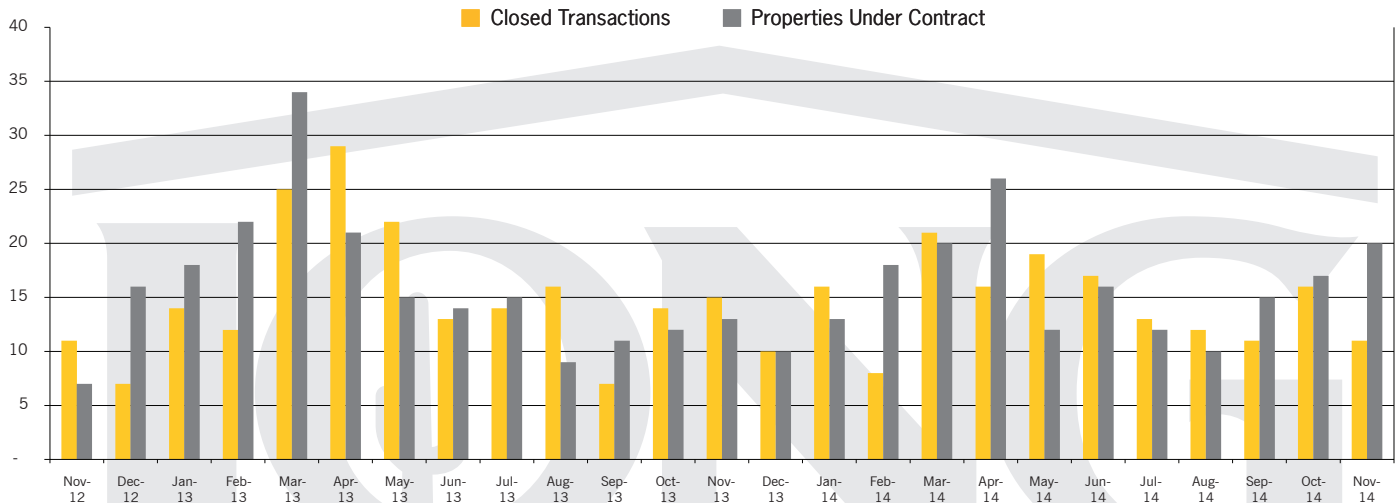




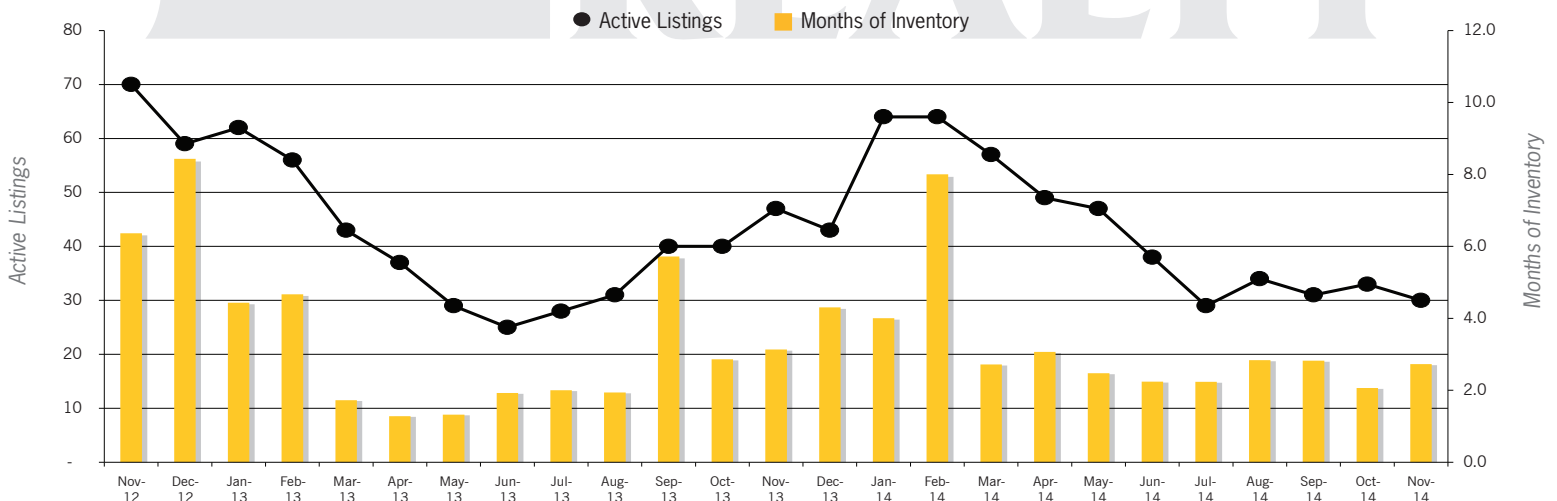
Sun City Oro Valley | December 2014

In the Sun City Oro Valley area, November 2014 active inventory was 30, a 36% decrease from November 2013. There were 11 closings in November 2014, a 27% decrease from November 2013. Months of Inventory was 2.7, down from 3.1 in November 2013. Median price of sold homes was \$210,000 for the month of November 2014, down 9% from November 2013. The Sun City Oro Valley area had 20 new properties under contract in November 2014, up 54% from November 2013.

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



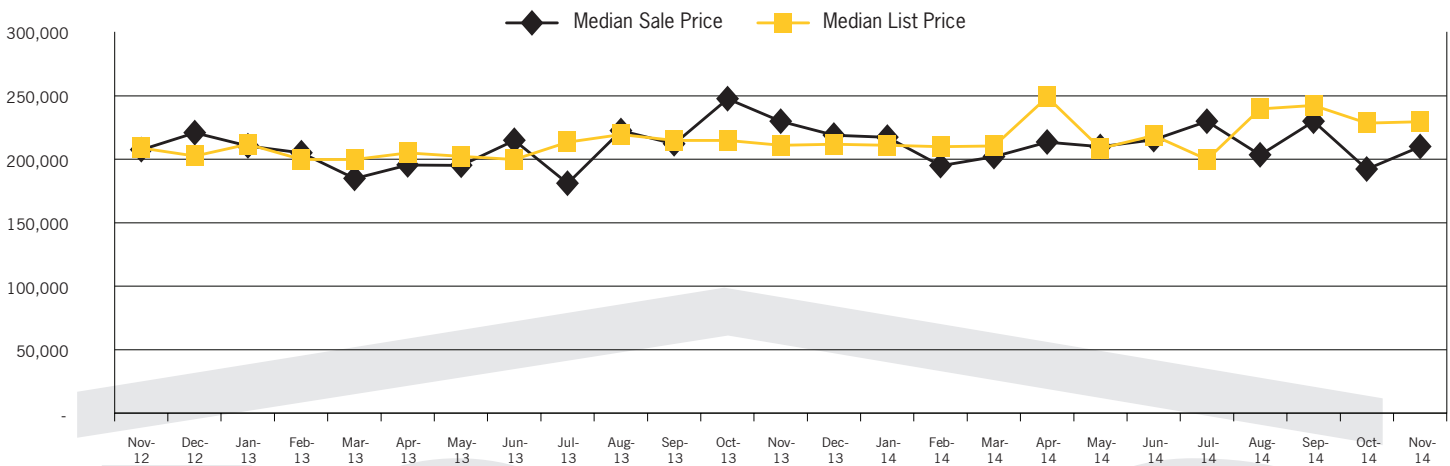
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



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



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

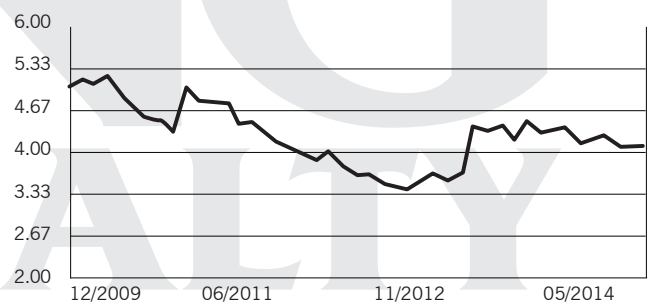


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2013	\$230,000	4.25%	\$1,074.89
2014	\$210,000	4.000%	\$952.44

30 YEAR FIXED MORTGAGE RATE

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

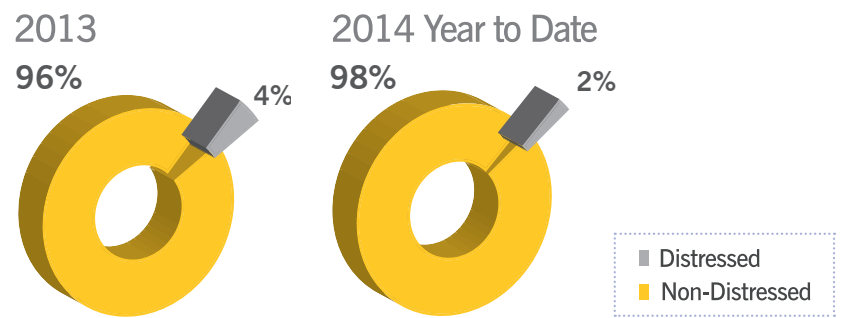


Source: Residential median sales prices. Data obtained 12/03/2014 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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 sales and market performance data is based on information obtained from the TARMLS on 12/03/2014. Information is believed to be reliable, but not guaranteed.



The Housing Report



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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
		Jun-14	Ju1-14	Aug-14	Sep-14	Oct-14	Nov-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	2	1	2	2	5	3	1.0	0.9	Seller
\$175,000 - 199,999	5	6	4	3	2	6	2	2.5	1.5	Seller
\$200,000 - 224,999	4	2	2	3	1	1	1	4.0	5.0	Balanced
\$225,000 - 249,999	8	2	2	2	2	1	2	4.0	5.2	Balanced
\$250,000 - 274,999	5	4	0	1	0	0	1	5.0	15.0	Buyer
\$275,000 - 299,999	2	0	1	1	1	1	0	n/a	3.0	Seller
\$300,000 - 349,999	2	2	2	1	1	1	0	n/a	1.0	Seller
\$350,000 - 399,999	1	0	0	1	1	1	2	n/a	1.3	Seller
\$400,000 - 499,999	0	0	0	0	1	0	0	n/a	0.0	Seller
\$500,000 - 599,999	0	0	1	0	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
TOTAL	30	18	13	14	11	16	11	2.7	2.5	Seller

				
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 12/03/2014.
 3 month trend in months of inventory is the average of closed sales and active listing data from 09/01/2014 - 11/30/2014. Information is believed to be reliable, but not guaranteed.

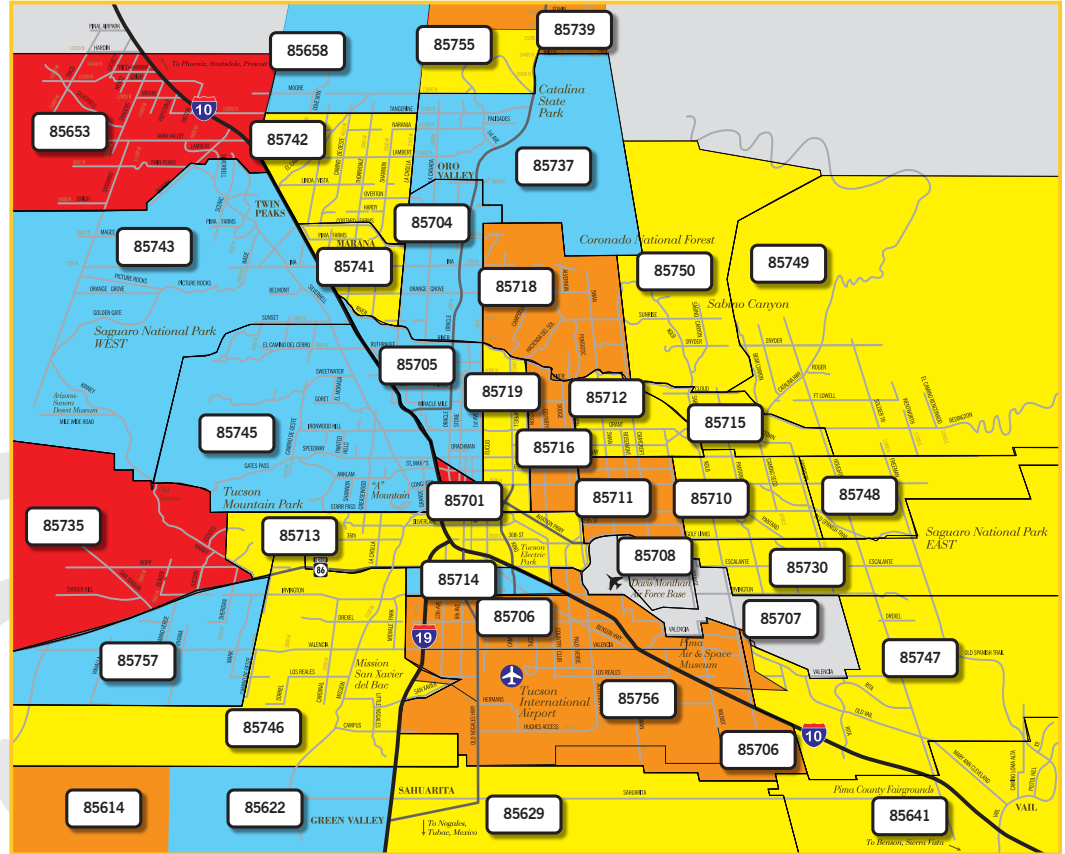


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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

SEP-NOV 2013 TO SEP-NOV 2014

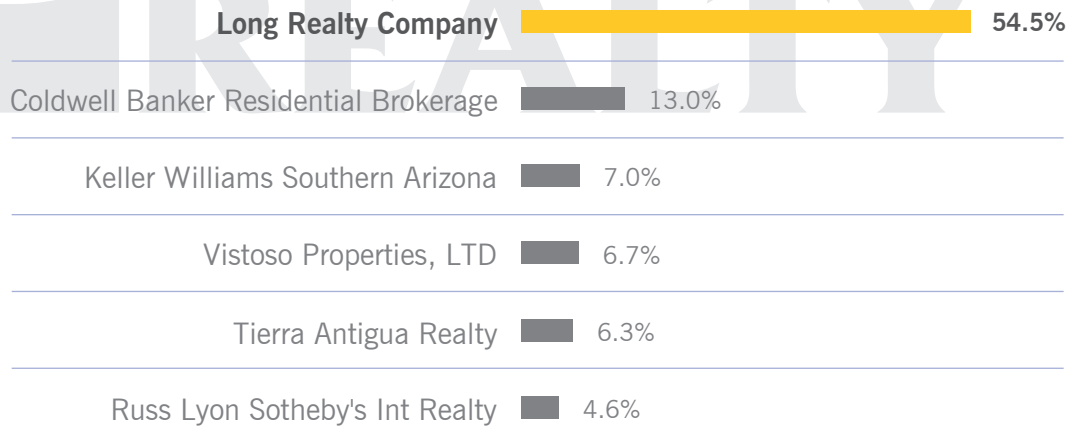
This heat map represents the percentage of change in Tucson metro median sales prices from September-November 2013 to September-November 2014 by zip code.



MARKET SHARE – SUN CITY 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 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.