

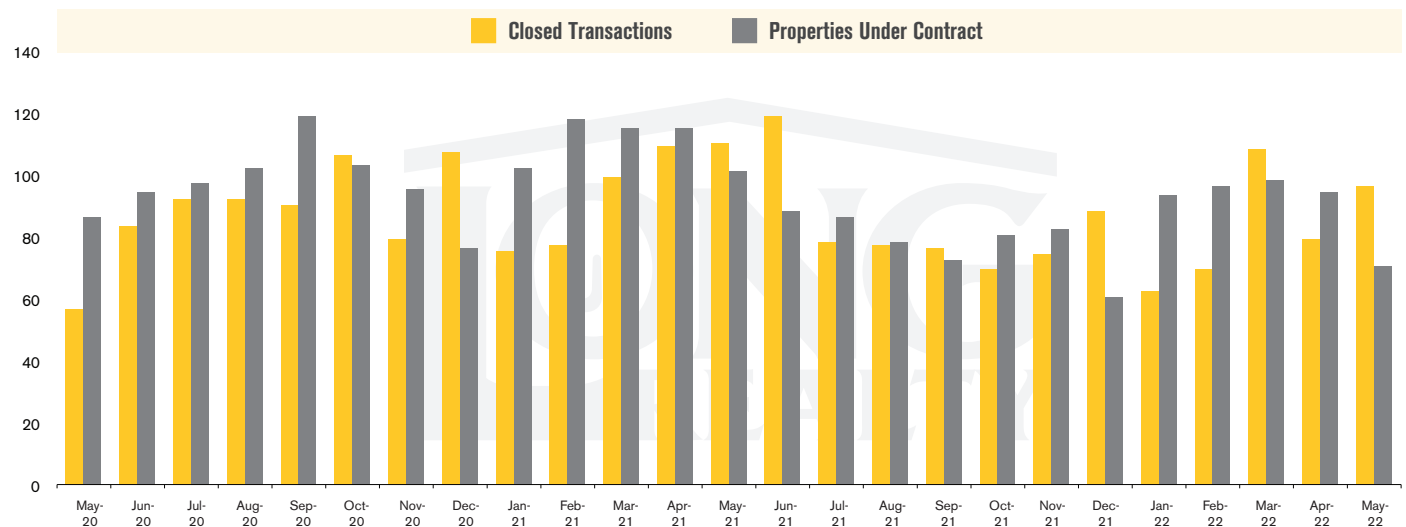
THE HOUSING REPORT

ORO VALLEY | JUNE 2022

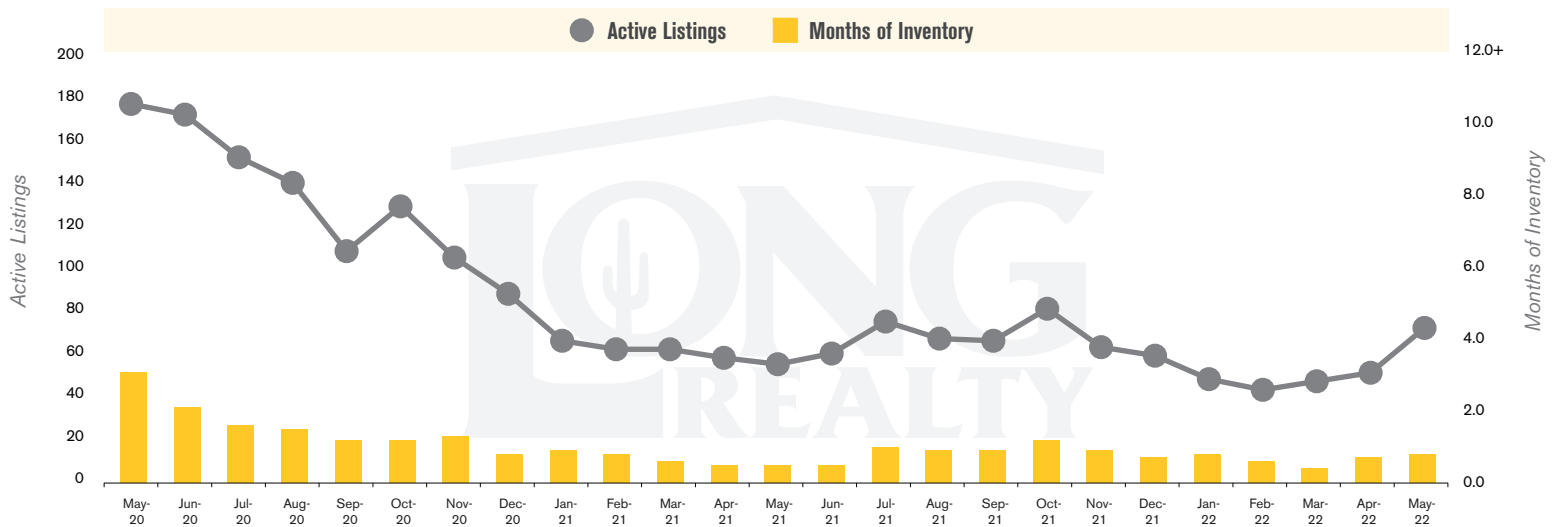


In the Oro Valley area, May 2022 active inventory was 73, a 30% increase from May 2021. There were 97 closings in May 2022, a 13% decrease from May 2021. Year-to-date 2022 there were 419 closings, a 12% decrease from year-to-date 2021. Months of Inventory was 0.8, up from 0.5 in May 2021. Median price of sold homes was \$559,900 for the month of May 2022, up 18% from May 2021. The Oro Valley area had 71 new properties under contract in May 2022, down 30% from May 2021.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY 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 06/07/2022 is believed to be reliable, but not guaranteed.

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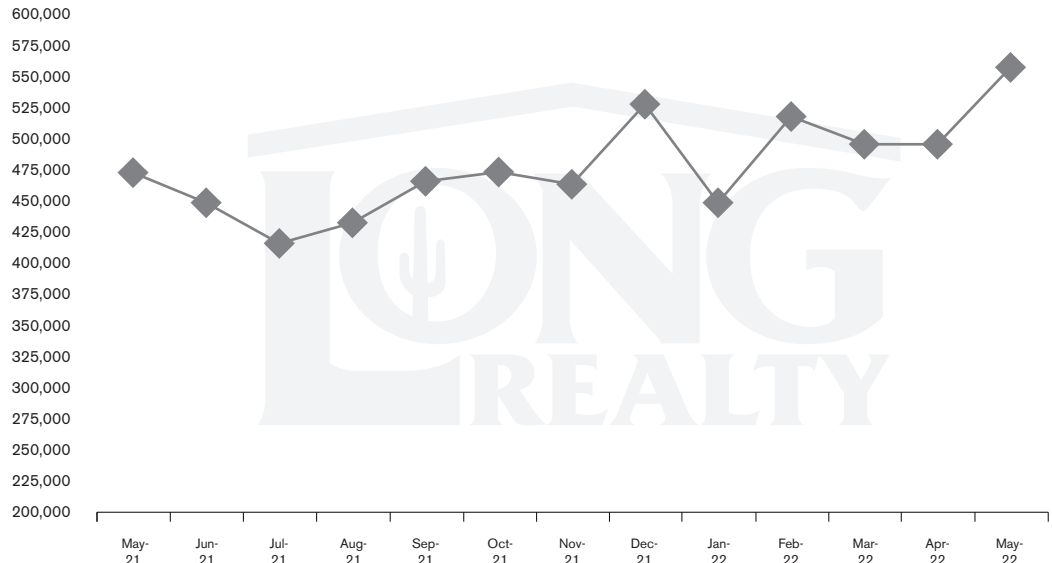
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MEDIAN SOLD PRICE ORO VALLEY

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

May 2021	May 2022
100.3%	101.6%



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	\$474,450	2.960%	\$1,890.58
2022	\$559,900	5.230%	\$2,930.61

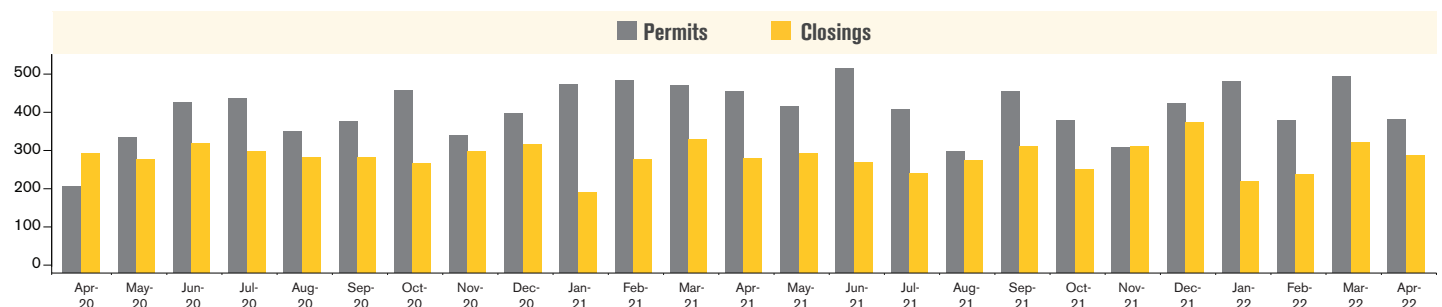
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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.

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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
		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	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	1	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	1	2	0	0	1	0.0	0.0	Seller
\$200,000 - 224,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$225,000 - 249,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	0	1	2	0	0	0	n/a	n/a	n/a
\$300,000 - 349,999	0	5	7	5	7	5	5	0.0	0.1	Seller
\$350,000 - 399,999	1	12	10	12	12	16	7	0.1	0.2	Seller
\$400,000 - 499,999	8	22	15	12	35	20	26	0.3	0.3	Seller
\$500,000 - 599,999	10	17	11	12	17	17	16	0.6	0.5	Seller
\$600,000 - 699,999	6	6	5	6	10	6	20	0.3	0.3	Seller
\$700,000 - 799,999	4	4	3	6	6	4	5	0.8	0.5	Seller
\$800,000 - 899,999	7	7	3	1	5	2	2	3.5	1.0	Seller
\$900,000 - 999,999	7	5	2	2	6	1	8	0.9	1.7	Seller
\$1,000,000 - and over	29	10	4	10	11	9	7	4.1	2.3	Seller
TOTAL	73	89	63	70	109	80	97	0.8	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 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.

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MARKET SHARE ORO VALLEY

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.

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34.1%

Tierra Antigua Realty 9.6%

Coldwell Banker Residential Brokerage 9.2%

Realty Executives Arizona Territory 7.4%

Keller Williams Southern Arizona 5.3%

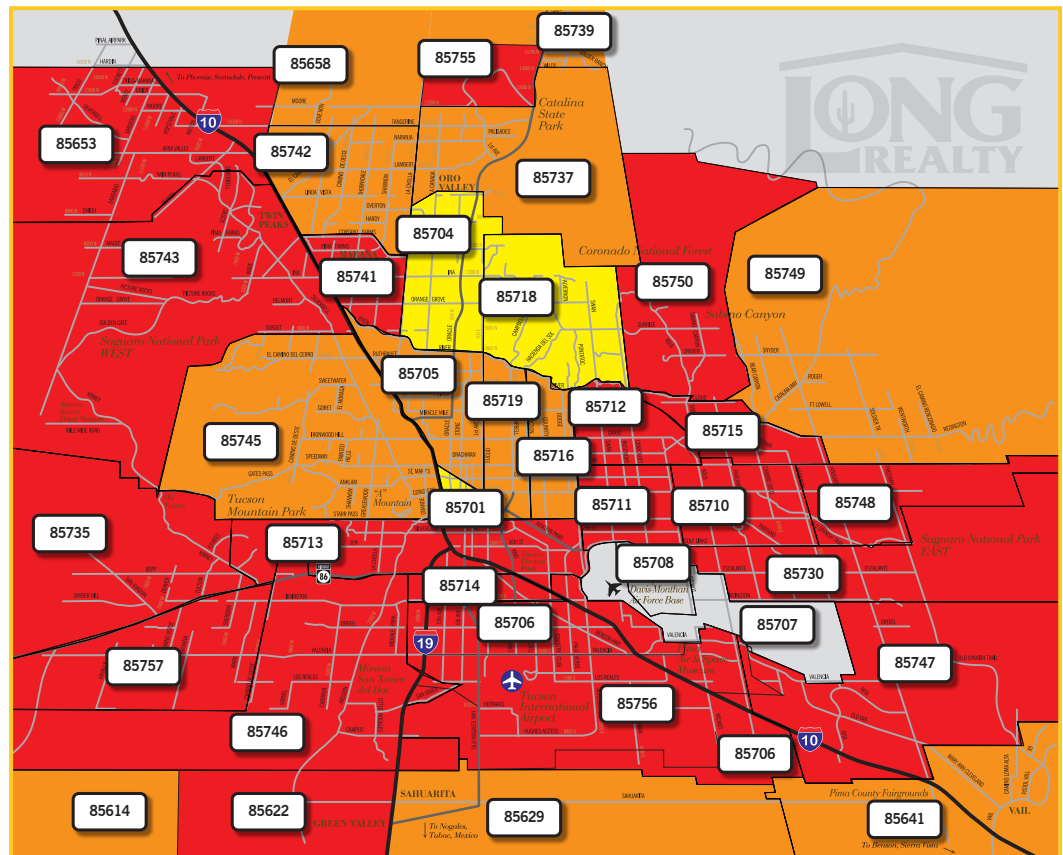
Exp Realty 3.8%

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



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 March 2021-May 2021 to March 2022-May 2022 by zip code. These statistics are based on information obtained from the MLSSAZ on 06/07/2022. Information is believed to be reliable, but not guaranteed.