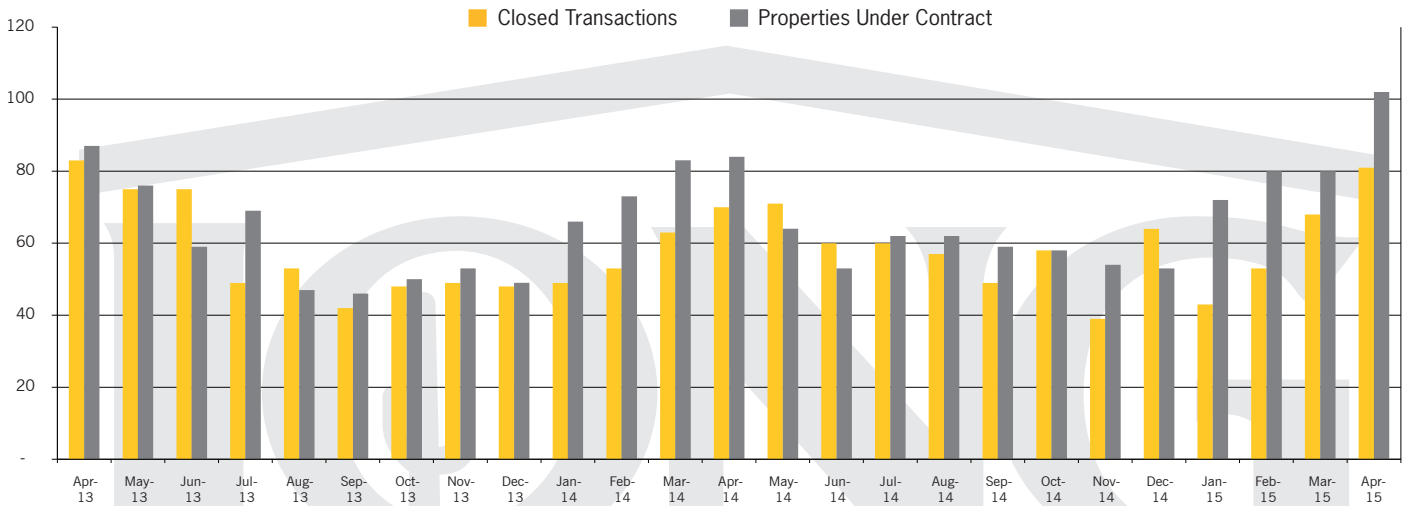




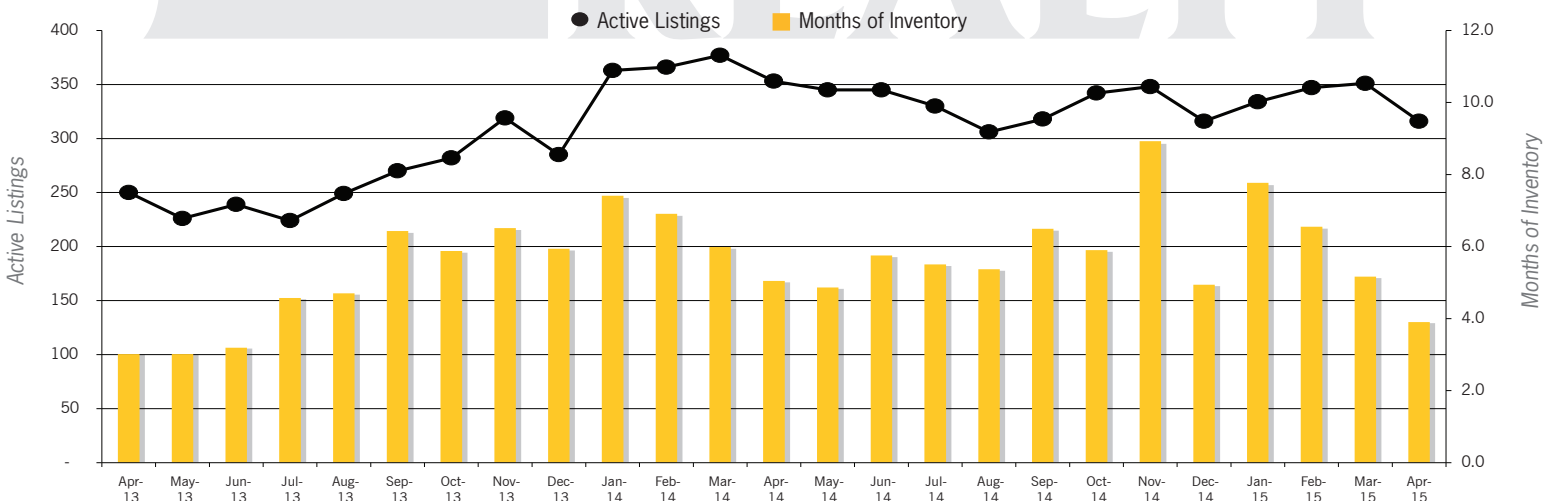
## Oro Valley | May 2015

In the Oro Valley area, April 2015 active inventory was 316, a 10% decrease from April 2014. There were 81 closings in April 2015, a 16% increase from April 2014. Year-to-date 2015 there were 245 closings, a 4% increase from year-to-date 2014. Months of Inventory was 3.9, down from 5.0 in April 2014. Median price of sold homes was \$242,000 for the month of April 2015, down 5% from April 2014. The Oro Valley area had 102 new properties under contract in April 2015, up 21% from April 2014.

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



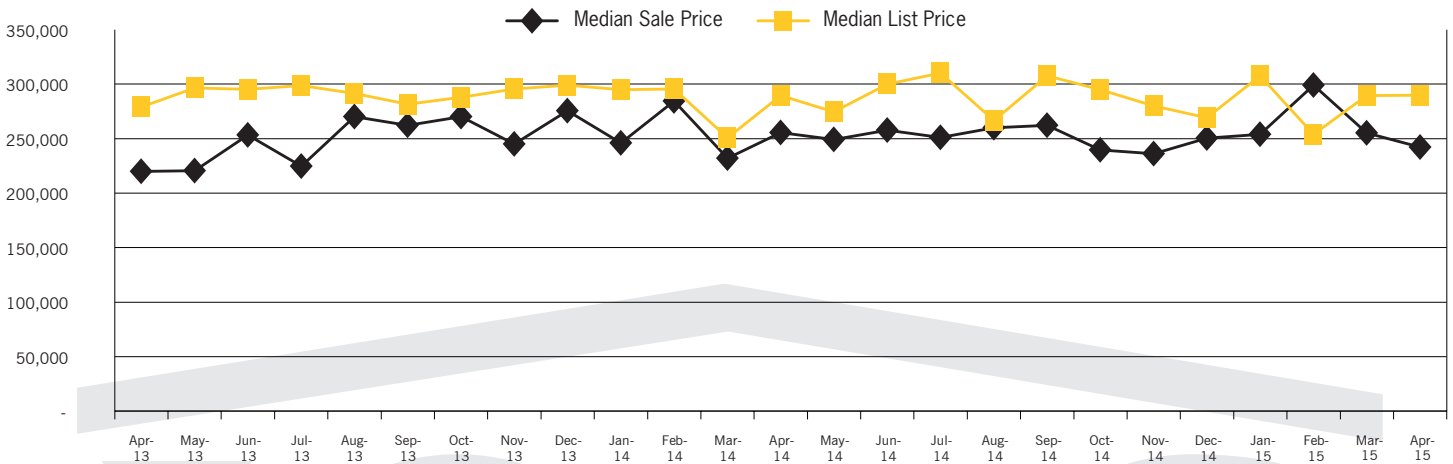
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 05/05/2015 is believed to be reliable, but not guaranteed.



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

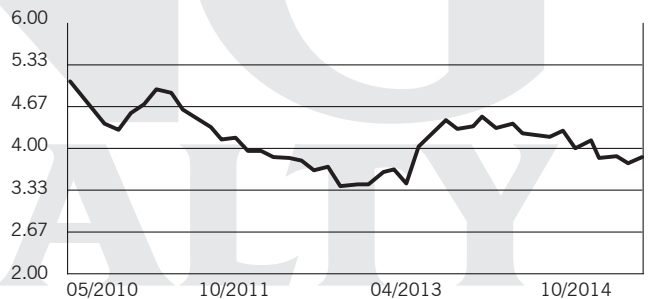


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2014	\$255,450	4.250%	\$1,193.83
2015	\$242,000	3.675%	\$1,054.94

## 30 YEAR FIXED MORTGAGE RATE

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

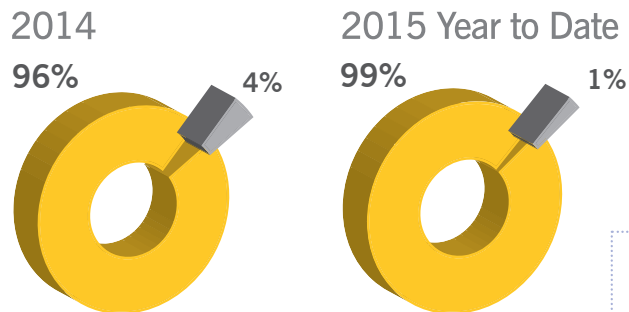


Source: Residential median sales prices. Data obtained 05/05/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.



■ Distressed  
■ Non-Distressed



# The Housing Report



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

Oro Valley | May 2015

## 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
		Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15			
\$1 - 49,999	0	0	1	0	0	0	1	n/a	0.0	Seller
\$50,000 - 74,999	2	0	1	1	0	0	1	2.0	11.0	Buyer
\$75,000 - 99,999	4	0	1	1	1	1	2	2.0	3.3	Seller
\$100,000 - 124,999	3	0	1	1	0	0	1	3.0	7.0	Slightly Buyer
\$125,000 - 149,999	2	1	1	0	1	2	2	1.0	1.2	Seller
\$150,000 - 174,999	16	4	2	5	2	4	3	5.3	4.4	Slightly Seller
\$175,000 - 199,999	30	4	13	4	7	6	3	10.0	6.4	Balanced
\$200,000 - 224,999	22	5	6	6	3	6	18	1.2	2.7	Seller
\$225,000 - 249,999	32	6	7	5	5	13	11	2.9	3.6	Seller
\$250,000 - 274,999	22	4	4	9	4	7	11	2.0	3.5	Seller
\$275,000 - 299,999	20	1	7	5	5	3	6	3.3	5.4	Balanced
\$300,000 - 349,999	35	5	9	2	5	7	5	7.0	6.1	Balanced
\$350,000 - 399,999	19	2	2	0	6	7	4	4.8	4.0	Seller
\$400,000 - 499,999	29	4	8	0	5	5	3	9.7	6.6	Slightly Buyer
\$500,000 - 599,999	20	1	2	1	3	4	4	5.0	5.1	Balanced
\$600,000 - 699,999	18	0	0	4	4	1	4	4.5	6.8	Slightly Buyer
\$700,000 - 799,999	8	1	0	0	1	1	0	n/a	13.5	Buyer
\$800,000 - 899,999	5	1	2	0	0	1	0	n/a	16.0	Buyer
\$900,000 - 999,999	7	0	0	1	0	2	1	7.0	5.7	Balanced
\$1,000,000 - and over	22	0	0	0	1	0	1	22.0	37.0	Buyer
<b>TOTAL</b>	<b>316</b>	<b>39</b>	<b>67</b>	<b>45</b>	<b>53</b>	<b>70</b>	<b>81</b>	<b>3.9</b>	<b>5.0</b>	<b>Slightly Seller</b>



Statistics based on information obtained from TARMLS and using Brokermetrics software on 05/05/2015.

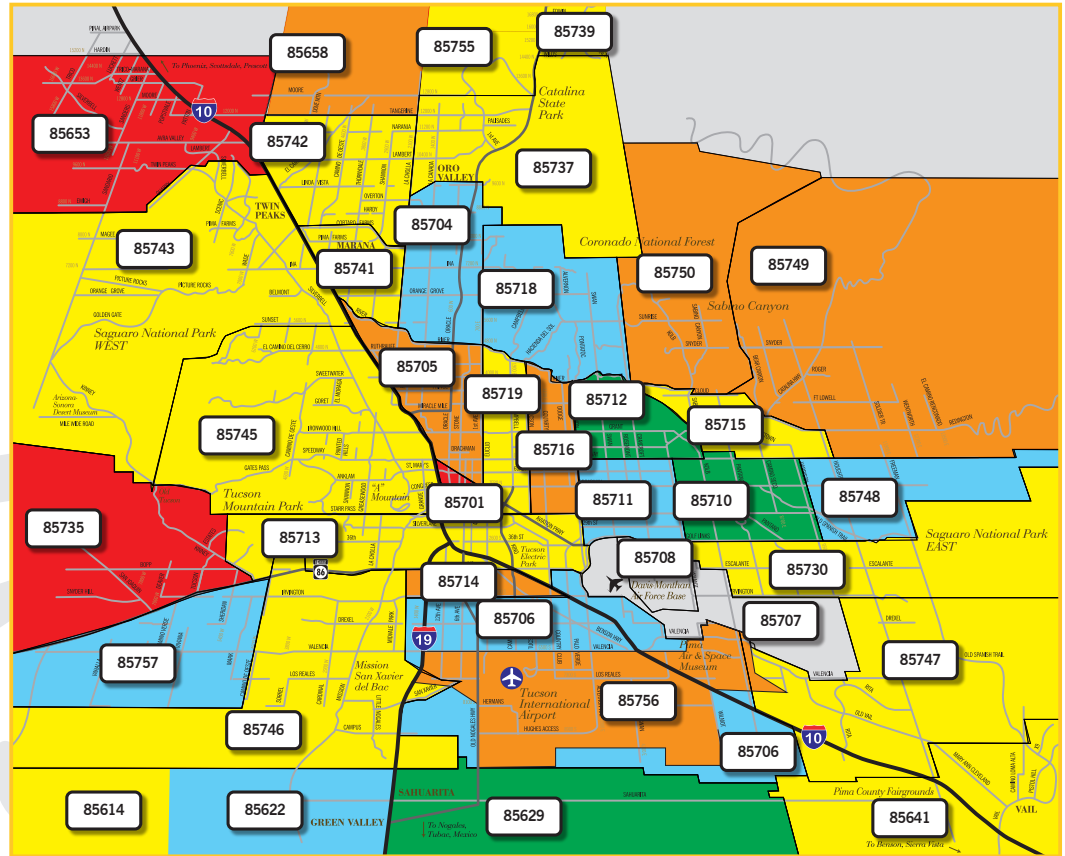
3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2015 - 04/30/2015. Information is believed to be reliable, but not guaranteed.



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2014-APR 2014 TO FEB 2015-APR 2015

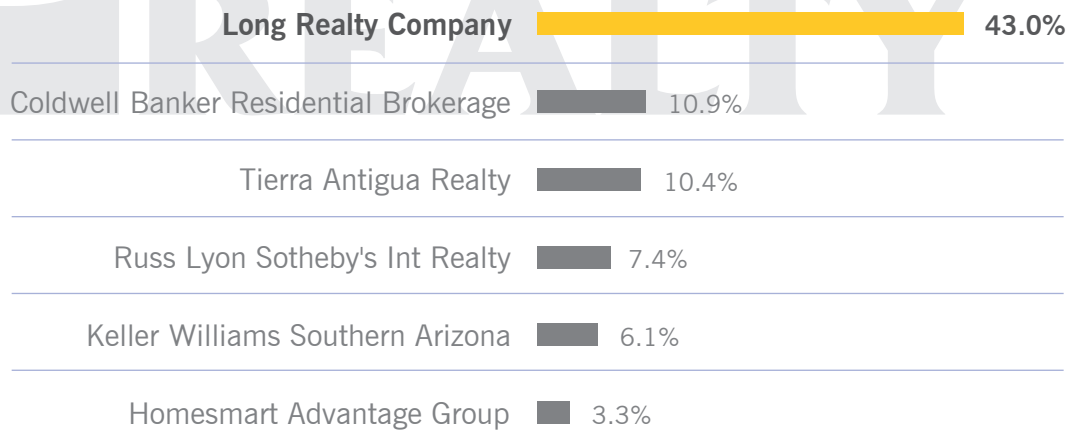
This heat map represents the percentage of change in Tucson metro median sales prices from February 2014-April 2014 to February 2015-April 2015 by zip code.



## MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 05/05/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 04/01/2014 – 03/31/2015 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.