

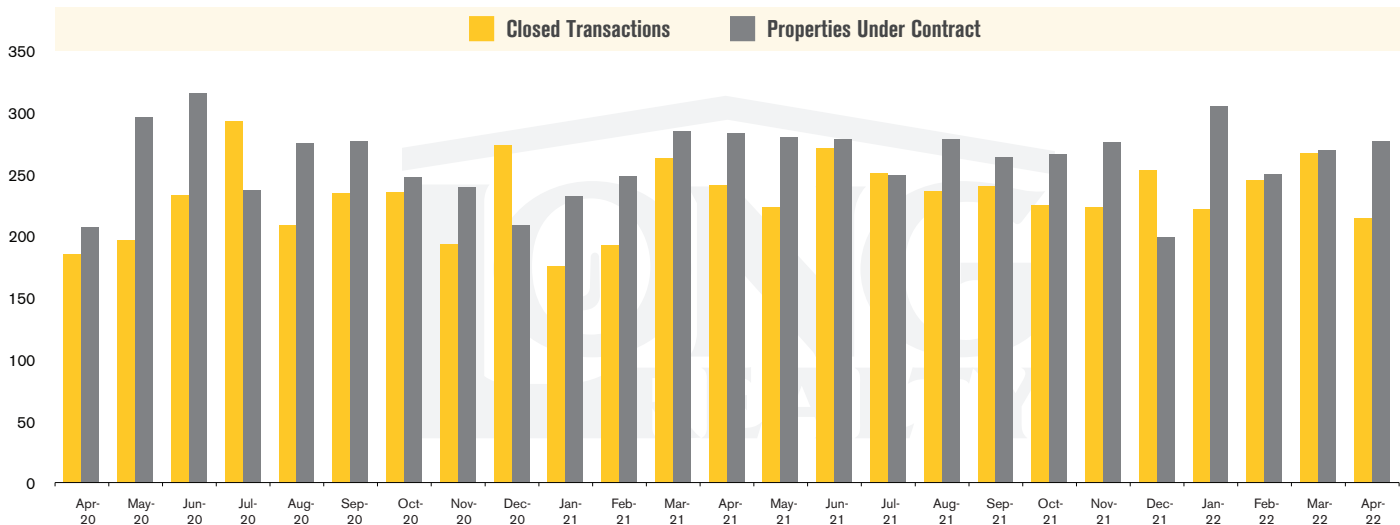
THE HOUSING REPORT

TUCSON CENTRAL | MAY 2022

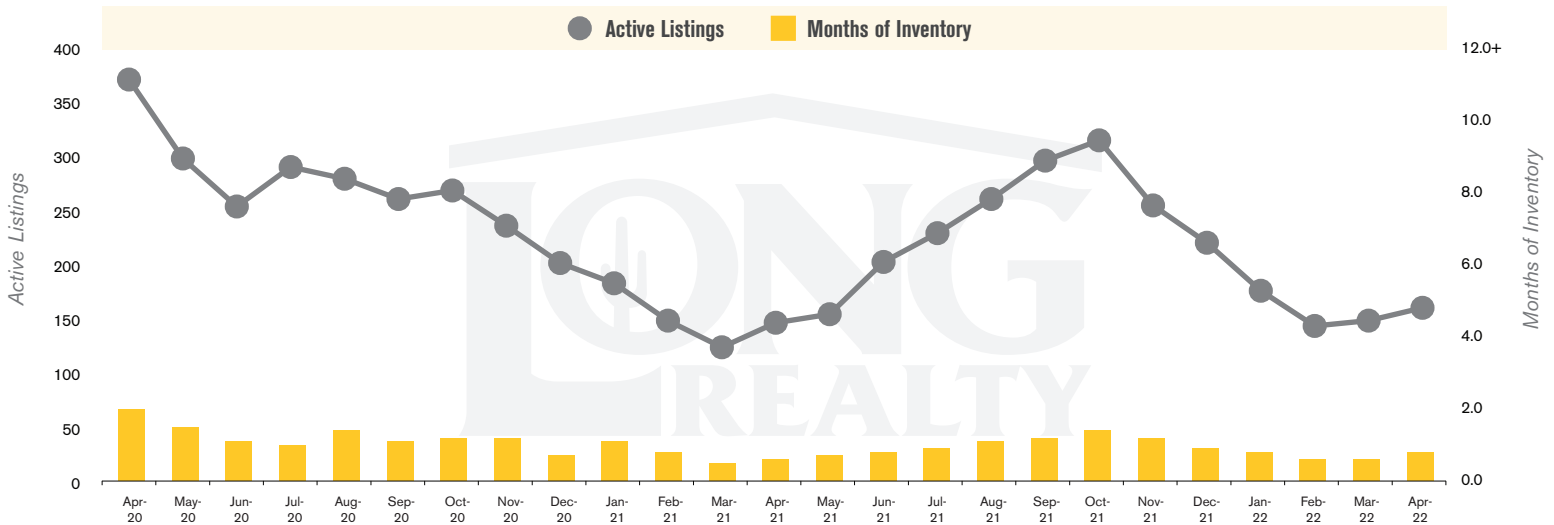


In the Tucson Central area, April 2022 active inventory was 163, a 9% increase from April 2021. There were 215 closings in April 2022, a 11% decrease from April 2021. Year-to-date 2022 there were 951 closings, a 9% increase from year-to-date 2021. Months of Inventory was 0.8, up from 0.6 in April 2021. Median price of sold homes was \$310,000 for the month of April 2022, up 27% from April 2021. The Tucson Central area had 278 new properties under contract in April 2022, down 2% from April 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON CENTRAL



ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON CENTRAL



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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 05/05/2022 is believed to be reliable, but not guaranteed.

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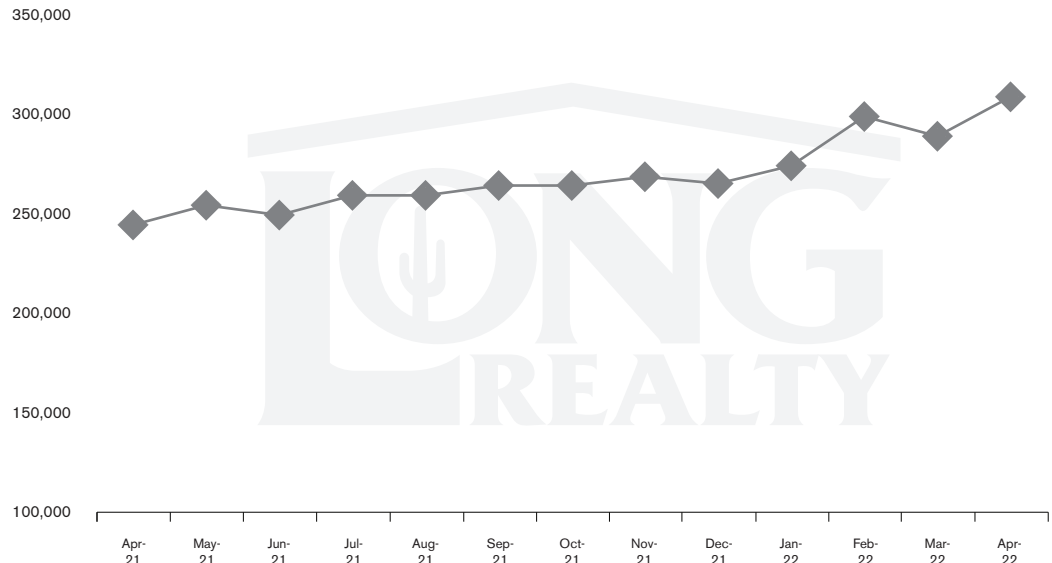


MEDIAN SOLD PRICE

TUCSON CENTRAL

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

Apr 2021	Apr 2022
99.8%	101.7%

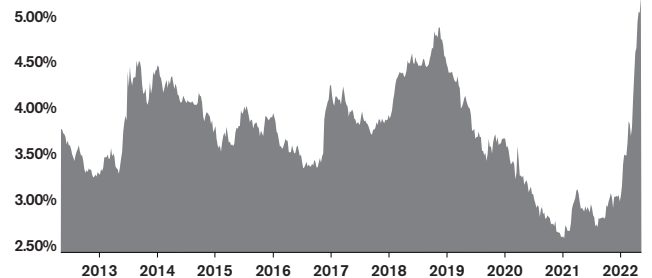


MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$182,750	6.140%	\$1,056.57
2021	\$245,000	3.060%	\$988.83
2022	\$310,000	4.980%	\$1,577.34

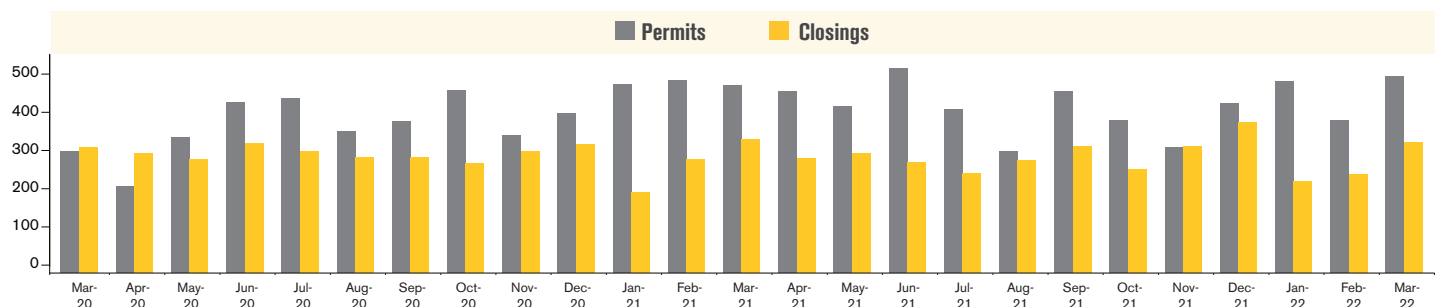
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON CENTRAL



Source: RLBrownReports/Bright Future Real Estate Research



For March 2022, new home permits were **up 5%** and new home closings were **down 2%** from March 2021.

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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
		Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22			
\$1 - 49,999	0	1	1	0	0	2	0	n/a	2.0	Seller
\$50,000 - 74,999	1	3	1	1	0	2	2	0.5	1.0	Seller
\$75,000 - 99,999	1	6	4	4	4	3	3	0.3	0.3	Seller
\$100,000 - 124,999	2	2	3	4	4	5	3	0.7	0.6	Seller
\$125,000 - 149,999	1	8	7	5	7	5	3	0.3	0.5	Seller
\$150,000 - 174,999	2	6	10	18	10	9	4	0.5	0.3	Seller
\$175,000 - 199,999	4	15	28	15	12	22	9	0.4	0.3	Seller
\$200,000 - 224,999	5	20	26	22	21	34	15	0.3	0.3	Seller
\$225,000 - 249,999	9	25	31	17	25	19	19	0.5	0.4	Seller
\$250,000 - 274,999	8	34	23	26	20	17	21	0.4	0.6	Seller
\$275,000 - 299,999	19	15	23	22	18	29	20	1.0	0.8	Seller
\$300,000 - 349,999	23	27	26	23	43	46	44	0.5	0.5	Seller
\$350,000 - 399,999	21	21	29	23	33	20	21	1.0	0.7	Seller
\$400,000 - 499,999	25	19	22	23	17	33	31	0.8	0.8	Seller
\$500,000 - 599,999	12	11	10	10	11	8	8	1.5	1.1	Seller
\$600,000 - 699,999	12	7	5	4	8	6	3	4.0	1.7	Seller
\$700,000 - 799,999	2	2	0	1	7	3	3	0.7	0.6	Seller
\$800,000 - 899,999	4	1	1	0	2	0	2	2.0	2.5	Seller
\$900,000 - 999,999	3	0	2	0	1	1	2	1.5	1.8	Seller
\$1,000,000 - and over	9	1	2	4	3	4	2	4.5	2.9	Seller
TOTAL	163	224	254	222	246	268	215	0.8	0.6	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 05/05/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2022-04/30/2022. Information is believed to be reliable, but not guaranteed.

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MARKET SHARE

TUCSON CENTRAL

Long Realty leads the market in successful real estate sales.

Data Obtained 05/05/2022 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 05/01/2021 – 04/30/2022 rounded to the nearest tenth of one percent and deemed to be correct.

LONG REALTY COMPANY

22.3%

Tierra Antigua Realty

15.1%

Realty Executives Arizona Territory

8.2%

Keller Williams Southern Arizona

6.0%

Exp Realty

5.5%

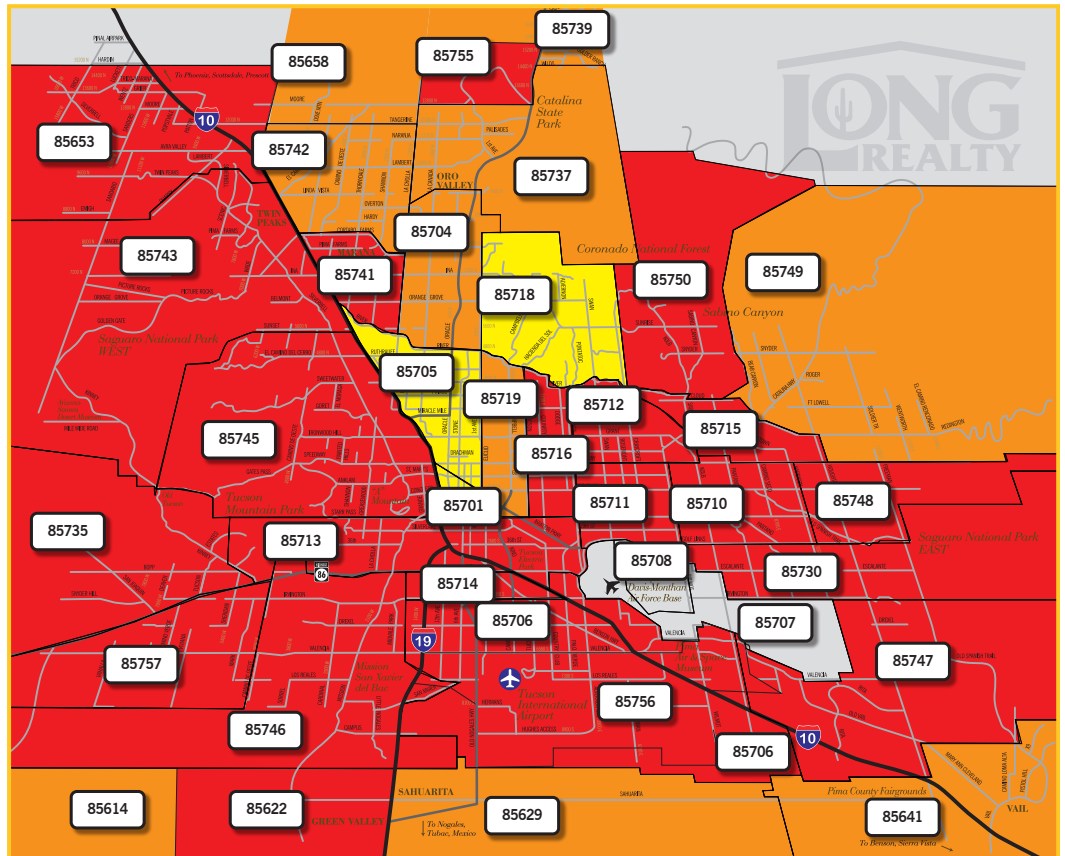
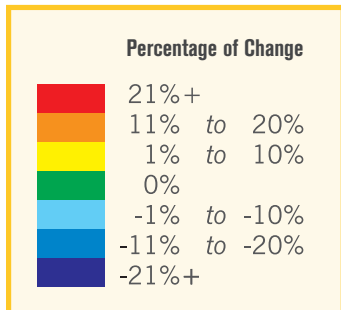
Coldwell Banker

4.0%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2021-APR 2021 TO
FEB 2022-APR 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 February 2021-April 2021 to February 2022-April 2022 by zip code. These statistics are based on information obtained from the MLSSAZ on 05/05/2022. Information is believed to be reliable, but not guaranteed.