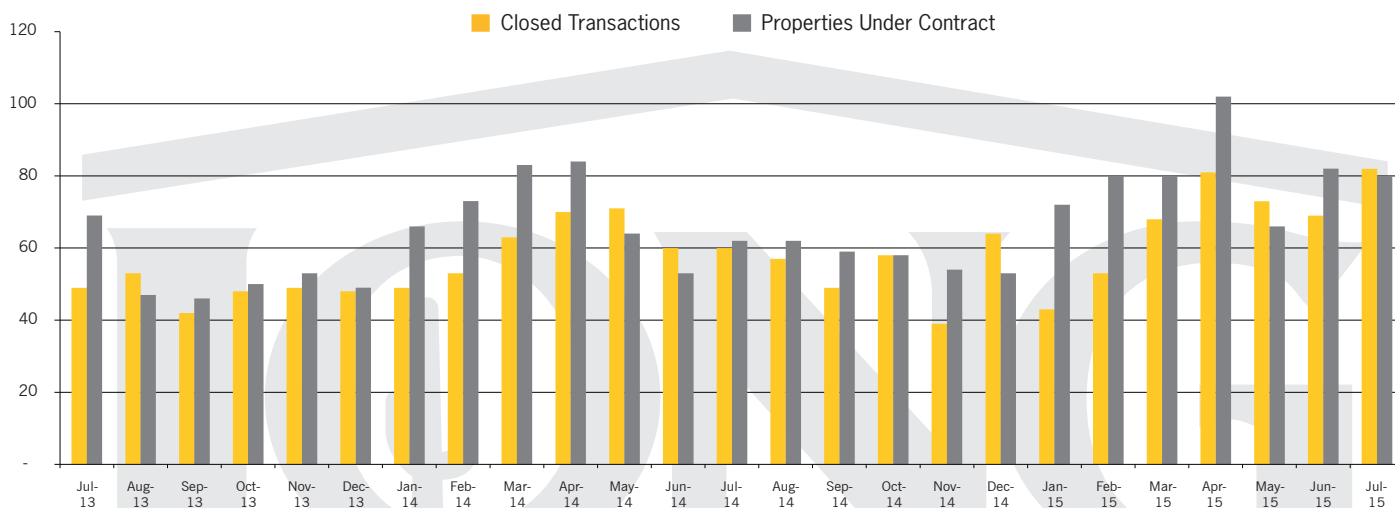




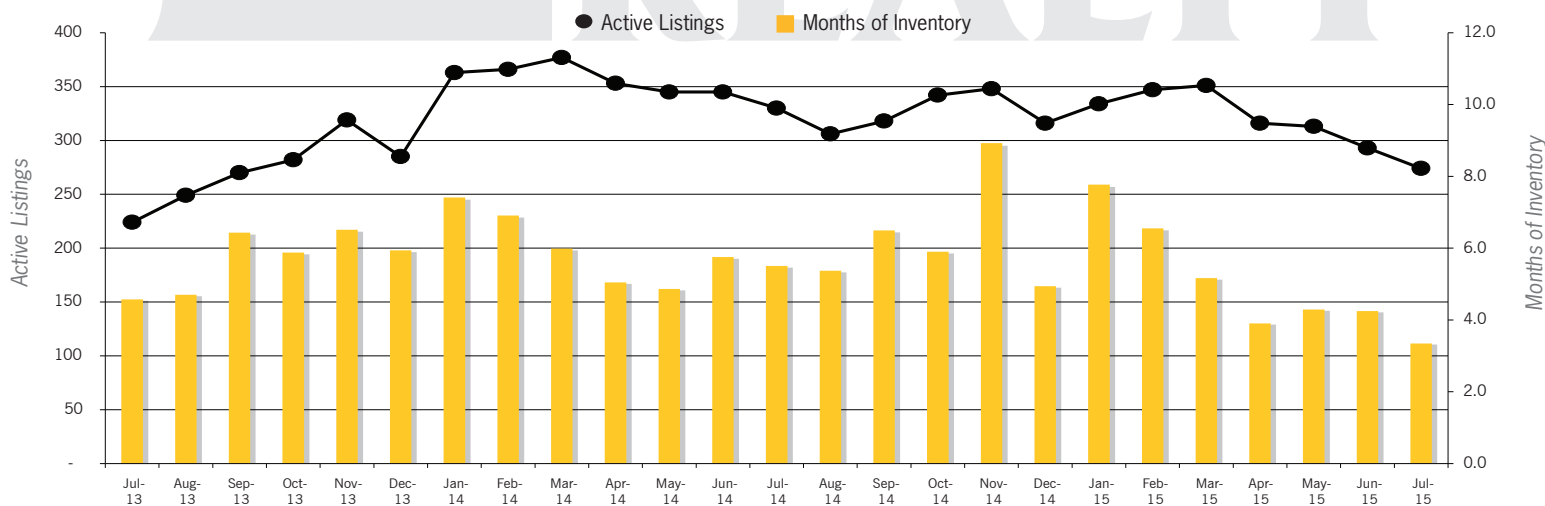
Oro Valley | August 2015

In the Oro Valley area, July 2015 active inventory was 274, a 17% decrease from July 2014. There were 82 closings in July 2015, a 37% increase from July 2014. Year-to-date 2015 there were 477 closings, a 9% increase from year-to-date 2014. Months of Inventory was 3.3, down from 5.5 in July 2014. Median price of sold homes was \$255,000 for the month of July 2015, up 2% from July 2014. The Oro Valley area had 80 new properties under contract in July 2015, up 29% from July 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY





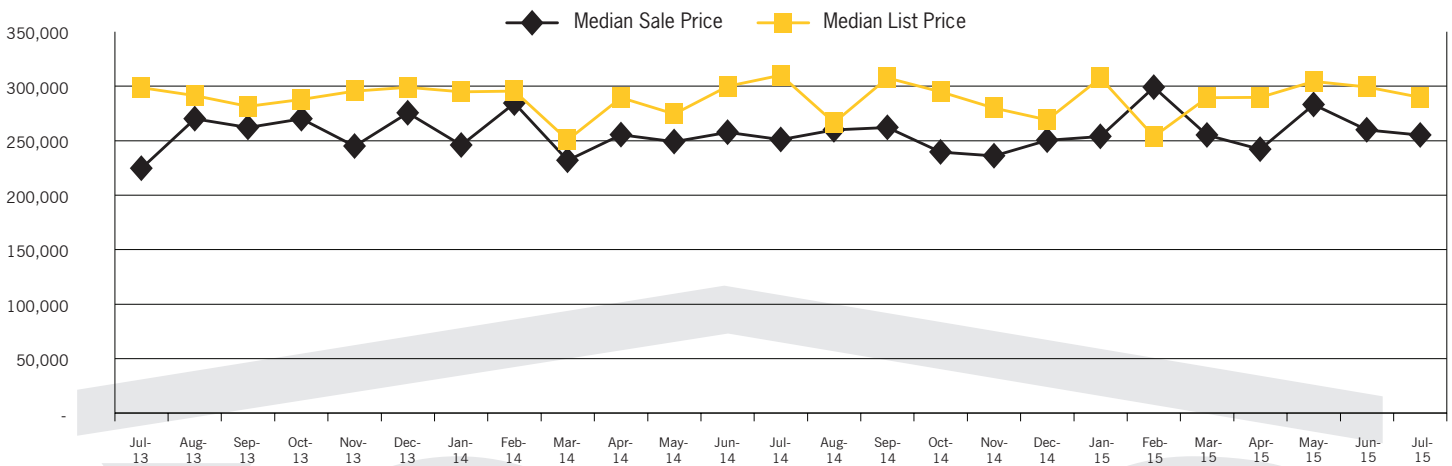
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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY

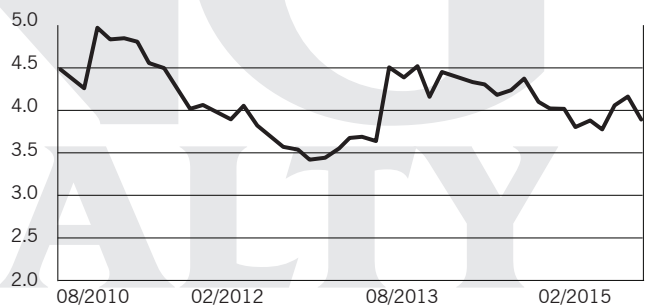


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2014	\$251,000	4.125%	\$1,155.65
2015	\$255,000	4.000%	\$1,156.54

30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2010 levels.



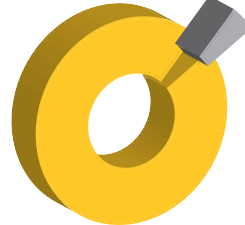
Source: Bankrate.com

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.

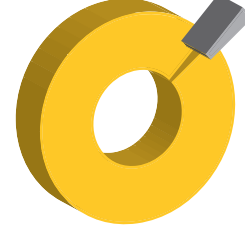
2014

96%



2015 Year to Date

98%



■ Distressed
■ Non-Distressed

Distressed sales and market performance data is based on information obtained from the TARMLS on 08/05/2015. Information is believed to be reliable, but not guaranteed.



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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
		Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15			
\$1 - 49,999	0	0	0	1	0	1	0	n/a	0.0	Seller
\$50,000 - 74,999	0	0	0	1	2	0	2	0.0	0.8	Seller
\$75,000 - 99,999	7	1	1	2	0	1	0	n/a	17.0	Buyer
\$100,000 - 124,999	4	0	0	1	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	4	1	2	2	1	0	0	n/a	16.0	Buyer
\$150,000 - 174,999	8	2	4	3	3	8	6	1.3	1.9	Seller
\$175,000 - 199,999	20	7	6	4	6	4	8	2.5	3.9	Seller
\$200,000 - 224,999	18	3	6	18	8	9	6	3.0	2.7	Seller
\$225,000 - 249,999	29	5	13	11	6	9	13	2.2	2.6	Seller
\$250,000 - 274,999	9	4	8	11	9	5	12	0.8	1.7	Seller
\$275,000 - 299,999	25	5	3	6	5	5	5	5.0	4.7	Slightly Seller
\$300,000 - 349,999	28	5	7	5	10	10	11	2.5	3.1	Seller
\$350,000 - 399,999	20	6	7	4	9	4	6	3.3	3.3	Seller
\$400,000 - 499,999	29	5	5	3	5	2	5	5.8	7.3	Slightly Buyer
\$500,000 - 599,999	18	3	4	4	4	4	1	18.0	6.6	Slightly Buyer
\$600,000 - 699,999	17	4	1	4	1	3	3	5.7	8.4	Slightly Buyer
\$700,000 - 799,999	8	1	1	0	3	0	0	n/a	7.7	Slightly Buyer
\$800,000 - 899,999	6	0	1	0	2	1	1	6.0	4.5	Slightly Seller
\$900,000 - 999,999	7	0	2	1	1	0	1	7.0	11.0	Buyer
\$1,000,000 - and over	17	1	0	1	0	3	2	8.5	10.8	Buyer
TOTAL	274	53	71	82	75	69	82	3.3	3.9	Seller

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market

Statistics based on information obtained from TARMLS and using Brokermetrics software on 08/05/2015.
3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2015 - 07/31/2015. Information is believed to be reliable, but not guaranteed.



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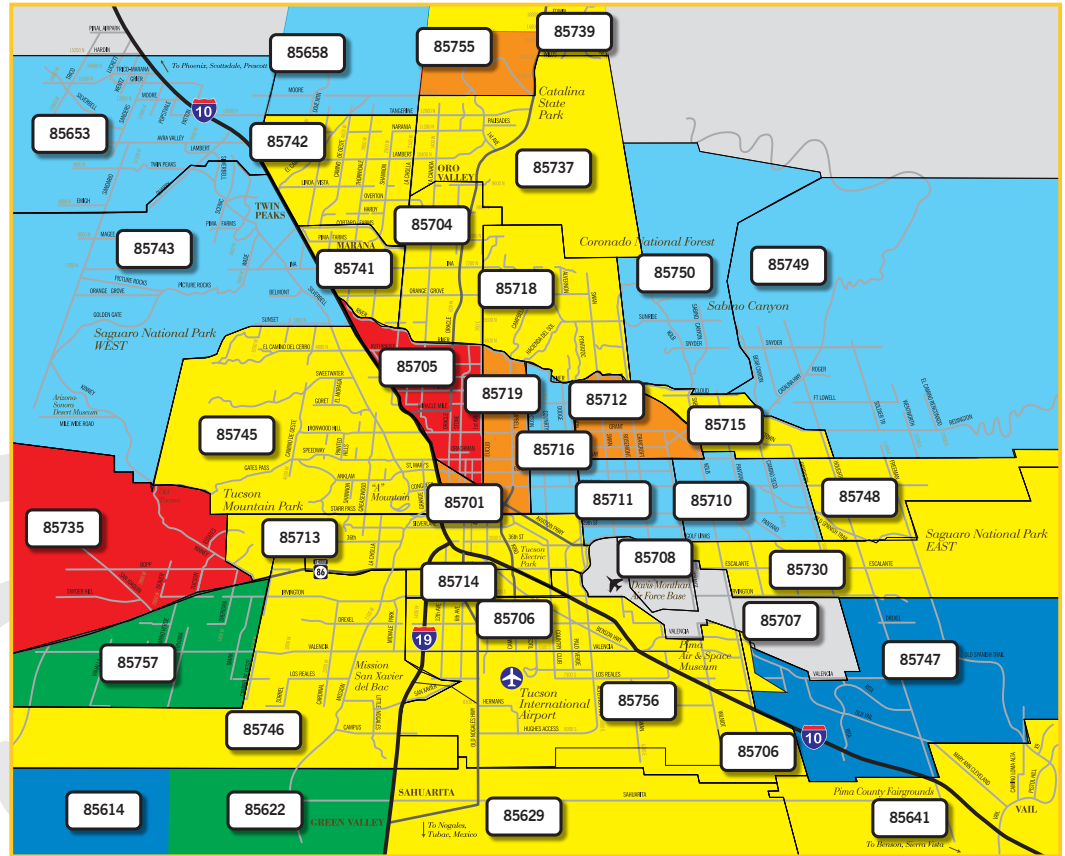
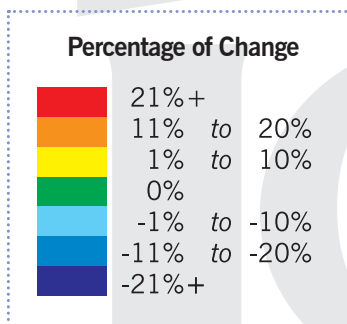
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2014-JUL 2014 TO
MAY 2015-JUL 2015

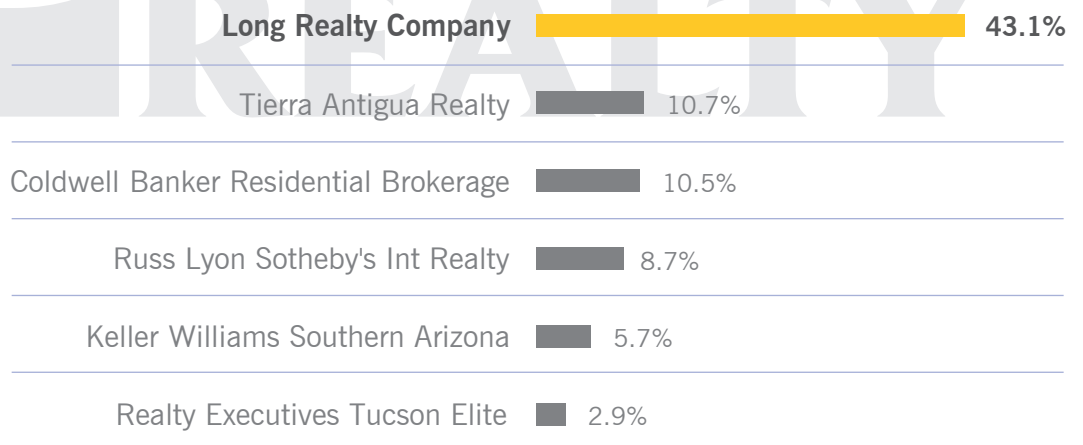
This heat map represents the percentage of change in Tucson metro median sales prices from May 2014-July 2014 to May 2015-July 2015 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 08/05/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 08/01/2014 – 07/31/2015 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.

These statistics are based on information obtained from the TARMLS and GVARMLS on 08/05/2015. Information is believed to be reliable, but not guaranteed.