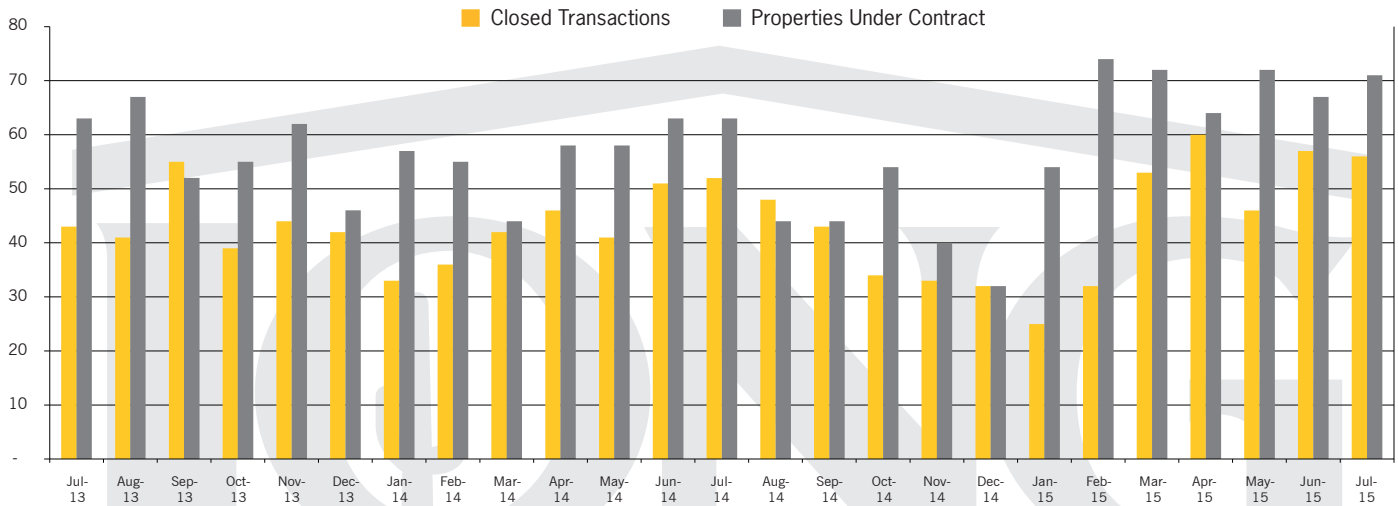




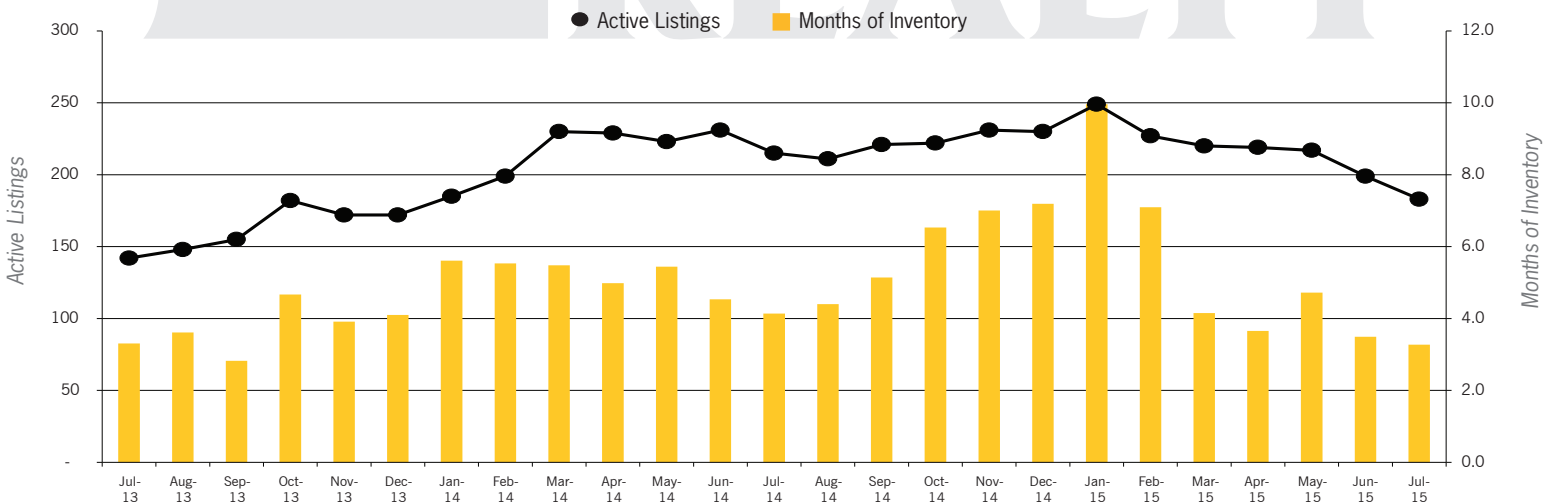
Sahuarita | August 2015

In the Sahuarita area, July 2015 active inventory was 183, a 15% decrease from July 2014. There were 56 closings in July 2015, an 8% increase from July 2014. Year-to-date 2015 there were 344 closings, a 7% increase from year-to-date 2014. Months of Inventory was 3.3, down from 4.1 in July 2014. Median price of sold homes was \$184,750 for the month of July 2015, up 12% from July 2014. The Sahuarita area had 71 new properties under contract in July 2015, up 13% from July 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SAHUARITA



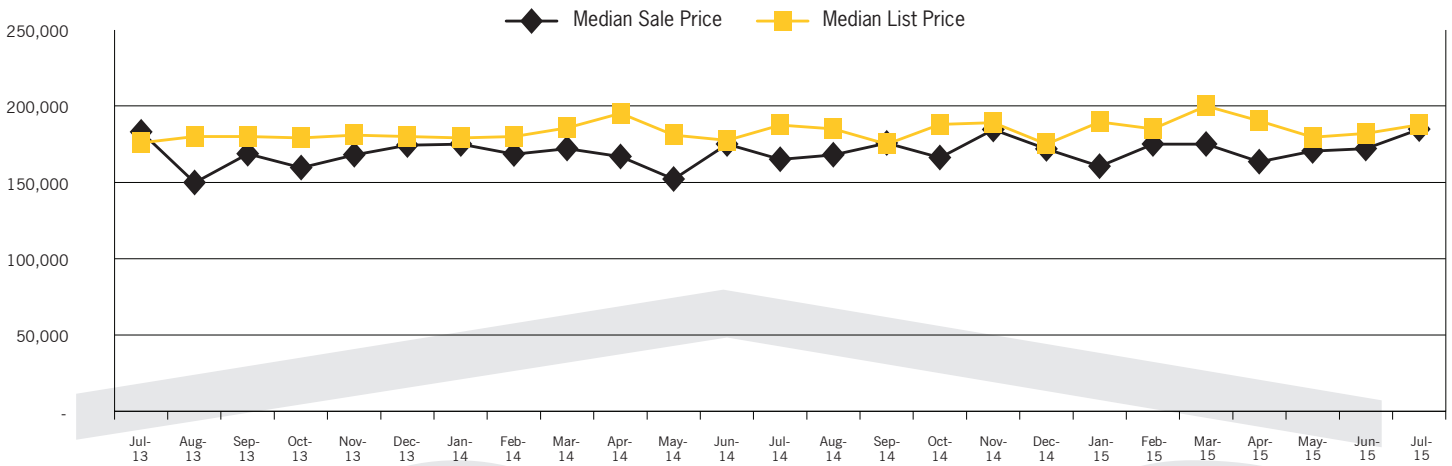
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SAHUARITA



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 08/05/2015 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SAHUARITA



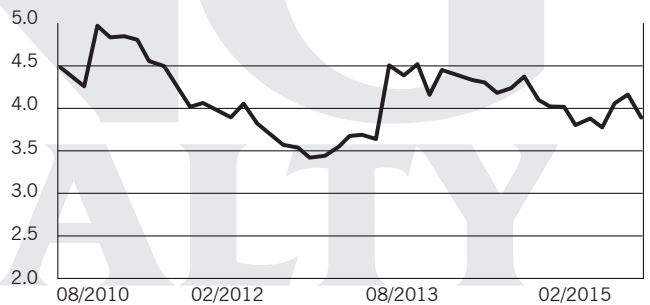
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SAHUARITA

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,200	6.140%	\$1,255.75
2014	\$165,000	4.125%	\$759.69
2015	\$184,750	4.000%	\$837.92

Source: Residential median sales prices. Data obtained 08/05/2015 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

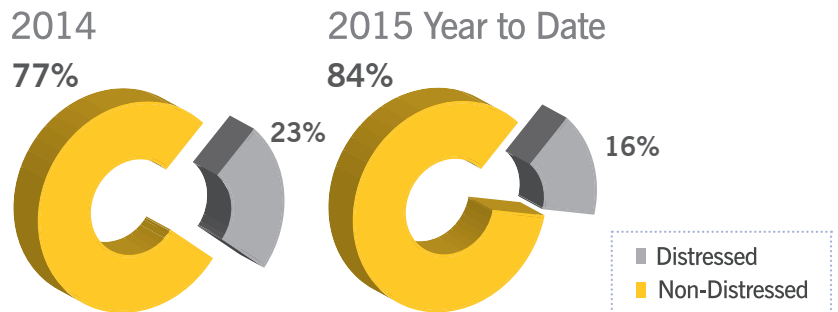
While mortgage rates have increased slightly recently, they are still well below 2010 levels.



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – SAHUARITA

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.





MARKET CONDITIONS BY PRICE BAND – SAHUARITA

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15			
\$1 - 49,999	0	0	0	1	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	4	2	1	1	2	3	0	n/a	1.8	Seller
\$75,000 - 99,999	3	0	3	0	1	2	1	3.0	3.5	Seller
\$100,000 - 124,999	12	2	6	6	1	3	1	12.0	8.8	Buyer
\$125,000 - 149,999	24	8	9	20	12	10	11	2.2	2.5	Seller
\$150,000 - 174,999	29	7	7	7	7	12	12	2.4	3.2	Seller
\$175,000 - 199,999	29	6	9	6	4	5	7	4.1	5.3	Balanced
\$200,000 - 224,999	19	5	3	7	10	4	6	3.2	3.2	Seller
\$225,000 - 249,999	16	2	4	5	3	11	3	5.3	3.8	Seller
\$250,000 - 274,999	13	2	9	3	4	4	8	1.6	2.6	Seller
\$275,000 - 299,999	11	1	3	4	1	2	4	2.8	4.9	Slightly Seller
\$300,000 - 349,999	14	1	1	3	0	2	1	14.0	10.7	Buyer
\$350,000 - 399,999	6	0	0	0	0	1	1	6.0	8.5	Buyer
\$400,000 - 499,999	2	0	0	0	1	0	1	2.0	6.0	Balanced
\$500,000 - 599,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$600,000 - 699,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	0	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	183	36	55	63	46	59	56	3.3	3.7	Seller

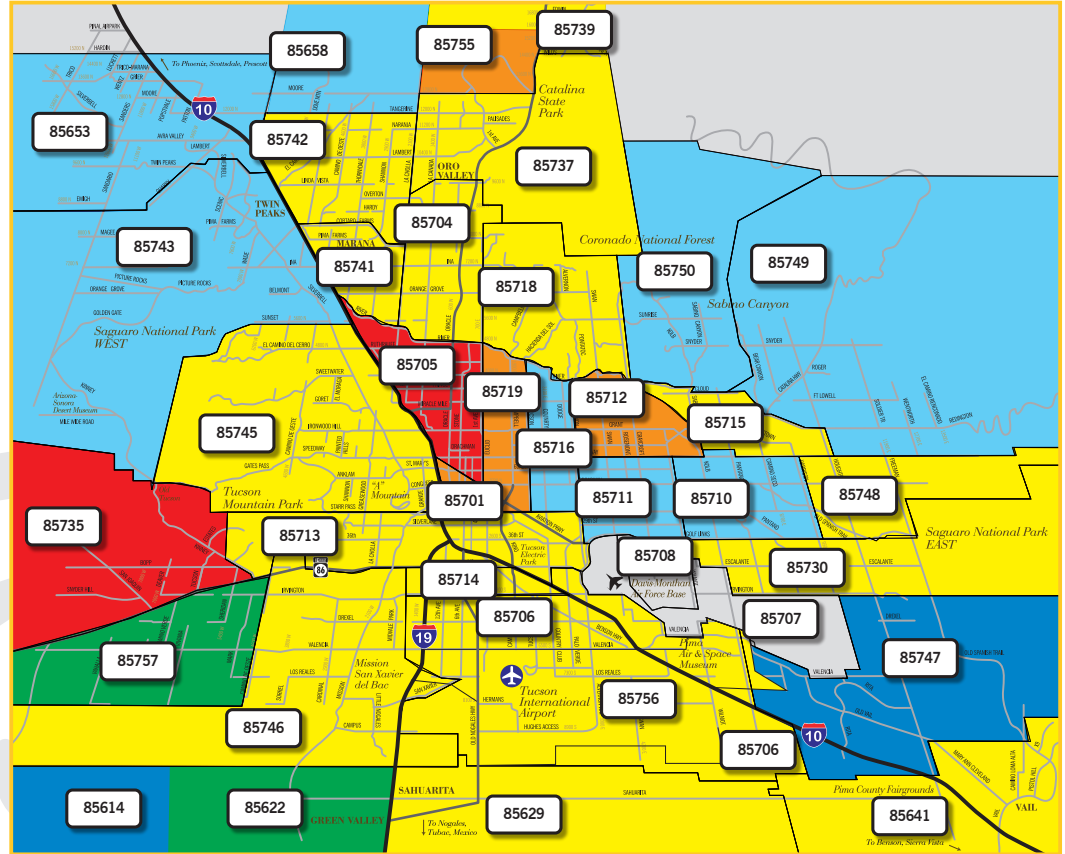
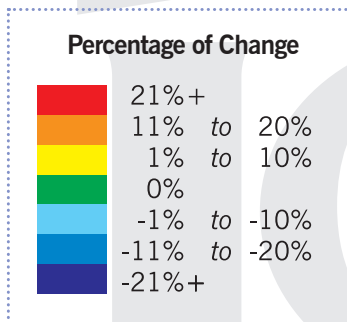
				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2014-JUL 2014 TO MAY 2015-JUL 2015

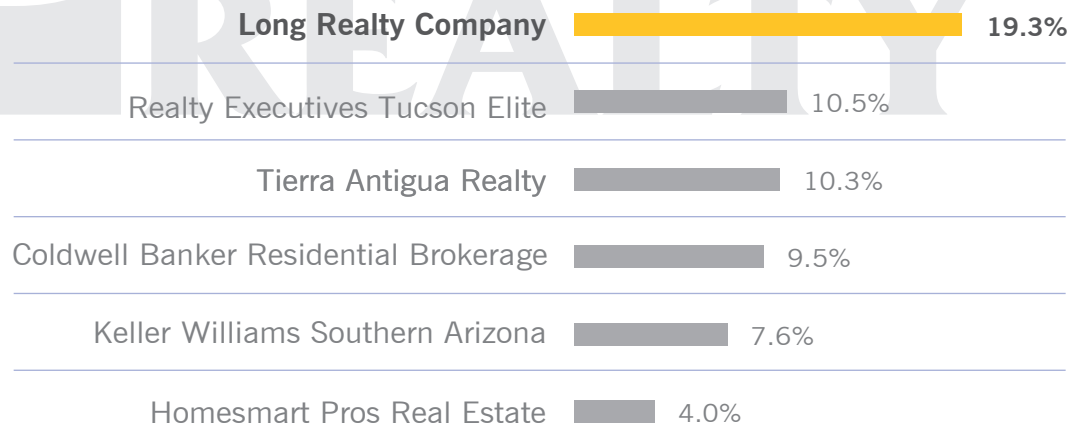
This heat map represents the percentage of change in Tucson metro median sales prices from May 2014-July 2014 to May 2015-July 2015 by zip code.



MARKET SHARE – SAHUARITA

Long Realty leads the market in successful real estate sales.

Data Obtained 08/05/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 08/01/2014 – 07/31/2015 rounded to the nearest tenth of one percent and deemed to be correct.



The Sahuarita Housing Report is comprised of data for residential properties in the City of Sahuarita. 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.