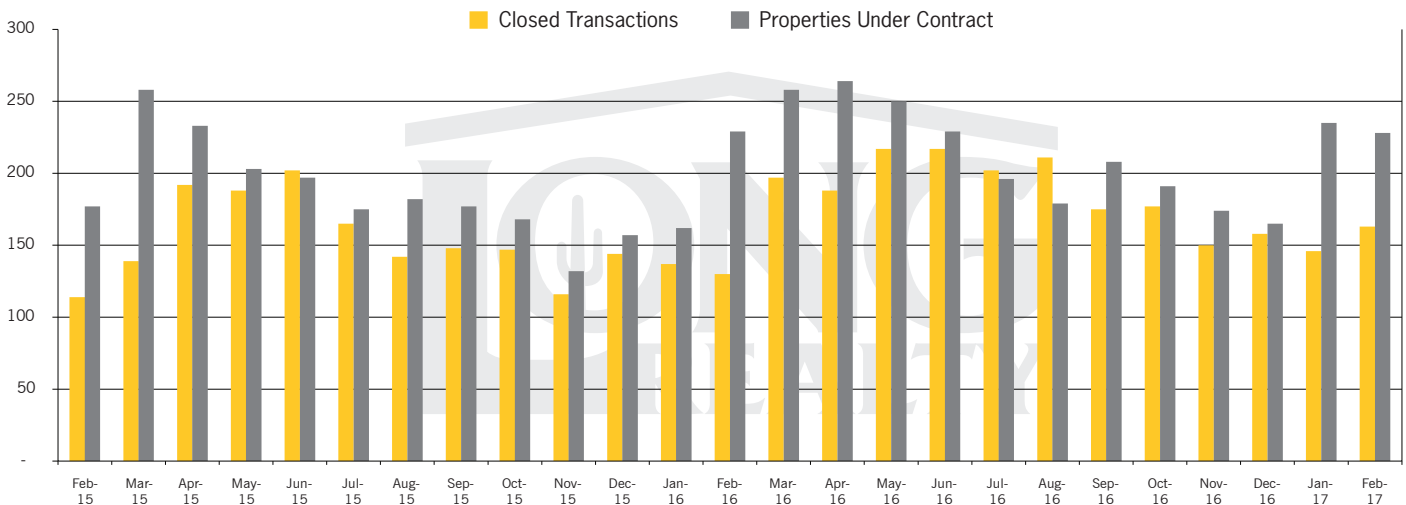




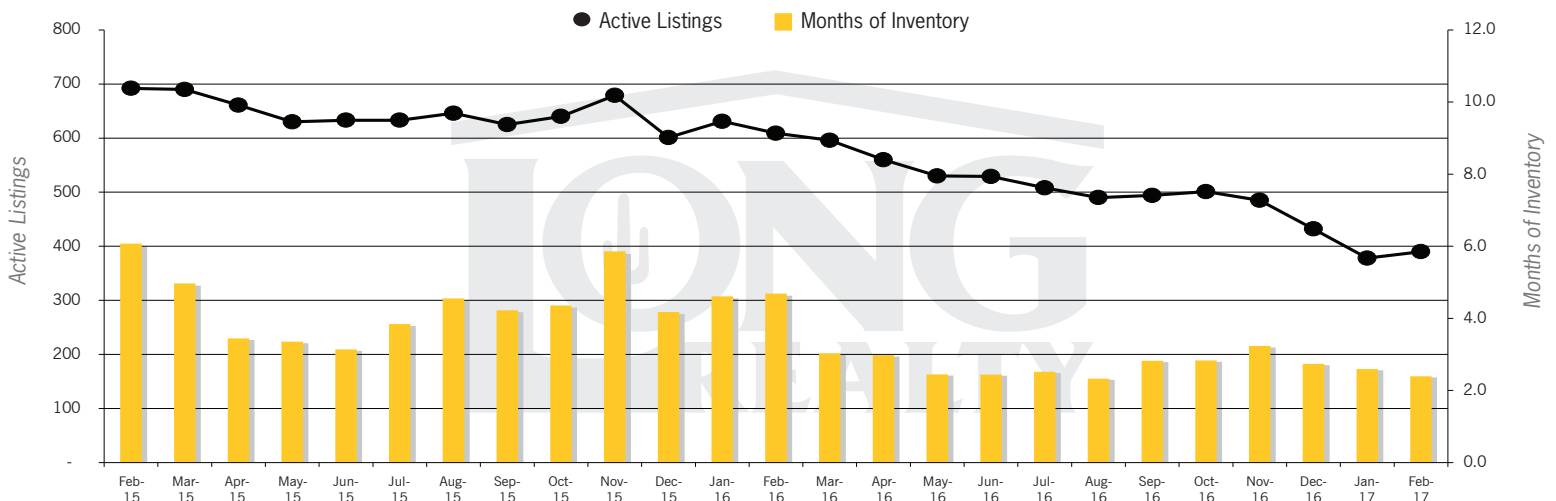
## Tucson Central | March 2017

In the Tucson Central area, February 2017 active inventory was 390, a 36% decrease from February 2016. There were 163 closings in February 2017, a 25% increase from February 2016. Year-to-date 2017 there were 324 closings, a 16% increase from year-to-date 2016. Months of Inventory was 2.4, down from 4.7 in February 2016. Median price of sold homes was \$187,000 for the month of February 2017, up 38% from February 2016. The Tucson Central area had 228 new properties under contract in February 2017, virtually unchanged from February 2016.

### CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON CENTRAL



### ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON CENTRAL

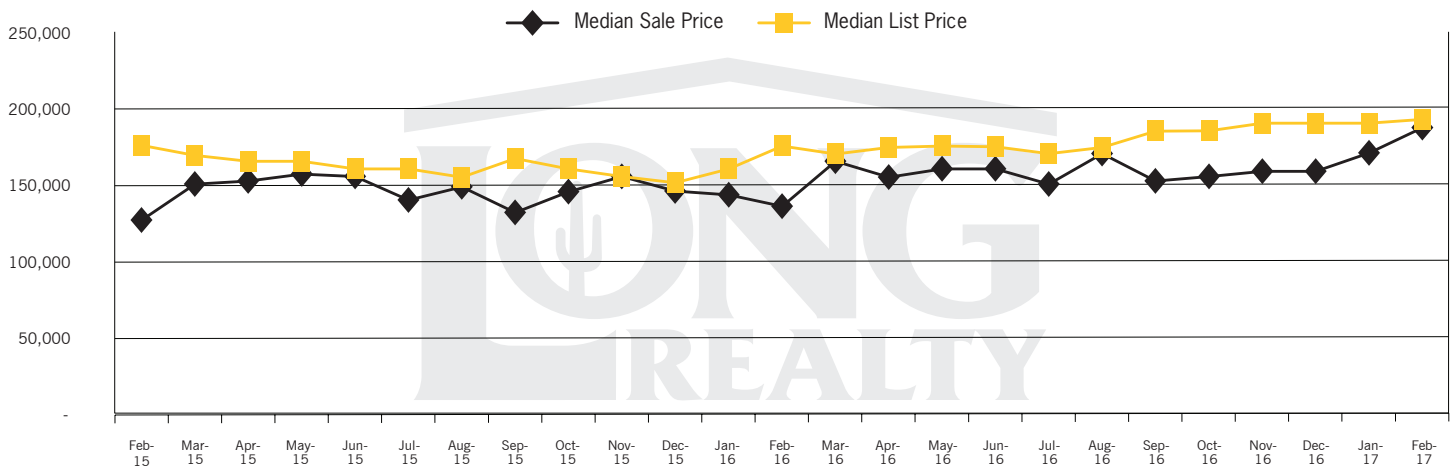


*Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.  
All data obtained 03/03/2017 is believed to be reliable, but not guaranteed.*



Tucson Central | March 2017

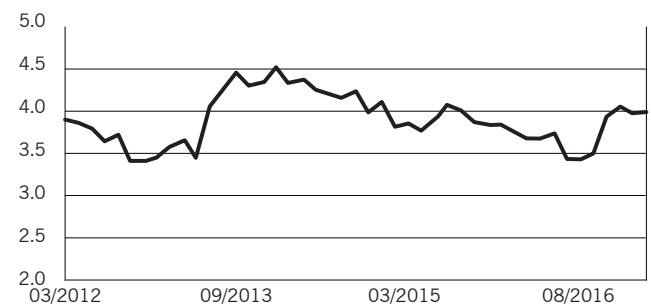
## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON CENTRAL



## MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON CENTRAL

Year	Median Price	Int. Rate	MO. Payment
2006	\$179,950	6.140%	\$1,040.38
2016	\$143,000	3.675%	\$623.38
2017	\$170,500	4.250%	\$796.82

## 30 YEAR FIXED MORTGAGE RATE



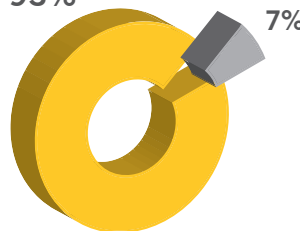
Source: Residential median sales prices. Data obtained 03/03/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

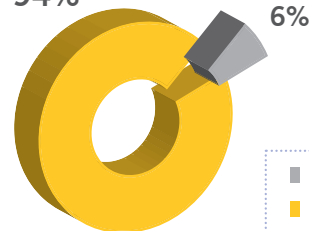
## DISTRESSED VS. NON-DISTRESSED SALES – TUCSON CENTRAL

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.

2016  
93%



2017 Year to Date  
94%



■ Distressed  
■ Non-Distressed



Tucson Central | March 2017

## MARKET CONDITIONS BY PRICE BAND – TUCSON CENTRAL

	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			
\$1 - 49,999	8	6	2	1	3	2	2	4.0	3.4	Seller
\$50,000 - 74,999	11	16	9	3	6	5	4	2.8	2.3	Seller
\$75,000 - 99,999	27	16	20	15	15	15	11	2.5	1.9	Seller
\$100,000 - 124,999	20	23	23	15	18	22	8	2.5	1.7	Seller
\$125,000 - 149,999	37	31	29	30	32	22	26	1.4	1.7	Seller
\$150,000 - 174,999	41	27	31	31	31	22	23	1.8	1.6	Seller
\$175,000 - 199,999	31	18	15	13	8	22	16	1.9	2.0	Seller
\$200,000 - 224,999	27	9	14	15	8	17	17	1.6	1.7	Seller
\$225,000 - 249,999	37	10	7	11	11	13	12	3.1	3.1	Seller
\$250,000 - 274,999	20	10	11	8	11	8	6	3.3	2.4	Seller
\$275,000 - 299,999	30	7	3	3	8	5	9	3.3	3.6	Seller
\$300,000 - 349,999	18	3	11	2	6	3	16	1.1	2.4	Seller
\$350,000 - 399,999	25	5	4	6	1	3	4	6.3	8.8	Buyer
\$400,000 - 499,999	25	2	2	4	6	2	5	5.0	6.0	Balanced
\$500,000 - 599,999	6	3	2	1	0	0	2	3.0	11.0	Buyer
\$600,000 - 699,999	4	2	0	1	1	0	1	4.0	7.0	Slightly Buyer
\$700,000 - 799,999	6	0	0	0	0	0	1	6.0	17.0	Buyer
\$800,000 - 899,999	5	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	7	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	5	0	0	0	1	0	0	n/a	14.0	Buyer
<b>TOTAL</b>	<b>390</b>	<b>188</b>	<b>183</b>	<b>159</b>	<b>166</b>	<b>161</b>	<b>163</b>	<b>2.4</b>	<b>2.4</b>	<b>Seller</b>

				
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 03/03/2017.

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.

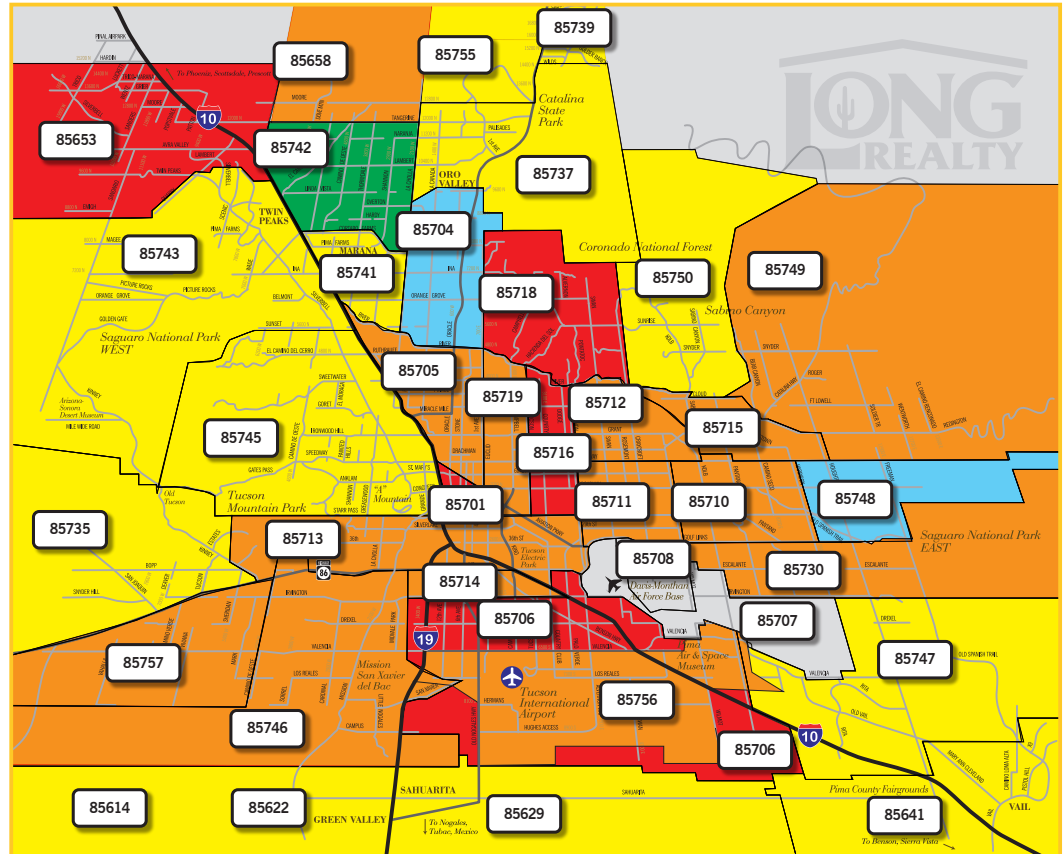


Tucson Central | March 2017

## CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

DEC 2015-FEB 2016 TO  
DEC 2016-FEB 2017

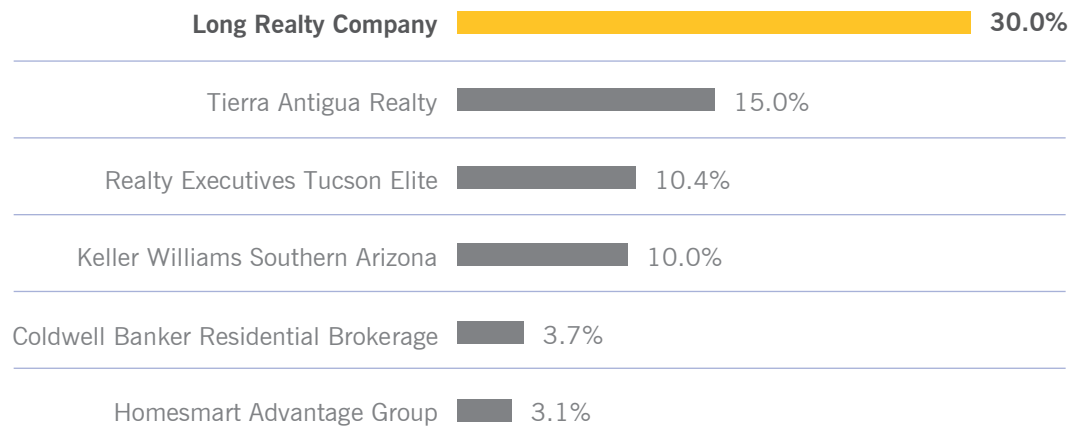
*This heat map represents the percentage of change in Tucson metro median sales prices from December 2015-February 2016 to December 2016-February 2017 by zip code.*



## MARKET SHARE – TUCSON CENTRAL

*Long Realty leads the market in successful real estate sales.*

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



The Tucson Central Housing Report is comprised of data for residential properties in the Central area of Tucson as defined by MLSSAZ. 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.