

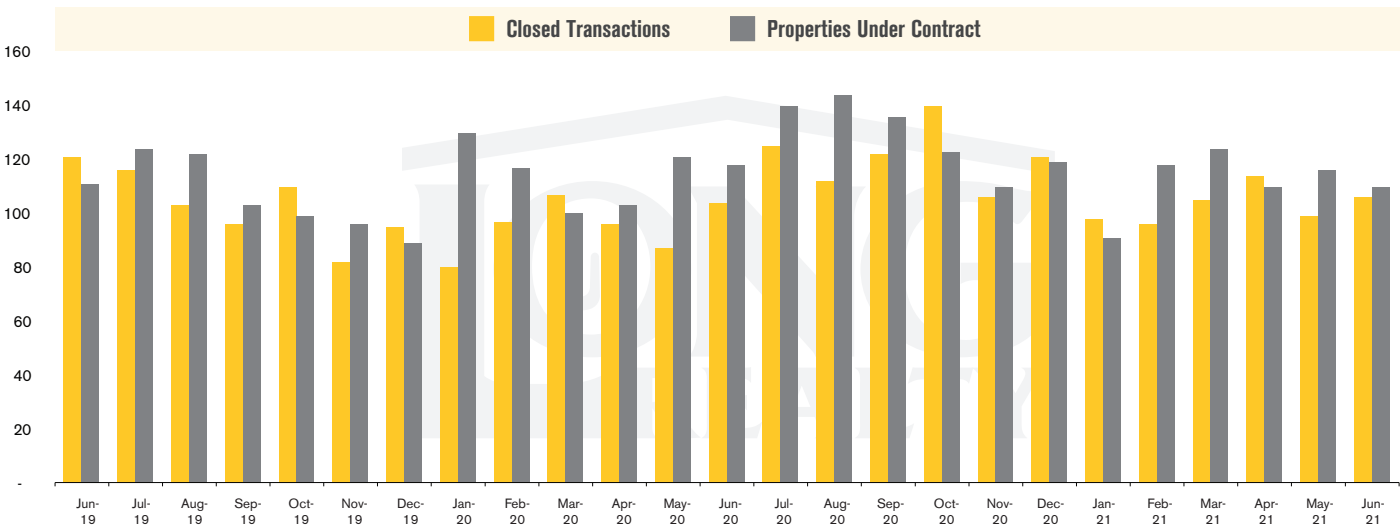
THE HOUSING REPORT

TUCSON WEST | JULY 2021

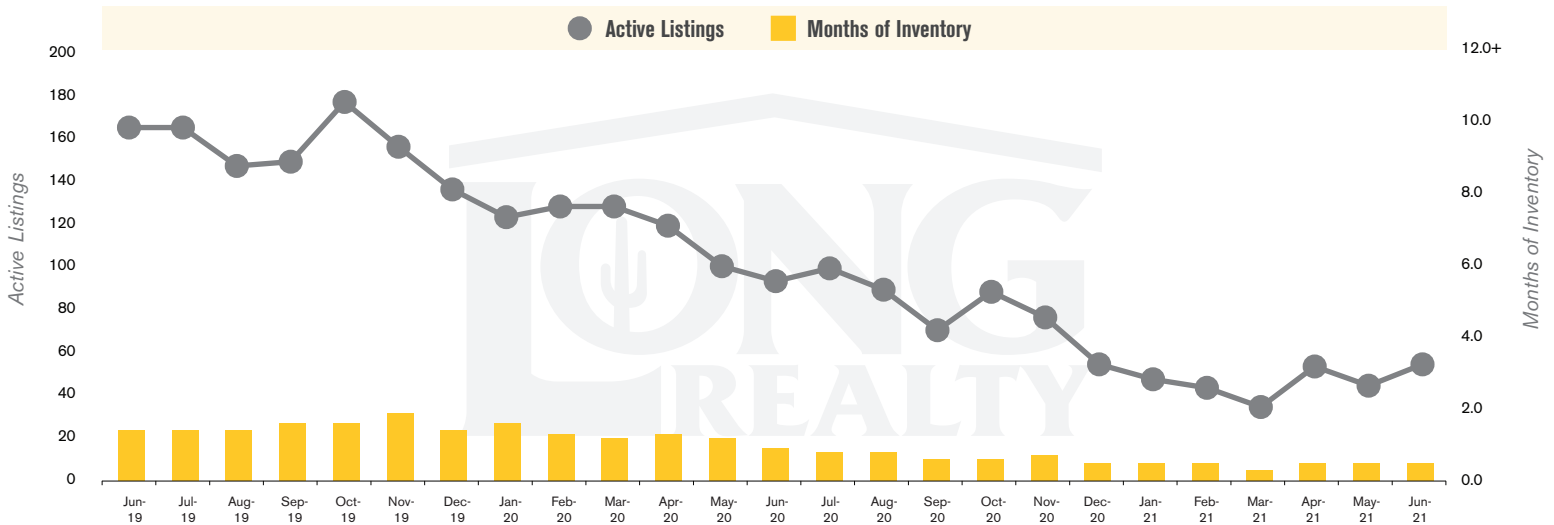


In the Tucson West area, June 2021 active inventory was 55, a 41% decrease from June 2020. There were 106 closings in June 2021, a 2% increase from June 2020. Year-to-date 2021 there were 618 closings, an 8% increase from year-to-date 2020. Months of Inventory was 0.5, down from 0.9 in June 2020. Median price of sold homes was \$350,000 for the month of June 2021, up 40% from June 2020. The Tucson West area had 110 new properties under contract in June 2021, down 7% from June 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON WEST



ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON WEST



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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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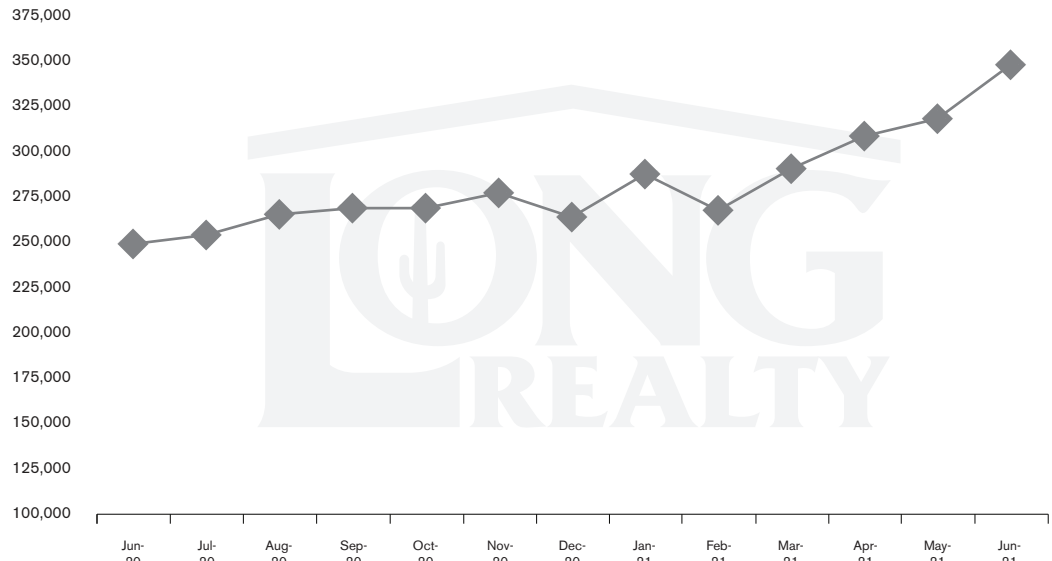


MEDIAN SOLD PRICE

TUCSON WEST

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

Jun 2020	Jun 2021
97.4%	100.8%

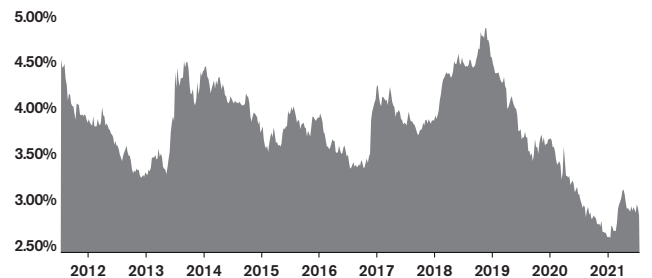


MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON WEST

Year	Median Price	Int. Rate	MO. Payment
2006	\$225,000	6.140%	\$1,300.84
2020	\$250,000	3.160%	\$1,021.92
2021	\$350,000	2.980%	\$1,398.25

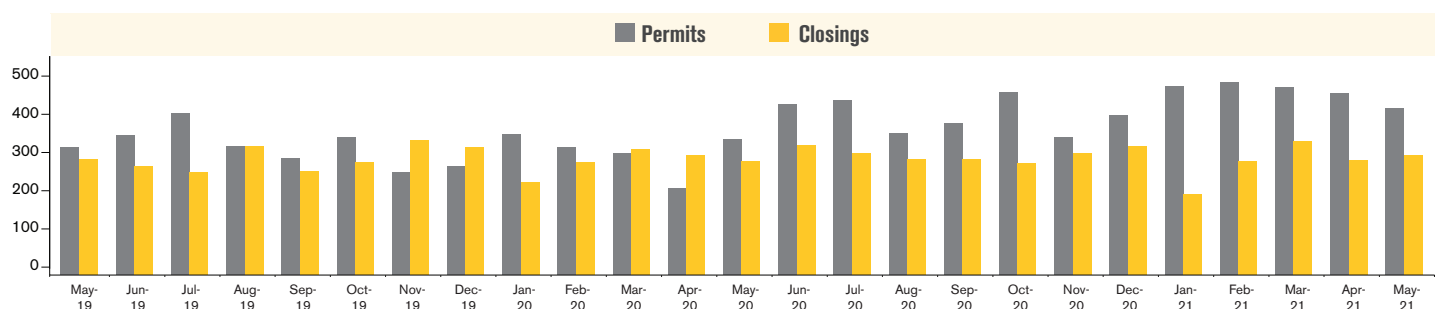
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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 TUCSON WEST

	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	1	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	5	1	1	1	0	0	n/a	1.0	Seller
\$100,000 - 124,999	2	2	3	0	2	0	3	0.7	0.8	Seller
\$125,000 - 149,999	0	3	3	4	2	1	0	n/a	0.3	Seller
\$150,000 - 174,999	0	5	5	4	3	3	1	0.0	0.0	Seller
\$175,000 - 199,999	2	4	4	5	5	4	3	0.7	0.6	Seller
\$200,000 - 224,999	0	2	8	7	3	5	5	0.0	0.5	Seller
\$225,000 - 249,999	2	13	10	12	9	3	8	0.3	0.4	Seller
\$250,000 - 274,999	1	6	15	10	17	11	6	0.2	0.1	Seller
\$275,000 - 299,999	2	16	10	12	10	9	12	0.2	0.3	Seller
\$300,000 - 349,999	16	12	14	19	20	25	13	1.2	0.4	Seller
\$350,000 - 399,999	5	10	10	12	13	13	13	0.4	0.3	Seller
\$400,000 - 499,999	8	7	6	11	21	19	19	0.4	0.4	Seller
\$500,000 - 599,999	3	1	3	0	3	2	7	0.4	0.9	Seller
\$600,000 - 699,999	5	4	1	4	2	0	6	0.8	1.4	Seller
\$700,000 - 799,999	3	3	1	0	1	2	2	1.5	2.2	Seller
\$800,000 - 899,999	2	3	0	1	1	0	2	1.0	1.0	Seller
\$900,000 - 999,999	0	2	1	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	4	0	0	3	1	2	6	0.7	2.1	Seller
TOTAL	55	98	96	105	114	99	106	0.5	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 TUCSON WEST

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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20.6%

Tierra Antigua Realty

15.7%

Realty Executives Arizona Territory

8.4%

Keller Williams Southern Arizona

7.8%

Coldwell Banker Residential Brokerage

5.5%

Exp Realty

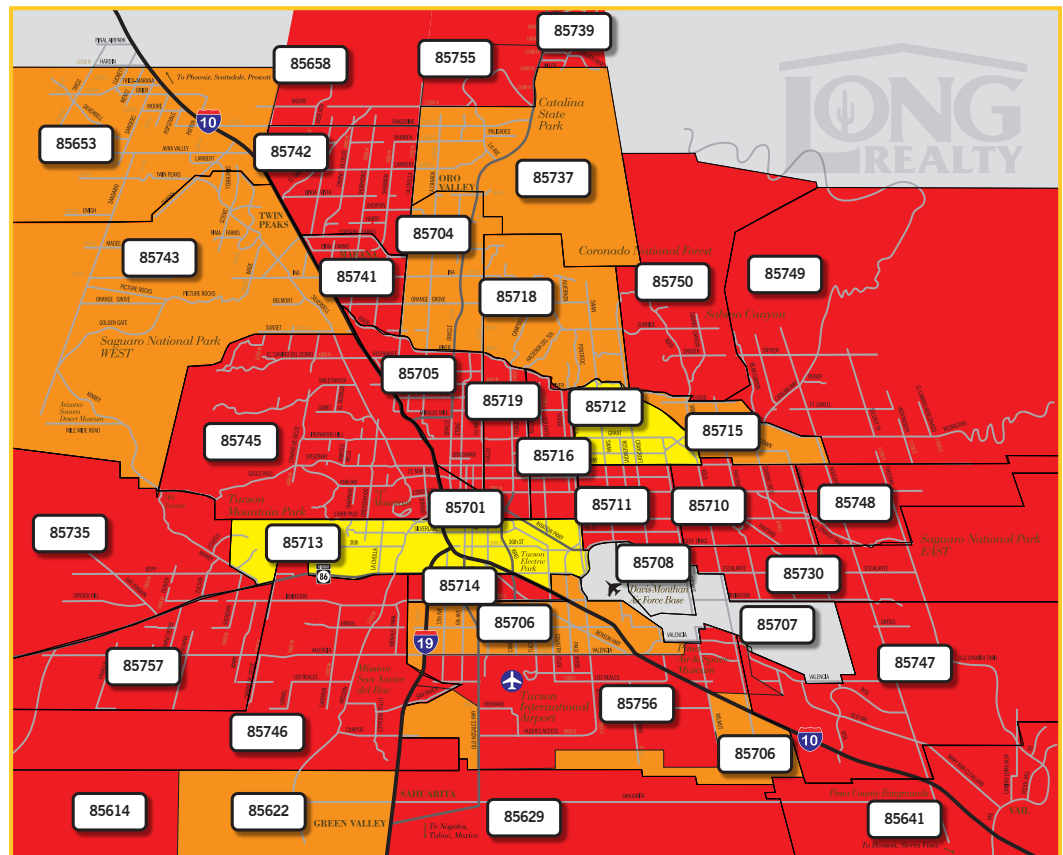
3.9%

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.