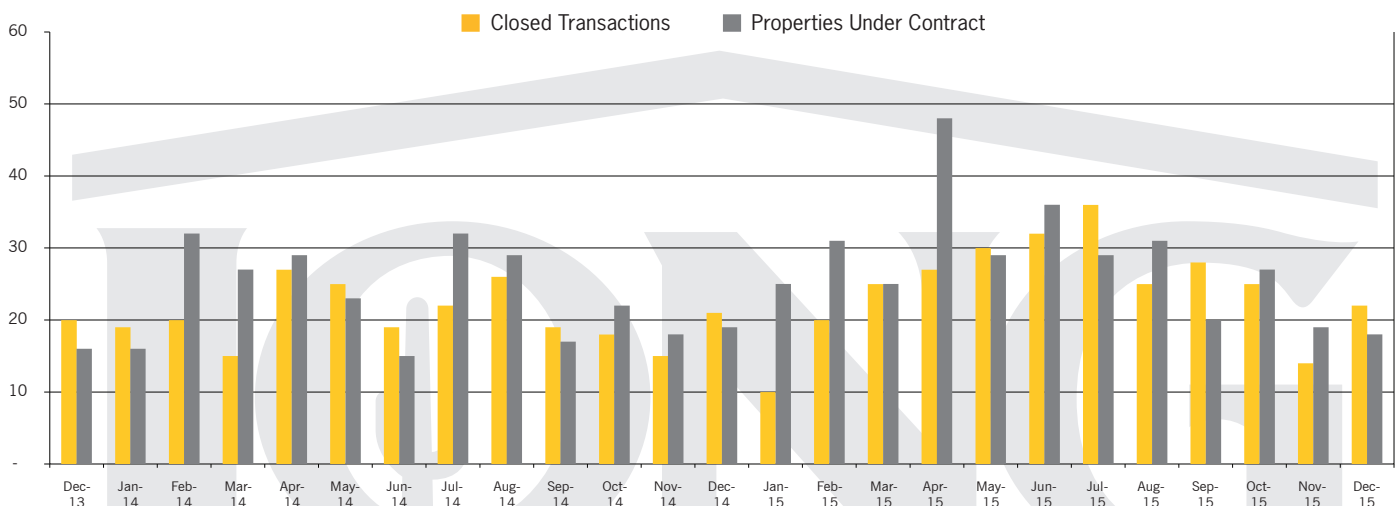




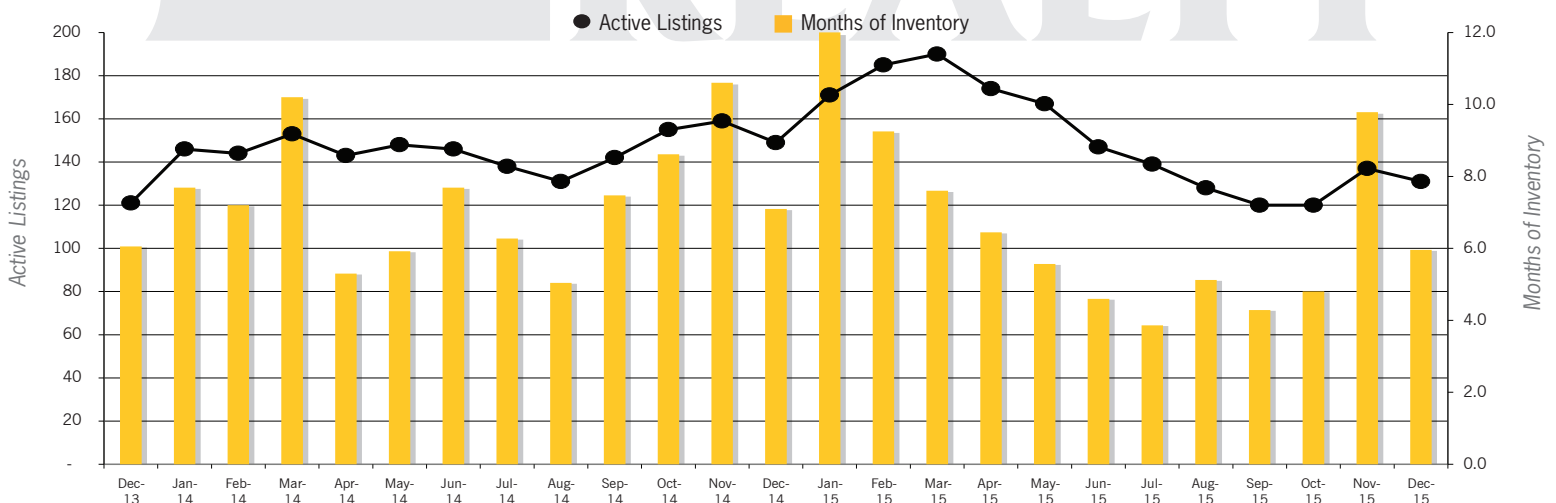
Rancho Vistoso | January 2016

In the Rancho Vistoso area, December 2015 active inventory was 131, a 12% decrease from December 2014. There were 22 closings in December 2015, a 5% increase from December 2014. Year-to-date 2015 there were 303 closings, an 18% increase from year-to-date 2014. Months of Inventory was 6.0, down from 7.1 in December 2014. Median price of sold homes was \$251,062 for the month of December 2015, down 3% from December 2014. The Rancho Vistoso area had 18 new properties under contract in December 2015, down 5% from December 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – RANCHO VISTOSO



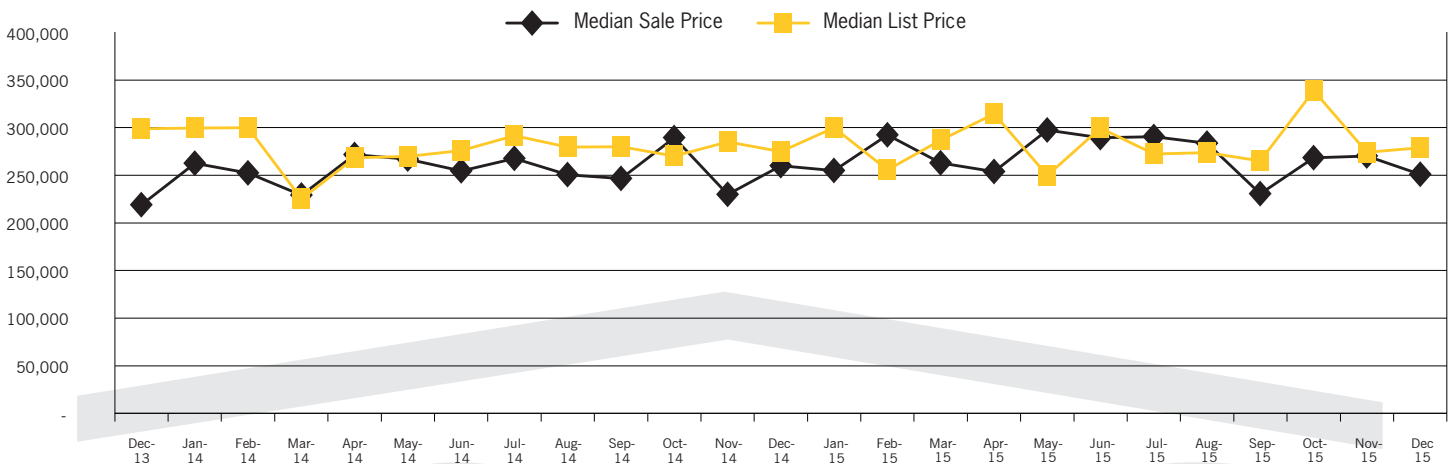
ACTIVE LISTINGS AND MONTHS OF INVENTORY – RANCHO VISTOSO



*Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
 All data obtained 01/06/2016 is believed to be reliable, but not guaranteed.*



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – RANCHO VISTOSO

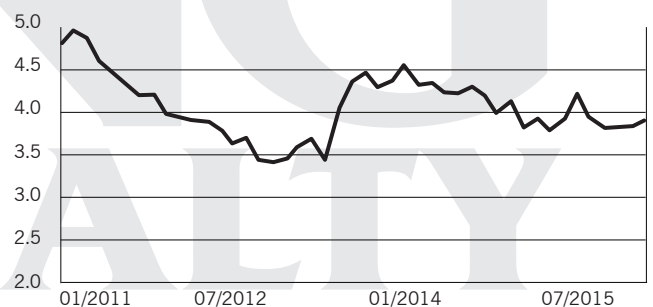


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2014	\$260,000	3.830%	\$1,155.14
2015	\$251,062	3.900%	\$1,124.97

30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2011 levels.

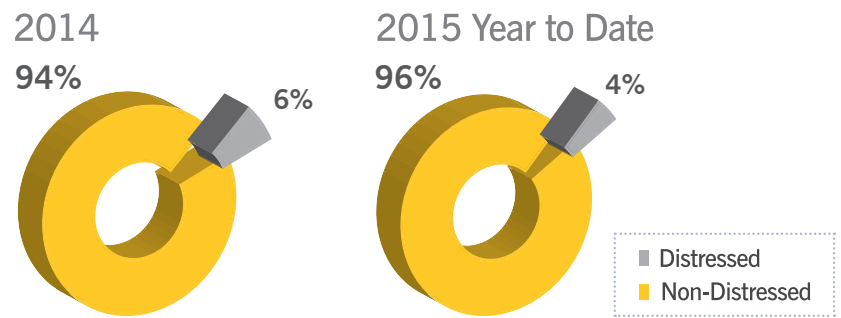


Source: Residential median sales prices. Data obtained 01/06/2016 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – 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.



Distressed sales and market performance data is based on information obtained from the TARMLS on 01/06/2016. Information is believed to be reliable, but not guaranteed.



Rancho Vistoso | January 2016

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
		Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-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	1	0	0	n/a	8.0	Slightly Buyer
\$150,000 - 174,999	5	1	4	0	0	2	0	n/a	7.0	Slightly Buyer
\$175,000 - 199,999	17	1	3	5	3	1	4	4.3	5.3	Balanced
\$200,000 - 224,999	15	4	3	5	3	1	1	15.0	7.2	Slightly Buyer
\$225,000 - 249,999	18	7	1	8	3	1	5	3.6	6.4	Balanced
\$250,000 - 274,999	10	4	1	3	4	2	7	1.4	2.6	Seller
\$275,000 - 299,999	15	4	3	1	2	1	1	15.0	8.5	Buyer
\$300,000 - 349,999	8	5	5	1	3	2	2	4.0	4.7	Slightly Seller
\$350,000 - 399,999	9	6	2	0	1	1	2	4.5	6.8	Slightly Buyer
\$400,000 - 499,999	8	1	1	3	1	2	0	n/a	9.0	Buyer
\$500,000 - 599,999	6	0	0	1	2	0	0	n/a	6.0	Balanced
\$600,000 - 699,999	2	0	0	0	1	0	0	n/a	4.0	Seller
\$700,000 - 799,999	4	0	0	0	0	1	0	n/a	8.0	Slightly Buyer
\$800,000 - 899,999	4	1	2	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	4	1	0	0	1	0	0	n/a	10.0	Buyer
\$1,000,000 - and over	17	2	1	1	0	0	0	n/a	n/a	n/a
TOTAL	131	37	26	28	25	14	22	6.0	6.3	Balanced



Statistics based on information obtained from TARMLS and using Brokermetrics software on 01/06/2016.

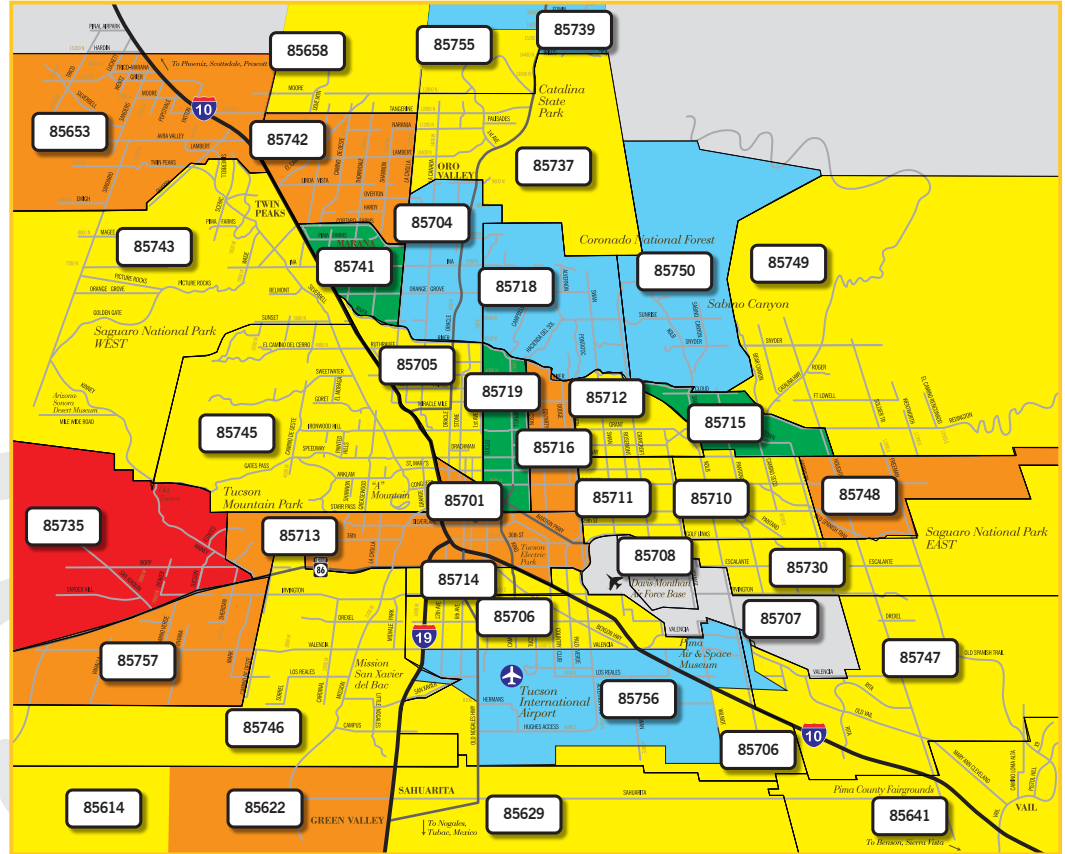
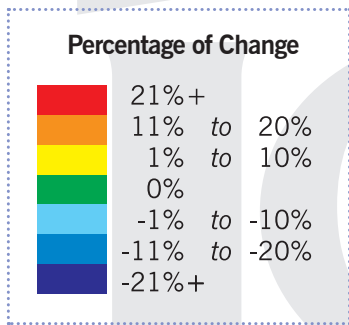
3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2015 - 12/31/2015. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT 2014-DEC 2014 TO OCT 2015-DEC 2015

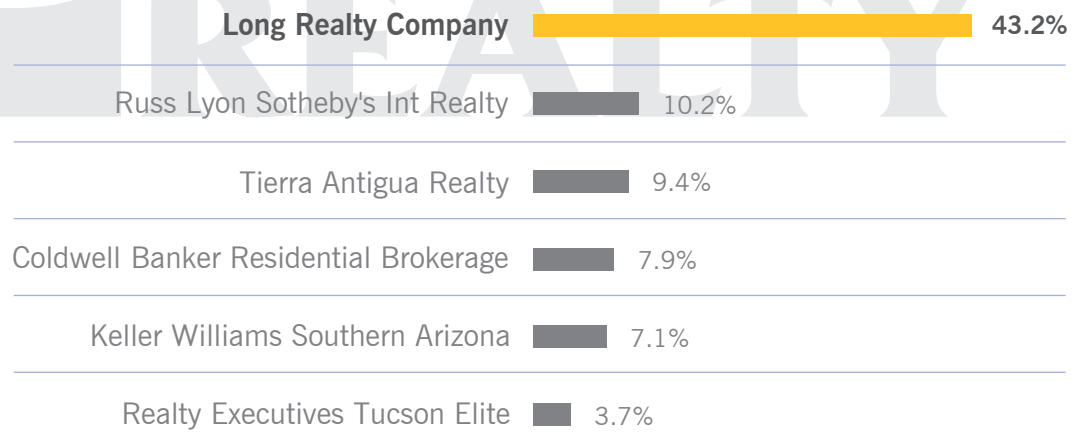
This heat map represents the percentage of change in Tucson metro median sales prices from October 2014-December 2014 to October 2015-December 2015 by zip code.



MARKET SHARE – RANCHO VISTOSO

Long Realty leads the market in successful real estate sales.

Data Obtained 01/06/2016 from TARMLS using BrokerMetrics software for all closed residential sales volume between 01/01/2015 – 12/31/2015 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.