

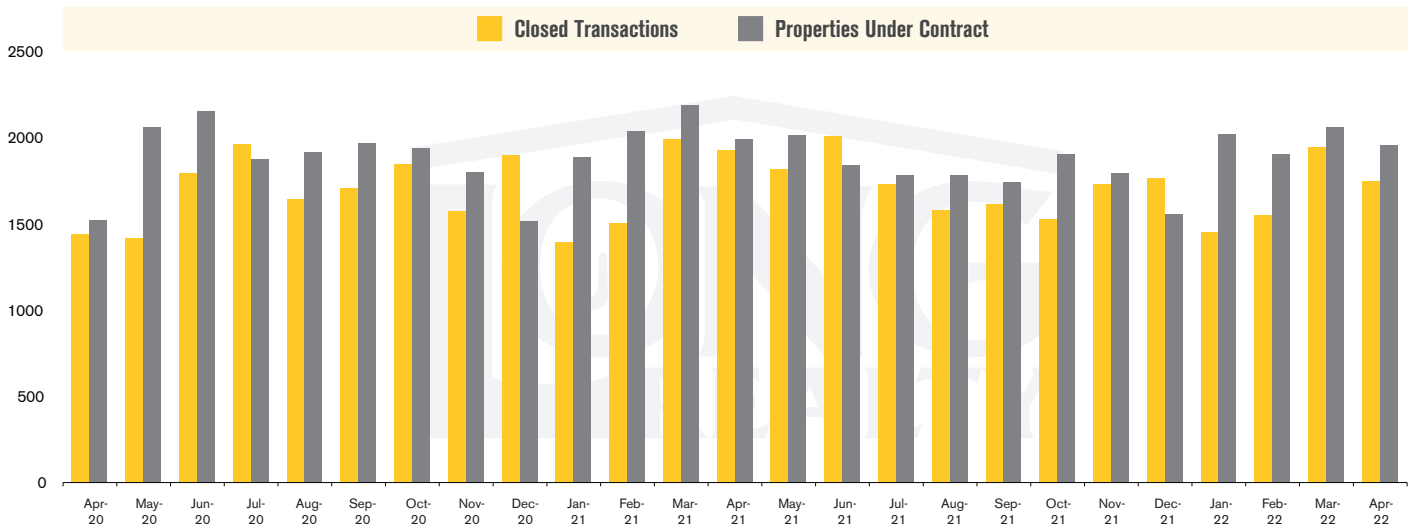
THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | MAY 2022

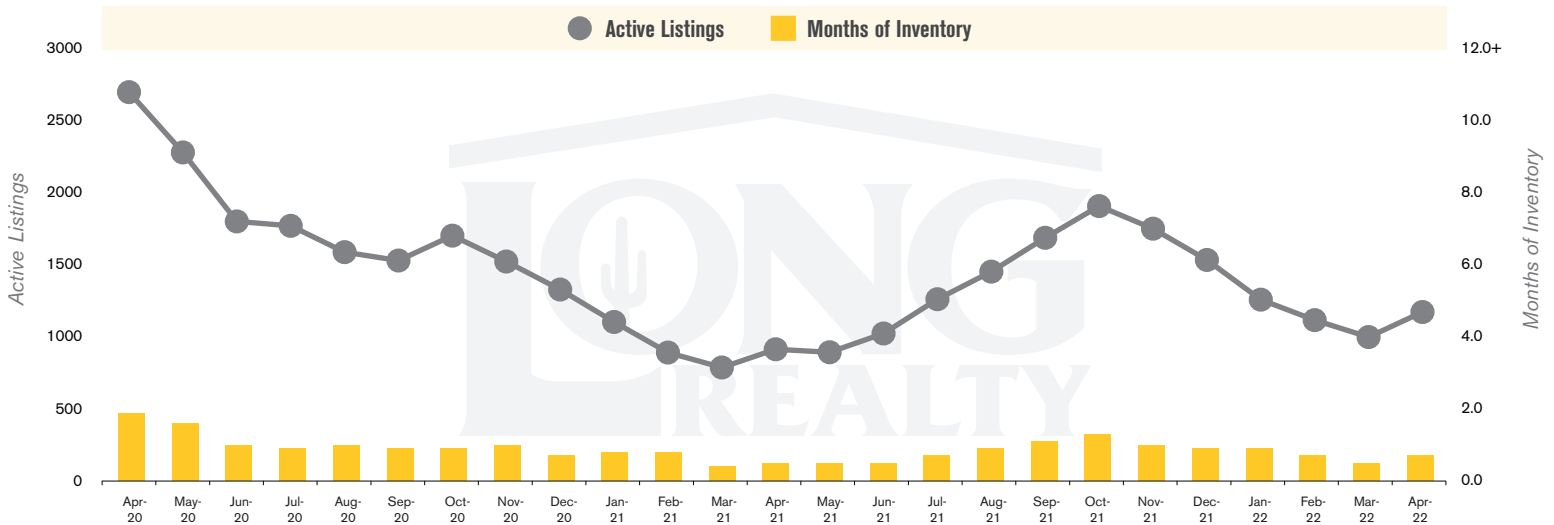


In the Tucson Main Market area, April 2022 active inventory was 1,193, a 28% increase from April 2021. There were 1,749 closings in April 2022, a 10% decrease from April 2021. Year-to-date 2022 there were 6,707 closings, a 2% decrease from year-to-date 2021. Months of Inventory was 0.7, up from 0.5 in April 2021. Median price of sold homes was \$368,097 for the month of April 2022, up 17% from April 2021. The Tucson Main Market area had 1,962 new properties under contract in April 2022, down 2% from April 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



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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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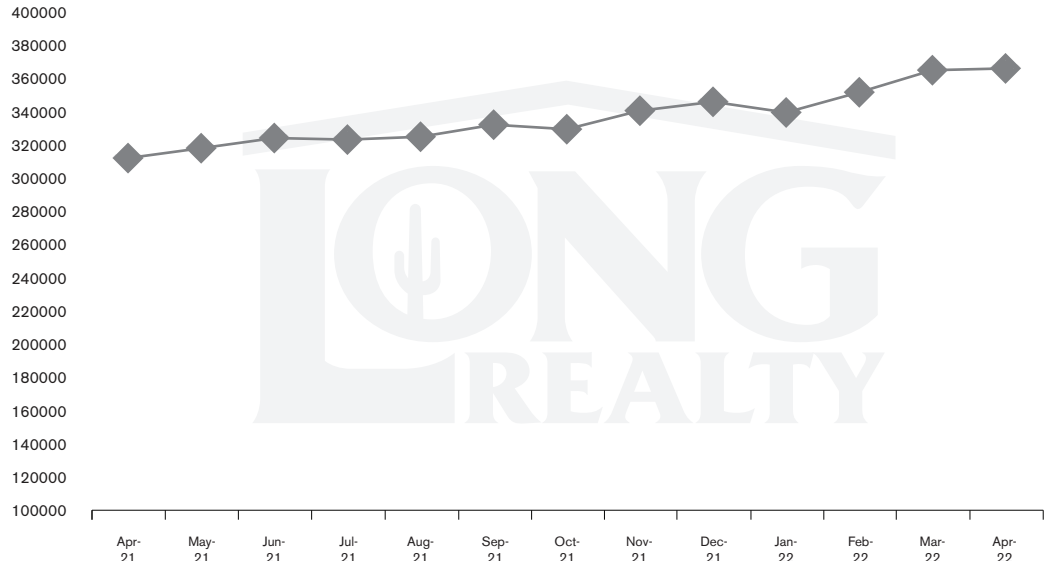
GREATER TUCSON MAIN MARKET | MAY 2022

MEDIAN SOLD PRICE

GREATER TUCSON
MAIN MARKET

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

Apr 2021	Apr 2022
100.4%	101.1%

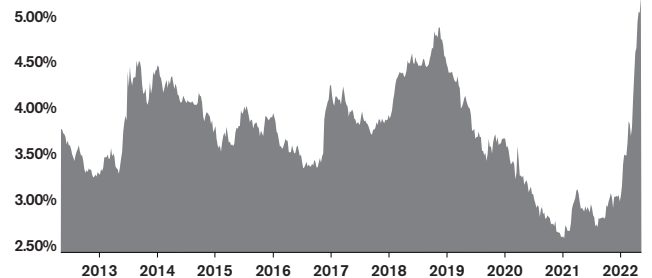


MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2021	\$313,491	3.060%	\$1,265.26
2022	\$368,097	4.980%	\$1,872.95

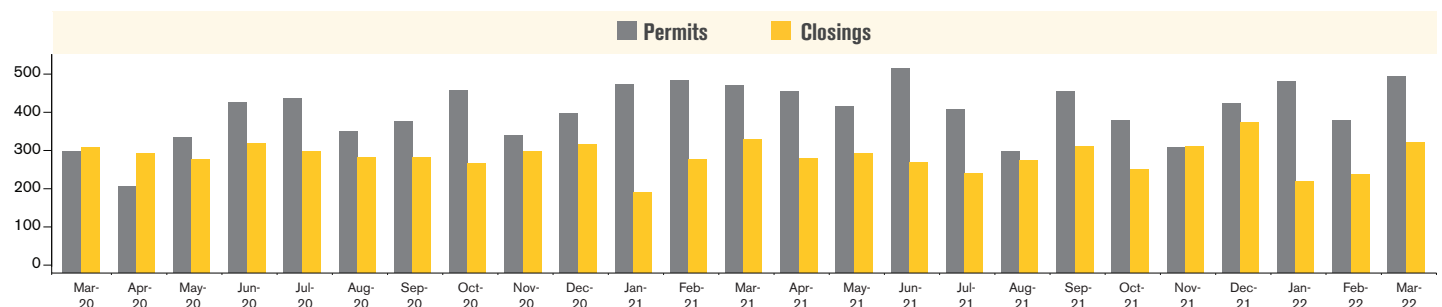
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS GREATER TUCSON MAIN MARKET



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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GREATER TUCSON MAIN MARKET | MAY 2022



MARKET CONDITIONS BY PRICE BAND GREATER TUCSON MAIN MARKET

	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	3	3	3	0	2	0	n/a	2.0	Seller
\$50,000 - 74,999	2	8	5	6	1	7	6	0.3	0.4	Seller
\$75,000 - 99,999	4	18	17	14	10	14	7	0.6	0.5	Seller
\$100,000 - 124,999	10	24	21	18	18	20	18	0.6	0.5	Seller
\$125,000 - 149,999	15	36	27	34	34	31	35	0.4	0.5	Seller
\$150,000 - 174,999	20	42	33	44	37	38	33	0.6	0.6	Seller
\$175,000 - 199,999	25	57	78	49	44	71	49	0.5	0.5	Seller
\$200,000 - 224,999	27	90	100	86	61	91	65	0.4	0.4	Seller
\$225,000 - 249,999	41	110	124	107	100	111	95	0.4	0.4	Seller
\$250,000 - 274,999	39	181	132	140	114	128	105	0.4	0.4	Seller
\$275,000 - 299,999	60	174	171	138	141	160	132	0.5	0.4	Seller
\$300,000 - 349,999	138	277	294	223	297	398	314	0.4	0.4	Seller
\$350,000 - 399,999	154	193	236	178	223	217	278	0.6	0.6	Seller
\$400,000 - 499,999	231	217	237	166	185	297	265	0.9	0.8	Seller
\$500,000 - 599,999	119	128	97	96	106	115	128	0.9	0.9	Seller
\$600,000 - 699,999	71	69	73	52	72	83	77	0.9	0.8	Seller
\$700,000 - 799,999	44	36	32	31	44	55	43	1.0	0.8	Seller
\$800,000 - 899,999	32	25	32	18	16	24	28	1.1	1.0	Seller
\$900,000 - 999,999	24	11	21	10	18	23	21	1.1	1.1	Seller
\$1,000,000 - and over	137	32	38	39	34	66	50	2.7	2.4	Seller
TOTAL	1,193	1,731	1,771	1,452	1,555	1,951	1,749	0.7	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.

THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | MAY 2022



MARKET SHARE GREATER TUCSON MAIN MARKET

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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23.6%

Tierra Antigua Realty

11.9%

Realty Executives Arizona Territory

7.9%

Keller Williams Southern Arizona

6.8%

Coldwell Banker Residential Brokerage

6.6%

Exp Realty

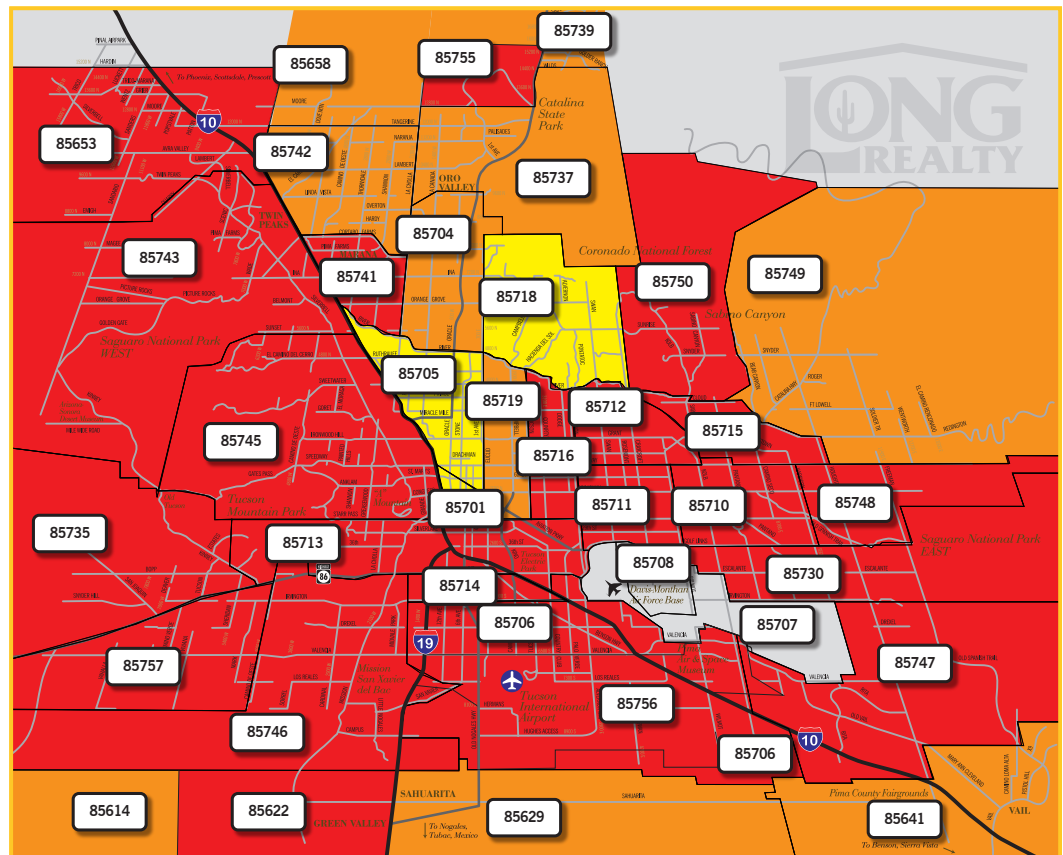
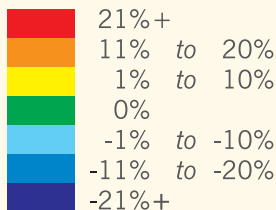
4.7%

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.