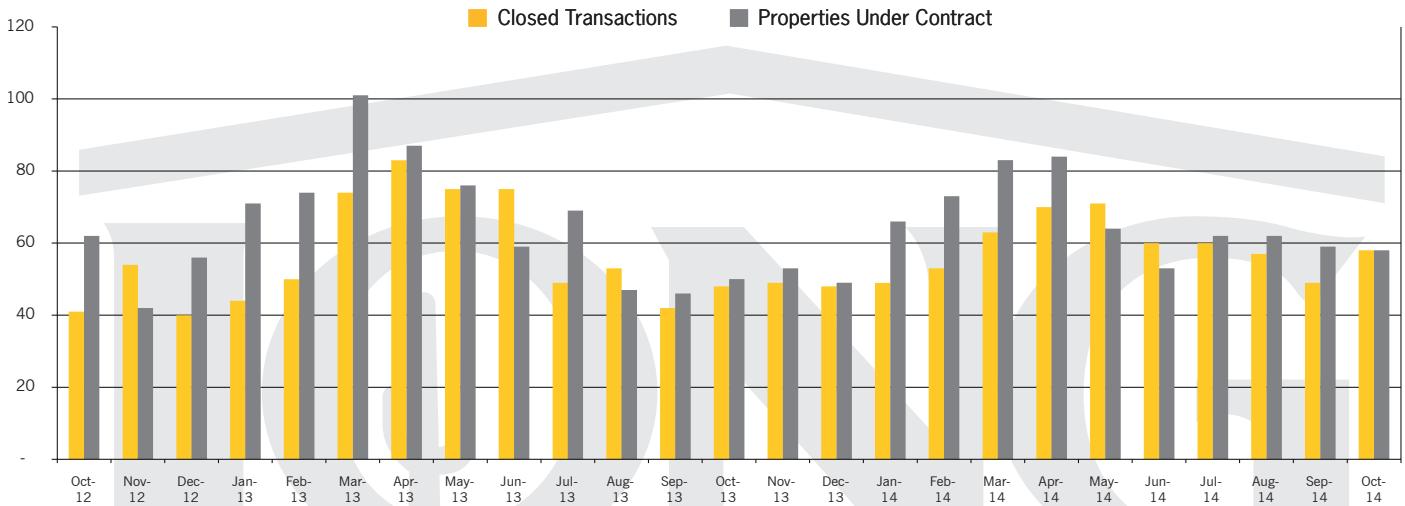




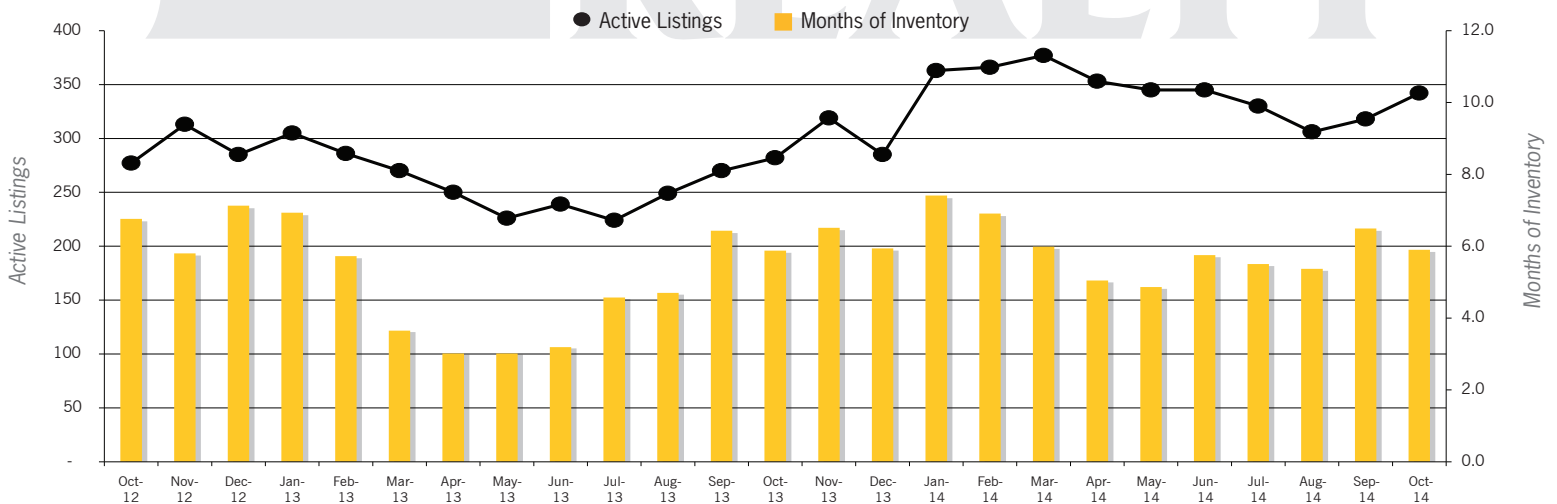
Oro Valley | November 2014

In the Oro Valley area, October 2014 active inventory was 342, a 21% increase from October 2013. There were 58 closings in October 2014, a 21% increase from October 2013. Months of Inventory was 5.9, virtually unchanged from October 2013. Median price of sold homes was \$239,500 for the month of October 2014, down 11% from October 2013. The Oro Valley area had 58 new properties under contract in October 2014, up 16% from October 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



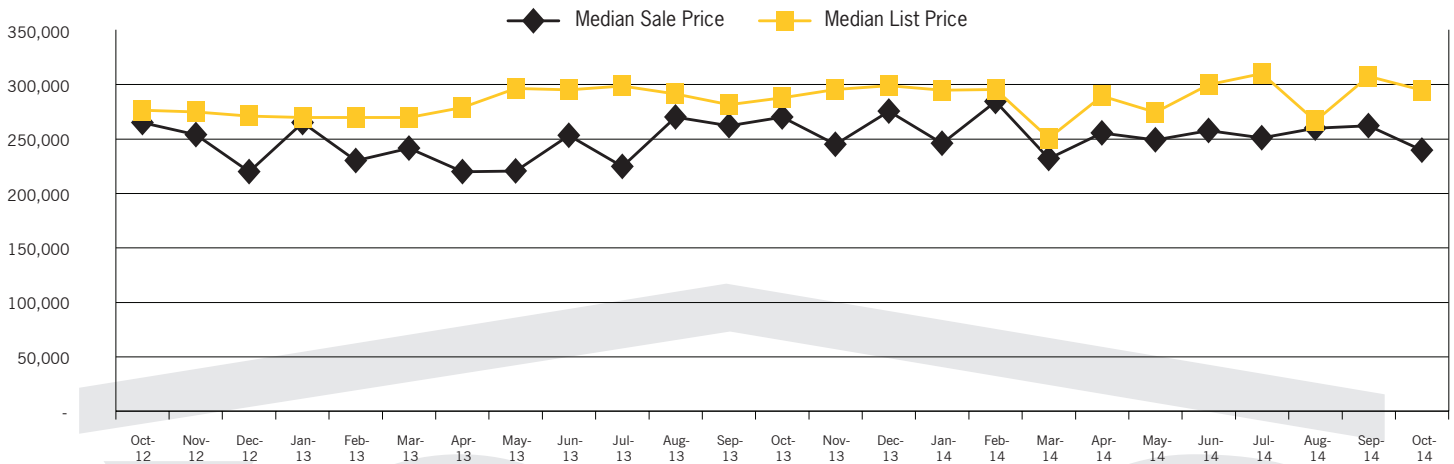
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 11/05/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

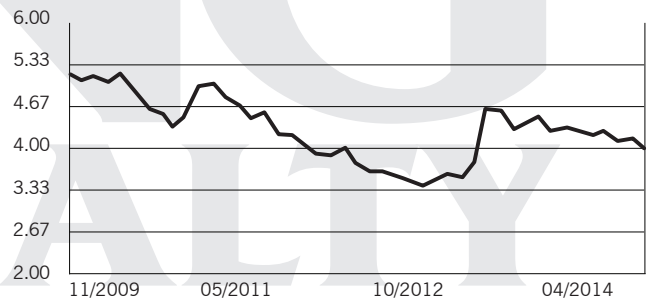


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2013	\$270,000	4.250%	\$1,261.83
2014	\$239,500	4.000%	\$1,086.24

30 YEAR FIXED MORTGAGE RATE

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

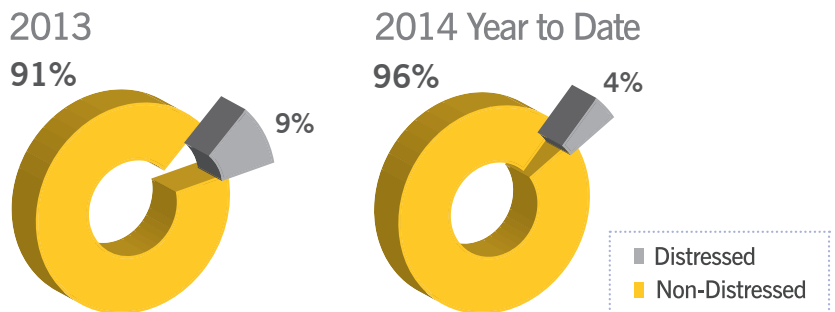


Source: Residential median sales prices. Data obtained 11/05/2014 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.





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-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	3	1	0	0	0	1	0	n/a	6.0	Balanced
\$75,000 - 99,999	6	0	1	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	1	0	2	1	1	0.0	0.5	Seller
\$125,000 - 149,999	2	2	1	2	1	0	1	2.0	2.0	Seller
\$150,000 - 174,999	10	7	3	3	2	2	9	1.1	2.8	Seller
\$175,000 - 199,999	33	11	9	4	5	8	7	4.7	4.5	Slightly Seller
\$200,000 - 224,999	22	7	4	8	9	5	7	3.1	3.6	Seller
\$225,000 - 249,999	40	10	8	14	7	8	6	6.7	4.9	Slightly Seller
\$250,000 - 274,999	30	9	11	2	5	2	2	15.0	8.8	Buyer
\$275,000 - 299,999	27	4	3	5	3	4	7	3.9	5.0	Balanced
\$300,000 - 349,999	31	8	5	5	8	5	5	6.2	6.4	Balanced
\$350,000 - 399,999	23	6	5	2	8	7	5	4.6	3.1	Seller
\$400,000 - 499,999	24	4	5	3	2	3	3	8.0	7.5	Slightly Buyer
\$500,000 - 599,999	26	5	1	4	1	1	1	26.0	24.0	Buyer
\$600,000 - 699,999	19	0	1	4	1	1	2	9.5	10.5	Buyer
\$700,000 - 799,999	12	0	1	2	2	3	1	12.0	5.0	Balanced
\$800,000 - 899,999	8	0	2	0	0	1	0	n/a	21.0	Buyer
\$900,000 - 999,999	4	1	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	22	0	0	2	2	0	1	22.0	21.0	Buyer
TOTAL	342	75	61	60	58	52	58	5.9	5.8	Balanced



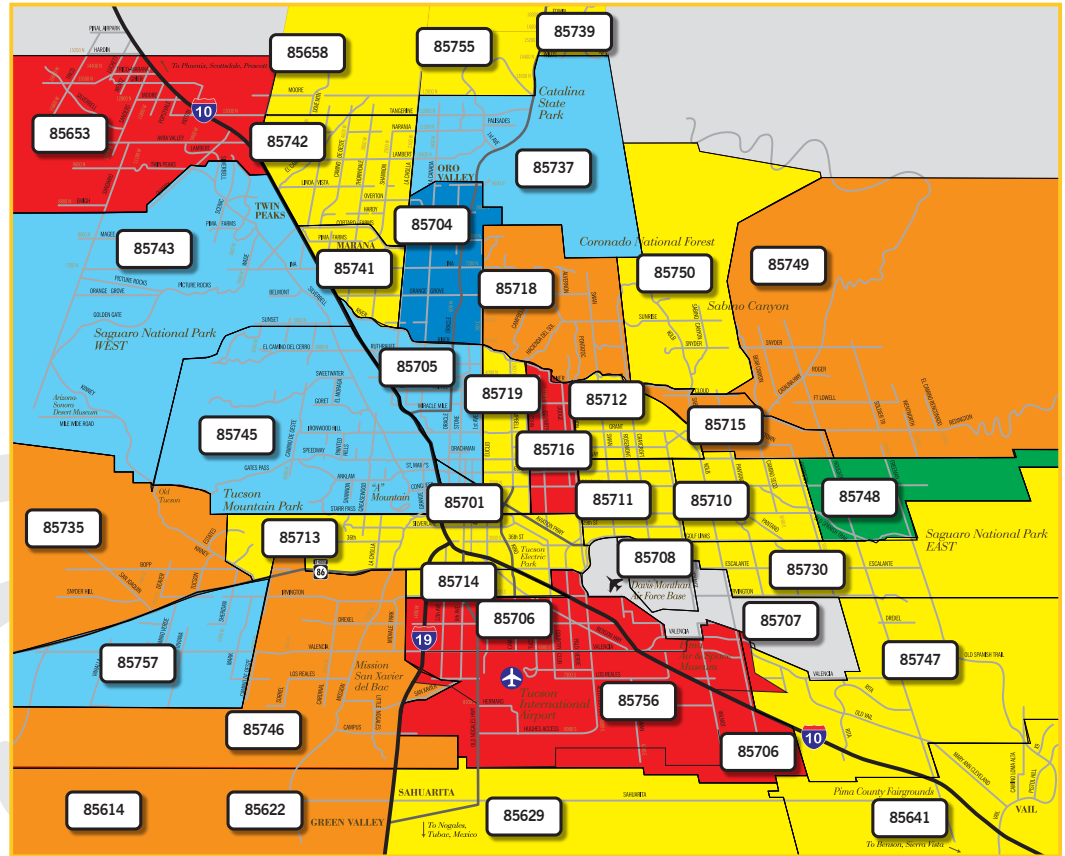
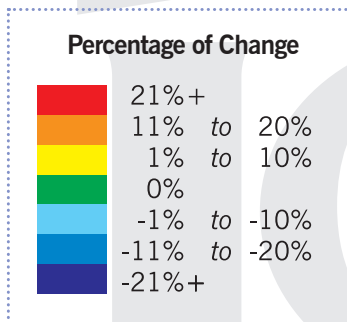


Oro Valley | November 2014

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG-OCT 2013 TO AUG-OCT 2014

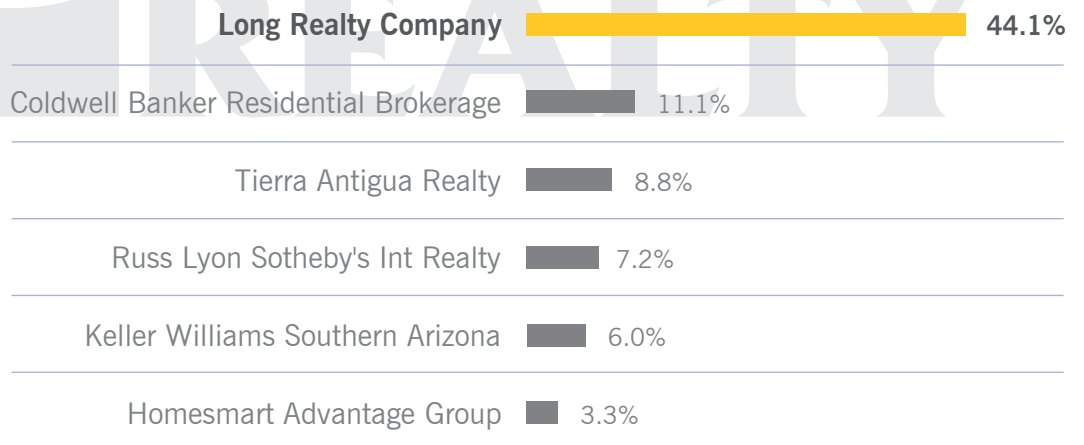
This heat map represents the percentage of change in Tucson metro median sales prices from August-October 2013 to August-October 2014 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 11/05/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 11/01/2013 – 10/31/2014 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.