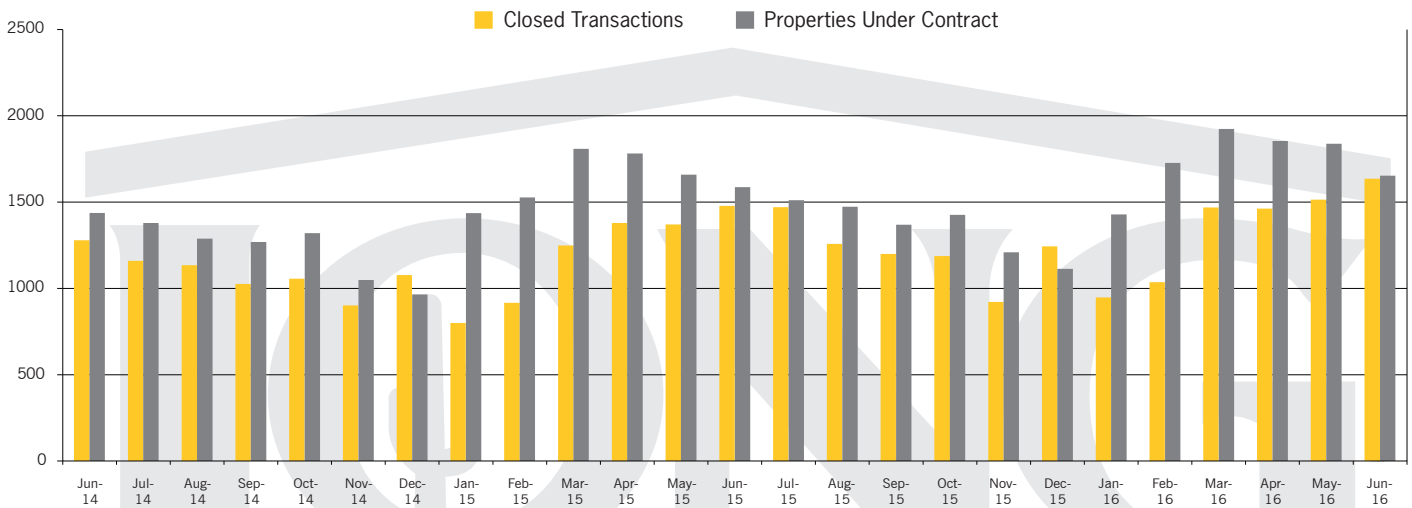




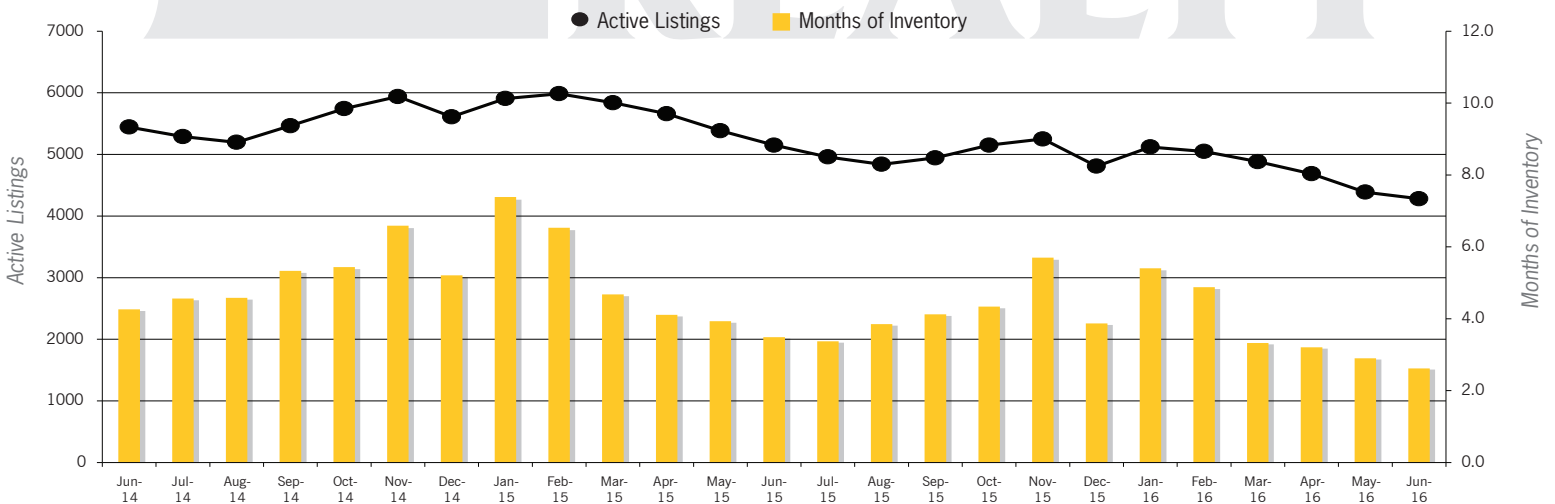
Tucson Metro | July 2016

In the Tucson Main Market area, June 2016 active inventory was 4,281, a 17% decrease from June 2015. There were 1,636 closings in June 2016, an 11% increase from June 2015. Year-to-date 2016 there were 8,425 closings, an 11% increase from year-to-date 2015. Months of Inventory was 2.6, down from 3.5 in June 2015. Median price of sold homes was \$190,000 for the month of June 2016, up 10% from June 2015. The Tucson Main Market area had 1,653 new properties under contract in June 2016, up 4% from June 2015.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON METRO



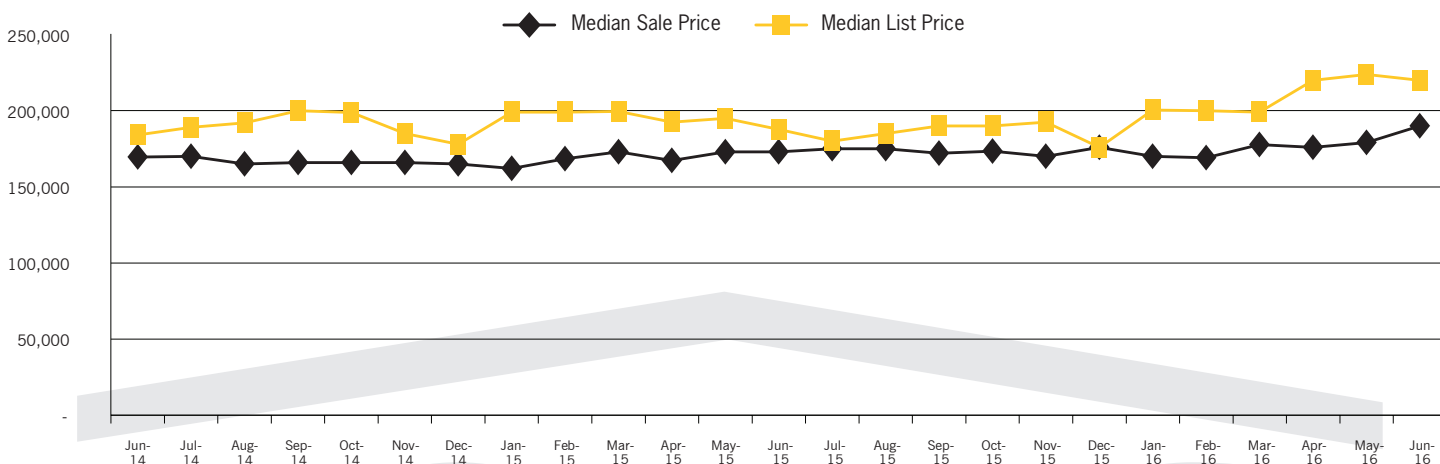
ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON METRO



Properties under contract and Home Sales data is based on information obtained from the MLSSAZ using Brokermetrics software.
 All data obtained 07/06/2016 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON

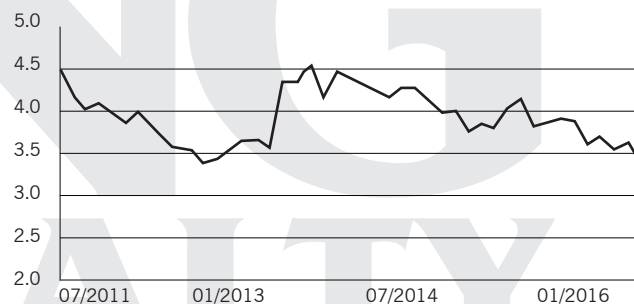


MONTHLY PAYMENT ON A MEDIAN PRICED HOME – TUCSON METRO

Year	Median Price	Int. Rate	MO. Payment
2006	\$217,500	6.140%	\$1,257.48
2015	\$173,000	4.000%	\$784.63
2016	\$190,000	3.500%	\$810.53

Source: Residential median sales prices. Data obtained 07/06/2016 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.

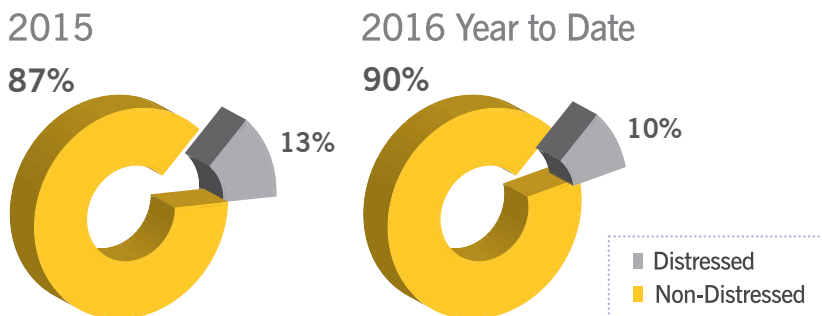
30 YEAR FIXED MORTGAGE RATE



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – TUCSON METRO

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 CONDITIONS BY PRICE BAND – TUCSON METRO

	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			
\$1 - 49,999	87	37	42	33	41	35	31	2.8	2.4	Seller
\$50,000 - 74,999	150	53	45	70	52	46	39	3.8	3.3	Seller
\$75,000 - 99,999	213	69	61	72	88	90	89	2.4	2.6	Seller
\$100,000 - 124,999	216	116	107	147	149	148	127	1.7	1.6	Seller
\$125,000 - 149,999	358	127	165	216	207	206	200	1.8	1.8	Seller
\$150,000 - 174,999	351	133	155	211	219	232	212	1.7	1.6	Seller
\$175,000 - 199,999	382	100	120	180	173	190	179	2.1	2.2	Seller
\$200,000 - 224,999	257	71	76	120	94	108	135	1.9	2.2	Seller
\$225,000 - 249,999	267	52	74	120	91	108	125	2.1	2.6	Seller
\$250,000 - 274,999	219	39	51	74	81	93	96	2.3	2.5	Seller
\$275,000 - 299,999	211	29	28	46	58	68	76	2.8	3.4	Seller
\$300,000 - 349,999	308	57	60	75	90	89	113	2.7	3.2	Seller
\$350,000 - 399,999	274	32	34	52	57	58	56	4.9	5.0	Balanced
\$400,000 - 499,999	276	40	24	43	66	55	65	4.2	4.9	Slightly Seller
\$500,000 - 599,999	211	26	21	32	26	26	40	5.3	7.4	Slightly Buyer
\$600,000 - 699,999	141	9	9	13	17	11	18	7.8	8.7	Buyer
\$700,000 - 799,999	92	6	7	10	5	8	10	9.2	12.5	Buyer
\$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 - and over	153	8	4	7	11	5	14	10.9	16.7	Buyer
TOTAL	4,281	1,011	1,089	1,530	1,535	1,582	1,636	2.6	2.8	Seller

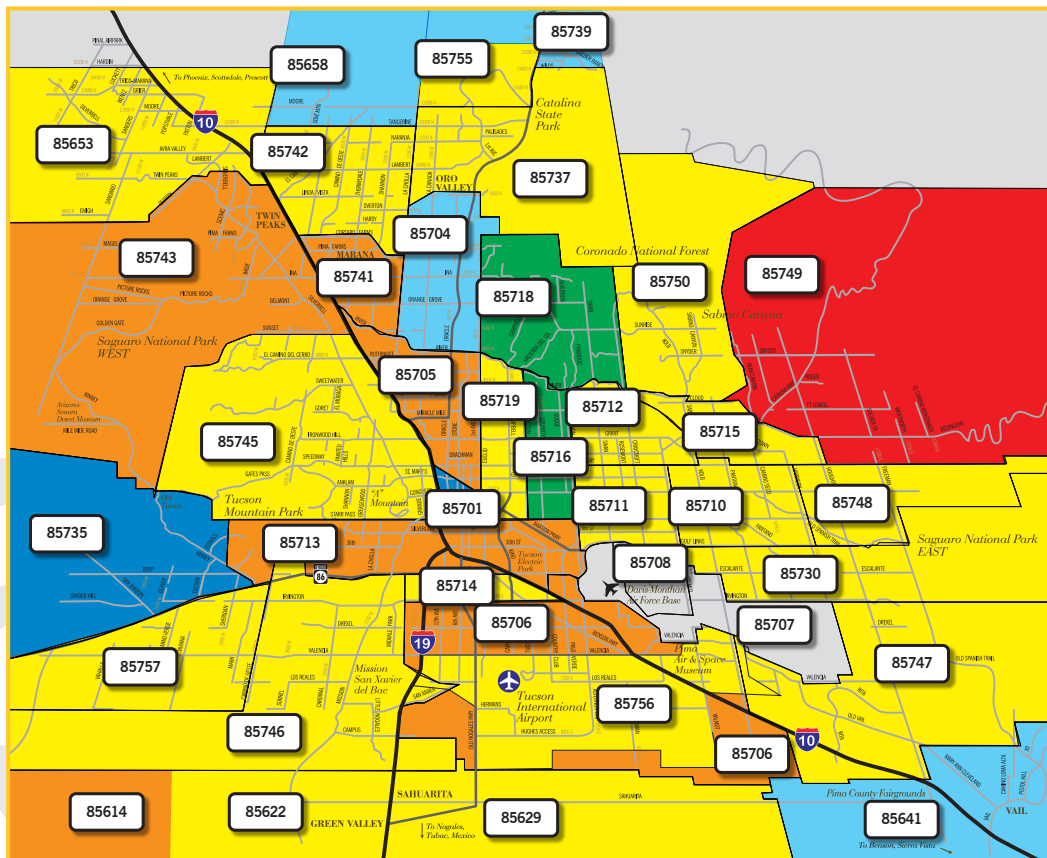
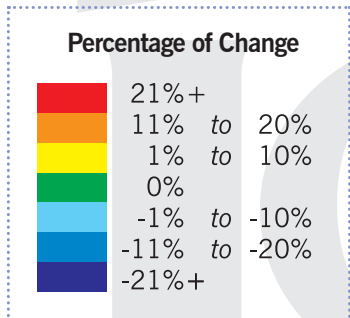




CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APR 2015-JUN 2015 TO
 APR 2016-JUN 2016

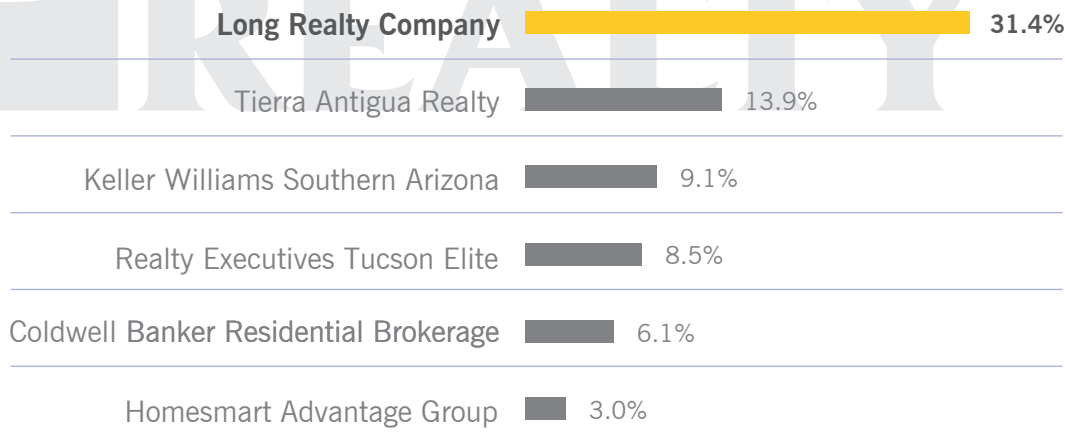
This heat map represents the percentage of change in Tucson metro median sales prices from April 2015-June 2015 to April 2016-June 2016 by zip code.



MARKET SHARE – TUCSON METRO

Long Realty leads the market in successful real estate sales.

Data Obtained 07/06/2016 from MLSSAZ using BrokerMetrics software for all closed residential sales volume between 07/01/2015 – 06/30/2016 rounded to the nearest tenth of one percent and deemed to be correct.



The Tucson Metro Housing Report is comprised of data for residential properties 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.