

The Housing Report

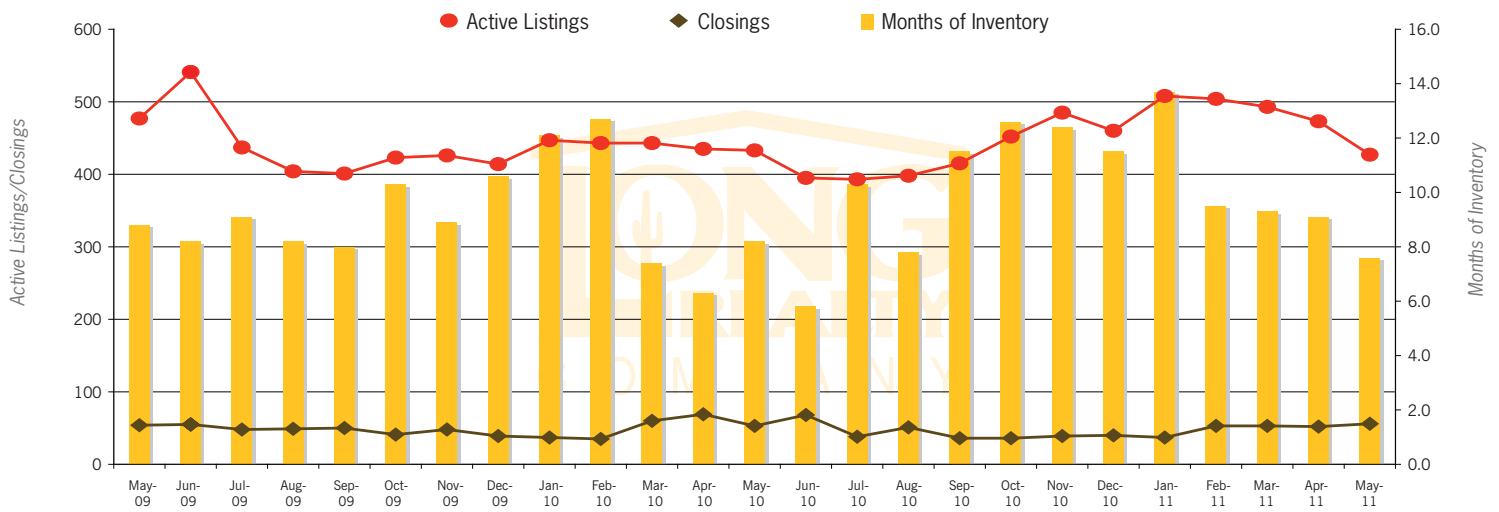
Powered by Long Realty Research Center



Oro Valley | June 2011

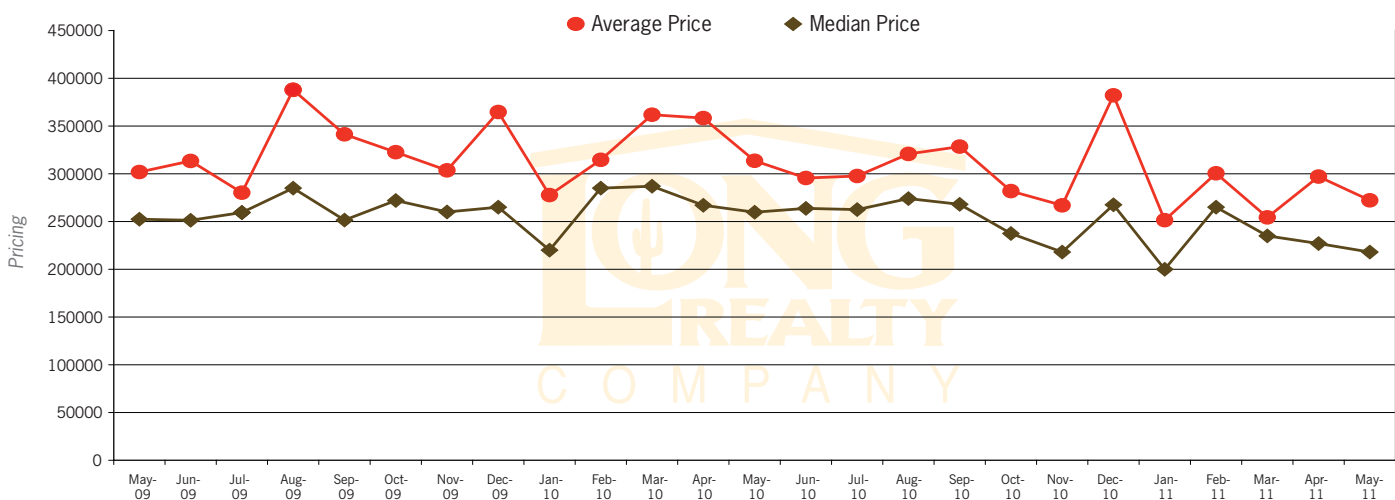
As of May 2011 active inventory was 427, a 1% decrease from May 2010. There were 56 closings in May 2011, 6% above May 2010. Months of Inventory was 7.6, down from 8.2 in May 2010. Median price of sold homes was \$218,000 for the month of May 2011, down 16% from May 2010. Oro Valley had 57 new properties under contract in May 2011, down 20% from May 2010.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 6/3/2011. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Median and Average Price (Closed Sales)



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 6/3/2011. Information is believed to be reliable, but not guaranteed.

Brenda O'Brien
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 918-5968
 Brenda@BrendaOBrien.com
<http://brendao.LongRealty.com>



The Housing Report

Powered by Long Realty Research Center



Oro Valley | June 2011

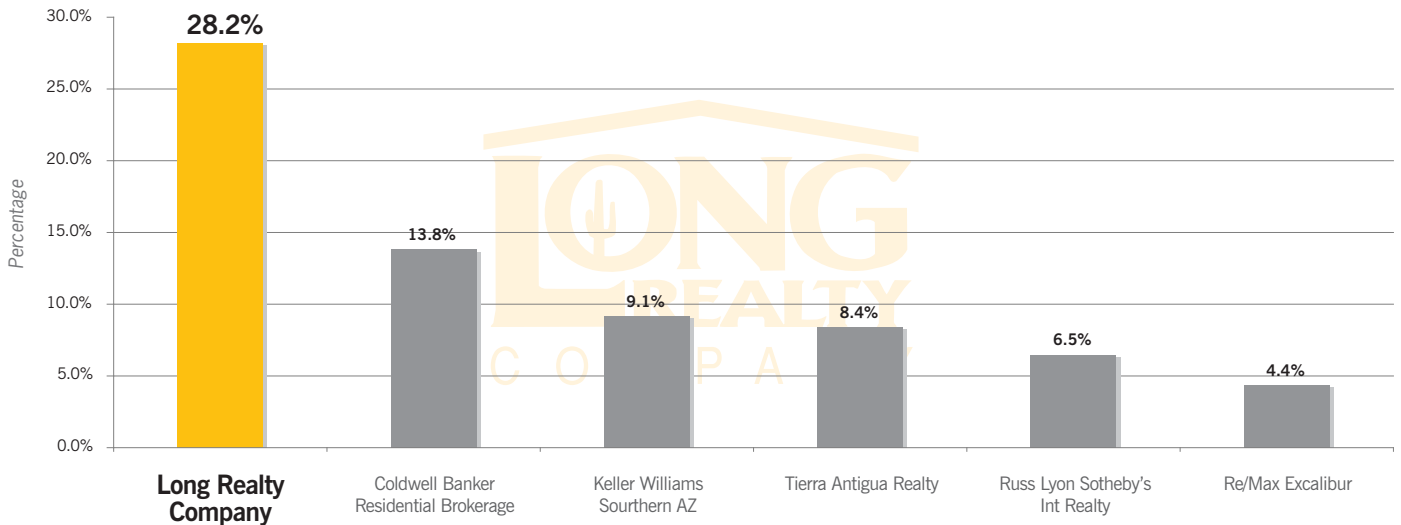
New Properties Under Contract

This graph depicts the new properties that have gone under contract in the given month.



These statistics are based on information obtained from the TARMLS using BrokerMetrics software on 6/3/2011. Information is believed to be reliable, but not guaranteed.

Market Share



Data Obtained 6/3/2011 from TARMLS using BrokerMetrics software for all closed residential sales volume between 6/1/2010-5/31/2011 rounded to the nearest tenth on one percent and deemed to be correct.

Brenda O'Brien

Oro Valley
10445 N. Oracle Rd #121
Oro Valley, Arizona 85737
(520) 918-5968
Brenda@BrendaOBrien.com
<http://brendao.LongRealty.com>



The Housing Report

Powered by Long Realty Research Center



Oro Valley | June 2011

Price Banded Market Report Residential Homes

Price Band	Homes Sold/Closed						Months of Inventory	
	May-11	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	
\$1 - 49,999	0	0	0	0	0	1	0	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a
\$75,000 - 99,999	6	0	1	0	0	0	0	n/a
\$100,000 - 124,999	8	3	5	1	2	0	4	2.0
\$125,000 - 149,999	12	0	2	0	3	4	0	n/a
\$150,000 - 174,999	23	5	6	7	4	3	4	5.8
\$175,000 - 199,999	65	5	3	7	10	8	12	5.4
\$200,000 - 224,999	41	1	5	9	4	7	9	4.6
\$225,000 - 249,999	50	2	5	4	6	8	8	6.3
\$250,000 - 274,999	23	6	3	2	6	2	2	11.5
\$275,000 - 299,999	30	3	0	7	4	3	6	5.0
\$300,000 - 349,999	37	1	2	2	8	3	4	9.3
\$350,000 - 399,999	20	2	1	4	3	2	2	10.0
\$400,000 - 499,999	26	5	1	9	2	4	2	13.0
\$500,000 - 749,999	40	4	2	2	2	7	1	40.0
\$750,000 - 999,999	19	2	2	1	0	1	0	n/a
\$1,000,000 - and over	27	2	0	0	0	0	2	13.5

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 6/3/2011. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Real estate is in fact very localized. Market conditions can vary greatly by not only geographic area but also by price range, as demonstrated in the above Long Realty Research Center chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.

Brenda O'Brien
 Oro Valley
 10445 N. Oracle Rd #121
 Oro Valley, Arizona 85737
 (520) 918-5968
 Brenda@BrendaOBrien.com
<http://brendao.LongRealty.com>



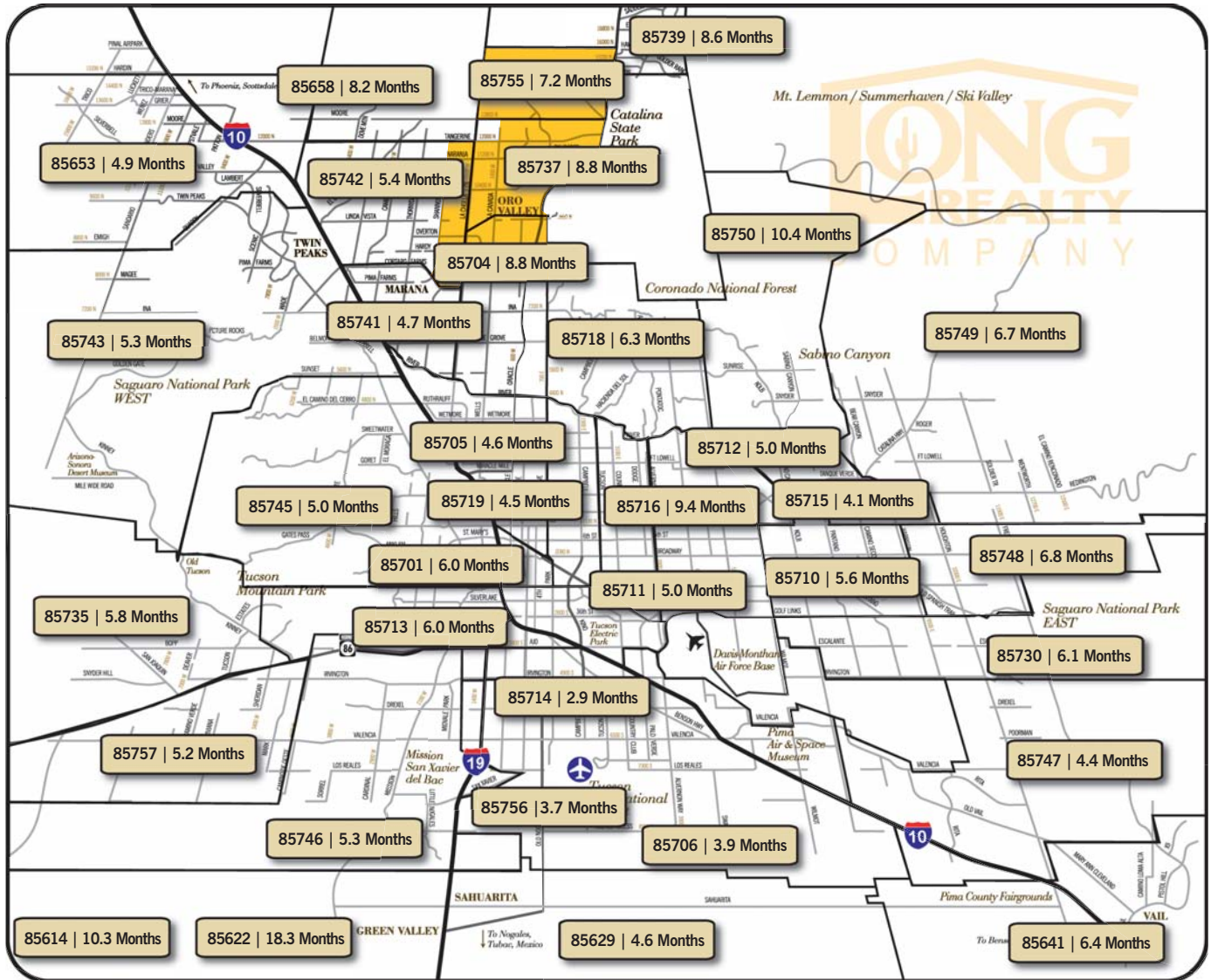
The Housing Report

Powered by Long Realty Research Center



Oro Valley | June 2011

Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 6/3/2011. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered "balanced" when Months of Inventory is around 6. As you can see by this Long Realty Research Center map, market conditions can vary significantly by area. Contact me to get Months of Inventory information for your specific neighborhood.

Brenda O'Brien

Oro Valley
10445 N. Oracle Rd #121
Oro Valley, Arizona 85737
(520) 918-5968
Brenda@BrendaOBrien.com
<http://brendao.LongRealty.com>

