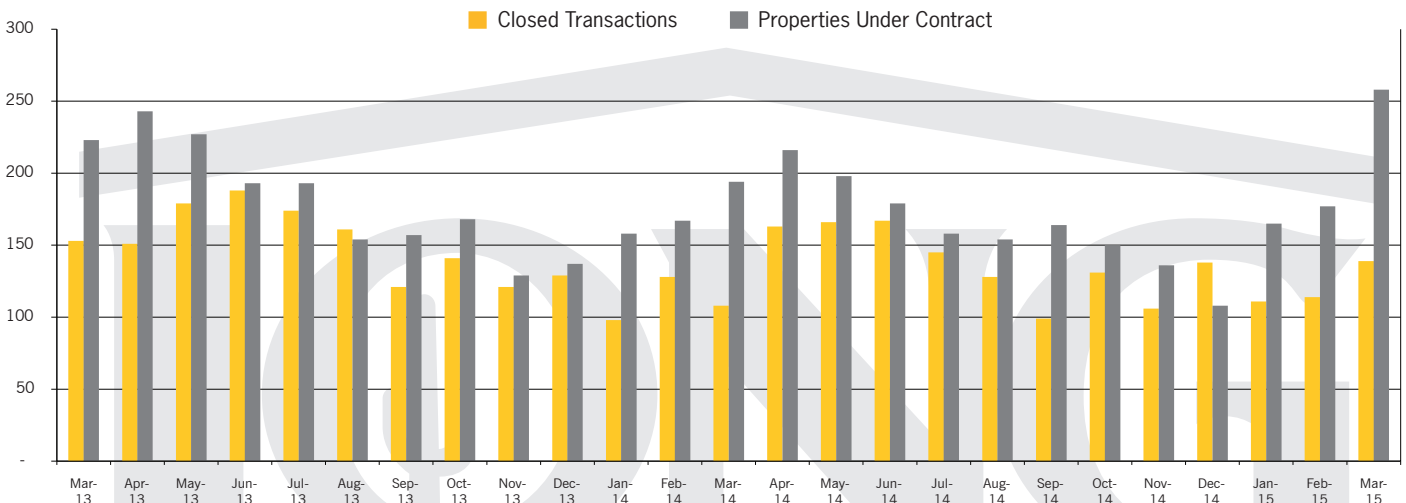




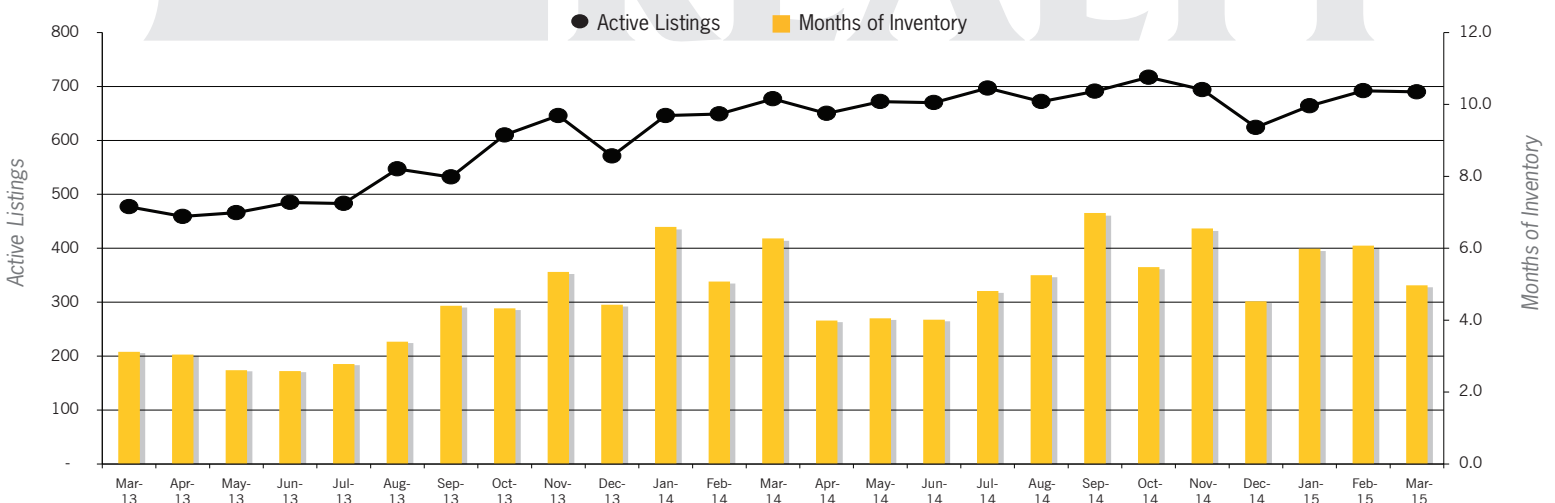
Tucson Central | April 2015

In the Tucson Central area, March 2015 active inventory was 690, a 2% increase from March 2014. There were 139 closings in March 2015, a 29% increase from March 2014. Year-to-date 2015 there were 364 closings, a 9% increase from year-to-date 2014. Months of Inventory was 5.0, down from 6.3 in March 2014. Median price of sold homes was \$150,000 for the month of March 2015, up 5% from March 2014. The Tucson Central area had 258 new properties under contract in March 2015, up 33% from March 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON CENTRAL



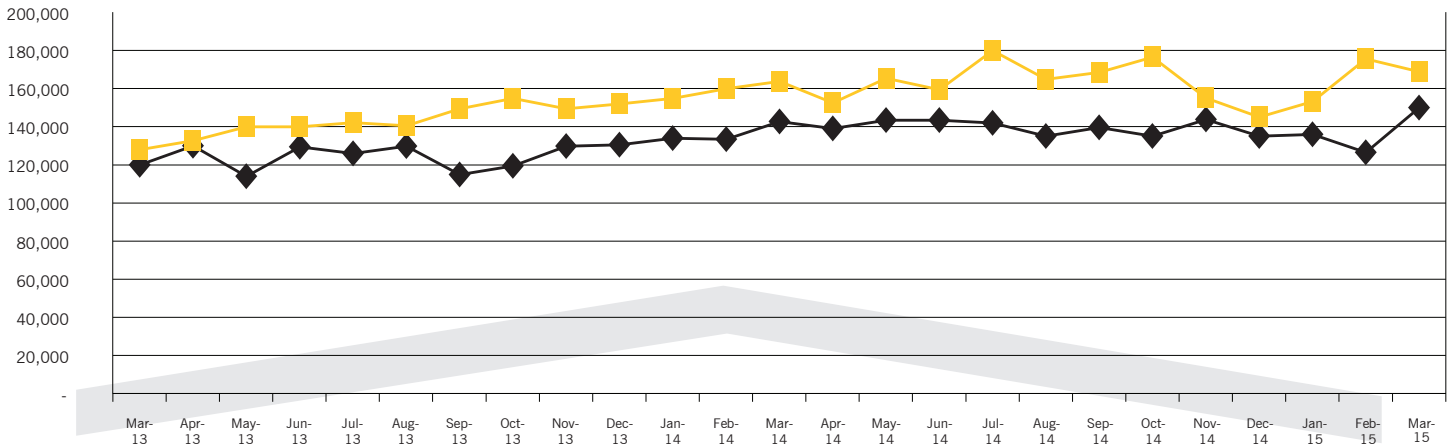
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON CENTRAL



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 CENTRAL

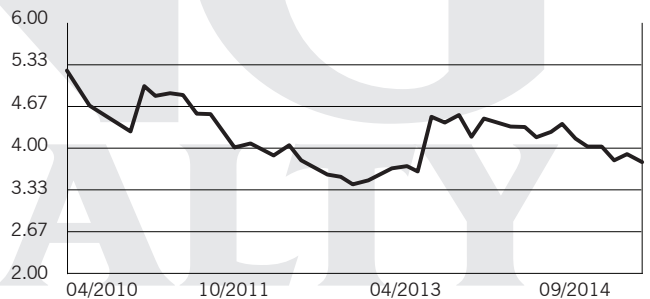


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$179,950	6.140%	\$1,040.38
2014	\$142,750	4.375%	\$677.09
2015	\$150,000	3.875%	\$670.09

30 YEAR FIXED MORTGAGE RATE

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

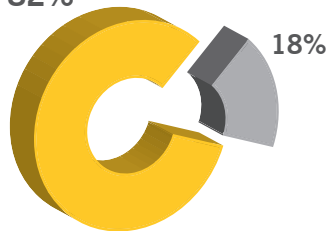


Source: Bankrate.com

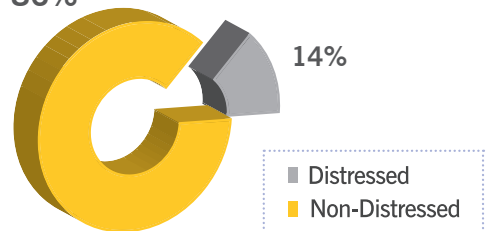
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON CENTRAL

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
82%



2015 Year to Date
86%



■ Distressed
■ Non-Distressed



MARKET CONDITIONS BY PRICE BAND – TUCSON CENTRAL

	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	23	6	6	10	3	6	6	3.8	4.8	Slightly Seller
\$50,000 - 74,999	25	8	9	13	13	14	9	2.8	2.3	Seller
\$75,000 - 99,999	56	18	15	21	17	16	15	3.7	3.3	Seller
\$100,000 - 124,999	73	22	16	20	16	19	16	4.6	4.3	Slightly Seller
\$125,000 - 149,999	93	23	13	27	18	18	22	4.2	5.2	Balanced
\$150,000 - 174,999	71	7	14	7	15	13	19	3.7	4.3	Slightly Seller
\$175,000 - 199,999	65	12	14	9	6	10	16	4.1	6.9	Slightly Buyer
\$200,000 - 224,999	44	7	4	7	7	5	13	3.4	5.6	Balanced
\$225,000 - 249,999	54	6	6	6	2	6	5	10.8	11.7	Buyer
\$250,000 - 274,999	27	10	3	7	4	5	5	5.4	6.2	Balanced
\$275,000 - 299,999	22	7	3	5	2	1	6	3.7	8.2	Slightly Buyer
\$300,000 - 349,999	36	4	3	4	6	4	2	18.0	6.5	Balanced
\$350,000 - 399,999	27	3	3	3	3	3	2	13.5	9.9	Buyer
\$400,000 - 499,999	36	4	2	3	2	0	1	36.0	30.7	Buyer
\$500,000 - 599,999	18	0	1	1	0	0	2	9.0	23.0	Buyer
\$600,000 - 699,999	9	0	0	0	0	1	0	n/a	18.0	Buyer
\$700,000 - 799,999	3	0	0	1	1	1	0	n/a	2.5	Seller
\$800,000 - 899,999	3	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	4	0	0	0	1	0	0	n/a	10.0	Buyer
TOTAL	690	137	112	144	116	122	139	5.0	5.4	Balanced



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

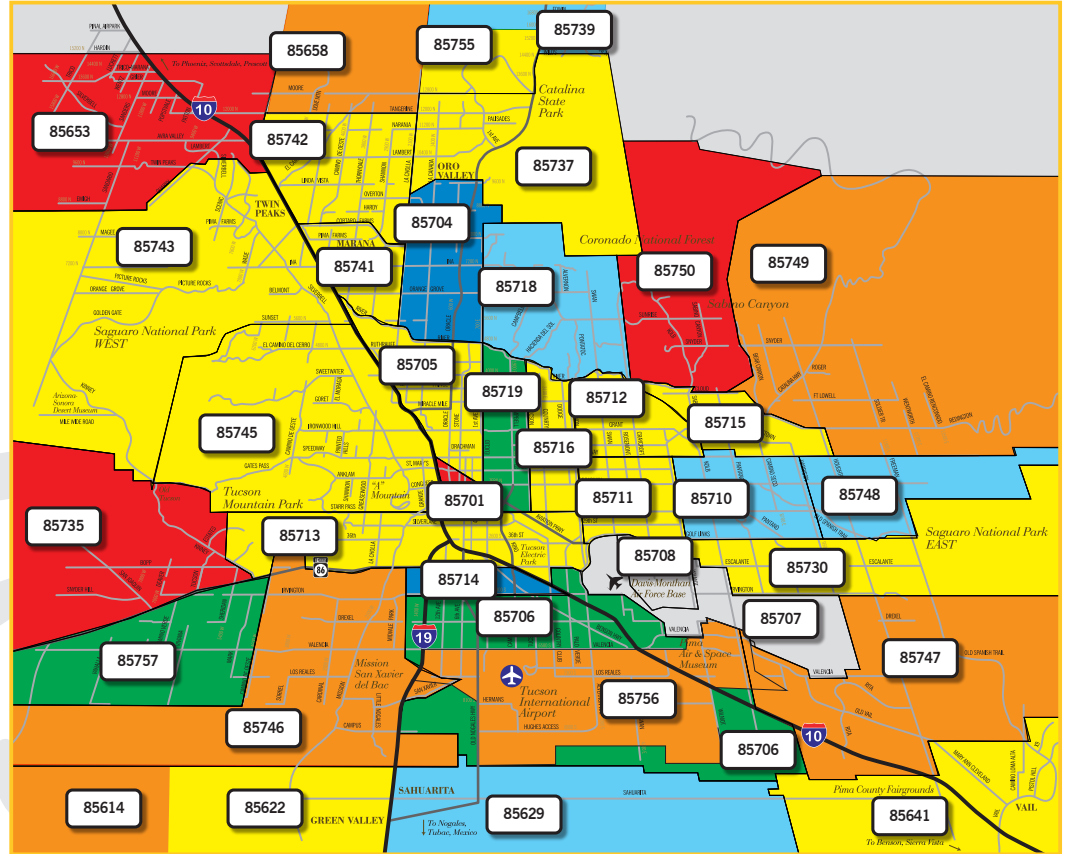
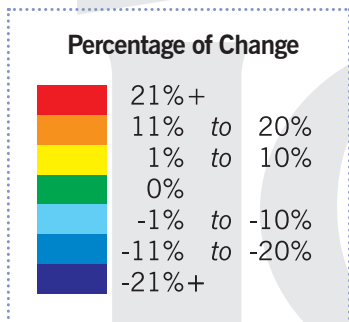
3 month trend in months of inventory is the average of closed sales and active listing data from 01/01/2015 - 03/31/2015. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JAN 2014-MAR 2014 TO JAN 2015-MAR 2015

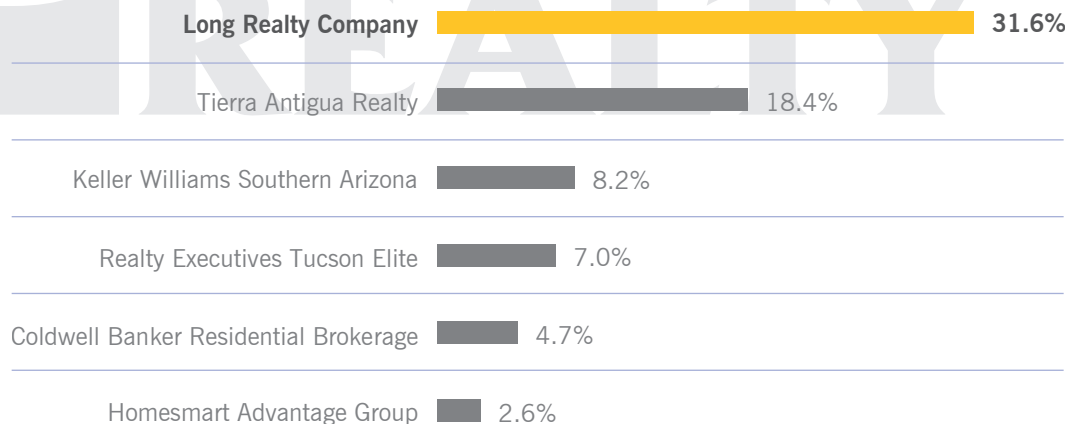
This heat map represents the percentage of change in Tucson metro median sales prices from January 2014-March 2014 to January 2015-March 2015 by zip code.



MARKET SHARE – TUCSON CENTRAL

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 Central Housing Report is comprised of data for residential properties in the Central area of Tucson as defined by TARMLS. 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.