

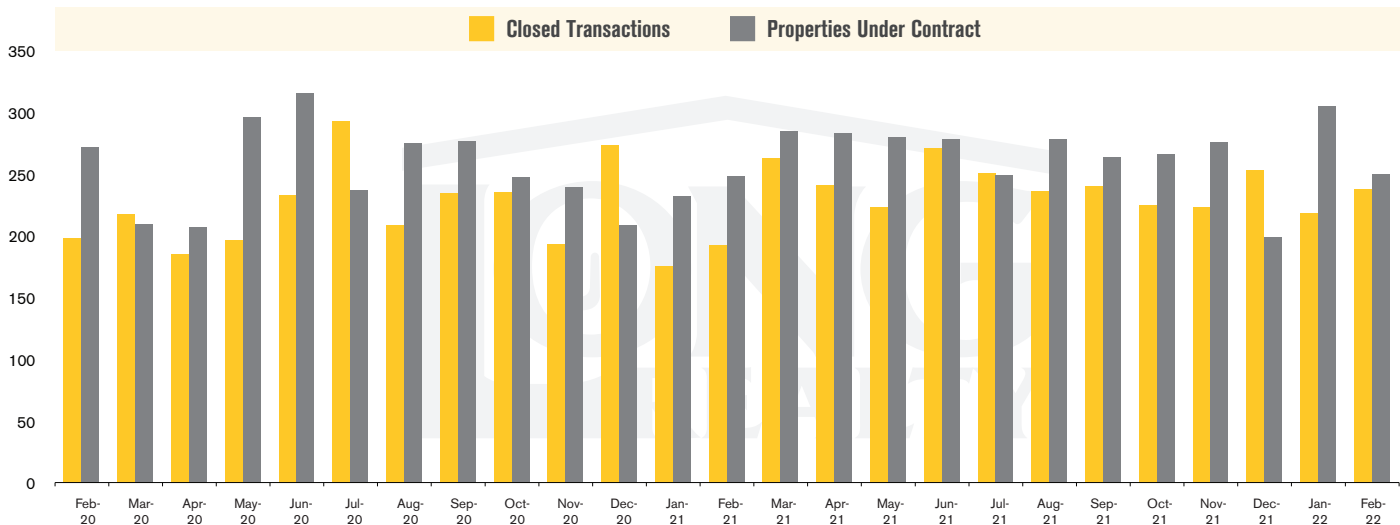
# THE HOUSING REPORT

TUCSON CENTRAL | MARCH 2022

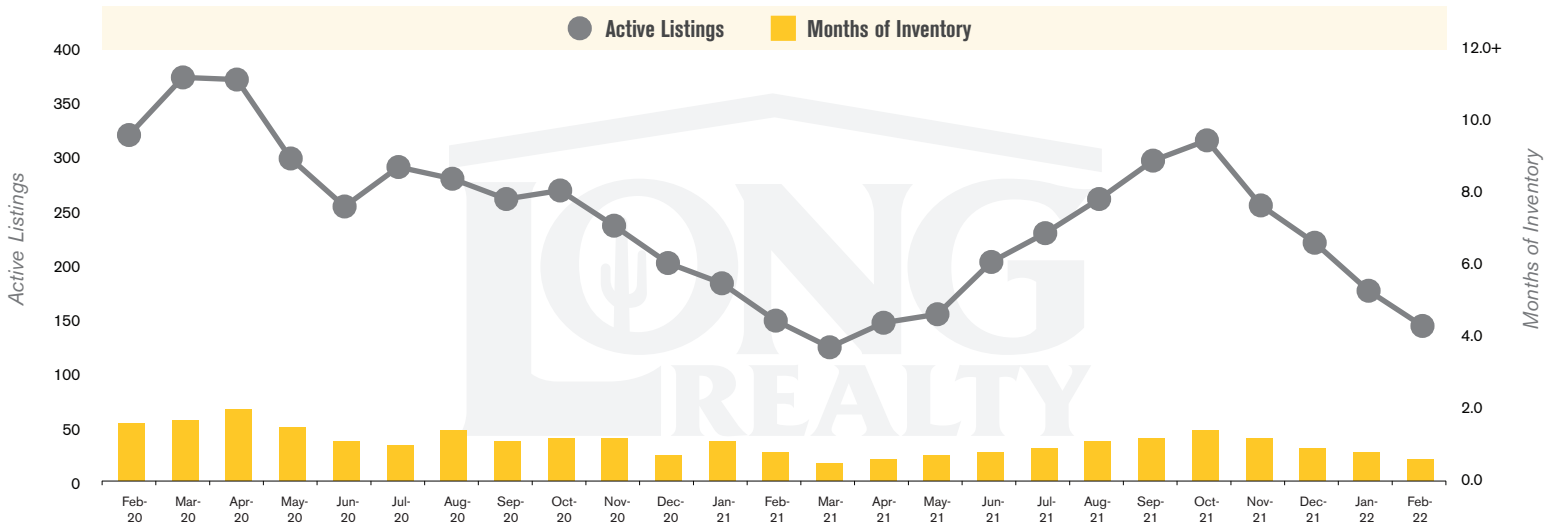


In the Tucson Central area, February 2022 active inventory was 146, a 3% decrease from February 2021. There were 239 closings in February 2022, a 24% increase from February 2021. Year-to-date 2022 there were 458 closings, a 24% increase from year-to-date 2021. Months of Inventory was 0.6, down from 0.8 in February 2021. Median price of sold homes was \$303,000 for the month of February 2022, up 35% from February 2021. The Tucson Central area had 251 new properties under contract in February 2022, up 1% from February 2021.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON CENTRAL



## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON CENTRAL



Stephen Woodall - Team Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto: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 03/07/2022 is believed to be reliable, but not guaranteed.

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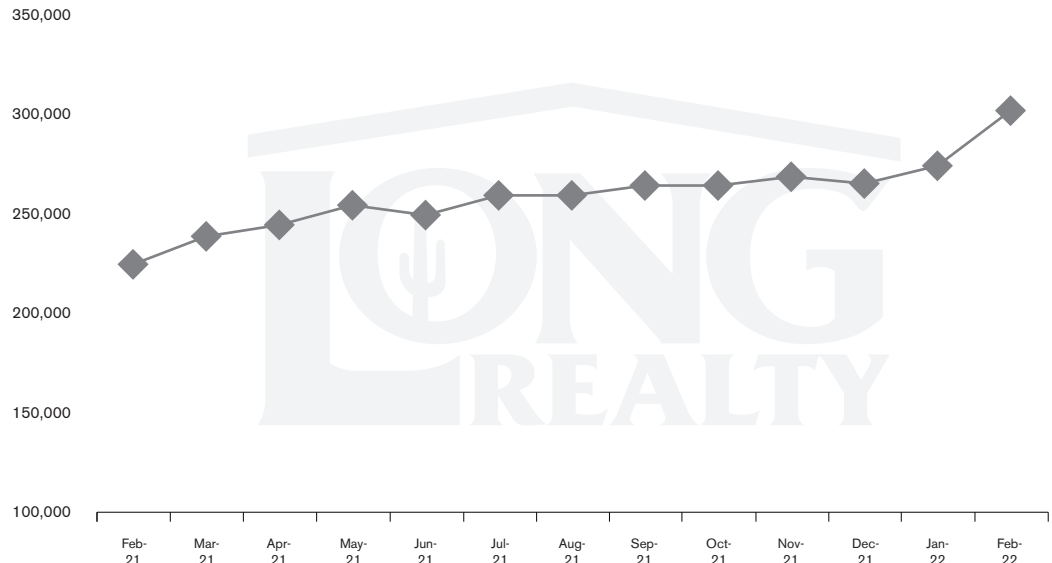


## MEDIAN SOLD PRICE

TUCSON CENTRAL

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

Feb 2021	Feb 2022
98.5%	99.2%

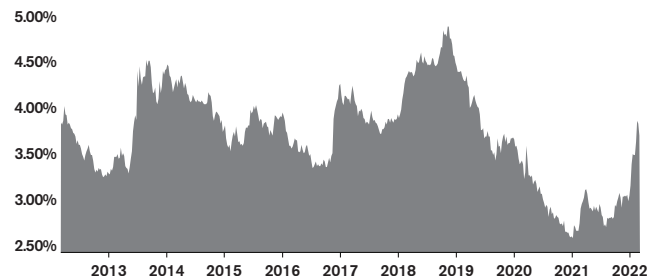


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$182,750	6.140%	\$1,056.57
2021	\$225,000	2.810%	\$879.42
2022	\$303,000	3.760%	\$1,334.71

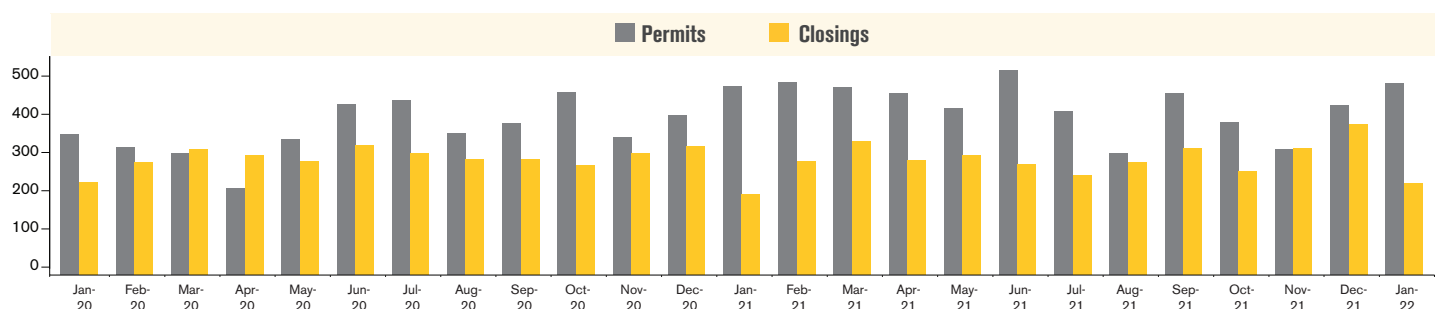
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON CENTRAL



Source: RLBrownReports/Bright Future Real Estate Research



For January 2022, new home permits were **up 1%** and new home closings were **up 13%** from January 2021.

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

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# THE HOUSING REPORT

TUCSON CENTRAL | MARCH 2022



## MARKET CONDITIONS BY PRICE BAND TUCSON CENTRAL

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22			
\$1 - 49,999	2	2	1	1	1	0	0	n/a	4.0	Seller
\$50,000 - 74,999	0	2	3	3	1	1	0	n/a	1.0	Seller
\$75,000 - 99,999	0	7	6	6	4	4	3	0.0	0.5	Seller
\$100,000 - 124,999	2	3	2	2	3	4	4	0.5	0.8	Seller
\$125,000 - 149,999	4	10	6	8	7	5	7	0.6	1.0	Seller
\$150,000 - 174,999	4	10	11	6	10	18	10	0.4	0.4	Seller
\$175,000 - 199,999	6	29	16	15	28	15	12	0.5	0.6	Seller
\$200,000 - 224,999	6	17	26	20	26	20	20	0.3	0.5	Seller
\$225,000 - 249,999	10	25	28	25	31	16	24	0.4	0.7	Seller
\$250,000 - 274,999	13	22	25	34	23	26	20	0.7	0.6	Seller
\$275,000 - 299,999	19	23	17	15	23	22	16	1.2	1.0	Seller
\$300,000 - 349,999	20	26	27	27	26	23	43	0.5	0.7	Seller
\$350,000 - 399,999	11	23	27	21	29	23	33	0.3	0.7	Seller
\$400,000 - 499,999	19	21	14	19	22	23	16	1.2	1.2	Seller
\$500,000 - 599,999	9	10	9	11	10	10	11	0.8	1.0	Seller
\$600,000 - 699,999	7	4	3	7	5	4	8	0.9	1.1	Seller
\$700,000 - 799,999	2	2	3	2	0	1	6	0.3	0.7	Seller
\$800,000 - 899,999	1	2	0	1	1	0	2	0.5	3.0	Seller
\$900,000 - 999,999	2	0	0	0	2	0	1	2.0	2.0	Seller
\$1,000,000 - and over	9	3	2	1	2	4	3	3.0	2.2	Seller
<b>TOTAL</b>	<b>146</b>	<b>241</b>	<b>226</b>	<b>224</b>	<b>254</b>	<b>219</b>	<b>239</b>	<b>0.6</b>	<b>0.8</b>	<b>Seller</b>



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 03/07/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2021-02/28/2022. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON CENTRAL | MARCH 2022



## MARKET SHARE TUCSON CENTRAL

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

Data Obtained 03/07/2022 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 03/01/2021 – 02/28/2022 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

21.5%

Tierra Antigua Realty

16.5%

Realty Executives Arizona Territory

8.6%

Keller Williams Southern Arizona

6.0%

Exp Realty

5.4%

Coldwell Banker

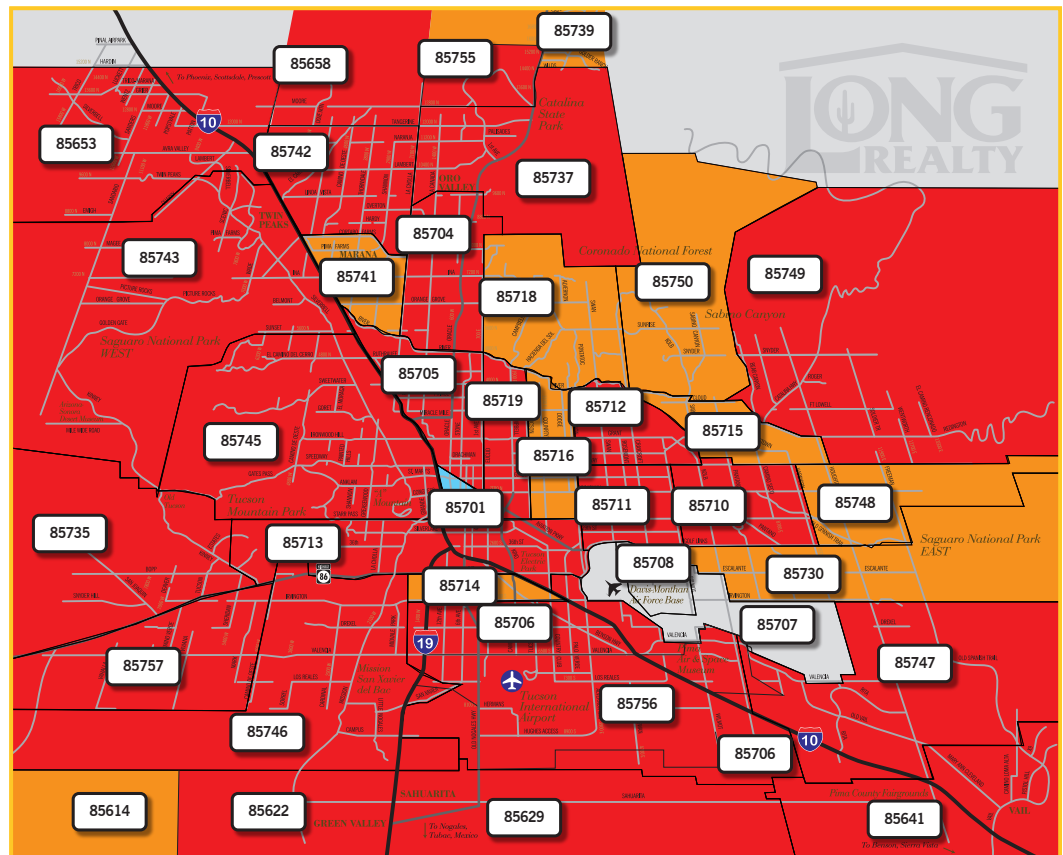
4.2%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2020-FEB 2021 TO  
DEC 2021-FEB 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.**

Stephen Woodall - Team Woodall  
(520) 818-4504 | [Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)

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This heat map represents the percentage of change in Tucson metro median sales prices from December 2020-February 2021 to December 2021-February 2022 by zip code. These statistics are based on information obtained from the MLSSAZ on 03/07/2022. Information is believed to be reliable, but not guaranteed.