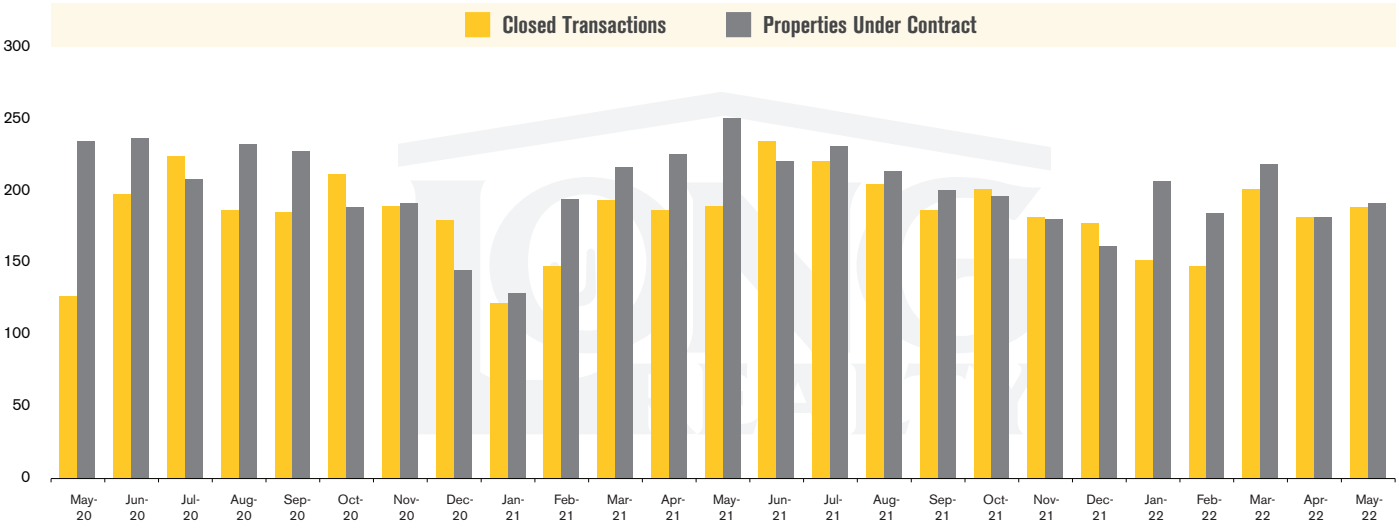
THE **HOUSING** REPORT

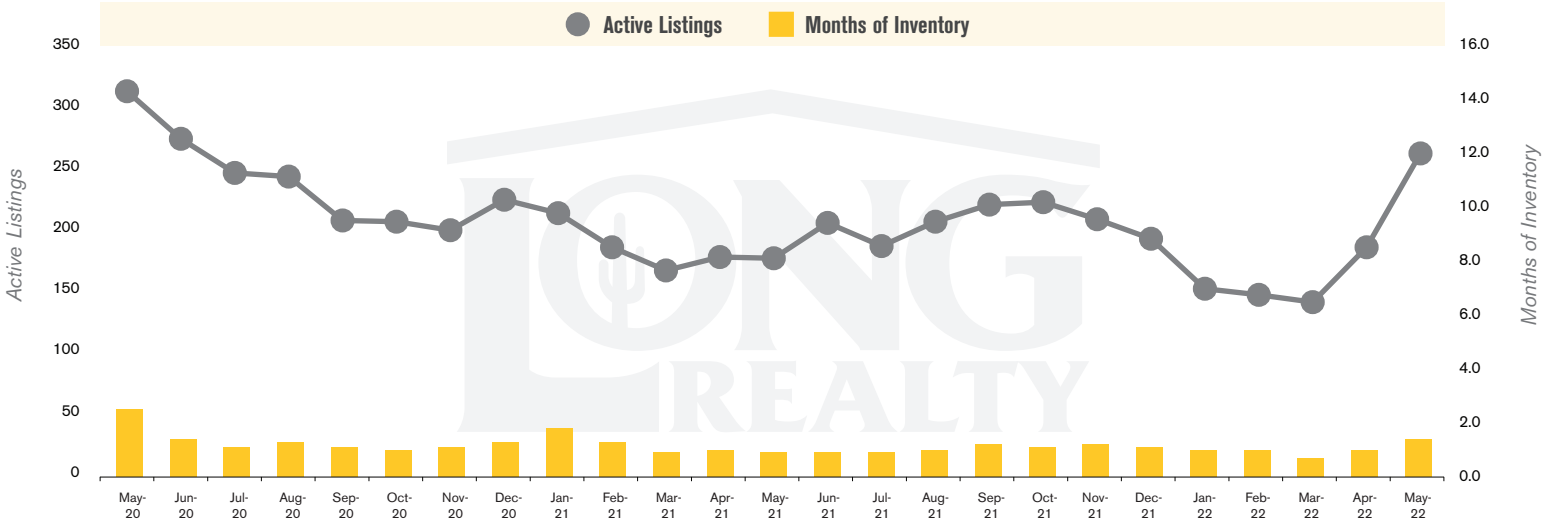
SIERRA VISTA | JUNE 2022

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



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

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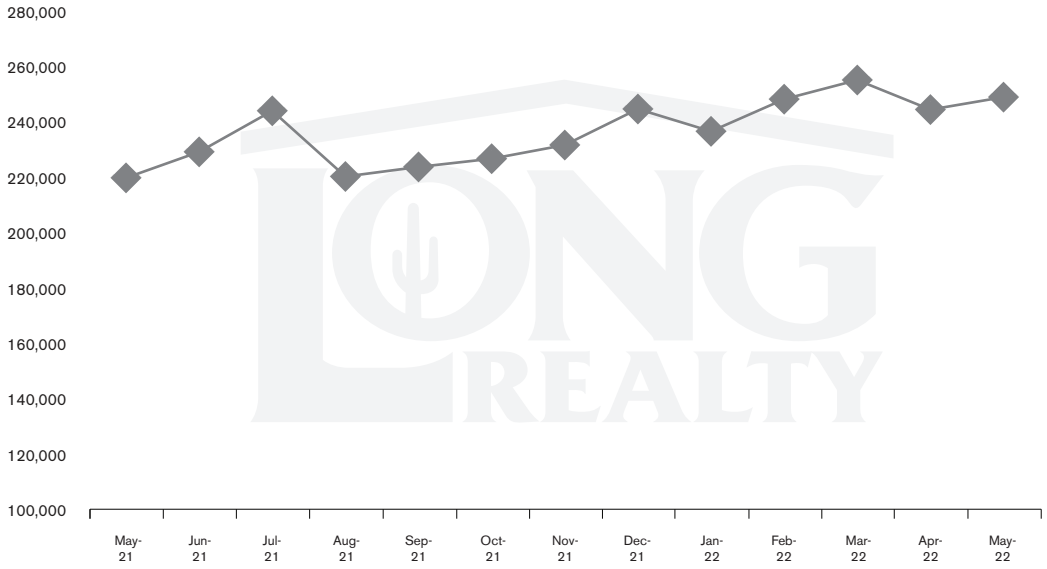
MEDIAN SOLD PRICE
SIERRA VISTA

On average, homes sold this % of original list price.	
May 2021	May 2022
99.6%	**99.7%**

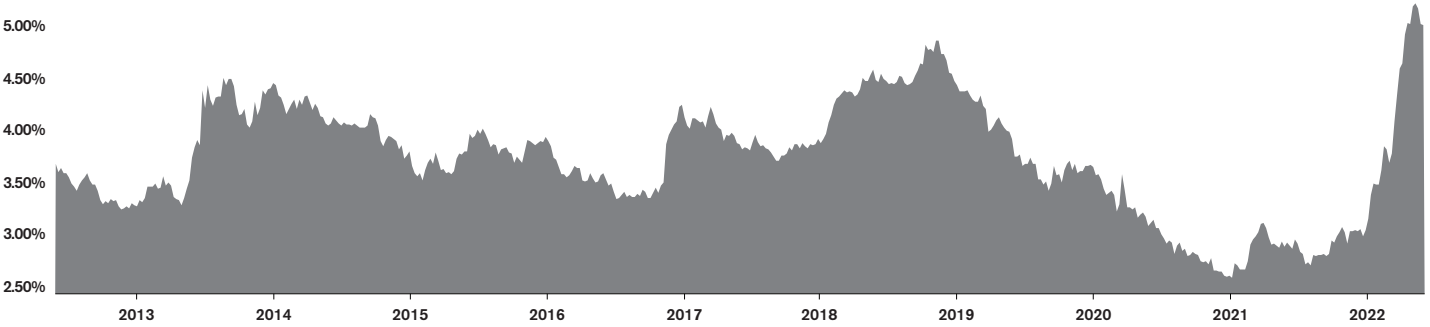


MONTHLY PAYMENT ON A MEDIAN PRICED HOME SIERRA VISTA

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*

These statistics are based on information obtained from ARMLS and SAMLS and using TrendGraphix software on 06/07/2022. Information is believed to be reliable, but not guaranteed.

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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
TOTAL	**266**	**178**	**151**	**148**	**202**	**182**	**189**	**1.4**	**1.0**	**Seller**

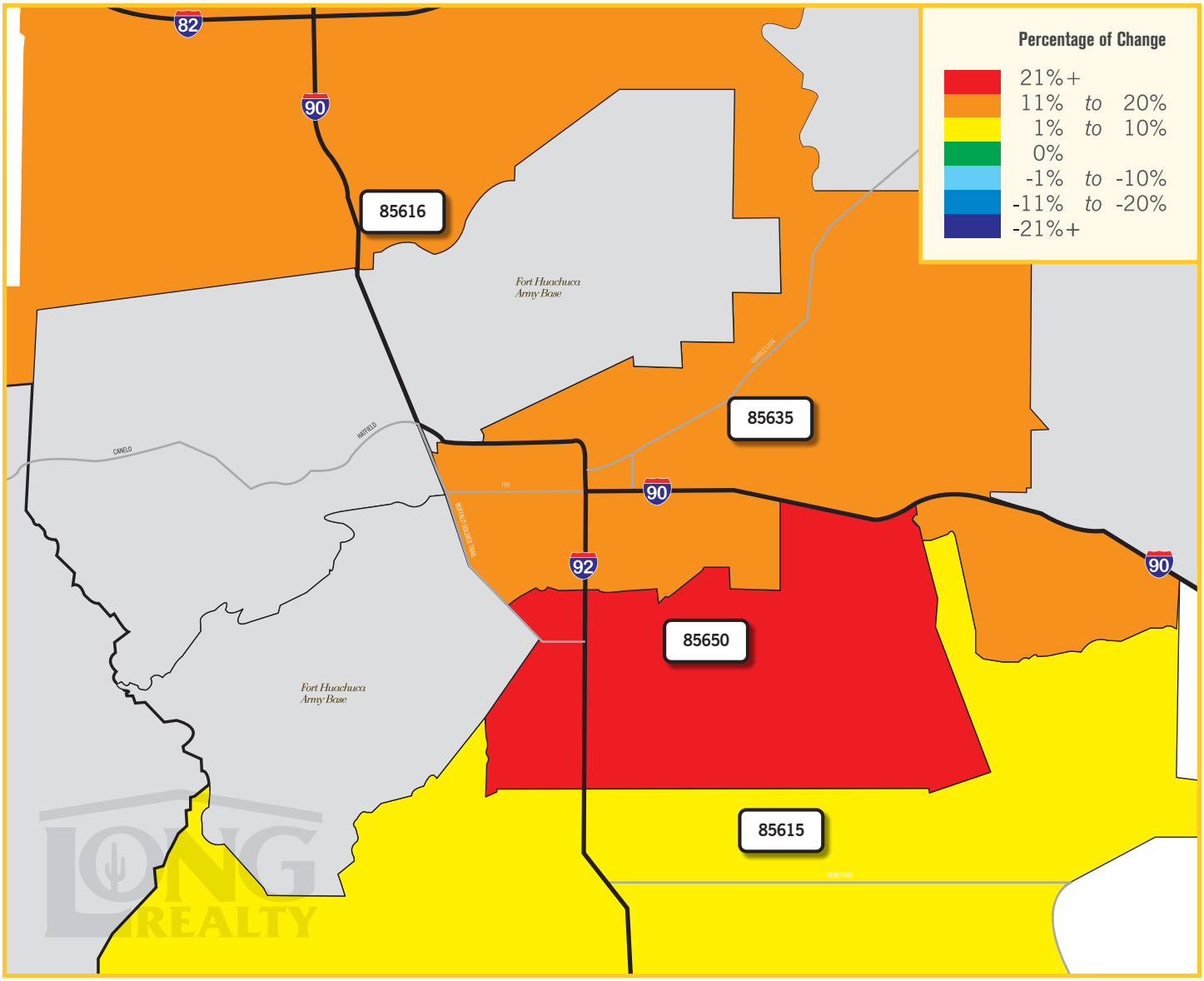
Seller's Market | **Slight Seller's Market** | **Balanced Market** | **Slight Buyer's Market** | **Buyer's Market**

Statistics based on information obtained from ARMLS and SAMLS 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.

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.