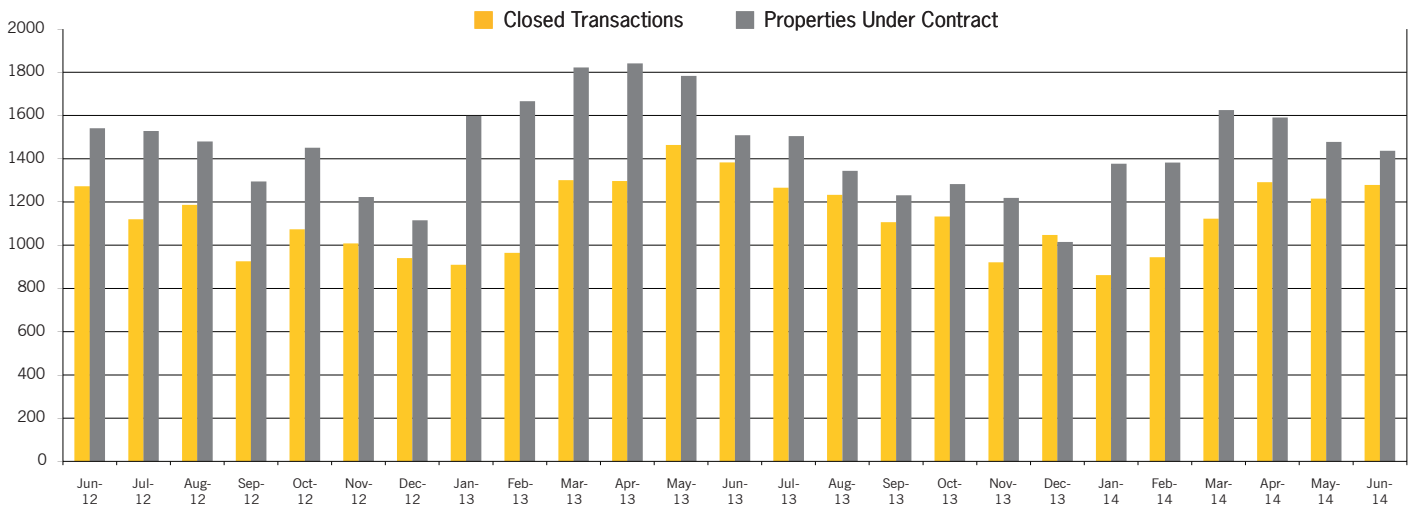




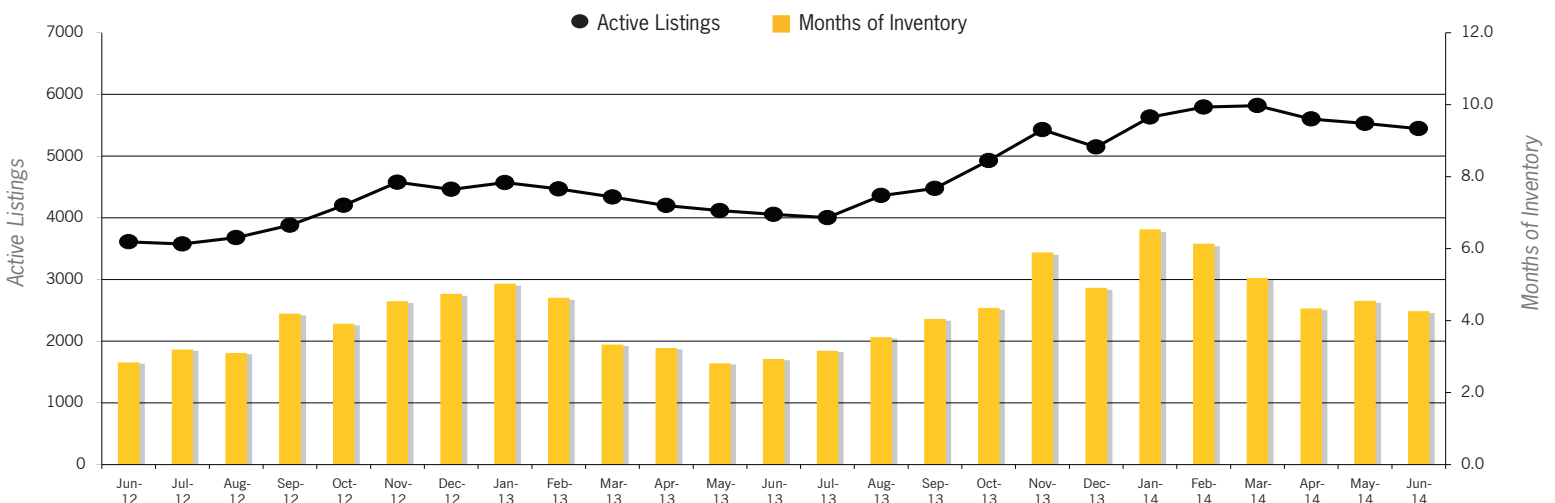
Tucson Metro | July 2014

In the Tucson Main Market area, June 2014 active inventory was 5,445, a 34% increase from June 2013. There were 1,279 closings in June 2014, an 8% decrease from June 2013. Months of Inventory was 4.3, up from 2.9 in June 2013. Median price of sold homes was \$169,500 for the month of June 2014, up 5% from June 2013. The Tucson Main Market area had 1,437 new properties under contract in June 2014, down 5% from June 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



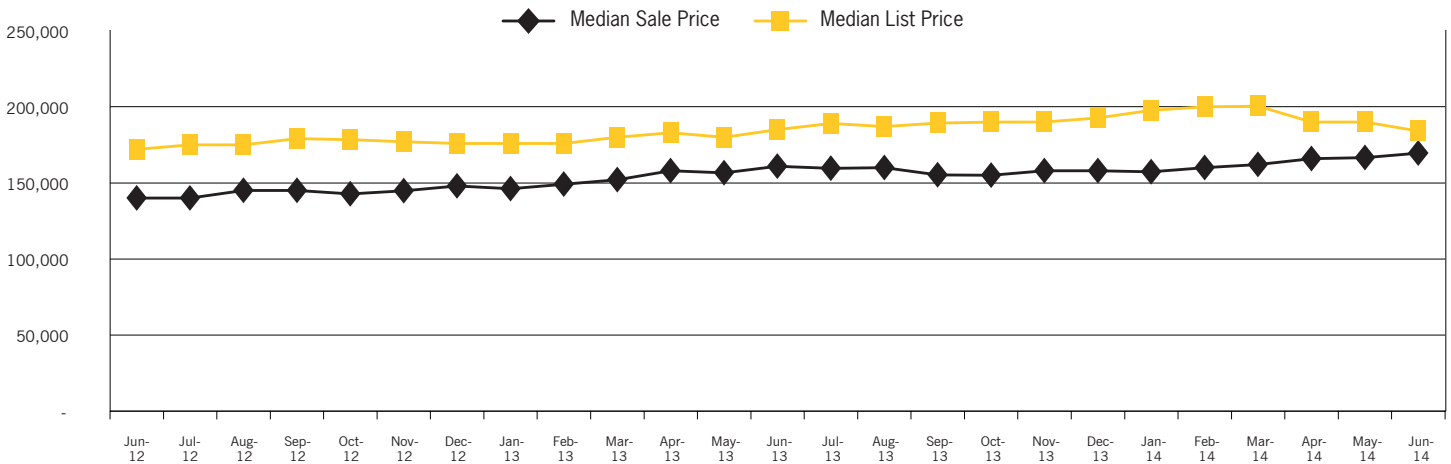
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 07/03/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON



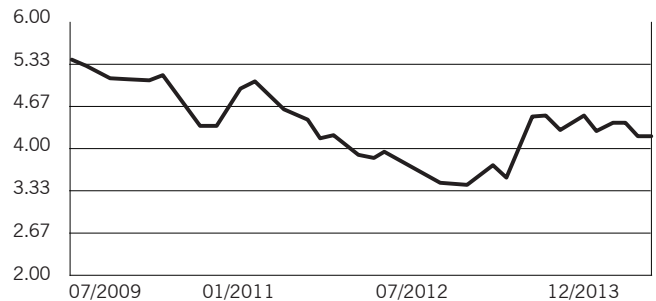
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2013	\$161,000	4.125%	\$741.27
2014	\$169,500	4.250%	\$792.15

Source: Residential median sales prices. Data obtained 07/03/2014 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

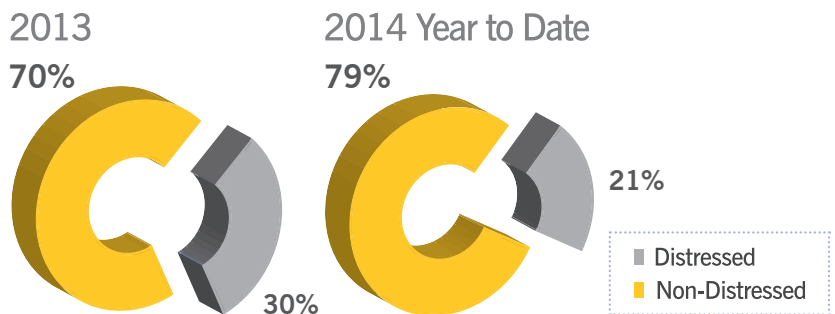
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



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
		Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14			
\$1 - 49,999	136	54	51	48	59	53	45	3.0	3.0	Seller
\$50,000 - 74,999	193	66	67	76	74	53	69	2.8	2.9	Seller
\$75,000 - 99,999	298	81	93	105	90	102	83	3.6	3.1	Seller
\$100,000 - 124,999	343	90	111	126	169	144	132	2.6	2.3	Seller
\$125,000 - 149,999	473	130	141	162	186	162	179	2.6	2.8	Seller
\$150,000 - 174,999	521	95	116	143	175	162	154	3.4	3.1	Seller
\$175,000 - 199,999	540	75	76	111	126	113	113	4.8	4.7	Slightly Seller
\$200,000 - 224,999	327	52	68	64	102	91	89	3.7	3.6	Seller
\$225,000 - 249,999	357	50	62	90	95	87	80	4.5	4.1	Slightly Seller
\$250,000 - 274,999	263	42	51	49	54	59	62	4.2	4.5	Slightly Seller
\$275,000 - 299,999	304	31	31	38	49	46	51	6.0	6.3	Balanced
\$300,000 - 349,999	354	41	33	52	52	57	60	5.9	6.5	Balanced
\$350,000 - 399,999	282	24	27	37	28	35	49	5.8	7.8	Slightly Buyer
\$400,000 - 499,999	321	21	35	33	43	44	53	6.1	7.0	Slightly Buyer
\$500,000 - 599,999	192	23	20	20	18	20	20	9.6	10.3	Buyer
\$600,000 - 699,999	127	5	7	9	14	10	11	11.5	11.0	Buyer
\$700,000 - 799,999	79	6	7	7	8	6	5	15.8	13.7	Buyer
\$800,000 - 899,999	61	2	2	3	3	4	7	8.7	12.3	Buyer
\$900,000 - 999,999	40	1	3	3	3	3	3	13.3	14.0	Buyer
\$1,000,000 - and over	167	5	5	8	5	8	9	18.6	25.6	Buyer
TOTAL	5,378	894	1,006	1,184	1,353	1,259	1,274	4.2	4.2	Slightly Seller



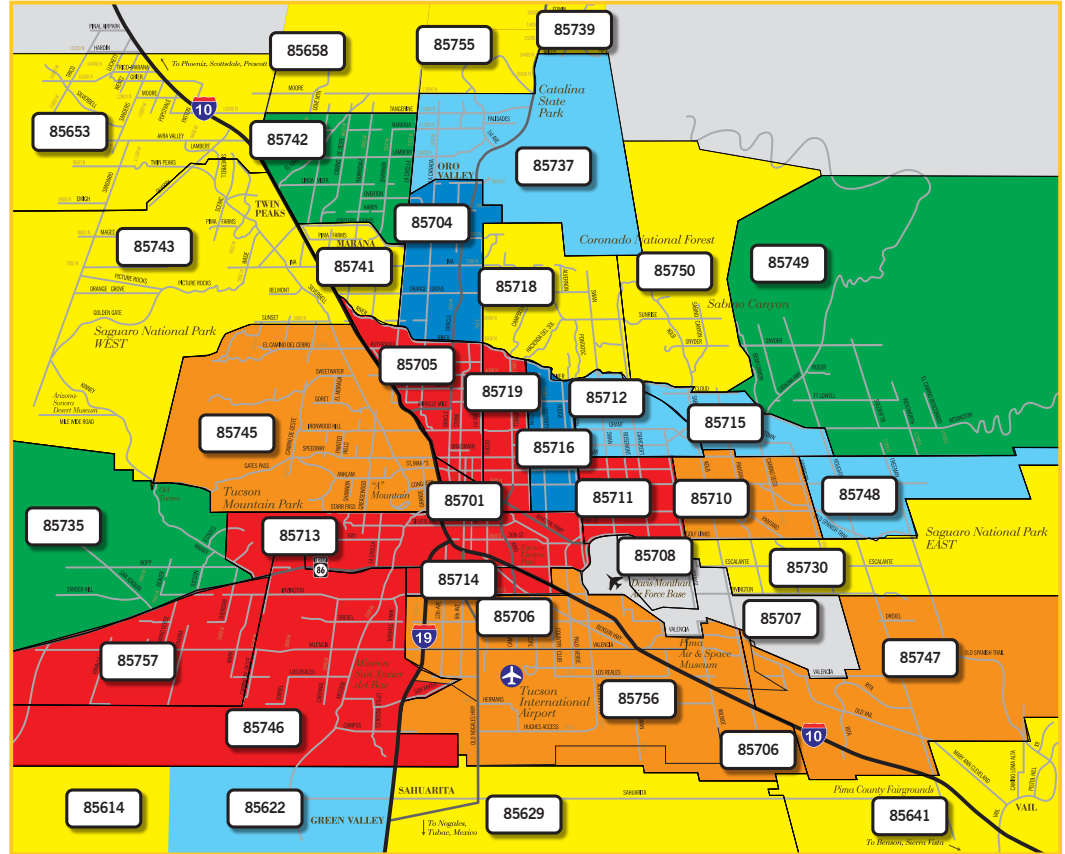
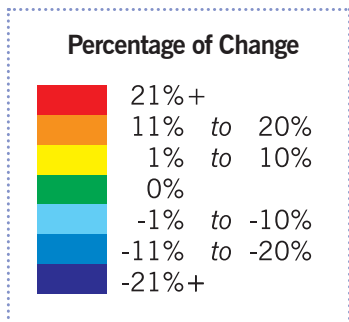
Statistics based on information obtained from TARMLS and using Brokermetrics software on 07/03/2014.
 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2014 - 6/30/2014. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR-JUN 2013 TO APR-JUN 2014

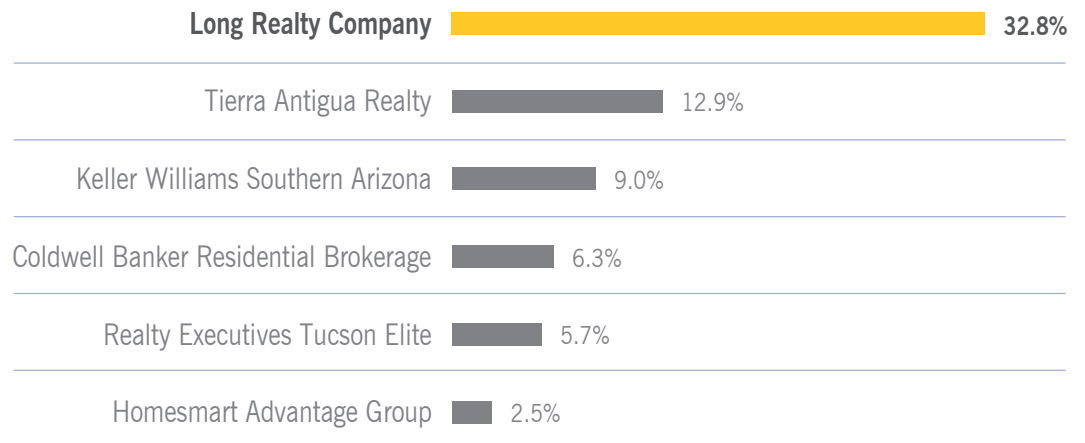
This heat map represents the percentage of change in Tucson metro median sales prices from April-June 2013 to April-June 2014 by zip code.



MARKET SHARE – TUCSON METRO

Long Realty leads the market in successful real estate sales.

Data Obtained 07/03/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 07/01/2013 – 06/30/2014 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.