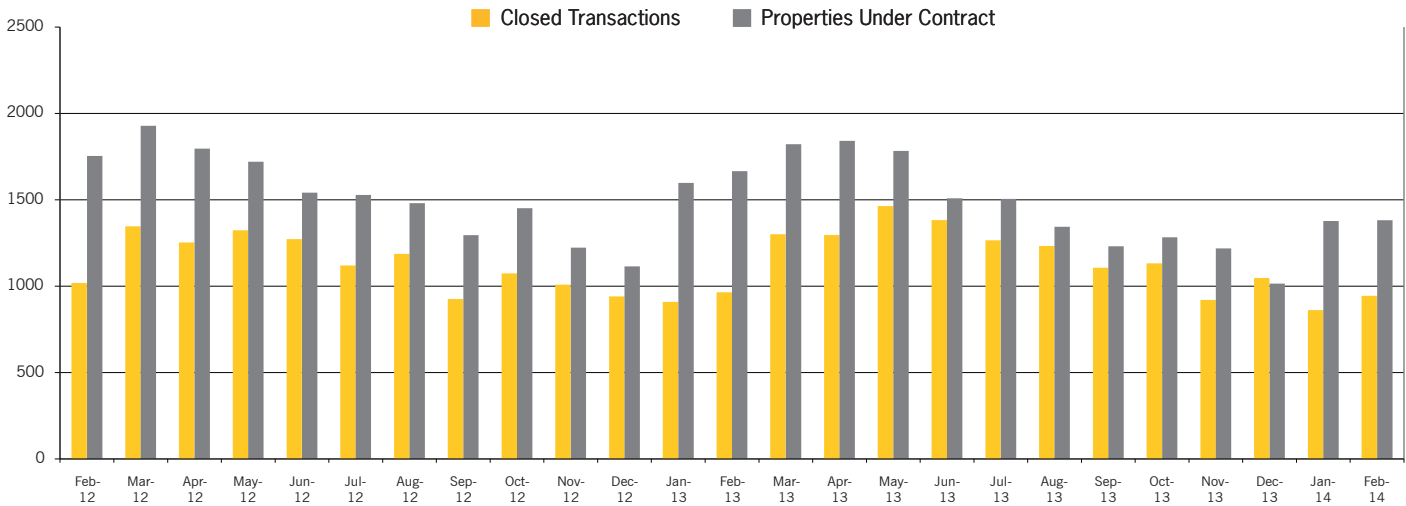




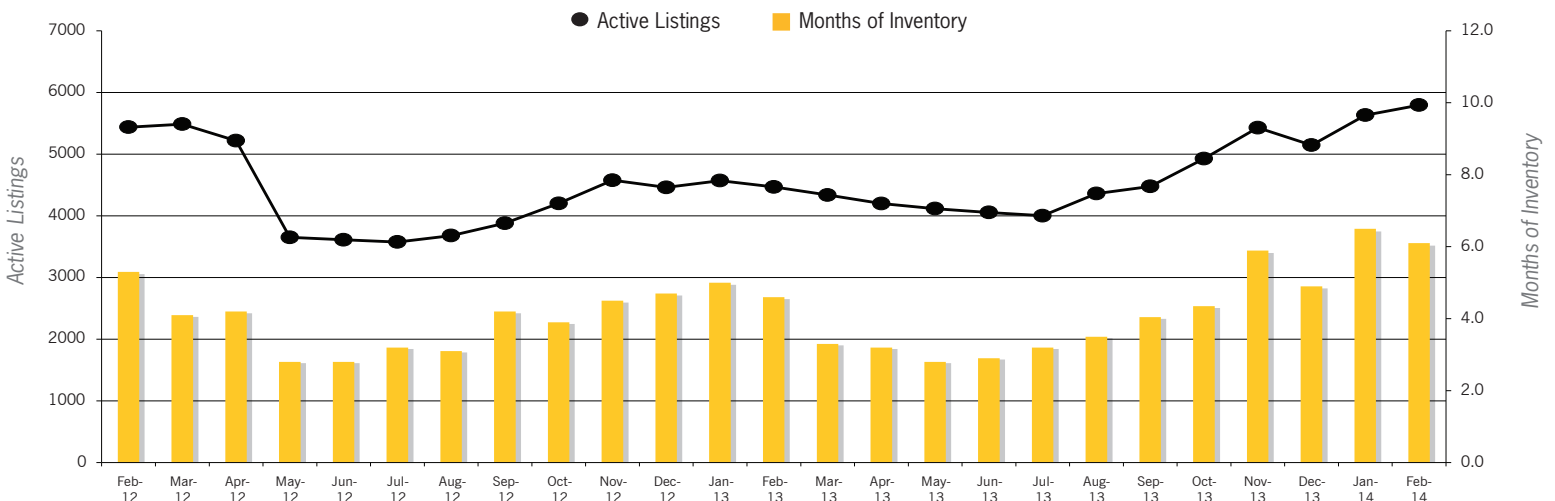
Tucson Metro | March 2014

In the Tucson Metro area, February 2014 active inventory was 5,795, a 30% increase from February 2013. There were 945 closings in February 2014, a 2% decrease from February 2013. Months of Inventory was 6.1, up from 4.6 in February 2013. Median price of sold homes was \$160,000 for the month of February 2014, up 7% from February 2013. The Tucson Metro area had 1,382 new properties under contract in February 2014, down 17% from February 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



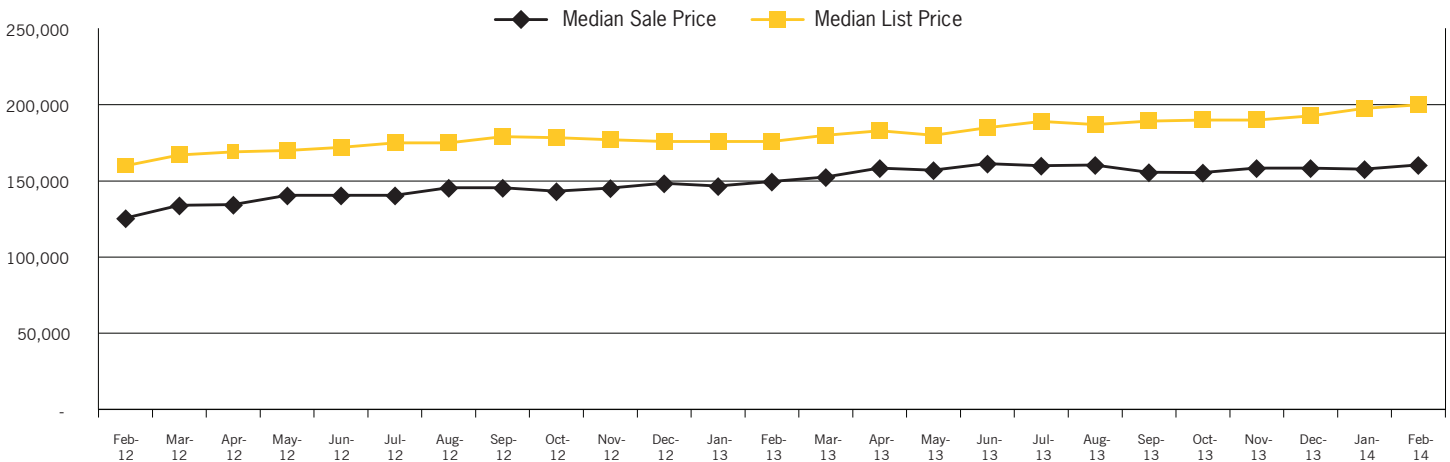
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



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 – TUCSON



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.14%	\$1,257.48
2013	\$149,000	3.50%	\$635.62
2014	\$160,000	4.25%	\$747.75

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

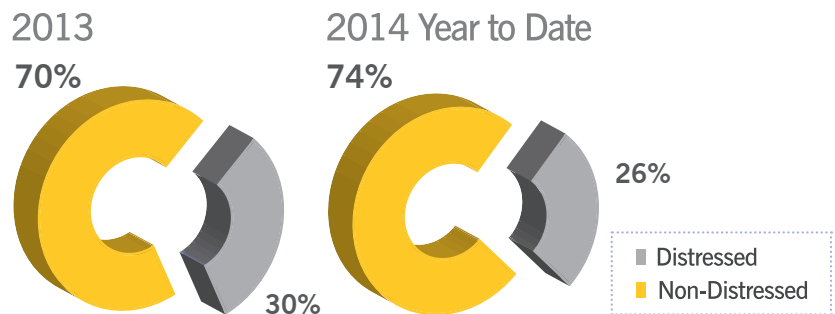
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – TUCSON METRO

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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Tucson Metro | March 2014

MARKET CONDITIONS BY PRICE BAND – TUCSON METRO

	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	196	65	76	51	64	53	48	4.1	3.4	Seller
\$50,000 - 74,999	235	73	85	73	64	66	65	3.6	3.5	Seller
\$75,000 - 99,999	304	102	101	77	105	79	85	3.6	3.3	Seller
\$100,000 - 124,999	373	113	131	105	116	89	105	3.6	3.5	Seller
\$125,000 - 149,999	566	169	163	126	153	128	130	4.4	4.0	Seller
\$150,000 - 174,999	509	110	150	106	140	93	107	4.8	4.3	Slightly Seller
\$175,000 - 199,999	488	95	99	91	98	75	71	6.9	6.1	Balanced
\$200,000 - 224,999	338	77	53	62	55	51	65	5.2	5.7	Balanced
\$225,000 - 249,999	394	76	70	64	60	49	59	6.7	7.0	Slightly Buyer
\$250,000 - 274,999	249	36	38	41	42	42	48	5.2	5.4	Balanced
\$275,000 - 299,999	306	29	49	42	39	31	28	10.9	8.8	Buyer
\$300,000 - 349,999	357	50	37	33	42	41	31	11.5	8.5	Buyer
\$350,000 - 399,999	268	46	33	36	34	24	25	10.7	9.1	Buyer
\$400,000 - 499,999	365	26	45	30	36	20	32	11.4	10.9	Buyer
\$500,000 - 599,999	219	19	25	15	18	22	20	11.0	10.1	Buyer
\$600,000 - 699,999	139	5	12	4	20	5	6	23.2	12.7	Buyer
\$700,000 - 799,999	94	7	4	1	4	6	7	13.4	14.9	Buyer
\$800,000 - 899,999	64	4	0	6	7	2	2	32.0	14.8	Buyer
\$900,000 - 999,999	40	2	1	3	4	1	3	13.3	15.5	Buyer
\$1,000,000 - and over	220	1	6	1	5	5	5	44.0	40.9	Buyer
TOTAL	5,724	1,105	1,178	967	1,106	882	942	6.1	5.6	Balanced



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



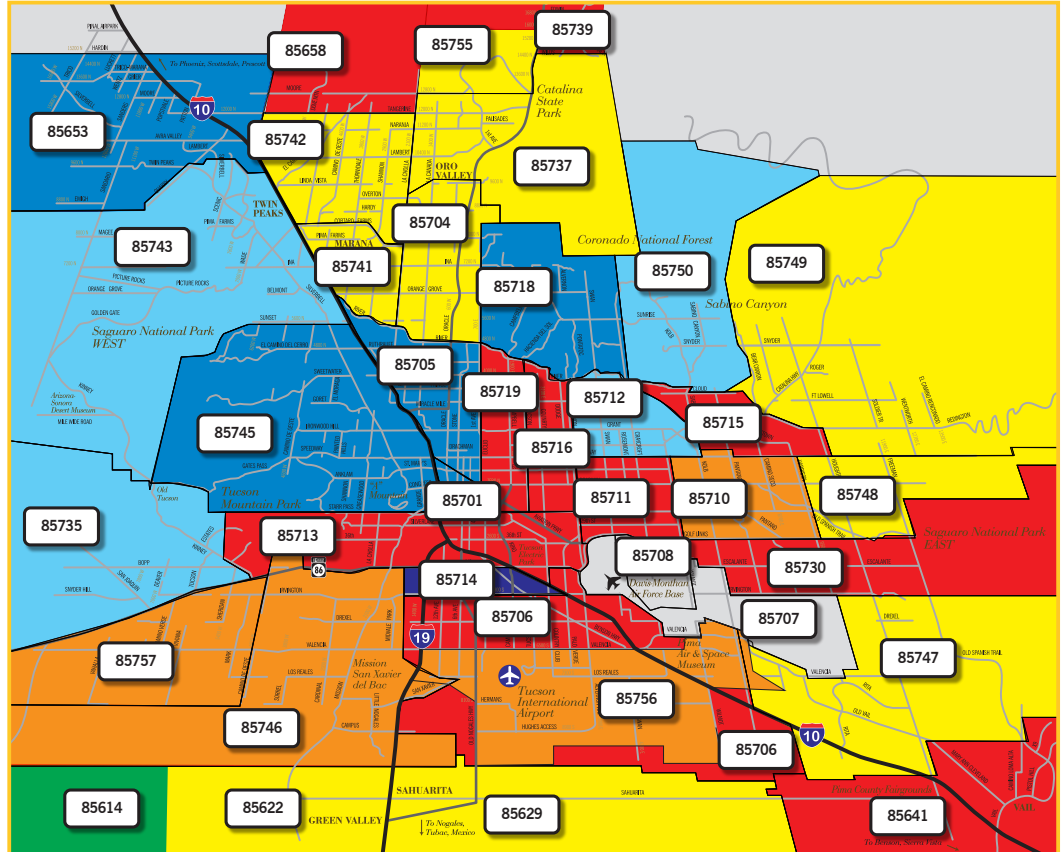
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEBRUARY 2013 TO FEBRUARY 2014

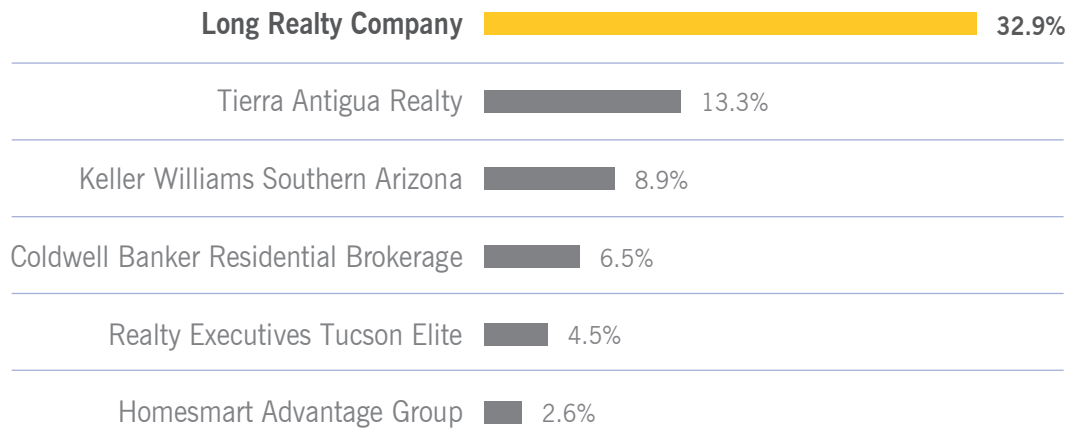
This heat map represents the percentage of change in Tucson metro median sales prices from February 2013 to February 2014 by zip code.



MARKET SHARE – TUCSON METRO

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 Tucson Metro Housing Report is comprised of data for residential properties 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.

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.