

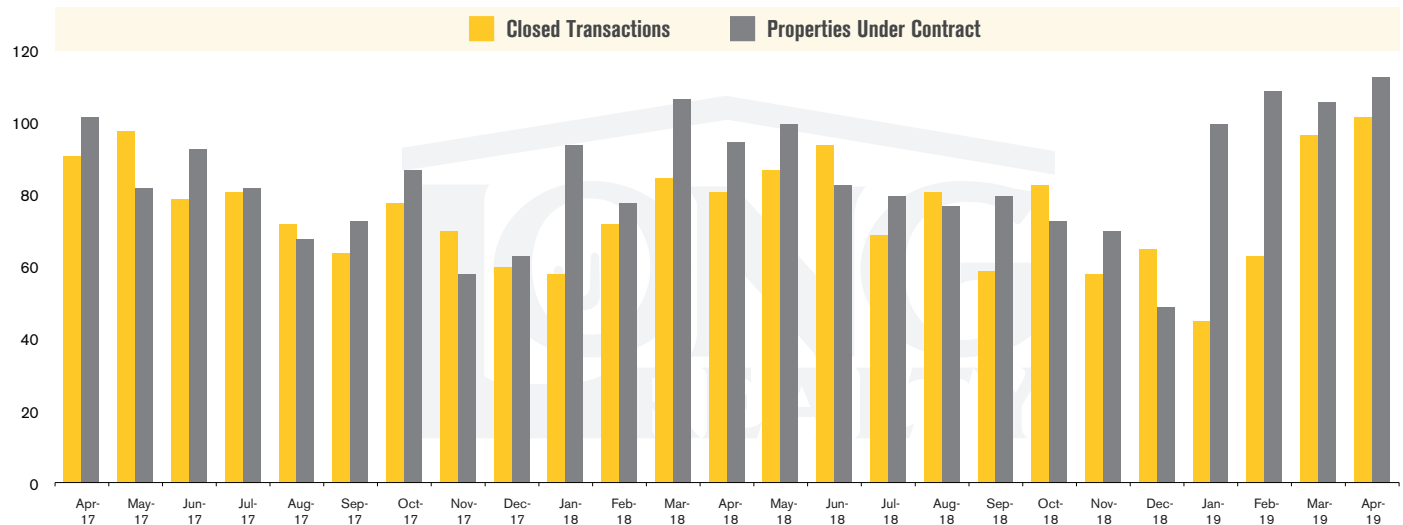
THE HOUSING REPORT

ORO VALLEY | MAY 2019

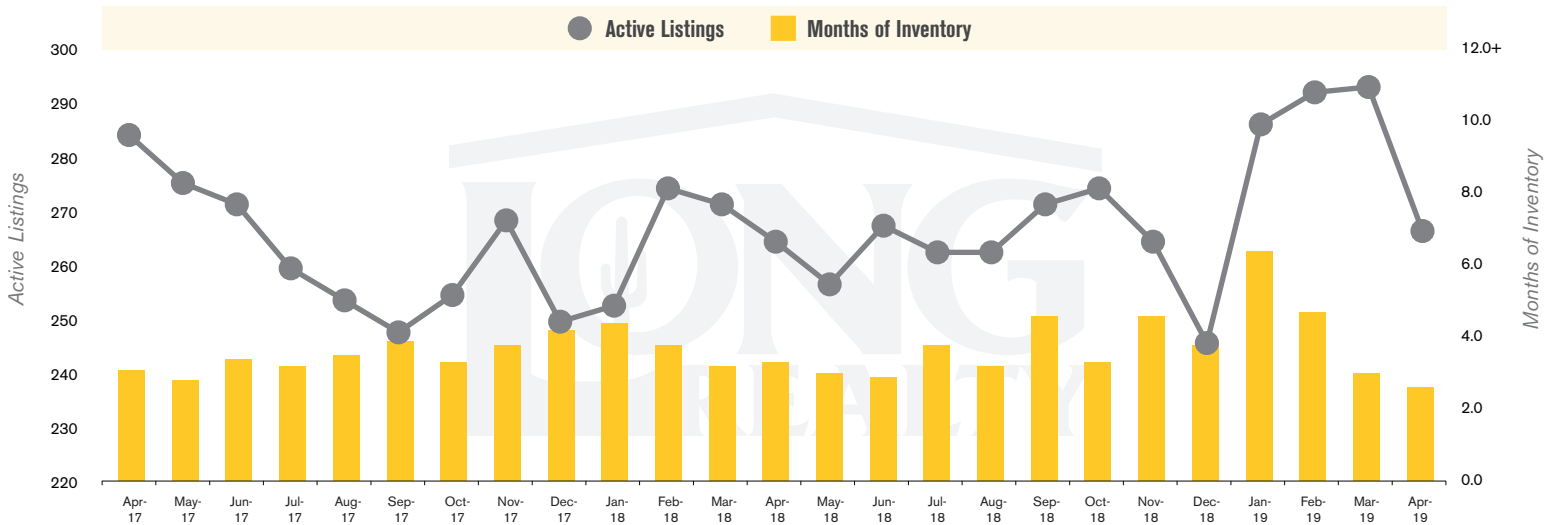


In the Oro Valley area, April 2019 active inventory was 267, virtually unchanged from April 2018. There were 102 closings in April 2019, a 26% increase from April 2018. Year-to-date 2019 there were 307 closings, a 4% increase from year-to-date 2018. Months of Inventory was 2.6, down from 3.3 in April 2018. Median price of sold homes was \$332,500 for the month of April 2019, up 9% from April 2018. The Oro Valley area had 113 new properties under contract in April 2019, up 19% from April 2018.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT (ORO VALLEY)



ACTIVE LISTINGS AND MONTHS OF INVENTORY (ORO VALLEY)



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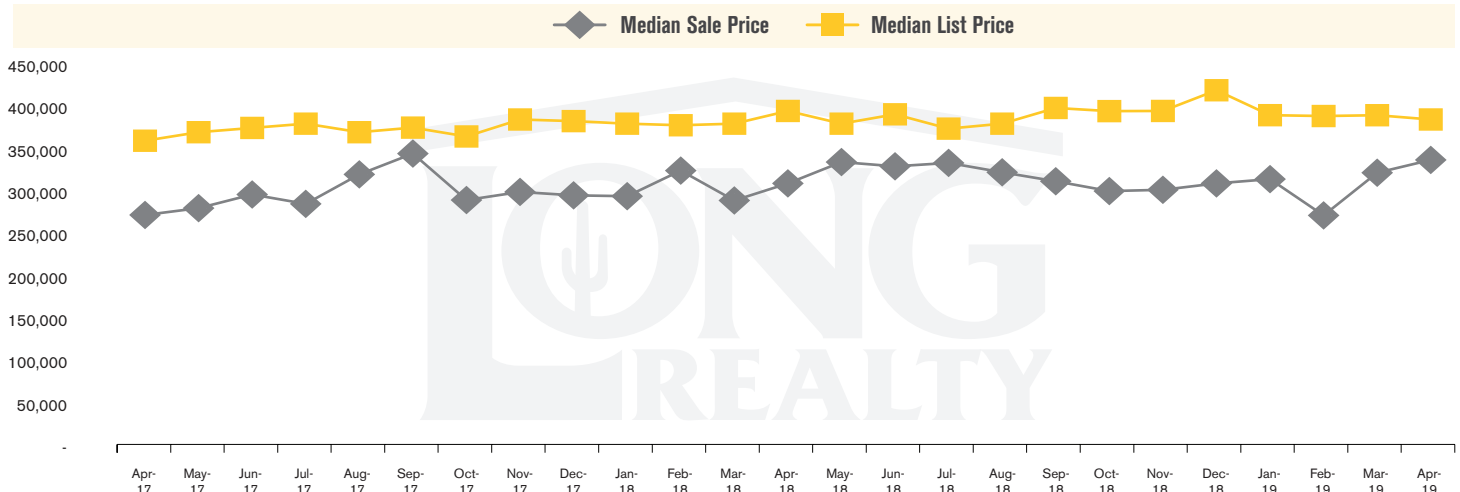
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 05/03/2019 is believed to be reliable, but not guaranteed.

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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE (ORO VALLEY)

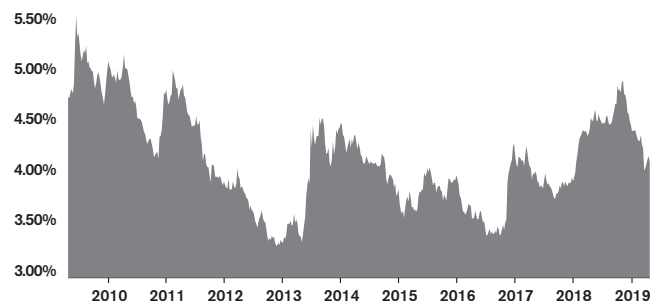


MONTHLY PAYMENT ON A MEDIAN PRICED HOME (ORO VALLEY)

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2018	\$305,000	4.470%	\$1,462.96
2019	\$332,500	4.140%	\$1,533.64

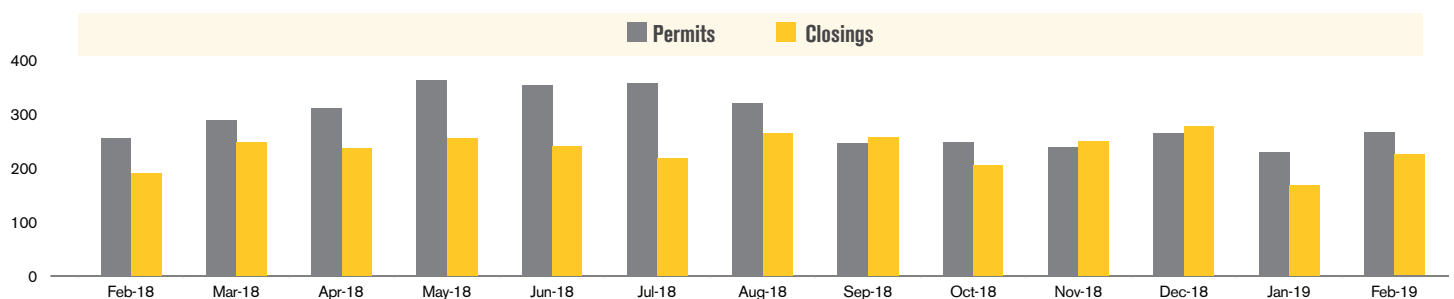
Residential median sales prices. Monthly payments are based on a 5% down payment on a median priced home.

30 YEAR FIXED MORTGAGE RATE



Source: FreddieMac.com

2018 NEW HOME PERMITS AND CLOSINGS (TUCSON METRO)



Source: Ginger G. Kneup of Bright Future Real Estate Research, LLC.



For February 2019, new home permits were **up 5%** from last year and new home closings were **up 20%** from last year.

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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
		Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19			
\$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	1	1	1	0	2	0	0	n/a	0.5	Seller
\$125,000 - 149,999	0	1	1	0	0	1	0	n/a	0.0	Seller
\$150,000 - 174,999	0	1	0	0	1	0	2	0.0	0.3	Seller
\$175,000 - 199,999	2	2	1	2	2	2	4	0.5	1.0	Seller
\$200,000 - 224,999	6	9	4	5	7	8	11	0.5	0.8	Seller
\$225,000 - 249,999	14	7	8	5	12	8	6	2.3	1.5	Seller
\$250,000 - 274,999	16	4	9	5	12	14	11	1.5	1.4	Seller
\$275,000 - 299,999	20	5	9	5	8	12	6	3.3	2.1	Seller
\$300,000 - 349,999	37	6	11	4	2	19	16	2.3	3.0	Seller
\$350,000 - 399,999	26	8	8	6	4	10	14	1.9	3.9	Seller
\$400,000 - 499,999	38	8	4	7	4	11	14	2.7	4.0	Slightly Seller
\$500,000 - 599,999	15	2	2	5	6	9	6	2.5	2.8	Seller
\$600,000 - 699,999	24	2	4	0	4	3	1	24.0	8.6	Buyer
\$700,000 - 799,999	17	4	0	0	4	2	7	2.4	3.8	Seller
\$800,000 - 899,999	15	0	3	1	1	0	1	15.0	21.5	Buyer
\$900,000 - 999,999	6	0	2	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	30	0	1	1	0	0	3	10.0	32.7	Buyer
TOTAL	267	60	68	46	69	99	102	2.6	3.2	Seller



Seller's Market



Slight Seller's Market



Balanced Market



Slight Buyer's Market



Buyer's Market



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Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 05/03/2019. 3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2019-04/30/2019. Information is believed to be reliable, but not guaranteed.

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MARKET SHARE (ORO VALLEY)

Long Realty leads the market in successful real estate sales.

Data Obtained 05/03/2019 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 05/01/2018 – 04/30/2019 rounded to the nearest tenth of one percent and deemed to be correct.

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37.3%

Tierra Antigua Realty

10.2%

Coldwell Banker Residential Brokerage

8.3%

Realty Executives Tucson Elite

5.3%

Keller Williams Southern Arizona

5.2%

Russ Lyon Sotheby's

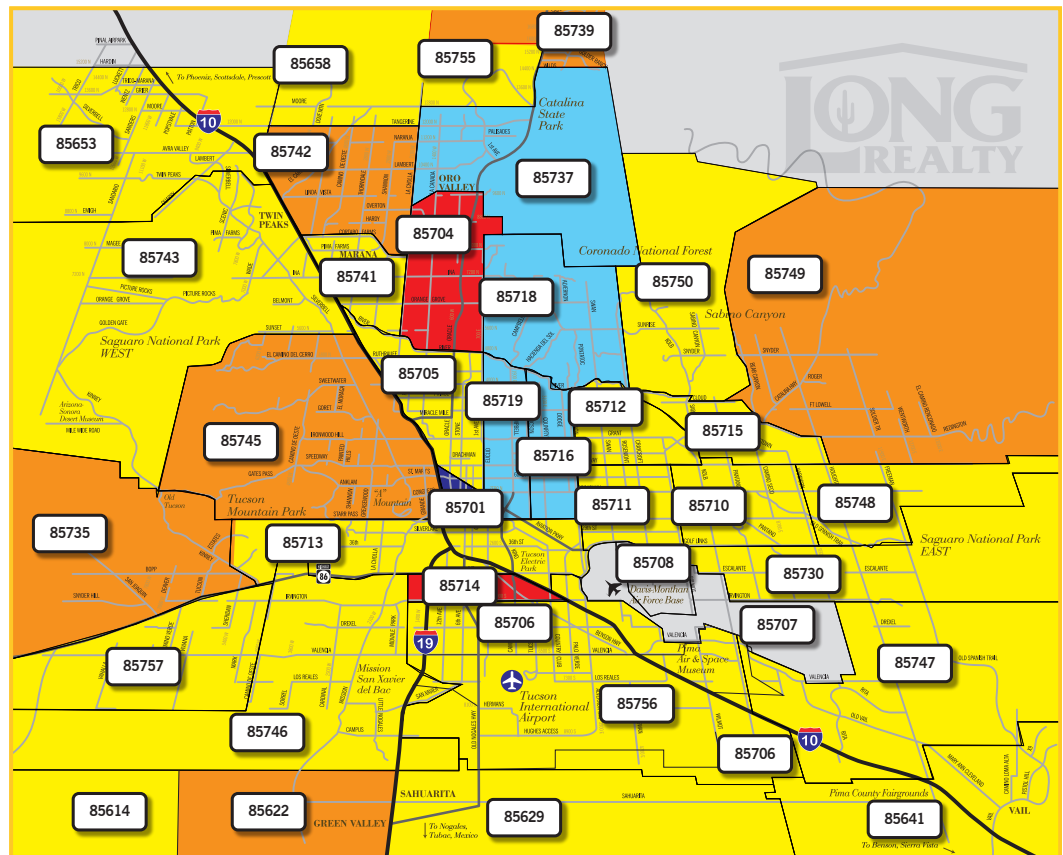
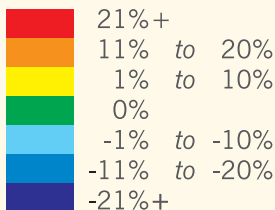
4.0%

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

(FEB 2018-APR 2018 TO
FEB 2019-APR 2019)

Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range.

Percentage of Change



PLEASE FEEL FREE TO CONTACT ME FOR A MORE IN-DEPTH ANALYSIS.



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This heat map represents the percentage of change in Tucson metro median sales prices from February 2018-April 2018 to February 2019-April 2019 by zip code. These statistics are based on information obtained from the MLSSAZ on 05/03/2019. Information is believed to be reliable, but not guaranteed.