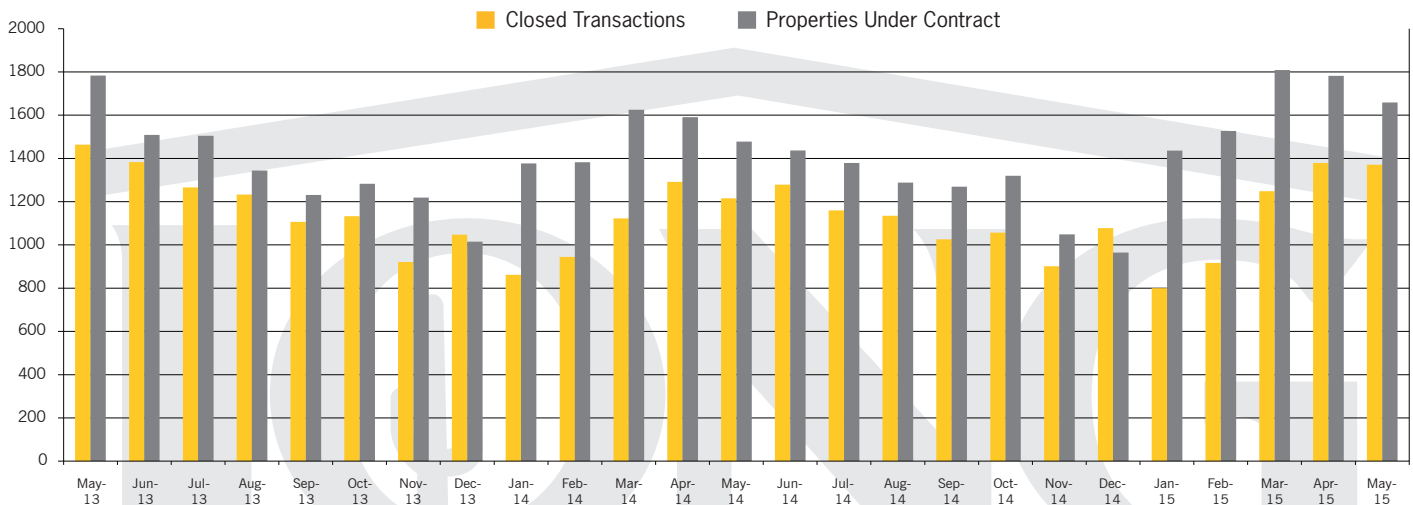




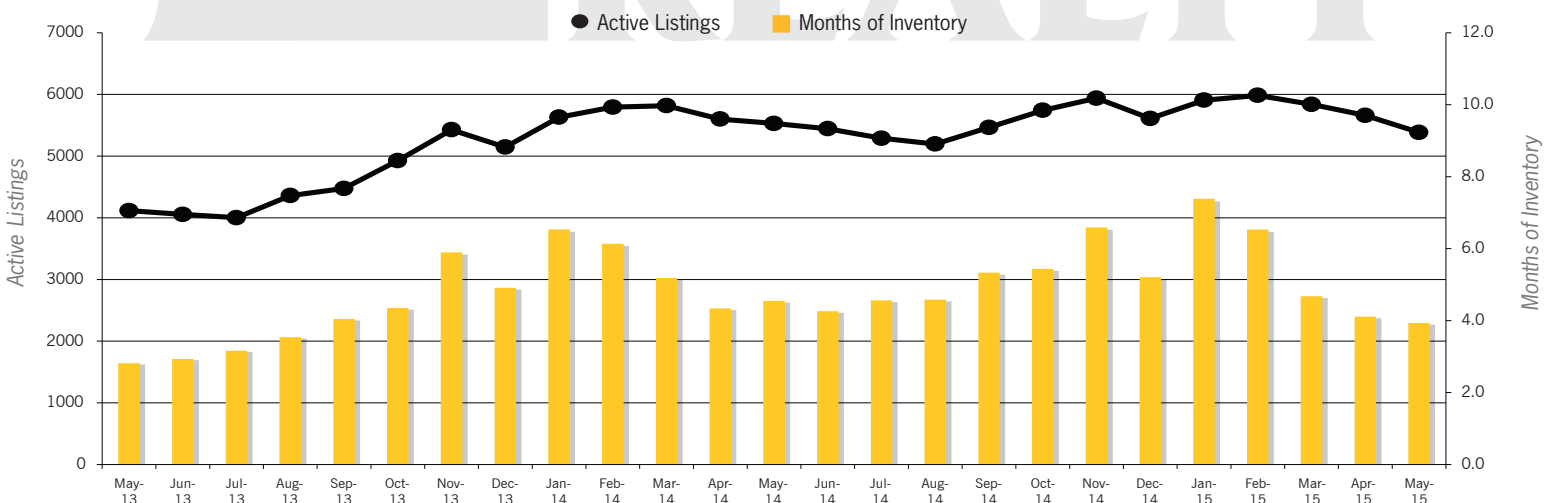
## Tucson Metro | June 2015

In the Tucson Main Market area, May 2015 active inventory was 5,384, a 3% decrease from May 2014. There were 1,371 closings in May 2015, a 13% increase from May 2014. Year-to-date 2015 there were 5,716 closings, a 5% increase from year-to-date 2014. Months of Inventory was 3.9, down from 4.5 in May 2014. Median price of sold homes was \$173,000 for the month of May 2015, up 4% from May 2014. The Tucson Main Market area had 1,659 new properties under contract in May 2015, up 12% from May 2014.

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



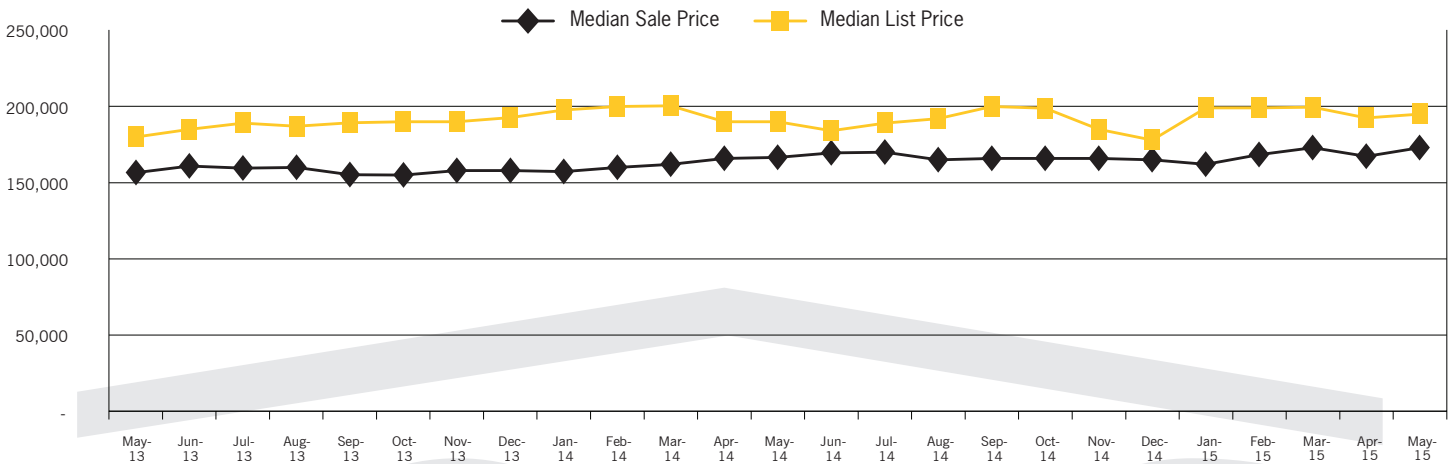
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.  
All data obtained 06/03/2015 is believed to be reliable, but not guaranteed.



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON

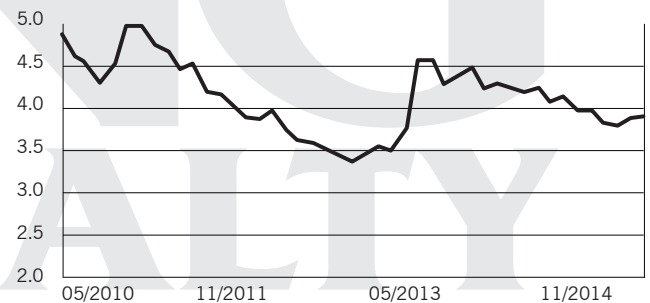


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2014	\$166,500	4.250%	\$778.13
2015	\$173,000	3.800%	\$765.80

## 30 YEAR FIXED MORTGAGE RATE

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



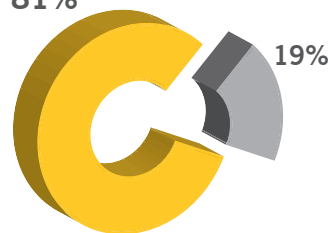
Source: Bankrate.com

## 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.

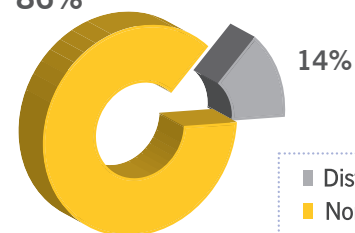
2014

81%



2015 Year to Date

86%



■ Distressed  
■ Non-Distressed



## 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
		Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15			
\$1 - 49,999	115	57	42	43	53	39	48	2.4	2.6	Seller
\$50,000 - 74,999	161	62	57	43	59	70	52	3.1	3.0	Seller
\$75,000 - 99,999	237	83	76	70	84	110	81	2.9	2.8	Seller
\$100,000 - 124,999	311	119	105	92	118	162	116	2.7	2.5	Seller
\$125,000 - 149,999	478	163	97	143	177	220	186	2.6	2.5	Seller
\$150,000 - 174,999	478	120	102	119	173	166	208	2.3	2.9	Seller
\$175,000 - 199,999	546	99	69	88	129	119	110	5.0	4.4	Slightly Seller
\$200,000 - 224,999	356	64	55	69	94	87	110	3.2	3.5	Seller
\$225,000 - 249,999	359	56	43	61	86	102	96	3.7	4.0	Seller
\$250,000 - 274,999	262	70	41	48	68	69	81	3.2	3.9	Seller
\$275,000 - 299,999	306	49	32	37	59	49	46	6.7	6.2	Balanced
\$300,000 - 349,999	337	63	40	43	64	66	56	6.0	5.9	Balanced
\$350,000 - 399,999	284	37	24	27	47	54	51	5.6	5.7	Balanced
\$400,000 - 499,999	357	36	29	30	44	52	50	7.1	7.6	Slightly Buyer
\$500,000 - 599,999	225	20	14	24	14	24	28	8.0	10.5	Buyer
\$600,000 - 699,999	141	10	6	11	14	20	11	12.8	10.7	Buyer
\$700,000 - 799,999	83	5	5	8	4	9	13	6.4	10.7	Buyer
\$800,000 - 899,999	53	2	0	0	4	6	4	13.3	12.4	Buyer
\$900,000 - 999,999	43	1	3	3	6	2	9	4.8	8.3	Slightly Buyer
\$1,000,000 - and over	171	7	2	6	4	8	6	28.5	30.3	Buyer
<b>TOTAL</b>	<b>5,303</b>	<b>1,123</b>	<b>842</b>	<b>965</b>	<b>1,301</b>	<b>1,434</b>	<b>1,362</b>	<b>3.9</b>	<b>4.1</b>	<b>Slightly Seller</b>





# The Housing Report



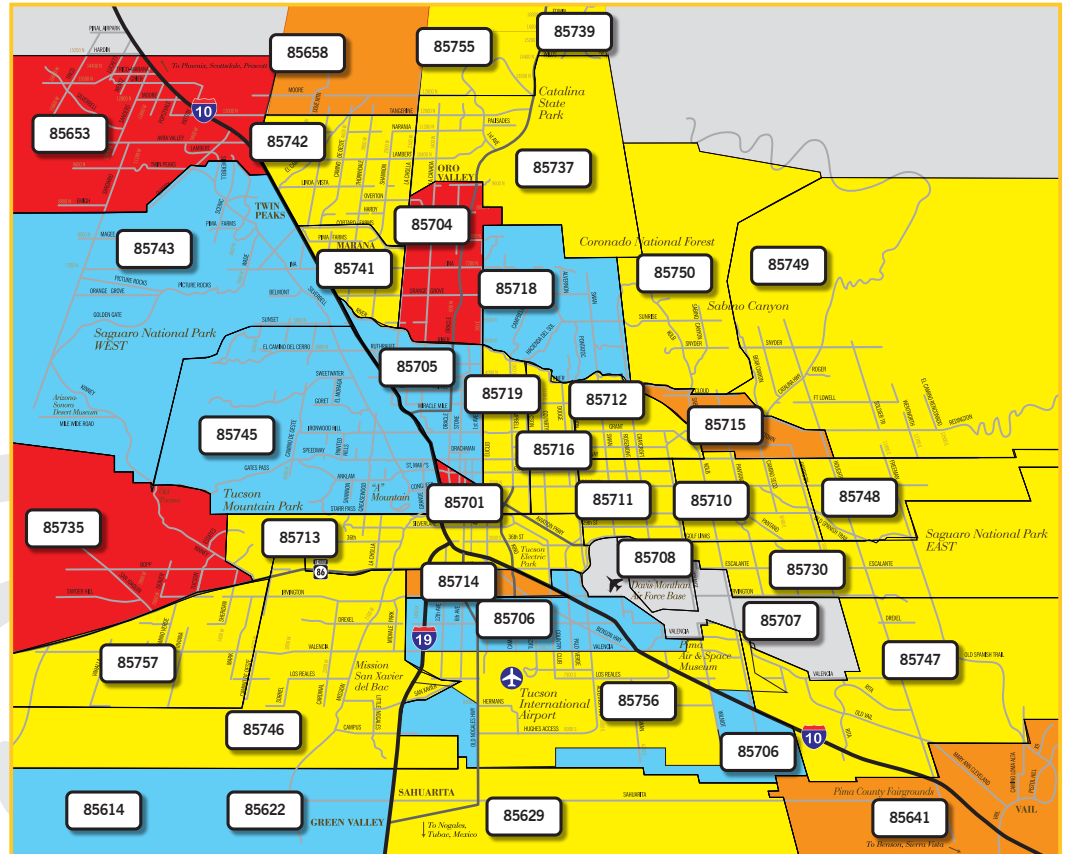
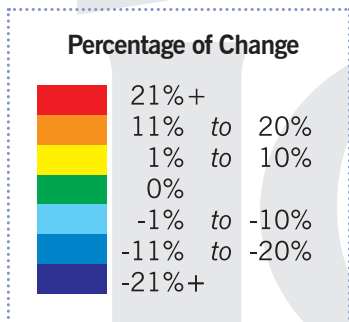
Stephen Woodall | (520) 818-4504  
 Stephen@TeamWoodall.com | TeamWoodall.com

Tucson Metro | June 2015

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAR 2014-MAY 2014 TO  
 MAR 2015-MAY 2015

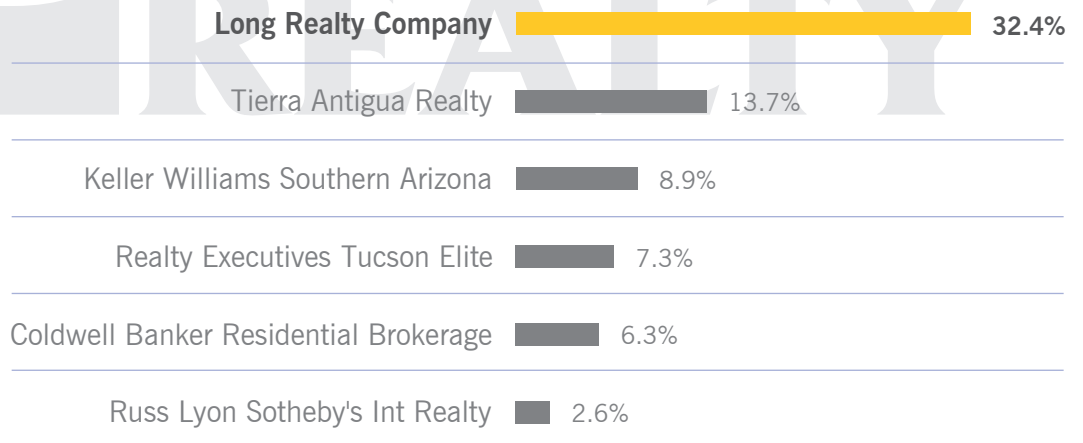
*This heat map represents the percentage of change in Tucson metro median sales prices from March 2014-May 2014 to March 2015-May 2015 by zip code.*



## MARKET SHARE – TUCSON METRO

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

*Data Obtained 06/03/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 06/01/2014 – 05/31/2015 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 06/03/2015. Information is believed to be reliable, but not guaranteed.*