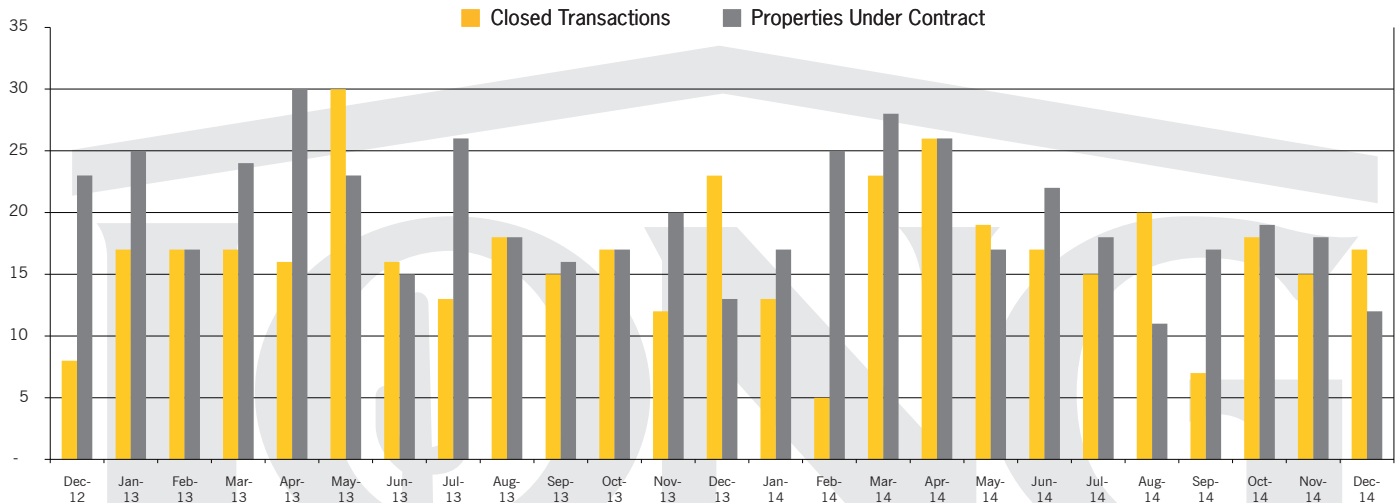




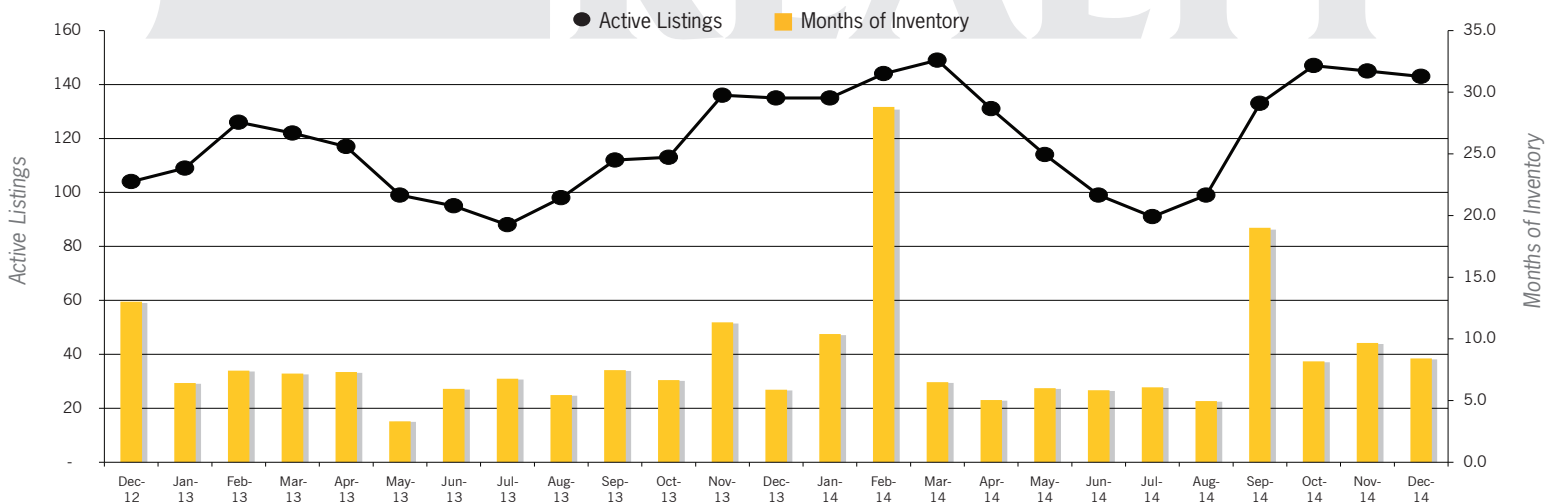
## Dove Mountain | January 2015

In the Dove Mountain area, December 2014 active inventory was 143, a 6% increase from December 2013. There were 17 closings in December 2014, a 26% decrease from December 2013. Year-to-date 2014 there were 195 closings, an 8% decrease from year-to-date 2013. Months of Inventory was 8.4, up from 5.9 in December 2013. Median price of sold homes was \$290,000 for the month of December 2014, up 1% from December 2013. The Dove Mountain area had 12 new properties under contract in December 2014, down 8% from December 2013.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – DOVE MOUNTAIN



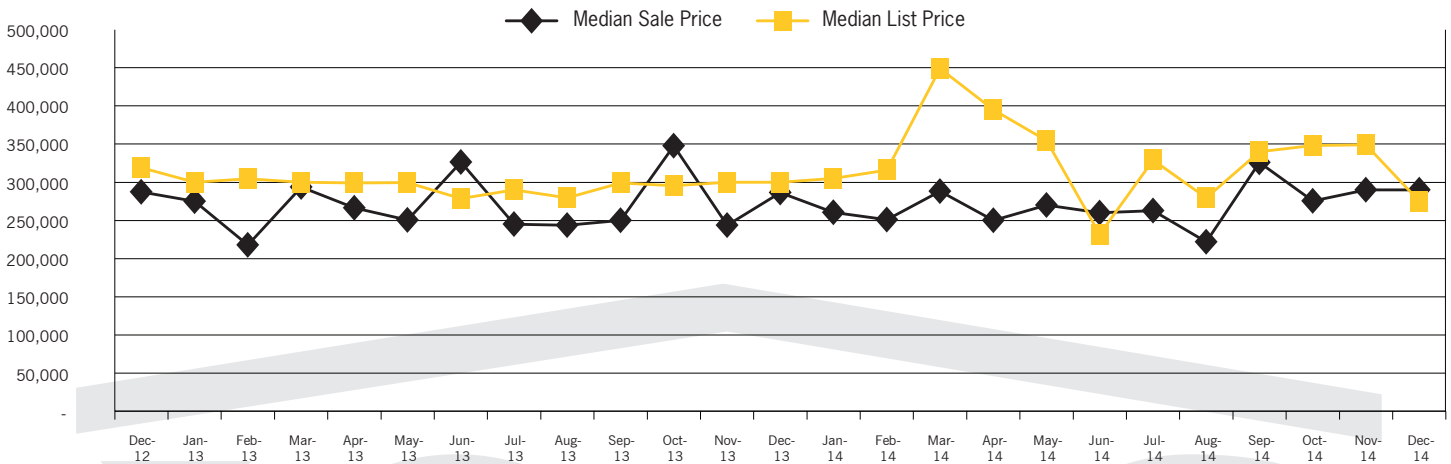
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – DOVE MOUNTAIN



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 01/06/2015 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – DOVE MOUNTAIN

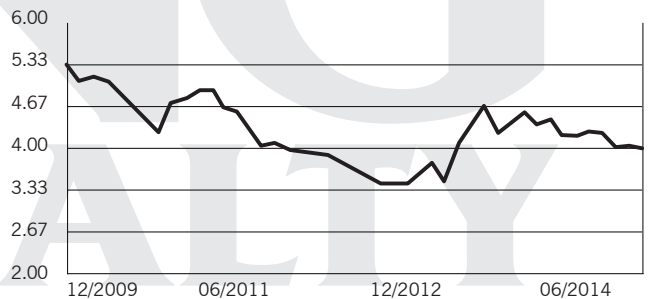


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – DOVE MOUNTAIN

Year	Median Price	Int. Rate	MO. Payment
2006	\$249,591	6.140%	\$1,443.01
2013	\$286,500	4.500%	\$1,379.07
2014	\$290,000	3.875%	\$1,295.50

## 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 01/06/2015 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

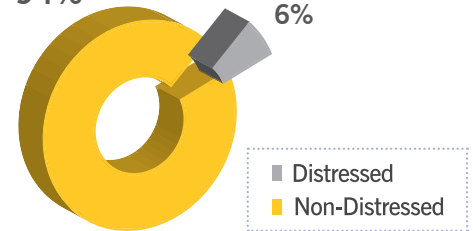
## DISTRESSED VS. NON-DISTRESSED SALES – DOVE MOUNTAIN

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%





## 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
		Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-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	3	0	6	0	2	2	3	1.0	1.4	<b>Seller</b>
\$175,000 - 199,999	10	4	2	1	0	1	1	10.0	14.5	<b>Buyer</b>
\$200,000 - 224,999	10	1	3	1	1	1	0	n/a	12.5	<b>Buyer</b>
\$225,000 - 249,999	9	2	1	0	3	1	3	3.0	4.7	<b>Slightly Seller</b>
\$250,000 - 274,999	13	2	1	1	3	1	1	13.0	7.4	<b>Slightly Buyer</b>
\$275,000 - 299,999	17	1	0	0	3	2	2	8.5	7.4	<b>Slightly Buyer</b>
\$300,000 - 349,999	20	1	0	3	0	3	1	20.0	14.8	<b>Buyer</b>
\$350,000 - 399,999	10	1	3	1	0	1	0	n/a	31.0	<b>Buyer</b>
\$400,000 - 499,999	11	1	3	0	4	2	4	2.8	3.5	<b>Seller</b>
\$500,000 - 599,999	6	1	1	0	1	0	0	n/a	17.0	<b>Buyer</b>
\$600,000 - 699,999	3	0	0	0	1	0	0	n/a	9.0	<b>Buyer</b>
\$700,000 - 799,999	7	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	4	0	0	0	1	0	0	n/a	11.0	<b>Buyer</b>
\$1,000,000 - and over	19	1	1	2	0	1	2	9.5	20.3	<b>Buyer</b>
<b>TOTAL</b>	<b>143</b>	<b>15</b>	<b>21</b>	<b>9</b>	<b>19</b>	<b>15</b>	<b>17</b>	<b>8.4</b>	<b>8.5</b>	<b>Buyer</b>





# The Housing Report



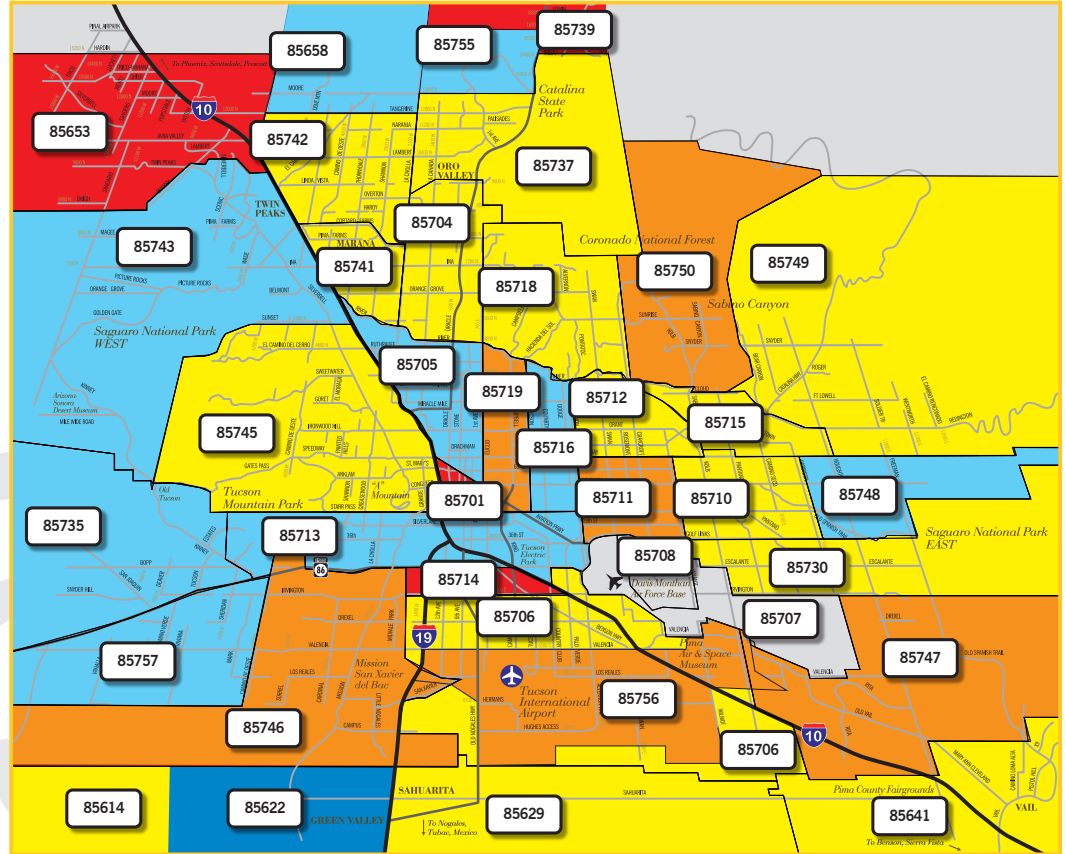
Stephen Woodall | (520) 818-4504  
 Stephen@TeamWoodall.com | TeamWoodall.com

Dove Mountain | January 2015

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT-DEC 2013 TO OCT-DEC 2014

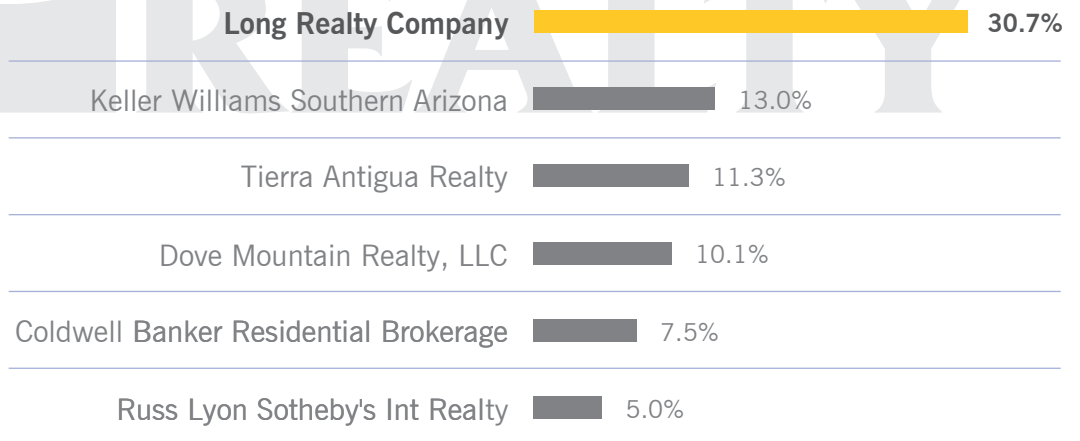
*This heat map represents the percentage of change in Tucson metro median sales prices from October-December 2013 to October-December 2014 by zip code.*



## MARKET SHARE – DOVE MOUNTAIN

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

*Data Obtained 01/06/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 01/01/2014 – 12/31/2014 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 01/06/2015. Information is believed to be reliable, but not guaranteed.*