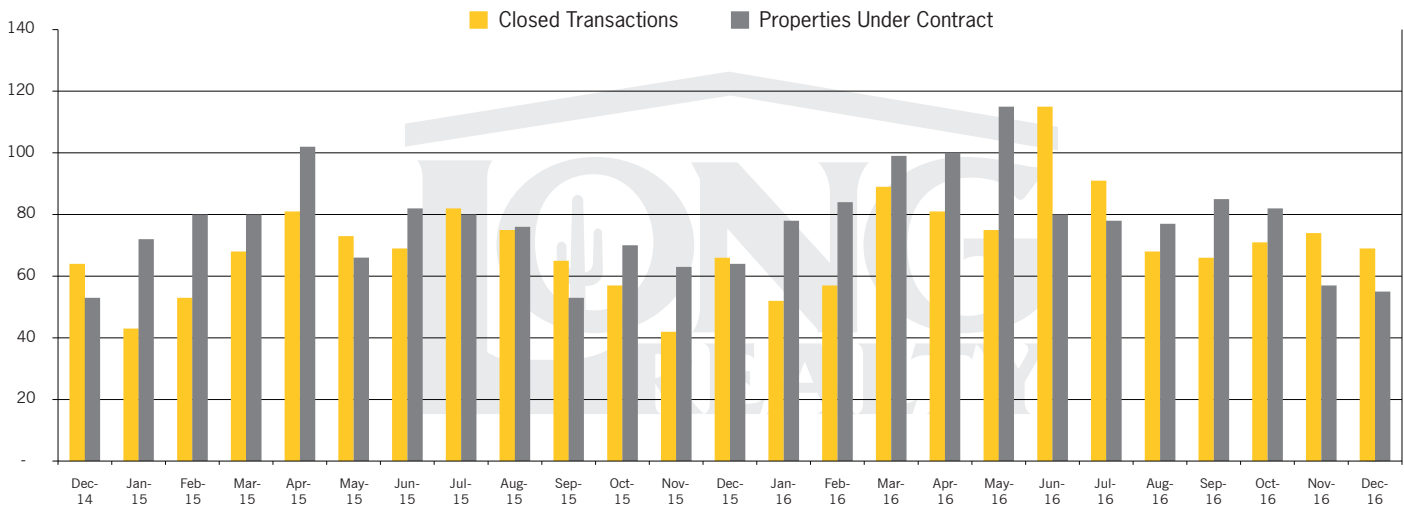




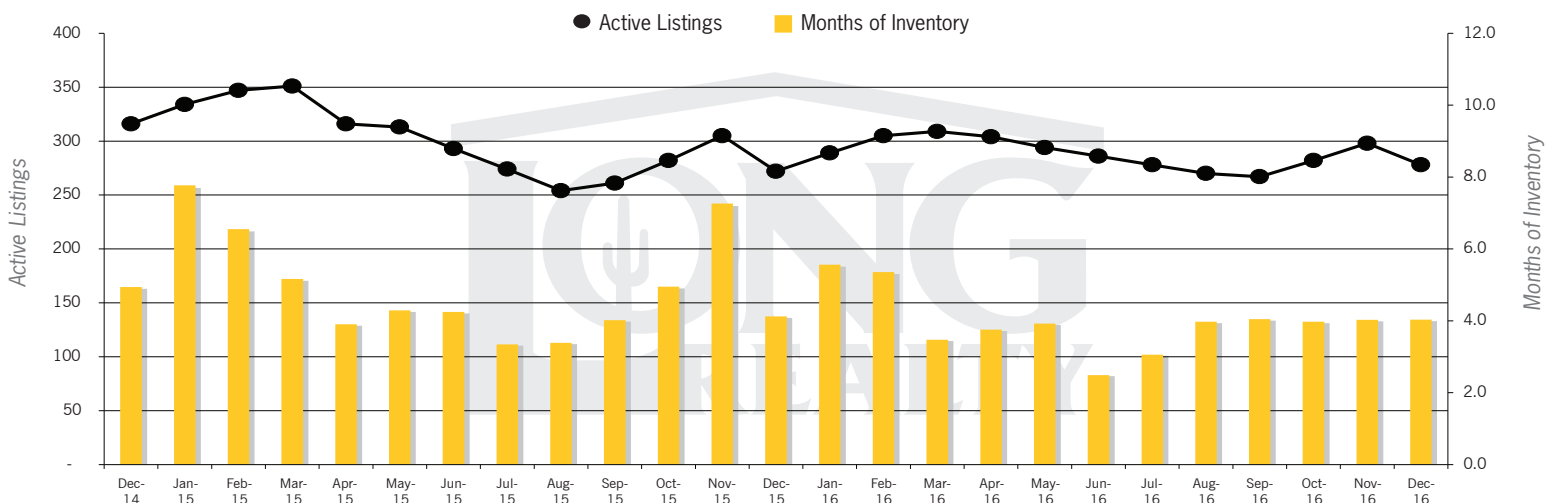
Oro Valley | January 2017

In the Oro Valley area, December 2016 active inventory was 278, a 2% increase from December 2015. There were 69 closings in December 2016, a 5% increase from December 2015. Year-to-date 2016 there were 924 closings, a 16% increase from year-to-date 2015. Months of Inventory was 4.0, down from 4.1 in December 2015. Median price of sold homes was \$281,000 for the month of December 2016, up 9% from December 2015. The Oro Valley area had 55 new properties under contract in December 2016, down 14% from December 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

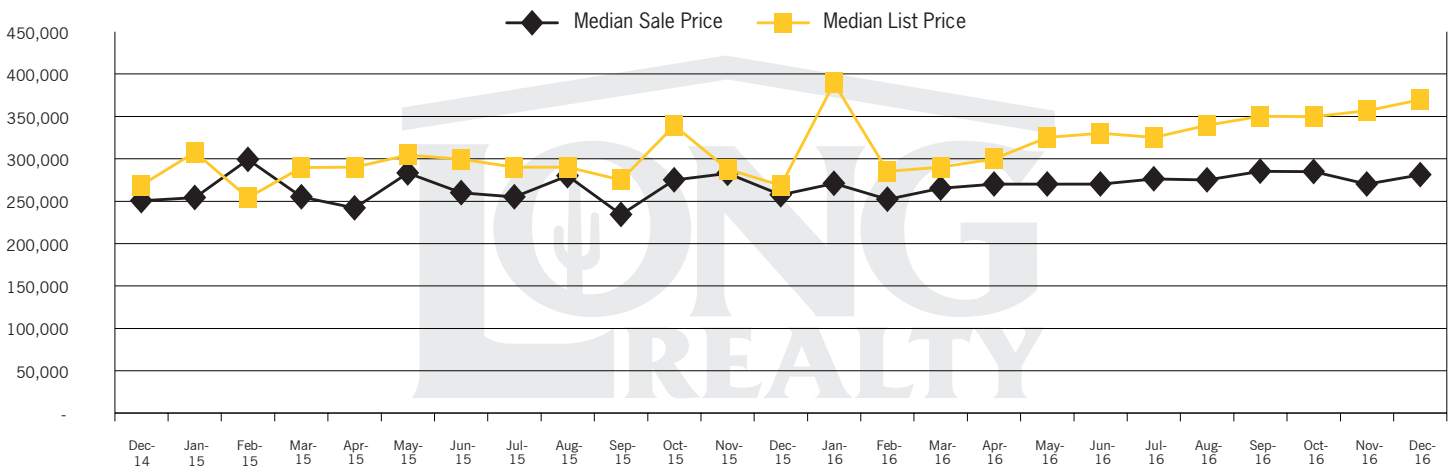


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 01/05/2017 is believed to be reliable, but not guaranteed.*



Oro Valley | January 2017

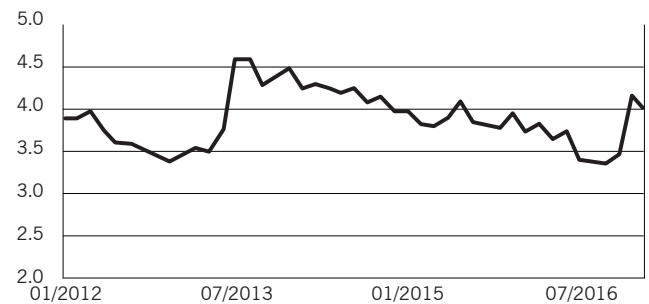
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2015	\$257,475	3.875%	\$1,150.21
2016	\$281,000	4.375%	\$1,332.84

30 YEAR FIXED MORTGAGE RATE

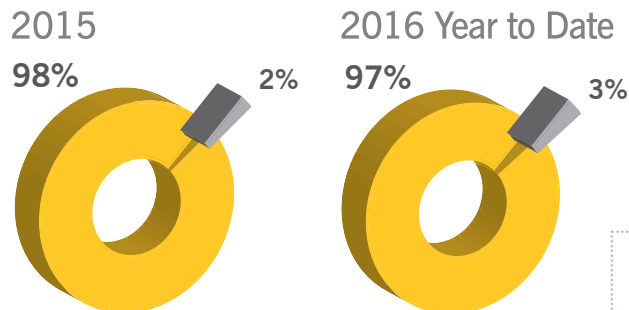


Source: Residential median sales prices. Data obtained 01/05/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.



■ Distressed
■ Non-Distressed



Oro Valley | January 2017

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
		Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16			
\$1 - 49,999	0	0	0	0	1	0	0	0.0	0.0	Seller
\$50,000 - 74,999	0	0	0	0	0	1	1	0.0	0.5	Seller
\$75,000 - 99,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	4	0	0	0	1	0	0	n/a	7.0	Slightly Buyer
\$125,000 - 149,999	3	1	2	1	2	1	2	1.5	1.4	Seller
\$150,000 - 174,999	2	3	2	2	1	2	2	1.0	1.6	Seller
\$175,000 - 199,999	12	8	5	5	5	2	6	2.0	3.2	Seller
\$200,000 - 224,999	17	9	7	12	11	9	6	2.8	1.7	Seller
\$225,000 - 249,999	27	17	12	7	8	15	5	5.4	2.8	Seller
\$250,000 - 274,999	12	8	7	4	6	9	9	1.3	1.6	Seller
\$275,000 - 299,999	20	5	8	10	6	10	8	2.5	2.4	Seller
\$300,000 - 349,999	25	10	6	9	12	9	8	3.1	3.0	Seller
\$350,000 - 399,999	23	10	7	8	6	7	4	5.8	4.4	Slightly Seller
\$400,000 - 499,999	33	14	5	6	7	5	9	3.7	4.8	Slightly Seller
\$500,000 - 599,999	26	4	3	1	1	1	1	26.0	28.3	Buyer
\$600,000 - 699,999	15	3	2	1	2	2	5	3.0	5.4	Balanced
\$700,000 - 799,999	9	0	3	1	0	2	0	n/a	15.5	Buyer
\$800,000 - 899,999	6	0	0	0	2	0	1	6.0	6.3	Balanced
\$900,000 - 999,999	8	0	3	0	1	0	0	n/a	23.0	Buyer
\$1,000,000 - and over	35	2	0	0	1	0	2	17.5	33.7	Buyer
TOTAL	278	94	72	67	73	75	69	4.0	4.0	Seller

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market

Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 01/05/2017.

3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2016 - 12/31/2016. Information is believed to be reliable, but not guaranteed.

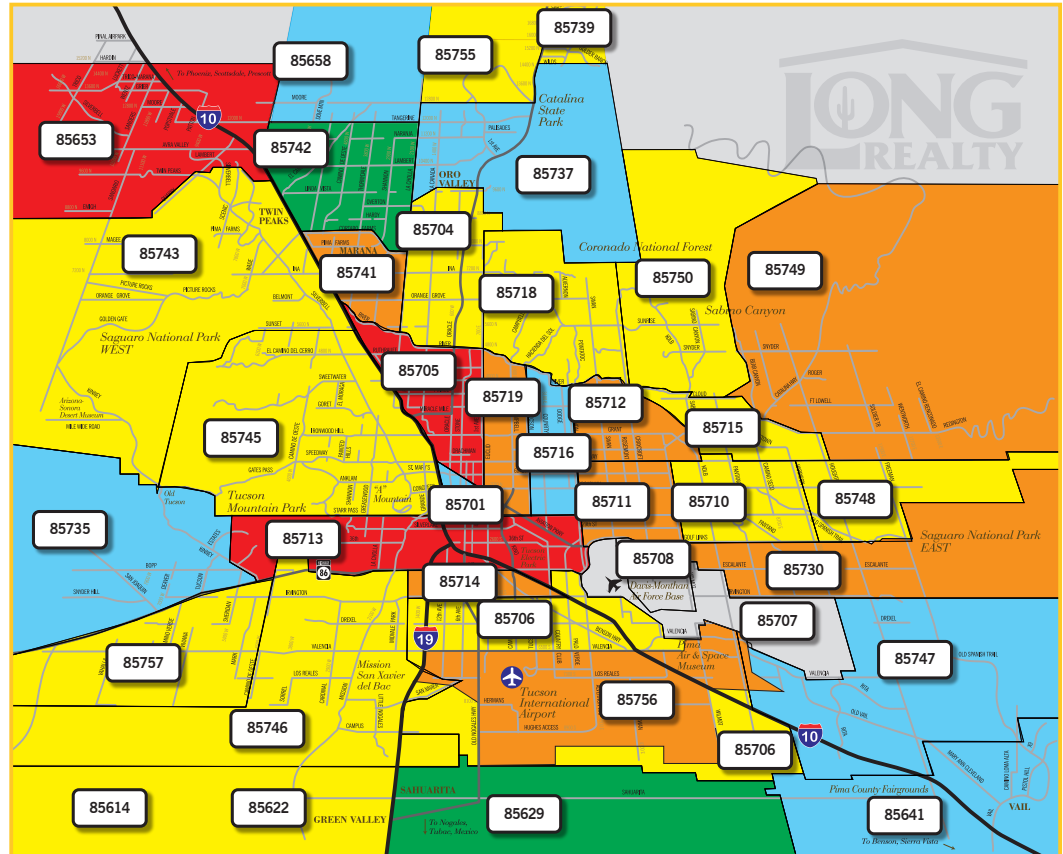


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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT 2015-DEC 2015 TO
OCT 2016-DEC 2016

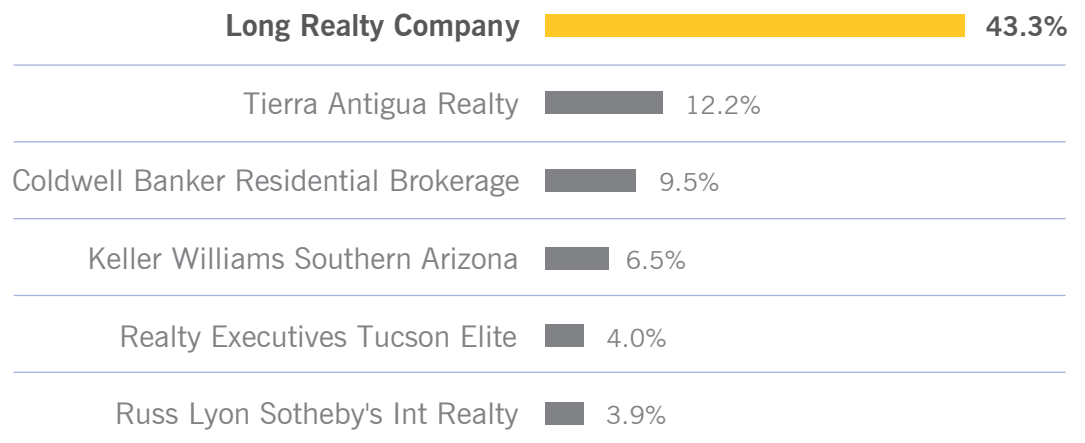
This heat map represents the percentage of change in Tucson metro median sales prices from October 2015-December 2015 to October 2016-December 2016 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 01/05/2017 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 01/01/2016 – 12/31/2016 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.