

MLS YEAR IN REVIEW

2007 Residential Statistics Report



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www.tucsonrealtors.org www.tarmls.com

2007 MLS YEAR IN REVIEW

For Immediate Release

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The 2007 Tucson Residential Housing market will be remembered as an “adjustment year!” Coming off several years of record breaking sales and an equity growth of as much as 50%-60% for many homeowners, this adjustment seemed drastic to some.

In looking at the 2007 Tucson Association of REALTORS® Multiple Listing Service Housing Statistics, there were some positive points, including, a 2007 Median Sales Price of \$220,000 remaining unchanged over 2006 and the 2007 Average Sales Price of \$272,601 actually increasing from the \$271,597 of 2006. Prices did not decline as they did in many areas of the country. We have seen some price declines in a few neighborhoods. However, those are properties that REALTORS® and sellers have priced competitively, are in excellent condition and continue to attract buyers.

The last several months of 2007 indicate that the Tucson market is stabilizing, as we see fewer homes coming on the market, and an increase in new contracts opening in escrow, which is causing a shrinking inventory.

Let’s remember that real estate markets are local and Tucson’s dynamic economic climate and a “pent up buyer demand” lends itself to a stabilized, then healthy and growing market in 2008.

2007 MLS President
JUDY LOWE

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

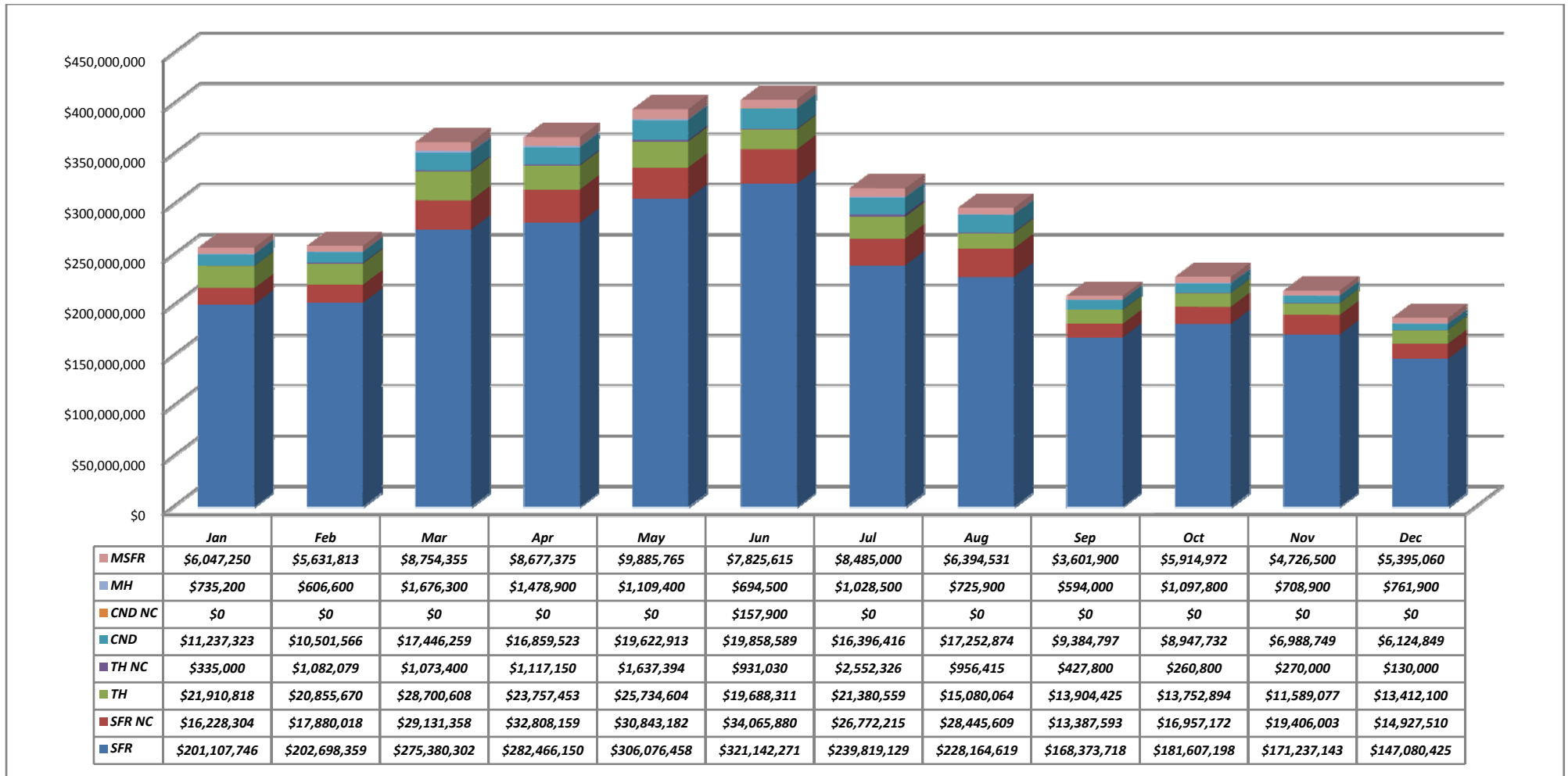
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2007 MLS Year in Review Summary

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Total Sales Volume	\$ 1,369,728,070	\$ 1,644,560,734	\$ 1,718,225,226	\$ 1,939,990,077	\$ 2,232,461,481	\$ 2,573,916,112	\$ 3,427,229,140	\$ 4,613,211,685	\$ 4,266,517,481	\$ 3,499,651,116
Total Sales Units	9,950	11,144	10,988	12,076	13,135	14,351	16,557	18,003	15,709	12,840
Total Units Listed	16,729	16,394	17,227	18,908	20,564	21,201	20,999	25,079	33,990	33,017
Average List Price	\$142,087	\$151,691	\$160,442	\$164,854	\$174,395	\$183,604	\$211,159	\$258,941	\$277,941	\$284,279
Average Sale Price	\$137,661	\$147,574	\$156,373	\$160,648	\$169,963	\$179,354	\$206,996	\$256,247	\$271,597	\$272,601
Average Days on Market	68	61	53	48	51	58	54	31	49	67
Average % of LP received on Sales	97%	97%	97%	97%	97%	98%	98%	99%	98%	96%

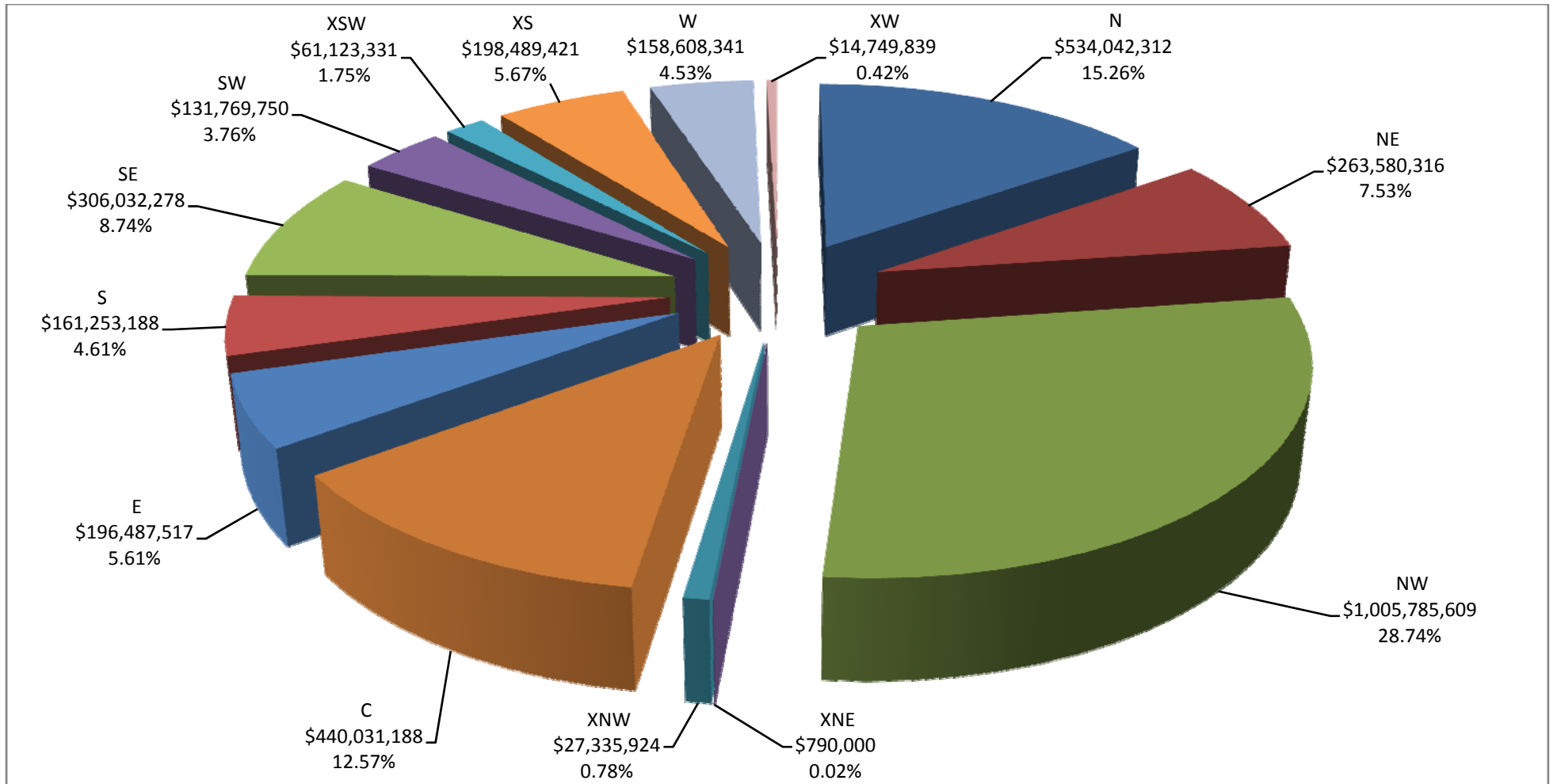
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2007 All Residential Total Sales Volume by Month and Type



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2007 All Residential Total Sales Volume % of Market by Area



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YEAR END 2007 RESIDENTIAL SALES STATISTICS

2007 Total Residential Total Sales Units

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	414	356	240	71	1,081
NE	141	242	241	45	669
NW	700	1,500	869	145	3,214
XNE	1	1	0	0	2
XNW	8	98	37	13	156
C	879	919	195	31	2,024
E	201	463	214	18	896
S	129	509	269	17	924
SE	72	775	362	47	1,256
SW	142	382	199	20	743
XSW	176	105	29	3	313
XS	151	357	252	51	811
W	195	335	121	12	663
XW	14	52	21	1	88
Total	3,223	3,094	3,049	474	12,840

2007 TH/NC Total Sales Units

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	103	61	2	0	166
NE	57	25	2	0	84
NW	155	40	0	0	195
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	173	81	1	0	255
E	99	28	1	0	128
S	24	8	1	0	33
SE	27	51	1	0	79
SW	19	3	0	0	22
XSW	84	30	0	0	114
XS	32	2	0	0	34
W	47	24	1	0	72
XW	0	0	0	0	0
Total	820	353	9	0	1,182

2007 MH Total Sales Units

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	11	6	2	0	19
XNE	0	0	0	0	0
XNW	0	4	0	0	4
C	3	0	0	0	3
E	0	0	0	0	0
S	2	3	0	0	5
SE	0	3	0	0	3
SW	49	21	1	0	71
XSW	0	3	0	0	3
XS	1	1	0	0	2
W	9	3	1	0	13
XW	0	3	0	0	3
Total	75	47	4	0	126

2007 SFR/NC Total Sales Units

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	63	245	238	71	617
NE	19	215	239	45	518
NW	444	1,350	846	143	2,783
XNE	1	1	0	0	2
XNW	6	21	21	9	57
C	401	798	194	31	1,424
E	15	426	212	18	671
S	100	454	254	16	824
SE	42	682	344	44	1,112
SW	35	280	179	19	513
XSW	71	46	12	1	130
XS	109	337	242	51	739
W	48	290	114	12	464
XW	3	14	10	0	27
Total	1,357	5,159	2,905	460	9,881

2007 CND/NC Total Sales Units

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	248	50	0	0	298
NE	65	2	0	0	67
NW	67	23	1	0	91
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	302	34	0	0	336
E	87	8	0	0	95
S	0	0	0	0	0
SE	0	0	0	0	0
SW	4	6	0	0	10
XSW	13	0	0	0	13
XS	5	0	0	0	5
W	87	9	0	0	96
XW	0	0	0	0	0
Total	878	132	1	0	1,011

2007 MSFR Total Sales Units

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	23	81	20	2	126
XNE	0	0	0	0	0
XNW	2	73	16	4	95
C	0	6	0	0	6
E	0	1	1	0	2
S	3	44	14	1	62
SE	3	39	17	3	62
SW	35	72	19	1	127
XSW	8	26	17	2	53
XS	4	17	10	0	31
W	4	9	5	0	18
XW	11	35	11	1	58
Total	93	403	130	14	640

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2007 All Residential Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						5	1	1					1		8
30,000 - 39,999			2		1	5	2	5		1	3		1		20
40,000 - 49,999			3		1	8	5	4		10	4		3	1	39
50,000 - 59,999		1	2		4	6	5	3		9	6		3	3	42
60,000 - 69,999		6	2		4	7	4	7		4	12	7	8	5	66
70,000 - 79,999		2	11		7	18	9	10	1	24	8	2	11	2	105
80,000 - 89,999		7	20		8	17	11	21	1	27	13	2	19	1	147
90,000 - 99,999		9	14		6	40	7	22	5	19	10		13	4	149
100,000 - 119,999	6	17	31		22	54	30	66	31	50	15	3	42	12	379
120,000 - 139,999	14	22	53		22	198	38	90	53	69	27	20	45	13	664
140,000 - 159,999	32	14	64		16	259	54	116	70	69	50	53	59	10	866
160,000 - 179,999	48	13	147		13	276	133	125	146	111	27	71	94	8	1,212
180,000 - 199,999	50	13	277		11	201	128	177	230	112	21	129	43	11	1,403
200,000 - 249,999	177	66	855		12	403	261	214	329	154	42	237	134	8	2,892
250,000 - 299,999	72	96	533		9	226	116	57	141	52	24	142	53	1	1,522
300,000 - 399,999	151	154	628	1	14	186	59	4	153	26	35	89	57	5	1,562
400,000 - 499,999	142	101	254	1	4	60	14	2	50	4	13	32	28	3	708
500,000 - 749,999	221	102	236		2	43	9		34	2	3	21	37	1	711
750,000 - 999,999	77	30	47			9	5		10			3	6		187
1,000,000 and Over	91	16	35			3	5		2				6		158
ALL Price Ranges	1,081	669	3,214	2	156	2,024	896	924	1,256	743	313	811	663	88	12,840

2007 SFR/NC Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999											1				1
40,000 - 49,999								2					1		3
50,000 - 59,999			1			2		2		2					7
60,000 - 69,999			1			1		4						1	7
70,000 - 79,999			2		2	3		5			1		2		15
80,000 - 89,999						4		14		1	2		4		25
90,000 - 99,999			1			11		11		1			3		27
100,000 - 119,999			5			31		36	5	8	1		8		94
120,000 - 139,999			7			93	9	67	10	21	4	9	11		231
140,000 - 159,999		2	18		6	165	23	110	43	45	5	41	27	1	486
160,000 - 179,999	2		94		4	196	86	120	119	97	8	69	58	4	857
180,000 - 199,999		2	228		7	150	104	176	224	103	13	120	36	4	1,167
200,000 - 249,999	5	31	780		10	281	243	214	326	151	27	216	132	7	2,423
250,000 - 299,999	23	87	490		8	191	114	57	137	52	20	140	51	1	1,371
300,000 - 399,999	99	148	593	1	14	183	59	4	152	26	32	88	54	5	1,458
400,000 - 499,999	120	100	247	1	4	59	14	2	50	4	13	32	28	3	677
500,000 - 749,999	201	102	222		2	42	9		34	2	3	21	37	1	676
750,000 - 999,999	76	30	59			9	5		10			3	6		198
1,000,000 and Over	91	16	35			3	5		2				6		158
ALL Price Ranges	617	518	2,783	2	57	1,424	671	824	1,112	513	130	739	464	27	9,881

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2007 TH/NC Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999															0
40,000 - 49,999															0
50,000 - 59,999						1					1				2
60,000 - 69,999						1					3	4			8
70,000 - 79,999						2	1		1		2	1			7
80,000 - 89,999		1				3	1	3	1		3		1		13
90,000 - 99,999						3	1	3	2	1	1		4		15
100,000 - 119,999		3	2			11	5	12	14	2	4	2	4		59
120,000 - 139,999		4	6			31	10	13	23	5	15	5	24		136
140,000 - 159,999	1	2	11			52	23	1	15	9	40	6	13		173
160,000 - 179,999	8	13	31			48	45	1	21	2	15	1	15		200
180,000 - 199,999	6	10	26			36	22		1	2	8	5	4		120
200,000 - 249,999	38	35	49			36	18			1	15	8	2		202
250,000 - 299,999	25	9	36			26	2		1		4	2	2		107
300,000 - 399,999	45	6	27			3					3		3		87
400,000 - 499,999	22	1	5			1									29
500,000 - 749,999	20		2			1									23
750,000 - 999,999	1														1
1,000,000 and Over															0
ALL Price Ranges	166	84	195	0	0	255	128	33	79	22	114	34	72	0	1,182

2007 CND/NC Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						5	1								6
30,000 - 39,999						5	2								7
40,000 - 49,999						7	5								12
50,000 - 59,999		1				1	5				1		1		9
60,000 - 69,999		6				5	4				4	2	5		26
70,000 - 79,999		2	3			12	8				1	1	2		29
80,000 - 89,999		6	7			10	10			2	4	1	10		50
90,000 - 99,999		9	2			25	6			2	2		4		50
100,000 - 119,999	6	14	4			11	25			4	1		28		93
120,000 - 139,999	14	18	11			71	19			1			4		138
140,000 - 159,999	31	10	17			42	7						18		125
160,000 - 179,999	38		4			32	2			1			21		98
180,000 - 199,999	44	1	14			15	1						3		78
200,000 - 249,999	134		19			86						1			240
250,000 - 299,999	24		2			9									35
300,000 - 399,999	7		6												13
400,000 - 499,999			2												2
500,000 - 749,999															0
750,000 - 999,999															0
1,000,000 and Over															0
ALL Price Ranges	298	67	91	0	0	336	95	0	0	10	13	5	96	0	1,011

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2007 MH Total Unit Sales by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999								2					1		3
40,000 - 49,999						1				9	1		2		13
50,000 - 59,999					1	2				7			2		12
60,000 - 69,999					1			1		2		1	1	1	7
70,000 - 79,999			4		1					16			3		24
80,000 - 89,999			5							10			2		17
90,000 - 99,999			1							7	1		1		10
100,000 - 119,999			1					1	2	10	1		1	1	17
120,000 - 139,999			3		1				1	8		1			14
140,000 - 159,999			1							2				1	4
160,000 - 179,999			1					1							2
180,000 - 199,999			1												1
200,000 - 249,999			1												1
250,000 - 299,999															0
300,000 - 399,999			1												1
400,000 - 499,999															0
500,000 - 749,999															0
750,000 - 999,999															0
1,000,000 and Over															0
ALL Price Ranges	0	0	19	0	4	3	0	5	3	71	3	2	13	3	126

2007 MSFR Total Unit Sales by Price and Area

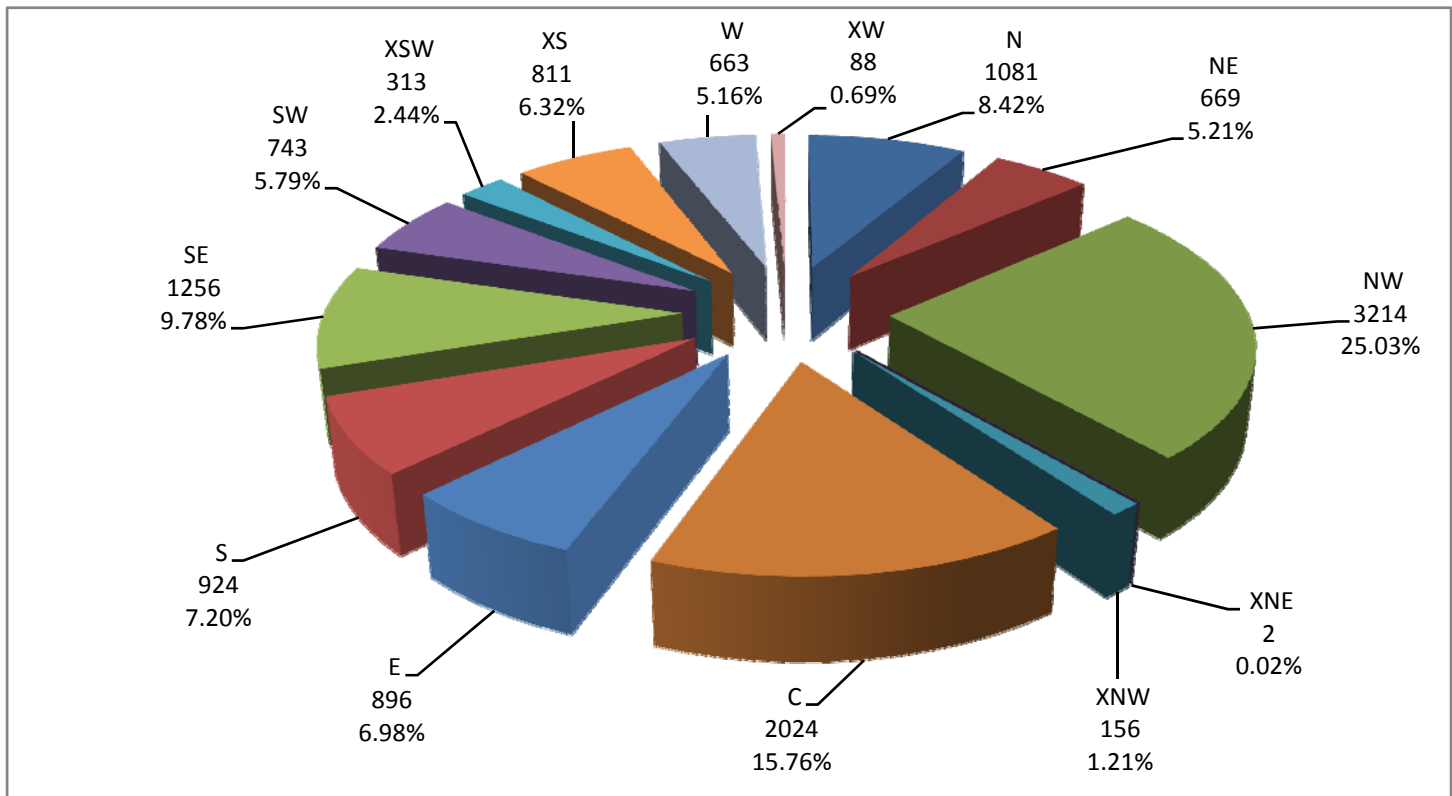
	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under								1					1		2
30,000 - 39,999			2		1			3		1	2				9
40,000 - 49,999			3		1			2		1	3			1	11
50,000 - 59,999			1		3			1			4			3	12
60,000 - 69,999			1		3			2		2	5		2	3	18
70,000 - 79,999			2		4	1		5		8	4		4	2	30
80,000 - 89,999			8		8			4		14	4	1	2	1	42
90,000 - 99,999			10		6	1		8	3	8	6		1	4	47
100,000 - 119,999			19		22	1		17	10	26	8	1	1	11	116
120,000 - 139,999			26		21	3		10	19	34	8	5	6	13	145
140,000 - 159,999			17		10		1	5	12	13	5	6	1	8	78
160,000 - 179,999			17		9			3	6	11	4	1		4	55
180,000 - 199,999			8		4		1	1	5	7		4		7	37
200,000 - 249,999			6		2				3	2		12		1	26
250,000 - 299,999			5		1				3						9
300,000 - 399,999			1						1			1			3
400,000 - 499,999															0
500,000 - 749,999															0
750,000 - 999,999															0
1,000,000 and Over															0
ALL Price Ranges	0	0	126	0	95	6	2	62	62	127	53	31	18	58	640

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2007 All RESIDENTIAL – Total Unit Sales by Type

	SFR	SFR NC	TH	TH NC	CND	CND NC	MH	MSFR	Total
Jan	649	55	111	2	69	0	9	51	946
Feb	707	61	105	6	64	0	8	48	999
Mar	899	101	139	7	108	0	17	67	1,339
Apr	885	119	116	7	105	0	18	68	1,318
May	959	120	122	8	122	0	10	76	1,417
Jun	956	122	97	6	123	1	8	65	1,378
Jul	788	96	107	10	104	0	12	64	1,181
Aug	744	103	73	4	107	0	7	46	1,084
Sep	543	55	70	3	61	0	5	30	767
Oct	627	63	69	2	59	0	14	46	880
Nov	585	77	50	1	45	0	8	38	804
Dec	515	51	66	1	43	0	10	41	727

2007 All RESIDENTIAL Sales by Area



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YEAR END 2007 RESIDENTIAL SALES STATISTICS

All RESIDENTIAL – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$268,694	\$456,366	\$770,131	\$1,063,453	\$494,026
NE	\$185,372	\$366,786	\$495,737	\$649,065	\$393,992
NW	\$255,467	\$283,196	\$380,267	\$494,572	\$312,939
XNE	\$300,000	\$490,000	\$0	\$0	\$395,000
XNW	\$175,911	\$140,094	\$221,080	\$309,186	\$175,230
C	\$171,694	\$229,850	\$328,998	\$442,737	\$217,407
E	\$138,705	\$218,393	\$279,219	\$429,936	\$219,294
S	\$119,736	\$170,391	\$205,059	\$230,450	\$174,516
SE	\$168,752	\$215,848	\$299,658	\$385,614	\$243,656
SW	\$117,218	\$176,196	\$212,906	\$272,484	\$177,348
XSW	\$192,901	\$199,701	\$181,354	\$315,000	\$195,282
XS	\$216,462	\$229,926	\$265,101	\$331,656	\$244,747
W	\$139,718	\$240,050	\$357,223	\$643,533	\$239,228
XW	\$119,725	\$159,929	\$222,256	\$90,000	\$167,612
Total	\$197,489	\$248,719	\$358,414	\$538,127	\$272,592

All TH/NC – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$303,868	\$385,077	\$410,785	\$0	\$334,998
NE	\$197,410	\$240,820	\$307,500	\$0	\$212,951
NW	\$227,277	\$265,105	\$0	\$0	\$235,037
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$0	\$0	\$0	\$0	\$0
C	\$162,499	\$216,585	\$186,000	\$0	\$179,771
E	\$164,656	\$184,314	\$265,000	\$0	\$169,741
S	\$114,565	\$128,913	\$109,500	\$0	\$117,889
SE	\$131,972	\$145,121	\$152,000	\$0	\$140,714
SW	\$147,732	\$144,333	\$0	\$0	\$147,268
XSW	\$163,188	\$165,539	\$0	\$0	\$163,806
XS	\$163,546	\$139,000	\$0	\$0	\$162,102
W	\$151,562	\$161,931	\$200,000	\$0	\$155,691
XW	\$0	\$0	\$0	\$0	\$0
Total	\$191,922	\$228,936	\$261,008	\$0	\$203,503

All MH – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$0	\$0	\$0	\$0	\$0
NE	\$0	\$0	\$0	\$0	\$0
NW	\$117,127	\$138,733	\$103,500	\$0	\$122,516
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$0	\$79,000	\$0	\$0	\$79,000
C	\$49,000	\$0	\$0	\$0	\$49,000
E	\$0	\$0	\$0	\$0	\$0
S	\$37,000	\$111,167	\$0	\$0	\$81,500
SE	\$0	\$117,000	\$0	\$0	\$117,000
SW	\$81,698	\$90,200	\$100,000	\$0	\$84,263
XSW	\$0	\$83,667	\$0	\$0	\$83,667
XS	\$139,500	\$66,000	\$0	\$0	\$102,750
W	\$67,156	\$67,667	\$88,500	\$0	\$68,915
XW	\$0	\$111,167	\$0	\$0	\$111,167
Total	\$83,224	\$97,460	\$98,875	\$0	\$89,031

All SFR/NC – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$493,336	\$518,958	\$773,151	\$1,063,453	\$677,050
NE	\$402,934	\$383,746	\$497,312	\$649,065	\$459,897
NW	\$292,495	\$293,227	\$386,178	\$498,881	\$331,933
XNE	\$300,000	\$490,000	\$0	\$0	\$395,000
XNW	\$206,048	\$229,877	\$283,503	\$381,358	\$271,044
C	\$191,699	\$234,368	\$329,735	\$442,737	\$239,881
E	\$193,753	\$222,551	\$279,851	\$429,936	\$245,549
S	\$124,604	\$178,145	\$209,733	\$238,728	\$182,561
SE	\$193,403	\$226,152	\$306,543	\$395,031	\$256,467
SW	\$153,872	\$198,560	\$221,519	\$278,272	\$206,474
XSW	\$260,628	\$290,518	\$274,400	\$700,000	\$275,856
XS	\$240,025	\$233,737	\$268,052	\$331,656	\$252,659
W	\$177,295	\$255,102	\$372,172	\$643,533	\$285,861
XW	\$203,150	\$251,821	\$297,768	\$0	\$263,431
Total	\$242,943	\$262,258	\$368,594	\$549,509	\$304,241

All CND/NC – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$197,019	\$236,637	\$0	\$0	\$203,666
NE	\$111,220	\$118,250	\$0	\$0	\$111,430
NW	\$149,472	\$273,910	\$85,500	\$0	\$180,220
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$0	\$0	\$0	\$0	\$0
C	\$151,618	\$176,417	\$0	\$0	\$154,128
E	\$99,682	\$121,038	\$0	\$0	\$101,481
S	\$0	\$0	\$0	\$0	\$0
SE	\$0	\$0	\$0	\$0	\$0
SW	\$91,500	\$120,917	\$0	\$0	\$109,150
XSW	\$78,908	\$0	\$0	\$0	\$78,908
XS	\$100,800	\$0	\$0	\$0	\$100,800
W	\$122,673	\$166,617	\$0	\$0	\$126,793
XW	\$0	\$0	\$0	\$0	\$0
Total	\$151,633	\$208,787	\$85,500	\$0	\$159,030

All MSFR – Avg. Sale Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$0	\$0	\$0	\$0	\$0
NE	\$0	\$0	\$0	\$0	\$0
NW	\$105,554	\$138,290	\$172,660	\$186,500	\$138,535
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$85,500	\$117,614	\$139,150	\$146,800	\$121,794
C	\$0	\$110,817	\$0	\$0	\$110,817
E	\$0	\$197,500	\$159,500	\$0	\$178,500
S	\$54,000	\$101,955	\$127,071	\$98,000	\$105,242
SE	\$154,650	\$135,744	\$169,024	\$247,500	\$151,191
SW	\$117,087	\$120,241	\$137,705	\$162,500	\$122,317
XSW	\$89,043	\$91,830	\$115,674	\$122,500	\$100,215
XS	\$161,500	\$174,724	\$193,690	\$0	\$179,135
W	\$83,625	\$94,278	\$101,580	\$0	\$93,939
XW	\$96,973	\$127,351	\$153,609	\$90,000	\$125,926
Total	\$108,412	\$123,451	\$147,760	\$164,157	\$127,094

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YEAR END 2007 RESIDENTIAL SALES STATISTICS

All RESIDENTIAL – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$277,342	\$474,797	\$809,411	\$1,121,473	\$515,939
NE	\$192,861	\$381,626	\$514,702	\$673,895	\$409,440
NW	\$266,562	\$294,997	\$397,620	\$513,588	\$326,413
XNE	\$342,000	\$490,000	\$0	\$0	\$416,000
XNW	\$191,855	\$147,050	\$236,403	\$319,368	\$184,900
C	\$176,788	\$237,525	\$343,731	\$456,911	\$224,735
E	\$142,547	\$223,961	\$286,011	\$443,089	\$224,920
S	\$123,667	\$181,630	\$227,155	\$261,033	\$188,252
SE	\$173,508	\$221,588	\$308,412	\$396,549	\$250,403
SW	\$122,331	\$184,377	\$220,832	\$294,092	\$185,236
XSW	\$203,603	\$209,026	\$194,324	\$348,000	\$205,946
XS	\$231,745	\$246,774	\$285,734	\$362,804	\$263,378
W	\$143,175	\$246,773	\$371,561	\$696,715	\$247,221
XW	\$124,454	\$164,795	\$226,796	\$94,000	\$172,368
Total	\$205,035	\$258,722	\$375,491	\$564,706	\$284,270

All TH/NC – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$315,992	\$398,456	\$410,785	\$0	\$347,437
NE	\$204,328	\$251,696	\$334,500	\$0	\$221,525
NW	\$235,093	\$276,149	\$0	\$0	\$243,515
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$0	\$0	\$0	\$0	\$0
C	\$167,282	\$219,906	\$194,900	\$0	\$184,106
E	\$169,009	\$188,450	\$274,900	\$0	\$174,089
S	\$118,325	\$129,775	\$119,900	\$0	\$121,148
SE	\$135,423	\$147,192	\$154,900	\$0	\$143,267
SW	\$149,968	\$150,633	\$0	\$0	\$150,059
XSW	\$171,306	\$168,627	\$0	\$0	\$170,601
XS	\$174,468	\$143,950	\$0	\$0	\$172,673
W	\$156,066	\$166,121	\$219,900	\$0	\$160,304
XW	\$0	\$0	\$0	\$0	\$0
Total	\$198,730	\$235,308	\$272,785	\$0	\$210,218

All MH – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$0	\$0	\$0	\$0	\$0
NE	\$0	\$0	\$0	\$0	\$0
NW	\$125,800	\$146,883	\$102,400	\$0	\$129,995
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$0	\$89,725	\$0	\$0	\$89,725
C	\$63,300	\$0	\$0	\$0	\$63,300
E	\$0	\$0	\$0	\$0	\$0
S	\$47,250	\$107,500	\$0	\$0	\$83,400
SE	\$0	\$115,333	\$0	\$0	\$115,333
SW	\$87,386	\$98,443	\$109,900	\$0	\$90,973
XSW	\$0	\$92,497	\$0	\$0	\$92,497
XS	\$139,500	\$75,000	\$0	\$0	\$107,250
W	\$73,389	\$70,333	\$88,500	\$0	\$73,846
XW	\$0	\$132,667	\$0	\$0	\$132,667
Total	\$90,001	\$105,053	\$100,800	\$0	\$95,959

All SFR/NC – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$517,122	\$540,803	\$812,761	\$1,121,473	\$710,109
NE	\$430,216	\$399,214	\$516,210	\$673,895	\$478,194
NW	\$306,204	\$305,583	\$403,807	\$518,079	\$346,460
XNE	\$342,000	\$490,000	\$0	\$0	\$416,000
XNW	\$225,840	\$240,193	\$305,839	\$391,304	\$286,727
C	\$199,155	\$242,753	\$344,498	\$456,911	\$248,999
E	\$197,833	\$228,190	\$286,661	\$443,089	\$251,750
S	\$128,484	\$190,446	\$232,915	\$270,847	\$197,579
SE	\$198,528	\$232,288	\$315,456	\$406,319	\$263,627
SW	\$157,914	\$207,751	\$229,716	\$300,628	\$215,455
XSW	\$275,376	\$307,147	\$297,342	\$799,000	\$292,674
XS	\$257,123	\$251,096	\$289,258	\$362,804	\$272,191
W	\$184,260	\$262,035	\$386,881	\$696,715	\$295,904
XW	\$206,283	\$258,024	\$304,032	\$0	\$269,315
Total	\$254,228	\$273,062	\$386,220	\$576,702	\$317,880

All CND/NC – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$200,378	\$244,504	\$0	\$0	\$207,782
NE	\$113,426	\$114,950	\$0	\$0	\$113,471
NW	\$153,131	\$279,199	\$87,900	\$0	\$184,277
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$0	\$0	\$0	\$0	\$0
C	\$153,631	\$178,521	\$0	\$0	\$156,150
E	\$102,902	\$124,263	\$0	\$0	\$104,701
S	\$0	\$0	\$0	\$0	\$0
SE	\$0	\$0	\$0	\$0	\$0
SW	\$92,125	\$125,150	\$0	\$0	\$111,940
XSW	\$84,800	\$0	\$0	\$0	\$84,800
XS	\$105,240	\$0	\$0	\$0	\$105,240
W	\$122,961	\$168,967	\$0	\$0	\$127,274
XW	\$0	\$0	\$0	\$0	\$0
Total	\$154,180	\$213,728	\$87,900	\$0	\$161,889

All MSFR – Avg. List Price

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	\$0	\$0	\$0	\$0	\$0
NE	\$0	\$0	\$0	\$0	\$0
NW	\$111,137	\$143,318	\$180,935	\$192,500	\$144,196
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$89,900	\$123,397	\$145,269	\$157,513	\$127,812
C	\$0	\$114,400	\$0	\$0	\$114,400
E	\$0	\$214,500	\$159,500	\$0	\$187,000
S	\$56,800	\$105,156	\$130,300	\$104,000	\$108,475
SE	\$165,983	\$139,929	\$174,912	\$253,267	\$156,266
SW	\$124,121	\$124,884	\$142,972	\$169,900	\$127,734
XSW	\$98,788	\$95,488	\$121,606	\$122,500	\$105,383
XS	\$179,600	\$183,309	\$200,460	\$0	\$188,363
W	\$95,375	\$106,711	\$109,200	\$0	\$104,883
XW	\$102,137	\$130,257	\$156,582	\$94,000	\$129,291
Total	\$115,723	\$128,317	\$153,515	\$170,554	\$132,529

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YEAR END 2007 RESIDENTIAL SALES STATISTICS

All RESIDENTIAL – Avg. DOM

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	62	70	64	76	66
NE	58	64	65	88	65
NW	78	71	75	69	74
XNE	3	172	0	0	88
XNW	76	68	72	57	68
C	54	58	67	61	57
E	55	55	56	59	55
S	56	60	59	73	59
SE	57	64	64	64	64
SW	72	72	72	67	72
XSW	93	92	69	182	92
XS	76	76	72	75	75
W	70	58	73	61	64
XW	65	79	106	6	82
Total	66	66	68	71	67

All TH/NC – Avg. DOM

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	78	48	42	0	67
NE	55	67	49	0	58
NW	72	80	0	0	73
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	53	65	35	0	57
E	55	68	50	0	58
S	68	93	70	0	74
SE	54	58	12	0	56
SW	68	149	0	0	79
XSW	92	83	0	0	90
XS	106	16	0	0	101
W	53	53	16	0	53
XW	0	0	0	0	0
Total	67	65	40	0	66

All MH – Avg. DOM

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	82	59	45	0	71
XNE	0	0	0	0	0
XNW	0	71	0	0	71
C	119	0	0	0	119
E	0	0	0	0	0
S	106	45	0	0	69
SE	0	24	0	0	24
SW	91	95	109	0	92
XSW	0	31	0	0	31
XS	10	18	0	0	14
W	42	81	297	0	70
XW	0	96	0	0	96
Total	84	74	124	0	82

All SFR/NC – Avg. DOM

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	60	65	64	76	65
NE	59	64	65	88	66
NW	81	70	76	70	73
XNE	3	172	0	0	88
XNW	78	60	66	54	63
C	54	57	67	61	58
E	48	55	56	59	55
S	53	59	59	73	59
SE	55	65	65	64	64
SW	49	70	73	68	70
XSW	100	97	70	359	98
XS	70	77	73	75	74
W	49	58	72	61	61
XW	91	48	100	0	72
Total	67	65	68	72	66

All CND/NC – Avg. DOM

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	56	124	0	0	67
NE	60	68	0	0	60
NW	81	112	89	0	89
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	54	55	0	0	54
E	57	31	0	0	55
S	0	0	0	0	0
SE	0	0	0	0	0
SW	43	59	0	0	52
XSW	80	0	0	0	80
XS	60	0	0	0	60
W	96	47	0	0	92
XW	0	0	0	0	0
Total	62	89	89	0	66

All MSFR – Avg. DOM

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	72	63	70	36	65
XNE	0	0	0	0	0
XNW	68	70	78	63	71
C	0	102	0	0	102
E	0	174	5	0	90
S	34	60	65	82	61
SE	105	62	65	56	64
SW	73	72	59	44	70
XSW	74	102	68	94	87
XS	27	65	49	0	55
W	11	59	59	0	48
XW	58	90	111	6	86
Total	66	71	69	58	70

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2007 All Residential Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under						25	18	19					110		47
30,000 - 39,999			46		59	72	90	48		29	50		64		59
40,000 - 49,999			34		56	99	33	60		176	36		40	8	87
50,000 - 59,999		10	33		55	79	76	56		42	58		94	60	60
60,000 - 69,999		80	192		28	41	33	46		44	88	148	32	62	69
70,000 - 79,999		72	65		84	55	25	46	162	91	66	137	31	18	63
80,000 - 89,999		66	108		82	51	33	29	36	81	96	71	97	13	72
90,000 - 99,999		69	55		137	45	47	74	40	65	89		51	29	61
100,000 - 119,999	85	76	73		73	49	73	54	58	73	71	79	132	99	73
120,000 - 139,999	132	55	63		82	47	44	77	55	54	114	48	60	82	61
140,000 - 159,999	64	43	61		50	50	51	54	57	62	89	75	48	158	58
160,000 - 179,999	48	52	54		71	59	53	59	62	65	90	79	46	61	59
180,000 - 199,999	72	41	65		63	60	58	55	63	74	89	68	42	66	63
200,000 - 249,999	71	55	70		60	56	54	66	62	72	75	68	63	81	65
250,000 - 299,999	63	63	72		49	63	58	45	63	86	102	69	62	39	67
300,000 - 399,999	62	60	76	3	65	68	60	104	68	81	116	87	66	136	72
400,000 - 499,999	64	70	77	172	58	71	53	151	72	99	101	58	77	25	72
500,000 - 749,999	64	68	92		23	68	76		88	111	142	143	98	72	80
750,000 - 999,999	62	81	92			48	90		128			242	133		80
1,000,000 and Over	88	77	89			31	120		54				70		79
ALL Price Ranges	66	65	74	88	68	57	55	59	64	72	92	75	64	82	67

2007 All SFR/NC Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under															
30,000 - 39,999											24				24
40,000 - 49,999								27					32		29
50,000 - 59,999			32			66		32		16					37
60,000 - 69,999			228			5		32						36	57
70,000 - 79,999			39		82	114		57			77		13		65
80,000 - 89,999						39		26		15	81		69		39
90,000 - 99,999			108			32		74		32			15		50
100,000 - 119,999			30			47		48	44	57	67		30		46
120,000 - 139,999			53			46	20	72	70	44	118	59	39		55
140,000 - 159,999		5	47		74	52	35	54	52	49	83	75	50	11	53
160,000 - 179,999	35		49		82	60	49	60	61	69	74	77	52	35	60
180,000 - 199,999		50	63		65	59	54	55	64	70	102	70	45	58	62
200,000 - 249,999	81	56	69		61	53	55	66	62	73	68	68	63	92	64
250,000 - 299,999	72	61	71		55	60	58	45	63	86	108	68	60	39	66
300,000 - 399,999	63	61	76	3	65	69	60	104	68	81	121	887	66	136	73
400,000 - 499,999	67	70	78	172	58	71	53	151	72	99	101	58	77	25	73
500,000 - 749,999	63	68	95		23	68	76		88	111	142	143	98	72	80
750,000 - 999,999	63	82	88			48	90		128			242	133		80
1,000,000 and Over	88	78	89			31	120		54				70		79
ALL Price Ranges	65	66	73	88	63	58	55	59	64	70	98	74	61	72	66

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2007 All TH/NC Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under															
30,000 - 39,999															
40,000 - 49,999															
50,000 - 59,999						14					41				28
60,000 - 69,999						0					120	216			153
70,000 - 79,999						112	5		162		37	216			97
80,000 - 89,999		176				44	43	42	36		102		40		66
90,000 - 99,999						20	30	64	61	4	14		50		41
100,000 - 119,999		84	74			51	65	60	70	54	56	63	40		61
120,000 - 139,999		59	35			48	49	95	52	81	130	34	50		63
140,000 - 159,999	1	50	91			45	62	146	32	101	87	98	58		65
160,000 - 179,999	89	52	54			51	61	27	68	13	95	107	55		61
180,000 - 199,999	83	43	76			66	69		10	141	69	43	25		66
200,000 - 249,999	69	55	71			68	43			8	89	116	35		67
250,000 - 299,999	66	81	91			83	30		33		71	108	110		80
300,000 - 399,999	66	37	67			64					47		77		66
400,000 - 499,999	66	57	62			77									51
500,000 - 749,999	62		91			51									62
750,000 - 999,999	24														24
1,000,000 and Over															
ALL Price Ranges	67	58	73	0	0	57	58	74	56	79	90	101	53	0	66

2007 All CND/NC Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under						25	18								23
30,000 - 39,999						72	90								77
40,000 - 49,999						94	33								68
50,000 - 59,999		10				104	76				40		104		71
60,000 - 69,999		80				56	33				84	78	33		60
70,000 - 79,999		72	103			29	27				23	57	32		40
80,000 - 89,999		48	118			58	32			15	120	62	105		73
90,000 - 99,999		69	23			52	49			71	43		87		57
100,000 - 119,999	85	74	221			45	74			32	80		179		108
120,000 - 139,999	132	54	118			44	53			128			204		67
140,000 - 159,999	67	49	46			47	70						39		52
160,000 - 179,999	40		86			65	60			97			23		47
180,000 - 199,999	70	8	92			63	33						25		70
200,000 - 249,999	72		89			61						24			69
250,000 - 299,999	52		23			66									54
300,000 - 399,999	26		82												54
400,000 - 499,999			40												40
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	67	60	89	0	0	54	55	0	0	52	80	60	92	0	66

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2007 All MH Avg. DOM by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under															
30,000 - 39,999								106					64		92
40,000 - 49,999						134				182	15		44		144
50,000 - 59,999					6	111				49			90		63
60,000 - 69,999					14			11		46		18	22	67	32
70,000 - 79,999			54		244					92			36		85
80,000 - 89,999			117							126			199		132
90,000 - 99,999			115							61	28		5		58
100,000 - 119,999			47					100	32	81	49		49	106	72
120,000 - 139,999			38		19				7	35		10			31
140,000 - 159,999			49							115				115	99
160,000 - 179,999			21					23							22
180,000 - 199,999			28												28
200,000 - 249,999			137												137
250,000 - 299,999															
300,000 - 399,999			37												37
400,000 - 499,999															
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	0	0	71	0	71	119	0	69	24	92	31	14	70	96	82

2007 All CND/NC Avg. DOM by Price and Area

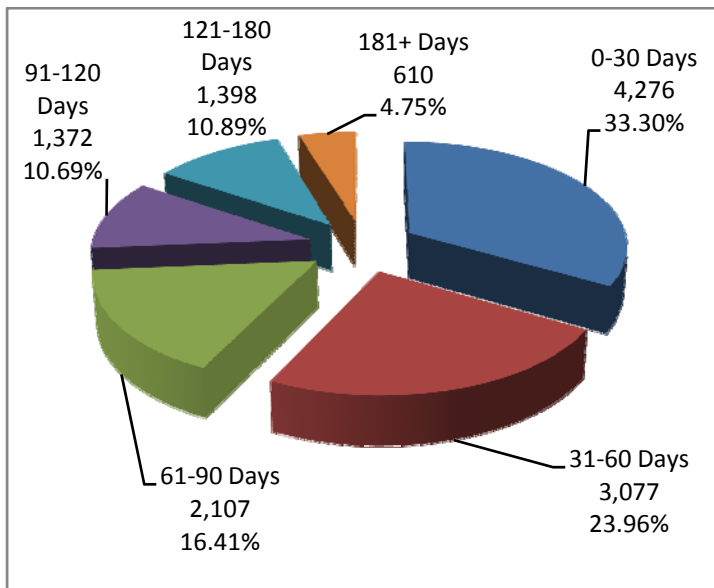
	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Total
29,999 or under								19					110		65
30,000 - 39,999			46		59			9		29	64				37
40,000 - 49,999			34		56			93		124	43			8	55
50,000 - 59,999			34		71			106			66			60	67
60,000 - 69,999			156		33			90		43	72		36	68	64
70,000 - 79,999			54		45	69		35		91	89		36	18	60
80,000 - 89,999			92		82			31		62	75	80	47	13	68
90,000 - 99,999			50		137	71		79	25	78	127		60	29	78
100,000 - 119,999			55		73	125		59	55	84	81	112	98	98	73
120,000 - 139,999			51		85	116		88	54	58	83	49	43	82	66
140,000 - 159,999			71		35		5	42	103	73	111	49	31	182	81
160,000 - 179,999			77		66			49	67	42	107	189		87	71
180,000 - 199,999			63		60		174	61	52	119		48		71	74
200,000 - 249,999			105		57				38	22		42		7	54
250,000 - 299,999			70		8				79						66
300,000 - 399,999			147						80			88			116
400,000 - 499,999															
500,000 - 749,999															
750,000 - 999,999															
1,000,000 and Over															
ALL Price Ranges	N/A	N/A	65	N/A	71	102	90	61	64	70	87	55	48	86	70

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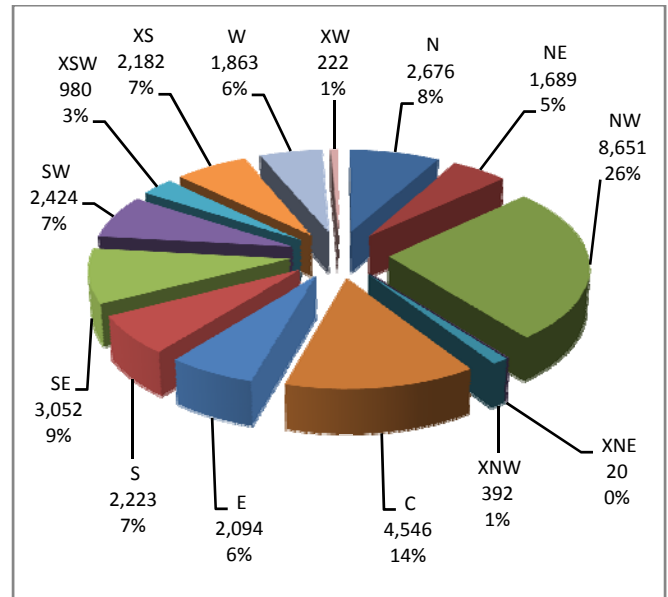
All RESIDENTIAL Avg. % - LP/SP

	SFR/NC	TH/NC	CND/NC	MH	MSFR
N	95.34%	96.42%	98.02%	0%	0%
NE	96.17%	96.13%	98.2%	0%	0%
NW	95.81%	96.52%	97.8%	94.25%	96.07%
XNE	94.95%	0%	0%	0%	0%
XNW	94.53%	0%	0%	88.05%	95.29%
C	96.34%	97.65%	98.71%	77.41%	96.87%
E	97.54%	97.5%	96.92%	0%	95.45%
S	92.4%	97.31%	0%	97.72%	97.02%
SE	97.28%	98.22%	0%	101.45%	96.75%
SW	95.83%	98.14%	97.51%	92.62%	95.76%
XSW	94.25%	96.02%	93.05%	90.45%	95.1%
XS	92.82%	93.88%	95.78%	95.8%	95.1%
W	96.61%	97.12%	99.62%	93.32%	89.57%
XW	97.82%	0%	0%	83.79%	97.4%
ALL s	95.71%	96.81%	98.23%	92.78%	95.9%

All RESIDENTIAL - Days on Market



Total Listings By Area



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YEAR END 2007 RESIDENTIAL SALES STATISTICS

All RESIDENTIAL – Total Listings

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	856	819	742	259	2676
NE	306	614	572	197	1689
NW	1526	4018	2666	441	8651
XNE	5	13	2	0	20
XNW	43	225	105	19	392
C	1752	2148	534	112	4546
E	419	1032	558	85	2094
S	307	1295	571	50	2223
SE	156	1730	1035	131	3052
SW	334	1235	761	94	2424
XSW	515	354	97	14	980
XS	470	911	666	135	2182
W	436	891	463	73	1862
XW	30	140	49	3	222
Total	7155	15425	8821	1613	33014

All CND/NC – Total Listings

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	488	64	0	0	552
NE	163	13	0	0	176
NW	135	36	5	0	176
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	600	85	1	0	686
E	237	21	0	1	259
S	1	1	0	0	2
SE	2	1	0	0	3
SW	6	10	0	0	16
XSW	36	0	0	0	36
XS	13	0	0	0	13
W	156	12	0	0	168
XW	0	0	0	0	0
Total	1837	243	6	1	2087

All SFR/NC – Total Listings

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	145	600	738	259	1742
NE	33	531	564	197	1325
NW	985	3682	2607	434	7708
XNE	5	13	2	0	20
XNW	11	95	54	10	170
C	789	1855	524	112	3280
E	42	947	552	84	1625
S	254	1170	538	47	2009
SE	88	1572	988	127	2775
SW	96	1005	717	88	1909
XSW	260	231	68	10	569
XS	315	843	645	132	1935
W	115	775	454	72	1416
XW	5	40	18	1	64
Total	3143	13362	8469	1573	26547

All MH – Total Listings

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	30	13	5	2	50
XNE	0	0	0	0	0
XNW	16	8	3	0	27
C	6	1	0	0	7
E	0	0	0	0	0
S	6	10	0	0	16
SE	0	4	1	0	5
SW	92	44	1	3	140
XSW	13	8	0	0	21
XS	6	4	1	0	11
W	13	5	1	0	19
XW	6	4	0	0	10
Total	188	101	12	5	306

All TH/NC – Total Listings

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	223	155	4	0	382
NE	110	70	8	0	188
NW	334	116	0	0	450
XNE	0	0	0	0	0
XNW	0	0	0	0	0
C	354	189	9	0	552
E	140	63	3	0	206
S	40	19	2	0	61
SE	62	78	1	0	141
SW	52	10	0	0	62
XSW	187	39	0	0	226
XS	124	12	1	0	137
W	126	74	2	0	202
XW	0	0	0	0	0
Total	1752	825	30	0	2607

All MSFR – Total Listings

	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
N	0	0	0	0	0
NE	0	0	0	0	0
NW	42	171	49	5	267
XNE	0	0	0	0	0
XNW	16	122	48	9	195
C	3	18	0	0	21
E	0	1	3	0	4
S	6	95	31	3	135
SE	4	75	45	4	128
SW	88	163	43	3	297
XSW	19	76	29	4	128
XS	12	52	19	3	86
W	26	25	6	1	58
XW	19	96	31	2	148
Total	235	894	304	34	1467

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2007 All RESIDENTIAL – Total Listed by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	All Areas
29,999 or under						6	1	1	1			2	3		14
30,000 - 39,999			2		1	12	4	2		1	2		2		26
40,000 - 49,999			4		3	8	10	7	1	9	9		7	1	59
50,000 - 59,999		1	5		6	12	7	5	1	14	10		3	6	70
60,000 - 69,999		10	7		13	7	9	12		16	14	8	11	7	114
70,000 - 79,999		7	20		11	30	16	24	1	37	26	2	23	7	204
80,000 - 89,999		10	32		18	35	28	49	2	41	28	4	27	5	279
90,000 - 99,999		18	30		8	76	27	58	18	47	25	4	40	13	364
100,000 - 119,999	11	50	59		45	122	75	175	64	94	34	7	59	18	813
120,000 - 139,999	27	44	97		41	376	72	259	113	159	72	54	104	34	1,452
140,000 - 159,999	60	24	137		43	521	102	327	159	269	94	109	154	31	2,030
160,000 - 179,999	67	33	307		30	576	225	362	306	345	95	168	190	20	2,724
180,000 - 199,999	124	40	592		31	486	268	374	443	435	71	275	136	27	3,302
200,000 - 249,999	294	137	1,947		56	782	622	401	718	539	149	516	323	21	6,505
250,000 - 299,999	190	212	1,486		31	557	313	115	408	245	119	346	167	7	4,196
300,000 - 399,999	347	340	1,977	1	35	480	188	42	442	133	138	354	182	13	4,672
400,000 - 499,999	333	244	796	3	13	217	45	8	166	24	63	185	127	9	2,233
500,000 - 749,999	581	295	706	11	3	156	44	2	144	15	22	128	192	2	2,301
750,000 - 999,999	250	121	211	2	2	64	29		51	1	9	17	66		823
1,000,000 and Over	392	103	236	3	2	23	9		14			3	47	1	833
All Price Ranges	2,676	1,689	8,651	20	392	4,546	2,094	2,223	3,052	2,424	980	2,182	1,863	222	33,014

2007 All SFR/NC – Total Listed by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						1		1				2	3		7
30,000 - 39,999			1		1										2
40,000 - 49,999								2	2				1		5
50,000 - 59,999			1			2		3		2	1				9
60,000 - 69,999						2		6		1			1	2	12
70,000 - 79,999			2		2	6		14			2		4	1	31
80,000 - 89,999			1			4		32		2	5		5		49
90,000 - 99,999			1			21	1	26		4	1		6		60
100,000 - 119,999			4			47	1	103	10	11	1	1	15		193
120,000 - 139,999			20		2	143	10	229	33	61	10	17	34		559
140,000 - 159,999		2	47		16	312	45	308	102	192	21	69	56	2	1,172
160,000 - 179,999	2	1	201		13	397	143	347	282	301	40	134	112	7	1,980
180,000 - 199,999	2	5	491		17	378	223	371	427	399	40	244	110	9	2,716
200,000 - 249,999	8	58	1,787		39	598	582	400	707	514	119	463	304	12	5,591
250,000 - 299,999	48	178	1,365		27	507	307	115	396	249	109	330	161	6	3,798
300,000 - 399,999	226	321	1,859	1	33	456	188	42	441	133	130	347	173	13	4,363
400,000 - 499,999	273	241	778	3	13	192	45	8	166	24	59	182	126	9	2,119
500,000 - 749,999	542	295	703	11	3	129	44	2	144	15	22	126	192	2	2,230
750,000 - 999,999	249	121	211	2	2	63	28		51	1	9	17	66		820
1,000,000 and Over	392	103	237	3	2	22	8		14			3	47	1	832
ALL Price Ranges	1,742	1,325	7,709	20	170	3,280	1,625	2,009	2,775	1,909	569	1,935	1,416	64	26,548

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2007 All TH/NC – Total Listed by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999															0
40,000 - 49,999						1							1		2
50,000 - 59,999						1			1		1				3
60,000 - 69,999		1				1					2	1			5
70,000 - 79,999						6	1	2	1	1	3	1			15
80,000 - 89,999		1				3		4	2		1		2		13
90,000 - 99,999						28	1	12	10	2	4		7		64
100,000 - 119,999		4				62	5	20	29	2	9	3	10		144
120,000 - 139,999	1	7	7			94	14	13	49	15	44	16	53		313
140,000 - 159,999	7	2	21			95	36	5	35	22	54	24	38		339
160,000 - 179,999	8	23	60			80	71	4	11	8	37	22	48		372
180,000 - 199,999	14	30	50			94	42	1	2	7	23	19	12		294
200,000 - 249,999	65	65	105			31	32			5	28	36	18		385
250,000 - 299,999	82	34	97			12	4		1		9	9	4		252
300,000 - 399,999	105	18	90			17					7	5	8		250
400,000 - 499,999	60	3	17			27					4	1	1		113
500,000 - 749,999	39		3												42
750,000 - 999,999	1														1
1,000,000 and Over															0
ALL Price Ranges	382	188	450	0	0	552	206	61	141	62	226	137	202	0	2,607

2007 All CND/NC – Total Listed by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						5	1								6
30,000 - 39,999						10	4								14
40,000 - 49,999						8	10								18
50,000 - 59,999		1				6	7				1				15
60,000 - 69,999		9	2			3	9				5	4	7		39
70,000 - 79,999		7	6			23	15				16	1	5		73
80,000 - 89,999		9	12			24	28	1		1	10	3	14		102
90,000 - 99,999		18	14			51	25			4	3	1	12		128
100,000 - 119,999	11	46	10			45	69		2	8	1		25		217
120,000 - 139,999	26	37	15			160	48			3			4		293
140,000 - 159,999	53	20	18			110	19		1			1	57		279
160,000 - 179,999	57	9	11			84	10	1					30		202
180,000 - 199,999	108	5	21			27	3					1	13		178
200,000 - 249,999	221	14	29			90	8					2			364
250,000 - 299,999	60		16			18	2						1		97
300,000 - 399,999	16	1	21			12									50
400,000 - 499,999			1			8									9
500,000 - 749,999															0
750,000 - 999,999						1									1
1,000,000 and Over						1	1								2
ALL Price Ranges	552	176	176	0	0	686	259	2	3	16	36	13	168	0	2,087

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2007 All MH – Total Listed by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999						2							1		3
40,000 - 49,999			1		1			1		7	5		3		18
50,000 - 59,999			2		3	3		1		11	3		3	1	27
60,000 - 69,999			3		7			3		10	1	2	1	1	28
70,000 - 79,999			6		1			1		23			5	2	38
80,000 - 89,999			7		8	1		3		22	1			1	43
90,000 - 99,999			3			1		2		19	5		2		32
100,000 - 119,999			4		2			3	3	18	2	1	2	2	37
120,000 - 139,999			7		2				1	17	1	3	2	1	34
140,000 - 159,999			7		2					7	2			1	19
160,000 - 179,999			3		1			2		2	1	1			10
180,000 - 199,999			3						1	2				1	7
200,000 - 249,999			3							1					4
250,000 - 299,999										1		2			3
300,000 - 399,999			1												1
400,000 - 499,999															0
500,000 - 749,999												2			2
750,000 - 999,999															0
1,000,000 and Over															0
ALL Price Ranges	0	0	50	0	27	7	0	16	5	140	21	11	19	10	306

2007 All MSFR – Total Listed by Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999			2					2		1	2		1		8
40,000 - 49,999			3		2			4		2	4		2	1	18
50,000 - 59,999			1		3			1		1	4			5	15
60,000 - 69,999			2		6	1		3		5	6	1	2	4	30
70,000 - 79,999			6		8			7		13	5		9	4	52
80,000 - 89,999			12		10			9		16	10	1	6	4	68
90,000 - 99,999			12		8			18	8	17	12	3	13	13	104
100,000 - 119,999			41		43	2		49	20	53	21	2	7	16	254
120,000 - 139,999			48		37	11		17	30	62	17	18	11	33	284
140,000 - 159,999			44		25	5	2	14	21	47	17	15	3	28	221
160,000 - 179,999			32		16		1	8	13	37	17	11		13	148
180,000 - 199,999			27		14	1		2	12	23	8	10	1	17	115
200,000 - 249,999			22		17			1	12	18	2	16	1	9	98
250,000 - 299,999			9		4	1			10	1	1	5	1	1	33
300,000 - 399,999			6		2				2	1	1	2	1		15
400,000 - 499,999												2			2
500,000 - 749,999															0
750,000 - 999,999							1								1
1,000,000 and Over															0
ALL Price Ranges	0	0	267	0	195	21	4	135	128	297	127	86	58	148	1,466

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2007 All RESIDENTIAL - Expired Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						1									1
30,000 - 39,999						3	2								5
40,000 - 49,999							1		1	1	2				5
50,000 - 59,999					1	3		1		2	2		1		10
60,000 - 69,999			2		3		1	3		1	2	2		1	15
70,000 - 79,999		1	3			7		4		3	6		3	1	28
80,000 - 89,999			4		5	4	2	9		2	7	1	4		38
90,000 - 99,999		3	3		1	5	7	10	3	9	6	2	10	3	62
100,000 - 119,999	3	11	6		6	17	9	30	8	13	2	1	13	4	123
120,000 - 139,999	3	7	13		7	40	10	47	15	21	5	13	15	9	205
140,000 - 159,999	9	1	17		7	91	12	49	20	40	9	13	20	6	294
160,000 - 179,999	13		37		3	92	21	68	41	76	18	19	29	5	422
180,000 - 199,999	29	9	73		3	73	50	66	73	105	18	36	19	5	559
200,000 - 249,999	58	11	286		14	118	97	51	118	130	34	83	58	3	1,061
250,000 - 299,999	39	35	299		6	98	56	14	77	70	26	71	33	2	826
300,000 - 399,999	58	46	385		12	107	32	8	82	31	29	82	35	3	910
400,000 - 499,999	50	47	163		7	48	11		34	3	14	39	28	2	446
500,000 - 749,999	90	63	122	3		26	8		38	5	8	35	44		442
750,000 - 999,999	47	24	41	1	1	16	7		11		2	3	20		173
1,000,000 and Over	87	20	51	1		3	3						10		175
ALL Price Ranges	486	278	1,505	5	76	752	329	360	521	512	190	400	342	44	5,800

2007 All SFR/NC - Expired Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999															0
40,000 - 49,999									1						1
50,000 - 59,999															0
60,000 - 69,999								1							1
70,000 - 79,999						1		3							4
80,000 - 89,999			1					8			1				10
90,000 - 99,999						3		2		1	1		2		9
100,000 - 119,999						6		15	2						23
120,000 - 139,999			2			15		37	4	8	2		8		76
140,000 - 159,999			2		2	55	5	46	10	23	4	6	8	1	162
160,000 - 179,999			24		1	60	10	66	37	66	8	12	16	2	302
180,000 - 199,999		2	58			59	42	66	71	95	10	29	14	1	447
200,000 - 249,999	3	5	261		10	93	92	51	116	125	22	74	56	2	910
250,000 - 299,999	14	26	284		4	94	56	14	75	69	25	67	32	2	762
300,000 - 399,999	34	45	367		12	101	32	8	81	31	29	80	34	3	857
400,000 - 499,999	40	46	161		7	42	11		34	8	12	38	28	2	429
500,000 - 749,999	86	63	122	3		26	8		38		8	34	44		432
750,000 - 999,999	47	24	41	1	1	16	7		11		2	3	20		173
1,000,000 and Over	87	20	51	1		3	3						10		175
ALL Price Ranges	311	231	1,374	5	37	574	266	317	480	426	124	343	272	13	4,773

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2007 All TH/NC - Expired Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999															0
40,000 - 49,999															0
50,000 - 59,999															0
60,000 - 69,999															0
70,000 - 79,999								1			1				2
80,000 - 89,999						2									2
90,000 - 99,999								4	1				1		6
100,000 - 119,999						2		2	1		1		1		7
120,000 - 139,999			1			11	1	6	8	2	3	3	4		39
140,000 - 159,999			2			14	5		6	4	2	3	5		41
160,000 - 179,999			6			15	8	1	2	2	6	4	12		58
180,000 - 199,999	1	7	8			10	8		1		3	6	2		46
200,000 - 249,999	11	6	16			18	4			1	12	6	2		76
250,000 - 299,999	13	9	11			3						3	1		40
300,000 - 399,999	12	1	14			1						1			29
400,000 - 499,999	10	1	3			4					2	1			21
500,000 - 749,999	10														10
750,000 - 999,999	4														4
1,000,000 and Over															0
ALL Price Ranges	63	24	61	0	0	80	26	14	19	9	30	27	28	0	381

2007 All CND/NC - Expired Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						1									1
30,000 - 39,999						2	2								4
40,000 - 49,999							1								1
50,000 - 59,999						2									2
60,000 - 69,999							1								1
70,000 - 79,999		1	1			6					5		1		14
80,000 - 89,999						2	2				5	1	2		12
90,000 - 99,999		3	2			1	7					1	4		18
100,000 - 119,999	3	11	1			9	9						10		43
120,000 - 139,999	3	7	1			9	9			1			1		31
140,000 - 159,999	9	1	3			19	2						7		41
160,000 - 179,999	11					17	2						1		31
180,000 - 199,999	28		1			3							3		35
200,000 - 249,999	44		5			7	1								57
250,000 - 299,999	12		4			1									17
300,000 - 399,999	2		1			5									8
400,000 - 499,999			1			2									3
500,000 - 749,999															0
750,000 - 999,999															0
1,000,000 and Over															0
ALL Price Ranges	112	23	20	0	0	86	36	0	0	1	10	2	29	0	319

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2007 All MH/NC - Expired Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999						1									1
40,000 - 49,999											1				1
50,000 - 59,999					1	1		1		2	2		1		8
60,000 - 69,999					2			1					1		4
70,000 - 79,999			1							1			1	1	4
80,000 - 89,999					3					2					5
90,000 - 99,999						1				3	1				5
100,000 - 119,999									1	4					5
120,000 - 139,999			1		1					3		2			7
140,000 - 159,999			2		2					1					5
160,000 - 179,999			1												1
180,000 - 199,999			1							2					3
200,000 - 249,999			1												1
250,000 - 299,999										1					1
300,000 - 399,999															0
400,000 - 499,999															0
500,000 - 749,999												1			1
750,000 - 999,999															0
1,000,000 and Over															0
ALL Price Ranges	0	0	7	0	9	3	0	2	1	19	4	4	2	1	52

2007 All MSFR - Expired Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999															0
40,000 - 49,999										1	1				2
50,000 - 59,999															0
60,000 - 69,999			2		1			1		1	2	1		1	9
70,000 - 79,999			1							2			1		4
80,000 - 89,999			3		2			1	2		1		2		11
90,000 - 99,999			1		1			4	4	5	4	1	3	3	26
100,000 - 119,999			5		6			13	3	9	1	1	2	4	44
120,000 - 139,999			8		6	5		4	4	7		8	2	9	53
140,000 - 159,999			8		3	3		3	2	12	3	4		5	43
160,000 - 179,999			6		2		1	1	1	8	4	3		3	29
180,000 - 199,999			5		3	1			2	8	5	1		4	29
200,000 - 249,999			3		4				2	4		3		1	17
250,000 - 299,999					2						1	1			4
300,000 - 399,999			2						1				1		4
400,000 - 499,999												1			1
500,000 - 749,999															0
750,000 - 999,999															0
1,000,000 and Over															0
ALL Price Ranges	0	0	44	0	30	9	1	27	21	57	22	24	11	30	276

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YEAR END 2007 RESIDENTIAL SALES STATISTICS

2007 All RESIDENTIAL – Released Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						2		1	1			2	3		9
30,000 - 39,999															0
40,000 - 49,999						1				2	1		3		7
50,000 - 59,999			2			1				2				1	6
60,000 - 69,999			1		3	1	3			3			2	1	14
70,000 - 79,999		2	6		4	2	2	3		8	3	1	1	2	34
80,000 - 89,999		3	5		3	6	10	10		3	1		3	2	46
90,000 - 99,999		6	9		2	32	7	13	5	6	5	1	10	1	97
100,000 - 119,999		10	12		8	26	25	32	15	16	12	1	10	4	171
120,000 - 139,999	5	9	17		10	91	12	71	26	29	20	2	24	8	324
140,000 - 159,999	15	5	33		4	118	22	75	43	73	21	13	30	8	460
160,000 - 179,999	11	12	59		10	156	41	114	75	90	23	25	45	5	666
180,000 - 199,999	21	10	132		10	151	68	97	106	147	14	62	47	6	871
200,000 - 249,999	56	38	555		21	209	203	113	216	158	33	117	92	6	1817
250,000 - 299,999	55	60	446		6	164	102	31	137	85	27	95	54	1	1263
300,000 - 399,999	81	98	623		6	143	80	20	154	50	29	96	45	5	1430
400,000 - 499,999	95	72	262	1		79	16	2	56	12	14	60	48	2	719
500,000 - 749,999	185	86	241	1		52	15	2	42	6	5	46	75	1	757
750,000 - 999,999	77	40	72	1		21	4		14	1	2	5	26		263
1,000,000 and Over	135	41	54	1	1	11	3		8			2	19		275
ALL Price Ranges	736	492	2,529	4	88	1,266	613	584	898	691	210	528	537	53	9,229

2007 All SFR/NC – Released Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						1		1				2	3		7
30,000 - 39,999			1												1
40,000 - 49,999									1						1
50,000 - 59,999															0
60,000 - 69,999										1				1	2
70,000 - 79,999						1		2			1				4
80,000 - 89,999								7							7
90,000 - 99,999						2		7					1		10
100,000 - 119,999						6		16		2					24
120,000 - 139,999			6			19		69	5	8	2	1	6		116
140,000 - 159,999			8		2	60	7	69	25	51	4	10	11		247
160,000 - 179,999			34		6	102	25	112	69	80	6	20	28		482
180,000 - 199,999	2		107		6	117	57	96	100	137	9	58	34	3	726
200,000 - 249,999		11	515		12	166	195	112	211	150	30	108	79	1	1590
250,000 - 299,999	5	53	412		6	155	100	31	134	85	24	86	52	1	1144
300,000 - 399,999	52	90	585		5	134	80	20	154	50	27	93	44	5	1339
400,000 - 499,999	77	72	255	1		65	16	2	55	12	13	57	47	2	674
500,000 - 749,999	179	86	239	1		42	15	2	42	6	5	45	75	1	738
750,000 - 999,999	77	40	72	1		20	3		14	1	2	5	26		261
1,000,000 and Over	135	41	54	1	1	10	2		8			2	19		273
ALL Price Ranges	527	393	2,288	4	38	900	500	546	818	583	123	487	425	14	7,646

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2007 All TH/NC – Released Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999															0
40,000 - 49,999													1		1
50,000 - 59,999															0
60,000 - 69,999															0
70,000 - 79,999															0
80,000 - 89,999		1				1		1							3
90,000 - 99,999						1		1	3	1	1				7
100,000 - 119,999						6	3	5	10		2	1	1		28
120,000 - 139,999		2	1			11	2		14	6	13	1	15		65
140,000 - 159,999	4		2			23	7	2	11	7	11	3	10		80
160,000 - 179,999	2	3	14			23	12	1	4		11	4	13		87
180,000 - 199,999	5	6	13			26	10	1		3	2	3	5		74
200,000 - 249,999	11	13	28			29	7			3	2	8	12		113
250,000 - 299,999	27	7	29			5	2				3	5	1		79
300,000 - 399,999	14	7	31			6					1	2	1		62
400,000 - 499,999	12		7			8					1	1			29
500,000 - 749,999	18		2			10						1			31
750,000 - 999,999	6														6
1,000,000 and Over															0
ALL Price Ranges	99	39	127	0	0	149	43	11	42	20	47	29	59	0	665

2007 All CND/NC – Released Listings

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under						1									1
30,000 - 39,999															0
40,000 - 49,999						1									1
50,000 - 59,999						1									1
60,000 - 69,999								3					2		5
70,000 - 79,999		2	3			1	2				1	1			10
80,000 - 89,999		2	2			4	10						2		20
90,000 - 99,999		6	8			29	7			1			2		53
100,000 - 119,999		10	5			14	22		1	1			6		59
120,000 - 139,999	5	7				61	10						1		84
140,000 - 159,999	11	5	4			33	7		1				9		70
160,000 - 179,999	9	9	3			31	4						4		60
180,000 - 199,999	14	4	6			7	1						7		39
200,000 - 249,999	45	14	3			14	1					1			78
250,000 - 299,999	23		3			3							1		30
300,000 - 399,999	3	1	3			3									10
400,000 - 499,999			1			5									6
500,000 - 749,999						0									0
750,000 - 999,999						1									1
1,000,000 and Over						1	1								2
ALL Price Ranges	110	60	41	0	0	210	68	0	2	2	1	2	34	0	530

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2007 All MH - Released Listings

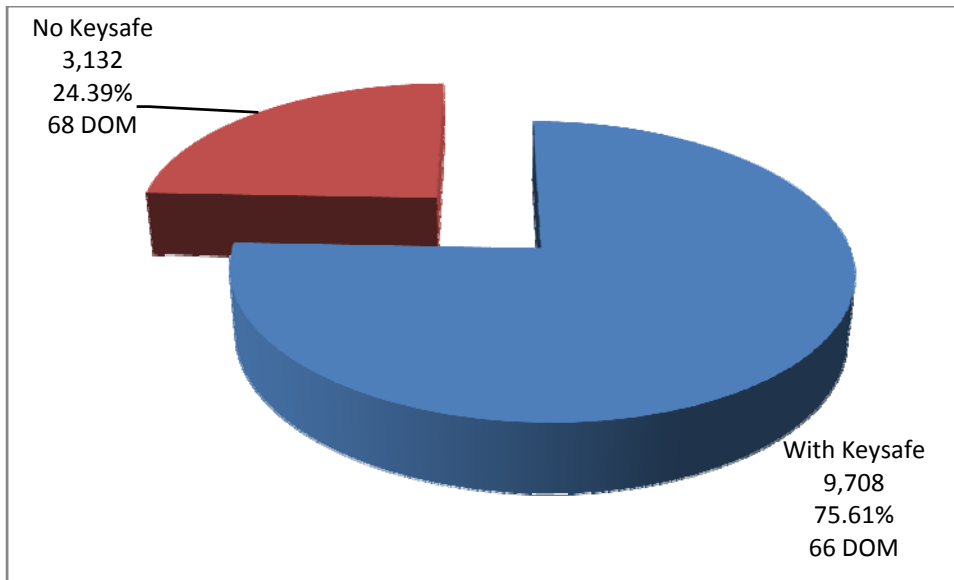
	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999															0
40,000 - 49,999										1	1		1		3
50,000 - 59,999			1							2					3
60,000 - 69,999			1		3					1					5
70,000 - 79,999			1		1					4				1	7
80,000 - 89,999			1		2	1		1		3				1	9
90,000 - 99,999			1					2		2	1				6
100,000 - 119,999			1		1			1		3			1	1	8
120,000 - 139,999			2							4	1			1	8
140,000 - 159,999										3	2				5
160,000 - 179,999			1					1		1					3
180,000 - 199,999									1					1	2
200,000 - 249,999															0
250,000 - 299,999												1			1
300,000 - 399,999															0
400,000 - 499,999															0
500,000 - 749,999												1			1
750,000 - 999,999															0
1,000,000 and Over															0
ALL Price Ranges	0	0	9	0	7	1	0	5	1	24	5	2	2	5	61

2007 All MSFR - Released Listings

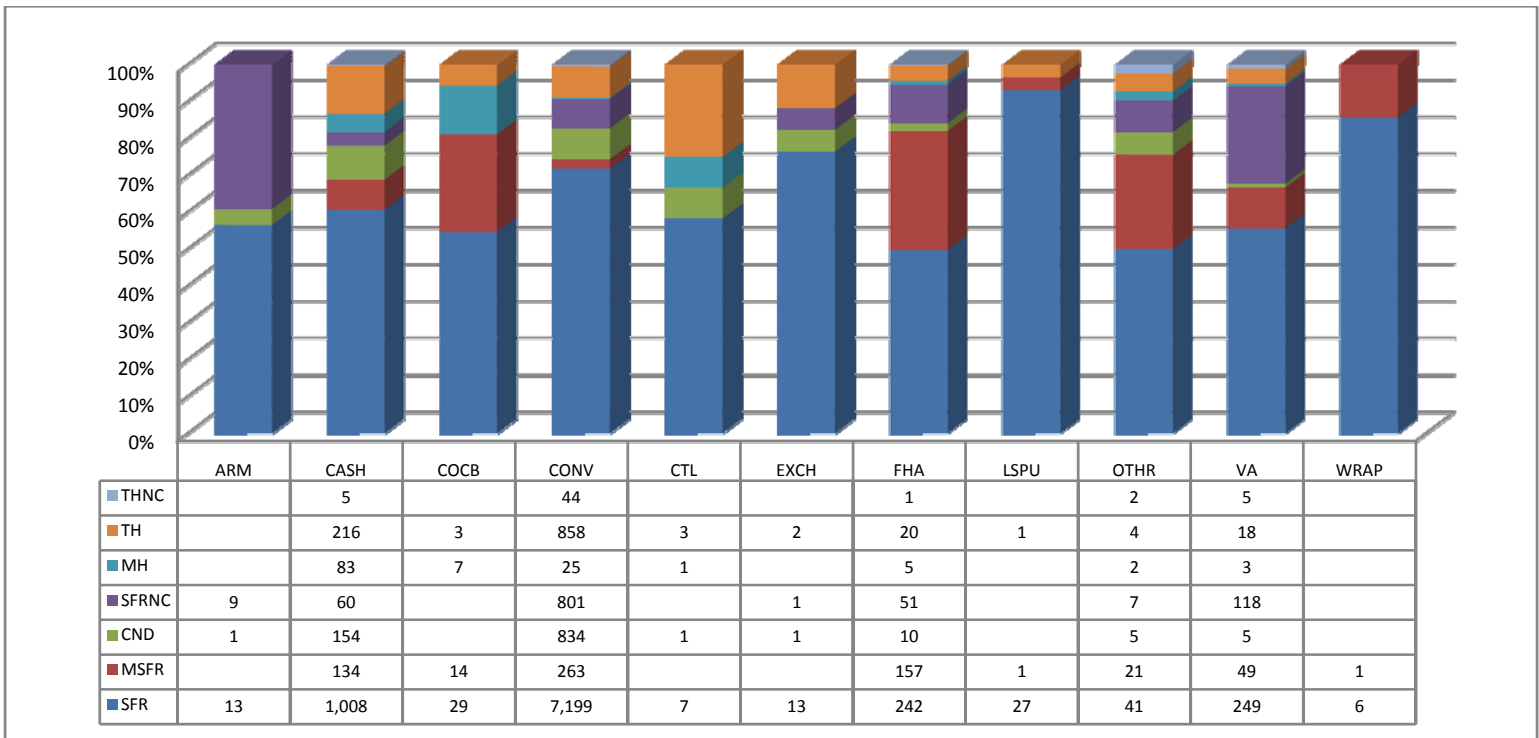
	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	ALL Areas
29,999 or under															0
30,000 - 39,999															0
40,000 - 49,999										1			1		2
50,000 - 59,999			1			1								1	3
60,000 - 69,999										1					1
70,000 - 79,999			2		3			1		4	1		1	1	13
80,000 - 89,999			2		1			1			1		1	1	7
90,000 - 99,999					2			3	2	2	3	1	7	1	21
100,000 - 119,999			6		7			10	4	10	10		2	3	52
120,000 - 139,999			9		10			2	7	11	4		2	7	52
140,000 - 159,999			17		2	2	1	4	5	12	4			8	55
160,000 - 179,999			8		4				2	9	6	1		5	35
180,000 - 199,999			5		4				5	7	3	1	1	2	28
200,000 - 249,999			9		9			1	5	5	1		1	5	36
250,000 - 299,999			2						3			3	1		9
300,000 - 399,999			3		1						1				5
400,000 - 499,999												1			1
500,000 - 749,999															0
750,000 - 999,999								1							1
1,000,000 and Over															0
ALL Price Ranges	0	0	64	0	43	3	2	22	33	62	34	7	17	34	321

Please note: Please note that the data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of Realtors Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of Realtors nor the MLS guarantees nor is in any way responsible for its accuracy.

2007 Sold Properties Keysafe Analysis – All Residential



2007 All Residential Terms of Sale by Terms and Type



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