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JULY 2009

For Immediate Release
August 6, 2009

CONTACT:

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July was a stellar month in the Tucson MLS, we continue to realize a steady increase in residential sales in the Tucson market, with unit sales up, 3.9% over last month, 23.46% increase over July 2008 and 90.05% over January 2009 numbers.

Although average sales prices are down 17.3% over last year, it remains consistent with the average list price being down by 17.44% and the average median price being down by 16.04% over July 2008.

Pending contracts are down 14.32% over last month but, up over July 2008 counts by 27.81%

We continue to see a decrease in inventory with total active listings (6,075) being down 21.04% since January 2009, and at the lowest since December 2005 (5,457 units) and January 2006 (6,499 units).

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.

July 2009 Recap – By Month and by Year - % of Change

Average Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
July	\$210,767	\$254,854	-17.30%
June	\$208,952	\$257,272	-18.78%
Month % Change	0.87%	-0.94%	

Home Sales Units

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
July	1,184	959	23.46%
June	1,139	1,070	6.45%
Month % Change	3.95%	-10.37%	

Pending Contracts

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
July	1,227	960	27.81%
June	1,432	951	50.58%
Month % Change	-14.32%	0.95%	

Median Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
July	\$167,830	\$199,900	-16.04%
June	\$165,000	\$200,000	-17.50%
Month % Change	1.72%	-0.05%	

Active listings

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
July	6,075	7,876	-22.87%
June	6,261	8,140	-23.08%
Month % Change	-2.97%	-3.24%	

Active / Sold by Zip Code

<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85601	10	0	0.00%
85614	269	24	8.92%
85619	26	1	3.85%
85622	38	6	15.79%
85629	221	35	15.84%
85641	262	56	21.37%
85653	145	20	13.79%
85658	182	27	14.84%
85701	43	4	9.30%
85704	180	36	20.00%

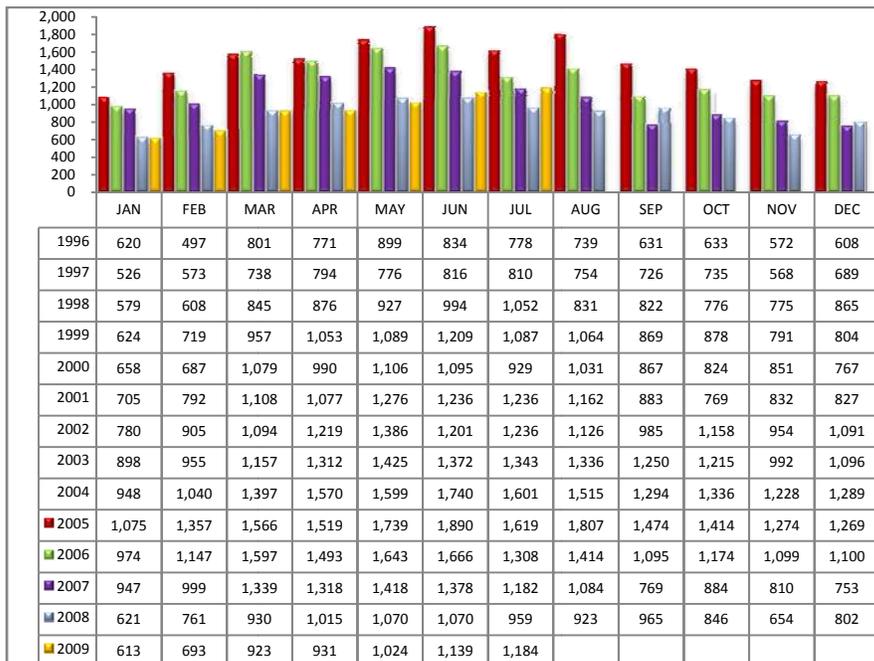
<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85705	143	32	22.38%
85706	195	67	34.36%
85710	218	56	25.69%
85711	136	57	41.91%
85712	151	22	14.57%
85713	209	33	15.79%
85714	37	7	18.92%
85715	137	24	17.52%
85716	140	37	26.43%
85718	400	50	12.50%

<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85719	162	31	19.14%
85730	126	32	25.40%
85735	70	9	12.86%
85736	38	5	13.16%
85737	267	32	11.99%
85739	200	35	17.50%
85741	124	37	29.84%
85742	178	47	26.40%
85743	225	52	23.11%
85745	223	47	21.08%

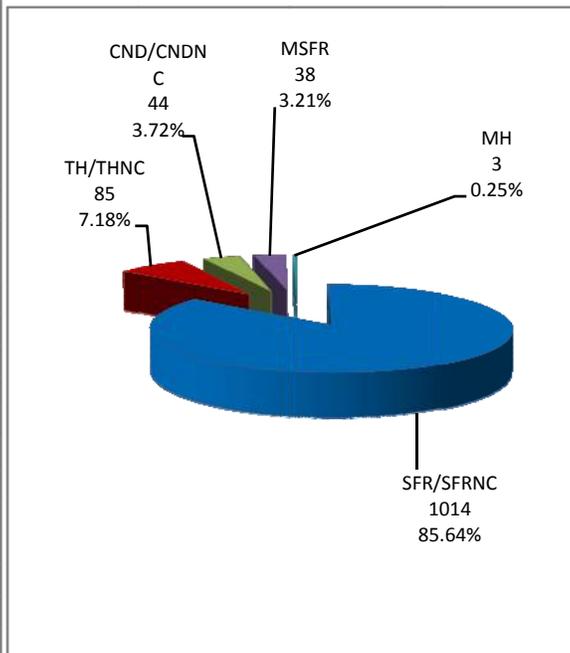
<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85746	186	57	30.65%
85747	143	51	35.66%
85748	99	21	21.21%
85749	193	21	10.88%
85750	292	49	16.78%
85755	242	23	9.50%
85756	83	13	15.66%
85757	82	28	34.15%

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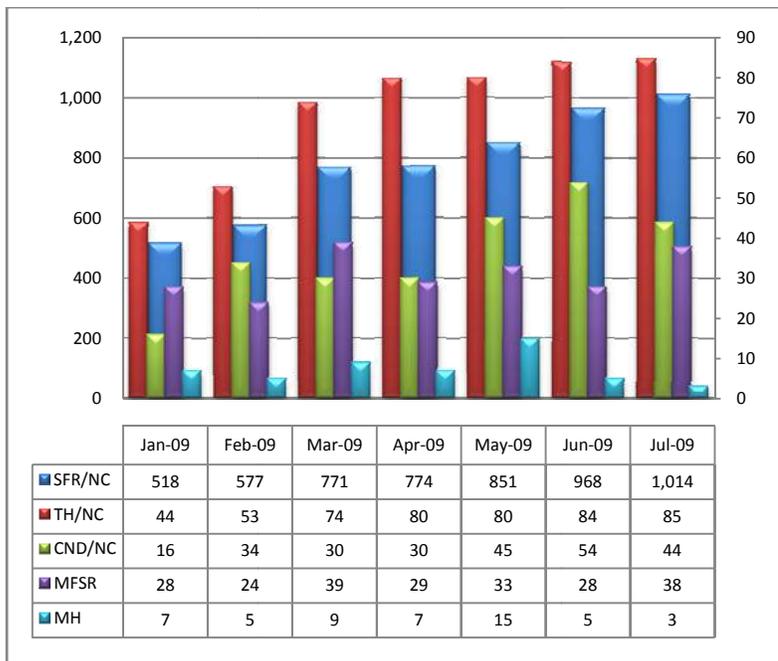
Total Unit Sales – July 2009



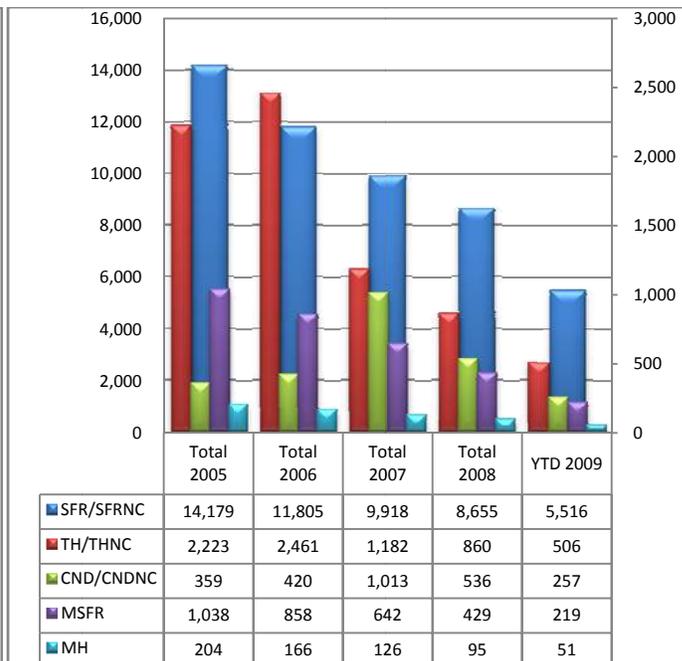
Unit Sales – Breakdown by Type



Total Unit Sales By Type - Monthly Comparison

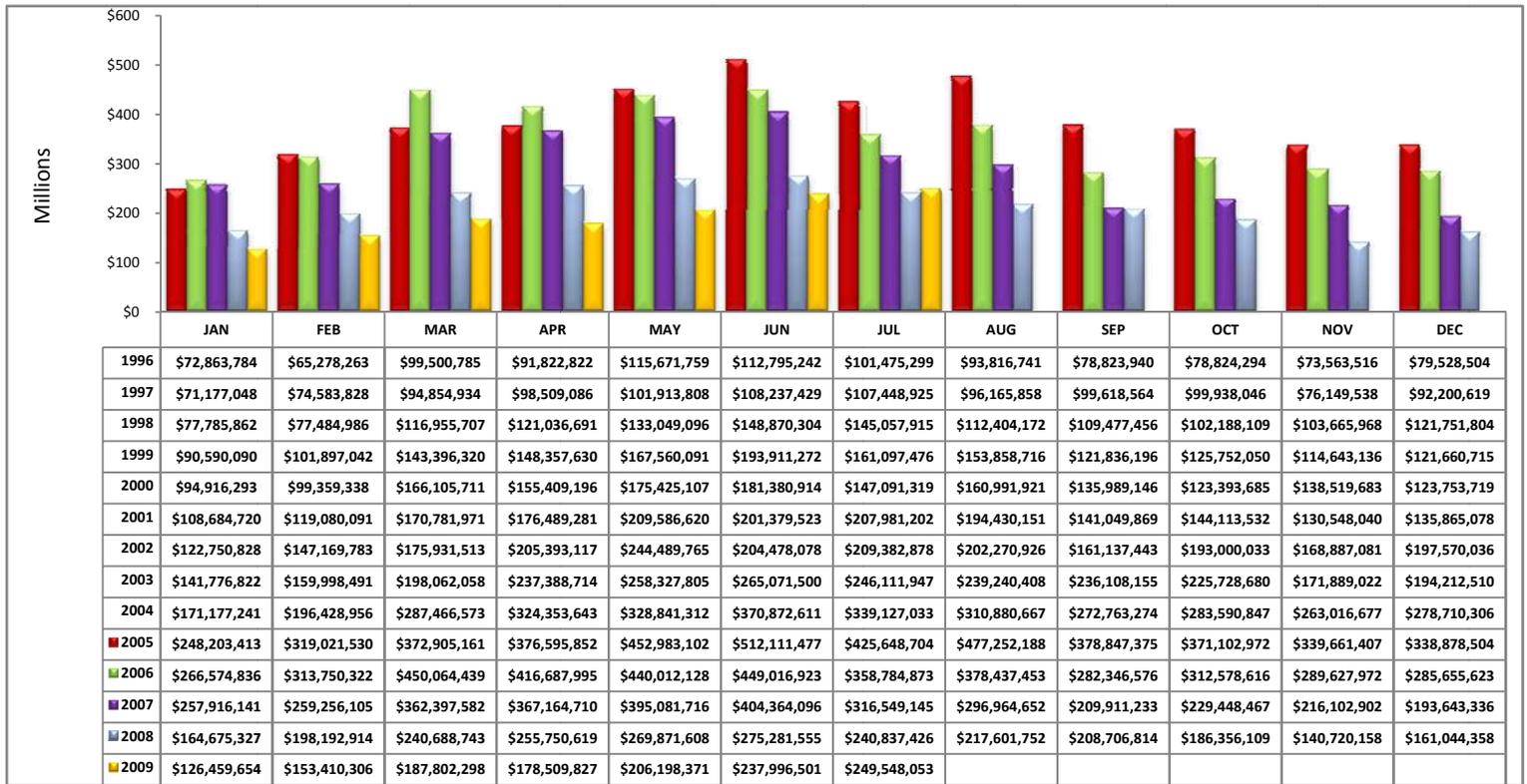


YTD Annual Comparison – Breakdown by Type



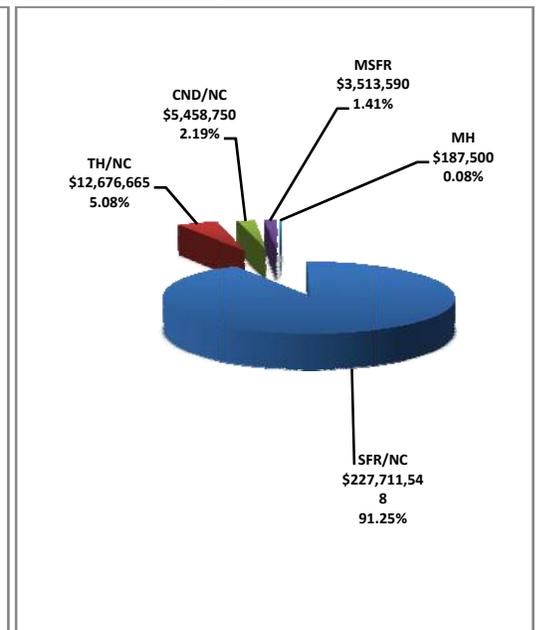
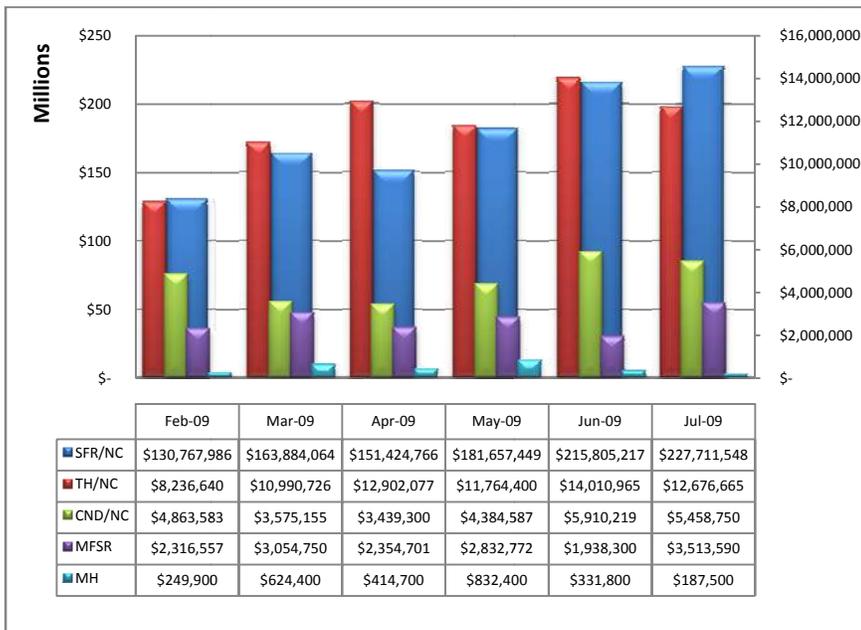
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Total Sales Volume - July 2009



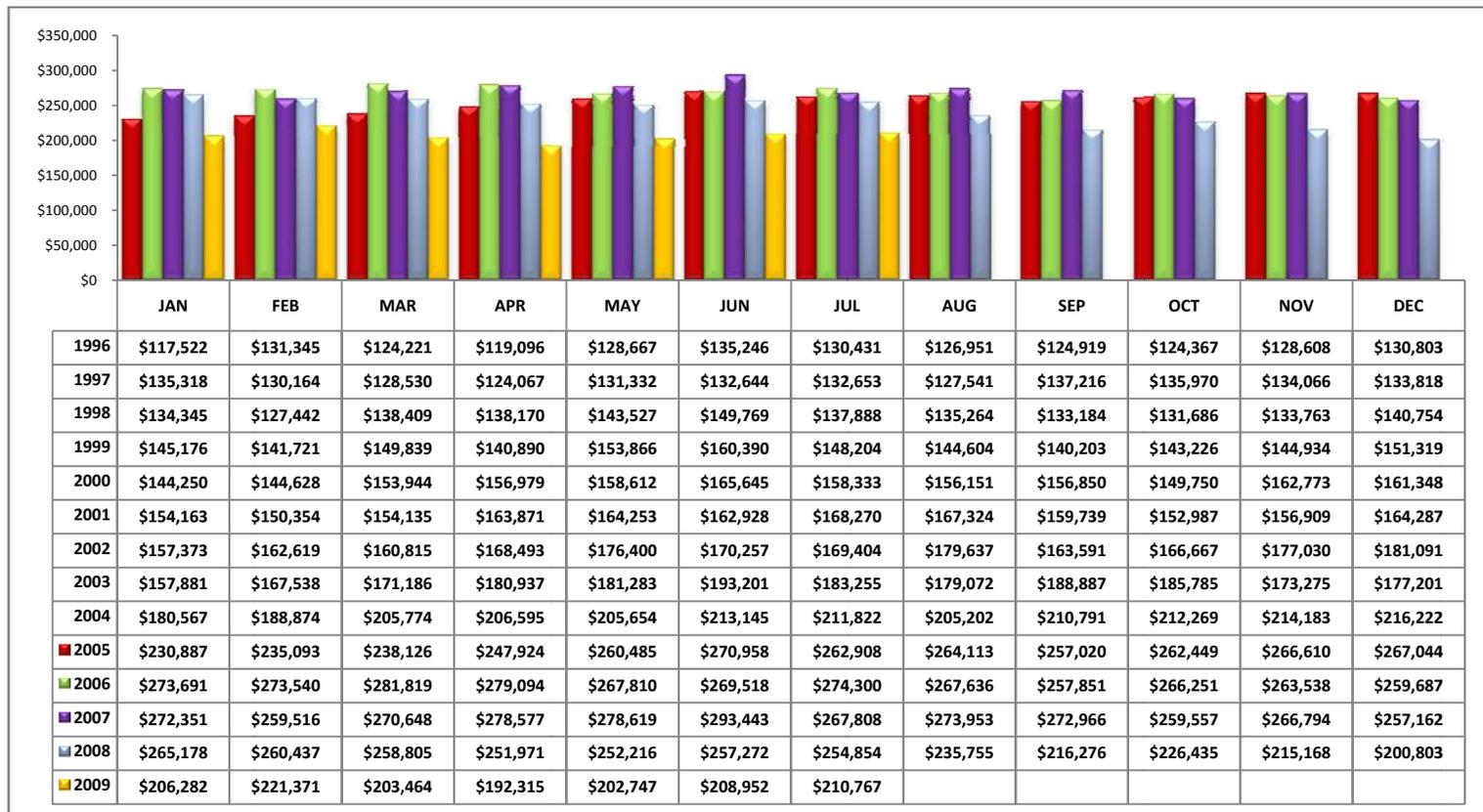
Total Sales Volume By Type - Monthly Comparison

Monthly Volume by Type

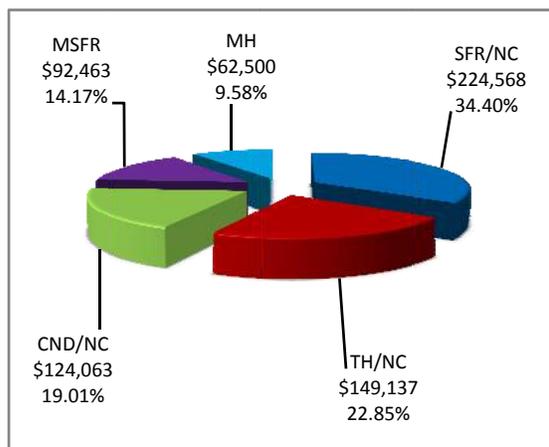


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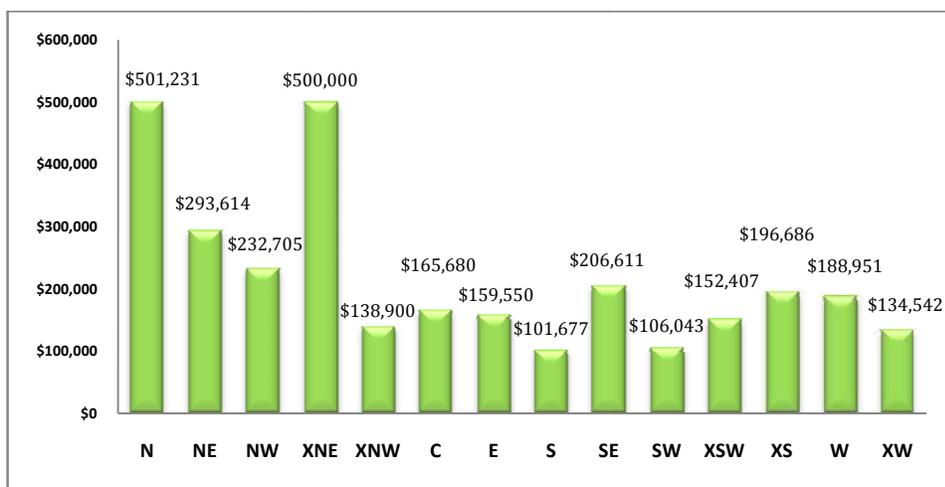
Average Sales Price – July 2009



Average Sales Price by Type – July 2009

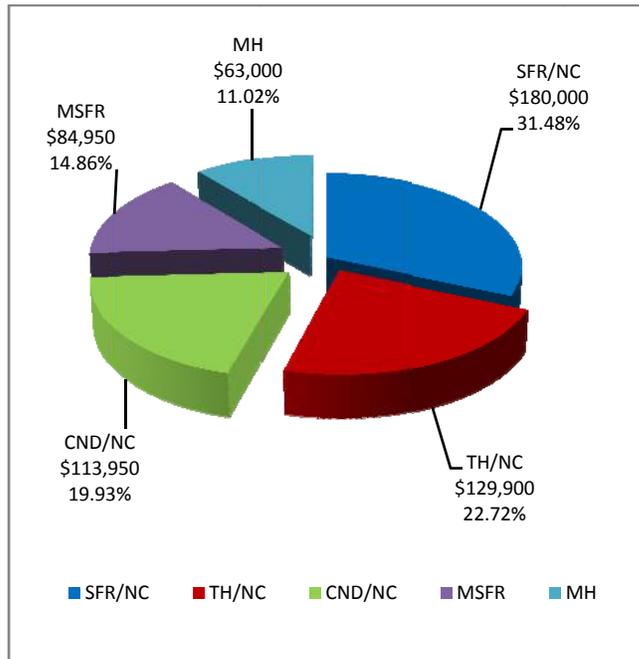


Average Sale Price per Area – July 2009

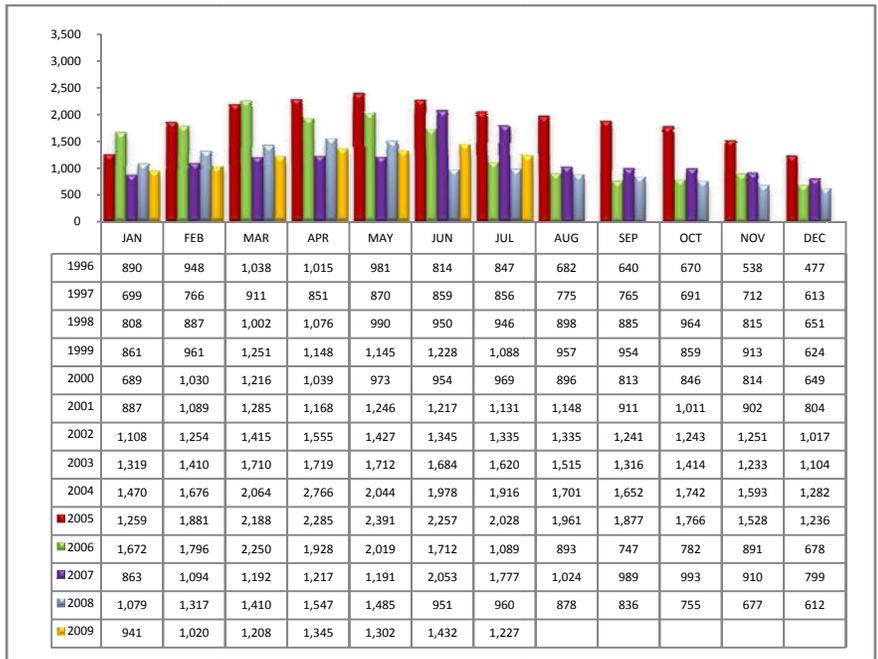


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Median Sale Price - by Type

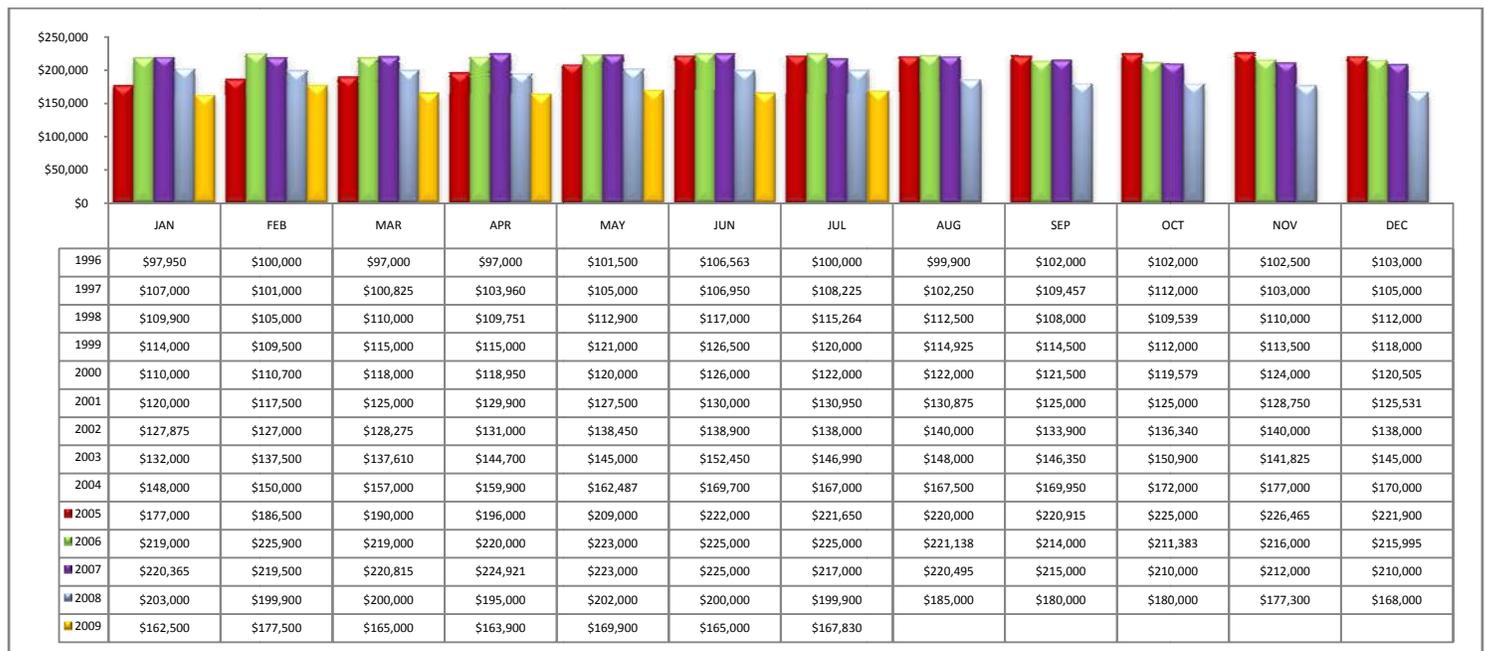


Total Listings Under Contract



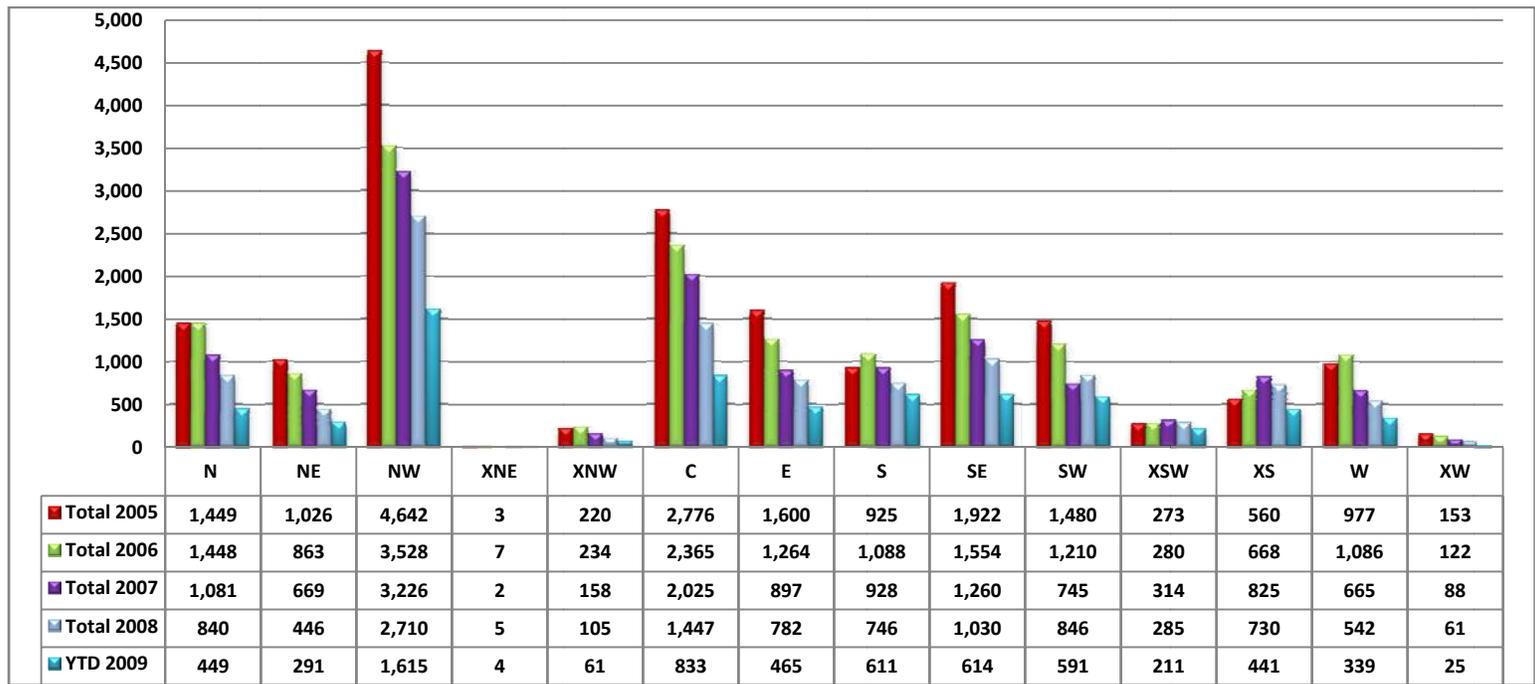
****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price - July 2009



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Number of Sold Listings by Area - Annual Comparison



Average Sold per Area by # of Bedrooms

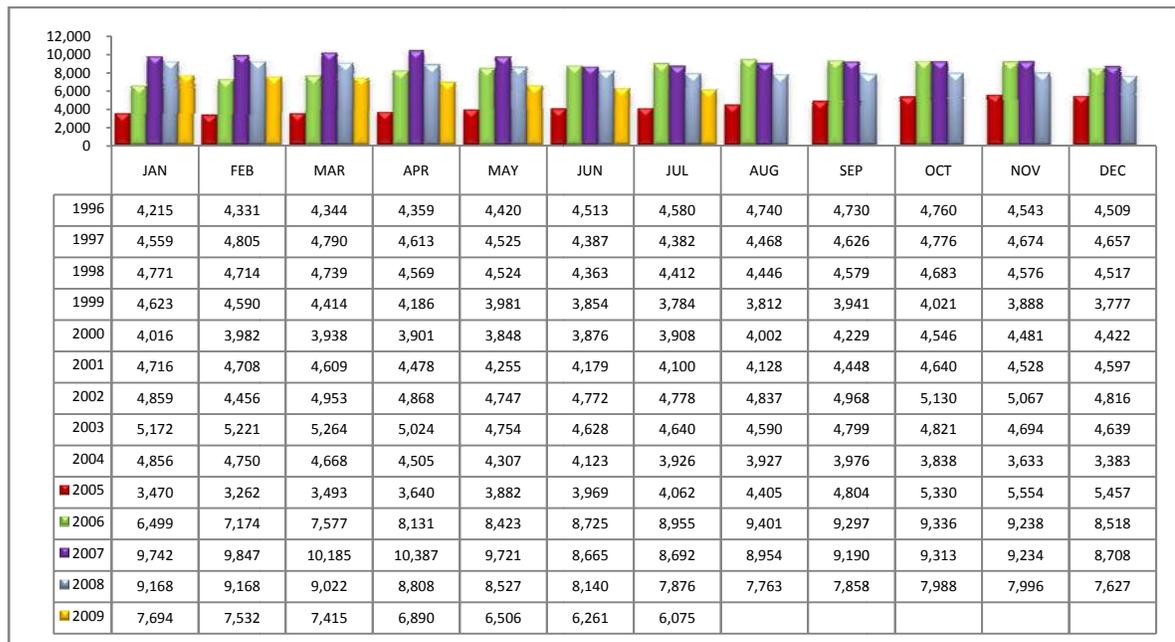
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 227,970	\$ 427,276	\$ 653,023	\$ 1,050,997	\$ 501,231
NE	\$ 123,613	\$ 275,814	\$ 347,513	\$ 447,750	\$ 293,614
NW	\$ 183,134	\$ 204,040	\$ 294,259	\$ 342,308	\$ 232,705
XNW	\$ 200,000	\$ 113,833	\$ 156,760	\$ 0	\$ 138,900
C	\$ 136,194	\$ 172,609	\$ 222,303	\$ 363,750	\$ 165,680
E	\$ 107,827	\$ 164,634	\$ 200,538	\$ 128,000	\$ 159,550
S	\$ 64,331	\$ 88,559	\$ 140,160	\$ 0	\$ 101,677
SE	\$ 111,750	\$ 180,052	\$ 240,454	\$ 295,556	\$ 206,611
SW	\$ 73,501	\$ 100,912	\$ 120,806	\$ 130,000	\$ 106,043
XSW	\$ 139,611	\$ 155,107	\$ 171,750	\$ 0	\$ 152,407
XS	\$ 155,178	\$ 194,256	\$ 203,265	\$ 342,929	\$ 196,686
W	\$ 88,185	\$ 189,929	\$ 313,928	\$ 212,000	\$ 188,951
XW	\$ 0	\$ 121,813	\$ 0	\$ 160,000	\$ 134,542
XNE	\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 500,000

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	25	32	28	9	94
NE	8	24	16	6	54
NW	44	154	84	13	295
XNW	1	6	5	0	12
C	67	89	17	2	175
E	15	54	13	1	83
S	13	51	30	0	94
SE	4	63	37	9	113
SW	11	50	40	1	102
XSW	9	14	4	0	27
XS	16	27	22	4	69
W	13	38	10	1	62
XW	0	2	0	1	3
XNE	1	0	0	0	1

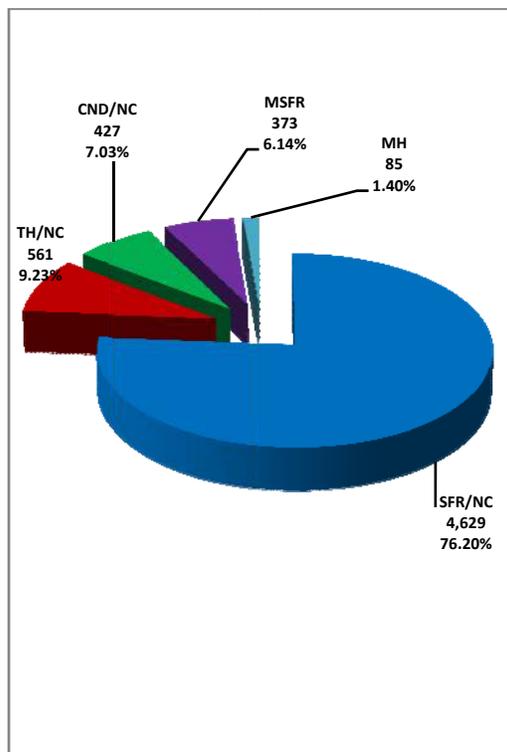
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Active Listings - July 2009

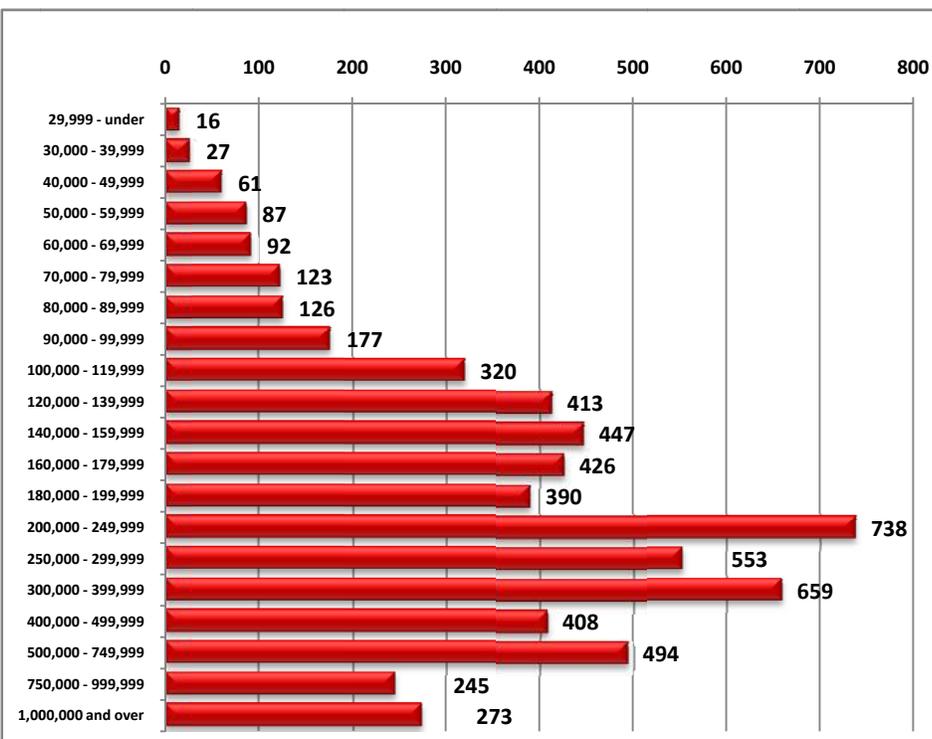


Area	# of Listings
N	691
NE	373
NW	1,535
XNE	26
XNW	115
C	738
E	335
S	348
SE	399
SW	406
XSW	264
XS	461
W	334
XW	50

Active Listings Unit Breakdown

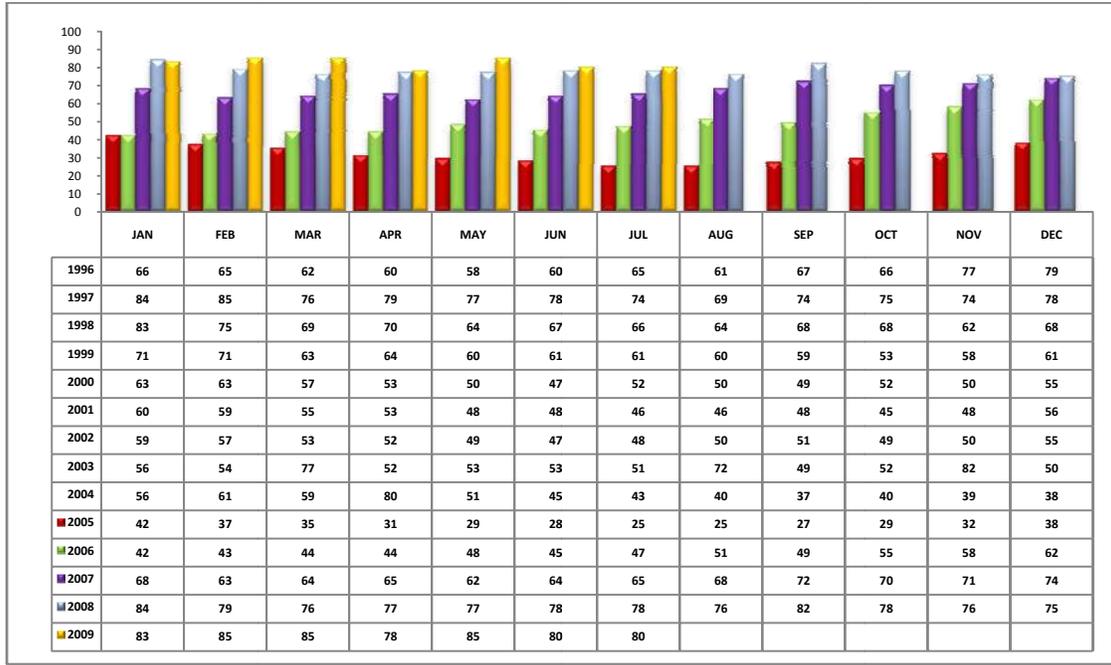


Active Listings Price Breakdown



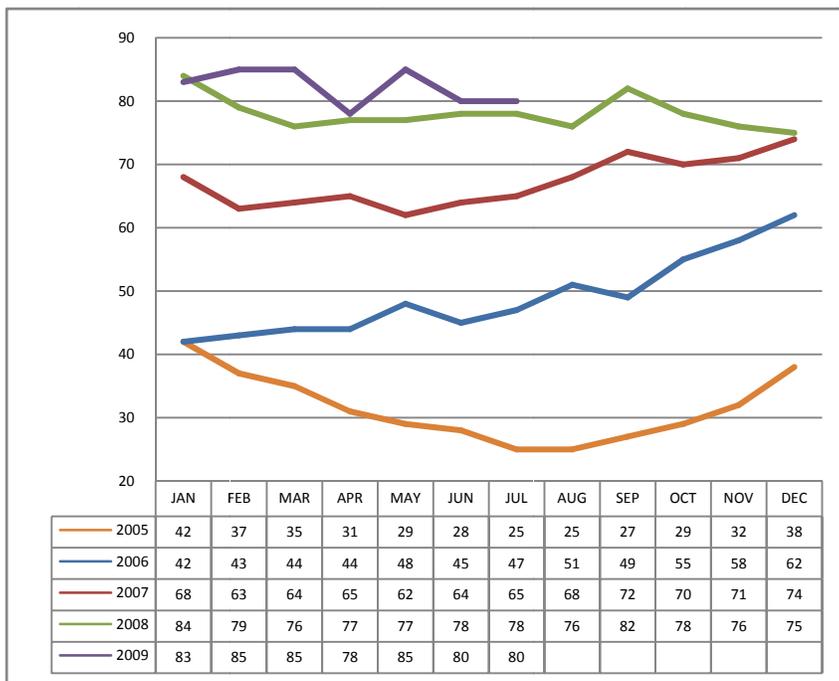
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Average Days on Market/Listing - July 2009

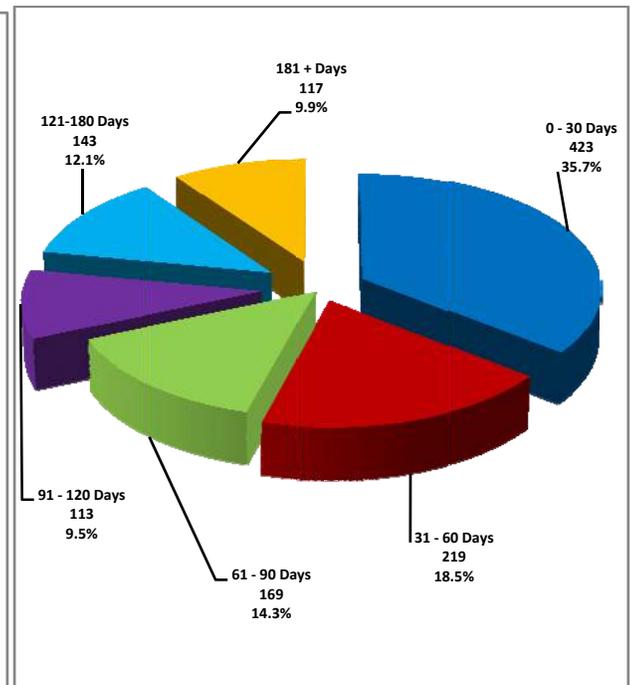


Area	Avg. DOM
N	102
NE	65
NW	80
XNE	349
XNW	89
C	70
E	68
S	54
SE	94
SW	90
XSW	80
XS	86
W	79
XW	54

Annual Comparison - Average Days on Market/Listing

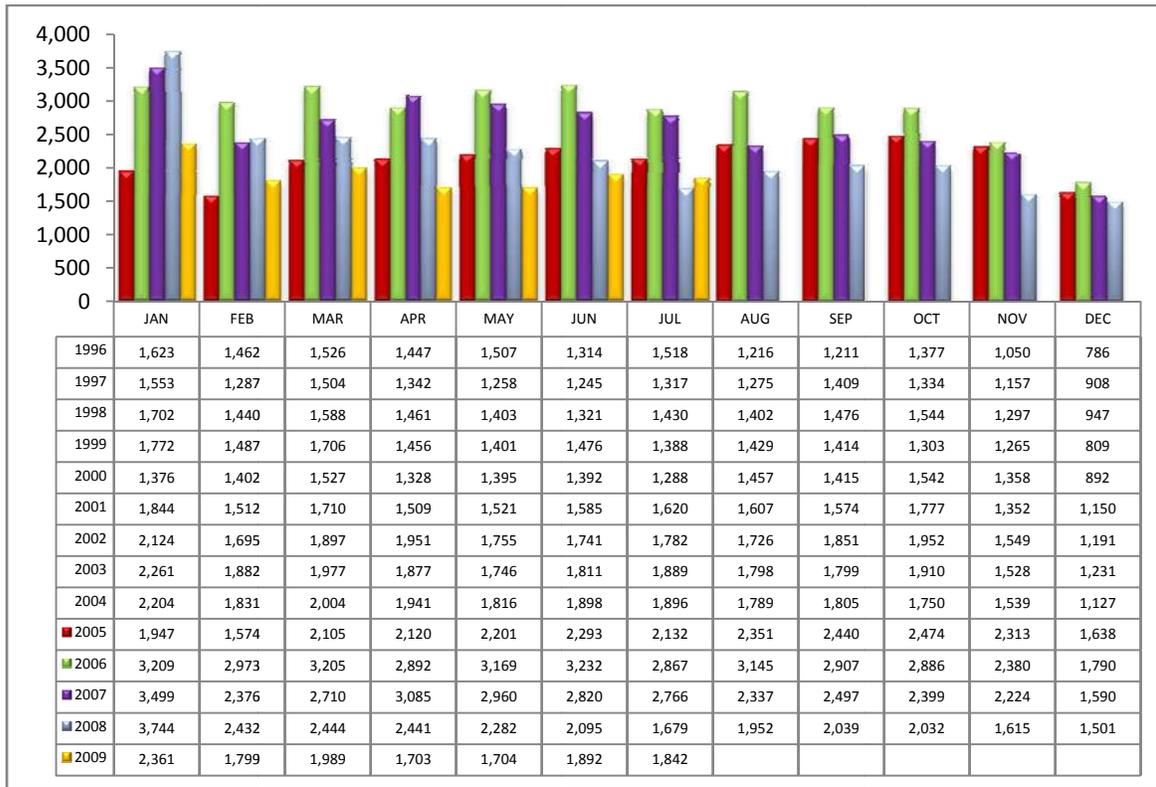


Average Days on Market/Listing Breakdown



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New Listings - July 2009



Area	# of Listings
N	158
NE	88
NW	418
XNE	4
XNW	37
C	264
E	138
S	140
SE	145
SW	166
XSW	64
XS	117
W	95
XW	8

*Includes properties that were re-listed

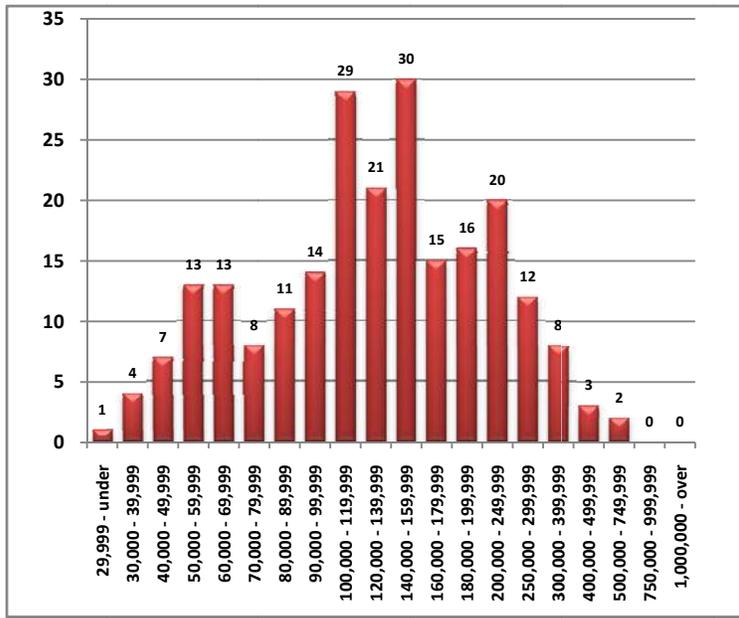
Misc. MLS Information - July 2009

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 2008	421	522	10	51
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

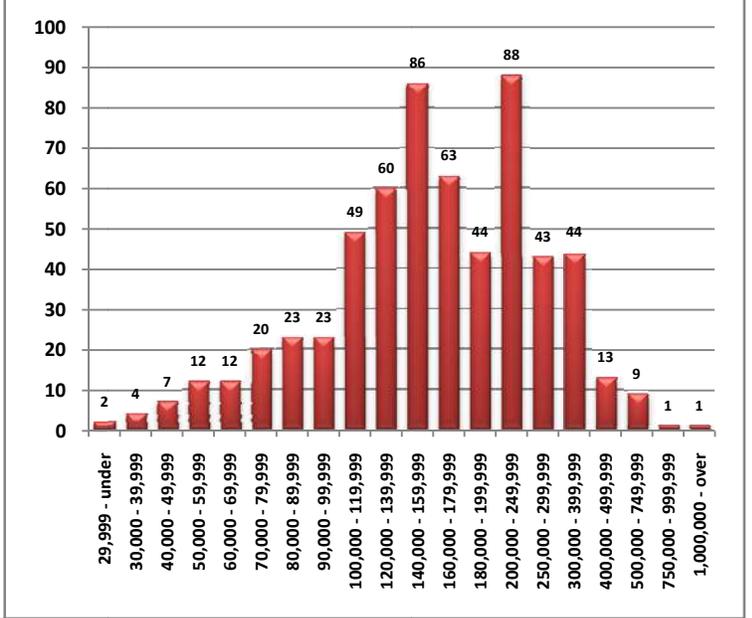
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Sale Price by Bedroom

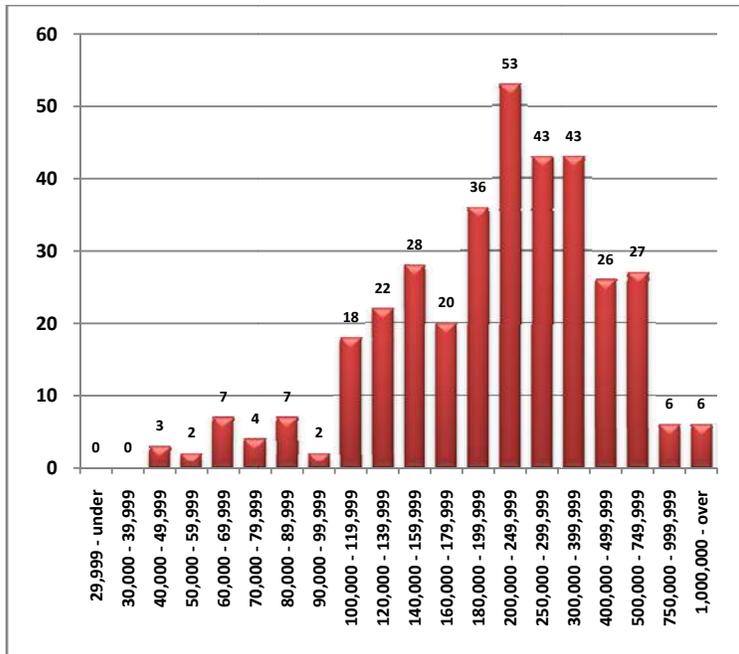
0 to 2 Bedrooms



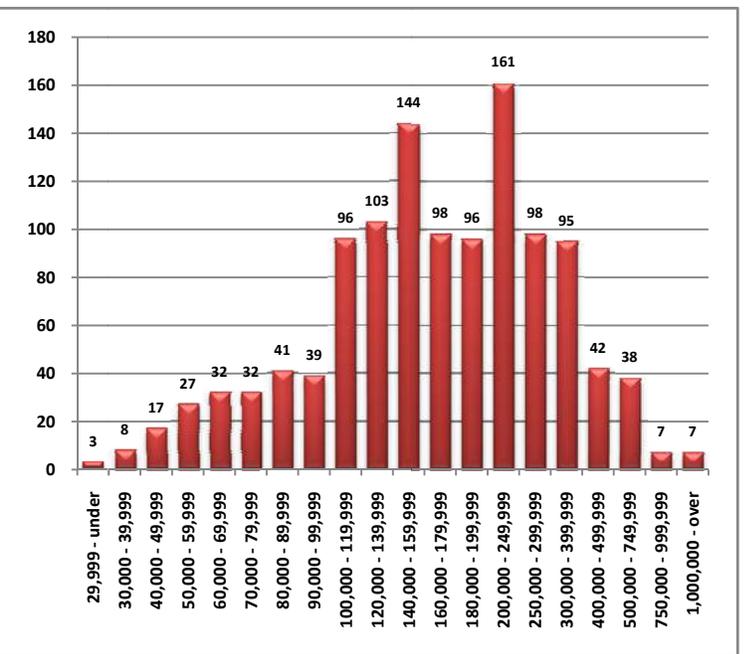
3 Bedrooms



4 or More Bedrooms



Total Bedrooms



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

From: 7/01/2009 to 7/31/2009

Statistics generated on: 08/05/09

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	16	5		2	23	3	N	691	1 -30 Days	423
\$30,000 to \$39,999	27	8		8	43	8	NE	373	31-60 Days	219
\$40,000 to \$49,999	61	7	2	7	77	17	NW	1,535	61 - 90 Days	169
\$50,000 to \$59,999	87	18	2	12	119	27	XNE	26	91-120 Days	113
\$60,000 to \$69,999	92	20	2	8	122	32	XNW	115	121 - 180 Days	143
\$70,000 to \$79,999	123	21	3	12	159	32	C	738	Over 180 Days	117
\$80,000 to \$89,999	126	29	4	10	169	41	E	335	Avg. Days on Market	
\$90,000 to \$99,999	177	28	11	8	224	39	S	348	80	
\$100,000 to \$119,999	320	88	18	26	452	96	SE	399	Avg. Sold Price	
\$120,000 to \$139,999	413	82	20	27	542	103	SW	406	\$210,767	
\$140,000 to \$159,999	447	79	15	30	571	144	XSW	264	Avg. Median Price	
\$160,000 to \$179,999	426	88	16	39	569	98	XS	461	\$167,830	
\$180,000 to \$199,999	390	56	15	31	492	96	W	334	New Listings	
\$200,000 to \$249,999	738	78	9	48	873	161	XW	50	1,842	
\$250,000 to \$299,999	553	54	7	23	637	98	Sold Units per		Sales Volume by Area	
\$300,000 to \$349,999	341	26	6	16	389	68	N	94	\$47,115,682	
\$350,000 to \$399,999	318	23	3	12	356	27	NE	54	\$15,855,135	
\$400,000 to \$449,999	190	8	2	4	204	23	NW	295	\$68,647,878	
\$450,000 to \$499,999	218	5	1	4	228	19	XNE	1	\$500,000	
\$500,000 to \$749,999	494	21	1	2	518	38	XNW	12	\$1,666,800	
\$750,000 to \$999,999	245	5		2	252	7	C	175	\$28,993,926	
\$1,000,000 to \$1,249,999	66	2	1	2	71	1	E	83	\$13,242,650	
\$1,250,000 to \$1,499,999	70	3		1	74	3	S	94	\$9,557,625	
\$1,500,000 to \$1,999,999	69	1			70	1	SE	113	\$23,347,094	
\$2,000,000 to \$2,999,999	43				43		SW	102	\$10,816,356	
\$3,000,000 and over	25				25	2	XSW	27	\$4,115,000	
Totals	6,075	755	138	334	7,302	1,184	XS	69	\$13,571,303	
							W	62	\$11,714,979	
							XW	3	\$403,625	
							Total Volume		\$249,548,053	
	<u>July. 2009</u>	<u>July. 2008</u>	<u>% Change</u>	<u>YTD 2009</u>	<u>YTD 2008</u>	<u>% Change</u>				
Home Sales Volume	\$249,548,053	\$240,837,426	3.62%	\$1,347,634,122	\$1,648,263,203	-18.24%				
Home Sales Units	1,184	959	23.46%	6,549	6,426	1.91%				
Average Sales Price (All Residential)	\$210,767	\$254,854	-17.30%	\$205,777	\$256,499	-19.77%				
Median Sales Price	\$167,830	\$199,900	-16.04%	\$166,000	\$200,000	-17.00%				
Average Days on Market:	80	78	2.56%	82	78	5.13%				
Average List Price for Sold:	\$220,599	\$267,200	-17.44%	\$217,354	\$ 269,661	-19.40%				
SP/LP %	95.54%	95.38%		94.67%	95.12%					
Pending Contracts	1,227	960	27.81%							
Active Listings	6,075	7,876	-22.87%							
New Listings	1,842	1,679	9.71%							

<u>Types of Financing</u>	<u>Totals</u>
FHA	349
VA	95
Conventional	457
Carryback	4
Lease Option	2
Cash	255
Other	22

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