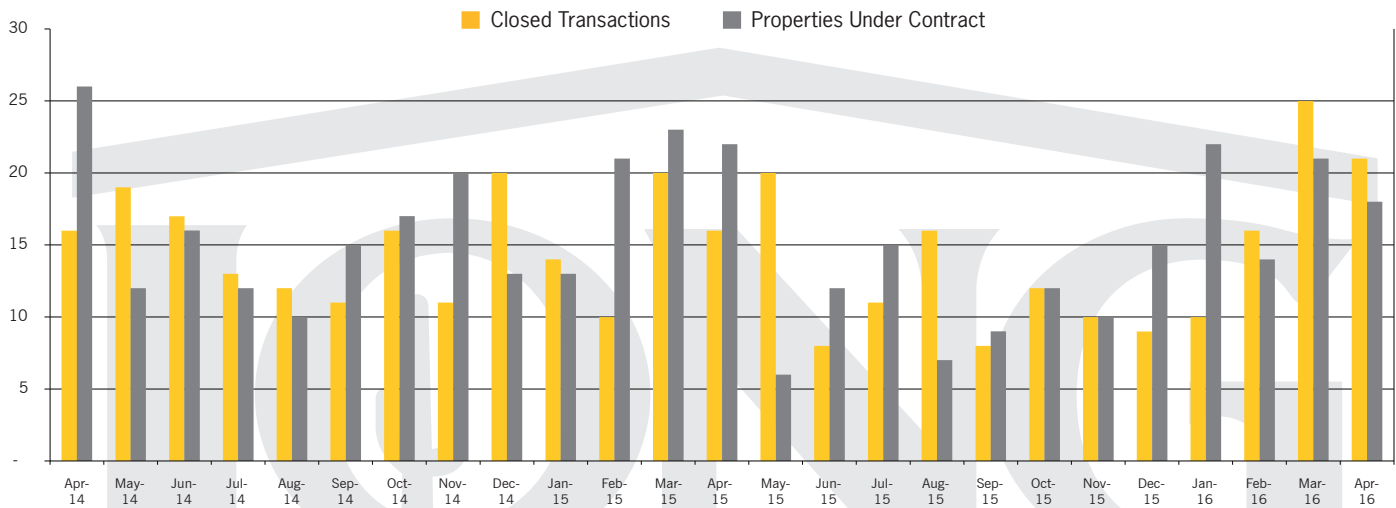




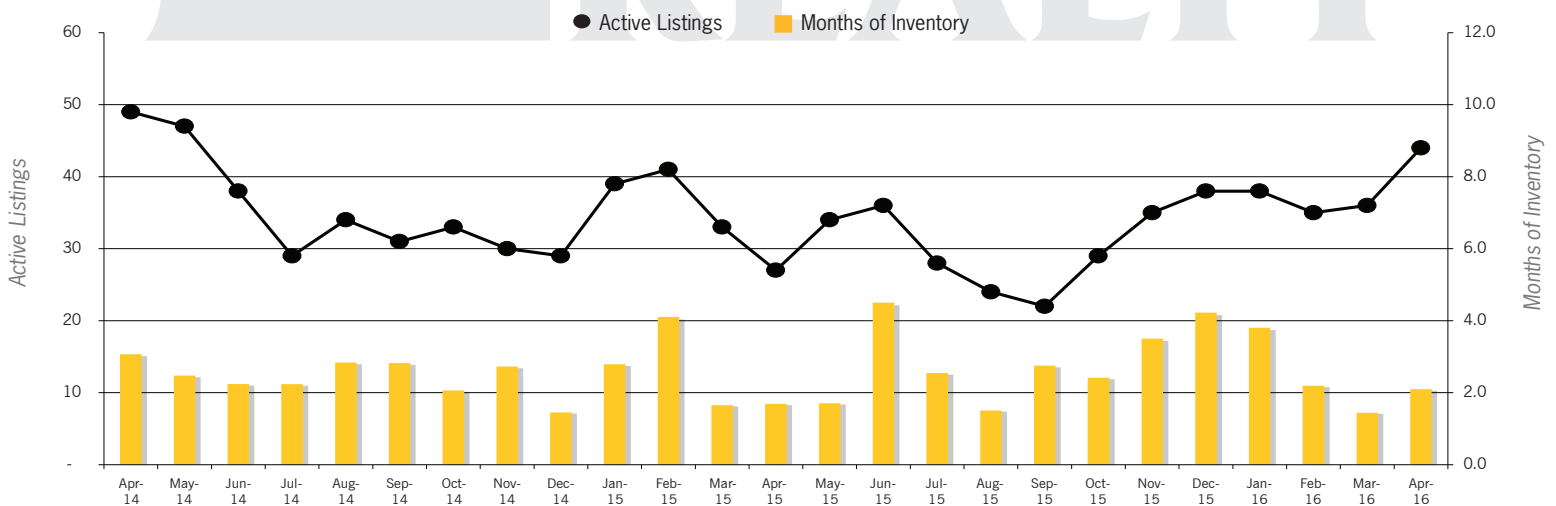
Sun City Oro Valley | May 2016

In the Sun City Oro Valley area, April 2016 active inventory was 44, a 63% increase from April 2015. There were 21 closings in April 2016, a 31% increase from April 2015. Year-to-date 2016 there were 79 closings, a 22% increase from year-to-date 2015. Months of Inventory was 2.1, up from 1.7 in April 2015. Median price of sold homes was \$225,000 for the month of April 2016, down 3% from April 2015. The Sun City Oro Valley area had 18 new properties under contract in April 2016, down 18% from April 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SUN CITY ORO VALLEY



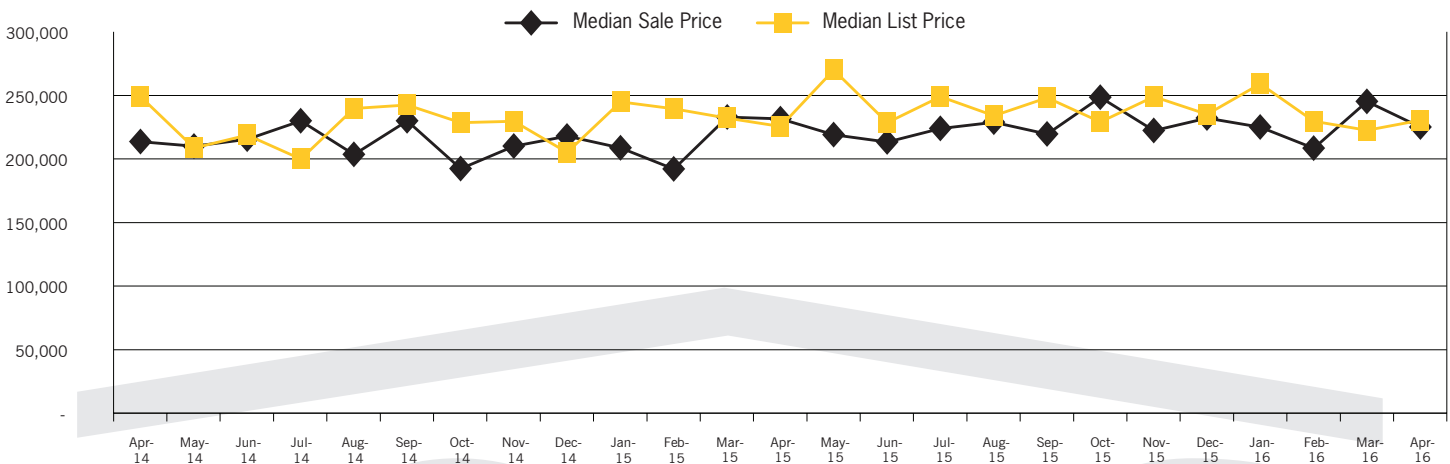
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



*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.*



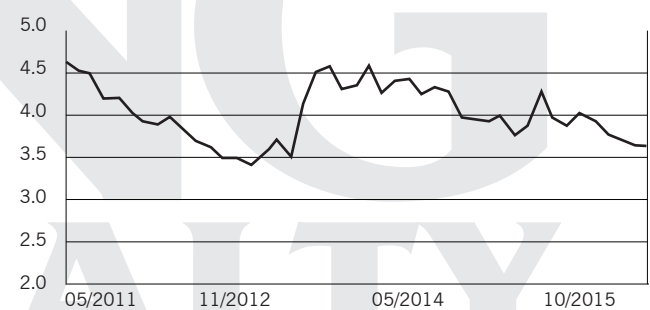
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SUN CITY ORO VALLEY



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2015	\$231,500	3.88%	\$1,034.17
2016	\$225,000	3.625%	\$974.81

30 YEAR FIXED MORTGAGE RATE

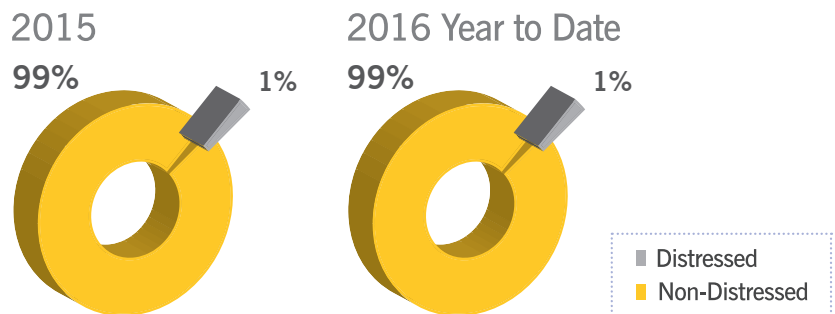


Source: Residential median sales prices. Data obtained 05/04/2016 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – SUN CITY 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 – SUN CITY 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	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	0	0	0	0	1	0.0	0.0	Seller
\$150,000 - 174,999	2	1	1	1	4	2	1	2.0	0.7	Seller
\$175,000 - 199,999	7	1	2	1	4	4	6	1.2	1.3	Seller
\$200,000 - 224,999	13	4	3	1	4	2	3	4.3	4.1	Slightly Seller
\$225,000 - 249,999	7	2	2	4	1	6	4	1.8	2.2	Seller
\$250,000 - 274,999	5	1	0	2	1	5	1	5.0	2.1	Seller
\$275,000 - 299,999	4	0	0	0	1	1	1	4.0	5.3	Balanced
\$300,000 - 349,999	2	1	0	1	2	6	2	1.0	0.2	Seller
\$350,000 - 399,999	2	0	2	1	2	0	1	n/a	1.0	Seller
\$400,000 - 499,999	1	0	0	0	0	0	1	1.0	2.0	Seller
\$500,000 - 599,999	1	0	0	0	0	1	0	n/a	2.0	Seller
\$600,000 - 699,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	44	10	10	11	19	27	21	2.1	1.9	Seller

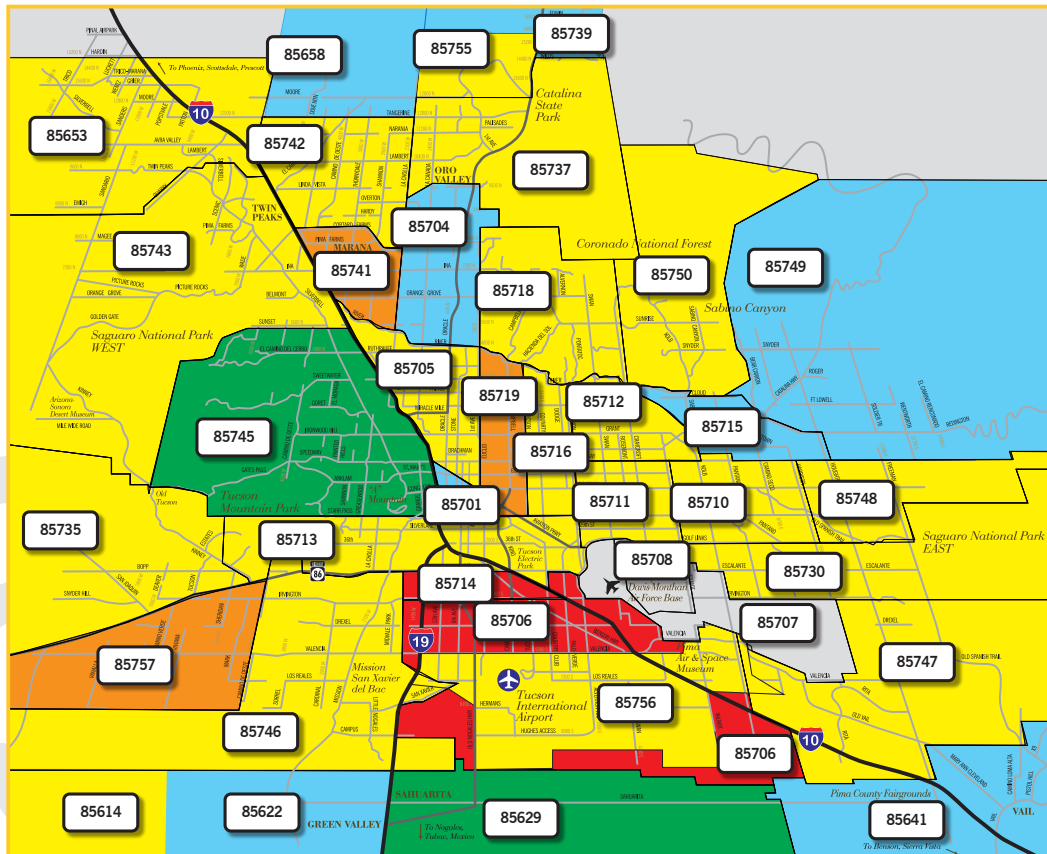
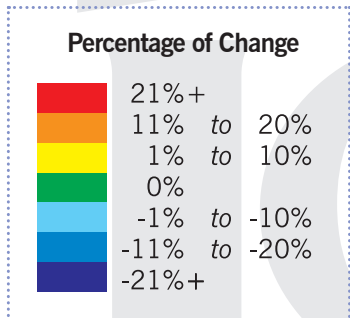
				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2015-APR 2015 TO FEB 2016-APR 2016

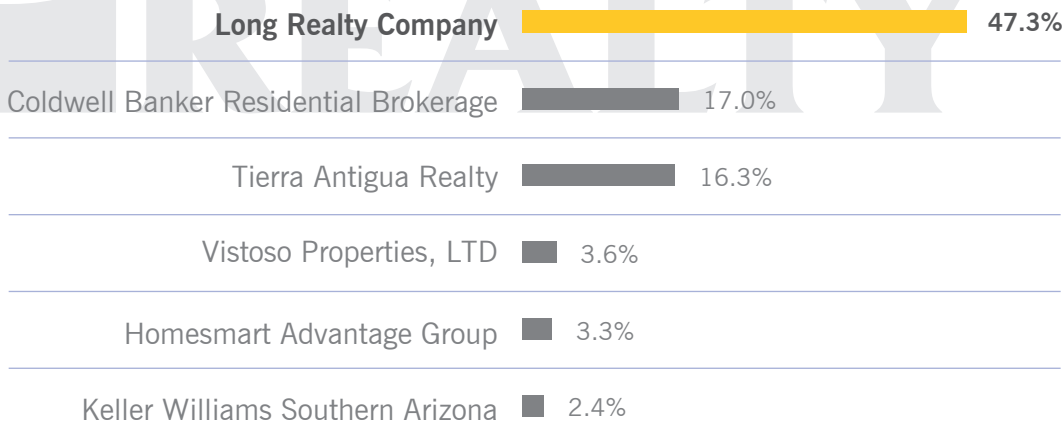
This heat map represents the percentage of change in Tucson metro median sales prices from February 2015-April 2015 to February 2016-April 2016 by zip code.



MARKET SHARE – SUN CITY 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 Sun City Oro Valley Housing Report is comprised of data for residential properties in subdivisions of Sun City 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.

These statistics are based on information obtained from the MLSSAZ and GVARMLS on 05/04/2016. Information is believed to be reliable, but not guaranteed.