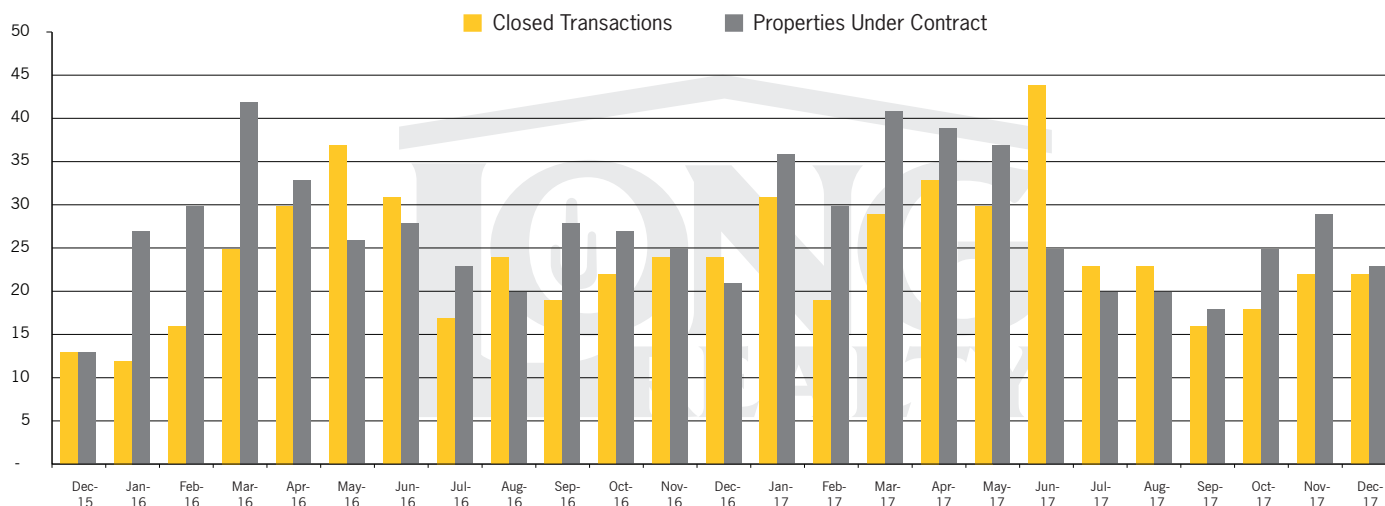




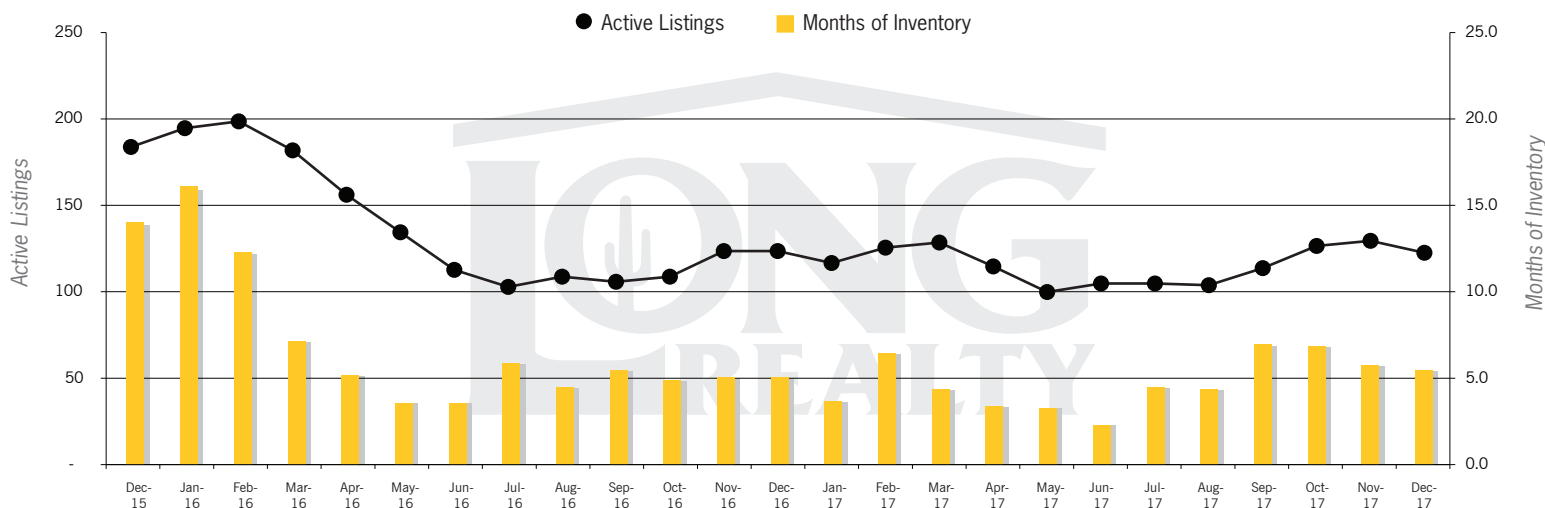
SaddleBrooke | January 2018

In the SaddleBrooke area, December 2017 active inventory was 121, virtually unchanged from December 2016. There were 22 closings in December 2017, an 8% decrease from December 2016. Year-to-date 2017 there were 319 closings, a 10% increase from year-to-date 2016. Months of Inventory was 5.5, up from 5.1 in December 2016. Median price of sold homes was \$326,500 for the month of December 2017, down 7% from December 2016. The SaddleBrooke area had 23 new properties under contract in December 2017, up 10% from December 2016.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – SADDLEBROOKE



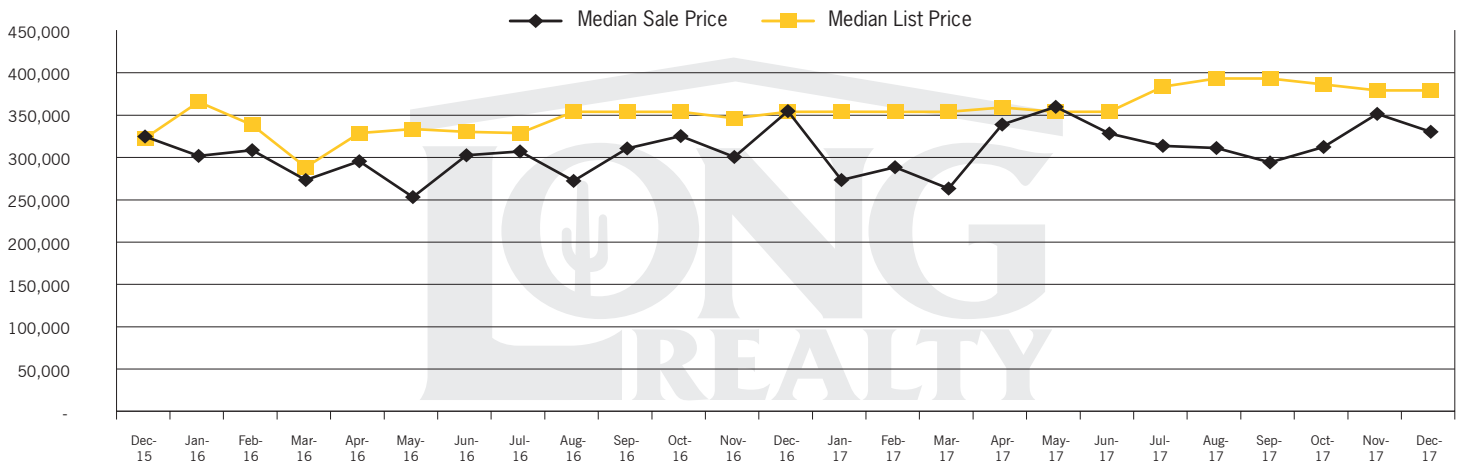
ACTIVE LISTINGS AND MONTHS OF INVENTORY – SADDLEBROOKE





SaddleBrooke | January 2018

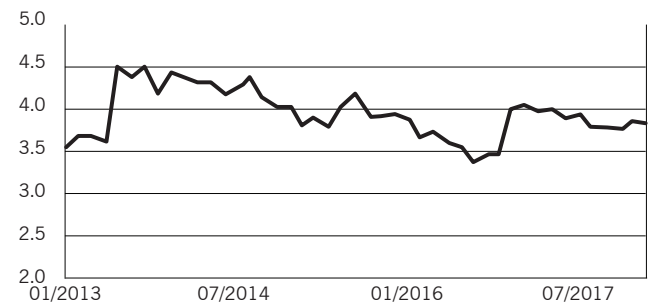
MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – SADDLEBROOKE



MONTHLY PAYMENT ON A MEDIAN PRICED HOME – SADDLEBROOKE

Year	Median Price	Int. Rate	MO. Payment
2006	\$187,900	6.140%	\$1,086.35
2016	\$350,750	4.125%	\$1,614.91
2017	\$326,500	4.000%	\$1,480.82

30 YEAR FIXED MORTGAGE RATE



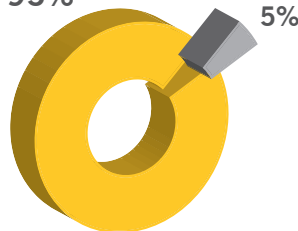
Source: Residential median sales prices. Data obtained 01/04/2018 from MLSSAZ using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

Source: Bankrate.com

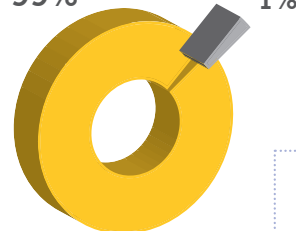
DISTRESSED VS. NON-DISTRESSED SALES – SADDLEBROOKE

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
95%



2017 Year to Date
99%



■ Distressed
■ Non-Distressed



SaddleBrooke | January 2018

MARKET CONDITIONS BY PRICE BAND – SADDLEBROOKE

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17			
\$1 - 49,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$50,000 - 74,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$75,000 - 99,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$100,000 - 124,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$125,000 - 149,999	0	0	0	0	0	0	0	n/a	n/a	n/a
\$150,000 - 174,999	0	0	1	0	0	0	0	n/a	n/a	n/a
\$175,000 - 199,999	2	1	3	0	0	0	0	n/a	n/a	n/a
\$200,000 - 224,999	10	2	1	5	2	1	1	10.0	6.3	Balanced
\$225,000 - 249,999	6	3	3	2	3	2	0	n/a	3.0	Seller
\$250,000 - 274,999	5	3	3	0	1	2	4	1.3	2.0	Seller
\$275,000 - 299,999	8	1	1	3	3	4	3	2.7	3.5	Seller
\$300,000 - 349,999	18	7	3	1	4	2	5	3.6	4.5	Slightly Seller
\$350,000 - 399,999	17	3	5	1	0	6	2	8.5	7.5	Slightly Buyer
\$400,000 - 499,999	26	2	3	3	2	4	5	5.2	7.9	Slightly Buyer
\$500,000 - 599,999	15	1	1	1	2	0	1	15.0	15.3	Buyer
\$600,000 - 699,999	5	1	0	0	1	0	0	n/a	13.0	Buyer
\$700,000 - 799,999	3	0	0	0	0	1	0	n/a	8.0	Slightly Buyer
\$800,000 - 899,999	2	0	0	0	0	0	1	2.0	5.0	Balanced
\$900,000 - 999,999	2	0	0	1	0	0	0	n/a	n/a	n/a
\$1,000,000 - and over	2	0	0	0	0	0	0	n/a	n/a	n/a
TOTAL	121	24	24	17	18	22	22	5.5	6.0	Balanced

				
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 01/04/2018.

3 month trend in months of inventory is the average of closed sales and active listing data from 10/01/2017 - 12/31/2017. Information is believed to be reliable, but not guaranteed.

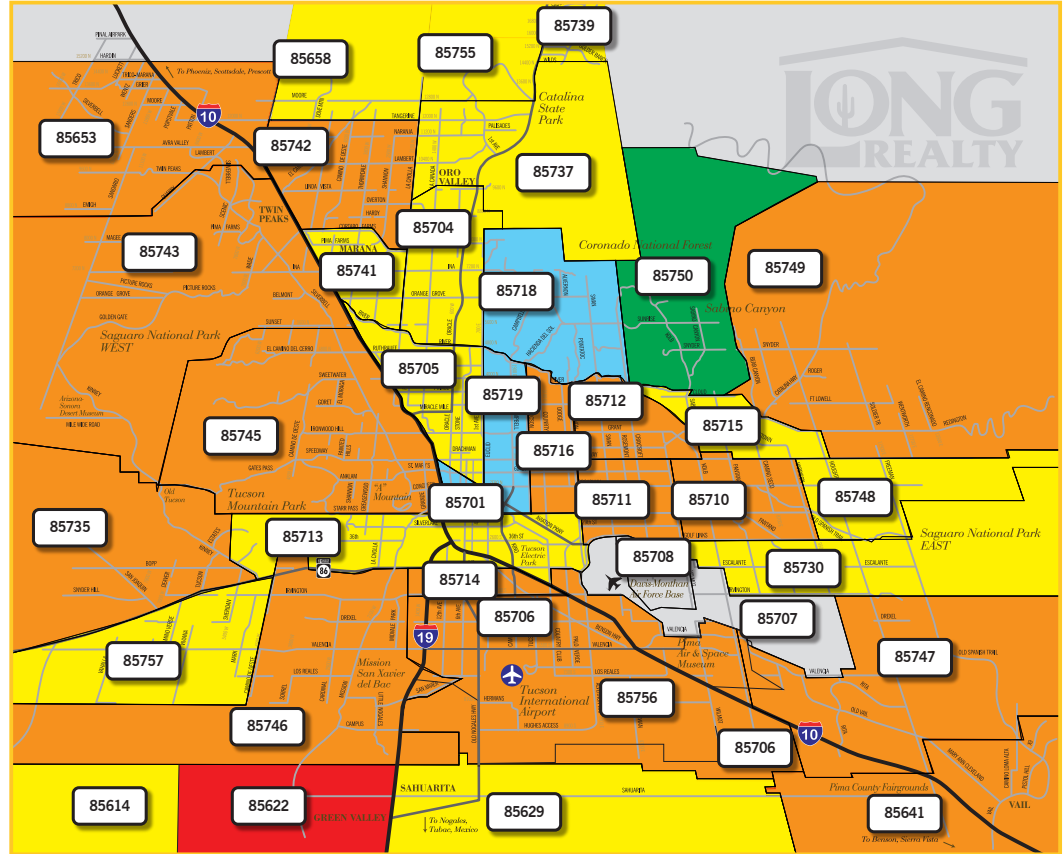


SaddleBrooke | January 2018

CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

OCT 2016-DEC 2016 TO
OCT 2017-DEC 2017

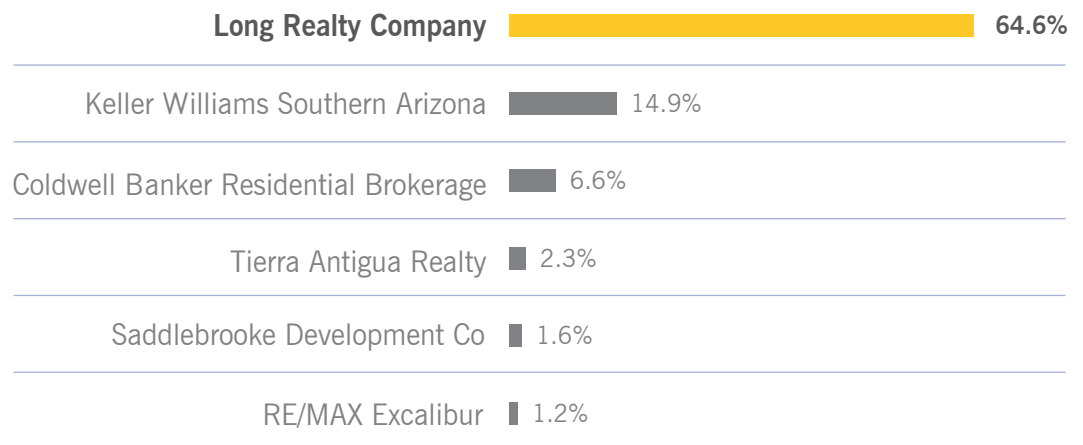
This heat map represents the percentage of change in Tucson metro median sales prices from October 2016-December 2016 to October 2017-December 2017 by zip code.



MARKET SHARE – SADDLEBROOKE

Long Realty leads the market in successful real estate sales.

Data Obtained 01/04/2018 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 01/01/2017 – 12/31/2017 rounded to the nearest tenth of one percent and deemed to be correct.



The SaddleBrooke Housing Report is comprised of data for residential properties in the subdivision of SaddleBrooke. 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.