In the Tucson North area, February 2019 active inventory was 439, a 9% decrease from February 2018. There were 101 closings in February 2019, a 23% decrease from February 2018. Year-to-date 2019 there were 194 closings, a 16% decrease from year-to-date 2018. Months of Inventory was 4.3, up from 3.7 in February 2018. Median price of sold homes was $327,000 for the month of February 2019, up 1% from February 2018. The Tucson North area had 153 new properties under contract in February 2019, down 6% from February 2018.

**CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (TUCSON NORTH)**

**ACTIVE LISTINGS AND MONTHS OF INVENTORY (TUCSON NORTH)**

Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software. All data obtained 03/05/2019 is believed to be reliable, but not guaranteed.

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Long Realty Company
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (TUCSON NORTH)

MONTHLY PAYMENT ON A MEDIAN PRICED HOME (TUCSON NORTH)

Year | Median Price | Int. Rate | MO. Payment
--- | --- | --- | ---
2006 | $335,000 | 6.140% | $1,936.81
2018 | $324,000 | 4.500% | $1,559.58
2019 | $327,000 | 4.625% | $1,597.17

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

2018 NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)

For January 2019, new home permits were down 26% from last year and new home closings were down 4% from last year.

Source: Ginger G. Kneup of Bright Future Real Estate Research, LLC.
### Market Conditions by Price Band (Tucson North)

<table>
<thead>
<tr>
<th>Price Band</th>
<th>Active Listings</th>
<th>Last 6 Months Closed Sales</th>
<th>Current Months of Inventory</th>
<th>Last 3 Month Trend Months of Inventory</th>
<th>Market Conditions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Sep-18</td>
<td>Oct-18</td>
<td>Nov-18</td>
<td>Dec-18</td>
<td>Jan-19</td>
</tr>
<tr>
<td>$1 - 49,999</td>
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<td>6</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>439</td>
<td>117</td>
<td>118</td>
<td>103</td>
<td>96</td>
</tr>
</tbody>
</table>

**Legend:**
- 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 03/05/2019. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2018-02/28/2019. Information is believed to be reliable, but not guaranteed.
THE HOUSING REPORT
TUCSON NORTH | MARCH 2019

MARKET SHARE (TUCSON NORTH)

Long Realty leads the market in successful real estate sales.

Data obtained 03/05/2019 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 03/01/2018 – 02/28/2019 rounded to the nearest tenth of one percent and deemed to be correct.

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 December 2017-February 2018 to December 2018-February 2019 by zip code. These statistics are based on information obtained from the MLSSAZ on 03/05/2019. Information is believed to be reliable, but not guaranteed.

DATA

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