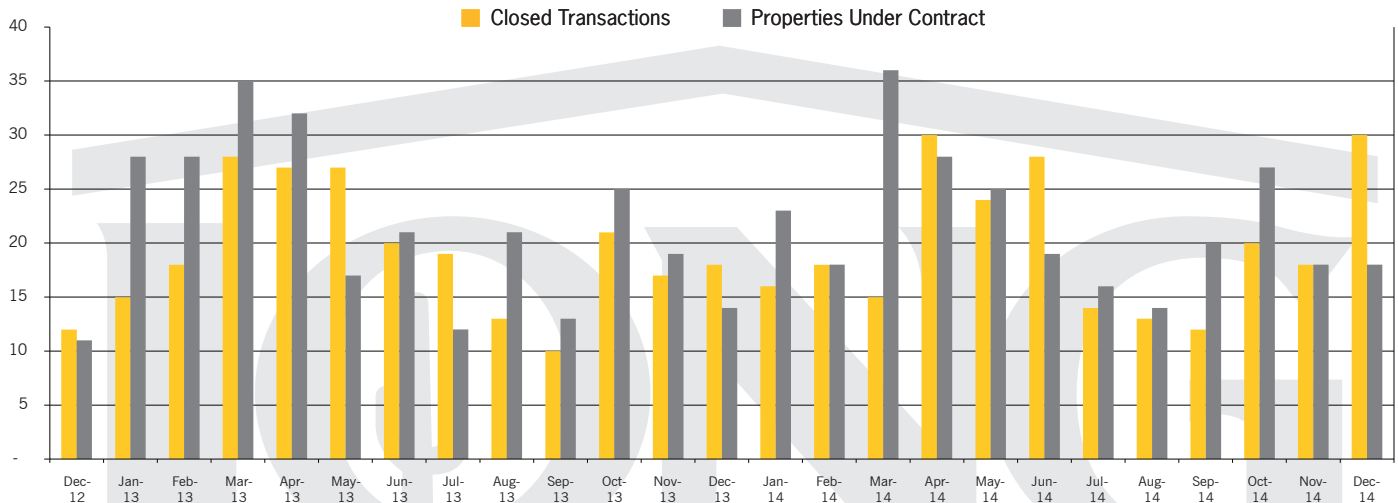




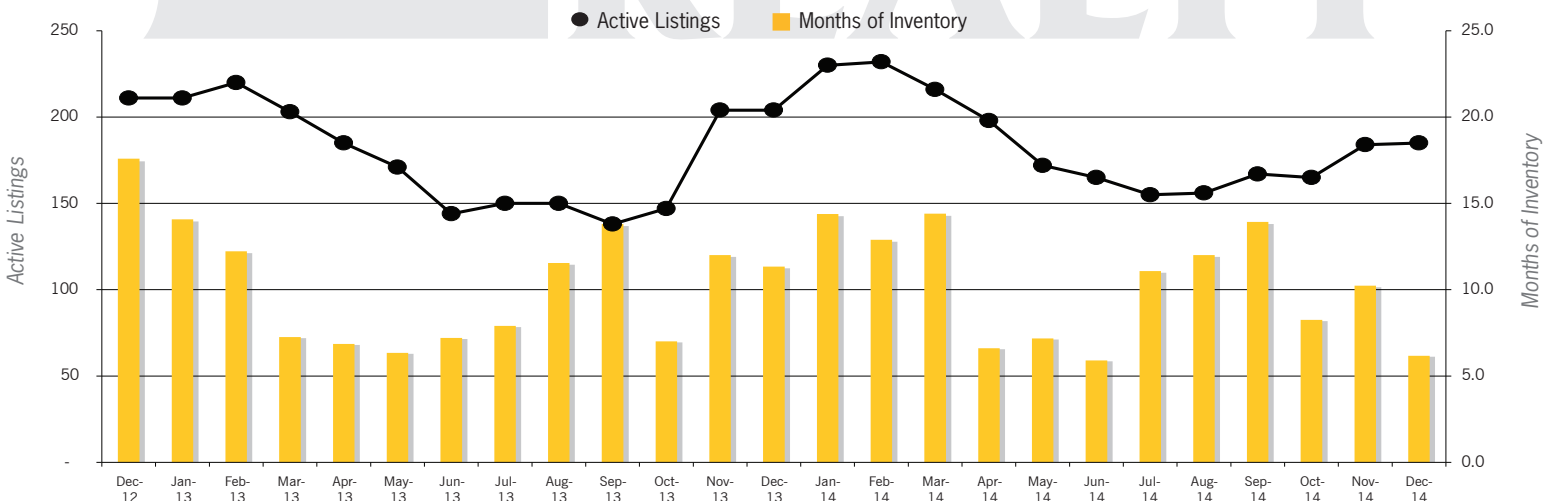
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In the SaddleBrooke area, December 2014 active inventory was 185, a 9% decrease from December 2013. There were 30 closings in December 2014, a 67% increase from December 2013. Year-to-date 2014 there were 238 closings, a 2% increase from year-to-date 2013. Months of Inventory was 6.2, down from 11.3 in December 2013. Median price of sold homes was \$335,000 for the month of December 2014, up 21% from December 2013. The SaddleBrooke area had 18 new properties under contract in December 2014, up 29% from December 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



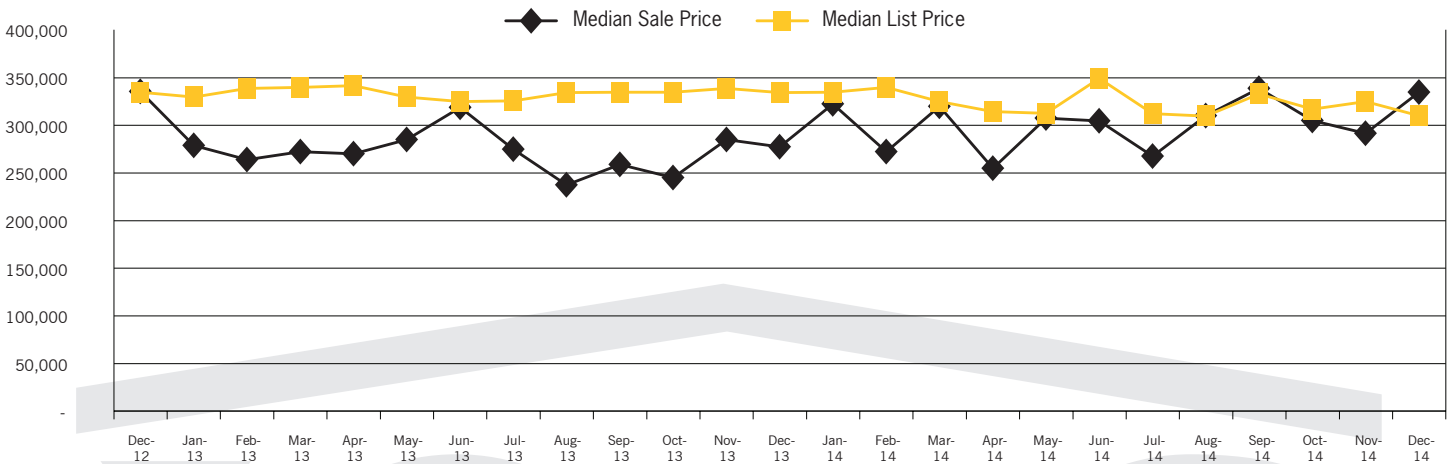
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE



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



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE

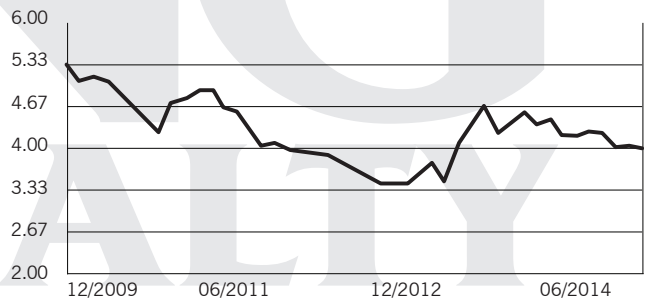


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2013	\$277,500	4.500%	\$1,335.75
2014	\$335,000	3.875%	\$1,496.53

30 YEAR FIXED MORTGAGE RATE

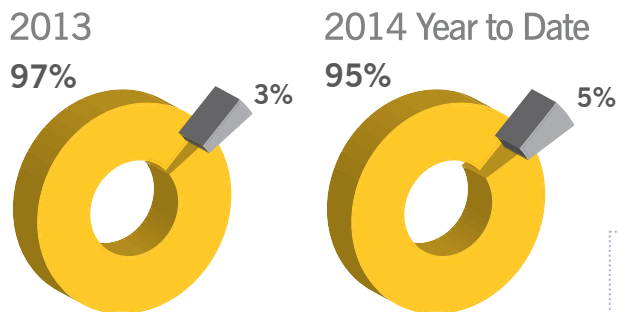
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – 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



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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
		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	1	0	n/a	1.0	Seller
\$150,000 - 174,999	2	0	1	1	0	0	2	1.0	3.0	Seller
\$175,000 - 199,999	17	4	1	1	0	2	3	5.7	9.2	Buyer
\$200,000 - 224,999	12	2	1	0	0	1	0	n/a	37.0	Buyer
\$225,000 - 249,999	12	1	2	1	3	2	2	6.0	5.4	Balanced
\$250,000 - 274,999	15	1	1	0	5	2	2	7.5	5.2	Balanced
\$275,000 - 299,999	15	2	0	1	2	2	0	n/a	10.3	Buyer
\$300,000 - 349,999	36	3	3	3	1	3	7	5.1	8.7	Buyer
\$350,000 - 399,999	24	1	2	2	4	0	8	3.0	6.2	Balanced
\$400,000 - 499,999	21	1	0	1	1	2	2	10.5	11.2	Buyer
\$500,000 - 599,999	23	1	2	1	1	3	4	5.8	8.5	Buyer
\$600,000 - 699,999	6	0	0	0	3	0	0	n/a	5.3	Balanced
\$700,000 - 799,999	2	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$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	185	16	13	12	20	18	30	6.2	7.9	Slightly Buyer



Statistics based on information obtained from TARMLS and using Brokermetrics software on 01/06/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2014 - 12/31/2014. Information is believed to be reliable, but not guaranteed.



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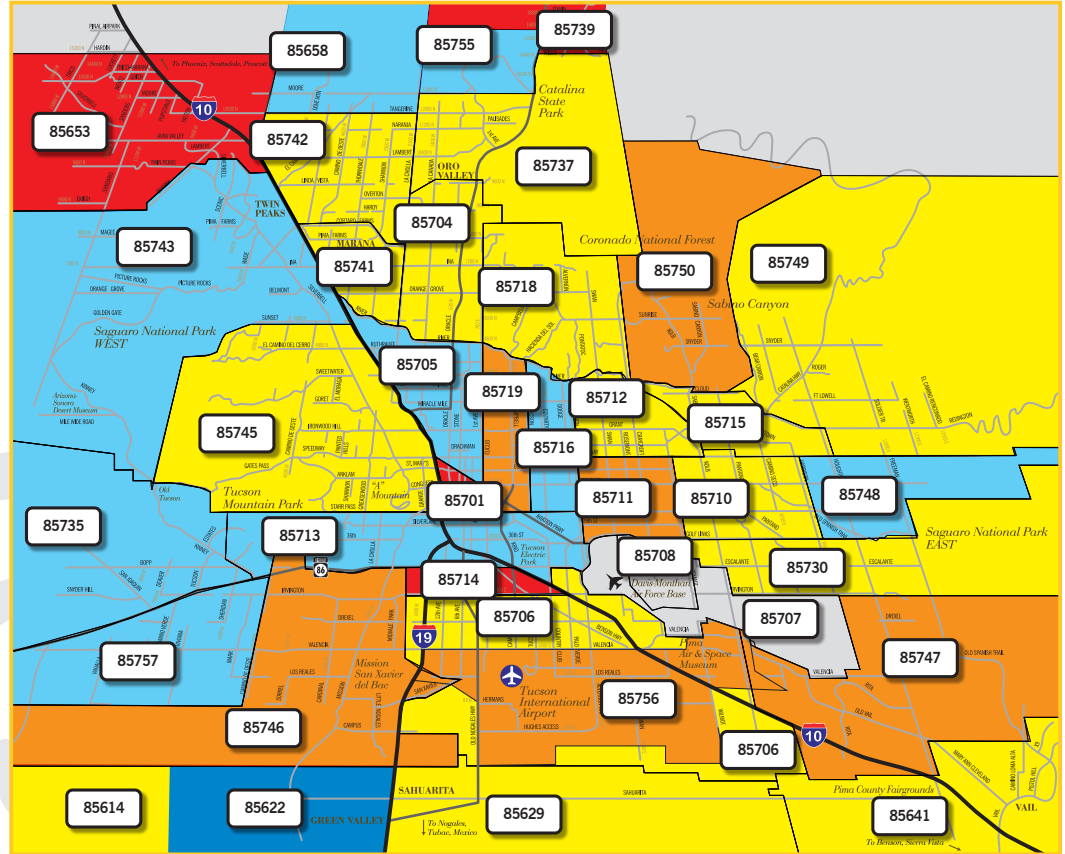
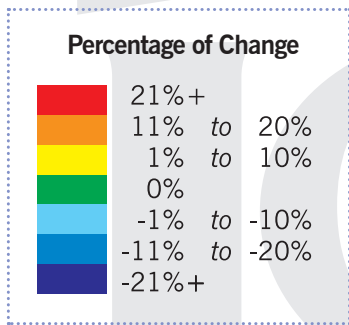
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT-DEC 2013 TO OCT-DEC 2014

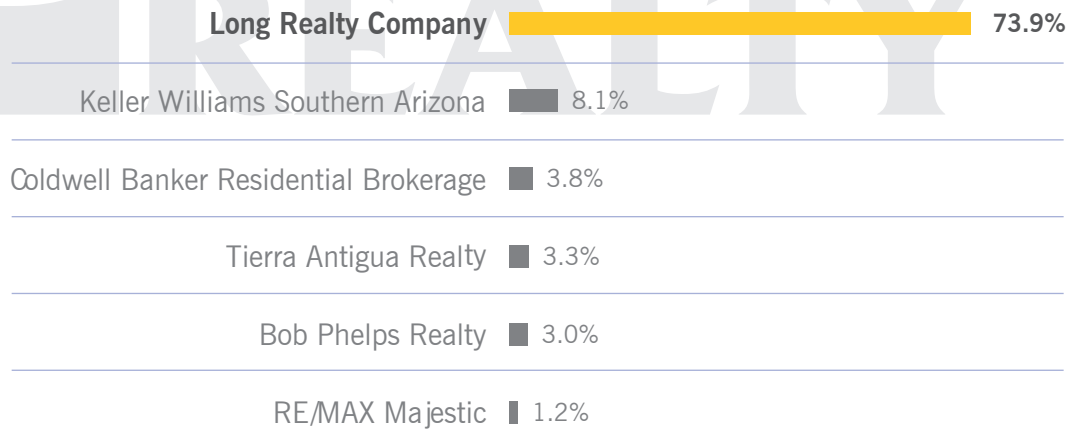
This heat map represents the percentage of change in Tucson metro median sales prices from October-December 2013 to October-December 2014 by zip code.



MARKET SHARE – SADDLEBROOKE

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 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 01/06/2015. Information is believed to be reliable, but not guaranteed.