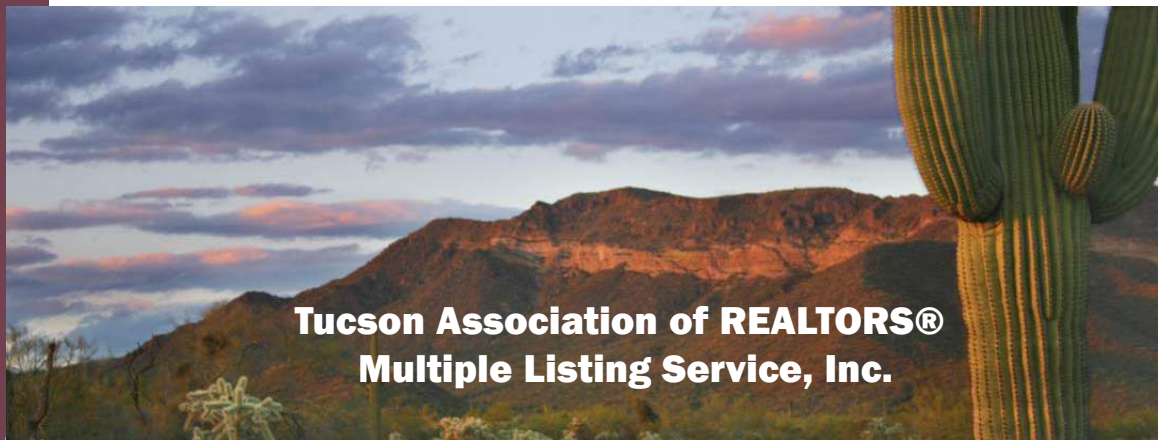


Monthly

Statistics



February 2009

FOR IMMEDIATE RELEASE:

March 9, 2009

CONTACT:

Kimberly Clifton, President

(520) 954-8000

Wes Wiggins Vice President, MLS

(520) 382-8792

Rick Hodges, CEO

(520) 327-4218

We're two months into 2009 and slow and steady is the name of the game. Our year-to-date statistics don't show any remarkable change in either a positive or negative way and in that sense it's encouraging. Dramatic changes aren't what we need right now.

As usual, February '09 pending sales and closings exceeded January '09. Pending sales are up 8.4% and closings up 12%. When comparing this year to '08 we see very moderate declines and a big improvement over the January comparison. In January pending contracts were down 22% from the previous year but February was only down 12% from last year. Closed sales in the February comparison were much closer with less than a 1% decline from '08. To illustrate, this February we had 659 closings and last year 664. This leveling off indicates we are experiencing more predictable activity and less drama.

The median sales price is now \$178,000, 11% lower than last year but remarkably close to the '05 median sales price of \$186,500. It appears that realistic pricing is a strategy that's taking hold.

Our current listing inventory counts are very encouraging. We now have 7,532 active listings as opposed to February '08 when we had 9,168. That's a 17.84% reduction and if you compare it to the mere .75% drop in sales you can see that we're gaining ground. The inventory vs. sales ratio is important to watch.

The full statistical report is attached and further breaks down specifics such as areas, type of property, type of financing, and number of bedrooms. You'll see that the story varies from neighborhood to neighborhood as always.

Sincerely,

Kimberly Clifton, 2009 MLS President



FEBRUARY 2009 RESIDENTIAL SALES STATISTICS

February 2009 Recap - By Month and by Year - % of Change

Home Sales Volume				New Listings			
	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>		<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
February	\$146,434,666	\$168,909,254	-13.31%	February	1,799	2,432	-26.03%
January	\$122,382,205	\$164,675,327	-25.68%	January	2,361	3,744	-36.94%
Month % Change	19.65%	2.57%		Month % Change	-23.80%	-35.04%	

Average Sales Price				Home Sales Units			
	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>		<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
February	\$222,207	\$254,381	-12.65%	February	659	664	-0.75%
January	\$208,133	\$265,178	-21.51%	January	588	621	-5.31%
Month % Change	6.76%	-4.07%		Month % Change	12.07%	6.92%	

Pending Contracts				Median Sales Price			
	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>		<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
February	1,020	1,317	-22.55%	February	\$178,000	\$199,990	-11.00%
January	941	1,079	-12.79%	January	\$163,250	\$203,000	-19.58%
Month % Change	8.40%	22.06%		Month % Change	9.04%	-1.48%	

Active Listings			
	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
February	7,532	9,168	-17.84%
January	7,694	9,168	-16.08%
Month % Change	-2.11%	0.00%	

Active / Sold by Zip Code

Zip Code	# Active	# Sold
85601	9	0
85614/22	389	31
85619	15	2
85629	212	23
85641	360	28
85653	162	10
85658	241	10
85701	34	4
85704	255	25

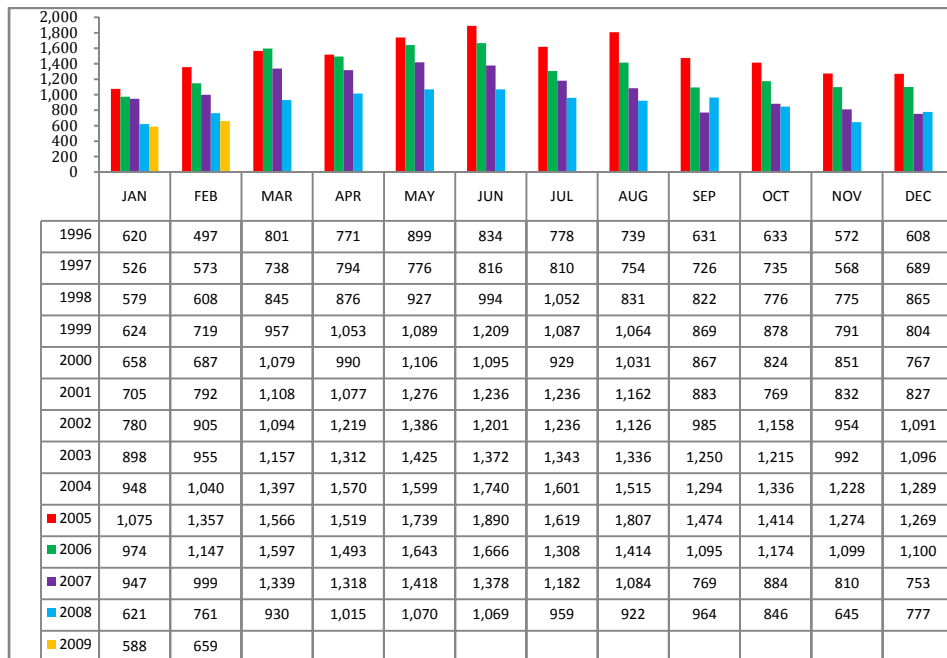
Zip Code	# Active	# Sold
85705	195	8
85706/56	350	55
85710	270	29
85711	174	18
85712	178	11
85713	277	25
85714	51	5
85715	171	17
85716	176	13

Zip Code	# Active	# Sold
85718	426	34
85719	184	9
85730	170	26
85735	88	7
85736	49	5
85737	300	22
85739	274	8
85741	146	13
85742	245	25

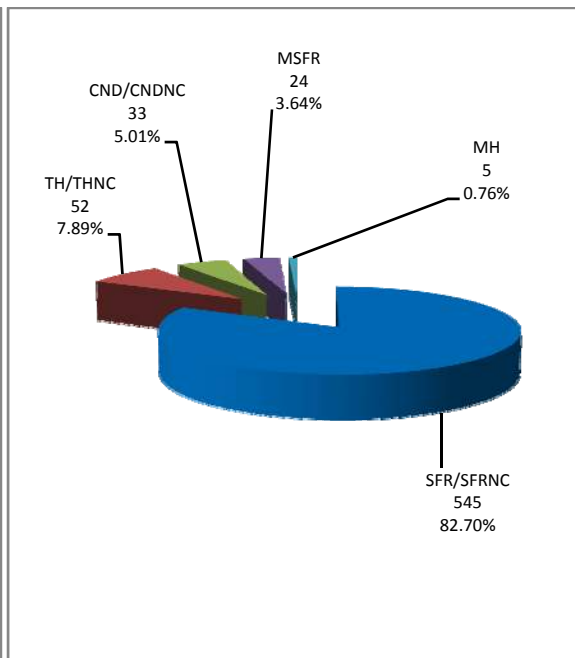
Zip Code	# Active	# Sold
85743	313	36
85745	263	26
85746	240	25
85747	196	17
85748	128	11
85749	227	7
85750	340	24
85755	325	37
85757	100	13

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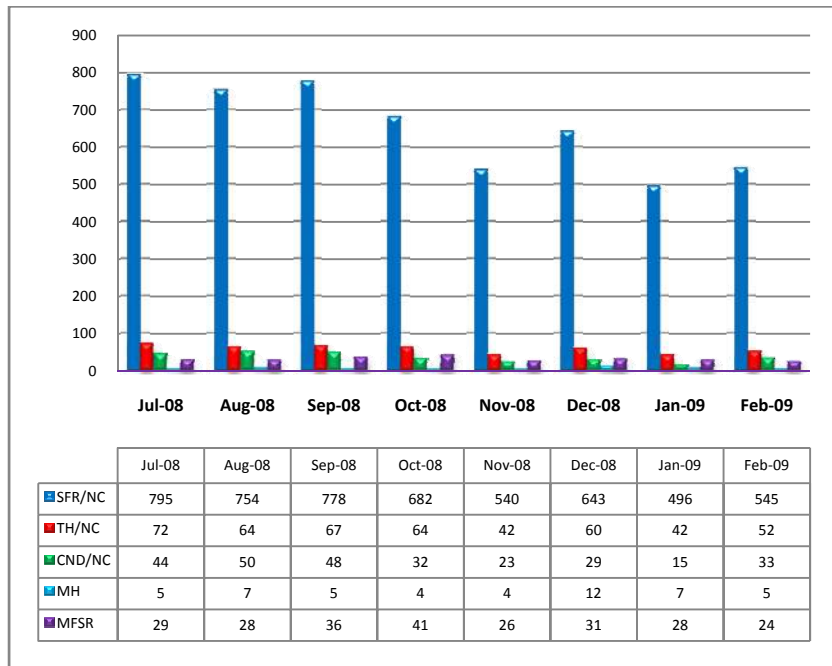
Total Unit Sales – February 2009



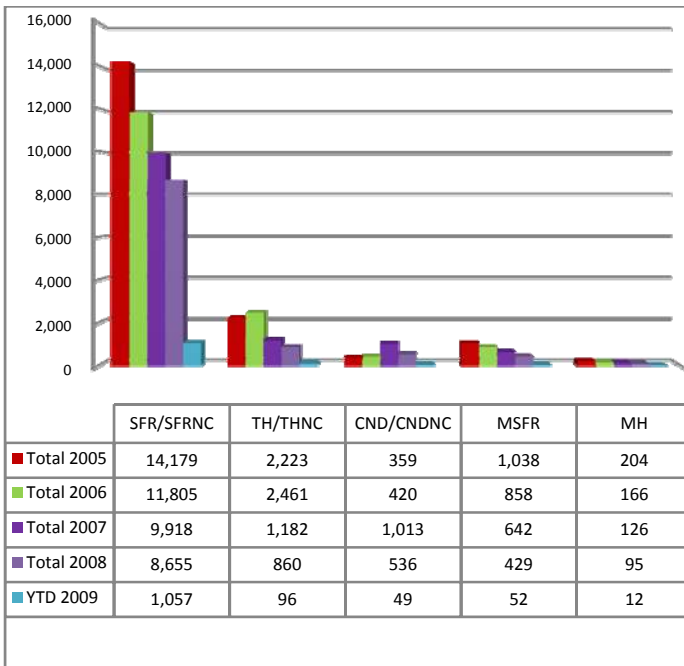
Unit Sales – Breakdown by Type



Total Unit Sales By Type - Monthly Comparison

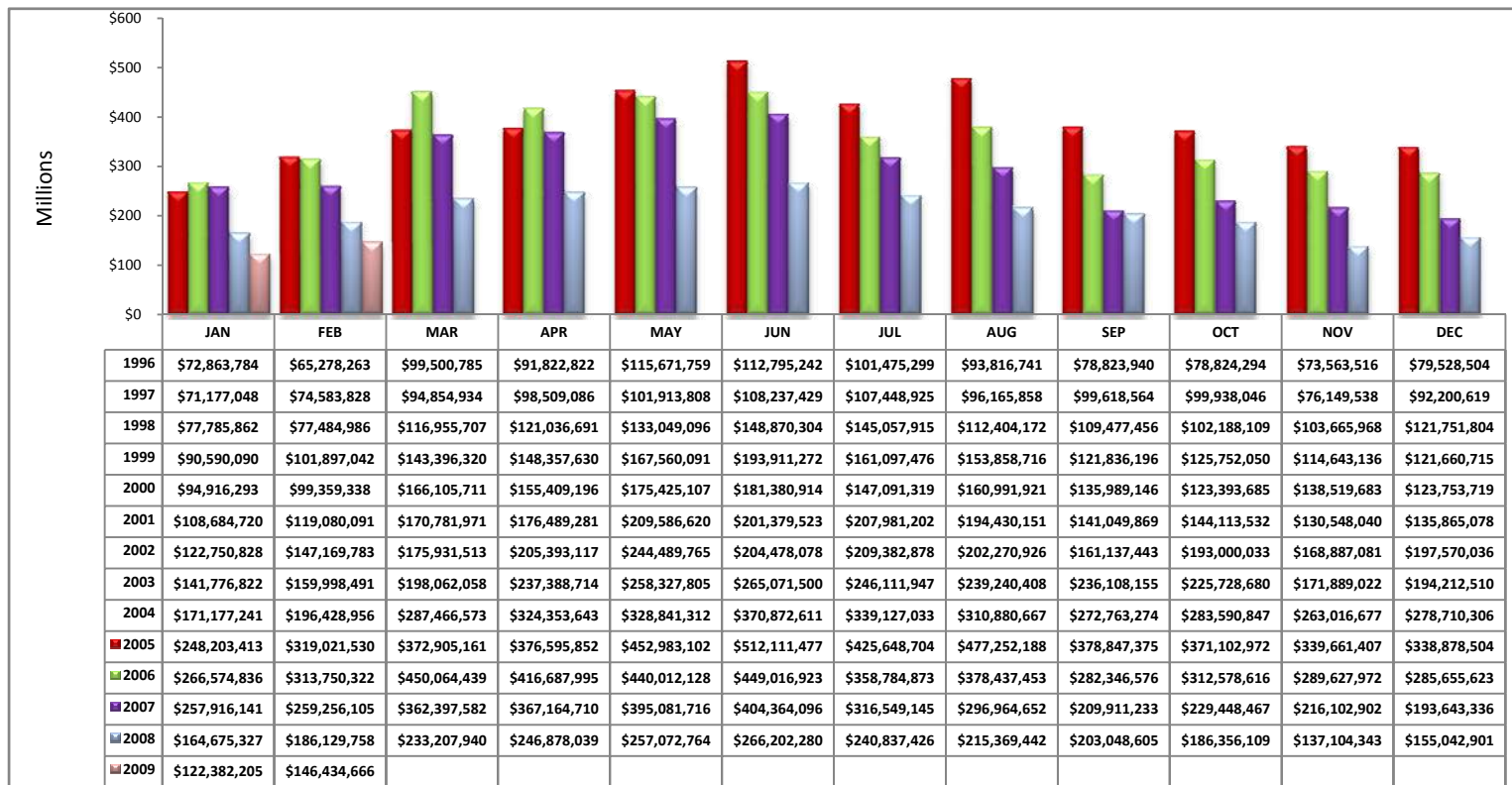


YTD Annual Comparison – Breakdown by Type

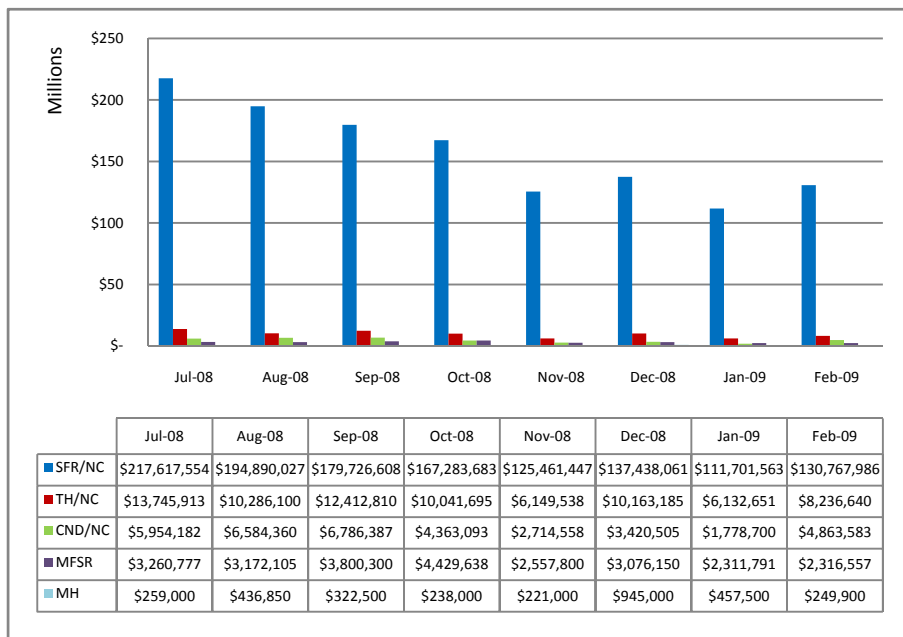


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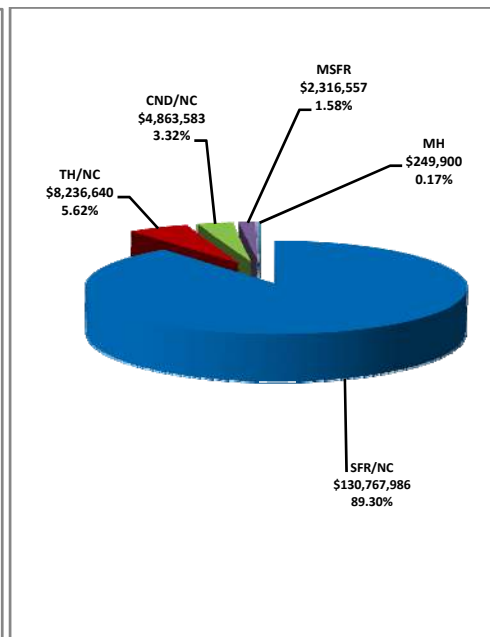
Total Sales Volume - February 2009



Total Sales Volume By Type - Monthly Comparison

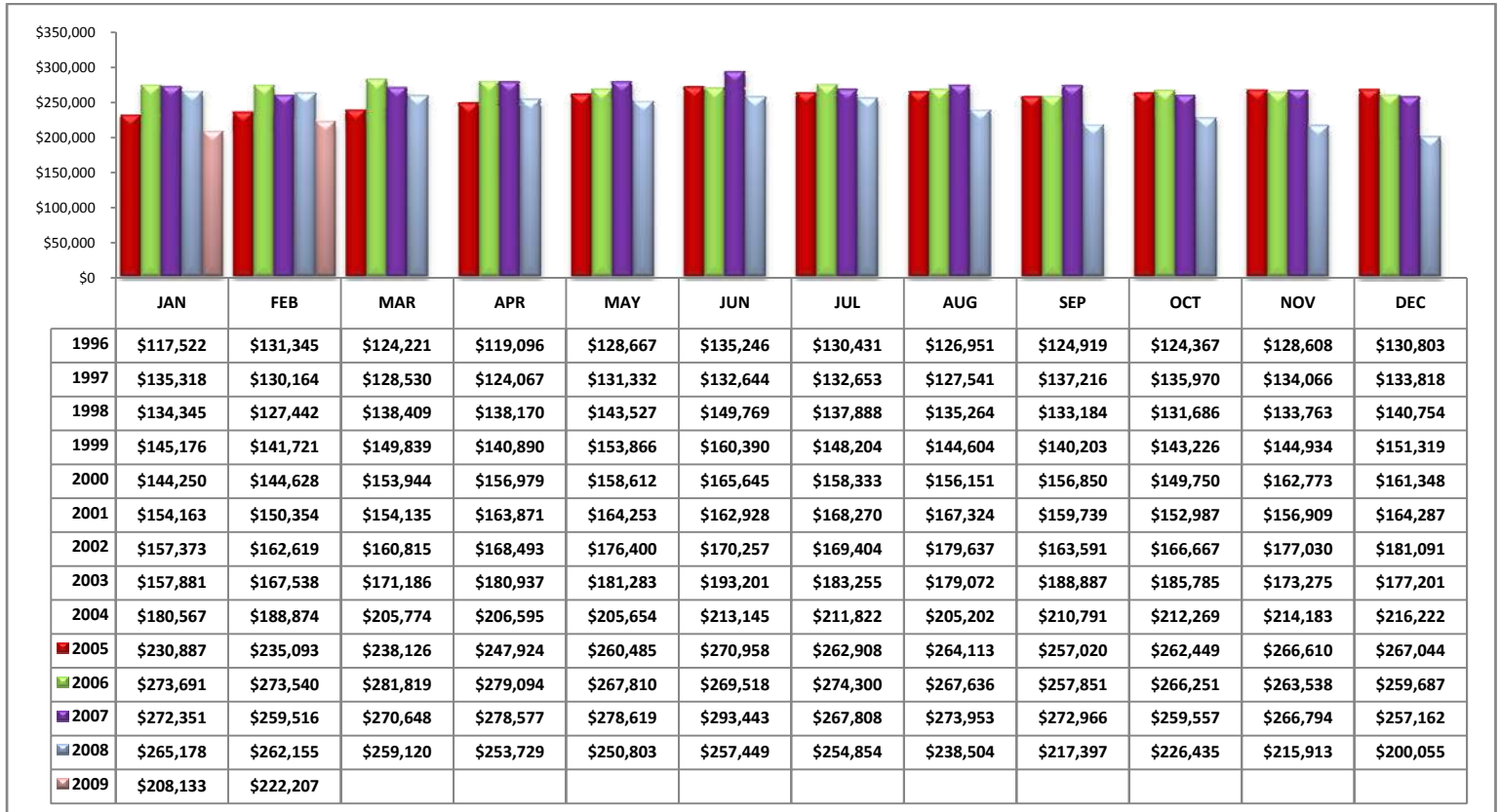


Monthly Volume by Type

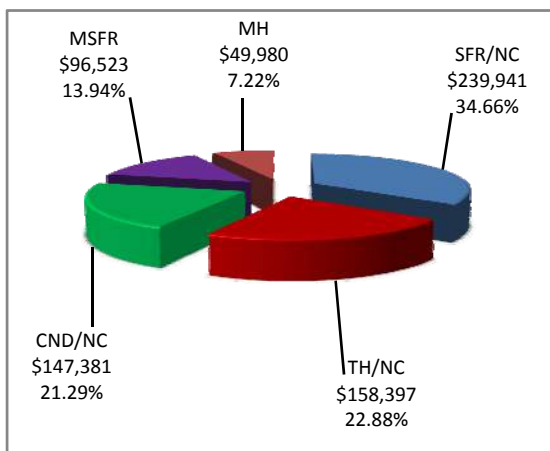


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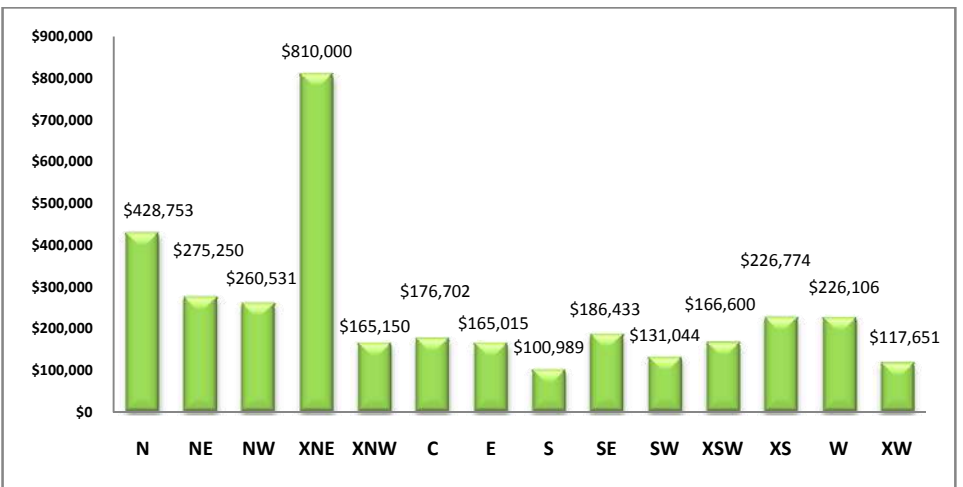
Average Sales Price – February 2009



Average Sales Price by Type – February 2009

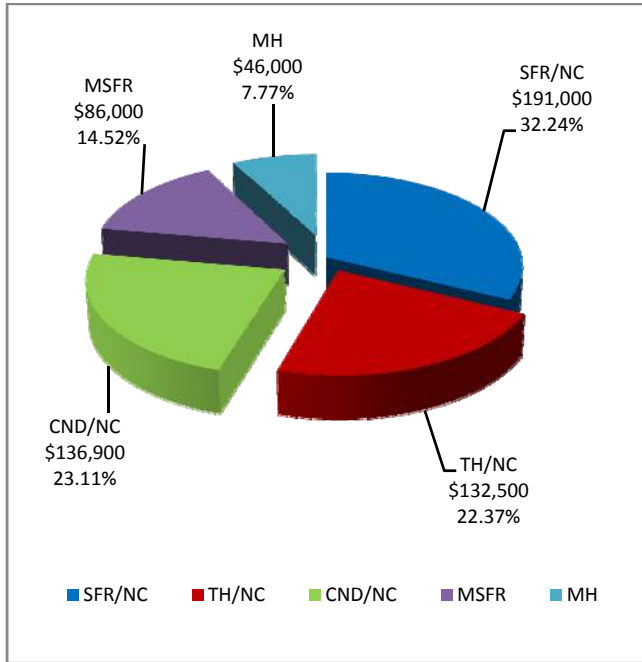


Average Sale Price per Area – February 2009

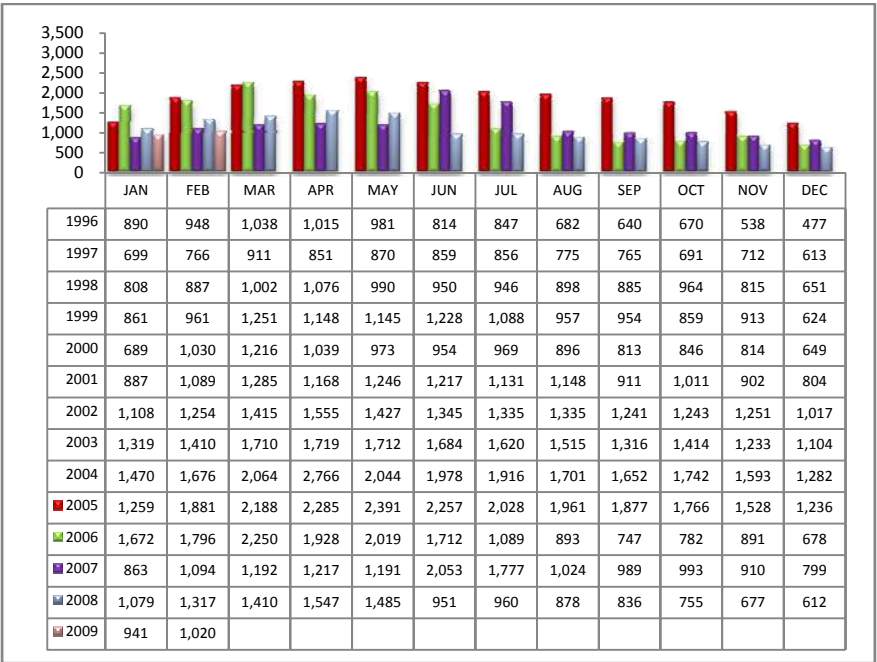


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Median Sale Price - by Type

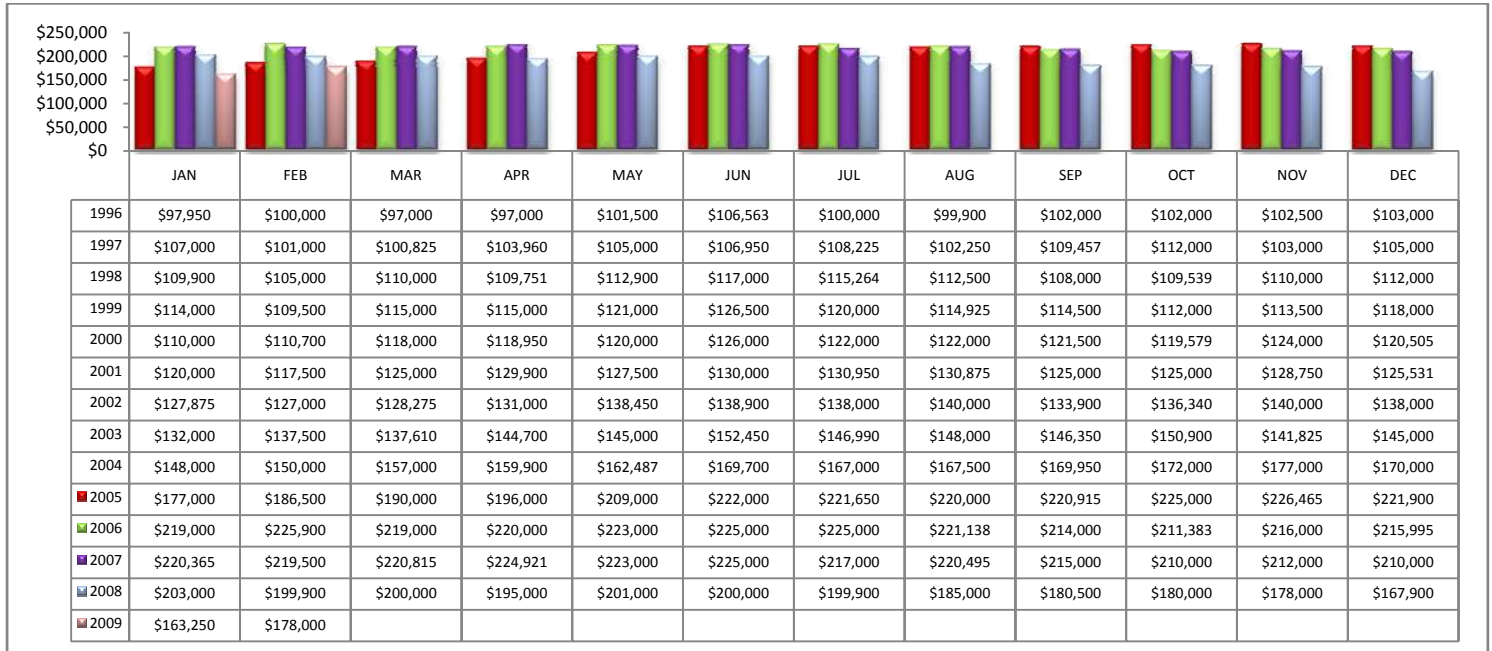


Total Listings Under Contract



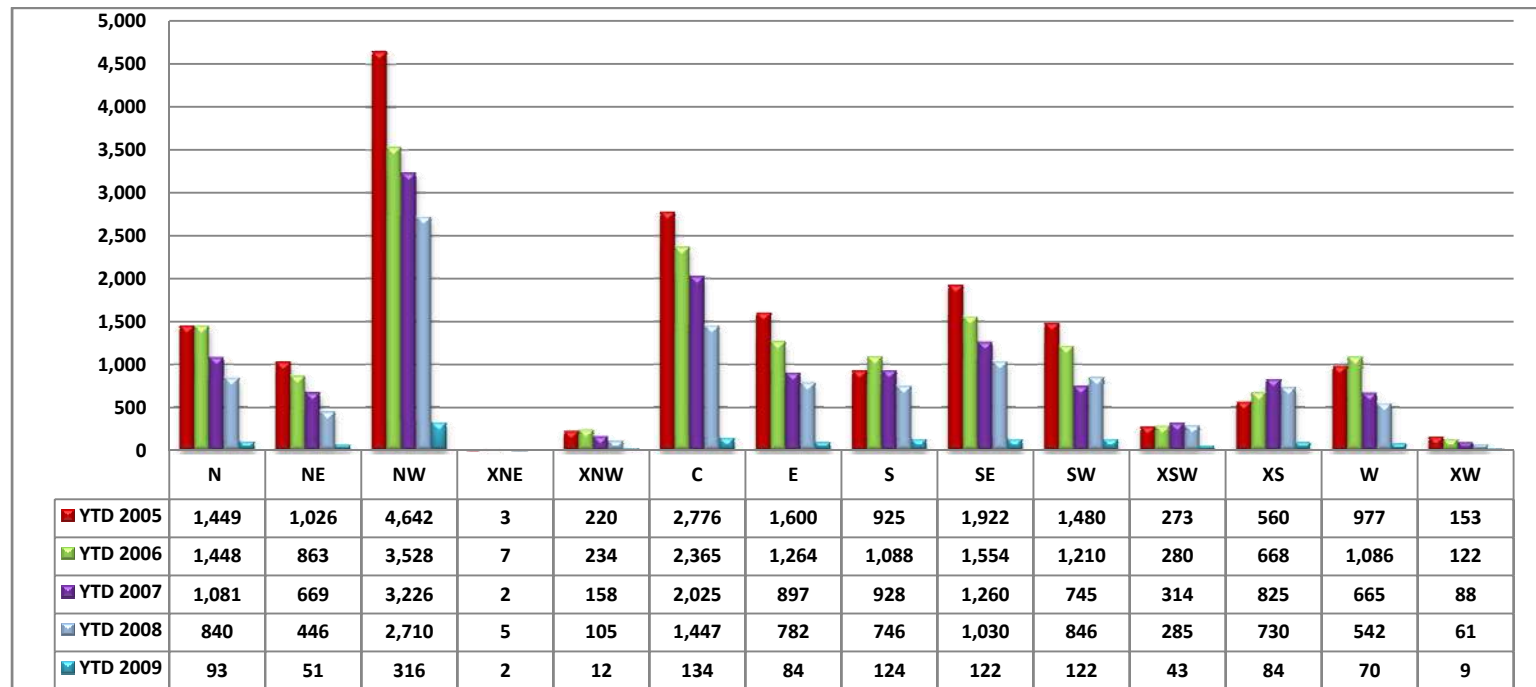
****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price - February 2009



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Number of Sold Listings by Area - Annual Comparison



Average Sold per Area by # of Bedrooms

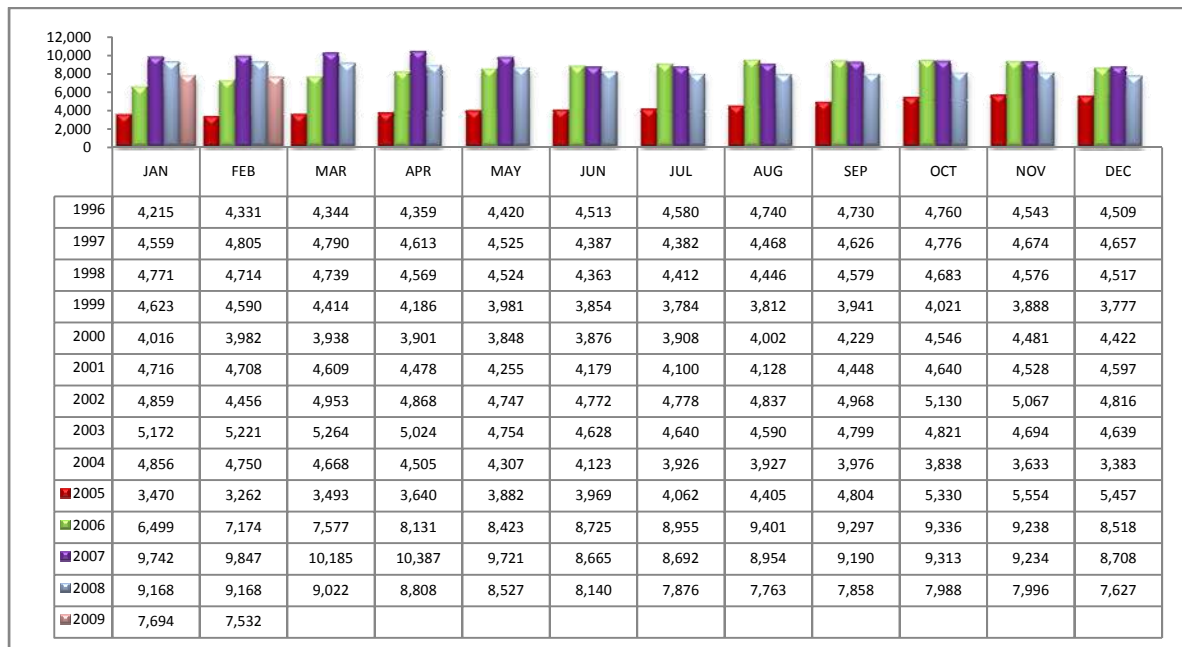
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 226,100	\$ 449,417	\$ 554,612	\$ 685,667	\$ 428,753
NE	\$ 125,667	\$ 280,750	\$ 330,889	\$ 595,000	\$ 275,250
NW	\$ 199,197	\$ 236,615	\$ 307,398	\$ 397,516	\$ 260,531
XNW	\$ 65,900	\$ 120,000	\$ 445,000	\$ 0	\$ 165,150
C	\$ 139,648	\$ 181,025	\$ 224,467	\$ 298,833	\$ 176,702
E	\$ 99,150	\$ 165,337	\$ 202,372	\$ 215,000	\$ 165,015
S	\$ 64,840	\$ 98,113	\$ 130,149	\$ 151,750	\$ 100,989
SE	\$ 99,140	\$ 193,689	\$ 199,256	\$ 0	\$ 186,433
SW	\$ 107,256	\$ 123,507	\$ 158,136	\$ 202,140	\$ 131,044
XSW	\$ 163,122	\$ 143,133	\$ 370,000	\$ 0	\$ 166,600
XS	\$ 147,500	\$ 257,248	\$ 242,356	\$ 366,575	\$ 226,774
W	\$ 138,000	\$ 186,289	\$ 381,750	\$ 645,500	\$ 226,106
XW	\$ 46,000	\$ 207,629	\$ 63,500	\$ 0	\$ 117,651
XNE	\$ 695,000	\$ 0	\$ 925,000	\$ 0	\$ 810,000

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	20	18	17	6	61
NE	6	14	9	1	30
NW	35	75	49	12	171
XNW	1	4	1	0	6
C	23	24	8	3	58
E	6	28	9	1	44
S	11	39	14	2	66
SE	6	28	25	0	59
SW	9	30	11	2	52
XSW	18	6	1	0	25
XS	15	13	15	4	47
W	8	19	4	2	33
XW	1	2	2	0	5
XNE	1	0	1	0	2

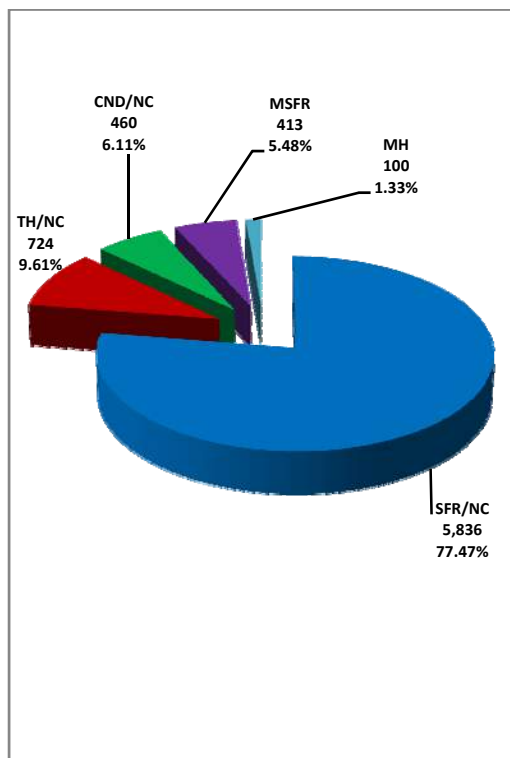
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Active Listings - February 2009

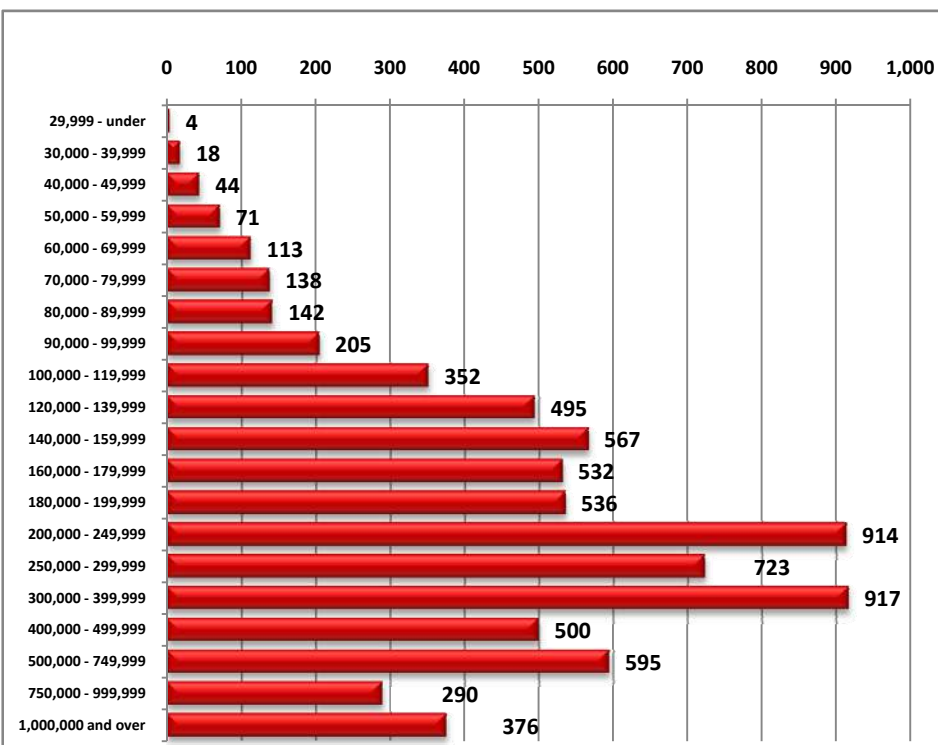


Area	# of Listings
N	790
NE	437
NW	2,029
XNE	15
XNW	109
C	885
E	420
S	444
SE	557
SW	541
XSW	301
XS	542
W	407
XW	55

Active Listings Unit Breakdown

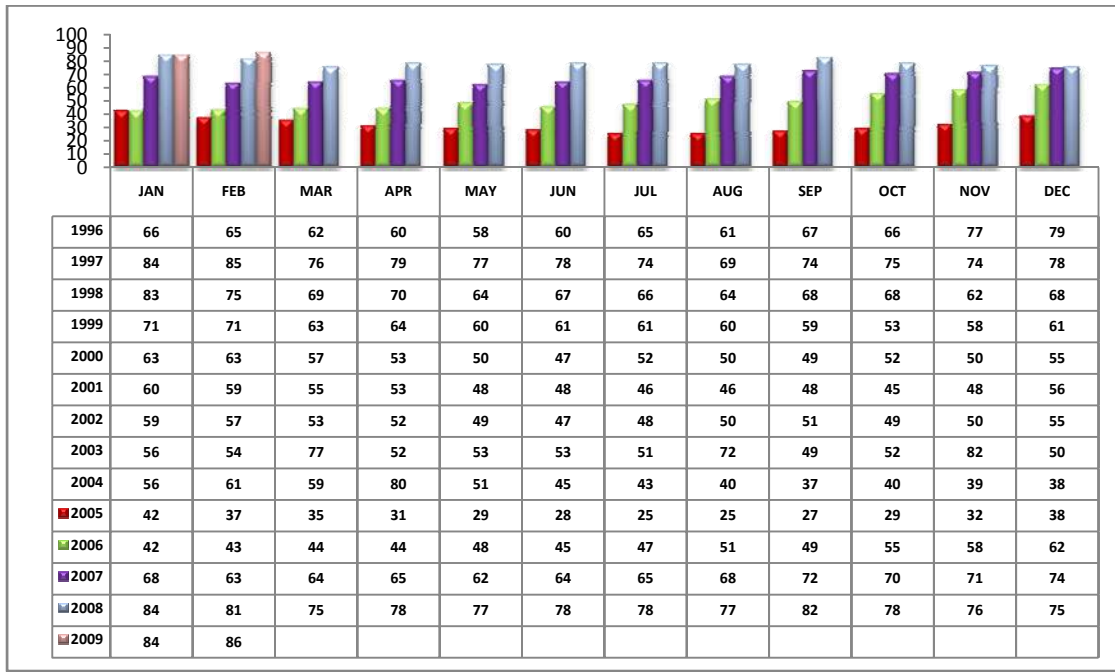


Active Listings Price Breakdown



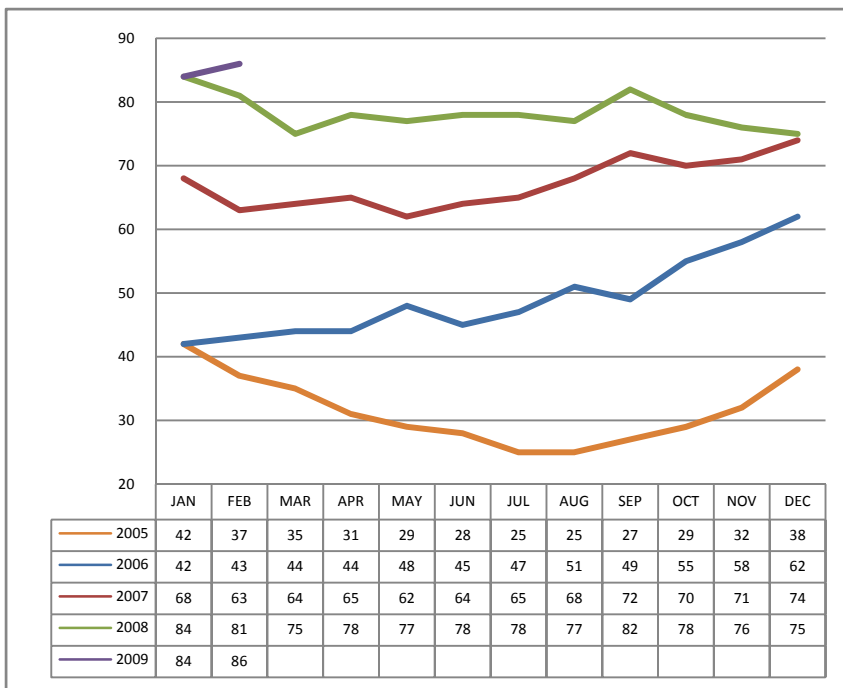
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Average Days on Market/Listing - February 2009

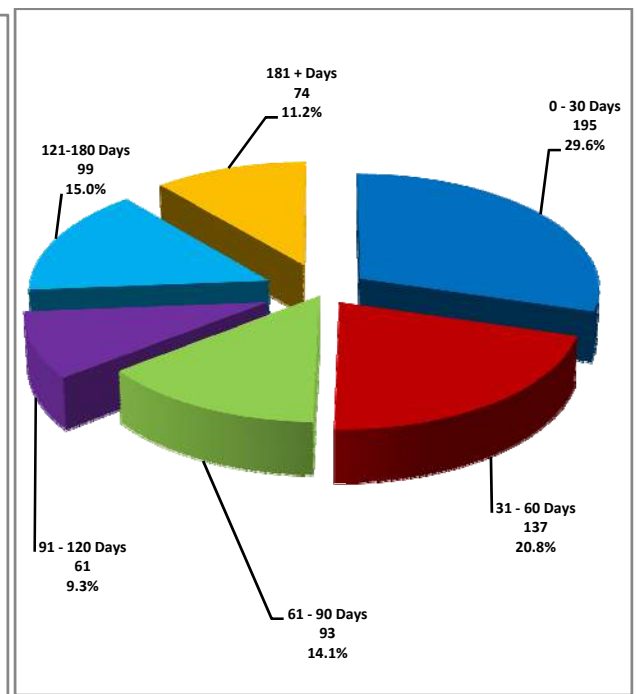


Area	Avg. DOM
N	122
NE	92
NW	88
XNE	80
XNW	60
C	84
E	87
S	67
SE	72
SW	75
XSW	107
XS	100
W	49
XW	83

Annual Comparison - Average Days on Market/Listing

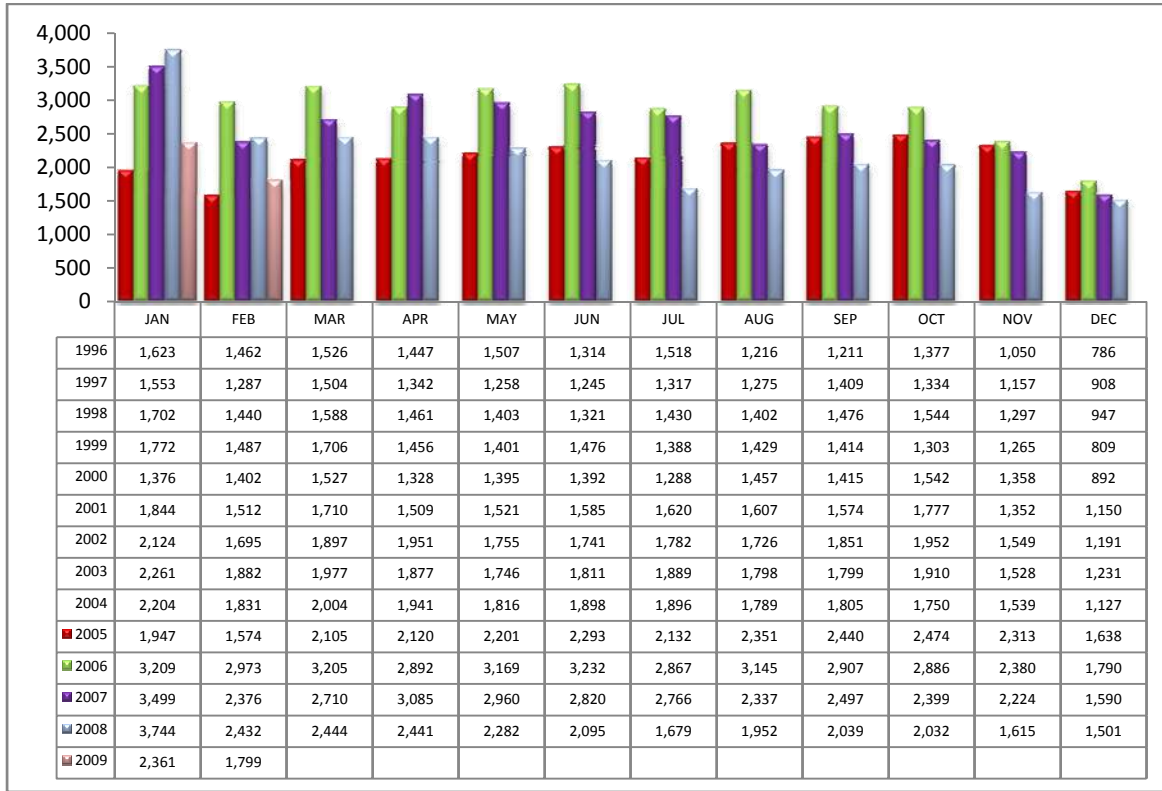


Average Days on Market/Listing Breakdown



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New Listings – February 2009



Area	# of Listings
N	187
NE	91
NW	460
XNE	4
XNW	22
C	216
E	113
S	120
SE	152
SW	145
XSW	52
XS	115
W	114
XW	8

*Includes properties that were re-listed

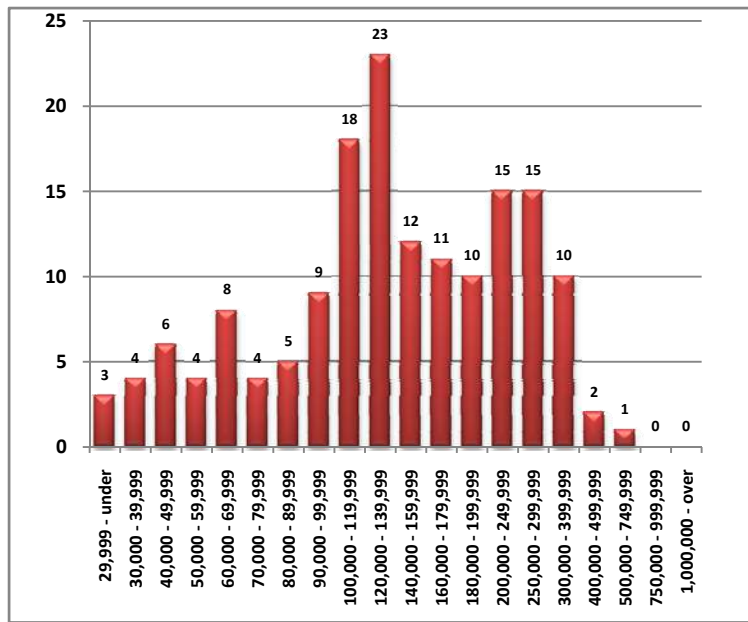
Misc. MLS Information – February 2009

Month	#Expired	WD Release	WD Temp	Re-Lists
January 2009	559	642	20	136
February 2009	435	596	7	83
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	437	584	3	67
December 2008	918	527	7	48

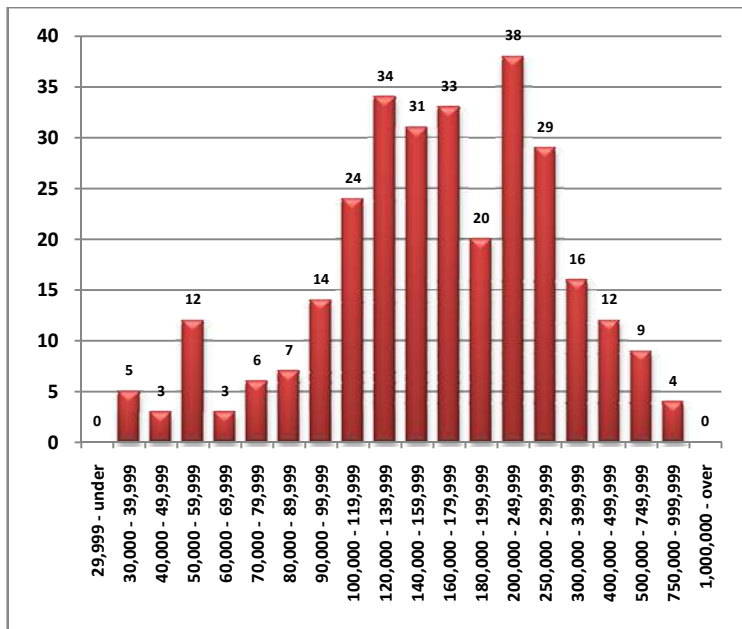
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Sale Price by Bedroom

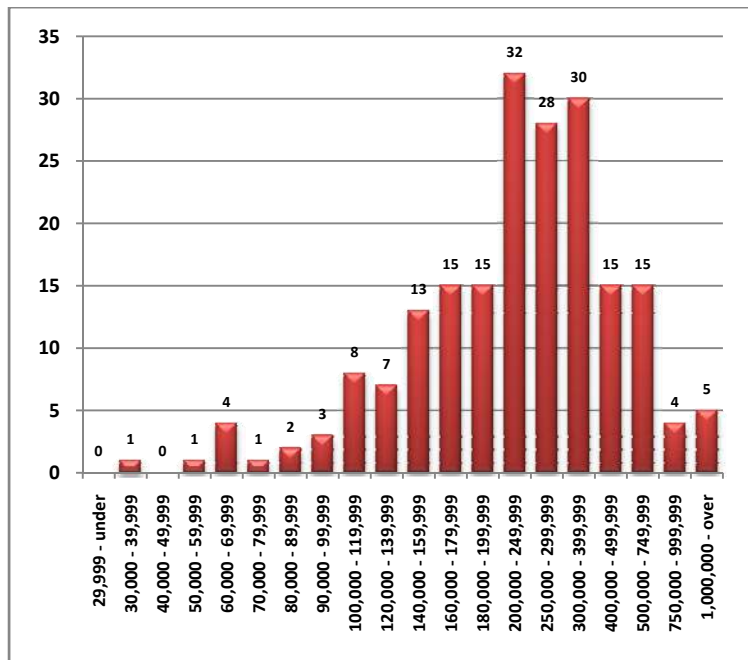
0 to 2 Bedrooms



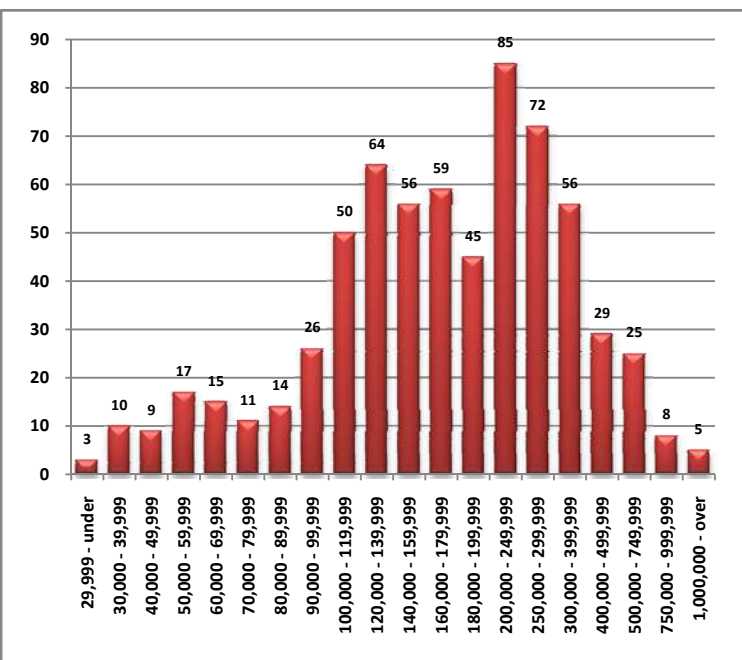
3 Bedrooms



4 or More Bedrooms



Total Bedrooms



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Tucson Association of REALTORS®, Real Estate Trend Indicator
Tucson, AZ

From: 2/01/2009 to 2/28/2009

Statistics generated on: 3/04/09

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	4				4	3	N	790	1 -30 Days	195
\$30,000 to \$39,999	18	2		1	21	10	NE	437	31-60 Days	137
\$40,000 to \$49,999	44	7	1	3	55	9	NW	2,029	61 - 90 Days	93
\$50,000 to \$59,999	71	15		5	91	17	XNE	15	91-120 Days	61
\$60,000 to \$69,999	113	14	2	7	136	15	XNW	109	121 - 180 Days	99
\$70,000 to \$79,999	138	22	1	8	169	11	C	885	Over 180 Days	74
\$80,000 to \$89,999	142	21	1	4	168	14	E	420	Avg. Days on Market	
\$90,000 to \$99,999	205	25	2	7	239	26	S	444	86	
\$100,000 to \$119,999	352	75	8	19	454	50	SE	557	Avg. Sold Price	
\$120,000 to \$139,999	495	64	16	33	608	64	SW	541	\$222,207	
\$140,000 to \$159,999	567	78	20	27	692	56	XSW	301	Avg. Median Price	
\$160,000 to \$179,999	532	59	14	23	628	59	XS	542	\$178,000	
\$180,000 to \$199,999	536	42	12	19	609	45	W	407	New Listings	
\$200,000 to \$249,999	914	79	16	40	1049	85	XW	55	1,799	
\$250,000 to \$299,999	723	50	6	24	803	72	Sold Units per		Sales Volume by Area	
\$300,000 to \$349,999	477	27	3	11	518	32	N	61	\$26,153,906	
\$350,000 to \$399,999	440	19	4	12	475	24	NE	30	\$8,257,500	
\$400,000 to \$449,999	245	16	2	6	269	17	NW	171	\$44,550,748	
\$450,000 to \$499,999	255	8	1	3	267	12	XNE	2	\$1,620,000	
\$500,000 to \$749,999	595	16	3	6	620	25	XNW	6	\$990,900	
\$750,000 to \$999,999	290	4	1		295	8	C	58	\$10,248,737	
\$1,000,000 to \$1,249,999	75	1			76	4	E	44	\$7,260,673	
\$1,250,000 to \$1,499,999	95	1		1	97		S	66	\$6,665,252	
\$1,500,000 to \$1,999,999	110	2			112	1	SE	59	\$10,999,543	
\$2,000,000 to \$2,999,999	61			1	62		SW	52	\$6,814,280	
\$3,000,000 and over	35				35		XSW	25	\$4,164,999	
Totals	7,532	647	113	260	8,552	659	XS	47	\$10,658,371	
							W	33	\$7,461,500	
							XW	5	\$588,257	
							Total Volume	\$146,434,666		
	Feb. 2009	Feb. 2008	% Change	YTD 2009	YTD 2008	% Change				
Home Sales Volume	\$146,434,666	\$186,129,758	-21.33%	\$271,776,271	\$362,868,241	-25.10%				
Home Sales Units	659	761	-13.40%	1,266	1,382	-8.39%				
Average Sales Price (All Residential)	\$222,207	\$262,155	-15.24%	\$214,673	\$262,567	-18.24%				
Median Sales Price	\$178,000	\$199,900	-10.96%	\$168,030	\$200,000	-15.99%				
Average Days on Market:	86	81	6.17%	84	82	2.44%				
Average List Price for Sold:	\$236,157	\$254,381	-7.16%	\$ 228,468	\$ 278,242	-17.89%				
SP/LP %	94.09%	103.06%		93.96%	94.37%					
Pending Contracts	1,020	1,317	-22.55%							
Active Listings	7,532	9,168	-17.84%							
New Listings	1,799	2,432	-26.03%							

Types of Financing	Totals
FHA	156
VA	60
Conventional	257
Cash	166
ARM	1
Carryback	5
Other	14

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