

**April
2005**

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MLS Month in Review

Tucson Association of REALTORS® Multiple Listing Service, Inc.

The Voice for Real Estate® in Tucson
1622 North Swan Road, Tucson, Arizona, 85712



For Immediate Release: **May 24, 2005**

Contact: Judy Lowe, President, (520) 529-5100
Steve Weathers, Chief Executive Officer, (520) 327-4218

April 2005 Residential Home Sales

“Comparing April 2005 to April 2004, let’s note that the decreases we see in home sales units and pending contracts, are not an indication of a market change, said Judy Lowe, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc. Lowe continued by saying, “In research, we found that April 2004 was a record breaker in those two categories. We still show increases in both areas over March 2005. We did see an increase in April 2005, in new listings coming into the market, compared to the last several months. It continues to be an extremely active Tucson real estate market.”

Home Sales Volume: Increased 18.1% from \$310,860,089 in April, 2004, to \$367,270,423 in April, 2005.

Home Sales Units: Decreased 1% from 1,505 units sold in April, 2004, to 1,489 units sold in April, 2005.

Average Sale Price (all residential types): Increased 19.4% from \$206,552 in April, 2004, to \$246,656 in April, 2005.

Median Sale Price (the price at which half the homes were sold above and half below): Increased 23.2% from \$159,000 in April, 2004, to \$196,000 in April, 2005.

Average Sale Price (single family residences): Increased 18.2% from \$221,705 in April, 2004, to \$262,054 in April, 2005.

Average Days on Market: Decreased from 64 in April, 2004, to 35 in April, 2005, with 68% of all closed listings selling in the first 30 days on the market.

Pending contracts (transactions subject to contract but not yet closed escrow): Decreased 17.4% from 2,766 in April, 2004, to 2,285 in April, 2005.

Active Listings: Decreased 19.2% from 4,505 in April, 2004, to 3,640 in April, 2005

New Listings: Increased 9.2% from the 1,941 listings added in April, 2004, to the 2,120 listings added during April, 2005.

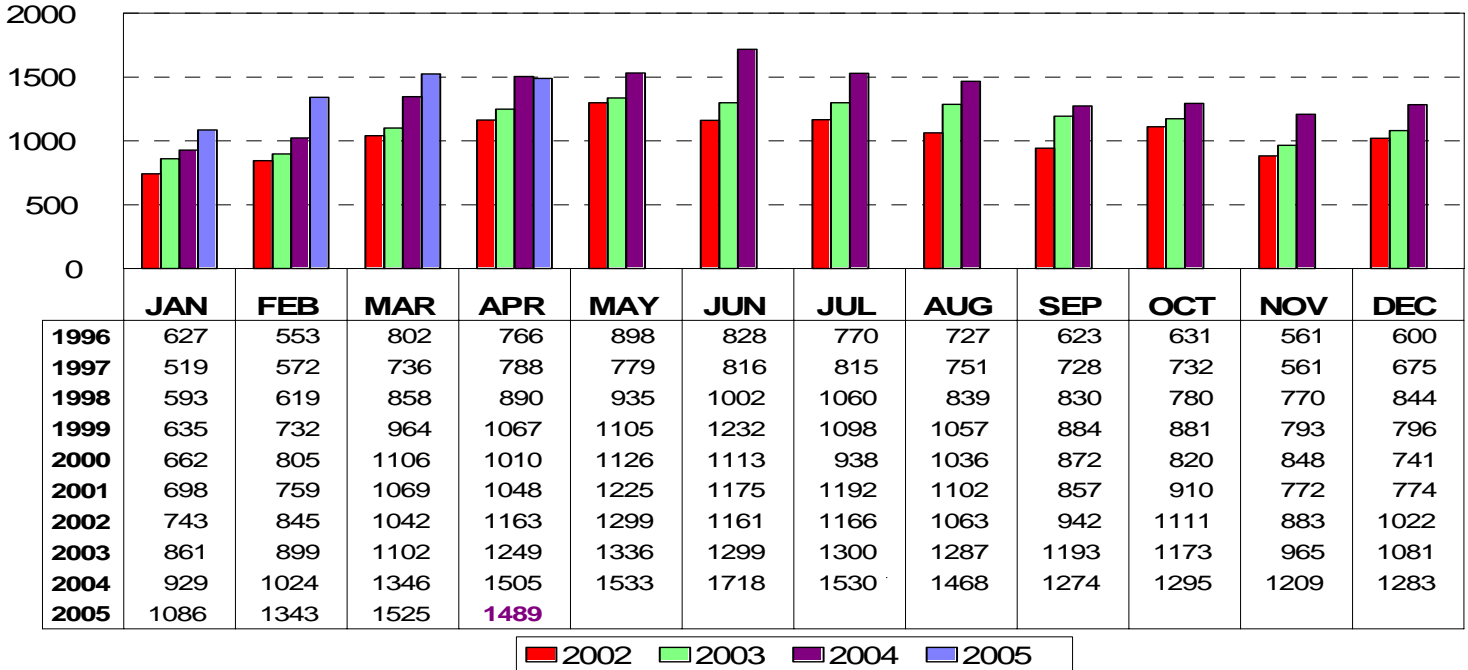
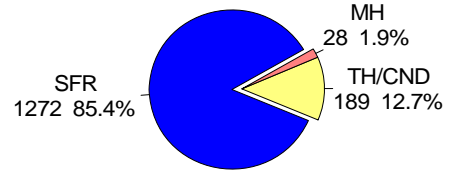
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RESIDENTIAL STATISTICS

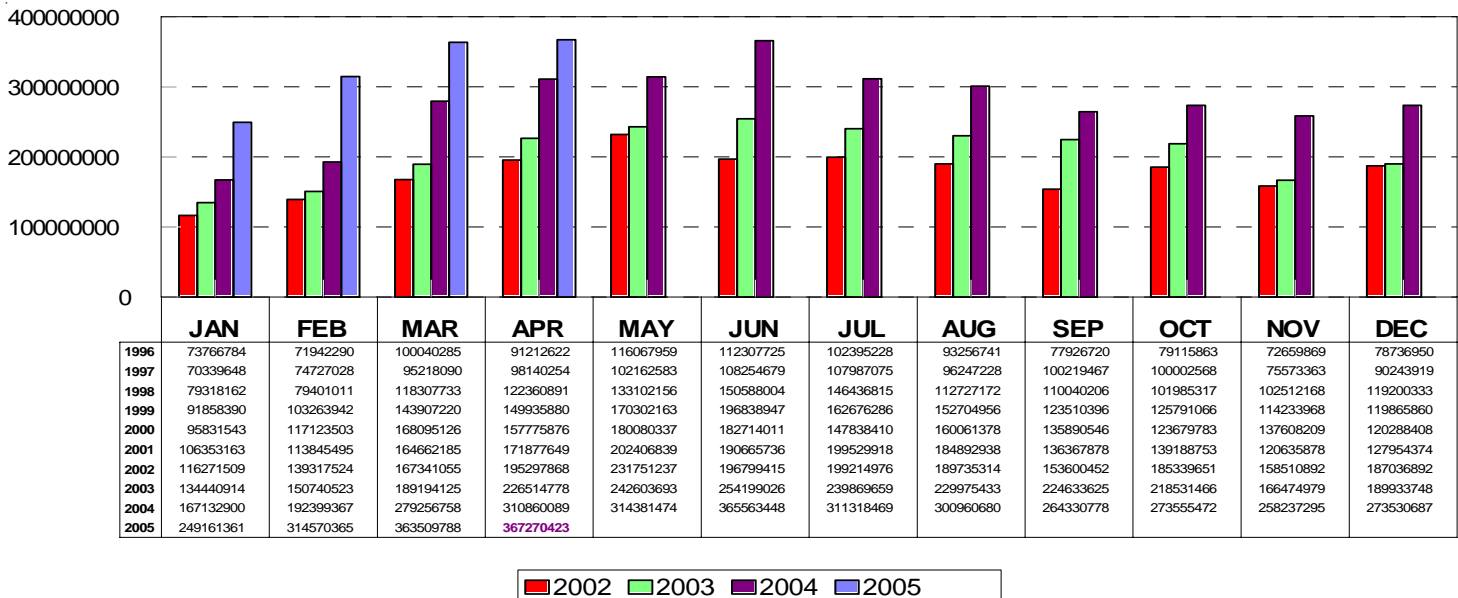
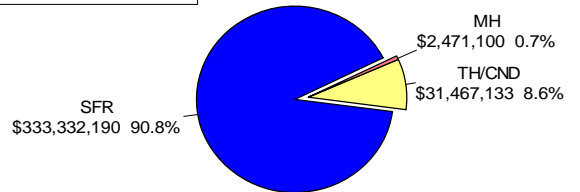
Total Unit Sales

April 2005: 1,489 Units



Total Sales Volume

April 2005: \$367,270,423

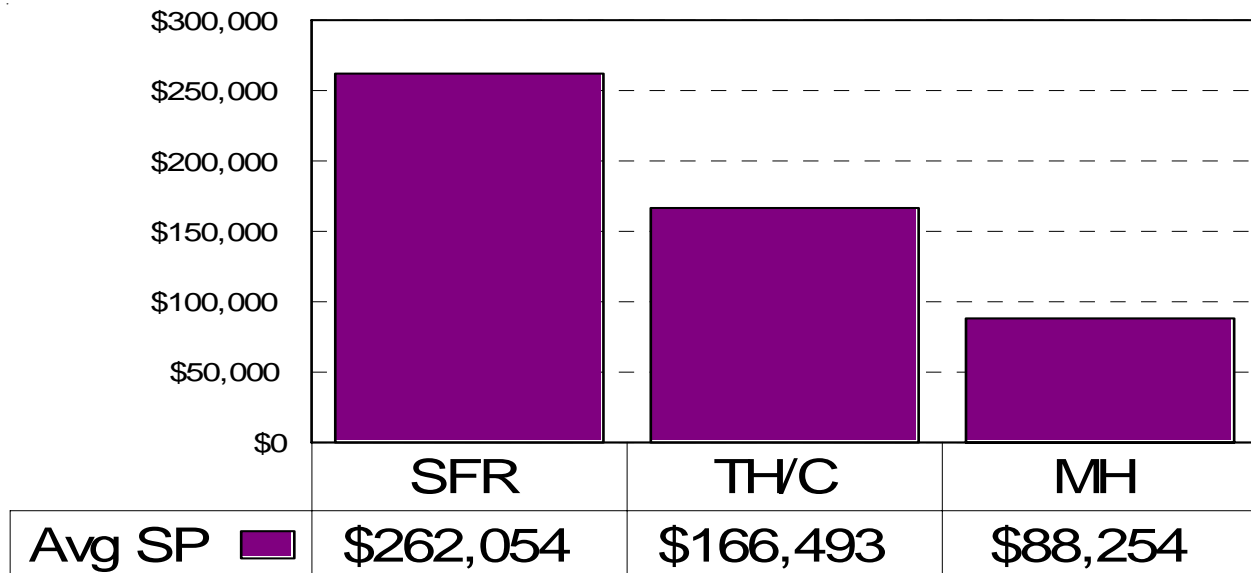
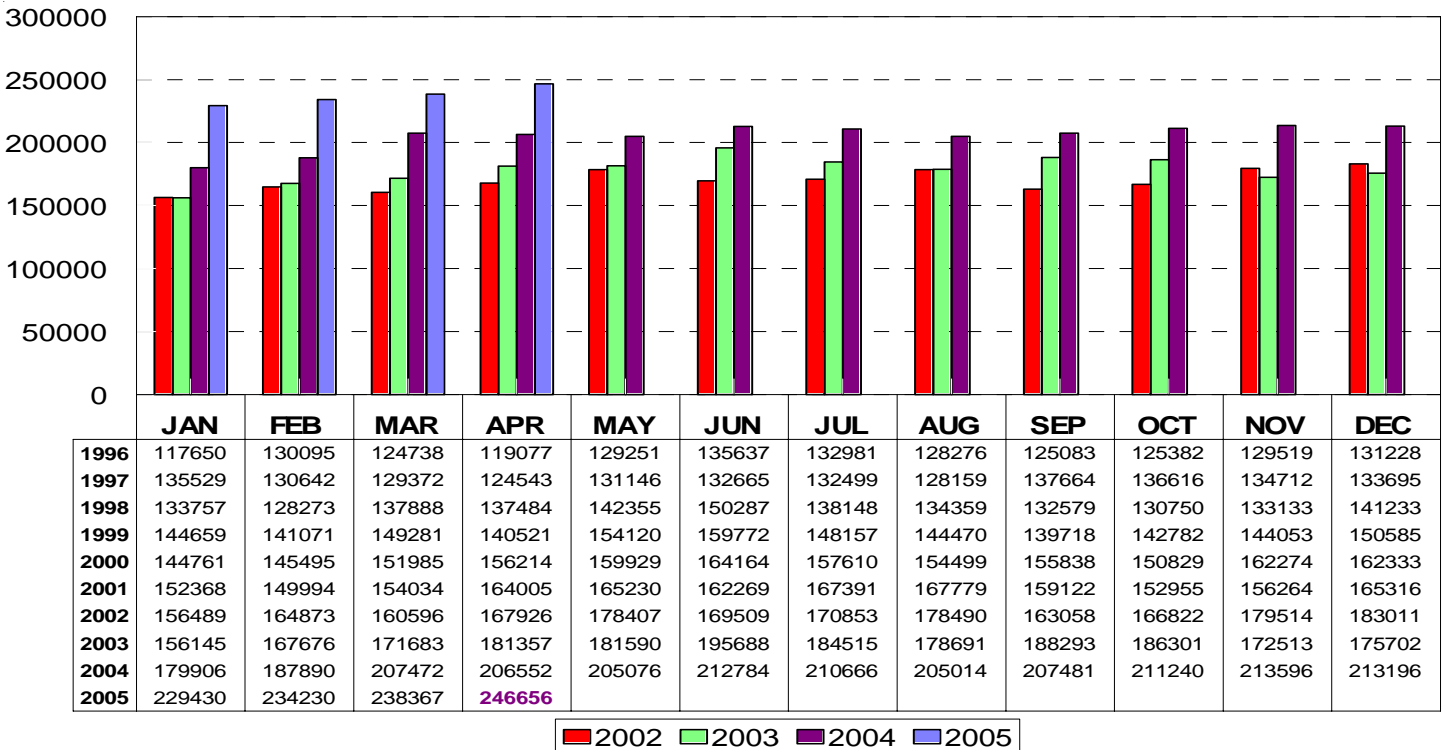


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Average Sale Price

March 2005: \$246,656



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AVERAGE SALE PRICE PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$276,520	\$470,209	\$616,703	\$897,917	\$470,466
NE	\$146,062	\$336,545	\$492,320	\$1,002,250	\$404,127
NW	\$190,011	\$251,629	\$335,598	\$416,187	\$267,357
XNW	\$71,375	\$109,978	\$113,333	\$273,000	\$111,076
C	\$148,026	\$218,502	\$276,491	\$299,900	\$197,026
E	\$128,731	\$191,823	\$213,706		\$190,611
S	\$97,108	\$127,671	\$155,096	\$150,000	\$126,683
SE	\$151,927	\$190,407	\$252,629	\$371,625	\$241,898
SW	\$97,542	\$150,180	\$187,099	\$232,000	\$143,370
XSW	\$182,510	\$252,857	\$176,180		\$206,455
XS	\$161,374	\$269,023	\$337,792	\$340,000	\$262,327
W	\$122,967	\$257,471	\$316,481	\$445,000	\$244,213
XW	\$94,667	\$98,803	\$249,833		\$123,285
CCO	\$83,968	\$151,164	\$83,000		\$111,272
CPI	\$294,755	\$236,695	\$250,600		\$264,666
CSC	\$260,750	\$395,167	\$225,000	\$575,000	\$372,600
PE		\$82,950			\$82,950
TOTAL	\$171,296	\$228,778	\$322,151	\$596,930	\$246,656

NUMBER OF SOLD LISTINGS PER AREA BY # BEDROOMS

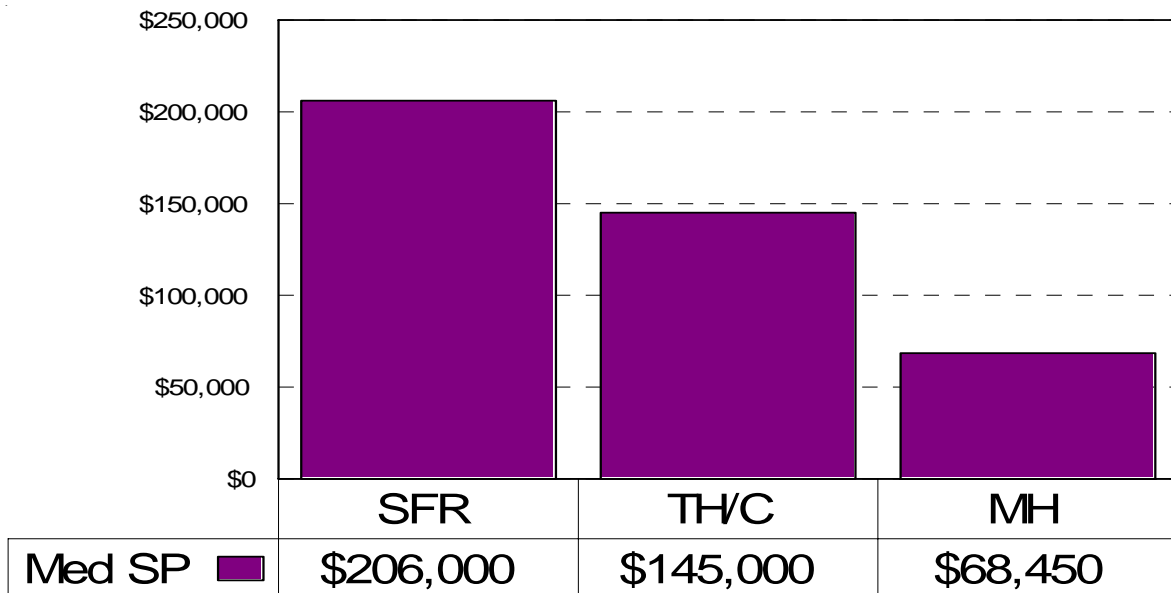
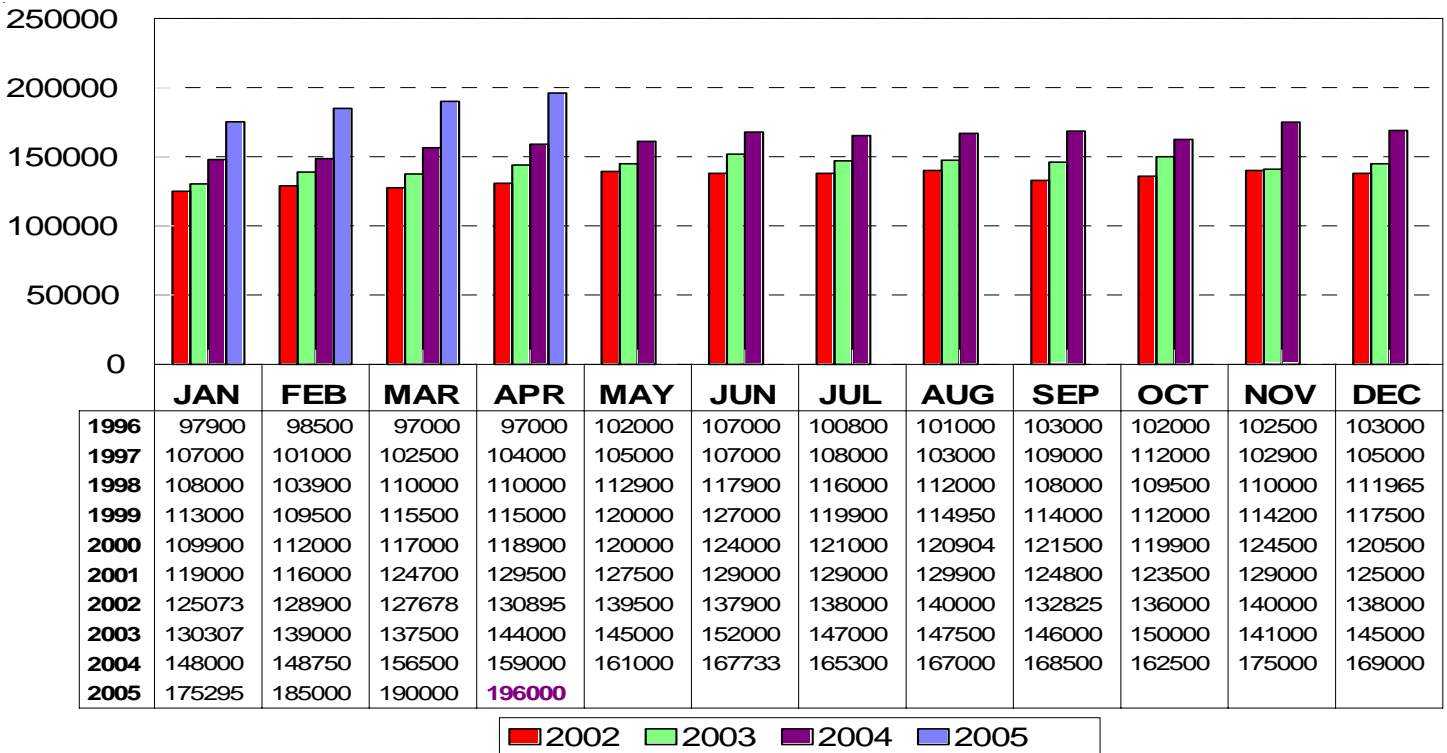
	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	46	39	26	12	123
NE	13	40	28	6	87
NW	72	176	96	12	356
XNW	4	9	3	1	17
C	87	103	22	1	213
E	14	20	23		117
S	12	48	10	1	71
SE	11	83	39	8	141
SW	31	67	18	2	118
XSW	10	7	5		22
XS	11	19	12	1	43
W	18	35	21	1	75
XW	3	12	3		18
CCO	14	11	2		27
CPI	20	19	5		44
CSC	4	6	2	3	15
PE		2			2
TOTAL	369	749	323	48	1,489

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Median Sale Price

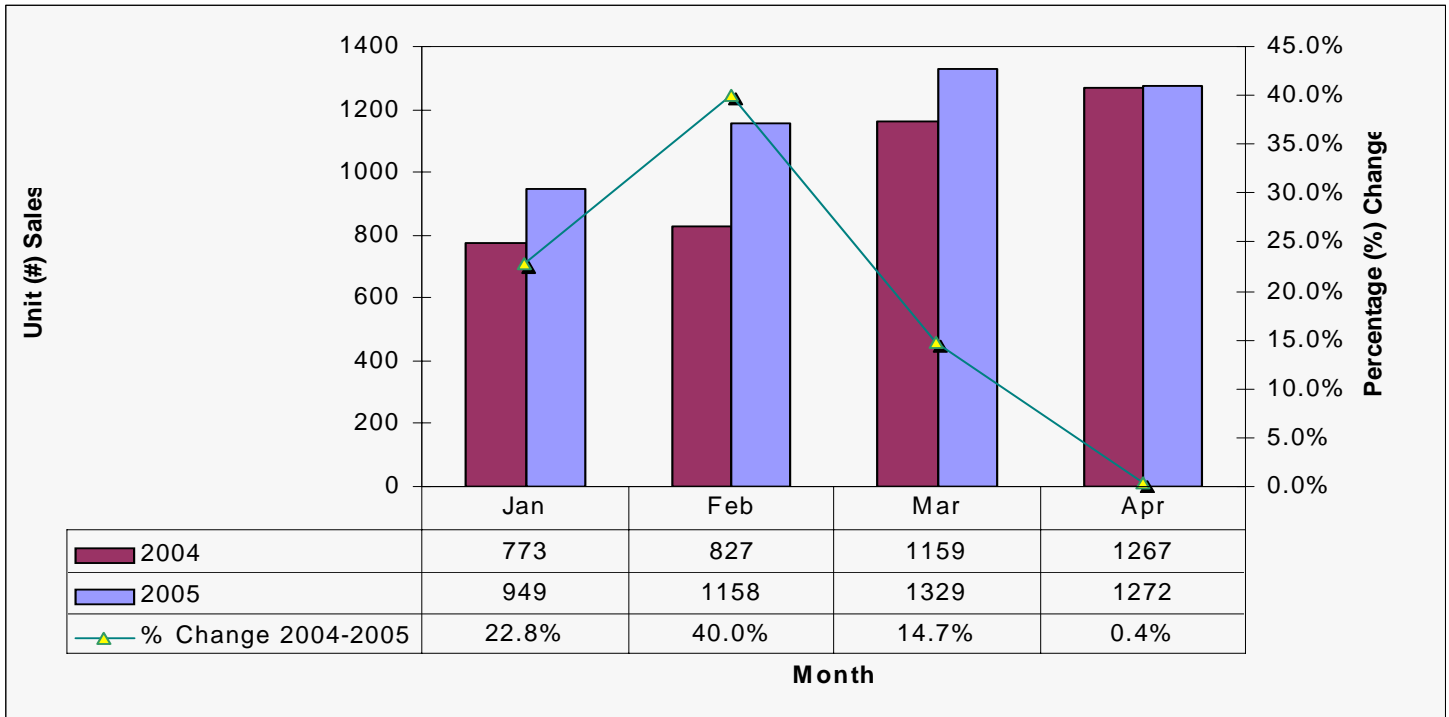
April 2005: \$196,000



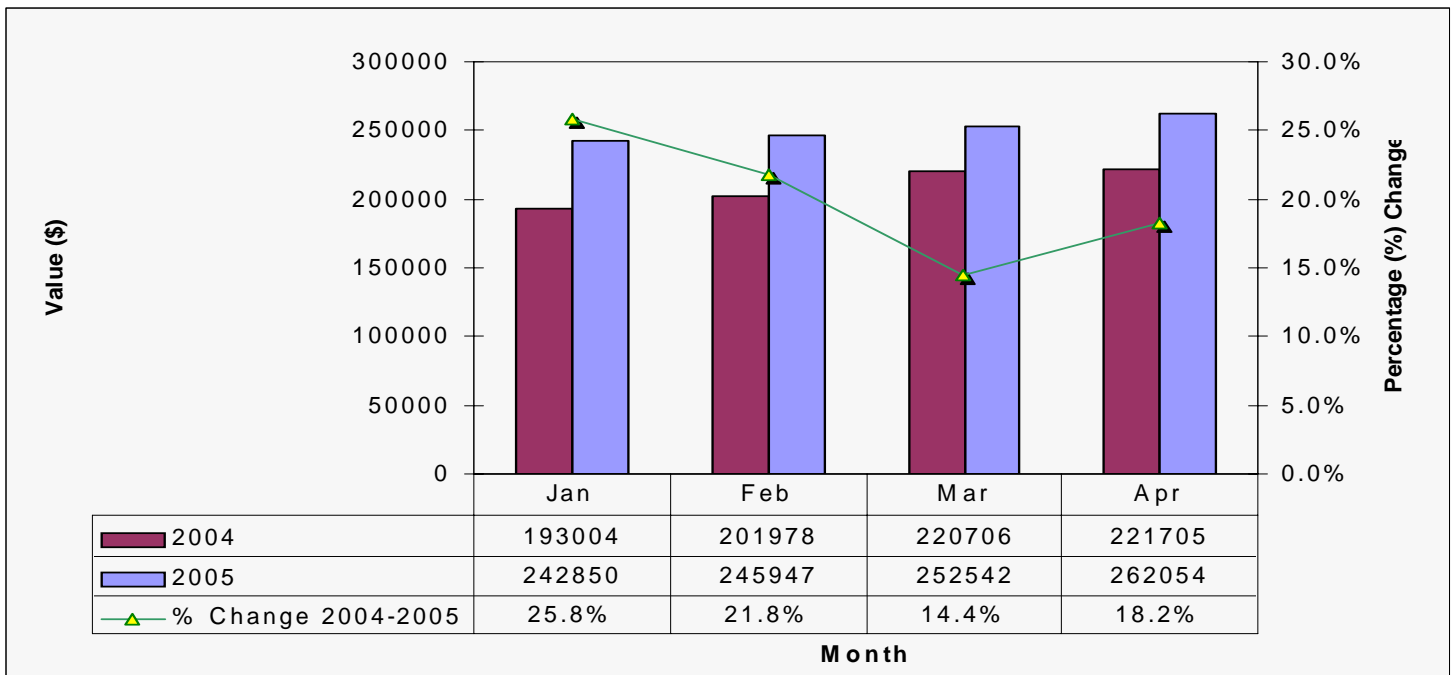
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% Change: SFR Unit Sales



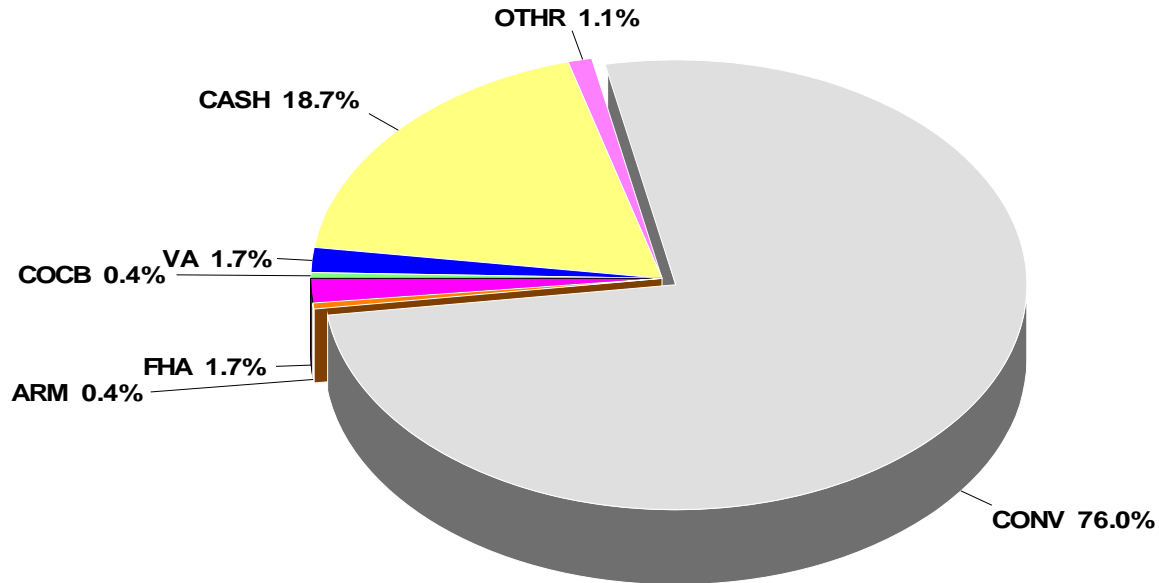
% Change: SFR Avg Sale Price



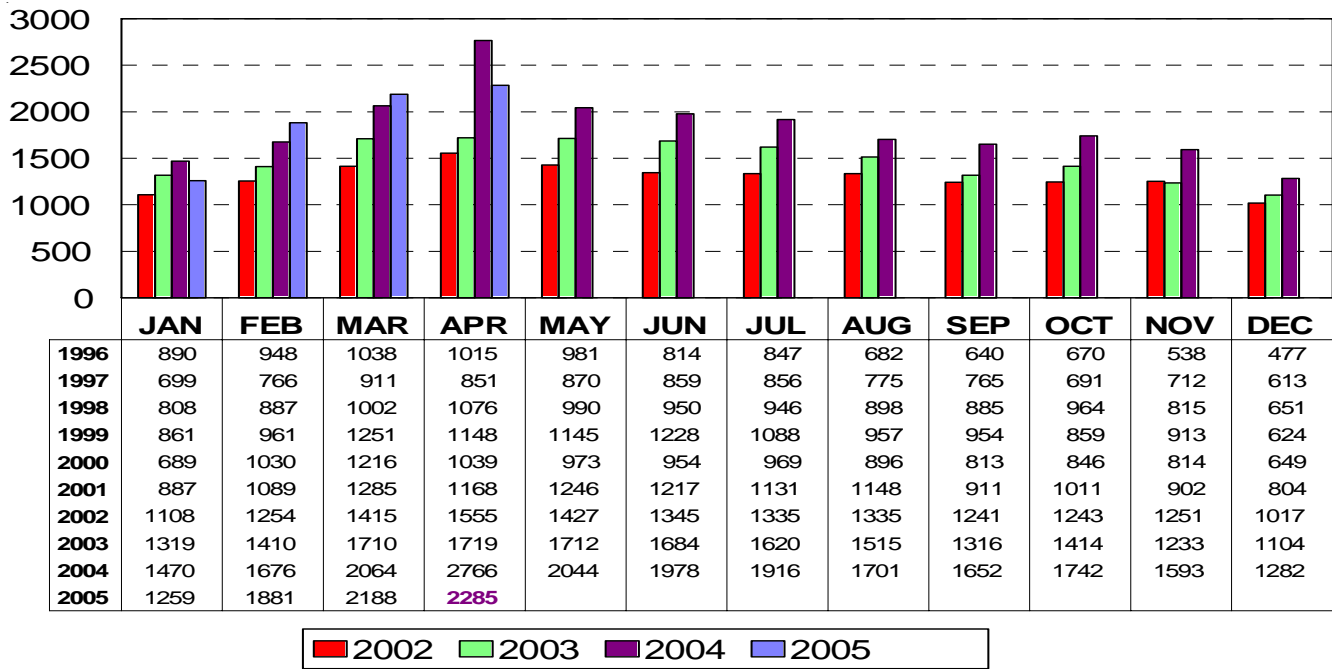
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Terms of Sale: April 2005



Total Listings Under Contract* Reported April 2005: 2,285



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

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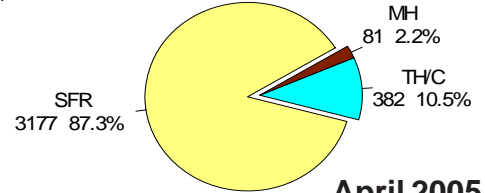
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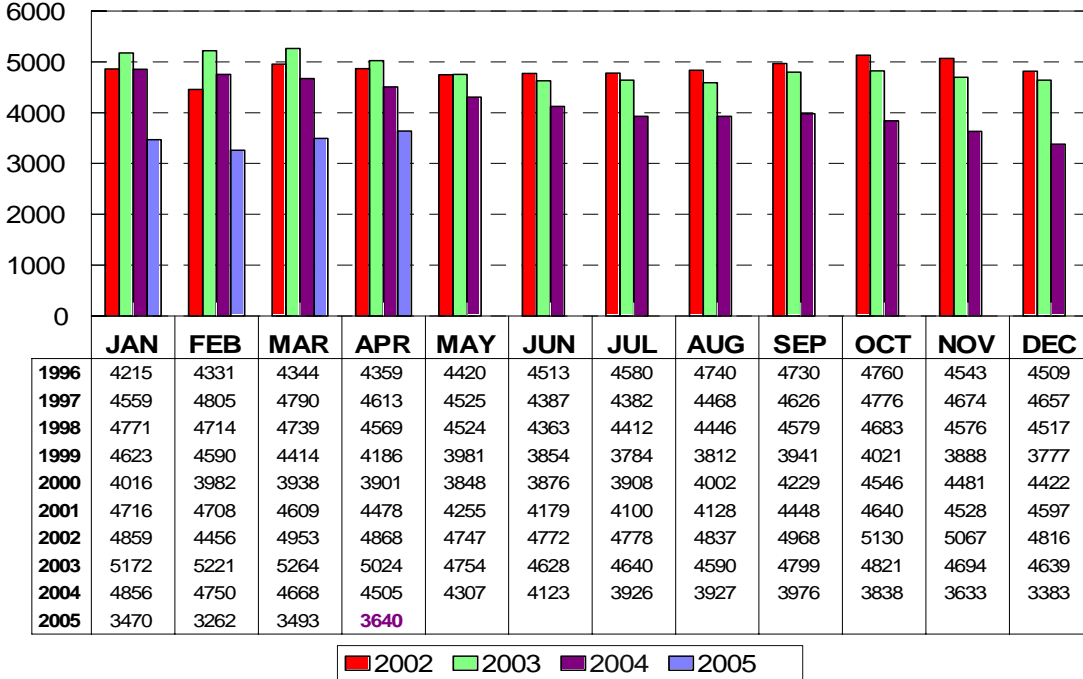
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Active Listings

April 2005: 3,640



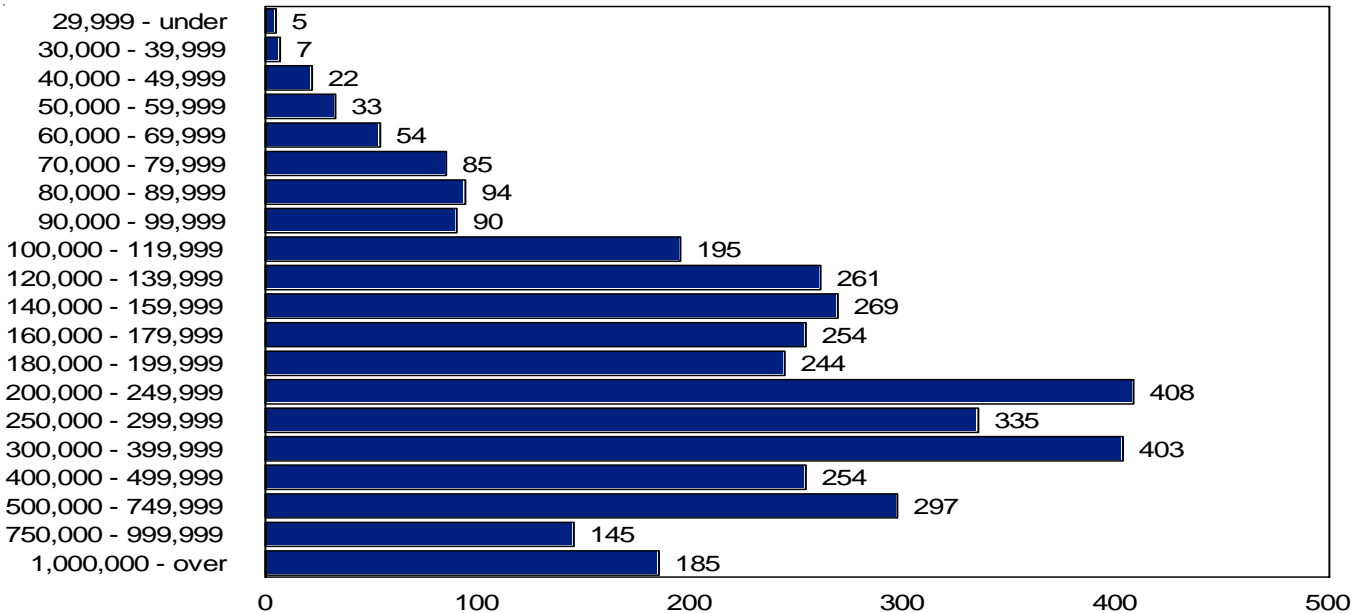
April 2005



Area	Listings
N	310
NE	213
NW	709
XNE	4
XNW	87
C	480
E	223
S	166
SE	307
SW	301
XSW	89
XS	105
W	220
XW	52
CAP	2
CCO	182
CGI	1
CPI	116
CSC	59
CYA	1
PE	5
MEX	8

Active Listing Price Breakdown

April 2005: Average Price: \$359,541



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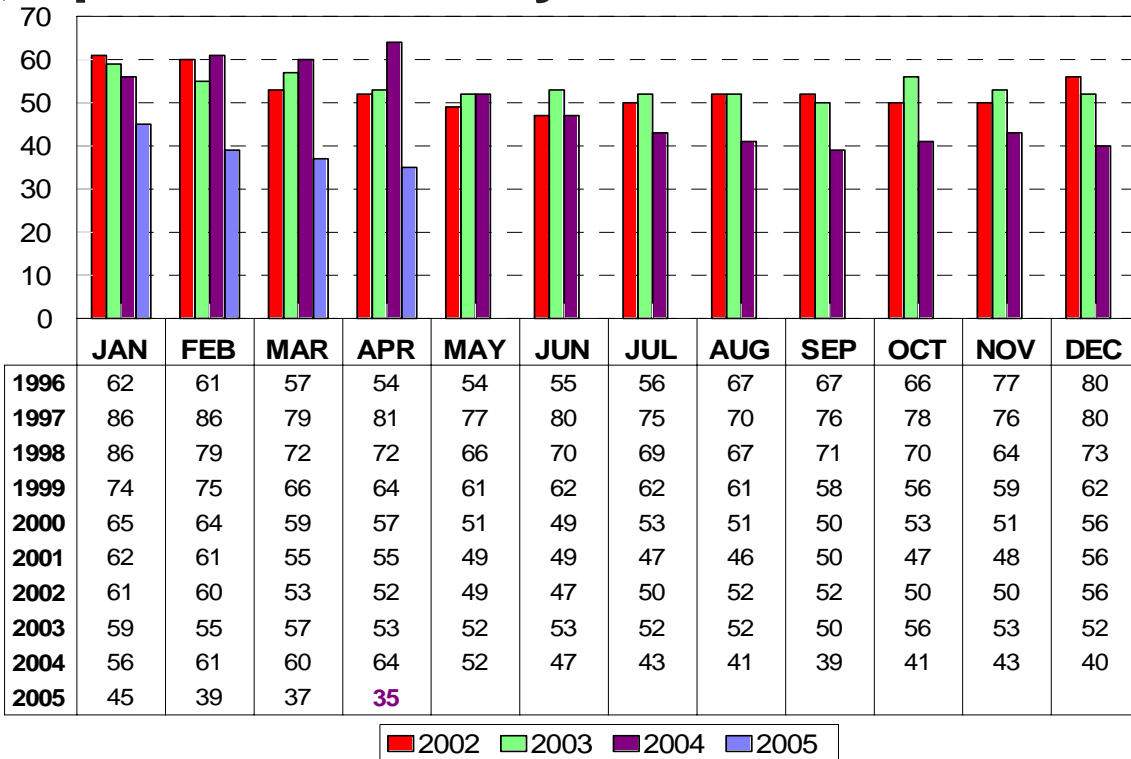
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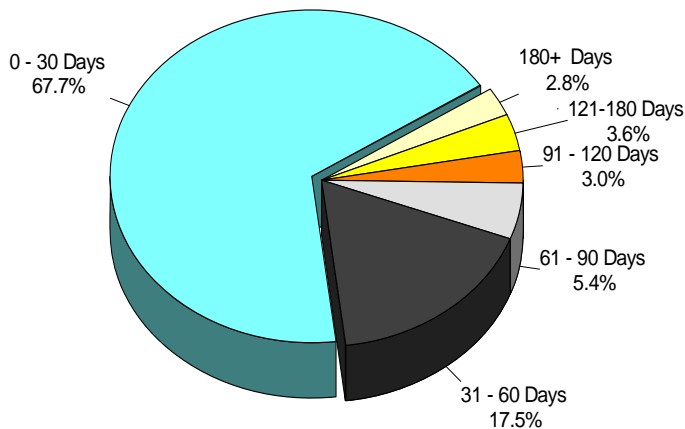
Average Days on Market April 2005: 35 days



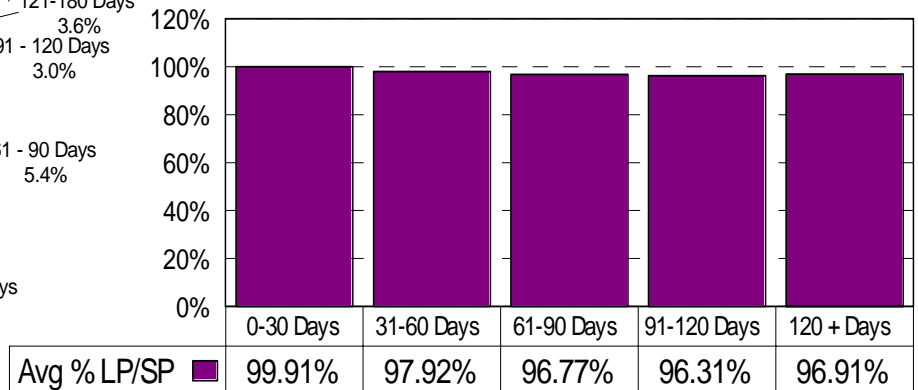
April 2005

Area	DOM
N	36
NE	35
NW	25
XNW	59
C	22
E	20
S	30
SE	26
SW	38
XSW	77
XS	40
W	37
XW	78
CCO	158
CPI	81
CSC	121
PE	93

April 2005 Average Days on Market Breakdown



Average % of List Price Received on Solds by Market Time - April 2005



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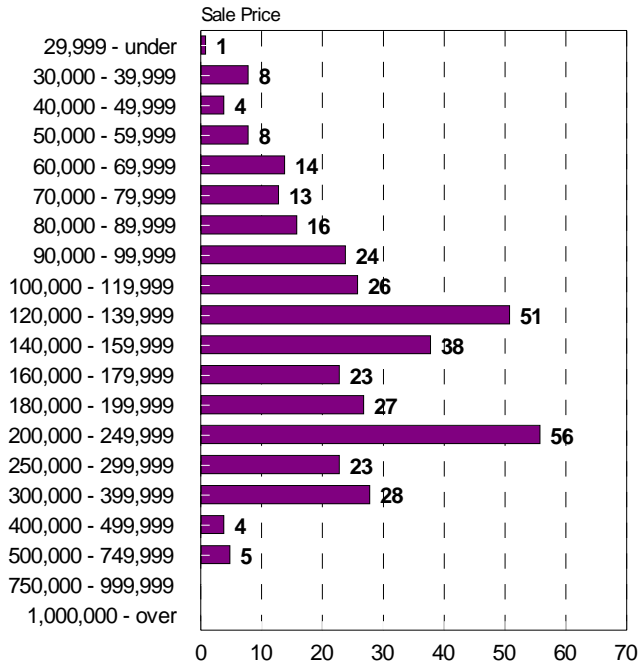
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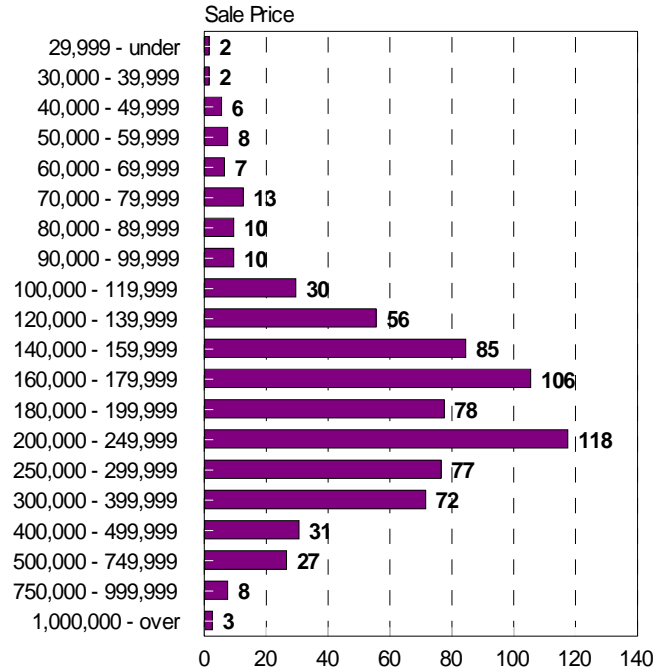
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Sales Price Breakdown by Bedrooms

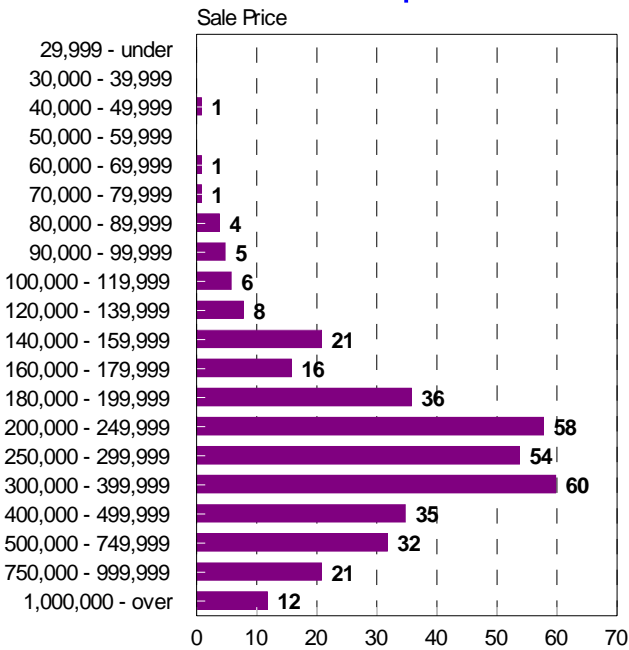
0 - 2 Bedrooms April 2005



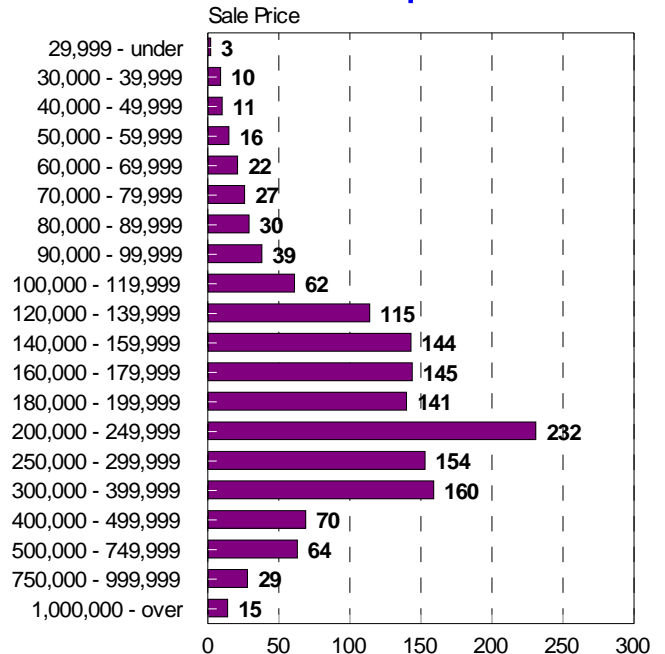
3 Bedrooms April 2005



4 + Bedrooms April 2005



All Bedrooms April 2005



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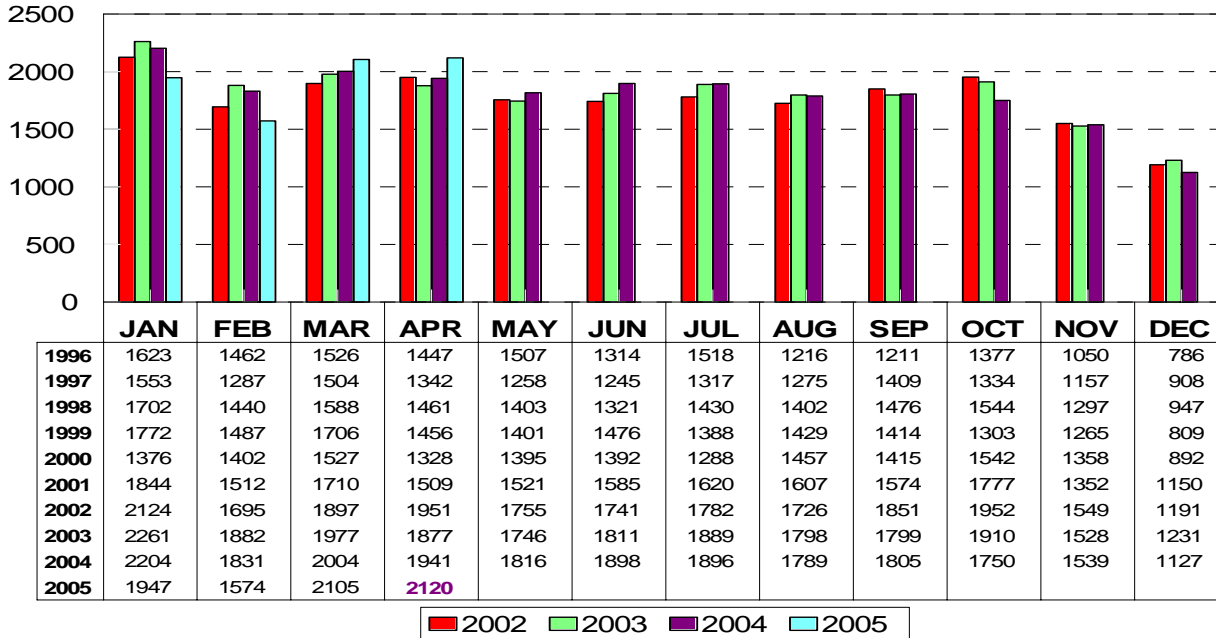
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RESIDENTIAL STATISTICS

New Listings

April 2005: 2120

April 2005



Area	New
N	176
NE	122
NW	473
XNW	36
C	326
E	196
S	95
SE	199
SW	154
XSW	27
XS	50
W	115
XW	30
CCO	54
CGI	1
CMC	1
CPI	44
CSC	15
PE	3
PS	1
MEX	2

New Construction* -Sold Information-

April 2005: 35Units

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
Jan 2004	30	6,996,767	233,226	191,816
Feb 2004	35	7,584,053	216,687	192,145
Mar 2004	44	12,412,072	282,093	197,452
April 2004	55	14,632,983	266,053	183,402
May 2004	44	12,292,338	279,371	207,566
June 2004	62	18,784,936	302,983	239,010
July 2004	36	9,921,783	275,605	176,946
Aug 2004	66	15,139,066	229,380	171,979
Sep 2004	47	11,701,692	248,972	198,000
Oct 2004	38	8,256,242	217,270	164,992
Nov 2004	33	8,392,870	254,329	215,317
Dec 2004	46	12,472,751	271,147	179,095
2004 Totals	583	138,980,760	258,329	192,272
Jan 2005	30	8,702,404	290,080	202,473
Feb 2005	41	16,728,184	408,004	265,845
Mar 2005	47	13,595,918	289,275	223,000
Apr 2005	36	13,393,176	372,033	273,449
2005 Totals	156	53,329,438	341,855	234,589

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

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