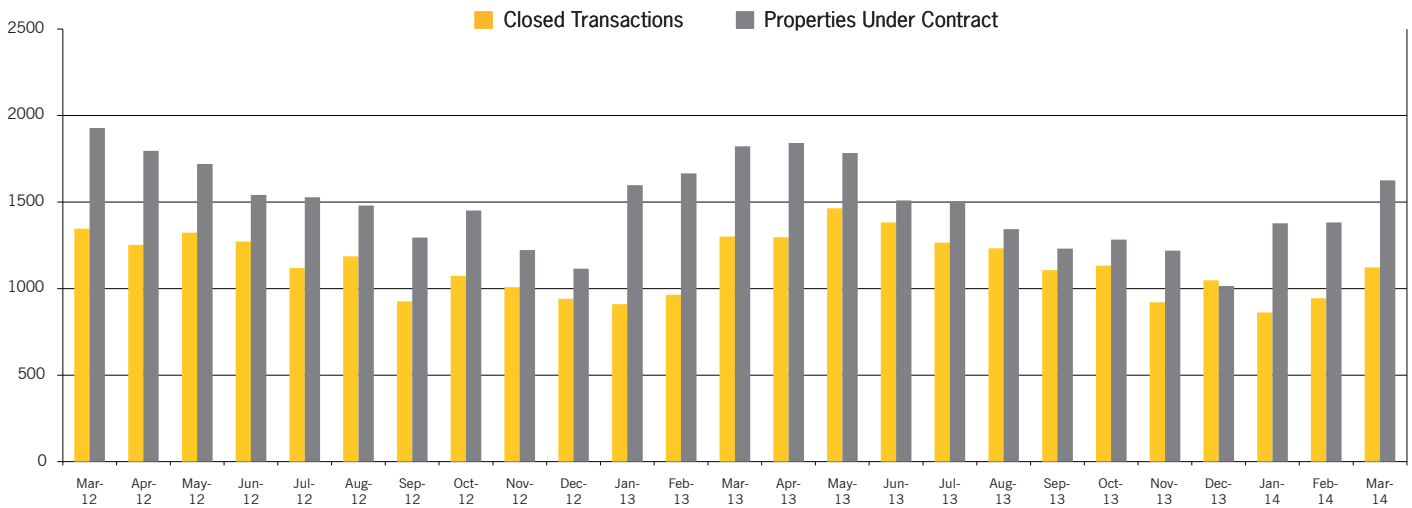




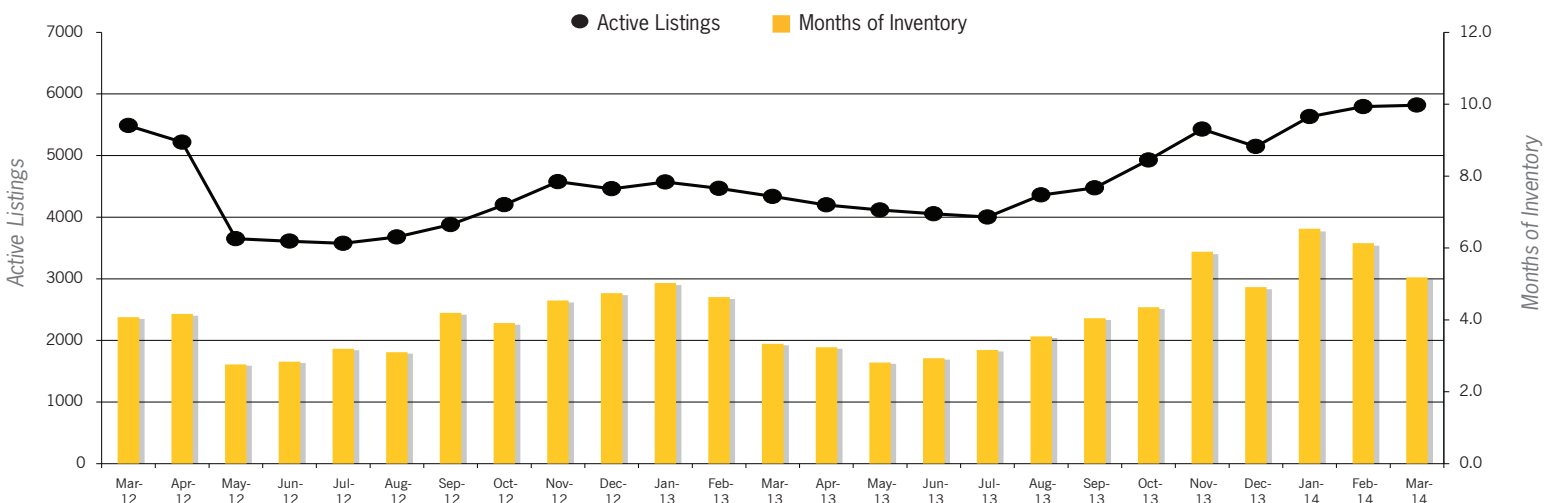
Tucson Metro | April 2014

In the Tucson Main Market area, March 2014 active inventory was 5,818, a 34% increase from March 2013. There were 1,123 closings in March 2014, a 14% decrease from March 2013. Months of Inventory was 5.2, up from 3.3 in March 2013. Median price of sold homes was \$162,000 for the month of March 2014, up 7% from March 2013. The Tucson Main Market area had 1,625 new properties under contract in March 2014, down 11% from March 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



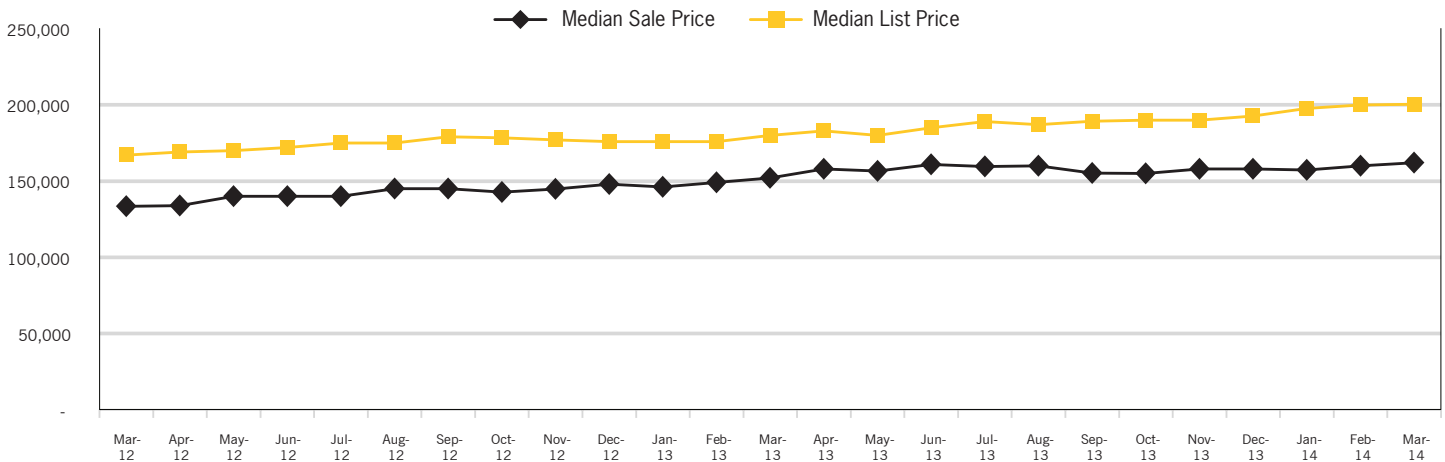
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 04/03/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON



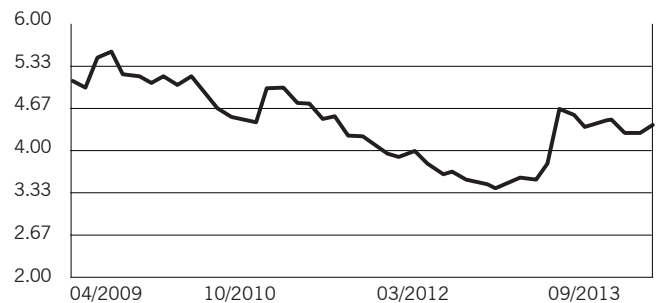
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.14%	\$1,257.48
2013	\$152,000	3.75%	\$668.74
2014	\$162,000	4.50%	\$779.79

Source: Residential median sales prices. Data obtained 04/03/2014 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

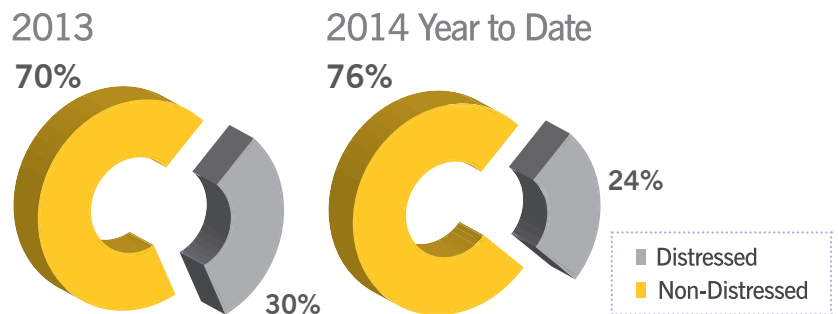
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



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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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
		Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14			
\$1 - 49,999	191	76	51	64	53	51	47	4.1	3.8	Seller
\$50,000 - 74,999	225	85	73	64	66	67	75	3.0	3.3	Seller
\$75,000 - 99,999	262	101	77	105	79	91	98	2.7	3.2	Seller
\$100,000 - 124,999	376	131	105	116	90	109	118	3.2	3.5	Seller
\$125,000 - 149,999	535	163	126	153	129	141	148	3.6	4.0	Seller
\$150,000 - 174,999	502	150	106	140	94	113	133	3.8	4.5	Slightly Seller
\$175,000 - 199,999	549	101	91	98	75	74	109	5.0	6.0	Balanced
\$200,000 - 224,999	340	53	62	55	51	67	62	5.5	5.6	Balanced
\$225,000 - 249,999	384	70	64	60	50	60	83	4.6	6.2	Balanced
\$250,000 - 274,999	238	38	41	42	42	51	47	5.1	5.2	Balanced
\$275,000 - 299,999	308	49	42	39	31	28	37	8.3	9.3	Buyer
\$300,000 - 349,999	388	37	33	42	41	33	50	7.8	8.7	Buyer
\$350,000 - 399,999	286	33	37	34	24	27	32	8.9	9.7	Buyer
\$400,000 - 499,999	375	45	30	36	21	35	32	11.7	12.0	Buyer
\$500,000 - 599,999	232	25	15	18	23	20	18	12.9	10.8	Buyer
\$600,000 - 699,999	141	12	4	20	5	6	8	17.6	21.5	Buyer
\$700,000 - 799,999	98	4	1	4	6	7	7	14.0	14.0	Buyer
\$800,000 - 899,999	58	0	6	8	2	2	3	19.3	25.7	Buyer
\$900,000 - 999,999	39	1	3	4	1	3	3	13.0	17.9	Buyer
\$1,000,000 - and over	222	6	1	5	5	5	8	27.8	36.1	Buyer
TOTAL	5,749	1,180	968	1107	888	990	1,118	5.1	5.7	Balanced



Statistics based on information obtained from TARMLS and using Brokermetrics software on 04/03/2014.

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.



The Housing Report



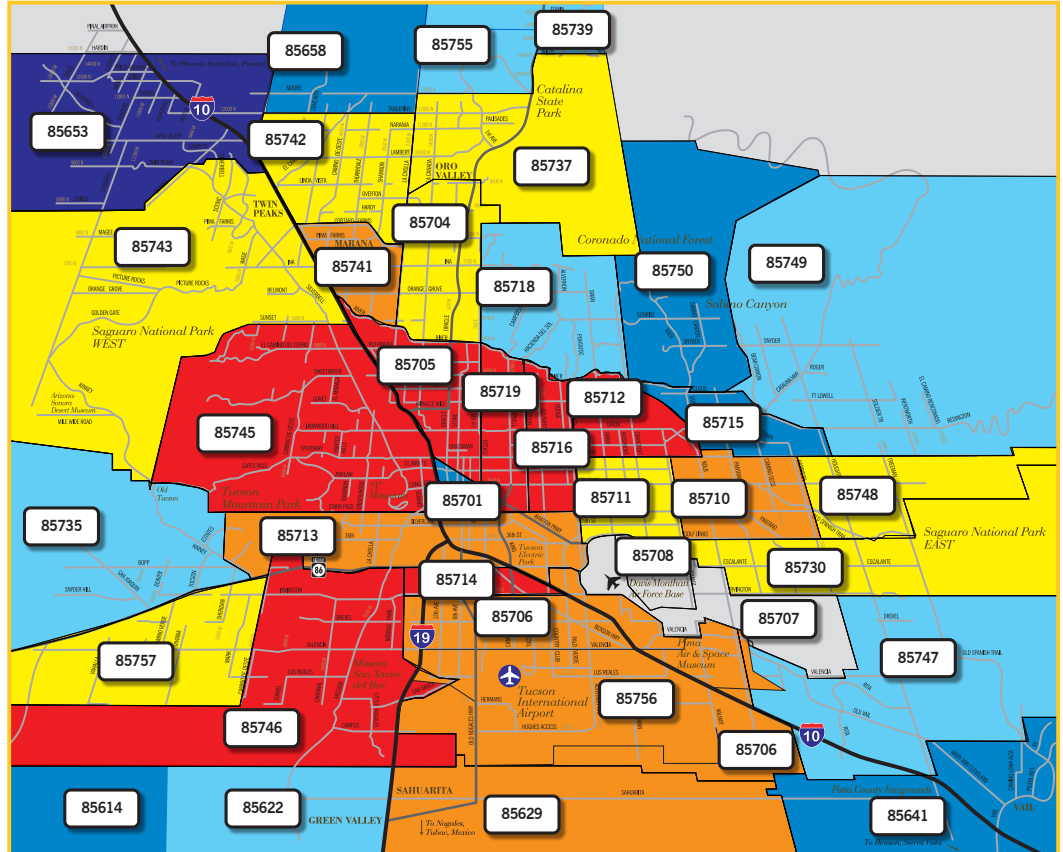
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MARCH 2013 TO MARCH 2014

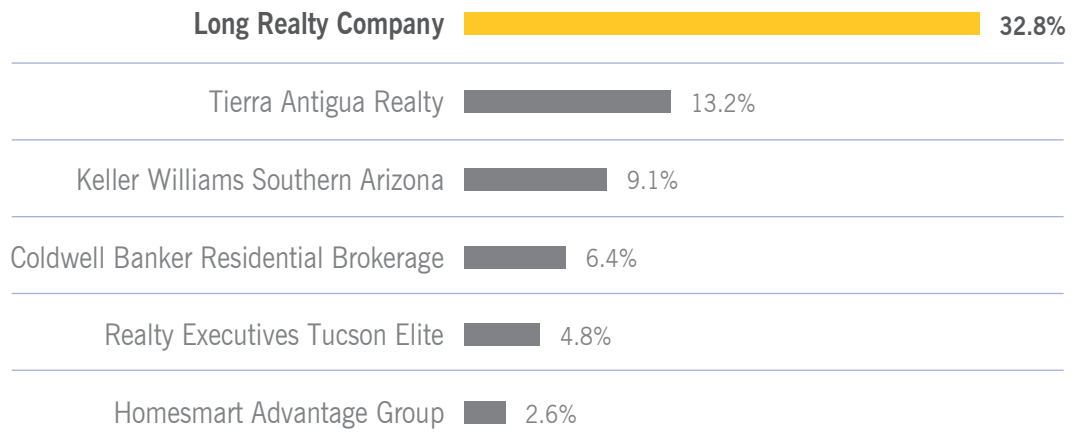
This heat map represents the percentage of change in Tucson metro median sales prices from March 2013 to March 2014 by zip code.



MARKET SHARE – TUCSON METRO

Long Realty leads the market in successful real estate sales.

Data Obtained 04/03/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 04/01/2013 – 03/31/2014 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 04/03/2014. Information is believed to be reliable, but not guaranteed.