

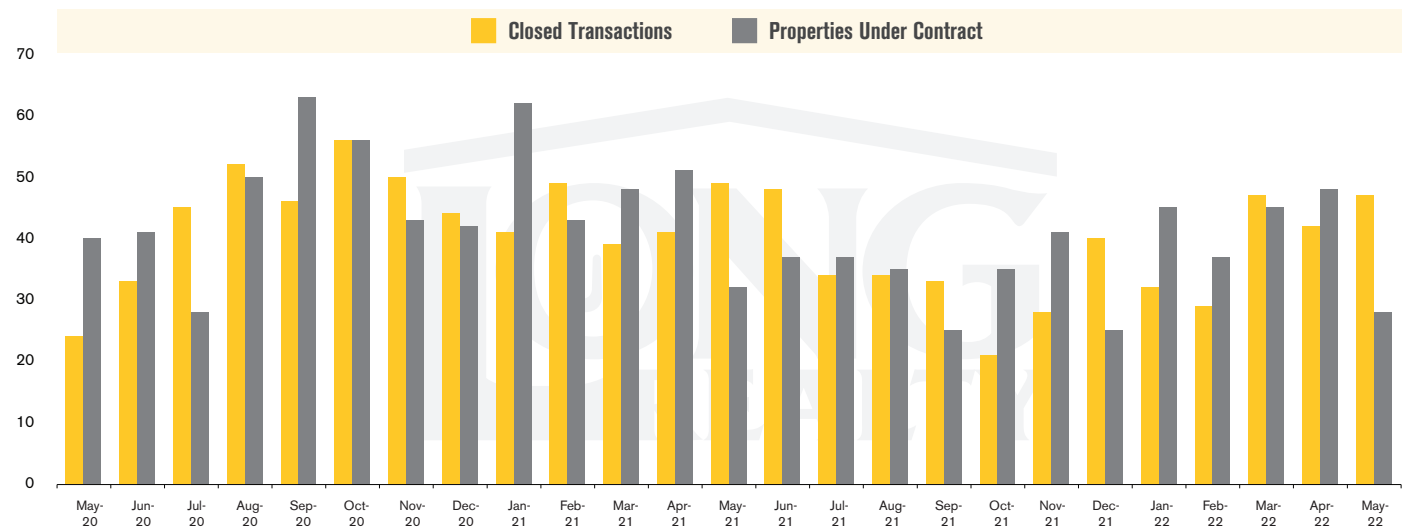
# THE HOUSING REPORT

RANCHO VISTOSO | JUNE 2022

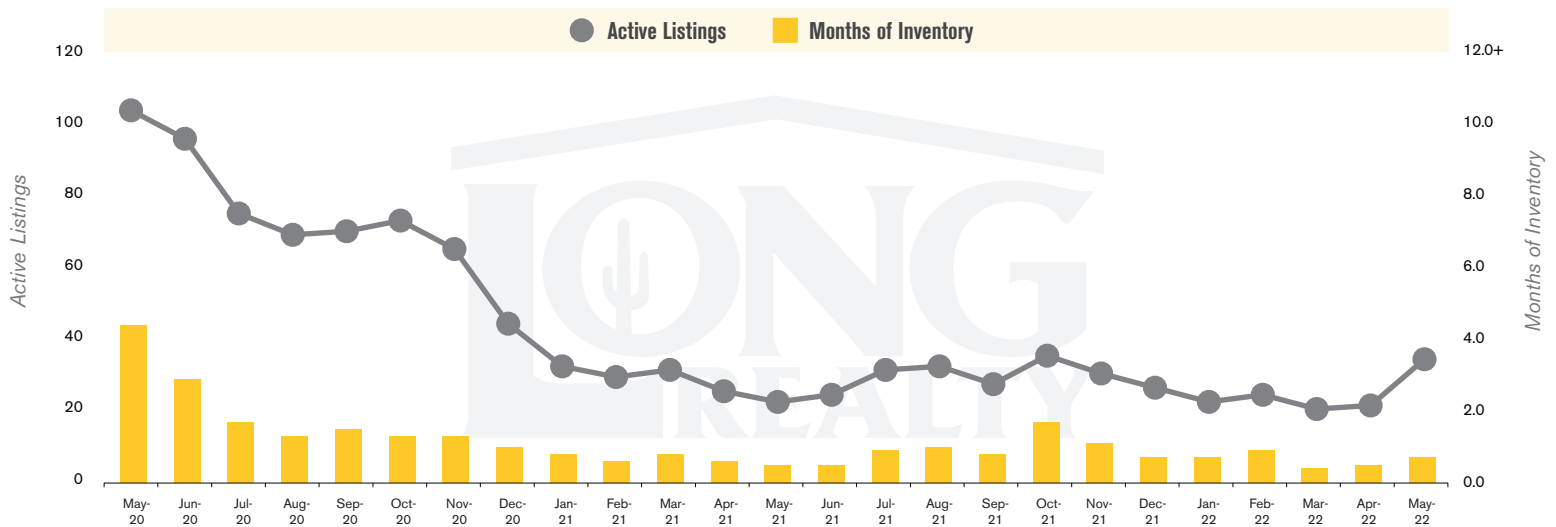


In the Rancho Vistoso area, May 2022 active inventory was 35, a 52% increase from May 2021. There were 47 closings in May 2022, a 4% decrease from May 2021. Year-to-date 2022 there were 197 closings, a 10% decrease from year-to-date 2021. Months of Inventory was 0.7, up from 0.5 in May 2021. Median price of sold homes was \$583,681 for the month of May 2022, up 6% from May 2021. The Rancho Vistoso area had 28 new properties under contract in May 2022, down 13% from May 2021.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT RANCHO VISTOSO



## ACTIVE LISTINGS AND MONTHS OF INVENTORY RANCHO VISTOSO



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

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## MEDIAN SOLD PRICE

RANCHO VISTOSO

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

May 2021	May 2022
100.6%	100.8%



## MONTHLY PAYMENT ON A MEDIAN PRICED HOME RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2021	\$549,729	2.960%	\$2,190.55
2022	\$583,681	5.230%	\$3,055.09

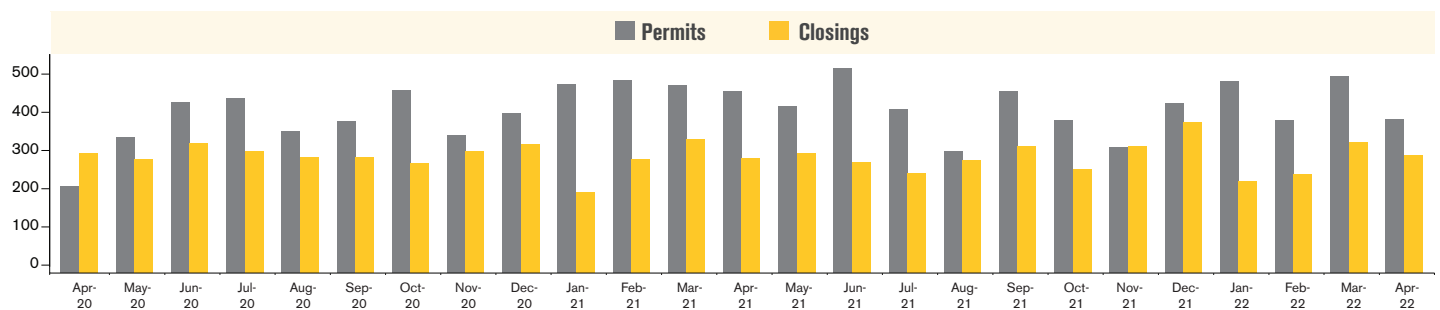
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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 RANCHO VISTOSO

	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	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	0	1	0	0	n/a	0.0	<b>Seller</b>
\$275,000 - 299,999	0	0	1	1	0	0	0	n/a	n/a	n/a
\$300,000 - 349,999	0	2	4	3	3	3	3	0.0	0.0	<b>Seller</b>
\$350,000 - 399,999	0	3	4	5	2	6	4	0.0	0.0	<b>Seller</b>
\$400,000 - 499,999	3	9	6	2	12	11	10	0.3	0.2	<b>Seller</b>
\$500,000 - 599,999	5	9	8	5	6	9	8	0.6	0.9	<b>Seller</b>
\$600,000 - 699,999	1	2	4	4	7	5	13	0.1	0.1	<b>Seller</b>
\$700,000 - 799,999	2	1	0	3	4	1	2	1.0	0.3	<b>Seller</b>
\$800,000 - 899,999	2	4	1	1	3	2	1	2.0	0.3	<b>Seller</b>
\$900,000 - 999,999	2	1	0	0	2	0	3	0.7	1.4	<b>Seller</b>
\$1,000,000 - and over	20	9	4	5	7	5	3	6.7	3.0	<b>Seller</b>
<b>TOTAL</b>	<b>35</b>	<b>40</b>	<b>32</b>	<b>29</b>	<b>47</b>	<b>42</b>	<b>47</b>	<b>0.7</b>	<b>0.6</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 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 RANCHO VISTOSO

**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

30.0%

Realty Executive Arizona Territory

10.6%

Tierra Antigua Realty

9.2%

Coldwell Banker Residential Brokerage

6.5%

Russ Lyon Sothebys International

5.4%

Keller Williams Southern Arizona

4.4%

## 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

