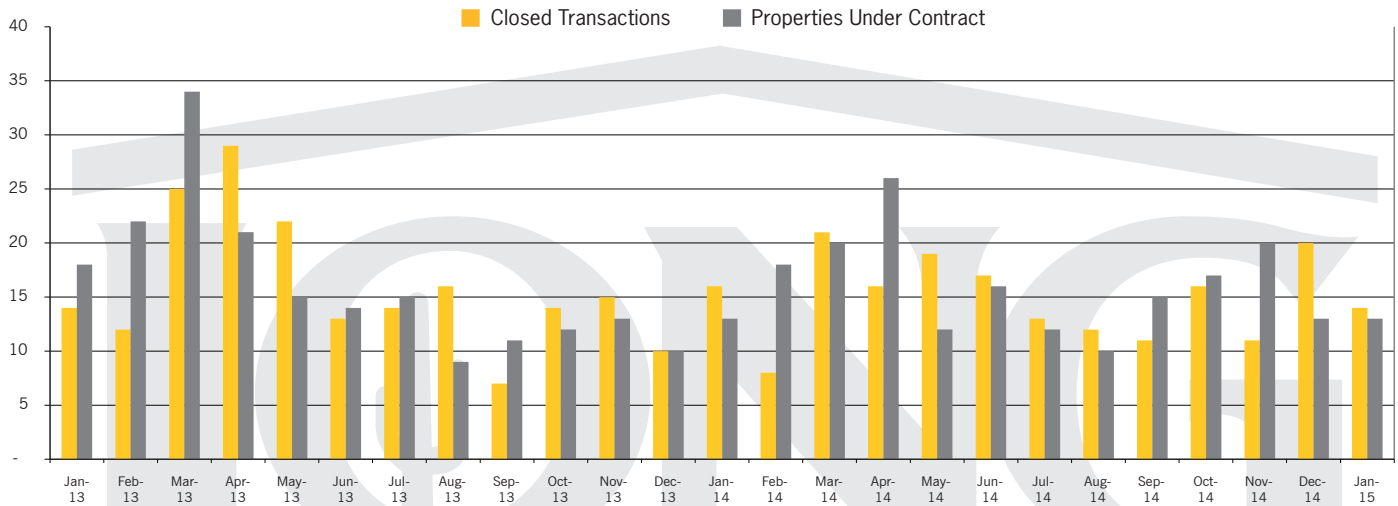




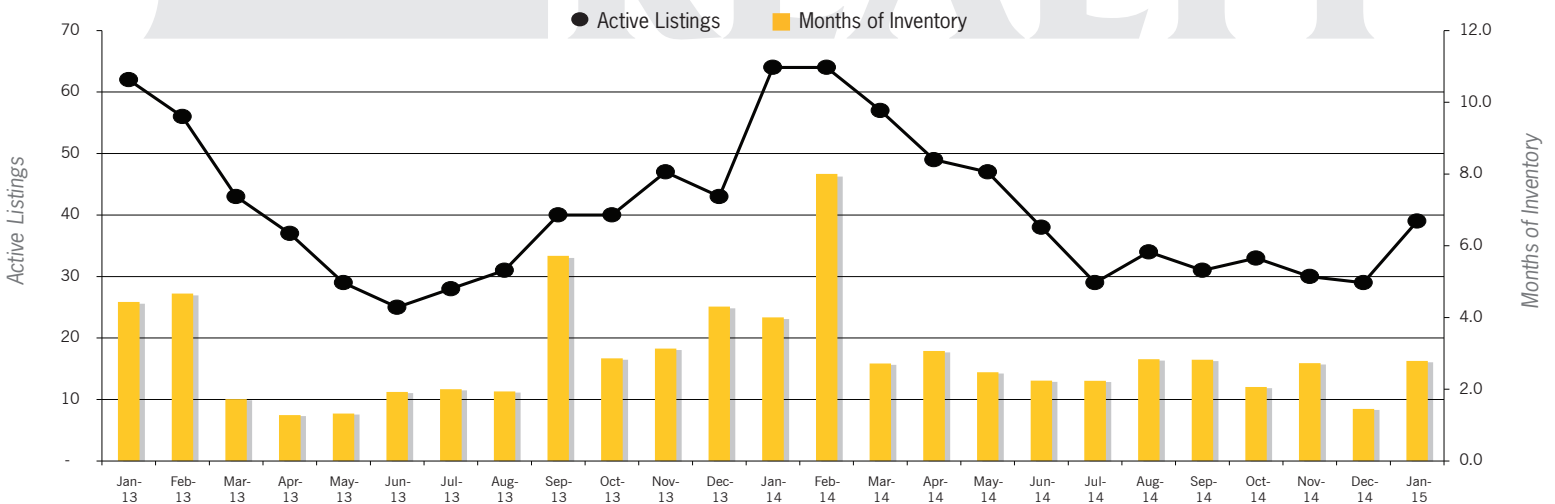
Sun City Oro Valley | February 2015

In the Sun City Oro Valley area, January 2015 active inventory was 39, a 39% decrease from January 2014. There were 14 closings in January 2015, a 13% decrease from January 2014. Months of Inventory was 2.8, down from 4.0 in January 2014. Median price of sold homes was \$208,500 for the month of January 2015, down 4% from January 2014. The Sun City Oro Valley area had 13 new properties under contract in January 2015, virtually unchanged from January 2014.

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



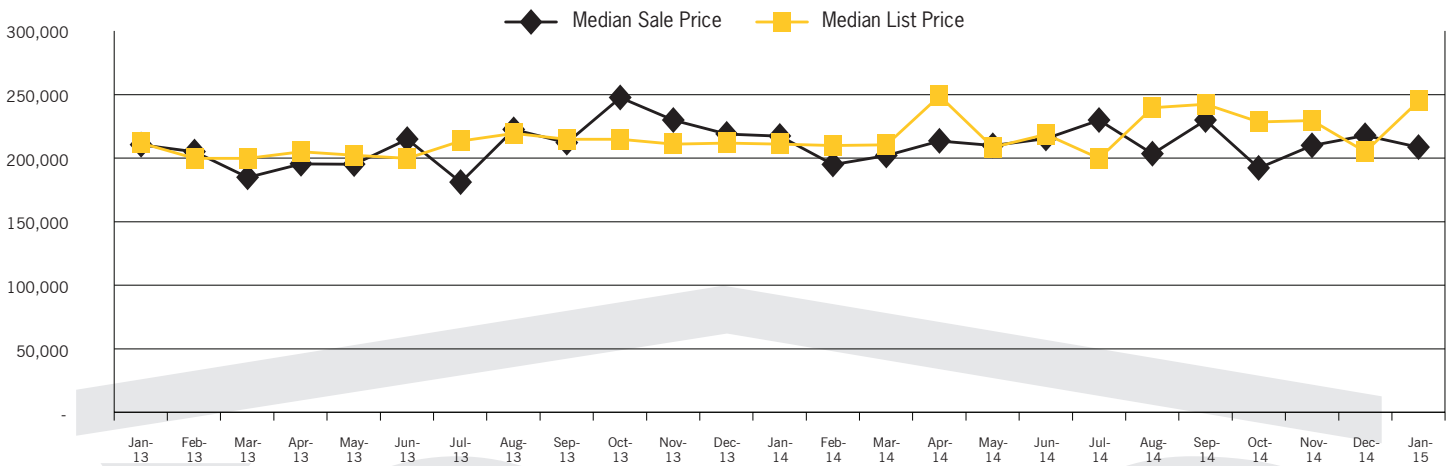
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 02/04/2015 is believed to be reliable, but not guaranteed.



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

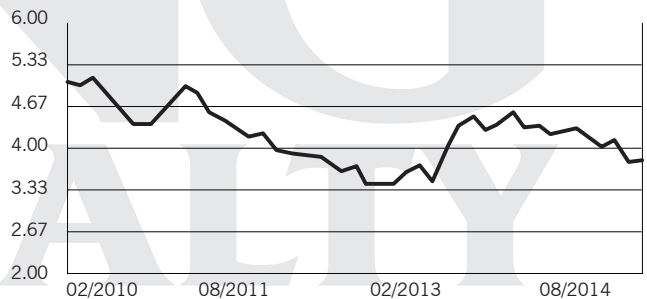


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

| Year | Median Price | Int. Rate | MO. Payment |
|------|--------------|-----------|-------------|
| 2006 | \$331,200 | 6.14% | \$1,914.84 |
| 2014 | \$217,350 | 4.38% | \$1,030.94 |
| 2015 | \$208,500 | 3.625% | \$903.32 |

30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2010 levels.

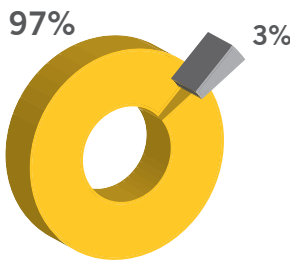


Source: Bankrate.com

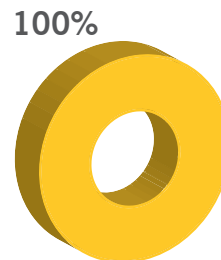
DISTRESSED VS. NON-DISTRESSED SALES – SUN CITY ORO VALLEY

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.

2014



2015 Year to Date



■ Distressed
■ Non-Distressed



The Housing Report



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

Sun City Oro Valley | February 2015

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 |
|------------------------|-----------------|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------------------------|--|-------------------|
| | | Aug-14 | Sep-14 | Oct-14 | Nov-14 | Dec-14 | Jan-15 | | | |
| \$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 | 1 | 0 | n/a | 0.0 | Seller |
| \$150,000 - 174,999 | 2 | 2 | 2 | 5 | 3 | 1 | 3 | 0.7 | 0.9 | Seller |
| \$175,000 - 199,999 | 6 | 3 | 2 | 6 | 2 | 7 | 3 | 2.0 | 1.3 | Seller |
| \$200,000 - 224,999 | 7 | 3 | 1 | 1 | 1 | 3 | 4 | 1.8 | 1.9 | Seller |
| \$225,000 - 249,999 | 9 | 2 | 2 | 1 | 2 | 1 | 2 | 4.5 | 5.2 | Balanced |
| \$250,000 - 274,999 | 4 | 1 | 0 | 0 | 1 | 2 | 0 | n/a | 4.3 | Slightly Seller |
| \$275,000 - 299,999 | 2 | 1 | 1 | 1 | 0 | 1 | 1 | 2.0 | 2.5 | Seller |
| \$300,000 - 349,999 | 6 | 1 | 1 | 1 | 0 | 4 | 1 | 6.0 | 2.0 | Seller |
| \$350,000 - 399,999 | 3 | 1 | 1 | 1 | 2 | 1 | 0 | n/a | 2.0 | Seller |
| \$400,000 - 499,999 | 2 | 0 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$500,000 - 599,999 | 0 | 0 | 0 | 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 | 41 | 14 | 11 | 16 | 11 | 21 | 14 | 2.9 | 2.2 | Seller |



Statistics based on information obtained from TARMLS and using Brokermetrics software on 02/04/2015.
 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2014 - 01/31/2015. Information is believed to be reliable, but not guaranteed.

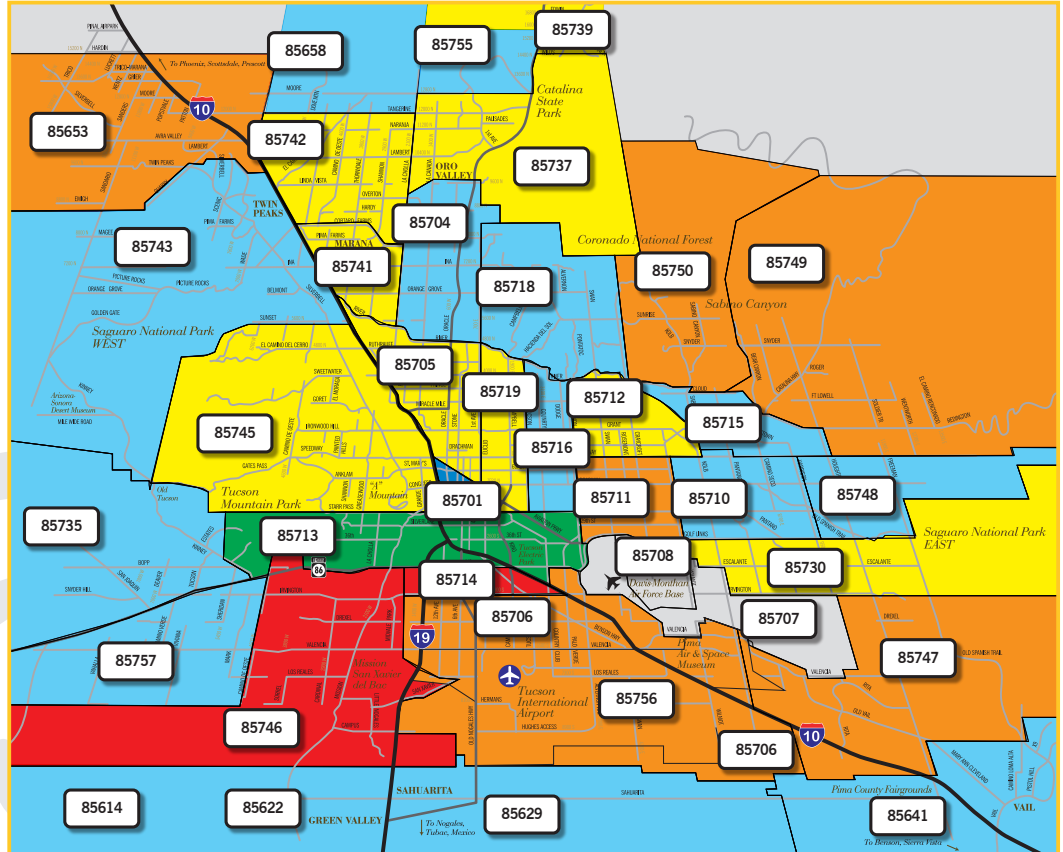


Sun City Oro Valley | February 2015

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2013-JAN 2014 TO NOV 2014-JAN 2015

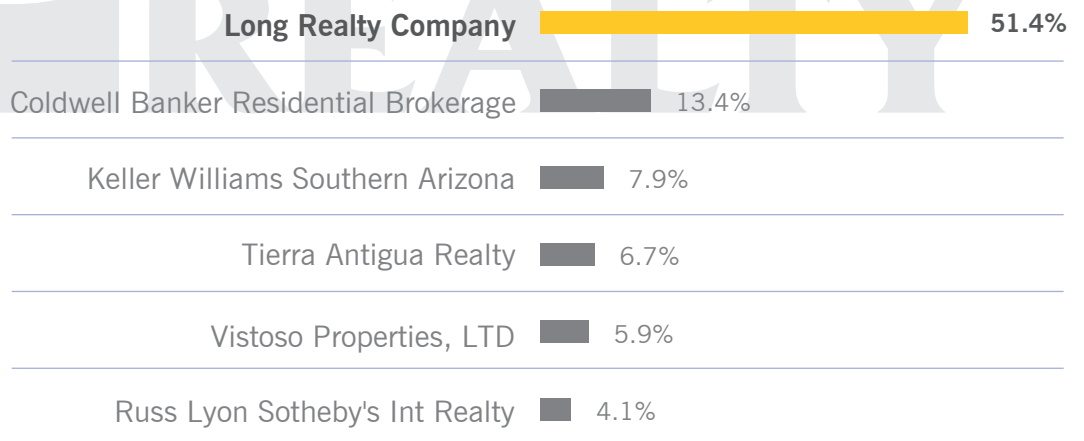
This heat map represents the percentage of change in Tucson metro median sales prices from November 2013-January 2014 to November 2014-January 2015 by zip code.



MARKET SHARE – SUN CITY ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 02/04/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 02/01/2014 – 01/31/2015 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.