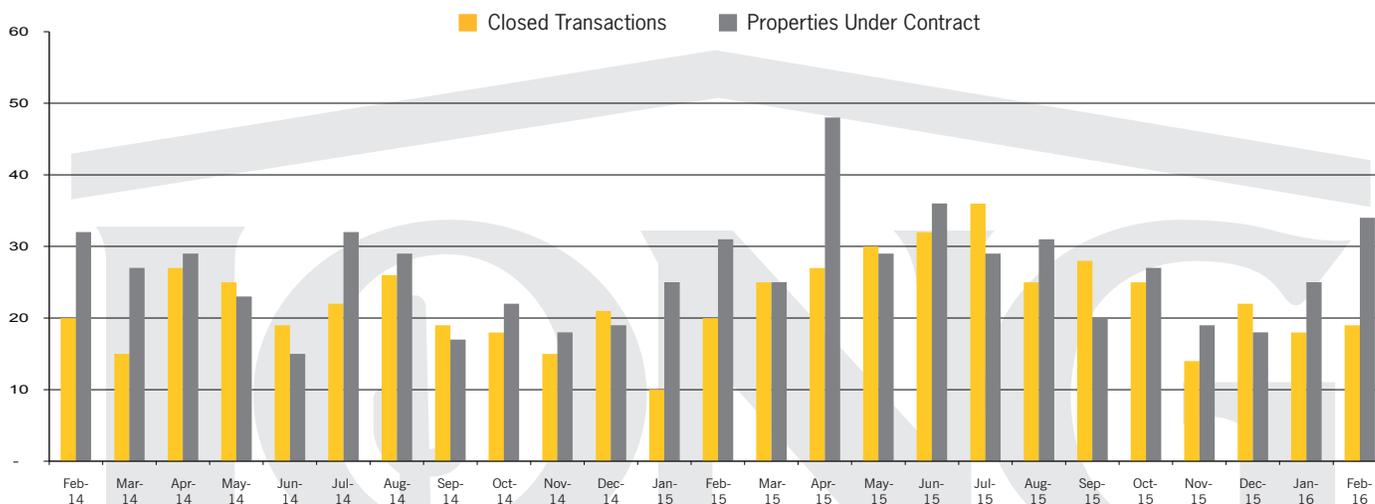




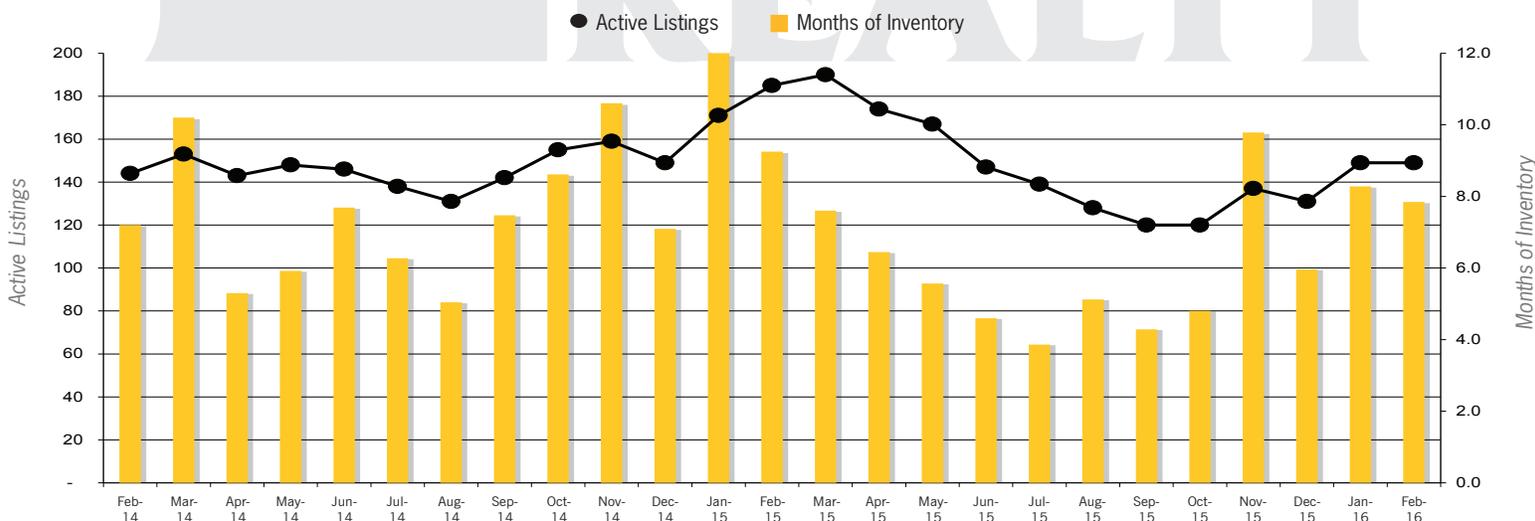
Rancho Vistoso | March 2016

In the Rancho Vistoso area, February 2016 active inventory was 149, a 19% decrease from February 2015. There were 19 closings in February 2016, a 5% decrease from February 2015. Year-to-date 2016 there were 37 closings, a 12% increase from year-to-date 2015. Months of Inventory was 7.8, down from 9.3 in February 2015. Median price of sold homes was \$263,000 for the month of February 2016, down 10% from February 2015. The Rancho Vistoso area had 34 new properties under contract in February 2016, up 10% from February 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – RANCHO VISTOSO



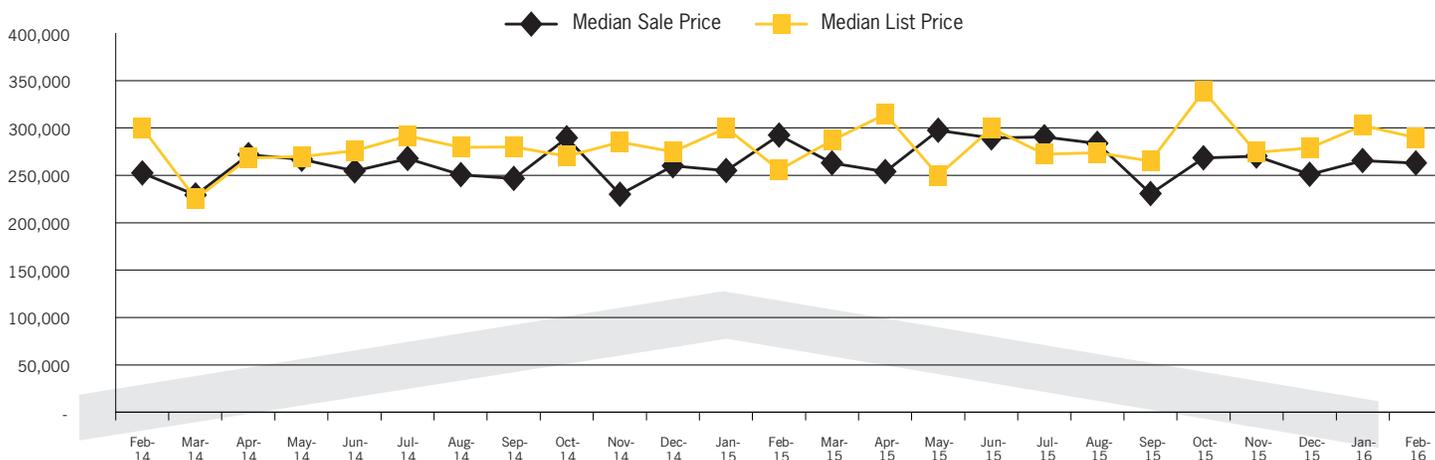
ACTIVE LISTINGS AND MONTHS OF INVENTORY – RANCHO VISTOSO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
 All data obtained 03/03/2016 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – RANCHO VISTOSO



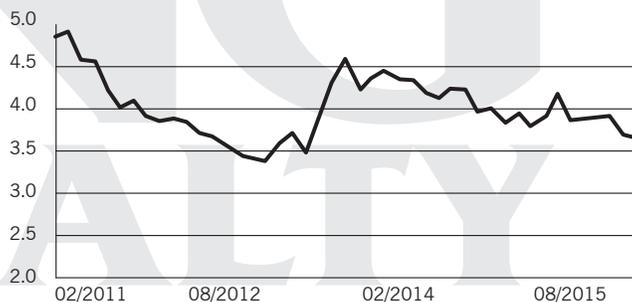
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2015	\$292,500	3.750%	\$1,286.88
2016	\$263,000	3.630%	\$1,140.15

Source: Residential median sales prices. Data obtained 03/03/2016 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.

30 YEAR FIXED MORTGAGE RATE

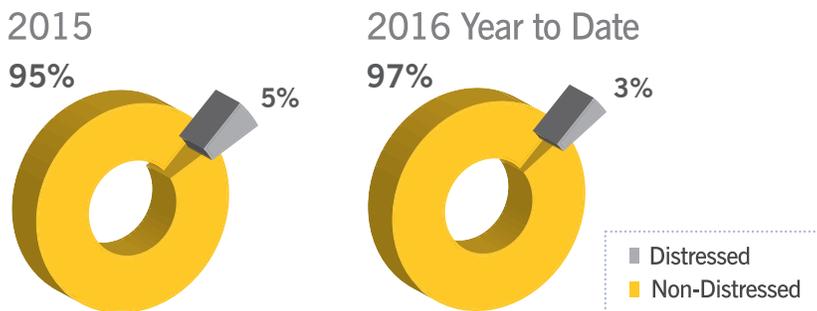
While mortgage rates have increased slightly recently, they are still well below 2011 levels.



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.





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
		Sep-15	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16			
\$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	0	1	0	0	0	1	0.0	4.0	Seller
\$150,000 - 174,999	7	0	0	2	0	0	3	2.3	6.3	Balanced
\$175,000 - 199,999	14	5	3	1	4	1	2	7.0	6.7	Slightly Buyer
\$200,000 - 224,999	15	5	3	1	1	2	1	15.0	11.0	Buyer
\$225,000 - 249,999	20	8	3	1	5	5	1	20.0	5.3	Balanced
\$250,000 - 274,999	7	3	4	2	7	2	2	3.5	2.4	Seller
\$275,000 - 299,999	21	1	2	1	1	0	2	10.5	16.7	Buyer
\$300,000 - 349,999	11	1	3	2	2	3	3	3.7	4.1	Slightly Seller
\$350,000 - 399,999	7	0	1	1	2	0	2	3.5	6.3	Balanced
\$400,000 - 499,999	14	3	1	2	1	1	0	n/a	17.0	Buyer
\$500,000 - 599,999	5	1	2	0	0	1	1	5.0	38.0	Buyer
\$600,000 - 699,999	2	0	1	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	4	0	0	1	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	4	0	0	0	0	1	0	n/a	12.0	Buyer
\$900,000 - 999,999	3	0	1	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	15	1	0	0	0	2	1	15.0	15.7	Buyer
TOTAL	149	28	25	14	23	18	19	7.8	7.2	Slightly Buyer

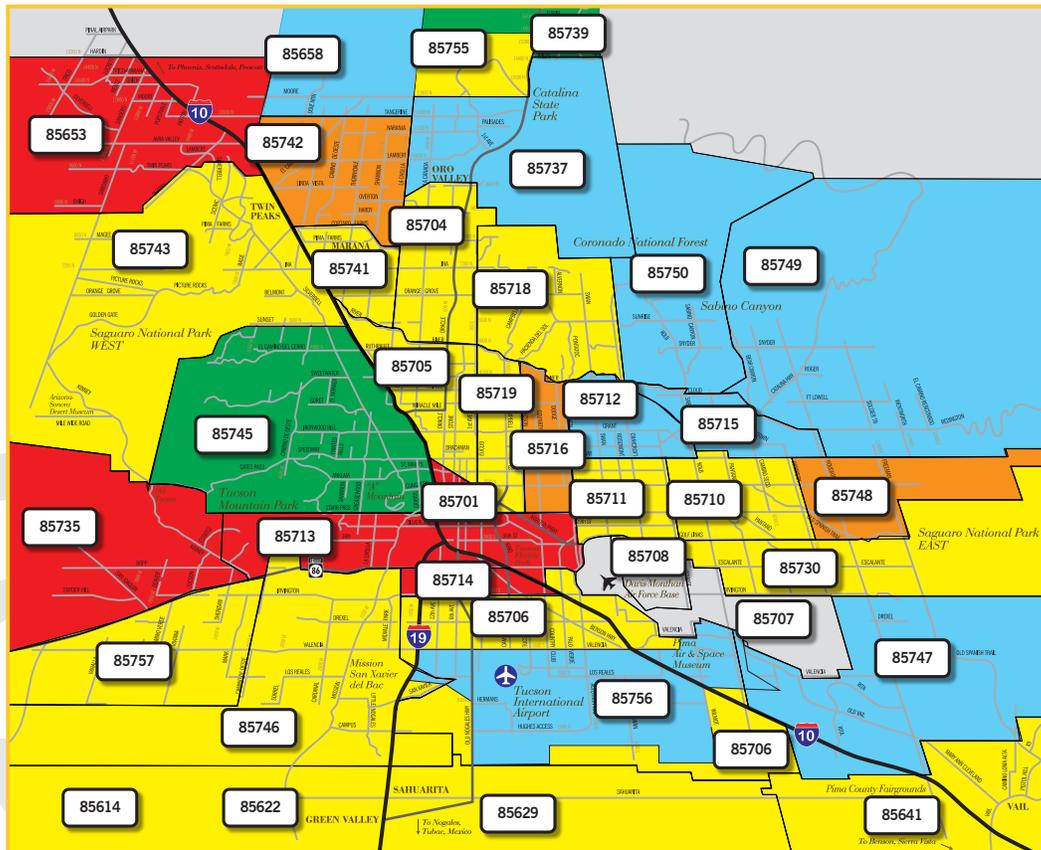
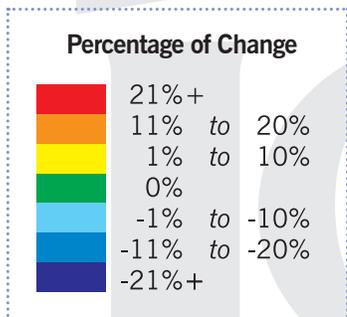
				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2014-FEB 2015 TO DEC 2015-FEB 2016

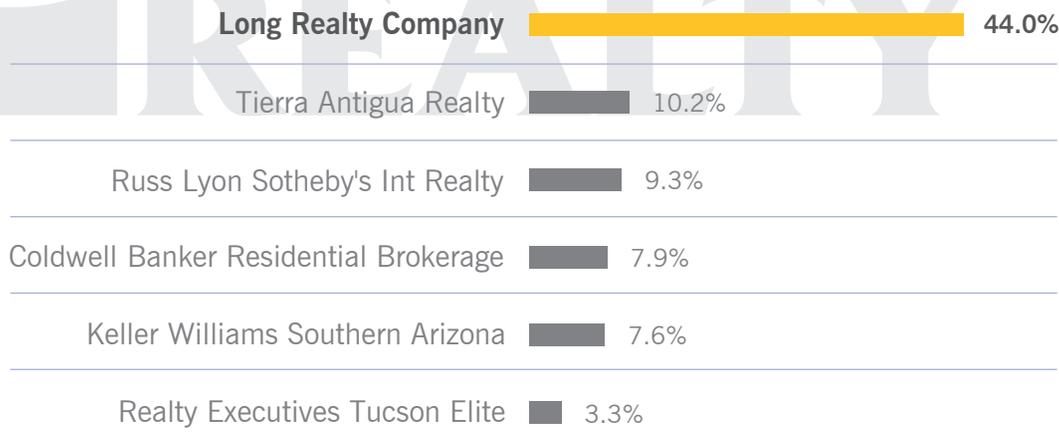
This heat map represents the percentage of change in Tucson metro median sales prices from December 2014-February 2015 to December 2015-February 2016 by zip code.



MARKET SHARE – RANCHO VISTOSO

Long Realty leads the market in successful real estate sales.

Data Obtained 03/03/2016 from TARMLS using BrokerMetrics software for all closed residential sales volume between 03/01/2015 – 02/29/2016 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.