

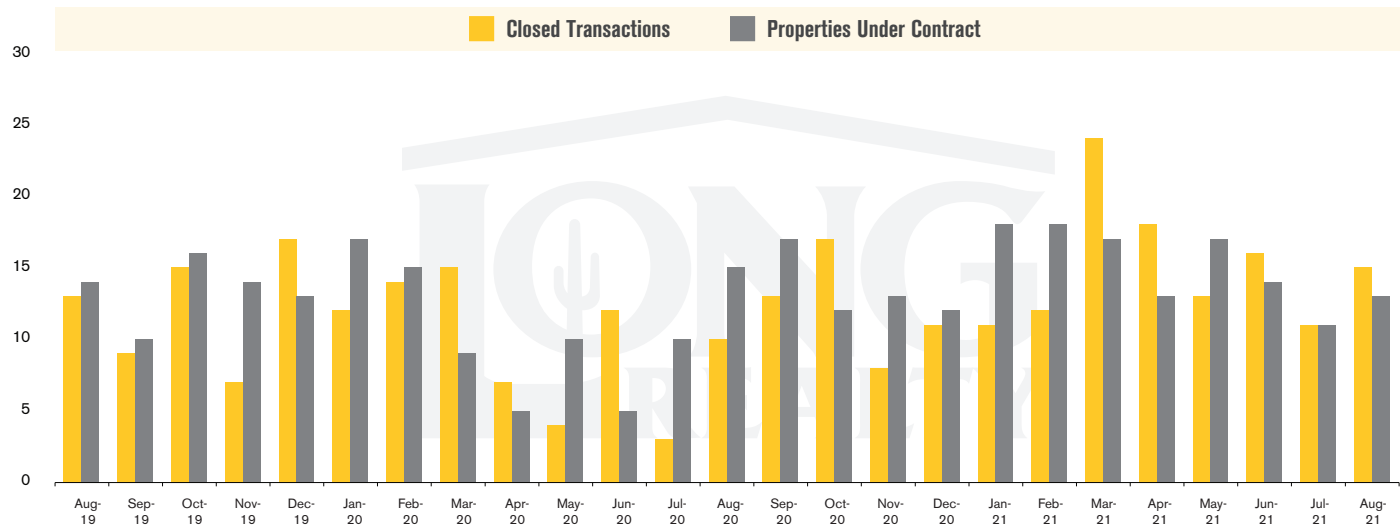
THE HOUSING REPORT

SUN CITY ORO VALLEY | SEPTEMBER 2021

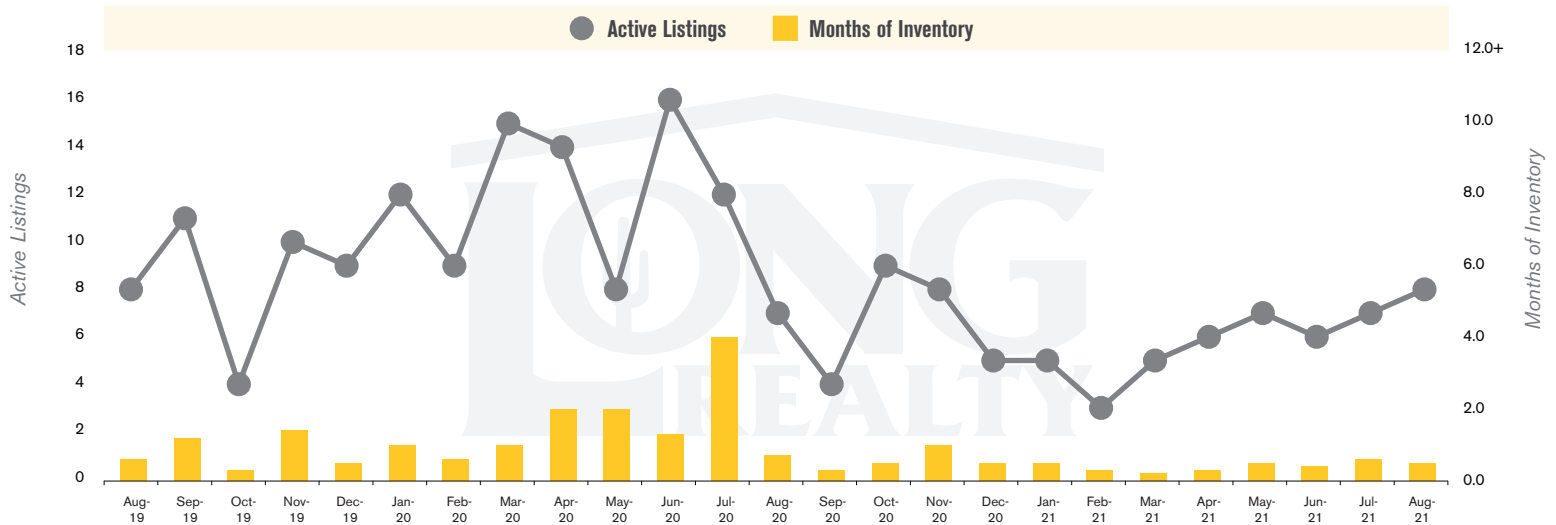


In the Sun City Oro Valley area, August 2021 active inventory was 8, a 14% increase from August 2020. There were 15 closings in August 2021, a 50% increase from August 2020. Year-to-date 2021 there were 120 closings, a 56% increase from year-to-date 2020. Months of Inventory was 0.5, down from 0.7 in August 2020. Median price of sold homes was \$380,000 for the month of August 2021, up 26% from August 2020. The Sun City Oro Valley area had 13 new properties under contract in August 2021, down 13% from August 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 09/08/2021 is believed to be reliable, but not guaranteed.

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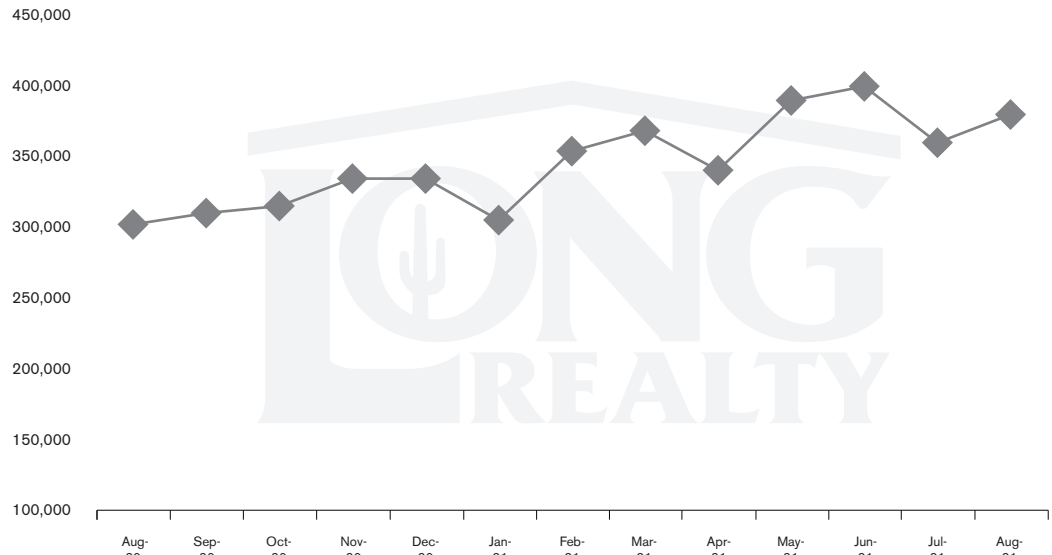


MEDIAN SOLD PRICE

SUN CITY ORO VALLEY

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

Aug 2020	Aug 2021
97.1%	97.9%



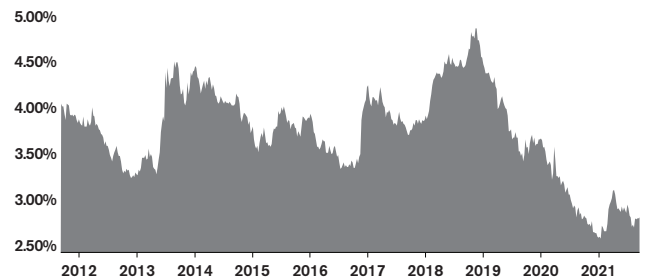
MONTHLY PAYMENT ON A MEDIAN PRICED HOME

SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2020	\$301,950	2.94%	\$1,200.12
2021	\$380,000	2.840%	\$1,491.02

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

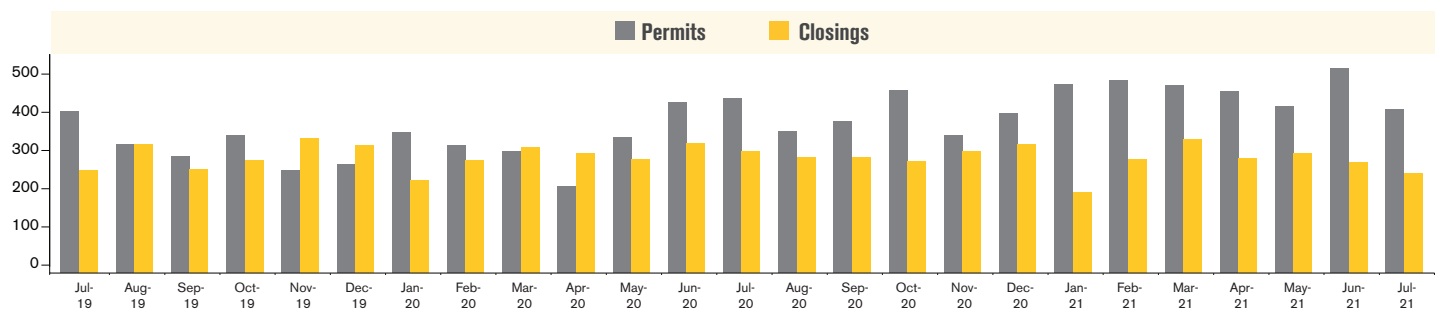
30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS

TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For July 2021, new home permits were **down 18%** and new home closings were **down 6%** from July 2020.

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THE HOUSING REPORT

SUN CITY ORO VALLEY | SEPTEMBER 2021



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
		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	0	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	3	1	0	0	1	1	0.0	0.0	Seller
\$300,000 - 349,999	0	6	9	4	3	4	4	0.0	0.0	Seller
\$350,000 - 399,999	2	9	4	4	5	3	6	0.3	0.3	Seller
\$400,000 - 499,999	4	5	2	3	4	3	2	2.0	1.6	Seller
\$500,000 - 599,999	2	1	0	2	3	0	2	1.0	0.6	Seller
\$600,000 - 699,999	0	0	0	0	1	0	0	n/a	0.0	Seller
\$700,000 - 799,999	0	0	1	0	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	8	24	18	13	16	11	15	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 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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SUN CITY ORO VALLEY | SEPTEMBER 2021



MARKET SHARE SUN CITY ORO VALLEY

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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51.1%

Coldwell Banker Residential Brokerage 17.1%

Tierra Antigua Realty 11.0%

Keller Williams Southern Arizona 4.0%

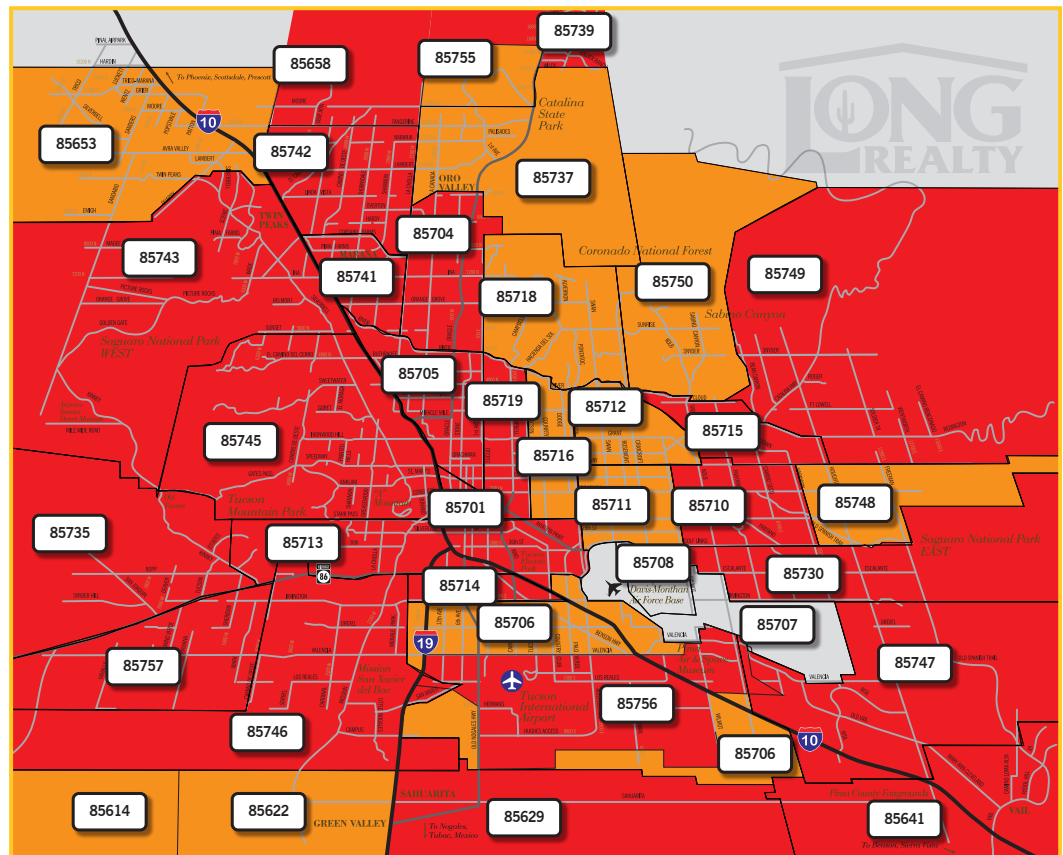
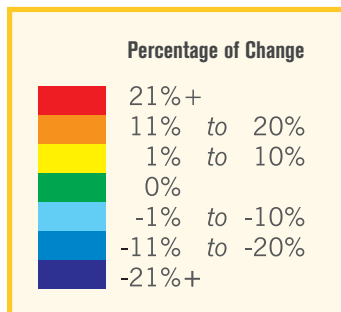
Realty Executives Arizona Territory 3.2%

Homesmart Advantage Group 2.1%

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.



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.