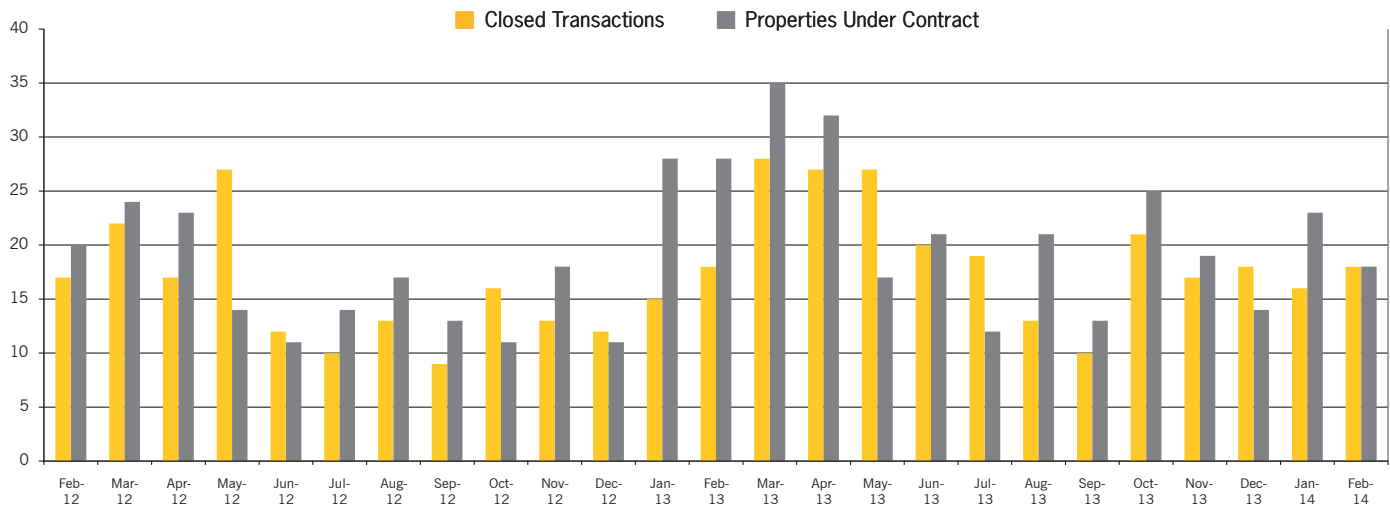




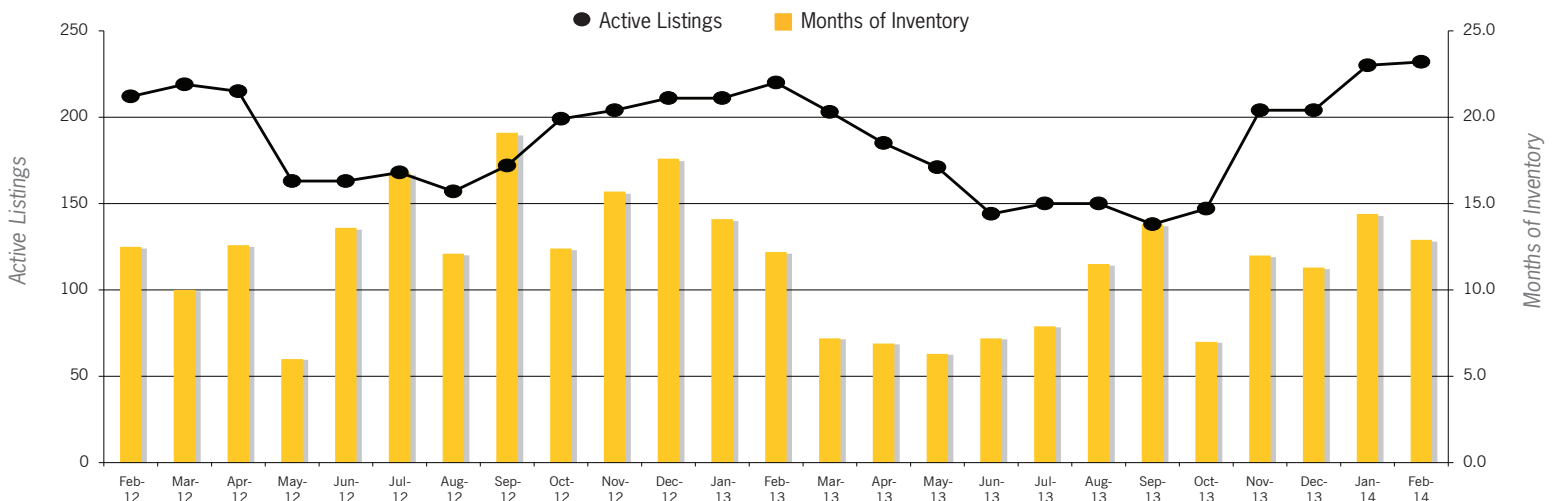
## SaddleBrooke | March 2014

In the SaddleBrooke area, February 2014 active inventory was 232, a 5% increase from February 2013. There were 18 closings in February 2014, virtually unchanged from February 2013. Months of Inventory was 12.9, up from 12.2 in February 2013. Median price of sold homes was \$272,500 for the month of February 2014, up 3% from February 2013. The SaddleBrooke area had 18 new properties under contract in February 2014, down 36% from February 2013.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



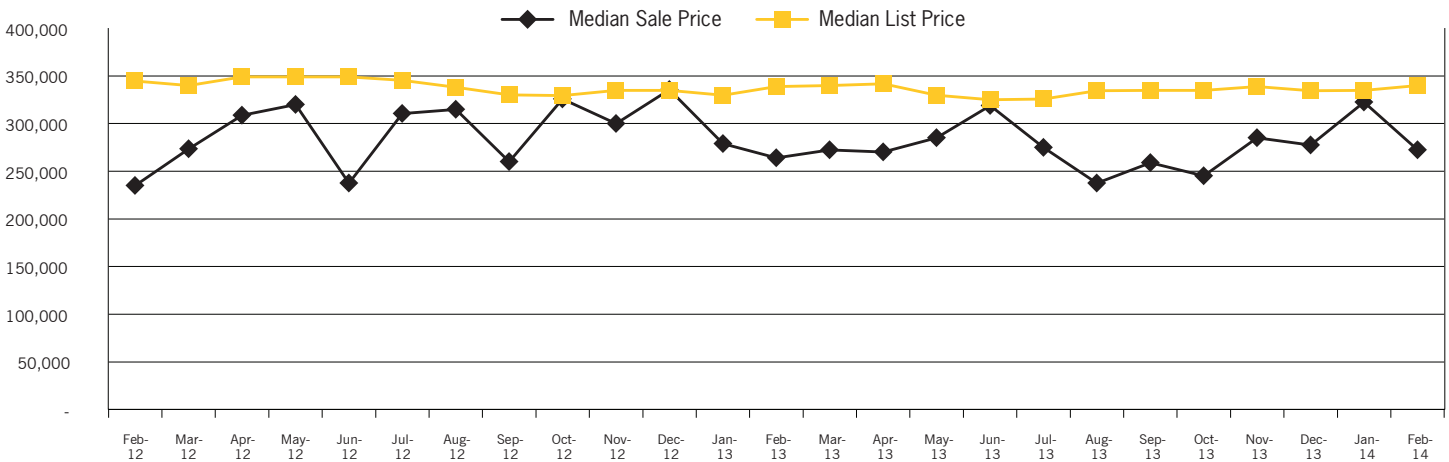
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 03/05/2014 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE



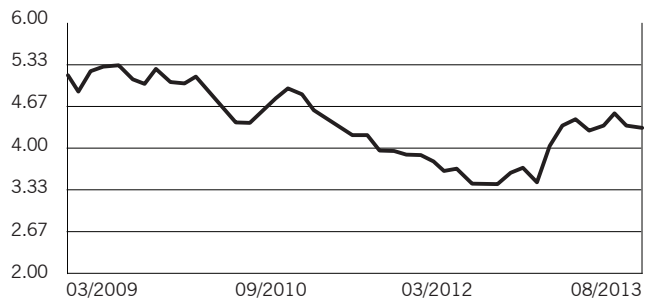
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.14%	\$1,086.35
2013	\$264,000	3.50%	\$1,126.20
2014	\$272,500	4.25%	\$1,273.51

Source: Residential median sales prices. Data obtained 03/05/2014 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

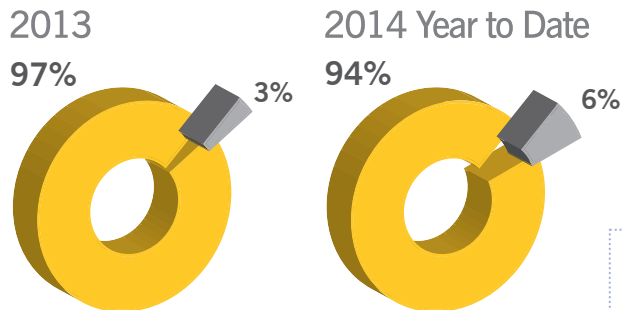
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



Source: Bankrate.com

## 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.



■ Distressed  
■ Non-Distressed



# The Housing Report



Stephen Woodall | (520) 818-4504  
 Stephen@TeamWoodall.com | TeamWoodall.com

SaddleBrooke | March 2014

## 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
		Sep-13	Oct-13	Nov-13	Dec-13	Jan-14	Feb-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	4	0	0	0	0	1	1	4.0	3.0	<b>Seller</b>
\$175,000 - 199,999	12	0	2	3	3	0	0	n/a	11.3	<b>Buyer</b>
\$200,000 - 224,999	26	2	5	2	3	0	4	6.5	10.0	<b>Buyer</b>
\$225,000 - 249,999	15	3	4	1	2	2	3	5.0	7.4	<b>Slightly Buyer</b>
\$250,000 - 274,999	14	0	1	1	1	1	1	14.0	11.0	<b>Buyer</b>
\$275,000 - 299,999	14	2	1	2	2	2	3	4.7	7.0	<b>Slightly Buyer</b>
\$300,000 - 349,999	44	2	4	4	3	4	0	n/a	17.7	<b>Buyer</b>
\$350,000 - 399,999	32	1	1	3	1	4	0	n/a	18.6	<b>Buyer</b>
\$400,000 - 499,999	35	0	1	1	2	0	2	17.5	25.8	<b>Buyer</b>
\$500,000 - 599,999	22	0	2	0	1	2	2	11.0	11.4	<b>Buyer</b>
\$600,000 - 699,999	11	0	0	0	1	1	0	n/a	18.0	<b>Buyer</b>
\$700,000 - 799,999	1	0	0	0	0	1	0	n/a	2.0	<b>Buyer</b>
\$800,000 - 899,999	2	0	0	0	0	0	2	1.0	3.5	<b>Buyer</b>
\$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
<b>TOTAL</b>	<b>232</b>	<b>10</b>	<b>21</b>	<b>17</b>	<b>19</b>	<b>18</b>	<b>18</b>	<b>12.9</b>	<b>12.1</b>	<b>Buyer</b>



Statistics based on information obtained from TARMLS and using Brokermetrics software on 03/05/2014.  
 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2013 - 2/28/2014. Information is believed to be reliable, but not guaranteed.



# The Housing Report



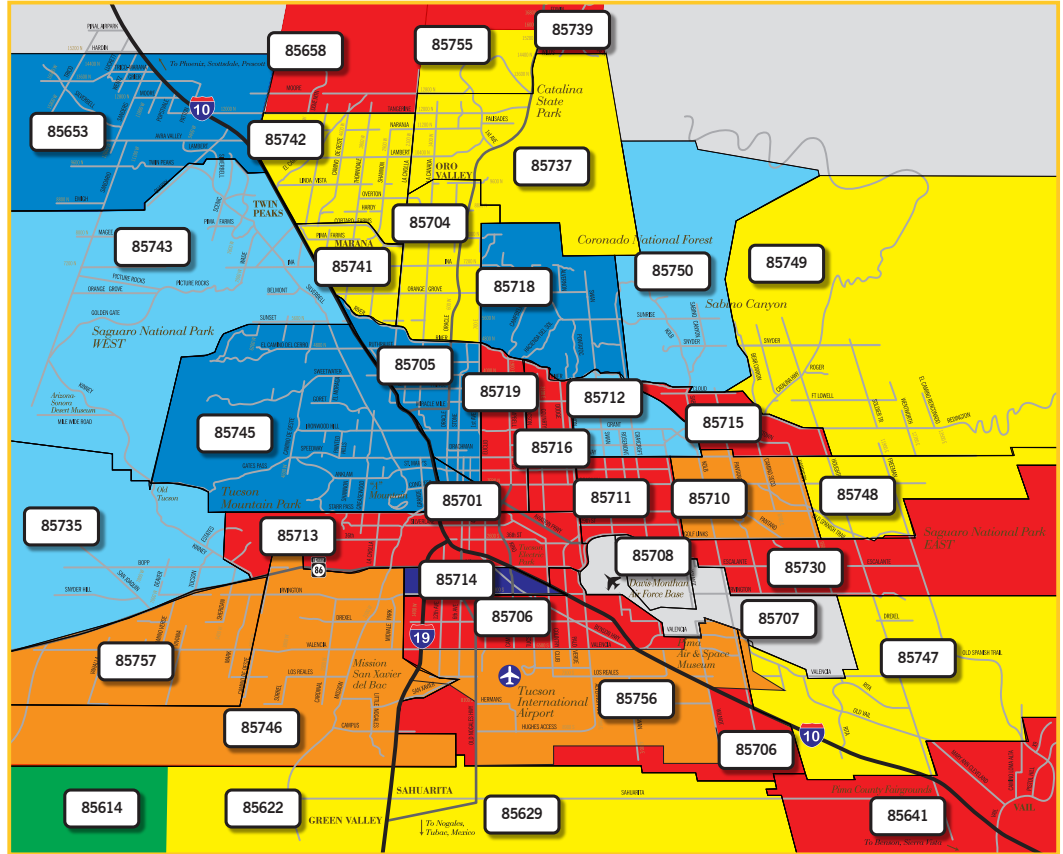
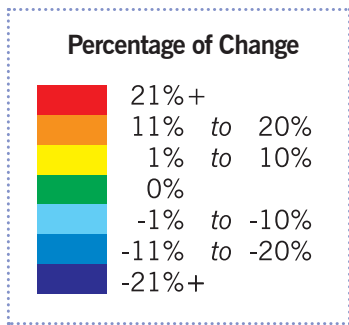
Stephen Woodall | (520) 818-4504  
 Stephen@TeamWoodall.com | TeamWoodall.com

SaddleBrooke | March 2014

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEBRUARY 2013 TO FEBRUARY 2014

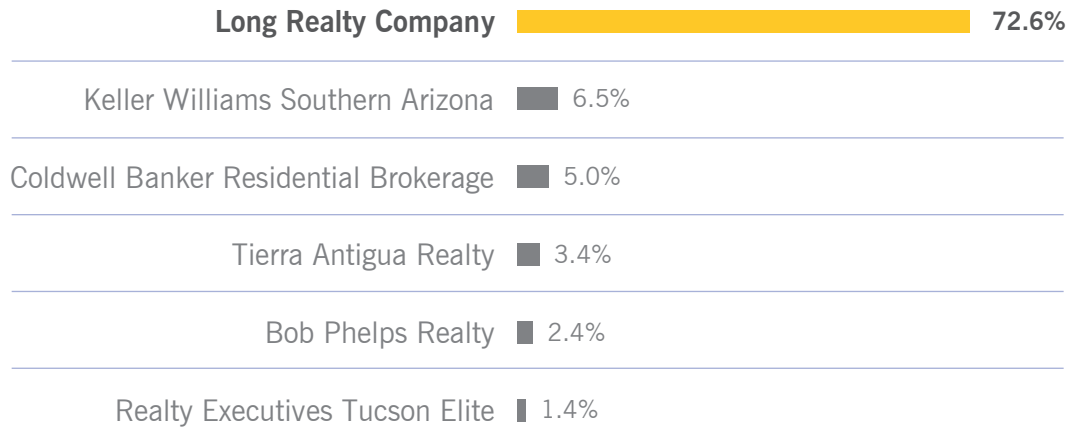
*This heat map represents the percentage of change in Tucson metro median sales prices from February 2013 to February 2014 by zip code.*



## MARKET SHARE – SADDLEBROOKE

*Long Realty leads the market in successful real estate sales.*

*Data Obtained 03/05/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 03/01/2013 – 02/28/2014 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 03/05/2014. Information is believed to be reliable, but not guaranteed.*