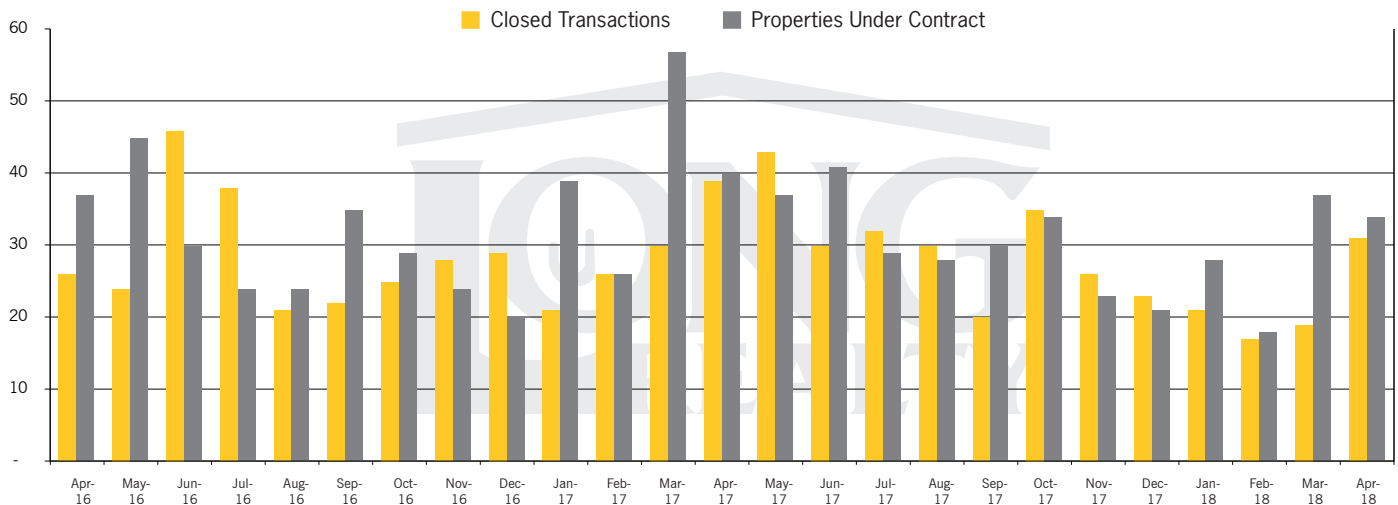




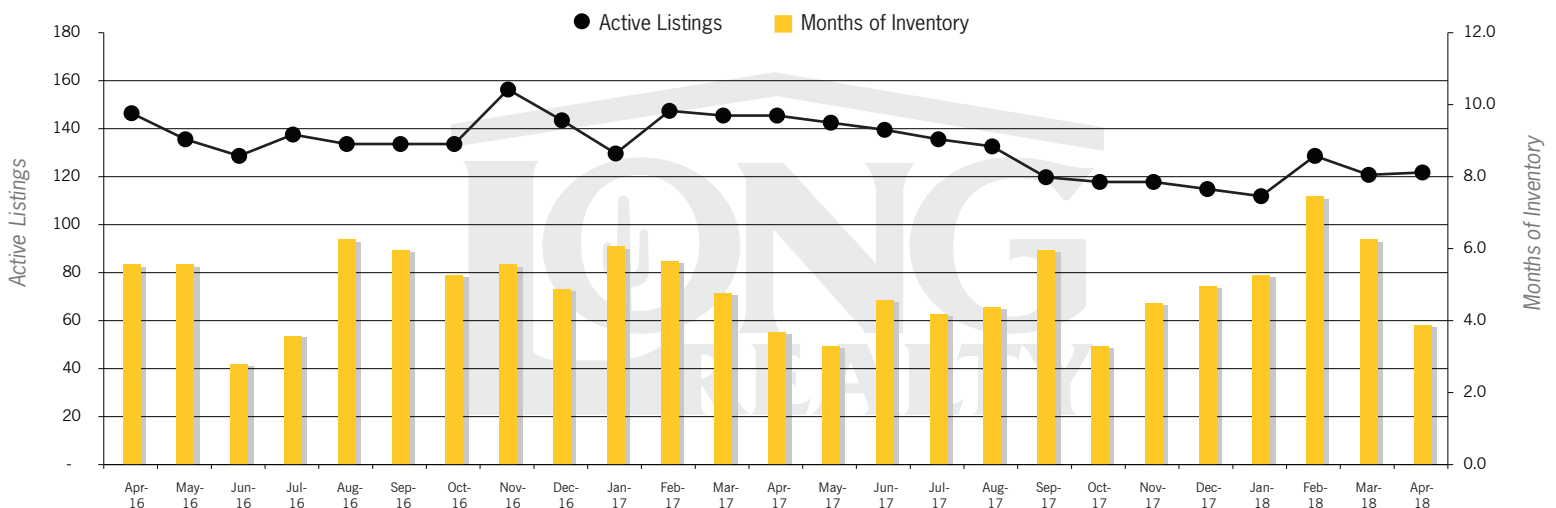
Rancho Vistoso | May 2018

In the Rancho Vistoso area, April 2018 active inventory was 121, a 17% decrease from April 2017. There were 31 closings in April 2018, a 21% decrease from April 2017. Year-to-date 2018 there were 90 closings, a 26% decrease from year-to-date 2017. Months of Inventory was 3.9, up from 3.7 in April 2017. Median price of sold homes was \$308,000 for the month of April 2018, up 8% from April 2017. The Rancho Vistoso area had 34 new properties under contract in April 2018, down 15% from April 2017.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – RANCHO VISTOSO



ACTIVE LISTINGS AND MONTHS OF INVENTORY – RANCHO VISTOSO

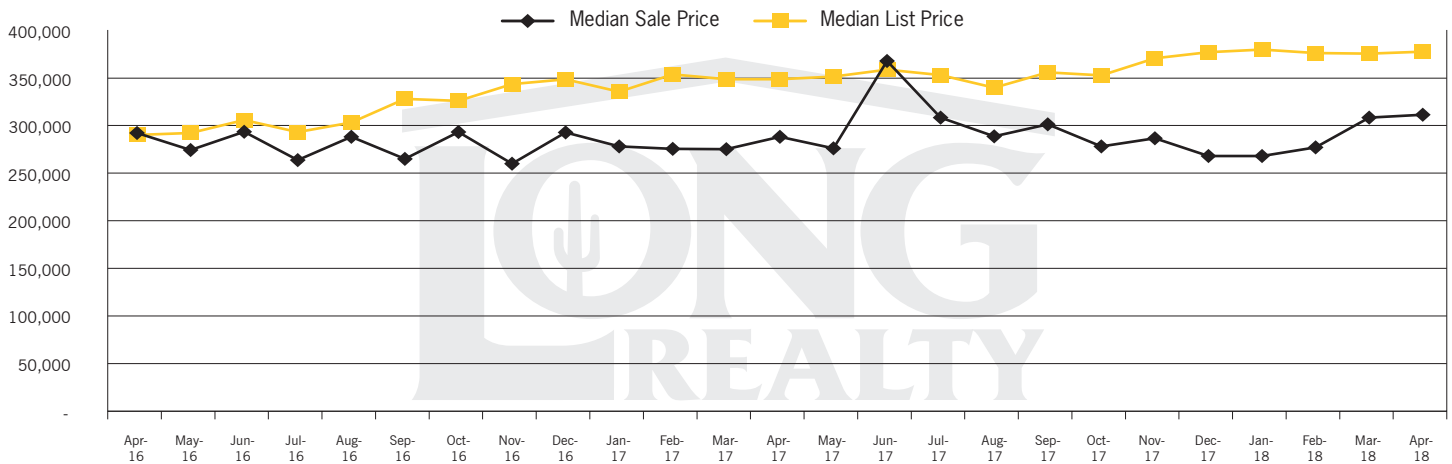


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 05/04/2018 is believed to be reliable, but not guaranteed.



Rancho Vistoso | May 2018

MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – RANCHO VISTOSO



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – RANCHO VISTOSO

Year	Median Price	Int. Rate	MO. Payment
2006	\$375,000	6.140%	\$2,168.07
2017	\$285,000	4.050%	\$1,300.42
2018	\$308,000	4.470%	\$1,477.35

30 YEAR FIXED MORTGAGE RATE



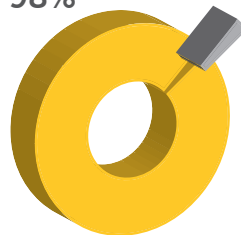
Source: Residential median sales prices. Data obtained 05/04/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: FreddieMac.com

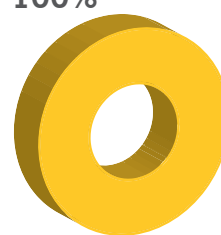
DISTRESSED VS. NON-DISTRESSED SALES – RANCHO VISTOSO

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.

2017
98%



2018 Year to Date
100%



■ Distressed
■ Non-Distressed



The Housing Report

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Rancho Vistoso | May 2018

MARKET CONDITIONS BY PRICE BAND – RANCHO VISTOSO

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18			
\$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	0	0	n/a	n/a	n/a
\$175,000 - 199,999	2	1	2	0	0	2	0	n/a	1.0	Seller
\$200,000 - 224,999	4	4	3	3	2	0	2	2.0	2.5	Seller
\$225,000 - 249,999	9	4	4	3	2	2	5	1.8	2.8	Seller
\$250,000 - 274,999	9	3	4	5	5	4	4	2.3	2.0	Seller
\$275,000 - 299,999	5	3	2	3	3	1	3	1.7	3.0	Seller
\$300,000 - 349,999	12	8	2	2	3	4	5	2.4	3.9	Seller
\$350,000 - 399,999	22	2	3	2	0	5	3	7.3	7.1	Slightly Buyer
\$400,000 - 499,999	5	2	1	2	3	2	4	1.3	3.4	Seller
\$500,000 - 599,999	3	0	0	0	0	0	1	3.0	74.1	Buyer
\$600,000 - 699,999	4	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	4	0	2	0	0	0	1	4.0	10.0	Buyer
\$800,000 - 899,999	8	0	1	0	0	0	1	8.0	22.0	Buyer
\$900,000 - 999,999	8	0	0	0	0	0	1	8.0	19.0	Buyer
\$1,000,000 - and over	26	1	0	1	0	0	1	26.0	78.0	Buyer
TOTAL	121	28	24	21	18	20	31	3.9	5.3	Balanced

				
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 05/04/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2018 - 04/30/2018. Information is believed to be reliable, but not guaranteed.

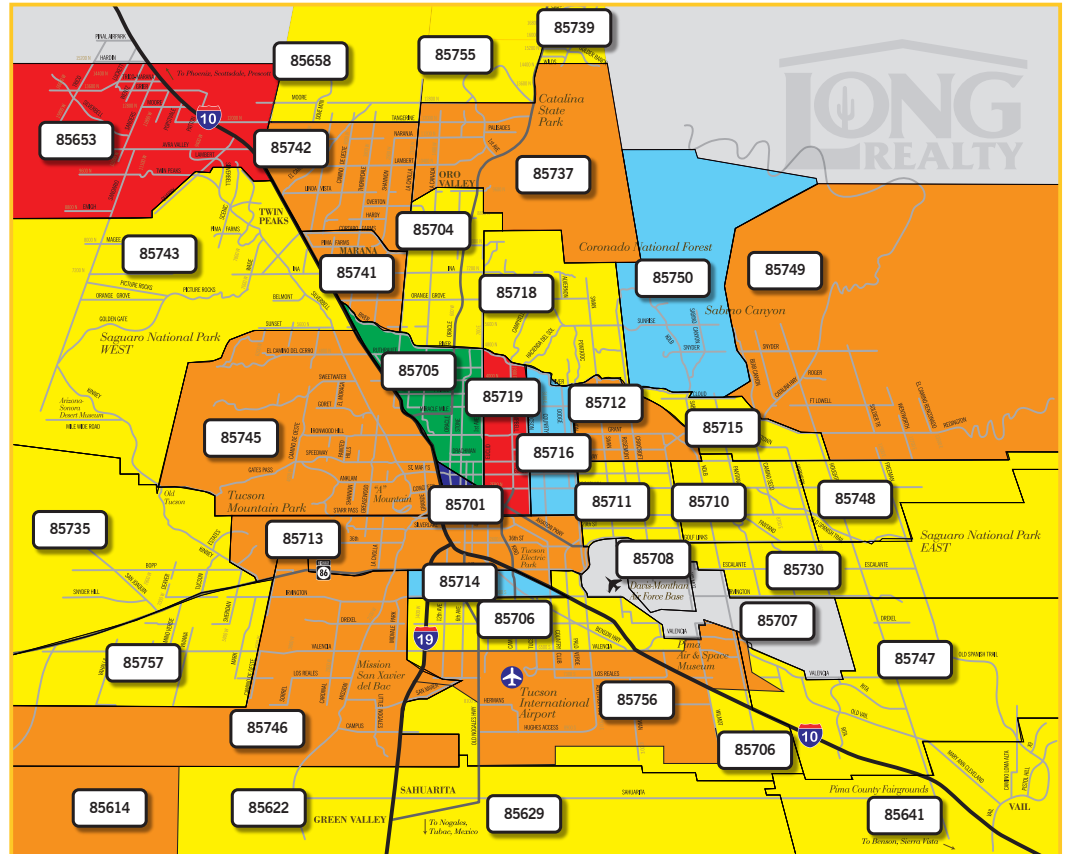
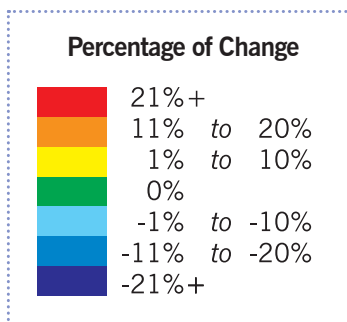


Rancho Vistoso | May 2018

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2017-APR 2017 TO
FEB 2018-APR 2018

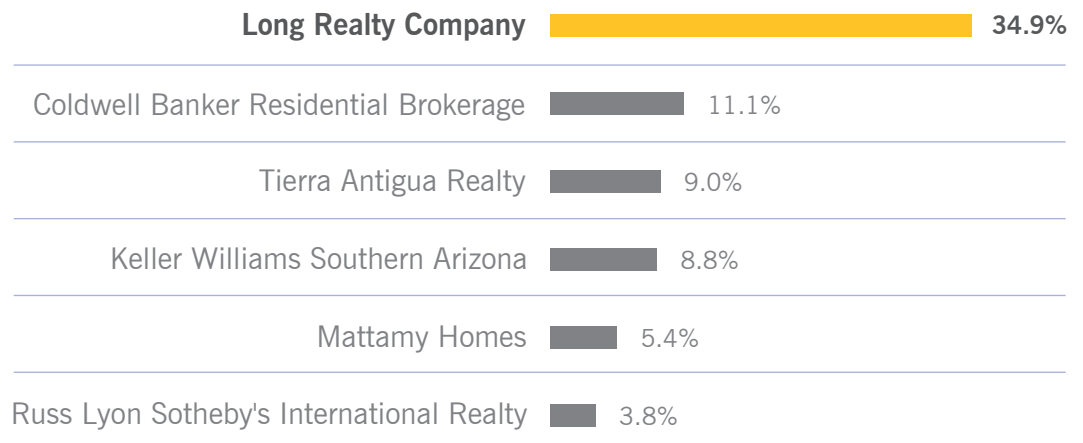
This heat map represents the percentage of change in Tucson metro median sales prices from February 2017-April 2017 to February 2018-April 2018 by zip code.



MARKET SHARE – RANCHO VISTOSO

Long Realty leads the market
in successful real estate sales.

Data Obtained 05/04/2018 from
MLSSAZ using BrokerMetrics software
for all closed residential sales volume
between 05/01/2017 – 04/30/2018
rounded to the nearest tenth of one
percent and deemed to be correct.



The Rancho Vistoso Housing Report is comprised of data for residential properties in the community of Rancho 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.