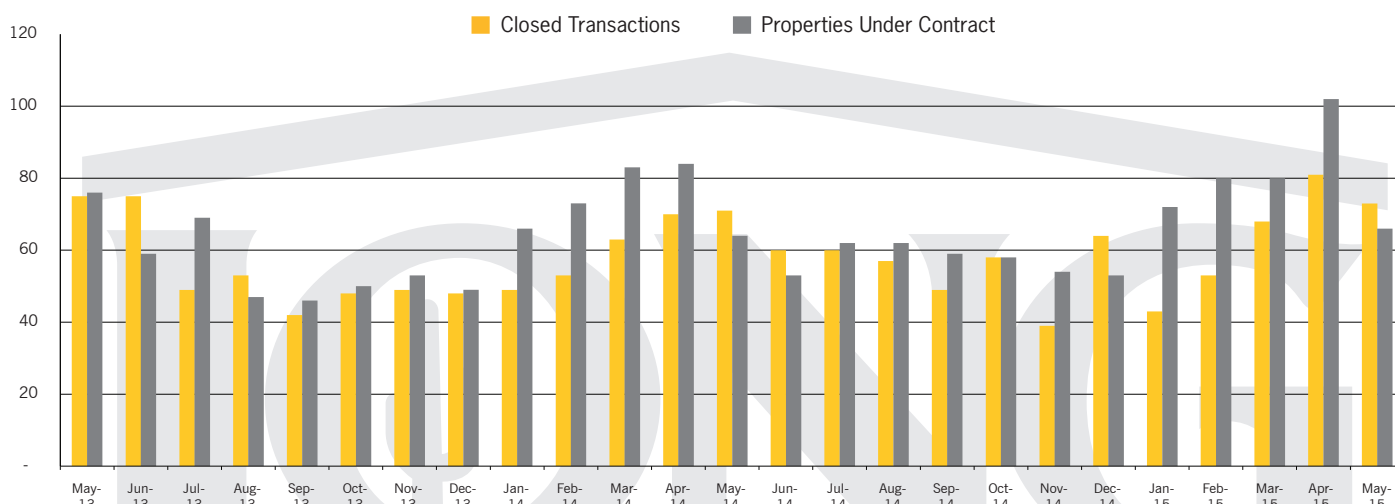




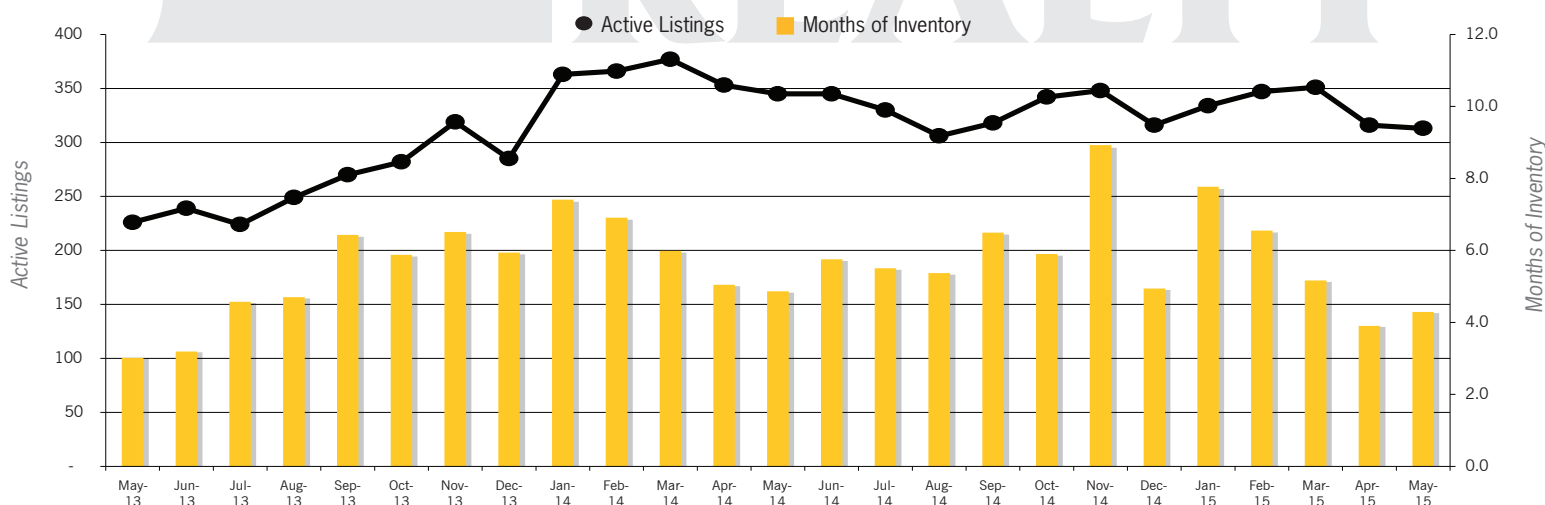
Oro Valley | June 2015

In the Oro Valley area, May 2015 active inventory was 313, a 9% decrease from May 2014. There were 73 closings in May 2015, a 3% increase from May 2014. Year-to-date 2015 there were 318 closings, a 4% increase from year-to-date 2014. Months of Inventory was 4.3, down from 4.9 in May 2014. Median price of sold homes was \$283,000 for the month of May 2015, up 14% from May 2014. The Oro Valley area had 66 new properties under contract in May 2015, up 3% from May 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



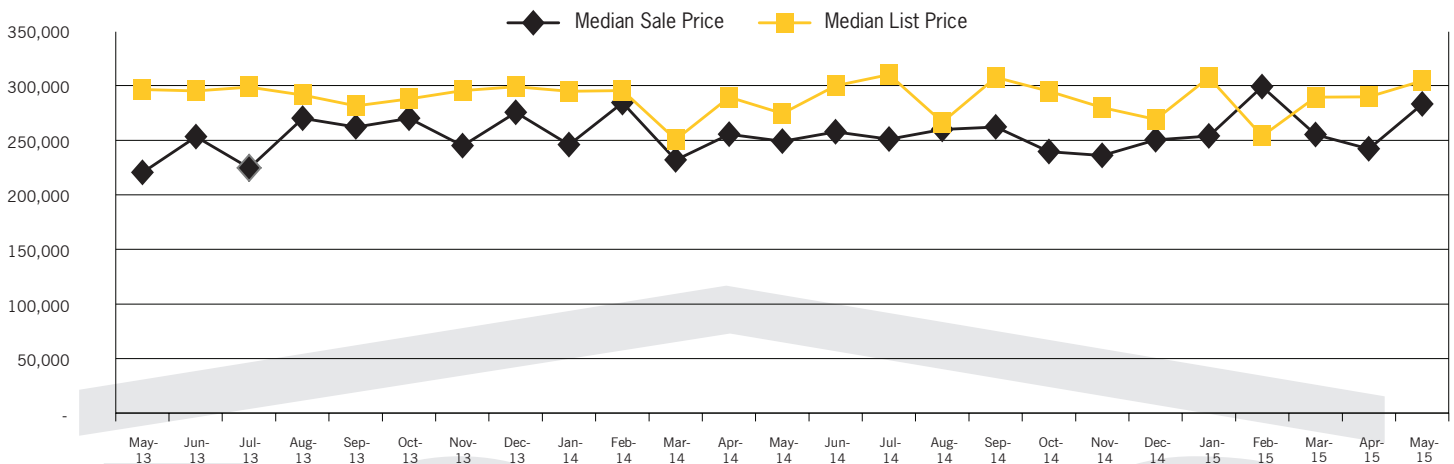
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY





Oro Valley | June 2015

MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

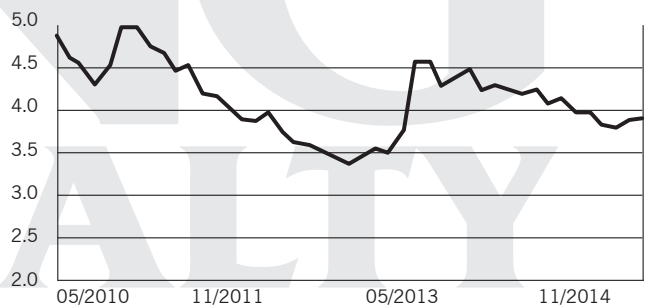


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2014	\$249,000	4.250%	\$1,163.68
2015	\$283,000	3.800%	\$1,252.73

30 YEAR FIXED MORTGAGE RATE

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



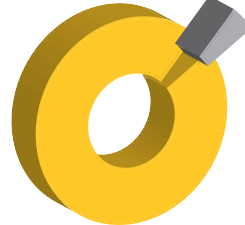
Source: Bankrate.com

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.

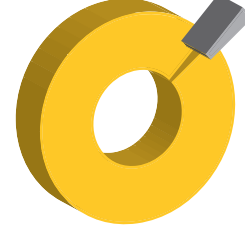
2014

96%



2015 Year to Date

98%



■ Distressed
■ Non-Distressed



The Housing Report

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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-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15			
\$1 - 49,999	0	1	0	0	0	1	0	n/a	0.0	Seller
\$50,000 - 74,999	2	1	1	0	0	1	2	1.0	2.3	Seller
\$75,000 - 99,999	6	1	1	1	1	2	0	n/a	5.0	Balanced
\$100,000 - 124,999	2	1	1	0	0	1	0	n/a	8.0	Slightly Buyer
\$125,000 - 149,999	6	1	0	1	2	2	1	6.0	1.8	Seller
\$150,000 - 174,999	15	2	5	2	4	3	3	5.0	4.6	Slightly Seller
\$175,000 - 199,999	27	13	4	7	6	4	6	4.5	5.8	Balanced
\$200,000 - 224,999	23	6	6	3	6	18	8	2.9	2.1	Seller
\$225,000 - 249,999	23	7	5	5	13	11	6	3.8	3.0	Seller
\$250,000 - 274,999	21	4	9	4	8	11	9	2.3	2.5	Seller
\$275,000 - 299,999	22	7	5	5	3	6	5	4.4	5.1	Balanced
\$300,000 - 349,999	32	9	2	5	7	5	9	3.6	4.8	Slightly Seller
\$350,000 - 399,999	21	2	0	6	7	4	9	2.3	3.3	Seller
\$400,000 - 499,999	29	8	0	5	5	3	5	5.8	6.9	Slightly Buyer
\$500,000 - 599,999	19	2	1	3	4	4	3	6.3	5.3	Balanced
\$600,000 - 699,999	22	0	4	4	1	4	1	22.0	10.3	Buyer
\$700,000 - 799,999	8	0	0	1	1	0	3	2.7	6.3	Balanced
\$800,000 - 899,999	8	2	0	0	1	0	2	4.0	6.0	Balanced
\$900,000 - 999,999	8	0	1	0	2	1	1	8.0	5.3	Balanced
\$1,000,000 - and over	19	0	0	1	0	1	0	n/a	65.0	Buyer
TOTAL	313	67	45	53	71	82	73	4.3	4.3	Slightly Seller

				
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 06/03/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2015 - 05/31/2015. Information is believed to be reliable, but not guaranteed.

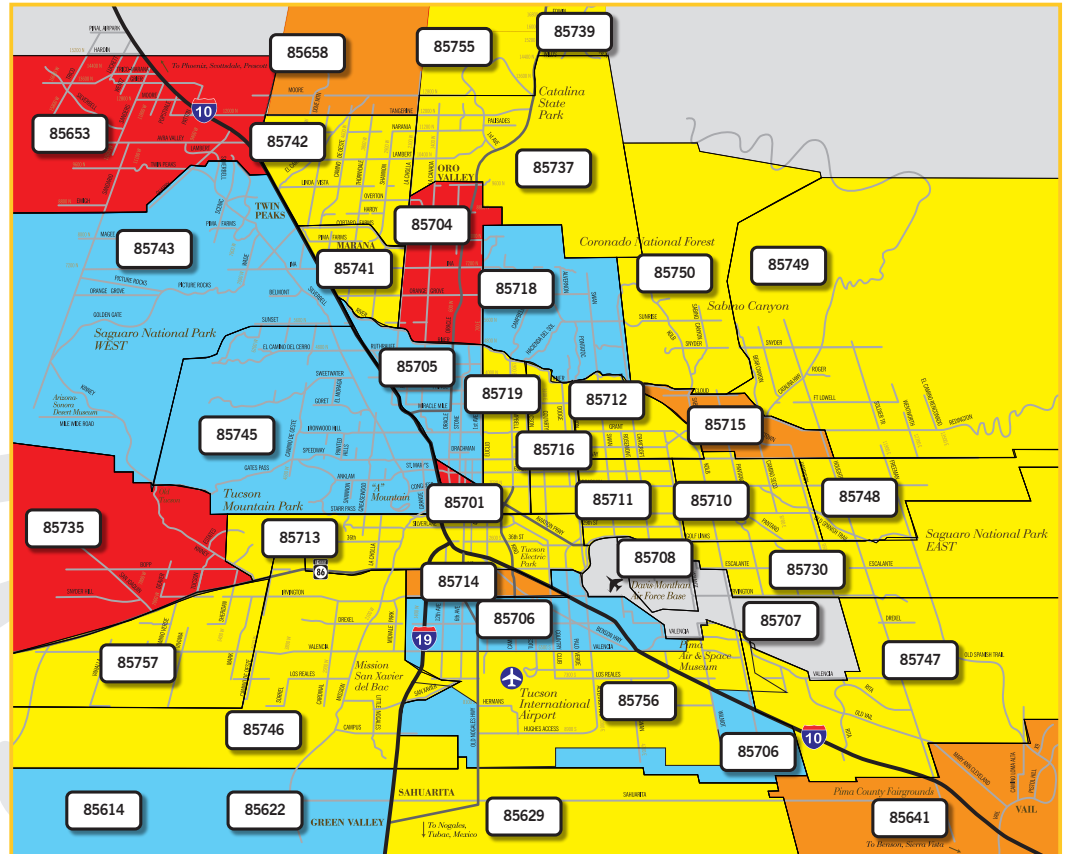
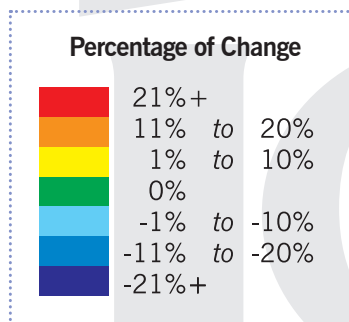


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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2014-MAY 2014 TO
MAR 2015-MAY 2015

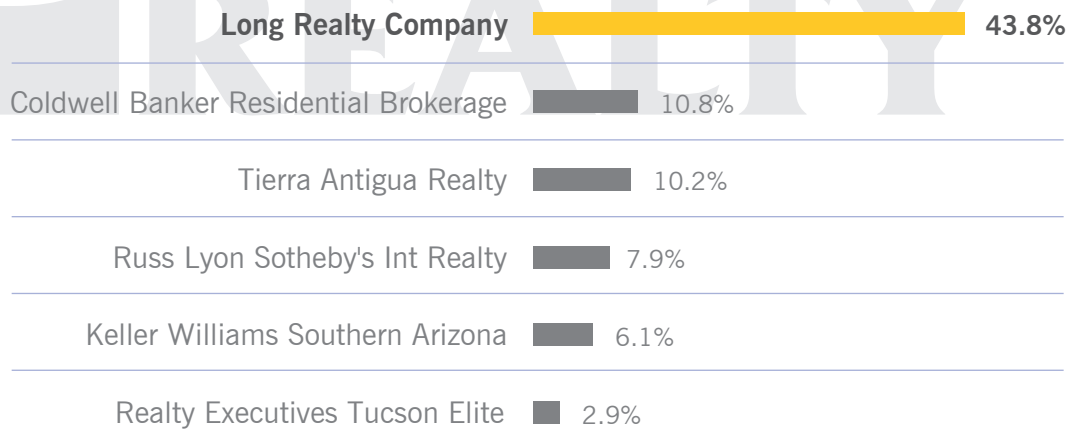
This heat map represents the percentage of change in Tucson metro median sales prices from March 2014-May 2014 to March 2015-May 2015 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 06/03/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 06/01/2014 – 05/31/2015 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.