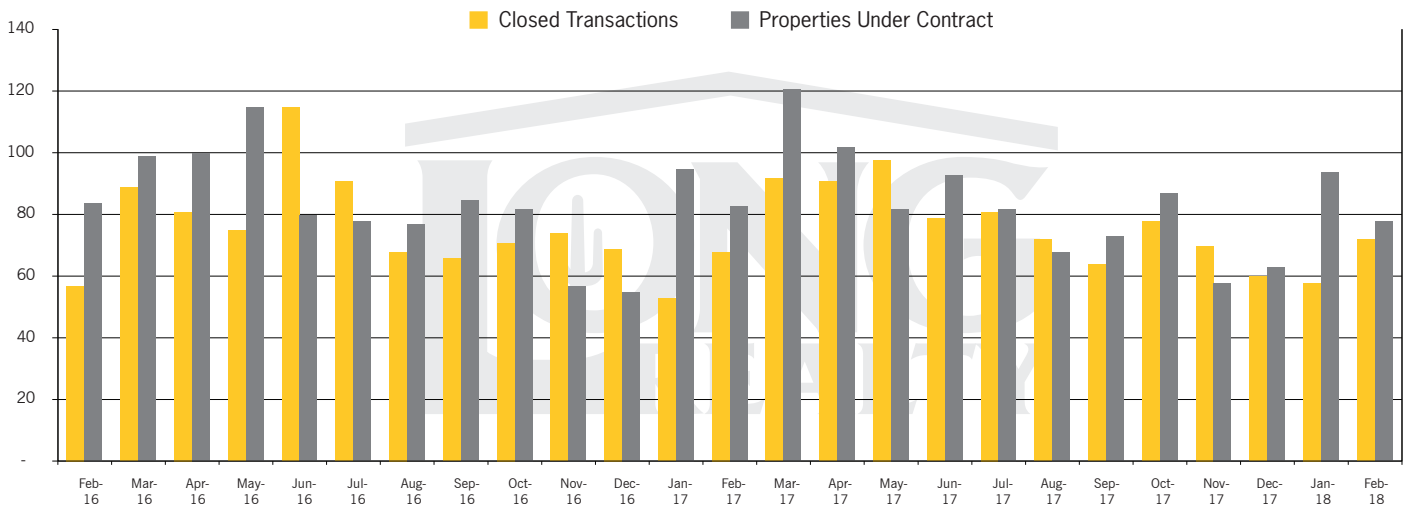




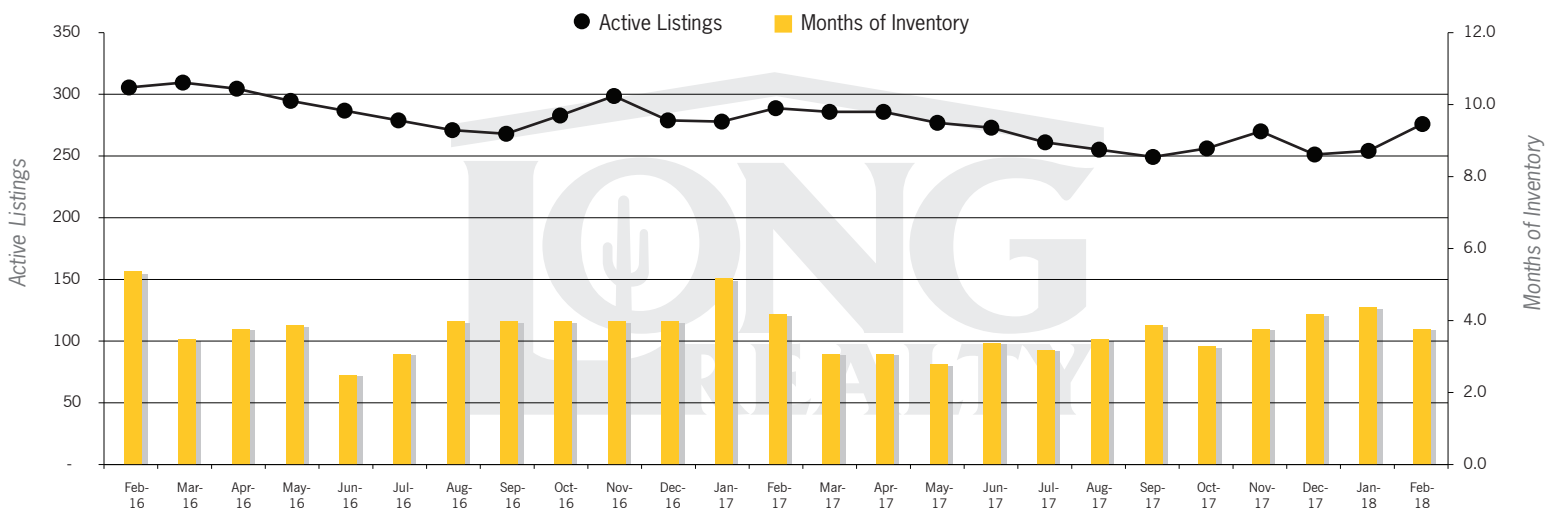
Oro Valley | March 2018

In the Oro Valley area, February 2018 active inventory was 275, a 5% decrease from February 2017. There were 72 closings in February 2018, a 6% increase from February 2017. Year-to-date 2018 there were 130 closings, a 5% increase from year-to-date 2017. Months of Inventory was 3.8, down from 4.2 in February 2017. Median price of sold homes was \$320,000 for the month of February 2018, up 24% from February 2017. The Oro Valley area had 78 new properties under contract in February 2018, down 6% from February 2017.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY

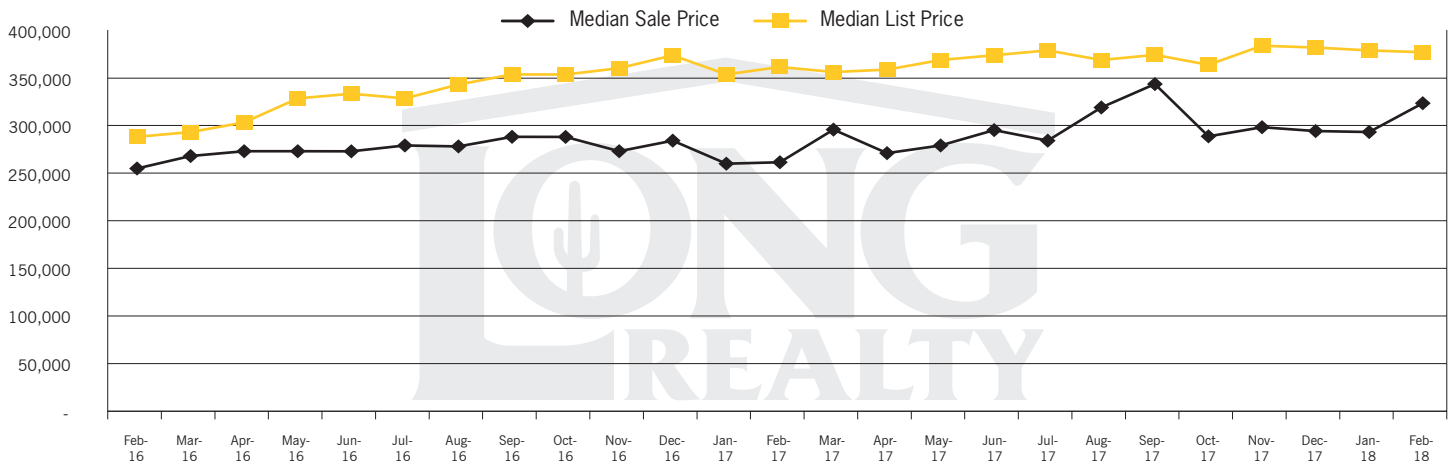


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 03/05/2018 is believed to be reliable, but not guaranteed.*



Oro Valley | March 2018

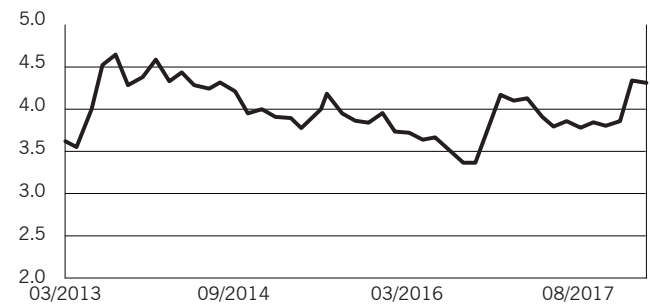
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



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	\$258,500	4.125%	\$1,190.18
2018	\$320,000	4.625%	\$1,562.98

30 YEAR FIXED MORTGAGE RATE

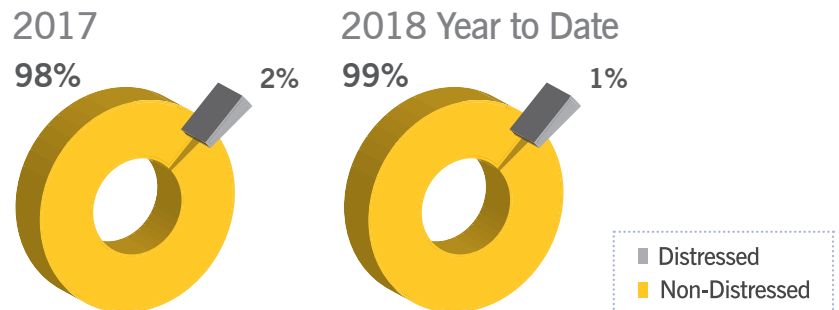


Source: Residential median sales prices. Data obtained 03/05/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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



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Oro Valley | March 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
		Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	2	0	0	0	0	0	1	2.0	4.0	Seller
\$125,000 - 149,999	1	0	0	1	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	3	4	0	2	1	1	0.0	0.3	Seller
\$175,000 - 199,999	1	4	1	2	3	2	2	0.5	0.6	Seller
\$200,000 - 224,999	5	2	12	9	3	4	6	0.8	1.2	Seller
\$225,000 - 249,999	17	4	10	6	9	11	5	3.4	1.6	Seller
\$250,000 - 274,999	21	6	7	7	11	8	11	1.9	1.9	Seller
\$275,000 - 299,999	21	7	6	12	6	7	6	3.5	3.2	Seller
\$300,000 - 349,999	34	8	11	12	5	6	12	2.8	4.6	Slightly Seller
\$350,000 - 399,999	29	8	11	8	9	6	6	4.8	4.2	Slightly Seller
\$400,000 - 499,999	29	14	9	9	7	7	9	3.2	3.6	Seller
\$500,000 - 599,999	28	3	3	3	3	3	6	4.7	5.9	Balanced
\$600,000 - 699,999	17	3	3	0	2	1	2	8.5	10.6	Buyer
\$700,000 - 799,999	11	3	0	1	2	2	1	11.0	6.6	Slightly Buyer
\$800,000 - 899,999	19	0	0	0	1	0	3	6.3	11.5	Buyer
\$900,000 - 999,999	8	0	1	0	0	0	1	8.0	19.0	Buyer
\$1,000,000 - and over	32	0	0	1	0	0	0	n/a	n/a	n/a
TOTAL	275	65	79	72	63	58	72	3.8	4.0	Slightly Seller

				
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 03/05/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2017 - 02/28/2018. Information is believed to be reliable, but not guaranteed.

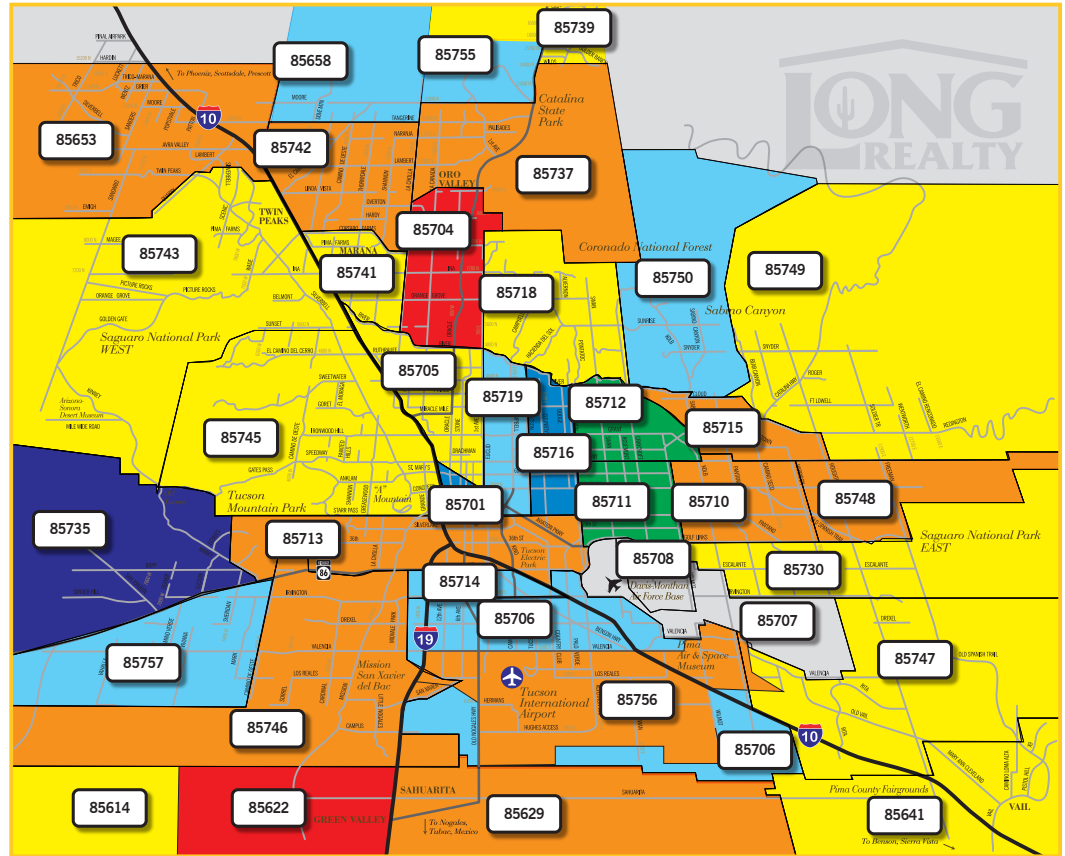


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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2016-FEB 2017 TO
DEC 2017-FEB 2018

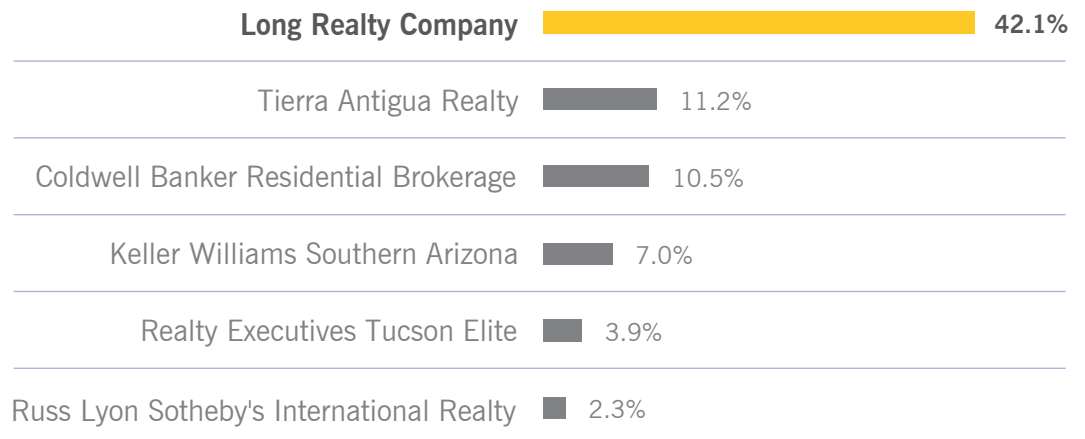
This heat map represents the percentage of change in Tucson metro median sales prices from December 2016-February 2017 to December 2017-February 2018 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 03/05/2018 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 03/01/2017 – 02/28/2018 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.