

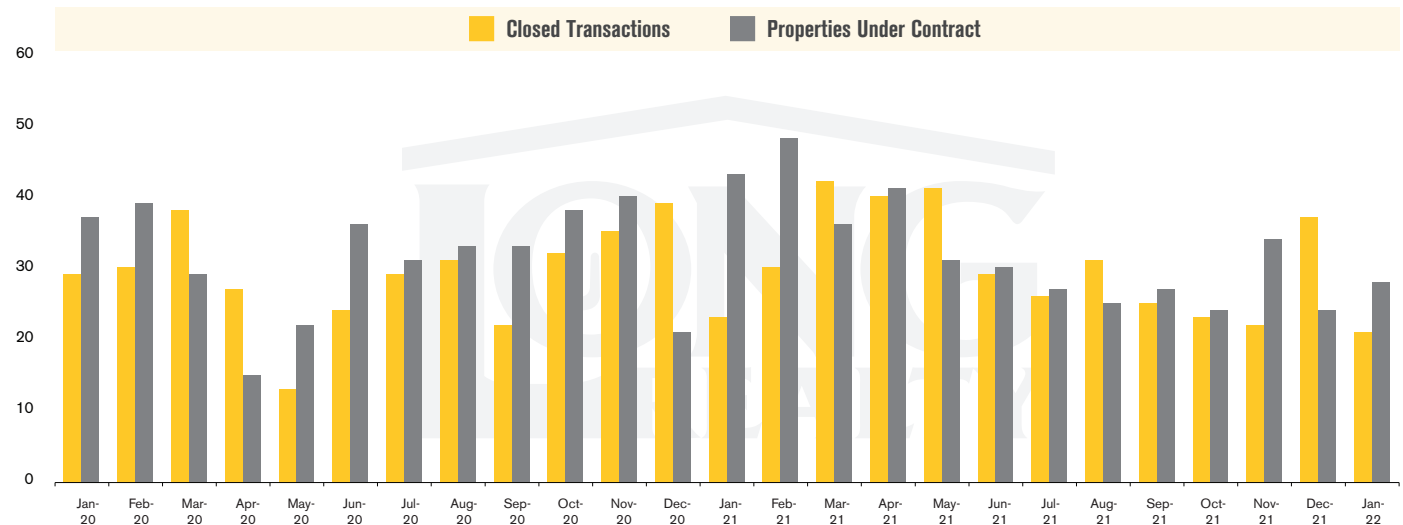
# THE HOUSING REPORT

SADDLEBROOKE | FEBRUARY 2022

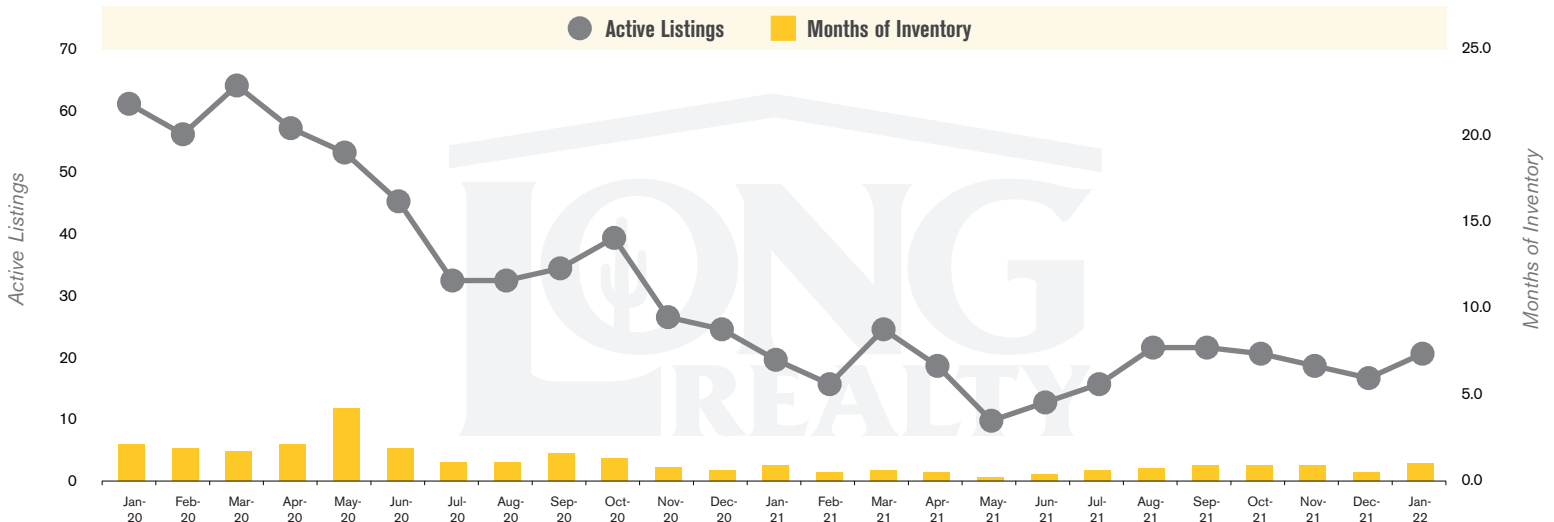


In the SaddleBrooke area, January 2022 active inventory was 21, a 5% increase from January 2021. There were 21 closings in January 2022, a 9% decrease from January 2021. Year-to-date 2022 there were 21 closings, a 9% decrease from year-to-date 2021. Months of Inventory was 1.0, up from 0.9 in January 2021. Median price of sold homes was \$470,000 for the month of January 2022, up 7% from January 2021. The SaddleBrooke area had 28 new properties under contract in January 2022, down 35% from January 2021.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SADDLEBROOKE



## ACTIVE LISTINGS AND MONTHS OF INVENTORY SADDLEBROOKE



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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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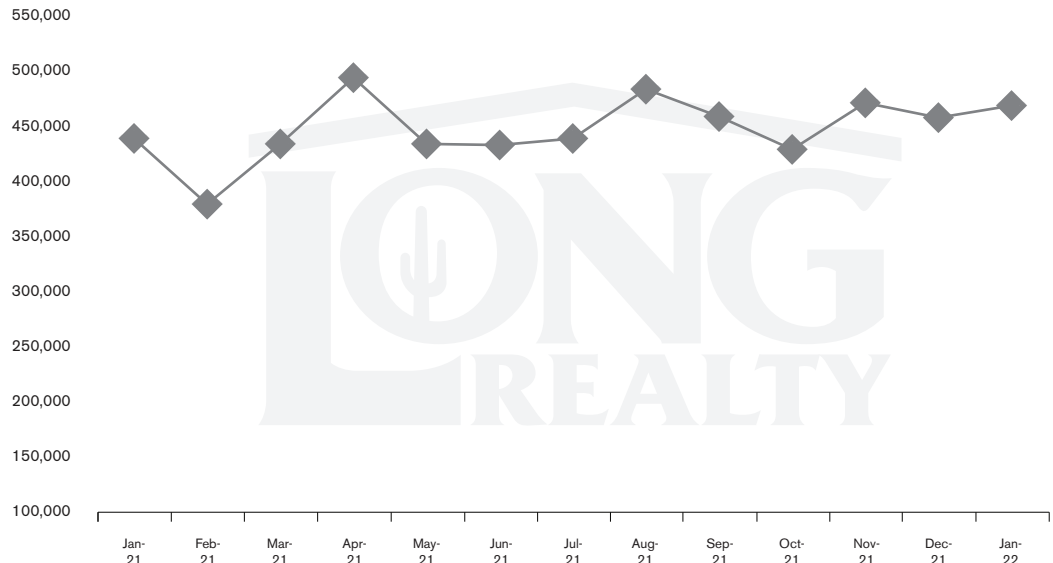
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## MEDIAN SOLD PRICE SADDLEBROOKE

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

Jan 2021	Jan 2022
97.6%	97.4%

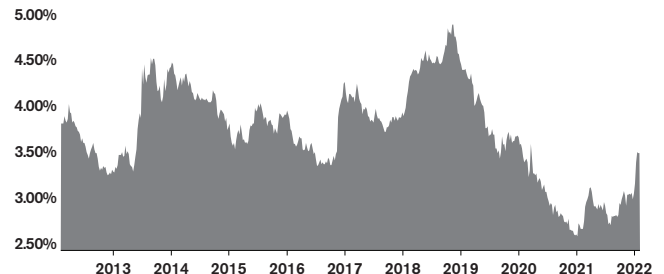


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2021	\$440,000	2.740%	\$1,704.23
2022	\$470,000	3.450%	\$1,992.54

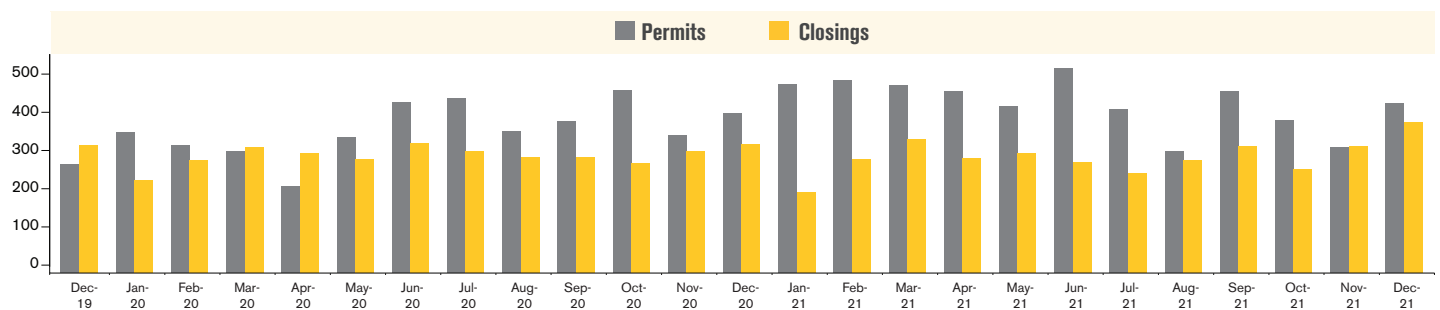
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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 SADDLEBROOKE

	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	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	0	0	0	2	0	0	n/a	0.0	<b>Seller</b>
\$300,000 - 349,999	0	2	2	2	1	2	1	0.0	0.0	<b>Seller</b>
\$350,000 - 399,999	1	5	4	7	1	7	3	0.3	0.2	<b>Seller</b>
\$400,000 - 499,999	6	8	11	6	10	14	7	0.9	0.6	<b>Seller</b>
\$500,000 - 599,999	5	4	3	4	5	4	4	1.3	0.6	<b>Seller</b>
\$600,000 - 699,999	6	5	1	2	2	6	1	6.0	1.6	<b>Seller</b>
\$700,000 - 799,999	2	3	2	2	0	0	2	1.0	5.0	<b>Balanced</b>
\$800,000 - 899,999	0	2	0	0	0	2	0	n/a	0.0	<b>Seller</b>
\$900,000 - 999,999	0	1	1	0	0	1	1	0.0	1.0	<b>Seller</b>
\$1,000,000 - and over	1	0	1	0	1	1	2	0.5	0.5	<b>Seller</b>
<b>TOTAL</b>	<b>21</b>	<b>31</b>	<b>25</b>	<b>23</b>	<b>22</b>	<b>37</b>	<b>21</b>	<b>1.0</b>	<b>0.7</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

SADDLEBROOKE | FEBRUARY 2022



## MARKET SHARE SADDLEBROOKE

**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

50.0%

Keller Williams Southern Arizona

23.5%

Coldwell Banker Residential Brokerage

5.7%

Tierra Antigua Realty

3.2%

Realty Executives Arizona Territory

2.6%

Exp Realty

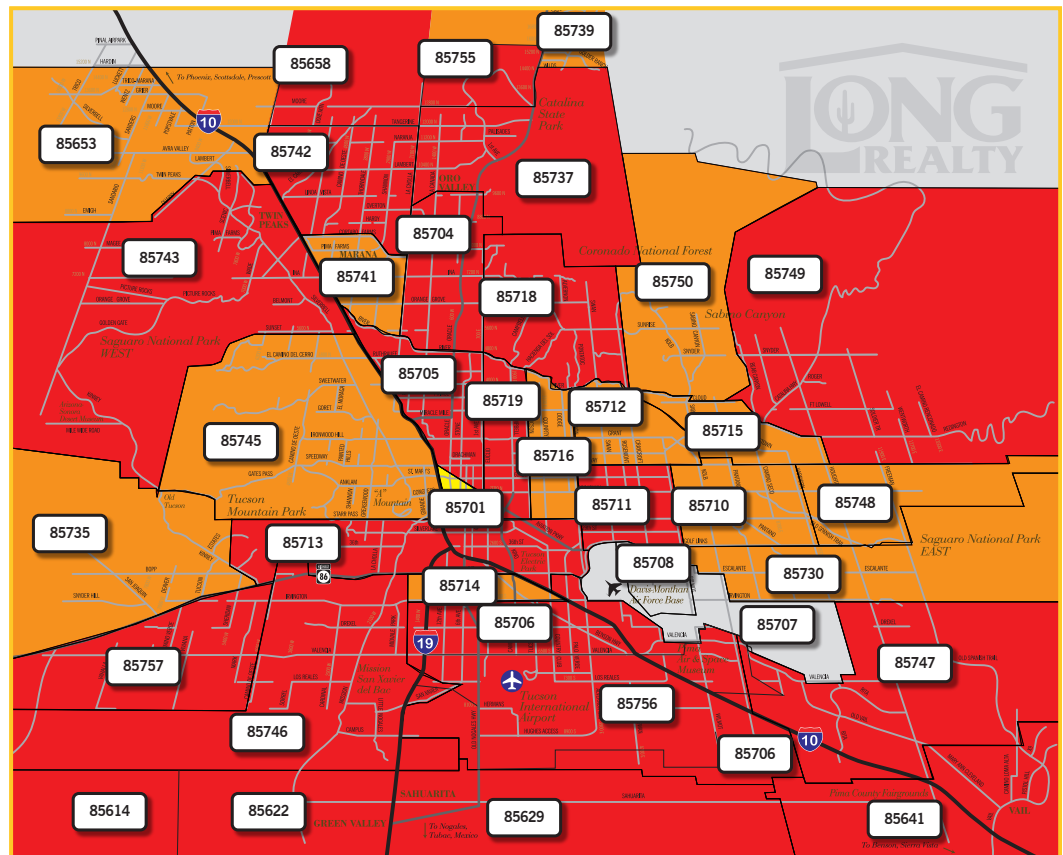
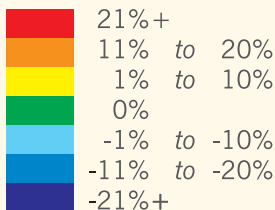
1.5%

## 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.