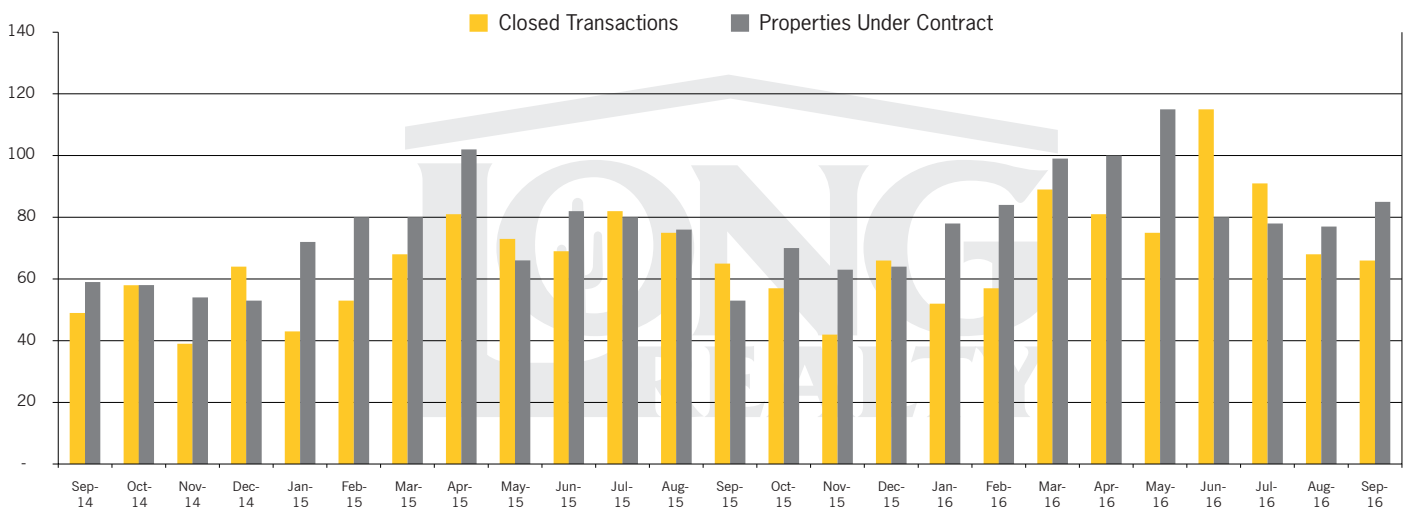




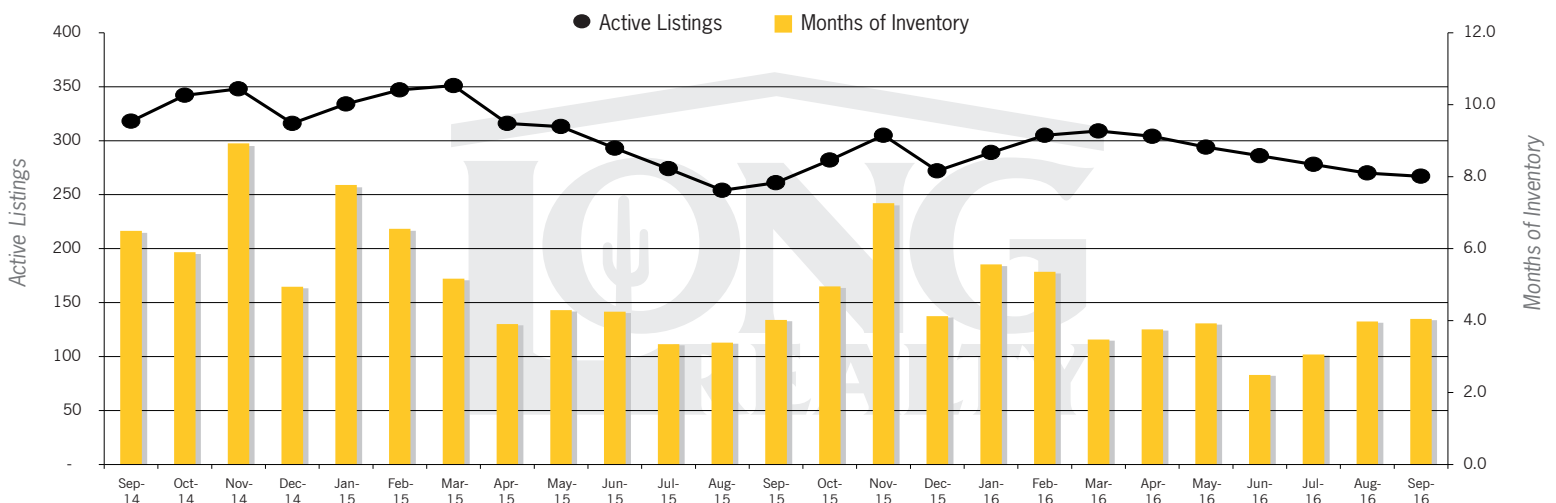
Oro Valley | October 2016

In the Oro Valley area, September 2016 active inventory was 267, a 2% increase from September 2015. There were 66 closings in September 2016, a 2% increase from September 2015. Year-to-date 2016 there were 705 closings, a 13% increase from year-to-date 2015. Months of Inventory was 4.0, virtually unchanged from September 2015. Median price of sold homes was \$284,995 for the month of September 2016, up 22% from September 2015. The Oro Valley area had 85 new properties under contract in September 2016, up 60% from September 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



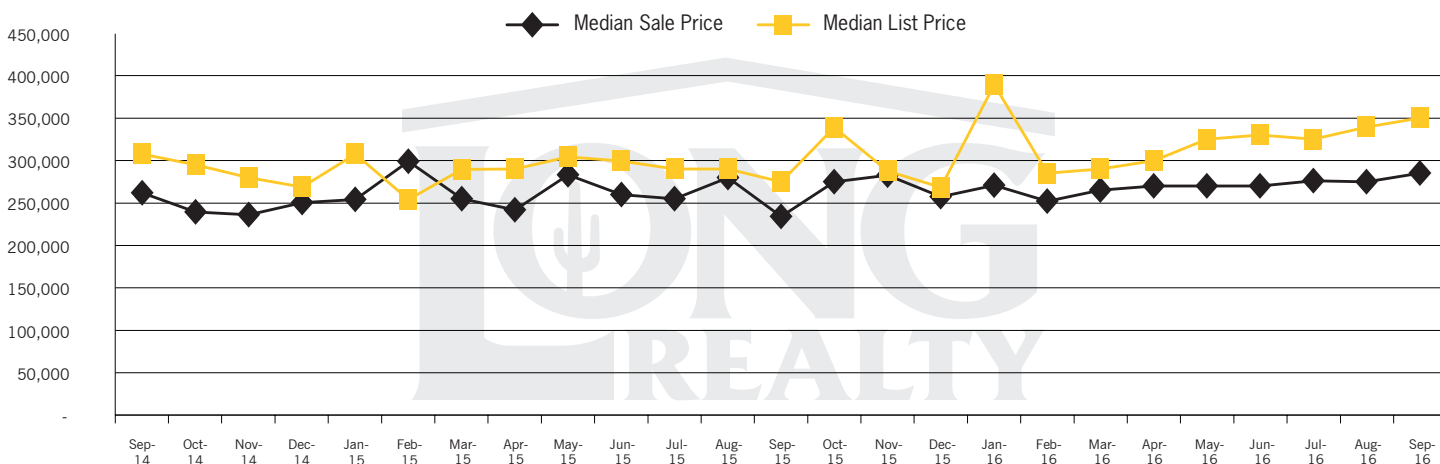
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
 All data obtained 10/05/2016 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

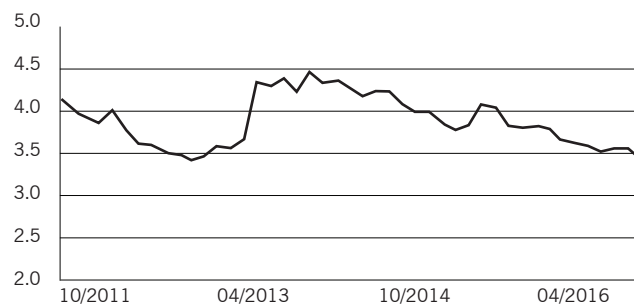


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2015	\$234,000	3.875%	\$1,045.34
2016	\$284,995	3.375%	\$1,196.95

Source: Residential median sales prices. Data obtained 10/05/2016 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.

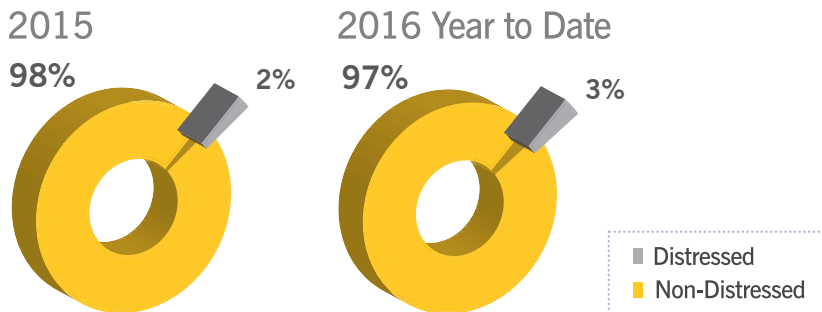
30 YEAR FIXED MORTGAGE RATE



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
		Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	1	0	0	1	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	1	1	1	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	1	1	1	6	1	2	1	1.0	0.8	Seller
\$150,000 - 174,999	4	6	4	6	3	2	1	4.0	3.5	Seller
\$175,000 - 199,999	10	10	5	12	8	5	5	2.0	1.9	Seller
\$200,000 - 224,999	10	5	8	9	9	7	12	0.8	1.6	Seller
\$225,000 - 249,999	25	10	10	13	17	12	7	3.6	1.9	Seller
\$250,000 - 274,999	17	10	11	15	8	7	4	4.3	2.8	Seller
\$275,000 - 299,999	19	9	10	7	5	8	10	1.9	2.7	Seller
\$300,000 - 349,999	26	10	11	20	10	6	9	2.9	3.2	Seller
\$350,000 - 399,999	27	4	3	7	10	6	8	3.4	3.5	Seller
\$400,000 - 499,999	32	5	3	7	14	5	6	5.3	3.3	Seller
\$500,000 - 599,999	31	3	4	3	4	3	1	31.0	10.0	Buyer
\$600,000 - 699,999	13	4	1	4	3	2	1	13.0	7.3	Slightly Buyer
\$700,000 - 799,999	10	0	0	1	0	3	1	10.0	8.3	Slightly Buyer
\$800,000 - 899,999	4	0	2	2	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	5	1	0	0	0	3	0	n/a	5.0	Balanced
\$1,000,000 - and over	31	3	0	3	2	0	0	n/a	42.0	Buyer
TOTAL	267	82	75	116	94	71	66	4.0	3.5	Seller

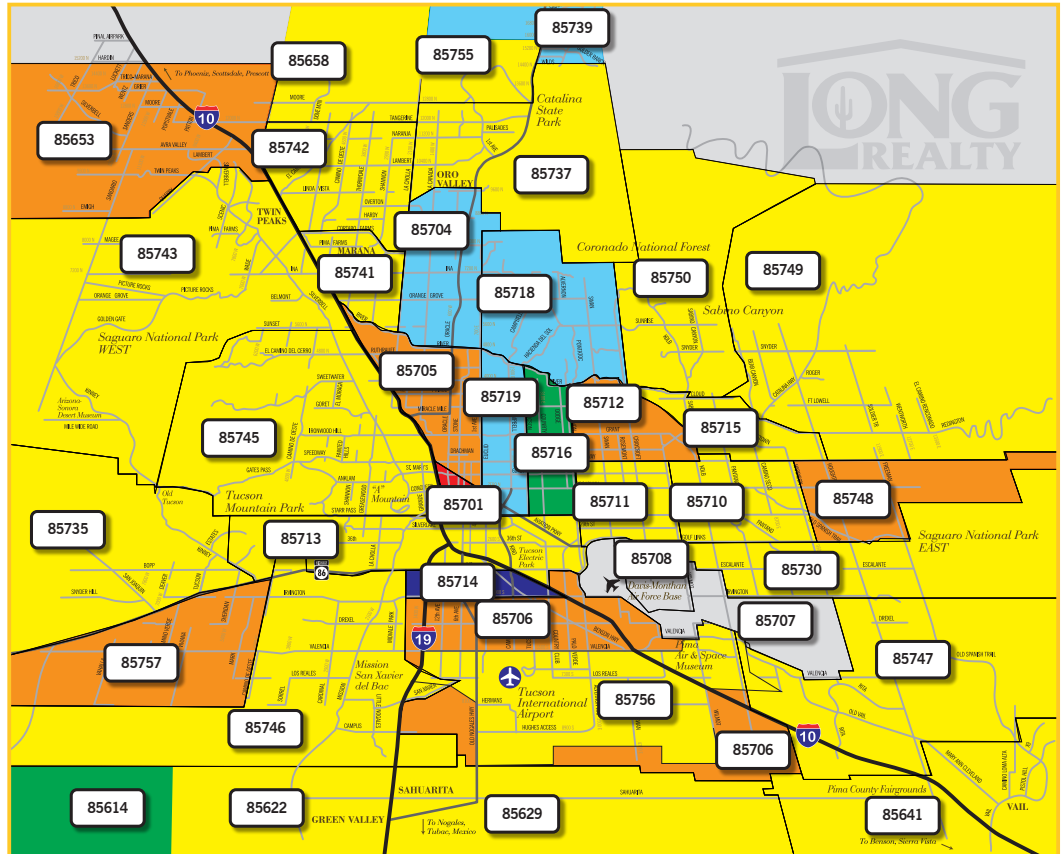
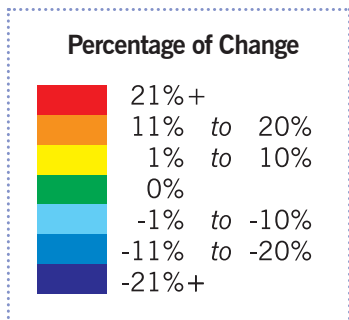




CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL 2015-SEP 2015 TO JUL 2016-SEP 2016

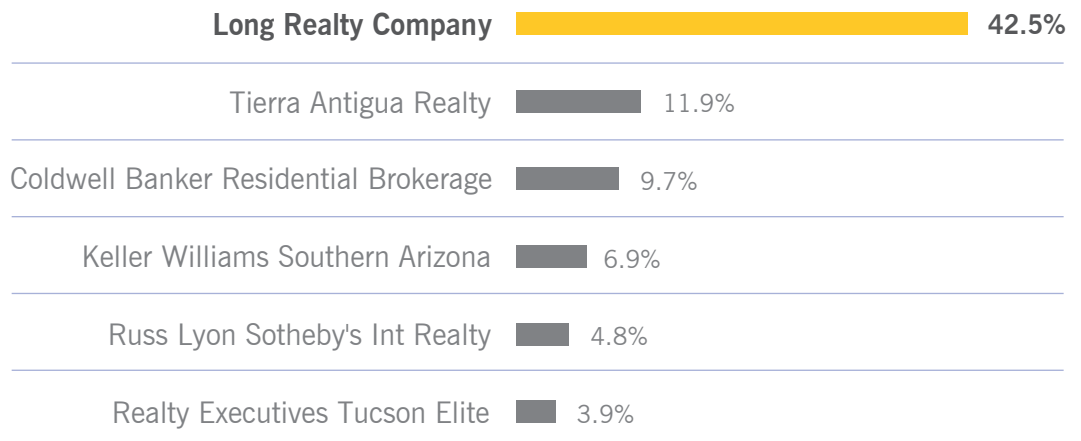
This heat map represents the percentage of change in Tucson metro median sales prices from July 2015-September 2015 to July 2016-September 2016 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 10/05/2016 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 10/01/2015 – 09/30/2016 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.