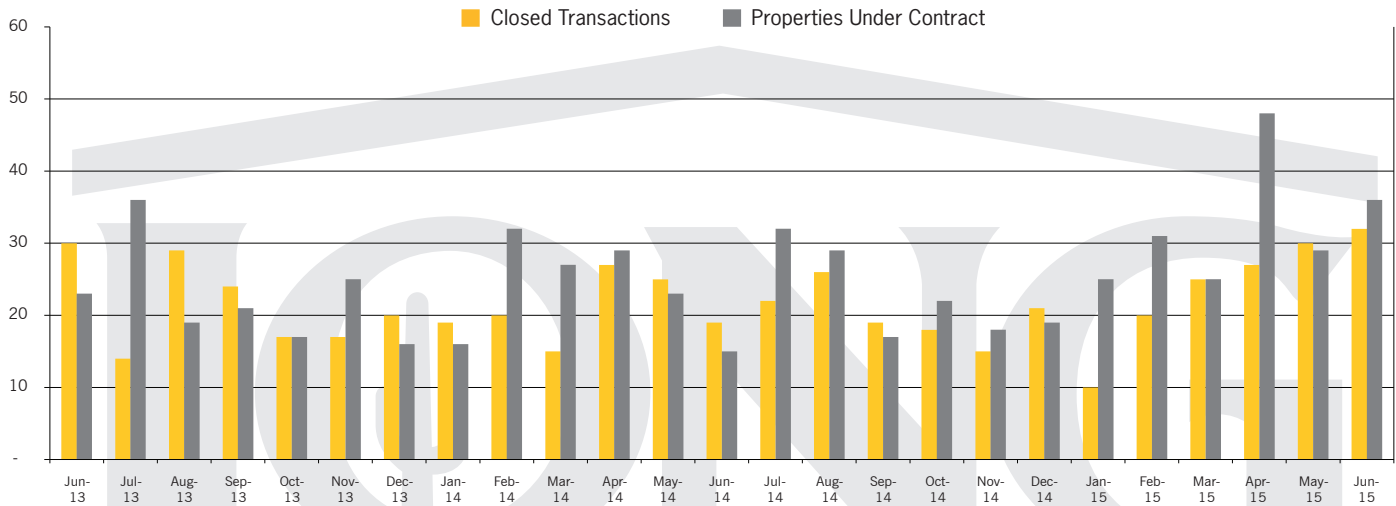




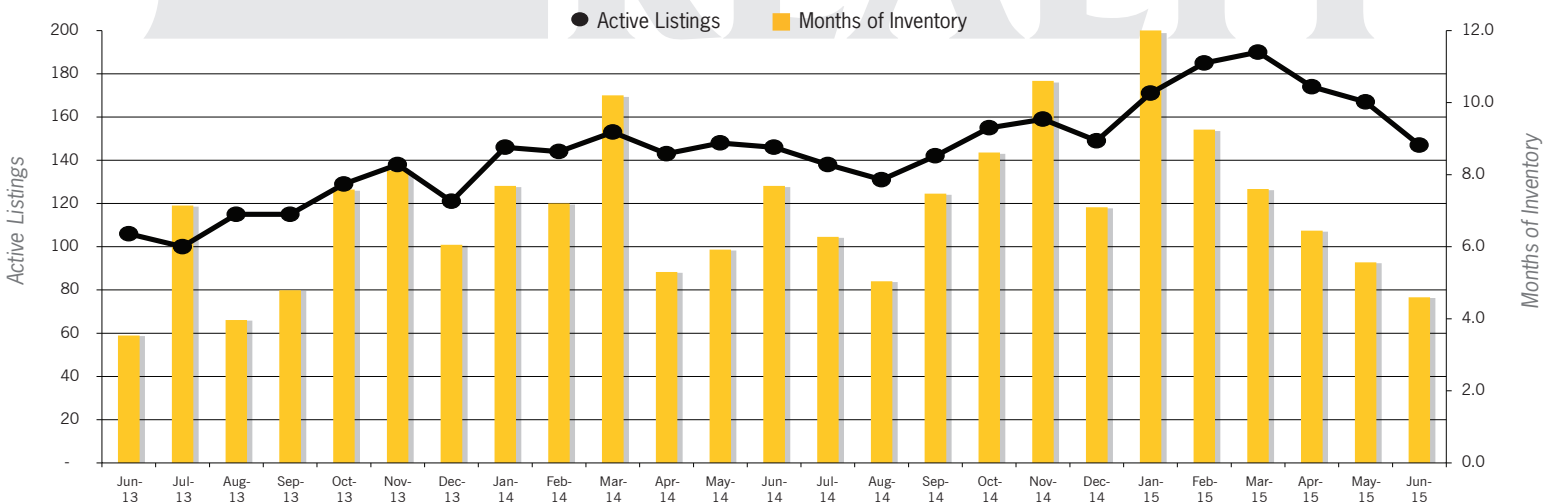
Rancho Vistoso | July 2015

In the Rancho Vistoso area, June 2015 active inventory was 147, a 1% increase from June 2014. There were 32 closings in June 2015, a 68% increase from June 2014. Year-to-date 2015 there were 149 closings, a 15% increase from year-to-date 2014. Months of Inventory was 4.6, down from 7.7 in June 2014. Median price of sold homes was \$289,500 for the month of June 2015, up 14% from June 2014. The Rancho Vistoso area had 36 new properties under contract in June 2015, up 140% from June 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – RANCHO VISTOSO



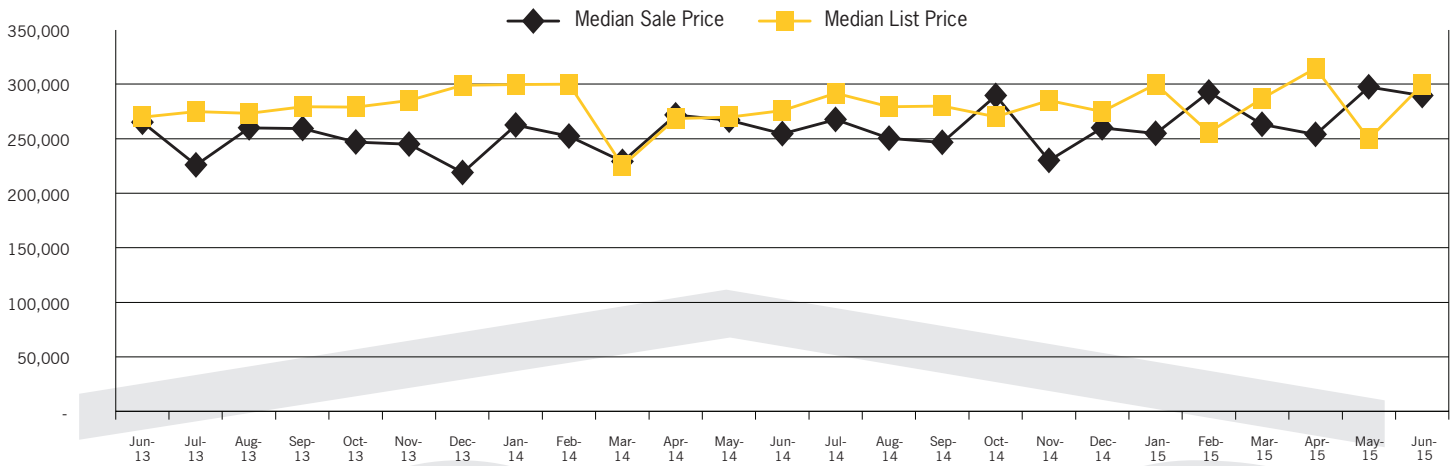
ACTIVE LISTINGS AND MONTHS OF INVENTORY – RANCHO VISTOSO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 07/06/2015 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – RANCHO VISTOSO

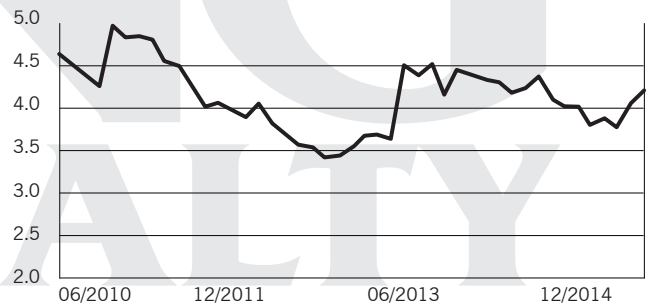


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2014	\$254,554	4.250%	\$1,189.64
2015	\$289,500	4.080%	\$1,325.73

30 YEAR FIXED MORTGAGE RATE

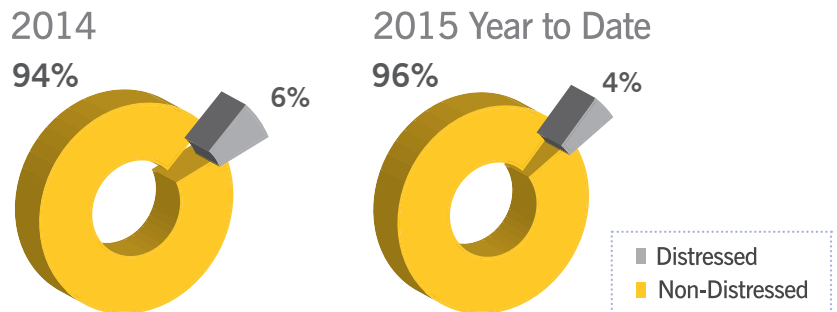
While mortgage rates have increased slightly recently, they are still well below 2010 levels.



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – RANCHO VISTOSO

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 – RANCHO VISTOSO

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-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	3	0	0	0	0	1	0	n/a	9.0	Buyer
\$150,000 - 174,999	6	1	0	0	1	2	2	3.0	4.8	Slightly Seller
\$175,000 - 199,999	16	0	3	2	1	1	3	5.3	11.6	Buyer
\$200,000 - 224,999	13	1	1	2	6	2	4	3.3	3.5	Seller
\$225,000 - 249,999	18	3	2	9	5	2	5	3.6	5.2	Balanced
\$250,000 - 274,999	7	3	3	4	3	3	1	7.0	5.6	Balanced
\$275,000 - 299,999	14	2	4	2	3	5	3	4.7	3.0	Seller
\$300,000 - 349,999	19	0	1	0	2	3	8	2.4	4.8	Slightly Seller
\$350,000 - 399,999	8	0	3	3	1	3	2	4.0	5.3	Balanced
\$400,000 - 499,999	13	0	0	1	0	3	0	n/a	11.3	Buyer
\$500,000 - 599,999	6	1	1	0	1	1	2	3.0	4.5	Slightly Seller
\$600,000 - 699,999	2	0	1	1	2	2	1	2.0	1.4	Seller
\$700,000 - 799,999	1	0	1	1	0	1	0	n/a	2.0	Seller
\$800,000 - 899,999	1	0	0	0	0	1	0	n/a	6.0	Balanced
\$900,000 - 999,999	6	0	0	2	1	1	0	n/a	9.0	Buyer
\$1,000,000 - and over	14	0	1	0	1	0	1	14.0	20.5	Buyer
TOTAL	147	11	21	27	27	31	32	4.6	5.4	Balanced



Statistics based on information obtained from TARMLS and using Brokermetrics software on 07/06/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2015 - 06/30/2015. Information is believed to be reliable, but not guaranteed.



The Housing Report



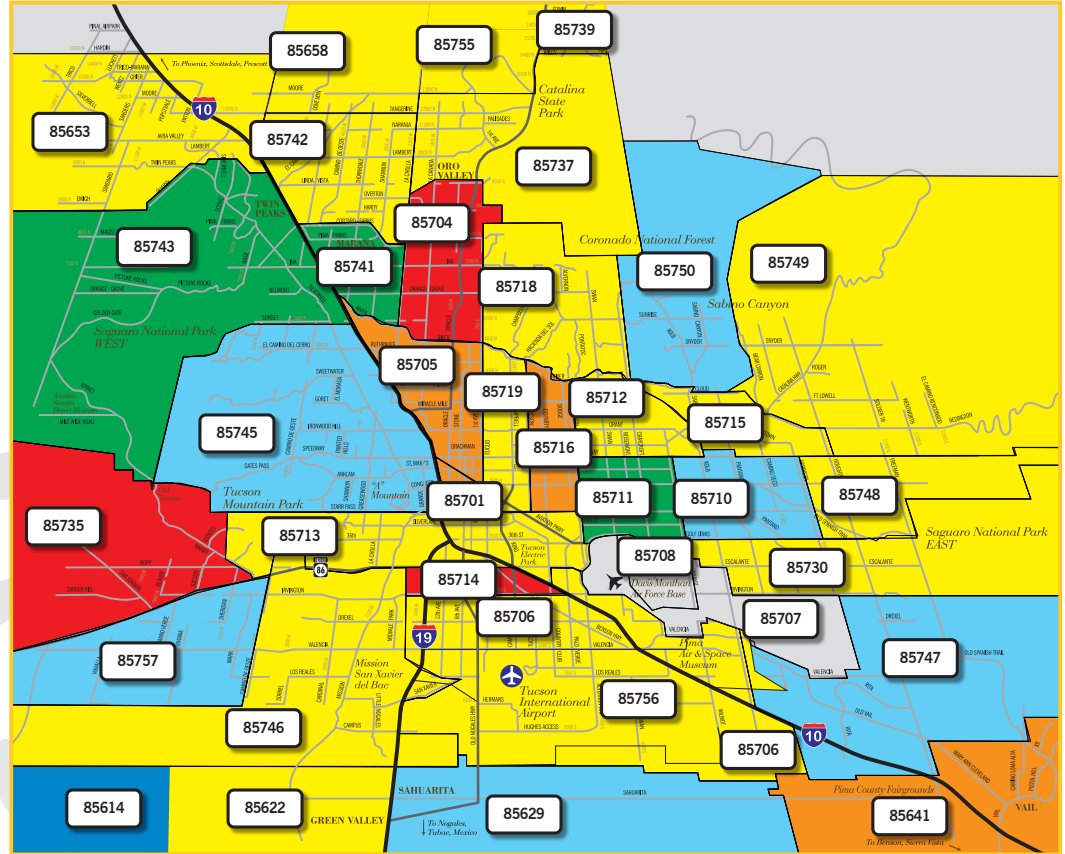
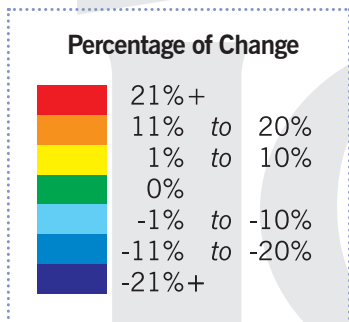
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2014-JUN 2014 TO
 APR 2015-JUN 2015

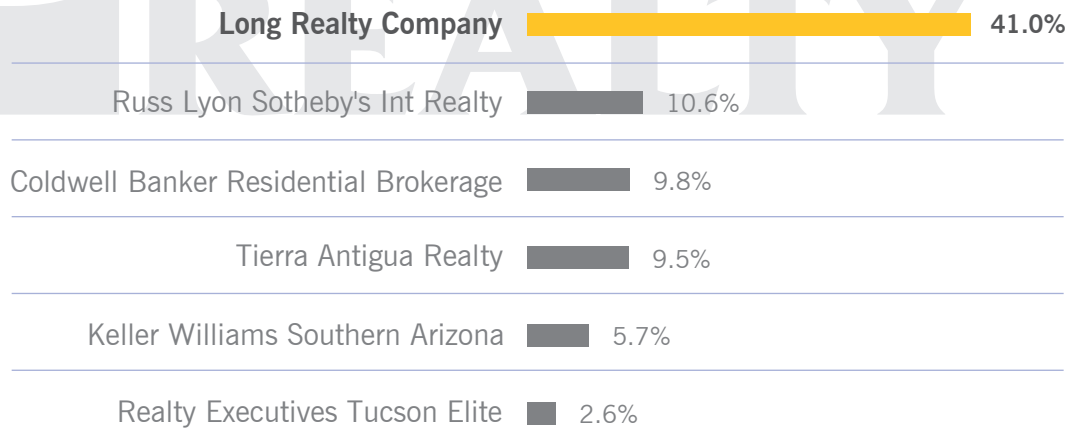
This heat map represents the percentage of change in Tucson metro median sales prices from April 2014-June 2014 to April 2015-June 2015 by zip code.



MARKET SHARE – RANCHO VISTOSO

Long Realty leads the market in successful real estate sales.

Data Obtained 07/06/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 07/01/2014 – 06/30/2015 rounded to the nearest tenth of one percent and deemed to be correct.



The Rancho Vistoso Housing Report is comprised of data for residential properties in the community of Rancho 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 07/06/2015. Information is believed to be reliable, but not guaranteed.