

For Immediate Release:
August 9, 2016

CONTACT:
Cathy Erchull
MLSSAZ President
(520) 444-6546

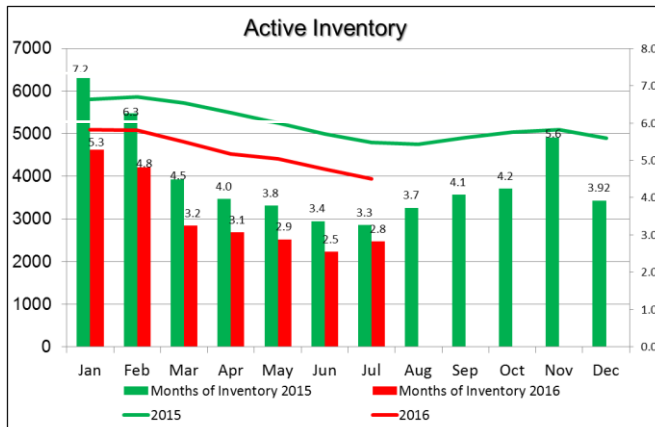
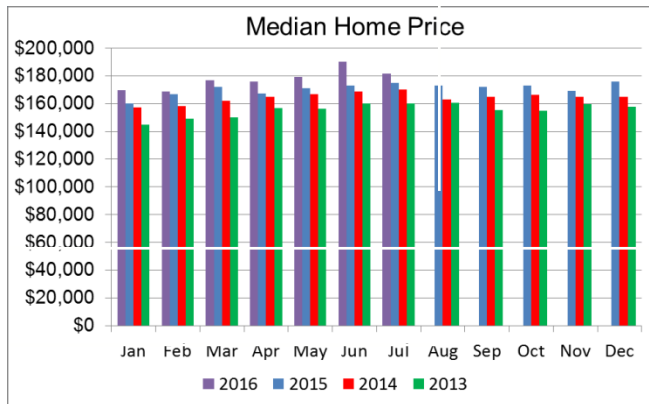
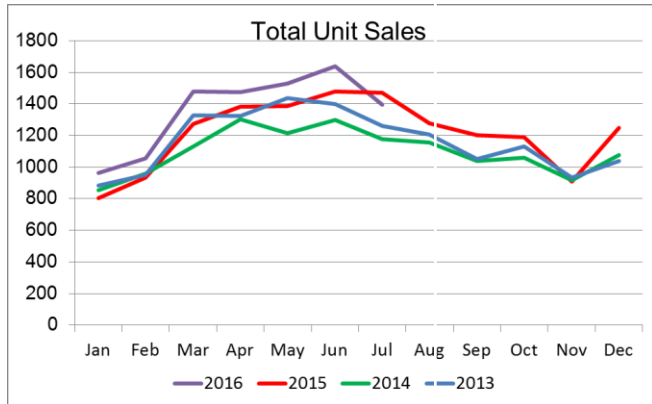
Sean Murphy
Executive Vice President
(520) 382-8792

Marc Lebowitz, RCE, CAE
CEO, MLSSAZ
(520) 327-4218

Tucson Residential Housing Market Monthly Statistics July 2016

Below are some highlights from the July Residential Sales Statistics:

- Total Sales Volume decreased 20.56%, going from \$384,524,826 in June to \$305,485,314 in July.
- The Average Sales Price of \$218,985 is a decrease of 6.72% from June's number of \$234,752 but an increase of 4% over July 2015.
- Average List Price of \$224,771 decreased 6.57% from June's number of \$240,584 but an increase of 3.69% over July 2015.
- Total Under Contract decreased by 7.50% since June.
- Total Unit Sales of 1,395 decreased 14.84% since June's number of 1,638.
- The Median Sales Price fell to \$181,500 this month from \$190,000 last month, a 4.47% decrease.
- New Listings decreased to 1,677 from 1,917 in June and are down 4.99% from July 2015.
- Total Active Listings of 3,936 is a decrease of 5.72% since June's number of 4,175.
- Average Days on Market of 50 is a significant decrease from 57 in June.
- Conventional loan sales of 39.3% exceeded Cash Sales of 21.6%.



Cathy Erchull
2016 MLSSAZ President

Eric Gibbs
2016 TAR President



The MLS of Southern Arizona is a wholly owned subsidiary of the Tucson Association of REALTORS®, dedicated to providing a reliable real estate database for members and the public. The Association represents the interests of 5,400 professionals in the real estate industry, and is affiliated with the National Association of REALTORS®. REALTOR® is a registered collective membership mark which may only be used by professionals who are members and subscribe to its strict code of ethics.

July 2016 Recap by Month and Year - % of Change

Total Sales Volume

| | <u>2016</u> | <u>2015</u> | <u>Annual % Change</u> |
|----------------|---------------|---------------|------------------------|
| July | \$305,485,314 | \$309,538,575 | -1.31% |
| June | \$384,524,826 | \$324,888,299 | 18.36% |
| Month % Change | -20.56% | -4.72% | |

Average Sales Price

| | <u>2016</u> | <u>2015</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| July | \$218,985 | \$210,570 | 4.00% |
| June | \$234,752 | \$219,370 | 7.01% |
| Month % Change | -6.72% | -4.01% | |

Average List Price

| | <u>2016</u> | <u>2015</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| July | \$224,771 | \$216,779 | 3.69% |
| June | \$240,584 | \$226,206 | 6.36% |
| Month % Change | -6.57% | -4.17% | |

Total Under Contract

| | <u>2016</u> | <u>2015</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| July | 2,231 | 1,979 | 12.73% |
| June | 2,412 | 2,114 | 14.10% |
| Month % Change | -7.50% | -6.39% | |

Total Unit Sales

| | <u>2016</u> | <u>2015</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| July | 1,395 | 1,470 | -5.10% |
| June | 1,638 | 1,481 | 10.60% |
| Month % Change | -14.84% | -0.74% | |

Median Sales Price

| | <u>2016</u> | <u>2015</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| July | \$181,500 | \$175,000 | 3.71% |
| June | \$190,000 | \$173,000 | 9.83% |
| Month % Change | -4.47% | 1.16% | |

New Listings

| | <u>2016</u> | <u>2015</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| July | 1,677 | 1,765 | -4.99% |
| June | 1,917 | 1,976 | -2.99% |
| Month % Change | -12.52% | -10.68% | |

Active Listings

| | <u>2016</u> | <u>2015</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| July | 3,936 | 4,798 | -17.97% |
| June | 4,175 | 4,992 | -16.37% |
| Month % Change | -5.72% | -3.89% | |

July 2016 - Active and Sold by Zip Code

| <u>Zip Code</u> | <u># Active</u> | <u># Sold</u> | <u>%</u> | <u>Zip Code</u> | <u># Active</u> | <u># Sold</u> | <u>%</u> | <u>Zip Code</u> | <u># Active</u> | <u># Sold</u> | <u>%</u> | <u>Zip Code</u> | <u># Active</u> | <u># Sold</u> | <u>%</u> |
|-----------------|-----------------|---------------|----------|-----------------|-----------------|---------------|----------|-----------------|-----------------|---------------|----------|-----------------|-----------------|---------------|----------|
| 85143 | 0 | 0 | 0.00% | 85645 | 0 | 0 | 0.00% | 85713 | 120 | 46 | 38.33% | 85740 | 0 | 0 | 0.00% |
| 85145 | 13 | 4 | 30.77% | 85648 | 0 | 0 | 0.00% | 85714 | 13 | 8 | 61.54% | 85741 | 60 | 40 | 66.67% |
| 85245 | 0 | 0 | 0.00% | 85653 | 56 | 24 | 42.86% | 85715 | 71 | 39 | 54.93% | 85742 | 138 | 48 | 34.78% |
| 85601 | 1 | 0 | 0.00% | 85654 | 0 | 0 | 0.00% | 85716 | 117 | 49 | 41.88% | 85743 | 128 | 60 | 46.88% |
| 85602 | 4 | 0 | 0.00% | 85658 | 177 | 30 | 16.95% | 85717 | 0 | 0 | 0.00% | 85745 | 123 | 47 | 38.21% |
| 85611 | 0 | 0 | 0.00% | 85701 | 22 | 4 | 18.18% | 85718 | 284 | 49 | 17.25% | 85746 | 74 | 40 | 54.05% |
| 85614 | 153 | 47 | 30.72% | 85704 | 118 | 49 | 41.53% | 85719 | 116 | 39 | 33.62% | 85747 | 79 | 52 | 65.82% |
| 85616 | 0 | 0 | 0.00% | 85705 | 75 | 30 | 40.00% | 85730 | 67 | 46 | 68.66% | 85748 | 92 | 35 | 38.04% |
| 85619 | 28 | 0 | 0.00% | 85706 | 48 | 24 | 50.00% | 85734 | 0 | 0 | 0.00% | 85749 | 129 | 25 | 19.38% |
| 85622 | 44 | 8 | 18.18% | 85709 | 0 | 0 | 0.00% | 85735 | 47 | 10 | 21.28% | 85750 | 230 | 63 | 27.39% |
| 85623 | 15 | 1 | 6.67% | 85710 | 105 | 72 | 68.57% | 85736 | 42 | 4 | 9.52% | 85755 | 190 | 58 | 30.53% |
| 85629 | 179 | 60 | 33.52% | 85711 | 105 | 41 | 39.05% | 85737 | 150 | 56 | 37.33% | 85756 | 51 | 29 | 56.86% |
| 85641 | 149 | 58 | 38.93% | 85712 | 84 | 43 | 51.19% | 85739 | 158 | 31 | 19.62% | 85757 | 80 | 26 | 32.50% |

NOTE:

85637- 1 active listing

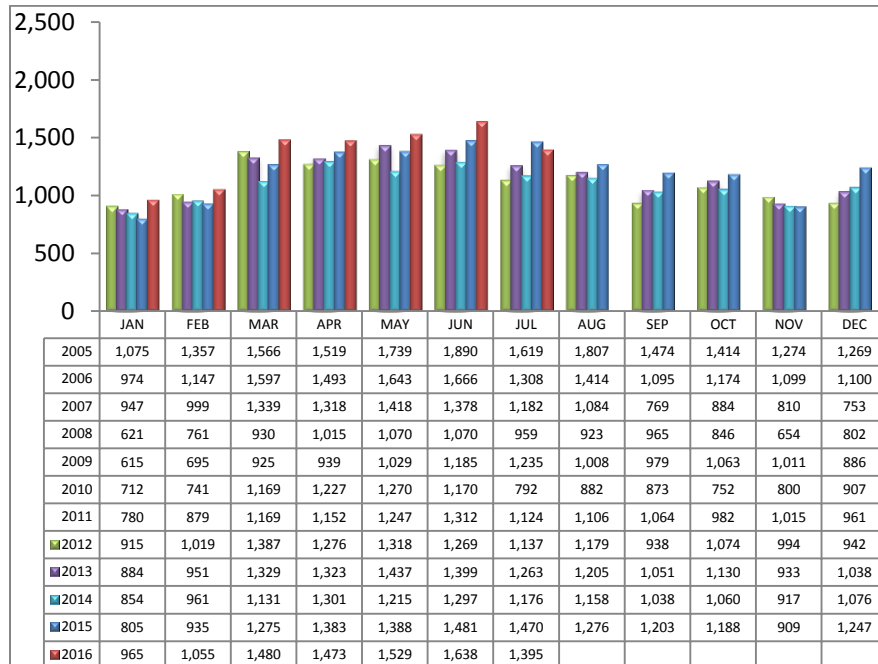
| Residential Listing Statistics | | | | | | | Active Listings | | Days on Market | | |
|---------------------------------------|---------------|------------------|------------|-----------------|-----------------|------------|---------------------|------------|----------------------|-----|--|
| | Total Active | Total Contingent | Total Capa | Total Pending | Total Inventory | Total Sold | Area | # Per Area | of Units Sold | | |
| Under \$29,999 | 18 | 7 | 1 | 0 | 26 | 7 | C | 494 | 1 -30 Days | 770 | |
| \$30,000 to \$39,999 | 24 | 3 | 1 | 4 | 32 | 8 | E | 197 | 31-60 Days | 246 | |
| \$40,000 to \$49,999 | 47 | 11 | 0 | 3 | 61 | 15 | N | 554 | 61 - 90 Days | 138 | |
| \$50,000 to \$59,999 | 56 | 17 | 4 | 4 | 81 | 22 | NE | 209 | 91-120 Days | 81 | |
| \$60,000 to \$69,999 | 55 | 20 | 6 | 8 | 89 | 22 | NW | 1074 | 121 - 180 Days | 88 | |
| \$70,000 to \$79,999 | 56 | 25 | 2 | 7 | 90 | 31 | S | 119 | Over 180 Days | 72 | |
| \$80,000 to \$89,999 | 80 | 25 | 5 | 16 | 126 | 30 | SE | 238 | Avg. Days on Market | | |
| \$90,000 to \$99,999 | 78 | 54 | 7 | 13 | 152 | 27 | SW | 249 | 50 | | |
| \$100,000 to \$119,999 | 156 | 124 | 22 | 24 | 326 | 80 | W | 196 | Avg. Sold Price | | |
| \$120,000 to \$139,999 | 228 | 174 | 30 | 44 | 476 | 146 | XNE | 28 | \$218,985 | | |
| \$140,000 to \$159,999 | 239 | 210 | 27 | 31 | 507 | 142 | XNW | 38 | Median Sale Price | | |
| \$160,000 to \$179,999 | 313 | 180 | 21 | 40 | 554 | 155 | XS | 295 | \$181,500 | | |
| \$180,000 to \$199,999 | 254 | 134 | 11 | 28 | 427 | 131 | XSW | 203 | New Listings | | |
| \$200,000 to \$249,999 | 481 | 235 | 19 | 70 | 805 | 195 | XW | 42 | 1,677 | | |
| \$250,000 to \$299,999 | 418 | 151 | 6 | 42 | 617 | 127 | Sold Units per Area | | Sales Volume by Area | | |
| \$300,000 to \$399,999 | 513 | 157 | 6 | 46 | 722 | 132 | C | 204 | \$37,783,686 | | |
| \$400,000 to \$499,999 | 267 | 43 | 1 | 9 | 320 | 67 | E | 108 | \$18,706,798 | | |
| \$500,000 to \$749,999 | 349 | 48 | 1 | 17 | 415 | 41 | N | 125 | \$48,777,833 | | |
| \$750,000 to \$999,999 | 165 | 15 | 1 | 7 | 188 | 11 | NE | 67 | \$20,242,390 | | |
| \$1,000,000 and over | 139 | 9 | 0 | 5 | 153 | 6 | NW | 356 | \$88,123,393 | | |
| | | | | | | | S | 71 | \$9,257,114 | | |
| | | | | | | | SE | 131 | \$25,663,153 | | |
| | | | | | | | SW | 84 | \$12,326,584 | | |
| | | | | | | | W | 79 | \$16,019,163 | | |
| | | | | | | | XNE | 0 | \$0 | | |
| | | | | | | | XNW | 18 | \$2,210,590 | | |
| | | | | | | | XS | 101 | \$19,938,485 | | |
| | | | | | | | XSW | 42 | \$5,339,425 | | |
| | | | | | | | XW | 9 | \$1,096,700 | | |
| Totals | 3,936 | 1,642 | 171 | 418 | 6,167 | 1,395 | | | | | |
| | | | | | | | | | | | |
| | Jul-16 | Jul-15 | % Change | YTD 2016 | YTD 2015 | % Change | Total Volume | | \$305,485,314 | | |
| Home Sales Volume | \$305,485,314 | \$309,538,575 | -1.31% | \$2,085,197,306 | \$1,845,044,397 | 13.02% | | | | | |
| Home Sales Units | 1,395 | 1,470 | -5.10% | 9,535 | 8,737 | 9.13% | | | | | |
| Average Sales Price (All Residential) | \$218,985 | \$210,570 | 4.00% | \$222,056 | \$213,202 | 4.15% | | | | | |
| Median Sales Price | \$181,500 | \$175,000 | 3.71% | \$182,452 | \$173,114 | 5.39% | | | | | |
| Average Days on Market: | 50 | 61 | -18.03% | 54 | 62 | -12.90% | | | | | |
| Average List Price for Sold: | \$224,771 | \$216,779 | 3.69% | \$227,659 | \$219,661 | 3.64% | | | | | |
| SP/LP % | 97.43% | 97.14% | | 97.54% | 97.06% | | | | | | |
| Total Under Contract | 2,231 | 1,979 | 12.73% | | | | | | | | |
| Active Listings | 3,936 | 4,798 | -17.97% | | | | | | | | |
| New Listings | 1,677 | 1,765 | -4.99% | | | | | | | | |

| Types of Financing | | Totals |
|--------------------|--|--------|
| FHA | | 323 |
| VA | | 189 |
| Other | | 27 |
| Cash | | 301 |
| Conventional | | 549 |
| Cash/Loan | | 0 |
| Carryback | | 6 |

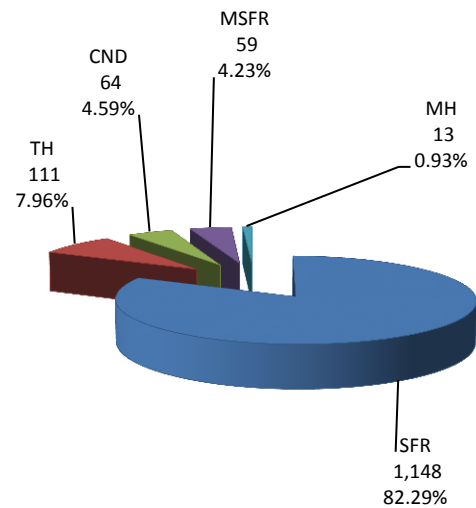
| Types of Financing | Totals |
|--------------------|--------|
| FHA | 323 |
| VA | 189 |
| Other | 27 |
| Cash | 301 |
| Conventional | 549 |
| Cash/Loan | 0 |
| Carryback | 6 |

Please note: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the Multiple Listing Service of Southern Arizona guarantees nor is in any way responsible for its accuracy.

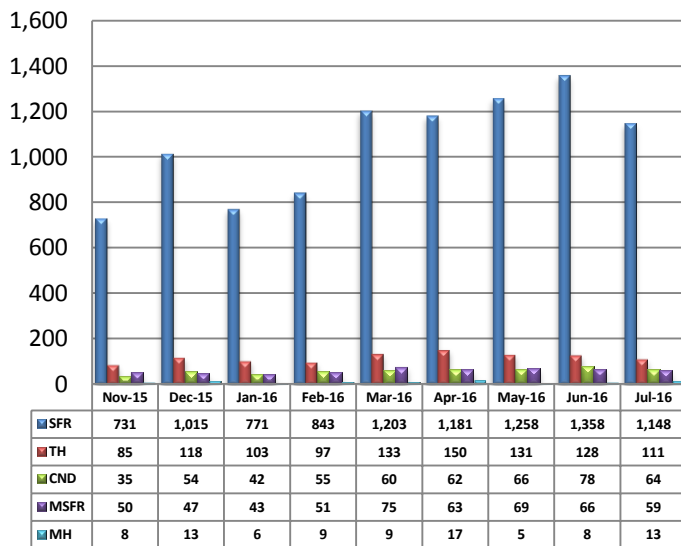
Total Unit Sales - July 2016



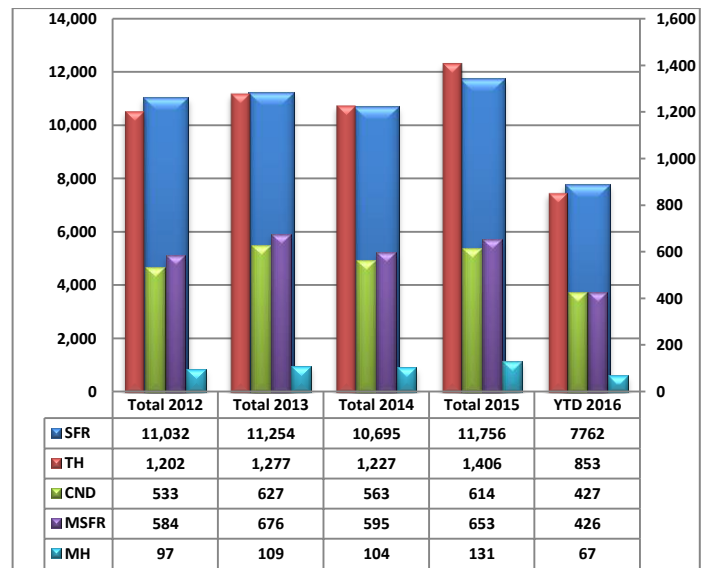
Unit Sales - Breakdown by Type



Total Unit Sales By Type - Monthly Comparison

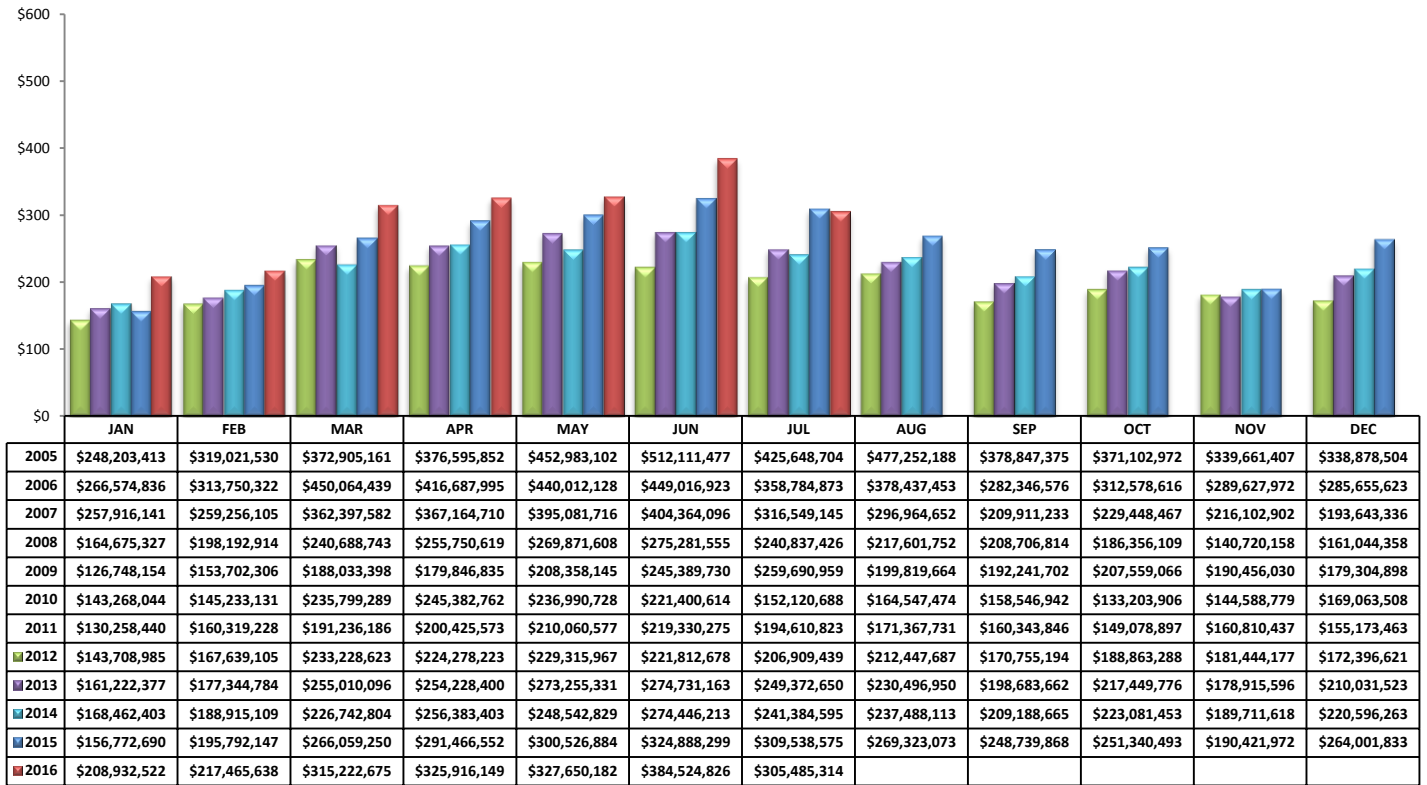


YTD Annual Comparison - Breakdown by Type

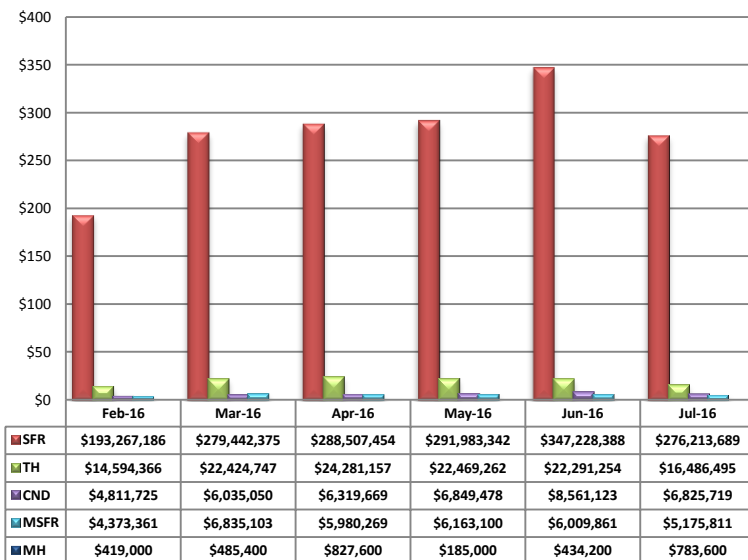


PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

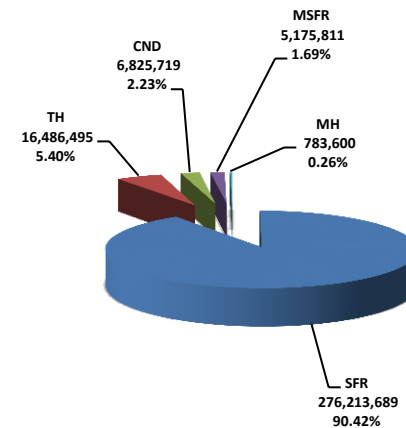
Total Sales Volume - July 2016



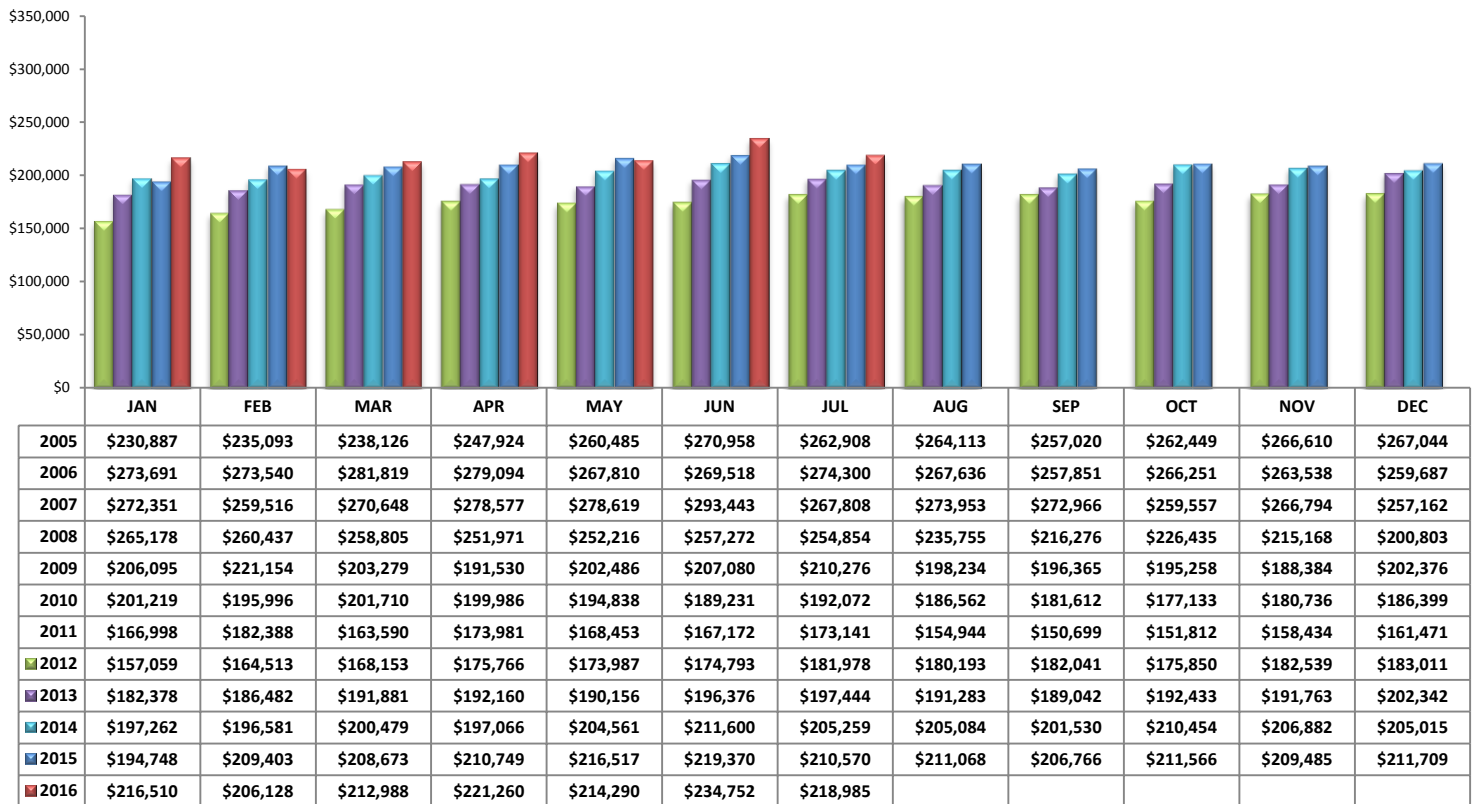
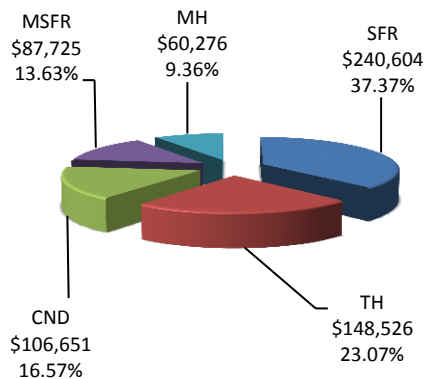
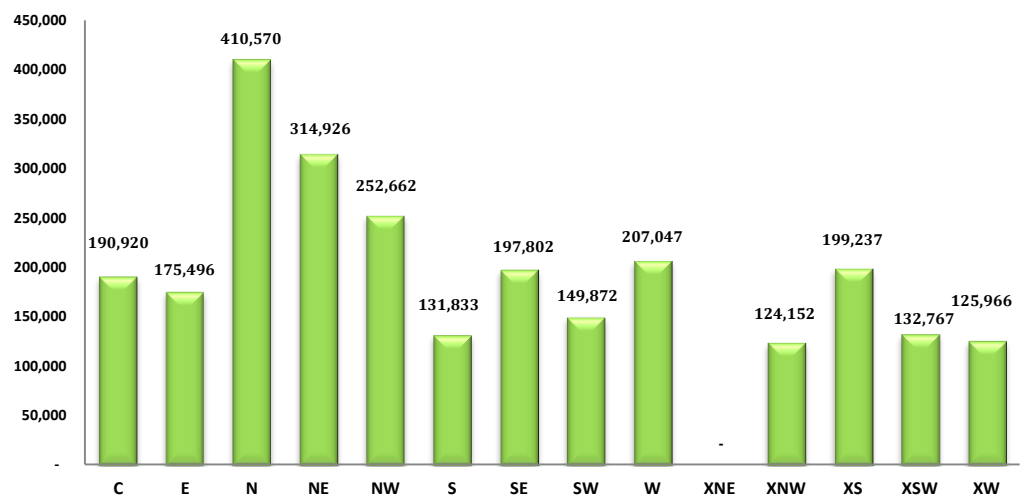
Total Sales Volume By Type - Monthly Comparison



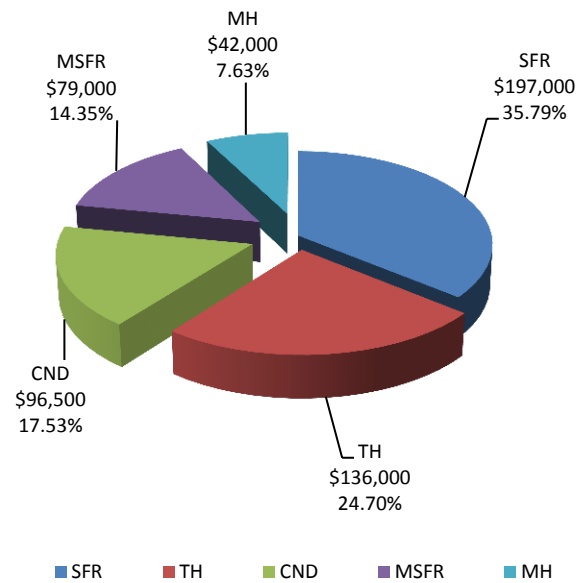
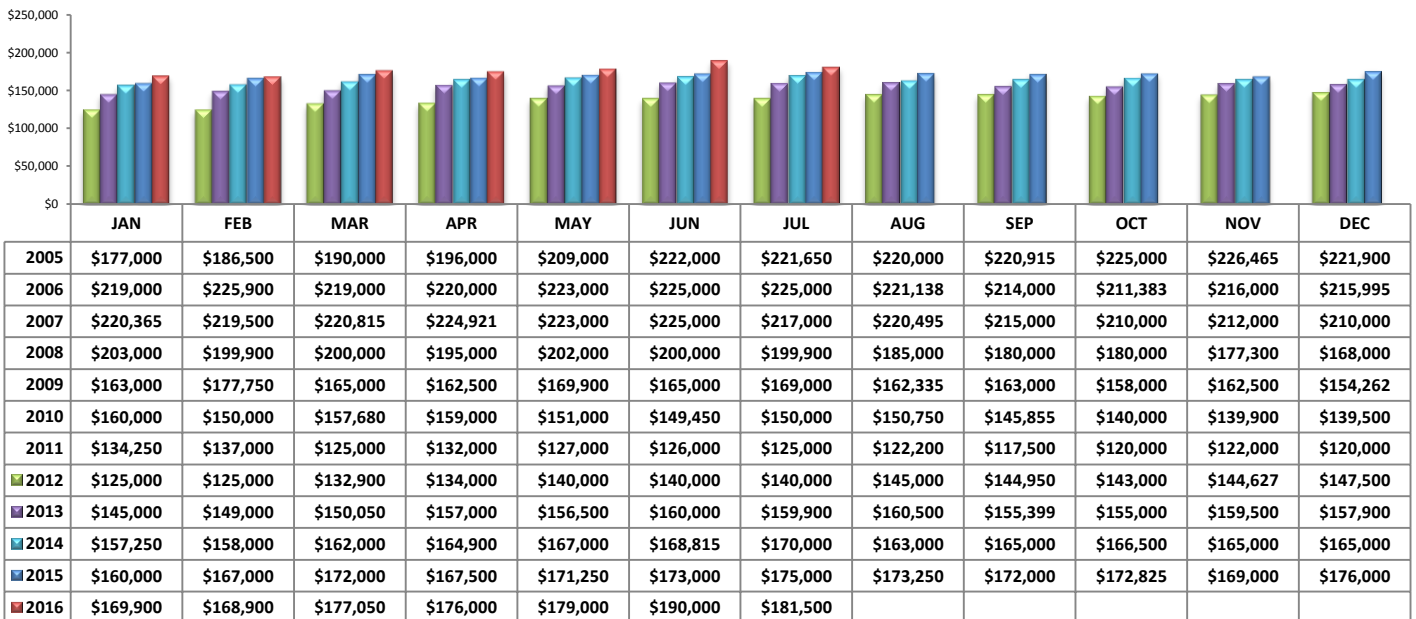
Monthly Volume by Type



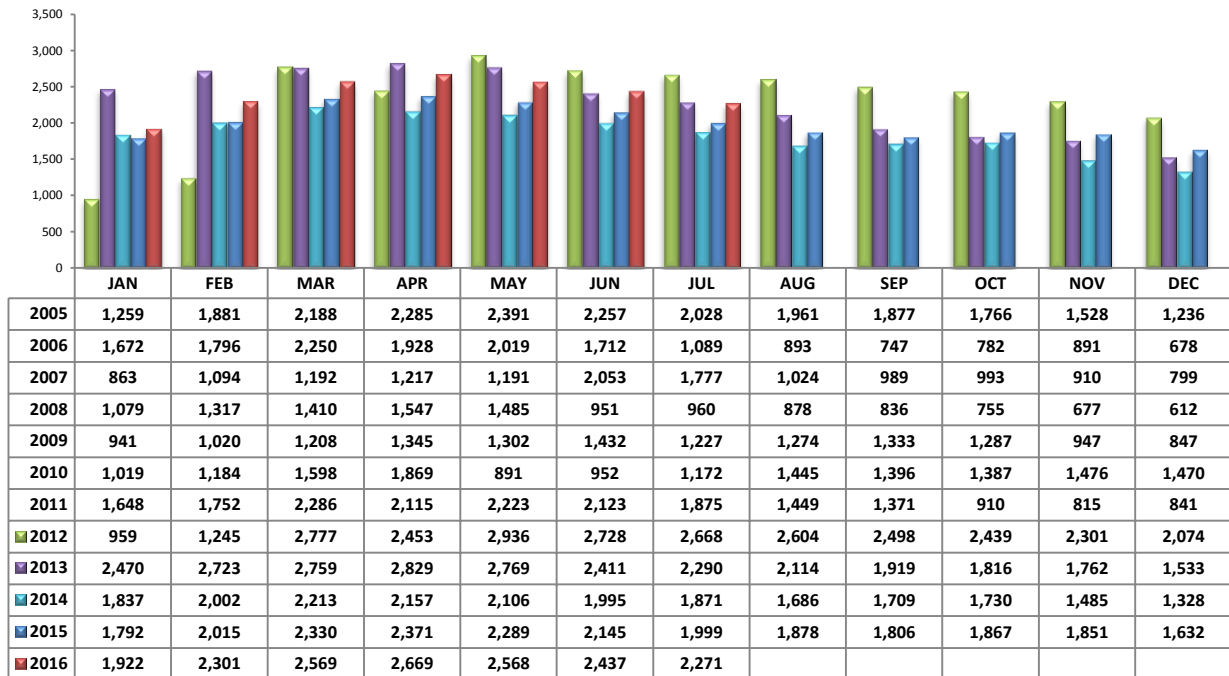
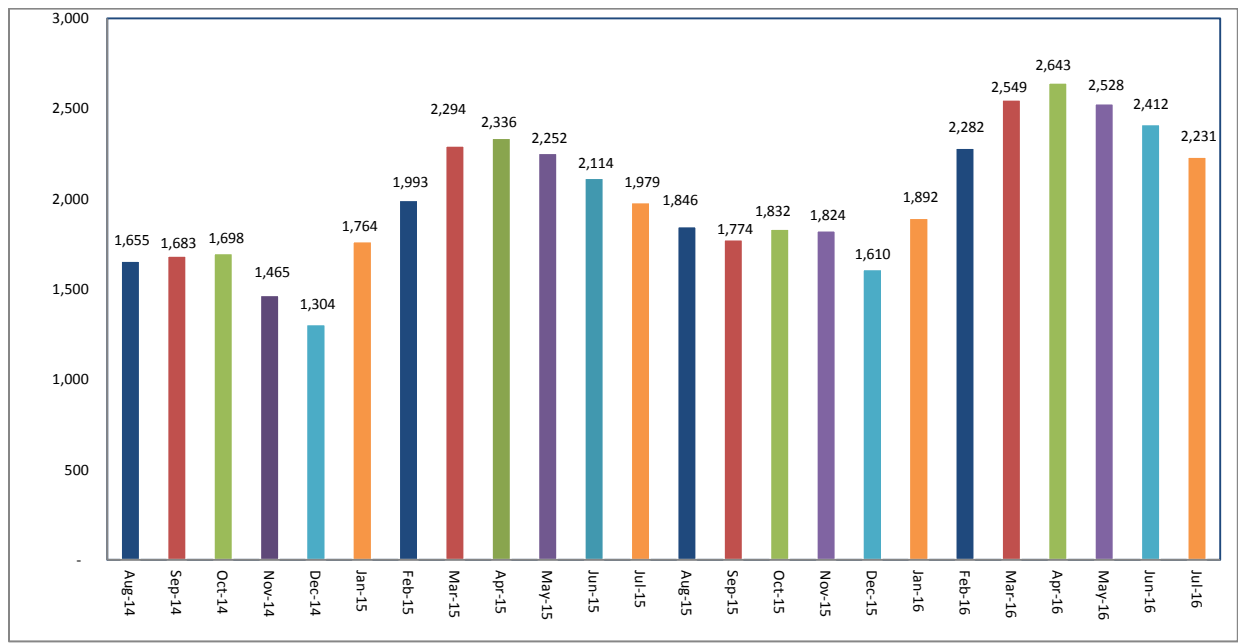
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

Average Sales Price – July 2016**Average Sales Price by Type – July 2016****Average "Listing" Price per Area – July 2016**

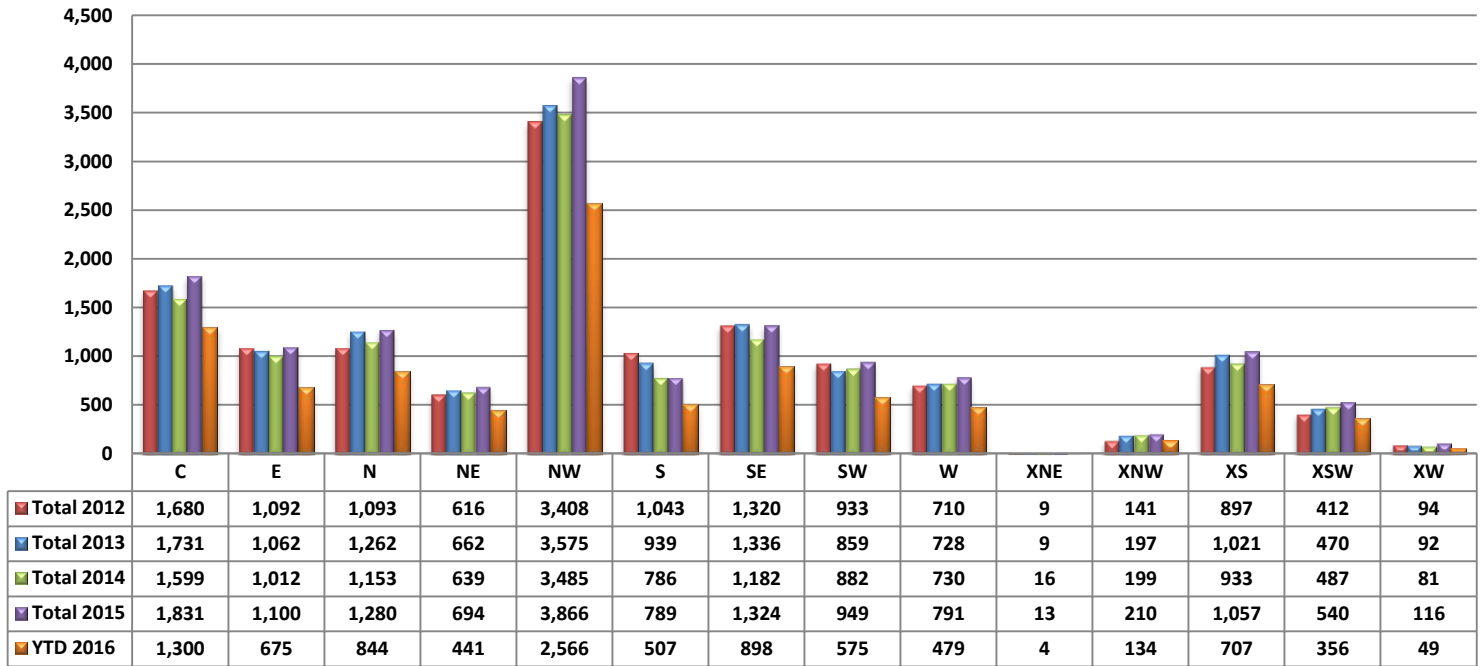
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

Median Sale Price – by Type**Median Sale Price – July 2016**

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

Newly Under Contract During The Month**Total Listings Still Under Contract At The End of The Month**

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

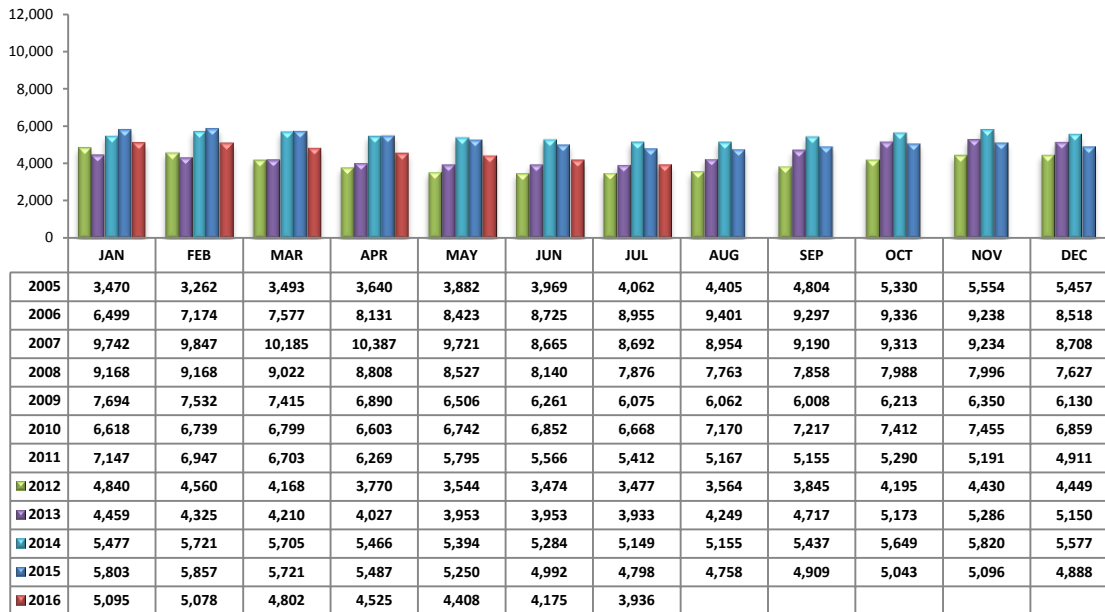
Number of Sold Listings by Area - Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

| | 0-2 Bedrooms | 3 Bedrooms | 4 Bedrooms | 5+ Bedrooms | All Bedrooms |
|-----|--------------|------------|------------|-------------|--------------|
| C | \$126,539 | \$197,298 | \$250,751 | \$313,800 | \$185,214 |
| E | \$97,600 | \$167,059 | \$198,548 | \$232,500 | \$173,211 |
| N | \$186,761 | \$387,646 | \$492,983 | \$601,938 | \$390,222 |
| NE | \$104,461 | \$285,046 | \$357,906 | \$575,812 | \$302,125 |
| NW | \$215,615 | \$216,026 | \$303,487 | \$345,455 | \$247,537 |
| S | \$73,477 | \$122,681 | \$170,868 | \$146,333 | \$130,381 |
| SE | \$124,176 | \$177,396 | \$227,431 | \$280,243 | \$195,901 |
| SW | \$63,441 | \$145,547 | \$179,078 | \$202,272 | \$146,745 |
| W | \$104,055 | \$188,429 | \$290,341 | \$377,500 | \$202,774 |
| XNE | \$0 | \$0 | \$0 | \$0 | \$0 |
| XNW | \$15,300 | \$125,272 | \$141,687 | \$0 | \$122,810 |
| XS | \$136,807 | \$190,228 | \$206,691 | \$291,490 | \$197,410 |
| XSW | \$115,012 | \$147,714 | \$255,000 | \$0 | \$127,129 |
| XW | \$104,266 | \$113,475 | \$165,000 | \$0 | \$121,855 |

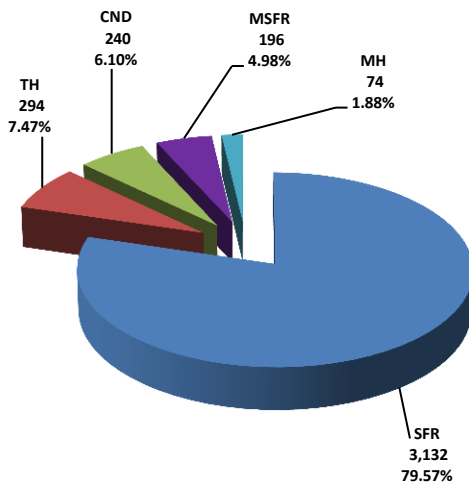
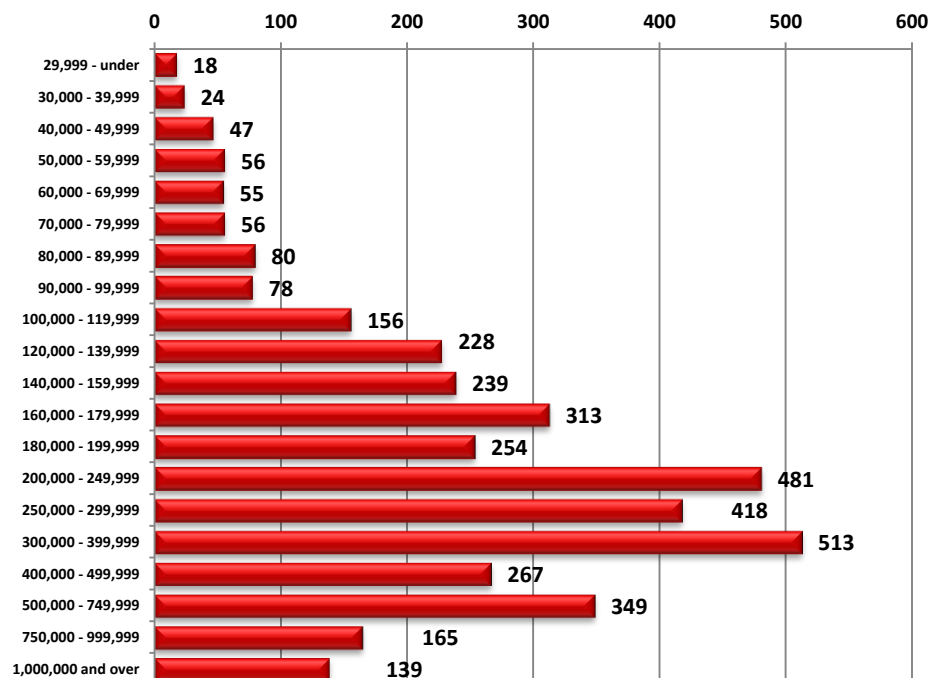
Units Sold per Area by # of Bedrooms

| | 0-2 Bedrooms | 3 Bedrooms | 4 Bedrooms | 5+ Bedrooms | All Bedrooms |
|-----|--------------|------------|------------|-------------|--------------|
| C | 68 | 98 | 33 | 5 | 204 |
| E | 10 | 57 | 39 | 2 | 108 |
| N | 37 | 33 | 37 | 18 | 125 |
| NE | 13 | 30 | 16 | 8 | 67 |
| NW | 71 | 166 | 99 | 20 | 356 |
| S | 6 | 46 | 16 | 3 | 71 |
| SE | 13 | 61 | 52 | 5 | 131 |
| SW | 12 | 41 | 29 | 2 | 84 |
| W | 14 | 44 | 19 | 2 | 79 |
| XNE | 0 | 0 | 0 | 0 | 0 |
| XNW | 1 | 13 | 4 | 0 | 18 |
| XS | 20 | 39 | 29 | 13 | 101 |
| XSW | 33 | 7 | 2 | 0 | 42 |
| XW | 3 | 4 | 2 | 0 | 9 |

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

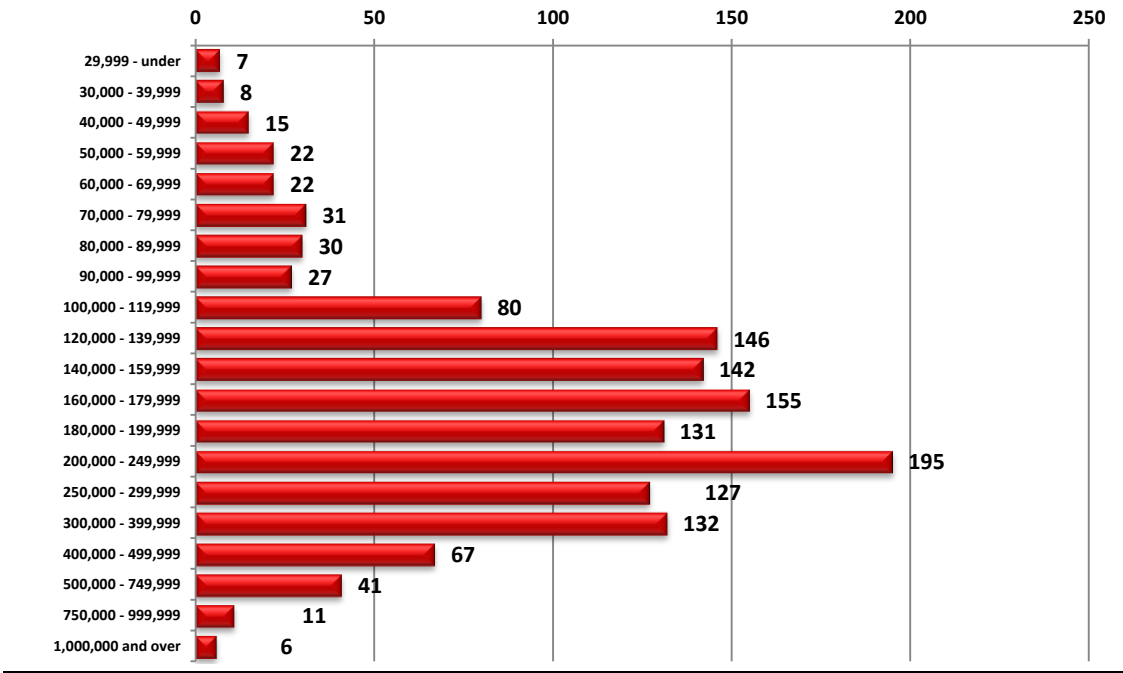
Active Listings

| Area | # of Listings |
|------|---------------|
| C | 494 |
| E | 197 |
| N | 554 |
| NE | 209 |
| NW | 1074 |
| S | 119 |
| SE | 238 |
| SW | 249 |
| W | 196 |
| XNE | 28 |
| XNW | 38 |
| XS | 295 |
| XSW | 203 |
| XW | 42 |

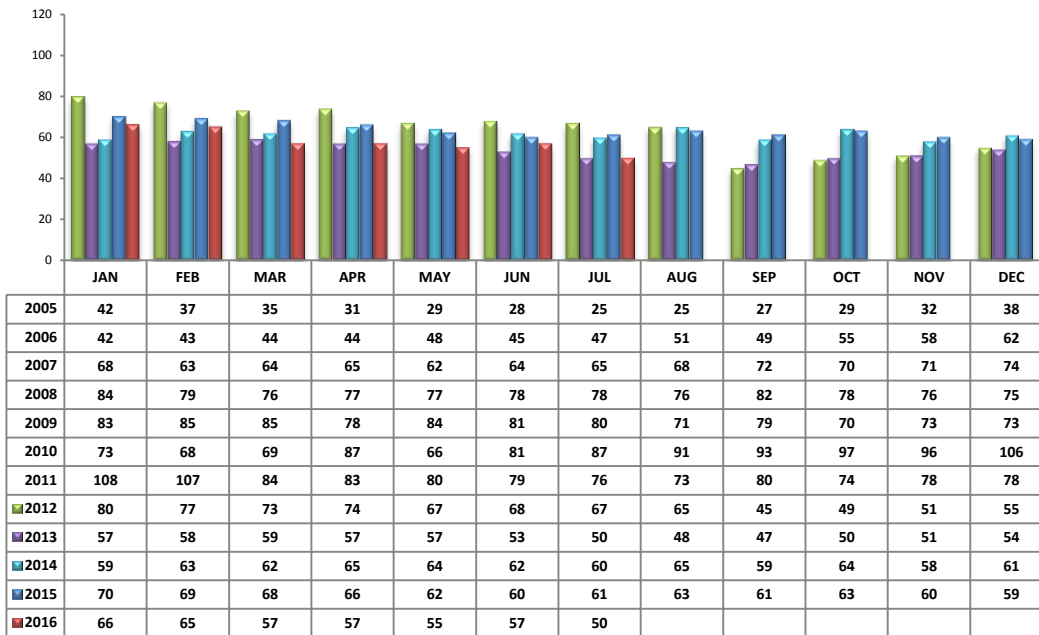
Active Listings Unit Breakdown**Active Listings Price Breakdown**

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

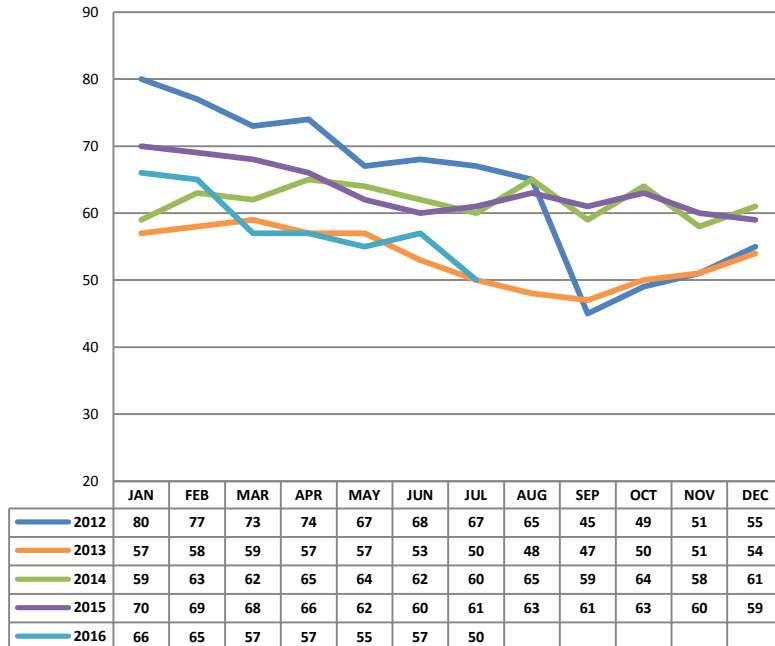
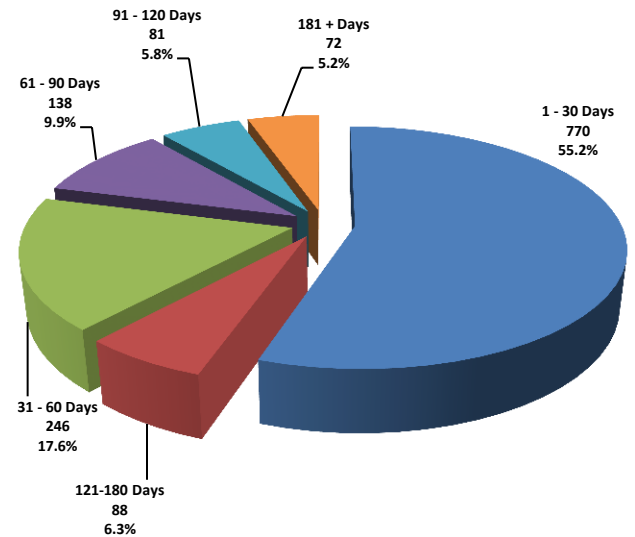
Sold Price Breakdown



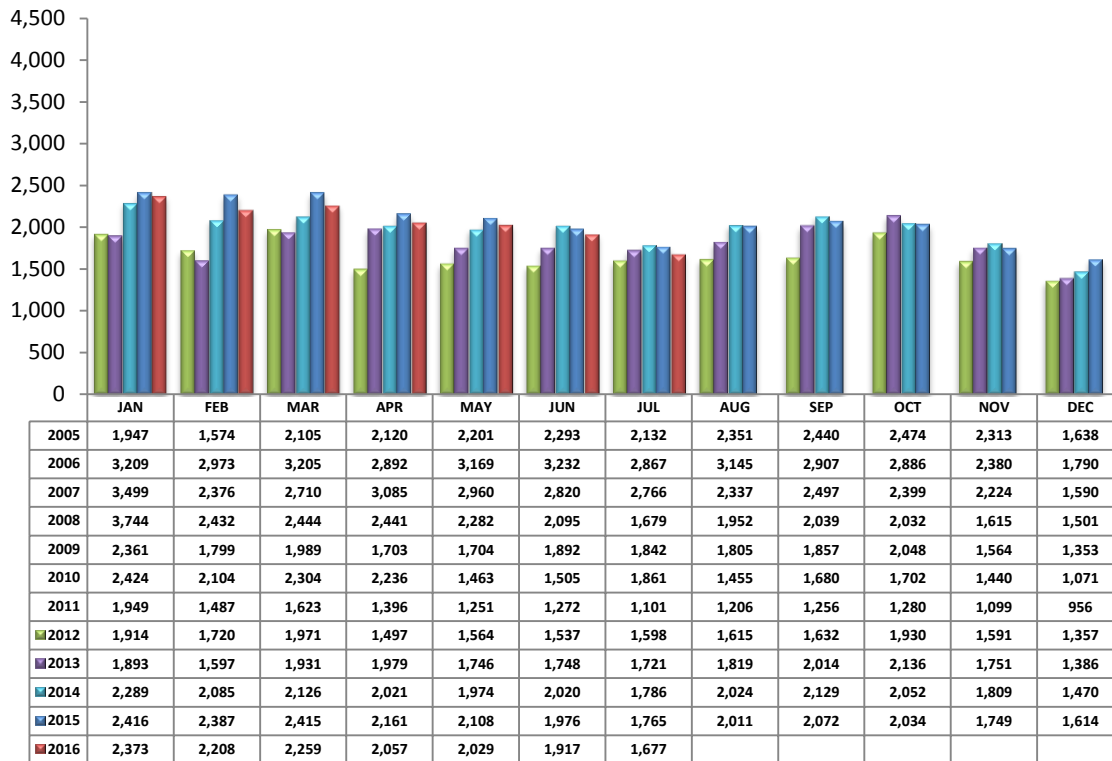
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

Average Days on Market/Listing - July 2016

| Area | Avg. DOM |
|------|----------|
| C | 41 |
| E | 45 |
| N | 77 |
| NE | 56 |
| NW | 45 |
| S | 21 |
| SE | 43 |
| SW | 73 |
| W | 45 |
| XNE | 0 |
| XNW | 73 |
| XS | 55 |
| XSW | 76 |
| XW | 48 |

Annual Comparison - Average Days on Market**Average Days on Market/Listing Breakdown**

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.

New Listings – July 2016

| Area | # of Listings |
|------|---------------|
| C | 243 |
| E | 133 |
| N | 157 |
| NE | 65 |
| NW | 442 |
| S | 84 |
| SE | 152 |
| SW | 105 |
| W | 81 |
| XNE | 4 |
| XNW | 18 |
| XS | 132 |
| XSW | 46 |
| XW | 15 |

*Includes properties that were re-listed

**Beginning July 2012, TAR/MLS implemented a change in the calculation of New Listings to include all new listings input to the MLS database. The changes are reflected above.

Misc. MLS Information

| Month | Expired | Cancelled | Temp Off Mkt. |
|-----------|---------|-----------|---------------|
| Oct 2015 | 200 | 326 | 41 |
| Nov 2015 | 165 | 318 | 67 |
| Dec 2015 | 296 | 310 | 51 |
| Jan 2016 | 198 | 413 | 58 |
| Feb 2016 | 155 | 354 | 42 |
| Mar 2016 | 167 | 355 | 50 |
| Apr 2016 | 190 | 387 | 57 |
| May 2016 | 199 | 348 | 65 |
| June 2016 | 175 | 329 | 69 |
| July 2016 | 158 | 320 | 68 |

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Multiple Listing Service of Southern Arizona. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® or Multiple Listing Service of Southern Arizona guarantees, or is in any way responsible for its accuracy.