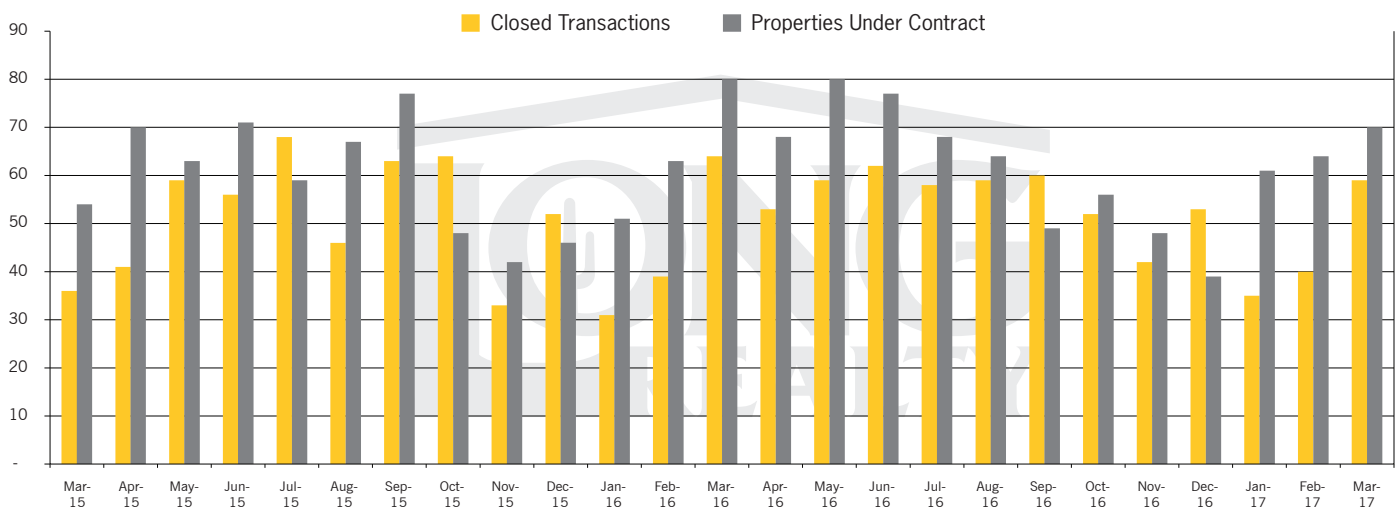




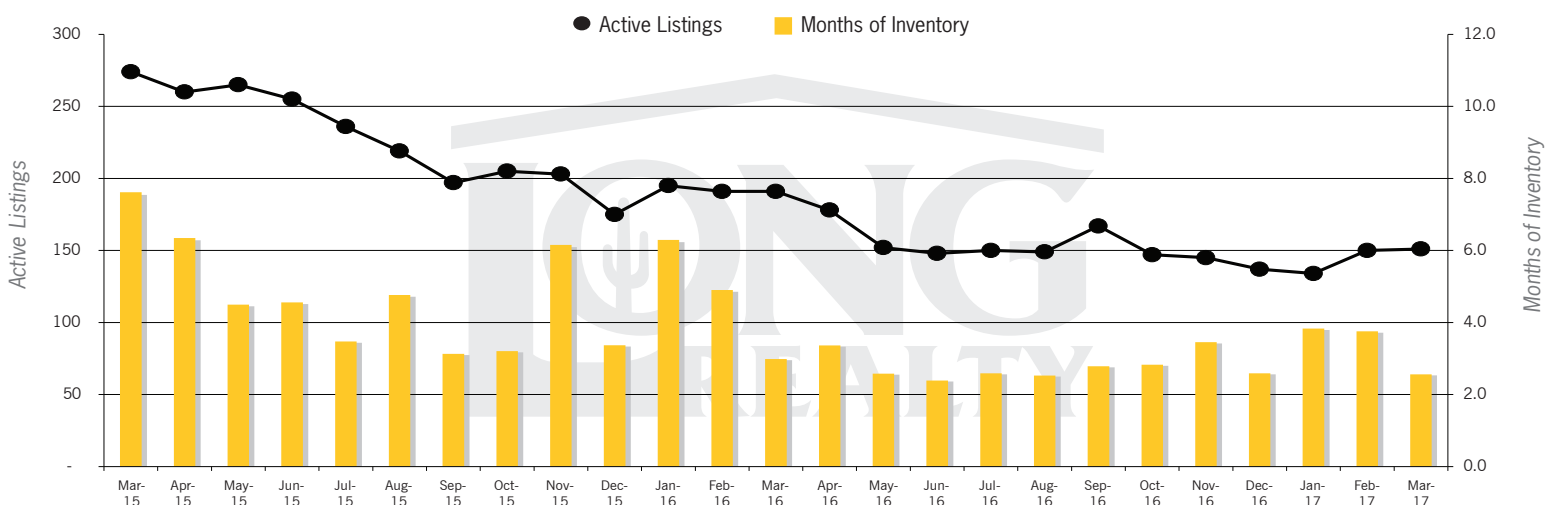
Vail | April 2017

In the Vail area, March 2017 active inventory was 151, a 21% decrease from March 2016. There were 59 closings in March 2017, an 8% decrease from March 2016. Year-to-date 2017 there were 141 closings, virtually unchanged from year-to-date 2016. Months of Inventory was 2.6, down from 3.0 in March 2016. Median price of sold homes was \$215,000 for the month of March 2017, up 1% from March 2016. The Vail area had 70 new properties under contract in March 2017, down 13% from March 2016.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – VAIL



## ACTIVE LISTINGS AND MONTHS OF INVENTORY – VAIL

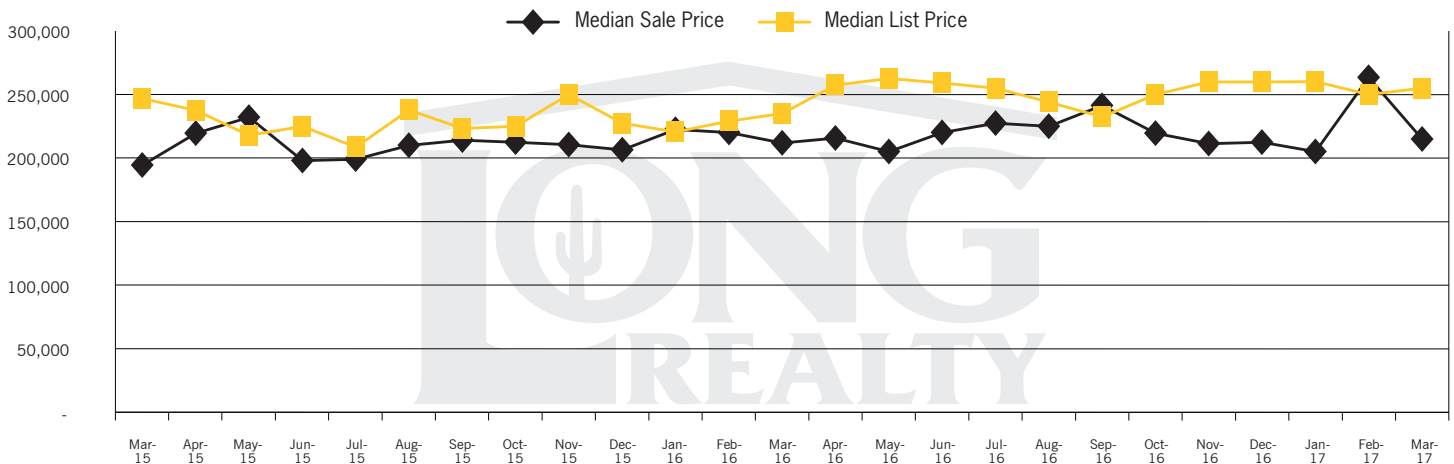


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 04/05/2017 is believed to be reliable, but not guaranteed.



Vail | April 2017

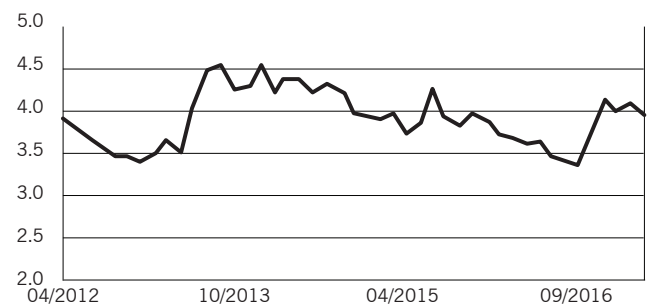
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – VAIL



## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – VAIL

Year	Median Price	Int. Rate	MO. Payment
2006	\$255,000	6.140%	\$1,474.29
2016	\$212,000	3.625%	\$918.49
2017	\$215,000	4.250%	\$1,004.79

## 30 YEAR FIXED MORTGAGE RATE



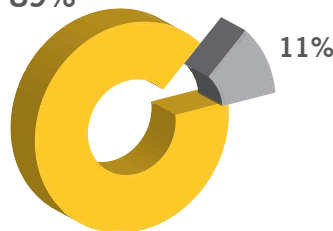
Source: Residential median sales prices. Data obtained 04/05/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

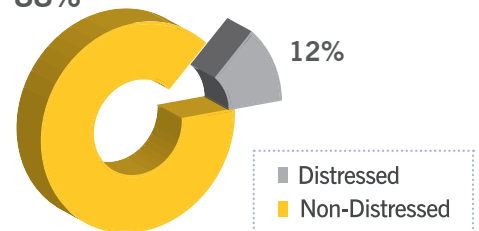
## DISTRESSED VS. NON-DISTRESSED SALES – VAIL

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  
89%



2017 Year to Date  
88%





Vail | April 2017

## MARKET CONDITIONS BY PRICE BAND – VAIL

	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	1	1	0	0	n/a	0.0	Seller
\$50,000 - 74,999	0	1	1	1	0	1	0	n/a	0.0	Seller
\$75,000 - 99,999	0	0	2	1	2	2	2	0.0	0.5	Seller
\$100,000 - 124,999	3	3	0	1	5	2	3	1.0	0.6	Seller
\$125,000 - 149,999	5	2	2	4	2	4	3	1.7	1.4	Seller
\$150,000 - 174,999	3	4	6	9	5	3	1	3.0	1.2	Seller
\$175,000 - 199,999	11	12	10	5	5	1	11	1.0	2.3	Seller
\$200,000 - 224,999	23	5	6	6	3	3	13	1.8	3.3	Seller
\$225,000 - 249,999	23	12	5	10	2	4	6	3.8	4.8	Slightly Seller
\$250,000 - 274,999	14	7	5	4	3	5	6	2.3	2.9	Seller
\$275,000 - 299,999	15	3	4	6	4	3	3	5.0	3.3	Seller
\$300,000 - 349,999	9	2	2	4	6	4	5	1.8	2.5	Seller
\$350,000 - 399,999	13	1	1	1	0	5	2	6.5	5.6	Balanced
\$400,000 - 499,999	23	2	1	1	0	6	4	5.8	6.5	Balanced
\$500,000 - 599,999	3	0	0	0	0	0	0	n/a	n/a	n/a
\$600,000 - 699,999	1	0	0	0	1	0	0	n/a	6.0	Balanced
\$700,000 - 799,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	1	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>151</b>	<b>55</b>	<b>45</b>	<b>54</b>	<b>39</b>	<b>43</b>	<b>59</b>	<b>2.6</b>	<b>3.1</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.

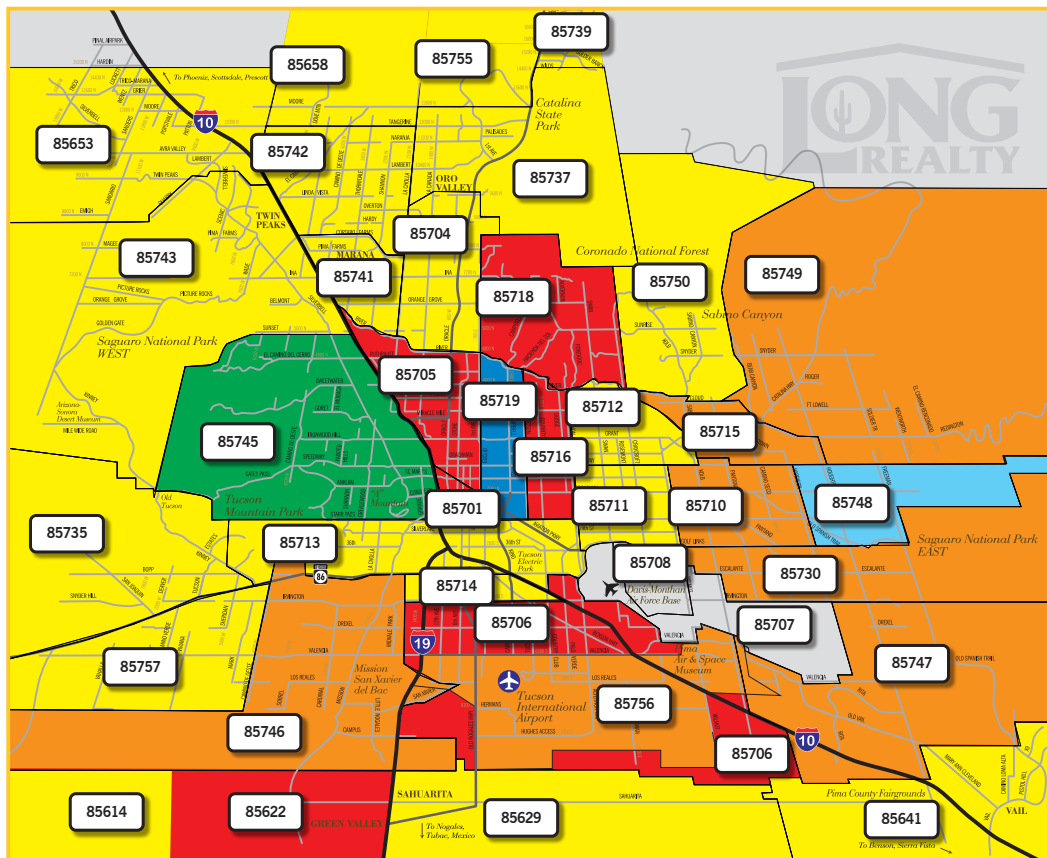
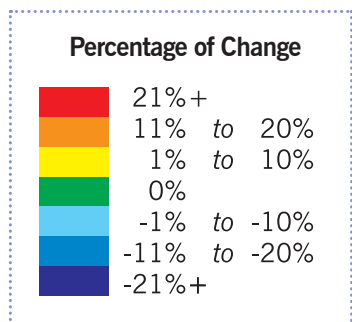


Vail | April 2017

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JAN 2016-MAR 2016 TO JAN 2017-MAR 2017

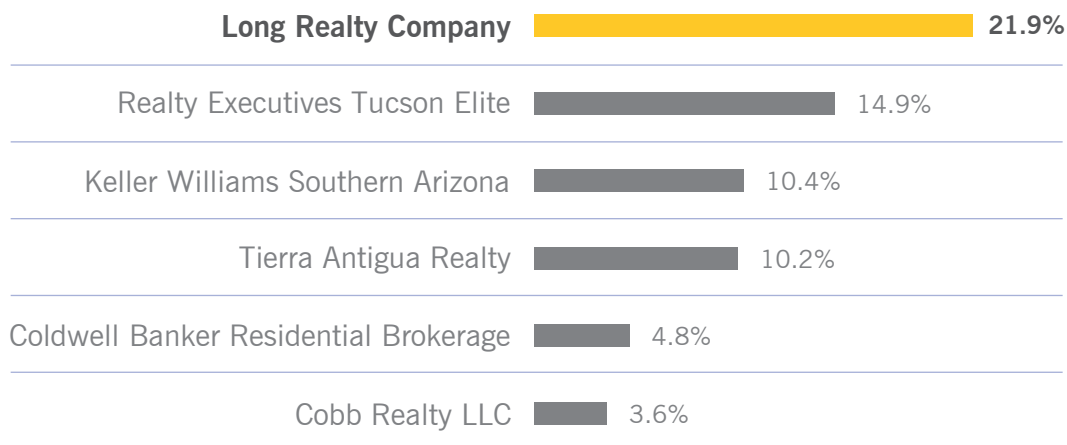
*This heat map represents the percentage of change in Tucson metro median sales prices from January 2016-March 2016 to January 2017-March 2017 by zip code.*



## MARKET SHARE – VAIL

*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 Vail Housing Report is comprised of data for residential properties in the Vail area of Tucson as defined by MLSSAZ. 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.