

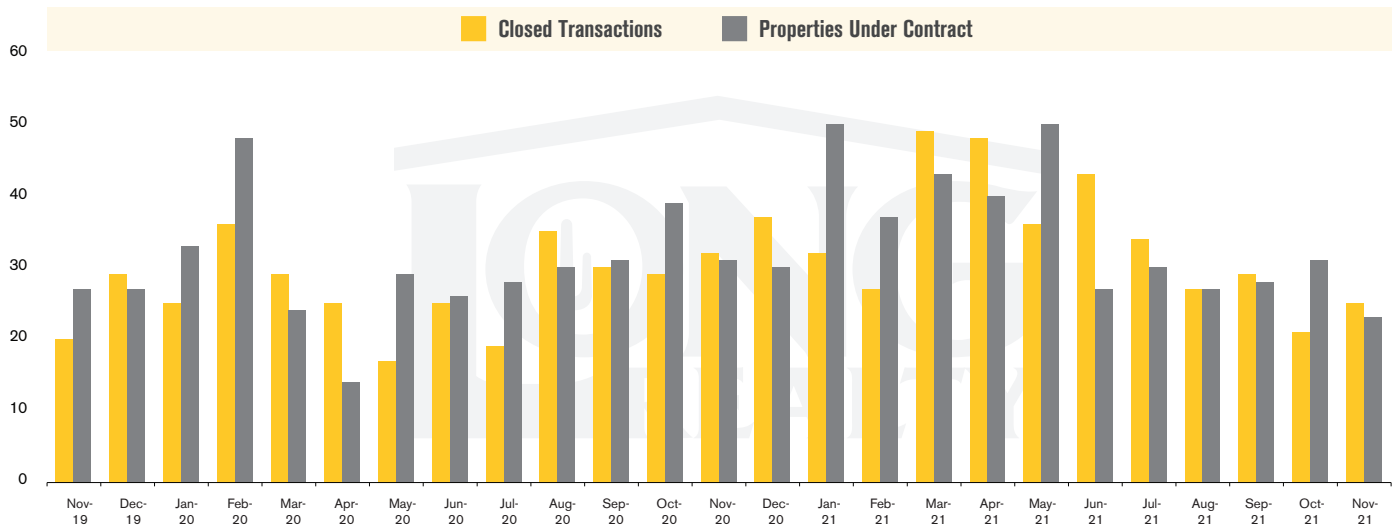
# THE HOUSING REPORT

DOVE MOUNTAIN | DECEMBER 2021

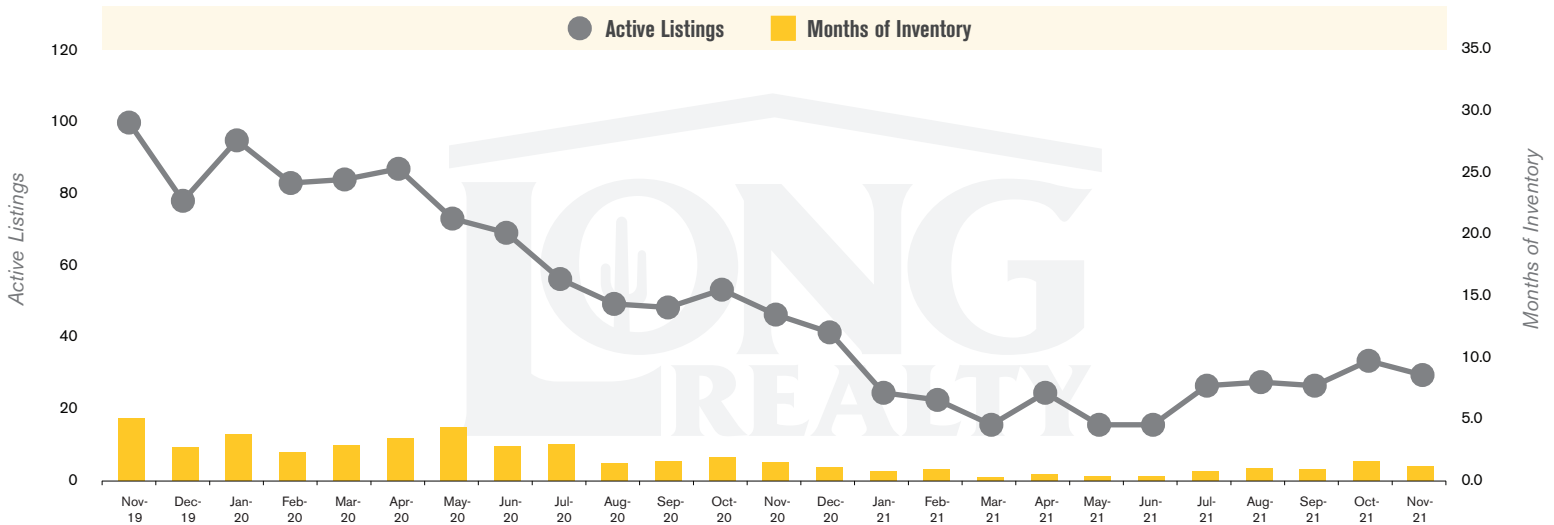


In the Dove Mountain area, November 2021 active inventory was 30, a 36% decrease from November 2020. There were 25 closings in November 2021, a 22% decrease from November 2020. Year-to-date 2021 there were 371 closings, a 23% increase from year-to-date 2020. Months of Inventory was 1.2, down from 1.5 in November 2020. Median price of sold homes was \$558,000 for the month of November 2021, up 34% from November 2020. The Dove Mountain area had 23 new properties under contract in November 2021, down 26% from November 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT DOVE MOUNTAIN



## ACTIVE LISTINGS AND MONTHS OF INVENTORY DOVE MOUNTAIN



Stephen Woodall - Team Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

Long Realty Company

Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software.  
All data obtained 12/07/2021 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

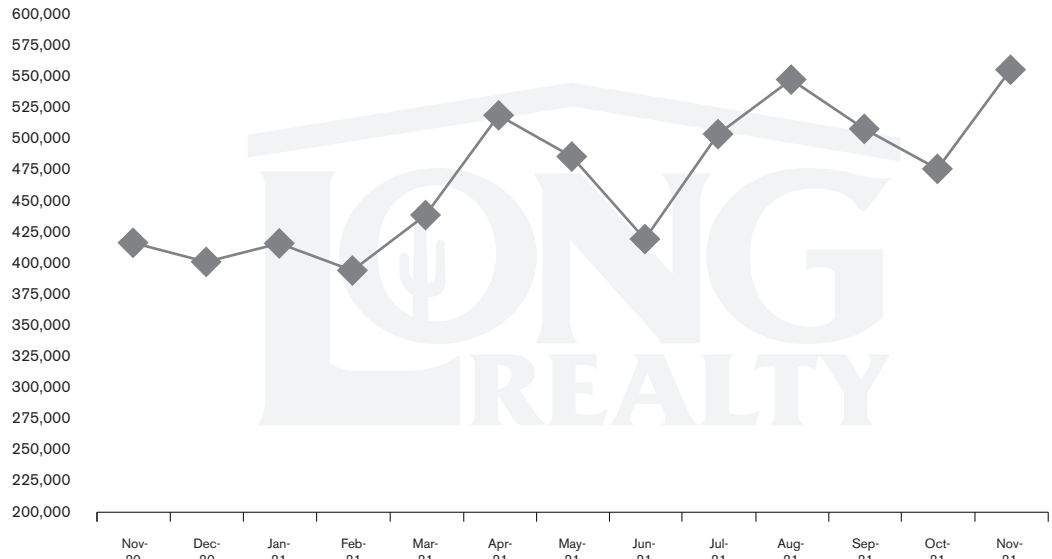
DOVE MOUNTAIN | DECEMBER 2021



## MEDIAN SOLD PRICE DOVE MOUNTAIN

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

Nov 2020	Nov 2021
96.4%	98.9%

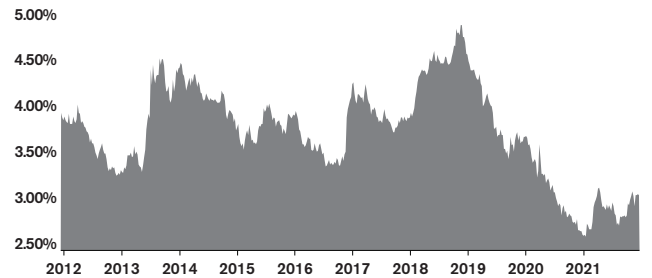


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME DOVE MOUNTAIN

Year	Median Price	Int. Rate	MO. Payment
2006	\$249,591	6.140%	\$1,443.01
2020	\$417,500	2.770%	\$1,623.39
2021	\$558,000	3.070%	\$2,254.99

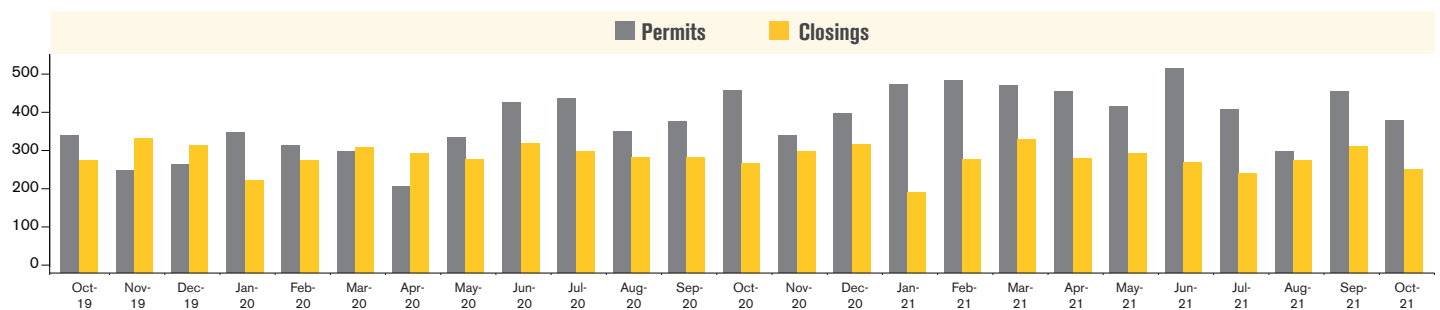
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For October 2021, new home permits were **down 16%** and new home closings were **down 6%** from October 2020.

Stephen Woodall - Team Woodall  
(520) 818-4504 | Stephen@TeamWoodall.com

Long Realty Company

These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 12/07/2021. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

DOVE MOUNTAIN | DECEMBER 2021



## 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
		Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-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	1	0	0	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	2	3	0	0	1	1	0.0	0.0	<b>Seller</b>
\$300,000 - 349,999	0	11	3	5	0	2	1	0.0	0.3	<b>Seller</b>
\$350,000 - 399,999	1	5	5	3	2	4	1	1.0	0.7	<b>Seller</b>
\$400,000 - 499,999	4	10	6	3	9	6	4	1.0	0.8	<b>Seller</b>
\$500,000 - 599,999	7	7	6	7	12	3	7	1.0	1.0	<b>Seller</b>
\$600,000 - 699,999	11	0	4	1	3	2	4	2.8	3.0	<b>Seller</b>
\$700,000 - 799,999	2	2	1	2	0	2	1	2.0	2.3	<b>Seller</b>
\$800,000 - 899,999	0	1	0	1	1	0	0	n/a	0.0	<b>Seller</b>
\$900,000 - 999,999	0	1	1	1	0	1	0	n/a	0.0	<b>Seller</b>
\$1,000,000 - and over	5	3	5	4	2	0	6	0.8	1.6	<b>Seller</b>
<b>TOTAL</b>	<b>30</b>	<b>43</b>	<b>34</b>	<b>27</b>	<b>29</b>	<b>21</b>	<b>25</b>	<b>1.2</b>	<b>1.2</b>	<b>Seller</b>



**Seller's Market**



**Slight Seller's Market**



**Balanced Market**



**Slight Buyer's Market**



**Buyer's Market**



Stephen Woodall - Team Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

**Long Realty Company**

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 12/07/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 09/01/2021-11/30/2021. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

DOVE MOUNTAIN | DECEMBER 2021



## MARKET SHARE DOVE MOUNTAIN

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

Data Obtained 12/07/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 12/01/2020 – 11/30/2021 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

36.2%

Tierra Antigua Realty 9.4%

Coldwell Banker Residential Brokerage 7.2%

Dove Mountain Realty LLC 6.3%

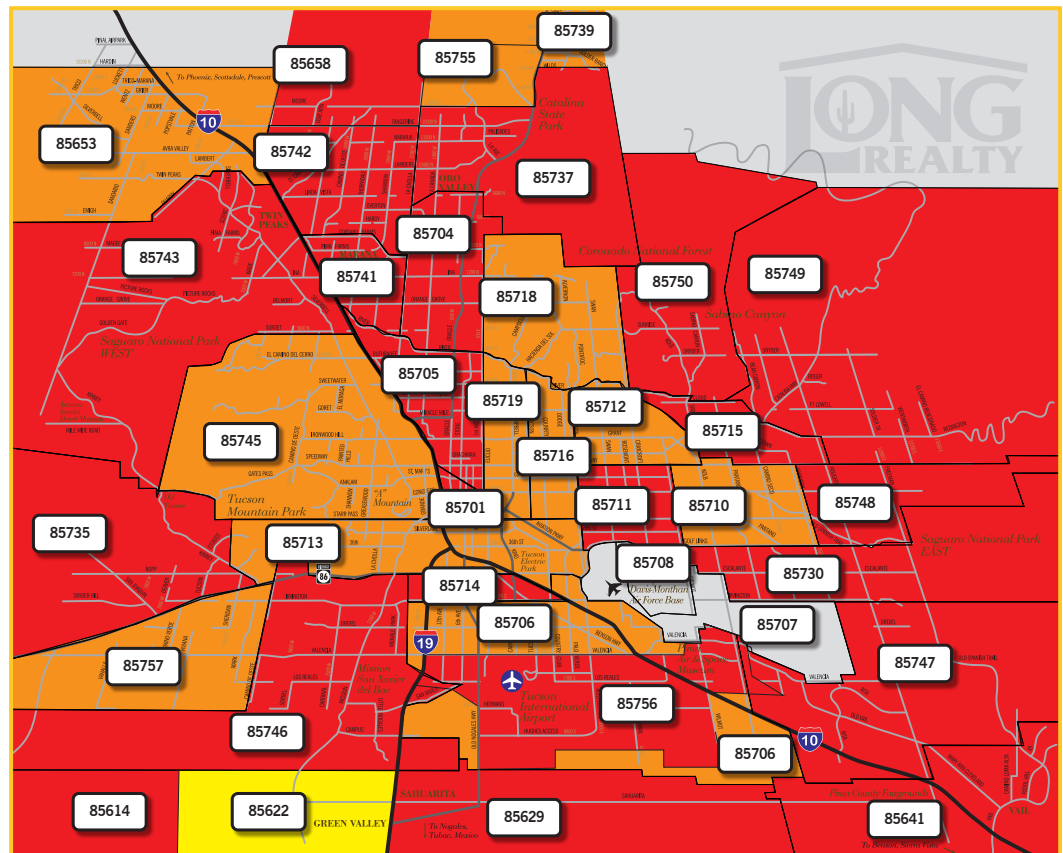
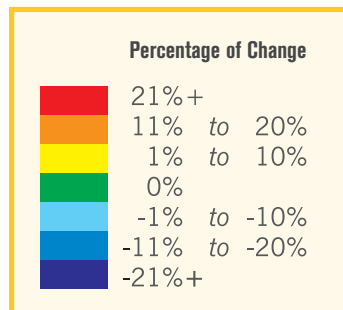
Keller Williams Southern Arizona 6.0%

Realty Executives Arizona Territory 5.1%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

SEP 2020-NOV 2020 TO  
SEP 2021-NOV 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.**

Stephen Woodall - Team Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

Long Realty Company

This heat map represents the percentage of change in Tucson metro median sales prices from September 2020-November 2020 to September 2021-November 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 12/07/2021. Information is believed to be reliable, but not guaranteed.