

March
2006

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MLS Month in Review

Tucson Association of REALTORS® Multiple Listing Service, Inc.

The Voice for Real Estate® in Tucson
2445 N. Tucson Blvd. Tucson, Arizona, 85716



For Immediate Release: **April 11, 2006**

Contact: Paul Olson, President, (520) 791-2965
Rick Hodges, Chief Executive Officer (520) 382-8773

March 2006 Residential Home Sales

“Once again the numbers for March 2006 re-affirm just how great the Tucson Market has been for the last year. All the figures point to a stabilizing market. We are still seeing increasing sales volume along with a gentle rise in sales price this year. The average time on the market shows that last year at this time, real estate was really buzzing. This year we are seeing a fairly level Marketing Time, over the last 3 months at 44-45 days. It’s great to do real estate in Tucson.”

– Paul Olson, 2006 Tucson Association of REALTORS® Multiple Listing Service President

Home Sales Volume: Increased 16.62% from \$363,509,788 in March, 2005, to \$423,941,592 in March, 2006.

Home Sales Units: Decreased 1.57% from 1,525 units sold in March, 2005, to 1,501 units sold in March, 2006.

Average Sale Price (all residential types): Increased 18.49% from \$ 238,367 in March, 2005, to \$282,439 in March, 2006.

Median Sale Price (the price at which half the homes were sold above and half below): Increased 14.74% from \$ 190,000 in March, 2005, to \$218,000 in March, 2006.

Average Sale Price (single family residences): Increased 21.73% from \$252,542 in March, 2005, to \$307,412 in March, 2006.

Average Days on Market: Increased from 37 in March, 2005, to 45 in March, 2006, with 52.1% of all closed listings selling in the first 30 days on the market.

Pending contracts (transactions subject to contract but not yet closed escrow): Increased 2.83% from 2,188 in March, 2005, to 2,250 in March, 2006.

Active Listings: Increased 116.92% from 3,493 in March, 2005, to 7,577 in March, 2006.

New Listings: Increased 52.62% from the 2,105 listings added in March, 2005, to the 3,205 listings added during March, 2006.

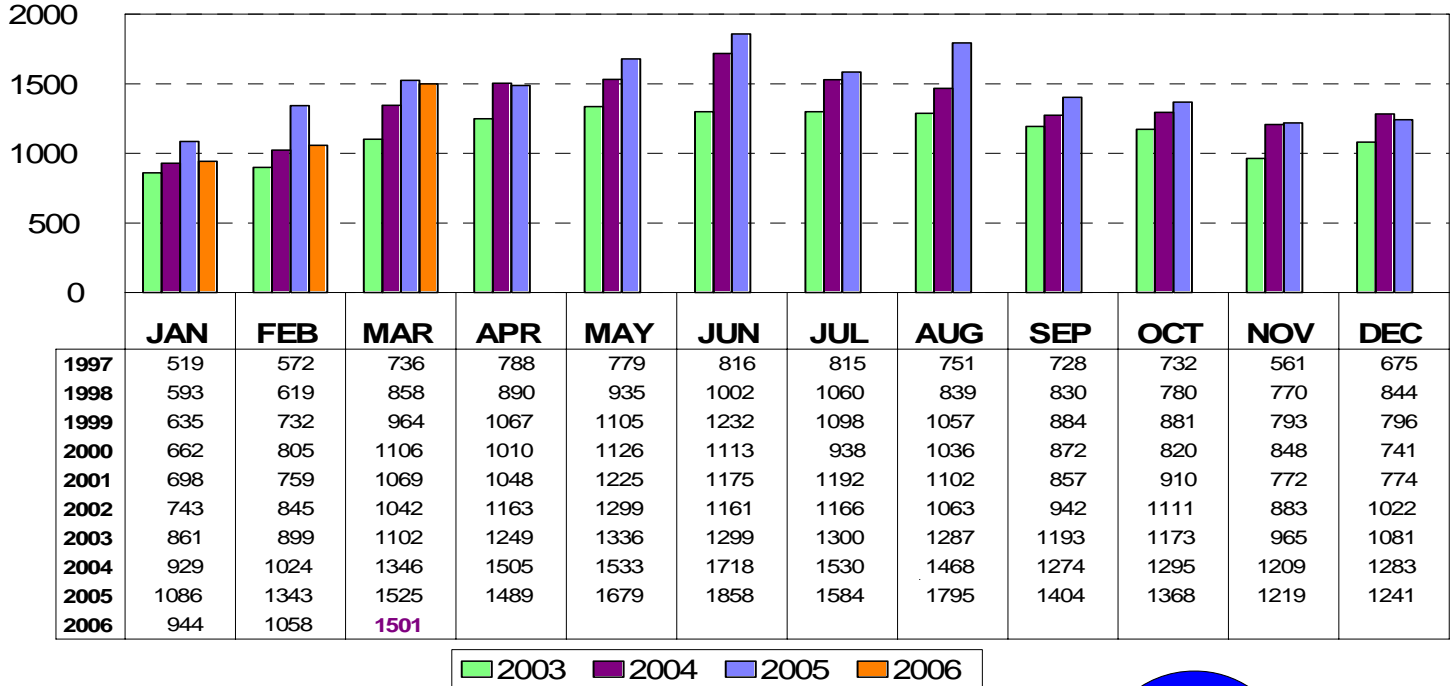
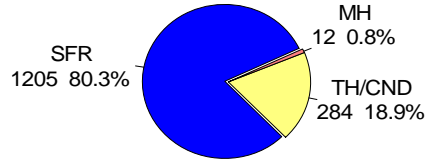
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RESIDENTIAL STATISTICS

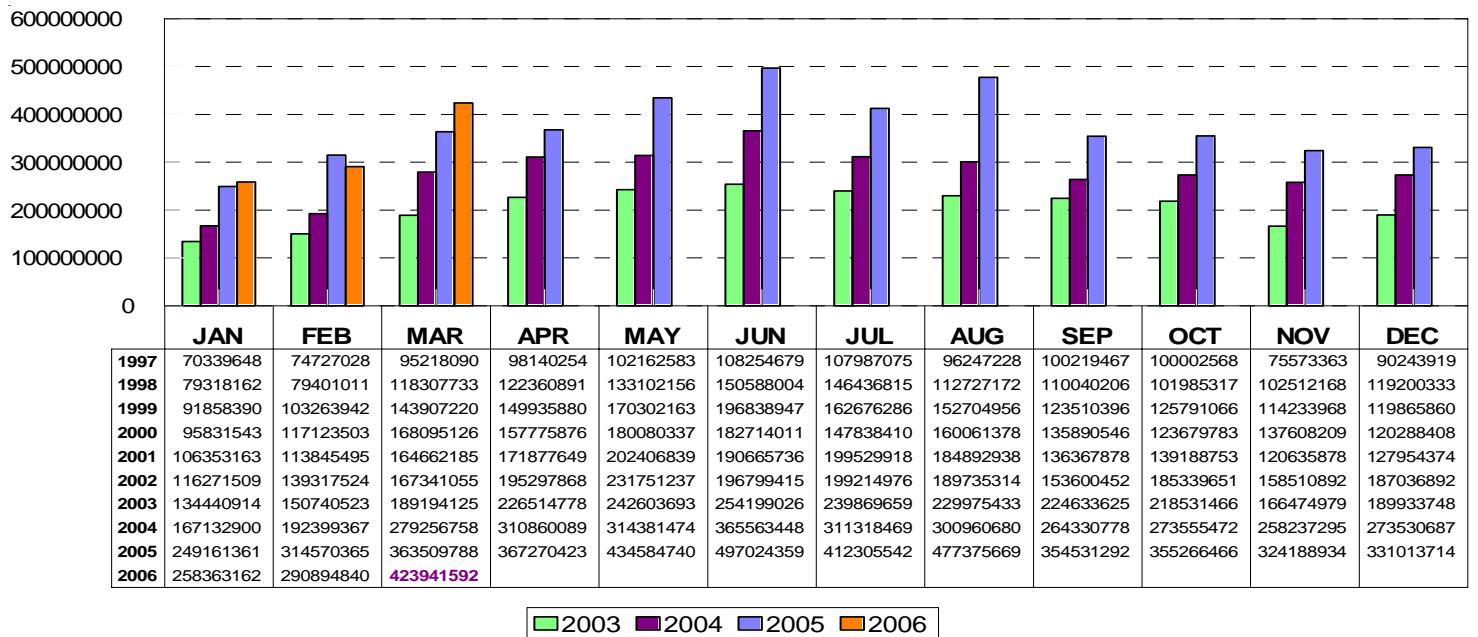
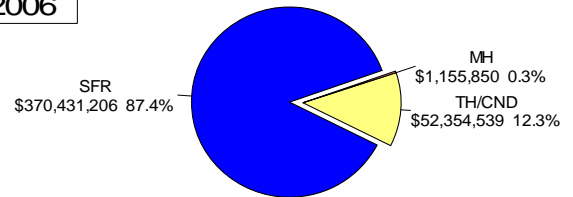
Total Unit Sales

March 2006: 1,501 Units



Total Sales Volume

March 2006: \$423,941,592

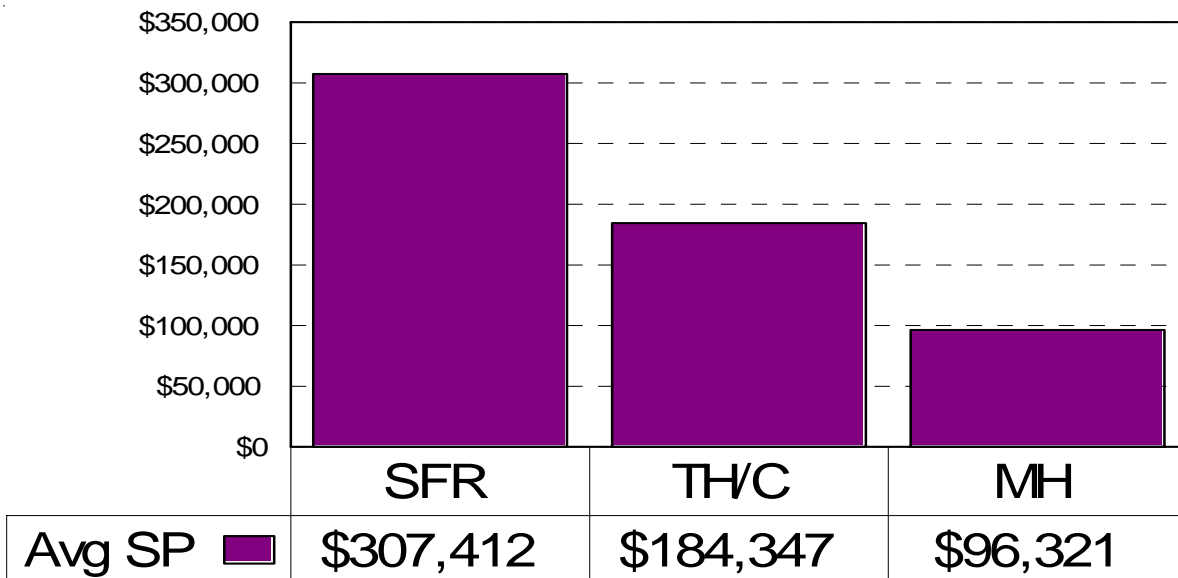
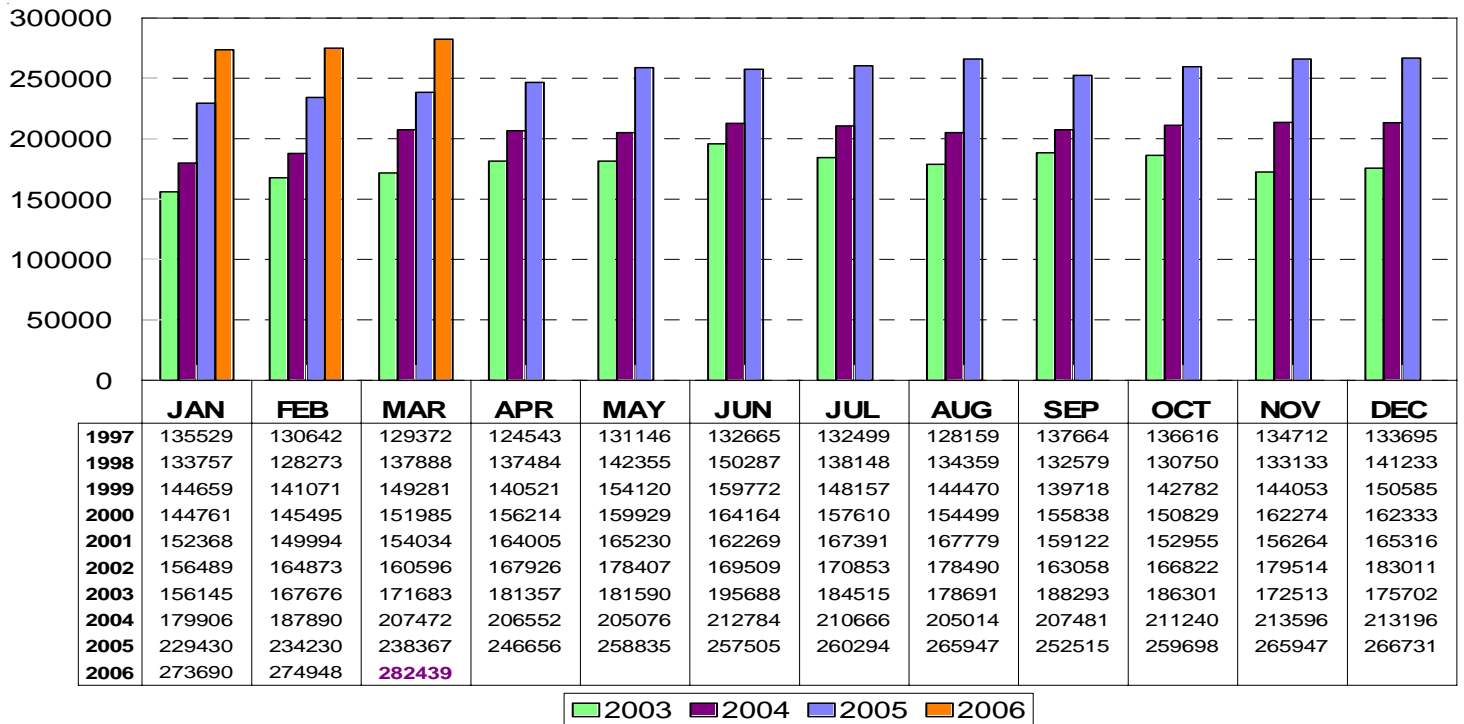


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RESIDENTIAL STATISTICS

Average Sale Price

March 2006: \$282,439



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AVERAGE SALE PRICE PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$271,129	\$469,614	\$879,553	\$1,855,556	\$567,636
NE	\$162,247	\$399,125	\$510,535	\$861,875	\$404,652
NW	\$234,877	\$278,337	\$413,749	\$525,333	\$314,315
XNW		\$139,666	\$226,974		\$163,172
C	\$171,353	\$218,811	\$351,966	\$518,600	\$218,789
E	\$130,250	\$228,085	\$285,478	\$324,950	\$224,339
S	\$111,681	\$156,572	\$177,685	\$146,500	\$150,899
SE	\$169,207	\$212,992	\$265,530	\$291,000	\$227,067
SW	\$130,833	\$176,338	\$222,971		\$179,631
XSW	\$191,675	\$225,933	\$283,000		\$212,610
XS	\$252,318	\$300,647	\$288,779	\$459,965	\$287,649
W	\$147,633	\$203,723	\$411,203	\$745,313	\$240,268
XW	\$121,800	\$138,467	\$144,450		\$132,389
CCO	\$118,968	\$209,042	\$143,500	\$1,150,000	\$193,484
CPI	\$373,219	\$326,268	\$227,050	\$446,000	\$339,437
CSC	\$471,167	\$384,250	\$359,000		\$407,800
PE		\$134,167	\$115,000		\$129,375
PS	\$85,000				\$85,000
MEX	\$125,000				\$125,000
TOTAL	\$195,776	\$251,002	\$389,779	\$856,229	\$282,439

NUMBER OF SOLD LISTINGS PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	58	51	34	9	152
NE	19	34	28	4	85
NW	52	147	82	6	287
XNW		19	7		26
C	92	100	26	3	221
E	28	62	36	2	128
S	16	61	11	3	91
SE	18	79	51	3	151
SW	23	54	30		107
XSW	11	12	1		24
XS	17	19	8	2	46
W	29	43	19	2	93
XW	4	3	2		9
CCO	14	12	2	1	29
CPI	16	15	4	1	36
CSC	3	6	1		10
PE		3	1		4
PS	1				1
MEX	1				1
TOTAL	402	720	343	36	1,501

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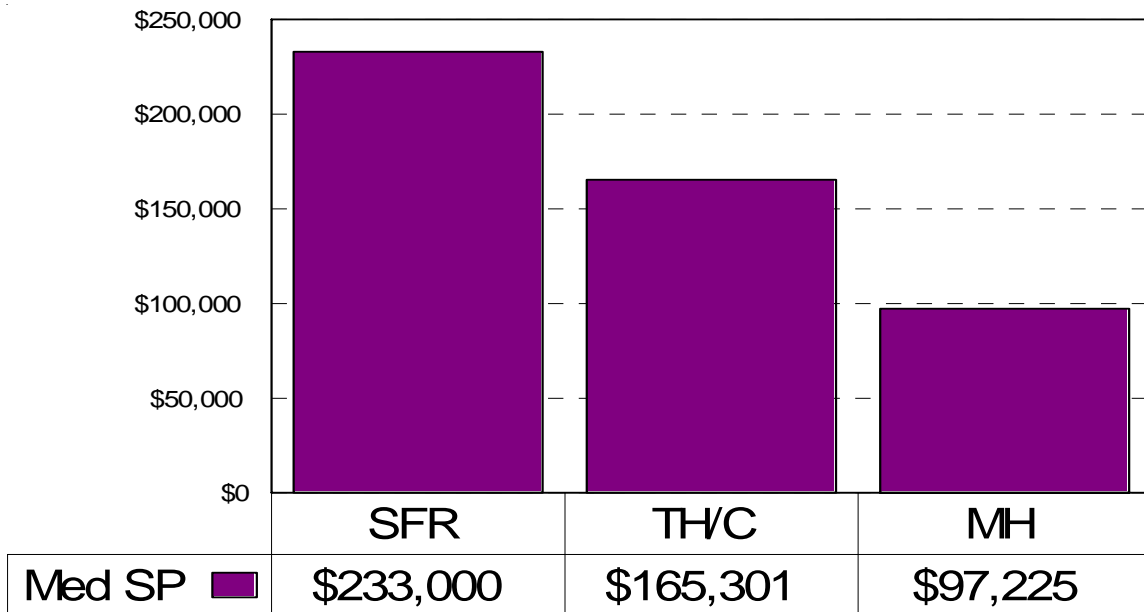
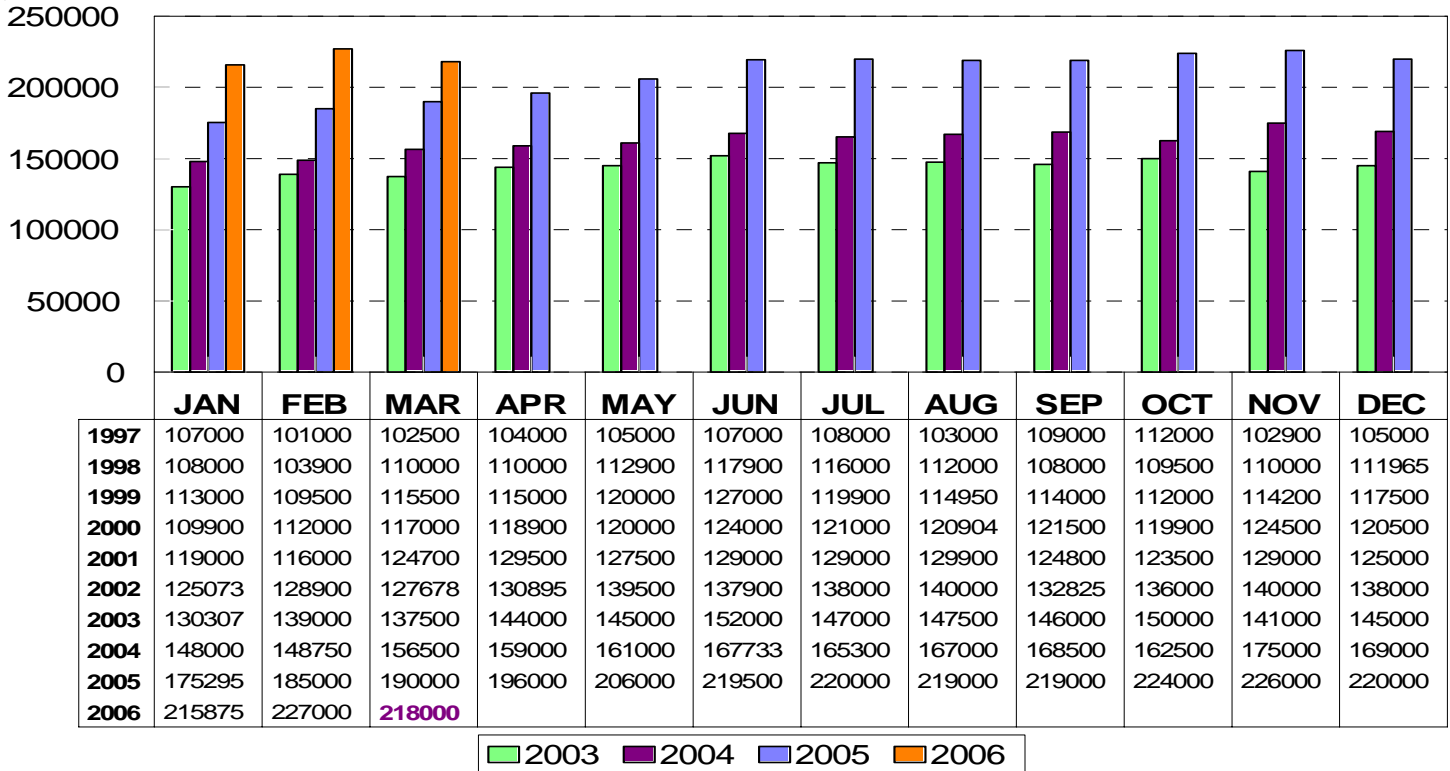
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RESIDENTIAL STATISTICS

Median Sale Price

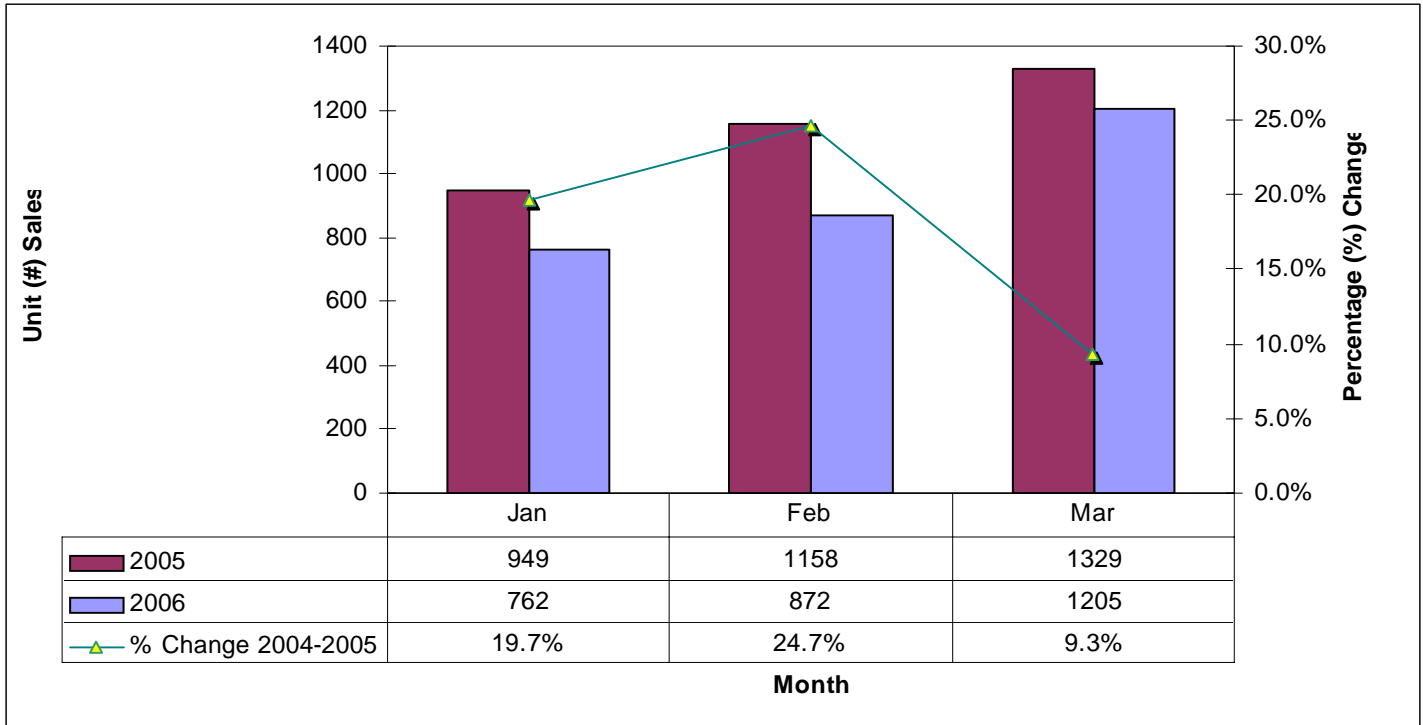
March 2006: \$218,000



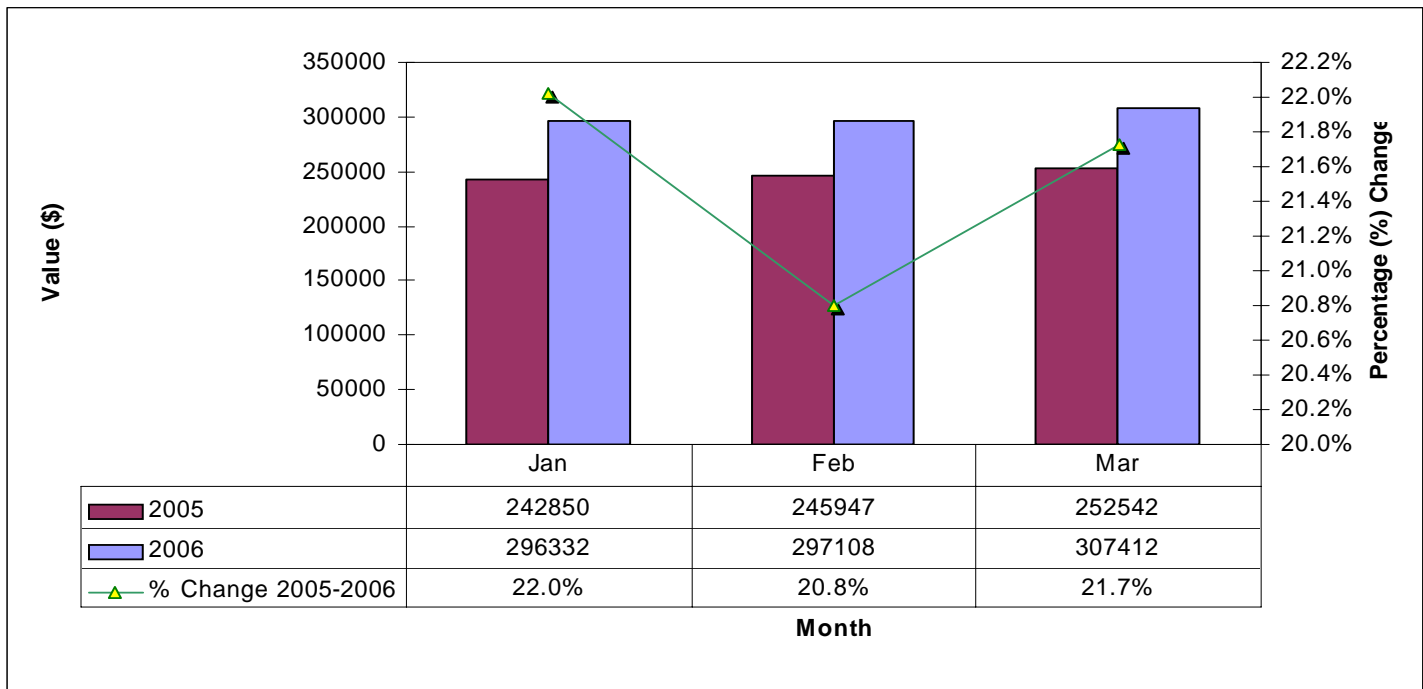
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% Change: SFR Unit Sales



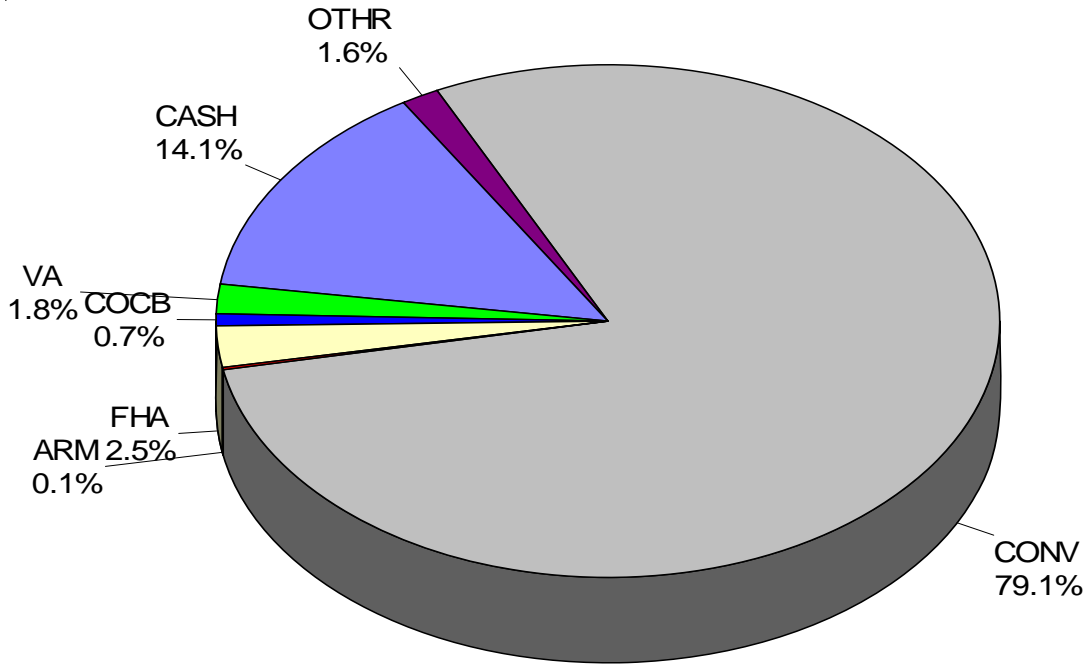
% Change: SFR Avg Sale Price



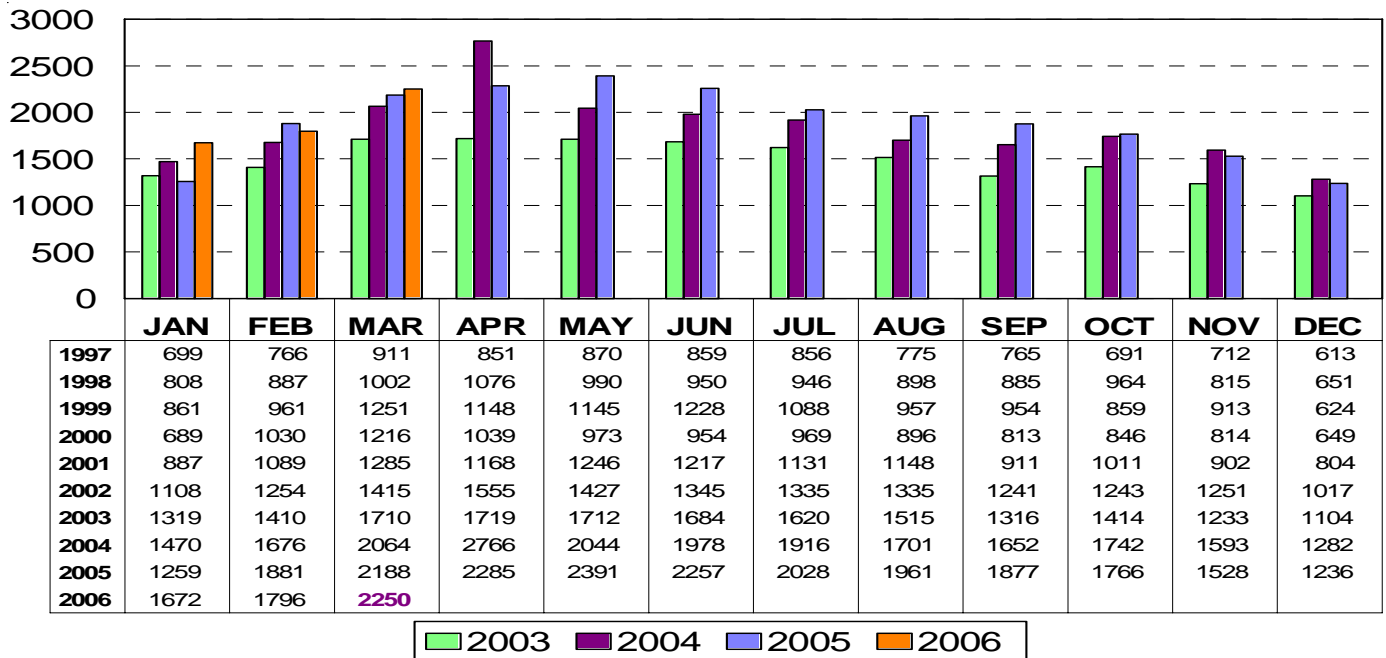
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Terms of Sale: March 2006



Total Listings Under Contract* Reported March 2006: 2,250



* Note: Data includes listings under contract that remained active on the market

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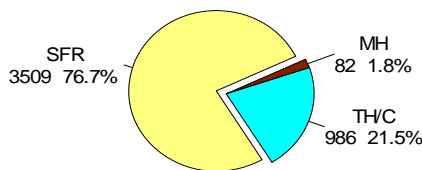
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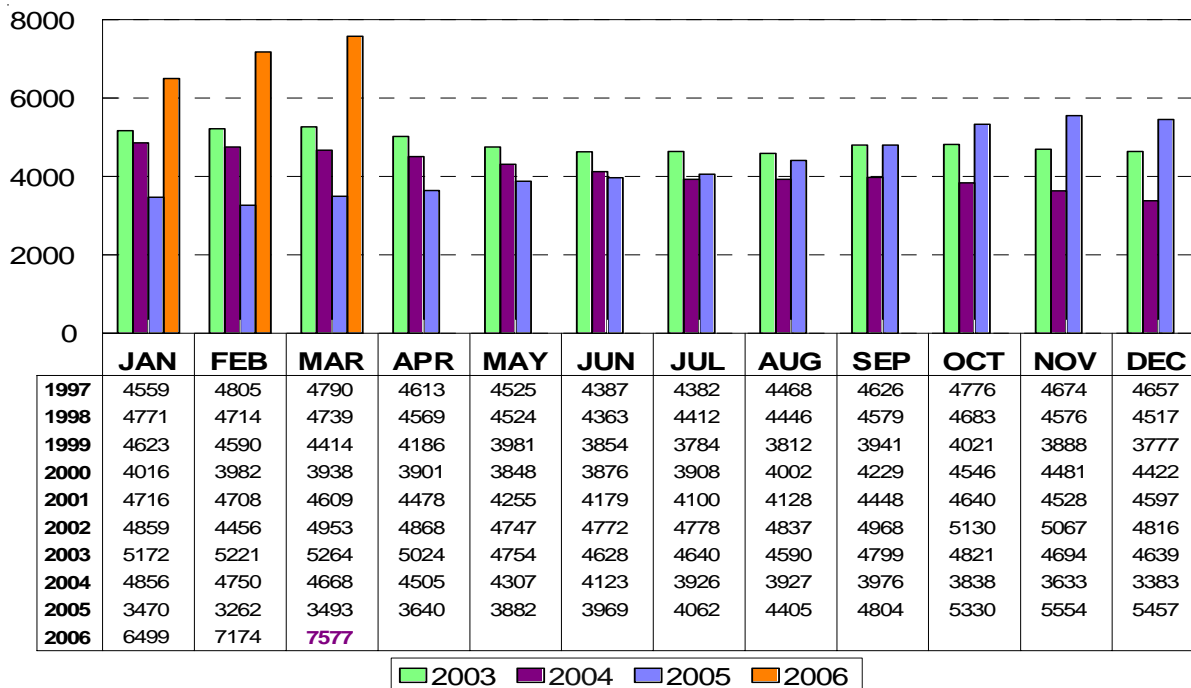
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Active Listings

March 2006: 7,577



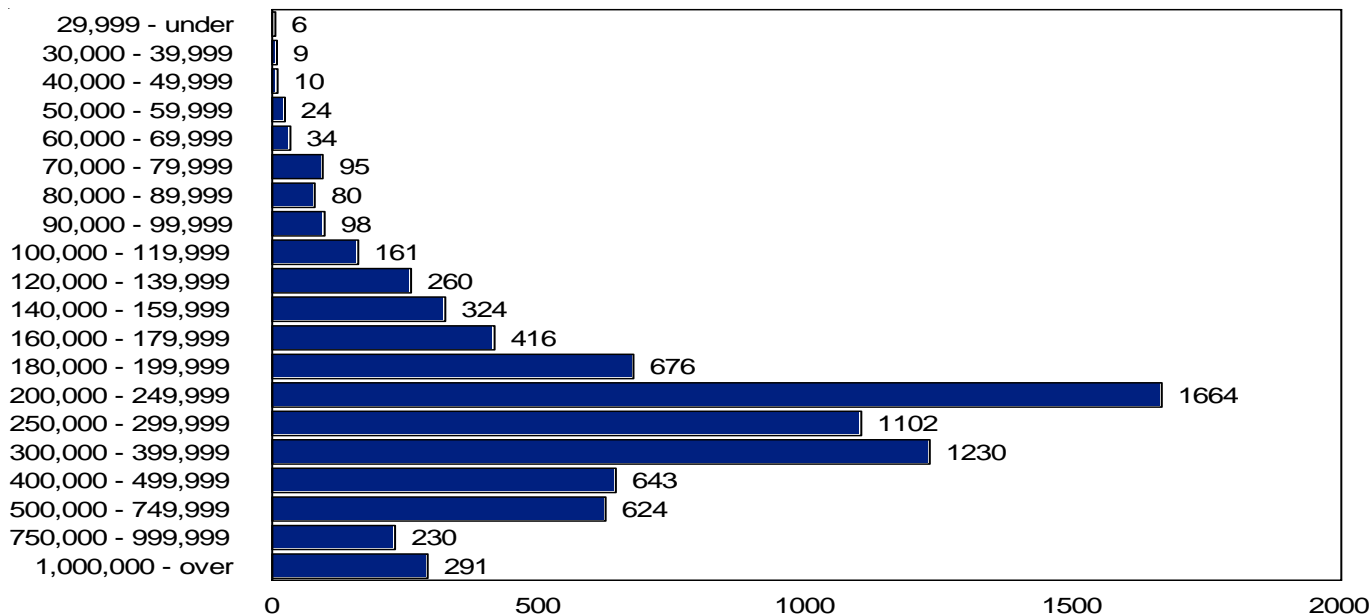
March 2006



Area	Listings
N	678
NE	402
NW	1751
XNE	2
XNW	113
C	971
E	402
S	415
SE	662
SW	555
XSW	206
XS	421
W	374
XW	74
CCO	183
CGI	2
CGE	1
CMA	5
CPI	250
CSC	88
CYA	1
PE	7
PS	5
PSW	2
SOR	1
MEX	1

Active Listing Price Breakdown

March 2006: Average Price: \$364,490



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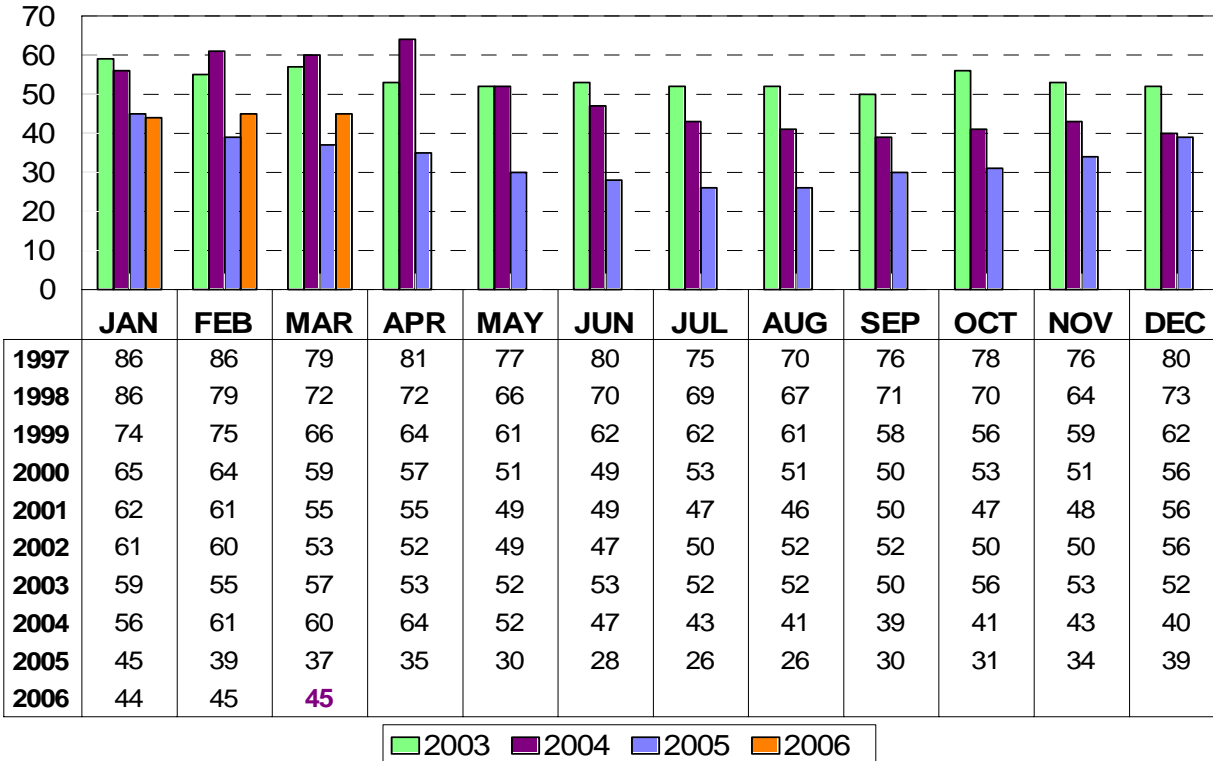
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RESIDENTIAL STATISTICS

Average Days on Market

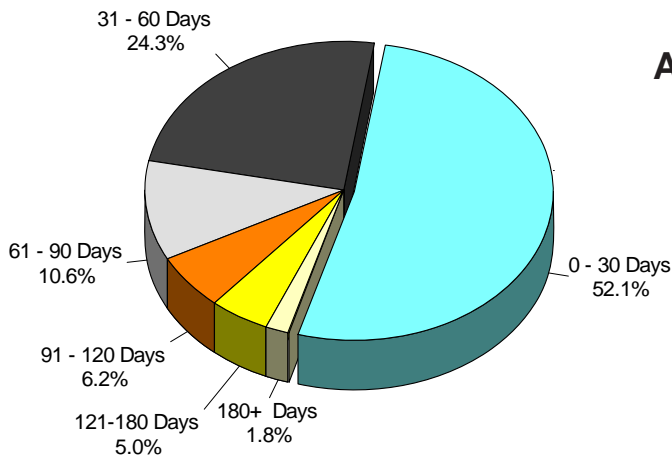
March 2006: 45 Days

March 2006

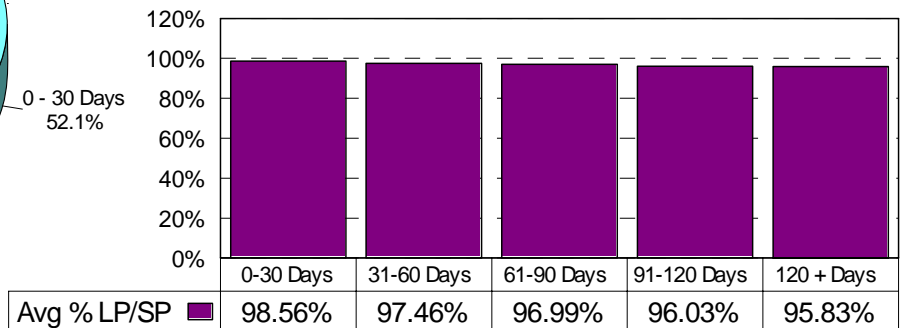


Area	DOM
N	44
NE	34
NW	44
XNW	65
C	38
E	37
S	40
SE	43
SW	39
XSW	55
XS	42
W	58
XW	50
CCO	96
CPI	77
CSC	80
PE	101
PS	129
MEX	211

March 2006 Average Days on Market Breakdown



Average % of List Price Received on Solds by Market Time - March 2006



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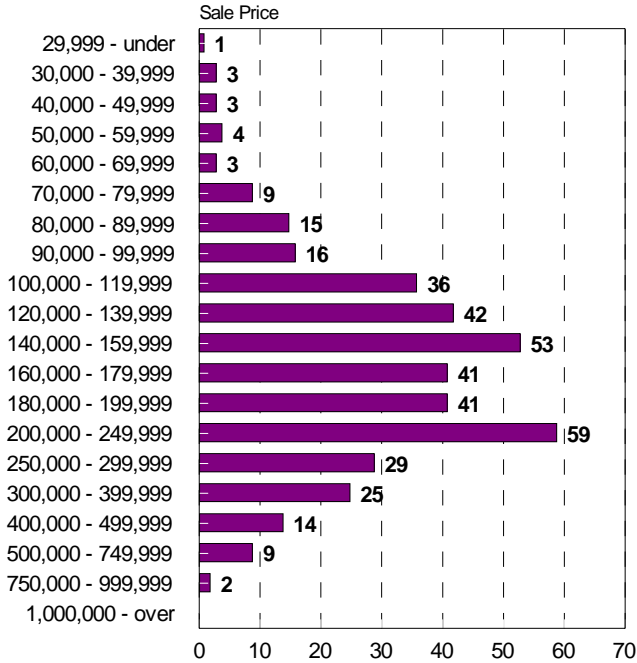
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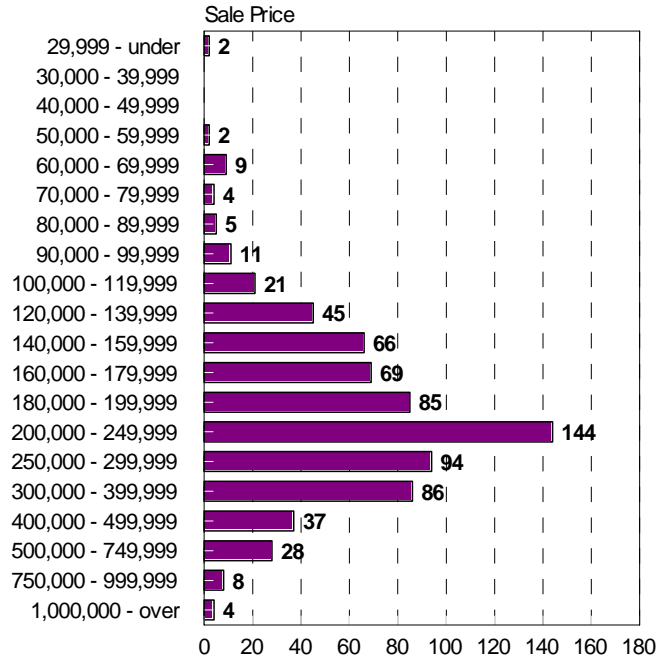
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Sales Price Breakdown by Bedrooms

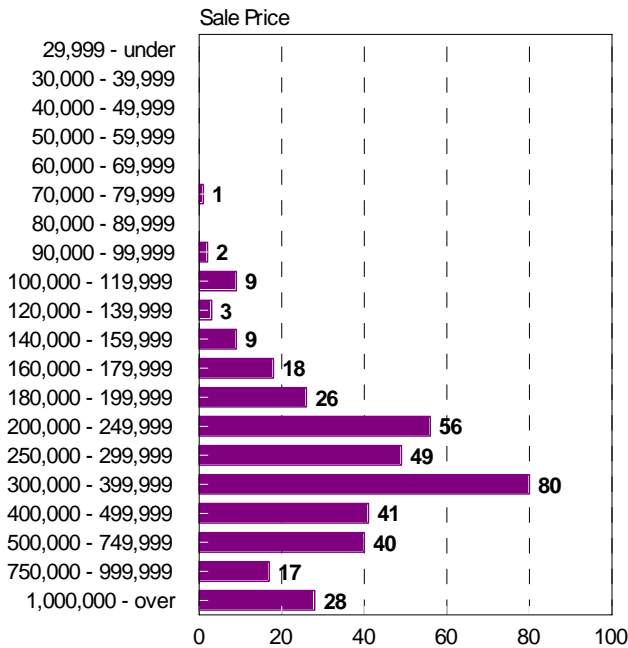
0 - 2 Bedrooms March 2006



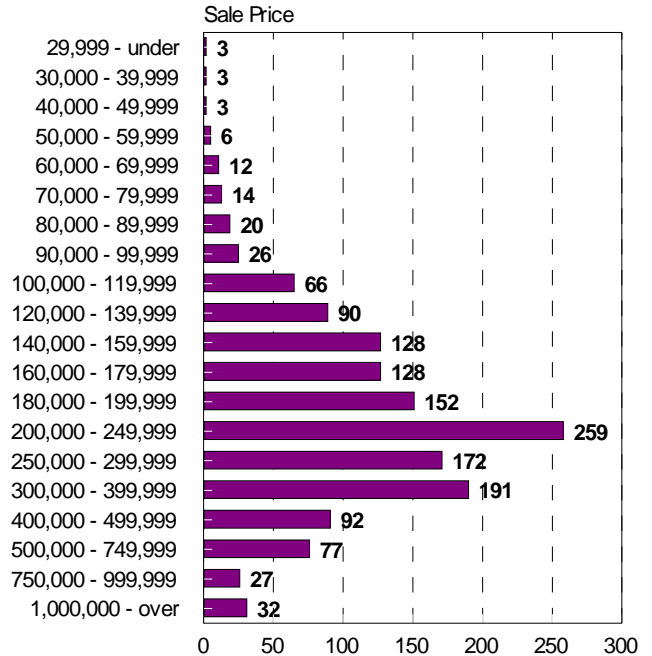
3 Bedrooms March 2006



4 + Bedrooms March 2006



All Bedrooms March 2006



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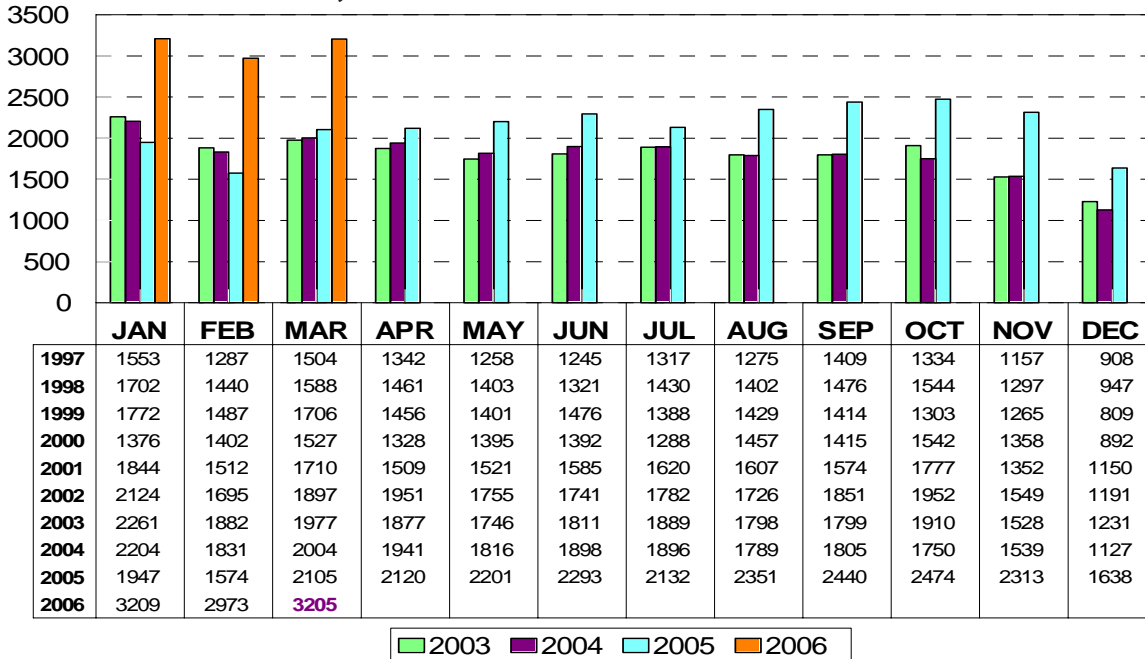
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RESIDENTIAL STATISTICS

New Listings

March 2006: 3,205



March 2006

Area	New
N	269
NE	181
NW	762
XNE	1
XNW	29
C	471
E	214
S	214
SE	267
SW	220
XSW	65
XS	64
W	183
XW	20
CCO	54
CMA	2
CPI	65
CSC	19
PE	1
PS	2
MEX	1

New Construction* -Sold Information-

March 2006: 64 Units

Month	Units Sold	Sold Volume	Average Price	Median Price
2002 Totals	709	160,184,505	225,930	158,087
2003 Totals	478	108,171,172	226,300	173,185
2004 Totals	583	138,980,760	258,329	192,272
Jan 2005	30	8,702,404	290,080	202,473
Feb 2005	42	16,922,033	402,906	265,423
Mar 2005	49	14,010,238	285,923	221,381
Apr 2005	37	13,640,716	368,668	269,664
May 2005	63	19,405,839	308,029	238,000
June 2005	56	16,891,324	301,631	227,058
July 2005	59	19,944,379	338,040	249,490
Aug 2005	57	17,216,830	302,050	227,383
Sep 2005	63	21,132,309	335,433	253,017
Oct 2005	49	13,403,555	273,542	216,667
Nov 2005	37	11,934,443	322,553	226,500
Dec 2005	38	10,594,734	278,809	226,897
2005 Totals	580	183,798,804	316,894	233,720
Jan 2006	31	9,041,525	291,662	217,994
Feb 2006	33	8,990,364	272,435	207,734
Mar 2006	64	22,835,554	356,806	224,713
2006 Totals	128	40,867,443	319,277	213,500

*Note: This information represents only New Construction Listings entered in the MLS.

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