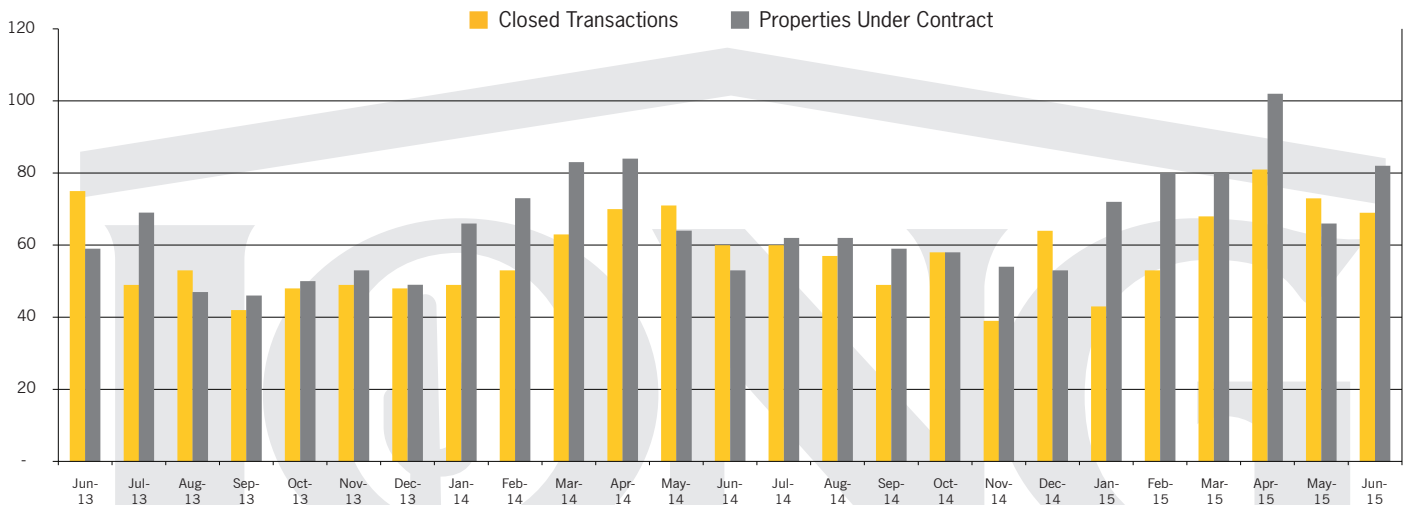




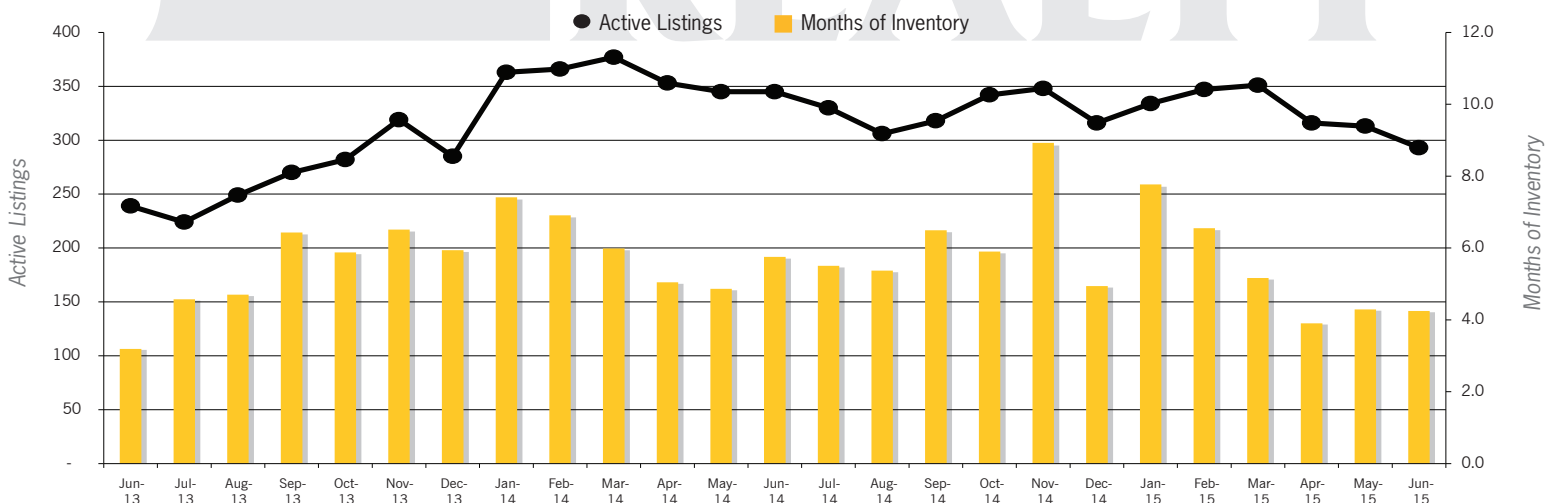
Oro Valley | July 2015

In the Oro Valley area, June 2015 active inventory was 293, a 15% decrease from June 2014. There were 69 closings in June 2015, a 15% increase from June 2014. Year-to-date 2015 there were 395 closings, a 5% increase from year-to-date 2014. Months of Inventory was 4.2, down from 5.8 in June 2014. Median price of sold homes was \$260,000 for the month of June 2015, up 1% from June 2014. The Oro Valley area had 82 new properties under contract in June 2015, up 55% from June 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 07/06/2015 is believed to be reliable, but not guaranteed.*



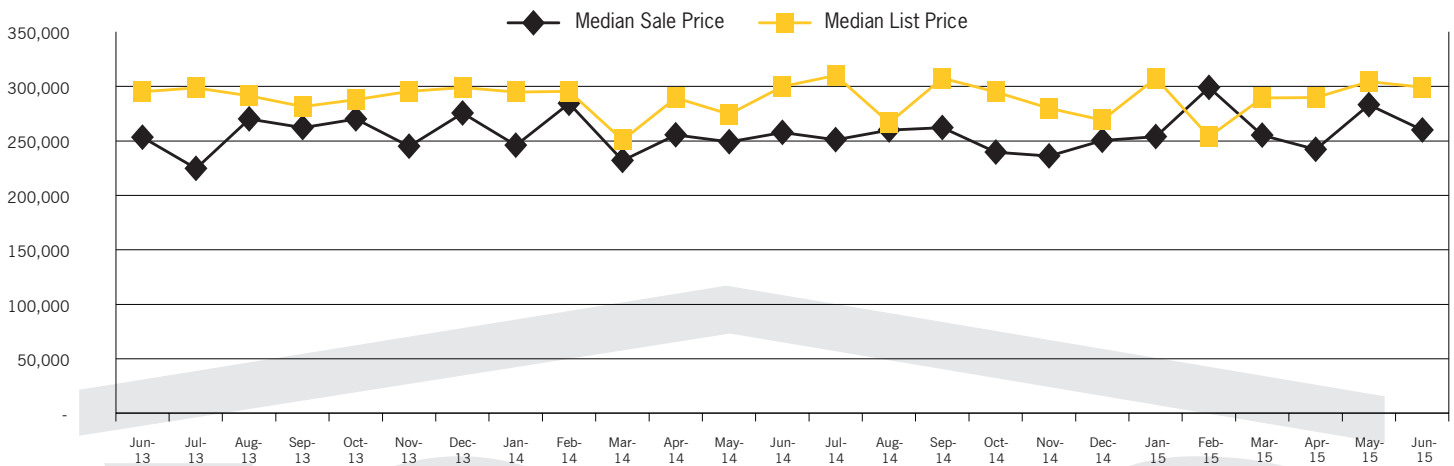
The Housing Report

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



Oro Valley | July 2015

MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

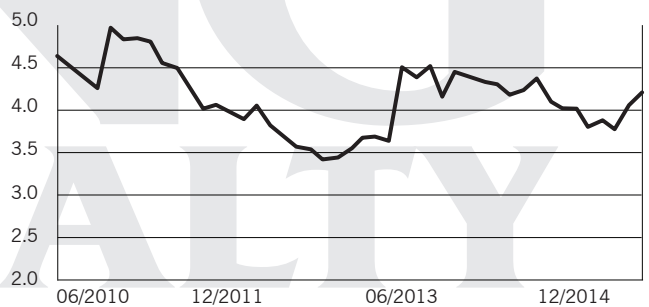


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2014	\$257,750	4.250%	\$1,204.58
2015	\$260,000	4.080%	\$1,190.64

30 YEAR FIXED MORTGAGE RATE

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



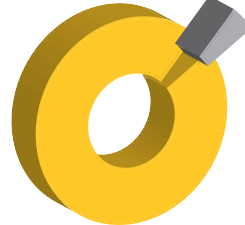
Source: Bankrate.com

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.

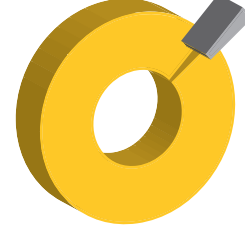
2014

96%



2015 Year to Date

98%



■ Distressed
■ Non-Distressed



The Housing Report

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



Oro Valley | July 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
		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15			
\$1 - 49,999	0	0	0	0	1	0	1	n/a	0.0	Seller
\$50,000 - 74,999	1	1	0	0	1	2	0	n/a	1.7	Seller
\$75,000 - 99,999	4	1	1	1	2	0	1	4.0	4.7	Slightly Seller
\$100,000 - 124,999	4	1	0	0	1	0	0	n/a	9.0	Buyer
\$125,000 - 149,999	6	0	1	2	2	1	0	n/a	4.7	Slightly Seller
\$150,000 - 174,999	10	5	2	4	3	3	8	1.3	2.9	Seller
\$175,000 - 199,999	24	4	7	6	4	6	4	6.0	5.8	Balanced
\$200,000 - 224,999	21	6	3	6	18	8	9	2.3	1.9	Seller
\$225,000 - 249,999	22	5	5	13	11	6	9	2.4	3.0	Seller
\$250,000 - 274,999	14	9	4	8	11	9	5	2.8	2.3	Seller
\$275,000 - 299,999	24	5	5	3	6	5	5	4.8	4.1	Slightly Seller
\$300,000 - 349,999	35	2	5	7	5	10	10	3.5	4.1	Slightly Seller
\$350,000 - 399,999	21	0	6	7	4	9	4	5.3	3.6	Seller
\$400,000 - 499,999	29	0	5	5	3	5	2	14.5	8.7	Buyer
\$500,000 - 599,999	22	1	3	4	4	4	4	5.5	5.1	Balanced
\$600,000 - 699,999	20	4	4	1	4	1	3	6.7	7.5	Slightly Buyer
\$700,000 - 799,999	7	0	1	1	0	3	0	n/a	7.7	Slightly Buyer
\$800,000 - 899,999	4	0	0	1	0	2	1	4.0	5.7	Balanced
\$900,000 - 999,999	7	1	0	2	1	1	0	n/a	11.0	Buyer
\$1,000,000 - and over	18	0	1	0	1	0	3	6.0	14.8	Buyer
TOTAL	293	45	53	71	82	75	69	4.2	4.1	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 07/06/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2015 - 06/30/2015. Information is believed to be reliable, but not guaranteed.

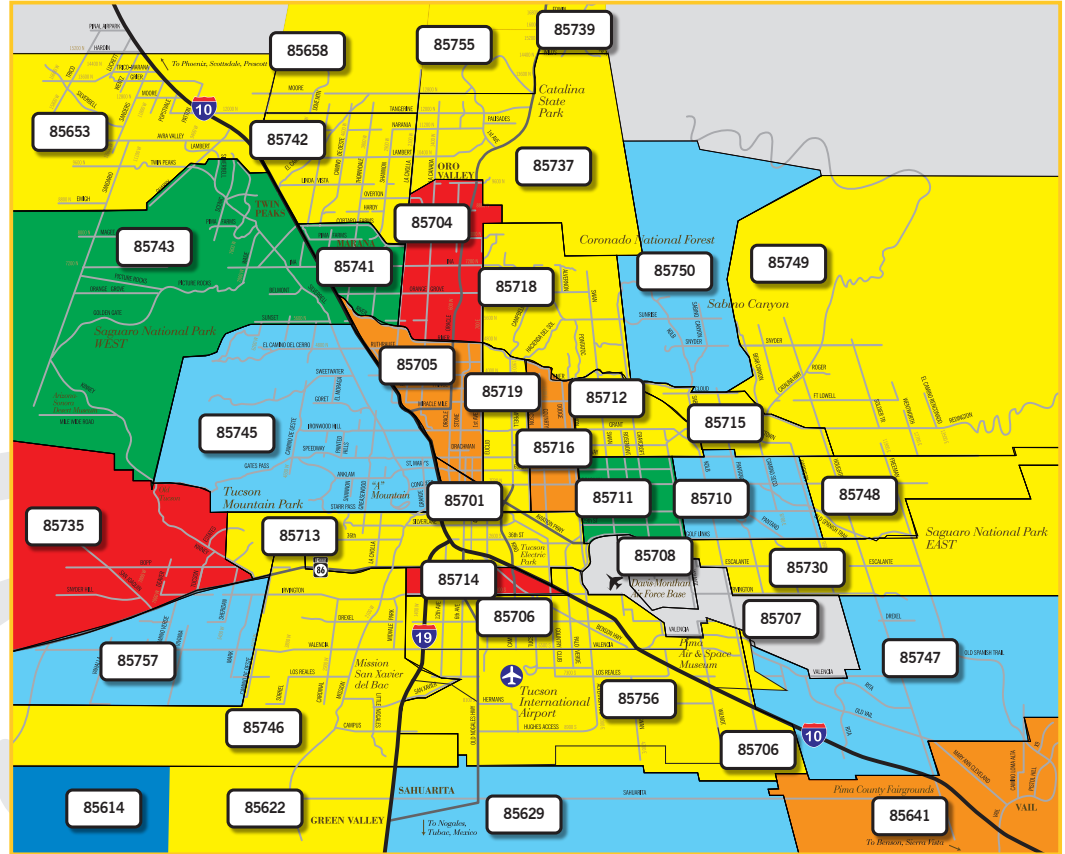
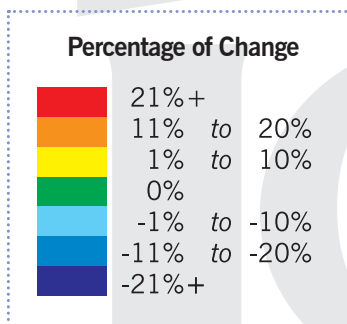


Oro Valley | July 2015

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2014-JUN 2014 TO
APR 2015-JUN 2015

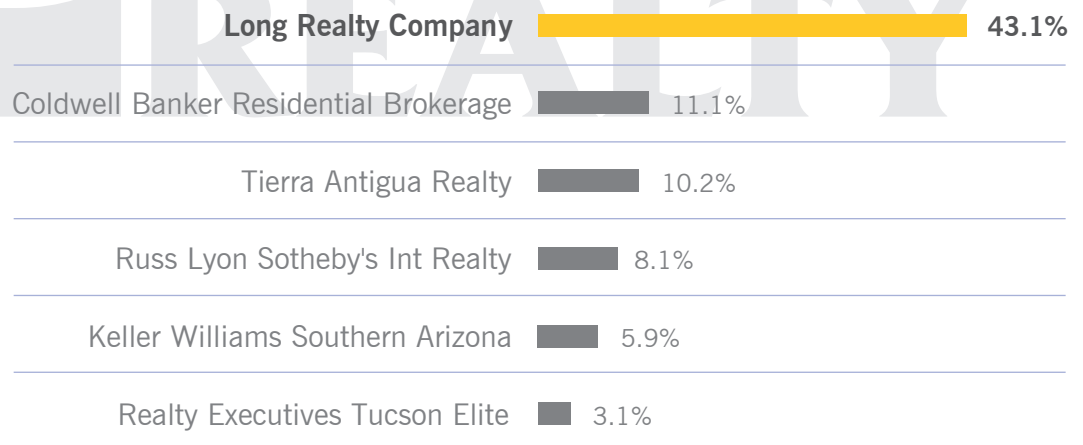
This heat map represents the percentage of change in Tucson metro median sales prices from April 2014-June 2014 to April 2015-June 2015 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 07/06/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 07/01/2014 – 06/30/2015 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.