

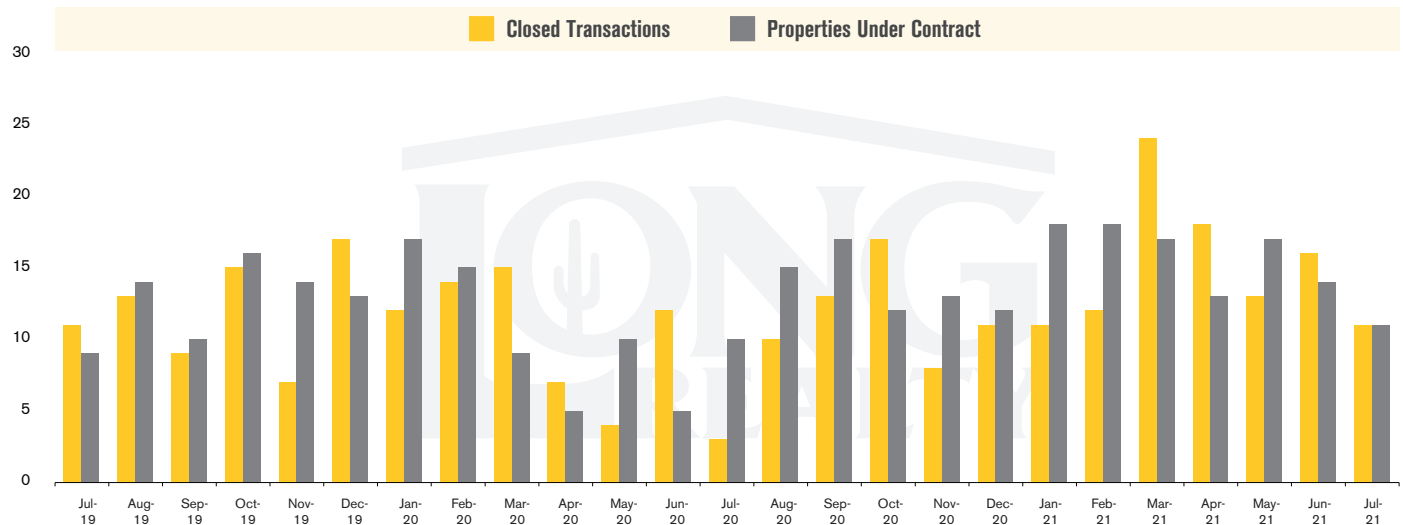
THE HOUSING REPORT

SUN CITY ORO VALLEY | AUGUST 2021

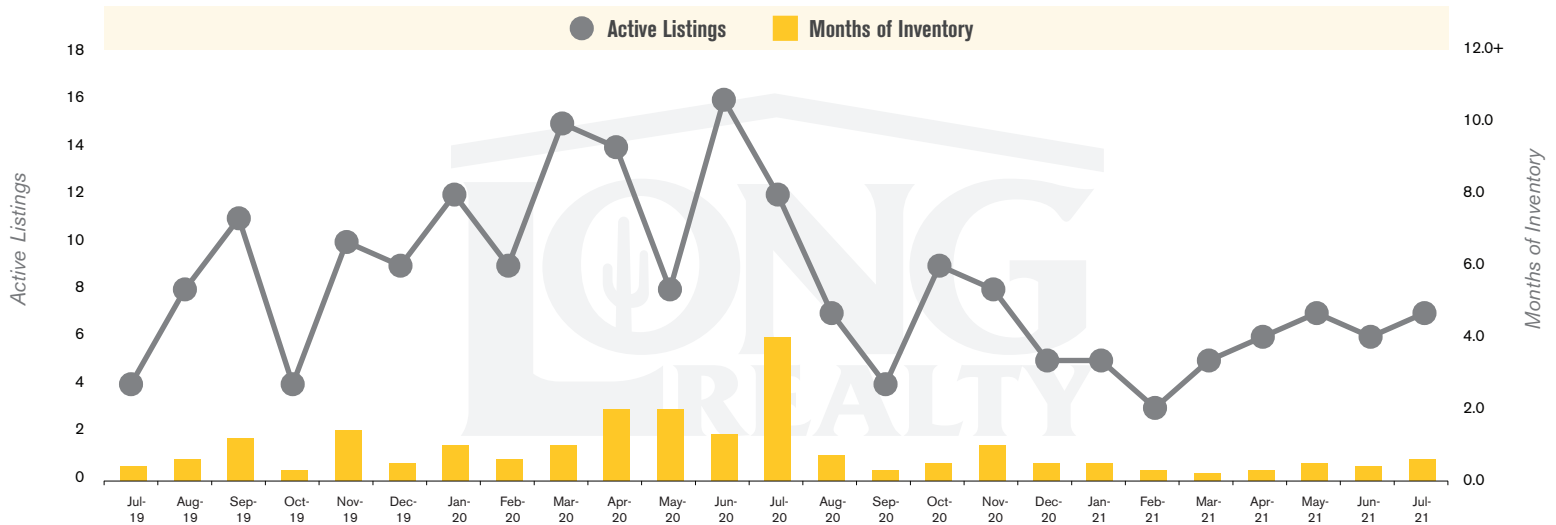


In the Sun City Oro Valley area, July 2021 active inventory was 7, a 42% decrease from July 2020. There were 11 closings in July 2021, a 267% increase from July 2020. Year-to-date 2021 there were 105 closings, a 57% increase from year-to-date 2020. Months of Inventory was 0.6, down from 4.0 in July 2020. Median price of sold homes was \$360,000 for the month of July 2021, up 9% from July 2020. The Sun City Oro Valley area had 11 new properties under contract in July 2021, up 10% from July 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SUN CITY ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY SUN CITY ORO VALLEY



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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 08/05/2021 is believed to be reliable, but not guaranteed.

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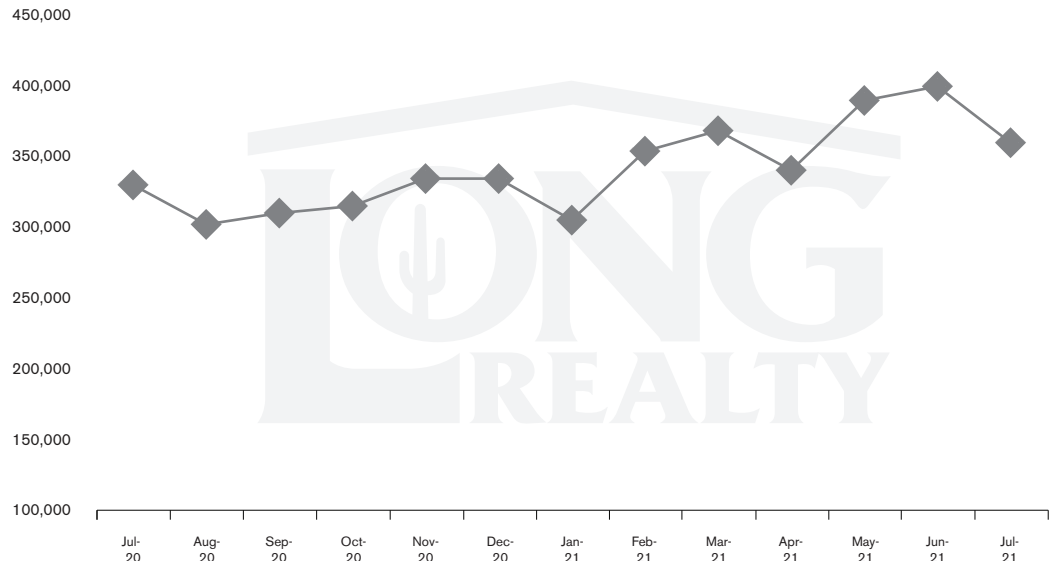


MEDIAN SOLD PRICE

SUN CITY ORO VALLEY

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

Jul 2020	Jul 2021
97.6%	101.2%

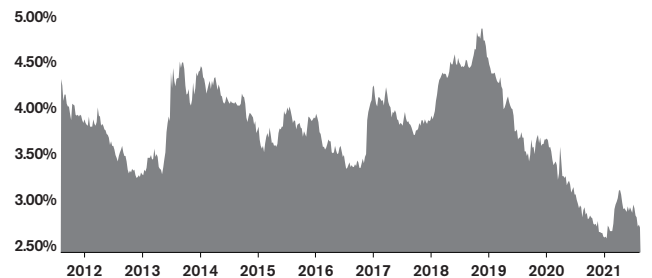


MONTHLY PAYMENT ON A MEDIAN PRICED HOME SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2020	\$330,000	3.02%	\$1,325.11
2021	\$360,000	2.870%	\$1,418.02

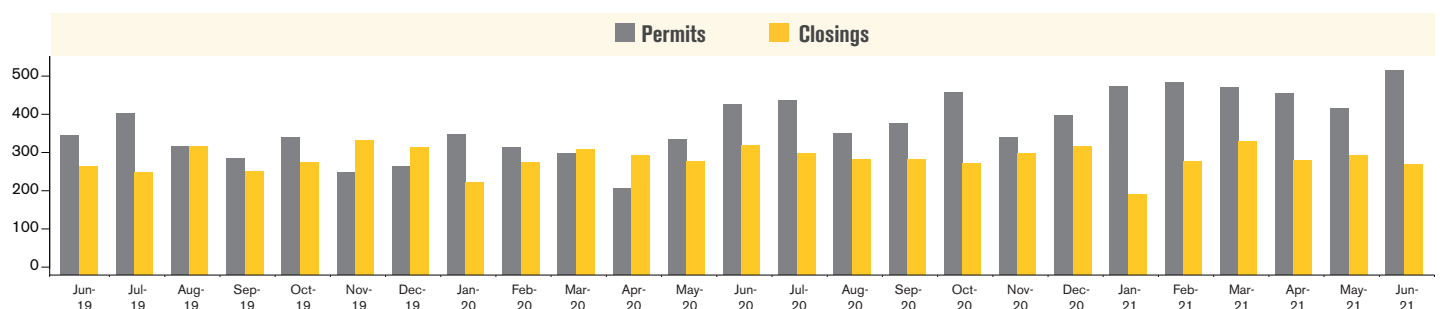
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For June 2021, new home permits were **up 20%** and new home closings were **down 14%** from June 2020.

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MARKET CONDITIONS BY PRICE BAND SUN CITY ORO VALLEY

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-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	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	1	3	1	0	0	1	0.0	0.0	Seller
\$300,000 - 349,999	0	4	6	9	4	3	4	0.0	0.0	Seller
\$350,000 - 399,999	2	4	9	4	4	5	3	0.7	0.4	Seller
\$400,000 - 499,999	5	2	5	2	3	4	3	1.7	1.1	Seller
\$500,000 - 599,999	0	1	1	0	2	3	0	n/a	0.8	Seller
\$600,000 - 699,999	0	0	0	0	0	1	0	n/a	0.0	Seller
\$700,000 - 799,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	7	12	24	18	13	16	11	0.6	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 08/05/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2021-07/31/2021. Information is believed to be reliable, but not guaranteed.

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MARKET SHARE SUN CITY ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 08/05/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 08/01/2020 – 07/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.

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50.8%

Coldwell Banker Residential Brokerage 16.8%

Tierra Antigua Realty 11.2%

Keller Williams Southern Arizona 3.7%

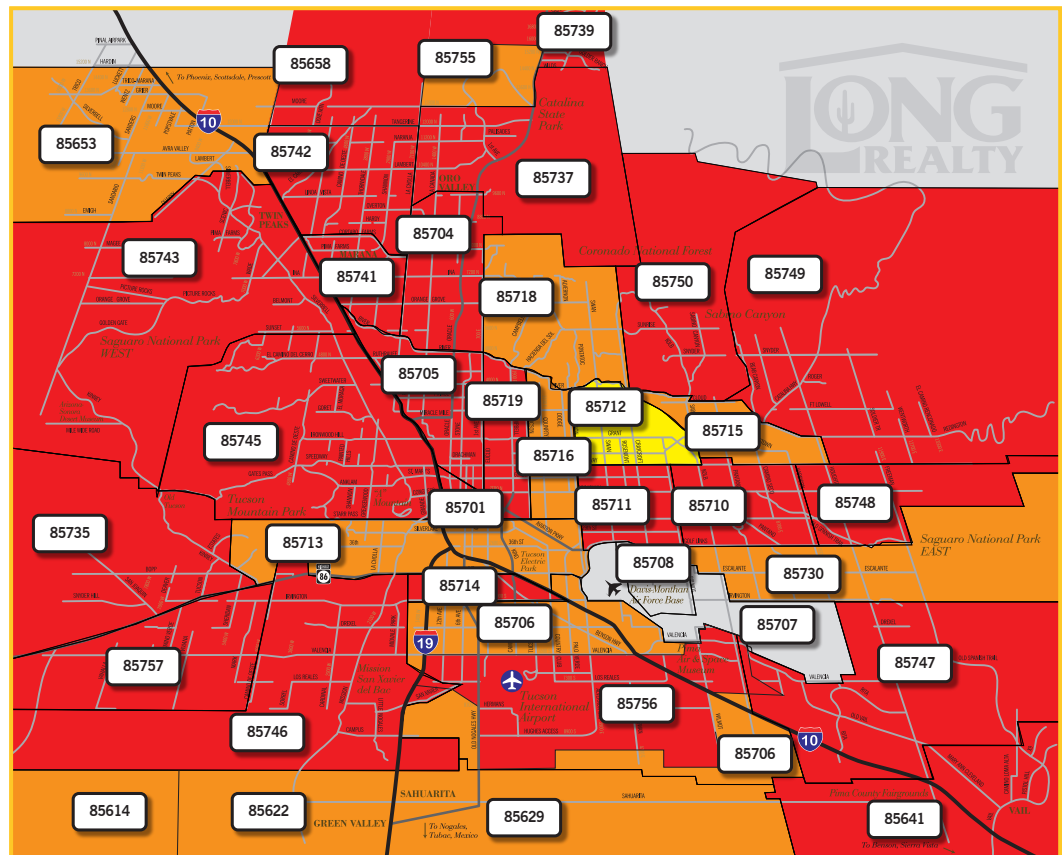
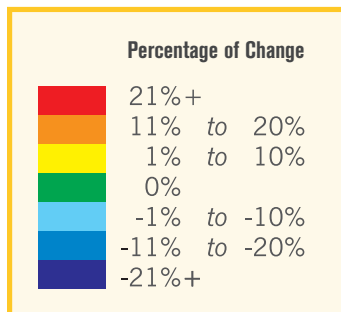
Realty Executives Arizona Territory 3.3%

Exp Realty 2.2%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2020-JUL 2020 TO
MAY 2021-JUL 2021

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



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 May 2020-July 2020 to May 2021-July 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 08/05/2021. Information is believed to be reliable, but not guaranteed.