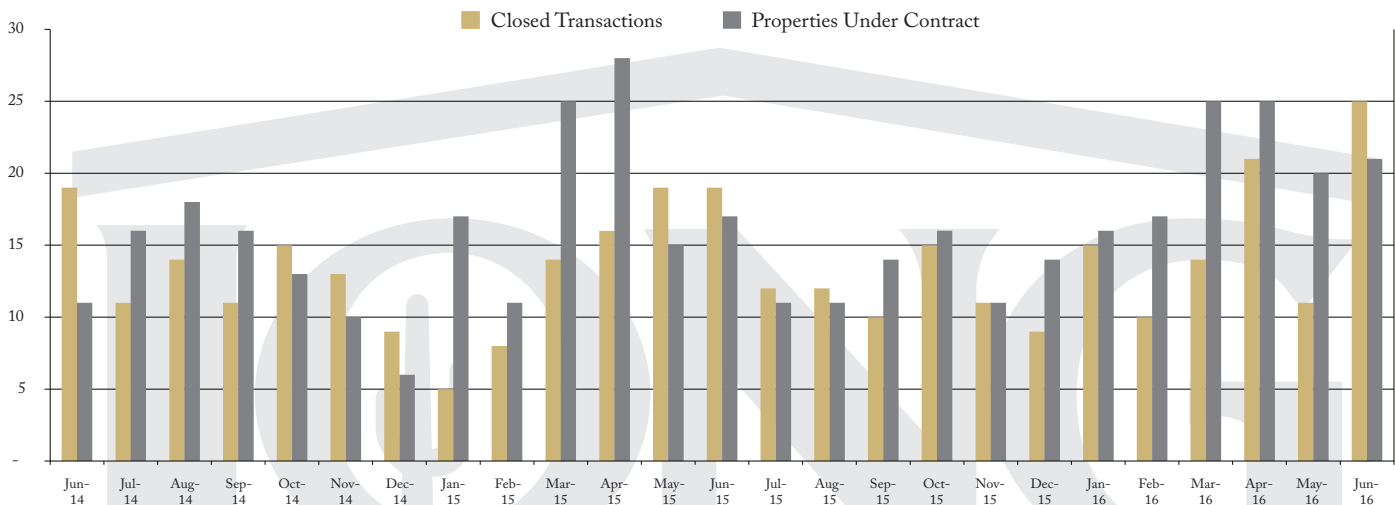




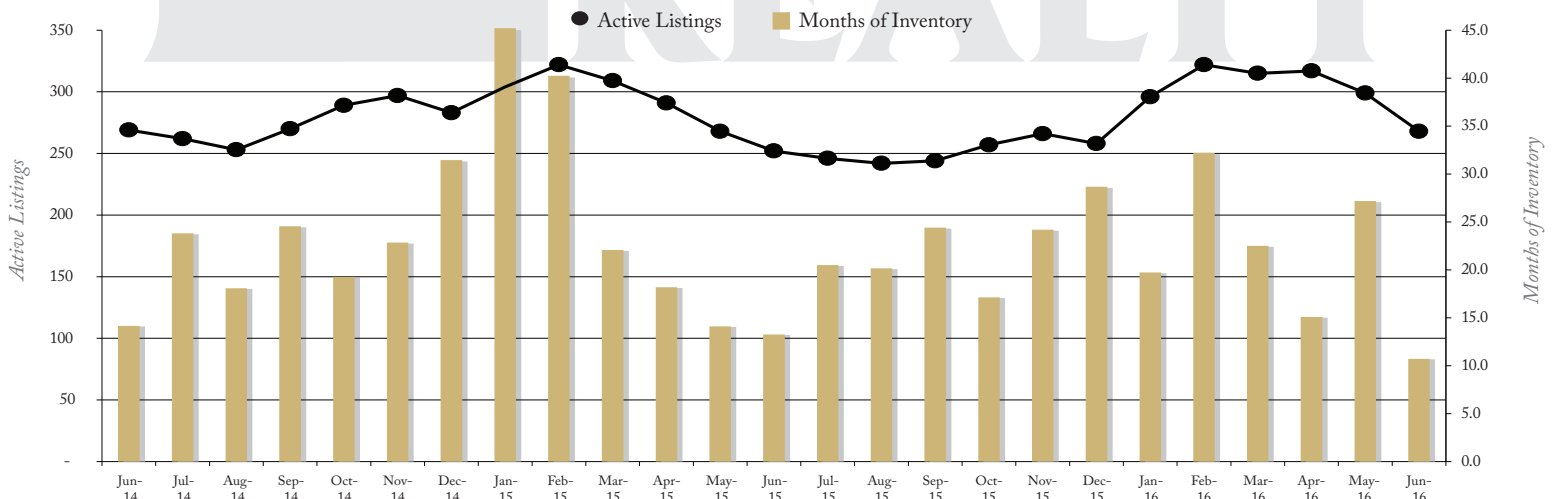
Tucson | July 2016

In the Tucson Luxury market, June 2016 active inventory was 268, a 6% increase from June 2015. There were 25 closings in June 2016, a 32% increase from June 2015. Year-to-date 2016 there were 99 closings, a 21% increase from year-to-date 2015. Months of Inventory was 10.7, down from 13.3 in June 2015. Median price of sold homes was \$1,015,000 for the month of June 2016, up 3% from June 2015. The Tucson Luxury area had 21 new properties under contract in June 2016, up 24% from June 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON LUXURY



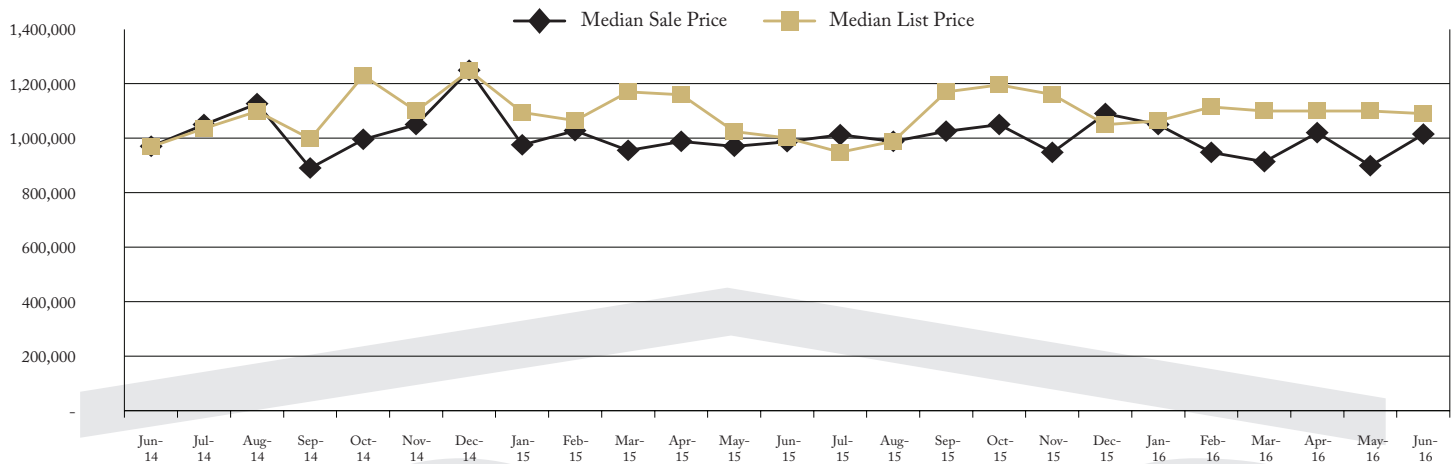
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON LUXURY





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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
		Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16			
\$800,000 - 899,999	64	4	4	6	2	6	9	7.1	12.7	Buyer
\$900,000 - 999,999	51	3	2	3	8	0	2	25.5	16.6	Buyer
\$1,000,000 - \$1,249,999	51	3	1	4	5	2	6	8.5	12.6	Buyer
\$1,250,000 - \$1,499,999	49	3	2	1	2	2	4	12.3	20.1	Buyer
\$1,500,000 - \$1,749,999	16	1	0	2	1	1	1	16.0	17.3	Buyer
\$1,750,000 - \$1,999,999	19	0	0	0	2	0	1	19.0	20.7	Buyer
\$2,000,000 - and over	18	1	1	0	1	0	2	9.0	21.0	Buyer
TOTAL	268	15	10	16	21	11	25	10.7	15.5	Buyer

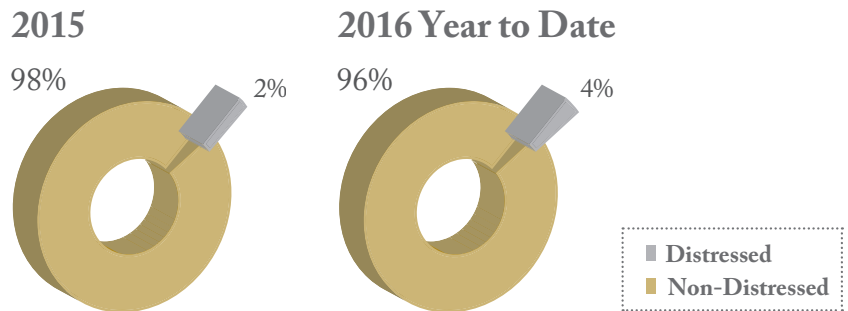




Tucson | July 2016

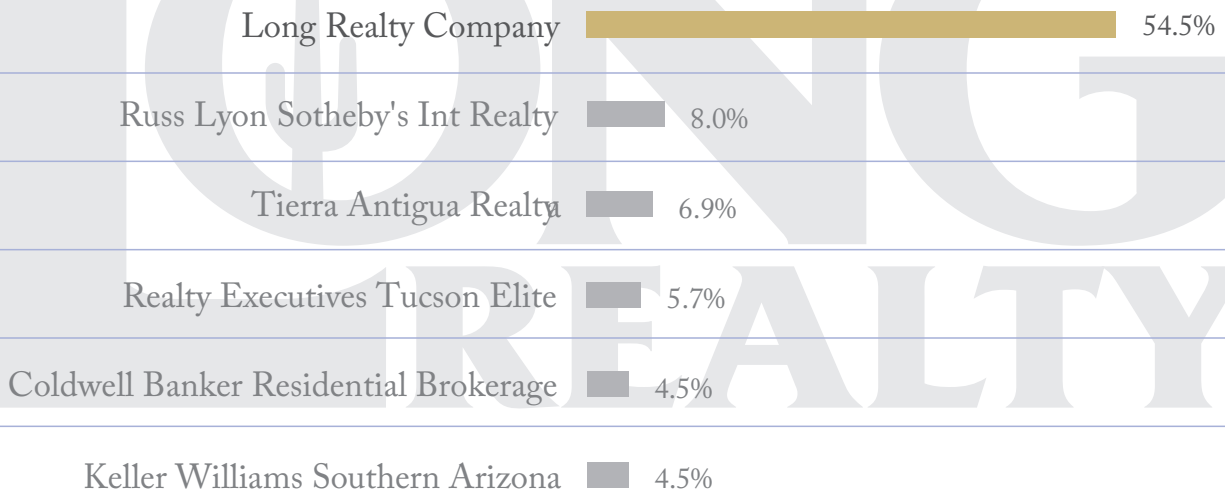
DISTRESSED VS. NON-DISTRESSED SALES – TUCSON LUXURY

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 07/06/2016 from MLSSAZ using BrokerMetrics software for all closed residential units between 07/01/2015 – 06/30/2016 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.