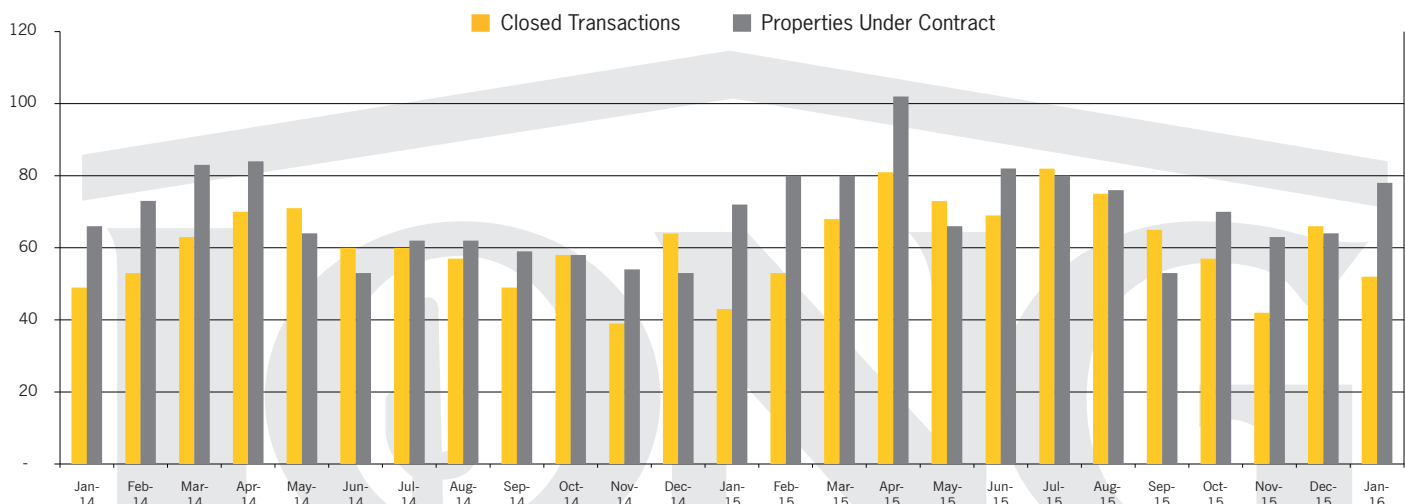




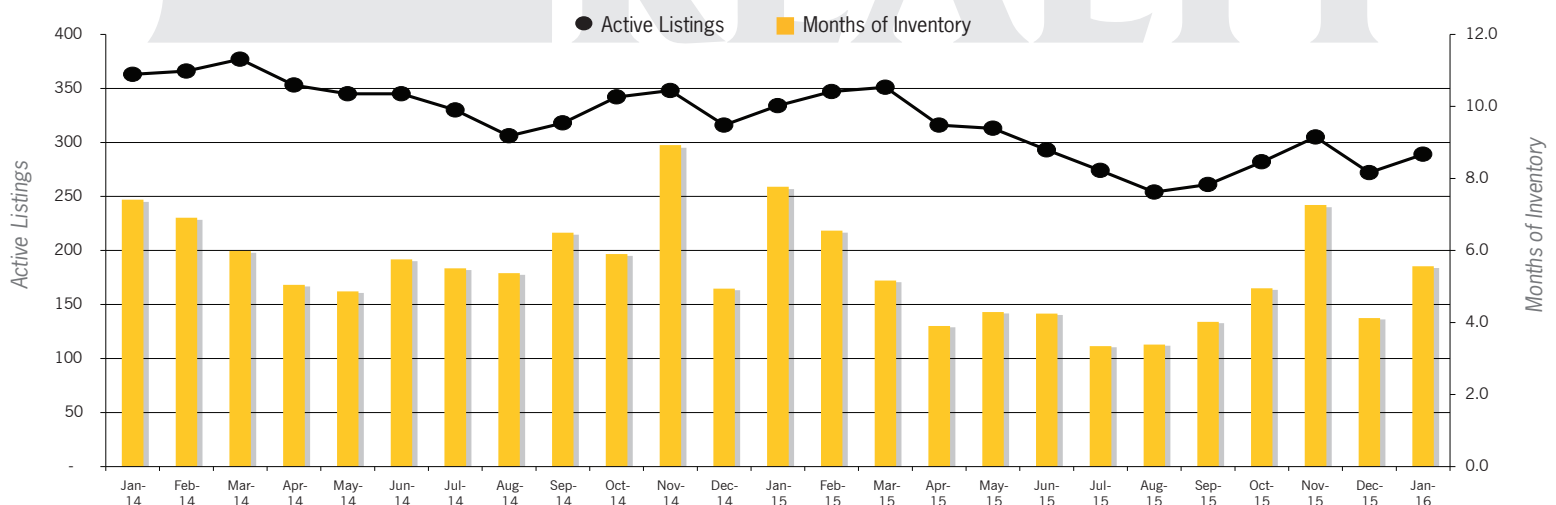
## Oro Valley | February 2016

In the Oro Valley area, January 2016 active inventory was 289, a 13% decrease from January 2015. There were 52 closings in January 2016, a 21% increase from January 2015. Months of Inventory was 5.6, down from 7.8 in January 2015. Median price of sold homes was \$271,000 for the month of January 2016, up 7% from January 2015. The Oro Valley area had 78 new properties under contract in January 2016, up 8% from January 2015.

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



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

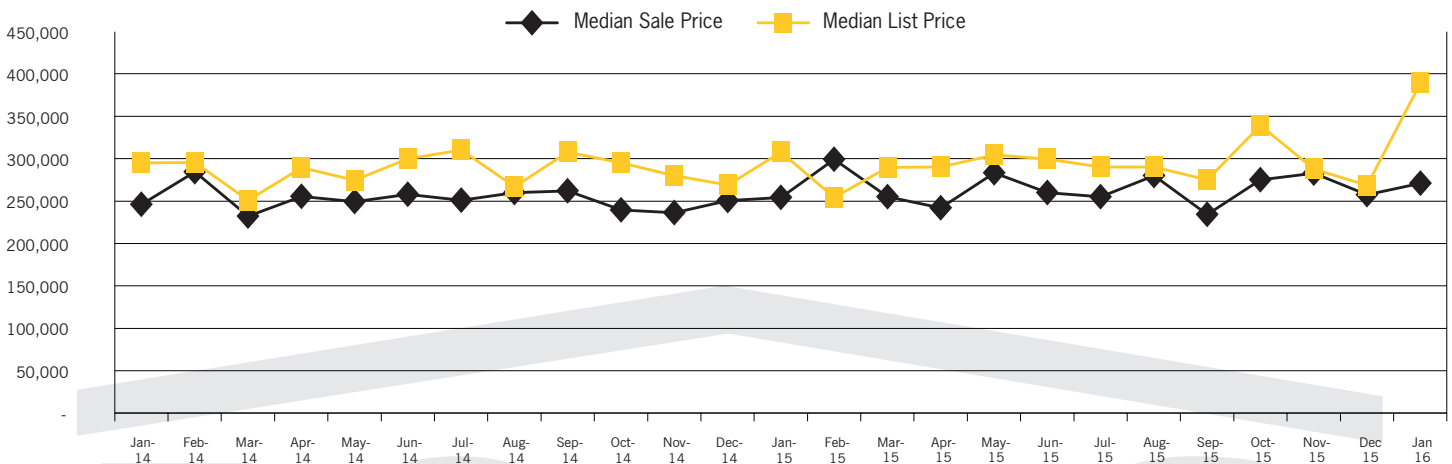


*Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 02/03/2016 is believed to be reliable, but not guaranteed.*



Oro Valley | February 2016

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

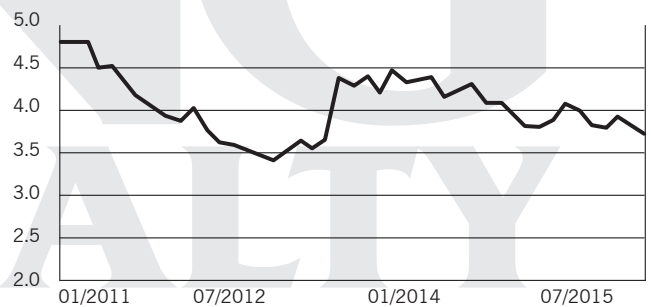


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2015	\$254,000	3.660%	\$1,105.21
2016	\$271,000	3.730%	\$1,189.37

## 30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2011 levels.

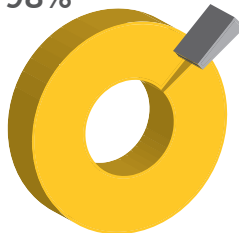


Source: Bankrate.com

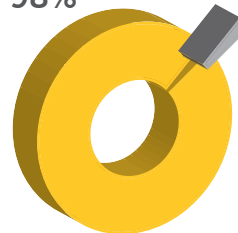
## DISTRESSED VS. NON-DISTRESSED SALES – ORO VALLEY

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.

2015  
98%



2016 Year to Date  
98%



■ Distressed  
■ Non-Distressed



Oro Valley | February 2016

## 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
		Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16			
\$1 - 49,999	0	0	0	0	0	1	1	n/a	1.0	Seller
\$50,000 - 74,999	1	0	0	0	1	0	1	1.0	2.5	Seller
\$75,000 - 99,999	6	1	2	1	1	1	2	3.0	4.3	Slightly Seller
\$100,000 - 124,999	1	0	3	1	1	0	0	n/a	2.0	Seller
\$125,000 - 149,999	3	2	3	1	0	1	1	3.0	7.0	Slightly Buyer
\$150,000 - 174,999	12	6	2	3	3	2	0	n/a	6.8	Slightly Buyer
\$175,000 - 199,999	18	8	9	3	4	9	3	6.0	3.4	Seller
\$200,000 - 224,999	25	8	5	8	5	4	4	6.3	5.6	Balanced
\$225,000 - 249,999	29	7	14	6	3	11	8	3.6	4.0	Seller
\$250,000 - 274,999	24	6	6	5	4	11	7	3.4	3.3	Seller
\$275,000 - 299,999	27	11	3	4	4	4	0	n/a	10.5	Buyer
\$300,000 - 349,999	23	11	6	7	7	6	9	2.6	2.7	Seller
\$350,000 - 399,999	25	6	0	4	2	6	5	5.0	5.6	Balanced
\$400,000 - 499,999	22	5	4	4	3	5	3	7.3	6.0	Balanced
\$500,000 - 599,999	15	2	3	4	1	4	4	3.8	5.6	Balanced
\$600,000 - 699,999	17	0	2	2	2	3	1	17.0	7.7	Slightly Buyer
\$700,000 - 799,999	7	0	2	0	1	0	0	n/a	24.0	Buyer
\$800,000 - 899,999	5	2	0	2	0	0	1	5.0	18.0	Buyer
\$900,000 - 999,999	8	0	0	1	1	0	0	n/a	23.0	Buyer
\$1,000,000 - and over	21	1	1	2	1	0	2	10.5	20.7	Buyer
<b>TOTAL</b>	<b>289</b>	<b>76</b>	<b>65</b>	<b>58</b>	<b>44</b>	<b>68</b>	<b>52</b>	<b>5.6</b>	<b>5.3</b>	<b>Balanced</b>

				
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 02/03/2016.

3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2015 - 01/31/2016. Information is believed to be reliable, but not guaranteed.

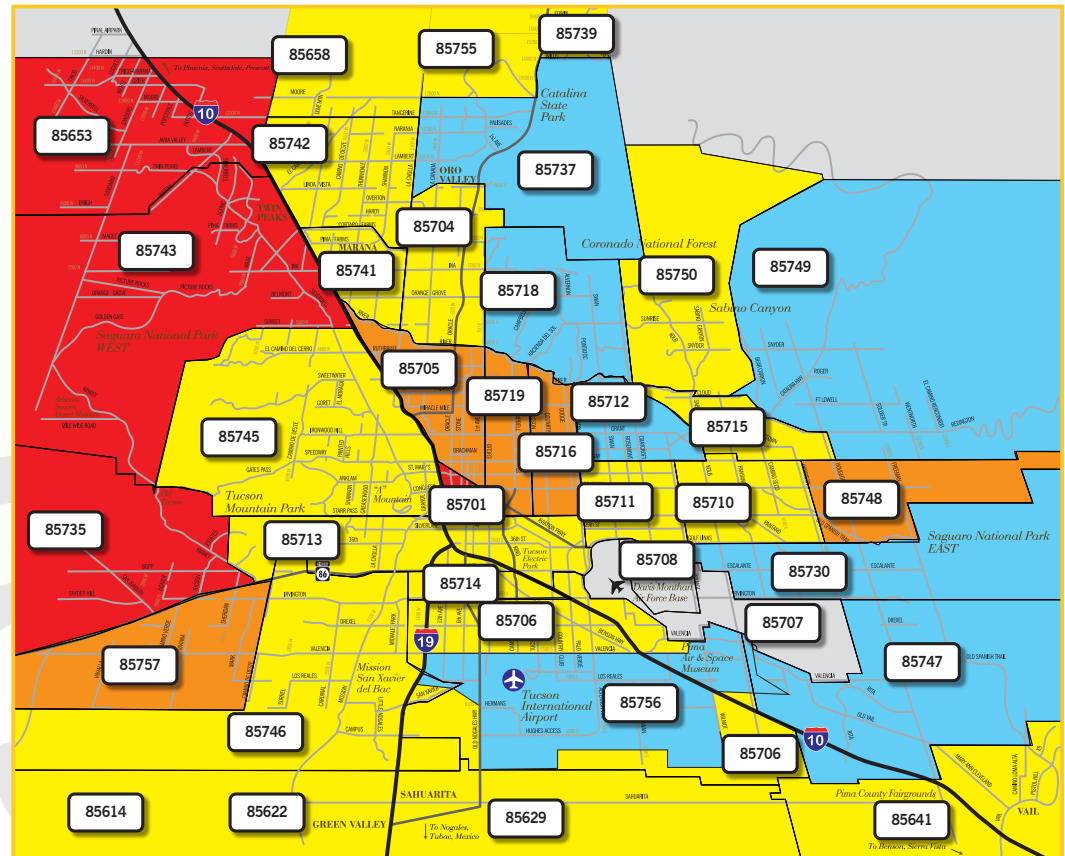
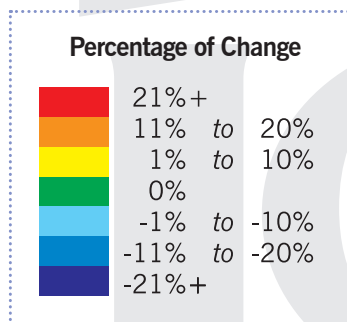


Oro Valley | February 2016

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2014-JAN 2015 TO  
NOV 2015-JAN 2016

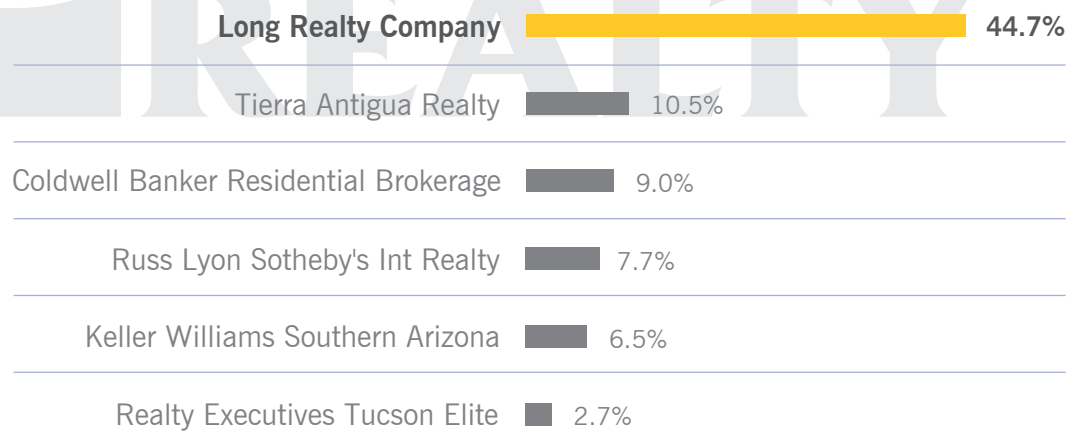
*This heat map represents the percentage of change in Tucson metro median sales prices from November 2014-January 2015 to November 2015-January 2016 by zip code.*



## MARKET SHARE – ORO VALLEY

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

*Data Obtained 02/03/2016 from TARMLS using BrokerMetrics software for all closed residential sales volume between 02/01/2015 – 01/31/2016 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.