

October
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: **November 8, 2005**

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

October 2005 Residential Home Sales

"In the month of October, the number of active listings in the Tucson Association of REALTORS® Multiple Listing Service hit a ten-year high of 5330 listings. However, the record number of properties available in the market did not negatively impact the median sale price of homes. In fact, the median sale price rose 2.3% month over month to a record-high \$224,000. Although the total unit sales statistics had a minor decrease, it is apparent that the Tucson Area real estate market continues to prosper." – Judy Lowe, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc.

Home Sales Volume: Increased 29.9% from \$273,555,472 in October, 2004, to \$355,266,466 in October, 2005.

Home Sales Units: Increased 5.6% from 1,295 units sold in October, 2004, to 1,368 units sold in October, 2005.

Average Sale Price (all residential types): Increased 40% from \$211,240 in October, 2004, to \$295,698 in October, 2005.

Median Sale Price (the price at which half the homes were sold above and half below): Increased 37% from \$162,500 in October, 2004, to \$224,000 in October, 2005.

Average Sale Price (single family residences): Increased 23% from 223,065 in October, 2004, to \$275,794 in October, 2005.

Average Days on Market: Decreased from 41 in October, 2004, to 31 in October, 2005, with 67.7% 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 1.4% from 1,742 in October, 2004, to 1,766 in October, 2005.

Active Listings: Increased 38.9% from 3,838 in October, 2004, to 5,330 in October, 2005

New Listings: Increased 41.4% from the 1,750 listings added in October, 2004, to the 2,474 listings added during October, 2005.

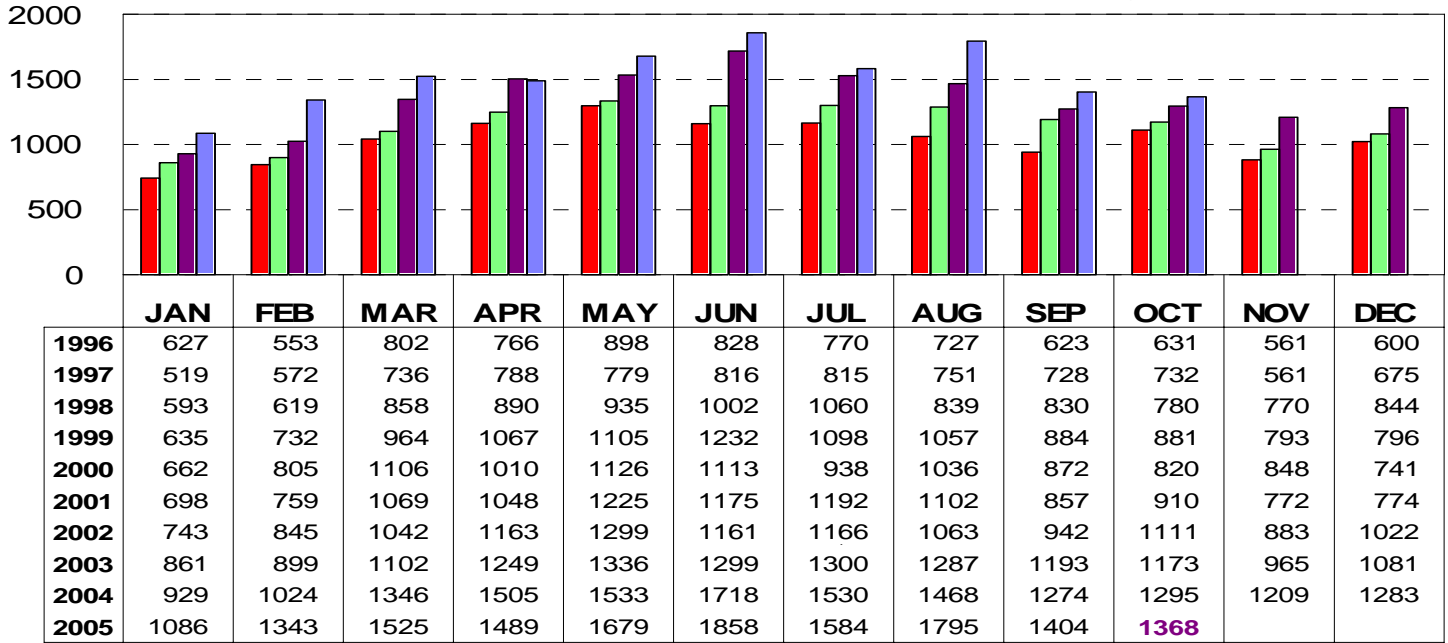
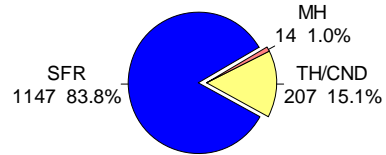
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RESIDENTIAL STATISTICS

Total Unit Sales

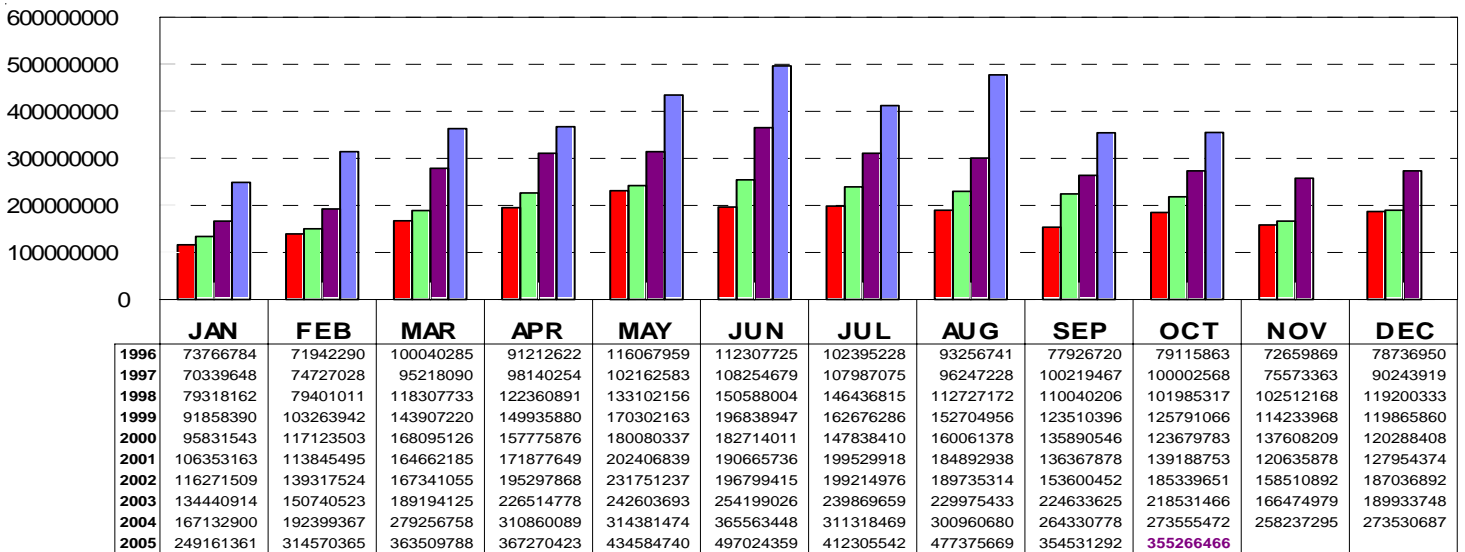
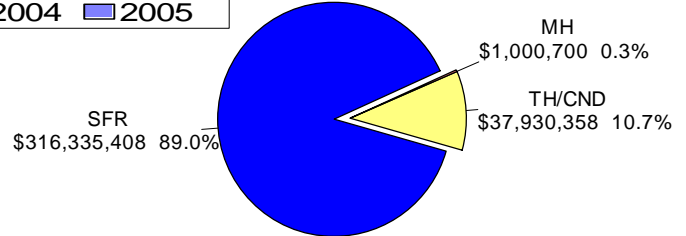
October 2005: 1,368 Units



2002 2003 2004 2005

Total Sales Volume

October 2005: \$355,266,466



2002 2003 2004 2005

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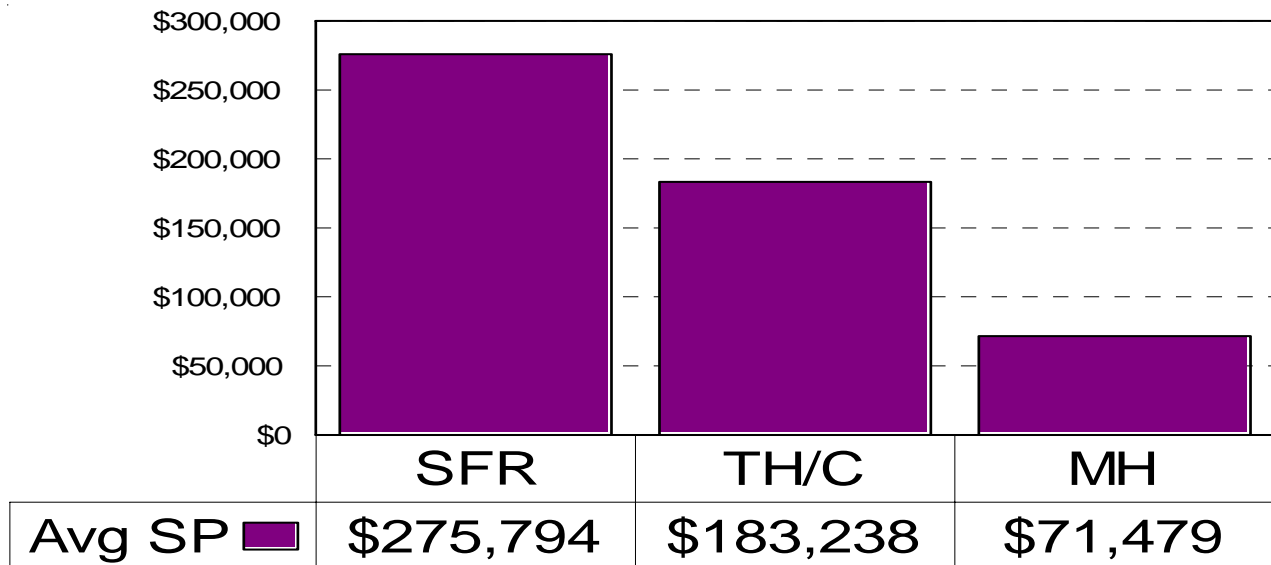
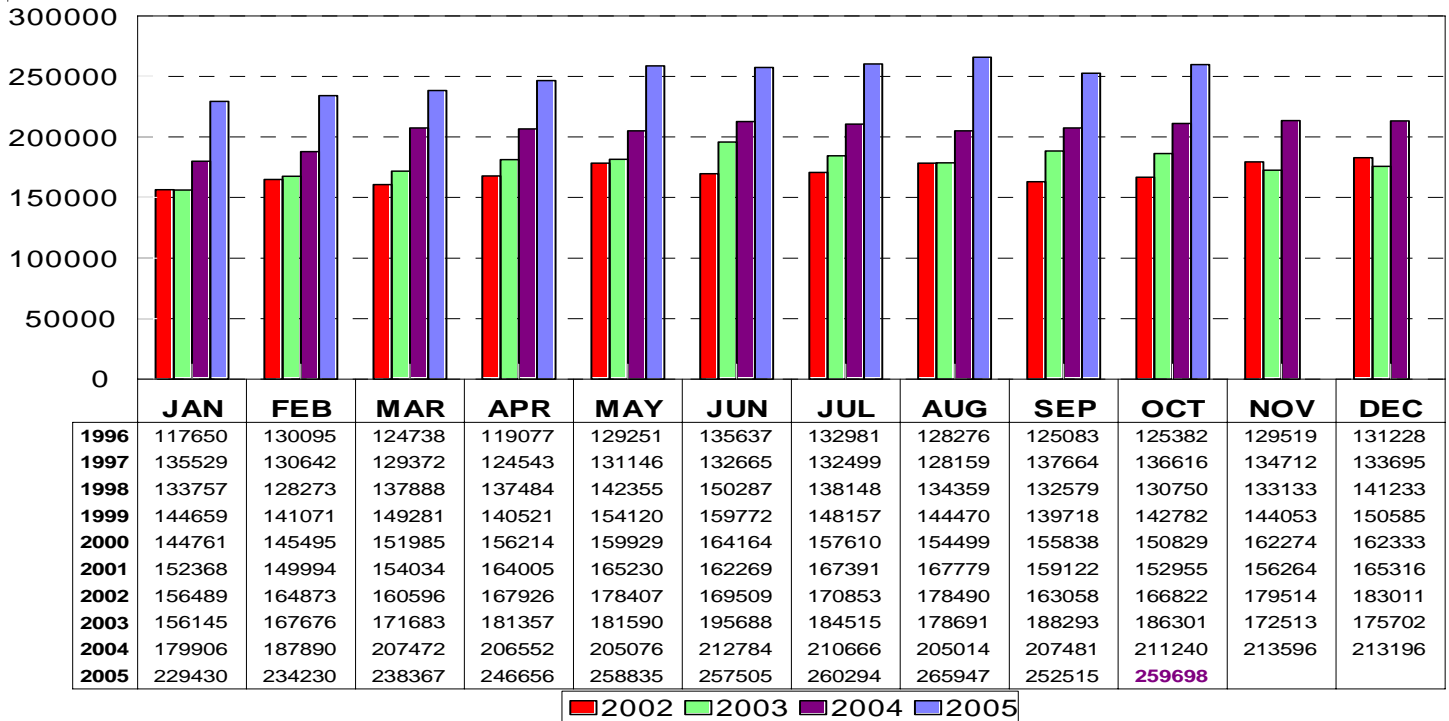
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RESIDENTIAL STATISTICS

Average Sale Price

October 2005: \$259,698



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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 | \$212,547 | \$470,538 | \$576,627 | \$1,029,400 | \$402,002 |
| NE | \$188,611 | \$413,824 | \$448,046 | \$512,313 | \$391,270 |
| NW | \$239,017 | \$275,668 | \$359,724 | \$559,417 | \$296,332 |
| XNE | | | | | |
| XNW | \$65,000 | \$97,400 | \$224,450 | \$360,000 | \$155,233 |
| C | \$173,049 | \$234,245 | \$306,089 | \$373,975 | \$219,530 |
| E | \$132,914 | \$220,161 | \$291,978 | \$246,200 | \$218,171 |
| S | \$107,983 | \$149,266 | \$165,767 | \$208,250 | \$151,139 |
| SE | \$150,083 | \$215,328 | \$265,043 | \$441,568 | \$231,939 |
| SW | \$121,794 | \$178,303 | \$217,548 | \$340,000 | \$180,815 |
| XSW | \$191,478 | \$204,591 | \$422,950 | \$550,000 | \$230,134 |
| XS | \$243,750 | \$268,861 | \$300,036 | \$316,550 | \$275,141 |
| W | \$142,405 | \$224,012 | \$397,800 | \$552,500 | \$229,364 |
| XW | \$132,500 | \$122,275 | \$140,700 | | \$125,856 |
| CCO | \$120,591 | \$120,465 | \$367,000 | \$215,000 | \$145,006 |
| CGI | | \$43,000 | | | \$43,000 |
| CGR | \$95,000 | | | | \$95,000 |
| CPI | \$334,830 | \$320,410 | \$402,750 | \$292,000 | \$333,289 |
| CSC | \$496,000 | \$274,250 | \$375,000 | | \$352,000 |
| TOTAL | \$196,067 | \$243,547 | \$337,266 | \$472,393 | \$259,698 |

NUMBER OF SOLD LISTINGS PER AREA BY # BEDROOMS

| | 0-2 Bdrrooms | 3 Bedrooms | 4 Bedrooms | 5+ Bedrooms | All Bedrooms |
|-------|--------------|------------|------------|-------------|--------------|
| N | 47 | 23 | 24 | 5 | 99 |
| NE | 14 | 30 | 21 | 8 | 73 |
| NW | 60 | 183 | 89 | 6 | 338 |
| XNW | 2 | 6 | 4 | 1 | 12 |
| C | 74 | 80 | 19 | 4 | 177 |
| E | 23 | 76 | 23 | 4 | 126 |
| S | 6 | 54 | 9 | 4 | 73 |
| SE | 12 | 87 | 48 | 4 | 151 |
| SW | 16 | 53 | 25 | 1 | 95 |
| XSW | 9 | 14 | 2 | 1 | 26 |
| XS | 10 | 20 | 11 | 4 | 45 |
| W | 11 | 39 | 5 | 1 | 56 |
| XW | 2 | 12 | 2 | | 16 |
| CCO | 11 | 10 | 2 | 1 | 24 |
| CGI | | 1 | | | 1 |
| CGR | 1 | | | | 1 |
| CPI | 22 | 21 | 4 | 1 | 48 |
| CSC | 2 | 4 | 1 | | 7 |
| TOTAL | 322 | 712 | 289 | 45 | 1,368 |

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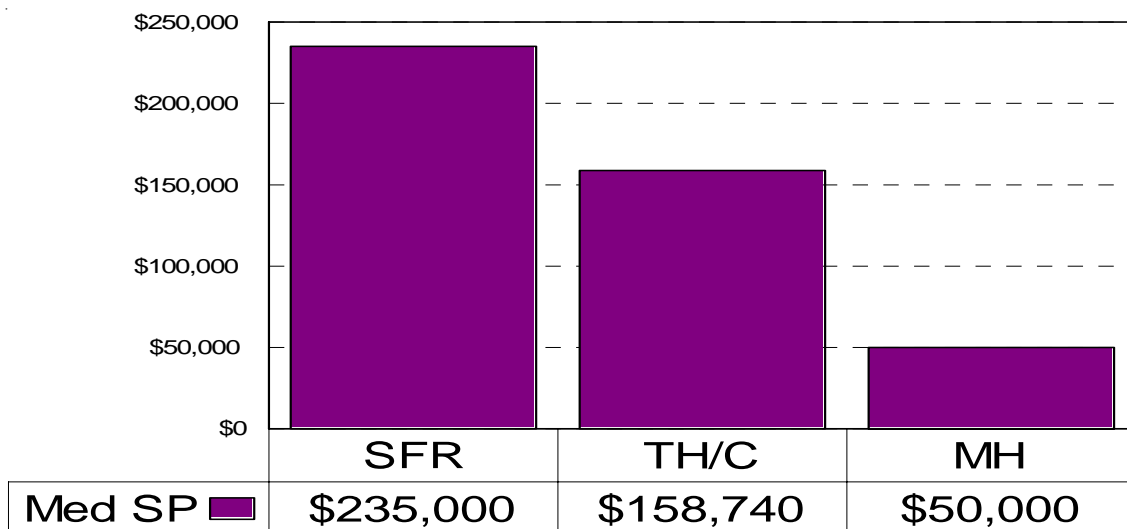
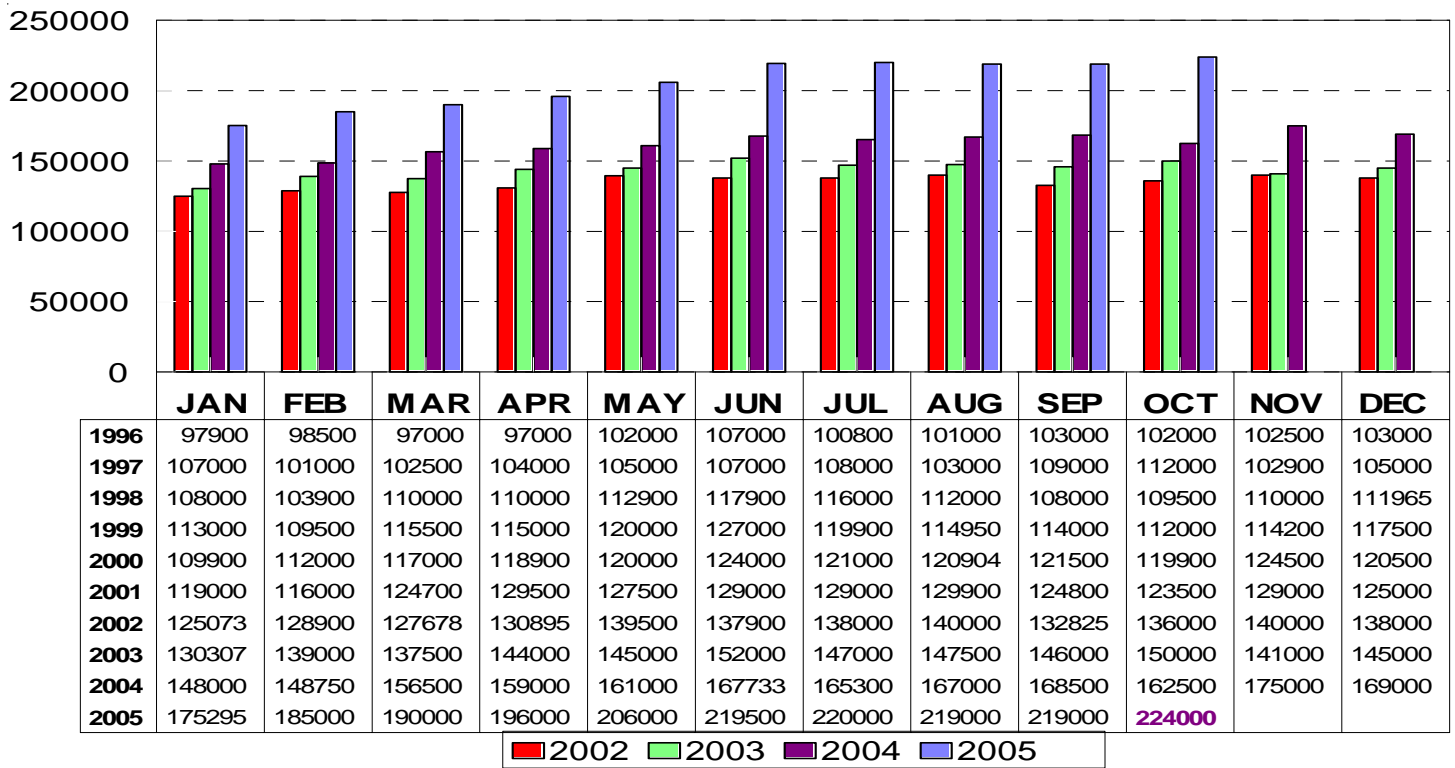
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RESIDENTIAL STATISTICS

Median Sale Price

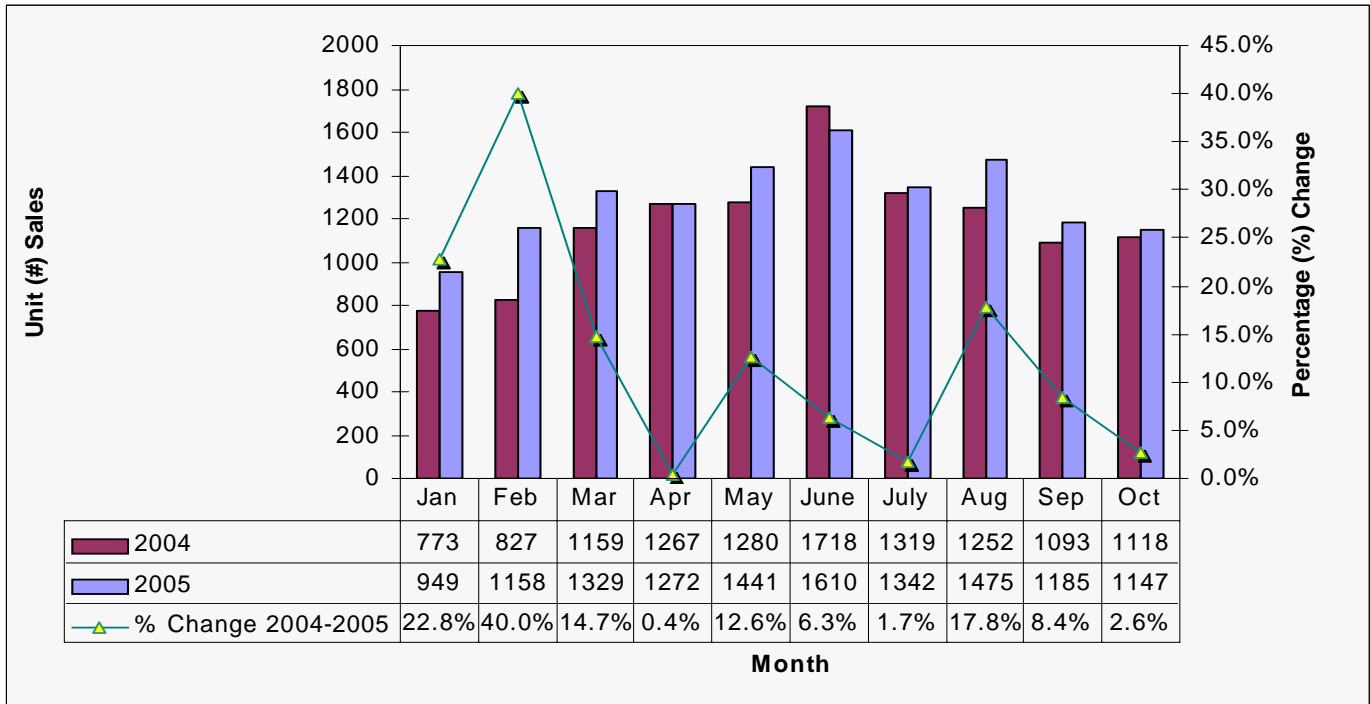
October 2005: \$224,000



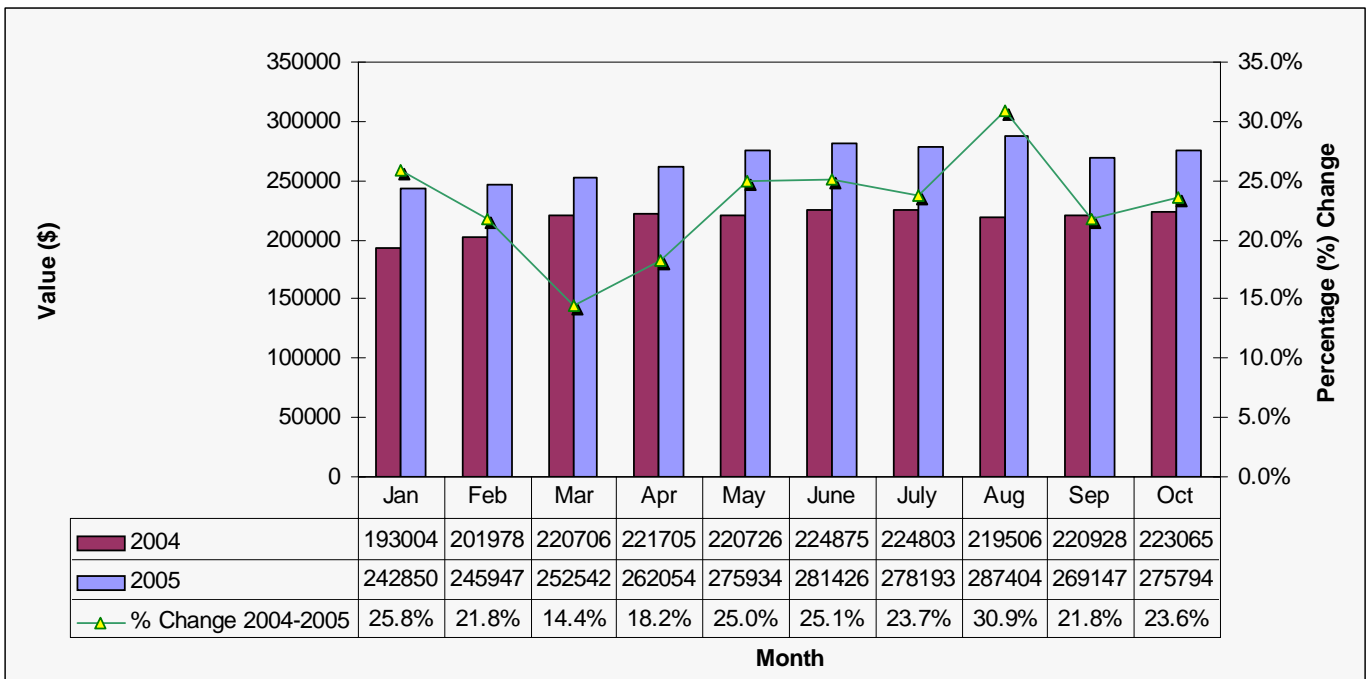
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% Change: SFR Unit Sales



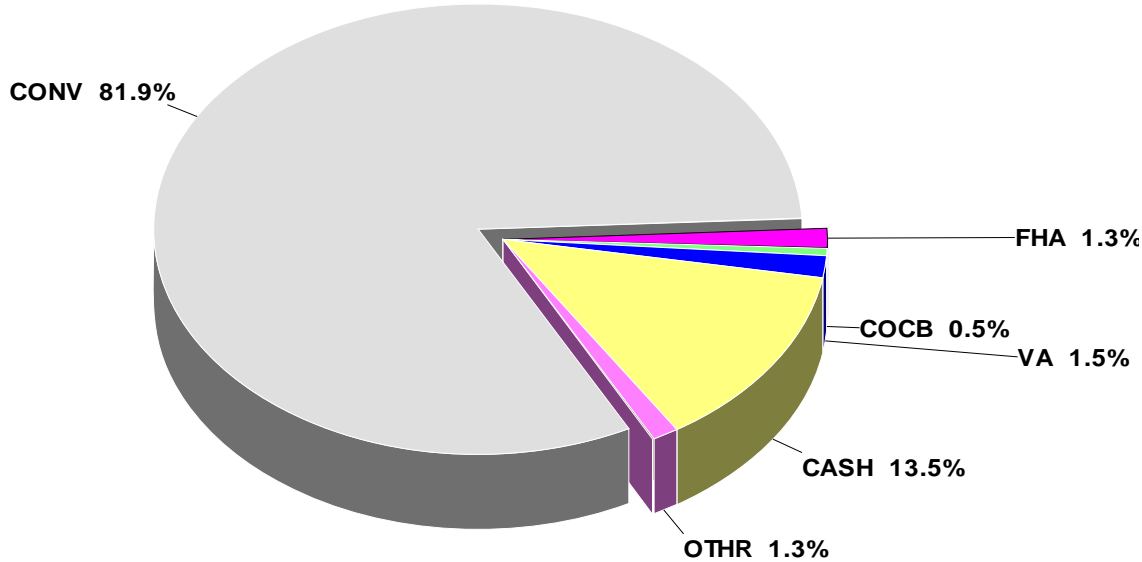
% Change: SFR Avg Sale Price



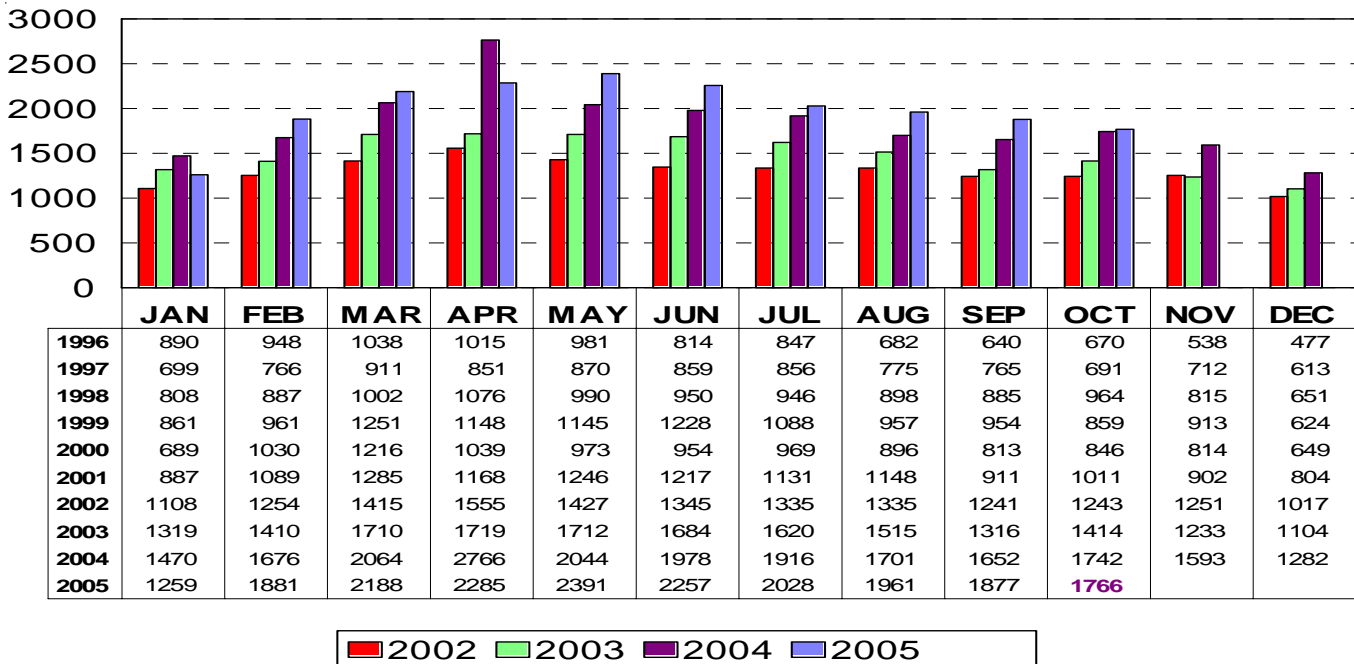
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Terms of Sale: October 2005



Total Listings Under Contract* Reported October 2005: 1,766



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

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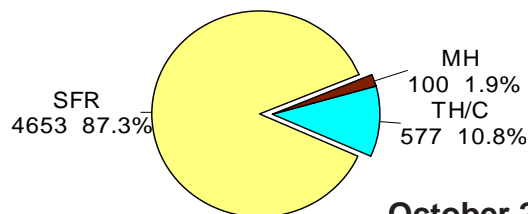
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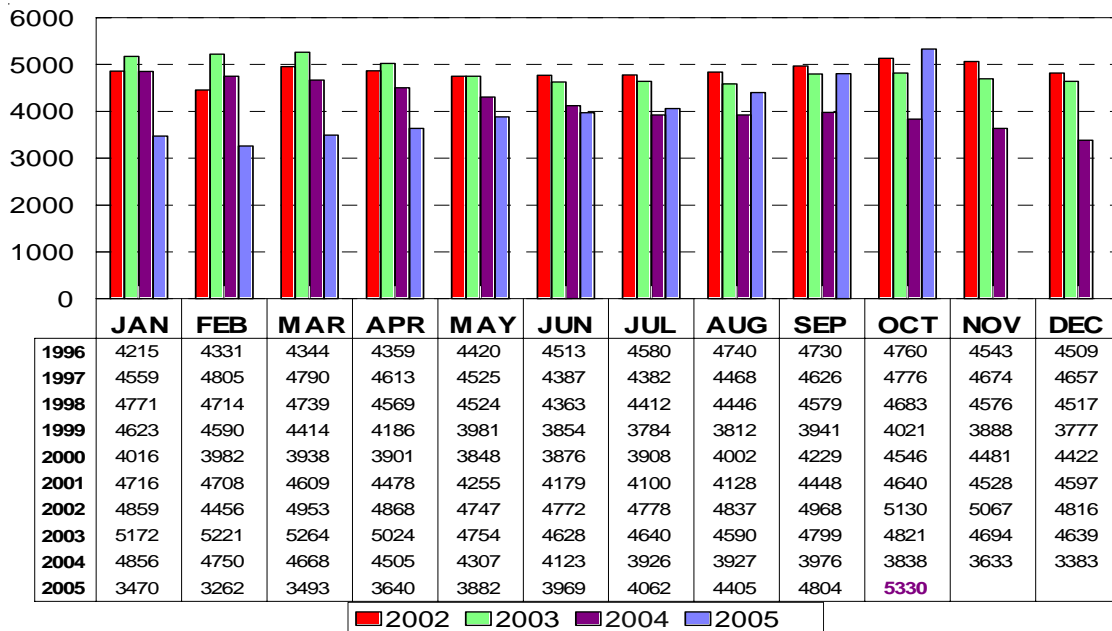
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RESIDENTIAL STATISTICS

Active Listings October 2005: 5,330

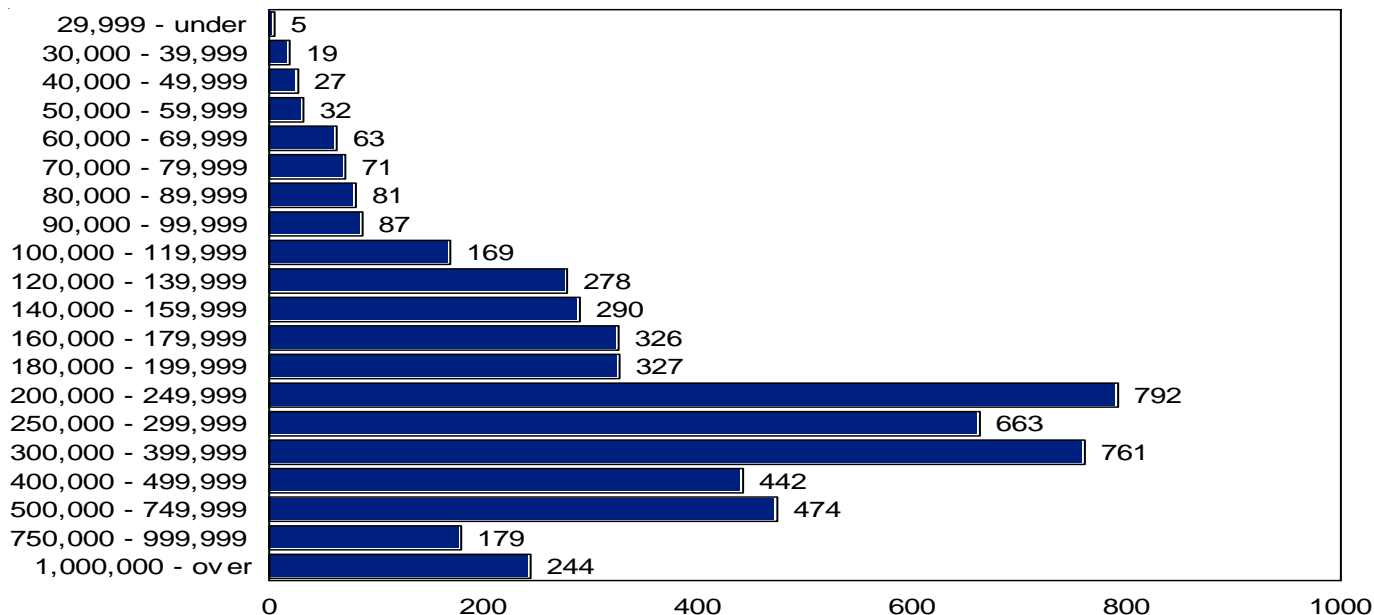


October 2005



| Area | Listings |
|------|----------|
| N | 413 |
| NE | 314 |
| NW | 1132 |
| XNE | 2 |
| XNW | 93 |
| C | 744 |
| E | 340 |
| S | 329 |
| SE | 457 |
| SW | 419 |
| XSW | 124 |
| XS | 202 |
| W | 272 |
| XW | 53 |
| CAP | 2 |
| CCO | 176 |
| CCN | 1 |
| CGI | 1 |
| CGR | 1 |
| CMA | 1 |
| CPI | 175 |
| CSC | 62 |
| CYA | 1 |
| PE | 4 |
| PS | 2 |
| MEX | 10 |

Active Listing Price Breakdown October 2005: Average Price: \$374,150



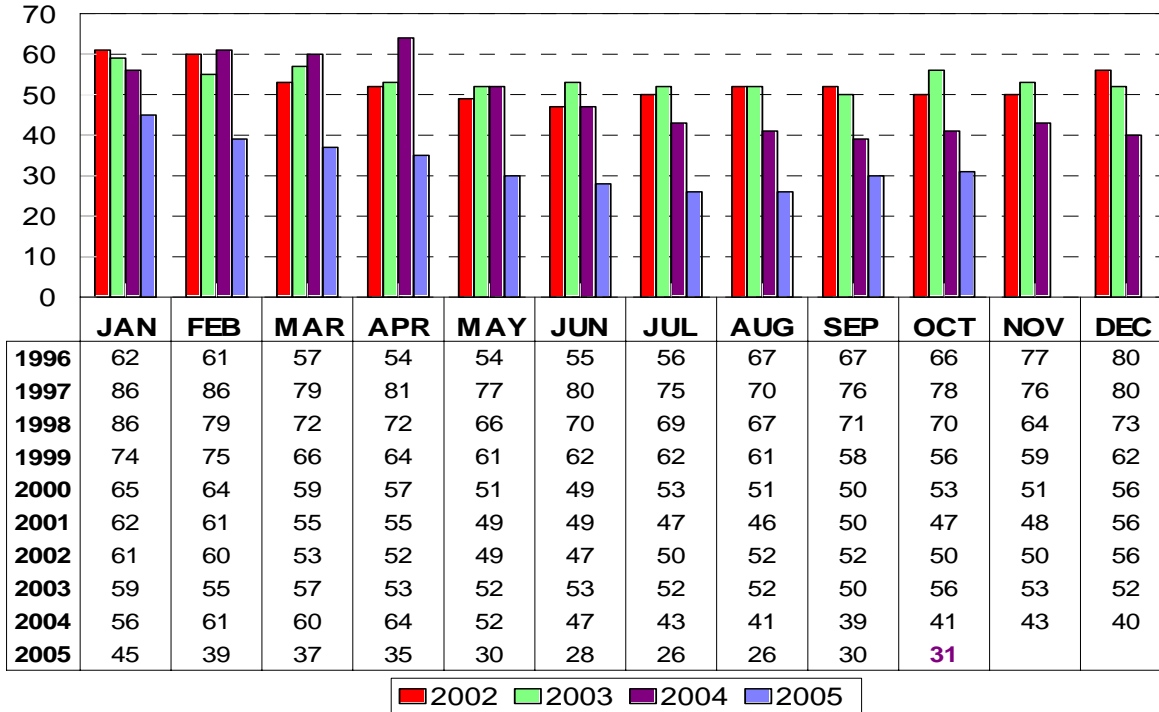
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RESIDENTIAL STATISTICS

Average Days on Market

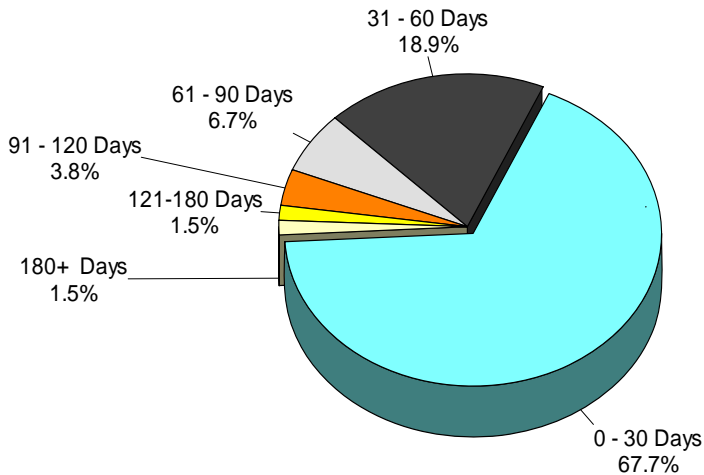
October 2005: 31 Days

October 2005

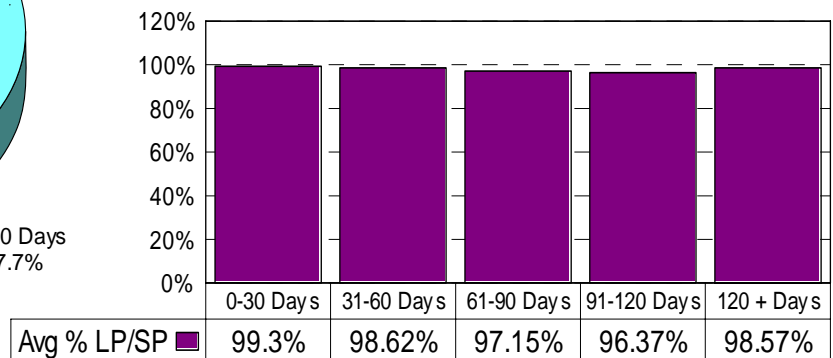


| Area | DOM |
|------|-----|
| N | 24 |
| NE | 28 |
| NW | 26 |
| XNE | |
| XNW | 77 |
| C | 28 |
| E | 20 |
| S | 23 |
| SE | 21 |
| SW | 28 |
| XSW | 53 |
| XS | 32 |
| W | 48 |
| XW | 66 |
| CCO | 95 |
| CGI | 110 |
| CGR | 50 |
| CPI | 67 |
| CSC | 96 |

October 2005 Average Days on Market Breakdown



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



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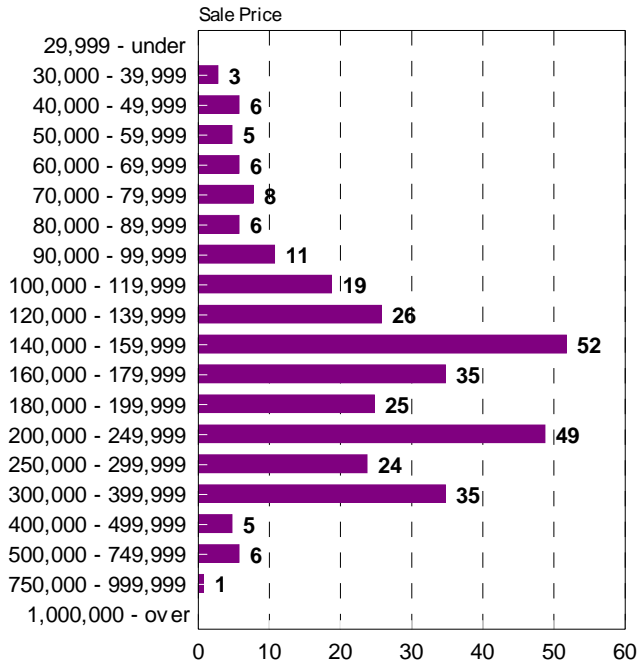
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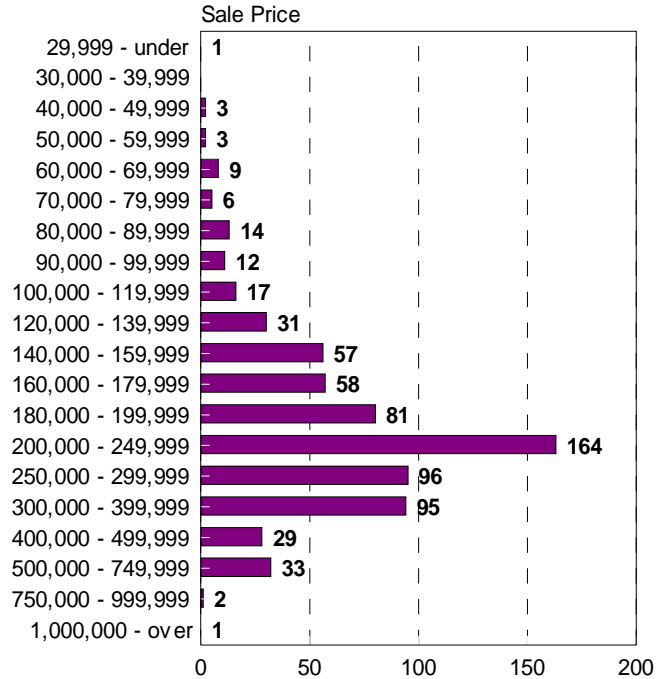
RESIDENTIAL STATISTICS

Sales Price Breakdown by Bedrooms

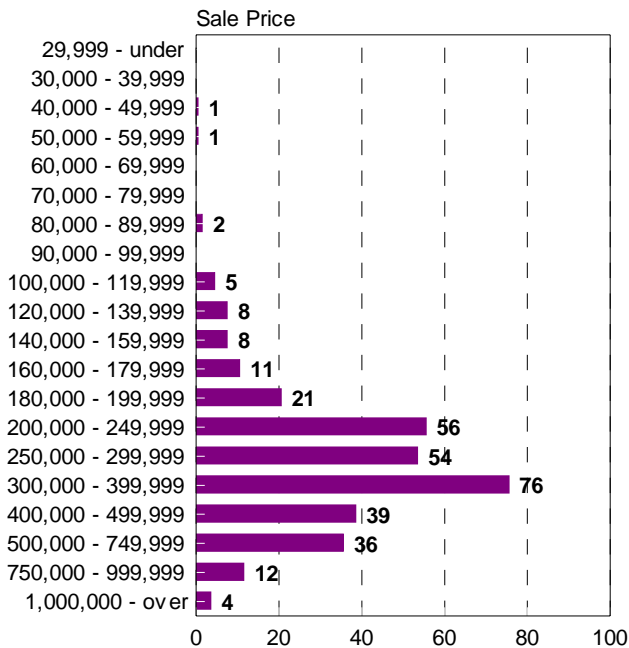
0 - 2 Bedrooms October 2005



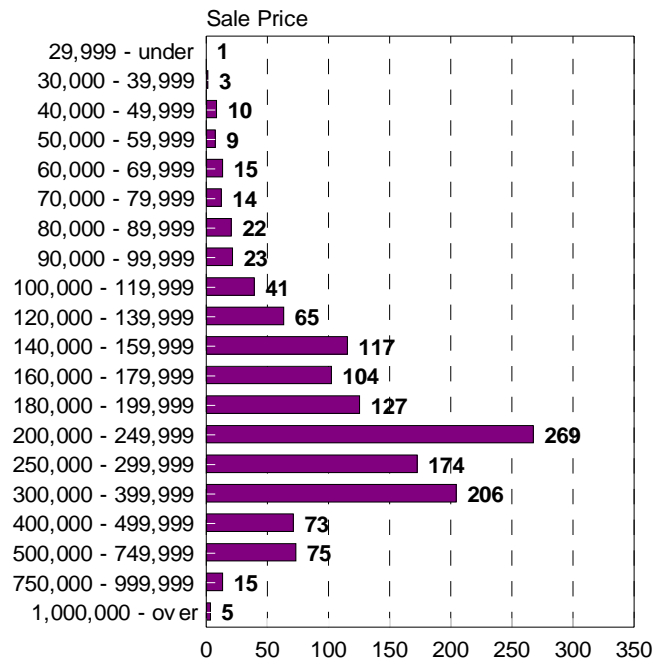
3 Bedrooms October 2005



4 + Bedrooms October 2005



All Bedrooms October 2005



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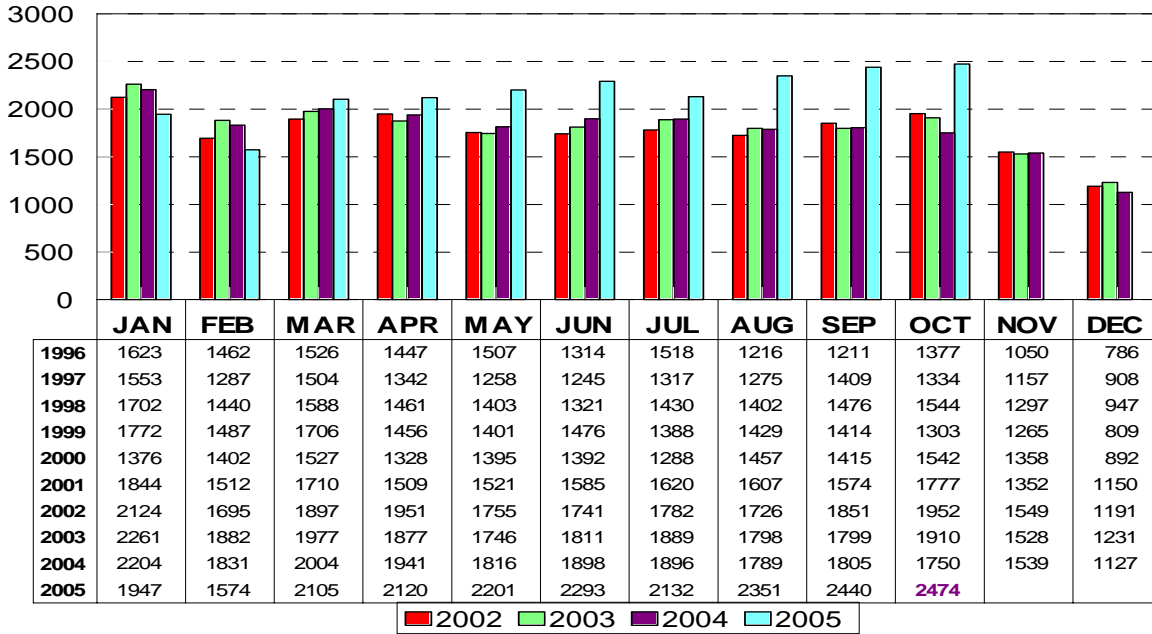
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RESIDENTIAL STATISTICS

New Listings

October 2005: 2,474

October 2005



| Area | New |
|------|-----|
| N | 172 |
| NE | 141 |
| NW | 602 |
| XNW | 38 |
| C | 364 |
| E | 207 |
| S | 123 |
| SE | 251 |
| SW | 275 |
| XSW | 32 |
| XS | 97 |
| W | 122 |
| XW | 16 |
| CCO | 33 |
| CGR | 1 |
| CPI | 79 |
| CSC | 14 |
| PE | 3 |
| PS | 1 |

New Construction* -Sold Information-

October 2005: 46 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 | 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 | 56 | 17,329,463 | 309,455 | 233,455 |
| Aug 2005 | 56 | 16,912,738 | 302,013 | 227,191 |
| Sep 2005 | 61 | 19,836,807 | 325,194 | 253,017 |
| Oct 2005 | 46 | 1,226,940 | 265,803 | 213,400 |
| 2005 Totals | 492 | 153,107,837 | 311,195 | 234,044 |

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

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