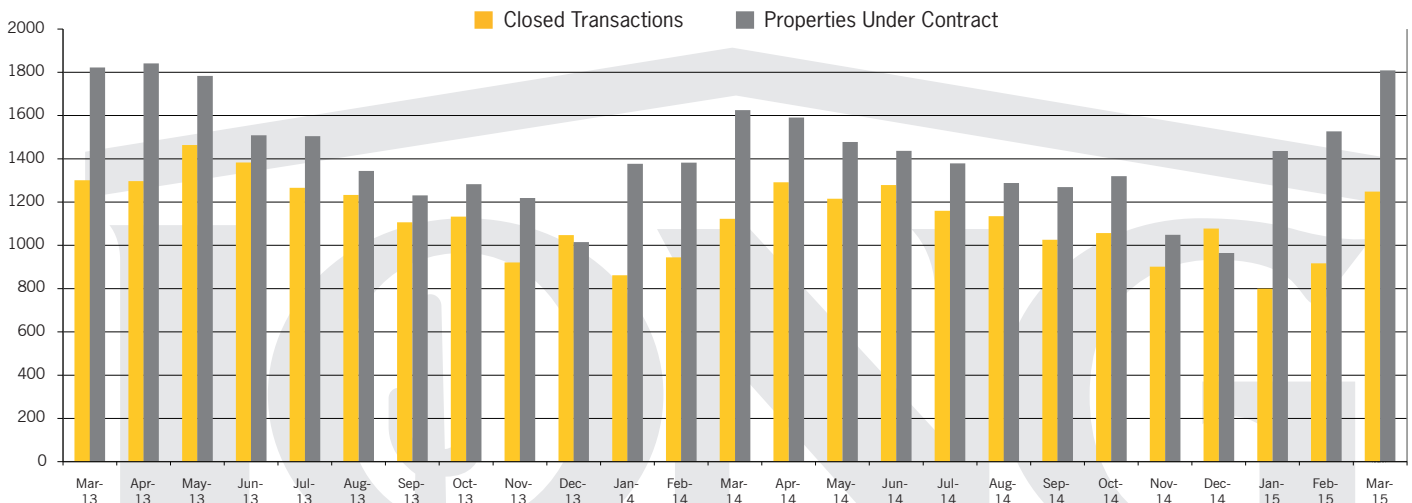




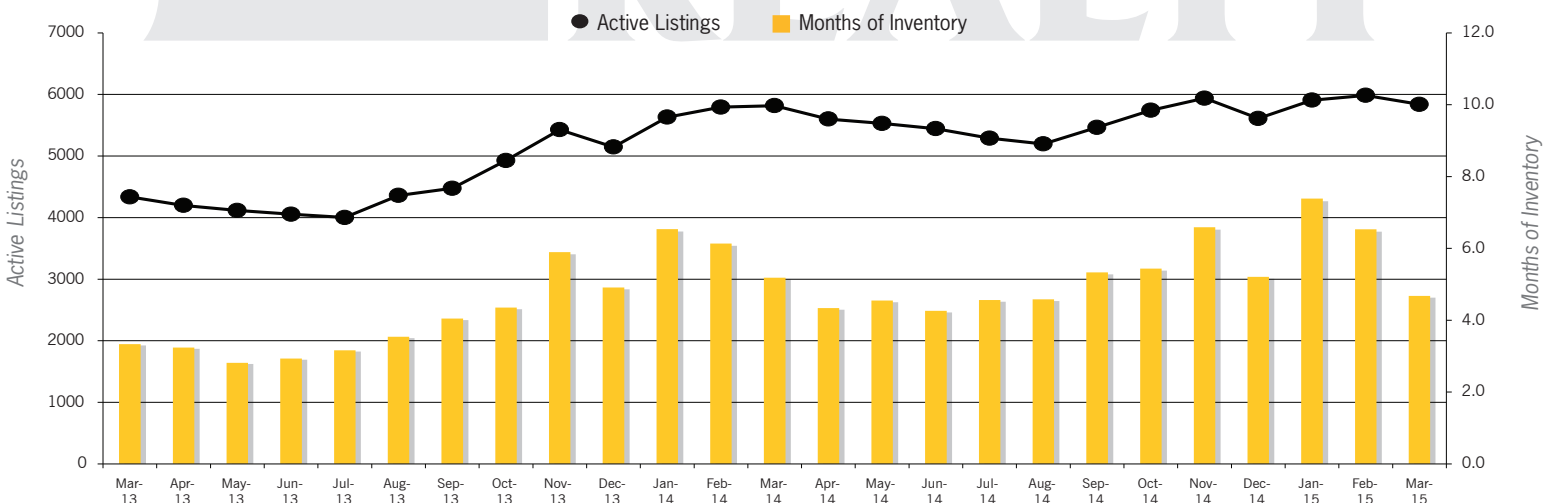
Tucson Metro | April 2015

In the Tucson Main Market area, March 2015 active inventory was 5,839, virtually unchanged from March 2014. There were 1,249 closings in March 2015, an 11% increase from March 2014. Year-to-date 2015 there were 2,966 closings, a 1% increase from year-to-date 2014. Months of Inventory was 4.7, down from 5.2 in March 2014. Median price of sold homes was \$173,000 for the month of March 2015, up 7% from March 2014. The Tucson Main Market area had 1,809 new properties under contract in March 2015, up 11% from March 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



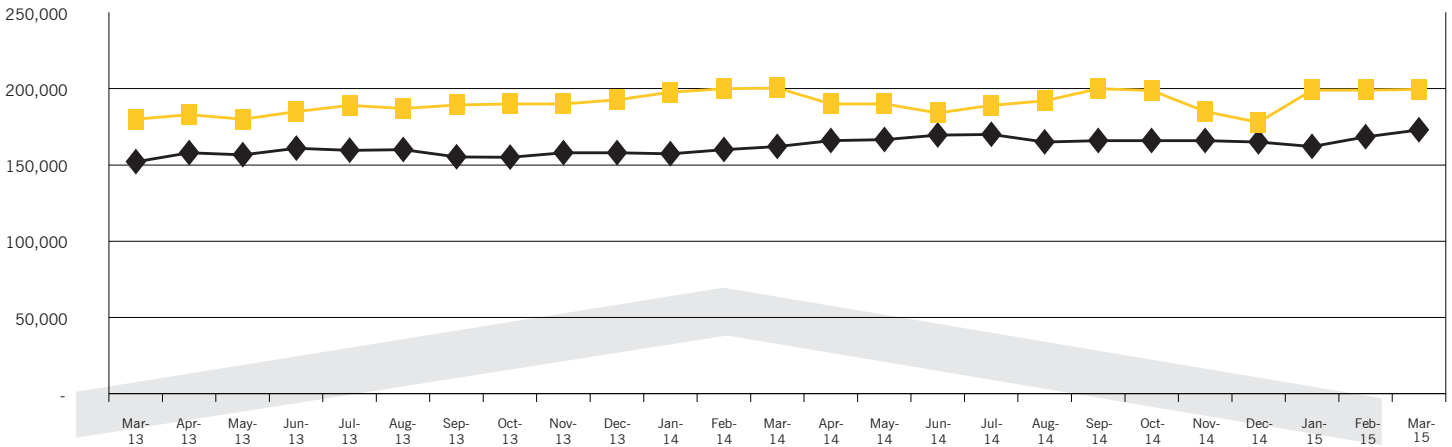
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



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



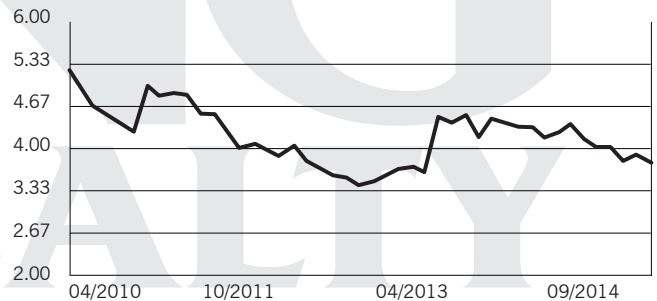
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2014	\$162,000	4.375%	\$768.40
2015	\$173,000	3.875%	\$772.83

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.

30 YEAR FIXED MORTGAGE RATE

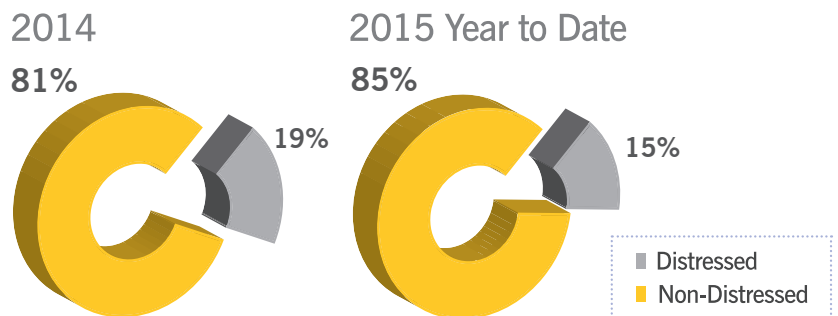
While mortgage rates have increased slightly recently, they are still well below 2010 levels.



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – TUCSON METRO

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.





MARKET CONDITIONS BY PRICE BAND – TUCSON METRO

	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	128	50	31	57	42	42	51	2.5	3.0	Seller
\$50,000 - 74,999	189	53	41	62	57	43	51	3.7	4.1	Slightly Seller
\$75,000 - 99,999	270	82	66	83	76	68	79	3.4	3.7	Seller
\$100,000 - 124,999	354	106	115	119	105	92	110	3.2	3.6	Seller
\$125,000 - 149,999	487	162	133	161	96	141	172	2.8	3.9	Seller
\$150,000 - 174,999	562	144	128	119	101	119	164	3.4	4.4	Slightly Seller
\$175,000 - 199,999	517	95	101	99	69	85	126	4.1	5.8	Balanced
\$200,000 - 224,999	336	77	65	64	55	68	88	3.8	4.8	Slightly Seller
\$225,000 - 249,999	394	61	47	55	42	61	82	4.8	6.8	Slightly Buyer
\$250,000 - 274,999	303	66	38	71	42	47	67	4.5	5.6	Balanced
\$275,000 - 299,999	322	42	37	49	32	37	57	5.6	7.6	Slightly Buyer
\$300,000 - 349,999	376	56	38	63	39	41	60	6.3	8.0	Slightly Buyer
\$350,000 - 399,999	305	39	27	36	24	27	46	6.6	9.0	Buyer
\$400,000 - 499,999	373	37	34	36	29	30	42	8.9	10.7	Buyer
\$500,000 - 599,999	241	9	14	20	14	24	14	17.2	13.3	Buyer
\$600,000 - 699,999	176	16	7	10	6	11	14	12.6	15.7	Buyer
\$700,000 - 799,999	106	7	6	5	5	8	4	26.5	18.7	Buyer
\$800,000 - 899,999	62	4	4	2	0	0	4	15.5	53.8	Buyer
\$900,000 - 999,999	50	5	1	1	3	3	6	8.3	11.2	Buyer
\$1,000,000 - and over	194	6	8	6	2	6	4	48.5	47.9	Buyer
TOTAL	5,745	1,117	941	1,118	839	953	1,241	4.6	5.8	Balanced

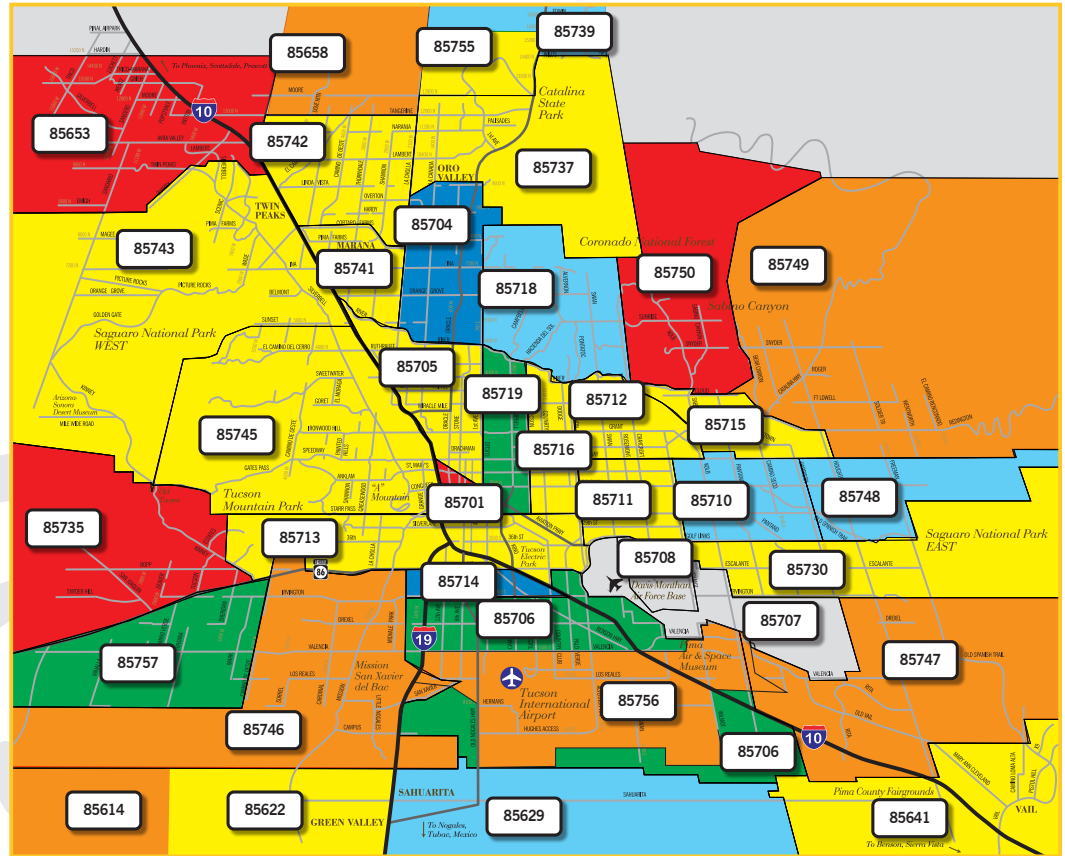
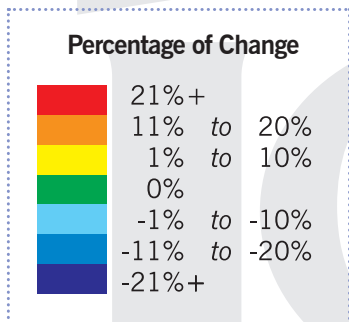




CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JAN 2014-MAR 2014 TO JAN 2015-MAR 2015

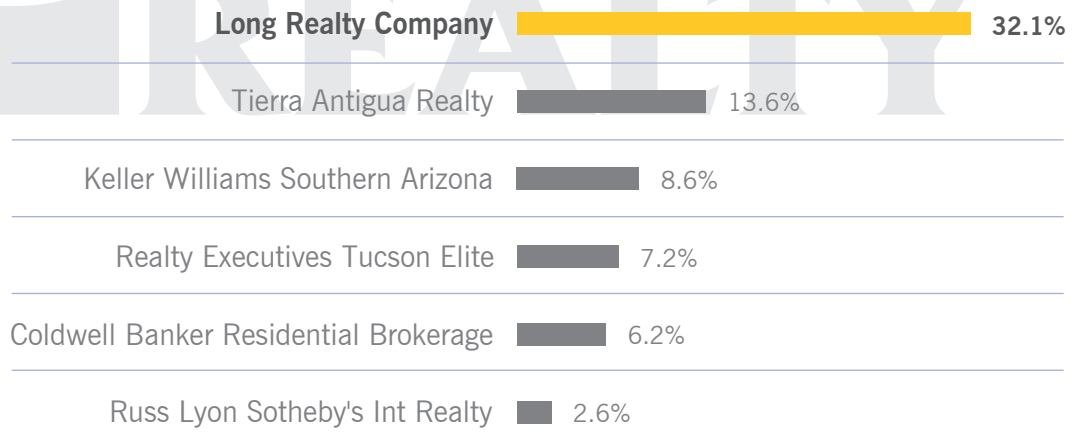
This heat map represents the percentage of change in Tucson metro median sales prices from January 2014-March 2014 to January 2015-March 2015 by zip code.



MARKET SHARE – TUCSON METRO

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 Metro Housing Report is comprised of data for residential properties in TARMLS for the Tucson Metro area. 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.