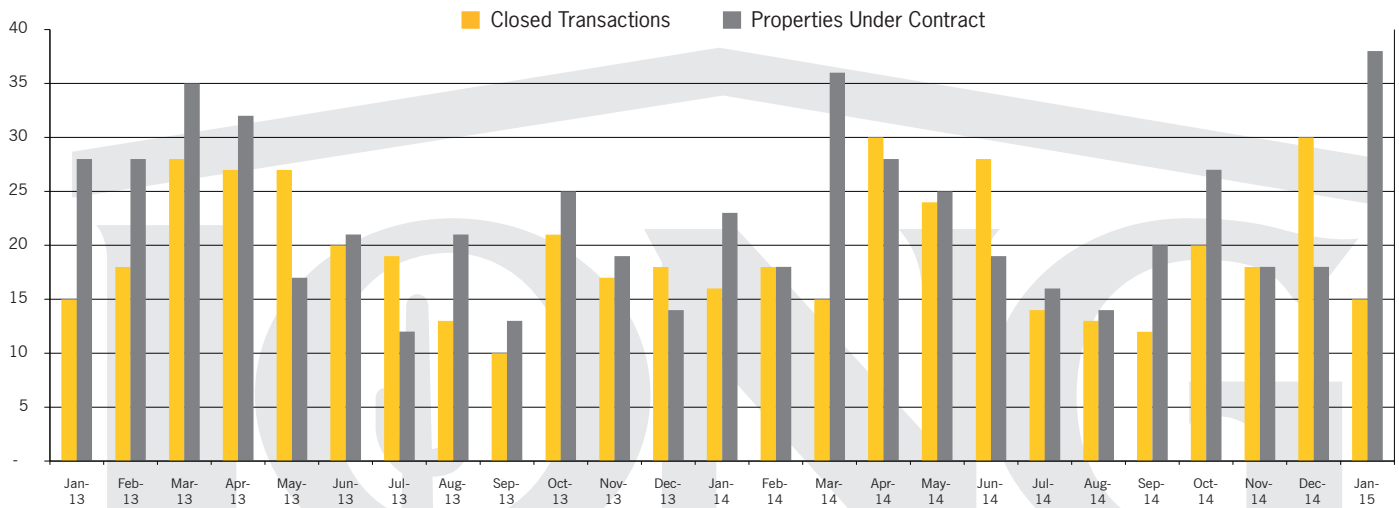




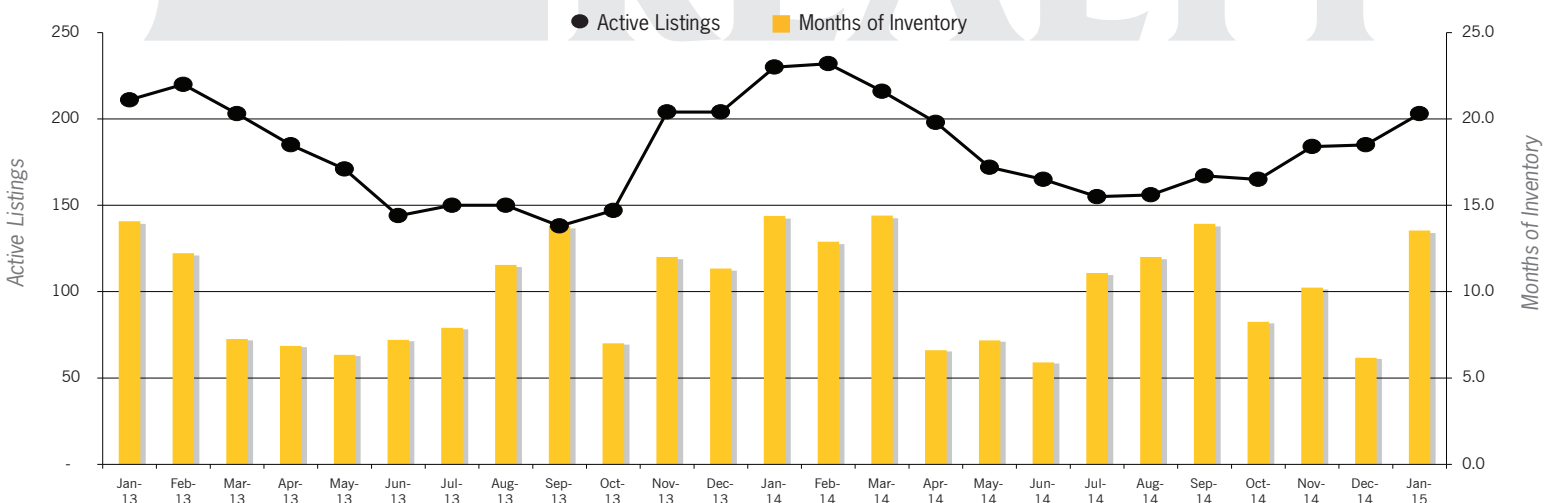
SaddleBrooke | February 2015

In the SaddleBrooke area, January 2015 active inventory was 203, a 12% decrease from January 2014. There were 15 closings in January 2015, a 6% decrease from January 2014. Months of Inventory was 13.5, down from 14.4 in January 2014. Median price of sold homes was \$250,000 for the month of January 2015, down 23% from January 2014. The SaddleBrooke area had 38 new properties under contract in January 2015, up 65% from January 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



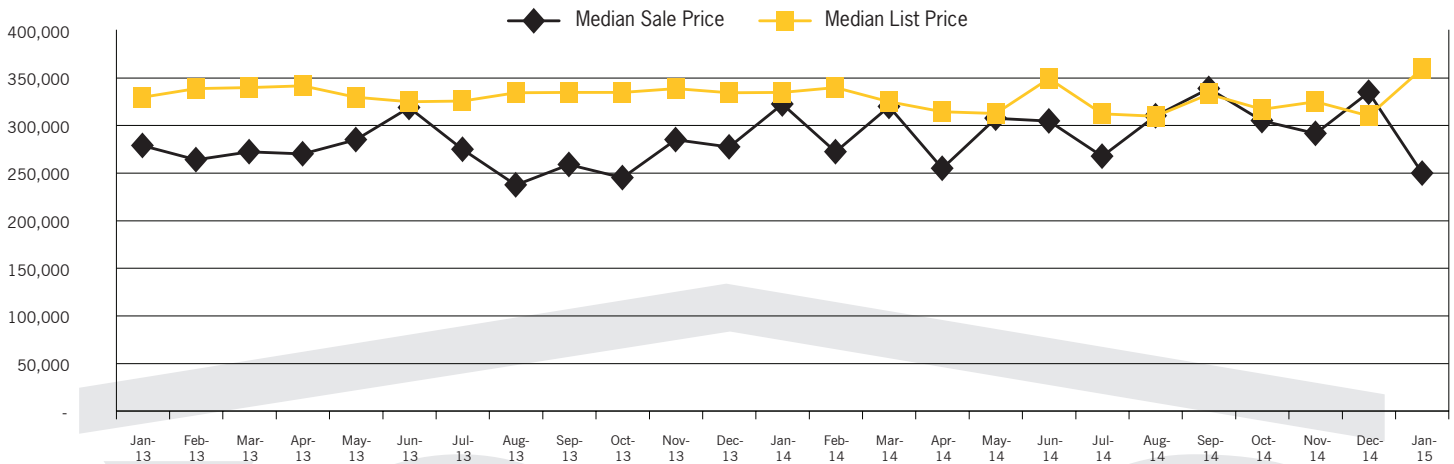
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE



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



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE

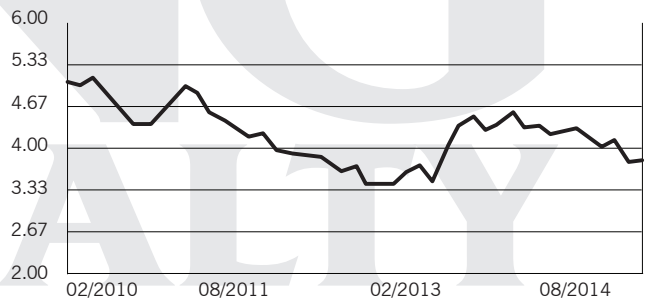


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2014	\$322,500	4.375%	\$1,529.69
2015	\$250,000	3.625%	\$1,083.12

30 YEAR FIXED MORTGAGE RATE

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

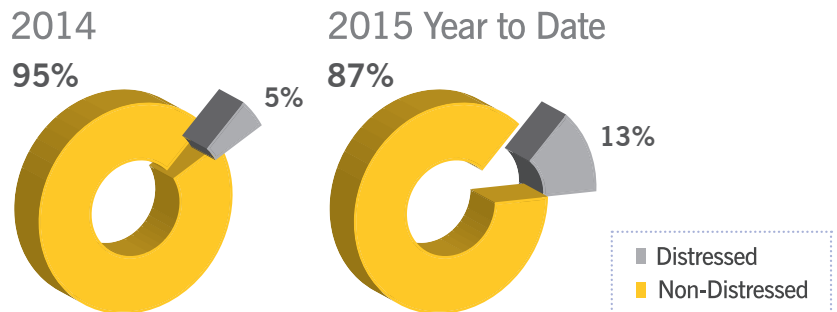


Source: Residential median sales prices. Data obtained 02/04/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – 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.





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
		Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15			
\$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	1	0	0	n/a	2.0	Seller
\$150,000 - 174,999	2	1	1	0	0	2	0	n/a	3.0	Seller
\$175,000 - 199,999	17	1	1	0	2	3	3	5.7	5.9	Balanced
\$200,000 - 224,999	11	1	0	0	1	0	0	n/a	37.0	Buyer
\$225,000 - 249,999	16	2	1	3	2	2	3	5.3	5.9	Balanced
\$250,000 - 274,999	12	1	0	5	2	2	3	4.0	6.4	Balanced
\$275,000 - 299,999	18	0	1	2	2	0	1	18.0	15.7	Buyer
\$300,000 - 349,999	36	3	3	1	3	7	1	36.0	9.5	Buyer
\$350,000 - 399,999	27	2	2	4	0	8	3	9.0	6.9	Slightly Buyer
\$400,000 - 499,999	28	0	1	1	2	2	0	n/a	16.8	Buyer
\$500,000 - 599,999	23	2	1	1	3	4	1	23.0	8.8	Buyer
\$600,000 - 699,999	8	0	0	3	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	3	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	1	0	1	0	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	203	13	12	20	18	30	15	13.5	9.1	Buyer

				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market



The Housing Report



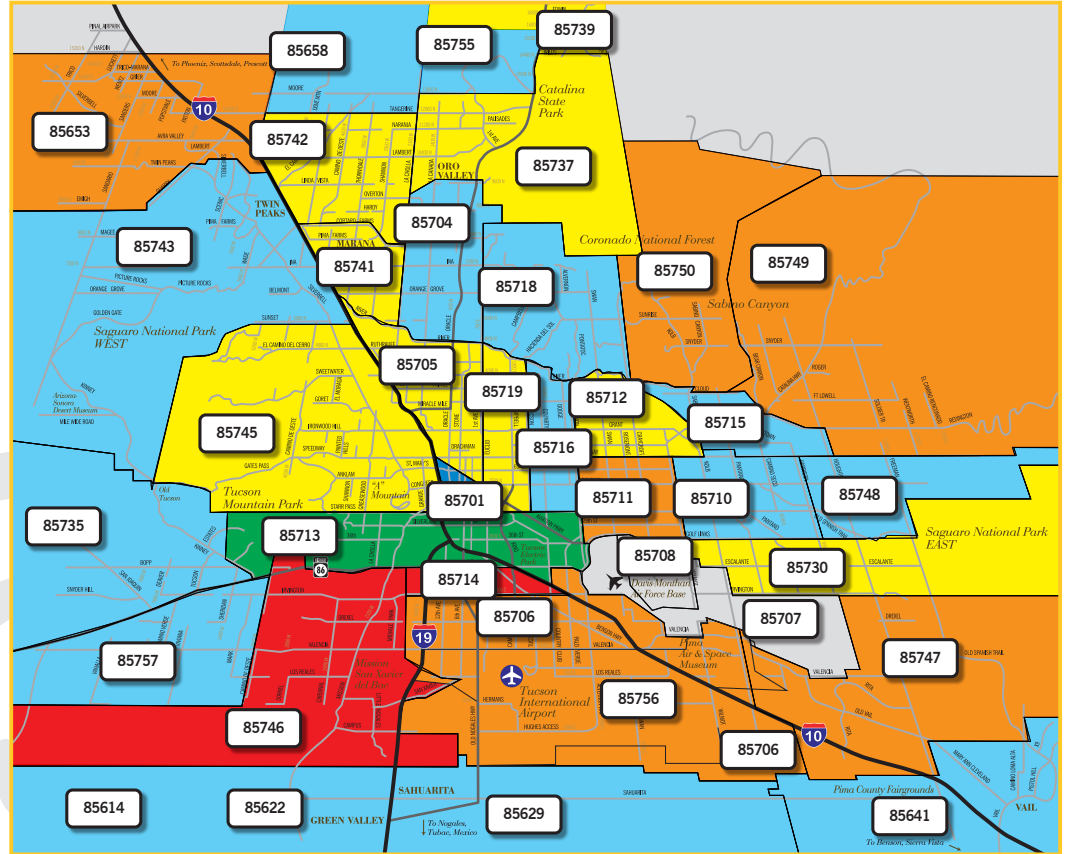
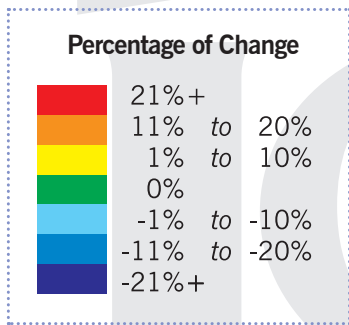
Stephen Woodall | (520) 818-4504
 Stephen@TeamWoodall.com | TeamWoodall.com

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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2013-JAN 2014 TO NOV 2014-JAN 2015

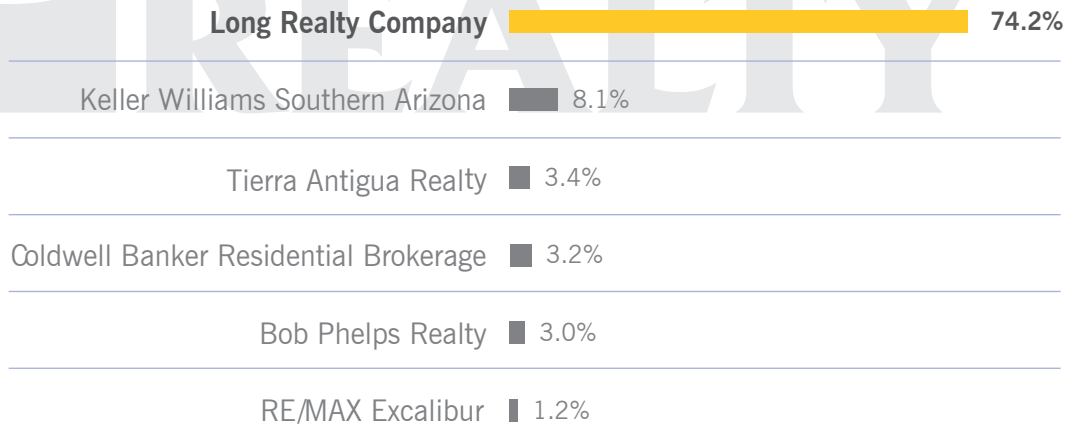
This heat map represents the percentage of change in Tucson metro median sales prices from November 2013-January 2014 to November 2014-January 2015 by zip code.



MARKET SHARE – SADDLEBROOKE

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 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 02/04/2015. Information is believed to be reliable, but not guaranteed.