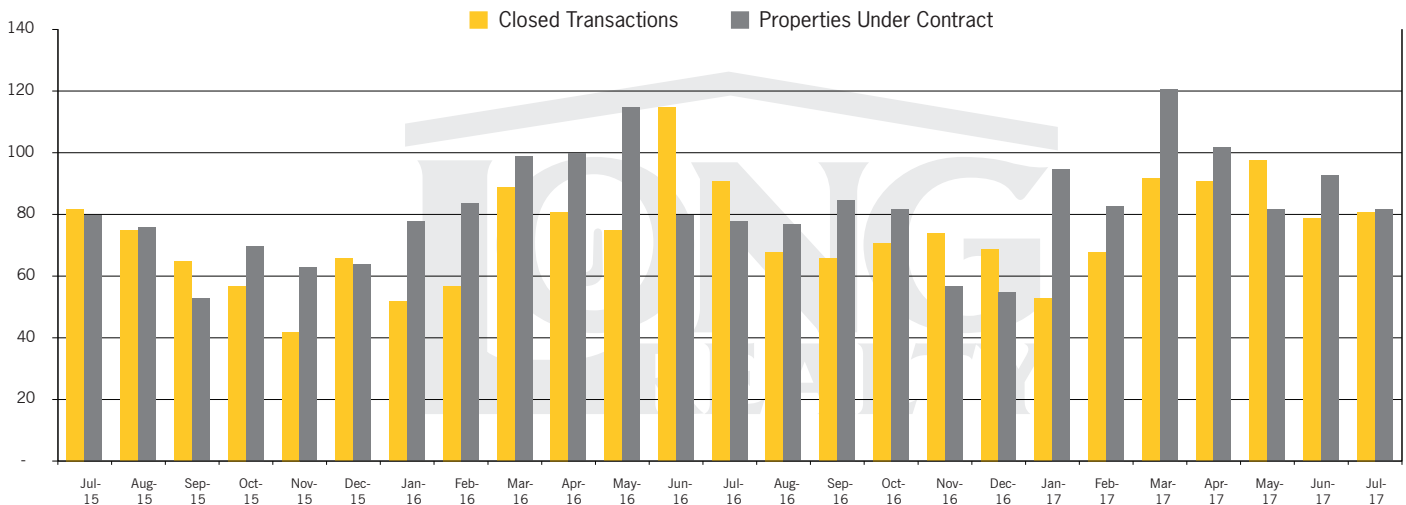




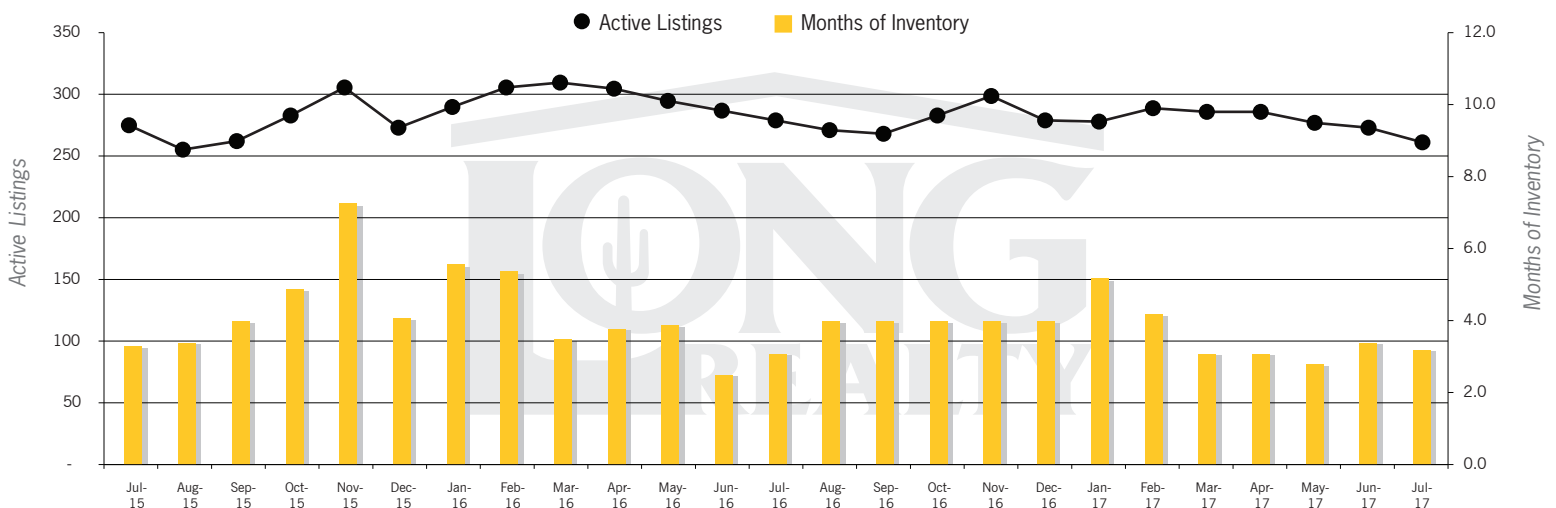
Oro Valley | August 2017

In the Oro Valley area, July 2017 active inventory was 260, a 6% decrease from July 2016. There were 81 closings in July 2017, an 11% decrease from July 2016. Year-to-date 2017 there were 575 closings, a 1% increase from year-to-date 2016. Months of Inventory was 3.2, up from 3.1 in July 2016. Median price of sold homes was \$281,000 for the month of July 2017, up 2% from July 2016. The Oro Valley area had 82 new properties under contract in July 2017, up 5% from July 2016.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

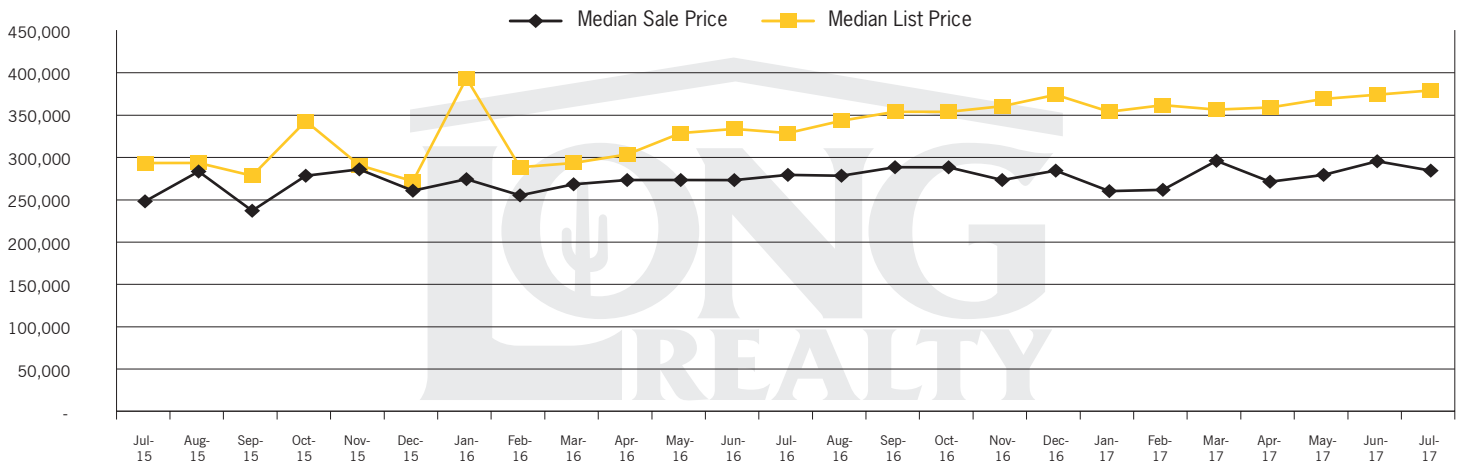


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 08/03/2017 is believed to be reliable, but not guaranteed.



Oro Valley | August 2017

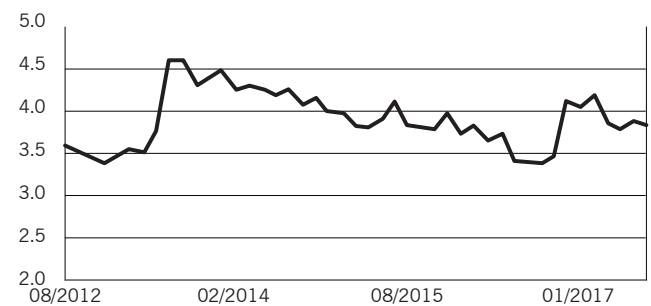
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



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	\$276,000	3.557%	\$1,185.75
2017	\$281,000	4.140%	\$1,296.10

30 YEAR FIXED MORTGAGE RATE

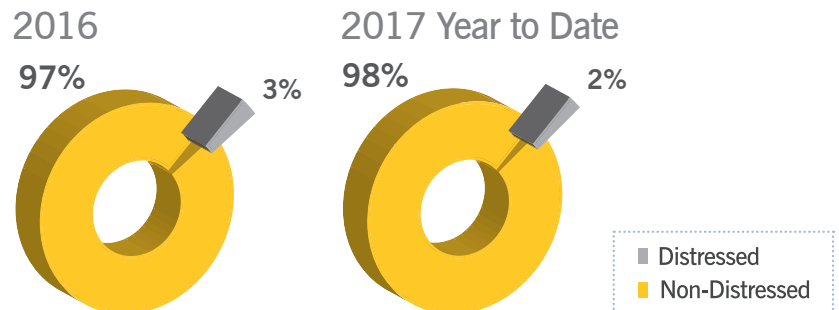


Source: Residential median sales prices. Data obtained 08/03/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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 | August 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
		Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	1	0	1	0	0	n/a	0.0	Seller
\$100,000 - 124,999	1	0	0	1	0	1	0	n/a	4.0	Seller
\$125,000 - 149,999	0	3	0	0	2	1	1	0.0	0.0	Seller
\$150,000 - 174,999	1	2	2	2	2	0	0	n/a	1.5	Seller
\$175,000 - 199,999	9	5	5	6	8	7	5	1.8	1.3	Seller
\$200,000 - 224,999	8	11	11	11	14	3	11	0.7	0.8	Seller
\$225,000 - 249,999	27	8	16	17	13	11	12	2.3	1.7	Seller
\$250,000 - 274,999	18	10	6	10	10	8	6	3.0	2.7	Seller
\$275,000 - 299,999	21	11	7	9	7	9	8	2.6	2.8	Seller
\$300,000 - 349,999	30	6	17	13	11	9	14	2.1	2.7	Seller
\$350,000 - 399,999	23	4	5	7	6	13	8	2.9	2.8	Seller
\$400,000 - 499,999	39	3	12	4	15	11	9	4.3	3.3	Seller
\$500,000 - 599,999	22	1	3	4	4	6	2	11.0	6.6	Slightly Buyer
\$600,000 - 699,999	14	0	3	4	1	0	1	14.0	22.5	Buyer
\$700,000 - 799,999	8	4	2	2	3	0	3	2.7	4.7	Slightly Seller
\$800,000 - 899,999	10	0	0	1	2	1	1	10.0	7.0	Slightly Buyer
\$900,000 - 999,999	4	0	1	0	1	1	0	n/a	6.0	Balanced
\$1,000,000 - and over	25	1	2	3	0	1	0	n/a	85.0	Buyer
TOTAL	260	69	94	94	100	82	81	3.2	3.1	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 08/03/2017.

3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2017 - 07/31/2017. Information is believed to be reliable, but not guaranteed.

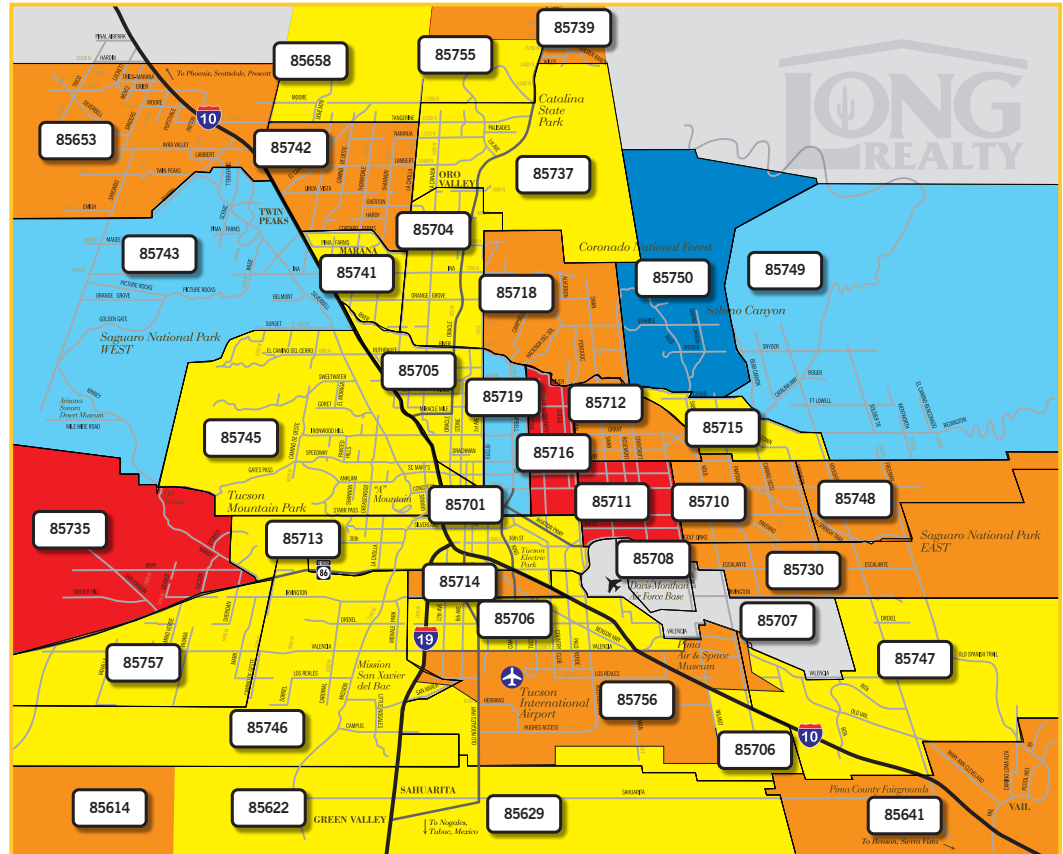


Oro Valley | August 2017

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2016-JUL 2016 TO
MAY 2017-JUL 2017

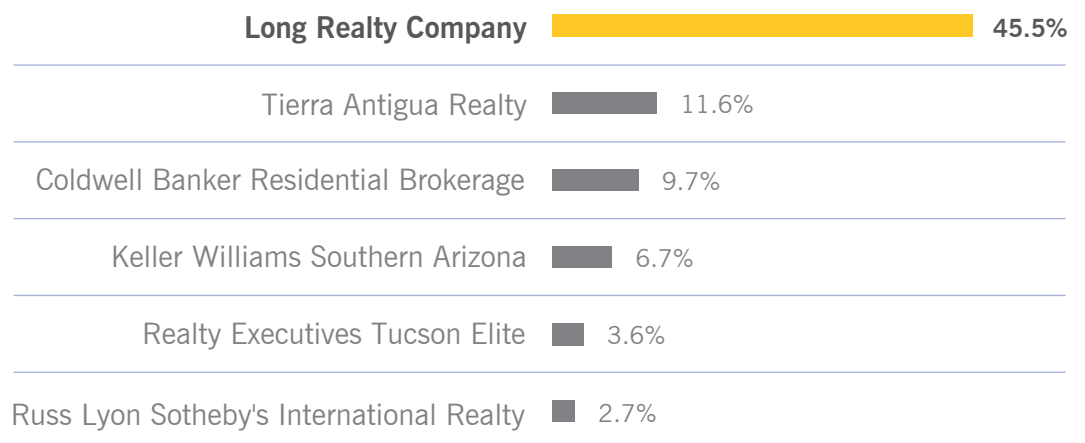
This heat map represents the percentage of change in Tucson metro median sales prices from May 2016-July 2016 to May 2017-July 2017 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 08/03/2017 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 08/01/2016 – 07/31/2017 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.