

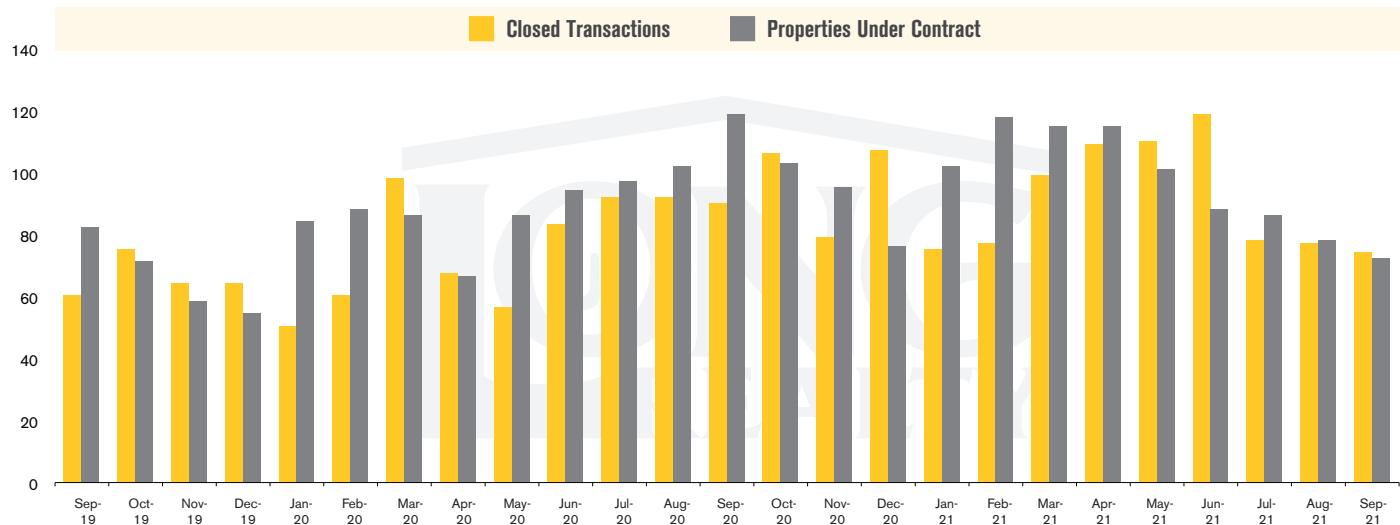
# THE HOUSING REPORT

ORO VALLEY | OCTOBER 2021

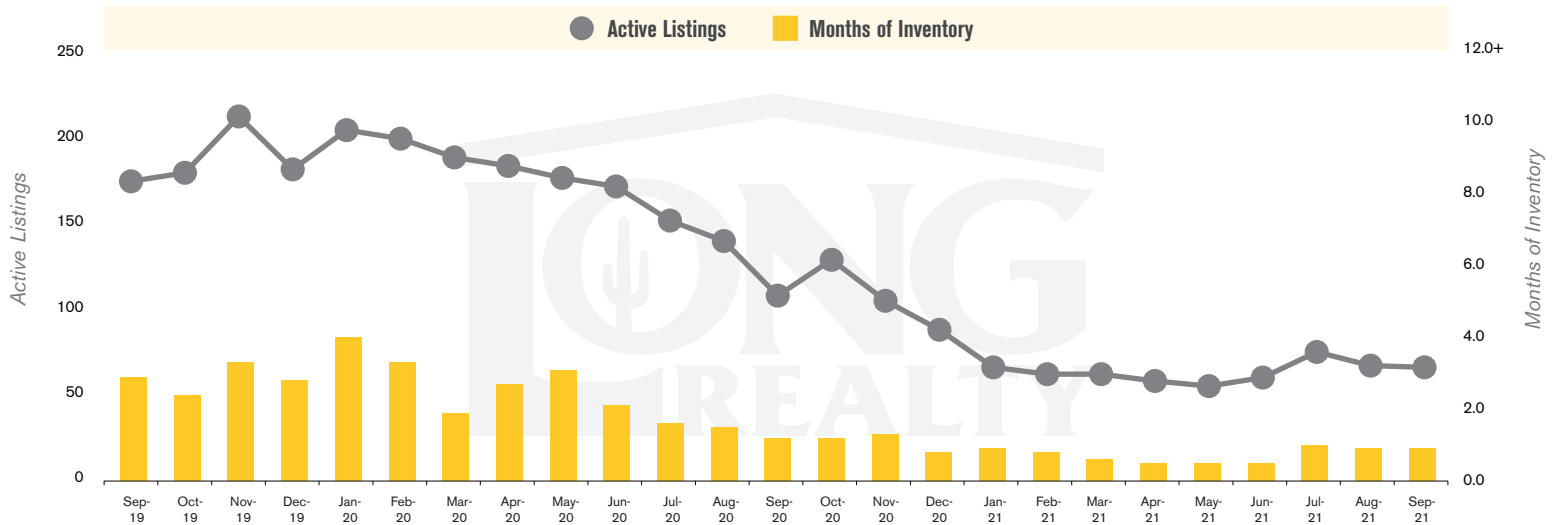


In the Oro Valley area, September 2021 active inventory was 67, a 39% decrease from September 2020. There were 75 closings in September 2021, a 18% decrease from September 2020. Year-to-date 2021 there were 827 closings, a 19% increase from year-to-date 2020. Months of Inventory was .9, down from 1.2 in September 2020. Median price of sold homes was \$467,431 for the month of September 2021, up 20% from September 2020. The Oro Valley area had 73 new properties under contract in September 2021, down 39% from September 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT ORO VALLEY



## ACTIVE LISTINGS AND MONTHS OF INVENTORY 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 10/06/2021 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

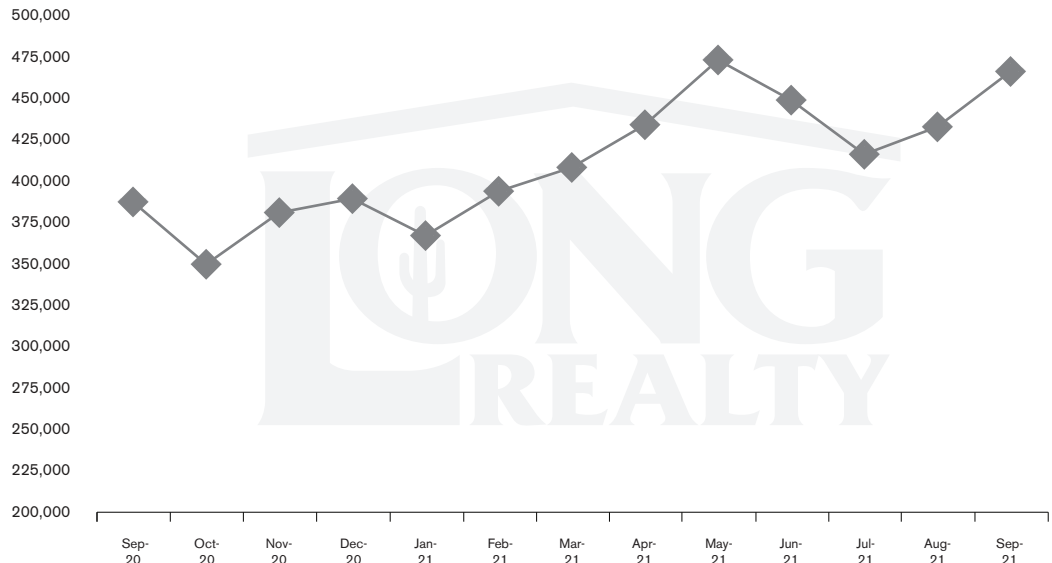
ORO VALLEY | OCTOBER 2021



## MEDIAN SOLD PRICE ORO VALLEY

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

Sep 2020	Sep 2021
97.6%	99.0%

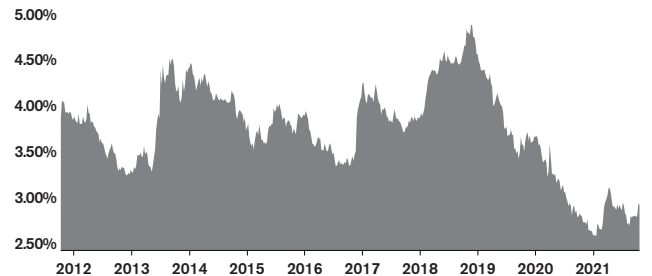


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2020	\$388,000	2.890%	\$1,532.25
2021	\$467,431	2.900%	\$1,848.31

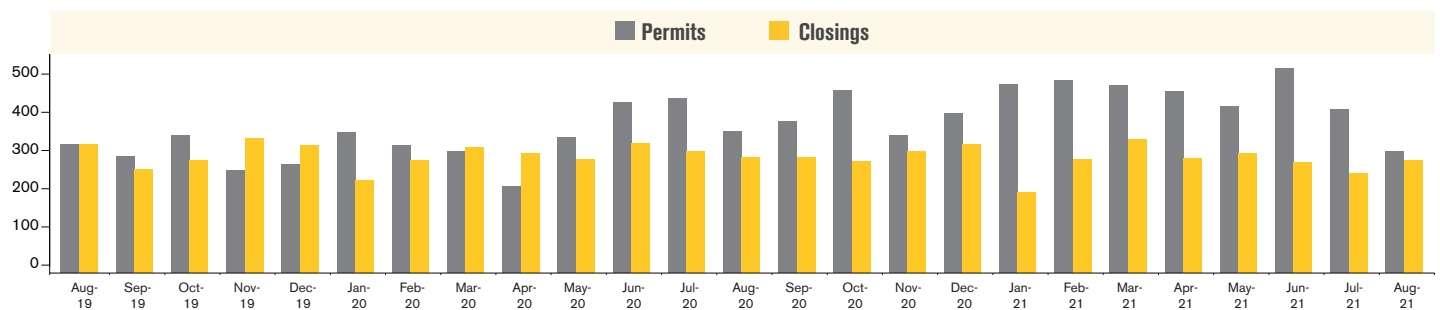
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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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# THE HOUSING REPORT

ORO VALLEY | OCTOBER 2021



## MARKET CONDITIONS BY PRICE BAND ORO VALLEY

	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	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	1	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	1	1	0	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	0	0	0	0	1	0	0	n/a	0.0	<b>Seller</b>
\$200,000 - 224,999	0	3	0	1	1	0	0	n/a	0.0	<b>Seller</b>
\$225,000 - 249,999	0	1	3	2	1	0	0	n/a	0.0	<b>Seller</b>
\$250,000 - 274,999	0	3	3	2	1	3	0	n/a	0.0	<b>Seller</b>
\$275,000 - 299,999	0	4	2	5	2	2	2	0.0	0.2	<b>Seller</b>
\$300,000 - 349,999	2	16	11	16	14	9	11	0.2	0.1	<b>Seller</b>
\$350,000 - 399,999	12	17	14	21	15	13	7	1.7	0.8	<b>Seller</b>
\$400,000 - 499,999	14	28	29	31	19	22	22	0.6	0.7	<b>Seller</b>
\$500,000 - 599,999	23	15	11	14	9	8	16	1.4	2.0	<b>Seller</b>
\$600,000 - 699,999	4	4	7	9	7	8	7	0.6	1.0	<b>Seller</b>
\$700,000 - 799,999	3	5	6	6	1	2	1	3.0	2.0	<b>Seller</b>
\$800,000 - 899,999	2	6	6	4	2	2	3	0.7	1.1	<b>Seller</b>
\$900,000 - 999,999	0	2	8	5	1	3	1	0.0	0.6	<b>Seller</b>
\$1,000,000 - and over	7	5	9	4	5	6	5	1.4	1.7	<b>Seller</b>
<b>TOTAL</b>	<b>67</b>	<b>110</b>	<b>111</b>	<b>120</b>	<b>79</b>	<b>78</b>	<b>75</b>	<b>0.9</b>	<b>0.9</b>	<b>Seller</b>



**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.

# THE HOUSING REPORT

ORO VALLEY | OCTOBER 2021



## MARKET SHARE ORO VALLEY

**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.

### LONG REALTY COMPANY

36.7%

Coldwell Banker Residential Brokerage 9.4%

Tierra Antigua Realty 9.4%

Keller Williams Southern Arizona 6.0%

Realty Executives Arizona Territory 5.6%

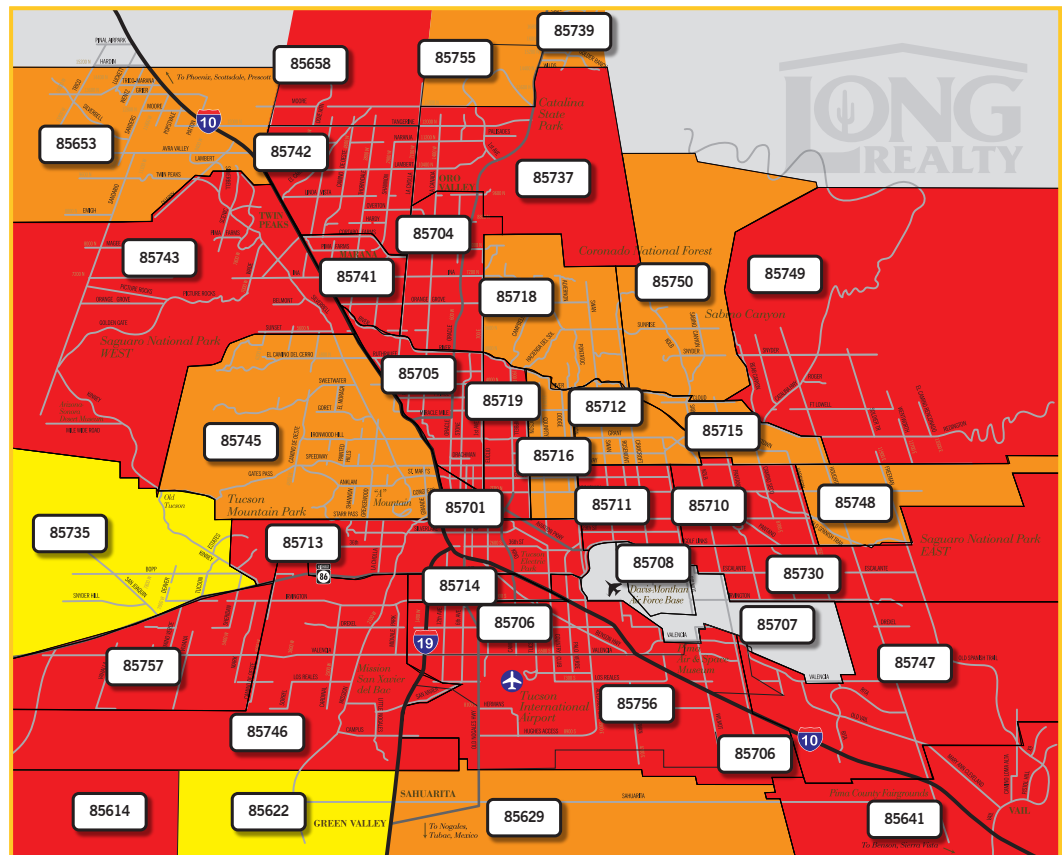
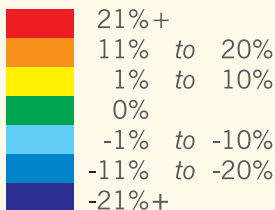
Russ Lyon Sotheby's International 3.7%

## 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.