

October  
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: **November 8, 2005**

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## October 2005 Residential Home Sales

"In the month of October, the number of active listings in the Tucson Association of REALTORS® Multiple Listing Service hit a ten-year high of 5330 listings. However, the record number of properties available in the market did not negatively impact the median sale price of homes. In fact, the median sale price rose 2.3% month over month to a record-high \$224,000. Although the total unit sales statistics had a minor decrease, it is apparent that the Tucson Area real estate market continues to prosper." – Judy Lowe, President of the Tucson Association of REALTORS® Multiple Listing Service, Inc.

**Home Sales Volume:** Increased 29.9% from \$273,555,472 in October, 2004, to \$355,266,466 in October, 2005.

**Home Sales Units:** Increased 5.6% from 1,295 units sold in October, 2004, to 1,368 units sold in October, 2005.

**Average Sale Price (all residential types):** Increased 40% from \$211,240 in October, 2004, to \$295,698 in October, 2005.

**Median Sale Price (the price at which half the homes were sold above and half below):** Increased 37% from \$162,500 in October, 2004, to \$224,000 in October, 2005.

**Average Sale Price (single family residences):** Increased 23% from 223,065 in October, 2004, to \$275,794 in October, 2005.

**Average Days on Market:** Decreased from 41 in October, 2004, to 31 in October, 2005, with 67.7% of all closed listings selling in the first 30 days on the market.

**Pending contracts (transactions subject to contract but not yet closed escrow):** Increased 1.4% from 1,742 in October, 2004, to 1,766 in October, 2005.

**Active Listings:** Increased 38.9% from 3,838 in October, 2004, to 5,330 in October, 2005

**New Listings:** Increased 41.4% from the 1,750 listings added in October, 2004, to the 2,474 listings added during October, 2005.

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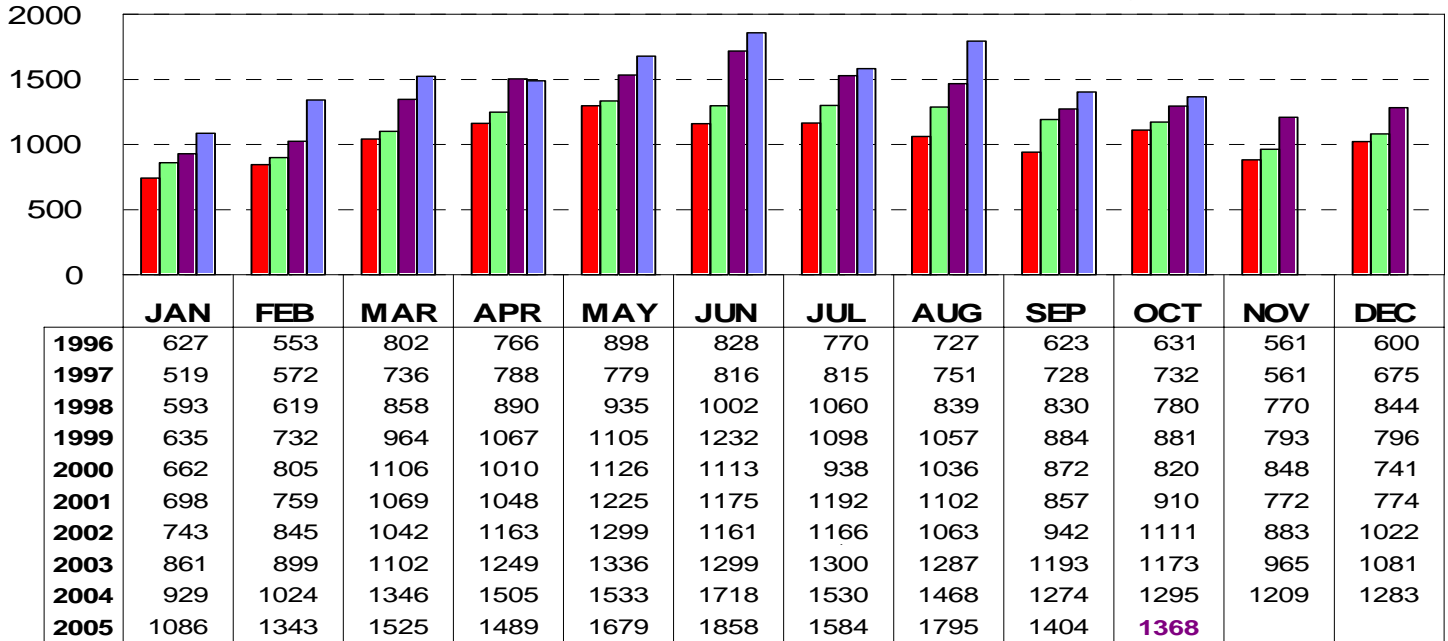
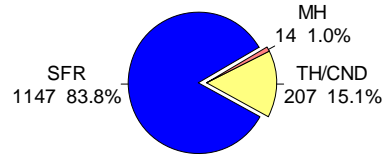
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# RESIDENTIAL STATISTICS

## Total Unit Sales

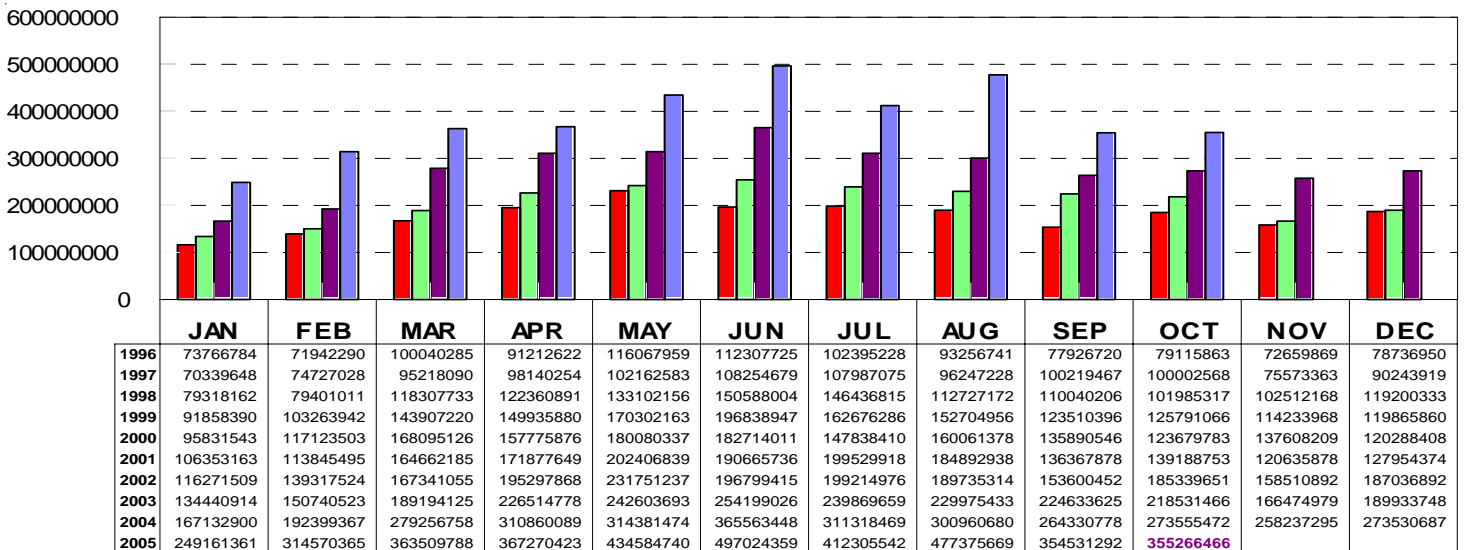
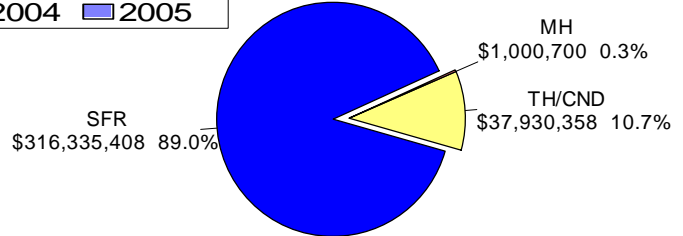
October 2005: 1,368 Units



2002 2003 2004 2005

## Total Sales Volume

October 2005: \$355,266,466



2002 2003 2004 2005

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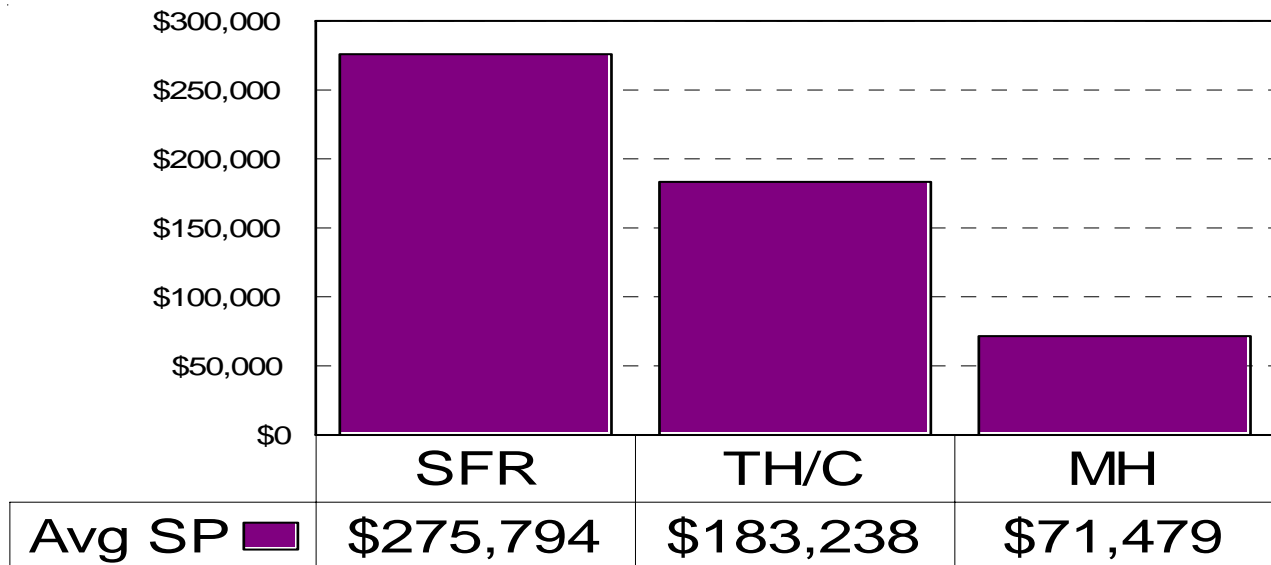
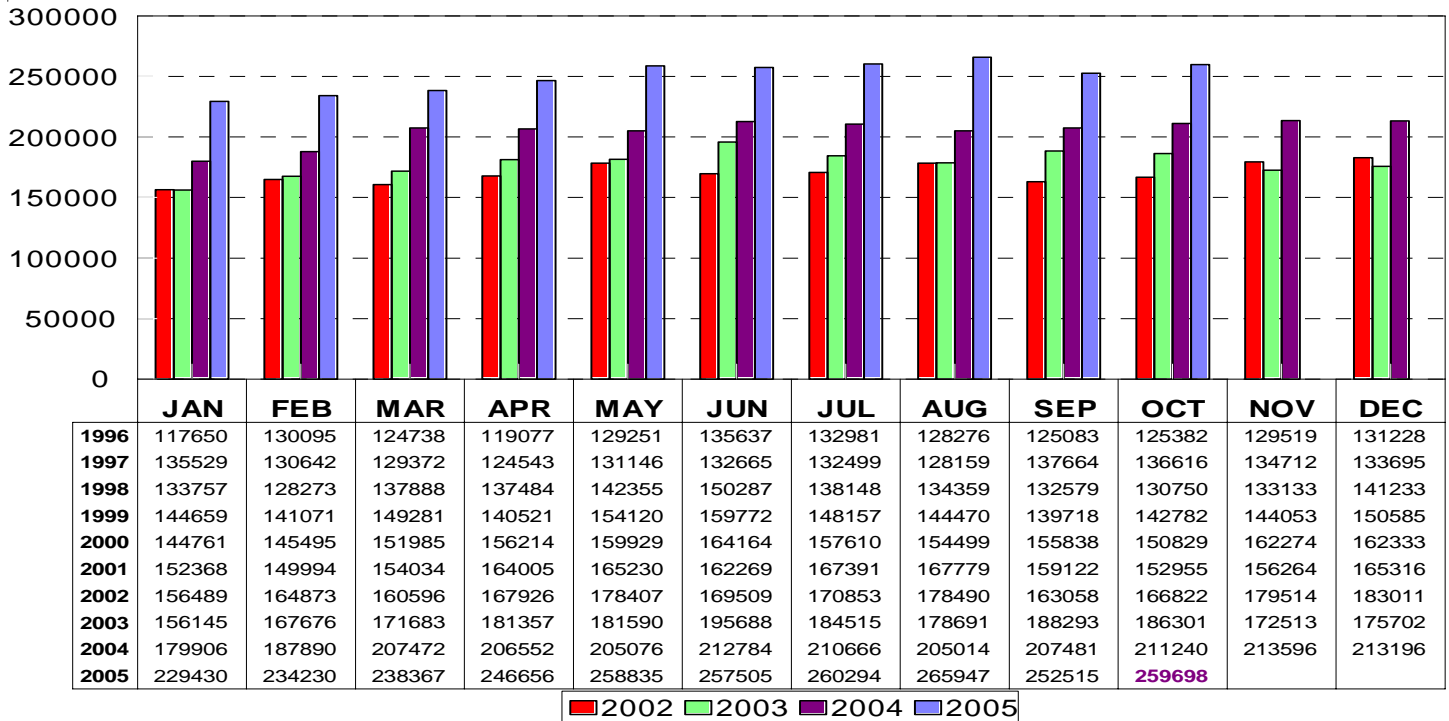
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## RESIDENTIAL STATISTICS

# Average Sale Price

October 2005: \$259,698



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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	\$212,547	\$470,538	\$576,627	\$1,029,400	\$402,002
NE	\$188,611	\$413,824	\$448,046	\$512,313	\$391,270
NW	\$239,017	\$275,668	\$359,724	\$559,417	\$296,332
XNE					
XNW	\$65,000	\$97,400	\$224,450	\$360,000	\$155,233
C	\$173,049	\$234,245	\$306,089	\$373,975	\$219,530
E	\$132,914	\$220,161	\$291,978	\$246,200	\$218,171
S	\$107,983	\$149,266	\$165,767	\$208,250	\$151,139
SE	\$150,083	\$215,328	\$265,043	\$441,568	\$231,939
SW	\$121,794	\$178,303	\$217,548	\$340,000	\$180,815
XSW	\$191,478	\$204,591	\$422,950	\$550,000	\$230,134
XS	\$243,750	\$268,861	\$300,036	\$316,550	\$275,141
W	\$142,405	\$224,012	\$397,800	\$552,500	\$229,364
XW	\$132,500	\$122,275	\$140,700		\$125,856
CCO	\$120,591	\$120,465	\$367,000	\$215,000	\$145,006
CGI		\$43,000			\$43,000
CGR	\$95,000				\$95,000
CPI	\$334,830	\$320,410	\$402,750	\$292,000	\$333,289
CSC	\$496,000	\$274,250	\$375,000		\$352,000
TOTAL	\$196,067	\$243,547	\$337,266	\$472,393	\$259,698

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

	0-2 Bdrrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	47	23	24	5	99
NE	14	30	21	8	73
NW	60	183	89	6	338
XNW	2	6	4	1	12
C	74	80	19	4	177
E	23	76	23	4	126
S	6	54	9	4	73
SE	12	87	48	4	151
SW	16	53	25	1	95
XSW	9	14	2	1	26
XS	10	20	11	4	45
W	11	39	5	1	56
XW	2	12	2		16
CCO	11	10	2	1	24
CGI		1			1
CGR	1				1
CPI	22	21	4	1	48
CSC	2	4	1		7
TOTAL	322	712	289	45	1,368

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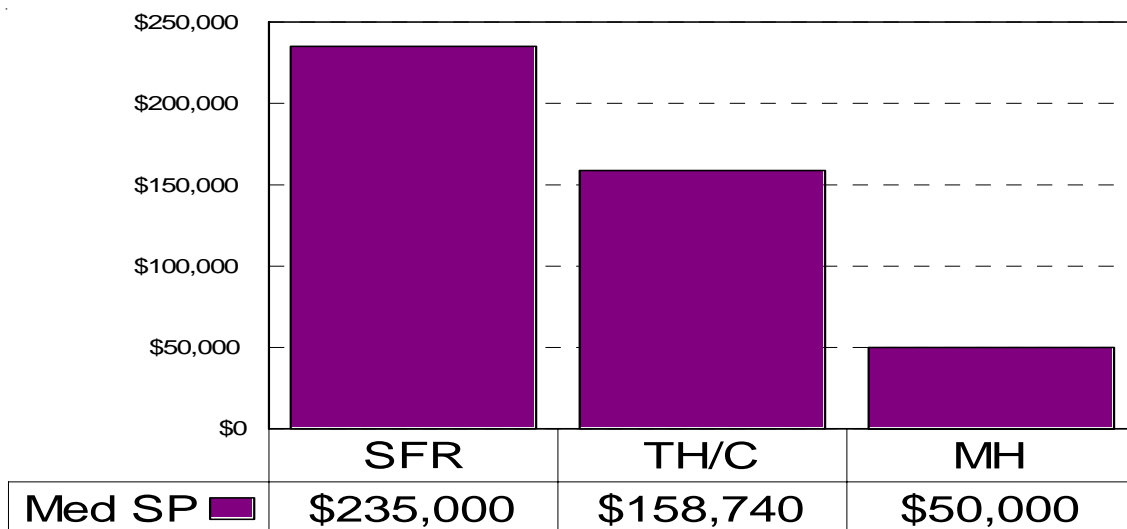
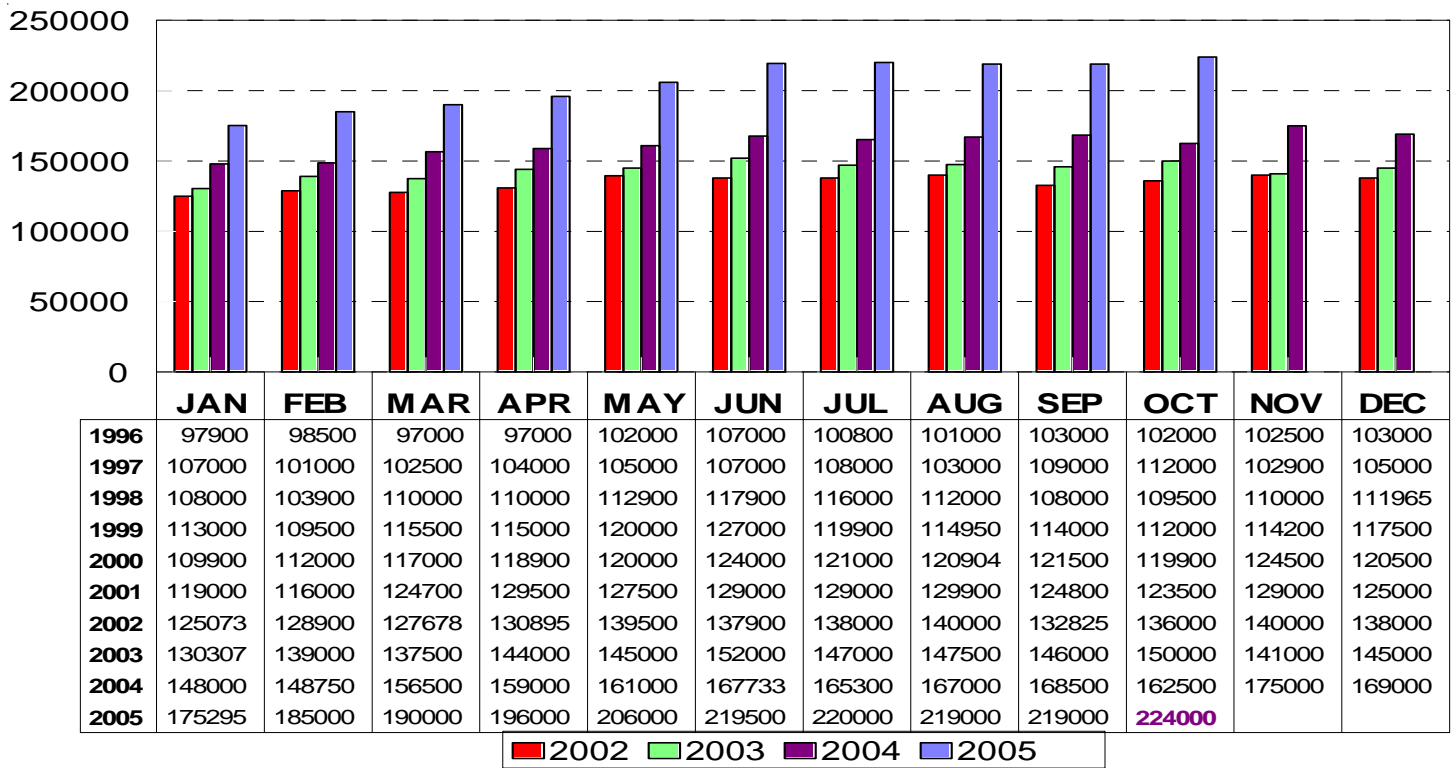
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## RESIDENTIAL STATISTICS

# Median Sale Price

October 2005: \$224,000



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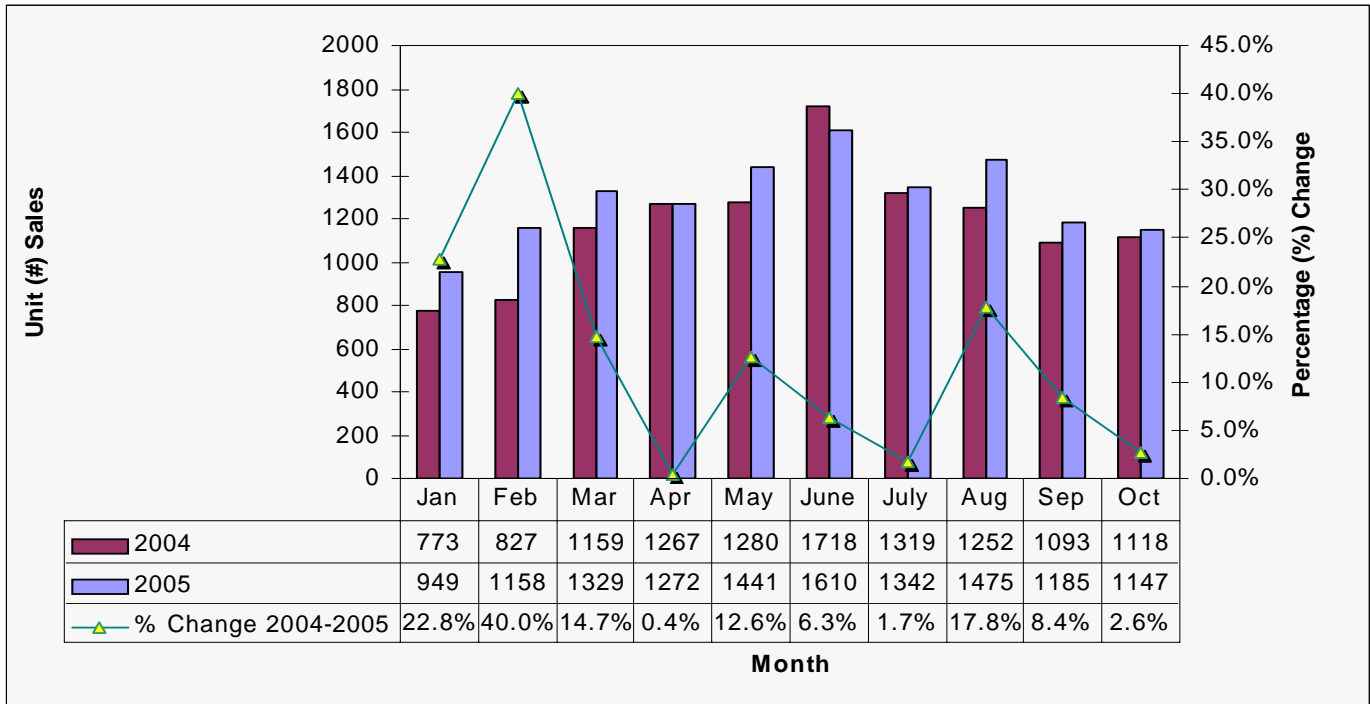
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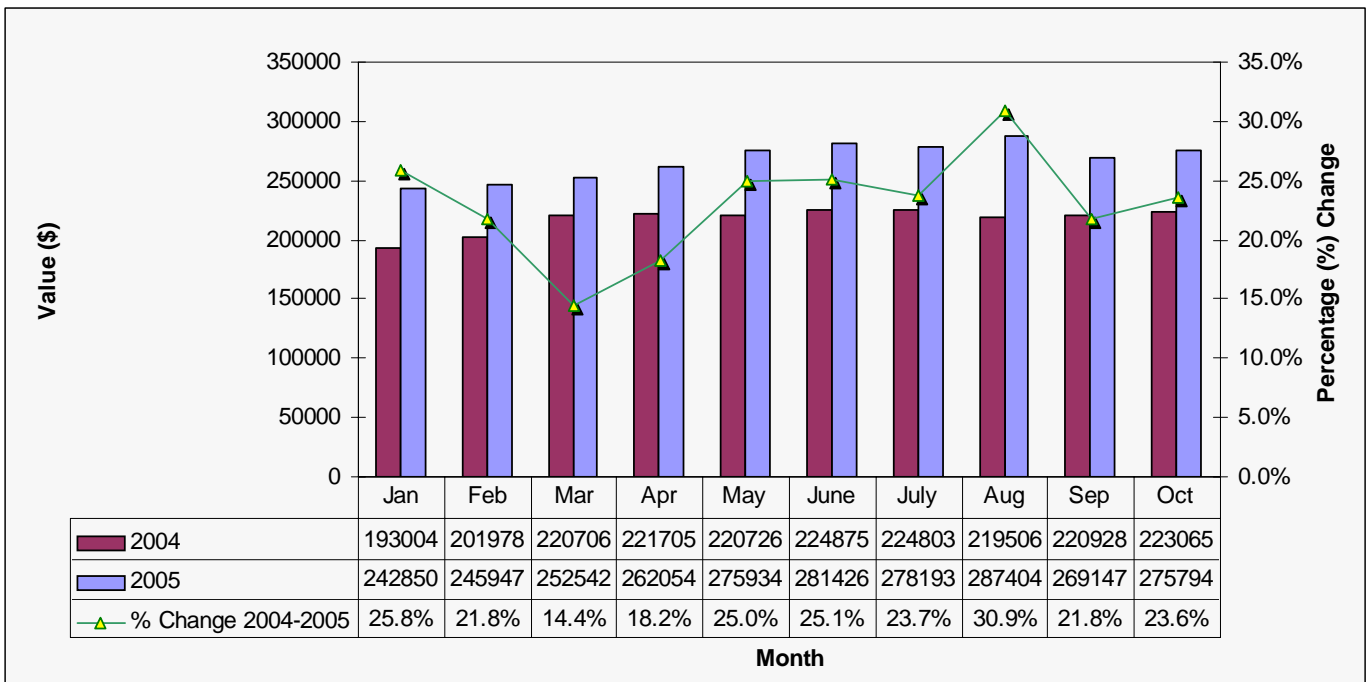
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## RESIDENTIAL STATISTICS

# % Change: SFR Unit Sales



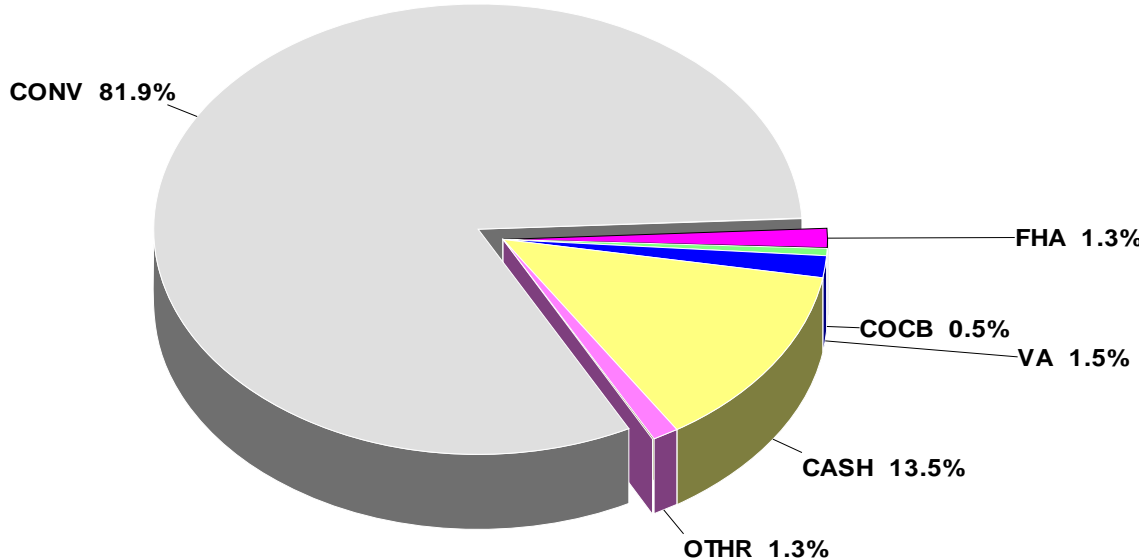
# % Change: SFR Avg Sale Price



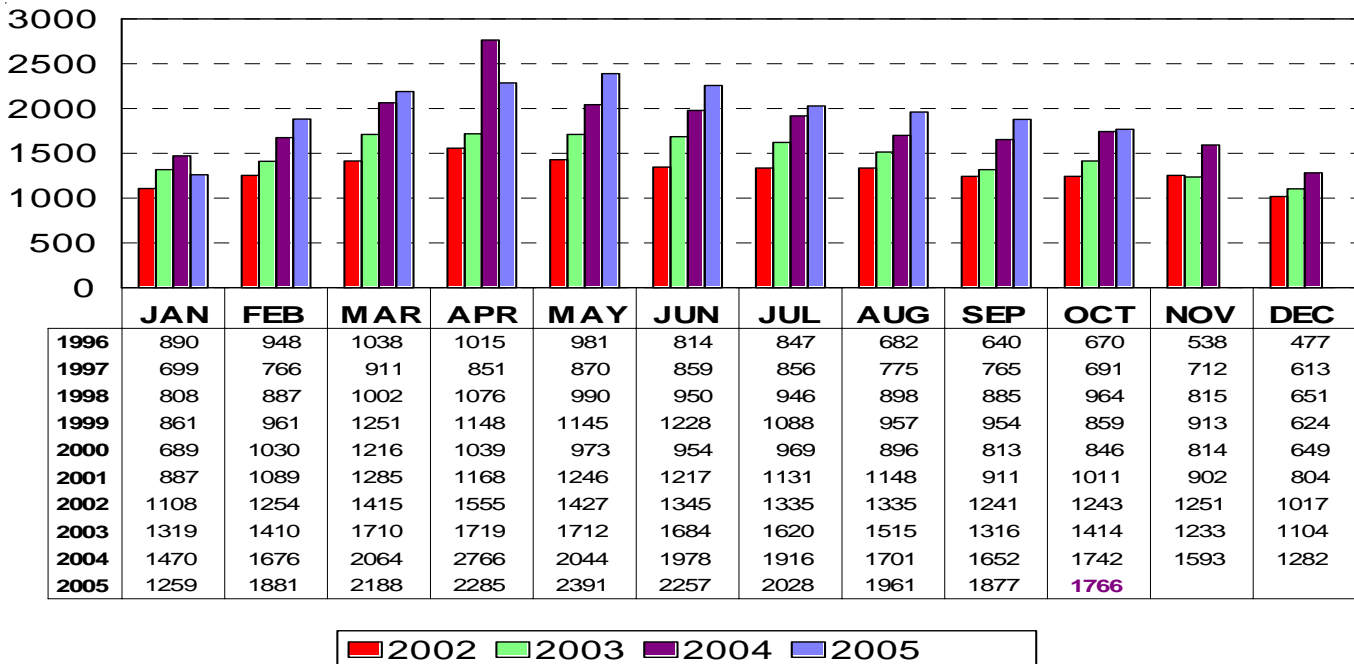
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# RESIDENTIAL STATISTICS

## Terms of Sale: October 2005



## Total Listings Under Contract\* Reported October 2005: 1,766



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

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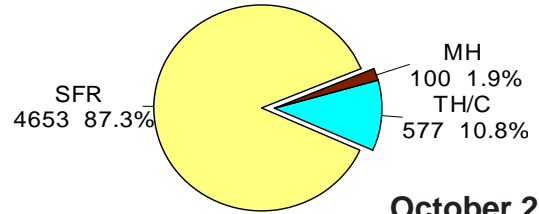
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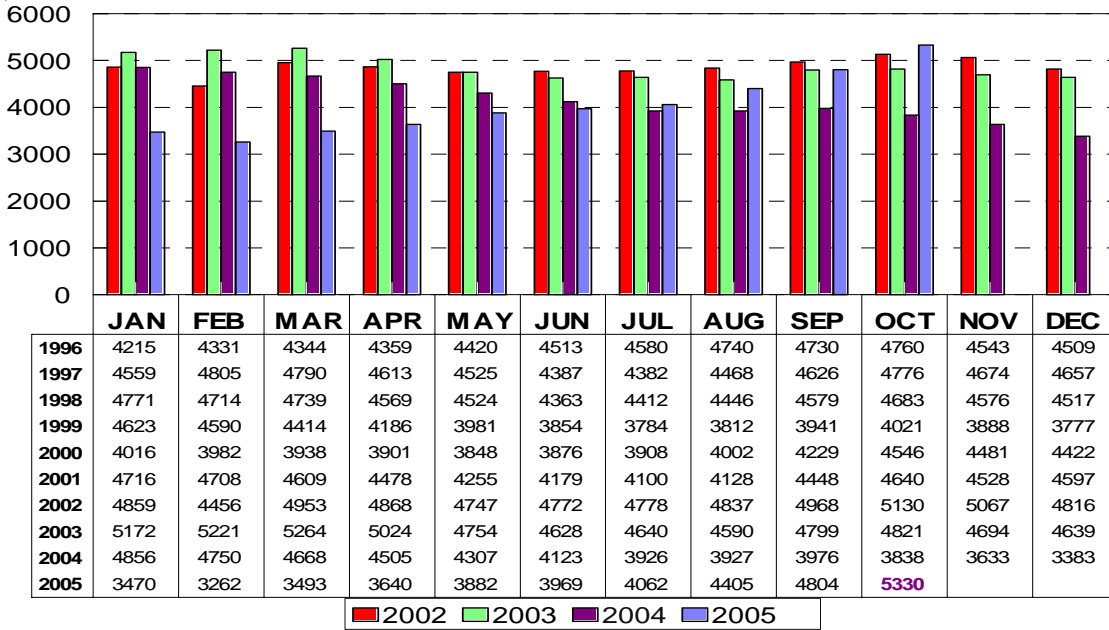
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# RESIDENTIAL STATISTICS

## Active Listings October 2005: 5,330

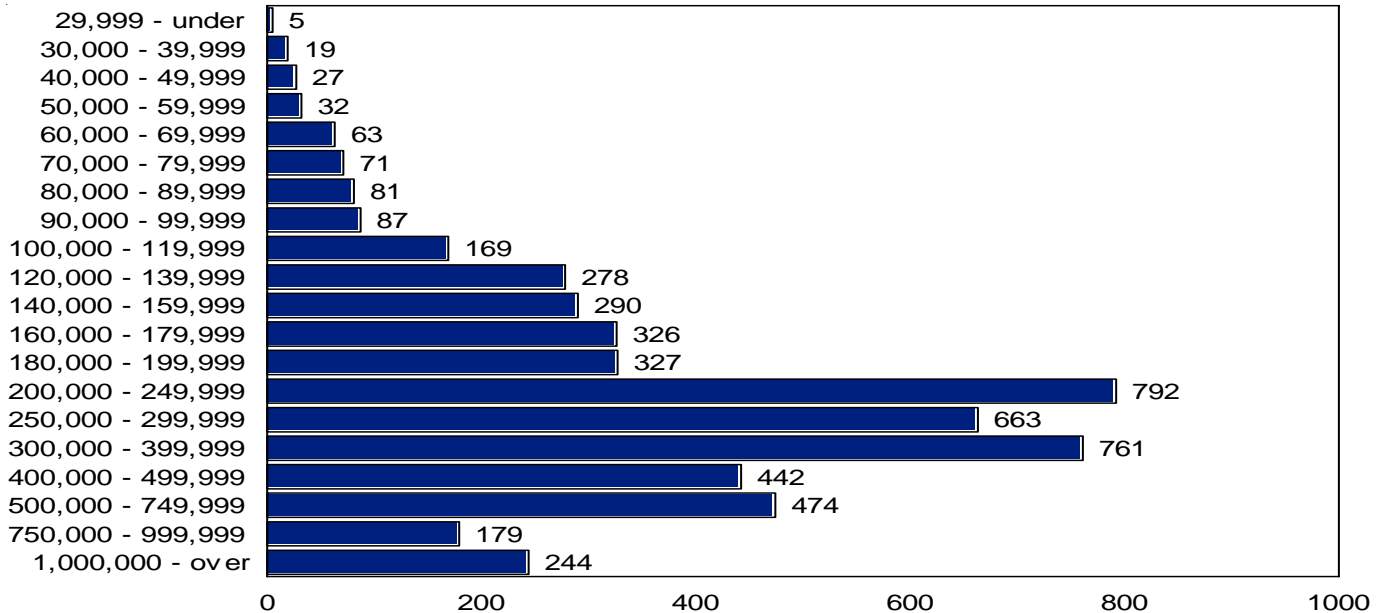


October 2005



Area	Listings
N	413
NE	314
NW	1132
XNE	2
XNW	93
C	744
E	340
S	329
SE	457
SW	419
XSW	124
XS	202
W	272
XW	53
CAP	2
CCO	176
CCN	1
CGI	1
CGR	1
CMA	1
CPI	175
CSC	62
CYA	1
PE	4
PS	2
MEX	10

## Active Listing Price Breakdown October 2005: Average Price: \$374,150



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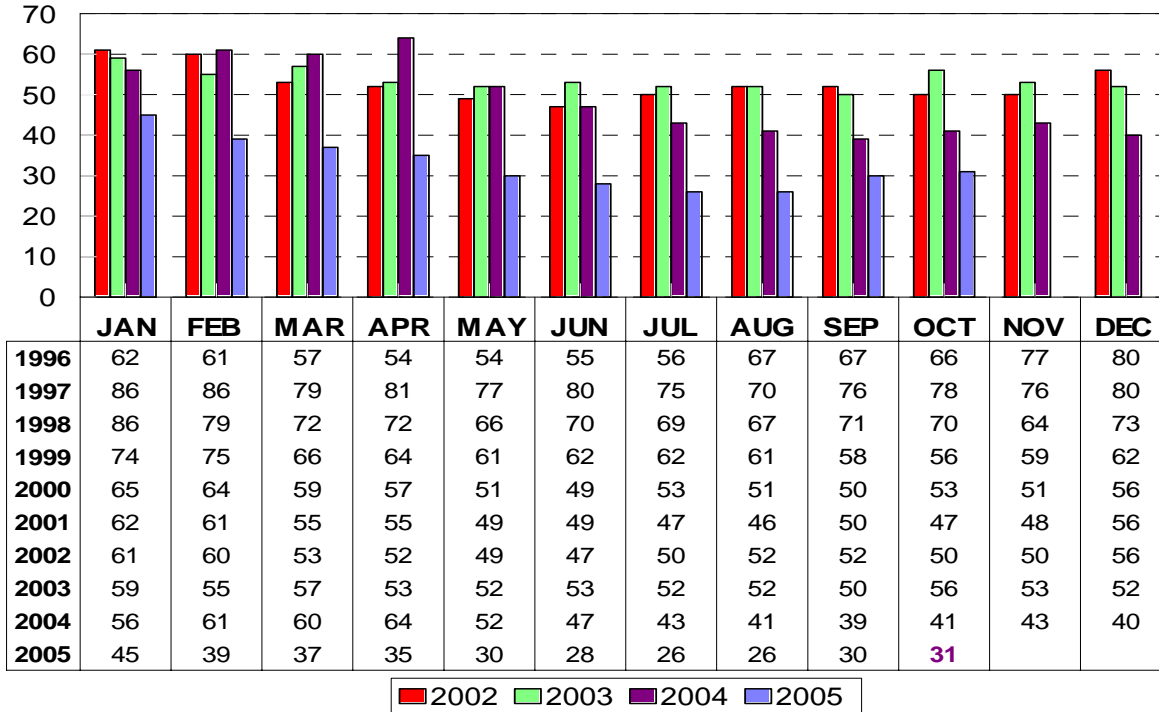


# RESIDENTIAL STATISTICS

## Average Days on Market

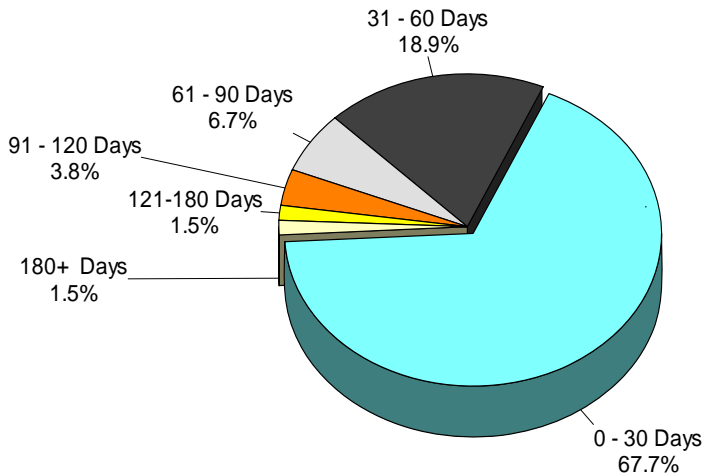
October 2005: 31 Days

October 2005

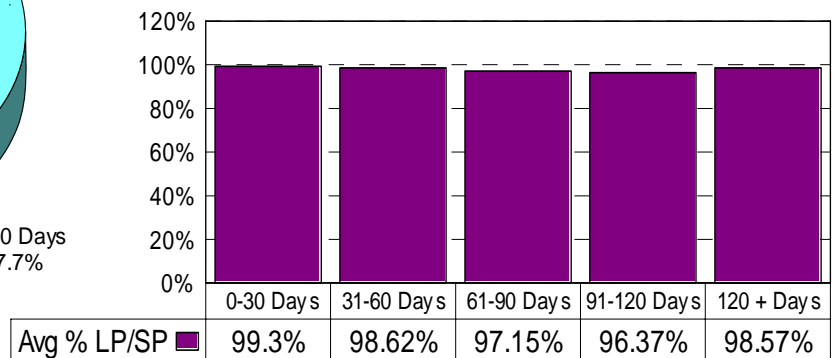


Area	DOM
N	24
NE	28
NW	26
XNE	
XNW	77
C	28
E	20
S	23
SE	21
SW	28
XSW	53
XS	32
W	48
XW	66
CCO	95
CGI	110
CGR	50
CPI	67
CSC	96

### October 2005 Average Days on Market Breakdown



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



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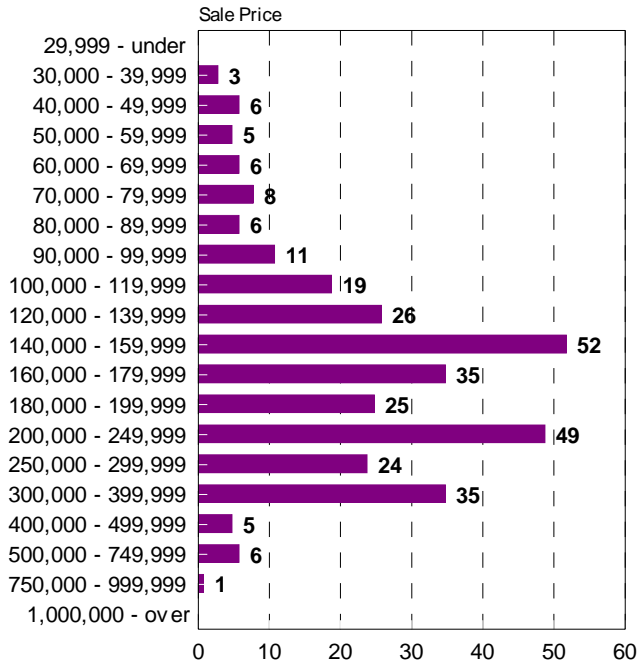
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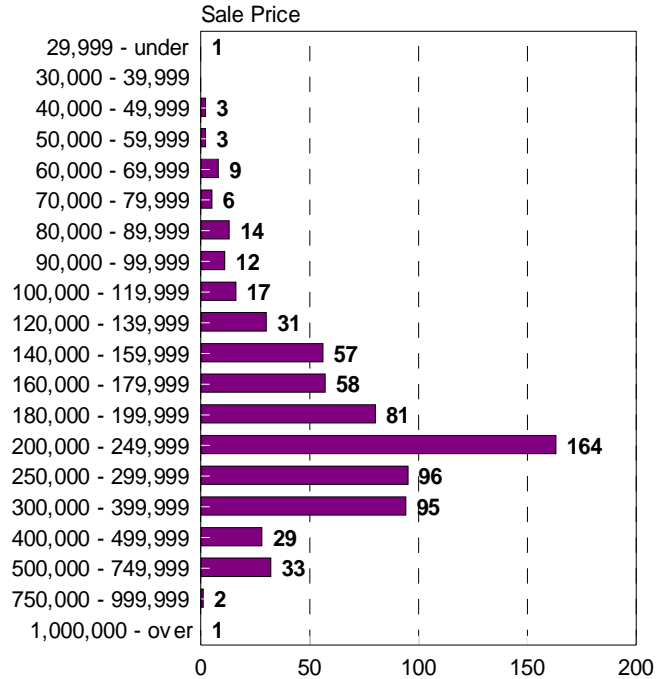
# RESIDENTIAL STATISTICS

## Sales Price Breakdown by Bedrooms

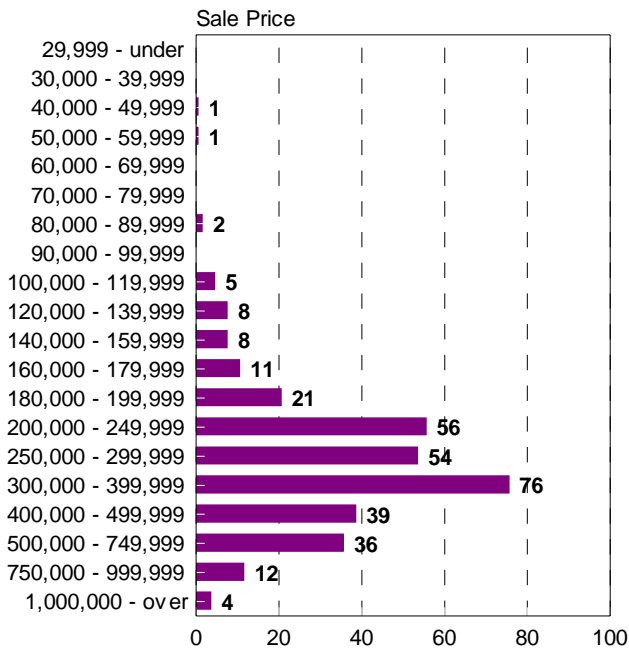
### 0 - 2 Bedrooms October 2005



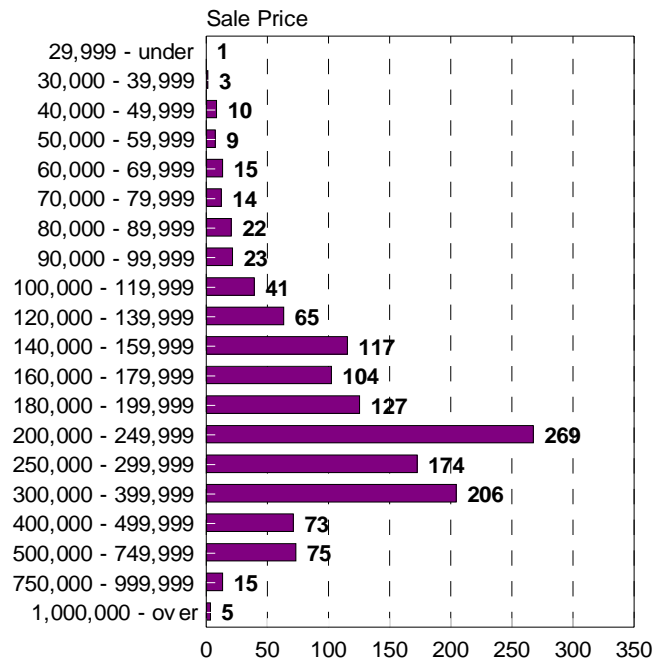
### 3 Bedrooms October 2005



### 4 + Bedrooms October 2005



### All Bedrooms October 2005



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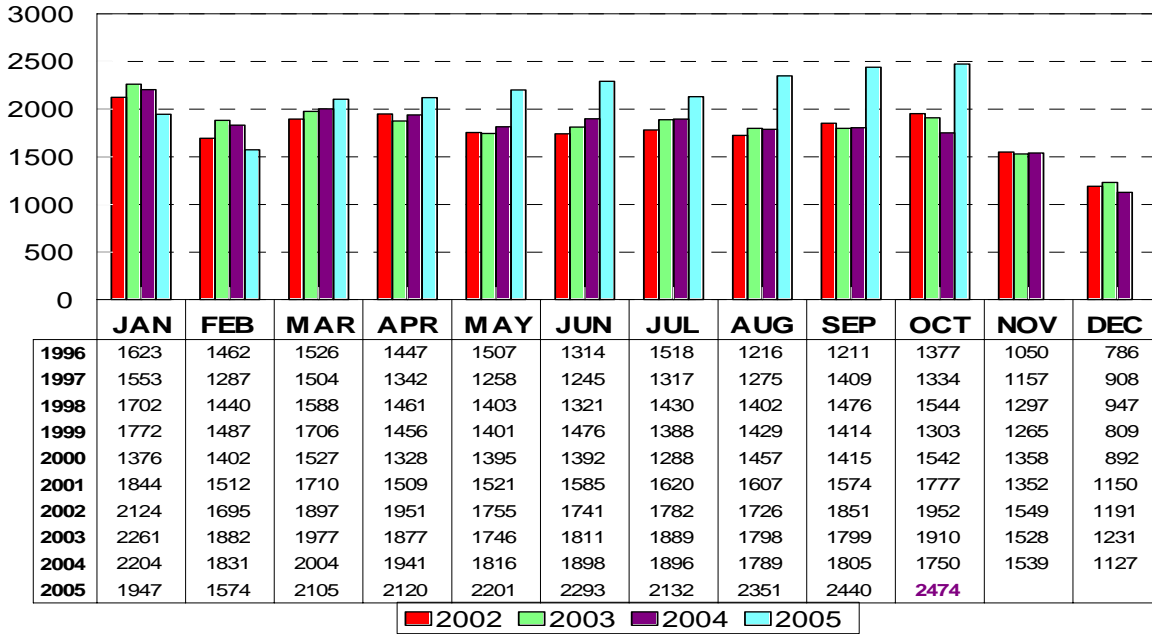
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# RESIDENTIAL STATISTICS

## New Listings

October 2005: 2,474

October 2005



Area	New
N	172
NE	141
NW	602
XNW	38
C	364
E	207
S	123
SE	251
SW	275
XSW	32
XS	97
W	122
XW	16
CCO	33
CGR	1
CPI	79
CSC	14
PE	3
PS	1

## New Construction\* -Sold Information-

October 2005: 46 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	53	14,628,278	276,005	225,621
July 2005	56	17,329,463	309,455	233,455
Aug 2005	56	16,912,738	302,013	227,191
Sep 2005	61	19,836,807	325,194	253,017
<b>Oct 2005</b>	<b>46</b>	<b>1,226,940</b>	<b>265,803</b>	<b>213,400</b>
<b>2005 Totals</b>	<b>492</b>	<b>153,107,837</b>	<b>311,195</b>	<b>234,044</b>

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

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