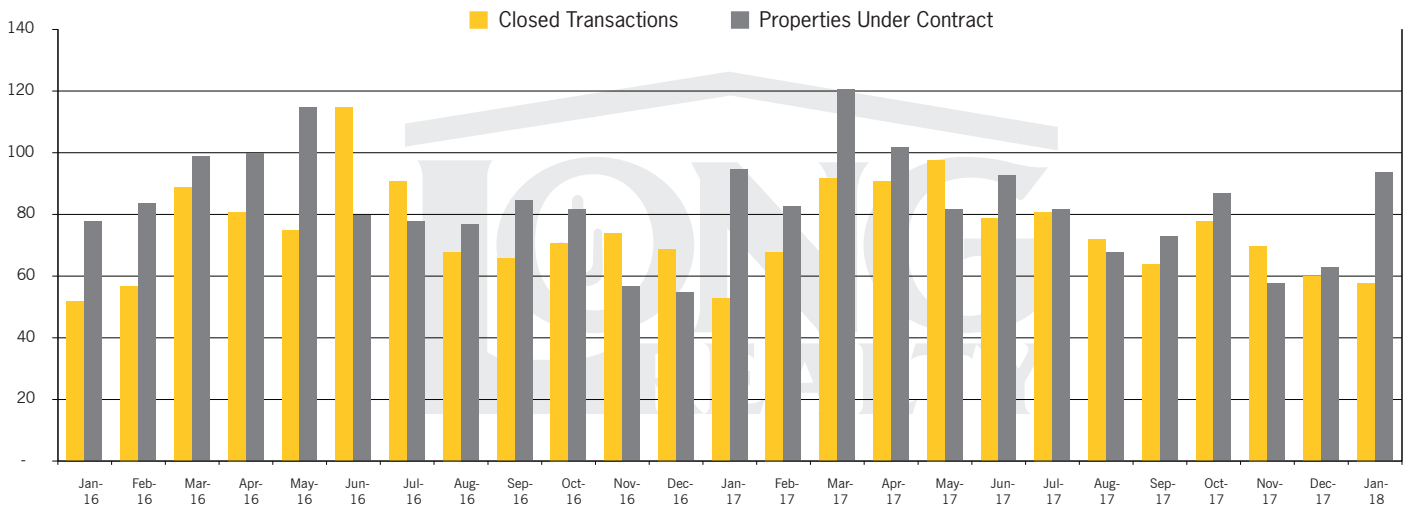




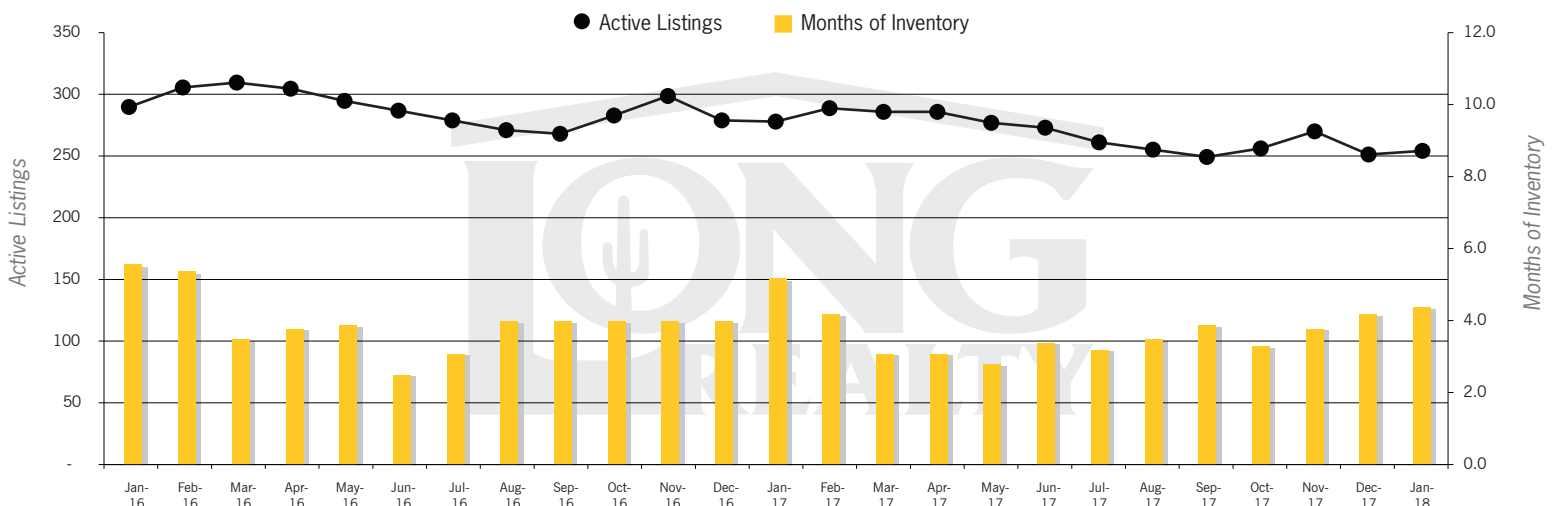
## Oro Valley | February 2018

In the Oro Valley area, January 2018 active inventory was 253, a 9% decrease from January 2017. There were 58 closings in January 2018, a 9% increase from January 2017. Year-to-date 2018 there were 58 closings, a 9% increase from year-to-date 2017. Months of Inventory was 4.4, down from 5.2 in January 2017. Median price of sold homes was \$290,000 for the month of January 2018, up 13% from January 2017. The Oro Valley area had 94 new properties under contract in January 2018, down 1% from January 2017.

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



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

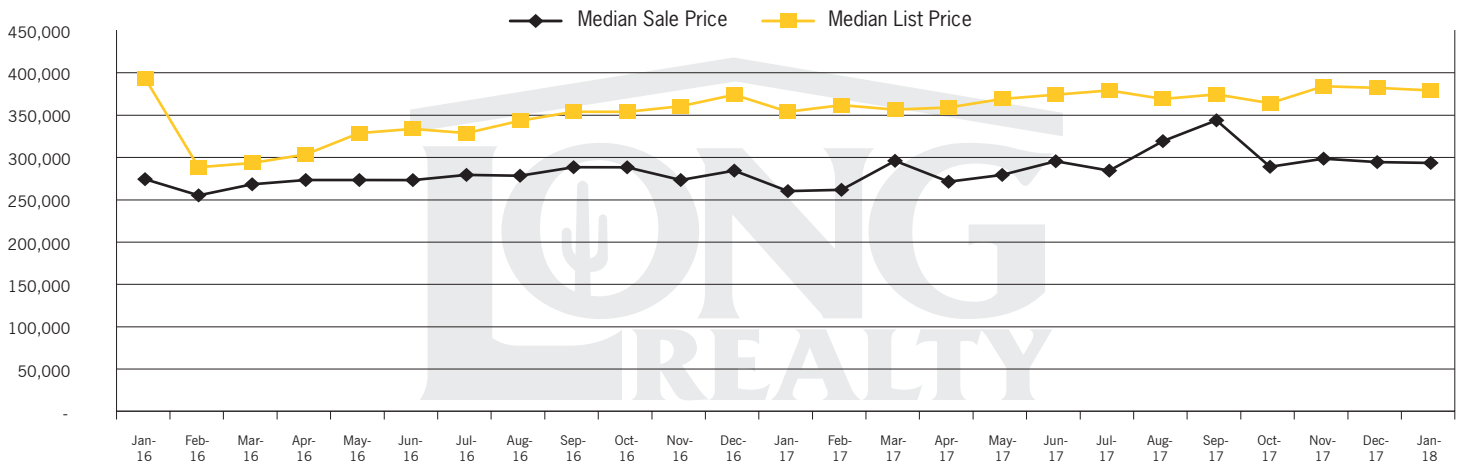


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 02/05/2018 is believed to be reliable, but not guaranteed.*



Oro Valley | February 2018

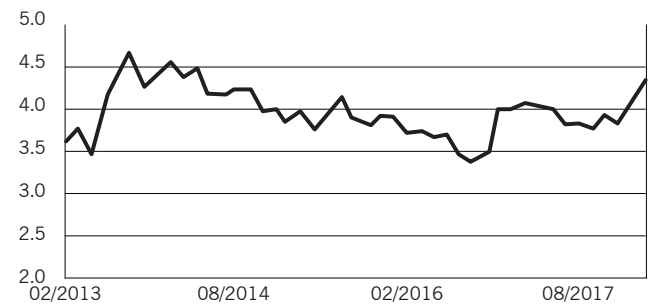
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



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

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2017	\$257,000	4.124%	\$1,183.13
2018	\$290,000	4.250%	\$1,355.29

## 30 YEAR FIXED MORTGAGE RATE

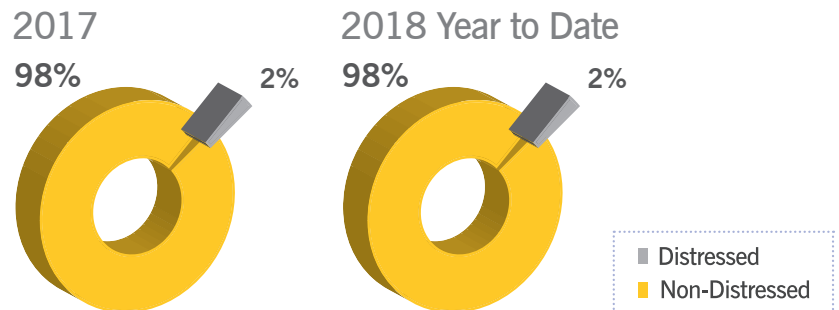


Source: Residential median sales prices. Data obtained 02/05/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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



Lisa Bayless | (520) 665-3004  
 LisaB@LongRealty.com | www.lisabayless.com

Oro Valley | February 2018

## 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-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	1	0	0	1	0	0	n/a	0.0	Seller
\$75,000 - 99,999	1	0	0	1	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	1	0	0	0	1	0	0	n/a	2.0	Seller
\$150,000 - 174,999	0	1	3	4	0	2	1	0.0	0.7	Seller
\$175,000 - 199,999	1	6	4	1	2	3	2	0.5	0.7	Seller
\$200,000 - 224,999	4	6	2	12	9	3	4	1.0	1.1	Seller
\$225,000 - 249,999	13	4	4	10	6	9	11	1.2	1.5	Seller
\$250,000 - 274,999	17	10	6	7	7	11	8	2.1	2.2	Seller
\$275,000 - 299,999	17	6	7	6	12	6	7	2.4	2.4	Seller
\$300,000 - 349,999	38	15	8	11	12	5	6	6.3	4.8	Slightly Seller
\$350,000 - 399,999	29	7	8	11	8	9	6	4.8	3.9	Seller
\$400,000 - 499,999	28	10	14	9	9	7	7	4.0	3.5	Seller
\$500,000 - 599,999	22	4	3	3	3	3	3	7.3	7.7	Slightly Buyer
\$600,000 - 699,999	19	0	3	3	0	2	1	19.0	18.3	Buyer
\$700,000 - 799,999	10	2	3	0	1	2	2	5.0	7.2	Slightly Buyer
\$800,000 - 899,999	16	0	0	0	0	1	0	n/a	42.0	Buyer
\$900,000 - 999,999	4	0	0	1	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	31	1	0	0	1	0	0	n/a	87.0	Buyer
<b>TOTAL</b>	<b>253</b>	<b>73</b>	<b>65</b>	<b>79</b>	<b>72</b>	<b>63</b>	<b>58</b>	<b>4.4</b>	<b>4.0</b>	<b>Seller</b>

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

Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 02/05/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2017 - 01/31/2018. Information is believed to be reliable, but not guaranteed.

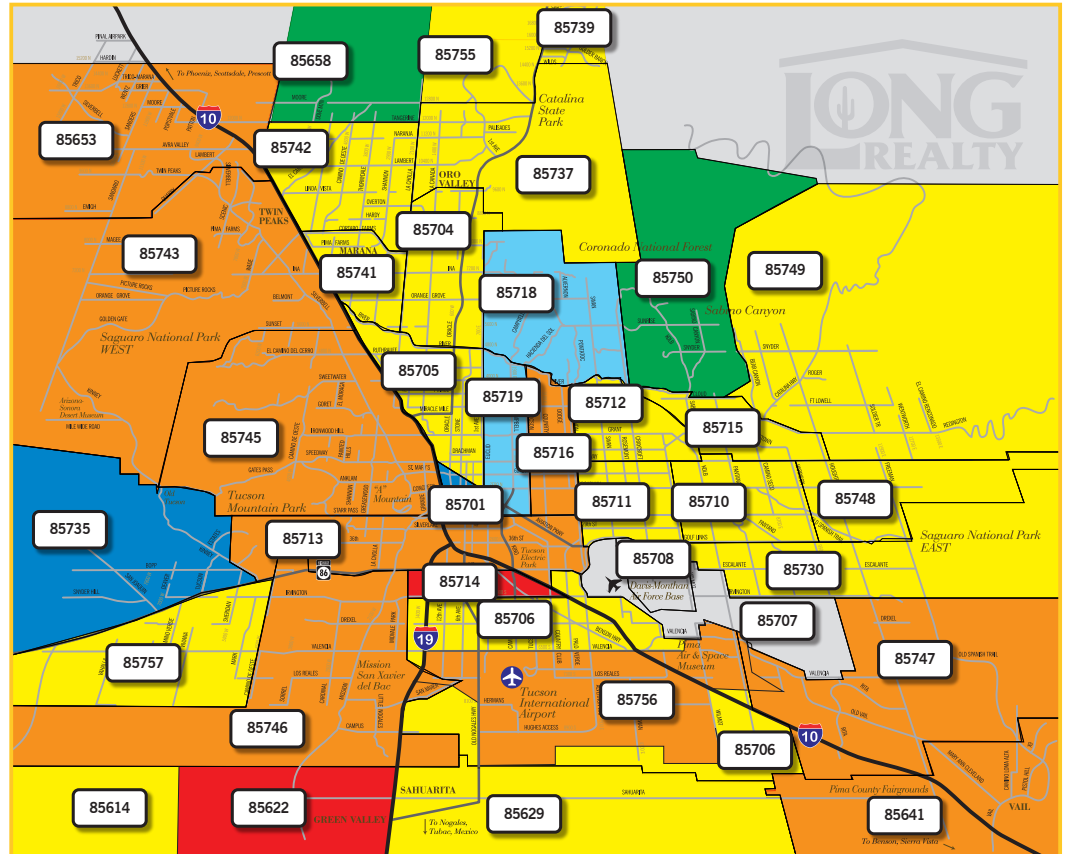
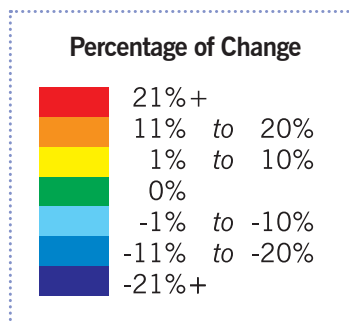


Oro Valley | February 2018

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2016-JAN 2017 TO  
NOV 2017-JAN 2018

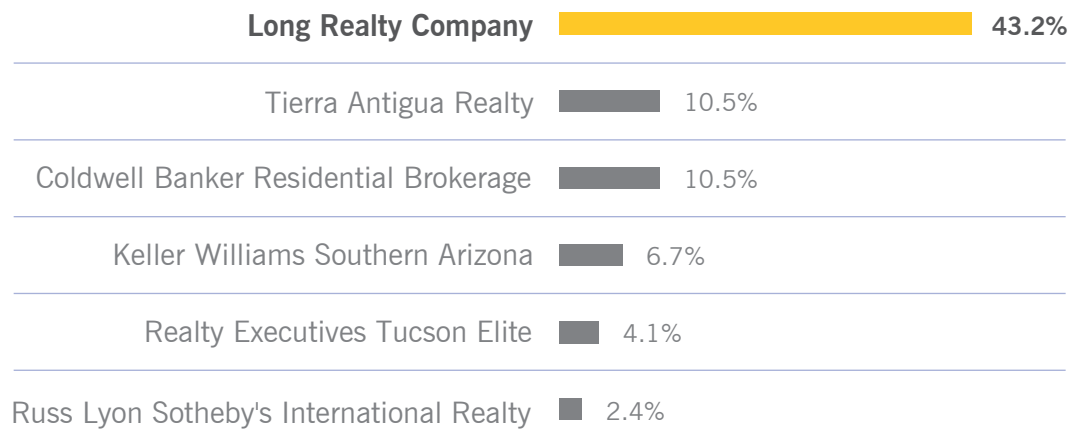
*This heat map represents the percentage of change in Tucson metro median sales prices from November 2016-January 2017 to November 2017-January 2018 by zip code.*



## MARKET SHARE – ORO VALLEY

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

*Data Obtained 02/05/2018 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 02/01/2017 – 01/31/2018 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.