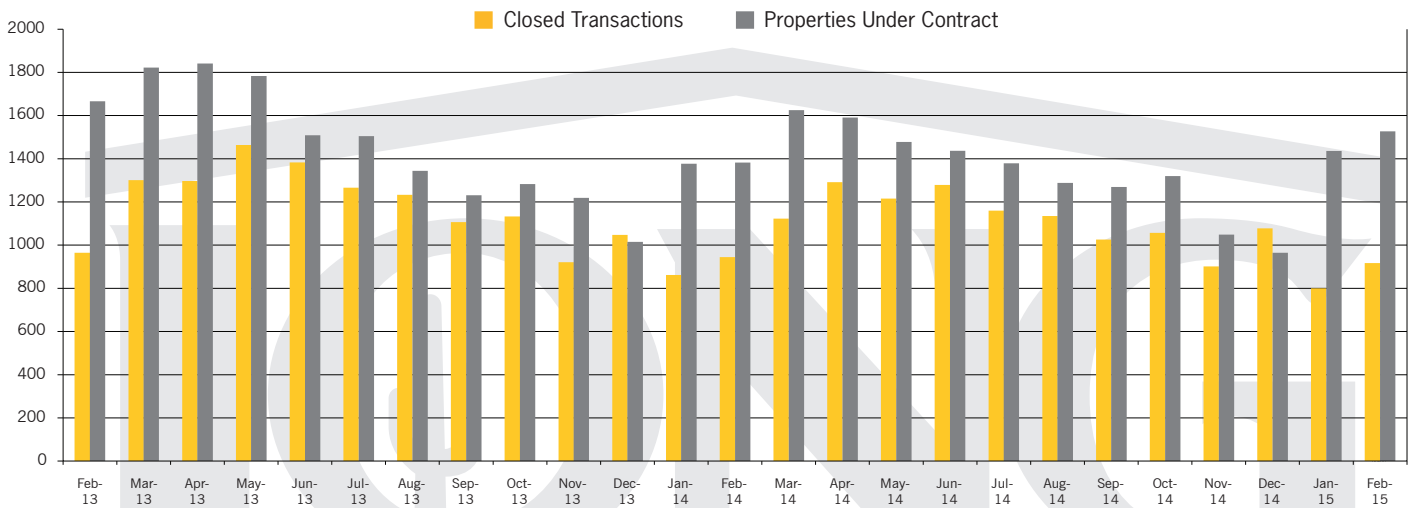




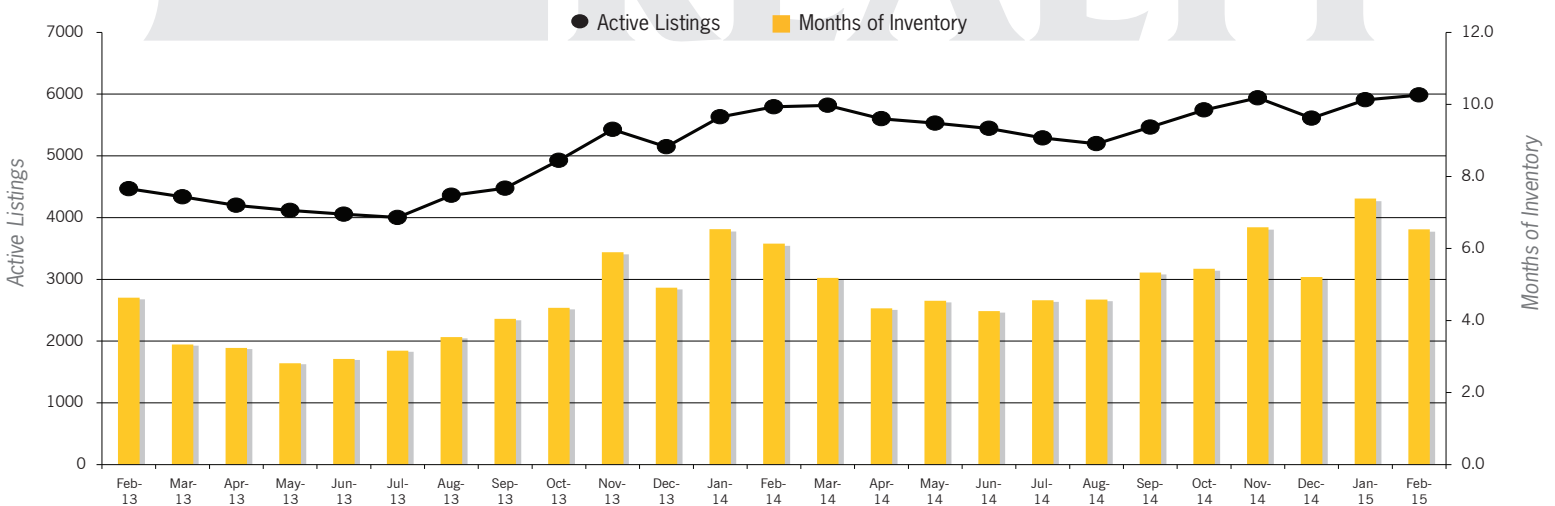
## Tucson Metro | March 2015

In the Tucson Main Market area, February 2015 active inventory was 5,985, a 3% increase from February 2014. There were 917 closings in February 2015, a 3% decrease from February 2014. Year-to-date 2015 there were 1,717 closings, a 5% decrease from year-to-date 2014. Months of Inventory was 6.5, up from 6.1 in February 2014. Median price of sold homes was \$168,500 for the month of February 2015, up 5% from February 2014. The Tucson Main Market area had 1,527 new properties under contract in February 2015, up 10% from February 2014.

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



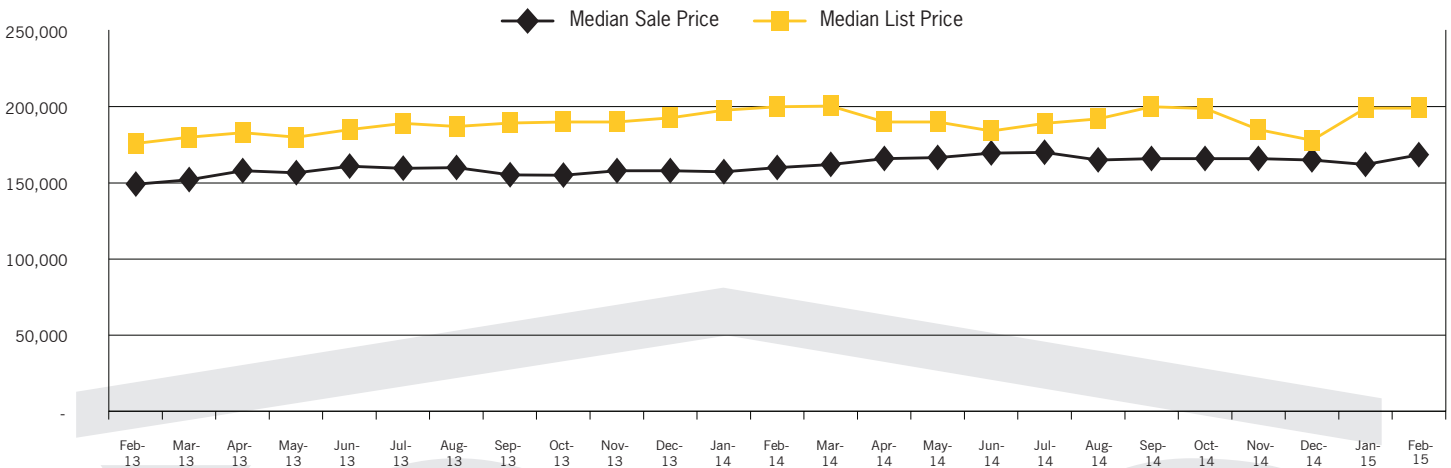
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 03/04/2015 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON



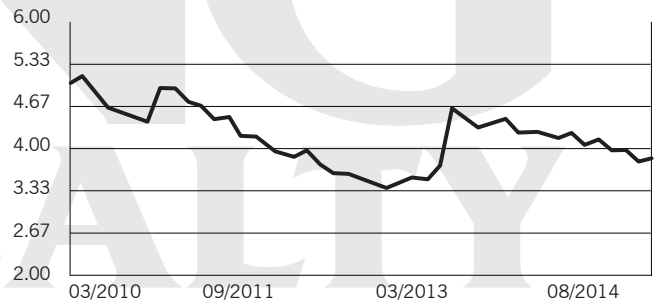
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2014	\$160,000	4.250%	\$747.75
2015	\$168,500	3.750%	\$741.33

Source: Residential median sales prices. Data obtained 03/04/2015 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.

## 30 YEAR FIXED MORTGAGE RATE

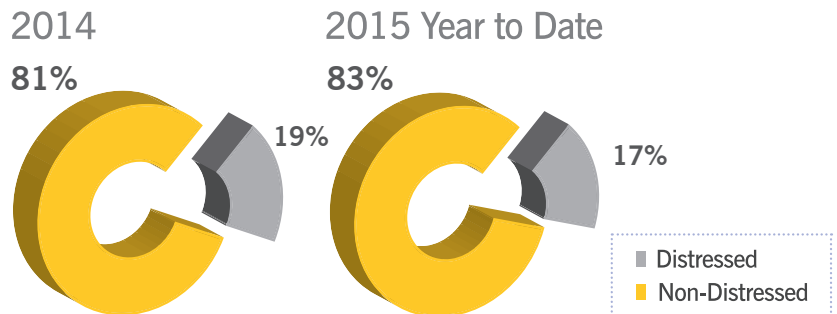
While mortgage rates have increased slightly recently, they are still well below 2010 levels.



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.





## 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
		Sep-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15			
\$1 - 49,999	141	37	50	31	57	42	40	3.5	3.1	Seller
\$50,000 - 74,999	209	63	53	41	62	57	41	5.1	4.0	Seller
\$75,000 - 99,999	278	80	82	66	83	76	65	4.3	3.6	Seller
\$100,000 - 124,999	379	112	106	115	119	105	91	4.2	3.5	Seller
\$125,000 - 149,999	549	157	162	133	161	94	129	4.3	4.1	Slightly Seller
\$150,000 - 174,999	556	132	144	128	117	101	114	4.9	5.1	Balanced
\$175,000 - 199,999	539	123	95	101	100	69	81	6.7	6.6	Slightly Buyer
\$200,000 - 224,999	335	69	77	65	64	55	64	5.2	5.5	Balanced
\$225,000 - 249,999	437	71	61	47	55	42	58	7.5	8.2	Slightly Buyer
\$250,000 - 274,999	298	42	66	38	71	41	45	6.6	5.5	Balanced
\$275,000 - 299,999	328	37	42	37	49	32	37	8.9	7.8	Slightly Buyer
\$300,000 - 349,999	367	46	56	38	63	39	39	9.4	7.8	Slightly Buyer
\$350,000 - 399,999	298	43	39	27	36	24	25	11.9	9.8	Buyer
\$400,000 - 499,999	361	26	37	34	36	29	29	12.4	10.7	Buyer
\$500,000 - 599,999	235	15	9	14	20	14	24	9.8	11.6	Buyer
\$600,000 - 699,999	165	10	16	7	10	6	11	15.0	16.0	Buyer
\$700,000 - 799,999	106	6	7	6	5	5	8	13.3	16.9	Buyer
\$800,000 - 899,999	77	7	4	4	2	0	0	n/a	110.0	Buyer
\$900,000 - 999,999	47	0	5	1	1	3	3	15.7	17.4	Buyer
\$1,000,000 - and over	194	6	6	8	6	2	5	38.8	42.6	Buyer
<b>TOTAL</b>	<b>5,899</b>	<b>1,082</b>	<b>1,117</b>	<b>941</b>	<b>1,117</b>	<b>836</b>	<b>909</b>	<b>6.5</b>	<b>6.0</b>	<b>Balanced</b>

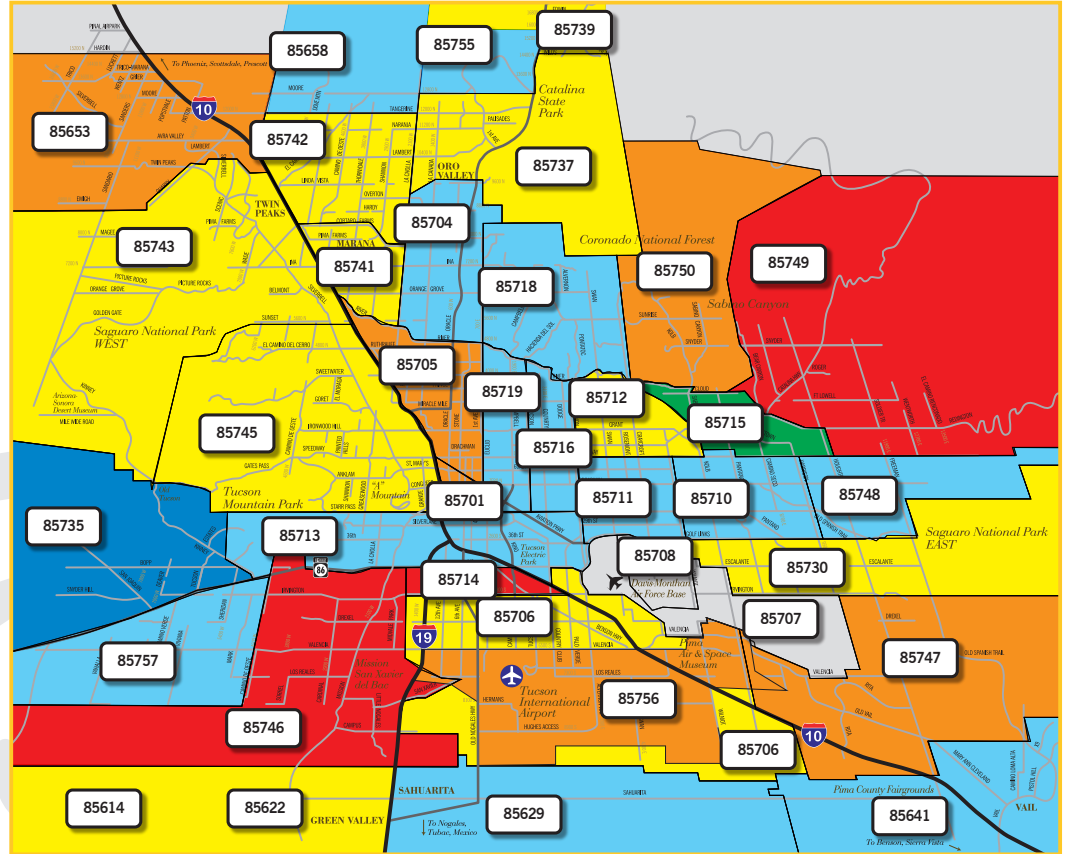
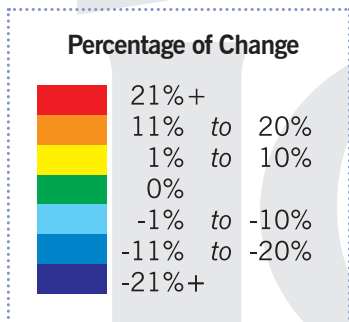




## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2013-FEB 2014 TO DEC 2014-FEB 2015

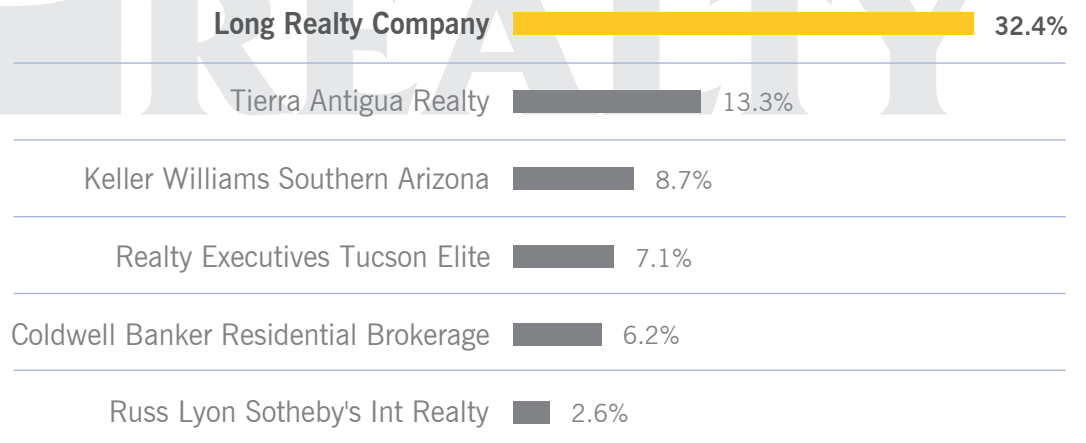
This heat map represents the percentage of change in Tucson metro median sales prices from December 2013-February 2014 to December 2014-February 2015 by zip code.



## MARKET SHARE – TUCSON METRO

Long Realty leads the market in successful real estate sales.

Data Obtained 03/04/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 03/01/2014 – 02/28/2015 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.