As of November 2012 active inventory was 313, a 12% decrease from November 2011. There were 54 closings in November 2012, 8% above November 2011. Months of Inventory was 5.8, down from 7.1 in November 2011. Median price of sold homes was $254,000 for the month of November 2012, up 8% since November 2011. Oro Valley had 42 new properties under contract in November 2012, down 45% from November 2011.
The Housing Report

Oro Valley | December 2012

New Properties Under Contract

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

![Graph showing new properties under contract]

Market Share

<table>
<thead>
<tr>
<th>Company</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long Realty Company</td>
<td>36.5%</td>
</tr>
<tr>
<td>Coldwell Banker Residential</td>
<td>12.3%</td>
</tr>
<tr>
<td>Tierra Antigua Realty</td>
<td>10.5%</td>
</tr>
<tr>
<td>Keller Williams Southern A2</td>
<td>6.9%</td>
</tr>
<tr>
<td>Russ Lyon Sotheby's Int Realty</td>
<td>6.7%</td>
</tr>
<tr>
<td>HomeSmart</td>
<td>3.2%</td>
</tr>
</tbody>
</table>

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 12/5/2012. Information is believed to be reliable, but not guaranteed.

Data Obtained 12/5/2012 from TARMLS using BrokerMetrics software for all closed residential sales volume between 12/1/2011-11/30/2012 rounded to the nearest tenth on one percent and deemed to be correct.

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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.

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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.

These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 12/5/2012. 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.
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MONTHS MARKET
0-2 Seller’s Market
3-4 Normal Market
5-6 Normal Market
7-8 Normal Market
9+ Buyer’s Market