

**April  
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: **May 10, 2006**

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

## April 2006 Residential Home Sales

"In a Real Estate market that is in the middle of a correction, it's interesting to note that the unique nature of Tucson real estate does not follow the average up and down cycle seen in many other communities. People chose to live in Tucson because they want to. Tucson real estate retains value.

The April 2006 Statistical Report reflects the above. In the last 12 months, sales volume continues to show an increase. Average sale price shows an increase from April last year. Average days on market is still at 45 for the last 4 months. New listings continue to appear, however this is simply giving the buyer more choice in the marketplace. Our market remains healthy"

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

**Home Sales Volume:** Increased 10.6% from \$367,270,423 in April, 2005, to \$406,193,433 in April, 2006.

**Home Sales Units:** Decreased 1.54% from 1,489 units sold in April, 2005, to 1,466 units sold in April, 2006.

**Average Sale Price (all residential types):** Increased 12.33% from \$246,656 in April, 2005, to \$277,076 in April, 2006.

**Median Sale Price (the price at which half the homes were sold above and half below):** Increased 11.86% from \$ 196,000 in April, 2005, to \$219,250 in April, 2006.

**Average Sale Price (single family residences):** Increased 17.31% from \$262,054 in April, 2005, to \$307,412 in April, 2006.

**Average Days on Market:** Increased from 35 in April, 2005, to 45 in April, 2006, with 48.6% 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 15.62% from 2,285 in April, 2005, to 1,928 in April, 2006.

**Active Listings:** Increased 123.38% from 3,640 in April, 2005, to 8,131 in April, 2006.

**New Listings:** Increased 36.42% from the 2,120 listings added in April, 2005, to the 2,892 listings added during April, 2006.

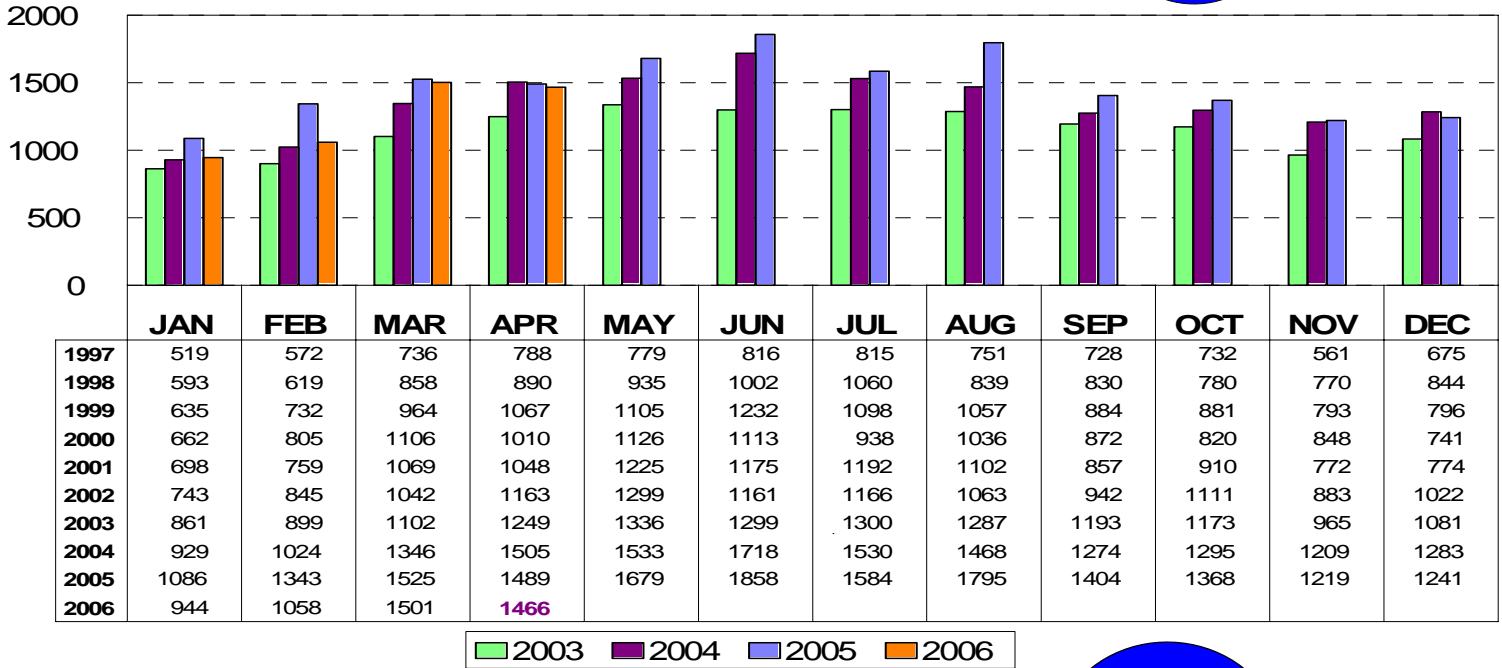
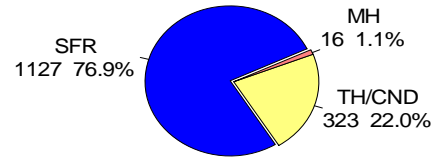
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# RESIDENTIAL STATISTICS

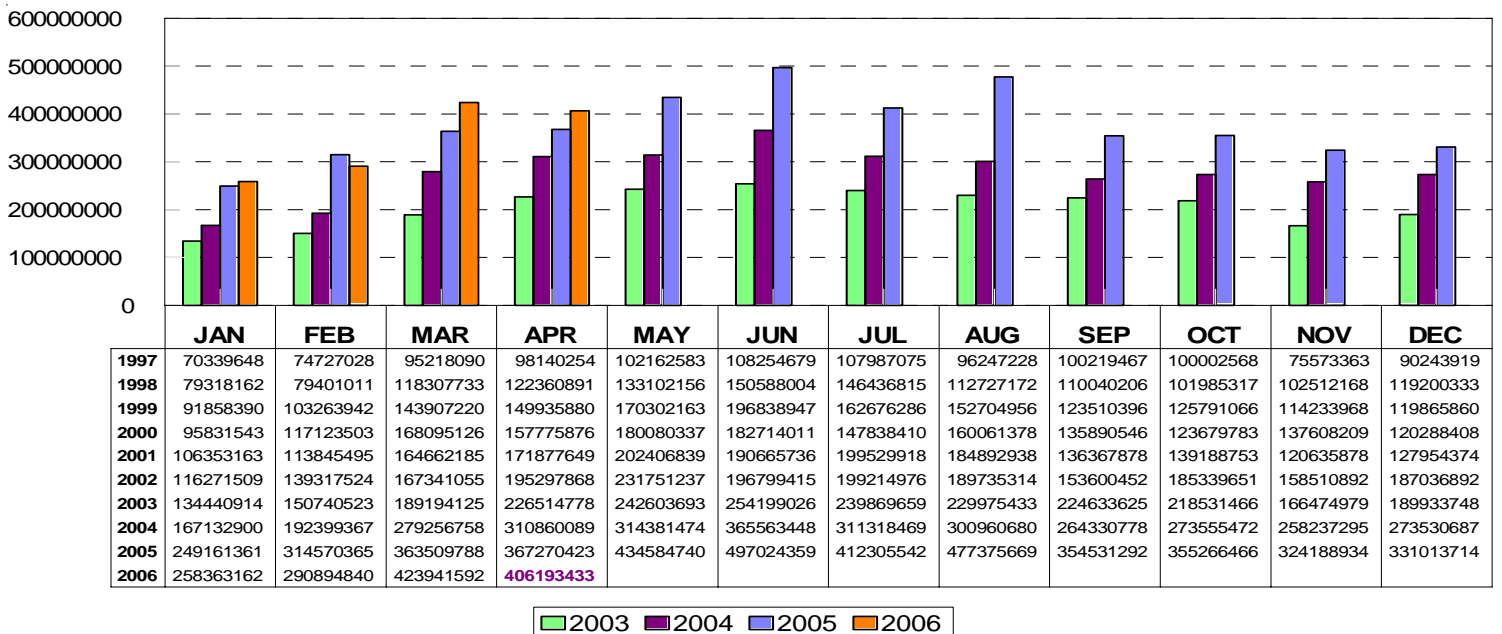
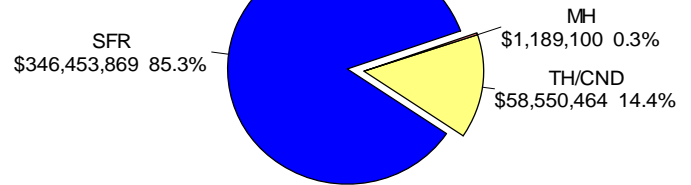
## Total Unit Sales

April 2006: 1,466 Units



## Total Sales Volume

April 2006: \$406,193,433

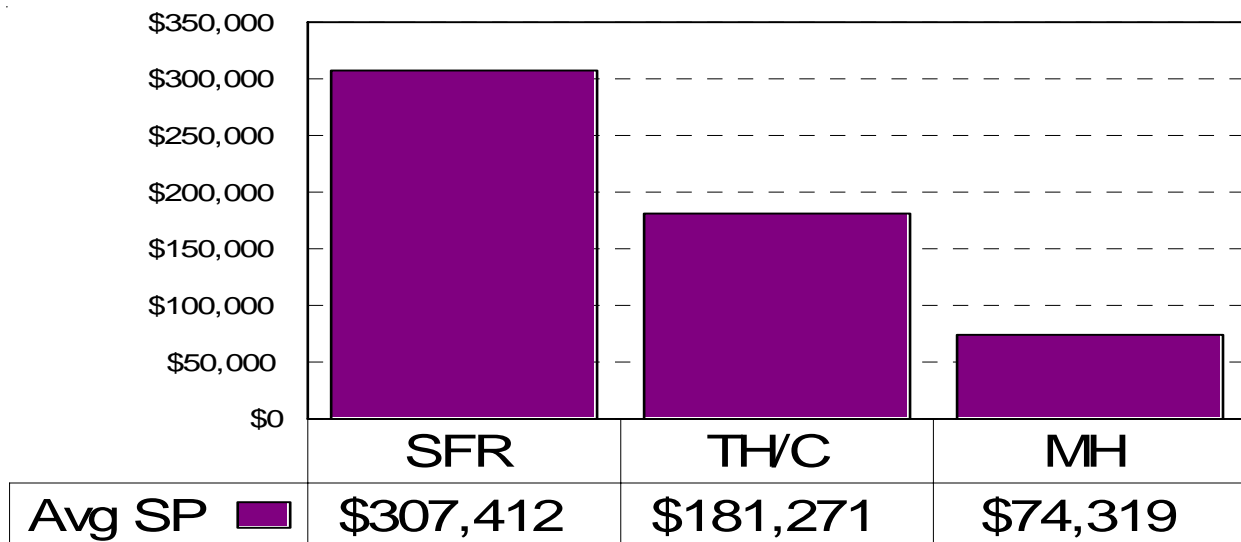
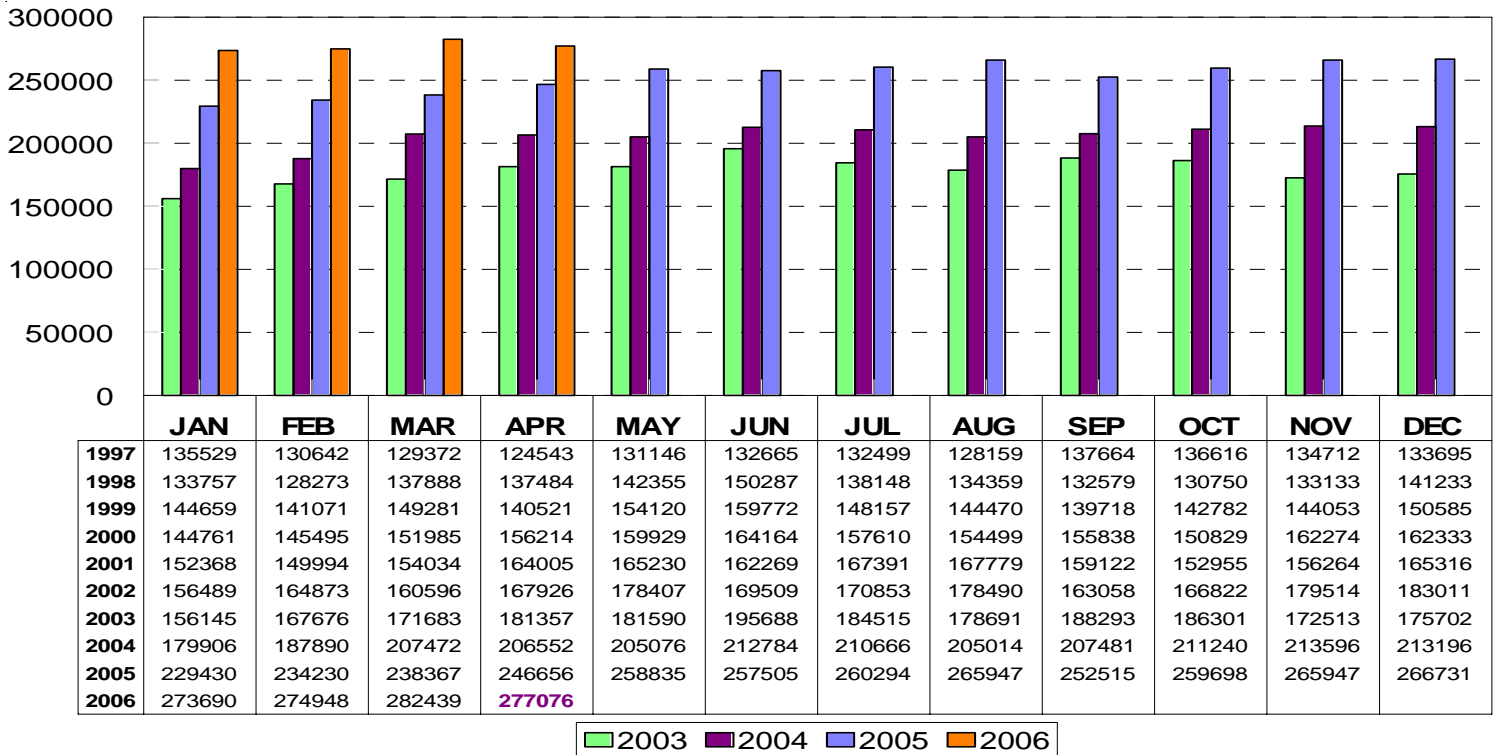


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## RESIDENTIAL STATISTICS

# Average Sale Price

April 2006: \$277,076



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## RESIDENTIAL STATISTICS

### AVERAGE SALE PRICE PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$203,116	\$491,993	\$865,160	\$1,701,722	\$407,247
NE	\$162,930	\$364,476	\$530,042	\$373,250	\$392,210
NW	\$243,542	\$300,098	\$472,735	\$482,348	\$337,238
XNW	\$195,529	\$123,555	\$163,721		\$149,717
C	\$166,932	\$226,910	\$371,382	\$1,150,000	\$228,465
E	\$155,582	\$234,818	\$265,014	\$460,000	\$219,063
S	\$111,773	\$169,728	\$181,168	\$233,709	\$164,075
SE	\$151,571	\$243,069	\$299,762	\$572,000	\$254,742
SW	\$109,178	\$187,152	\$232,131	\$351,778	\$186,585
XSW	\$216,473	\$203,425	\$123,375		\$202,450
XS	\$236,738	\$274,345	\$325,246	\$178,500	\$279,975
W	\$129,311	\$219,852	\$379,542	\$645,469	\$214,780
XW	\$279,950	\$131,717	\$164,900		\$153,693
CCO	\$129,278	\$183,658	\$82,500		\$148,819
CPI	\$312,675	\$190,639	\$287,333		\$234,307
CSC		\$376,337	\$604,000		\$433,500
TOTAL	\$184,351	\$255,888	\$400,614	\$813,480	\$277,076

### NUMBER OF SOLD LISTINGS PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	133	37	27	9	206
NE	20	35	24	8	87
NW	59	149	72	9	289
XNW	3	9	7		19
C	64	82	22	1	169
E	30	56	17	1	104
S	11	46	15	3	75
SE	14	77	45	1	137
SW	23	67	31	2	123
XSW	22	8	4		34
XS	8	25	13	1	47
W	36	47	12	2	97
XW	2	12	1		15
CCO	18	12	1		31
CPI	8	18	3		29
CSC		3	1		4
TOTAL	451	683	295	37	1,466

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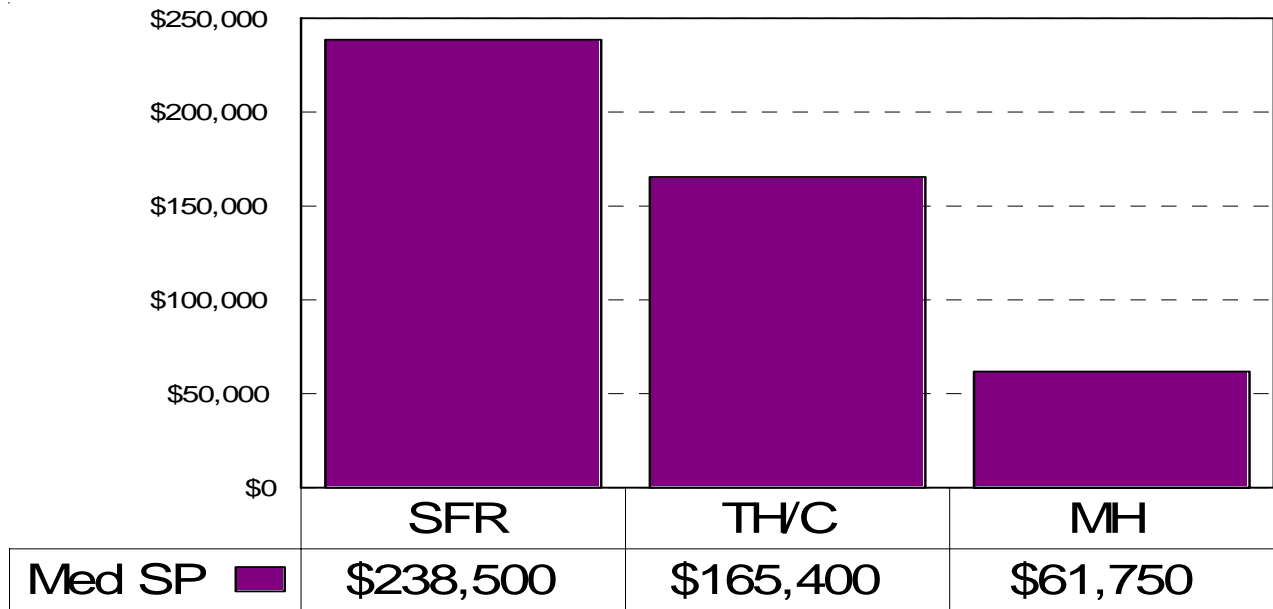
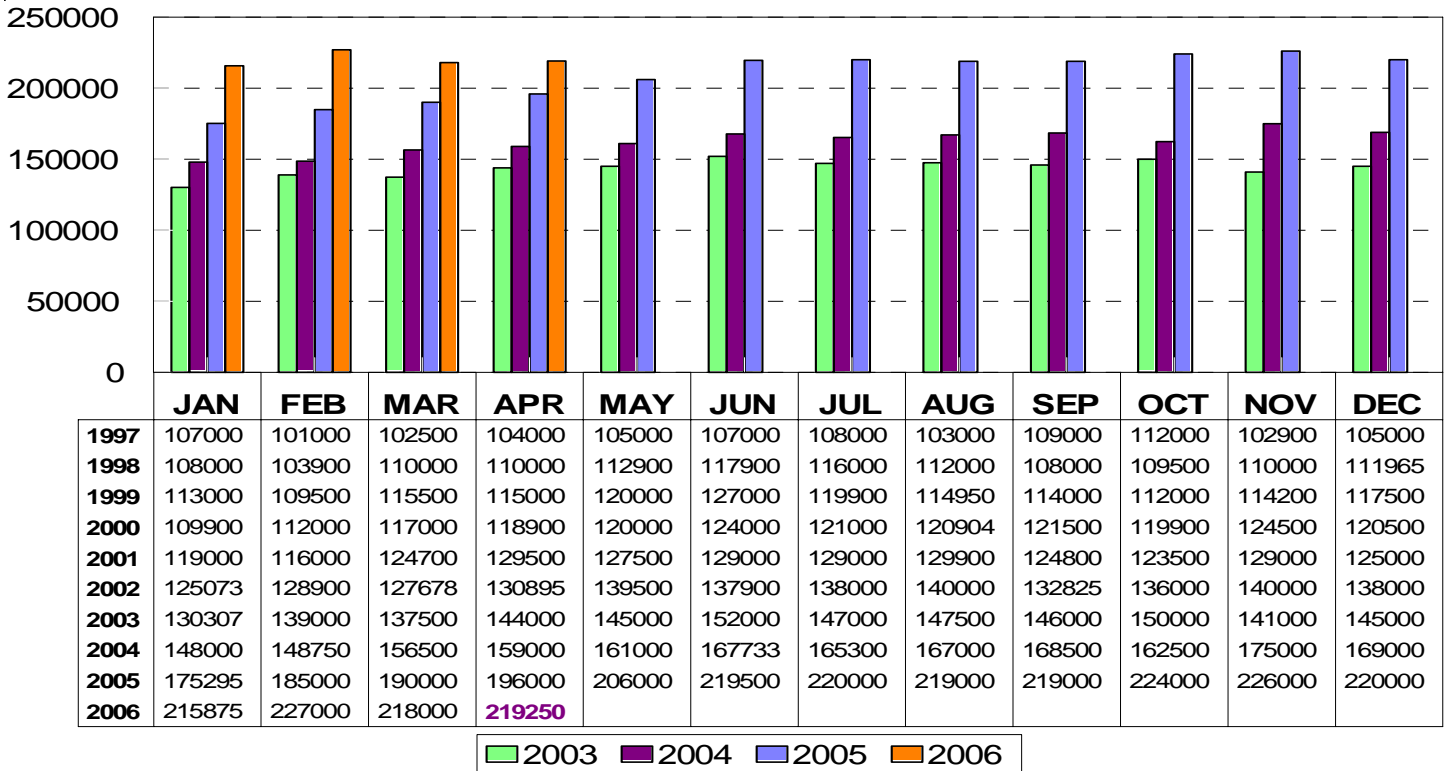
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# RESIDENTIAL STATISTICS

## Median Sale Price

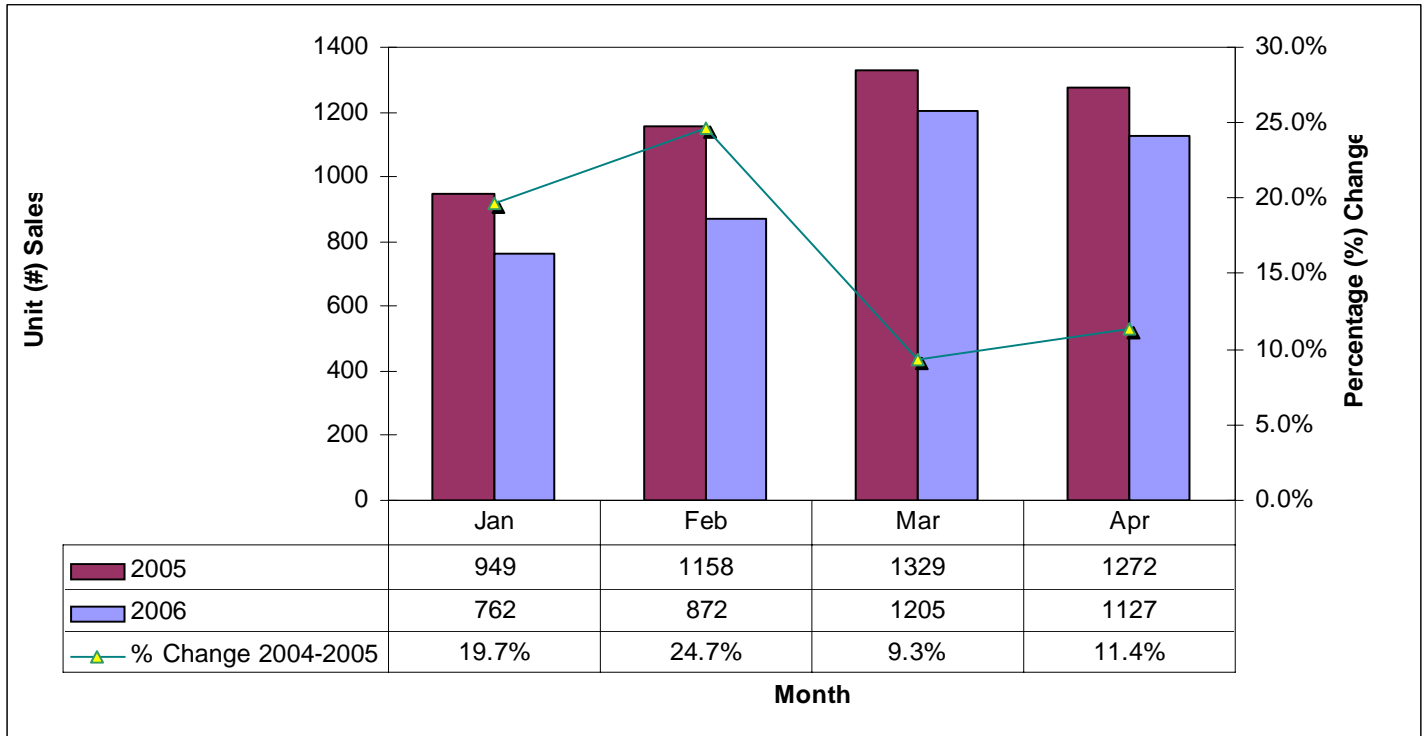
April 2006: \$219,250



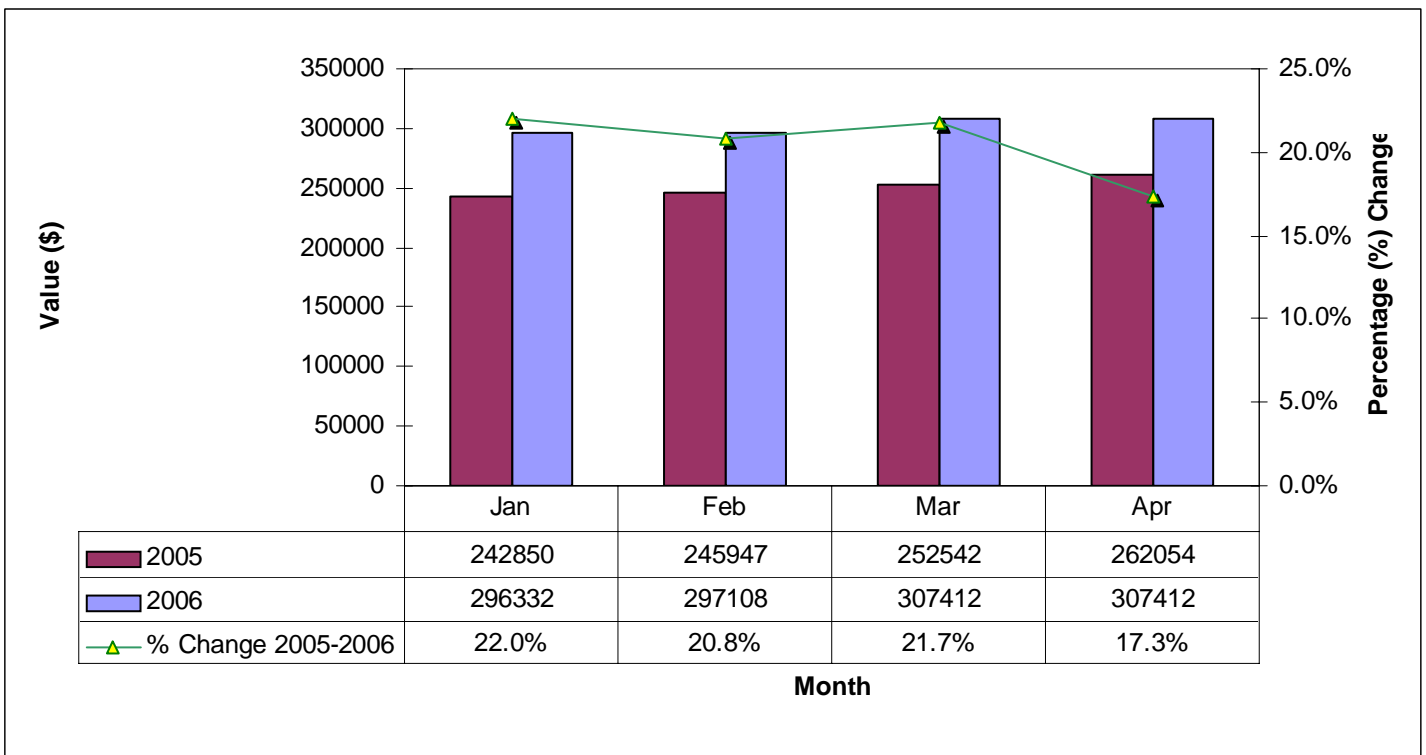
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## RESIDENTIAL STATISTICS

# % Change: SFR Unit Sales



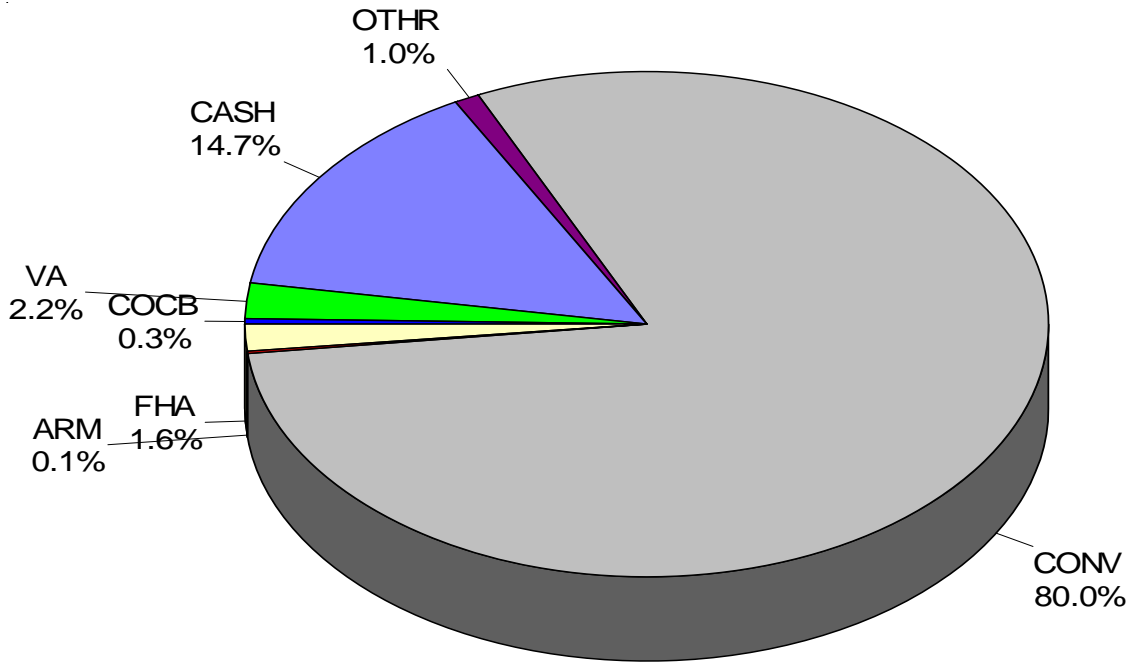
# % Change: SFR Avg Sale Price



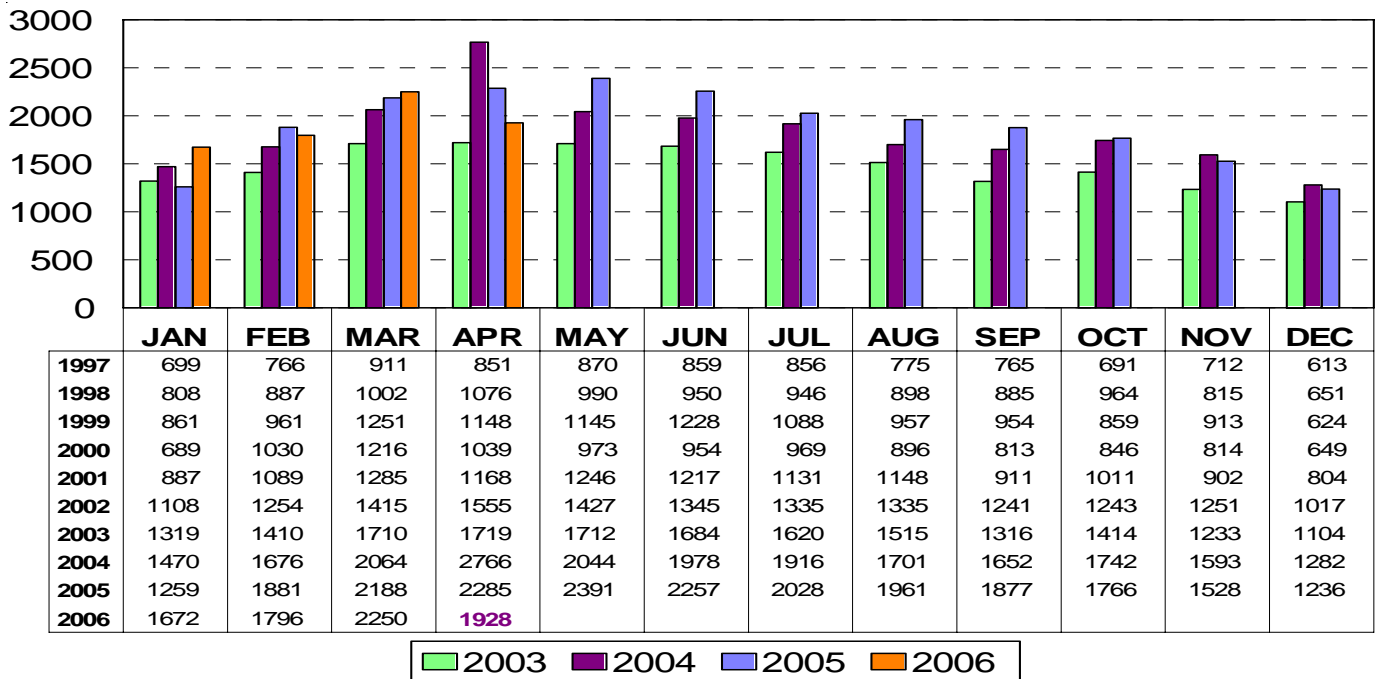
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# RESIDENTIAL STATISTICS

## Terms of Sale: April 2006



## Total Listings Under Contract\* Reported April 2006: 1,928



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

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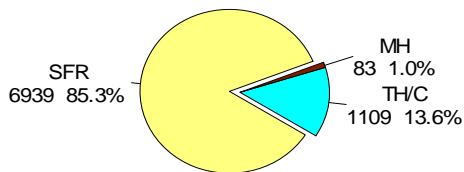
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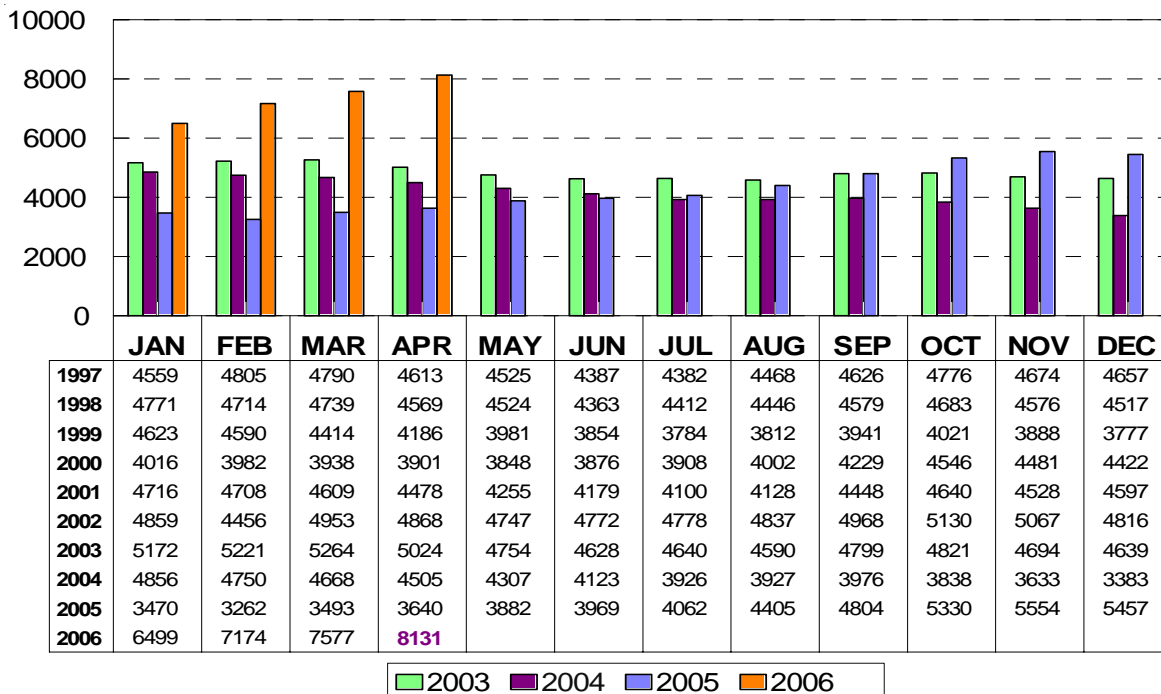
# RESIDENTIAL STATISTICS

## Active Listings

April 2006: 8,131



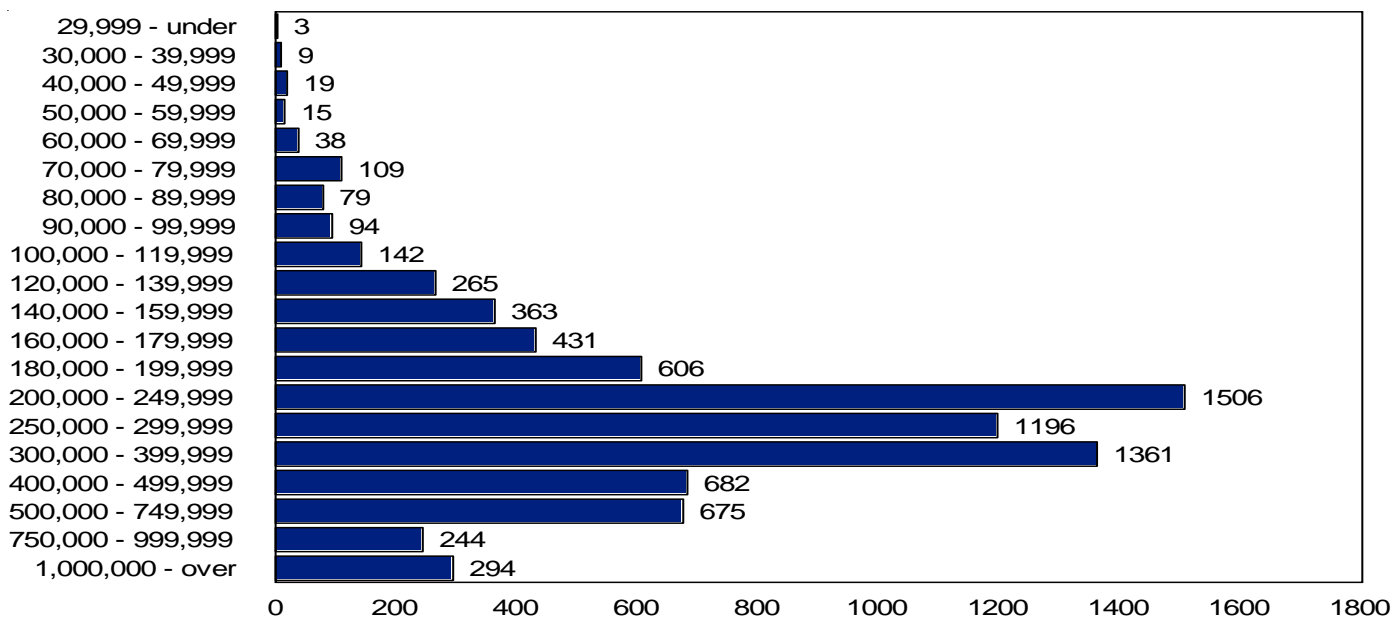
April 2006



Area	Listings
N	728
NE	418
NW	1919
XNE	3
XNW	105
C	1049
E	452
S	430
SE	696
SW	608
XSW	205
XS	459
W	398
XW	69
CCO	200
CGI	2
CGE	1
CMA	5
CPI	267
CSC	92
CYA	1
PE	6
PNW	1
PS	6
PSW	1
MEX	9
ZZZ	1

## Active Listing Price Breakdown

April 2006: Average Price: \$364,305



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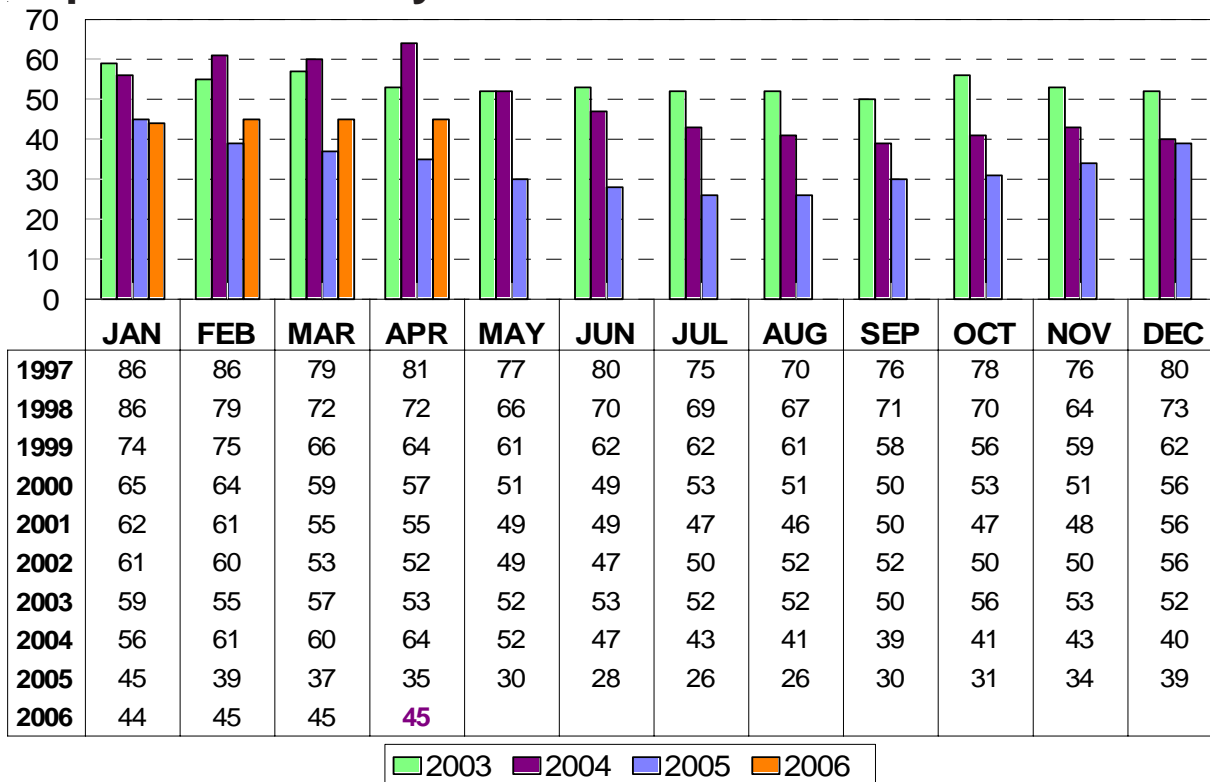


# RESIDENTIAL STATISTICS

## Average Days on Market

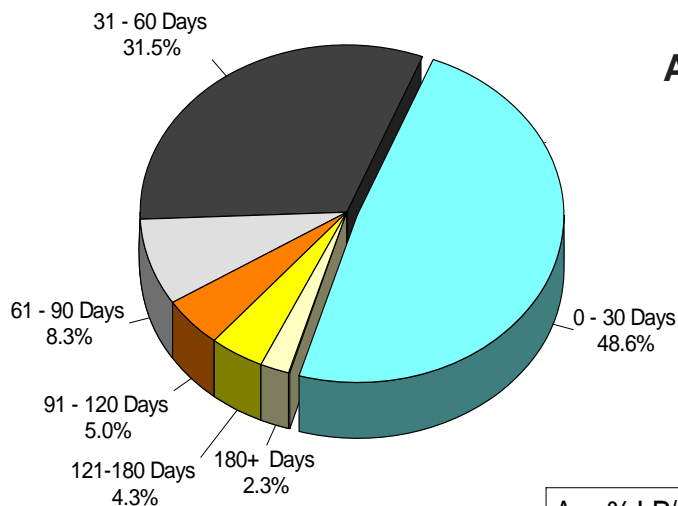
April 2006: 45 Days

April 2006

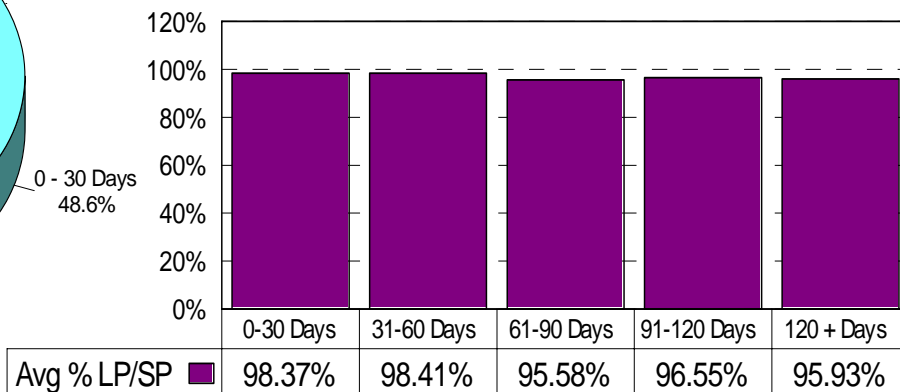


Area	DOM
N	40
NE	46
NW	47
XNW	66
C	39
E	35
S	34
SE	47
SW	48
XSW	37
XS	42
W	42
XW	63
CCO	91
CPI	79
CSC	53

## April 2006 Average Days on Market Breakdown



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

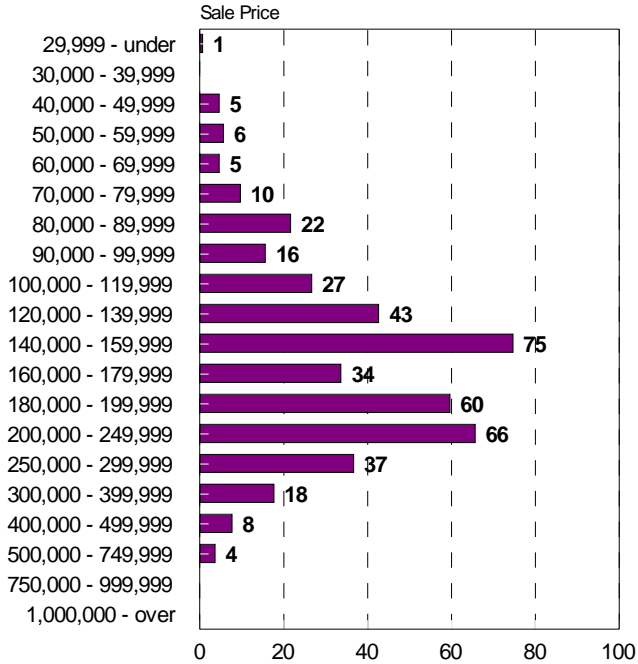


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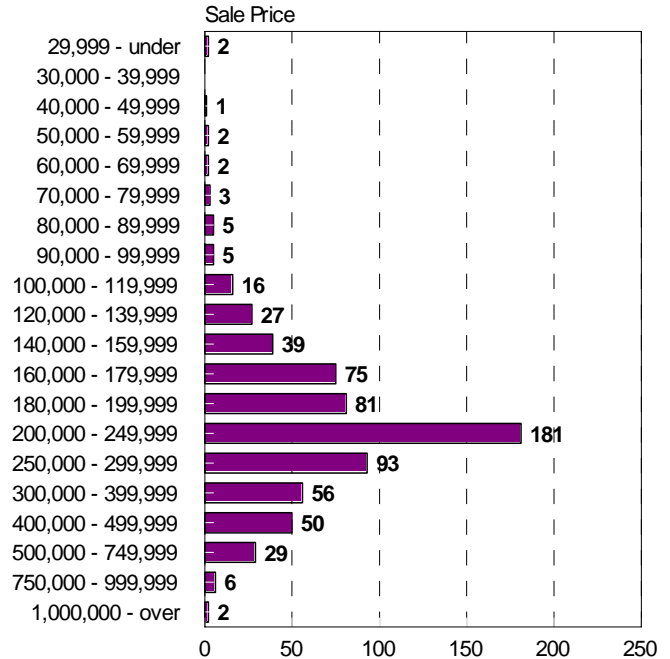
# RESIDENTIAL STATISTICS

## Sales Price Breakdown by Bedrooms

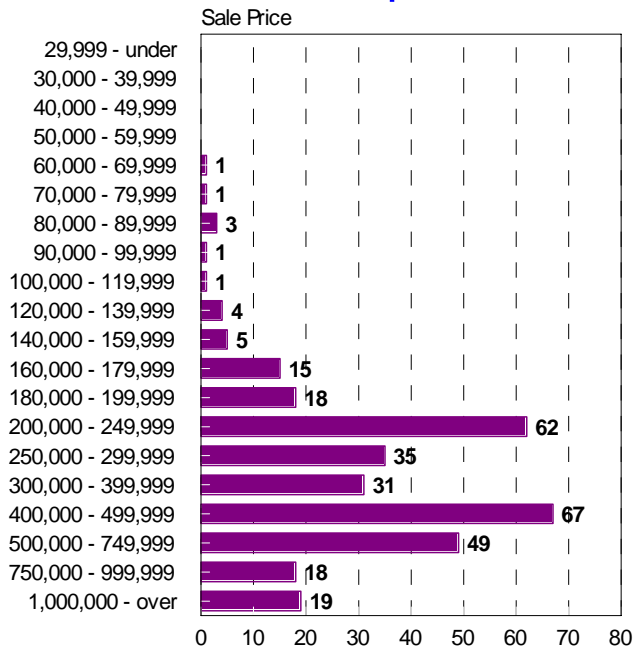
### 0 - 2 Bedrooms April 2006



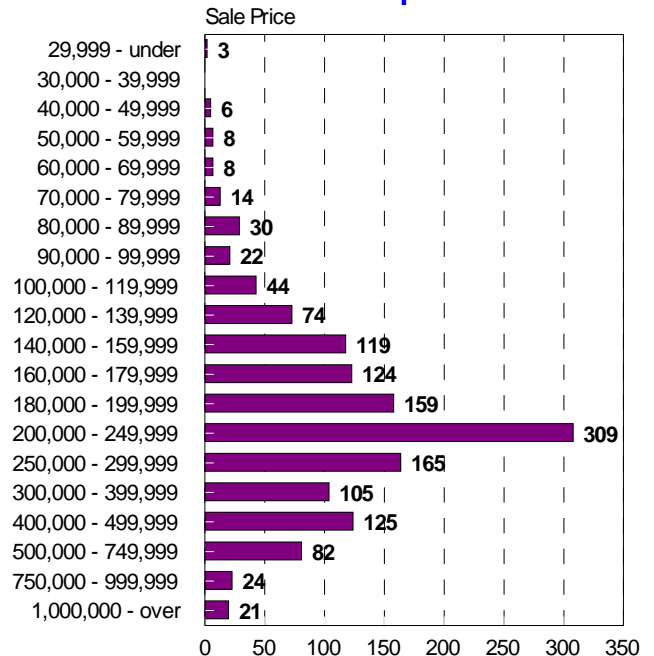
### 3 Bedrooms April 2006



### 4 + Bedrooms April 2006



### All Bedrooms April 2006



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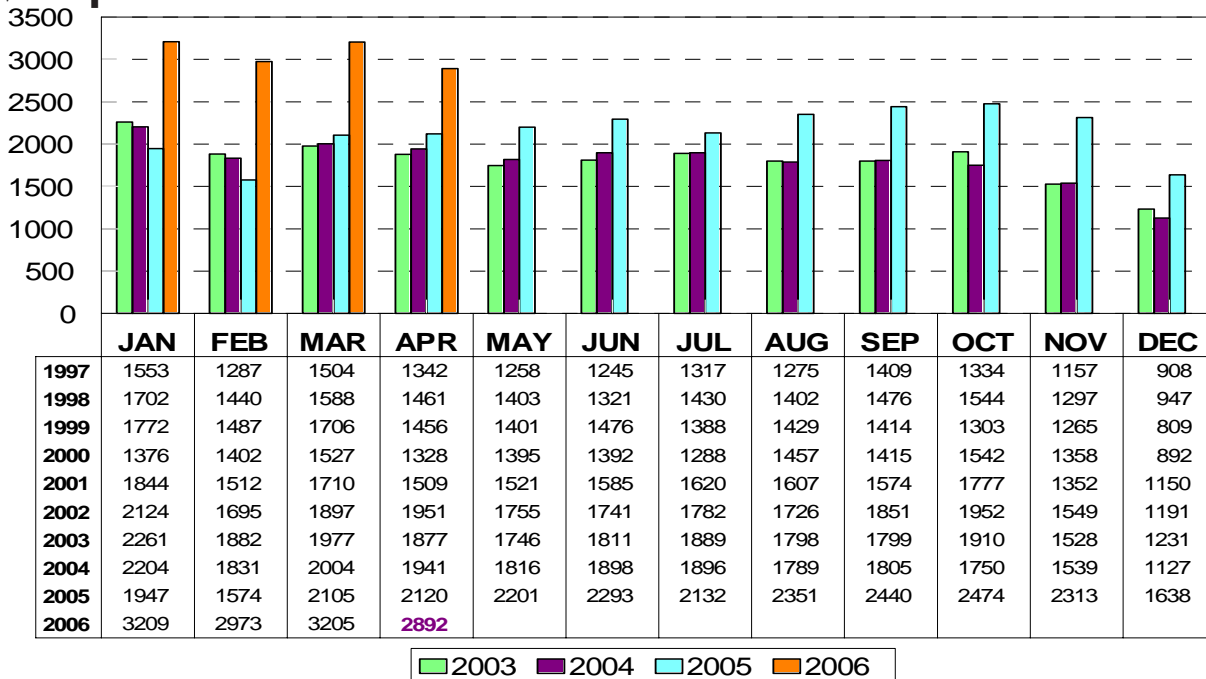
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# RESIDENTIAL STATISTICS

## New Listings

April 2006: 2.892

April 2006



Area	New
N	230
NE	153
NW	728
XNE	1
XNW	28
C	379
E	212
S	147
SE	262
SW	242
XSW	60
XS	141
W	135
XW	15
CCO	56
CPI	77
CSC	16
PE	1
PNW	1
PS	2
SOR	1
MEX	3
ZZZ	1

## New Construction\* -Sold Information-

April 2006: 77 Units

Month	Units Sold	Sold Volume	Average Price	Median Price
<b>2002 Totals</b>	<b>709</b>	<b>160,184,505</b>	<b>225,930</b>	<b>158,087</b>
<b>2003 Totals</b>	<b>478</b>	<b>108,171,172</b>	<b>226,300</b>	<b>173,185</b>
<b>2004 Totals</b>	<b>583</b>	<b>138,980,760</b>	<b>258,329</b>	<b>192,272</b>
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
<b>2005 Totals</b>	<b>580</b>	<b>183,798,804</b>	<b>316,894</b>	<b>233,720</b>
Jan 2006	31	9,041,525	291,662	217,994
Feb 2006	33	8,990,364	272,435	207,734
Mar 2006	76	25,662,349	337,662	207,963
<b>Apr 2006</b>	<b>77</b>	<b>27,934,668</b>	<b>362,788</b>	<b>244,535</b>
<b>2006 Totals</b>	<b>217</b>	<b>71,628,906</b>	<b>330,087</b>	<b>223,903</b>

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

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