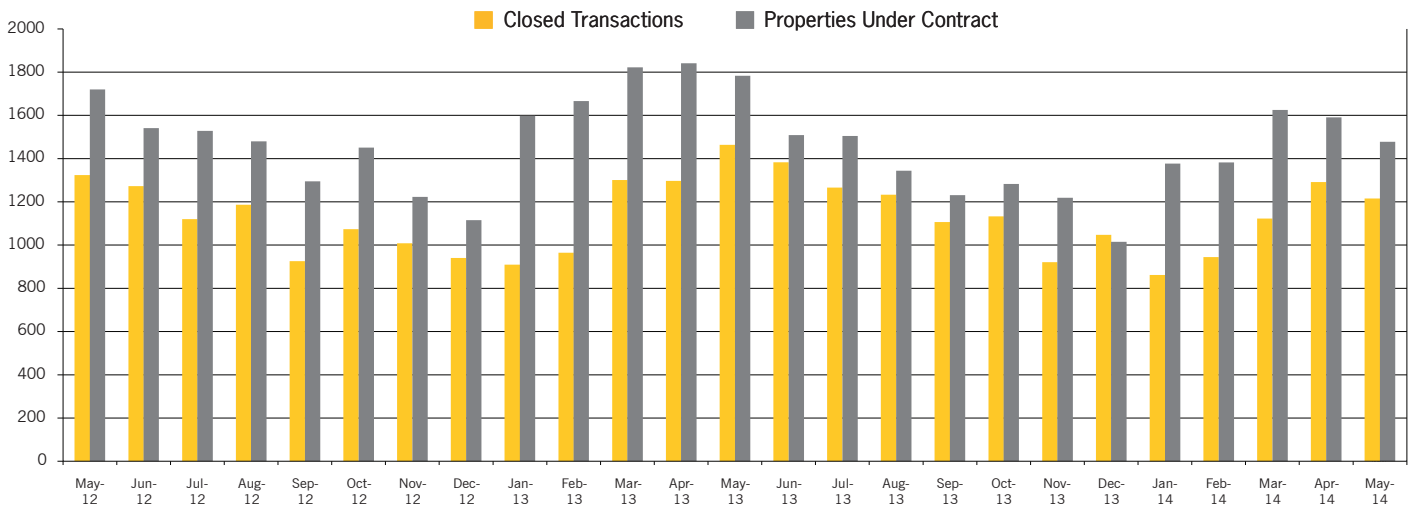




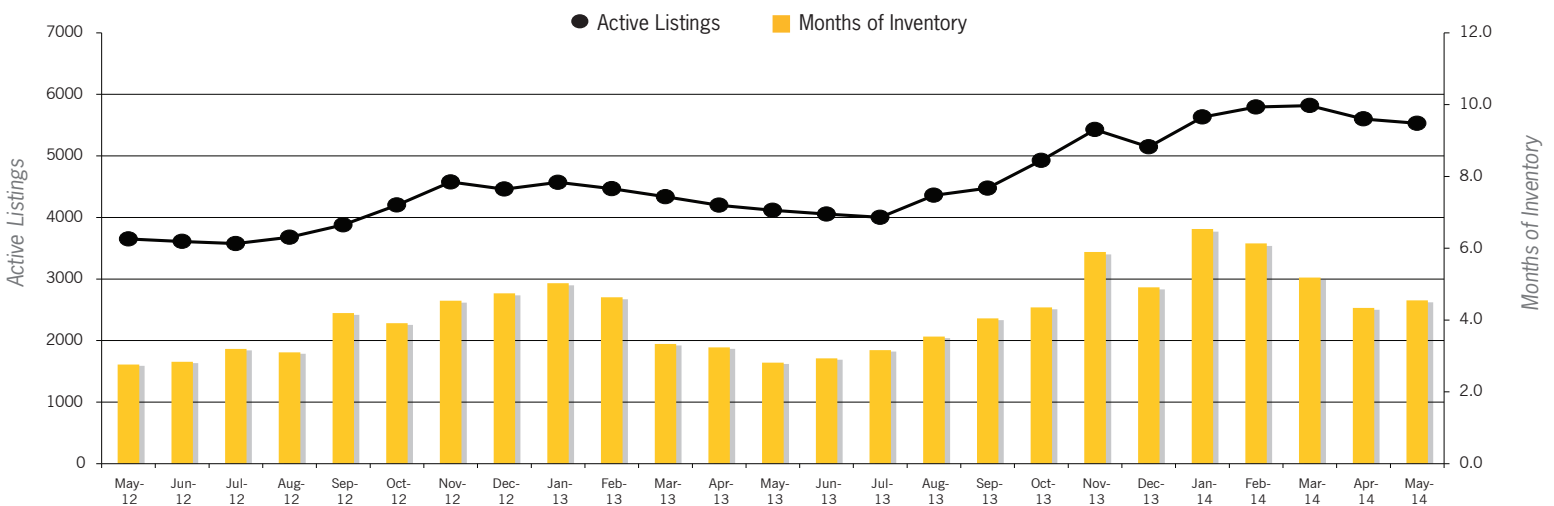
## Tucson Metro | June 2014

In the Tucson Main Market area, May 2014 active inventory was 5,529, a 34% increase from May 2013. There were 1,216 closings in May 2014, a 17% decrease from May 2013. Months of Inventory was 4.5, up from 2.8 in May 2013. Median price of sold homes was \$166,500 for the month of May 2014, up 6% from May 2013. The Tucson Main Market area had 1,478 new properties under contract in May 2014, down 17% from May 2013.

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



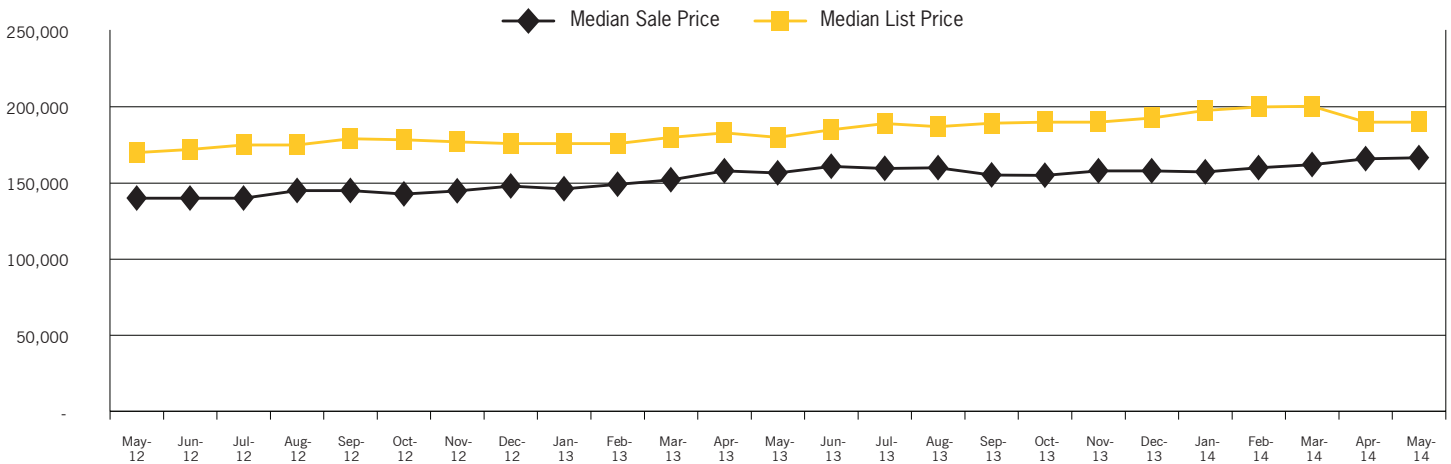
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 06/04/2014 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON



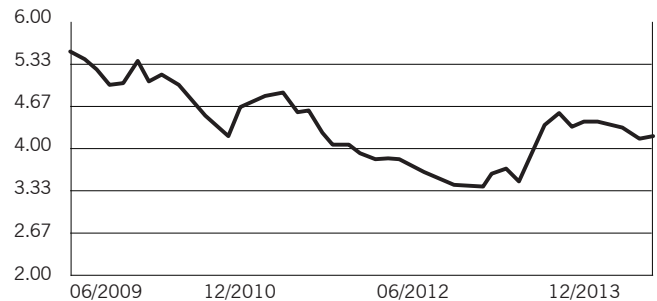
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2013	\$156,500	3.500%	\$667.62
2014	\$166,500	4.250%	\$778.13

Source: Residential median sales prices. Data obtained 06/04/2014 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

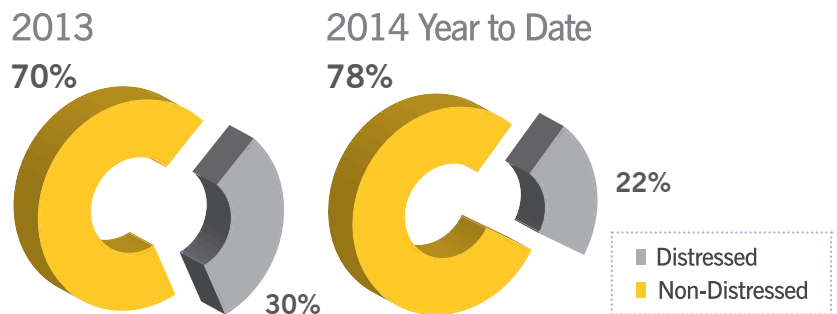
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



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 | June 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
		Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14			
\$1 - 49,999	153	64	54	51	48	59	51	3.0	3.3	Seller
\$50,000 - 74,999	187	64	66	67	76	74	49	3.8	3.1	Seller
\$75,000 - 99,999	282	105	81	93	105	89	99	2.8	2.8	Seller
\$100,000 - 124,999	332	116	90	111	125	168	138	2.4	2.5	Seller
\$125,000 - 149,999	493	153	130	141	161	185	157	3.1	3.0	Seller
\$150,000 - 174,999	517	140	95	116	143	172	151	3.4	3.2	Seller
\$175,000 - 199,999	545	98	75	75	111	126	112	4.9	4.7	Slightly Seller
\$200,000 - 224,999	348	57	52	68	64	102	86	4.0	4.1	Slightly Seller
\$225,000 - 249,999	352	60	50	62	90	93	84	4.2	4.1	Slightly Seller
\$250,000 - 274,999	264	42	42	51	49	52	56	4.7	4.9	Slightly Seller
\$275,000 - 299,999	306	39	31	31	38	49	43	7.1	7.1	Slightly Buyer
\$300,000 - 349,999	358	42	41	33	52	52	55	6.5	7.1	Slightly Buyer
\$350,000 - 399,999	299	34	24	27	37	28	35	8.5	8.7	Buyer
\$400,000 - 499,999	318	36	21	35	33	43	43	7.4	8.7	Buyer
\$500,000 - 599,999	201	18	23	20	20	17	18	11.2	11.6	Buyer
\$600,000 - 699,999	132	20	5	7	9	14	10	13.2	12.1	Buyer
\$700,000 - 799,999	87	4	6	7	7	8	6	14.5	13.3	Buyer
\$800,000 - 899,999	57	8	2	2	3	3	4	14.3	16.9	Buyer
\$900,000 - 999,999	45	4	1	3	3	3	3	15.0	13.9	Buyer
\$1,000,000 - and over	187	5	5	5	8	5	8	23.4	29.5	Buyer
<b>TOTAL</b>	<b>5,463</b>	<b>1,109</b>	<b>894</b>	<b>1,005</b>	<b>1,182</b>	<b>1,342</b>	<b>1,208</b>	<b>4.5</b>	<b>4.5</b>	<b>Slightly Seller</b>



Statistics based on information obtained from TARMLS and using Brokermetrics software on 06/04/2014.  
 3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2014 - 5/31/2014. Information is believed to be reliable, but not guaranteed.



# The Housing Report



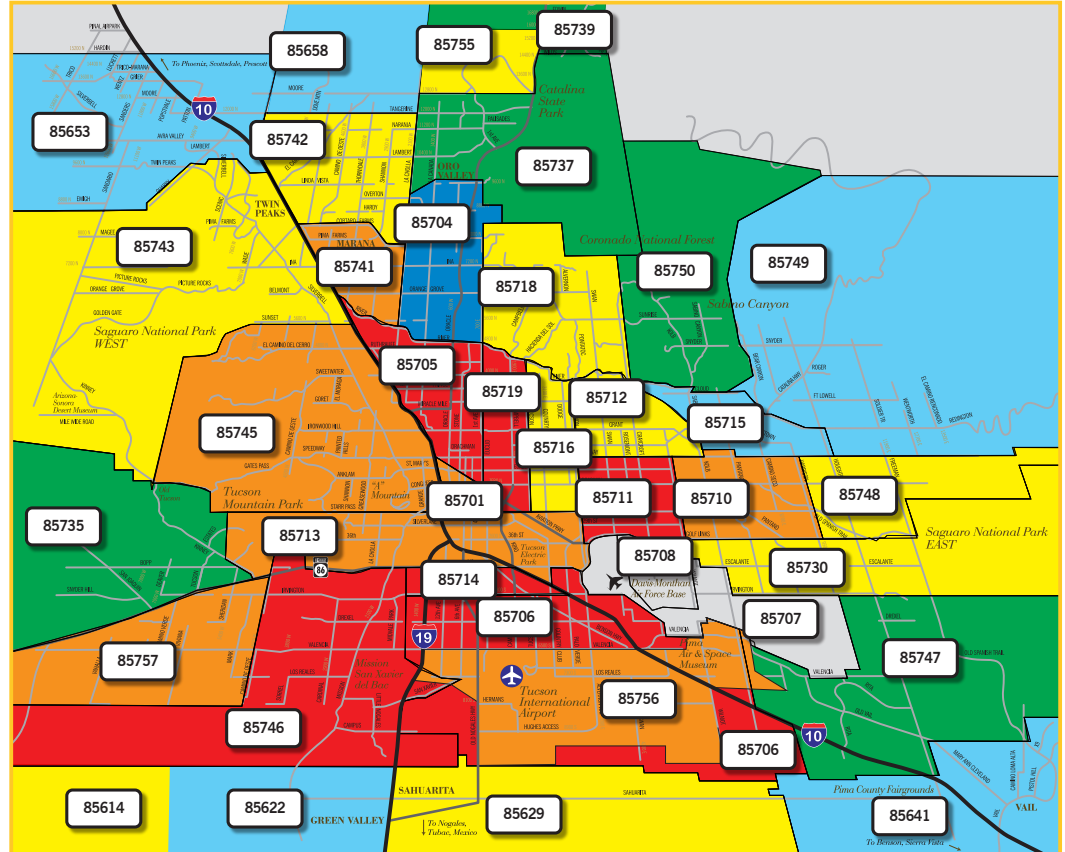
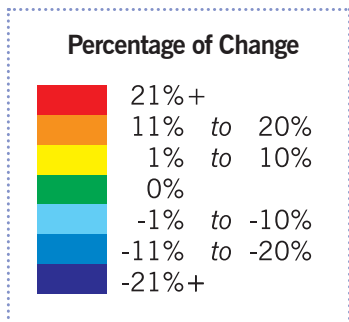
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Tucson Metro | June 2014

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR-MAY 2013 TO MAR-MAY 2014

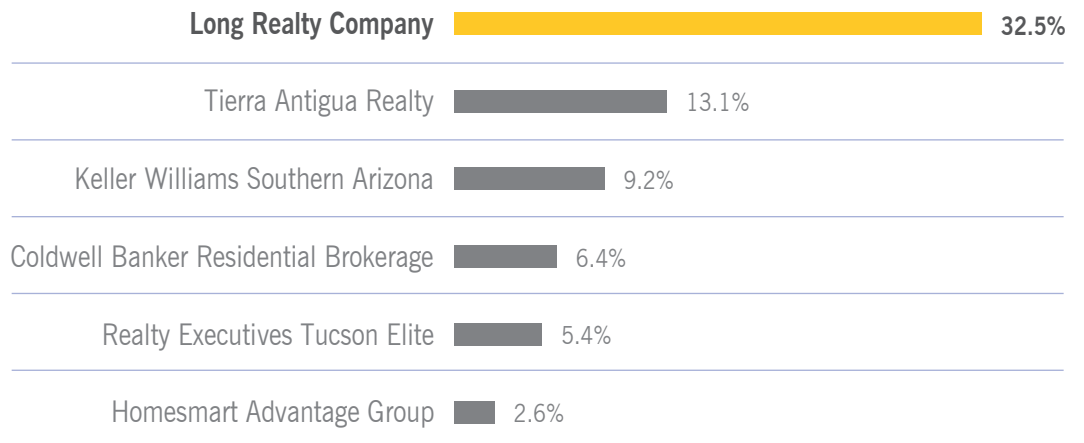
*This heat map represents the percentage of change in Tucson metro median sales prices from March-May 2013 to March-May 2014 by zip code.*



## MARKET SHARE – TUCSON METRO

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

*Data Obtained 06/04/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 06/01/2013 – 05/31/2014 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 06/04/2014. Information is believed to be reliable, but not guaranteed.*