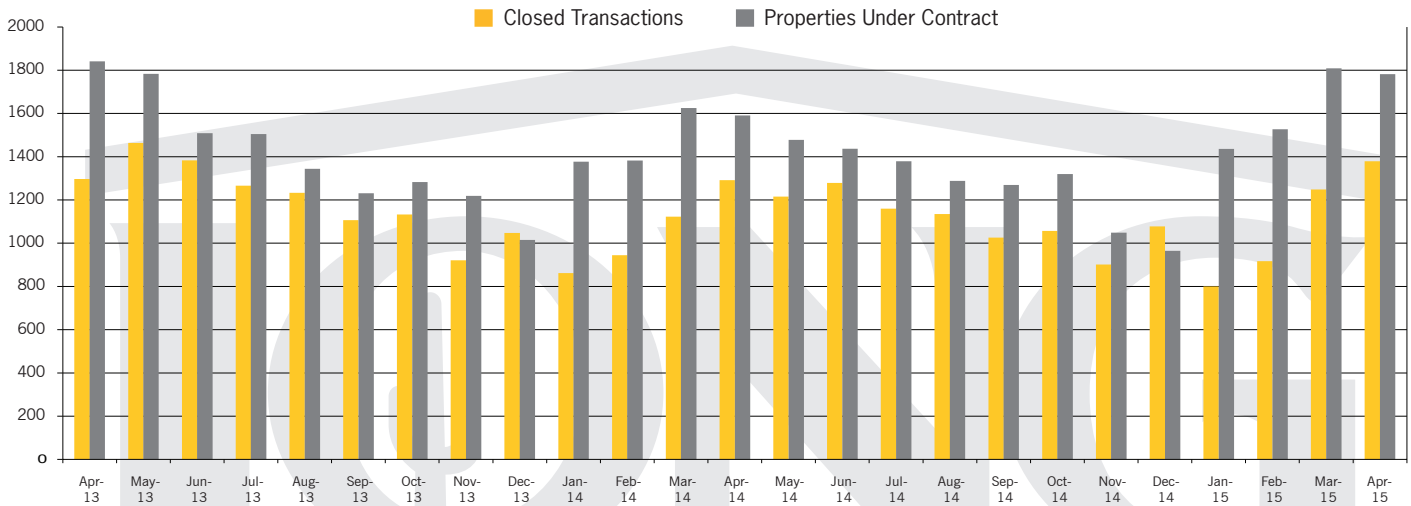




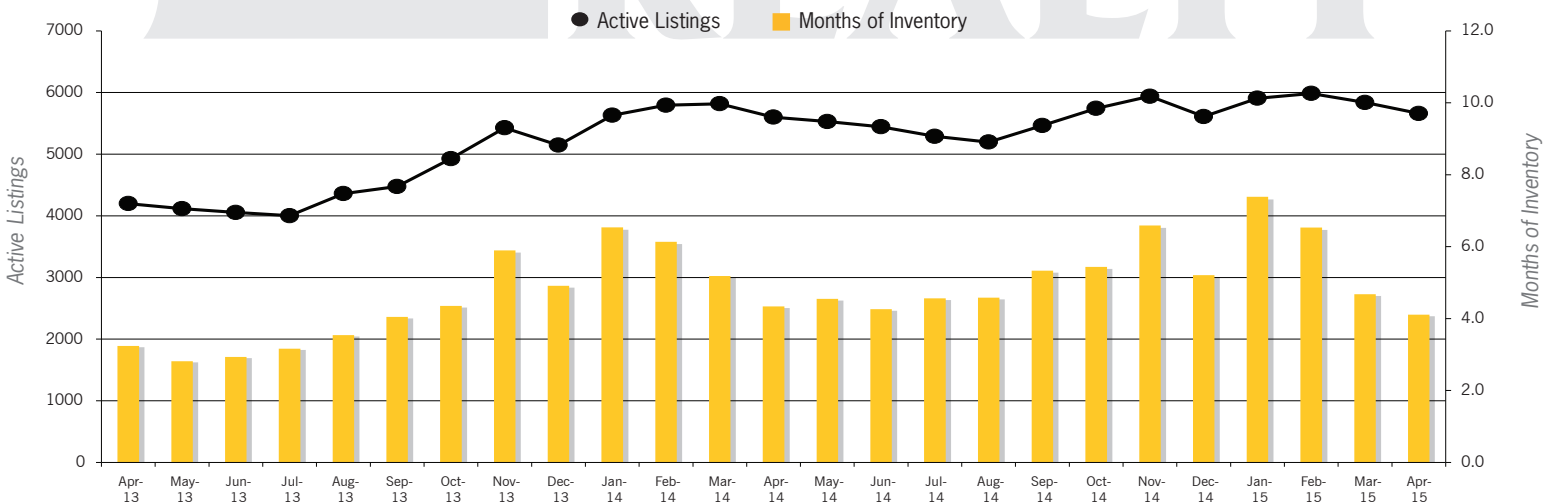
## Tucson Metro | May 2015

In the Tucson Main Market area, April 2015 active inventory was 5,660, a 1% increase from April 2014. There were 1,379 closings in April 2015, a 7% increase from April 2014. Year-to-date 2015 there were 4,345 closings, a 3% increase from year-to-date 2014. Months of Inventory was 4.1, down from 4.3 in April 2014. Median price of sold homes was \$167,325 for the month of April 2015, virtually unchanged from April 2014. The Tucson Main Market area had 1,782 new properties under contract in April 2015, up 12% from April 2014.

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



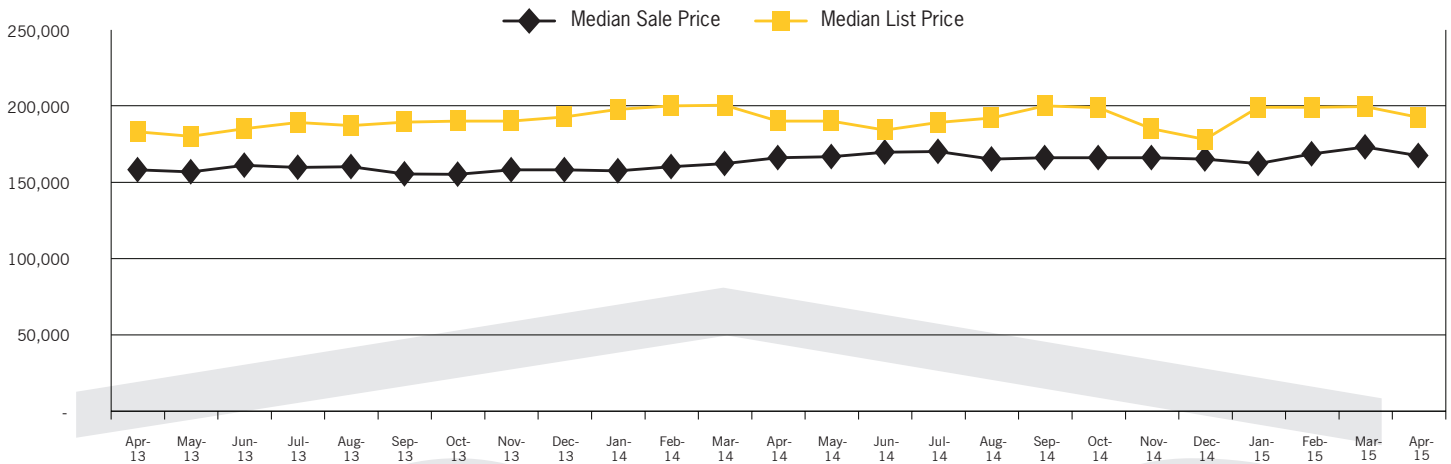
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 05/05/2015 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON

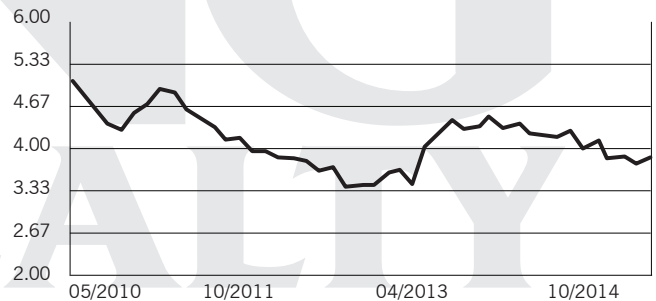


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2014	\$165,900	4.250%	\$775.32
2015	\$167,325	3.675%	\$729.41

## 30 YEAR FIXED MORTGAGE RATE

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



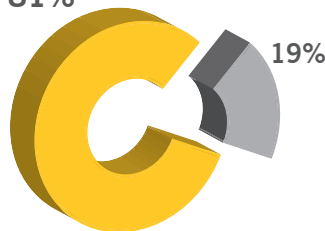
Source: Residential median sales prices. Data obtained 05/05/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

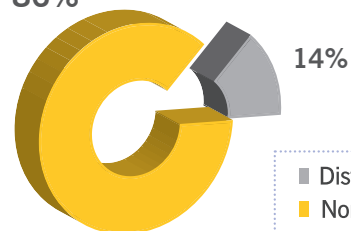
## DISTRESSED VS. NON-DISTRESSED SALES – TUCSON METRO

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.

2014  
81%



2015 Year to Date  
86%



■ Distressed  
■ Non-Distressed



# The Housing Report



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Tucson Metro | May 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
		Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15			
\$1 - 49,999	117	31	57	42	43	53	38	3.1	2.9	Seller
\$50,000 - 74,999	192	41	62	57	43	59	66	2.9	3.5	Seller
\$75,000 - 99,999	261	66	83	76	70	84	103	2.5	3.1	Seller
\$100,000 - 124,999	339	115	119	105	92	118	155	2.2	2.9	Seller
\$125,000 - 149,999	511	133	162	97	143	176	206	2.5	2.9	Seller
\$150,000 - 174,999	523	128	120	101	119	173	161	3.2	3.6	Seller
\$175,000 - 199,999	518	101	99	69	88	129	111	4.7	4.8	Slightly Seller
\$200,000 - 224,999	338	65	64	55	69	94	85	4.0	4.1	Slightly Seller
\$225,000 - 249,999	369	47	55	43	61	85	97	3.8	4.9	Slightly Seller
\$250,000 - 274,999	284	38	70	41	48	68	68	4.2	4.8	Slightly Seller
\$275,000 - 299,999	320	37	49	32	37	59	48	6.7	6.7	Slightly Buyer
\$300,000 - 349,999	377	38	63	40	41	64	65	5.8	6.6	Slightly Buyer
\$350,000 - 399,999	283	27	37	24	27	47	52	5.4	7.0	Slightly Buyer
\$400,000 - 499,999	377	34	36	29	30	44	52	7.3	8.8	Buyer
\$500,000 - 599,999	227	14	20	14	24	14	24	9.5	11.3	Buyer
\$600,000 - 699,999	166	7	10	6	11	14	19	8.7	11.5	Buyer
\$700,000 - 799,999	90	6	5	5	8	4	8	11.3	15.1	Buyer
\$800,000 - 899,999	59	4	2	0	0	4	6	9.8	19.8	Buyer
\$900,000 - 999,999	48	1	1	3	3	6	2	24.0	13.2	Buyer
\$1,000,000 - and over	181	8	7	2	6	4	8	22.6	31.6	Buyer
<b>TOTAL</b>	<b>5,580</b>	<b>941</b>	<b>1,121</b>	<b>841</b>	<b>963</b>	<b>1,299</b>	<b>1,374</b>	<b>4.1</b>	<b>4.7</b>	<b>Slightly Seller</b>



Statistics based on information obtained from TARMLS and using Brokermetrics software on 05/05/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2015 - 04/30/2015. Information is believed to be reliable, but not guaranteed.



# The Housing Report



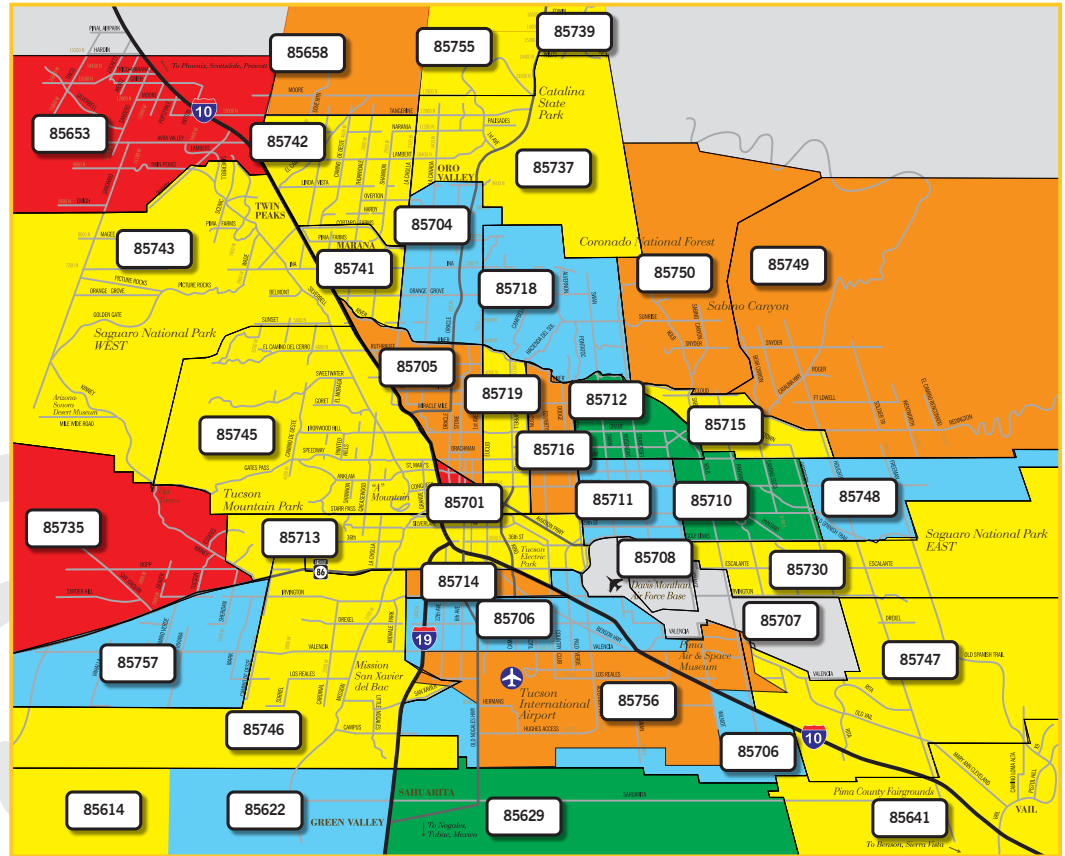
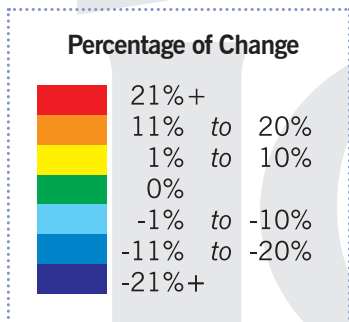
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Tucson Metro | May 2015

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2014-APR 2014 TO FEB 2015-APR 2015

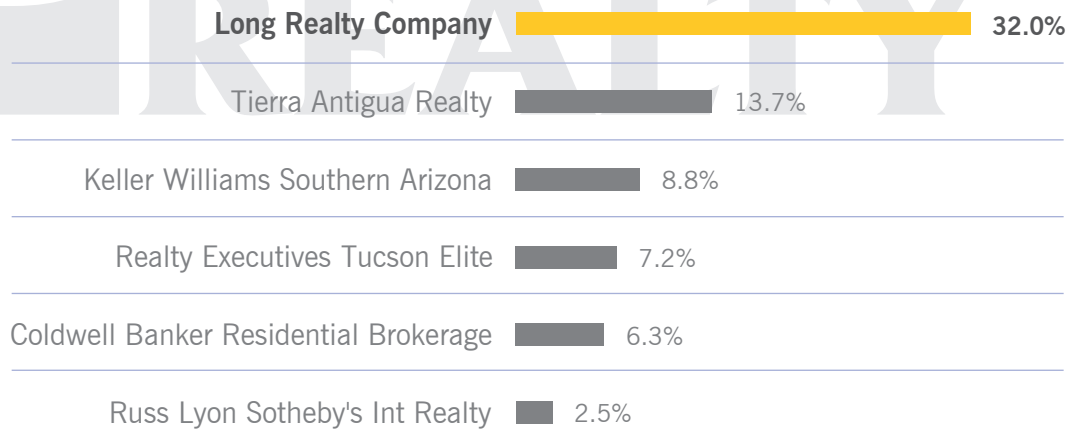
*This heat map represents the percentage of change in Tucson metro median sales prices from February 2014-April 2014 to February 2015-April 2015 by zip code.*



## MARKET SHARE – TUCSON METRO

*Long Realty leads the market in successful real estate sales.*

*Data Obtained 05/05/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 04/01/2014 – 03/31/2015 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.

*These statistics are based on information obtained from the TARMLS and GVARMLS on 05/05/2015. Information is believed to be reliable, but not guaranteed.*