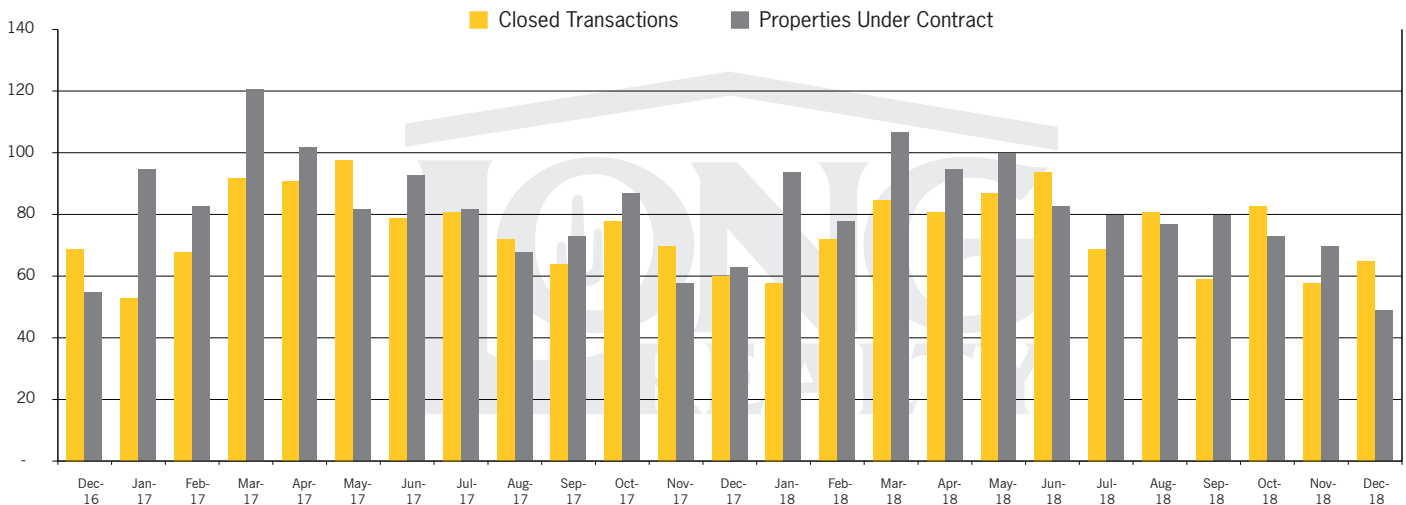




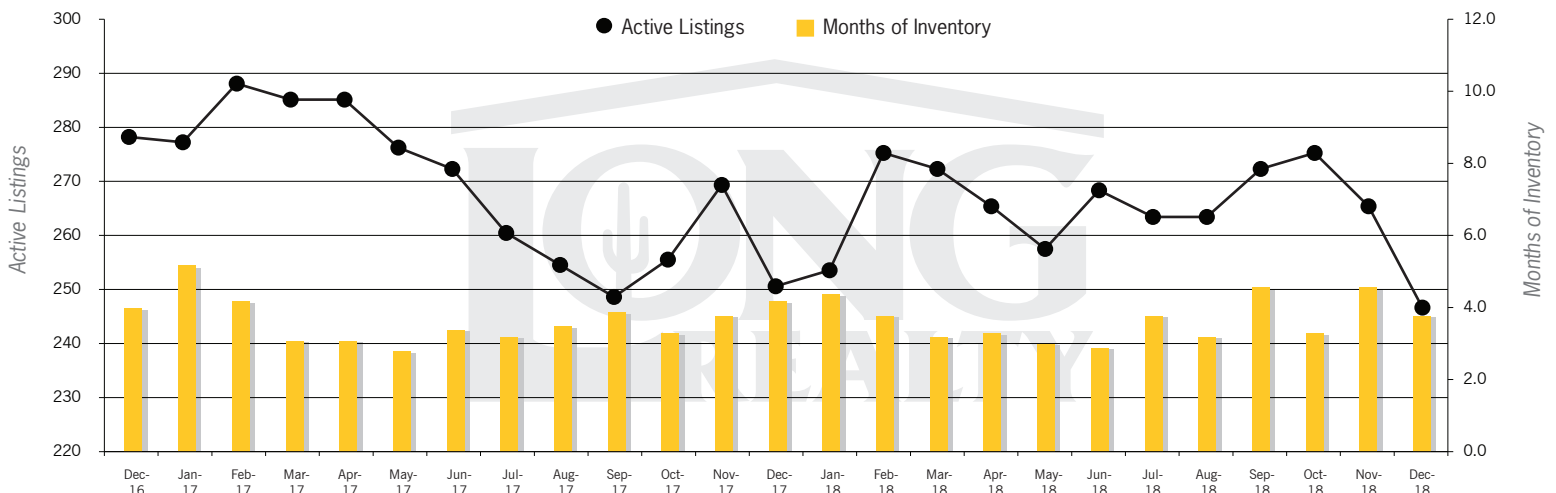
## Oro Valley | January 2019

In the Oro Valley area, December 2018 active inventory was 246, a 2% decrease from December 2017. There were 65 closings in December 2018, a 8% increase from December 2017. Year-to-date 2018 there were 918 closings, a 1% decrease from year-to-date 2017. Months of Inventory was 3.8, down from 4.2 in December 2017. Median price of sold homes was \$305,000 for the month of December 2018, up 5% from December 2017. The Oro Valley area had 49 new properties under contract in December 2018, down 22% from December 2017.

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



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

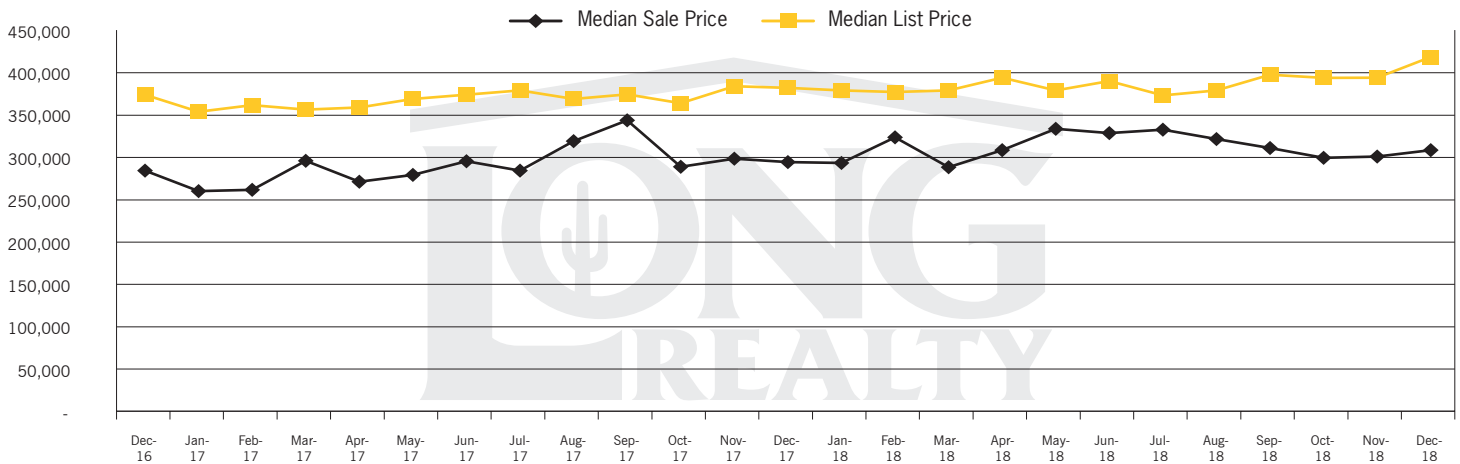


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 01/04/2019 is believed to be reliable, but not guaranteed.



Oro Valley | January 2019

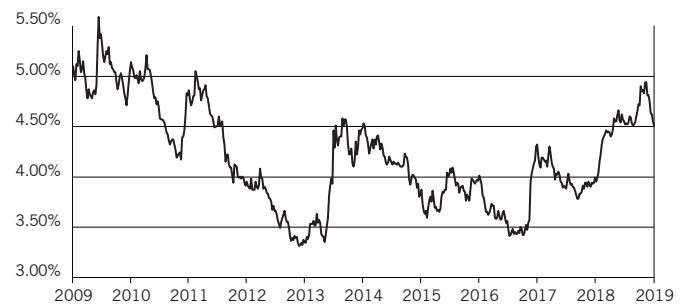
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



## 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	\$291,000	4.250%	\$1,359.97
2018	\$305,000	4.875%	\$1,533.38

## 30 YEAR FIXED MORTGAGE RATE

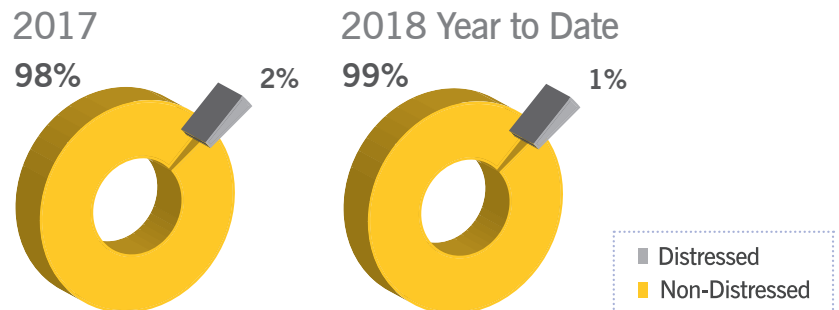


Source: Residential median sales prices. Data obtained 01/04/2019 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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

Stephen Woodall | (520) 818-4504  
Stephen@TeamWoodall.com | TeamWoodall.com



Oro Valley | January 2019

## 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-18	Aug-18	Sep-18	Oct-18	Nov-18	Dec-18			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	1	0	1	0	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	0	0	0	1	1	1	0.0	0.0	Seller
\$125,000 - 149,999	0	0	0	0	0	1	1	0.0	0.0	Seller
\$150,000 - 174,999	1	1	0	1	1	1	0	n/a	1.0	Seller
\$175,000 - 199,999	3	2	2	4	3	2	1	3.0	1.3	Seller
\$200,000 - 224,999	9	8	6	4	6	9	4	2.3	1.4	Seller
\$225,000 - 249,999	13	10	10	6	13	7	7	1.9	1.7	Seller
\$250,000 - 274,999	13	8	12	10	11	4	9	1.4	2.0	Seller
\$275,000 - 299,999	17	4	8	3	7	5	8	2.1	3.0	Seller
\$300,000 - 349,999	22	7	16	9	12	6	11	2.0	2.6	Seller
\$350,000 - 399,999	32	12	10	6	8	8	7	4.6	4.3	Slightly Seller
\$400,000 - 499,999	36	9	9	8	10	8	4	9.0	5.0	Balanced
\$500,000 - 599,999	17	4	5	4	4	2	2	8.5	7.1	Slightly Buyer
\$600,000 - 699,999	17	3	3	1	7	2	4	4.3	3.8	Seller
\$700,000 - 799,999	10	0	0	1	1	4	0	n/a	5.6	Balanced
\$800,000 - 899,999	17	2	1	2	2	0	3	5.7	11.2	Buyer
\$900,000 - 999,999	8	2	0	0	0	0	2	4.0	13.0	Buyer
\$1,000,000 - and over	31	0	1	1	0	0	1	31.0	96.0	Buyer
<b>TOTAL</b>	<b>246</b>	<b>72</b>	<b>84</b>	<b>60</b>	<b>87</b>	<b>60</b>	<b>65</b>	<b>3.8</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 01/04/2019.

3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2018-12/31/2018. Information is believed to be reliable, but not guaranteed.

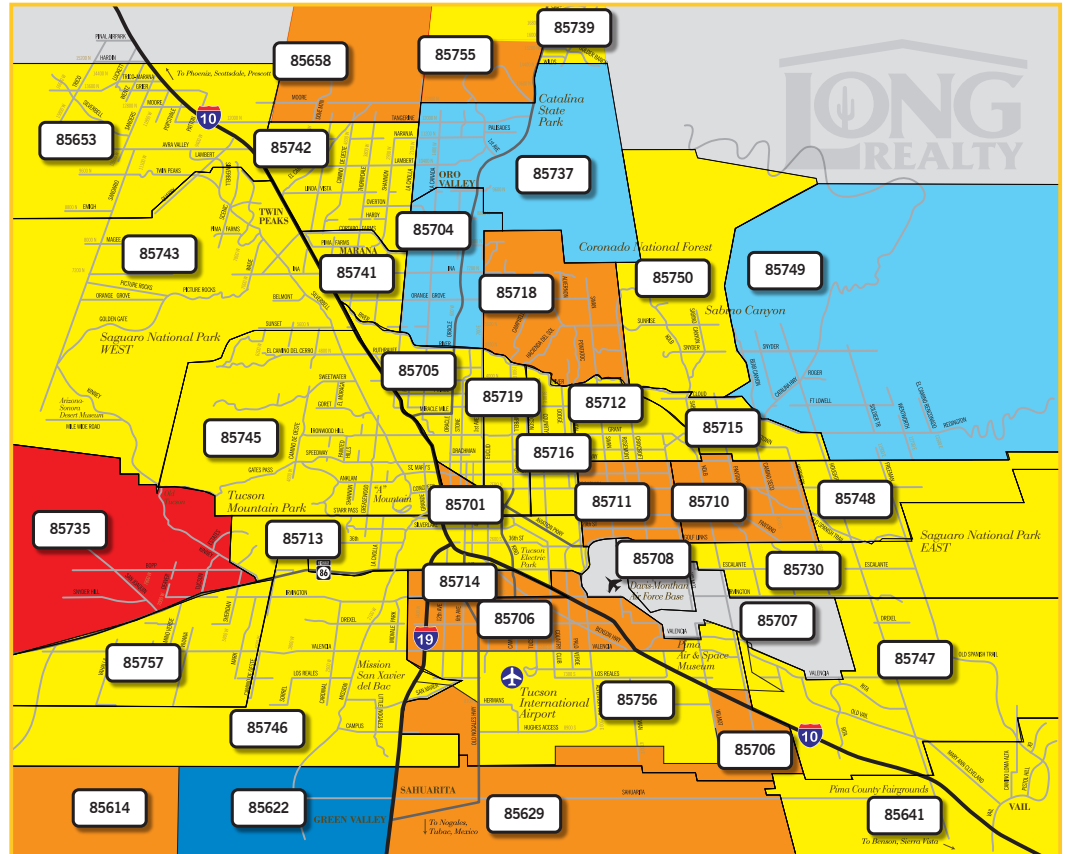


Oro Valley | January 2019

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT 2017-DEC 2017 TO  
OCT 2018-DEC 2018

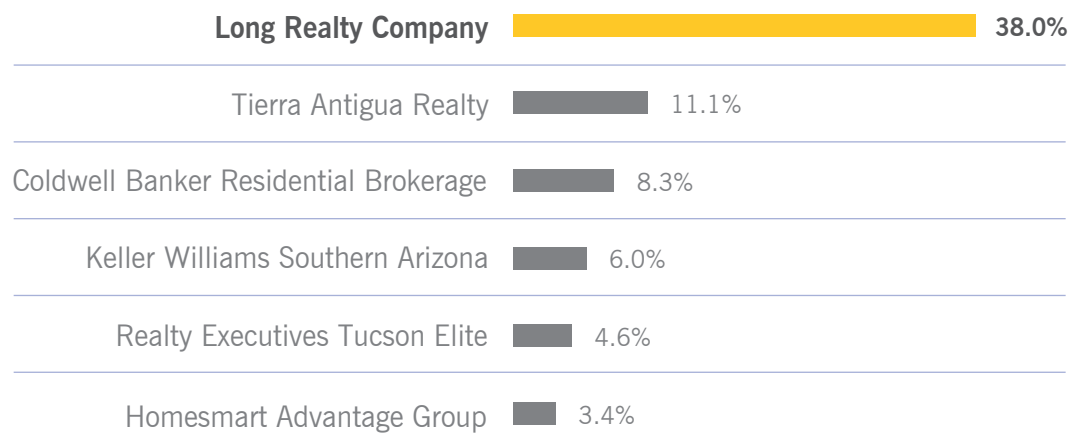
*This heat map represents the percentage of change in Tucson metro median sales prices from October 2017-December 2017 to October 2018-December 2018 by zip code.*



## MARKET SHARE – ORO VALLEY

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

*Data Obtained 01/04/2019 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 01/01/2018 – 12/31/2018 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.