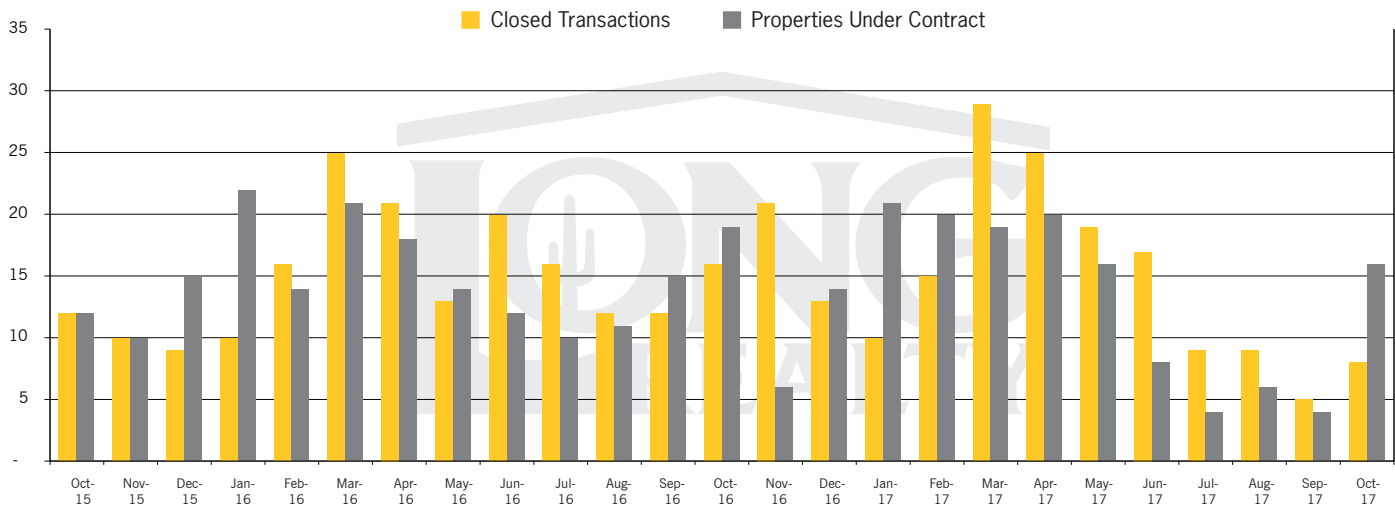




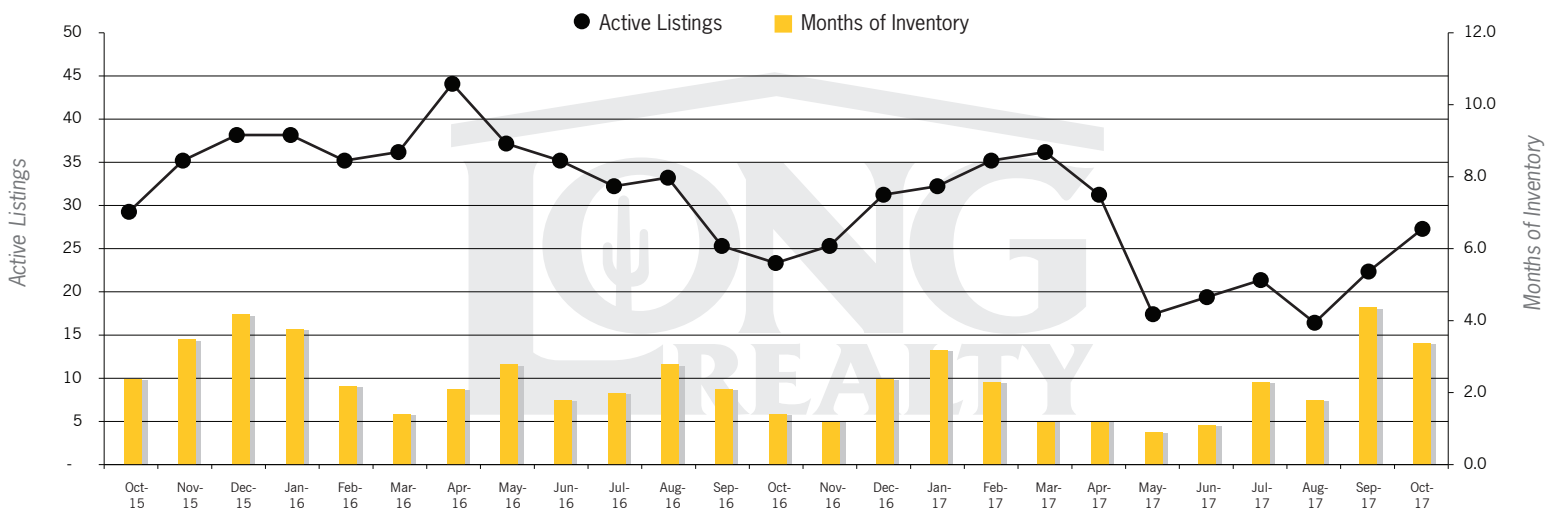
## Sun City Oro Valley | November 2017

In the Sun City Oro Valley area, October 2017 active inventory was 27, a 17% increase from October 2016. There were 8 closings in October 2017, a 50% decrease from October 2016. Year-to-date 2017 there were 147 closings, a 13% decrease from year-to-date 2016. Months of Inventory was 3.4, up from 1.4 in October 2016. Median price of sold homes was \$245,000 for the month of October 2017, up 4% from October 2016. The Sun City Oro Valley area had 16 new properties under contract in October 2017, down 16% from October 2016.

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



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

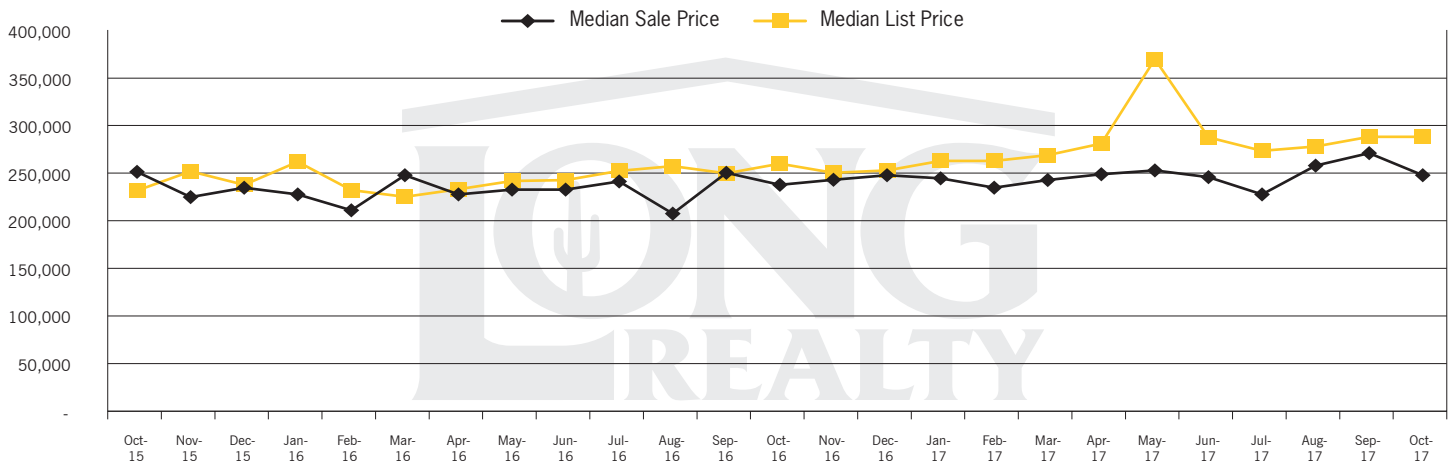


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 11/03/2017 is believed to be reliable, but not guaranteed.*



Sun City Oro Valley | November 2017

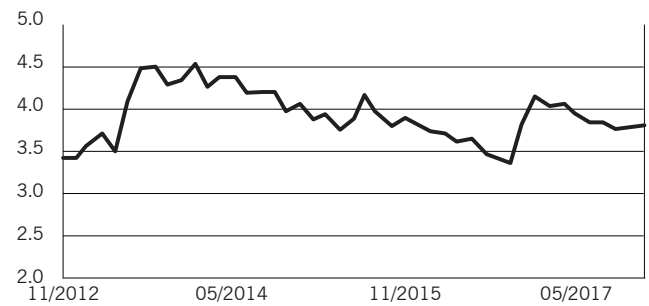
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SUN CITY ORO VALLEY



## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SUN CITY ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$331,200	6.14%	\$1,914.84
2016	\$235,000	4.00%	\$1,065.83
2017	\$245,000	4.000%	\$1,111.18

## 30 YEAR FIXED MORTGAGE RATE



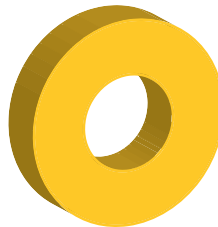
Source: Residential median sales prices. Data obtained 11/03/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

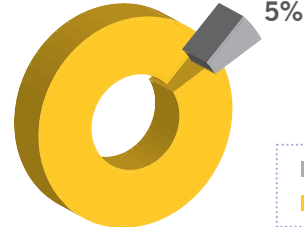
## DISTRESSED VS. NON-DISTRESSED SALES – SUN CITY ORO VALLEY

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.

2016  
100%



2017 Year to Date  
95%



■ Distressed  
■ Non-Distressed



Sun City Oro Valley | November 2017

## MARKET CONDITIONS BY PRICE BAND – SUN CITY 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	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	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	0	0	0	0	1	0	n/a	0.0	<b>Seller</b>
\$175,000 - 199,999	1	0	2	1	1	1	0	n/a	1.0	<b>Seller</b>
\$200,000 - 224,999	0	6	1	2	2	0	2	0.0	0.0	<b>Seller</b>
\$225,000 - 249,999	6	3	6	3	1	1	3	2.0	3.4	<b>Seller</b>
\$250,000 - 274,999	7	5	3	1	2	1	1	7.0	3.3	<b>Seller</b>
\$275,000 - 299,999	8	1	3	1	0	0	1	8.0	15.0	<b>Buyer</b>
\$300,000 - 349,999	4	3	3	0	3	0	0	n/a	3.7	<b>Seller</b>
\$350,000 - 399,999	1	1	0	1	0	0	1	1.0	6.0	<b>Balanced</b>
\$400,000 - 499,999	0	0	0	0	0	1	0	n/a	1.0	<b>Seller</b>
\$500,000 - 599,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$600,000 - 699,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>27</b>	<b>19</b>	<b>18</b>	<b>9</b>	<b>9</b>	<b>5</b>	<b>8</b>	<b>3.4</b>	<b>3.0</b>	<b>Seller</b>

				
<b>Seller's Market</b>	<b>Slight Seller's Market</b>	<b>Balanced Market</b>	<b>Slight Buyer's Market</b>	<b>Buyer's Market</b>

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.

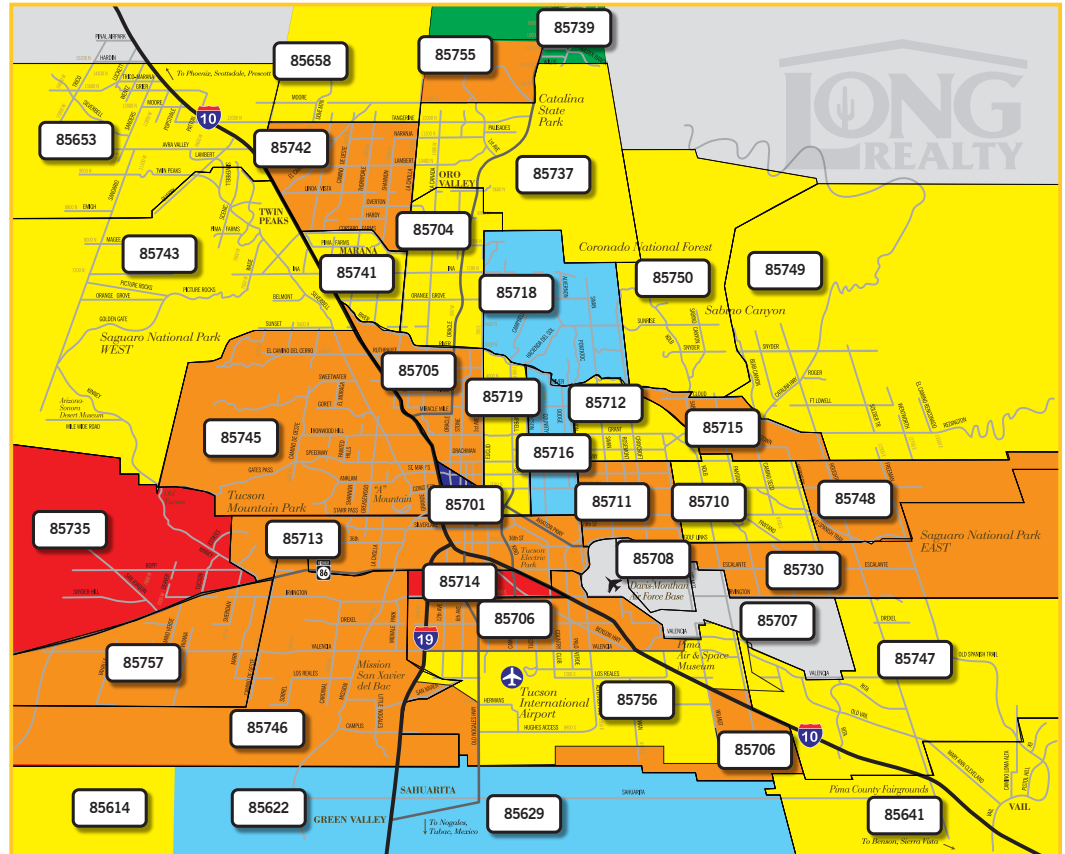


Sun City Oro Valley | November 2017

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG 2016-OCT 2016 TO  
AUG 2017-OCT 2017

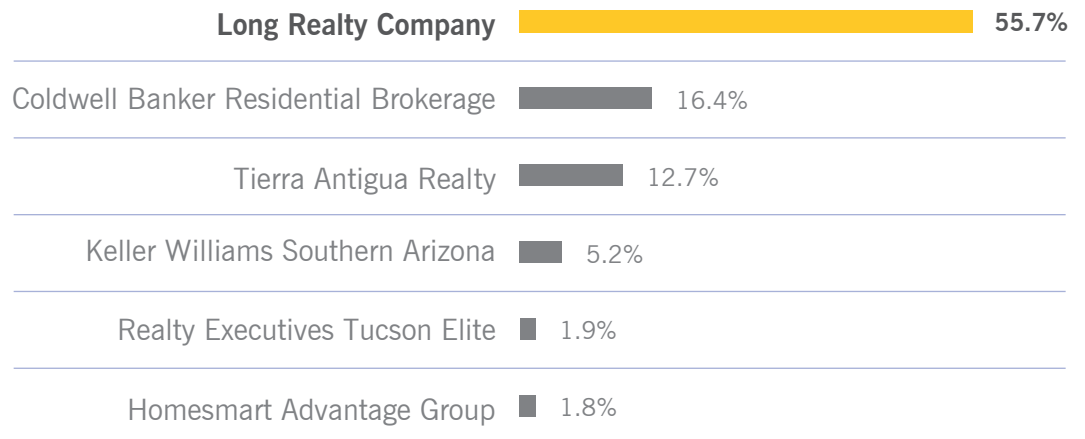
*This heat map represents the percentage of change in Tucson metro median sales prices from August 2016-October 2016 to August 2017-October 2017 by zip code.*



## MARKET SHARE – SUN CITY 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 Sun City Oro Valley Housing Report is comprised of data for residential properties in subdivisions of Sun City 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.