

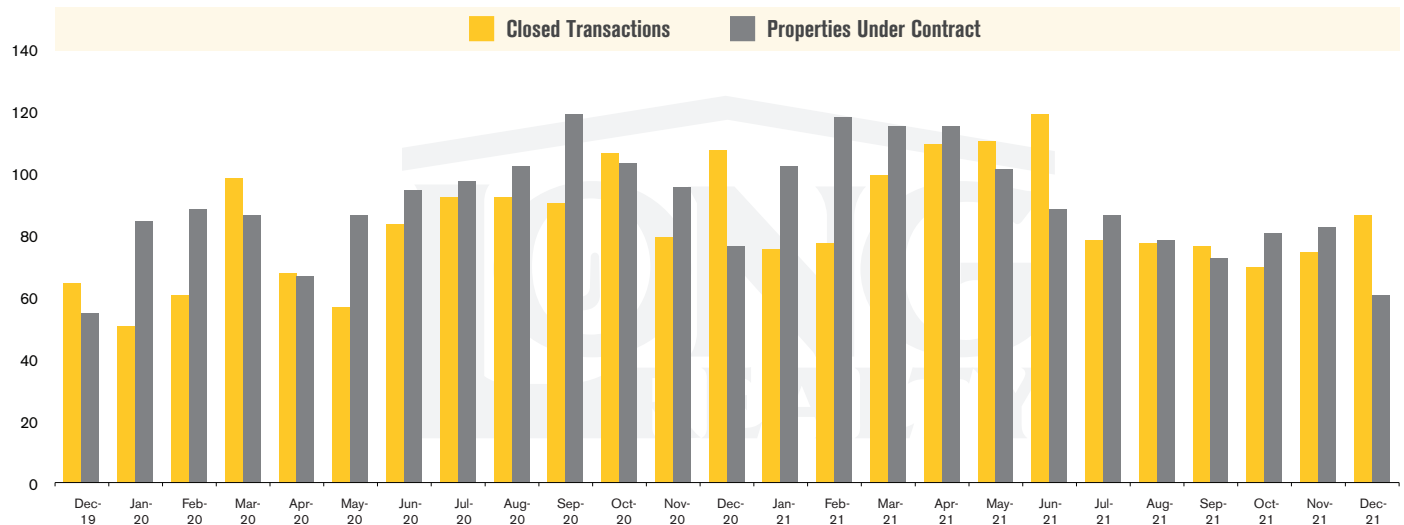
# THE HOUSING REPORT

ORO VALLEY | JANUARY 2022

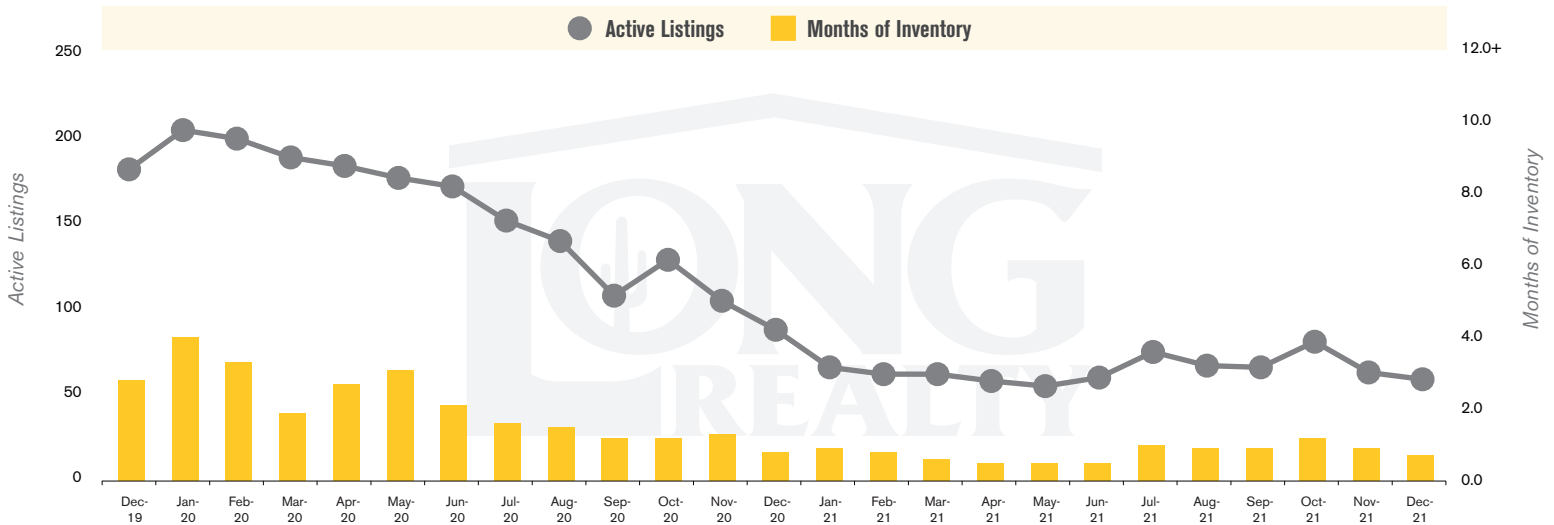


In the Oro Valley area, December 2021 active inventory was 60, a 33% decrease from December 2020. There were 87 closings in December 2021, a 19% decrease from December 2020. Year-to-date 2021 there were 1,061 closings, a 7% increase from year-to-date 2020. Months of Inventory was 0.7, down from 0.8 in December 2020. Median price of sold homes was \$520,000 for the month of December 2021, up 33% from December 2020. The Oro Valley area had 61 new properties under contract in December 2021, down 21% from December 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 01/06/2022 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

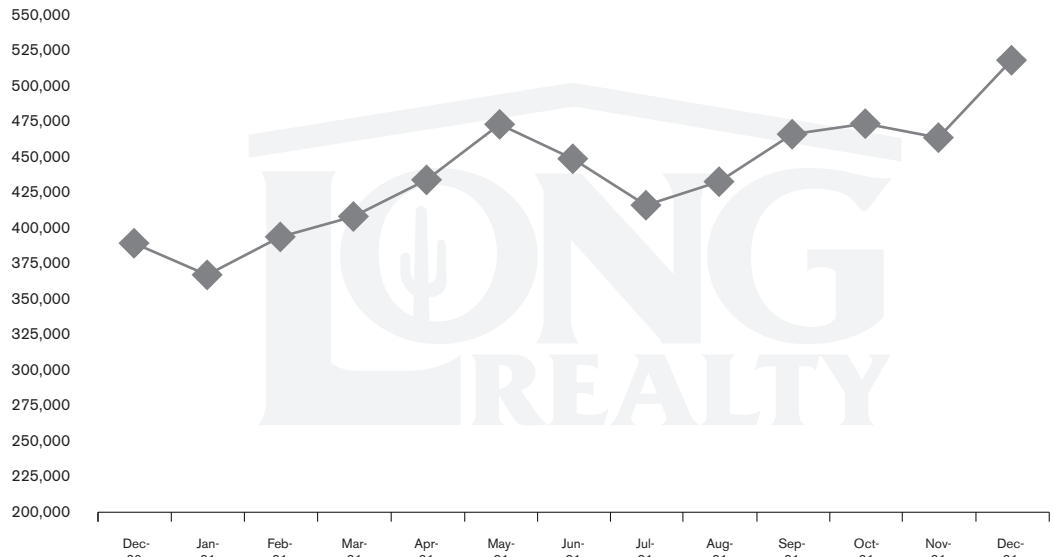
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## MEDIAN SOLD PRICE ORO VALLEY

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

Dec 2020	Dec 2021
97.9%	98.6%

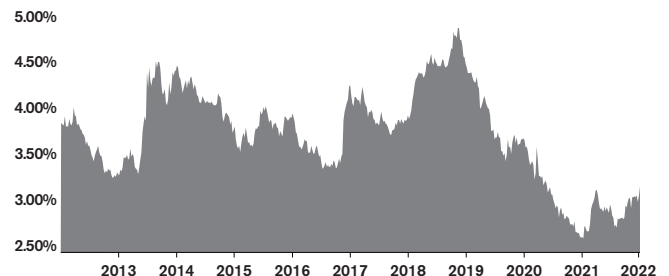


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2020	\$390,000	2.680%	\$1,498.83
2021	\$520,000	3.100%	\$2,109.46

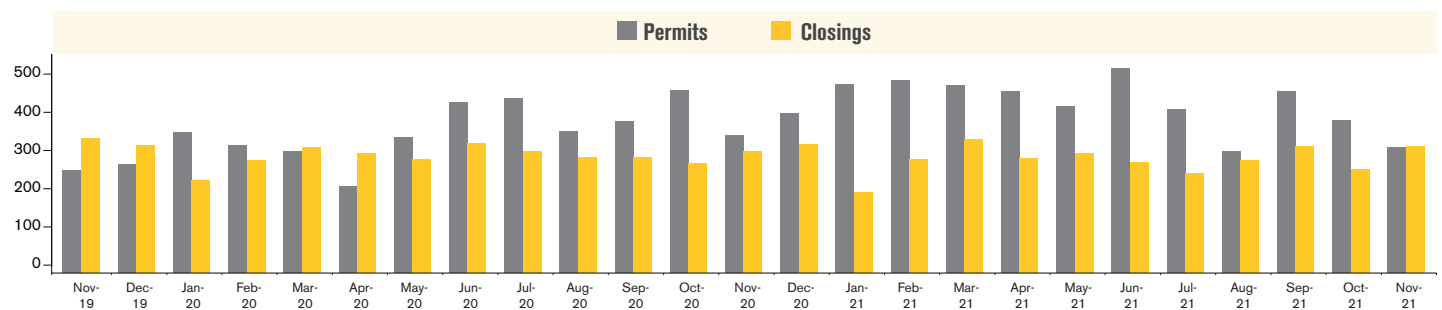
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For November 2021, new home permits were **down 9%** and new home closings were **up 4%** from November 2020.

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## 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
		Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-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	1	0.0	0.0	<b>Seller</b>
\$100,000 - 124,999	0	0	0	0	0	1	0	n/a	1.0	<b>Seller</b>
\$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	1	1	0	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	1	0	0	1	1	0	n/a	0.0	<b>Seller</b>
\$225,000 - 249,999	0	1	0	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	1	3	0	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	1	2	2	2	1	2	0	n/a	0.7	<b>Seller</b>
\$300,000 - 349,999	2	14	9	11	5	7	5	0.4	0.4	<b>Seller</b>
\$350,000 - 399,999	5	15	13	7	14	12	12	0.4	0.6	<b>Seller</b>
\$400,000 - 499,999	8	19	22	23	19	24	22	0.4	0.6	<b>Seller</b>
\$500,000 - 599,999	13	9	8	17	15	14	16	0.8	1.0	<b>Seller</b>
\$600,000 - 699,999	5	7	8	7	5	7	6	0.8	0.8	<b>Seller</b>
\$700,000 - 799,999	3	1	2	1	2	1	4	0.8	1.6	<b>Seller</b>
\$800,000 - 899,999	6	2	2	3	0	3	7	0.9	1.6	<b>Seller</b>
\$900,000 - 999,999	3	1	3	1	2	1	4	0.8	1.0	<b>Seller</b>
\$1,000,000 - and over	13	5	6	5	6	2	10	1.3	2.1	<b>Seller</b>
<b>TOTAL</b>	<b>60</b>	<b>79</b>	<b>78</b>	<b>77</b>	<b>70</b>	<b>75</b>	<b>87</b>	<b>0.7</b>	<b>0.9</b>	<b>Seller</b>



**Seller's Market**



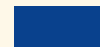
**Slight Seller's Market**



**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 01/06/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2021-12/31/2021. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

ORO VALLEY | JANUARY 2022



## MARKET SHARE ORO VALLEY

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

Data Obtained 01/06/2022 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 01/01/2021 – 12/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

37.5%

Coldwell Banker Residential Brokerage 9.4%

Tierra Antigua Realty 8.3%

Keller Williams Southern Arizona 6.2%

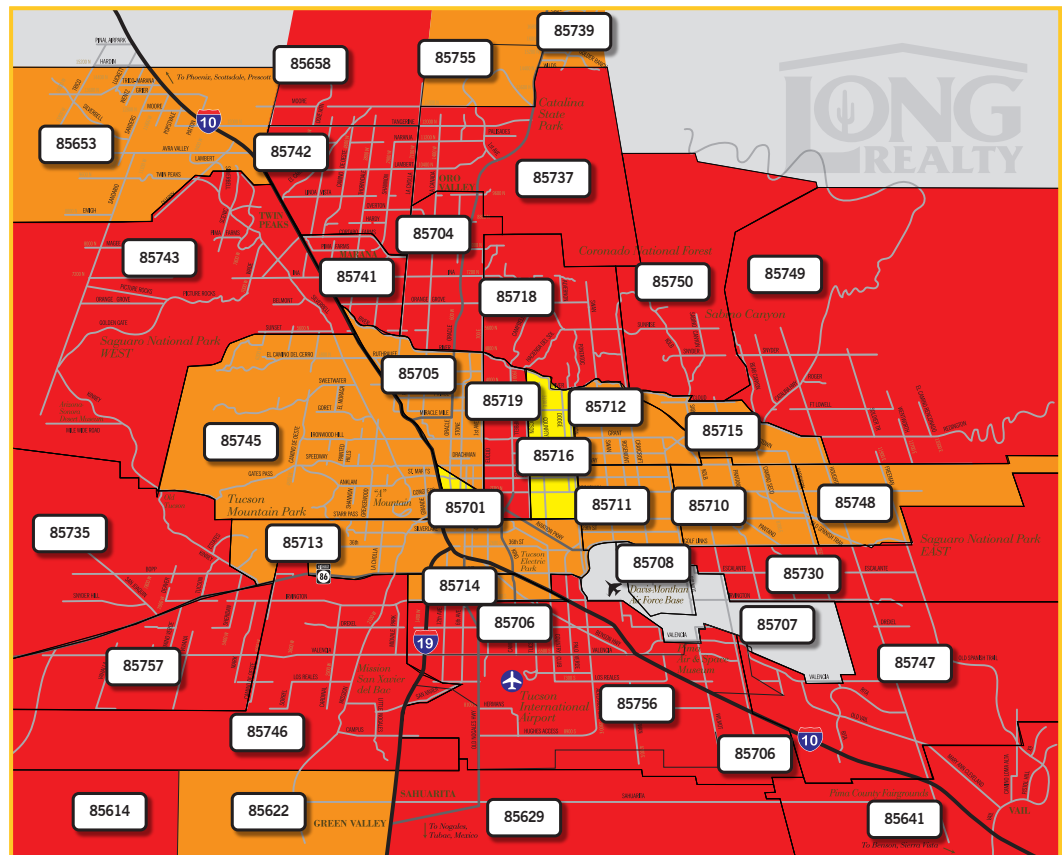
Realty Executives Arizona Territory 5.6%

Exp Realty 3.3%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT 2020-DEC 2020 TO  
OCT 2021-DEC 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 October 2020-December 2020 to October 2021-December 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 01/06/2022. Information is believed to be reliable, but not guaranteed.