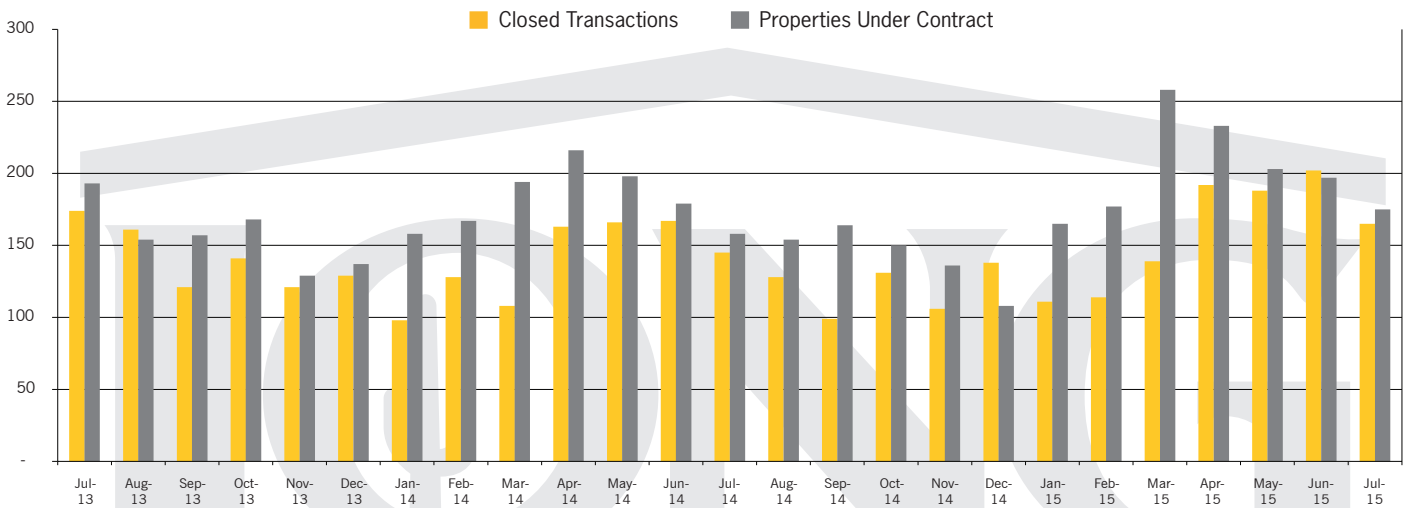




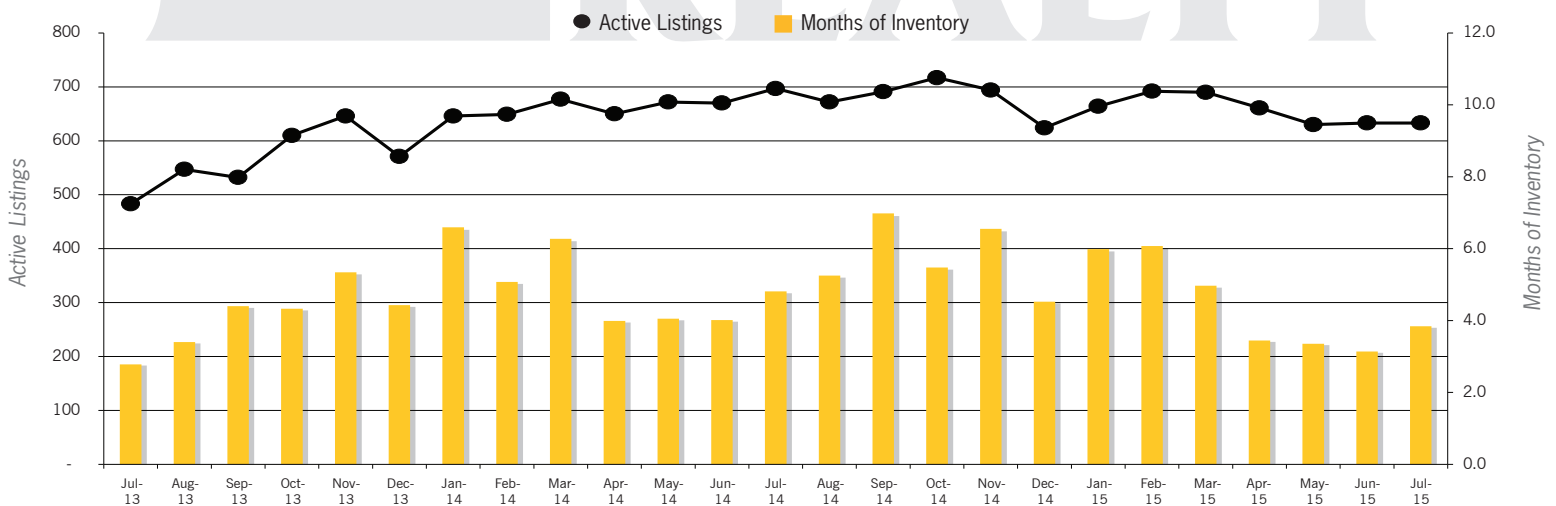
Tucson Central | August 2015

In the Tucson Central area, July 2015 active inventory was 633, a 9% decrease from July 2014. There were 165 closings in July 2015, a 14% increase from July 2014. Year-to-date 2015 there were 1,161 closings, a 12% increase from year-to-date 2014. Months of Inventory was 3.8, down from 4.8 in July 2014. Median price of sold homes was \$139,500 for the month of July 2015, down 2% from July 2014. The Tucson Central area had 175 new properties under contract in July 2015, up 11% from July 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON CENTRAL



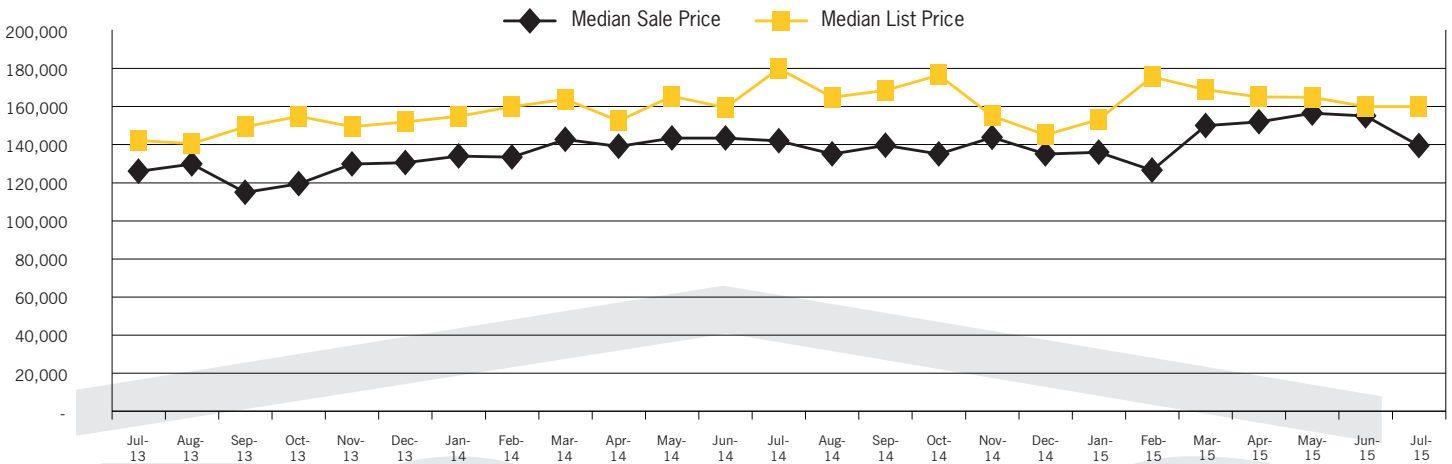
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON CENTRAL



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 CENTRAL

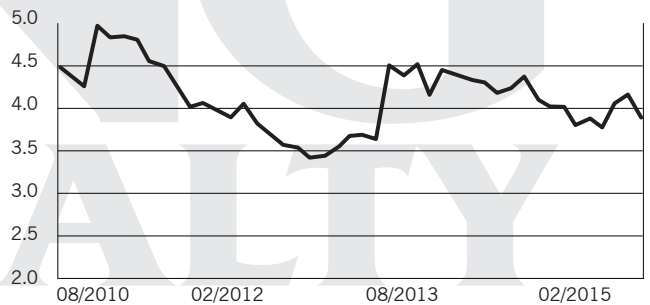


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$179,950	6.140%	\$1,040.38
2014	\$142,000	4.125%	\$653.79
2015	\$139,500	4.000%	\$632.69

30 YEAR FIXED MORTGAGE RATE

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



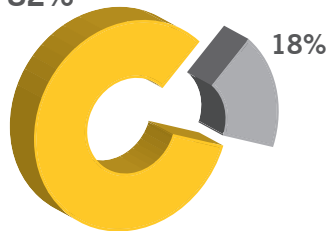
Source: Bankrate.com

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.

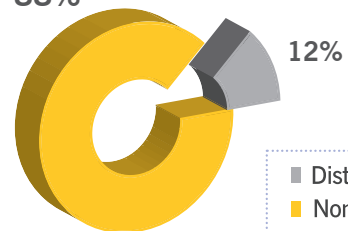
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON CENTRAL

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
82%



2015 Year to Date
88%



■ Distressed
■ Non-Distressed



The Housing Report



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Tucson Central | August 2015

MARKET CONDITIONS BY PRICE BAND – TUCSON CENTRAL

	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	23	6	6	7	6	4	4	5.8	5.1	Balanced
\$50,000 - 74,999	28	14	13	14	6	9	10	2.8	3.2	Seller
\$75,000 - 99,999	61	16	15	23	16	24	17	3.6	3.1	Seller
\$100,000 - 124,999	66	19	19	34	30	27	33	2.0	2.0	Seller
\$125,000 - 149,999	83	18	22	17	36	36	31	2.7	2.6	Seller
\$150,000 - 174,999	60	13	20	28	21	25	18	3.3	2.9	Seller
\$175,000 - 199,999	68	11	17	19	11	23	18	3.8	3.9	Seller
\$200,000 - 224,999	40	5	14	7	25	15	7	5.7	2.5	Seller
\$225,000 - 249,999	43	7	5	9	10	10	10	4.3	4.3	Slightly Seller
\$250,000 - 274,999	20	5	5	13	7	8	3	6.7	3.7	Seller
\$275,000 - 299,999	28	1	6	8	7	4	3	9.3	5.6	Balanced
\$300,000 - 349,999	28	4	2	6	9	12	1	28.0	3.7	Seller
\$350,000 - 399,999	29	3	2	4	6	3	2	14.5	7.8	Slightly Buyer
\$400,000 - 499,999	24	0	1	4	2	9	6	4.0	4.9	Slightly Seller
\$500,000 - 599,999	11	0	2	2	2	1	1	11.0	10.3	Buyer
\$600,000 - 699,999	10	1	0	0	3	0	1	10.0	6.3	Balanced
\$700,000 - 799,999	3	1	0	1	1	0	0	n/a	6.0	Balanced
\$800,000 - 899,999	3	0	0	1	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	5	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	633	124	149	197	198	210	165	3.8	3.3	Seller



Statistics based on information obtained from TARMLS and using Brokermetrics software on 08/05/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 05/01/2015 - 07/31/2015. Information is believed to be reliable, but not guaranteed.



The Housing Report



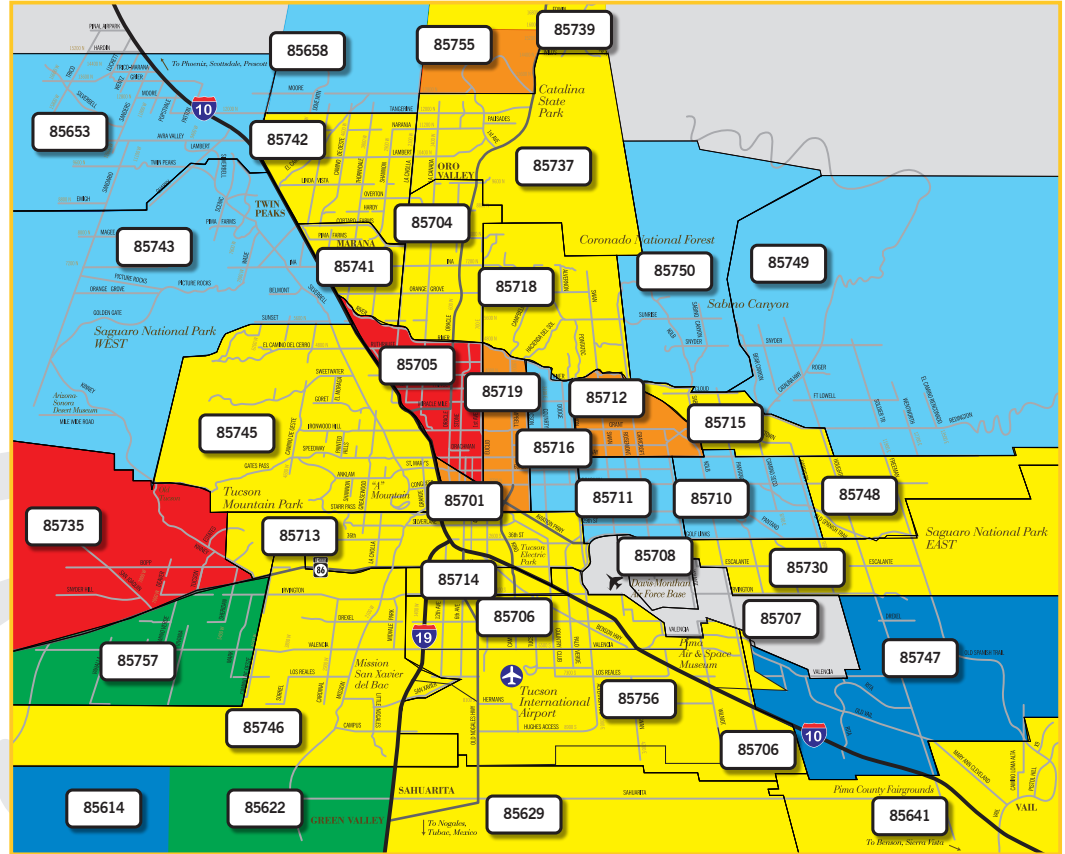
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

MAY 2014-JUL 2014 TO MAY 2015-JUL 2015

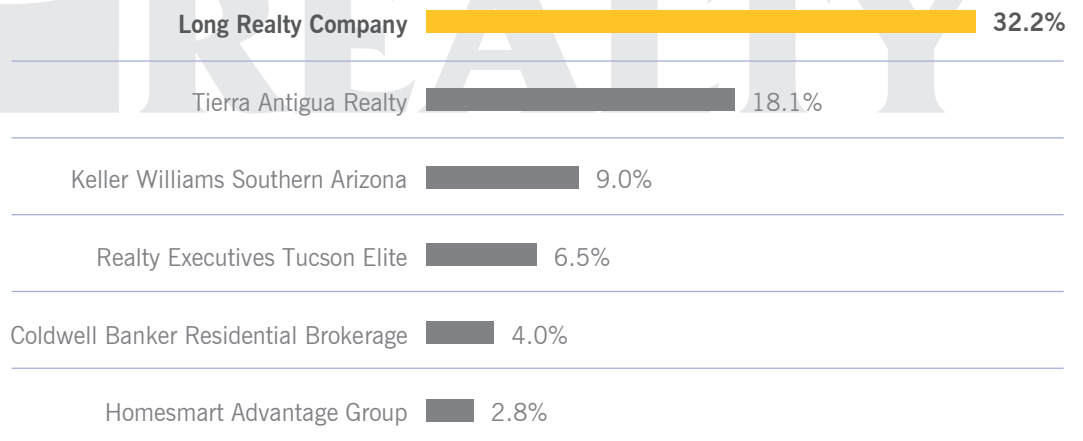
This heat map represents the percentage of change in Tucson metro median sales prices from May 2014-July 2014 to May 2015-July 2015 by zip code.



MARKET SHARE – TUCSON CENTRAL

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 Central Housing Report is comprised of data for residential properties in the Central area of Tucson as defined by TARMLS. 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 08/05/2015. Information is believed to be reliable, but not guaranteed.