

May
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: **June 23, 2005**

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

May 2005 Residential Home Sales

"In May, the total sales volume increased over \$67 million from April making May the best month in a decade for total sales volume. In connection with May's record breaking performance, one cannot underestimate the impact that the consistent increase in the average sale price is having on the marketplace. With an increase of more than \$12,000 month-over-month and an increase of \$53,000 year-over-year, it is clear why the region's total sales volume continues to grow at a rapid pace." -Judy Lowe, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc.

Home Sales Volume: Increased 38.2% from \$314,381,474 in May, 2004, to \$434,584,740 in May, 2005.

Home Sales Units: Increased 9.5% from 1,533 units sold in May, 2004, to 1,679 units sold in May, 2005.

Average Sale Price (all residential types): Increased 26.3% from \$205,076 in May, 2004, to \$258,935 in May, 2005.

Median Sale Price (the price at which half the homes were sold above and half below): Increased 28% from \$161,000 in May, 2004, to \$206,000 in May, 2005.

Average Sale Price (single family residences): Increased 25% from \$220,726 in May, 2004, to \$275,934 in May, 2005.

Average Days on Market: Decreased from 51 in May, 2004, to 30 in May, 2005, with 72.7% 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 17% from 2,044 in May, 2004, to 2,391 in May, 2005.

Active Listings: Decreased 10% from 4,307 in May, 2004, to 3,882 in May, 2005

New Listings: Increased 21.2% from the 1,816 listings added in May, 2004, to the 2,201 listings added during May, 2005.

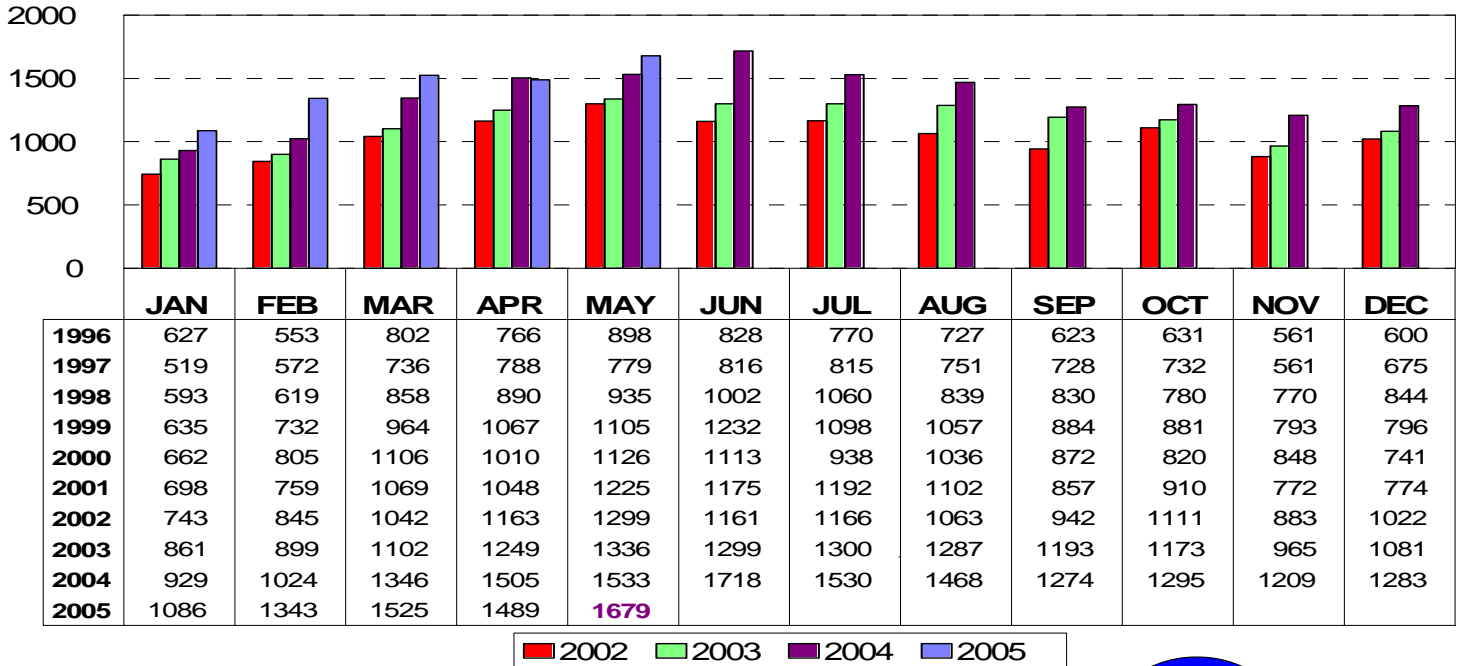
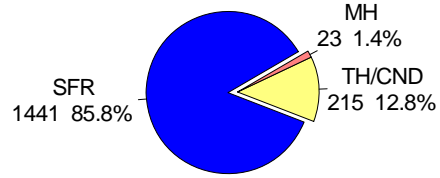
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RESIDENTIAL STATISTICS

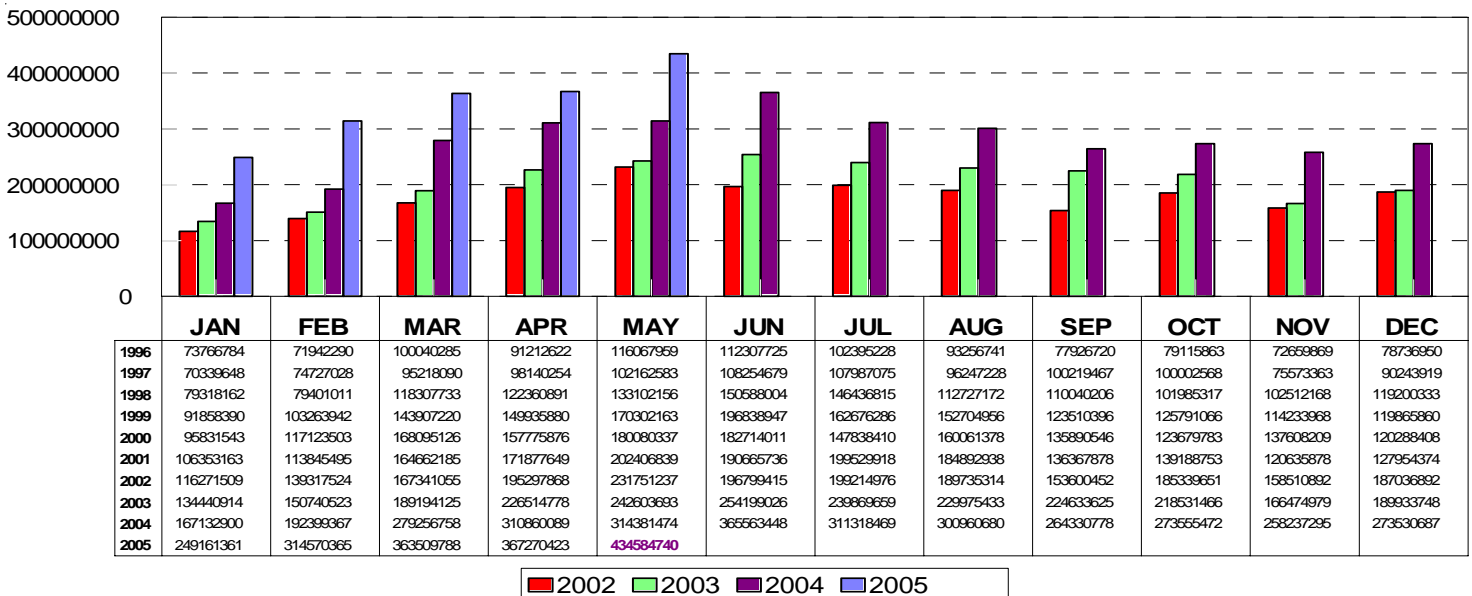
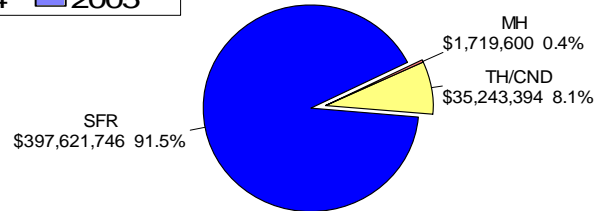
Total Unit Sales

May 2005: 1,679 Units



Total Sales Volume

May 2005: \$434,584,740



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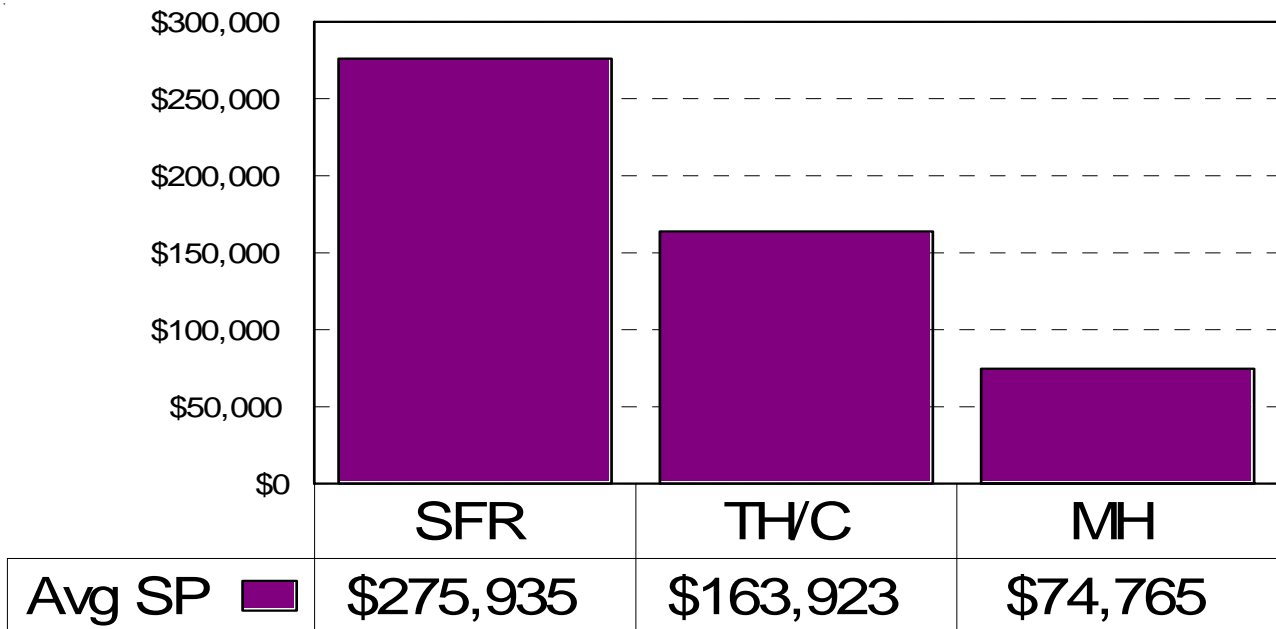
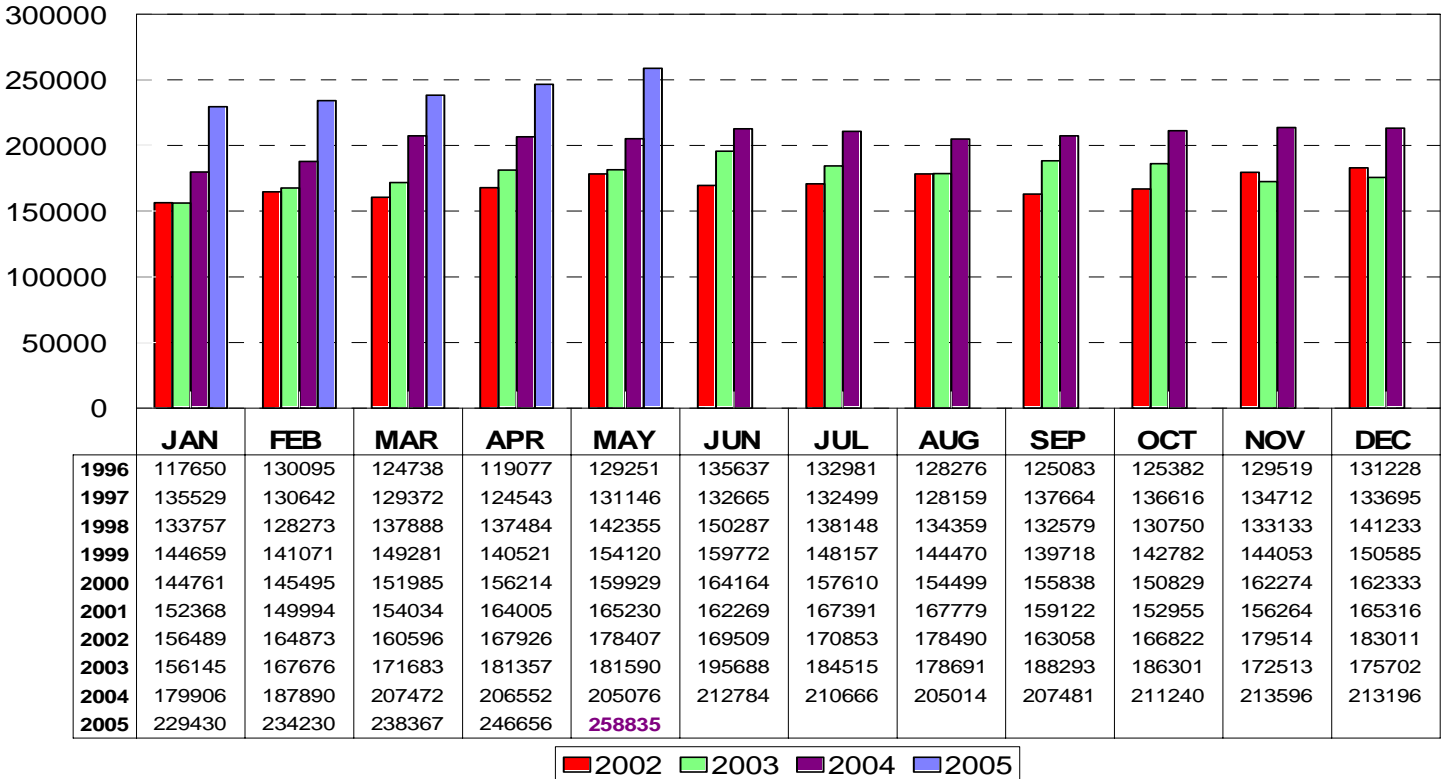
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RESIDENTIAL STATISTICS

Average Sale Price

May 2005: \$258,835



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AVERAGE SALE PRICE PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$305,176	\$473,031	\$698,022	\$910,242	\$545,079
NE	\$166,506	\$330,075	\$537,113	\$864,636	\$444,780
NW	\$222,014	\$245,421	\$369,633	\$421,126	\$281,565
XNW	\$124,967	\$124,441	\$193,000	\$78,500	\$134,797
C	\$163,962	\$206,829	\$308,753	\$661,143	\$204,463
E	\$135,099	\$200,142	\$253,011	\$361,257	\$209,147
S	\$77,683	\$129,952	\$144,222	\$143,000	\$122,117
SE	\$110,008	\$189,277	\$253,643	\$271,633	\$203,324
SW	\$108,469	\$161,678	\$199,153	\$58,000	\$159,206
XSW	\$164,671	\$183,078	\$292,686		\$198,921
XS	\$228,743	\$244,918	\$275,513		\$251,768
W	\$137,411	\$217,281	\$300,926	\$333,967	\$227,866
XW	\$72,500	\$103,639	\$114,250	\$124,000	\$102,161
CAP	\$144,000				\$144,000
CCO	\$72,750	\$136,606	\$180,000		\$121,461
CPI	\$322,289	\$265,920	\$221,125		\$258,674
CSC	\$230,380	\$112,450			\$196,686
PS			\$210,000		\$210,000
TOTAL	\$180,838	\$224,741	\$357,947	\$565,939	\$258,835

NUMBER OF SOLD LISTINGS PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	31	51	44	12	138
NE	17	28	36	11	92
NW	70	209	103	19	401
XNW	3	20	6	2	31
C	108	117	12	7	244
E	30	81	43	7	161
S	12	40	9	1	62
SE	14	102	45	3	164
SW	30	64	36	1	131
XSW	15	9	7		31
XS	7	25	14		46
W	18	35	23	3	79
XW	2	9	2	1	14
CAP	1				1
CCO	8	18	2		28
CPI	20	24	4		48
CSC	5	2			7
PS			1		1
TOTAL	391	834	387	67	1,679

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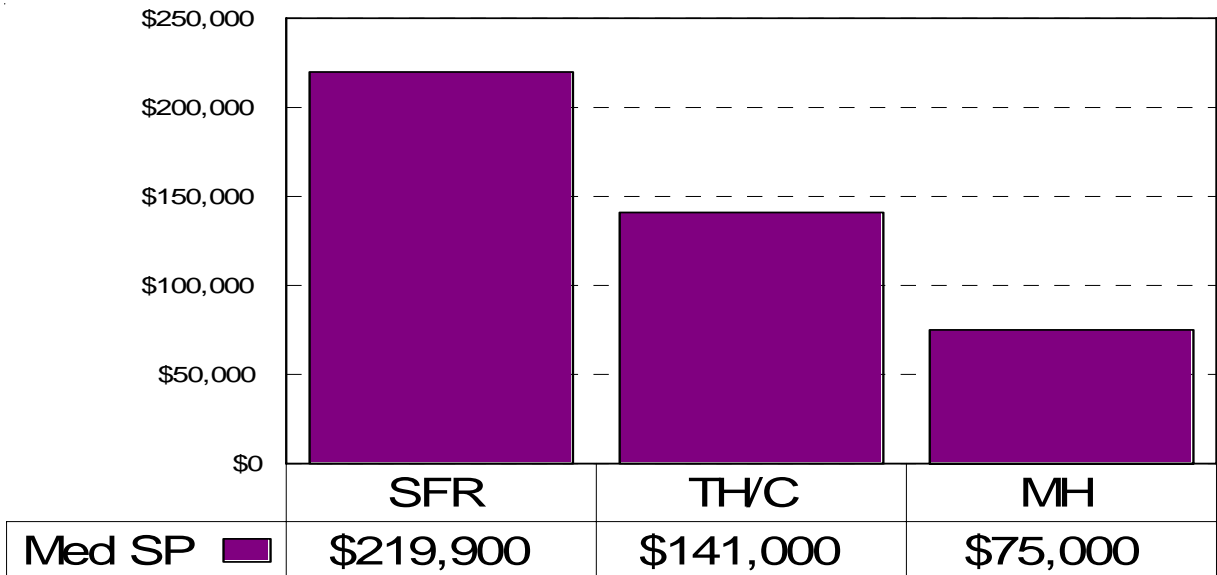
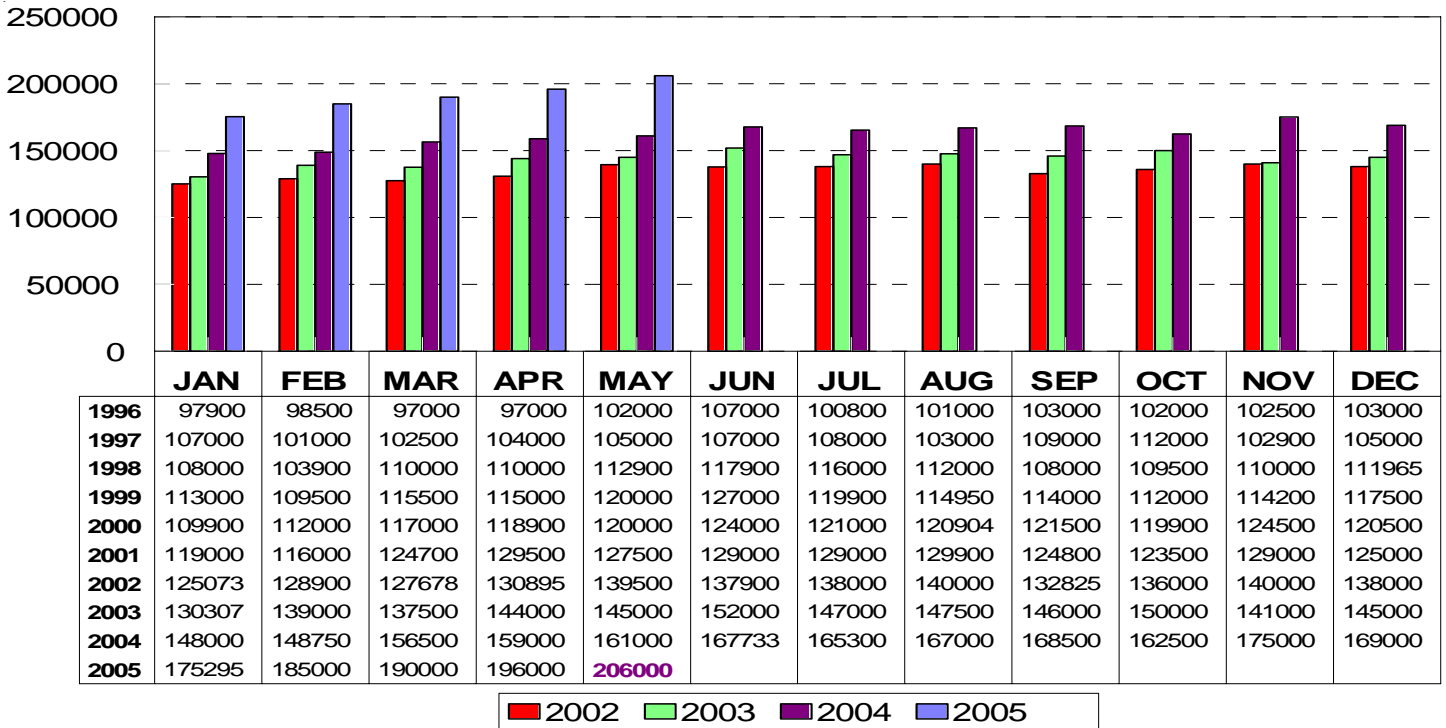
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RESIDENTIAL STATISTICS

Median Sale Price

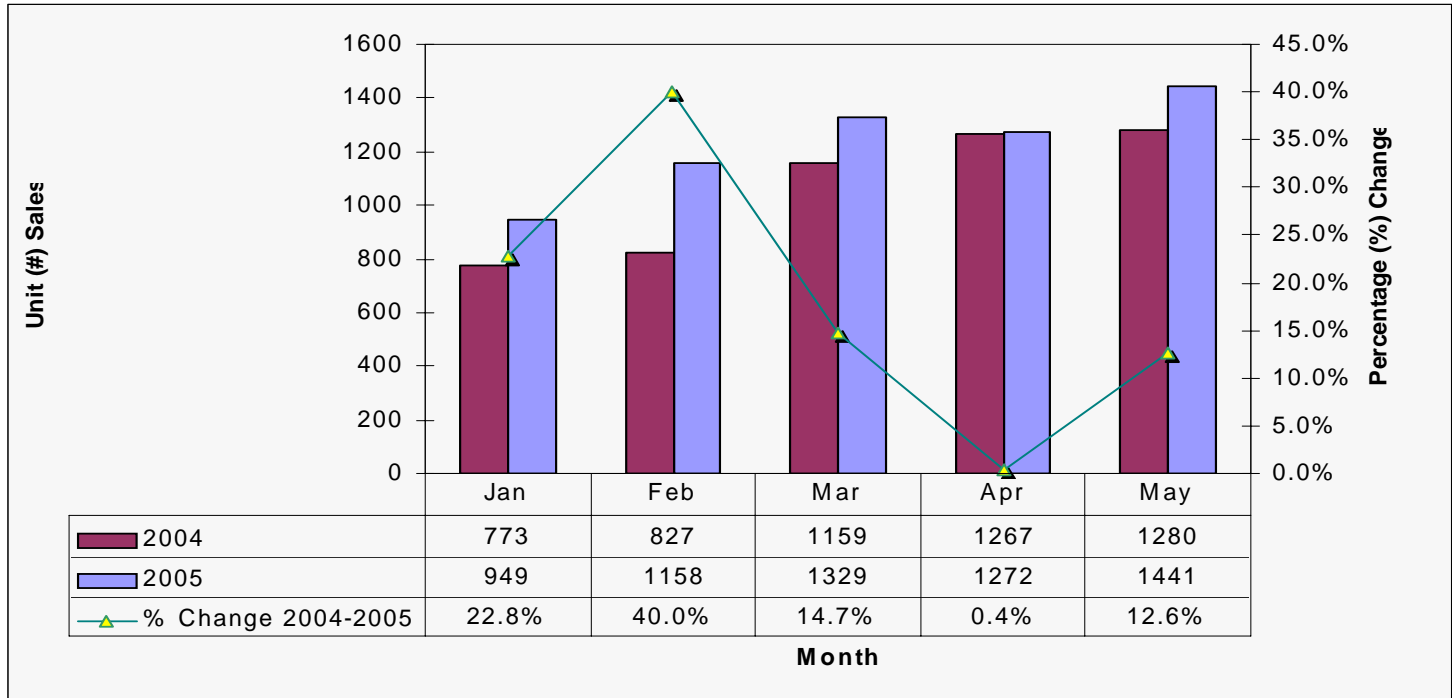
May 2005: \$206,000



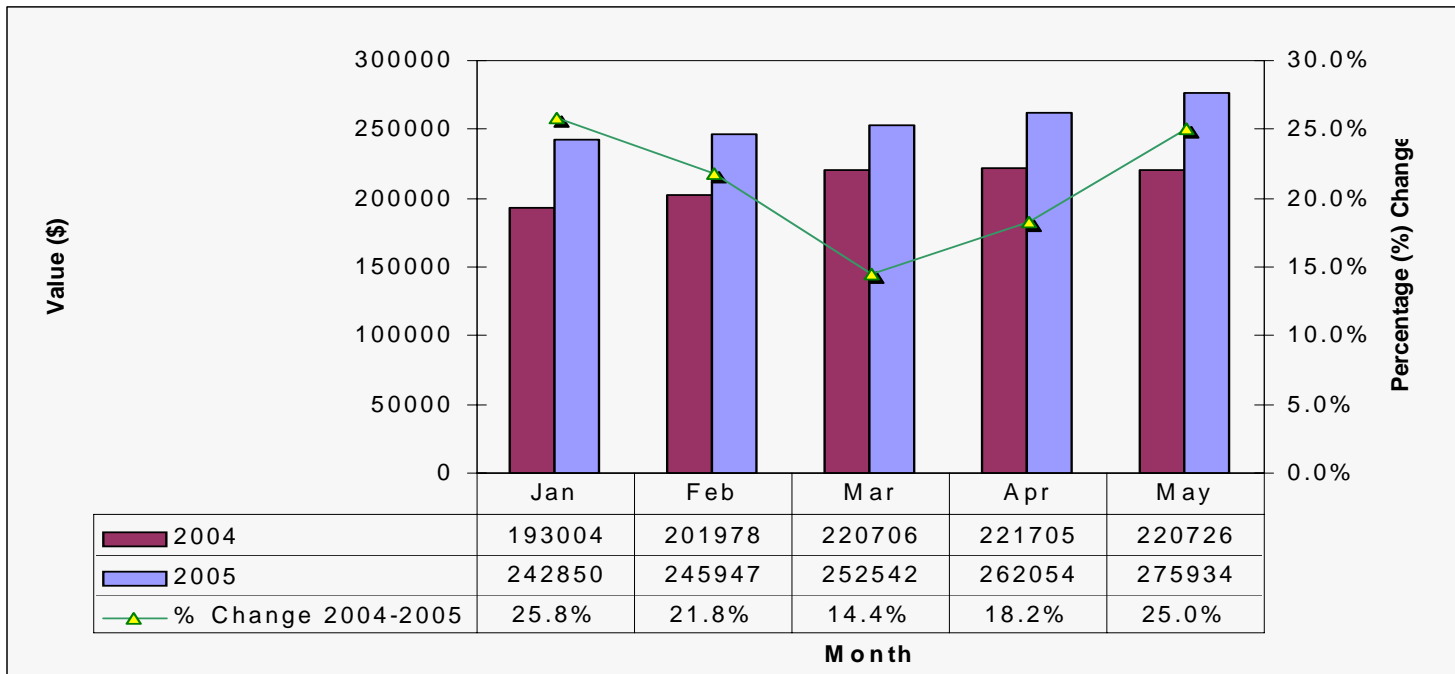
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% Change: SFR Unit Sales



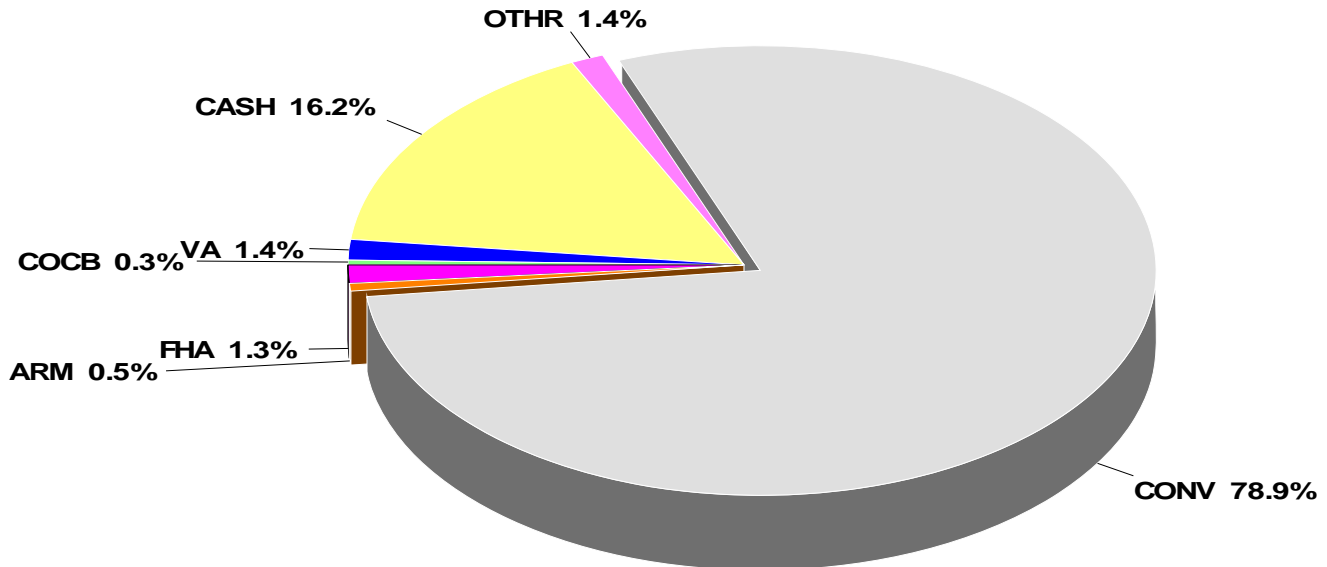
% Change: SFR Avg Sale Price



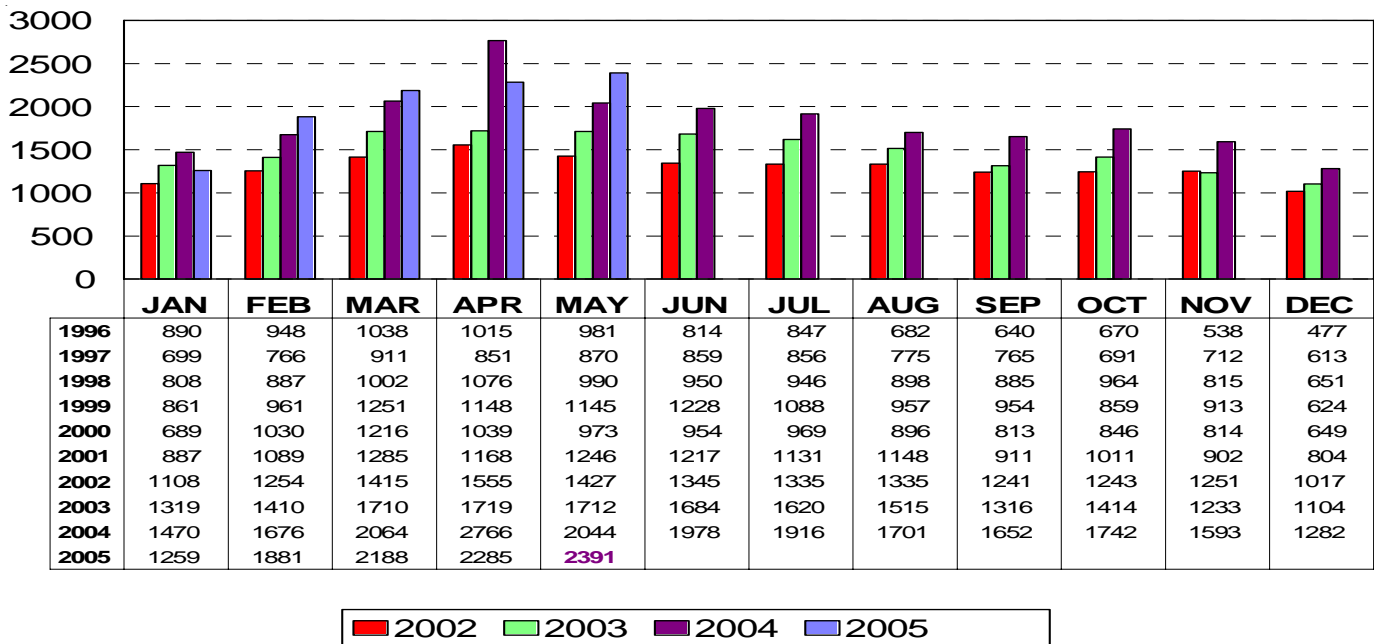
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Terms of Sale: April 2005



Total Listings Under Contract* Reported May 2005: 2,391



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

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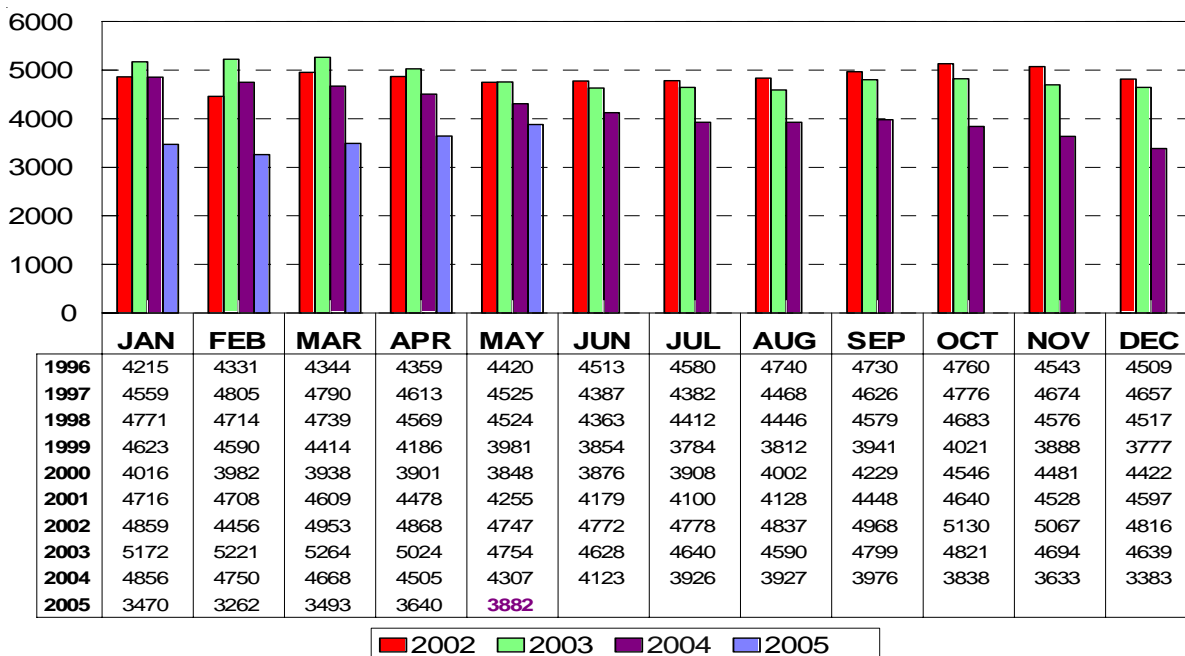
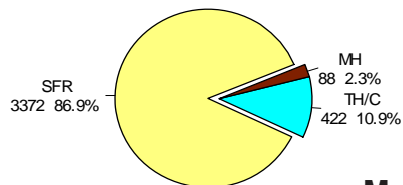
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RESIDENTIAL STATISTICS

Active Listings

May 2005: 3,882

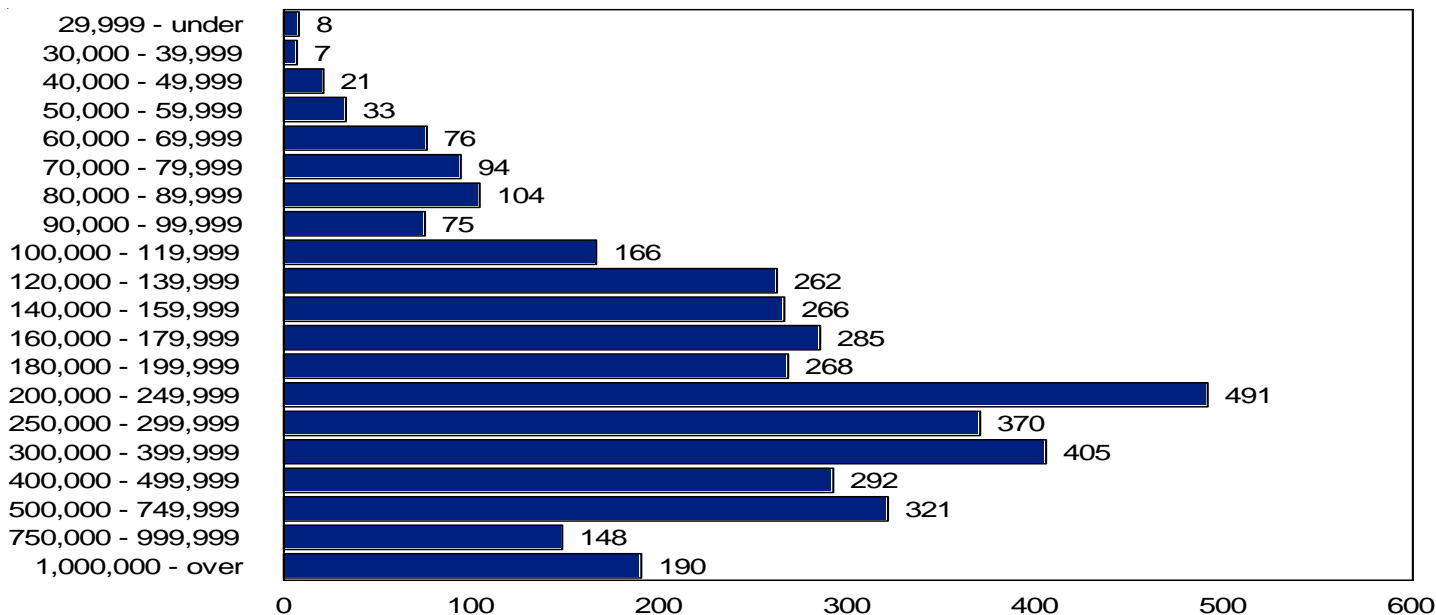


May 2005

Area	Listings
N	314
NE	250
NW	718
XNE	3
XNW	78
C	535
E	243
S	194
SE	343
SW	343
XSW	74
XS	127
W	223
XW	58
CAP	1
CCO	190
CCN	1
CGI	2
CGR	1
CPI	108
CSC	65
CYA	1
PE	3
MEX	7

Active Listing Price Breakdown

May 2005: Average Price: \$359,709



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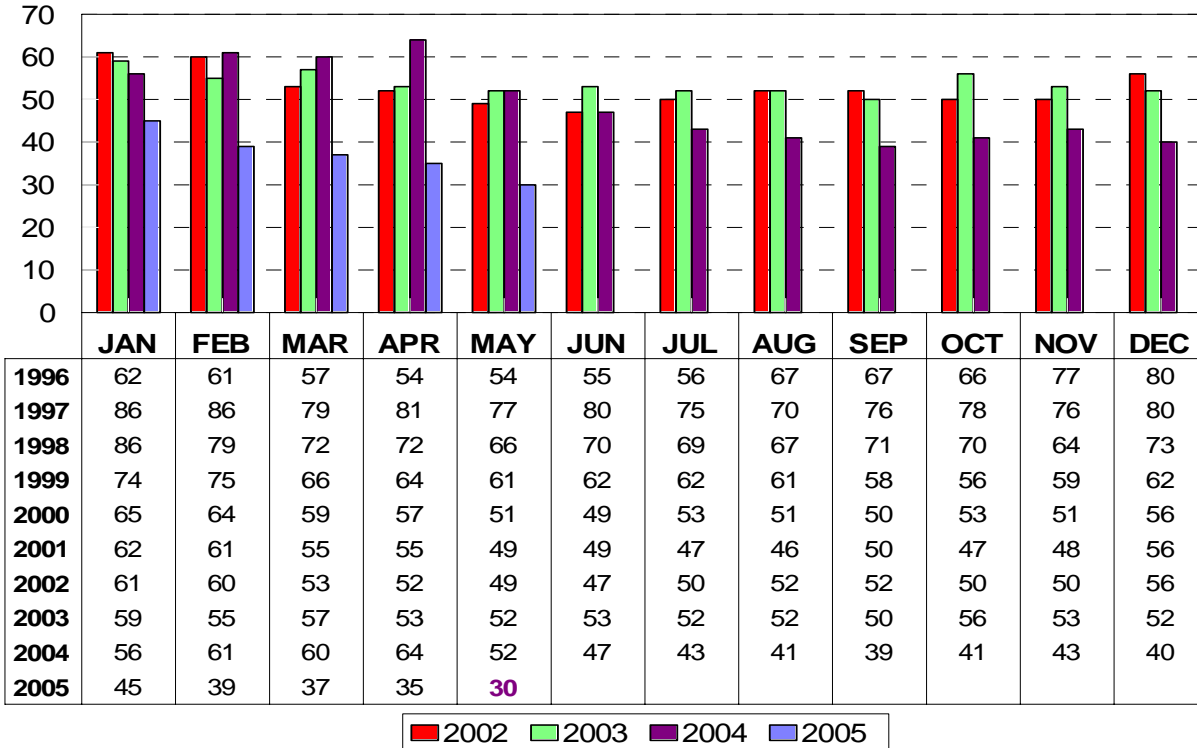
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RESIDENTIAL STATISTICS

Average Days on Market

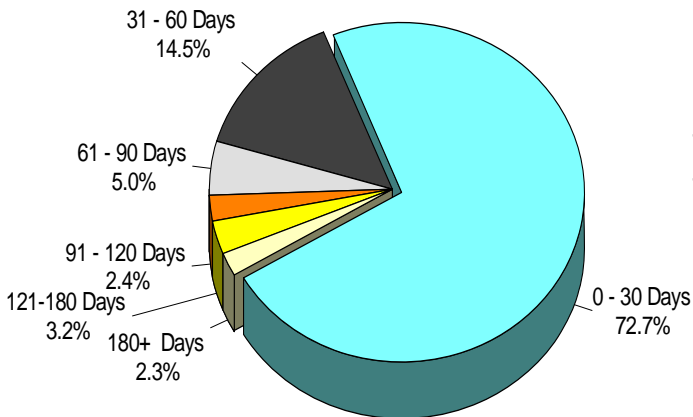
May 2005: 30 Days

May 2005

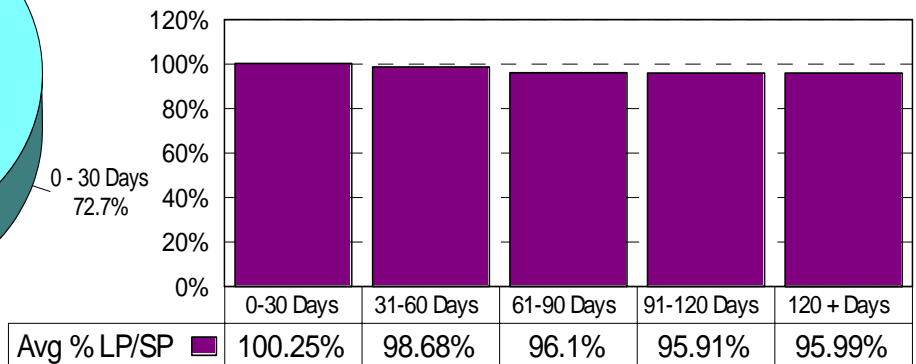


Area	DOM
N	33
NE	39
NW	25
XNW	47
C	22
E	18
S	17
SE	18
SW	40
XSW	54
XS	42
W	33
XW	58
CAP	122
CCO	100
CPI	62
CSC	140
PS	1

April 2005 Average Days on Market Breakdown



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



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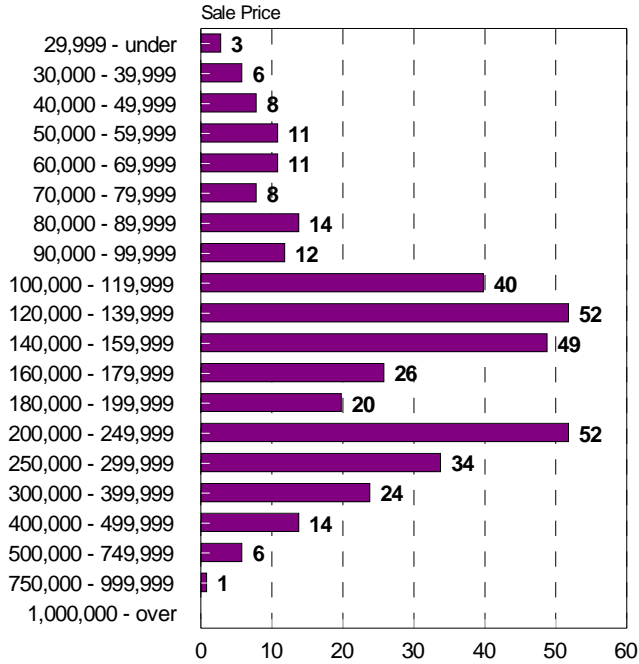
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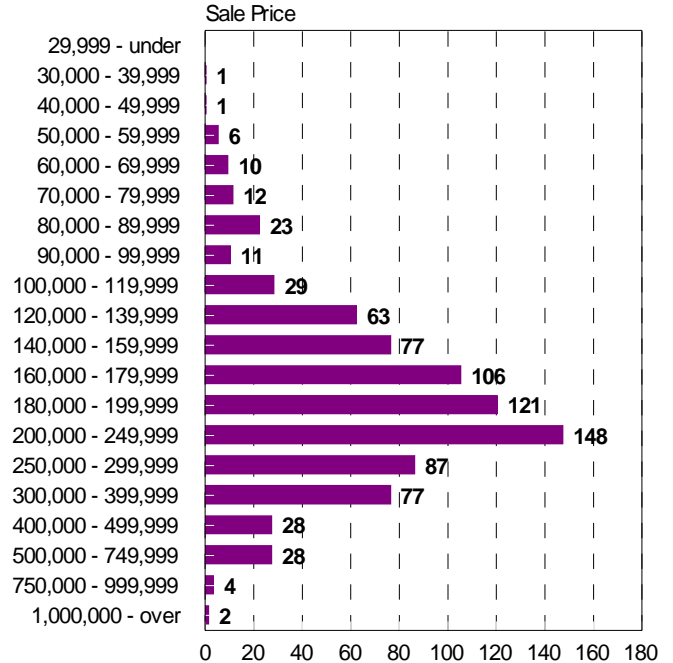
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Sales Price Breakdown by Bedrooms

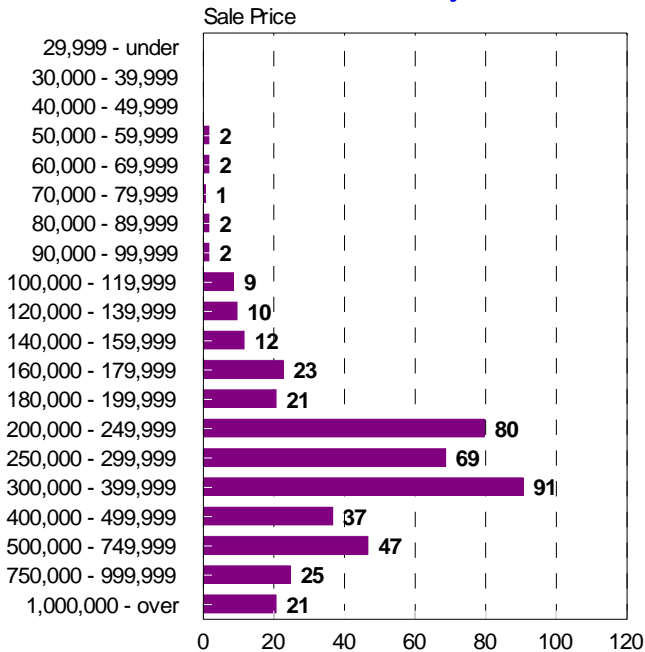
0 - 2 Bedrooms May 2005



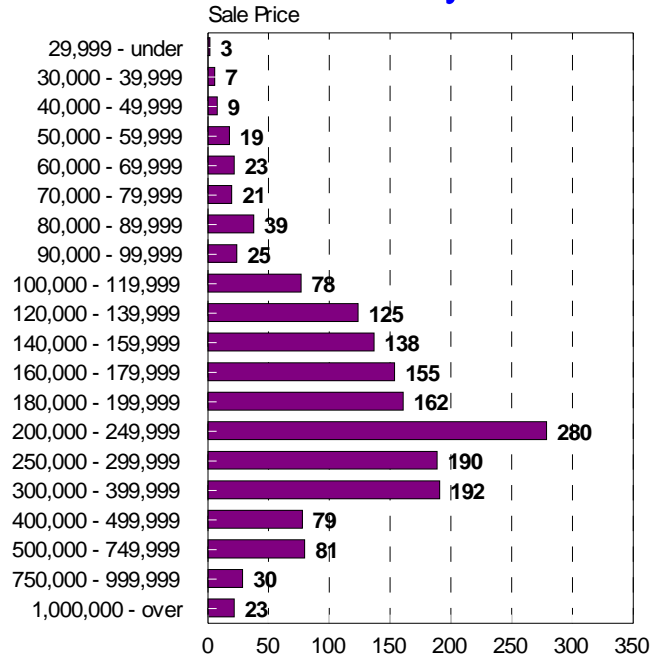
3 Bedrooms May 2005



4 + Bedrooms May 2005



All Bedrooms May 2005



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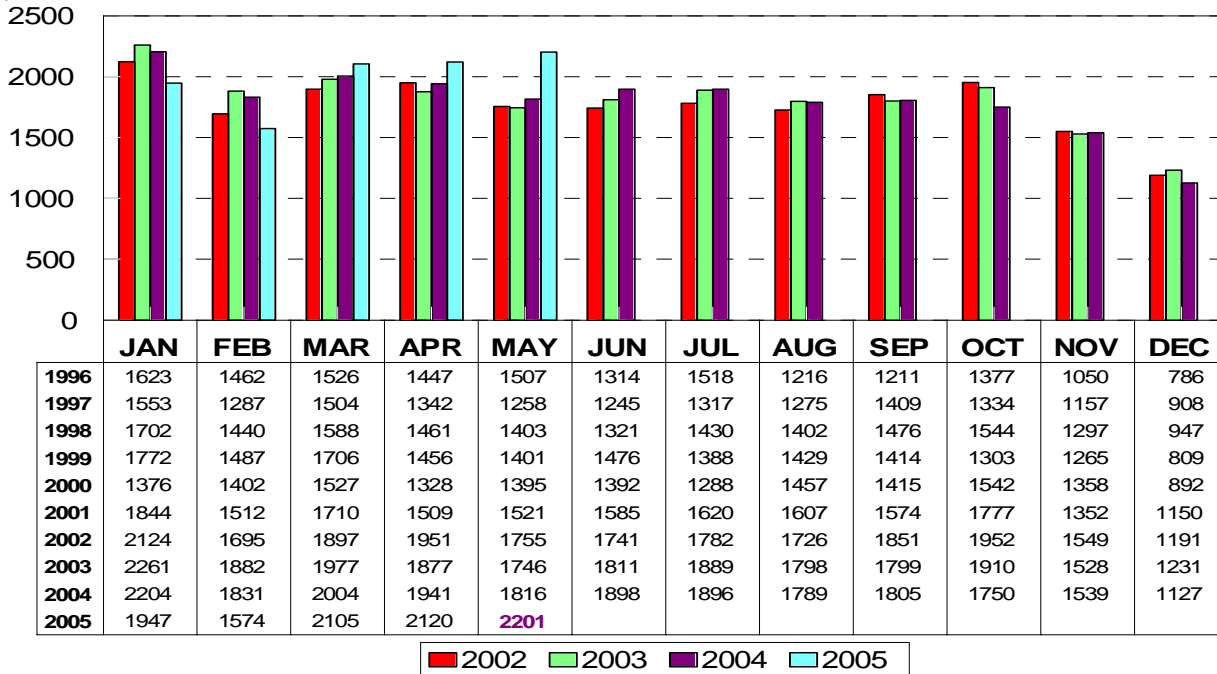
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RESIDENTIAL STATISTICS

New Listings

May 2005: 2201

May 2005



Area	New
N	261
NE	137
NW	437
XNW	35
C	350
E	158
S	97
SE	206
SW	158
XSW	30
XS	73
W	110
XW	24
CCO	42
CCN	1
CNA	1
CPI	65
CSC	15
PE	3
PS	1

New Construction* -Sold Information-

May 2005: 58 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
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	48	13,795,918	287,415	222,191
Apr 2005	36	13,393,176	372,033	273,449
May 2005	58	18,061,647	311,408	238,295
2005 Totals	213	70,981,329	331,837	235,000

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

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