

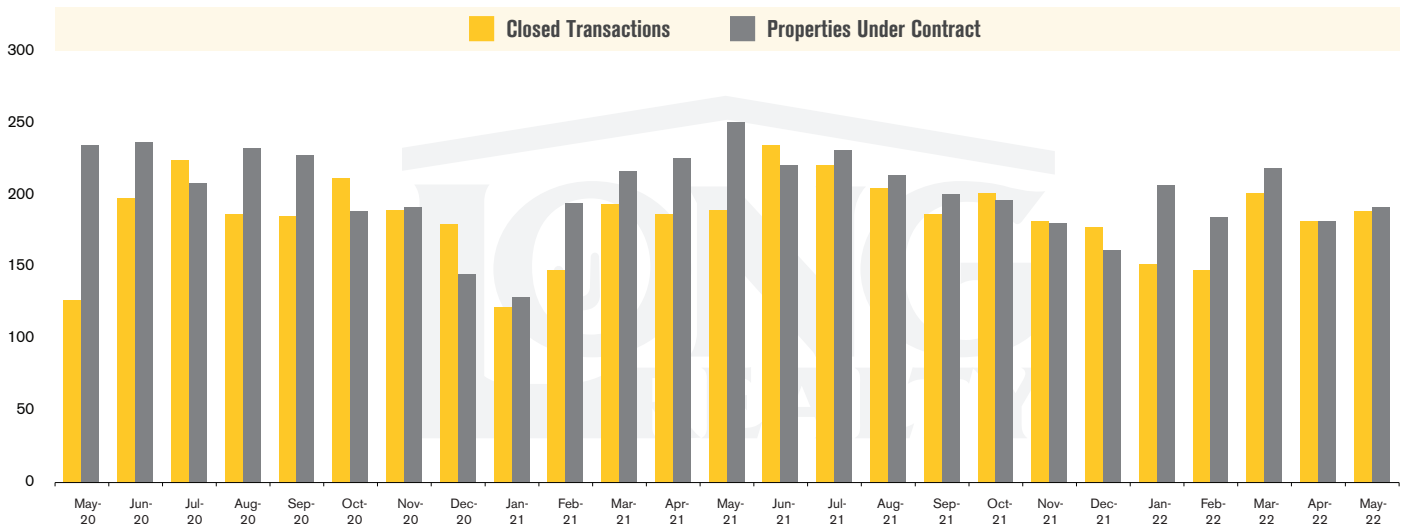
# THE HOUSING REPORT

SIERRA VISTA | JUNE 2022

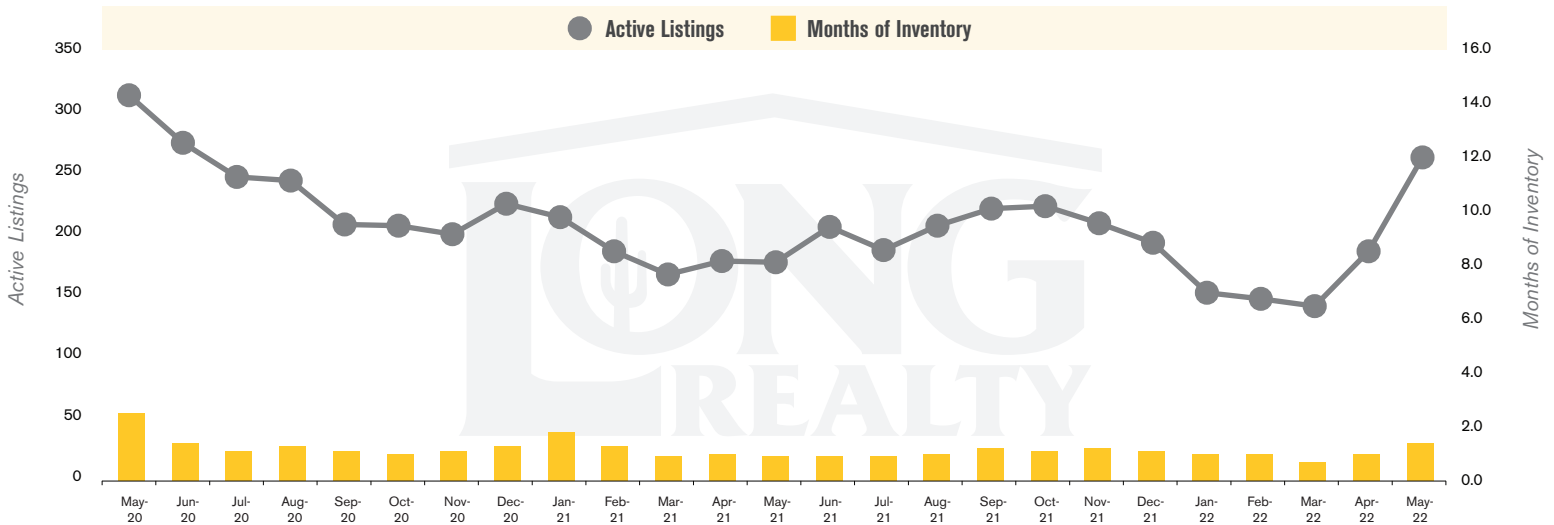


In the Sierra Vista area, May 2022 active inventory was 266, a 48% increase from May 2021. There were 189 closings in May 2022, virtually unchanged from May 2021. Year-to-date 2022 there were 873 closings, a 4% increase from year-to-date 2021. Months of Inventory was 1.4, up from 0.9 in May 2021. Median price of sold homes was \$250,000 for the month of May 2022, up 13% from May 2021.

## CLOSED SALES SIERRA VISTA



## ACTIVE LISTINGS AND MONTHS OF INVENTORY SIERRA VISTA



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Properties under contract and Home Sales data is based on information obtained from the ARMLS and SMLS using TrendGraphix software. All data obtained 06/07/2022 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

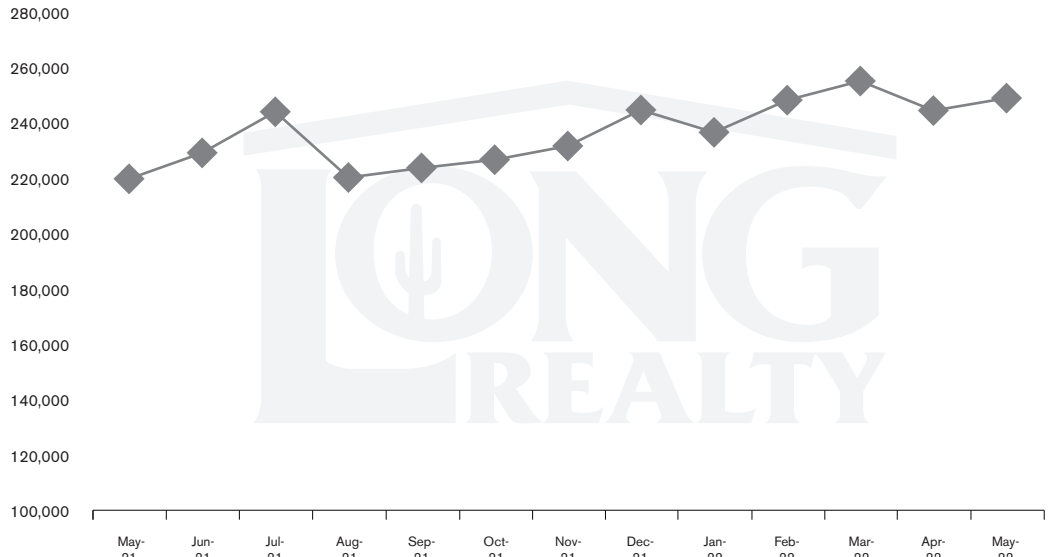
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## MEDIAN SOLD PRICE SIERRA VISTA

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

| May 2021 | May 2022 |
|----------|----------|
| 99.6%    | 99.7%    |

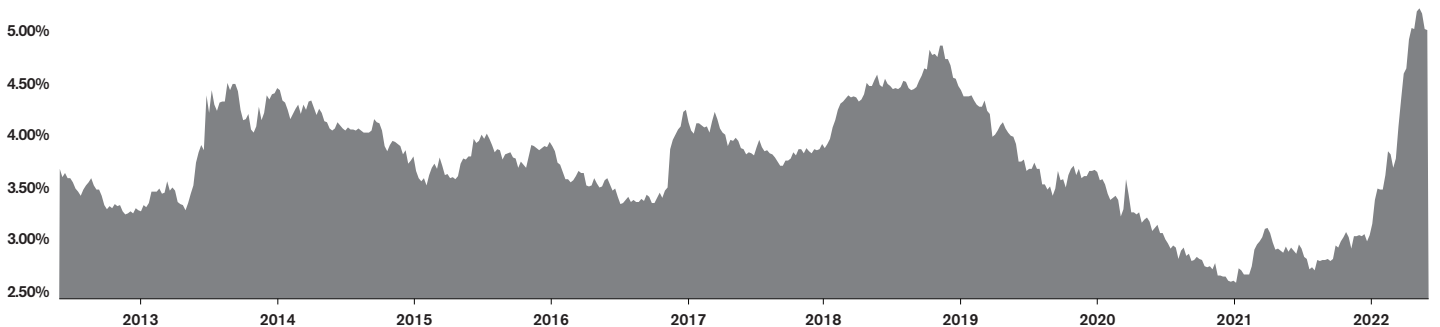


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME SIERRA VISTA

| Year | Median Price | Int. Rate | MO. Payment |
|------|--------------|-----------|-------------|
| 2006 | \$207,769    | 6.140%    | \$1,201.22  |
| 2021 | \$220,500    | 2.960%    | \$878.64    |
| 2022 | \$250,000    | 5.230%    | \$1,308.54  |

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

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## MARKET CONDITIONS BY PRICE BAND SIERRA VISTA

|                        | 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 - 59,999           | 5               | 3                          | 5          | 3          | 5          | 3          | 5          | 1.0                         | 0.8                                    | Seller            |
| \$60,000 - 79,999      | 11              | 4                          | 3          | 3          | 5          | 9          | 3          | 3.7                         | 1.4                                    | Seller            |
| \$80,000 - 99,999      | 13              | 3                          | 5          | 6          | 5          | 4          | 4          | 3.3                         | 2.2                                    | Seller            |
| \$100,000 - 119,999    | 7               | 3                          | 2          | 6          | 4          | 7          | 6          | 1.2                         | 1.6                                    | Seller            |
| \$120,000 - 139,999    | 9               | 4                          | 13         | 4          | 6          | 2          | 9          | 1.0                         | 1.1                                    | Seller            |
| \$140,000 - 159,999    | 6               | 12                         | 5          | 6          | 10         | 10         | 14         | 0.4                         | 0.4                                    | Seller            |
| \$160,000 - 179,999    | 10              | 14                         | 12         | 9          | 10         | 13         | 9          | 1.1                         | 0.9                                    | Seller            |
| \$180,000 - 199,999    | 16              | 14                         | 8          | 9          | 13         | 19         | 15         | 1.1                         | 0.7                                    | Seller            |
| \$200,000 - 249,999    | 32              | 34                         | 30         | 29         | 37         | 28         | 27         | 1.2                         | 0.9                                    | Seller            |
| \$250,000 - 299,999    | 44              | 33                         | 24         | 24         | 33         | 33         | 32         | 1.4                         | 0.9                                    | Seller            |
| \$300,000 - 399,999    | 39              | 35                         | 30         | 27         | 42         | 27         | 41         | 1.0                         | 0.8                                    | Seller            |
| \$400,000 - 499,999    | 43              | 13                         | 7          | 14         | 17         | 15         | 16         | 2.7                         | 1.7                                    | Seller            |
| \$500,000 - 749,999    | 18              | 6                          | 7          | 8          | 14         | 11         | 6          | 3.0                         | 1.2                                    | Seller            |
| \$750,000 - 999,999    | 4               | 0                          | 0          | 0          | 1          | 1          | 2          | 2.0                         | 3.0                                    | Seller            |
| \$1,000,000 - and over | 9               | 0                          | 0          | 0          | 0          | 0          | 0          | n/a                         | n/a                                    | n/a               |
| <b>TOTAL</b>           | <b>266</b>      | <b>178</b>                 | <b>151</b> | <b>148</b> | <b>202</b> | <b>182</b> | <b>189</b> | <b>1.4</b>                  | <b>1.0</b>                             | <b>Seller</b>     |



Seller's Market



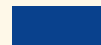
Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market

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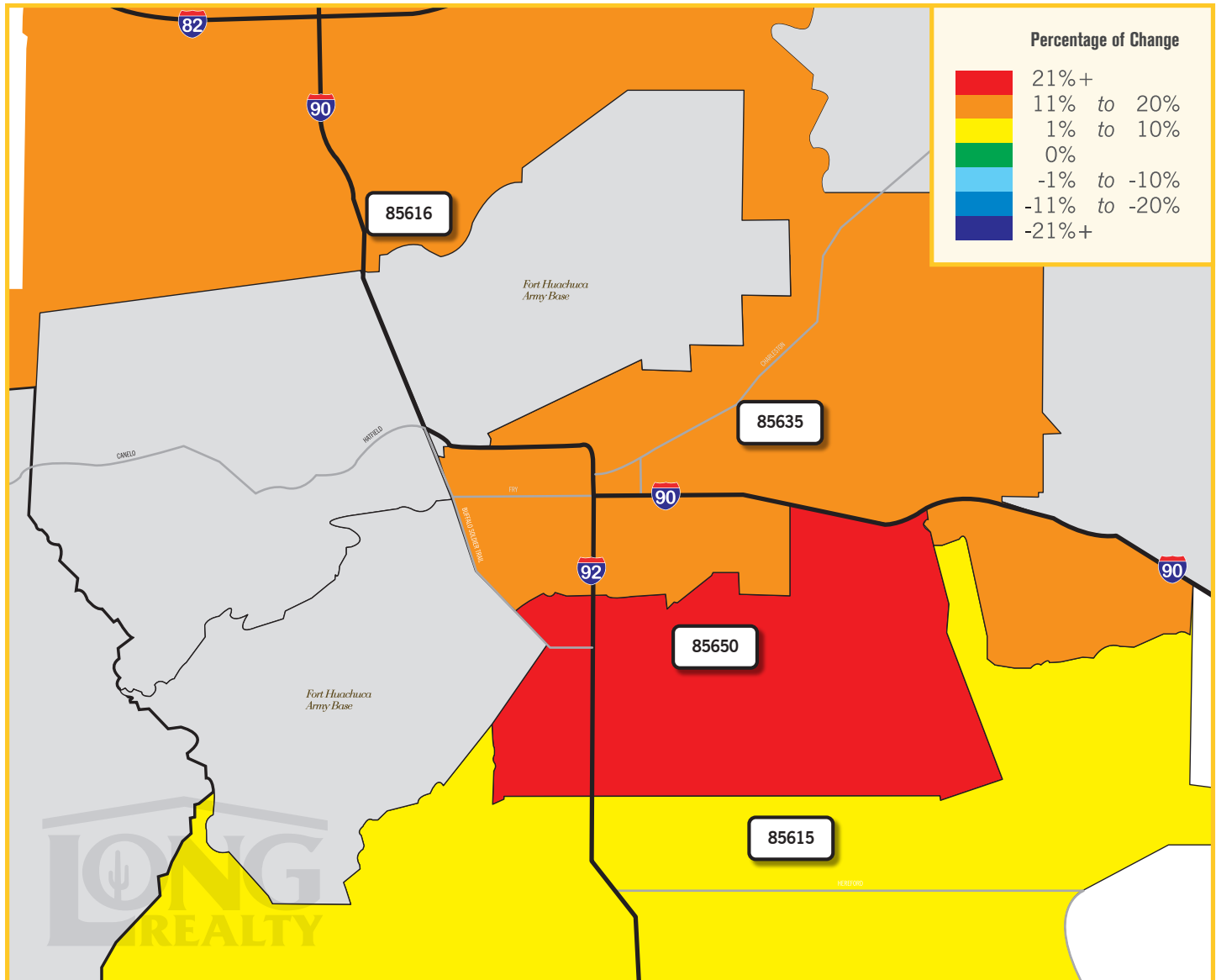
Statistics based on information obtained from ARMLS and SMLS and using TrendGraphix software on 06/07/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2022-05/31/2022. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

SIERRA VISTA | JUNE 2022



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE MAR 2021-MAY 2021 TO MAR 2022-MAY 2022



The Sierra Vista Housing Report is comprised of data for residential properties in ARMLS and SAMLS for the Sierra Vista area. 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 Sierra Vista 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 ARMLS and SAMLS on 06/07/2022. Information is believed to be reliable, but not guaranteed.