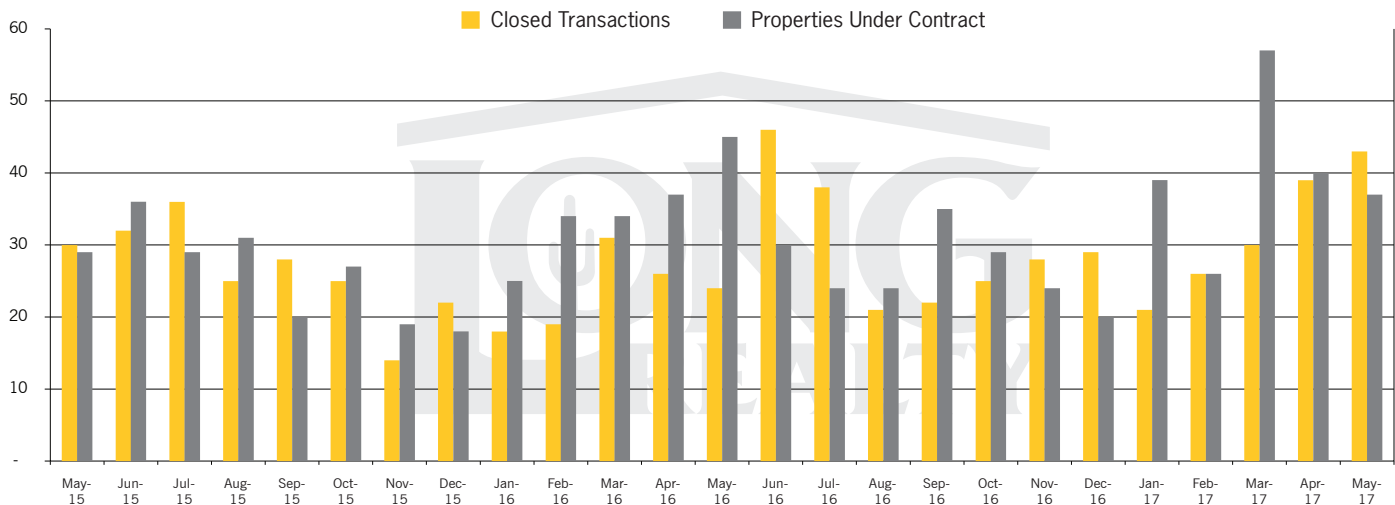




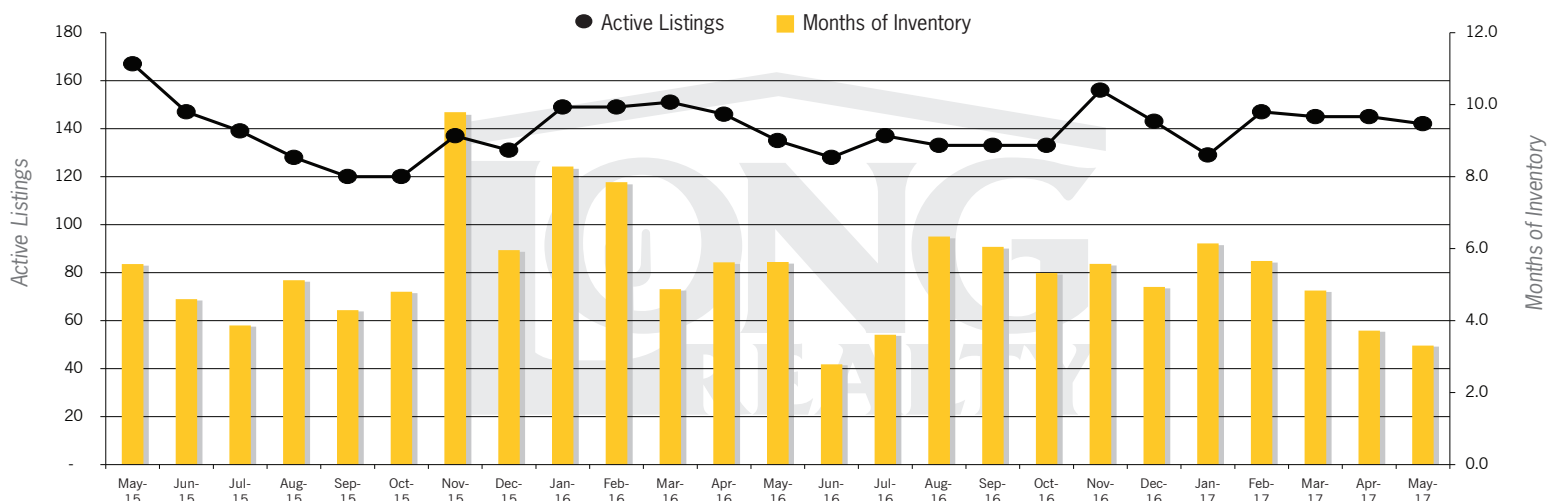
Rancho Vistoso | June 2017

In the Rancho Vistoso area, May 2017 active inventory was 142, a 5% increase from May 2016. There were 43 closings in May 2017, a 79% increase from May 2016. Year-to-date 2017 there were 163 closings, a 35% increase from year-to-date 2016. Months of Inventory was 3.3, down from 5.6 in May 2016. Median price of sold homes was \$273,000 for the month of May 2017, virtually unchanged from May 2016. The Rancho Vistoso area had 37 new properties under contract in May 2017, down 18% from May 2016.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – RANCHO VISTOSO



ACTIVE LISTINGS AND MONTHS OF INVENTORY – RANCHO VISTOSO

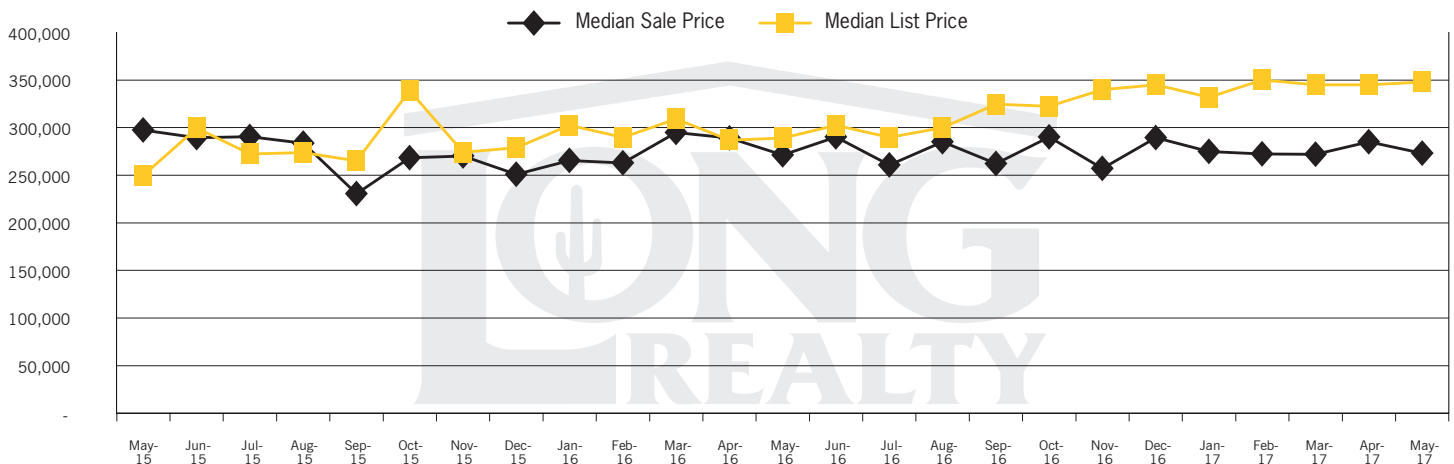


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 06/05/2017 is believed to be reliable, but not guaranteed.*



Rancho Vistoso | June 2017

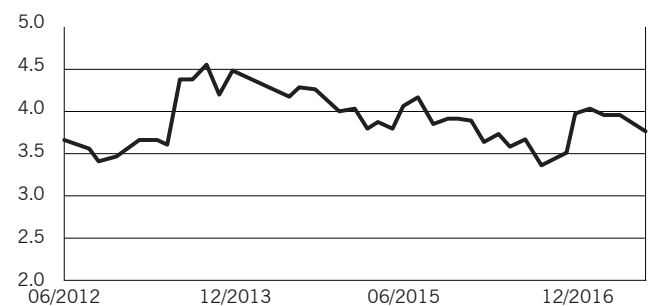
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – RANCHO VISTOSO



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2016	\$271,250	3.750%	\$1,193.39
2017	\$273,000	4.000%	\$1,238.18

30 YEAR FIXED MORTGAGE RATE

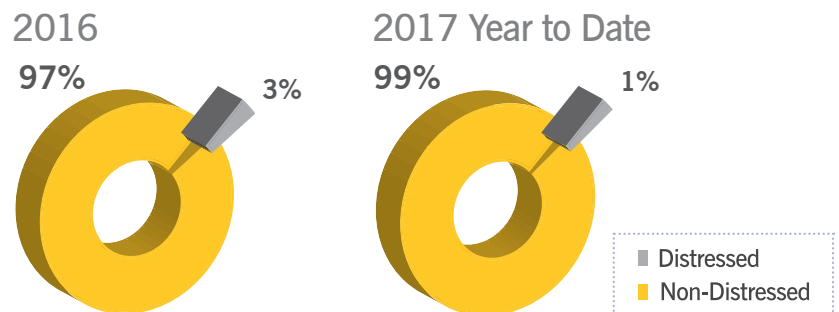


Source: Residential median sales prices. Data obtained 06/05/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – RANCHO VISTOSO

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.





Rancho Vistoso | June 2017

MARKET CONDITIONS BY PRICE BAND – RANCHO VISTOSO

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-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	1	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	1	1	1	0	1	0	2	0.5	1.3	Seller
\$175,000 - 199,999	6	2	1	1	1	4	5	1.2	1.6	Seller
\$200,000 - 224,999	5	2	1	4	4	5	5	1.0	1.8	Seller
\$225,000 - 249,999	13	5	2	3	5	7	7	1.9	1.7	Seller
\$250,000 - 274,999	11	4	5	5	5	3	3	3.7	3.4	Seller
\$275,000 - 299,999	9	3	3	5	2	4	3	3.0	3.2	Seller
\$300,000 - 349,999	23	4	3	2	5	4	3	7.7	4.8	Slightly Seller
\$350,000 - 399,999	14	1	1	1	1	4	2	7.0	5.9	Balanced
\$400,000 - 499,999	14	5	2	1	2	3	7	2.0	3.4	Seller
\$500,000 - 599,999	8	0	1	1	2	1	2	4.0	16.5	Buyer
\$600,000 - 699,999	3	0	0	0	0	1	1	3.0	5.5	Balanced
\$700,000 - 799,999	2	0	2	2	0	1	1	2.0	2.5	Seller
\$800,000 - 899,999	4	1	1	0	0	0	2	2.0	9.0	Buyer
\$900,000 - 999,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	27	2	0	1	2	3	0	n/a	16.4	Buyer
TOTAL	142	30	23	27	30	40	43	3.3	3.8	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 06/05/2017.

3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2017 - 05/31/2017. Information is believed to be reliable, but not guaranteed.

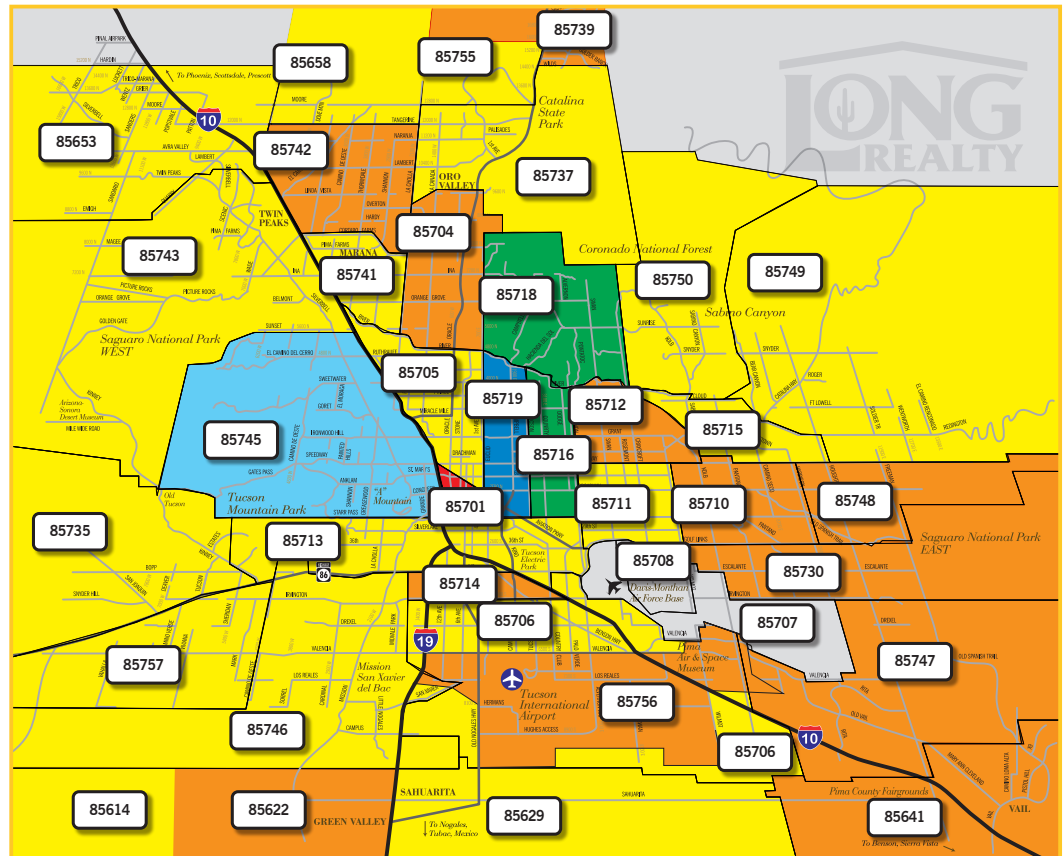
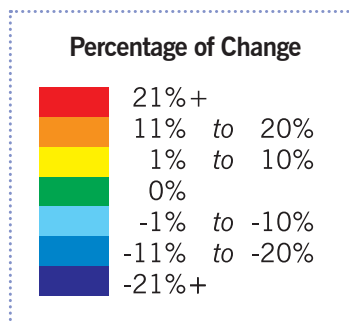


Rancho Vistoso | June 2017

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2016-MAY 2016 TO
MAR 2017-MAY 2017

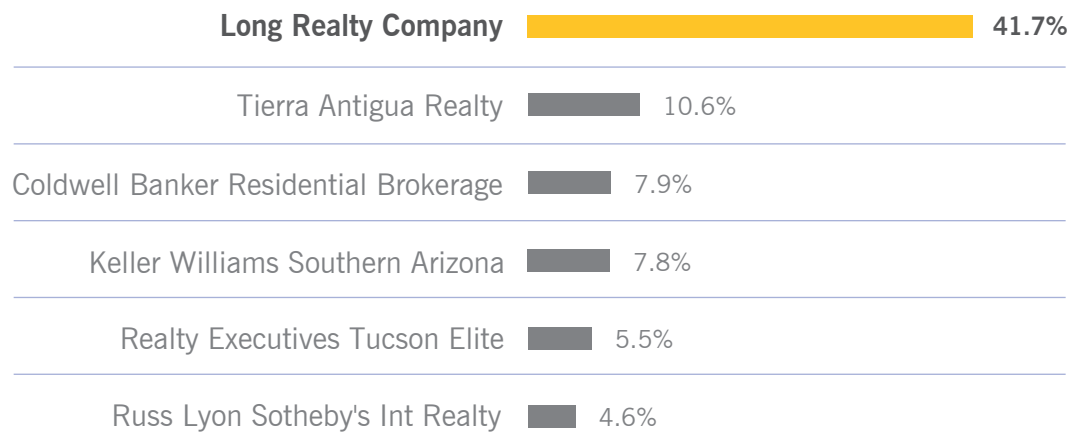
This heat map represents the percentage of change in Tucson metro median sales prices from March 2016-May 2016 to March 2017-May 2017 by zip code.



MARKET SHARE – RANCHO VISTOSO

Long Realty leads the market in successful real estate sales.

Data Obtained 06/05/2017 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 06/01/2016 – 05/31/2017 rounded to the nearest tenth of one percent and deemed to be correct.



The Rancho Vistoso Housing Report is comprised of data for residential properties in the community of Rancho 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.