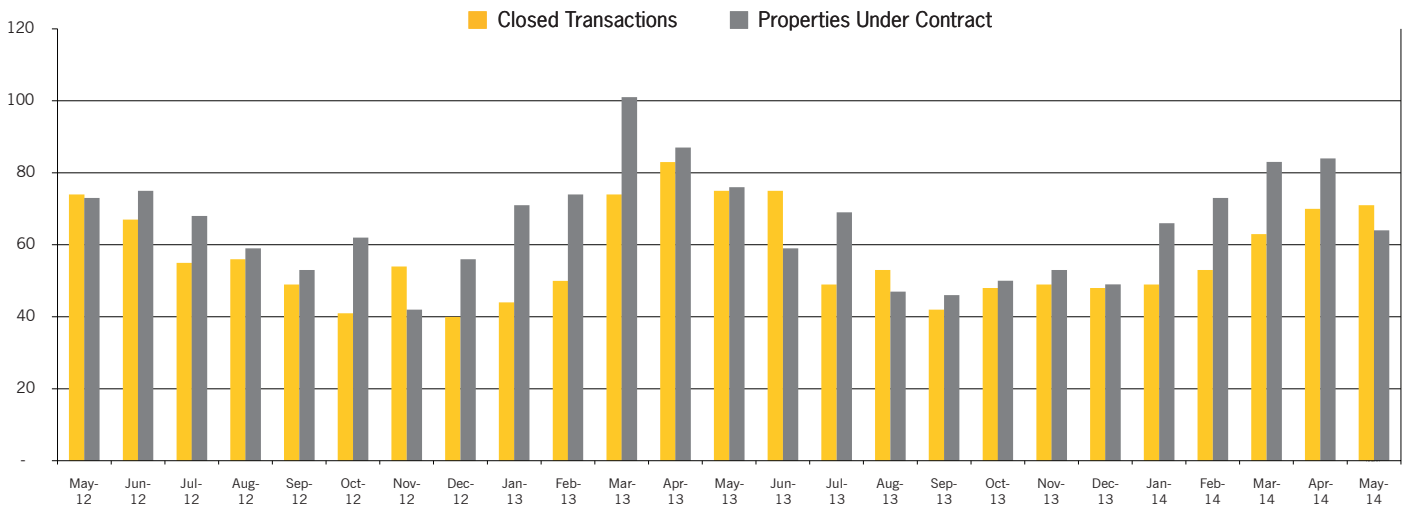




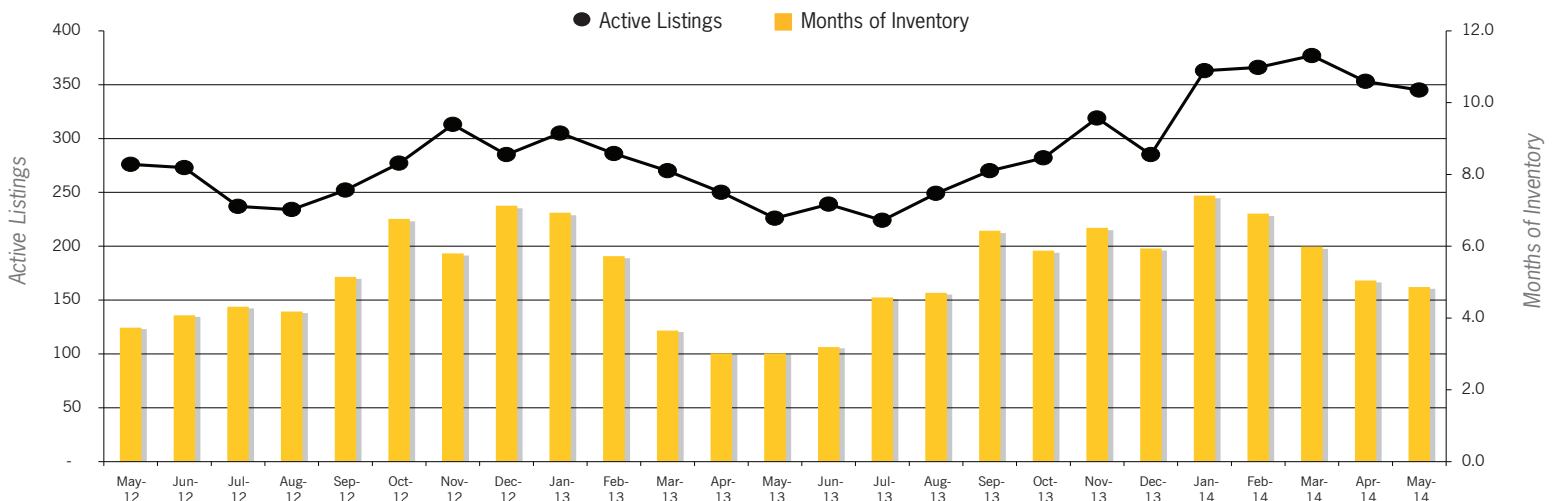
Oro Valley | June 2014

In the Oro Valley area, May 2014 active inventory was 345, a 53% increase from May 2013. There were 71 closings in May 2014, a 5% decrease from May 2013. Months of Inventory was 4.9, up from 3.0 in May 2013. Median price of sold homes was \$249,000 for the month of May 2014, up 13% from May 2013. The Oro Valley area had 64 new properties under contract in May 2014, down 16% from May 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

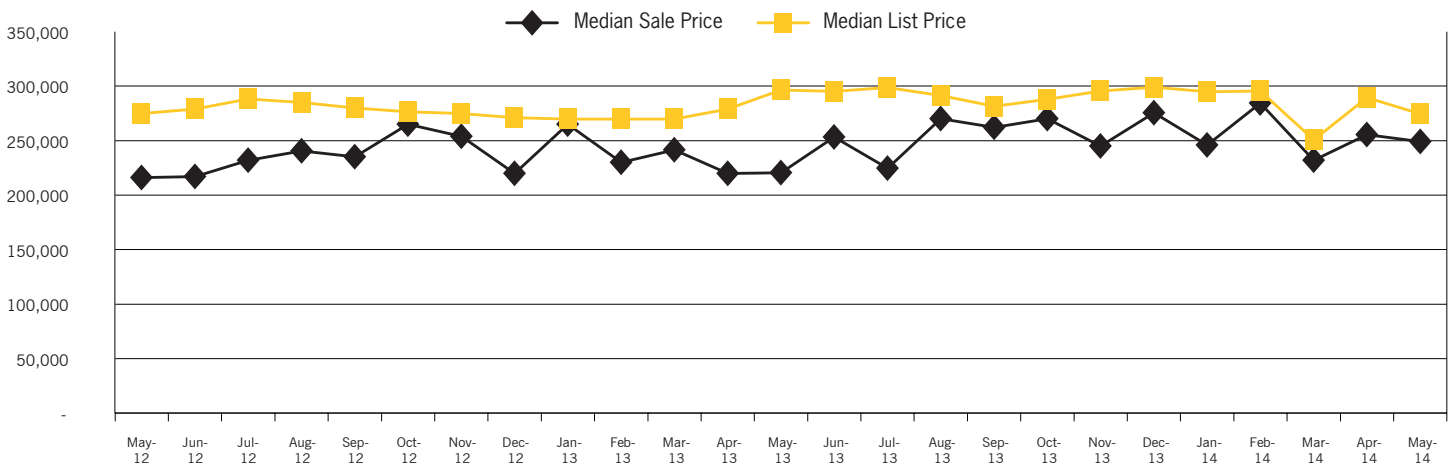


Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 06/04/2014 is believed to be reliable, but not guaranteed.



Oro Valley | June 2014

MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

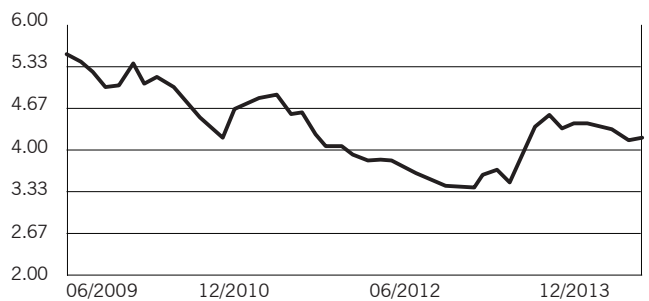


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

| Year | Median Price | Int. Rate | MO. Payment |
|------|--------------|-----------|-------------|
| 2006 | \$327,500 | 6.140% | \$1,893.45 |
| 2013 | \$220,600 | 3.500% | \$941.06 |
| 2014 | \$249,000 | 4.250% | \$1,163.68 |

30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2009 levels.

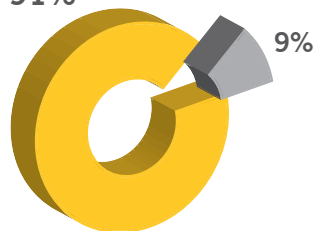


Source: Bankrate.com

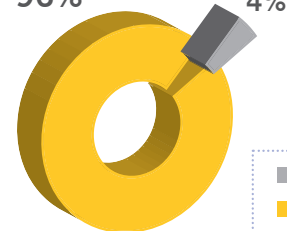
DISTRESSED VS. NON-DISTRESSED SALES – ORO VALLEY

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.

2013
91%



2014 Year to Date
96%



■ Distressed
■ Non-Distressed



The Housing Report

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Oro Valley | June 2014

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 |
|------------------------|-----------------|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------------------------|--|-------------------|
| | | Dec-13 | Jan-14 | Feb-14 | Mar-14 | Apr-14 | May-14 | | | |
| \$1 - 49,999 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$50,000 - 74,999 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1.0 | 3.5 | Seller |
| \$75,000 - 99,999 | 7 | 0 | 1 | 1 | 1 | 0 | 0 | n/a | 22.0 | Buyer |
| \$100,000 - 124,999 | 3 | 1 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | n/a |
| \$125,000 - 149,999 | 4 | 0 | 0 | 1 | 2 | 1 | 2 | 2.0 | 3.4 | Seller |
| \$150,000 - 174,999 | 11 | 3 | 3 | 5 | 4 | 5 | 5 | 2.2 | 2.3 | Seller |
| \$175,000 - 199,999 | 23 | 6 | 8 | 5 | 15 | 6 | 11 | 2.1 | 2.6 | Seller |
| \$200,000 - 224,999 | 32 | 7 | 7 | 6 | 6 | 9 | 7 | 4.6 | 4.3 | Slightly Seller |
| \$225,000 - 249,999 | 28 | 3 | 7 | 5 | 10 | 11 | 10 | 2.8 | 3.0 | Seller |
| \$250,000 - 274,999 | 25 | 4 | 3 | 2 | 9 | 7 | 8 | 3.1 | 2.7 | Seller |
| \$275,000 - 299,999 | 23 | 6 | 3 | 5 | 4 | 8 | 4 | 5.8 | 5.0 | Balanced |
| \$300,000 - 349,999 | 42 | 1 | 5 | 5 | 7 | 6 | 8 | 5.3 | 5.2 | Balanced |
| \$350,000 - 399,999 | 35 | 5 | 6 | 2 | 4 | 2 | 6 | 5.8 | 8.3 | Slightly Buyer |
| \$400,000 - 499,999 | 19 | 4 | 1 | 6 | 1 | 5 | 4 | 4.8 | 6.6 | Slightly Buyer |
| \$500,000 - 599,999 | 21 | 3 | 3 | 6 | 1 | 1 | 4 | 5.3 | 11.2 | Buyer |
| \$600,000 - 699,999 | 18 | 4 | 1 | 1 | 0 | 5 | 0 | n/a | 12.4 | Buyer |
| \$700,000 - 799,999 | 11 | 0 | 1 | 2 | 1 | 1 | 0 | n/a | 18.0 | Buyer |
| \$800,000 - 899,999 | 5 | 1 | 0 | 0 | 0 | 1 | 0 | n/a | 17.0 | Buyer |
| \$900,000 - 999,999 | 7 | 0 | 0 | 1 | 0 | 1 | 1 | 7.0 | 8.0 | Slightly Buyer |
| \$1,000,000 - and over | 30 | 0 | 0 | 1 | 0 | 1 | 0 | n/a | 101.0 | Buyer |
| TOTAL | 345 | 48 | 49 | 56 | 65 | 71 | 71 | 4.9 | 5.2 | Balanced |

| | | | | |
|---|---|---|---|---|
|  |  |  |  |  |
| Seller's Market | Slight Seller's Market | Balanced Market | Slight Buyer's Market | Buyer's Market |

Statistics based on information obtained from TARMLS and using Brokermetrics software on 06/04/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2014 - 5/31/2014. Information is believed to be reliable, but not guaranteed.

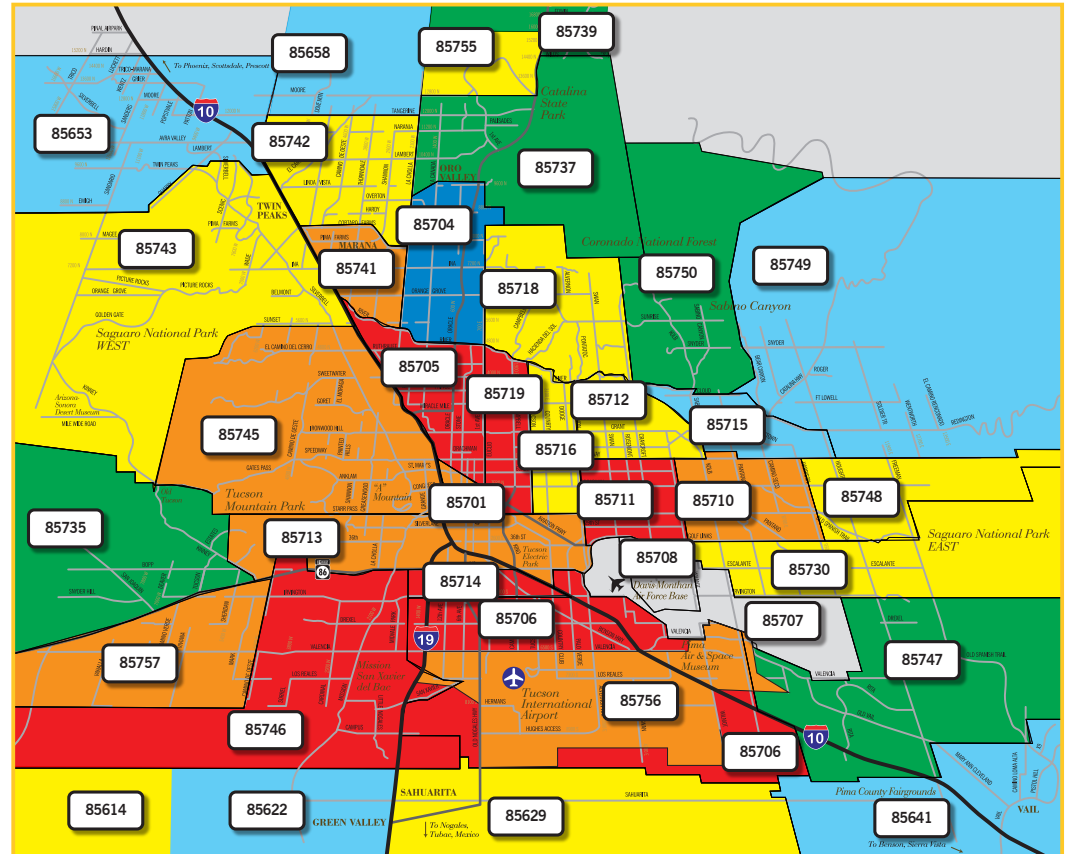


Oro Valley | June 2014

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR-MAY 2013 TO
MAR-MAY 2014

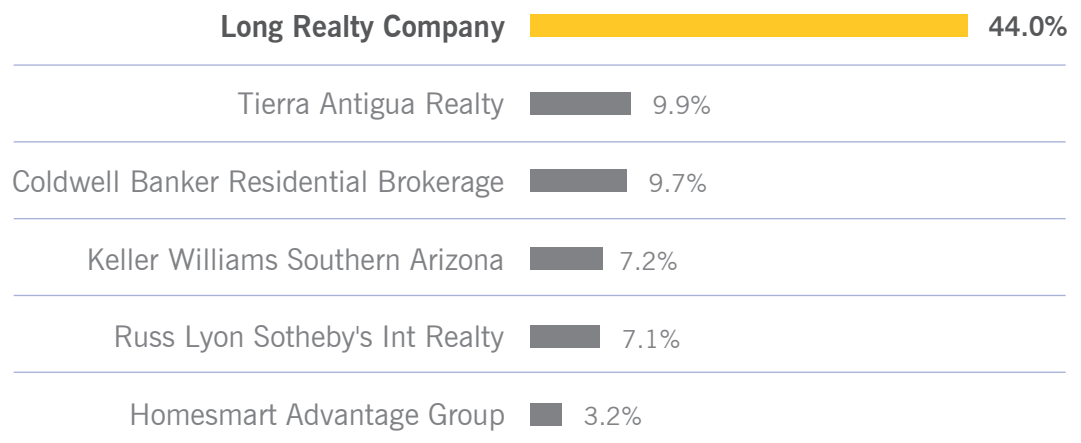
This heat map represents the percentage of change in Tucson metro median sales prices from March-May 2013 to March-May 2014 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 06/04/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 06/01/2013 – 05/31/2014 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.