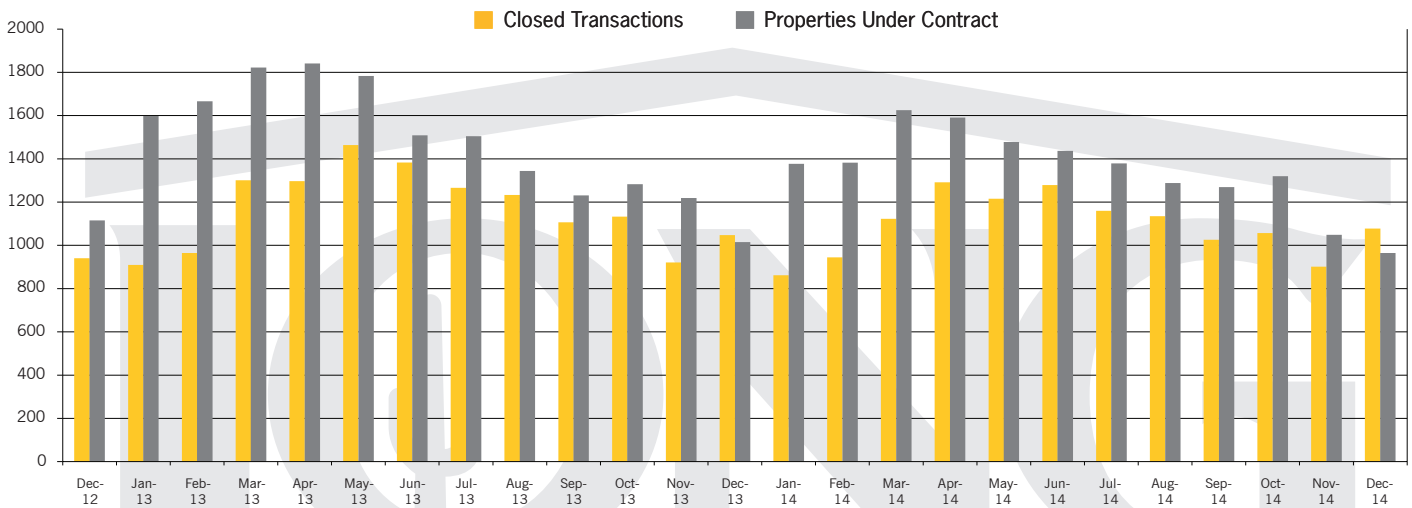




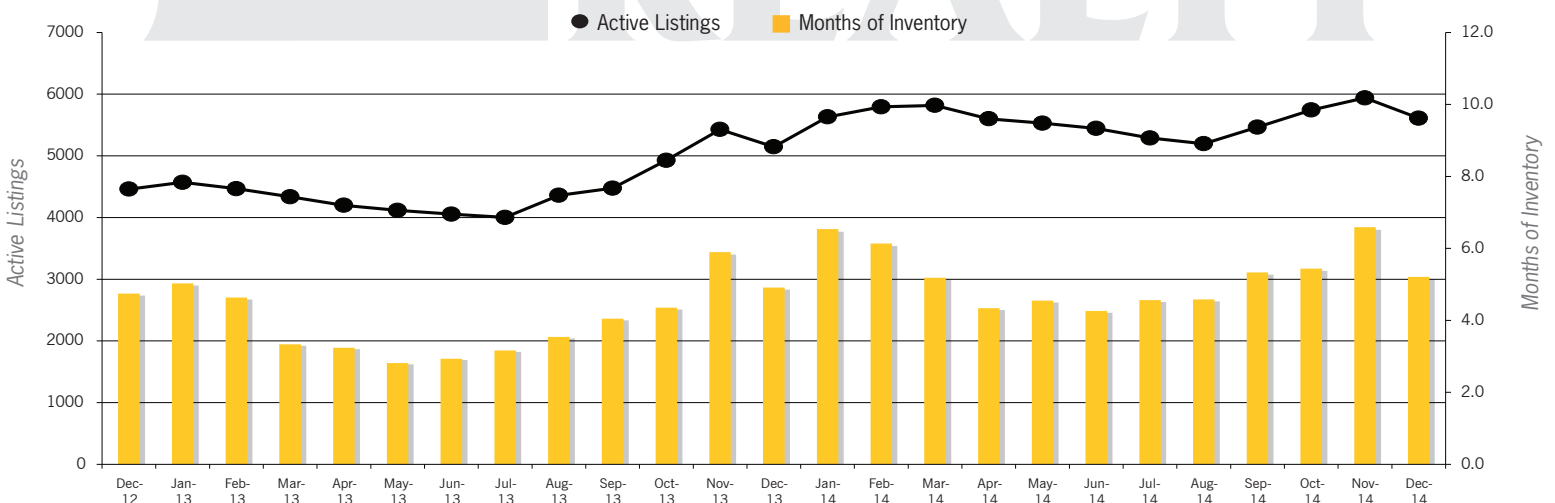
## Tucson Metro | January 2015

In the Tucson Main Market area, December 2014 active inventory was 5,611, a 9% increase from December 2013. There were 1,078 closings in December 2014, a 3% increase from December 2013. Year-to-date 2014 there were 13,075 closings, a 7% decrease from year-to-date 2013. Months of Inventory was 5.2, up from 4.9 in December 2013. Median price of sold homes was \$165,000 for the month of December 2014, up 5% from December 2013. The Tucson Main Market area had 965 new properties under contract in December 2014, down 5% from December 2013.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



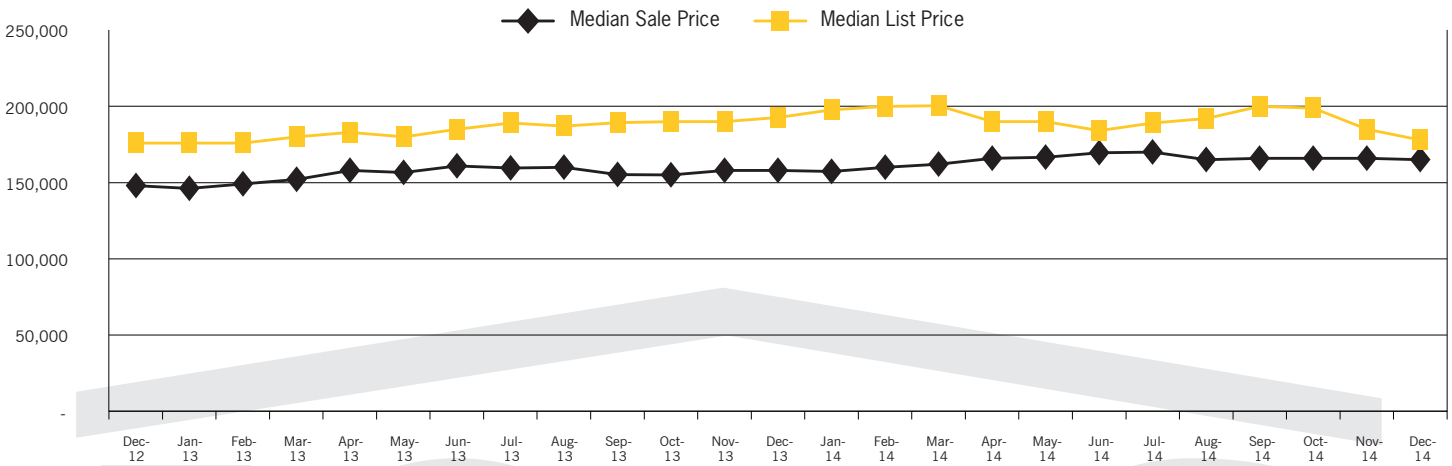
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



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 – TUCSON



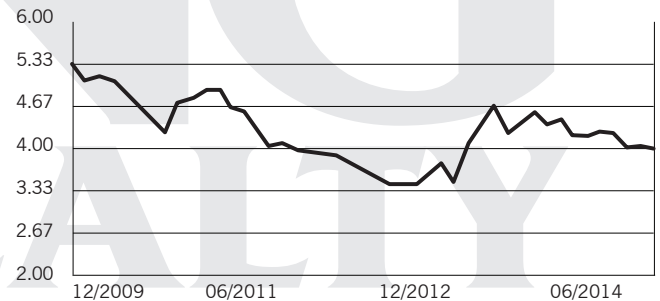
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2013	\$157,900	4.500%	\$760.05
2014	\$165,000	3.875%	\$737.10

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.

## 30 YEAR FIXED MORTGAGE RATE

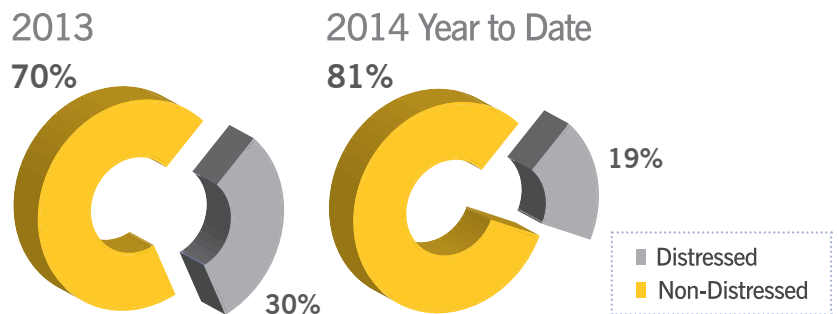
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



Source: Bankrate.com

## DISTRESSED VS. NON-DISTRESSED SALES – TUCSON METRO

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.





# The Housing Report



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Tucson Metro | January 2015

## MARKET CONDITIONS BY PRICE BAND – TUCSON METRO

	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	154	43	45	37	50	29	55	2.8	3.5	Seller
\$50,000 - 74,999	210	63	63	63	53	41	60	3.5	4.3	Slightly Seller
\$75,000 - 99,999	258	74	89	80	82	66	79	3.3	3.6	Seller
\$100,000 - 124,999	350	116	128	112	105	114	111	3.2	3.1	Seller
\$125,000 - 149,999	495	173	174	155	162	133	155	3.2	3.4	Seller
\$150,000 - 174,999	561	168	167	131	143	127	110	5.1	4.4	Slightly Seller
\$175,000 - 199,999	555	124	110	123	95	100	96	5.8	5.8	Balanced
\$200,000 - 224,999	329	89	80	69	76	65	61	5.4	5.0	Slightly Seller
\$225,000 - 249,999	399	88	72	71	60	47	56	7.1	7.9	Slightly Buyer
\$250,000 - 274,999	289	53	44	42	66	38	68	4.3	5.3	Balanced
\$275,000 - 299,999	289	59	42	37	42	38	47	6.1	7.3	Slightly Buyer
\$300,000 - 349,999	364	58	62	46	56	38	61	6.0	7.2	Slightly Buyer
\$350,000 - 399,999	262	29	38	43	39	27	34	7.7	8.1	Slightly Buyer
\$400,000 - 499,999	295	36	35	26	37	32	35	8.4	9.0	Buyer
\$500,000 - 599,999	220	26	18	15	9	14	20	11.0	15.3	Buyer
\$600,000 - 699,999	121	10	6	10	16	7	10	12.1	11.7	Buyer
\$700,000 - 799,999	92	3	8	6	7	6	5	18.4	15.3	Buyer
\$800,000 - 899,999	67	2	3	7	4	4	2	33.5	20.9	Buyer
\$900,000 - 999,999	38	3	1	0	5	1	1	38.0	17.1	Buyer
\$1,000,000 - and over	173	6	10	6	6	8	6	28.8	26.3	Buyer
<b>TOTAL</b>	<b>5,521</b>	<b>1,223</b>	<b>1,195</b>	<b>1,079</b>	<b>1,113</b>	<b>935</b>	<b>1,072</b>	<b>5.2</b>	<b>5.5</b>	<b>Balanced</b>



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.



# The Housing Report



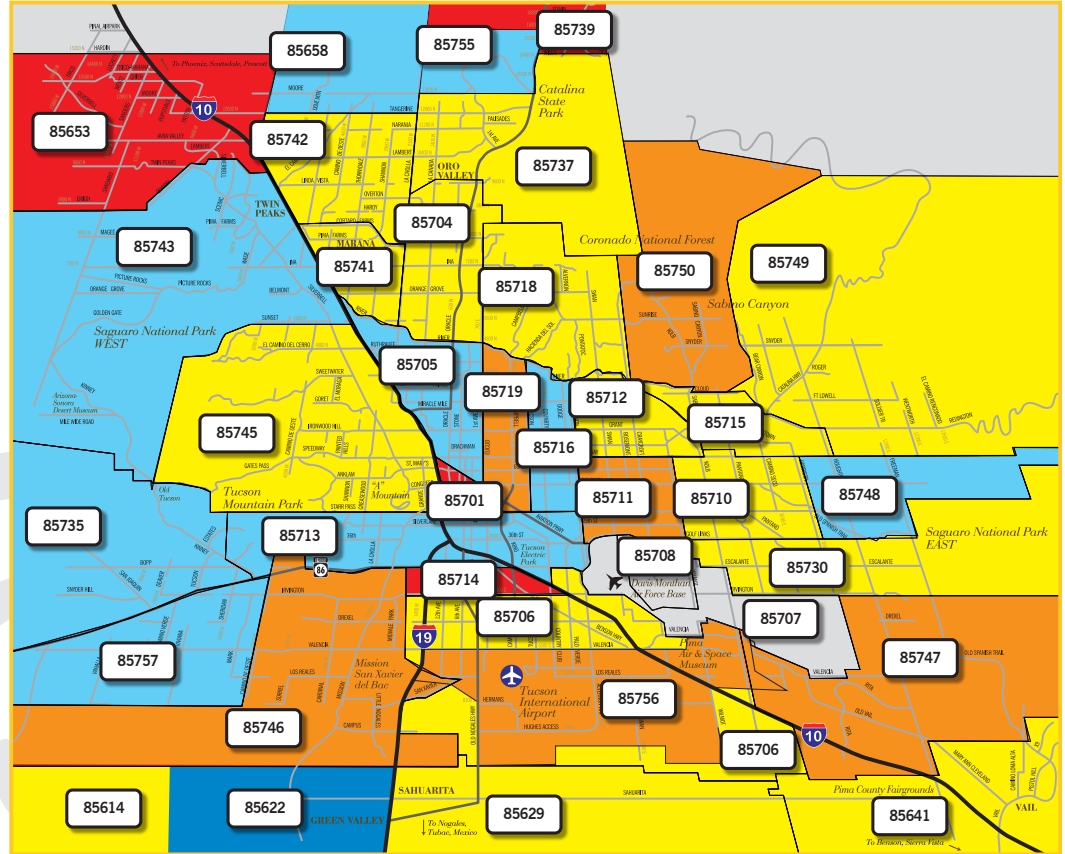
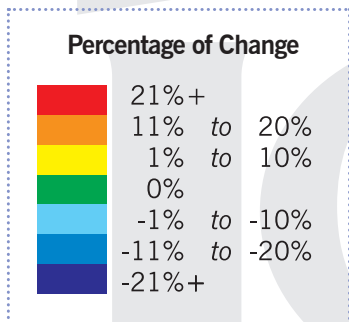
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## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT-DEC 2013 TO OCT-DEC 2014

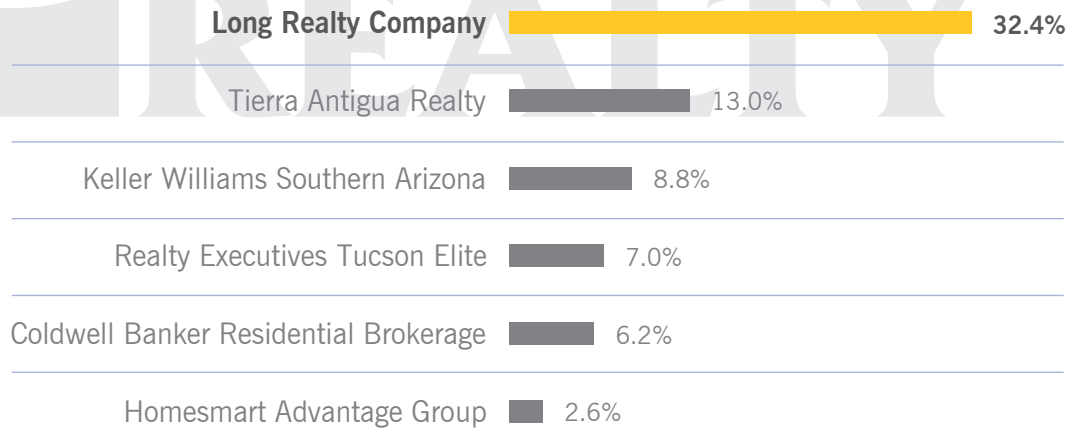
*This heat map represents the percentage of change in Tucson metro median sales prices from October-December 2013 to October-December 2014 by zip code.*



## MARKET SHARE – TUCSON METRO

*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 Tucson Metro Housing Report is comprised of data for residential properties in TARMLS for the Tucson Metro area. 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.*