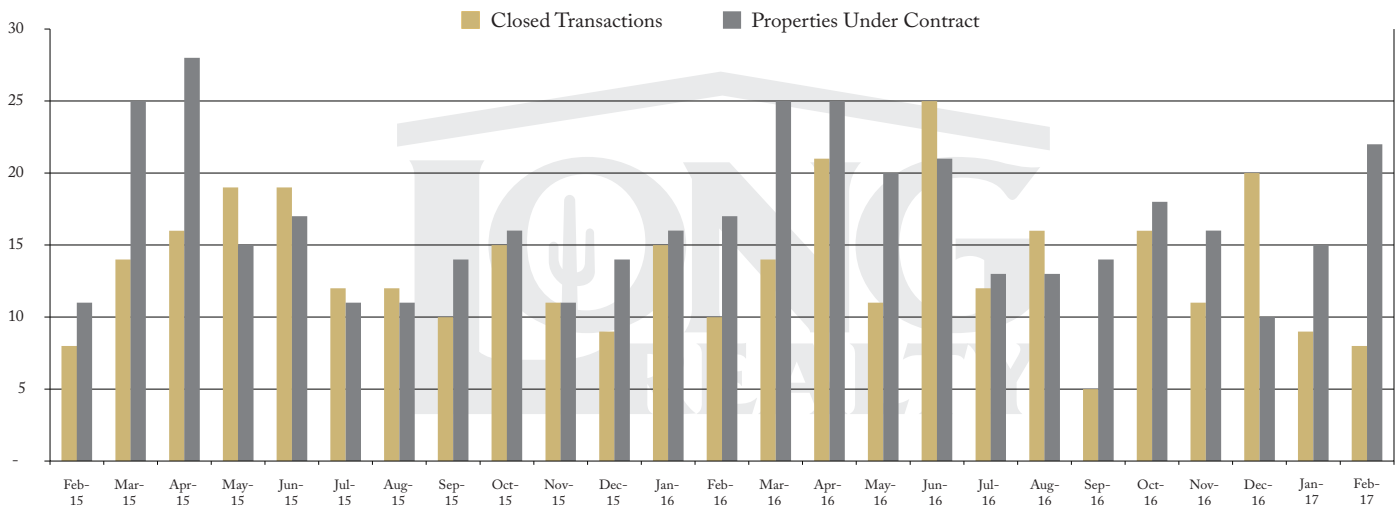




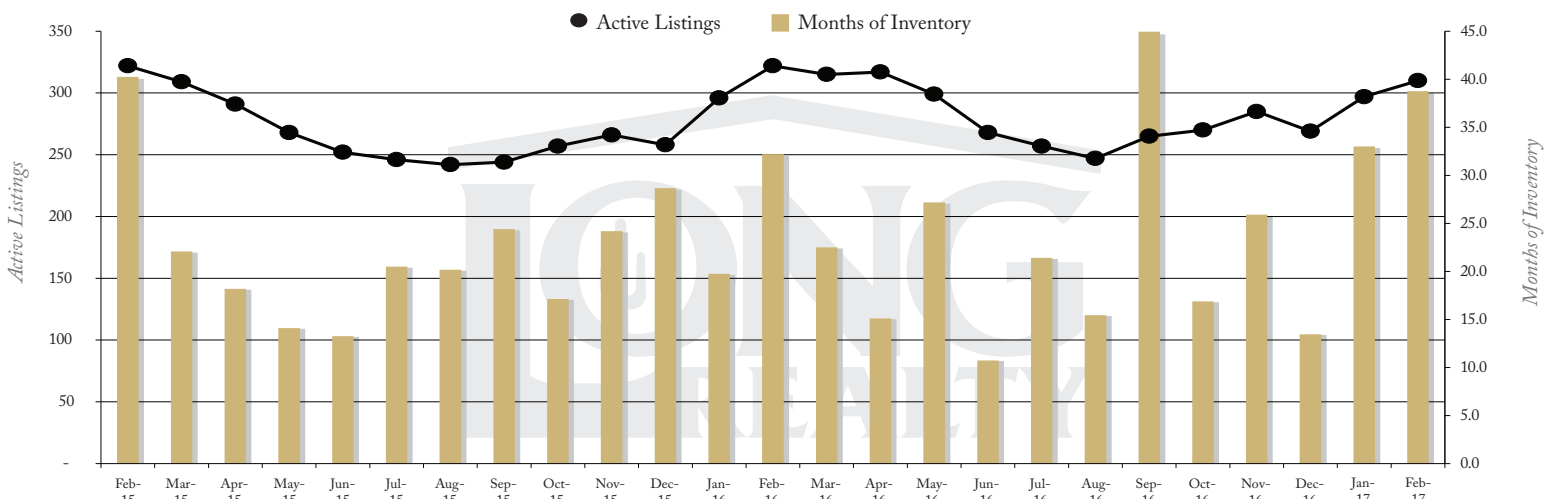
Tucson | March 2017

In the Tucson Luxury market, February 2017 active inventory was 310, a 4% decrease from February 2016. There were 8 closings in February 2017, a 20% decrease from February 2016. Year-to-date 2017 there were 17 closings, a 32% decrease from year-to-date 2016. Months of Inventory was 38.8, up from 32.2 in February 2016. Median price of sold homes was \$1,075,000 for the month of February 2017, up 14% from February 2016. The Tucson Luxury area had 22 new properties under contract in February 2017, up 29% from February 2016.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON LUXURY



ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON LUXURY

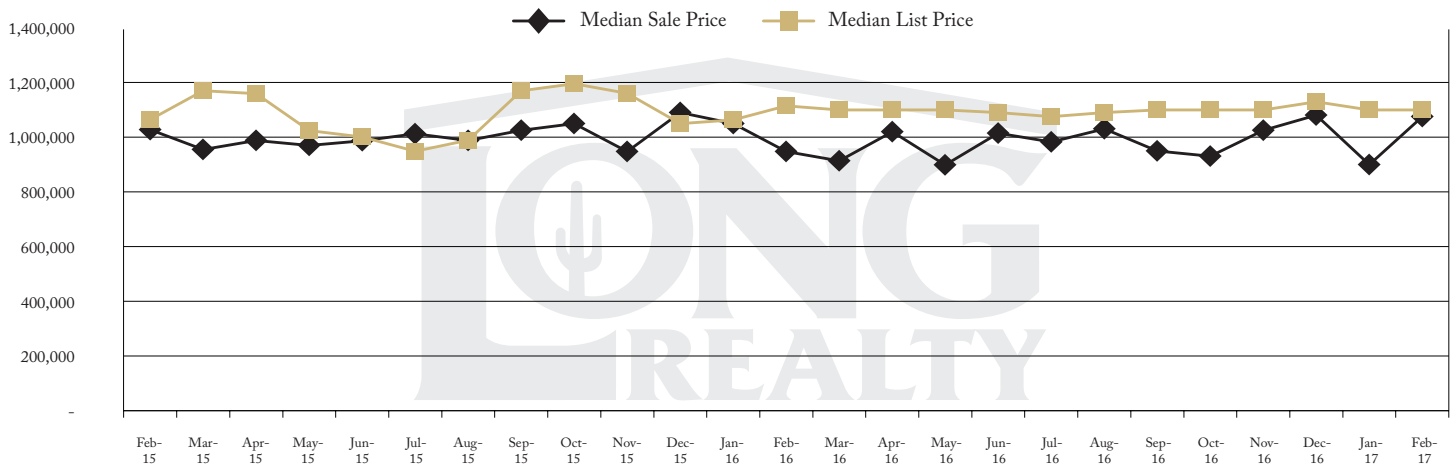


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ for all residential properties priced \$800,000 and above. All data obtained 03/03/2017 is believed to be reliable, but not guaranteed.



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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON LUXURY



PRICE BANDED MARKET REPORT – TUCSON LUXURY RESIDENTIAL HOMES

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17			
\$800,000 - 899,999	71	1	6	4	3	3	1	71.0	26.1	Buyer
\$900,000 - 999,999	58	2	4	1	4	2	2	29.0	22.0	Buyer
\$1,000,000 - \$1,249,999	66	1	3	3	7	2	4	16.5	13.3	Buyer
\$1,250,000 - \$1,499,999	43	1	1	1	4	2	1	43.0	20.6	Buyer
\$1,500,000 - \$1,749,999	17	0	2	2	0	0	0	n/a	n/a	n/a
\$1,750,000 - \$1,999,999	24	0	0	0	1	0	0	n/a	65.0	Buyer
\$2,000,000 - and over	31	0	0	0	1	0	0	n/a	85.0	Buyer
TOTAL	310	5	16	11	20	9	8	38.8	23.7	Buyer



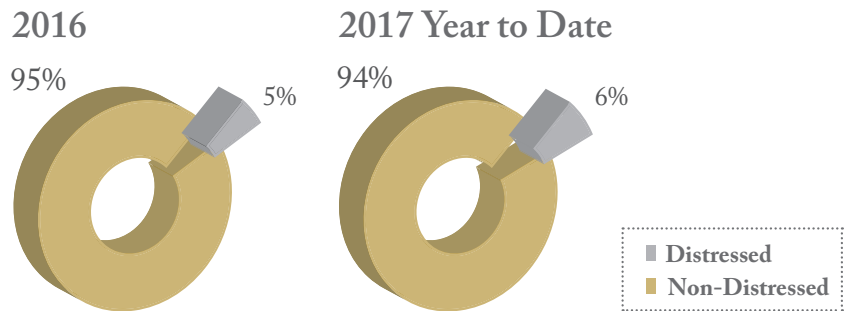
Statistics based on information obtained from MLSSAZ and using Brokermetrics software on 03/03/2017 for all residential properties priced \$800,000 and above. 3 month trend in months of inventory is the average of closed sales and active listing data from 12/01/2016 - 02/28/2017. Information is believed to be reliable, but not guaranteed.



Tucson | March 2017

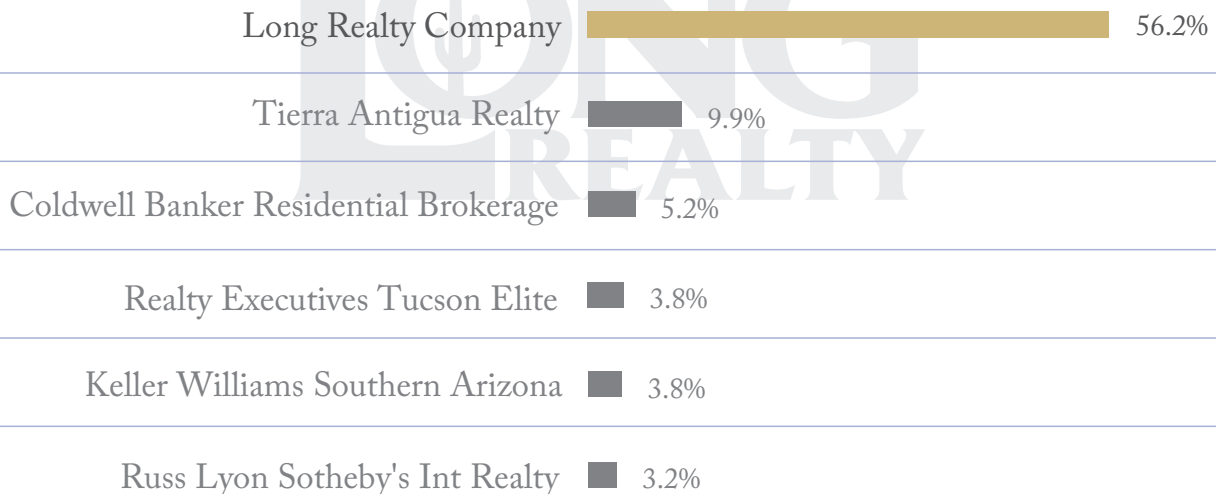
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON LUXURY

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 SHARE – TUCSON LUXURY

Long Realty leads the market in successful real estate sales.



Data Obtained 03/03/2017 from MLSSAZ using BrokerMetrics software for all closed residential units between 03/01/2016 – 02/28/2017 rounded to the nearest tenth of one percent and deemed to be correct.

The Tucson Luxury Housing Report is comprised of data for residential luxury properties priced \$800,000 and above in MLSSAZ for the Tucson Metro Area. 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.