

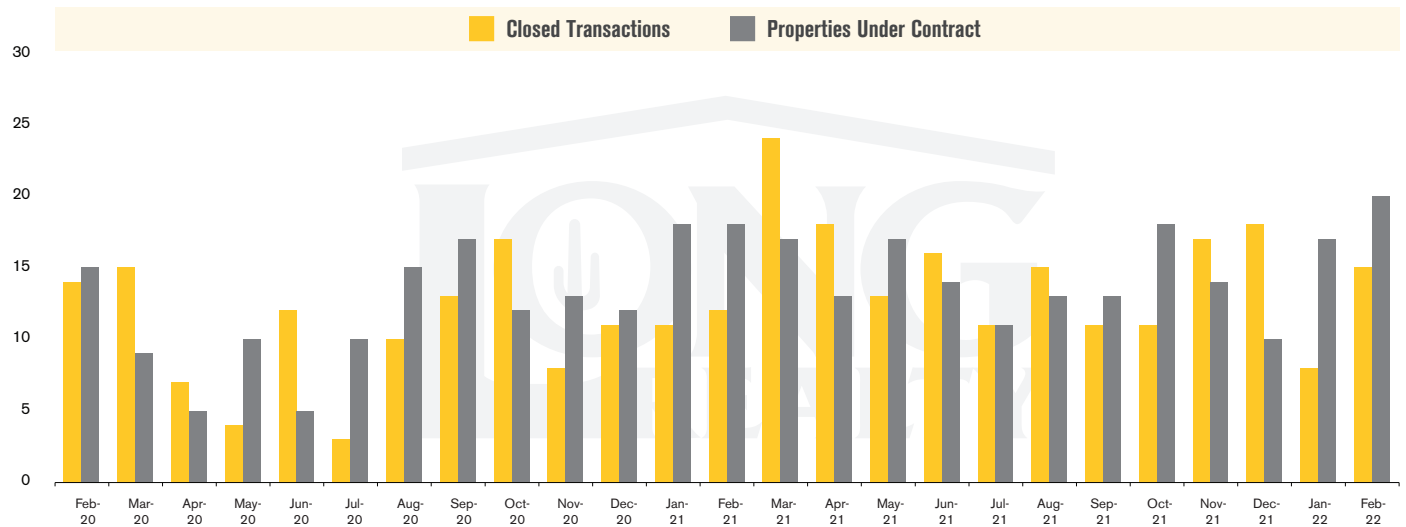
# THE HOUSING REPORT



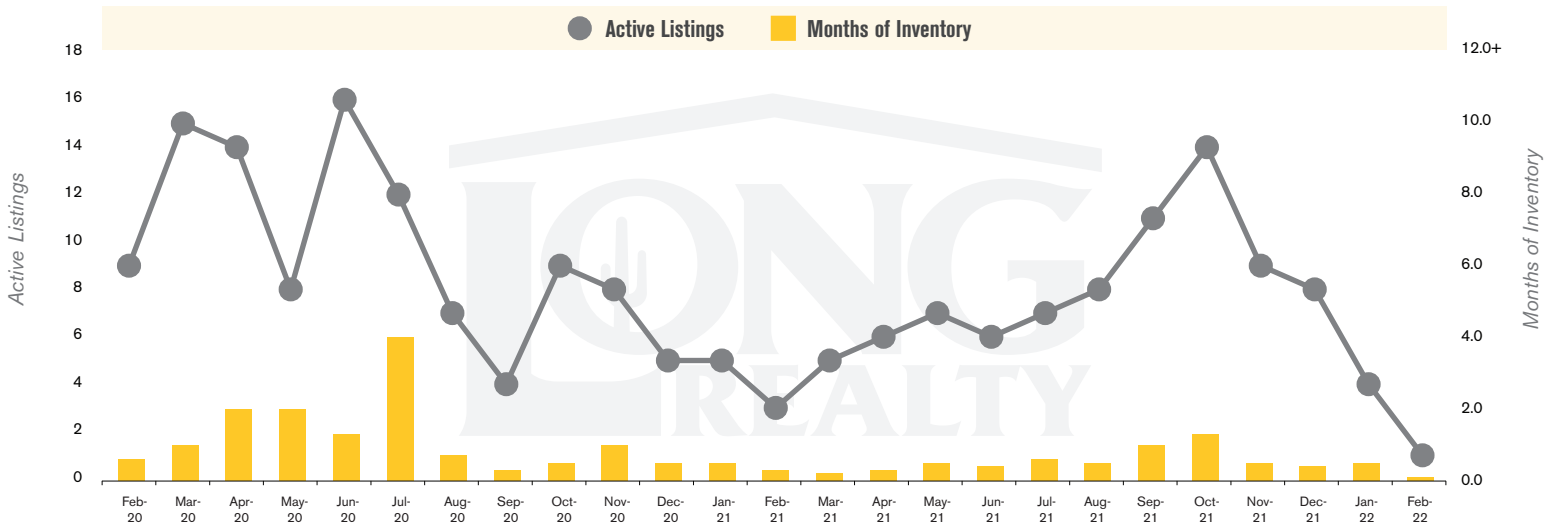
SUN CITY ORO VALLEY | MARCH 2022

In the Sun City Oro Valley area, February 2022 active inventory was 1, a 67% decrease from February 2021. There were 15 closings in February 2022, a 25% increase from February 2021. Year-to-date 2022 there were 23 closings, virtually unchanged from year-to-date 2021. Months of Inventory was 0.1, down from 0.3 in February 2021. Median price of sold homes was \$459,000 for the month of February 2022, up 30% from February 2021. The Sun City Oro Valley area had 20 new properties under contract in February 2022, up 11% from February 2021.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SUN CITY ORO VALLEY



## ACTIVE LISTINGS AND MONTHS OF INVENTORY SUN CITY 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 03/07/2022 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT



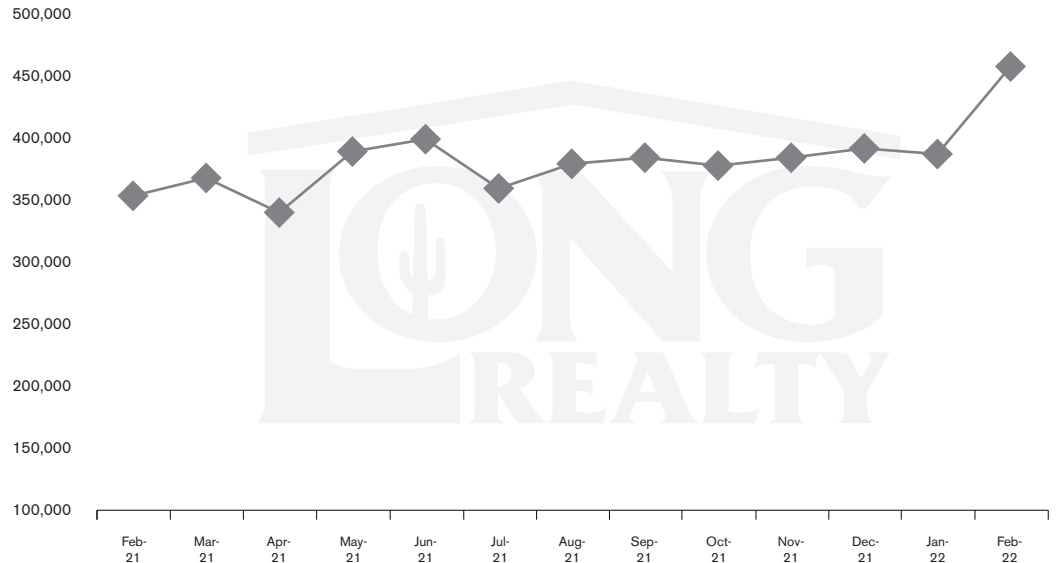
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## MEDIAN SOLD PRICE

SUN CITY ORO VALLEY

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

Feb 2021	Feb 2022
<b>98.4%</b>	<b>98.2%</b>

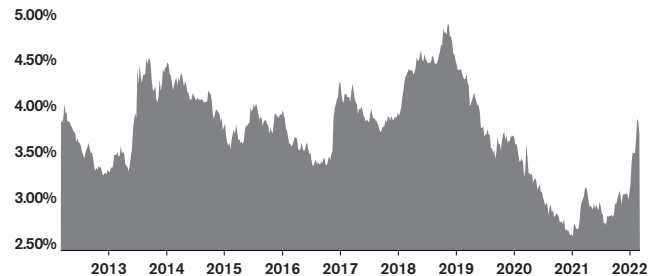


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2021	\$354,000	2.81%	\$1,383.63
2022	\$459,000	3.760%	\$2,021.89

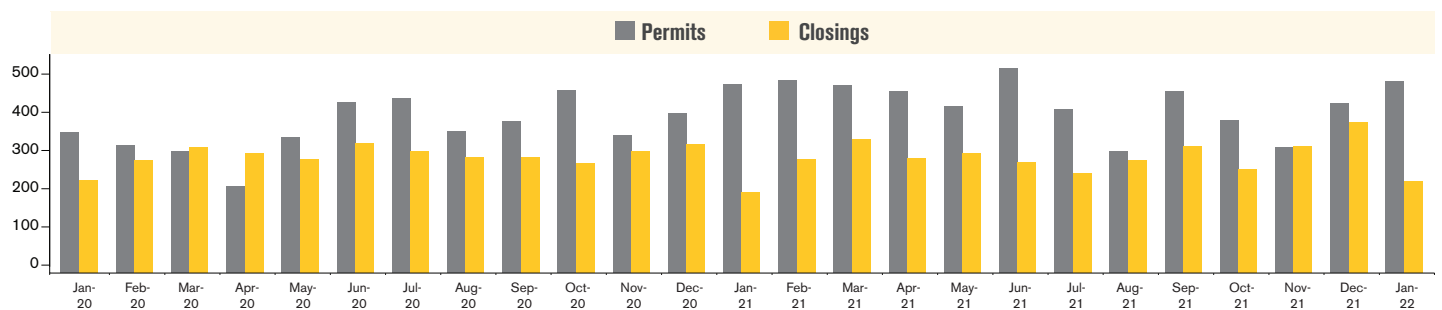
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research



For January 2022, new home permits were **up 1%** and new home closings were **up 13%** from January 2021.

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# THE HOUSING REPORT

SUN CITY ORO VALLEY | MARCH 2022



## MARKET CONDITIONS BY PRICE BAND SUN CITY ORO VALLEY

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-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	0	1	0	n/a	0.0	<b>Seller</b>
\$275,000 - 299,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$300,000 - 349,999	0	4	1	5	2	1	1	0.0	0.0	<b>Seller</b>
\$350,000 - 399,999	0	2	7	4	7	3	5	0.0	0.1	<b>Seller</b>
\$400,000 - 499,999	0	5	3	5	7	2	4	0.0	0.5	<b>Seller</b>
\$500,000 - 599,999	0	0	0	1	1	0	2	0.0	1.0	<b>Seller</b>
\$600,000 - 699,999	1	0	0	1	1	1	2	0.5	0.5	<b>Seller</b>
\$700,000 - 799,999	0	0	0	0	0	0	1	0.0	0.0	<b>Seller</b>
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>1</b>	<b>11</b>	<b>11</b>	<b>17</b>	<b>18</b>	<b>8</b>	<b>15</b>	<b>0.1</b>	<b>0.3</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 03/07/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2021-02/28/2022. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

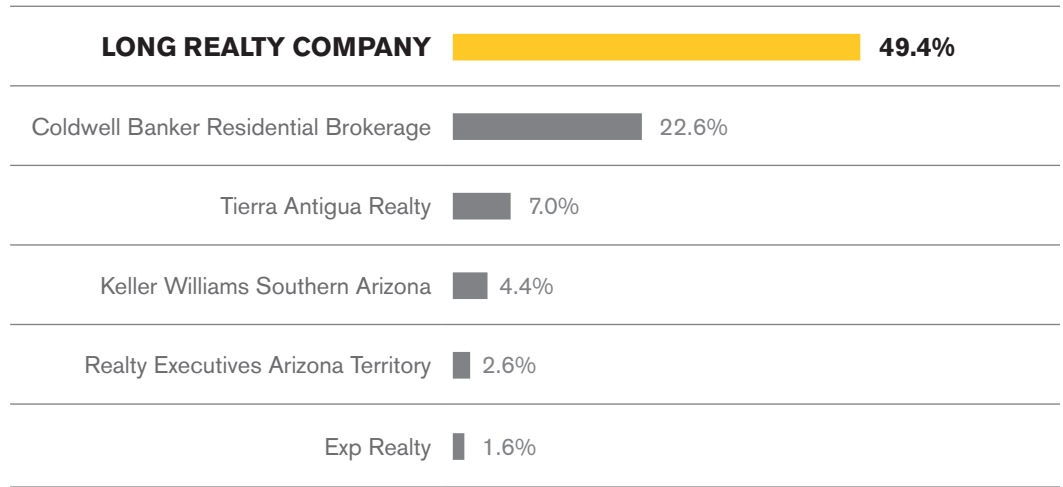
SUN CITY ORO VALLEY | MARCH 2022



## MARKET SHARE SUN CITY ORO VALLEY

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

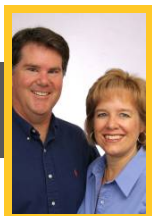
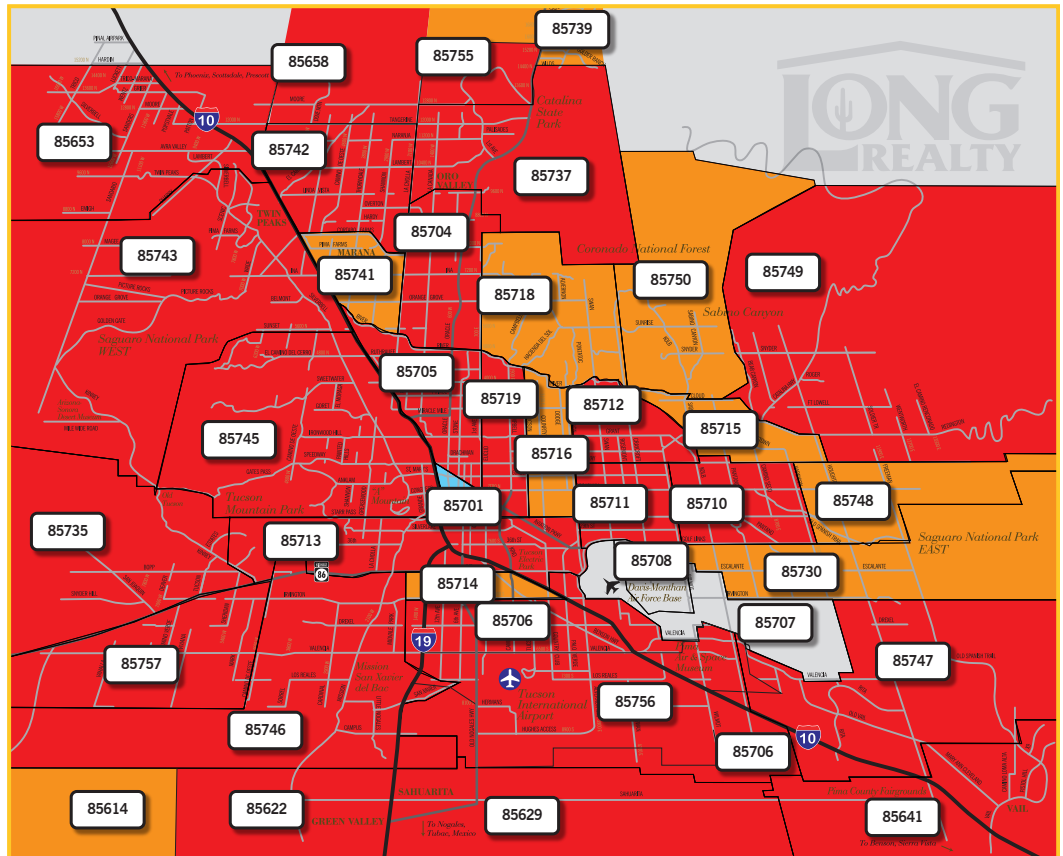
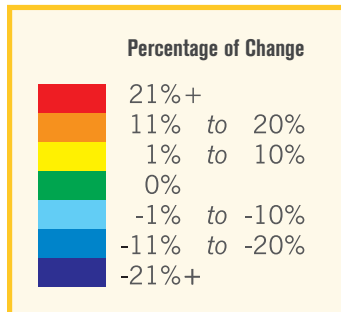
*Data Obtained 03/07/2022 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 03/01/2021 – 02/28/2022 rounded to the nearest tenth of one percent and deemed to be correct.*



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2020-FEB 2021 TO  
DEC 2021-FEB 2022

*Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.*



**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 December 2020-February 2021 to December 2021-February 2022 by zip code. These statistics are based on information obtained from the MLSSAZ on 03/07/2022. Information is believed to be reliable, but not guaranteed.*