

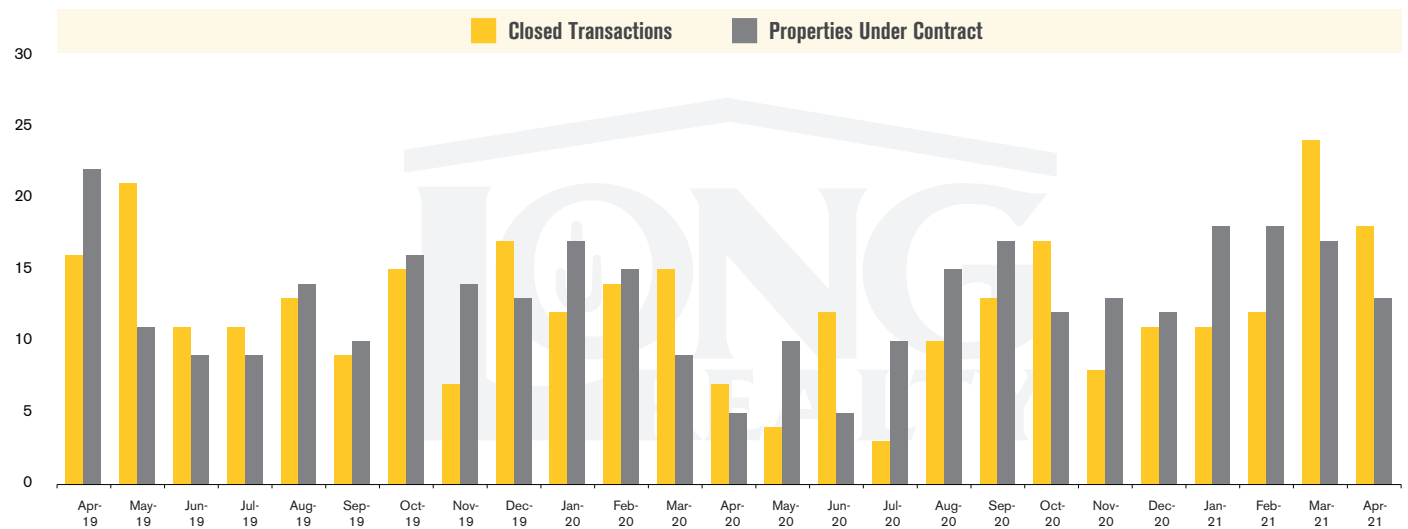
THE HOUSING REPORT



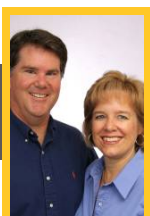
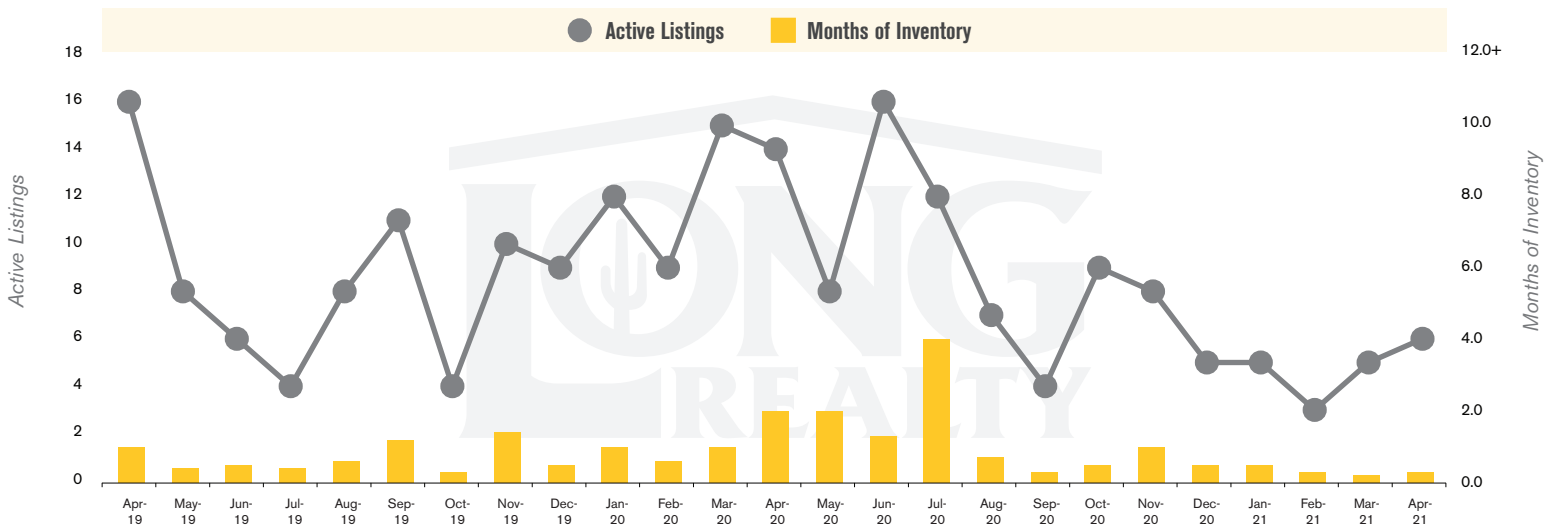
SUN CITY ORO VALLEY | MAY 2021

In the Sun City Oro Valley area, April 2021 active inventory was 6, a 57% decrease from April 2020. There were 18 closings in April 2021, a 157% increase from April 2020. Year-to-date 2021 there were 65 closings, a 35% increase from year-to-date 2020. Months of Inventory was .3, down from 2.0 in April 2020. Median price of sold homes was \$340,407 for the month of April 2021, up 6% from April 2020. The Sun City Oro Valley area had 13 new properties under contract in April 2021, up 160% from April 2020.

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 05/06/2021 is believed to be reliable, but not guaranteed.

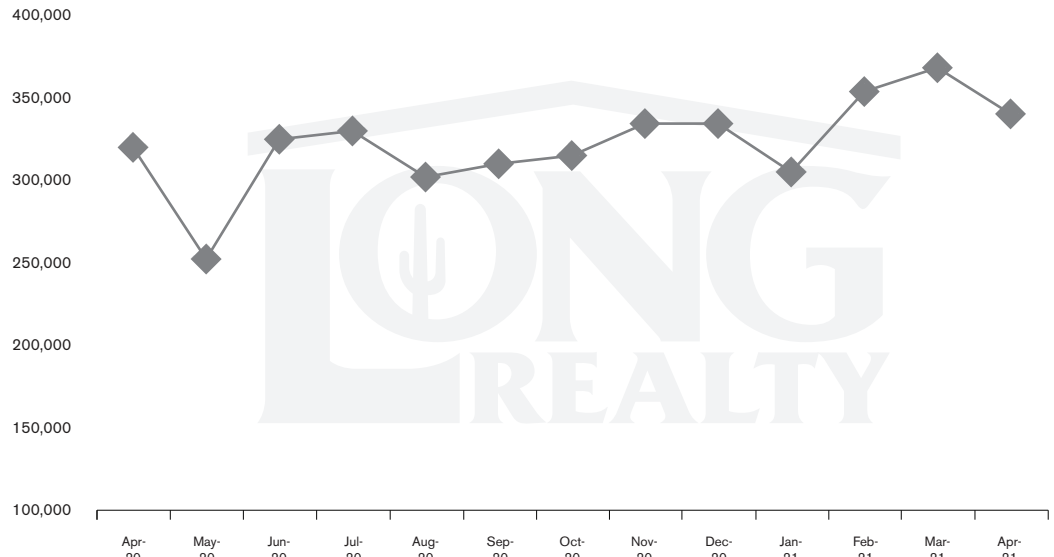
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SUN CITY ORO VALLEY | MAY 2021

MEDIAN SOLD PRICE

SUN CITY ORO VALLEY



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

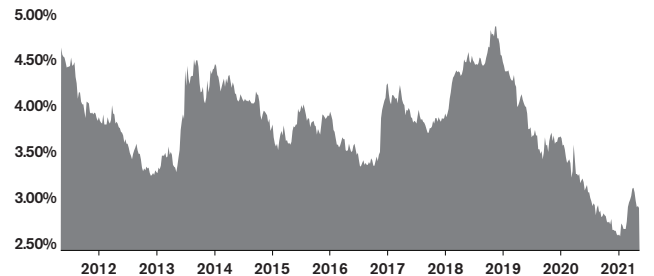
| Apr 2020 | Apr 2021 |
|----------|----------|
| 99.3% | 101.6% |

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 |
| 2020 | \$320,000 | 3.31% | \$1,333.06 |
| 2021 | \$340,407 | 3.060% | \$1,373.90 |

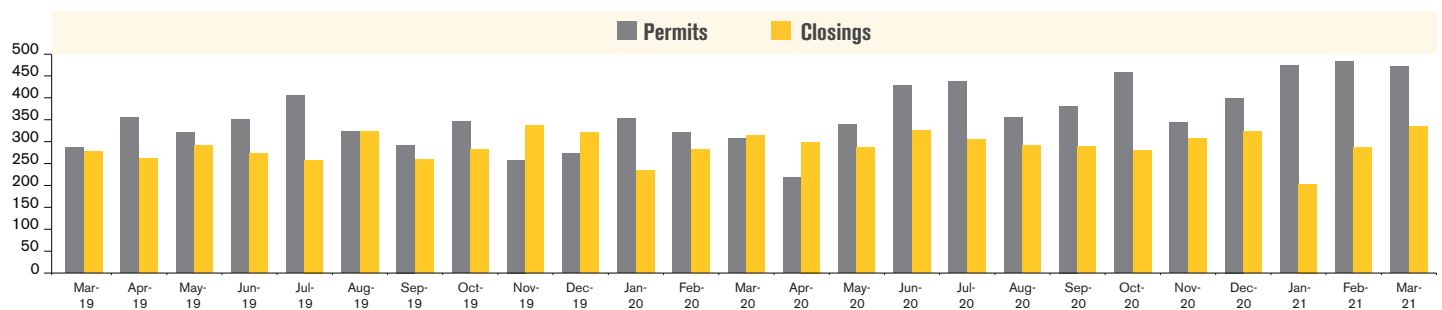
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



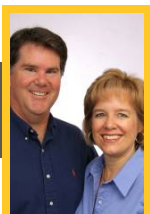
Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research

For March 2021, new home permits were **up 54%** and new home closings were **up 6%** from March 2020.



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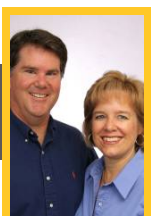
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SUN CITY ORO VALLEY | MAY 2021



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 |
|------------------------|-----------------|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------------------------|--|-------------------|
| | | Nov-20 | Dec-20 | Jan-21 | Feb-21 | Mar-21 | Apr-21 | | | |
| \$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 | 2 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$250,000 - 274,999 | 0 | 0 | 0 | 4 | 0 | 0 | 1 | 0.0 | 0.0 | Seller |
| \$275,000 - 299,999 | 0 | 1 | 2 | 1 | 1 | 3 | 1 | 0.0 | 0.0 | Seller |
| \$300,000 - 349,999 | 0 | 1 | 3 | 1 | 4 | 6 | 9 | 0.0 | 0.0 | Seller |
| \$350,000 - 399,999 | 3 | 1 | 2 | 4 | 4 | 9 | 4 | 0.8 | 0.4 | Seller |
| \$400,000 - 499,999 | 1 | 2 | 3 | 1 | 2 | 5 | 2 | 0.5 | 0.3 | Seller |
| \$500,000 - 599,999 | 2 | 1 | 0 | 0 | 1 | 1 | 0 | n/a | 2.0 | Seller |
| \$600,000 - 699,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$700,000 - 799,999 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0.0 | 0.0 | Seller |
| \$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 |
| TOTAL | 6 | 8 | 11 | 11 | 12 | 24 | 18 | 0.3 | 0.3 | Seller |



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 05/06/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2021-04/30/2021. Information is believed to be reliable, but not guaranteed.

THE HOUSING REPORT

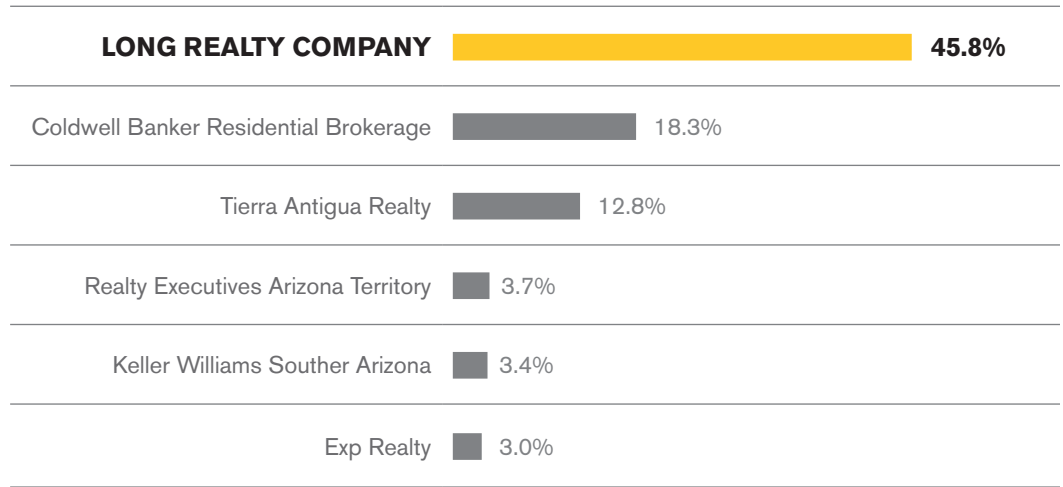
SUN CITY ORO VALLEY | MAY 2021



MARKET SHARE SUN CITY ORO VALLEY

Long Realty leads the market in successful real estate sales.

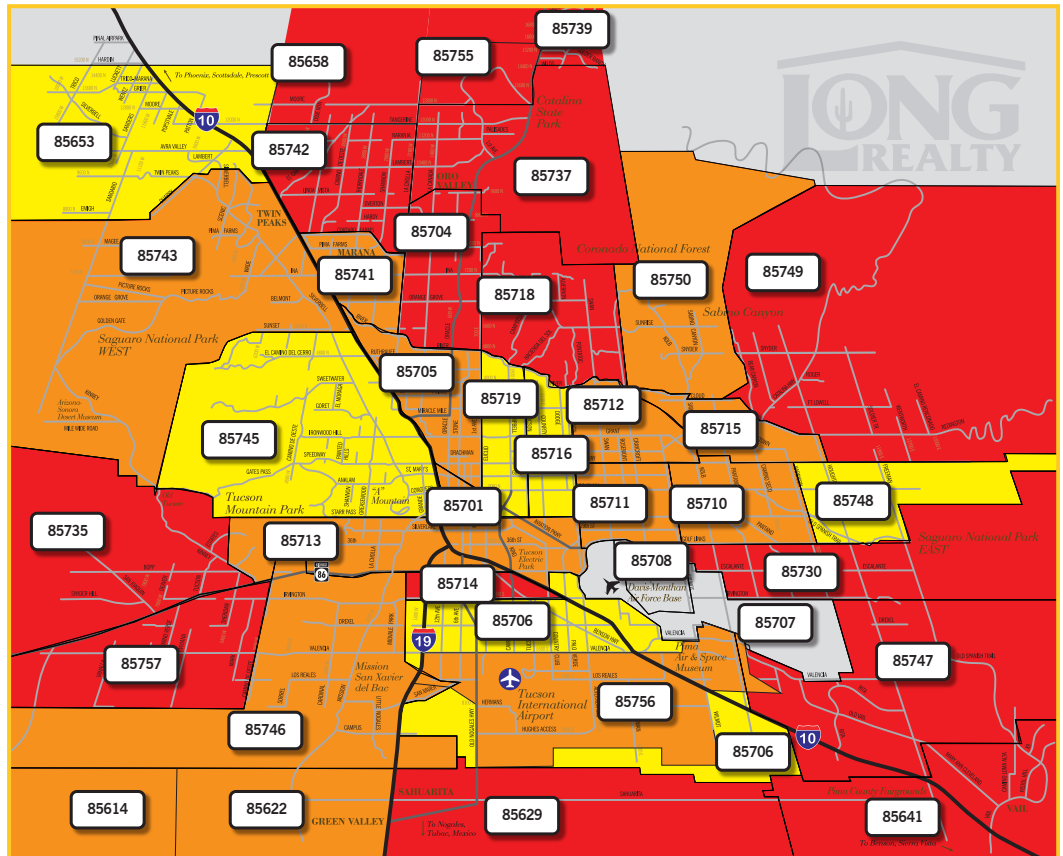
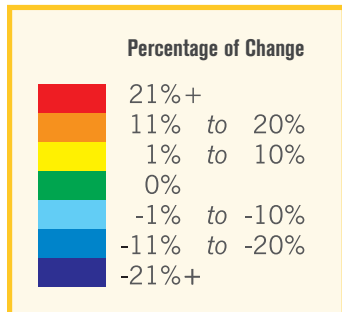
Data Obtained 05/06/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 05/01/2020 – 04/30/2021 rounded to the nearest tenth of one percent and deemed to be correct.



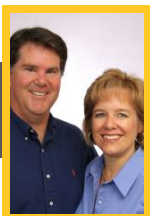
CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2020-APR 2020 TO
FEB 2021-APR 2021

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 February 2020-April 2020 to February 2021-April 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 05/06/2021. Information is believed to be reliable, but not guaranteed.