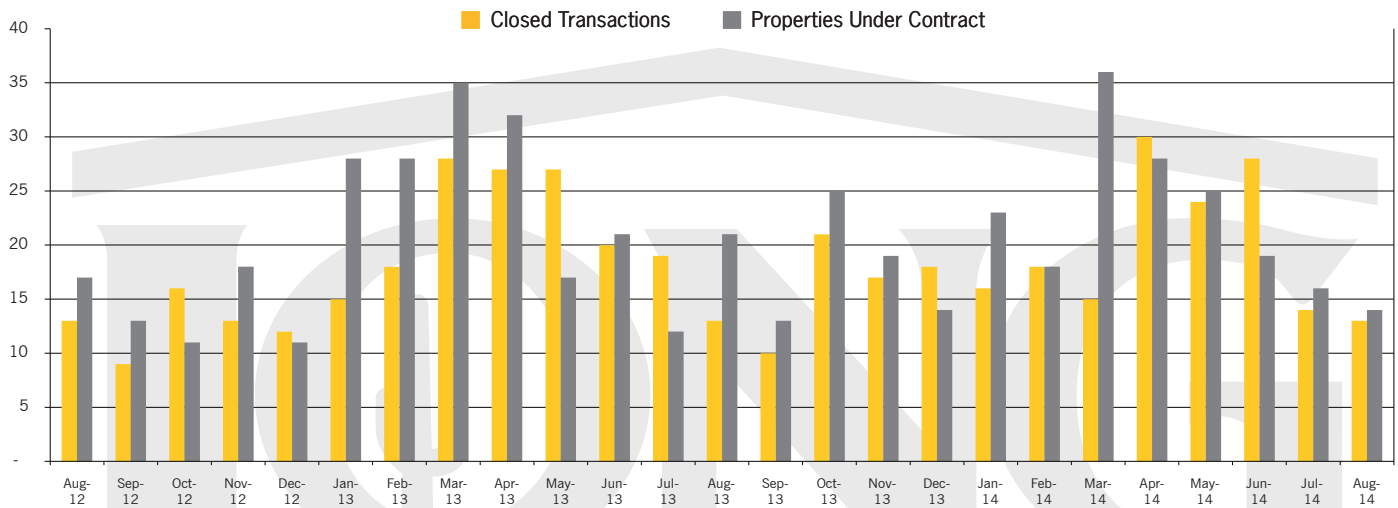




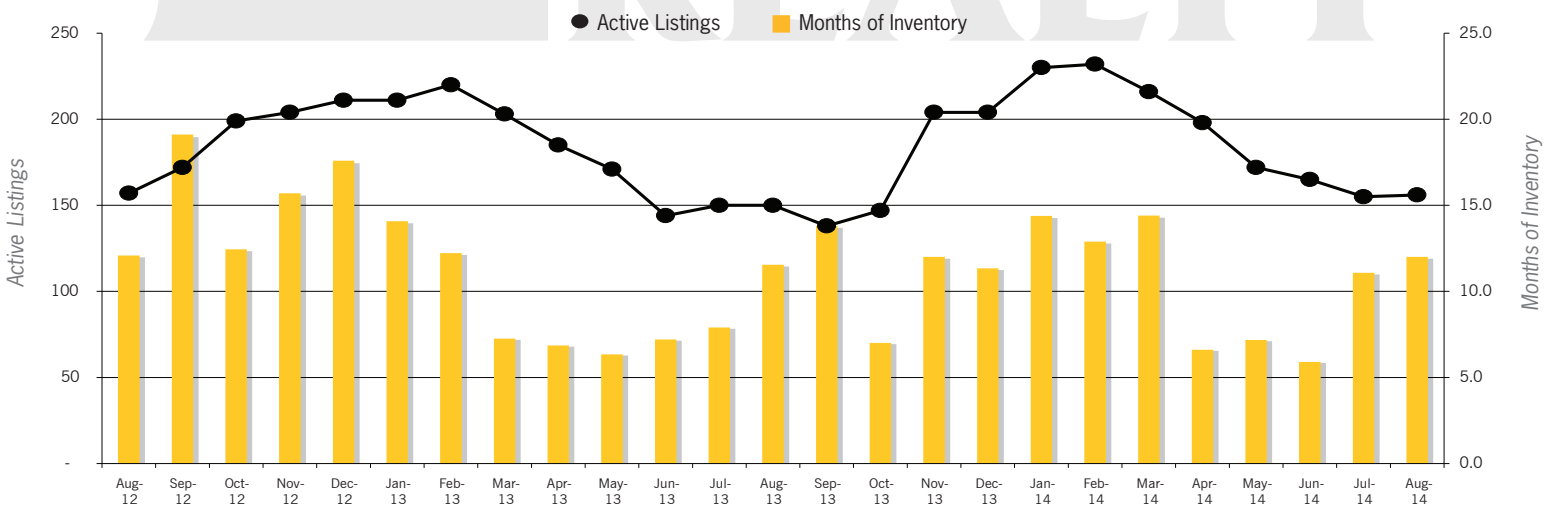
SaddleBrooke | September 2014

In the SaddleBrooke area, August 2014 active inventory was 156, a 4% increase from August 2013. There were 13 closings in August 2014, virtually unchanged from August 2013. Months of Inventory was 12.0, up from 11.5 in August 2013. Median price of sold homes was \$310,000 for the month of August 2014, up 31% from August 2013. The SaddleBrooke area had 14 new properties under contract in August 2014, down 33% from August 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



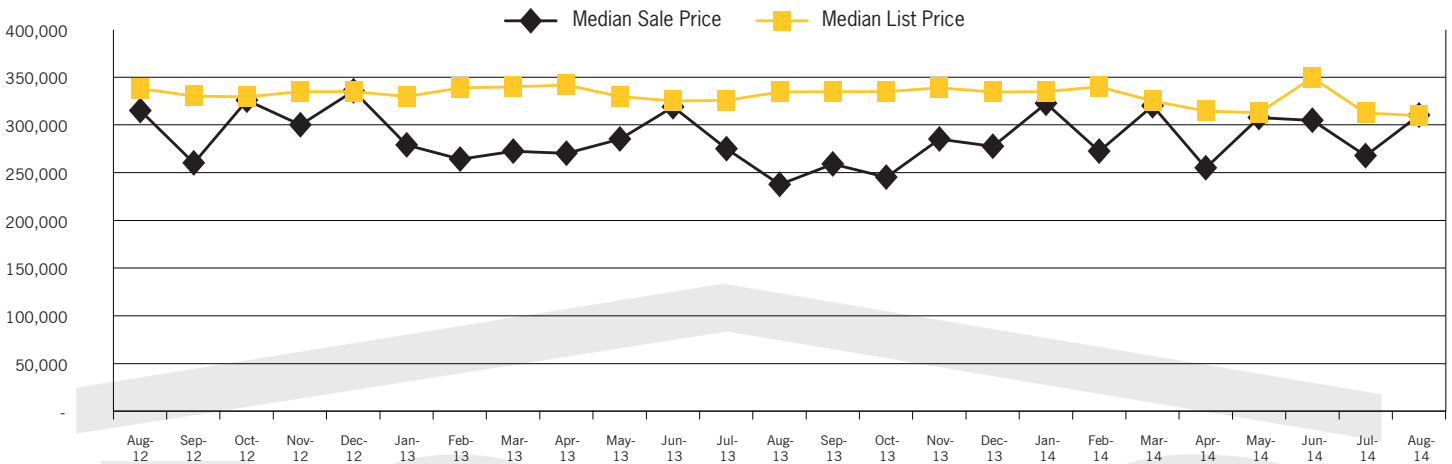
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 09/04/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE

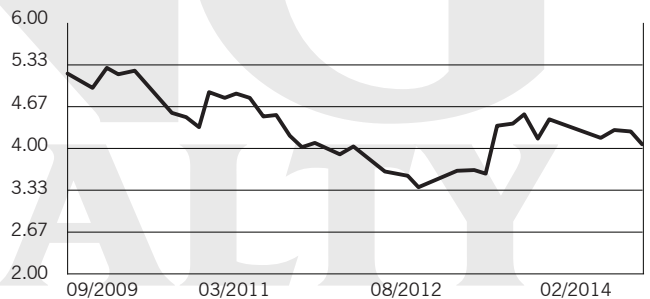


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2013	\$237,500	4.375%	\$1,126.51
2014	\$310,000	4.125%	\$1,427.29

30 YEAR FIXED MORTGAGE RATE

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



Source: Residential median sales prices. Data obtained 09/04/2014 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.

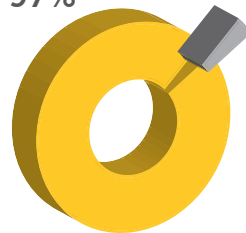
Source: Bankrate.com

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.

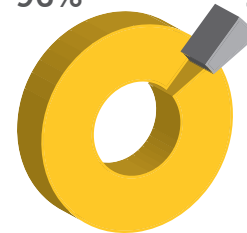
2013

97%



2014 Year to Date

96%



■ Distressed
■ Non-Distressed



The Housing Report



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SaddleBrooke | September 2014

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
		Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14			
\$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	1	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	3	1	1	2	1	0	1	3.0	4.0	Seller
\$175,000 - 199,999	16	2	3	0	5	4	1	16.0	4.8	Slightly Seller
\$200,000 - 224,999	12	1	3	6	2	2	1	12.0	6.4	Balanced
\$225,000 - 249,999	12	0	7	2	1	1	2	6.0	7.3	Slightly Buyer
\$250,000 - 274,999	15	1	2	1	1	1	1	15.0	14.7	Buyer
\$275,000 - 299,999	9	2	2	2	3	2	0	n/a	7.4	Slightly Buyer
\$300,000 - 349,999	26	2	5	4	6	3	3	8.7	6.3	Balanced
\$350,000 - 399,999	20	2	1	4	2	1	2	10.0	12.0	Buyer
\$400,000 - 499,999	16	3	3	3	4	1	0	n/a	11.8	Buyer
\$500,000 - 599,999	18	0	3	0	1	1	2	9.0	13.3	Buyer
\$600,000 - 699,999	6	1	0	0	1	0	0	n/a	20.0	Buyer
\$700,000 - 799,999	2	0	0	1	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	1	0	0	n/a	4.0	Seller
\$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	156	15	30	25	28	16	13	12.0	8.4	Slightly Buyer



Statistics based on information obtained from TARMLS and using Brokermetrics software on 09/04/2014.

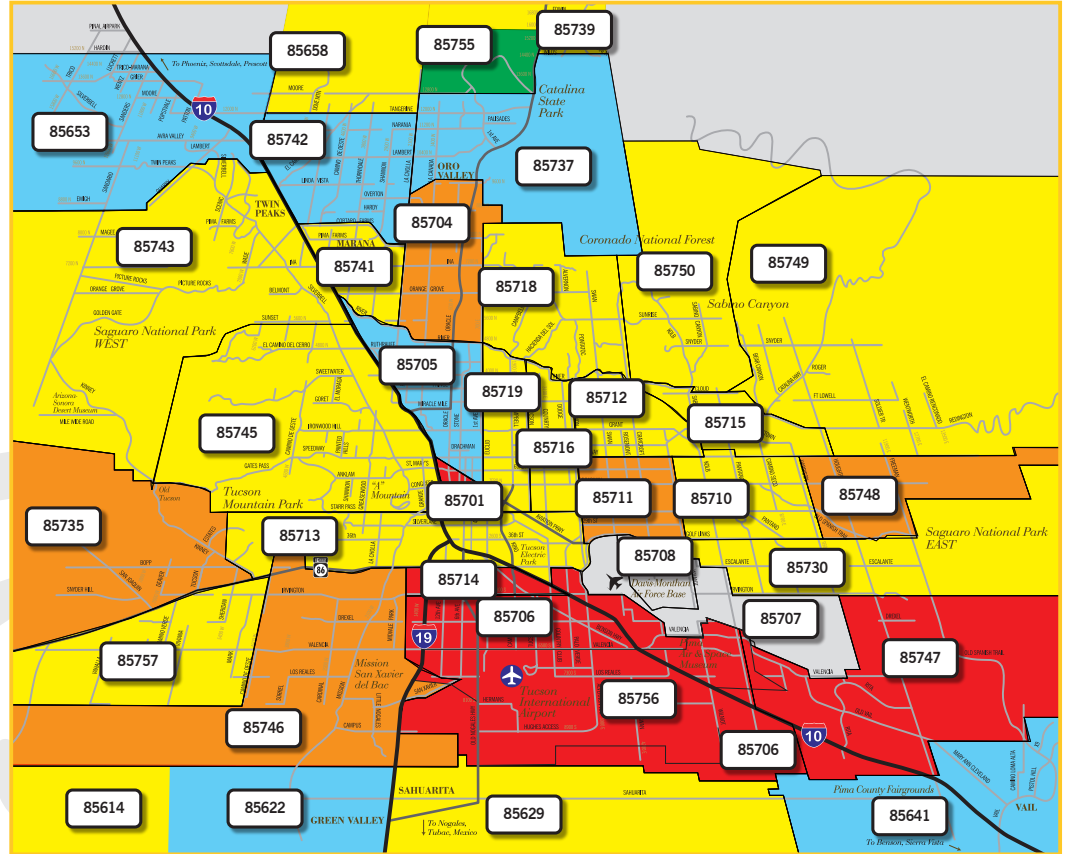
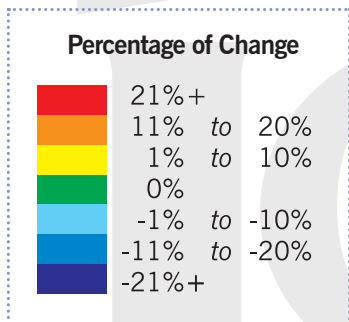
3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2014 - 08/31/2014. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN-AUG 2013 TO JUN-AUG 2014

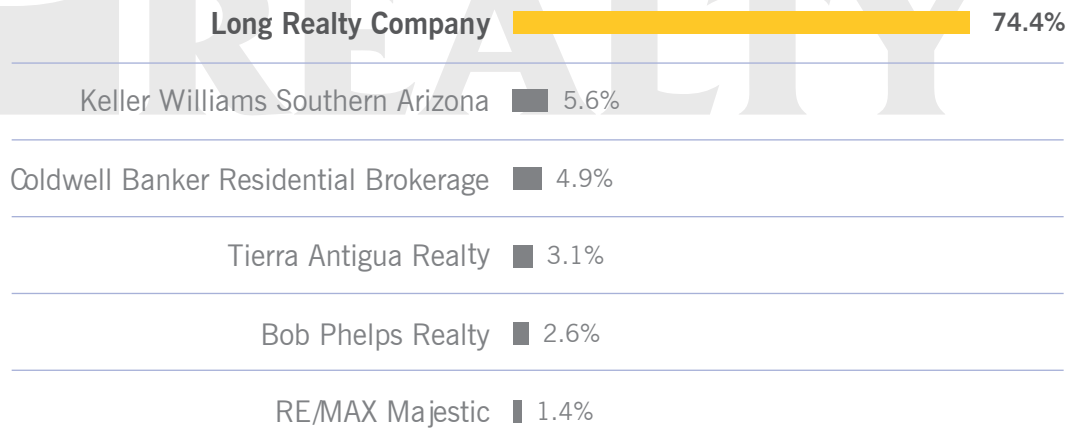
This heat map represents the percentage of change in Tucson metro median sales prices from June-August 2013 to June-August 2014 by zip code.



MARKET SHARE – SADDLEBROOKE

Long Realty leads the market in successful real estate sales.

Data Obtained 09/04/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 09/01/2013 – 08/31/2014 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.