

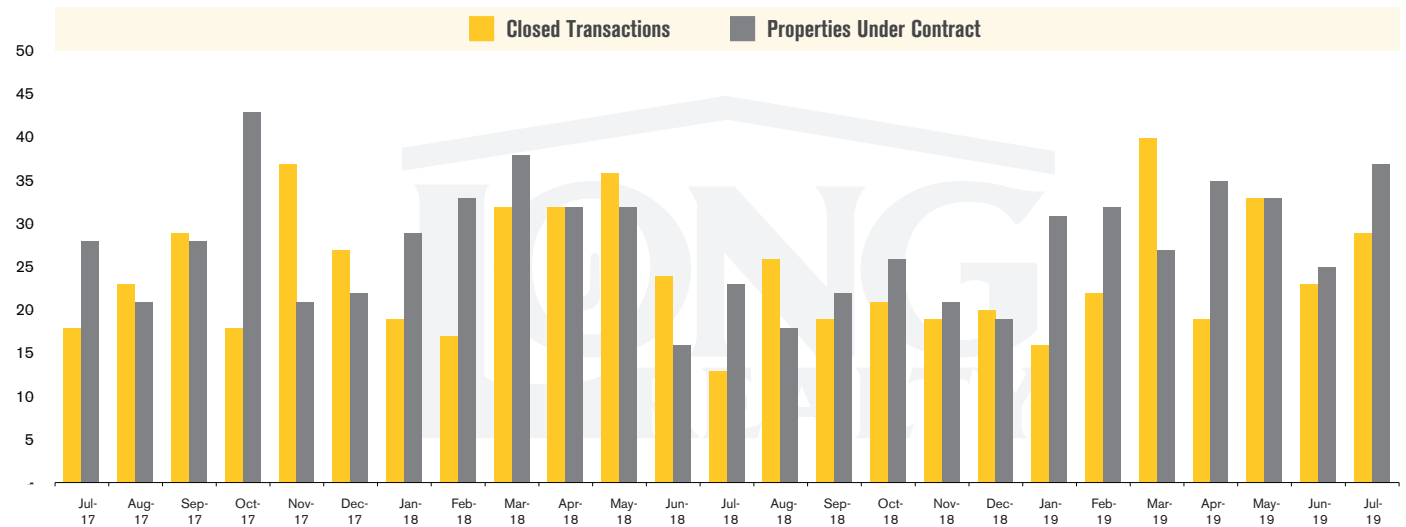
# THE HOUSING REPORT



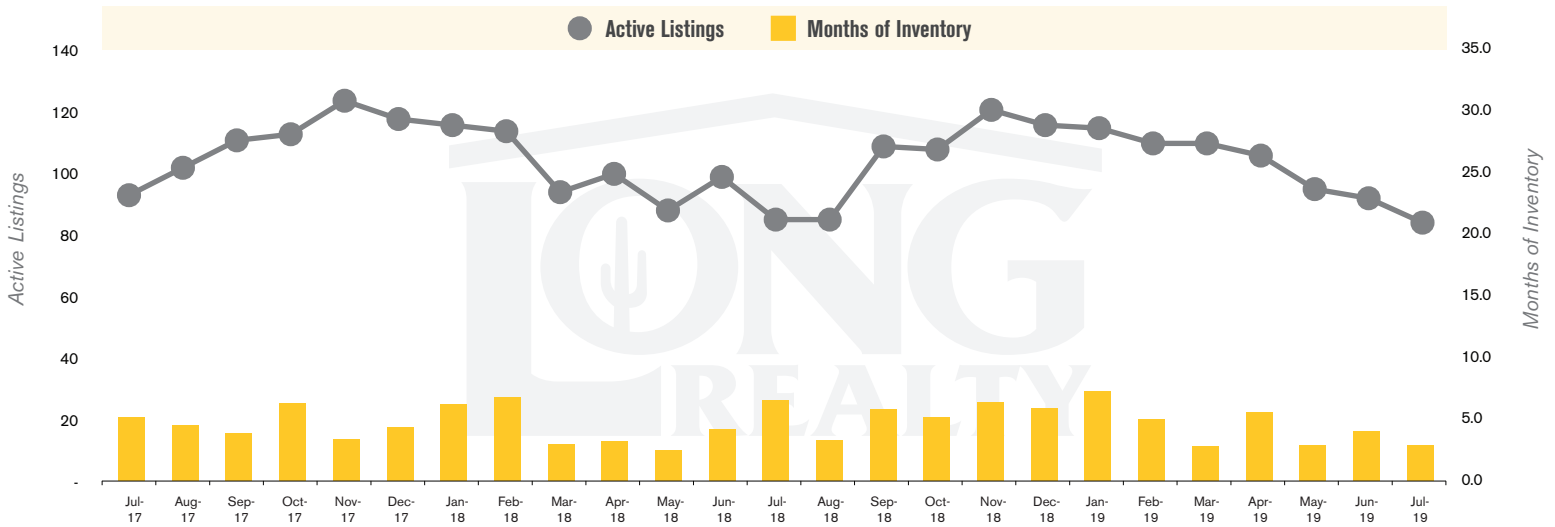
DOVE MOUNTAIN | AUGUST 2019

In the Dove Mountain area, July 2019 active inventory was 85, a 1% decrease from July 2018. There were 29 closings in July 2019, a 123% increase from July 2018. Year-to-date 2019 there were 187 closings, a 3% increase from year-to-date 2018. Months of Inventory was 2.9, down from 6.6 in July 2018. Median price of sold homes was \$380,000 for the month of July 2019, up 20% from July 2018. The Dove Mountain area had 37 new properties under contract in July 2019, up 61% from July 2018.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (DOVE MOUNTAIN)



## ACTIVE LISTINGS AND MONTHS OF INVENTORY (DOVE MOUNTAIN)



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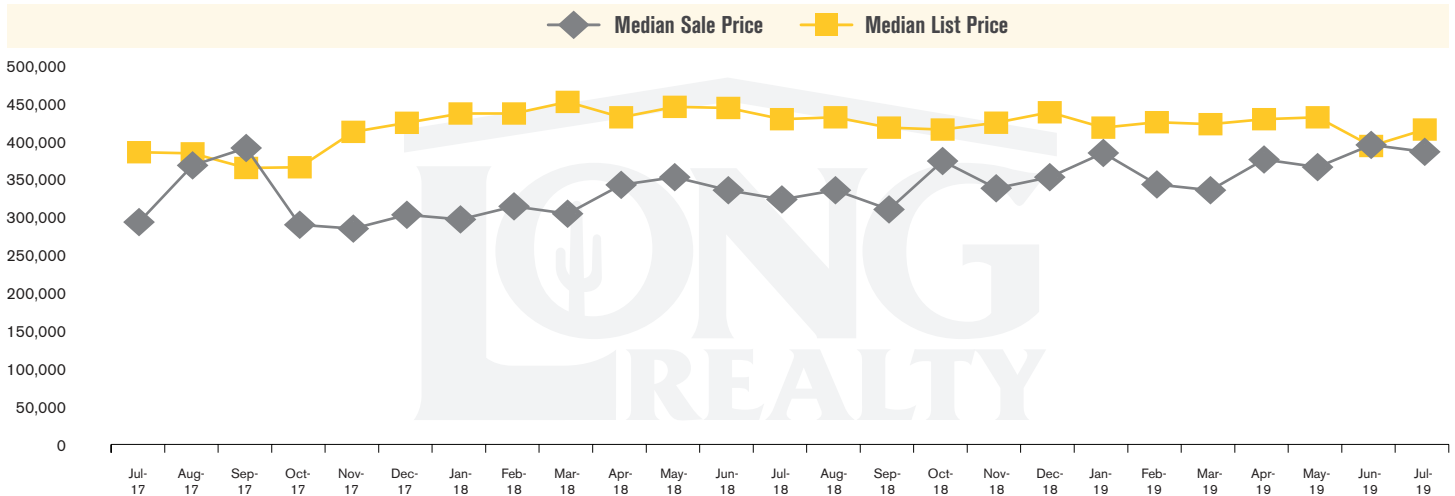
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software. All data obtained 08/05/2019 is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

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## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (DOVE MOUNTAIN)

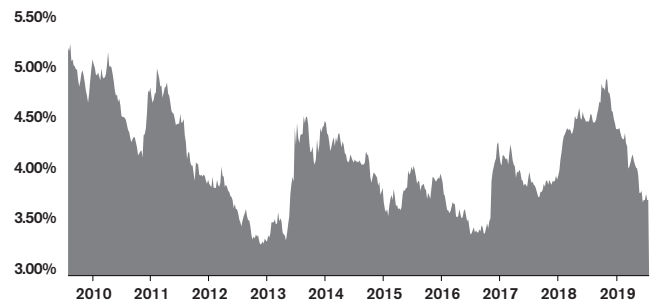


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME (DOVE MOUNTAIN)

Year	Median Price	Int. Rate	MO. Payment
2006	\$249,591	6.140%	\$1,443.01
2018	\$318,000	4.530%	\$1,536.09
2019	\$380,000	3.770%	\$1,675.95

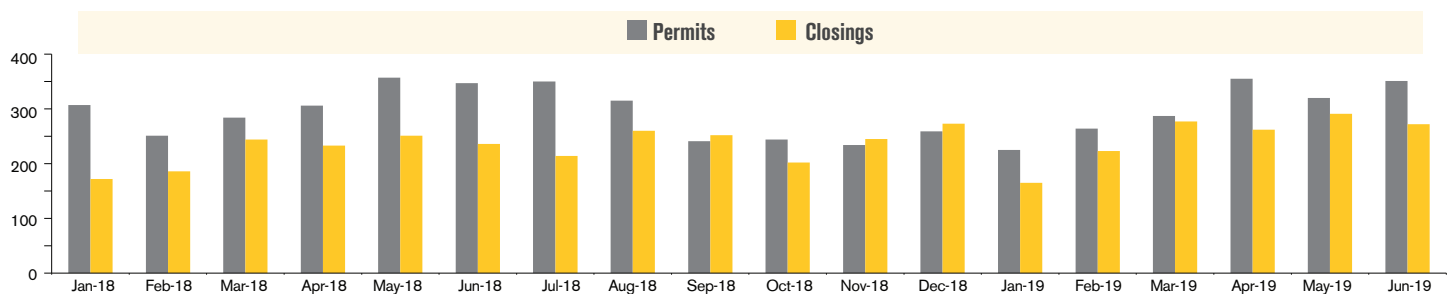
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

## 30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

## NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: Ginger G. Kneup of Bright Future Real Estate Research, LLC.



For June 2019, new home permits were **down 3%** year-to-date from 2018 and new home closings were **up 13%** year to date from 2018.

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DOVE MOUNTAIN | AUGUST 2019



## MARKET CONDITIONS BY PRICE BAND (DOVE MOUNTAIN)

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19			
\$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	1	0	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	0	0	4	1	0	1	0	n/a	3.0	<b>Seller</b>
\$225,000 - 249,999	5	4	1	1	1	0	2	2.5	4.3	<b>Slightly Seller</b>
\$250,000 - 274,999	1	1	3	0	3	3	1	1.0	1.3	<b>Seller</b>
\$275,000 - 299,999	3	1	6	0	4	1	2	1.5	1.1	<b>Seller</b>
\$300,000 - 349,999	14	6	9	7	8	3	8	1.8	2.3	<b>Seller</b>
\$350,000 - 399,999	14	4	6	4	5	5	2	7.0	3.9	<b>Seller</b>
\$400,000 - 499,999	17	6	3	3	8	6	7	2.4	2.6	<b>Seller</b>
\$500,000 - 599,999	5	1	2	0	1	2	3	1.7	2.3	<b>Seller</b>
\$600,000 - 699,999	4	0	2	0	1	1	0	n/a	6.5	<b>Balanced</b>
\$700,000 - 799,999	9	0	1	0	1	0	1	9.0	12.5	<b>Buyer</b>
\$800,000 - 899,999	2	0	0	0	0	0	2	1.0	3.5	<b>Seller</b>
\$900,000 - 999,999	0	0	0	2	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	11	0	3	1	3	1	1	11.0	7.2	<b>Slightly Buyer</b>
<b>TOTAL</b>	<b>85</b>	<b>23</b>	<b>42</b>	<b>19</b>	<b>35</b>	<b>23</b>	<b>29</b>	<b>2.9</b>	<b>3.1</b>	<b>Seller</b>



**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 Brokermetrics software on 08/05/2019. 3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2019-07/31/2019. Information is believed to be reliable, but not guaranteed.

# THE HOUSING REPORT

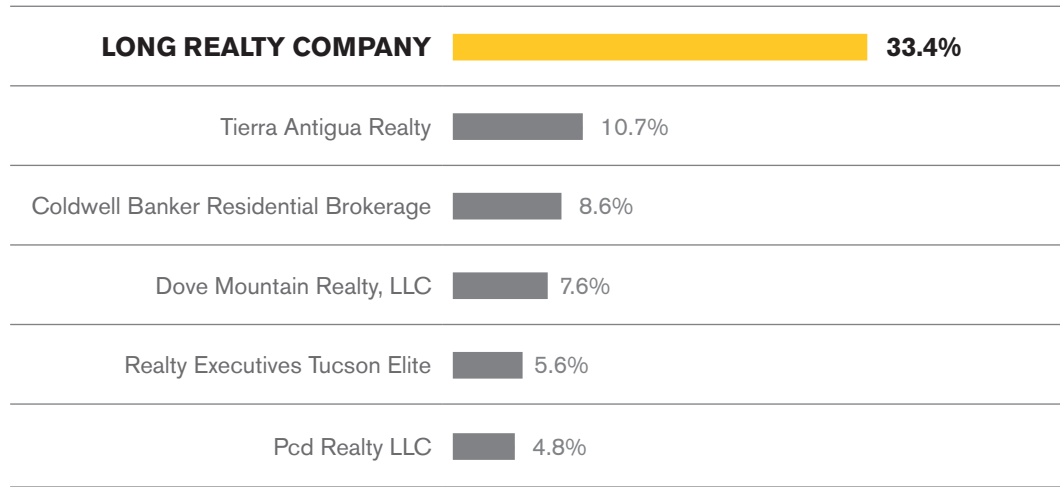
DOVE MOUNTAIN | AUGUST 2019



## MARKET SHARE (DOVE MOUNTAIN)

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

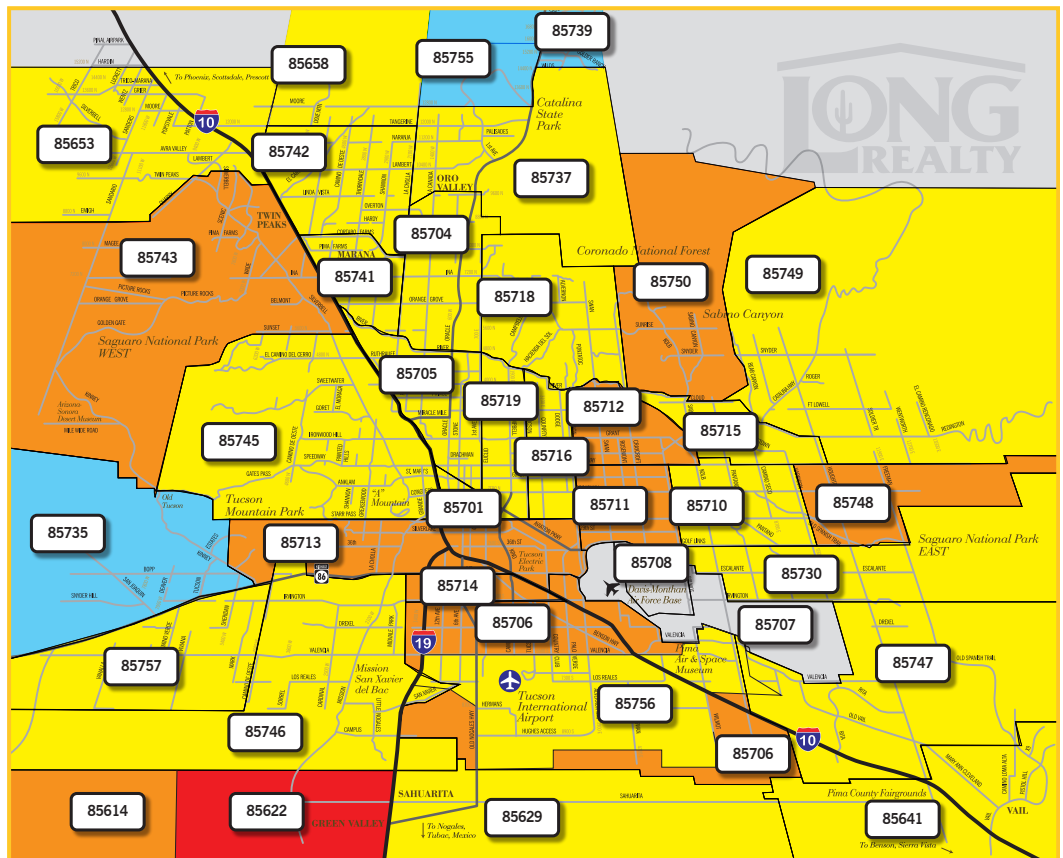
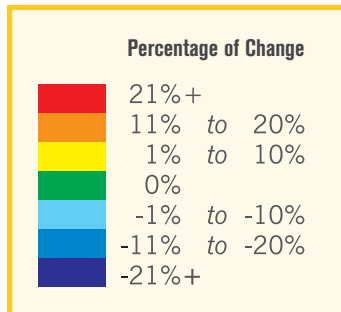
*Data Obtained 08/05/2019 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 08/01/2018 – 07/31/2019 rounded to the nearest tenth of one percent and deemed to be correct.*



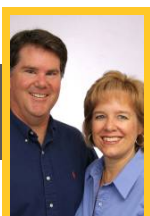
## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(MAY 2018-JUL 2018 TO MAY 2019-JUL 2019)

*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 May 2018-July 2018 to May 2019-July 2019 by zip code. These statistics are based on information obtained from the MLSSAZ on 08/05/2019. Information is believed to be reliable, but not guaranteed.*