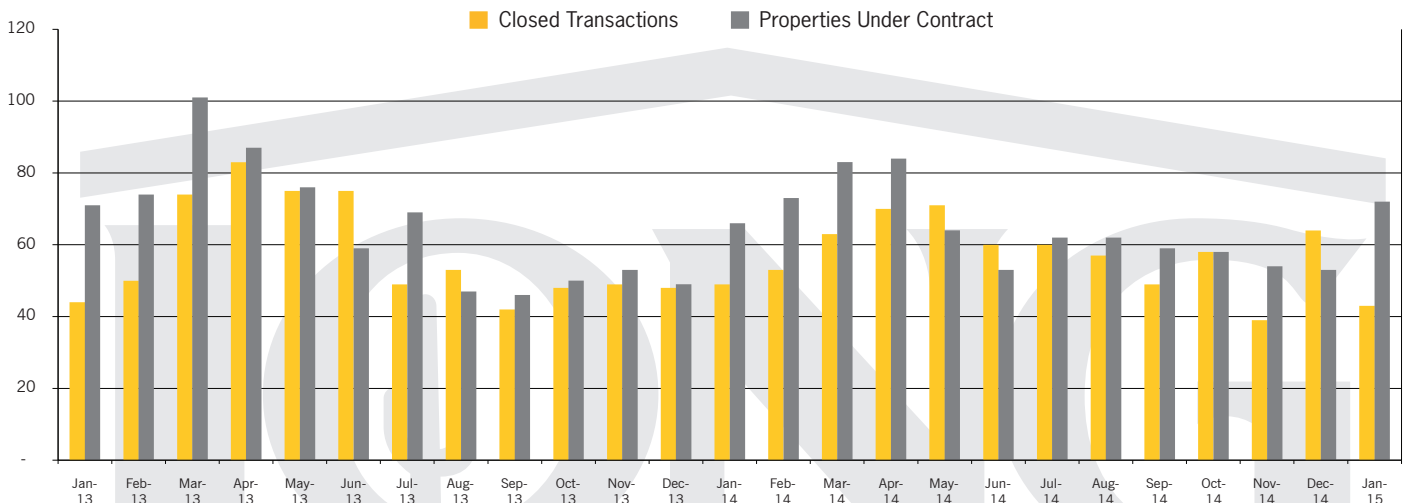




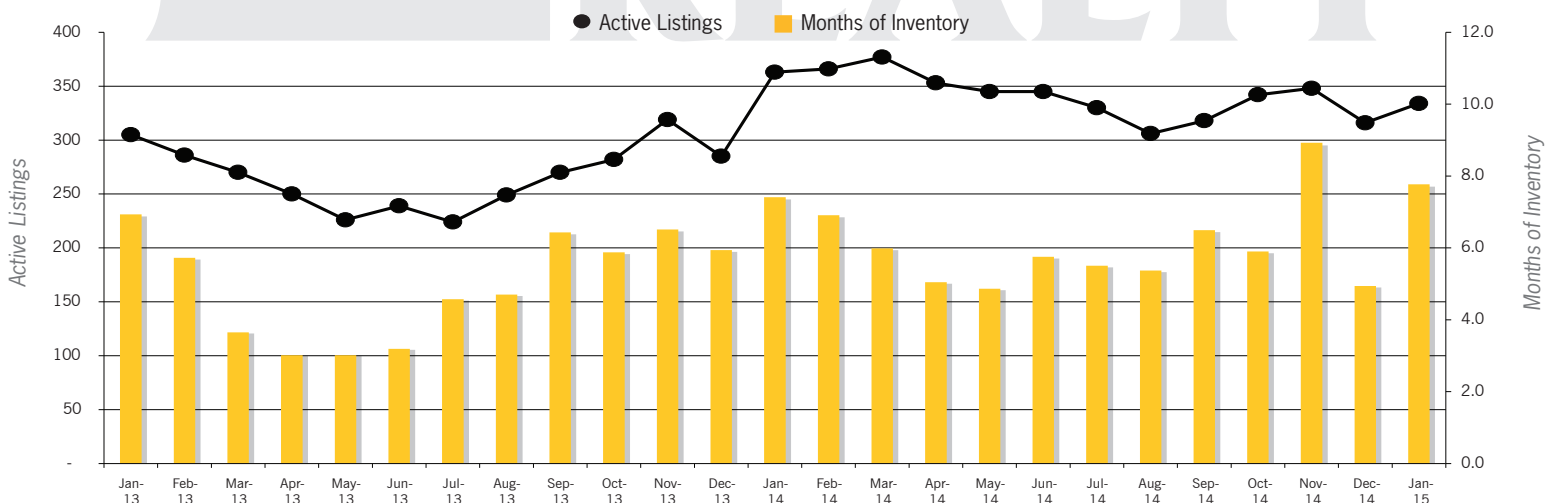
Oro Valley | February 2015

In the Oro Valley area, January 2015 active inventory was 334, an 8% decrease from January 2014. There were 43 closings in January 2015, a 12% decrease from January 2014. Months of Inventory was 7.8, up from 7.4 in January 2014. Median price of sold homes was \$254,000 for the month of January 2015, up 3% from January 2014. The Oro Valley area had 72 new properties under contract in January 2015, up 9% from January 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

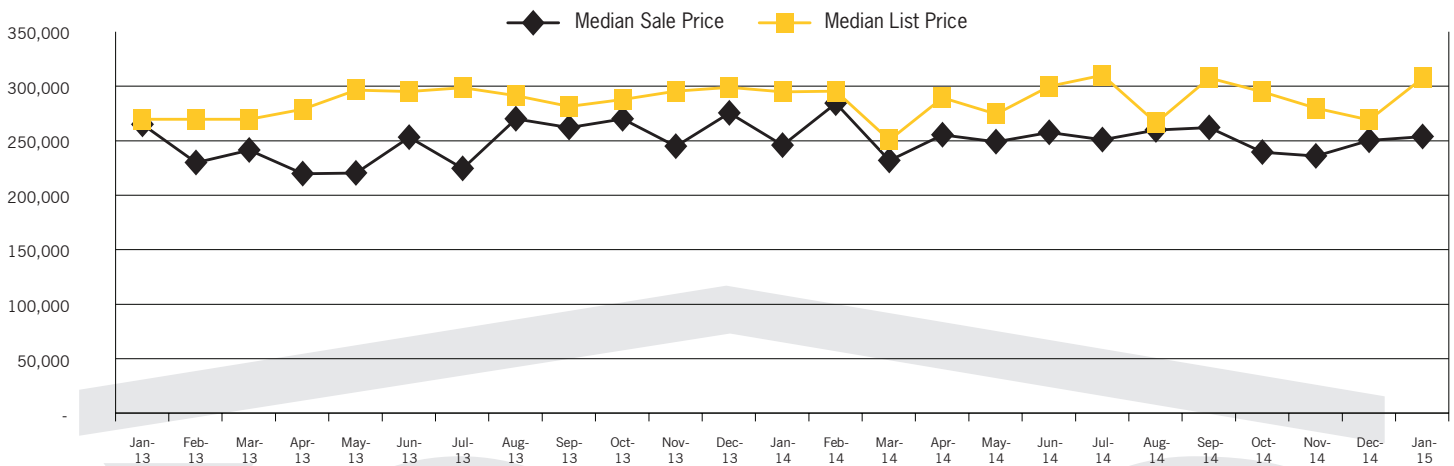


*Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 02/04/2015 is believed to be reliable, but not guaranteed.*



Oro Valley | February 2015

MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

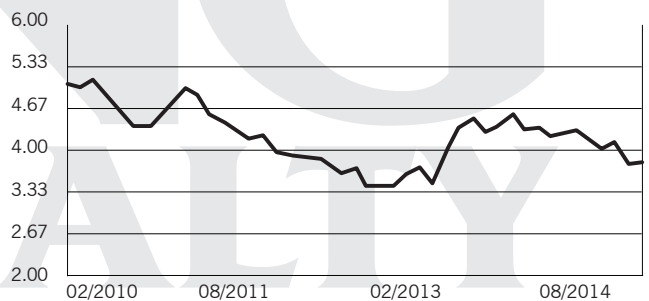


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2014	\$246,000	4.375%	\$1,166.83
2015	\$254,000	3.625%	\$1,100.45

30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2010 levels.

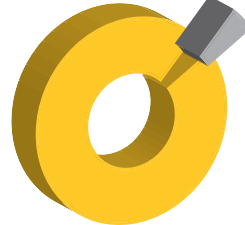


Source: Bankrate.com

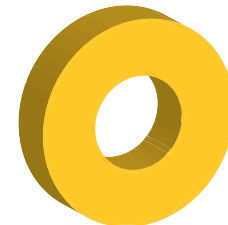
DISTRESSED VS. NON-DISTRESSED SALES – ORO VALLEY

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.

2014
96%



2015 Year to Date
100%



■ Distressed
■ Non-Distressed



The Housing Report

Stephen Woodall | (520) 818-4504
Stephen@TeamWoodall.com | TeamWoodall.com



Oro Valley | February 2015

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
		Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15			
\$1 - 49,999	0	0	0	0	0	1	0	n/a	1.0	Seller
\$50,000 - 74,999	6	0	1	0	0	1	1	6.0	7.0	Slightly Buyer
\$75,000 - 99,999	5	0	0	0	0	1	1	5.0	8.5	Buyer
\$100,000 - 124,999	1	2	1	1	0	1	1	1.0	1.0	Seller
\$125,000 - 149,999	2	1	0	1	1	1	0	n/a	3.5	Seller
\$150,000 - 174,999	8	2	2	9	4	2	5	1.6	2.6	Seller
\$175,000 - 199,999	32	5	8	7	4	13	4	8.0	4.4	Slightly Seller
\$200,000 - 224,999	27	9	5	7	5	6	6	4.5	4.0	Seller
\$225,000 - 249,999	35	7	8	6	6	7	3	11.7	7.3	Slightly Buyer
\$250,000 - 274,999	24	5	2	2	4	4	9	2.7	4.9	Slightly Seller
\$275,000 - 299,999	16	3	4	7	1	7	5	3.2	5.0	Balanced
\$300,000 - 349,999	38	9	5	5	5	9	2	19.0	6.1	Balanced
\$350,000 - 399,999	22	8	7	5	2	2	0	n/a	17.0	Buyer
\$400,000 - 499,999	31	2	3	3	4	8	0	n/a	5.7	Balanced
\$500,000 - 599,999	19	1	1	1	1	2	1	19.0	15.8	Buyer
\$600,000 - 699,999	18	1	1	2	0	0	4	4.5	14.3	Buyer
\$700,000 - 799,999	14	2	3	1	1	0	0	n/a	39.0	Buyer
\$800,000 - 899,999	6	0	1	0	1	2	0	n/a	7.7	Slightly Buyer
\$900,000 - 999,999	4	0	0	0	0	0	1	4.0	10.0	Buyer
\$1,000,000 - and over	26	2	0	1	0	0	0	n/a	n/a	n/a
TOTAL	334	59	52	58	39	67	43	7.8	6.7	Slightly Buyer

				
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 02/04/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2014 - 01/31/2015. Information is believed to be reliable, but not guaranteed.

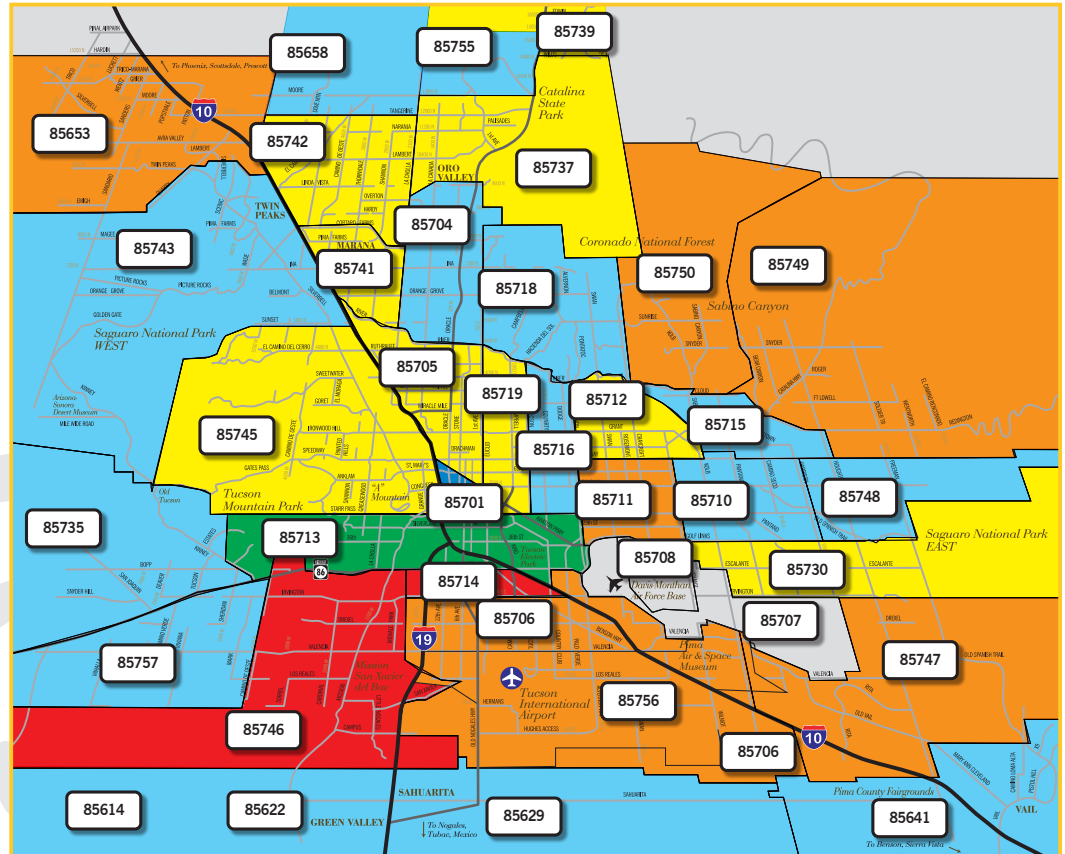
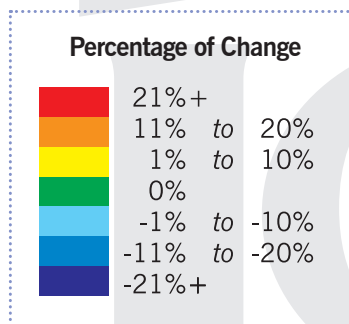


Oro Valley | February 2015

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2013-JAN 2014 TO
NOV 2014-JAN 2015

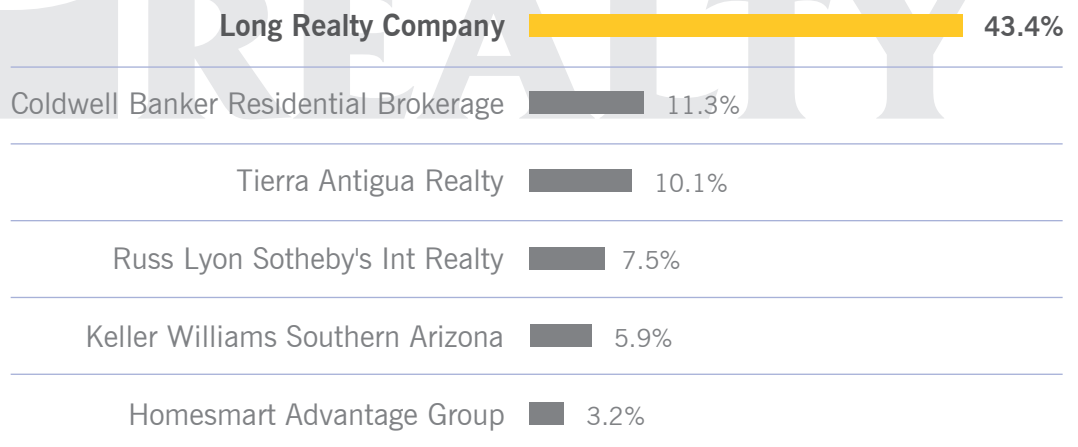
This heat map represents the percentage of change in Tucson metro median sales prices from November 2013-January 2014 to November 2014-January 2015 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market
in successful real estate sales.

Data Obtained 02/04/2015 from
TARMLS using BrokerMetrics software
for all closed residential sales volume
between 02/01/2014 – 01/31/2015
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.