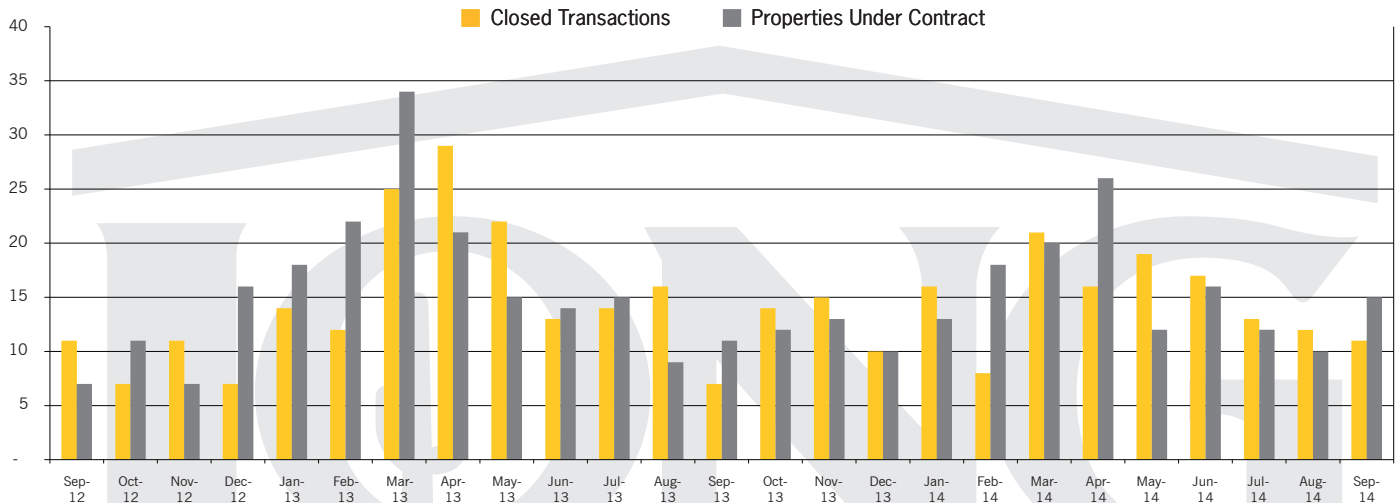




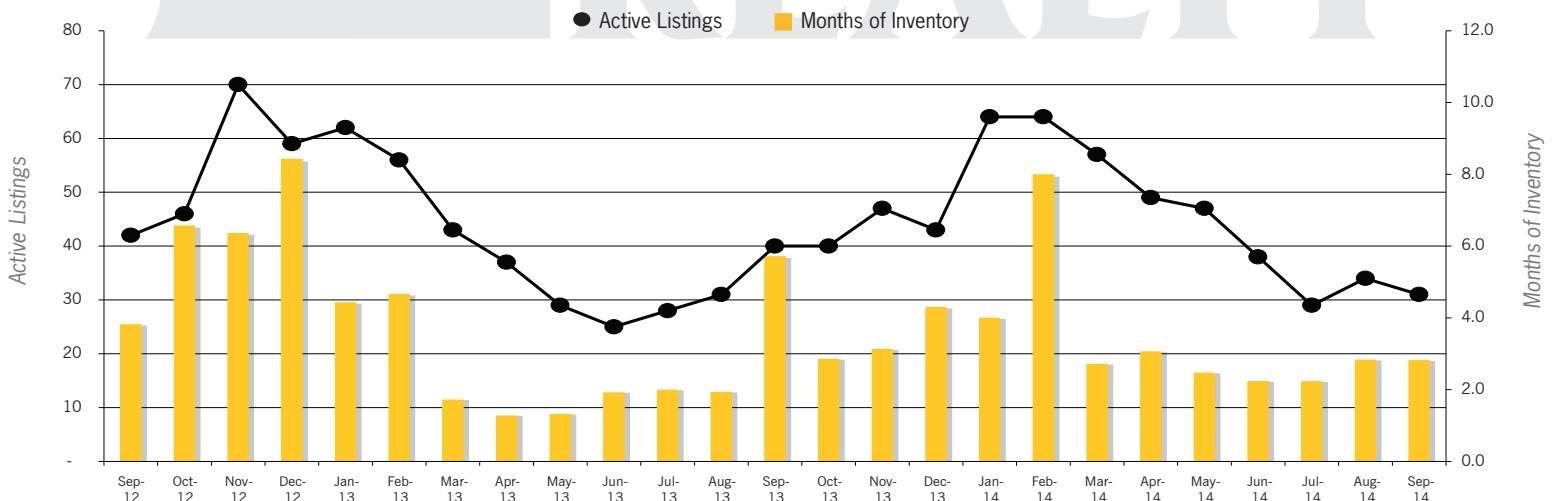
## Sun City Oro Valley | October 2014

In the Sun City Oro Valley area, September 2014 active inventory was 31, a 23% decrease from September 2013. There were 11 closings in September 2014, a 57% increase from September 2013. Months of Inventory was 2.8, down from 5.7 in September 2013. Median price of sold homes was \$229,950 for the month of September 2014, up 8% from September 2013. The Sun City Oro Valley area had 15 new properties under contract in September 2014, up 36% from September 2013.

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



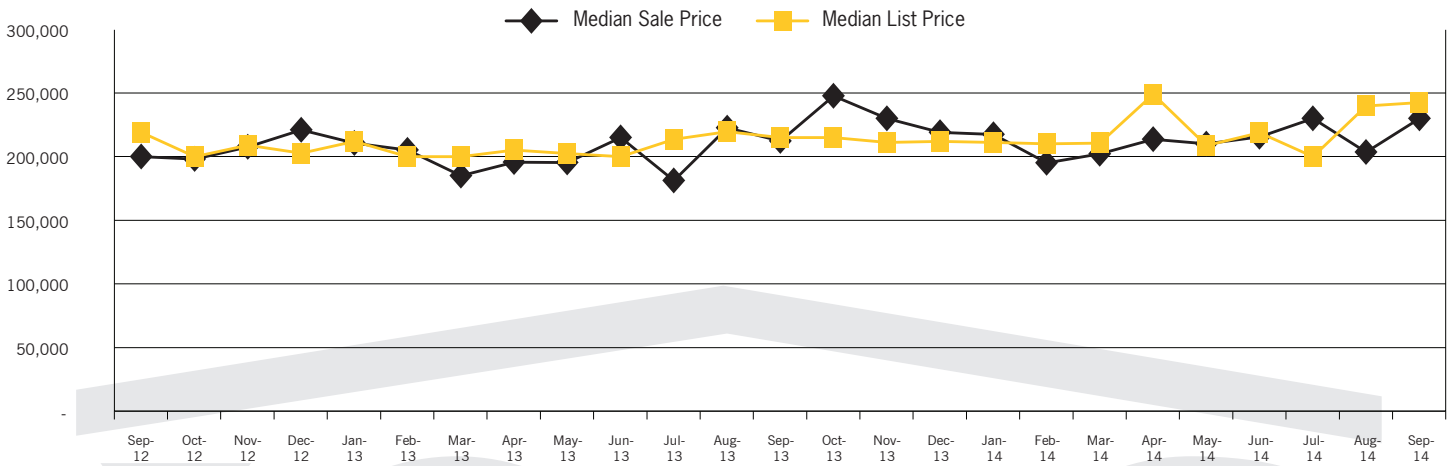
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



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



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

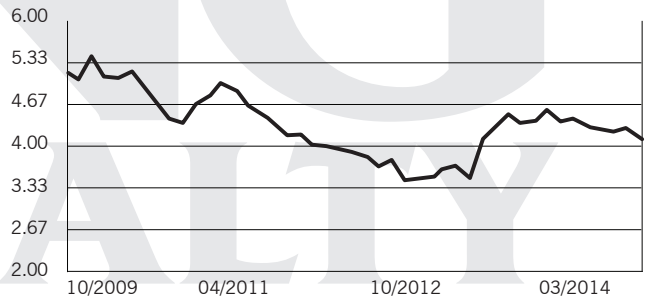


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2013	\$212,250	4.50%	\$1,021.67
2014	\$229,950	4.250%	\$1,074.65

## 30 YEAR FIXED MORTGAGE RATE

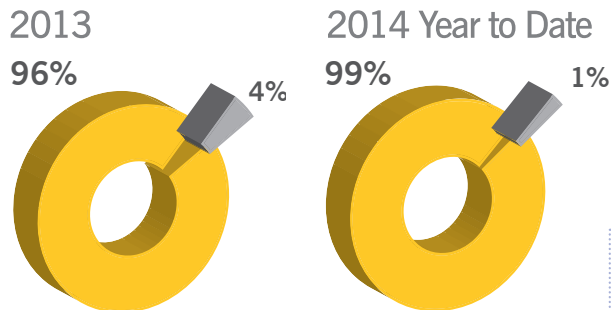
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



Source: Bankrate.com

## DISTRESSED VS. NON-DISTRESSED SALES – 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.



■ Distressed  
■ Non-Distressed



## 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
		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	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	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	3	4	4	2	1	2	2	1.5	3.4	Seller
\$175,000 - 199,999	6	3	4	6	4	3	2	3.0	2.1	Seller
\$200,000 - 224,999	6	2	4	2	2	3	1	6.0	3.3	Seller
\$225,000 - 249,999	7	1	2	2	2	2	2	3.5	2.7	Seller
\$250,000 - 274,999	5	2	4	4	0	1	0	n/a	11.0	Buyer
\$275,000 - 299,999	2	2	1	0	1	1	1	2.0	3.7	Seller
\$300,000 - 349,999	0	2	0	2	2	1	1	0.0	0.3	Seller
\$350,000 - 399,999	1	0	1	0	0	1	1	n/a	1.0	Seller
\$400,000 - 499,999	0	0	0	0	0	0	1	0.0	0.0	Seller
\$500,000 - 599,999	1	0	0	0	1	0	0	n/a	1.0	Seller
\$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
<b>TOTAL</b>	<b>31</b>	<b>16</b>	<b>20</b>	<b>18</b>	<b>13</b>	<b>14</b>	<b>11</b>	<b>2.8</b>	<b>2.6</b>	<b>Seller</b>



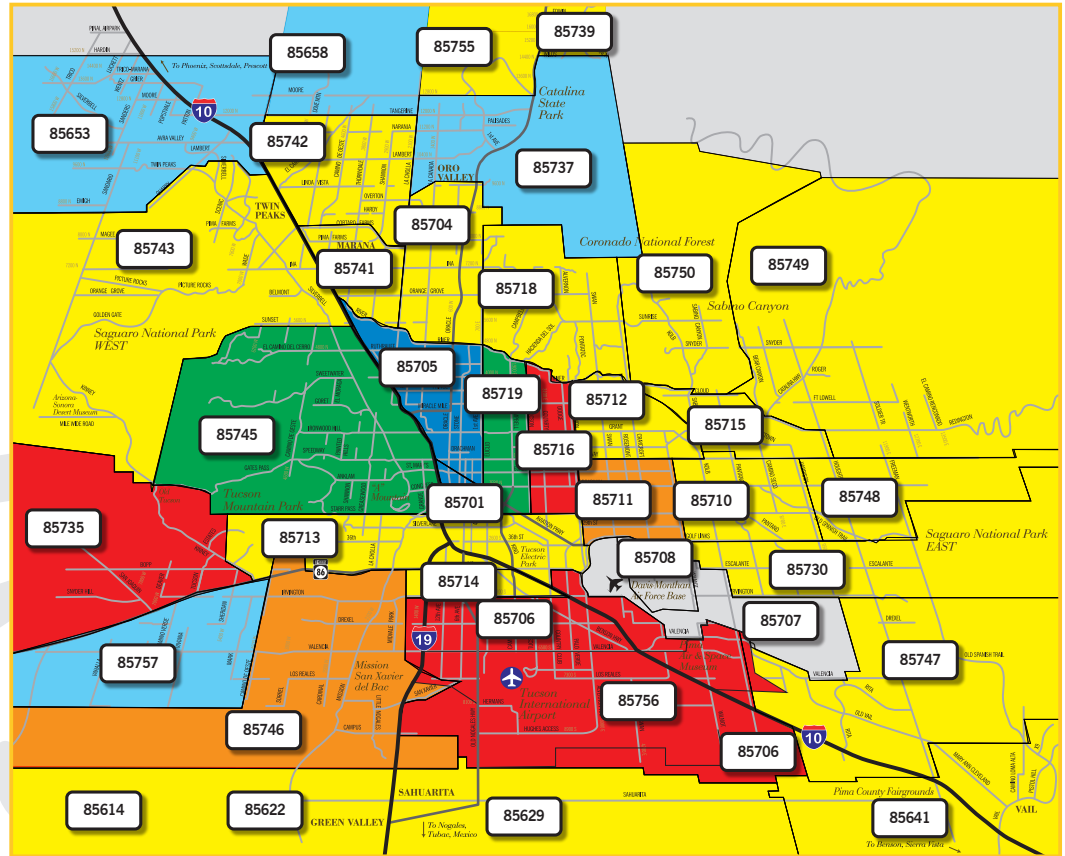


## Sun City Oro Valley | October 2014

### CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL-SEP 2013 TO JUL-SEP 2014

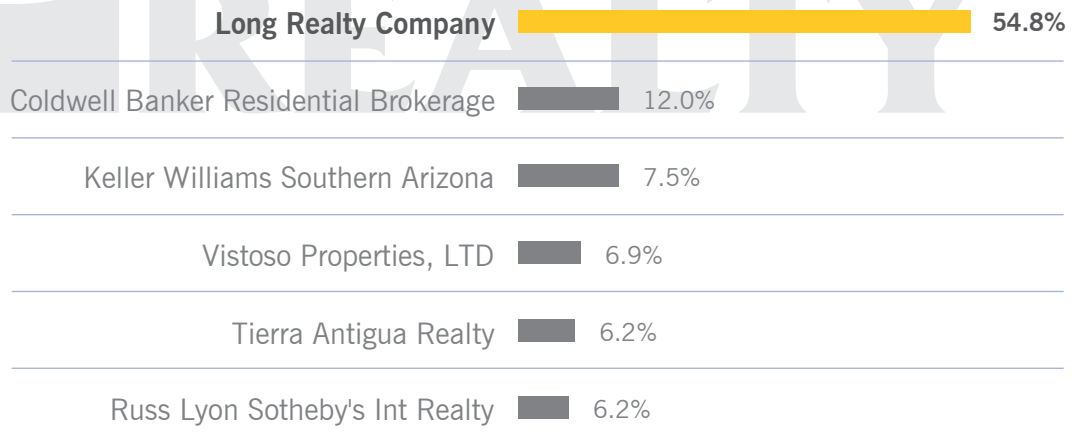
This heat map represents the percentage of change in Tucson metro median sales prices from July-September 2013 to July-September 2014 by zip code.



### MARKET SHARE – SUN CITY 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 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.