

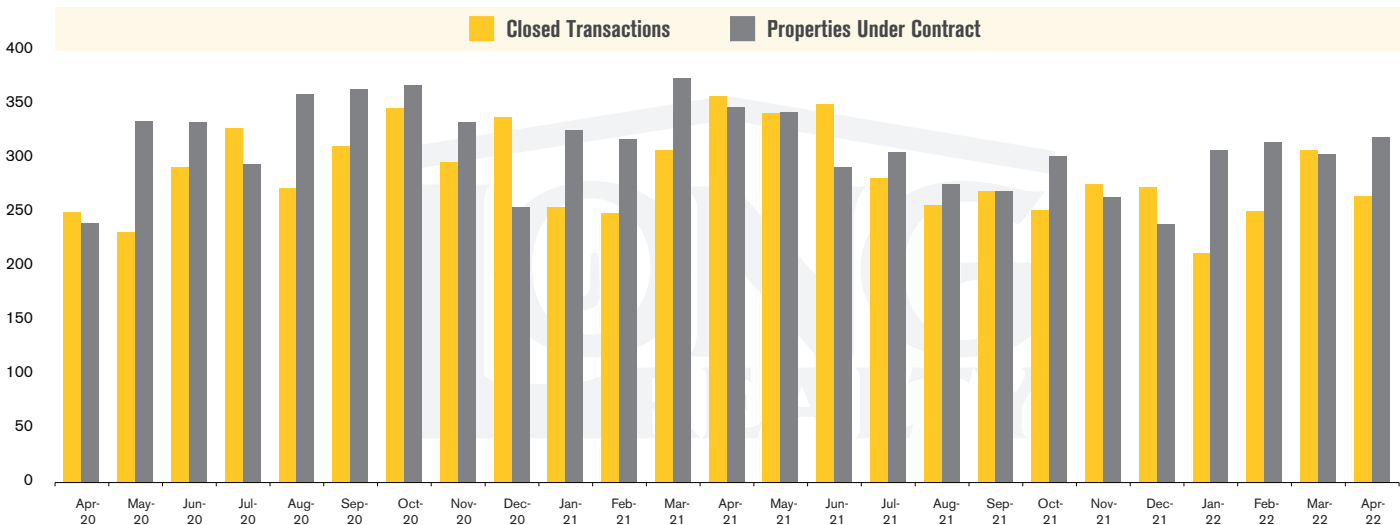
# THE HOUSING REPORT

TUCSON NORTHWEST | MAY 2022

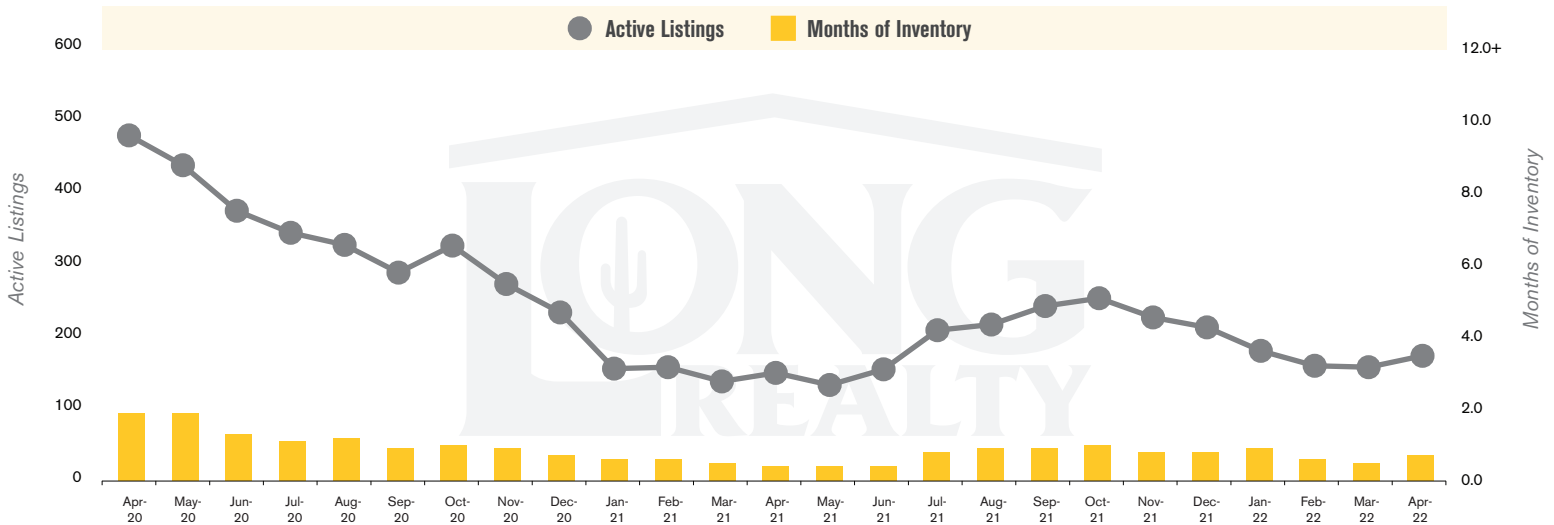


In the Tucson Northwest area, April 2022 active inventory was 177, a 16% increase from April 2021. There were 266 closings in April 2022, a 26% decrease from April 2021. Year-to-date 2022 there were 1,040 closings, an 11% decrease from year-to-date 2021. Months of Inventory was 0.7, up from 0.4 in April 2021. Median price of sold homes was \$420,000 for the month of April 2022, up 9% from April 2021. The Tucson Northwest area had 321 new properties under contract in April 2022, down 8% from April 2021.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON NORTHWEST



## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON NORTHWEST



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

Long Realty Company

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.

# THE HOUSING REPORT

TUCSON NORTHWEST | MAY 2022

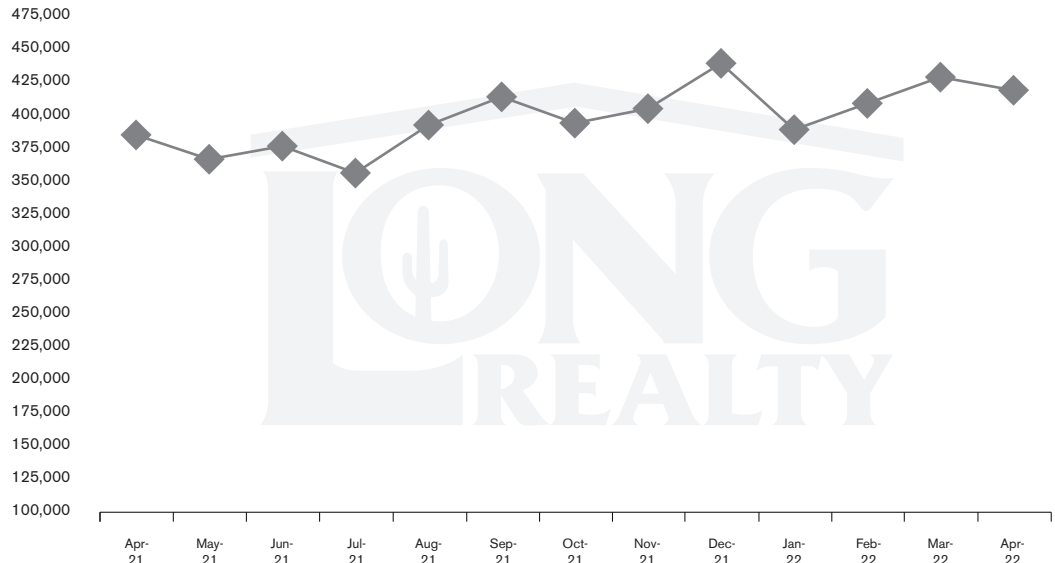


## MEDIAN SOLD PRICE

TUCSON NORTHWEST

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

Apr 2021	Apr 2022
100.2%	102.4%

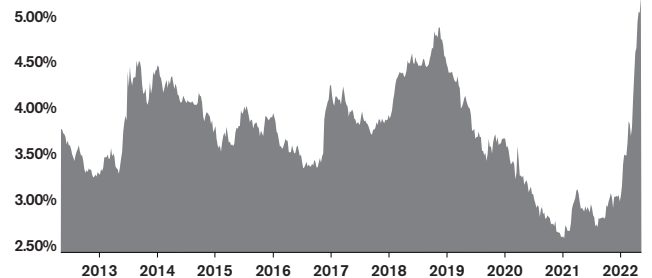


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON NORTHWEST

Year	Median Price	Int. Rate	MO. Payment
2006	\$275,000	6.140%	\$1,589.92
2021	\$386,000	3.060%	\$1,557.91
2022	\$420,000	4.980%	\$2,137.04

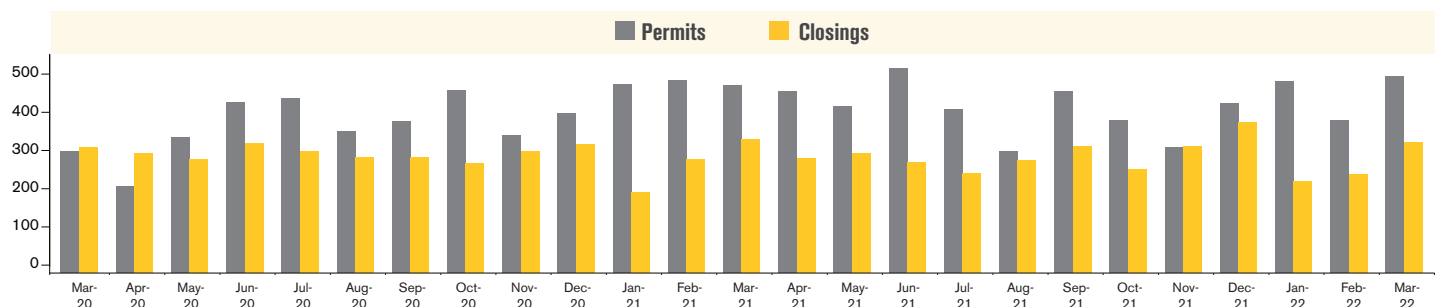
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



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

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

Long Realty Company

These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 05/05/2022. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON NORTHWEST | MAY 2022



## MARKET CONDITIONS BY PRICE BAND TUCSON NORTHWEST

	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	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	1	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	1	3	0	1	0	0	n/a	0.0	<b>Seller</b>
\$100,000 - 124,999	0	2	0	1	1	0	0	n/a	0.0	<b>Seller</b>
\$125,000 - 149,999	2	0	0	0	1	0	3	0.7	1.0	<b>Seller</b>
\$150,000 - 174,999	0	1	1	1	2	2	1	0.0	0.0	<b>Seller</b>
\$175,000 - 199,999	1	1	1	2	2	2	1	1.0	0.2	<b>Seller</b>
\$200,000 - 224,999	0	4	1	2	1	1	2	0.0	0.0	<b>Seller</b>
\$225,000 - 249,999	2	7	9	5	5	2	1	2.0	0.5	<b>Seller</b>
\$250,000 - 274,999	1	18	8	13	6	7	3	0.3	0.2	<b>Seller</b>
\$275,000 - 299,999	1	16	16	27	16	18	5	0.2	0.1	<b>Seller</b>
\$300,000 - 349,999	12	44	42	29	47	54	41	0.3	0.3	<b>Seller</b>
\$350,000 - 399,999	19	37	38	30	40	40	66	0.3	0.3	<b>Seller</b>
\$400,000 - 499,999	23	59	57	37	47	78	49	0.5	0.5	<b>Seller</b>
\$500,000 - 599,999	28	45	36	27	32	37	38	0.7	0.7	<b>Seller</b>
\$600,000 - 699,999	15	18	20	17	20	23	23	0.7	0.6	<b>Seller</b>
\$700,000 - 799,999	9	5	11	8	12	12	11	0.8	0.7	<b>Seller</b>
\$800,000 - 899,999	7	4	10	5	1	8	4	1.8	1.4	<b>Seller</b>
\$900,000 - 999,999	8	3	7	3	5	7	3	2.7	1.8	<b>Seller</b>
\$1,000,000 - and over	49	11	15	6	13	18	15	3.3	2.8	<b>Seller</b>
<b>TOTAL</b>	<b>177</b>	<b>277</b>	<b>275</b>	<b>213</b>	<b>252</b>	<b>309</b>	<b>266</b>	<b>0.7</b>	<b>0.6</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](mailto:Stephen@TeamWoodall.com)

**Long Realty Company**

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.

# THE HOUSING REPORT

TUCSON NORTHWEST | MAY 2022



## MARKET SHARE TUCSON NORTHWEST

**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

27.1%

Tierra Antigua Realty

10.8%

Coldwell Banker Residential Brokerage

7.4%

Realty Executives Arizona Territory

6.7%

Keller Williams Southern Arizona

6.4%

Exp Realty

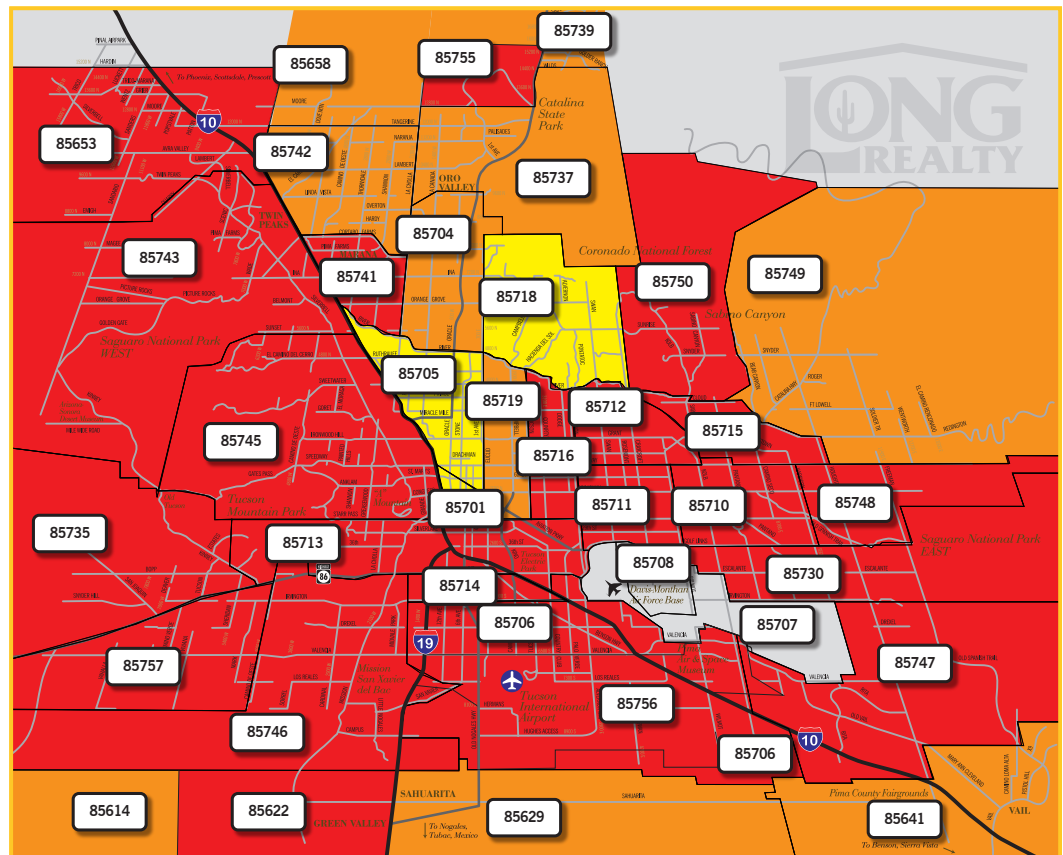
4.3%

## 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.*

### 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)

Long Realty Company

*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.*