

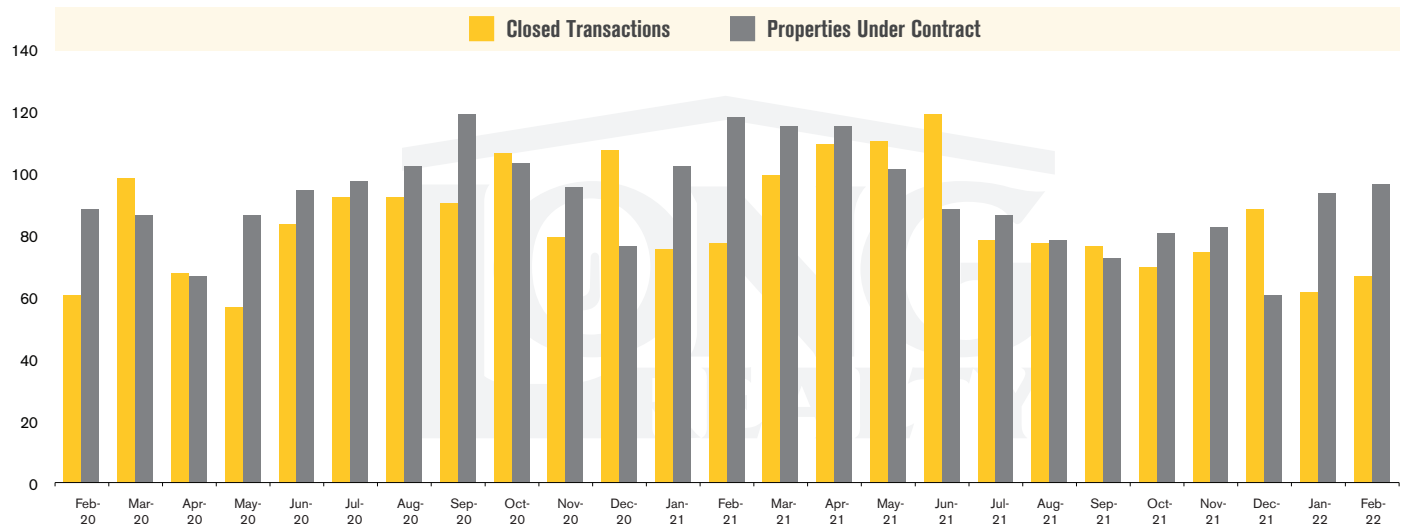
THE HOUSING REPORT

ORO VALLEY | MARCH 2022

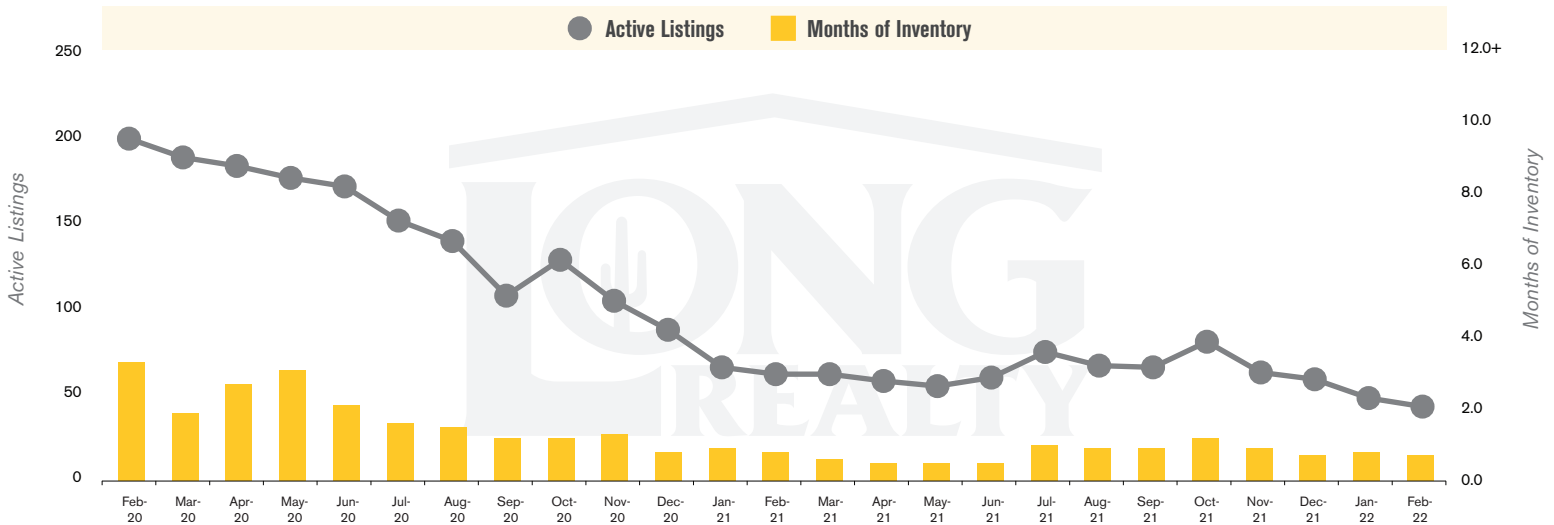


In the Oro Valley area, February 2022 active inventory was 44, a 30% decrease from February 2021. There were 67 closings in February 2022, a 14% decrease from February 2021. Year-to-date 2022 there were 129 closings, a 16% decrease from year-to-date 2021. Months of Inventory was 0.7, down from 0.8 in February 2021. Median price of sold homes was \$539,600 for the month of February 2022, up 37% from February 2021. The Oro Valley area had 97 new properties under contract in February 2022, down 18% from February 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 03/07/2022 is believed to be reliable, but not guaranteed.

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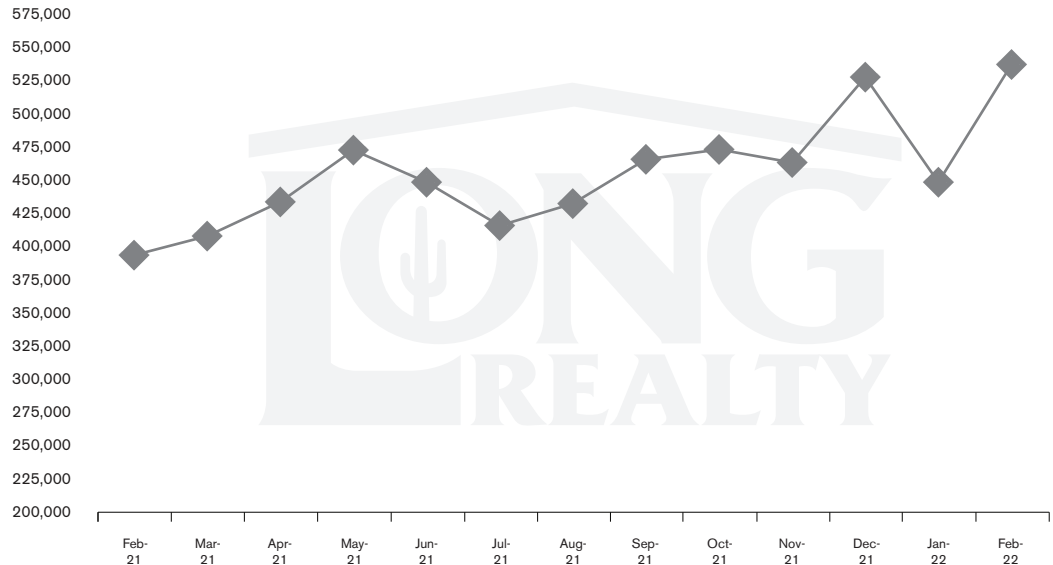
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MEDIAN SOLD PRICE ORO VALLEY

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

Feb 2021	Feb 2022
98.1%	98.2%

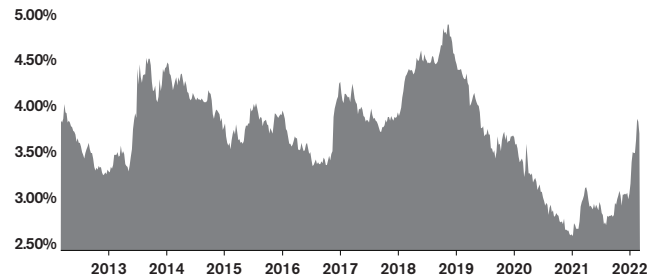


MONTHLY PAYMENT ON A MEDIAN PRICED HOME ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2021	\$394,500	2.810%	\$1,541.92
2022	\$539,600	3.760%	\$2,376.93

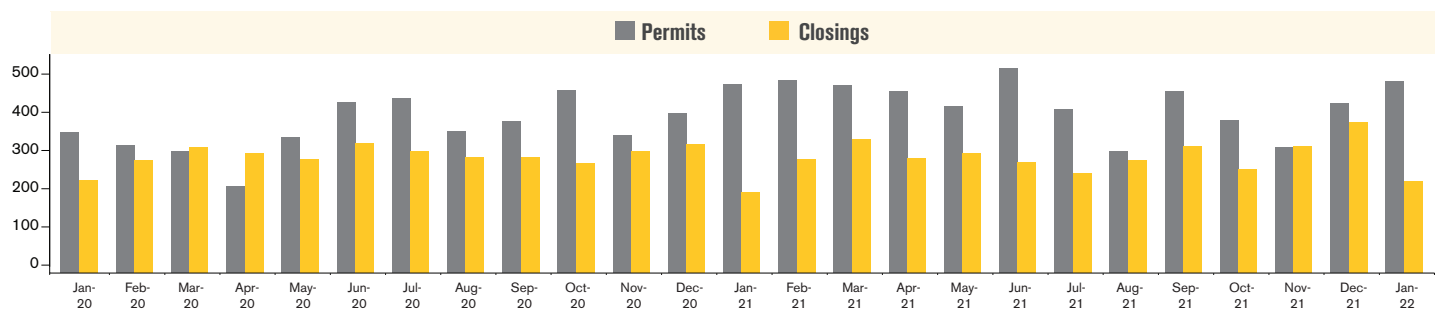
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



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

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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
		Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-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	1	0	0	n/a	0.0	Seller
\$100,000 - 124,999	0	0	0	1	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	1	2	0.0	0.3	Seller
\$200,000 - 224,999	0	0	1	1	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	1	0	n/a	0.0	Seller
\$275,000 - 299,999	0	2	1	2	0	1	1	0.0	1.0	Seller
\$300,000 - 349,999	2	11	5	7	5	7	5	0.4	0.4	Seller
\$350,000 - 399,999	2	7	14	12	12	10	11	0.2	0.3	Seller
\$400,000 - 499,999	7	23	19	24	22	14	12	0.6	0.5	Seller
\$500,000 - 599,999	5	17	15	14	17	11	11	0.5	0.6	Seller
\$600,000 - 699,999	3	7	5	7	6	5	6	0.5	0.5	Seller
\$700,000 - 799,999	3	1	2	1	4	3	6	0.5	0.6	Seller
\$800,000 - 899,999	2	3	0	3	7	3	1	2.0	1.0	Seller
\$900,000 - 999,999	7	1	2	1	5	2	2	3.5	1.8	Seller
\$1,000,000 - and over	13	5	6	2	10	4	10	1.3	1.7	Seller
TOTAL	44	77	70	75	89	62	67	0.7	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 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.

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MARKET SHARE ORO VALLEY

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.

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36.6%

Coldwell Banker Residential Brokerage 9.5%

Tierra Antigua Realty 8.9%

Realty Executives Arizona Territory 6.5%

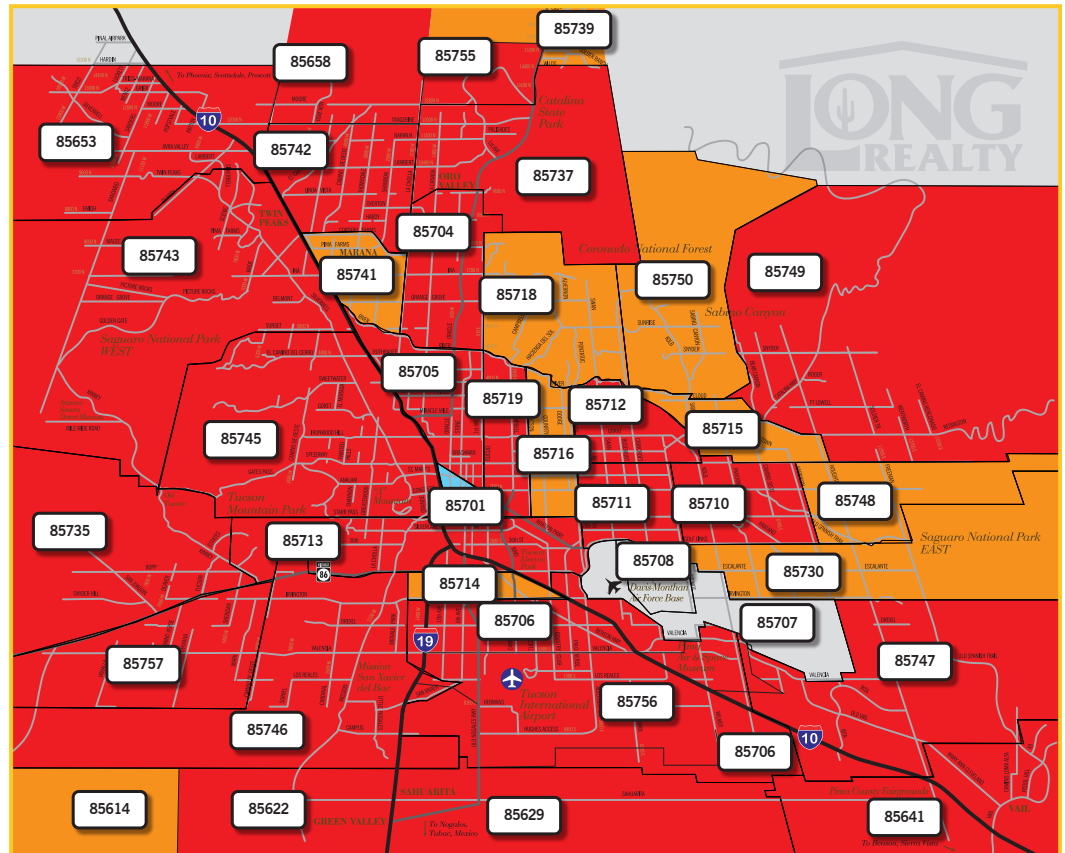
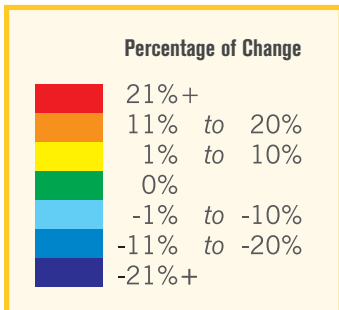
Keller Williams Southern Arizona 6.1%

Russ Lyon Sothebys 3.4%

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.



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 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.