

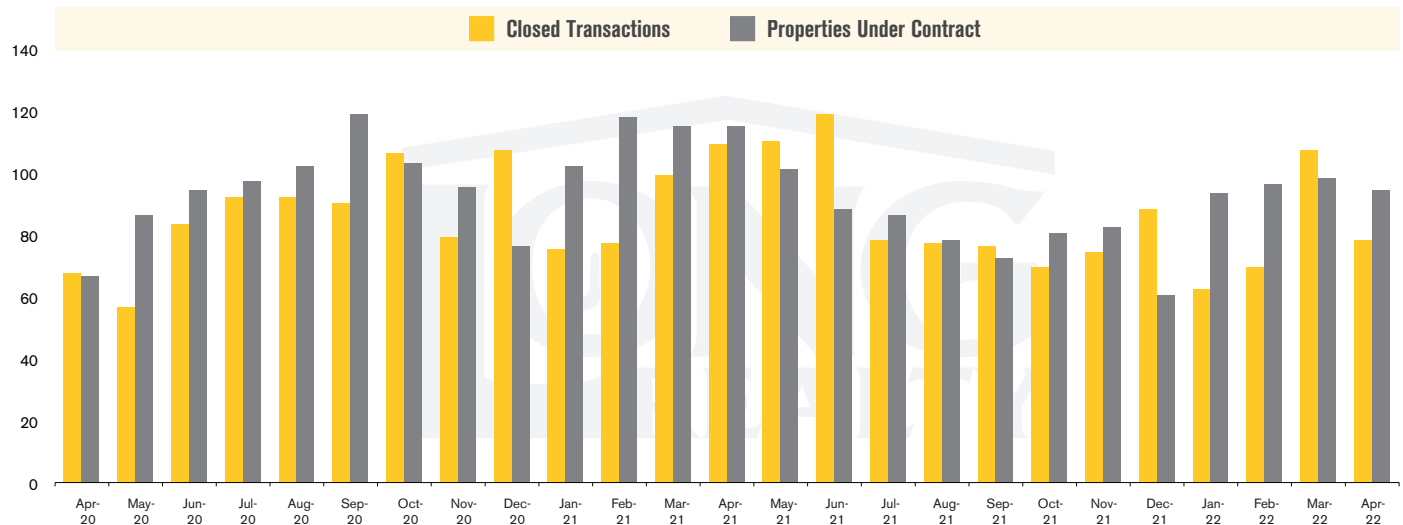
# THE HOUSING REPORT

ORO VALLEY | MAY 2022

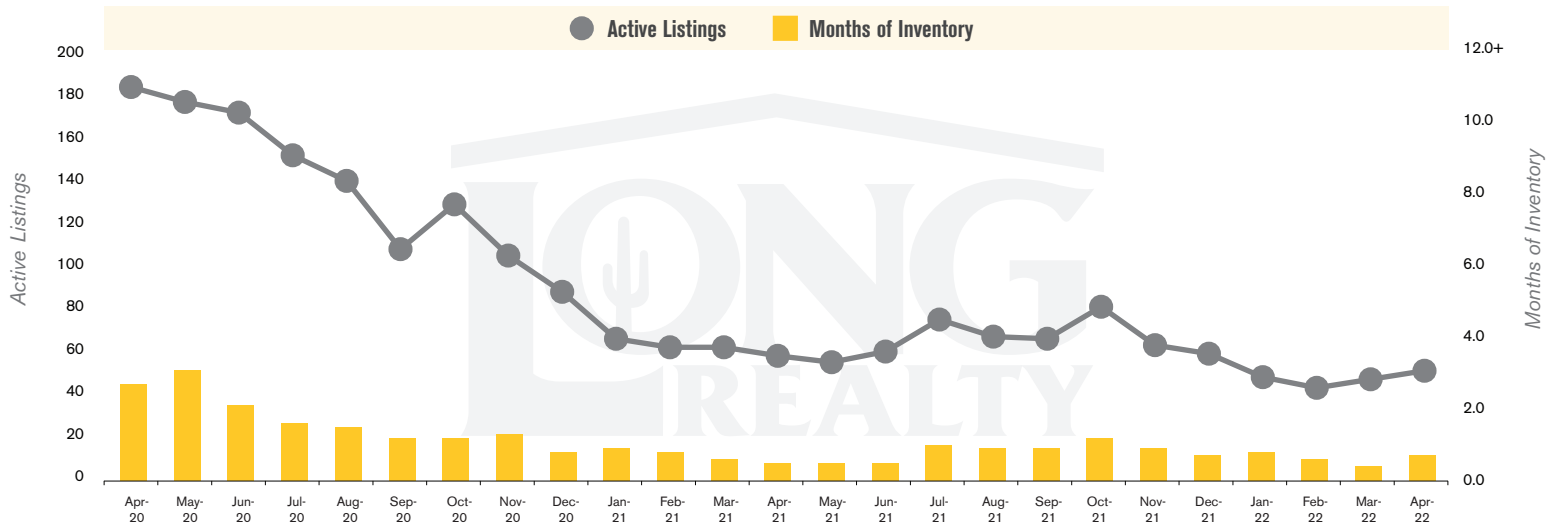


In the Oro Valley area, April 2022 active inventory was 52, an 12% decrease from April 2021. There were 79 closings in April 2022, a 28% decrease from April 2021. Year-to-date 2022 there were 320 closings, a 12% decrease from year-to-date 2021. Months of Inventory was 0.7, up from 0.5 in April 2021. Median price of sold homes was \$499,000 for the month of April 2022, up 15% from April 2021. The Oro Valley area had 95 new properties under contract in April 2022, down 18% from April 2021.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT ORO VALLEY



## ACTIVE LISTINGS AND MONTHS OF INVENTORY ORO VALLEY



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

# THE HOUSING REPORT

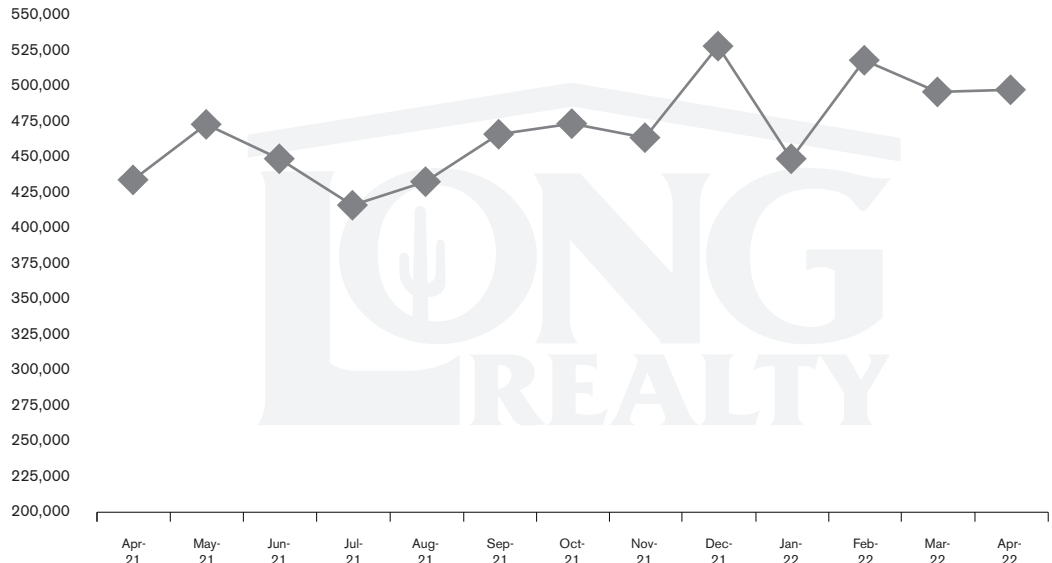
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## MEDIAN SOLD PRICE ORO VALLEY

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

Apr 2021	Apr 2022
99.6%	103.5%

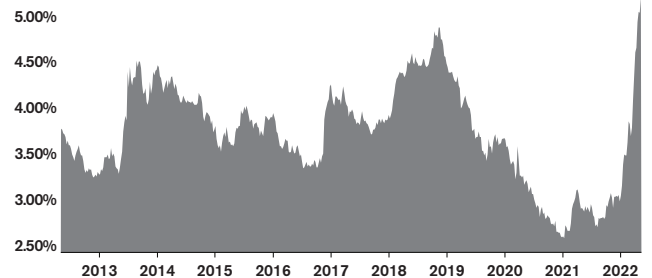


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2021	\$435,000	3.060%	\$1,755.68
2022	\$499,000	4.980%	\$2,539.01

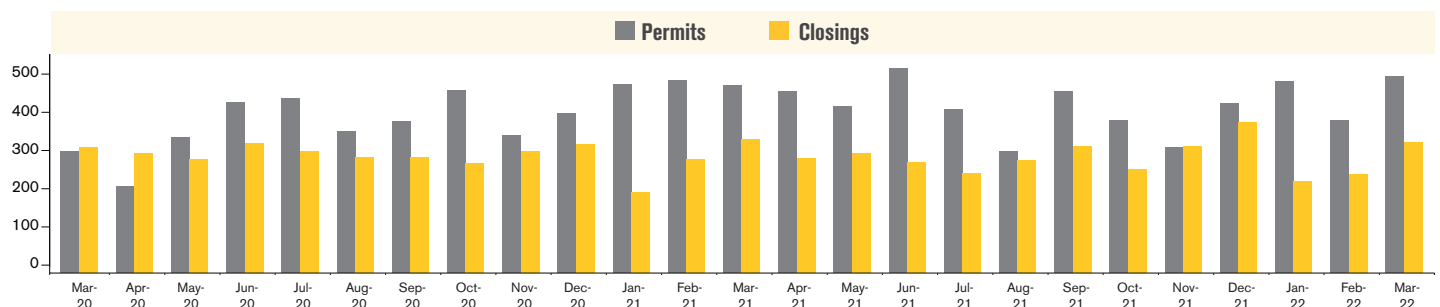
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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

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# THE HOUSING REPORT

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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
		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	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	1	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	1	2	0	0	n/a	0.0	<b>Seller</b>
\$200,000 - 224,999	0	1	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	1	0	0	1	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	2	0	1	2	0	0	n/a	0.0	<b>Seller</b>
\$300,000 - 349,999	1	7	5	7	5	7	5	0.2	0.2	<b>Seller</b>
\$350,000 - 399,999	3	12	12	10	12	12	16	0.2	0.2	<b>Seller</b>
\$400,000 - 499,999	8	24	22	15	12	35	19	0.4	0.3	<b>Seller</b>
\$500,000 - 599,999	6	14	17	11	12	17	17	0.4	0.4	<b>Seller</b>
\$600,000 - 699,999	2	7	6	5	6	10	6	0.3	0.4	<b>Seller</b>
\$700,000 - 799,999	2	1	4	3	6	6	4	0.5	0.4	<b>Seller</b>
\$800,000 - 899,999	1	3	7	3	1	4	2	0.5	0.6	<b>Seller</b>
\$900,000 - 999,999	8	1	5	2	2	6	1	8.0	2.9	<b>Seller</b>
\$1,000,000 - and over	20	2	10	4	10	11	9	2.2	1.6	<b>Seller</b>
<b>TOTAL</b>	<b>52</b>	<b>75</b>	<b>89</b>	<b>63</b>	<b>70</b>	<b>108</b>	<b>79</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**



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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.

# THE HOUSING REPORT

ORO VALLEY | MAY 2022



## MARKET SHARE ORO VALLEY

**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.

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34.9%

Tierra Antigua Realty 9.4%

Coldwell Banker Residential Brokerage 8.8%

Realty Executives Arizona Territory 7.0%

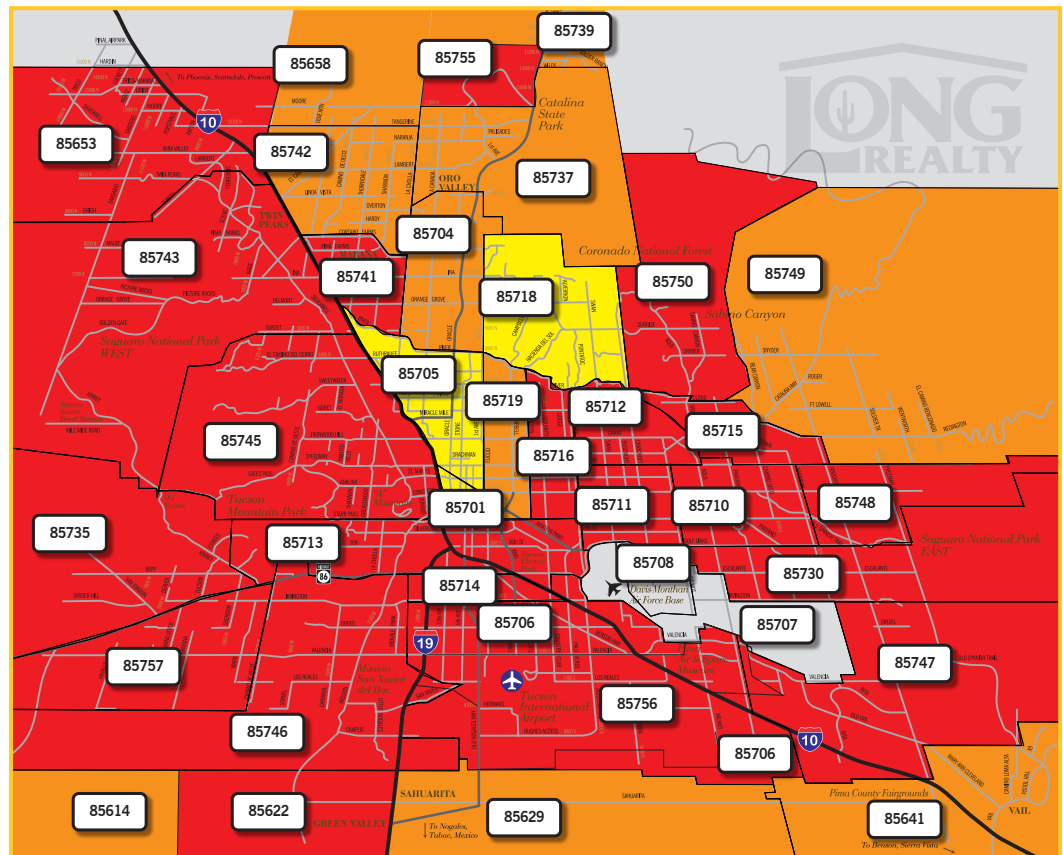
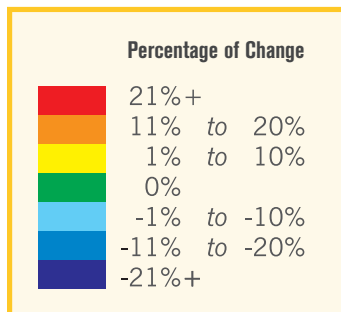
Keller Williams Southern Arizona 5.6%

Exp Realty 3.5%

## 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.