

**September
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: **October 17, 2005**

Contact: Judy Lowe, President, (520) 529-5100
Cheri Meadows, Chief Operations Officer, (520) 327-4218

September 2005 Residential Home Sales

“Although our market statistics show an increase from September 2004 we have seen some changes when comparing Sept. '05 to recent months. We see a decline in “Pending Contracts Written” and a dramatic increase in the number of new listings coming on the market, which in September was the largest number since prior to 1996. Our listing inventory is the greatest it has been since January 2004, with 4,804 properties available. We are experiencing a very healthy real estate market in Tucson.”

– Judy Lowe, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc.

Home Sales Volume: Increased 34.1% from \$264,330,778 in September, 2004, to \$354,531,292 in September, 2005.

Home Sales Units: Increased 19.6% from 1,174 units sold in September, 2004, to 1,404 units sold in September, 2005.

Average Sale Price (all residential types): Increased 21.7% from \$207,481 in September, 2004, to \$252,515 in September, 2005.

Median Sale Price (the price at which half the homes were sold above and half below): Increased 30% from \$168,500 in September, 2004, to \$219,000 in September, 2005.

Average Sale Price (single family residences): Increased 21.8% from \$220,928 in September, 2004, to \$269,147 in September, 2005.

Average Days on Market: Decreased from 39 in September, 2004, to 30 in September, 2005, with 71.8% 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 13.6% from 1,652 in September, 2004, to 1,877 in September, 2005.

Active Listings: Increased 20.8% from 3,976 in September, 2004, to 4,804 in September, 2005

New Listings: Increased 35.2% from the 1,805 listings added in September, 2004, to the 2,440 listings added during September, 2005.

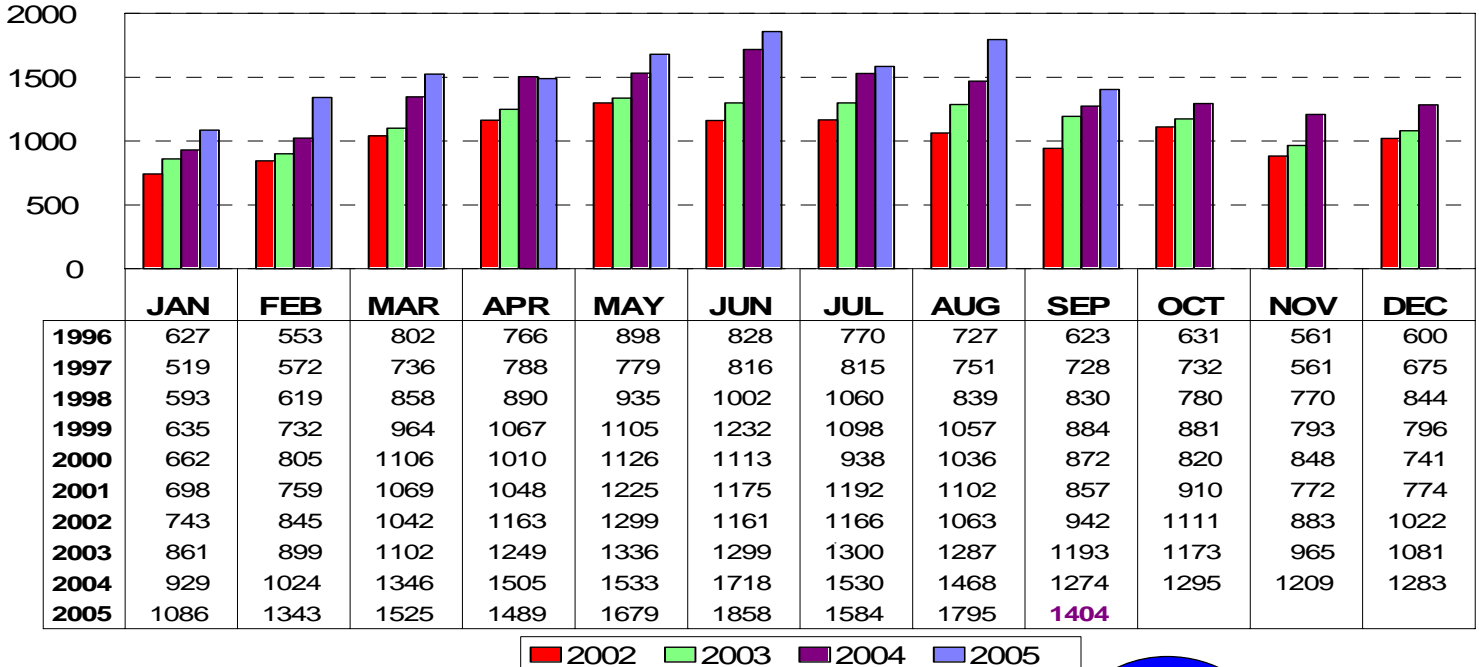
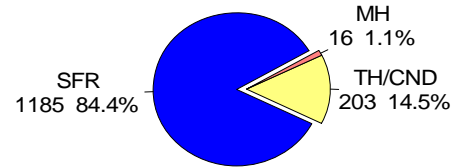
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RESIDENTIAL STATISTICS

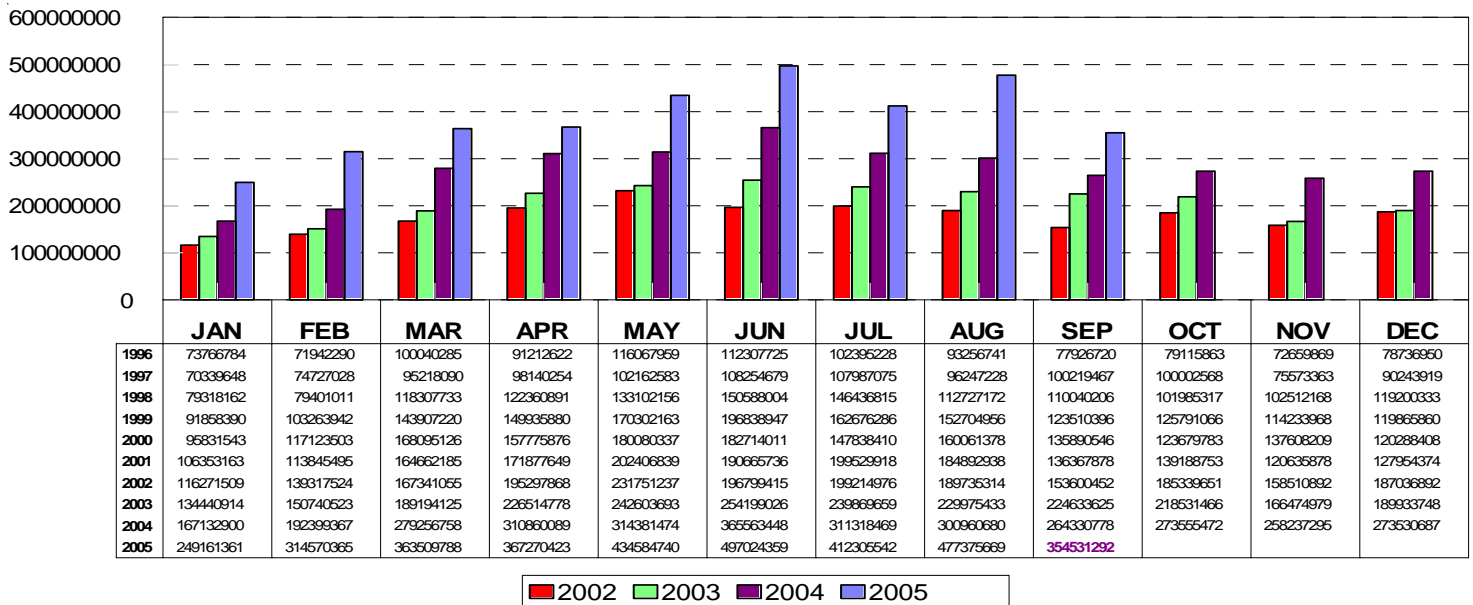
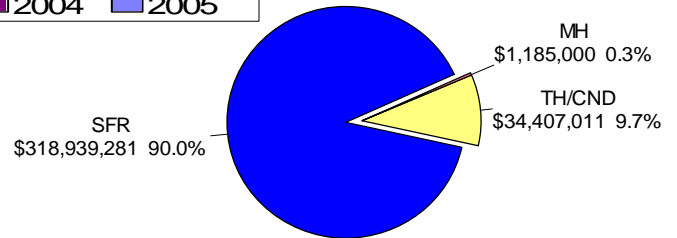
Total Unit Sales

September 2005: 1,404 Units



Total Sales Volume

September 2005: \$354,531,292

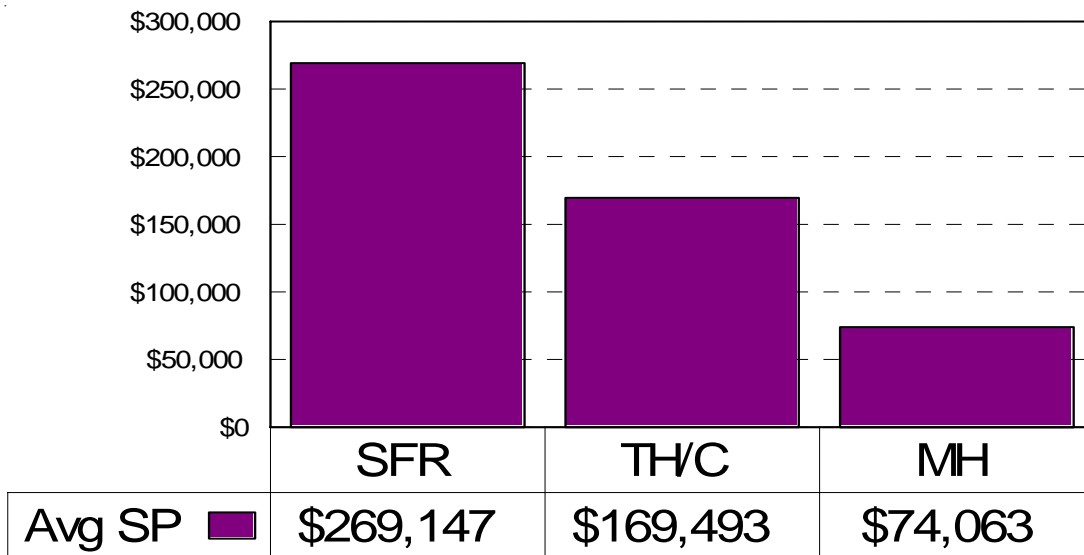
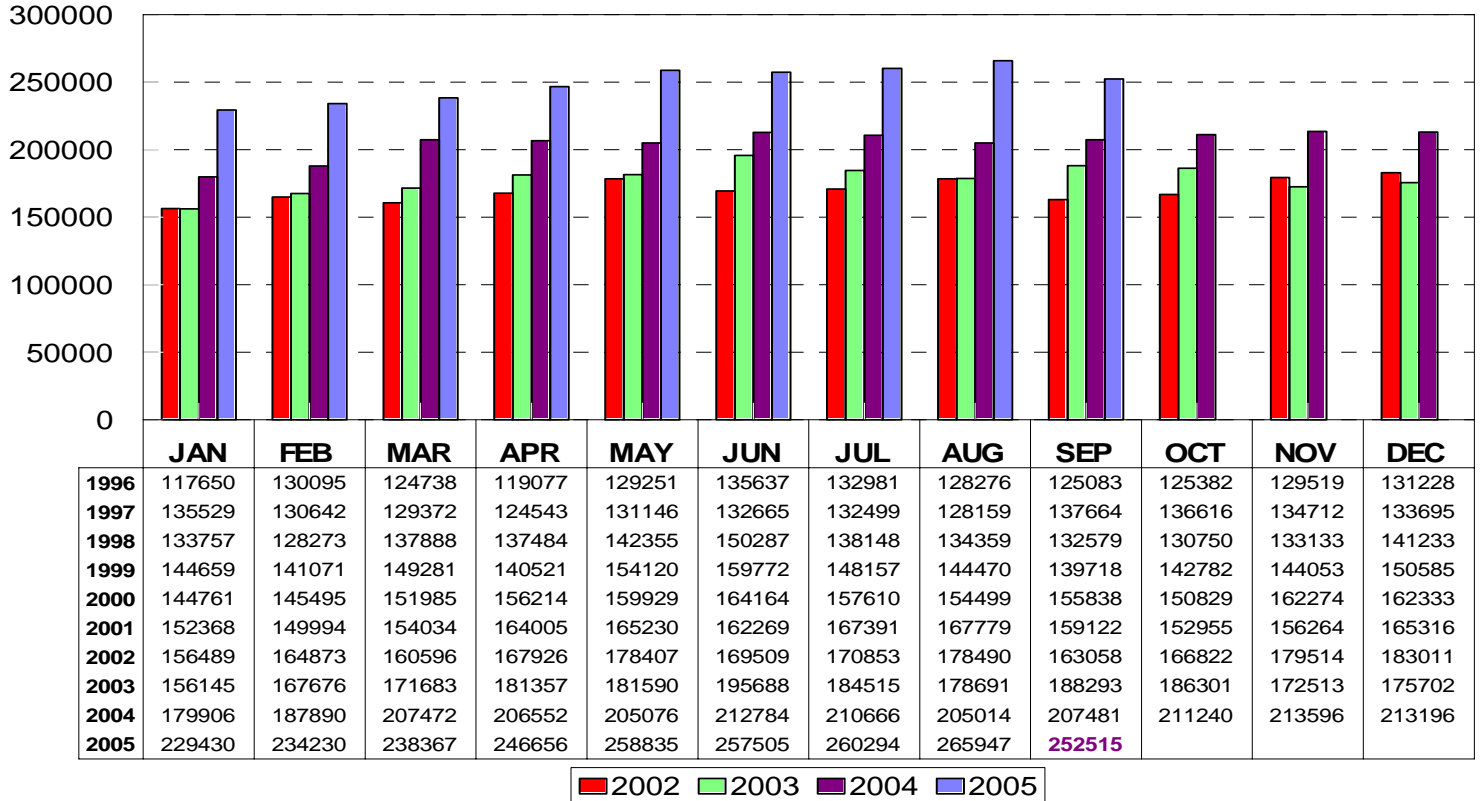


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Average Sale Price

September 2005: \$252,515



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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	\$233,644	\$425,031	\$732,577	\$936,857	\$445,629
NE	\$197,796	\$340,503	\$574,740	\$670,250	\$406,875
NW	\$218,901	\$283,235	\$355,095	\$395,464	\$291,021
XNE	\$360,000				\$360,000
XNW	\$76,250	\$142,503	\$268,450		\$149,526
C	\$166,133	\$234,367	\$280,813	\$385,250	\$210,369
E	\$152,638	\$230,812	\$288,013	\$375,000	\$234,183
S	\$110,413	\$142,768	\$168,691	\$109,750	\$139,132
SE	\$150,801	\$201,063	\$281,013	\$482,483	\$223,859
SW	\$134,818	\$170,091	\$219,546	\$162,500	\$175,488
XSW	\$160,208	\$182,933	\$355,950		\$185,042
XS	\$260,250	\$244,465	\$270,531	\$505,000	\$263,394
W	\$119,500	\$229,727	\$382,806	\$510,000	\$238,602
XW	\$115,500	\$82,821			\$86,906
CCO	\$102,099	\$112,629	\$151,333		\$111,467
CGR				\$75,000	\$75,000
CPI	\$298,086	\$318,869	\$406,000	\$445,000	\$319,164
CSC		\$346,400			\$346,400
TOTAL	\$179,034	\$238,627	\$343,584	\$500,843	\$252,515

NUMBER OF SOLD LISTINGS PER AREA BY # BEDROOMS

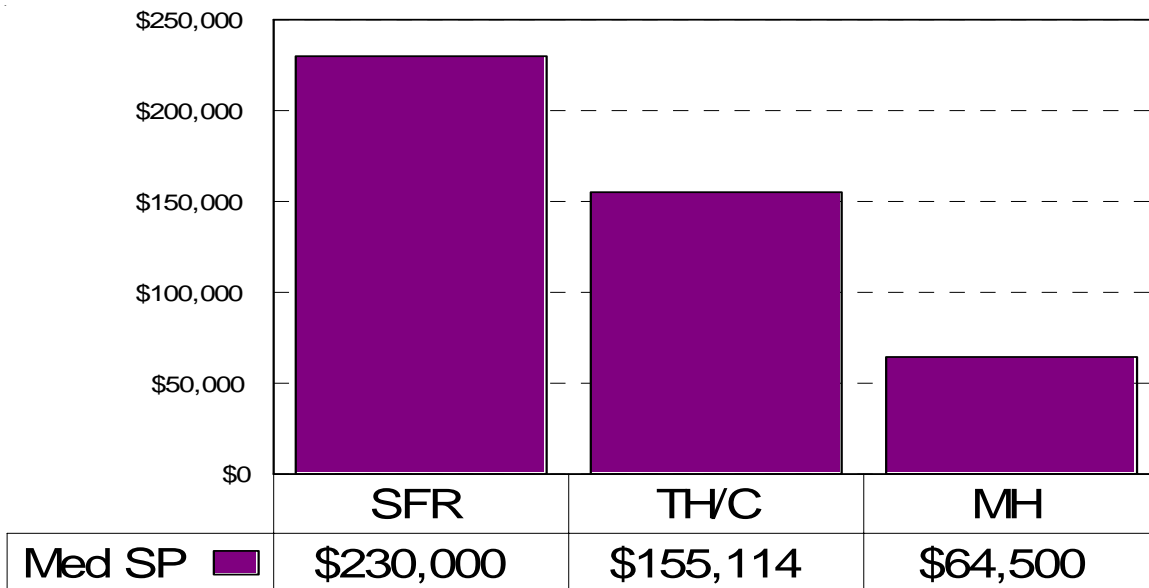
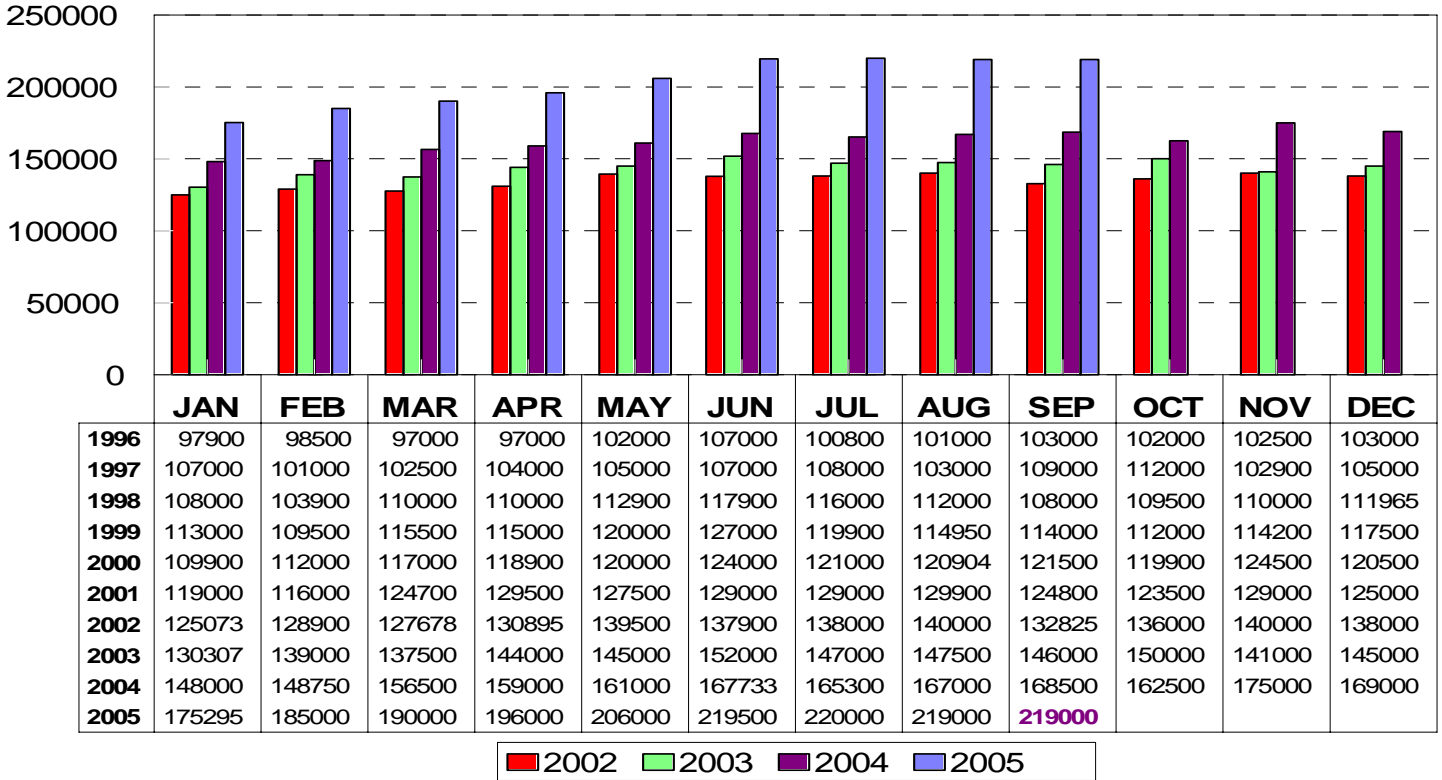
	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	31	29	13	7	80
NE	14	38	25	4	78
NW	69	175	81	11	336
XNE	1				1
XNW	2	13	2		17
C	95	99	16	4	214
E	20	53	61	1	105
S	16	45	12	2	75
SE	19	96	49	3	167
SW	17	63	24	2	106
XSW	13	9	2	0	24
XS	4	17	13	1	35
W	18	49	16	1	84
XW	1	7			8
CCO	15	18	3		36
CGR				1	1
CPI	14	15	2	1	32
CSC		5			5
TOTAL	349	728	289	38	1,404

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Median Sale Price

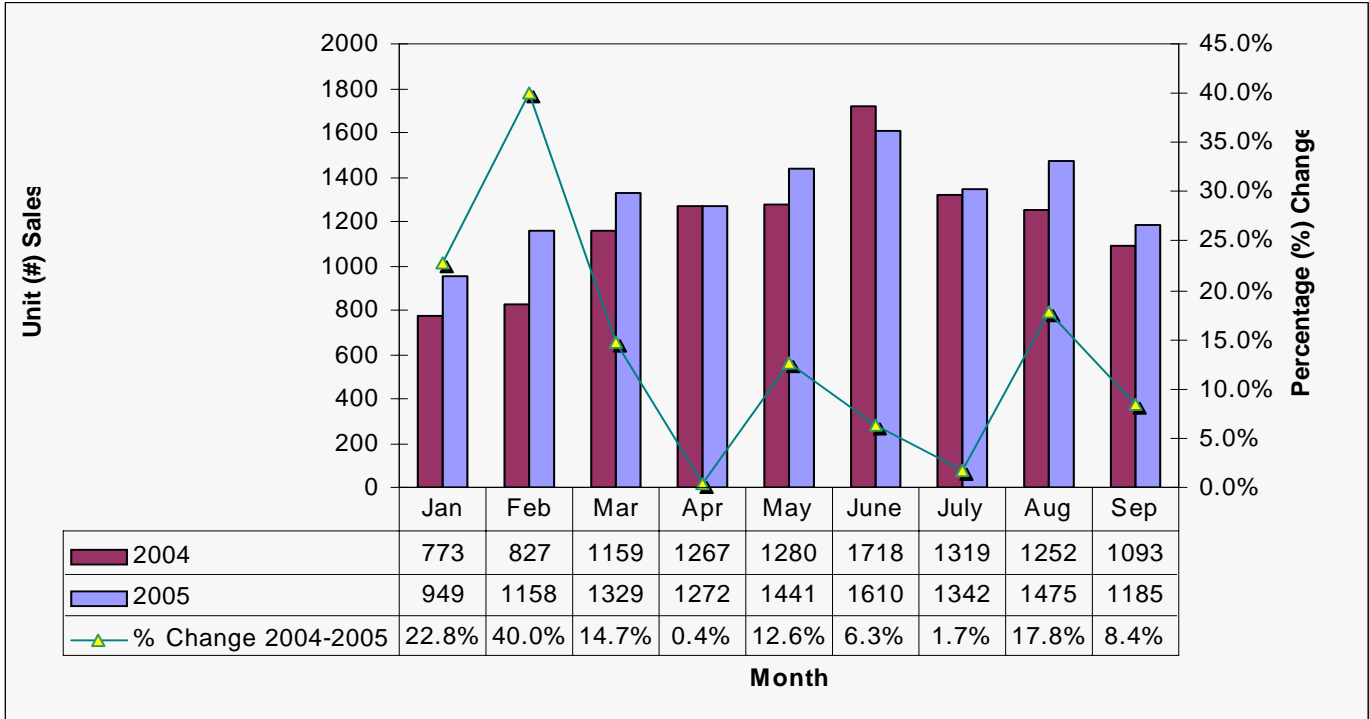
September 2005: \$219,000



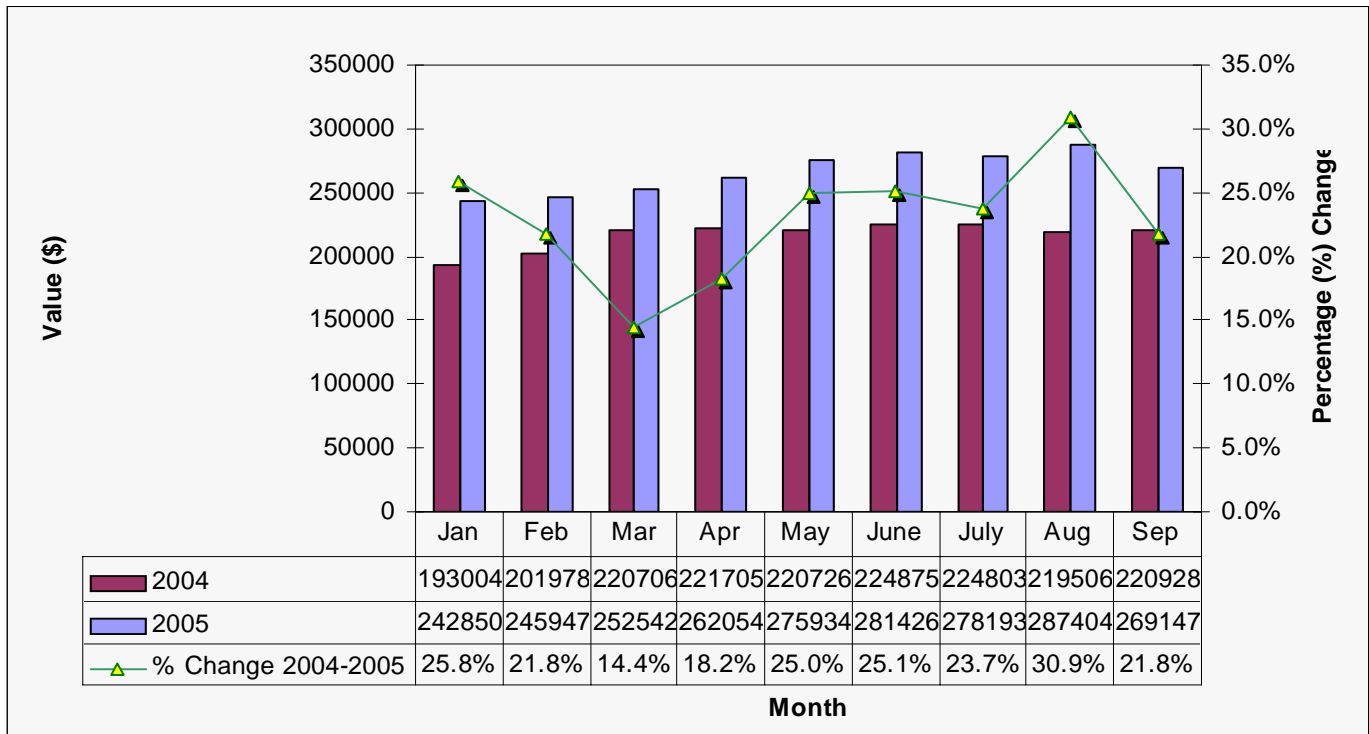
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% Change: SFR Unit Sales



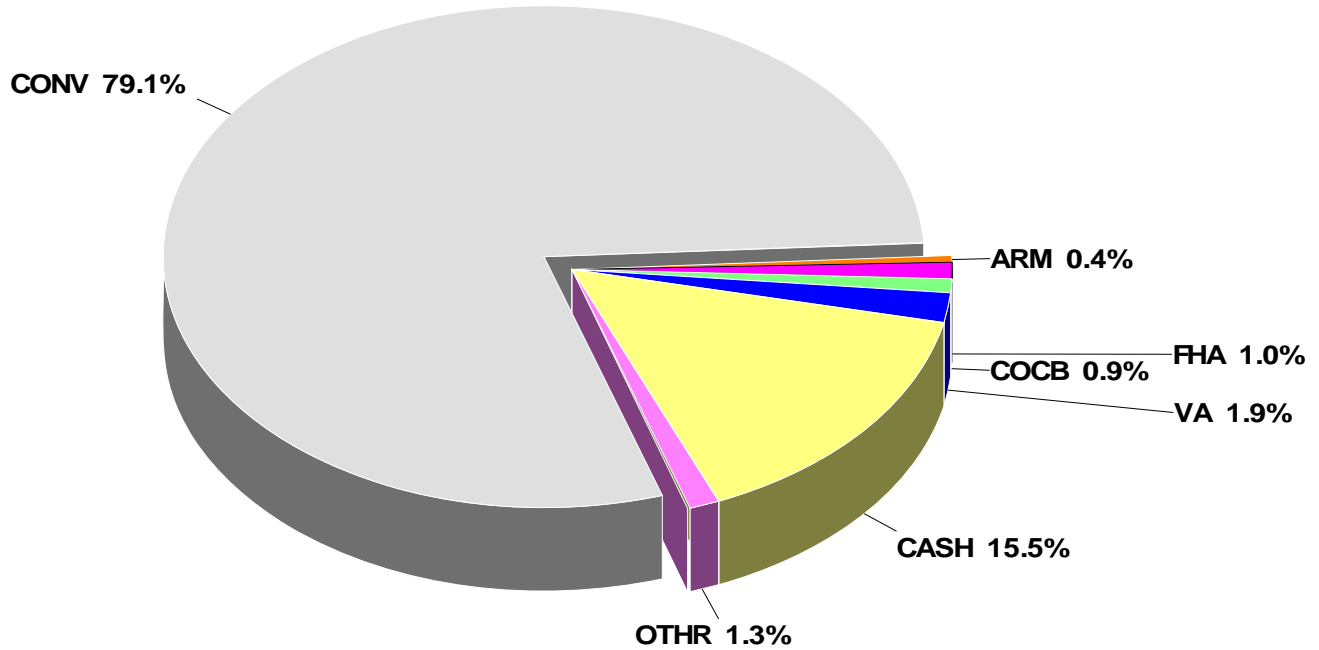
% Change: SFR Avg Sale Price



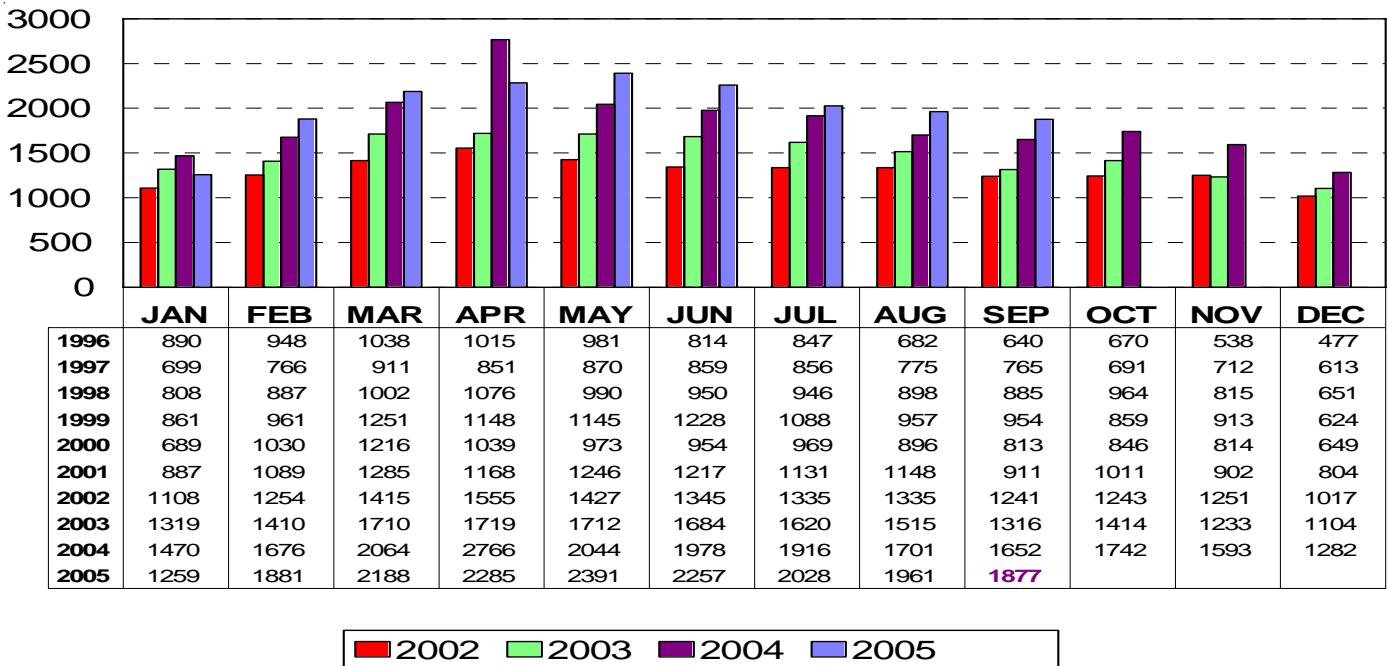
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Terms of Sale: September 2005



Total Listings Under Contract* Reported September 2005: 1,877



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

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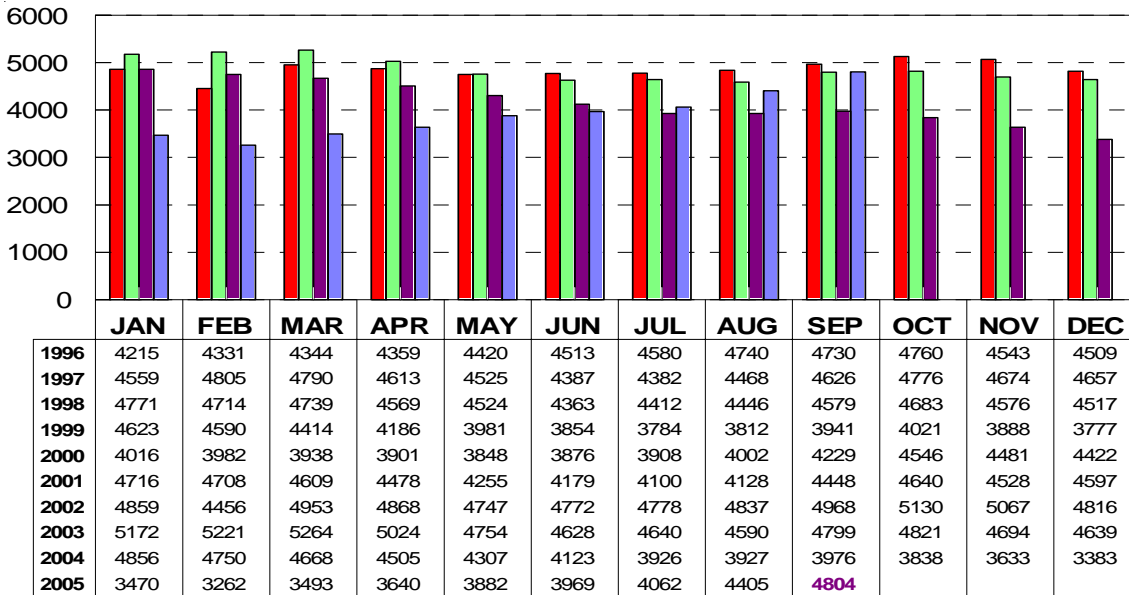
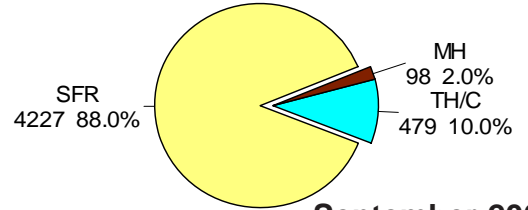
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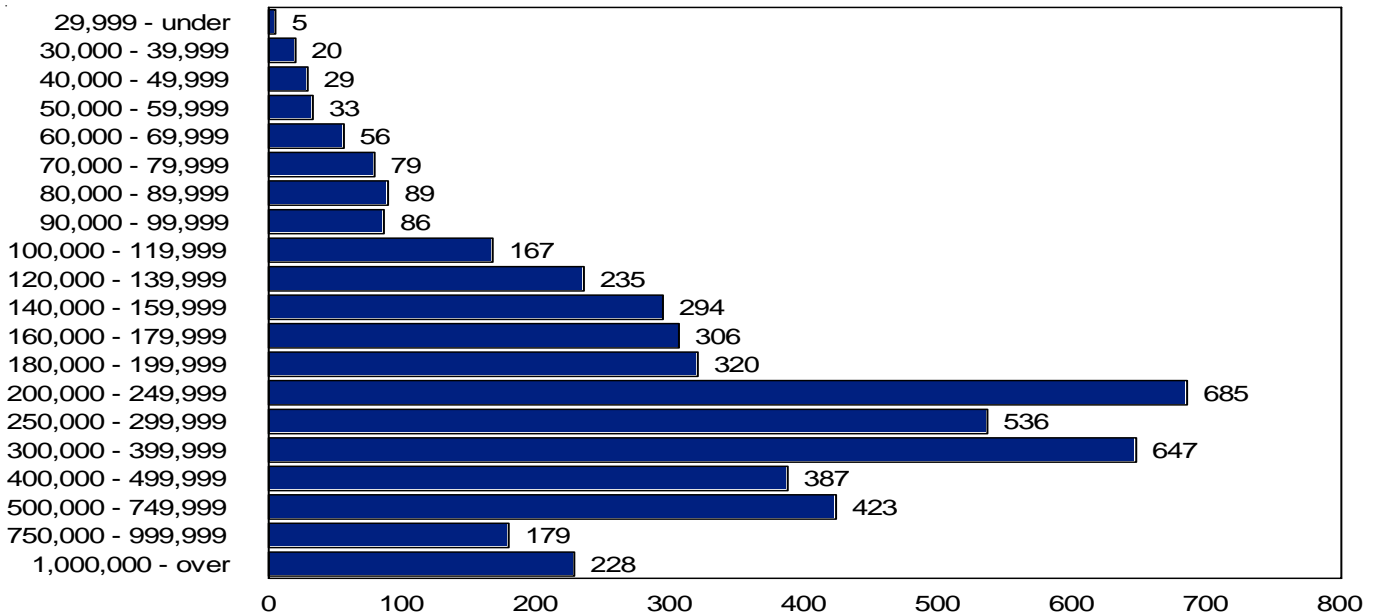
Active Listings September 2005: 4,804



September 2005

Area	Listings
N	366
NE	285
NW	1048
XNE	1
XNW	89
C	657
E	297
S	292
SE	431
SW	379
XSW	111
XS	159
W	221
XW	62
CAP	2
CCO	175
CCN	2
CGI	1
CGR	1
CMA	1
CPI	148
CSC	61
CYA	1
PE	2
PS	2
MEX	10

Active Listing Price Breakdown September 2005: Average Price: \$375,257



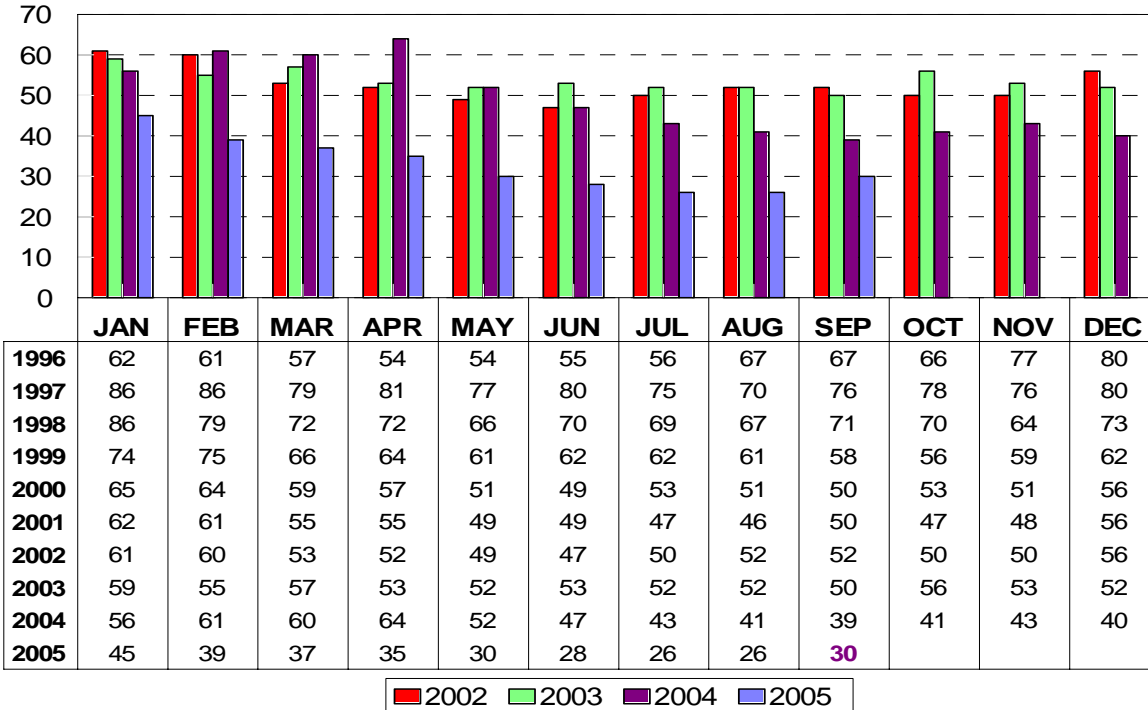
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Average Days on Market

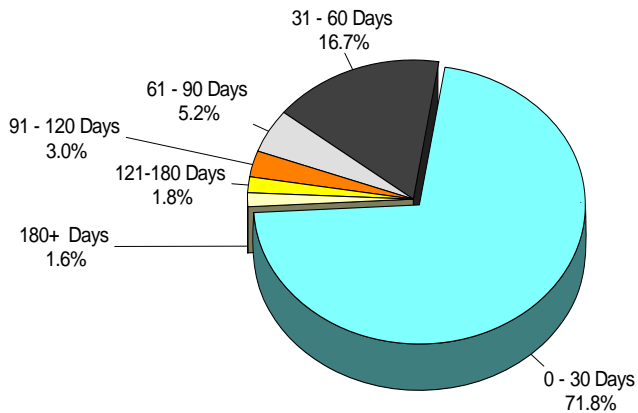
September 2005: 30Days

September 2005

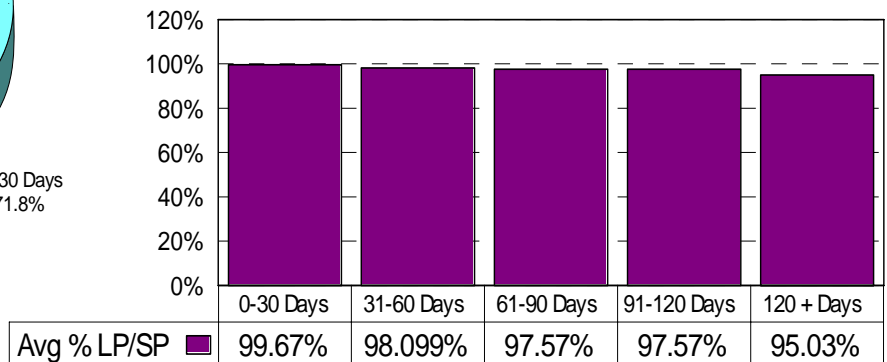


Area	DOM
N	30
NE	27
NW	22
XNE	1
XNW	48
C	35
E	19
S	24
SE	20
SW	31
XSW	53
XS	28
W	33
XW	66
CCO	108
CGR	37
CPI	58
CSC	73

September 2005 Average Days on Market Breakdown



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

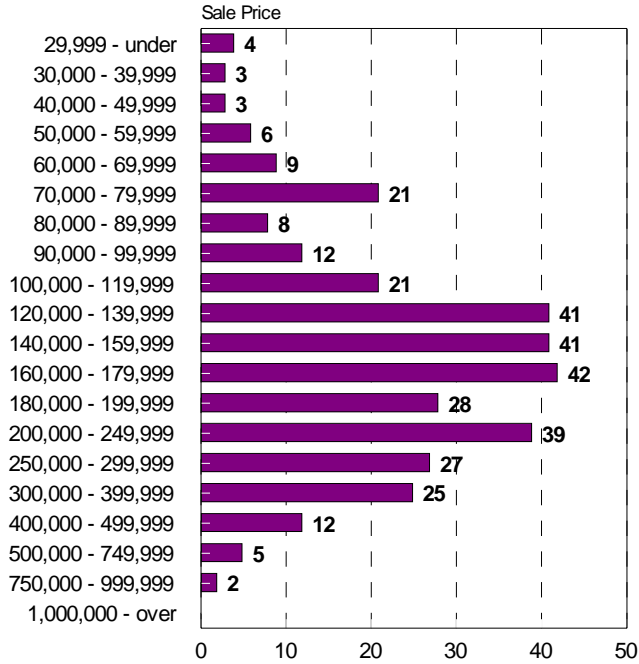


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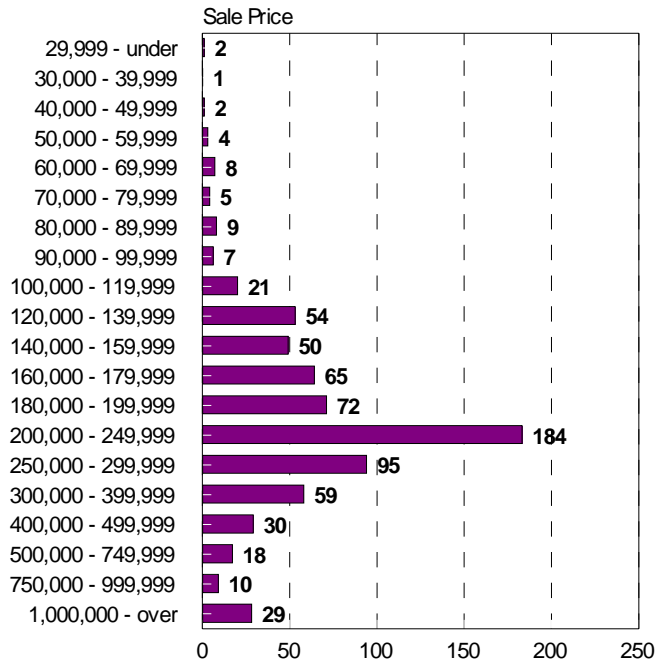
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Sales Price Breakdown by Bedrooms

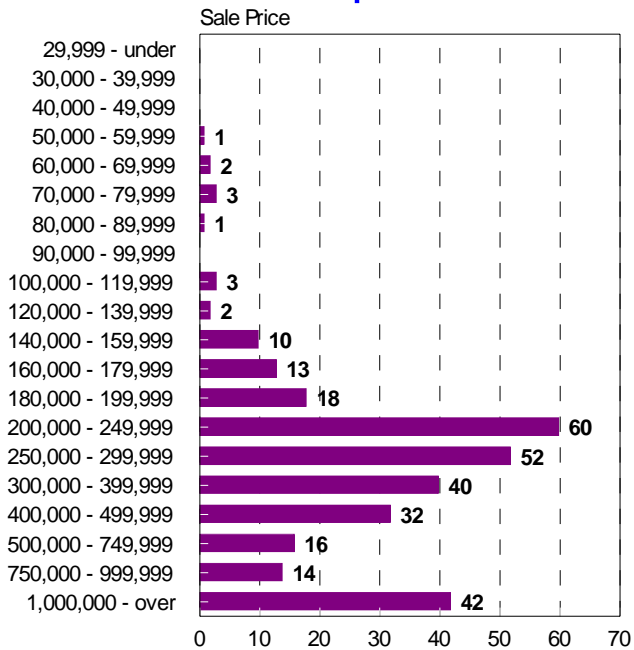
0 - 2 Bedrooms September 2005



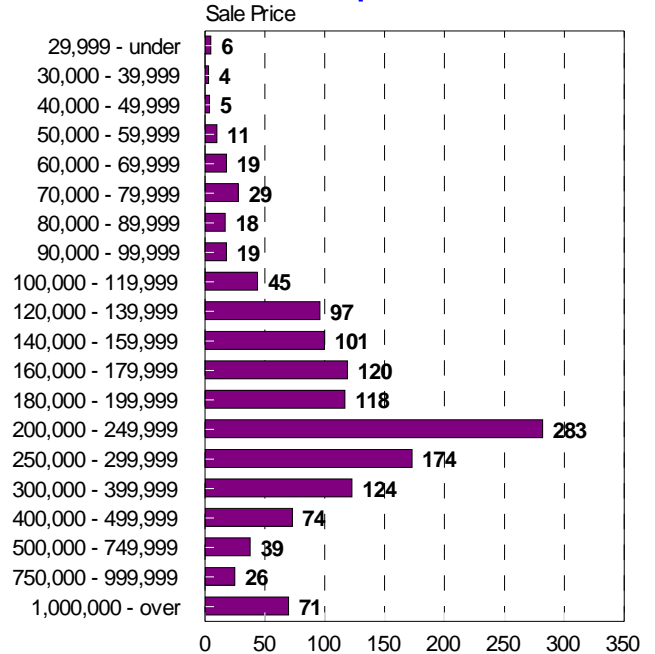
3 Bedrooms September 2005



4 + Bedrooms September 2005



All Bedrooms September 2005



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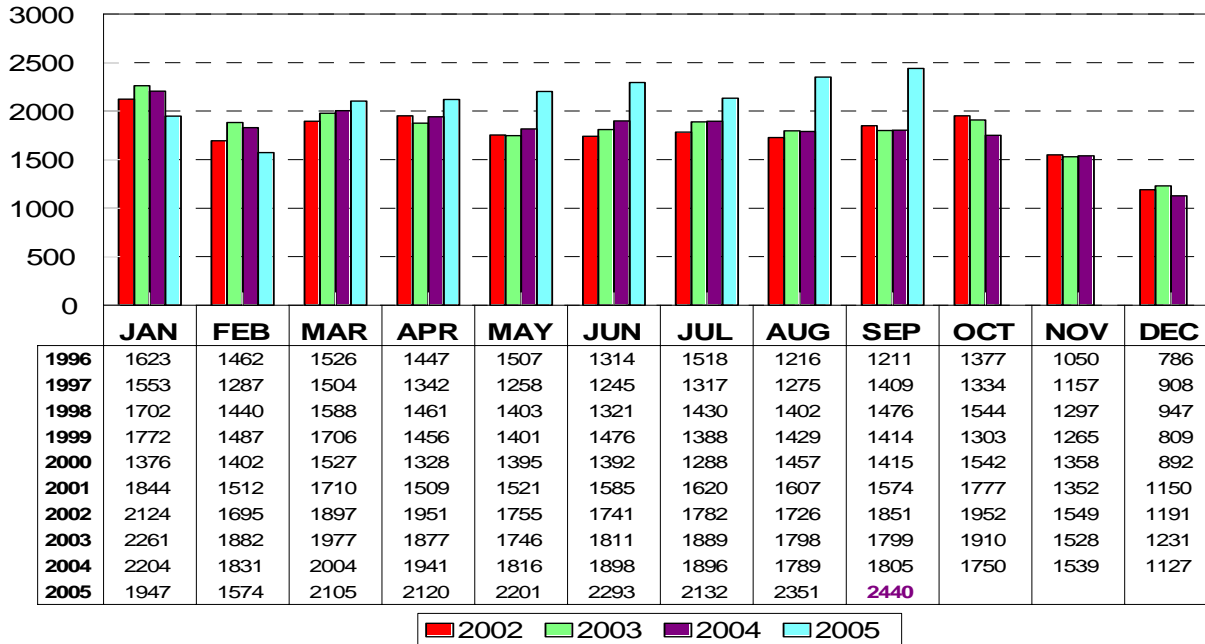
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New Listings

September 2005: 2,440

September 2005



Area	New
N	193
NE	143
NW	597
XNW	26
C	350
E	198
S	148
SE	267
SW	171
XSW	48
XS	72
W	112
XW	17
CCO	38
CMA	1
CPI	44
CSC	11
PS	1
MEX	3

New Construction* -Sold Information-

September 2005: 54 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
Apr 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	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	62	18,898,220	304,810	236,794
June 2005	53	14,628,278	276,005	225,621
July 2005	55	16,891,963	307,127	233,000
Aug 2005	55	16,792,938	305,326	227,383
Sep 2005	54	18,347,442	339,767	257,650
2005 Totals	437	138,834,232	317,698	238,000

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

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