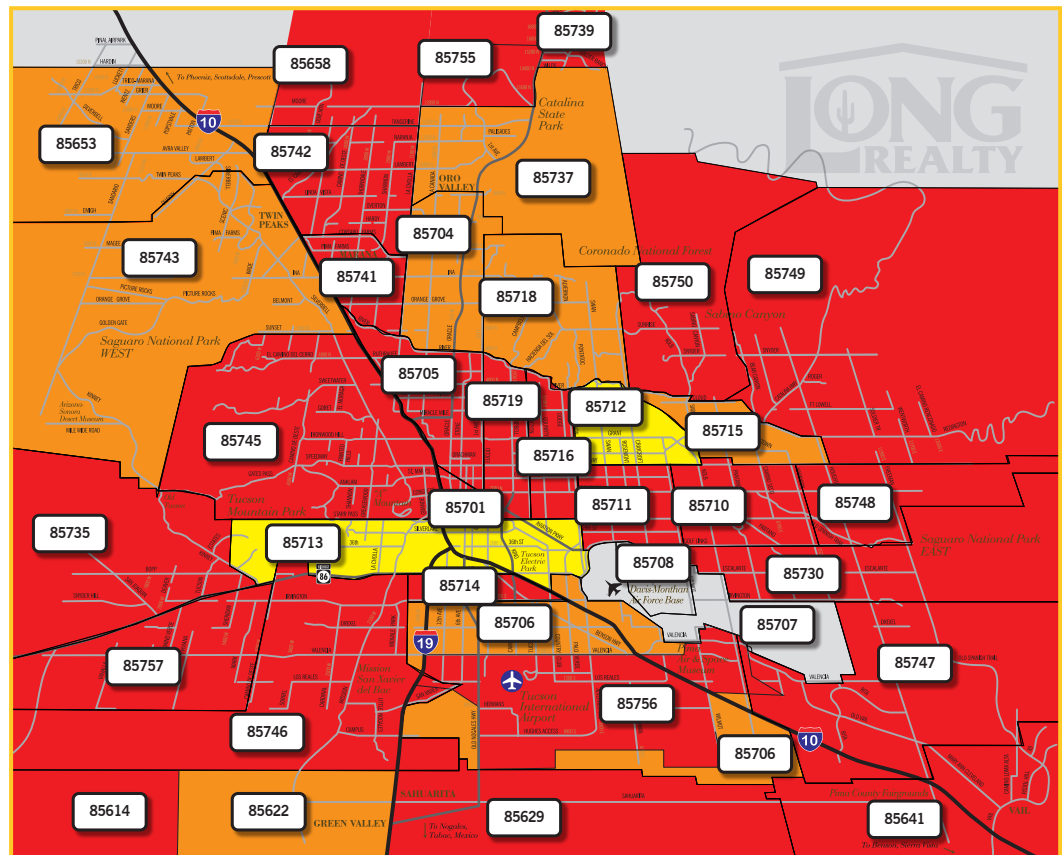
Dove Mountain Realty, Llc 4.1%

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.

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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.