

June  
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: **July 21, 2005**

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## June 2005 Residential Home Sales

"The growth in the housing market continued in the month of June. The total units sold in June increased 10.6% over the month of May and 8% year over year. Additionally, the average number of days that a property is on the market has decreased from 47 days in June 2004 to 28 days in June 2005. What does that mean for the prospective buyer? When prospective buyers choose to enter the market and look for a property, they must be clear on how much they can afford to spend on a property and they must be prepared to make an offer immediately when the appropriate property is identified."

-Judy Lowe, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc.

**Home Sales Volume:** Increased 36% from \$365,563,448 in June, 2004, to \$497,024,359 in June, 2005.

**Home Sales Units:** Increased 8.1% from 1,718 units sold in June, 2004, to 1,858 units sold in June, 2005.

**Average Sale Price (all residential types):** Increased 21% from \$212,784 in June, 2004, to \$257,505 in June, 2005.

**Median Sale Price (the price at which half the homes were sold above and half below):** Increased 30.9% from \$167,733 in June, 2004, to \$219,500 in June, 2005.

**Average Sale Price (single family residences):** Increased 25.1% from \$224,875 in June, 2004, to \$281,426 in June, 2005.

**Average Days on Market:** Decreased from 47 in June, 2004, to 28 in June, 2005, with 73% 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 14.1% from 1,978 in June, 2004, to 2,257 in June, 2005.

**Active Listings:** Decreased 3.7% from 4,123 in June, 2004, to 3,969 in June, 2005

**New Listings:** Increased 20.8% from the 1,898 listings added in June, 2004, to the 2,293 listings added during June, 2005.

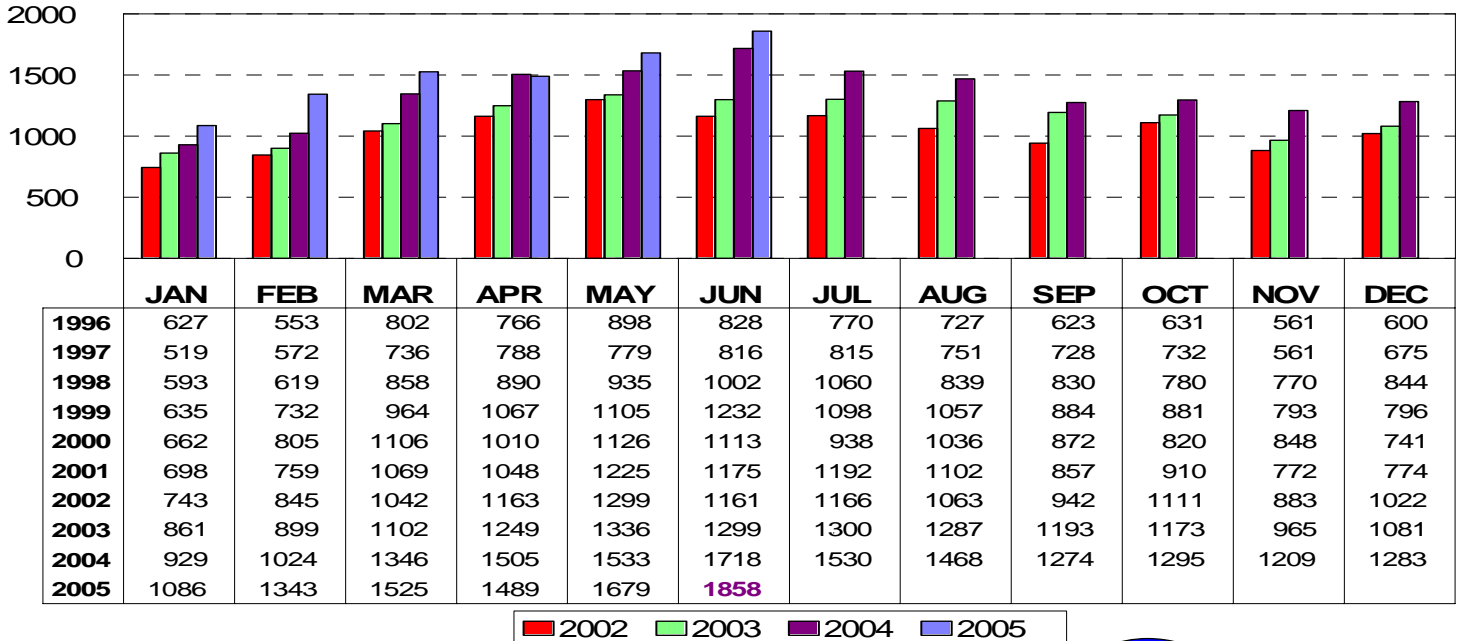
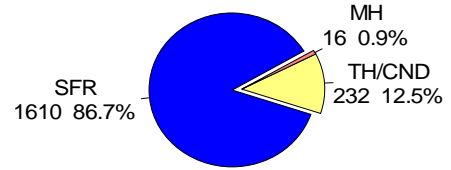
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# RESIDENTIAL STATISTICS

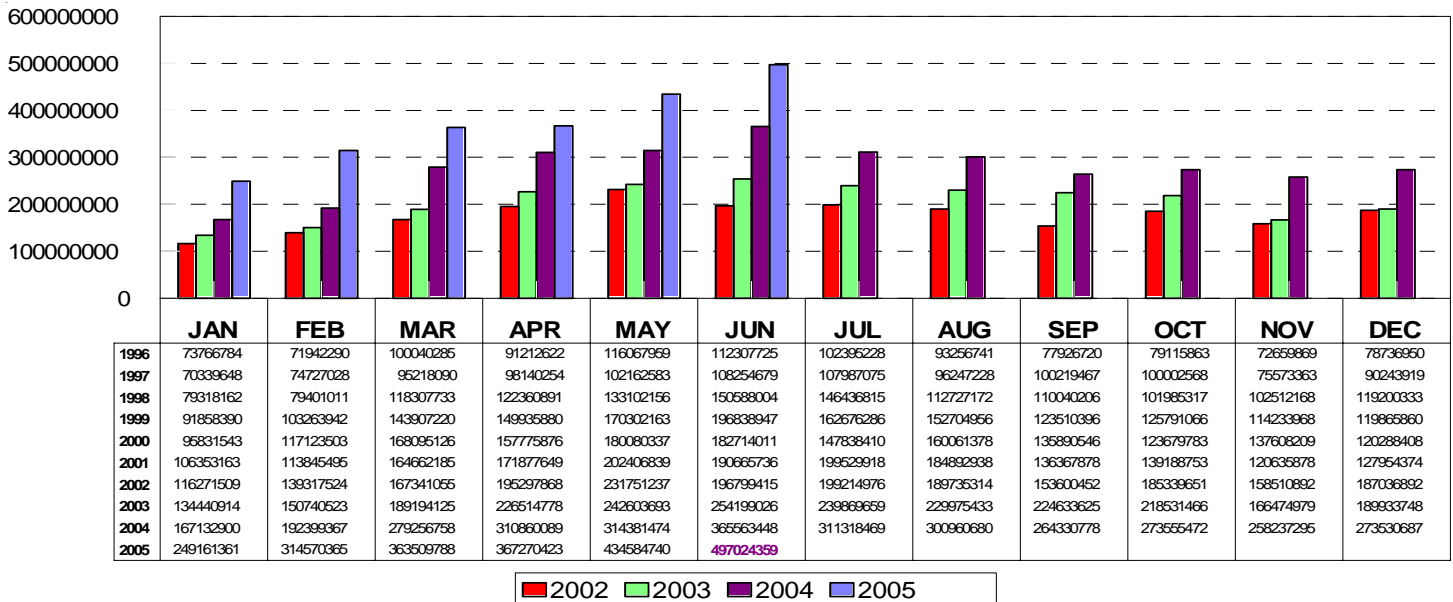
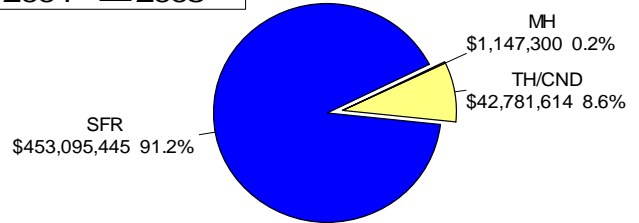
## Total Unit Sales

June 2005: 1,858 Units



## Total Sales Volume

June 2005: \$497,024,359



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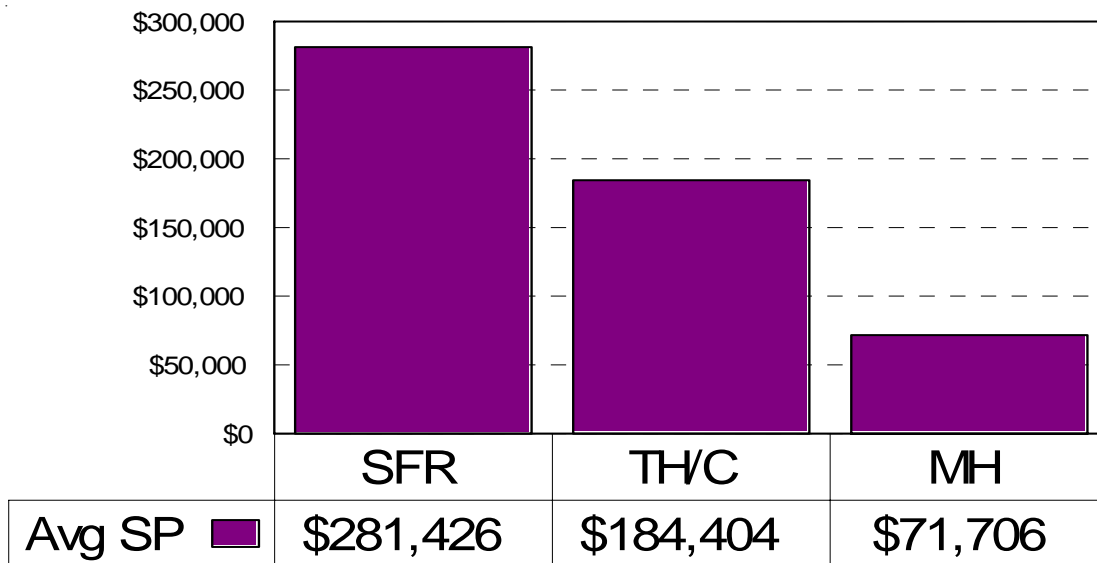
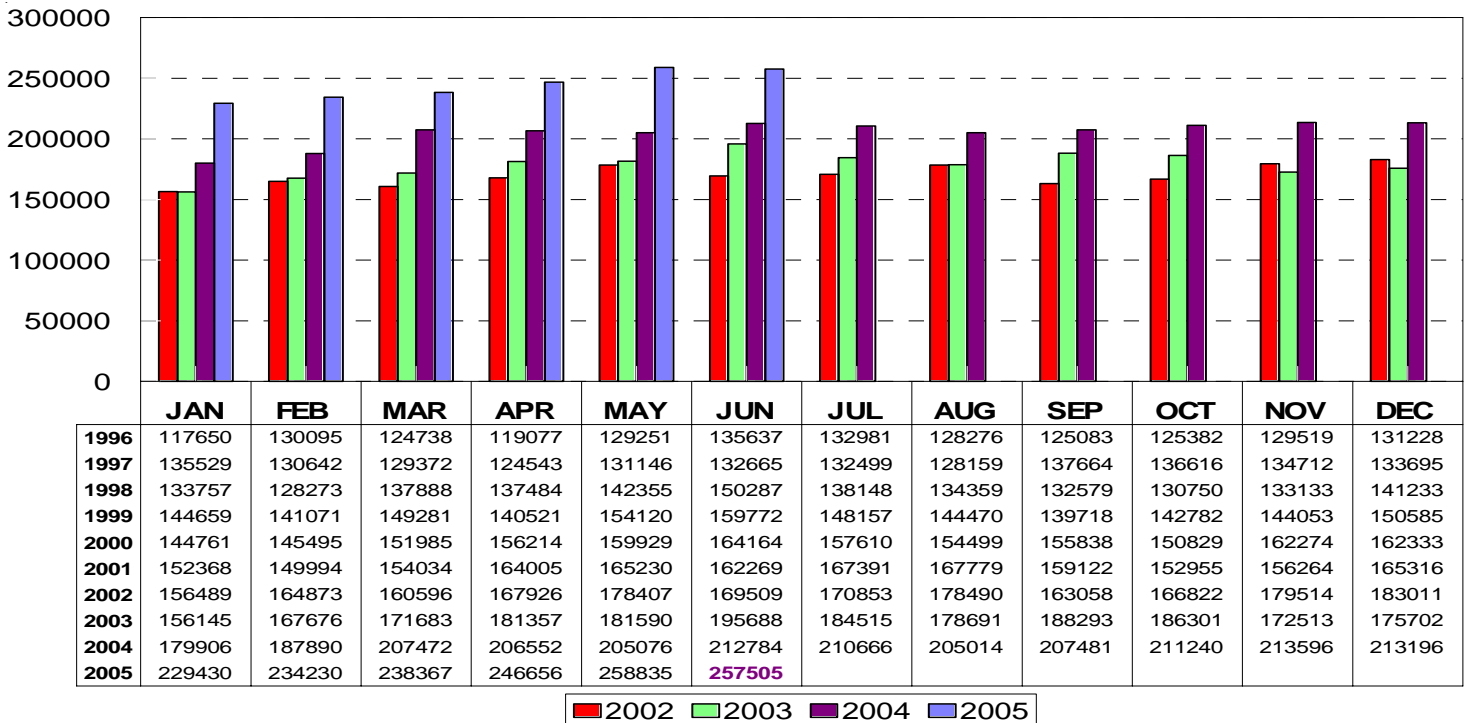
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## RESIDENTIAL STATISTICS

# Average Sale Price

June 2005: \$257,505



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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	\$322,962	\$442,775	\$639,185	\$1,054,806	\$520,648
NE	\$125,016	\$318,081	\$629,938	\$705,136	\$377,879
NW	\$233,566	\$251,594	\$291,535	\$397,118	\$288,818
XNE			\$389,000		\$389,000
XNW	\$118,833	\$117,555	\$99,667	\$124,900	\$115,319
C	\$164,718	\$214,993	\$333,574	\$505,611	\$221,217
E	\$140,458	\$213,436	\$294,984	\$342,792	\$226,988
S	\$93,164	\$130,552	\$149,173	\$182,500	\$129,311
SE	\$140,560	\$205,950	\$264,800	\$286,667	\$222,546
SW	\$109,894	\$165,898	\$197,811		\$164,239
XSW	\$206,318	\$173,233	\$229,967		\$199,940
XS	\$218,933	\$234,132	\$265,408		\$242,422
W	\$138,919	\$229,676	\$346,142	\$330,967	\$241,787
XW	\$82,500	\$128,029	\$155,000	\$1,400,000	\$208,555
CCO	\$120,400	\$125,852	\$218,500	\$745,000	\$148,960
CPI	\$302,222	\$268,455	\$155,875		\$278,435
CSC	\$300,000	\$621,800	\$143,500	\$1,200,000	\$606,563
PE	\$70,000				\$70,000
TOTAL	\$197,161	\$233,046	\$353,662	\$576,391	\$267,505

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

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	42	57	53	12	164
NE	6	50	32	11	102
NW	84	220	125	23	452
XNE			1		1
XNW	3	12	3	1	19
C	105	126	37	9	277
E	19	92	34	5	150
S	14	50	17	2	83
SE	15	112	64	3	194
SW	19	76	27		122
XSW	11	6	3		20
XS	3	22	11		36
W	18	76	24	3	121
XW	2	11	1	1	15
CCO	12	23	4	1	40
CPI	29	20	4		53
CSC	1	5	1	1	8
PE	1				1
TOTAL	387	958	441	72	1,858

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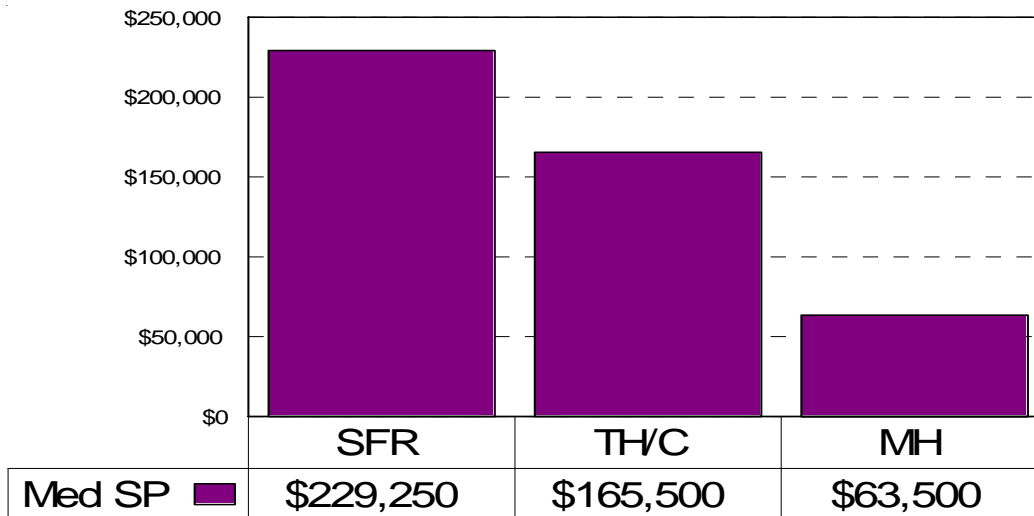
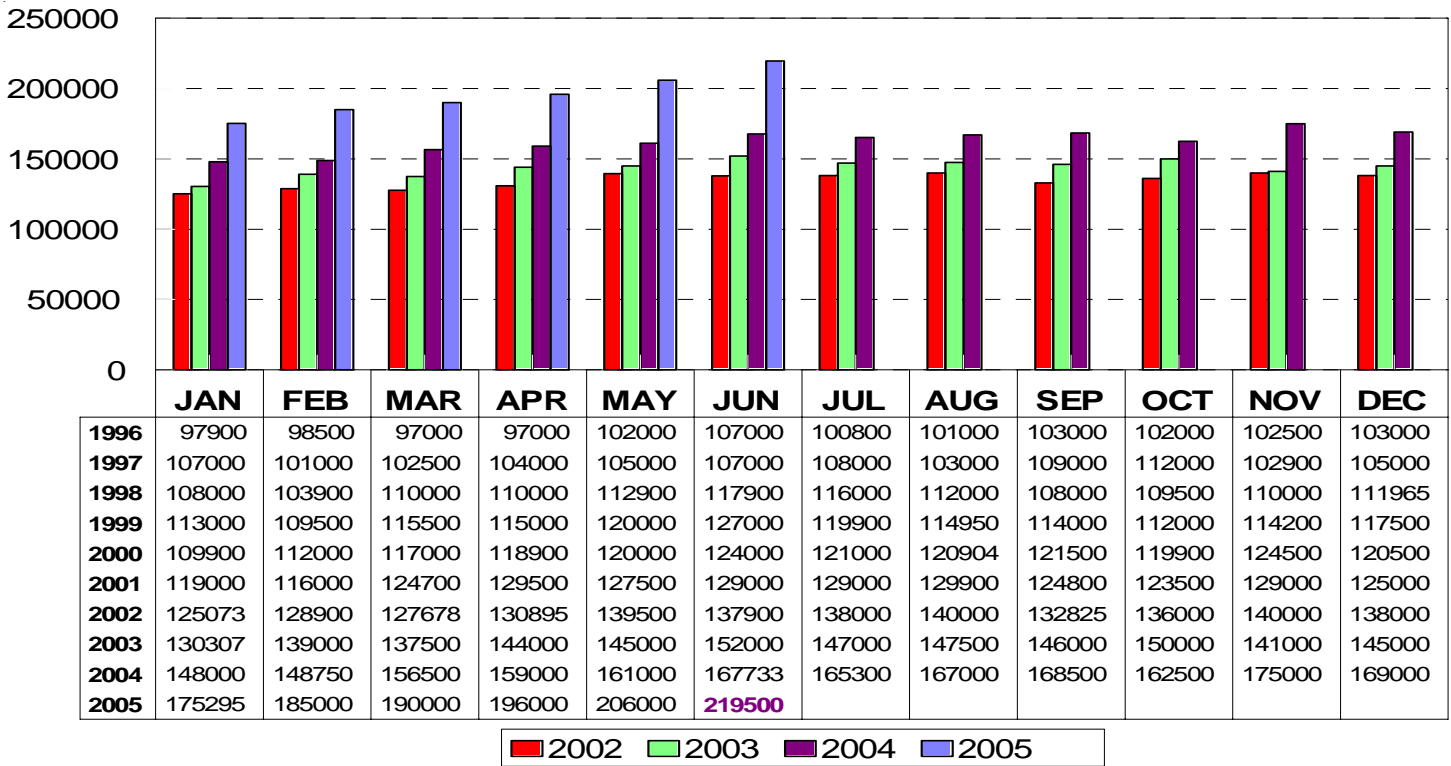
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## RESIDENTIAL STATISTICS

# Median Sale Price

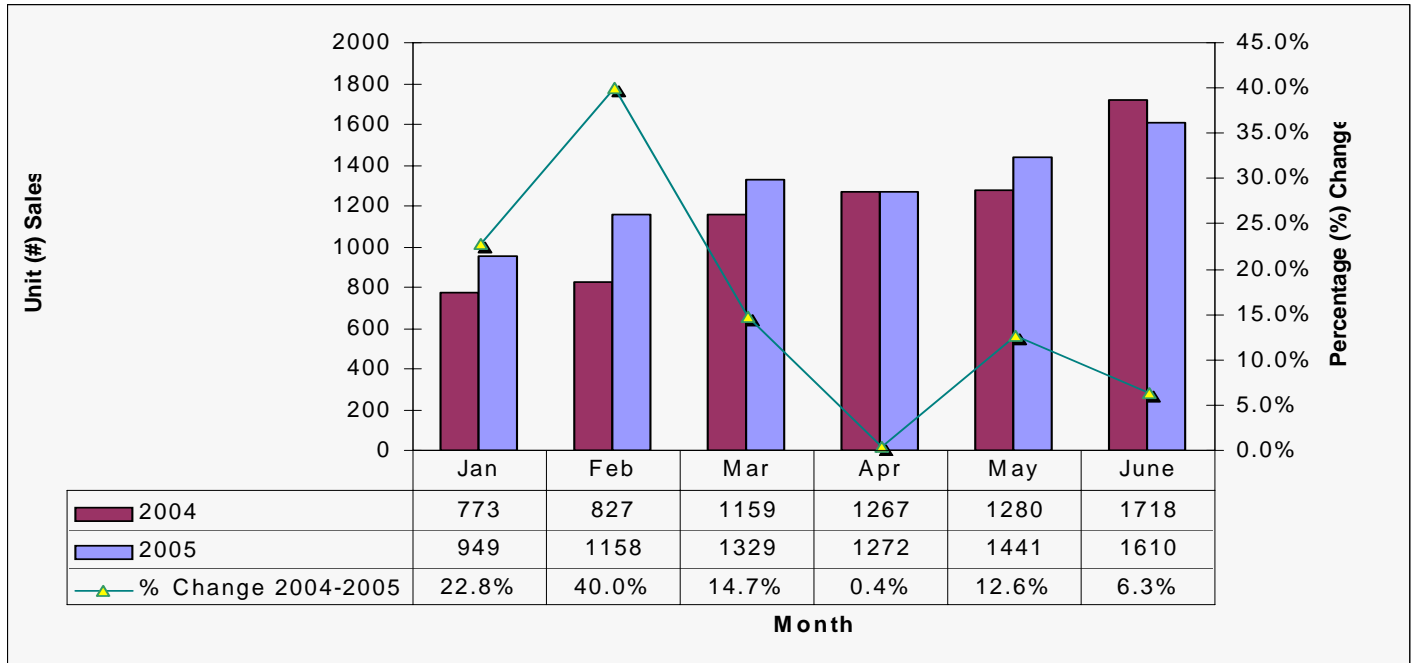
June 2005: \$219,500



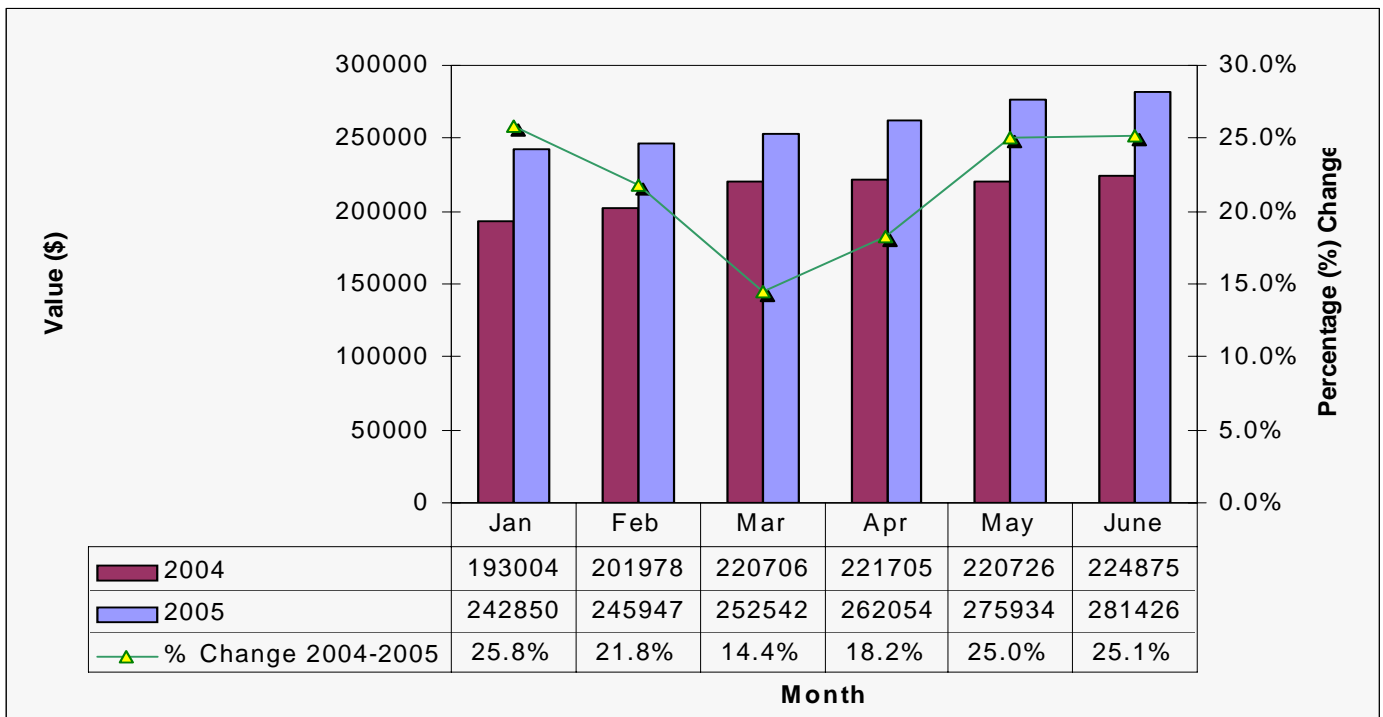
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## RESIDENTIAL STATISTICS

# % Change: SFR Unit Sales



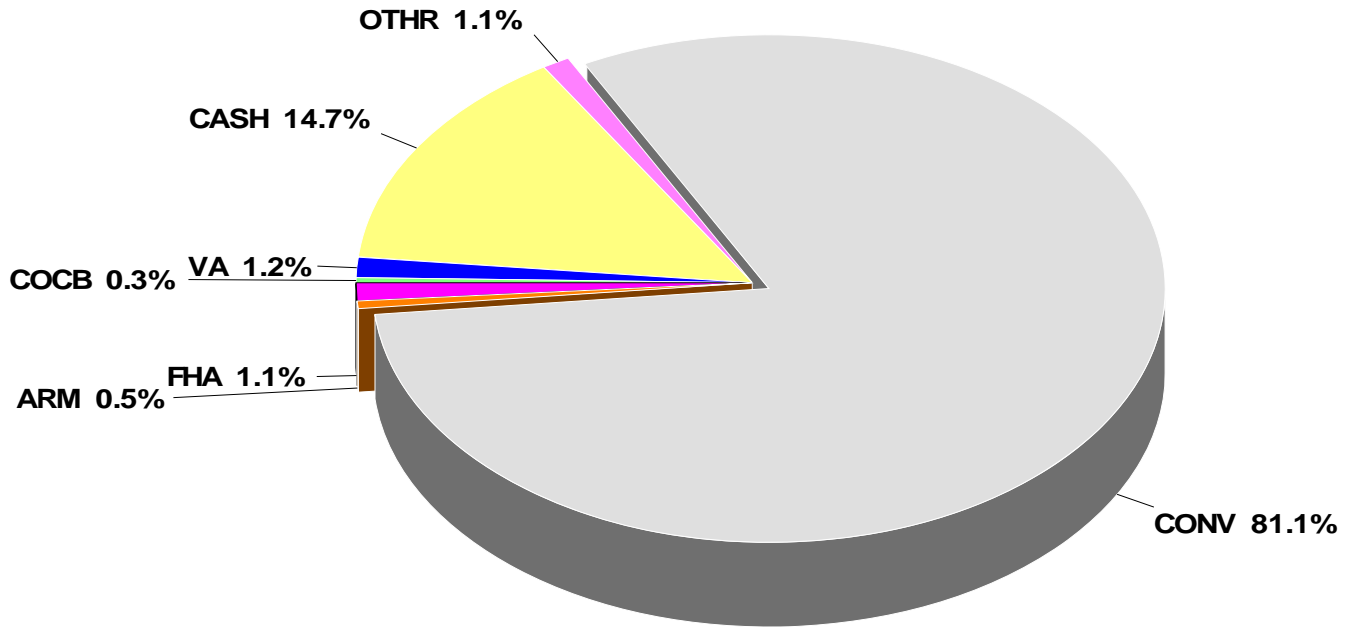
# % Change: SFR Avg Sale Price



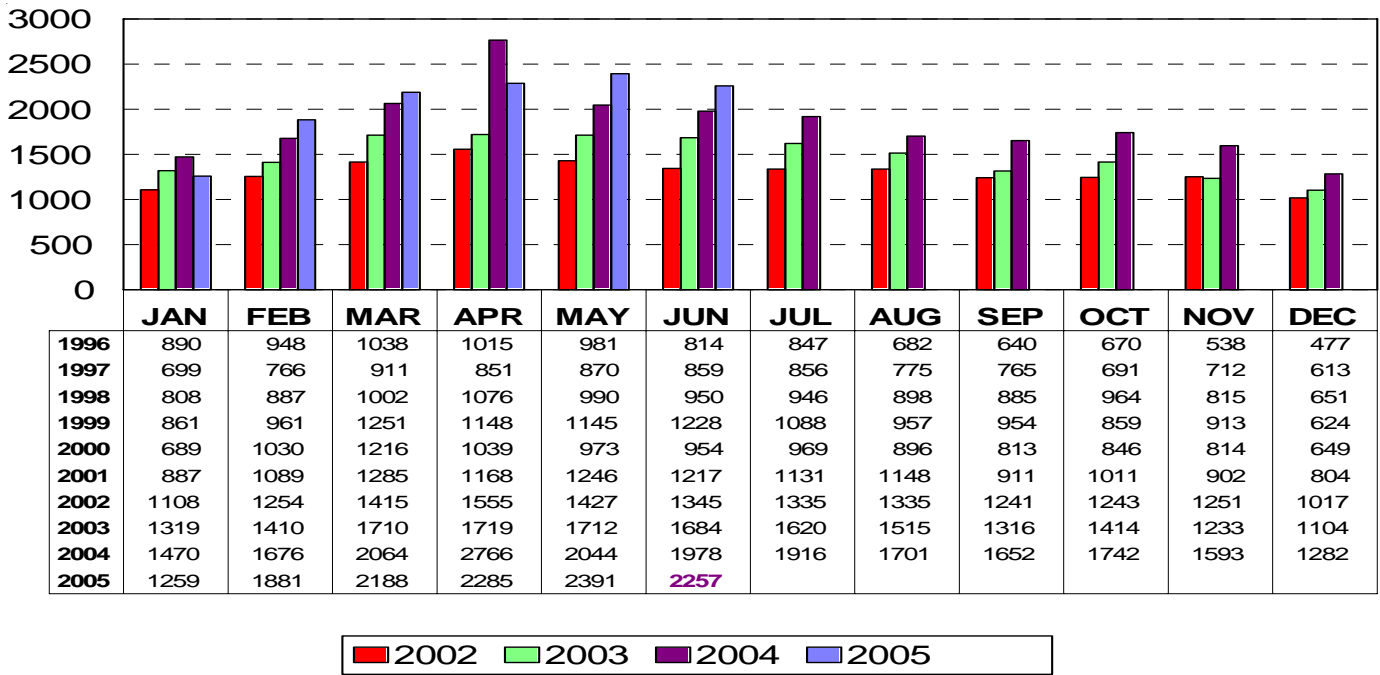
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# RESIDENTIAL STATISTICS

## Terms of Sale: June 2005



## Total Listings Under Contract\* Reported June 2005: 2,257



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

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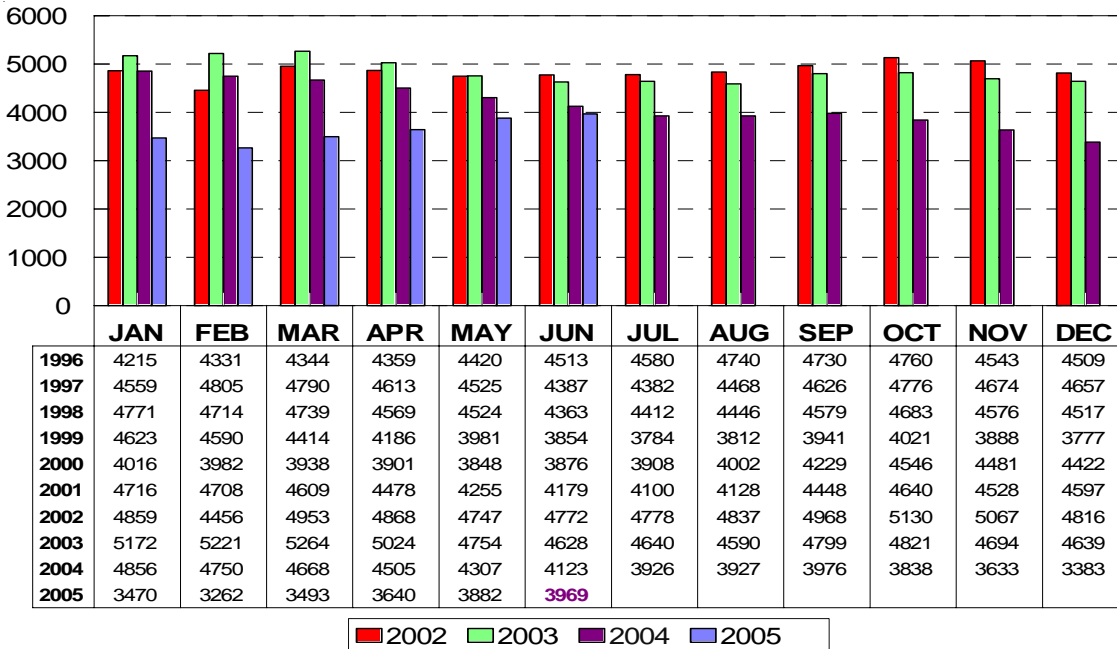
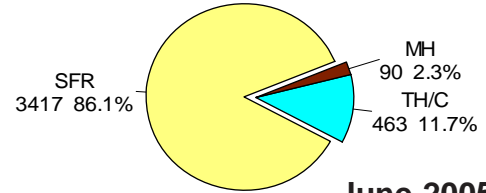
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# RESIDENTIAL STATISTICS

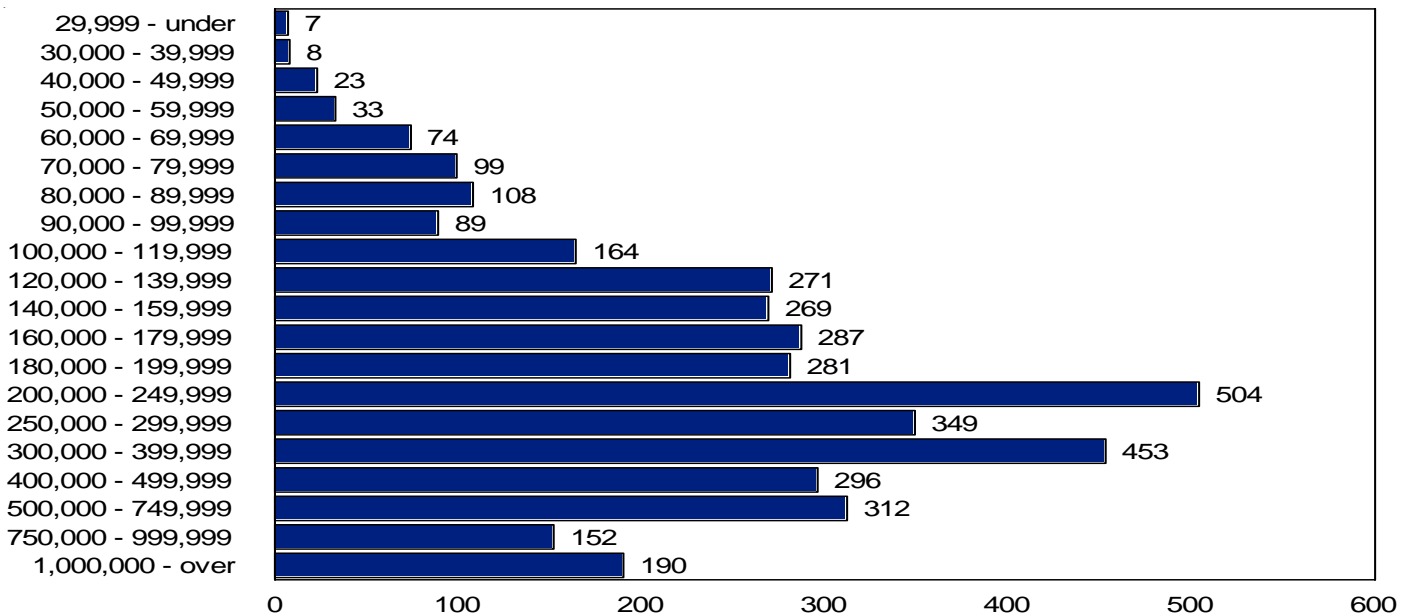
## Active Listings June 2005: 3,969



**June 2005**

Area	Listings
N	305
NE	251
NW	756
XNE	4
XNW	87
C	576
E	263
S	218
SE	322
SW	355
XSW	70
XS	115
W	206
XW	59
CAP	1
CCO	176
CCN	1
CGI	1
CGR	1
CMA	1
CPI	122
CSC	64
CYA	1
PE	3
PS	2
PSE	1
MEX	8

## Active Listing Price Breakdown June 2005: Average Price: \$357,879



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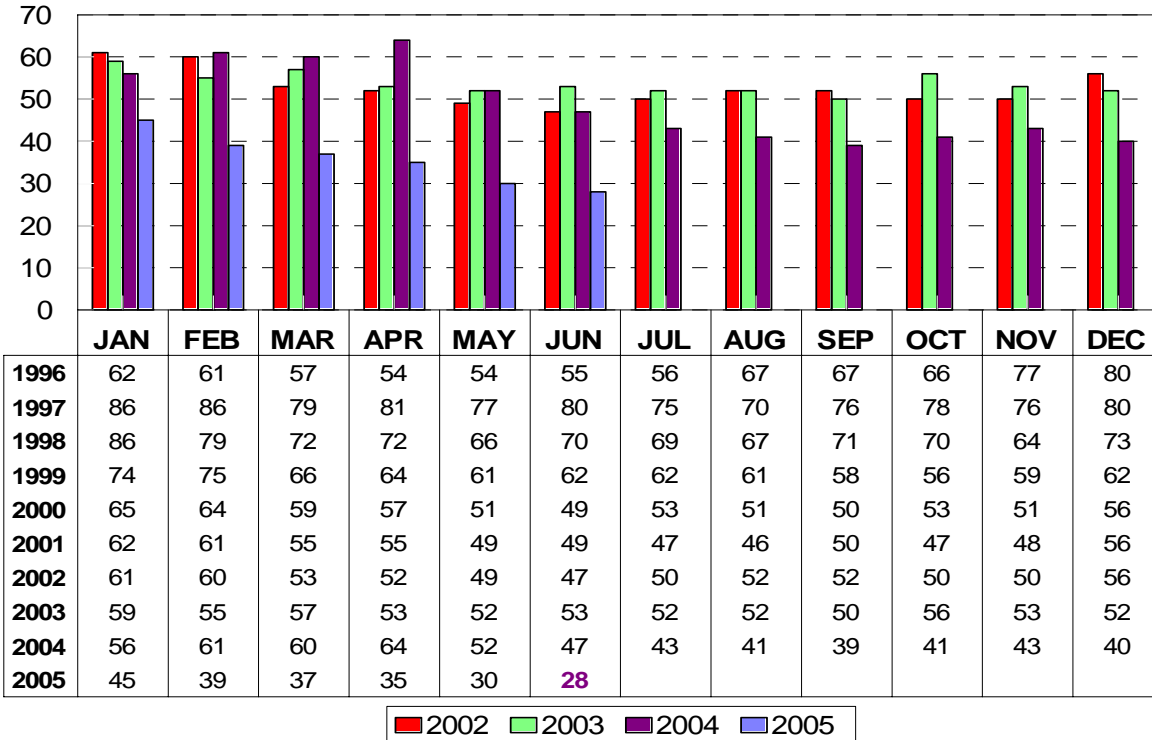


# RESIDENTIAL STATISTICS

## Average Days on Market

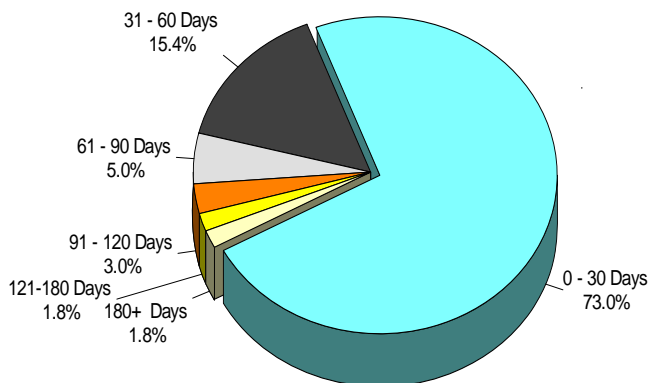
June 2005: 28 Days

June 2005

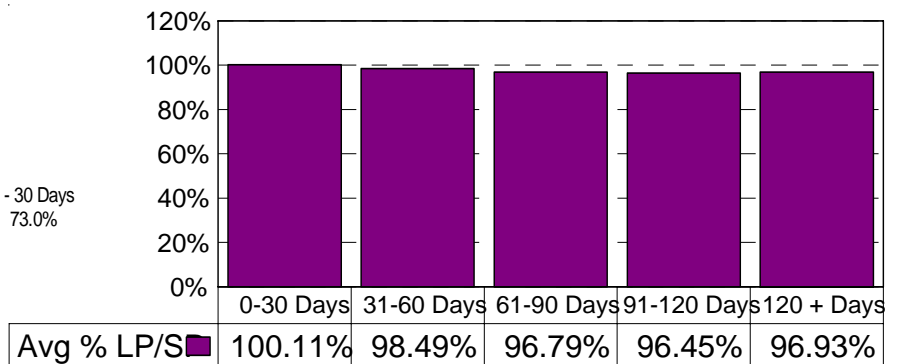


Area	DOM
N	27
NE	25
NW	23
XNE	99
XNW	66
C	23
E	16
S	21
SE	18
SW	31
XSW	47
XS	38
W	37
XW	61
CCO	70
CPI	64
CSC	116
PE	39

### June 2005 Average Days on Market Breakdown



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



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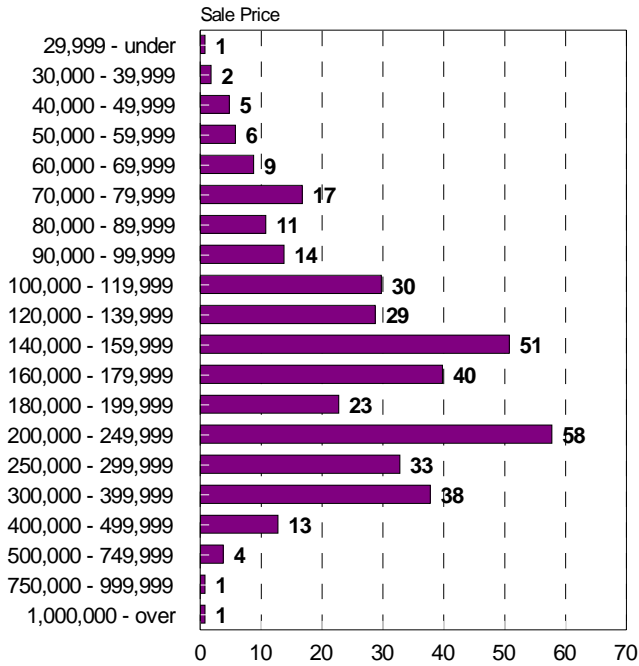
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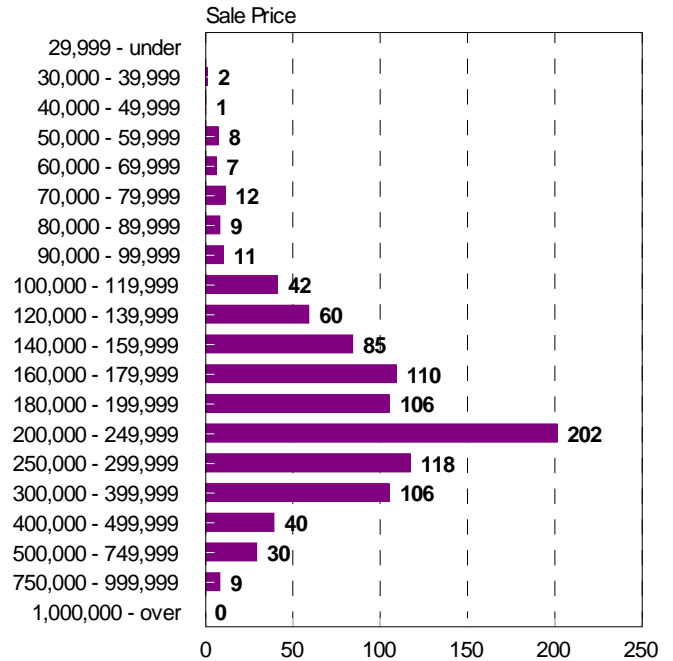
# RESIDENTIAL STATISTICS

## Sales Price Breakdown by Bedrooms

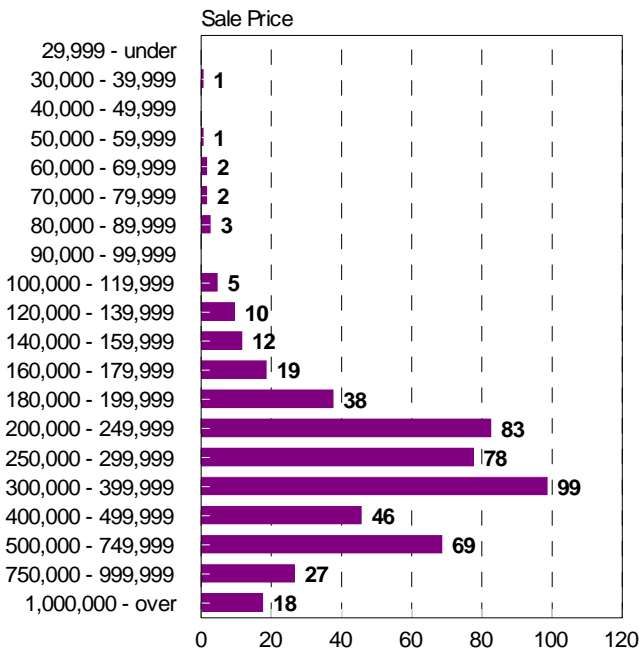
### 0 - 2 Bedrooms June 2005



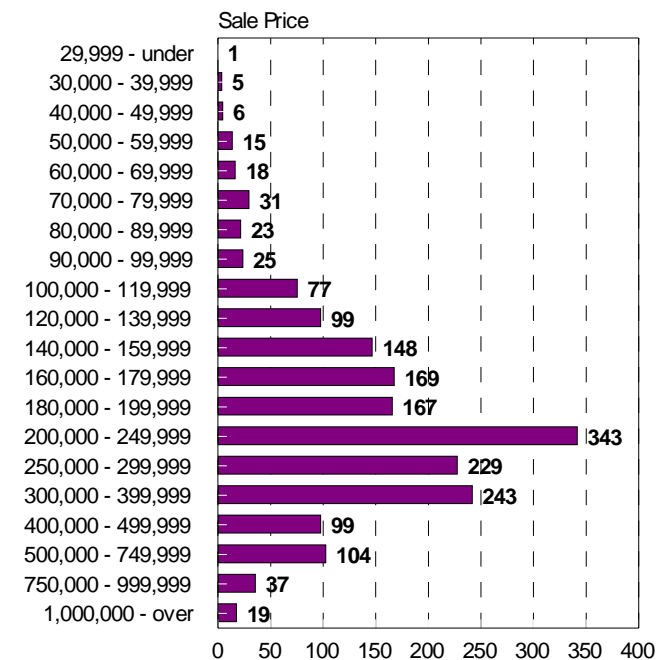
### 3 Bedrooms June 2005



### 4 + Bedrooms June 2005



### All Bedrooms June 2005



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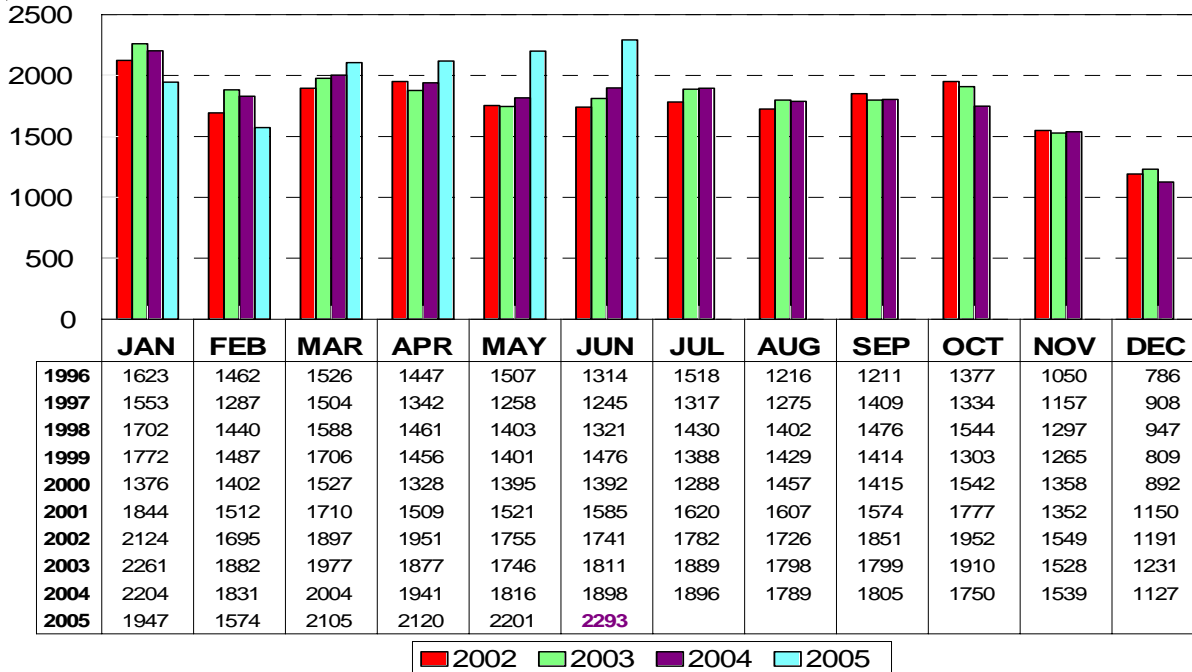
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# RESIDENTIAL STATISTICS

## New Listings

June 2005: 2293

June 2005



Area	New
N	186
NE	153
NW	514
XNW	32
C	364
E	198
S	111
SE	207
SW	204
XSW	22
XS	61
W	112
XW	23
CCO	50
CGR	1
CMA	1
CPI	39
CSC	13
PSW	1
MEX	1

## New Construction\* -Sold Information-

June 2005: 47 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	41	16,728,184	408,004	265,845
Mar 2005	48	13,795,918	287,415	222,191
Apr 2005	36	13,393,176	372,033	273,449
May 2005	59	18,235,137	309,070	238,000
<b>June 2005</b>	<b>47</b>	<b>12,936,220</b>	<b>275,239</b>	<b>223,585</b>
<b>2005 Totals</b>	<b>261</b>	<b>83,791,039</b>	<b>321,038</b>	<b>230,000</b>

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

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