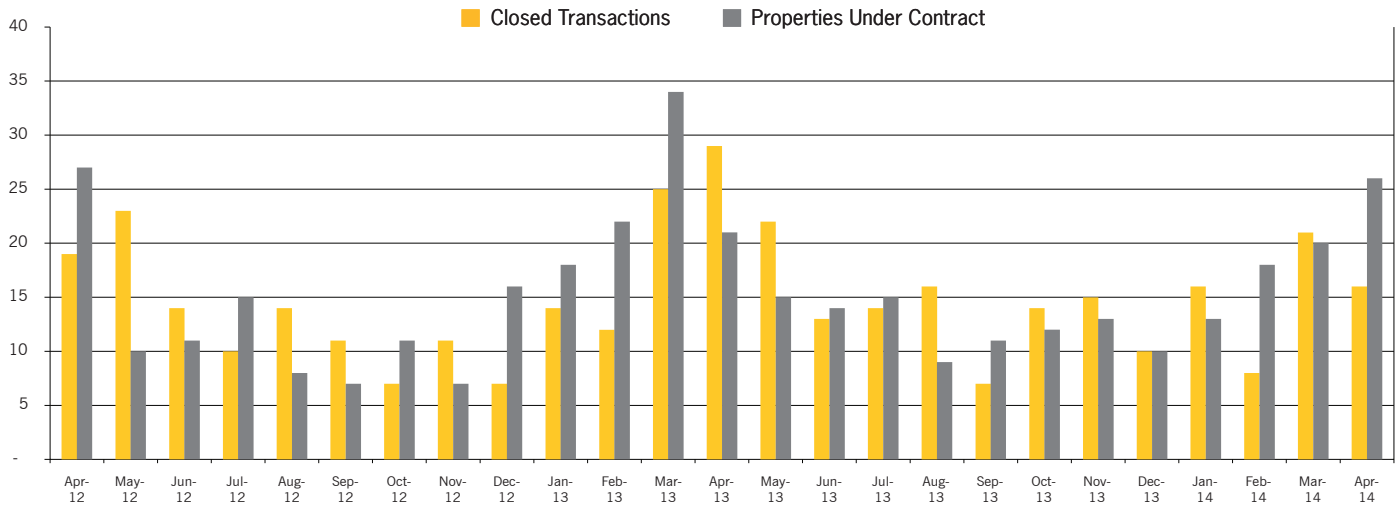




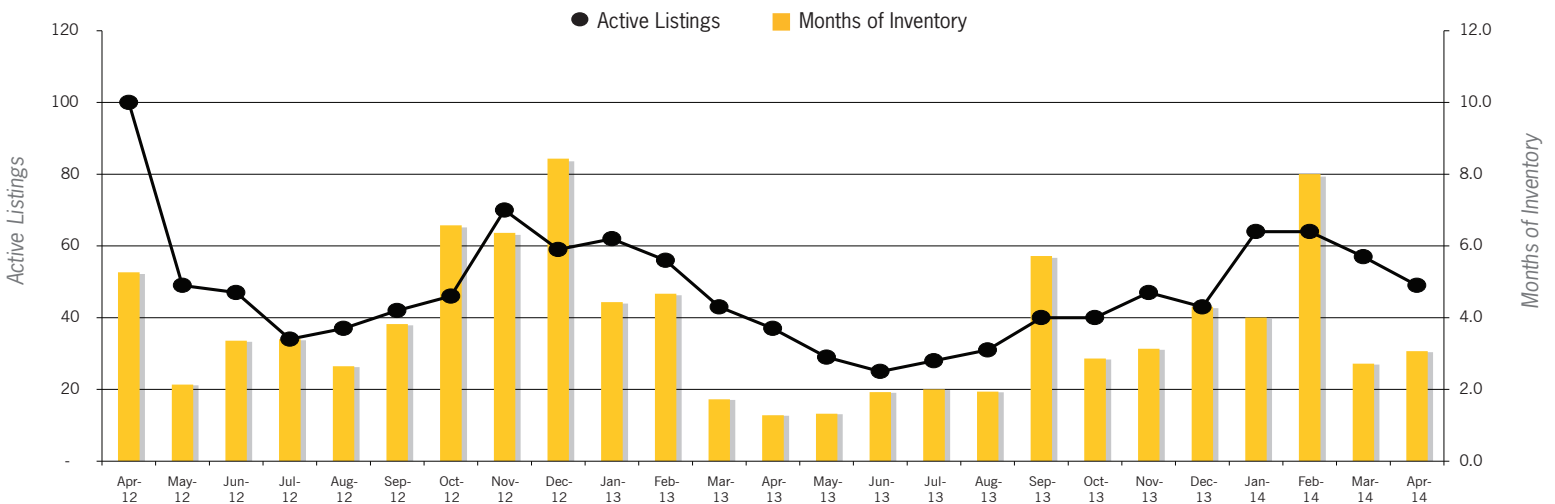
## Sun City Oro Valley | May 2014

In the Sun City Oro Valley area, April 2014 active inventory was 49, a 32% increase from April 2013. There were 16 closings in April 2014, a 45% decrease from April 2013. Months of Inventory was 3.1, up from 1.3 in April 2013. Median price of sold homes was \$213,500 for the month of April 2014, up 9% from April 2013. The Sun City Oro Valley area had 26 new properties under contract in April 2014, up 24% from April 2013.

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



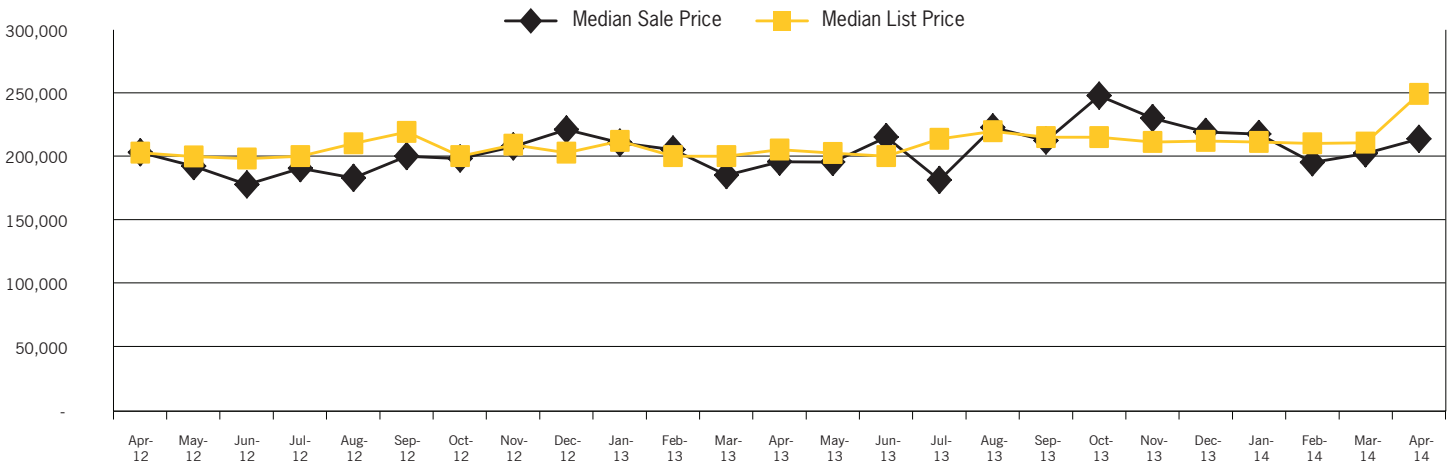
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 05/05/2014 is believed to be reliable, but not guaranteed.



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



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

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2013	\$195,510	3.50%	\$834.03
2014	\$213,500	4.375%	\$1,012.68

Source: Residential median sales prices. Data obtained 05/05/2014 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.

## 30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2009 levels.

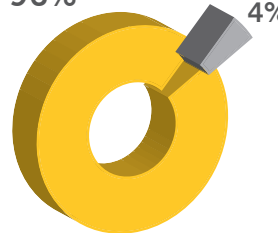


Source: Bankrate.com

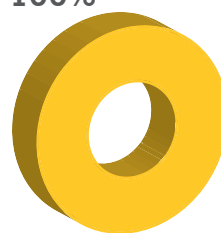
## DISTRESSED VS. NON-DISTRESSED SALES – SUN CITY ORO VALLEY

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.

2013  
96%



2014 Year to Date  
100%



■ Distressed  
■ Non-Distressed



# The Housing Report



Stephen Woodall | (520) 818-4504  
 Stephen@TeamWoodall.com | TeamWoodall.com

Sun City Oro Valley | May 2014

## MARKET CONDITIONS BY PRICE BAND – SUN CITY ORO VALLEY

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14			
\$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	2	0	n/a	0.0	Seller
\$150,000 - 174,999	4	3	1	1	2	1	4	1.0	2.3	Seller
\$175,000 - 199,999	12	1	2	4	3	7	3	4.0	3.7	Seller
\$200,000 - 224,999	13	2	5	4	1	5	2	6.5	6.3	Balanced
\$225,000 - 249,999	7	6	0	3	0	4	1	7.0	3.4	Seller
\$250,000 - 274,999	3	0	1	0	0	1	2	1.5	5.0	Balanced
\$275,000 - 299,999	5	1	0	1	0	0	2	2.5	6.0	Balanced
\$300,000 - 349,999	3	2	0	2	1	0	2	1.5	3.3	Seller
\$350,000 - 399,999	0	0	1	1	1	1	0	n/a	0.0	Seller
\$400,000 - 499,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$500,000 - 599,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$600,000 - 699,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>49</b>	<b>15</b>	<b>10</b>	<b>16</b>	<b>8</b>	<b>21</b>	<b>16</b>	<b>3.1</b>	<b>3.8</b>	<b>Seller</b>



Statistics based on information obtained from TARMLS and using Brokermetrics software on 05/05/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2014 - 4/30/2014. Information is believed to be reliable, but not guaranteed.



# The Housing Report



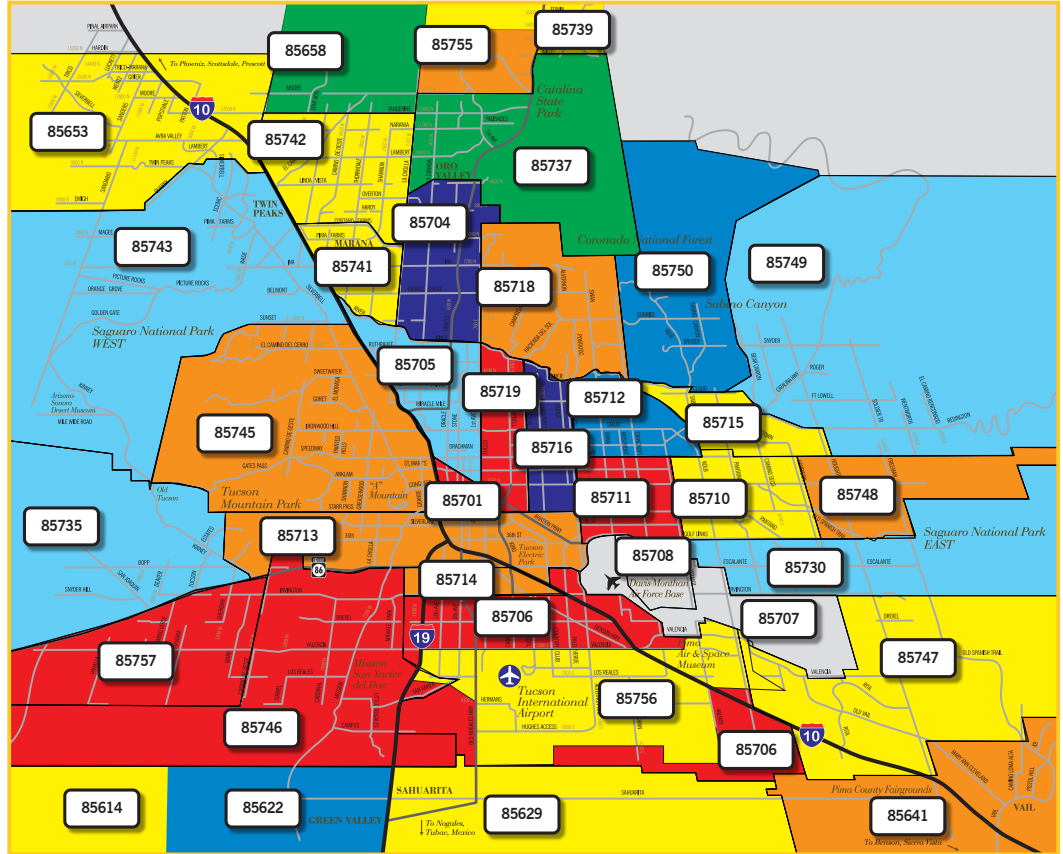
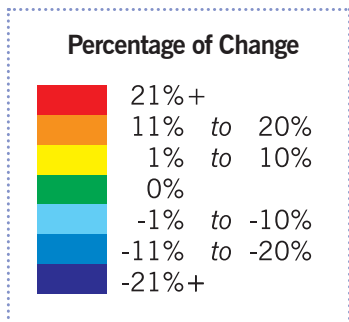
Stephen Woodall | (520) 818-4504  
 Stephen@TeamWoodall.com | TeamWoodall.com

Sun City Oro Valley | May 2014

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APRIL 2013 TO APRIL 2014

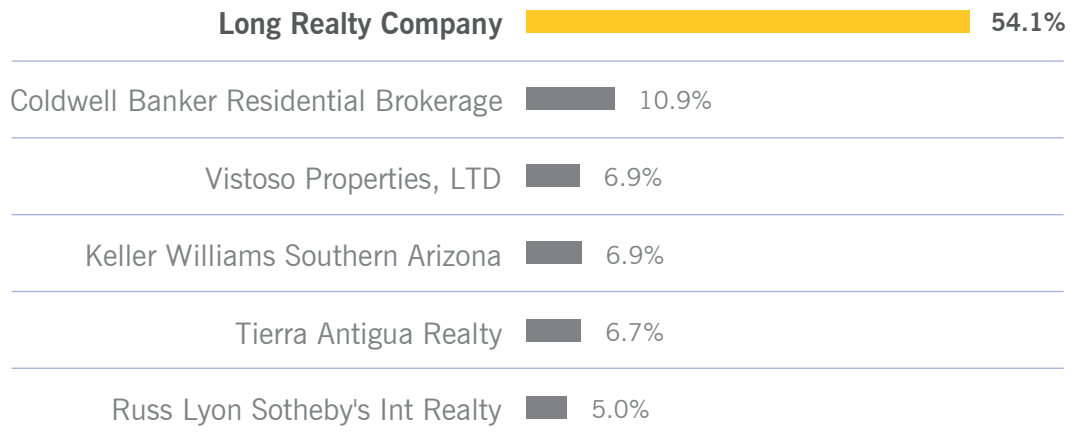
*This heat map represents the percentage of change in Tucson metro median sales prices from April 2013 to April 2014 by zip code.*



## MARKET SHARE – SUN CITY ORO VALLEY

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

*Data Obtained 05/05/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 05/01/2013 – 04/30/2014 rounded to the nearest tenth of one percent and deemed to be correct.*



The Sun City Oro Valley Housing Report is comprised of data for residential properties in subdivisions of Sun City Vistoso in 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.

*These statistics are based on information obtained from the TARMLS and GVARMLS on 05/05/2014. Information is believed to be reliable, but not guaranteed.*