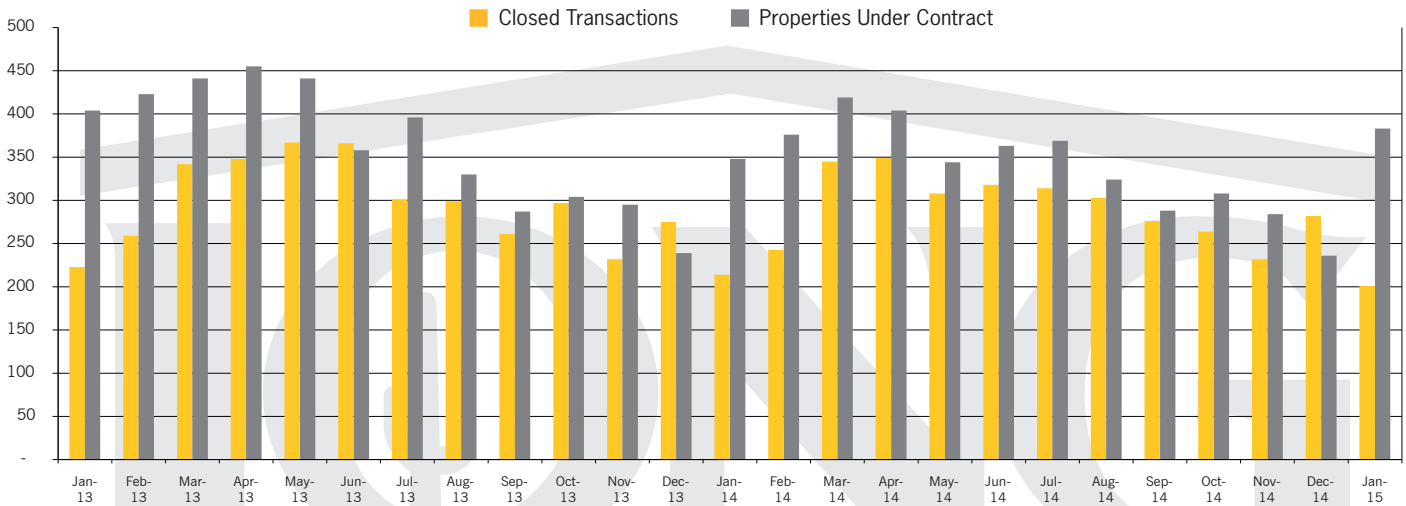




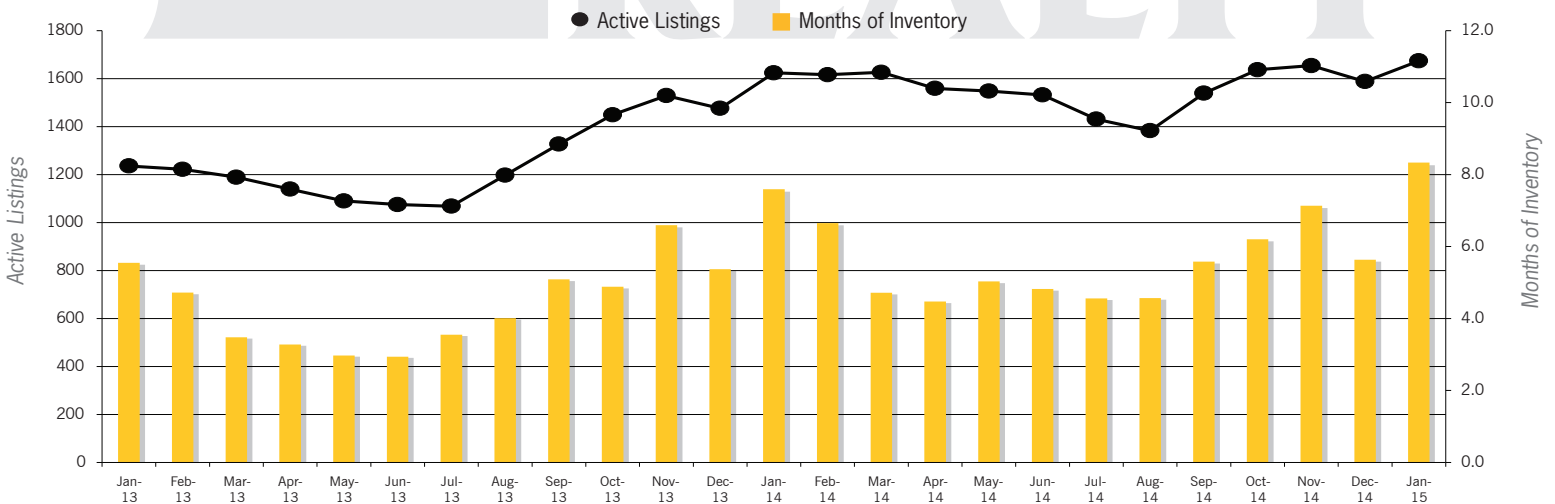
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In the Tucson Northwest area, January 2015 active inventory was 1,674, a 3% increase from January 2014. There were 201 closings in January 2015, a 6% decrease from January 2014. Months of Inventory was 8.3, up from 7.6 in January 2014. Median price of sold homes was \$206,000 for the month of January 2015, down 2% from January 2014. The Tucson Northwest area had 383 new properties under contract in January 2015, up 10% from January 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON NORTHWEST



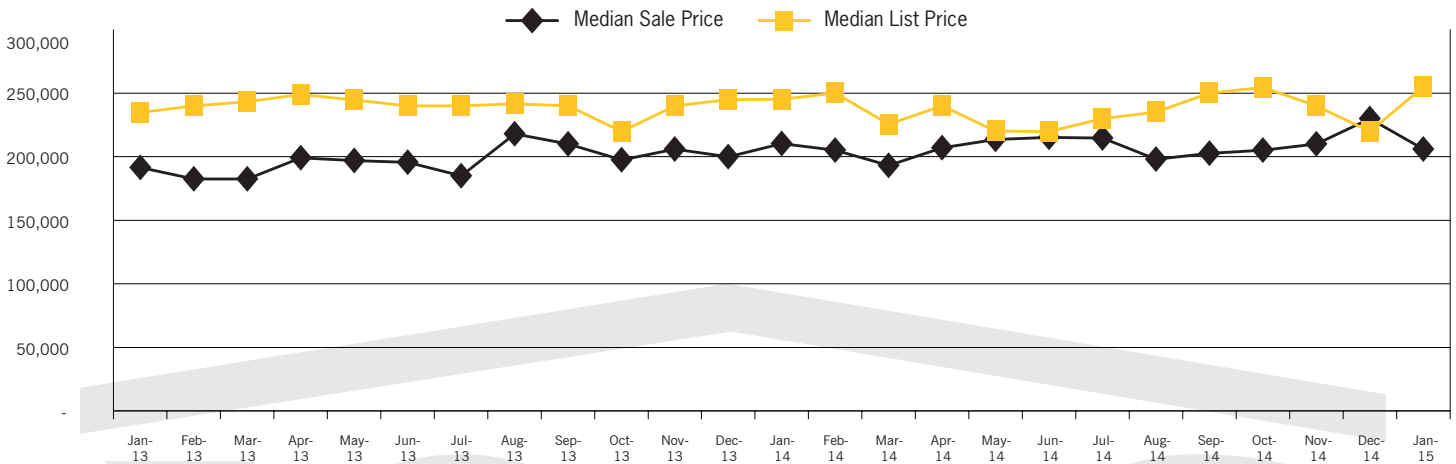
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON NORTHWEST



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 02/04/2015 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON NORTHWEST

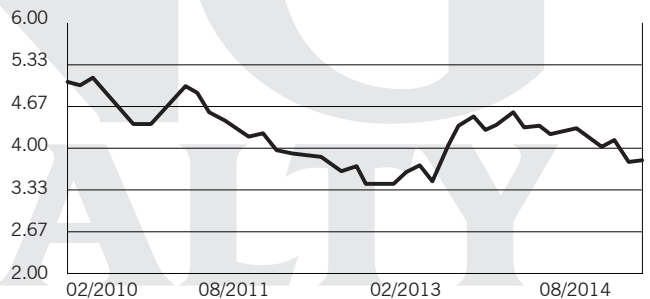


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON NORTHWEST

Year	Median Price	Int. Rate	MO. Payment
2006	\$262,000	6.140%	\$1,514.76
2014	\$210,265	4.375%	\$997.33
2015	\$206,000	3.625%	\$892.49

30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2010 levels.



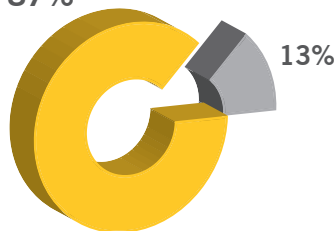
Source: Residential median sales prices. Data obtained 02/04/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

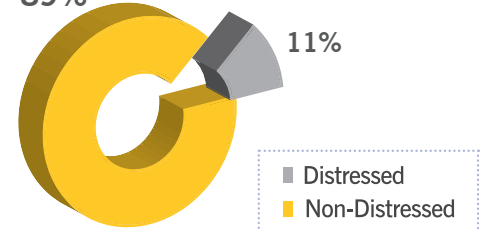
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON NORTHWEST

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.

2014
87%



2015 Year to Date
89%





The Housing Report



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MARKET CONDITIONS BY PRICE BAND – TUCSON NORTHWEST

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15			
\$1 - 49,999	11	3	2	2	3	5	5	2.2	2.3	Seller
\$50,000 - 74,999	18	2	7	0	1	1	3	6.0	10.4	Buyer
\$75,000 - 99,999	24	6	6	5	0	3	3	8.0	11.7	Buyer
\$100,000 - 124,999	36	18	14	13	19	14	10	3.6	2.4	Seller
\$125,000 - 149,999	66	38	26	31	21	23	21	3.1	3.0	Seller
\$150,000 - 174,999	137	59	43	51	43	35	29	4.7	3.9	Seller
\$175,000 - 199,999	175	40	45	26	26	37	23	7.6	6.0	Balanced
\$200,000 - 224,999	115	36	30	28	18	20	23	5.0	5.7	Balanced
\$225,000 - 249,999	166	24	31	29	20	24	13	12.8	9.0	Buyer
\$250,000 - 274,999	123	19	14	23	18	29	21	5.9	5.4	Balanced
\$275,000 - 299,999	125	15	19	20	12	20	12	10.4	8.7	Buyer
\$300,000 - 349,999	175	20	16	16	21	30	13	13.5	7.8	Slightly Buyer
\$350,000 - 399,999	111	19	14	10	10	18	5	22.2	9.6	Buyer
\$400,000 - 499,999	141	6	9	9	11	17	8	17.6	10.1	Buyer
\$500,000 - 599,999	80	6	6	3	7	8	5	16.0	12.2	Buyer
\$600,000 - 699,999	49	1	2	7	1	2	4	12.3	20.4	Buyer
\$700,000 - 799,999	42	2	3	3	2	0	1	42.0	38.3	Buyer
\$800,000 - 899,999	10	0	2	0	1	2	0	n/a	12.0	Buyer
\$900,000 - 999,999	12	0	0	1	0	0	2	6.0	14.5	Buyer
\$1,000,000 - and over	57	4	2	1	1	3	0	n/a	42.3	Buyer
TOTAL	1,673	318	291	278	235	291	201	8.3	6.8	Slightly Buyer



Statistics based on information obtained from TARMLS and using Brokermetrics software on 02/04/2015.
 3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2014 - 01/31/2015. Information is believed to be reliable, but not guaranteed.

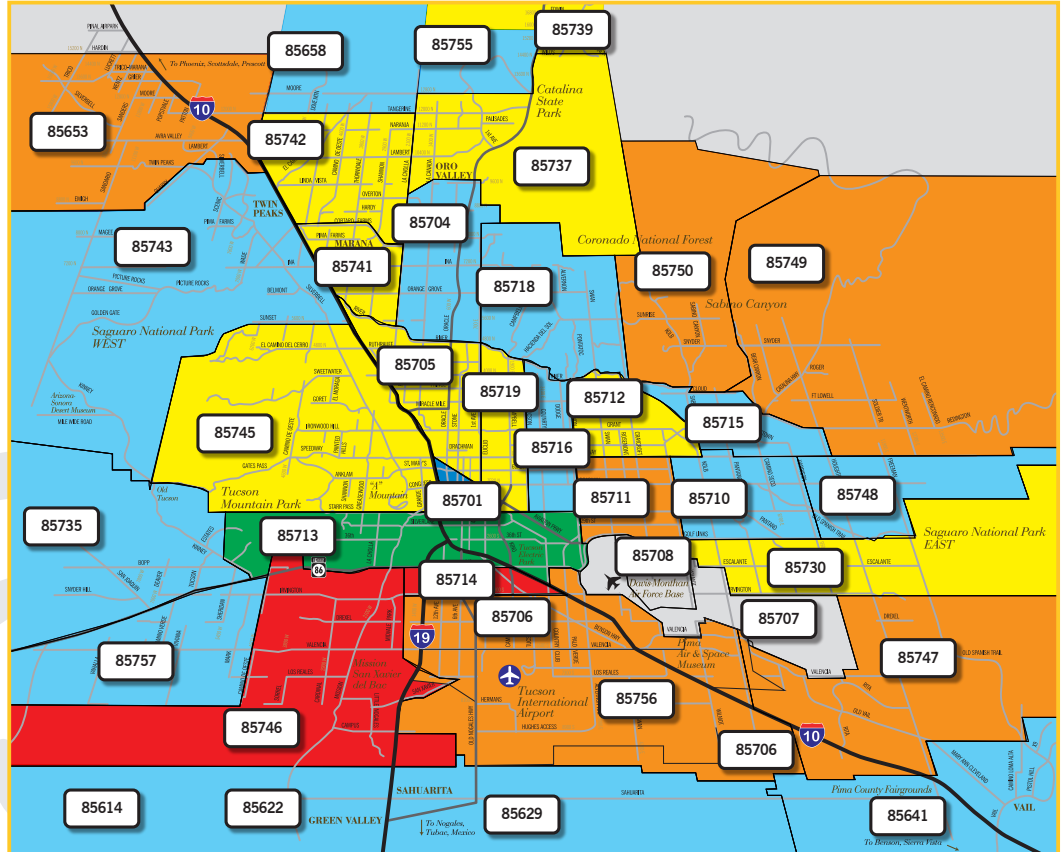


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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2013-JAN 2014 TO NOV 2014-JAN 2015

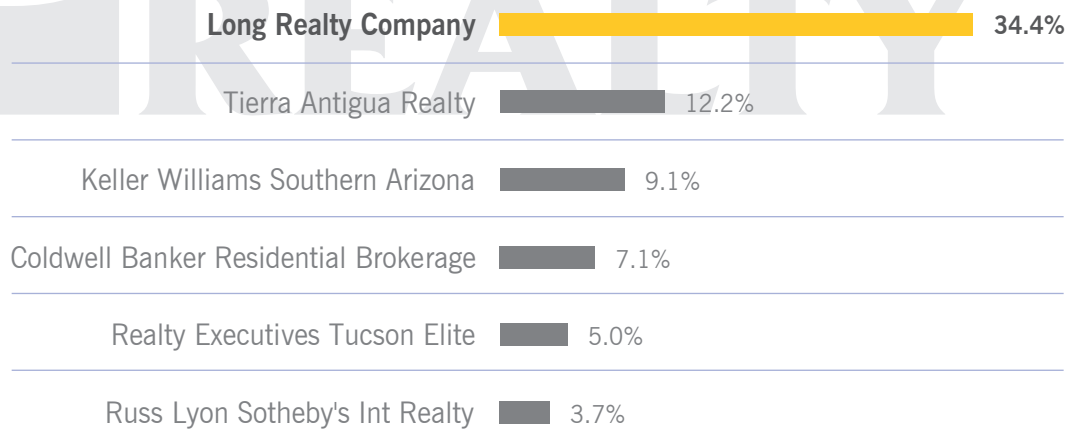
This heat map represents the percentage of change in Tucson metro median sales prices from November 2013-January 2014 to November 2014-January 2015 by zip code.



MARKET SHARE – TUCSON NORTHWEST

Long Realty leads the market in successful real estate sales.

Data Obtained 02/04/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 02/01/2014 – 01/31/2015 rounded to the nearest tenth of one percent and deemed to be correct.



The Tucson Northwest Housing Report is comprised of data for residential properties in the Northwest area of Tucson as defined by TARMLS including the Towns of Casas Adobes, Marana, Oro Valley and Catalina. 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.