

**Tucson Association of REALTORS® Multiple Listing Service, Inc.**  
*Monthly Statistical Digest*



April 2007

**FOR IMMEDIATE RELEASE:** May 16, 2007

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**LETTER FROM THE PRESIDENT**

Greetings from the NAR Midyear Meetings!

April's statistics show some stabilization in our market, as we have not observed a great deal of change from March 2007. Average sales price has stabilized, with only a \$60 decrease from March to April 2007. Median sales price is also following that trend - decreasing by \$1,228 compared to last month.

We are seeing some movement in total unit sales and sales volume, but like our other indicators, it is slight. Both decreased slightly in April, reversing a rising trend we've seen since the beginning of the year. Unit sales totaled 1,280 in April, down only 73 units since March 2007, so not a significant decrease. Sales volume for April reached \$353,825,236.

Time on market dropped two days to average 65 in April. We continue to see time on market hovering around the mid- to high-60s since the beginning of the year.

Here's to a productive May!

Judy Lowe  
2007 MLS President



## Sales Snapshot

### Home Sales Volume

Decreased 12.89% from \$406,193,400 in April 2006 to \$353,825,236 in April 2007. Graph on page 4.

### Home Sales Units

Decreased 12.69% from 1,466 in April 2006 to 1,280 in April 2007. Graph on page 3.

### Average Sales Price (all residential types)

Decreased 0.23% from \$277,076 in April 2006 to \$276,426 in April 2007. Graph on page 5.

### Median Sales Price

Increased 1.01% from \$219,250 in April 2006 to \$221,472 in April 2007. Graph on page 8.

### Average Days on Market

Increased 44.44% from 45 days in April 2006 to 65 days in April 2007. Graph on page 11.

### Pending Contracts (not yet closed in escrow)

Decreased 36.88% from 1,928 in April 2006 to 1,217 in April 2007. Graph on page 9.

### Active Listings

Increased 27.75% from 8,131 in April 2006 to 10,387 in April 2007. Graph on page 10.

### New Listings

Increased 6.67% from 2,892 in April 2006 to 3,085 in April 2007. Graph on page 12.

## Sales Analysis

### Sales Volume Down Over March 2007

Total sales volume and unit sales have fallen slightly compared to last month, reversing an upward trend we've seen since the beginning of the year. Unit sales are down by 73 units over March 2007. Sales volume totaled \$353,825,236 in April 2007, down 12.89% over April 2006.

### Average Sales Price Stabilizes in April

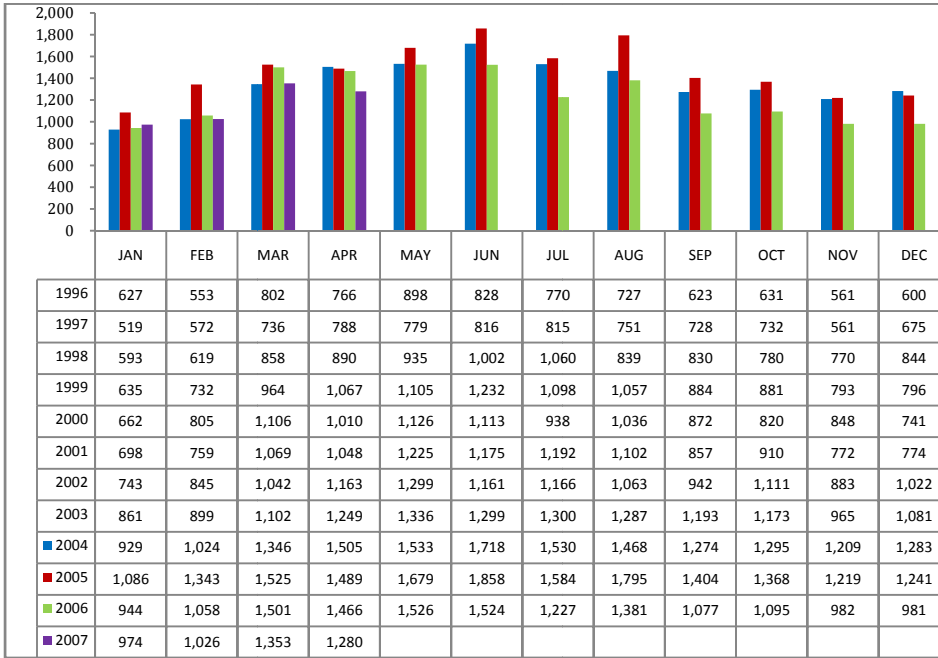
After fluctuating since the beginning of the year, the average sales price held very steady in April 2007, only dropping by \$60 compared to March 2007.

### Days on Market Falls Slightly Compared to Last Month

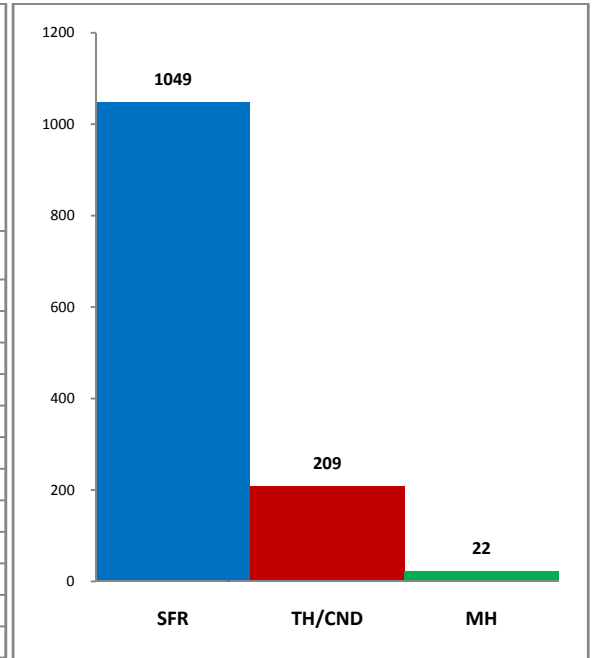
The average days on market has fallen to 65 days in April 2007, down two days from the average of 67 in March 2007. Year over year, the average days on market has increased 44.44% compared to April 2006.

Please note: Data in this report 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.

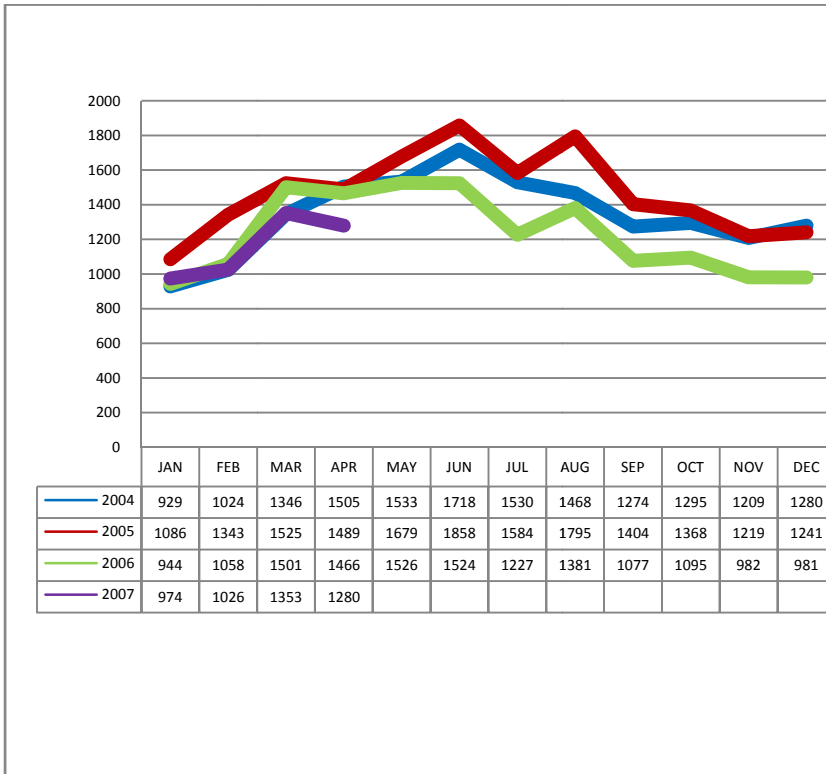
**Total Unit Sales - April 2007 - 1,280 Units**



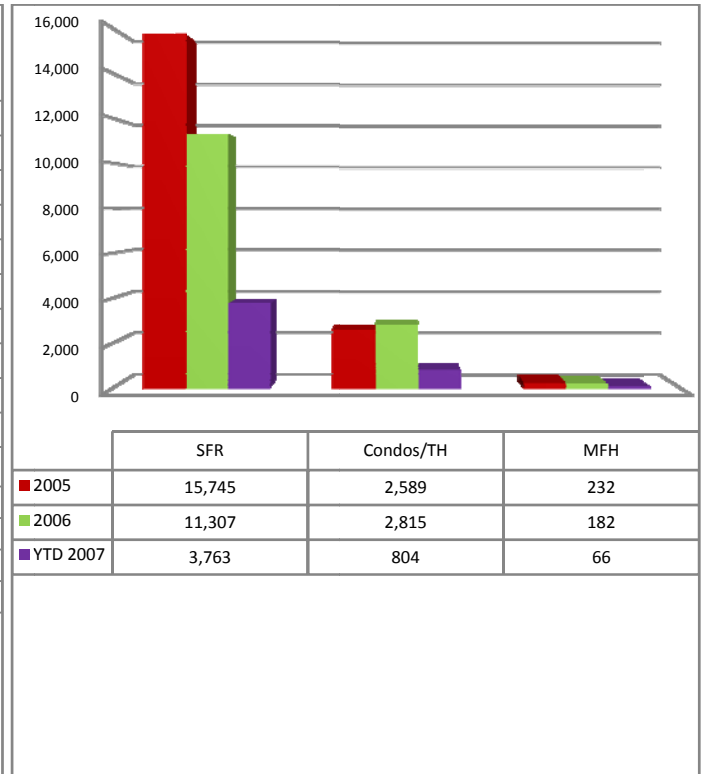
**Unit Sales - Monthly Breakdown by Type**



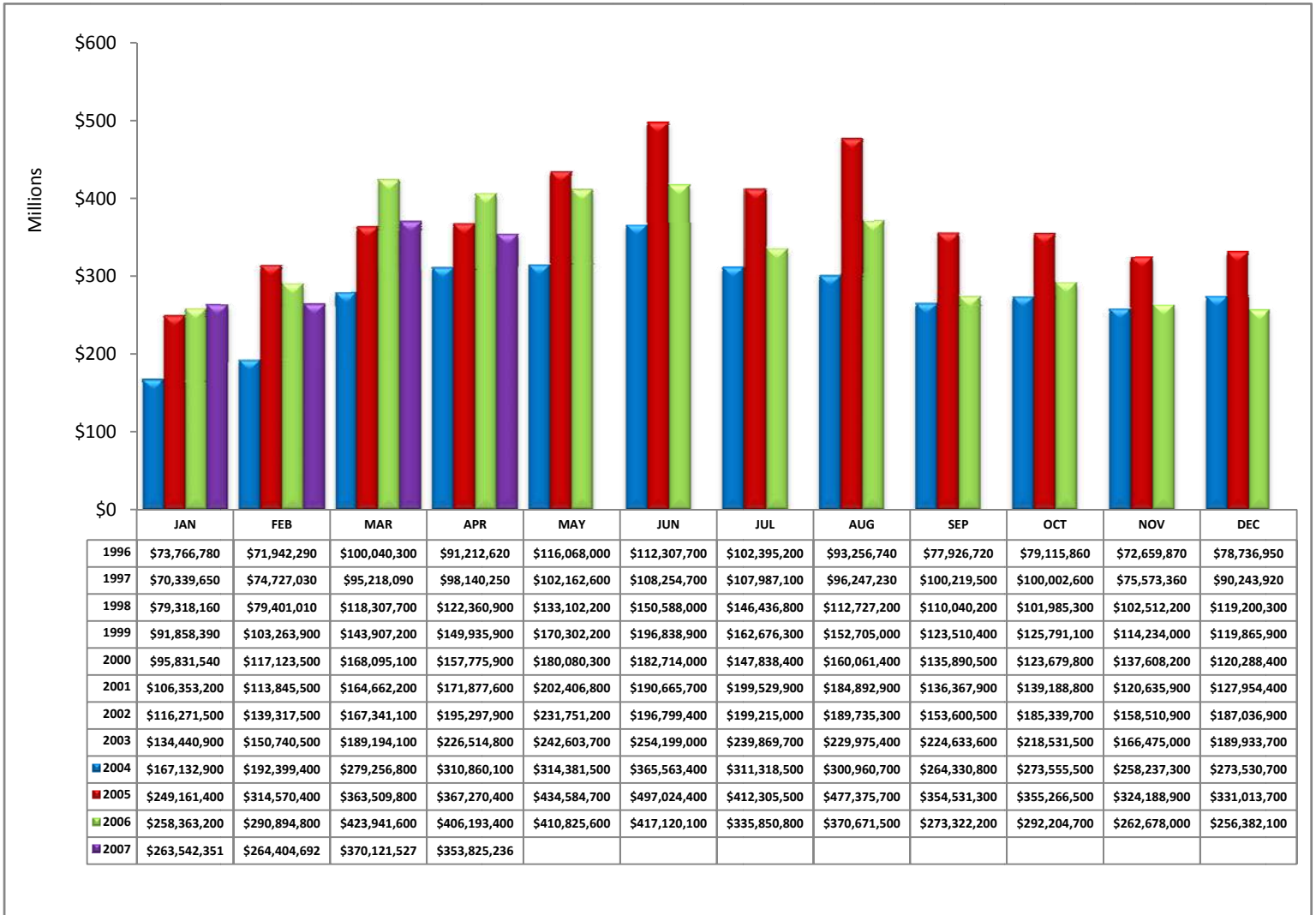
**Total Unit Sales - Annual Comparison**



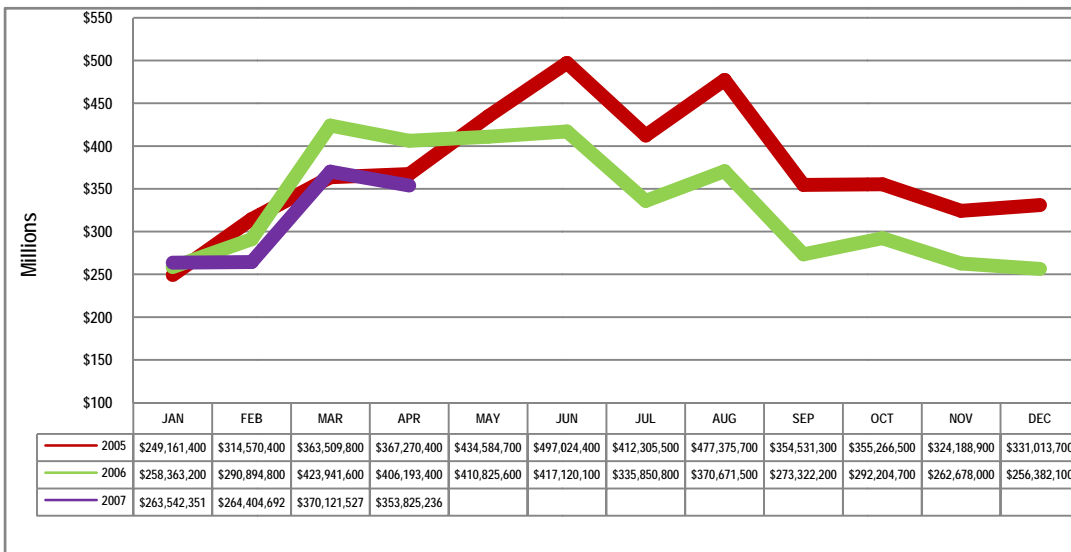
**Annual Comparison - Breakdown by Type**



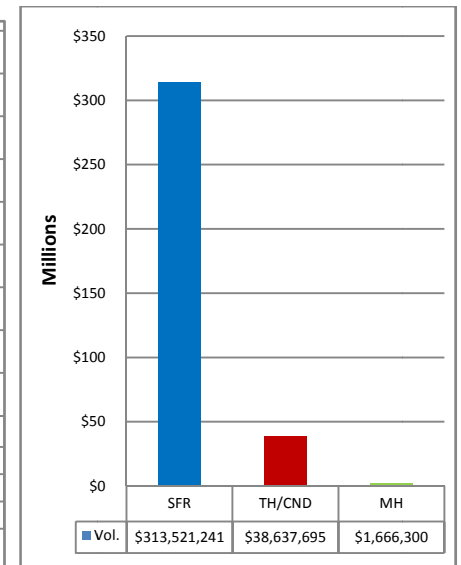
**Total Sales Volume - April 2007 - \$353,825,236**



**Annual Comparison**



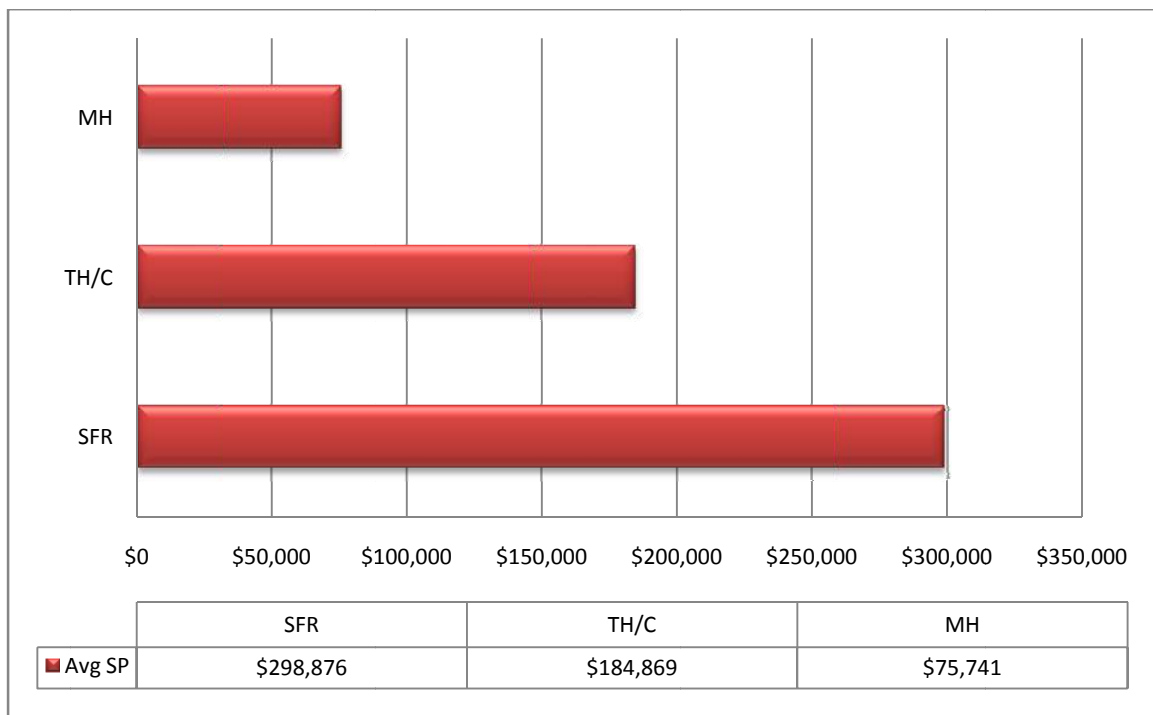
**Month by Type**



**Average Sales Price - April 2007 - \$276,426**



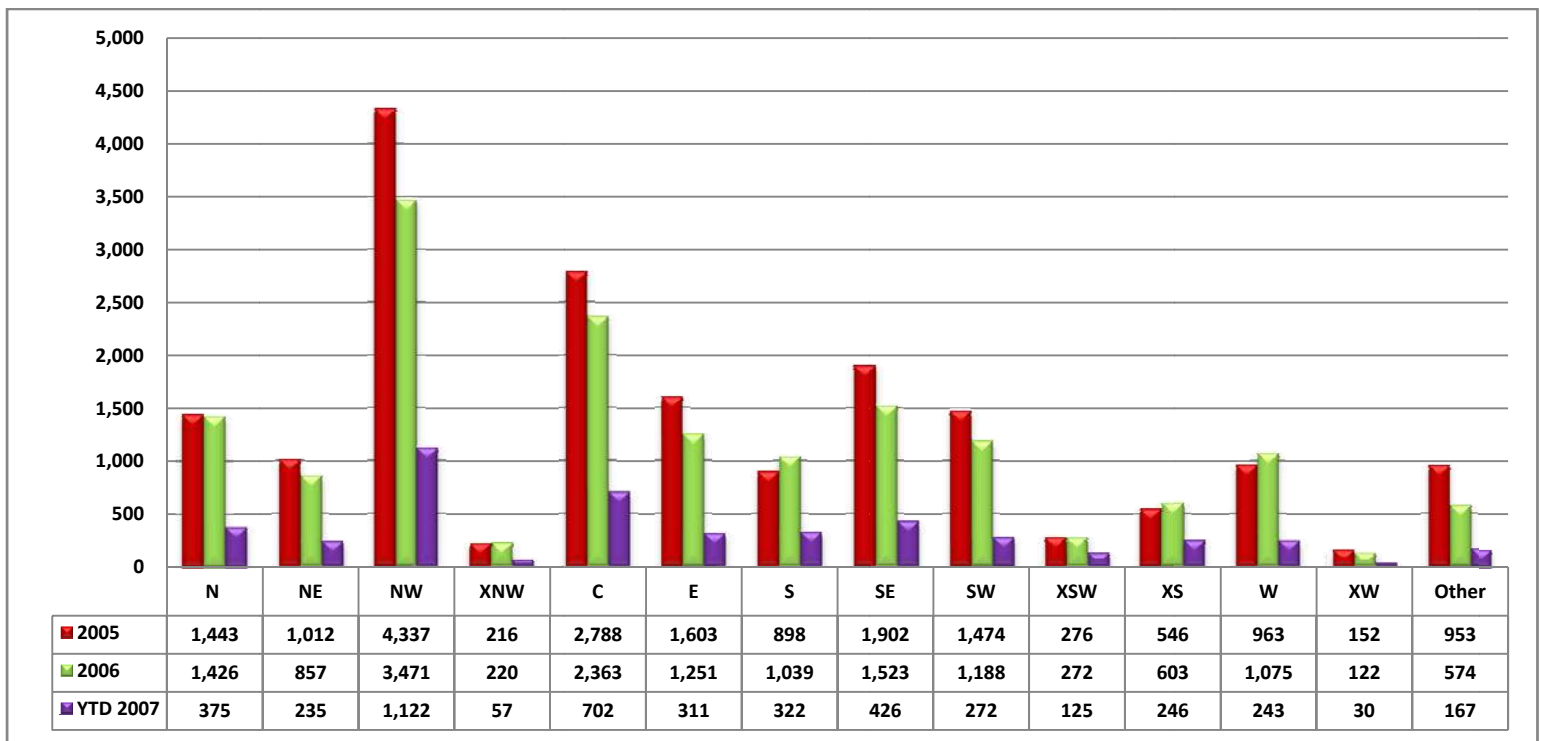
**Average Sales Price by Type**



**Number of Sold Listings per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	40	27	27	9	103
NE	10	22	25	4	61
NW	85	143	69	19	316
XNW	1	13	0	1	15
C	77	106	17	5	205
E	19	44	6	2	71
S	18	50	38	1	107
SE	3	69	29	7	108
SW	13	30	19	1	63
XSW	24	10	4	0	38
XS	20	20	23	6	69
W	24	29	10	0	63
XW	3	3	2	0	8
PE	0	0	1	0	1
PS	2	2	1	0	5
CCO	8	18	4	0	30
CPI	1	9	1	0	11
CSC	0	7	2	0	9
<b>TOTAL</b>	<b>348</b>	<b>600</b>	<b>277</b>	<b>55</b>	<b>1280</b>

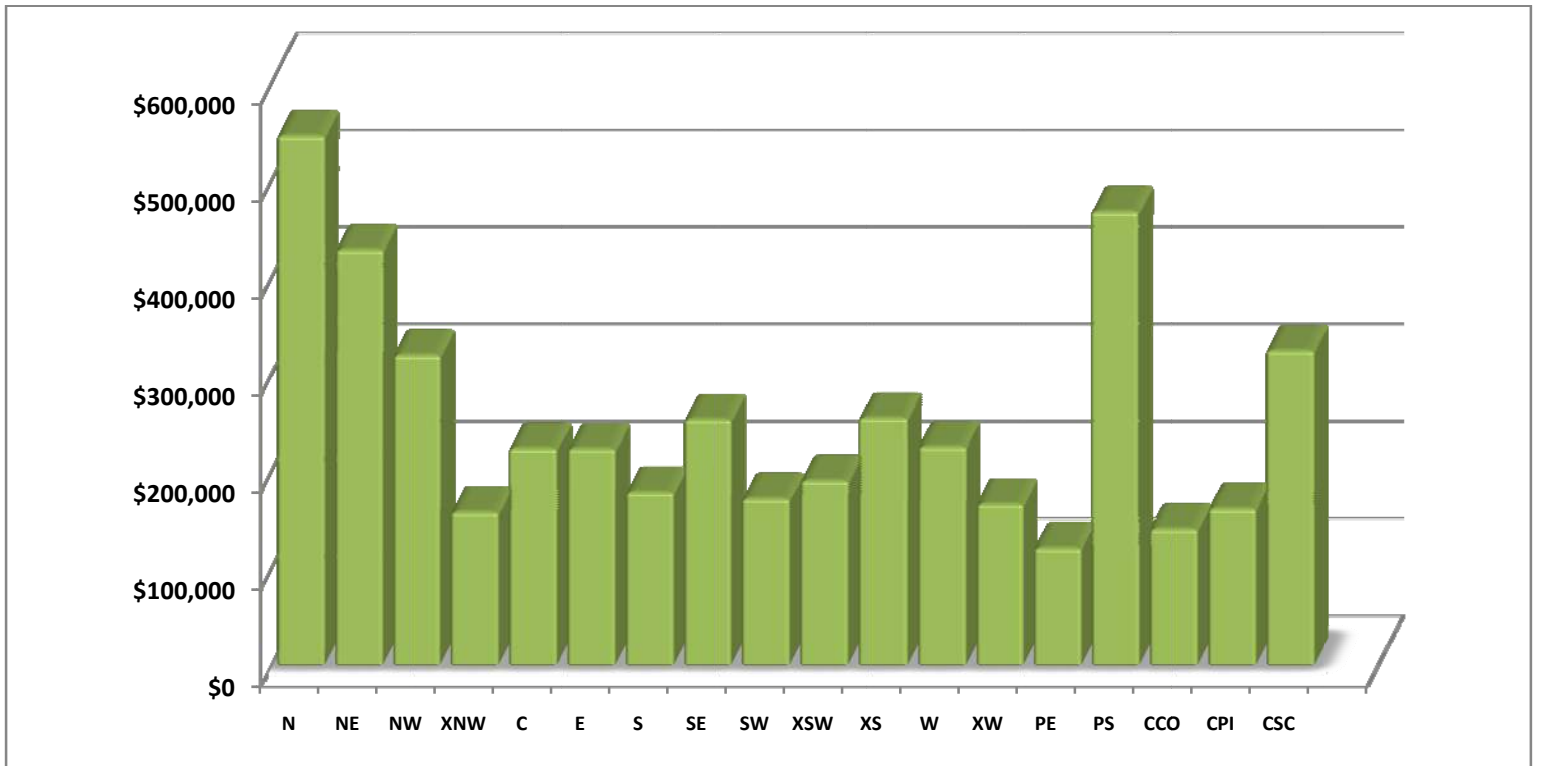
**Number of Sold Listings by Area - Annual Comparison**



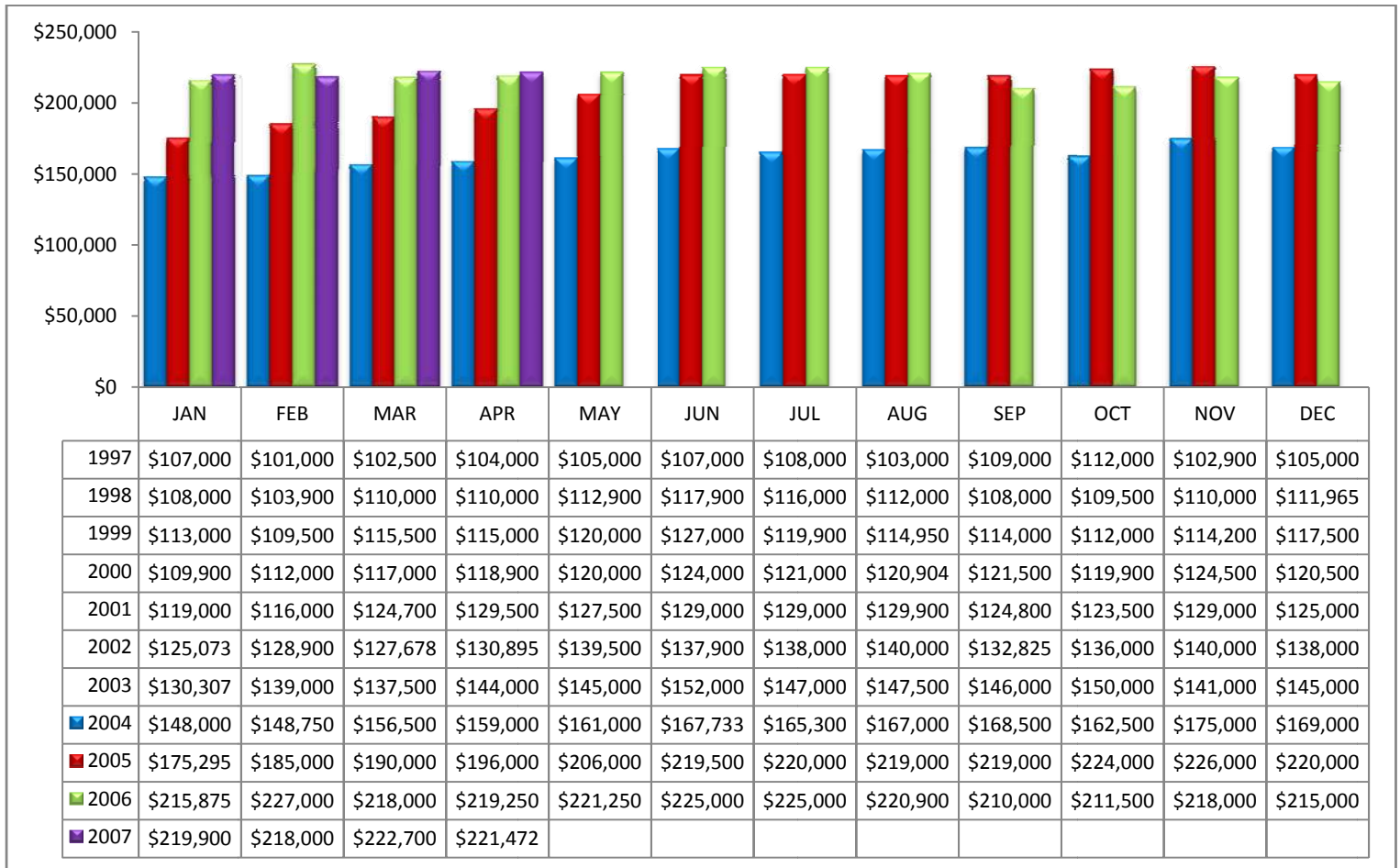
**Number of Sold Listings per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$337,424	\$463,916	\$706,344	\$1,224,333	\$544,786
NE	\$185,060	\$361,743	\$525,738	\$779,748	\$427,400
NW	\$277,228	\$303,790	\$348,267	\$512,482	\$318,905
XNW	\$145,000	\$141,313	\$0	\$374,953	\$157,135
C	\$179,621	\$232,715	\$291,465	\$434,680	\$222,571
E	\$143,439	\$233,350	\$247,000	\$649,000	\$222,151
S	\$113,488	\$173,110	\$212,587	\$212,803	\$177,471
SE	\$156,133	\$206,177	\$344,394	\$370,482	\$252,550
SW	\$120,977	\$167,875	\$205,141	\$268,000	\$171,026
XSW	\$169,917	\$236,615	\$189,000	\$0	\$189,478
XS	\$249,005	\$246,074	\$248,113	\$319,363	\$253,976
W	\$173,021	\$230,547	\$329,680	\$0	\$224,368
XW	\$129,067	\$222,833	\$134,000	\$0	\$165,463
PE	\$0	\$0	\$120,000	\$0	\$120,000
PS	\$446,700	\$0	\$0	\$0	\$466,700
CCO	\$84,863	\$137,806	\$258,750	\$0	\$139,813
CPI	\$84,500	\$164,906	\$199,900	\$0	\$160,777
CSC	\$0	\$262,286	\$537,500	\$0	\$323,444
<b>TOTAL</b>	<b>\$215,378</b>	<b>\$248,431</b>	<b>\$350,552</b>	<b>\$594,761</b>	<b>\$276,426</b>

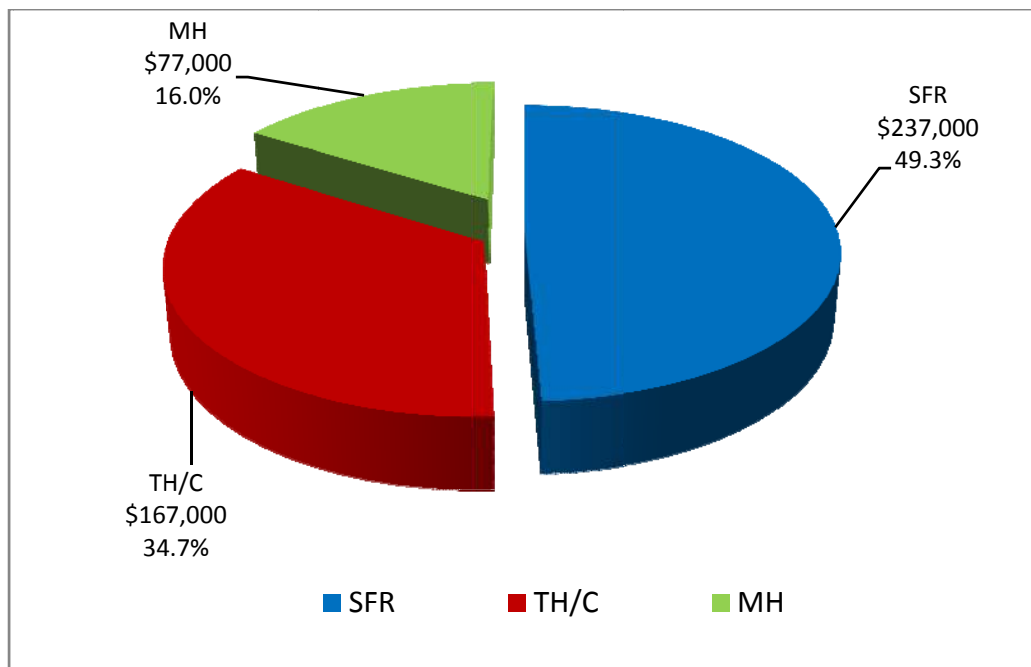
**Average Sale Price per Area**



**Median Sale Price - April 2007 - \$221,472**



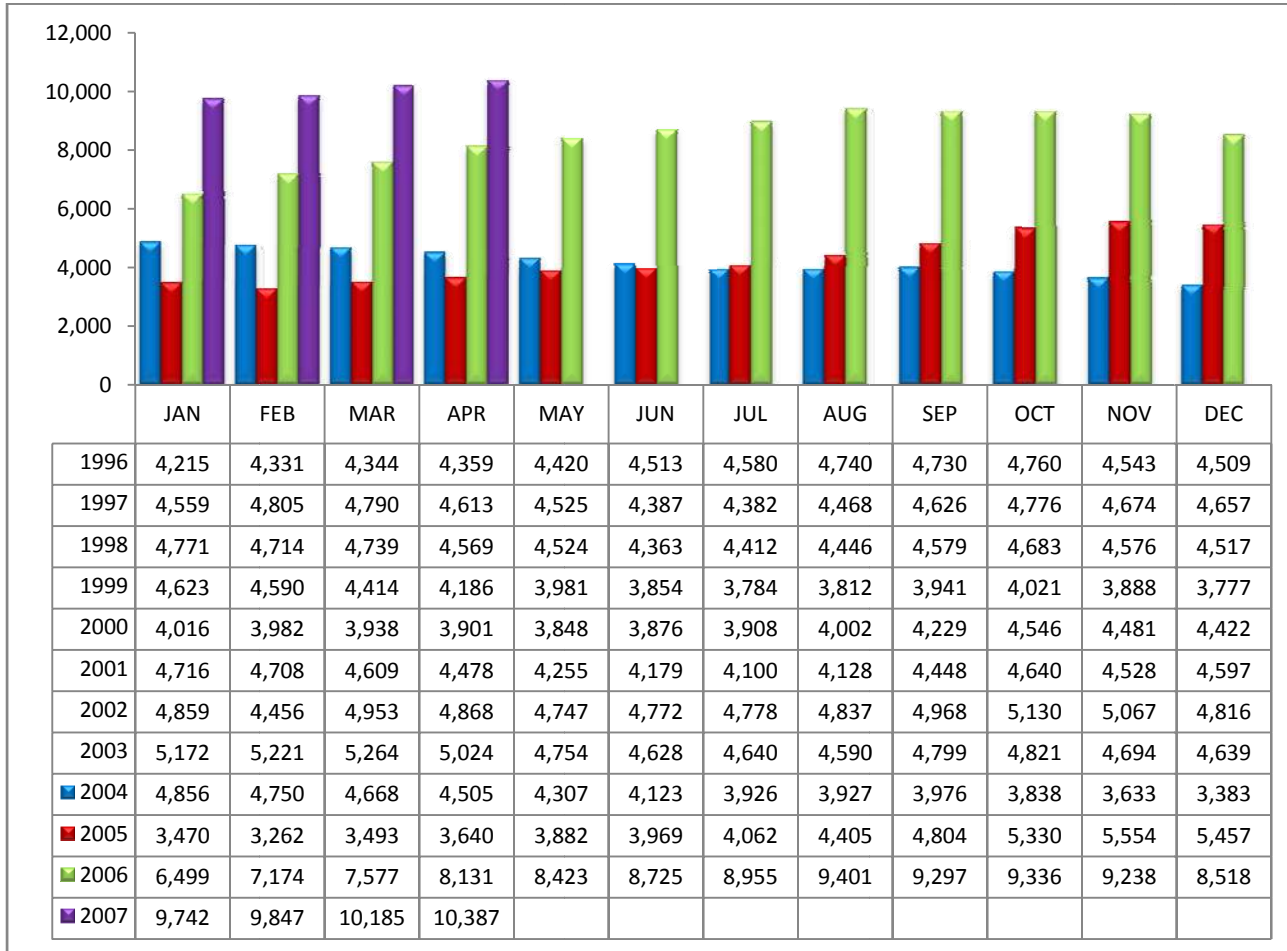
**Median Sale Price - by Type**



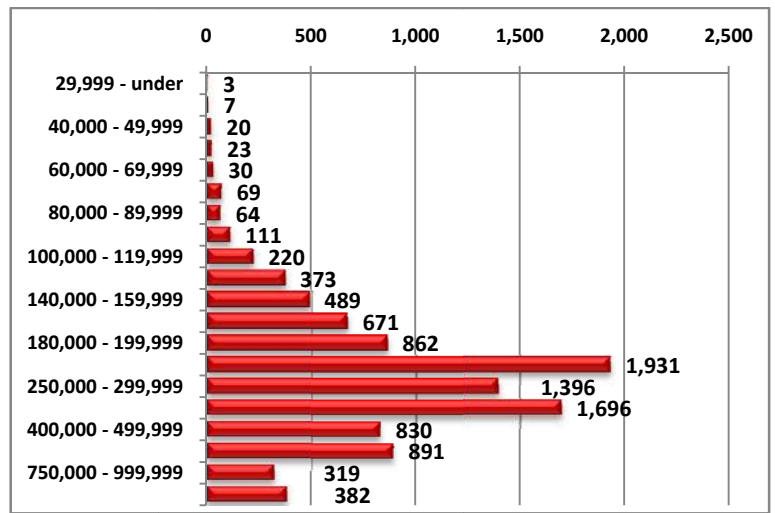
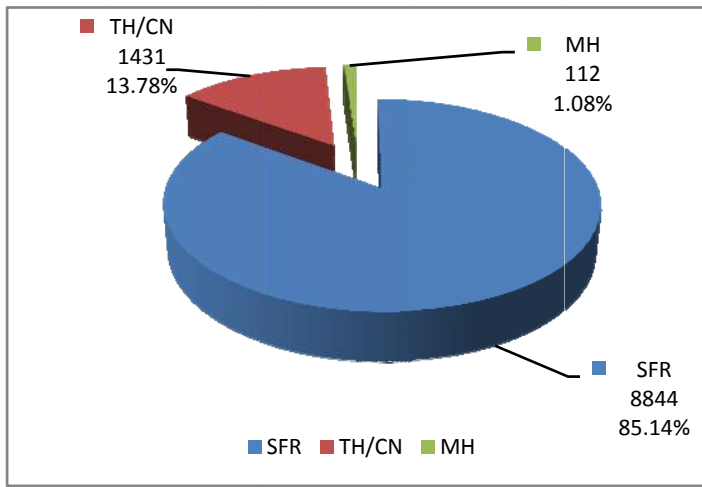




**Active Listings - April 2007 - 10,387**

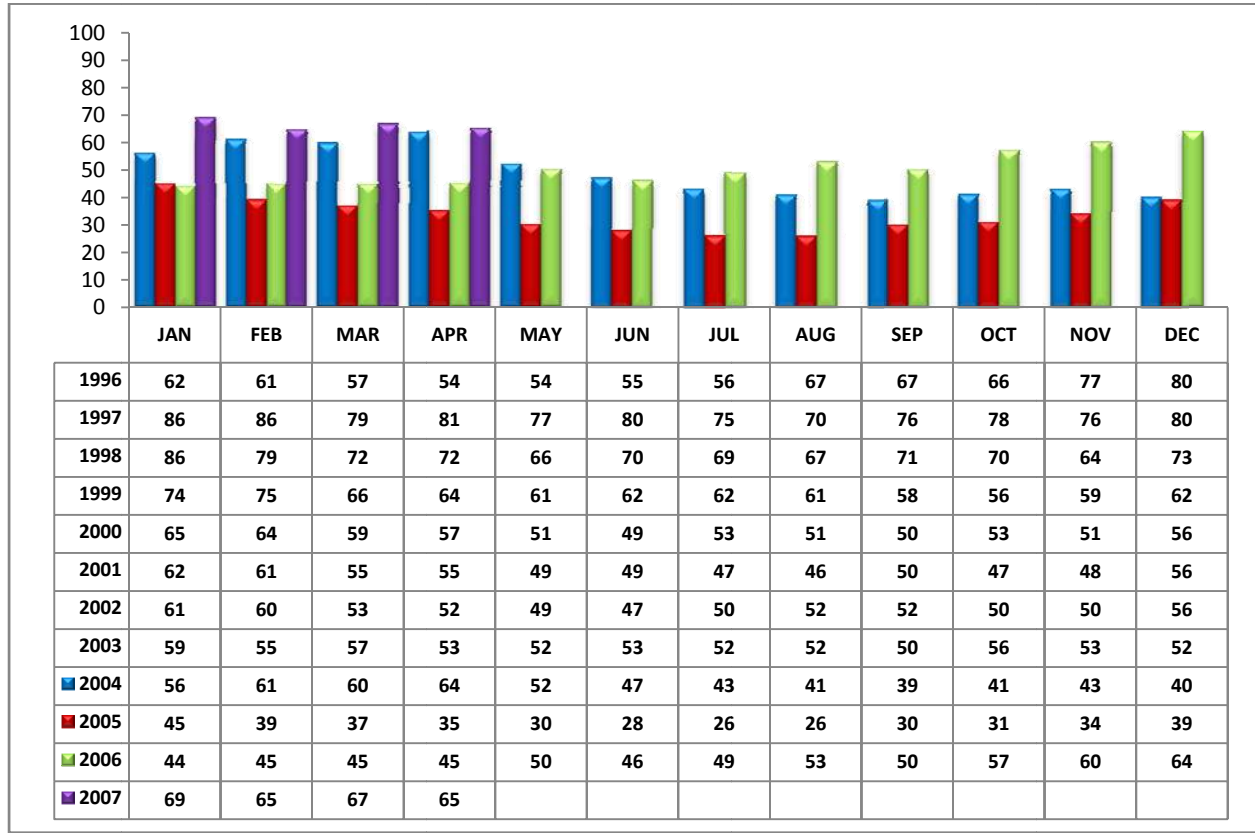


**Active Listing Price Breakdown**

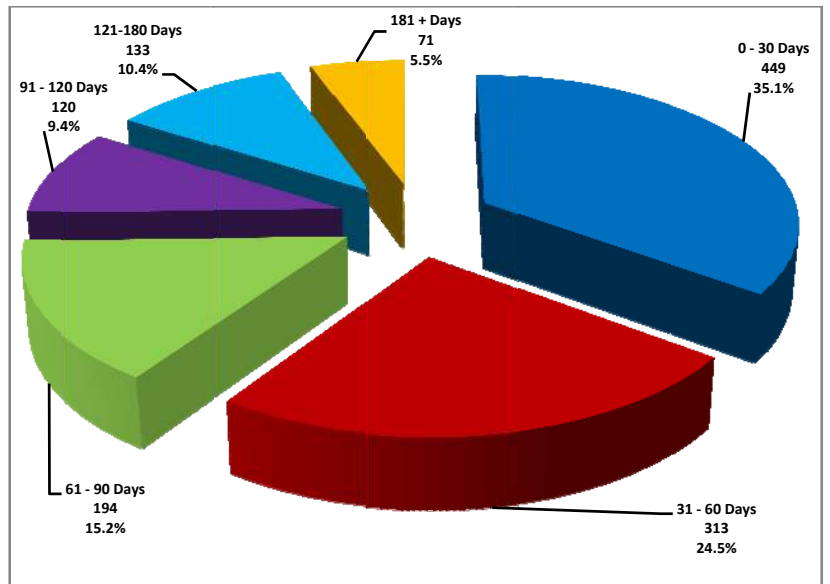
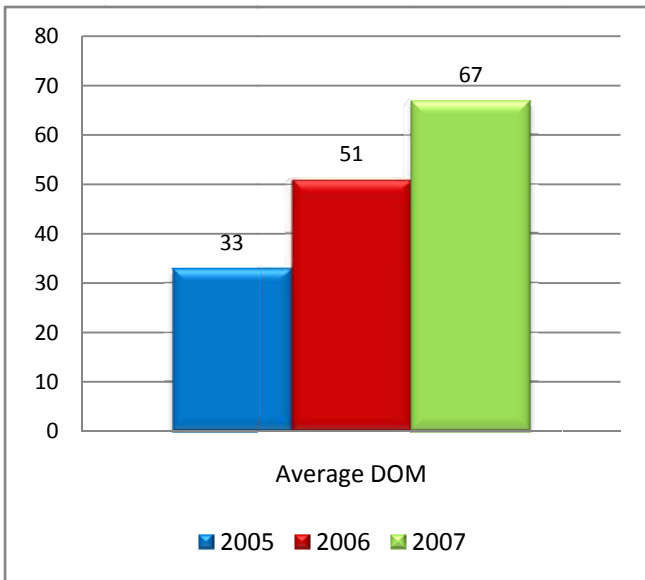


N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	PE	PS	PSW	CAP	CCO	CGI	CGR	CMC	CAN	CPI	CSC	CYA	SNM	SVT	MEX	ZZZ
851	471	2668	3	111	1325	560	557	881	731	319	686	482	75	12	29	3	1	316	3	1	13	17	100	154	1	3	1	9	4

**Average Days on Market - April 2007 - 65 Days**



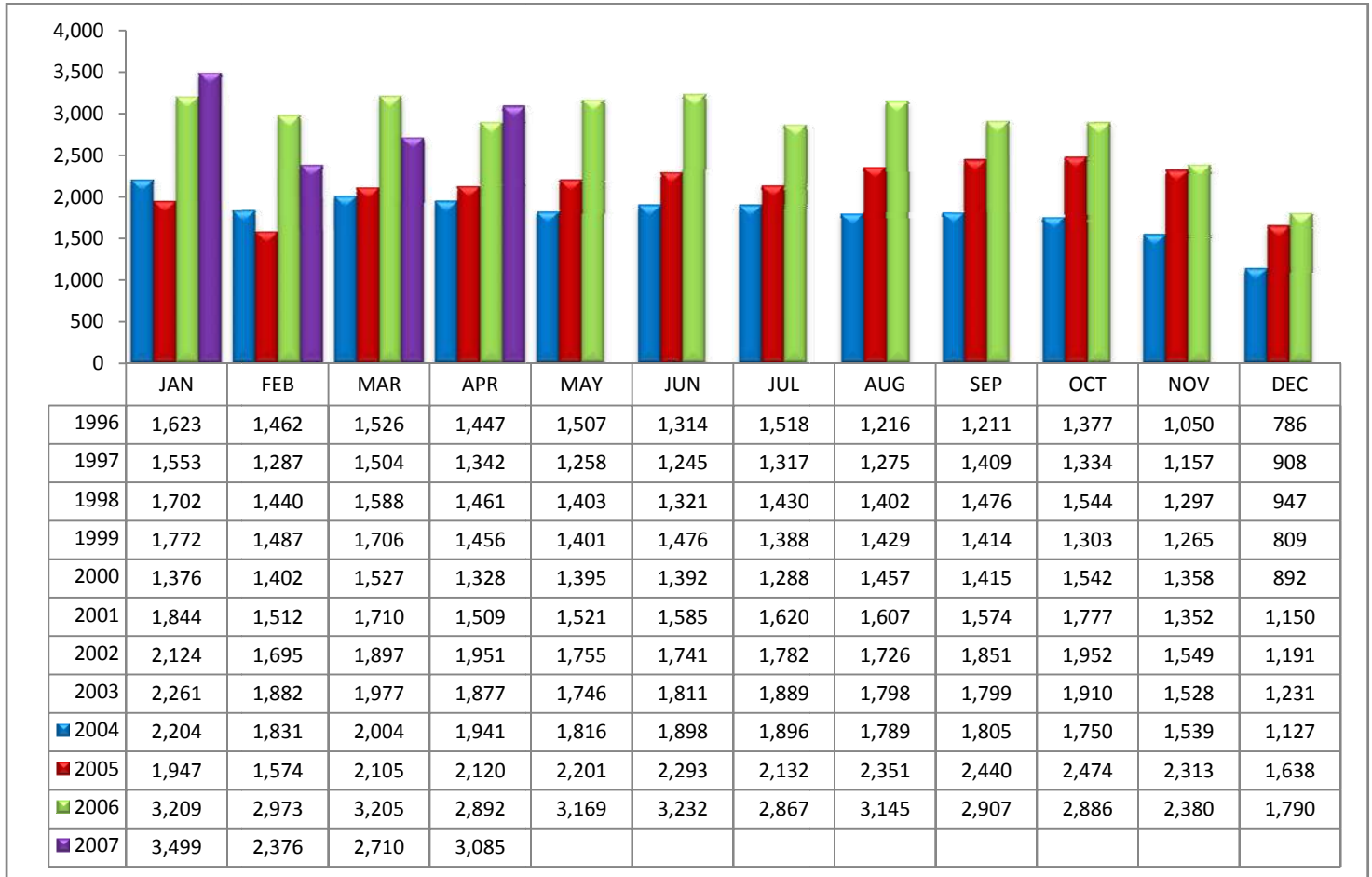
**Average Days on Market Breakdown**



N	NE	NW	XNW	C	E	S	SE	SW	XSW	XS	W	XW	PE	PS	CCO	CPI	CSC
53	58	73	63	54	53	65	54	86	84	84	56	82	144	14	92	123	57

APRIL 2007 RESIDENTIAL SALES STATISTICS

**New Listings - April 2007 - 3,085 Listings**



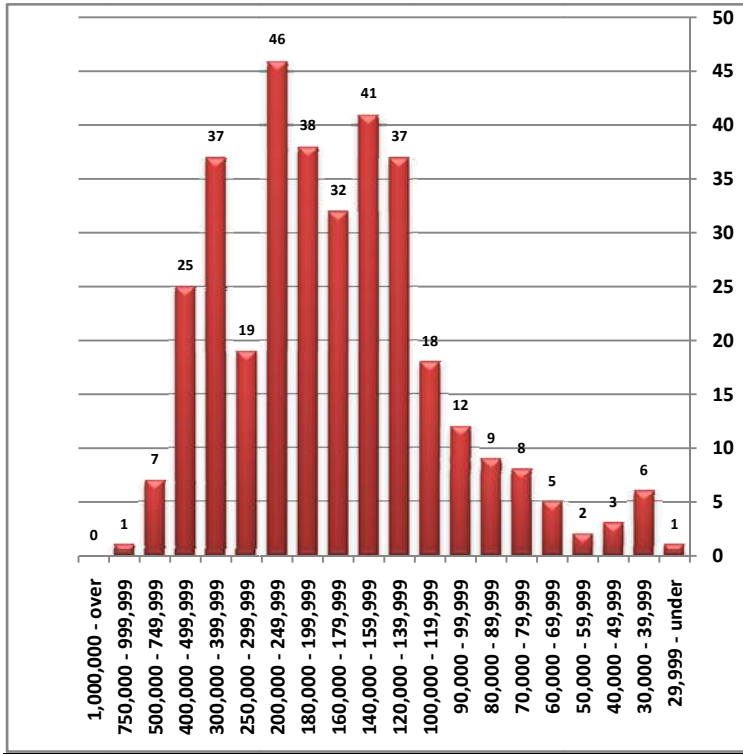
N	NE	NW	XNW	C	E	S	SE	SW	XSW	XS	W	XW	PE	PS	PSW	CCO	CGI	CPI	CSC	MEX	ZZZ
247	129	783	19	437	203	195	305	208	70	180	168	23	3	1	0	54	1	25	30	2	2

**New Construction\* Sold Information - April 2007 - 115 Units**

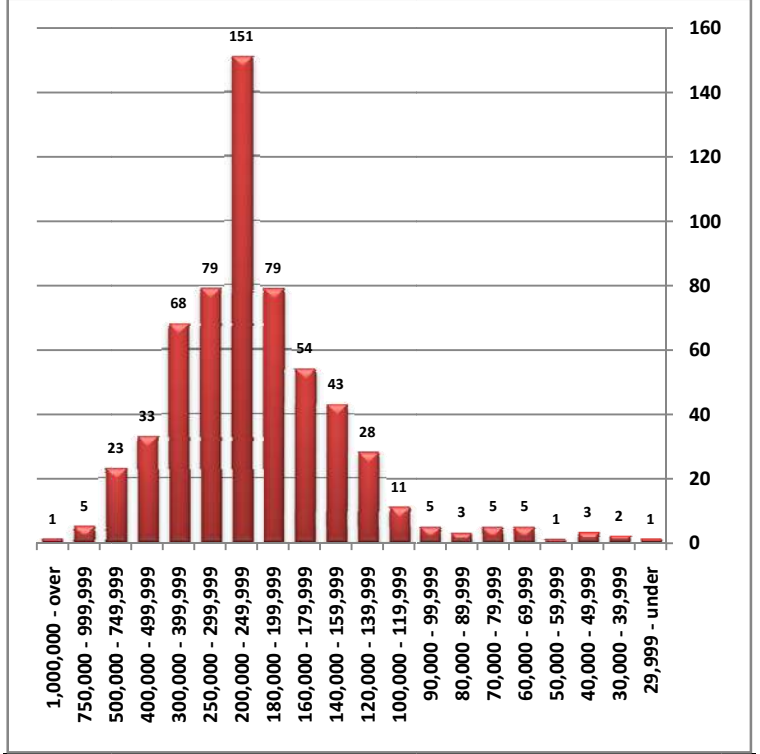
Month	Units Sold	Sold Volume	Average Price	Median Price
<b>2002 Totals</b>	<b>709</b>	<b>\$160,184,500</b>	<b>\$225,930</b>	<b>\$158,087</b>
<b>2003 Totals</b>	<b>478</b>	<b>\$108,171,200</b>	<b>\$226,300</b>	<b>\$173,185</b>
<b>2004 Totals</b>	<b>583</b>	<b>\$138,980,800</b>	<b>\$258,329</b>	<b>\$192,272</b>
<b>2005 Totals</b>	<b>580</b>	<b>\$183,798,804</b>	<b>\$316,894</b>	<b>\$233,720</b>
Jan-06	31	\$9,041,525	\$291,662	\$217,994
Feb-06	33	\$8,990,364	\$272,435	\$207,734
Mar-06	80	\$28,692,290	\$358,654	\$209,395
Apr-06	83	\$29,947,830	\$360,817	\$247,937
May-06	72	\$21,383,640	\$296,995	\$232,870
Jun-06	60	\$17,576,880	\$292,948	\$250,521
Jul-06	43	\$15,733,980	\$365,907	\$263,500
Aug-06	68	\$20,621,180	\$303,253	\$232,083
Sep-06	60	\$16,205,750	\$270,096	\$247,500
Oct-06	77	\$23,638,700	\$306,996	\$236,990
Nov-06	54	\$15,146,000	\$280,482	\$239,716
Dec-06	52	\$16,993,810	\$326,804	\$276,000
<b>2006 Totals</b>	<b>713</b>	<b>\$223,971,949</b>	<b>\$314,126</b>	<b>\$240,000</b>
Jan-07	48	\$13,750,300	\$286,465	\$230,950
Feb-07	44	\$11,705,680	\$266,038	\$235,343
Mar-07	89	\$25,442,274	\$285,868	\$233,000
Apr-07	115	\$32,023,749	\$278,467	\$221,000

**Sale Price by Bedroom**

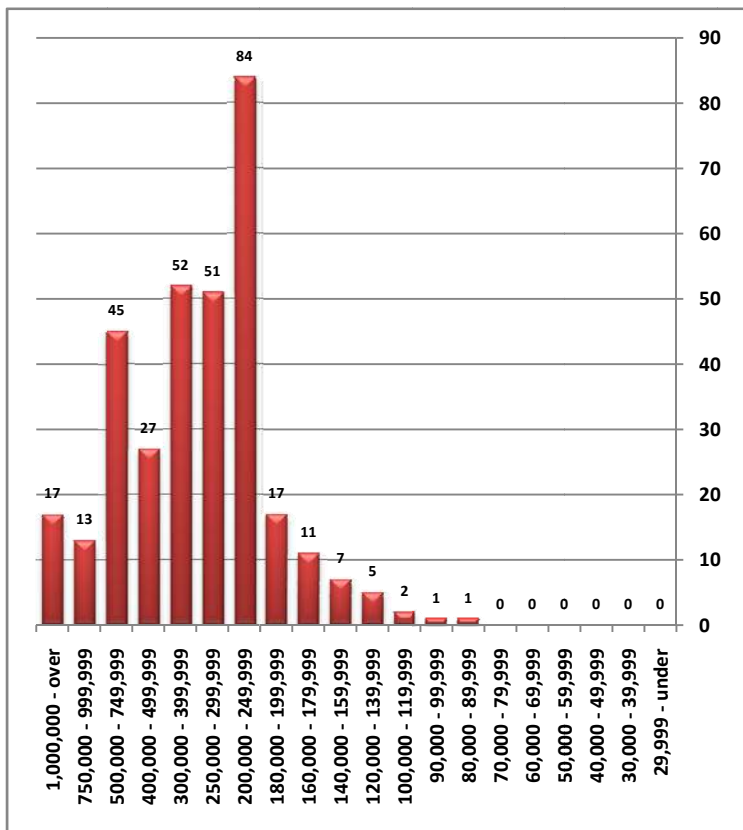
**0 to 2 Bedrooms**



**3 Bedrooms**



**4 or More Bedrooms**



**Total Bedrooms**

