

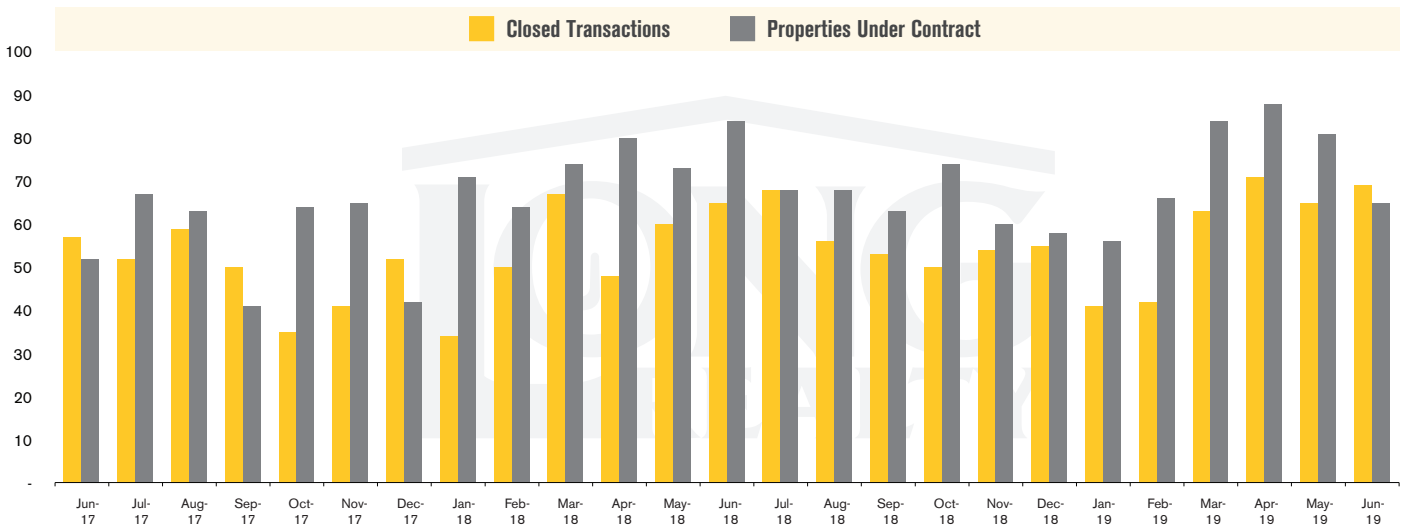
# THE HOUSING REPORT



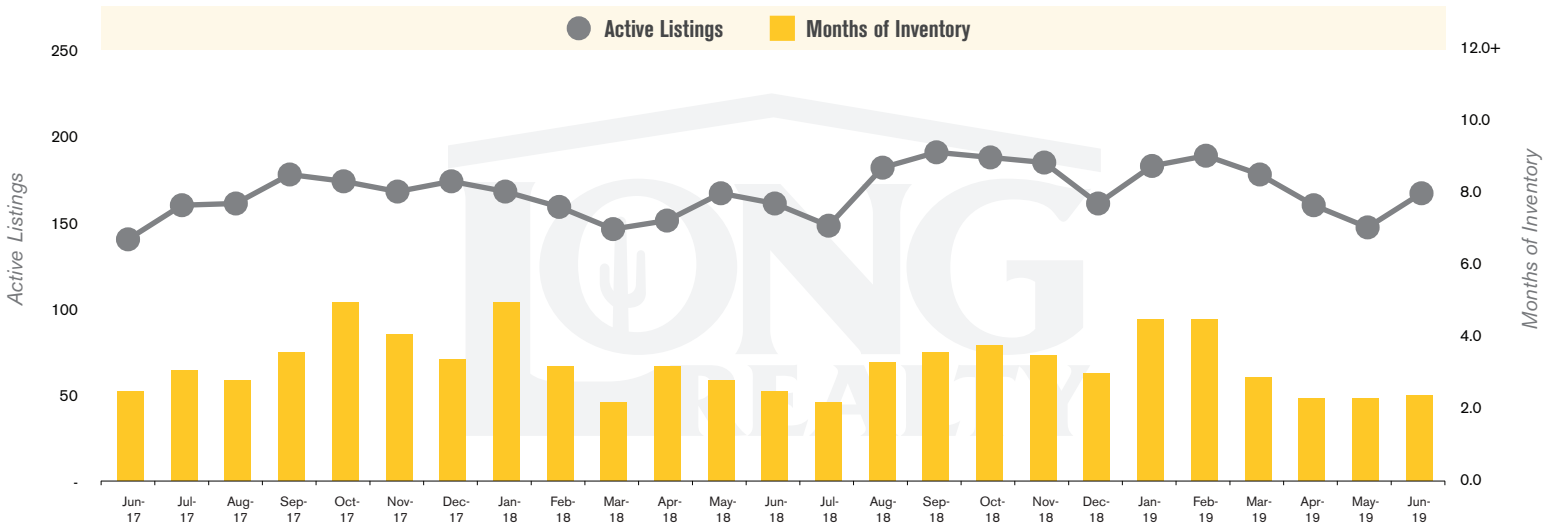
TUCSON NORTHWEST & EXTENDED WEST | JULY 2019

In the Tucson Extended Northwest and Extended West area, June 2019 active inventory was 169, a 4% increase from June 2018. There were 69 closings in June 2019, a 6% increase from June 2018. Year-to-date 2019 there were 351 closings, an 8% increase from year-to-date 2018. Months of Inventory was 2.4, down from 2.5 in June 2018. Median price of sold homes was \$209,000 for the month of June 2019, down 11% from June 2018. The Tucson Extended Northwest and Extended West area had 65 new properties under contract in June 2019, down 23% from June 2018.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (TUCSON NW & EXTENDED WEST)



## ACTIVE LISTINGS AND MONTHS OF INVENTORY (TUCSON NORTHWEST & EXTENDED WEST)



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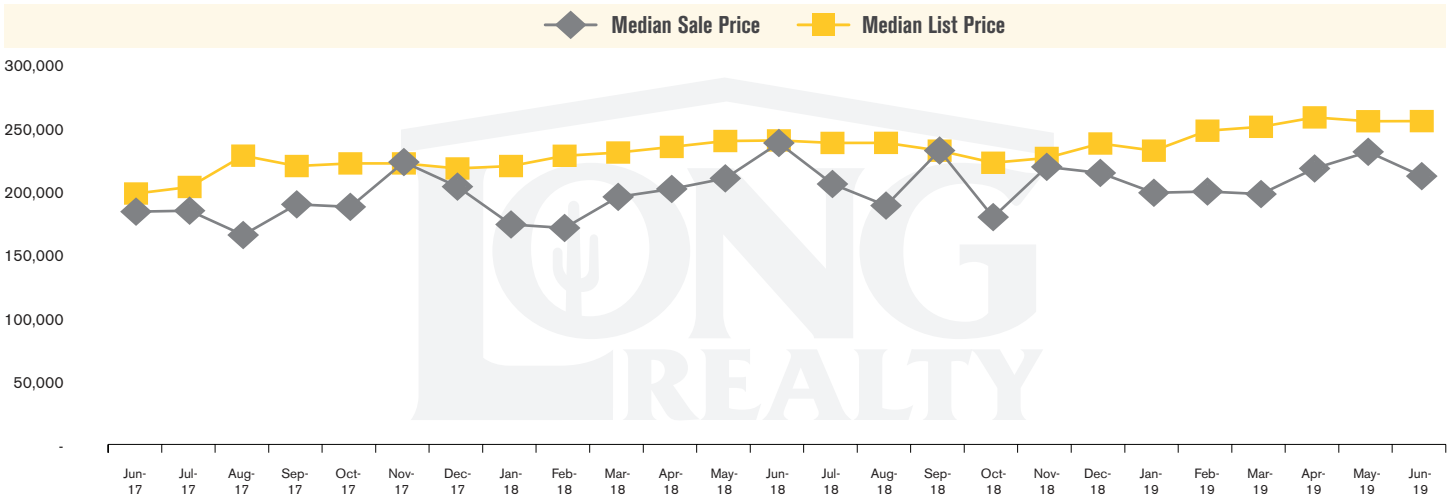
Properties under contract and Home Sales data is based on information obtained from the MLSAZ using Brokermetrics software. All data obtained 07/03/2019 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON NORTHWEST & EXTENDED WEST | JULY 2019



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (TUCSON NORTHWEST & EXTENDED WEST)

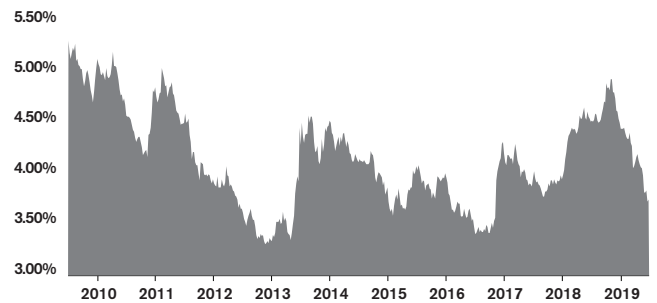


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (TUCSON NW & EXTENDED WEST)

Year	Median Price	Int. Rate	MO. Payment
2006	\$155,000	6.140%	\$896.14
2018	\$234,900	4.500%	\$1,130.69
2019	\$209,000	4.000%	\$947.91

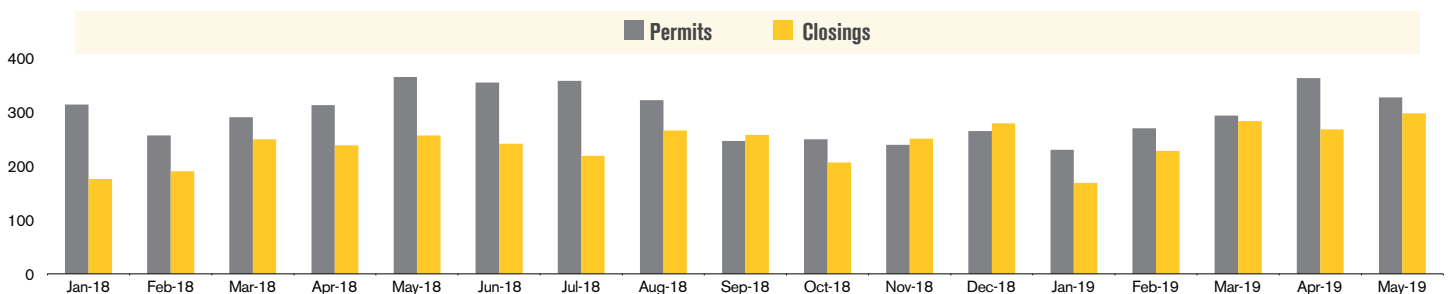
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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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These statistics are based on information obtained from MLSSAZ and using Brokermetrics software on 07/03/2019. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

TUCSON NORTHWEST & EXTENDED WEST | JULY 2019



## MARKET CONDITIONS BY PRICE BAND (TUCSON NORTHWEST & EXTENDED WEST)

	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 - 49,999	1	1	1	2	0	2	3	0.3	0.6	Seller
\$50,000 - 74,999	4	2	0	0	2	0	2	2.0	2.0	Seller
\$75,000 - 99,999	7	2	3	3	5	2	1	7.0	2.0	Slightly Buyer
\$100,000 - 124,999	8	1	1	6	5	2	4	2.0	2.0	Seller
\$125,000 - 149,999	7	2	6	9	5	10	6	1.2	1.3	Seller
\$150,000 - 174,999	6	9	9	5	8	3	6	1.0	0.5	Seller
\$175,000 - 199,999	8	5	5	12	5	7	6	1.3	0.9	Seller
\$200,000 - 224,999	10	4	4	8	10	9	13	0.8	1.1	Seller
\$225,000 - 249,999	19	4	5	3	15	10	7	2.7	1.8	Seller
\$250,000 - 274,999	19	3	6	8	7	7	8	2.4	2.5	Seller
\$275,000 - 299,999	34	3	1	5	6	8	4	8.5	4.9	Buyer
\$300,000 - 349,999	33	3	3	3	5	4	7	4.7	6.0	Slightly Seller
\$350,000 - 399,999	11	2	2	3	1	8	2	5.5	3.3	Balanced
\$400,000 - 499,999	2	2	0	2	1	1	0	n/a	3.5	n/a
\$500,000 - 599,999	0	0	0	0	0	1	0	n/a	0.0	n/a
\$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	0	n/a	n/a	n/a
\$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>169</b>	<b>43</b>	<b>46</b>	<b>69</b>	<b>75</b>	<b>74</b>	<b>69</b>	<b>2.4</b>	<b>2.2</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.

# THE HOUSING REPORT

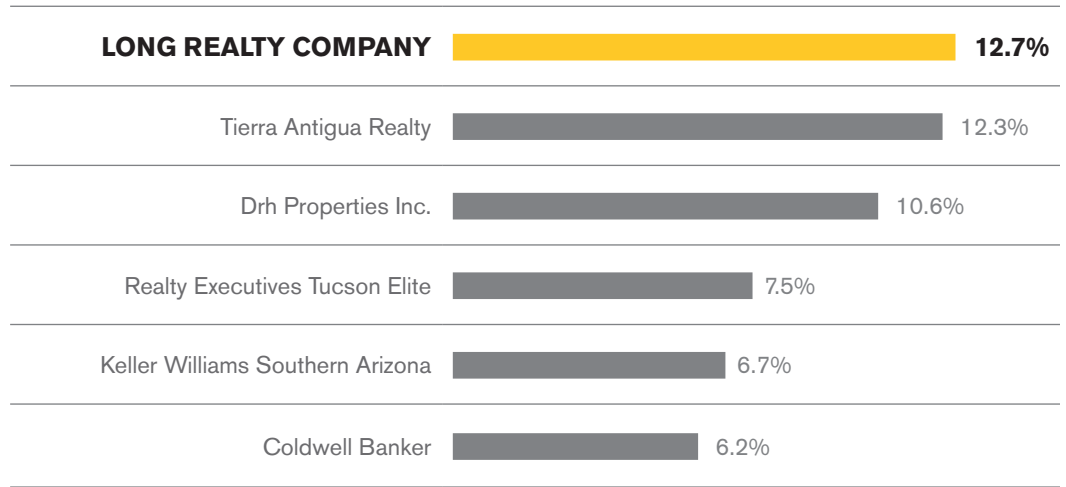
TUCSON NORTHWEST & EXTENDED WEST | JULY 2019



## MARKET SHARE (TUCSON NORTHWEST & EXTENDED WEST)

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

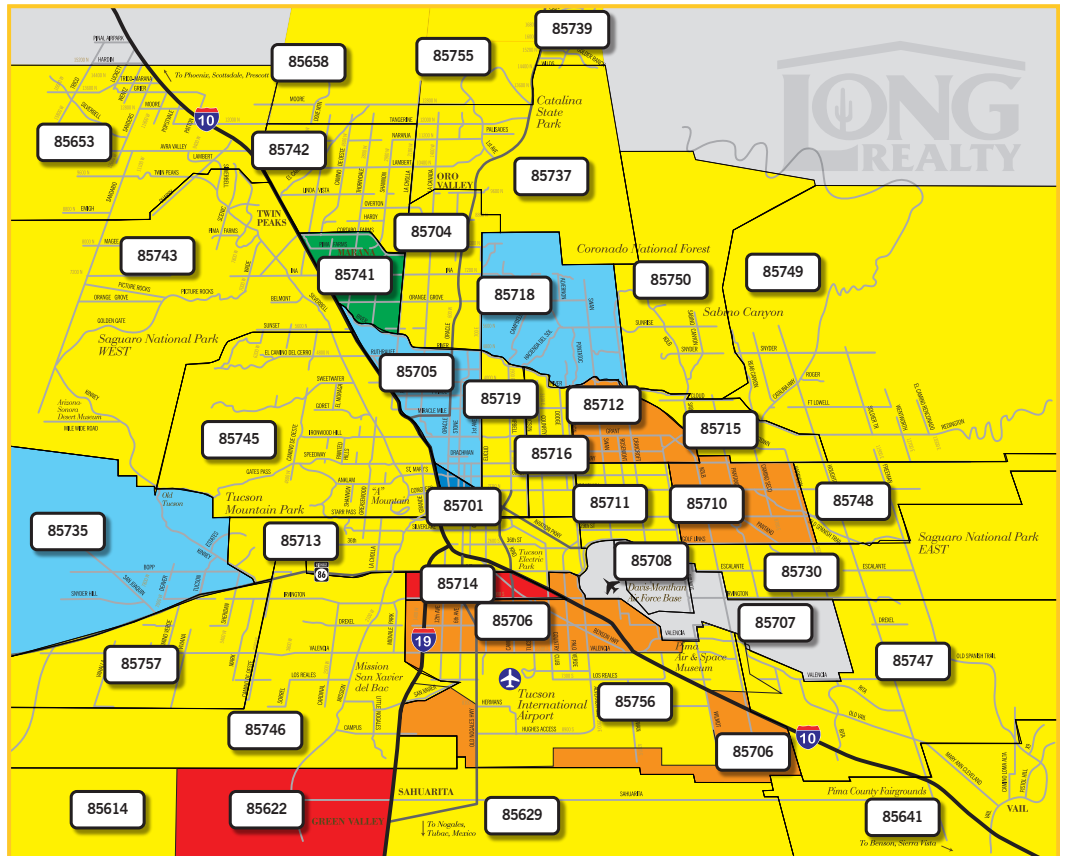
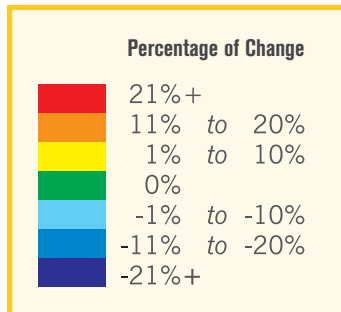
*Data Obtained 07/03/2019 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 07/01/2018 – 06/30/2019 rounded to the nearest tenth of one percent and deemed to be correct.*



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(APR 2018-JUN 2018 TO APR 2019-JUN 2019)

*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.*