

Tucson Association of REALTORS® Multiple Listing Service, Inc.

Monthly Statistical Digest



OCTOBER 2008

FOR IMMEDIATE RELEASE:

November 12, 2008

CONTACT:

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OCT. 2008 CLOSED SALES UNITS ONLY SLIGHTLY BELOW THE NUMBER FOR OCT. '07.....

However, the concerns for the US economy in October seem to have impacted buyers opening escrow on new sales as is reflected in the decrease in the Oct. '08 New Pending Contract units of 755, as compared to the 993 units in October '07.

New Listings coming into the market continue to be considerably fewer than last year, thus contributing to the lower Listing Inventory that has occurred over the last several months.

Average sales price is up 4.16% over September '08 from \$217,397 to \$226,435.

Kimberly Clifton
2008 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.

October Recap – By Month and by Year - % of Change

<u>Home Sales Volume</u>			
	<u>2008</u>	<u>2007</u>	<u>Annual % Change</u>
<u>October</u>	\$186,356,109	\$229,448,467	-18.78%
<u>September</u>	\$203,048,605	\$210,834,713	-3.69%
<u>Month % Change</u>	-8.22%	8.83%	

<u>Average Sales Price</u>			
	<u>2008</u>	<u>2007</u>	<u>Annual % Change</u>
<u>October</u>	\$226,435	\$259,557	-12.76%
<u>September</u>	\$217,397	\$272,396	-20.19%
<u>Month % Change</u>	4.16%	-4.71%	

<u>New Listings</u>			
	<u>2008</u>	<u>2007</u>	<u>Annual % Change</u>
<u>October</u>	2,032	2,399	-15.30%
<u>September</u>	2,039	2,497	-18.34%
<u>Month % Change</u>	-0.34%	-3.92%	

<u>Home Sales Units</u>			
	<u>2008</u>	<u>2007</u>	<u>Annual % Change</u>
<u>October</u>	823	884	-6.90%
<u>September</u>	934	774	20.67%
<u>Month % Change</u>	-11.88%	14.21%	

<u>Pending Contracts</u>				<u>Median Sales Price</u>			
	<u>2008</u>	<u>2007</u>	<u>Annual % Change</u>		<u>2008</u>	<u>2007</u>	<u>Annual % Change</u>
<u>October</u>	755	993	-23.97%	<u>October</u>	\$180,000	\$210,000	-14.29%
<u>September</u>	836	989	-15.47%	<u>September</u>	\$180,500	\$215,000	-16.05%
<u>Month % Change</u>	-9.69%	0.40%		<u>Month % Change</u>	-0.28%	-2.33%	

<u>Active Listings</u>			
	<u>2008</u>	<u>2007</u>	<u>Annual % Change</u>
<u>October</u>	7,988	9,313	-14.23%
<u>September</u>	7,858	9,190	-14.49%
<u>Month % Change</u>	1.65%	1.34%	

Active / Sold by Zip Code

<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>
85601	12	1
85614	387	27
85619	15	0
85629	232	46
85641	388	29
85653	215	22
85658	176	10
85701	51	3
85704	231	17

<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>
85705	217	13
85706	383	58
85710	296	30
85711	202	26
85712	195	25
85713	341	29
85714	59	8
85715	175	18
85716	195	14

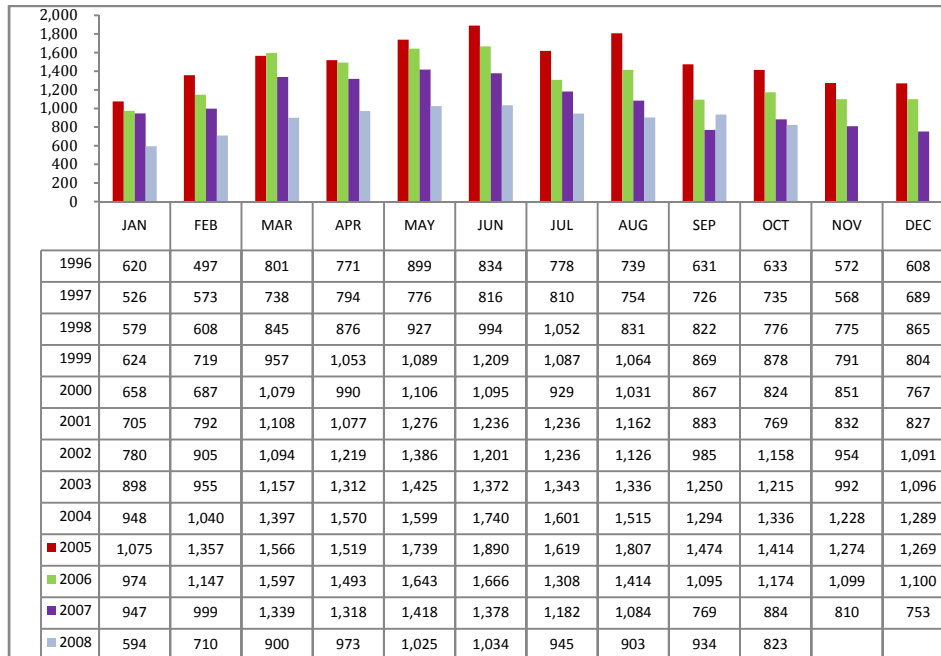
<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>
85718	437	32
85719	216	17
85730	200	30
85735	111	9
85736	63	5
85737	286	33
85739	242	17
85741	168	29
85742	284	29

<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>
85743	348	40
85745	289	33
85746	272	38
85747	198	25
85748	125	22
85749	232	12
85750	326	21
85755	285	31
85757	136	24

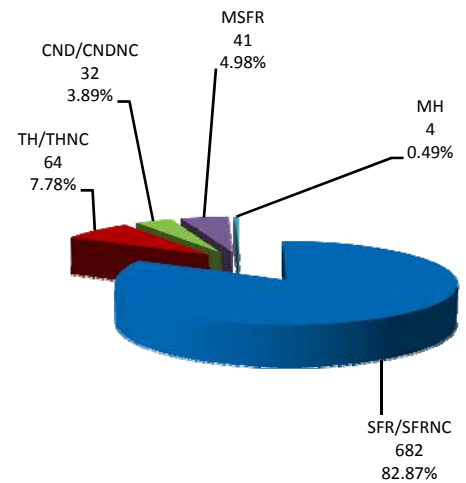
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OCTOBER 2008 RESIDENTIAL SALES STATISTICS

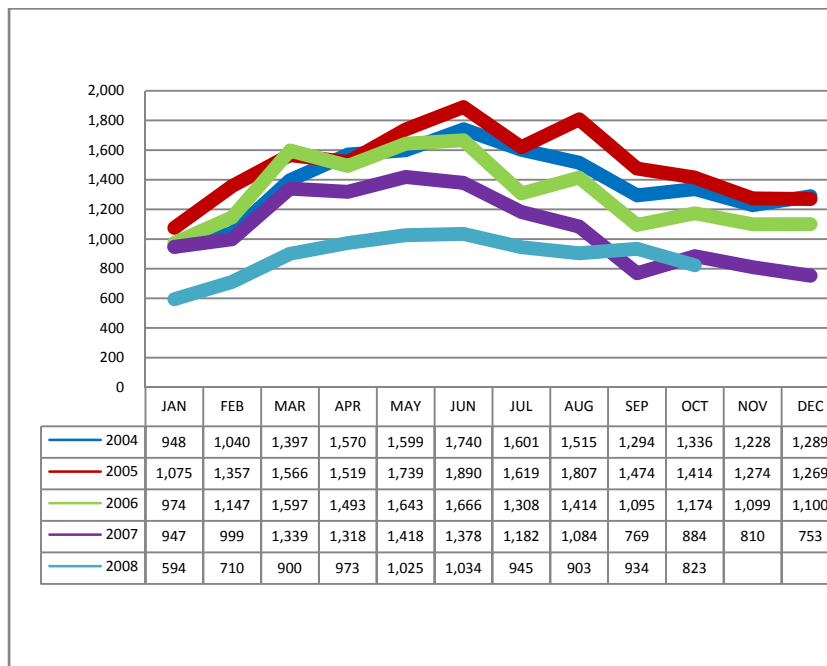
Total Unit Sales – October 2008



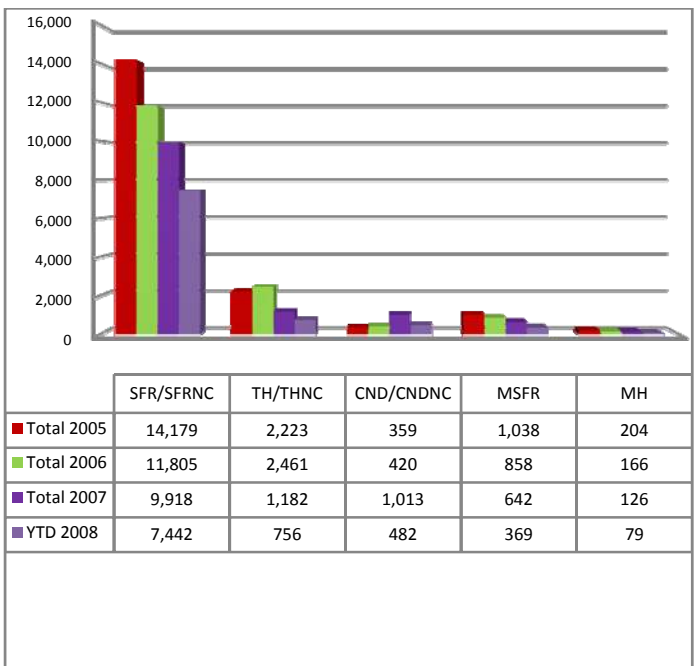
Unit Sales – Aug 2008 Breakdown by Type



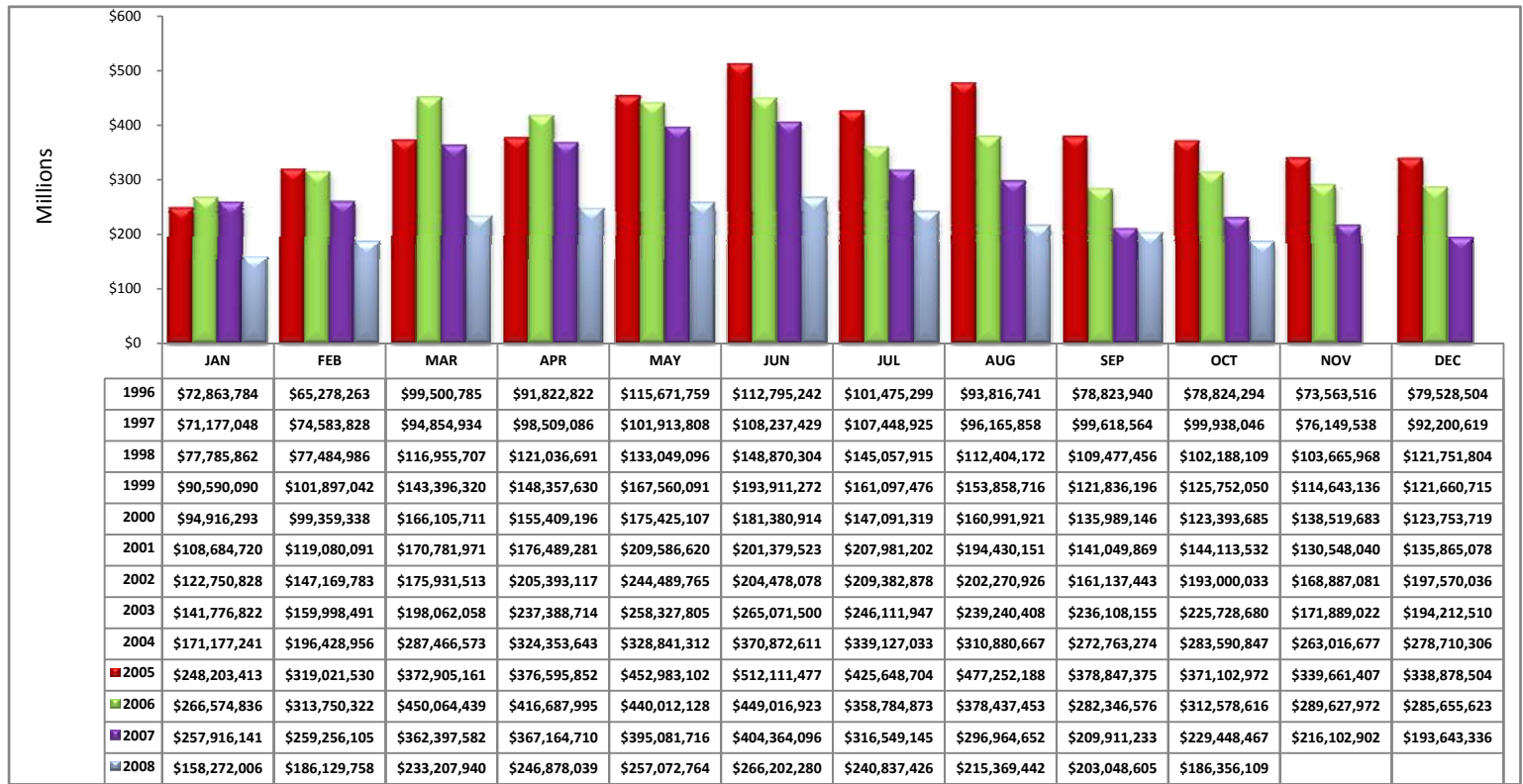
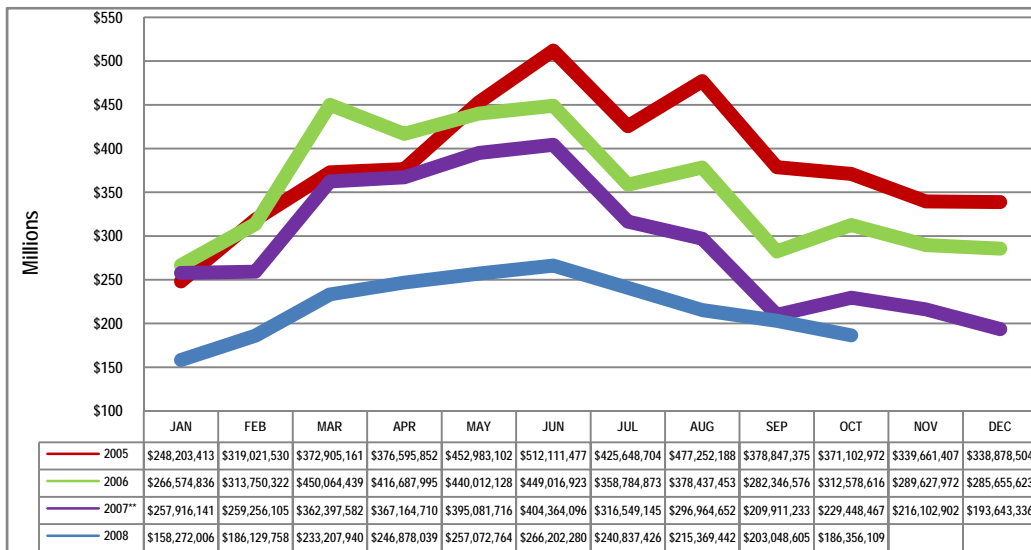
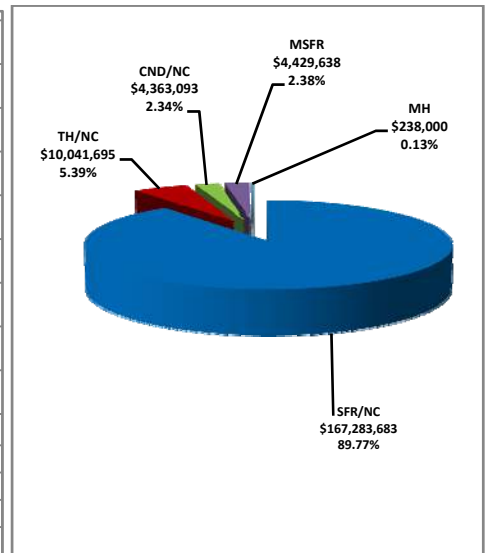
Total Unit Sales – Annual Comparison**



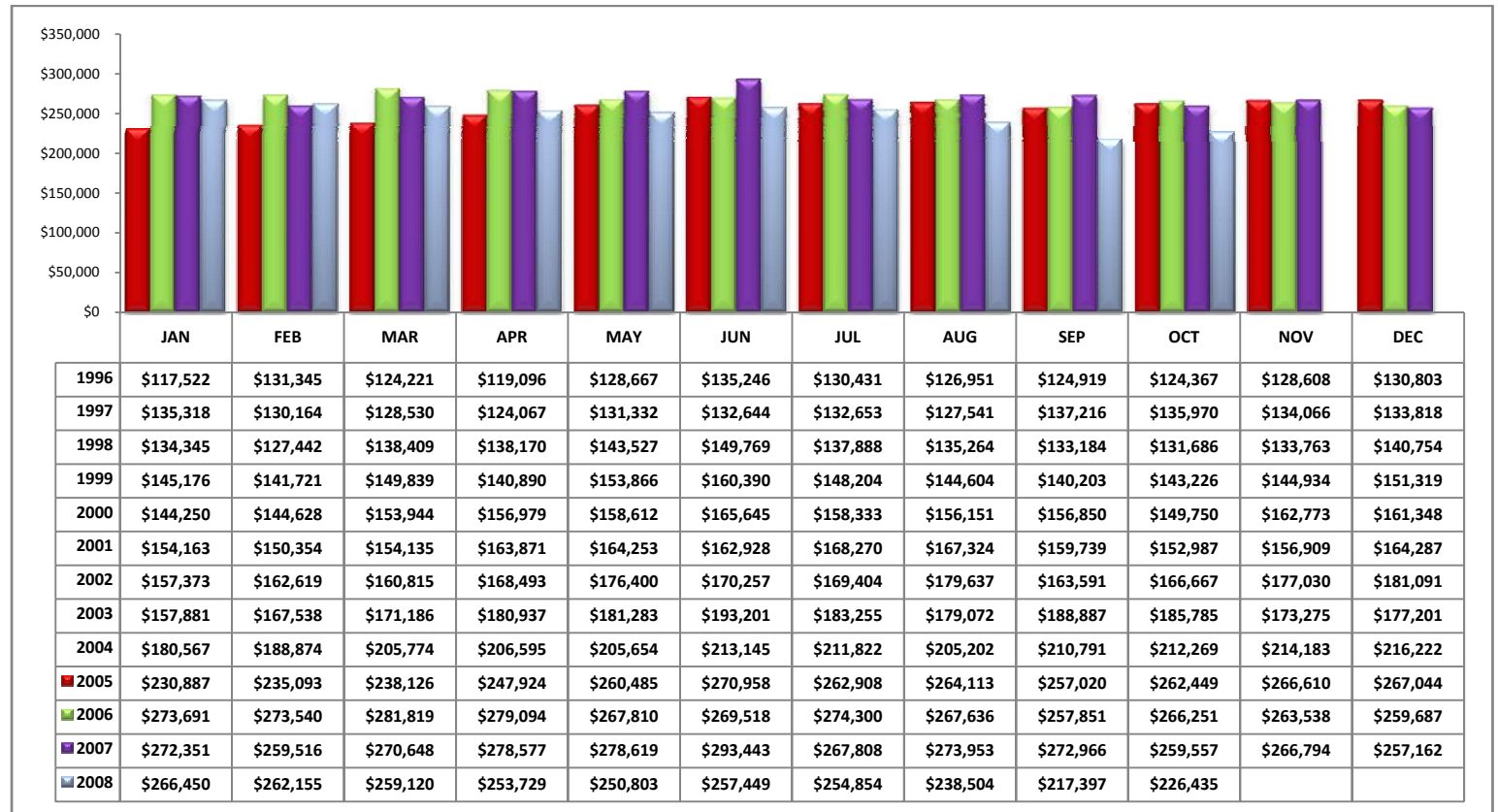
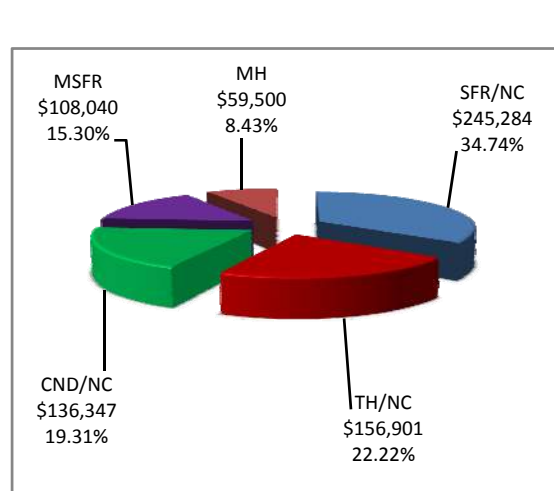
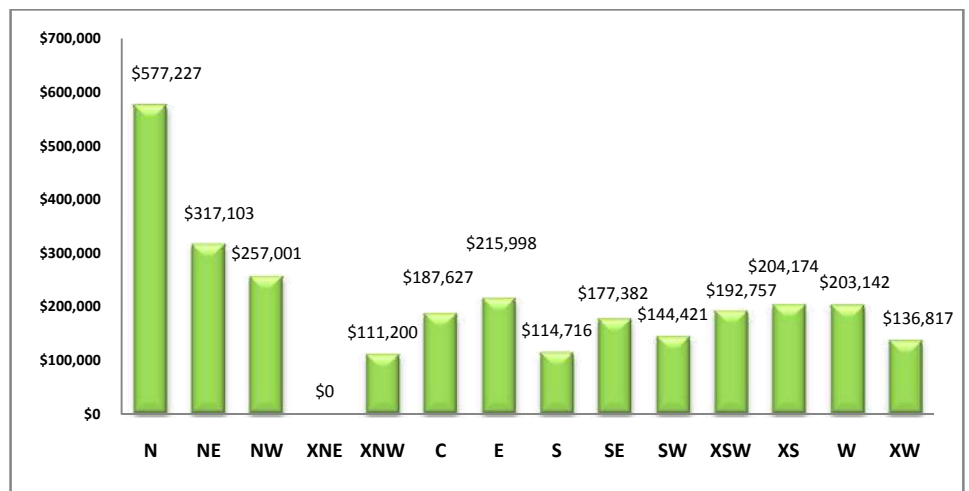
YTD Annual Comparison – Breakdown by Type



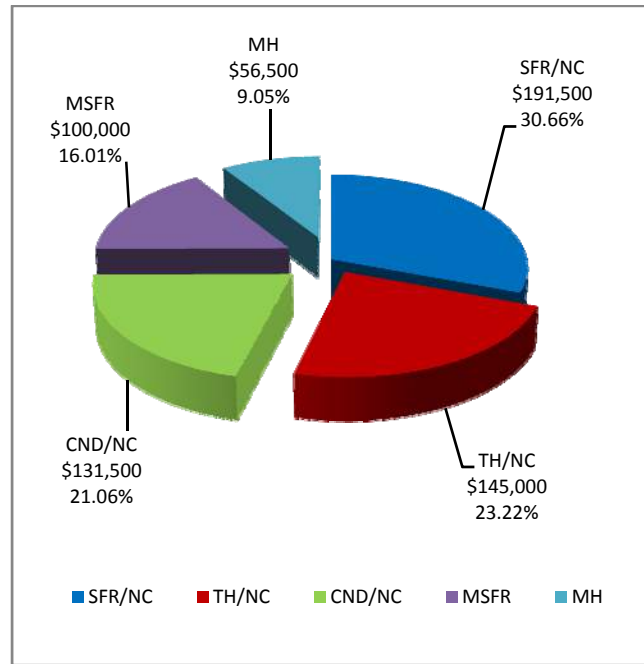
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Total Sales Volume - October 2008**Annual Comparison****Monthly Volume by Type**

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Average Sales Price – October 2008**Average Sales Price by Type – October 2008****Average Sale Price per Area – October 2008**

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Median Sale Price – by Type**Total Listings Under Contract**

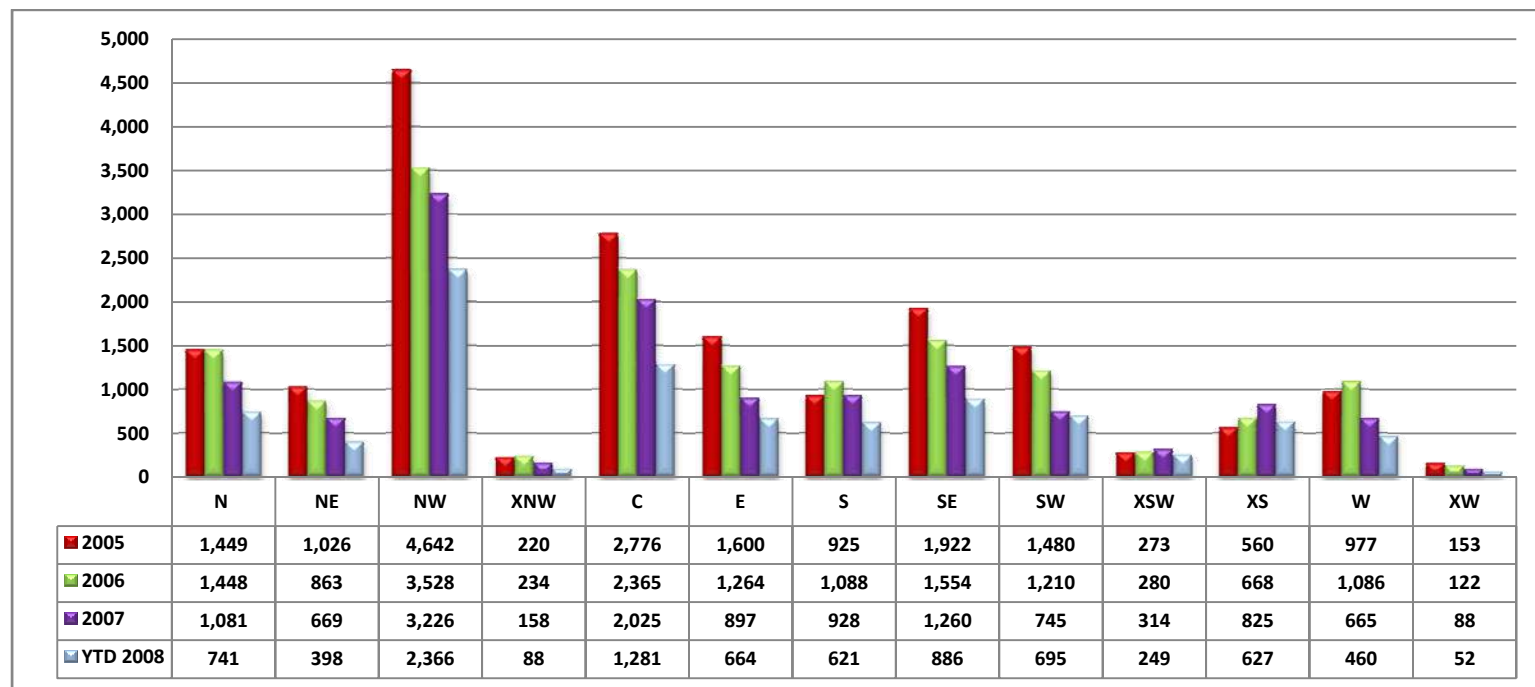
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	890	948	1,038	1,015	981	814	847	682	640	670	538	477
1997	699	766	911	851	870	859	856	775	765	691	712	613
1998	808	887	1,002	1,076	990	950	946	898	885	964	815	651
1999	861	961	1,251	1,148	1,145	1,228	1,088	957	954	859	913	624
2000	689	1,030	1,216	1,039	973	954	969	896	813	846	814	649
2001	887	1,089	1,285	1,168	1,246	1,217	1,131	1,148	911	1,011	902	804
2002	1,108	1,254	1,415	1,555	1,427	1,345	1,335	1,335	1,241	1,243	1,251	1,017
2003	1,319	1,410	1,710	1,719	1,712	1,684	1,620	1,515	1,316	1,414	1,233	1,104
2004	1,470	1,676	2,064	2,766	2,044	1,978	1,916	1,701	1,652	1,742	1,593	1,282
2005	1,259	1,881	2,188	2,285	2,391	2,257	2,028	1,961	1,877	1,766	1,528	1,236
2006	1,672	1,796	2,250	1,928	2,019	1,712	1,089	893	747	782	891	678
2007	863	1,094	1,192	1,217	1,191	2,053	1,777	1,024	989	993	910	799
2008	1,079	1,317	1,410	1,547	1,485	951	960	878	836	755		

****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price – October 2008

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	\$97,950	\$100,000	\$97,000	\$97,000	\$101,500	\$106,563	\$100,000	\$99,900	\$102,000	\$102,000	\$102,500	\$103,000
1997	\$107,000	\$101,000	\$100,825	\$103,960	\$105,000	\$106,950	\$108,225	\$102,250	\$109,457	\$112,000	\$103,000	\$105,000
1998	\$109,900	\$105,000	\$110,000	\$109,751	\$112,900	\$117,000	\$115,264	\$112,500	\$108,000	\$109,539	\$110,000	\$112,000
1999	\$114,000	\$109,500	\$115,000	\$115,000	\$121,000	\$126,500	\$120,000	\$114,925	\$114,500	\$112,000	\$113,500	\$118,000
2000	\$110,000	\$110,700	\$118,000	\$118,950	\$120,000	\$126,000	\$122,000	\$122,000	\$121,500	\$119,579	\$124,000	\$120,505
2001	\$120,000	\$117,500	\$125,000	\$129,900	\$127,500	\$130,000	\$130,950	\$130,875	\$125,000	\$125,000	\$128,750	\$125,531
2002	\$127,875	\$127,000	\$128,275	\$131,000	\$138,450	\$138,900	\$138,000	\$140,000	\$133,900	\$136,340	\$140,000	\$138,000
2003	\$132,000	\$137,500	\$137,610	\$144,700	\$145,000	\$152,450	\$146,990	\$148,000	\$146,350	\$150,900	\$141,825	\$145,000
2004	\$148,000	\$150,000	\$157,000	\$159,900	\$162,487	\$169,700	\$167,000	\$167,500	\$169,950	\$172,000	\$177,000	\$170,000
2005	\$177,000	\$186,500	\$190,000	\$196,000	\$209,000	\$222,000	\$221,650	\$220,000	\$220,915	\$225,000	\$226,465	\$221,900
2006	\$219,000	\$225,900	\$219,000	\$220,000	\$223,000	\$225,000	\$225,000	\$221,138	\$214,000	\$211,383	\$216,000	\$215,995
2007	\$220,365	\$219,500	\$220,815	\$224,921	\$223,000	\$225,000	\$217,000	\$220,495	\$215,000	\$210,000	\$212,000	\$210,000
2008	\$203,500	\$199,900	\$200,000	\$195,000	\$201,000	\$200,000	\$199,900	\$185,000	\$180,500	\$180,000		

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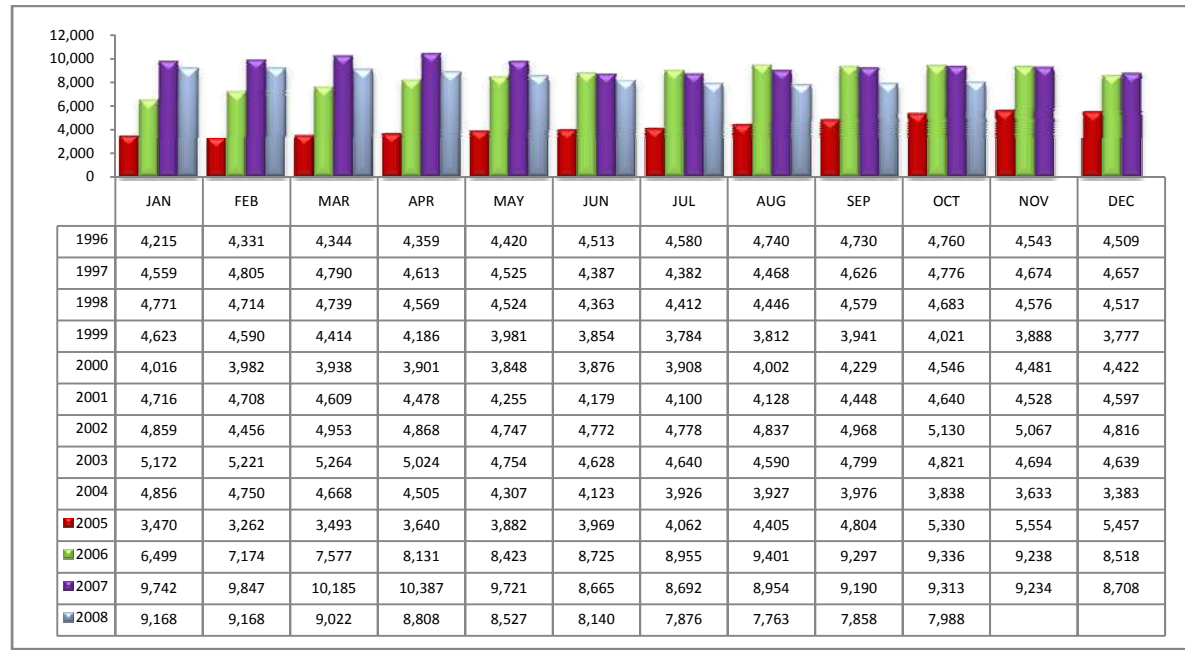
Number of Sold Listings by Area – Annual Comparison**Average Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 268,475	\$ 386,133	\$ 877,583	\$ 1,038,893	\$ 577,227
NE	\$ 149,692	\$ 306,608	\$ 455,000	\$ 653,975	\$ 317,103
NW	\$ 185,423	\$ 237,246	\$ 308,867	\$ 319,667	\$ 257,001
XNW	\$ 175,000	\$ 89,989	\$ 192,000	\$ 157,500	\$ 111,200
C	\$ 126,539	\$ 190,702	\$ 242,925	\$ 753,500	\$ 187,627
E	\$ 126,488	\$ 198,063	\$ 242,200	\$ 619,501	\$ 215,998
S	\$ 67,070	\$ 121,988	\$ 153,278	\$ 0	\$ 114,716
SE	\$ 170,222	\$ 156,891	\$ 203,099	\$ 216,000	\$ 177,382
SW	\$ 85,163	\$ 136,776	\$ 164,300	\$ 202,500	\$ 144,421
XSW	\$ 190,347	\$ 174,055	\$ 316,100	\$ 0	\$ 192,757
XS	\$ 169,776	\$ 178,478	\$ 224,463	\$ 279,395	\$ 204,174
W	\$ 116,688	\$ 181,650	\$ 354,644	\$ 565,000	\$ 203,142
XW	\$ 0	\$ 99,660	\$ 151,790	\$ 159,000	\$ 136,817
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

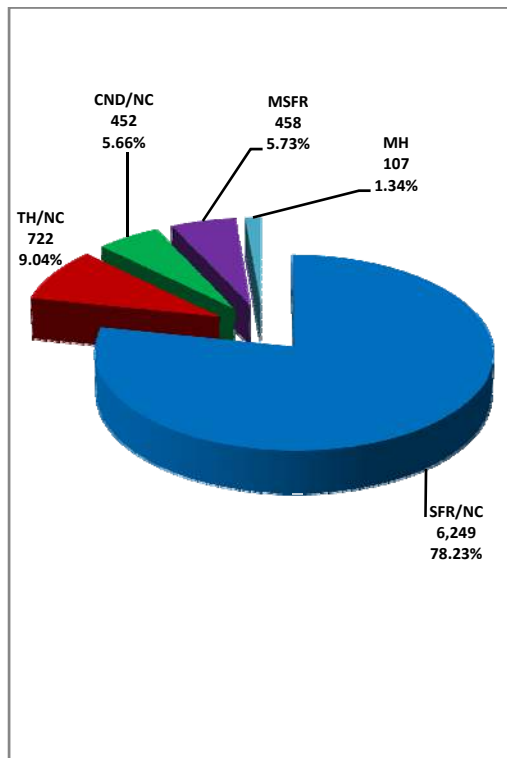
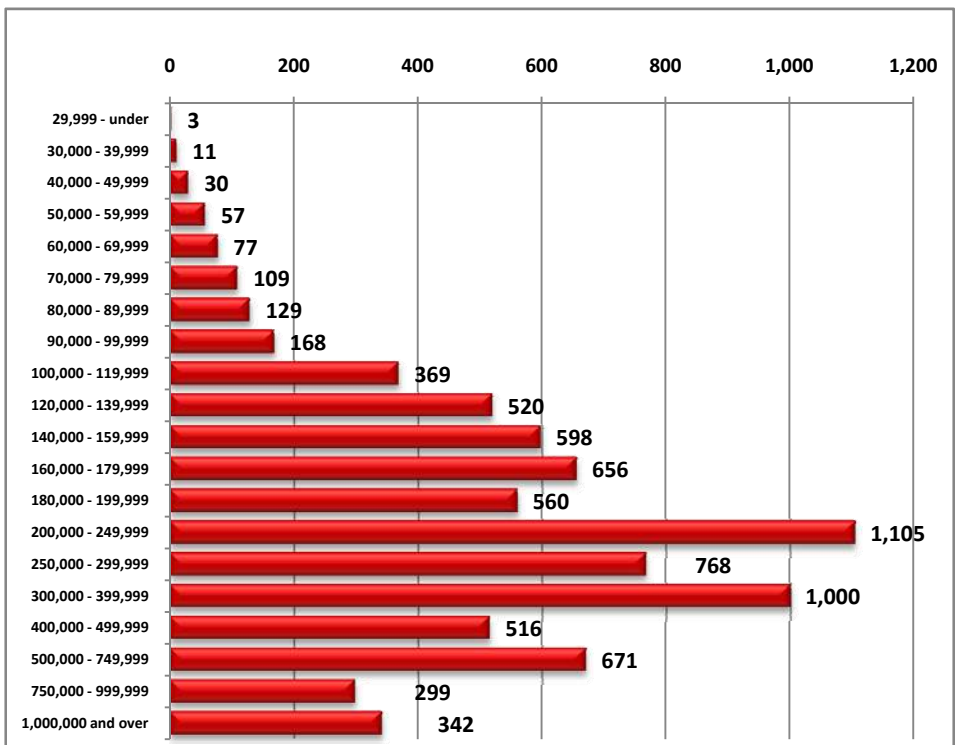
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	11	18	12	7	48
NE	13	13	7	4	37
NW	33	99	76	6	214
XNW	1	9	1	1	12
C	31	50	11	2	94
E	8	27	15	2	52
S	14	44	9	0	67
SE	9	32	25	2	68
SW	8	34	34	1	77
XSW	17	11	2	0	30
XS	12	29	20	10	71
W	8	34	7	1	50
XW	0	1	1	1	3
XNE	0	0	0	0	0

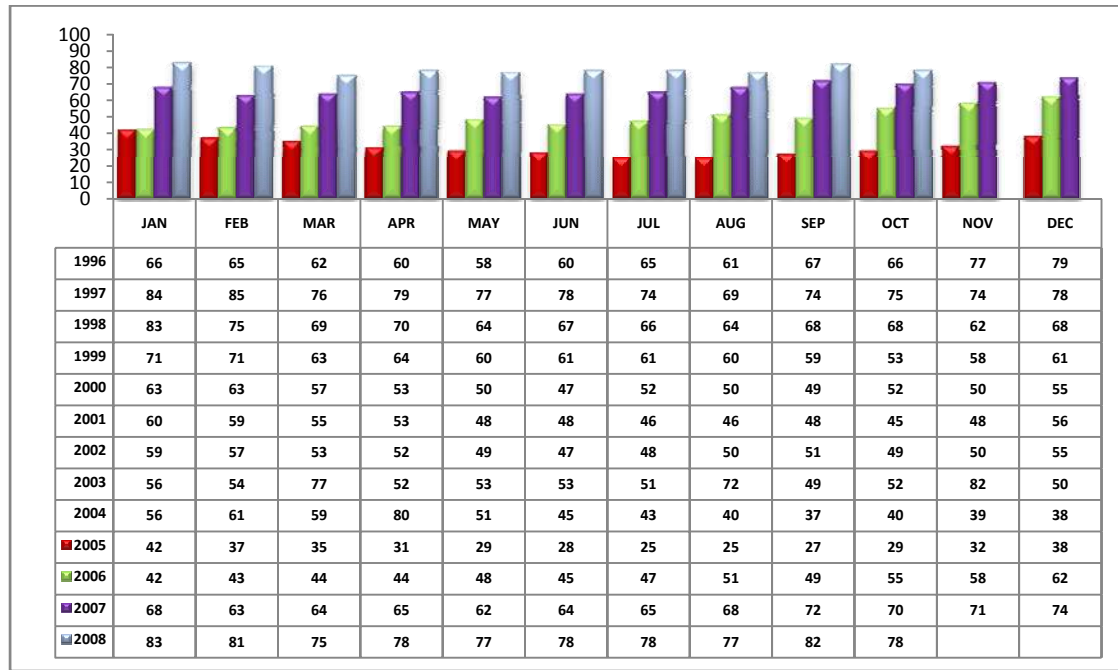
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Active Listings - October 2008

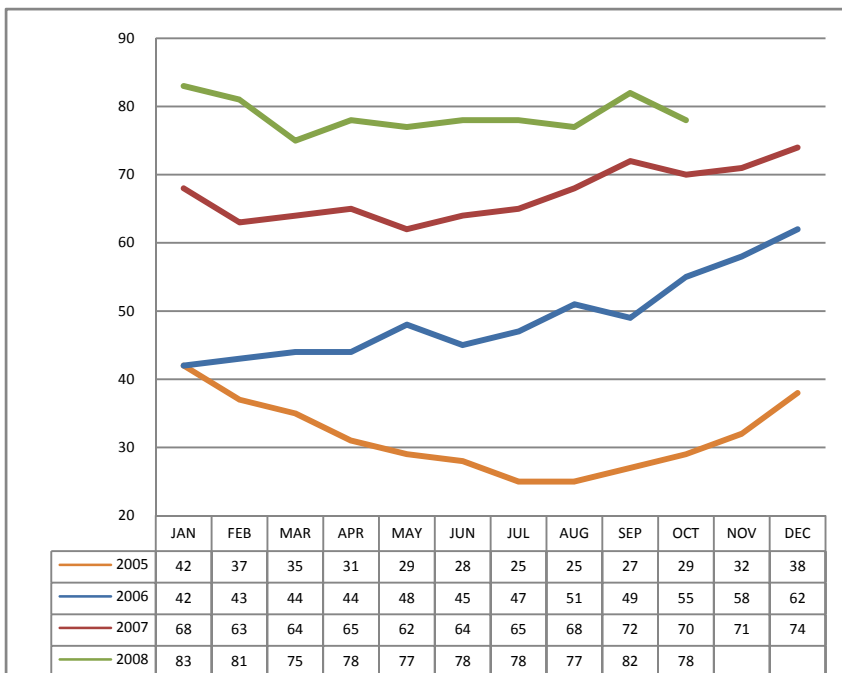
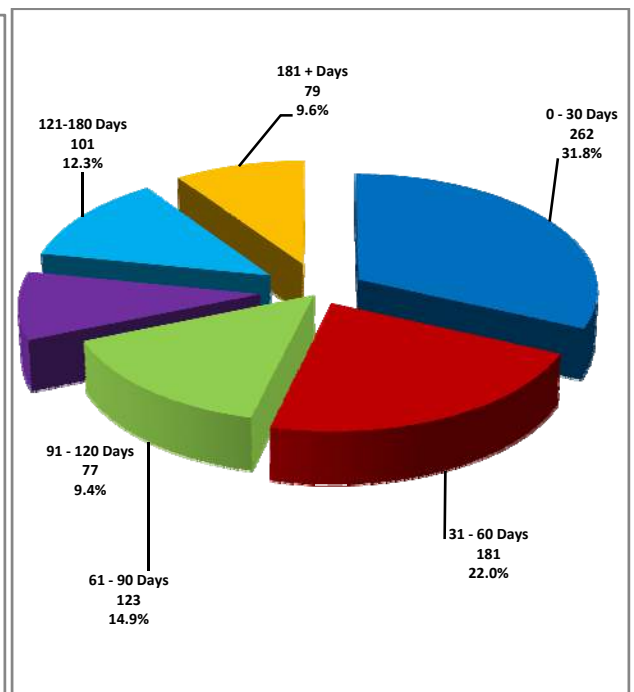
Area	# of Listings
N	764
NE	456
NW	1,966
XNE	17
XNW	140
C	1,027
E	453
S	527
SE	618
SW	604
XSW	310
XS	564
W	460
XW	82

Active Listings Unit Breakdown**Active Listings Price Breakdown**

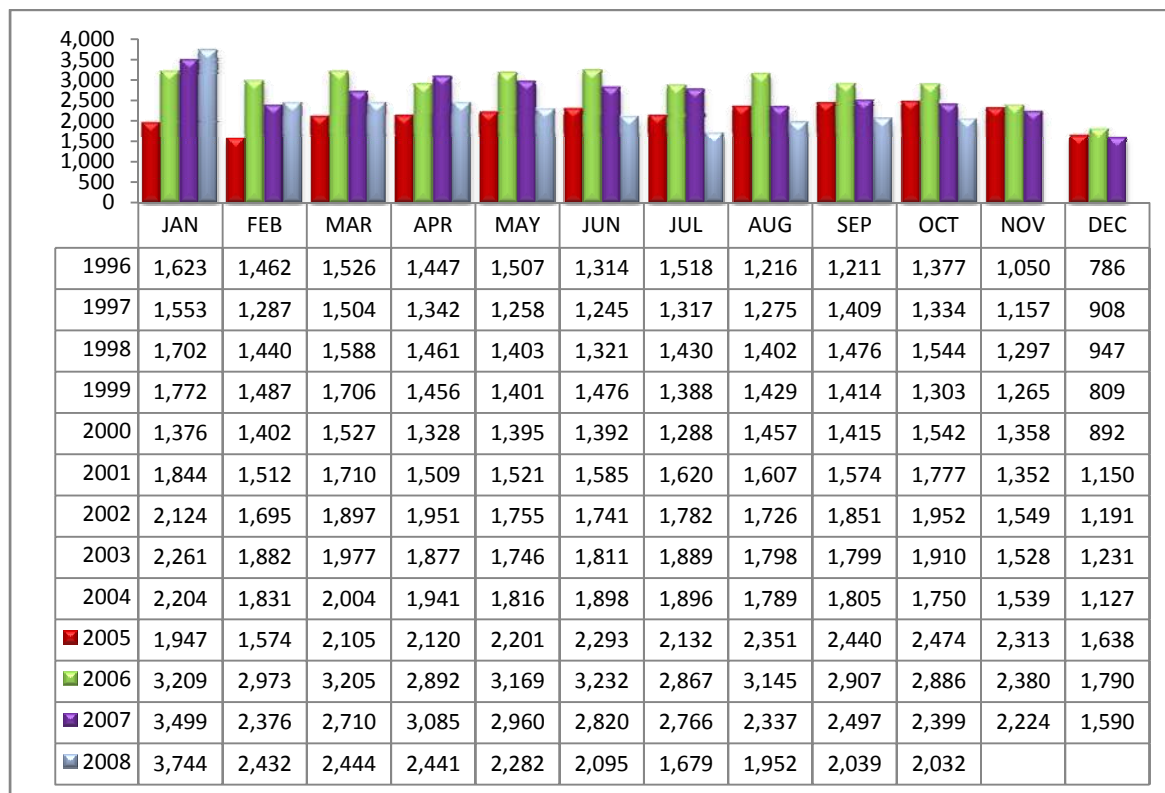
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Average Days on Market/Listing - October 2008

Area	Avg. DOM
N	105
NE	101
NW	91
XNE	18
XNW	86
C	73
E	74
S	87
SE	67
SW	78
XSW	73
XS	81
W	71
XW	65

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

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New Listings – October 2008

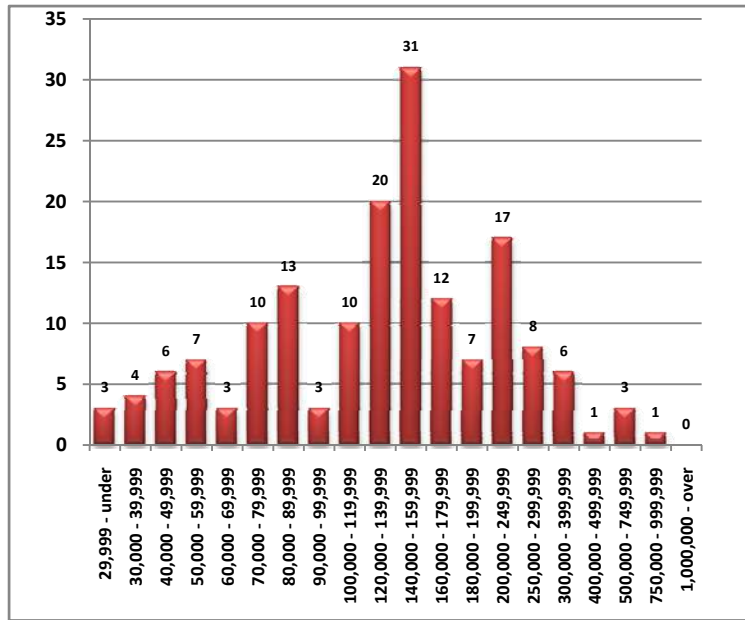
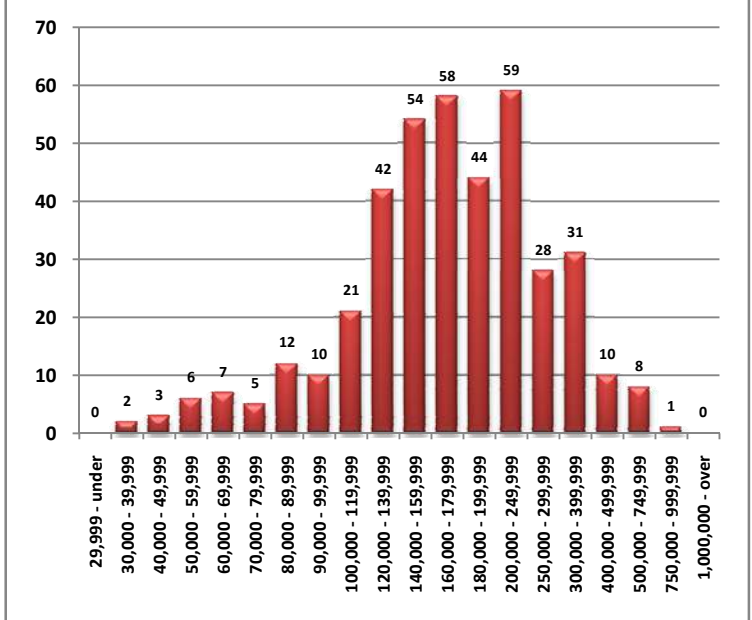
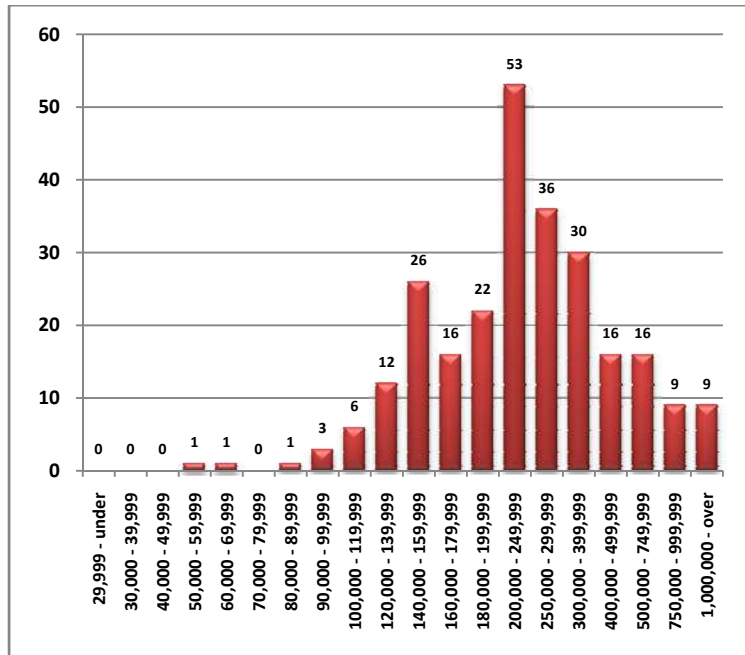
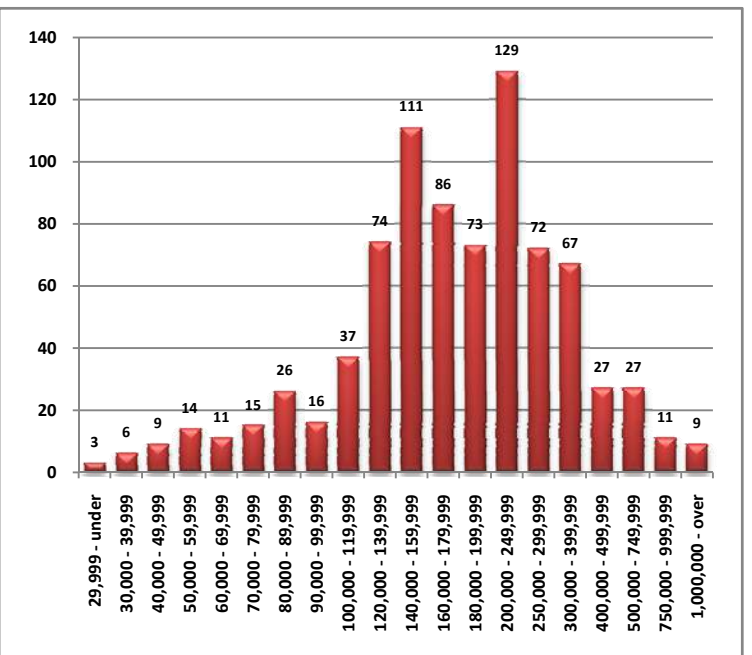
*Includes properties that were re-listed

Area	# of Listings
N	182
NE	115
NW	465
XNE	0
XNW	24
C	265
E	123
S	174
SE	188
SW	157
XSW	76
XS	148
W	101
XW	14

Misc. MLS Information – October 2008

Month	#Expired	WD Release	WD Temp	Re-Lists
January 2008	813	1,161	31	456
February 2008	604	778	18	214
March 2008	676	852	20	215
April 2008	653	879	15	218
May 2008	629	836	19	121
June 2008	615	962	14	88
July 2008	595	719	28	81
August 2008	575	686	15	87
September 2008	502	664	17	74
October 2008	550	647	9	75
November 2008				
December 2008				

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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: 10/01/2008 to 10/31/2008

Statistics generated on: 11/05/08

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	3				3	3	N	764	1 -30 Days	262
\$30,000 to \$39,999	11			1	12	6	NE	456	31-60 Days	181
\$40,000 to \$49,999	30	5		2	37	9	NW	1,966	61 - 90 Days	123
\$50,000 to \$59,999	57	8		5	70	14	XNE	17	91-120 Days	77
\$60,000 to \$69,999	77	10		2	89	11	XNW	140	121 - 180 Days	101
\$70,000 to \$79,999	109	18	1	2	130	15	C	1,027	Over 180 Days	79
\$80,000 to \$89,999	129	11		3	143	26	E	453	Avg. Days on Market 78	
\$90,000 to \$99,999	168	11	1	6	186	16	S	527		
\$100,000 to \$119,999	369	38	3	15	425	37	SE	618	Avg. Sold Price \$226,435	
\$120,000 to \$139,999	520	60	9	18	607	74	SW	604	Avg. Median Price \$180,000	
\$140,000 to \$159,999	598	66	16	26	706	111	XSW	310		
\$160,000 to \$179,999	656	53	10	17	736	86	XS	564		
\$180,000 to \$199,999	560	45	5	14	624	73	W	460		
\$200,000 to \$249,999	1,105	50	8	20	1183	129	XW	82		
\$250,000 to \$299,999	768	32	4	22	826	72	Sold Units per		Sales Volume by Area	
\$300,000 to \$349,999	531	22	4	20	577	40	N	48	\$27,706,876	
\$350,000 to \$399,999	469	15	2	15	501	27	NE	37	\$11,732,800	
\$400,000 to \$449,999	251	5	2	9	267	15	NW	214	\$54,998,200	
\$450,000 to \$499,999	265	2		3	270	12	XNE	0	\$0	
\$500,000 to \$749,999	671	11	2	11	695	27	XNW	12	\$1,334,400	
\$750,000 to \$999,999	299	8		3	310	11	C	94	\$17,636,981	
\$1,000,000 to \$1,249,999	74	1	1		76	4	E	52	\$11,231,891	
\$1,250,000 to \$1,499,999	91				91	2	S	67	\$7,685,966	
\$1,500,000 to \$1,999,999	91	1			92	2	SE	68	\$12,061,966	
\$2,000,000 to \$2,999,999	56	1			57	1	SW	77	\$11,120,386	
\$3,000,000 and over	30				30	0	XSW	30	\$5,782,700	
Totals	7,988	473	68	214	8,743	823	XS	71	\$14,496,383	
							W	50	\$10,157,110	
							XW	3	\$410,450	
							Total Volume		\$186,356,109	
	Oct. 2008	Oct. 2007	% Change	YTD 2008	YTD 2007	% Change				
Home Sales Volume	\$186,356,109	\$229,448,467	-18.78%	\$2,260,381,178	\$3,110,267,189	-27.33%				
Home Sales Units	823	884	-6.90%	9,128	11,367	-19.70%				
Average Sales Price (All Residential)	\$226,435	\$259,557	-12.76%	\$247,632	\$273,623	-9.50%				
Median Sales Price	\$180,000	\$210,000	-14.29%	\$195,000	\$220,000	-11.36%				
Average Days on Market:	78	70	11.43%	78	66	18.18%				
Average List Price for Sold:	\$237,732	\$273,759	-13.16%	\$ 260,004	\$ 285,040	-8.78%				
SP/LP %	95.25%	94.81%		95.24%	95.99%					
Pending Contracts	755	993	-23.97%							
Active Listings	7,988	9,313	-14.23%							
New Listings	2,032	2,399	-15.30%							
							Types of Financing		Totals	
							FHA		220	
							VA		65	
							Conventional		355	
							Cash to Loan		2	
							Carryback		7	
							Cash		166	
							Other		8	

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Tucson Association of REALTORS® Multiple Listing Service - Residential Statistical Digest - Quarterly Summary Q3/08

Total Unit Sales

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Total
2008	2,204	3,032	2,767		
2007	3,285	4,114	3,035	2,447	12,881
2006	3,718	4,802	3,817	3,373	15,710
2005	3,998	5,148	4,900	3,957	18,003
2004	3,385	4,909	4,410	3,853	16,557
2003	3,010	4,109	3,929	3,303	14,351
2002	2,779	3,806	3,347	3,203	13,135
2001	2,605	3,589	3,281	2,428	11,903
2000	2,424	3,191	2,827	2,442	10,884

Total Sales Volume

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Total
2008	\$ 577,609,704	\$ 770,153,083	\$ 655,887,277		\$ 2,003,650,064
2007	\$ 879,569,828	\$ 1,166,610,522	\$ 823,425,030	\$ 639,194,705	\$ 3,508,800,085
2006	\$ 1,030,389,597	\$ 1,305,717,046	\$ 1,019,568,902	\$ 887,862,211	\$ 4,243,537,756
2005	\$ 940,130,104	\$ 1,341,690,431	\$ 1,281,748,267	\$ 1,049,642,883	\$ 4,613,211,685
2004	\$ 655,072,770	\$ 1,024,067,566	\$ 922,770,974	\$ 825,317,830	\$ 3,427,229,140
2003	\$ 499,837,371	\$ 760,788,019	\$ 721,460,510	\$ 591,830,212	\$ 2,573,916,112
2002	\$ 445,852,124	\$ 654,360,960	\$ 572,791,247	\$ 559,457,150	\$ 2,232,461,481
2001	\$ 398,546,782	\$ 587,455,424	\$ 543,461,222	\$ 410,526,650	\$ 1,939,990,078
2000	\$ 360,381,342	\$ 512,215,217	\$ 444,072,386	\$ 385,667,087	\$ 1,702,336,032

Average Median Sales Price

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Avg
2008	\$ 201,133	\$ 198,667	\$ 189,117		
2007	\$ 220,227	\$ 224,307	\$ 217,498	\$ 210,667	\$ 218,175
2006	\$ 221,300	\$ 222,667	\$ 220,046	\$ 214,459	\$ 219,618
2005	\$ 184,500	\$ 209,000	\$ 220,855	\$ 224,455	\$ 209,703
2004	\$ 151,667	\$ 164,029	\$ 168,150	\$ 173,000	\$ 164,212
2003	\$ 135,703	\$ 147,383	\$ 147,113	\$ 145,908	\$ 144,027
2002	\$ 127,717	\$ 136,117	\$ 137,300	\$ 138,113	\$ 134,812
2001	\$ 120,833	\$ 129,133	\$ 128,942	\$ 126,427	\$ 126,334
2000	\$ 112,900	\$ 121,650	\$ 121,833	\$ 121,361	\$ 119,436

Average Sales Price

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Avg
2008	\$ 262,575	\$ 253,994	\$ 236,997		
2007	\$ 267,505	\$ 283,546	\$ 271,576	\$ 261,171	\$ 270,950
2006	\$ 276,350	\$ 272,141	\$ 266,596	\$ 263,159	\$ 269,562
2005	\$ 234,702	\$ 259,789	\$ 261,347	\$ 265,368	\$ 255,302
2004	\$ 191,738	\$ 208,465	\$ 209,272	\$ 214,225	\$ 205,925
2003	\$ 165,535	\$ 185,140	\$ 183,738	\$ 178,754	\$ 178,292
2002	\$ 160,269	\$ 171,717	\$ 170,877	\$ 174,929	\$ 169,448
2001	\$ 152,884	\$ 163,684	\$ 165,111	\$ 158,061	\$ 159,935
2000	\$ 147,607	\$ 160,412	\$ 157,111	\$ 157,957	\$ 155,772

Average Active Listings

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Avg
2008	9,199	8,492	7,813		
2007	9,925	9,591	8,945	9,085	9,387
2006	7,083	8,426	9,218	9,031	8,440
2005	3,408	3,830	4,424	5,447	4,277
2004	4,758	4,312	3,943	3,618	4,158
2003	5,219	4,802	4,676	4,718	4,854
2002	4,756	4,796	4,861	5,004	4,854
2001	4,678	4,304	4,225	4,588	4,449
2000	3,979	3,875	4,046	4,483	4,096

Average Days on Market

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Avg
2008	80	78	79		
2007	65	64	68	72	67
2006	43	46	49	58	49
2005	38	29	26	33	32
2004	59	59	40	39	49
2003	62	53	57	61	58
2002	56	49	50	51	52
2001	58	50	47	50	51
2000	61	50	50	52	53

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