The Housing Report

Powered by **Long Realty Research Center**

Sahuarita | March 2013

As of February 2013 active inventory was 156, a 1% decrease from February 2012. There were 27 closings in February 2013, 21% below February 2012. Months of Inventory was 5.8, up from 4.6 in February 2012. Median price of sold homes was $153,000 for the month of February 2013, up 6% from February 2012. Sahuarita had 54 new properties under contract in February 2013, down 4% from February 2012.

Months of Inventory, Active Listings and Closings

● Active Listings   ◆ Closings   ▮ Months of Inventory

These statistics are based on information obtained from the *TARMLS* on 3/5/2013 using Brokermetrics software. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Median and Average Price (Closed Sales)
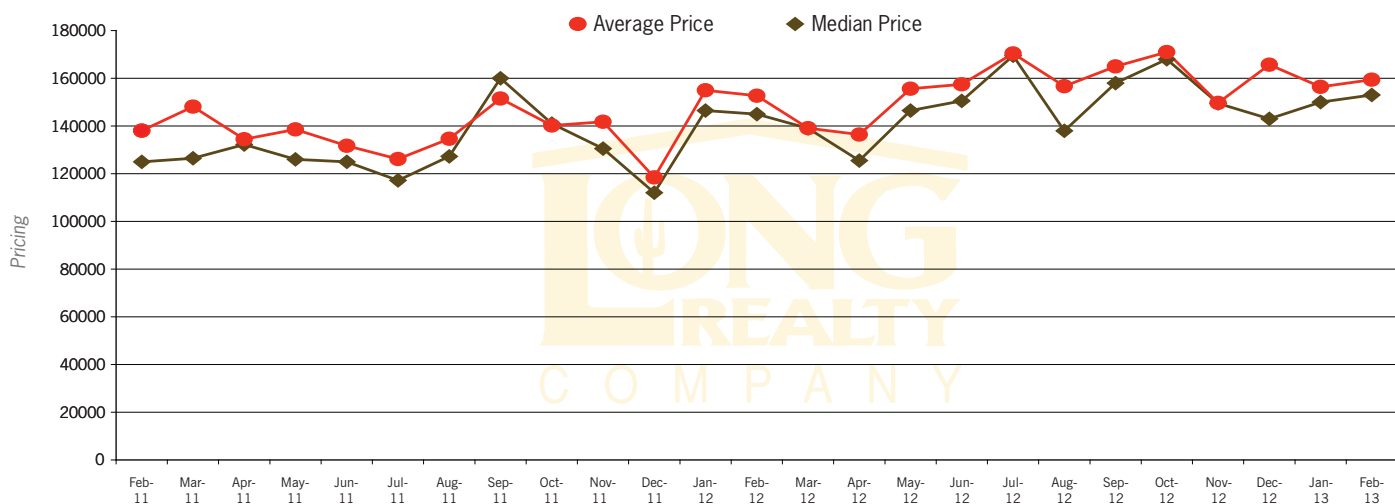
● Average Price   ◆ Median Price

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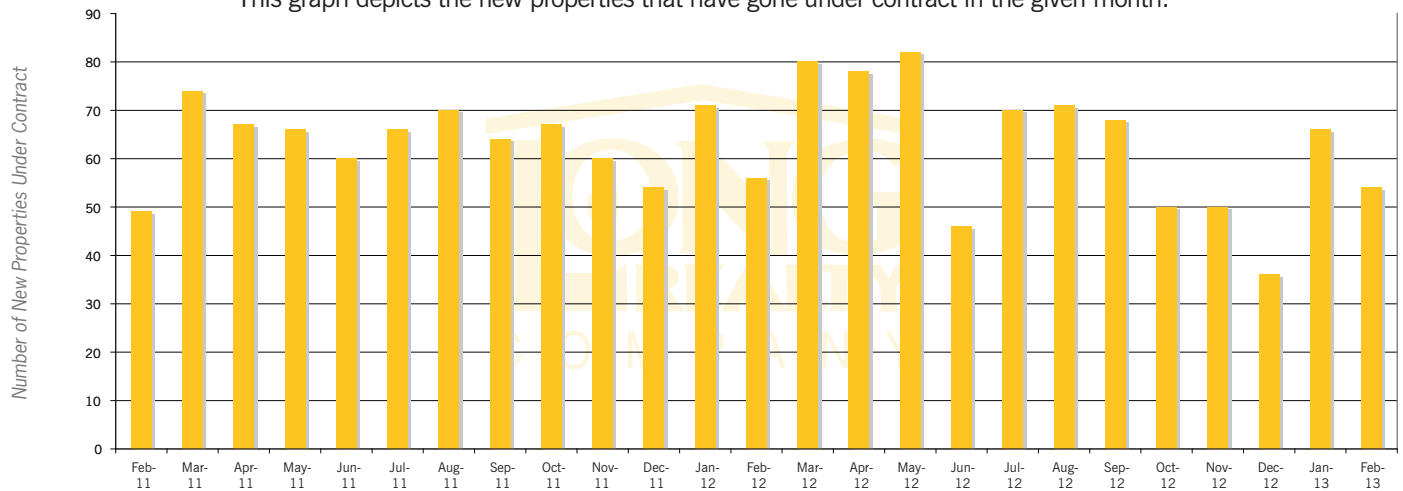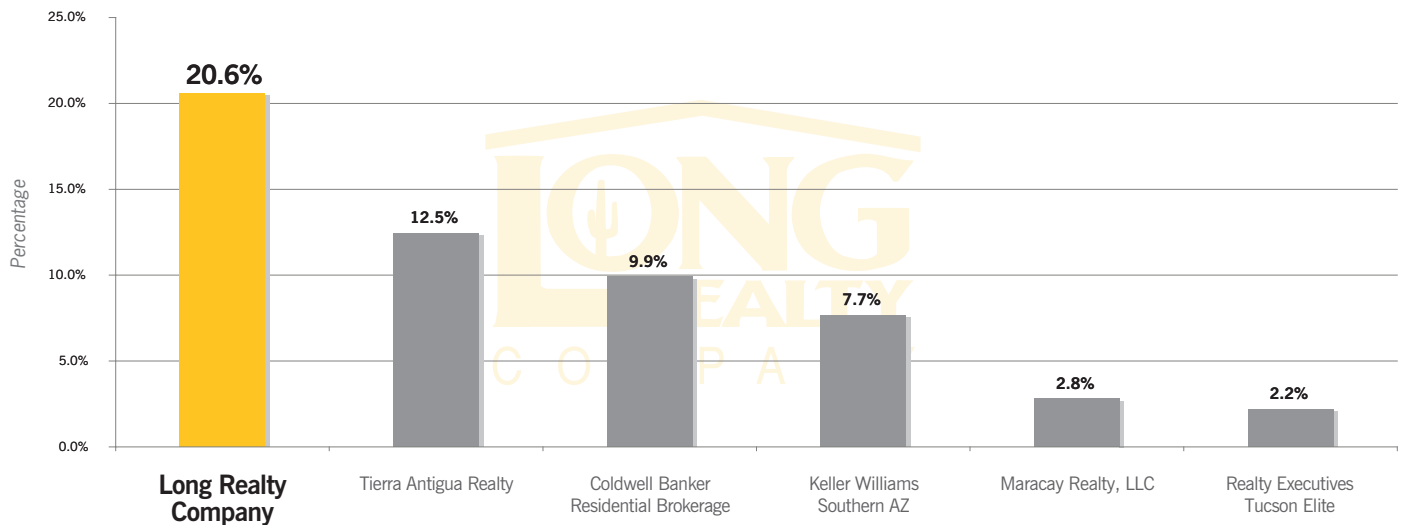Sahuarita, Arizona 85629
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New Properties Under Contract

This graph depicts the new properties that have gone under contract in the given month.

Number of New Properties Under Contract (y-axis)

Months (x-axis): Feb-11, Mar-11, Apr-11, May-11, Jun-11, Jul-11, Aug-11, Sep-11, Oct-11, Nov-11, Dec-11, Jan-12, Feb-12, Mar-12, Apr-12, May-12, Jun-12, Jul-12, Aug-12, Sep-12, Oct-12, Nov-12, Dec-12, Jan-13, Feb-13

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Market Share

Percentage (y-axis)

Company	Percentage
Long Realty Company	20.6%
Tierra Antigua Realty	12.5%
Coldwell Banker Residential Brokerage	9.9%
Keller Williams Southern AZ	7.7%
Maracay Realty, LLC	2.8%
Realty Executives Tucson Elite	2.2%

Data Obtained 3/5/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 3/1/2012-2/28/2013 rounded to the nearest tenth on one percent and deemed to be correct.

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Price Banded Market Report Residential Homes

Price Band	Active Listings	Homes Sold/Closed						Months of Inventory
	Feb-13	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	Feb-13	
$1 - 49,999	3	0	1	0	1	0	0	n/a
$50,000 - 74,999	5	0	1	2	2	1	0	n/a
$75,000 - 99,999	16	3	1	4	1	6	2	8.0
$100,000 - 124,999	17	2	3	14	5	2	5	3.4
$125,000 - 149,999	21	10	11	5	13	5	6	3.5
$150,000 - 174,999	22	12	9	12	5	8	5	4.4
$175,000 - 199,999	13	5	8	6	3	3	5	2.6
$200,000 - 224,999	13	5	5	3	2	2	2	6.5
$225,000 - 249,999	18	3	6	2	3	0	0	n/a
$250,000 - 274,999	10	0	2	1	1	1	1	10.0
$275,000 - 299,999	6	0	2	1	1	1	0	n/a
$300,000 - 349,999	5	1	1	1	0	0	1	5.0
$350,000 - 399,999	3	0	0	0	0	1	0	n/a
$400,000 - 499,999	1	0	0	0	0	0	0	n/a
$500,000 - 599,999	3	0	0	0	0	0	0	n/a
$600,000 - 699,999	0	0	0	0	1	0	0	n/a
$700,000 - 799,999	0	0	0	0	0	0	0	n/a
$800,000 - 899,999	0	0	0	0	0	0	0	n/a
$900,000 - 999,999	0	0	0	0	0	0	0	n/a
$1,000,000 - and over	0	0	0	0	0	0	0	n/a
TOTAL	**156**	**41**	**50**	**51**	**38**	**30**	**27**	**5.8**

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Real estate is in fact very localized. Market conditions can vary greatly by not only geographic area but also by price range, as demonstrated in the above Long Realty Research Center chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.

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Months of Inventory by Zip Code

85739 | 10.0 Months

85658 | 5.8 Months

85755 | 6.1 Months

Mt. Lemmon / Summerhaven / Ski Valley

Catalina State Park

85653 | 3.5 Months

85742 | 4.1 Months

85737 | 5.0 Months

ORO VALLEY

85750 | 5.4 Months

85704 | 4.1 Months

MARANA

Coronado National Forest

85743 | 3.9 Months

85741 | 1.6 Months

85718 | 6.9 Months

Sabino Canyon

85749 | 5.0 Months

Saguaro National Park WEST

85705 | 4.0 Months

85712 | 3.6 Months

Arizona-Sonora Desert Museum

85745 | 4.6 Months

85719 | 6.5 Months

85716 | 3.7 Months

85715 | 4.5 Months

85748 | 2.1 Months

85701 | 24.0 Months

85711 | 4.1 Months

85710 | 2.9 Months

Saguaro National Park EAST

85735 | 7.1 Months

Old Tucson

Tucson Mountain Park

85713 | 7.3 Months

Tucson Electric Park

Davis Monthan Air Force Base

85730 | 2.6 Months

85714 | 3.2 Months

Pima Air & Space Museum

85757 | 1.9 Months

85747 | 2.5 Months

Mission San Xavier del Bac

85756 | 2.0 Months

85706 | 2.6 Months

85746 | 3.6 Months

SAHUARITA

Pima County Fairgrounds

85614 | 8.2 Months

85622 | 7.2 Months

GREEN VALLEY

85629 | 5.6 Months

85641 | 3.6 Months

To Nogales, Tubac, Mexico

To Benson

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Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered "balanced" when Months of Inventory is around 6. As you can see by this Long Realty Research Center map, market conditions can vary significantly by area. Contact me to get Months of Inventory information for your specific neighborhood.

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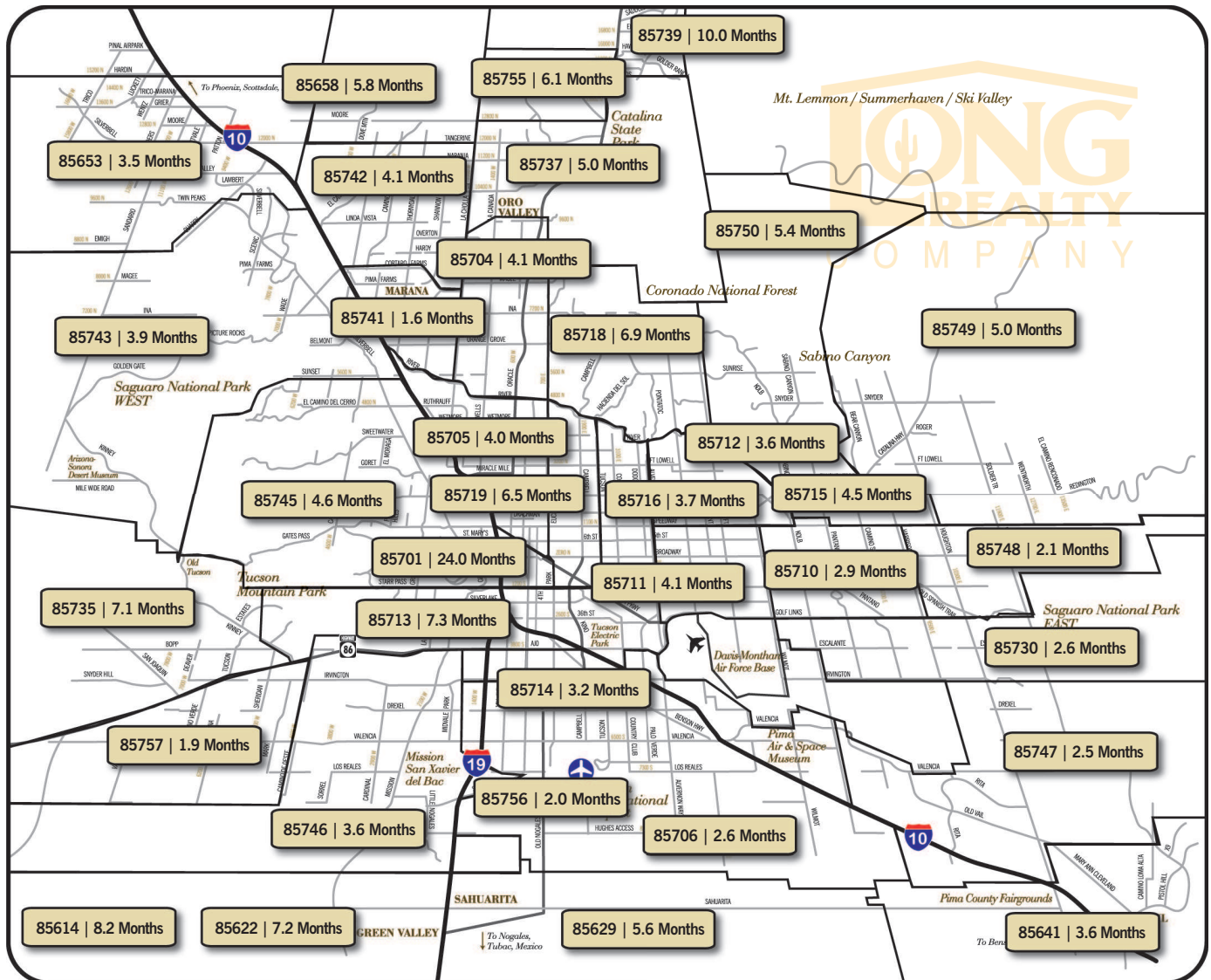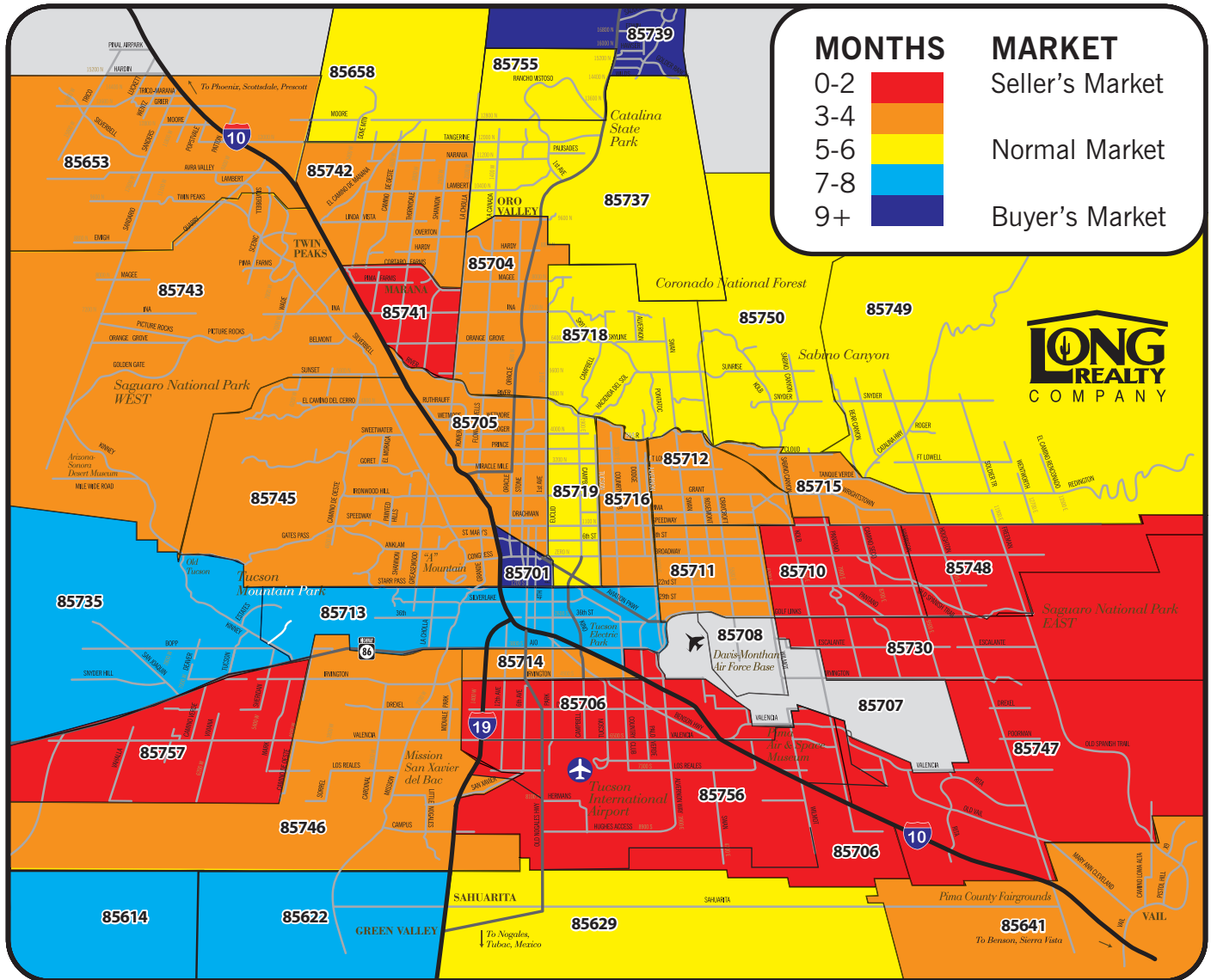
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Months of Inventory Heat Map by Zip Code

MONTHS · MARKET

MONTHS		MARKET
0-2	(red)	Seller's Market
3-4	(orange)	
5-6	(yellow)	Normal Market
7-8	(light blue)	
9+	(dark blue)	Buyer's Market

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Map zip codes: 85739, 85658, 85755, 85653, 85742, 85737, 85743, 85704, 85741, 85750, 85749, 85718, 85705, 85745, 85712, 85719, 85716, 85715, 85701, 85711, 85710, 85748, 85735, 85713, 85708, 85730, 85714, 85706, 85707, 85757, 85756, 85747, 85746, 85614, 85622, 85629, 85706, 85641

Map landmark labels: Pinal Airpark, To Phoenix, Scottsdale, Prescott, Catalina State Park, Oro Valley, Coronado National Forest, Sabino Canyon, Saguaro National Park WEST, Arizona-Sonora Desert Museum, Tucson Mountain Park, "A" Mountain, Old Tucson, Mission San Xavier del Bac, Tucson International Airport, Pima Air & Space Museum, Davis-Monthan Air Force Base, Tucson Electric Park, Saguaro National Park EAST, Sahuarita, Green Valley, To Nogales, Tubac, Mexico, Pima County Fairgrounds, Vail, To Benson, Sierra Vista

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