

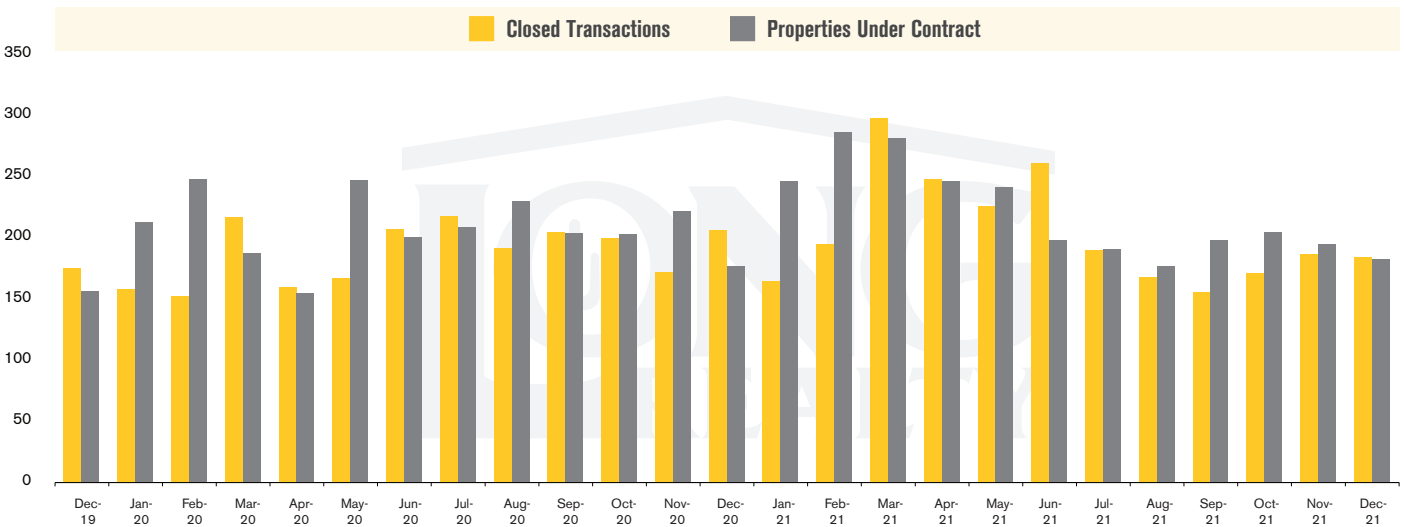
# THE HOUSING REPORT



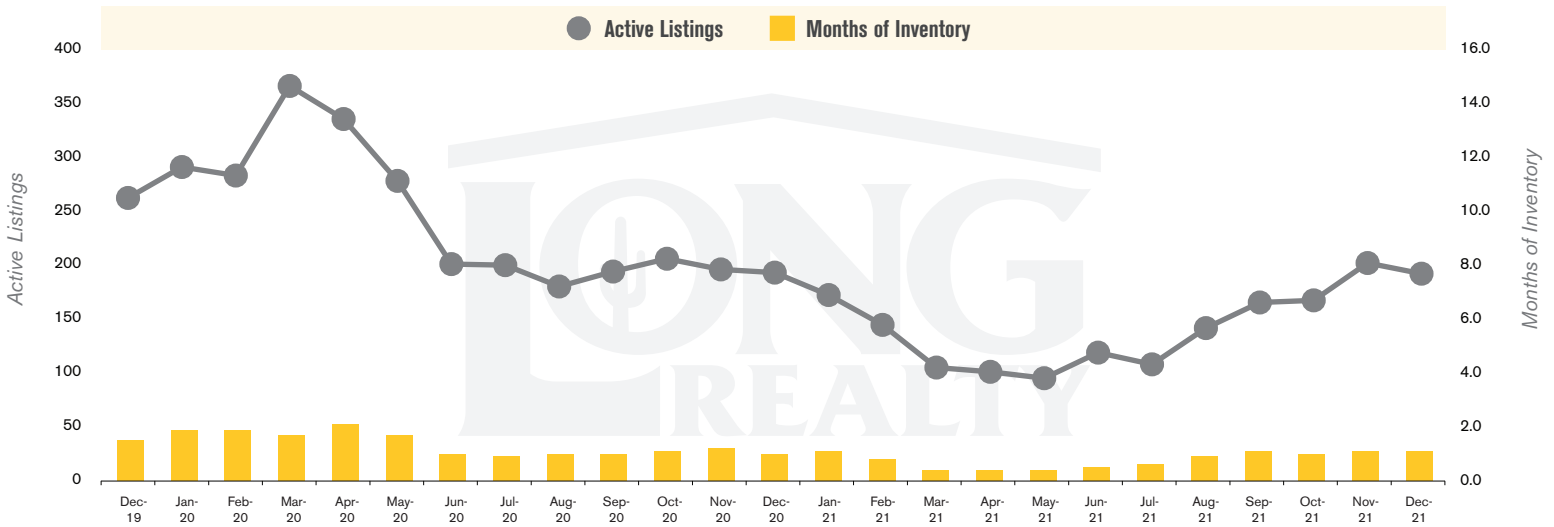
GREEN VALLEY | JANUARY 2022

In the Green Valley area, December 2021 active inventory was 195, down 1% from December 2020. There were 183 closings in December 2021, a 11% decrease from December 2020. Year-to-date 2021 there were 2,436 closings, a 9% increase from year-to-date 2020. Months of Inventory was 1.1, up from 1.0 in December 2020. Median price of sold homes was \$308,944 for the month of December 2021, up 21% from December 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREEN VALLEY



## ACTIVE LISTINGS AND MONTHS OF INVENTORY GREEN VALLEY



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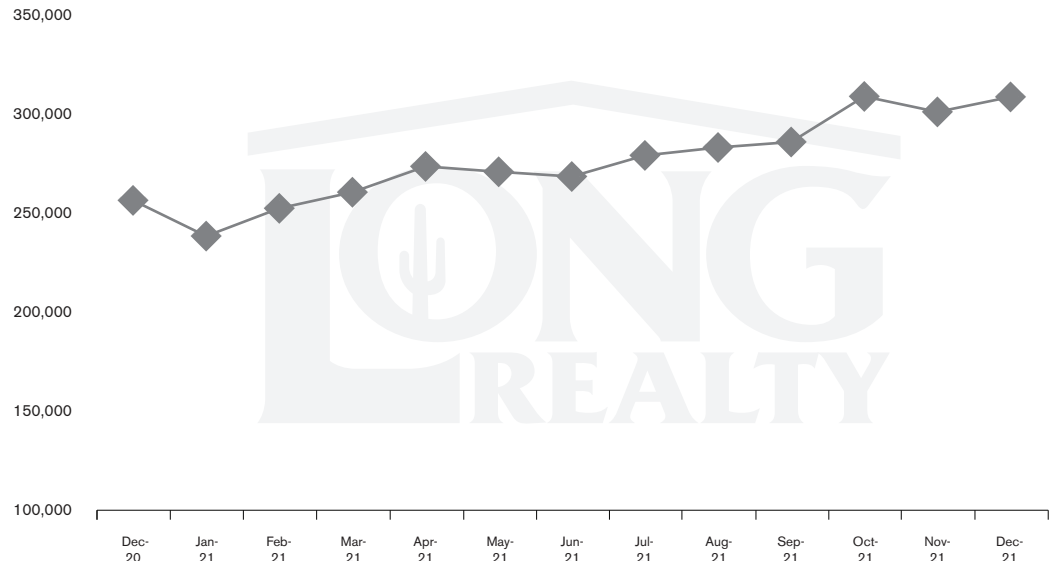
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 01/06/2022 is believed to be reliable, but not guaranteed.

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## MEDIAN SOLD PRICE GREEN VALLEY



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

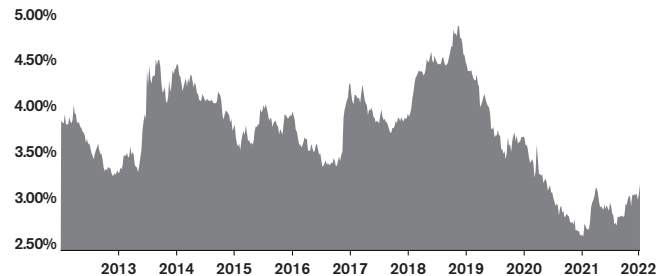
Dec 2020	Dec 2021
99.2%	99.0%

## MONTHLY PAYMENT ON A MEDIAN PRICED HOME GREEN VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2020	\$256,438	2.680%	\$985.53
2021	\$308,944	3.100%	\$1,253.28

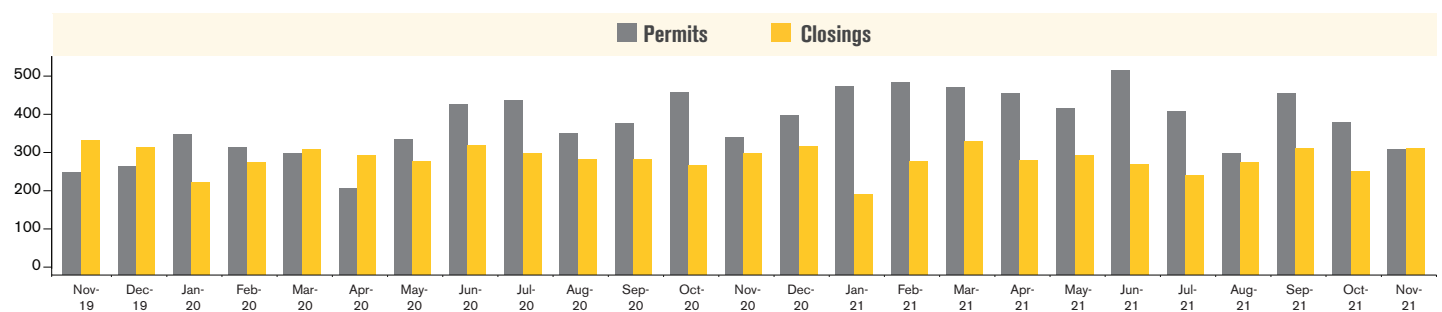
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS TUCSON METRO



Source: RLBrownReports/Bright Future Real Estate Research

For November 2021, new home permits were **down 9%** and new home closings were **up 4%** from November 2020.

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These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 01/06/2022. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

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## MARKET CONDITIONS BY PRICE BAND GREEN VALLEY

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21			
\$1 - 59,999	0	0	0	0	0	1	1	0.0	0.0	Seller
\$60,000 - 79,999	0	0	0	0	1	0	0	n/a	0.0	Seller
\$80,000 - 99,999	0	6	2	3	1	0	0	n/a	0.0	Seller
\$100,000 - 119,999	1	4	2	1	7	3	2	0.5	0.1	Seller
\$120,000 - 139,999	2	4	5	0	3	2	7	0.3	0.8	Seller
\$140,000 - 159,999	2	1	7	2	3	2	0	n/a	1.6	Seller
\$160,000 - 179,999	1	5	2	3	4	3	5	0.2	0.5	Seller
\$180,000 - 199,999	5	11	10	15	3	10	6	0.8	1.3	Seller
\$200,000 - 249,999	14	32	21	19	17	24	21	0.7	0.6	Seller
\$250,000 - 299,999	24	51	44	35	38	41	32	0.8	0.7	Seller
\$300,000 - 399,999	64	58	48	51	58	68	73	0.9	1.0	Seller
\$400,000 - 499,999	57	12	16	20	21	23	26	2.2	2.0	Seller
\$500,000 - 749,999	22	6	9	6	10	8	7	3.1	2.5	Seller
\$750,000 - 999,999	1	0	1	0	3	1	3	n/a	0.9	Seller
\$1,000,000 - and over	2	0	0	0	1	0	0	n/a	4.0	Seller
<b>TOTAL</b>	<b>195</b>	<b>190</b>	<b>167</b>	<b>155</b>	<b>170</b>	<b>186</b>	<b>183</b>	<b>1.1</b>	<b>1.1</b>	<b>Seller</b>



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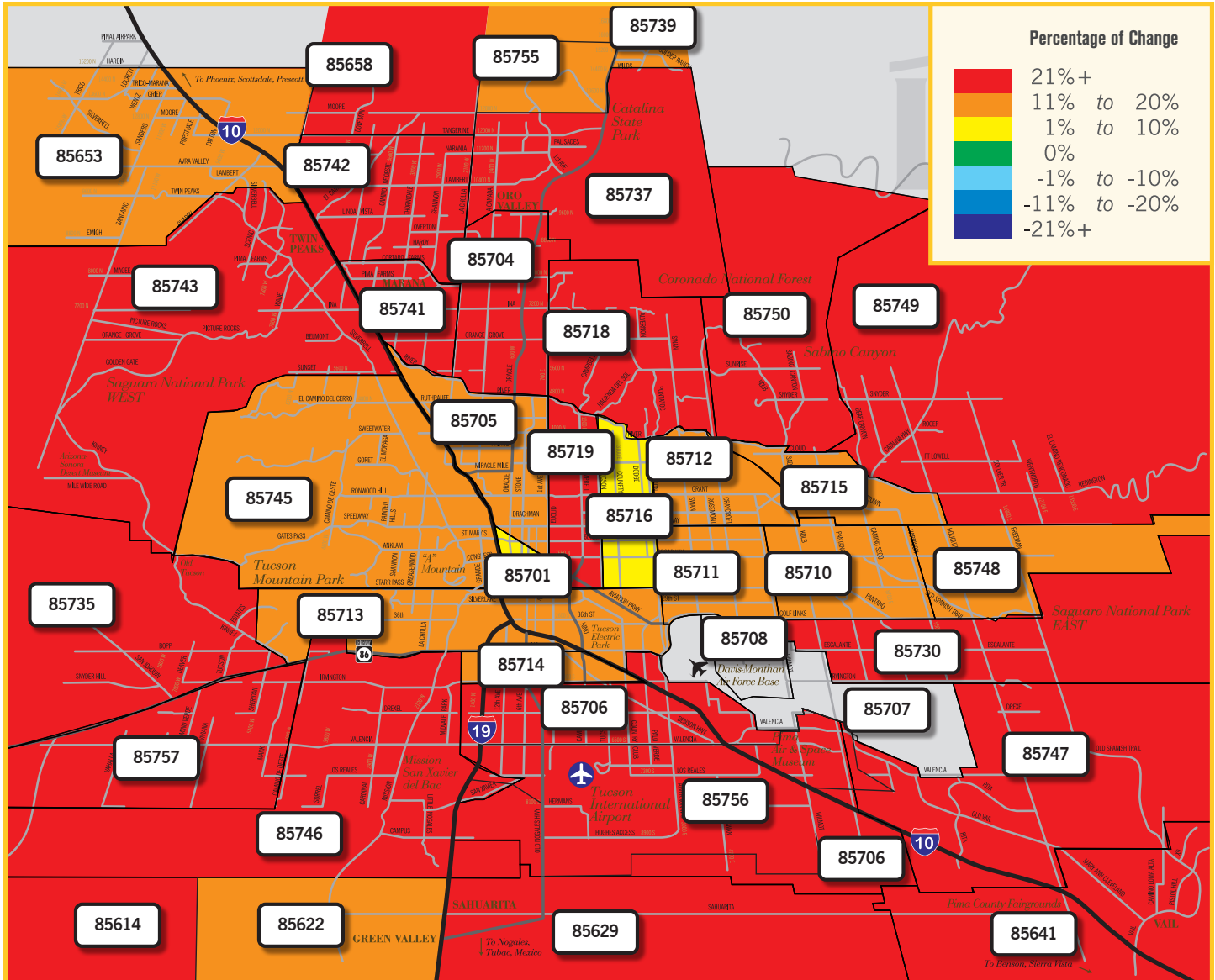
Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 01/06/2022. 3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2021-12/31/2021. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

GREEN VALLEY | JANUARY 2022



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE OCT 2020-DEC 2020 TO OCT 2021-DEC 2021



The Green Valley Housing Report is comprised of data for residential properties in the Green Valley & Sahuarita areas. 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 October 2020-December 2020 to October 2021-December 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 01/06/2022. Information is believed to be reliable, but not guaranteed.