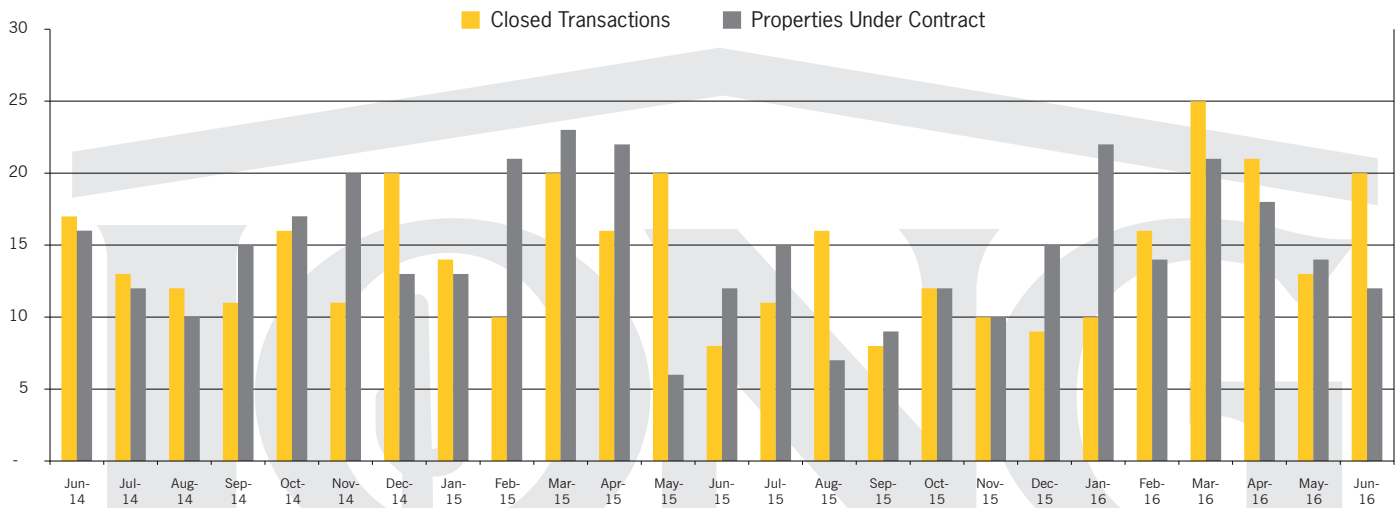




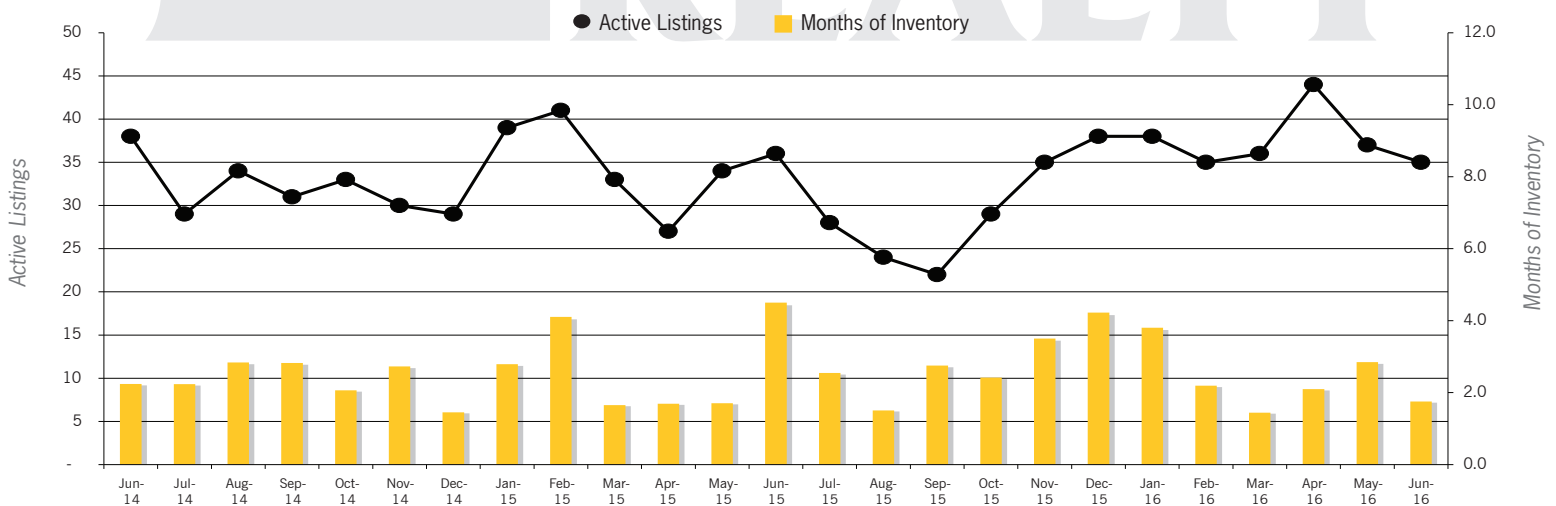
Sun City Oro Valley | July 2016

In the Sun City Oro Valley area, June 2016 active inventory was 35, a 3% decrease from June 2015. There were 20 closings in June 2016, a 150% increase from June 2015. Year-to-date 2016 there were 112 closings, a 19% increase from year-to-date 2015. Months of Inventory was 1.8, down from 4.5 in June 2015. Median price of sold homes was \$230,000 for the month of June 2016, up 8% from June 2015. The Sun City Oro Valley area had 12 new properties under contract in June 2016, virtually unchanged from June 2015.

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



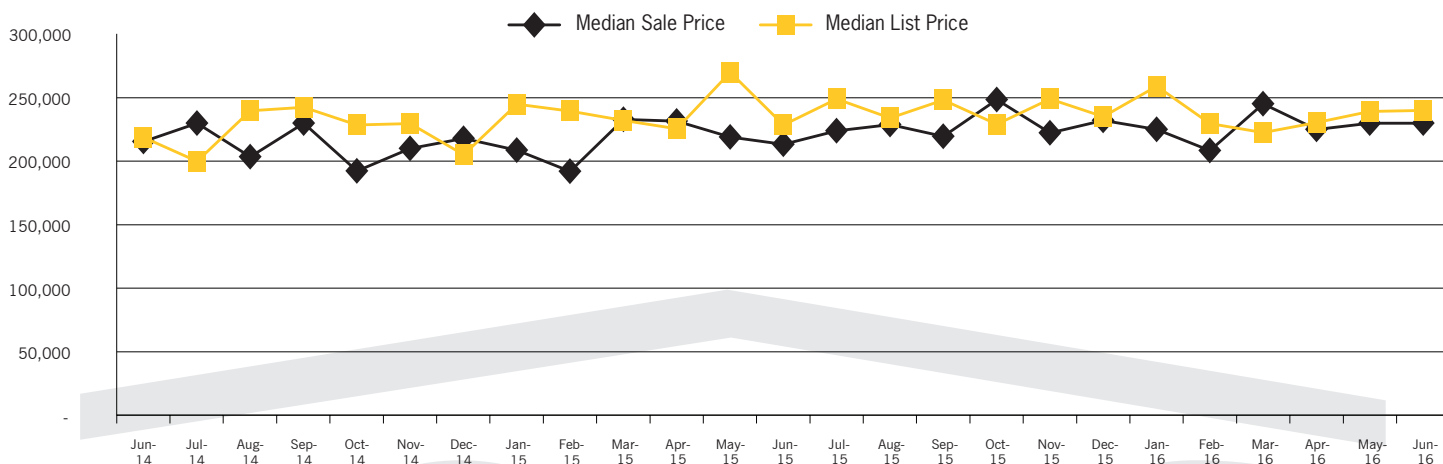
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY



*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
 All data obtained 07/06/2016 is believed to be reliable, but not guaranteed.*



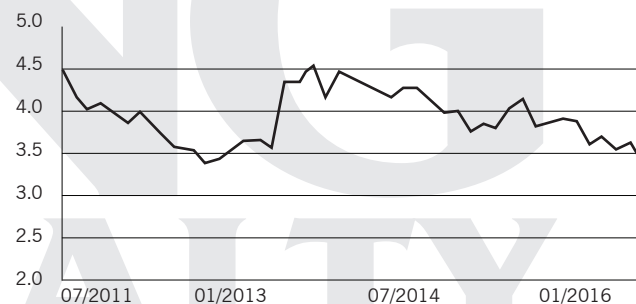
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SUN CITY ORO VALLEY



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	\$213,200	4.00%	\$966.96
2016	\$230,000	3.500%	\$981.16

30 YEAR FIXED MORTGAGE RATE

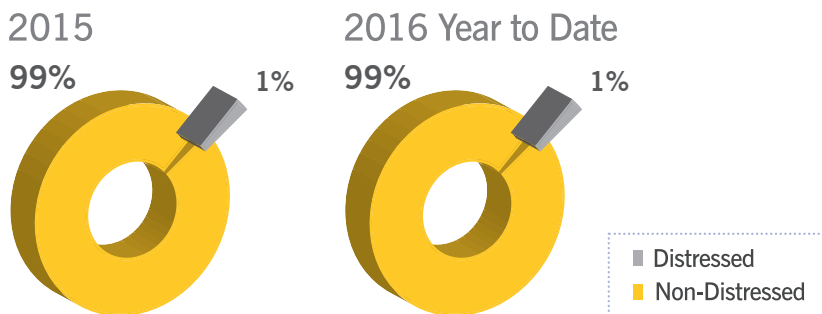


Source: Residential median sales prices. Data obtained 07/06/2016 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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
		Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-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	1	0	0	n/a	0.0	Seller
\$150,000 - 174,999	4	1	4	2	1	2	2	2.0	1.8	Seller
\$175,000 - 199,999	3	1	4	4	6	1	3	1.0	1.5	Seller
\$200,000 - 224,999	5	1	4	2	3	3	4	1.3	2.5	Seller
\$225,000 - 249,999	10	4	1	6	4	4	6	1.7	1.8	Seller
\$250,000 - 274,999	4	2	1	5	1	1	2	2.0	3.5	Seller
\$275,000 - 299,999	2	0	1	1	1	0	0	n/a	8.0	Slightly Buyer
\$300,000 - 349,999	2	1	2	6	2	2	1	2.0	1.0	Seller
\$350,000 - 399,999	2	1	2	0	1	0	1	n/a	3.5	Seller
\$400,000 - 499,999	2	0	0	0	1	0	1	2.0	2.5	Seller
\$500,000 - 599,999	1	0	0	1	0	0	0	n/a	n/a	n/a
\$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	35	11	19	27	21	13	20	1.8	2.1	Seller



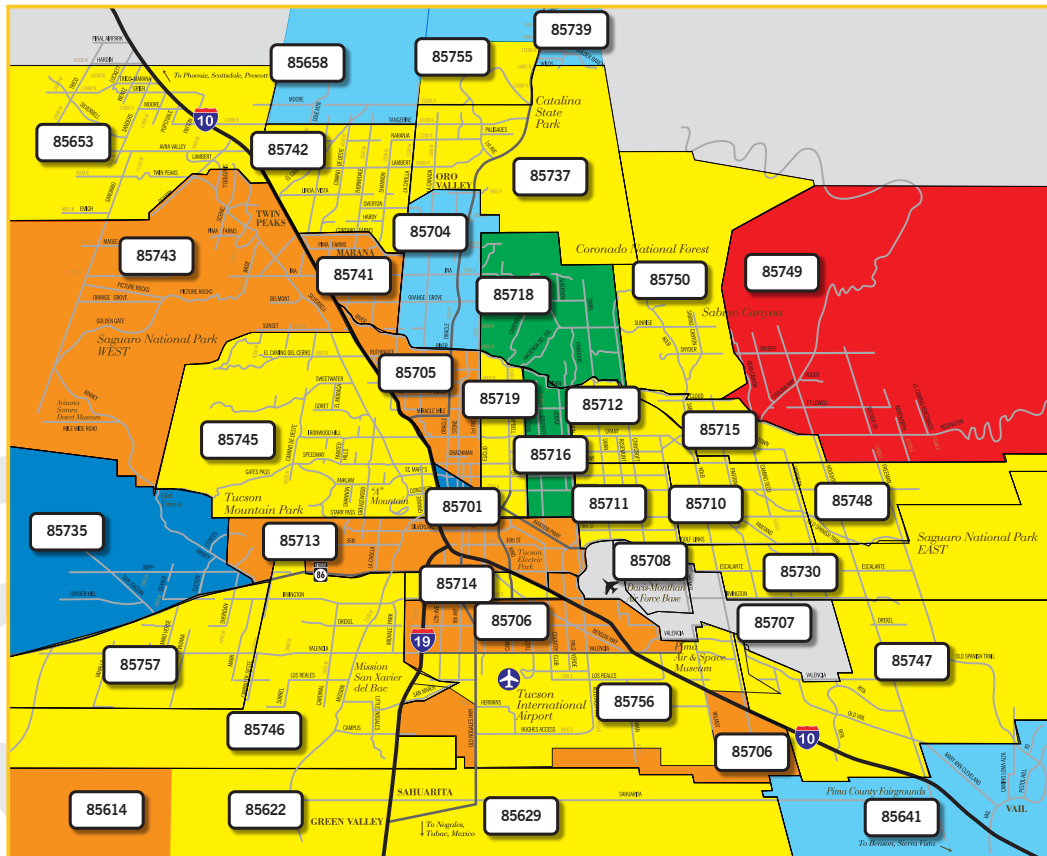
Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 07/06/2016.
3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2016 - 06/30/2016. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2015-JUN 2015 TO APR 2016-JUN 2016

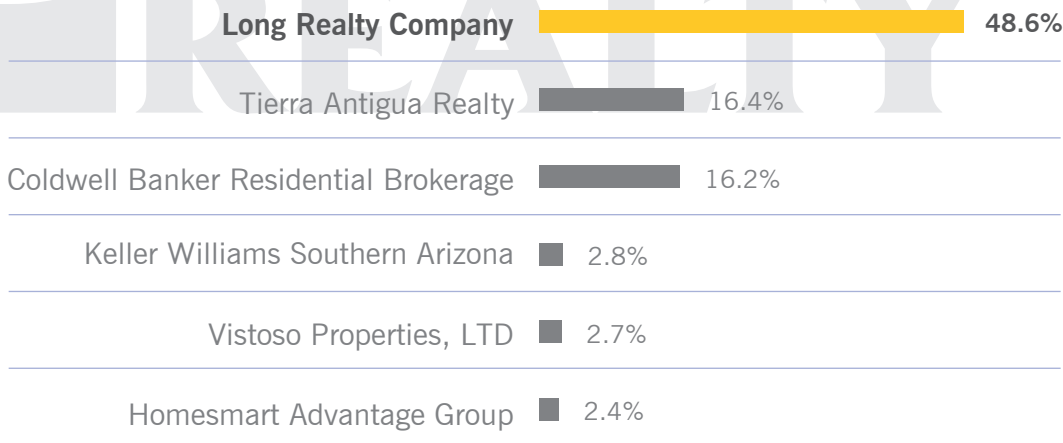
This heat map represents the percentage of change in Tucson metro median sales prices from April 2015-June 2015 to April 2016-June 2016 by zip code.



MARKET SHARE – SUN CITY ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 07/06/2016 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 07/01/2015 – 06/30/2016 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.