

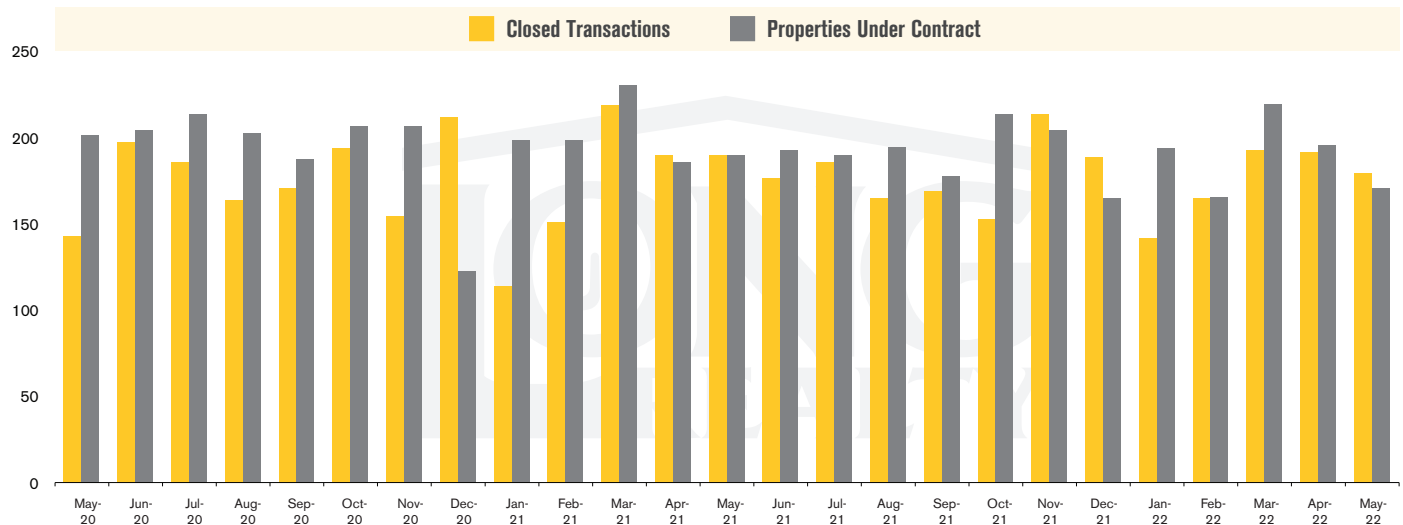
# THE HOUSING REPORT

TUCSON EAST | JUNE 2022

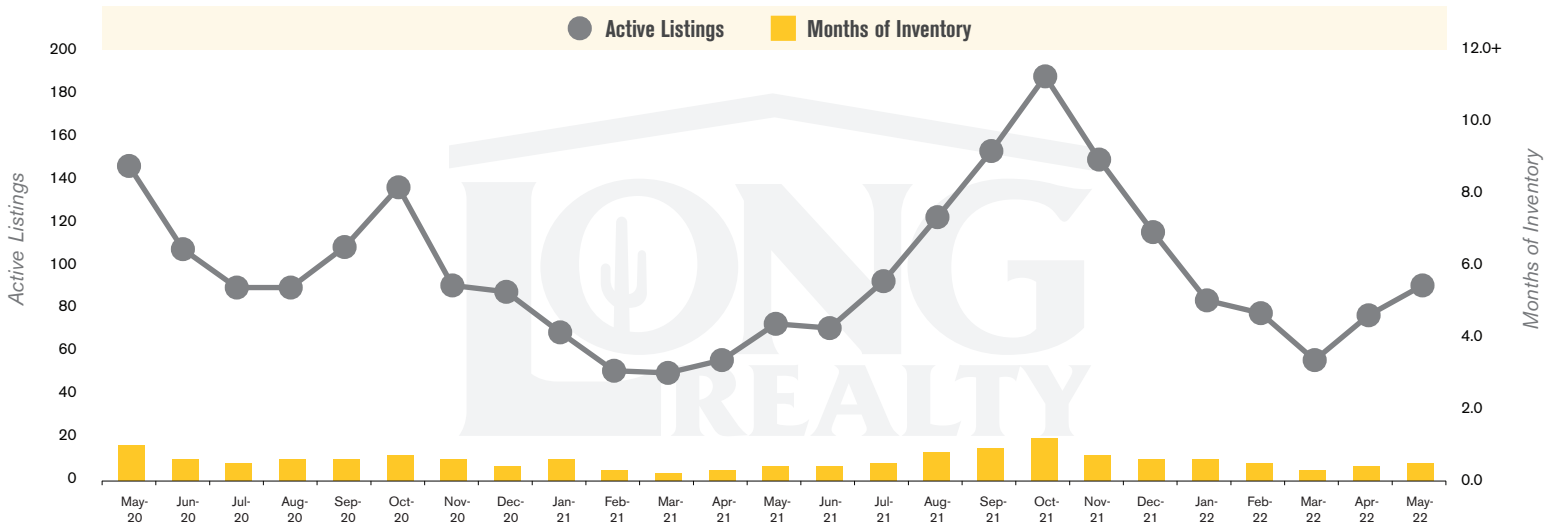


In the Tucson East area, May 2022 active inventory was 92, a 24% increase from May 2021. There were 180 closings in May 2022, a 5% decrease from May 2021. Year-to-date 2022 there were 872 closings, a 1% increase from year-to-date 2021. Months of Inventory was 0.5, up from 0.4 in May 2021. Median price of sold homes was \$320,000 for the month of May 2022, up 28% from May 2021. The Tucson East area had 171 new properties under contract in May 2022, down 10% from May 2021.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT TUCSON EAST



## ACTIVE LISTINGS AND MONTHS OF INVENTORY TUCSON EAST



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 06/07/2022 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

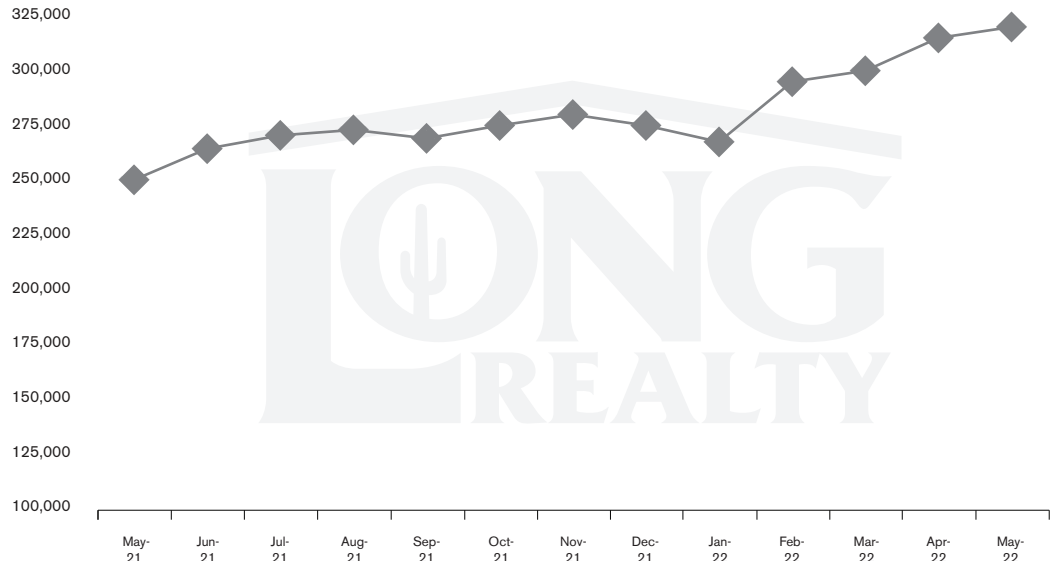
TUCSON EAST | JUNE 2022



## MEDIAN SOLD PRICE TUCSON EAST

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

May 2021	May 2022
102.3%	101.5%



## MONTHLY PAYMENT ON A MEDIAN PRICED HOME TUCSON EAST

Year	Median Price	Int. Rate	MO. Payment
2006	\$218,250	6.140%	\$1,261.82
2021	\$250,185	2.960%	\$996.93
2022	\$320,000	5.230%	\$1,674.94

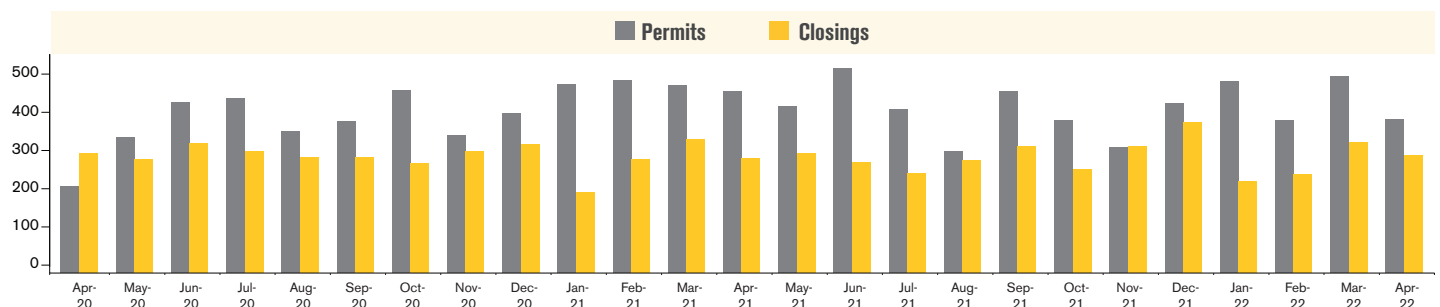
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For April 2022, new home permits were **down 16%** and new home closings were **up 3%** from April 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 06/07/2022. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON EAST | JUNE 2022



## MARKET CONDITIONS BY PRICE BAND TUCSON EAST

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	2	0	1	1	0	n/a	0.0	<b>Seller</b>
\$75,000 - 99,999	0	3	2	1	2	1	1	0.0	0.5	<b>Seller</b>
\$100,000 - 124,999	0	2	1	0	0	3	1	0.0	0.3	<b>Seller</b>
\$125,000 - 149,999	0	5	6	4	2	2	1	0.0	0.4	<b>Seller</b>
\$150,000 - 174,999	2	6	4	4	5	6	5	0.4	0.4	<b>Seller</b>
\$175,000 - 199,999	1	11	1	1	5	3	5	0.2	0.4	<b>Seller</b>
\$200,000 - 224,999	3	14	17	4	8	8	9	0.3	0.2	<b>Seller</b>
\$225,000 - 249,999	3	22	19	17	15	13	9	0.3	0.2	<b>Seller</b>
\$250,000 - 274,999	5	29	24	31	24	22	18	0.3	0.2	<b>Seller</b>
\$275,000 - 299,999	6	33	14	22	33	23	21	0.3	0.3	<b>Seller</b>
\$300,000 - 349,999	28	29	29	42	67	48	54	0.5	0.4	<b>Seller</b>
\$350,000 - 399,999	20	15	12	21	15	36	27	0.7	0.5	<b>Seller</b>
\$400,000 - 499,999	16	10	4	12	9	16	17	0.9	0.8	<b>Seller</b>
\$500,000 - 599,999	4	3	3	3	3	4	4	1.0	0.8	<b>Seller</b>
\$600,000 - 699,999	0	6	2	0	2	2	3	0.0	0.3	<b>Seller</b>
\$700,000 - 799,999	1	0	1	0	0	1	3	0.3	0.5	<b>Seller</b>
\$800,000 - 899,999	0	1	0	2	0	2	1	0.0	0.0	<b>Seller</b>
\$900,000 - 999,999	0	0	0	1	1	0	0	n/a	1.0	<b>Seller</b>
\$1,000,000 - and over	3	0	1	0	1	1	1	3.0	3.7	<b>Seller</b>
<b>TOTAL</b>	<b>92</b>	<b>189</b>	<b>142</b>	<b>165</b>	<b>193</b>	<b>192</b>	<b>180</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**



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

**Long Realty Company**

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 06/07/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2022-05/31/2022. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON EAST | JUNE 2022



## MARKET SHARE TUCSON EAST

**Long Realty leads the market in successful real estate sales.**

Data Obtained 06/07/2022 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 04/01/2021 – 05/31/2022 rounded to the nearest tenth of one percent and deemed to be correct.

### LONG REALTY COMPANY

16.9%

Realty Executives Arizona Properties

12.5%

Tierra Antigua Realty

10.6%

Keller Williams Southern Arizona

7.8%

Exp Realty

7.5%

Coldwell Banker Residential Brokerage

4.6%

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2021-MAY 2021 TO  
MAR 2022-MAY 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

