

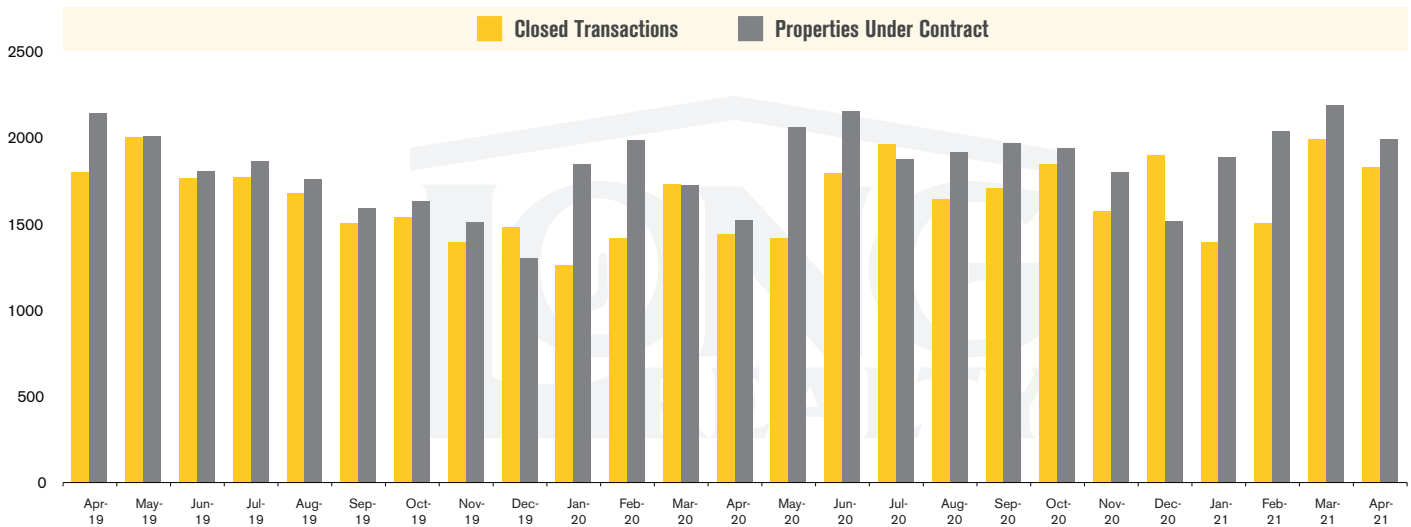
THE HOUSING REPORT



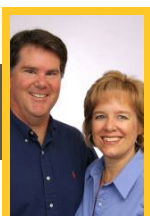
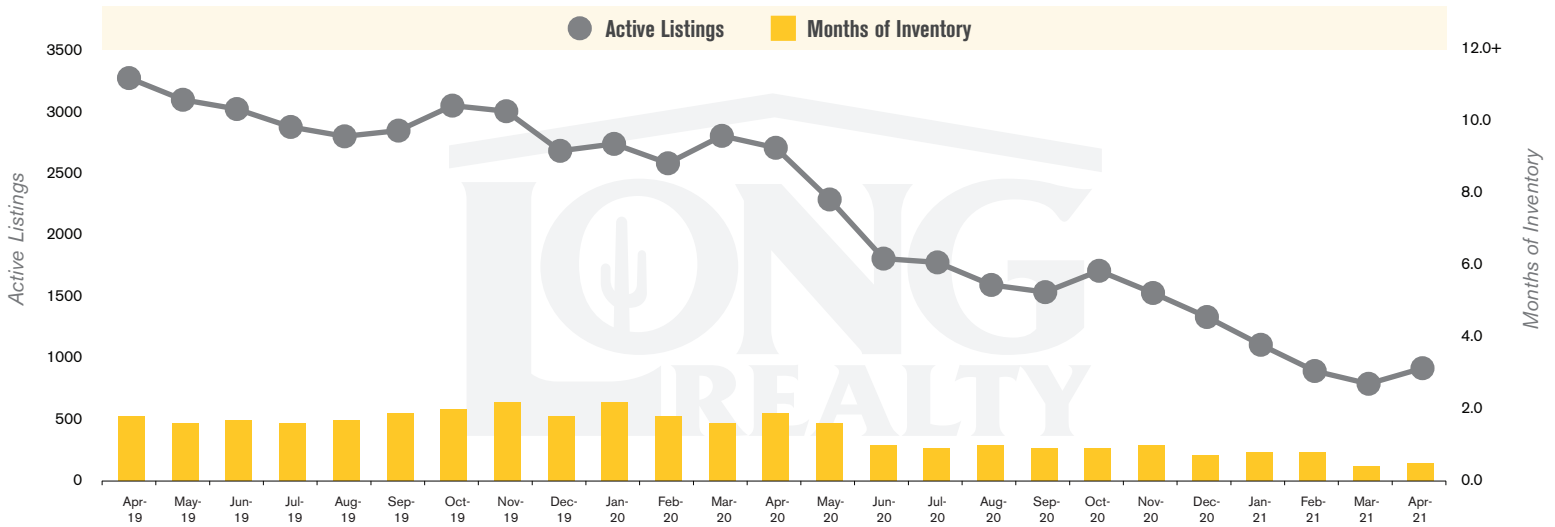
GREATER TUCSON MAIN MARKET | MAY 2021

In the Tucson Main Market area, April 2021 active inventory was 931, a 66% decrease from April 2020. There were 1,833 closings in April 2021, a 27% increase from April 2020. Year-to-date 2021 there were 6,732 closings, a 15% increase from year-to-date 2020. Months of Inventory was .5, down from 1.9 in April 2020. Median price of sold homes was \$315,882 for the month of April 2021, up 30% from April 2020. The Tucson Main Market area had 1,997 new properties under contract in April 2021, up 31% from April 2020.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT GREATER TUCSON MAIN MARKET



ACTIVE LISTINGS AND MONTHS OF INVENTORY GREATER TUCSON MAIN MARKET



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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 05/06/2021 is believed to be reliable, but not guaranteed.

THE HOUSING REPORT



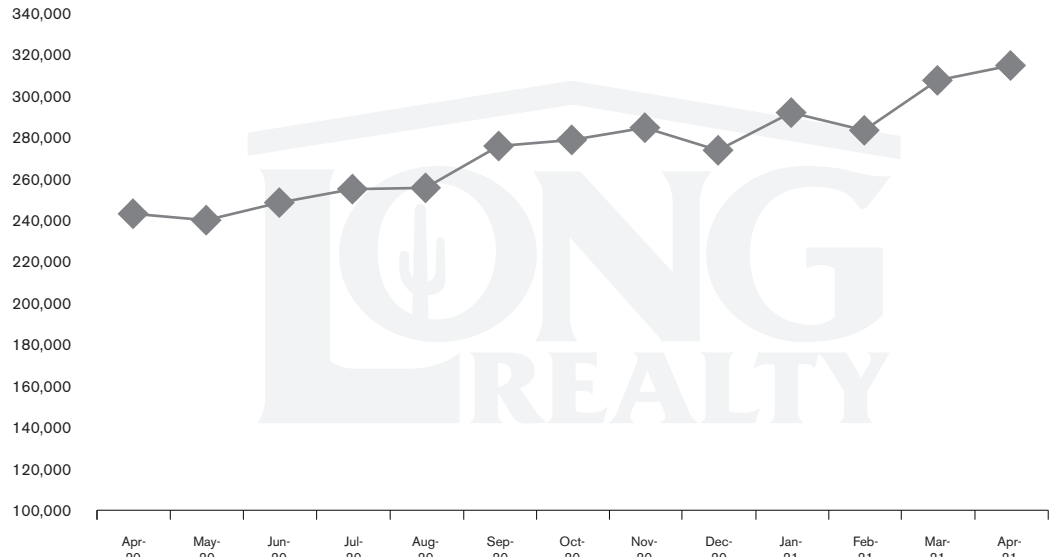
GREATER TUCSON MAIN MARKET | MAY 2021

MEDIAN SOLD PRICE

GREATER TUCSON MAIN MARKET

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

Apr 2020	Apr 2021
97.4%	100.1%

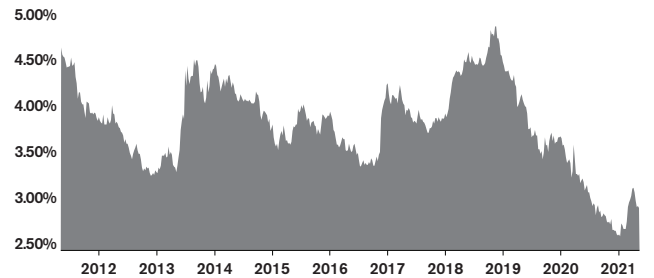


MONTHLY PAYMENT ON A MEDIAN PRICED HOME

Year	Median Price	Int. Rate	MO. Payment
2006	\$220,000	6.140%	\$1,271.93
2020	\$243,672	3.310%	\$1,015.09
2021	\$315,882	3.060%	\$1,274.91

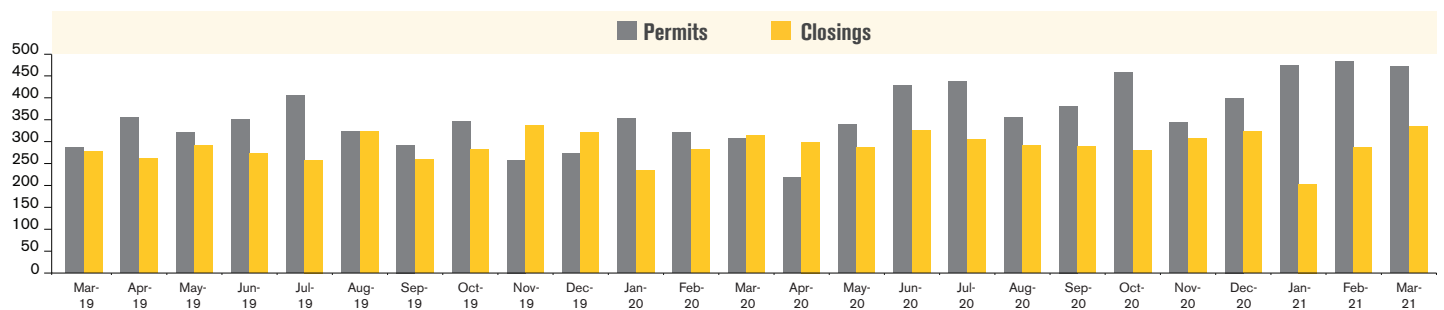
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE

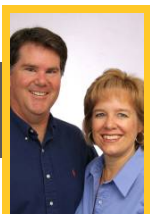


Source: FreddieMac.com

NEW HOME PERMITS AND CLOSINGS



Source: RLBrownReports/Bright Future Real Estate Research



For March 2021, new home permits were **up 54%** and new home closings were **up 6%** from March 2020.

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THE HOUSING REPORT

GREATER TUCSON MAIN MARKET | MAY 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
		Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21			
\$1 - 49,999	0	4	7	3	9	2	2	0.0	0.2	Seller
\$50,000 - 74,999	8	10	17	14	8	8	12	0.7	0.9	Seller
\$75,000 - 99,999	15	29	48	24	26	30	27	0.6	0.5	Seller
\$100,000 - 124,999	20	31	39	28	20	28	38	0.5	0.6	Seller
\$125,000 - 149,999	23	52	83	52	59	67	46	0.5	0.5	Seller
\$150,000 - 174,999	23	68	93	70	84	82	73	0.3	0.3	Seller
\$175,000 - 199,999	33	121	155	99	98	134	106	0.3	0.3	Seller
\$200,000 - 224,999	40	157	182	136	160	140	135	0.3	0.2	Seller
\$225,000 - 249,999	51	209	233	164	168	221	191	0.3	0.2	Seller
\$250,000 - 274,999	44	159	204	139	165	207	186	0.2	0.3	Seller
\$275,000 - 299,999	53	121	155	116	124	173	149	0.4	0.4	Seller
\$300,000 - 349,999	108	169	199	134	164	226	202	0.5	0.5	Seller
\$350,000 - 399,999	84	108	153	94	115	194	175	0.5	0.5	Seller
\$400,000 - 499,999	119	170	156	130	142	204	215	0.6	0.6	Seller
\$500,000 - 599,999	64	66	67	70	59	83	106	0.6	0.8	Seller
\$600,000 - 699,999	50	35	39	47	39	73	41	1.2	0.9	Seller
\$700,000 - 799,999	32	30	25	14	24	46	40	0.8	0.8	Seller
\$800,000 - 899,999	29	17	16	21	13	25	32	0.9	1.0	Seller
\$900,000 - 999,999	21	3	9	13	7	12	10	2.1	2.5	Seller
\$1,000,000 - and over	114	18	26	28	22	42	47	2.4	3.1	Seller
TOTAL	931	1,577	1,906	1,396	1,506	1,997	1,833	0.5	0.5	Seller



Seller's Market



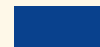
Slight Seller's Market



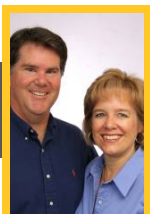
Balanced Market



Slight Buyer's Market



Buyer's Market



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Statistics based on information obtained from MLSSAZ and using TrendGraphix software on 05/06/2021. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2021-04/30/2021. Information is believed to be reliable, but not guaranteed.

