

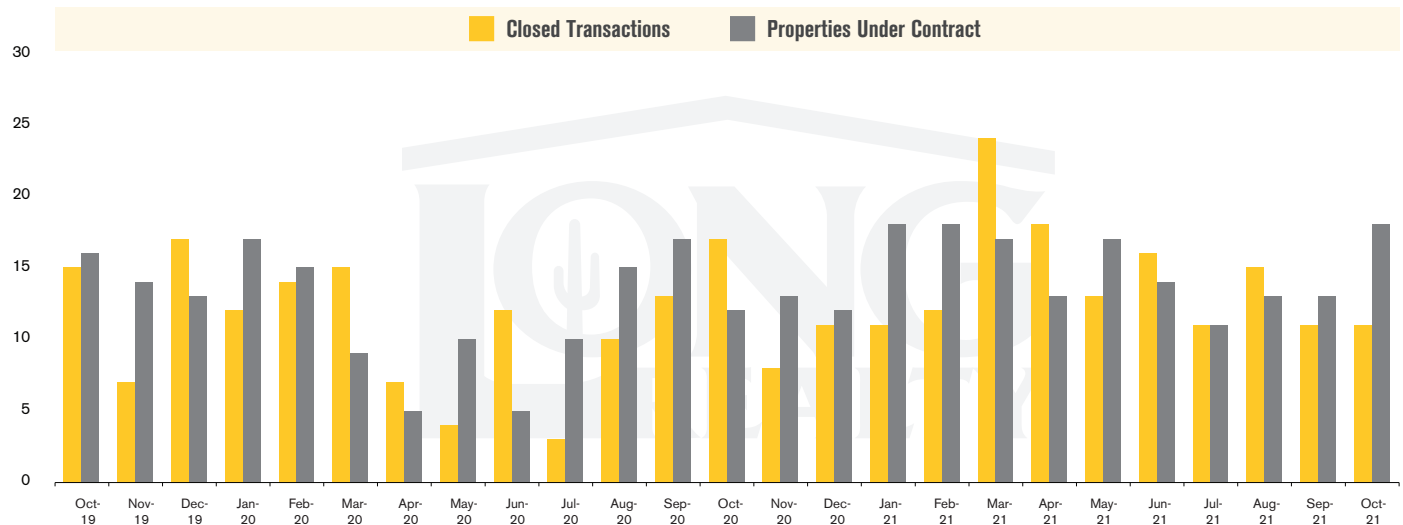
# THE HOUSING REPORT

SUN CITY ORO VALLEY | NOVEMBER 2021

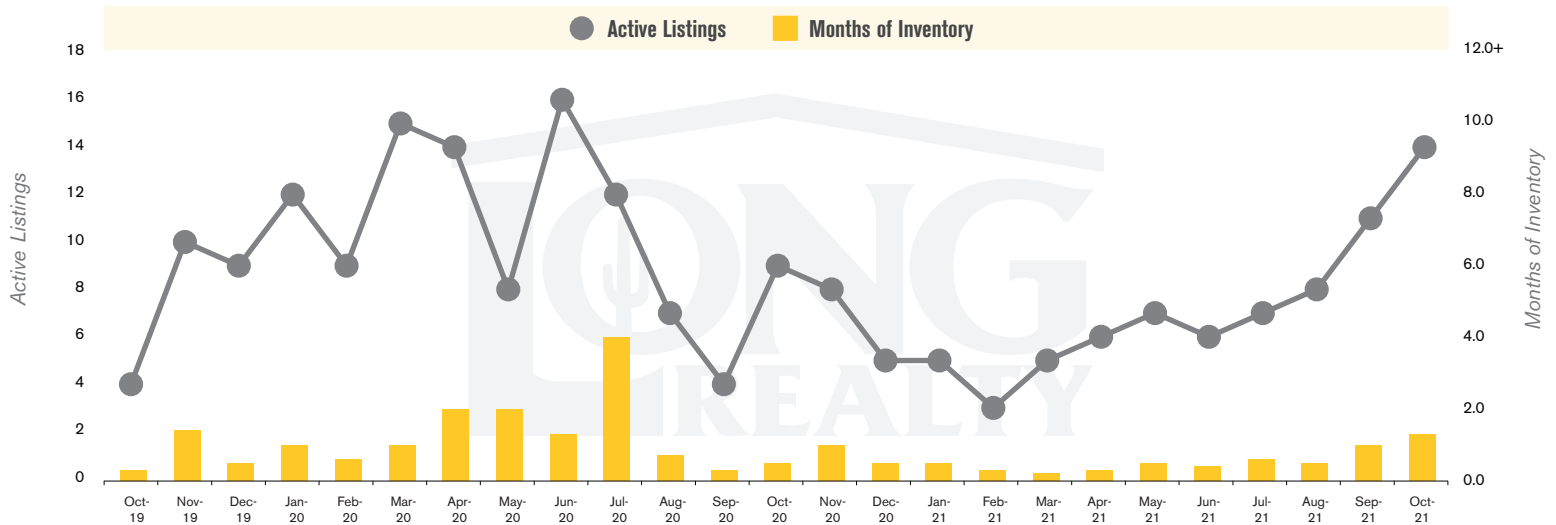


In the Sun City Oro Valley area, October 2021 active inventory was 14, a 56% increase from October 2020. There were 11 closings in October 2021, a 35% decrease from October 2020. Year-to-date 2021 there were 142 closings, a 33% increase from year-to-date 2020. Months of Inventory was 1.3, up from 0.5 in October 2020. Median price of sold homes was \$378,500 for the month of October 2021, up 20% from October 2020. The Sun City Oro Valley area had 18 new properties under contract in October 2021, up 50% from October 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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Long Realty Company

Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software.  
All data obtained 11/05/2021 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

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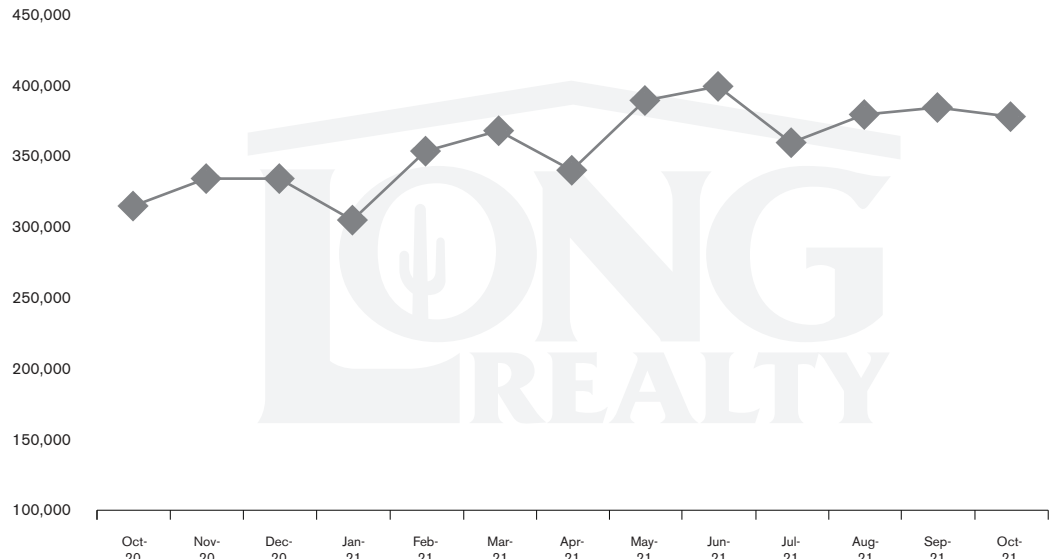


## MEDIAN SOLD PRICE

SUN CITY ORO VALLEY

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

Oct 2020	Oct 2021
98.5%	98.5%



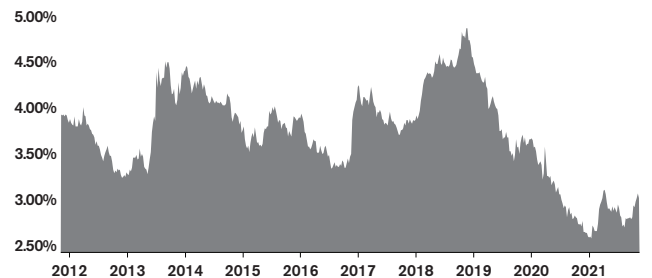
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME

SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2020	\$315,000	2.83%	\$1,234.38
2021	\$378,500	3.070%	\$1,529.59

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

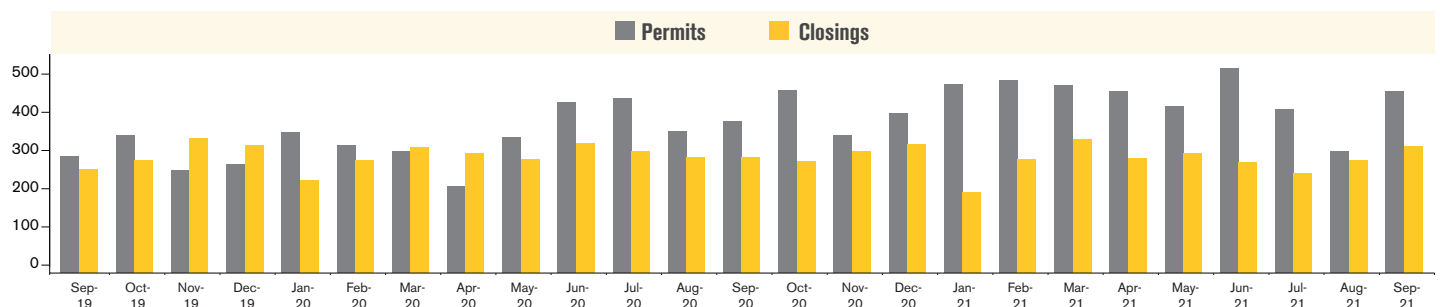
## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS

TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For September 2021, new home permits were **up 19%** and new home closings were **up 10%** from September 2020.

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# THE HOUSING REPORT

SUN CITY ORO VALLEY | NOVEMBER 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
		May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-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	0	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	0	0	1	1	0	0	n/a	0.0	<b>Seller</b>
\$300,000 - 349,999	2	4	3	4	4	4	1	2.0	0.2	<b>Seller</b>
\$350,000 - 399,999	4	4	5	3	6	2	7	0.6	0.7	<b>Seller</b>
\$400,000 - 499,999	6	3	4	3	2	5	3	2.0	1.5	<b>Seller</b>
\$500,000 - 599,999	1	2	3	0	2	0	0	n/a	2.5	<b>Seller</b>
\$600,000 - 699,999	1	0	1	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	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
<b>TOTAL</b>	<b>14</b>	<b>13</b>	<b>16</b>	<b>11</b>	<b>15</b>	<b>11</b>	<b>11</b>	<b>1.3</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 11/05/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2021-10/31/2021. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

SUN CITY ORO VALLEY | NOVEMBER 2021



## MARKET SHARE SUN CITY ORO VALLEY

**Long Realty leads the market in successful real estate sales.**

Data Obtained 11/05/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 11/01/2020 – 10/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.

**LONG REALTY COMPANY**

**51.5%**

Coldwell Banker Residential Brokerage

17.6%

Tierra Antigua Realty

9.8%

Keller Williams Southern Arizona

4.0%

Realty Executives Arizona Territory

2.3%

Exp Realty

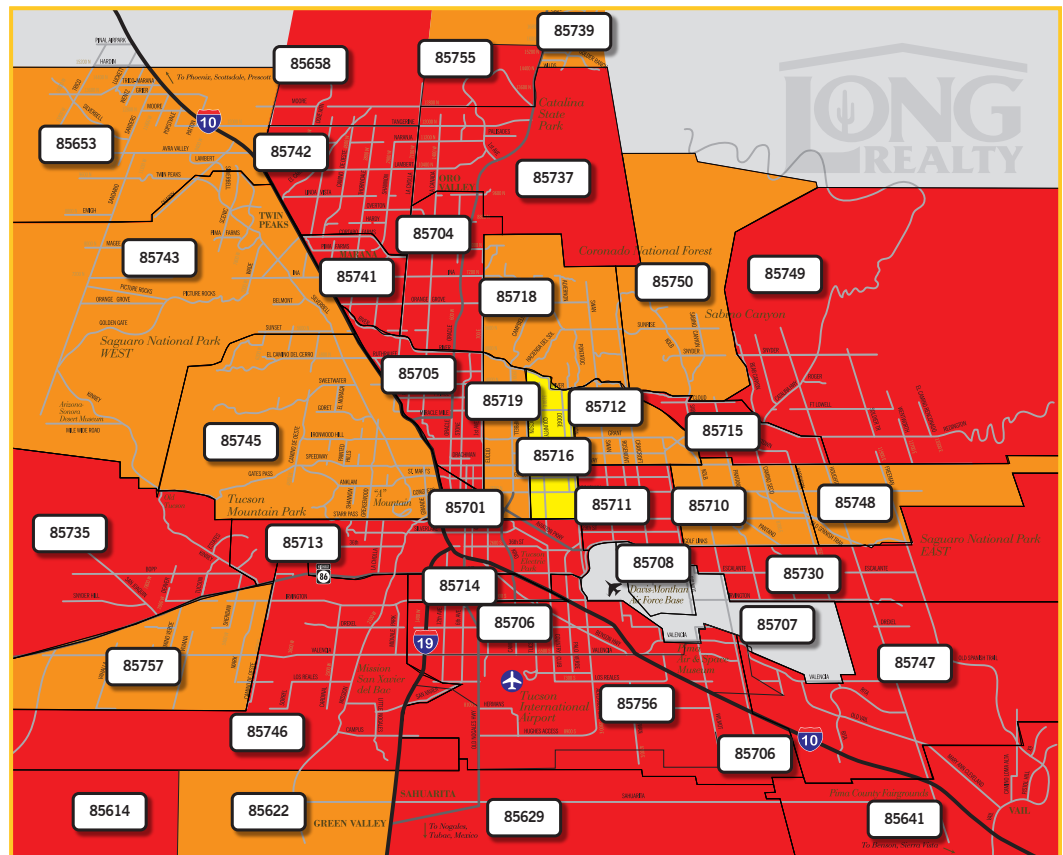
1.9%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG 2020-OCT 2020 TO  
AUG 2021-OCT 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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**Long Realty Company**

*This heat map represents the percentage of change in Tucson metro median sales prices from August 2020-October 2020 to August 2021-October 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 11/05/2021. Information is believed to be reliable, but not guaranteed.*