

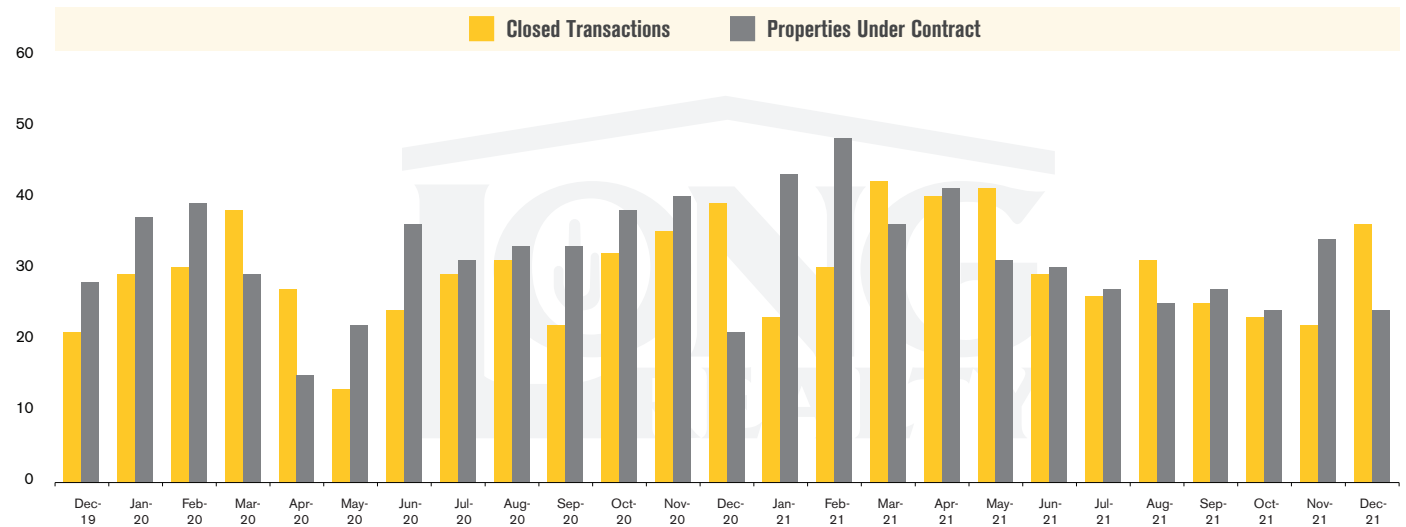
# THE HOUSING REPORT



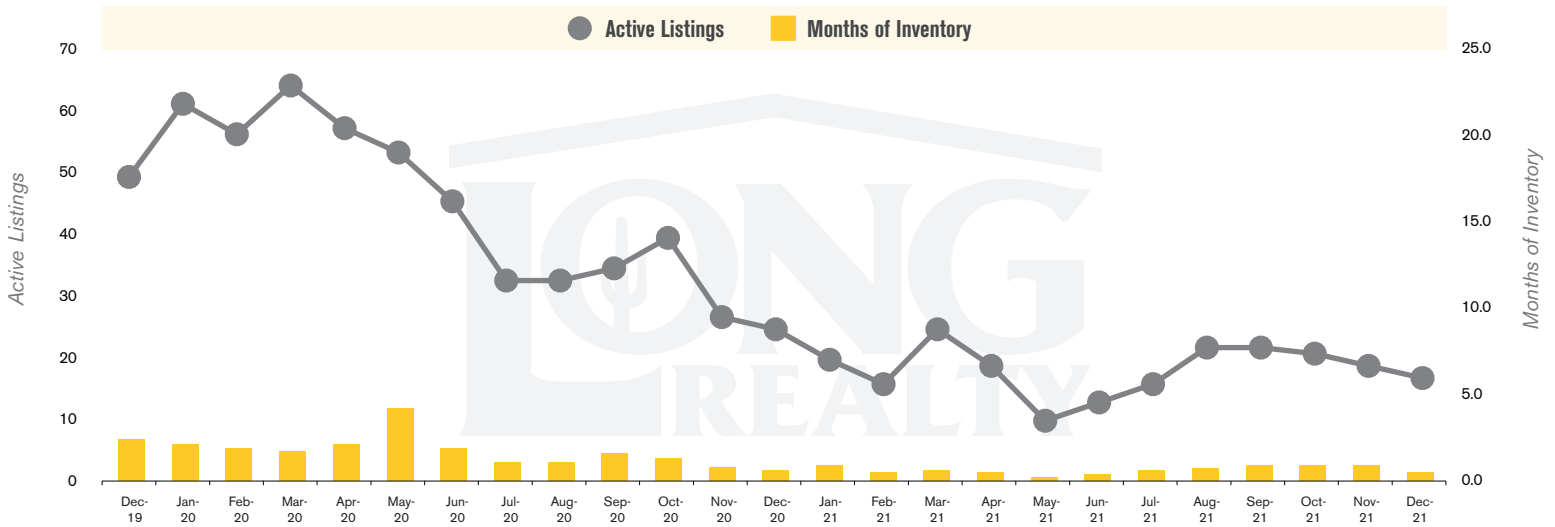
SADDLEBROOKE | JANUARY 2022

In the SaddleBrooke area, December 2021 active inventory was 17, a 32% decrease from December 2020. There were 36 closings in December 2021, an 8% decrease from December 2020. Year-to-date 2021 there were 368 closings, a 5% increase from year-to-date 2020. Months of Inventory was 0.5, down from 0.6 in December 2020. Median price of sold homes was \$474,000 for the month of December 2021, up 19% from December 2020. The SaddleBrooke area had 24 new properties under contract in December 2021, up 14% from December 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT SADDLEBROOKE



## ACTIVE LISTINGS AND MONTHS OF INVENTORY SADDLEBROOKE



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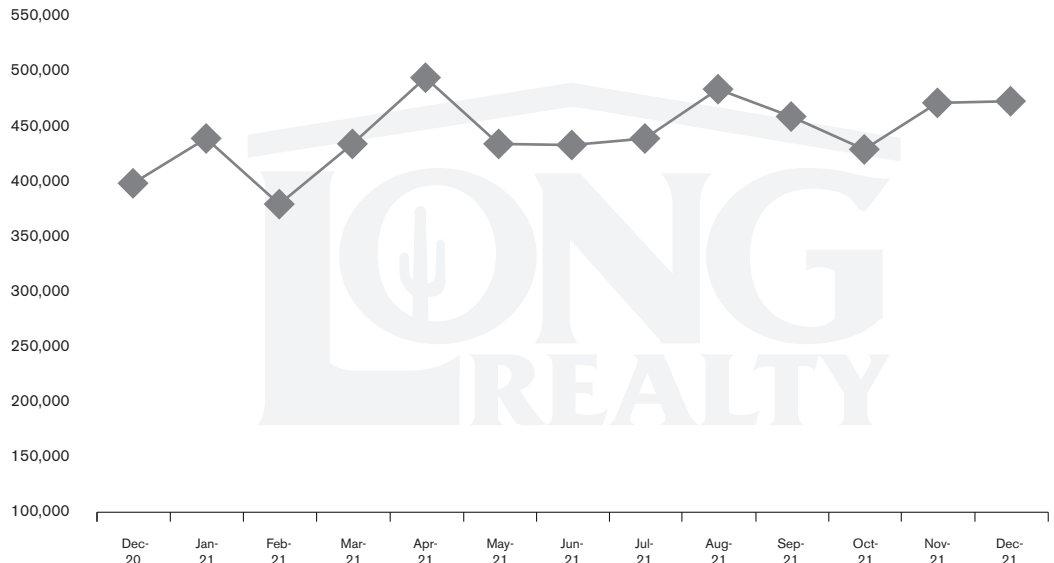
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using TrendGraphix software. All data obtained 01/06/2022 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT



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## MEDIAN SOLD PRICE SADDLEBROOKE



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

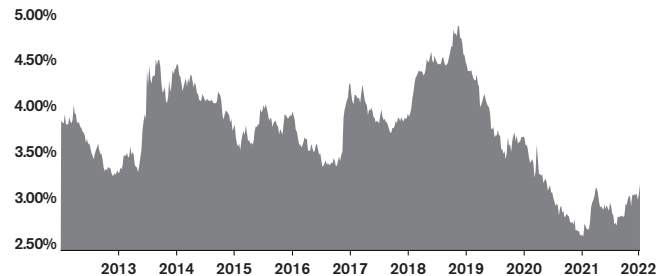
Dec 2020	Dec 2021
<b>96.7%</b>	<b>97.9%</b>

## MONTHLY PAYMENT ON A MEDIAN PRICED HOME SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2020	\$399,000	2.680%	\$1,533.42
2021	\$474,000	3.100%	\$1,922.85

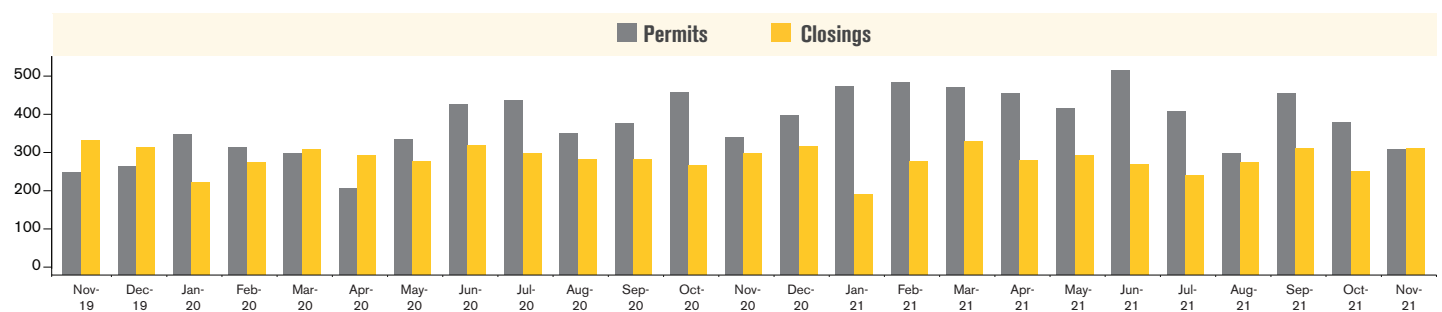
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 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

SADDLEBROOKE | JANUARY 2022



## MARKET CONDITIONS BY PRICE BAND SADDLEBROOKE

	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	0	0	0	0	0	0	n/a	n/a	n/a
\$250,000 - 274,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$275,000 - 299,999	0	3	0	0	0	2	0	n/a	0.0	<b>Seller</b>
\$300,000 - 349,999	0	5	2	2	2	1	2	0.0	0.0	<b>Seller</b>
\$350,000 - 399,999	0	3	5	4	7	1	7	0.0	0.3	<b>Seller</b>
\$400,000 - 499,999	7	6	8	11	6	10	13	0.5	0.6	<b>Seller</b>
\$500,000 - 599,999	1	5	4	3	4	5	4	0.3	0.5	<b>Seller</b>
\$600,000 - 699,999	6	3	5	1	2	2	6	1.0	1.2	<b>Seller</b>
\$700,000 - 799,999	3	1	3	2	2	0	0	n/a	4.5	<b>Slightly Seller</b>
\$800,000 - 899,999	0	0	2	0	0	0	2	0.0	0.0	<b>Seller</b>
\$900,000 - 999,999	0	0	1	1	0	0	1	0.0	3.0	<b>Seller</b>
\$1,000,000 - and over	0	0	0	1	0	1	1	0.0	2.0	<b>Seller</b>
<b>TOTAL</b>	<b>17</b>	<b>26</b>	<b>31</b>	<b>25</b>	<b>23</b>	<b>22</b>	<b>36</b>	<b>0.5</b>	<b>0.7</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

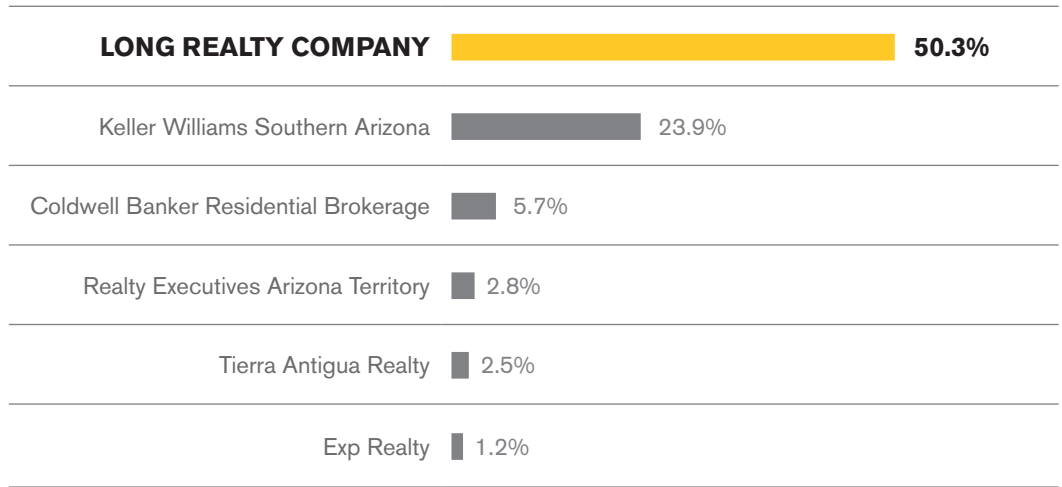
SADDLEBROOKE | JANUARY 2022



## MARKET SHARE SADDLEBROOKE

**Long Realty leads the market in successful real estate sales.**

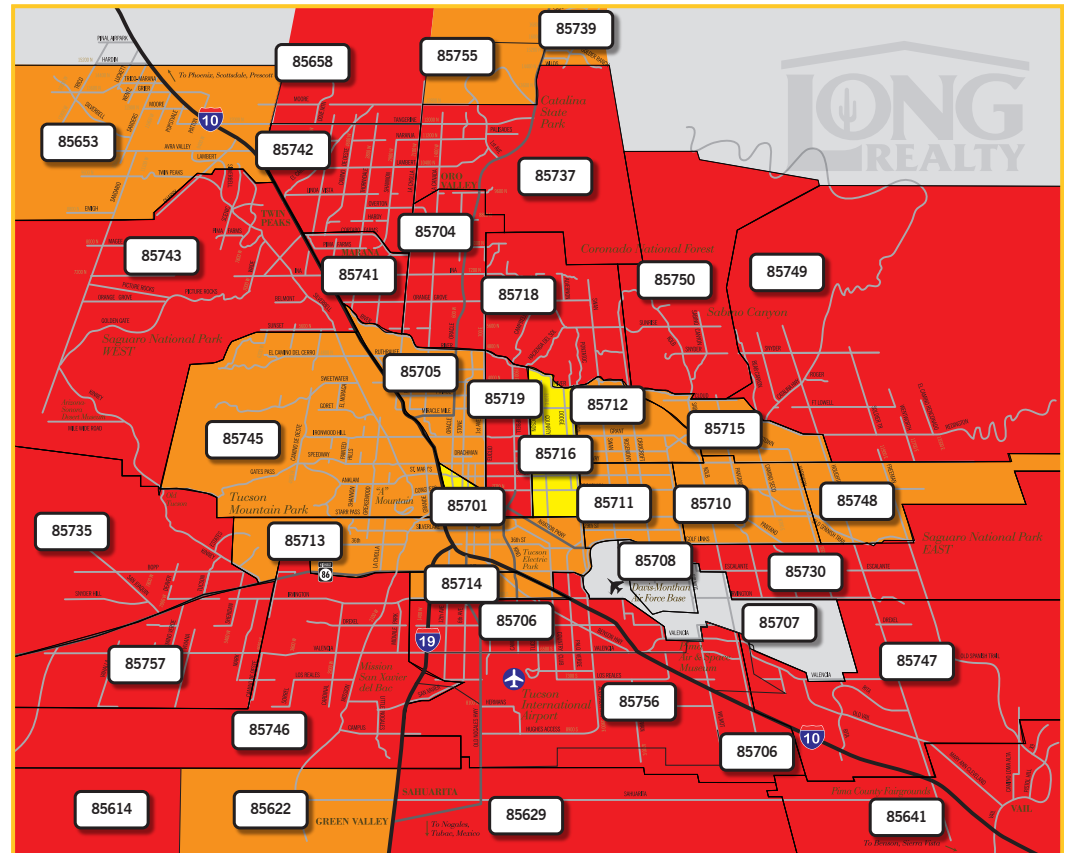
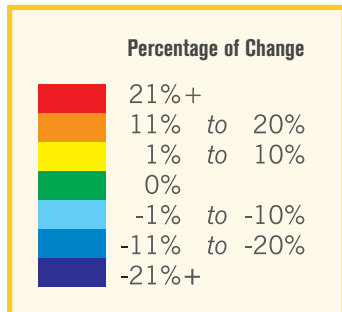
*Data Obtained 01/06/2022 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 01/01/2021 – 12/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.*



## 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.*