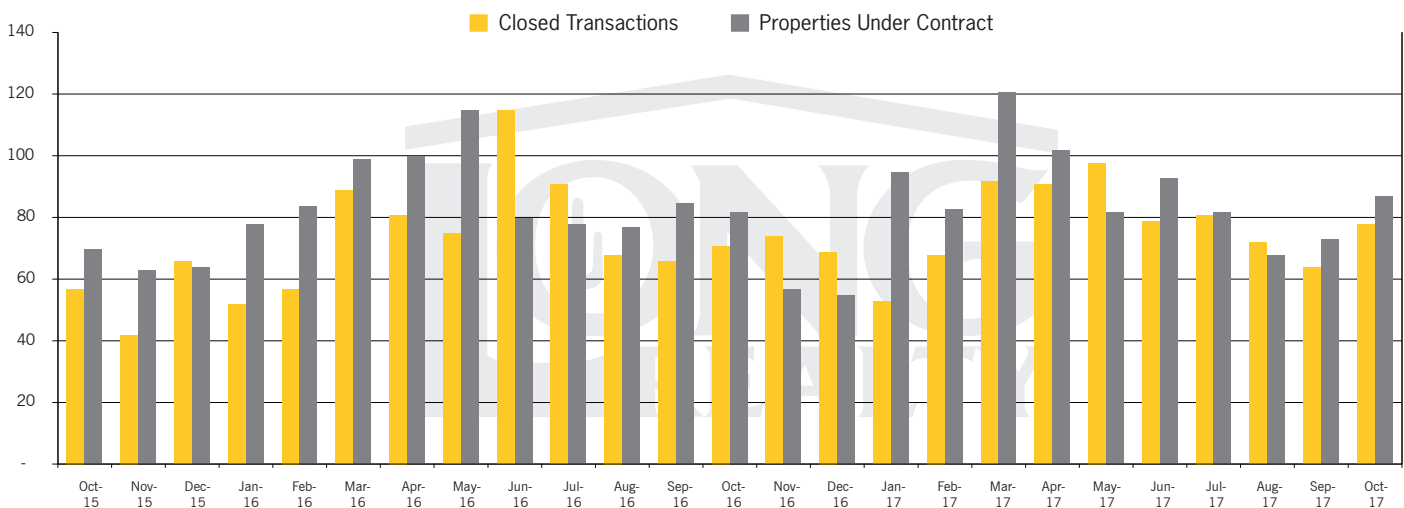




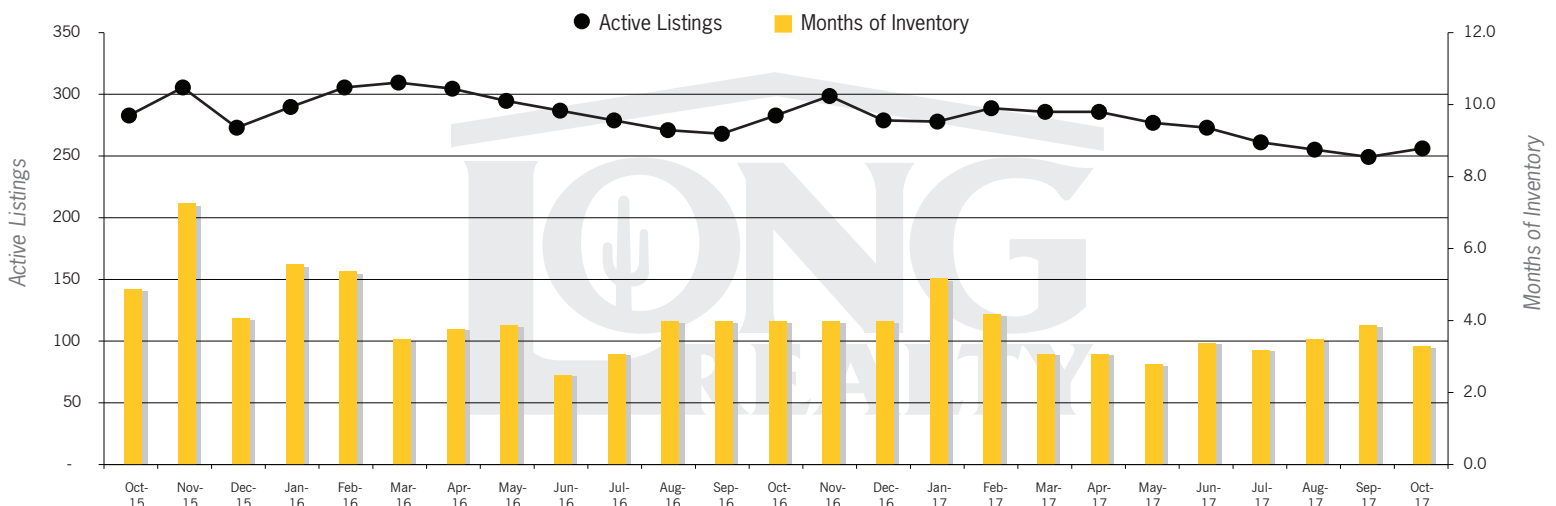
Oro Valley | November 2017

In the Oro Valley area, October 2017 active inventory was 255, a 10% decrease from October 2016. There were 78 closings in October 2017, a 10% increase from October 2016. Year-to-date 2017 there were 792 closings, a 2% increase from year-to-date 2016. Months of Inventory was 3.3, down from 4.0 in October 2016. Median price of sold homes was \$285,500 for the month of October 2017, virtually unchanged from October 2016. The Oro Valley area had 87 new properties under contract in October 2017, up 6% from October 2016.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

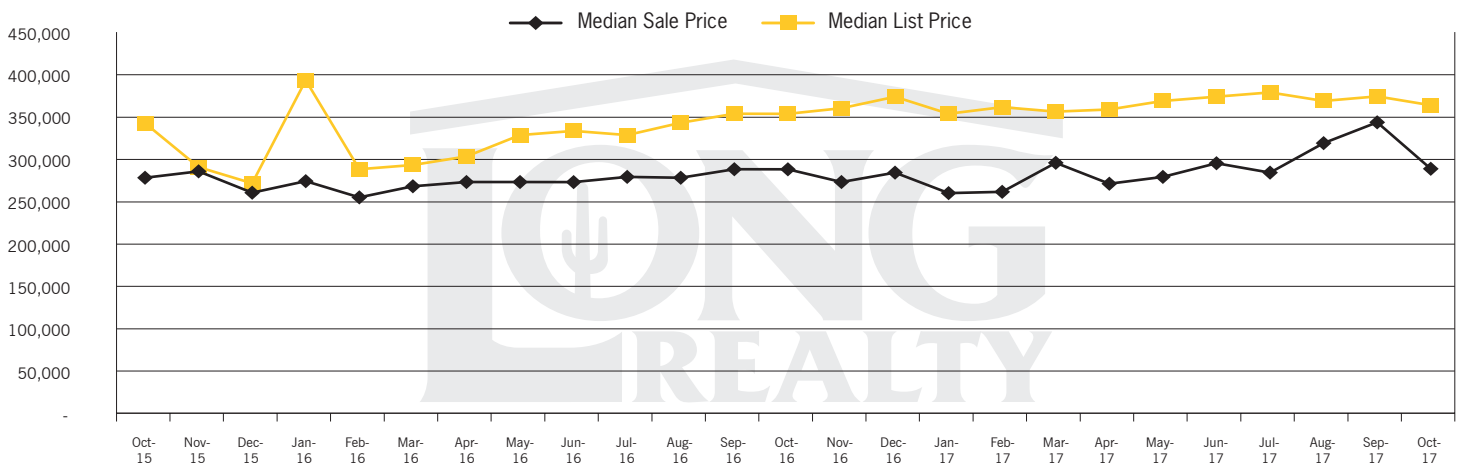


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 11/03/2017 is believed to be reliable, but not guaranteed.*



Oro Valley | November 2017

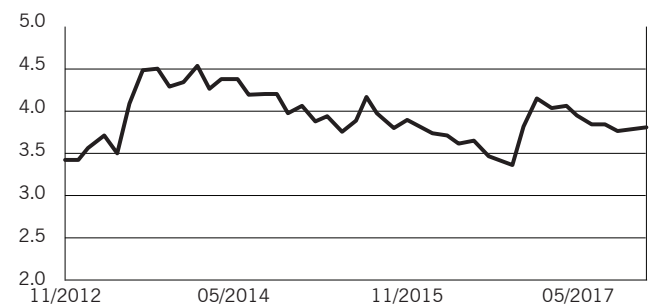
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



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	\$284,900	4.000%	\$1,292.15
2017	\$285,500	4.000%	\$1,294.87

30 YEAR FIXED MORTGAGE RATE

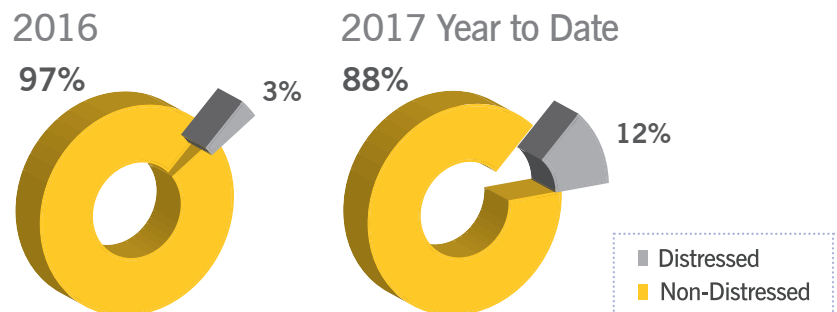


Source: Residential median sales prices. Data obtained 11/03/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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 | November 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
		May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-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	1	0	0	n/a	1.0	Seller
\$75,000 - 99,999	0	1	0	0	0	0	1	0.0	0.0	Seller
\$100,000 - 124,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	2	1	1	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	2	0	0	1	3	4	0.0	0.3	Seller
\$175,000 - 199,999	3	8	7	5	6	4	1	3.0	0.9	Seller
\$200,000 - 224,999	8	14	3	11	6	2	12	0.7	1.5	Seller
\$225,000 - 249,999	14	13	11	12	4	4	10	1.4	2.8	Seller
\$250,000 - 274,999	23	10	8	6	10	6	7	3.3	2.5	Seller
\$275,000 - 299,999	24	7	9	8	6	7	6	4.0	2.6	Seller
\$300,000 - 349,999	28	11	9	14	14	8	10	2.8	2.9	Seller
\$350,000 - 399,999	34	6	13	8	7	8	11	3.1	3.7	Seller
\$400,000 - 499,999	23	15	12	10	10	14	9	2.6	2.5	Seller
\$500,000 - 599,999	30	4	6	2	4	3	3	10.0	8.8	Buyer
\$600,000 - 699,999	17	1	0	1	0	3	3	5.7	6.7	Slightly Buyer
\$700,000 - 799,999	9	3	0	3	2	3	0	n/a	5.4	Balanced
\$800,000 - 899,999	13	2	1	1	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	4	1	1	0	0	0	1	4.0	16.0	Buyer
\$1,000,000 - and over	25	0	1	0	1	0	0	n/a	78.0	Buyer
TOTAL	255	100	83	82	72	65	78	3.3	3.5	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 11/03/2017.

3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2017 - 10/31/2017. Information is believed to be reliable, but not guaranteed.

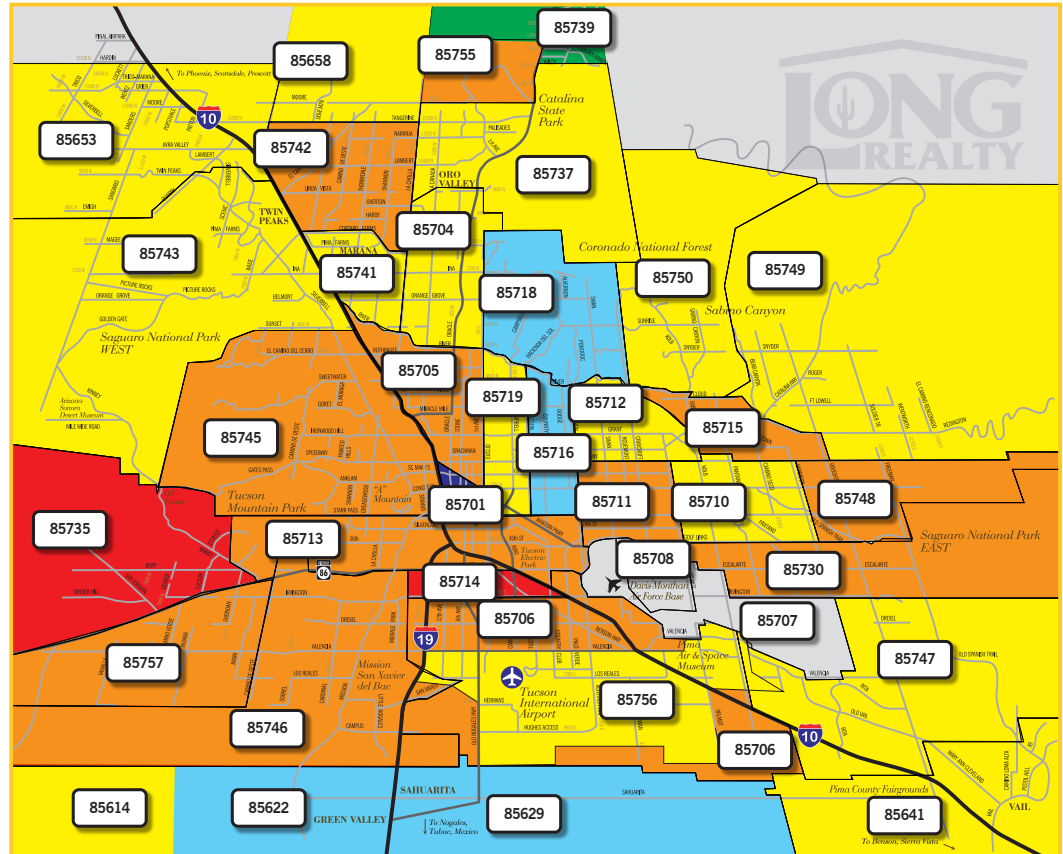


Oro Valley | November 2017

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG 2016-OCT 2016 TO
AUG 2017-OCT 2017

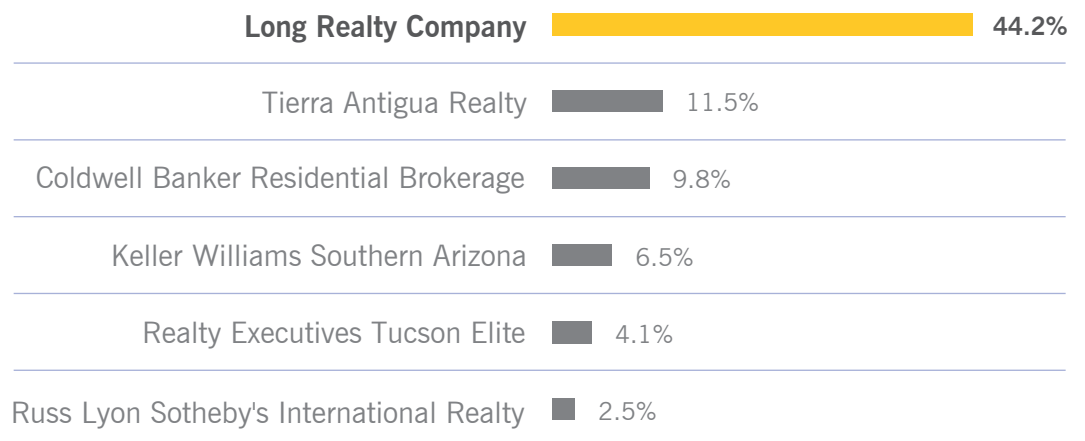
This heat map represents the percentage of change in Tucson metro median sales prices from August 2016-October 2016 to August 2017-October 2017 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 11/03/2017 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 11/01/2016 – 10/31/2017 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.