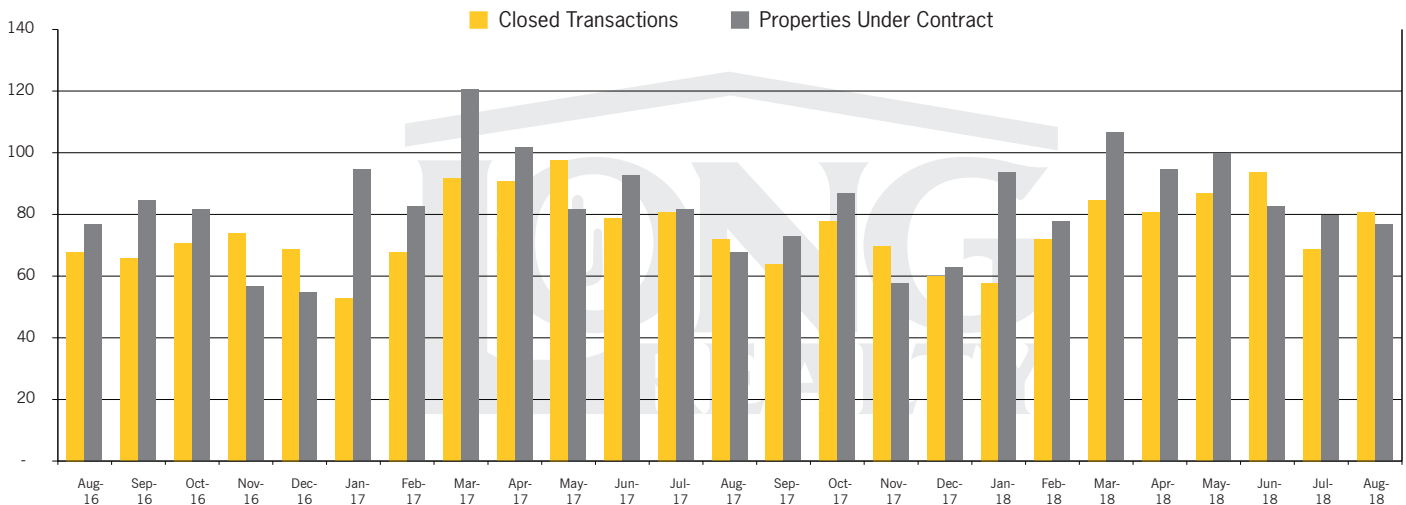




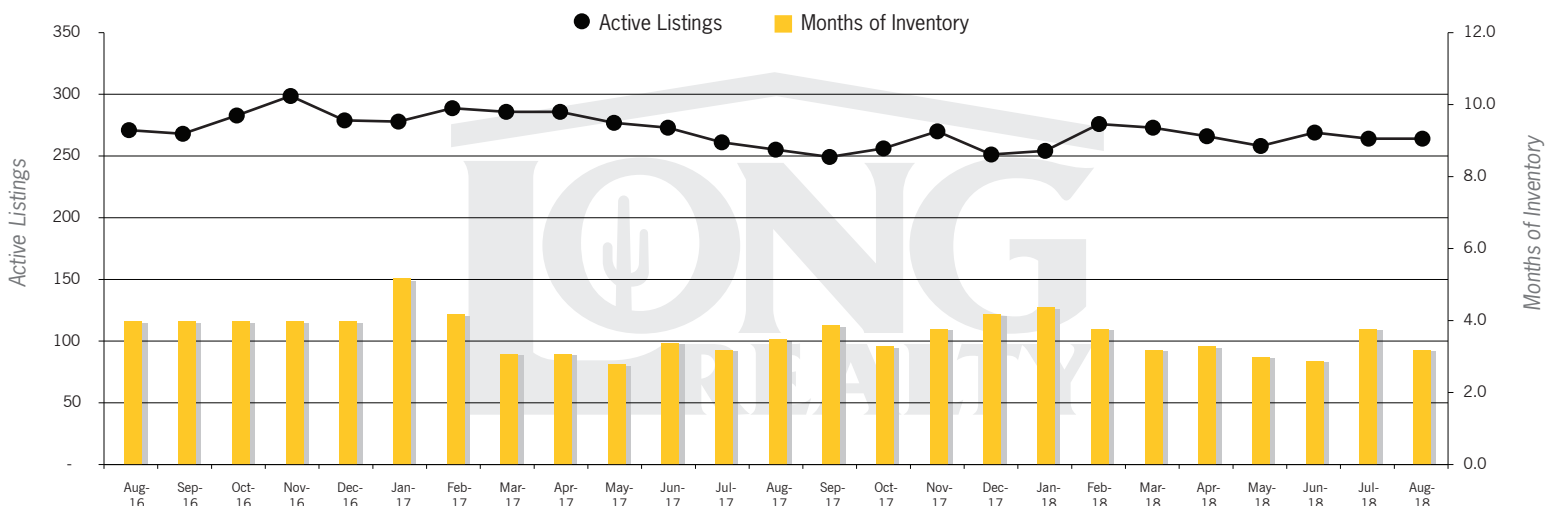
## Oro Valley | September 2018

In the Oro Valley area, August 2018 active inventory was 263, a 4% increase from August 2017. There were 81 closings in August 2018, a 13% increase from August 2017. Year-to-date 2018 there were 641 closings, a 2% decrease from year-to-date 2017. Months of Inventory was 3.2, down from 3.5 in August 2017. Median price of sold homes was \$318,000 for the month of August 2018, virtually unchanged 1% from August 2017. The Oro Valley area had 77 new properties under contract in August 2018, up 13% from August 2017.

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



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

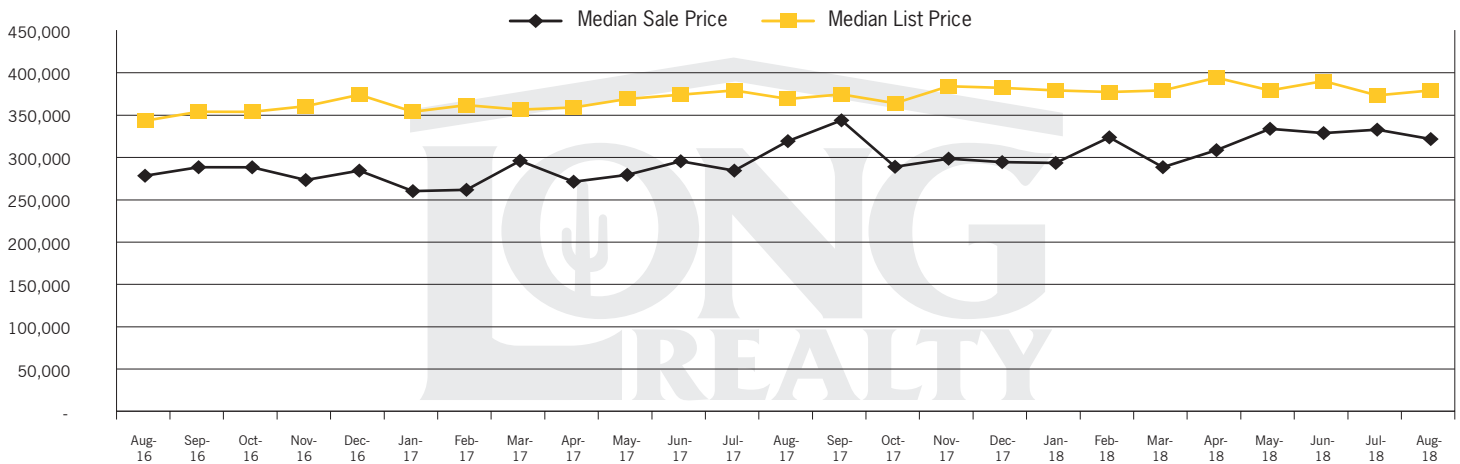


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 09/06/2018 is believed to be reliable, but not guaranteed.



Oro Valley | September 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  |
| 2017 | \$315,560    | 3.890%    | \$1,412.26  |
| 2018 | \$318,000    | 4.550%    | \$1,539.68  |

## 30 YEAR FIXED MORTGAGE RATE

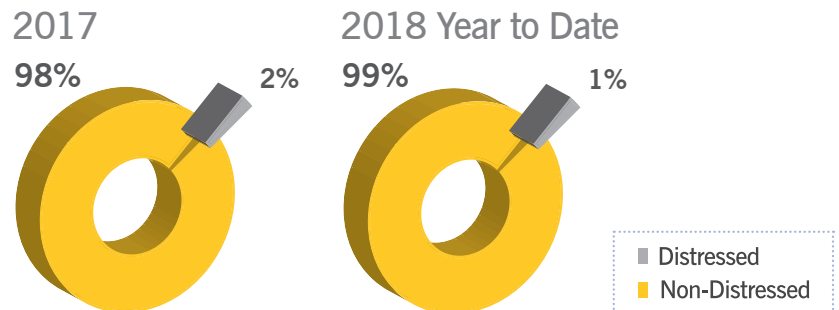


Source: Residential median sales prices. Data obtained 09/06/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: FreddieMac.com

## DISTRESSED VS. NON-DISTRESSED SALES – 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 | September 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 |
|------------------------|-----------------|----------------------------|-----------|-----------|-----------|-----------|-----------|-----------------------------|--|-------------------|
|                        |                 | Mar-18                     | Apr-18    | May-18    | Jun-18    | Jul-18    | Aug-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         | 1         | 0.0                         | 0.0                                    | Seller            |
| \$75,000 - 99,999      | 0               | 2                          | 0         | 0         | 0         | 0         | 0         | n/a                         | n/a                                    | n/a               |
| \$100,000 - 124,999    | 0               | 2                          | 0         | 0         | 2         | 0         | 0         | n/a                         | 0.0                                    | Seller            |
| \$125,000 - 149,999    | 0               | 0                          | 0         | 1         | 0         | 0         | 0         | n/a                         | n/a                                    | n/a               |
| \$150,000 - 174,999    | 0               | 0                          | 0         | 4         | 0         | 1         | 0         | n/a                         | 2.0                                    | Seller            |
| \$175,000 - 199,999    | 3               | 5                          | 2         | 4         | 4         | 2         | 2         | 1.5                         | 1.1                                    | Seller            |
| \$200,000 - 224,999    | 5               | 7                          | 7         | 3         | 5         | 8         | 6         | 0.8                         | 1.0                                    | Seller            |
| \$225,000 - 249,999    | 22              | 10                         | 13        | 7         | 6         | 10        | 10        | 2.2                         | 2.3                                    | Seller            |
| \$250,000 - 274,999    | 13              | 12                         | 9         | 8         | 15        | 8         | 12        | 1.1                         | 1.3                                    | Seller            |
| \$275,000 - 299,999    | 22              | 10                         | 9         | 11        | 10        | 4         | 7         | 3.1                         | 3.3                                    | Seller            |
| \$300,000 - 349,999    | 30              | 14                         | 12        | 15        | 11        | 7         | 14        | 2.1                         | 3.1                                    | Seller            |
| \$350,000 - 399,999    | 33              | 11                         | 9         | 10        | 15        | 11        | 10        | 3.3                         | 2.6                                    | Seller            |
| \$400,000 - 499,999    | 29              | 8                          | 12        | 12        | 8         | 9         | 9         | 3.2                         | 3.0                                    | Seller            |
| \$500,000 - 599,999    | 20              | 4                          | 4         | 8         | 4         | 4         | 5         | 4.0                         | 4.6                                    | Slightly Seller   |
| \$600,000 - 699,999    | 18              | 2                          | 3         | 4         | 6         | 3         | 3         | 6.0                         | 4.7                                    | Slightly Seller   |
| \$700,000 - 799,999    | 9               | 0                          | 2         | 1         | 5         | 0         | 0         | n/a                         | 6.0                                    | Balanced          |
| \$800,000 - 899,999    | 16              | 0                          | 0         | 0         | 1         | 2         | 1         | 16.0                        | 10.8                                   | Buyer             |
| \$900,000 - 999,999    | 11              | 2                          | 1         | 0         | 2         | 2         | 0         | n/a                         | 9.5                                    | Buyer             |
| \$1,000,000 - and over | 32              | 0                          | 1         | 1         | 1         | 0         | 1         | 32.0                        | 45.0                                   | Buyer             |
| <b>TOTAL</b>           | <b>263</b>      | <b>89</b>                  | <b>84</b> | <b>89</b> | <b>95</b> | <b>71</b> | <b>81</b> | <b>3.2</b>                  | <b>3.2</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 09/06/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2018-08/31/2018. Information is believed to be reliable, but not guaranteed.

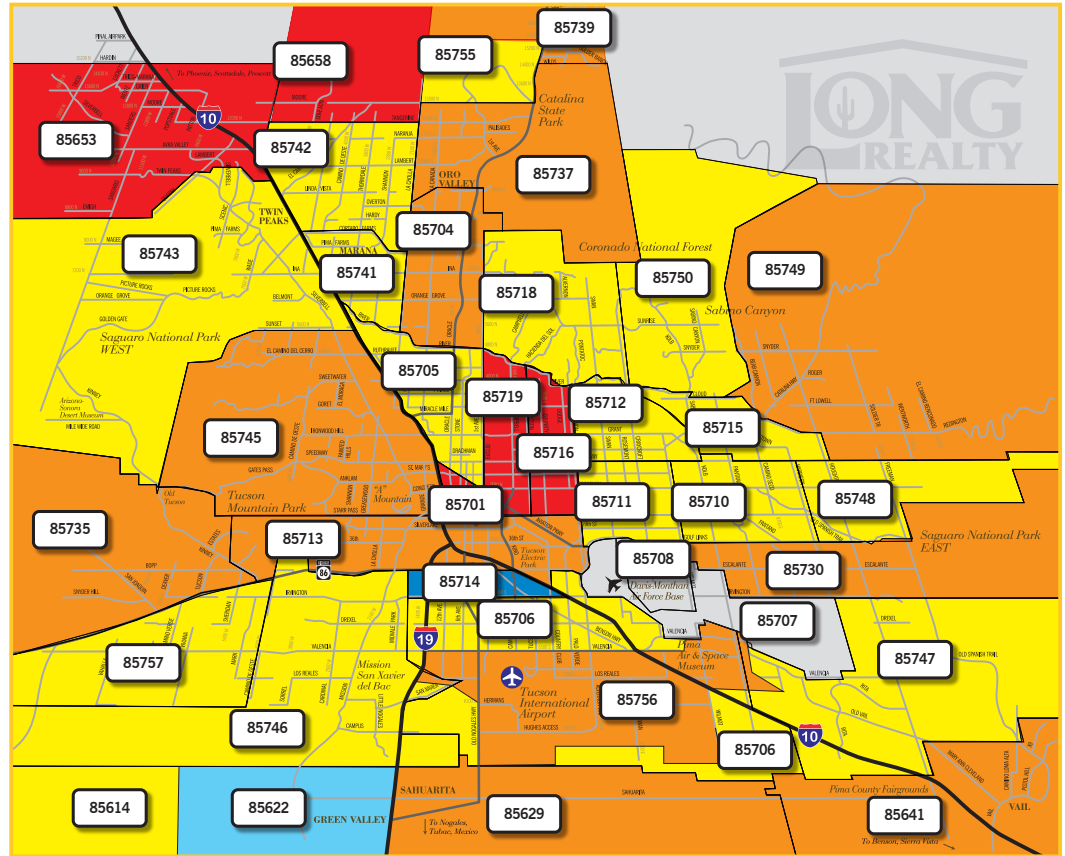


Oro Valley | September 2018

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN 2017-AUG 2017 TO  
JUN 2018-AUG 2018

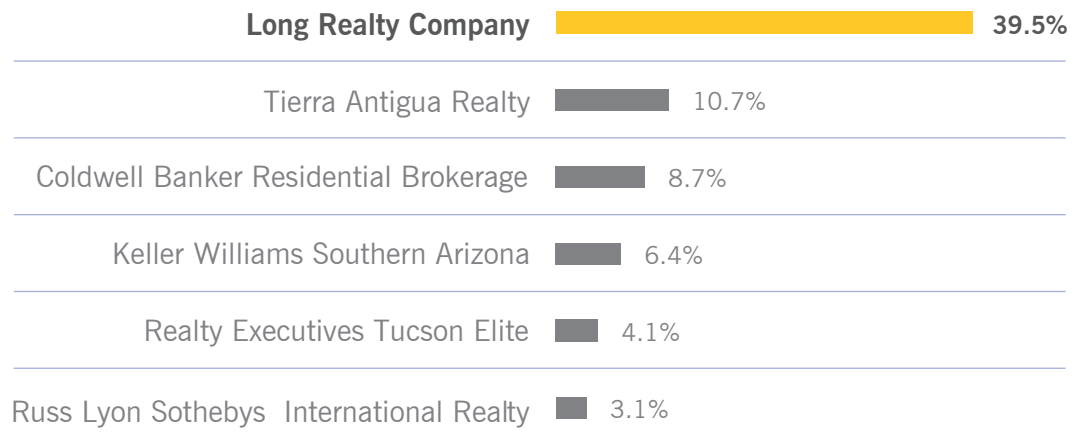
*This heat map represents the percentage of change in Tucson metro median sales prices from June 2017-August 2017 to June 2018-August 2018 by zip code.*



## MARKET SHARE – ORO VALLEY

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

*Data Obtained 09/06/2018 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 09/01/2017 – 08/31/2018 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.