

Tucson Association of REALTORS® Multiple Listing Service, Inc.

Monthly Statistical Digest



June 2007

FOR IMMEDIATE RELEASE: July 13, 2007

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LETTER FROM THE PRESIDENT

There are a number of very positive signs in the residential sales statistics for June 2007. For the first time this year, active listings are down compared to last year – The June '07 inventory of 8,665 was .69% below June '06, and significantly below the 9,721 of last month. New listings coming on the market also fell in June 2007 to 2,820 – a 12.75% decrease from this month last year.

Pending contacts are also newsworthy – they are up over 2,000 for the first time in 2007, rising to 2,053 last month. This is an increase of 18.92% over June 2006, and the highest number we have seen in over 12 months.

Our average sales price is also on the move, increasing 9.05% from June 2006 to total \$298,477 in June 2007. This is a record price for Tucson and far exceeds any sales price we saw in 2005 or 2006. Median sales price also increased to \$229,000.

Quite a month for real estate in Tucson! Our inventory is down, new listings are down and pending contracts are up – all good signs for our market.

Judy Lowe
2007 MLS President



The Tucson Multiple Listing Service, Inc. is a wholly owned subsidiary of the Tucson Association of REALTORS®, dedicated to providing a reliable real estate database for members and the public. The Association represents the interests of 6,700 professionals in the real estate industry, and is affiliated with the National Association of REALTORS®. REALTOR® is a registered collective membership mark which may only be used by professionals who are members and subscribe to its strict code of ethics.

Sales Snapshot

Home Sales Volume

Decreased 12.27% from \$417,120,100 in June 2006 to \$365,932,899 in June 2007. Graph on page 4.

Home Sales Units

Decreased 19.55% from 1,524 in June 2006 to 1,226 in June 2007. Graph on page 3.

Average Sales Price (all residential types)

Increased 9.05% from \$273,701 in June 2006 to \$298,477 in June 2007. Graph on page 5.

Median Sales Price

Increased 1.78% from \$225,000 in June 2006 to \$229,000 in June 2007. Graph on page 8.

Average Days on Market

Increased 39.13% from 46 days in June 2006 to 64 days in June 2007. Graph on page 11.

Pending Contracts (not yet closed in escrow)

Increased 18.92% from 1,712 in June 2006 to 2,053 in June 2007. Graph on page 9.

Active Listings

Decreased 0.69% from 8,725 in June 2006 to 8,665 in June 2007. Graph on page 10.

New Listings

Decreased 12.75% from 3,232 in June 2006 to 2,820 in June 2007. Graph on page 12.

Sales Analysis

Average and Median Sales Prices Increase

Average and median sales price both increased in June 2007. Average sales price jumped to \$298,477 - up 9.05% from June 2006 and up more than \$17,000 from last month! Median sales price also rose \$5,500 from May 2007.

Active Listings Continue Declining

Active listings have been falling slowly since April 2007, reversing the increases we saw between January and April of this year. The number of active listings is now lower than it was at the start of 2007.

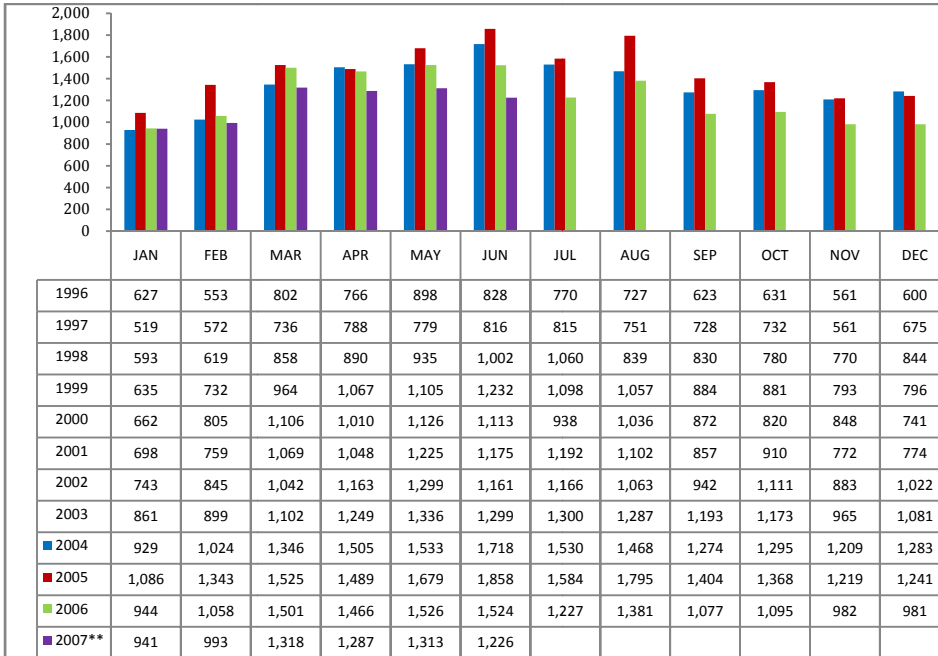
Days on Market Rises Again

Average time on market continues to fluctuate month-to-month, with 64 days being the average time for June 2007, up three days from May 2007.

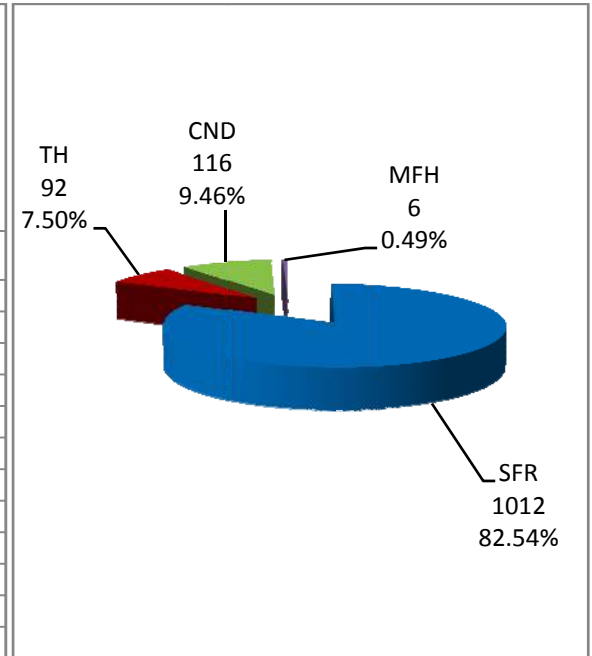
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JUNE 2007 RESIDENTIAL SALES STATISTICS

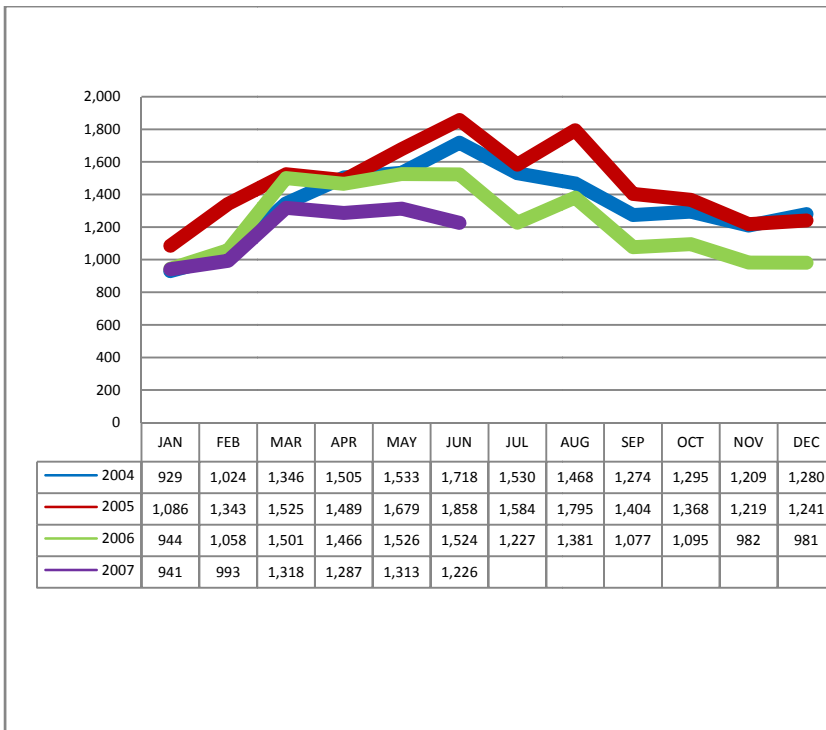
Total Unit Sales - June 2007 - 1,226 Units



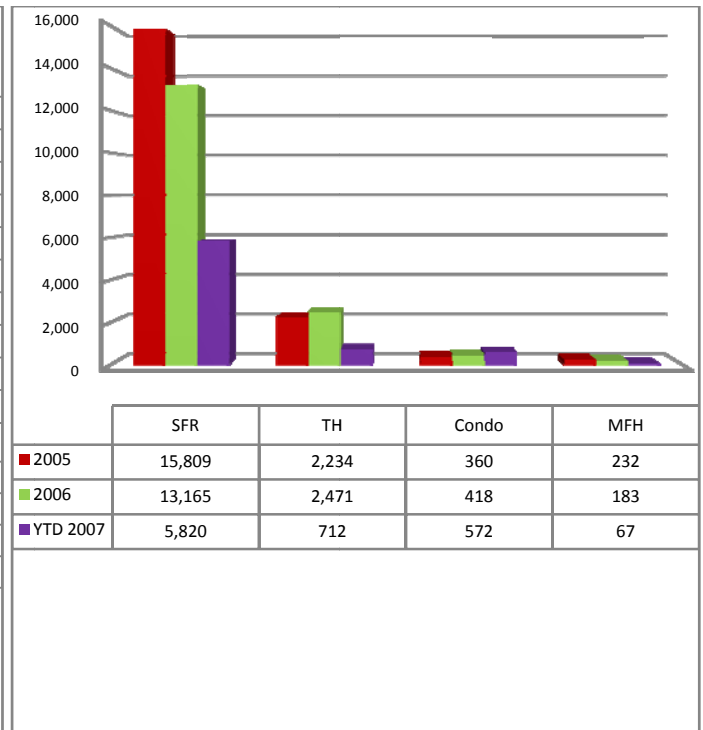
Unit Sales - June 2007 Breakdown by Type



Total Unit Sales - Annual Comparison



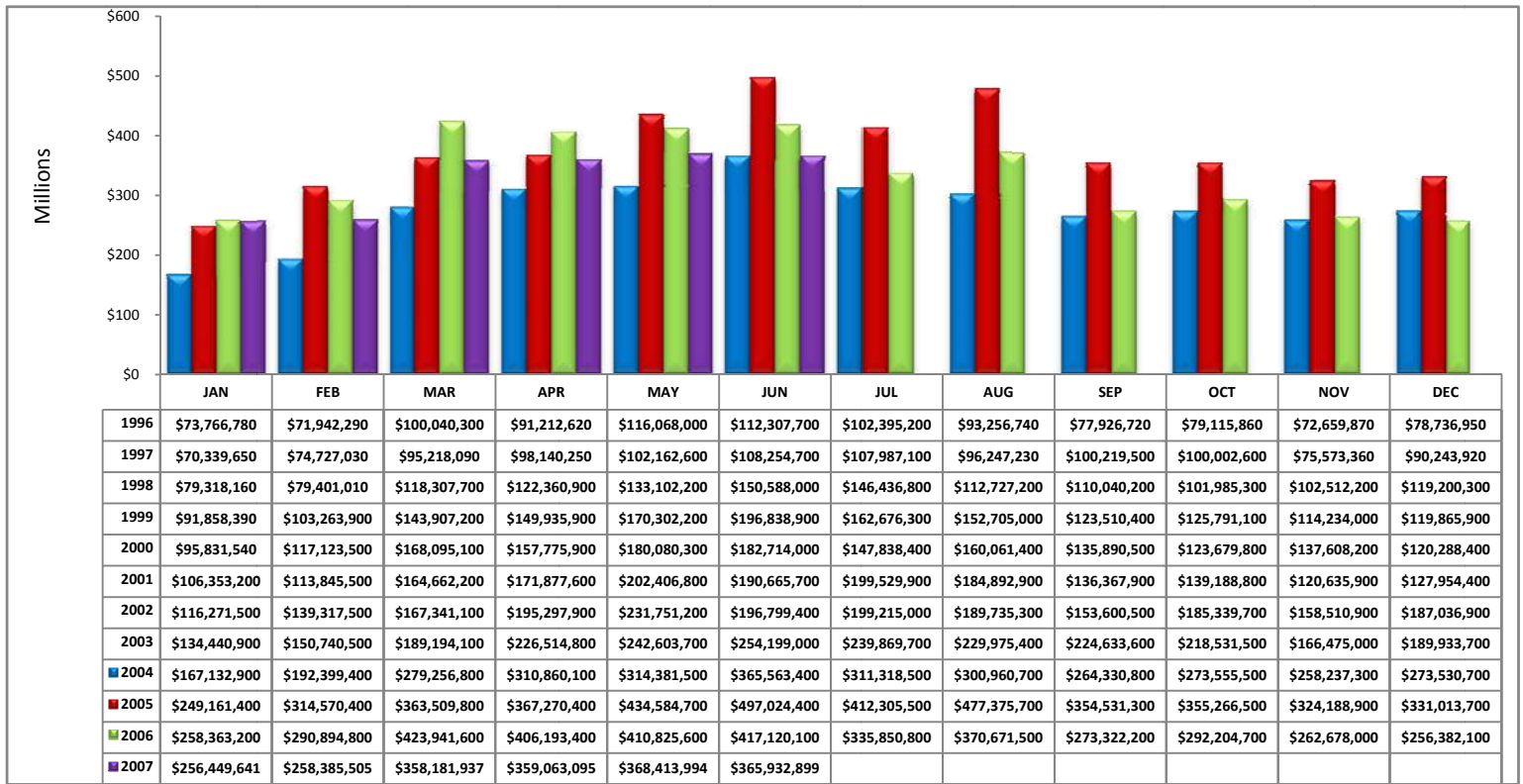
Annual Comparison - Breakdown by Type



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JUNE 2007 RESIDENTIAL SALES STATISTICS

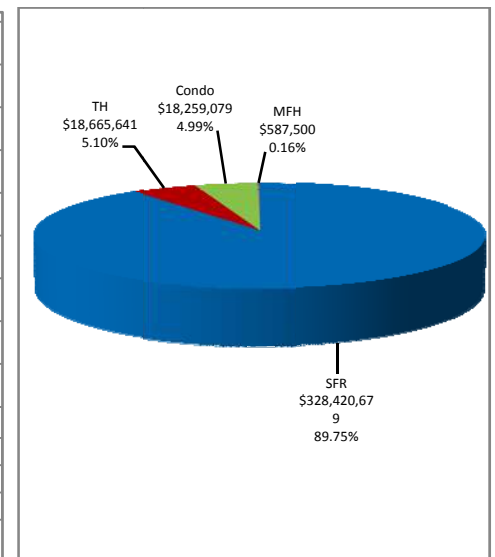
Total Sales Volume - June 2007 - \$365,932,899



Annual Comparison

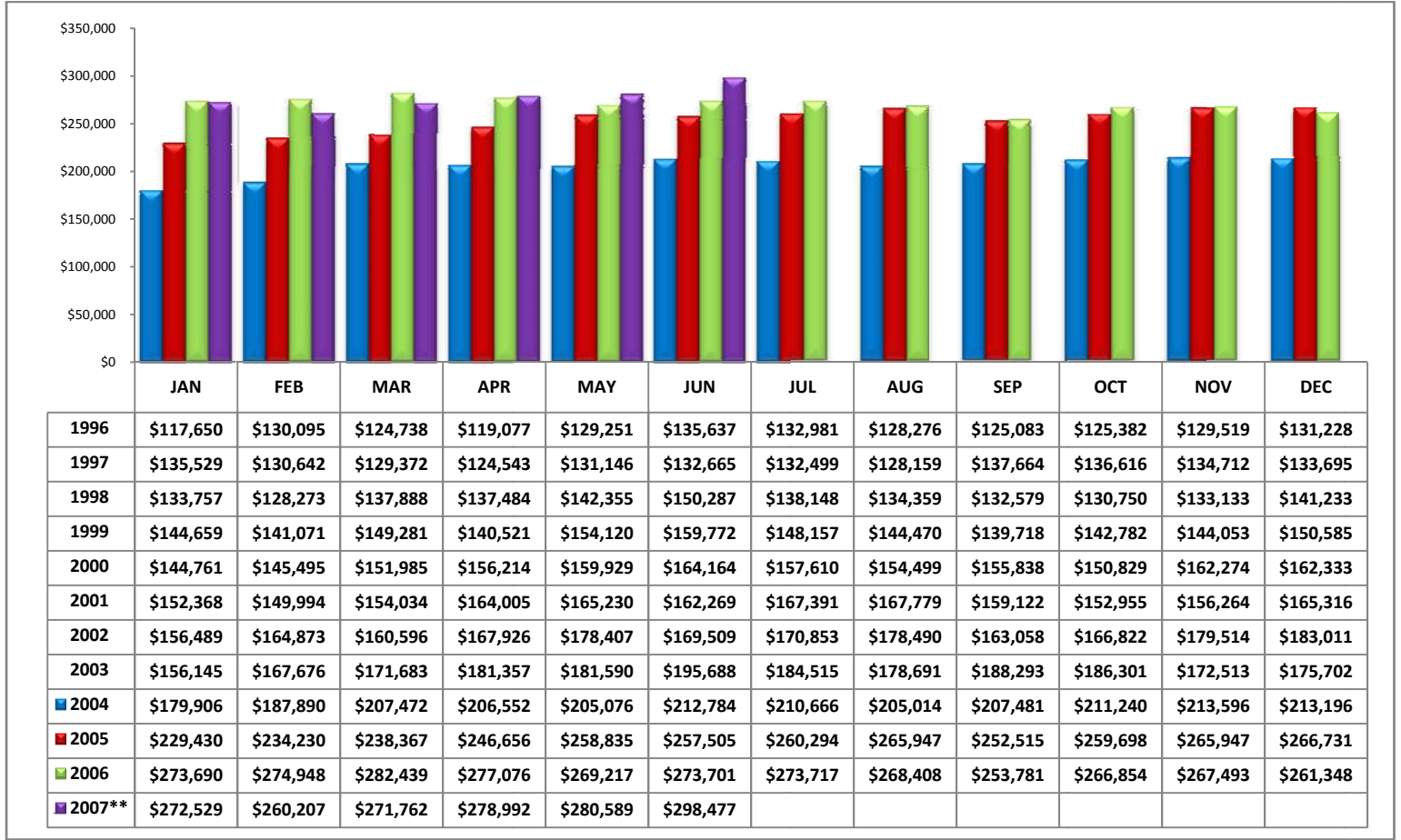


Month by Type

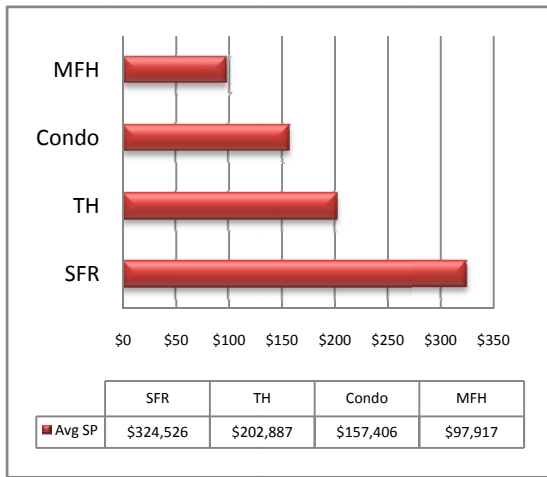


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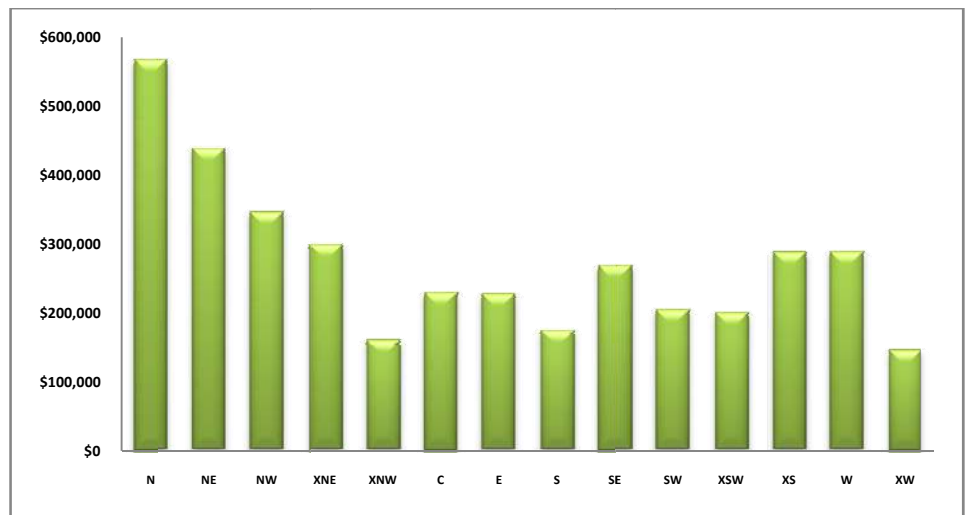
Average Sales Price – June 2007 – \$298,477



Average Sales Price by Type

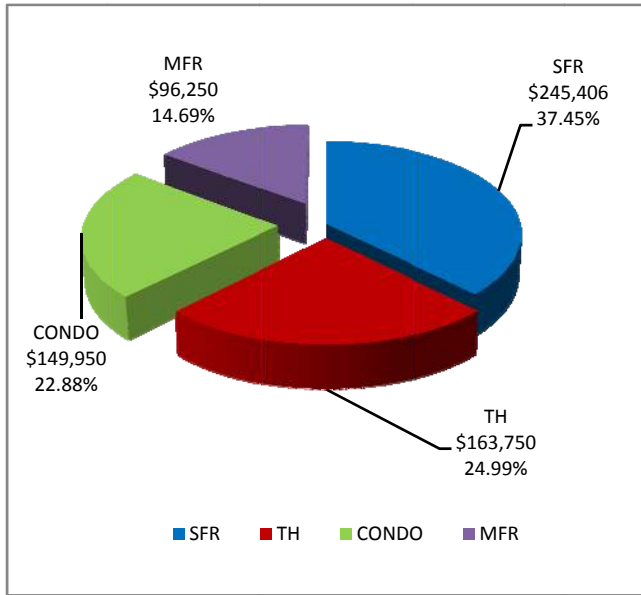


Average Sale Price per Area

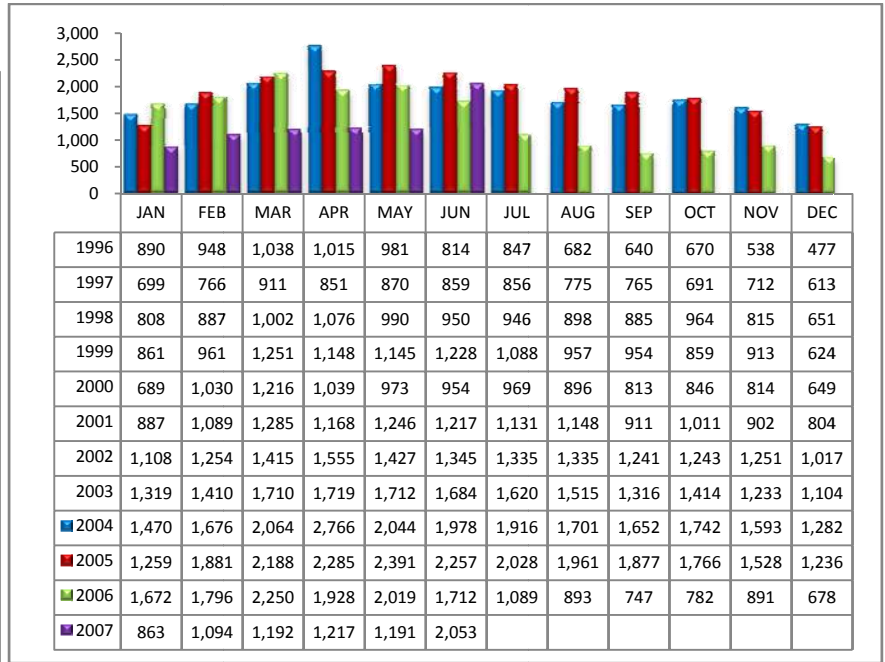


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Median Sale Price - by Type



Total Listings Under Contract - 2,053 Listings**



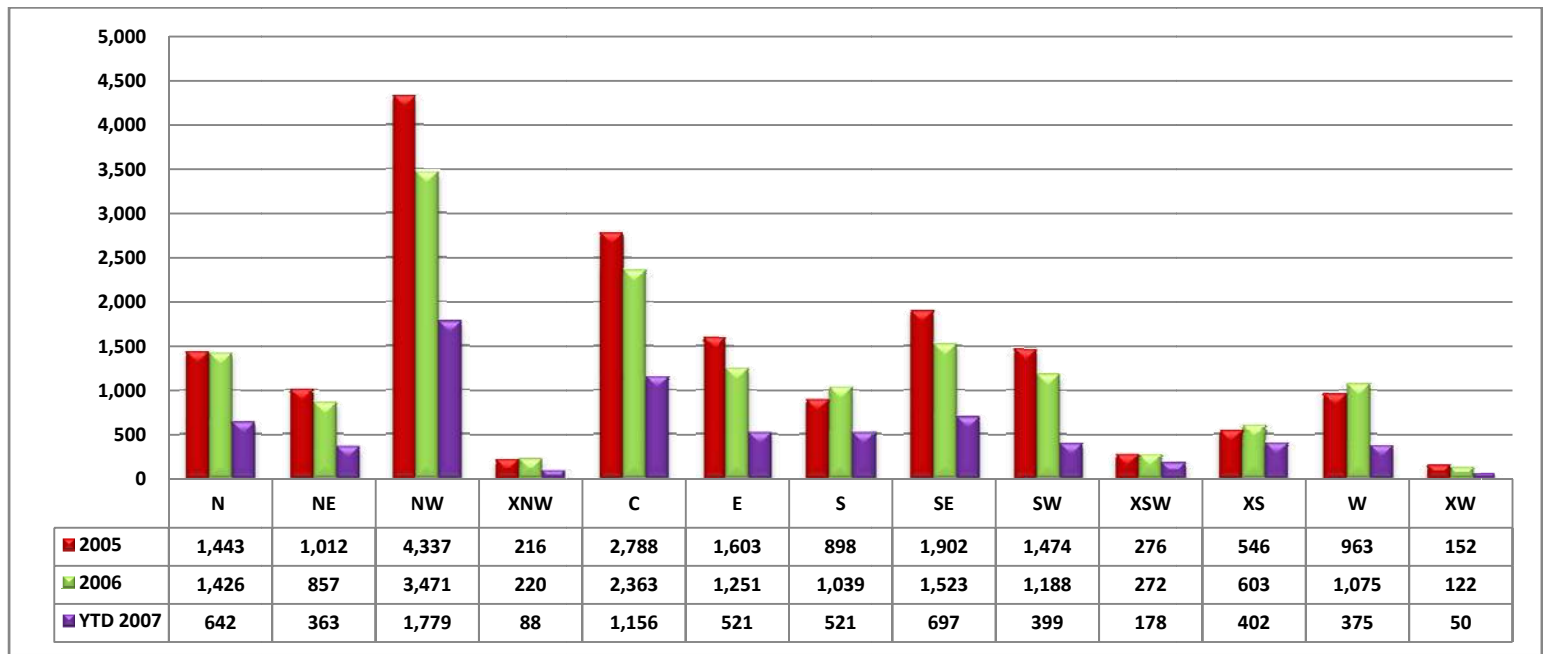
** This graph now reflects all listings under contract. Old figures reflected what went pending within the month.

Median Sale Price - June 2007 - \$229,000



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Number of Sold Listings by Area – Annual Comparison



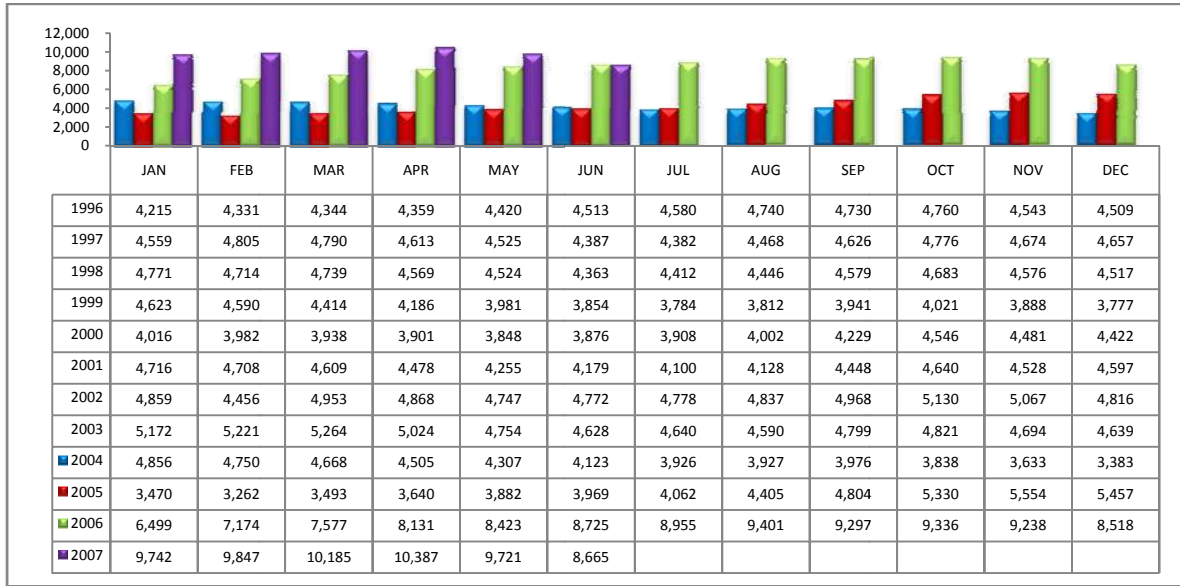
Average Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$271,834	\$437,035	\$819,428	\$1,306,529	\$567,074
NE	\$184,470	\$401,947	\$522,652	\$714,000	\$439,784
NW	\$265,339	\$282,280	\$477,143	\$446,163	\$347,165
XNW	\$0	\$159,127	\$191,600	\$95,900	\$161,407
C	\$170,444	\$256,998	\$315,899	\$406,300	\$229,092
E	\$116,227	\$236,043	\$275,769	\$453,725	\$228,444
S	\$113,292	\$182,148	\$211,189	\$0	\$175,853
SE	\$209,731	\$233,475	\$321,897	\$593,829	\$268,598
SW	\$121,460	\$195,970	\$231,036	\$469,500	\$204,490
XSW	\$241,029	\$183,171	\$128,900	\$150,000	\$200,840
XS	\$283,107	\$263,432	\$349,426	\$337,900	\$289,475
W	\$148,042	\$291,928	\$458,070	\$711,500	\$288,225
XW	\$142,250	\$167,817	\$0	\$0	\$146,506
TOTAL	\$202,901	\$264,256	\$429,935	\$705,949	\$308,528

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	47	35	32	14	128
NE	10	22	21	6	59
NW	56	144	98	12	310
XNW	0	11	3	1	15
C	86	93	18	5	202
E	24	49	30	4	107
S	13	45	15	0	73
SE	8	69	36	3	116
SW	5	26	14	1	46
XSW	11	14	2	1	28
XS	7	43	17	3	70
W	19	32	10	2	63
XW	2	6	0	0	8
TOTAL	289	589	296	52	1,226

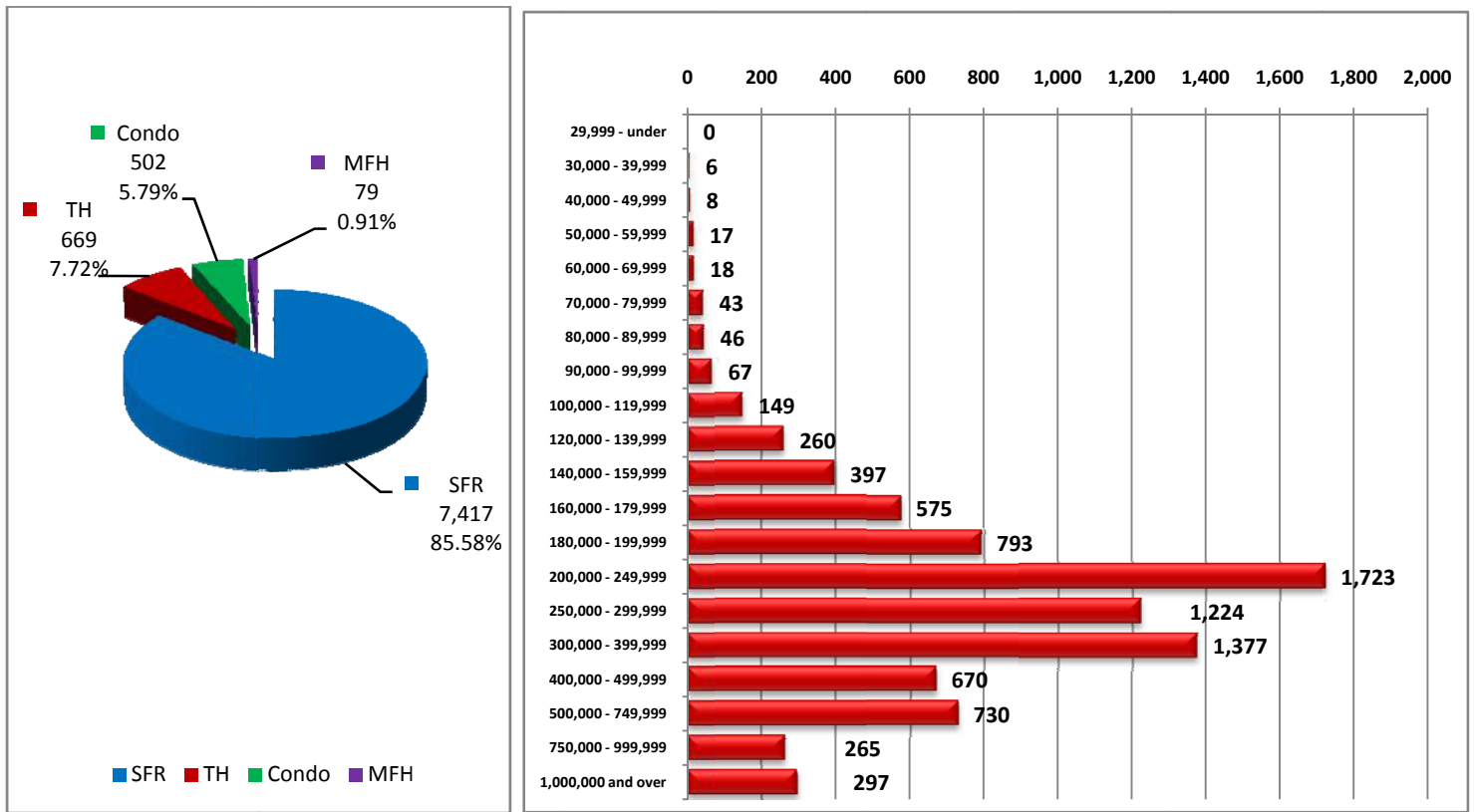
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Active Listings - June 2007 - 8,665



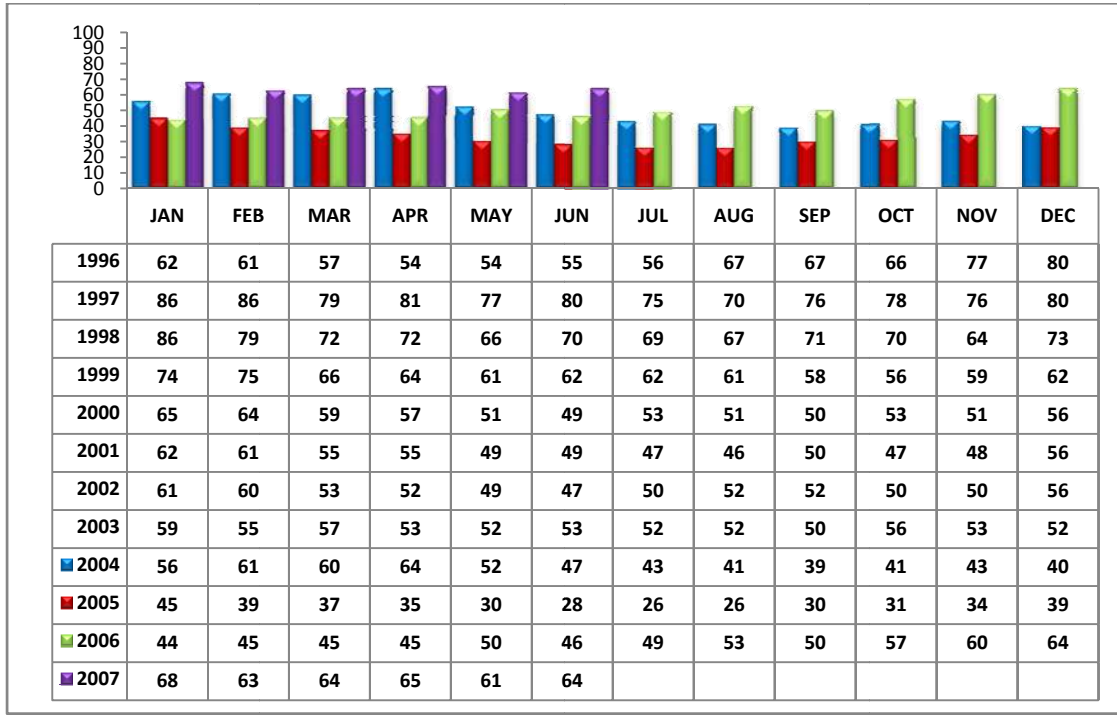
Area	# of Listings
N	678
NE	406
NW	2,343
XNE	7
XNW	104
C	1,145
E	476
S	491
SE	772
SW	704
XSW	309
XS	664
W	503
XW	63

Active Listing Price Breakdown



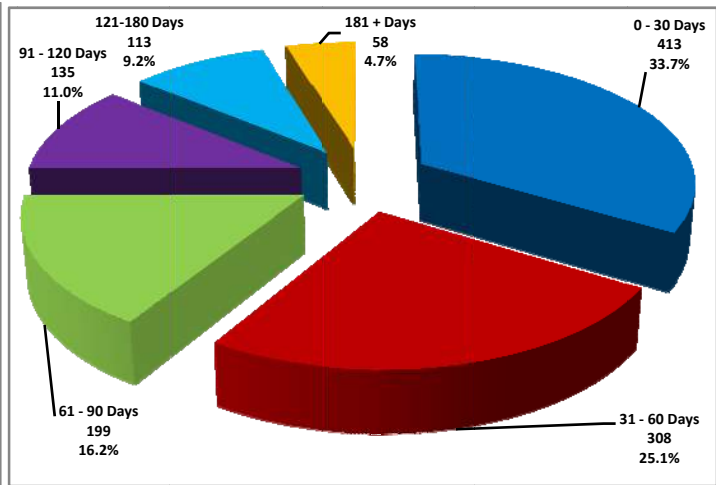
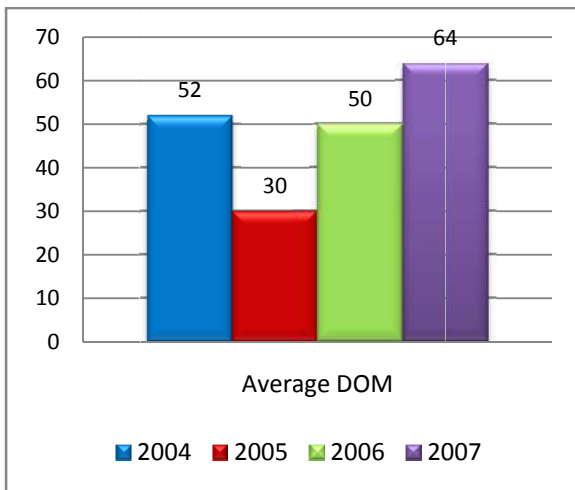
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Average Days on Market/Listing – June 2007 – 64 Days



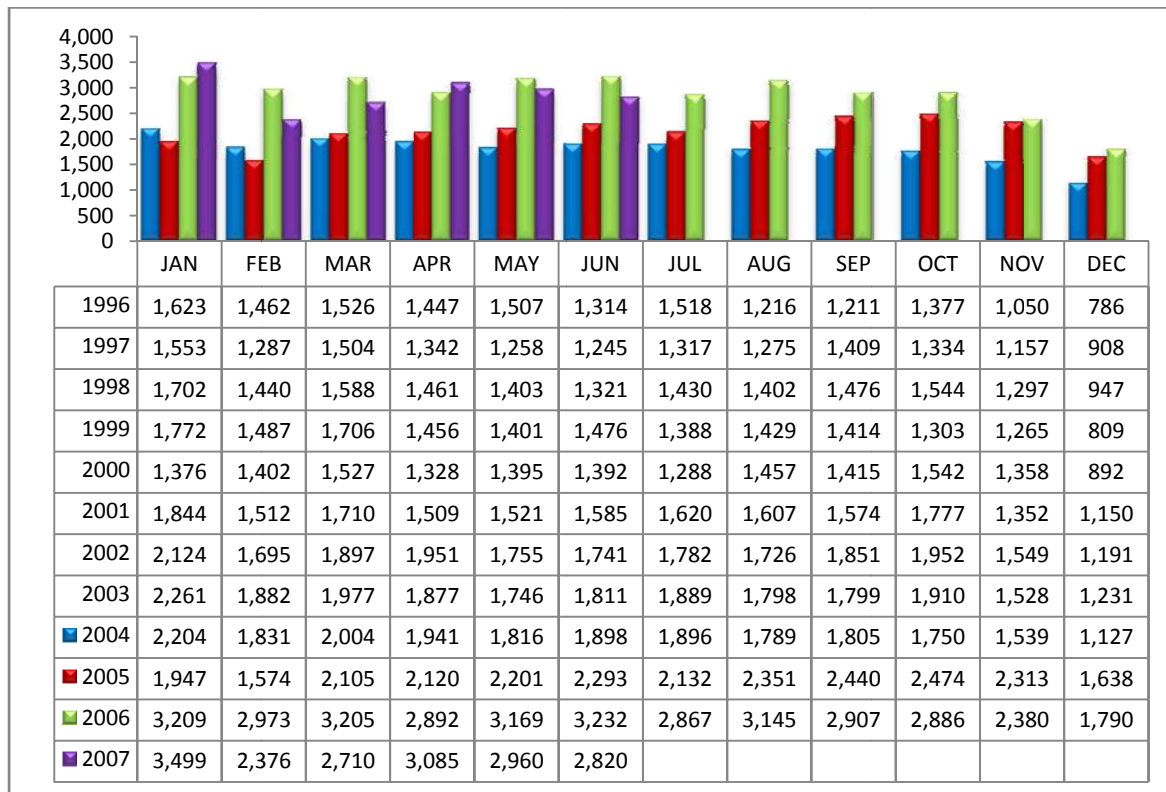
Area	Avg. DOM
N	65
NE	59
NW	73
XNE	3
XNW	89
C	51
E	49
S	65
SE	54
SW	72
XSW	74
XS	83
W	69
XW	69

Average Days on Market/Listing Breakdown



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New Listings - June 2007 - 2,820 Listings



Area	# of Listings
N	217
NE	153
NW	725
XNE	1
XNW	28
C	409
E	186
S	182
SE	248
SW	222
XSW	83
XS	168
W	180
XW	16

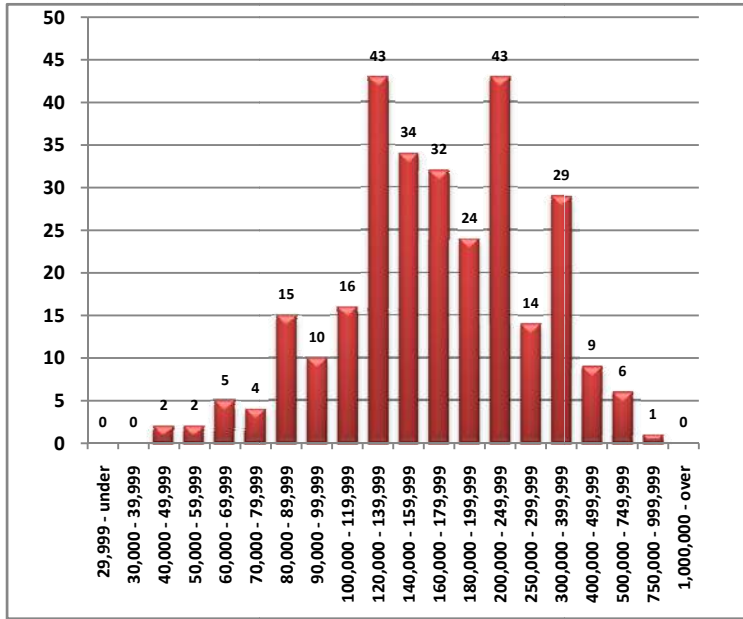
Misc. MLS Information - June 2007

Month	#Expired	WD Release	WD Temp	Re-Lists
January 2007	630	1083	37	513
February 2007	520	846	40	306
March 2007	590	953	45	322
April 2007	652	977	39	326
May 2007	550	1070	20	382
June 2007	602	980	20	292

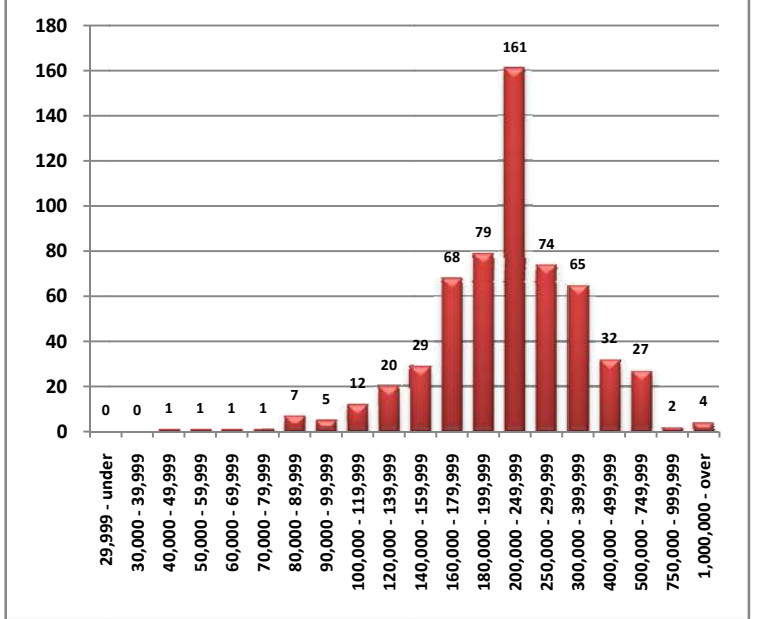
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Sale Price by Bedroom

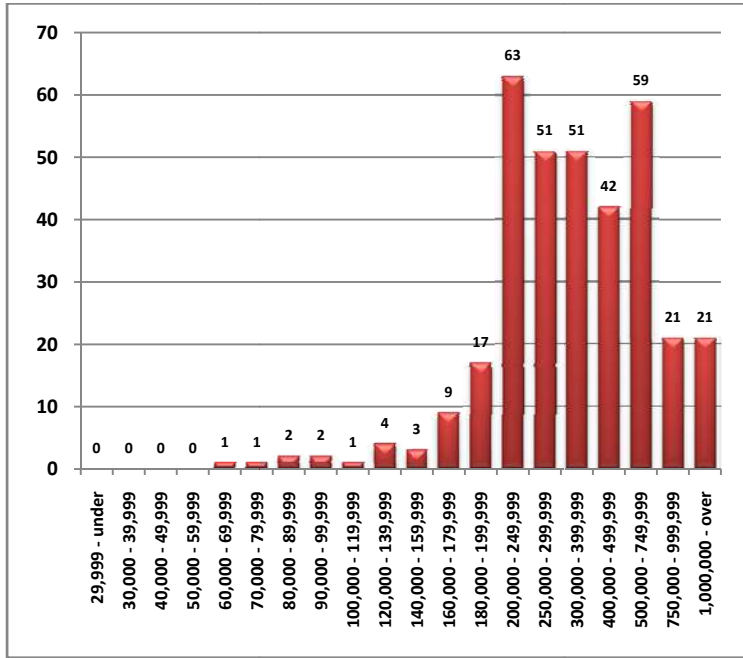
0 to 2 Bedrooms



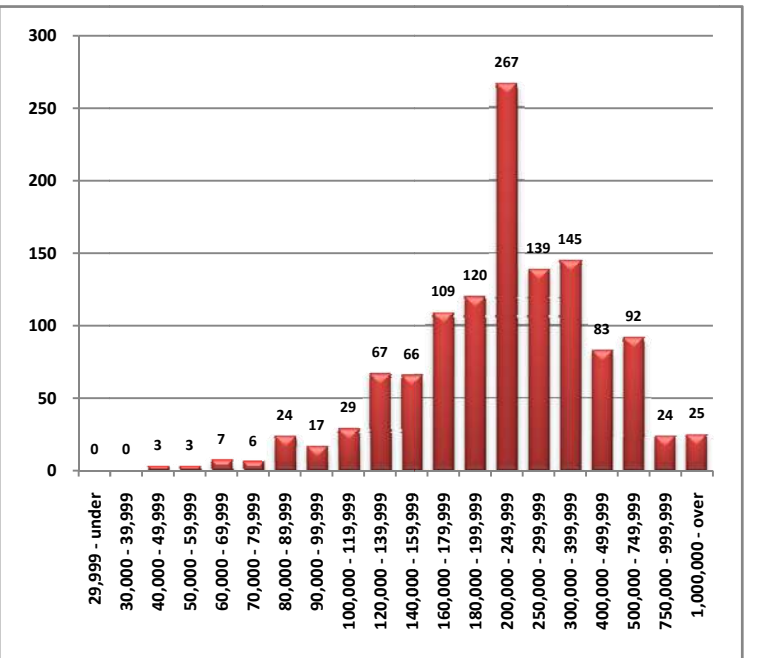
3 Bedrooms



4 or More Bedrooms



Total Bedrooms



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Tucson Association of REALTORS®, Real Estate Trend Indicator

Tucson, AZ

From: 06/01/2007 to 06/30/2007

Statistics generated on: 07/05/2007

Residential Listing Statistics							Active Listings		Days on Market		
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	June Sold	Area	# Per Area	of Units Sold		
Under \$29,999	0	1			1	0	N	755	1 -30 Days	413	
\$30,000 to \$39,999	6	1		1	8	0	NE	457	31-60 Days	308	
\$40,000 to \$49,999	8			3	11	3	NW	2584	61 - 90 Days	199	
\$50,000 to \$59,999	17	3		3	23	3	XNE	7	91-120 Days	135	
\$60,000 to \$69,999	18	3		9	30	7	XNW	120	121 - 180 Days	113	
\$70,000 to \$79,999	43	11	1	16	71	6	C	1327	Over 180 Days	58	
\$80,000 to \$89,999	46	12		15	73	24	E	542	Avg. Days on Market 64		
\$90,000 to \$99,999	67	13	1	10	91	17	S	557	Avg. Sold Price \$298,477		
\$100,000 to \$119,999	149	25	1	34	209	29	SE	862	Avg. Median Price \$229,000		
\$120,000 to \$139,999	260	70		51	381	67	SW	780			
\$140,000 to \$159,999	397	80	2	83	562	66	XSW	330			
\$160,000 to \$179,999	575	93	2	76	746	109	XS	694			
\$180,000 to \$199,999	793	109	2	95	999	120	W	567			
\$200,000 to \$249,999	1723	173	10	233	2139	267	XW	73			
\$250,000 to \$299,999	1224	111	7	125	1467	139	Sold Units per				
\$300,000 to \$349,999	772	59	7	81	919	92	N	128			
\$350,000 to \$399,999	605	45	3	51	704	53	NE	59			
\$400,000 to \$449,999	367	31	1	32	431	47	NW	310			
\$450,000 to \$499,999	303	28	2	28	361	36	XNE	0			
\$500,000 to \$749,999	730	68	7	56	861	92	XNW	15			
\$750,000 to \$999,999	265	15	3	19	302	24	C	202			
\$1,000,000 to \$1,249,999	75	3		8	86	13	E	107			
\$1,250,000 to \$1,499,999	83	4		4	91	5	S	73			
\$1,500,000 to \$1,999,999	60	2		3	65	2	SE	116			
\$2,000,000 to \$2,999,999	59	1	1	5	66	4	SW	46			
\$3,000,000 and over	20			1	21	1	XSW	28			
Totals	8,665	961	50	1,042	10,718	1,226	XS	70			
							W	63			
							XW	8			
	<u>June 2007</u>	<u>June 2006</u>	<u>% Change</u>	<u>YTD 2007</u>	<u>YTD 2006</u>	<u>% Change</u>					
Home Sales Volume	\$365,932,899	\$417,120,100	-13.99%	\$1,966,427,071	\$2,207,338,700	-12.25%					
Home Sales Units	1,226	1,524	-24.31%	7,078	8,019	-13.29%					
Average Sales Price (All Residential)	\$298,477	\$273,701	8.30%	\$277,093	\$275,179	0.69%					
Median Sales Price	\$229,000	\$225,000	1.75%	\$223,301	\$221,063	1.00%					
Average Days on Market:	64	46	28.13%	64.2	45.8	28.66%					
Pending Contracts(Not yet closed in escrow)	2,053	1,712	16.61%	1,084	1,896	-74.91%					
Active Listings	8,665	8,725	-0.69%	9,923	7,755	21.85%					
New Listings	2,820	3,232	-14.61%	2,908	3,113	-7.05%					
Average List Price for Sold:	\$308,528	\$277,177	10.16%								
SP/LP %	96.74%	98.75%									

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