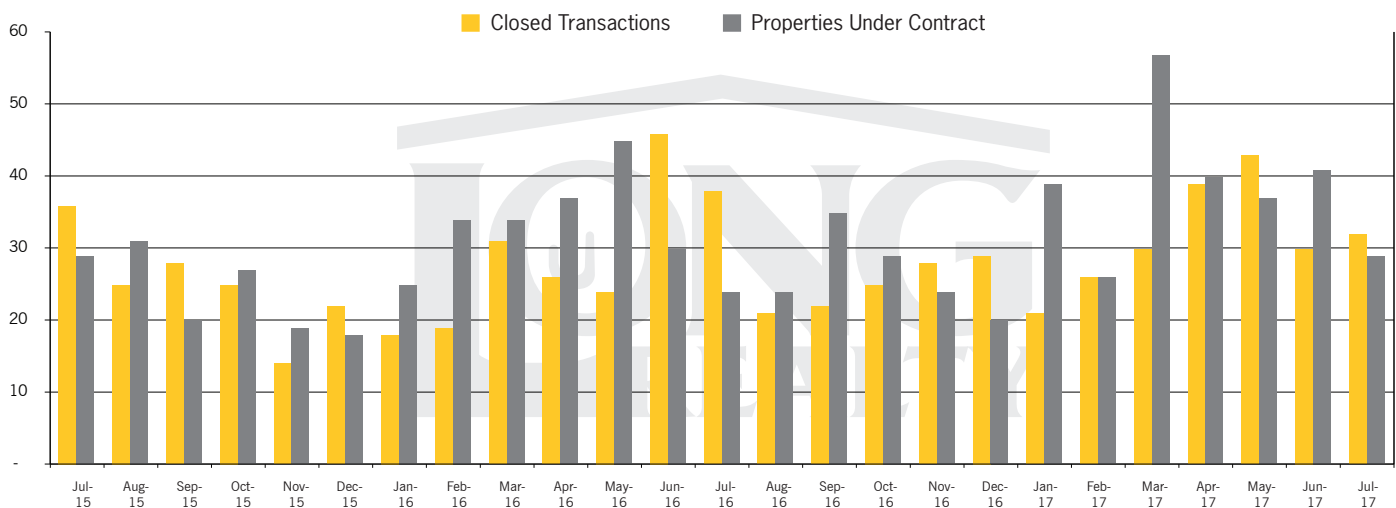




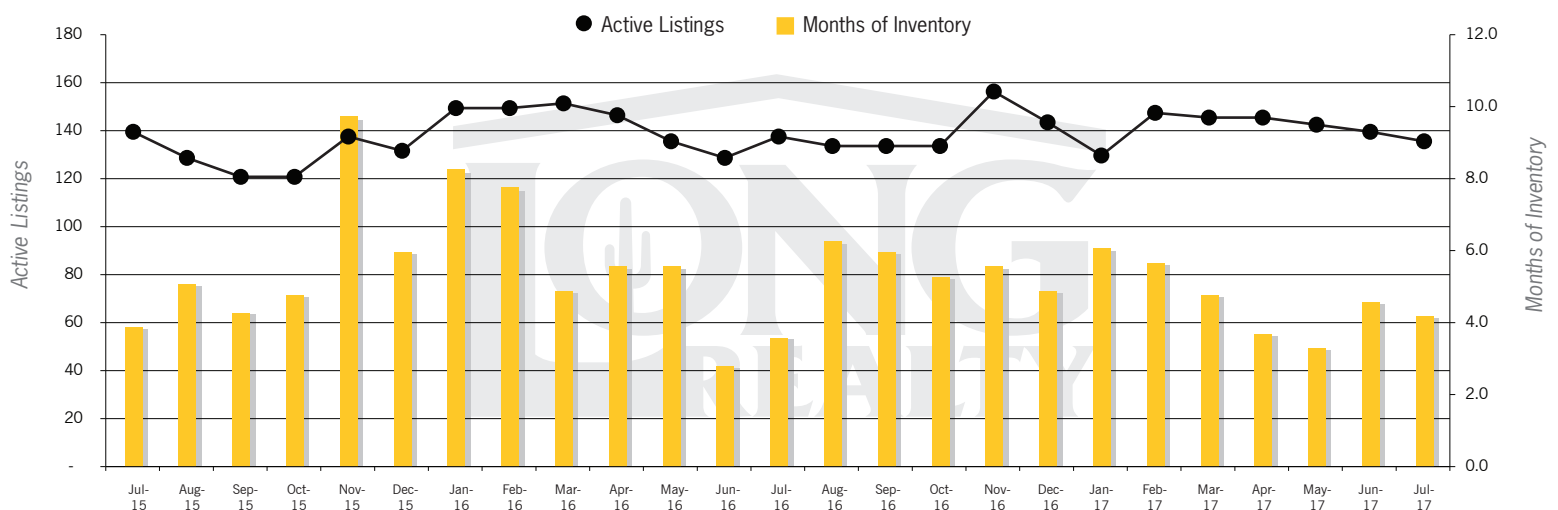
## Rancho Vistoso | August 2017

In the Rancho Vistoso area, July 2017 active inventory was 135, a 1% decrease from July 2016. There were 32 closings in July 2017, a 16% decrease from July 2016. Year-to-date 2017 there were 231 closings, a 12% increase from year-to-date 2016. Months of Inventory was 4.2, up from 3.6 in July 2016. Median price of sold homes was \$305,000 for the month of July 2017, up 17% from July 2016. The Rancho Vistoso area had 29 new properties under contract in July 2017, up 21% from July 2016.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – RANCHO VISTOSO



### ACTIVE LISTINGS AND MONTHS OF INVENTORY – RANCHO VISTOSO

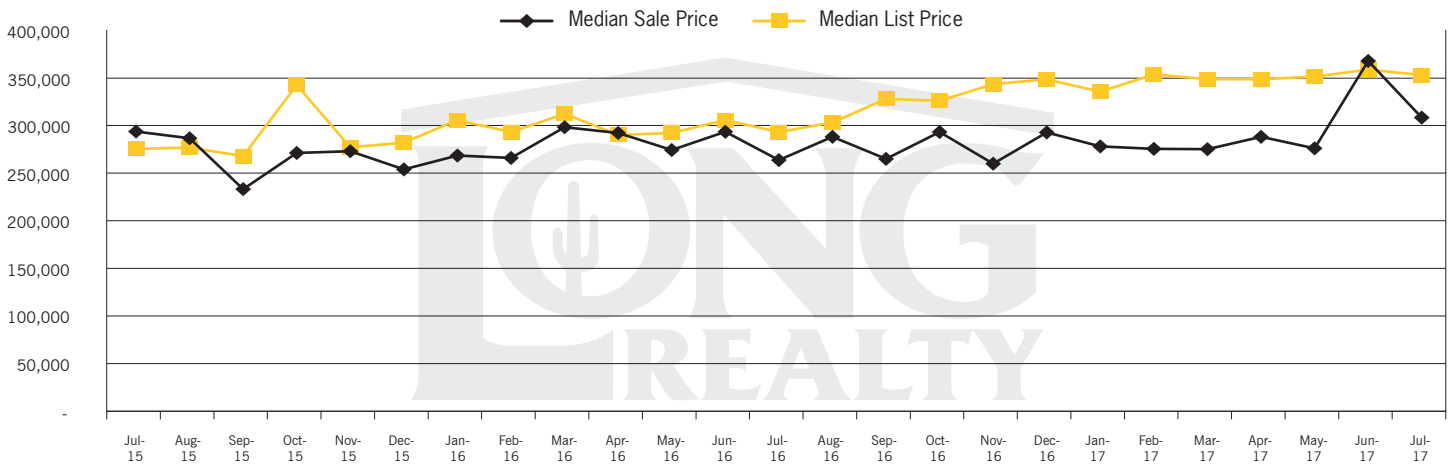


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 08/03/2017 is believed to be reliable, but not guaranteed.*



Rancho Vistoso | August 2017

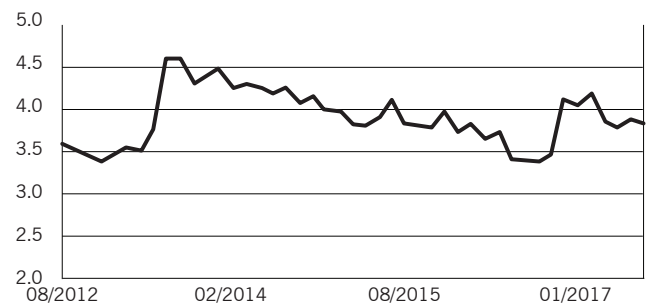
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – RANCHO VISTOSO



## 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	\$260,750	3.557%	\$1,120.24
2017	\$305,000	4.140%	\$1,406.80

## 30 YEAR FIXED MORTGAGE RATE

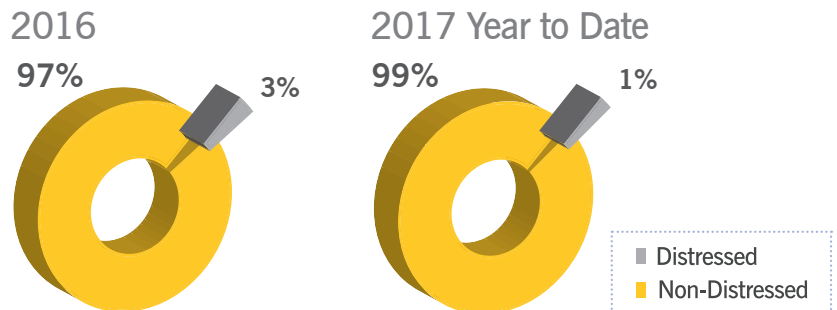


Source: Residential median sales prices. Data obtained 08/03/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

## DISTRESSED VS. NON-DISTRESSED SALES – 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 | August 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
		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	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	1	0	0	0	1	0	n/a	0.0	Seller
\$150,000 - 174,999	0	0	1	0	2	0	0	n/a	1.0	Seller
\$175,000 - 199,999	4	1	1	4	5	2	2	2.0	1.7	Seller
\$200,000 - 224,999	7	4	4	5	5	4	4	1.8	1.5	Seller
\$225,000 - 249,999	17	3	5	7	7	1	5	3.4	3.1	Seller
\$250,000 - 274,999	12	5	5	3	3	3	0	n/a	5.8	Balanced
\$275,000 - 299,999	10	5	2	4	3	0	3	3.3	4.7	Slightly Seller
\$300,000 - 349,999	17	2	5	5	6	3	11	1.5	3.0	Seller
\$350,000 - 399,999	15	1	1	4	2	7	2	7.5	4.4	Slightly Seller
\$400,000 - 499,999	12	1	2	3	7	7	2	6.0	2.5	Seller
\$500,000 - 599,999	6	1	2	1	2	2	1	6.0	15.6	Buyer
\$600,000 - 699,999	6	0	0	1	1	0	0	n/a	15.0	Buyer
\$700,000 - 799,999	1	2	0	1	1	0	2	0.5	1.7	Seller
\$800,000 - 899,999	4	0	0	0	2	1	0	n/a	4.0	Seller
\$900,000 - 999,999	2	0	0	0	0	1	0	n/a	6.0	Balanced
\$1,000,000 - and over	22	1	2	3	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>135</b>	<b>27</b>	<b>30</b>	<b>41</b>	<b>46</b>	<b>32</b>	<b>32</b>	<b>4.2</b>	<b>3.8</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 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.

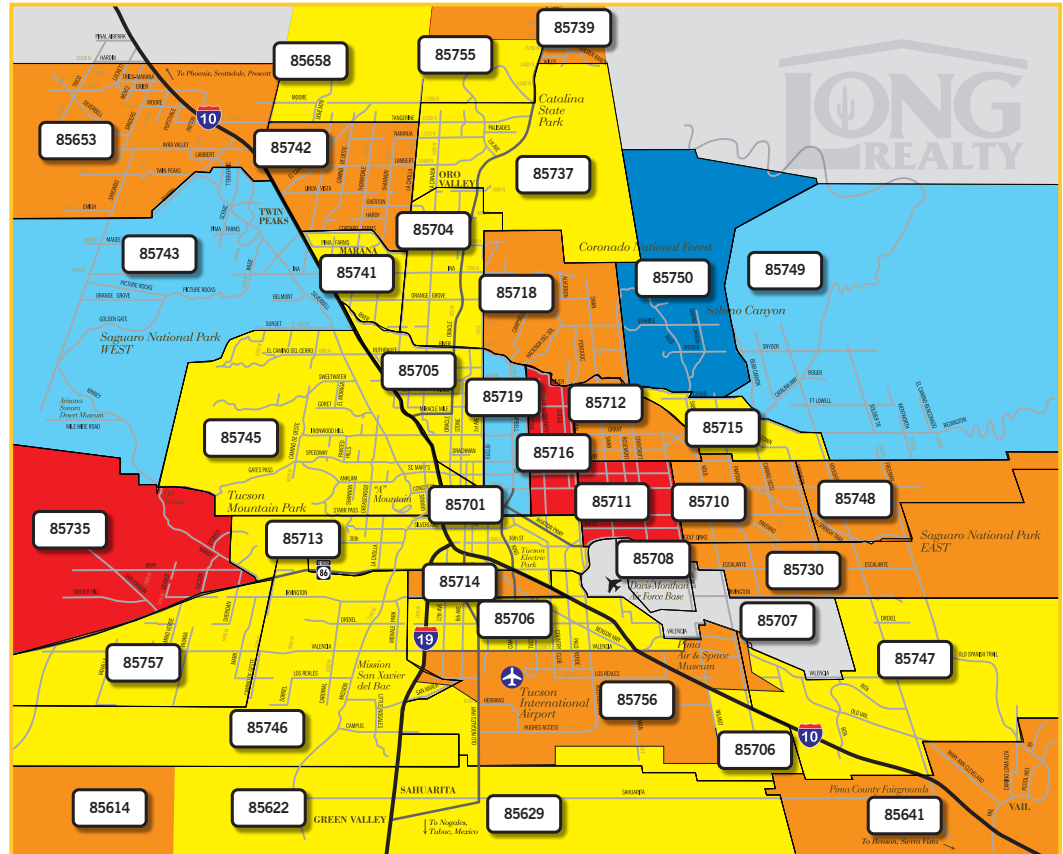


Rancho Vistoso | August 2017

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2016-JUL 2016 TO  
MAY 2017-JUL 2017

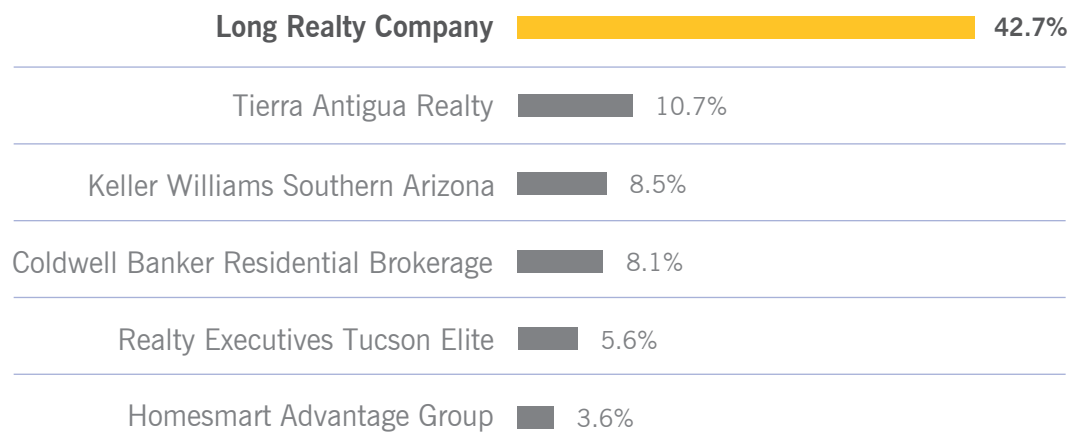
*This heat map represents the percentage of change in Tucson metro median sales prices from May 2016-July 2016 to May 2017-July 2017 by zip code.*



## MARKET SHARE – RANCHO VISTOSO

*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 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.