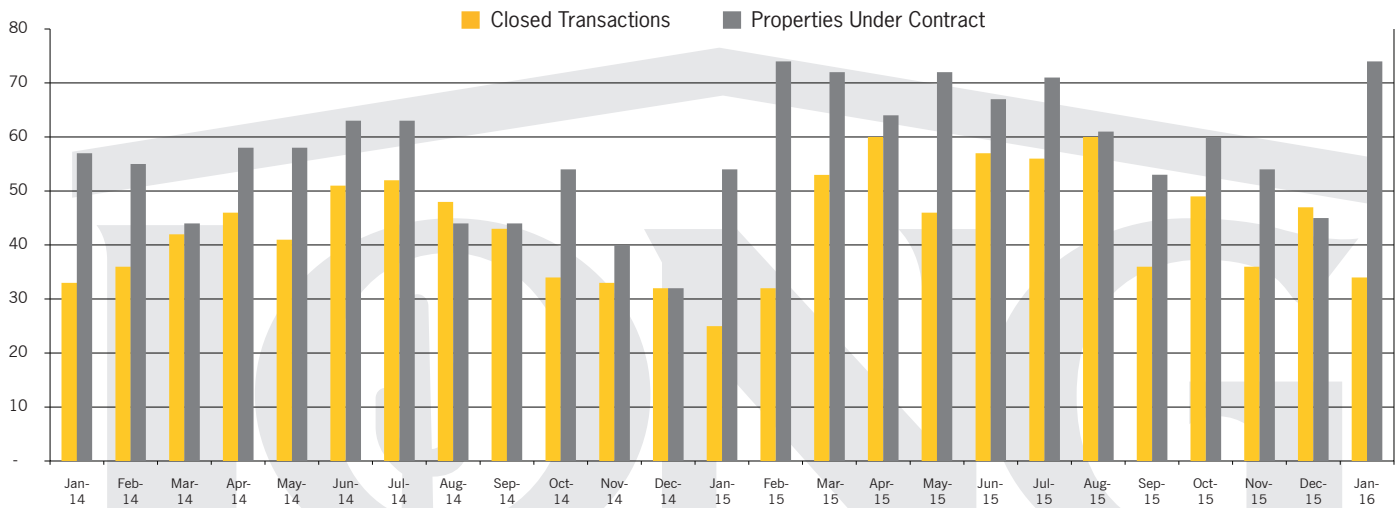




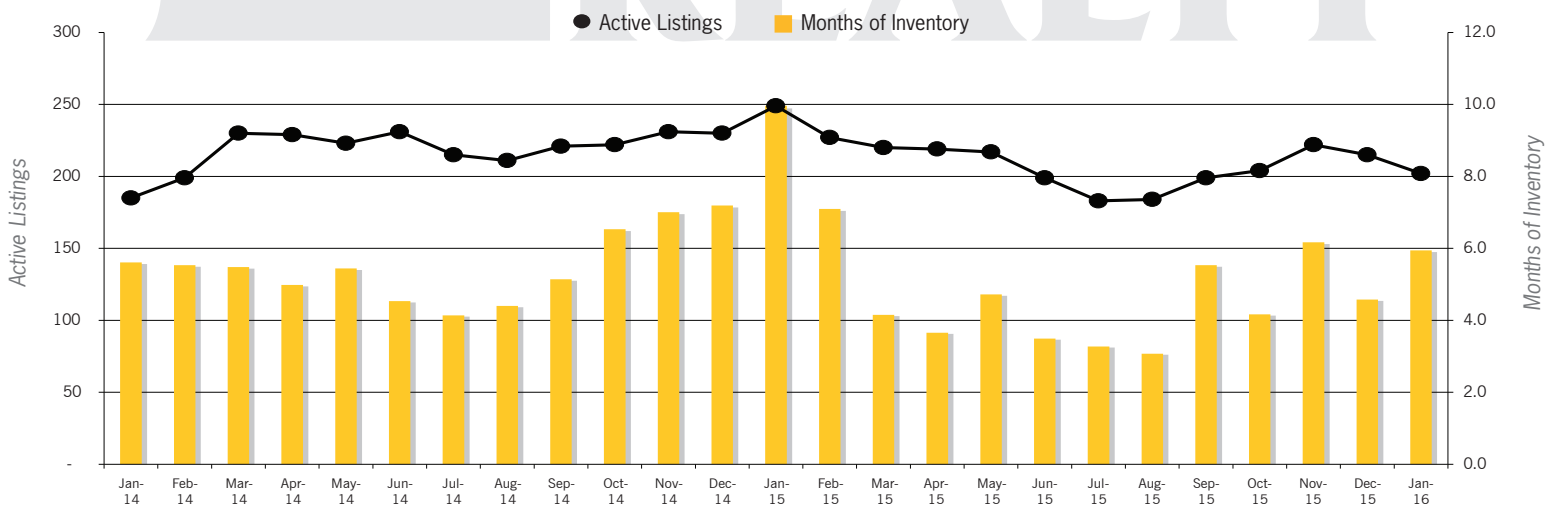
## Sahuarita | February 2016

In the Sahuarita area, January 2016 active inventory was 202, a 19% decrease from January 2015. There were 34 closings in January 2016, a 36% increase from January 2015. Months of Inventory was 5.9, down from 10.0 in January 2015. Median price of sold homes was \$179,250 for the month of January 2016, up 12% from January 2015. The Sahuarita area had 74 new properties under contract in January 2016, up 37% from January 2015.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SAHUARITA



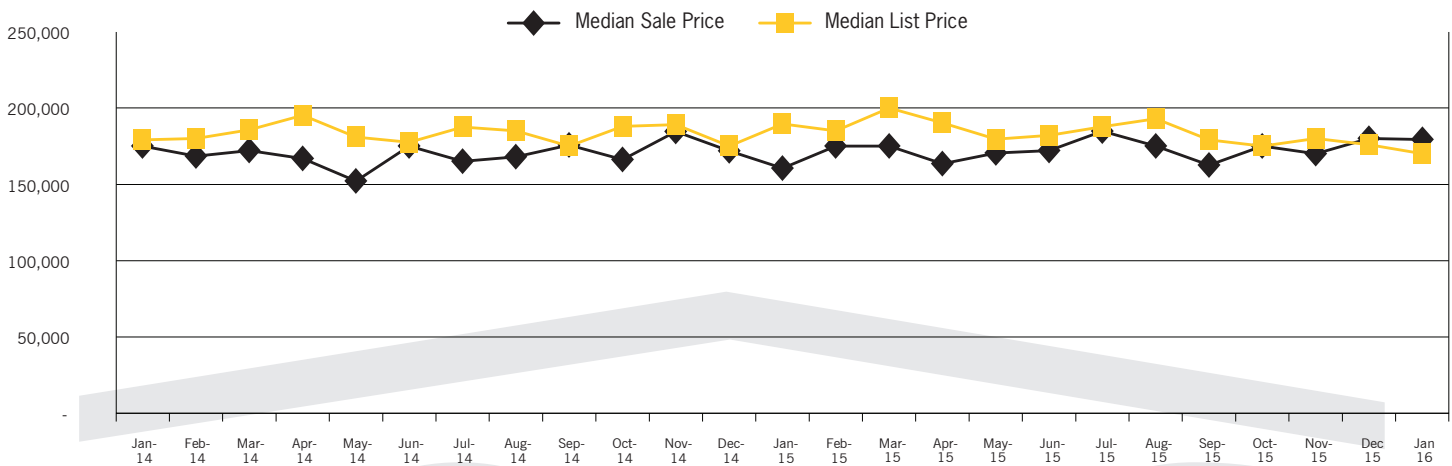
### ACTIVE LISTINGS AND MONTHS OF INVENTORY – SAHUARITA



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



## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SAHUARITA

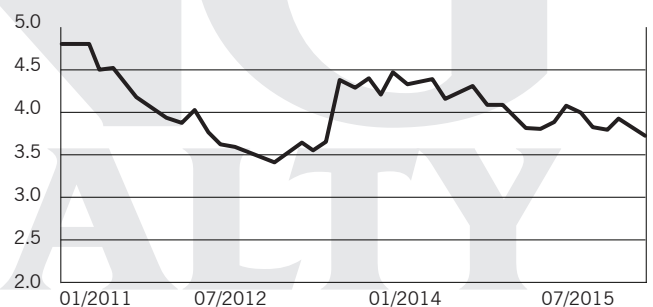


## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SAHUARITA

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,200	6.140%	\$1,255.75
2015	\$160,500	3.660%	\$698.37
2016	\$179,250	3.730%	\$786.70

## 30 YEAR FIXED MORTGAGE RATE

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

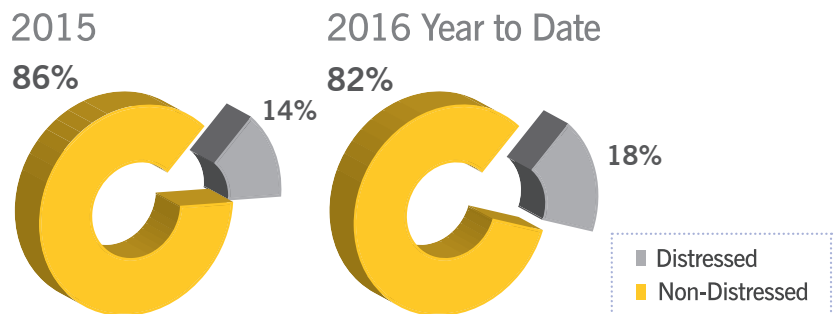


Source: Residential median sales prices. Data obtained 02/03/2016 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

## DISTRESSED VS. NON-DISTRESSED SALES – 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
		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	3	0	4	0	1	0	1	3.0	4.0	Seller
\$75,000 - 99,999	6	2	1	1	2	1	1	6.0	2.8	Seller
\$100,000 - 124,999	7	5	5	4	1	1	4	1.8	5.7	Balanced
\$125,000 - 149,999	38	16	6	12	5	9	6	6.3	5.9	Balanced
\$150,000 - 174,999	46	10	8	6	9	8	4	11.5	6.5	Balanced
\$175,000 - 199,999	37	6	4	10	4	9	11	3.4	5.0	Balanced
\$200,000 - 224,999	12	10	2	2	7	5	2	6.0	3.1	Seller
\$225,000 - 249,999	22	4	2	6	1	7	0	n/a	7.4	Slightly Buyer
\$250,000 - 274,999	7	6	4	5	1	3	1	7.0	6.6	Slightly Buyer
\$275,000 - 299,999	8	3	1	3	3	4	2	4.0	3.1	Seller
\$300,000 - 349,999	9	2	0	0	2	1	0	n/a	9.0	Buyer
\$350,000 - 399,999	2	0	0	0	0	0	1	2.0	10.0	Buyer
\$400,000 - 499,999	4	1	1	0	0	0	1	4.0	8.0	Slightly Buyer
\$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
<b>TOTAL</b>	<b>202</b>	<b>65</b>	<b>38</b>	<b>49</b>	<b>36</b>	<b>48</b>	<b>34</b>	<b>5.9</b>	<b>5.4</b>	<b>Balanced</b>



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

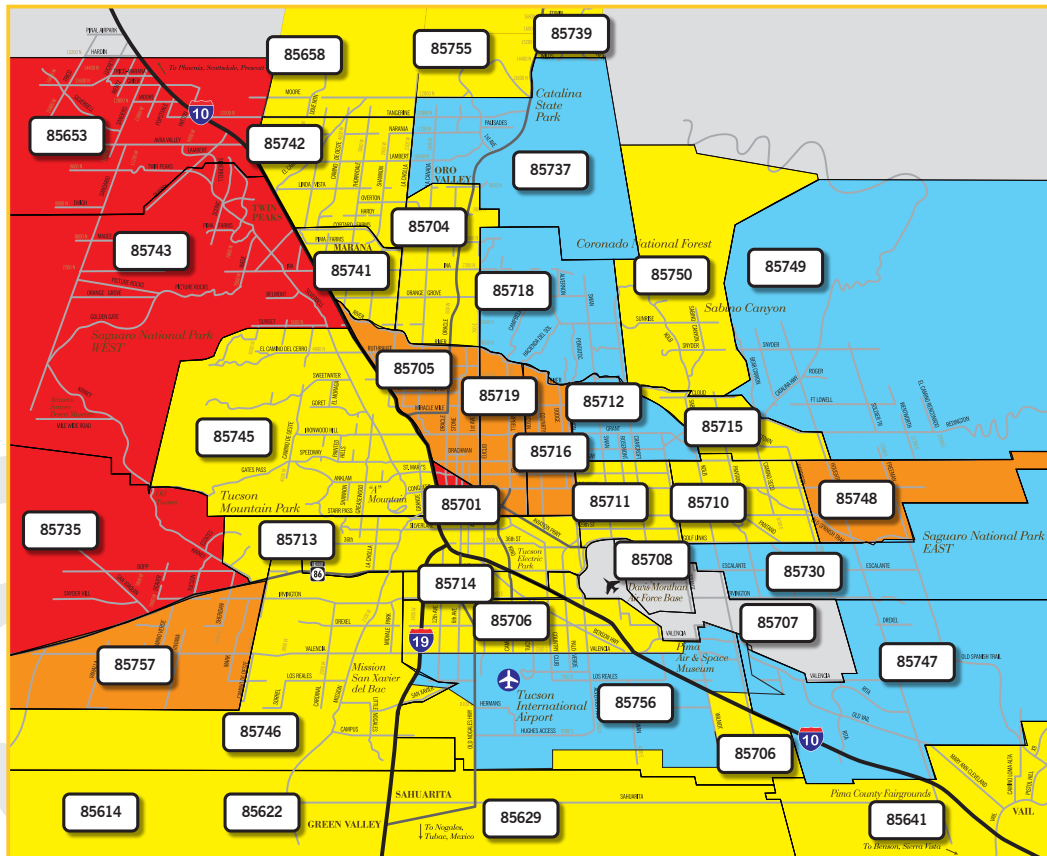
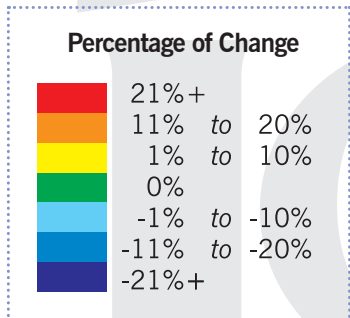
3 month trend in months of inventory is the average of closed sales and active listing data from 11/01/2015 - 01/31/2016. Information is believed to be reliable, but not guaranteed.



## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

NOV 2014-JAN 2015 TO NOV 2015-JAN 2016

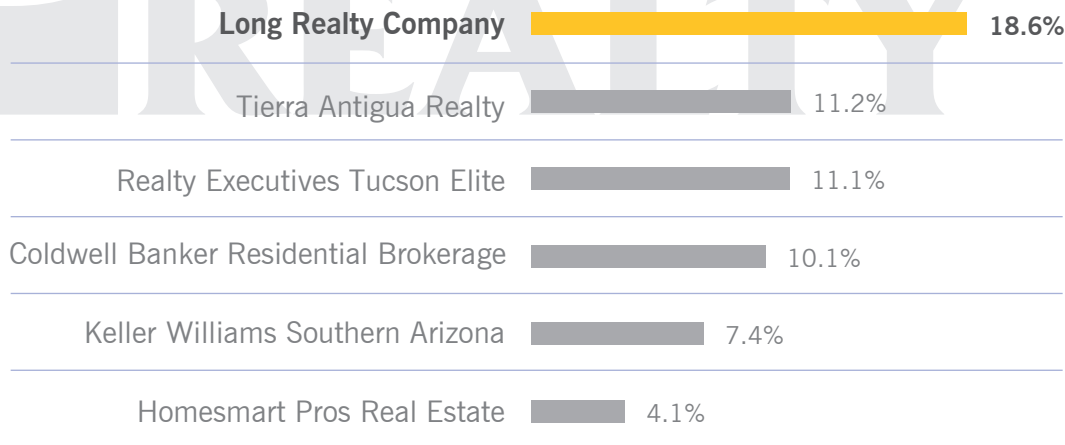
*This heat map represents the percentage change in Tucson metro median sales prices from November 2014-January 2015 to November 2015-January 2016 by zip code.*



## MARKET SHARE – SAHUARITA

*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 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.