

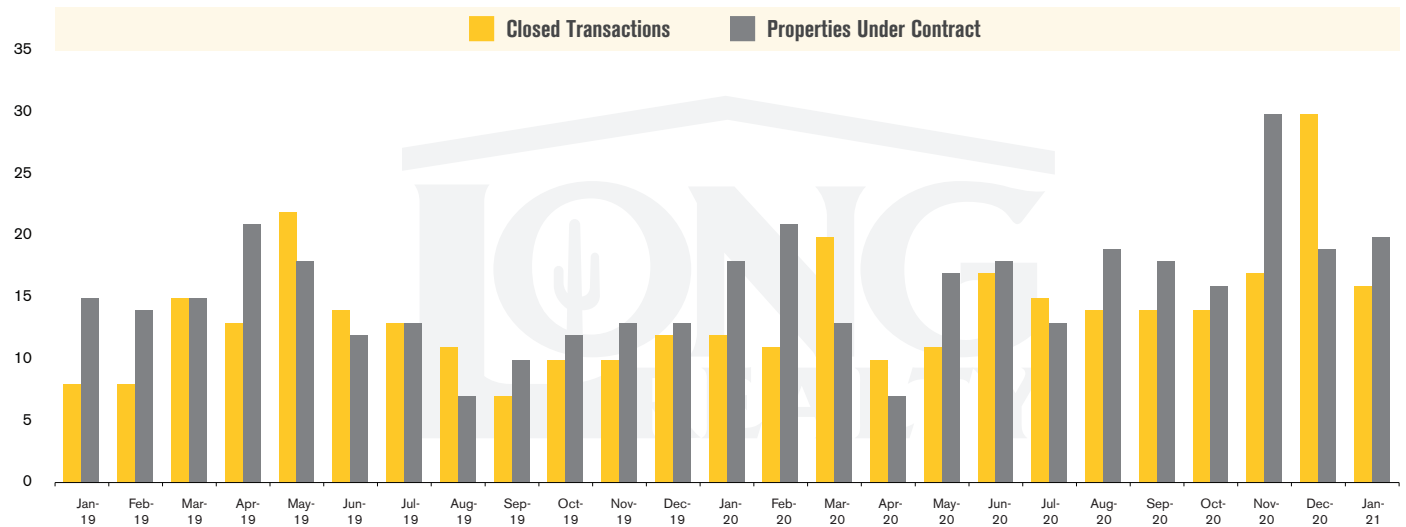
THE HOUSING REPORT



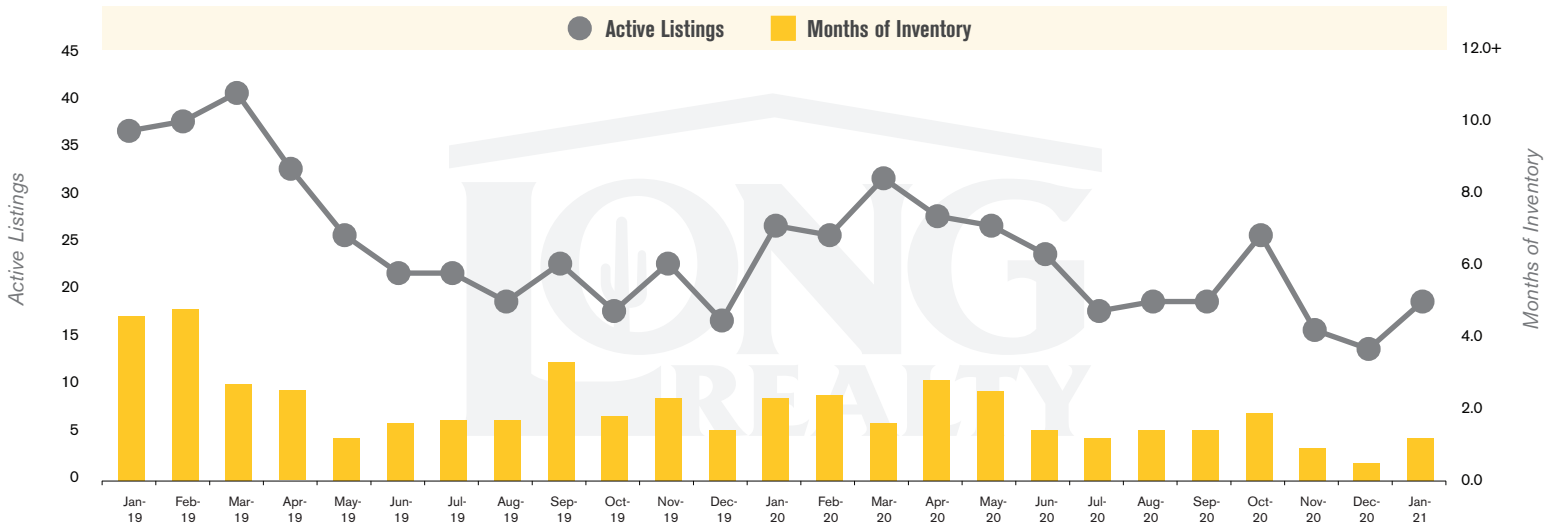
QUAIL CREEK | FEBRUARY 2021

In the Quail Creek area, January 2021 active inventory was 19, a 30% decrease from January 2020. There were 16 closings in January 2021, a 33% increase from January 2020. Months of Inventory was 1.2, down from 2.3 in January 2020. Median price of sold homes was \$400,000 for the month of January 2021, up 15% from January 2020. The Quail Creek area had 20 new properties under contract in January 2021, up 11% from January 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT QUAIL CREEK



ACTIVE LISTINGS AND MONTHS OF INVENTORY QUAIL CREEK



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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 02/05/2021 is believed to be reliable, but not guaranteed.

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MEDIAN SOLD PRICE QUAIL CREEK

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

Jan 2020	Jan 2021
97.6%	98.4%

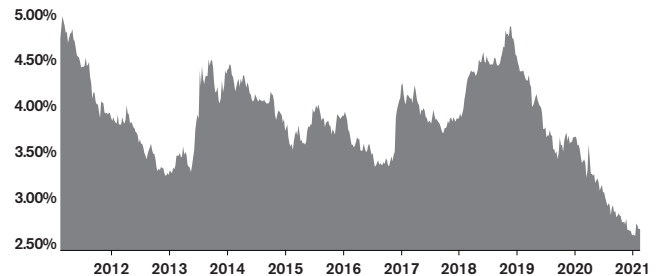


MONTHLY PAYMENT ON A MEDIAN PRICED HOME QUAIL CREEK

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2020	\$347,500	3.620%	\$1,504.61
2021	\$400,000	2.740%	\$1,549.30

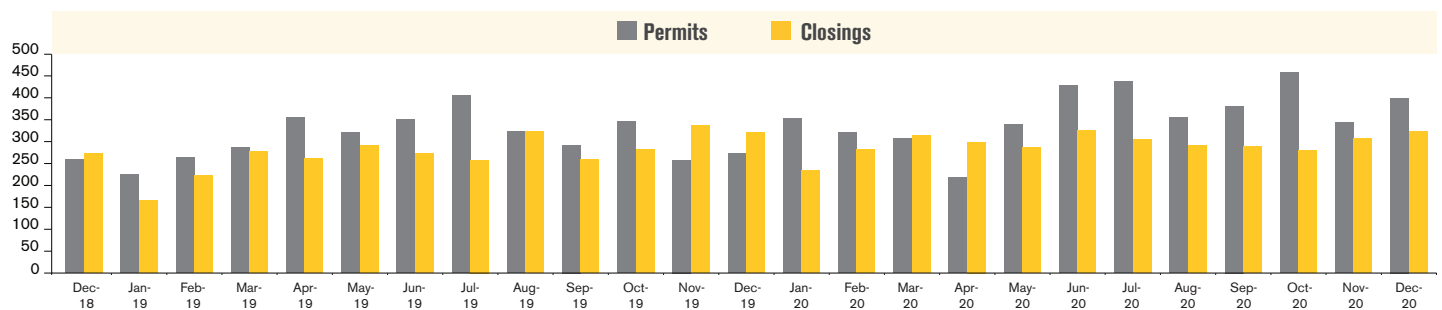
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



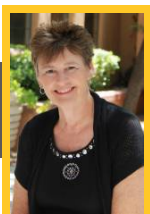
Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research

For December 2020, new home permits were **up 47%** and new home closings were **up 1%** from December 2019.



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MARKET CONDITIONS BY PRICE BAND QUAIL CREEK

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-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	1	0	1	0	0	n/a	0.0	Seller
\$225,000 - 249,999	0	1	3	0	0	2	0	n/a	0.0	Seller
\$250,000 - 274,999	0	1	1	2	2	3	1	0.0	0.3	Seller
\$275,000 - 299,999	4	0	1	0	2	6	0	n/a	1.1	Seller
\$300,000 - 349,999	6	4	0	4	4	6	4	1.5	0.9	Seller
\$350,000 - 399,999	5	4	5	5	3	6	3	1.7	1.3	Seller
\$400,000 - 499,999	1	3	1	1	2	5	5	0.2	0.3	Seller
\$500,000 - 599,999	2	1	2	1	3	2	2	1.0	0.7	Seller
\$600,000 - 699,999	1	0	0	1	0	0	1	1.0	1.0	Seller
\$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
TOTAL	19	14	14	14	17	30	16	1.2	0.8	Seller



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 02/05/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2020-01/31/2021. Information is believed to be reliable, but not guaranteed.

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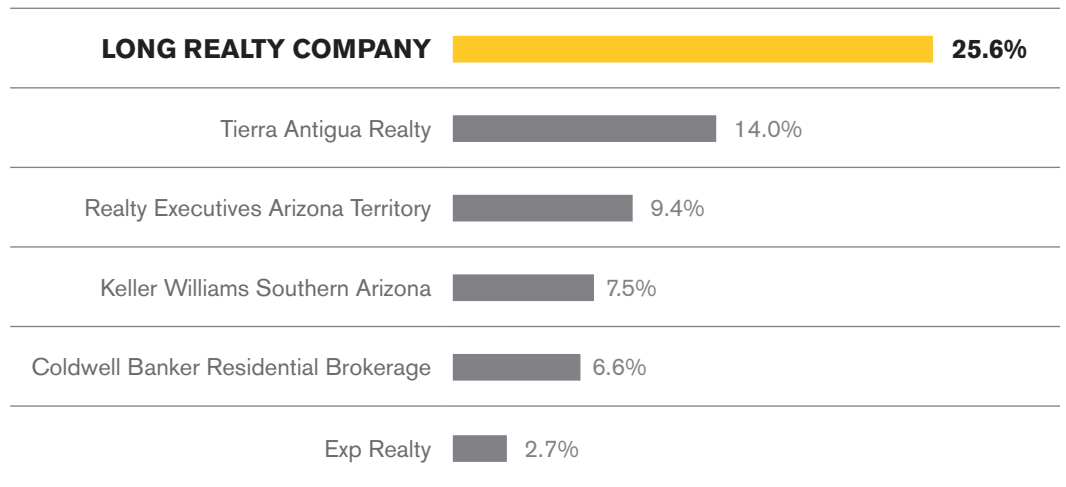
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MARKET SHARE TUCSON METRO

Long Realty leads the market in successful real estate sales.

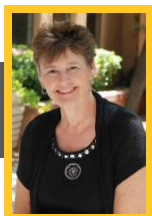
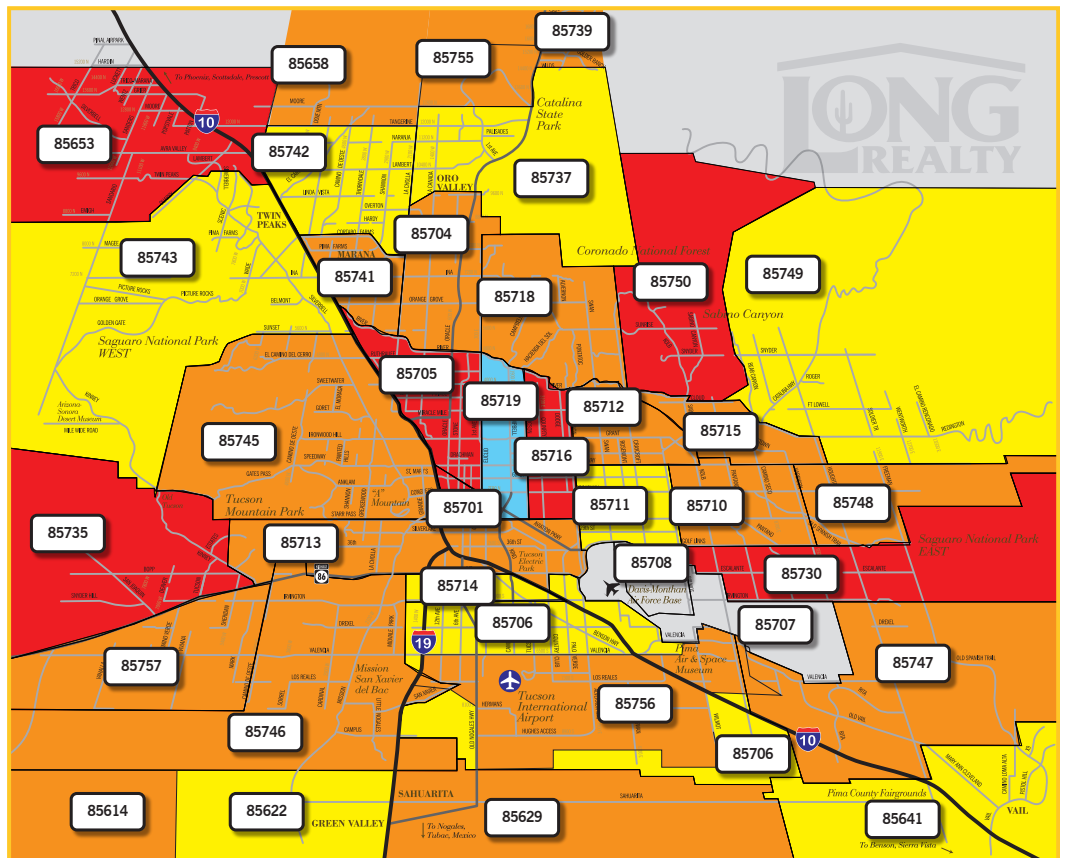
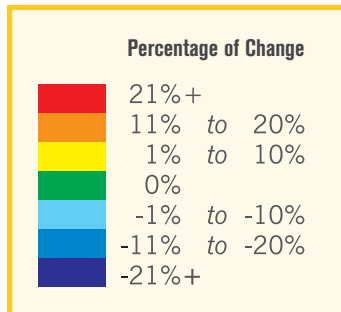
Data Obtained 02/05/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 02/01/2020 – 01/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2019-JAN 2020 TO
NOV 2020-JAN 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 November 2019-January 2020 to November 2020-January 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 02/05/2021. Information is believed to be reliable, but not guaranteed.