

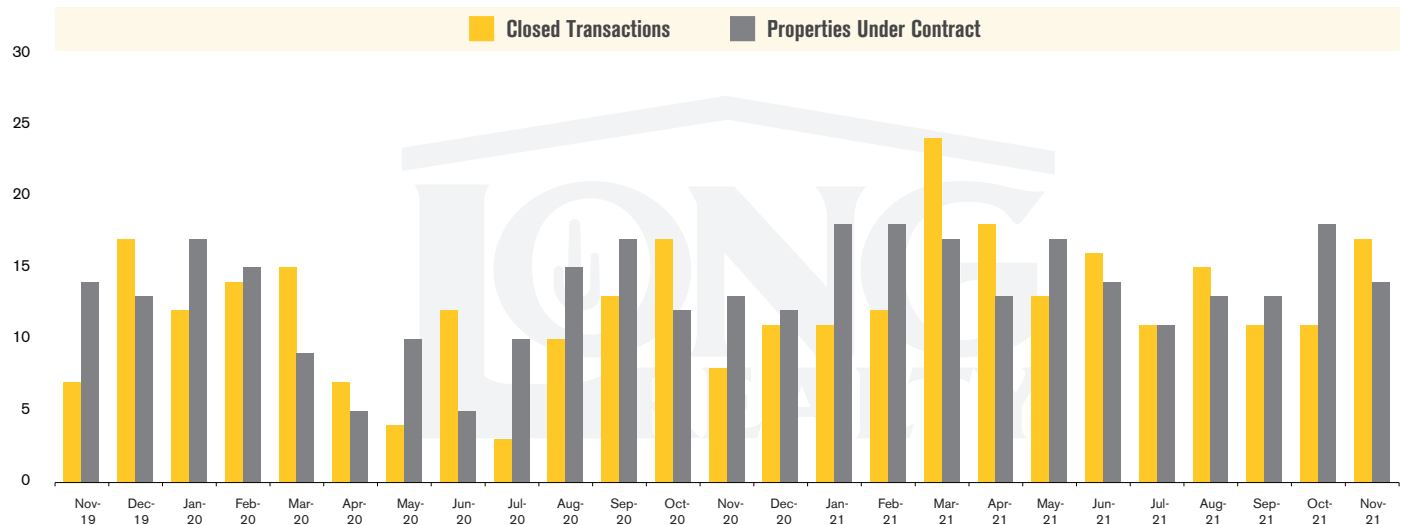
THE HOUSING REPORT

SUN CITY ORO VALLEY | DECEMBER 2021

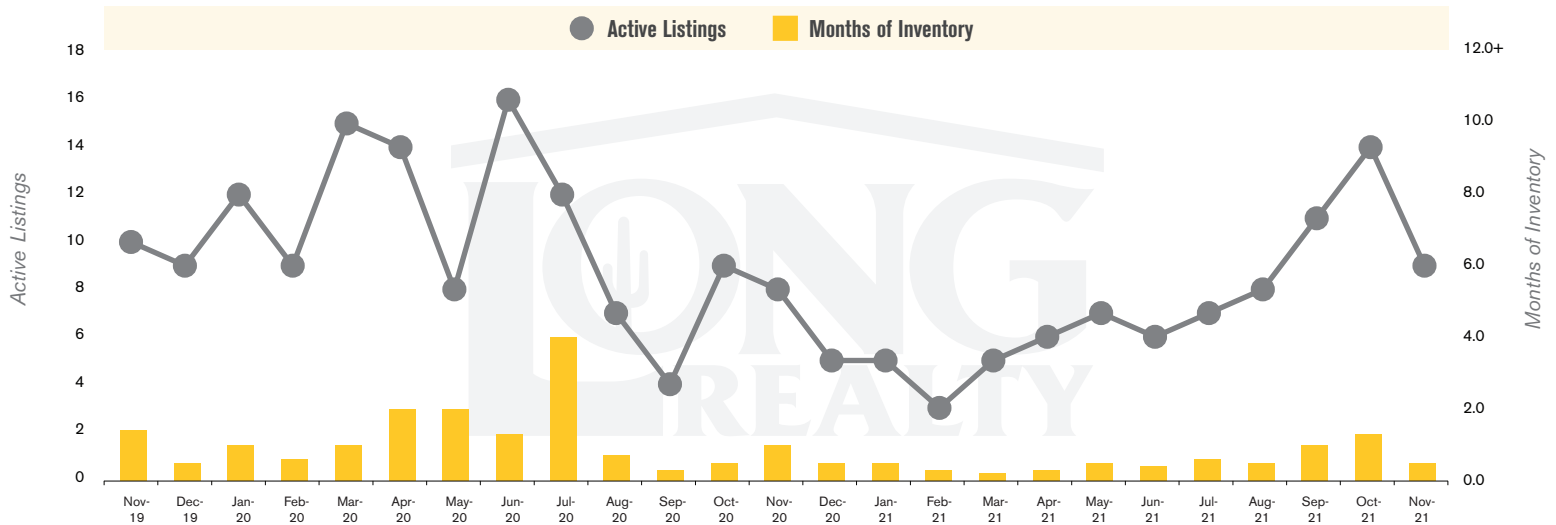


In the Sun City Oro Valley area, November 2021 active inventory was 9, a 13% increase from November 2020. There were 17 closings in November 2021, a 113% increase from November 2020. Year-to-date 2021 there were 159 closings, a 38% increase from year-to-date 2020. Months of Inventory was 0.5, down from 1.0 in November 2020. Median price of sold homes was \$385,000 for the month of November 2021, up 15% from November 2020. The Sun City Oro Valley area had 14 new properties under contract in November 2021, up 8% from November 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 12/07/2021 is believed to be reliable, but not guaranteed.

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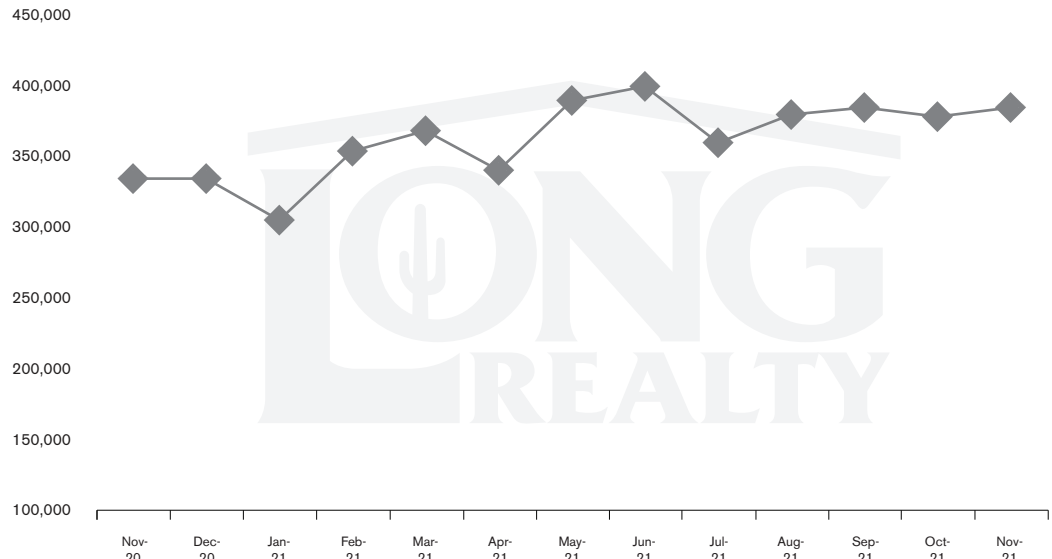


MEDIAN SOLD PRICE

SUN CITY ORO VALLEY

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

Nov 2020	Nov 2021
98.7%	94.5%

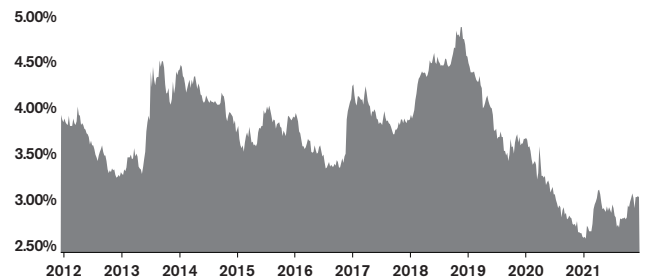


MONTHLY PAYMENT ON A MEDIAN PRICED HOME SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2020	\$334,500	2.77%	\$1,300.66
2021	\$385,000	3.070%	\$1,555.86

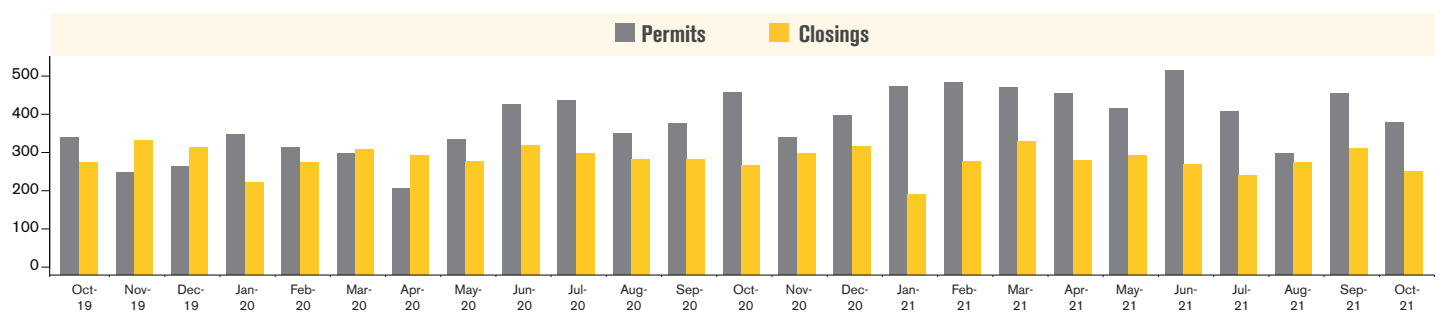
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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.

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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
		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	0	0	0	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	1	0	1	1	0	0	1	1.0	1.0	Seller
\$300,000 - 349,999	0	3	4	4	4	1	5	0.0	0.2	Seller
\$350,000 - 399,999	1	5	3	6	2	7	4	0.3	0.7	Seller
\$400,000 - 499,999	5	4	3	2	5	3	5	1.0	1.2	Seller
\$500,000 - 599,999	2	3	0	2	0	0	1	2.0	5.0	Balanced
\$600,000 - 699,999	0	1	0	0	0	0	1	0.0	1.0	Seller
\$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
TOTAL	9	16	11	15	11	11	17	0.5	0.9	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 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.

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MARKET SHARE SUN CITY ORO VALLEY

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.

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51.4%

Coldwell Banker Residential Brokerage 18.5%

Tierra Antigua Realty 8.8%

Keller Williams Southern Arizona 4.1%

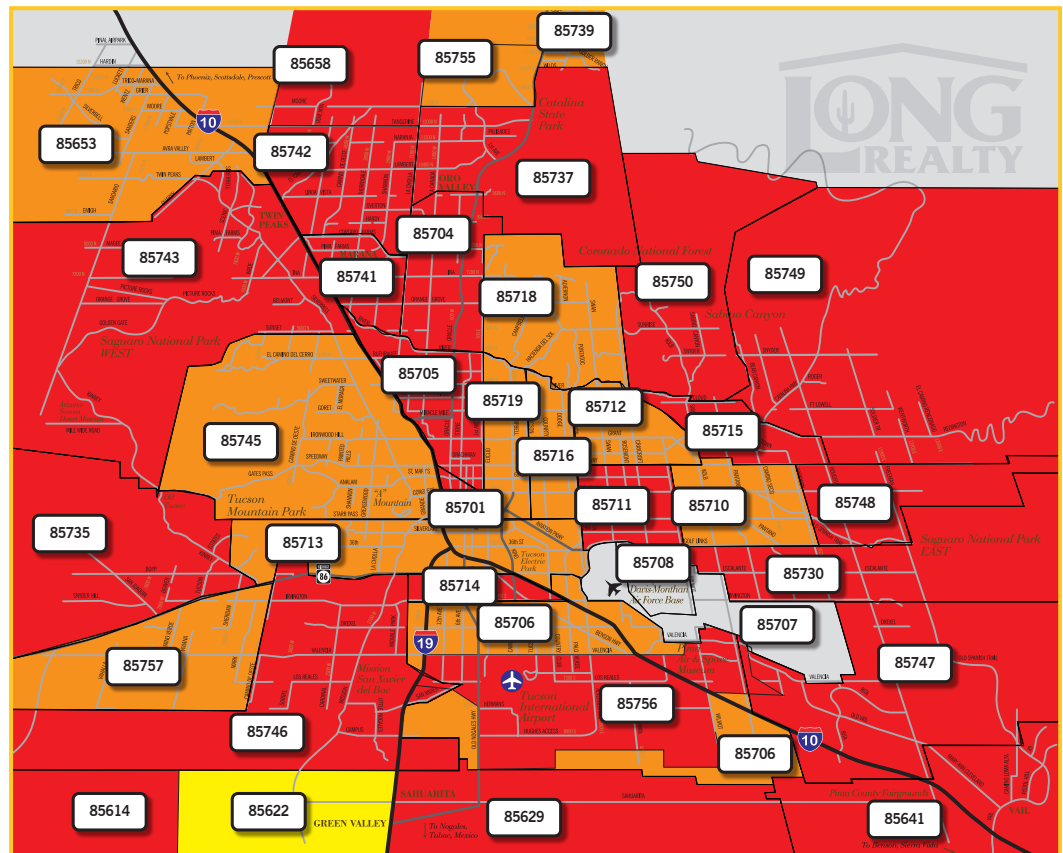
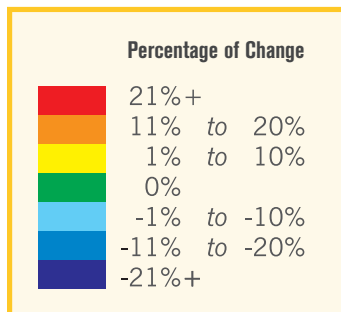
Realty Executives Arizona Territory 2.5%

Exp Realty 2.0%

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.



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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.