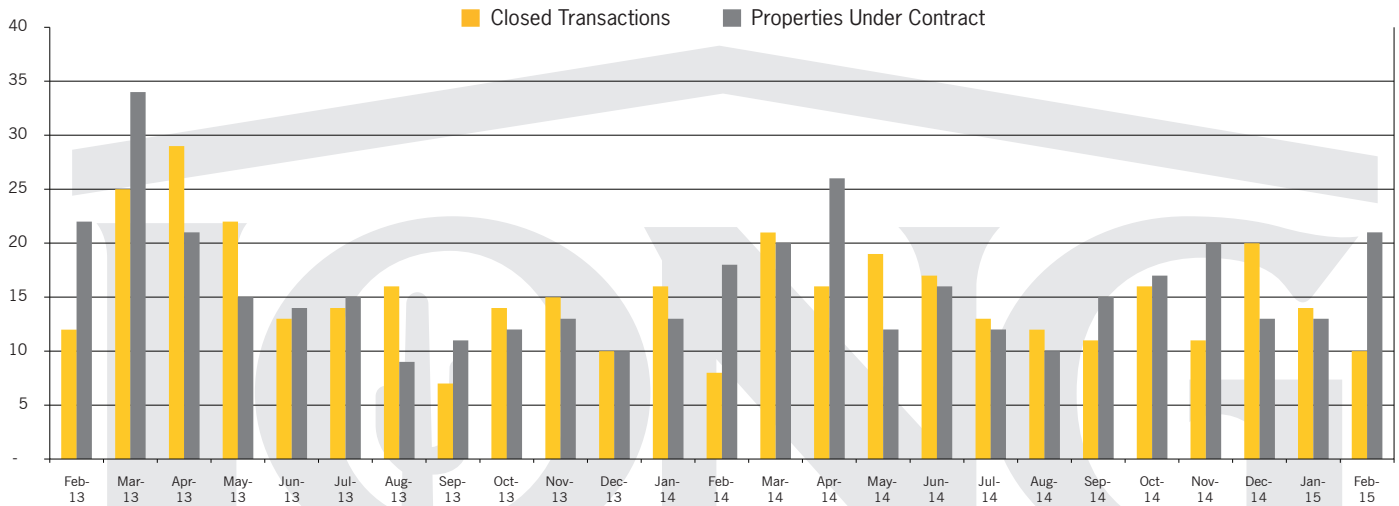




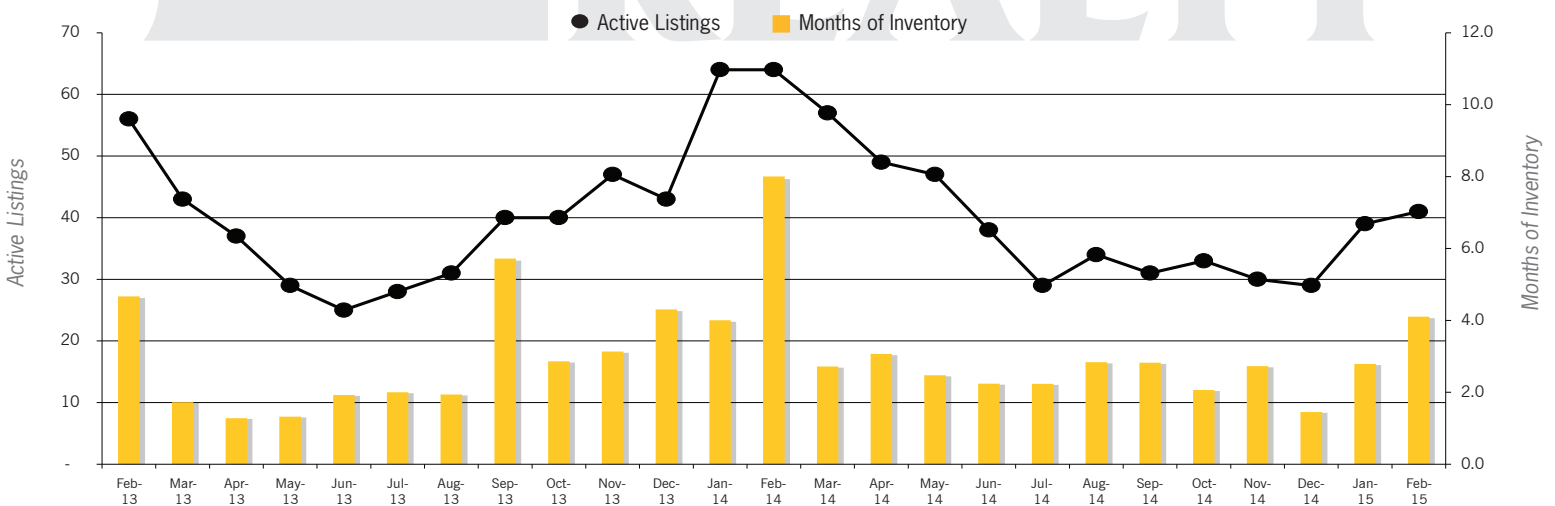
Sun City Oro Valley | March 2015

In the Sun City Oro Valley area, February 2015 active inventory was 41, a 36% decrease from February 2014. There were 10 closings in February 2015, a 25% increase from February 2014. Year-to-date 2015 there were 24 closings, virtually unchanged from year-to-date 2014. Months of Inventory was 4.1, down from 8.0 in February 2014. Median price of sold homes was \$192,000 for the month of February 2015, down 2% from February 2014. The Sun City Oro Valley area had 21 new properties under contract in February 2015, up 17% from February 2014.

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



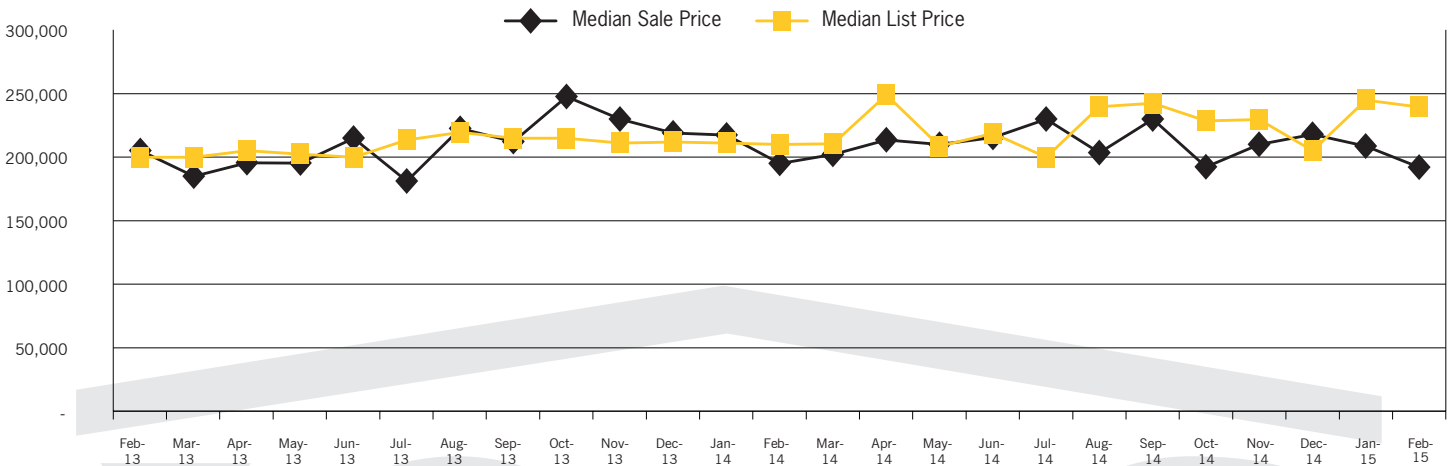
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 03/04/2015 is believed to be reliable, but not guaranteed.



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



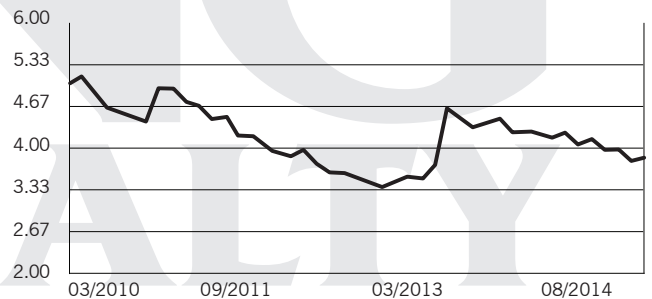
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2014	\$195,000	4.25%	\$911.32
2015	\$192,000	3.750%	\$844.72

Source: Residential median sales prices. Data obtained 03/04/2015 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

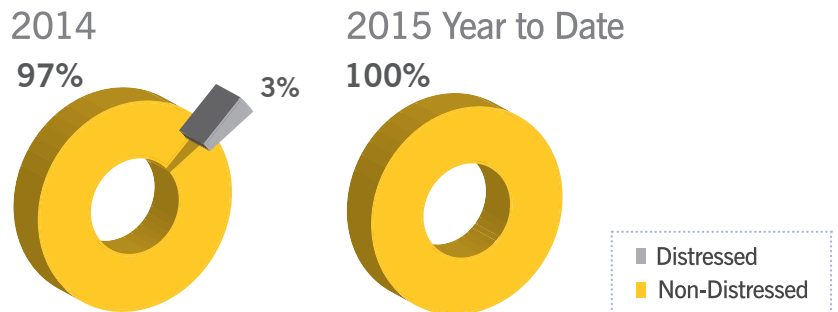
While mortgage rates have increased slightly recently, they are still well below 2010 levels.



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.





The Housing Report



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Sun City Oro Valley | March 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
		Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-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	1	0	1	0.0	0.0	Seller
\$150,000 - 174,999	2	2	5	3	1	3	0	n/a	1.3	Seller
\$175,000 - 199,999	7	2	6	2	7	3	5	1.4	1.2	Seller
\$200,000 - 224,999	6	1	1	1	3	4	1	6.0	2.1	Seller
\$225,000 - 249,999	8	2	1	2	1	3	2	4.0	4.3	Slightly Seller
\$250,000 - 274,999	7	0	0	1	2	0	0	n/a	7.5	Slightly Buyer
\$275,000 - 299,999	5	1	1	0	1	1	0	n/a	4.0	Seller
\$300,000 - 349,999	4	1	1	0	4	1	1	4.0	2.0	Seller
\$350,000 - 399,999	2	1	1	2	1	0	0	n/a	7.0	Slightly Buyer
\$400,000 - 499,999	2	1	0	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	43	11	16	11	21	15	10	4.3	2.5	Seller



Statistics based on information obtained from TARMLS and using Brokermetrics software on 03/04/2015.
 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2014 - 02/28/2015. Information is believed to be reliable, but not guaranteed.



The Housing Report



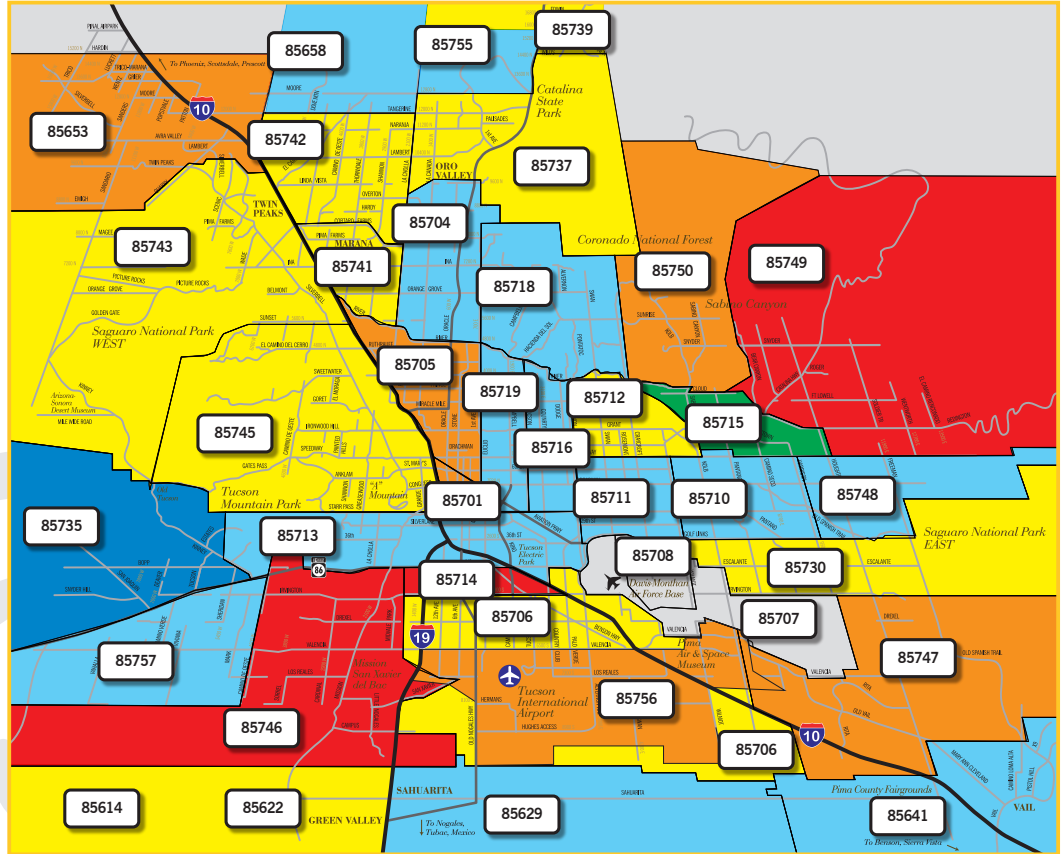
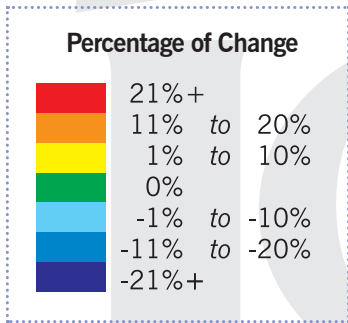
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2013-FEB 2014 TO DEC 2014-FEB 2015

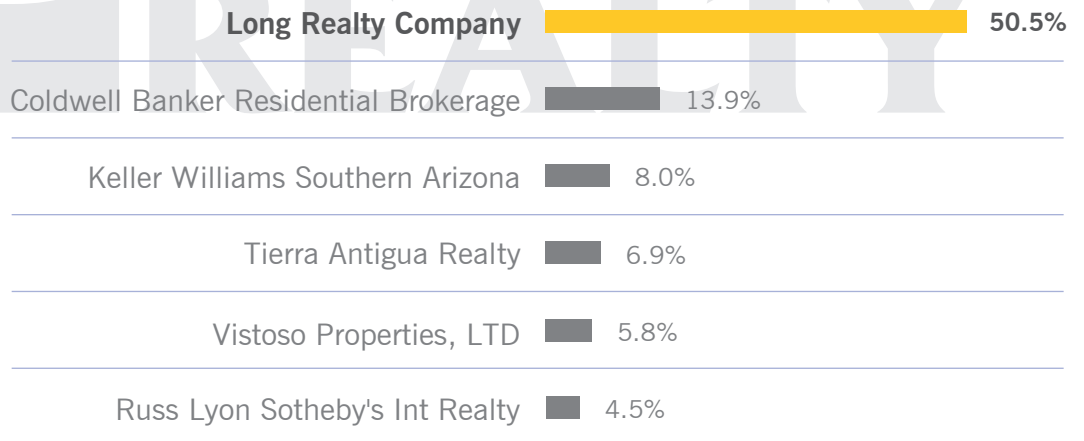
This heat map represents the percentage of change in Tucson metro median sales prices from December 2013-February 2014 to December 2014-February 2015 by zip code.



MARKET SHARE – SUN CITY ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 03/04/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 03/01/2014 – 02/28/2015 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.

These statistics are based on information obtained from the TARMLS and GVARMLS on 03/04/2015. Information is believed to be reliable, but not guaranteed.