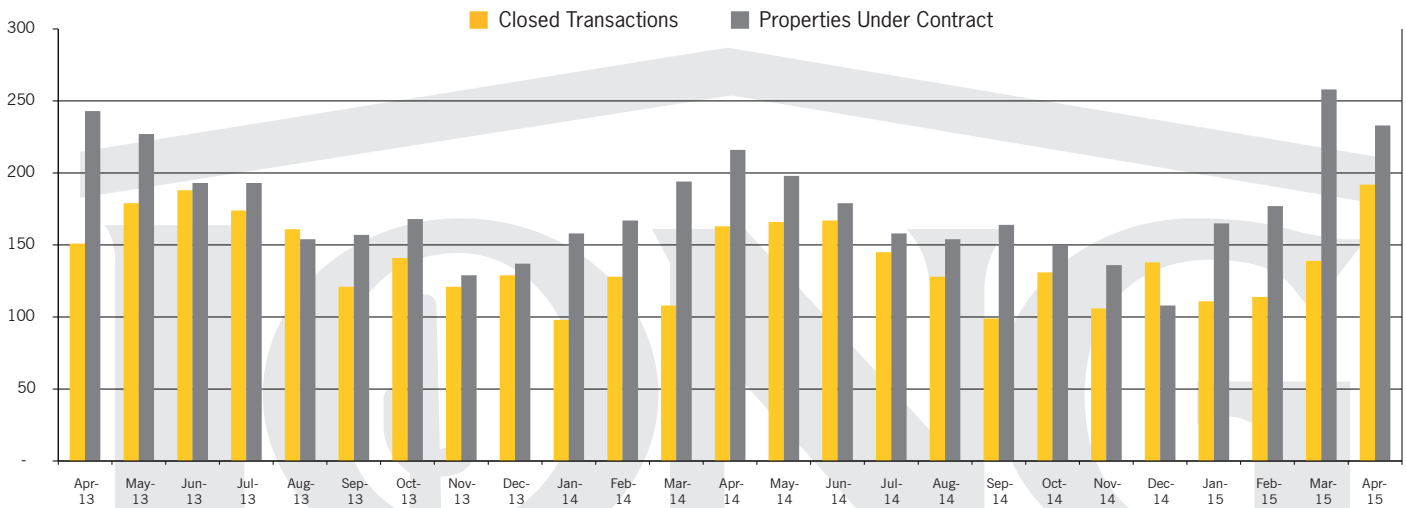




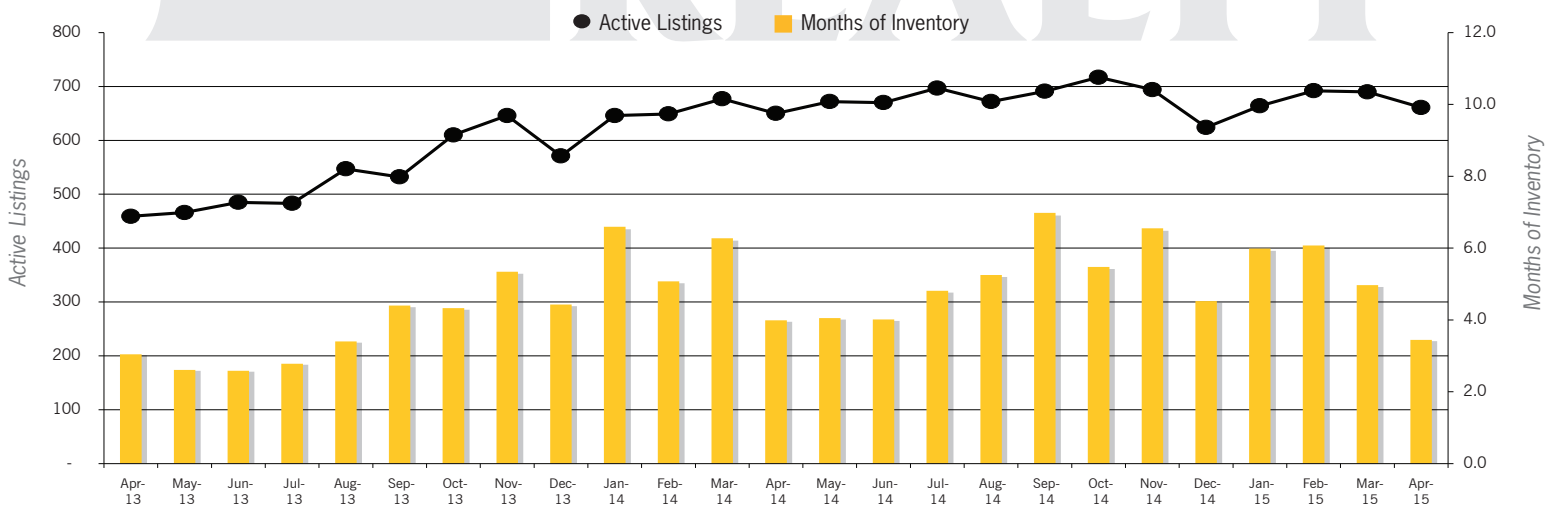
## Tucson Central | May 2015

In the Tucson Central area, April 2015 active inventory was 661, a 2% increase from April 2014. There were 192 closings in April 2015, an 18% increase from April 2014. Year-to-date 2015 there were 556 closings, a 12% increase from year-to-date 2014. Months of Inventory was 3.4, down from 4.0 in April 2014. Median price of sold homes was \$152,000 for the month of April 2015, up 9% from April 2014. The Tucson Central area had 233 new properties under contract in April 2015, up 8% from April 2014.

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



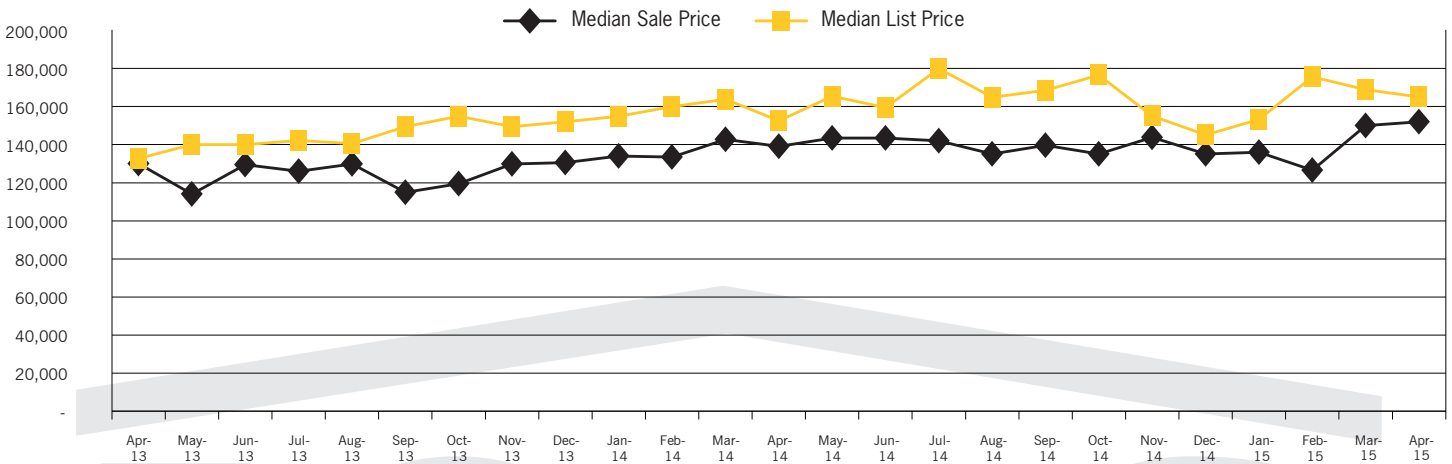
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON CENTRAL



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 CENTRAL



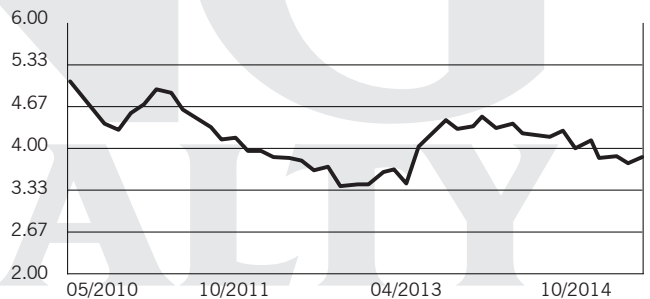
## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$179,950	6.140%	\$1,040.38
2014	\$139,000	4.250%	\$649.61
2015	\$152,000	3.675%	\$662.61

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.

## 30 YEAR FIXED MORTGAGE RATE

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

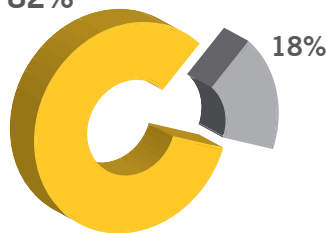


Source: Bankrate.com

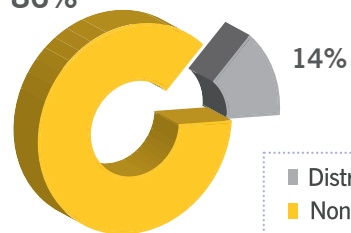
## DISTRESSED VS. NON-DISTRESSED SALES – TUCSON CENTRAL

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  
82%



2015 Year to Date  
86%



■ Distressed  
■ Non-Distressed



# The Housing Report



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Tucson Central | May 2015

## MARKET CONDITIONS BY PRICE BAND – TUCSON CENTRAL

	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	25	6	10	3	6	6	7	3.6	3.8	Seller
\$50,000 - 74,999	25	9	13	13	14	13	14	1.8	2.0	Seller
\$75,000 - 99,999	57	15	21	17	16	15	20	2.9	3.2	Seller
\$100,000 - 124,999	70	16	20	16	19	19	34	2.1	3.0	Seller
\$125,000 - 149,999	91	13	27	18	18	22	17	5.4	5.1	Balanced
\$150,000 - 174,999	63	14	7	15	13	20	28	2.3	3.2	Seller
\$175,000 - 199,999	69	14	9	6	10	17	18	3.8	4.7	Slightly Seller
\$200,000 - 224,999	38	4	7	7	5	14	6	6.3	5.2	Balanced
\$225,000 - 249,999	49	6	6	2	7	5	9	5.4	7.3	Slightly Buyer
\$250,000 - 274,999	29	3	7	4	5	5	13	2.2	3.8	Seller
\$275,000 - 299,999	21	3	5	2	1	6	8	2.6	4.6	Slightly Seller
\$300,000 - 349,999	27	3	4	6	4	2	6	4.5	7.3	Slightly Buyer
\$350,000 - 399,999	26	3	3	3	3	2	4	6.5	9.3	Buyer
\$400,000 - 499,999	40	2	3	2	0	1	4	10.0	21.6	Buyer
\$500,000 - 599,999	15	1	1	0	0	2	2	7.5	11.8	Buyer
\$600,000 - 699,999	7	0	0	0	1	0	0	n/a	20.0	Buyer
\$700,000 - 799,999	2	0	1	1	1	0	1	2.0	3.0	Seller
\$800,000 - 899,999	2	0	0	0	0	0	1	2.0	8.0	Slightly Buyer
\$900,000 - 999,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	4	0	0	1	0	0	0	n/a	n/a	n/a
<b>TOTAL</b>	<b>661</b>	<b>112</b>	<b>144</b>	<b>116</b>	<b>123</b>	<b>149</b>	<b>192</b>	<b>3.4</b>	<b>4.4</b>	<b>Slightly Seller</b>



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

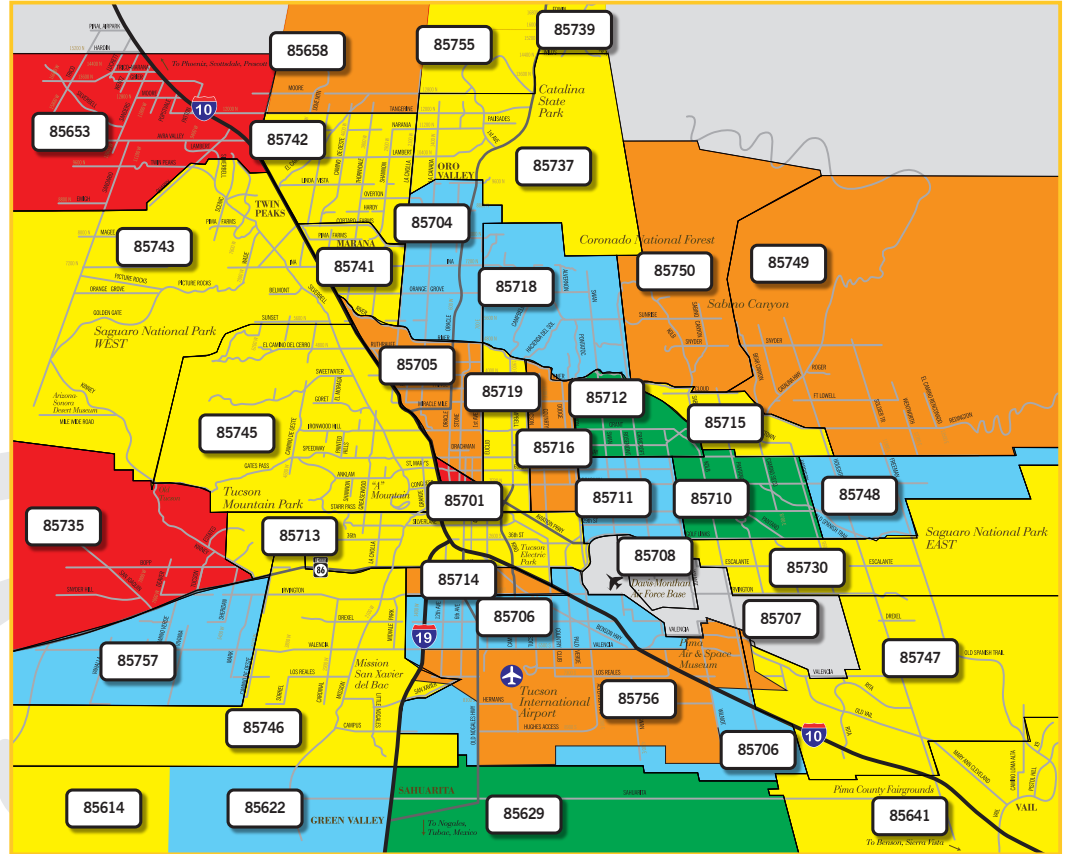
3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2015 - 04/30/2015. Information is believed to be reliable, but not guaranteed.



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

FEB 2014-APR 2014 TO FEB 2015-APR 2015

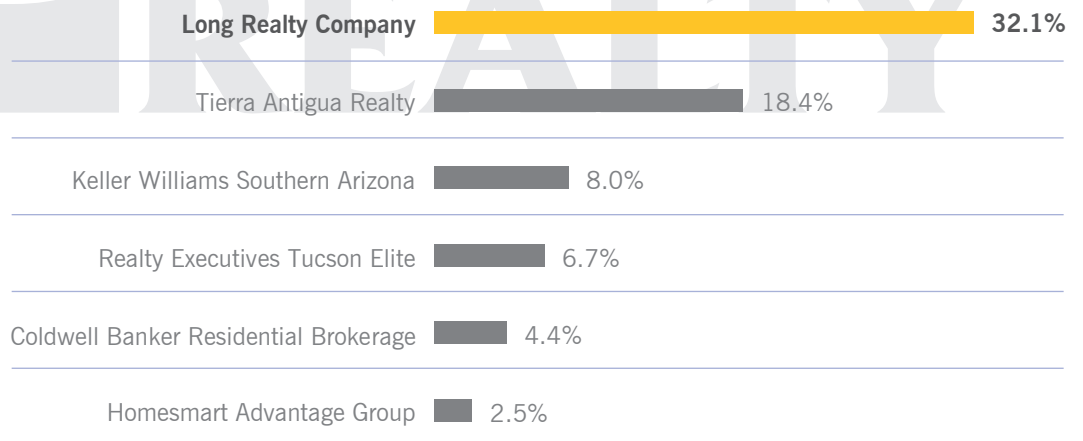
This heat map represents the percentage of change in Tucson metro median sales prices from February 2014-April 2014 to February 2015-April 2015 by zip code.



## MARKET SHARE – TUCSON CENTRAL

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 Central Housing Report is comprised of data for residential properties in the Central area of Tucson as defined by TARMLS. 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.