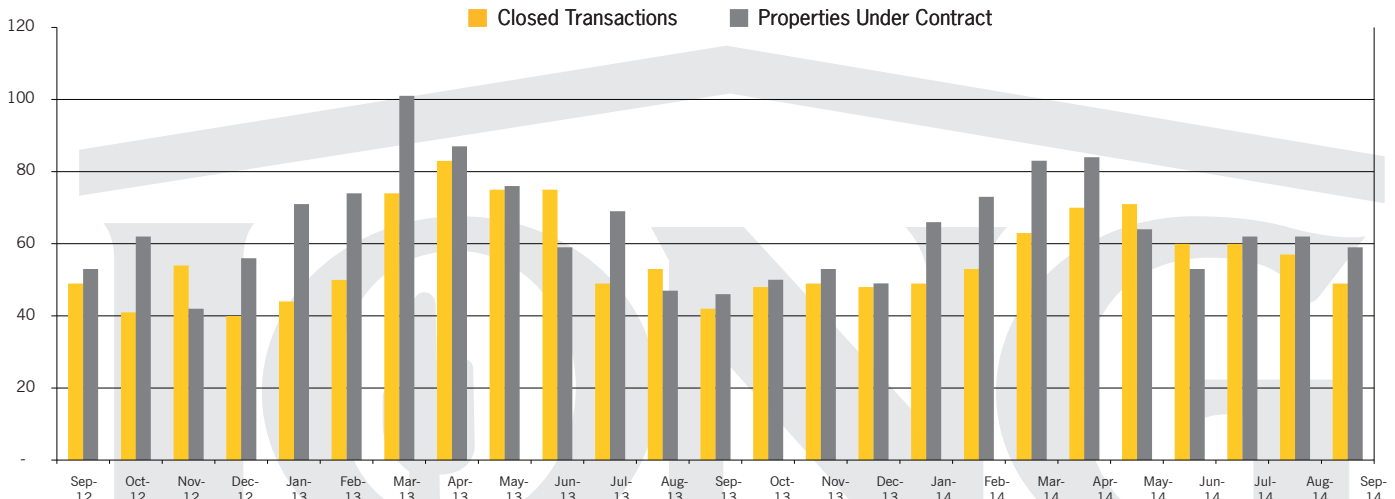




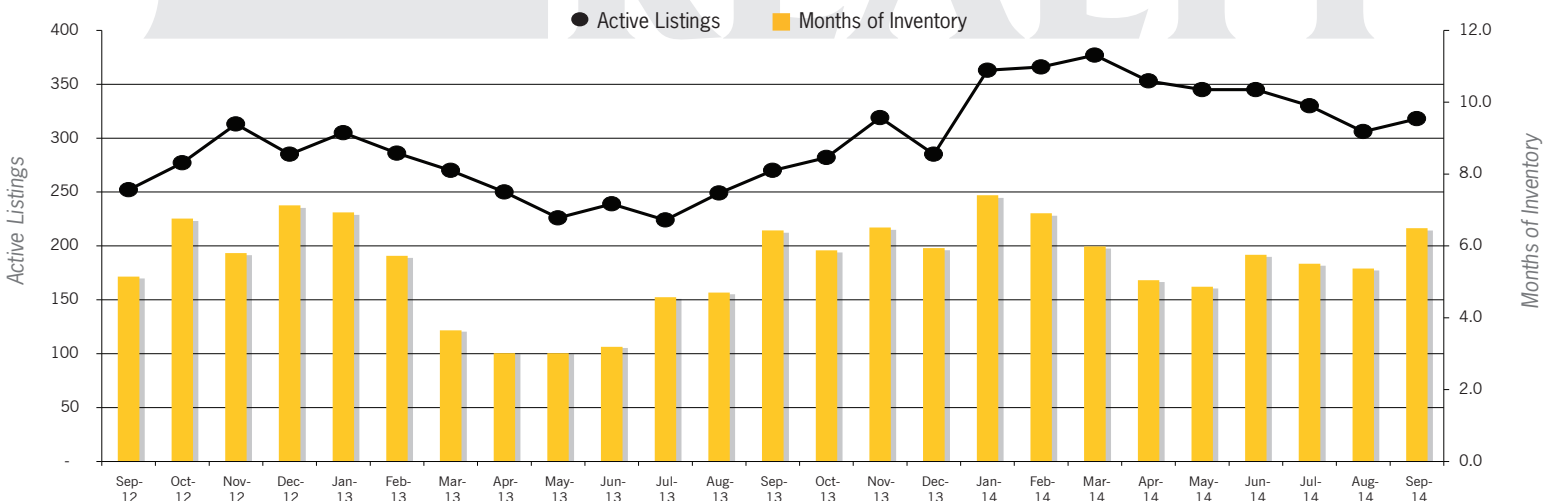
Oro Valley | October 2014

In the Oro Valley area, September 2014 active inventory was 318, an 18% increase from September 2013. There were 49 closings in September 2014, a 17% increase from September 2013. Months of Inventory was 6.5, up from 6.4 in September 2013. Median price of sold homes was \$262,000 for the month of September 2014, virtually unchanged from September 2013. The Oro Valley area had 59 new properties under contract in September 2014, up 28% from September 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



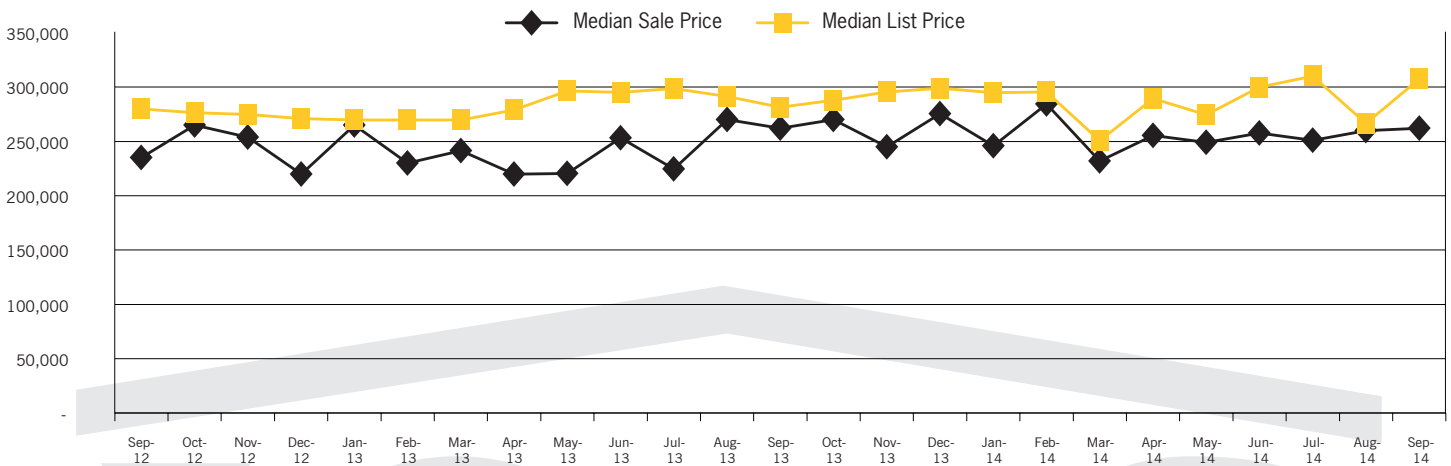
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 10/03/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



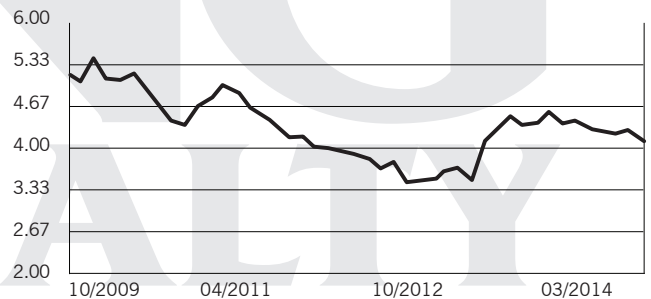
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2013	\$262,000	4.500%	\$1,261.14
2014	\$262,000	4.250%	\$1,224.44

Source: Residential median sales prices. Data obtained 10/03/2014 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

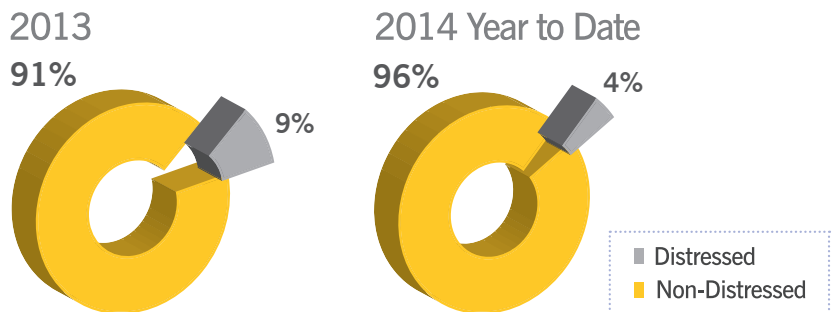
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



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.





The Housing Report



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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
		Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	2	1	1	0	0	0	1	2.0	4.0	Seller
\$75,000 - 99,999	8	0	0	1	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	1	0	2	1	0.0	1.3	Seller
\$125,000 - 149,999	2	1	2	1	2	1	0	n/a	0.7	Seller
\$150,000 - 174,999	10	5	7	3	3	2	2	5.0	6.0	Balanced
\$175,000 - 199,999	32	6	11	9	4	5	7	4.6	5.1	Balanced
\$200,000 - 224,999	23	9	7	4	8	9	4	5.8	3.9	Seller
\$225,000 - 249,999	37	11	10	8	14	7	8	4.6	3.0	Seller
\$250,000 - 274,999	28	7	9	11	2	5	2	14.0	8.1	Slightly Buyer
\$275,000 - 299,999	20	8	4	3	5	2	4	5.0	6.2	Balanced
\$300,000 - 349,999	40	6	8	5	5	8	5	8.0	7.7	Slightly Buyer
\$350,000 - 399,999	21	2	6	5	2	8	6	3.5	4.3	Slightly Seller
\$400,000 - 499,999	18	5	4	5	3	2	3	6.0	7.3	Slightly Buyer
\$500,000 - 599,999	25	1	5	1	4	1	1	25.0	11.5	Buyer
\$600,000 - 699,999	13	5	0	1	4	1	1	13.0	5.7	Balanced
\$700,000 - 799,999	8	1	0	1	2	2	3	2.7	3.7	Seller
\$800,000 - 899,999	9	1	0	2	0	0	1	9.0	18.0	Buyer
\$900,000 - 999,999	3	1	1	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	19	1	0	0	2	2	0	n/a	15.5	Buyer
TOTAL	318	71	75	61	60	57	49	6.5	5.7	Balanced



Statistics based on information obtained from TARMLS and using Brokermetrics software on 10/03/2014.

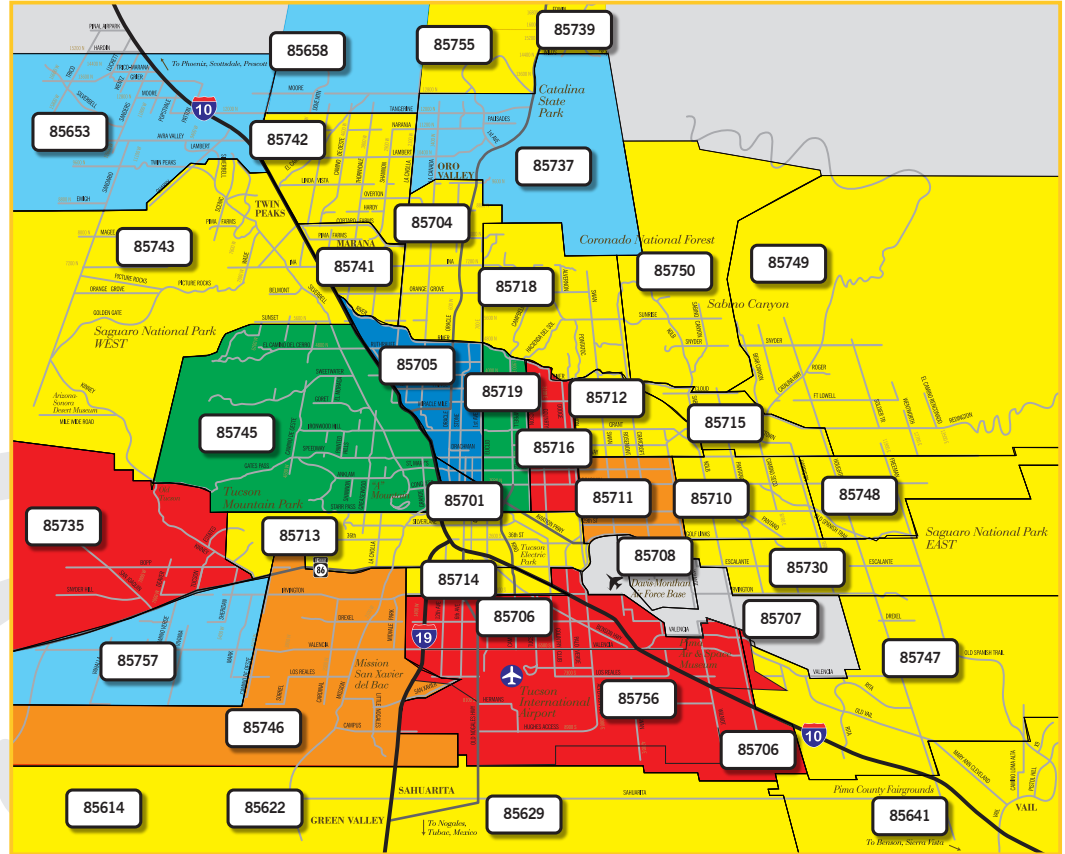
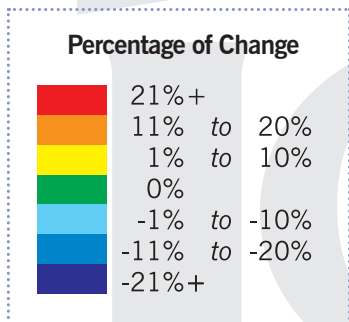
3 month trend in months of inventory is the average of closed sales and active listing data from 07/01/2014 - 09/30/2014. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL-SEP 2013 TO JUL-SEP 2014

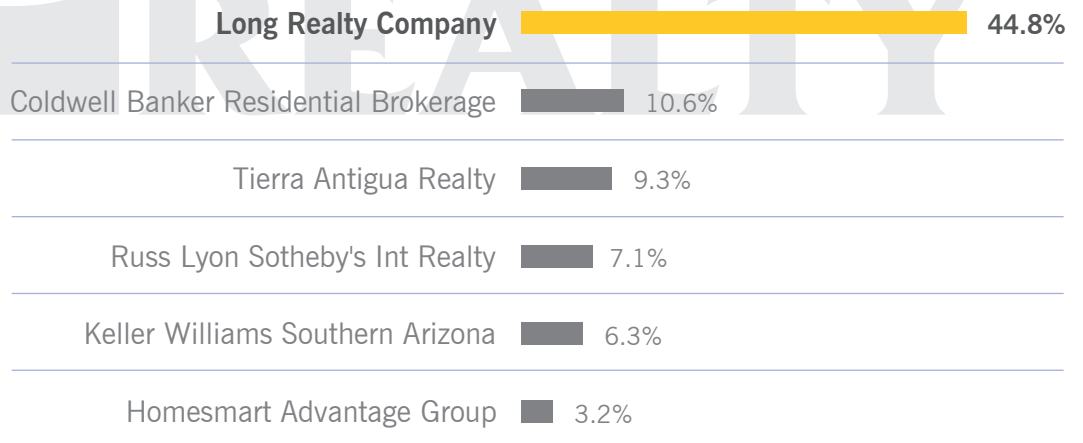
This heat map represents the percentage of change in Tucson metro median sales prices from July-September 2013 to July-September 2014 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 10/03/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 10/01/2013 – 09/30/2014 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.