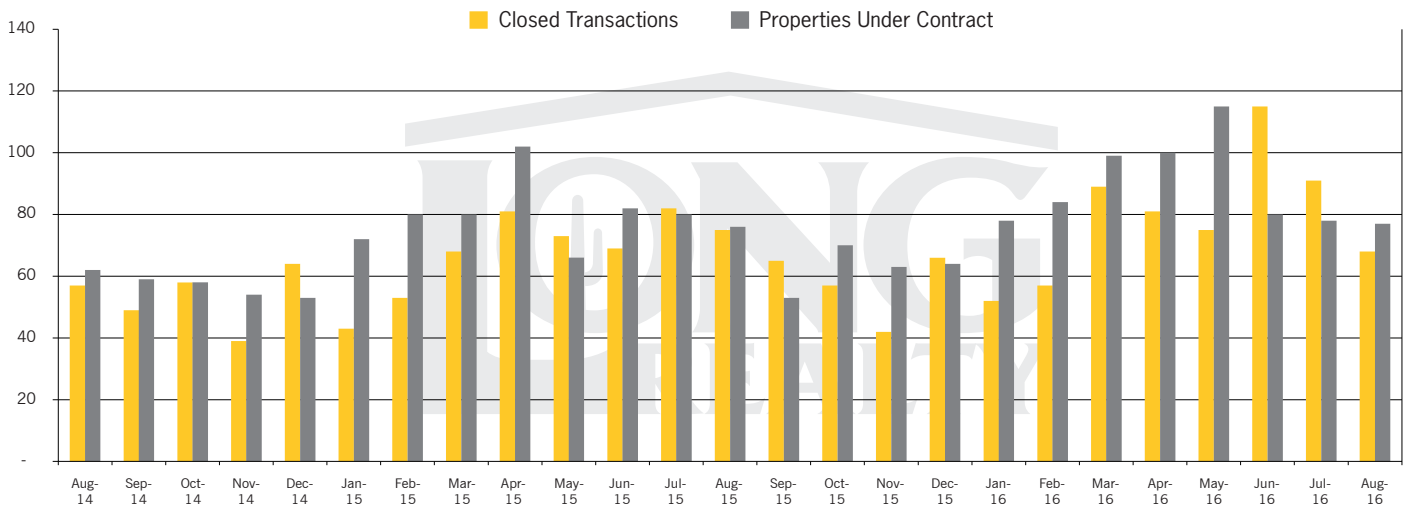




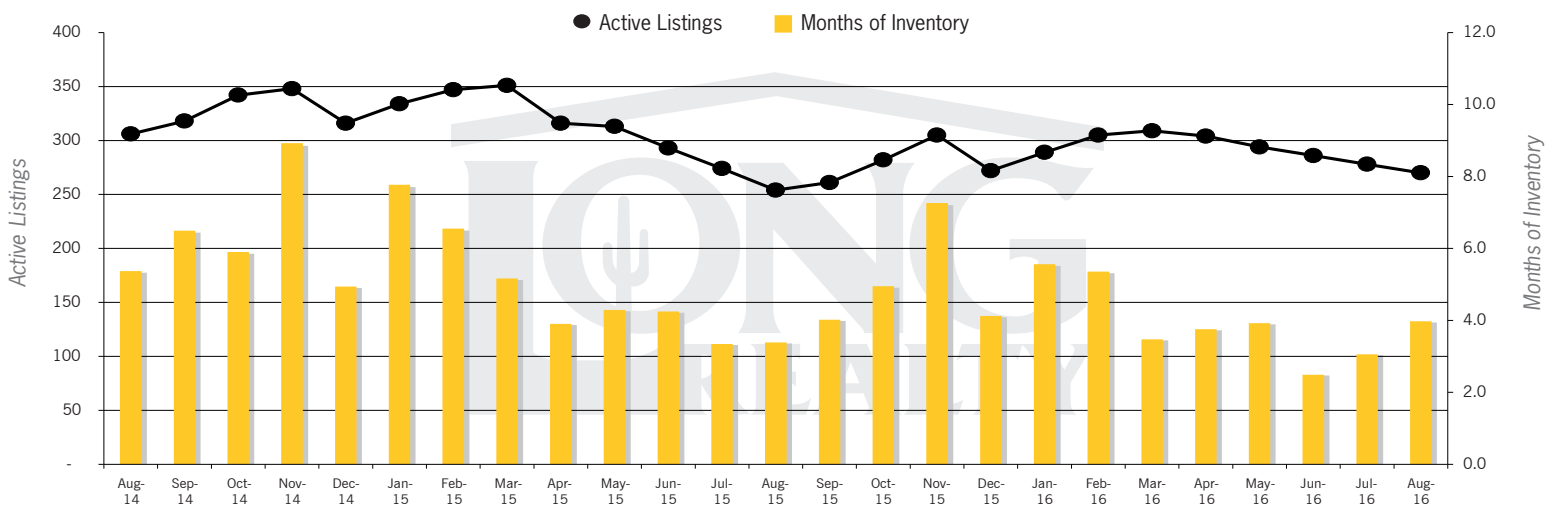
Oro Valley | September 2016

In the Oro Valley area, August 2016 active inventory was 270, a 6% increase from August 2015. There were 68 closings in August 2016, a 9% decrease from August 2015. Year-to-date 2016 there were 635 closings, a 14% increase from year-to-date 2015. Months of Inventory was 4.0, up from 3.4 in August 2015. Median price of sold homes was \$275,000 for the month of August 2016, down 2% from August 2015. The Oro Valley area had 77 new properties under contract in August 2016, up 1% from August 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



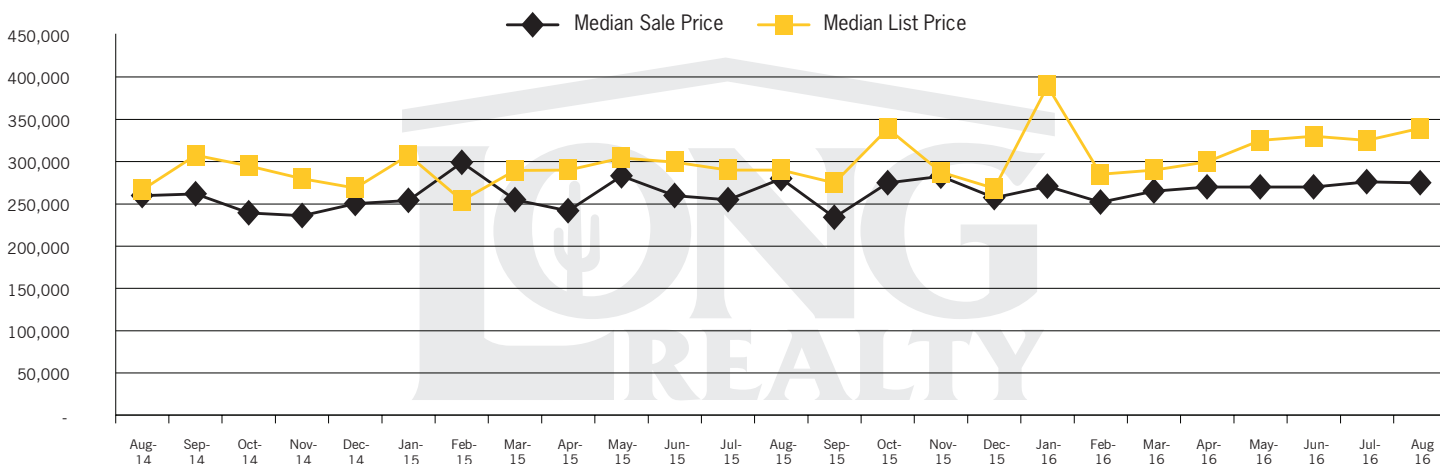
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
 All data obtained 09/06/2016 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

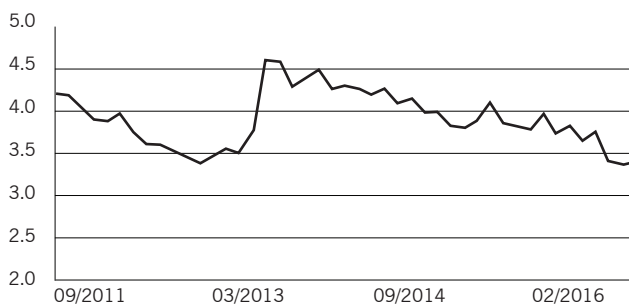


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2015	\$280,000	3.875%	\$1,250.83
2016	\$275,000	3.375%	\$1,154.98

Source: Residential median sales prices. Data obtained 09/06/2016 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.

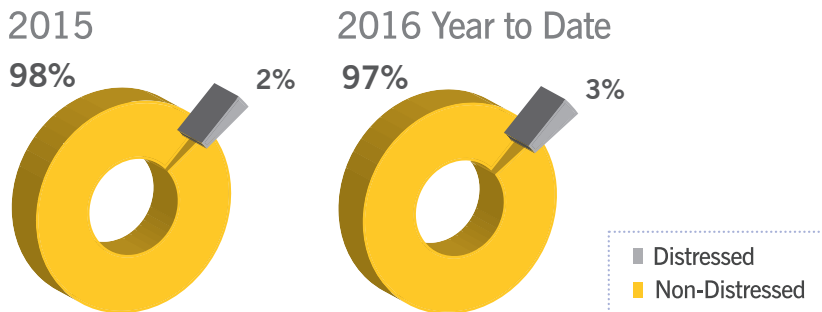
30 YEAR FIXED MORTGAGE RATE



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
		Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16			
\$1 - 49,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	1	1	0	0	1	0	0	n/a	1.0	Seller
\$75,000 - 99,999	2	1	1	1	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	1	0	1	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	1	0	1	1	6	1	2	0.5	0.4	Seller
\$150,000 - 174,999	7	2	6	4	6	3	1	7.0	2.7	Seller
\$175,000 - 199,999	12	10	10	5	12	8	5	2.4	1.4	Seller
\$200,000 - 224,999	16	7	5	8	9	9	7	2.3	2.3	Seller
\$225,000 - 249,999	22	13	10	10	13	17	11	2.0	1.7	Seller
\$250,000 - 274,999	20	11	10	11	15	8	7	2.9	1.8	Seller
\$275,000 - 299,999	17	5	9	10	7	5	8	2.1	3.4	Seller
\$300,000 - 349,999	22	14	10	11	19	10	6	3.7	2.4	Seller
\$350,000 - 399,999	31	6	4	3	7	10	6	5.2	3.7	Seller
\$400,000 - 499,999	29	4	5	3	7	14	5	5.8	2.8	Seller
\$500,000 - 599,999	25	5	3	4	3	4	3	8.3	7.5	Slightly Buyer
\$600,000 - 699,999	16	4	4	1	4	3	2	8.0	5.2	Balanced
\$700,000 - 799,999	10	2	0	0	1	0	3	3.3	9.3	Buyer
\$800,000 - 899,999	5	1	0	2	2	0	0	n/a	9.0	Buyer
\$900,000 - 999,999	6	2	1	0	0	0	2	3.0	7.0	Slightly Buyer
\$1,000,000 - and over	27	1	3	0	3	2	0	n/a	14.8	Buyer
TOTAL	270	90	82	75	115	94	68	4.0	3.0	Seller

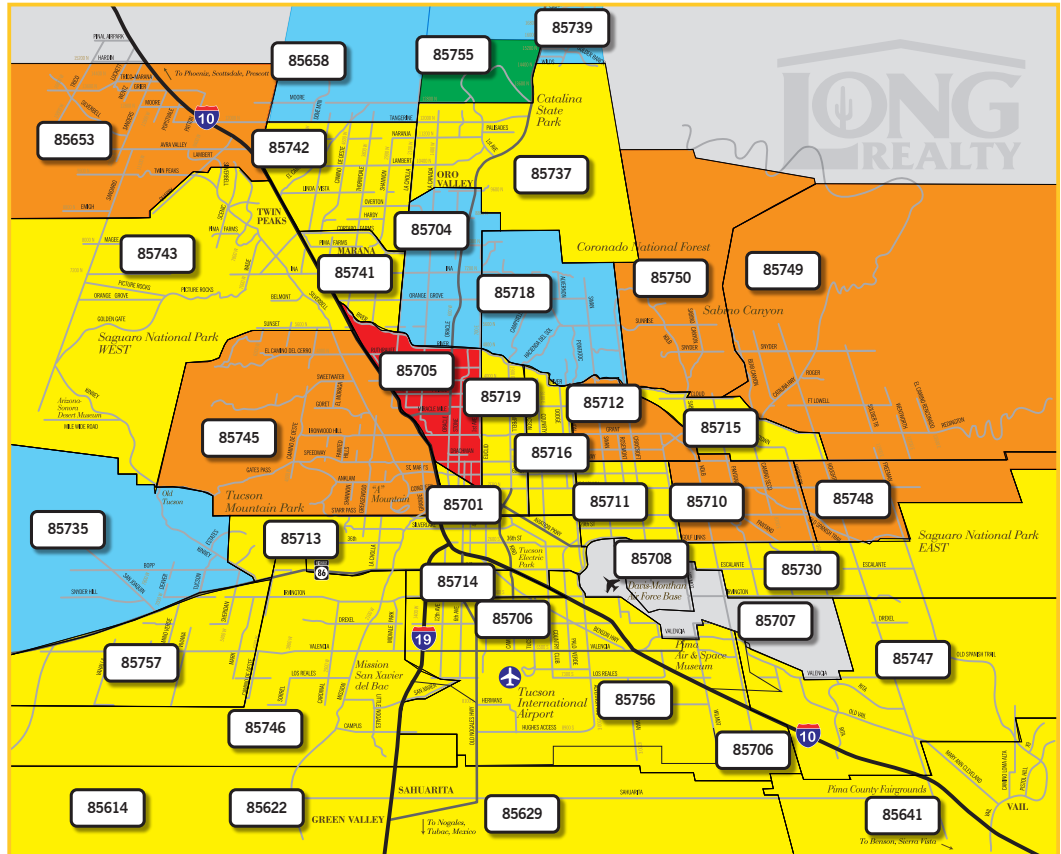
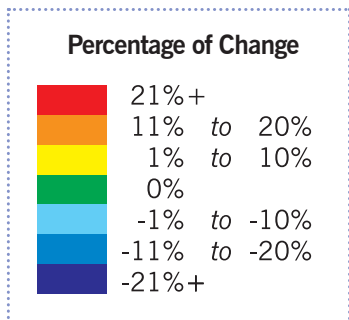




CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN 2015-AUG 2015 TO JUN 2016-AUG 2016

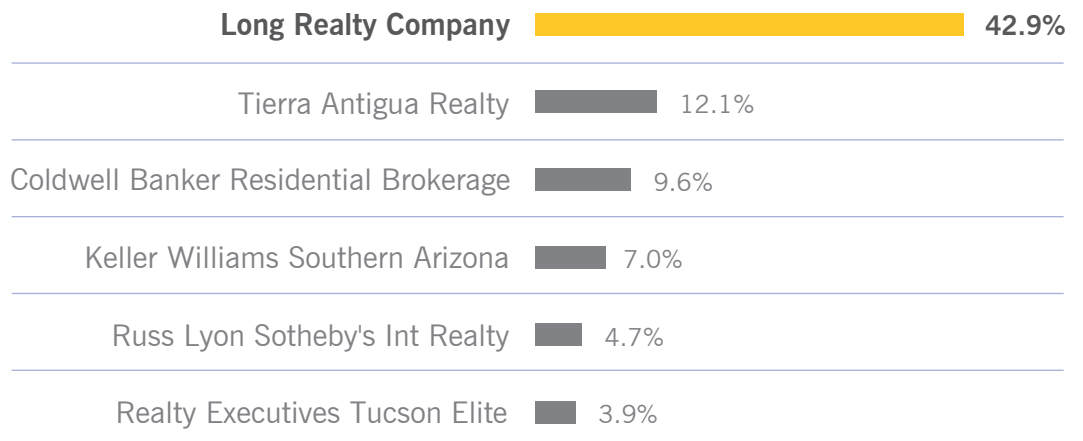
This heat map represents the percentage of change in Tucson metro median sales prices from June 2015-August 2015 to June 2016-August 2016 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 09/06/2016 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 09/01/2015 – 08/31/2016 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.