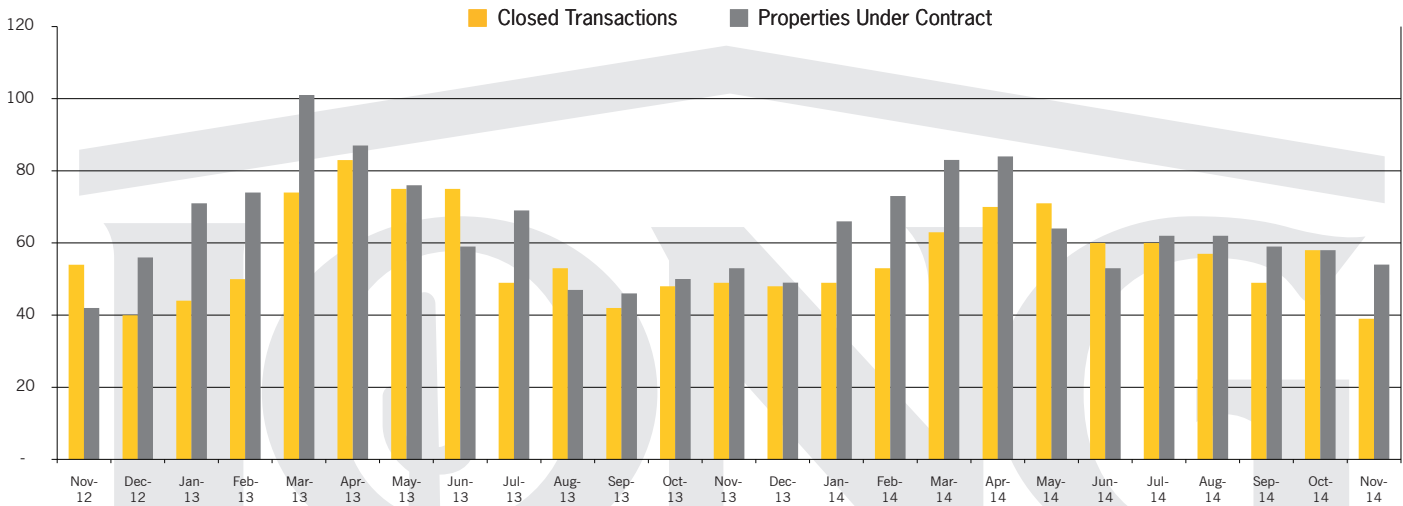




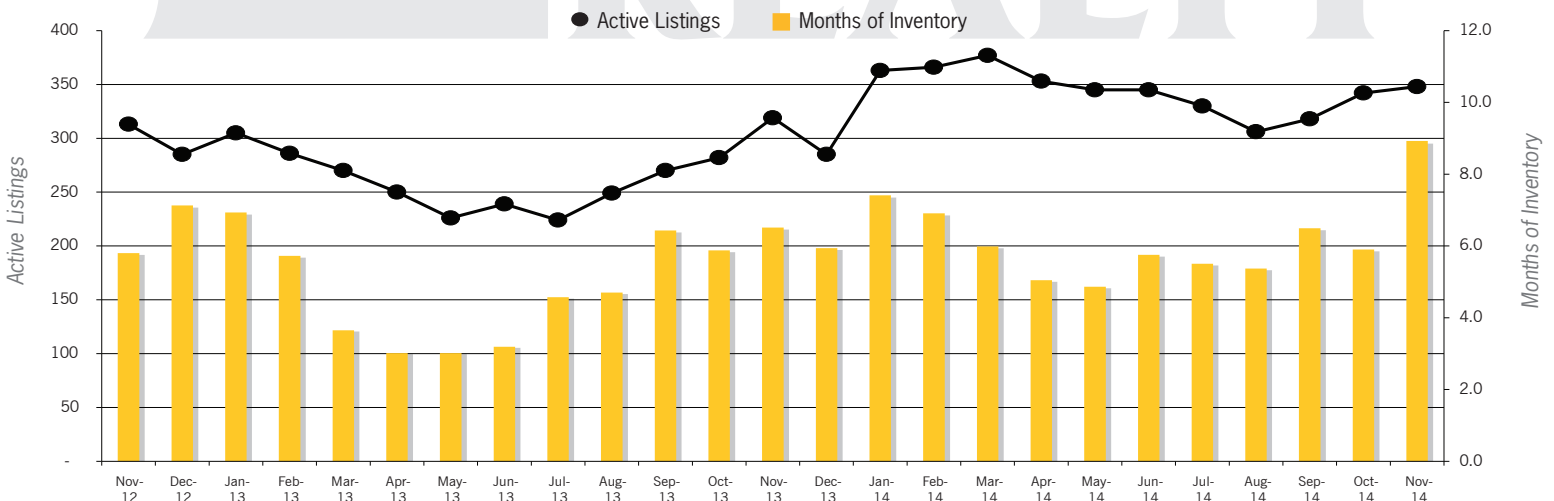
Oro Valley | December 2014

In the Oro Valley area, November 2014 active inventory was 348, a 9% increase from November 2013. There were 39 closings in November 2014, a 20% decrease from November 2013. Months of Inventory was 8.9, up from 6.5 in November 2013. Median price of sold homes was \$236,000 for the month of November 2014, down 4% from November 2013. The Oro Valley area had 54 new properties under contract in November 2014, up 2% from November 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



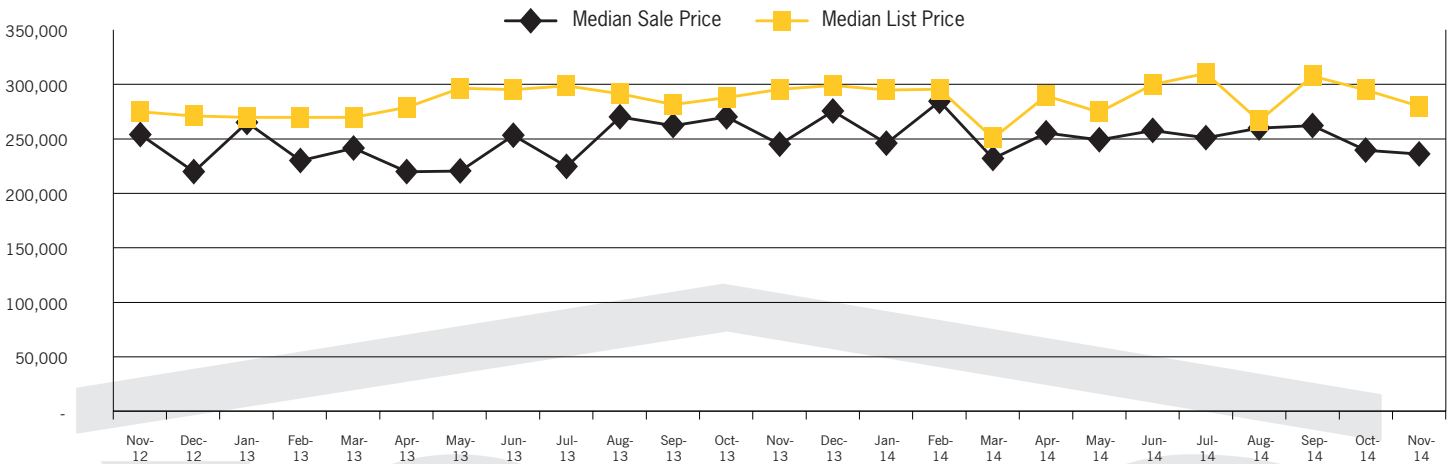
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 12/03/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



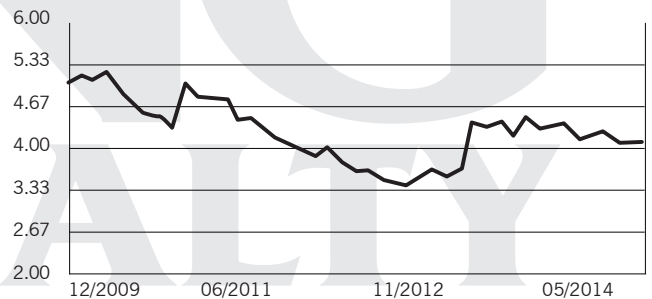
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2013	\$245,000	4.250%	\$1,144.99
2014	\$236,000	4.000%	\$1,070.37

Source: Residential median sales prices. Data obtained 12/03/2014 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

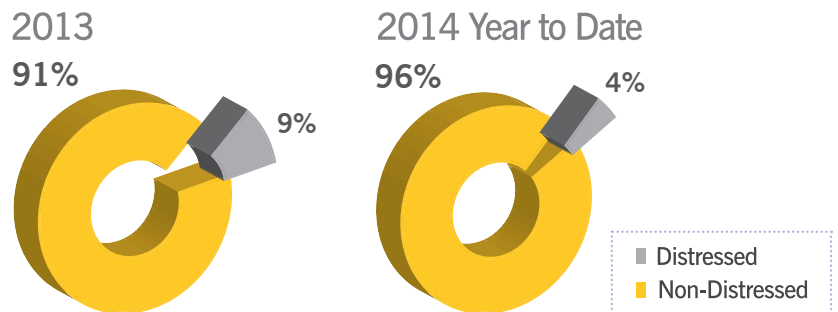
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



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.





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
		Jun-14	Ju1-14	Aug-14	Sep-14	Oct-14	Nov-14			
\$1 - 49,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	4	0	0	0	1	0	0	n/a	9.0	Buyer
\$75,000 - 99,999	5	1	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	1	0	2	1	1	0	n/a	0.0	Seller
\$125,000 - 149,999	3	1	2	1	0	1	1	3.0	3.5	Seller
\$150,000 - 174,999	11	3	3	2	2	9	4	2.8	2.1	Seller
\$175,000 - 199,999	32	9	4	5	8	7	4	8.0	5.1	Balanced
\$200,000 - 224,999	20	4	8	9	5	7	5	4.0	3.8	Seller
\$225,000 - 249,999	43	8	14	7	8	6	6	7.2	6.0	Balanced
\$250,000 - 274,999	32	11	2	5	2	2	4	8.0	11.3	Buyer
\$275,000 - 299,999	31	3	5	3	4	7	1	31.0	6.5	Balanced
\$300,000 - 349,999	29	5	5	9	5	5	5	5.8	6.7	Slightly Buyer
\$350,000 - 399,999	23	5	2	8	7	5	2	11.5	4.8	Slightly Seller
\$400,000 - 499,999	20	5	3	2	3	3	4	5.0	6.2	Balanced
\$500,000 - 599,999	23	1	4	1	1	1	1	23.0	24.7	Buyer
\$600,000 - 699,999	22	1	4	1	1	2	0	n/a	18.0	Buyer
\$700,000 - 799,999	13	1	2	2	3	1	1	13.0	6.6	Slightly Buyer
\$800,000 - 899,999	8	2	0	0	1	0	1	8.0	12.5	Buyer
\$900,000 - 999,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	26	0	2	2	0	1	0	n/a	67.0	Buyer
TOTAL	348	61	60	59	52	58	39	8.9	6.8	Slightly Buyer

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



The Housing Report



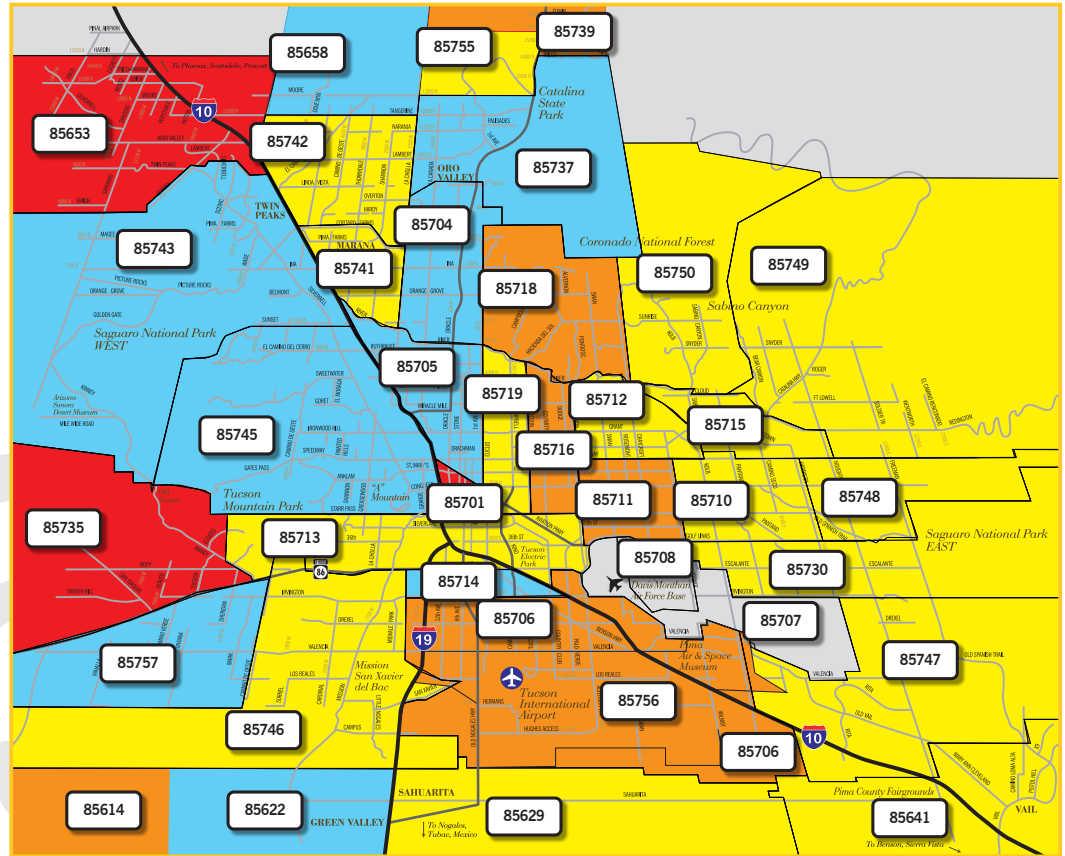
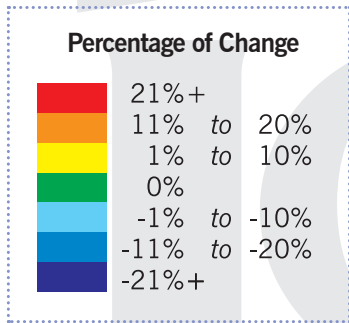
Stephen Woodall | (520) 818-4504
 Stephen@TeamWoodall.com | TeamWoodall.com

Oro Valley | December 2014

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

SEP-NOV 2013 TO SEP-NOV 2014

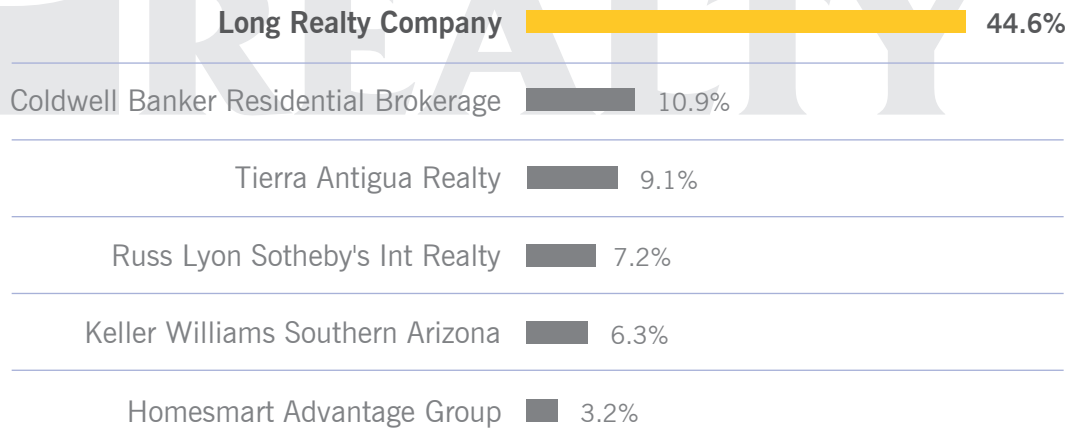
This heat map represents the percentage of change in Tucson metro median sales prices from September-November 2013 to September-November 2014 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 12/03/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 12/01/2013 – 11/30/2014 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.

These statistics are based on information obtained from the TARMLS and GVARMLS on 12/03/2014. Information is believed to be reliable, but not guaranteed.