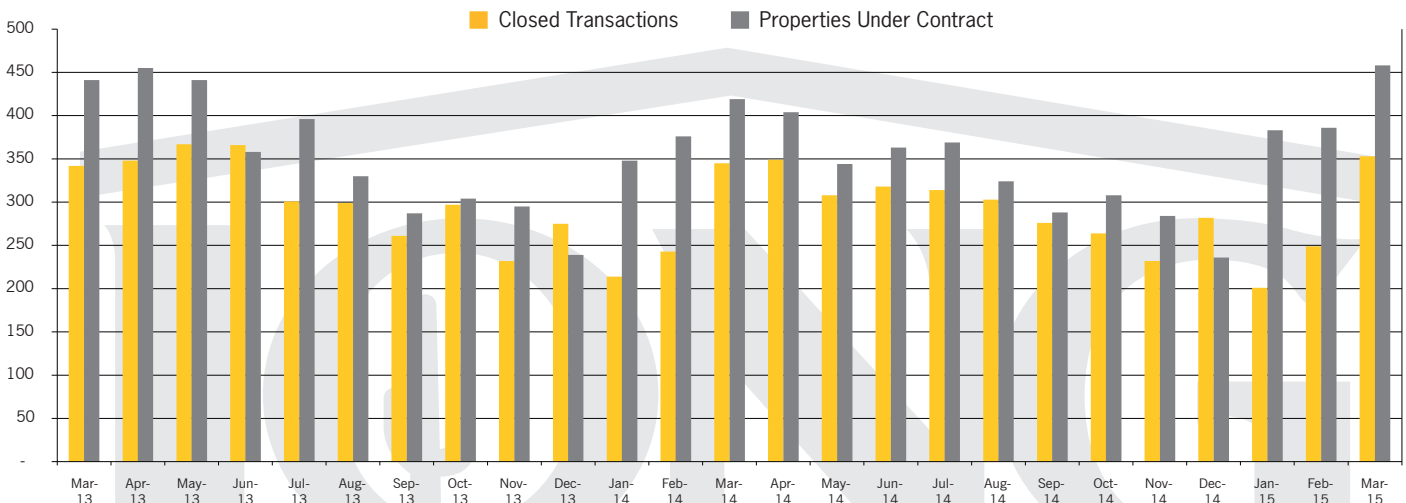




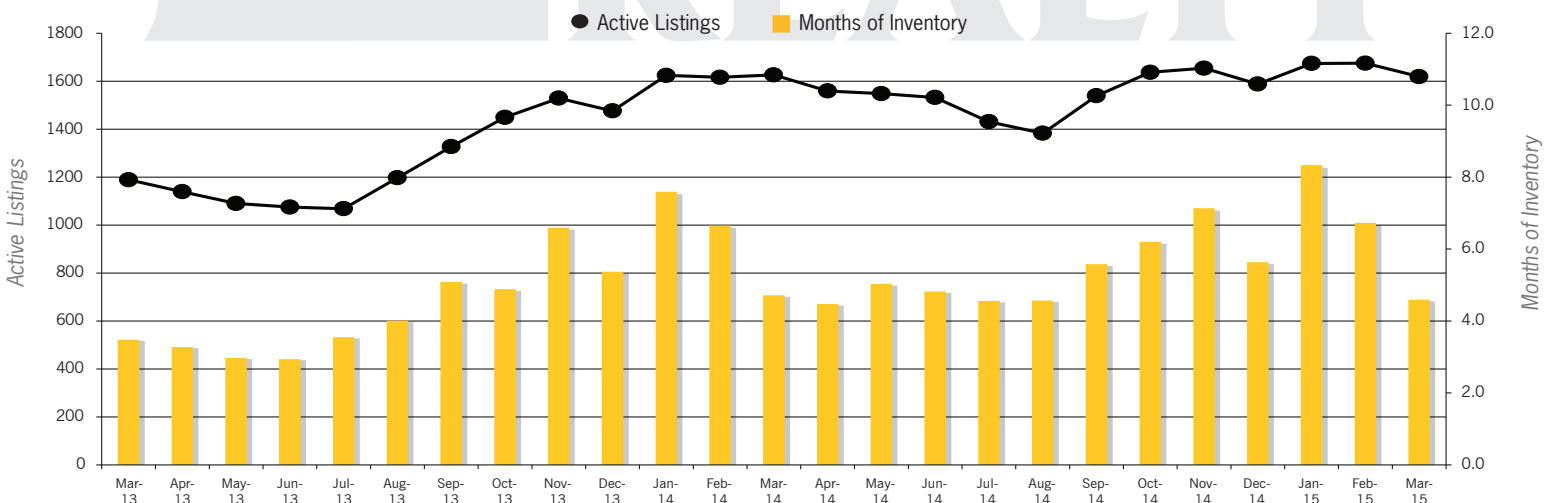
Tucson Northwest | April 2015

In the Tucson Northwest area, March 2015 active inventory was 1,619, virtually unchanged from March 2014. There were 353 closings in March 2015, a 2% increase from March 2014. Year-to-date 2015 there were 803 closings, virtually unchanged from year-to-date 2014. Months of Inventory was 4.6, down from 4.7 in March 2014. Median price of sold homes was \$224,500 for the month of March 2015, up 16% from March 2014. The Tucson Northwest area had 458 new properties under contract in March 2015, up 9% from March 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON NORTHWEST



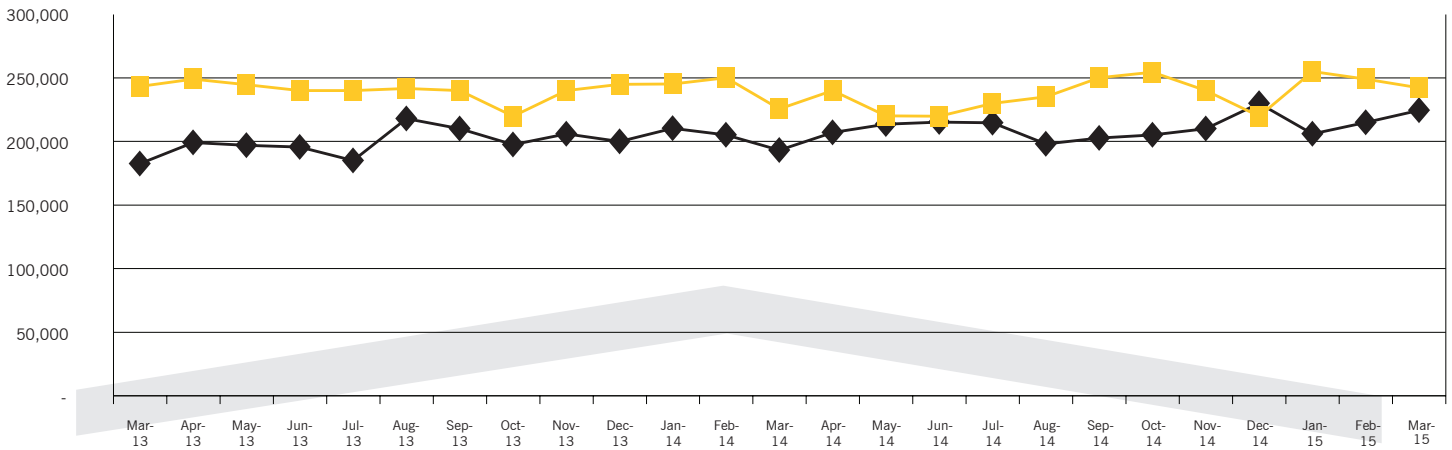
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON NORTHWEST



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



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON NORTHWEST

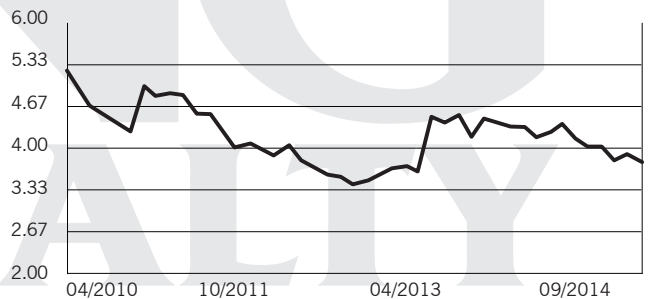


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON NORTHWEST

Year	Median Price	Int. Rate	MO. Payment
2006	\$262,000	6.140%	\$1,514.76
2014	\$193,000	4.375%	\$915.44
2015	\$224,500	3.875%	\$1,002.90

30 YEAR FIXED MORTGAGE RATE

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



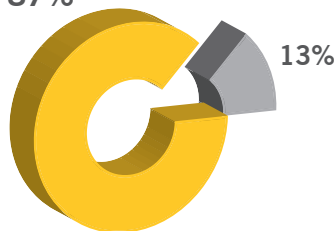
Source: Residential median sales prices. Data obtained 04/03/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

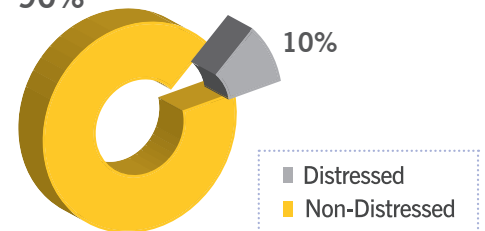
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON NORTHWEST

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
87%



2015 Year to Date
90%





The Housing Report



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Tucson Northwest | April 2015

MARKET CONDITIONS BY PRICE BAND – TUCSON NORTHWEST

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15			
\$1 - 49,999	12	2	3	5	6	2	3	4.0	3.2	Seller
\$50,000 - 74,999	14	0	1	1	3	3	3	4.7	5.3	Balanced
\$75,000 - 99,999	18	5	0	3	3	5	7	2.6	4.0	Seller
\$100,000 - 124,999	30	13	19	14	13	10	15	2.0	2.5	Seller
\$125,000 - 149,999	50	31	21	23	21	27	25	2.0	2.4	Seller
\$150,000 - 174,999	120	52	43	37	29	38	58	2.1	3.1	Seller
\$175,000 - 199,999	162	26	26	37	25	24	38	4.3	5.8	Balanced
\$200,000 - 224,999	110	28	18	20	24	34	31	3.5	3.7	Seller
\$225,000 - 249,999	152	29	20	24	15	26	38	4.0	6.3	Balanced
\$250,000 - 274,999	132	23	18	29	23	18	25	5.3	5.8	Balanced
\$275,000 - 299,999	135	20	12	20	12	16	27	5.0	7.3	Slightly Buyer
\$300,000 - 349,999	166	16	21	30	13	15	27	6.1	9.1	Buyer
\$350,000 - 399,999	121	10	10	18	6	12	25	4.8	8.1	Slightly Buyer
\$400,000 - 499,999	138	9	11	17	8	7	15	9.2	13.8	Buyer
\$500,000 - 599,999	76	3	7	8	5	10	8	9.5	10.5	Buyer
\$600,000 - 699,999	55	7	1	2	4	5	2	27.5	14.4	Buyer
\$700,000 - 799,999	40	3	2	0	1	4	1	40.0	20.3	Buyer
\$800,000 - 899,999	9	0	1	2	0	0	1	9.0	30.0	Buyer
\$900,000 - 999,999	15	1	0	0	2	0	2	7.5	10.3	Buyer
\$1,000,000 - and over	61	1	1	3	0	3	2	30.5	36.4	Buyer
TOTAL	1,616	279	235	293	213	259	353	4.6	6.0	Balanced



Statistics based on information obtained from TARMLS and using Brokermetrics software on 04/03/2015.

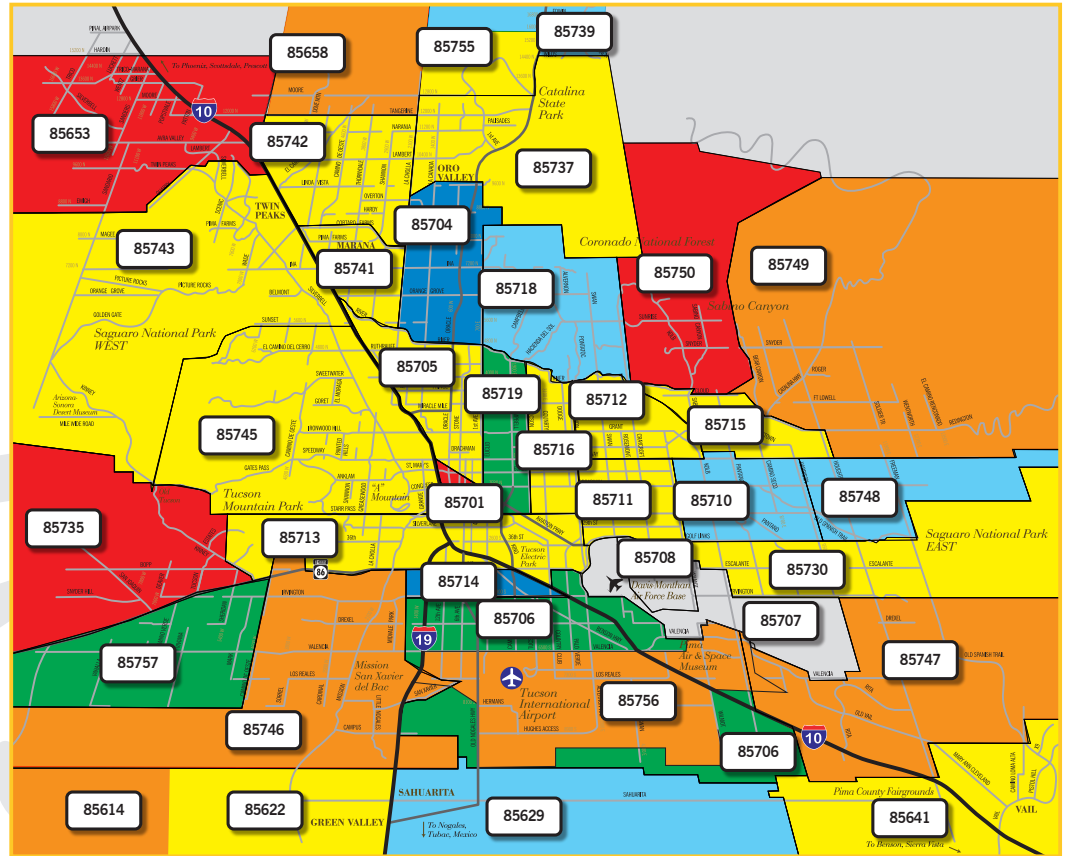
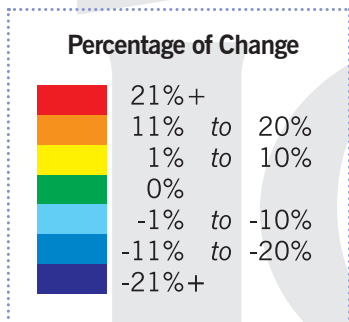
3 month trend in months of inventory is the average of closed sales and active listing data from 01/01/2015 - 03/31/2015. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JAN 2014-MAR 2014 TO JAN 2015-MAR 2015

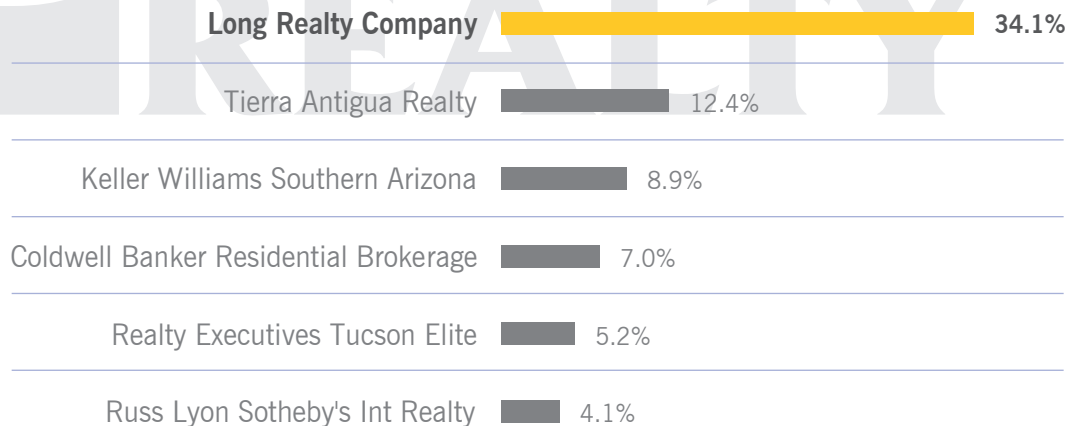
This heat map represents the percentage of change in Tucson metro median sales prices from January 2014-March 2014 to January 2015-March 2015 by zip code.



MARKET SHARE – TUCSON NORTHWEST

Long Realty leads the market in successful real estate sales.

Data Obtained 04/03/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 04/01/2014 – 03/31/2015 rounded to the nearest tenth of one percent and deemed to be correct.



The Tucson Northwest Housing Report is comprised of data for residential properties in the Northwest area of Tucson as defined by TARMLS including the Towns of Casas Adobes, Marana, Oro Valley and Catalina. 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.