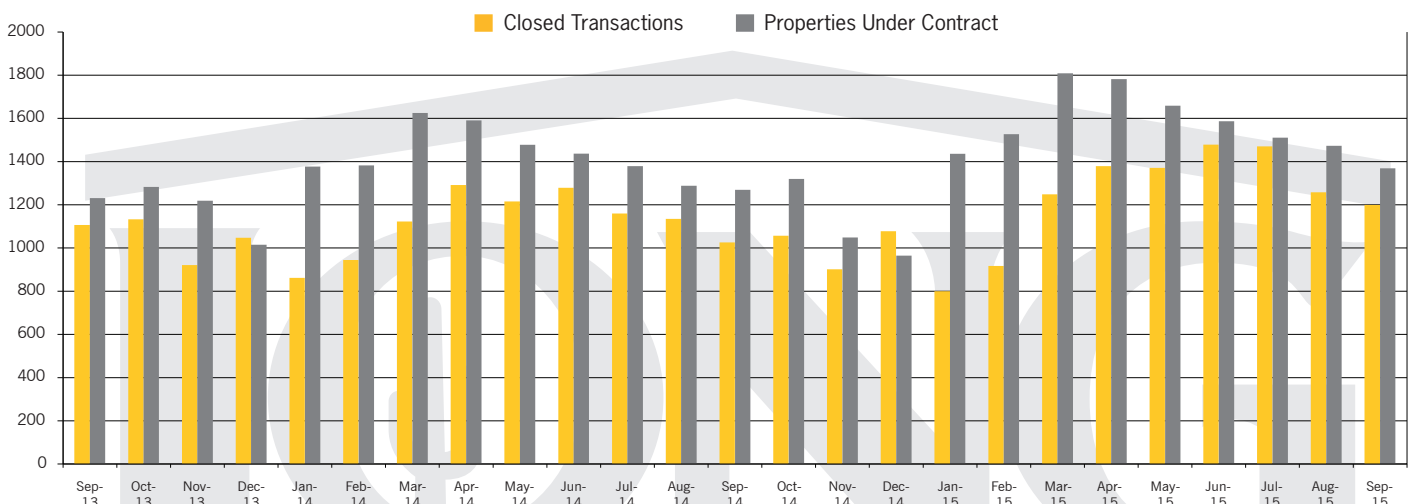




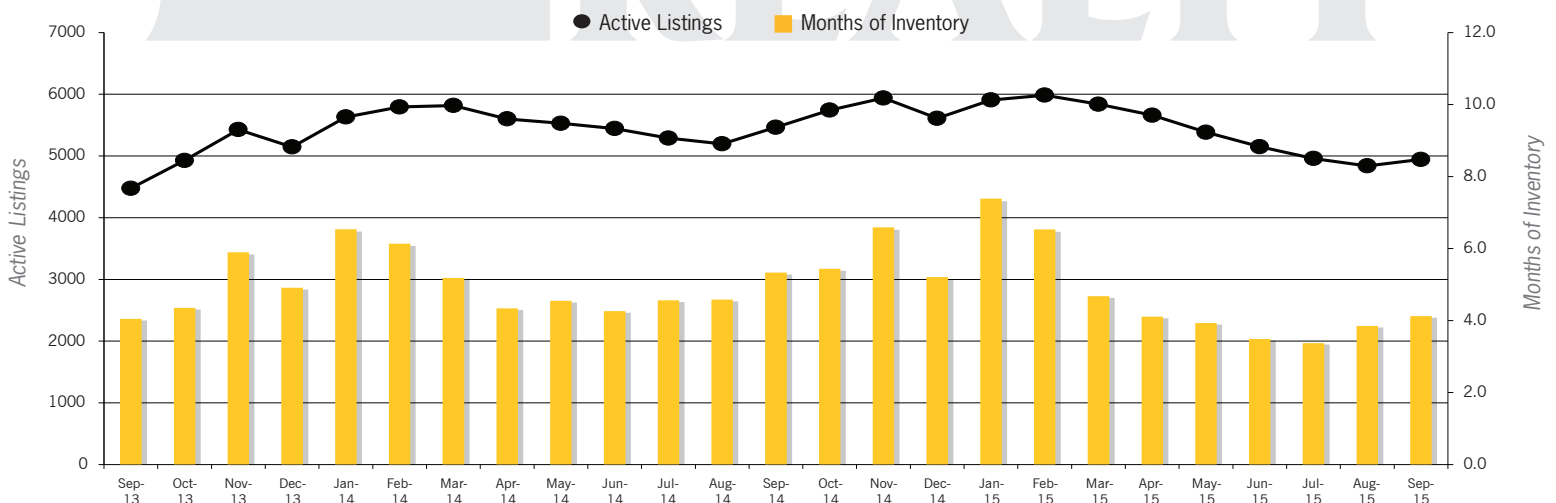
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In the Tucson Main Market area, September 2015 active inventory was 4,944, a 10% decrease from September 2014. There were 1,200 closings in September 2015, a 17% increase from September 2014. Year-to-date 2015 there were 11,619 closings, a 9% increase from year-to-date 2014. Months of Inventory was 4.1, down from 5.3 in September 2014. Median price of sold homes was \$172,000 for the month of September 2015, up 4% from September 2014. The Tucson Main Market area had 1,369 new properties under contract in September 2015, up 8% from September 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO

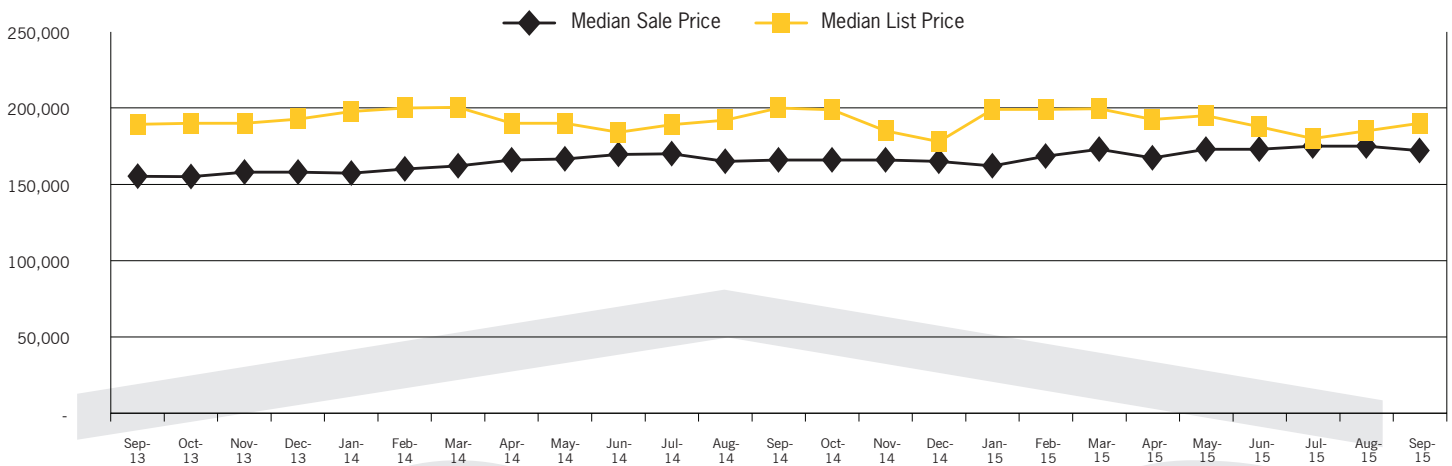


Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 10/05/2015 is believed to be reliable, but not guaranteed.



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MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON

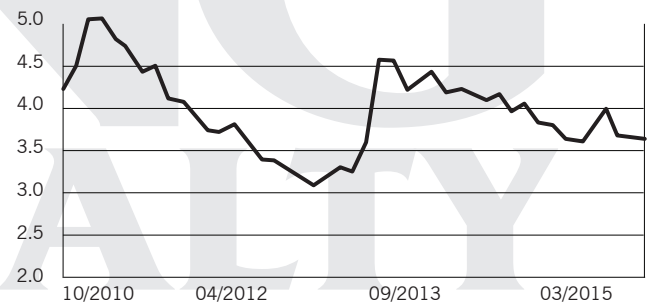


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2014	\$166,012	4.125%	\$764.35
2015	\$172,000	4.000%	\$780.10

30 YEAR FIXED MORTGAGE RATE

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



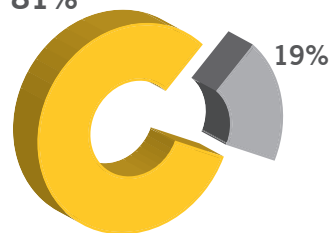
Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – TUCSON METRO

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.

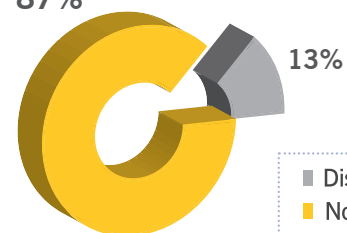
2014

81%



2015 Year to Date

87%



■ Distressed
■ Non-Distressed



The Housing Report

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MARKET CONDITIONS BY PRICE BAND – TUCSON METRO

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15			
\$1 - 49,999	110	39	52	38	43	32	28	3.9	3.3	Seller
\$50,000 - 74,999	141	71	57	62	71	56	63	2.2	2.2	Seller
\$75,000 - 99,999	238	111	91	104	83	78	81	2.9	2.8	Seller
\$100,000 - 124,999	306	163	128	137	152	136	129	2.4	2.2	Seller
\$125,000 - 149,999	511	222	201	223	235	178	159	3.2	2.6	Seller
\$150,000 - 174,999	435	168	219	207	183	178	145	3.0	2.6	Seller
\$175,000 - 199,999	508	120	113	129	151	138	146	3.5	3.5	Seller
\$200,000 - 224,999	277	89	114	103	117	105	75	3.7	2.9	Seller
\$225,000 - 249,999	328	103	98	94	101	76	74	4.4	3.8	Seller
\$250,000 - 274,999	230	69	88	83	85	54	53	4.3	3.7	Seller
\$275,000 - 299,999	252	49	48	67	59	57	51	4.9	4.6	Slightly Seller
\$300,000 - 349,999	318	67	57	96	76	61	53	6.0	5.1	Balanced
\$350,000 - 399,999	241	54	54	49	49	48	42	5.7	5.2	Balanced
\$400,000 - 499,999	308	52	52	49	56	51	44	7.0	6.0	Balanced
\$500,000 - 599,999	214	24	29	32	18	25	19	11.3	9.8	Buyer
\$600,000 - 699,999	141	20	11	20	22	7	13	10.8	9.5	Buyer
\$700,000 - 799,999	76	9	13	7	9	9	5	15.2	9.6	Buyer
\$800,000 - 899,999	59	6	4	4	3	5	2	29.5	17.4	Buyer
\$900,000 - 999,999	43	2	9	6	1	1	2	21.5	33.0	Buyer
\$1,000,000 - and over	141	8	6	9	8	6	6	23.5	21.1	Buyer
TOTAL	4,877	1,446	1,444	1,519	1,522	1,301	1,190	4.1	3.6	Seller

				
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 10/05/2015.

3 month trend in months of inventory is the average of closed sales and active listing data from 07/01/2015 - 09/30/2015. Information is believed to be reliable, but not guaranteed.

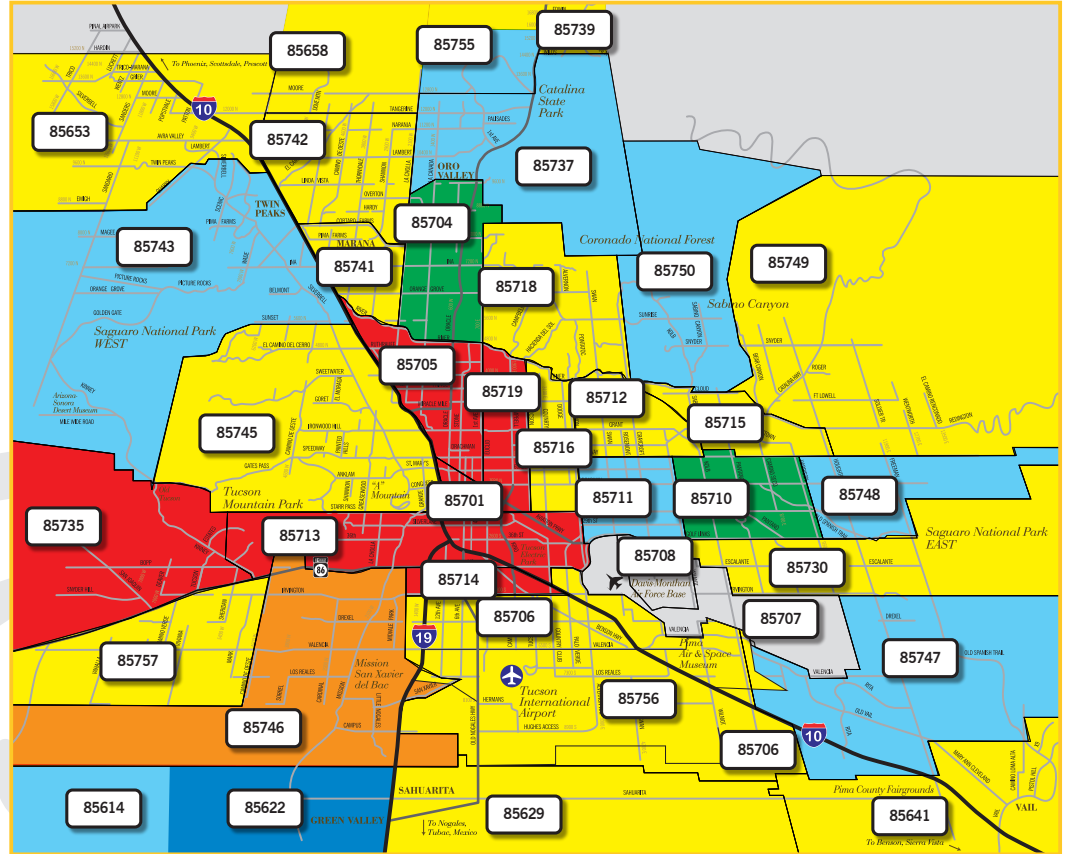
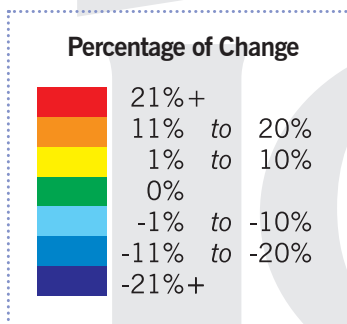


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CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUL 2014-SEP 2014 TO
JUL 2015-SEP 2015

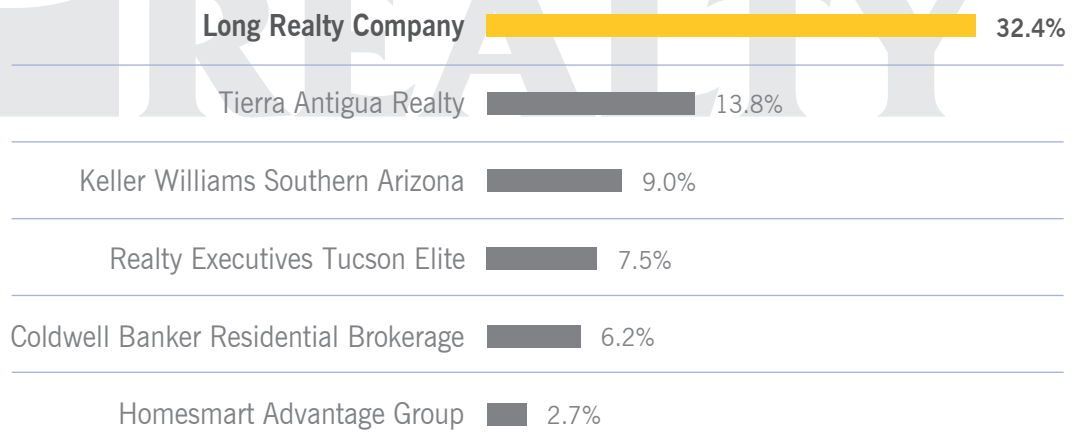
This heat map represents the percentage of change in Tucson metro median sales prices from July 2014-September 2014 to July 2015-September 2015 by zip code.



MARKET SHARE – TUCSON METRO

Long Realty leads the market in successful real estate sales.

Data Obtained 10/05/2015 from TARMLS using BrokerMetrics software for all closed residential sales volume between 10/01/2014 – 09/30/2015 rounded to the nearest tenth of one percent and deemed to be correct.



The Tucson Metro Housing Report is comprised of data for residential properties in TARMLS 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.