

# The Housing Report

Powered by Long Realty Research Center

Oro Valley | February 2013

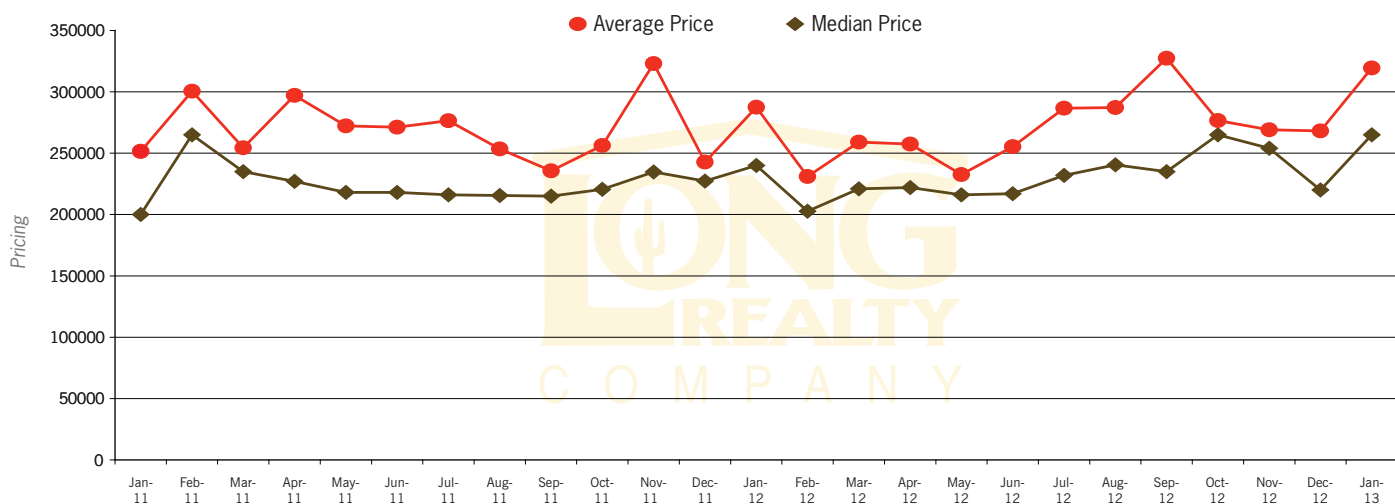
As of January 2013 active inventory was 305, a 17% decrease from January 2012. There were 44 closings in January 2013, 19% above January 2012. Months of Inventory was 6.9, down from 9.9 in January 2012. Median price of sold homes was \$264,984 for the month of January 2013, up 10% since January 2012. Oro Valley had 71 new properties under contract in January 2013, up 11% from January 2012.

## Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 2/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

## Median and Average Price (Closed Sales)



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 2/5/2013. Information is believed to be reliable, but not guaranteed.



**Stephen Woodall**  
Oro Valley  
10445 N. Oracle Rd #121  
Oro Valley, Arizona 85737  
(520) 818-4504  
Stephen@TeamWoodall.com  
<http://TeamWoodall.com>



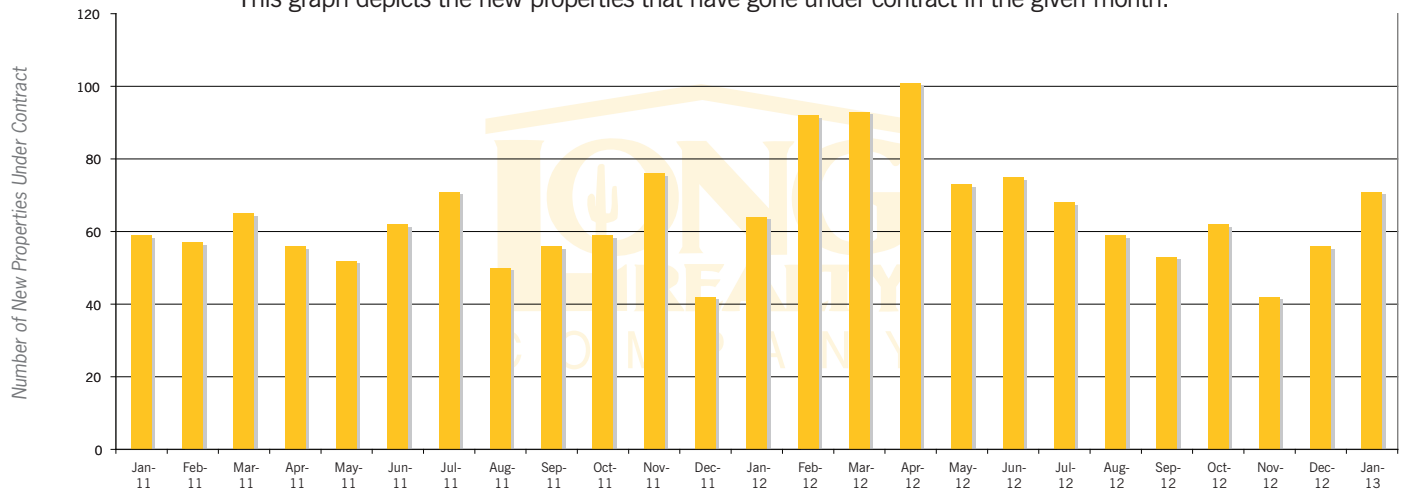
# The Housing Report

Powered by Long Realty Research Center

Oro Valley | February 2013

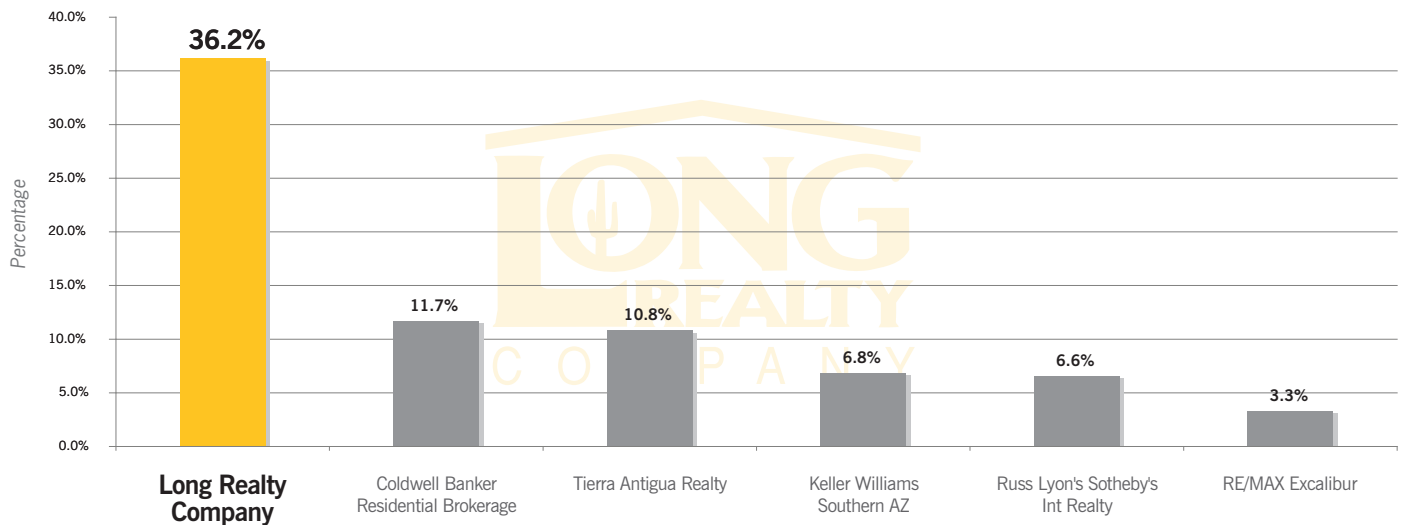
## New Properties Under Contract

This graph depicts the new properties that have gone under contract in the given month.



These statistics are based on information obtained from the TARMLS using BrokerMetrics software on 2/5/2013. Information is believed to be reliable, but not guaranteed.

## Market Share



Data Obtained 2/7/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 2/1/2012-1/31/2013 rounded to the nearest tenth on one percent and deemed to be correct.



**Stephen Woodall**  
Oro Valley  
10445 N. Oracle Rd #121  
Oro Valley, Arizona 85737  
(520) 818-4504  
Stephen@TeamWoodall.com  
<http://TeamWoodall.com>



# The Housing Report

Powered by Long Realty Research Center

Oro Valley | February 2013

## Price Banded Market Report Residential Homes

Price Band	Active Listings	Homes Sold/Closed						Months of Inventory
	Jan-13	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	
\$1 - 49,999	1	0	0	0	1	0	0	n/a
\$50,000 - 74,999	4	0	0	0	2	0	0	n/a
\$75,000 - 99,999	3	0	0	1	0	1	0	n/a
\$100,000 - 124,999	1	1	2	0	0	2	0	n/a
\$125,000 - 149,999	3	4	1	0	2	3	1	3.0
\$150,000 - 174,999	22	5	3	6	1	4	5	4.4
\$175,000 - 199,999	31	8	6	4	13	4	7	4.4
\$200,000 - 224,999	22	8	9	2	7	7	7	3.1
\$225,000 - 249,999	35	6	6	2	3	3	1	35.0
\$250,000 - 274,999	25	5	6	7	6	3	2	12.5
\$275,000 - 299,999	33	9	0	6	8	3	2	16.5
\$300,000 - 349,999	14	2	3	6	5	3	7	2.0
\$350,000 - 399,999	23	4	6	2	6	4	2	11.5
\$400,000 - 499,999	19	1	5	4	2	0	4	4.8
\$500,000 - 599,999	18	1	0	1	1	1	3	6.0
\$600,000 - 699,999	17	3	1	0	1	1	1	17.0
\$700,000 - 799,999	9	2	1	0	1	1	0	n/a
\$800,000 - 899,999	4	0	1	0	0	1	1	4.0
\$900,000 - 999,999	4	1	0	0	0	0	0	n/a
\$1,000,000 - and over	17	0	2	0	0	0	1	17.0
<b>TOTAL</b>	<b>305</b>	<b>60</b>	<b>52</b>	<b>41</b>	<b>59</b>	<b>41</b>	<b>44</b>	<b>6.9</b>

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 2/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Real estate is in fact very localized. Market conditions can vary greatly by not only geographic area but also by price range, as demonstrated in the above Long Realty Research Center chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.



**Stephen Woodall**  
 Oro Valley  
 10445 N. Oracle Rd #121  
 Oro Valley, Arizona 85737  
 (520) 818-4504  
 Stephen@TeamWoodall.com  
 http://TeamWoodall.com

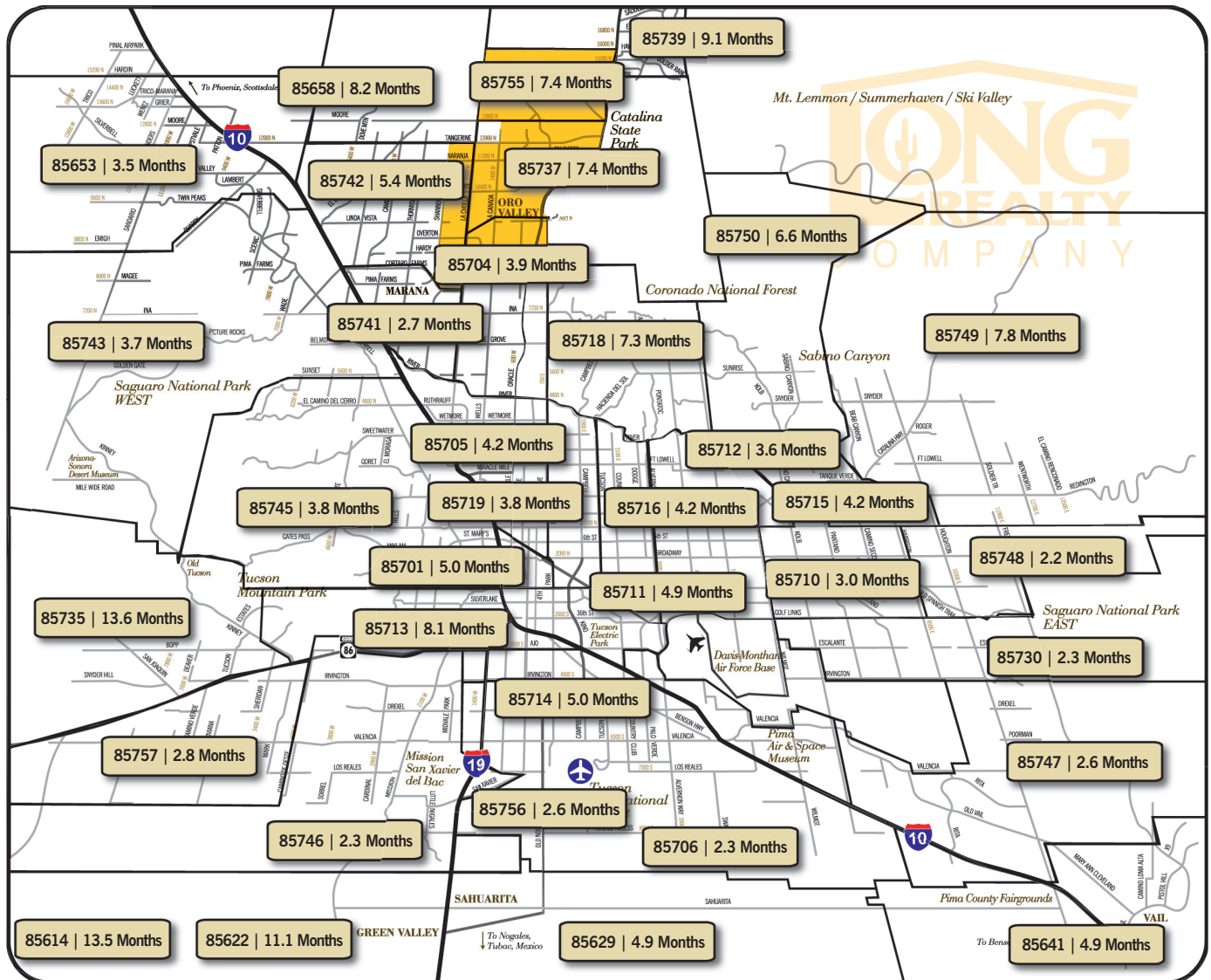


# The Housing Report

Powered by Long Realty Research Center

Oro Valley | February 2013

## Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 2/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered “balanced” when Months of Inventory is around 6. As you can see by this Long Realty Research Center map, market conditions can vary significantly by area. Contact me to get Months of Inventory information for your specific neighborhood.



**Stephen Woodall**  
Oro Valley  
10445 N. Oracle Rd #121  
Oro Valley, Arizona 85737  
(520) 818-4504  
Stephen@TeamWoodall.com  
<http://TeamWoodall.com>

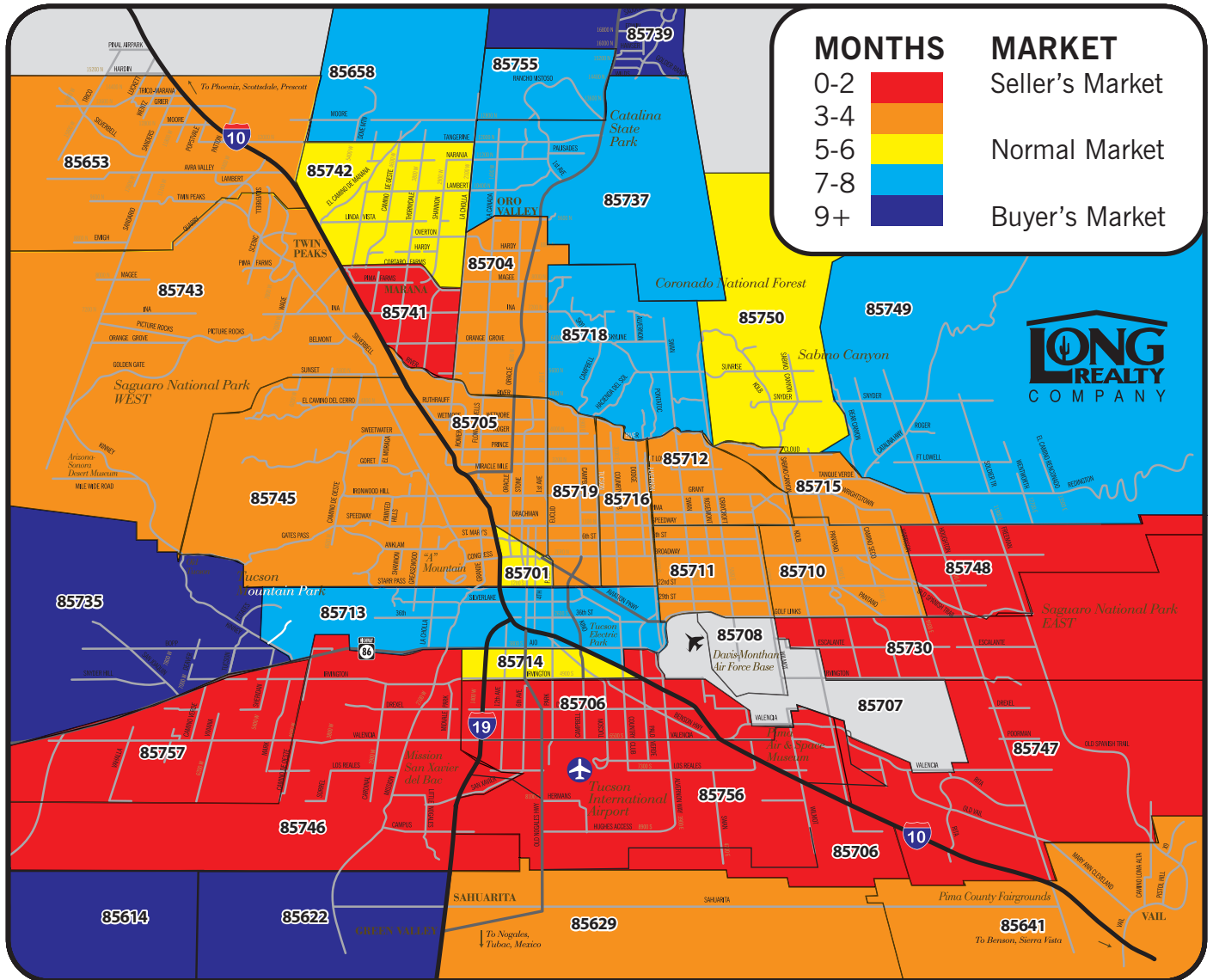


# The Housing Report

Powered by Long Realty Research Center

Oro Valley | February 2013

## Months of Inventory Heat Map by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 2/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.



**Stephen Woodall**  
Oro Valley  
10445 N. Oracle Rd #121  
Oro Valley, Arizona 85737  
(520) 818-4504  
Stephen@TeamWoodall.com  
<http://TeamWoodall.com>

