

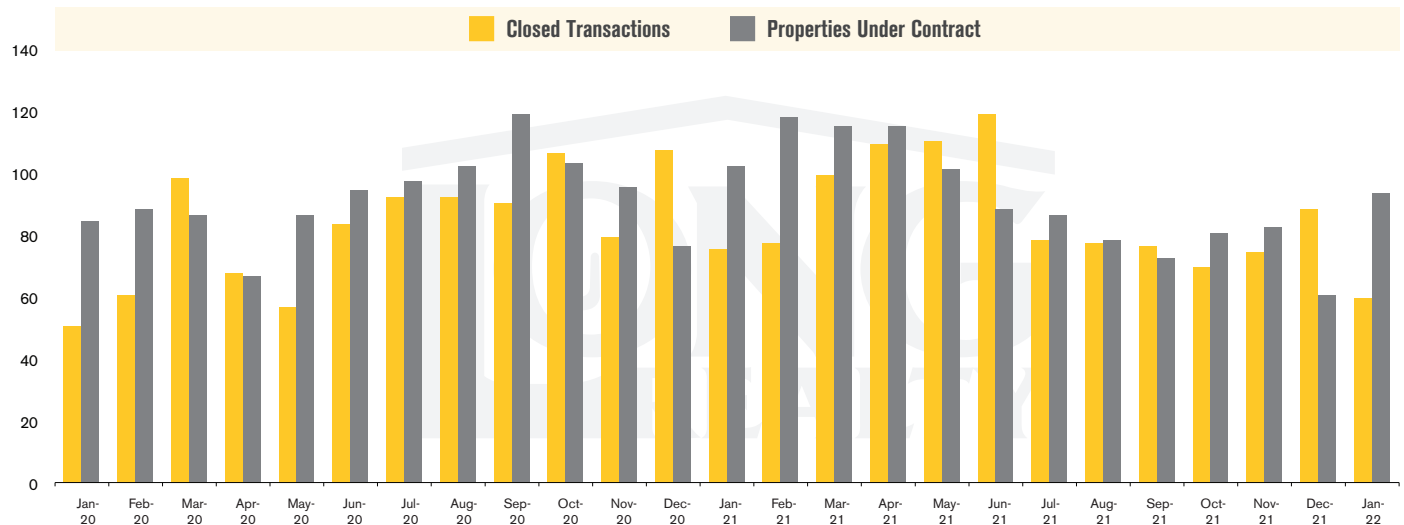
# THE HOUSING REPORT

ORO VALLEY | FEBRUARY 2022

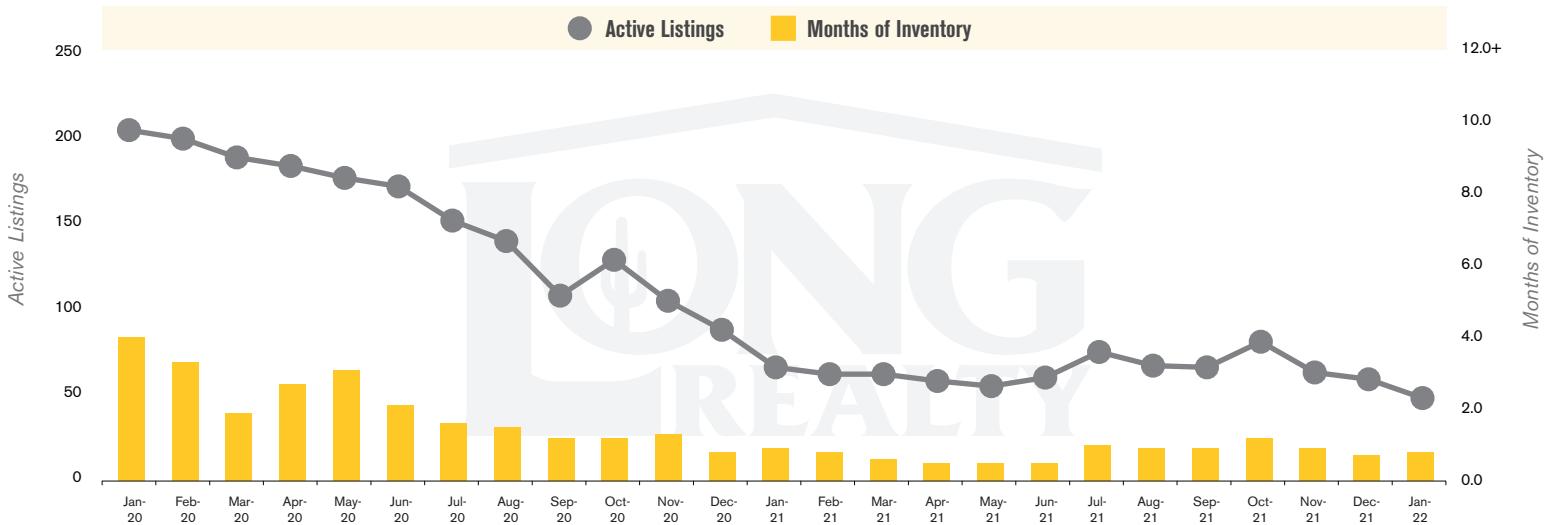


In the Oro Valley area, January 2022 active inventory was 49, a 27% decrease from January 2021. There were 60 closings in January 2022, a 21% decrease from January 2021. Year-to-date 2022 there were 60 closings, a 21% decrease from year-to-date 2021. Months of Inventory was 0.8, down from 0.9 in January 2021. Median price of sold homes was \$437,500 for the month of January 2022, up 19% from January 2021. The Oro Valley area had 94 new properties under contract in January 2022, down 9% from January 2021.

## 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 02/07/2022 is believed to be reliable, but not guaranteed.

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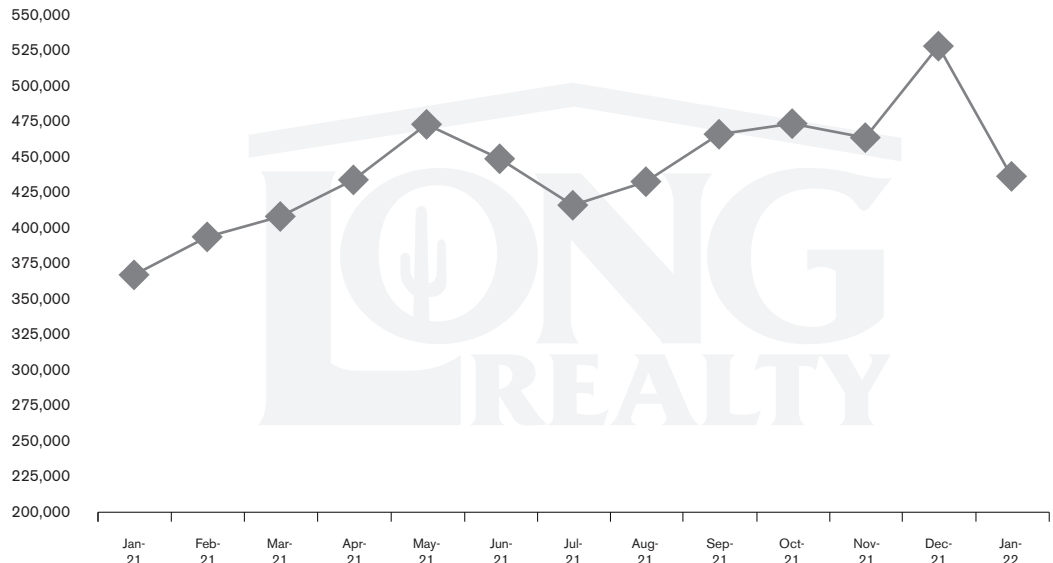
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## MEDIAN SOLD PRICE ORO VALLEY

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

Jan 2021	Jan 2022
96.5%	99.9%

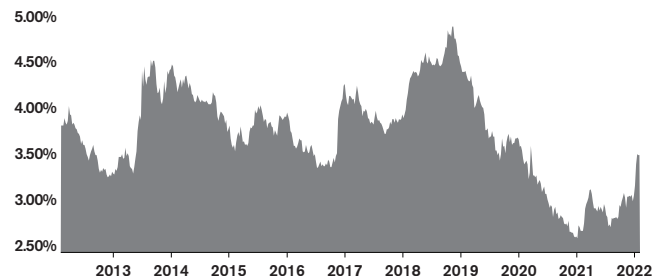


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2021	\$367,500	2.740%	\$1,423.42
2022	\$437,500	3.450%	\$1,854.76

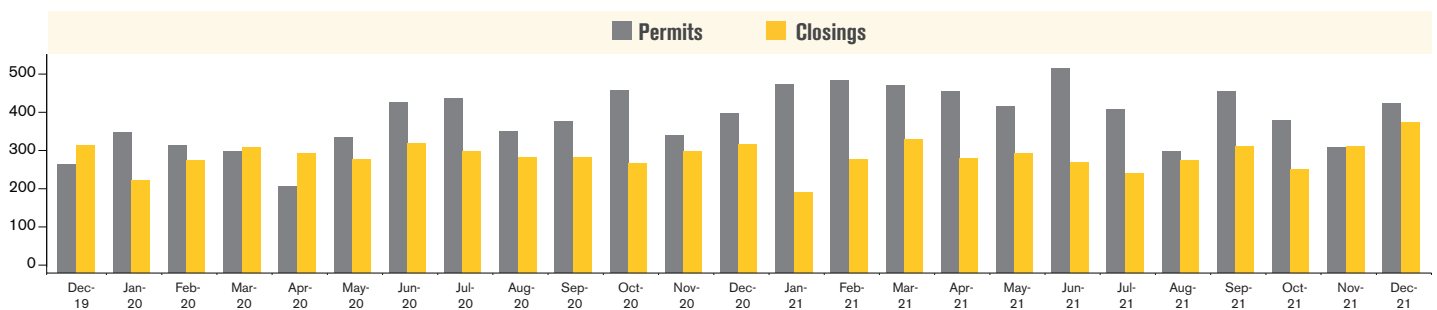
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For December 2021, new home permits were **up 7%** and new home closings were **up 17%** from December 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
		Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22			
\$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	1	0	n/a	0.0	<b>Seller</b>
\$100,000 - 124,999	0	0	0	0	1	0	0	n/a	0.0	<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	0	0	0	0	0	0	1	0.0	1.0	<b>Seller</b>
\$200,000 - 224,999	0	0	0	1	1	0	0	n/a	0.0	<b>Seller</b>
\$225,000 - 249,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	3	0	0	0	0	1	0.0	0.0	<b>Seller</b>
\$275,000 - 299,999	1	2	2	1	2	0	1	1.0	1.0	<b>Seller</b>
\$300,000 - 349,999	2	9	11	5	7	5	7	0.3	0.3	<b>Seller</b>
\$350,000 - 399,999	3	13	7	14	12	12	10	0.3	0.4	<b>Seller</b>
\$400,000 - 499,999	11	22	23	19	24	22	14	0.8	0.5	<b>Seller</b>
\$500,000 - 599,999	6	8	17	15	14	17	11	0.5	0.9	<b>Seller</b>
\$600,000 - 699,999	1	8	7	5	7	6	5	0.2	0.6	<b>Seller</b>
\$700,000 - 799,999	2	2	1	2	1	4	3	0.7	1.4	<b>Seller</b>
\$800,000 - 899,999	3	2	3	0	3	7	3	1.0	0.9	<b>Seller</b>
\$900,000 - 999,999	6	3	1	2	1	5	2	3.0	1.5	<b>Seller</b>
\$1,000,000 - and over	14	6	5	6	2	10	2	7.0	2.7	<b>Seller</b>
<b>TOTAL</b>	<b>49</b>	<b>78</b>	<b>77</b>	<b>70</b>	<b>75</b>	<b>89</b>	<b>60</b>	<b>0.8</b>	<b>0.8</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 02/07/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2021-01/31/2022. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

ORO VALLEY | FEBRUARY 2022



## MARKET SHARE ORO VALLEY

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

Data Obtained 02/07/2022 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 02/01/2021 – 1/31/2022 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

36.9%

Coldwell Banker Residential Brokerage 9.8%

Tierra Antigua Realty 8.5%

Realty Executives Arizona Territory 6.0%

Keller Williams Southern Arizona 5.9%

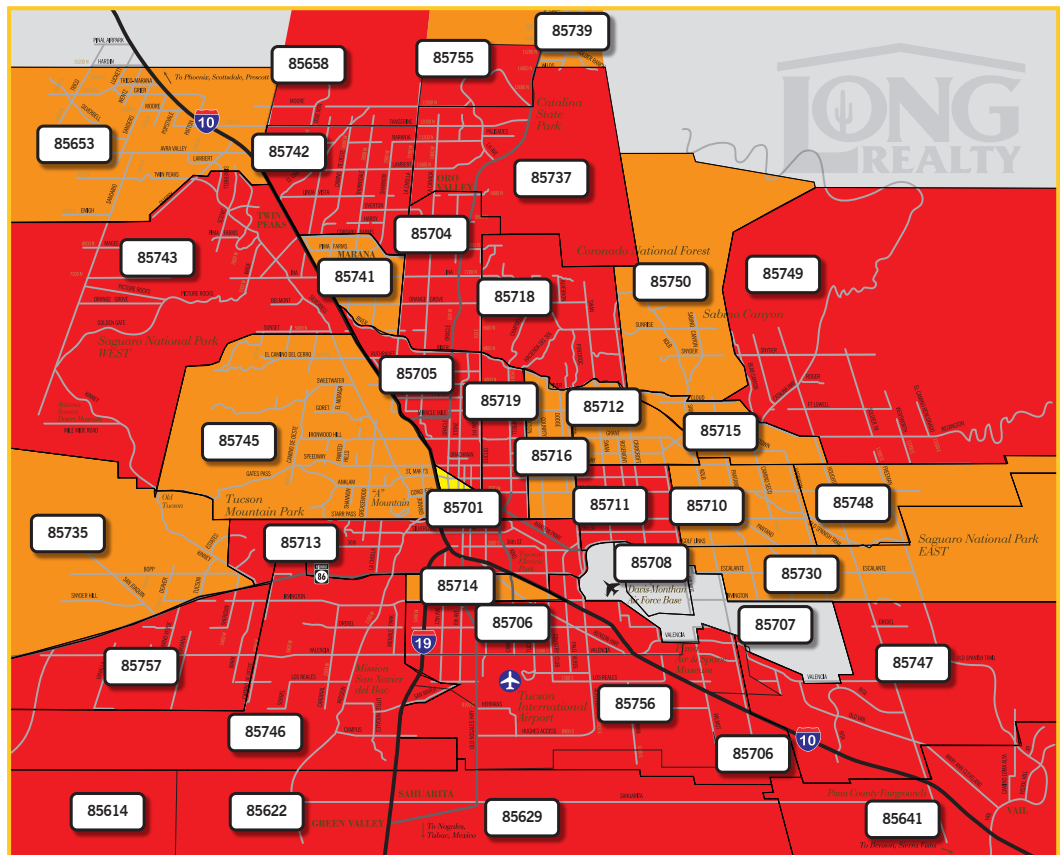
Exp Realty 3.5%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2020-JAN 2021 TO  
NOV 2021-JAN 2022

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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This heat map represents the percentage of change in Tucson metro median sales prices from November 2020-January 2021 to November 2021-January 2022 by zip code. These statistics are based on information obtained from the MLSSAZ on 02/07/2022. Information is believed to be reliable, but not guaranteed.