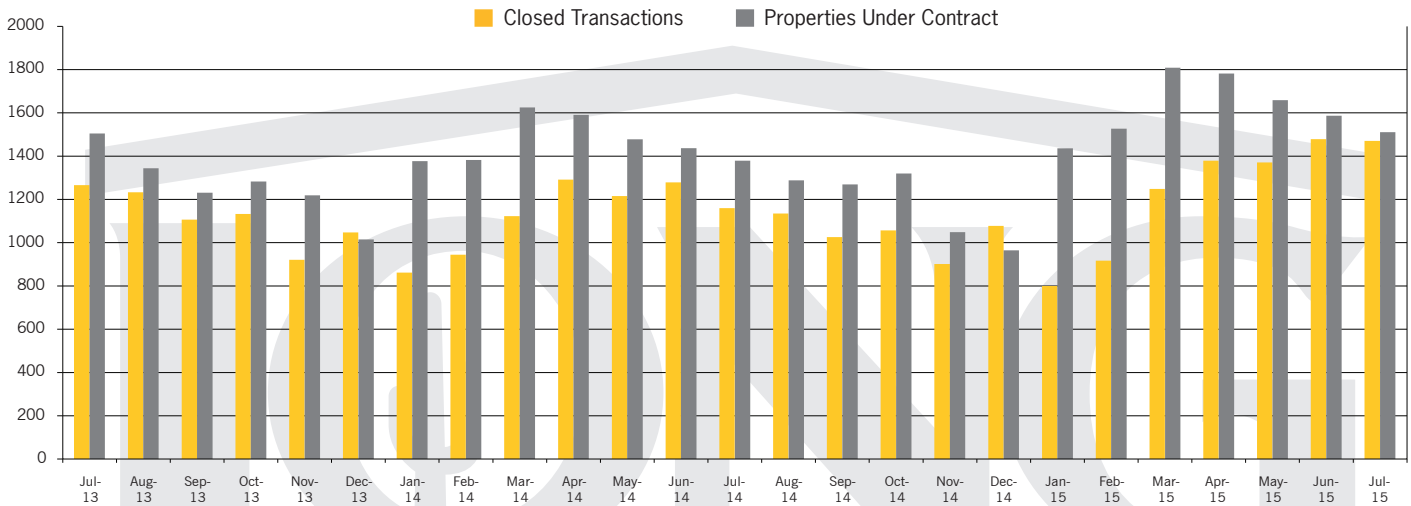




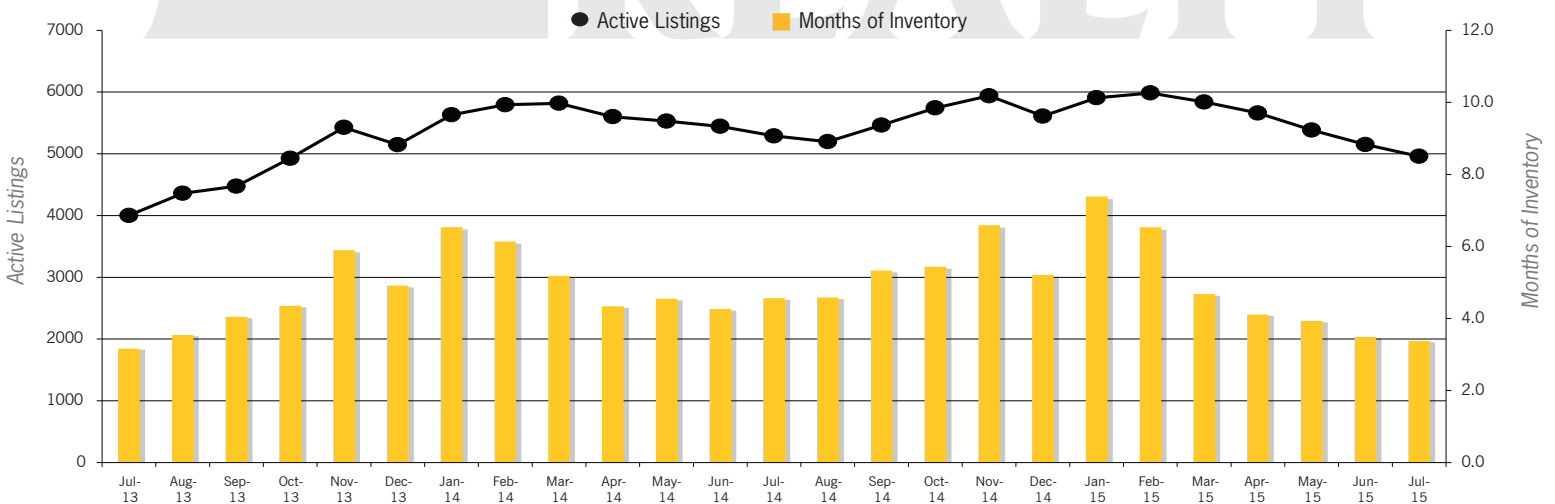
Tucson Metro | August 2015

In the Tucson Main Market area, July 2015 active inventory was 4,959, a 6% decrease from July 2014. There were 1,471 closings in July 2015, a 27% increase from July 2014. Year-to-date 2015 there were 9,038 closings, an 8% increase from year-to-date 2014. Months of Inventory was 3.4, down from 4.6 in July 2014. Median price of sold homes was \$175,000 for the month of July 2015, up 3% from July 2014. The Tucson Main Market area had 1,511 new properties under contract in July 2015, up 10% from July 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



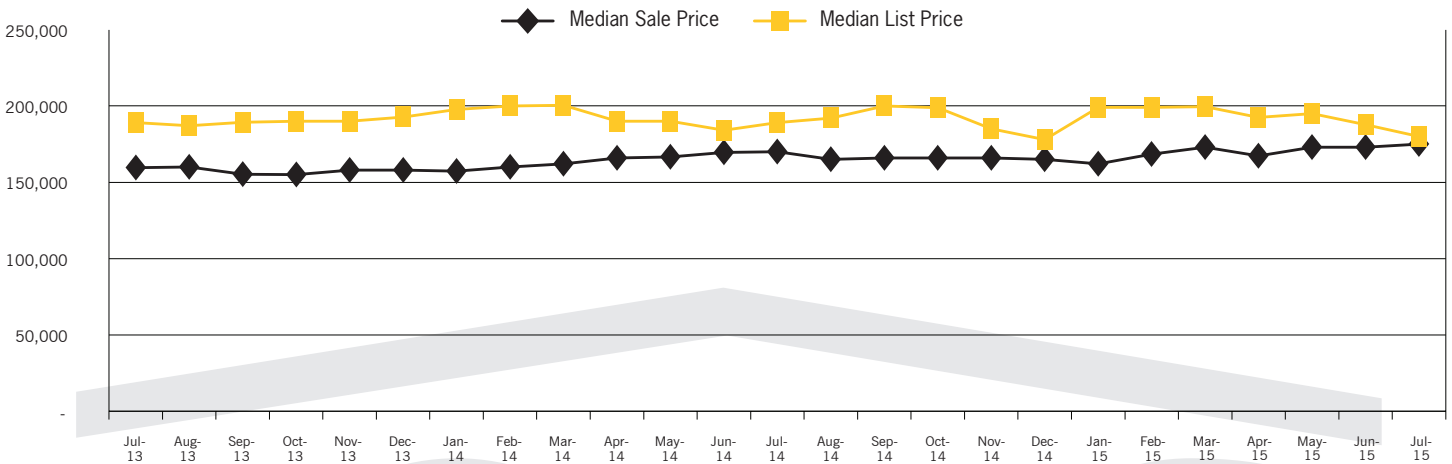
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



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



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON

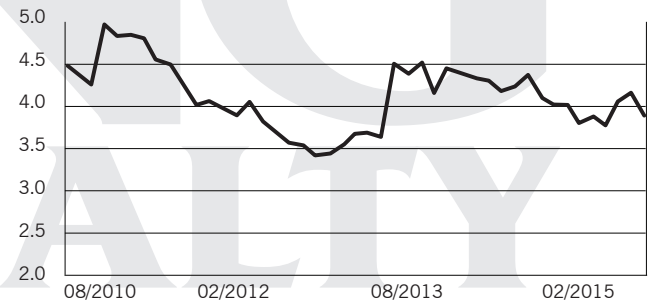


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2014	\$170,000	4.125%	\$782.71
2015	\$175,000	4.000%	\$793.70

30 YEAR FIXED MORTGAGE RATE

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

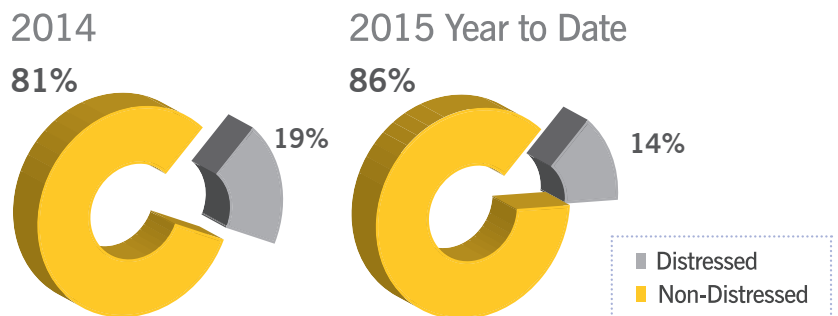


Source: Residential median sales prices. Data obtained 08/05/2015 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

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.





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
		Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15			
\$1 - 49,999	105	43	56	39	52	38	41	2.6	2.5	Seller
\$50,000 - 74,999	144	44	59	71	57	62	68	2.1	2.5	Seller
\$75,000 - 99,999	231	70	85	111	91	104	79	2.9	2.5	Seller
\$100,000 - 124,999	297	92	118	163	128	135	144	2.1	2.3	Seller
\$125,000 - 149,999	495	143	177	222	200	222	225	2.2	2.3	Seller
\$150,000 - 174,999	433	119	174	167	218	207	174	2.5	2.3	Seller
\$175,000 - 199,999	537	90	129	120	112	127	146	3.7	4.2	Slightly Seller
\$200,000 - 224,999	293	69	94	88	114	103	114	2.6	2.9	Seller
\$225,000 - 249,999	317	61	87	102	98	94	100	3.2	3.4	Seller
\$250,000 - 274,999	236	48	68	69	87	82	80	3.0	2.9	Seller
\$275,000 - 299,999	259	37	59	49	47	67	57	4.5	4.9	Slightly Seller
\$300,000 - 349,999	335	43	64	67	57	96	76	4.4	4.5	Slightly Seller
\$350,000 - 399,999	252	27	47	54	54	49	49	5.1	5.3	Balanced
\$400,000 - 499,999	308	30	44	52	52	49	54	5.7	6.5	Balanced
\$500,000 - 599,999	196	24	14	24	29	31	18	10.9	8.3	Slightly Buyer
\$600,000 - 699,999	133	11	14	20	11	20	20	6.7	8.0	Slightly Buyer
\$700,000 - 799,999	72	8	4	9	13	7	8	9.0	8.1	Slightly Buyer
\$800,000 - 899,999	54	0	4	6	4	4	3	18.0	14.2	Buyer
\$900,000 - 999,999	44	3	6	2	9	6	1	44.0	8.3	Slightly Buyer
\$1,000,000 - and over	146	6	4	8	6	9	8	18.3	20.6	Buyer
TOTAL	4,887	968	1,307	1,443	1,439	1,512	1,465	3.3	3.5	Seller

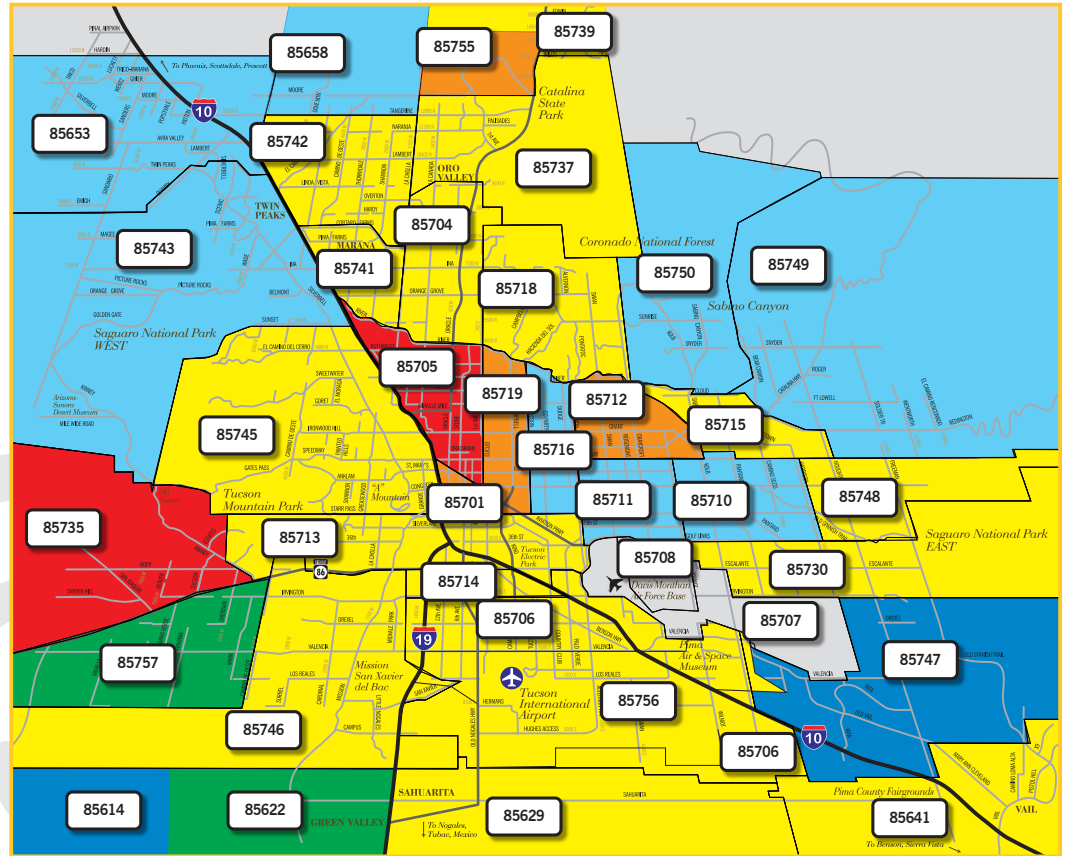
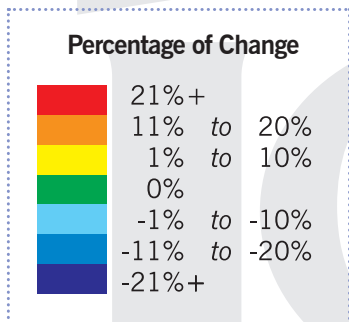




CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2014-JUL 2014 TO MAY 2015-JUL 2015

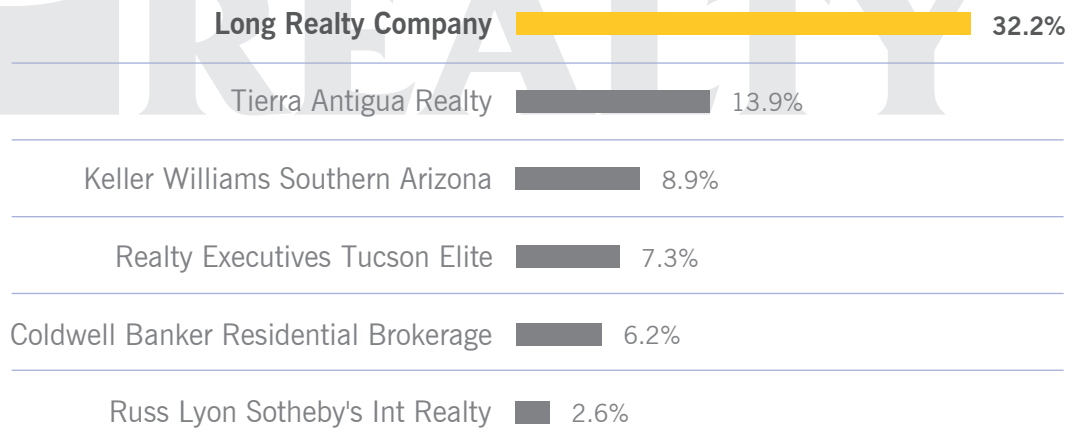
This heat map represents the percentage of change in Tucson metro median sales prices from May 2014-July 2014 to May 2015-July 2015 by zip code.



MARKET SHARE – TUCSON METRO

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 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.