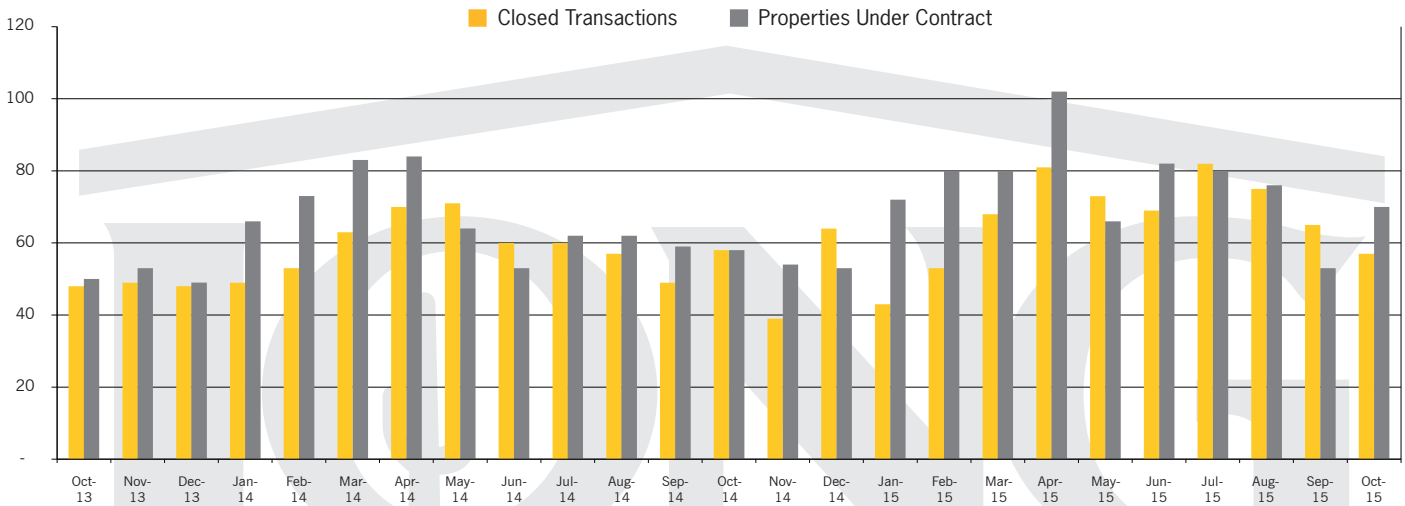




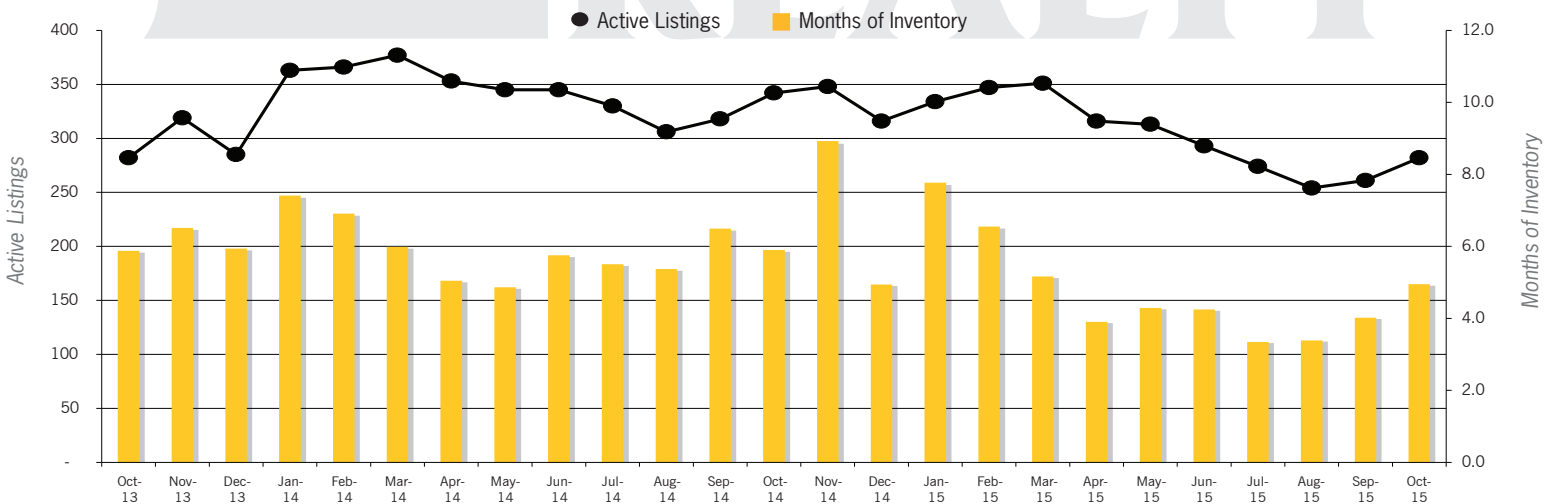
Oro Valley | November 2015

In the Oro Valley area, October 2015 active inventory was 282, an 18% decrease from October 2014. There were 57 closings in October 2015, a 2% decrease from October 2014. Year-to-date 2015 there were 680 closings, a 12% increase from year-to-date 2014. Months of Inventory was 4.9, down from 5.9 in October 2014. Median price of sold homes was \$275,000 for the month of October 2015, up 15% from October 2014. The Oro Valley area had 70 new properties under contract in October 2015, up 21% from October 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



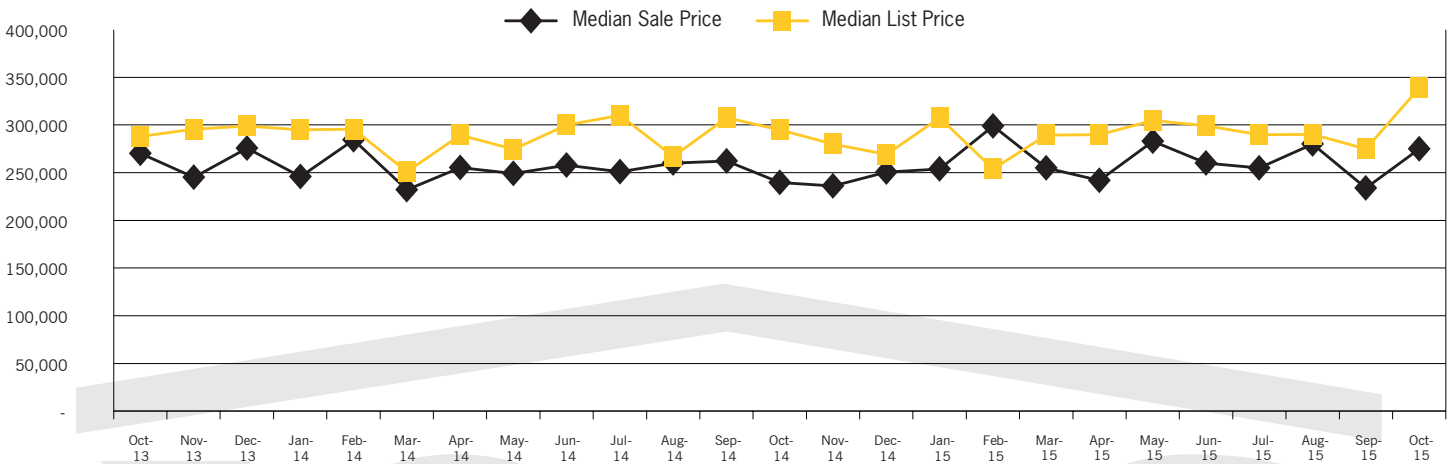
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 11/04/2015 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

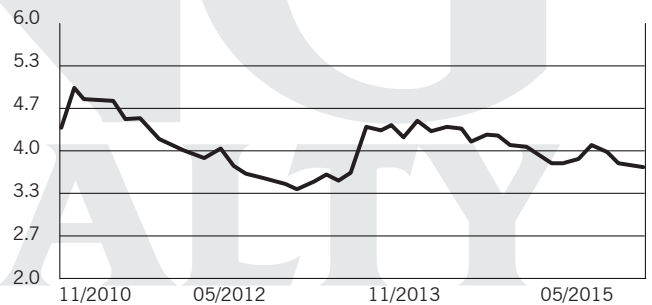


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2014	\$239,500	4.036%	\$1,090.97
2015	\$275,000	3.805%	\$1,218.06

30 YEAR FIXED MORTGAGE RATE

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

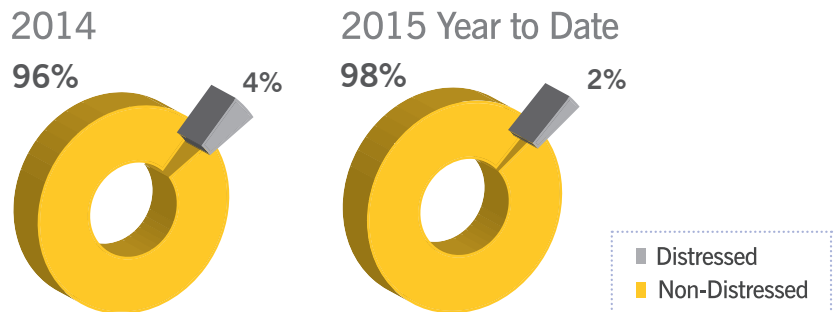


Source: Residential median sales prices. Data obtained 11/04/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.





The Housing Report



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

Oro Valley | November 2015

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
		May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15			
\$1 - 49,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	3	2	0	2	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	5	0	1	0	1	2	1	5.0	4.3	Slightly Seller
\$100,000 - 124,999	2	0	0	0	0	3	1	2.0	2.3	Seller
\$125,000 - 149,999	4	1	0	0	2	3	1	4.0	2.3	Seller
\$150,000 - 174,999	7	3	8	6	6	2	3	2.3	2.2	Seller
\$175,000 - 199,999	16	6	4	8	8	9	3	5.3	2.2	Seller
\$200,000 - 224,999	25	8	9	7	8	5	8	3.1	3.3	Seller
\$225,000 - 249,999	31	6	9	13	7	14	6	5.2	3.3	Seller
\$250,000 - 274,999	19	9	6	12	6	6	5	3.8	2.6	Seller
\$275,000 - 299,999	18	5	5	5	11	3	4	4.5	3.7	Seller
\$300,000 - 349,999	28	10	10	11	11	6	7	4.0	2.9	Seller
\$350,000 - 399,999	27	9	4	6	6	0	4	6.8	6.7	Slightly Buyer
\$400,000 - 499,999	28	5	2	5	5	4	4	7.0	6.1	Balanced
\$500,000 - 599,999	16	4	4	1	2	3	3	5.3	6.6	Slightly Buyer
\$600,000 - 699,999	15	1	3	3	0	2	2	7.5	10.8	Buyer
\$700,000 - 799,999	5	3	0	1	0	2	0	n/a	8.0	Slightly Buyer
\$800,000 - 899,999	7	2	1	1	2	0	2	3.5	5.3	Balanced
\$900,000 - 999,999	7	1	0	1	0	0	1	7.0	22.0	Buyer
\$1,000,000 - and over	19	0	3	2	1	1	2	9.5	11.8	Buyer
TOTAL	282	75	70	84	76	65	57	4.9	4.0	Slightly Seller



Statistics based on information obtained from TARMLS and using Brokermetrics software on 11/04/2015.

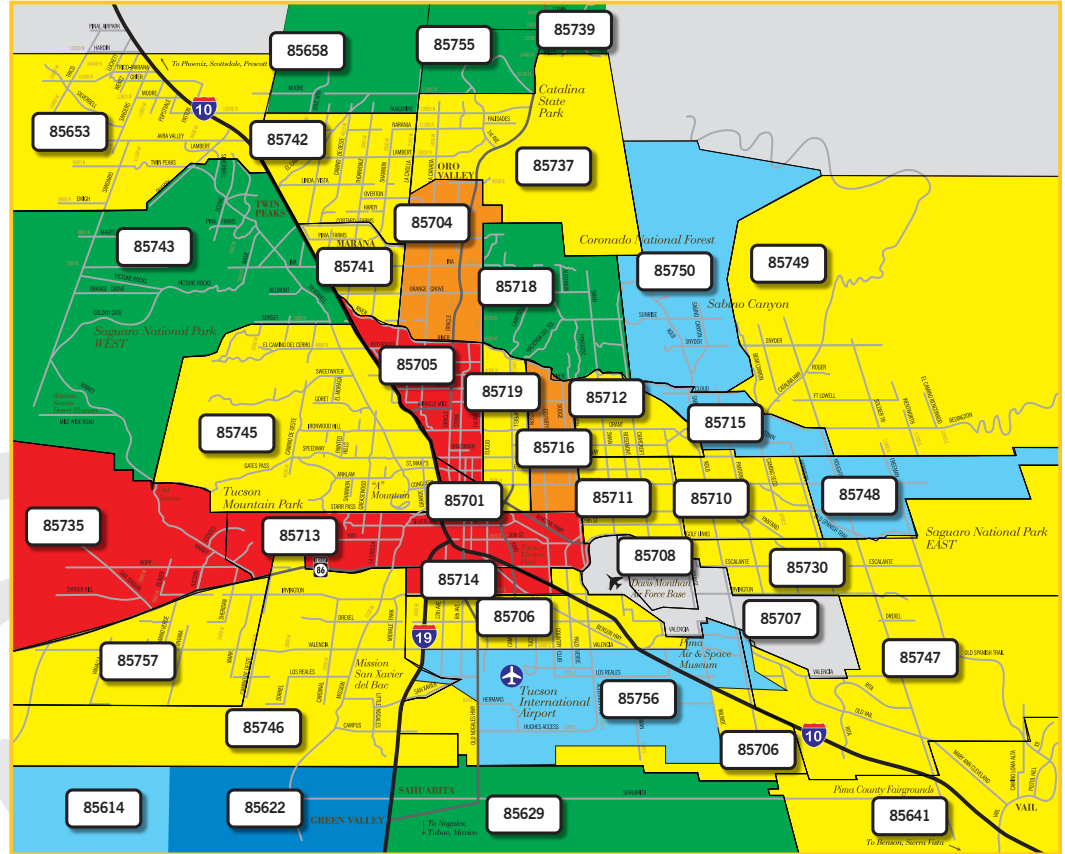
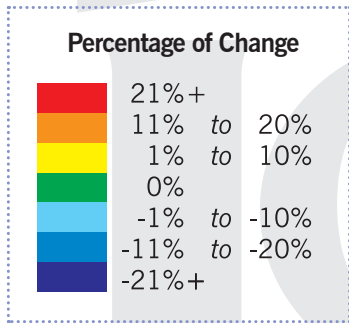
3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2015 - 10/31/2015. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG 2014-OCT 2014 TO
AUG 2015-OCT 2015

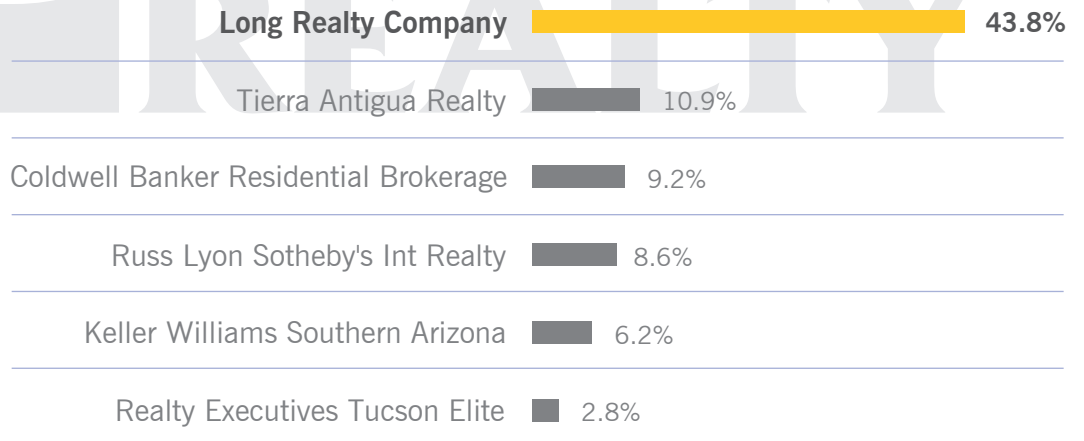
This heat map represents the percentage of change in Tucson metro median sales prices from August 2014-October 2014 to August 2015-October 2015 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 11/04/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 11/01/2014 – 10/31/2015 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.