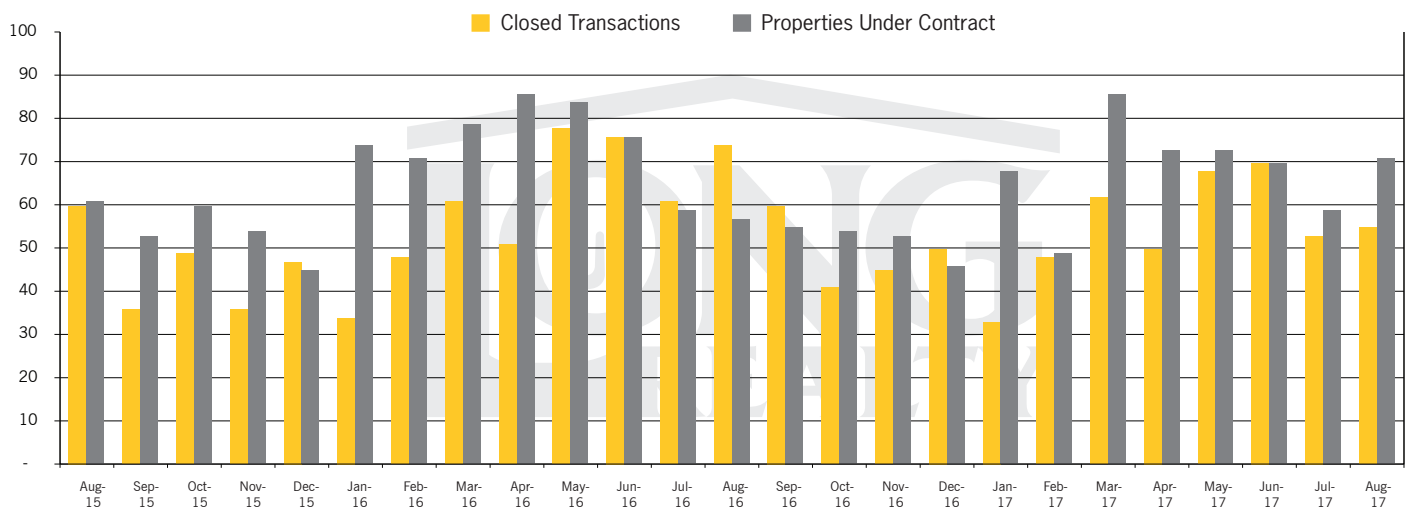




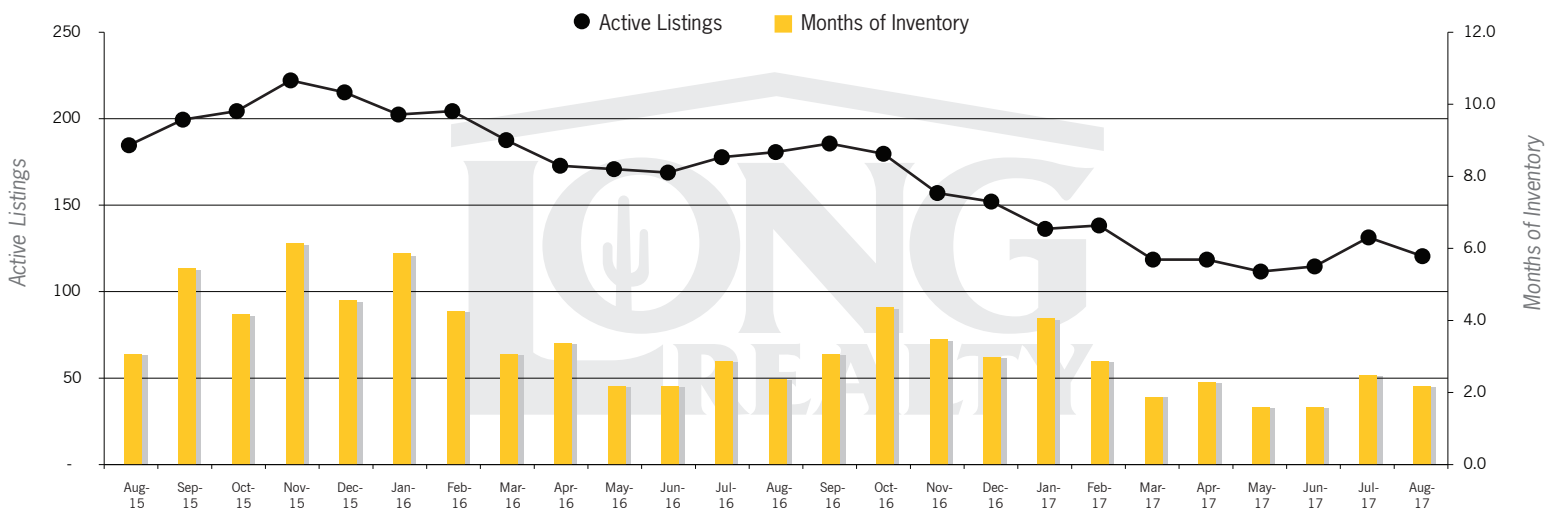
Sahuarita | September 2017

In the Sahuarita area, August 2017 active inventory was 119, a 34% decrease from August 2016. There were 55 closings in August 2017, a 26% decrease from August 2016. Year-to-date 2017 there were 471 closings, a 4% decrease from year-to-date 2016. Months of Inventory was 2.2, down from 2.4 in August 2016. Median price of sold homes was \$180,000 for the month of August 2017, down 6% from August 2016. The Sahuarita area had 71 new properties under contract in August 2017, up 25% from August 2016.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SAHUARITA



ACTIVE LISTINGS AND MONTHS OF INVENTORY – SAHUARITA

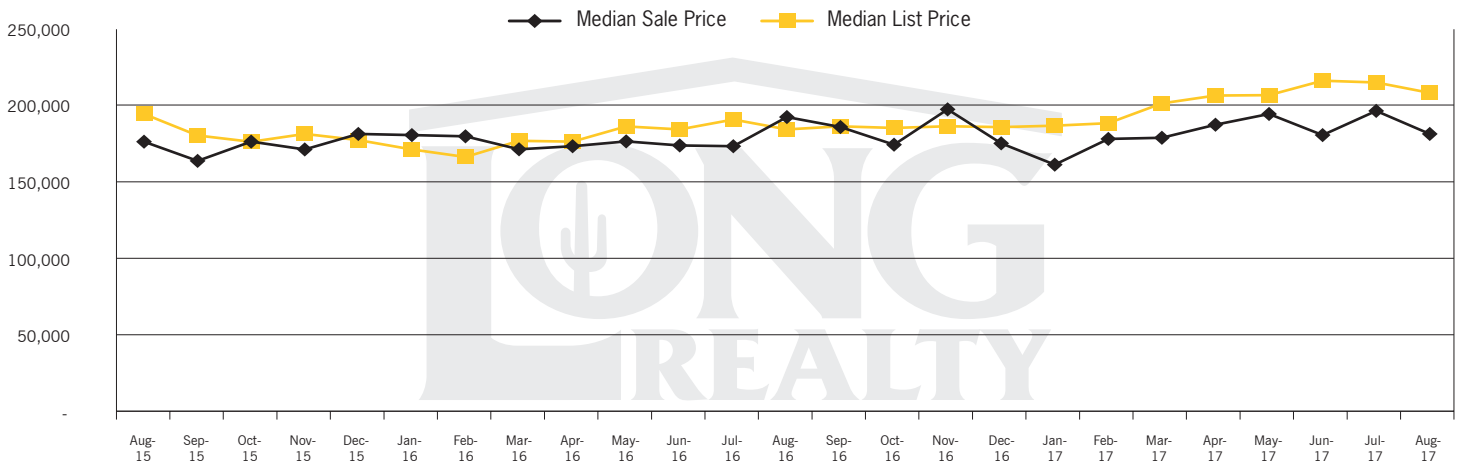


Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
All data obtained 09/06/2017 is believed to be reliable, but not guaranteed.



Sahuarita | September 2017

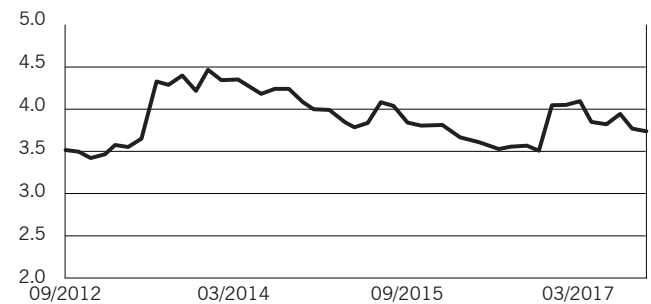
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SAHUARITA



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SAHUARITA

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,200	6.140%	\$1,255.75
2016	\$191,000	3.500%	\$814.79
2017	\$180,000	4.000%	\$816.38

30 YEAR FIXED MORTGAGE RATE

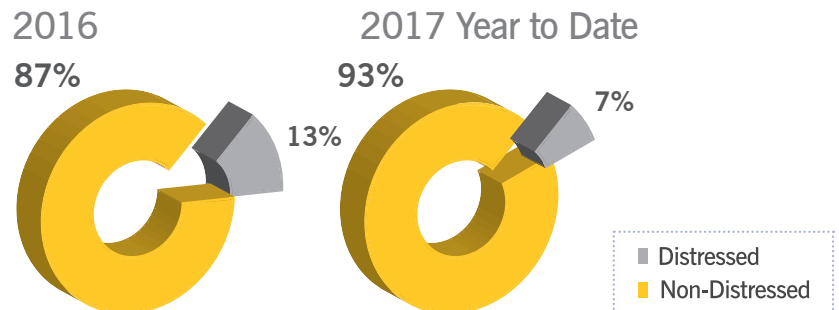


Source: Residential median sales prices. Data obtained 09/06/2017 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – SAHUARITA

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.





Sahuarita | September 2017

MARKET CONDITIONS BY PRICE BAND – SAHUARITA

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17			
\$1 - 49,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	1	0	0	n/a	0.0	Seller
\$75,000 - 99,999	1	0	0	2	0	0	2	0.5	1.0	Seller
\$100,000 - 124,999	4	7	0	2	2	2	3	1.3	2.0	Seller
\$125,000 - 149,999	8	11	8	6	7	5	4	2.0	1.7	Seller
\$150,000 - 174,999	10	13	17	14	19	13	13	0.8	1.0	Seller
\$175,000 - 199,999	20	8	15	14	24	13	8	2.5	1.1	Seller
\$200,000 - 224,999	12	3	3	12	5	9	2	6.0	2.4	Seller
\$225,000 - 249,999	20	5	4	7	6	7	5	4.0	3.0	Seller
\$250,000 - 274,999	12	7	4	2	5	4	8	1.5	2.6	Seller
\$275,000 - 299,999	10	7	3	5	4	1	5	2.0	2.7	Seller
\$300,000 - 349,999	10	4	3	3	2	4	2	5.0	3.8	Seller
\$350,000 - 399,999	4	0	2	0	0	1	3	1.3	3.3	Seller
\$400,000 - 499,999	4	0	0	2	0	1	0	n/a	10.0	Buyer
\$500,000 - 599,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$600,000 - 699,999	1	0	0	0	0	0	0	n/a	n/a	n/a
\$700,000 - 799,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$800,000 - 899,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$900,000 - 999,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	1	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	119	65	59	69	75	60	55	2.2	1.9	Seller

				
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 09/06/2017.

3 month trend in months of inventory is the average of closed sales and active listing data from 06/01/2017 - 08/31/2017. Information is believed to be reliable, but not guaranteed.

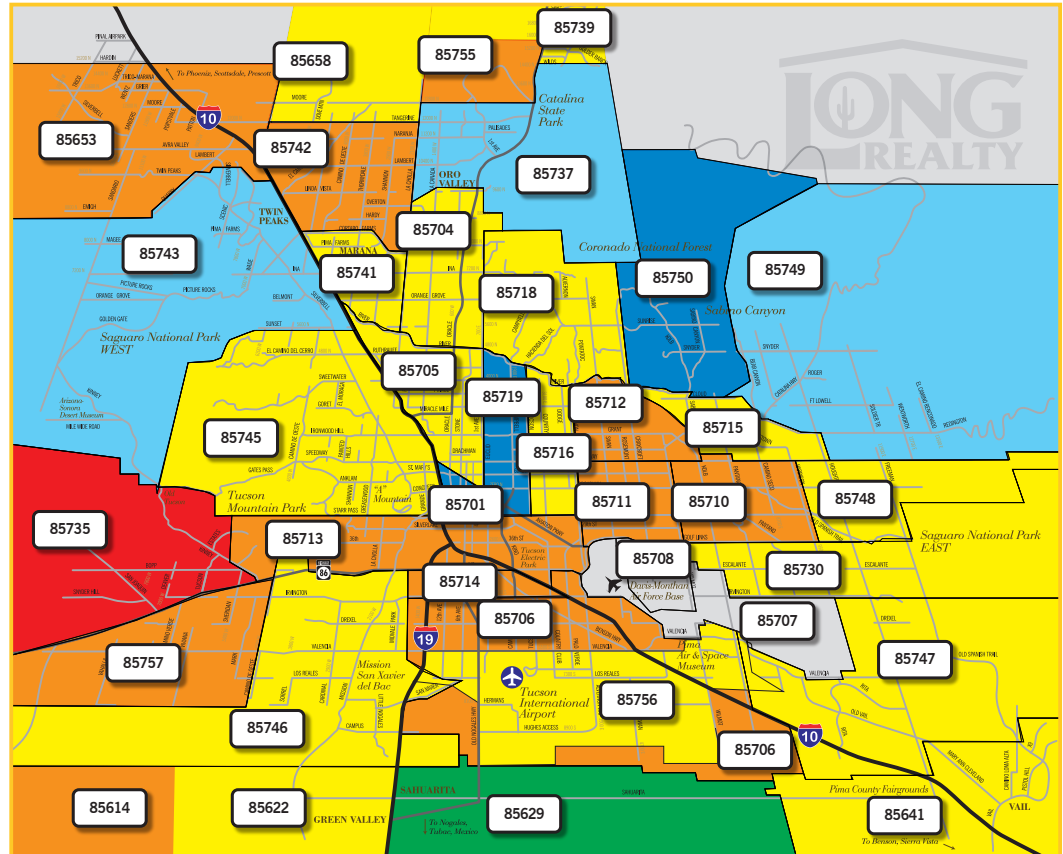


Sahuarita | September 2017

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

JUN 2016-AUG 2016 TO
JUN 2017-AUG 2017

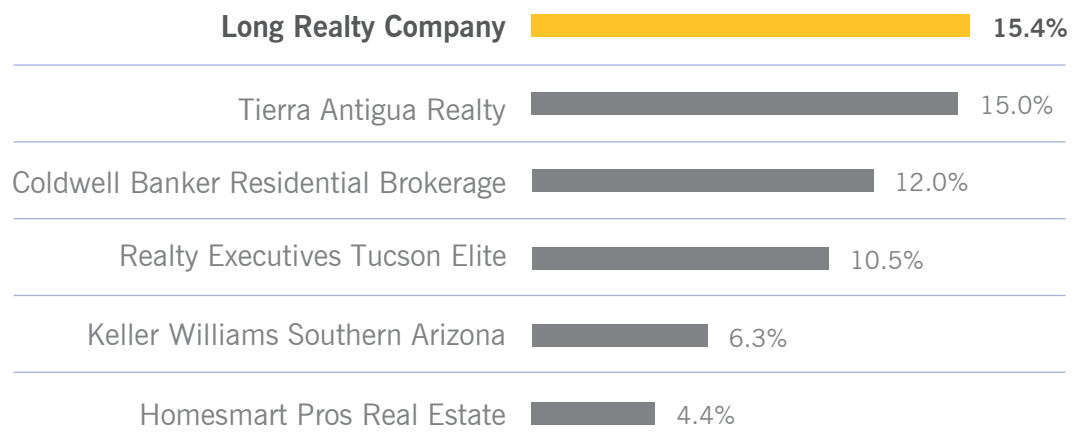
This heat map represents the percentage of change in Tucson metro median sales prices from June 2016-August 2016 to June 2017-August 2017 by zip code.



MARKET SHARE – SAHUARITA

Long Realty leads the market in successful real estate sales.

Data Obtained 09/06/2017 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 09/01/2016 – 08/31/2017 rounded to the nearest tenth of one percent and deemed to be correct.



The Sahuarita Housing Report is comprised of data for residential properties in the City of Sahuarita. 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.