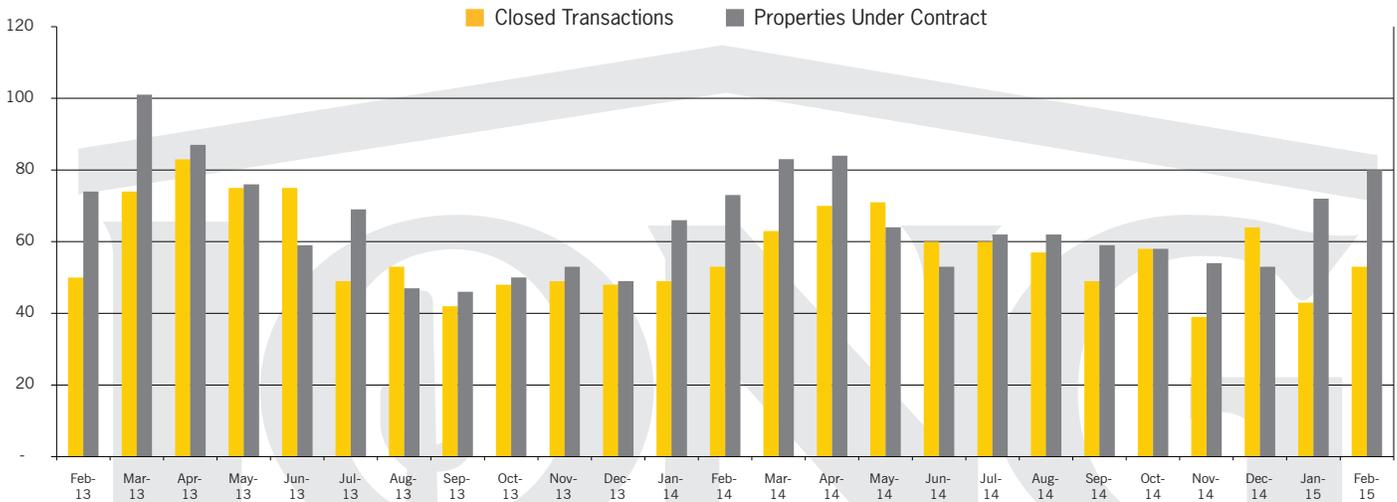




## Oro Valley | March 2015

In the Oro Valley area, February 2015 active inventory was 347, a 5% decrease from February 2014. There were 53 closings in February 2015, virtually unchanged from February 2014. Year-to-date 2015 there were 96 closings, a 6% decrease from year-to-date 2014. Months of Inventory was 6.5, down from 6.9 in February 2014. Median price of sold homes was \$299,000 for the month of February 2015, up 5% from February 2014. The Oro Valley area had 80 new properties under contract in February 2015, up 10% from February 2014.

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



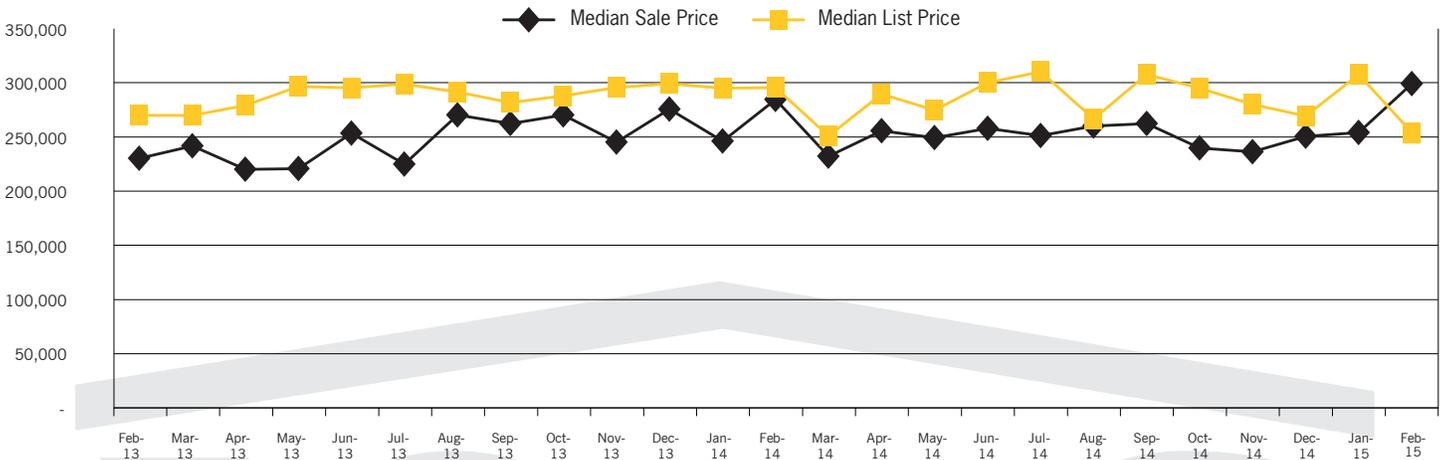
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
 All data obtained 03/04/2015 is believed to be reliable, but not guaranteed.



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



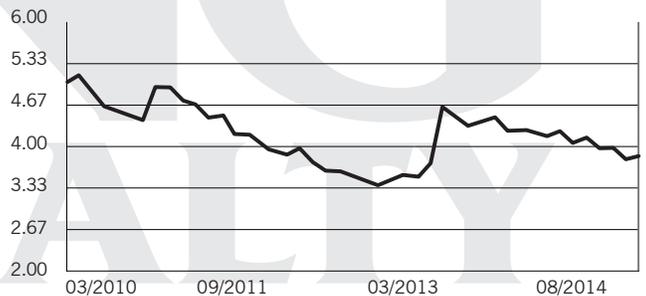
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2014	\$284,500	4.250%	\$1,329.59
2015	\$299,000	3.750%	\$1,315.48

Source: Residential median sales prices. Data obtained 03/04/2015 from TARMLS 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.

## 30 YEAR FIXED MORTGAGE RATE

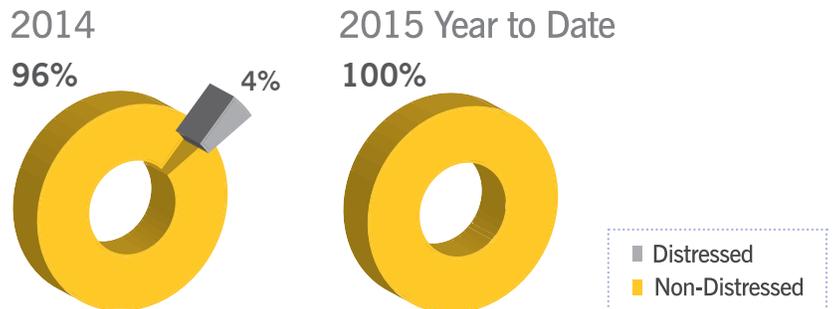
While mortgage rates have increased slightly recently, they are still well below 2010 levels.



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.





# The Housing Report



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Oro Valley | March 2015

## 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
		Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15			
\$1 - 49,999	0	0	0	0	1	0	0	n/a	0.0	Seller
\$50,000 - 74,999	6	1	0	0	1	1	0	n/a	8.0	Slightly Buyer
\$75,000 - 99,999	4	0	0	0	1	1	1	4.0	5.3	Balanced
\$100,000 - 124,999	1	1	1	0	1	1	0	n/a	1.5	Seller
\$125,000 - 149,999	3	0	1	1	1	0	1	3.0	3.5	Seller
\$150,000 - 174,999	9	2	9	4	2	5	2	4.5	3.0	Seller
\$175,000 - 199,999	38	8	7	4	13	4	7	5.4	4.1	Slightly Seller
\$200,000 - 224,999	28	5	7	5	6	6	3	9.3	5.1	Balanced
\$225,000 - 249,999	37	8	6	6	7	5	5	7.4	6.5	Balanced
\$250,000 - 274,999	27	2	2	4	4	9	4	6.8	4.6	Slightly Seller
\$275,000 - 299,999	25	4	7	1	7	5	5	5.0	3.5	Seller
\$300,000 - 349,999	35	5	5	5	9	2	5	7.0	6.5	Balanced
\$350,000 - 399,999	23	7	5	2	2	0	6	3.8	8.5	Buyer
\$400,000 - 499,999	25	3	3	4	8	0	5	5.0	5.6	Balanced
\$500,000 - 599,999	17	1	1	1	2	1	3	5.7	9.5	Buyer
\$600,000 - 699,999	21	1	2	0	0	4	4	5.3	7.0	Slightly Buyer
\$700,000 - 799,999	10	3	1	1	0	0	1	10.0	36.0	Buyer
\$800,000 - 899,999	6	1	0	1	2	0	0	n/a	10.5	Buyer
\$900,000 - 999,999	4	0	0	0	0	1	0	n/a	12.0	Buyer
\$1,000,000 - and over	28	0	1	0	0	0	1	28.0	79.0	Buyer
<b>TOTAL</b>	<b>347</b>	<b>52</b>	<b>58</b>	<b>39</b>	<b>67</b>	<b>45</b>	<b>53</b>	<b>6.5</b>	<b>6.0</b>	<b>Balanced</b>



Statistics based on information obtained from TARMLS and using Brokermetrics software on 03/04/2015.  
 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2014 - 02/28/2015. Information is believed to be reliable, but not guaranteed.



# The Housing Report



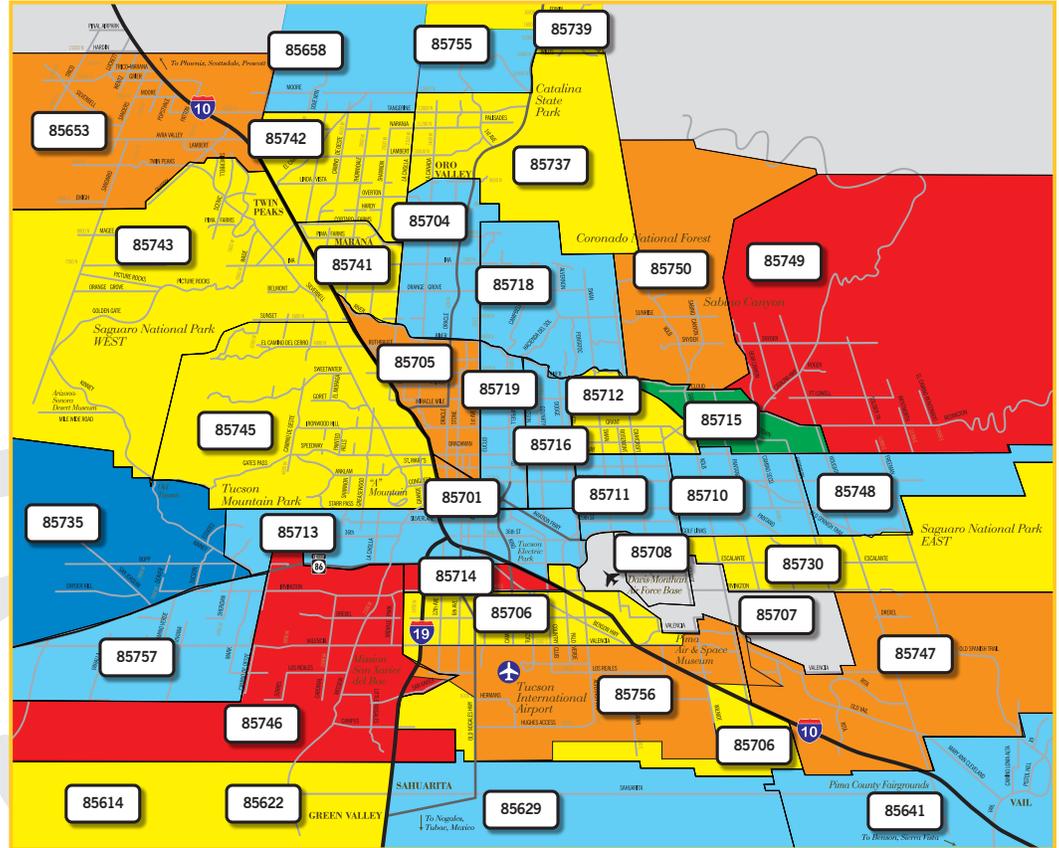
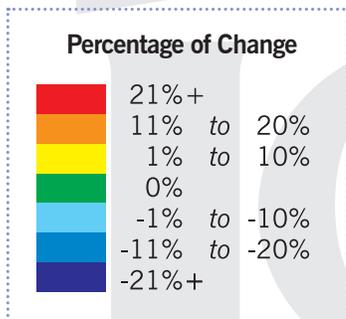
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Oro Valley | March 2015

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2013-FEB 2014 TO DEC 2014-FEB 2015

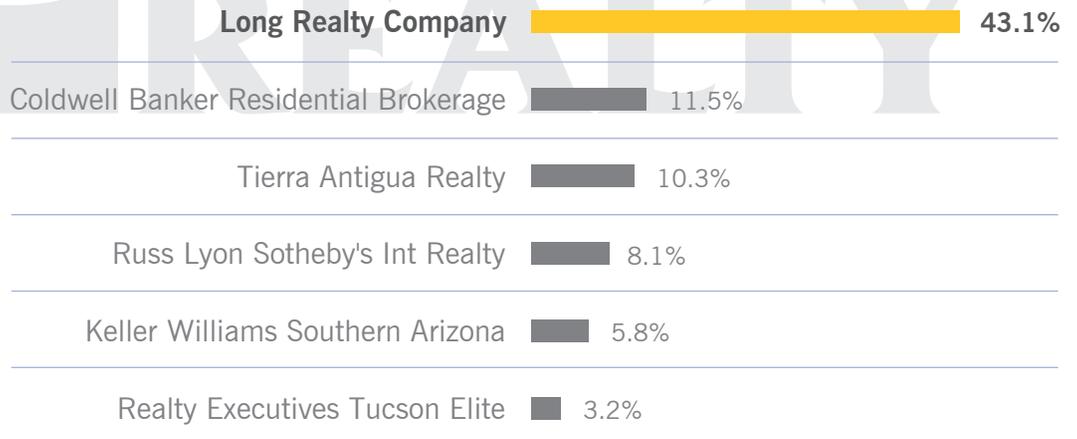
*This heat map represents the percentage of change in Tucson metro median sales prices from December 2013-February 2014 to December 2014-February 2015 by zip code.*



## MARKET SHARE – ORO VALLEY

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

*Data Obtained 03/04/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 03/01/2014 – 02/28/2015 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 03/04/2015. Information is believed to be reliable, but not guaranteed.*