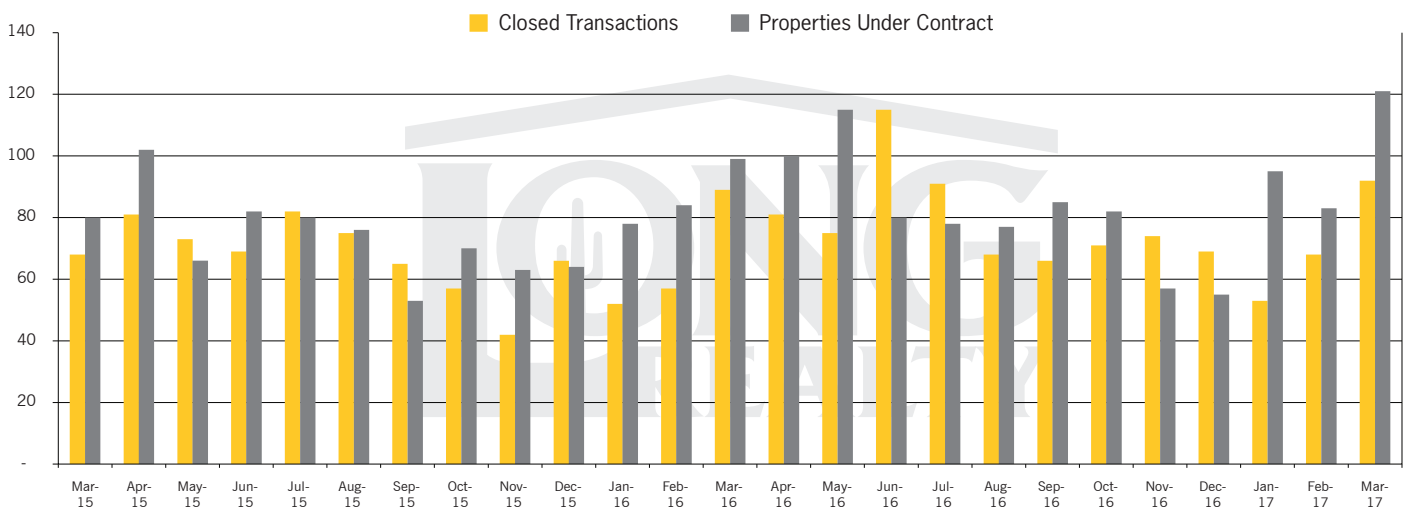




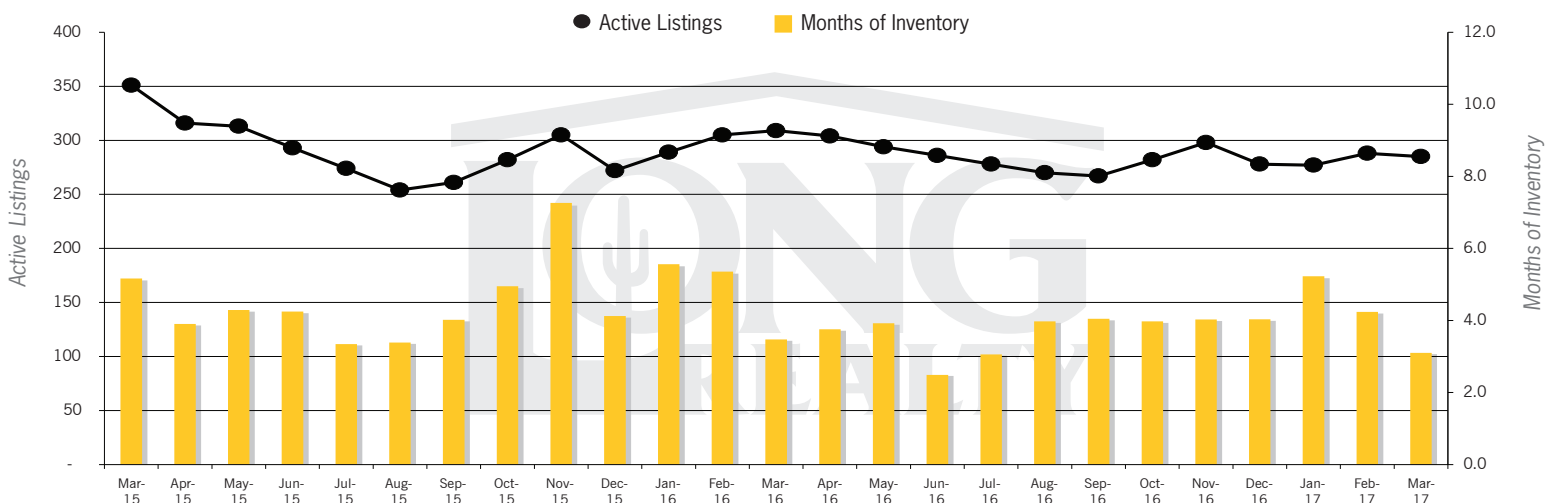
## Oro Valley | April 2017

In the Oro Valley area, March 2017 active inventory was 285, an 8% decrease from March 2016. There were 92 closings in March 2017, a 3% increase from March 2016. Year-to-date 2017 there were 216 closings, a 7% increase from year-to-date 2016. Months of Inventory was 3.1, down from 3.5 in March 2016. Median price of sold homes was \$292,500 for the month of March 2017, up 10% from March 2016. The Oro Valley area had 121 new properties under contract in March 2017, up 22% from March 2016.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



### ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

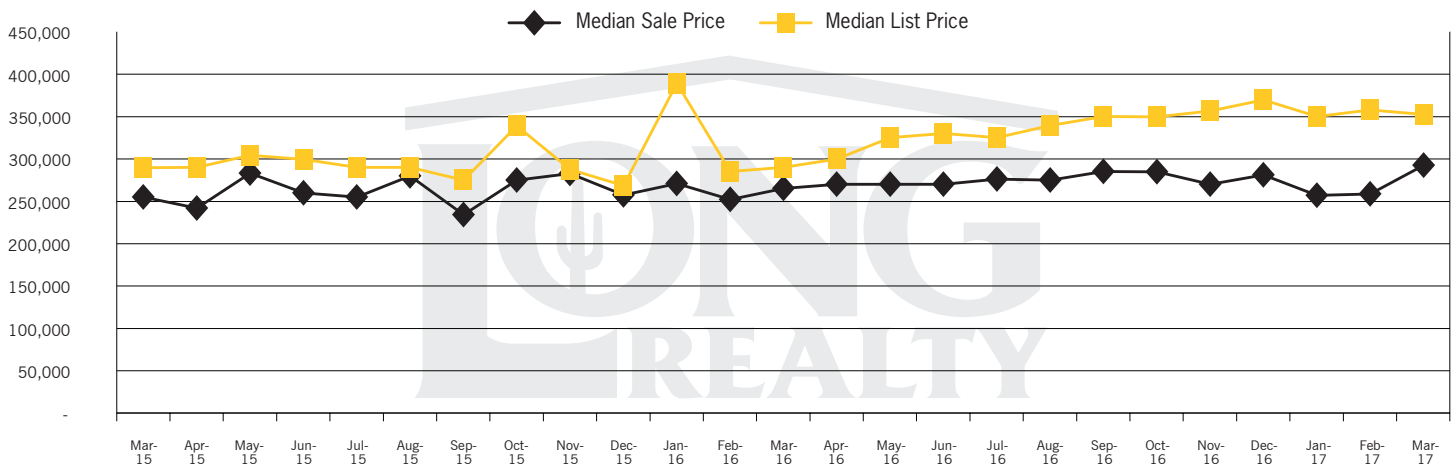


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 04/05/2017 is believed to be reliable, but not guaranteed.*



Oro Valley | April 2017

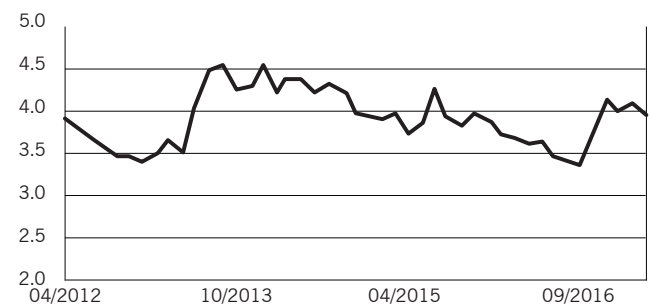
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2016	\$265,000	3.625%	\$1,148.11
2017	\$292,500	4.250%	\$1,366.98

## 30 YEAR FIXED MORTGAGE RATE

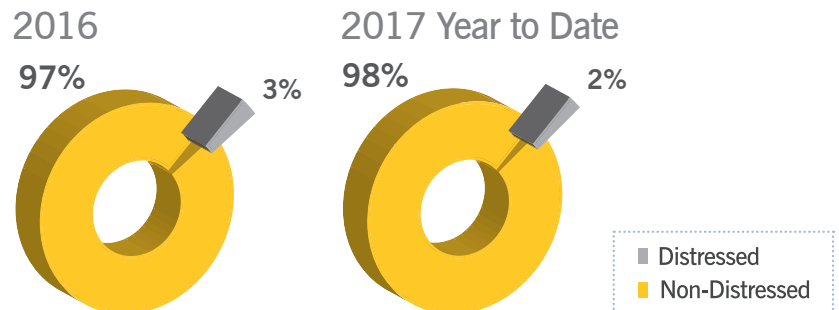


Source: Residential median sales prices. Data obtained 04/05/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.





Oro Valley | April 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
		Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17			
\$1 - 49,999	0	1	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	1	1	0	0	1	0.0	0.0	Seller
\$75,000 - 99,999	2	0	0	0	2	0	1	2.0	2.0	Seller
\$100,000 - 124,999	0	1	0	0	1	0	0	n/a	2.0	Seller
\$125,000 - 149,999	2	2	1	2	3	3	0	n/a	0.8	Seller
\$150,000 - 174,999	2	1	2	2	1	2	2	1.0	1.2	Seller
\$175,000 - 199,999	11	5	2	6	6	5	5	2.2	2.0	Seller
\$200,000 - 224,999	13	11	9	6	4	11	11	1.2	1.5	Seller
\$225,000 - 249,999	18	8	15	5	7	8	15	1.2	2.2	Seller
\$250,000 - 274,999	19	6	9	9	4	10	6	3.2	2.5	Seller
\$275,000 - 299,999	32	6	10	8	4	11	7	4.6	3.3	Seller
\$300,000 - 349,999	31	12	9	8	8	6	16	1.9	3.1	Seller
\$350,000 - 399,999	23	6	7	4	3	4	5	4.6	5.3	Balanced
\$400,000 - 499,999	31	8	5	10	4	3	12	2.6	5.4	Balanced
\$500,000 - 599,999	26	1	1	1	3	1	3	8.7	11.7	Buyer
\$600,000 - 699,999	16	2	2	6	2	0	3	5.3	11.0	Buyer
\$700,000 - 799,999	7	0	2	0	2	4	2	3.5	3.1	Seller
\$800,000 - 899,999	12	2	0	1	1	0	0	n/a	34.0	Buyer
\$900,000 - 999,999	9	1	0	0	0	0	1	9.0	29.0	Buyer
\$1,000,000 - and over	31	1	0	2	0	1	2	15.5	30.3	Buyer
<b>TOTAL</b>	<b>285</b>	<b>74</b>	<b>75</b>	<b>71</b>	<b>55</b>	<b>69</b>	<b>92</b>	<b>3.1</b>	<b>3.9</b>	<b>Seller</b>

				
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 04/05/2017.

3 month trend in months of inventory is the average of closed sales and active listing data from 01/01/2017 - 03/31/2017. Information is believed to be reliable, but not guaranteed.

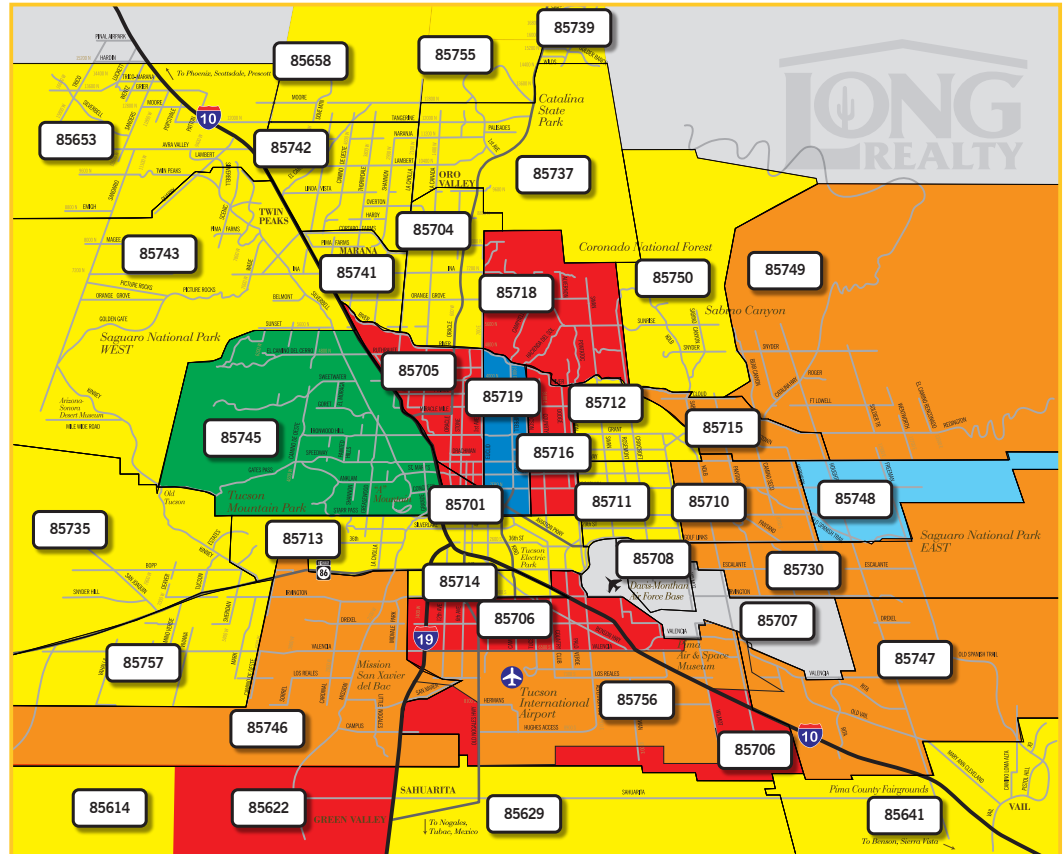


Oro Valley | April 2017

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JAN 2016-MAR 2016 TO JAN 2017-MAR 2017

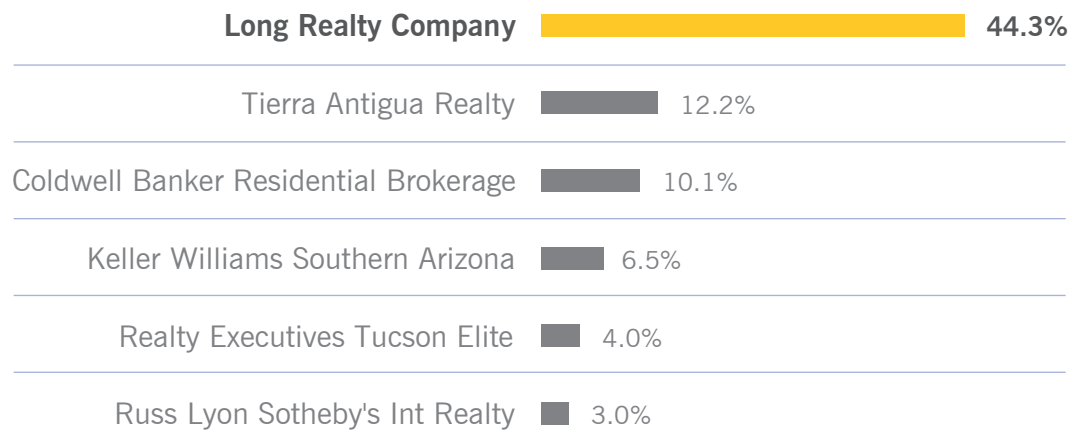
*This heat map represents the percentage of change in Tucson metro median sales prices from January 2016-March 2016 to January 2017-March 2017 by zip code.*



## MARKET SHARE – ORO VALLEY

*Long Realty leads the market in successful real estate sales.*

*Data Obtained 04/05/2017 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 04/01/2016 – 03/31/2017 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.