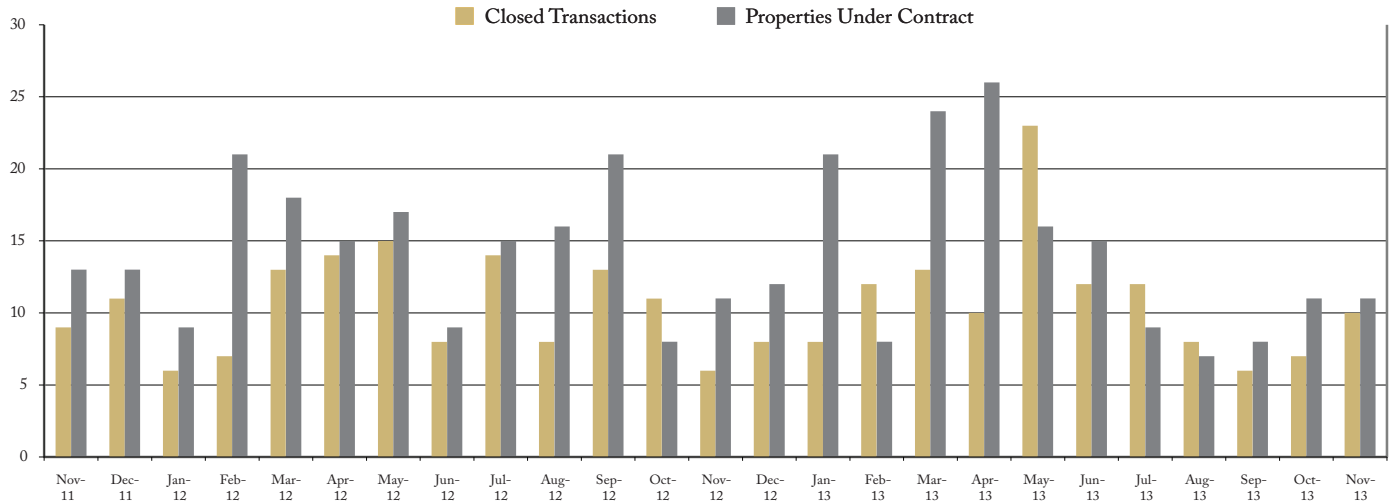


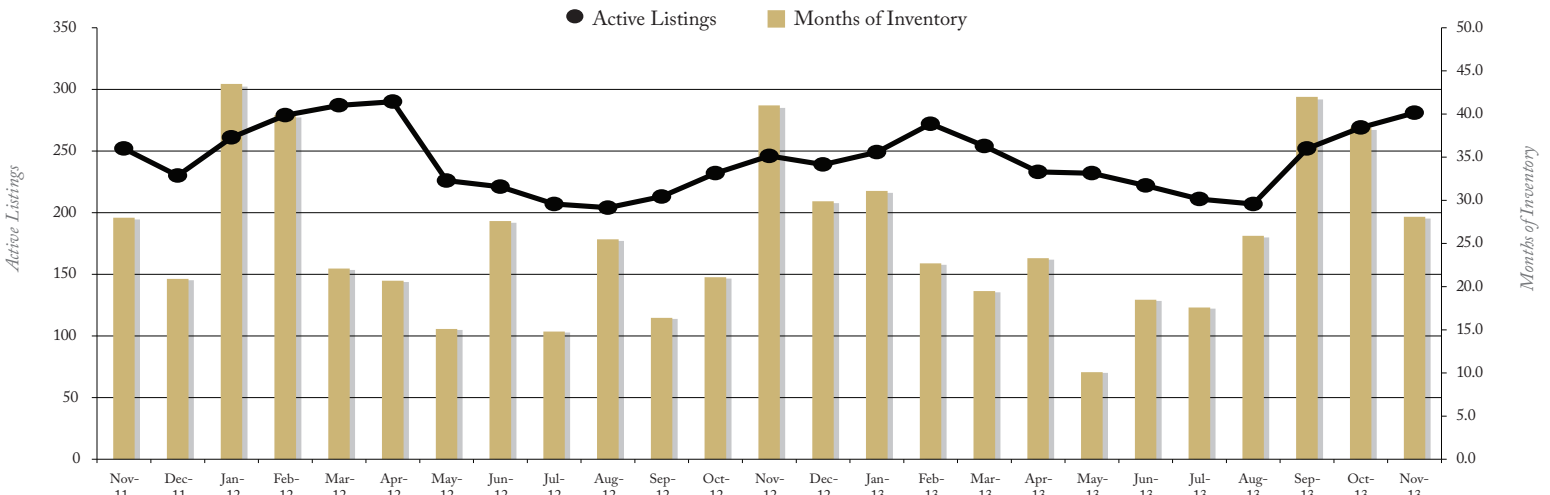


In the Tucson area, November 2013 luxury active inventory was 281, a 14% increase from November 2012. There were 10 closings in November 2013, a 67% increase from November 2012. Months of Inventory was 29.2, down from 41.0 in November 2012. Median price of sold homes was \$872,000 for the month of November 2013, down 18% from November 2012. The Tucson area had 11 new luxury properties under contract in November 2013, virtually unchanged from November 2012.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON LUXURY



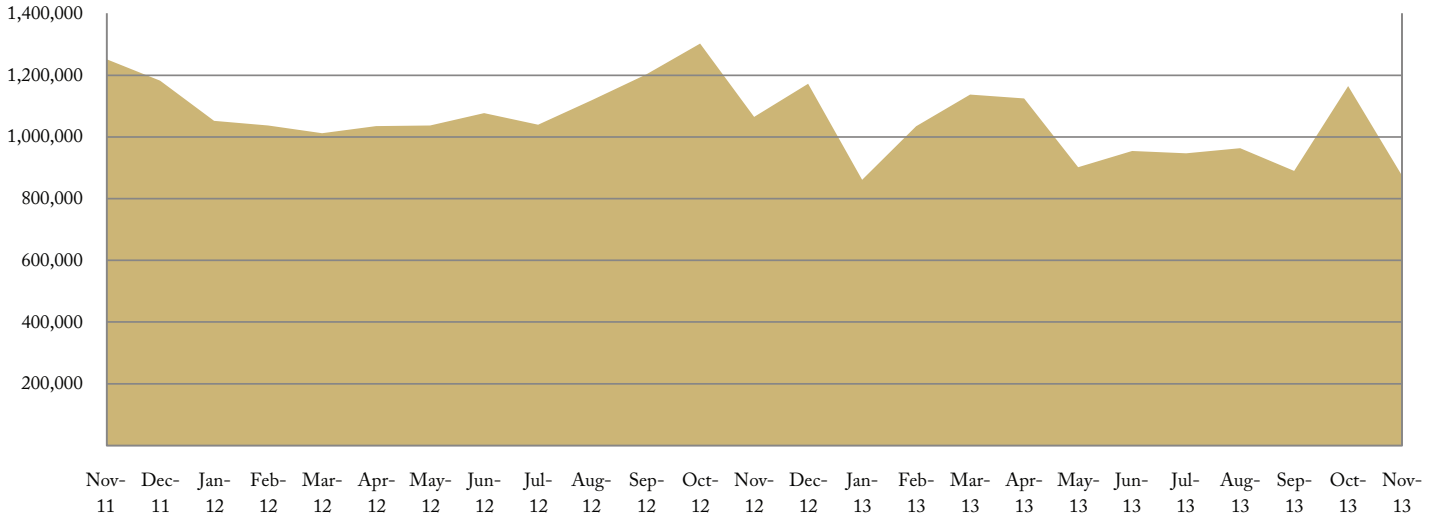
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON LUXURY



Properties under contract and Home Sales data is based on information obtained from the TARMLS for all residential properties priced \$800,000 and above. All data obtained 12/05/2013 is believed to be reliable, but not guaranteed.



MEDIAN PRICE - TUCSON LUXURY



PRICE BANDED MARKET REPORT - TUCSON LUXURY RESIDENTIAL HOMES

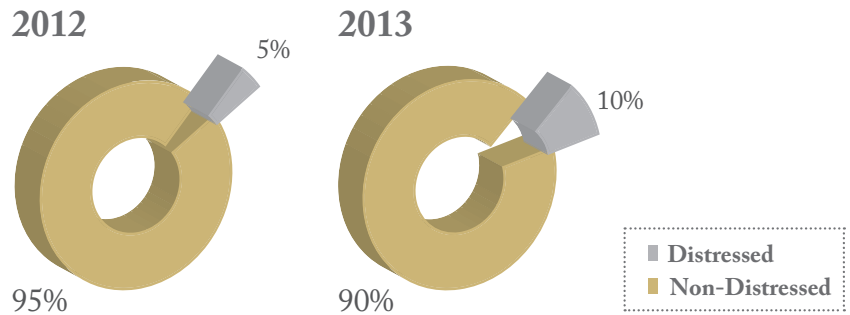
	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jun-13	Jul-13	Aug-13	Sep-13	Oct-13	Nov-13			
\$800,000 - 899,999	50	3	4	3	4	0	6	8.3	14.5	Buyer
\$900,000 - 999,999	42	4	5	3	2	1	3	14.0	18.0	Buyer
\$1,000,000 - \$1,249,999	57	3	2	0	0	4	1	57.0	30.0	Buyer
\$1,250,000 - \$1,499,999	63	0	0	1	1	0	0	n/a	175.0	Buyer
\$1,500,000 - \$1,749,999	26	1	0	1	0	2	0	n/a	37.0	Buyer
\$1,750,000 - \$1,999,999	18	0	0	0	0	0	0	n/a	n/a	n/a
\$2,000,000 - and over	36	1	1	0	0	0	0	n/a	n/a	n/a
TOTAL	292	12	12	8	7	7	10	29.2	33.3	Buyer





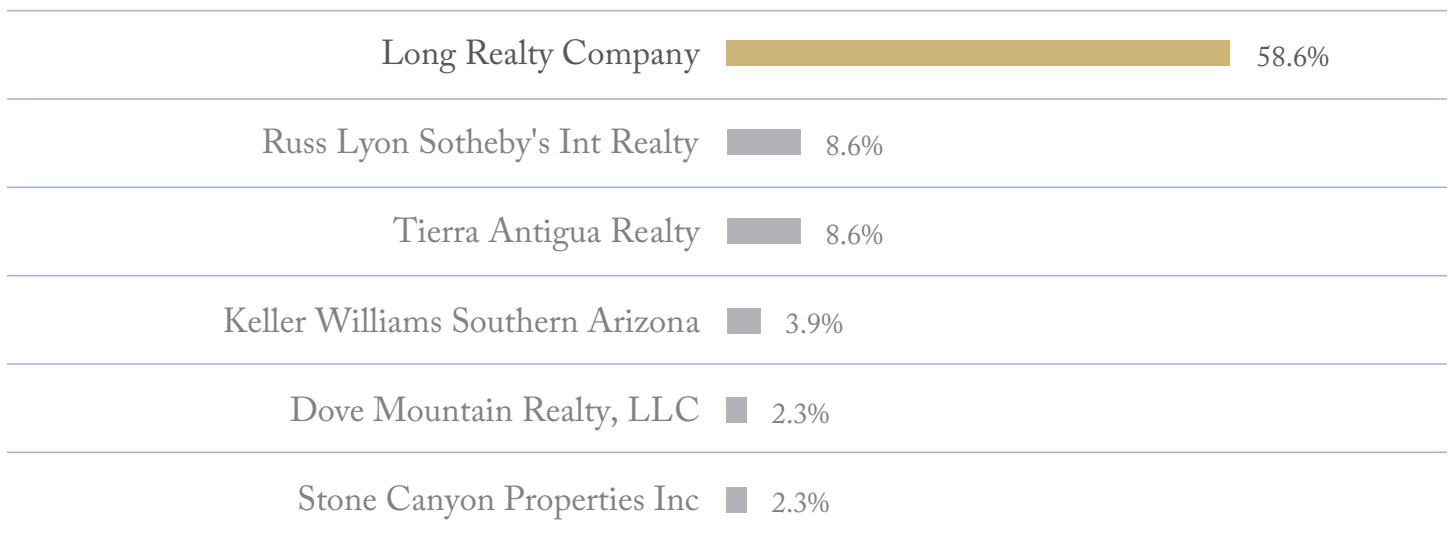
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON LUXURY

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 SHARE – TUCSON LUXURY

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 Tucson Luxury Housing Report is comprised of data for residential luxury properties priced \$800,000 and above 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.