

The Housing Report

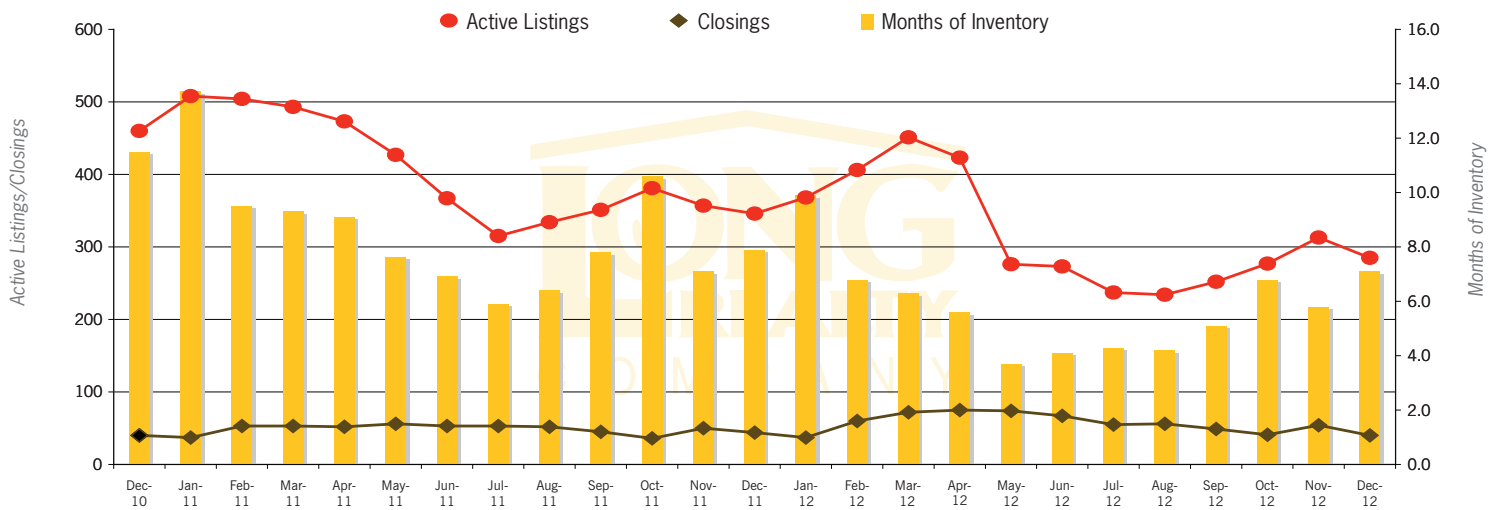
Powered by Long Realty Research Center



Oro Valley | January 2013

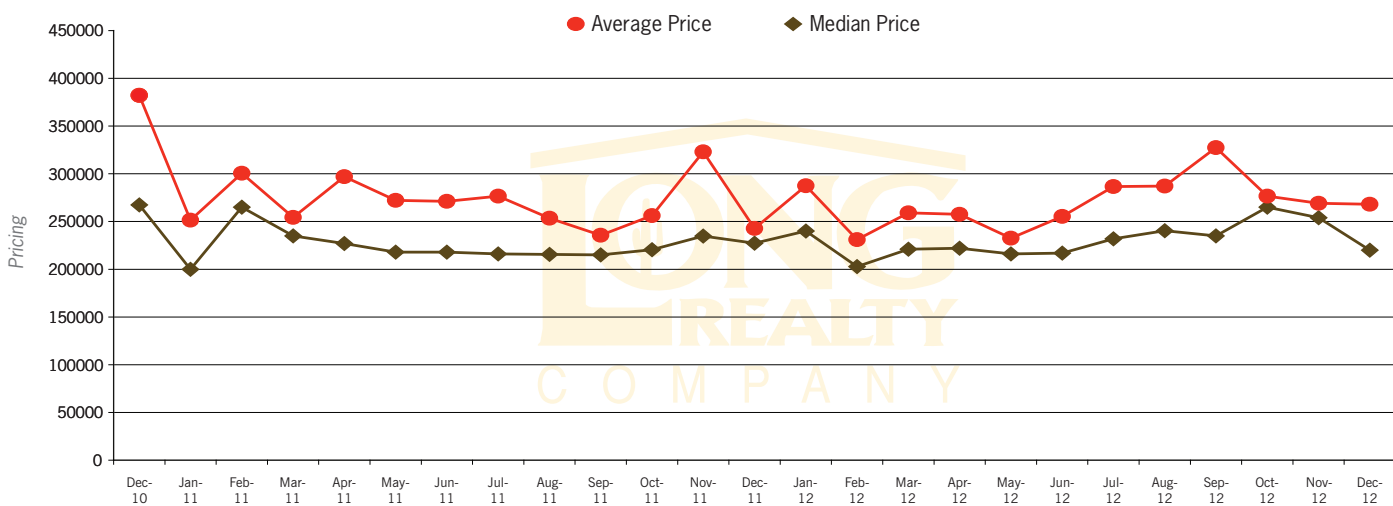
As of December 2012 active inventory was 285, an 18% decrease from December 2011. There were 40 closings in December 2012, 9% below December 2011. Months of Inventory was 7.1, down from 7.9 in December 2011. Median price of sold homes was \$220,000 for the month of December 2012, down 3% since December 2011. Oro Valley had 56 new properties under contract in December 2012, up 33% from December 2011.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/4/2013. 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)



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/4/2013. Information is believed to be reliable, but not guaranteed.

Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



The Housing Report

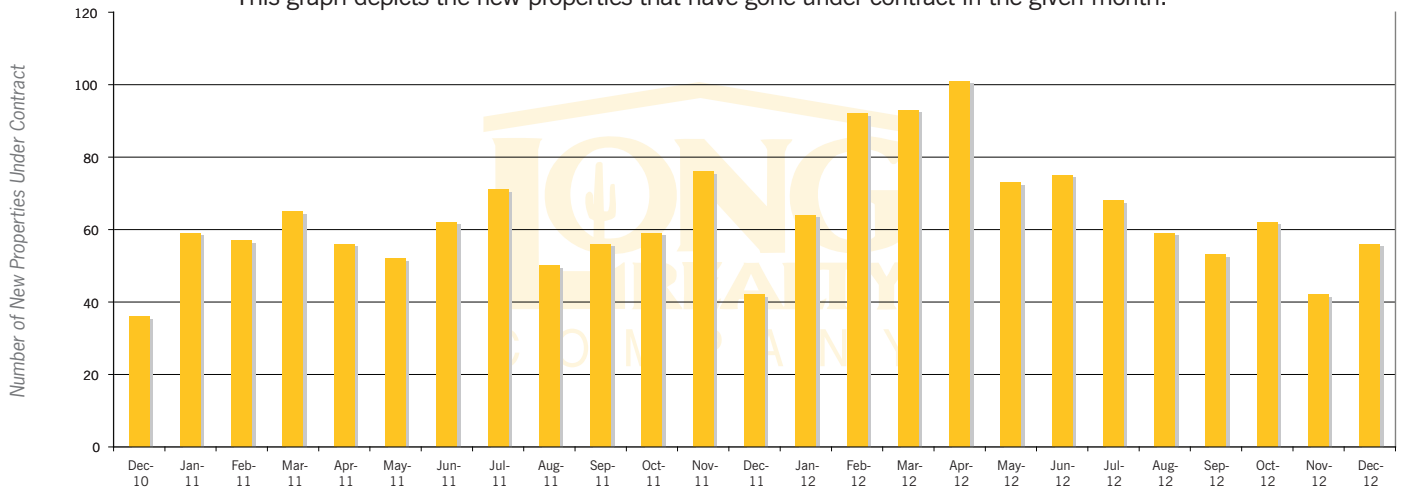
Powered by Long Realty Research Center



Oro Valley | January 2013

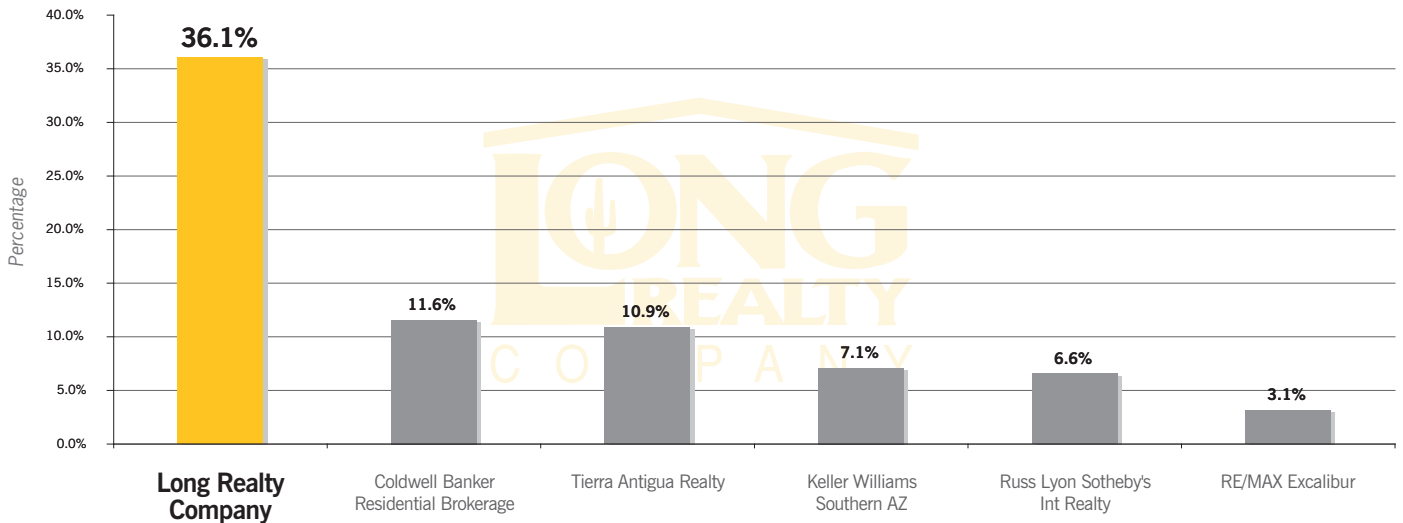
New Properties Under Contract

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



These statistics are based on information obtained from the TARMLS using BrokerMetrics software on 1/4/2013. Information is believed to be reliable, but not guaranteed.

Market Share



Data Obtained 1/4/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 1/1/2012-12/31/2012 rounded to the nearest tenth on one percent and deemed to be correct.

Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



The Housing Report

Powered by Long Realty Research Center



Oro Valley | January 2013

Price Banded Market Report Residential Homes

Price Band	Active Listings	Homes Sold/Closed						Months of Inventory
	Dec-12	Jul-12	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	
\$1 - 49,999	2	0	0	0	0	1	0	n/a
\$50,000 - 74,999	4	1	0	0	0	2	0	n/a
\$75,000 - 99,999	4	1	0	0	1	0	1	4.0
\$100,000 - 124,999	0	1	1	2	0	0	2	n/a
\$125,000 - 149,999	2	0	4	1	0	2	3	.7
\$150,000 - 174,999	17	11	5	3	6	1	4	4.3
\$175,000 - 199,999	31	8	8	6	4	13	4	7.8
\$200,000 - 224,999	25	5	8	9	2	7	7	3.6
\$225,000 - 249,999	33	6	6	6	2	3	3	11.0
\$250,000 - 274,999	17	6	5	6	7	6	3	5.7
\$275,000 - 299,999	30	4	9	0	6	8	3	10.0
\$300,000 - 349,999	16	3	2	3	6	5	3	5.3
\$350,000 - 399,999	20	5	4	6	2	6	3	6.7
\$400,000 - 499,999	17	1	1	5	4	2	0	n/a
\$500,000 - 599,999	17	1	1	0	1	1	1	17.0
\$600,000 - 699,999	14	2	3	1	0	1	1	14.0
\$700,000 - 799,999	7	2	2	1	0	1	1	7.0
\$800,000 - 899,999	6	1	0	1	0	0	1	6.0
\$900,000 - 999,999	5	0	1	0	0	0	0	n/a
\$1,000,000 - and over	18	1	0	2	0	0	0	n/a
TOTAL	285	59	60	52	41	59	40	7.1

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/4/2013. 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.

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.

Stephen Woodall
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com



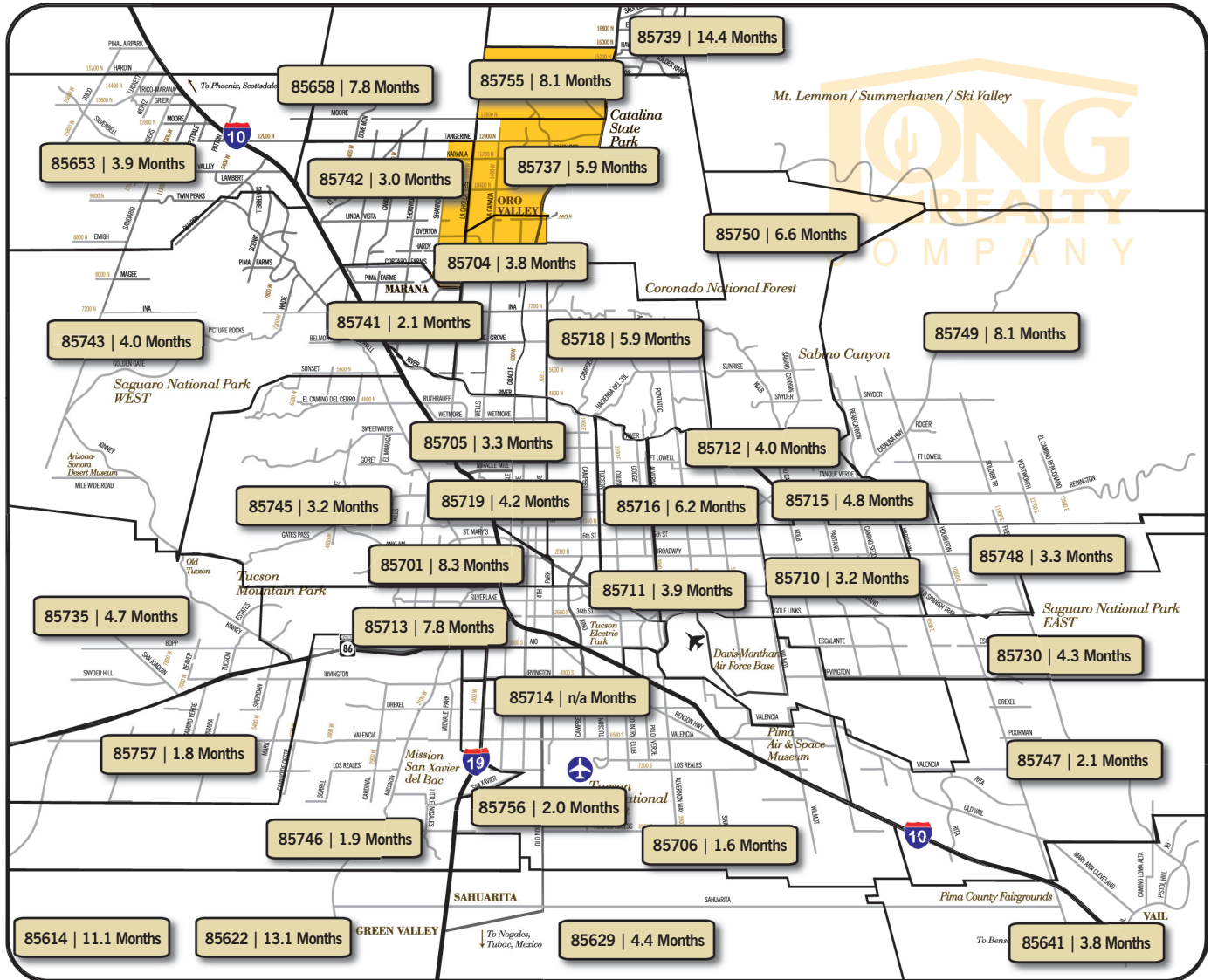
The Housing Report

Powered by Long Realty Research Center



Oro Valley | January 2013

Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 1/4/2013. 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.

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.

Stephen Woodall

Oro Valley
10445 N. Oracle Rd #121
Oro Valley, Arizona 85737
(520) 818-4504
Stephen@TeamWoodall.com
http://TeamWoodall.com



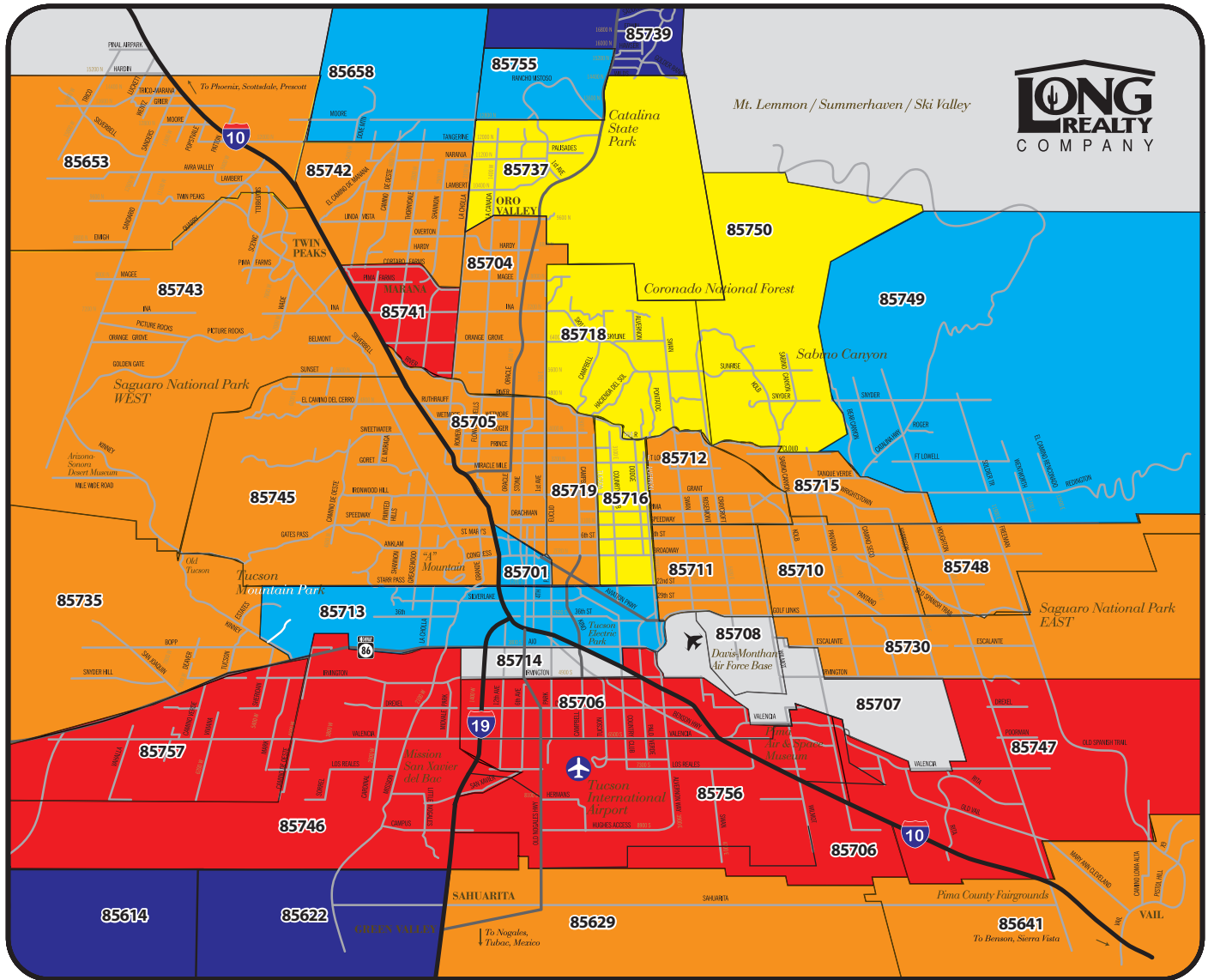
The Housing Report

Powered by Long Realty Research Center



Oro Valley | January 2013

Months of Inventory Heat Map by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/4/2013. 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.

MONTHS



MARKET

0-2 Seller's Market
 3-4
 5-6 Normal Market
 7-8
 9+ Buyer's Market

Stephen Woodall

Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 818-4504
 Stephen@TeamWoodall.com
 http://TeamWoodall.com

