

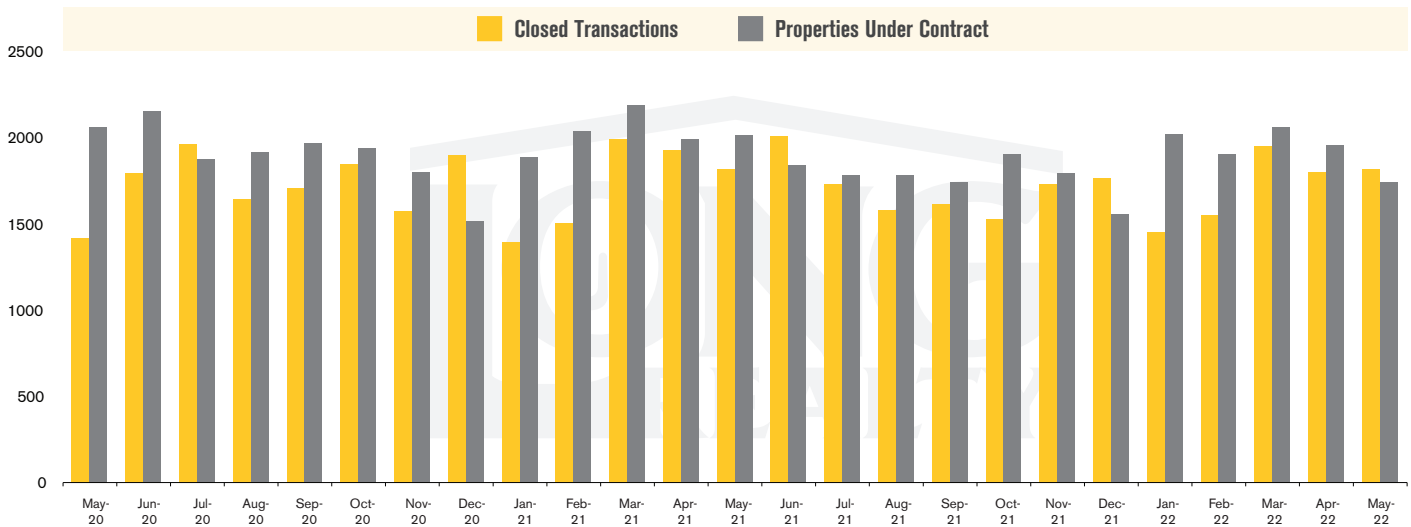
# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JUNE 2022

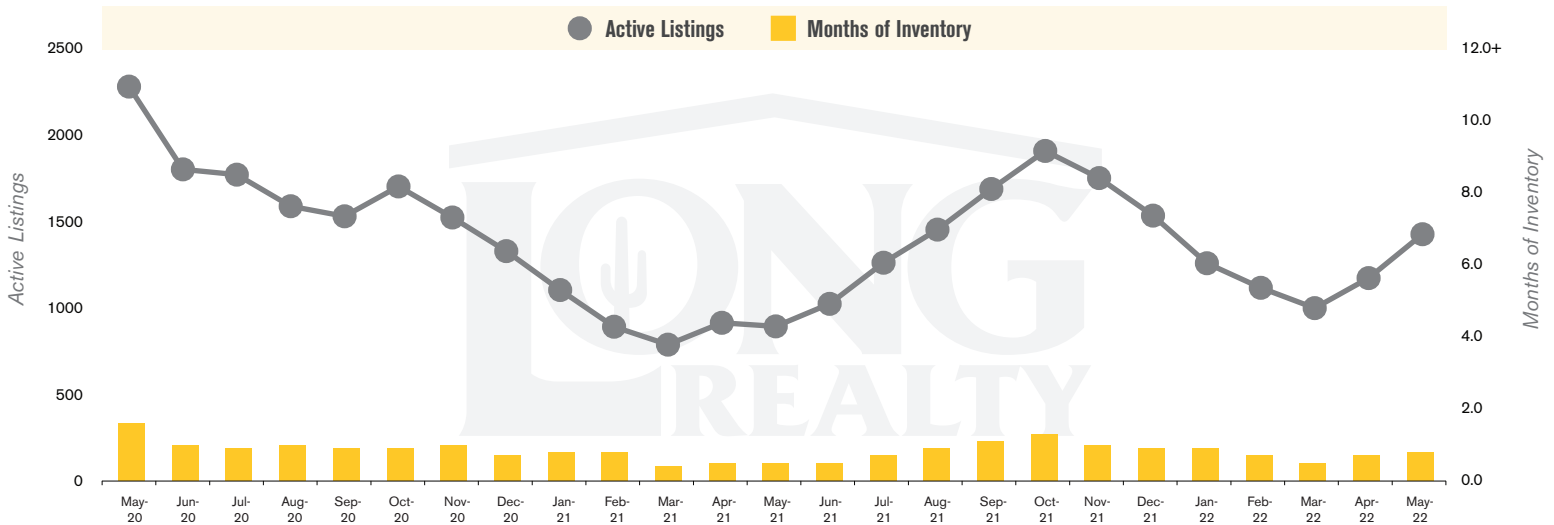


In the Tucson Main Market area, May 2022 active inventory was 1,450, a 59% increase from May 2021. There were 1,818 closings in May 2022, virtually unchanged from May 2021. Year-to-date 2022 there were 8,586 closings, a 1% decrease from year-to-date 2021. Months of Inventory was 0.8, up from 0.5 in May 2021. Median price of sold homes was \$375,477 for the month of May 2022, up 18% from May 2021. The Tucson Main Market area had 1,744 new properties under contract in May 2022, down 14% from May 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 06/07/2022 is believed to be reliable, but not guaranteed.

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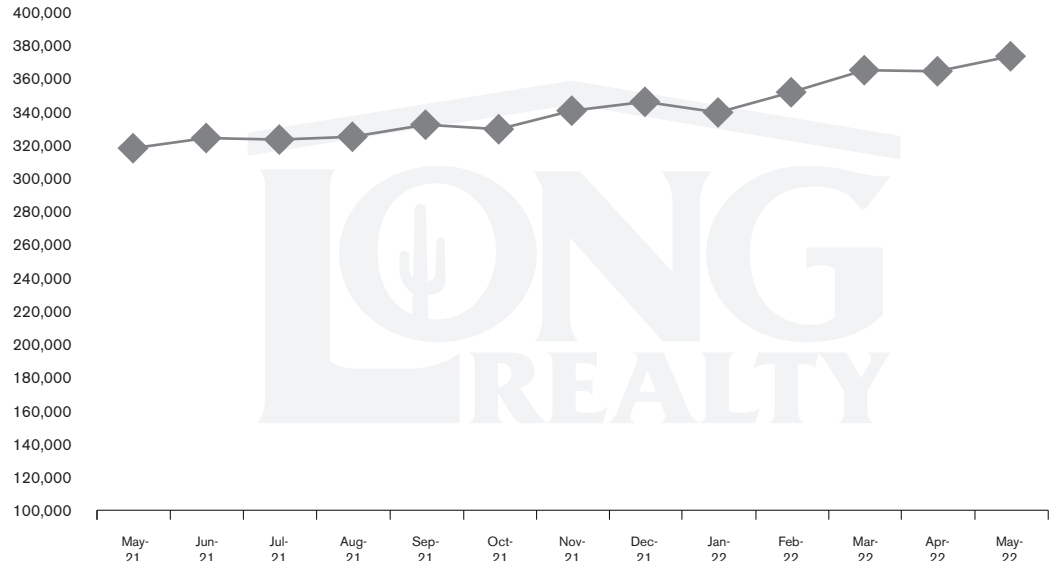


## MEDIAN SOLD PRICE

GREATER TUCSON  
MAIN MARKET

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

May 2021	May 2022
<b>100.7%</b>	<b>101.0%</b>

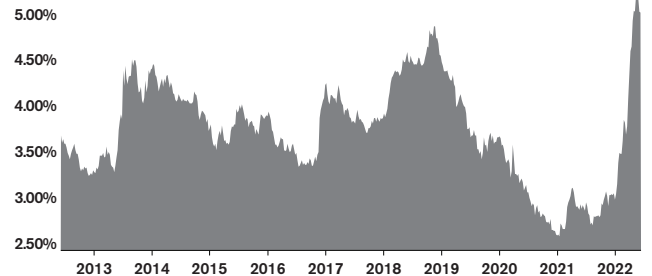


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREATER TUCSON MAIN MARKET

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2021	\$319,516	2.960%	\$1,273.20
2022	\$375,477	5.230%	\$1,965.31

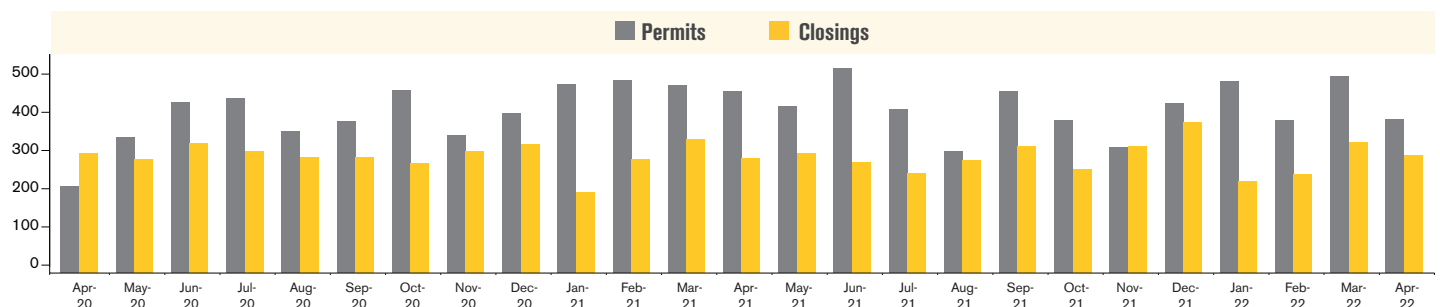
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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 April 2022, new home permits were **down 16%** and new home closings were **up 3%** from April 2021.

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# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JUNE 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
		Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22			
\$1 - 49,999	0	3	3	0	2	0	0	n/a	1.0	Seller
\$50,000 - 74,999	0	5	6	1	7	7	1	0.0	0.4	Seller
\$75,000 - 99,999	4	17	14	10	15	8	10	0.4	0.4	Seller
\$100,000 - 124,999	9	21	18	18	20	19	15	0.6	0.6	Seller
\$125,000 - 149,999	19	27	34	34	31	35	24	0.8	0.5	Seller
\$150,000 - 174,999	22	33	44	37	38	35	35	0.6	0.6	Seller
\$175,000 - 199,999	31	78	49	44	71	53	37	0.8	0.5	Seller
\$200,000 - 224,999	37	100	86	61	91	65	71	0.5	0.4	Seller
\$225,000 - 249,999	50	124	107	100	111	97	90	0.6	0.4	Seller
\$250,000 - 274,999	45	132	140	114	128	109	106	0.4	0.3	Seller
\$275,000 - 299,999	65	171	138	141	163	140	140	0.5	0.4	Seller
\$300,000 - 349,999	156	294	223	297	398	325	332	0.5	0.4	Seller
\$350,000 - 399,999	204	236	178	223	217	290	264	0.8	0.6	Seller
\$400,000 - 499,999	297	237	166	185	298	270	291	1.0	0.9	Seller
\$500,000 - 599,999	157	97	96	106	115	131	144	1.1	1.0	Seller
\$600,000 - 699,999	78	73	52	72	83	77	95	0.8	0.8	Seller
\$700,000 - 799,999	49	32	31	44	55	43	62	0.8	0.8	Seller
\$800,000 - 899,999	43	32	18	16	25	29	26	1.7	1.2	Seller
\$900,000 - 999,999	25	21	10	18	23	21	25	1.0	1.1	Seller
\$1,000,000 - and over	159	38	39	34	66	50	50	3.2	2.5	Seller
<b>TOTAL</b>	<b>1,450</b>	<b>1,771</b>	<b>1,452</b>	<b>1,555</b>	<b>1,957</b>	<b>1,804</b>	<b>1,818</b>	<b>0.8</b>	<b>0.7</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.

# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JUNE 2022



## MARKET SHARE

GREATER TUCSON MAIN MARKET

**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**

**23.3%**

Tierra Antigua Realty

11.9%

Realty Executives Arizona Territory

8.0%

Keller Williams Southern Arizona

6.7%

Coldwell Banker Residential Brokerage

6.6%

Exp Realty

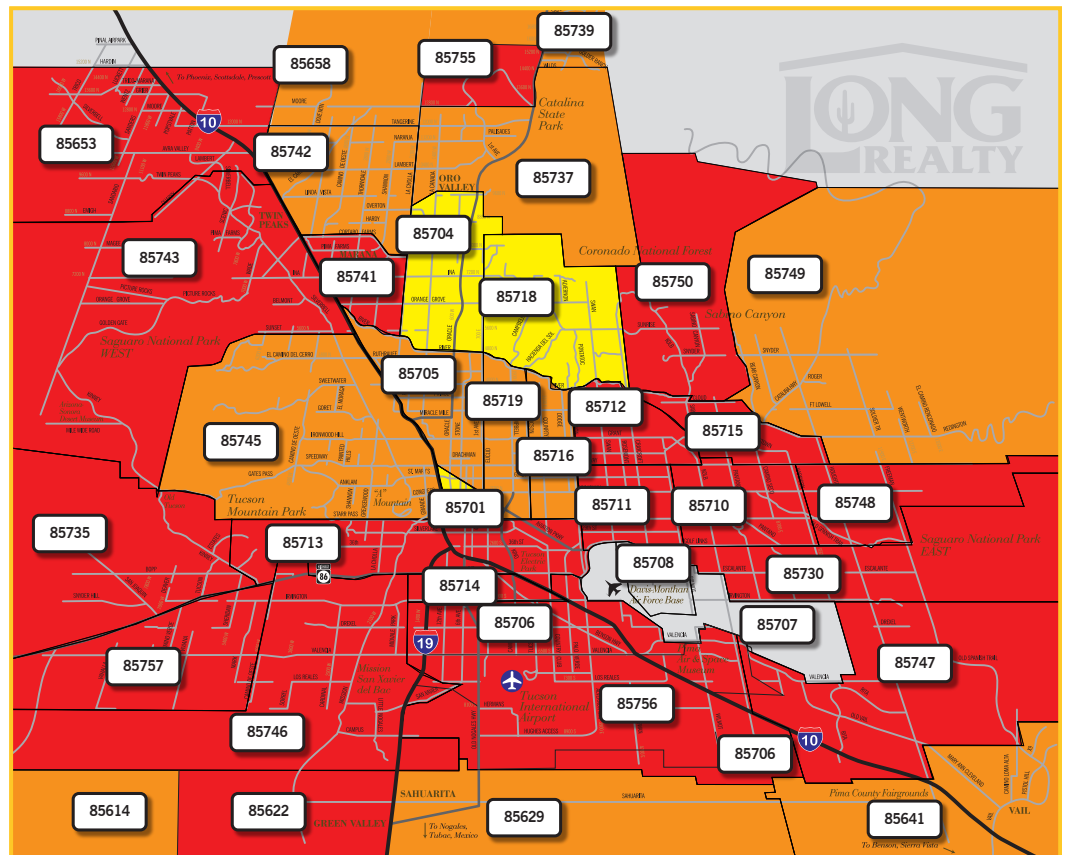
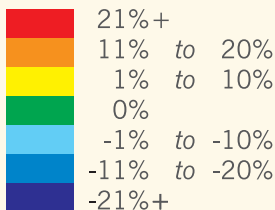
4.5%

## 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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**Long Realty Company**

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.