

## LATEST NEWS

Outdoor activities are a major part of the Southwest lifestyle. Tucson has an extensive network of hiking & mountain biking trails in particular. This led to Tucson being mentioned again, along with Phoenix, by a biking publication as one of the best mountain biking cities in the United States. The media outlet including Tucson this time was Singletracks.com. If you're looking for trails to ride they even have a guide of some popular riding spots which you can [view by clicking here](#).

As we transition into our warmer months it's always advisable to stay hydrated and avoid too much prolonged exposure to the sun. Our climate is a great blessing in many ways but we always need to be mindful of the heat when venturing outdoors. It's also a good time to remember to watch where you step with our reptilian neighbors once again out and about.

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## STATE OF THE MARKET

Before buying a home potential owners should always weigh the costs of purchasing vs. renting. In terms of monthly costs it's overwhelmingly cheaper to buy today than it is to rent, factoring in all normal expenses for both. The chart to the right shows what the monthly payment for principal & interest would be on a median priced home. A huge factor in the purchase vs. rent decision is how long you expect staying in the same city. Renting provides more flexibility but is more costly. Getting loans are also MUCH easier now than people expect.

## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – NORTHWEST TUCSON

Year	Median Price	Int. Rate	MO. Payment
2006	\$262,000	6.14%	\$1,514.76
2013	\$182,500	3.75%	\$802.93
2014	\$193,000	4.50%	\$929.01

Source: Residential median sales prices. Data obtained 04/03/2014 from TARMLS 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.

## The Housing Report

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## [Monthly Housing Reports By Area & Community Here](#)

## HOUSEHOLD TIPS - CLOSING UP FOR THE SUMMER

For many homeowners this time of year means a return to their summer residence. Prior to leaving town though there are several steps which should be taken with your home in order to ensure it stays in good shape in your absence. Here are some suggestions, but remember each home & systems are different:

1. Unplug appliances, TVs & computer equipment to avoid power draw and monsoon lightning issues.
2. Turn up the A/C to a temperature conducive to items you have in the house, but no more than 85.
3. Open up interior doors throughout the home so the air can circulate more easily.
4. Water heaters can be turned down or placed on vacation settings.
5. Depending on your irrigation setup often the water supply into your house can be shut off.
6. Forward your home phone and mail, plus make sure to suspend any newspaper service.
7. It's a very good idea to have a neighbor, friend, or service check the inside of the house periodically.
8. If you live within Oro Valley town limits sign up for their Darkhouse Program - (520) 229-5080.

[CLICK HERE](#) to view our [blog post](#) with a more comprehensive list of suggestions on closing your home.

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