

**August
2005**

For Immediate Release: **September 19, 2005**

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August 2005 Residential Home Sales

“The number of new listings coming on the market is increasing and thereby increasing the listing inventory available to show buyers. Sellers must begin to become aware of the increased inventory of properties available and begin pricing their property more realistically to compete in this changing part of the market. Home sales remained strong in the month of August with the sales volume increasing 58.6% from August 2004 and the number of units sold increasing 22.3% year over year.” – Judy Lowe, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc.

Home Sales Volume: Increased 58.6% from \$300,960,680 in August, 2004, to \$477,375,669 in August, 2005.

Home Sales Units: Increased 22.3% from 1,468 units sold in August, 2004, to 1,795 units sold in August, 2005.

Average Sale Price (all residential types): Increased 29.7% from \$205,014 in August, 2004, to \$265,947 in August, 2005.

Median Sale Price (the price at which half the homes were sold above and half below): Increased 31.1% from \$167,000 in August, 2004, to \$219,000 in August, 2005.

Average Sale Price (single family residences): Increased 30.9% from \$219,506 in August, 2004, to \$287,404 in August, 2005.

Average Days on Market: Decreased from 41 in August, 2004, to 26 in August, 2005, with 73.1% 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 15.3% from 1,701 in August, 2004, to 1,961 in August, 2005.

Active Listings: Increased 12.2% from 3,927 in August, 2004, to 4,405 in August, 2005

New Listings: Increased 31.4% from the 1,789 listings added in August, 2004, to the 2,351 listings added during August, 2005.

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MLS Month in Review

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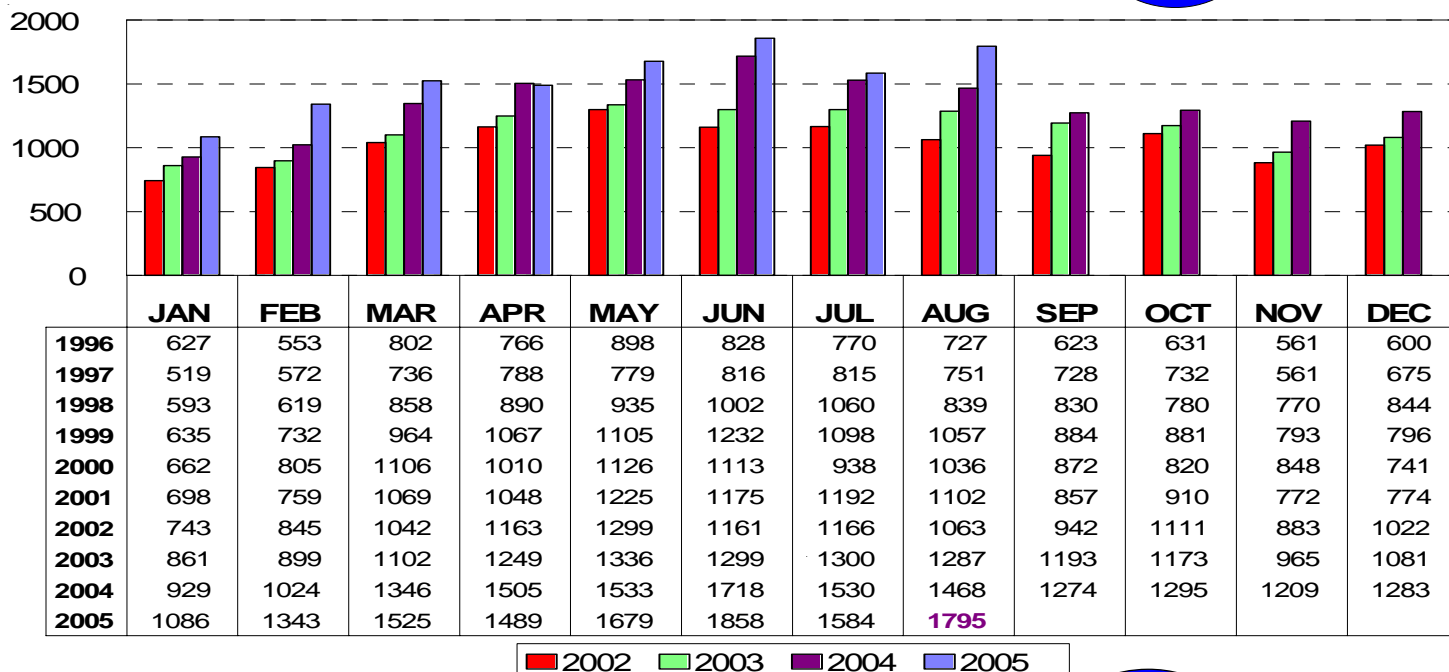
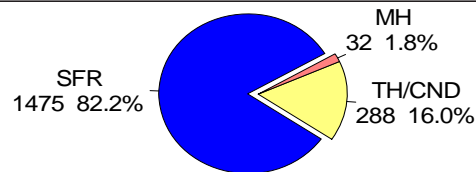
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RESIDENTIAL STATISTICS

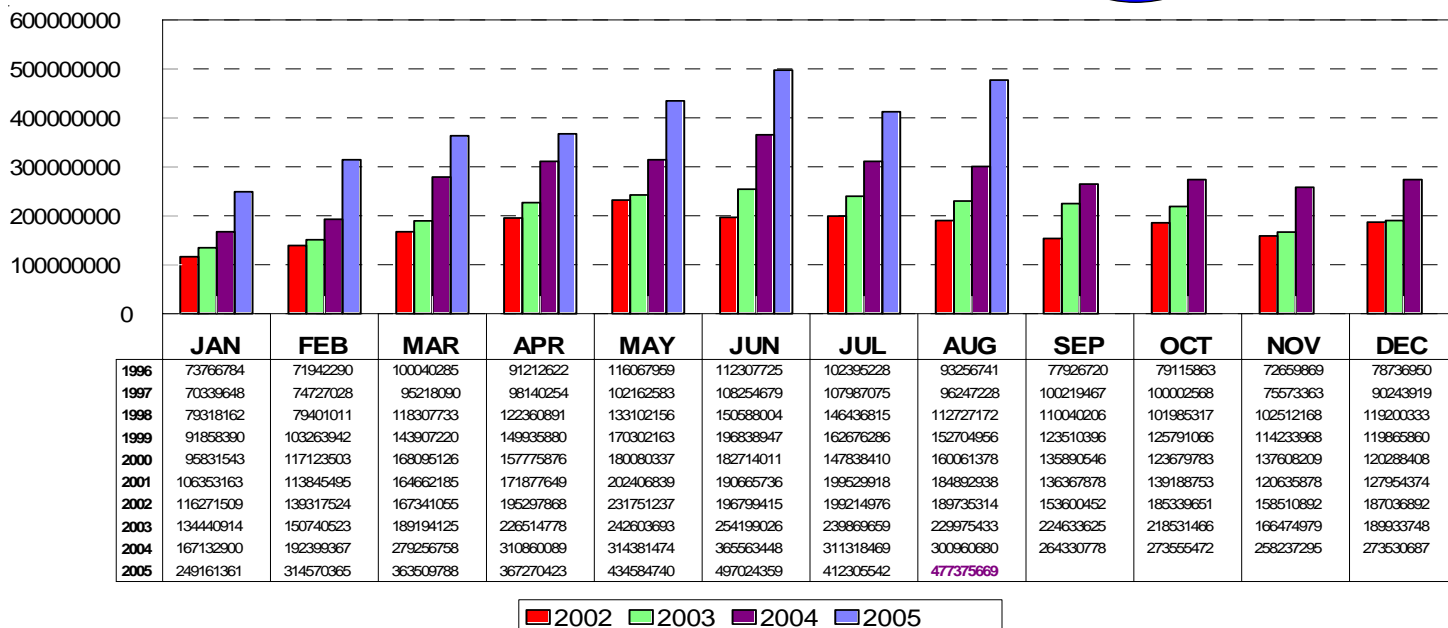
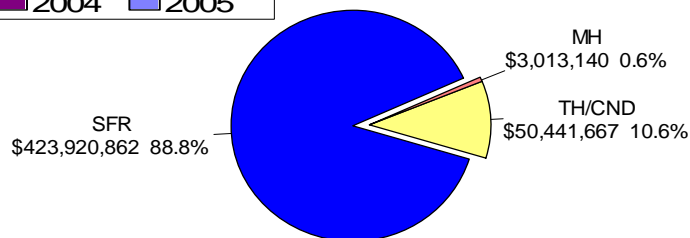
Total Unit Sales

August 2005: 1,795 Units



Total Sales Volume

August 2005: \$477,375,669

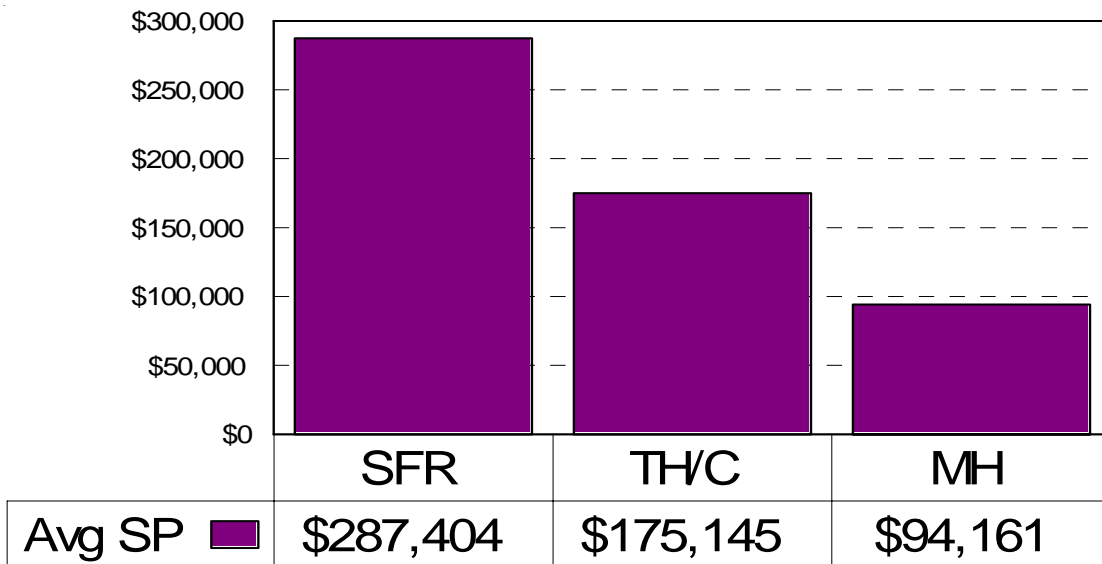
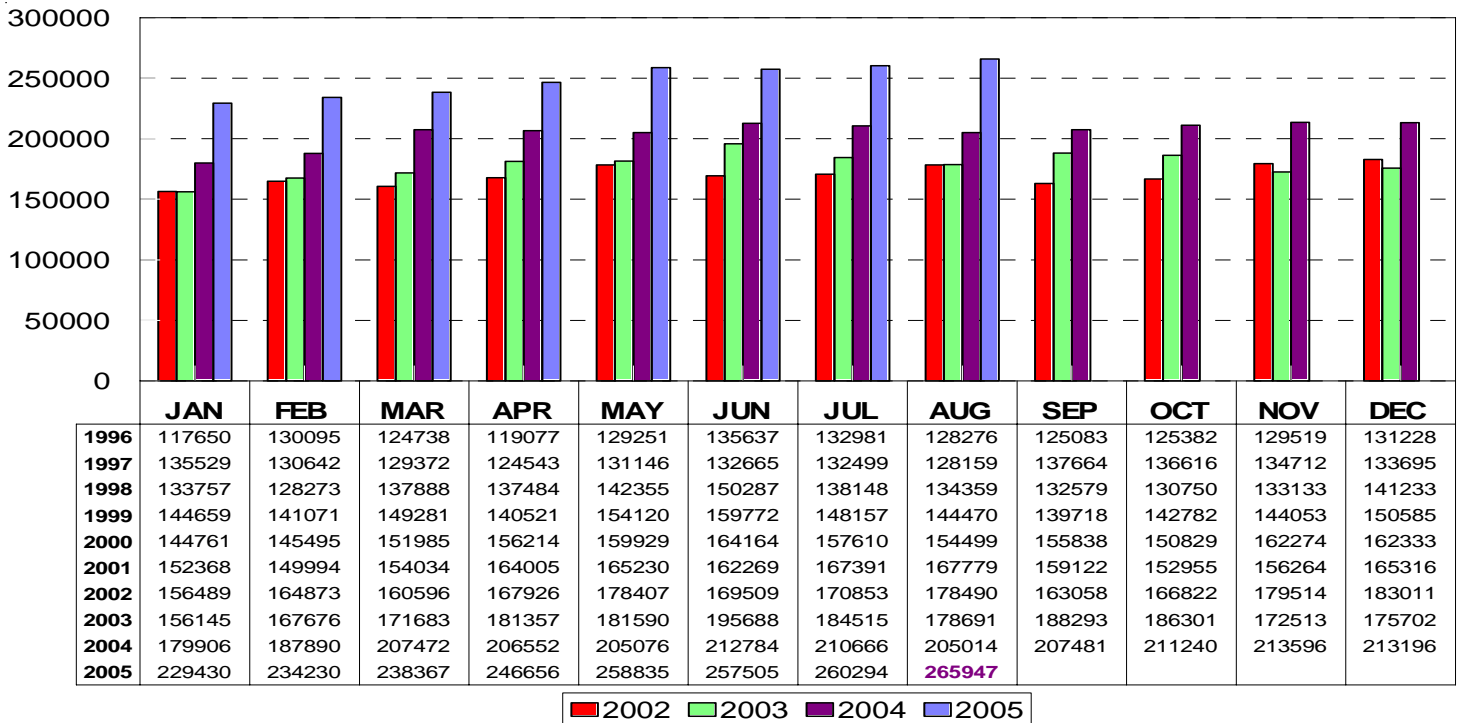


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Average Sale Price

August 2005: \$265,947



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AVERAGE SALE PRICE PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$258,028	\$440,687	\$740,998	\$905,601	\$482,950
NE	\$194,129	\$392,807	\$486,659	\$666,113	\$409,133
NW	\$204,339	\$258,237	\$362,140	\$428,644	\$286,010
XNE		\$83,000			\$83,000
XNW	\$113,500	\$112,889	\$128,150		\$115,775
C	\$169,943	\$226,182	\$306,914	\$402,880	\$223,050
E	\$116,325	\$220,476	\$284,584	\$306,579	\$216,412
S	\$106,198	\$146,315	\$139,190	\$133,000	\$139,692
SE	\$149,642	\$202,007	\$258,910	\$337,000	\$214,489
SW	\$99,689	\$178,587	\$214,934		\$172,422
XSW	\$188,580	\$237,375	\$159,440		\$210,719
XS	\$207,129	\$298,433	\$270,205	\$355,000	\$275,123
W	\$132,600	\$242,503	\$382,057	\$775,000	\$261,088
XW	\$128,000	\$160,917	\$186,400	\$119,500	\$166,960
CCO	\$96,256	\$154,426	\$190,533		\$141,032
CGI		\$15,000			\$15,000
CPI	\$296,069	\$285,547	\$297,000		\$290,716
CSC	\$355,500	\$479,500		\$1,798,667	\$778,292
PE		\$137,000			\$137,000
PSW		\$108,000			\$108,000
TOTAL	\$179,459	\$242,844	\$349,192	\$578,110	\$265,947

NUMBER OF SOLD LISTINGS PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	55	41	35	12	143
NE	17	54	32	8	111
NW	56	239	112	20	427
XNE		1			1
XNW	2	7	2		11
C	103	128	39	10	280
E	32	96	32	7	167
S	11	58	18	1	88
SE	19	98	47	3	167
SW	28	89	35		152
XSW	5	8	2		15
XS	7	21	19	1	48
W	19	46	23	1	89
XW	1	5	6	1	13
CCO	9	19	3		31
CGI		1			1
CPI	16	19	2		37
CSC	3	6		6	12
PE		1			1
PSW		1			1
TOTAL	383	938	407	67	1,795

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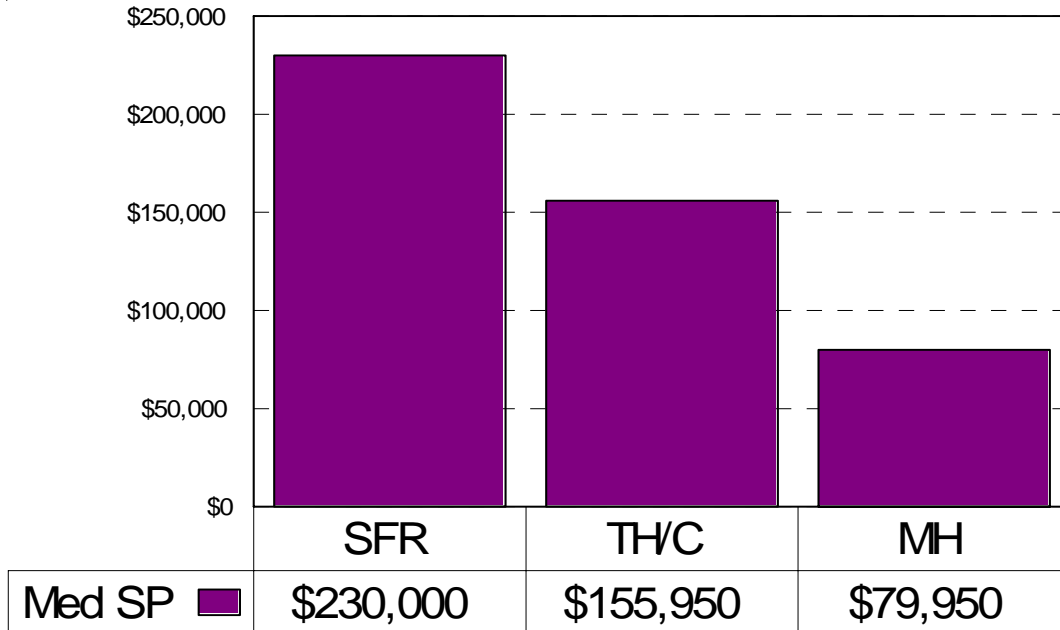
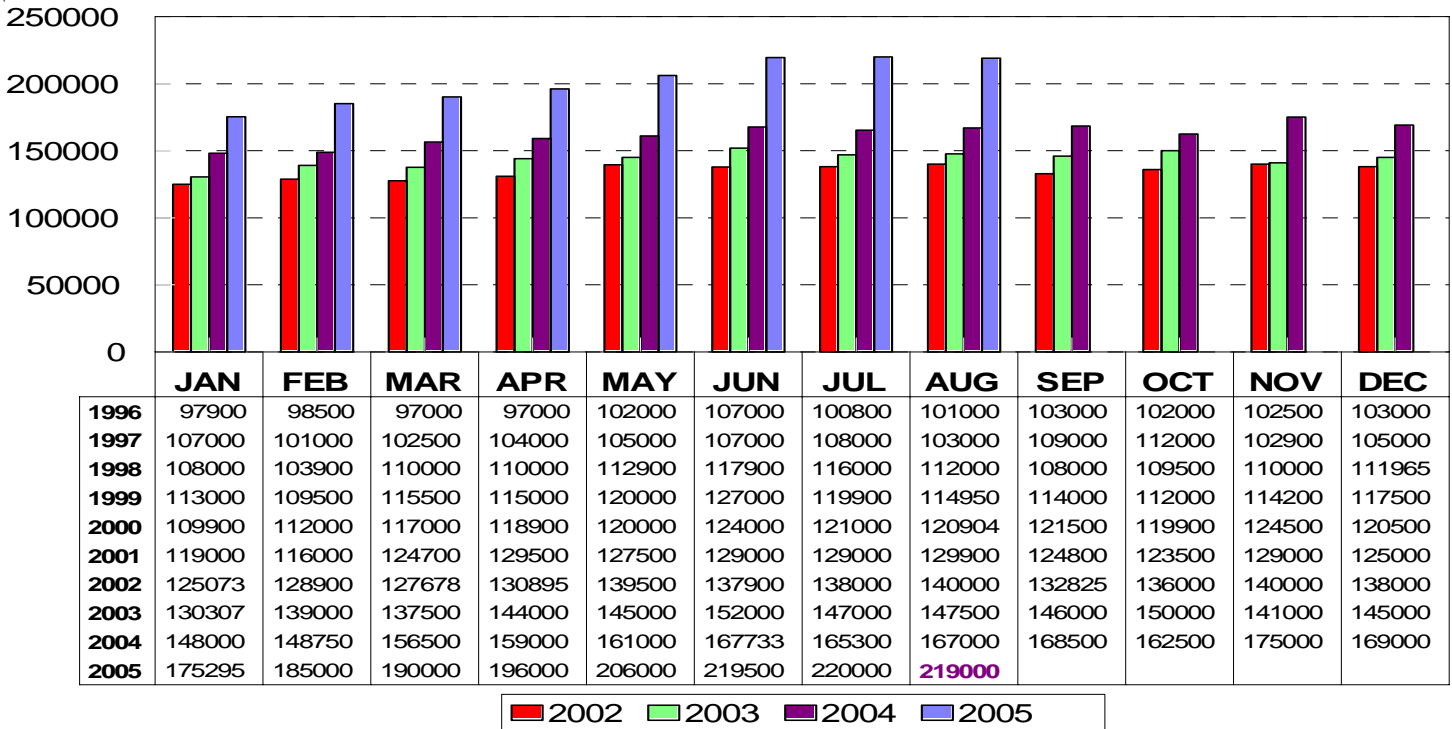
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Median Sale Price

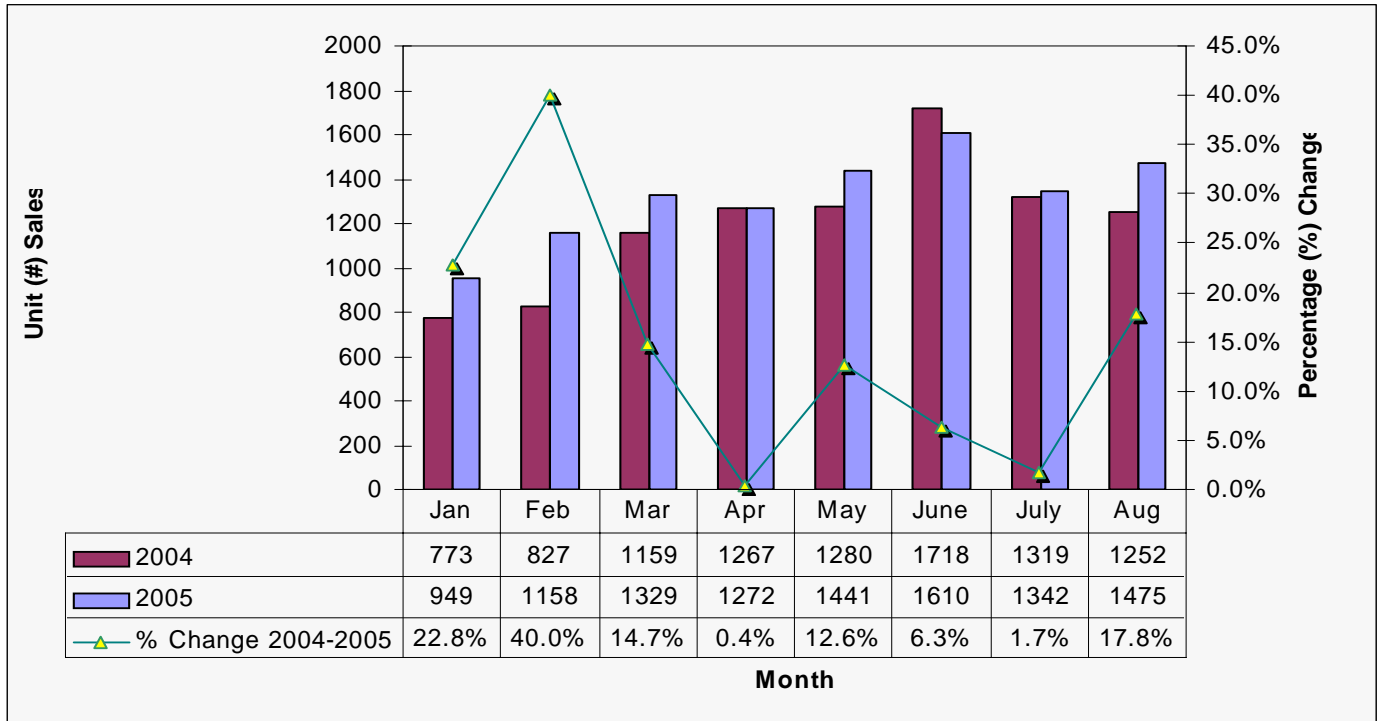
August 2005: \$219,000



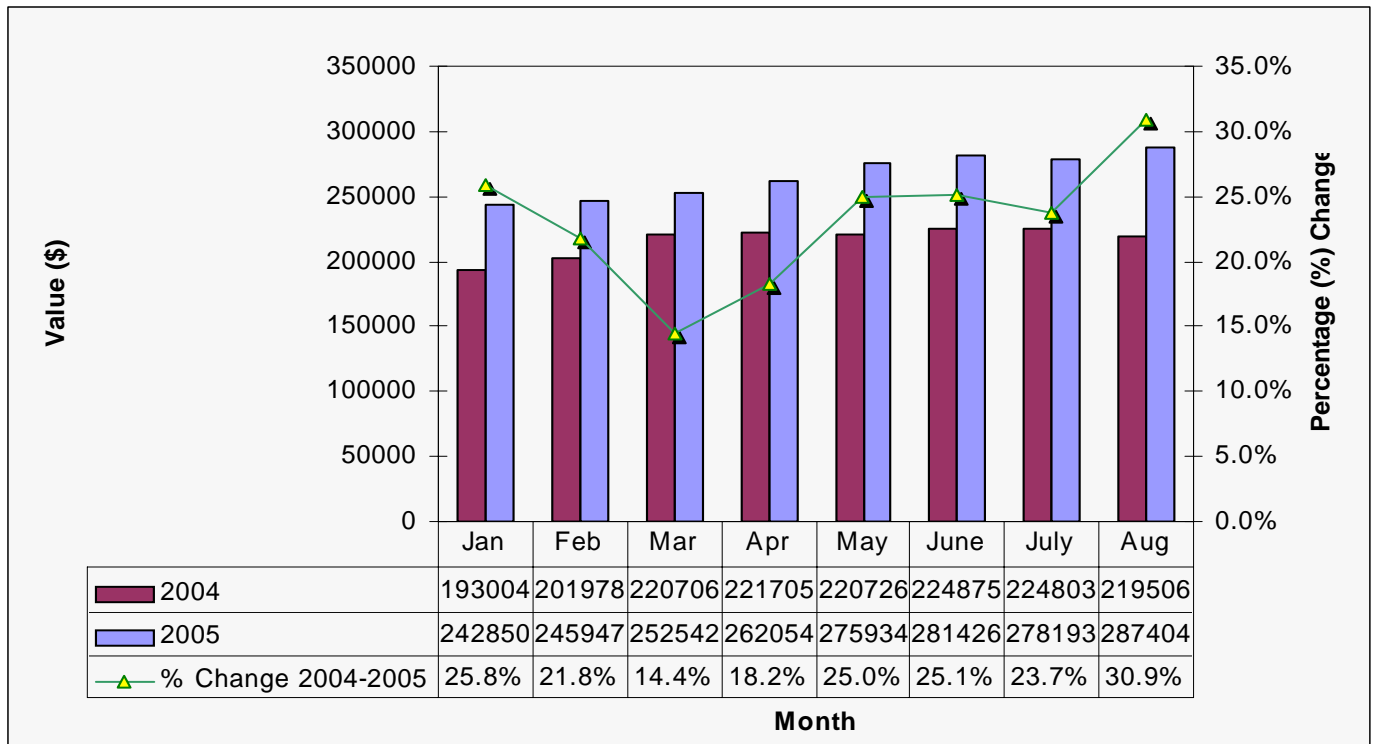
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% Change: SFR Unit Sales



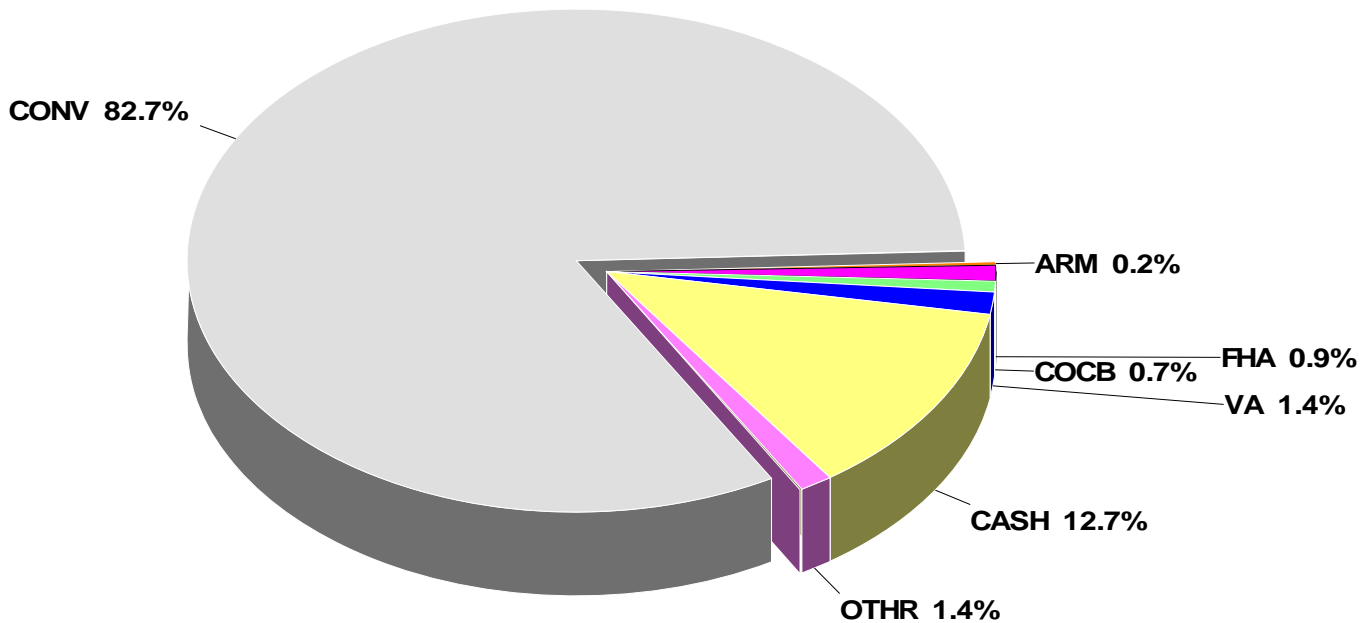
% Change: SFR Avg Sale Price



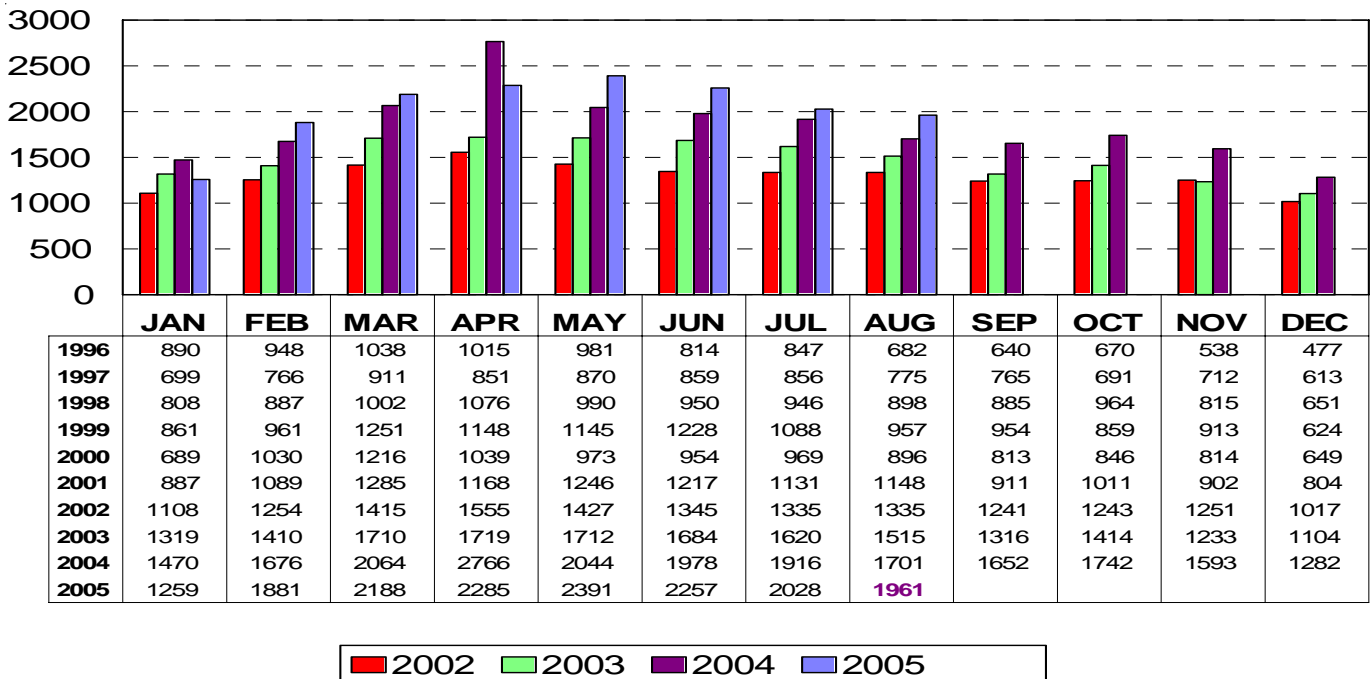
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Terms of Sale: August 2005



Total Listings Under Contract* Reported August 2005: 1,961



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

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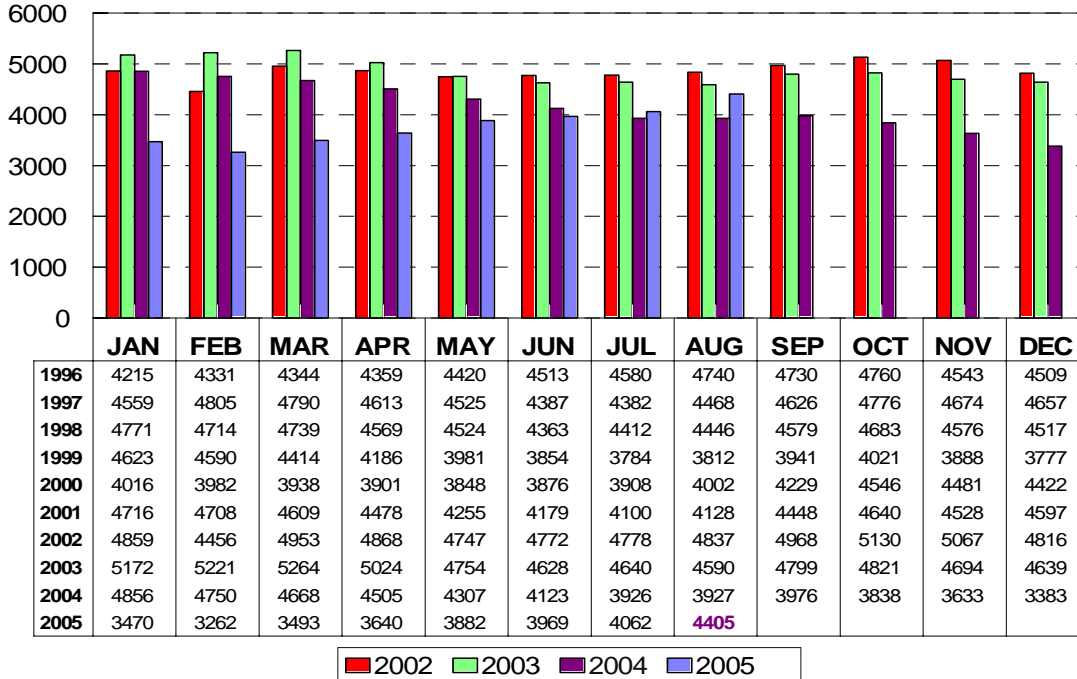
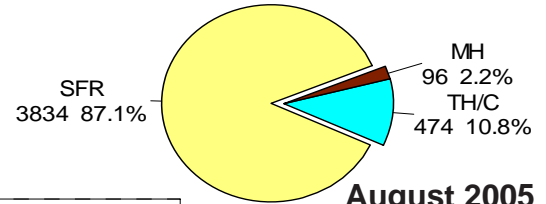
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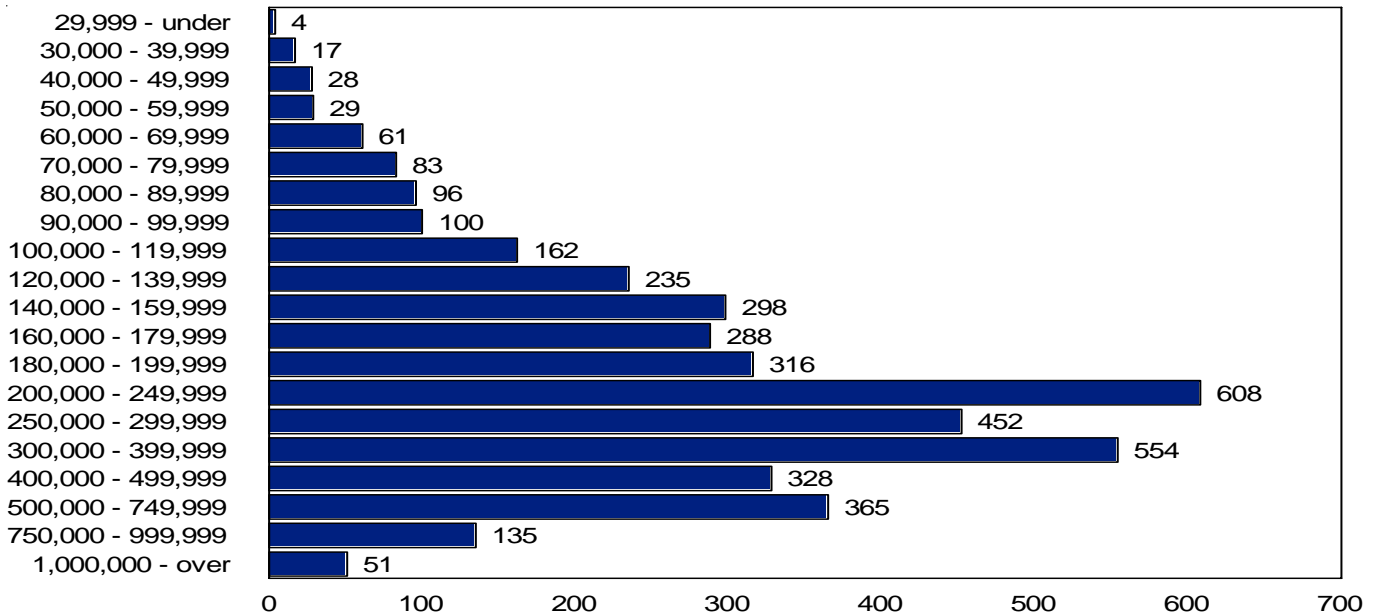
Active Listings August 2005: 4,405



August 2005

Area	Listings
N	329
NE	265
NW	914
XNE	1
XNW	93
C	611
E	274
S	280
SE	399
SW	331
XSW	101
XS	138
W	207
XW	60
CAP	2
CCO	183
CCN	2
CGI	1
CGR	2
CPI	139
CSC	62
CYA	1
PE	2
PS	1
MEX	7

Active Listing Price Breakdown August 2005: Average Price: \$367,765



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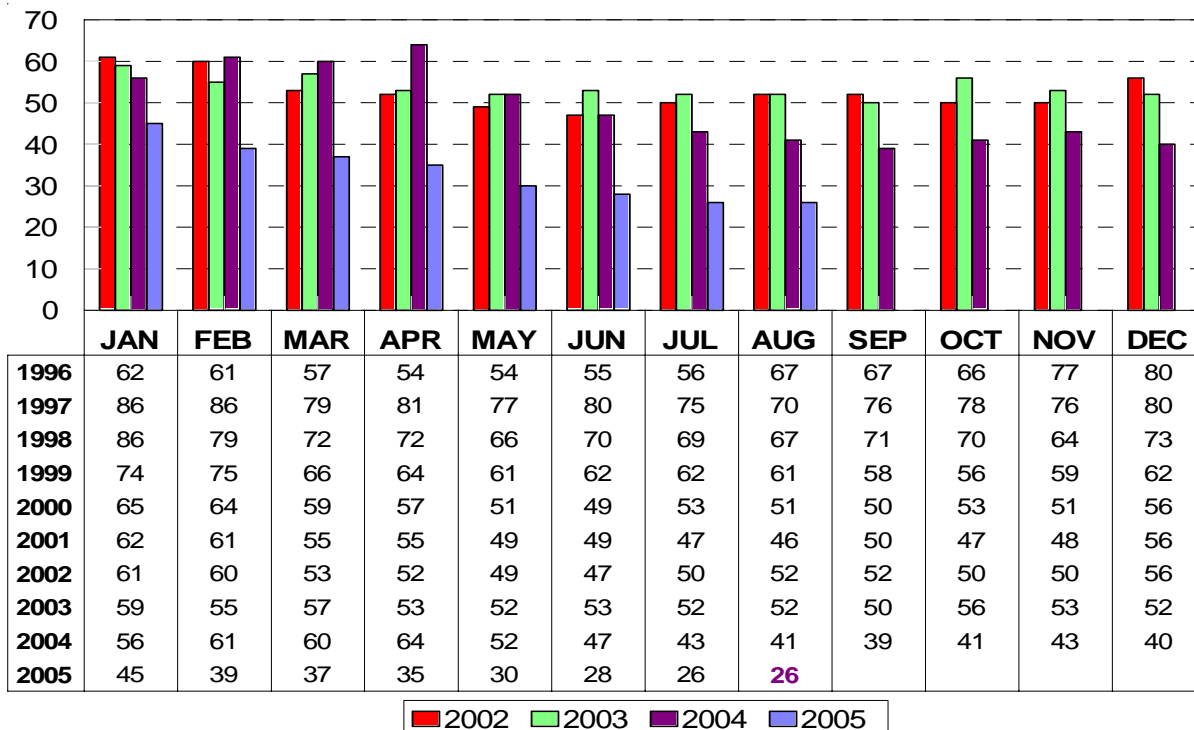
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Average Days on Market

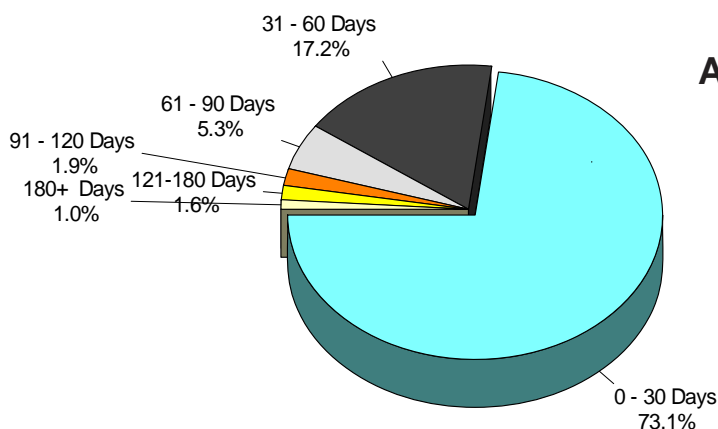
August 2005: 26 Days

August 2005

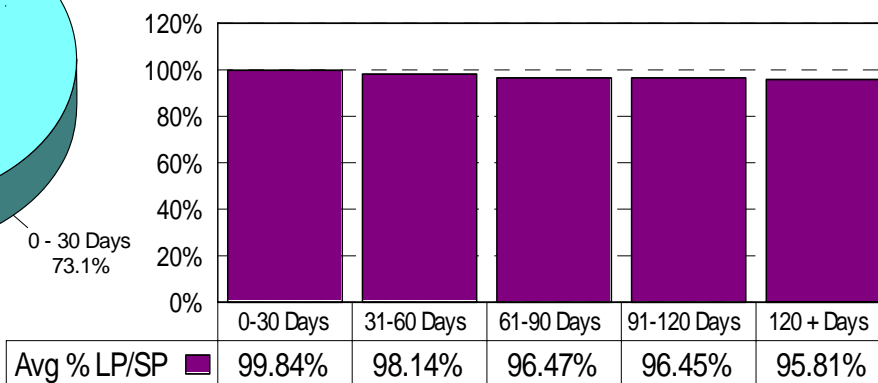


Area	DOM
N	20
NE	26
NW	20
XNE	10
XNW	26
C	28
E	18
S	26
SE	18
SW	31
XSW	51
XS	30
W	38
XW	34
CCO	53
CGI	89
CPI	55
CSC	169
PE	58
PSW	57
TOTAL	26

August 2005 Average Days on Market Breakdown



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

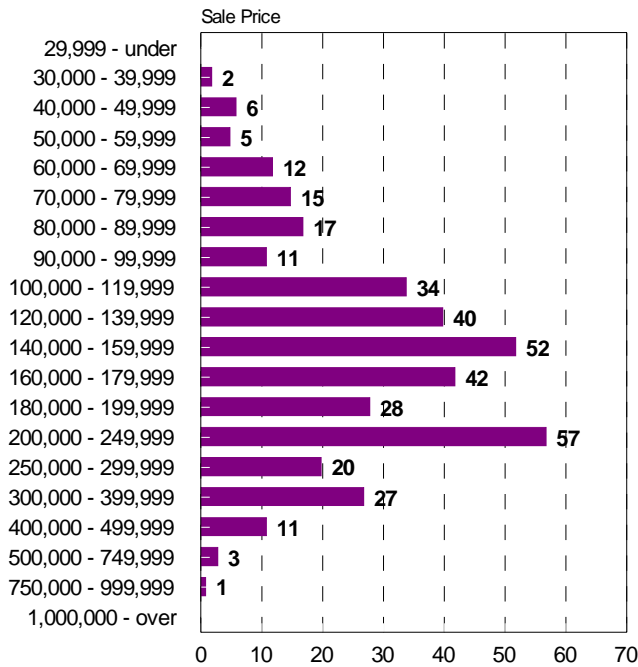


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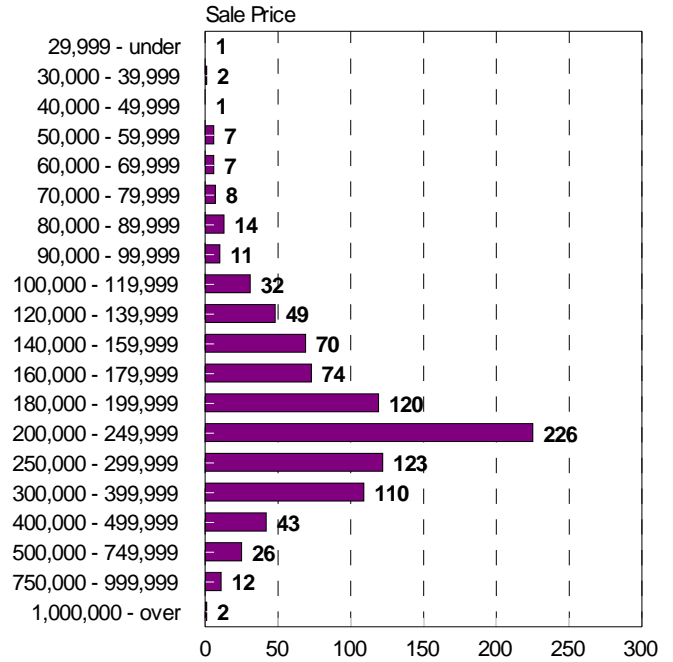
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Sales Price Breakdown by Bedrooms

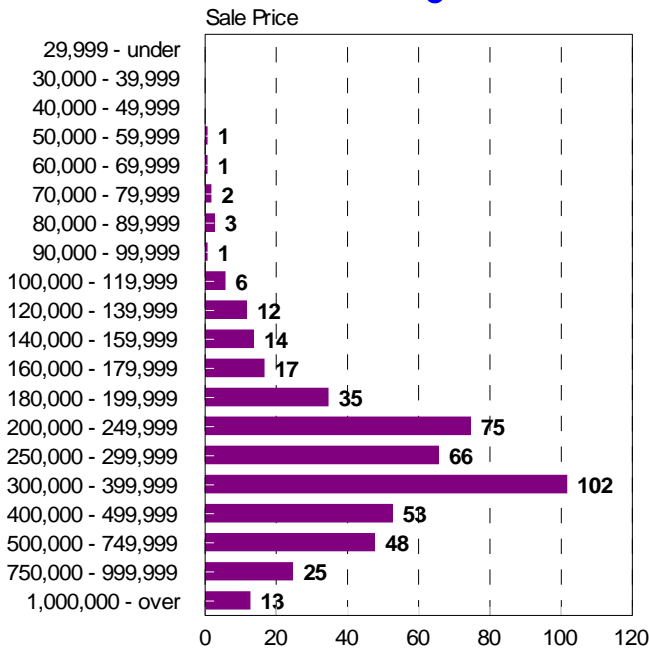
0 - 2 Bedrooms August 2005



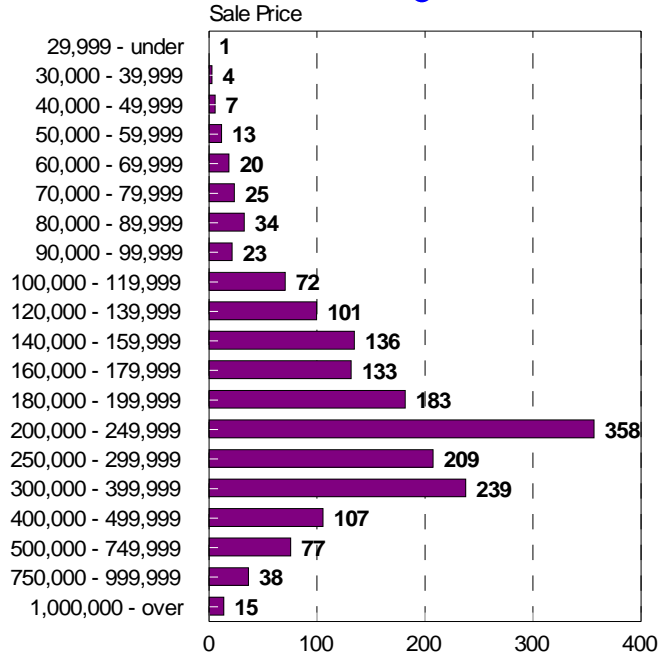
3 Bedrooms August 2005



4 + Bedrooms August 2005



All Bedrooms August 2005



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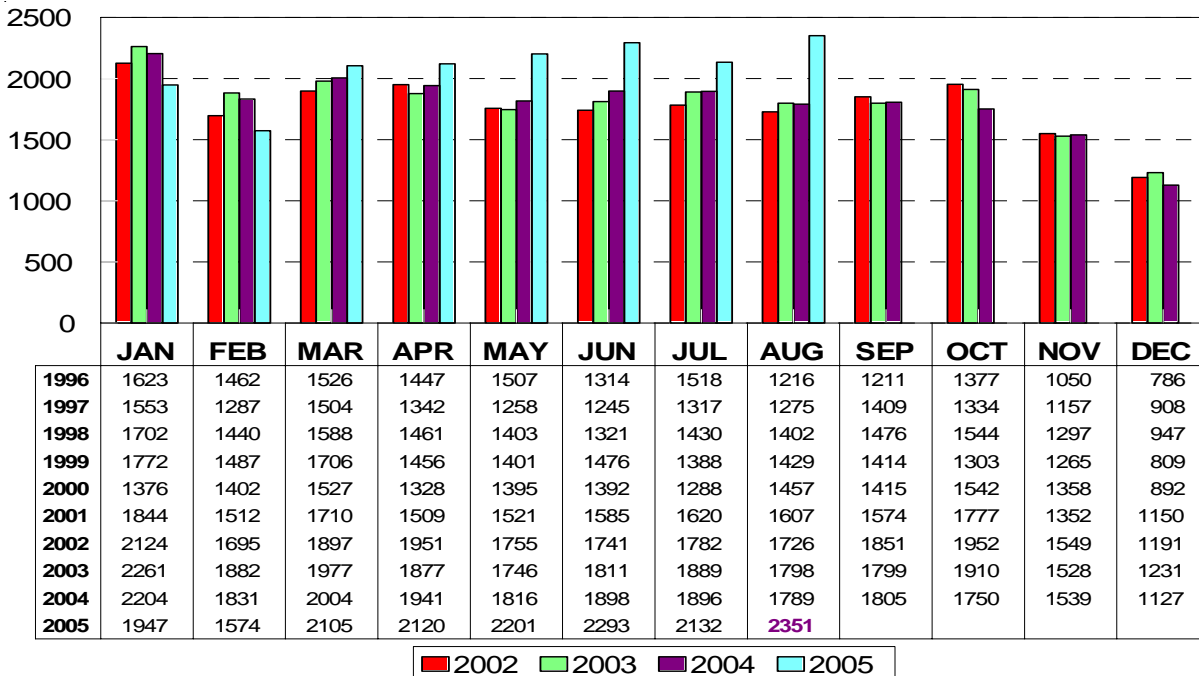
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RESIDENTIAL STATISTICS

New Listings

August 2005: 2,351

August 2005



Area	New
N	150
NE	135
NW	577
XNE	2
XNW	26
C	349
E	176
S	138
SE	254
SW	174
XSW	38
XS	78
W	112
XW	18
CCO	50
CCN	1
CGI	1
CGR	1
CPI	53
SCS	14
PE	2
PS	2

New Construction* -Sold Information-

August 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
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	36	13,393,176	372,033	273,449
May 2005	61	18,624,103	305,313	235,588
June 2005	53	14,628,278	276,005	225,621
July 2005	54	15,967,725	295,699	233,455
Aug 2005	54	16,397,038	303,649	227,191
2005 Totals	379	118,644,995	313,047	229,280

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

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