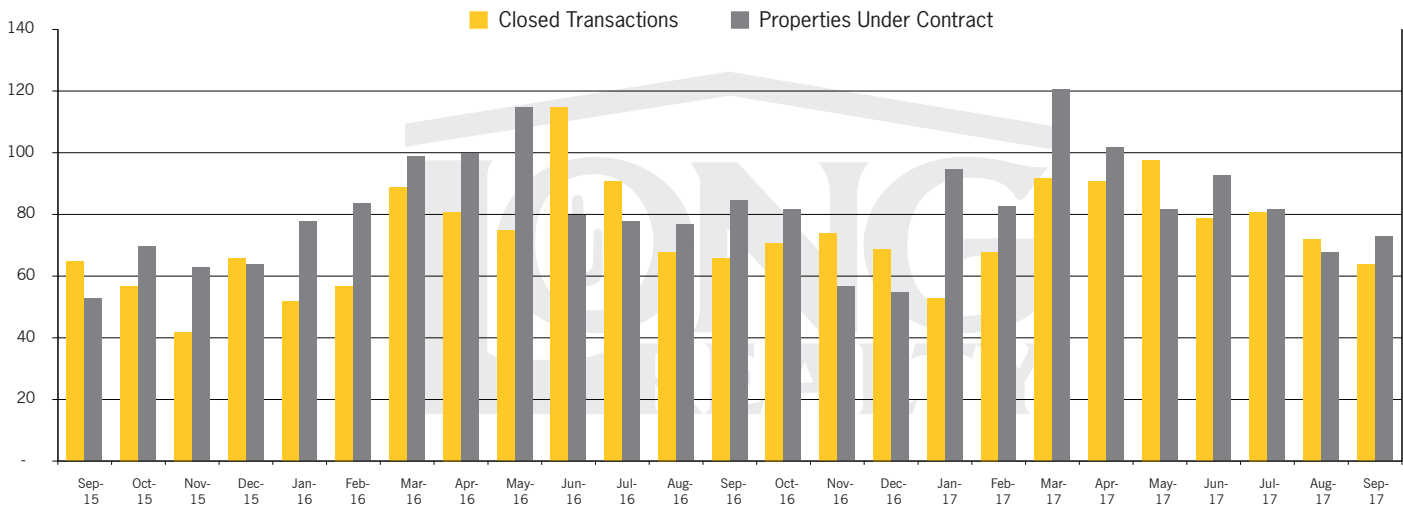




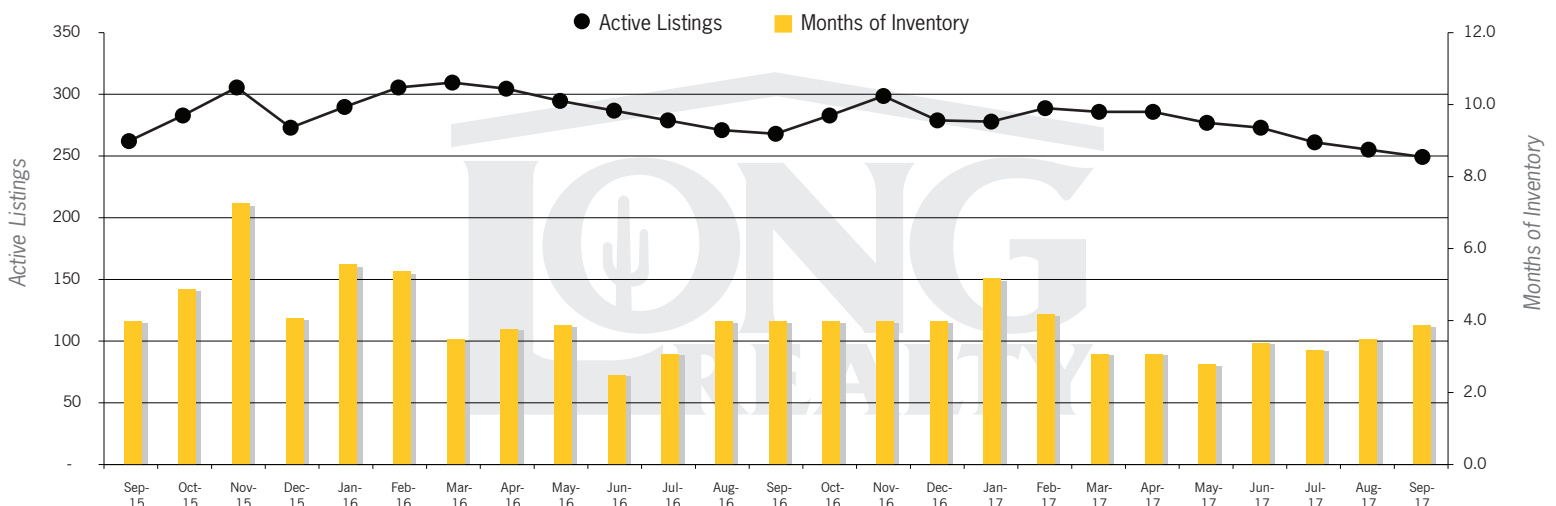
## Oro Valley | October 2017

In the Oro Valley area, September 2017 active inventory was 248, a 7% decrease from September 2016. There were 64 closings in September 2017, a 3% decrease from September 2016. Year-to-date 2017 there were 713 closings, a 1% increase from year-to-date 2016. Months of Inventory was 3.9, down from 4.0 in September 2016. Median price of sold homes was \$339,950 for the month of September 2017, up 19% from September 2016. The Oro Valley area had 73 new properties under contract in September 2017, down 14% from September 2016.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



### ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

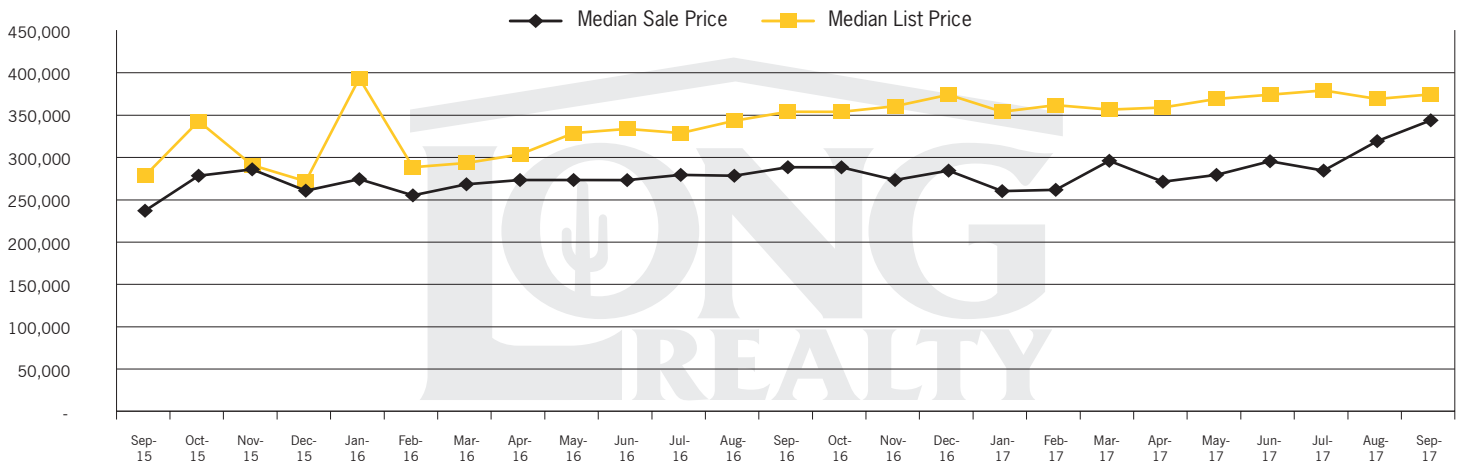


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 10/04/2017 is believed to be reliable, but not guaranteed.*



Oro Valley | October 2017

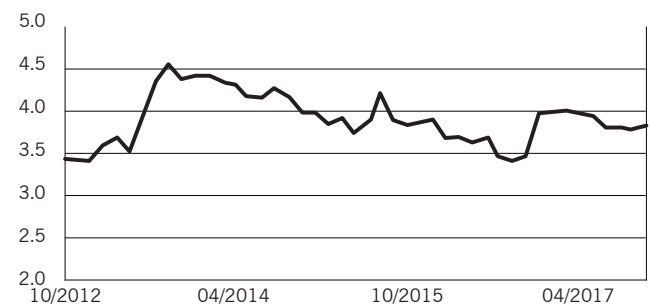
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



## 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	\$284,995	3.460%	\$1,209.73
2017	\$339,950	3.930%	\$1,528.82

## 30 YEAR FIXED MORTGAGE RATE

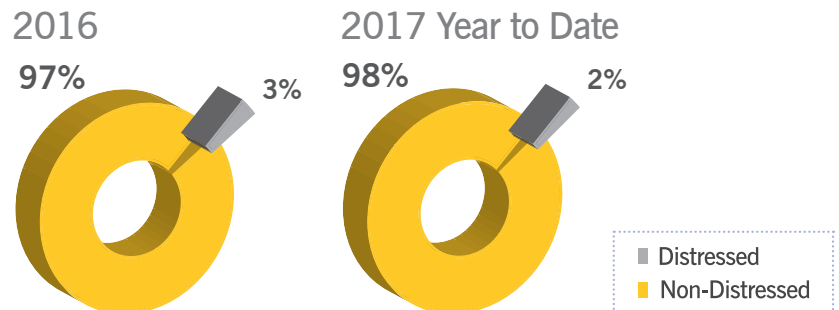


Source: Residential median sales prices. Data obtained 10/04/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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 | October 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
		Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	1	0	0	0	0	1	0	n/a	1.0	Seller
\$75,000 - 99,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	1	1	0	1	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	2	1	1	0	0	n/a	0.0	Seller
\$150,000 - 174,999	1	2	2	0	0	1	3	0.3	0.8	Seller
\$175,000 - 199,999	3	6	8	7	5	6	4	0.8	1.1	Seller
\$200,000 - 224,999	10	11	14	3	11	6	2	5.0	1.6	Seller
\$225,000 - 249,999	18	17	13	11	12	4	4	4.5	3.2	Seller
\$250,000 - 274,999	17	10	10	8	6	10	6	2.8	2.4	Seller
\$275,000 - 299,999	13	9	7	9	8	6	7	1.9	2.2	Seller
\$300,000 - 349,999	33	13	11	9	14	14	8	4.1	2.6	Seller
\$350,000 - 399,999	30	7	6	13	8	7	7	4.3	3.9	Seller
\$400,000 - 499,999	30	4	15	12	10	10	14	2.1	2.9	Seller
\$500,000 - 599,999	29	4	4	6	2	4	3	9.7	8.9	Buyer
\$600,000 - 699,999	12	4	1	0	1	0	3	4.0	9.3	Buyer
\$700,000 - 799,999	8	2	3	0	3	2	3	2.7	3.3	Seller
\$800,000 - 899,999	11	1	2	1	1	0	0	n/a	34.0	Buyer
\$900,000 - 999,999	6	0	1	1	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	25	3	0	1	0	1	0	n/a	78.0	Buyer
<b>TOTAL</b>	<b>248</b>	<b>94</b>	<b>100</b>	<b>83</b>	<b>82</b>	<b>72</b>	<b>64</b>	<b>3.9</b>	<b>3.5</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 10/04/2017.

3 month trend in months of inventory is the average of closed sales and active listing data from 07/01/2017 - 09/30/2017. Information is believed to be reliable, but not guaranteed.

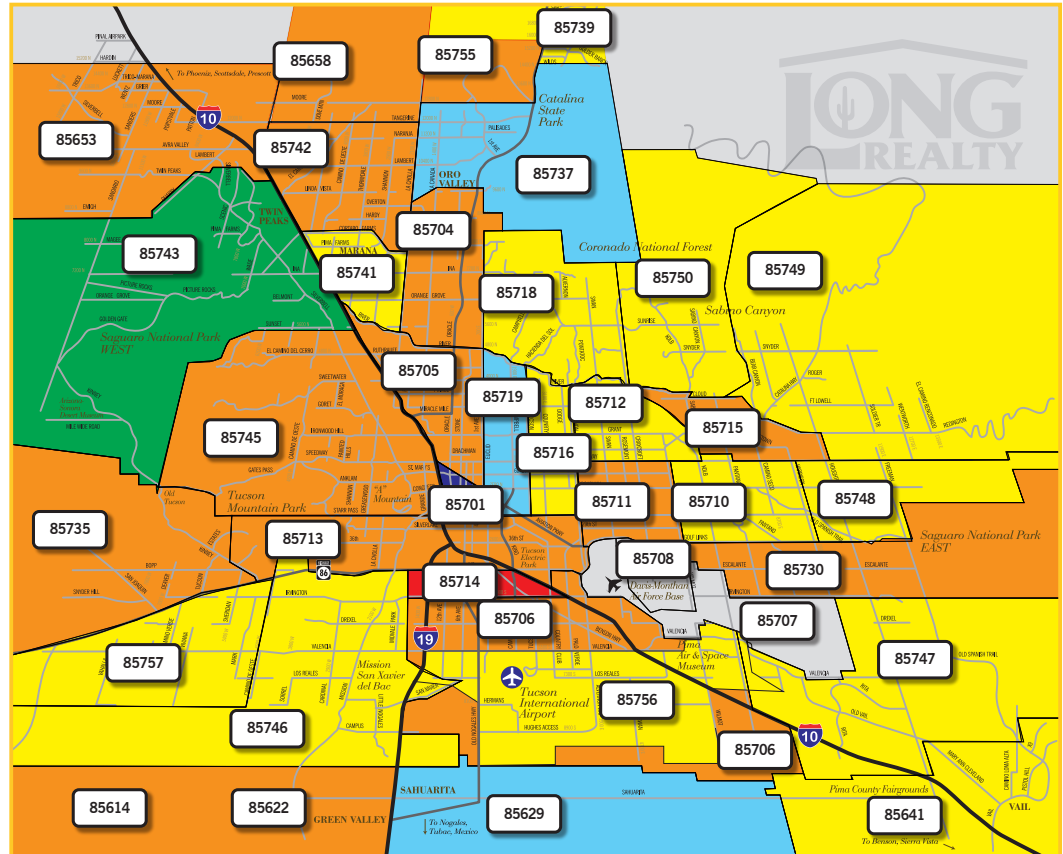


Oro Valley | October 2017

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL 2016-SEP 2016 TO  
JUL 2017-SEP 2017

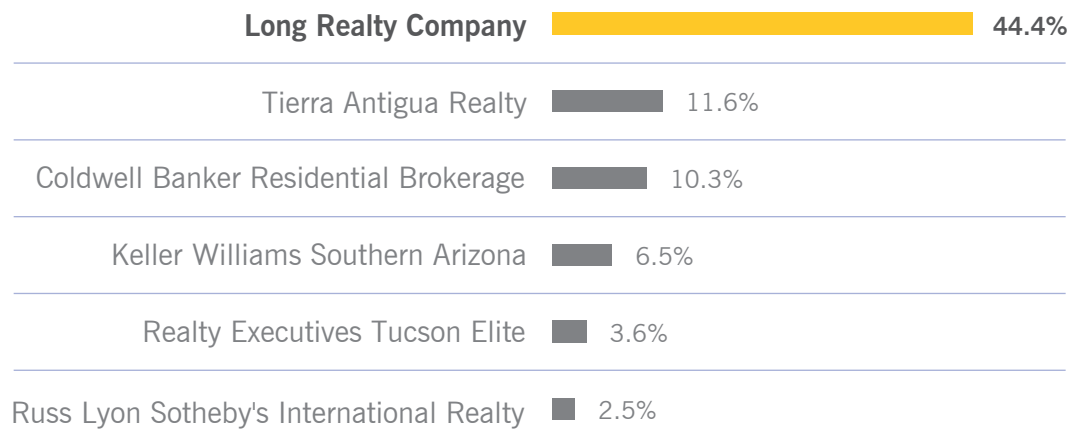
*This heat map represents the percentage of change in Tucson metro median sales prices from July 2016-September 2016 to July 2017-September 2017 by zip code.*



## MARKET SHARE – ORO VALLEY

*Long Realty leads the market in successful real estate sales.*

*Data Obtained 10/04/2017 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 10/01/2016 – 09/30/2017 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.