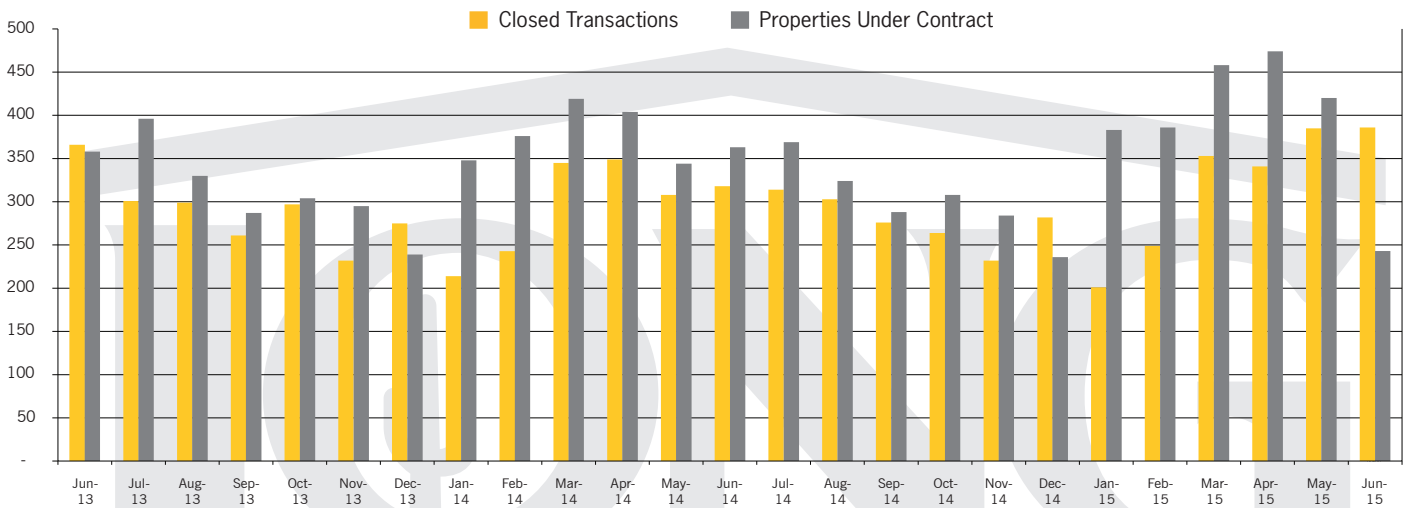




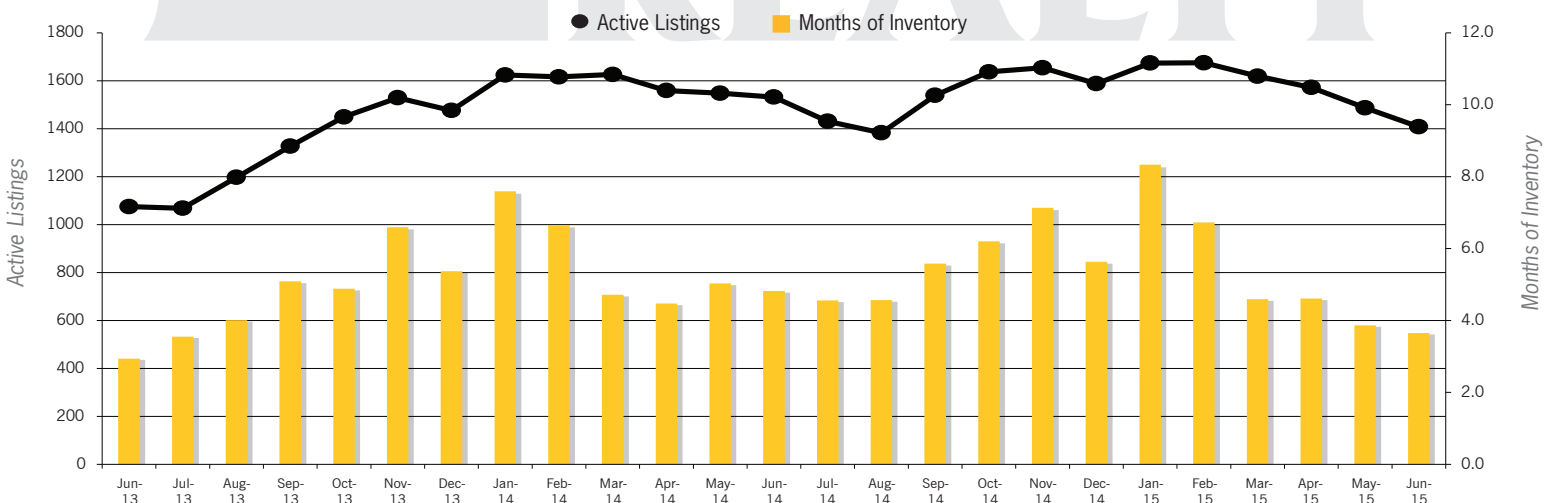
Tucson Northwest | July 2015

In the Tucson Northwest area, June 2015 active inventory was 1,408, an 8% decrease from June 2014. There were 386 closings in June 2015, a 21% increase from June 2014. Year-to-date 2015 there were 1,984 closings, virtually unchanged from year-to-date 2014. Months of Inventory was 3.6, down from 4.8 in June 2014. Median price of sold homes was \$220,000 for the month of June 2015, up 2% from June 2014. The Tucson Northwest area had 243 new properties under contract in June 2015, down 33% from June 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON NORTHWEST



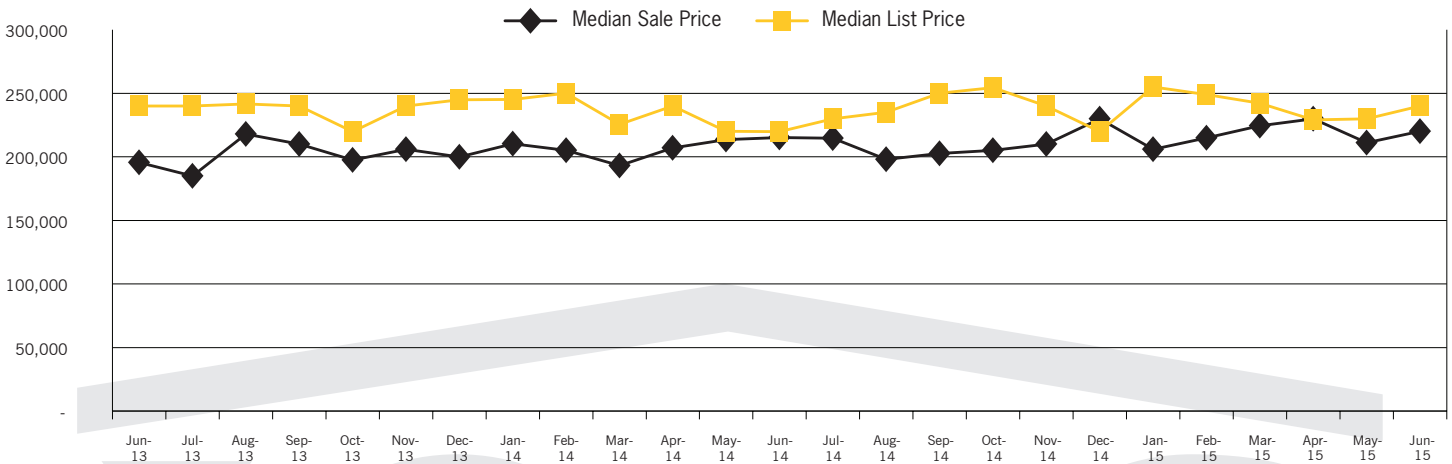
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON NORTHWEST



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 NORTHWEST

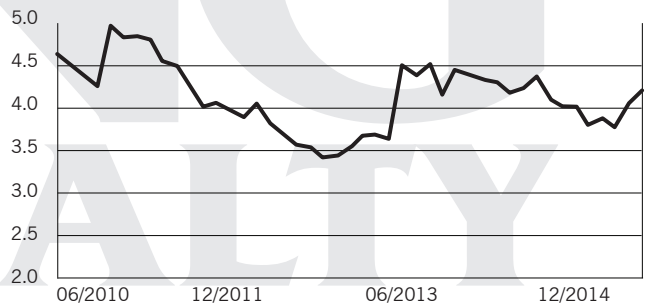


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON NORTHWEST

| Year | Median Price | Int. Rate | MO. Payment |
|------|--------------|-----------|-------------|
| 2006 | \$262,000 | 6.140% | \$1,514.76 |
| 2014 | \$215,250 | 4.250% | \$1,005.96 |
| 2015 | \$220,000 | 4.080% | \$1,007.46 |

30 YEAR FIXED MORTGAGE RATE

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

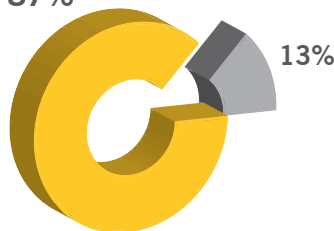


Source: Bankrate.com

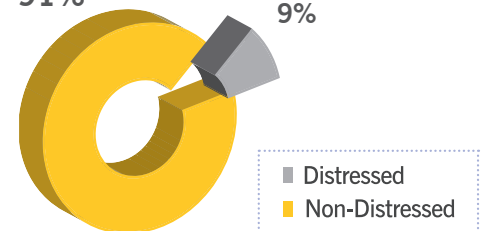
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON NORTHWEST

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
87%



2015 Year to Date
91%





The Housing Report



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Tucson Northwest | July 2015

MARKET CONDITIONS BY PRICE BAND – TUCSON NORTHWEST

| | 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 | 7 | 6 | 2 | 3 | 3 | 5 | 3 | 2.3 | 2.4 | Seller |
| \$50,000 - 74,999 | 8 | 3 | 3 | 3 | 6 | 4 | 2 | 4.0 | 2.8 | Seller |
| \$75,000 - 99,999 | 18 | 3 | 5 | 8 | 5 | 8 | 4 | 4.5 | 3.4 | Seller |
| \$100,000 - 124,999 | 25 | 13 | 10 | 17 | 15 | 9 | 8 | 3.1 | 2.7 | Seller |
| \$125,000 - 149,999 | 58 | 21 | 27 | 25 | 35 | 30 | 41 | 1.4 | 1.7 | Seller |
| \$150,000 - 174,999 | 95 | 30 | 38 | 60 | 35 | 81 | 65 | 1.5 | 1.8 | Seller |
| \$175,000 - 199,999 | 150 | 25 | 26 | 39 | 32 | 46 | 38 | 3.9 | 4.2 | Slightly Seller |
| \$200,000 - 224,999 | 114 | 24 | 34 | 32 | 39 | 33 | 34 | 3.4 | 3.3 | Seller |
| \$225,000 - 249,999 | 130 | 15 | 26 | 40 | 50 | 43 | 35 | 3.7 | 3.2 | Seller |
| \$250,000 - 274,999 | 93 | 23 | 18 | 25 | 28 | 37 | 35 | 2.7 | 3.1 | Seller |
| \$275,000 - 299,999 | 122 | 12 | 16 | 27 | 18 | 23 | 27 | 4.5 | 5.4 | Balanced |
| \$300,000 - 349,999 | 151 | 13 | 16 | 31 | 29 | 23 | 43 | 3.5 | 4.9 | Slightly Seller |
| \$350,000 - 399,999 | 102 | 6 | 12 | 26 | 21 | 21 | 18 | 5.7 | 5.3 | Balanced |
| \$400,000 - 499,999 | 107 | 8 | 7 | 16 | 20 | 19 | 14 | 7.6 | 6.8 | Slightly Buyer |
| \$500,000 - 599,999 | 84 | 5 | 10 | 8 | 7 | 9 | 6 | 14.0 | 10.8 | Buyer |
| \$600,000 - 699,999 | 48 | 4 | 5 | 2 | 5 | 2 | 5 | 9.6 | 12.1 | Buyer |
| \$700,000 - 799,999 | 26 | 1 | 4 | 1 | 1 | 4 | 0 | n/a | 17.8 | Buyer |
| \$800,000 - 899,999 | 9 | 0 | 0 | 1 | 1 | 1 | 1 | 9.0 | 10.7 | Buyer |
| \$900,000 - 999,999 | 15 | 2 | 0 | 2 | 1 | 2 | 1 | 15.0 | 11.8 | Buyer |
| \$1,000,000 - and over | 43 | 0 | 3 | 2 | 2 | 1 | 6 | 7.2 | 16.4 | Buyer |
| TOTAL | 1,405 | 214 | 262 | 368 | 353 | 401 | 386 | 3.6 | 3.9 | 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.

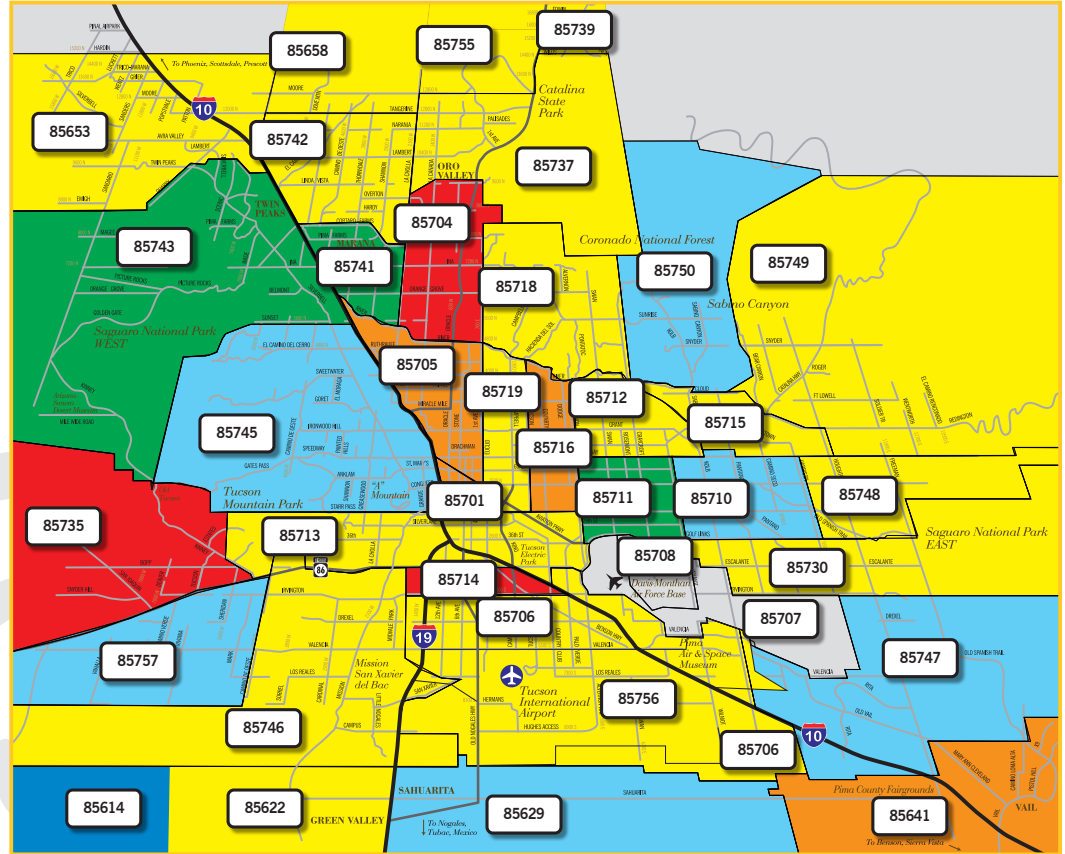
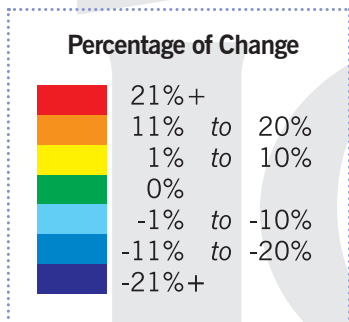


Tucson Northwest | July 2015

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2014-JUN 2014 TO APR 2015-JUN 2015

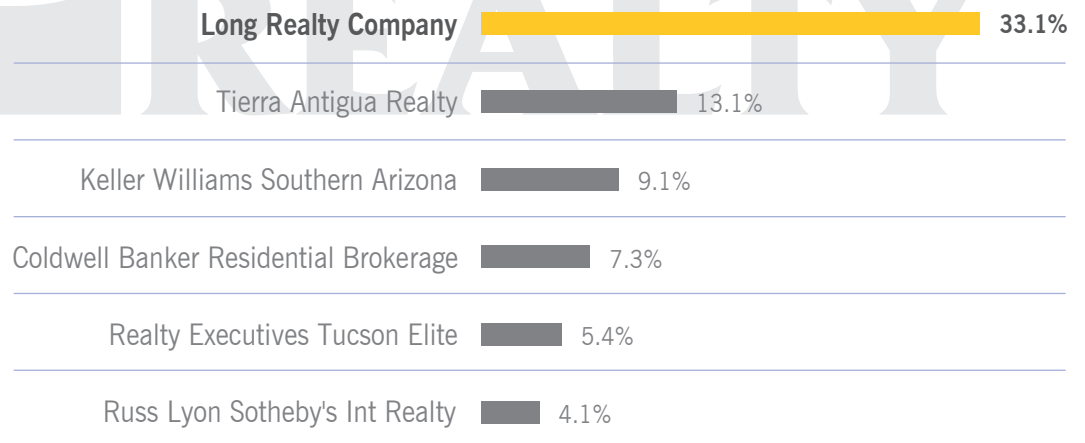
This heat map represents the percentage of change in Tucson metro median sales prices from April 2014-June 2014 to April 2015-June 2015 by zip code.



MARKET SHARE – TUCSON NORTHWEST

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 Northwest Housing Report is comprised of data for residential properties in the Northwest area of Tucson as defined by TARMLS including the Towns of Casas Adobes, Marana, Oro Valley and Catalina. 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.