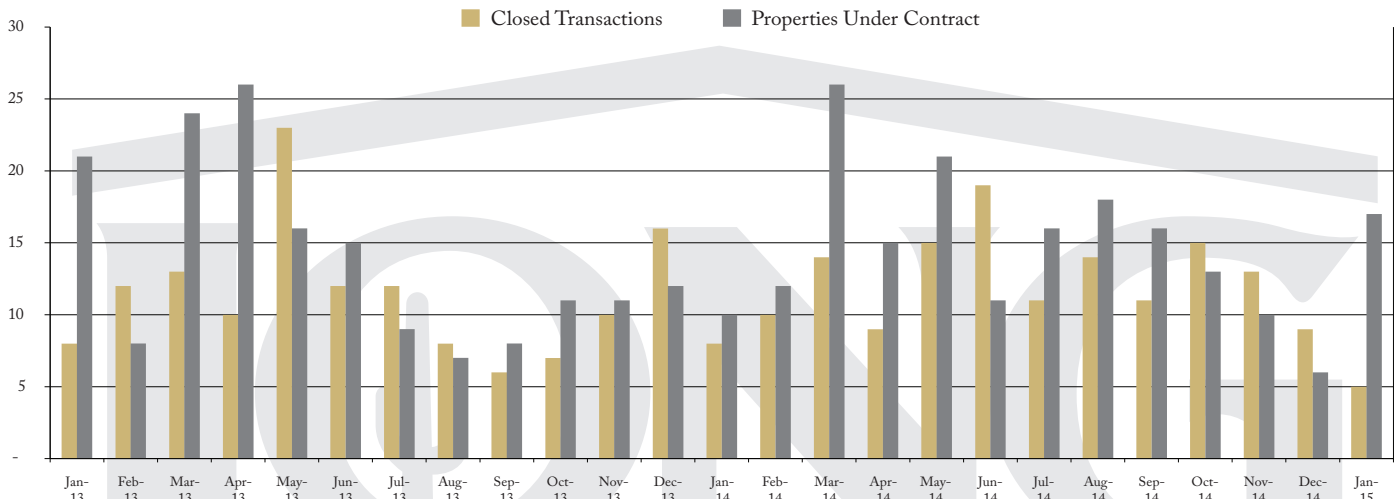




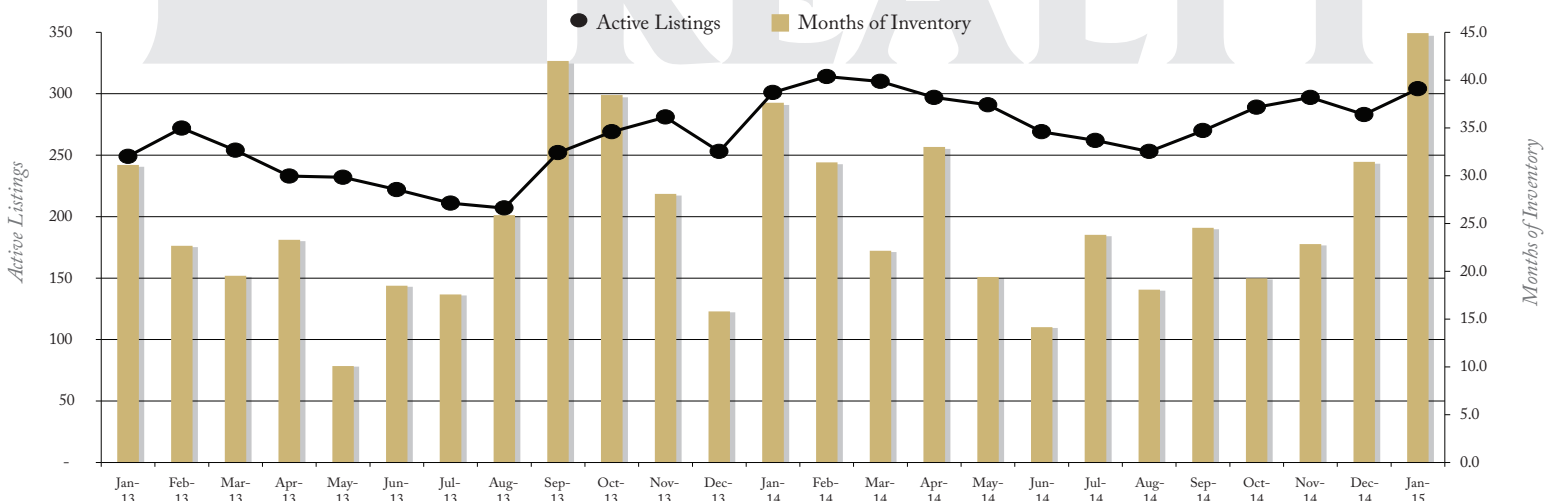
Tucson | February 2015

In the Tucson Luxury market, January 2015 active inventory was 304, virtually unchanged from January 2014. There were 5 closings in January 2015, a 38% decrease from January 2014. Months of Inventory was 60.8, up from 37.6 in January 2014. Median price of sold homes was \$975,000 for the month of January 2015, down 16% from January 2014. The Tucson Luxury area had 17 new properties under contract in January 2015, up 70% from January 2014.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON LUXURY



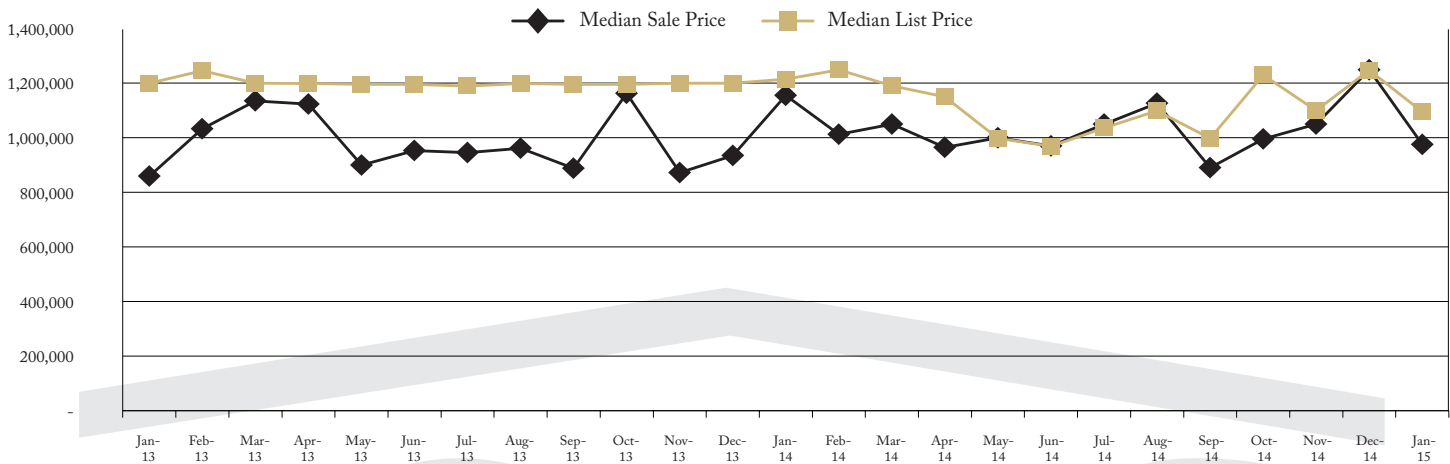
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON LUXURY





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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
		Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	Jan-15			
\$800,000 - 899,999	76	3	7	4	4	2	0	n/a	34.8	Buyer
\$900,000 - 999,999	37	1	0	5	1	1	3	12.3	24.0	Buyer
\$1,000,000 - \$1,249,999	59	5	3	3	5	2	1	59.0	20.6	Buyer
\$1,250,000 - \$1,499,999	53	4	1	1	1	1	1	53.0	45.0	Buyer
\$1,500,000 - \$1,749,999	20	1	0	2	1	2	0	n/a	19.3	Buyer
\$1,750,000 - \$1,999,999	22	0	0	0	1	0	0	n/a	61.0	Buyer
\$2,000,000 - and over	33	0	2	0	0	1	0	n/a	107.0	Buyer
TOTAL	300	14	13	15	13	9	5	60.0	31.7	Buyer

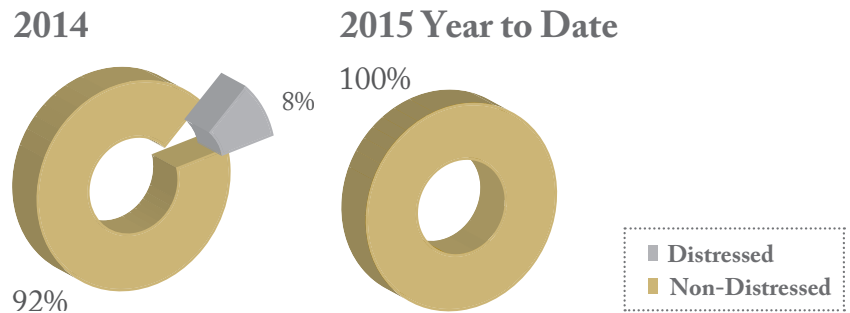
				
Seller's Market	Slight Seller's Market	Balanced Market	Slight Buyer's Market	Buyer's Market



Tucson | February 2015

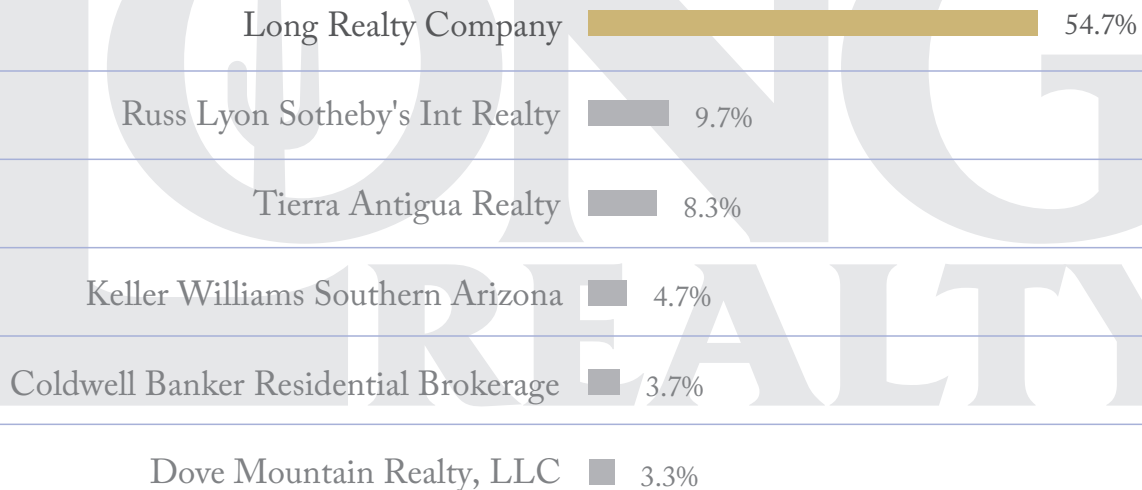
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON LUXURY

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 02/04/2015 from TARMLS using BrokerMetrics software for all closed residential units between 02/01/2014 – 01/31/2015 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 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.