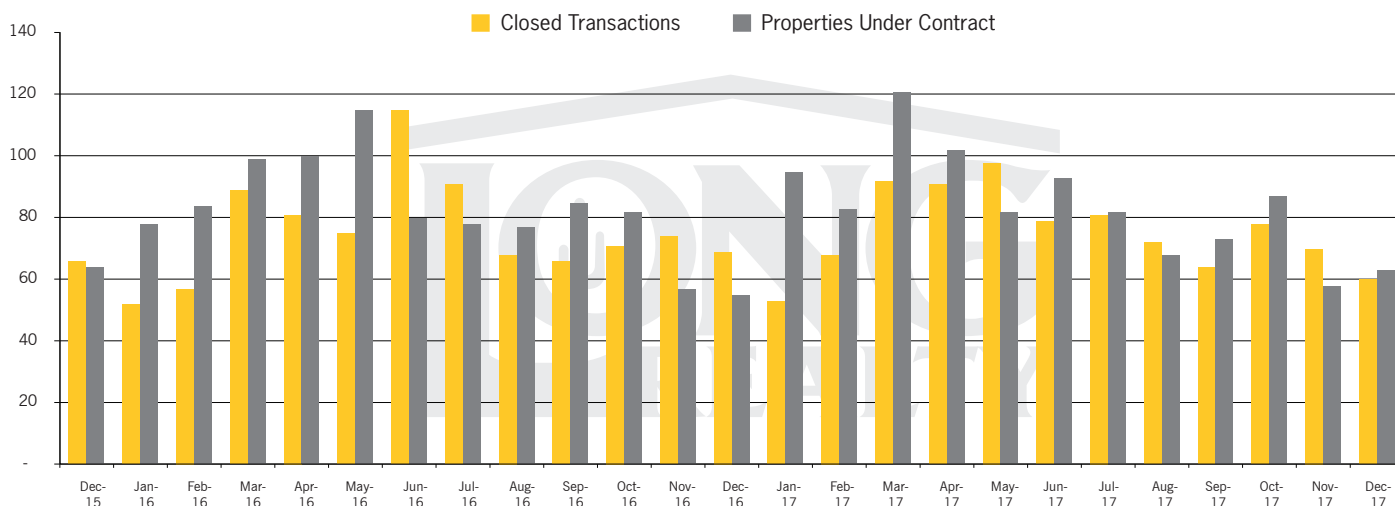




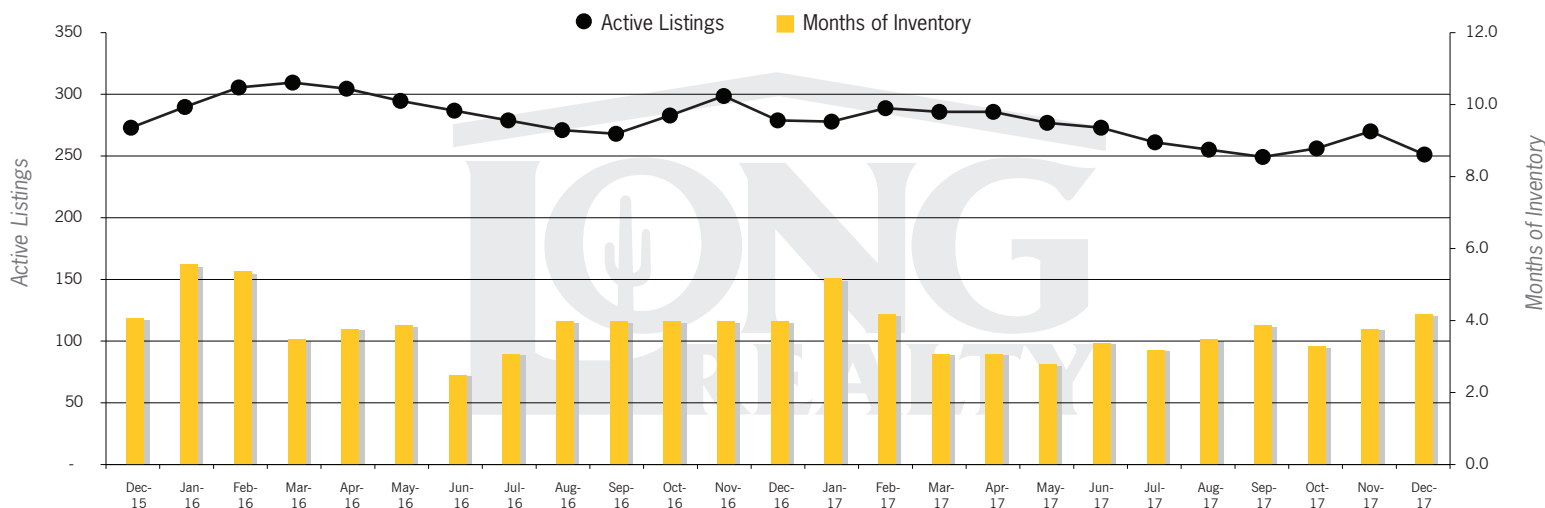
## Oro Valley | January 2018

In the Oro Valley area, December 2017 active inventory was 250, a 10% decrease from December 2016. There were 60 closings in December 2017, a 13% decrease from December 2016. Year-to-date 2017 there were 927 closings, virtually unchanged from year-to-date 2016. Months of Inventory was 4.2, up from 4.0 in December 2016. Median price of sold homes was \$291,000 for the month of December 2017, up 4% from December 2016. The Oro Valley area had 63 new properties under contract in December 2017, up 15% from December 2016.

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



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

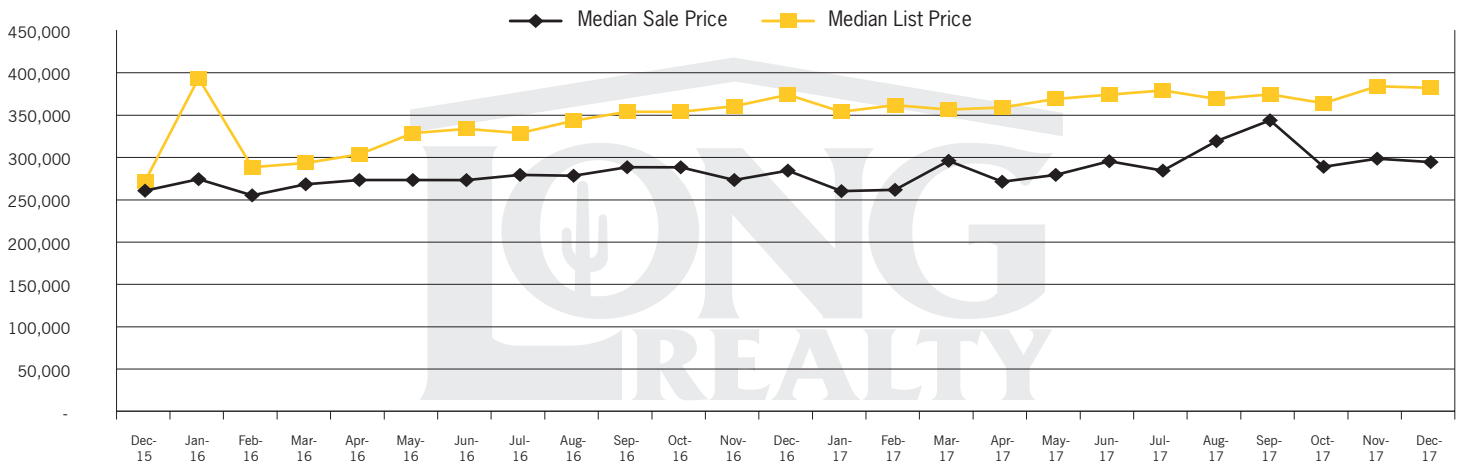


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 01/04/2018 is believed to be reliable, but not guaranteed.*



Oro Valley | January 2018

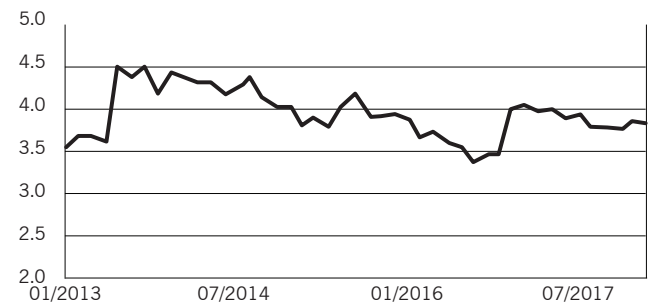
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



## 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	\$281,000	4.125%	\$1,293.77
2017	\$291,000	4.000%	\$1,319.81

## 30 YEAR FIXED MORTGAGE RATE

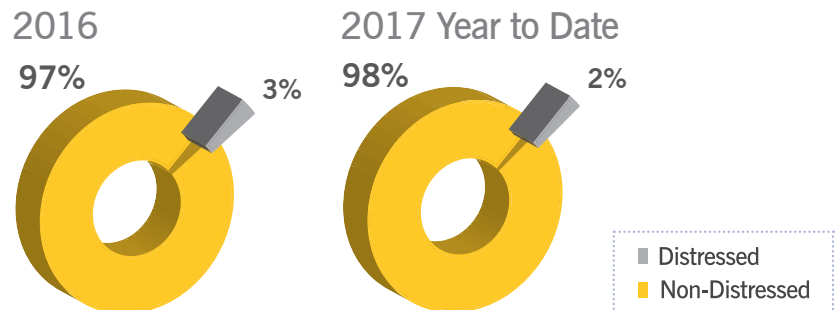


Source: Residential median sales prices. Data obtained 01/04/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.





# The Housing Report

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Oro Valley | January 2018

## 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
		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	1	0	0	1	0	n/a	0.0	Seller
\$75,000 - 99,999	1	0	0	0	1	0	0	n/a	1.0	Seller
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	1	1	0	0	0	1	0	n/a	1.0	Seller
\$150,000 - 174,999	1	0	1	3	4	0	2	0.5	0.3	Seller
\$175,000 - 199,999	2	5	6	4	1	2	3	0.7	1.2	Seller
\$200,000 - 224,999	6	11	6	2	12	9	2	3.0	1.0	Seller
\$225,000 - 249,999	11	12	4	4	10	6	9	1.2	1.6	Seller
\$250,000 - 274,999	19	6	10	6	7	7	10	1.9	2.6	Seller
\$275,000 - 299,999	23	8	6	7	6	12	5	4.6	2.9	Seller
\$300,000 - 349,999	34	14	15	8	11	12	5	6.8	3.6	Seller
\$350,000 - 399,999	31	8	7	8	11	8	9	3.4	3.4	Seller
\$400,000 - 499,999	25	10	10	14	9	9	7	3.6	3.0	Seller
\$500,000 - 599,999	21	2	4	3	3	3	3	7.0	8.6	Buyer
\$600,000 - 699,999	17	1	0	3	3	0	2	8.5	10.6	Buyer
\$700,000 - 799,999	12	3	2	3	0	1	2	6.0	11.7	Buyer
\$800,000 - 899,999	11	1	0	0	0	0	1	11.0	39.0	Buyer
\$900,000 - 999,999	7	0	0	0	1	0	0	n/a	15.0	Buyer
\$1,000,000 - and over	28	0	1	0	0	1	0	n/a	81.0	Buyer
<b>TOTAL</b>	<b>250</b>	<b>82</b>	<b>73</b>	<b>65</b>	<b>79</b>	<b>72</b>	<b>60</b>	<b>4.2</b>	<b>3.7</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 01/04/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2017 - 12/31/2017. Information is believed to be reliable, but not guaranteed.

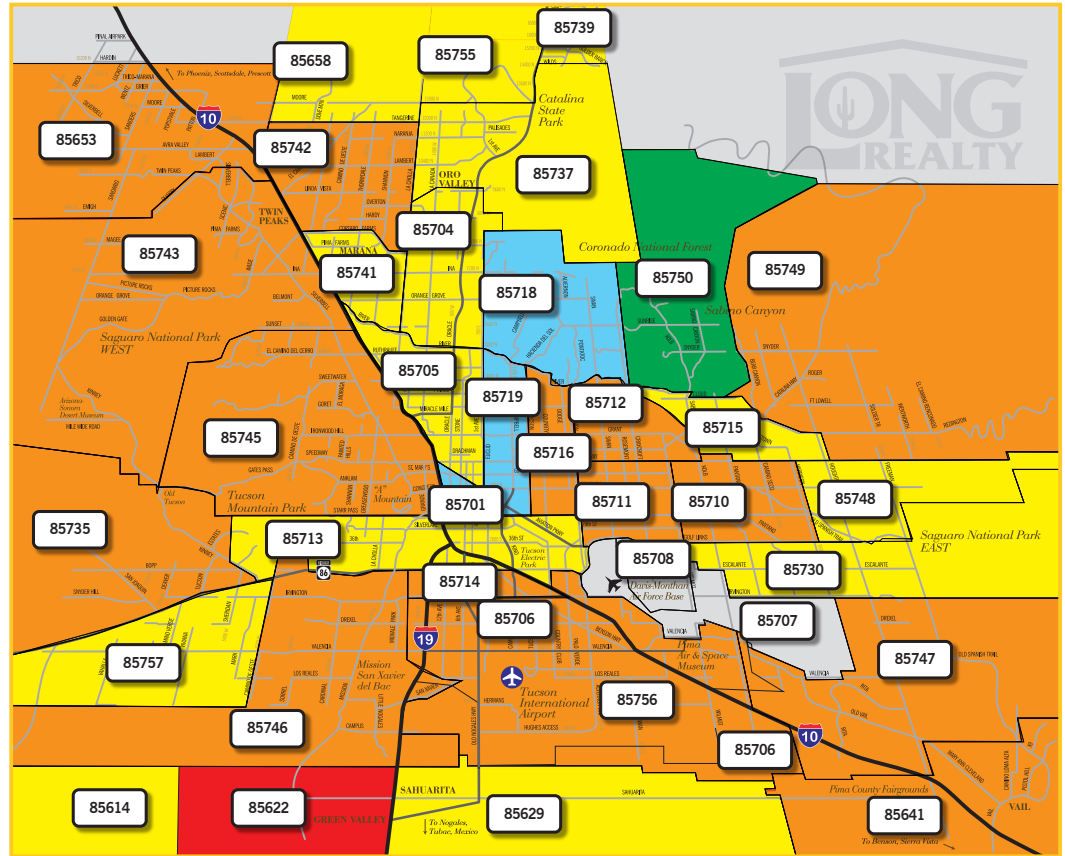


Oro Valley | January 2018

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT 2016-DEC 2016 TO  
OCT 2017-DEC 2017

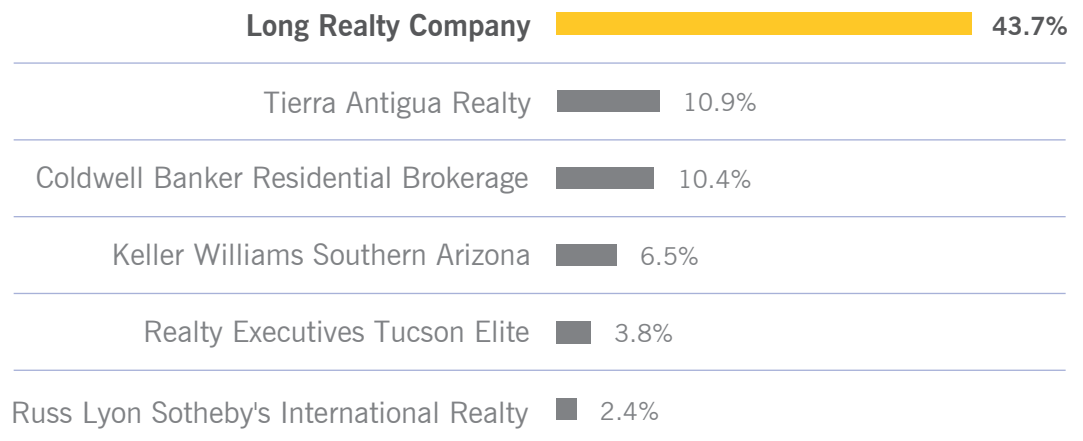
*This heat map represents the percentage of change in Tucson metro median sales prices from October 2016-December 2016 to October 2017-December 2017 by zip code.*



## MARKET SHARE – ORO VALLEY

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

*Data Obtained 01/04/2018 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 01/01/2017 – 12/31/2017 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.