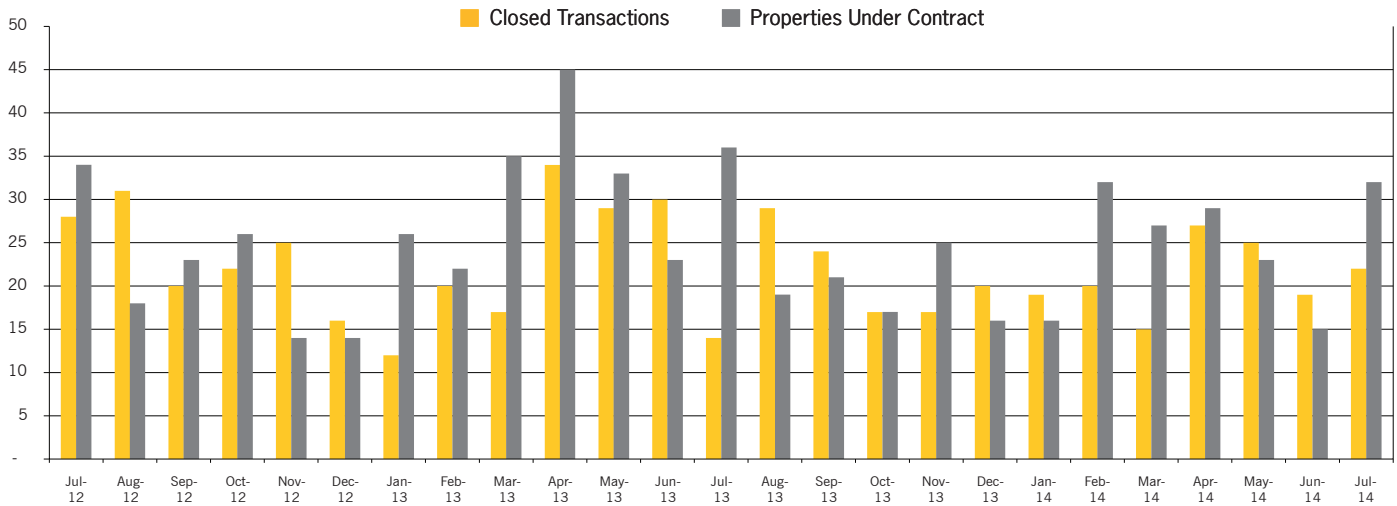




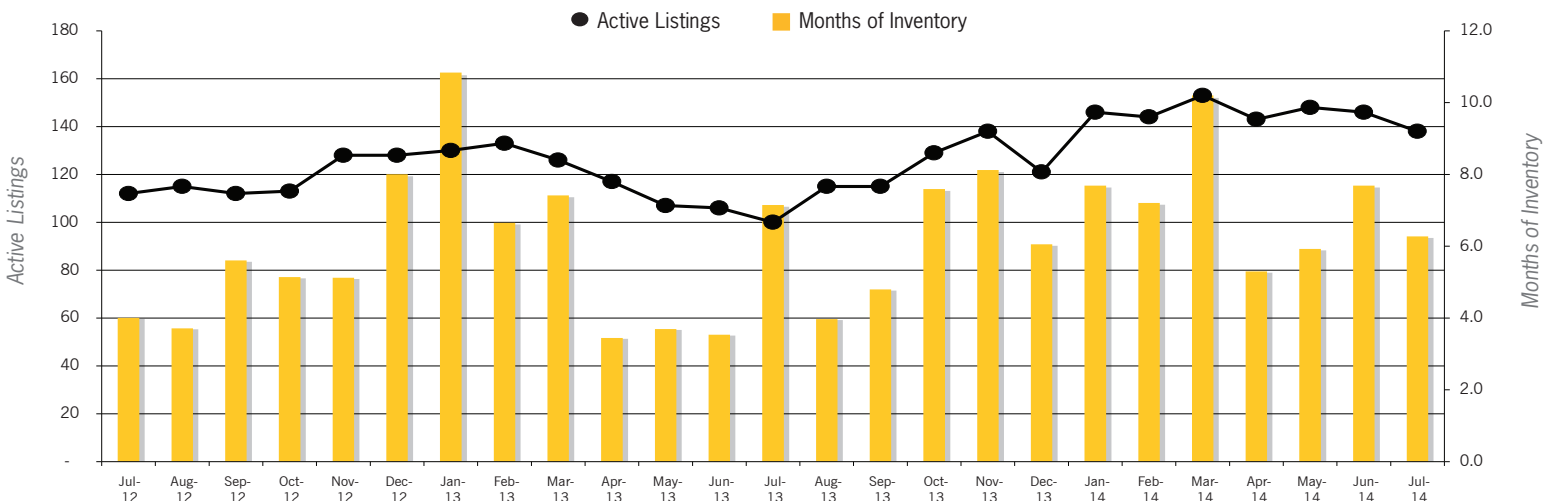
Rancho Vistoso | August 2014

In the Rancho Vistoso area, July 2014 active inventory was 138, a 38% increase from July 2013. There were 22 closings in July 2014, a 57% increase from July 2013. Months of Inventory was 6.3, down from 7.1 in July 2013. Median price of sold homes was \$267,500 for the month of July 2014, up 18% from July 2013. The Rancho Vistoso area had 32 new properties under contract in July 2014, down 11% from July 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – RANCHO VISTOSO



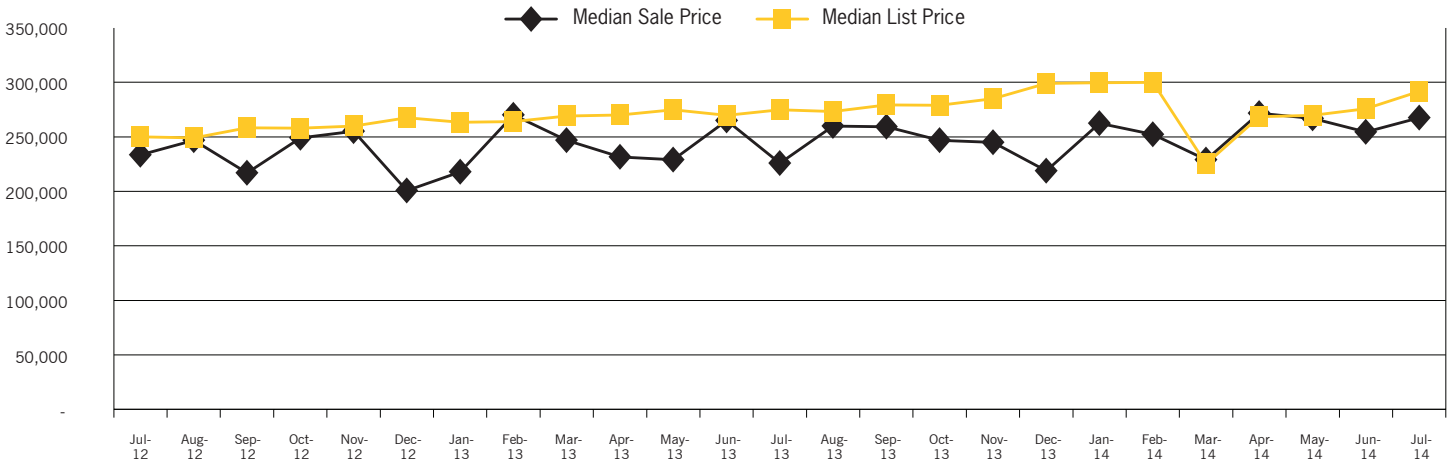
ACTIVE LISTINGS AND MONTHS OF INVENTORY – RANCHO VISTOSO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 08/05/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – RANCHO VISTOSO



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2013	\$226,000	4.500%	\$1,087.85
2014	\$267,500	4.250%	\$1,250.14

Source: Residential median sales prices. Data obtained 08/05/2014 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

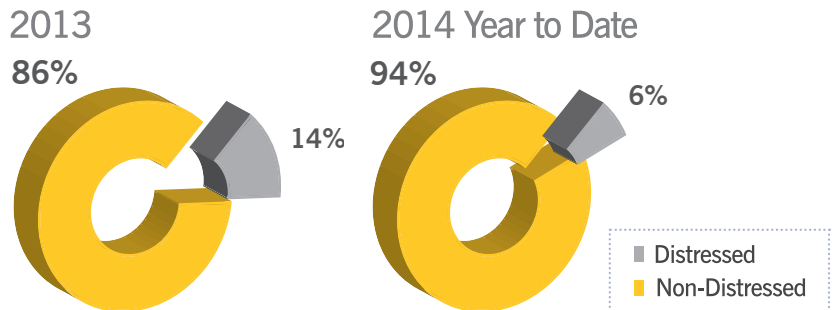
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – RANCHO VISTOSO

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



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MARKET CONDITIONS BY PRICE BAND – RANCHO VISTOSO

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	1	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	1	0	1	0	0	1	0.0	3.0	Seller
\$150,000 - 174,999	5	1	1	0	1	1	1	5.0	3.3	Seller
\$175,000 - 199,999	12	2	5	2	3	2	0	n/a	5.2	Balanced
\$200,000 - 224,999	11	2	1	6	2	1	5	2.2	4.5	Slightly Seller
\$225,000 - 249,999	16	4	3	4	4	3	3	5.3	6.1	Balanced
\$250,000 - 274,999	12	3	3	3	5	4	3	4.0	3.3	Seller
\$275,000 - 299,999	11	2	1	3	2	2	3	3.7	4.4	Slightly Seller
\$300,000 - 349,999	25	2	1	1	5	2	1	25.0	8.8	Buyer
\$350,000 - 399,999	12	0	1	1	1	2	0	n/a	13.0	Buyer
\$400,000 - 499,999	7	1	0	2	1	1	2	3.5	5.5	Balanced
\$500,000 - 599,999	3	2	0	0	1	1	1	3.0	4.0	Seller
\$600,000 - 699,999	2	0	0	2	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	2	0	0	0	0	1	1	2.0	4.5	Slightly Seller
\$800,000 - 899,999	2	0	0	1	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	4	0	0	1	1	0	0	n/a	12.0	Buyer
\$1,000,000 - and over	13	1	0	1	0	0	1	13.0	49.0	Buyer
TOTAL	138	21	16	28	26	20	22	6.3	6.4	Balanced



Statistics based on information obtained from TARMLS and using Brokermetrics software on 08/05/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2014 - 7/31/2014. Information is believed to be reliable, but not guaranteed.



The Housing Report



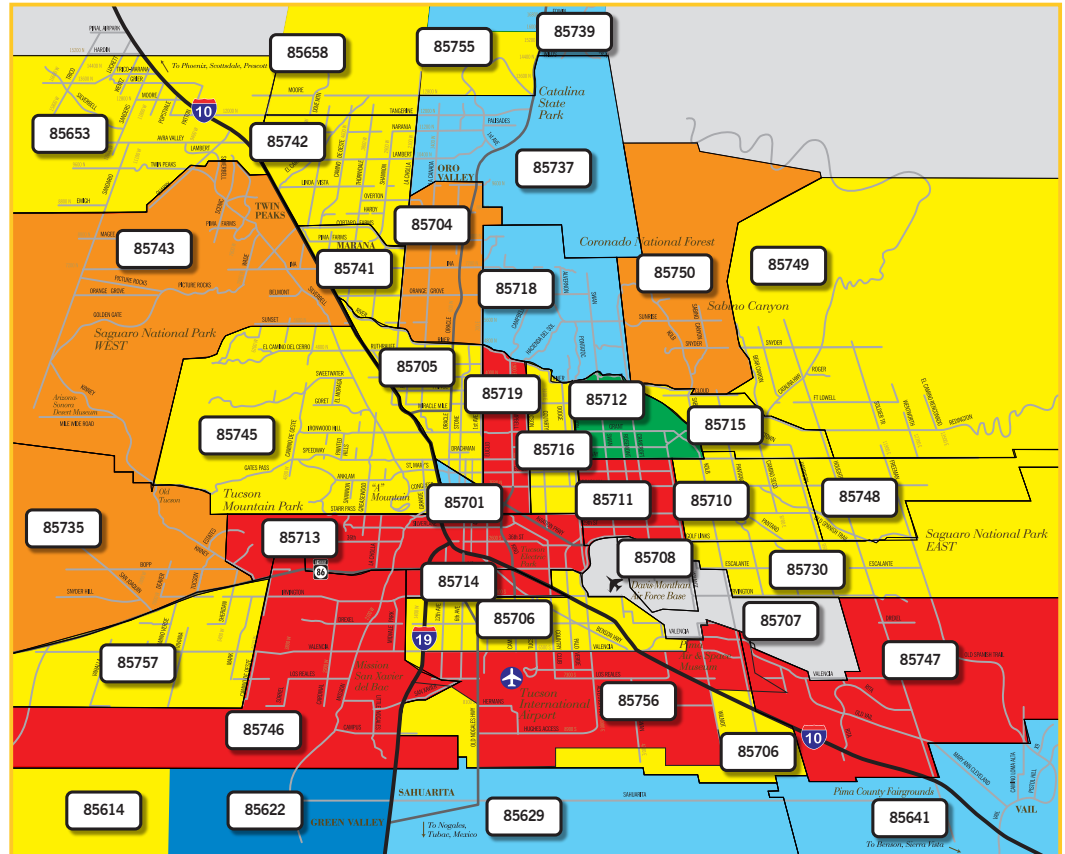
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY-JUL 2013 TO MAY-JUL 2014

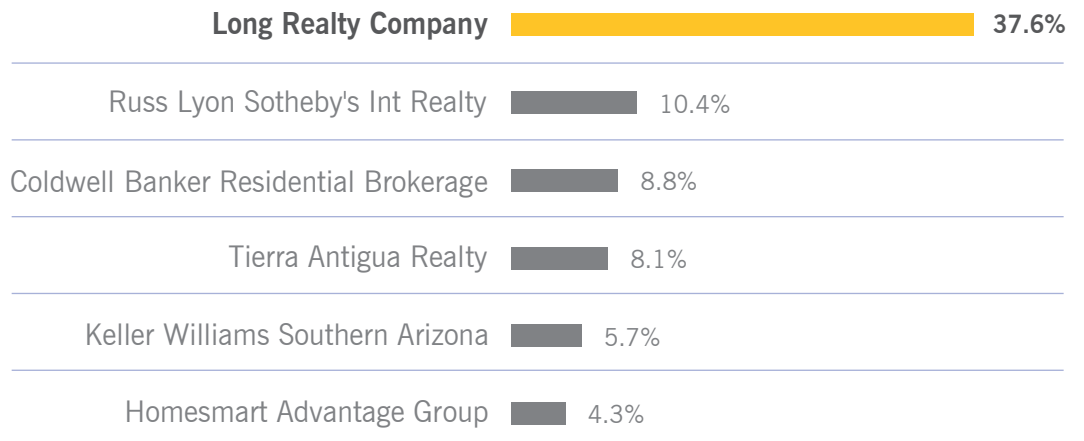
This heat map represents the percentage of change in Tucson metro median sales prices from May-July 2013 to May-July 2014 by zip code.



MARKET SHARE – RANCHO VISTOSO

Long Realty leads the market in successful real estate sales.

Data Obtained 08/05/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 08/01/2013 – 07/31/2014 rounded to the nearest tenth of one percent and deemed to be correct.



The Rancho Vistoso Housing Report is comprised of data for residential properties in the community of Rancho 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 08/05/2014. Information is believed to be reliable, but not guaranteed.