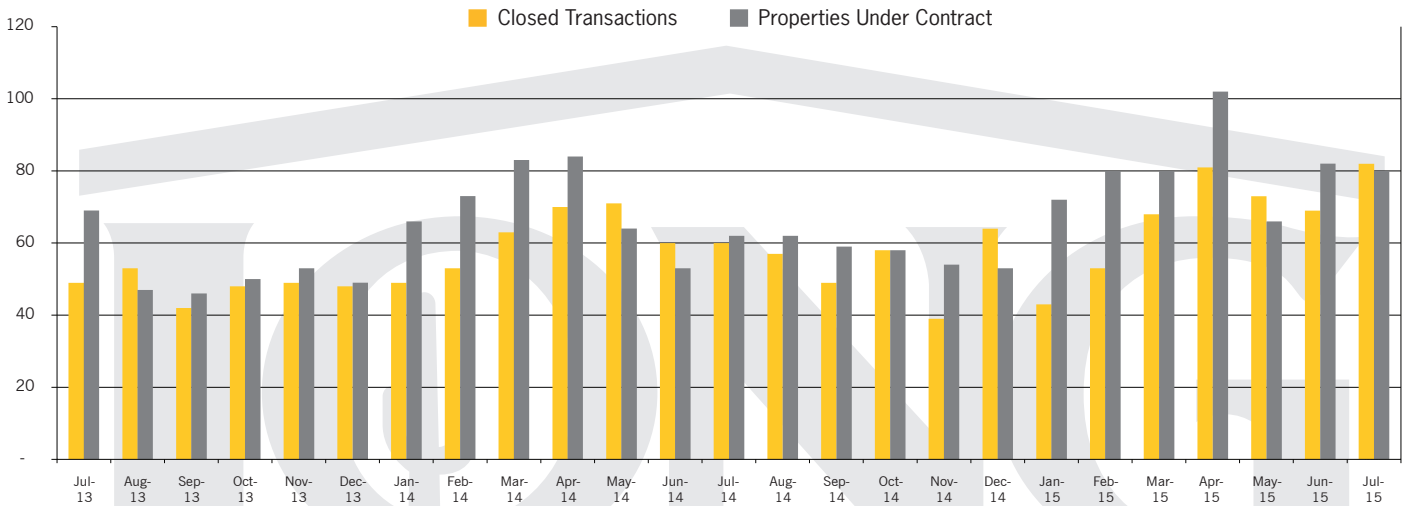




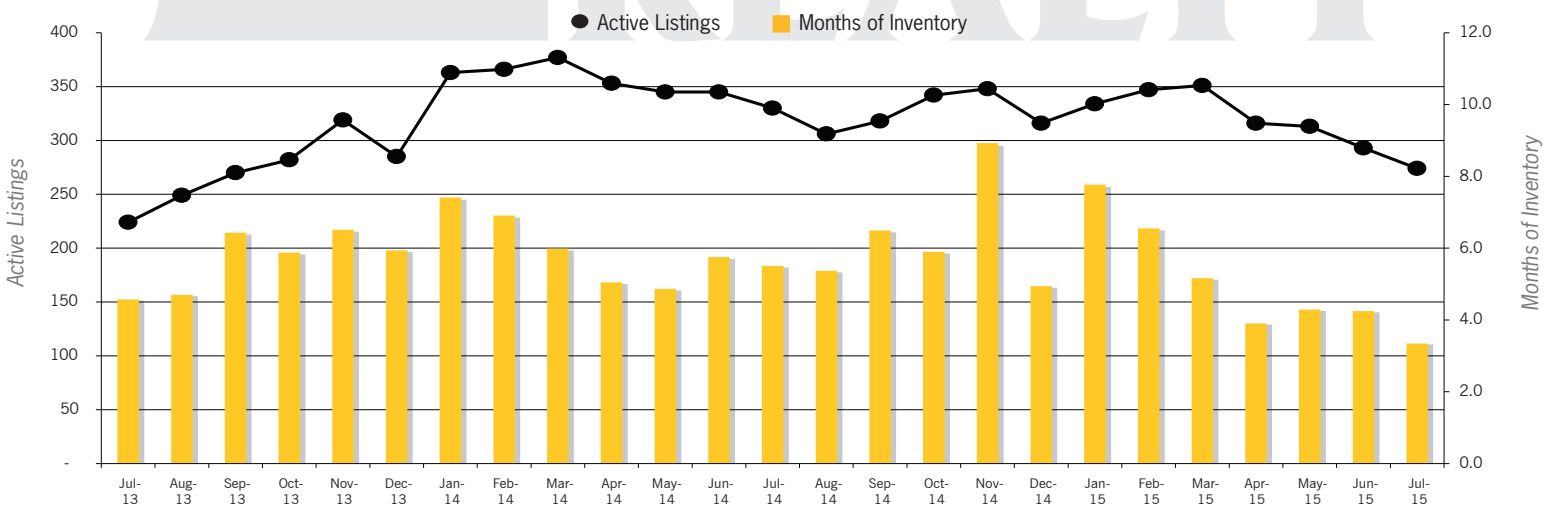
## Oro Valley | August 2015

In the Oro Valley area, July 2015 active inventory was 274, a 17% decrease from July 2014. There were 82 closings in July 2015, a 37% increase from July 2014. Year-to-date 2015 there were 477 closings, a 9% increase from year-to-date 2014. Months of Inventory was 3.3, down from 5.5 in July 2014. Median price of sold homes was \$255,000 for the month of July 2015, up 2% from July 2014. The Oro Valley area had 80 new properties under contract in July 2015, up 29% from July 2014.

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



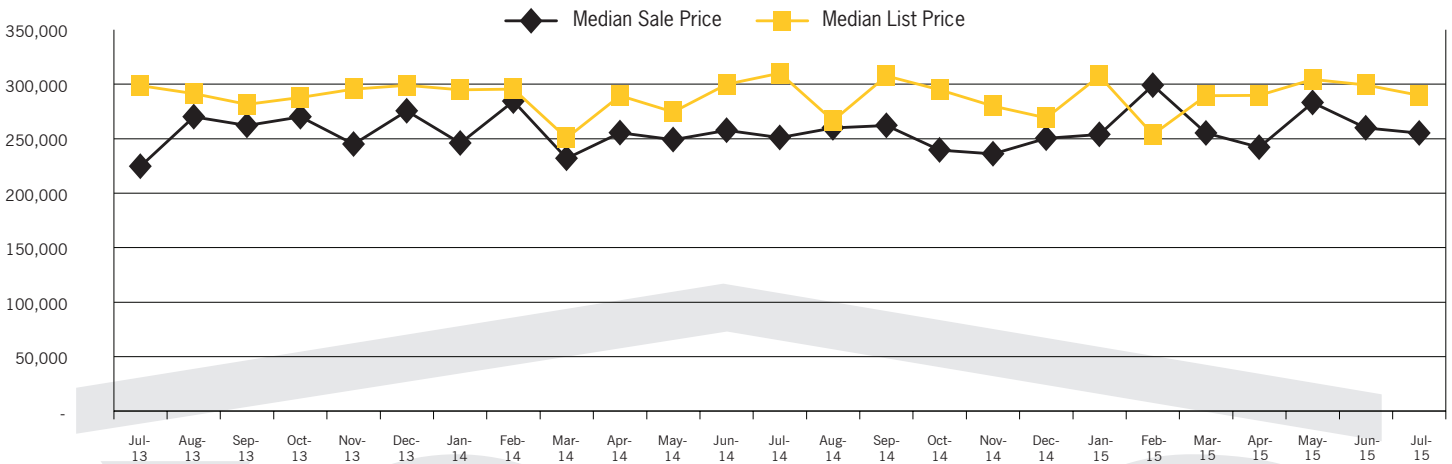
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 08/05/2015 is believed to be reliable, but not guaranteed.



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



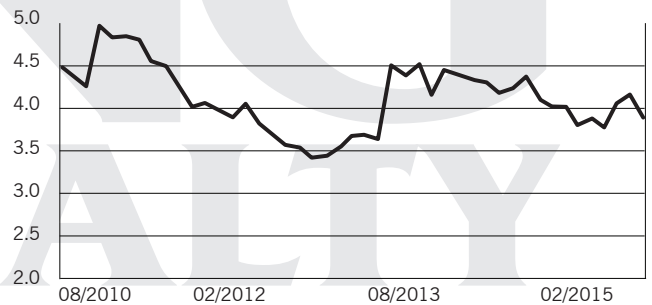
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2014	\$251,000	4.125%	\$1,155.65
2015	\$255,000	4.000%	\$1,156.54

Source: Residential median sales prices. Data obtained 08/05/2015 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.

## 30 YEAR FIXED MORTGAGE RATE

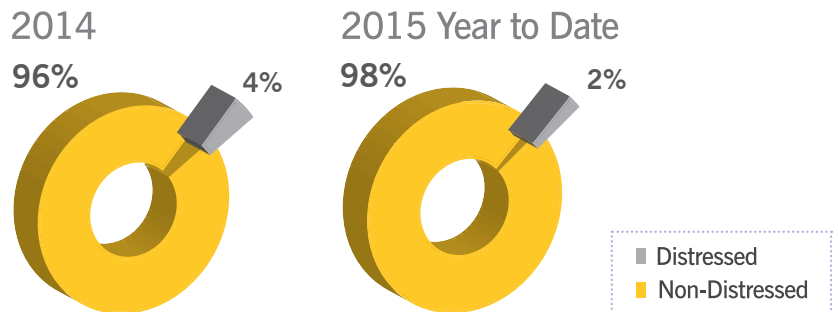
While mortgage rates have increased slightly recently, they are still well below 2010 levels.



Source: Bankrate.com

## DISTRESSED VS. NON-DISTRESSED SALES – 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.





## 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
		Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15			
\$1 - 49,999	0	0	0	1	0	1	0	n/a	0.0	Seller
\$50,000 - 74,999	0	0	0	1	2	0	2	0.0	0.8	Seller
\$75,000 - 99,999	7	1	1	2	0	1	0	n/a	17.0	Buyer
\$100,000 - 124,999	4	0	0	1	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	4	1	2	2	1	0	0	n/a	16.0	Buyer
\$150,000 - 174,999	8	2	4	3	3	8	6	1.3	1.9	Seller
\$175,000 - 199,999	20	7	6	4	6	4	8	2.5	3.9	Seller
\$200,000 - 224,999	18	3	6	18	8	9	6	3.0	2.7	Seller
\$225,000 - 249,999	29	5	13	11	6	9	13	2.2	2.6	Seller
\$250,000 - 274,999	9	4	8	11	9	5	12	0.8	1.7	Seller
\$275,000 - 299,999	25	5	3	6	5	5	5	5.0	4.7	Slightly Seller
\$300,000 - 349,999	28	5	7	5	10	10	11	2.5	3.1	Seller
\$350,000 - 399,999	20	6	7	4	9	4	6	3.3	3.3	Seller
\$400,000 - 499,999	29	5	5	3	5	2	5	5.8	7.3	Slightly Buyer
\$500,000 - 599,999	18	3	4	4	4	4	1	18.0	6.6	Slightly Buyer
\$600,000 - 699,999	17	4	1	4	1	3	3	5.7	8.4	Slightly Buyer
\$700,000 - 799,999	8	1	1	0	3	0	0	n/a	7.7	Slightly Buyer
\$800,000 - 899,999	6	0	1	0	2	1	1	6.0	4.5	Slightly Seller
\$900,000 - 999,999	7	0	2	1	1	0	1	7.0	11.0	Buyer
\$1,000,000 - and over	17	1	0	1	0	3	2	8.5	10.8	Buyer
<b>TOTAL</b>	<b>274</b>	<b>53</b>	<b>71</b>	<b>82</b>	<b>75</b>	<b>69</b>	<b>82</b>	<b>3.3</b>	<b>3.9</b>	<b>Seller</b>

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market



# The Housing Report



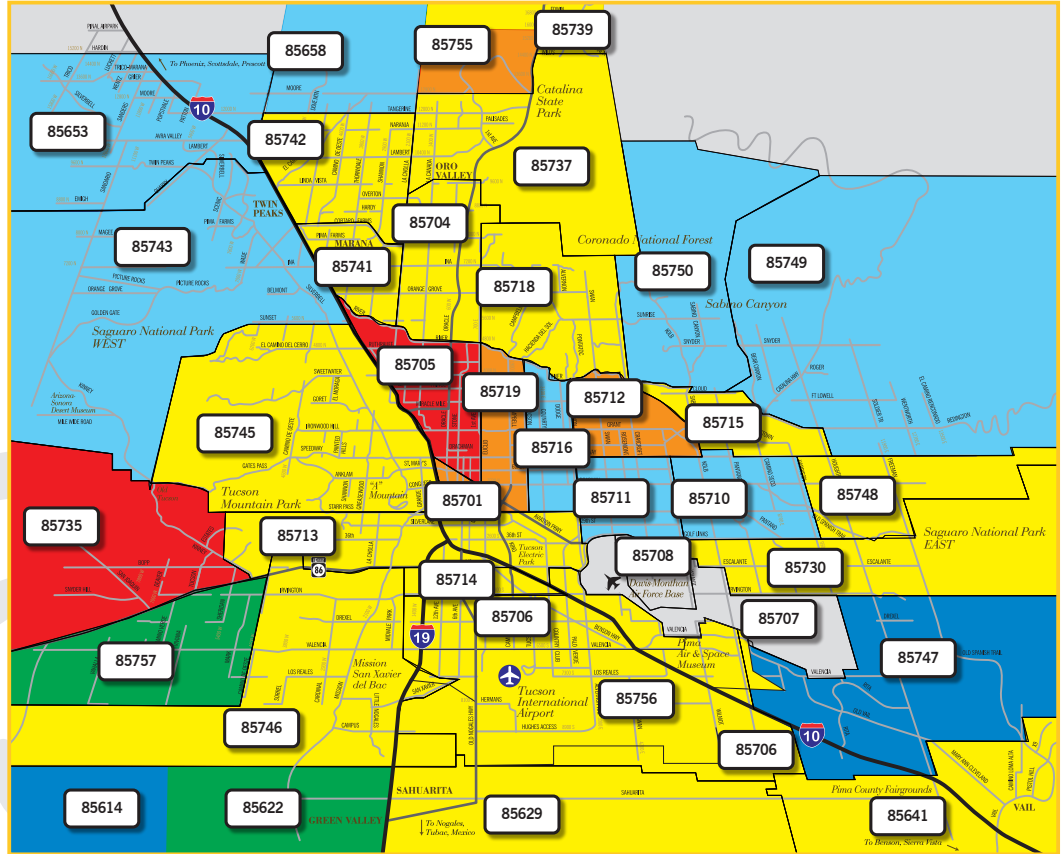
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Oro Valley | August 2015

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2014-JUL 2014 TO MAY 2015-JUL 2015

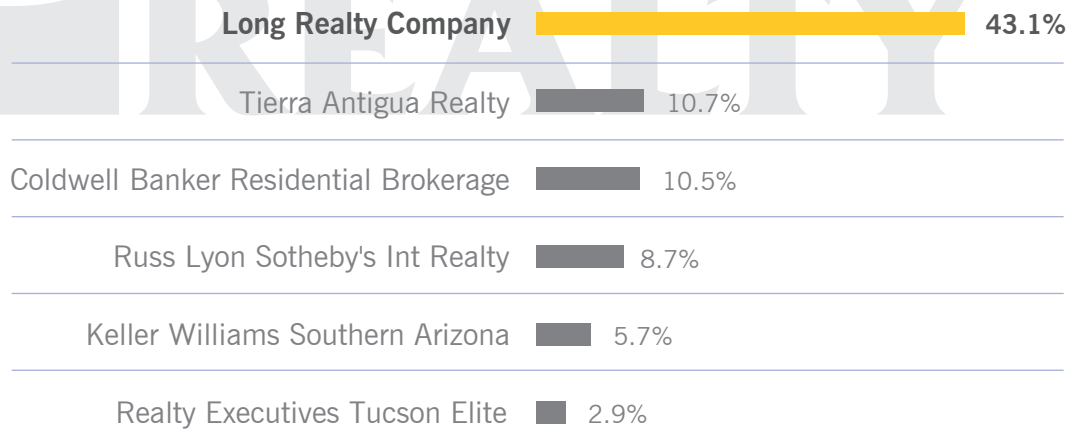
*This heat map represents the percentage of change in Tucson metro median sales prices from May 2014-July 2014 to May 2015-July 2015 by zip code.*



## MARKET SHARE – ORO VALLEY

*Long Realty leads the market in successful real estate sales.*

*Data Obtained 08/05/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 08/01/2014 – 07/31/2015 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.

*These statistics are based on information obtained from the TARMLS and GVARMLS on 08/05/2015. Information is believed to be reliable, but not guaranteed.*