

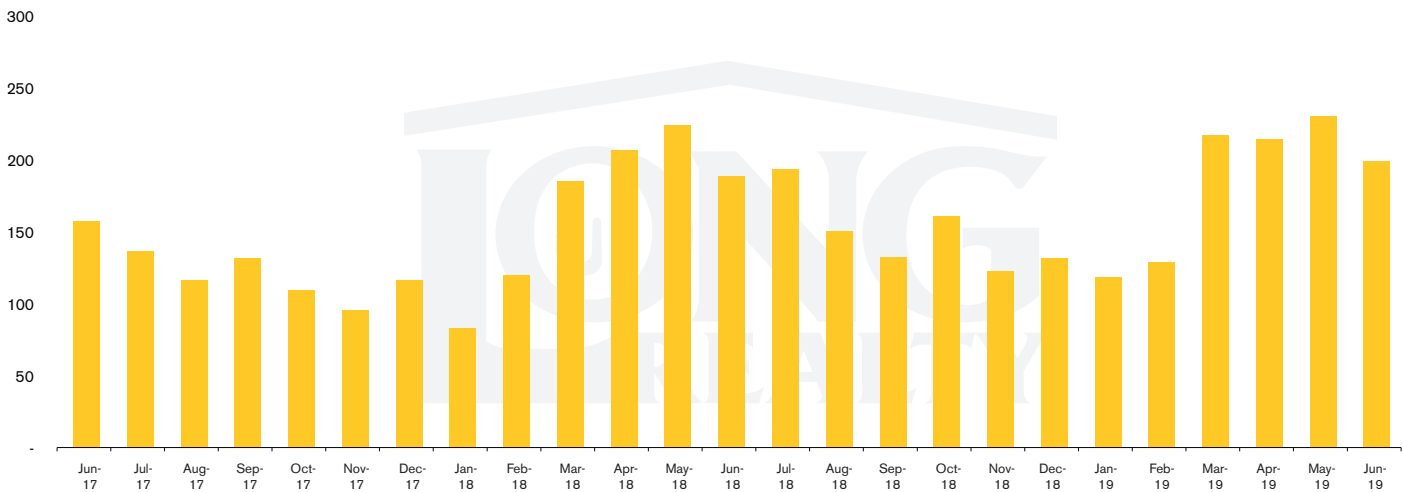
# THE HOUSING REPORT



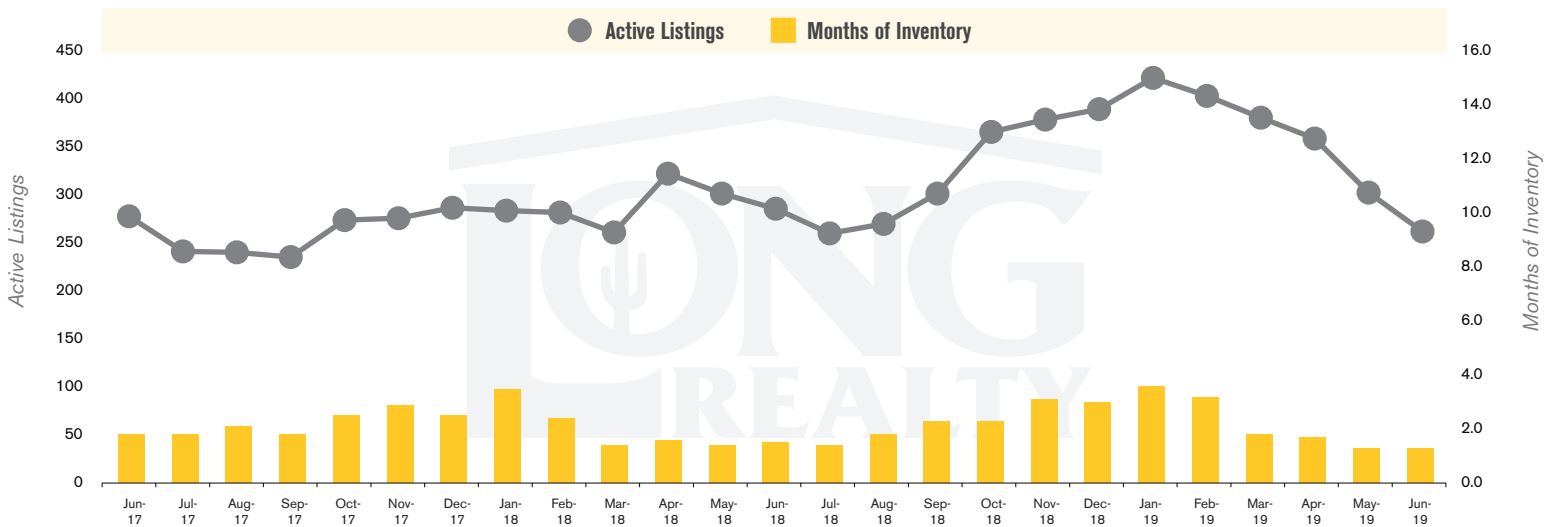
GREEN VALLEY | JULY 2019

In the Green Valley area, June 2019 active inventory was 266, an 8% decrease from June 2018. There were 200 closings in June 2019, a 6% increase from June 2018. Year-to-date 2019 there were 1,112 closings, a 10% increase from year-to-date 2018. Months of Inventory was 1.3, down from 1.5 in June 2018. Median price of sold homes was \$205,000 for the month of June 2019, up 14% from June 2018.

## CLOSED SALES (GREEN VALLEY)



## ACTIVE LISTINGS AND MONTHS OF INVENTORY (GREEN VALLEY)



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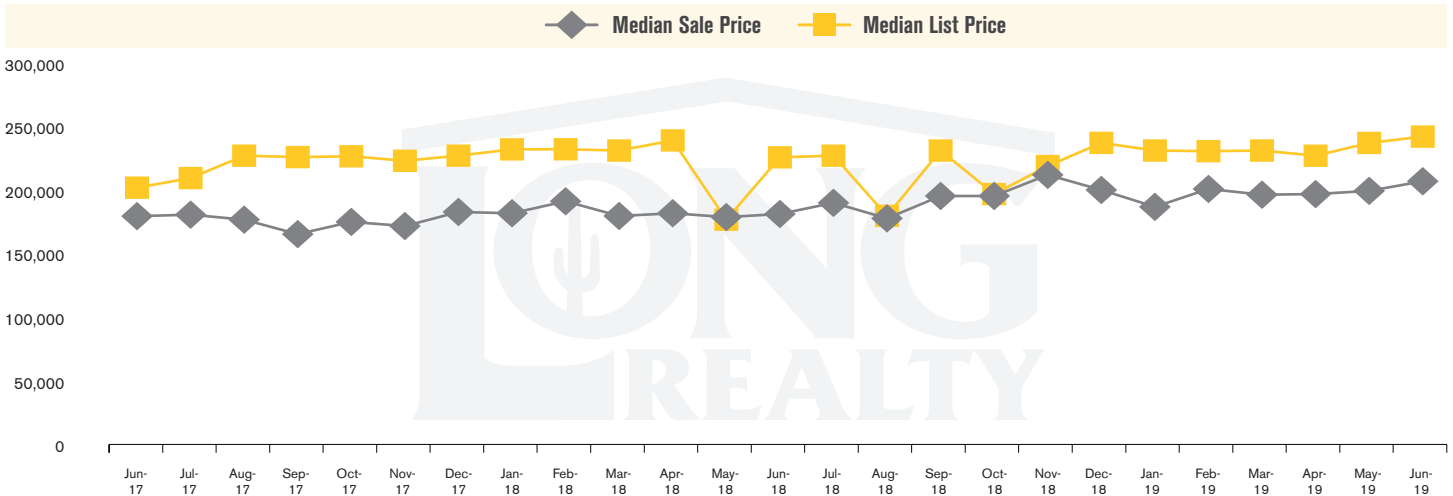
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software. All data obtained 07/03/2019 is believed to be reliable, but not guaranteed.

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## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (GREEN VALLEY)

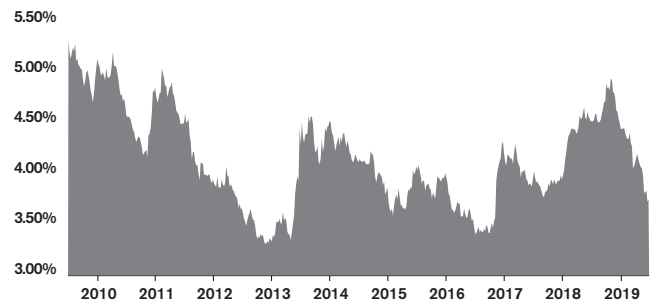


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (GREEN VALLEY)

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2018	\$179,450	4.500%	\$863.78
2019	\$205,000	4.000%	\$929.77

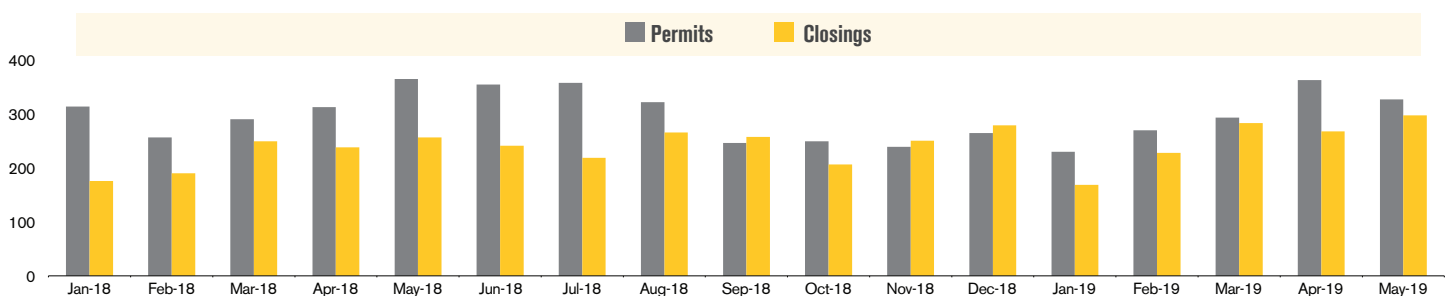
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: Ginger G. Kneup of Bright Future Real Estate Research, LLC.

For May 2019, new home permits were **down 4%** year-to-date from 2018 and new home closings were **up 12%** year to date from 2018.

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## MARKET CONDITIONS BY PRICE BAND (GREEN VALLEY)

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19			
\$1 - 59,999	1	1	1	0	2	0	1	1.0	1.0	Seller
\$60,000 - 79,999	5	11	3	6	6	10	4	1.3	1.2	Seller
\$80,000 - 99,999	4	6	10	8	10	9	10	0.4	0.7	Seller
\$100,000 - 119,999	1	5	9	11	8	11	4	0.3	0.2	Seller
\$120,000 - 139,999	4	12	12	25	15	11	12	0.3	0.5	Seller
\$140,000 - 159,999	10	9	9	11	24	22	6	1.7	0.8	Seller
\$160,000 - 179,999	16	13	9	26	31	28	27	0.6	0.8	Seller
\$180,000 - 199,999	19	20	17	28	23	29	32	0.6	0.9	Seller
\$200,000 - 249,999	66	18	26	56	47	46	41	1.6	1.7	Seller
\$250,000 - 299,999	64	13	20	19	18	30	26	2.5	2.7	Seller
\$300,000 - 399,999	40	11	18	30	21	30	31	1.3	1.9	Seller
\$400,000 - 499,999	16	2	2	2	7	7	1	16.0	2.7	Seller
\$500,000 - 749,999	16	2	1	4	6	2	4	4.0	3.8	Seller
\$750,000 - 999,999	1	0	0	0	0	0	1	n/a	3.0	Seller
\$1,000,000 - and over	3	0	0	0	0	1	0	n/a	9.0	Buyer
<b>TOTAL</b>	<b>266</b>	<b>123</b>	<b>137</b>	<b>226</b>	<b>218</b>	<b>236</b>	<b>200</b>	<b>1.3</b>	<b>1.4</b>	<b>Seller</b>

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market

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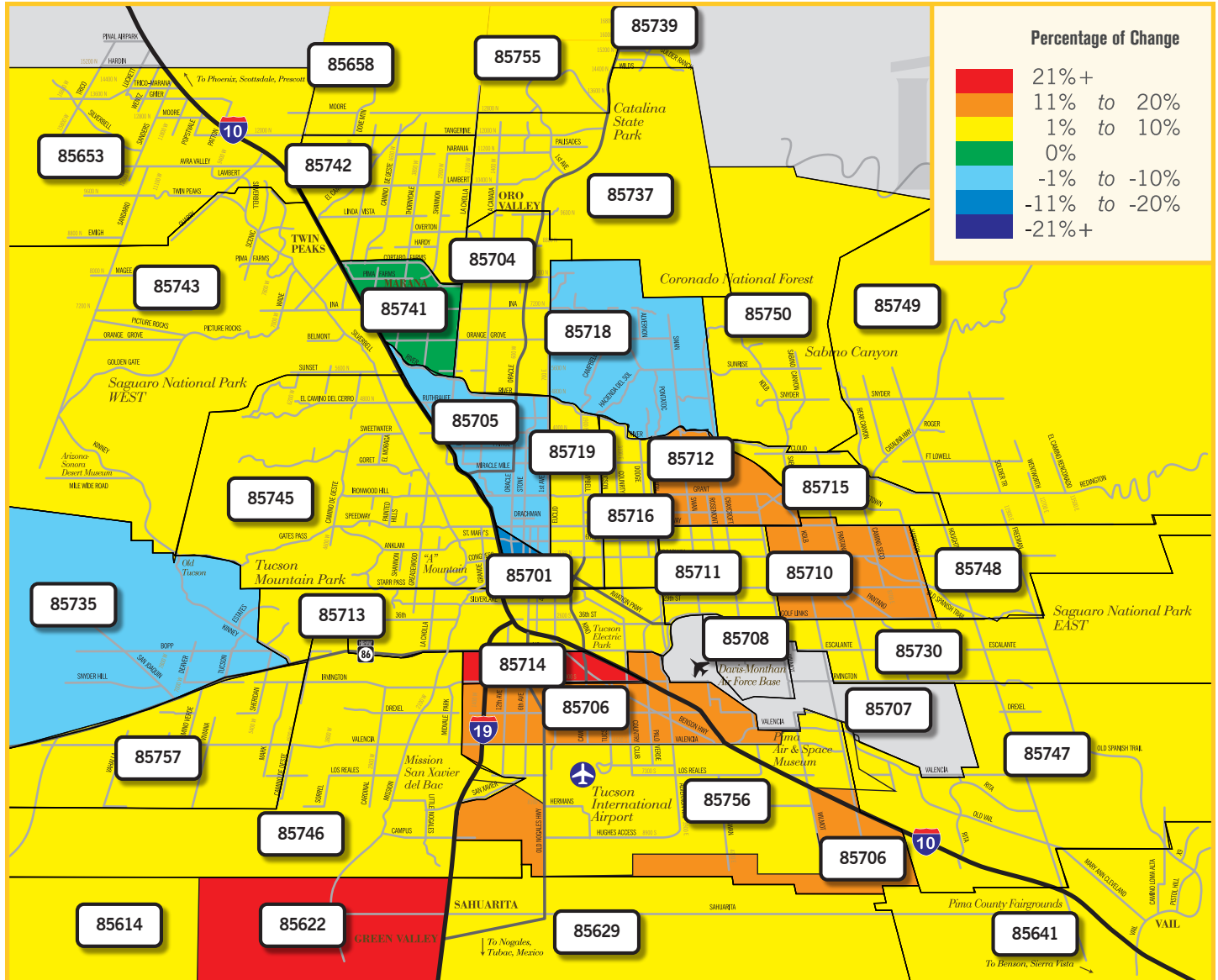
Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 07/03/2019. 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2019-06/30/2019. Information is believed to be reliable, but not guaranteed.

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## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE (APR 2018-JUN 2018 TO APR 2019-JUN 2019)



The Green Valley Housing Report is comprised of data for residential properties in the Green Valley & Sahuarita areas. 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 April 2018-June 2018 to April 2019-June 2019 by zip code. These statistics are based on information obtained from the MLSSAZ on 07/03/2019. Information is believed to be reliable, but not guaranteed.