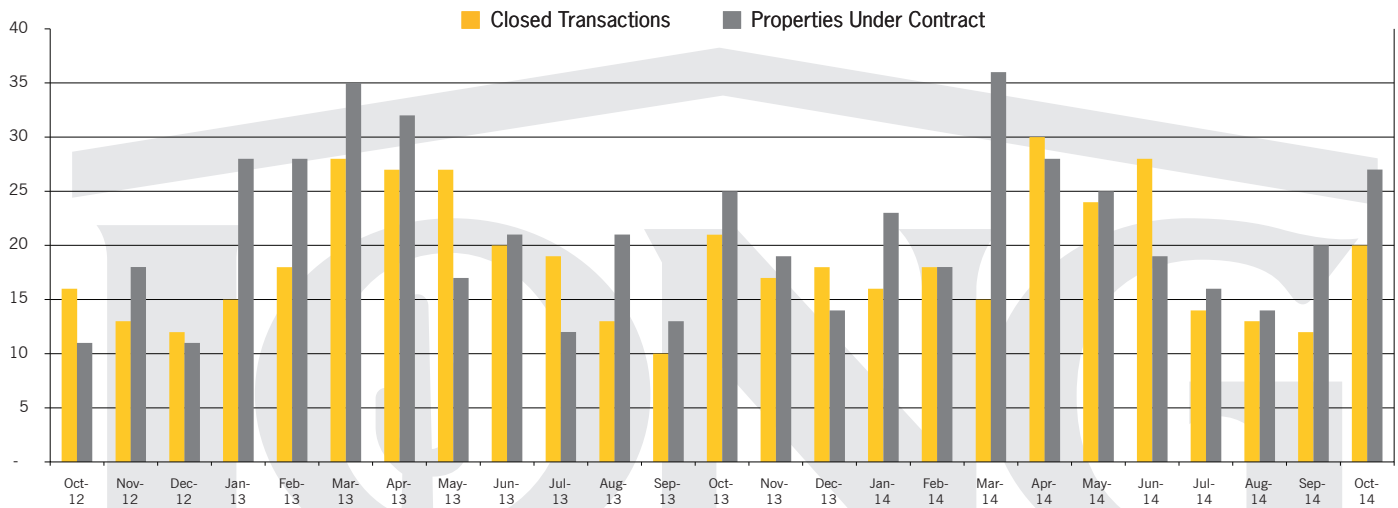




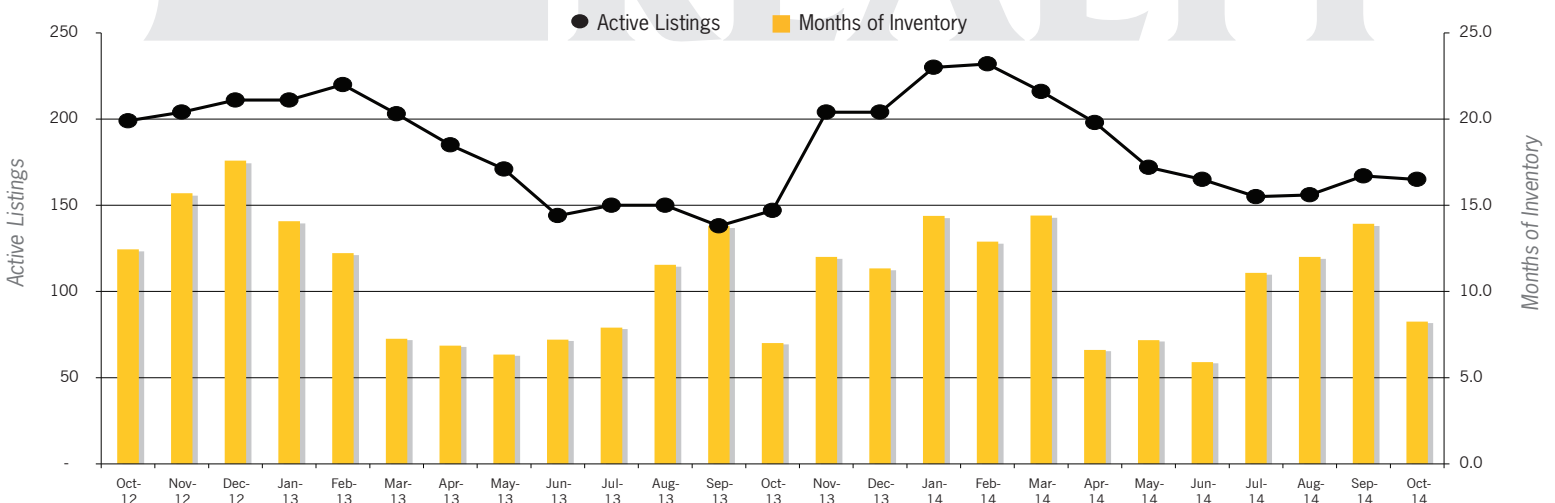
SaddleBrooke | November 2014

In the SaddleBrooke area, October 2014 active inventory was 165, a 12% increase from October 2013. There were 20 closings in October 2014, a 5% decrease from October 2013. Months of Inventory was 8.3, up from 7.0 in October 2013. Median price of sold homes was \$305,000 for the month of October 2014, up 25% from October 2013. The SaddleBrooke area had 27 new properties under contract in October 2014, up 8% from October 2013

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



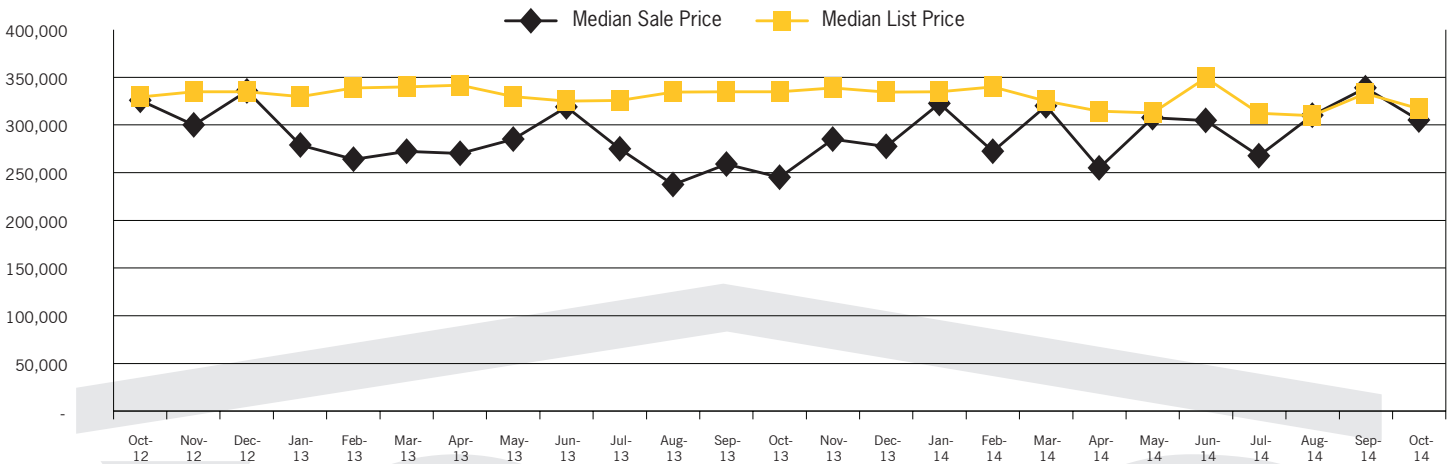
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 11/05/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE

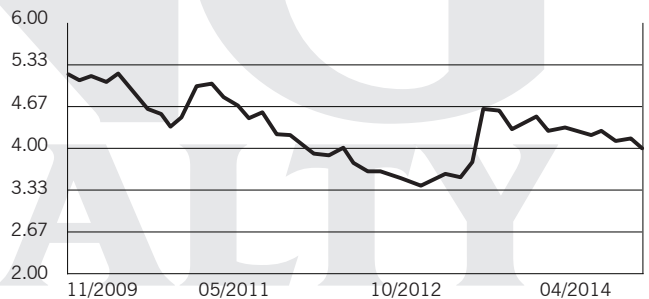


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2013	\$245,000	4.250%	\$1,144.99
2014	\$305,000	4.000%	\$1,383.31

30 YEAR FIXED MORTGAGE RATE

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

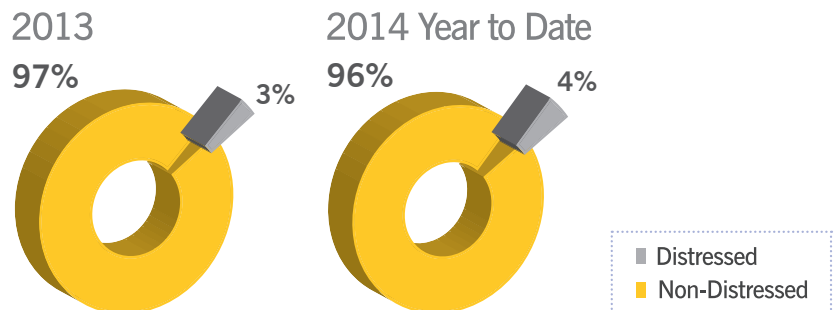


Source: Residential median sales prices. Data obtained 11/05/2014 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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
		May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-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	0	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	2	2	1	0	1	1	0	n/a	4.0	Seller
\$175,000 - 199,999	16	0	5	4	1	1	0	n/a	24.5	Buyer
\$200,000 - 224,999	11	6	2	2	1	0	0	n/a	31.0	Buyer
\$225,000 - 249,999	13	2	1	1	2	1	3	4.3	6.8	Slightly Buyer
\$250,000 - 274,999	14	1	1	1	1	0	5	2.8	7.7	Slightly Buyer
\$275,000 - 299,999	12	2	3	2	0	1	2	6.0	9.3	Buyer
\$300,000 - 349,999	27	4	6	3	3	3	1	27.0	11.6	Buyer
\$350,000 - 399,999	25	4	2	1	2	2	4	6.3	8.5	Buyer
\$400,000 - 499,999	17	3	4	1	0	1	1	17.0	24.5	Buyer
\$500,000 - 599,999	21	0	1	1	2	1	1	21.0	15.8	Buyer
\$600,000 - 699,999	4	0	1	0	0	0	3	1.3	4.3	Slightly Seller
\$700,000 - 799,999	3	1	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	1	0	0	1	0	n/a	0.0	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	165	25	28	16	13	12	20	8.3	10.8	Buyer



Statistics based on information obtained from TARMLS and using Brokermetrics software on 11/05/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 08/01/2014 - 10/31/2014. Information is believed to be reliable, but not guaranteed.



The Housing Report



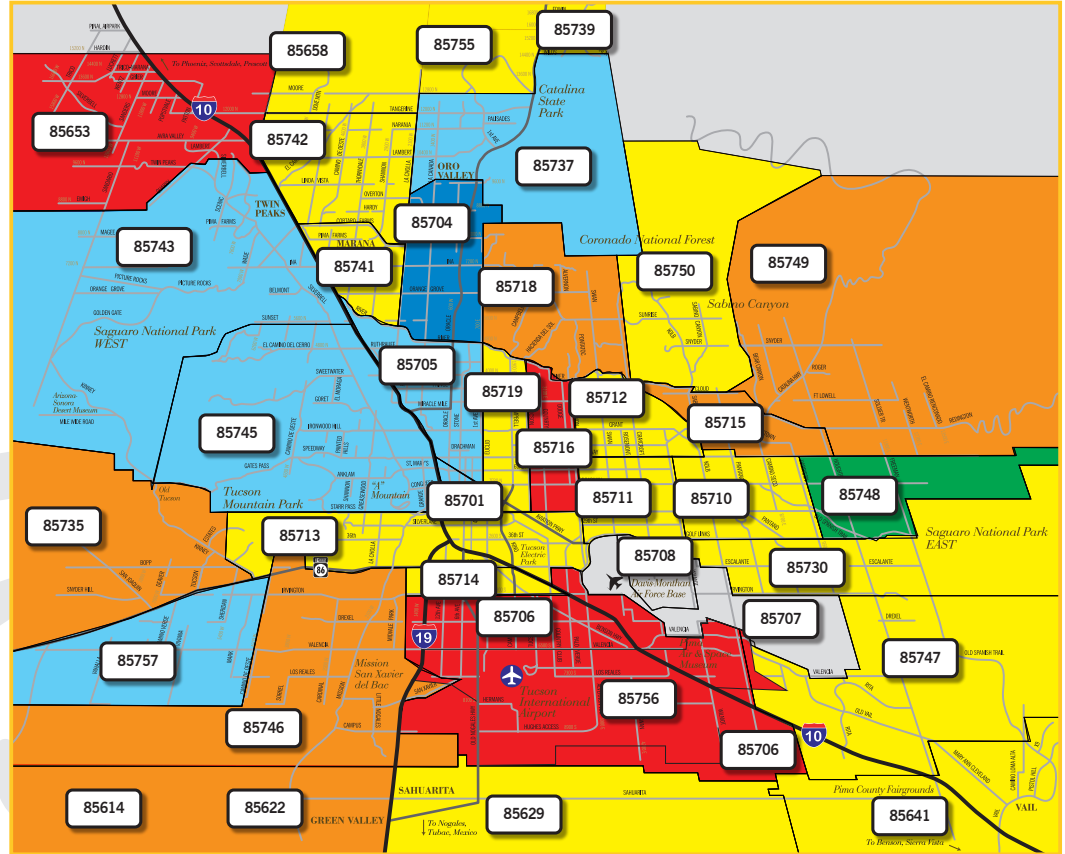
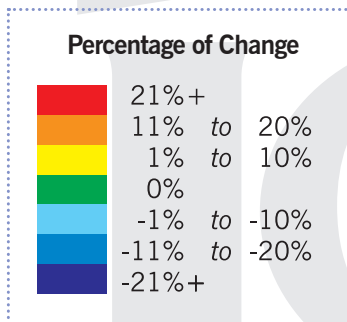
Stephen Woodall | (520) 818-4504
 Stephen@TeamWoodall.com | TeamWoodall.com

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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

AUG-OCT 2013 TO AUG-OCT 2014

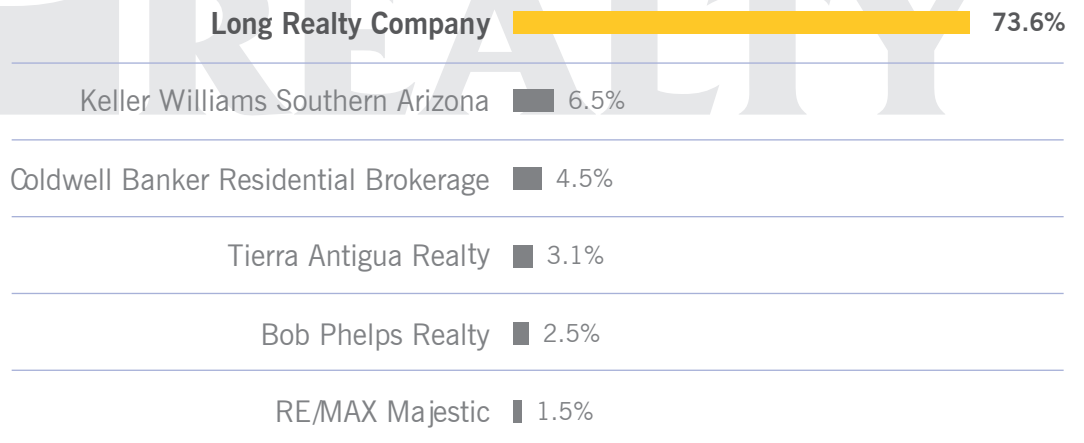
This heat map represents the percentage of change in Tucson metro median sales prices from August-October 2013 to August-October 2014 by zip code.



MARKET SHARE – SADDLEBROOKE

Long Realty leads the market in successful real estate sales.

Data Obtained 11/05/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 11/01/2013 – 10/31/2014 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.

These statistics are based on information obtained from the TARMLS and GVARMLS on 11/05/2014. Information is believed to be reliable, but not guaranteed.