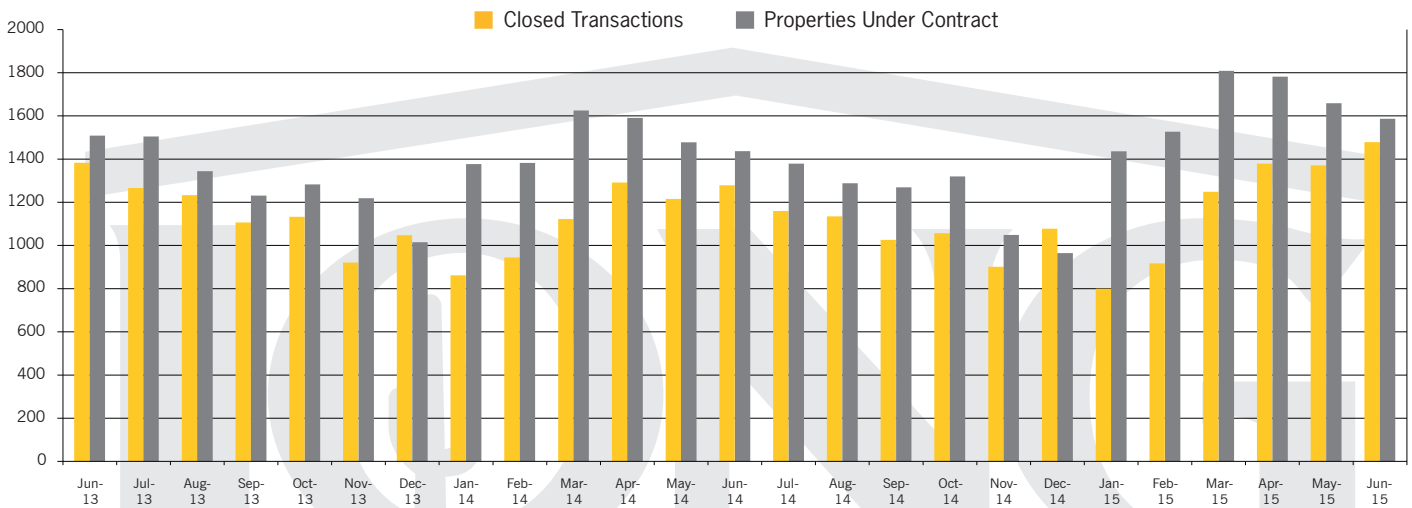




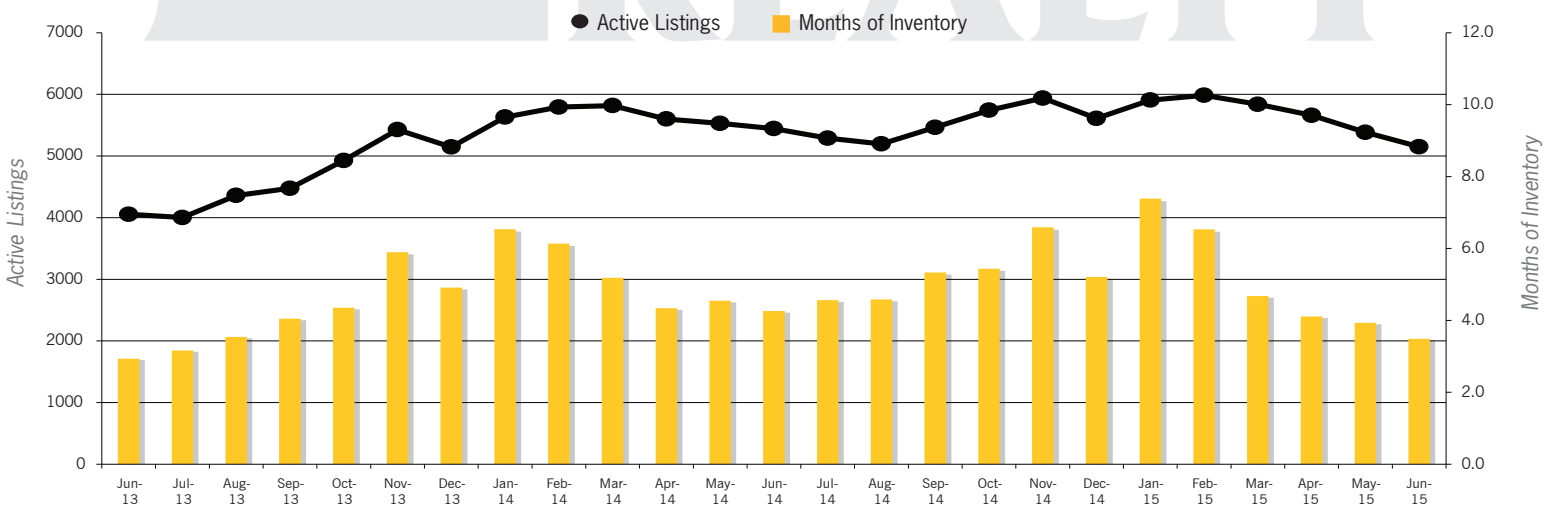
Tucson Metro | July 2015

In the Tucson Main Market area, June 2015 active inventory was 5,151, a 5% decrease from June 2014. There were 1,479 closings in June 2015, a 16% increase from June 2014. Year-to-date 2015 there were 7,507 closings, a 6% increase from year-to-date 2014. Months of Inventory was 3.5, down from 4.3 in June 2014. Median price of sold homes was \$173,000 for the month of June 2015, up 2% from June 2014. The Tucson Main Market area had 1,587 new properties under contract in June 2015, up 10% from June 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



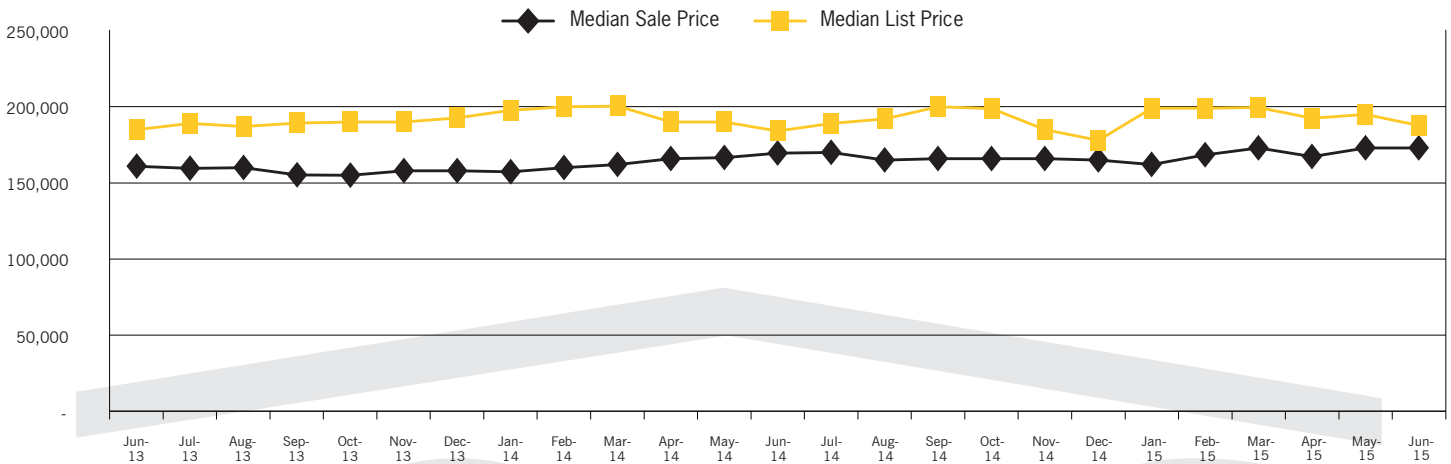
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 07/06/2015 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON



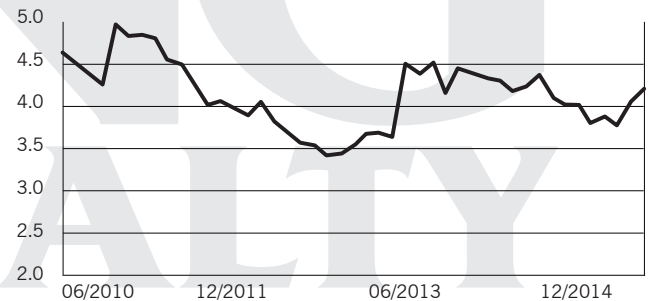
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2014	\$169,500	4.250%	\$792.15
2015	\$173,000	4.080%	\$792.23

Source: Residential median sales prices. Data obtained 07/06/2015 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.

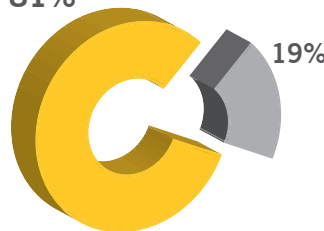


Source: Bankrate.com

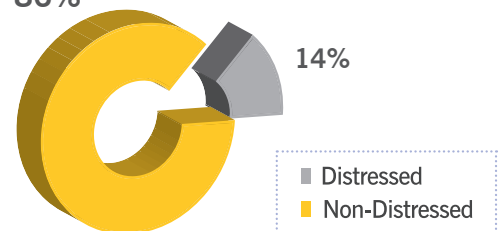
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON METRO

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.

2014
81%



2015 Year to Date
86%





The Housing Report



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

Tucson Metro | July 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
		Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15			
\$1 - 49,999	106	42	43	53	39	52	36	2.9	2.7	Seller
\$50,000 - 74,999	155	57	44	59	71	57	61	2.5	2.7	Seller
\$75,000 - 99,999	224	76	70	84	111	91	100	2.2	2.4	Seller
\$100,000 - 124,999	312	105	92	118	163	126	132	2.4	2.3	Seller
\$125,000 - 149,999	491	97	143	177	222	200	214	2.3	2.3	Seller
\$150,000 - 174,999	442	102	119	173	167	217	200	2.2	2.5	Seller
\$175,000 - 199,999	545	69	90	129	119	112	123	4.4	4.5	Slightly Seller
\$200,000 - 224,999	317	55	69	94	88	113	100	3.2	3.4	Seller
\$225,000 - 249,999	329	43	61	87	102	99	91	3.6	3.6	Seller
\$250,000 - 274,999	235	42	48	68	69	87	79	3.0	3.3	Seller
\$275,000 - 299,999	280	32	37	59	49	46	64	4.4	5.7	Balanced
\$300,000 - 349,999	355	40	43	64	67	57	94	3.8	4.9	Slightly Seller
\$350,000 - 399,999	264	24	27	47	54	54	49	5.4	5.3	Balanced
\$400,000 - 499,999	340	29	30	44	52	52	47	7.2	7.1	Slightly Buyer
\$500,000 - 599,999	228	14	24	14	24	29	31	7.4	8.1	Slightly Buyer
\$600,000 - 699,999	133	6	11	14	20	11	20	6.7	8.6	Buyer
\$700,000 - 799,999	72	5	8	4	9	13	7	10.3	8.4	Slightly Buyer
\$800,000 - 899,999	49	0	0	4	6	4	4	12.3	11.5	Buyer
\$900,000 - 999,999	45	3	3	6	2	9	6	7.5	8.0	Slightly Buyer
\$1,000,000 - and over	156	2	6	4	8	6	9	17.3	22.1	Buyer
TOTAL	5,078	843	968	1,302	1,442	1,435	1,467	3.5	3.7	Seller



Statistics based on information obtained from TARMLS and using Brokermetrics software on 07/06/2015.

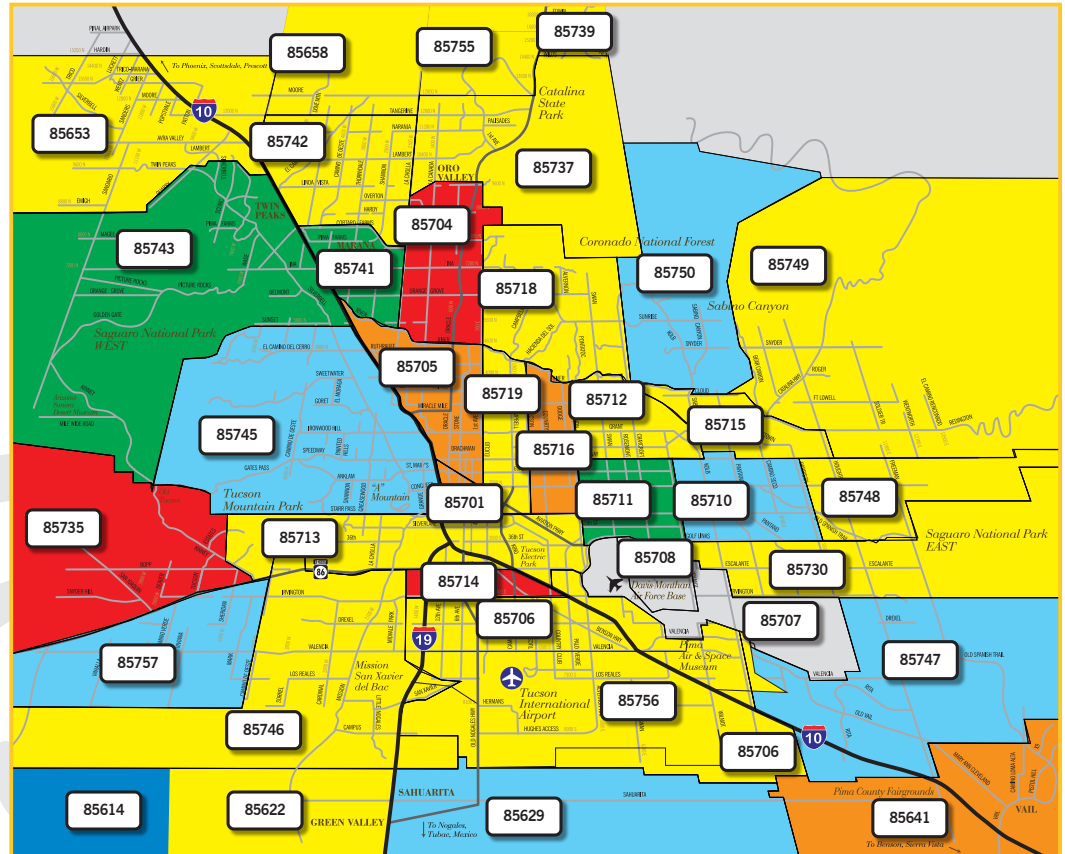
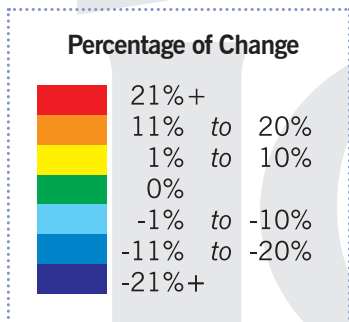
3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2015 - 06/30/2015. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2014-JUN 2014 TO APR 2015-JUN 2015

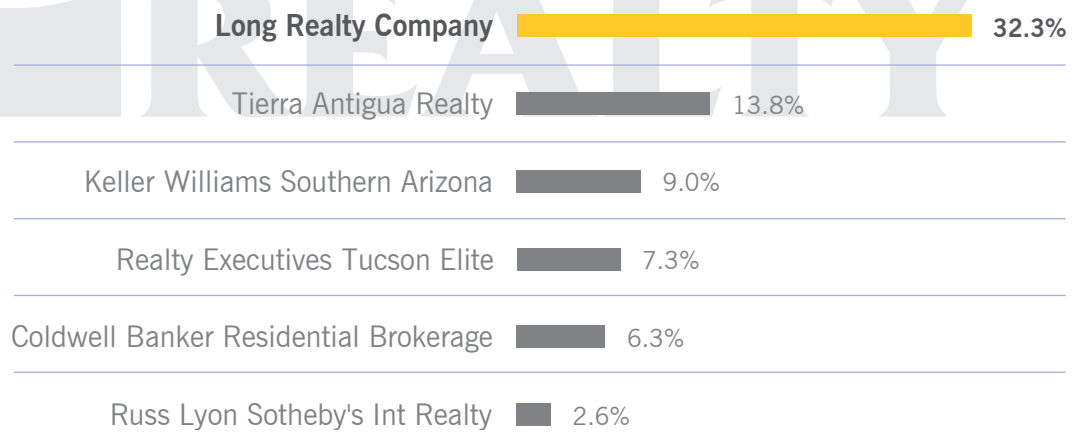
This heat map represents the percentage of change in Tucson metro median sales prices from April 2014-June 2014 to April 2015-June 2015 by zip code.



MARKET SHARE – TUCSON METRO

Long Realty leads the market in successful real estate sales.

Data Obtained 07/06/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 07/01/2014 – 06/30/2015 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.