

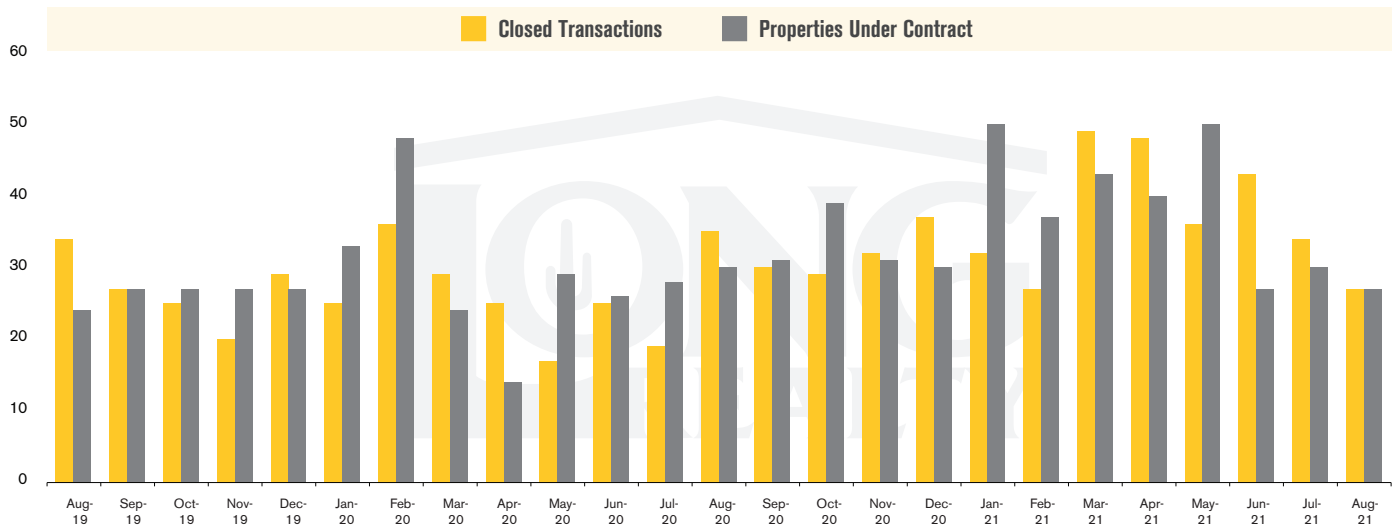
THE HOUSING REPORT

DOVE MOUNTAIN | SEPTEMBER 2021

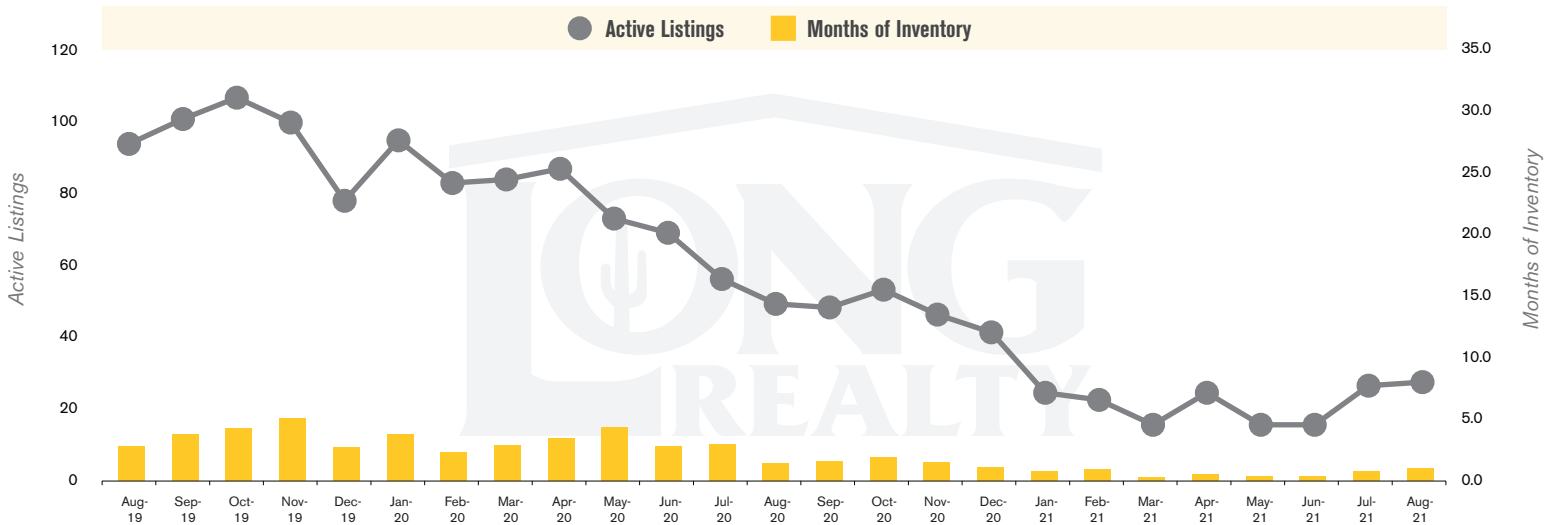


In the Dove Mountain area, August 2021 active inventory was 28, a 44% decrease from August 2020. There were 27 closings in August 2021, a 23% decrease from August 2020. Year-to-date 2021 there were 296 closings, a 40% increase from year-to-date 2020. Months of Inventory was 1.0, down from 1.4 in August 2020. Median price of sold homes was \$550,000 for the month of August 2021, up 29% from August 2020. The Dove Mountain area had 27 new properties under contract in August 2021, down 10% from August 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 09/08/2021 is believed to be reliable, but not guaranteed.

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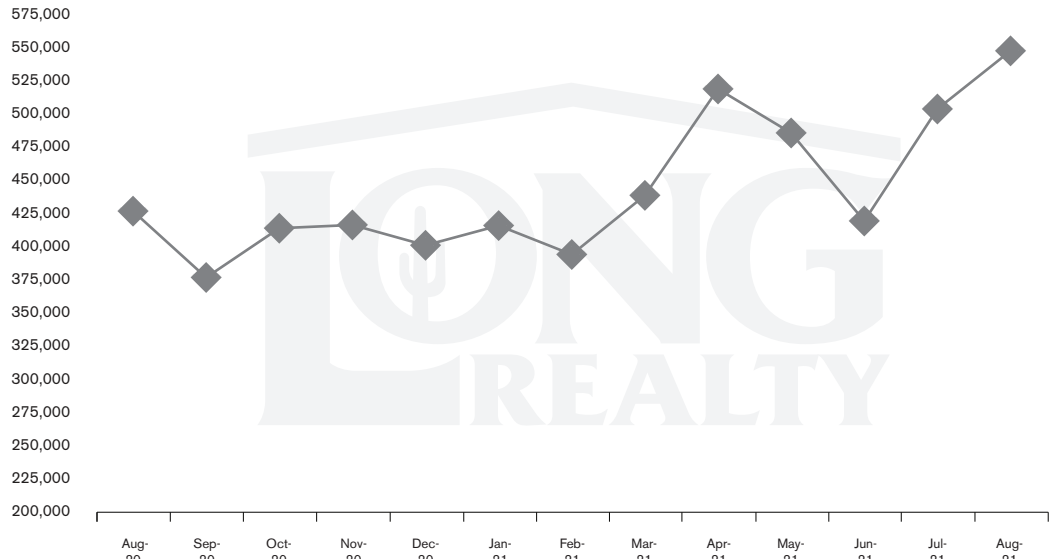
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MEDIAN SOLD PRICE DOVE MOUNTAIN

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

Aug 2020	Aug 2021
98.0%	99.7%

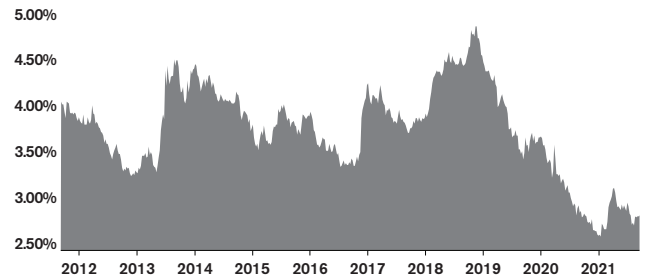


MONTHLY PAYMENT ON A MEDIAN PRICED HOME DOVE MOUNTAIN

Year	Median Price	Int. Rate	MO. Payment
2006	\$249,591	6.140%	\$1,443.01
2020	\$427,990	2.940%	\$1,701.07
2021	\$550,000	2.840%	\$2,158.05

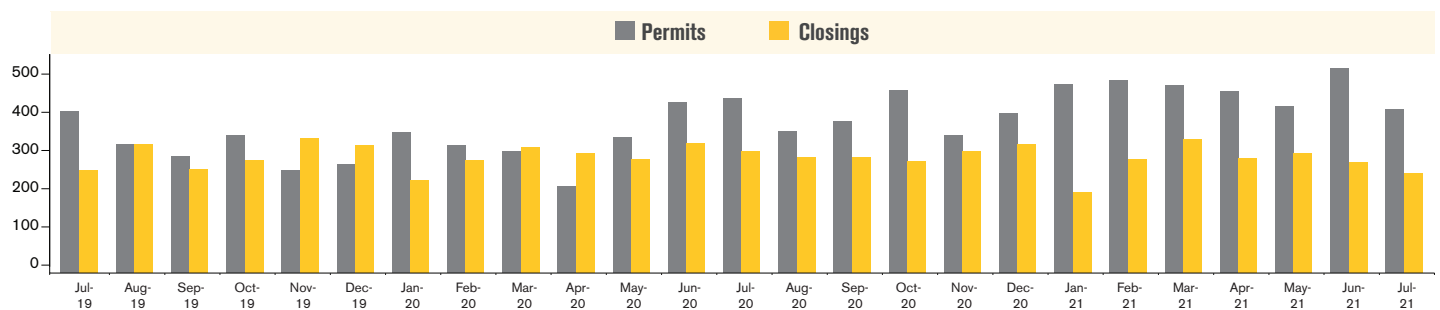
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For July 2021, new home permits were **down 18%** and new home closings were **down 6%** from July 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
		Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-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	1	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	2	1	0	1	0	0	n/a	0.0	Seller
\$275,000 - 299,999	0	3	3	0	2	3	0	n/a	0.2	Seller
\$300,000 - 349,999	0	4	2	7	11	3	5	0.0	0.1	Seller
\$350,000 - 399,999	3	8	5	5	5	5	3	1.0	0.5	Seller
\$400,000 - 499,999	3	12	11	6	10	6	3	1.0	0.5	Seller
\$500,000 - 599,999	9	5	11	7	7	6	7	1.3	0.7	Seller
\$600,000 - 699,999	7	5	6	4	0	4	1	7.0	4.0	Seller
\$700,000 - 799,999	1	4	2	1	2	1	2	0.5	0.6	Seller
\$800,000 - 899,999	1	1	3	0	1	0	1	1.0	1.0	Seller
\$900,000 - 999,999	1	0	0	2	1	1	1	1.0	1.3	Seller
\$1,000,000 - and over	3	5	3	4	3	5	4	0.8	0.8	Seller
TOTAL	28	49	48	36	43	34	27	1.0	0.7	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 09/08/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2021-08/31/2021. 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 09/08/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 09/01/2020 – 08/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.

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35.8%

Tierra Antigua Realty 9.1%

Coldwell Banker Residential Brokerage 8.4%

Realty Executives Arizona Territory 5.7%

Dove Mountain Realty, LLC 5.6%

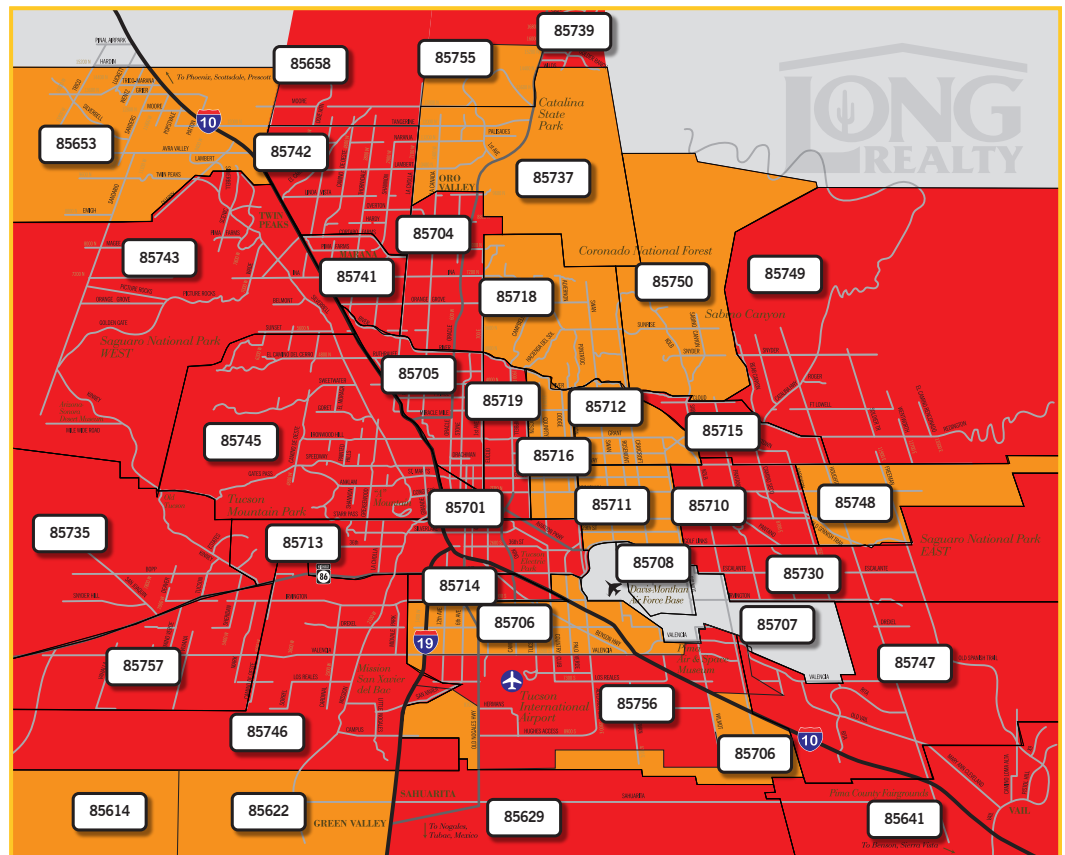
Keller Williams Southern Arizona 5.3%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN 2020-AUG 2020 TO
JUN 2021-AUG 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 June 2020-August 2020 to June 2021-August 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 09/08/2021. Information is believed to be reliable, but not guaranteed.