

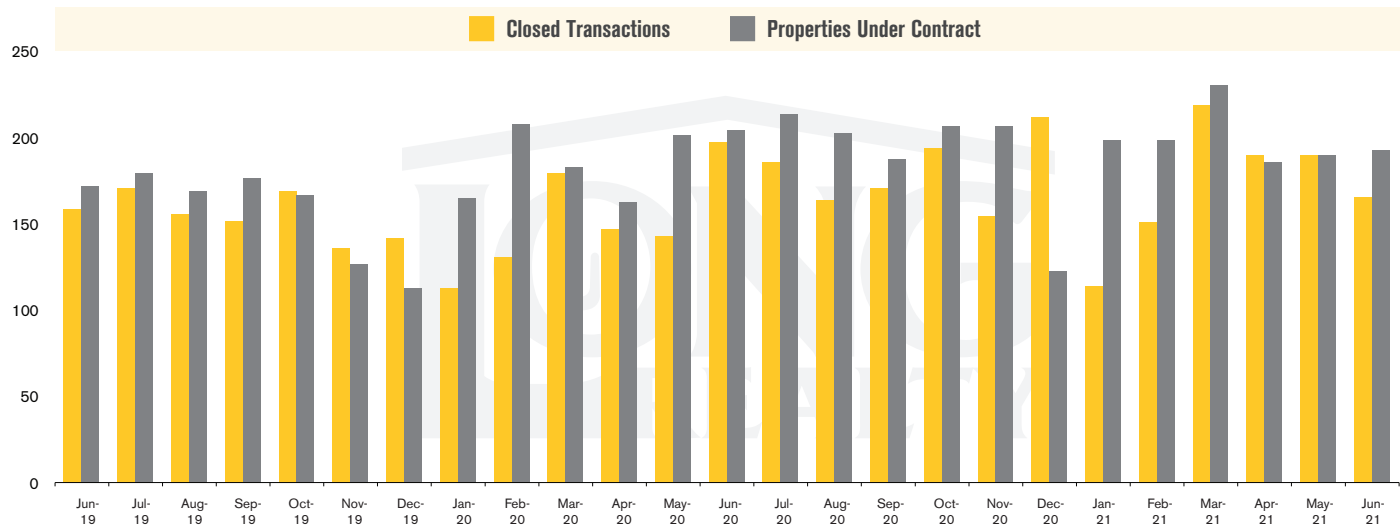
THE HOUSING REPORT

TUCSON EAST | JULY 2021

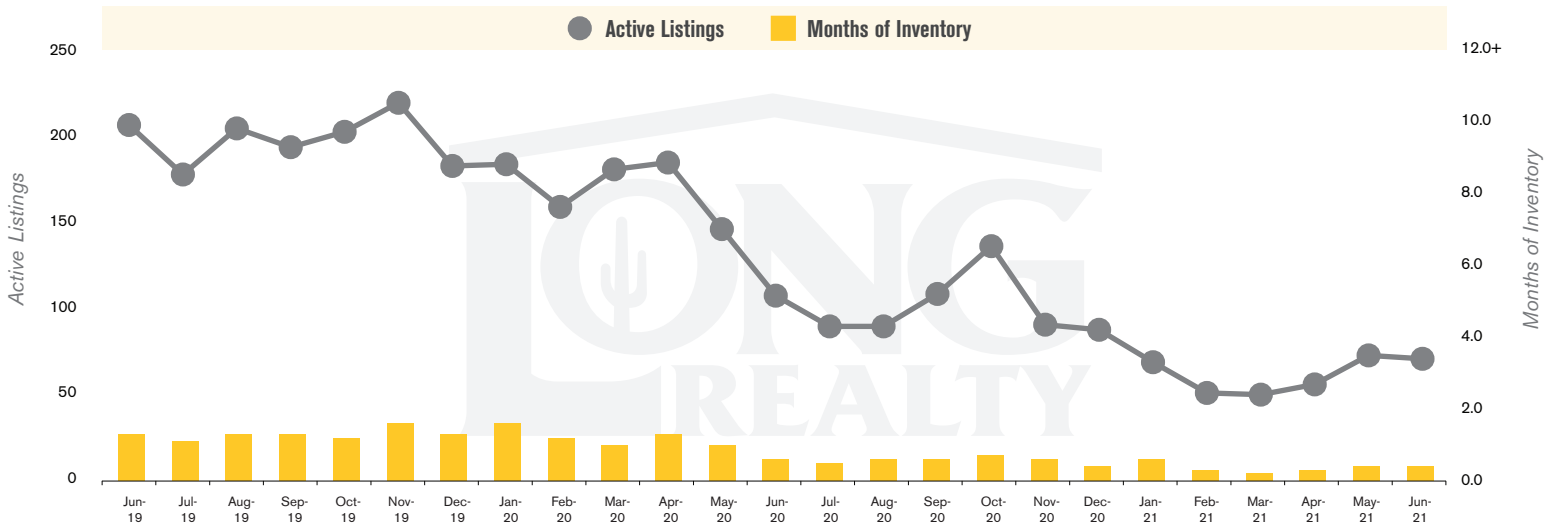


In the Tucson East area, June 2021 active inventory was 72, a 34% decrease from June 2020. There were 166 closings in June 2021, a 16% decrease from June 2020. Year-to-date 2021 there were 1,030 closings, a 13% increase from year-to-date 2020. Months of Inventory was 0.4, down from 0.6 in June 2020. Median price of sold homes was \$268,000 for the month of June 2021, up 28% from June 2020. The Tucson East area had 193 new properties under contract in June 2021, down 6% from June 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON EAST



ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON EAST



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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

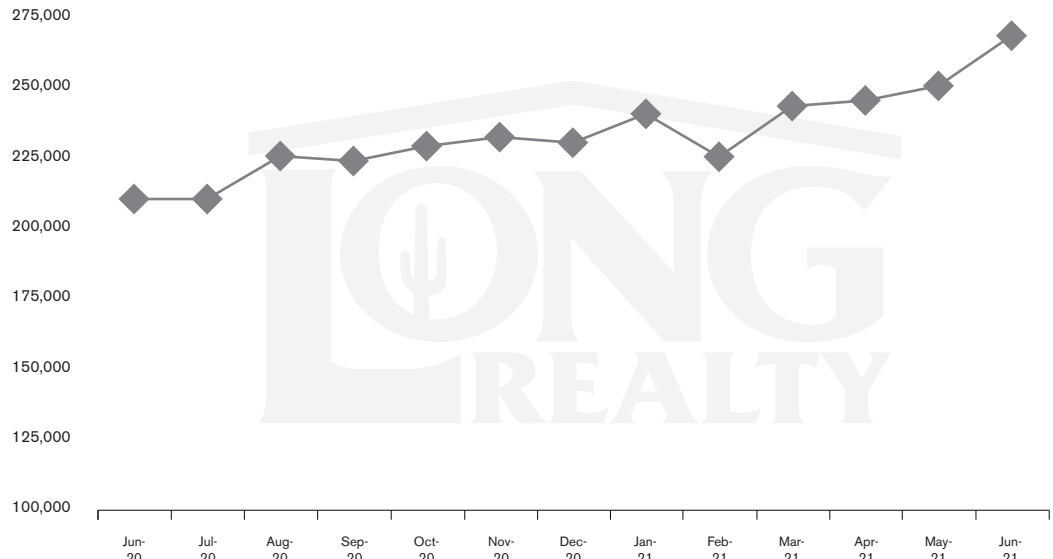
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MEDIAN SOLD PRICE TUCSON EAST

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

Jun 2020	Jun 2021
97.7%	101.3%

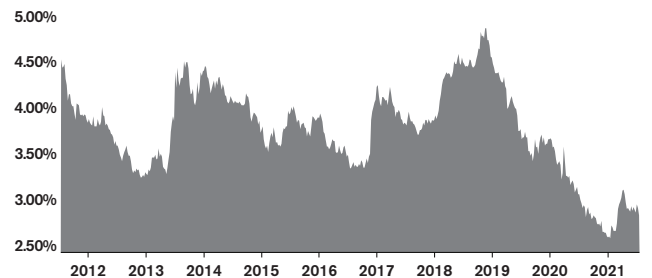


MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON EAST

Year	Median Price	Int. Rate	MO. Payment
2006	\$218,250	6.140%	\$1,261.82
2020	\$210,000	3.160%	\$858.41
2021	\$268,000	2.980%	\$1,070.66

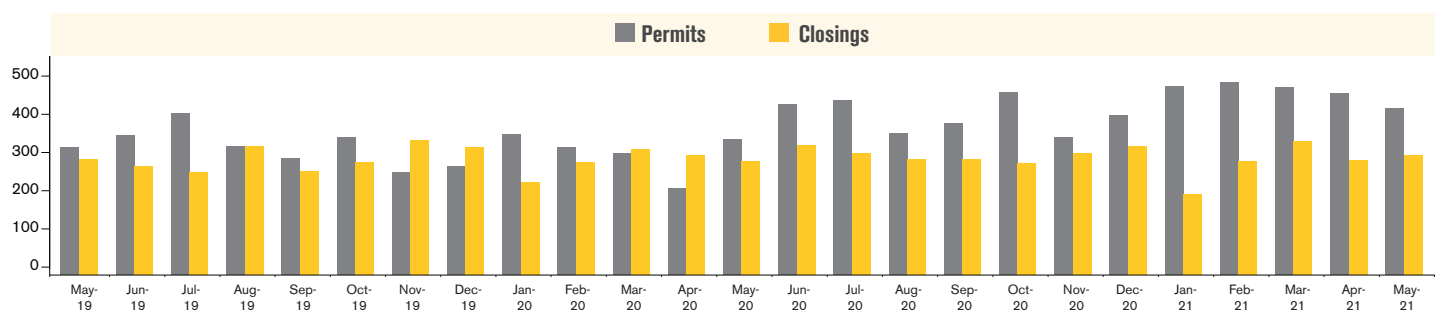
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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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THE HOUSING REPORT

TUCSON EAST | JULY 2021



MARKET CONDITIONS BY PRICE BAND TUCSON EAST

	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	2	3	0	1	0	0	n/a	0.0	Seller
\$50,000 - 74,999	0	0	0	0	0	0	1	0.0	0.0	Seller
\$75,000 - 99,999	1	3	3	2	2	3	3	0.3	0.3	Seller
\$100,000 - 124,999	0	3	2	3	5	8	5	0.0	0.2	Seller
\$125,000 - 149,999	1	1	5	5	10	10	4	0.3	0.1	Seller
\$150,000 - 174,999	0	7	9	16	7	6	7	0.0	0.1	Seller
\$175,000 - 199,999	4	11	11	24	16	6	9	0.4	0.2	Seller
\$200,000 - 224,999	9	24	42	25	16	32	18	0.5	0.2	Seller
\$225,000 - 249,999	3	16	20	44	43	23	23	0.1	0.2	Seller
\$250,000 - 274,999	11	20	25	42	28	38	20	0.6	0.3	Seller
\$275,000 - 299,999	10	7	12	27	24	20	25	0.4	0.5	Seller
\$300,000 - 349,999	13	8	5	12	21	27	26	0.5	0.4	Seller
\$350,000 - 399,999	10	7	5	8	10	8	10	1.0	0.9	Seller
\$400,000 - 499,999	5	2	1	5	2	7	9	0.6	0.8	Seller
\$500,000 - 599,999	0	1	1	3	2	1	2	0.0	0.6	Seller
\$600,000 - 699,999	0	1	2	0	2	0	1	0.0	0.7	Seller
\$700,000 - 799,999	0	0	2	2	0	0	2	0.0	0.0	Seller
\$800,000 - 899,999	1	0	3	1	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	1	1	0	1	1	0	1	1.0	1.5	Seller
\$1,000,000 - and over	3	0	0	0	0	1	0	n/a	10.0	Buyer
TOTAL	72	114	151	220	190	190	166	0.4	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 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.



A BERKSHIRE HATHAWAY AFFILIATE

MARKET SHARE

TUCSON EAST

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.

17.8%

15.8%

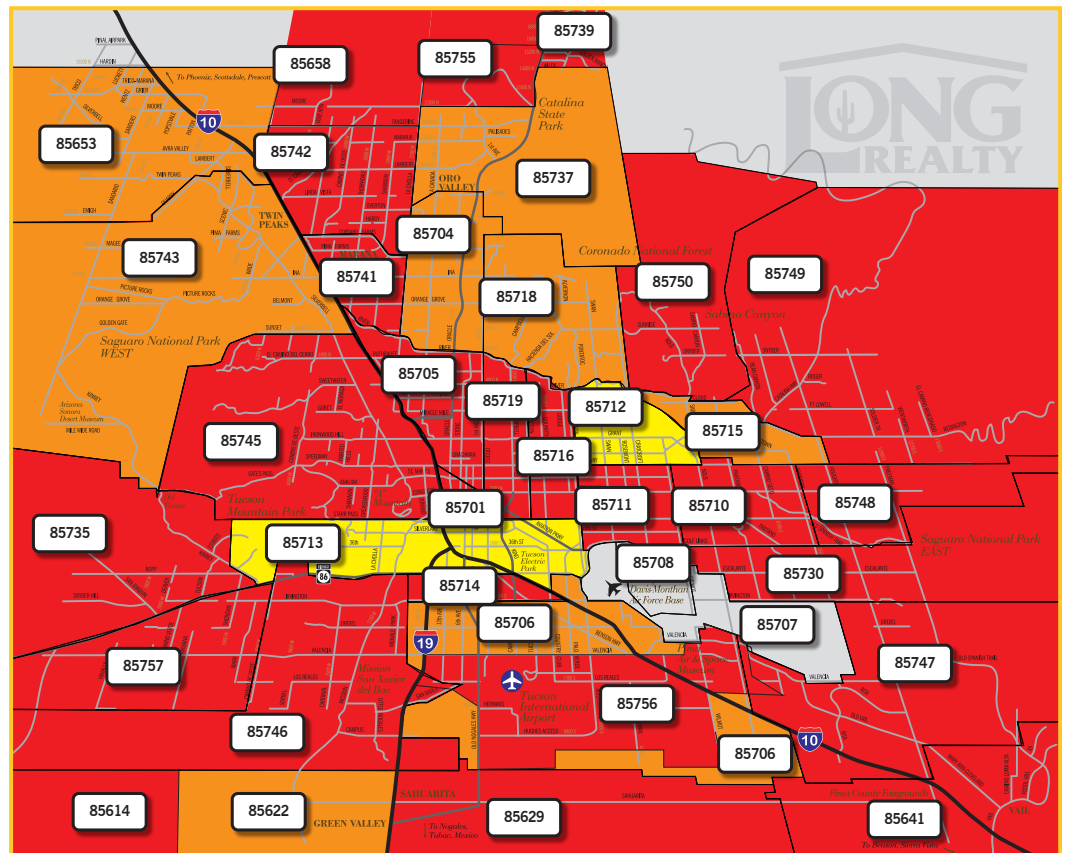
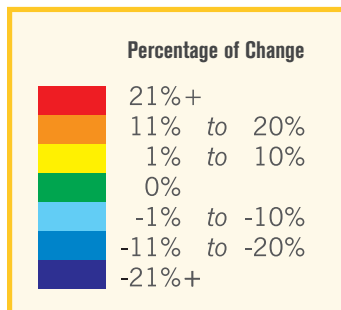
12.7%

8.5%

5.6%

4.9%

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.



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.