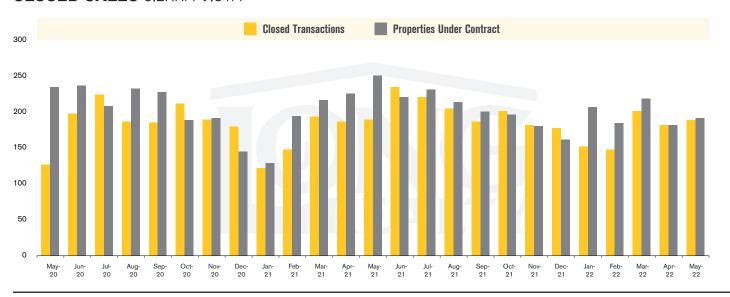
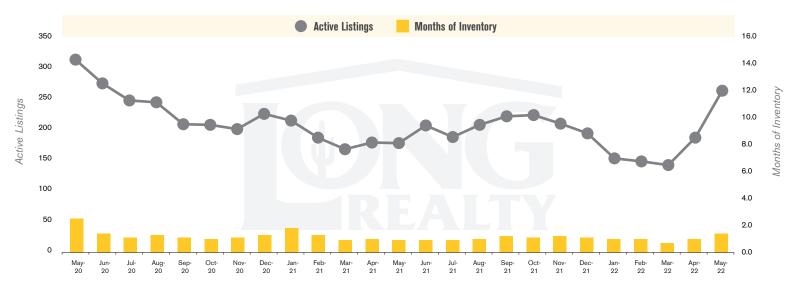
SIERRA VISTA I JUNE 2022

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**



SIERRA VISTA I JUNE 2022

#### MEDIAN SOLD PRICE

SIERRA VISTA

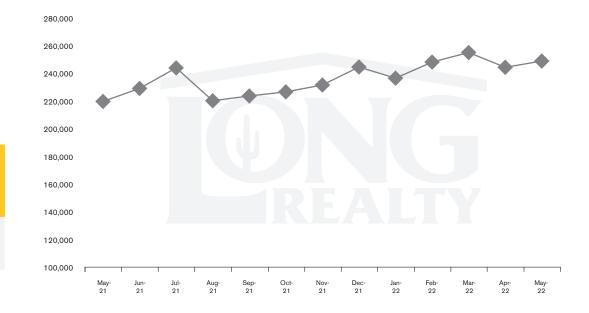
On average, homes sold this % of original list price.

May 2021

May 2022

99.6%

99.7%

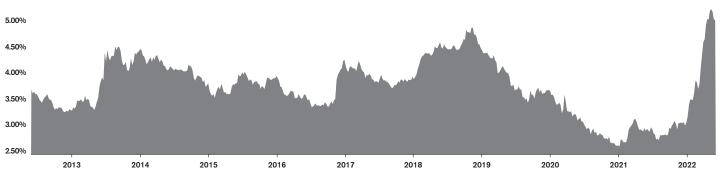


#### **MONTHLY PAYMENT ON A MEDIAN PRICED HOME** SIERRA VISTA

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

SIERRA VISTA I JUNE 2022

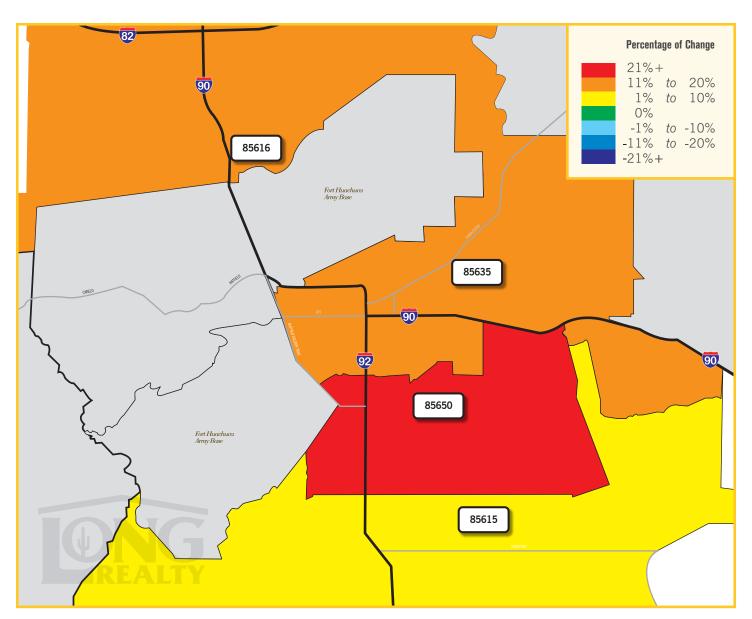
### **MARKET CONDITIONS BY PRICE BAND SIERRA VISTA**

	Active Listings			Close	Month d Sale	S		Current Months of	Last 3 Month Trend Months	Market Conditions
		Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Inventory	of Inventory	
\$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



SIERRA VISTA I 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.