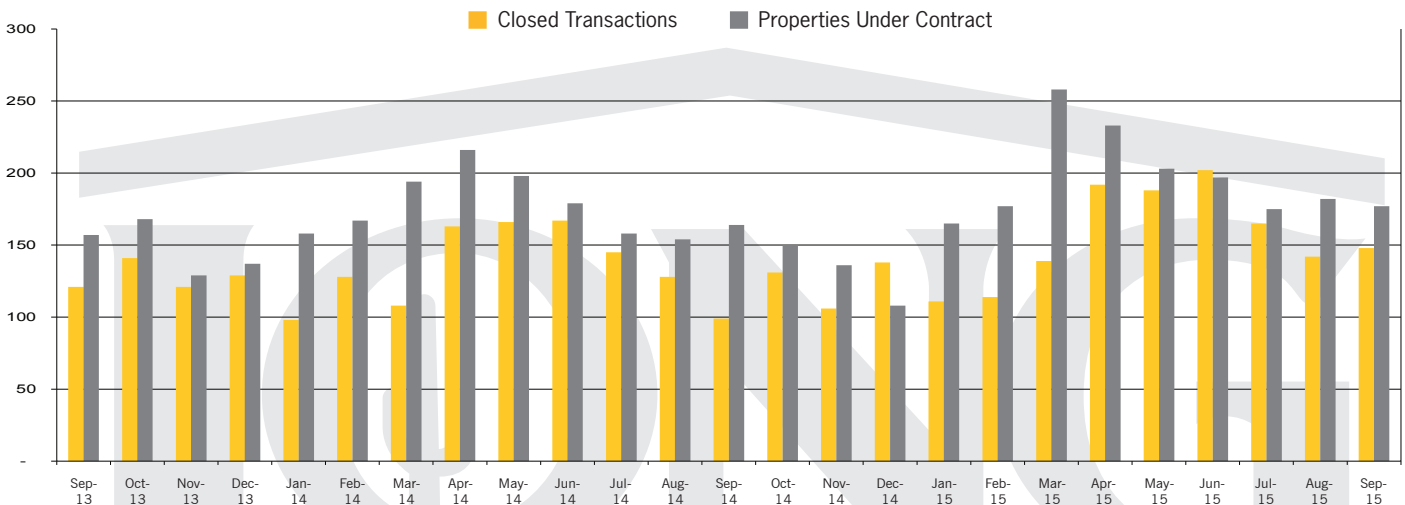




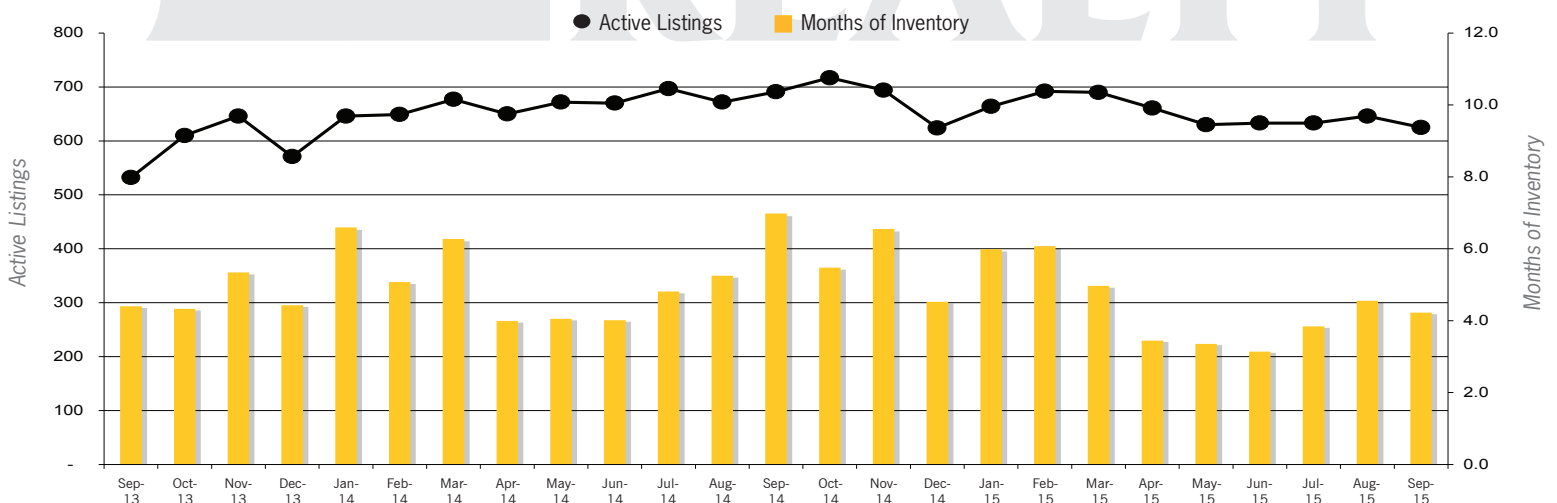
Tucson Central | October 2015

In the Tucson Central area, September 2015 active inventory was 625, a 10% decrease from September 2014. There were 148 closings in September 2015, a 49% increase from September 2014. Year-to-date 2015 there were 1,470 closings, a 14% increase from year-to-date 2014. Months of Inventory was 4.2, down from 7.0 in September 2014. Median price of sold homes was \$131,500 for the month of September 2015, down 6% from September 2014. The Tucson Central area had 177 new properties under contract in September 2015, up 8% from September 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON CENTRAL



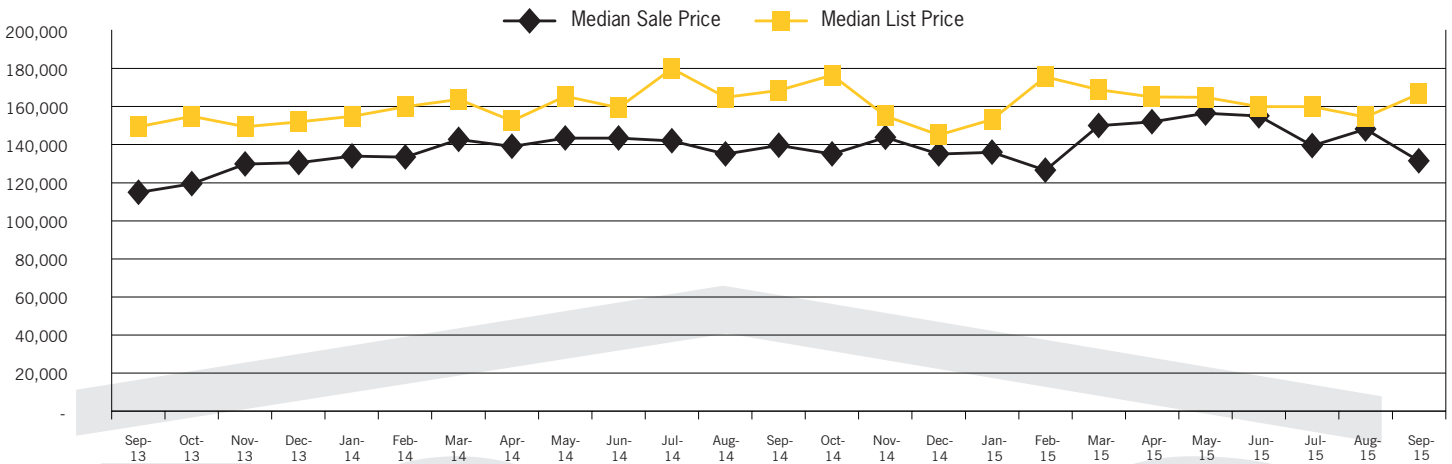
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON CENTRAL



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 10/05/2015 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON CENTRAL

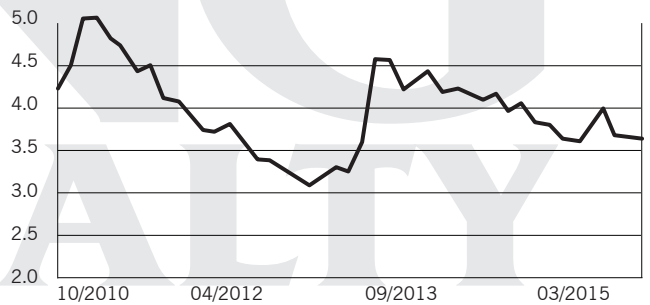


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$179,950	6.140%	\$1,040.38
2014	\$139,650	4.125%	\$642.97
2015	\$131,500	4.000%	\$596.41

30 YEAR FIXED MORTGAGE RATE

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

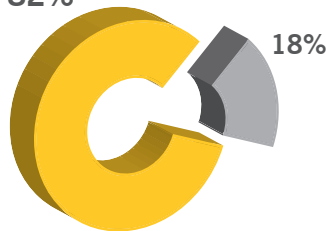


Source: Bankrate.com

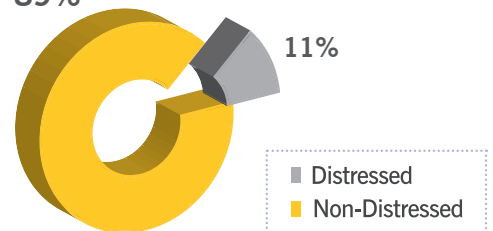
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON CENTRAL

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.

2014
82%



2015 Year to Date
89%





MARKET CONDITIONS BY PRICE BAND – TUCSON CENTRAL

	Active Listings	Last 6 Months Closed Sales					Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions	
		Apr-15	May-15	Jun-15	Jul-15	Aug-15				Sep-15
\$1 - 49,999	21	7	6	4	5	4	5	4.2	4.8	Slightly Seller
\$50,000 - 74,999	28	14	6	9	12	12	19	1.5	2.0	Seller
\$75,000 - 99,999	52	23	16	24	18	13	21	2.5	3.3	Seller
\$100,000 - 124,999	62	34	30	28	33	26	24	2.6	2.4	Seller
\$125,000 - 149,999	74	17	37	37	32	23	18	4.1	3.4	Seller
\$150,000 - 174,999	73	28	21	25	19	11	7	10.4	5.3	Balanced
\$175,000 - 199,999	66	19	12	23	18	18	14	4.7	4.1	Slightly Seller
\$200,000 - 224,999	30	7	25	15	7	8	10	3.0	4.4	Slightly Seller
\$225,000 - 249,999	46	9	10	10	10	12	9	5.1	4.2	Slightly Seller
\$250,000 - 274,999	22	13	7	8	4	7	6	3.7	4.0	Seller
\$275,000 - 299,999	31	8	7	4	3	3	4	7.8	8.7	Buyer
\$300,000 - 349,999	34	6	9	12	1	3	4	8.5	11.1	Buyer
\$350,000 - 399,999	24	4	6	3	2	5	2	12.0	8.4	Slightly Buyer
\$400,000 - 499,999	24	4	2	9	6	5	3	8.0	4.9	Slightly Seller
\$500,000 - 599,999	19	2	2	1	1	0	1	19.0	21.5	Buyer
\$600,000 - 699,999	8	0	3	0	1	2	1	8.0	6.8	Slightly Buyer
\$700,000 - 799,999	2	1	1	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	5	1	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	4	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	625	197	200	212	172	152	148	4.2	4.0	Slightly Seller



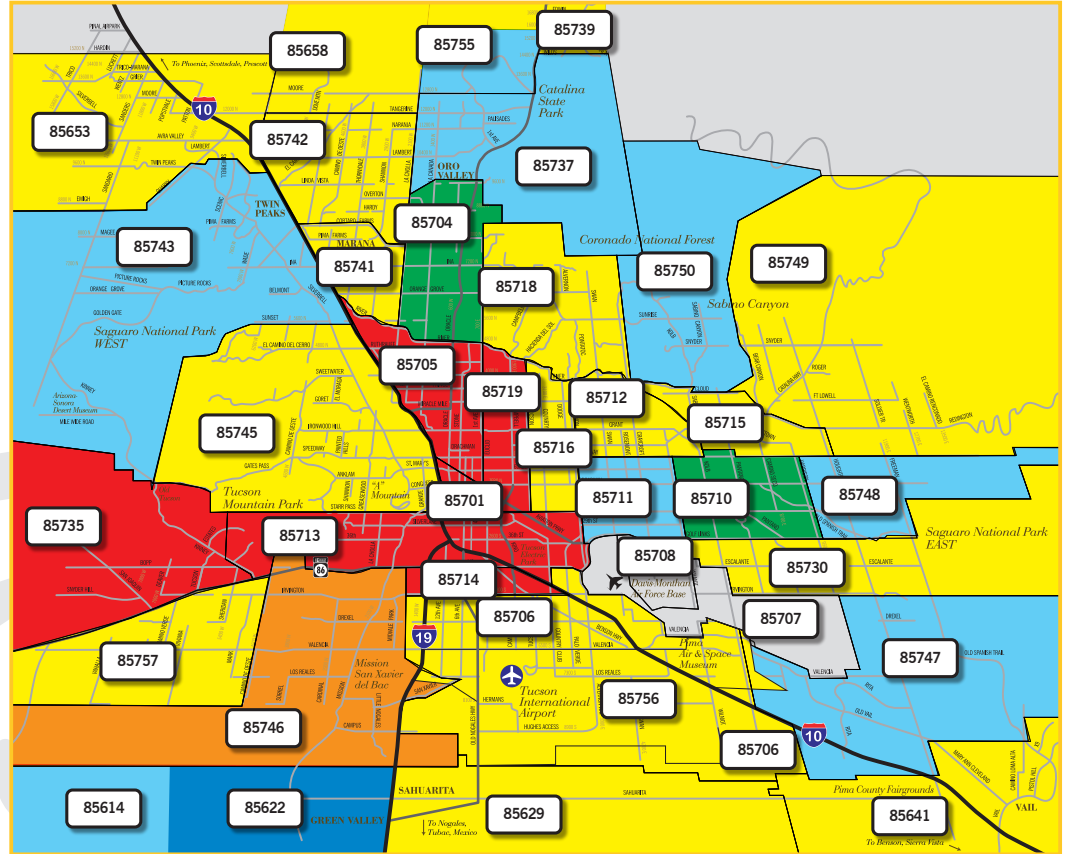


Tucson Central | October 2015

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL 2014-SEP 2014 TO JUL 2015-SEP 2015

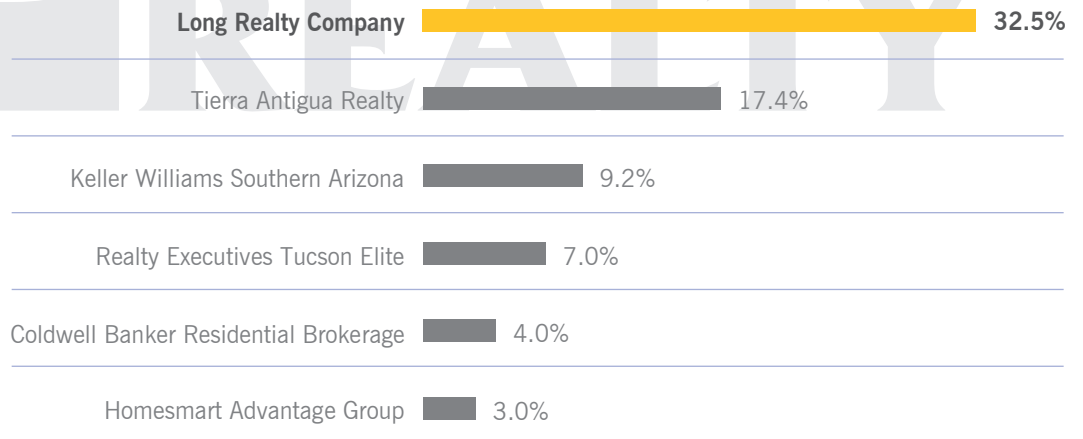
This heat map represents the percentage of change in Tucson metro median sales prices from July 2014-September 2014 to July 2015-September 2015 by zip code.



MARKET SHARE – TUCSON CENTRAL

Long Realty leads the market in successful real estate sales.

Data Obtained 10/05/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 10/01/2014 – 09/30/2015 rounded to the nearest tenth of one percent and deemed to be correct.



The Tucson Central Housing Report is comprised of data for residential properties in the Central area of Tucson as defined by TARMLS. 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.