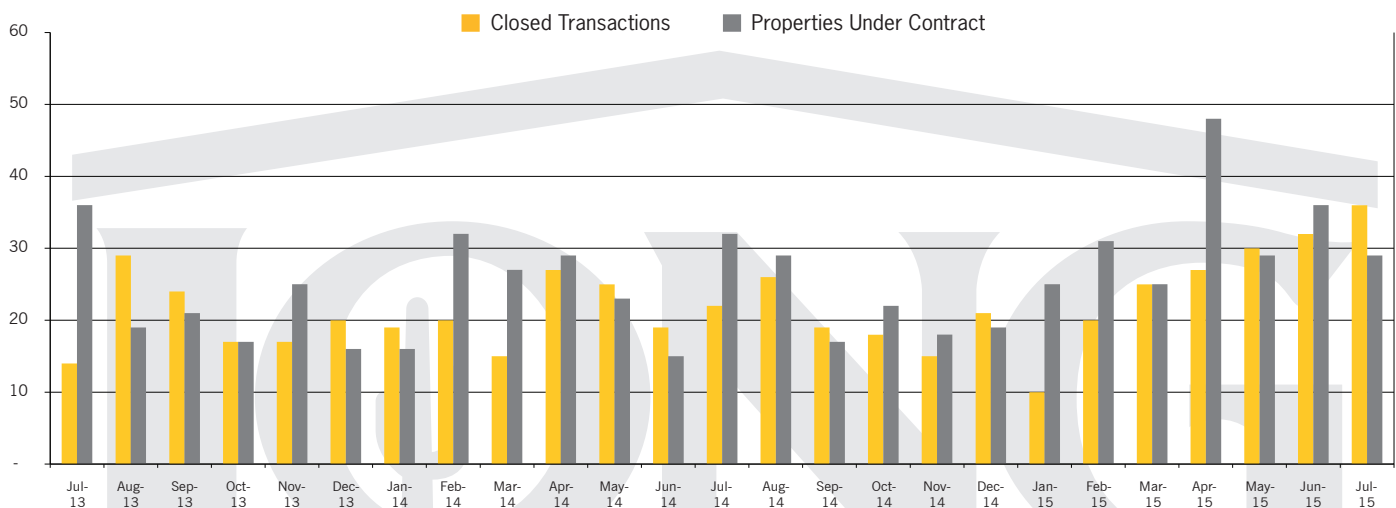




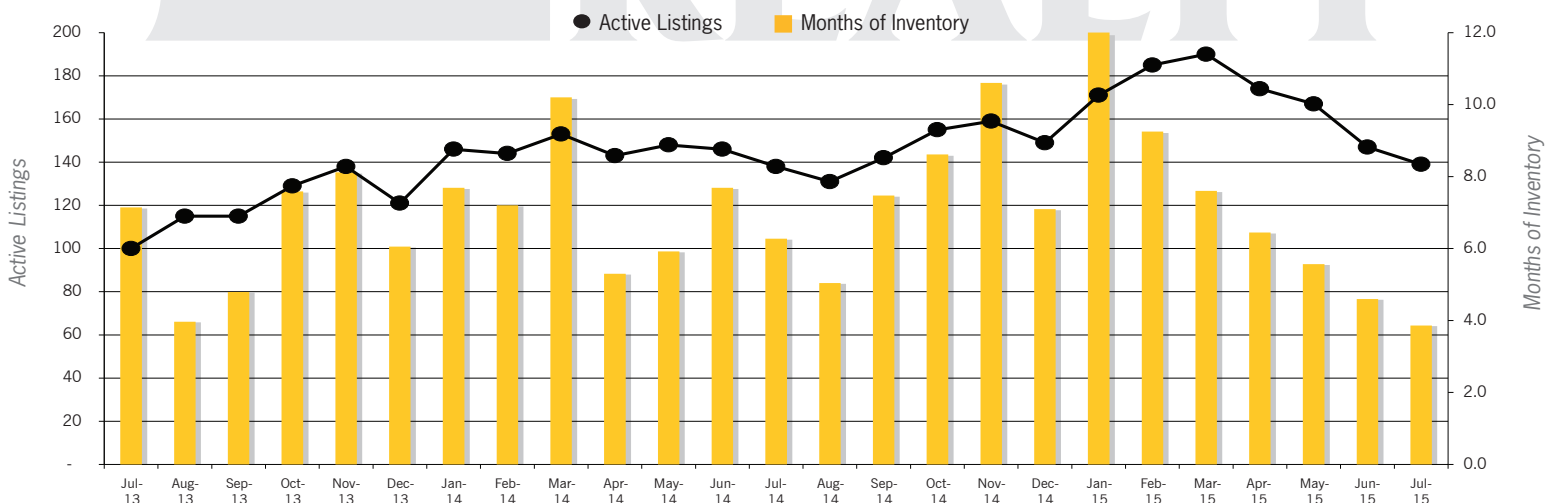
Rancho Vistoso | August 2015

In the Rancho Vistoso area, July 2015 active inventory was 139, up 1% from July 2014. There were 36 closings in July 2015, a 64% increase from July 2014. Year-to-date 2015 there were 186 closings, a 22% increase from year-to-date 2014. Months of Inventory was 3.9, down from 6.3 in July 2014. Median price of sold homes was \$290,500 for the month of July 2015, up 9% from July 2014. The Rancho Vistoso area had 29 new properties under contract in July 2015, down 9% from July 2014

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – RANCHO VISTOSO



ACTIVE LISTINGS AND MONTHS OF INVENTORY – RANCHO VISTOSO

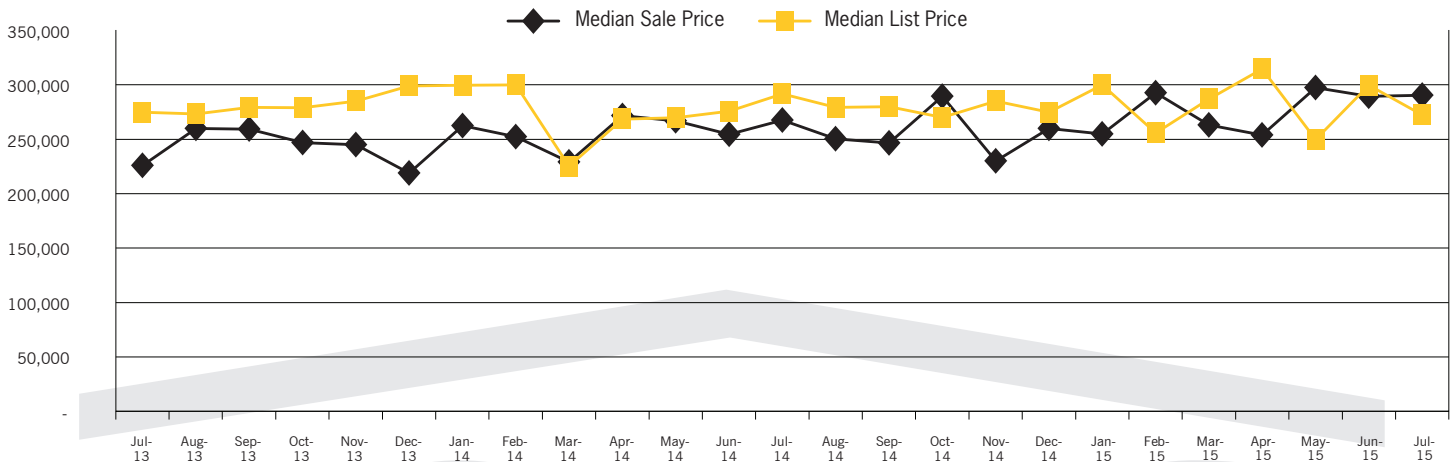


Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 08/05/2015 is believed to be reliable, but not guaranteed.



Rancho Vistoso | August 2015

MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – RANCHO VISTOSO

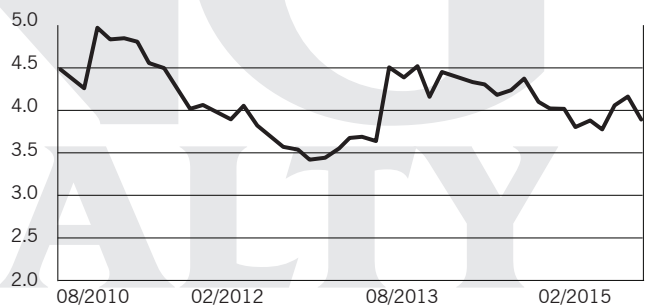


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2014	\$267,500	4.125%	\$1,231.62
2015	\$290,500	4.000%	\$1,317.55

30 YEAR FIXED MORTGAGE RATE

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

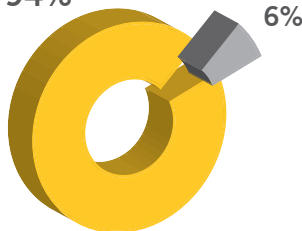


Source: Bankrate.com

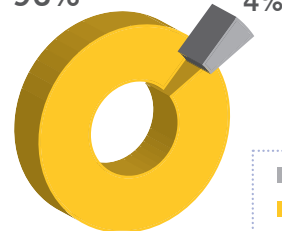
DISTRESSED VS. NON-DISTRESSED SALES – RANCHO VISTOSO

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
94%



2015 Year to Date
96%



■ Distressed
■ Non-Distressed



The Housing Report

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



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MARKET CONDITIONS BY PRICE BAND – RANCHO VISTOSO

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	2	0	0	0	1	0	0	n/a	8.0	Slightly Buyer
\$150,000 - 174,999	4	0	0	1	2	2	1	4.0	3.8	Seller
\$175,000 - 199,999	16	3	2	1	1	3	1	16.0	10.6	Buyer
\$200,000 - 224,999	13	1	2	6	2	4	3	4.3	4.6	Slightly Seller
\$225,000 - 249,999	21	2	9	5	2	6	7	3.0	4.0	Seller
\$250,000 - 274,999	6	3	4	3	3	1	4	1.5	3.6	Seller
\$275,000 - 299,999	17	4	2	3	5	3	4	4.3	3.3	Seller
\$300,000 - 349,999	14	1	0	2	3	8	5	2.8	3.4	Seller
\$350,000 - 399,999	7	3	3	1	3	2	6	1.2	2.4	Seller
\$400,000 - 499,999	12	0	1	0	3	0	1	12.0	9.0	Buyer
\$500,000 - 599,999	5	1	0	1	1	2	0	n/a	5.7	Balanced
\$600,000 - 699,999	2	1	1	2	2	1	0	n/a	2.0	Seller
\$700,000 - 799,999	1	1	1	0	1	0	0	n/a	2.0	Seller
\$800,000 - 899,999	1	0	0	0	1	0	1	1.0	2.5	Seller
\$900,000 - 999,999	6	0	2	1	1	0	1	6.0	9.0	Buyer
\$1,000,000 - and over	12	1	0	1	0	1	2	6.0	13.0	Buyer
TOTAL	139	21	27	27	31	33	36	3.9	4.5	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 08/05/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2015 - 07/31/2015. Information is believed to be reliable, but not guaranteed.

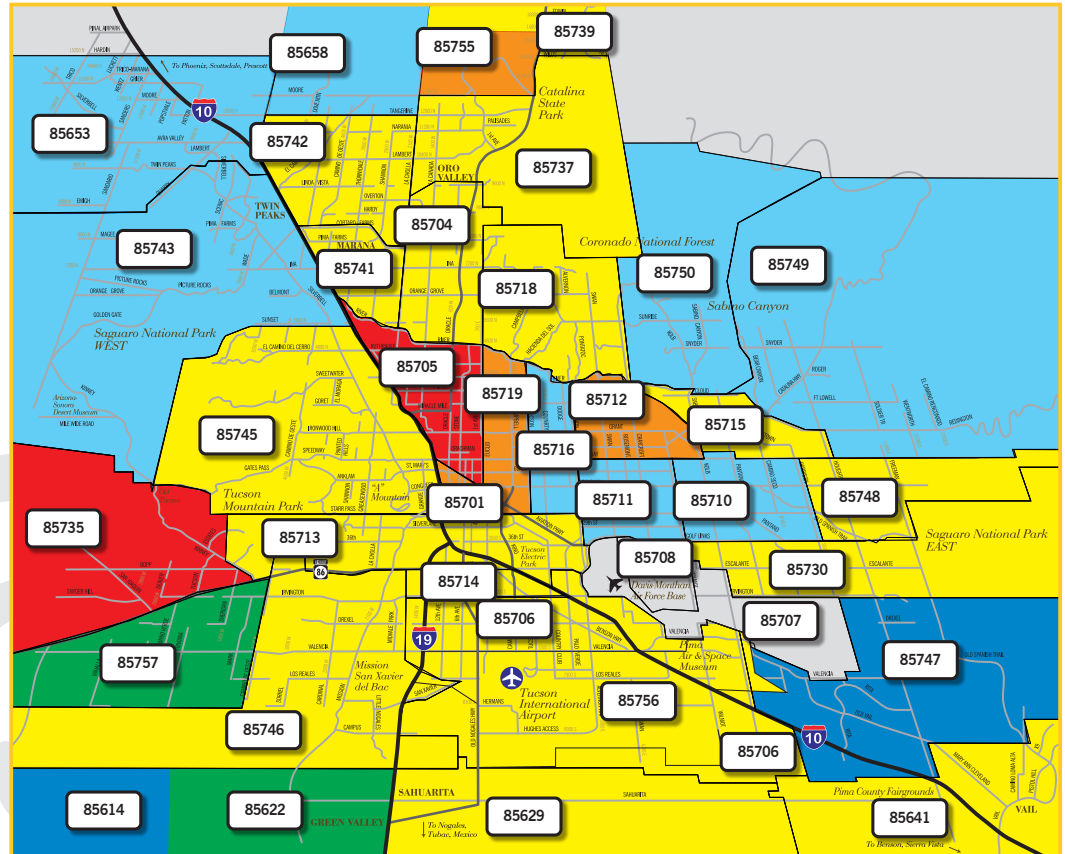
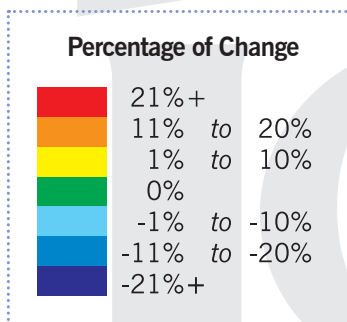


Rancho Vistoso | August 2015

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2014-JUL 2014 TO
MAY 2015-JUL 2015

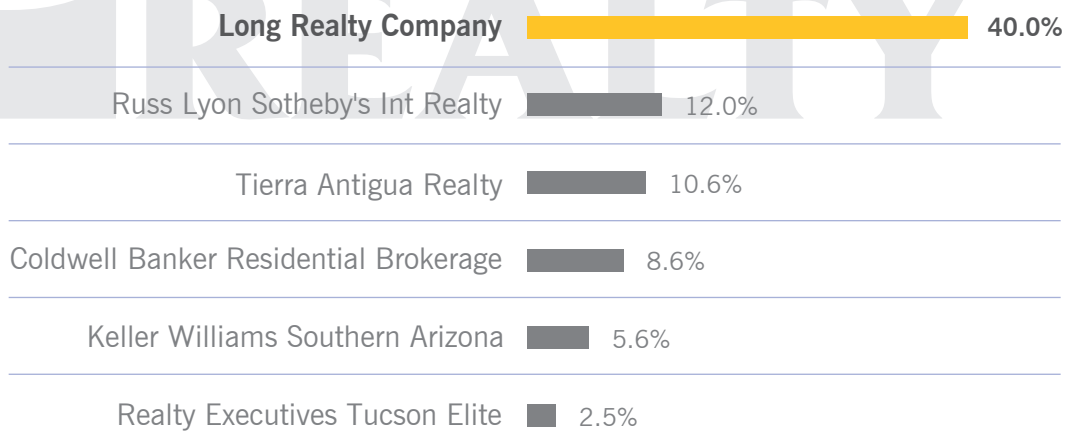
This heat map represents the percentage of change in Tucson metro median sales prices from May 2014-July 2014 to May 2015-July 2015 by zip code.



MARKET SHARE – RANCHO VISTOSO

Long Realty leads the market in successful real estate sales.

Data Obtained 08/05/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 08/01/2014 – 07/31/2015 rounded to the nearest tenth of one percent and deemed to be correct.



The Rancho Vistoso Housing Report is comprised of data for residential properties in the community of Rancho Vistoso in 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.