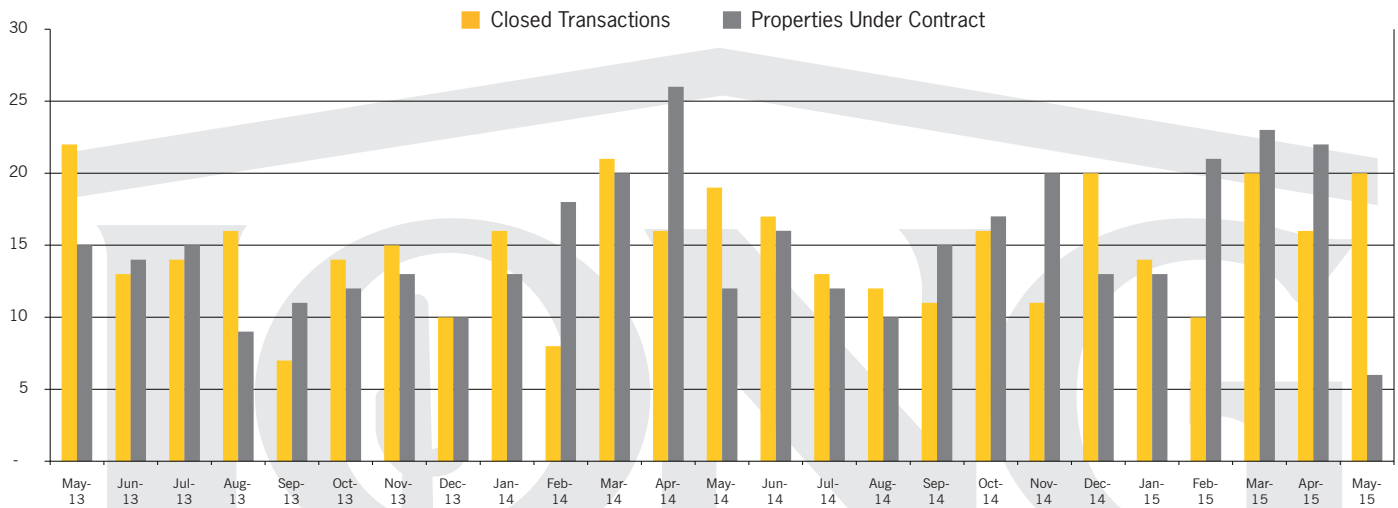




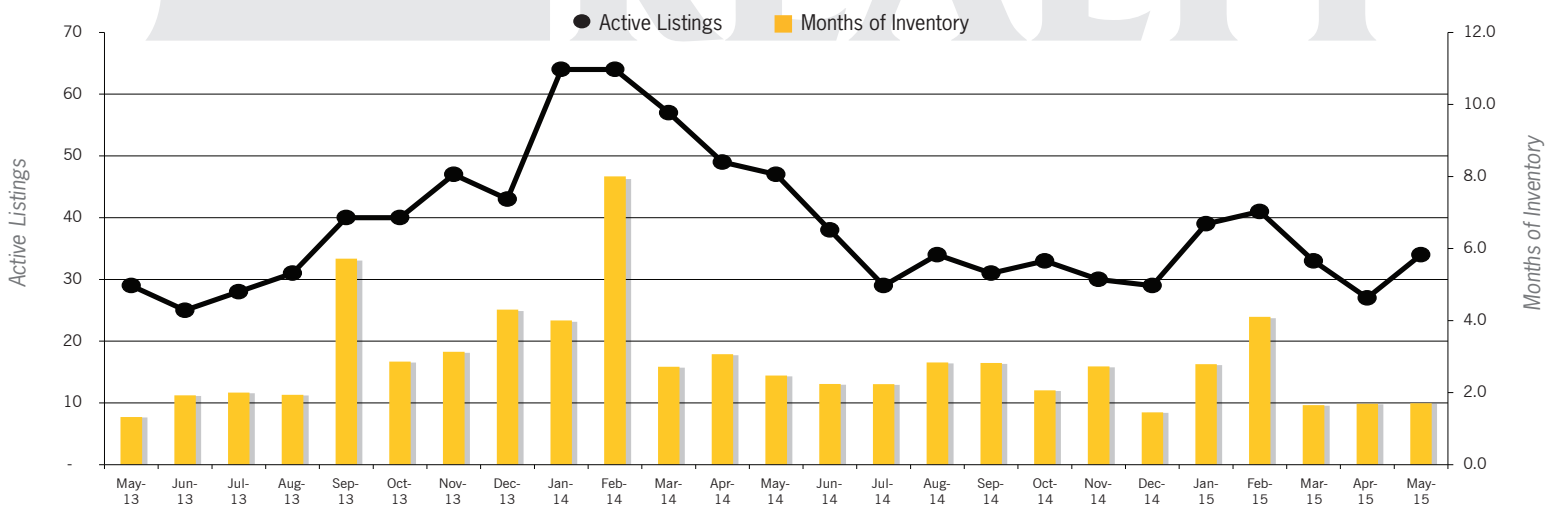
Sun City Oro Valley | June 2015

In the Sun City Oro Valley area, May 2015 active inventory was 34, a 28% decrease from May 2014. There were 20 closings in May 2015, a 5% increase from May 2014. Year-to-date 2015 there were 80 closings, virtually unchanged from year-to-date 2014. Months of Inventory was 1.7, down from 2.5 in May 2014. Median price of sold homes was \$219,000 for the month of May 2015, up 4% from May 2014. The Sun City Oro Valley area had 6 new properties under contract in May 2015, down 50% from May 2014.

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



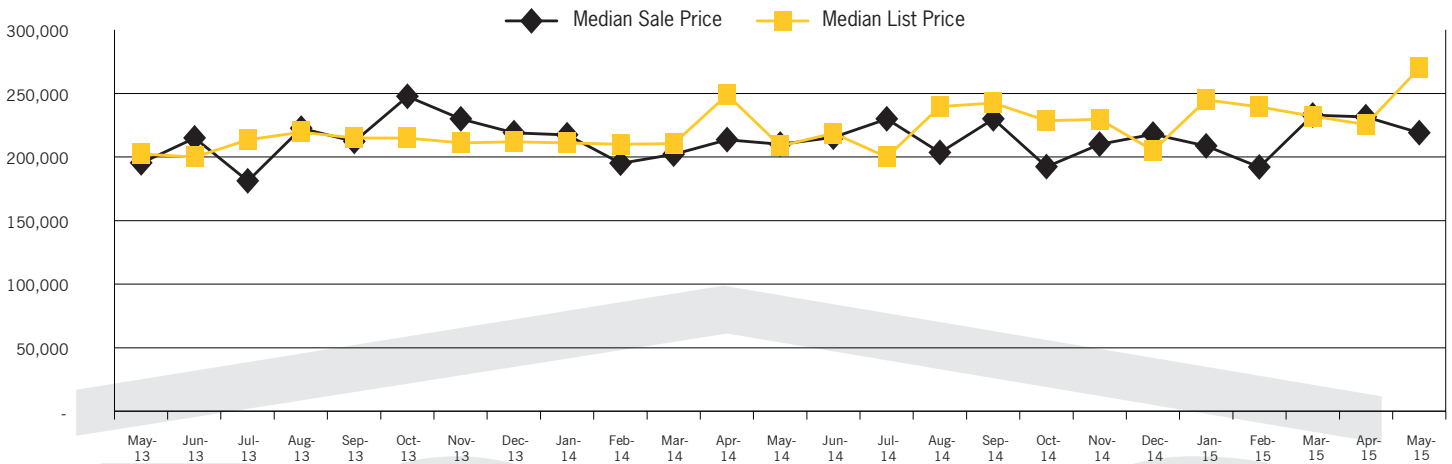
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 06/03/2015 is believed to be reliable, but not guaranteed.



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

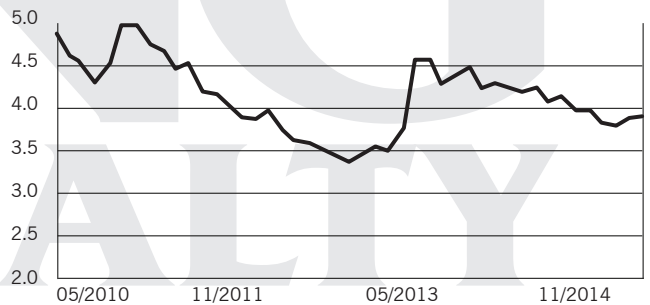


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2014	\$210,000	4.25%	\$981.42
2015	\$219,000	3.800%	\$969.42

30 YEAR FIXED MORTGAGE RATE

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

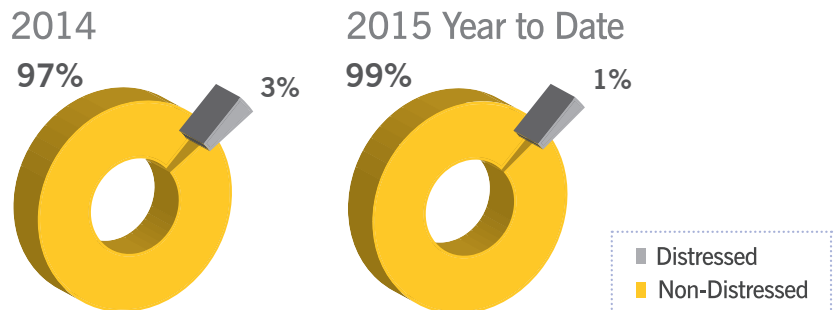


Source: Residential median sales prices. Data obtained 06/03/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – 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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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
		Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-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	1	0	1	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	6	1	3	0	3	1	1	6.0	2.8	Seller
\$175,000 - 199,999	6	7	3	5	3	0	5	1.2	2.1	Seller
\$200,000 - 224,999	3	3	4	1	3	6	5	0.6	0.7	Seller
\$225,000 - 249,999	3	1	3	2	3	5	3	1.0	1.3	Seller
\$250,000 - 274,999	6	2	0	0	2	4	3	2.0	1.8	Seller
\$275,000 - 299,999	6	1	1	0	0	1	0	n/a	16.0	Buyer
\$300,000 - 349,999	4	4	1	1	4	0	1	4.0	2.0	Seller
\$350,000 - 399,999	1	1	0	0	2	0	1	n/a	1.0	Seller
\$400,000 - 499,999	0	0	0	0	1	0	1	0.0	0.0	Seller
\$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	35	21	15	10	21	17	20	1.8	1.7	Seller



Statistics based on information obtained from TARMLS and using Brokermetrics software on 06/03/2015.
 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2015 - 05/31/2015. Information is believed to be reliable, but not guaranteed.

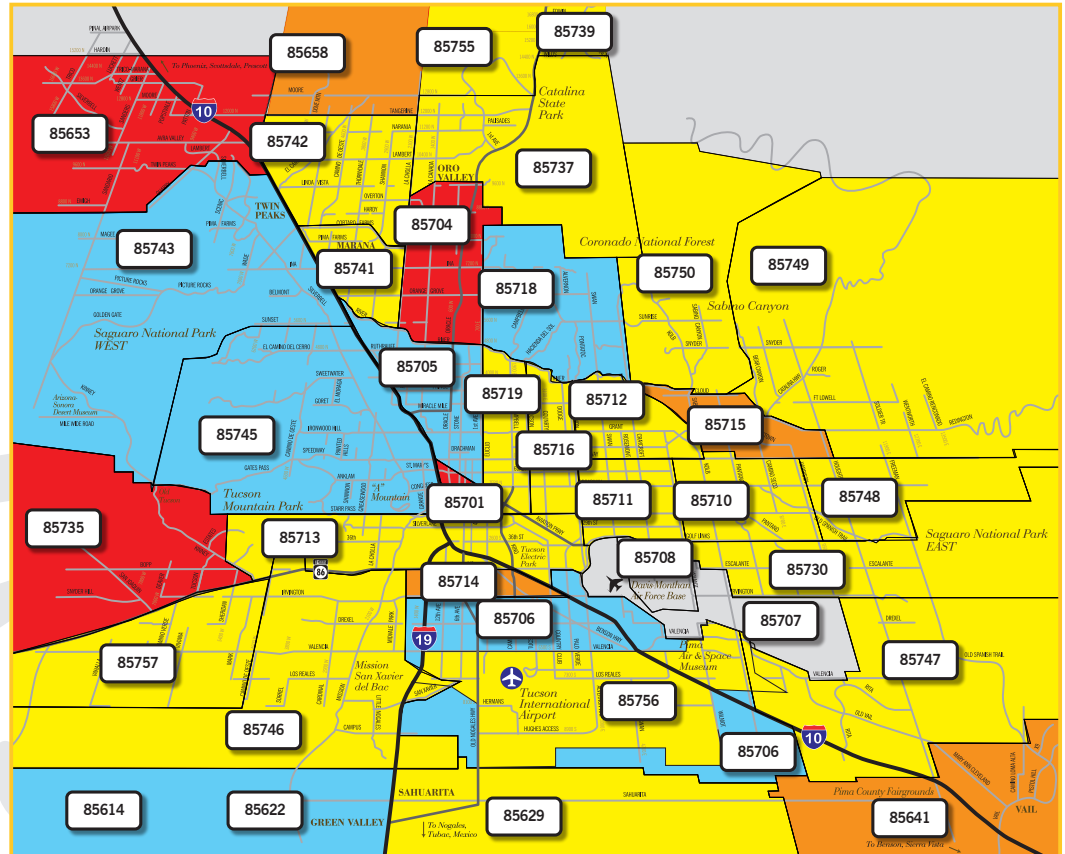


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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2014-MAY 2014 TO
MAR 2015-MAY 2015

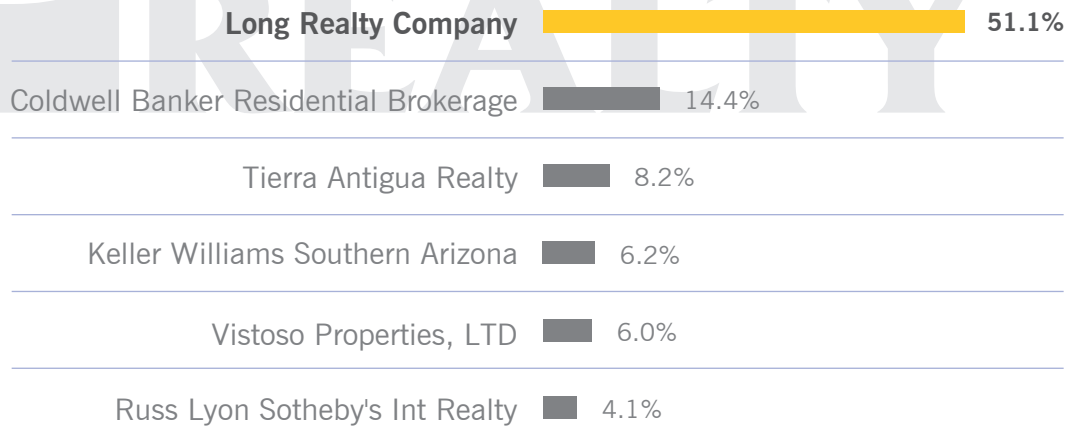
This heat map represents the percentage of change in Tucson metro median sales prices from March 2014-May 2014 to March 2015-May 2015 by zip code.



MARKET SHARE – SUN CITY ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 06/03/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 06/01/2014 – 05/31/2015 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.