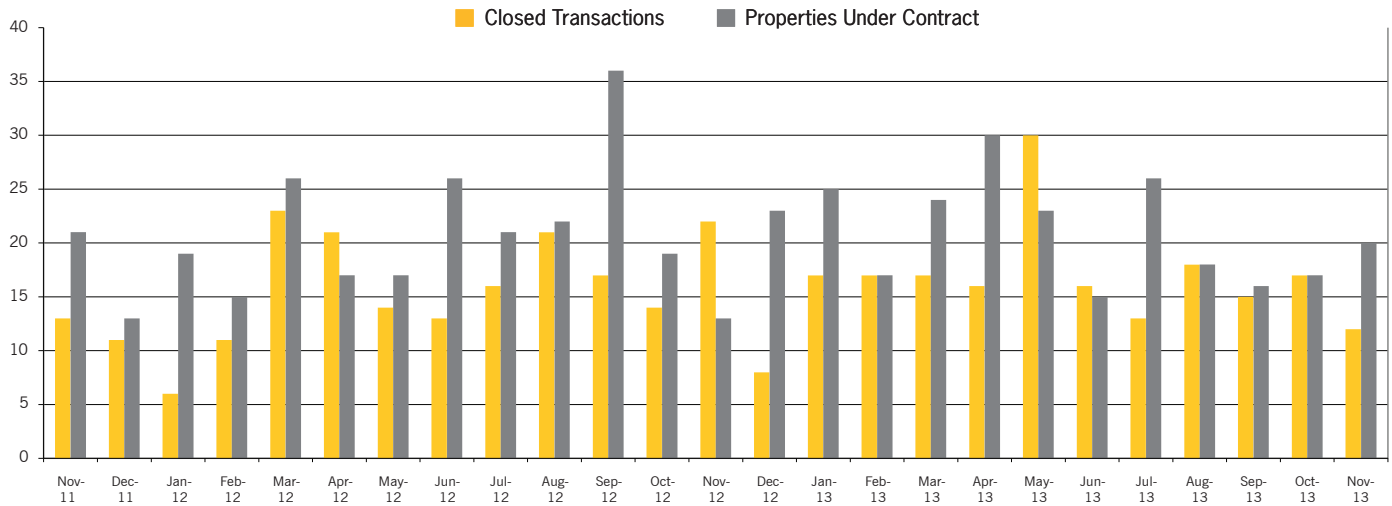




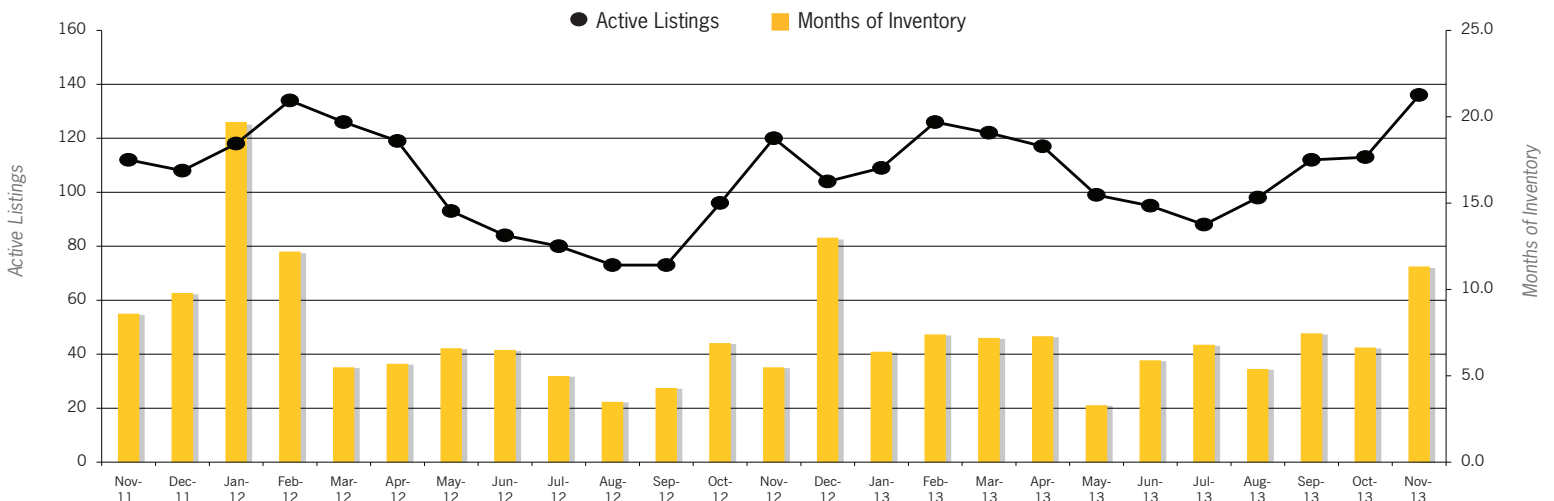
Dove Mountain | December 2013

In the Dove Mountain area, November 2013 active inventory was 136, a 13% increase from November 2012. There were 12 closings in November 2013, a 45% decrease from November 2012. Months of Inventory was 11.3, up from 5.5 in November 2012. Median price of sold homes was \$243,685 for the month of November 2013, down 4% from November 2012. The Dove Mountain area had 20 new properties under contract in November 2013, up 54% from November 2012.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – DOVE MOUNTAIN



ACTIVE LISTINGS AND MONTHS OF INVENTORY – DOVE MOUNTAIN



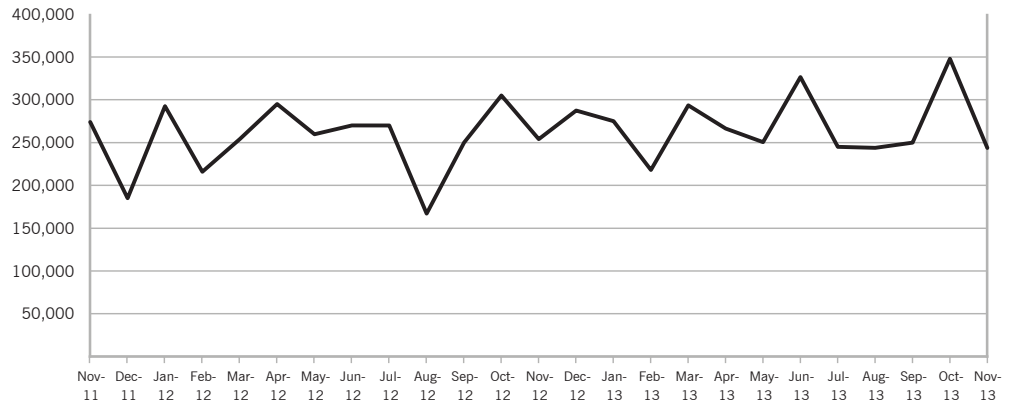
Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 12/05/2013 is believed to be reliable, but not guaranteed.



Dove Mountain | December 2013

MEDIAN PRICE – DOVE MOUNTAIN

This graph represents the median sold home prices over the past two years.



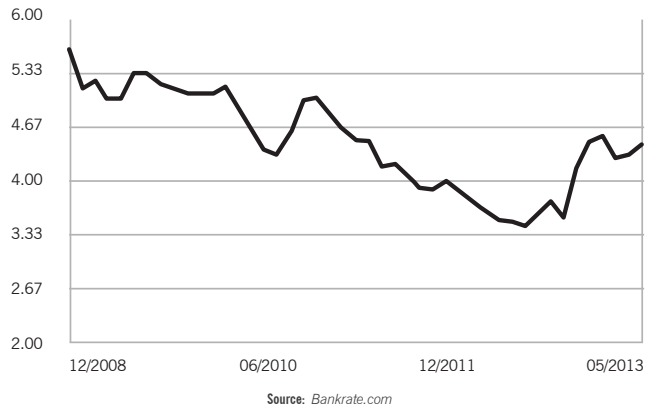
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – DOVE MOUNTAIN

Year	Median Price	Int. Rate	MO. Payment
2006	\$368,300	6.70%	\$2,293.38
2012	\$254,000	3.50%	\$1,083.54
2013	\$243,685	4.25%	\$1,138.84

Source: Residential median sales prices. Data obtained 12/05/2013 from TARMLS using Brokermetrics software. 2006 Monthly payments based on an FHA mortgage with a 3.5% down payment on a median priced home, 2012 and 2013 amounts based on 5% down payment. All data obtained is believed to be reliable, but not guaranteed.

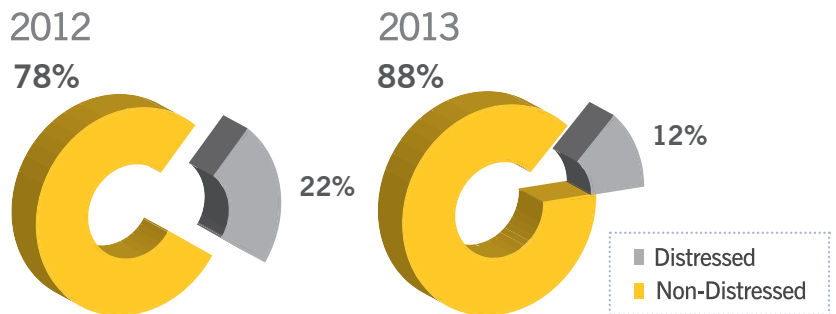
30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2008 levels.



DISTRESSED VS. NON-DISTRESSED SALES – DOVE MOUNTAIN

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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Dove Mountain | December 2013

MARKET CONDITIONS BY PRICE BAND – DOVE MOUNTAIN

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	2	0	0	0	0	0	1	2.0	5.0	Balanced
\$150,000 - 174,999	4	3	2	2	2	0	1	4.0	4.0	Seller
\$175,000 - 199,999	7	0	1	0	1	0	2	3.5	6.0	Balanced
\$200,000 - 224,999	5	0	1	3	2	2	1	5.0	2.4	Seller
\$225,000 - 249,999	21	3	3	6	3	3	2	10.5	7.4	Slightly Buyer
\$250,000 - 274,999	10	1	3	1	1	1	1	10.0	9.3	Buyer
\$275,000 - 299,999	18	1	1	1	2	1	0	n/a	14.3	Buyer
\$300,000 - 349,999	9	0	0	3	1	2	0	n/a	9.0	Buyer
\$350,000 - 399,999	6	4	3	2	0	4	2	3.0	3.3	Seller
\$400,000 - 499,999	7	3	0	1	1	1	1	7.0	5.0	Balanced
\$500,000 - 599,999	5	0	0	0	0	1	1	5.0	4.0	Seller
\$600,000 - 699,999	6	0	1	0	0	1	0	n/a	20.0	Buyer
\$700,000 - 799,999	6	0	0	0	1	0	0	n/a	17.0	Buyer
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	3	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	27	1	0	0	1	1	0	n/a	36.5	Buyer
TOTAL	136	16	15	20	15	17	12	11.3	8.3	Slightly Buyer



Statistics based on information obtained from TARMLS and using Brokermetrics software on 12/05/2013.
 3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2013 – 11/30/2013. Information is believed to be reliable, but not guaranteed.

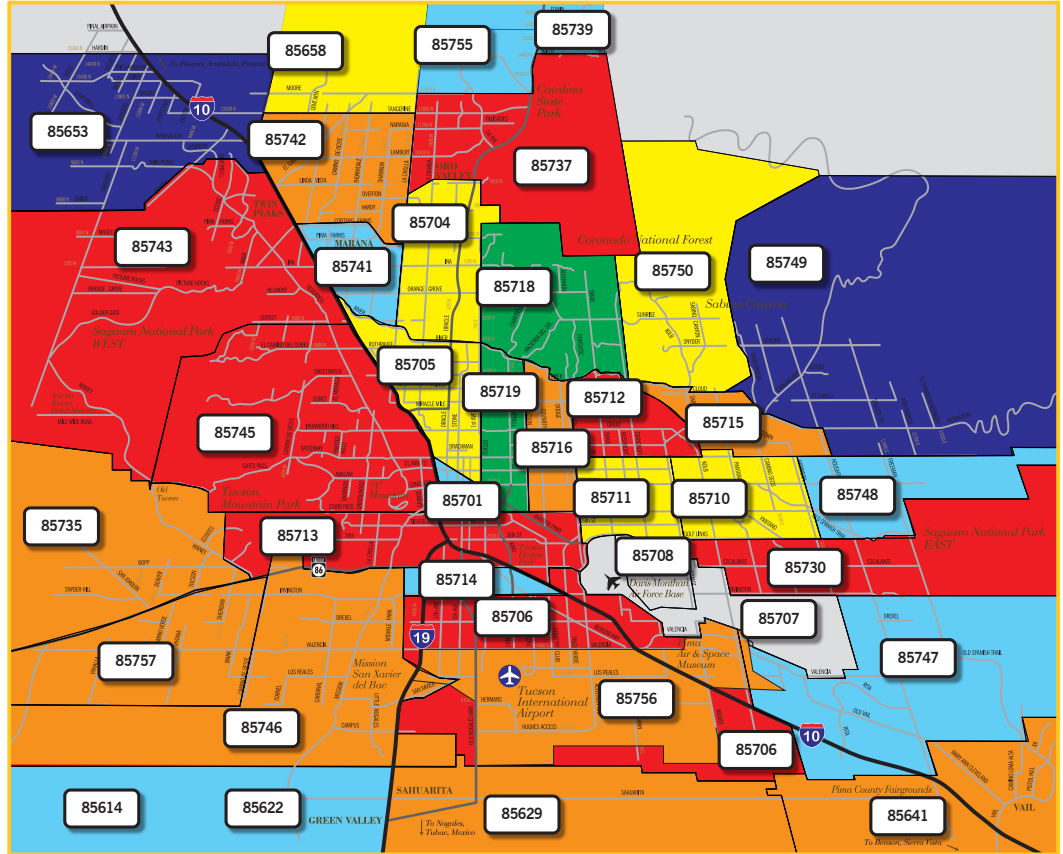


Dove Mountain | December 2013

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOVEMBER 2012 TO NOVEMBER 2013

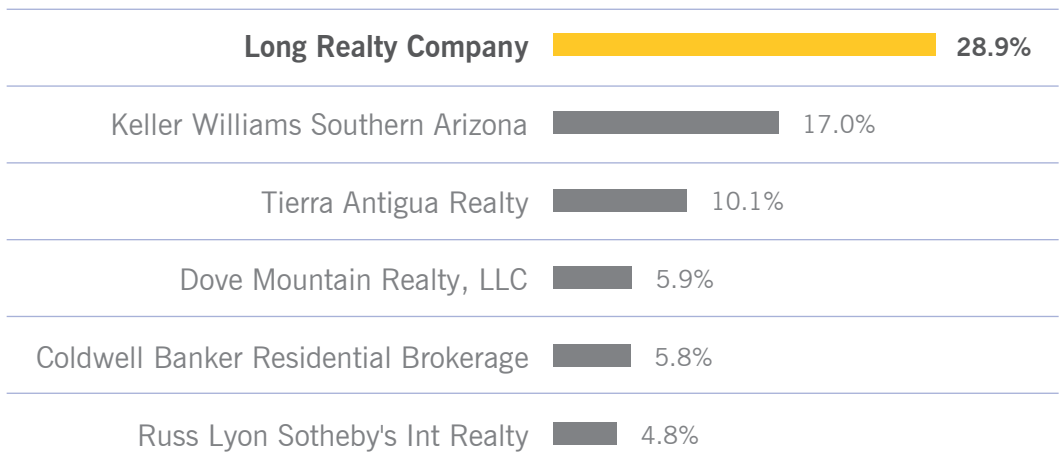
This heat map represents the percentage of change in Tucson metro median sales prices from November 2012 to November 2013 by zip code.



MARKET SHARE – DOVE MOUNTAIN

Long Realty leads the market in successful real estate sales.

Data Obtained 12/05/2013 from TARMLS using BrokerMetrics software for all closed residential sales volume between 12/01/2012 – 11/30/2013 rounded to the nearest tenth of one percent and deemed to be correct.



The Dove Mountain Housing Report is comprised of data for residential properties in the community of Dove Mountain. 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.