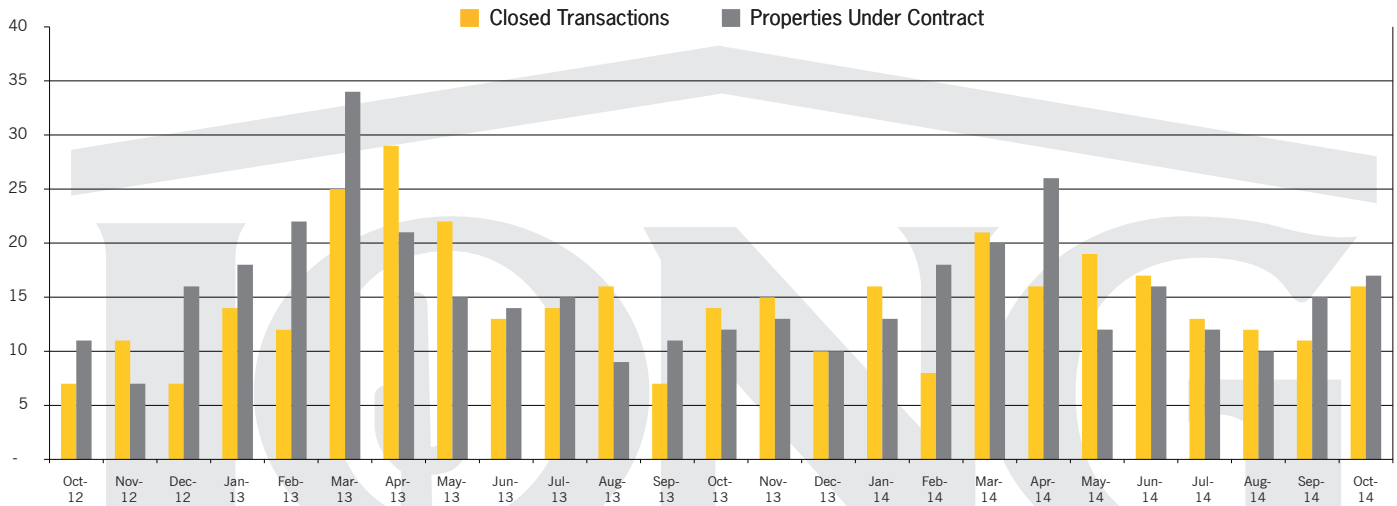




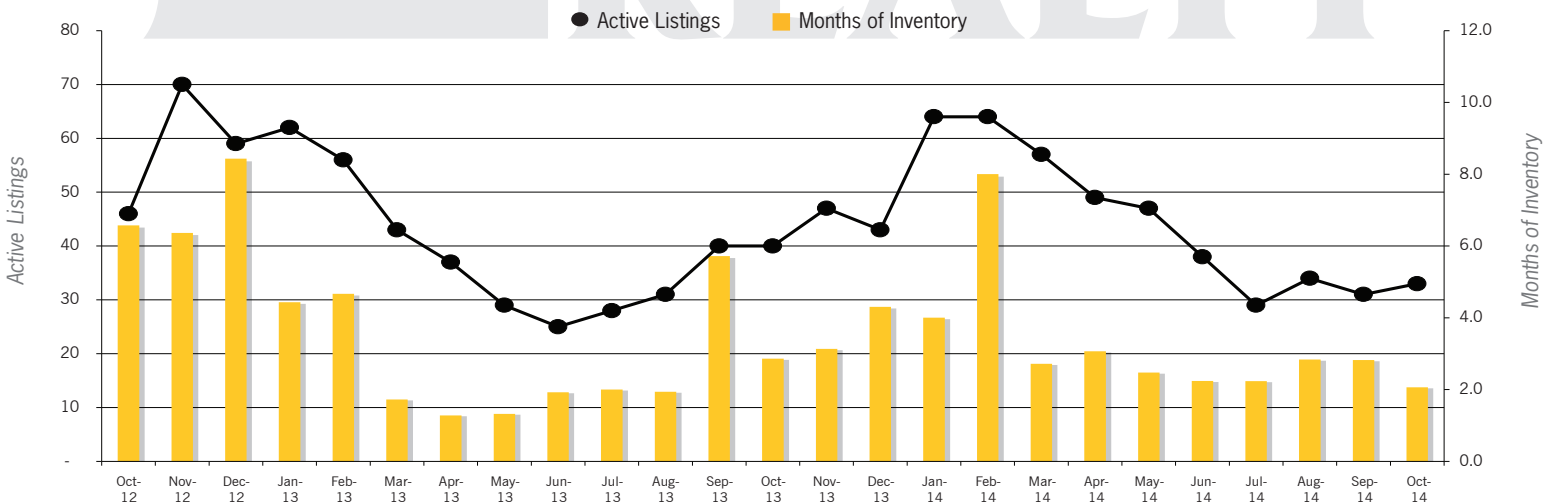
## Sun City Oro Valley | November 2014

In the Sun City Oro Valley area, October 2014 active inventory was 33, an 18% decrease from October 2013. There were 16 closings in October 2014, a 14% increase from October 2013. Months of Inventory was 2.1, down from 2.9 in October 2013. Median price of sold homes was \$192,250 for the month of October 2014, down 22% from October 2013. The Sun City Oro Valley area had 17 new properties under contract in October 2014, up 42% from October 2013.

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



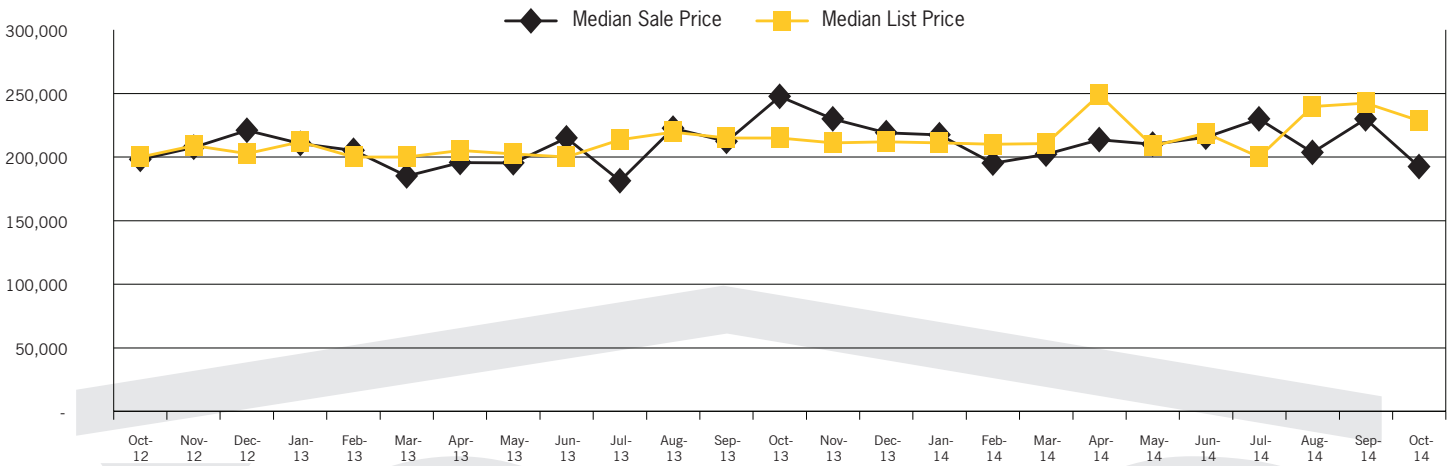
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



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



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

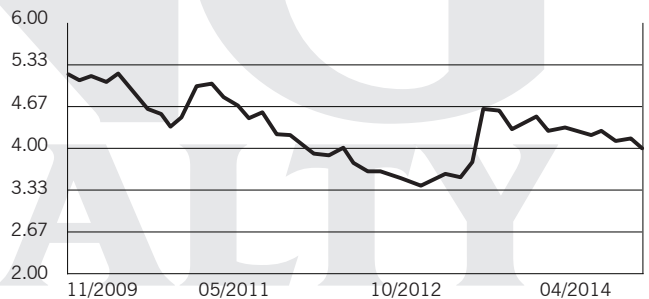


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2013	\$247,500	4.25%	\$1,156.67
2014	\$192,250	4.000%	\$871.94

## 30 YEAR FIXED MORTGAGE RATE

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

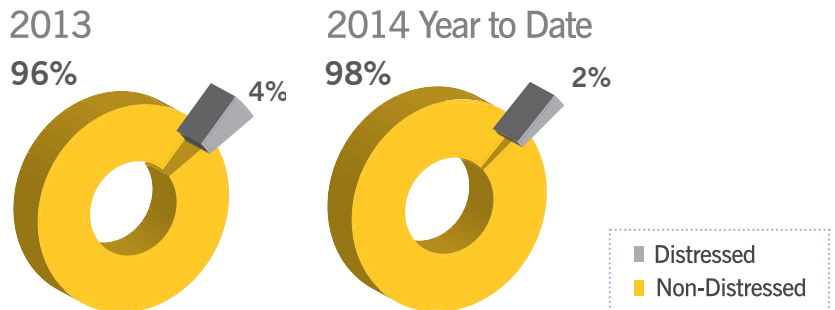


Source: Residential median sales prices. Data obtained 11/05/2014 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

## DISTRESSED VS. NON-DISTRESSED SALES – 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 | November 2014

## 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
		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	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	2	1	2	2	5	0.6	1.6	Seller
\$175,000 - 199,999	4	4	6	4	3	2	6	0.7	1.4	Seller
\$200,000 - 224,999	5	4	2	2	3	1	1	5.0	3.6	Seller
\$225,000 - 249,999	11	2	2	2	2	2	1	11.0	5.0	Balanced
\$250,000 - 274,999	5	4	4	0	1	0	0	n/a	13.0	Buyer
\$275,000 - 299,999	2	1	0	1	1	1	1	2.0	2.7	Seller
\$300,000 - 349,999	0	0	2	2	1	1	1	0.0	0.0	Seller
\$350,000 - 399,999	3	1	0	0	1	1	1	n/a	1.7	Seller
\$400,000 - 499,999	0	0	0	0	0	1	0	n/a	0.0	Seller
\$500,000 - 599,999	0	0	0	1	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
<b>TOTAL</b>	<b>33</b>	<b>20</b>	<b>18</b>	<b>13</b>	<b>14</b>	<b>11</b>	<b>16</b>	<b>2.1</b>	<b>2.4</b>	<b>Seller</b>

				
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 11/05/2014.  
 3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2014 - 10/31/2014. Information is believed to be reliable, but not guaranteed.

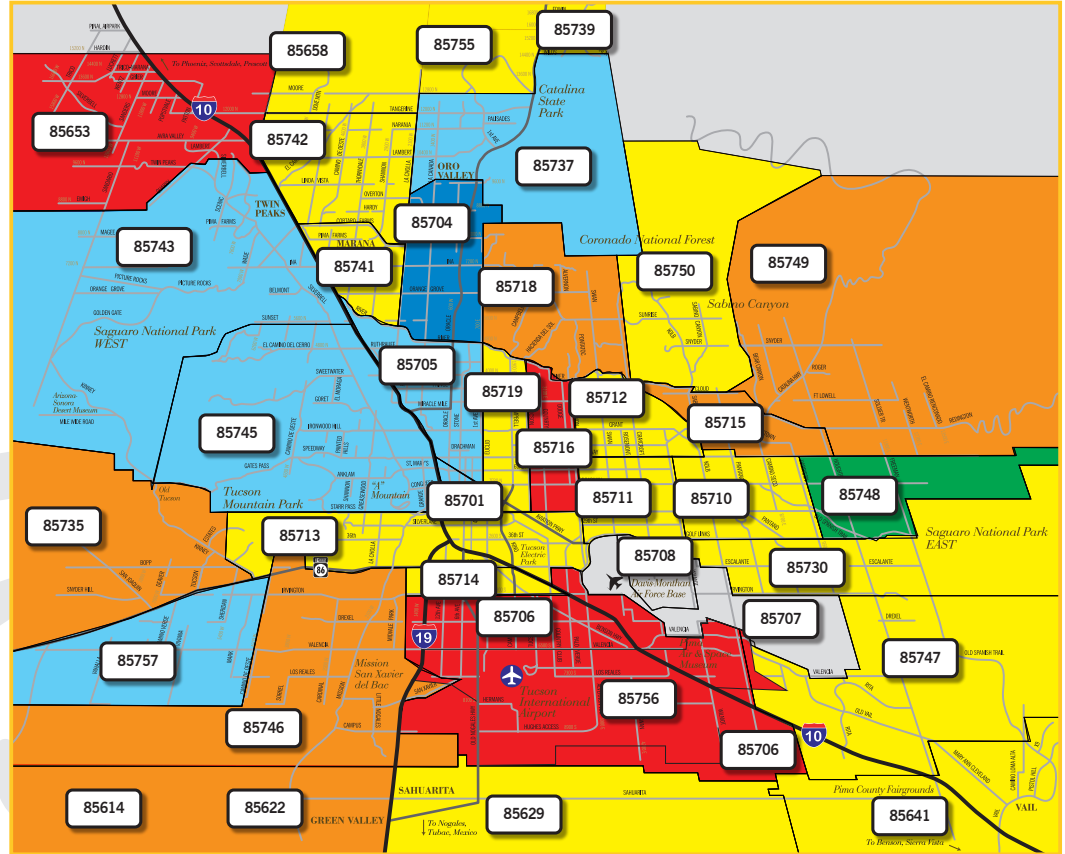
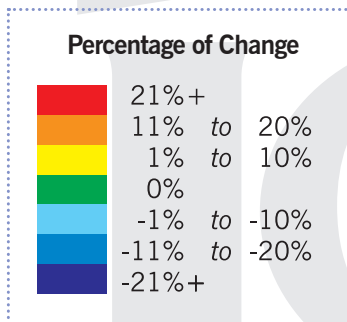


## Sun City Oro Valley | November 2014

### CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG-OCT 2013 TO AUG-OCT 2014

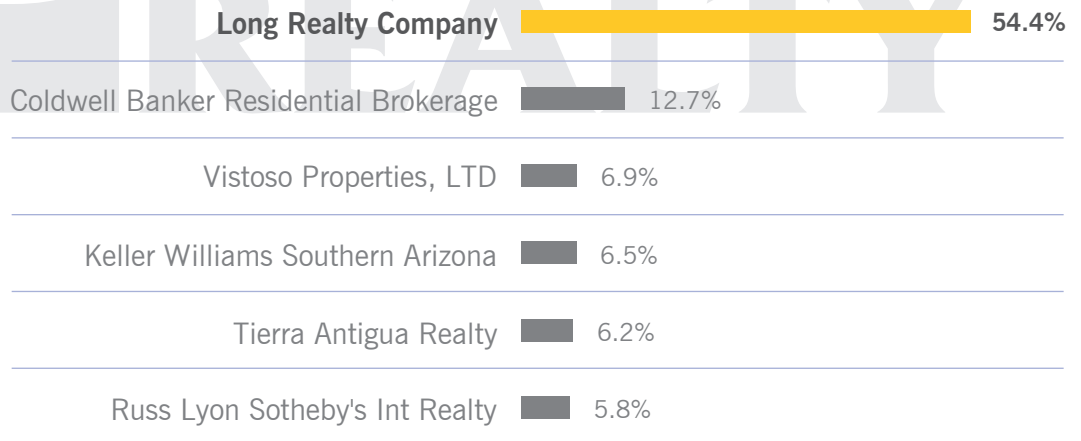
This heat map represents the percentage of change in Tucson metro median sales prices from August-October 2013 to August-October 2014 by zip code.



### MARKET SHARE – SUN CITY 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 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.