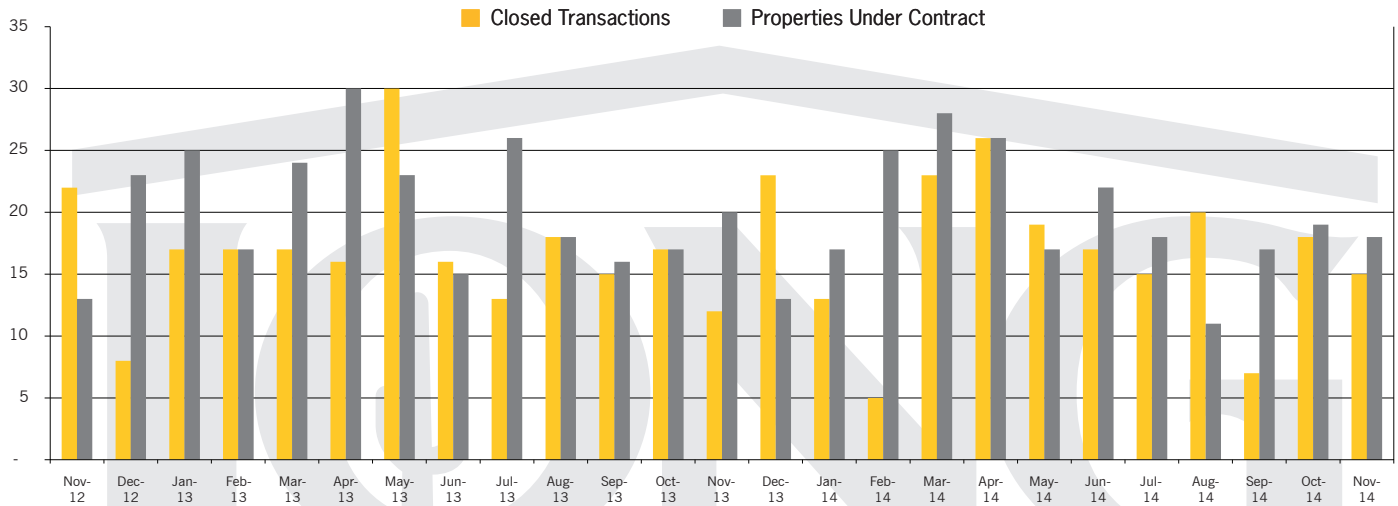




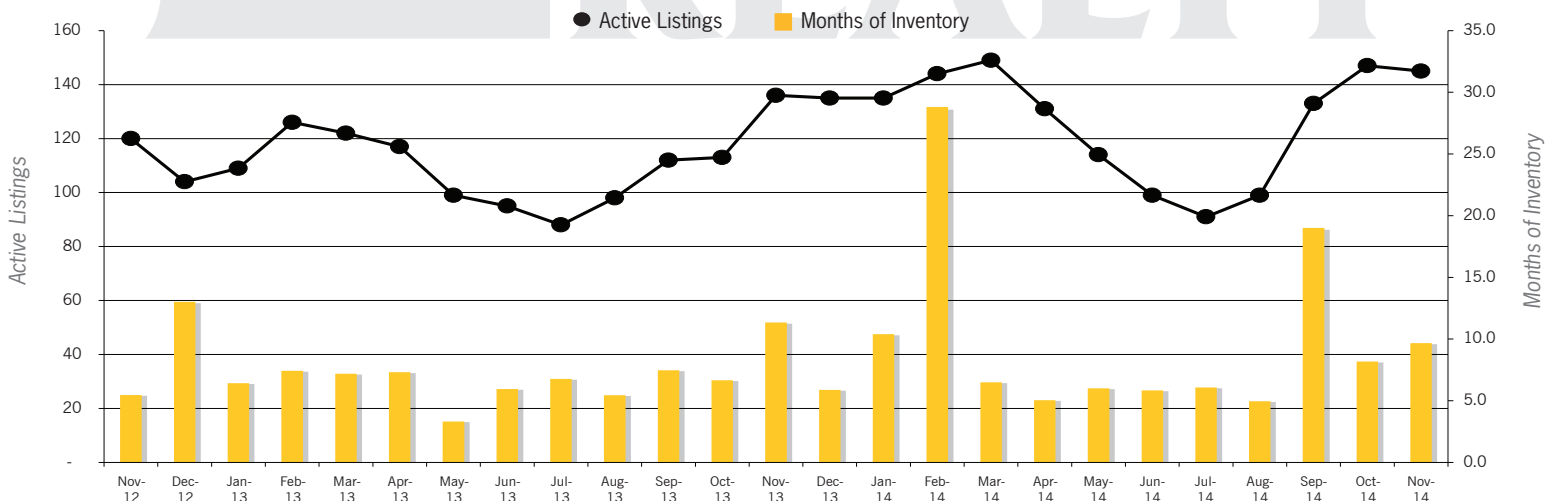
Dove Mountain | December 2014

In the Dove Mountain area, November 2014 active inventory was 145, a 7% increase from November 2013. There were 15 closings in November 2014, a 25% increase from November 2013. Months of Inventory was 9.7, down from 11.3 in November 2013. Median price of sold homes was \$290,000 for the month of November 2014, up 19% from November 2013. The Dove Mountain area had 18 new properties under contract in November 2014, down 10% from November 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – DOVE MOUNTAIN



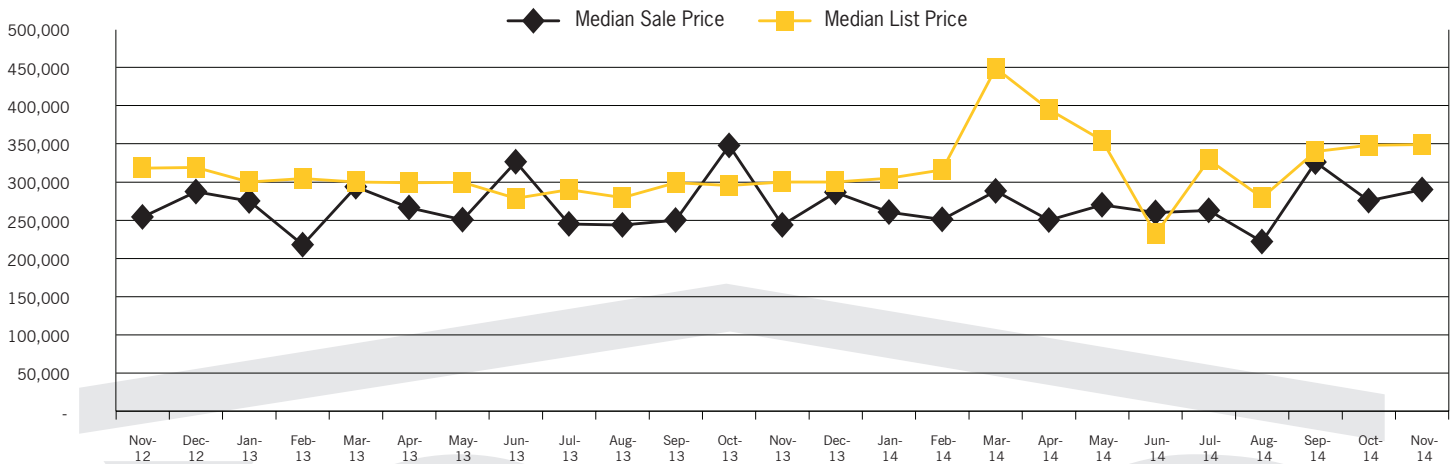
ACTIVE LISTINGS AND MONTHS OF INVENTORY – DOVE MOUNTAIN



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 12/03/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – DOVE MOUNTAIN

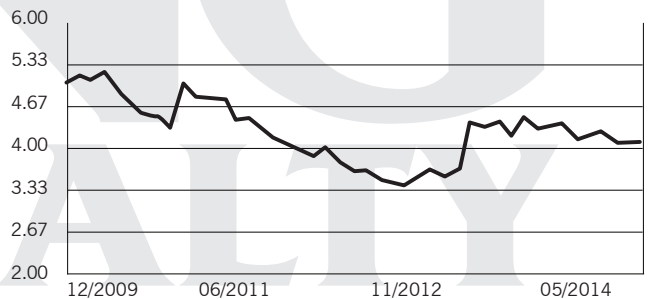


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – DOVE MOUNTAIN

Year	Median Price	Int. Rate	MO. Payment
2006	\$249,591	6.140%	\$1,443.01
2013	\$243,685	4.250%	\$1,138.84
2014	\$290,000	4.000%	\$1,315.28

30 YEAR FIXED MORTGAGE RATE

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



Source: Bankrate.com

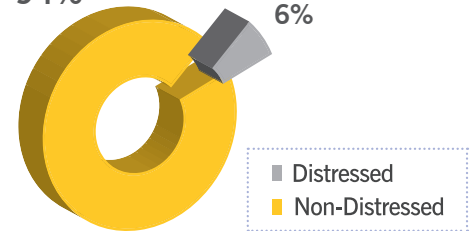
DISTRESSED VS. NON-DISTRESSED SALES – DOVE MOUNTAIN

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
89%



2014 Year to Date
94%





The Housing Report



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

Dove Mountain | December 2014

MARKET CONDITIONS BY PRICE BAND – DOVE MOUNTAIN

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jun-14	Ju1-14	Aug-14	Sep-14	Oct-14	Nov-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	1	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	2	1	0	6	0	2	2	1.0	2.8	Seller
\$175,000 - 199,999	8	0	4	2	1	0	1	8.0	16.0	Buyer
\$200,000 - 224,999	10	2	1	3	1	1	1	10.0	6.7	Slightly Buyer
\$225,000 - 249,999	11	4	2	1	0	3	1	11.0	9.3	Buyer
\$250,000 - 274,999	11	3	2	1	1	3	1	11.0	6.8	Slightly Buyer
\$275,000 - 299,999	18	0	1	0	0	3	2	9.0	9.8	Buyer
\$300,000 - 349,999	21	2	1	0	3	0	3	7.0	9.3	Buyer
\$350,000 - 399,999	11	3	1	3	1	0	1	11.0	14.5	Buyer
\$400,000 - 499,999	11	1	1	3	0	4	2	5.5	5.8	Balanced
\$500,000 - 599,999	6	0	1	1	0	1	0	n/a	15.0	Buyer
\$600,000 - 699,999	3	1	0	0	0	1	0	n/a	10.0	Buyer
\$700,000 - 799,999	6	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	4	0	0	0	0	1	0	n/a	10.0	Buyer
\$1,000,000 - and over	20	0	1	1	2	0	1	20.0	20.3	Buyer
TOTAL	145	18	15	21	9	19	15	9.7	9.9	Buyer

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

Statistics based on information obtained from TARMLS and using Brokermetrics software on 12/03/2014.

3 month trend in months of inventory is the average of closed sales and active listing data from 09/01/2014 - 11/30/2014. Information is believed to be reliable, but not guaranteed.



The Housing Report



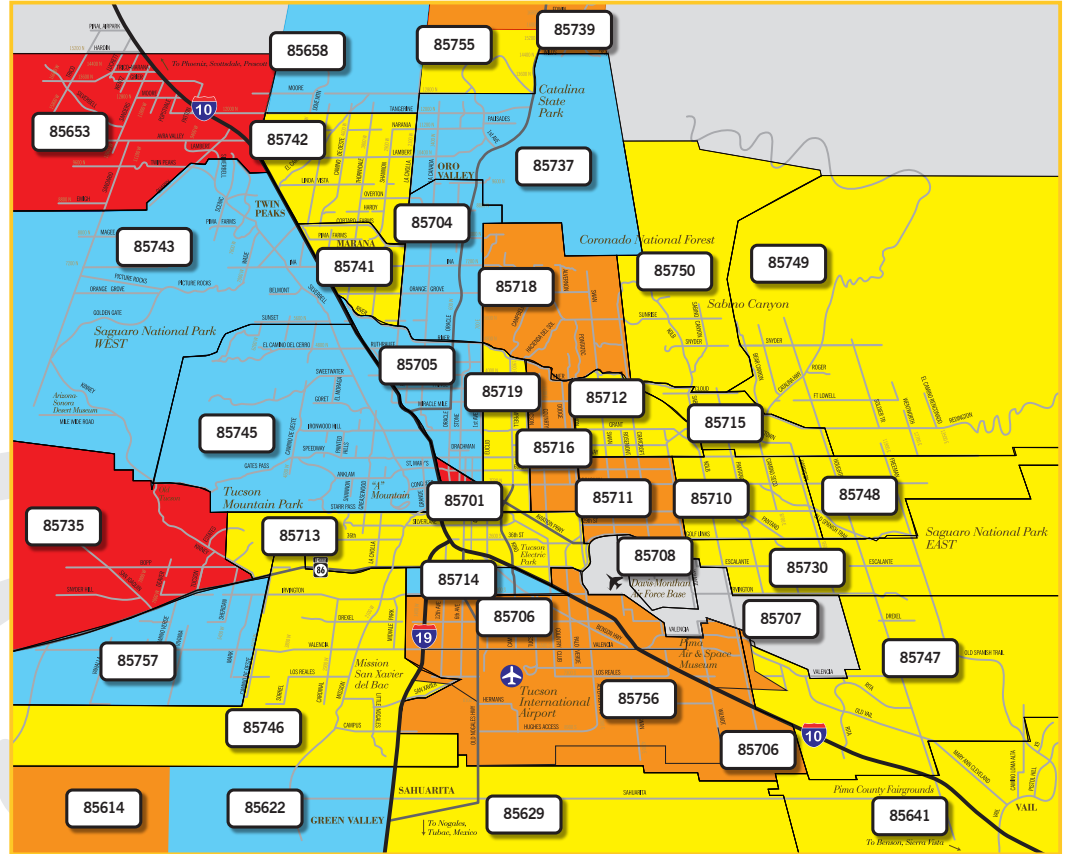
Stephen Woodall | (520) 818-4504
 Stephen@TeamWoodall.com | TeamWoodall.com

Dove Mountain | December 2014

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

SEP-NOV 2013 TO SEP-NOV 2014

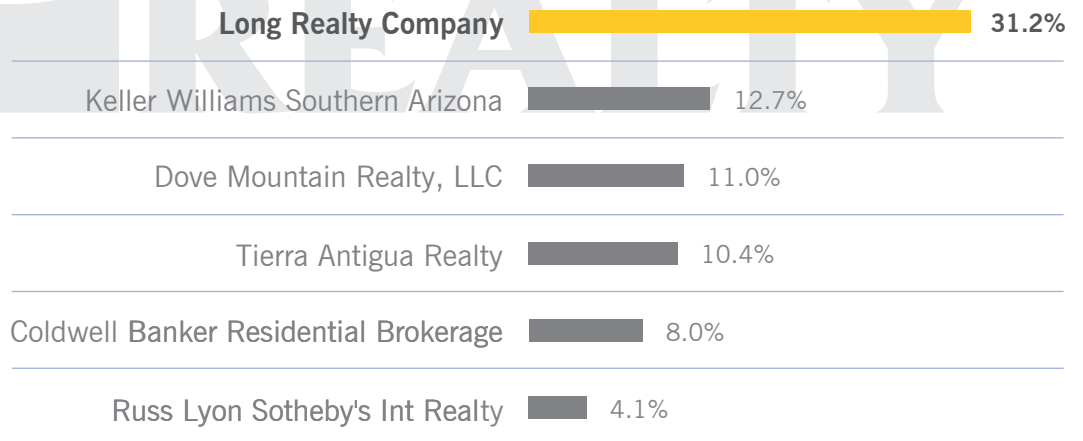
This heat map represents the percentage of change in Tucson metro median sales prices from September-November 2013 to September-November 2014 by zip code.



MARKET SHARE – DOVE MOUNTAIN

Long Realty leads the market in successful real estate sales.

Data Obtained 12/03/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 12/01/2013 – 11/30/2014 rounded to the nearest tenth of one percent and deemed to be correct.



The Dove Mountain Housing Report is comprised of data for residential properties in the community of Dove Mountain. 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 12/03/2014. Information is believed to be reliable, but not guaranteed.