

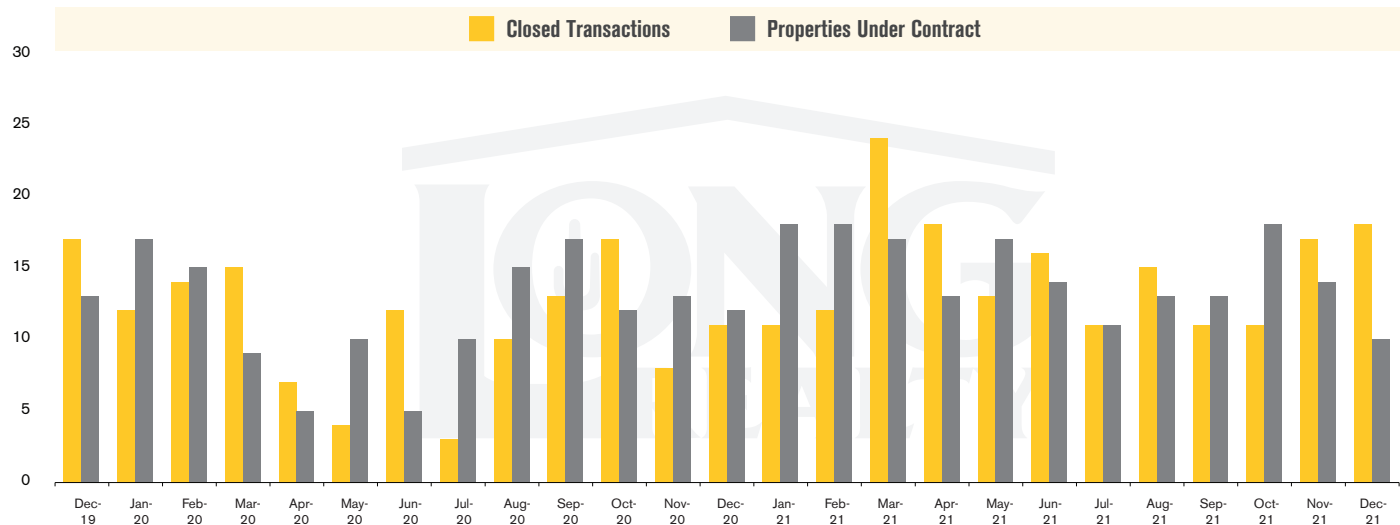
THE HOUSING REPORT

SUN CITY ORO VALLEY | JANUARY 2022

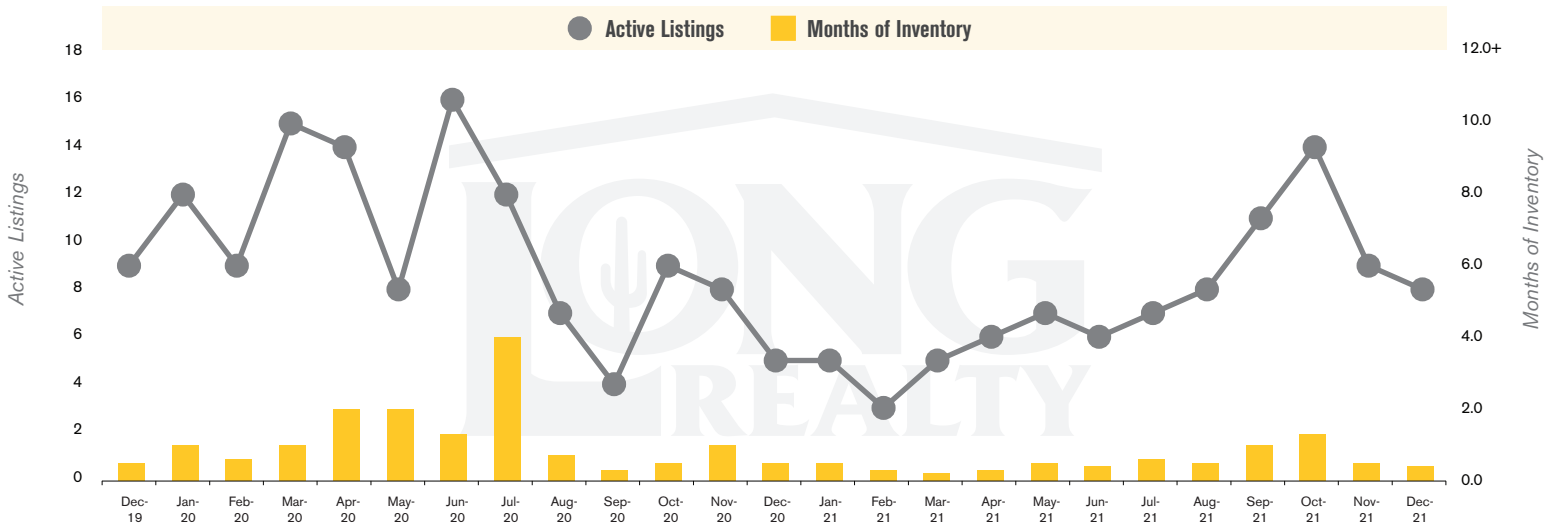


In the Sun City Oro Valley area, December 2021 active inventory was 8, a 60% increase from December 2020. There were 18 closings in December 2021, a 64% increase from December 2020. Year-to-date 2021 there were 177 closings, a 40% increase from year-to-date 2020. Months of Inventory was 0.4, down from 0.5 in December 2020. Median price of sold homes was \$392,500 for the month of December 2021, up 17% from December 2020. The Sun City Oro Valley area had 10 new properties under contract in December 2021, down 17% from December 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 01/06/2022 is believed to be reliable, but not guaranteed.

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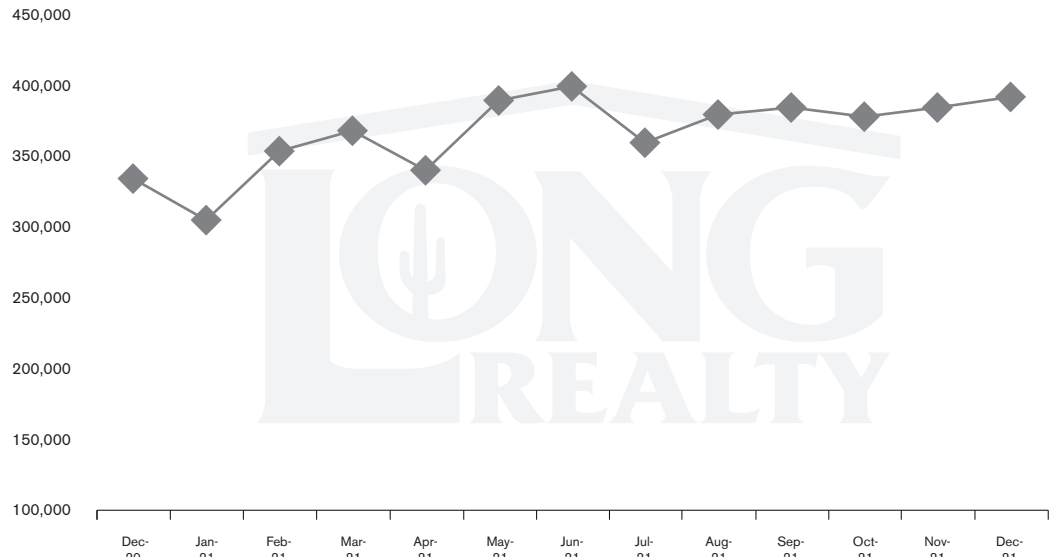


MEDIAN SOLD PRICE

SUN CITY ORO VALLEY

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

Dec 2020	Dec 2021
98.7%	98.1%

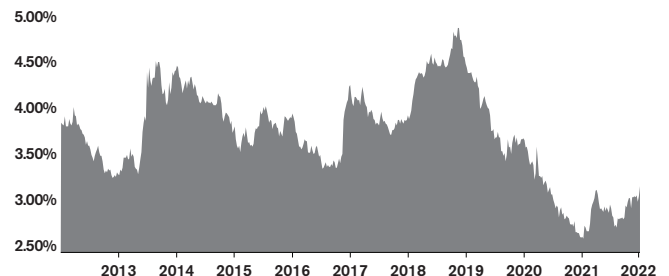


MONTHLY PAYMENT ON A MEDIAN PRICED HOME SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2020	\$334,500	2.68%	\$1,285.54
2021	\$392,500	3.100%	\$1,592.24

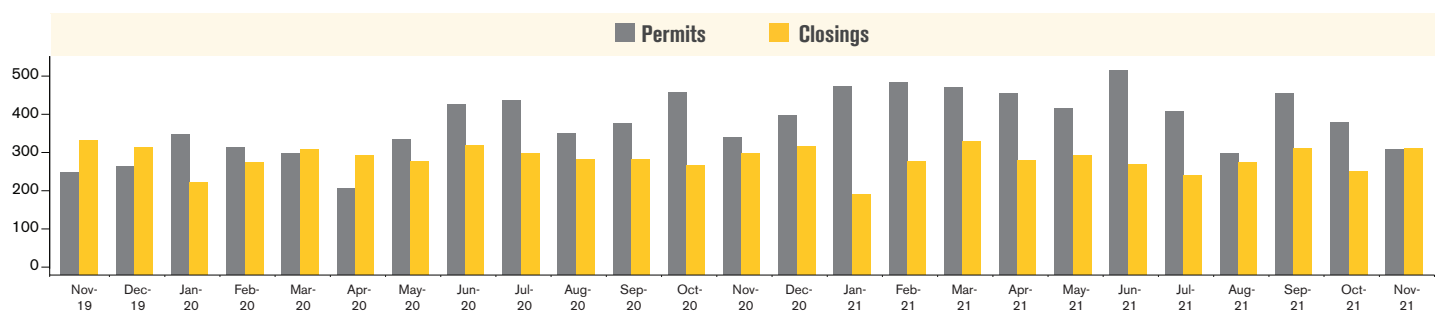
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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 SUN CITY 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	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	1	1	0	0	1	0	n/a	2.0	Seller
\$300,000 - 349,999	0	4	4	4	1	5	2	0.0	0.3	Seller
\$350,000 - 399,999	1	3	6	2	7	4	7	0.1	0.3	Seller
\$400,000 - 499,999	3	3	2	5	3	5	7	0.4	0.9	Seller
\$500,000 - 599,999	2	0	2	0	0	1	1	2.0	2.5	Seller
\$600,000 - 699,999	1	0	0	0	0	1	1	1.0	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	8	11	15	11	11	17	18	0.4	0.7	Seller



Seller's Market



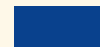
Slight Seller's Market



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 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

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MARKET SHARE SUN CITY 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.

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52.7%

Coldwell Banker Residential Brokerage 18.1%

Tierra Antigua Realty 7.7%

Keller Williams Southern Arizona 3.9%

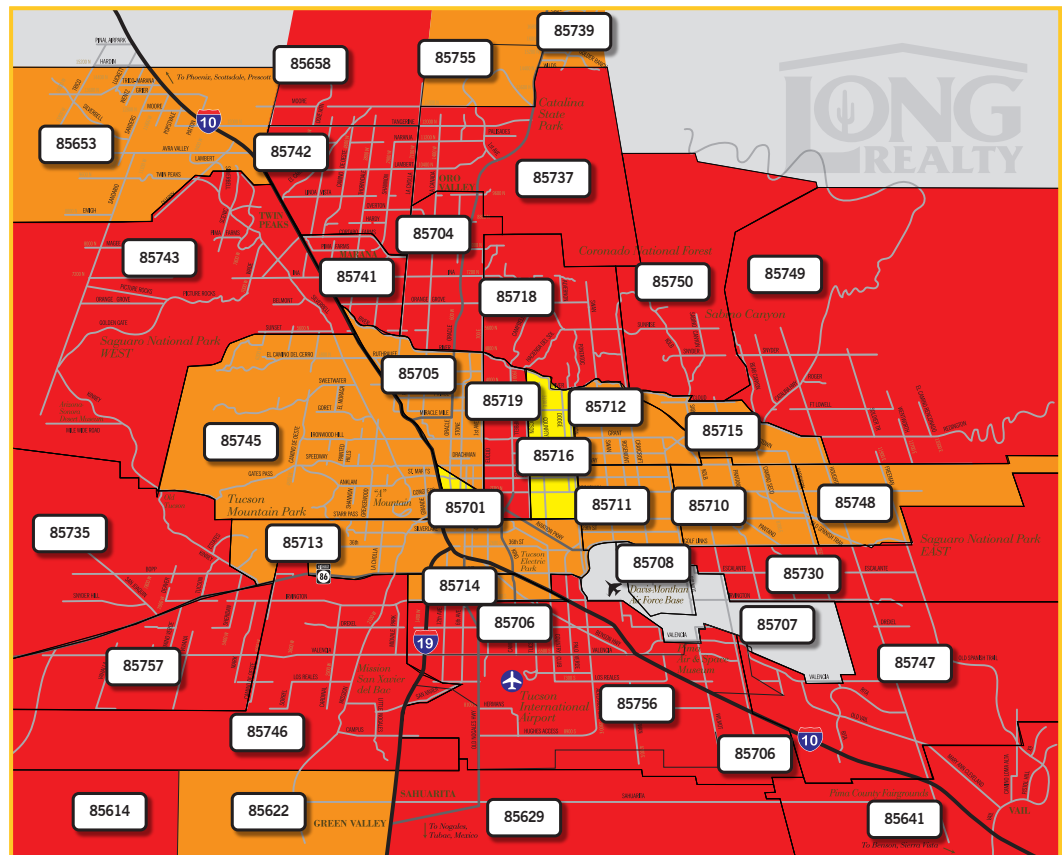
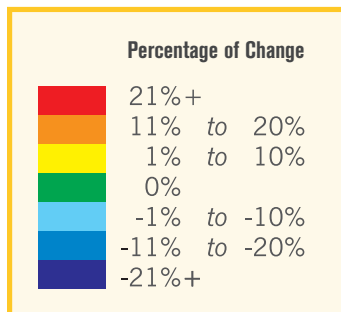
Realty Executives Arizona Territory 2.3%

Exp Realty 2.0%

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.