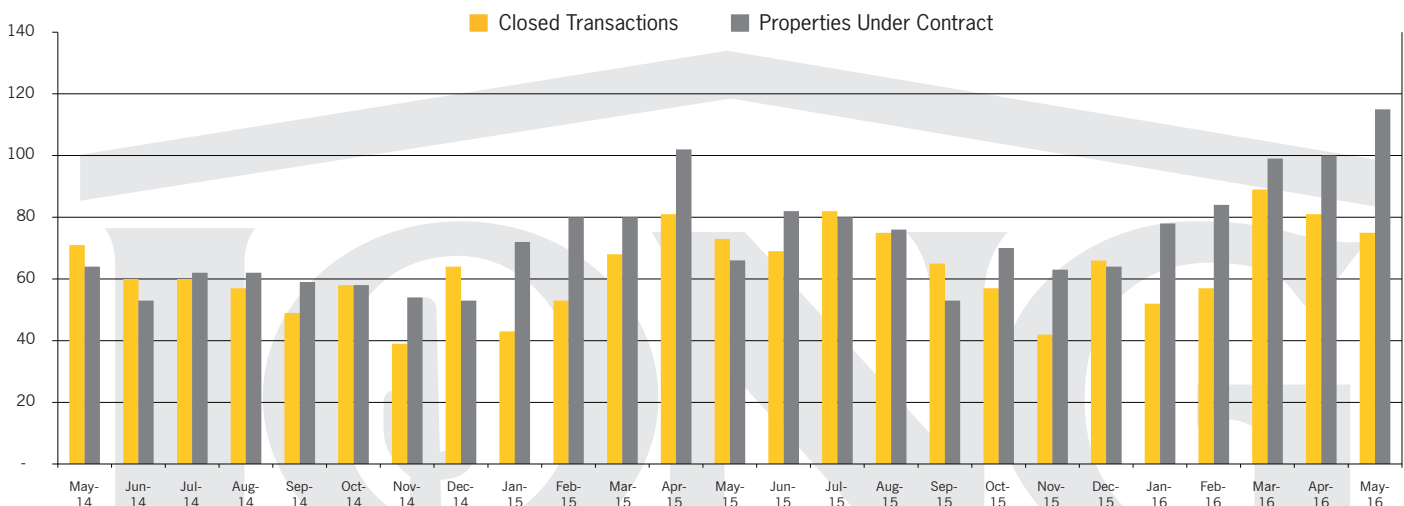




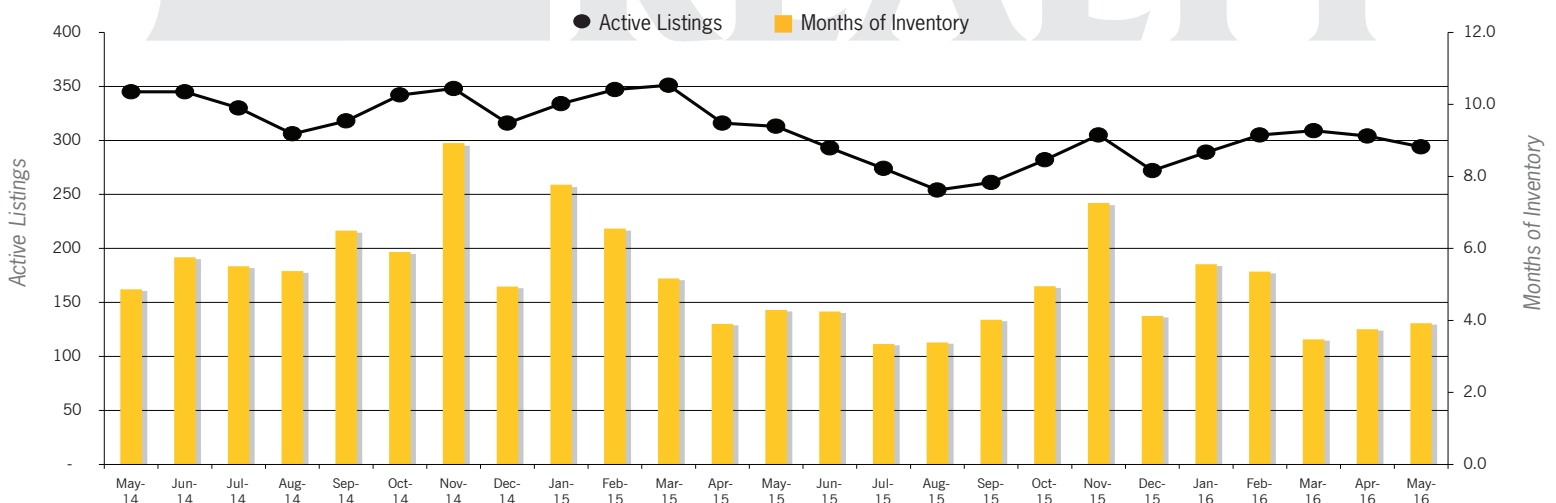
Oro Valley | June 2016

In the Oro Valley area, May 2016 active inventory was 294, a 6% decrease from May 2015. There were 75 closings in May 2016, a 3% increase from May 2015. Year-to-date 2016 there were 357 closings, a 9% increase from year-to-date 2015. Months of Inventory was 3.9, down from 4.3 in May 2015. Median price of sold homes was \$270,000 for the month of May 2016, down 5% from May 2015. The Oro Valley area had 115 new properties under contract in May 2016, up 74% from May 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



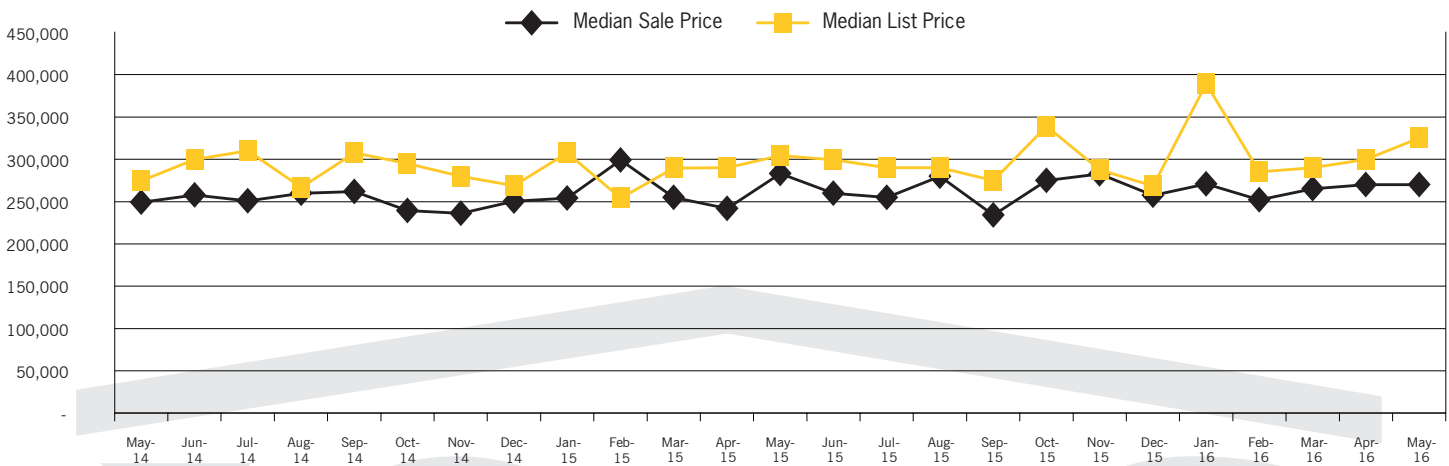
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 06/03/2016 is believed to be reliable, but not guaranteed.



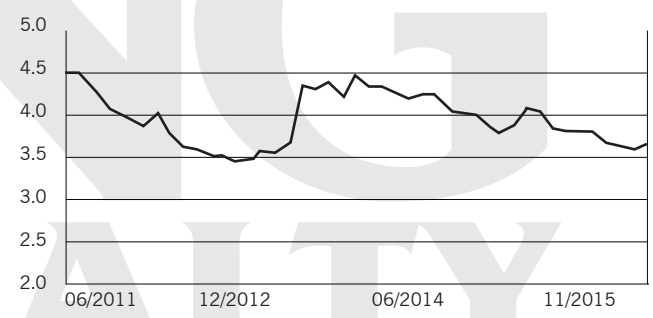
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



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	\$283,000	3.800%	\$1,252.73
2016	\$270,000	3.600%	\$1,166.17

30 YEAR FIXED MORTGAGE RATE

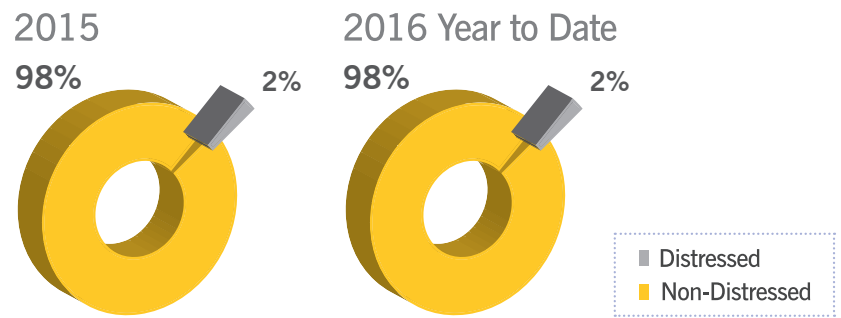


Source: Residential median sales prices. Data obtained 06/03/2016 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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
		Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16			
\$1 - 49,999	0	1	1	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	1	0	1	0	0	n/a	0.0	Seller
\$75,000 - 99,999	4	1	2	1	1	1	1	4.0	3.7	Seller
\$100,000 - 124,999	1	0	0	1	1	0	1	1.0	3.0	Seller
\$125,000 - 149,999	1	1	1	1	0	1	1	1.0	3.0	Seller
\$150,000 - 174,999	10	2	1	7	2	5	4	2.5	3.2	Seller
\$175,000 - 199,999	15	9	3	5	10	10	5	3.0	2.3	Seller
\$200,000 - 224,999	21	4	4	9	7	5	8	2.6	3.7	Seller
\$225,000 - 249,999	30	11	8	4	13	10	10	3.0	2.8	Seller
\$250,000 - 274,999	18	11	7	4	11	10	11	1.6	2.0	Seller
\$275,000 - 299,999	23	4	0	4	5	9	10	2.3	2.8	Seller
\$300,000 - 349,999	22	6	9	8	13	10	11	2.0	2.1	Seller
\$350,000 - 399,999	28	6	6	7	6	4	3	9.3	5.5	Balanced
\$400,000 - 499,999	29	5	3	1	4	5	3	9.7	6.8	Slightly Buyer
\$500,000 - 599,999	25	4	4	2	5	3	4	6.3	5.5	Balanced
\$600,000 - 699,999	16	3	1	1	4	4	1	16.0	5.3	Balanced
\$700,000 - 799,999	15	0	0	1	2	0	0	n/a	20.0	Buyer
\$800,000 - 899,999	6	0	1	0	1	0	2	3.0	7.0	Slightly Buyer
\$900,000 - 999,999	8	0	0	0	2	1	0	n/a	6.7	Slightly Buyer
\$1,000,000 - and over	22	0	2	1	1	3	0	n/a	18.5	Buyer
TOTAL	294	68	54	57	89	81	75	3.9	3.7	Seller



Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 06/03/2016.

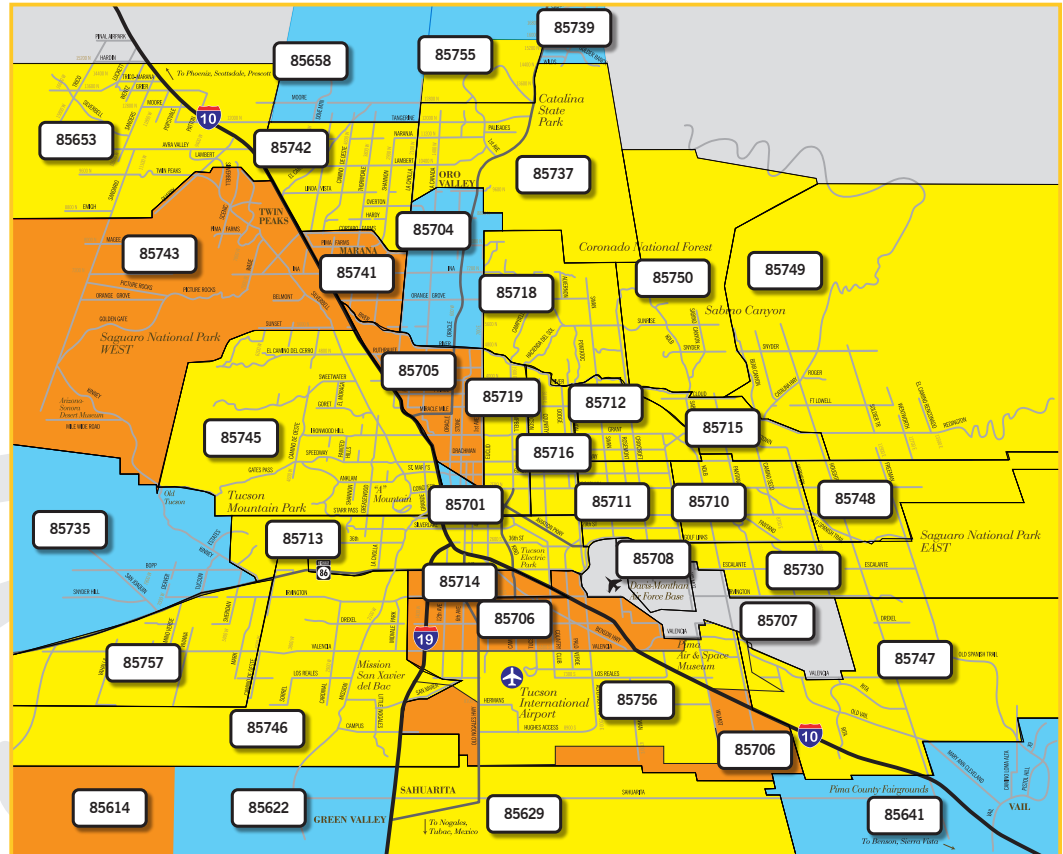
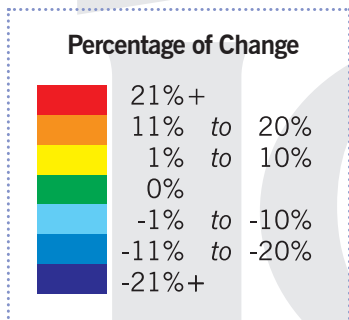
3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2016 - 05/31/2016. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2015-MAY 2015 TO MAR 2016-MAY 2016

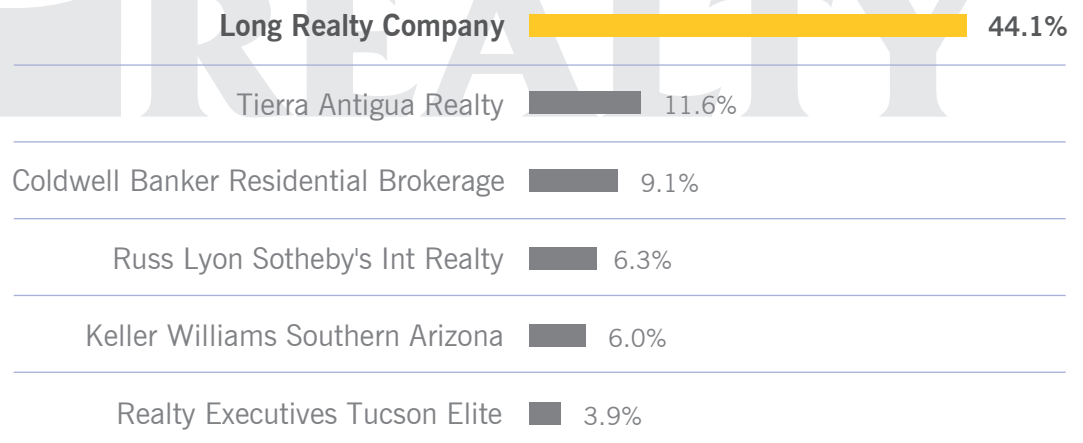
This heat map represents the percentage of change in Tucson metro median sales prices from March 2015-May 2015 to March 2016-May 2016 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 06/03/2016 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 06/01/2015 – 05/31/2016 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.