

Monthly Statistics



AUGUST 2009

For Immediate Release
September 8, 2009

CONTACT:

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August numbers are complete in the Tucson MLS, and as is typical, August had less closed transactions than July which was our busiest month year to date. We were down by -17.23% over July; however there are still many positive signs with a 6.18% increase in number of closed transactions over August 2008 and over 62% over than January 2009 numbers.

Pending contracts are up 3.83% over July's and up 45.1% for the same period of August 2008.

The average sales price for August 2009 was \$199,626, down -5.29% over last month's numbers and average median price was \$162,595, down -3.12% over July's numbers which is obviously allowing more buyers into our marketplace.

We continue to see a decrease in inventory with only 6,062 active listings for the end of August 2009, a small decrease of -.21% over July but a decrease none the less and a decrease of -21.91% over last year.

Sincerely,

*Kimberly Clifton
2009 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 5,800 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.

August 2009 Recap – By Month and by Year - % of Change**Home Sales Volume**

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
August	\$195,633,511	\$217,601,752	-10.10%
July	\$249,548,053	\$240,837,426	3.62%
Month % Change	-21.60%	-9.65%	

New Listings

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
August	1,805	1,952	-7.53%
July	1,842	1,679	9.71%
Month % Change	-2.01%	16.26%	

Average Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
August	\$199,626	\$235,755	-15.32%
July	\$210,767	\$254,854	-17.30%
Month % Change	-5.29%	-7.49%	

Home Sales Units

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
August	980	923	6.18%
July	1,184	959	23.46%
Month % Change	-17.23%	-3.75%	

Pending Contracts

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
August	1,274	878	45.10%
July	1,227	960	27.81%
Month % Change	3.83%	-8.54%	

Median Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
August	\$162,595	\$185,000	-12.11%
July	\$167,830	\$199,900	-16.04%
Month % Change	-3.12%	-7.45%	

Active listings

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
August	6,062	7,763	-21.91%
July	6,075	7,876	-22.87%
Month % Change	-0.21%	-1.43%	

Active / Sold by Zip Code

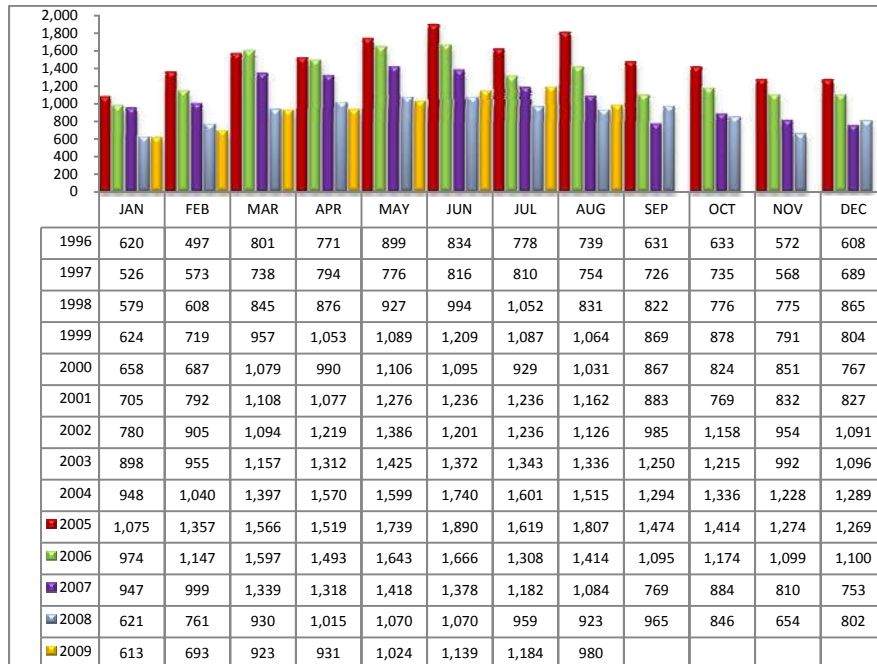
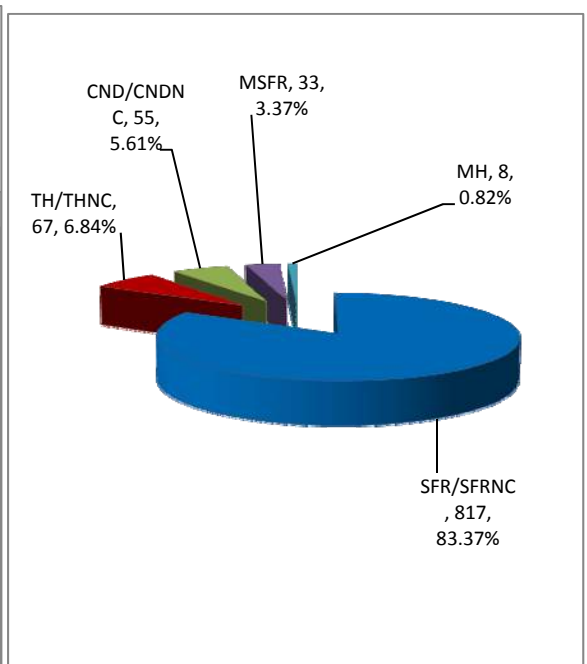
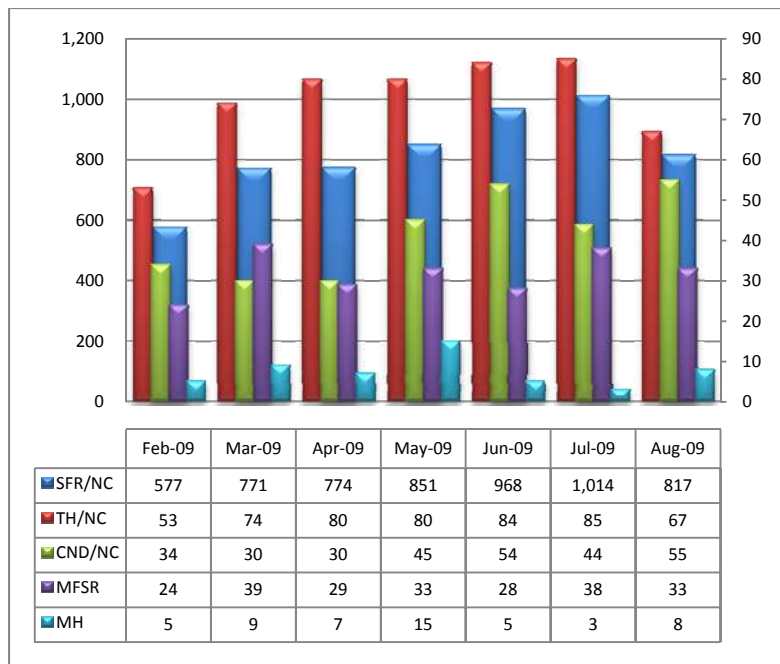
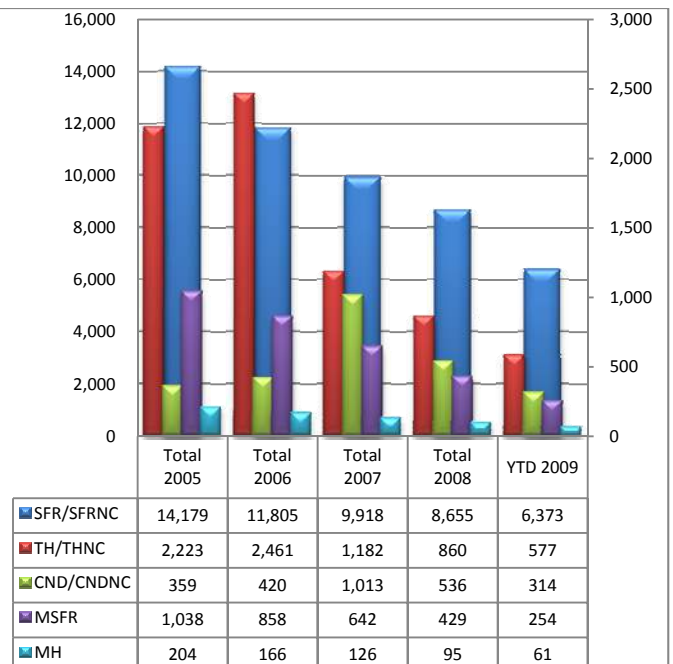
<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85601	10	1	10.00%
85614	280	24	8.57%
85619	27	3	11.11%
85622	39	1	2.56%
85629	205	37	18.05%
85641	232	45	19.40%
85653	153	17	11.11%
85658	191	13	6.81%
85701	40	5	12.50%
85704	180	30	16.67%

<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85705	143	29	20.28%
85706	190	52	27.37%
85710	236	53	22.46%
85711	155	26	16.77%
85712	149	30	20.13%
85713	207	27	13.04%
85714	34	10	29.41%
85715	143	20	13.99%
85716	133	23	17.29%
85718	409	49	11.98%

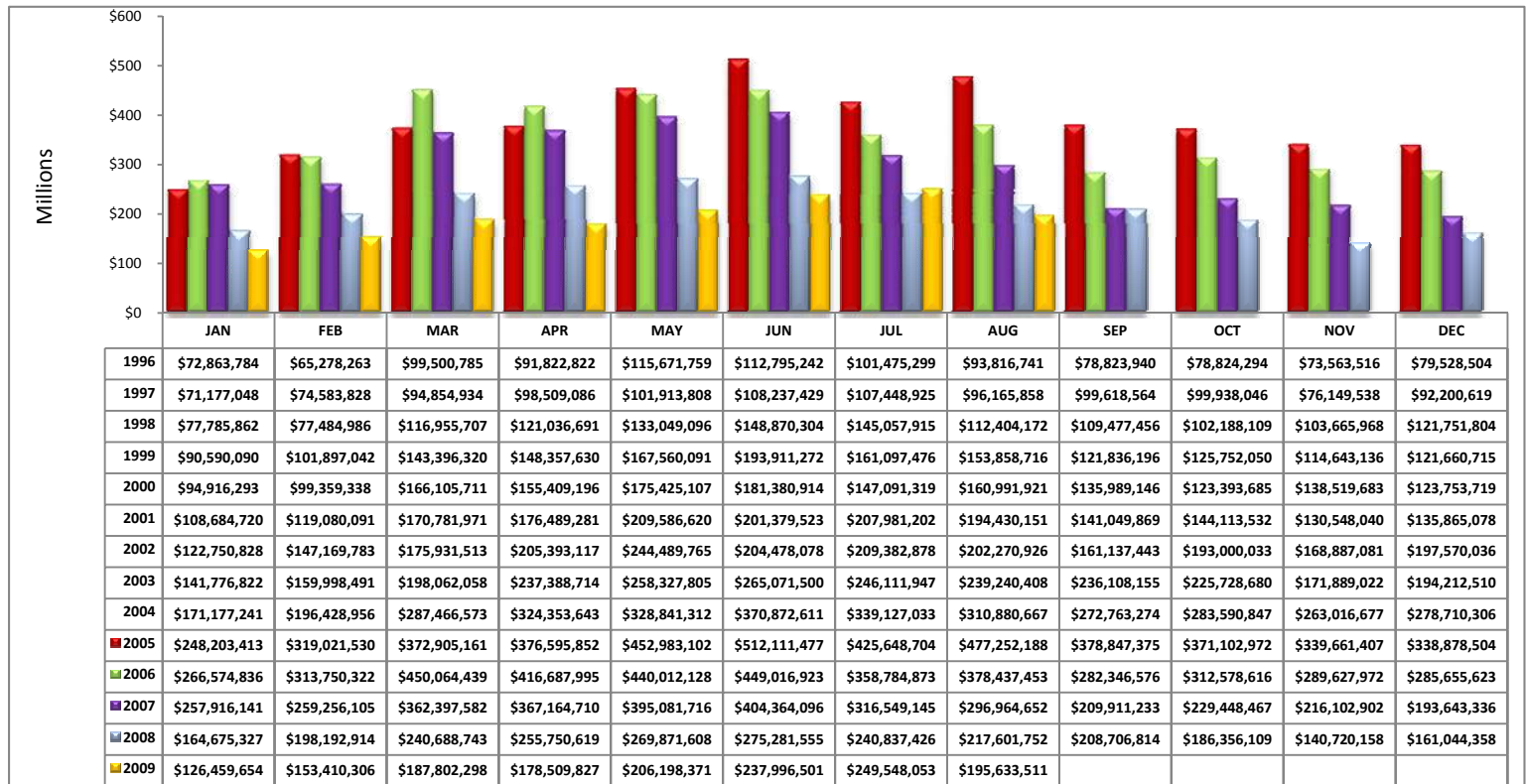
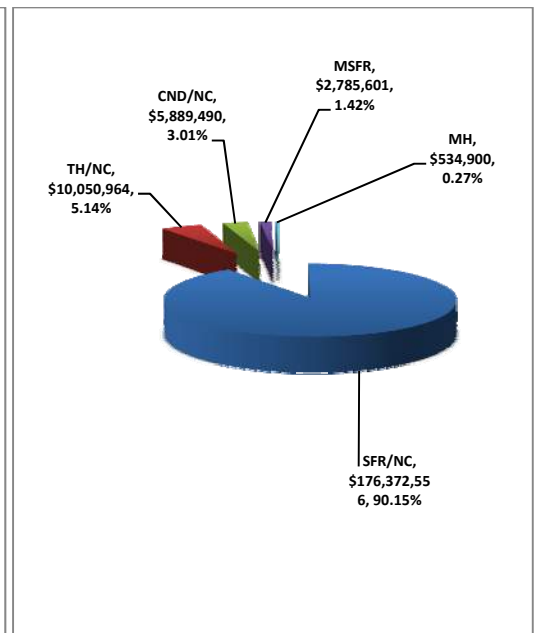
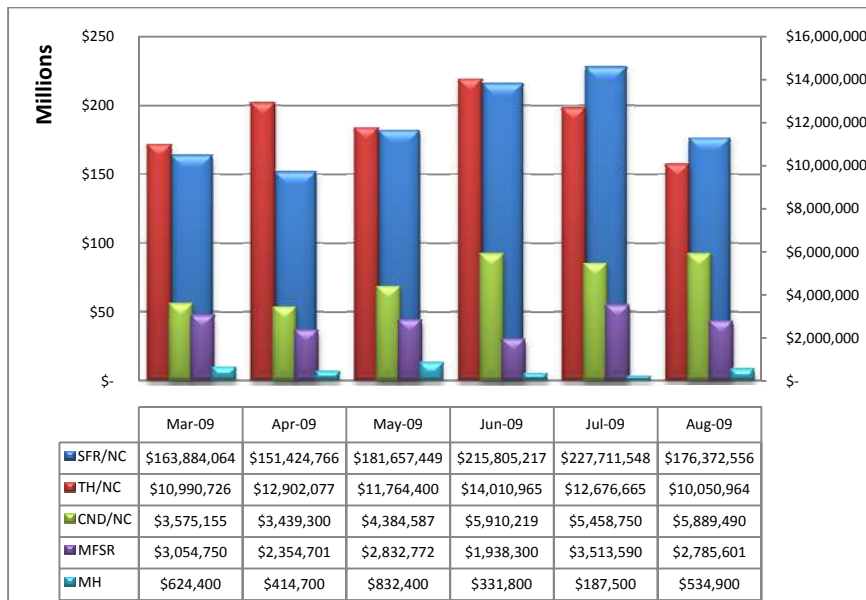
<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85719	165	18	10.91%
85730	127	37	29.13%
85735	79	16	20.25%
85736	42	2	4.76%
85737	249	29	11.65%
85739	208	24	11.54%
85741	114	25	21.93%
85742	176	26	14.77%
85743	225	51	22.67%
85745	225	28	12.44%

<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85746	174	52	29.89%
85747	136	29	21.32%
85748	104	30	28.85%
85749	193	18	9.33%
85750	294	27	9.18%
85755	234	31	13.25%
85756	97	14	14.43%
85757	64	28	43.75%

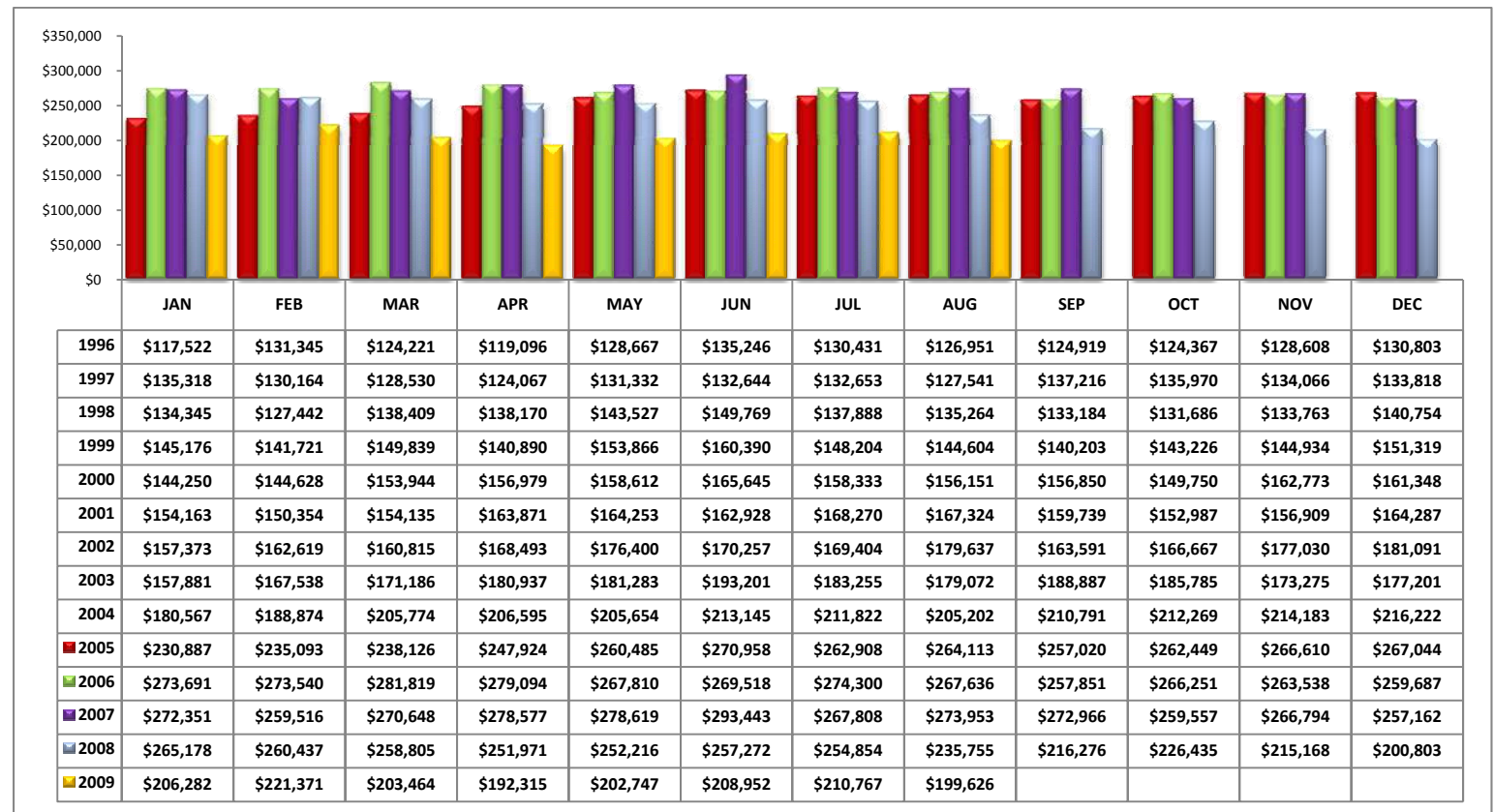
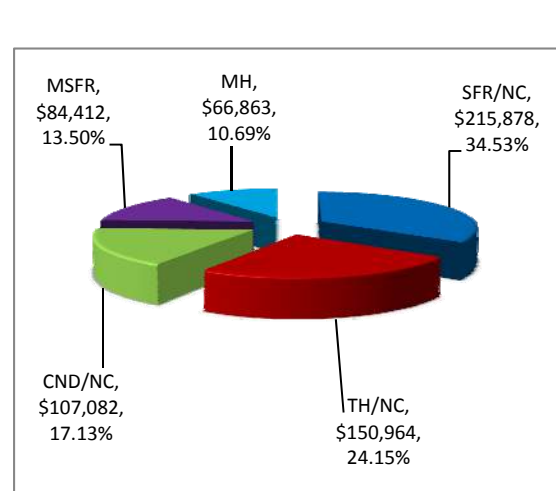
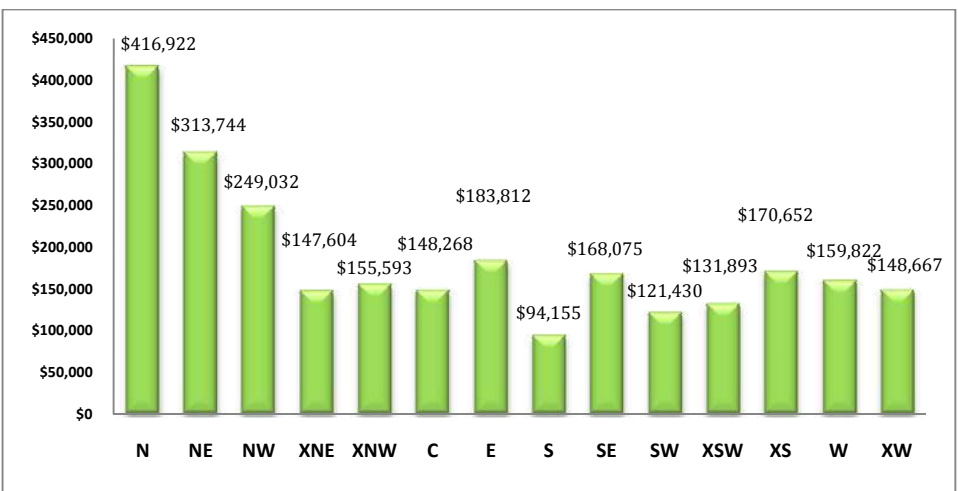
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Total Unit Sales – August 2009**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

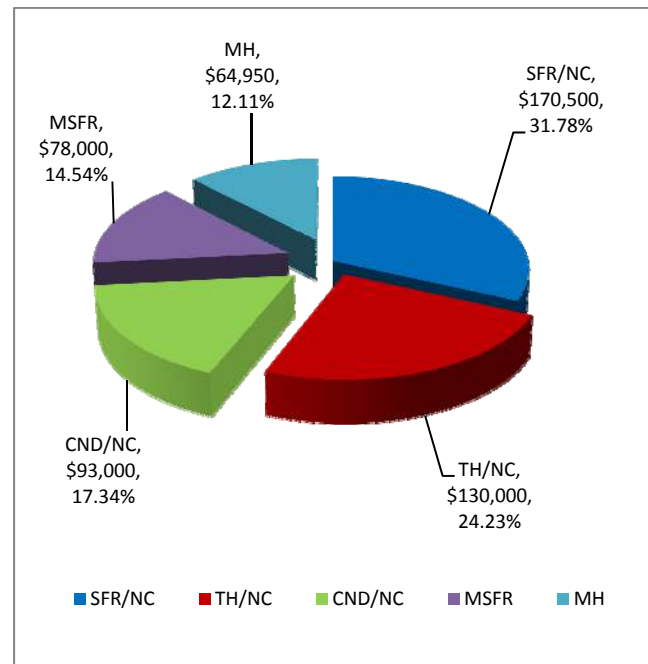
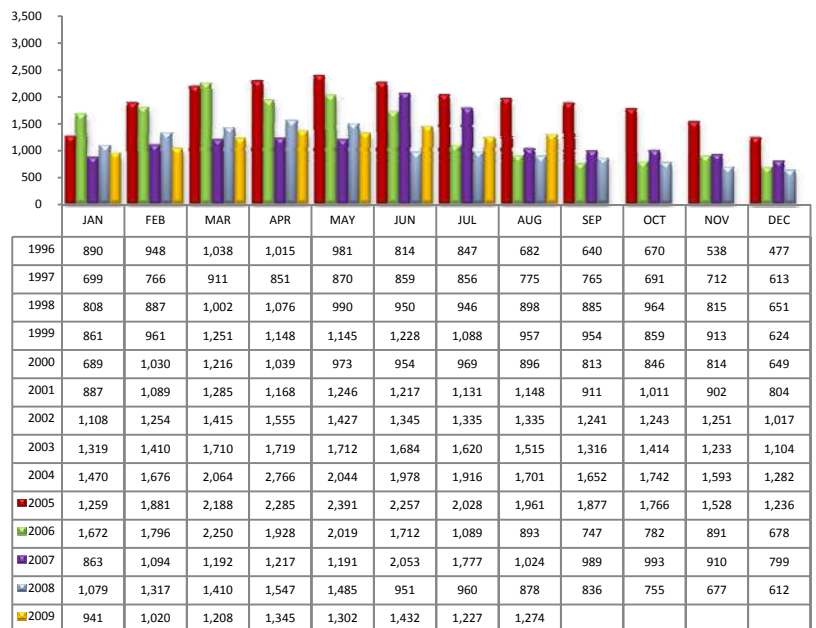
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Total Sales Volume - August 2009**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

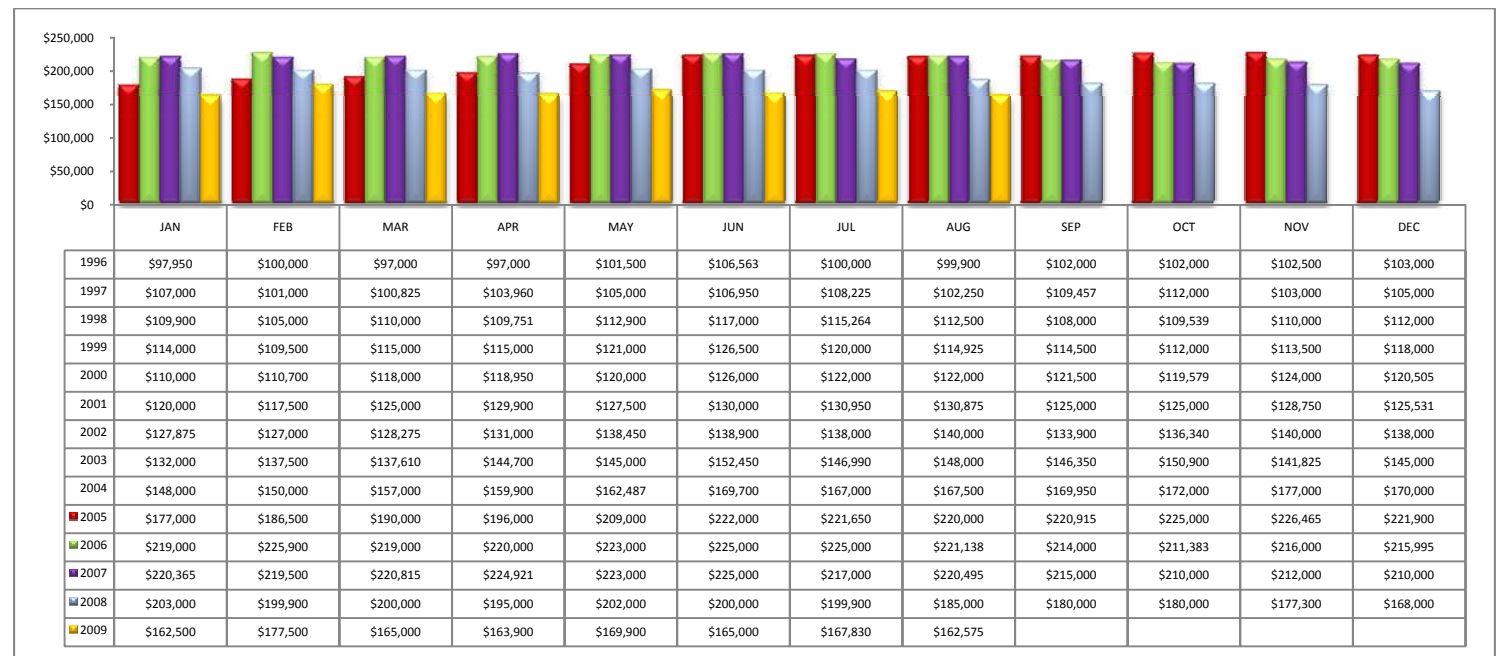
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Average Sales Price – August 2009**Average Sales Price by Type – August 2009****Average Sale Price per Area – August 2009**

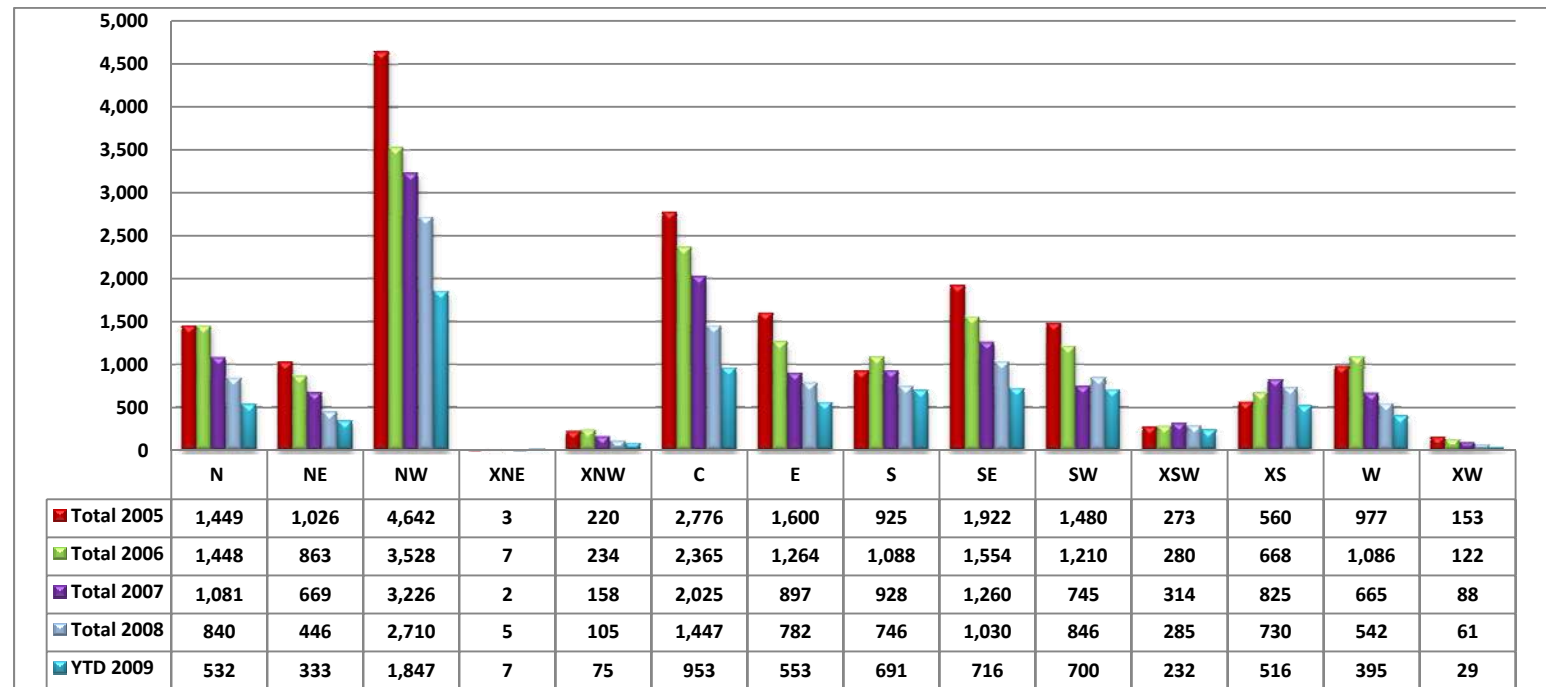
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Median Sale Price – by Type**Total Listings Under Contract**

****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 – August 2009

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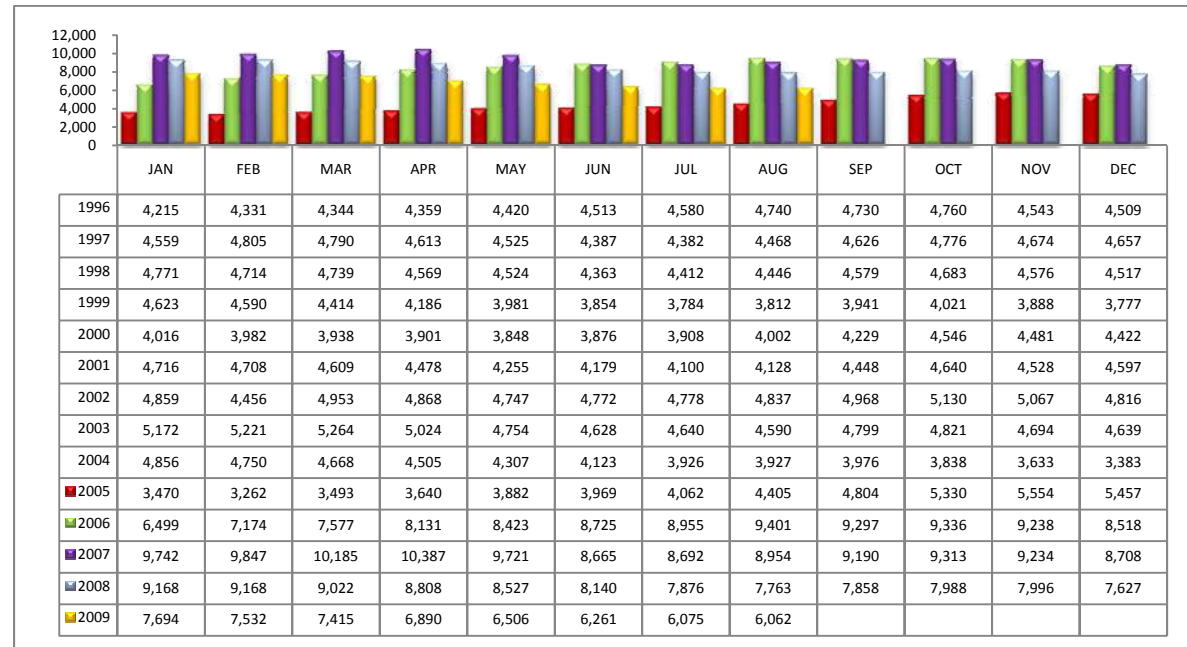
Number of Sold Listings by Area – Annual Comparison**Average Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 211,377	\$ 404,077	\$ 648,506	\$ 1,557,000	\$ 449,847
NE	\$ 120,300	\$ 286,208	\$ 448,892	\$ 429,900	\$ 324,952
NW	\$ 221,490	\$ 201,918	\$ 350,668	\$ 411,993	\$ 261,793
XNW	\$ 0	\$ 169,861	\$ 143,364	\$ 0	\$ 155,593
C	\$ 112,324	\$ 159,361	\$ 284,875	\$ 188,667	\$ 148,268
E	\$ 114,624	\$ 166,427	\$ 195,587	\$ 431,260	\$ 183,812
S	\$ 49,094	\$ 88,151	\$ 137,467	\$ 0	\$ 94,155
SE	\$ 101,919	\$ 160,066	\$ 189,244	\$ 244,594	\$ 168,075
SW	\$ 91,884	\$ 101,145	\$ 145,762	\$ 184,450	\$ 121,430
XSW	\$ 147,429	\$ 126,460	\$ 76,500	\$ 0	\$ 131,839
XS	\$ 135,288	\$ 156,855	\$ 185,559	\$ 272,997	\$ 170,652
W	\$ 77,554	\$ 159,267	\$ 222,331	\$ 295,750	\$ 159,822
XW	\$ 0	\$ 168,000	\$ 110,000	\$ 0	\$ 148,667
XNE	\$ 130,156	\$ 182,500	\$ 0	\$ 0	\$ 147,604

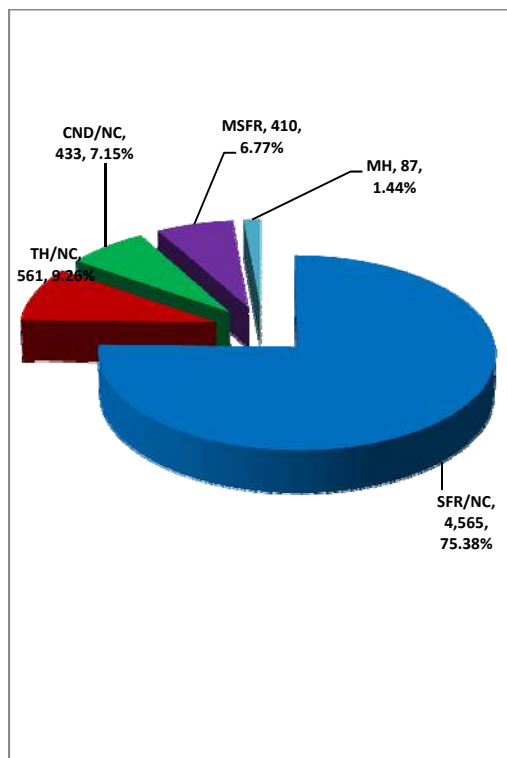
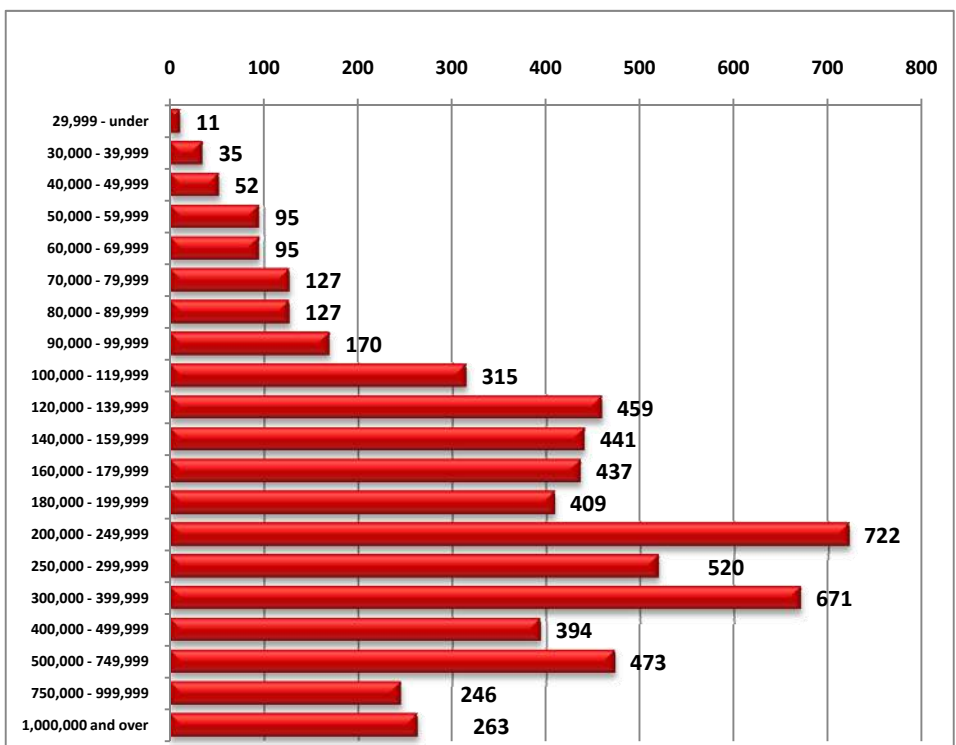
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	28	29	18	4	79
NE	6	19	15	1	41
NW	42	104	57	19	222
XNW	1	6	7	0	13
C	45	61	6	3	115
E	11	45	26	5	87
S	12	47	19	0	78
SE	11	49	24	8	92
SW	14	41	46	2	103
XSW	7	10	1	0	18
XS	8	32	28	3	71
W	13	27	13	2	55
XW	0	1	2	0	3
XNE	2	1	0	0	3

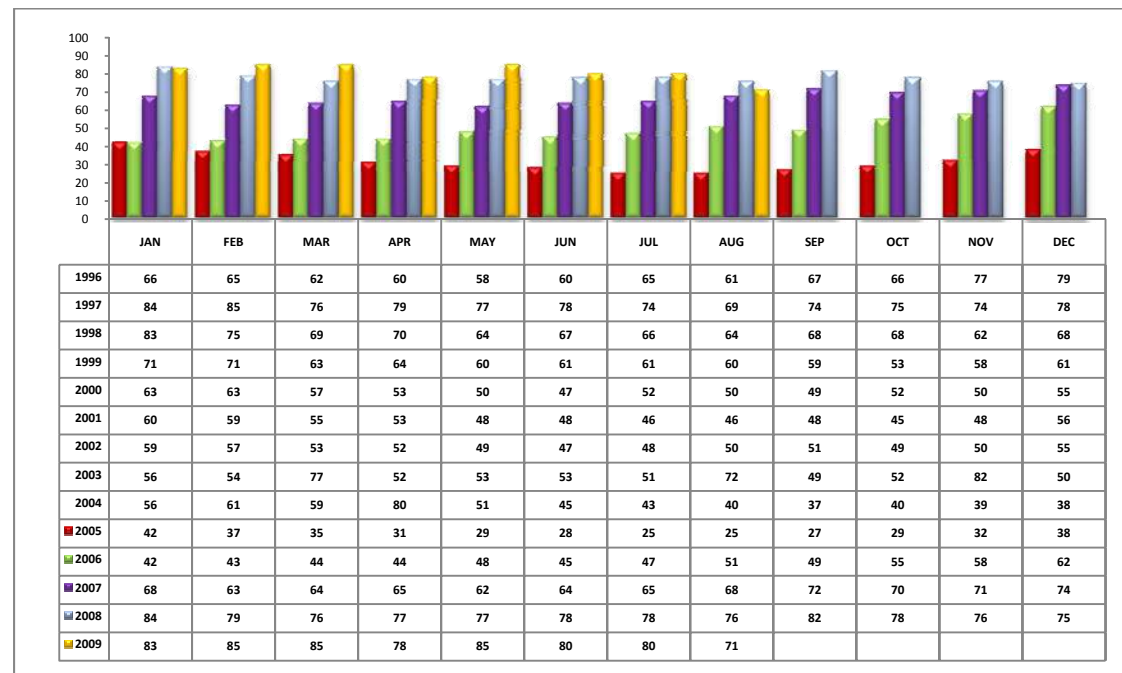
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Active Listings - August 2009

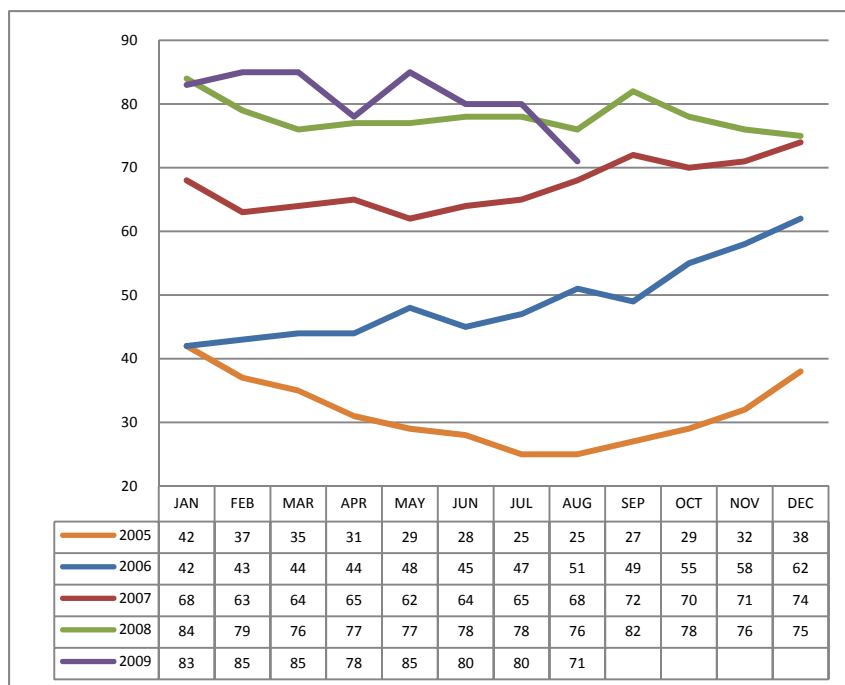
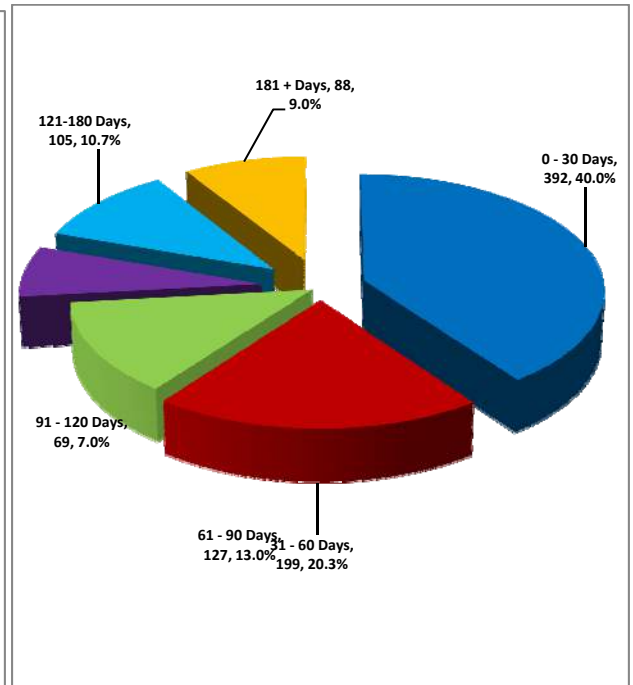
Area	# of Listings
N	698
NE	381
NW	1,504
XNE	27
XNW	128
C	766
E	356
S	346
SE	385
SW	376
XSW	278
XS	426
W	337
XW	54

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

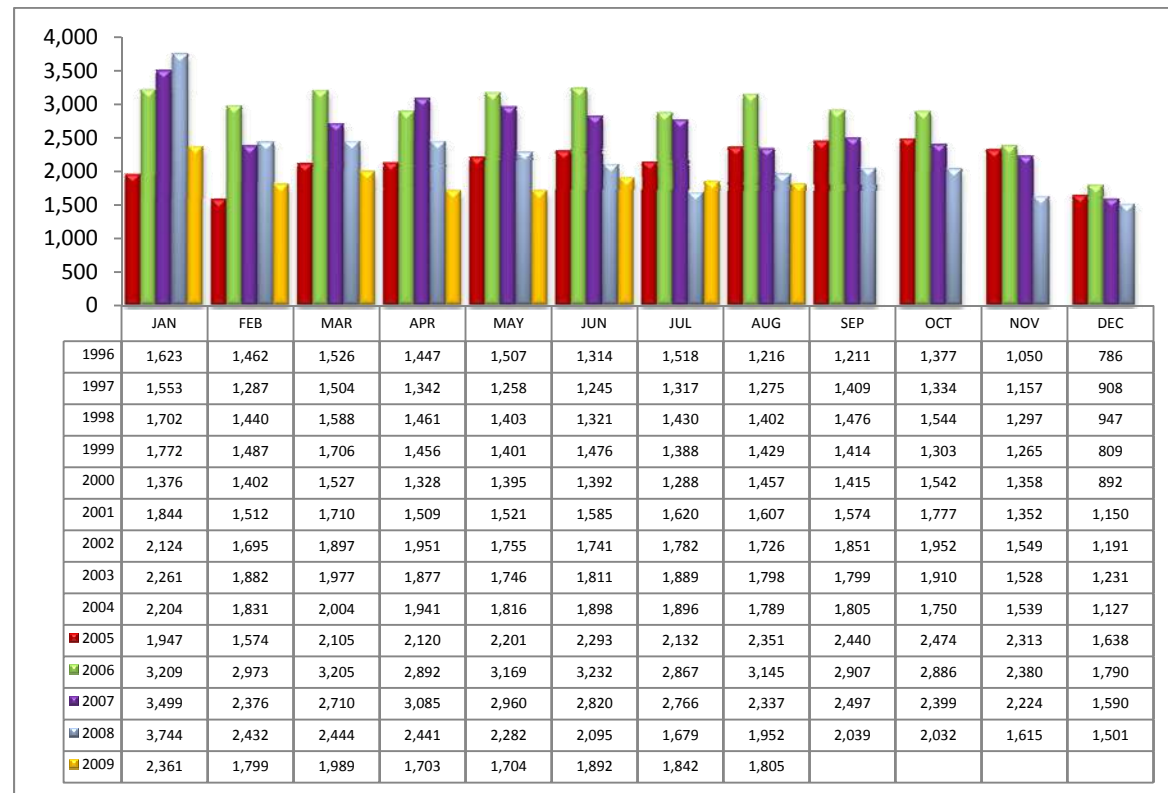
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Average Days on Market/Listing - August 2009

Area	Avg. DOM
N	94
NE	84
NW	76
XNE	38
XNW	67
C	75
E	54
S	62
SE	66
SW	64
XSW	96
XS	68
W	67
XW	108

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

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New Listings – August 2009

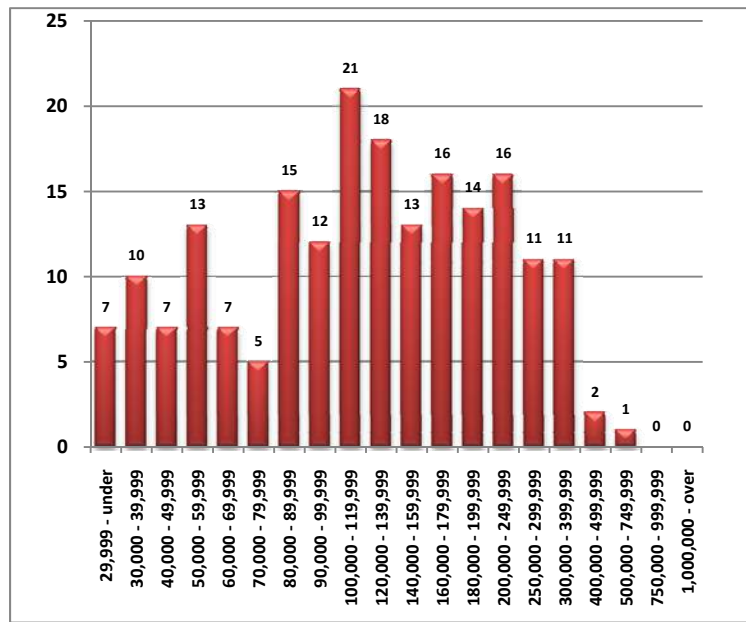
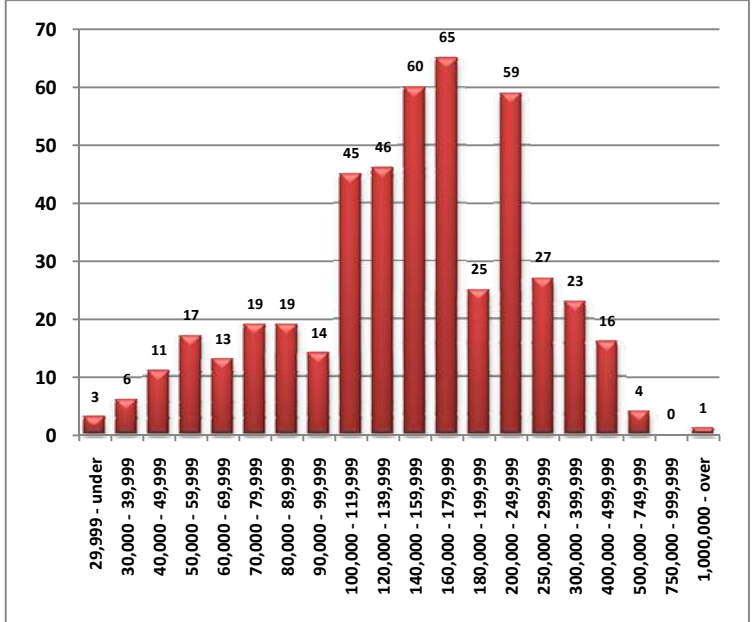
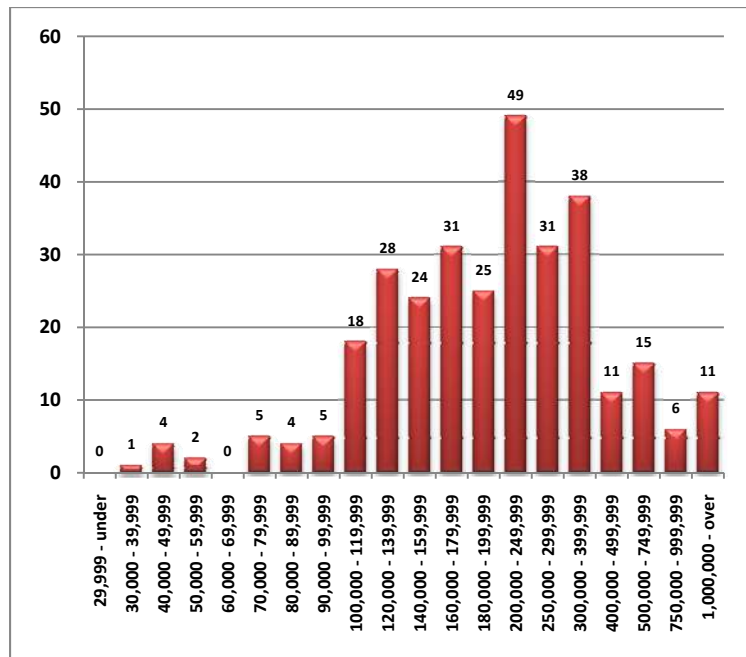
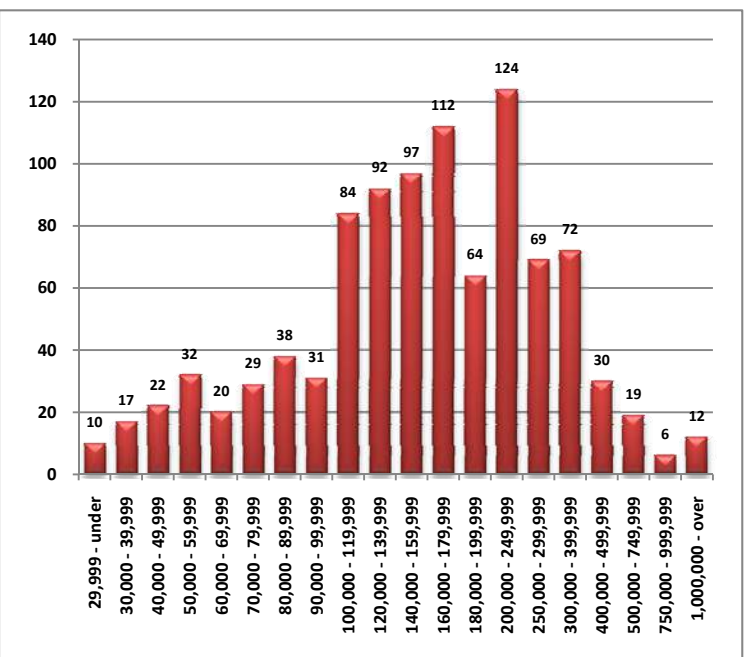
Area	# of Listings
N	158
NE	90
NW	415
XNE	1
XNW	39
C	244
E	119
S	159
SE	165
SW	143
XSW	57
XS	111
W	96
XW	11

*Includes properties that were re-listed

Misc. MLS Information – August 2009

Month	#Expired	WD Release	WD Temp	Re-Lists
January 2009	559	642	20	136
February 2009	435	596	7	83
March 2009	539	534	9	62
April 2009	452	513	7	41
May 2009	411	541	10	56
June 2009	462	484	13	66
July 2009	421	522	10	51
August 2009	376	442	14	59
September 2008	502	664	17	74
October 2008	550	647	9	75
November 2008	437	584	3	67
December 2008	918	527	7	48

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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: 8/01/2009 to 8/31/2009

Statistics generated on: 09/03/09

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	11	8		4	23	10	N	698	1 -30 Days	392
\$30,000 to \$39,999	35	5	2	2	44	17	NE	381	31-60 Days	199
\$40,000 to \$49,999	52	12	2	10	76	22	NW	1,504	61 - 90 Days	127
\$50,000 to \$59,999	95	20	1	7	123	32	XNE	27	91-120 Days	69
\$60,000 to \$69,999	95	20		10	125	20	XNW	128	121 - 180 Days	105
\$70,000 to \$79,999	127	27	5	9	168	29	C	766	Over 180 Days	88
\$80,000 to \$89,999	127	25	4	11	167	38	E	356	Avg. Days on Market 71	
\$90,000 to \$99,999	170	31	5	16	222	31	S	346		
\$100,000 to \$119,999	315	85	22	22	444	84	SE	385	Avg. Sold Price \$199,626	
\$120,000 to \$139,999	459	82	20	33	594	92	SW	376	Avg. Median Price \$162,595	
\$140,000 to \$159,999	441	77	17	31	566	97	XSW	278		
\$160,000 to \$179,999	437	90	10	33	570	112	XS	426	New Listings	
\$180,000 to \$199,999	409	54	11	31	505	64	W	337	1,805	
\$200,000 to \$249,999	722	78	12	48	860	124	XW	54	Sales Volume by Area	
\$250,000 to \$299,999	520	62	7	17	606	69	Sold Units per		\$32,936,839	
\$300,000 to \$349,999	341	39	4	13	397	48	N	79	\$12,863,500	
\$350,000 to \$399,999	330	22	3	13	368	24	NE	41	\$55,285,178	
\$400,000 to \$449,999	182	9	1	7	199	15	NW	222	\$442,811	
\$450,000 to \$499,999	212	19	4	6	241	15	XNE	3	\$2,022,715	
\$500,000 to \$749,999	473	20		9	502	19	XNW	13	\$17,050,850	
\$750,000 to \$999,999	246	6	5	4	261	6	C	115	\$15,991,680	
\$1,000,000 to \$1,249,999	61	4		2	67	7	E	87	\$7,344,105	
\$1,250,000 to \$1,499,999	61	1		3	65	4	S	78	\$15,462,943	
\$1,500,000 to \$1,999,999	75	1			76	0	SE	92	\$12,507,302	
\$2,000,000 to \$2,999,999	43	1			44	1	SW	103	\$2,373,100	
\$3,000,000 and over	23				23	0	XSW	18	\$12,116,288	
Totals	6,062	798	135	341	7,336	980	XS	71	\$8,790,200	
							W	55	\$446,000	
							XW	3	Total Volume	
									\$195,633,511	
	Aug. 2009	Aug. 2008	% Change	YTD 2009	YTD 2008	% Change				
Home Sales Volume	\$195,633,511	\$217,601,752	-10.10%	\$1,618,462,839	\$1,865,864,955	-13.26%				
Home Sales Units	980	923	6.18%	7,583	7,349	3.18%				
Average Sales Price (All Residential)	\$199,626	\$235,755	-15.32%	\$213,433	\$253,894	-15.94%				
Median Sales Price	\$162,595	\$185,000	-12.11%	\$165,000	\$199,000	-17.09%				
Average Days on Market:	71	76	-6.58%	81	78	3.85%				
Average List Price for Sold:	\$209,641	\$246,946	-15.11%	\$216,253	\$266,808	-18.95%				
SP/LP %	95.22%	95.47%		98.70%	95.16%					
Pending Contracts	1,274	878	45.10%							
Active Listings	6,062	7,763	-21.91%							
New Listings	1,805	1,952	-7.53%							
							Types of Financing		Totals	
							FHA		295	
							VA		103	
							Conventional		324	
							Carryback		7	
							Lease Option		0	
							Cash		224	
							Other		27	

Types of Financing	Totals
FHA	295
VA	103
Conventional	324
Carryback	7
Lease Option	0
Cash	224
Other	27

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