## SaddleBrooke | June 2016

In the SaddleBrooke area, May 2016 active inventory was 133, a 24% decrease from May 2015. There were 37 closings in May 2016, a 9% increase from May 2015. Year-to-date 2016 there were 125 closings, a 9% decrease from year-to-date 2015. Months of Inventory was 3.6, down from 5.2 in May 2015. Median price of sold homes was $250,000 for the month of May 2016, down 8% from May 2015. The SaddleBrooke area had 26 new properties under contract in May 2016, up 24% from May 2015.

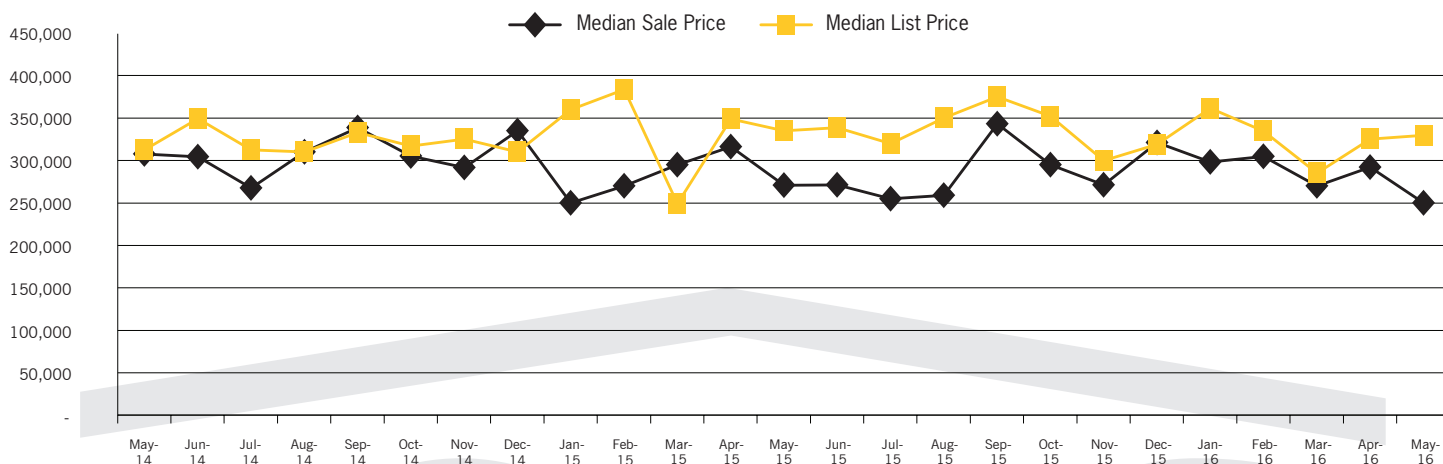## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE
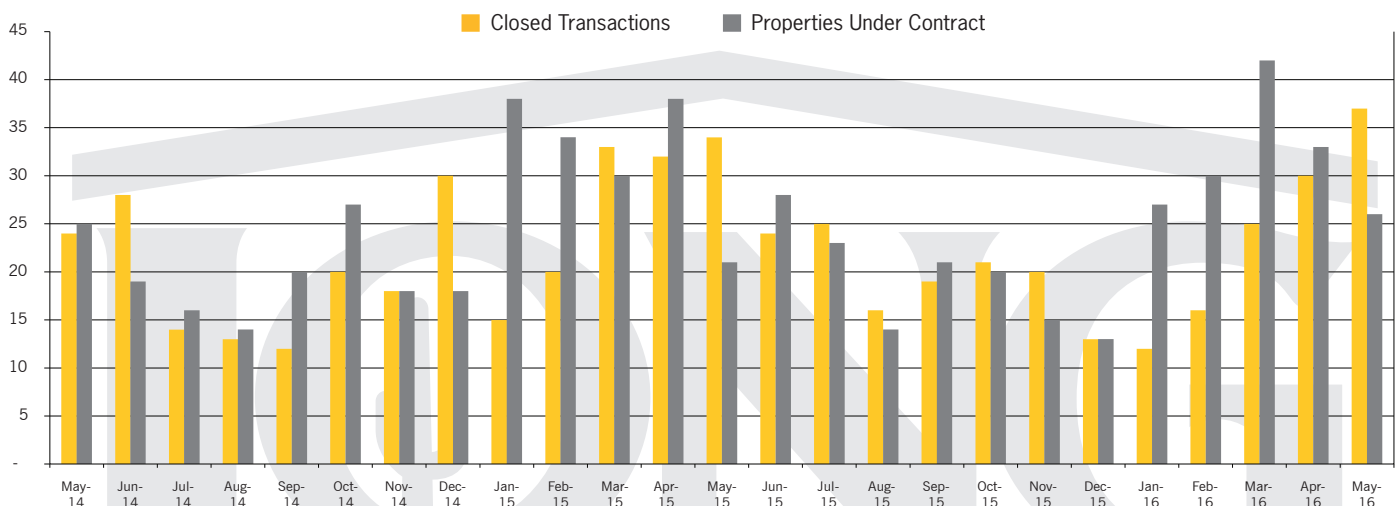
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE
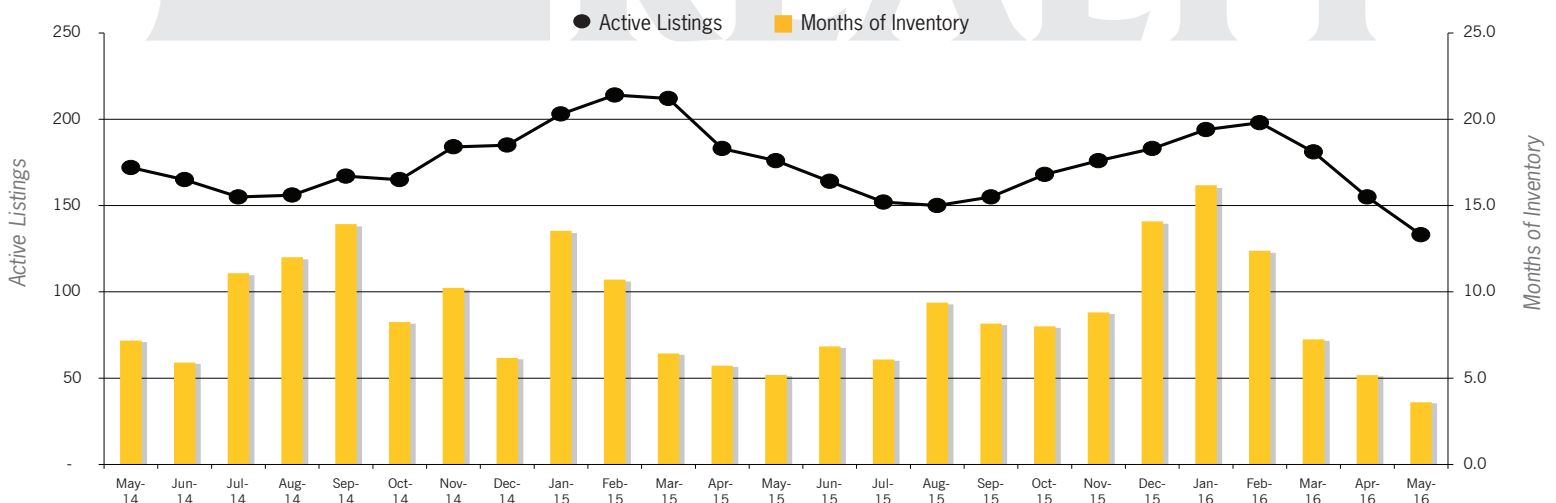
Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 06/03/2016 is believed to be reliable, but not guaranteed.

LONG REALTY
90 YEARS STRONG
A BERKSHIRE HATHAWAY AFFILIATE

The Housing Report

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SaddleBrooke | June 2016

MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE


◆ Median Sale Price   ■ Median List Price

MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	$187,900	6.140%	$1,086.35
2015	$271,000	3.800%	$1,199.61
2016	$250,000	3.600%	$1,079.78

Source: *Residential median sales prices. Data obtained 06/03/2016 from MLSSAZ 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.*
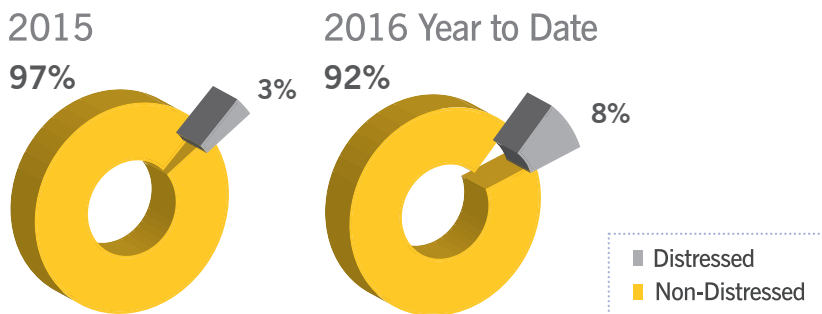
30 YEAR FIXED MORTGAGE RATE
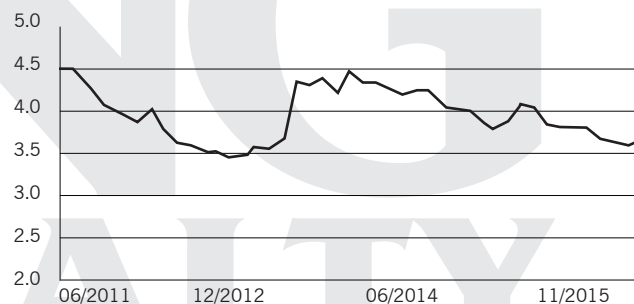
Source: *Bankrate.com*

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.

2015
97%   **3%**

2016 Year to Date
92%   **8%**

■ Distressed
■ Non-Distressed

Distressed sales and market performance data is based on information obtained from the MLSSAZ on 06/03/2016. Information is believed to be reliable, but not guaranteed.

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
		Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-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	0	0	0	0	1	2	0	n/a	0.0	**Seller**
$150,000 - 174,999	1	0	2	0	1	2	3	0.3	0.8	**Seller**
$175,000 - 199,999	8	1	0	3	1	0	8	1.0	2.6	**Seller**
$200,000 - 224,999	5	0	0	0	2	5	4	1.3	1.9	**Seller**
$225,000 - 249,999	12	2	1	3	6	3	3	4.0	2.8	**Seller**
$250,000 - 274,999	12	1	1	0	2	5	3	4.0	4.3	**Slightly Seller**
$275,000 - 299,999	10	2	2	2	2	2	7	1.4	3.5	**Seller**
$300,000 - 349,999	25	2	1	3	2	5	4	6.3	8.5	**Buyer**
$350,000 - 399,999	22	4	1	2	3	4	3	7.3	6.7	**Slightly Buyer**
$400,000 - 499,999	20	2	2	1	2	6	1	20.0	7.7	**Slightly Buyer**
$500,000 - 599,999	12	0	3	2	3	0	1	12.0	12.5	**Buyer**
$600,000 - 699,999	3	0	0	0	0	0	0	n/a	n/a	n/a
$700,000 - 799,999	3	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
TOTAL	133	14	13	16	25	34	37	3.6	4.9	**Slightly Seller**

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

Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 06/03/2016.
3 month trend in months of inventory is the average of closed sales and active listing data from 03/01/2016 - 05/31/2016. Information is believed to be reliable, but not guaranteed.

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE
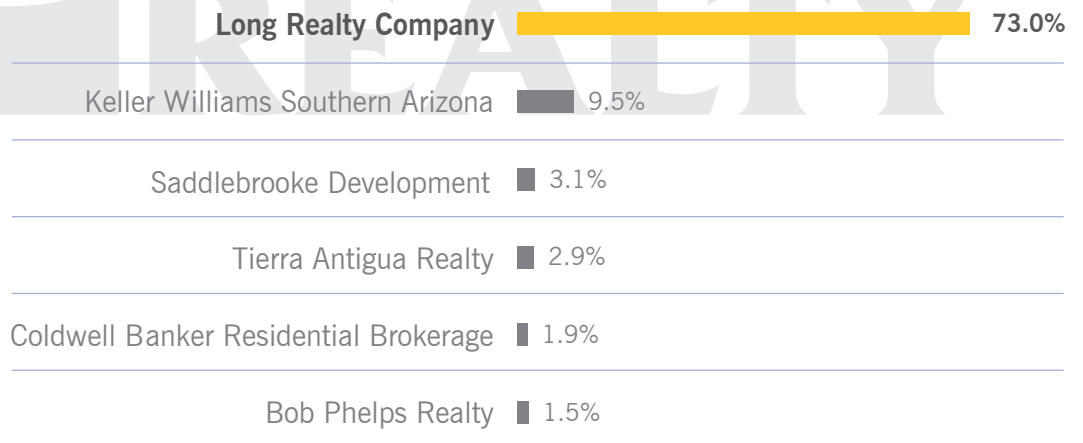
MAR 2015-MAY 2015 TO MAR 2016-MAY 2016

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

Percentage of Change

🟥	21%+		
🟧	11%	*to*	20%
🟨	1%	*to*	10%
🟩	0%		
🟦	-1%	*to*	-10%
🟦	-11%	*to*	-20%
🟦	-21%+		
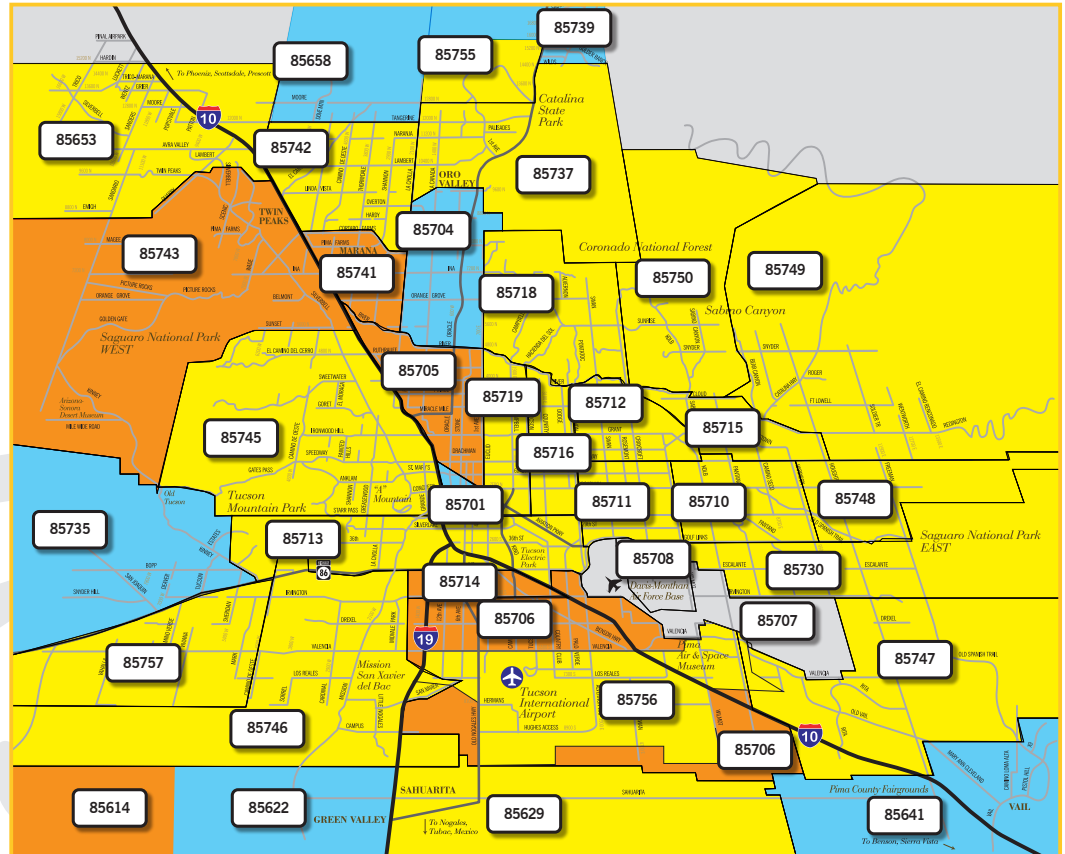
MARKET SHARE – SADDLEBROOKE

Long Realty leads the market in successful real estate sales.

Data Obtained 06/03/2016 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 06/01/2015 – 05/31/2016 rounded to the nearest tenth of one percent and deemed to be correct.

Long Realty Company	**73.0%**
Keller Williams Southern Arizona	9.5%
Saddlebrooke Development	3.1%
Tierra Antigua Realty	2.9%
Coldwell Banker Residential Brokerage	1.9%
Bob Phelps Realty	1.5%

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 MLSSAZ and GVARMLS on 06/03/2016. Information is believed to be reliable, but not guaranteed.