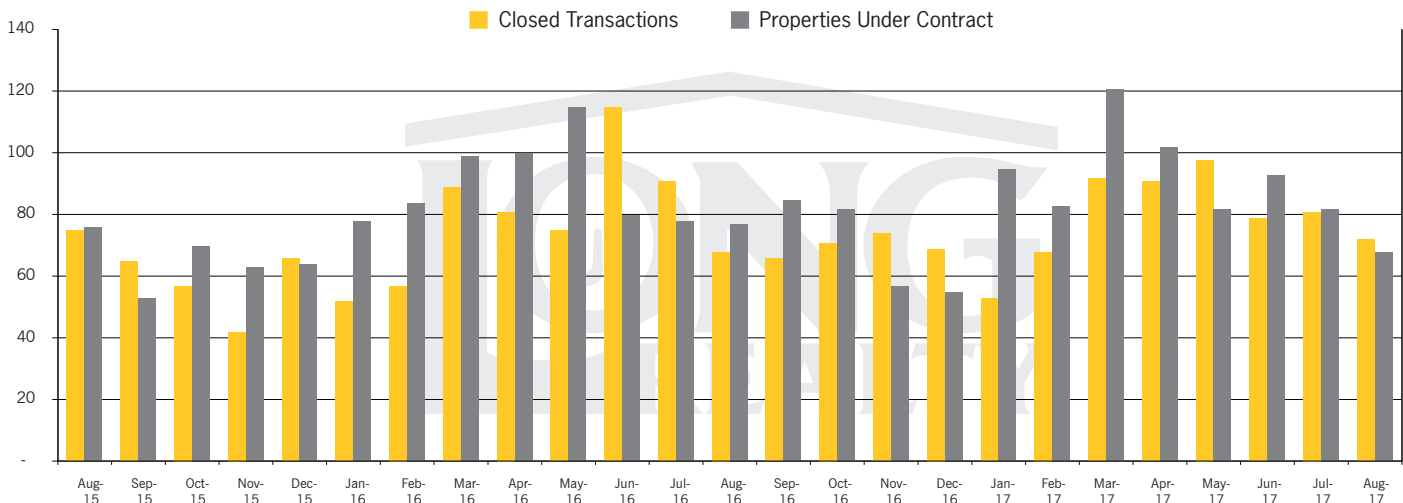




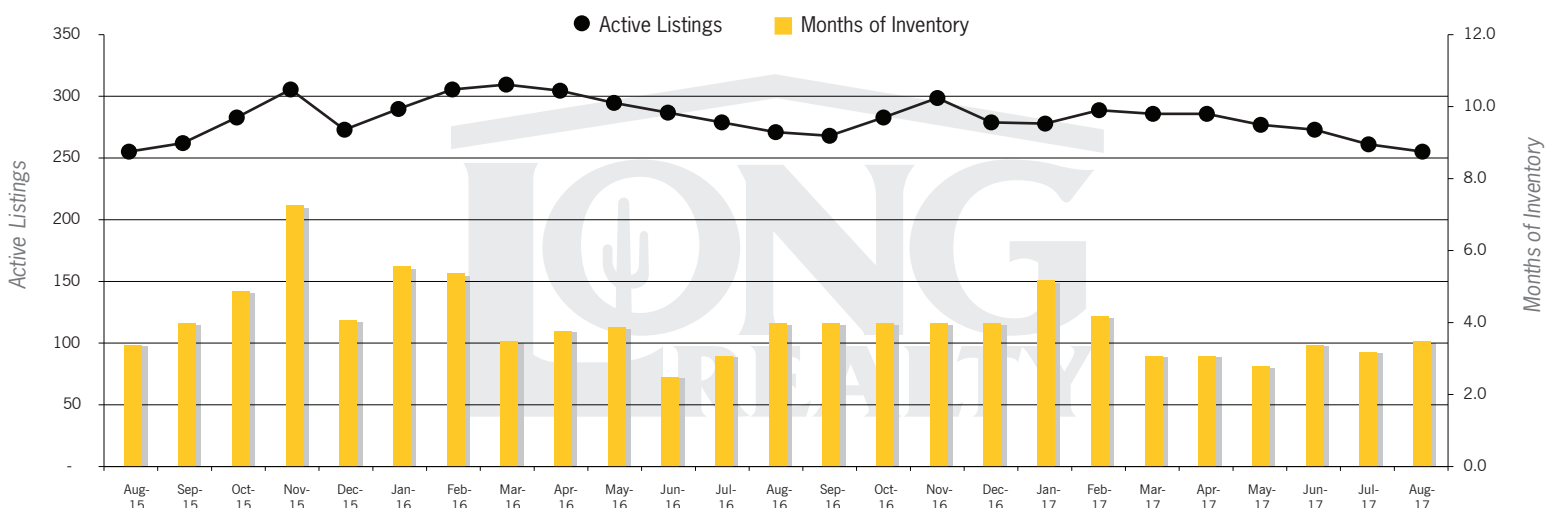
Oro Valley | September 2017

In the Oro Valley area, August 2017 active inventory was 254, a 6% decrease from August 2016. There were 72 closings in August 2017, a 6% increase from August 2016. Year-to-date 2017 there were 649 closings, a 2% increase from year-to-date 2016. Months of Inventory was 3.5, down from 4.0 in August 2016. Median price of sold homes was \$315,560 for the month of August 2017, up 15% from August 2016. The Oro Valley area had 68 new properties under contract in August 2017, down 12% from August 2016.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

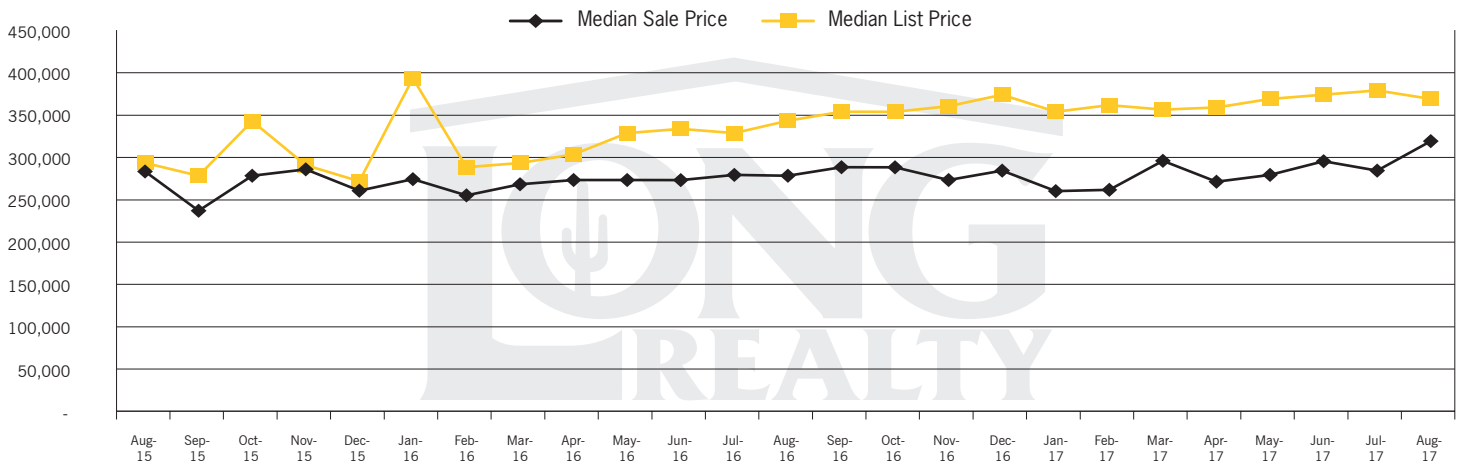


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 09/06/2017 is believed to be reliable, but not guaranteed.*



Oro Valley | September 2017

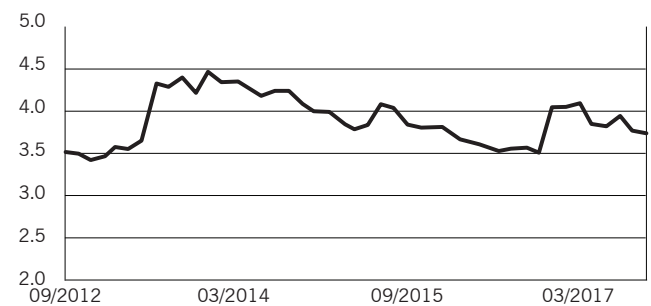
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



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	\$275,000	3.500%	\$1,173.13
2017	\$315,560	4.000%	\$1,431.21

30 YEAR FIXED MORTGAGE RATE

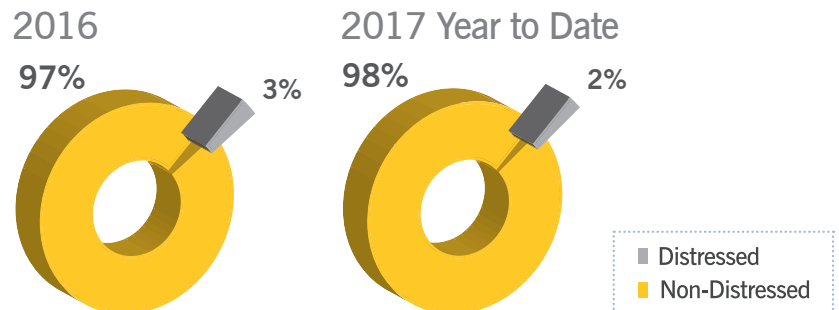


Source: Residential median sales prices. Data obtained 09/06/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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 | September 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
		Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	1	0	0	0	0	1	0.0	0.0	Seller
\$75,000 - 99,999	0	1	0	1	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	1	0	1	0	0	n/a	2.0	Seller
\$125,000 - 149,999	0	0	0	2	1	1	0	n/a	0.0	Seller
\$150,000 - 174,999	1	2	2	2	0	0	1	1.0	2.0	Seller
\$175,000 - 199,999	4	5	6	8	7	5	6	0.7	1.2	Seller
\$200,000 - 224,999	12	11	11	14	3	11	6	2.0	1.4	Seller
\$225,000 - 249,999	18	16	17	13	11	12	4	4.5	2.1	Seller
\$250,000 - 274,999	18	6	10	10	8	6	10	1.8	2.5	Seller
\$275,000 - 299,999	12	7	9	7	9	8	6	2.0	2.3	Seller
\$300,000 - 349,999	32	17	13	11	9	14	14	2.3	2.5	Seller
\$350,000 - 399,999	32	5	7	6	13	8	7	4.6	3.0	Seller
\$400,000 - 499,999	28	12	4	15	12	10	10	2.8	3.3	Seller
\$500,000 - 599,999	29	3	4	4	6	2	4	7.3	6.6	Slightly Buyer
\$600,000 - 699,999	11	3	4	1	0	1	0	n/a	42.0	Buyer
\$700,000 - 799,999	10	2	2	3	0	3	2	5.0	5.6	Balanced
\$800,000 - 899,999	13	0	1	2	1	1	0	n/a	15.5	Buyer
\$900,000 - 999,999	6	1	0	1	1	0	0	n/a	15.0	Buyer
\$1,000,000 - and over	28	2	3	0	1	0	1	28.0	41.0	Buyer
TOTAL	254	94	94	100	83	82	72	3.5	3.3	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 09/06/2017.

3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2017 - 08/31/2017. Information is believed to be reliable, but not guaranteed.

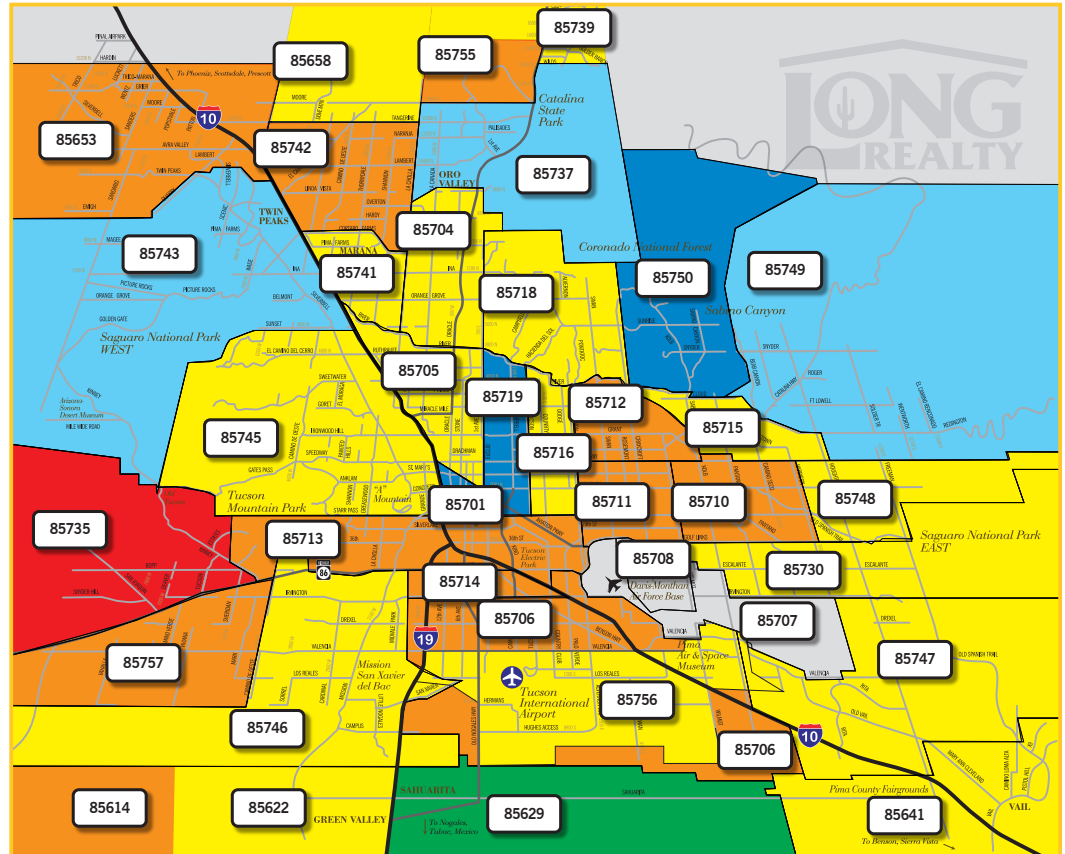


Oro Valley | September 2017

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN 2016-AUG 2016 TO
JUN 2017-AUG 2017

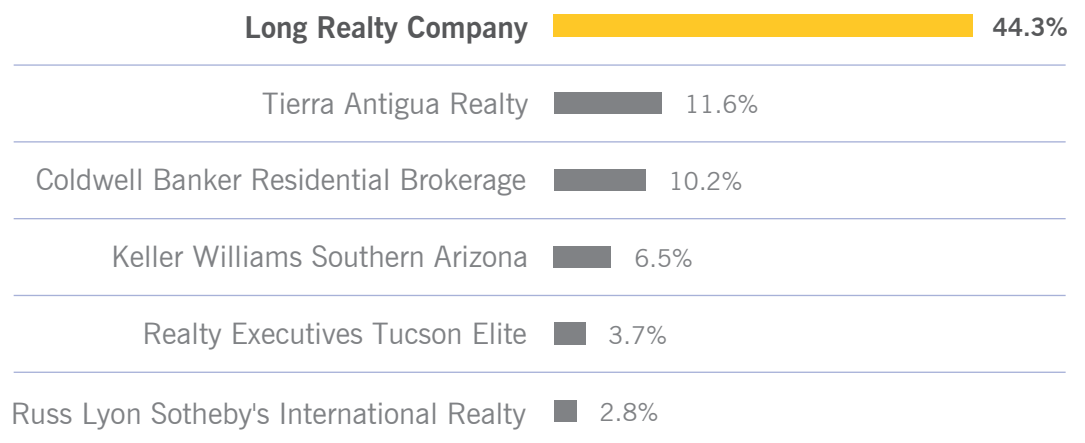
This heat map represents the percentage of change in Tucson metro median sales prices from June 2016-August 2016 to June 2017-August 2017 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 09/06/2017 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 09/01/2016 – 08/31/2017 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.