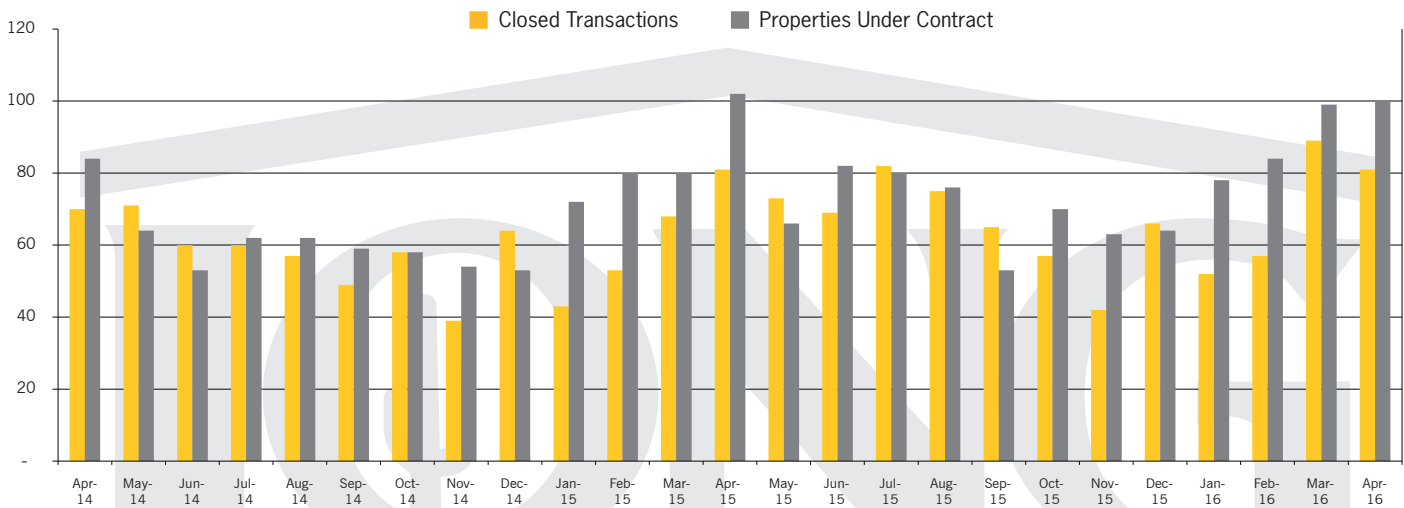




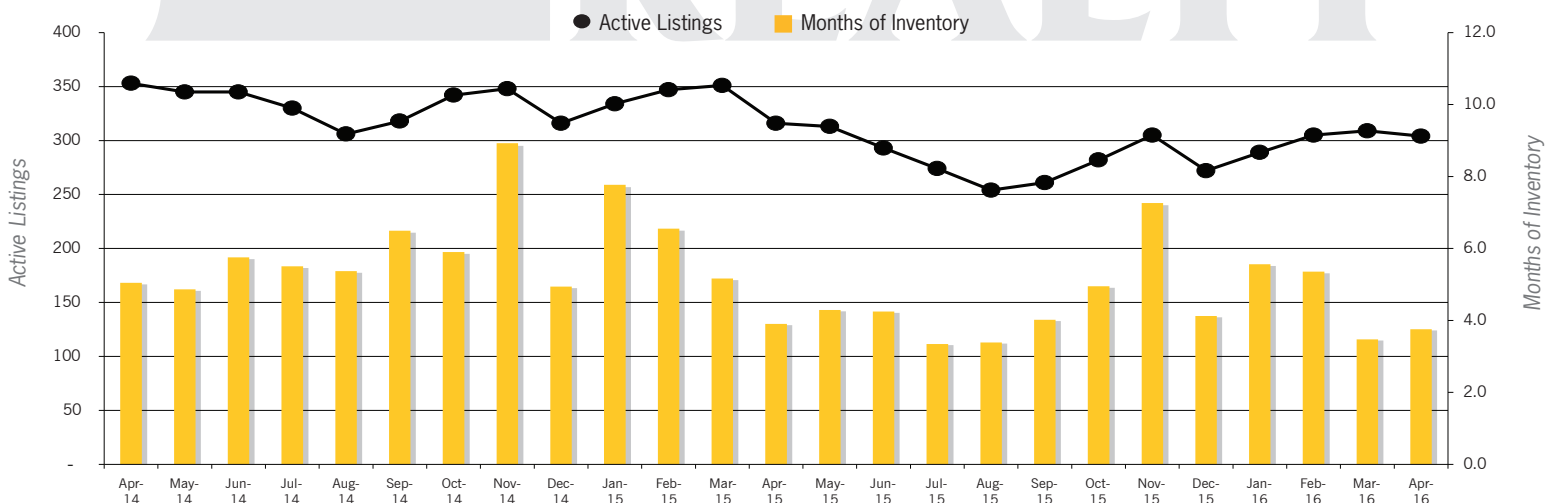
Oro Valley | May 2016

In the Oro Valley area, April 2016 active inventory was 304, a 4% decrease from April 2015. There were 81 closings in April 2016, virtually unchanged from April 2015. Year-to-date 2016 there were 281 closings, an 11% increase from year-to-date 2015. Months of Inventory was 3.8, down from 3.9 in April 2015. Median price of sold homes was \$270,000 for the month of April 2016, up 12% from April 2015. The Oro Valley area had 100 new properties under contract in April 2016, down 2% from April 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



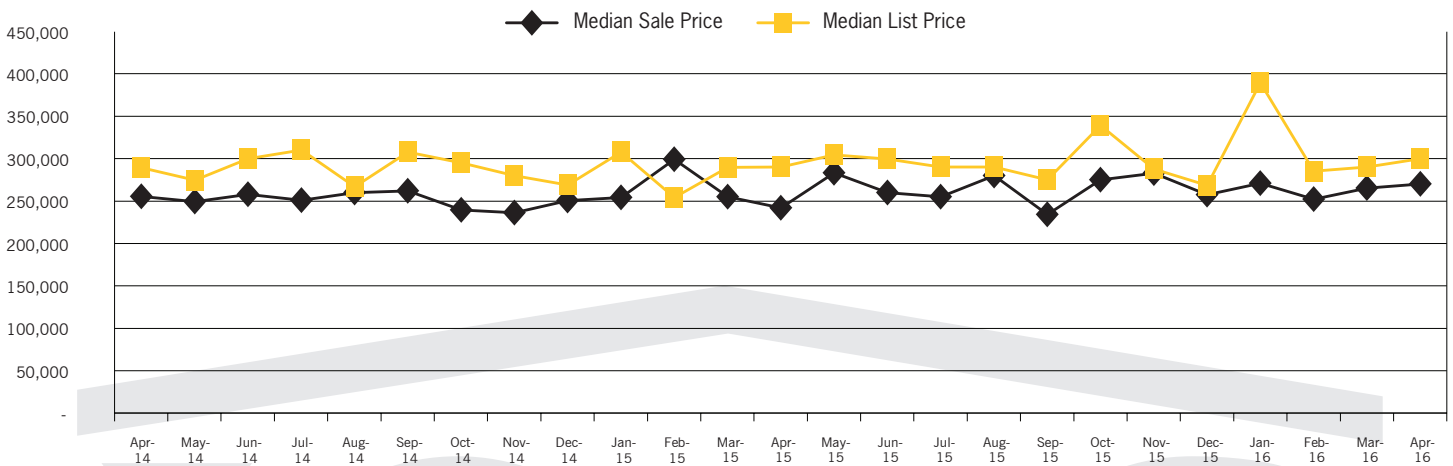
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



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



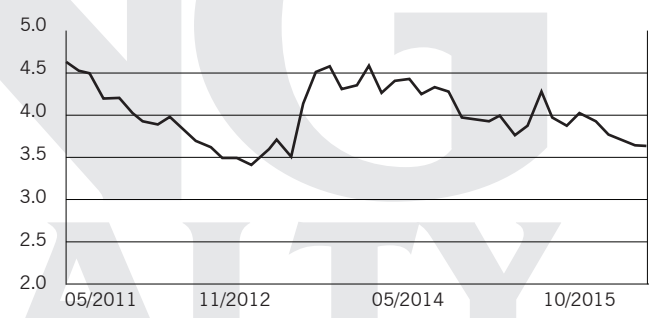
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



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	\$242,000	3.875%	\$1,081.08
2016	\$270,000	3.625%	\$1,169.77

30 YEAR FIXED MORTGAGE RATE

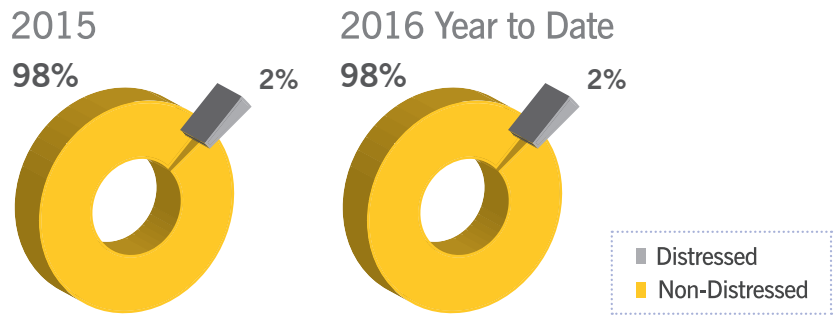


Source: Residential median sales prices. Data obtained 05/04/2016 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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
		Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16			
\$1 - 49,999	0	0	1	1	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	1	0	1	0	1	0	n/a	1.0	Seller
\$75,000 - 99,999	3	1	1	2	1	1	1	3.0	4.7	Slightly Seller
\$100,000 - 124,999	1	1	0	0	1	1	0	n/a	3.5	Seller
\$125,000 - 149,999	3	0	1	1	1	0	1	3.0	5.0	Balanced
\$150,000 - 174,999	11	3	2	1	7	2	5	2.2	2.6	Seller
\$175,000 - 199,999	19	4	9	3	5	10	10	1.9	2.4	Seller
\$200,000 - 224,999	28	5	4	4	9	7	5	5.6	3.5	Seller
\$225,000 - 249,999	27	3	11	8	4	13	10	2.7	3.6	Seller
\$250,000 - 274,999	23	4	11	7	4	11	10	2.3	2.9	Seller
\$275,000 - 299,999	22	4	4	0	4	5	9	2.4	4.3	Slightly Seller
\$300,000 - 349,999	23	7	6	9	8	13	10	2.3	2.2	Seller
\$350,000 - 399,999	26	2	6	6	7	6	4	6.5	3.9	Seller
\$400,000 - 499,999	25	3	5	3	1	4	5	5.0	8.1	Slightly Buyer
\$500,000 - 599,999	23	1	4	4	2	5	3	7.7	5.5	Balanced
\$600,000 - 699,999	14	2	3	1	1	4	4	3.5	5.7	Balanced
\$700,000 - 799,999	14	1	0	0	1	2	0	n/a	10.7	Buyer
\$800,000 - 899,999	8	0	0	1	0	1	0	n/a	23.0	Buyer
\$900,000 - 999,999	6	1	0	0	0	2	1	6.0	6.0	Balanced
\$1,000,000 - and over	28	1	0	2	1	1	3	9.3	14.6	Buyer
TOTAL	304	44	68	54	57	89	81	3.8	4.0	Slightly Seller



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

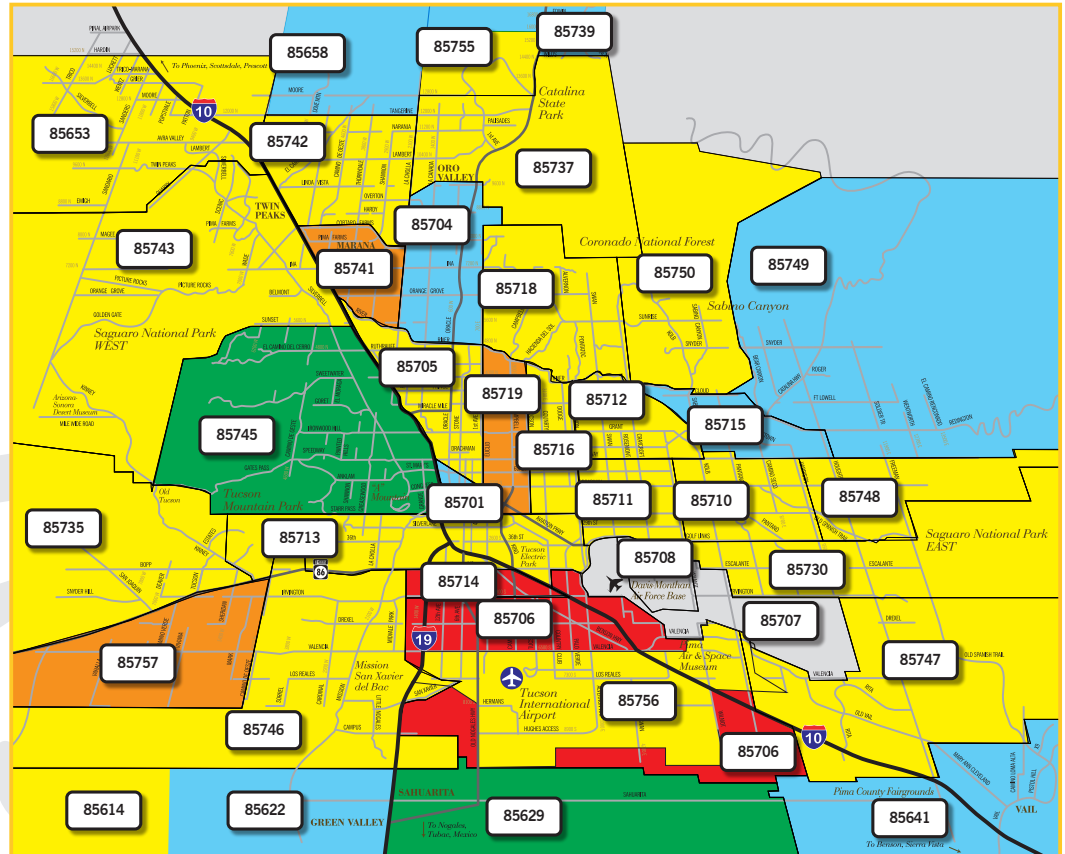
3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2016 - 04/30/2016. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2015-APR 2015 TO FEB 2016-APR 2016

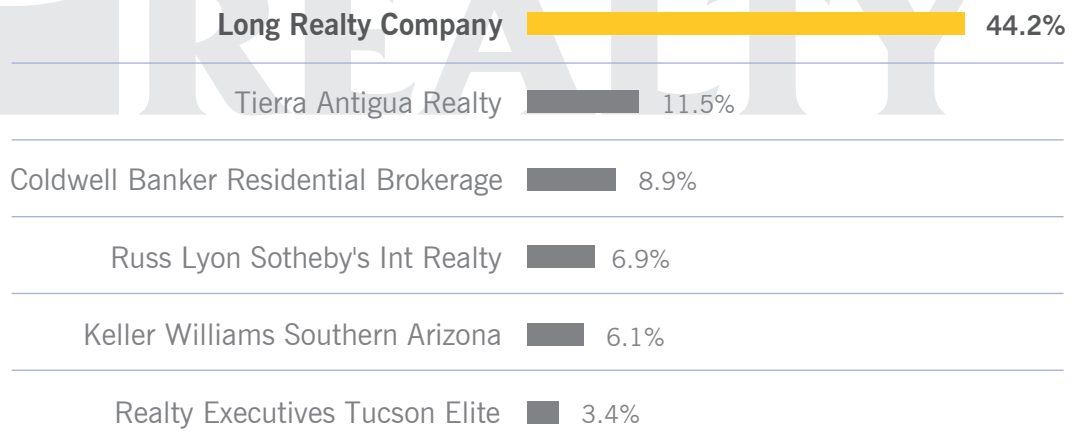
This heat map represents the percentage of change in Tucson metro median sales prices from February 2015-April 2015 to February 2016-April 2016 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 05/04/2016 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 05/01/2015 – 04/30/2016 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.