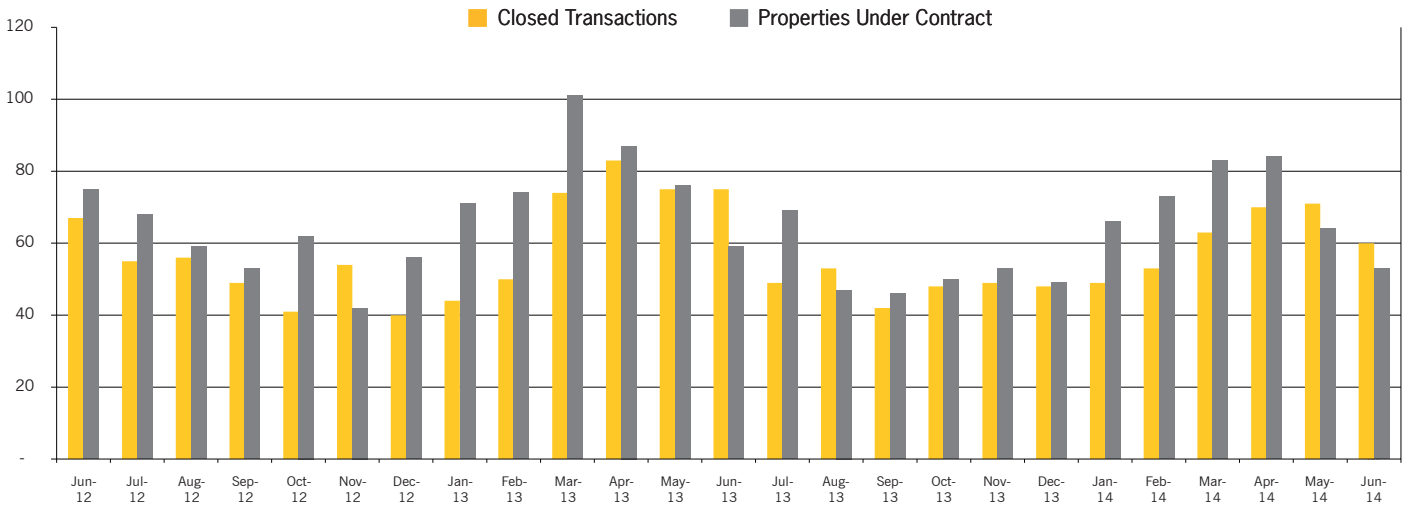


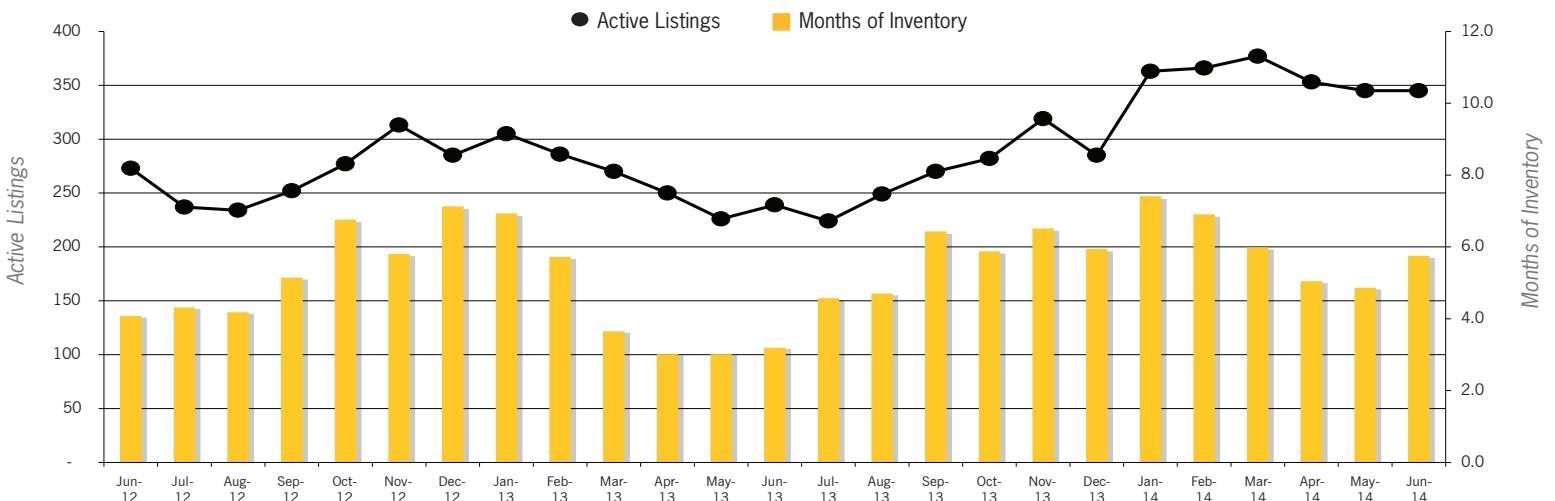


In the Oro Valley area, June 2014 active inventory was 345, a 44% increase from June 2013. There were 60 closings in June 2014, a 20% decrease from June 2013. Months of Inventory was 5.8, up from 3.2 in June 2013. Median price of sold homes was \$257,750 for the month of June 2014, up 2% from June 2013. The Oro Valley area had 53 new properties under contract in June 2014, down 10% from June 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



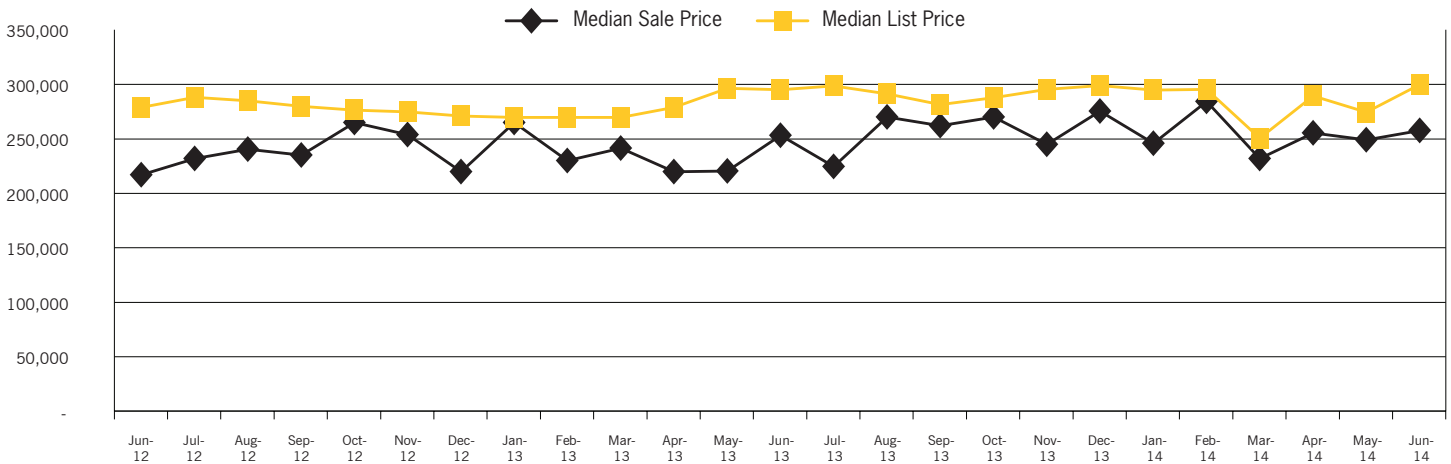
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 07/03/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



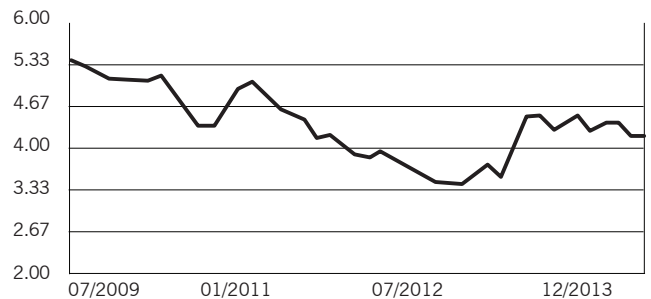
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2013	\$253,300	4.125%	\$1,166.24
2014	\$257,750	4.250%	\$1,204.58

Source: Residential median sales prices. Data obtained 07/03/2014 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

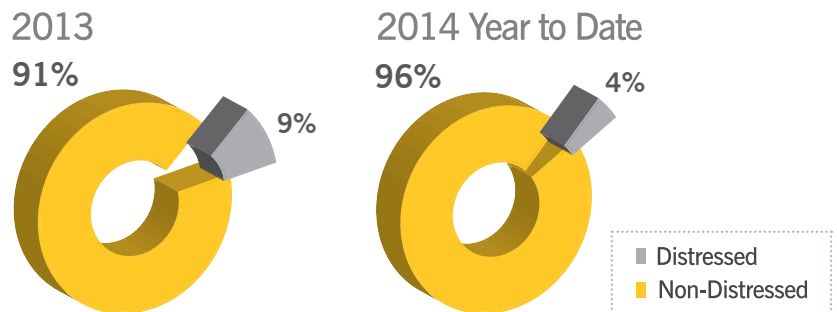
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – 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.





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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
		Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14			
\$1 - 49,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	1	0	0	0	1	1	0	n/a	2.5	Seller
\$75,000 - 99,999	7	1	1	1	0	0	1	7.0	20.0	Buyer
\$100,000 - 124,999	4	0	1	0	0	0	1	4.0	11.0	Buyer
\$125,000 - 149,999	2	0	1	2	1	2	1	2.0	2.8	Seller
\$150,000 - 174,999	9	3	5	4	5	7	3	3.0	2.0	Seller
\$175,000 - 199,999	22	8	5	15	6	11	9	2.4	2.7	Seller
\$200,000 - 224,999	34	7	6	6	9	7	4	8.5	4.8	Slightly Seller
\$225,000 - 249,999	28	7	5	10	11	10	8	3.5	3.1	Seller
\$250,000 - 274,999	23	3	2	9	7	9	11	2.1	2.6	Seller
\$275,000 - 299,999	23	3	5	4	8	4	3	7.7	5.1	Balanced
\$300,000 - 349,999	51	5	5	7	6	8	4	12.8	7.2	Slightly Buyer
\$350,000 - 399,999	32	6	2	4	2	6	5	6.4	7.5	Slightly Buyer
\$400,000 - 499,999	23	1	6	1	5	4	5	4.6	4.6	Slightly Seller
\$500,000 - 599,999	23	3	6	1	1	5	1	23.0	9.9	Buyer
\$600,000 - 699,999	16	1	1	0	5	0	1	16.0	8.8	Buyer
\$700,000 - 799,999	10	1	2	1	1	0	1	10.0	16.0	Buyer
\$800,000 - 899,999	5	0	0	0	1	0	2	2.5	5.7	Balanced
\$900,000 - 999,999	7	0	1	0	1	1	0	n/a	9.0	Buyer
\$1,000,000 - and over	25	0	1	0	1	0	0	n/a	88.0	Buyer
TOTAL	345	49	56	65	71	75	60	5.8	5.1	Balanced



Statistics based on information obtained from TARMLS and using Brokermetrics software on 07/03/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2014 - 6/30/2014. Information is believed to be reliable, but not guaranteed.



The Housing Report



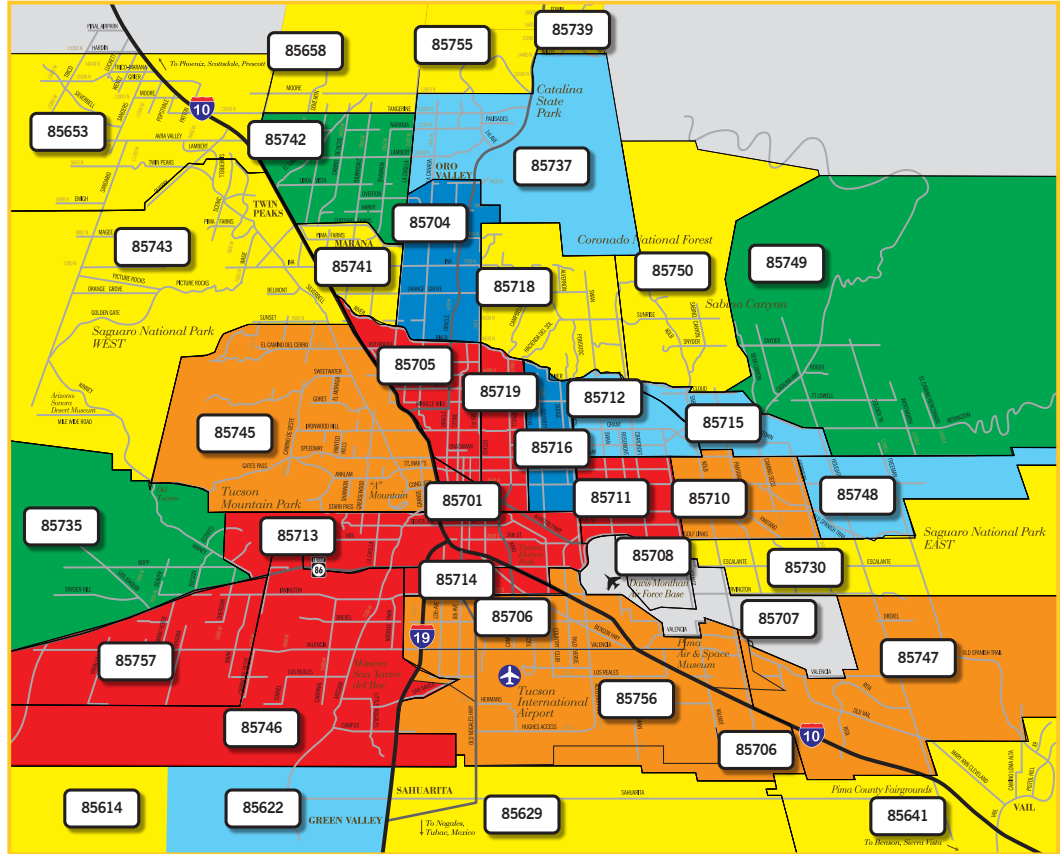
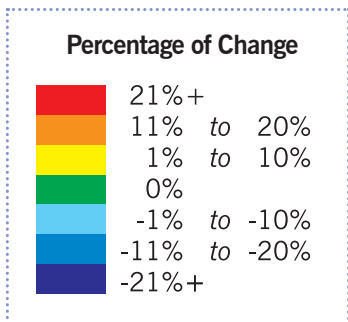
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR-JUN 2013 TO APR-JUN 2014

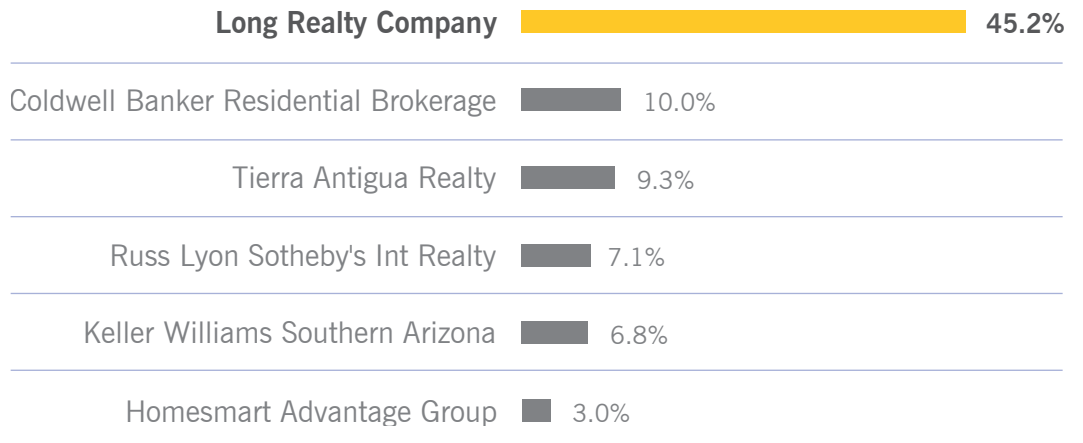
This heat map represents the percentage of change in Tucson metro median sales prices from April-June 2013 to April-June 2014 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 07/03/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 07/01/2013 – 06/30/2014 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.

These statistics are based on information obtained from the TARMLS and GVARMLS on 07/03/2014. Information is believed to be reliable, but not guaranteed.