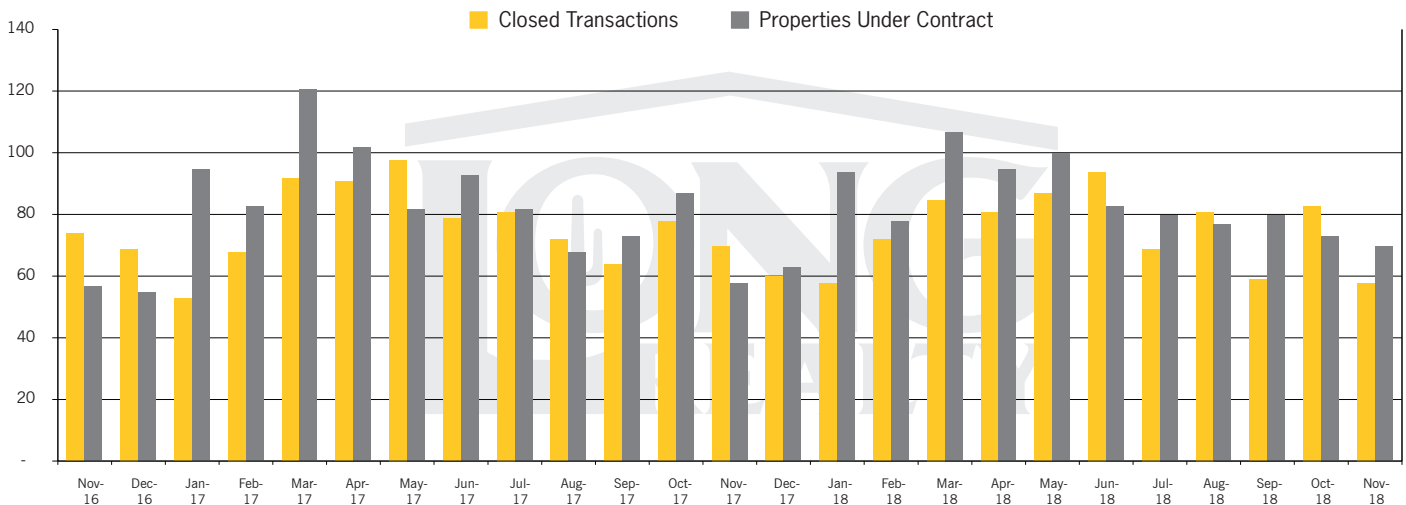




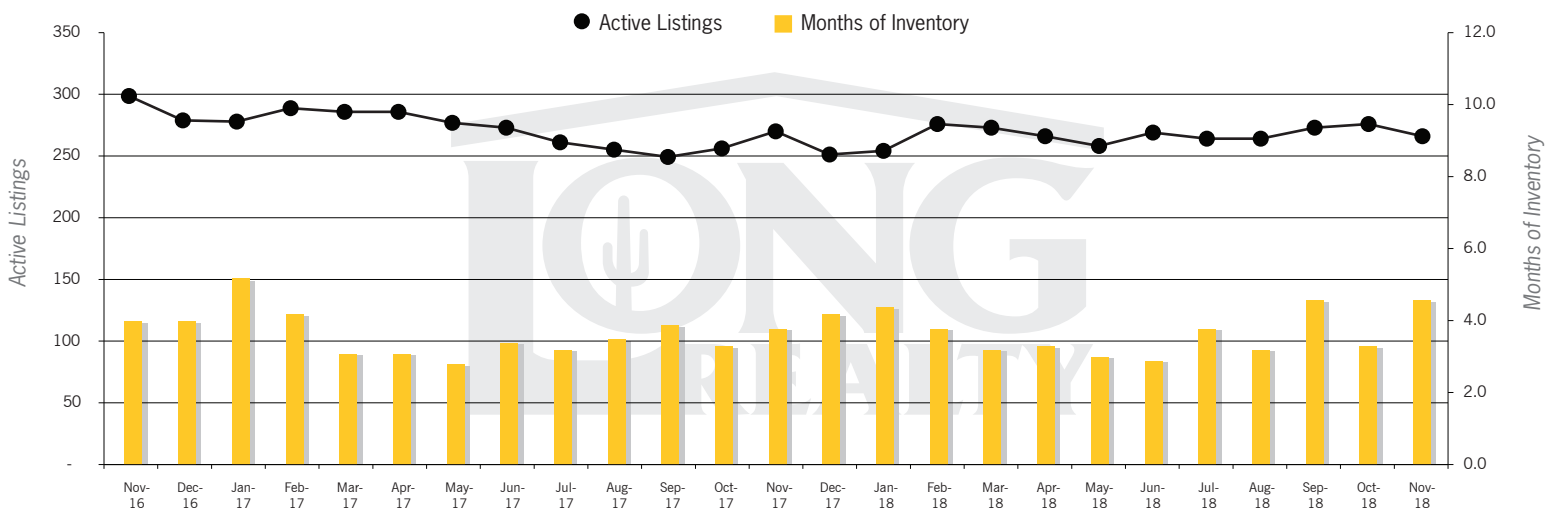
Oro Valley | December 2018

In the Oro Valley area, November 2018 active inventory was 265, a 1% decrease from November 2017. There were 58 closings in November 2018, a 17% decrease from November 2017. Year-to-date 2018 there were 851 closings, a 2% decrease from year-to-date 2017. Months of Inventory was 4.6, up from 3.8 in November 2017. Median price of sold homes was \$297,500 for the month of November 2018, up 1% from November 2017. The Oro Valley area had 70 new properties under contract in November 2018, up 21% from November 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 12/05/2018 is believed to be reliable, but not guaranteed.



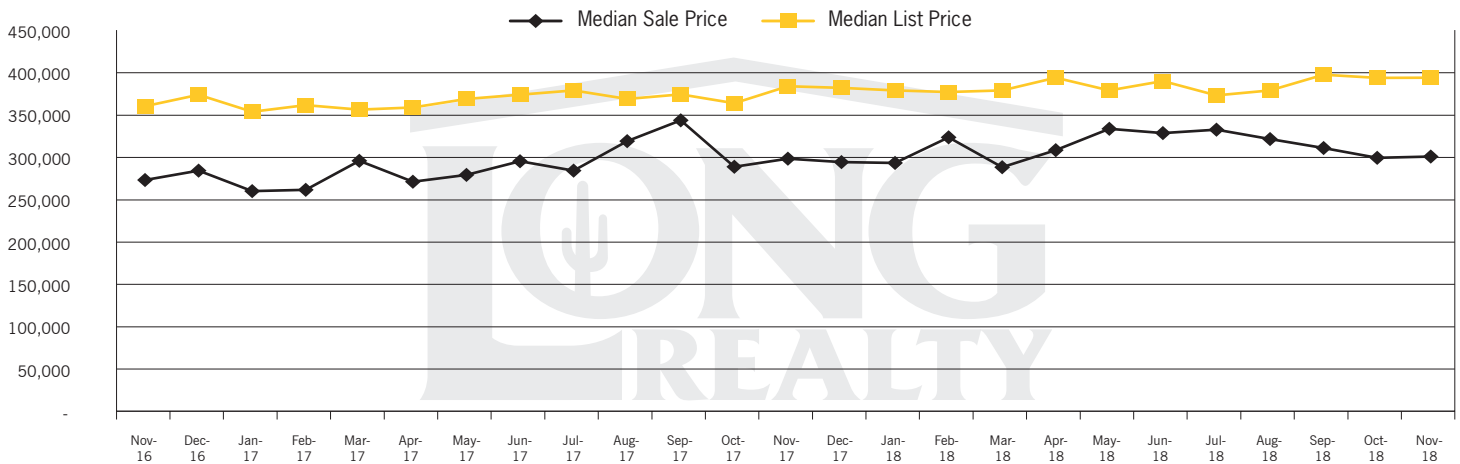
The Housing Report

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Oro Valley | December 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	\$295,000	4.250%	\$1,378.66
2018	\$297,500	5.125%	\$1,538.86

30 YEAR FIXED MORTGAGE RATE

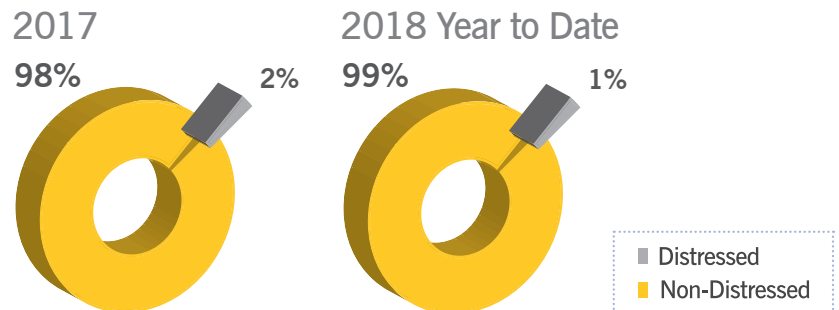


Source: Residential median sales prices. Data obtained 12/05/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.



Distressed sales and market performance data is based on information obtained from the MLSSAZ on 12/05/2018. Information is believed to be reliable, but not guaranteed.



Oro Valley | December 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
		Jun-18	Jul-18	Aug-18	Sep-18	Oct-18	Nov-18			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	1	0	1	0	n/a	0.0	Seller
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	2	0	0	0	1	1	0.0	0.0	Seller
\$125,000 - 149,999	0	0	0	0	0	0	1	0.0	0.0	Seller
\$150,000 - 174,999	1	0	1	0	1	1	1	1.0	0.7	Seller
\$175,000 - 199,999	3	4	2	2	4	3	2	1.5	0.9	Seller
\$200,000 - 224,999	10	5	8	6	4	6	9	1.1	1.3	Seller
\$225,000 - 249,999	15	6	10	10	6	13	7	2.1	2.0	Seller
\$250,000 - 274,999	16	15	8	12	10	11	3	5.3	2.1	Seller
\$275,000 - 299,999	20	10	4	8	3	7	5	4.0	4.3	Slightly Seller
\$300,000 - 349,999	22	11	7	16	9	12	6	3.7	3.1	Seller
\$350,000 - 399,999	36	15	12	10	6	8	8	4.5	4.5	Slightly Seller
\$400,000 - 499,999	39	8	9	9	8	10	8	4.9	4.5	Slightly Seller
\$500,000 - 599,999	18	4	4	5	4	4	1	18.0	6.7	Slightly Buyer
\$600,000 - 699,999	16	6	3	3	1	7	2	8.0	4.9	Slightly Seller
\$700,000 - 799,999	8	5	0	0	1	1	4	2.0	4.3	Slightly Seller
\$800,000 - 899,999	19	1	2	1	2	2	0	n/a	13.3	Buyer
\$900,000 - 999,999	8	2	2	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	34	1	0	1	1	0	0	n/a	94.0	Buyer
TOTAL	265	95	72	84	60	87	58	4.6	4.0	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 12/05/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 09/01/2018-11/30/2018. Information is believed to be reliable, but not guaranteed.

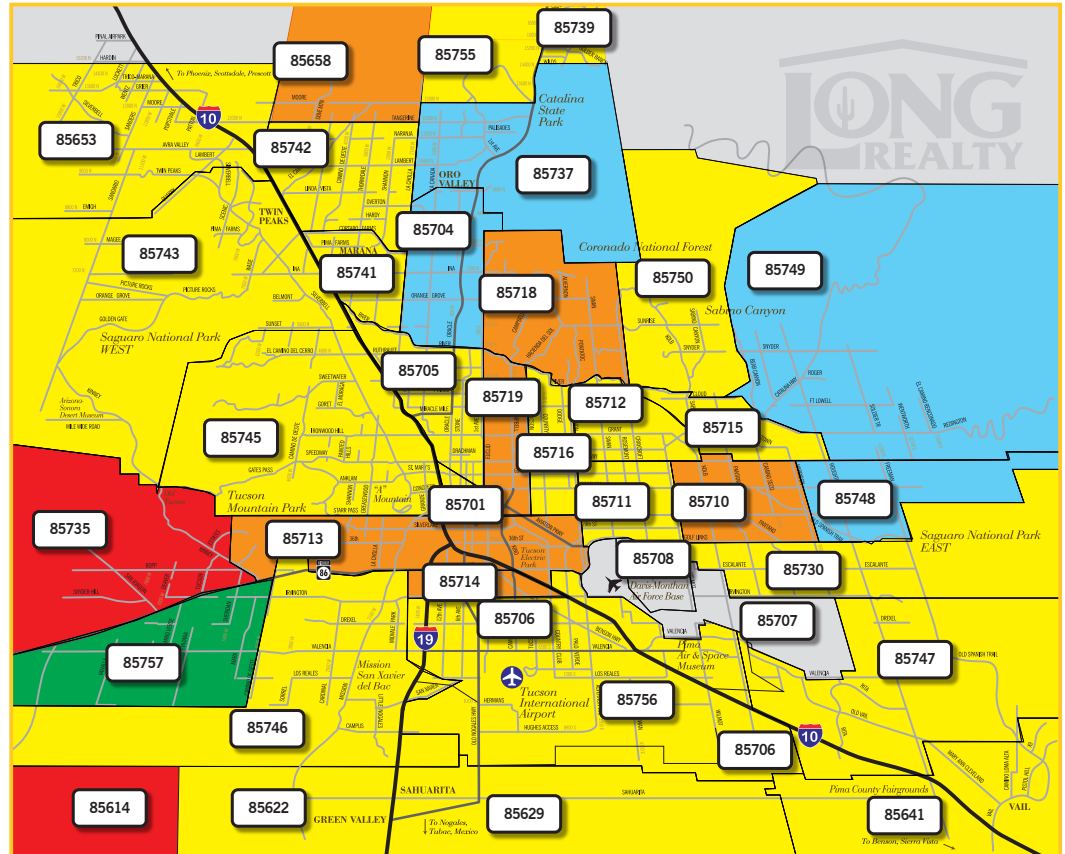


Oro Valley | December 2018

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

SEP 2017-NOV 2017 TO
SEP 2018-NOV 2018

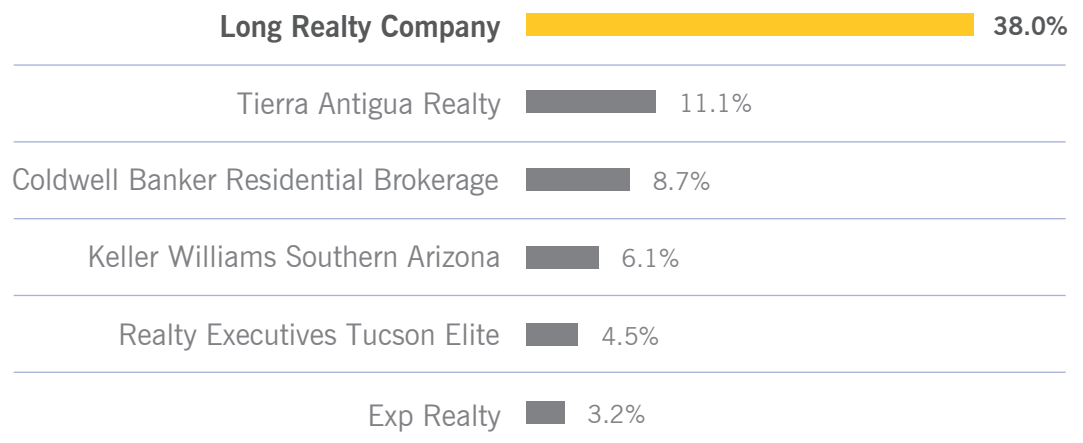
This heat map represents the percentage of change in Tucson metro median sales prices from September 2017-November 2017 to September 2018-November 2018 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 12/05/2018 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 12/01/2017 – 11/30/2018 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.