

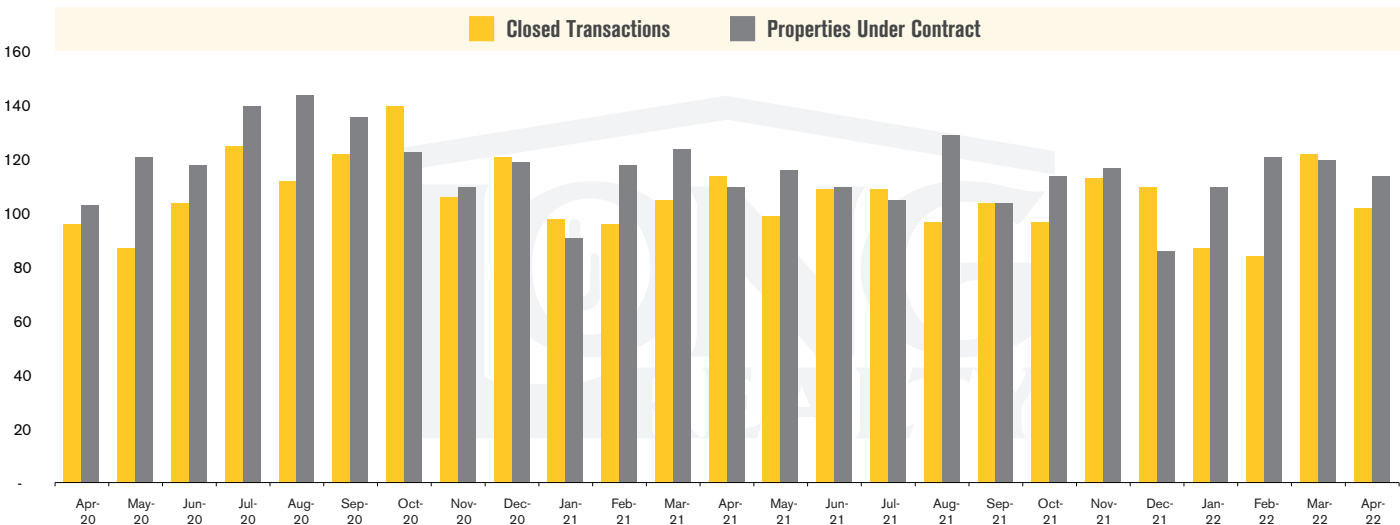
# THE HOUSING REPORT

TUCSON WEST | MAY 2022

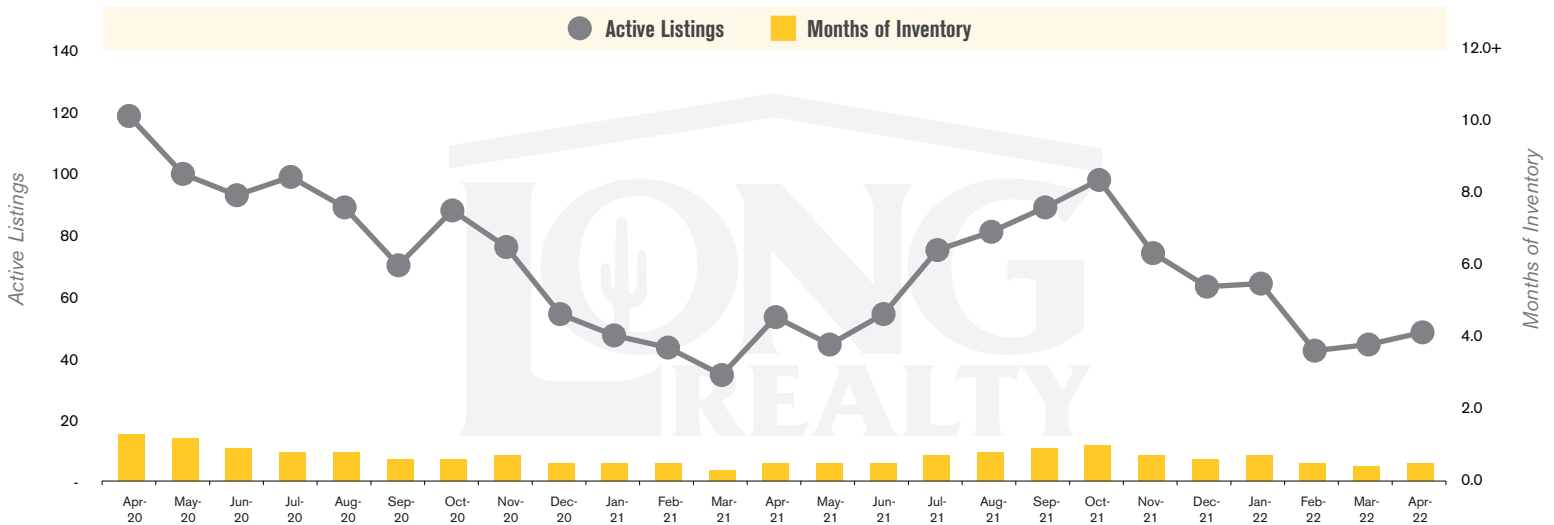


In the Tucson West area, April 2022 active inventory was 49, a 9% decrease from April 2021. There were 102 closings in April 2022, a 11% decrease from April 2021. Year-to-date 2022 there were 395 closings, a 4% decrease from year-to-date 2021. Months of Inventory was 0.5, unchanged from 0.5 in April 2021. Median price of sold homes was \$357,500 for the month of April 2022, up 15% from April 2021. The Tucson West area had 114 new properties under contract in April 2022, up 4% from April 2021.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON WEST



## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON WEST



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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

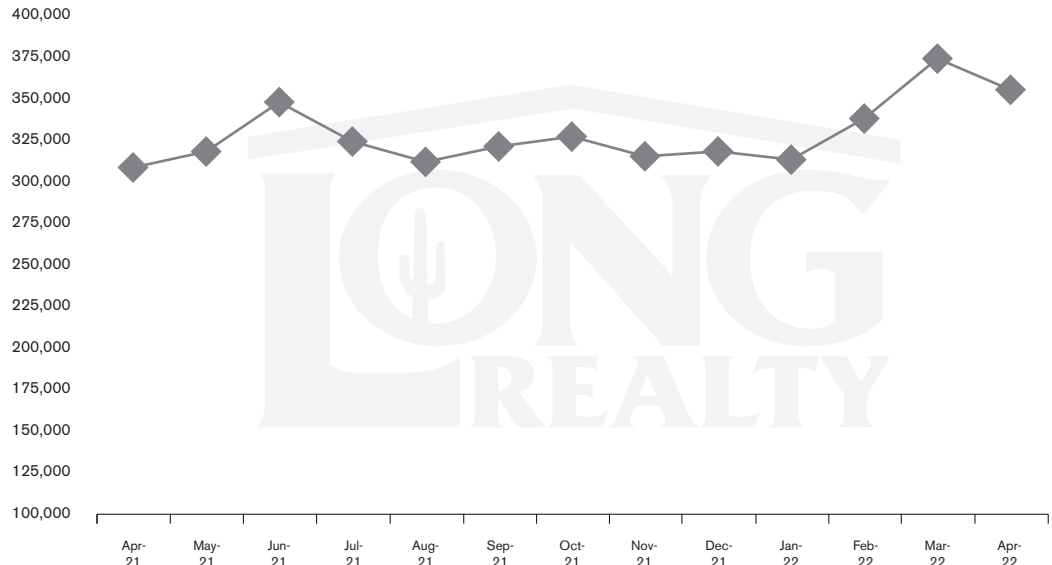
TUCSON WEST | MAY 2022



## MEDIAN SOLD PRICE TUCSON WEST

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

Apr 2021	Apr 2022
101.0%	99.0%

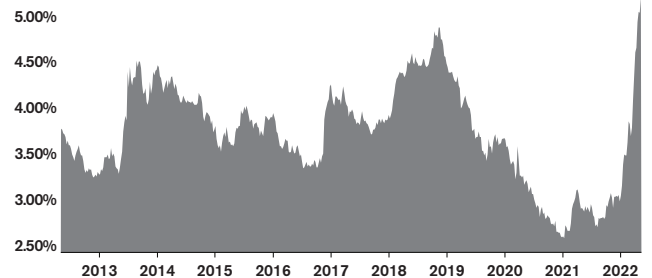


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON WEST

Year	Median Price	Int. Rate	MO. Payment
2006	\$225,000	6.140%	\$1,300.84
2021	\$310,200	3.060%	\$1,251.98
2022	\$357,500	4.980%	\$1,819.03

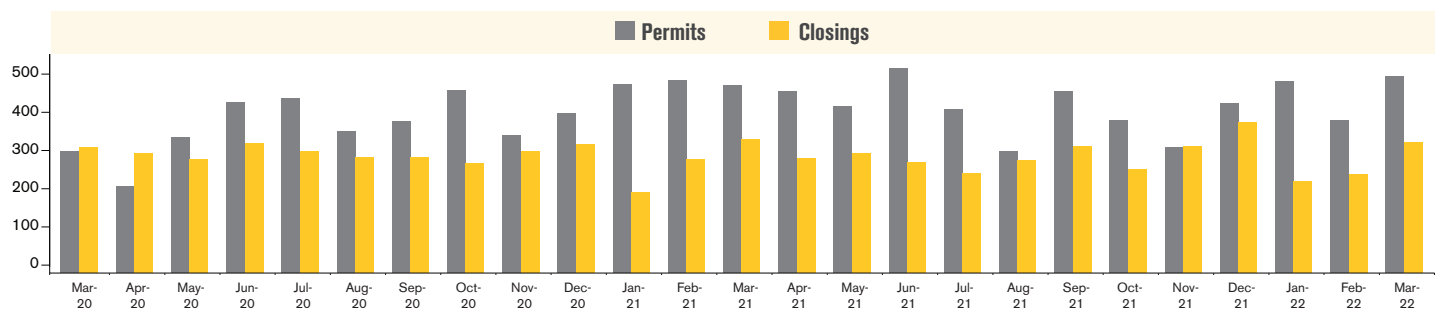
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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.

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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 WEST | MAY 2022



## MARKET CONDITIONS BY PRICE BAND TUCSON WEST

	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	1	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	1	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	1	6	3	0	3	2	0	n/a	0.2	<b>Seller</b>
\$125,000 - 149,999	1	4	0	2	3	3	0	n/a	0.5	<b>Seller</b>
\$150,000 - 174,999	1	2	2	2	1	3	2	0.5	0.3	<b>Seller</b>
\$175,000 - 199,999	0	4	2	7	3	4	6	0.0	0.0	<b>Seller</b>
\$200,000 - 224,999	0	7	9	3	3	6	2	0.0	0.3	<b>Seller</b>
\$225,000 - 249,999	0	4	2	6	5	4	5	0.0	0.0	<b>Seller</b>
\$250,000 - 274,999	3	7	7	8	3	3	6	0.5	0.4	<b>Seller</b>
\$275,000 - 299,999	2	9	15	5	3	4	7	0.3	0.6	<b>Seller</b>
\$300,000 - 349,999	10	24	30	19	21	23	18	0.6	0.3	<b>Seller</b>
\$350,000 - 399,999	7	10	12	7	12	22	14	0.5	0.5	<b>Seller</b>
\$400,000 - 499,999	6	13	20	15	11	23	21	0.3	0.3	<b>Seller</b>
\$500,000 - 599,999	3	9	5	3	6	10	5	0.6	0.7	<b>Seller</b>
\$600,000 - 699,999	4	7	1	5	4	4	5	0.8	1.0	<b>Seller</b>
\$700,000 - 799,999	3	4	0	1	2	6	5	0.6	0.6	<b>Seller</b>
\$800,000 - 899,999	2	0	0	2	1	0	1	2.0	2.5	<b>Seller</b>
\$900,000 - 999,999	1	2	0	1	2	3	1	1.0	0.3	<b>Seller</b>
\$1,000,000 - and over	4	1	2	0	1	2	4	1.0	2.1	<b>Seller</b>
<b>TOTAL</b>	<b>49</b>	<b>113</b>	<b>110</b>	<b>87</b>	<b>84</b>	<b>122</b>	<b>102</b>	<b>0.5</b>	<b>0.4</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

TUCSON WEST | MAY 2022



## MARKET SHARE TUCSON WEST

**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

19.5%

Tierra Antigua Realty

14.4%

Keller Williams Southern Arizona

7.3%

Realty Executives Arizona Territory

6.8%

Coldwell Banker Residential Brokerage

6.4%

Omni Homes International

3.9%

## 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

