

**December  
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: **January 10, 2006**

Contact: Paul Olson, President, (520) 791-2965  
Rick Hodges, Chief Executive Officer (520) 327-4218

## December 2005 Residential Home Sales

“December 2005 reflected a trend that occurs most Decembers in real estate – pending contracts, active listings, and new listings showed seasonal lows. Even with the seasonal adjustments, the volume of home sales and the units sold in December managed to tick up month over month.” – *Paul Olson, 2006 Tucson Association of REALTORS® Multiple Listing President*

**Home Sales Volume:** Increased 21% from \$273,530,687 in December, 2004, to \$331,013,714 in December, 2005.

**Home Sales Units:** Decreased 3.3% from 1,283 units sold in December, 2004, to 1,241 units sold in December, 2005.

**Average Sale Price (all residential types):** Increased 25.1% from \$213,196 in December, 2004, to \$266,731 in December, 2005.

**Median Sale Price (the price at which half the homes were sold above and half below):** Increased 30.2% from \$169,000 in December, 2004, to \$220,000 in December, 2005.

**Average Sale Price (single family residences):** Increased 28.5% from \$225,810 in December, 2004, to \$290,243 in December, 2005.

**Average Days on Market:** Decreased from 40 in December, 2004, to 39 in December, 2005, with 56% of all closed listings selling in the first 30 days on the market.

**Pending contracts (transactions subject to contract but not yet closed escrow):** Decreased 3.6% from 1,282 in December, 2004, to 1,236 in December, 2005.

**Active Listings:** Increased 61.3% from 3,383 in December, 2004, to 5,457 in December, 2005

**New Listings:** Increased 45.3% from the 1,127 listings added in December, 2004, to the 1,638 listings added during December, 2005.

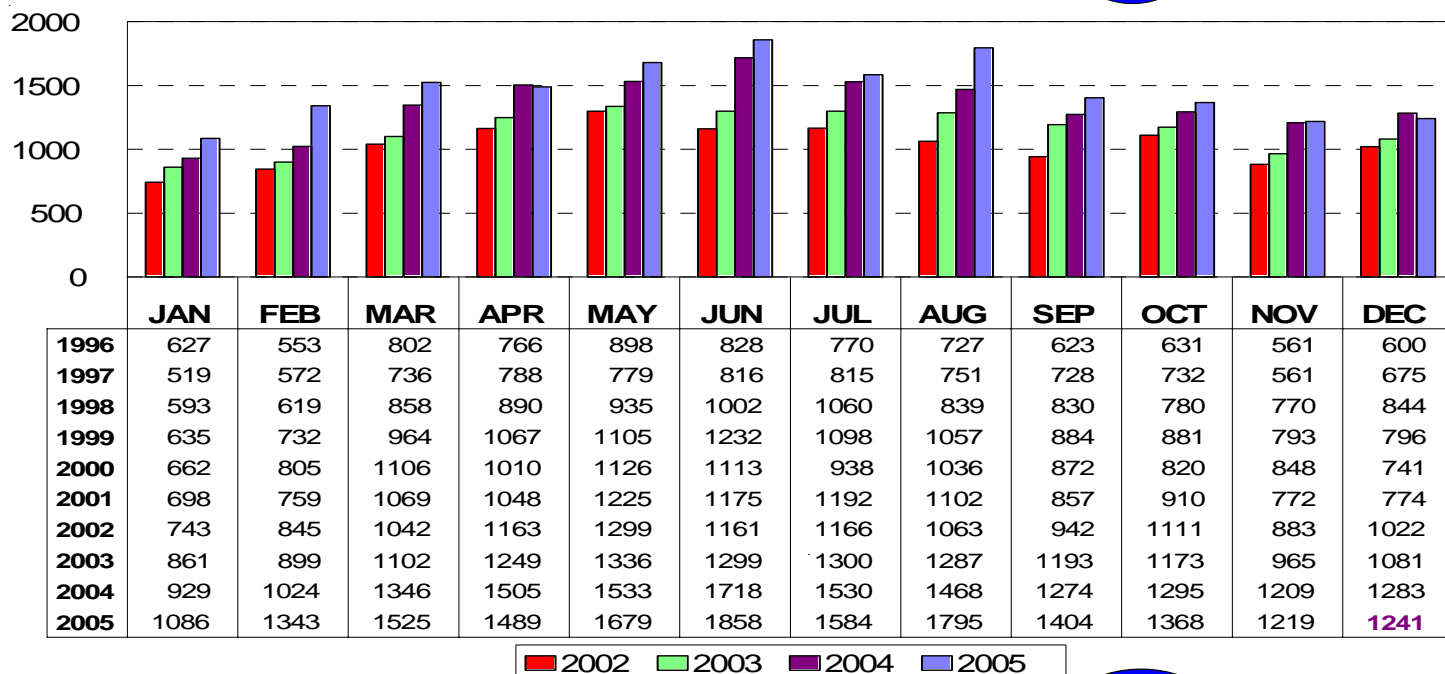
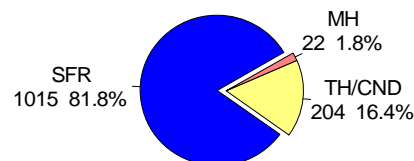
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# RESIDENTIAL STATISTICS

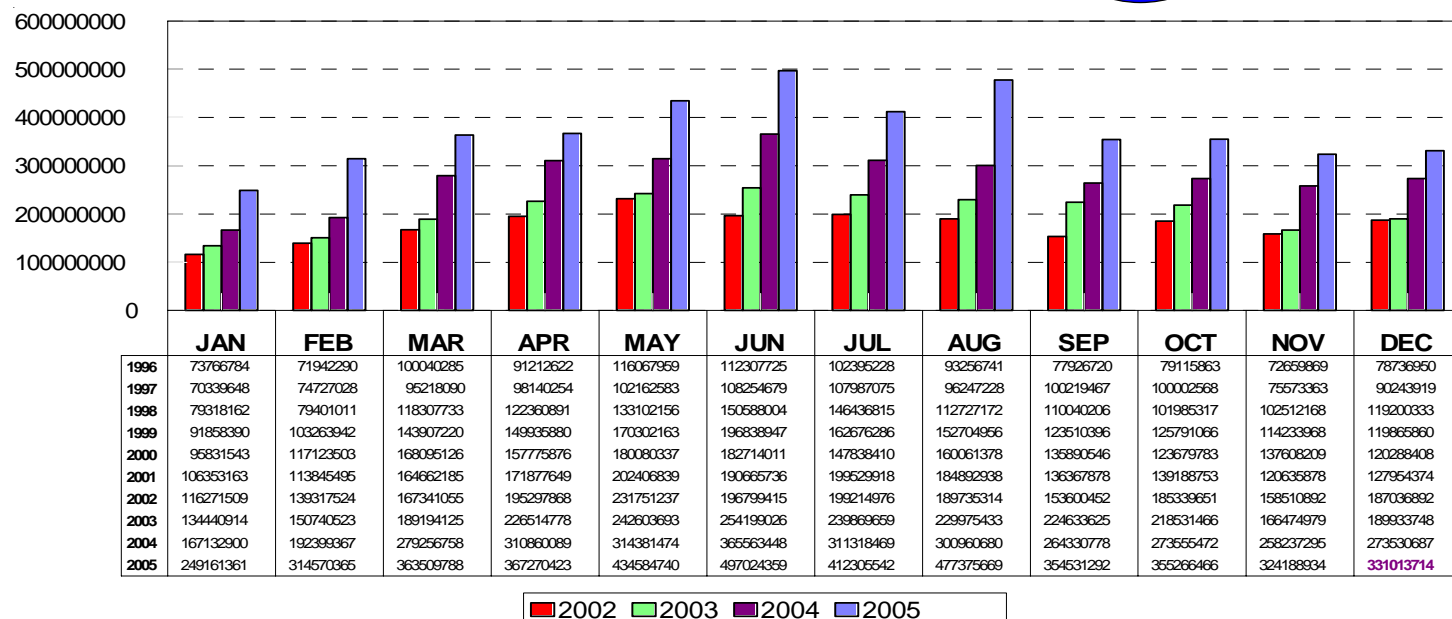
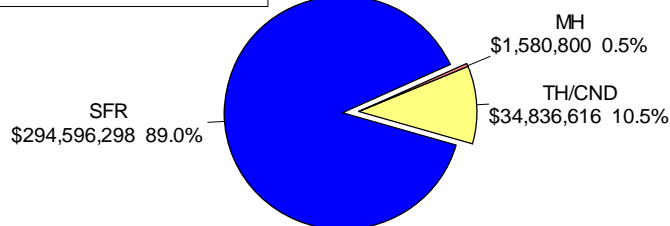
## Total Unit Sales

December 2005: 1,241 Units



## Total Sales Volume

December 2005: \$331,013,714

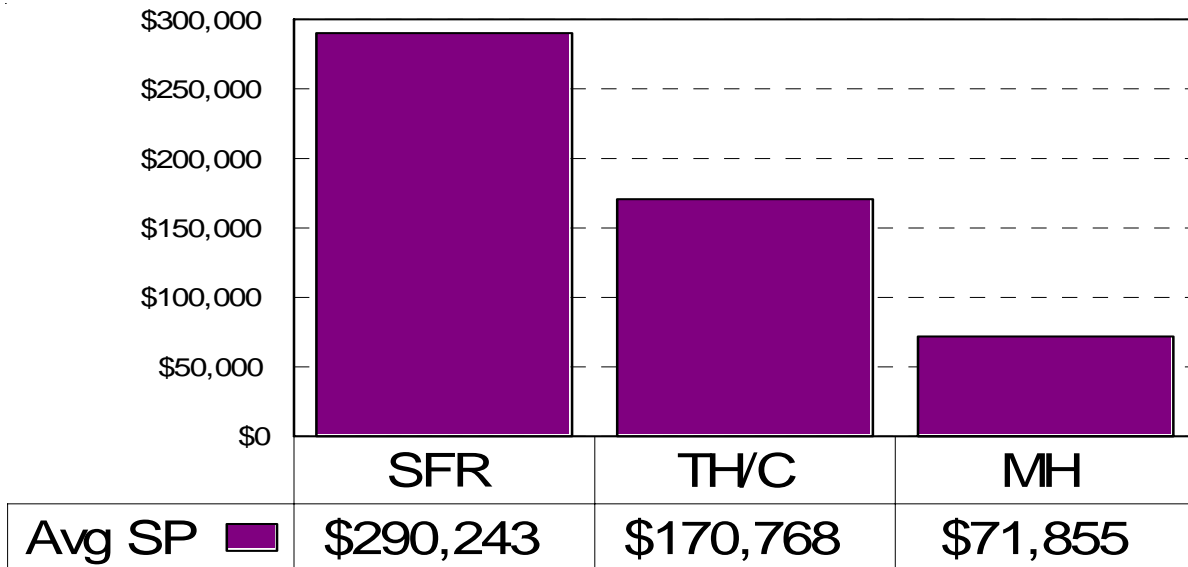
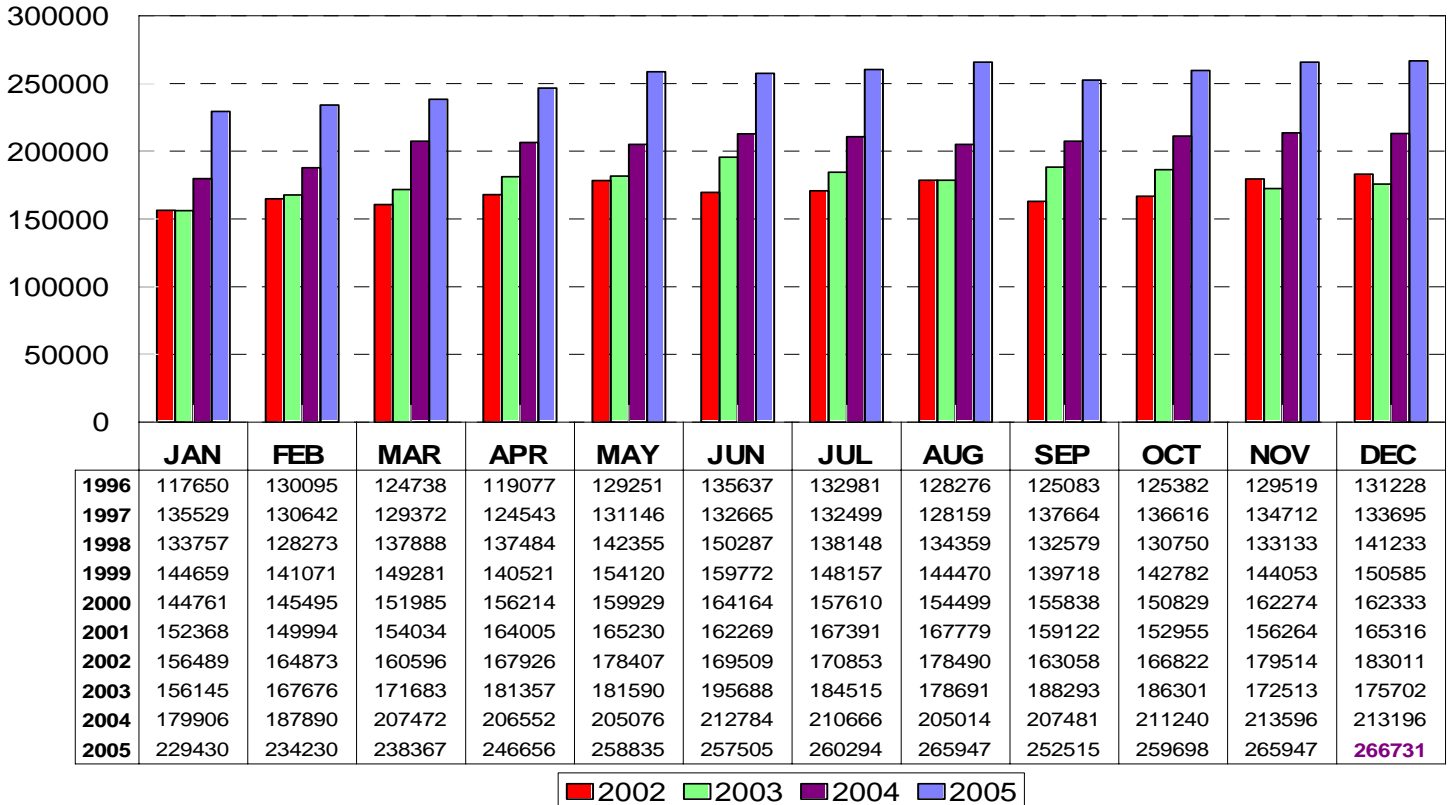


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## RESIDENTIAL STATISTICS

# Average Sale Price

December 2005: \$266,731



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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	\$268,878	\$517,180	\$779,828	\$1,112,500	\$544,531
NE	\$165,175	\$356,779	\$476,176	\$677,929	\$392,753
NW	\$244,593	\$293,451	\$426,874	\$456,300	\$321,973
XNW	\$89,000	\$108,614	\$134,023	\$132,500	\$117,995
C	\$156,908	\$231,997	\$284,646	\$366,320	\$208,487
E	\$140,295	\$216,141	\$261,722	\$391,580	\$222,809
S	\$109,135	\$148,914	\$160,740	\$160,000	\$141,724
SE	\$148,388	\$224,587	\$286,618	\$478,950	\$233,978
SW	\$145,568	\$190,133	\$225,429		\$187,300
XSW	\$184,540	\$123,714			\$159,494
XS	\$197,938	\$271,021	\$347,332	\$486,978	\$292,314
W	\$137,969	\$218,905	\$333,750	\$423,000	\$203,941
XW	\$90,967	\$400,250	\$140,000		\$107,629
CAP			\$174,900		\$174,900
CCO	\$121,693	\$141,863	\$21,900		\$126,215
CGR	\$89,350				\$89,350
CPI	\$228,317	\$389,355	\$294,300		\$232,832
CSC		\$296,725	\$769,500	\$2,100,000	\$689,414
PS		\$225,000			\$225,000
TOTAL	\$174,762	\$255,843	\$369,827	\$560,410	\$266,731

### NUMBER OF SOLD LISTINGS PER AREA BY # BEDROOMS

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	22	42	21	4	89
NE	12	19	17	7	55
NW	59	133	72	6	270
XNW	2	7	5	3	17
C	86	113	13	5	217
E	19	49	27	5	100
S	15	39	10	1	65
SE	17	71	31	2	121
SW	26	60	24		110
XSW	10	7			17
XS	8	19	14	2	43
W	27	35	8	1	71
XW	3	2	2		7
CAP			1		1
CCO	15	11	1		27
CGR	1				1
CPI	6	11	5		22
CSC		4	2	1	7
PS		1			1
TOTAL	328	623	253	37	1,241

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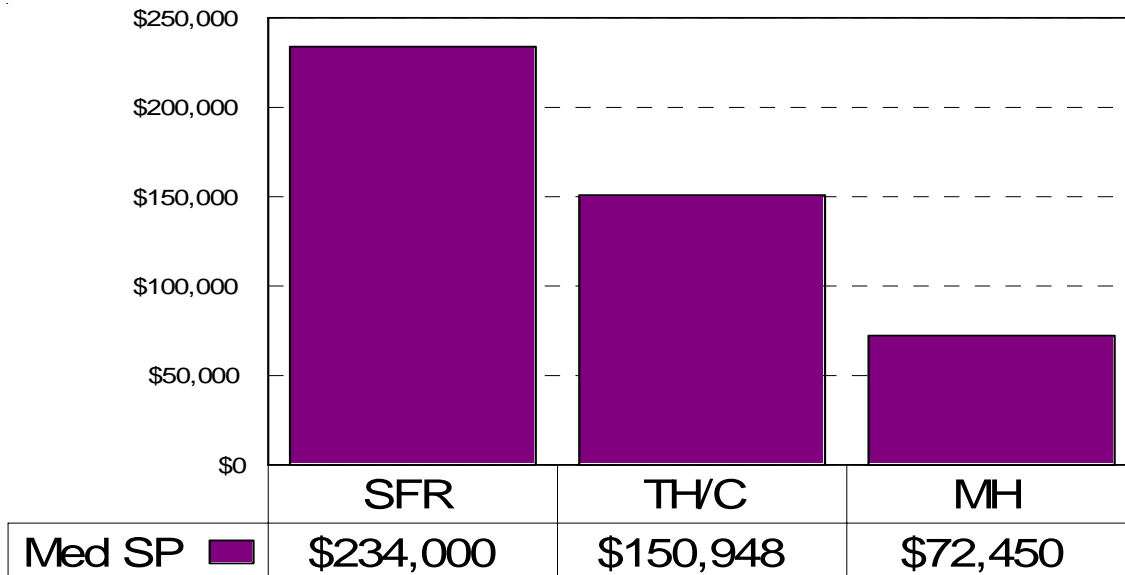
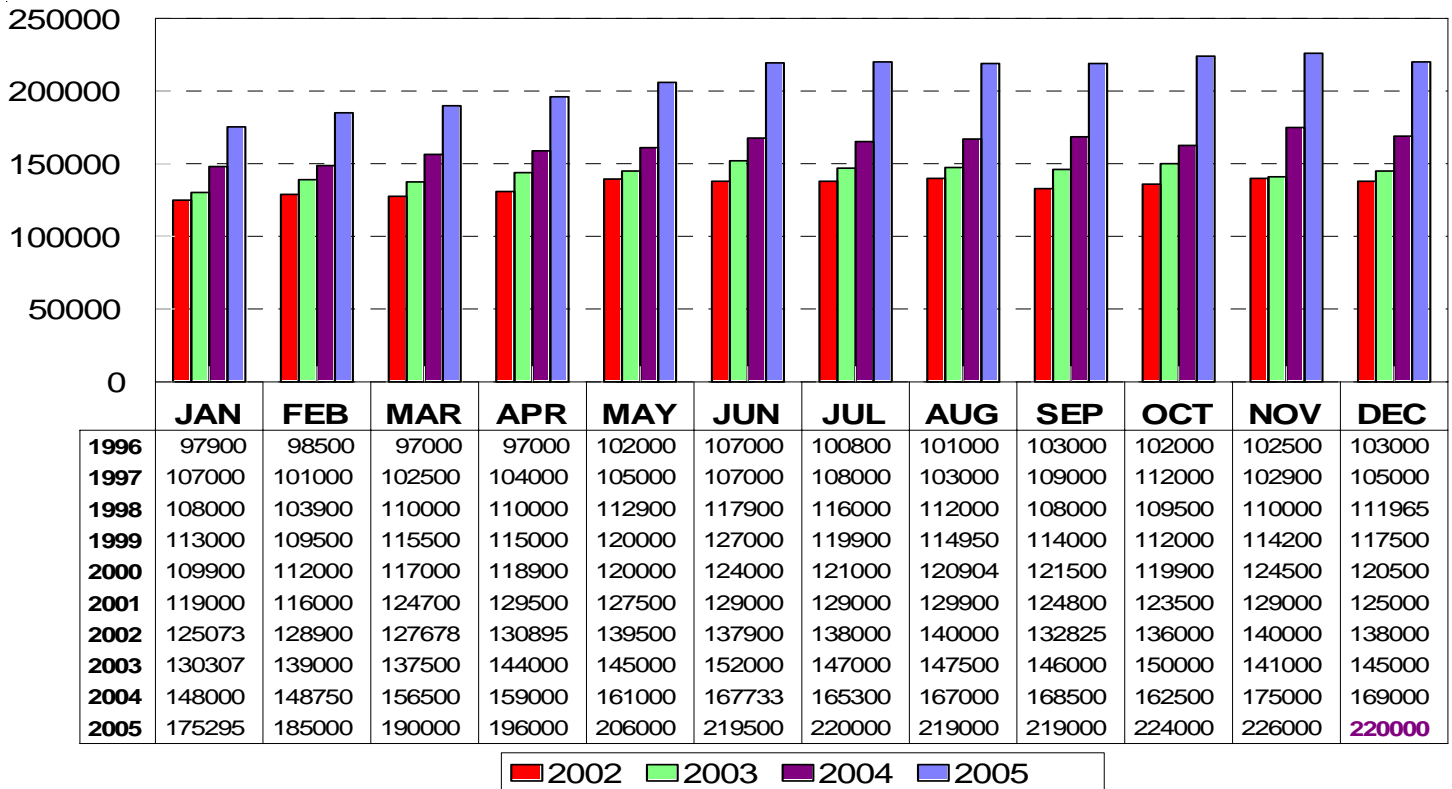
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## RESIDENTIAL STATISTICS

# Median Sale Price

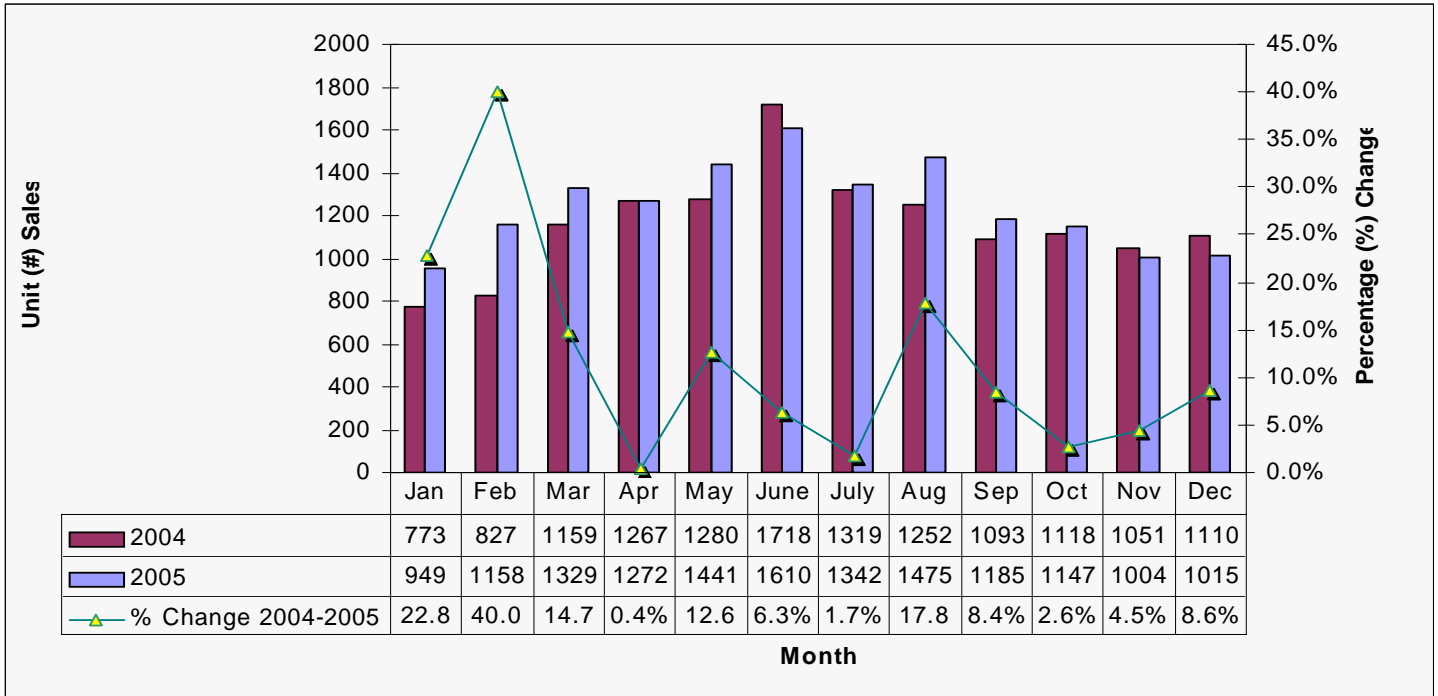
December 2005: \$220,000



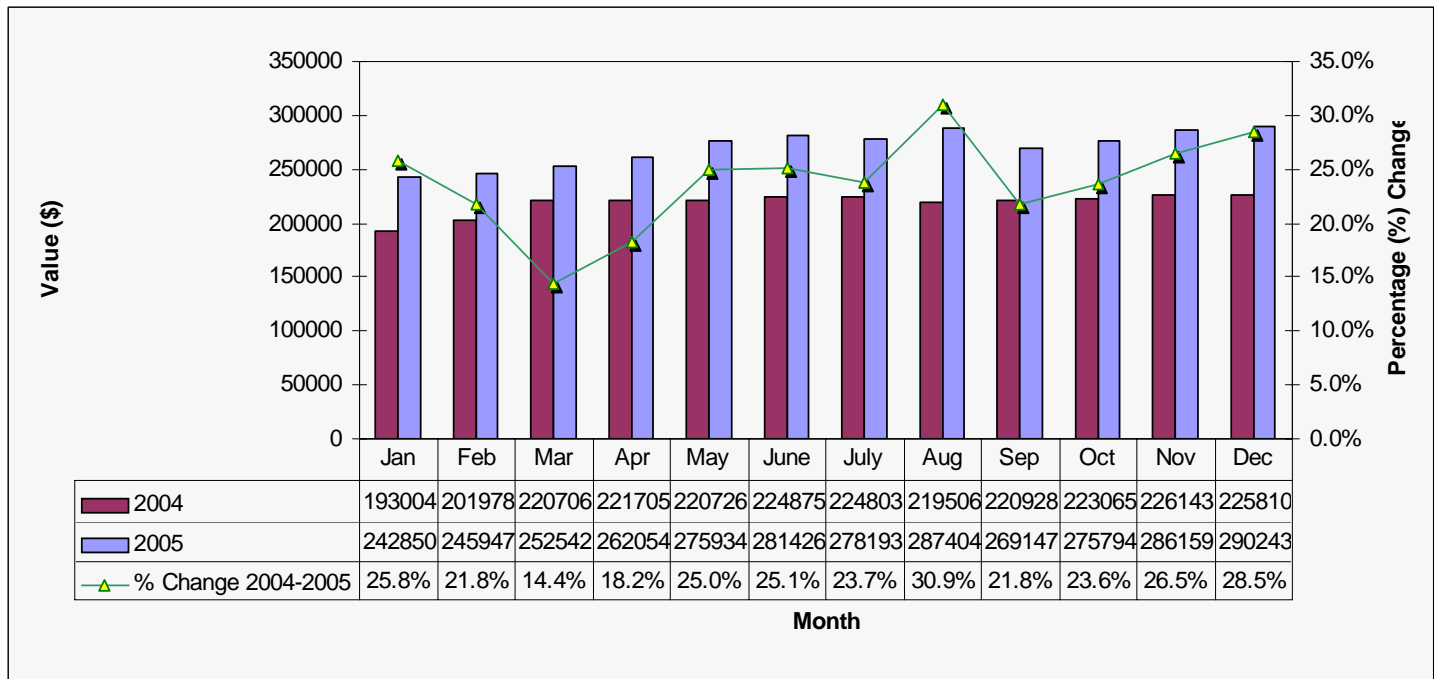
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## RESIDENTIAL STATISTICS

# % Change: SFR Unit Sales



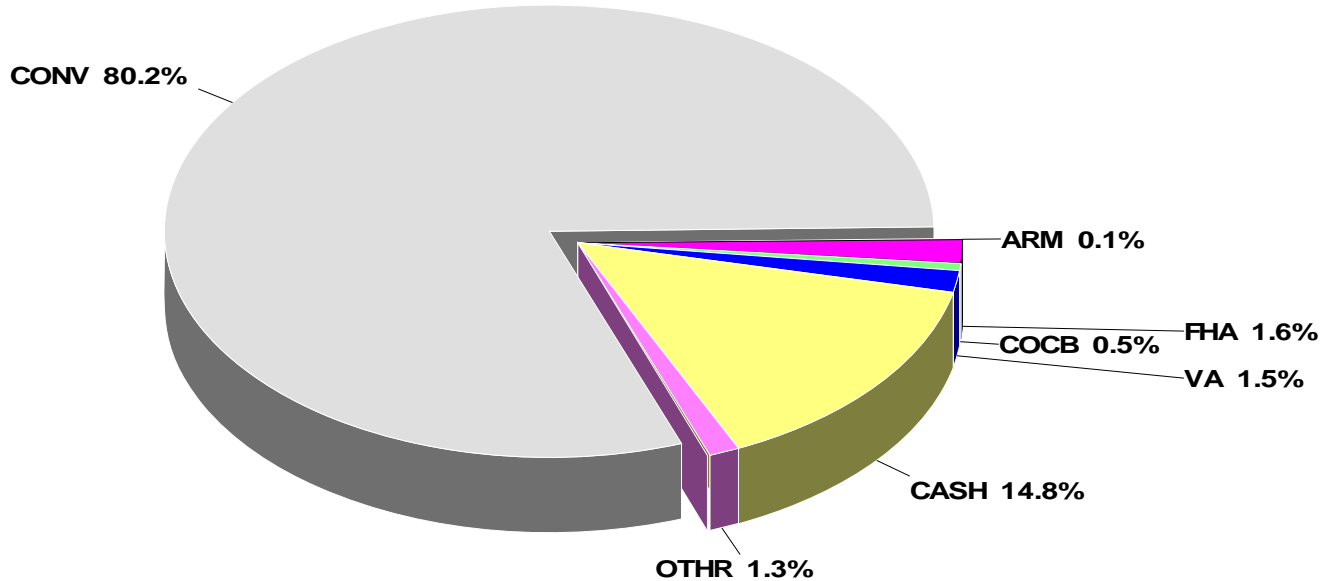
# % Change: SFR Avg Sale Price



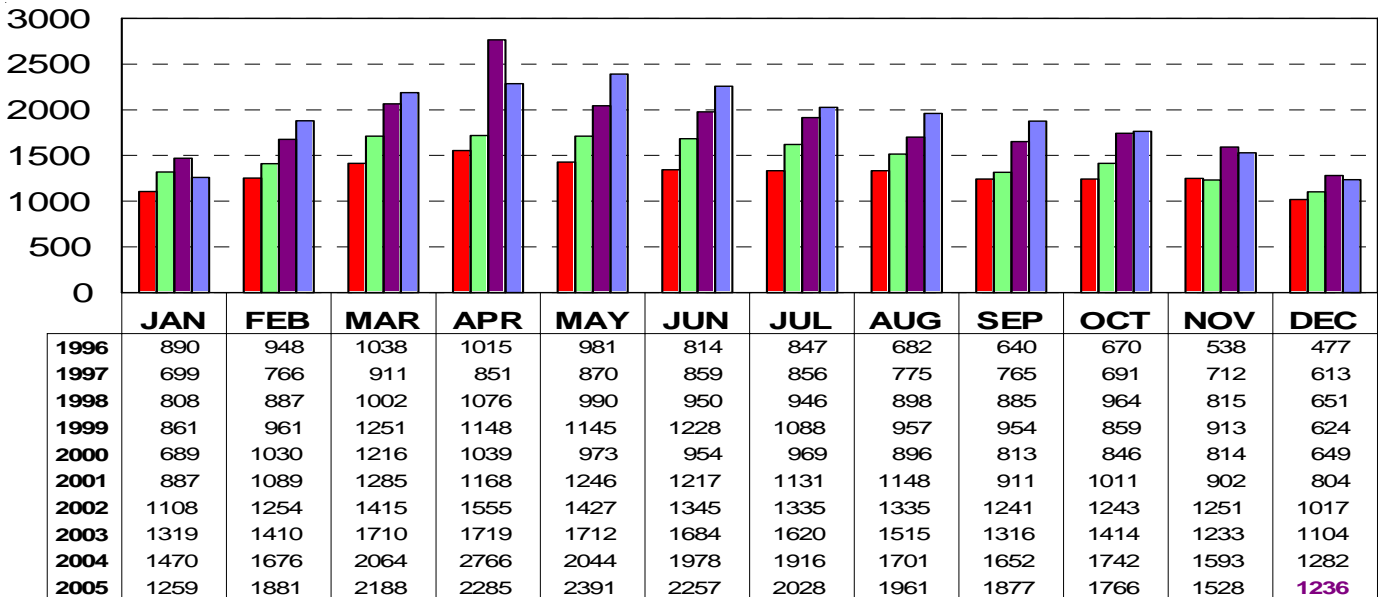
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# RESIDENTIAL STATISTICS

## Terms of Sale: December 2005



## Total Listings Under Contract\* Reported December 2005: 1,236



■ 2002   
 ■ 2003   
 ■ 2004   
 ■ 2005

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

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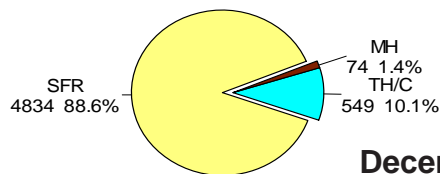
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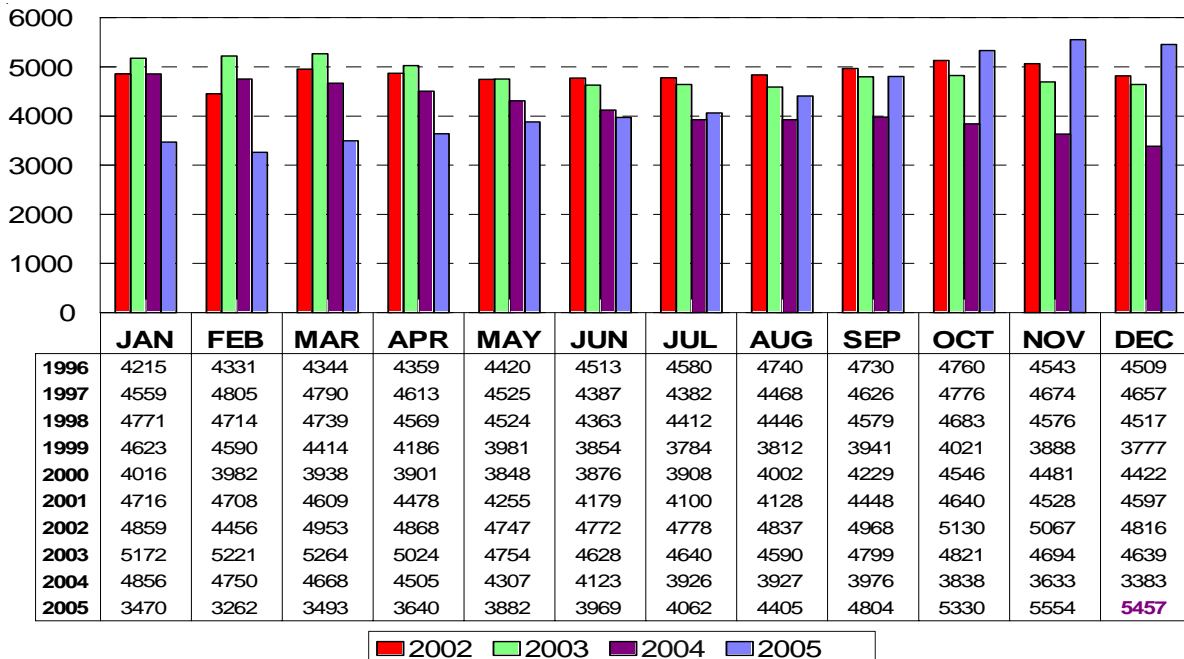
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# RESIDENTIAL STATISTICS

## Active Listings December 2005: 5,457

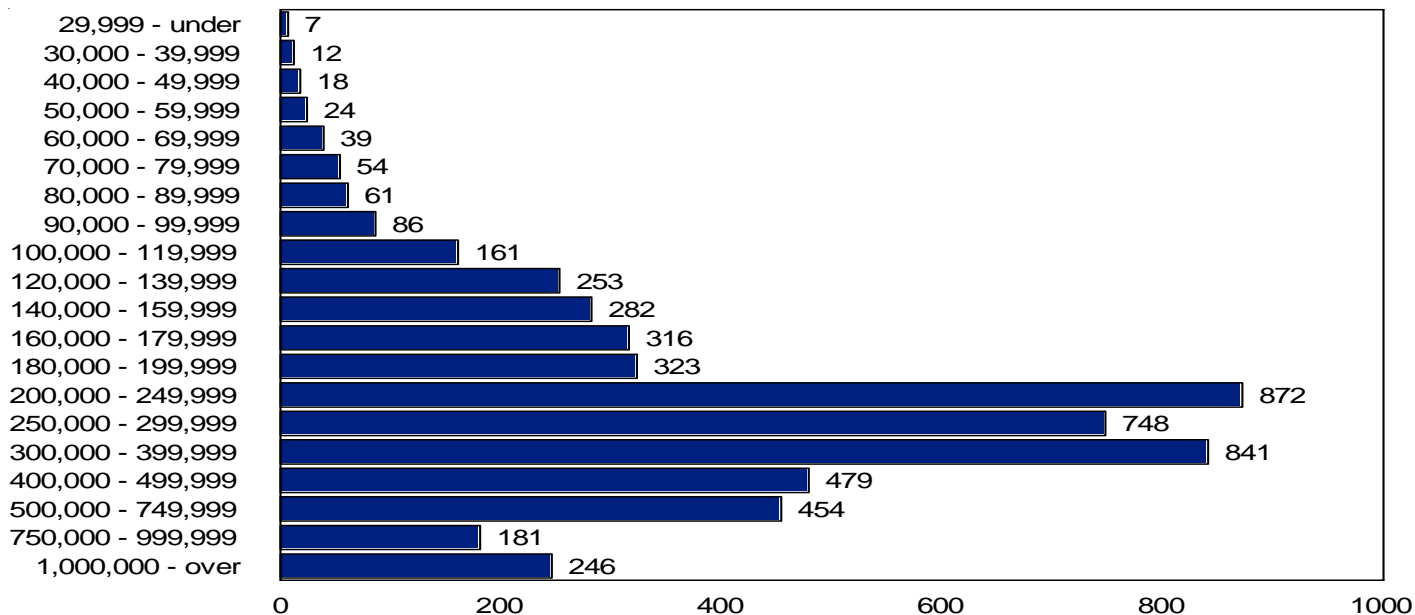


December 2005



Area	Listings
N	396
NE	292
NW	1195
XNE	1
XNW	78
C	686
E	329
S	660
SE	522
SW	449
XSW	121
XS	257
W	269
XW	49
CAP	1
CCO	177
CGI	3
CGR	2
CMA	4
CPI	205
CSC	71
CYA	1
PE	6
PS	4
PSW	1
MEX	8

## Active Listing Price Breakdown December 2005: Average Price: \$376,542



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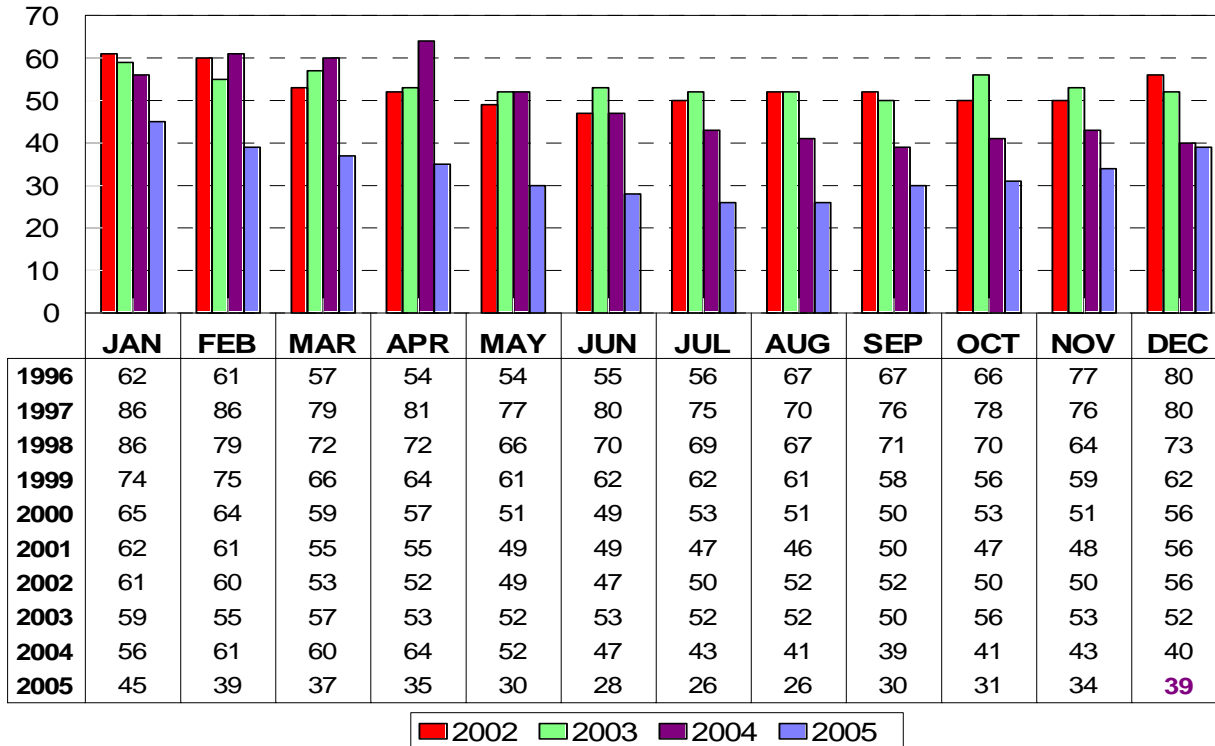


# RESIDENTIAL STATISTICS

## Average Days on Market

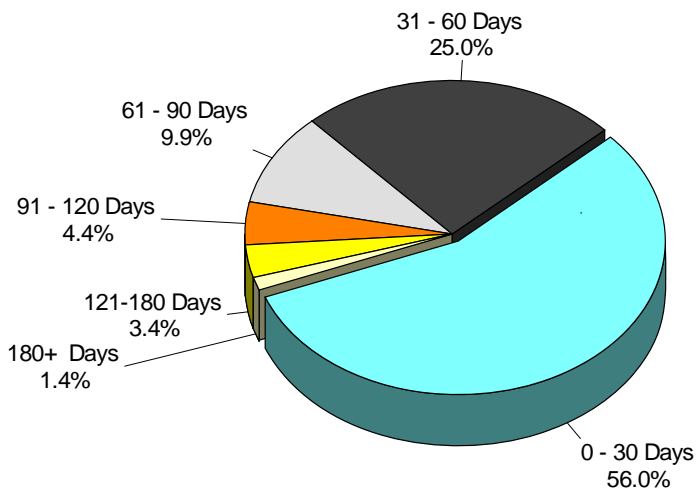
December 2005: 39 Days

December 2005

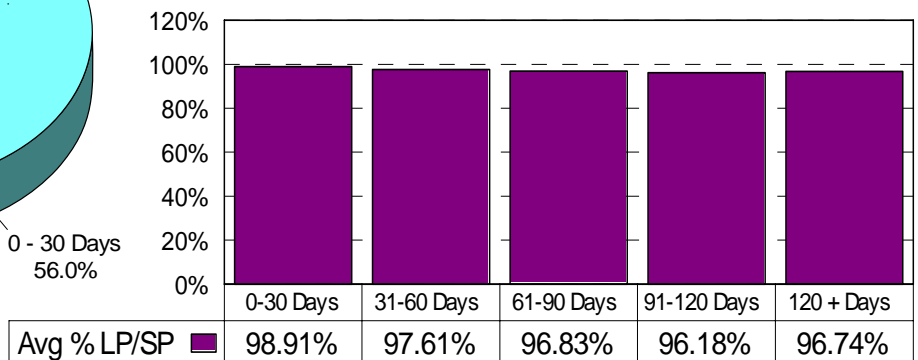


Area	DOM
N	39
NE	41
NW	32
XNW	71
C	36
E	29
S	34
SE	30
SW	41
XSW	64
XS	37
W	51
XW	82
CAP	12
CCO	96
CGR	49
CPI	57
CSC	138
PS	11

### December 2005 Average Days on Market Breakdown



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

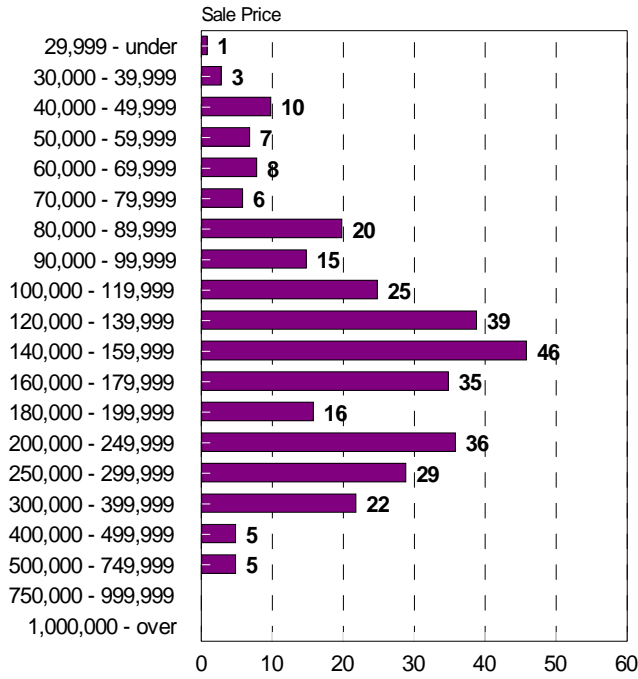


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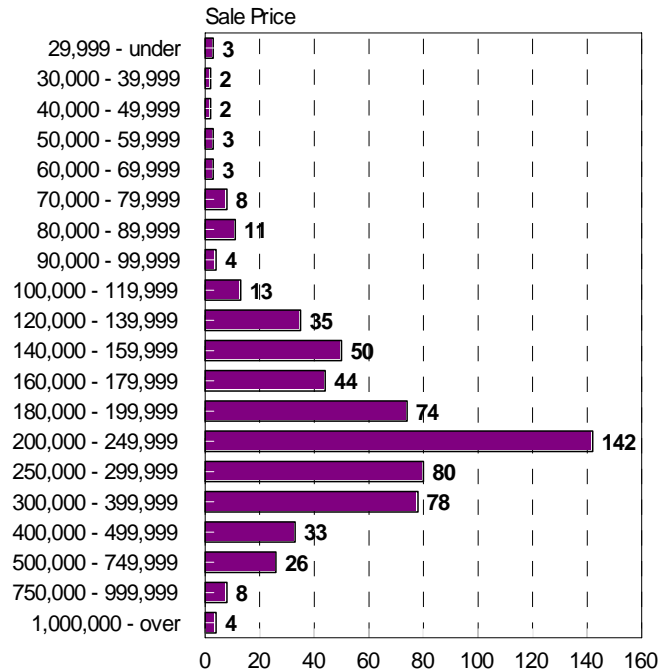
# RESIDENTIAL STATISTICS

## Sales Price Breakdown by Bedrooms

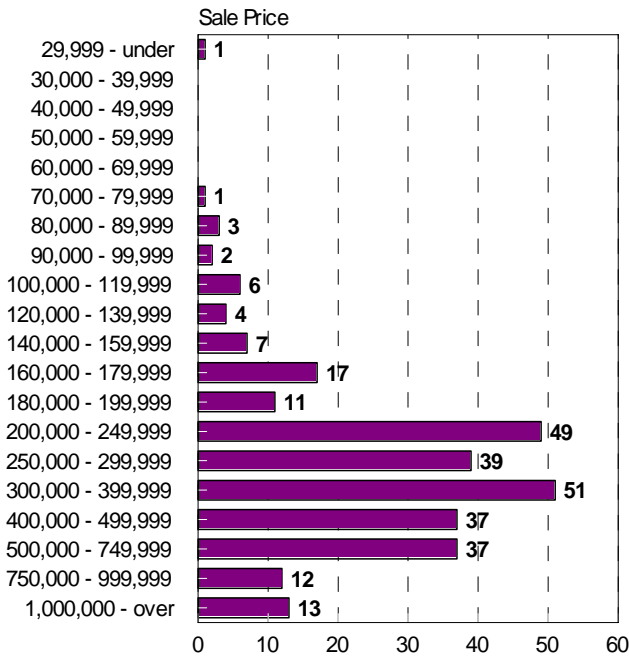
### 0 - 2 Bedrooms December 2005



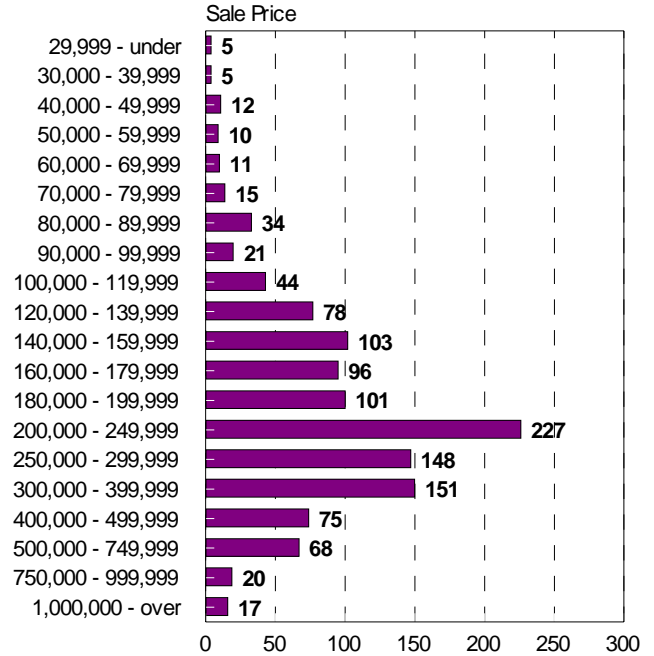
### 3 Bedrooms December 2005



### 4 + Bedrooms December 2005



### All Bedrooms December 2005



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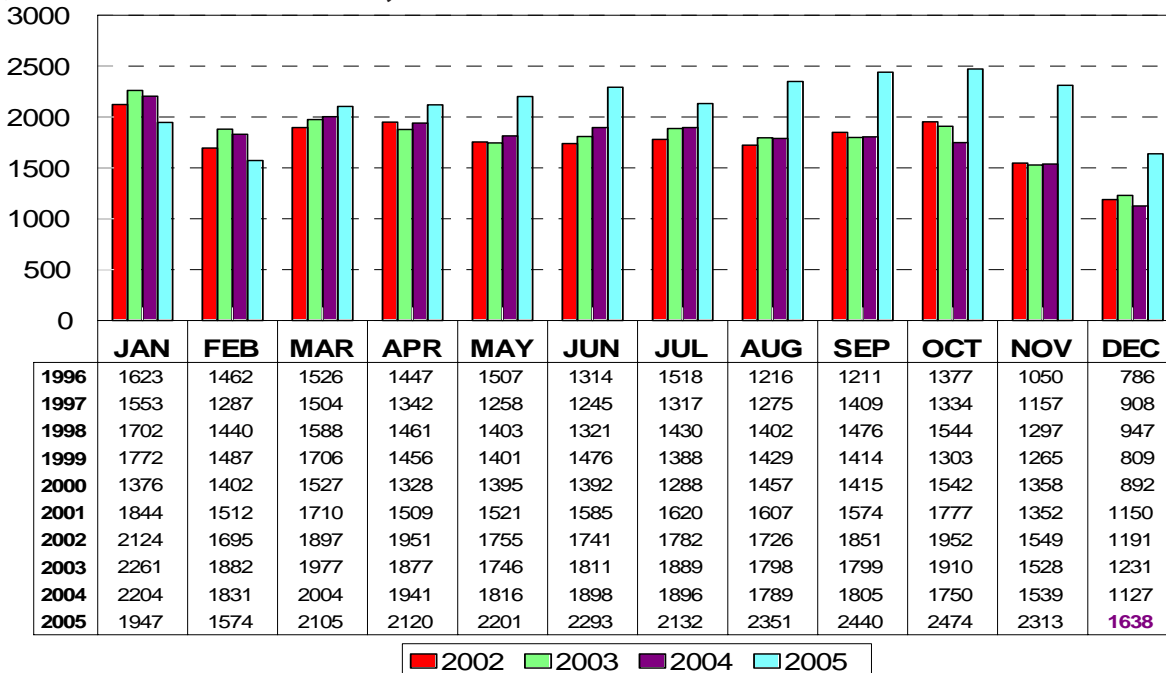
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# RESIDENTIAL STATISTICS

## New Listings

December 2005: 1,638

December 2005



Area	New
N	87
NE	76
NW	357
XNW	19
C	229
E	112
S	101
SE	152
SW	122
XSW	26
XS	81
W	167
XW	10
CAP	1
CCO	40
CGI	1
CMC	2
CPI	43
CSC	10
PS	1
MEX	1

## New Construction\* -Sold Information-

December 2005: 33 Units

Month	Units Sold	Sold Volume	Average Price	Median Price
<b>2002 Totals</b>	<b>709</b>	<b>160,184,505</b>	<b>225,930</b>	<b>158,087</b>
<b>2003 Totals</b>	<b>478</b>	<b>108,171,172</b>	<b>226,300</b>	<b>173,185</b>
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
<b>2004 Totals</b>	<b>583</b>	<b>138,980,760</b>	<b>258,329</b>	<b>192,272</b>
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	54	15,951,278	295,394	226,311
July 2005	58	19,694,479	339,560	241,700
Aug 2005	57	17,216,830	302,050	227,383
Sep 2005	60	19,689,907	328,165	253,017
Oct 2005	48	12,808,783	266,850	215,034
Nov 2005	34	10,915,104	321,032	225,983
<b>Dec 2005</b>	<b>33</b>	<b>9,013,402</b>	<b>273,133</b>	<b>230,370</b>
<b>2005 Totals</b>	<b>564</b>	<b>177,463,394</b>	<b>314,651</b>	<b>232,000</b>

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

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