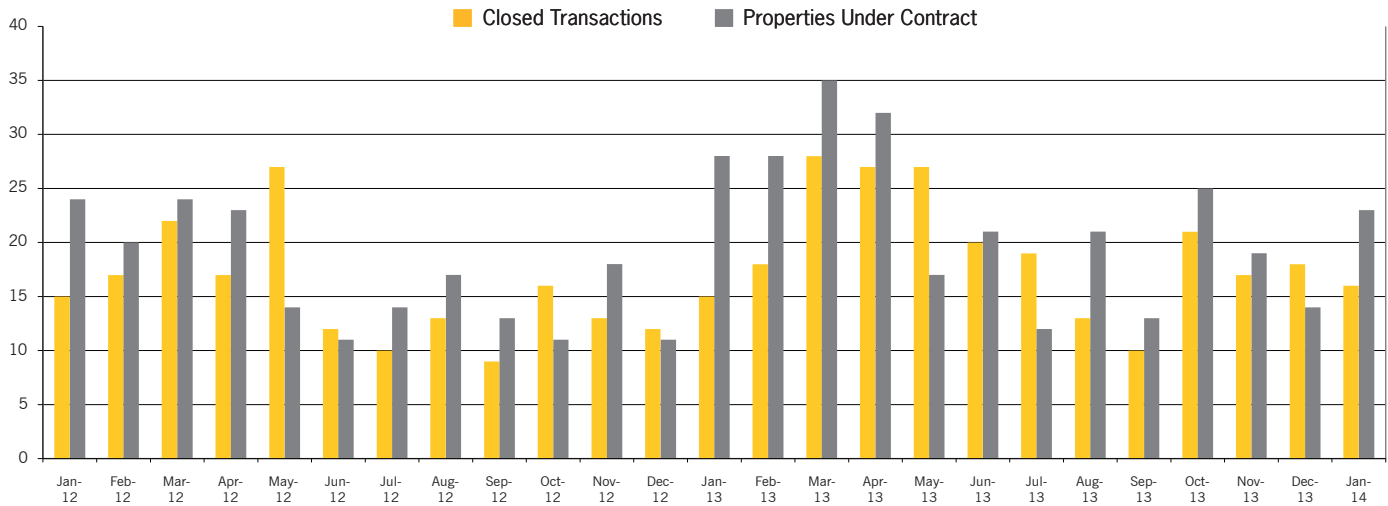




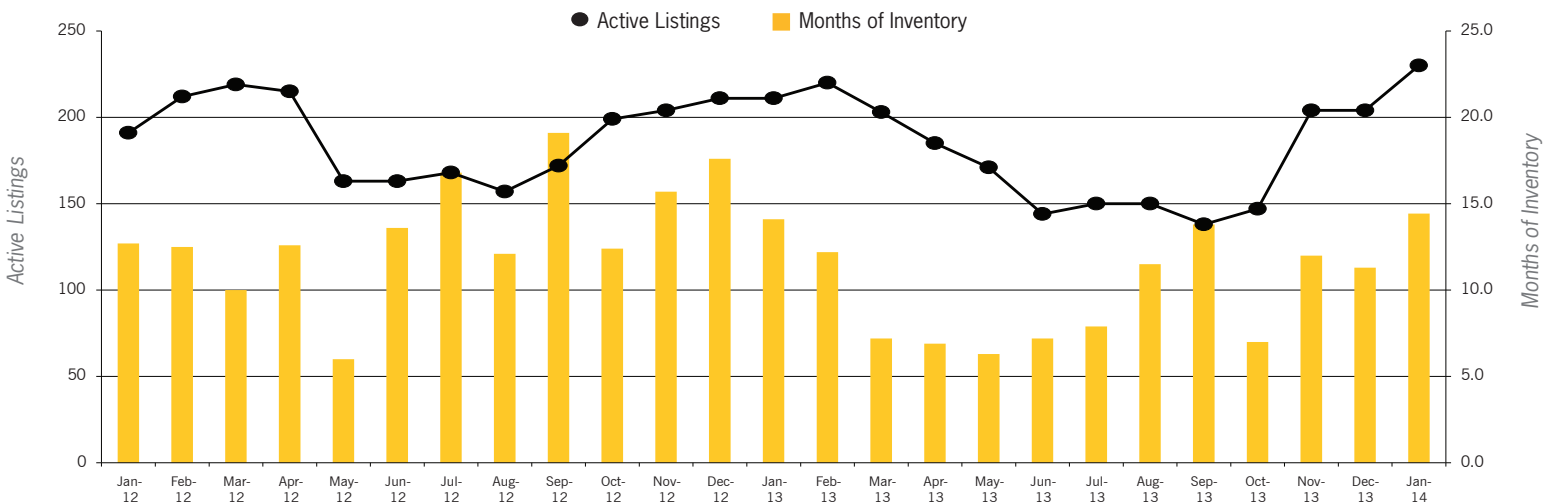
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In the SaddleBrooke area, January 2014 active inventory was 230, a 9% increase from January 2013. There were 16 closings in January 2014, a 7% increase from January 2013. Months of Inventory was 14.4, up from 14.1 in January 2013. Median price of sold homes was \$322,500 for the month of January 2014, up 16% from January 2013. The SaddleBrooke area had 23 new properties under contract in January 2014, down 18% from January 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE

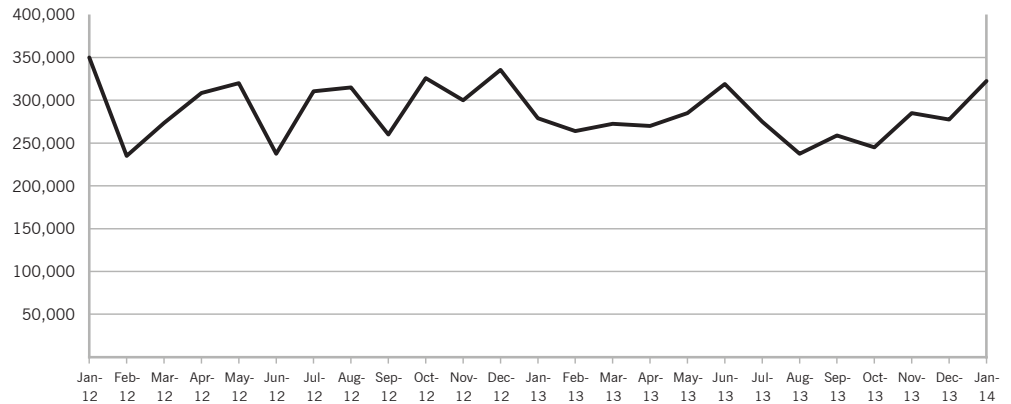


Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 02/05/2014 is believed to be reliable, but not guaranteed.



MEDIAN PRICE – SADDLEBROOKE

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



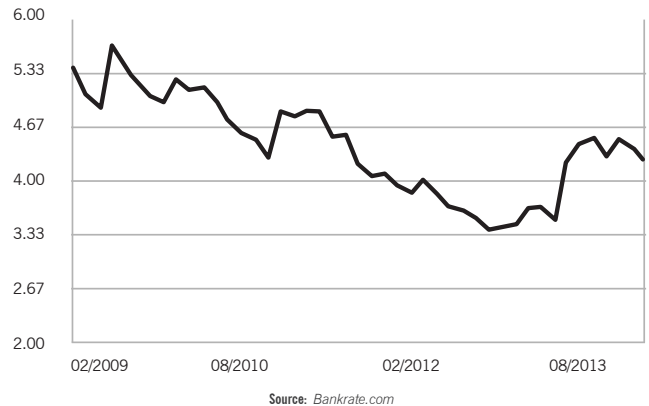
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.14%	\$1,086.35
2013	\$279,000	3.39%	\$1,173.98
2014	\$322,500	4.48%	\$1,548.72

Source: Residential median sales prices. Data obtained 02/05/2014 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

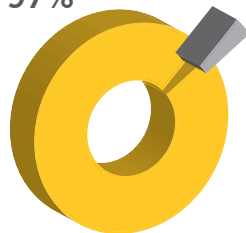
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



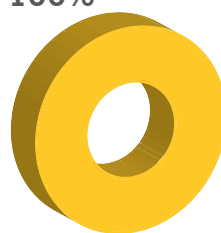
DISTRESSED VS. NON-DISTRESSED SALES – SADDLEBROOKE

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.

2013
97%



2014 Year to Date
100%



■ Distressed
■ Non-Distressed



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MARKET CONDITIONS BY PRICE BAND – SADDLEBROOKE

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Aug-13	Sep-13	Oct-13	Nov-13	Dec-13	Jan-14			
\$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	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	2	2	0	0	0	0	1	2.0	2.0	Seller
\$175,000 - 199,999	11	3	0	2	3	3	0	n/a	5.8	Balanced
\$200,000 - 224,999	23	2	2	5	2	3	0	n/a	11.4	Buyer
\$225,000 - 249,999	17	3	3	4	1	2	2	8.5	11.4	Buyer
\$250,000 - 274,999	12	0	0	1	1	1	1	12.0	8.7	Buyer
\$275,000 - 299,999	18	1	2	1	2	2	2	9.0	8.8	Buyer
\$300,000 - 349,999	45	2	2	4	4	3	3	15.0	11.4	Buyer
\$350,000 - 399,999	32	2	1	1	3	1	3	10.7	13.1	Buyer
\$400,000 - 499,999	37	0	0	1	1	2	0	n/a	34.0	Buyer
\$500,000 - 599,999	18	0	0	2	0	1	2	9.0	18.3	Buyer
\$600,000 - 699,999	12	0	0	0	0	1	1	12.0	18.5	Buyer
\$700,000 - 799,999	1	0	0	0	0	0	1	1.0	2.0	Seller
\$800,000 - 899,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	230	15	10	21	17	19	16	14.4	12.3	Buyer



Statistics based on information obtained from TARMLS and using Brokermetrics software on 02/05/2014.
 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2013 - 1/31/2014. Information is believed to be reliable, but not guaranteed.



The Housing Report



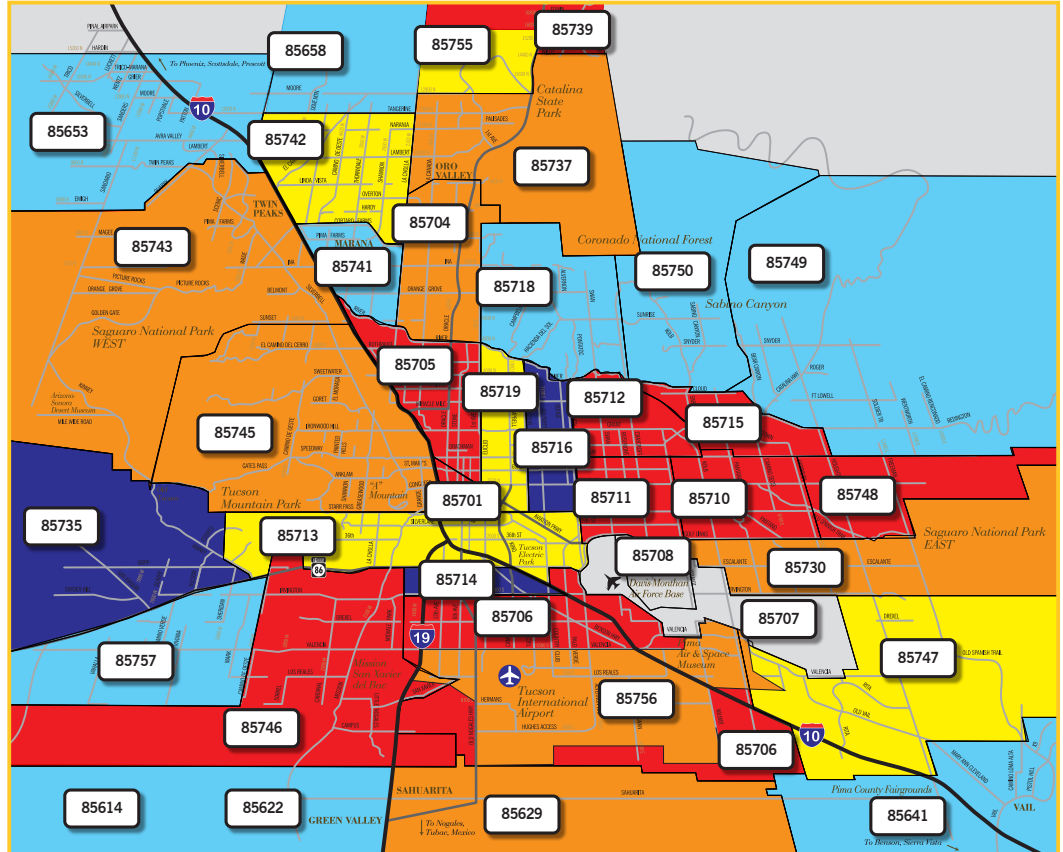
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JANUARY 2013 TO JANUARY 2014

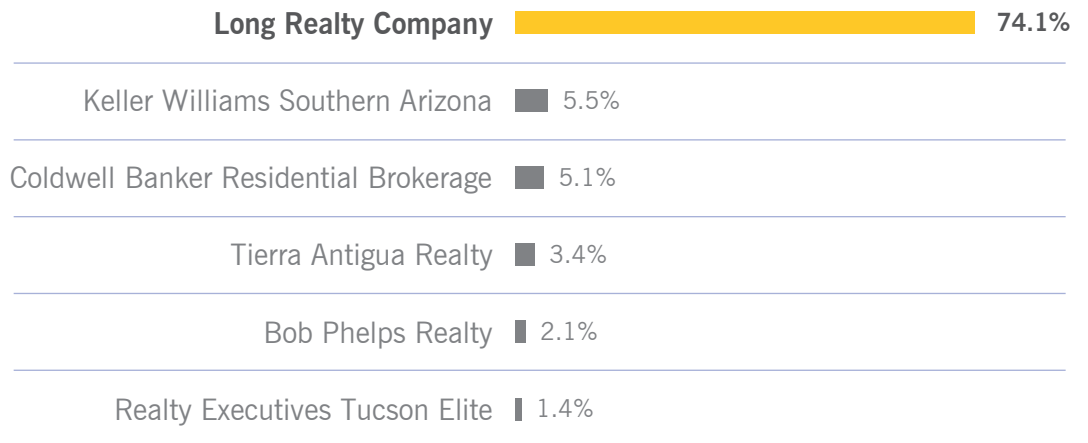
This heat map represents the percentage of change in Tucson metro median sales prices from January 2013 to January 2014 by zip code.



MARKET SHARE – SADDLEBROOKE

Long Realty leads the market in successful real estate sales.

Data Obtained 02/05/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 02/01/2013 – 01/31/2014 rounded to the nearest tenth of one percent and deemed to be correct.



The SaddleBrooke Housing Report is comprised of data for residential properties in the subdivision of SaddleBrooke. 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.

These statistics are based on information obtained from the TARMLS and GVARMLS on 02/05/2014. Information is believed to be reliable, but not guaranteed.