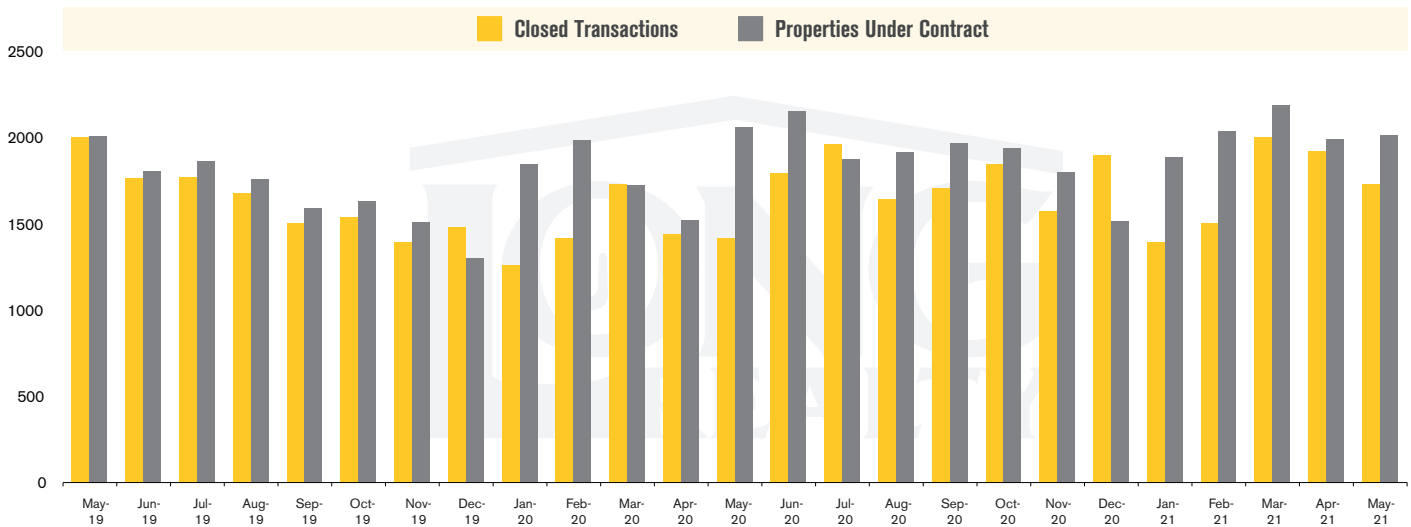


# THE HOUSING REPORT

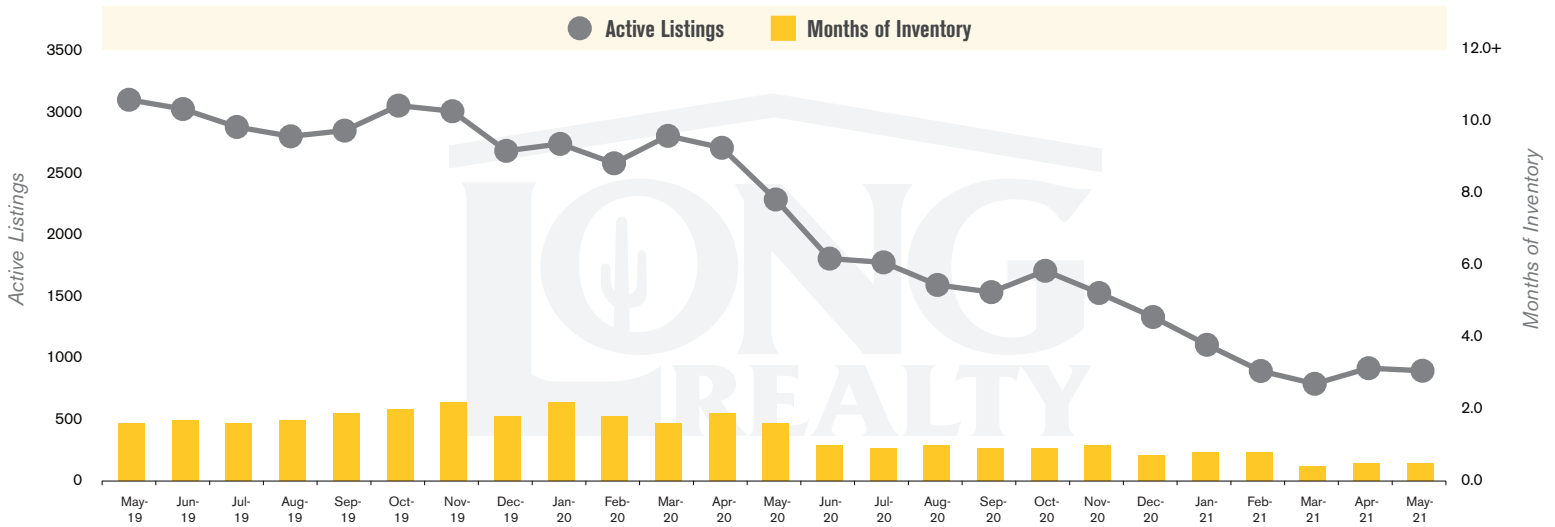
GREATER TUCSON MAIN MARKET | JUNE 2021

In the Tucson Main Market area, May 2021 active inventory was 910, a 61% decrease from May 2020. There were 1,735 closings in May 2021, a 22% increase from May 2020. Year-to-date 2021 there were 8,570 closings, a 18% increase from year-to-date 2020. Months of Inventory was .5, down from 1.6 in May 2020. Median price of sold homes was \$321,433 for the month of May 2021, up 34% from May 2020. The Tucson Main Market area had 2,020 new properties under contract in May 2021, down 2% from May 2020.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



## ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



Properties under contract and Home Sales data is based on information obtained from the MLSAZ using TrendGraphix software. All data obtained 06/07/2021 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

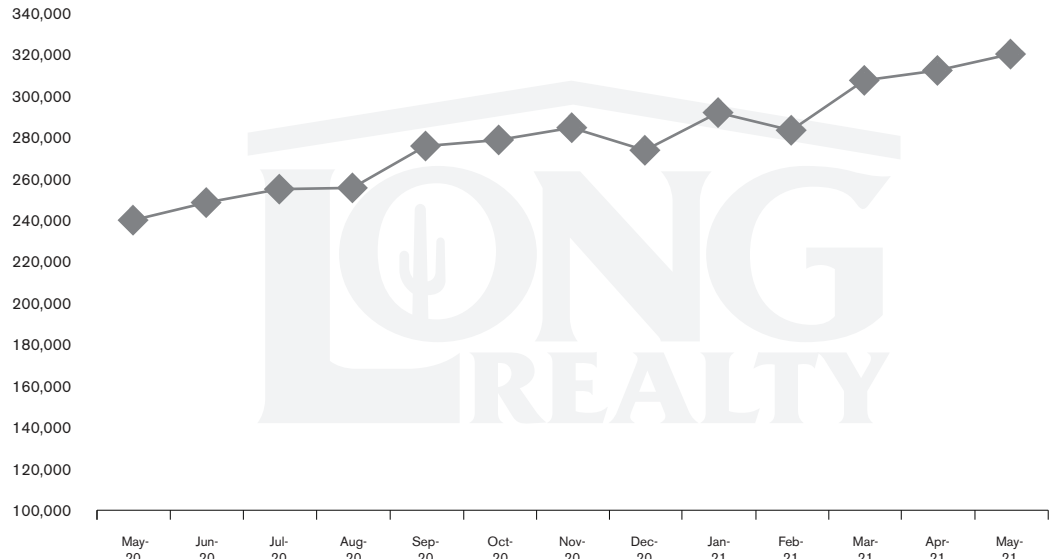
GREATER TUCSON MAIN MARKET | JUNE 2021

## MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

May 2020	May 2021
<b>96.8%</b>	<b>100.7%</b>

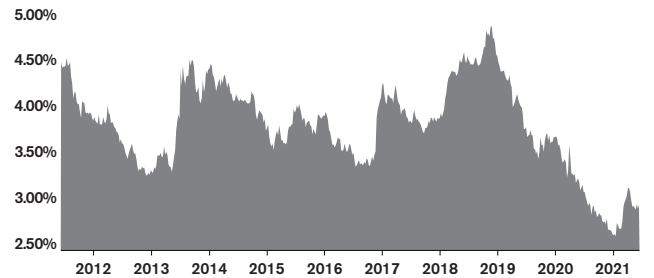


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2020	\$240,537	3.230%	\$991.98
2021	\$321,433	2.960%	\$1,280.84

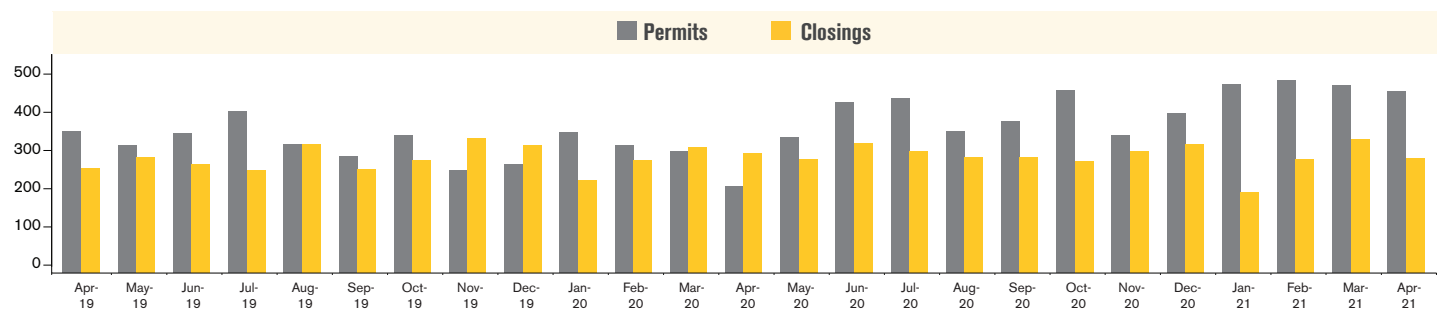
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS



Source: RLBrownReports/Bright Future Real Estate Research

For April 2021, new home permits were **up 100%** and new home closings were **down 4%** from April 2020.

These statistics are based on information obtained from MLSSAZ and using TrendGraphix software on 06/07/2021. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JUNE 2021

## MARKET CONDITIONS BY PRICE BAND GREATER TUCSON MAIN MARKET

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21			
\$1 - 49,999	1	7	3	9	2	2	5	0.2	0.2	Seller
\$50,000 - 74,999	5	17	14	8	8	12	10	0.5	0.7	Seller
\$75,000 - 99,999	9	48	24	26	31	27	28	0.3	0.4	Seller
\$100,000 - 124,999	17	39	28	20	28	39	34	0.5	0.5	Seller
\$125,000 - 149,999	22	83	52	59	67	48	40	0.6	0.4	Seller
\$150,000 - 174,999	23	93	70	84	82	77	56	0.4	0.3	Seller
\$175,000 - 199,999	32	155	99	98	134	114	81	0.4	0.3	Seller
\$200,000 - 224,999	31	182	136	160	142	139	110	0.3	0.3	Seller
\$225,000 - 249,999	45	233	164	168	222	199	153	0.3	0.2	Seller
\$250,000 - 274,999	53	204	139	165	209	201	168	0.3	0.2	Seller
\$275,000 - 299,999	64	155	116	124	176	158	166	0.4	0.3	Seller
\$300,000 - 349,999	98	199	134	164	226	215	262	0.4	0.4	Seller
\$350,000 - 399,999	89	153	94	115	195	179	157	0.6	0.5	Seller
\$400,000 - 499,999	111	156	130	142	206	222	197	0.6	0.5	Seller
\$500,000 - 599,999	69	67	70	59	83	115	91	0.8	0.7	Seller
\$600,000 - 699,999	66	39	47	39	73	45	58	1.1	0.9	Seller
\$700,000 - 799,999	29	25	14	24	46	41	32	0.9	0.8	Seller
\$800,000 - 899,999	30	16	21	13	25	33	23	1.3	1.0	Seller
\$900,000 - 999,999	13	9	13	7	12	11	19	0.7	1.5	Seller
\$1,000,000 - and over	103	26	28	22	42	47	45	2.3	2.5	Seller
<b>TOTAL</b>	<b>910</b>	<b>1,906</b>	<b>1,396</b>	<b>1,506</b>	<b>2,009</b>	<b>1,924</b>	<b>1,735</b>	<b>0.5</b>	<b>0.5</b>	<b>Seller</b>

 Seller's Market

 Slight Seller's Market

 Balanced Market

 Slight Buyer's Market

 Buyer's Market

Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 06/07/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2021-05/31/2021. Information is believed to be reliable, but not guaranteed.

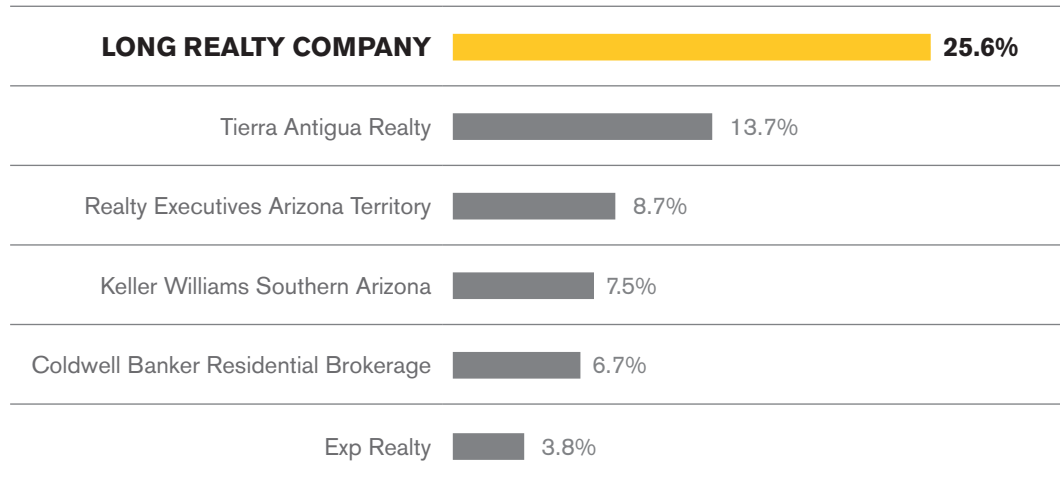
# THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | JUNE 2021

## MARKET SHARE GREATER TUCSON MAIN MARKET

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

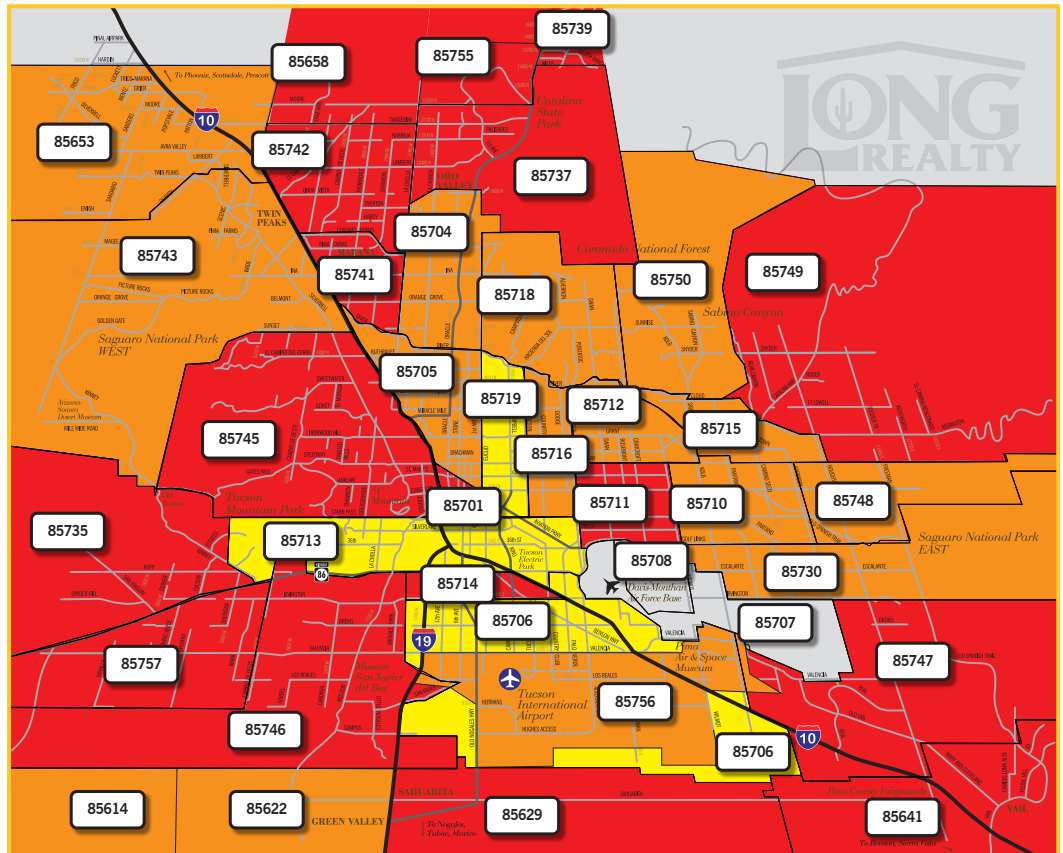
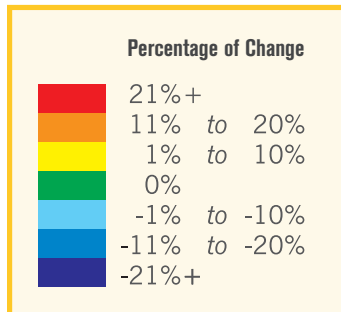
*Data Obtained 06/07/2021 from MLSSAZ using TrendGraphix software for all closed residential sales volume between 06/01/2020 – 05/31/2021 rounded to the nearest tenth of one percent and deemed to be correct.*



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2020-MAY 2020 TO  
MAR 2021-MAY 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.**

*This heat map represents the percentage of change in Tucson metro median sales prices from March 2020-May 2020 to March 2021-May 2021 by zip code. These statistics are based on information obtained from the MLSSAZ on 06/07/2021. Information is believed to be reliable, but not guaranteed.*