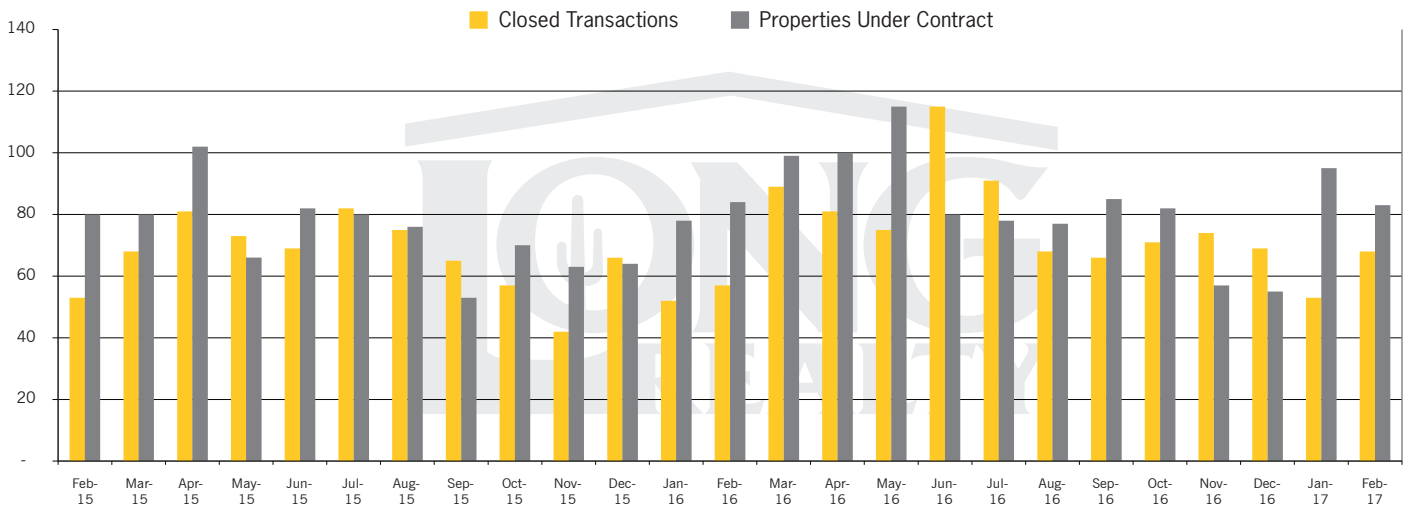




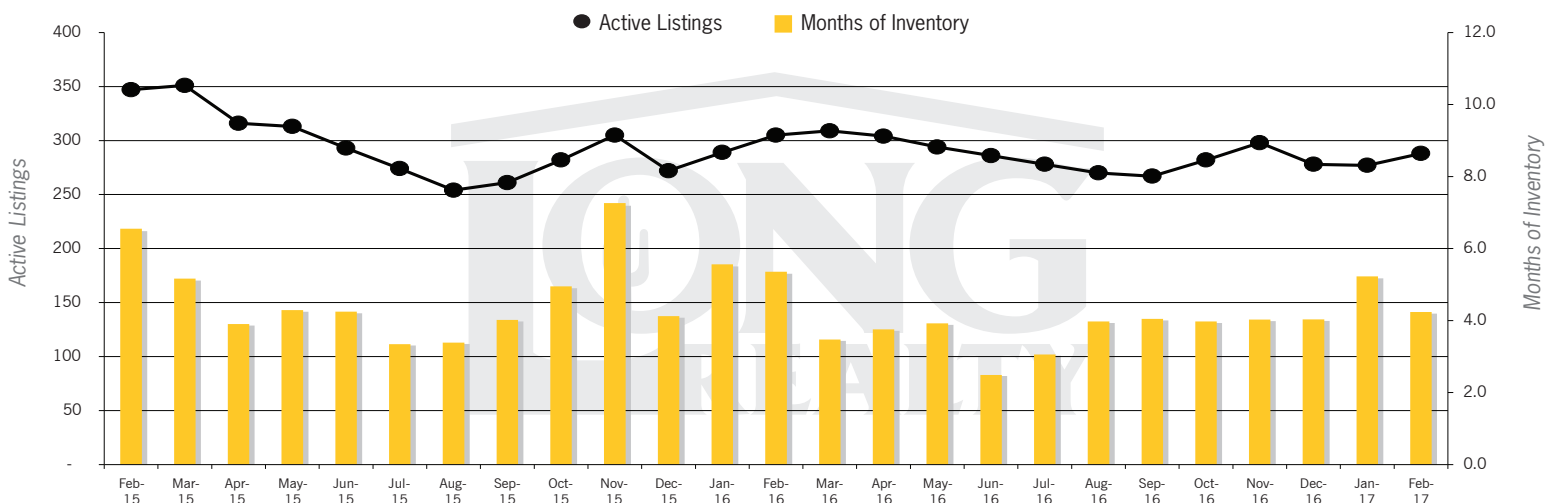
Oro Valley | March 2017

In the Oro Valley area, February 2017 active inventory was 288, a 6% decrease from February 2016. There were 68 closings in February 2017, a 19% increase from February 2016. Year-to-date 2017 there were 123 closings, an 11% increase from year-to-date 2016. Months of Inventory was 4.2, down from 5.4 in February 2016. Median price of sold homes was \$258,500 for the month of February 2017, up 3% from February 2016. The Oro Valley area had 83 new properties under contract in February 2017, down 1% from February 2016.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

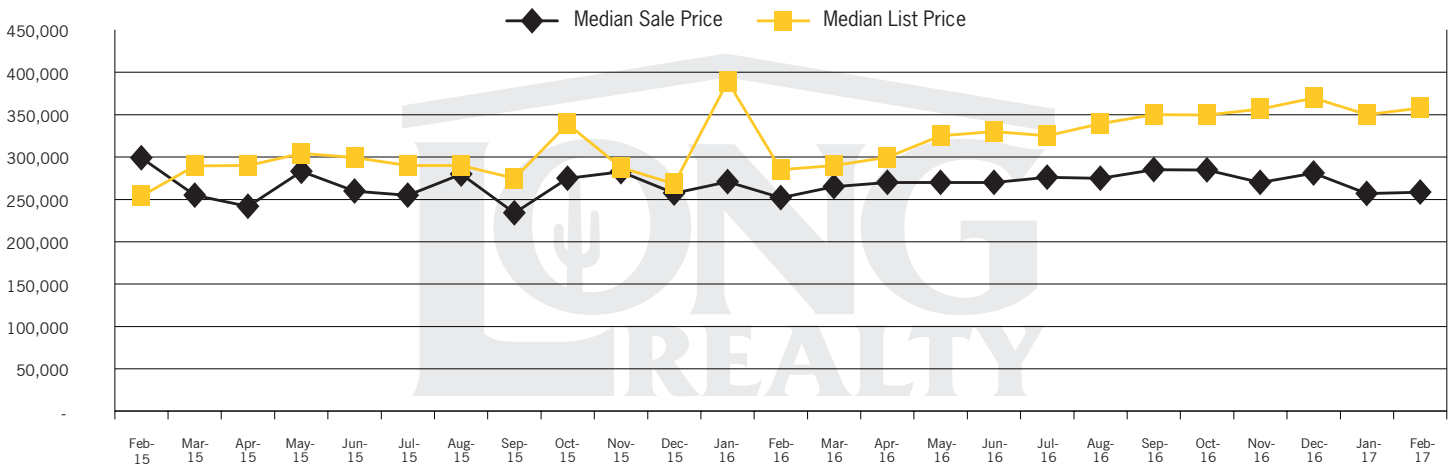


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 03/03/2017 is believed to be reliable, but not guaranteed.*



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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
2016	\$252,000	3.675%	\$1,098.54
2017	\$258,500	4.250%	\$1,208.08

30 YEAR FIXED MORTGAGE RATE

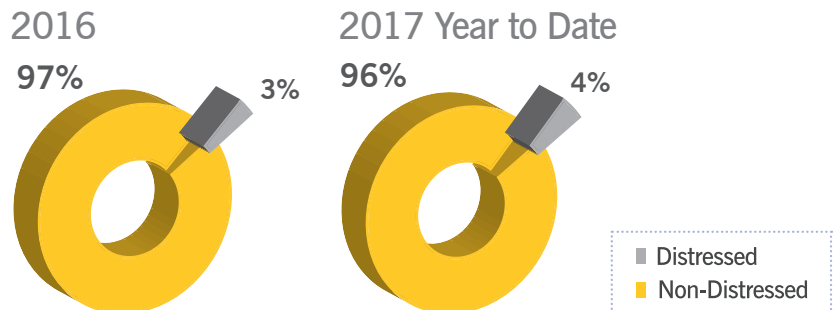


Source: Residential median sales prices. Data obtained 03/03/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.





Oro Valley | March 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
		Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17			
\$1 - 49,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	1	1	0	0	n/a	0.0	Seller
\$75,000 - 99,999	2	0	0	0	0	2	0	n/a	2.5	Seller
\$100,000 - 124,999	0	0	1	0	0	1	0	n/a	6.0	Balanced
\$125,000 - 149,999	2	1	2	1	2	3	3	0.7	0.8	Seller
\$150,000 - 174,999	2	2	1	2	2	1	2	1.0	1.2	Seller
\$175,000 - 199,999	10	5	5	2	6	6	5	2.0	1.9	Seller
\$200,000 - 224,999	11	12	11	9	6	4	11	1.0	2.0	Seller
\$225,000 - 249,999	25	7	8	15	5	7	8	3.1	3.8	Seller
\$250,000 - 274,999	17	4	6	9	9	4	10	1.7	1.8	Seller
\$275,000 - 299,999	24	10	6	10	8	4	10	2.4	2.7	Seller
\$300,000 - 349,999	30	9	12	9	8	8	6	5.0	3.9	Seller
\$350,000 - 399,999	23	8	6	7	4	3	4	5.8	5.8	Balanced
\$400,000 - 499,999	37	6	7	5	10	4	3	12.3	6.1	Balanced
\$500,000 - 599,999	26	1	1	1	1	3	1	26.0	16.4	Buyer
\$600,000 - 699,999	19	1	2	2	6	2	0	n/a	6.8	Slightly Buyer
\$700,000 - 799,999	10	1	0	2	0	2	4	2.5	4.5	Slightly Seller
\$800,000 - 899,999	11	0	2	0	1	1	0	n/a	14.0	Buyer
\$900,000 - 999,999	10	0	1	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	29	0	1	0	2	0	1	29.0	31.7	Buyer
TOTAL	288	67	73	75	71	55	68	4.2	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 MLSSAZ and using Brokermetrics software on 03/03/2017.

3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2016 - 02/28/2017. Information is believed to be reliable, but not guaranteed.

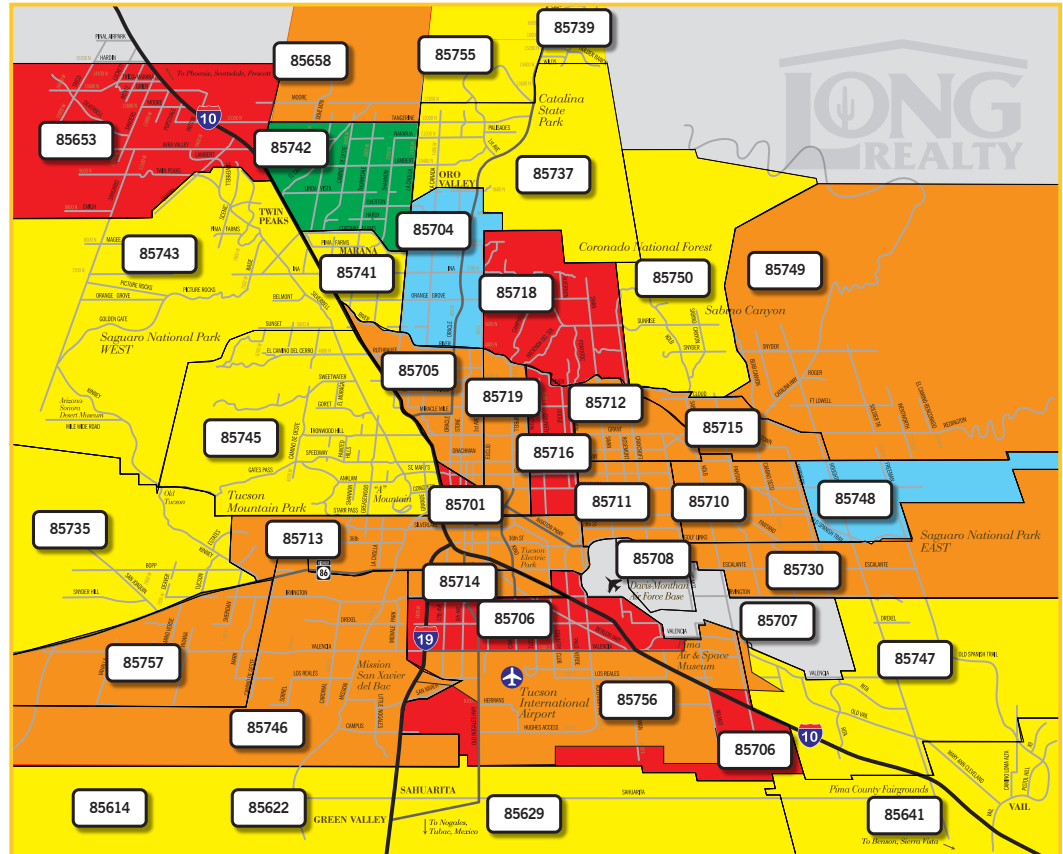


Oro Valley | March 2017

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2015-FEB 2016 TO
DEC 2016-FEB 2017

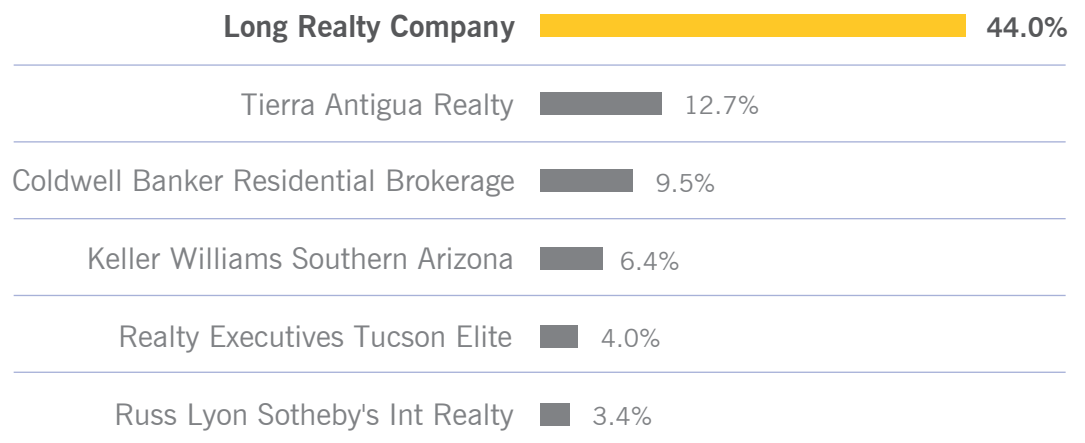
This heat map represents the percentage of change in Tucson metro median sales prices from December 2015-February 2016 to December 2016-February 2017 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 03/03/2017 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 03/01/2016 – 02/28/2017 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.