

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



**November 2007**

**FOR IMMEDIATE RELEASE:** November 17, 2007

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THE REAL ESTATE MARKET IS LOCAL.....and the Tucson Association of REALTORS® November 2007 Housing Report's indicators show a stable market continues when comparing November '07 to November '06.

For the sixth consecutive month new contracts opening escrow, listing inventory and new listings coming on the market all supported the positive trend when compared to November 2006.

- The 910 New Contracts opening escrow compare with 891 in November 2006.
- The Active Listing inventory of 9,234 is slightly fewer than the 9,238 in November 2006.
- New Listings coming on the market of 2,224 were also fewer than the 2,380 in November 2006.

The National Association of REALTORS® has projected that the existing-home sales will trend up in 2008, with this same trend that we see in Tucson, being seen less dramatically in other cities. Lawrence Yun, NAR Senior Vice President and Chief Economist has said, "Now that mortgage conditions have improved, some postponed activity should turn up in existing-home sales over the next couple of months, and I expect sales at fairly stable to slightly higher levels."

THERE'S NEVER BEEN A BETTER TIME TO BUY A HOME!!!

HAPPY HOLIDAYS AND A HEALTHY AND PROSPEROUS NEW YEAR.

JUDY LOWE



*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 22.10% from \$262,678,000 in November 2006 to \$204,906,024 in November 2007. Graph on page 4.



### Home Sales Units

Decreased 23% from 982 in November 2006 to 759 in November 2007. Graph on page 3.



### Average Sales Price (all residential types)

Increased 1.72% from \$267,493 in November 2006 to \$269,968 in November 2007. Page 5.



### Median Sales Price

Decreased by 2.30% from \$218,000 in November 2006 to \$213,000 in November 2007. Page 6.



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

Increased 2.13% from 891 in November 2006 to 910 in November 2007. Graph on page 6.



### Active Listings

Decreased 0.04% from 9,238 in November 2006 to 9,234 in November 2007. Graph on page 8.

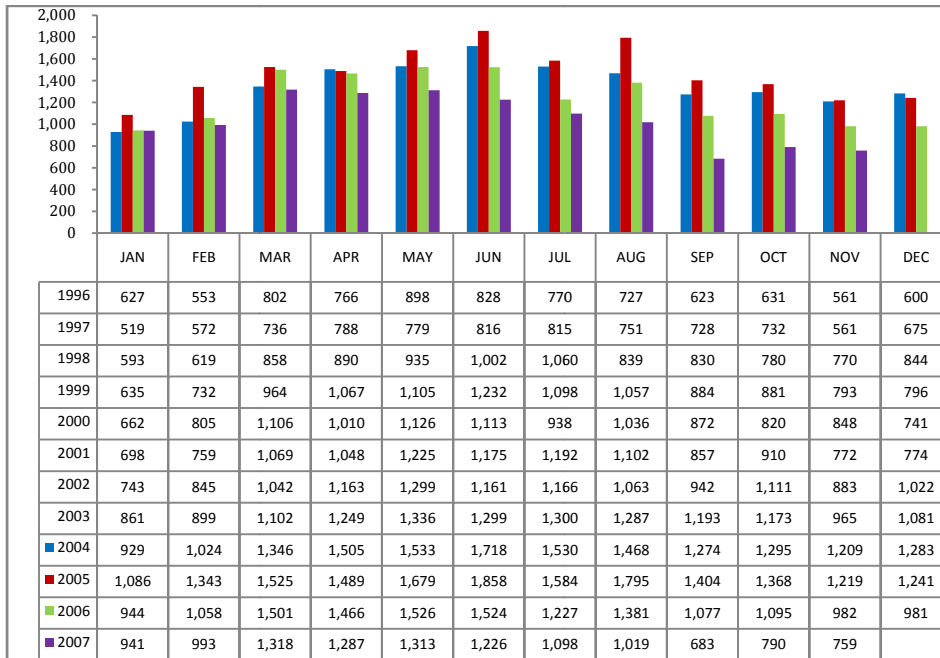


### New Listings

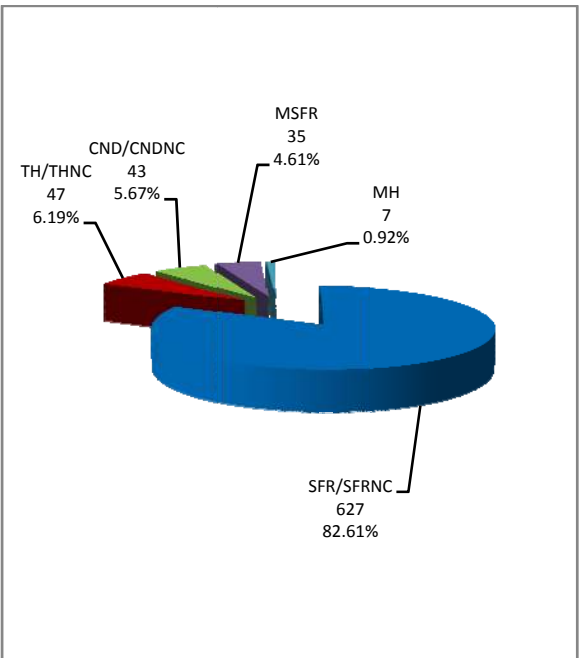
Decreased 7.65% from 2,380 in November 2006 to 2,224 in November 2007. Graph on page 10.

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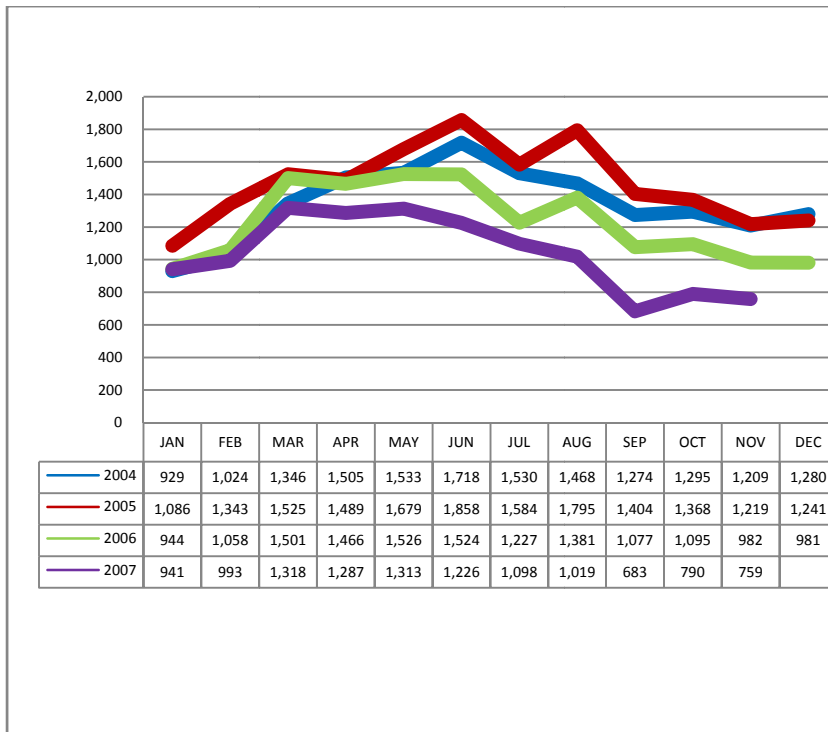
**Total Unit Sales - November 2007**



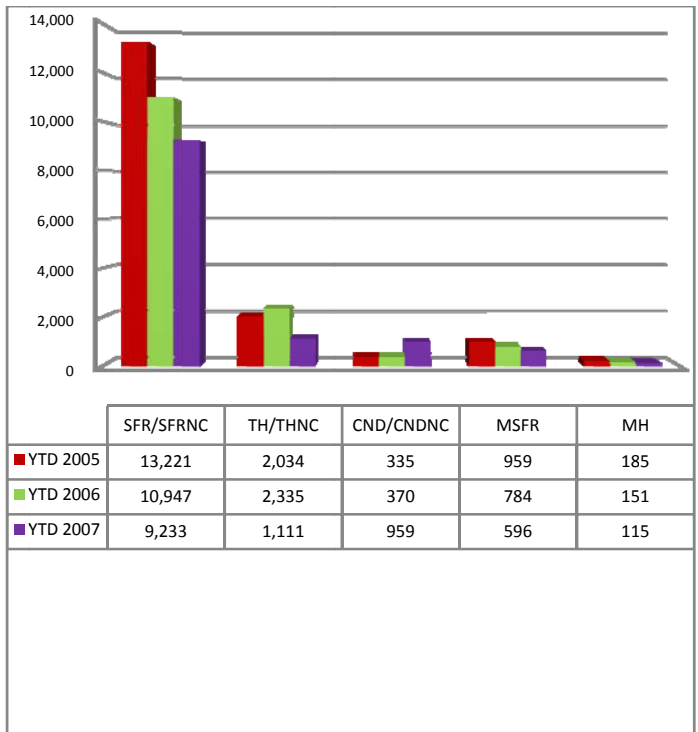
**Unit Sales - Nov. 2007 Breakdown by Type**



**Total Unit Sales - Annual Comparison**

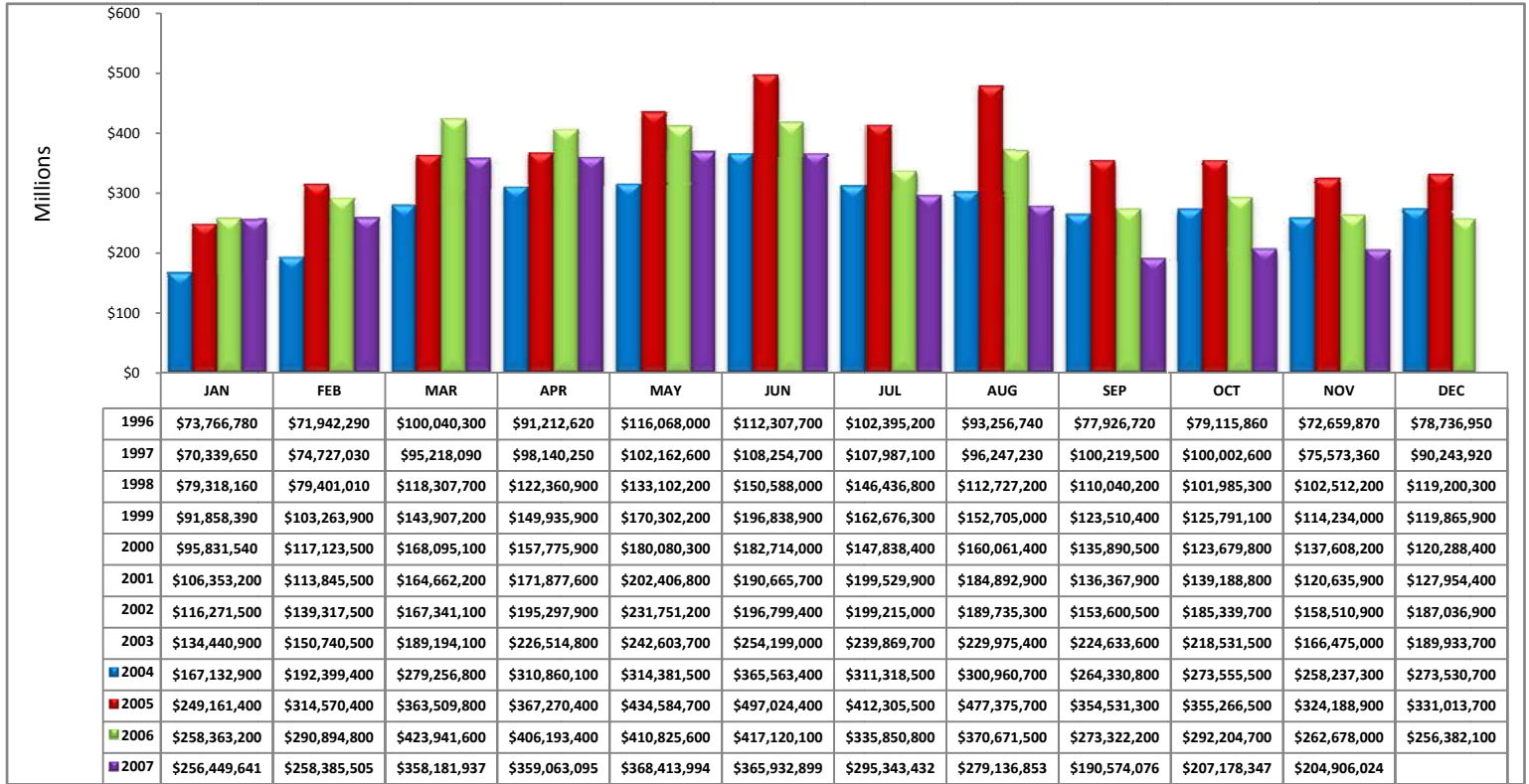


**YTD Annual Comparison - Breakdown by Type**

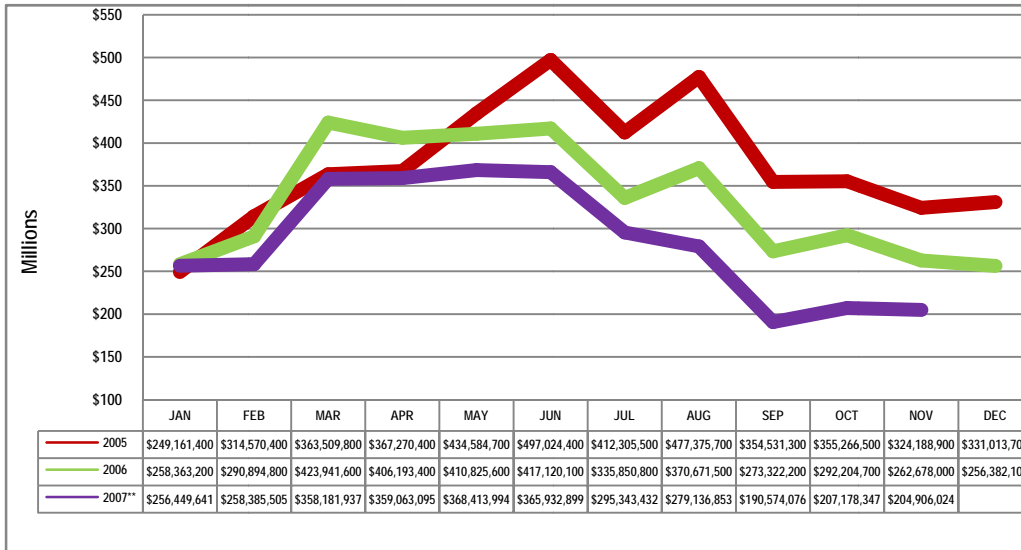


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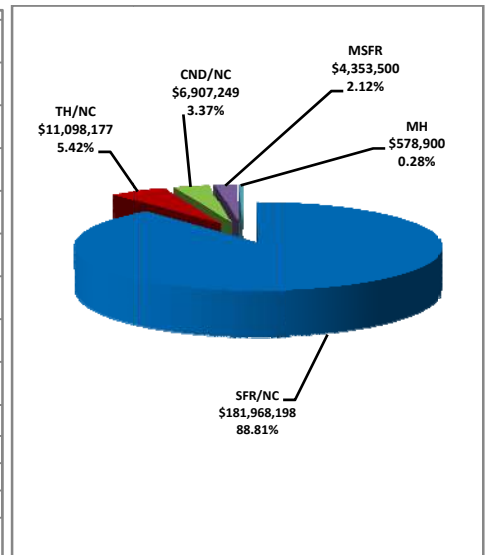
**Total Sales Volume - November 2007**



**Annual Comparison**

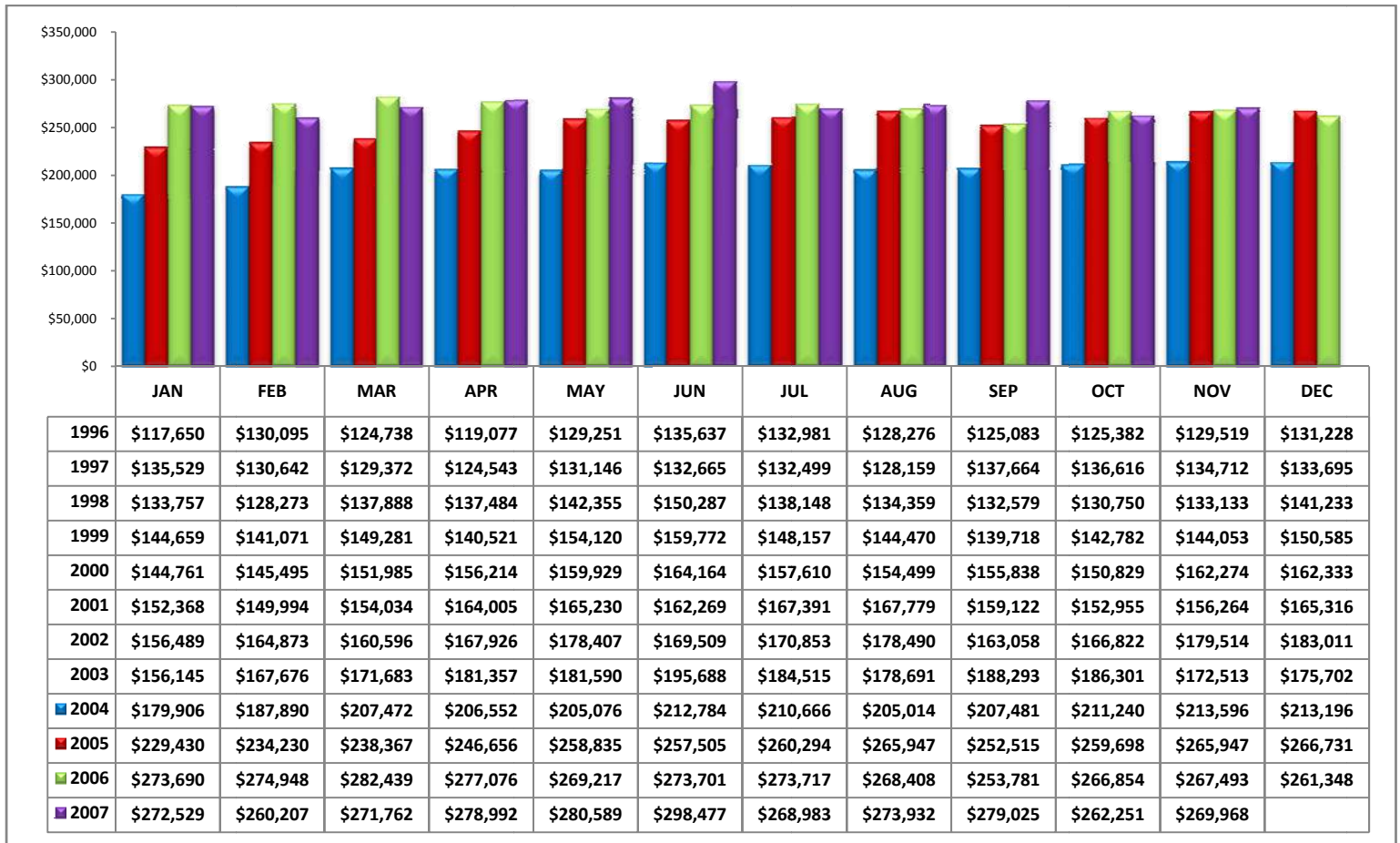


**Monthly Volume by Type**

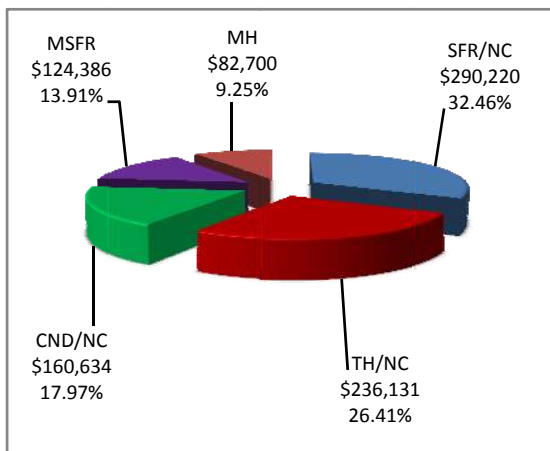


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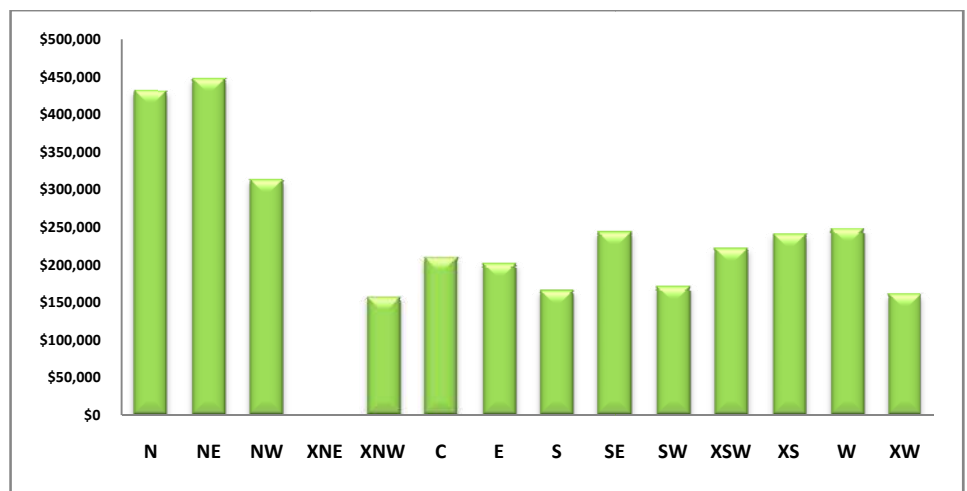
**Average Sales Price – November 2007**



**Average Sales Price by Type – November 2007**



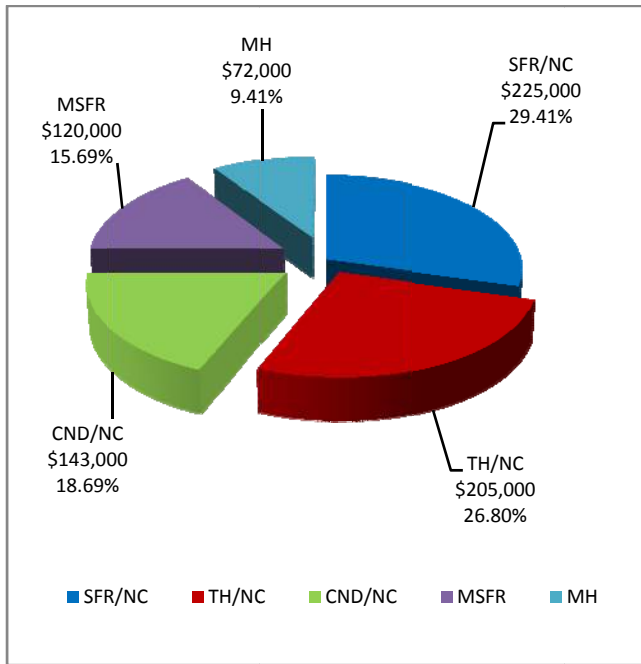
**Average Sale Price per Area – November 2007**



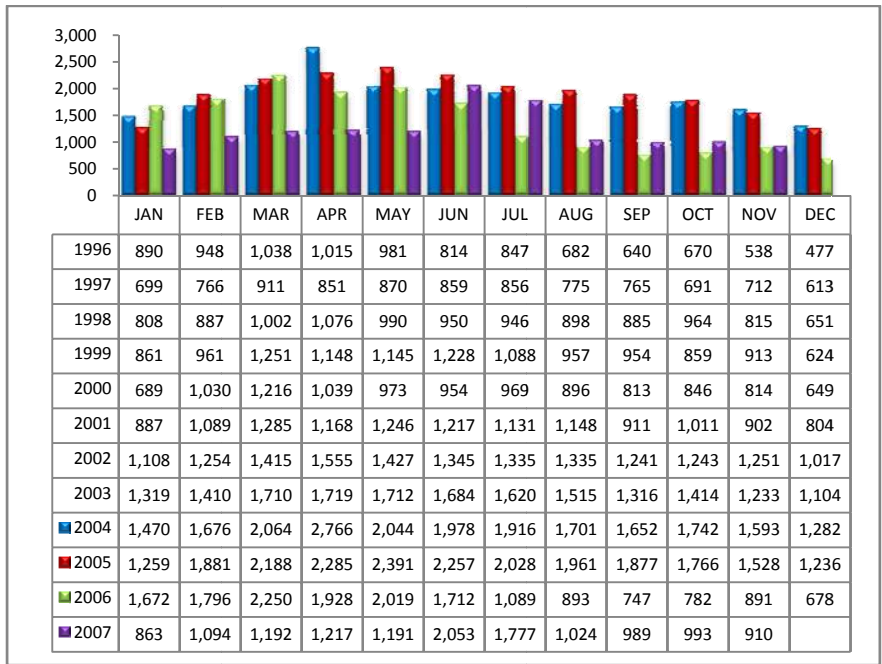
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NOVEMBER 2007 RESIDENTIAL SALES STATISTICS

**Median Sale Price - by Type**



**Total Listings Under Contract**

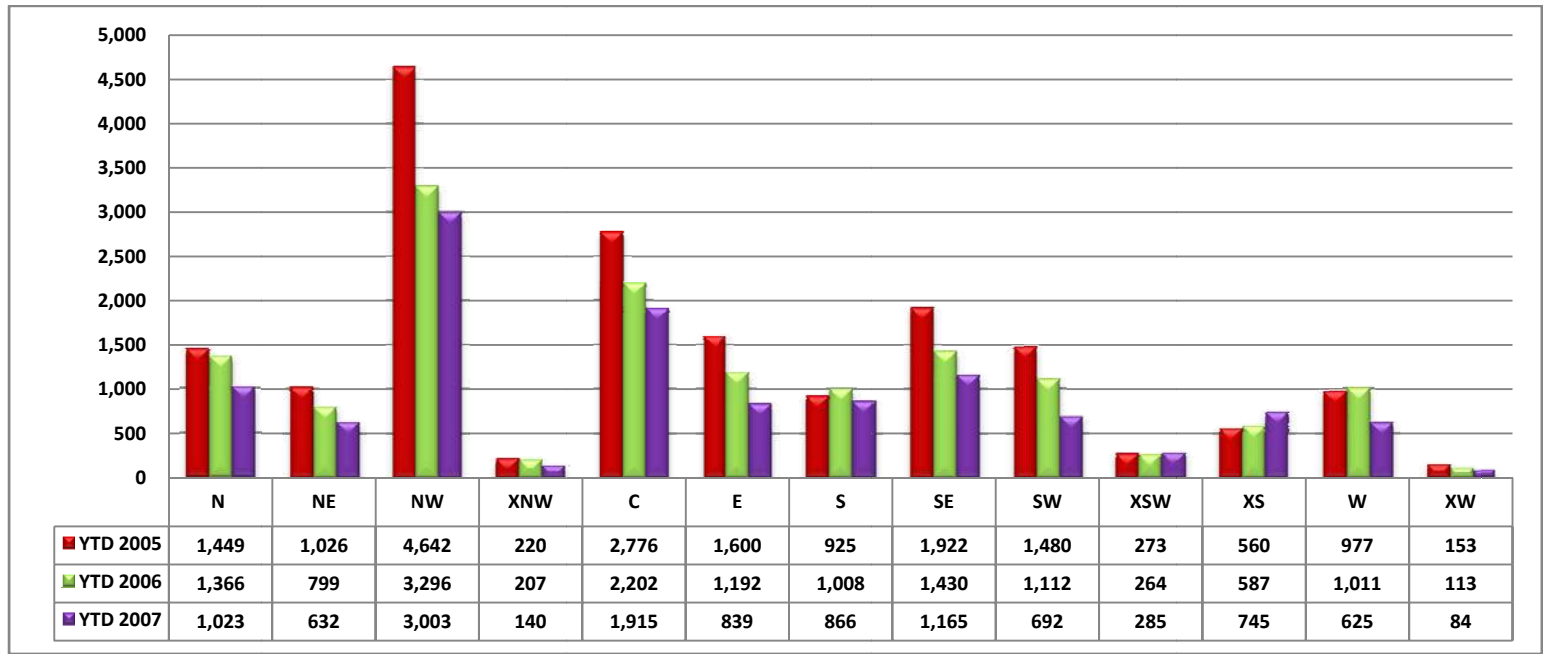


**Median Sale Price - November 2007**



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



**Average Sold per Area by # of Bedrooms**

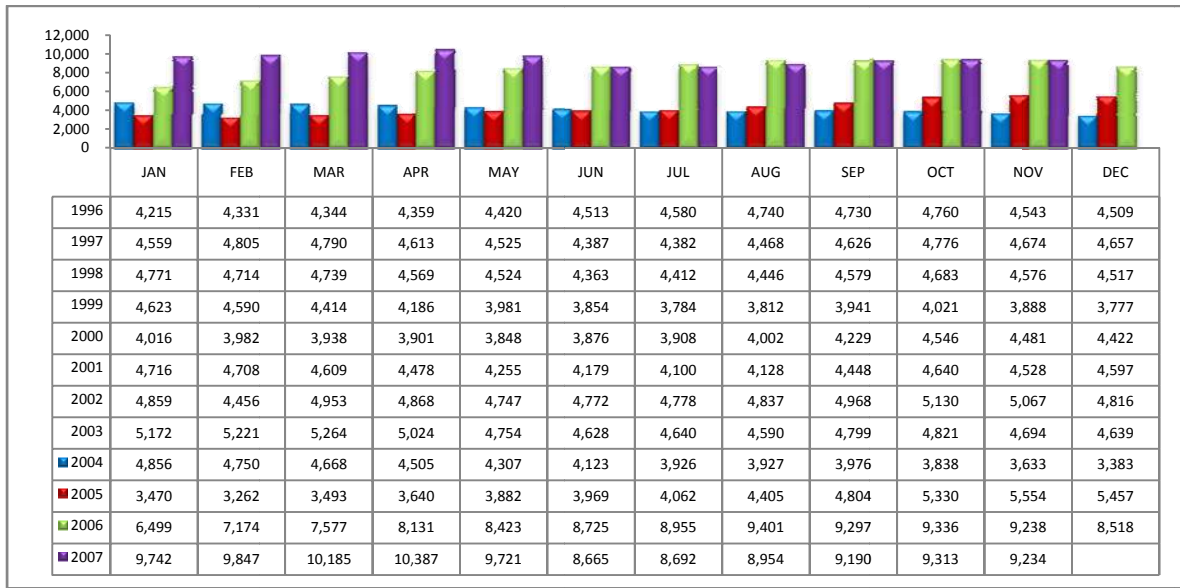
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 272,134	\$ 421,443	\$ 638,711	\$ 647,750	\$ 431,078
NE	\$ 224,407	\$ 474,024	\$ 504,385	\$ 540,000	\$ 447,632
NW	\$ 251,559	\$ 298,459	\$ 366,645	\$ 492,171	\$ 313,143
XNW	\$ 0	\$ 159,200	\$ 142,500	\$ 0	\$ 156,417
C	\$ 179,637	\$ 203,101	\$ 310,250	\$ 0	\$ 209,420
E	\$ 138,083	\$ 197,469	\$ 241,950	\$ 325,000	\$ 202,165
S	\$ 98,000	\$ 164,569	\$ 195,249	\$ 0	\$ 165,916
SE	\$ 164,746	\$ 217,393	\$ 318,633	\$ 481,500	\$ 244,501
SW	\$ 103,250	\$ 176,447	\$ 182,286	\$ 245,500	\$ 171,566
XSW	\$ 217,218	\$ 282,000	\$ 121,933	\$ 0	\$ 222,360
XS	\$ 229,738	\$ 211,532	\$ 255,289	\$ 371,460	\$ 241,375
W	\$ 134,840	\$ 240,252	\$ 383,800	\$ 0	\$ 248,727
XW	\$ 64,000	\$ 169,257	\$ 204,000	\$ 0	\$ 161,422

**Units Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	29	21	19	4	73
NE	7	17	18	1	43
NW	41	81	46	7	175
XNW	0	5	1	0	6
C	37	49	14	0	100
E	6	29	10	1	46
S	5	31	13	0	49
SE	5	52	18	2	77
SW	8	36	7	4	55
XSW	11	6	3	0	20
XS	8	28	20	5	61
W	10	25	10	0	45
XW	1	7	1	0	9
<b>TOTAL</b>	<b>168</b>	<b>387</b>	<b>180</b>	<b>24</b>	<b>759</b>

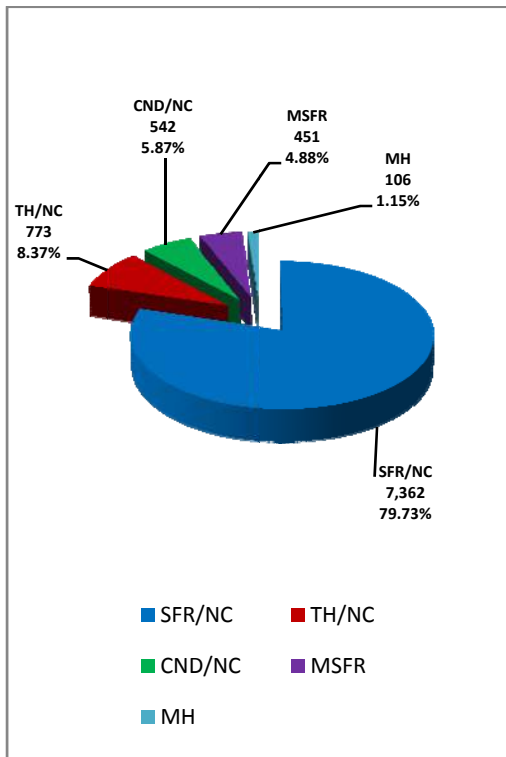
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**Active Listings – November 2007**

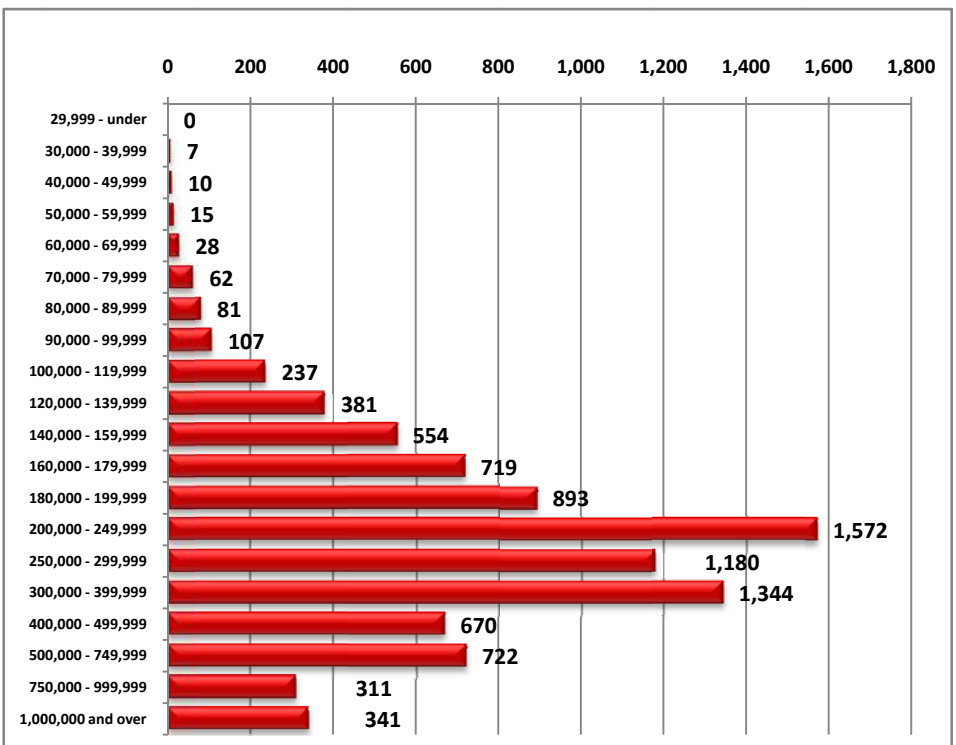


Area	# of Listings
N	758
NE	449
NW	2,474
XNE	14
XNW	123
C	1,110
E	504
S	615
SE	790
SW	751
XSW	372
XS	665
W	541
XW	68

**Active Listings Unit Breakdown**



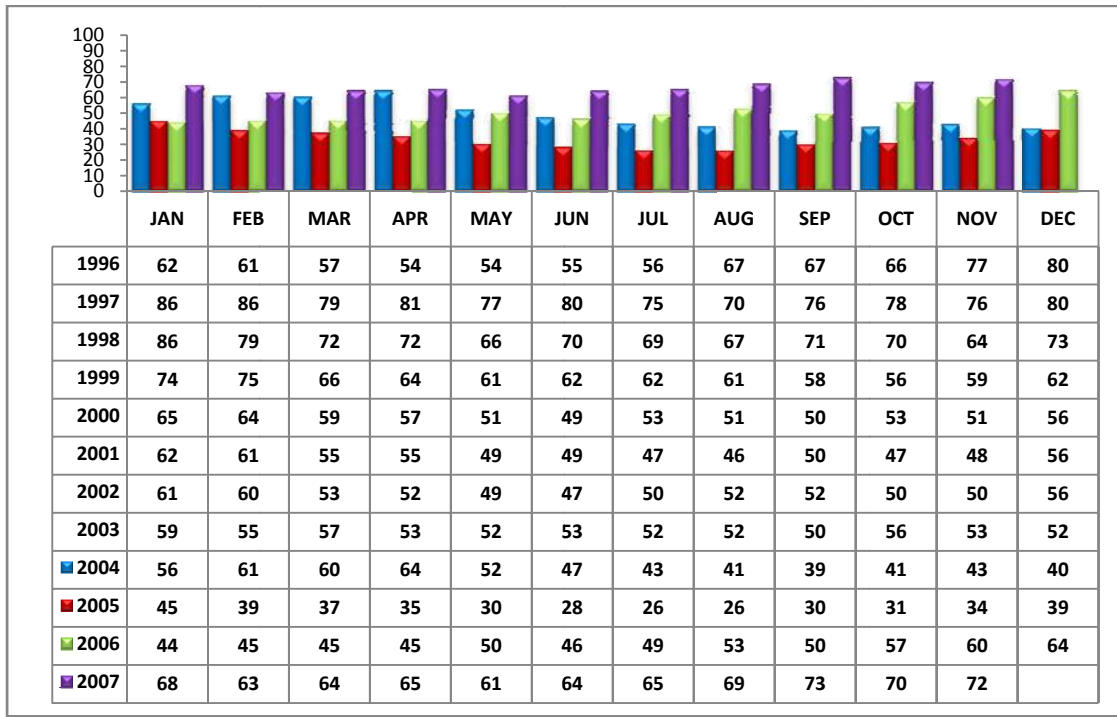
**Active Listings Price Breakdown**



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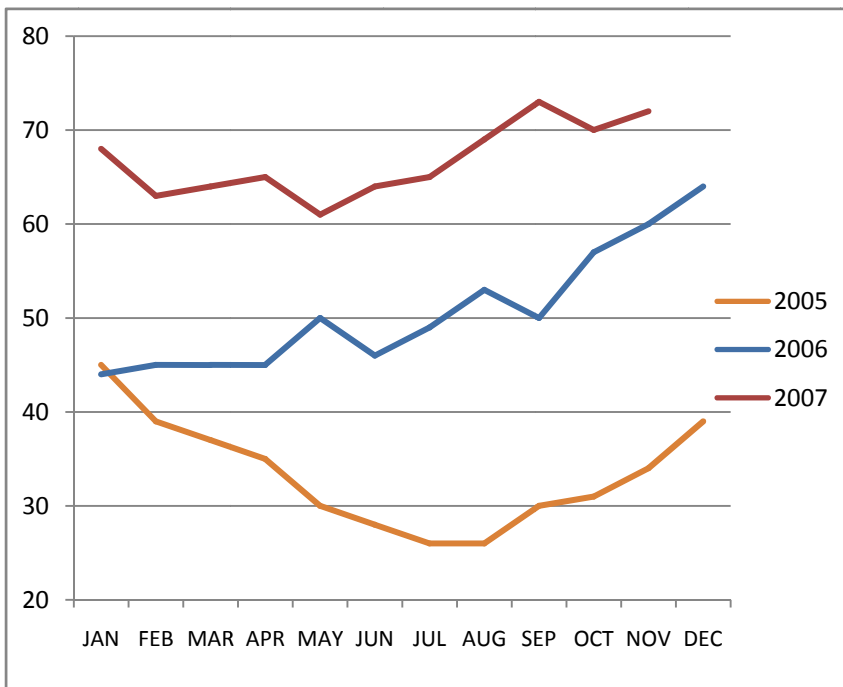


**Average Days on Market/Listing - November 2007**

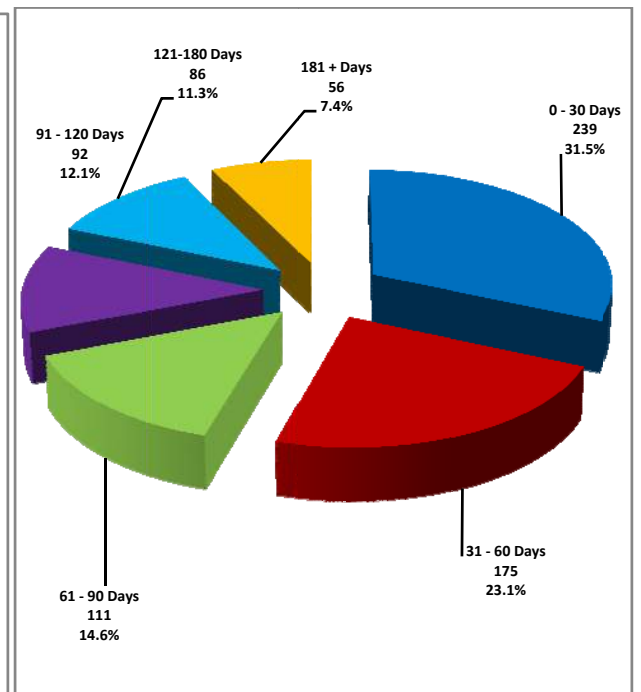


Area	Avg. DOM
N	66
NE	84
NW	74
XNE	n/a
XNW	63
C	65
E	63
S	57
SE	76
SW	83
XSW	111
XS	65
W	83
XW	103

**Annual Comparison - Average Days on Market/Listing**



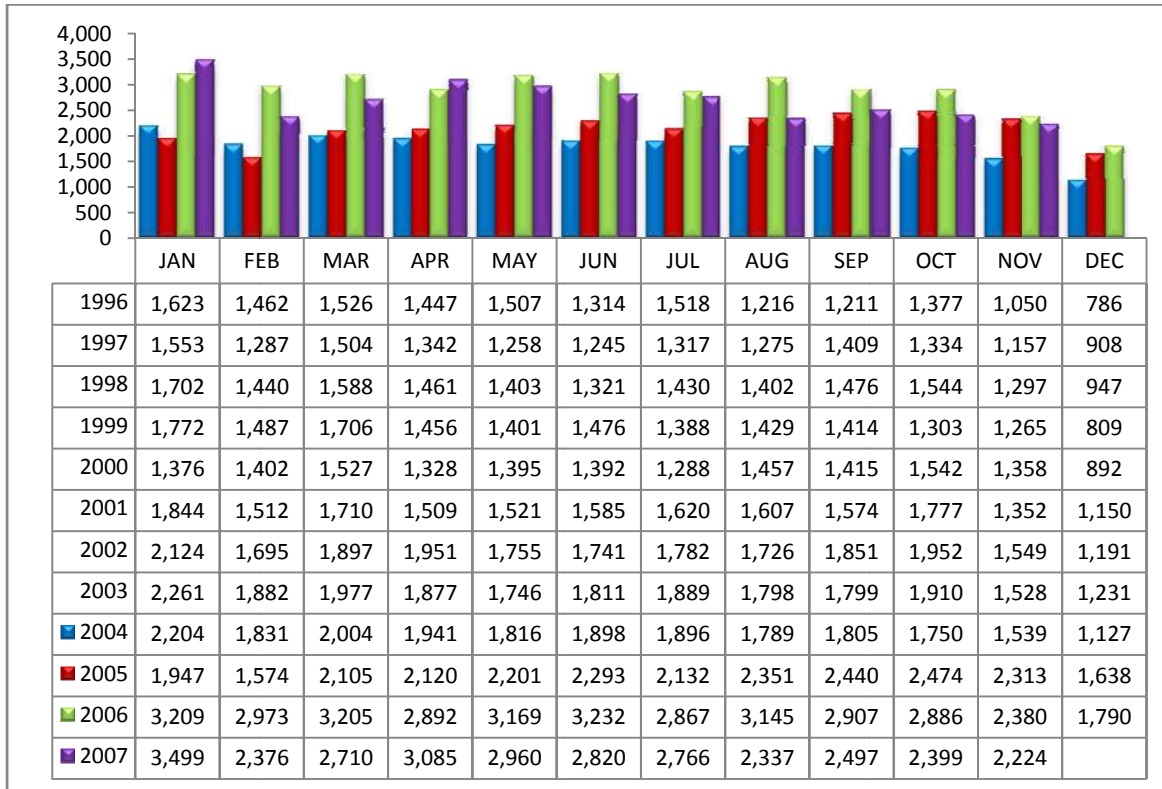
**Average Days on Market/Listing Breakdown**



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NOVEMBER 2007 RESIDENTIAL SALES STATISTICS

**New Listings - November 2007\***



Area	# of Listings
N	170
NE	119
NW	589
XNE	1
XNW	27
C	264
E	138
S	145
SE	214
SW	187
XSW	81
XS	156
W	115
XW	18

\*Includes properties that were re-listed

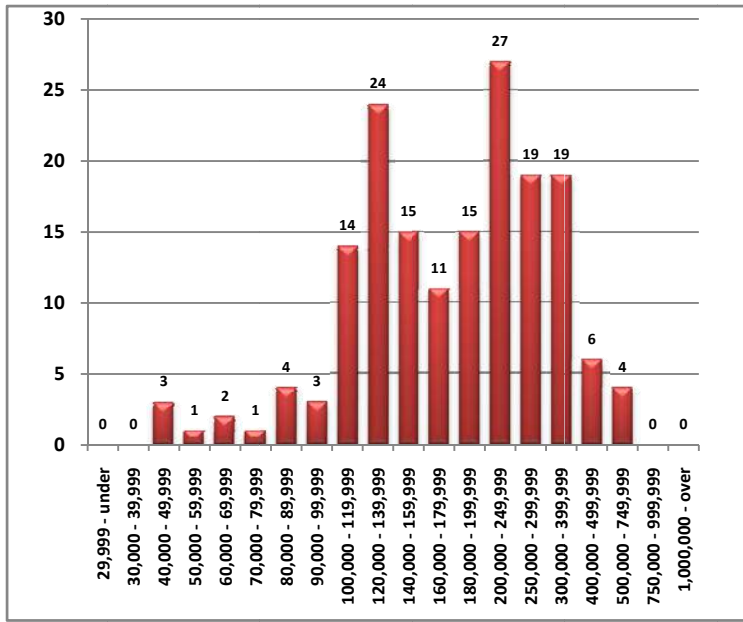
**Misc. MLS Information - November 2007**

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
July 2007	633	980	32	320
August 2007	604	1056	14	279
September 2007	707	909	16	254
October 2007	655	1080	16	266
November 2007	657	890	15	184

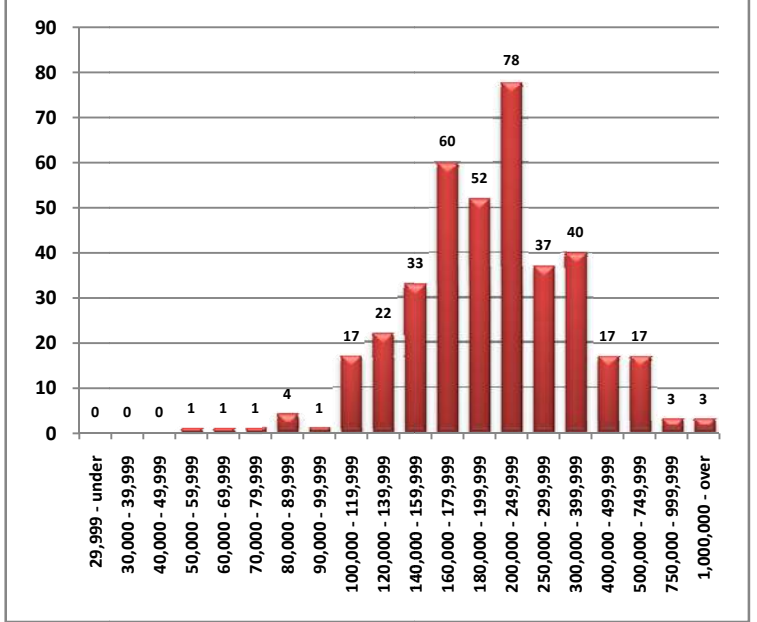
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**Sale Price by Bedroom**

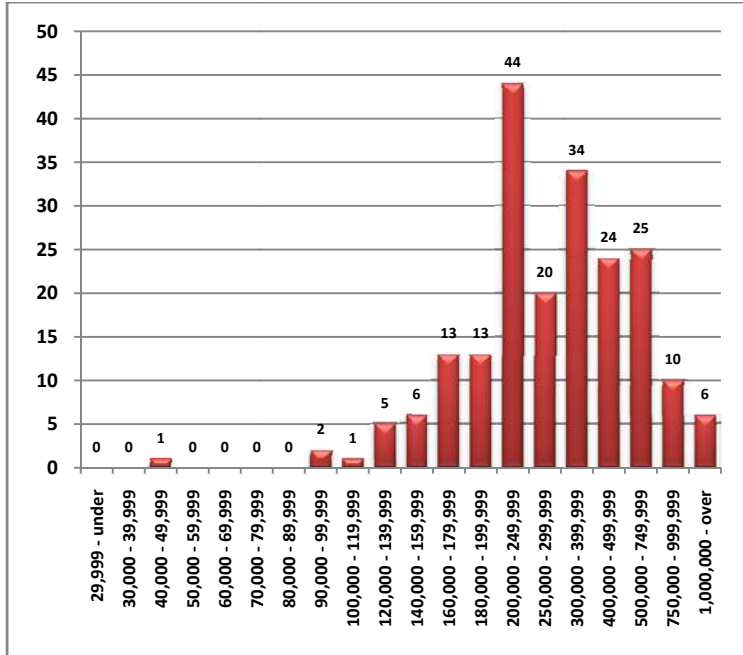
**0 to 2 Bedrooms**



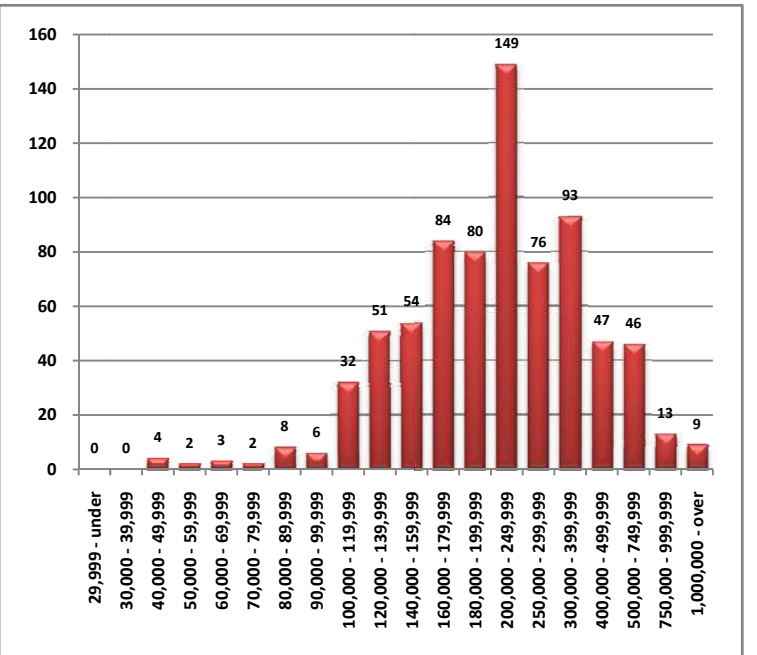
**3 Bedrooms**



**4 or More Bedrooms**



**Total Bedrooms**



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Tucson Association of REALTORS®, Real Estate Trend Indicator

Tucson, AZ

From: 11/01/2007 to 11/30/2007

Statistics generated on: 12/12/2007

Residential Listing Statistics							Active Listings		Days on Market	
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area	of Units Sold	
Under \$29,999	0	0	0	0	0	0	N	758	1 -30 Days	239
\$30,000 to \$39,999	7	1	0	0	8	0	NE	449	31-60 Days	175
\$40,000 to \$49,999	10	3	0	2	15	4	NW	2474	61 - 90 Days	111
\$50,000 to \$59,999	15	2	0	2	19	2	XNE	14	91-120 Days	92
\$60,000 to \$69,999	28	6	0	2	36	3	XNW	123	121 - 180 Days	86
\$70,000 to \$79,999	62	12	0	3	77	2	C	1110	Over 180 Days	
\$80,000 to \$89,999	81	7	0	0	88	8	E	504	<b>Avg. Days on Market</b>	
\$90,000 to \$99,999	107	12	0	2	121	6	S	615	72	
\$100,000 to \$119,999	237	31	1	7	276	32	SE	790	<b>Avg. Sold Price</b>	
\$120,000 to \$139,999	381	47	4	15	447	51	SW	751	\$269,968	
\$140,000 to \$159,999	554	67	6	19	646	54	XSW	372	<b>Avg. Median Price</b>	
\$160,000 to \$179,999	719	62	0	20	801	84	XS	665	\$213,000	
\$180,000 to \$199,999	893	57	1	24	975	80	W	541		
\$200,000 to \$249,999	1572	98	9	43	1722	149	XW	68		
\$250,000 to \$299,999	1180	71	3	23	1277	76	<b>Sold Units per</b>			
\$300,000 to \$349,999	691	39	5	16	751	58	N	73		
\$350,000 to \$399,999	653	47	5	14	719	35	NE	43		
\$400,000 to \$449,999	317	15	2	5	339	22	NW	175		
\$450,000 to \$499,999	353	13	0	7	373	25	XNE	0		
\$500,000 to \$749,999	722	32	0	21	775	46	XNW	6		
\$750,000 to \$999,999	311	12	0	3	326	13	C	100		
\$1,000,000 to \$1,249,999	70	0	0	0	70	7	E	46		
\$1,250,000 to \$1,499,999	94	2	0	0	96	0	S	49		
\$1,500,000 to \$1,999,999	85	1	0	2	88	2	SE	77		
\$2,000,000 to \$2,999,999	68	3	1	0	72	0	SW	55		
\$3,000,000 and over	24	2	0	1	27	0	XSW	20		
<b>Totals</b>	<b>9,234</b>	<b>642</b>	<b>37</b>	<b>231</b>	<b>10,144</b>	<b>759</b>	XS	61		
							W	45		
							XW	9		
	<u>Nov. 2007</u>	<u>Nov. 2006</u>	<u>% Change</u>	<u>YTD 2007</u>	<u>YTD 2006</u>	<u>% Change</u>				
<b>Home Sales Volume</b>	\$204,906,024	\$288,697,972	-29.02%	\$3,290,689,886	\$3,953,559,048	-16.77%				
<b>Home Sales Units</b>	759	1,094	-30.62%	12,014	14,587	-17.64%				
<b>Average Sales Price (All Residential)</b>	\$269,968	\$263,892	2.30%	\$273,905	\$271,033	1.06%				
<b>Median Sales Price</b>	\$213,000	\$216,200	-1.48%	\$220,000	\$220,000	0.00%				
<b>Average Days on Market:</b>	72	58	24.14%	66	48	37.50%				
<b>Average List Price for Sold:</b>	\$285,036	\$273,416	4.25%	\$ 285,432	\$ 278,713	2.41%				
<b>SP/LP %</b>	94.71%	96.52%		95.96%	97.24%					
<b>Pending Contracts(Not yet closed in escrow)</b>	910	891	2.13%							
<b>Active Listings</b>	9,234	9,238	-0.04%							
<b>New Listings</b>	2,224	2,380	-6.55%							

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