February 2005

www.tucsonrealtors.org

Swan Road, Tucson, Arizona, 85712 The Voice for Real Estate® in Tucson ucson Association of REAI 622 North

For Immediate Release: March 21, 2005

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February 2005 Residential Home Sales

"The Tucson real estate market is still setting records," said Judy Lowe, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc. "Historically, February, March, and April are Tucson's strongest real estate months and 2005 is following form. The 1,343 units sold and closed in February, 2005 show a 31.2% increase over February, 2004, and the pending contacts are 12.2% ahead of February, 2004. Sellers putting their home on the market now should see a very active buyer response."

Home Sales Volume: Increased 63.5% from \$192,399,367 in February, 2004, to \$314,570,365 in February, 2005.

Home Sales Units: Increased 31.2% from 1,024 units sold in February, 2004, to 1,343 units sold in February, 2005.

Average Sale Price (all residential types): Increased 24.7% from \$187,890 in February, 2004, to \$234,230 in February, 2005.

Median Sale Price (the price at which half the homes were sold above and half below): Increased 24.4% from \$148,750 in February, 2004, to \$185,000 in February, 2005.

Average Sale Price (single family residences): Increased 21.8% from \$201,978 in February, 2004, to \$245,947 in February, 2005.

Average Days on Market: Decreased from 61 in February, 2004, to 39 in February, 2005, with 61% 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 12.2% from 1,676 in February, 2004, to 1,881 in February, 2005.

Active Listings: Decreased 31.3% from 4,750 in February, 2004, to 3,262 in February, 2005

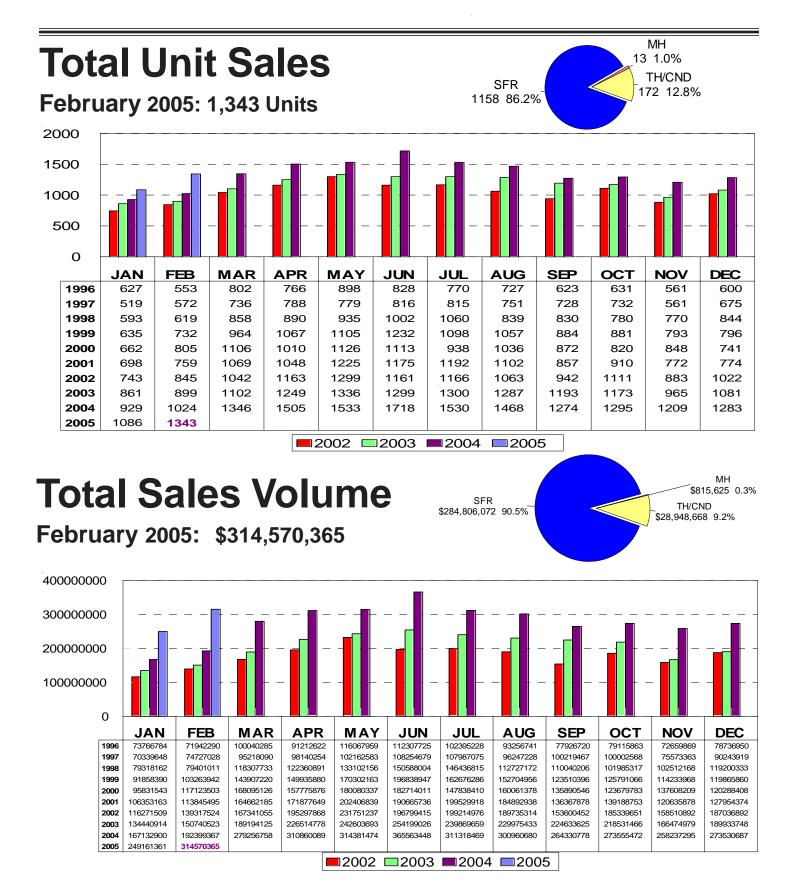
New Listings: Decreased 14% from the 1,831 listings added in February, 2004, to the 1,574 listings added during February, 2005.

<u>www.tarmls.com</u> <u>www.tucsonrealtors.org</u>

The Tucson Association of REALTORS® Multiple Listing Service, Inc. is a wholly owned subsidiary of the Tucson Association of REALTORS®. With more than 5,000 members, it is affiliated with the Arizona Association of REALTORS® and the National Association of REALTORS®. Only members of the Association can use the term REALTOR®. Its members provide professional real estate services to buyers and sellers and adhere to the organization's strict professional Code of Ethics.

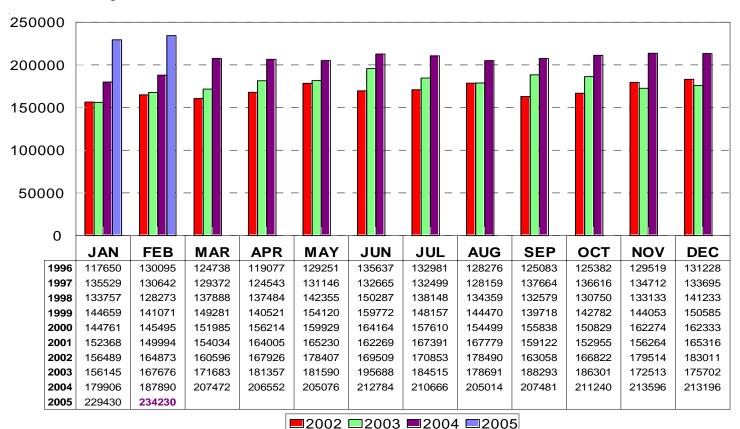


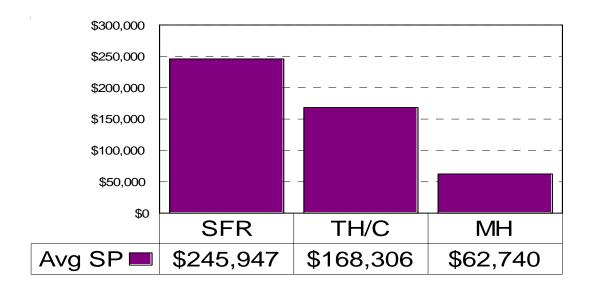




Average Sale Price

February 2005: \$234,230





RESIDENTIAL STATISTICS

AVERAGE SALE PRICE PER AREA BY # BEDROOMS

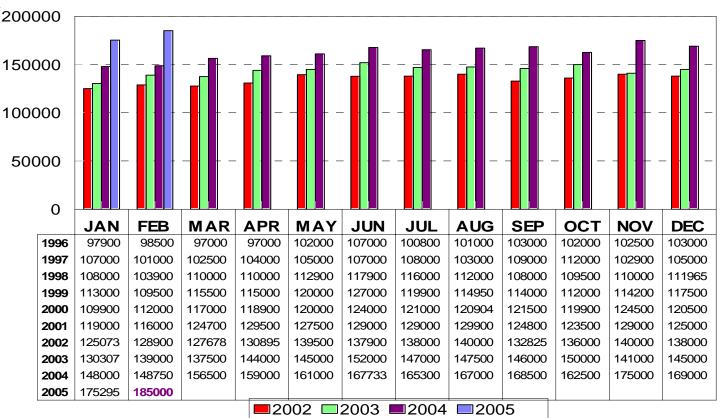
	0-2 Brdrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$254,804	\$290,020	\$606,329	\$935,044	\$502,162
NE	\$183,414	\$282,619	\$438,331	\$398,978	\$344,365
NW	\$197,458	\$233,446	\$317,145	\$526,594	\$258,842
XNW	\$39,000	\$151,488	\$77,950	\$87,950	\$128,019
С	\$157,339	\$183,743	\$300,125	\$372,960	\$191,504
E	\$109,432	\$188,327	\$233,393	\$323,875	\$191,685
S	\$84,615	\$121,248	\$130,222	\$127,500	\$116,257
SE	\$88,906	\$184,613	\$216,763	\$395,167	\$192,677
sw	\$93,072	\$145,137	\$155,773	\$248,699	\$136,988
xsw	\$140,961	\$136,202	\$203,000		\$142,635
xs	\$165,075	\$232,884	\$230,876	\$288,500	\$223,264
W	\$102,851	\$248,710	\$360,394 \$167,500		\$248,000
xw		\$78,871			\$78,871
cco	\$183,233	\$128,080	\$125,750		\$146,206
CGR	\$50,000				\$50,000
CPI	\$233,956	\$192,559	\$156,750	\$253,000	\$208,900
csc	\$341,500		\$230,000		\$435,750
PE		\$160,000			\$160,000
PS	\$400,000				\$400,000
TOTAL	\$165,372	\$215,601	\$300,129	\$516,858	\$234,230

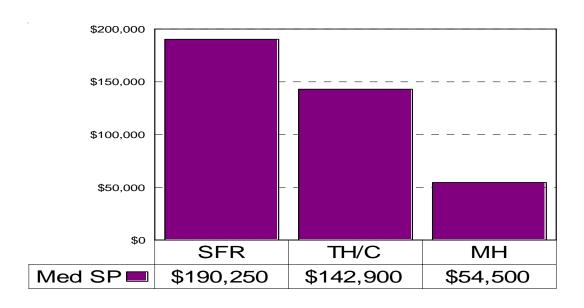
NUMBER OF SOLD LISTINGS PER AREA BY # BEDROOMS

	0-2 Brdrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	26	39	29	9	103
NE	11	32	21	5	69
NW	68	155	84	12	319
XNW	1	8	2	2	13
С	94	95	28	5	222
E	17	64	26	4	111
S	13	27	19	1	60
SE	9	79	40	3	131
sw	24	59	25	1	108
xsw	13	6	1		20
xs	8	19	20	2	49
W	13	35	18	2	68
xw		7			7
ссо	6	10	2		18
CGR	1				1
CPI	17	16	4	1	38
csc	2		2		4
PE		1			1
PS	1				1
TOTAL	324	651	321	47	1,343

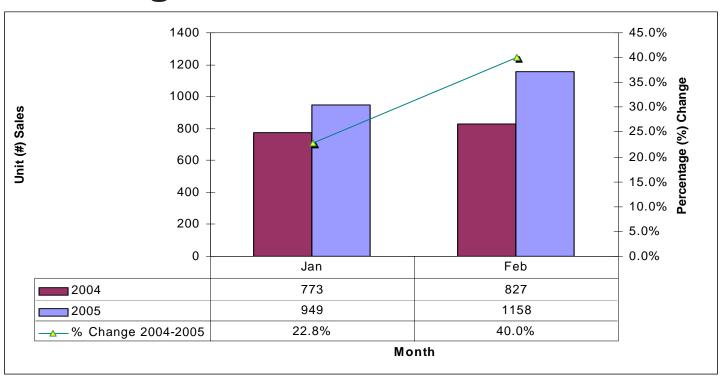
Median Sale Price

February 2005: \$185,000

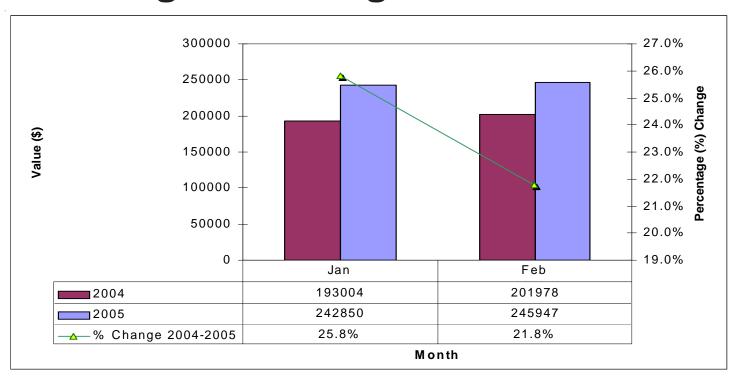




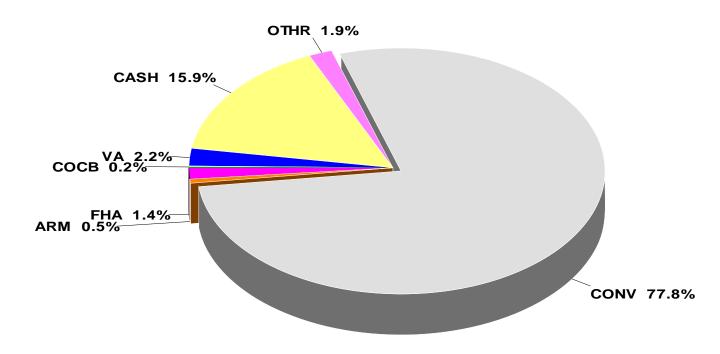
% Change: SFR Unit Sales



% Change: SFR Avg Sale Price

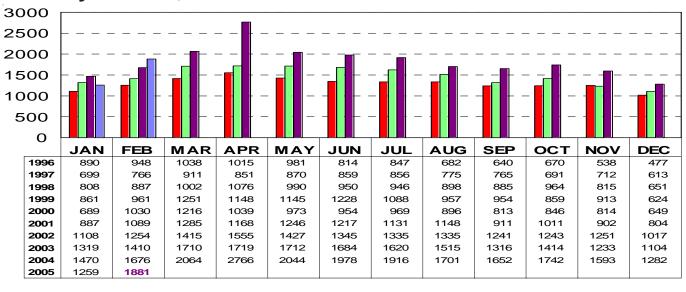


Terms of Sale: Febrary 2005



Total Listings Under Contract* Reported

February 2005: 1,881



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

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® or its Multiple Listing Service.

Neither the Association nor its MLS guarantees or is in any way responsible for its accuracy.

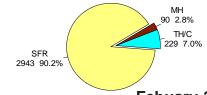
Data maintained by the Association or its MLS does not reflect all real estate activity in the market.

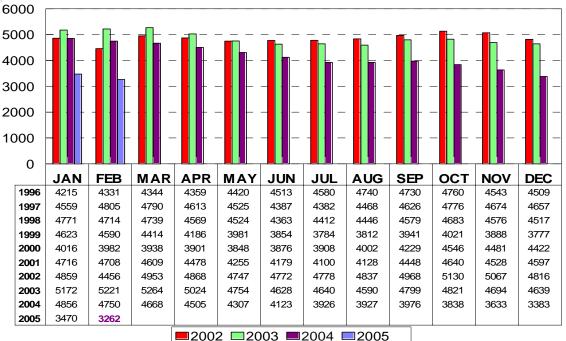
2002 2003 2004 2005

RESIDENTIAL STATISTICS

Active Listings

February 2005: 3,262

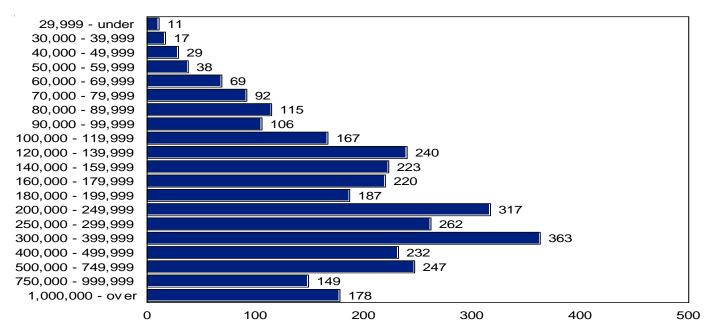




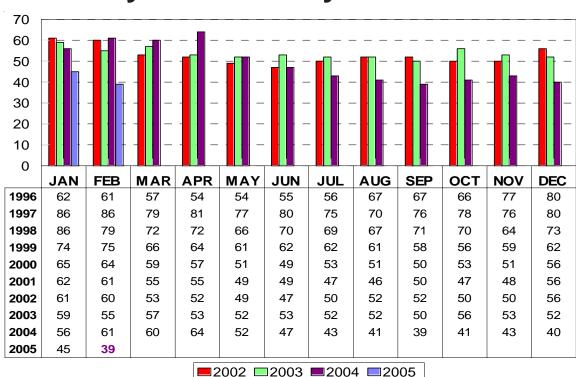
Febuary 2005			
Area	Listings		
N	274		
NE	186		
NW	670		
XNE	1		
XNW	85		
С	402		
E	173		
S	148		
SE	241		
SW	265		
XSW	79		
XS	125		
W	167		
XW	48		
CAP	3		
ссо	203		
CPI	120		
CSC	57		
CYA	1		
PE	4		
MEX	10		

Active Listing Price Breakdown

February 2005: Average Price: \$360,577



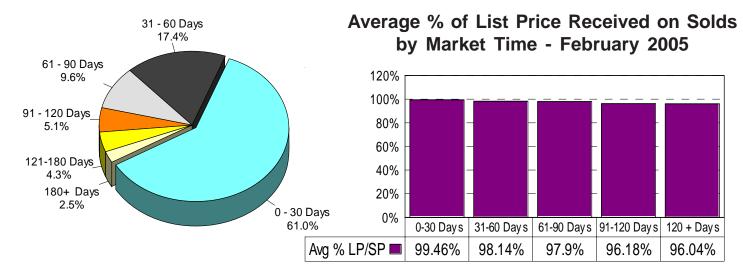
Average Days on Market February 2005: 39 days



Febuary 2005

Area	DOM	
N	46	
NE	40	
NW	31	
XNW	13	
С	36	
E	29	
s	36	
SE	30	
sw	43	
xsw	62	
xs	52	
W	36	
xw	59	
ссо	156	
CGR	215	
СРІ	77	
csc	86	
PE	12	
PS	74	

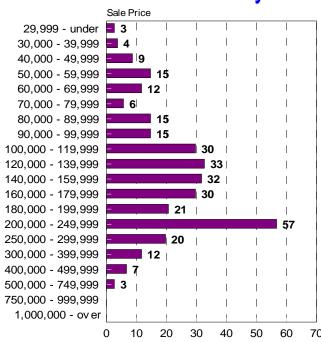
February 2005 Average Days on Market Breakdown

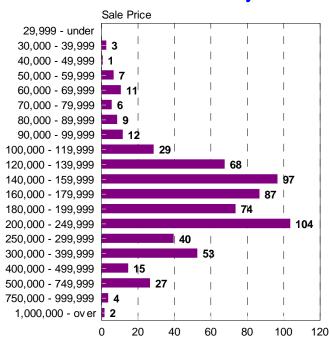


Sales Price Breakdown by Bedrooms

0 - 2 Bedrooms February 2005

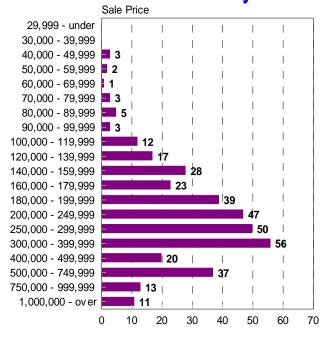
3 Bedrooms February 2005

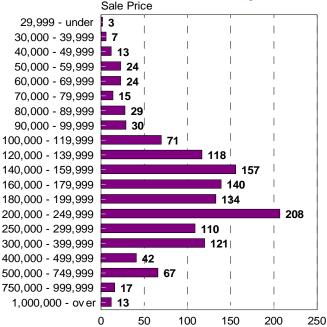




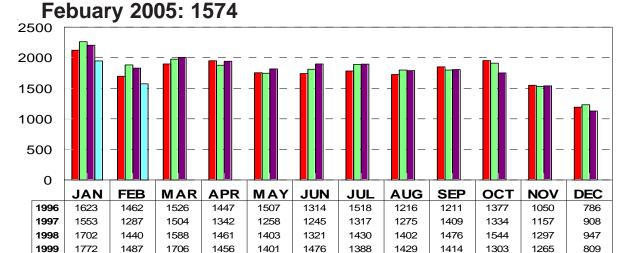
4 + Bedrooms February 2005

All Bedrooms February 2005





New Listings



002 **2**003 **2**004 **2**005

February 2005

Area	New		
N	115		
NE	85		
NW	383		
XNE	1		
XNW	20		
С	251		
E	115		
S	77		
SE	143		
SW	119		
XSW	22		
XS	47		
W	92		
XW	12		
CAP	1		
CCO	38		
CPI	30		
CSC	20		
PE	2		
MEX	1		

New Construction* -Sold Information-

February 2005: 39 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	39	15,411,145	396,163	265,845
2005 Totals	69	24,113,549	349,472	218,920

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