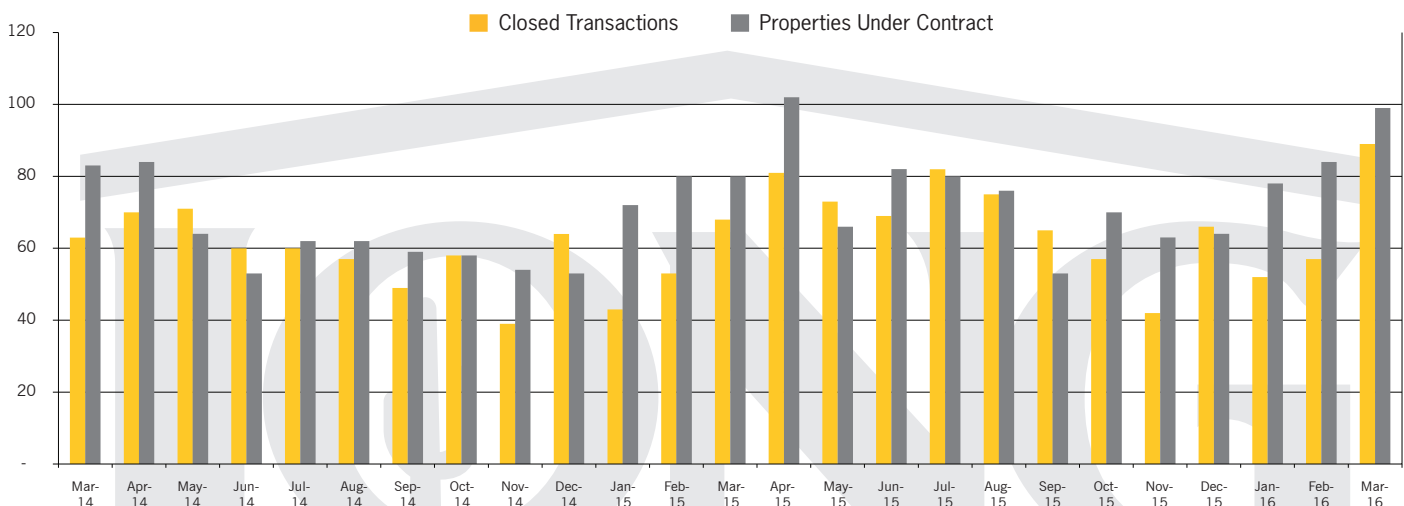




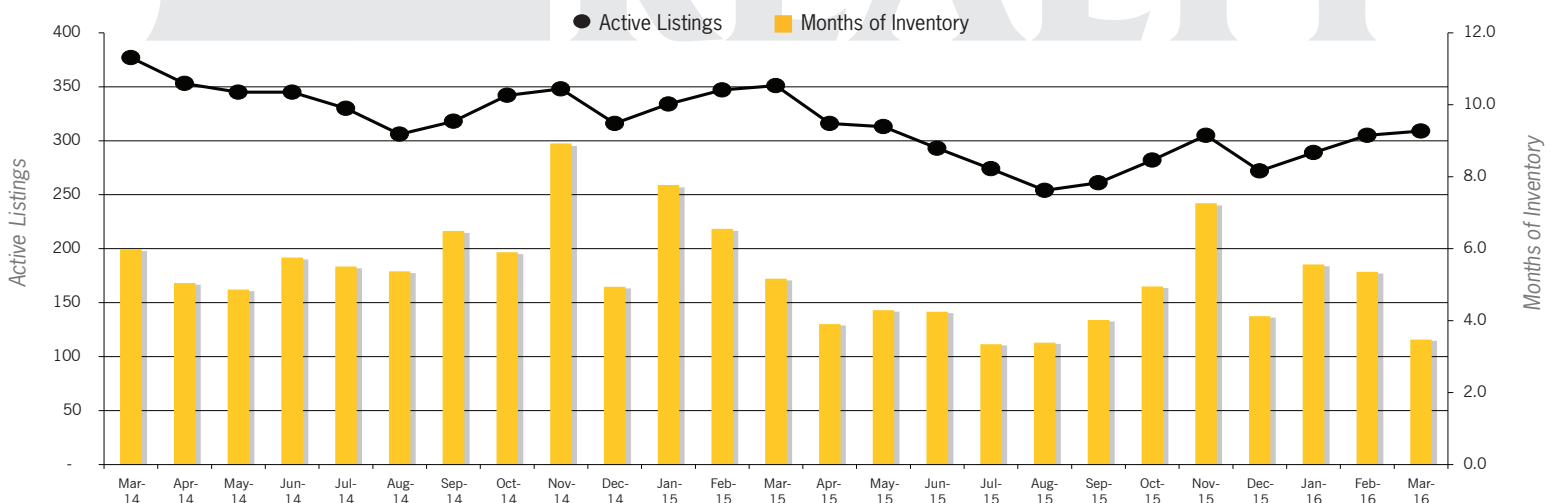
## Oro Valley | April 2016

In the Oro Valley area, March 2016 active inventory was 309, an 12% decrease from March 2015. There were 89 closings in March 2016, a 31% increase from March 2015. Year-to-date 2016 there were 200 closings, a 18% increase from year-to-date 2015. Months of Inventory was 3.5, down from 5.2 in March 2015. Median price of sold homes was \$265,000 for the month of March 2016, up 4% from March 2015. The Oro Valley area had 99 new properties under contract in March 2016, up 24% from March 2015.

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



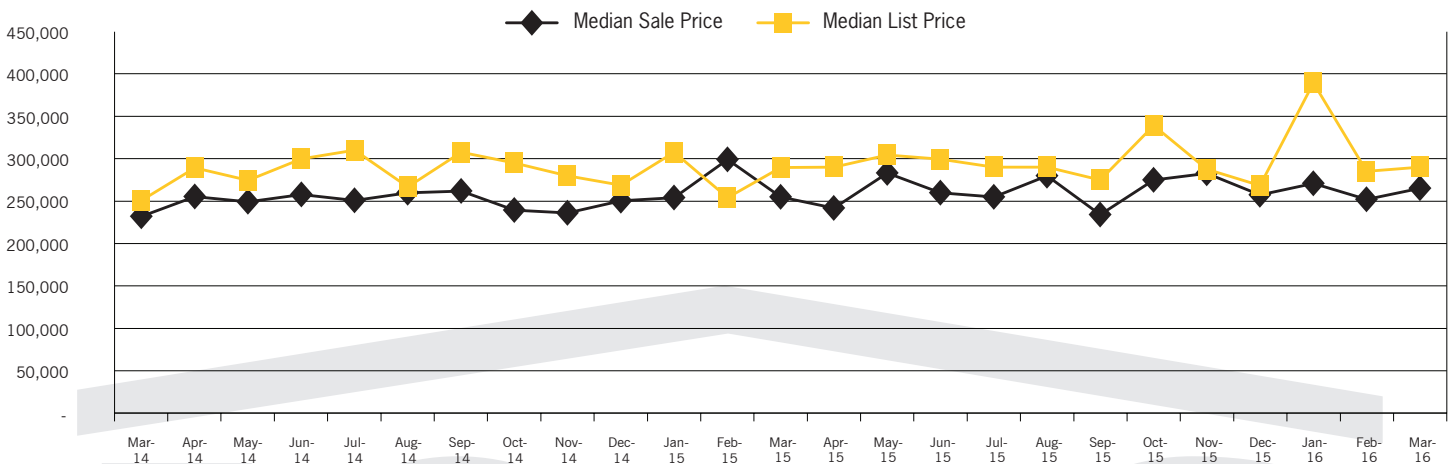
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 04/05/2016 is believed to be reliable, but not guaranteed.



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

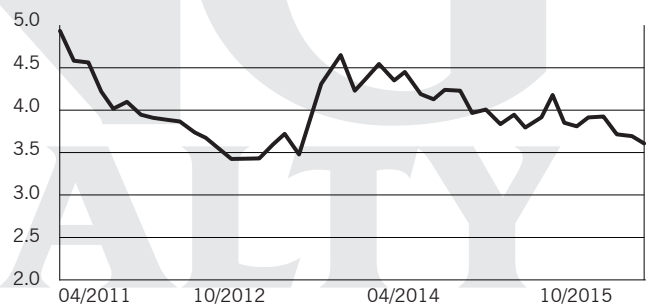


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2015	\$255,000	3.875%	\$1,139.15
2016	\$265,000	3.625%	\$1,148.11

## 30 YEAR FIXED MORTGAGE RATE

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

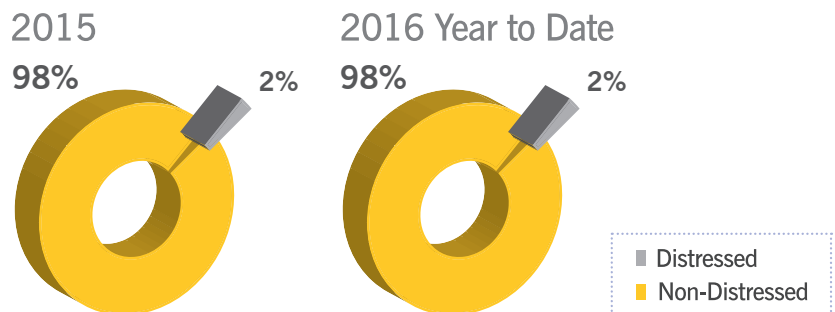


Source: Residential median sales prices. Data obtained 04/05/2016 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

## DISTRESSED VS. NON-DISTRESSED SALES – 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
		Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16			
\$1 - 49,999	0	0	0	1	1	0	0	n/a	0.0	Seller
\$50,000 - 74,999	0	0	1	0	1	0	1	0.0	1.0	Seller
\$75,000 - 99,999	4	1	1	1	2	1	1	4.0	4.3	Slightly Seller
\$100,000 - 124,999	4	1	1	0	0	1	1	4.0	3.5	Seller
\$125,000 - 149,999	2	1	0	1	1	1	0	n/a	5.0	Balanced
\$150,000 - 174,999	14	3	3	2	1	7	2	7.0	3.7	Seller
\$175,000 - 199,999	23	3	4	9	3	5	10	2.3	3.3	Seller
\$200,000 - 224,999	25	8	5	4	4	9	7	3.6	3.6	Seller
\$225,000 - 249,999	34	6	3	11	8	4	13	2.6	4.0	Seller
\$250,000 - 274,999	24	5	4	11	7	4	11	2.2	3.3	Seller
\$275,000 - 299,999	23	4	4	4	0	4	5	4.6	9.2	Buyer
\$300,000 - 349,999	26	7	7	6	9	8	13	2.0	2.3	Seller
\$350,000 - 399,999	18	4	2	6	6	7	6	3.0	3.4	Seller
\$400,000 - 499,999	28	4	3	5	3	1	4	7.0	9.8	Buyer
\$500,000 - 599,999	18	4	1	4	4	2	5	3.6	4.3	Slightly Seller
\$600,000 - 699,999	18	2	2	3	1	1	4	4.5	9.0	Buyer
\$700,000 - 799,999	11	0	1	0	0	1	2	5.5	8.3	Slightly Buyer
\$800,000 - 899,999	7	2	0	0	1	0	1	7.0	10.0	Buyer
\$900,000 - 999,999	6	1	1	0	0	0	2	3.0	10.0	Buyer
\$1,000,000 - and over	24	2	1	0	2	1	1	24.0	16.5	Buyer
<b>TOTAL</b>	<b>309</b>	<b>58</b>	<b>44</b>	<b>68</b>	<b>54</b>	<b>57</b>	<b>89</b>	<b>3.5</b>	<b>4.5</b>	<b>Slightly Seller</b>



Statistics based on information obtained from TARMLS and using Brokermetrics software on 04/05/2016.

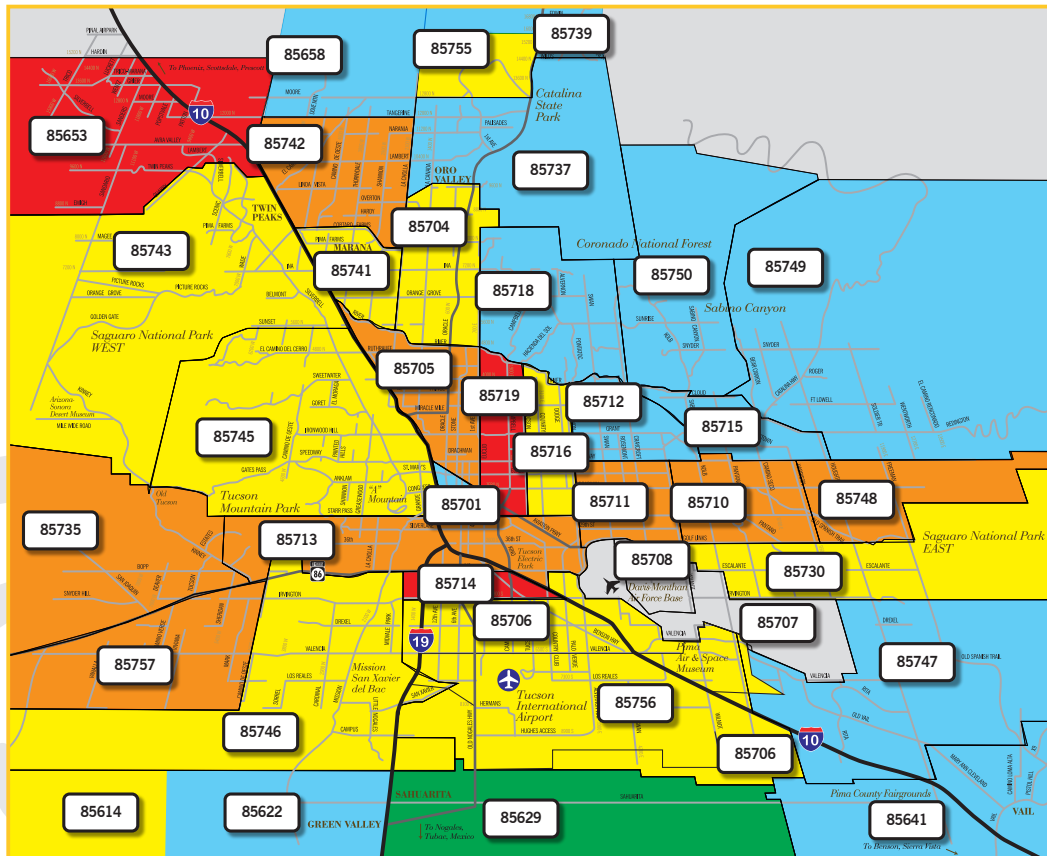
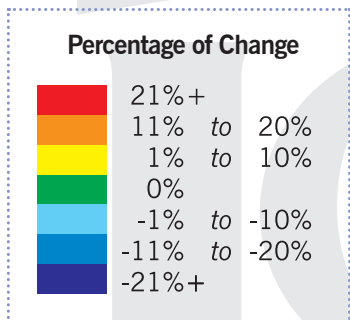
3 month trend in months of inventory is the average of closed sales and active listing data from 01/01/2016 - 03/31/2016. Information is believed to be reliable, but not guaranteed.



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JAN 2015-MAR 2015 TO JAN 2016-MAR 2016

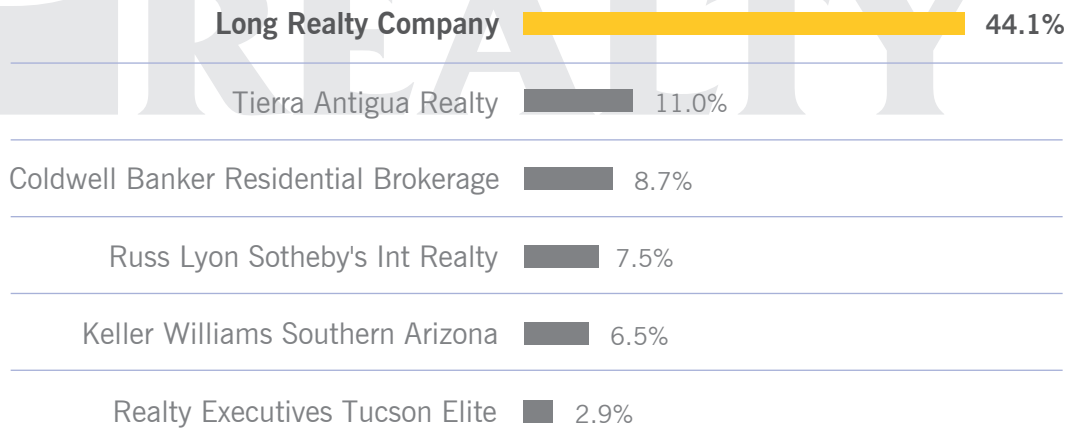
This heat map represents the percentage of change in Tucson metro median sales prices from January 2015-March 2015 to January 2016-March 2016 by zip code.



## MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 04/05/2016 from TARMLS using BrokerMetrics software for all closed residential sales volume between 04/01/2015 – 03/31/2016 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.