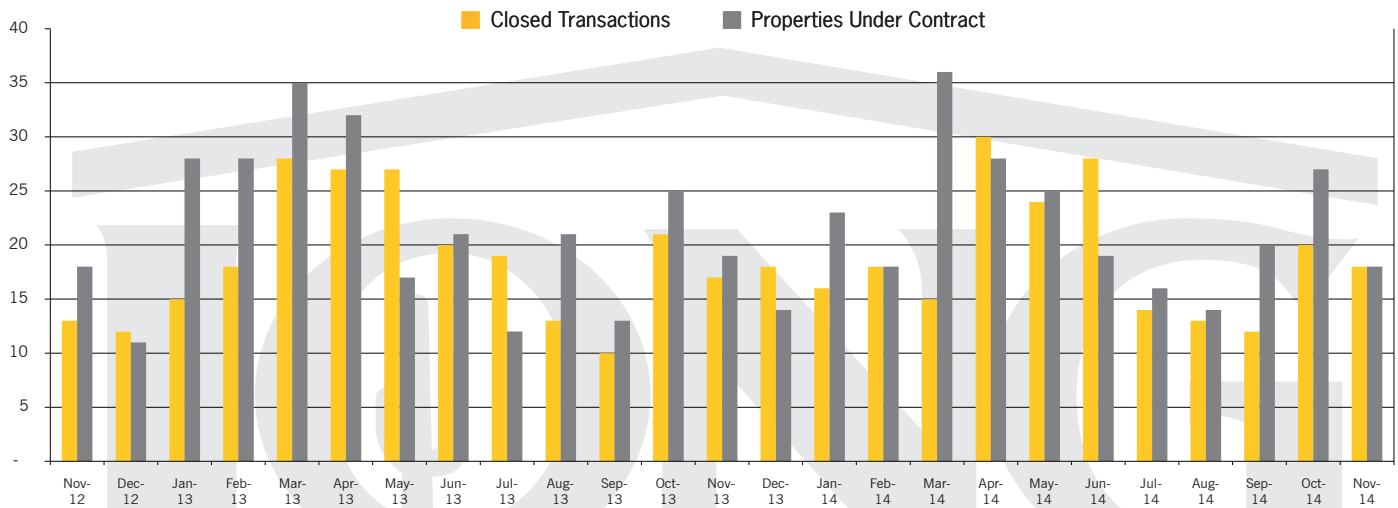




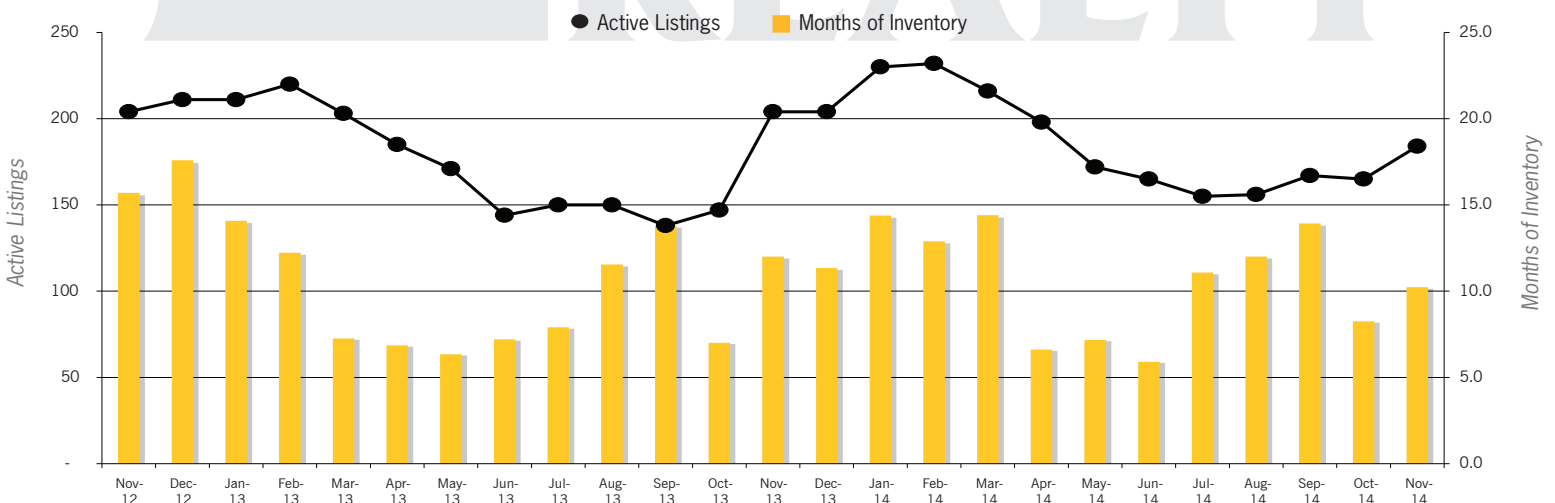
## SaddleBrooke | December 2014

In the SaddleBrooke area, November 2014 active inventory was 184, a 10% decrease from November 2013. There were 18 closings in November 2014, a 6% increase from November 2013. Months of Inventory was 10.2, down from 12.0 in November 2013. Median price of sold homes was \$291,500 for the month of November 2014, up 2% from November 2013. The SaddleBrooke area had 18 new properties under contract in November 2014, down 5% from November 2013.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



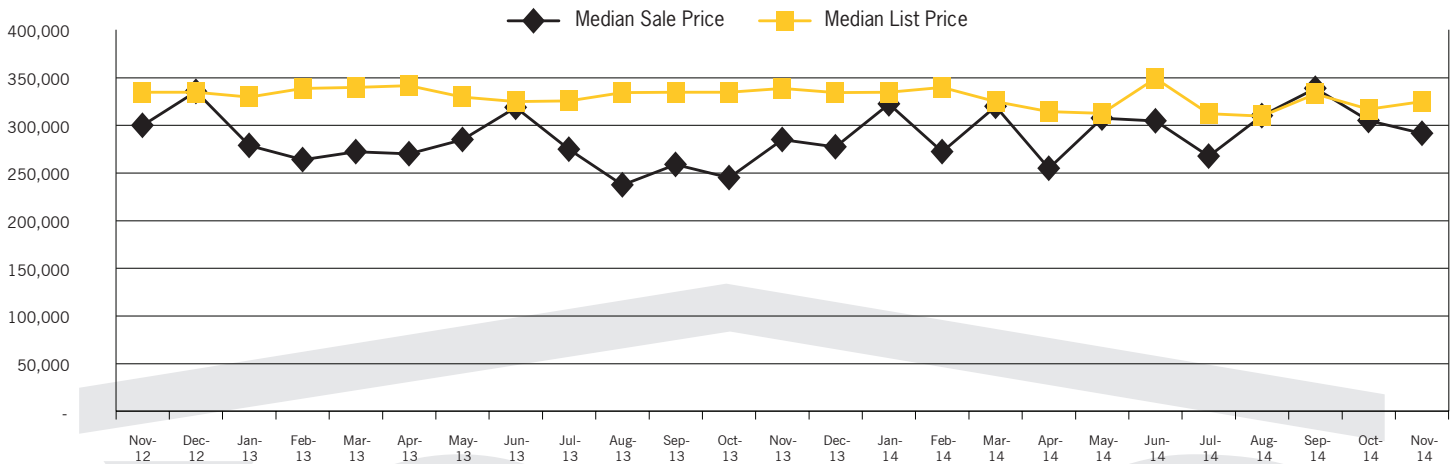
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE



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



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE

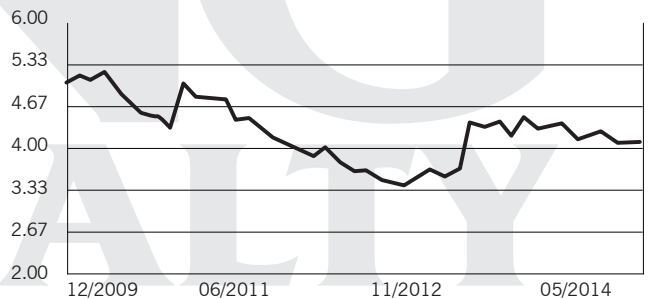


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2013	\$285,000	4.250%	\$1,331.93
2014	\$291,500	4.000%	\$1,322.08

## 30 YEAR FIXED MORTGAGE RATE

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

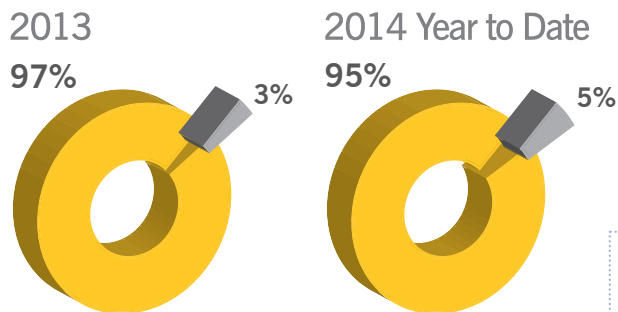


Source: Residential median sales prices. Data obtained 12/03/2014 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.



■ Distressed  
■ Non-Distressed



## 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
		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	0	0	0	0	0	1	1.0	3.0	Seller
\$150,000 - 174,999	2	1	0	1	1	0	0	n/a	7.0	Slightly Buyer
\$175,000 - 199,999	13	5	4	1	1	0	2	6.5	15.3	Buyer
\$200,000 - 224,999	14	2	2	1	0	0	1	14.0	33.0	Buyer
\$225,000 - 249,999	13	1	1	2	1	3	2	6.5	7.0	Slightly Buyer
\$250,000 - 274,999	18	1	1	1	0	5	2	9.0	7.0	Slightly Buyer
\$275,000 - 299,999	14	3	2	0	1	2	2	7.0	6.6	Slightly Buyer
\$300,000 - 349,999	33	6	3	3	3	1	3	11.0	12.6	Buyer
\$350,000 - 399,999	25	2	1	2	2	4	0	n/a	12.2	Buyer
\$400,000 - 499,999	18	4	1	0	1	1	2	9.0	12.8	Buyer
\$500,000 - 599,999	24	1	1	2	1	1	3	8.0	13.8	Buyer
\$600,000 - 699,999	6	1	0	0	0	3	0	n/a	4.3	Slightly Seller
\$700,000 - 799,999	3	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	1	0	0	1	0	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
<b>TOTAL</b>	<b>184</b>	<b>28</b>	<b>16</b>	<b>13</b>	<b>12</b>	<b>20</b>	<b>18</b>	<b>10.2</b>	<b>10.3</b>	<b>Buyer</b>





# The Housing Report



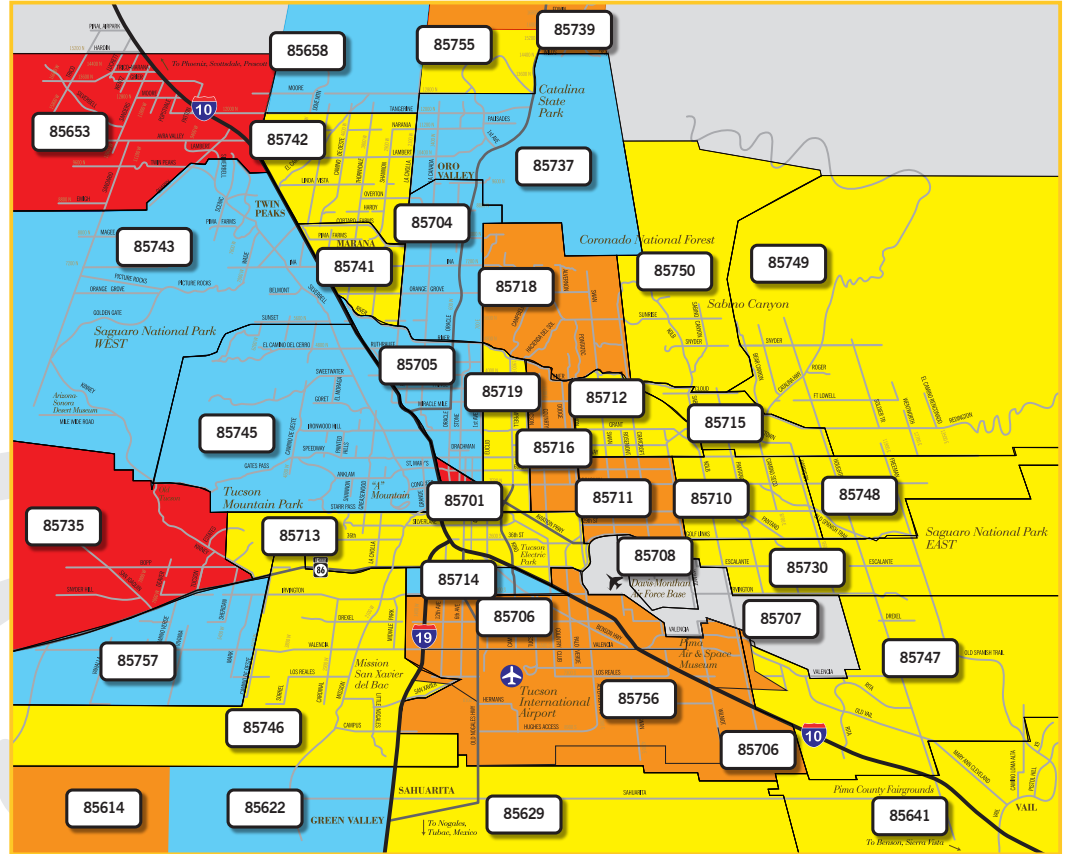
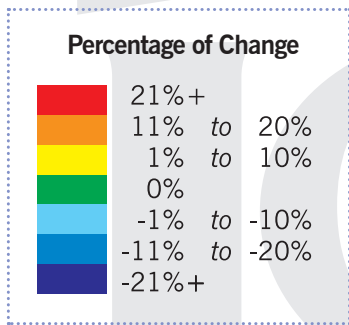
Stephen Woodall | (520) 818-4504  
 Stephen@TeamWoodall.com | TeamWoodall.com

SaddleBrooke | December 2014

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

SEP-NOV 2013 TO SEP-NOV 2014

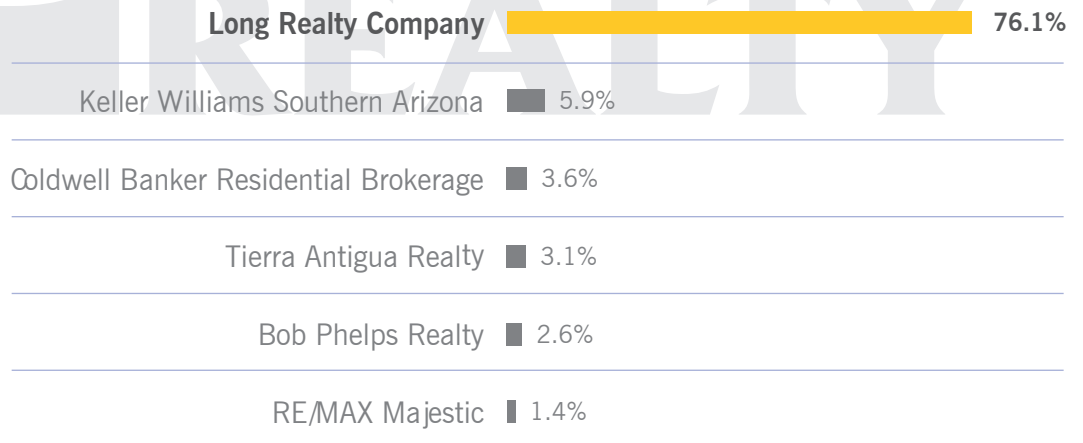
*This heat map represents the percentage of change in Tucson metro median sales prices from September-November 2013 to September-November 2014 by zip code.*



## MARKET SHARE – SADDLEBROOKE

*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 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 12/03/2014. Information is believed to be reliable, but not guaranteed.*