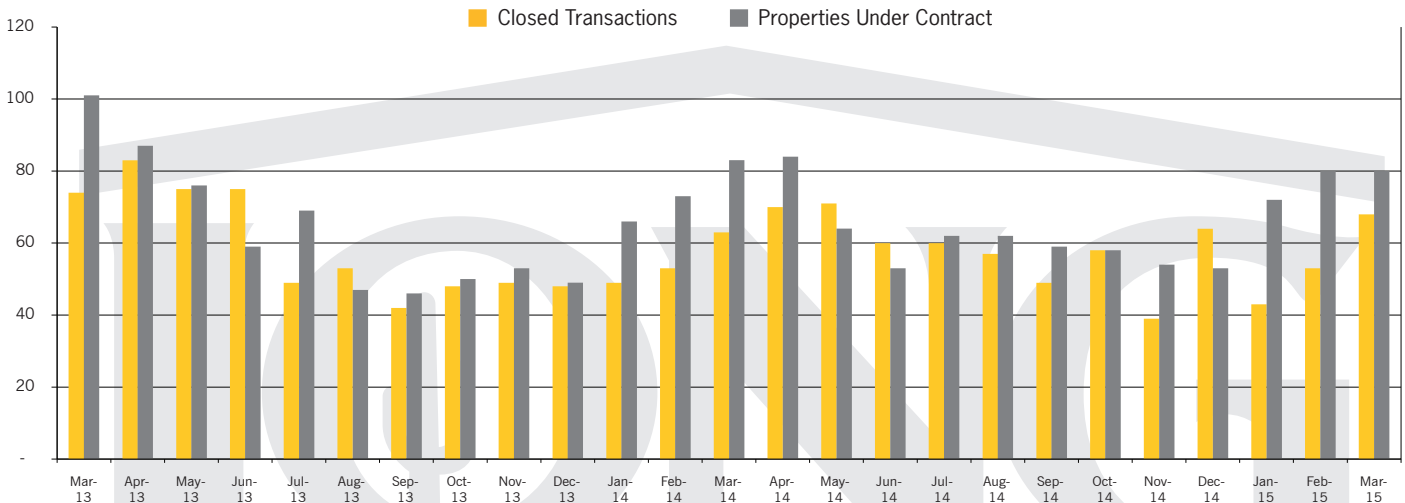




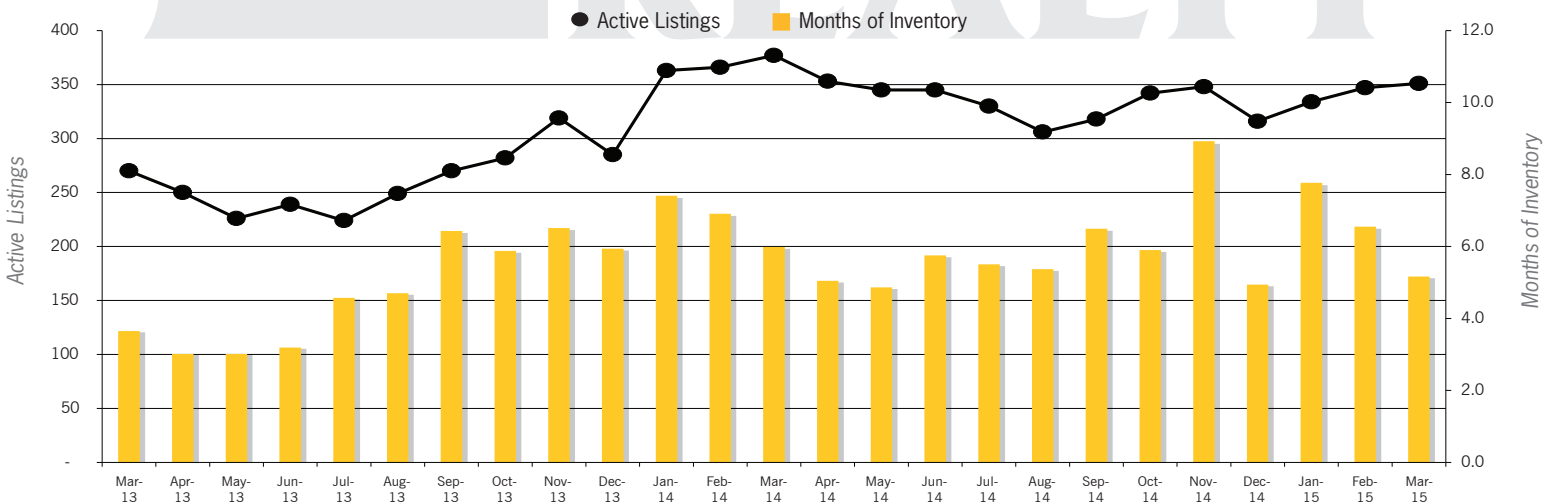
## Oro Valley | April 2015

In the Oro Valley area, March 2015 active inventory was 351, a 7% decrease from March 2014. There were 68 closings in March 2015, an 8% increase from March 2014. Year-to-date 2015 there were 164 closings, a 1% decrease from year-to-date 2014. Months of Inventory was 5.2, down from 6.0 in March 2014. Median price of sold homes was \$255,000 for the month of March 2015, up 10% from March 2014. The Oro Valley area had 80 new properties under contract in March 2015, down 4% from March 2014.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



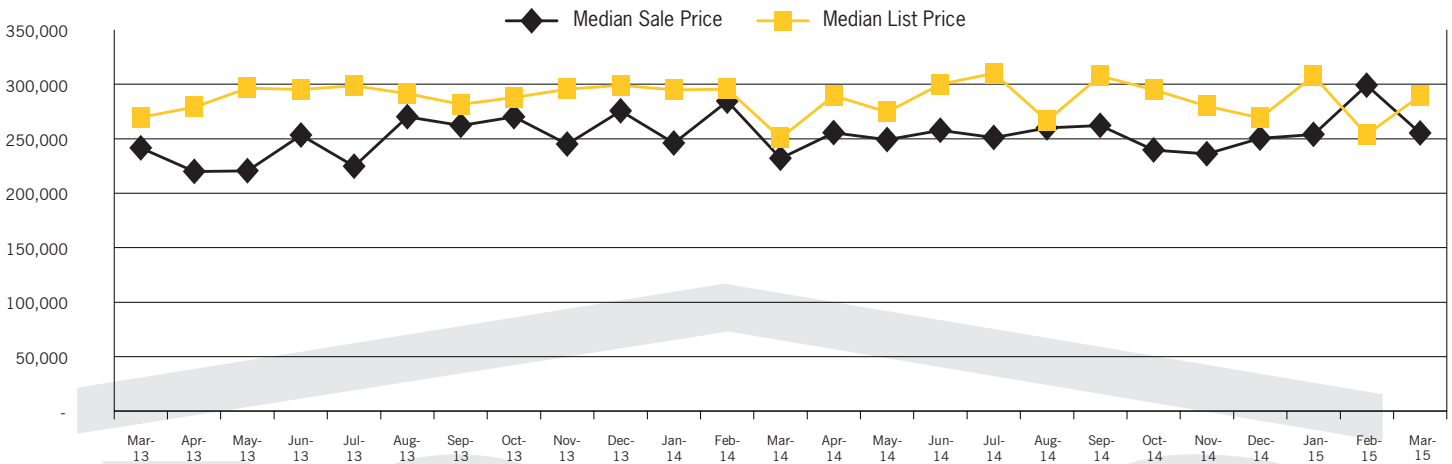
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 04/03/2015 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

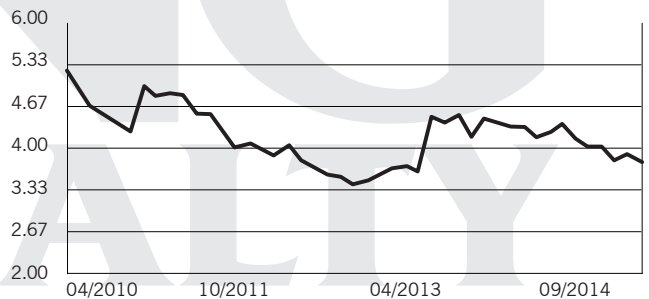


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2014	\$232,000	4.375%	\$1,100.42
2015	\$255,000	3.875%	\$1,139.15

## 30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2010 levels.

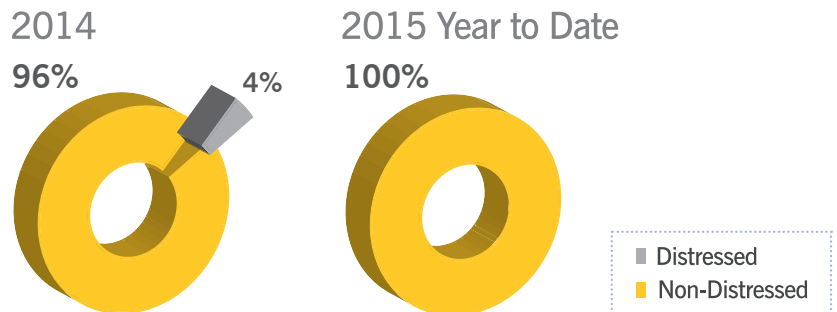


Source: Residential median sales prices. Data obtained 04/03/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

## DISTRESSED VS. NON-DISTRESSED SALES – ORO VALLEY

The percentage of property sales that are distressed, meaning bank owned or short sales, for the current year as compared to the same time period last year. A lower percentage of distressed sales can lead to improving market conditions.





## MARKET CONDITIONS BY PRICE BAND – ORO VALLEY

	Active Listings	Last 6 Months Closed Sales					Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions	
		Oct-14	Nov-14	Dec-14	Jan-15	Feb-15				Mar-15
\$1 - 49,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	3	0	0	1	1	0	0	n/a	15.0	Buyer
\$75,000 - 99,999	5	0	0	1	1	1	1	5.0	4.7	Slightly Seller
\$100,000 - 124,999	3	1	0	1	1	0	0	n/a	5.0	Balanced
\$125,000 - 149,999	1	1	1	1	0	1	2	0.5	2.0	Seller
\$150,000 - 174,999	15	9	4	2	5	2	4	3.8	2.9	Seller
\$175,000 - 199,999	35	7	4	13	4	7	6	5.8	6.2	Balanced
\$200,000 - 224,999	22	7	5	6	6	3	6	3.7	5.1	Balanced
\$225,000 - 249,999	34	6	6	7	5	5	12	2.8	4.8	Slightly Seller
\$250,000 - 274,999	27	2	4	4	9	4	7	3.9	3.9	Seller
\$275,000 - 299,999	30	7	1	7	5	5	3	10.0	5.5	Balanced
\$300,000 - 349,999	33	5	5	9	2	5	6	5.5	8.2	Slightly Buyer
\$350,000 - 399,999	26	5	2	2	0	6	7	3.7	5.5	Balanced
\$400,000 - 499,999	32	3	4	8	0	5	5	6.4	8.8	Buyer
\$500,000 - 599,999	19	1	1	2	1	3	4	4.8	6.9	Slightly Buyer
\$600,000 - 699,999	22	2	0	0	4	4	1	22.0	6.8	Slightly Buyer
\$700,000 - 799,999	9	1	1	0	0	1	1	9.0	16.5	Buyer
\$800,000 - 899,999	5	0	1	2	0	0	1	5.0	17.0	Buyer
\$900,000 - 999,999	6	0	0	0	1	0	2	3.0	4.7	Slightly Seller
\$1,000,000 - and over	24	1	0	0	0	1	0	n/a	78.0	Buyer
<b>TOTAL</b>	<b>351</b>	<b>58</b>	<b>39</b>	<b>67</b>	<b>45</b>	<b>53</b>	<b>68</b>	<b>5.2</b>	<b>6.2</b>	<b>Balanced</b>

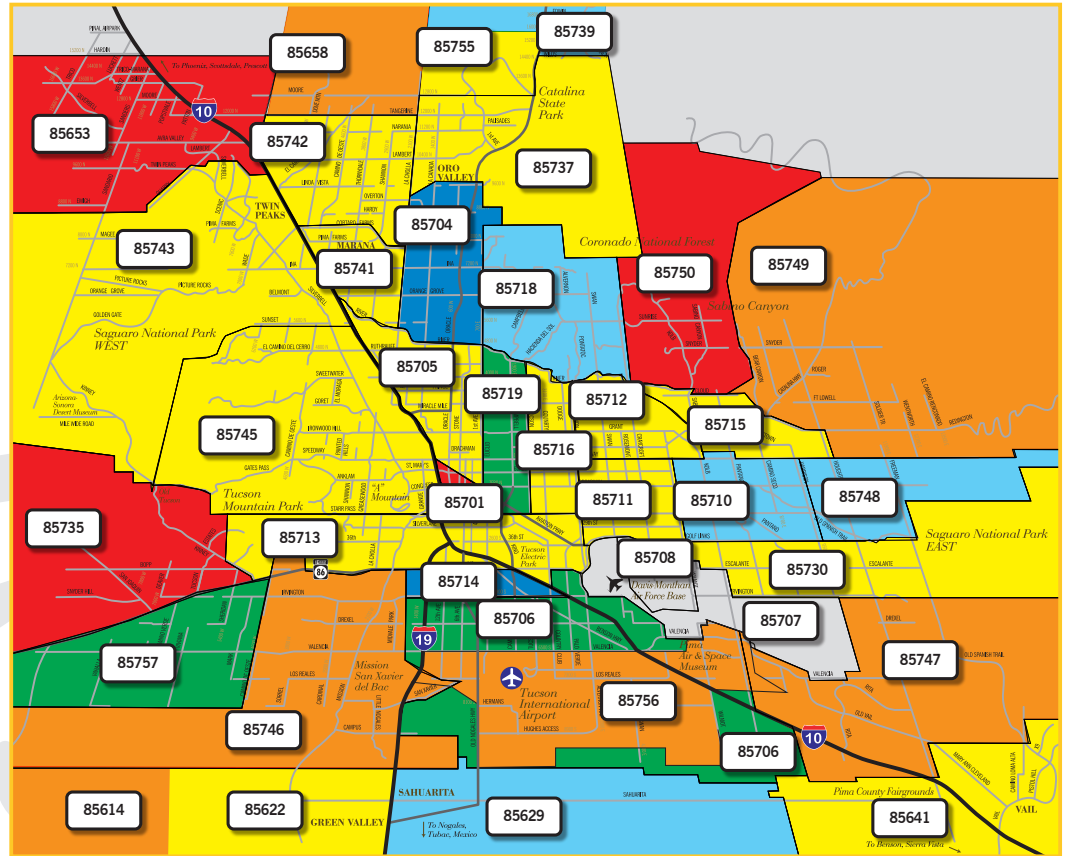
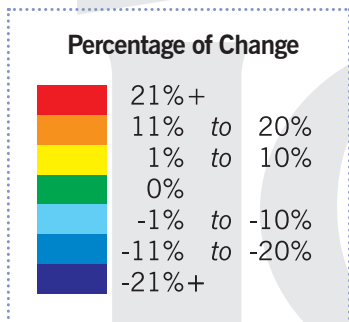




## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JAN 2014-MAR 2014 TO JAN 2015-MAR 2015

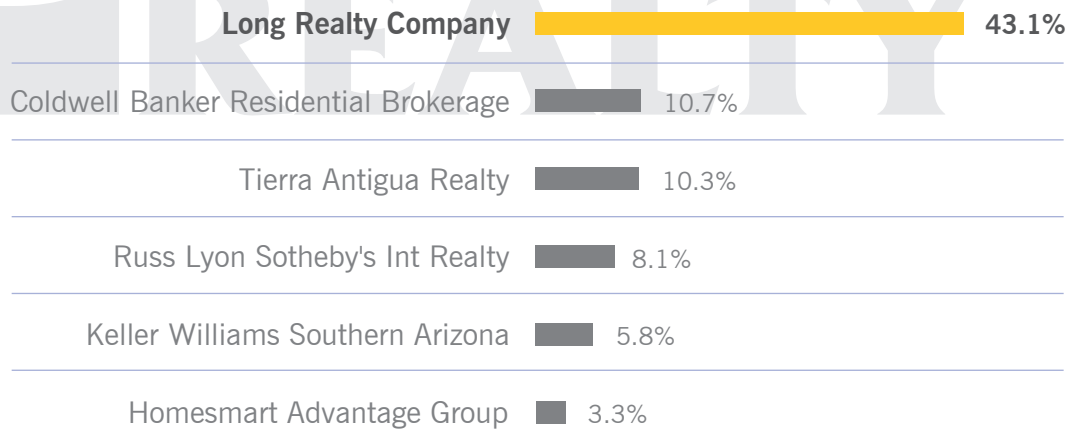
This heat map represents the percentage of change in Tucson metro median sales prices from January 2014-March 2014 to January 2015-March 2015 by zip code.



## MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 04/03/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 04/01/2014 – 03/31/2015 rounded to the nearest tenth of one percent and deemed to be correct.



The Oro Valley Housing Report is comprised of data for residential properties in the City of Oro Valley. 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.