

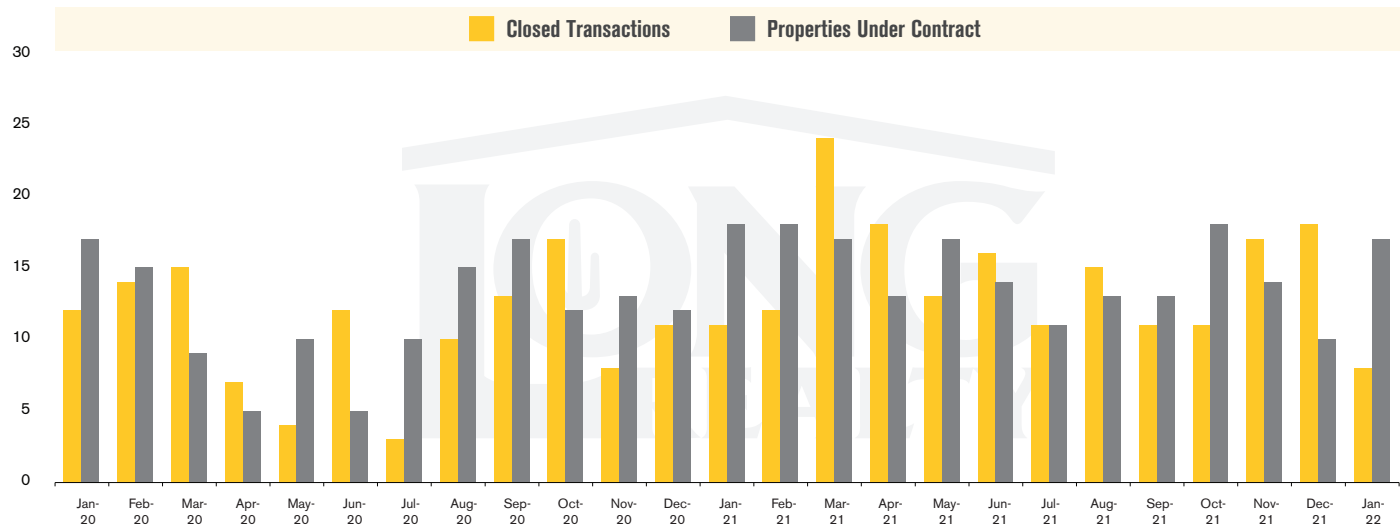
THE HOUSING REPORT

SUN CITY ORO VALLEY | FEBRUARY 2022

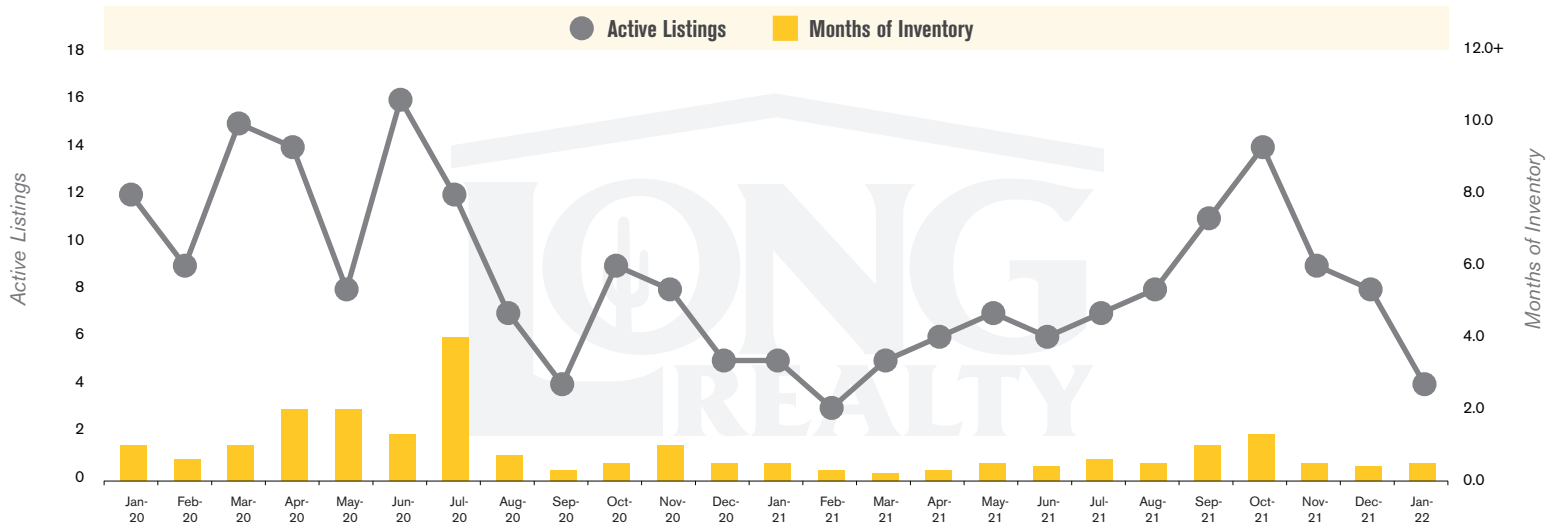


In the Sun City Oro Valley area, January 2022 active inventory was 4, a 20% decrease from January 2021. There were 8 closings in January 2022, a 27% decrease from January 2021. Year-to-date 2022 there were 8 closings, a 27% decrease from year-to-date 2021. Months of Inventory was 0.5, unchanged from 0.5 in January 2021. Median price of sold homes was \$387,950 for the month of January 2022, up 27% from January 2021. The Sun City Oro Valley area had 17 new properties under contract in January 2022, down 6% from January 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SUN CITY ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY SUN CITY ORO VALLEY



Stephen Woodall - Team Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

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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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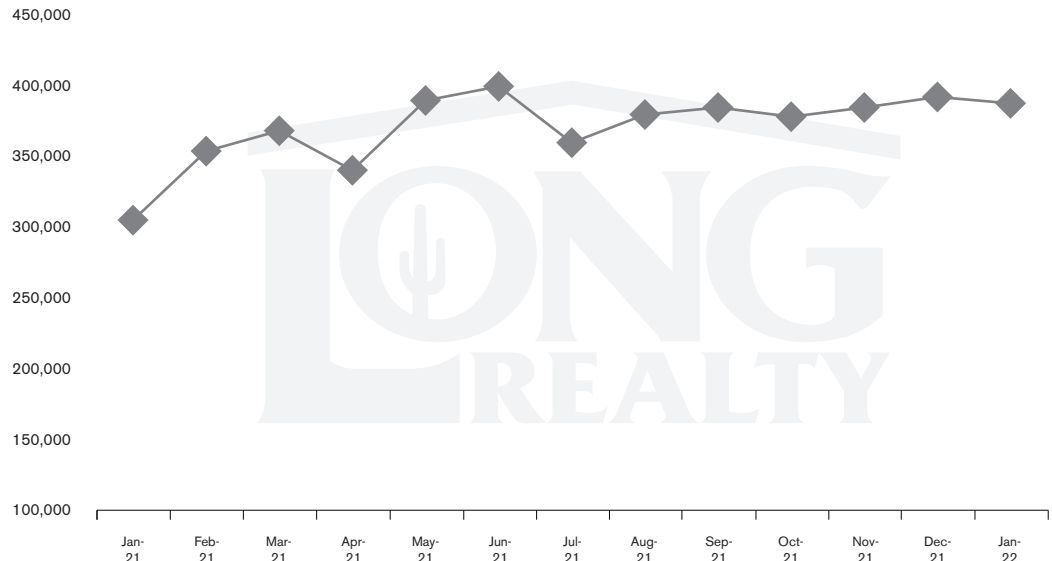


MEDIAN SOLD PRICE

SUN CITY ORO VALLEY

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

Jan 2021	Jan 2022
97.4%	99.0%



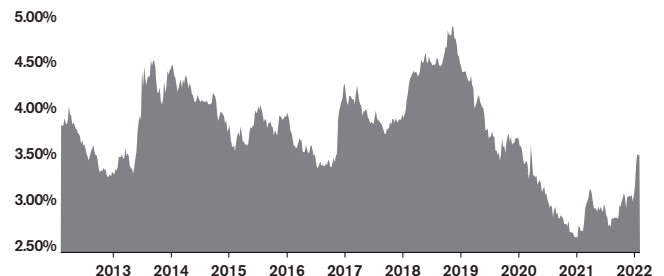
MONTHLY PAYMENT ON A MEDIAN PRICED HOME

SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2021	\$305,000	2.74%	\$1,181.34
2022	\$387,950	3.450%	\$1,644.70

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

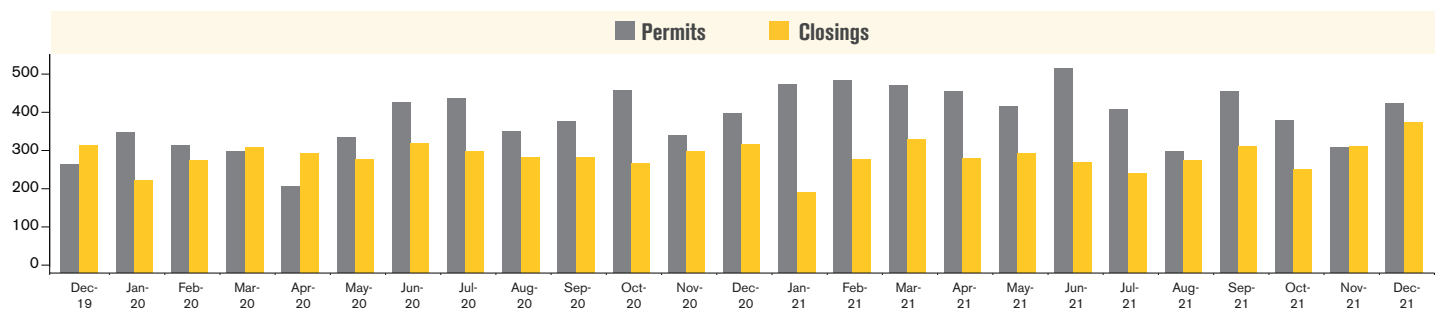
30 YEAR FIXED MORTGAGE RATE



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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SUN CITY ORO VALLEY | FEBRUARY 2022



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
		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	0	0	0	0	0	1	0.0	0.0	Seller
\$275,000 - 299,999	0	1	0	0	1	0	0	n/a	2.0	Seller
\$300,000 - 349,999	0	4	4	1	5	2	1	0.0	0.0	Seller
\$350,000 - 399,999	0	6	2	7	4	7	3	0.0	0.1	Seller
\$400,000 - 499,999	3	2	5	3	5	7	2	1.5	0.8	Seller
\$500,000 - 599,999	1	2	0	0	1	1	0	n/a	2.5	Seller
\$600,000 - 699,999	0	0	0	0	1	1	1	0.0	0.3	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	4	15	11	11	17	18	8	0.5	0.5	Seller



Seller's Market



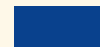
Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



Stephen Woodall - Team Woodall
(520) 818-4504 | Stephen@TeamWoodall.com

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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

SUN CITY ORO VALLEY | FEBRUARY 2022



MARKET SHARE SUN CITY 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.

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50.8%

Coldwell Banker Residential Brokerage 19.9%

Tierra Antigua Realty 7.8%

Keller Williams Southern Arizona 3.9%

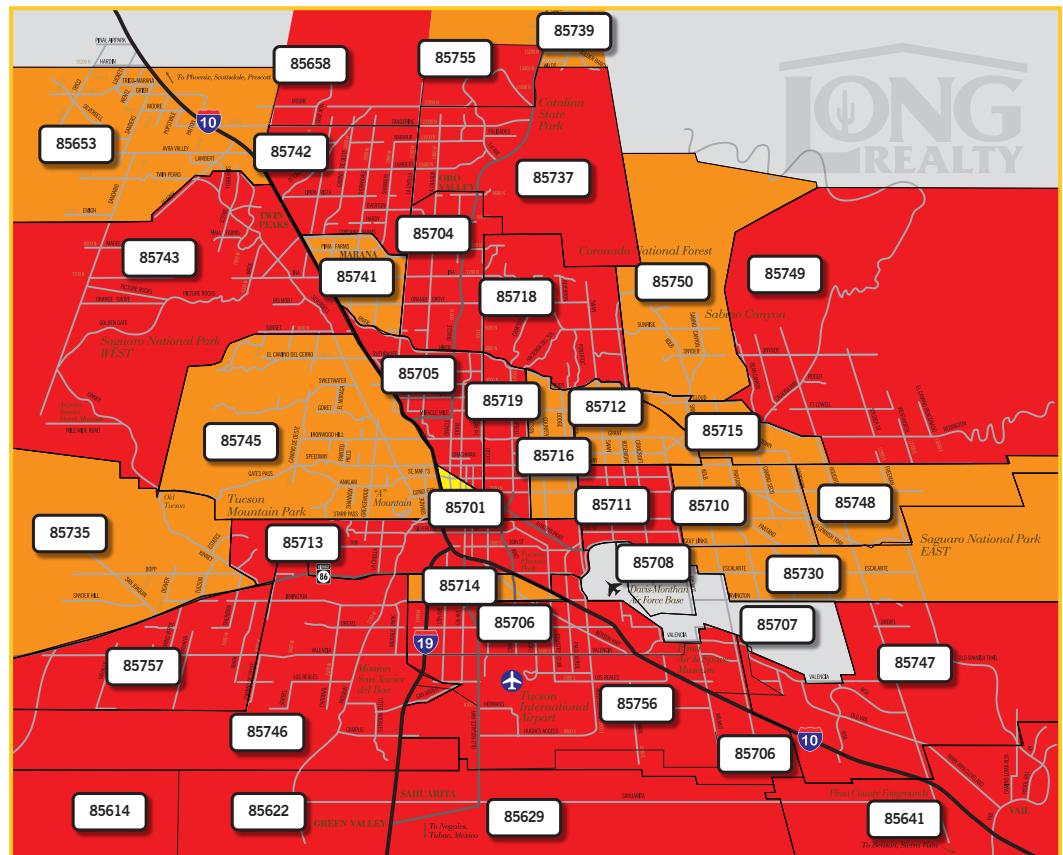
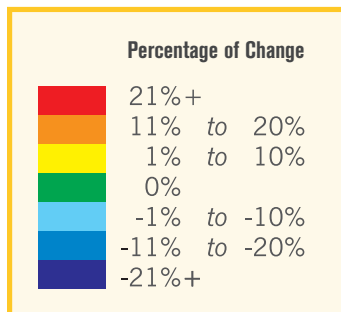
Realty Executives Arizona Territory 2.3%

Exp Realty 2.0%

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.



PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.

Stephen Woodall - Team Woodall
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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.