

# THE LUXURY HOUSING REPORT

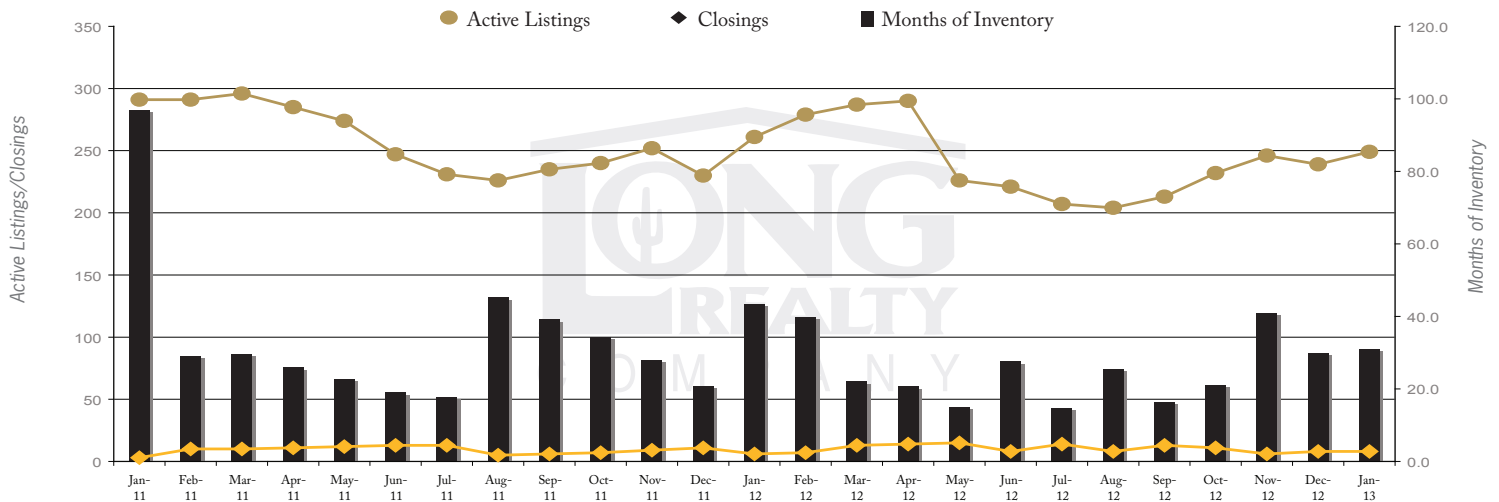
Powered by Long Realty Research Center

Tucson | February 2013

LUXURY  
PORTFOLIO™  
INTERNATIONAL™

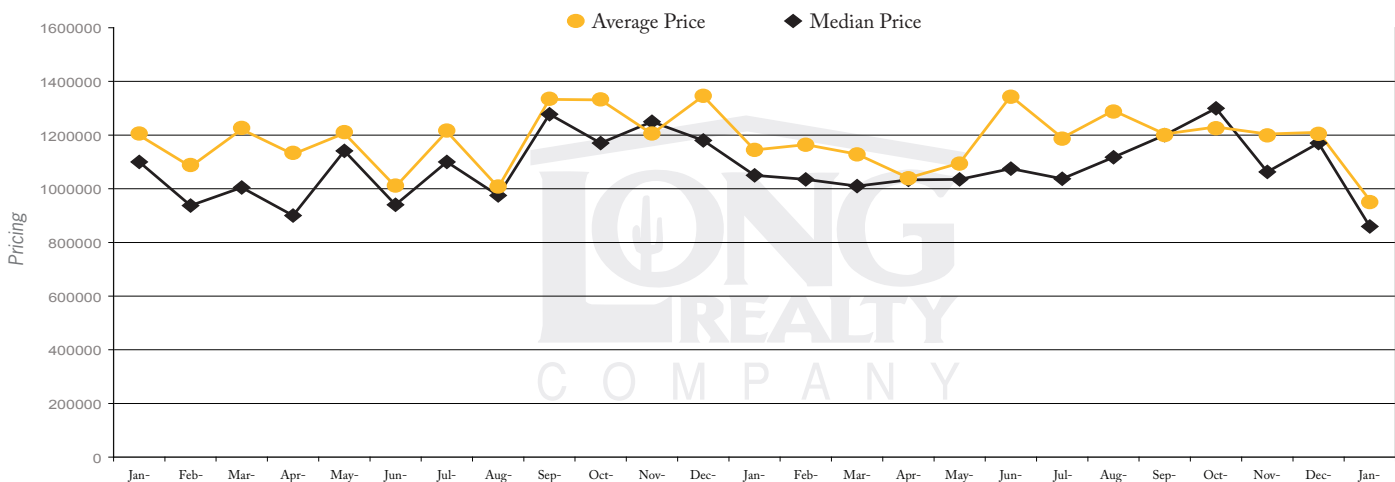
As of January 2013 active luxury inventory was 249, a 5% decrease from January 2012. There were 8 luxury closings in January 2013, 33% above January 2012. Months of Inventory was 31.1, down from 43.5 in January 2012. Median price of luxury sold homes was \$859,250 for the month of January 2013, down 18% from January 2012. The Luxury market had 21 new luxury properties under contract in January 2013, up 133% from January 2012.

## MONTHS OF INVENTORY, ACTIVE LISTINGS AND CLOSINGS



These statistics are based on information obtained from the TARMLS using Brokermetrics software for all closed residential volume \$800,000 or higher on 2/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

## MEDIAN AND AVERAGE PRICE (CLOSED SALES)



These statistics are based on information obtained from the TARMLS using Brokermetrics software for all closed residential volume \$800,000 or higher on 2/5/2013. Information is believed to be reliable, but not guaranteed.



**Stephen Woodall**  
 Oro Valley  
 10445 N. Oracle Rd #121  
 Oro Valley, Arizona 85737  
 (520) 818-4504  
 Stephen@TeamWoodall.com  
<http://TeamWoodall.com>



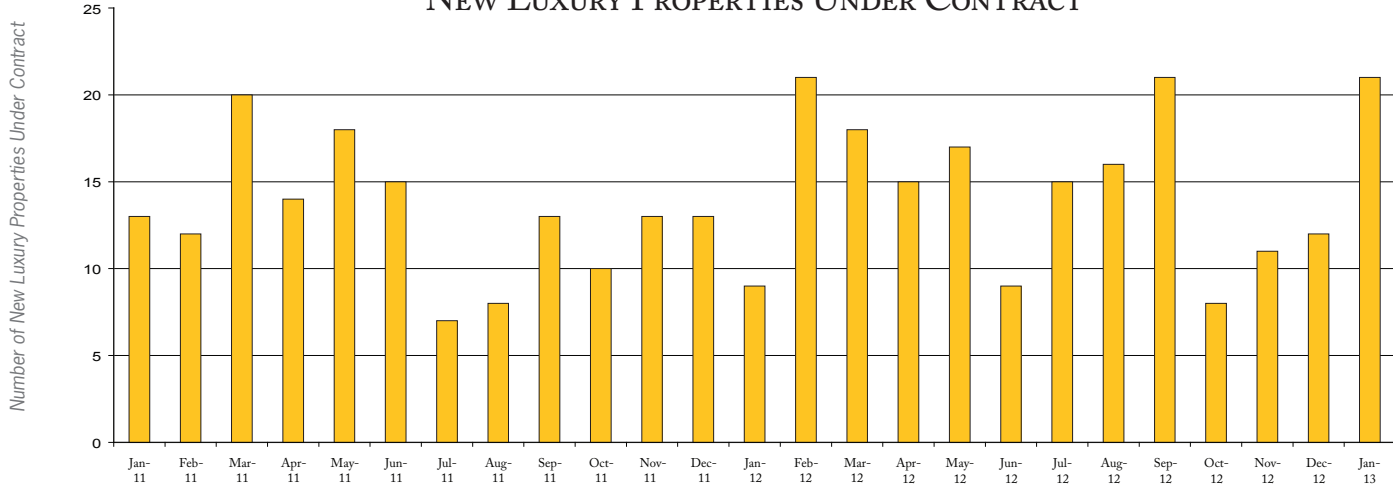
# THE LUXURY HOUSING REPORT

Powered by Long Realty Research Center

Tucson | February 2013

LUXURY  
PORTFOLIO™  
INTERNATIONAL™

## NEW LUXURY PROPERTIES UNDER CONTRACT



*These statistics are based on information obtained from the TARMLS using Brokermetrics software for all closed residential volume \$800,000 or higher on 2/5/2013. Information is believed to be reliable, but not guaranteed.*

## LUXURY PROPERTY PRICE BANDED MARKET REPORT

Price Band	Active Listings	Homes Sold/Closed						Months of Inventory
	Jan-13	Aug-12	Sep-12	Oct-12	Nov-12	Dec-12	Jan-13	
\$800,000 - 899,999	49	1	3	3	2	2	5	9.8
\$900,000 - 999,999	32	2	1	0	1	1	0	n/a
\$1,000,000 - \$1,249,999	42	2	4	2	1	3	2	21.0
\$1,250,000 - \$1,499,999	46	1	4	3	1	0	1	46.0
\$1,500,000 - \$1,749,999	32	0	0	3	0	1	0	n/a
\$1,750,000 - \$1,999,999	18	1	0	0	1	1	0	n/a
\$2,000,000 - and over	35	1	1	0	0	0	0	n/a
<b>TOTAL</b>	<b>254</b>	<b>8</b>	<b>13</b>	<b>11</b>	<b>6</b>	<b>8</b>	<b>8</b>	<b>31.8</b>

*These statistics are based on information obtained from the TARMLS using Brokermetrics software for all closed residential volume \$800,000 or higher on 2/5/2013. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.*



**Stephen Woodall**  
Oro Valley  
10445 N. Oracle Rd #121  
Oro Valley, Arizona 85737  
(520) 818-4504  
Stephen@TeamWoodall.com  
http://TeamWoodall.com



# THE LUXURY HOUSING REPORT

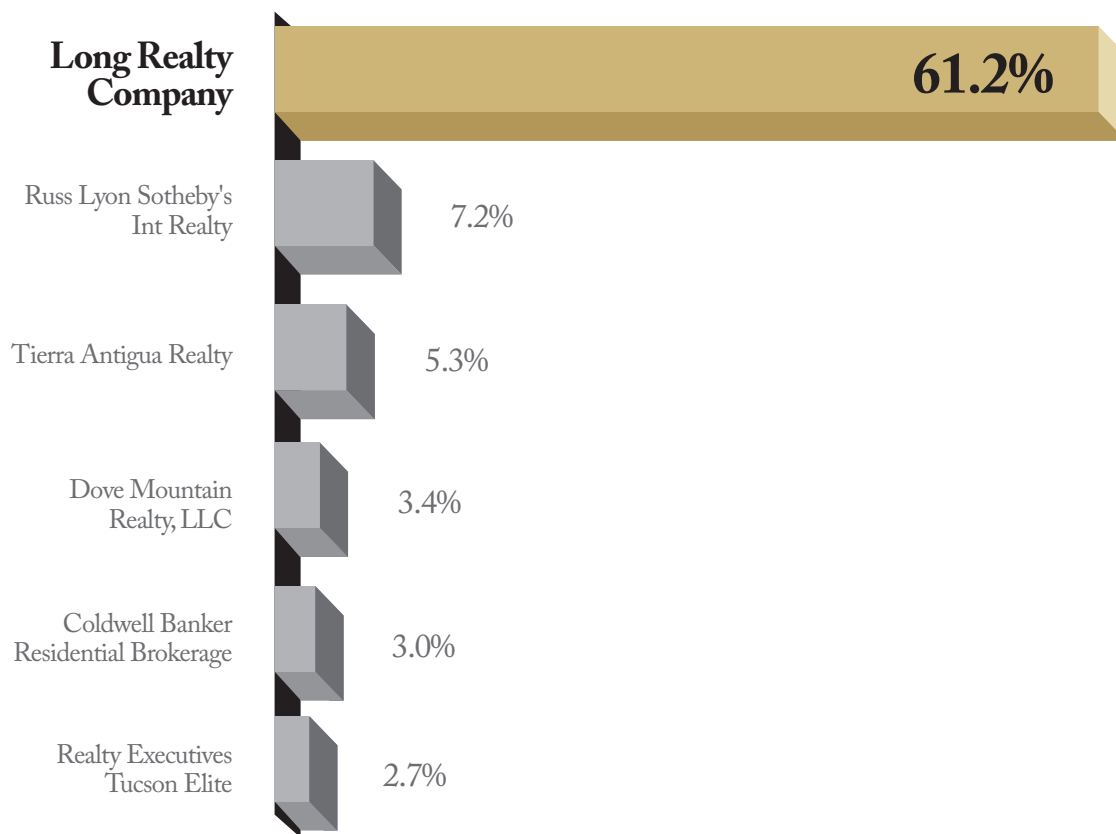
Powered by Long Realty Research Center

Tucson | February 2013

LUXURY  
PORTFOLIO™  
INTERNATIONAL™

## Long Realty sells more luxury real estate in Tucson than all other companies combined

FEBRUARY 2012 - FEBRUARY 2013 LUXURY MARKET SHARE



Data obtained 2/7/13 from TARMLS using Brokermetrics software for all closed residential sales units \$800,000 or above between 2/1/12-1/31/13 and is deemed to be correct.

Long Realty Company's luxury listings are proudly featured on:

[LongRealty.com](http://LongRealty.com)  
[wsj.com](http://wsj.com) (Wall Street Journal)  
[LuxuryPortfolio.com](http://LuxuryPortfolio.com)  
[LuxuryRealEstate.com](http://LuxuryRealEstate.com)  
[AZLuxuryProperty.com](http://AZLuxuryProperty.com)

OUR INTERNATIONAL LUXURY AFFILIATIONS

LUXURY  
PORTFOLIO  
INTERNATIONAL™



Member of WHO'S WHO  
IN LUXURY REAL ESTATE™  
[LUXURYREALSTATE.COM](http://LUXURYREALSTATE.COM)



**Stephen Woodall**  
Oro Valley  
10445 N. Oracle Rd #121  
Oro Valley, Arizona 85737  
(520) 818-4504  
[Stephen@TeamWoodall.com](mailto:Stephen@TeamWoodall.com)  
<http://TeamWoodall.com>

