

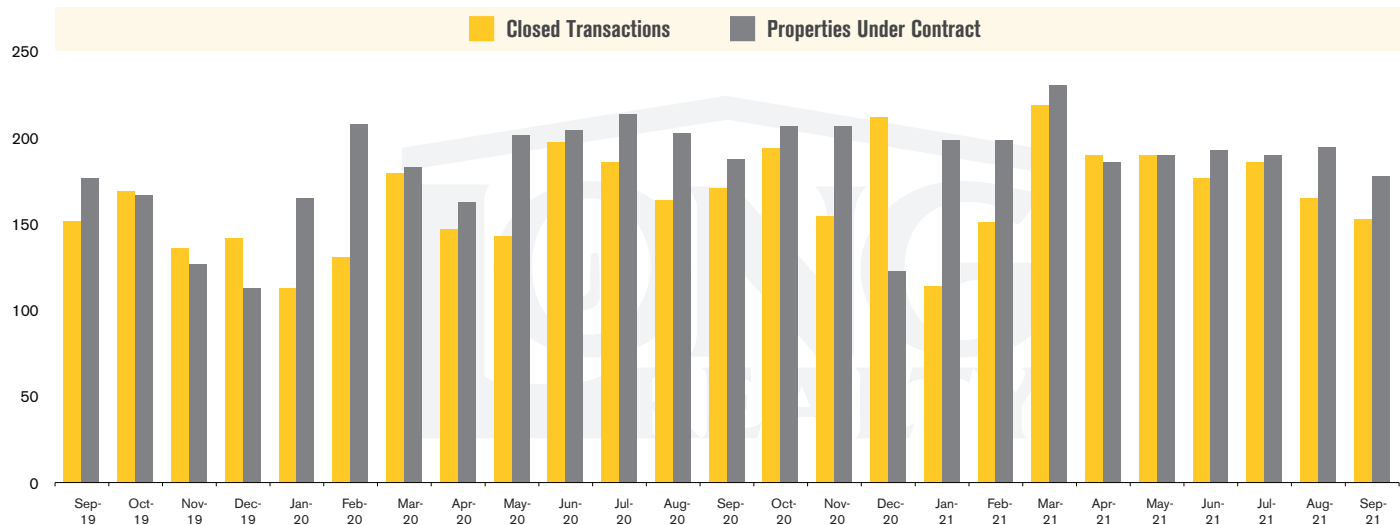
THE HOUSING REPORT

TUCSON EAST | OCTOBER 2021

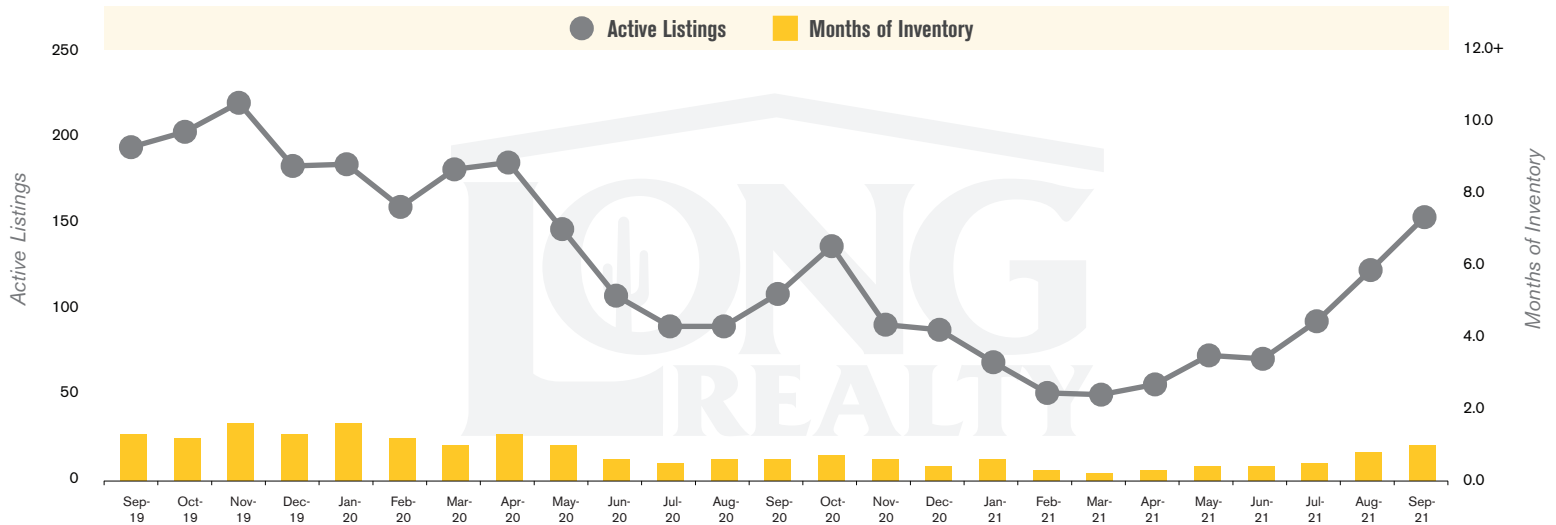


In the Tucson East area, September 2021 active inventory was 155, a 41% increase from September 2020. There were 153 closings in September 2021, a 11% decrease from September 2020. Year-to-date 2021 there were 1,545 closings, an 8% increase from year-to-date 2020. Months of Inventory was 1.0, up from .6 in September 2020. Median price of sold homes was \$270,000 for the month of September 2021, up 20% from September 2020. The Tucson East area had 178 new properties under contract in September 2021, down 5% from September 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON EAST



ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON EAST



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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 10/06/2021 is believed to be reliable, but not guaranteed.

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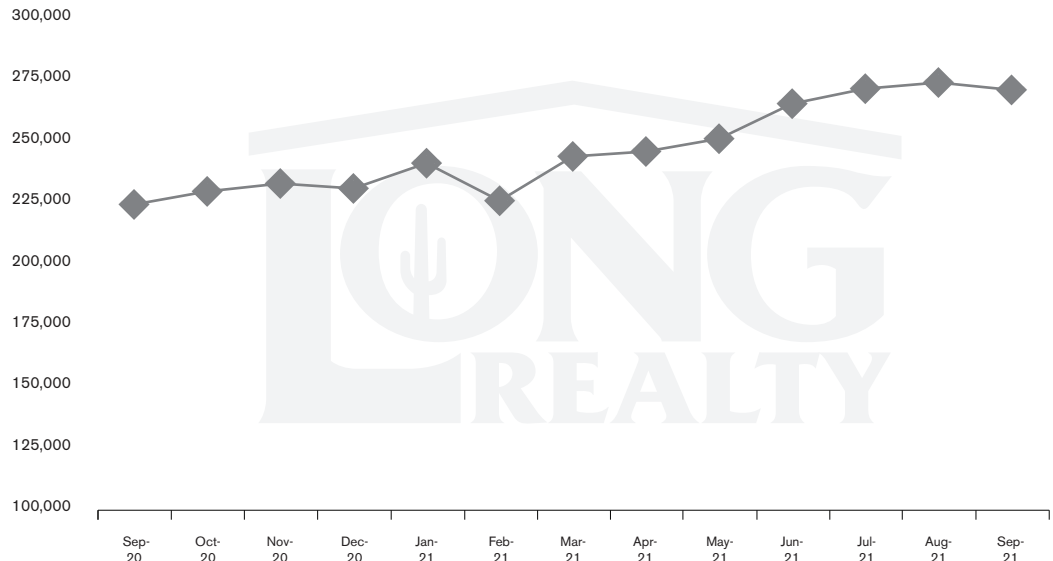
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MEDIAN SOLD PRICE TUCSON EAST

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

Sep 2020	Sep 2021
99.7%	100.5%

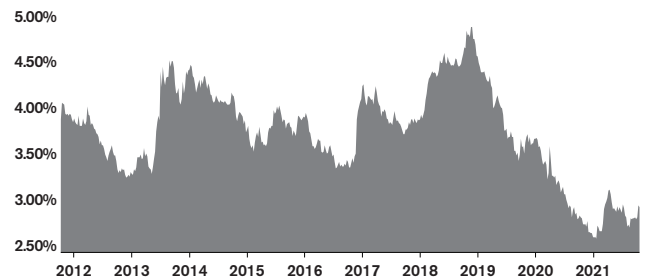


MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON EAST

Year	Median Price	Int. Rate	MO. Payment
2006	\$218,250	6.140%	\$1,261.82
2020	\$223,500	2.890%	\$882.62
2021	\$270,000	2.900%	\$1,067.63

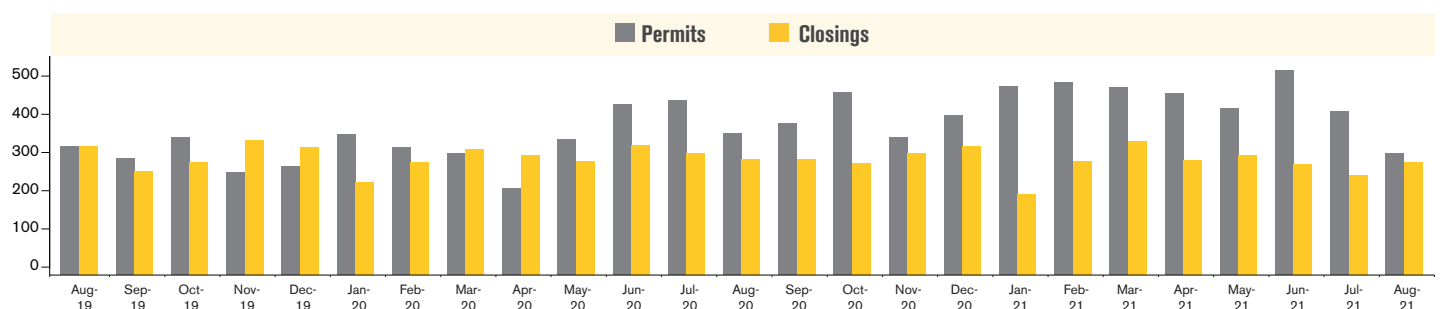
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For August 2021, new home permits were **down 3%** and new home closings were **down 14%** from August 2020.

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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
		Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21			
\$1 - 49,999	0	1	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	1	0	1	0	n/a	0.0	Seller
\$75,000 - 99,999	0	2	3	3	0	0	2	0.0	0.0	Seller
\$100,000 - 124,999	2	5	8	5	3	5	1	2.0	0.2	Seller
\$125,000 - 149,999	3	10	10	5	3	2	3	1.0	1.1	Seller
\$150,000 - 174,999	5	7	6	8	5	5	6	0.8	0.6	Seller
\$175,000 - 199,999	1	16	6	9	7	6	7	0.1	0.2	Seller
\$200,000 - 224,999	6	16	32	19	22	15	18	0.3	0.3	Seller
\$225,000 - 249,999	11	43	23	26	19	18	15	0.7	0.5	Seller
\$250,000 - 274,999	13	28	38	23	38	31	32	0.4	0.5	Seller
\$275,000 - 299,999	39	24	20	25	33	23	14	2.8	1.3	Seller
\$300,000 - 349,999	38	21	27	27	26	27	28	1.4	1.0	Seller
\$350,000 - 399,999	20	10	8	10	18	15	16	1.3	0.9	Seller
\$400,000 - 499,999	10	2	7	9	10	8	6	1.7	0.7	Seller
\$500,000 - 599,999	2	2	1	2	1	5	2	1.0	1.0	Seller
\$600,000 - 699,999	2	2	0	1	0	0	1	2.0	6.0	Balanced
\$700,000 - 799,999	0	0	0	3	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	1	0	0	0	0	1	1	1.0	2.5	Seller
\$900,000 - 999,999	1	1	0	1	0	1	0	n/a	1.0	Seller
\$1,000,000 - and over	1	0	1	0	1	2	1	1.0	1.3	Seller
TOTAL	155	190	190	177	186	165	153	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 10/06/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 07/01/2021-09/30/2021. Information is believed to be reliable, but not guaranteed.

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MARKET SHARE TUCSON EAST

Long Realty leads the market in successful real estate sales.

Data Obtained 10/06/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 10/01/2020 – 09/30/2021 rounded to the nearest tenth of one percent and deemed to be correct.

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17.2%

Tierra Antigua Realty

14.4%

Realty Executives Arizona Properties

12.6%

Keller Williams Southern Arizona

8.4%

Exp Realty

5.8%

Coldwell Banker Residential Brokerage

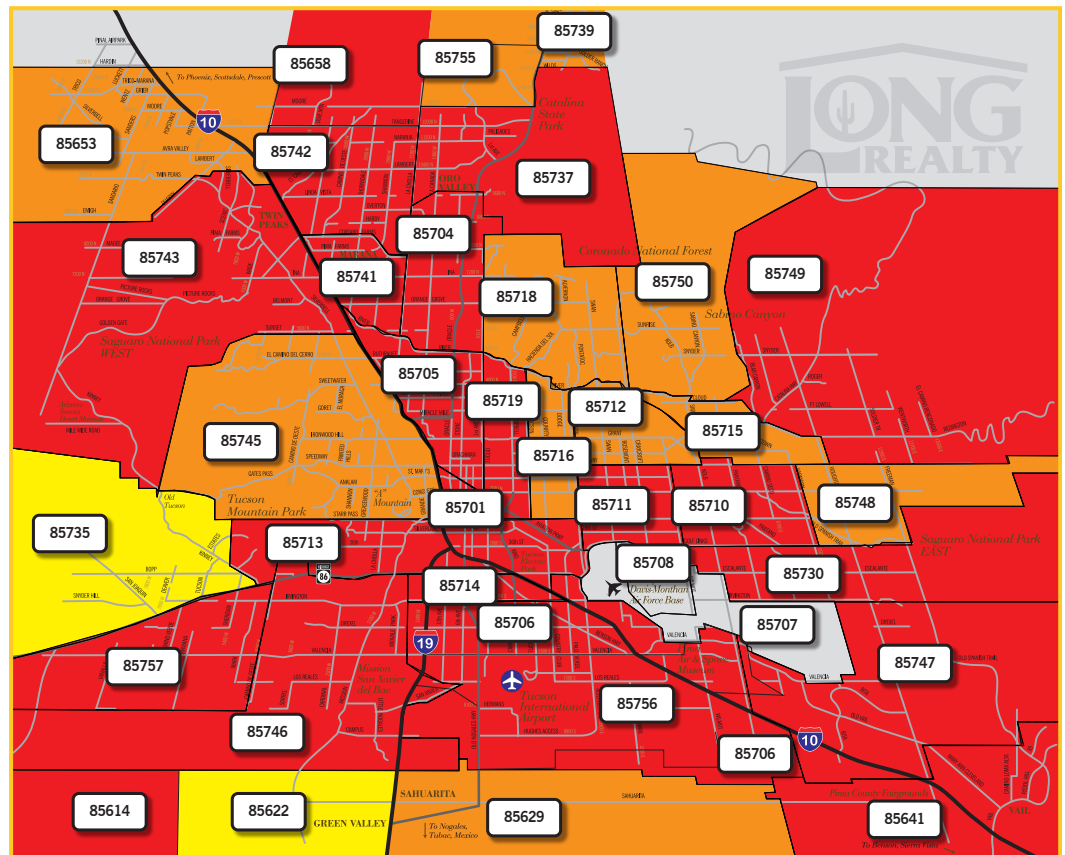
4.9%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL 2020-SEP 2020 TO
JUL 2021-SEP 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 July 2020-September 2020 to July 2021-September 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 10/06/2021. Information is believed to be reliable, but not guaranteed.