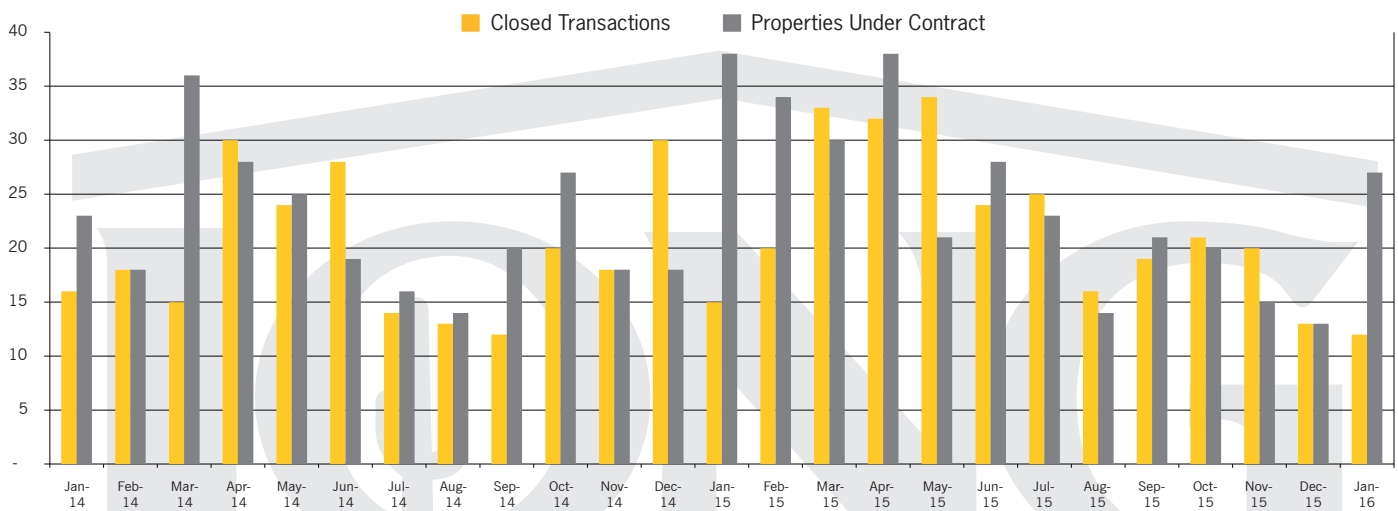




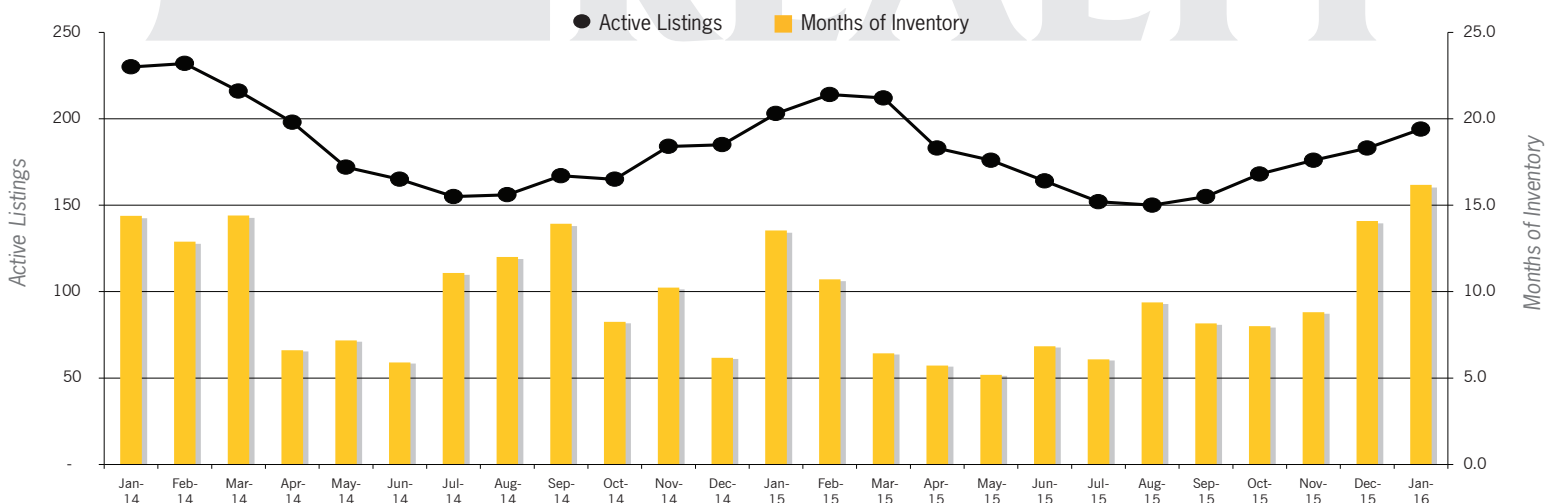
SaddleBrooke | February 2016

In the SaddleBrooke area, January 2016 active inventory was 194, a 4% decrease from January 2015. There were 12 closings in January 2016, a 20% decrease from January 2015. Months of Inventory was 16.2, up from 13.5 in January 2015. Median price of sold homes was \$298,250 for the month of January 2016, up 19% from January 2015. The SaddleBrooke area had 27 new properties under contract in January 2016, down 29% from January 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



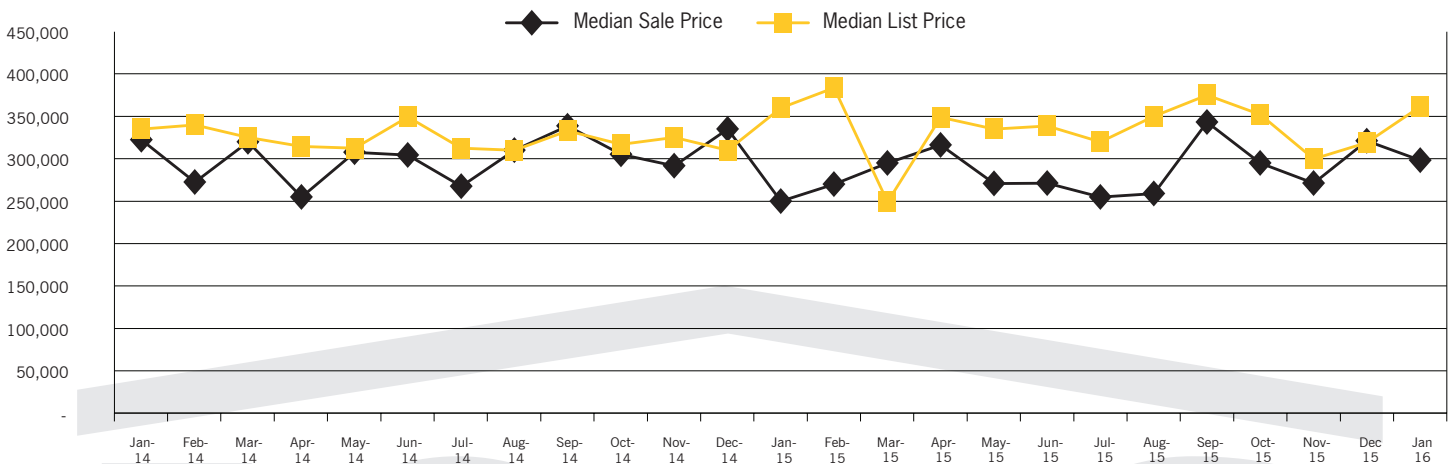
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE



*Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
 All data obtained 02/03/2016 is believed to be reliable, but not guaranteed.*



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE

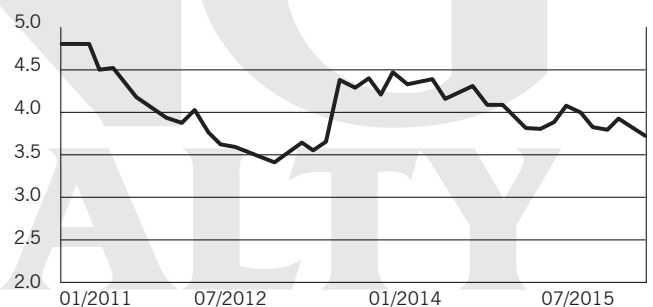


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2015	\$250,000	3.660%	\$1,087.81
2016	\$298,250	3.730%	\$1,308.97

30 YEAR FIXED MORTGAGE RATE

While mortgage rates have increased slightly recently, they are still well below 2011 levels.

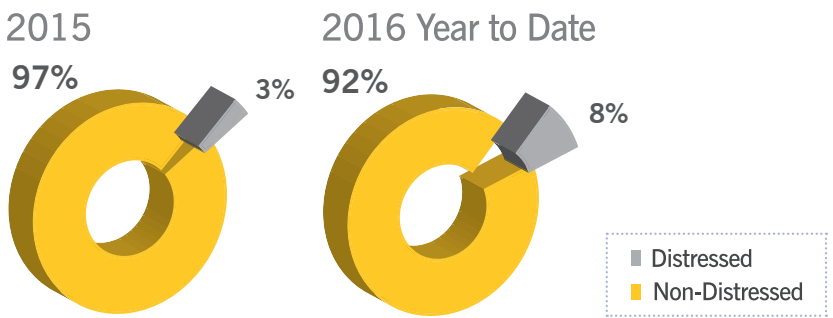


Source: Residential median sales prices. Data obtained 02/03/2016 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – SADDLEBROOKE

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.



Distressed sales and market performance data is based on information obtained from the TARMLS on 02/03/2016. Information is believed to be reliable, but not guaranteed.



SaddleBrooke | February 2016

MARKET CONDITIONS BY PRICE BAND – SADDLEBROOKE

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	Jan-16			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	1	1	0	0	0	0	2	0.5	2.5	Seller
\$175,000 - 199,999	8	1	4	4	3	1	0	n/a	6.0	Balanced
\$200,000 - 224,999	10	1	0	1	1	0	0	n/a	28.0	Buyer
\$225,000 - 249,999	15	5	1	2	3	2	1	15.0	6.8	Slightly Buyer
\$250,000 - 274,999	8	1	1	1	4	1	1	8.0	4.2	Slightly Seller
\$275,000 - 299,999	26	1	3	3	1	2	2	13.0	14.4	Buyer
\$300,000 - 349,999	32	2	1	3	4	2	1	32.0	13.7	Buyer
\$350,000 - 399,999	31	0	4	3	3	4	0	n/a	12.3	Buyer
\$400,000 - 499,999	29	3	4	3	1	2	2	14.5	15.6	Buyer
\$500,000 - 599,999	22	1	0	0	1	0	3	7.3	16.5	Buyer
\$600,000 - 699,999	8	0	0	1	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	3	0	1	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	194	16	19	21	21	14	12	16.2	11.8	Buyer

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

Statistics based on information obtained from TARMLS and using Brokermetrics software on 02/03/2016.

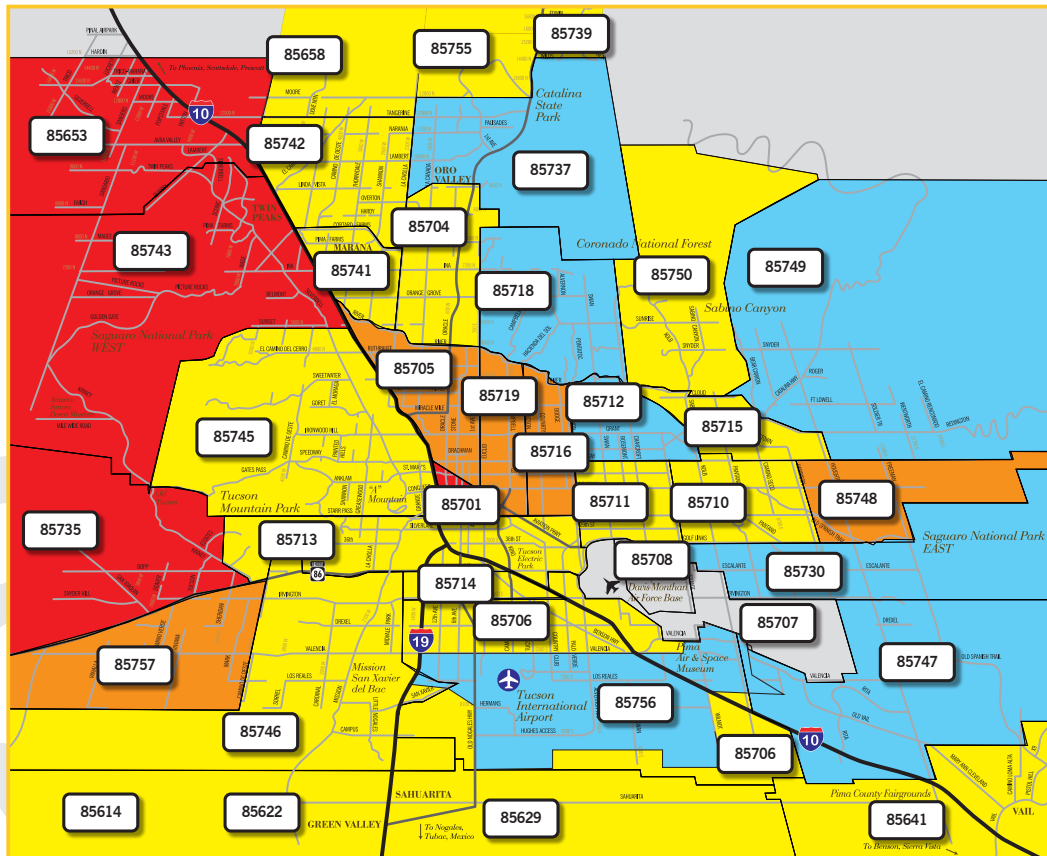
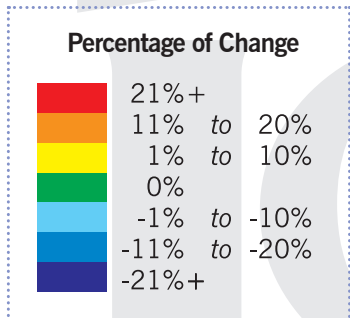
3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2015 - 01/31/2016. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2014-JAN 2015 TO NOV 2015-JAN 2016

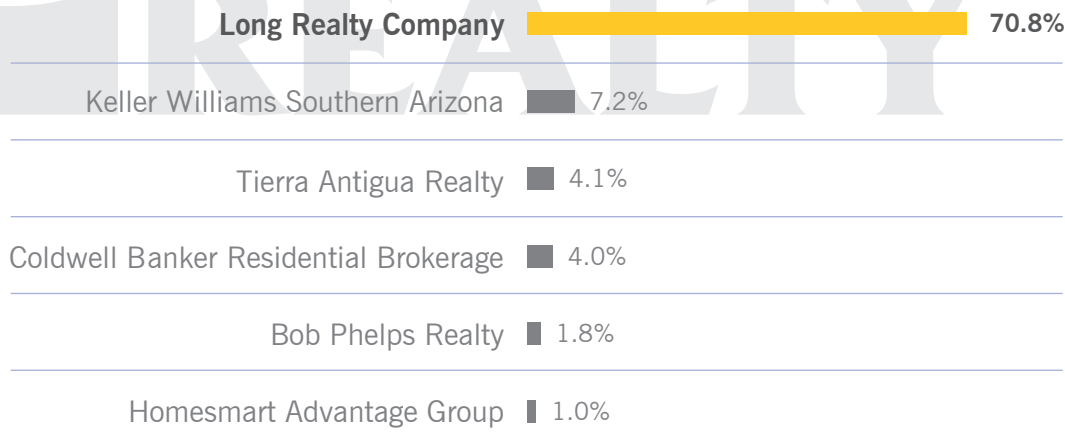
This heat map represents the percentage of change in Tucson metro median sales prices from November 2014-January 2015 to November 2015-January 2016 by zip code.



MARKET SHARE – SADDLEBROOKE

Long Realty leads the market in successful real estate sales.

Data Obtained 02/03/2016 from TARMLS using BrokerMetrics software for all closed residential sales volume between 02/01/2015 – 01/31/2016 rounded to the nearest tenth of one percent and deemed to be correct.



The SaddleBrooke Housing Report is comprised of data for residential properties in the subdivision of SaddleBrooke. 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 02/03/2016. Information is believed to be reliable, but not guaranteed.