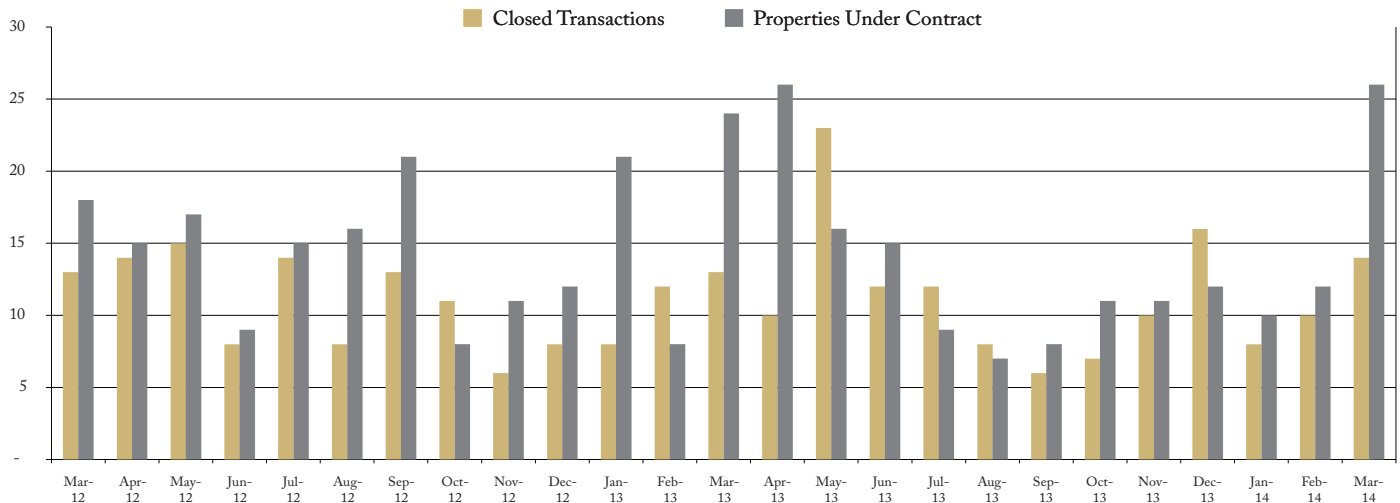


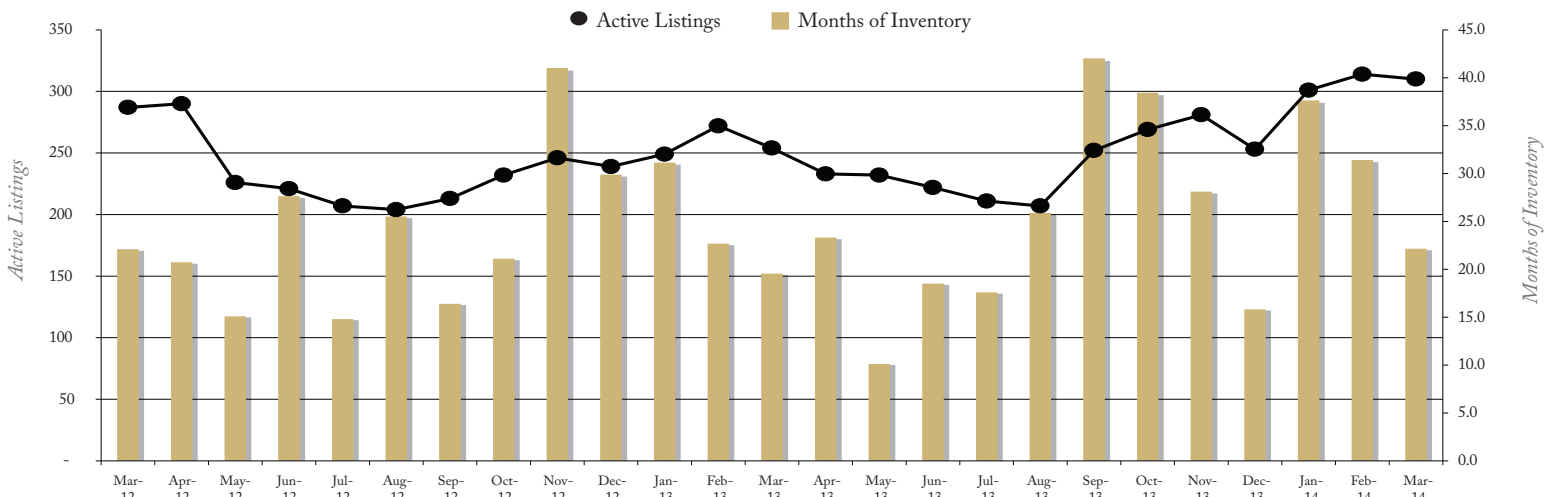


In the Tucson area, March 2014 luxury active inventory was 310, a 22% increase from March 2013. There were 14 closings in March 2014, an 8% increase from March 2013. Months of Inventory was 22.8, up from 19.5 in March 2013. Median price of sold homes was \$1,050,000 for the month of March 2014, down 8% from March 2013. The Tucson area had 26 new luxury properties under contract in March 2014, up 8% from March 2013.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON LUXURY



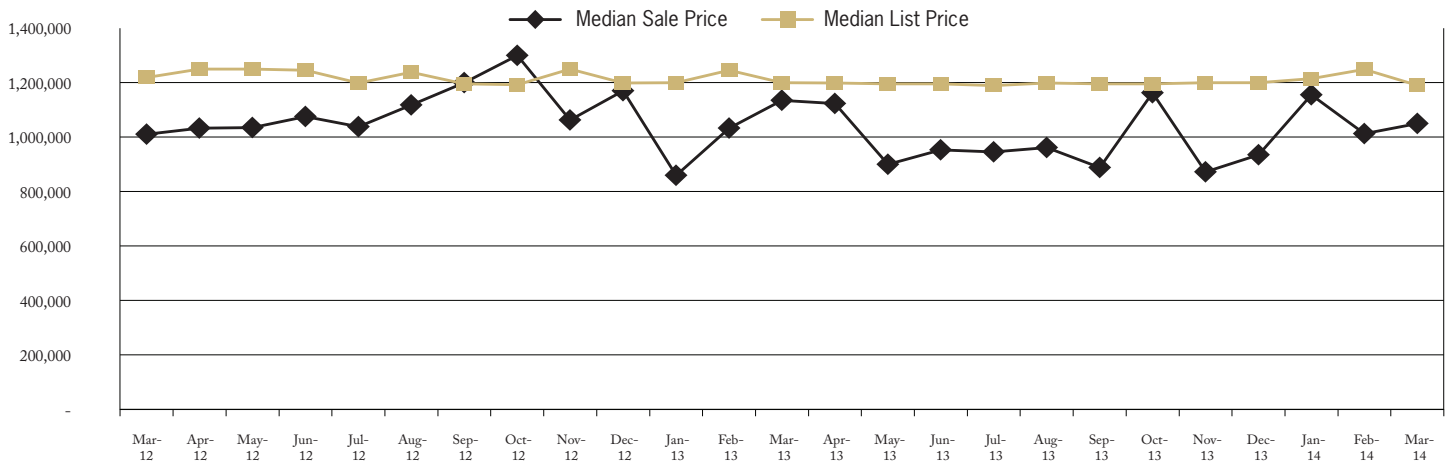
## ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON LUXURY



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 04/03/2014 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED 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
		Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14			
\$800,000 - 899,999	58	0	6	8	2	2	3	19.3	23.3	Buyer
\$900,000 - 999,999	39	1	3	4	1	3	3	13.0	17.7	Buyer
\$1,000,000 - \$1,249,999	62	4	1	4	2	3	3	20.7	21.3	Buyer
\$1,250,000 - \$1,499,999	66	0	0	1	2	1	3	22.0	31.7	Buyer
\$1,500,000 - \$1,749,999	24	2	0	0	0	1	0	n/a	70.0	Buyer
\$1,750,000 - \$1,999,999	28	0	0	0	0	0	1	28.0	69.0	Buyer
\$2,000,000 - and over	42	0	0	0	1	0	1	42.0	57.5	Buyer
<b>TOTAL</b>	<b>319</b>	<b>7</b>	<b>10</b>	<b>17</b>	<b>8</b>	<b>10</b>	<b>14</b>	<b>22.8</b>	<b>28.2</b>	<b>Buyer</b>

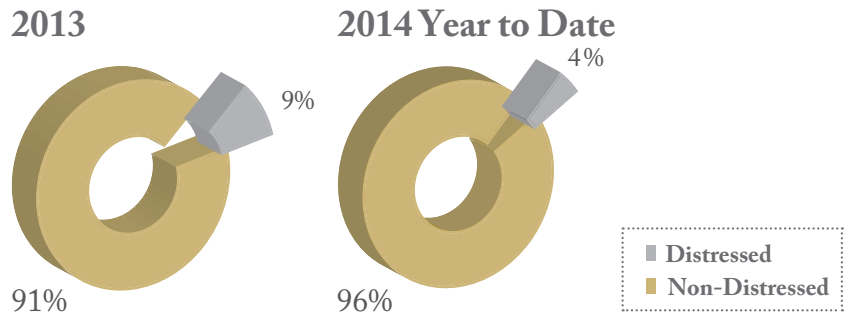


Statistics based on information obtained from TARMLS and using Brokermetrics software on 04/03/2014 for all residential properties priced \$800,000 and above. 3 month trend in months of inventory is the average of closed sales and active listing data from 01/01/2014 - 3/31/2014. Information is believed to be reliable, but not guaranteed.



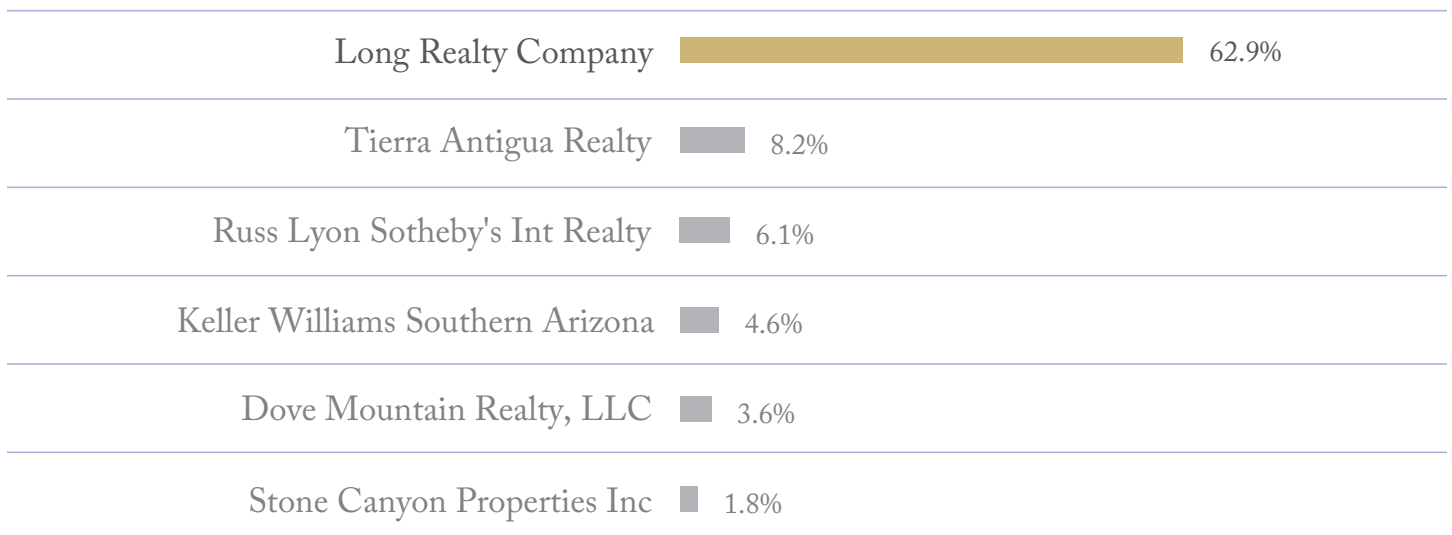
## DISTRESSED VS. NON-DISTRESSED SALES – TUCSON LUXURY

*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 04/03/2014 from TARMLS using BrokerMetrics software for all closed residential units between 04/01/2013 – 03/31/2014 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.