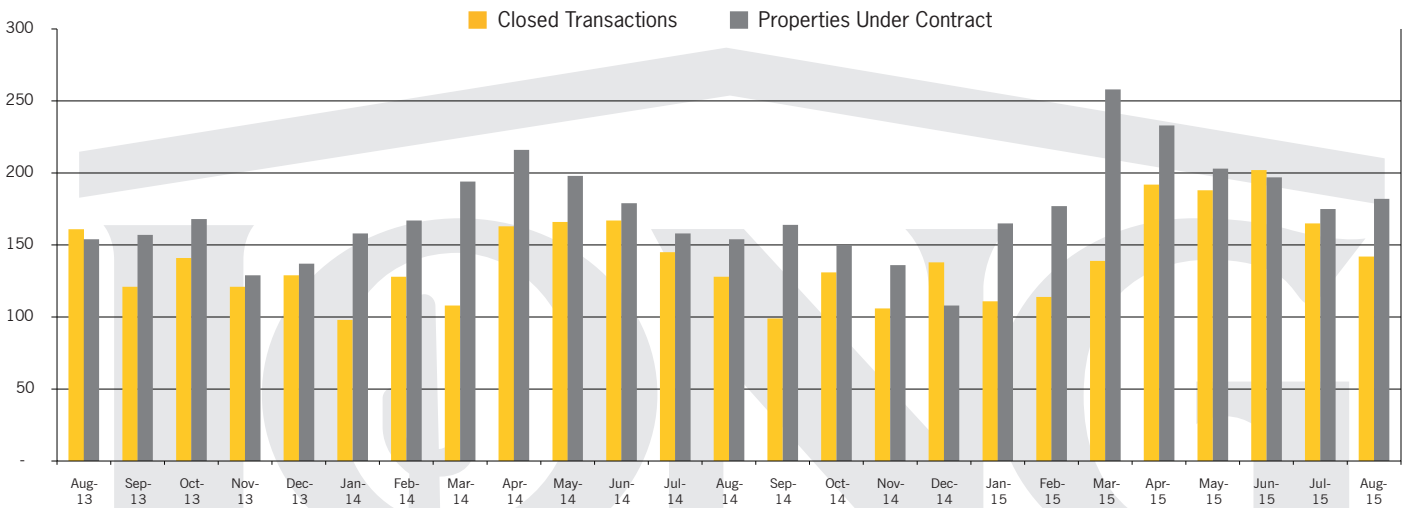




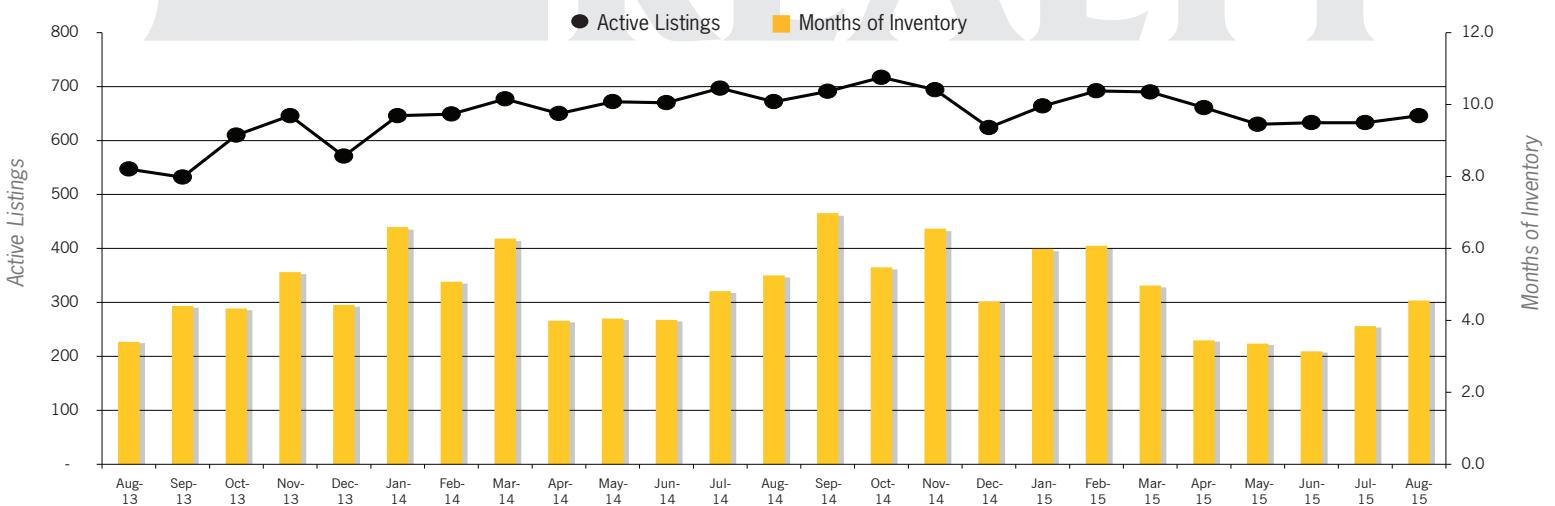
Tucson Central | September 2015

In the Tucson Central area, August 2015 active inventory was 646, a 4% decrease from August 2014. There were 142 closings in August 2015, an 11% increase from August 2014. Year-to-date 2015 there were 1,313 closings, an 11% increase from year-to-date 2014. Months of Inventory was 4.5, down from 5.3 in August 2014. Median price of sold homes was \$148,250 for the month of August 2015, up 10% from August 2014. The Tucson Central area had 182 new properties under contract in August 2015, up 18% from August 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON CENTRAL



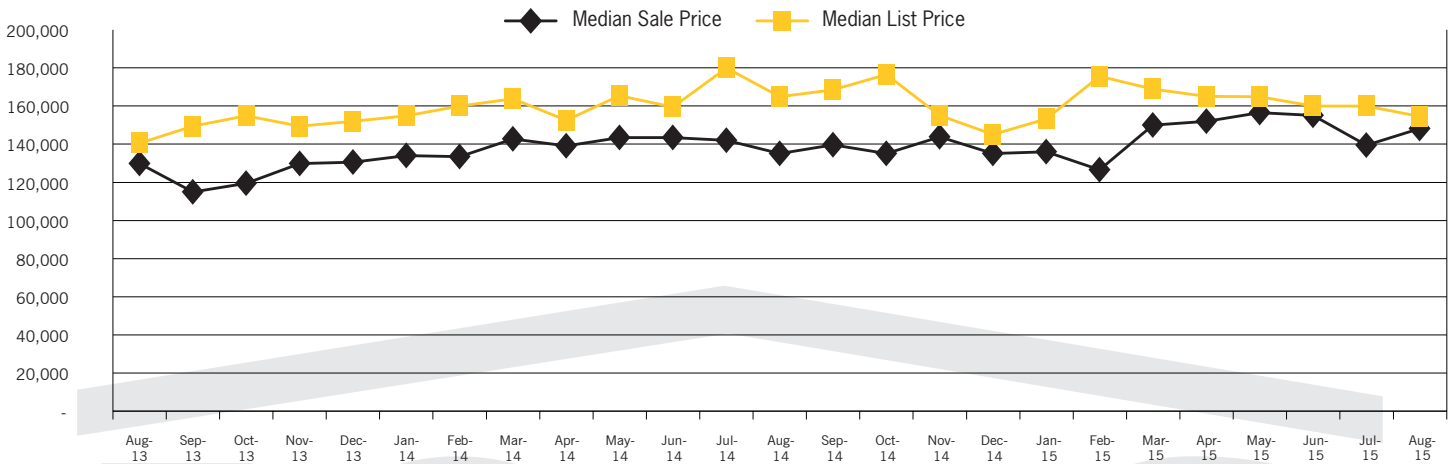
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON CENTRAL



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 09/03/2015 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON CENTRAL

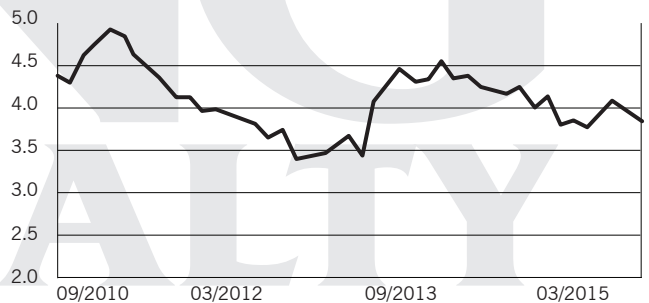


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$179,950	6.140%	\$1,040.38
2014	\$135,000	4.125%	\$621.56
2015	\$148,250	4.000%	\$672.38

30 YEAR FIXED MORTGAGE RATE

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

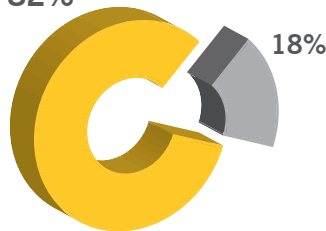


Source: Bankrate.com

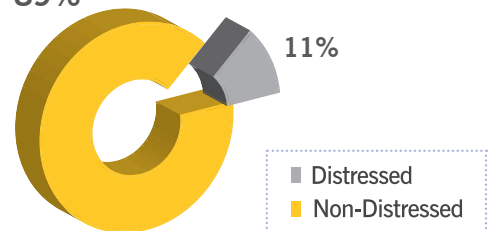
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON CENTRAL

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
89%





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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
		Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15			
\$1 - 49,999	23	6	7	6	4	5	3	7.7	5.8	Balanced
\$50,000 - 74,999	30	13	14	6	9	12	12	2.5	2.5	Seller
\$75,000 - 99,999	59	15	23	16	24	18	13	4.5	3.3	Seller
\$100,000 - 124,999	68	19	34	30	28	33	26	2.6	2.2	Seller
\$125,000 - 149,999	93	22	17	37	36	32	20	4.7	3.0	Seller
\$150,000 - 174,999	64	20	28	21	25	19	10	6.4	3.5	Seller
\$175,000 - 199,999	70	17	19	12	23	18	17	4.1	3.6	Seller
\$200,000 - 224,999	39	14	7	25	15	7	7	5.6	4.1	Slightly Seller
\$225,000 - 249,999	41	5	9	10	10	10	12	3.4	3.9	Seller
\$250,000 - 274,999	26	5	13	7	8	4	7	3.7	3.5	Seller
\$275,000 - 299,999	28	6	8	7	4	3	3	9.3	8.6	Buyer
\$300,000 - 349,999	27	2	6	9	12	1	1	27.0	6.0	Balanced
\$350,000 - 399,999	23	2	4	6	3	2	4	5.8	8.8	Buyer
\$400,000 - 499,999	21	1	4	2	9	6	5	4.2	3.7	Seller
\$500,000 - 599,999	13	2	2	2	1	1	0	n/a	19.0	Buyer
\$600,000 - 699,999	9	0	0	3	0	1	2	4.5	9.0	Buyer
\$700,000 - 799,999	3	0	1	1	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	5	0	1	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	4	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	646	149	197	200	211	172	142	4.5	3.6	Seller



Statistics based on information obtained from TARMLS and using Brokermetrics software on 09/03/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2015 - 08/31/2015. Information is believed to be reliable, but not guaranteed.



The Housing Report



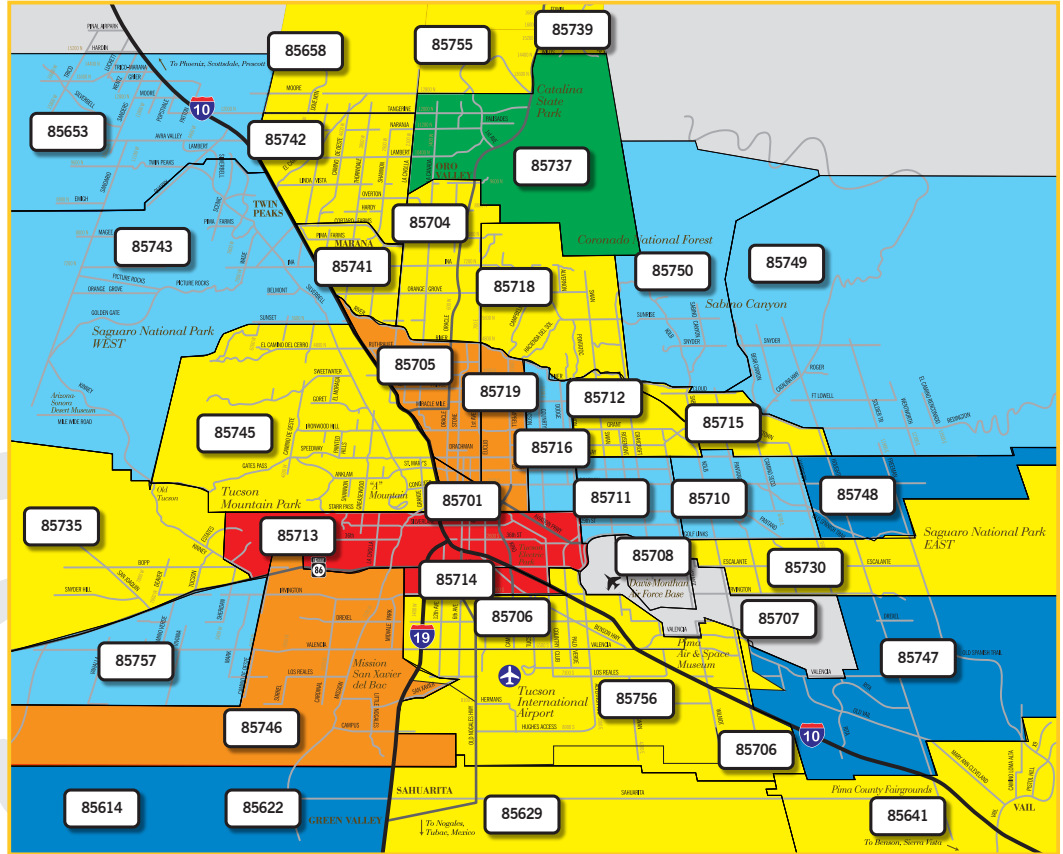
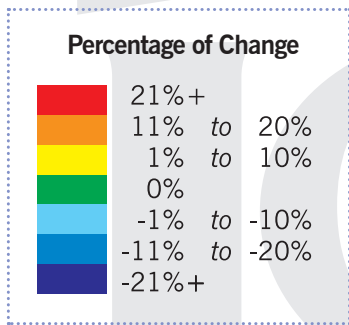
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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN 2014-AUG 2014 TO JUN 2015-AUG 2015

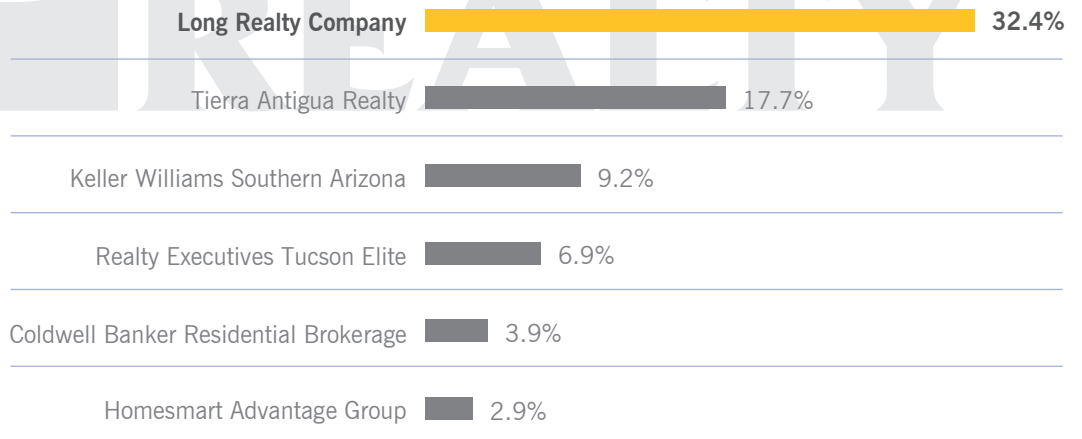
This heat map represents the percentage of change in Tucson metro median sales prices from June 2014-August 2014 to June 2015-August 2015 by zip code.



MARKET SHARE – TUCSON CENTRAL

Long Realty leads the market in successful real estate sales.

Data Obtained 09/03/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 09/01/2014 – 08/31/2015 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 09/03/2015. Information is believed to be reliable, but not guaranteed.