

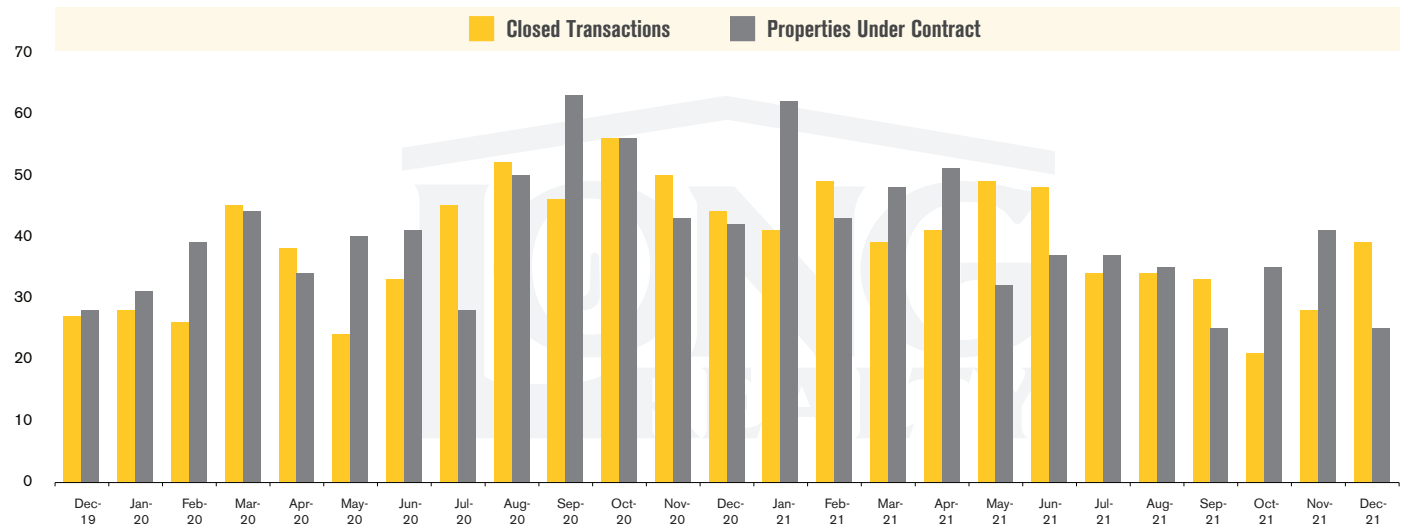
THE HOUSING REPORT



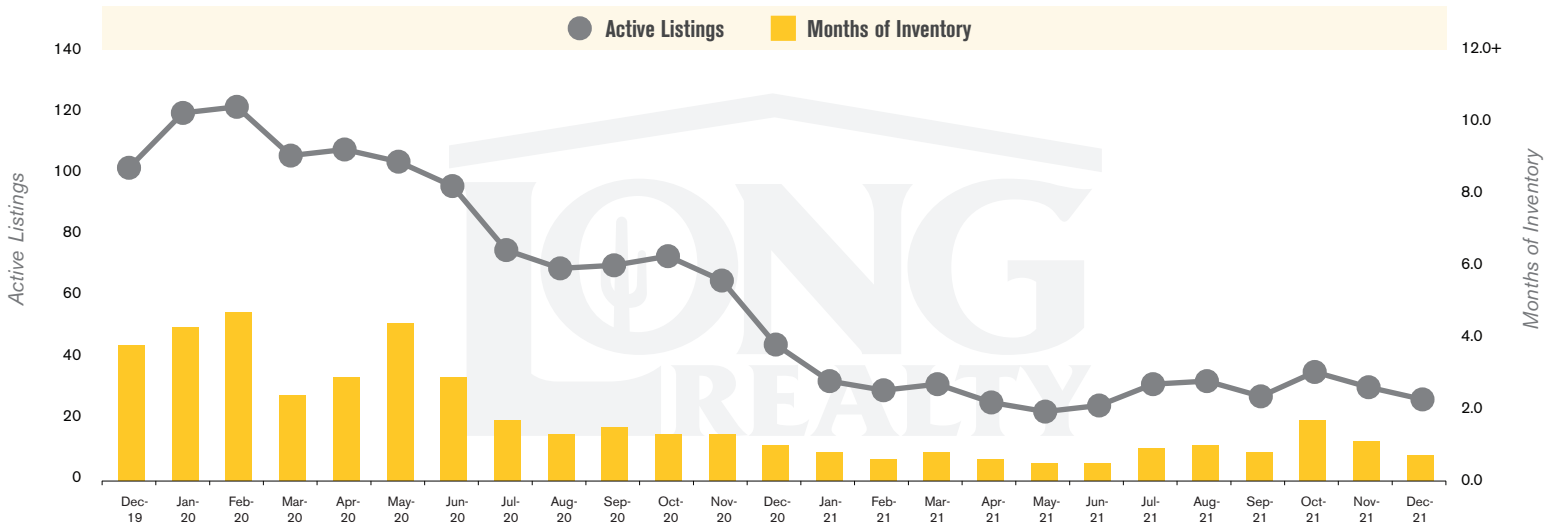
RANCHO VISTOSO | JANUARY 2022

In the Rancho Vistoso area, December 2021 active inventory was 27, a 40% decrease from December 2020. There were 39 closings in December 2021, a 11% decrease from December 2020. Year-to-date 2021 there were 456 closings, a 6% decrease from year-to-date 2020. Months of Inventory was 0.7, down from 1.0 in December 2020. Median price of sold homes was \$706,731 for the month of December 2021, up 88% from December 2020. The Rancho Vistoso area had 25 new properties under contract in December 2021, down 40% from December 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT RANCHO VISTOSO



ACTIVE LISTINGS AND MONTHS OF INVENTORY RANCHO VISTOSO



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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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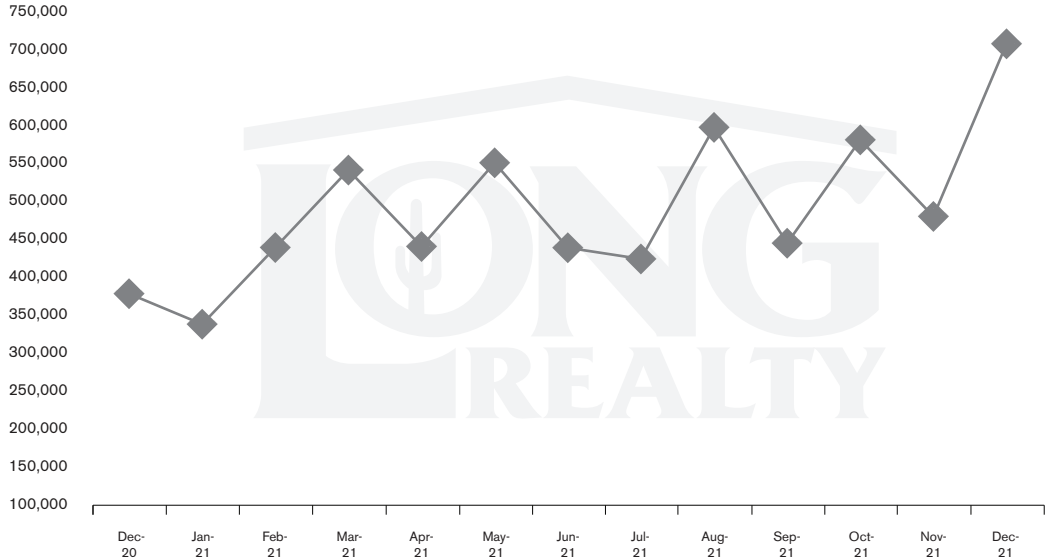
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MEDIAN SOLD PRICE

RANCHO VISTOSO

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

Dec 2020	Dec 2021
98.6%	98.9%

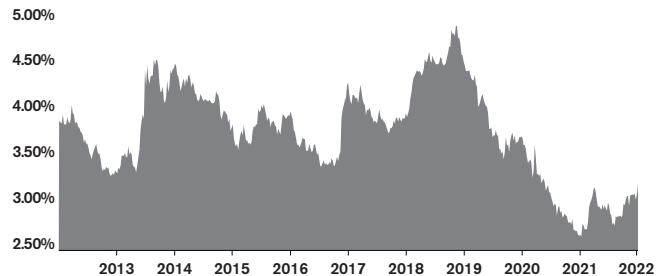


MONTHLY PAYMENT ON A MEDIAN PRICED HOME RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2020	\$377,023	2.680%	\$1,448.96
2021	\$706,731	3.100%	\$2,866.96

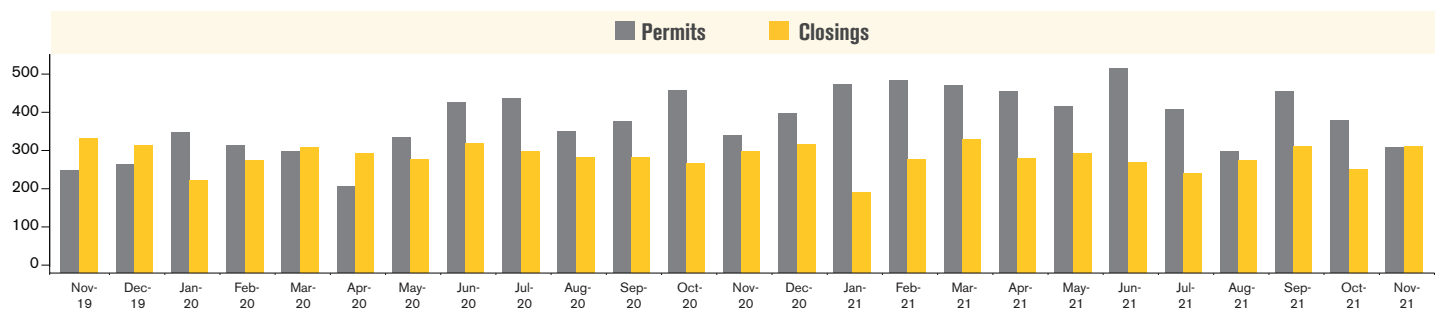
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

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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MARKET CONDITIONS BY PRICE BAND RANCHO VISTOSO

	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 - 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	0	0	0	0	0	n/a	n/a	n/a
\$225,000 - 249,999	0	1	0	1	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	0	2	0	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	1	1	1	1	0	0	n/a	0.0	Seller
\$300,000 - 349,999	1	7	0	5	2	0	2	0.5	0.8	Seller
\$350,000 - 399,999	4	6	4	2	2	5	3	1.3	1.3	Seller
\$400,000 - 499,999	2	7	9	9	4	14	8	0.3	0.5	Seller
\$500,000 - 599,999	3	3	3	8	6	3	9	0.3	1.3	Seller
\$600,000 - 699,999	4	3	4	4	1	2	2	2.0	2.8	Seller
\$700,000 - 799,999	0	1	2	0	1	1	1	0.0	0.7	Seller
\$800,000 - 899,999	2	1	3	0	0	1	4	0.5	0.4	Seller
\$900,000 - 999,999	0	1	0	1	0	1	1	0.0	0.5	Seller
\$1,000,000 - and over	11	3	6	2	4	1	9	1.2	2.1	Seller
TOTAL	27	34	34	33	21	28	39	0.7	1.1	Seller



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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.

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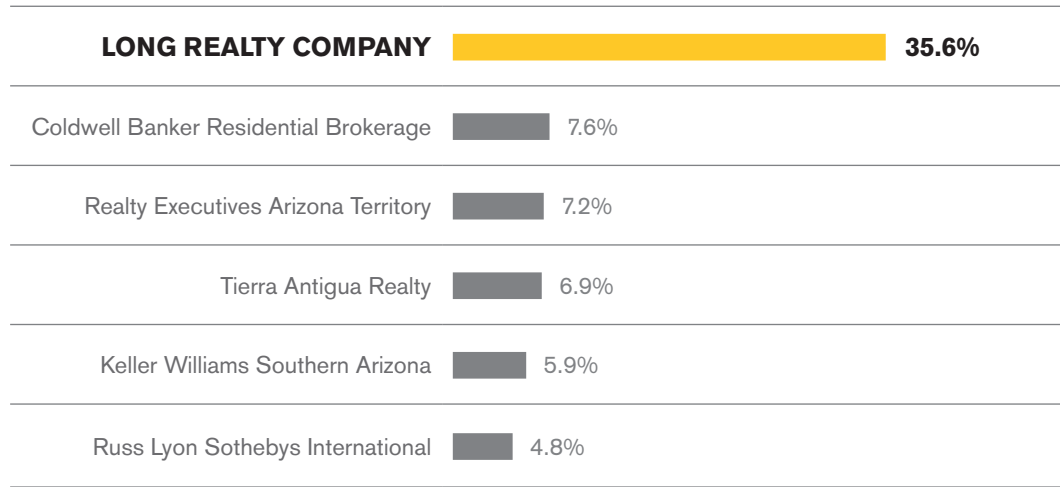
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MARKET SHARE RANCHO VISTOSO

Long Realty leads the market in successful real estate sales.

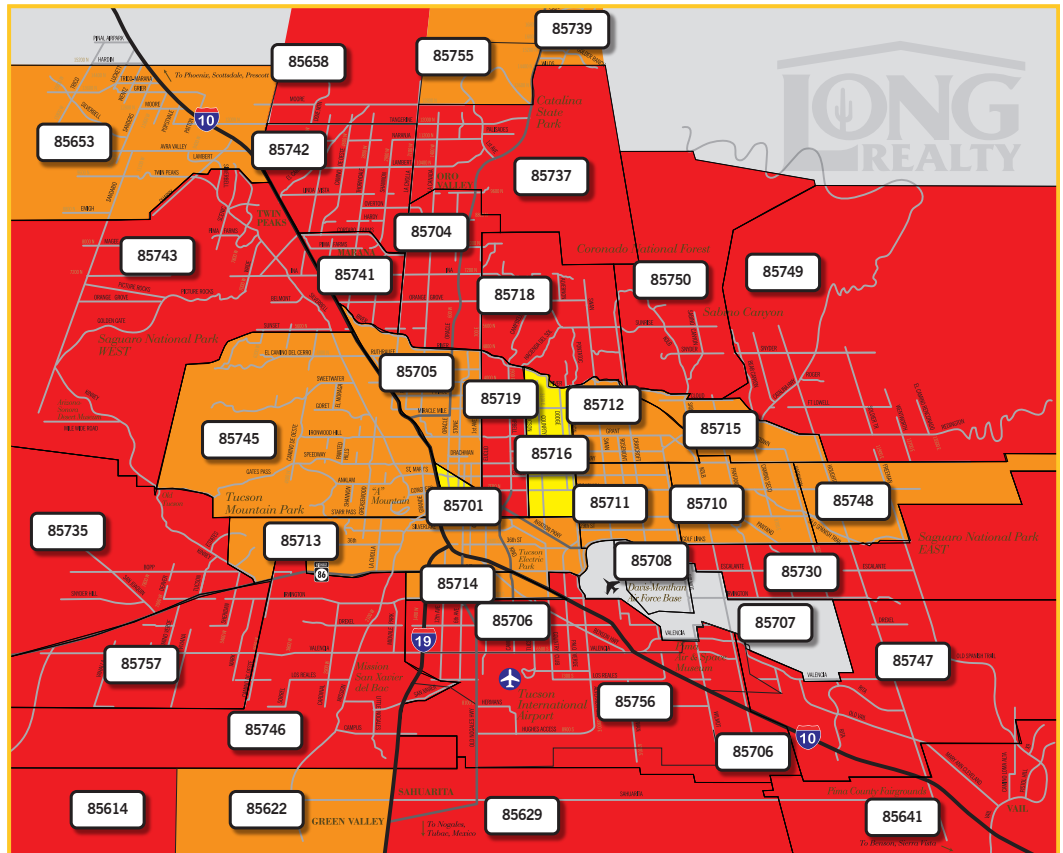
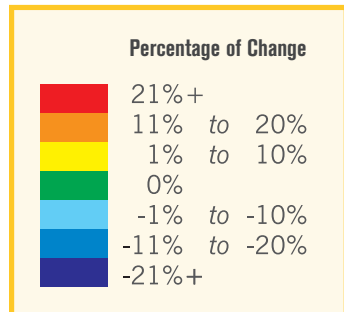
Data Obtained 01/06/2022 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 01/01/2021 – 12/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT 2020-DEC 2020 TO
OCT 2021-DEC 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 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.