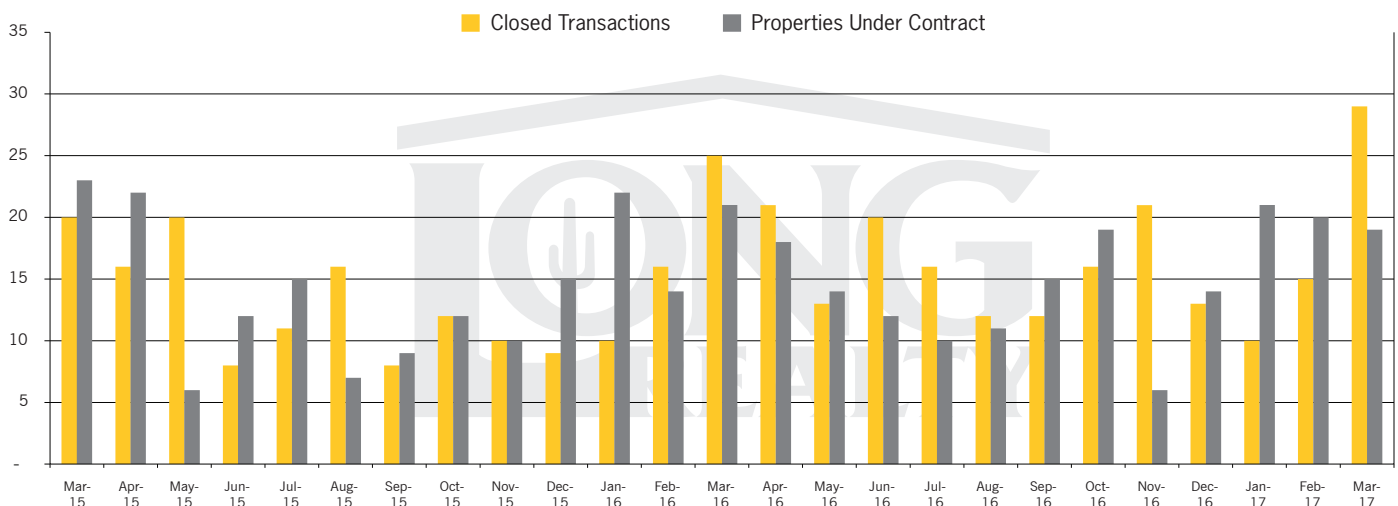




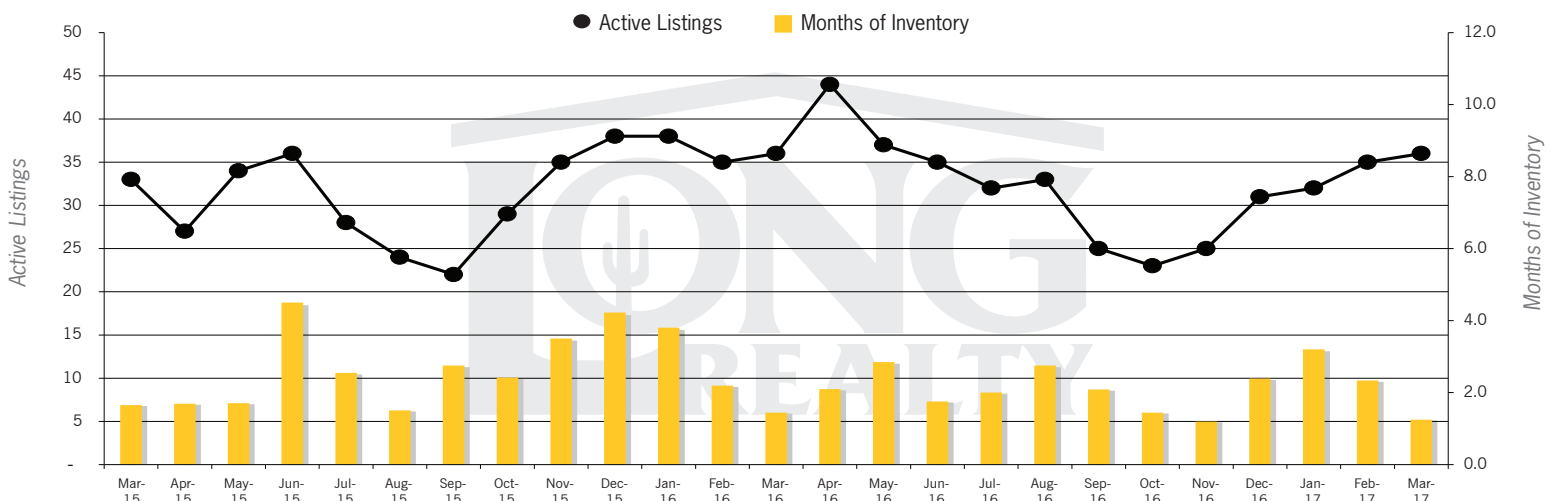
Sun City Oro Valley | April 2017

In the Sun City Oro Valley area, March 2017 active inventory was 36, virtually unchanged from March 2016. There were 29 closings in March 2017, a 16% increase from March 2016. Year-to-date 2017 there were 53 closings, a 9% decrease from year-to-date 2016. Months of Inventory was 1.2, down from 1.4 in March 2016. Median price of sold homes was \$240,000 for the month of March 2017, down 2% from March 2016. The Sun City Oro Valley area had 19 new properties under contract in March 2017, down 10% from March 2016.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SUN CITY ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – SUN CITY ORO VALLEY

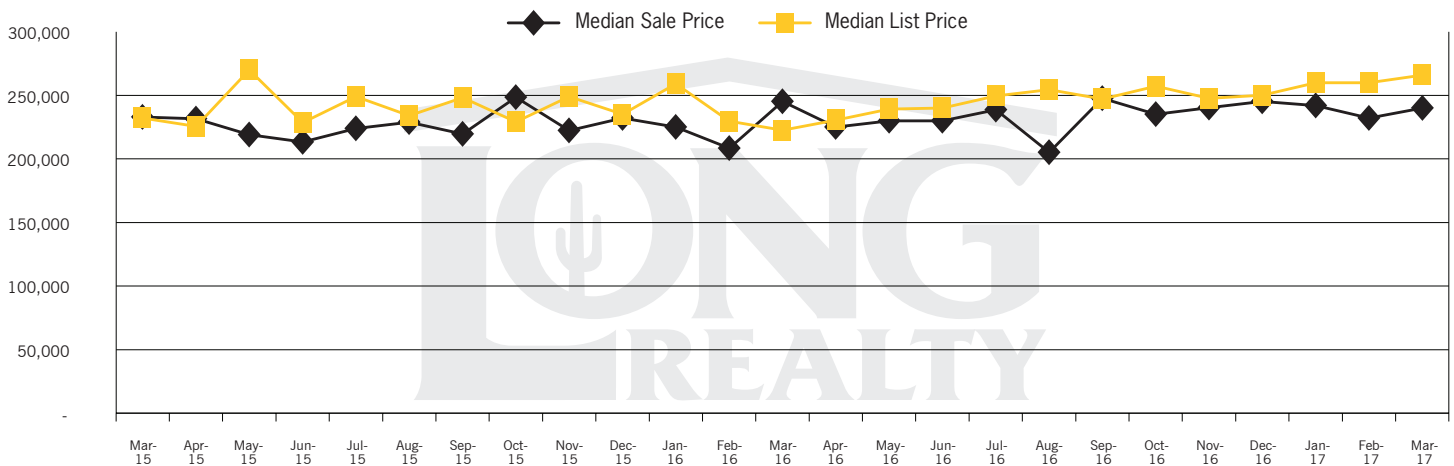


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 04/05/2017 is believed to be reliable, but not guaranteed.



Sun City Oro Valley | April 2017

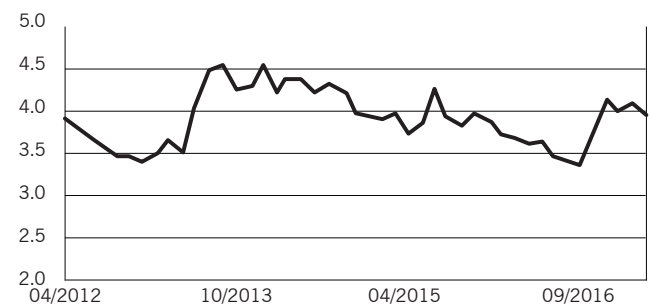
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SUN CITY ORO VALLEY



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2016	\$245,000	3.63%	\$1,061.46
2017	\$240,000	4.250%	\$1,121.62

30 YEAR FIXED MORTGAGE RATE



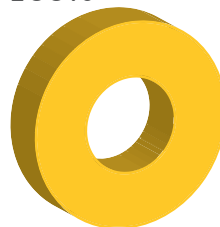
Source: Residential median sales prices. Data obtained 04/05/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

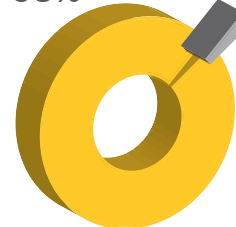
DISTRESSED VS. NON-DISTRESSED SALES – SUN CITY ORO VALLEY

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.

2016
100%



2017 Year to Date
98% 2%



■ Distressed
■ Non-Distressed



Sun City Oro Valley | April 2017

MARKET CONDITIONS BY PRICE BAND – SUN CITY 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	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	0	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	1	0	0	0	1	1	0.0	0.0	Seller
\$175,000 - 199,999	2	2	1	3	2	2	1	2.0	0.8	Seller
\$200,000 - 224,999	1	4	5	2	1	3	6	0.2	0.5	Seller
\$225,000 - 249,999	7	3	8	2	3	3	11	0.6	1.5	Seller
\$250,000 - 274,999	8	2	4	1	1	1	3	2.7	3.2	Seller
\$275,000 - 299,999	9	1	0	3	0	1	0	n/a	24.0	Buyer
\$300,000 - 349,999	5	3	0	2	1	2	5	1.0	2.4	Seller
\$350,000 - 399,999	4	0	2	0	2	0	1	4.0	4.0	Seller
\$400,000 - 499,999	0	0	1	0	0	2	1	0.0	0.0	Seller
\$500,000 - 599,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$600,000 - 699,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	36	16	21	13	10	15	29	1.2	2.0	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 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.

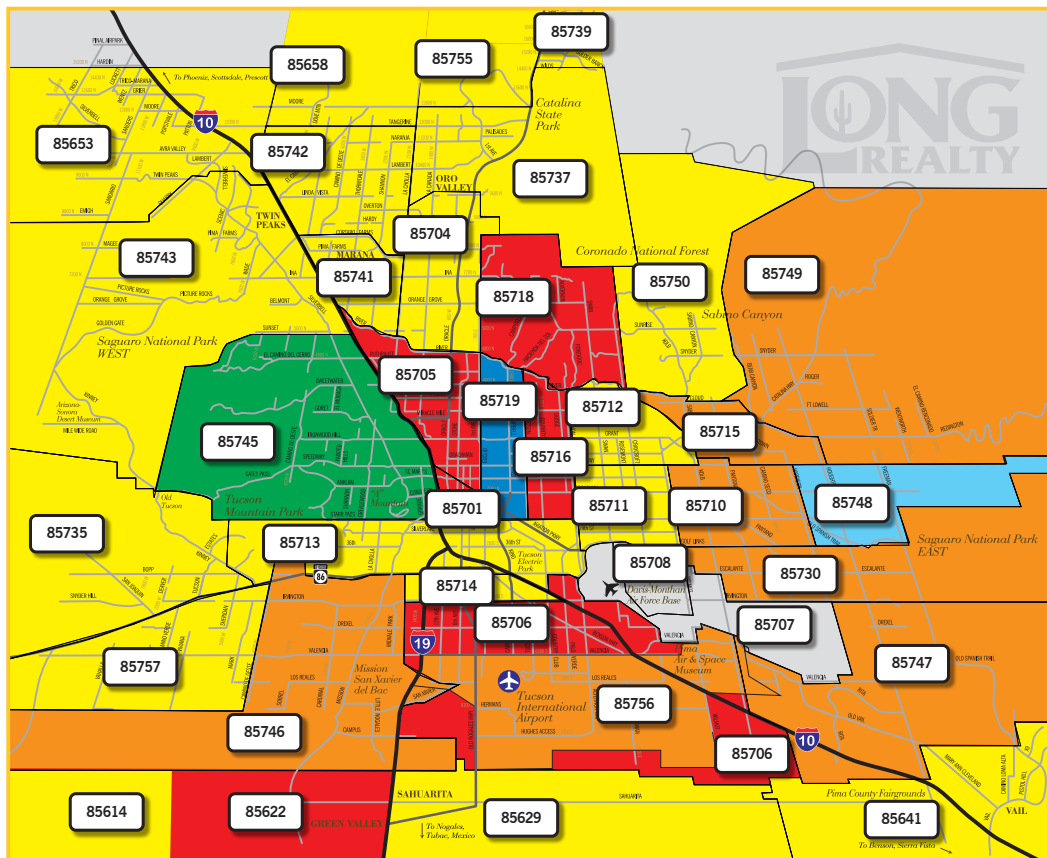
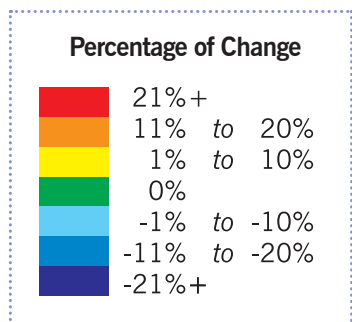


Sun City Oro Valley | April 2017

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JAN 2016-MAR 2016 TO JAN 2017-MAR 2017

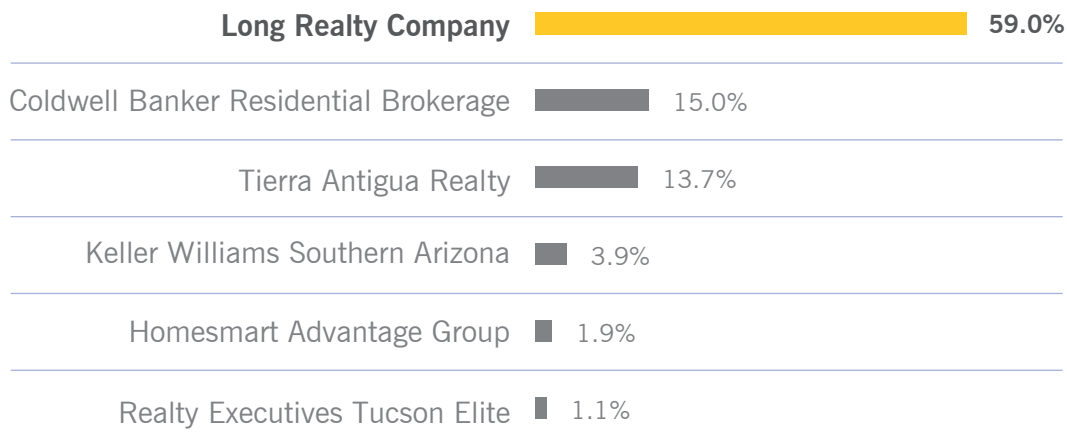
This heat map represents the percentage of change in Tucson metro median sales prices from January 2016-March 2016 to January 2017-March 2017 by zip code.



MARKET SHARE – SUN CITY 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 Sun City Oro Valley Housing Report is comprised of data for residential properties in subdivisions of Sun City 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.