

**November  
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: **December 10, 2005**

Contact: Judy Lowe, President, (520) 529-5100  
Cheri Meadows, Chief Operations Officer, (520) 327-4218

## November 2005 Residential Home Sales

“While the median sales price and number of active listings continued to grow for the month of November, the total unit sales and volume month-over-month decreased. Additionally, the total listings under contract slipped 13% month-over-month at the same time that the average days a listing is on the market increased from 31 days in October to 34 days in November. These real estate indicators illustrate a subtle steadying of the housing market in the region. It is particularly interesting to note that both the inventory of homes available and the median home sale prices continue to increase in lockstep. Typically, one would expect increasing inventory to cause sales prices to level off.” – **Judy Lowe, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc.**

**Home Sales Volume:** Increased 25.5% from \$258,237,295 in November, 2004, to \$324,188,934 in November, 2005.

**Home Sales Units:** Increased .8% from 1,209 units sold in November, 2004, to 1,219 units sold in November, 2005.

**Average Sale Price (all residential types):** Increased 24.5% from \$213,596 in November, 2004, to \$265,947 in November, 2005.

**Median Sale Price (the price at which half the homes were sold above and half below):** Increased 29.1% from \$175,000 in November, 2004, to \$226,000 in November, 2005.

**Average Sale Price (single family residences):** Increased 26.5% from 226,143 in November, 2004, to \$286,159 in November, 2005.

**Average Days on Market:** Decreased from 43 in November, 2004, to 34 in November, 2005, with 62.7% 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 4.1% from 1,593 in November, 2004, to 1,528 in November, 2005.

**Active Listings:** Increased 52.9% from 3,633 in November, 2004, to 5,554 in November, 2005

**New Listings:** Increased 50.3% from the 1,539 listings added in November, 2004, to the 2,313 listings added during November, 2005.

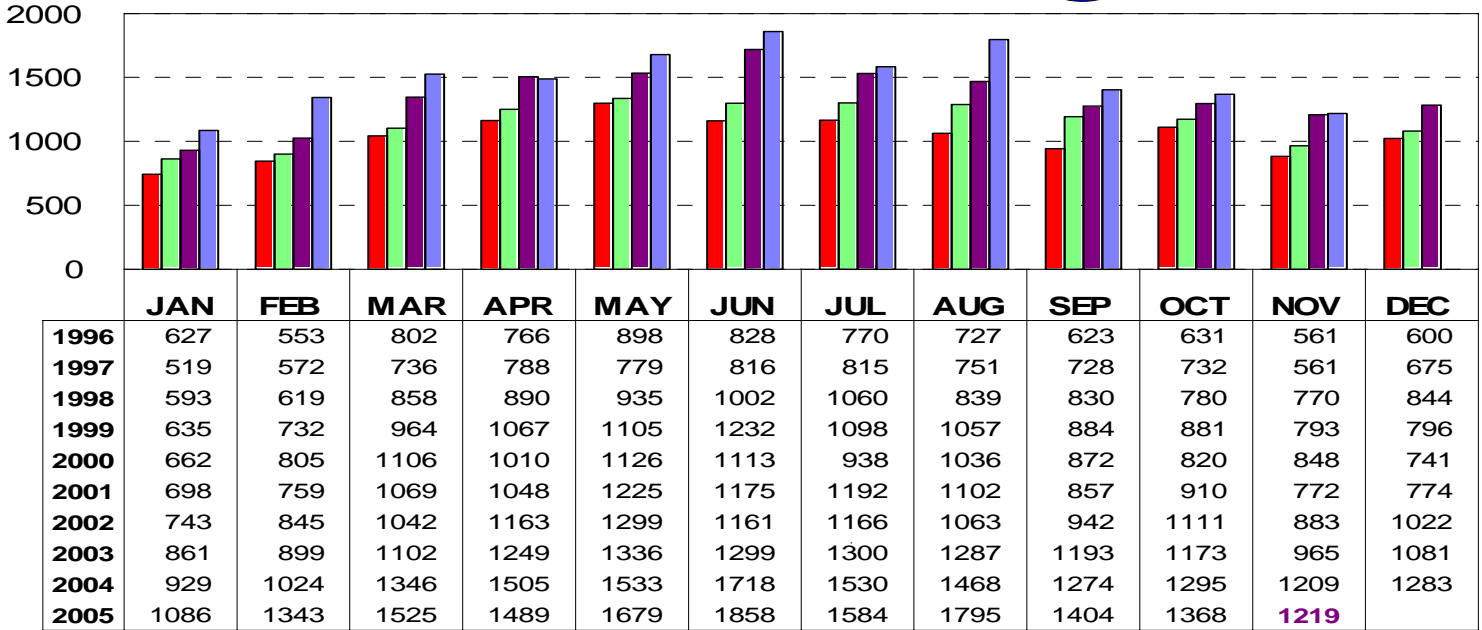
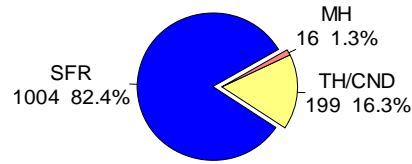
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# RESIDENTIAL STATISTICS

## Total Unit Sales

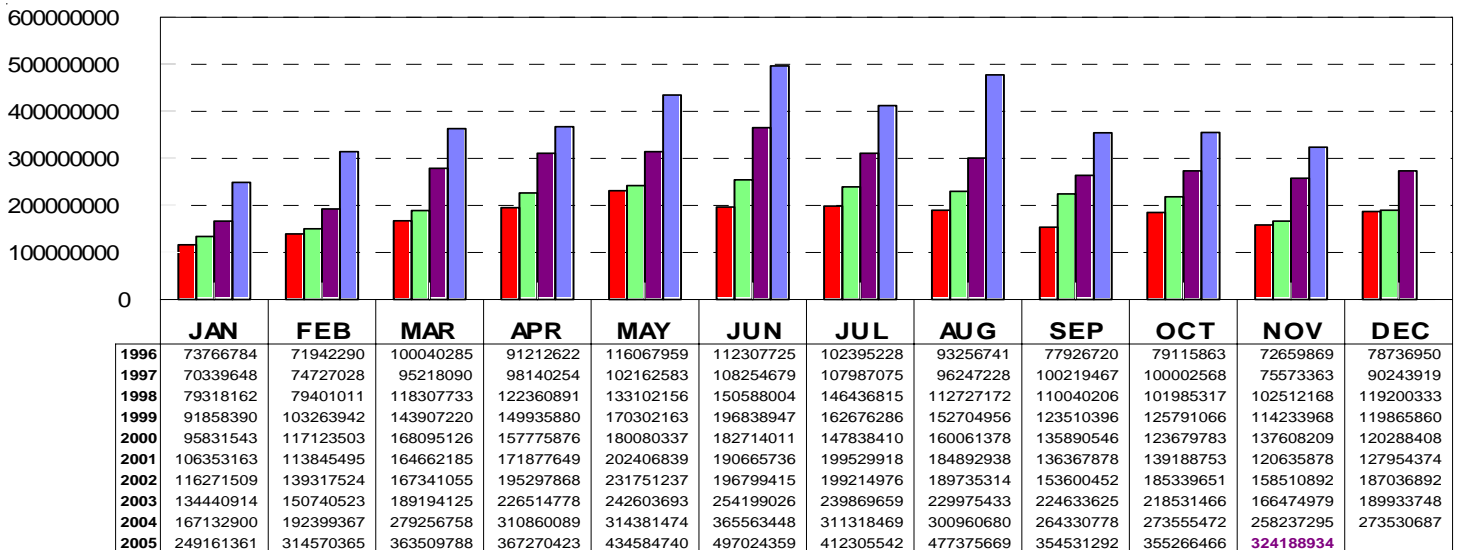
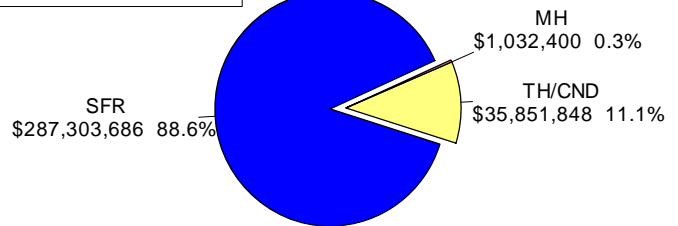
November 2005: 1,219 Units



2002 2003 2004 2005

## Total Sales Volume

November 2005: \$324,188,934



2002 2003 2004 2005

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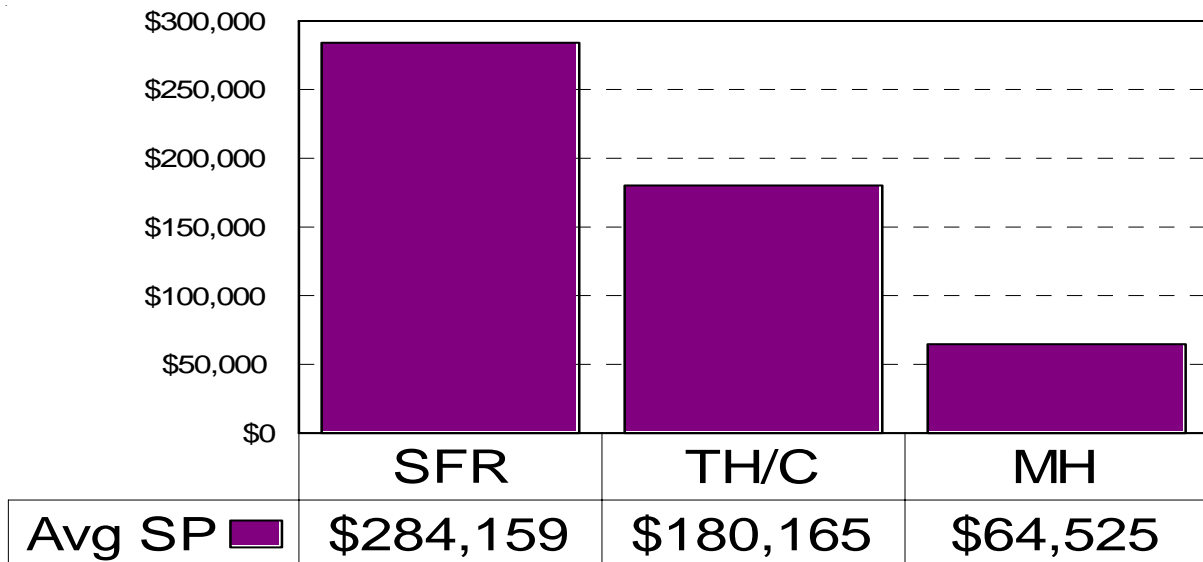
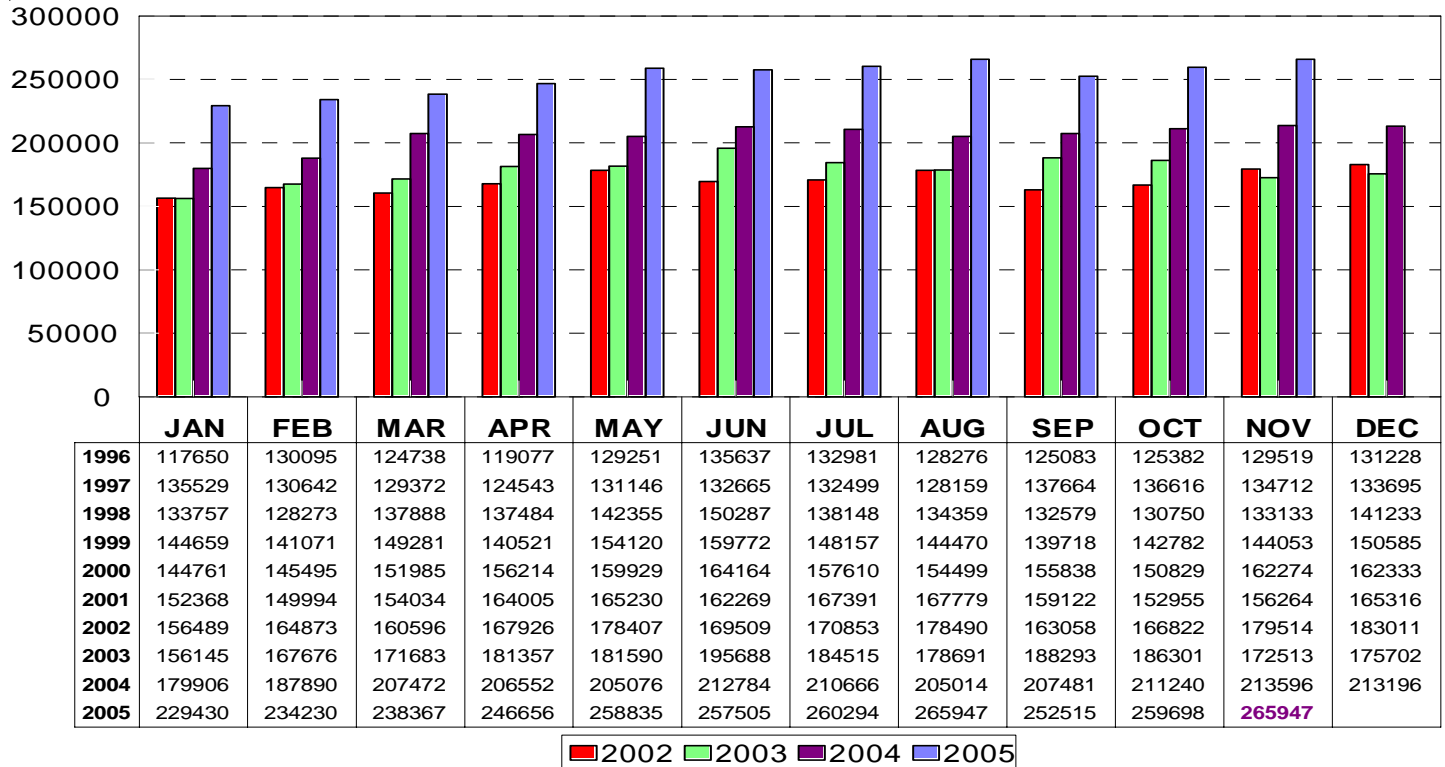
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## RESIDENTIAL STATISTICS

# Average Sale Price

November 2005: \$265,947



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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	\$255,253	\$532,852	\$711,120	\$920,657	\$525,743
NE	\$151,045	\$437,103	\$419,217	\$578,000	\$352,657
NW	\$231,110	\$278,548	\$398,458	\$496,314	\$310,157
XNW	\$30,000	\$141,046	\$123,156	\$140,000	\$128,450
C	\$161,017	\$227,816	\$313,911	\$386,633	\$206,709
E	\$143,495	\$240,622	\$278,876	\$284,000	\$230,326
S	\$116,698	\$148,837	\$174,250		\$149,460
SE	\$182,780	\$209,080	\$280,796	\$281,633	\$231,258
SW	\$118,459	\$180,560	\$218,402	\$206,500	\$179,489
XSW	\$181,400	\$161,000	\$140,450		\$189,989
XS	\$144,857	\$252,899	\$286,297	\$515,000	\$247,559
W	\$139,093	\$249,284	\$297,322	\$1,210,000	\$244,473
XW	\$64,000	\$125,317	\$80,000		\$111,988
CCO	\$153,188	\$146,267	\$230,375		\$260,778
CPI	\$307,445	\$272,500	\$181,500	\$410,000	\$284,352
CSC	\$290,000	\$349,000	\$865,000		\$425,167
PS		\$112,000			\$112,000
TOTAL	\$180,960	\$251,963	\$354,529	\$531,575	\$265,947

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

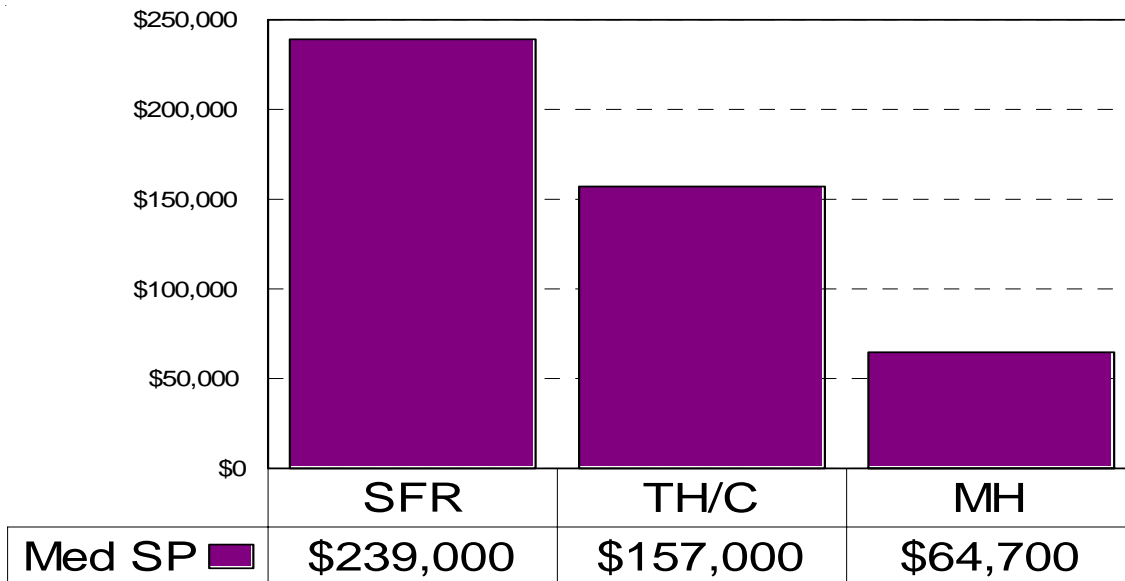
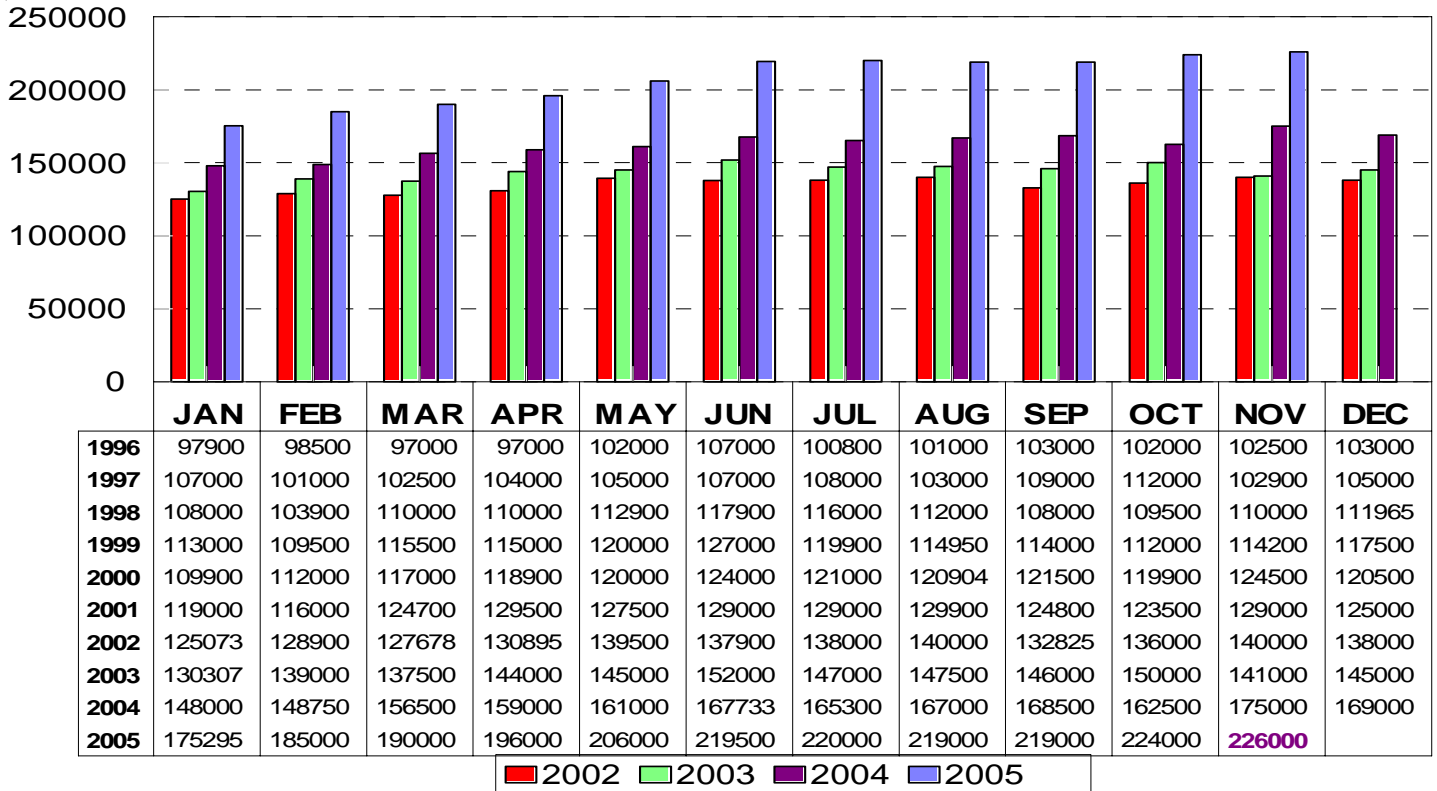
	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	28	28	27	6	89
NE	22	33	18	2	75
NW	49	165	73	14	301
XNW	1	9	5	1	16
C	83	83	14	3	183
E	21	54	25	1	101
S	9	44	13		66
SE	5	83	39	3	130
SW	16	62	22	2	102
XSW	5	2	2		9
XS	7	12	10	1	30
W	15	29	9	1	54
XW	1	6	1		8
CCO	8	15	4		27
CPI	11	6	3	1	21
CSC	1	4	1		6
PS		1			1
TOTAL	282	636	266	35	1,219

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## RESIDENTIAL STATISTICS

# Median Sale Price

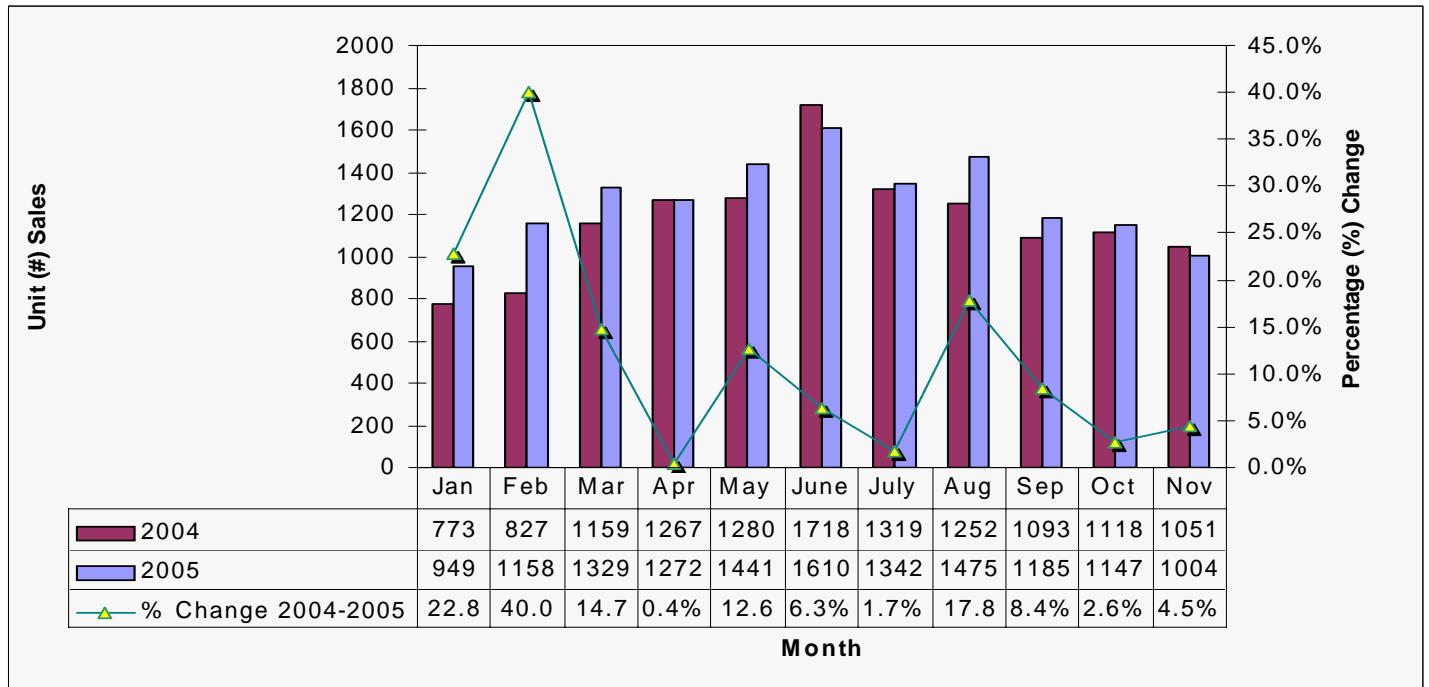
November 2005: \$226,000



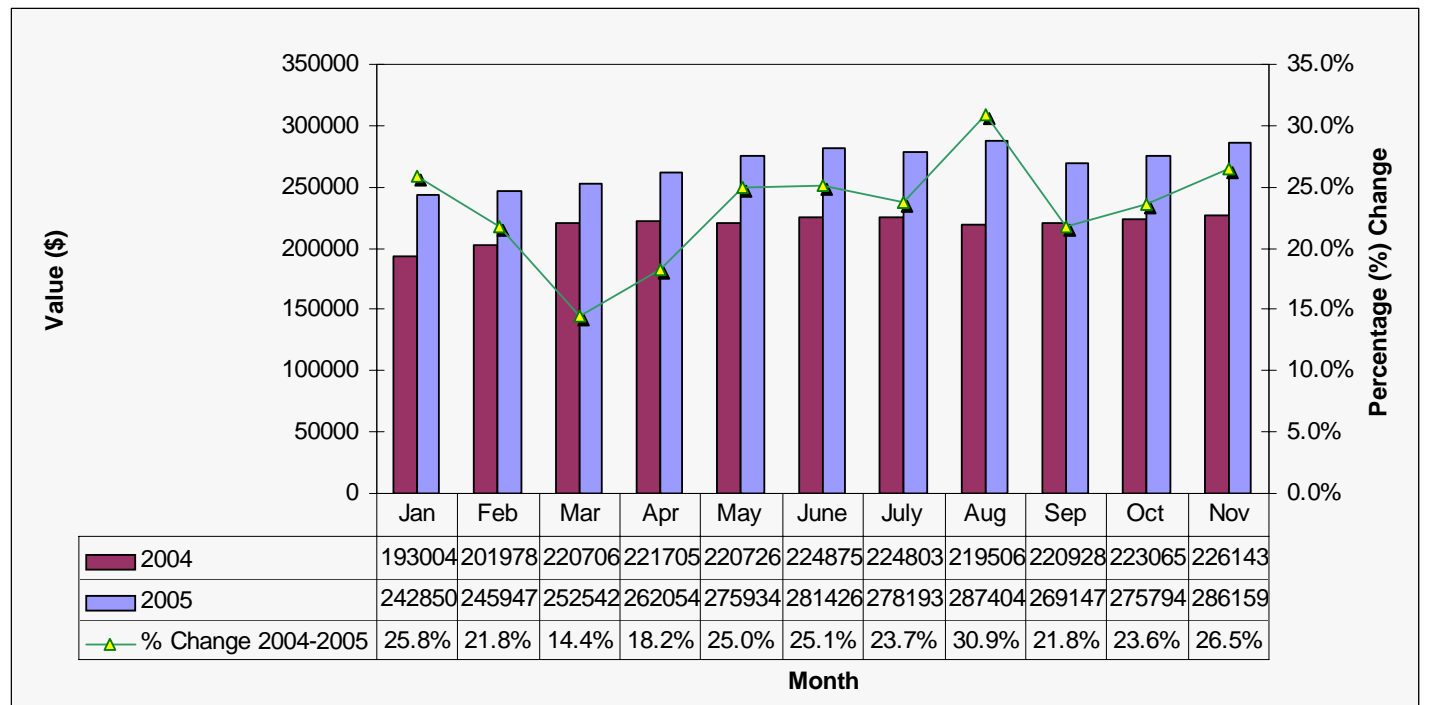
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## RESIDENTIAL STATISTICS

# % Change: SFR Unit Sales



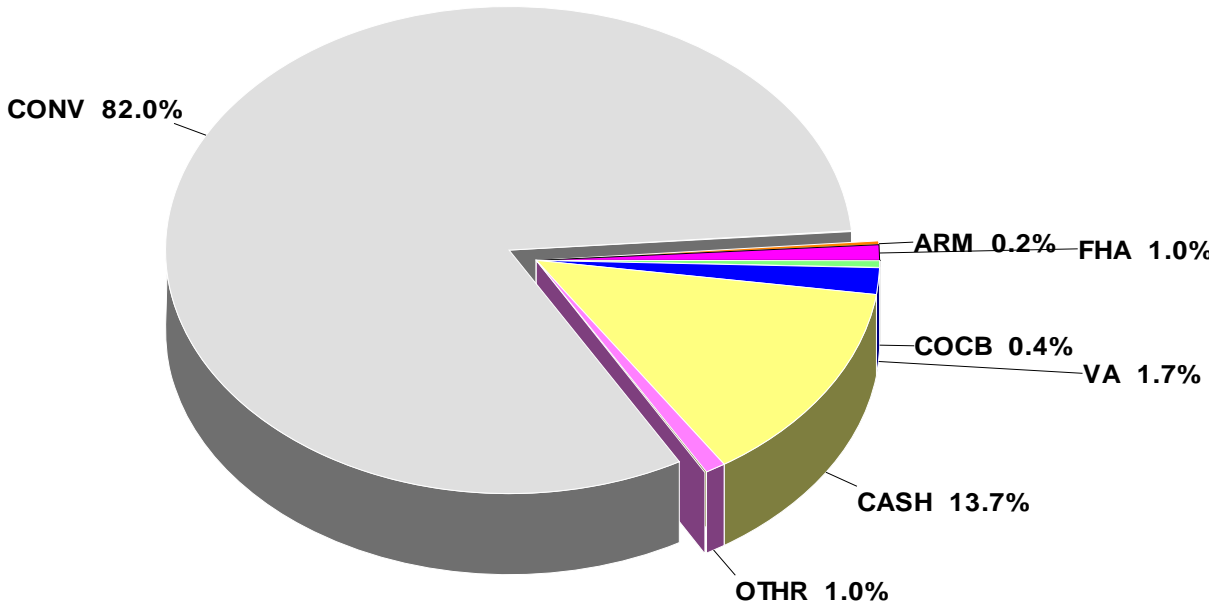
# % Change: SFR Avg Sale Price



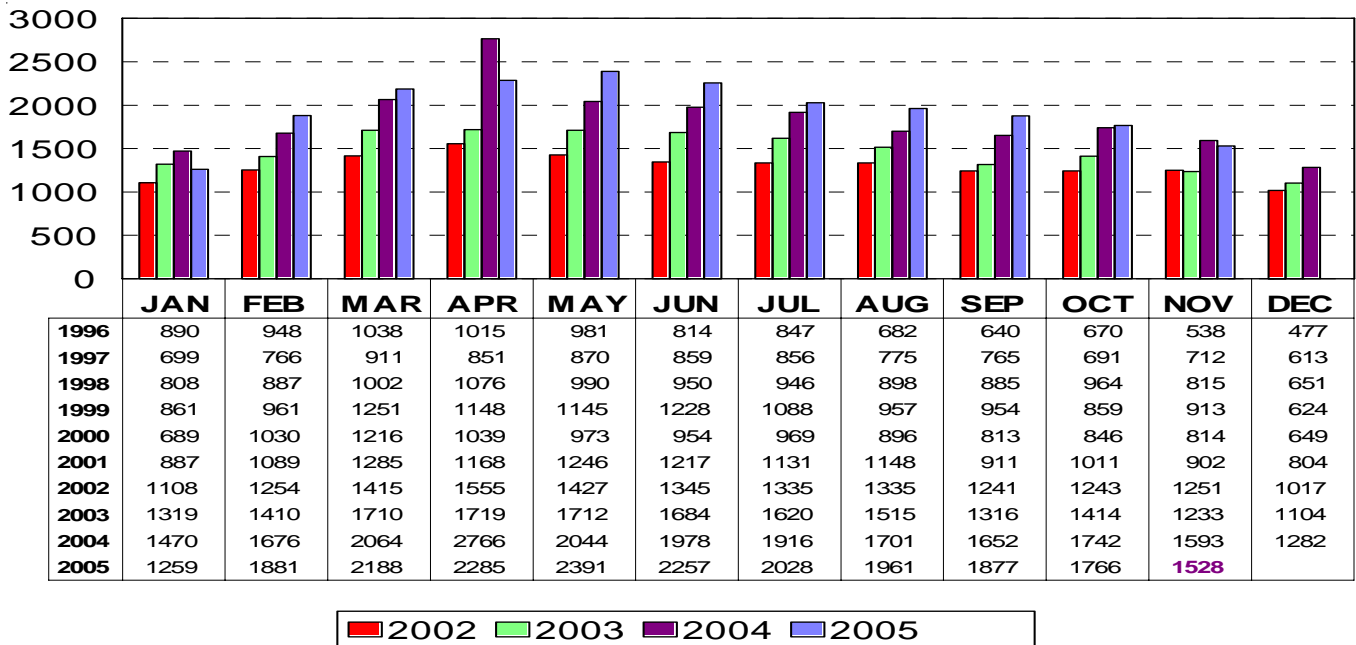
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# RESIDENTIAL STATISTICS

## Terms of Sale: November 2005



## Total Listings Under Contract\* Reported November 2005: 1,528

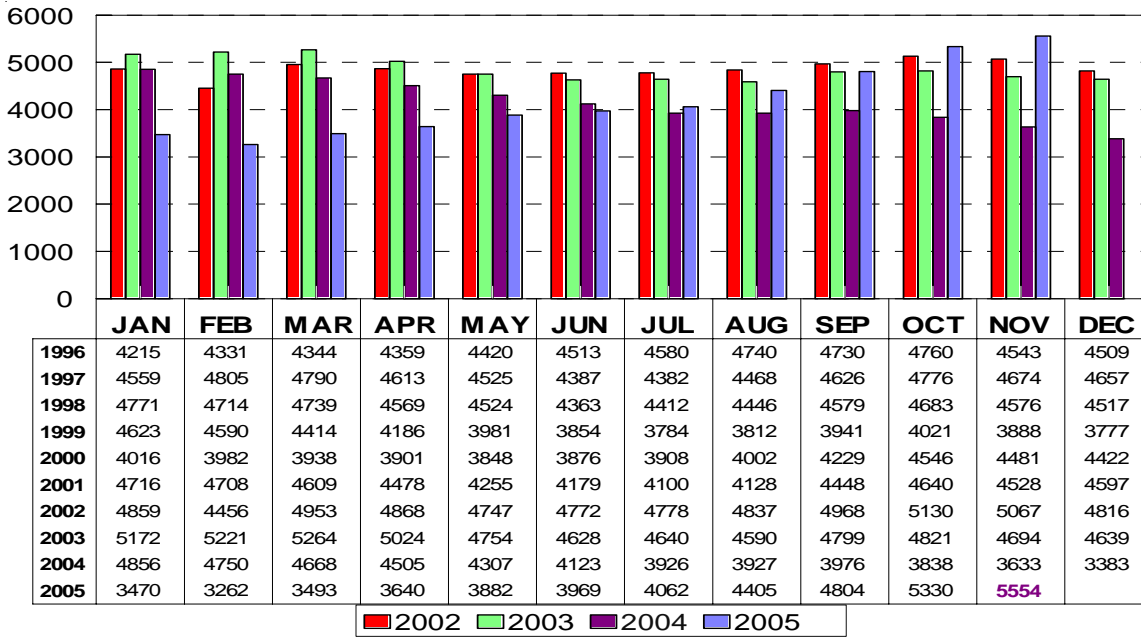
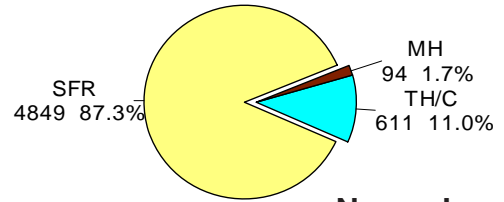


\* Note: Data includes listings under contract that remained active on the market

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# RESIDENTIAL STATISTICS

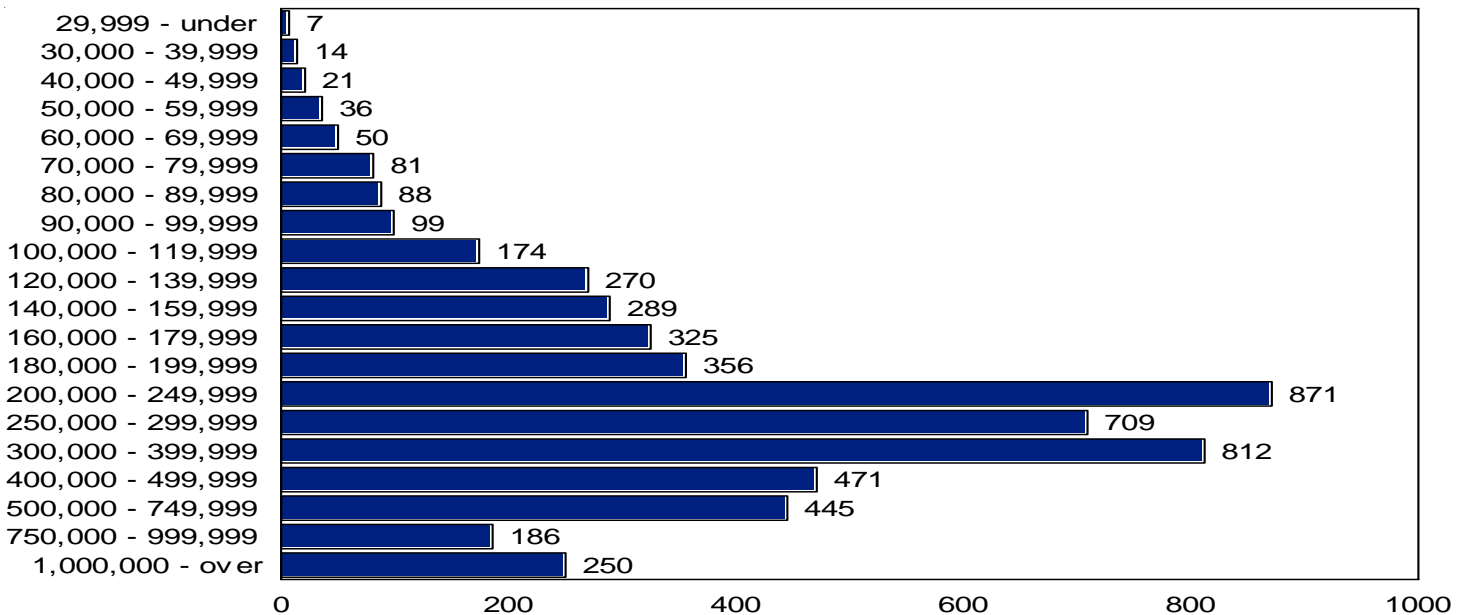
## Active Listings November 2005: 5,554



November 2005

Area	Listings
N	404
NE	309
NW	1229
XNE	2
XNW	87
C	742
E	243
S	329
SE	513
SW	439
XSW	119
XS	234
W	268
XW	59
CAP	2
CCO	185
CGI	2
CGR	2
CMA	2
CPI	191
CSC	71
CYA	1
PE	7
PS	4
PSW	1
MEX	10

## Active Listing Price Breakdown November 2005: Average Price: \$371,753



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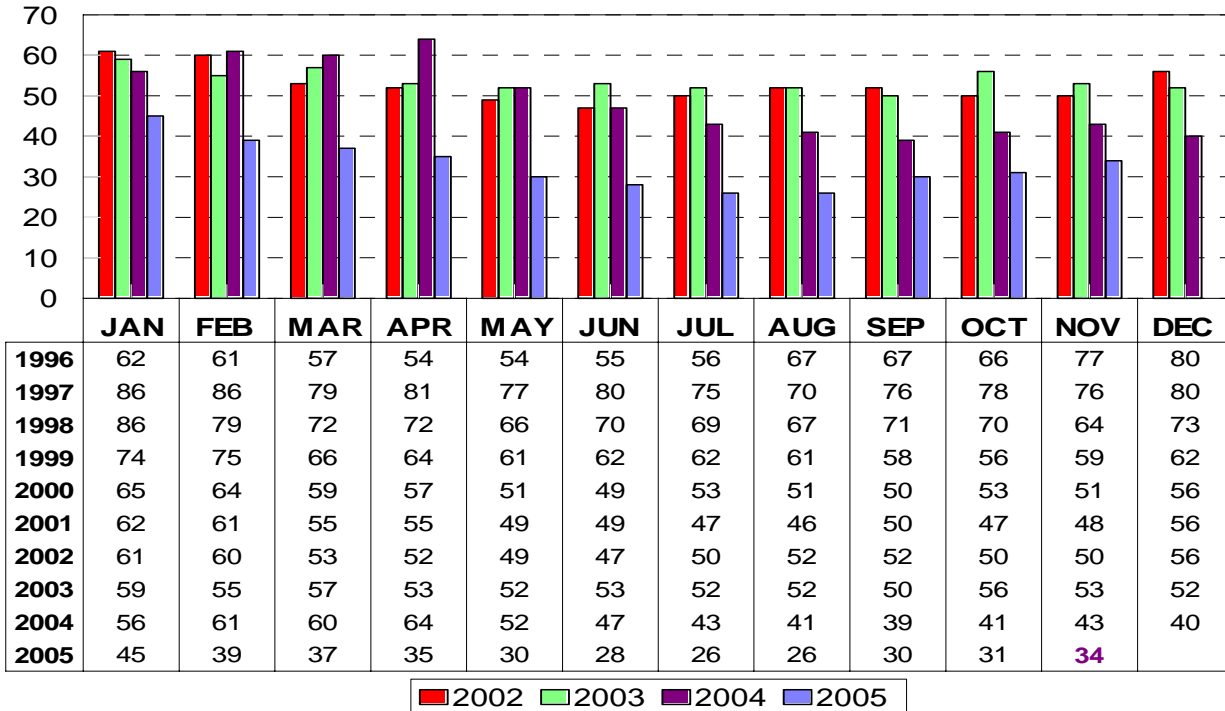


# RESIDENTIAL STATISTICS

## Average Days on Market

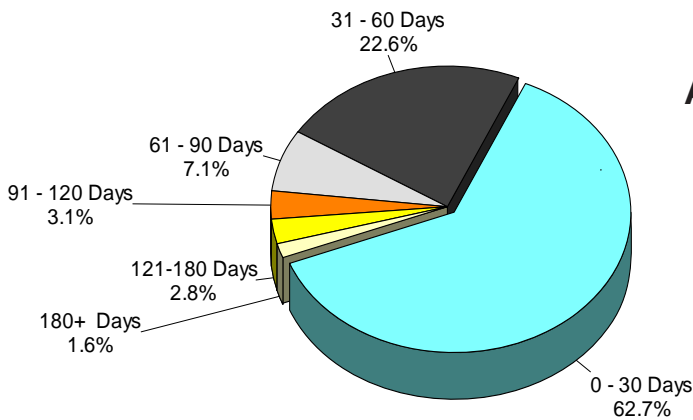
November 2005: 34 Days

October 2005

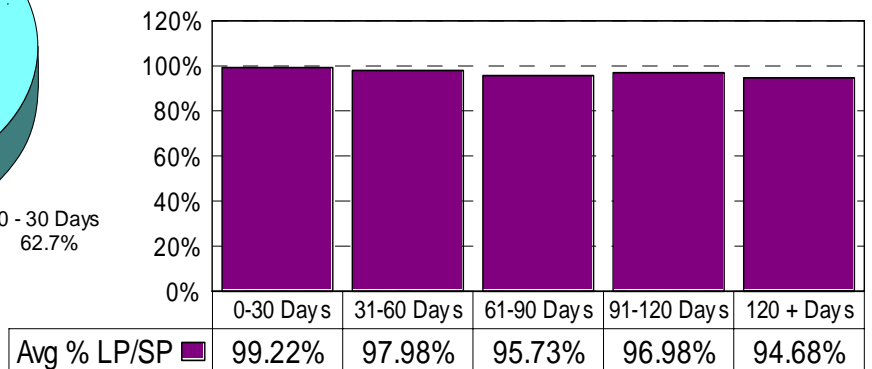


Area	DOM
N	38
NE	28
NW	29
XNW	57
C	27
E	24
S	33
SE	23
SW	35
XSW	57
XS	47
W	54
XW	83
CCO	98
CPI	55
CSC	124
PS	59

### November 2005 Average Days on Market Breakdown



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



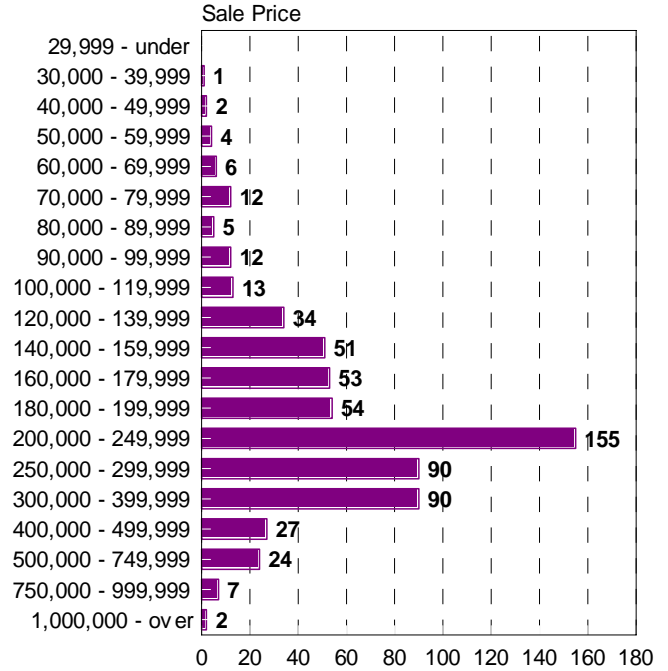
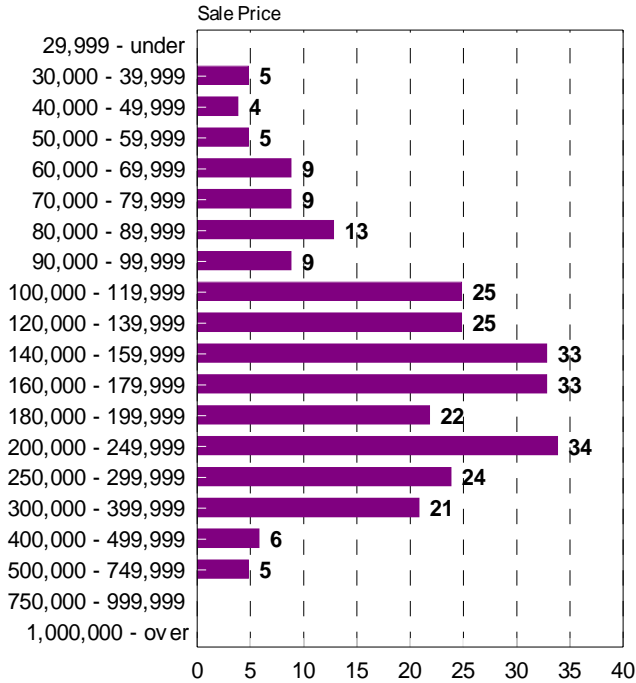
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# RESIDENTIAL STATISTICS

## Sales Price Breakdown by Bedrooms

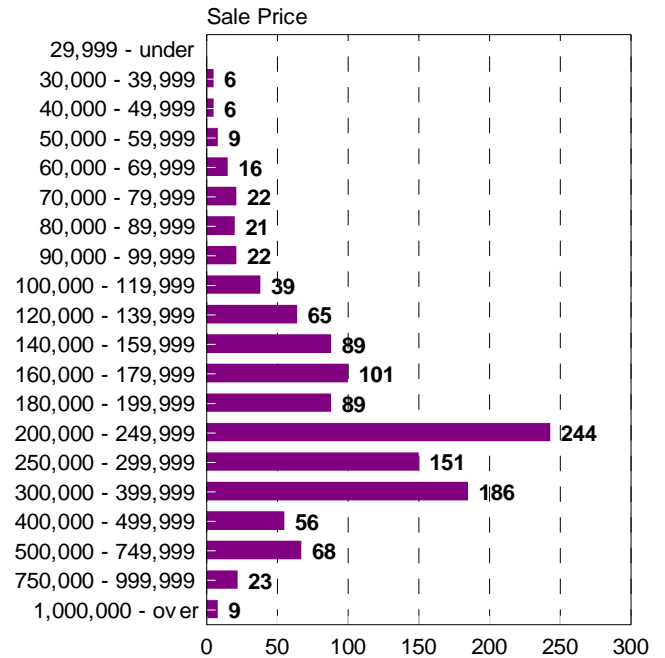
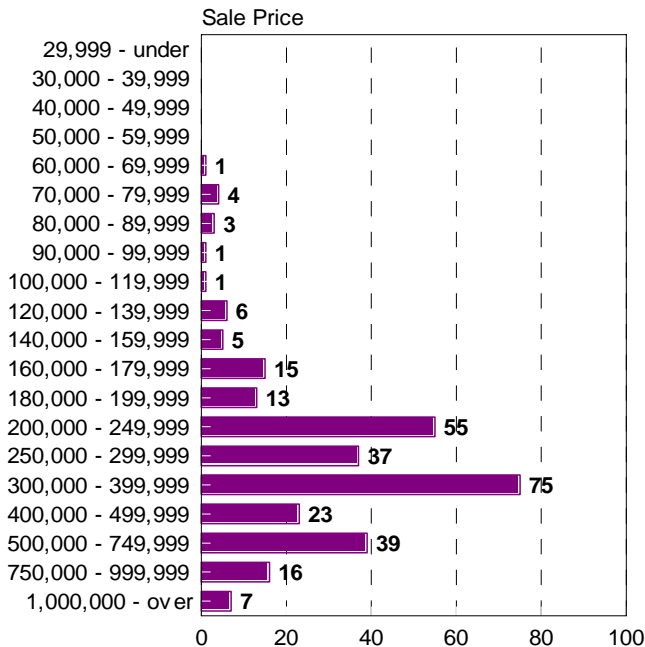
### 0 - 2 Bedrooms November 2005

### 3 Bedrooms November 2005



### 4 + Bedrooms November 2005

### All Bedrooms November 2005



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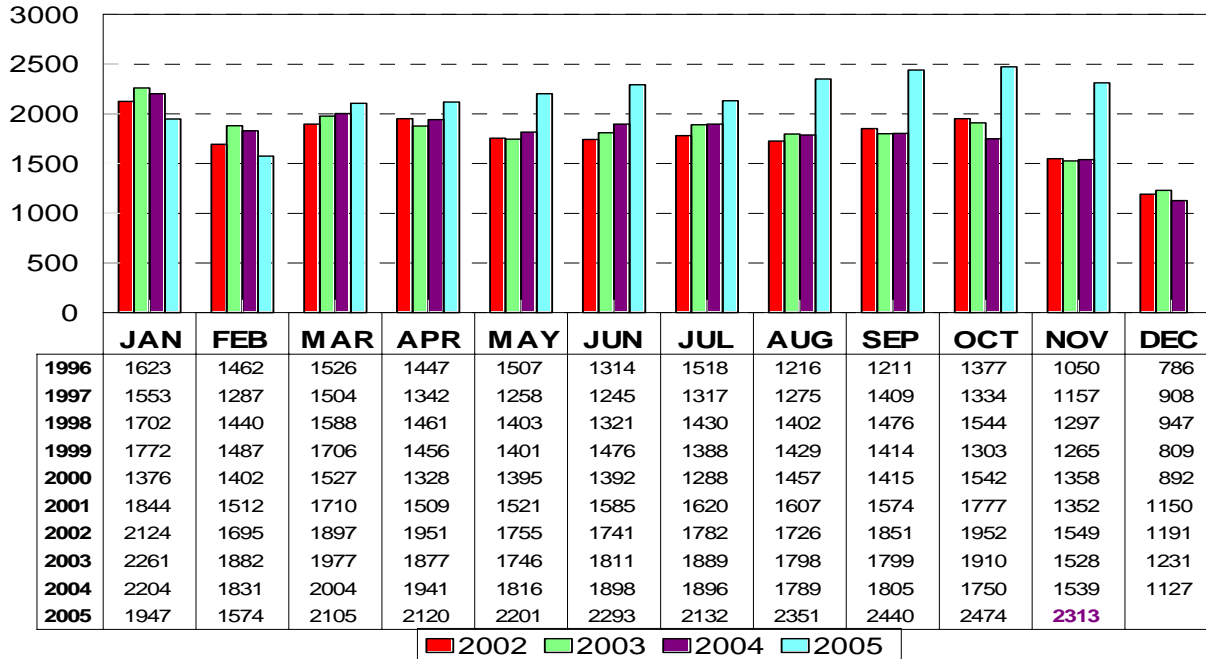
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# RESIDENTIAL STATISTICS

## New Listings

November 2005: 2,313

November 2005



Area	New
N	153
NE	113
NW	554
XNE	2
XNW	21
C	336
E	160
S	114
SE	228
SW	198
XSW	42
XS	92
W	138
XW	15
CCO	54
CGI	1
CGR	2
CMC	1
CPI	66
CSC	18
PE	3
PS	1
PSW	1

## New Construction\* -Sold Information-

November 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	56	16,912,738	302,013	227,191
Sep 2005	60	19,689,907	328,165	253,017
Oct 2005	43	1,126,165	261,902	213,400
<b>Nov 2005</b>	<b>33</b>	<b>10,770,304</b>	<b>236,373</b>	<b>226,430</b>
<b>2005 Totals</b>	<b>529</b>	<b>168,001,100</b>	<b>317,582</b>	<b>233,605</b>

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

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