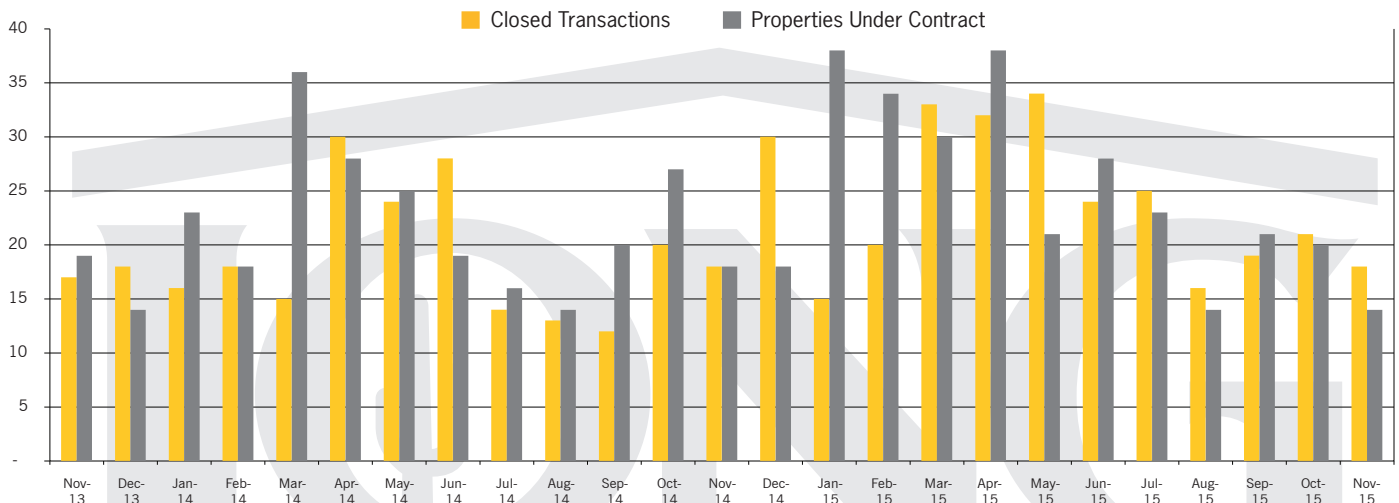




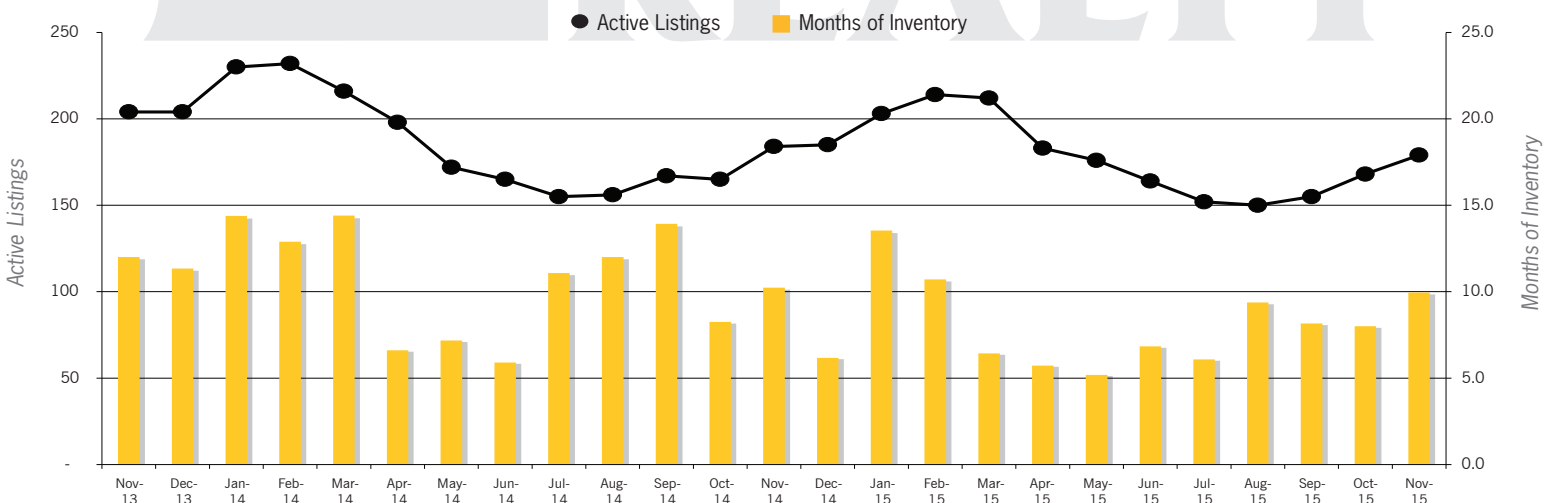
SaddleBrooke | December 2015

In the SaddleBrooke area, November 2015 active inventory was 179, a 3% decrease from November 2014. There were 18 closings in November 2015, virtually unchanged from November 2014. Year-to-date 2015 there were 244 closings, a 25% increase from year-to-date 2014. Months of Inventory was 9.9, down from 10.2 in November 2014. Median price of sold homes was \$271,450 for the month of November 2015, down 7% from November 2014. The SaddleBrooke area had 14 new properties under contract in November 2015, down 22% from November 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



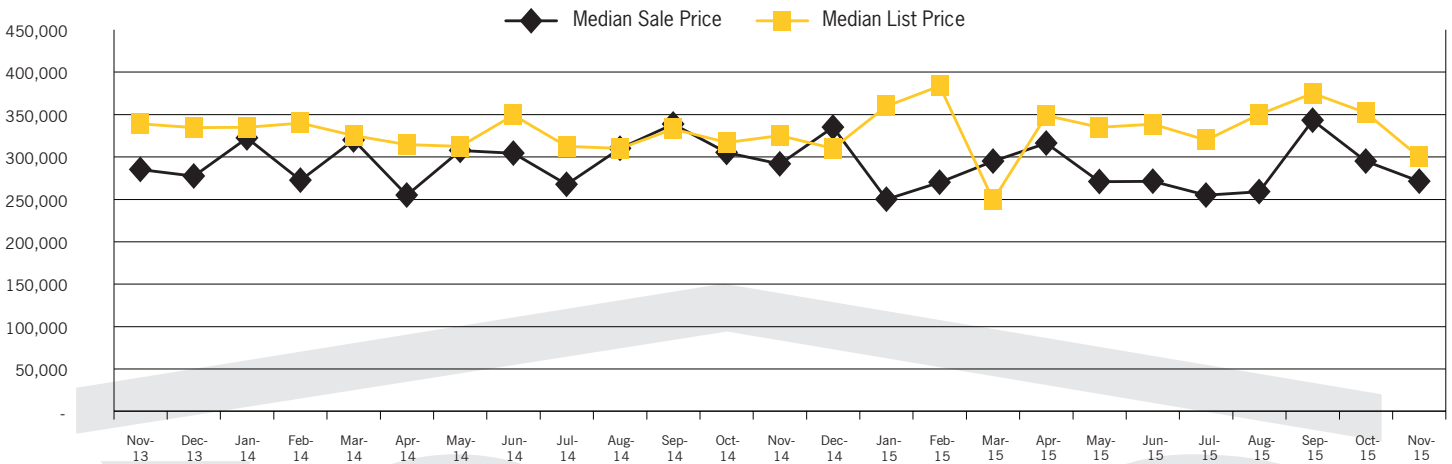
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 12/03/2015 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE

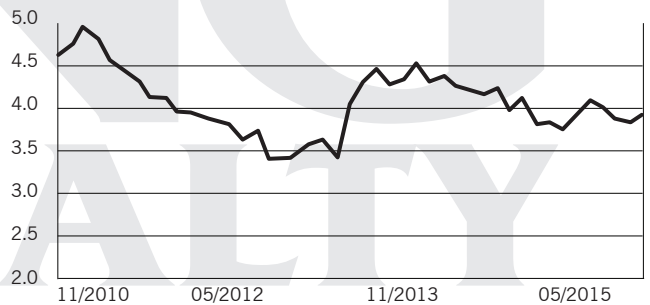


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2014	\$291,500	4.020%	\$1,325.28
2015	\$271,450	3.850%	\$1,208.95

30 YEAR FIXED MORTGAGE RATE

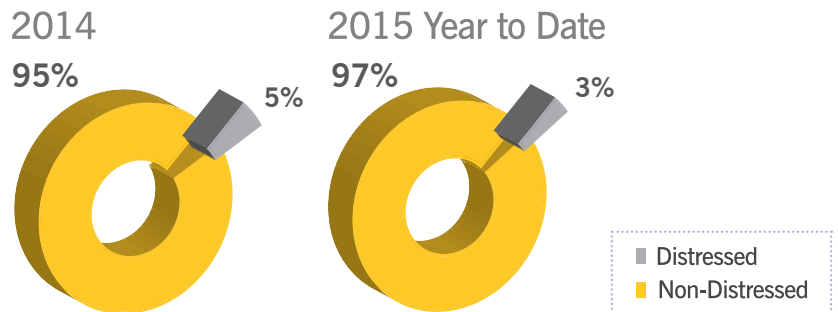
While mortgage rates have increased slightly recently, they are still well below 2010 levels.



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – SADDLEBROOKE

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 CONDITIONS BY PRICE BAND – SADDLEBROOKE

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	2	2	1	1	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	7	1	5	1	4	4	2	3.5	2.2	Seller
\$200,000 - 224,999	7	3	3	1	0	1	1	7.0	8.5	Buyer
\$225,000 - 249,999	14	4	3	5	1	2	3	4.7	5.7	Balanced
\$250,000 - 274,999	6	2	3	1	1	1	3	2.0	3.4	Seller
\$275,000 - 299,999	20	4	2	1	3	3	1	20.0	7.1	Slightly Buyer
\$300,000 - 349,999	38	4	4	2	1	3	4	9.5	14.0	Buyer
\$350,000 - 399,999	29	2	3	0	4	3	2	14.5	9.1	Buyer
\$400,000 - 499,999	23	2	2	3	4	3	1	23.0	8.8	Buyer
\$500,000 - 599,999	22	1	0	1	0	0	1	22.0	61.0	Buyer
\$600,000 - 699,999	8	0	0	0	0	1	0	n/a	24.0	Buyer
\$700,000 - 799,999	2	0	0	0	1	0	0	n/a	6.0	Balanced
\$800,000 - 899,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	179	25	26	16	19	21	18	9.9	8.7	Buyer

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market



The Housing Report



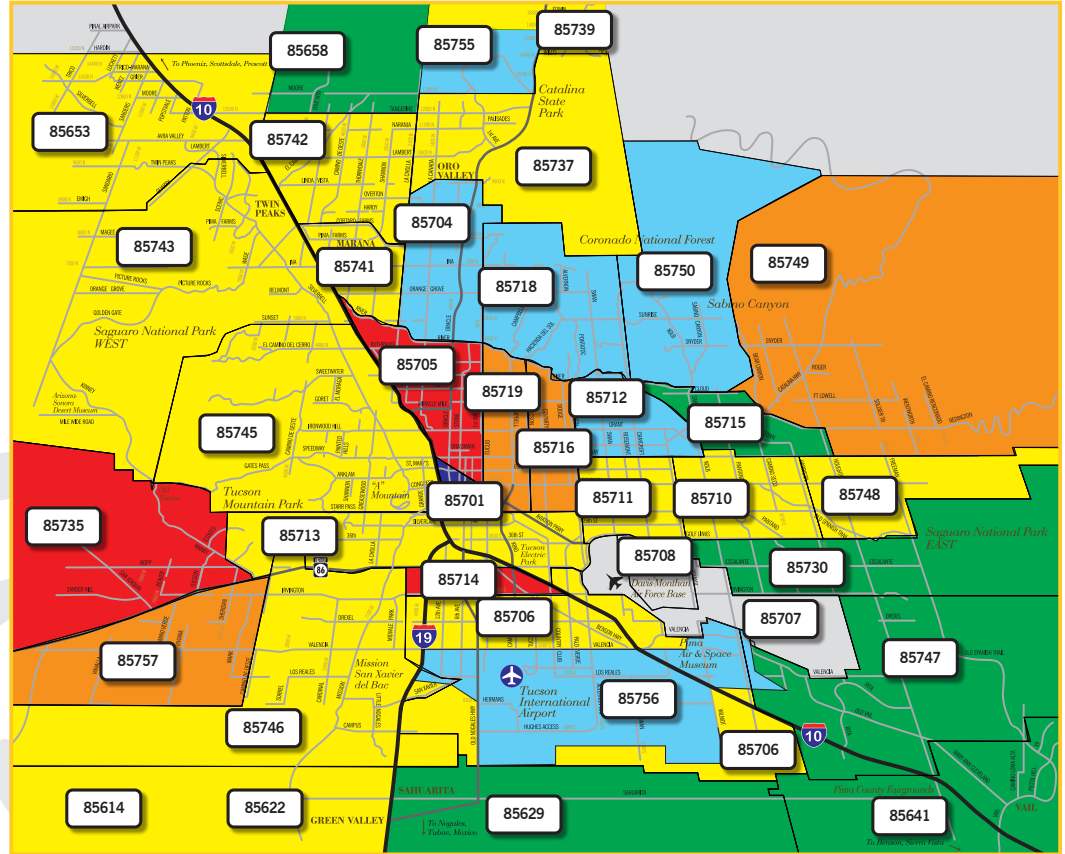
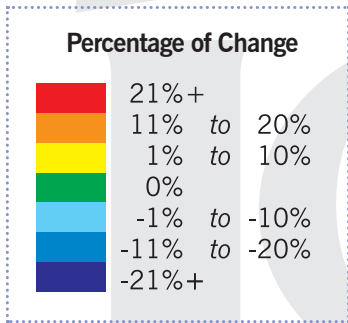
Stephen Woodall | (520) 818-4504
 Stephen@TeamWoodall.com | TeamWoodall.com

SaddleBrooke | December 2015

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

SEP 2014-NOV 2014 TO SEP 2015-NOV 2015

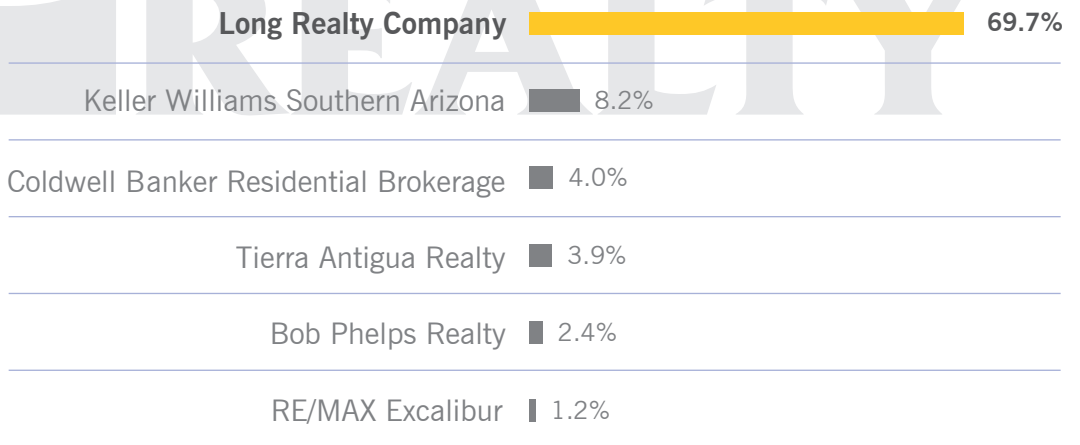
This heat map represents the percentage of change in Tucson metro median sales prices from September 2014-November 2014 to September 2015-November 2015 by zip code.



MARKET SHARE – SADDLEBROOKE

Long Realty leads the market in successful real estate sales.

Data Obtained 12/03/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 12/01/2014 – 11/30/2015 rounded to the nearest tenth of one percent and deemed to be correct.



The SaddleBrooke Housing Report is comprised of data for residential properties in the subdivision of SaddleBrooke. 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 12/03/2015. Information is believed to be reliable, but not guaranteed.