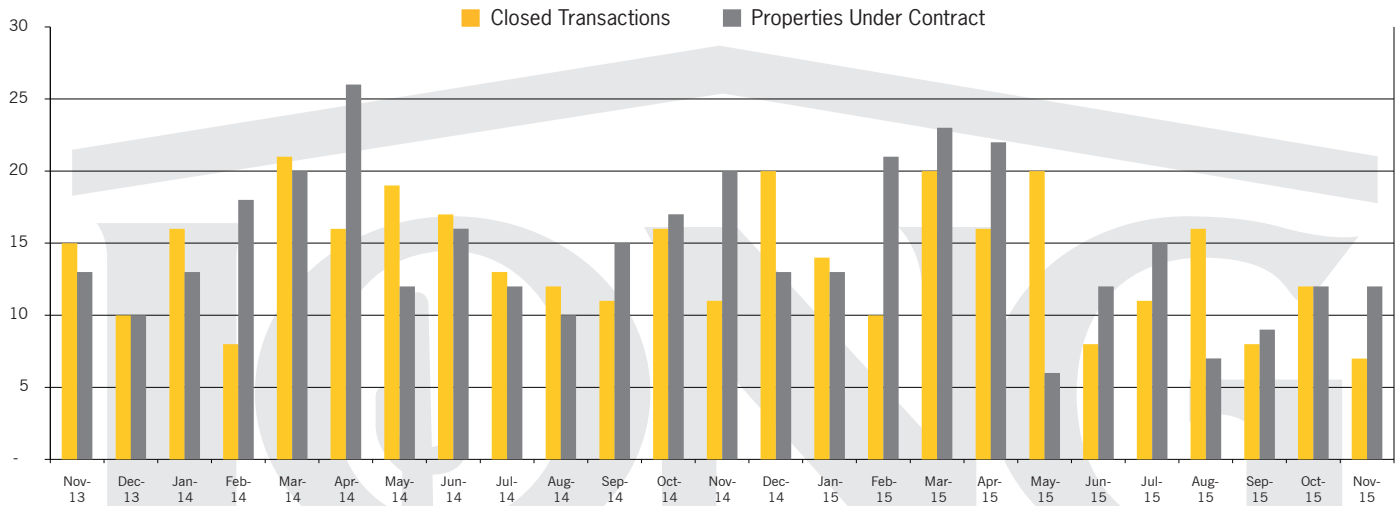




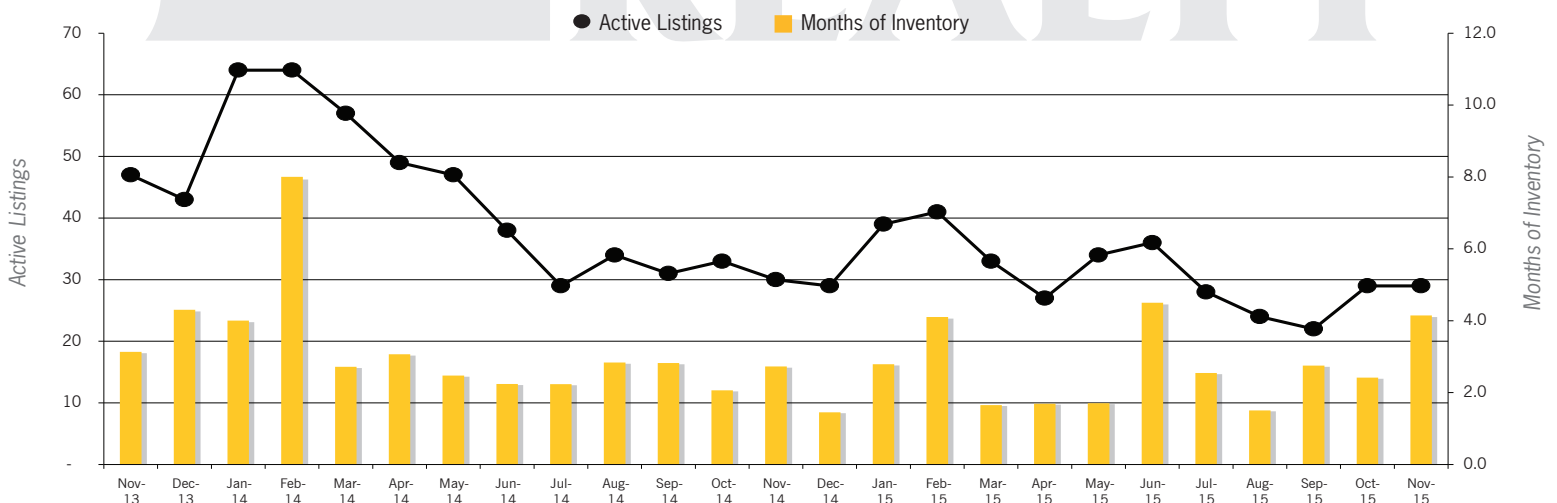
Sun City Oro Valley | December 2015

In the Sun City Oro Valley area, November 2015 active inventory was 29, a 3% decrease from November 2014. There were 7 closings in November 2015, a 36% decrease from November 2014. Year-to-date 2015 there were 150 closings, a 3% decrease from year-to-date 2014. Months of Inventory was 4.1, up from 2.7 in November 2014. Median price of sold homes was \$222,200 for the month of November 2015, up 6% from November 2014. The Sun City Oro Valley area had 12 new properties under contract in November 2015, down 40% from November 2014.

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



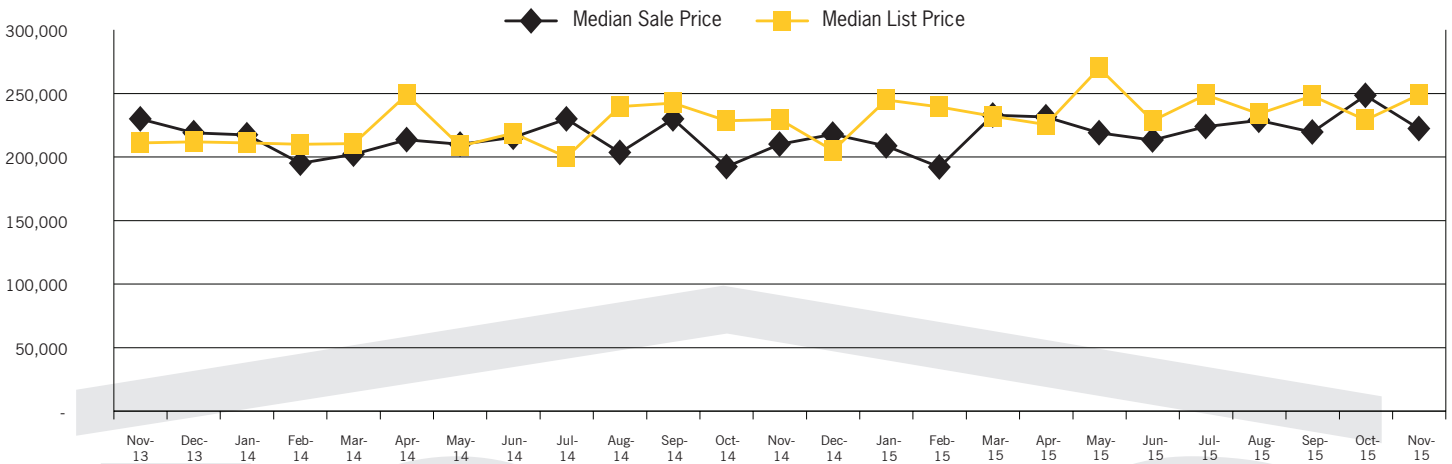
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 12/03/2015 is believed to be reliable, but not guaranteed.



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

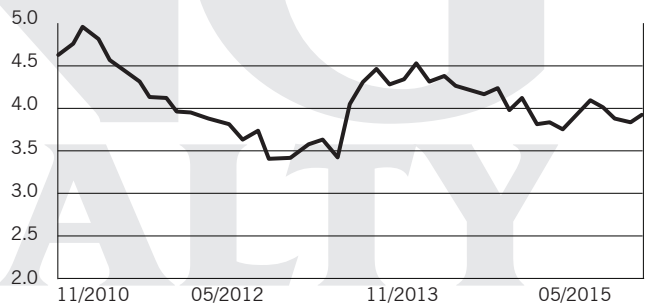


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2014	\$210,000	4.02%	\$954.75
2015	\$222,200	3.850%	\$989.61

30 YEAR FIXED MORTGAGE RATE

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

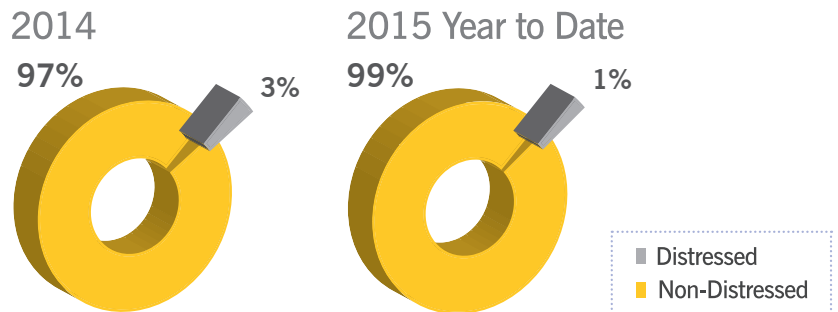


Source: Residential median sales prices. Data obtained 12/03/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – 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.





The Housing Report



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Sun City Oro Valley | December 2015

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
		Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15			
\$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	2	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	2	3	2	1	1	2	1	2.0	1.3	Seller
\$175,000 - 199,999	2	0	2	3	2	2	1	2.0	1.4	Seller
\$200,000 - 224,999	8	2	3	1	1	4	4	2.0	2.4	Seller
\$225,000 - 249,999	6	0	2	3	4	2	1	6.0	3.1	Seller
\$250,000 - 274,999	5	1	2	2	1	3	1	5.0	2.4	Seller
\$275,000 - 299,999	4	0	0	2	0	0	0	n/a	n/a	n/a
\$300,000 - 349,999	2	2	1	3	0	3	1	2.0	1.5	Seller
\$350,000 - 399,999	3	0	0	1	0	1	0	n/a	9.0	Buyer
\$400,000 - 499,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$500,000 - 599,999	0	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
TOTAL	32	8	12	18	9	17	9	3.6	2.5	Seller

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market

Statistics based on information obtained from TARMLS and using Brokermetrics software on 12/03/2015.
 3 month trend in months of inventory is the average of closed sales and active listing data from 09/01/2015 - 11/30/2015. Information is believed to be reliable, but not guaranteed.

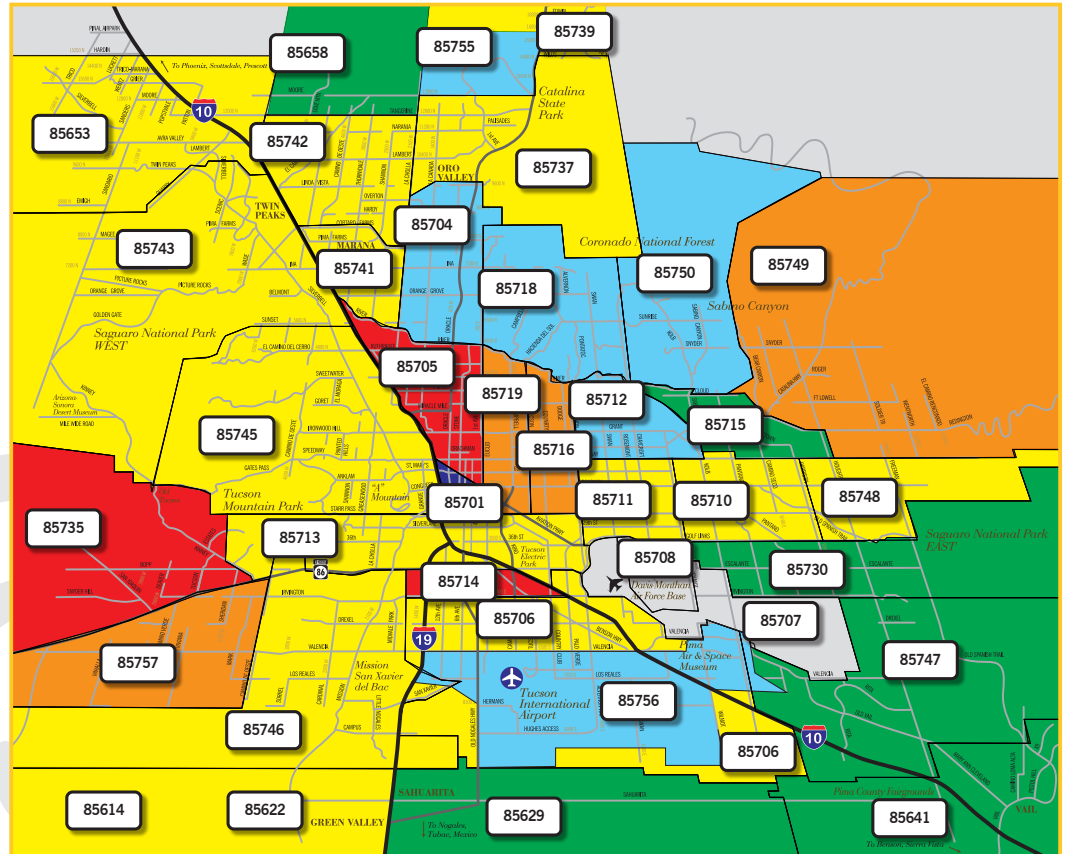


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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

SEP 2014-NOV 2014 TO SEP 2015-NOV 2015

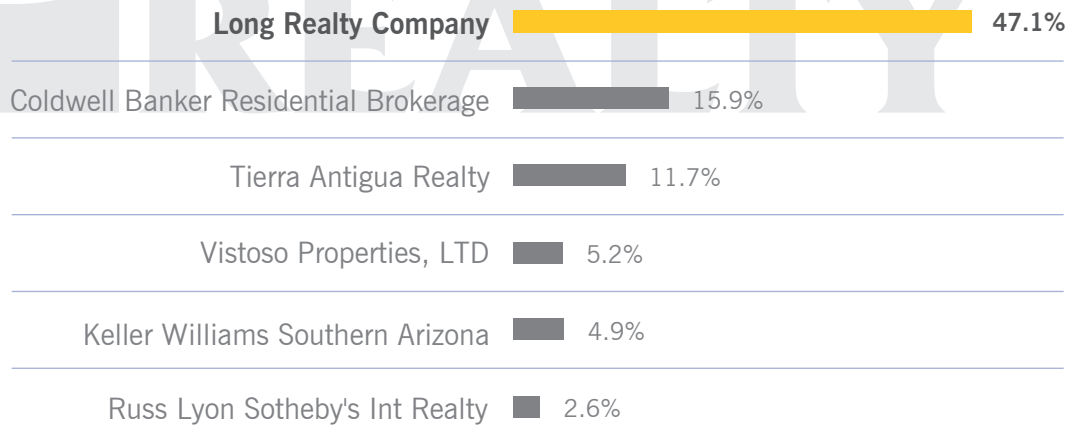
This heat map represents the percentage of change in Tucson metro median sales prices from September 2014-November 2014 to September 2015-November 2015 by zip code.



MARKET SHARE – SUN CITY ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 12/03/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 12/01/2014 – 11/30/2015 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.