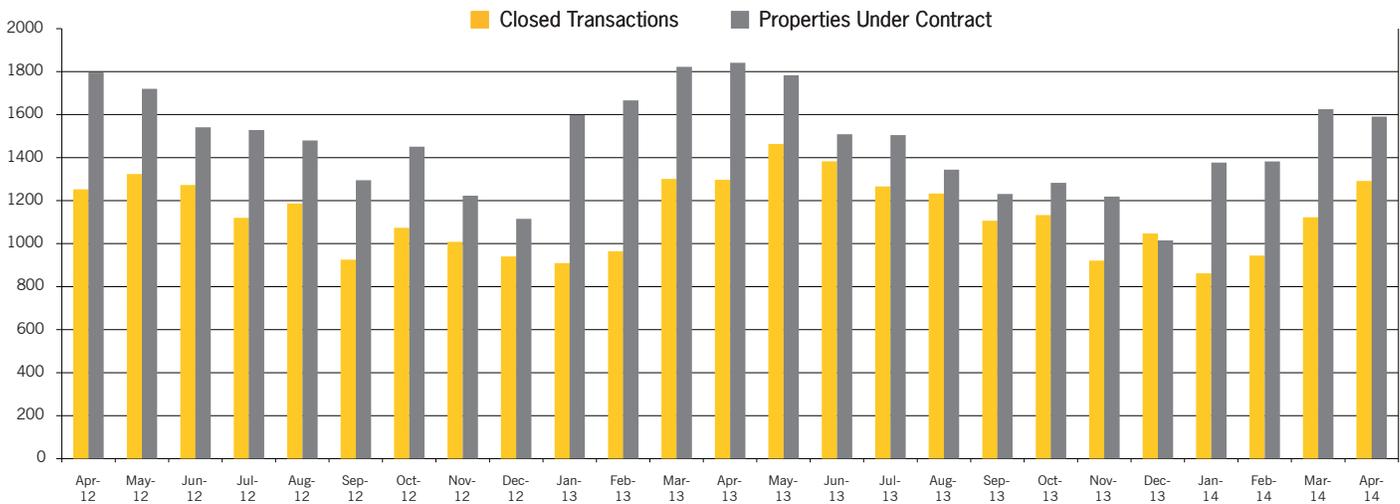




Tucson Metro | May 2014

In the Tucson Main Market area, April 2014 active inventory was 5,601, a 33% increase from April 2013. There were 1,292 closings in April 2014, virtually unchanged from April 2013. Months of Inventory was 4.3, up from 3.2 in April 2013. Median price of sold homes was \$165,900 for the month of April 2014, up 5% from April 2013. The Tucson Main Market area had 1,591 new properties under contract in April 2014, down 14% from April 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



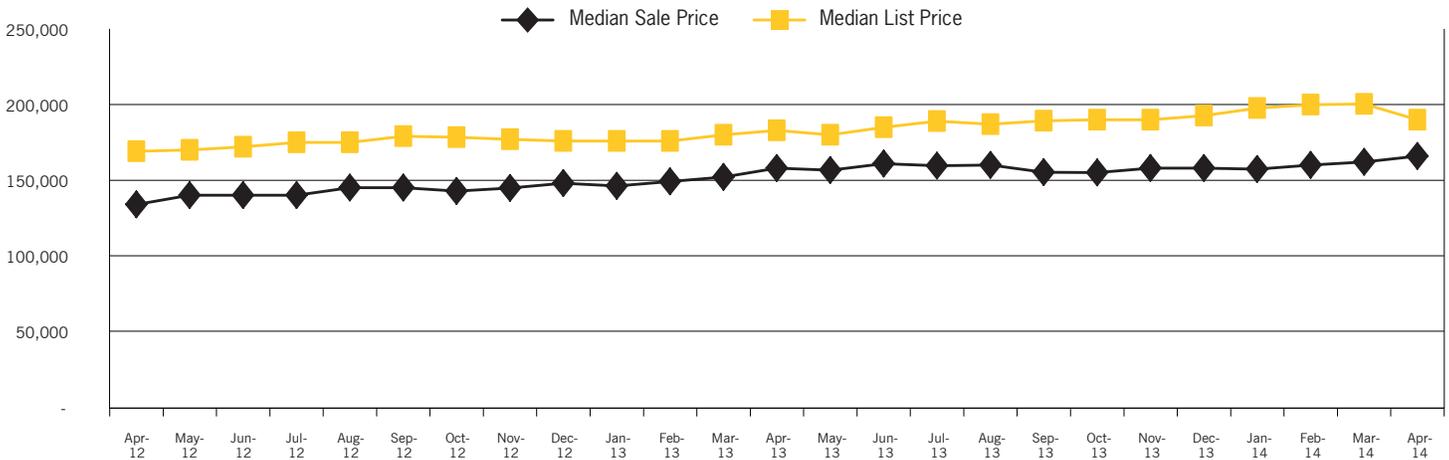
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



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



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON



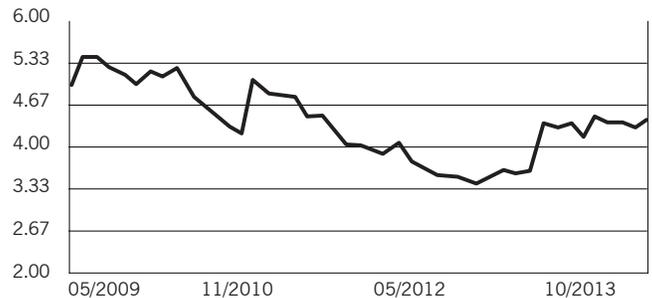
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2013	\$158,000	3.500%	\$674.02
2014	\$165,900	4.375%	\$786.90

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

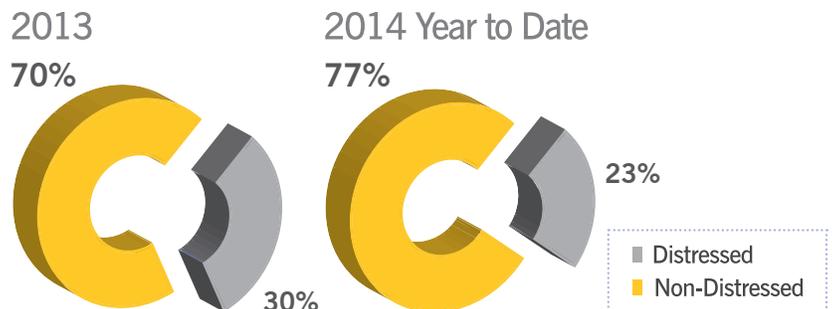
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



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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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
		Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14			
\$1 - 49,999	185	51	64	54	51	48	57	3.2	3.7	Seller
\$50,000 - 74,999	198	73	64	66	67	76	70	2.8	3.1	Seller
\$75,000 - 99,999	271	77	105	80	93	105	80	3.4	3.0	Seller
\$100,000 - 124,999	354	105	116	90	111	124	157	2.3	2.8	Seller
\$125,000 - 149,999	485	126	153	130	140	160	176	2.8	3.3	Seller
\$150,000 - 174,999	488	106	140	95	116	142	166	2.9	3.5	Seller
\$175,000 - 199,999	552	91	98	75	75	111	126	4.4	5.1	Balanced
\$200,000 - 224,999	337	62	57	52	67	64	98	3.4	4.4	Slightly Seller
\$225,000 - 249,999	353	64	60	50	62	90	89	4.0	4.7	Slightly Seller
\$250,000 - 274,999	261	43	42	42	51	49	50	5.2	5.0	Slightly Seller
\$275,000 - 299,999	312	42	39	31	31	38	46	6.8	8.1	Slightly Buyer
\$300,000 - 349,999	381	34	42	41	33	52	50	7.6	8.3	Slightly Buyer
\$350,000 - 399,999	288	37	34	24	27	37	26	11.1	9.4	Buyer
\$400,000 - 499,999	338	30	36	21	35	33	42	8.0	9.8	Buyer
\$500,000 - 599,999	206	15	18	23	20	19	17	12.1	11.7	Buyer
\$600,000 - 699,999	125	4	20	5	7	9	14	8.9	13.5	Buyer
\$700,000 - 799,999	94	1	4	6	7	7	8	11.8	13.0	Buyer
\$800,000 - 899,999	54	6	8	2	2	3	3	18.0	22.0	Buyer
\$900,000 - 999,999	41	3	4	1	3	3	3	13.7	13.3	Buyer
\$1,000,000 - and over	210	1	5	5	5	8	5	42.0	36.2	Buyer
TOTAL	5,533	971	1,109	893	1,003	1,178	1,283	4.3	4.9	Slightly Seller



Statistics based on information obtained from TARMLS and using Brokermetrics software on 05/05/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2014 - 4/30/2014. Information is believed to be reliable, but not guaranteed.



The Housing Report



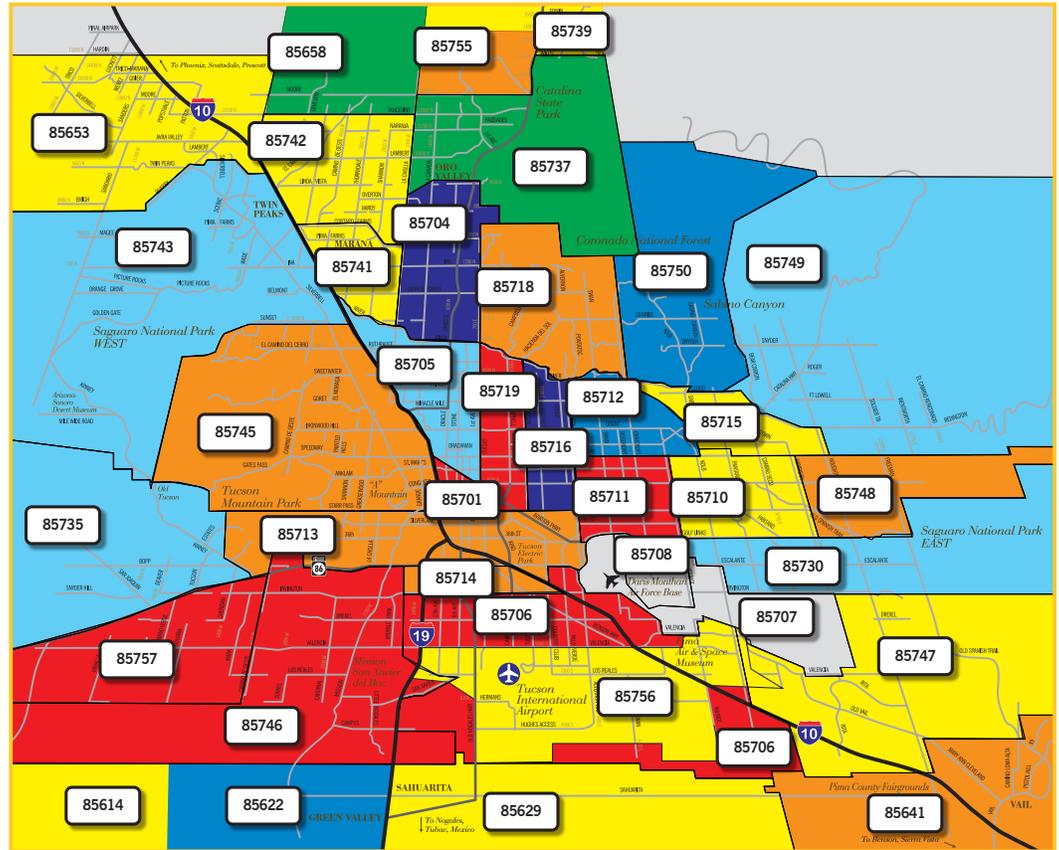
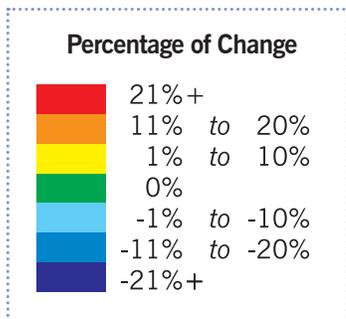
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APRIL 2013 TO APRIL 2014

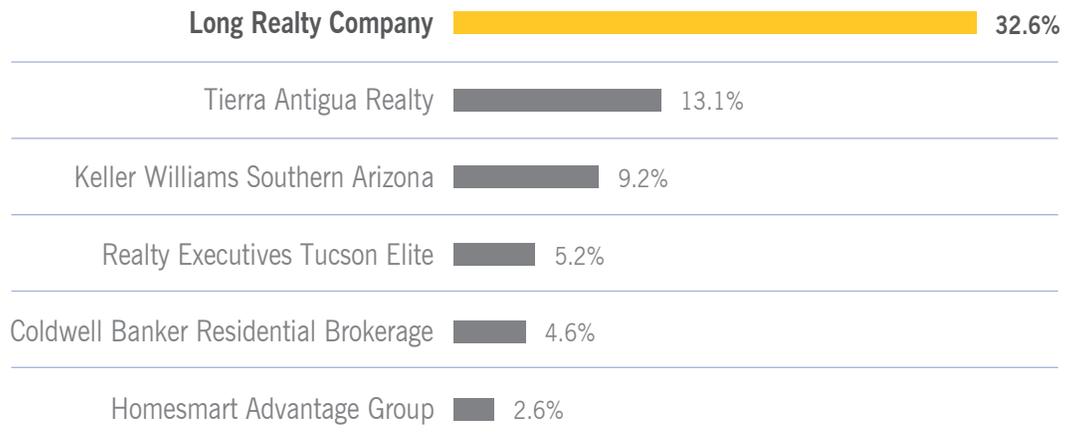
This heat map represents the percentage of change in Tucson metro median sales prices from April 2013 to April 2014 by zip code.



MARKET SHARE – TUCSON METRO

Long Realty leads the market in successful real estate sales.

Data Obtained 05/05/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 05/01/2013 – 04/30/2014 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 05/05/2014. Information is believed to be reliable, but not guaranteed.