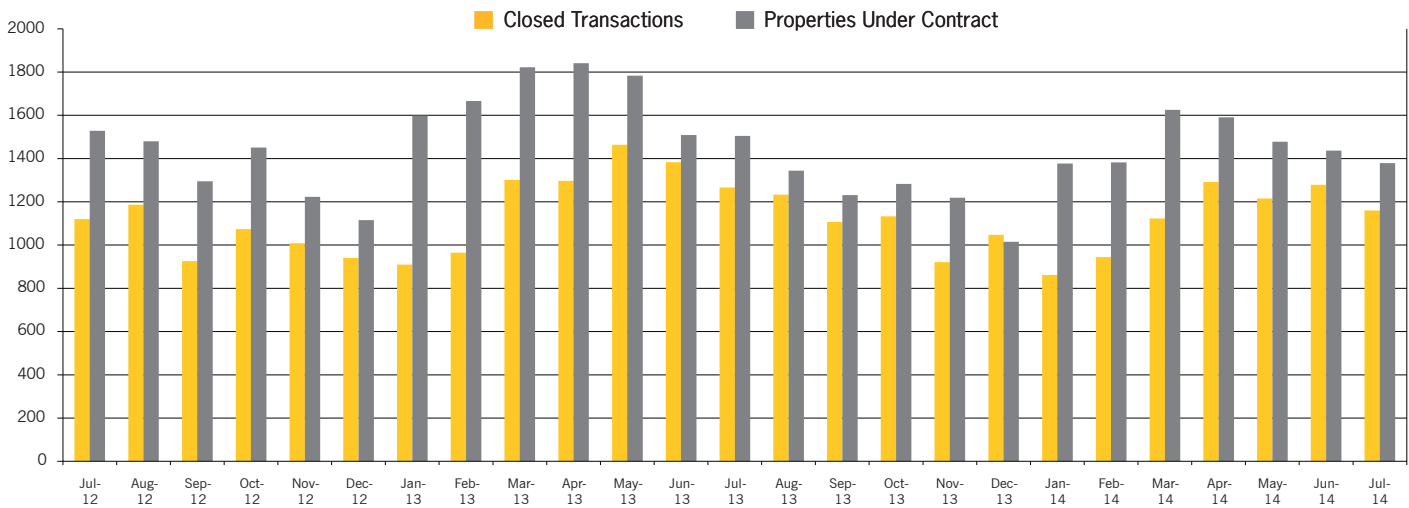




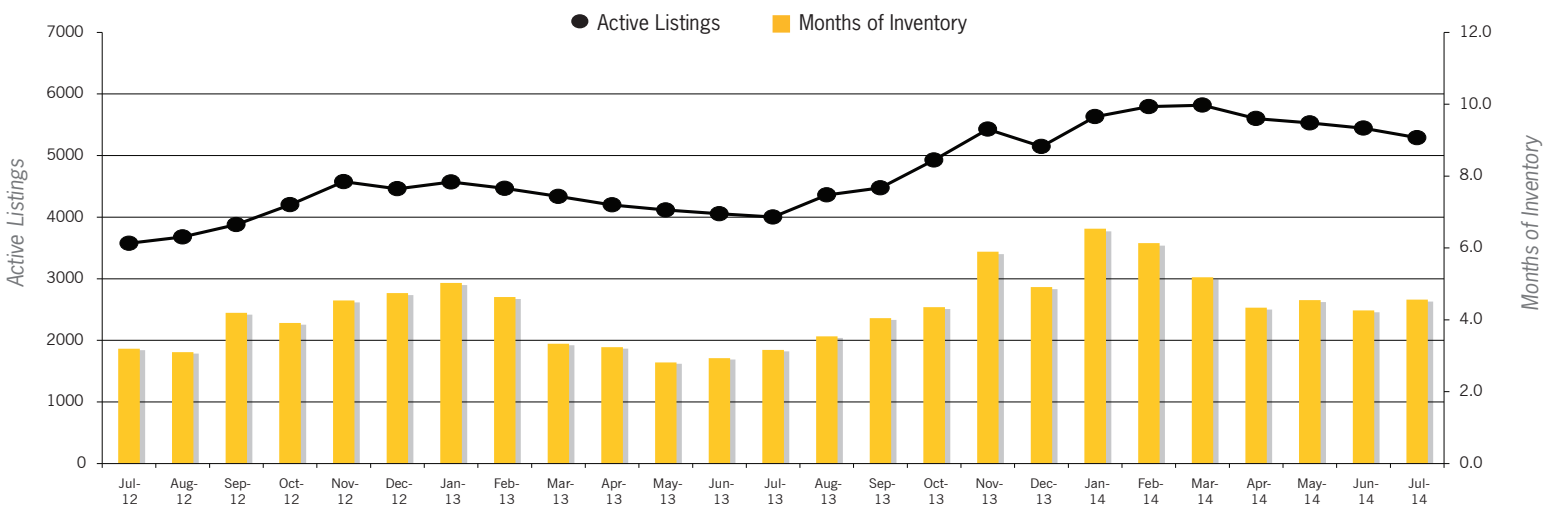
## Tucson Metro | August 2014

In the Tucson Main Market area, July 2014 active inventory was 5,290, a 32% increase from July 2013. There were 1,160 closings in July 2014, an 8% decrease from July 2013. Months of Inventory was 4.6, up from 3.2 in July 2013. Median price of sold homes was \$170,000 for the month of July 2014, up 7% from July 2013. The Tucson Main Market area had 1,379 new properties under contract in July 2014, down 8% from July 2013.

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



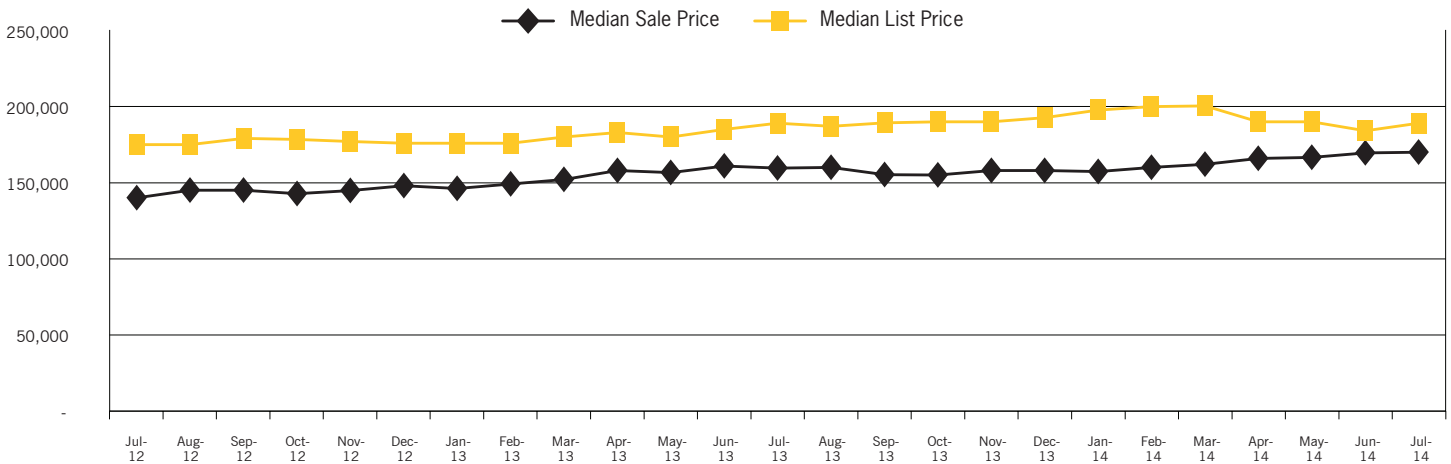
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 08/05/2014 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON



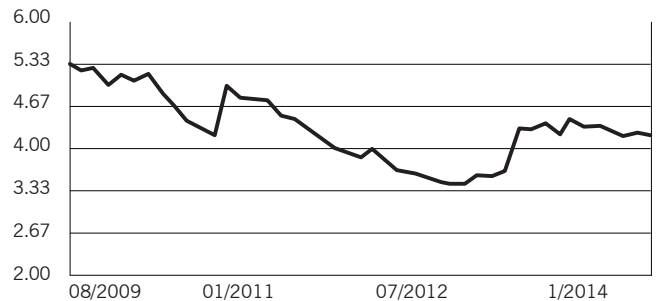
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2013	\$159,400	4.500%	\$767.27
2014	\$170,000	4.250%	\$794.48

Source: Residential median sales prices. Data obtained 08/05/2014 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

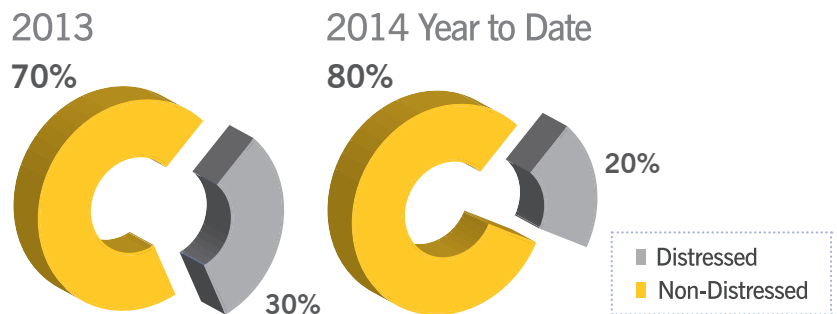
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



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



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

Tucson Metro | August 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
		Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14			
\$1 - 49,999	145	51	48	59	53	45	40	3.6	3.1	Seller
\$50,000 - 74,999	199	67	76	74	54	73	57	3.5	3.1	Seller
\$75,000 - 99,999	292	93	105	90	103	87	67	4.4	3.4	Seller
\$100,000 - 124,999	329	111	126	169	145	140	109	3.0	2.5	Seller
\$125,000 - 149,999	483	141	162	186	162	192	165	2.9	2.8	Seller
\$150,000 - 174,999	517	116	145	176	163	163	157	3.3	3.2	Seller
\$175,000 - 199,999	515	76	111	126	113	119	115	4.5	4.6	Slightly Seller
\$200,000 - 224,999	310	68	64	102	91	93	80	3.9	3.7	Seller
\$225,000 - 249,999	341	62	90	95	86	83	87	3.9	4.1	Slightly Seller
\$250,000 - 274,999	240	51	49	54	59	62	50	4.8	4.5	Slightly Seller
\$275,000 - 299,999	296	31	38	49	46	53	57	5.2	5.8	Balanced
\$300,000 - 349,999	359	33	52	52	57	63	56	6.4	6.1	Balanced
\$350,000 - 399,999	285	27	37	28	35	54	30	9.5	7.3	Slightly Buyer
\$400,000 - 499,999	301	35	33	43	44	55	35	8.6	7.0	Slightly Buyer
\$500,000 - 599,999	170	20	20	18	21	21	26	6.5	8.3	Slightly Buyer
\$600,000 - 699,999	110	7	9	14	10	11	10	11.0	11.9	Buyer
\$700,000 - 799,999	71	7	7	8	6	5	3	23.7	16.9	Buyer
\$800,000 - 899,999	63	2	3	3	4	8	2	31.5	12.9	Buyer
\$900,000 - 999,999	34	3	3	4	3	3	3	11.3	13.2	Buyer
\$1,000,000 - and over	162	5	8	3	8	9	6	27.0	22.4	Buyer
<b>TOTAL</b>	<b>5,222</b>	<b>1,006</b>	<b>1,186</b>	<b>1,353</b>	<b>1,263</b>	<b>1,339</b>	<b>1,155</b>	<b>4.5</b>	<b>4.3</b>	<b>Slightly Seller</b>



Statistics based on information obtained from TARMLS and using Brokermetrics software on 08/05/2014.  
 3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2014 - 7/31/2014. Information is believed to be reliable, but not guaranteed.



# The Housing Report



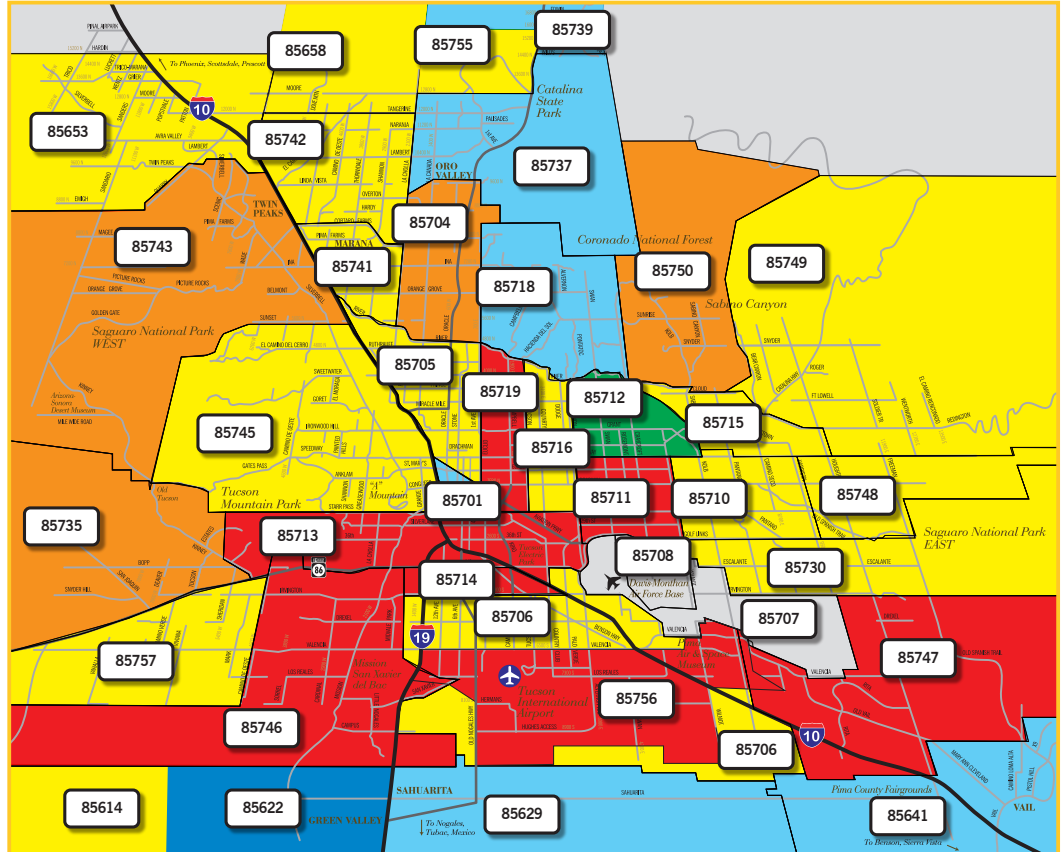
Stephen Woodall | (520) 818-4504  
 Stephen@TeamWoodall.com | TeamWoodall.com

Tucson Metro | August 2014

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY-JUL 2013 TO MAY-JUL 2014

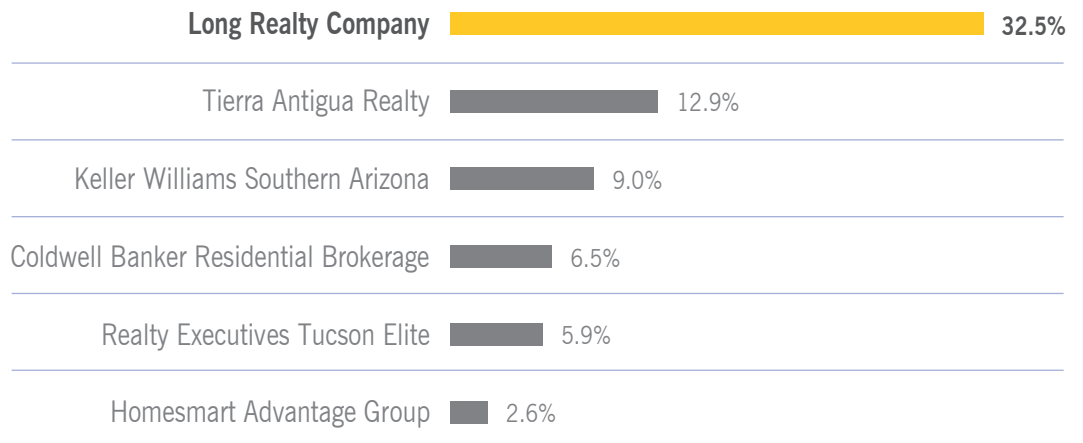
*This heat map represents the percentage of change in Tucson metro median sales prices from May-July 2013 to May-July 2014 by zip code.*



## MARKET SHARE – TUCSON METRO

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

*Data Obtained 08/05/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 08/01/2013 – 07/31/2014 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 08/05/2014. Information is believed to be reliable, but not guaranteed.*