

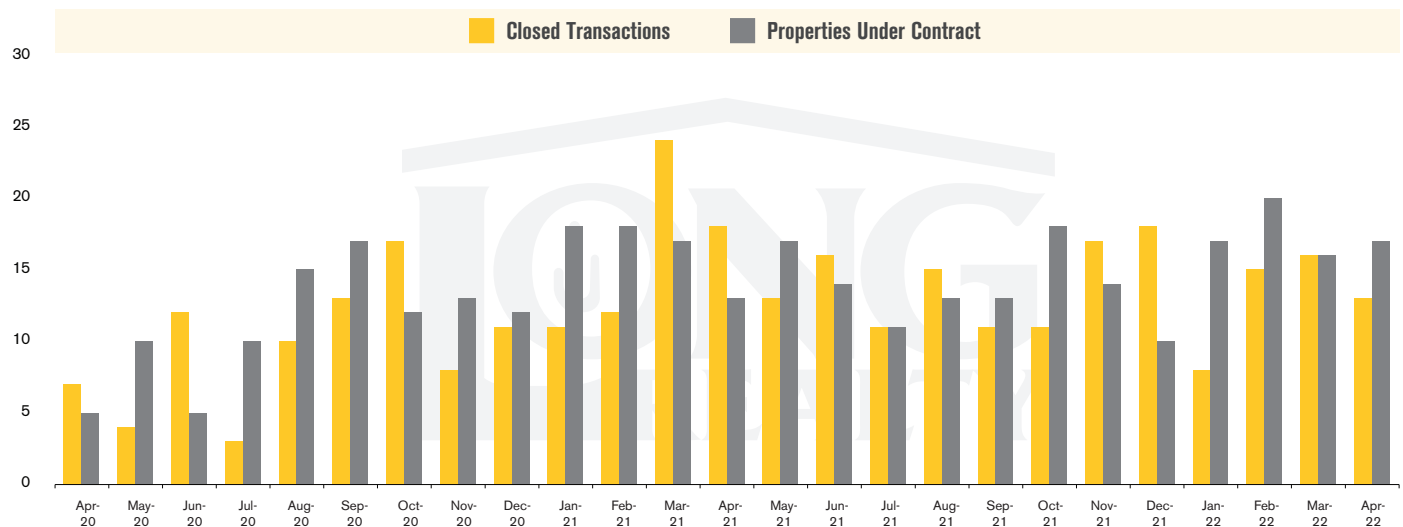
THE HOUSING REPORT

SUN CITY ORO VALLEY | MAY 2022

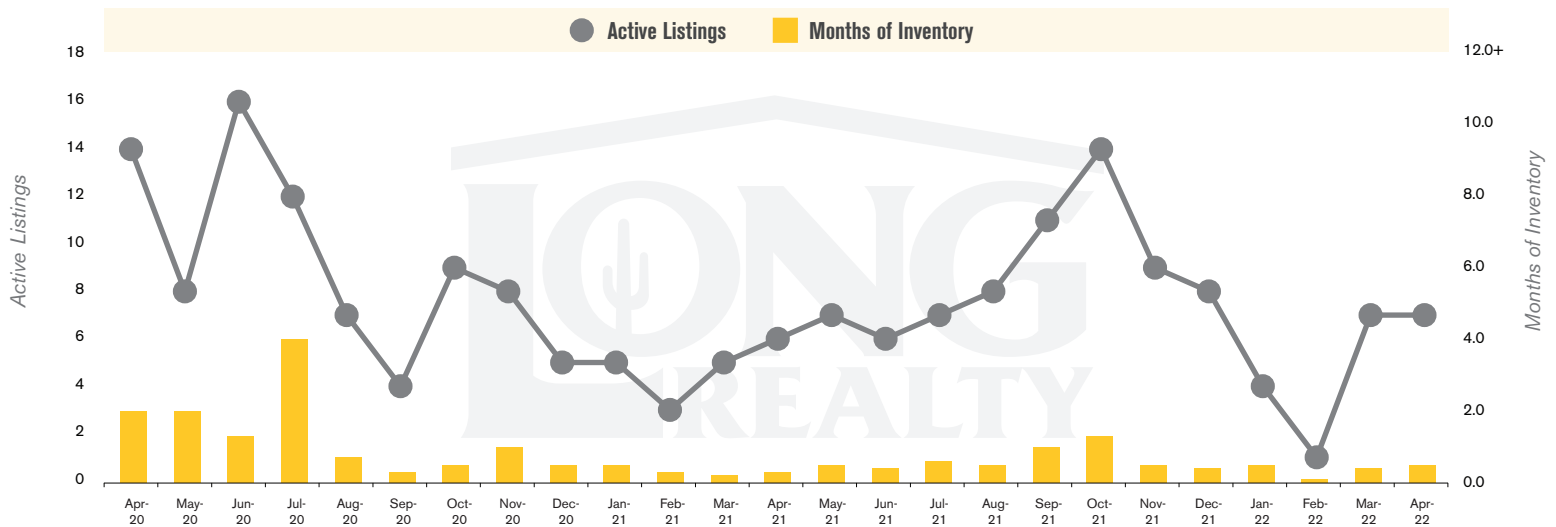


In the Sun City Oro Valley area, April 2022 active inventory was 7, a 17% increase from April 2021. There were 13 closings in April 2022, a 28% decrease from April 2021. Year-to-date 2022 there were 52 closings, a 20% decrease from year-to-date 2021. Months of Inventory was 0.5, up from 0.3 in April 2021. Median price of sold homes was \$425,000 for the month of April 2022, up 25% from April 2021. The Sun City Oro Valley area had 17 new properties under contract in April 2022, up 31% from April 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SUN CITY ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY SUN CITY 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 05/05/2022 is believed to be reliable, but not guaranteed.

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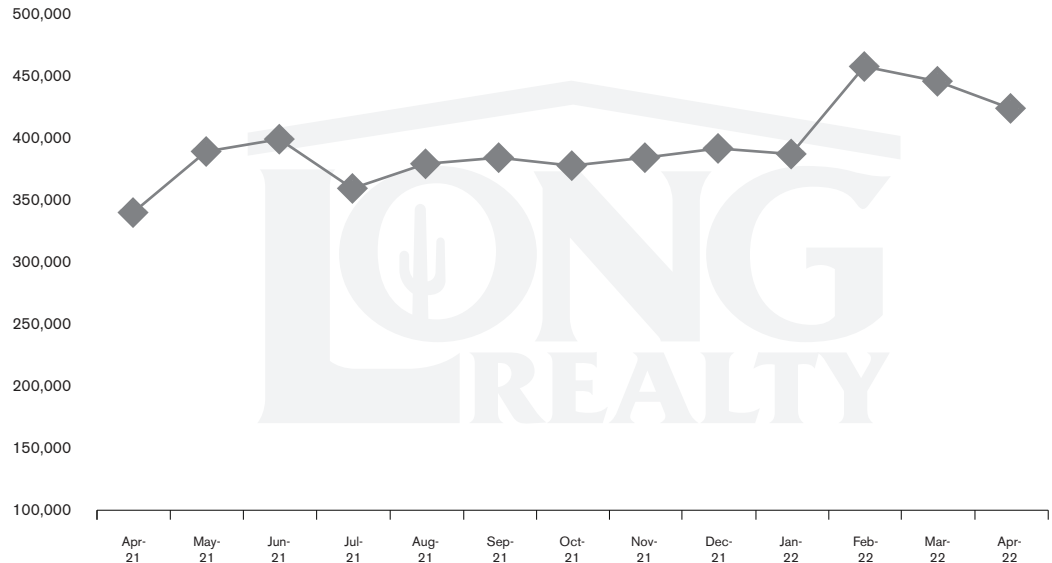


MEDIAN SOLD PRICE

SUN CITY ORO VALLEY

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

Apr 2021	Apr 2022
101.6%	103.8%

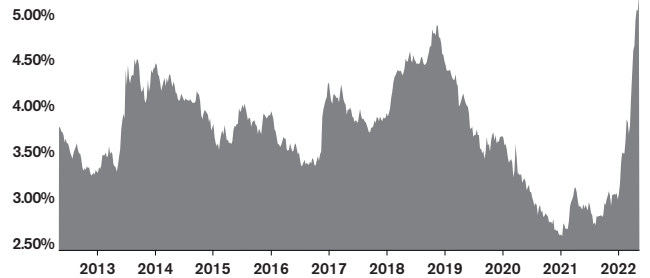


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2021	\$340,407	3.06%	\$1,373.90
2022	\$425,000	4.980%	\$2,162.48

30 YEAR FIXED MORTGAGE RATE

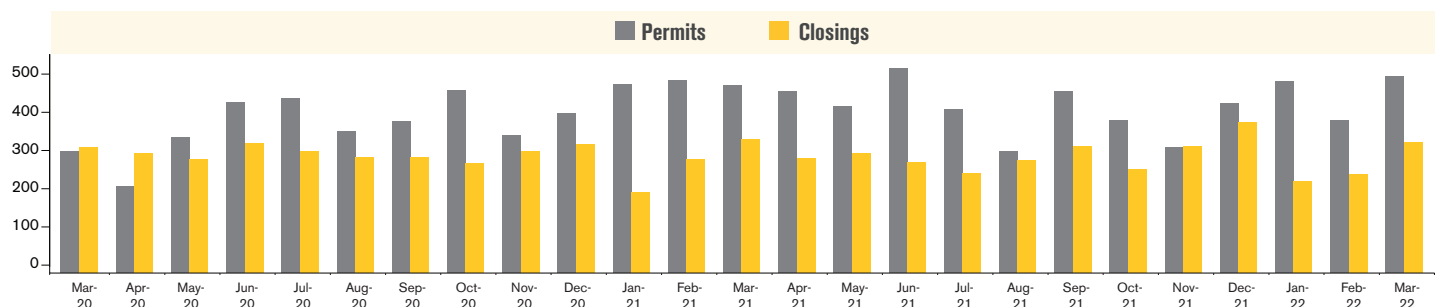


Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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.

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SUN CITY ORO VALLEY | MAY 2022



MARKET CONDITIONS BY PRICE BAND SUN CITY 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	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	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	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	0	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	0	0	0	1	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	1	0	0	0	0	0	n/a	n/a	n/a
\$300,000 - 349,999	0	5	2	1	1	0	0	n/a	0.0	Seller
\$350,000 - 399,999	0	4	7	3	5	2	5	0.0	0.2	Seller
\$400,000 - 499,999	4	5	7	2	4	12	5	0.8	0.4	Seller
\$500,000 - 599,999	2	1	1	0	2	1	2	1.0	0.6	Seller
\$600,000 - 699,999	1	1	1	1	2	1	0	n/a	0.7	Seller
\$700,000 - 799,999	0	0	0	0	1	0	1	0.0	0.0	Seller
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	7	17	18	8	15	16	13	0.5	0.3	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.

THE HOUSING REPORT

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MARKET SHARE SUN CITY 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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48.2%

Coldwell Banker Residential Brokerage

22.1%

Tierra Antigua Realty

6.4%

Keller Williams Southern Arizona

4.1%

EXP Realty

3.3%

Realty Executives Arizona Territory

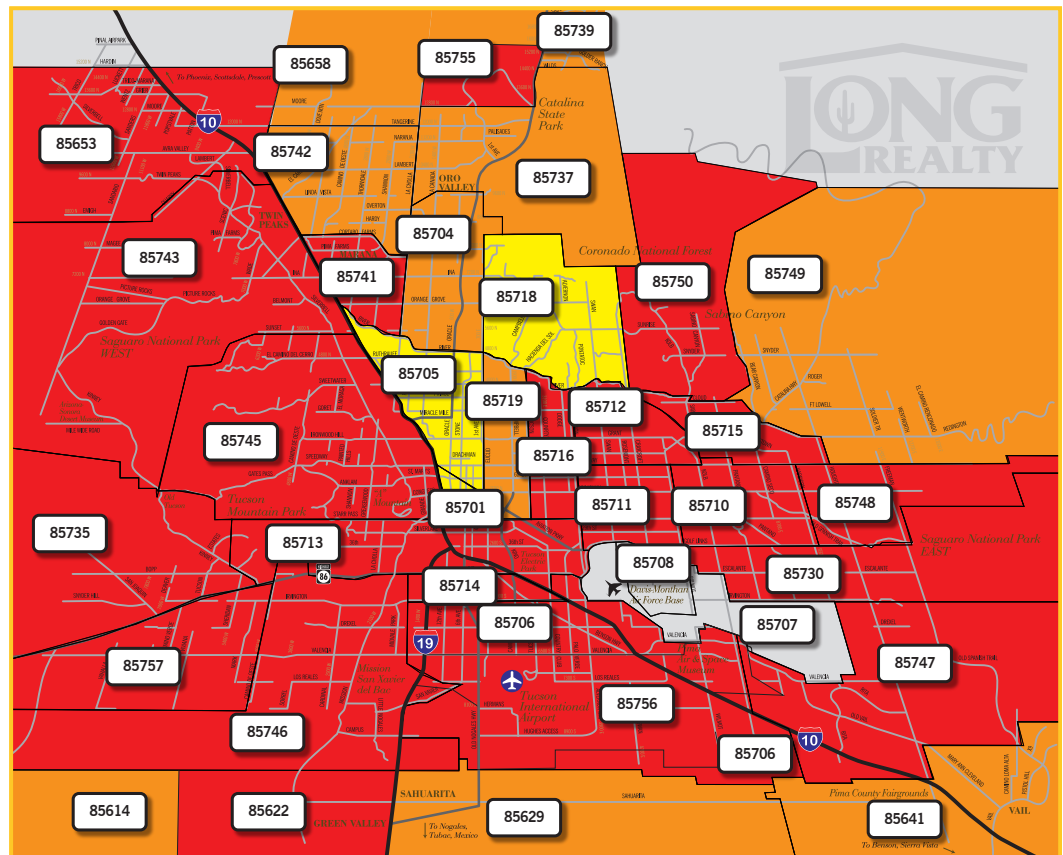
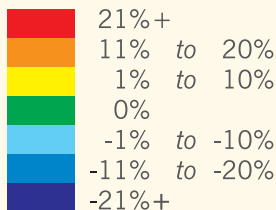
2.6%

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.



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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.