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## **JUNE 2009**

**For Immediate Release**  
**July 7, 2009**

**CONTACT:**

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As we approach the second half of 2009 we can see that June closed out the first half breaking records for the year. Home sales volume was up over May by 14.63%, average sales price was up by 3.06%, pending contracts were up by 9.98%, home sale units were up by 11.23%. While the median sales price is down over May by 2.88% there was also a decrease in active listings by 3.77%.

With the first 6 months behind us we can take a realistic view of the absorption of inventory which has moved in a positive direction since January with June bumping that number up to 22.9%. We still have a long way to go but the numbers show a positive sign.

Taking a closer look at the activity by zip code we still see that 85718 has the highest number of active listings at 415 with 85750 taking second at 323 for active listings. The top two zip codes for number of units sold in June were 85706/56 at 88 units and 85746 at 59 units.

The top three zip codes with the highest percentage of listings sold compared with the number of active listings in that zip code are 85757 at 40.2% (77 active 31 sold), 85711 at 36% (133 active 48 sold) and 85746 at 31.2% (189 active 59 sold).

We are looking forward to the second half of 2009 with high hopes of the continued trend of recovery.

Beginning with the June Residential Statistics Report, and every quarter thereafter, we will be revising some of the charts to reflect updated sales data in the MLS. Unit Sales and Sales Volume are two of the metrics that typically will change. This is due to sales for a given month being reported after the month has ended. The Tucson MLS feels that by updating these figures on a quarterly basis, we are providing the most accurate information to our members and media partners that follow this report.

We hope that you find this a valuable change to the monthly statistical report and look forward to any feedback that you may have.

*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.*

**June 2009 Recap - By Month and by Year - % of Change**

**Home Sales Volume**

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
June	\$237,996,501	\$275,281,555	-13.54%
May	\$207,613,306	\$269,871,608	-23.07%
Month % Change	14.63%	2.00%	

**New Listings**

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
June	1,892	2,095	-9.69%
May	1,704	2,282	-25.33%
Month % Change	11.03%	-8.19%	

**Average Sales Price**

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
June	\$208,952	\$257,272	-18.78%
May	\$202,747	\$252,216	-19.61%
Month % Change	3.06%	2.00%	

**Home Sales Units**

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
June	1,139	1,070	6.45%
May	1,024	1,070	-4.30%
Month % Change	11.23%	0.00%	

**Pending Contracts**

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
June	1,432	951	50.58%
May	1,302	1,485	-12.32%
Month % Change	9.98%	-35.96%	

**Median Sales Price**

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
June	\$165,000	\$200,000	-17.50%
May	\$169,900	\$202,000	-15.89%
Month % Change	-2.88%	-0.99%	

**Active Listings**

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
June	6,261	8,140	-23.08%
May	6,506	8,527	-23.70%
Month % Change	-3.77%	-4.54%	

**Active / Sold by Zip Code**

Zip Code	# Active	# Sold
85601	11	0
85614/22	316	37
85619	28	1
85629	222	37
85641	265	54
85653	145	19
85658	193	20
85701	41	2
85704	205	39

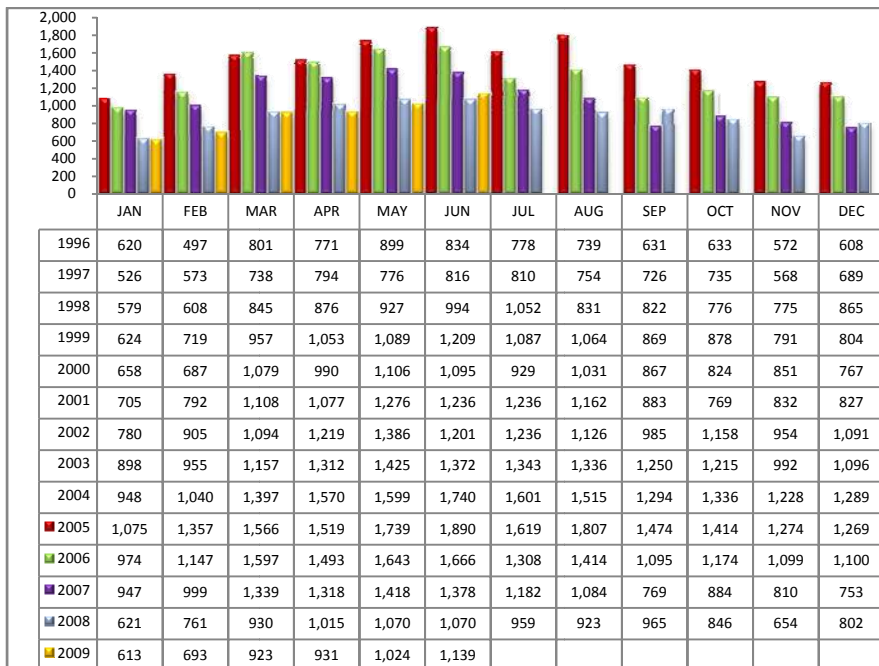
Zip Code	# Active	# Sold
85705	152	25
85706/56	292	88
85710	209	54
85711	133	48
85712	147	35
85713	219	28
85714	41	8
85715	140	21
85716	148	33

Zip Code	# Active	# Sold
85718	415	45
85719	148	30
85730	124	32
85735	66	7
85736	41	4
85737	272	35
85739	204	19
85741	116	35
85742	213	43

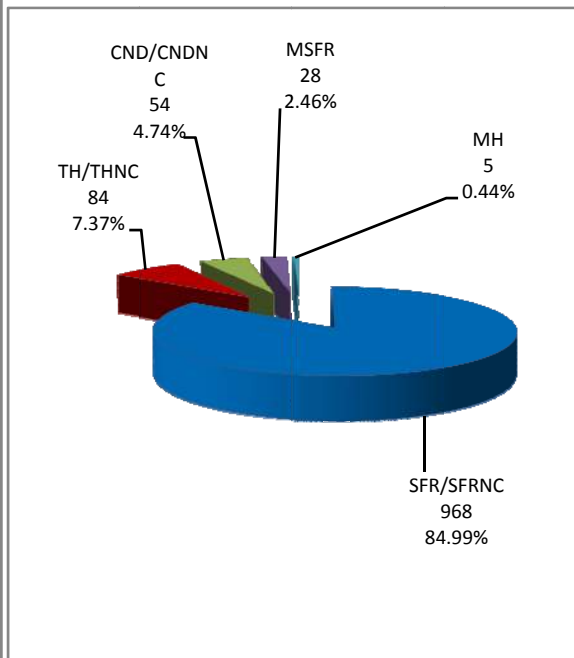
Zip Code	# Active	# Sold
85743	239	46
85745	237	44
85746	189	59
85747	150	44
85748	98	19
85749	189	24
85750	323	36
85755	253	37
85757	77	31

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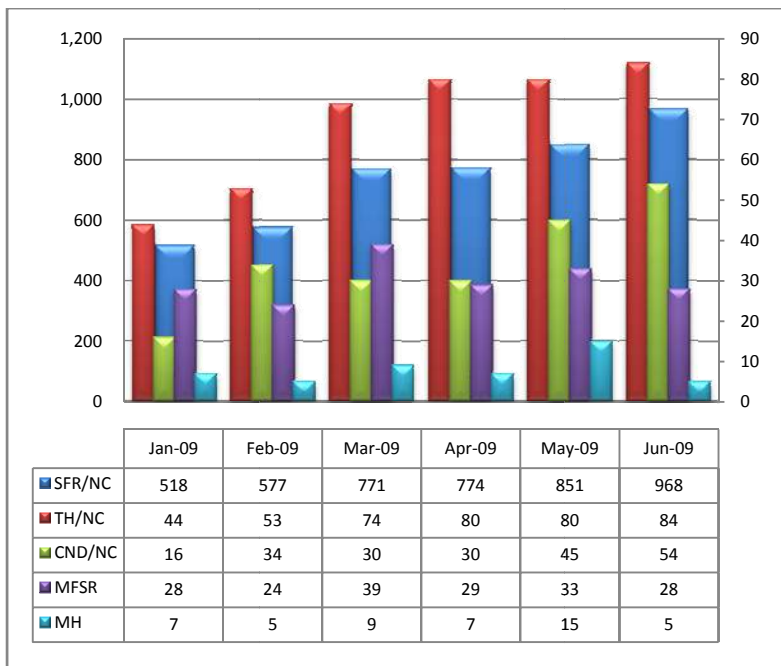
**Total Unit Sales – June 2009**



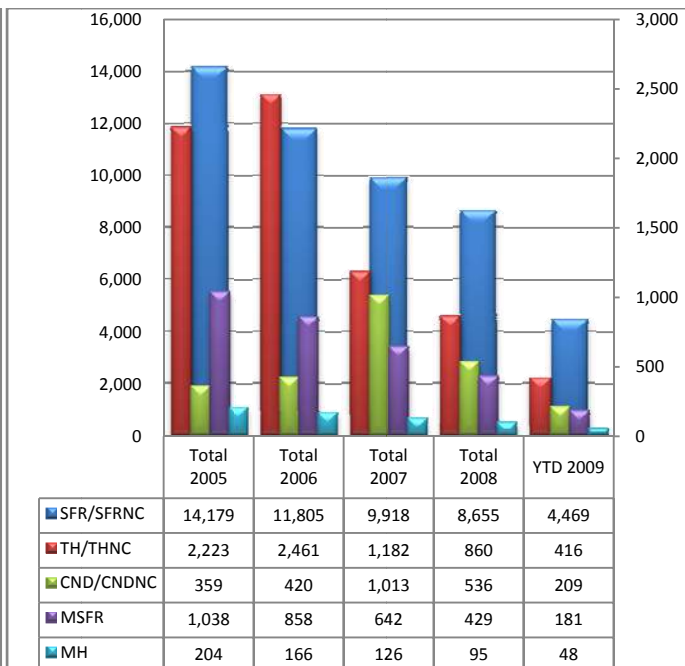
**Unit Sales – Breakdown by Type**



**Total Unit Sales By Type - Monthly Comparison**

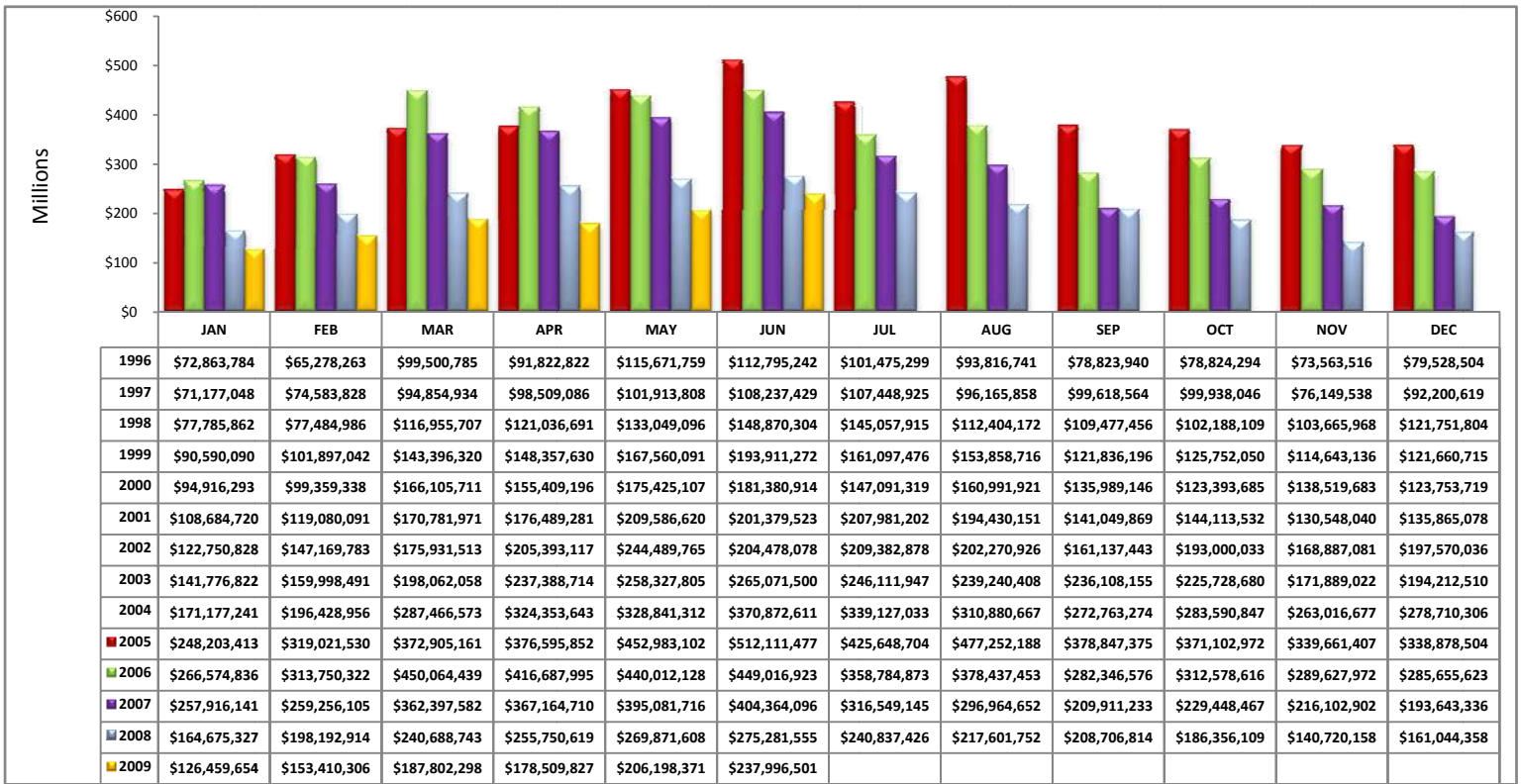


**YTD Annual Comparison – Breakdown by Type**



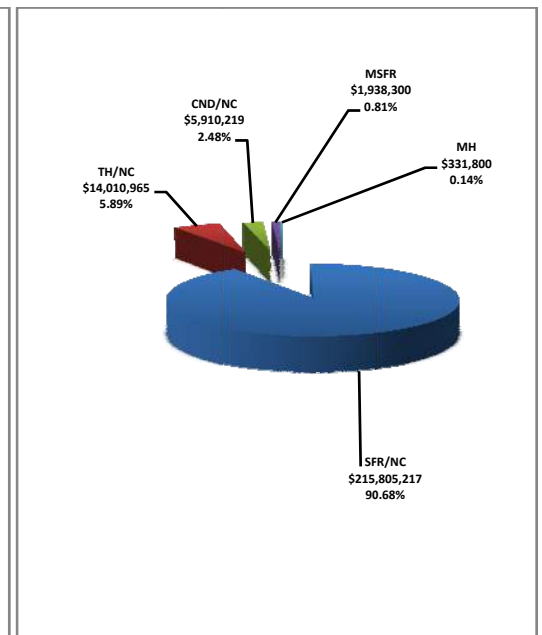
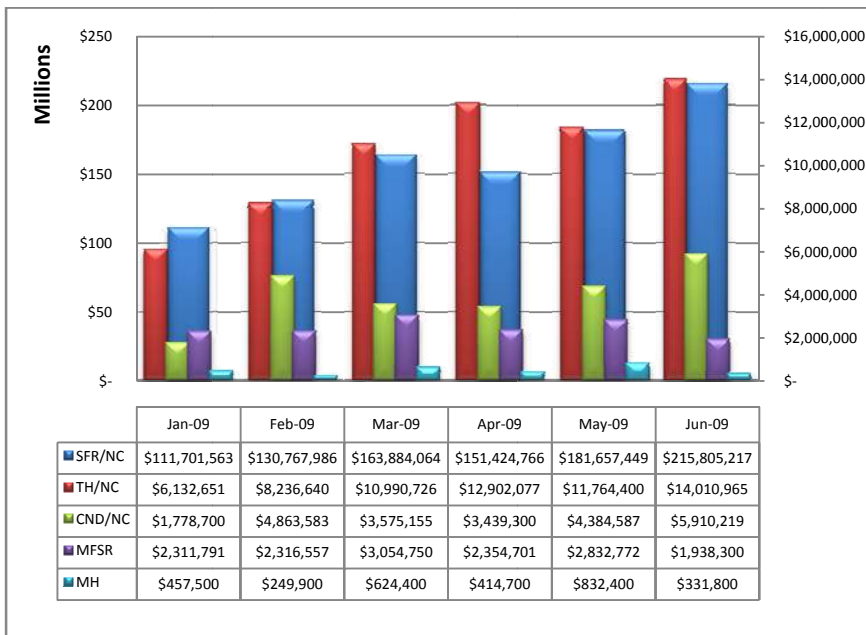
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**Total Sales Volume - June 2009**



**Total Sales Volume By Type - Monthly Comparison**

**Monthly Volume by Type**

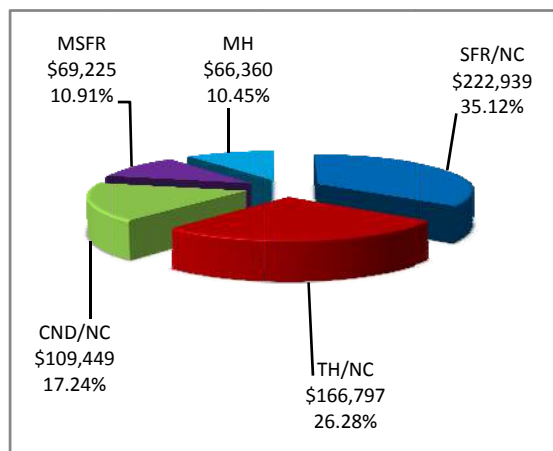


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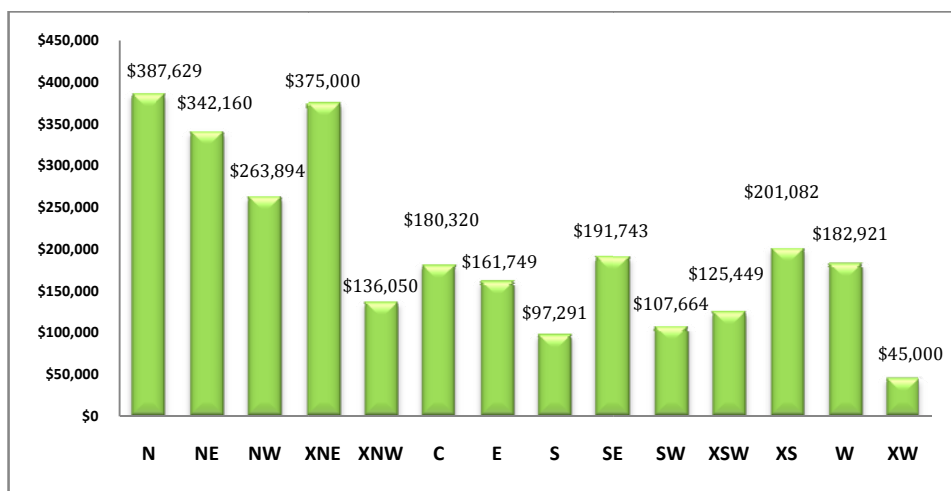
**Average Sales Price – June 2009**



**Average Sales Price by Type – June 2009**

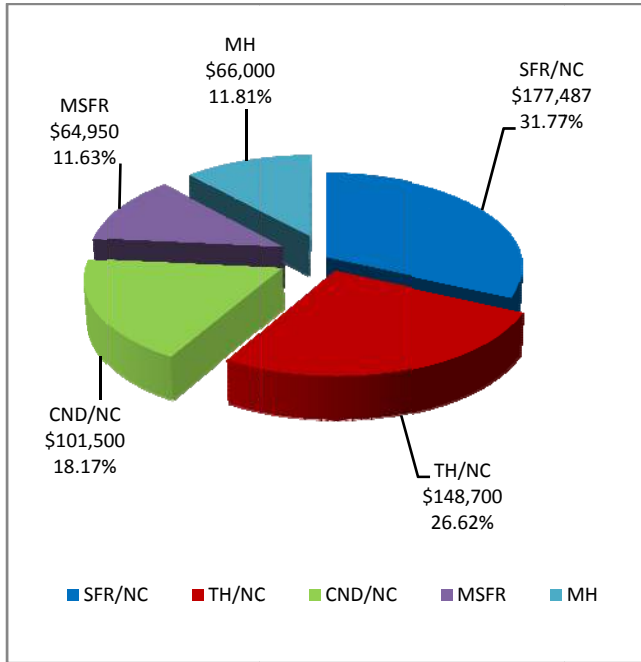


**Average Sale Price per Area – June 2009**

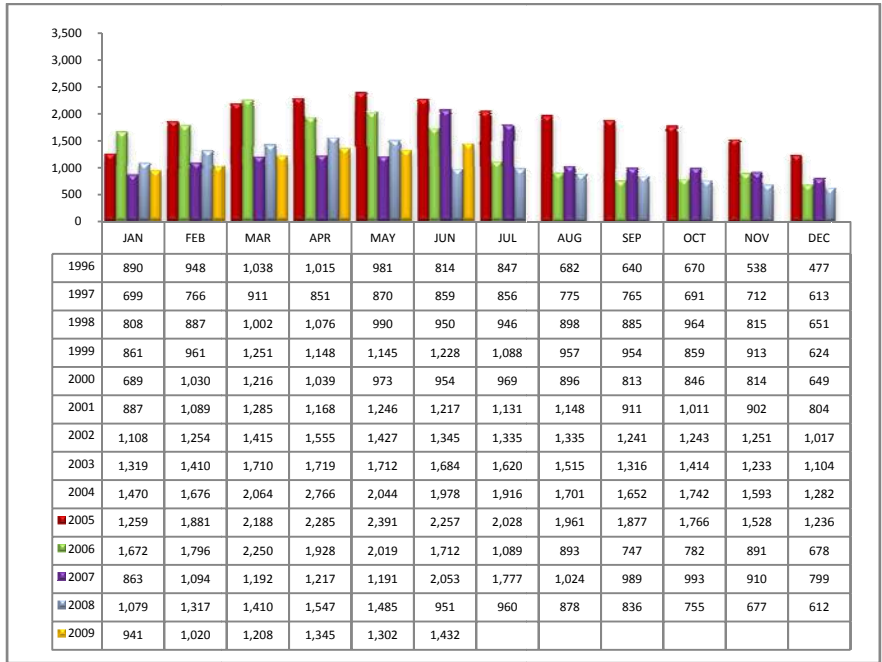


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**Median Sale Price - by Type**

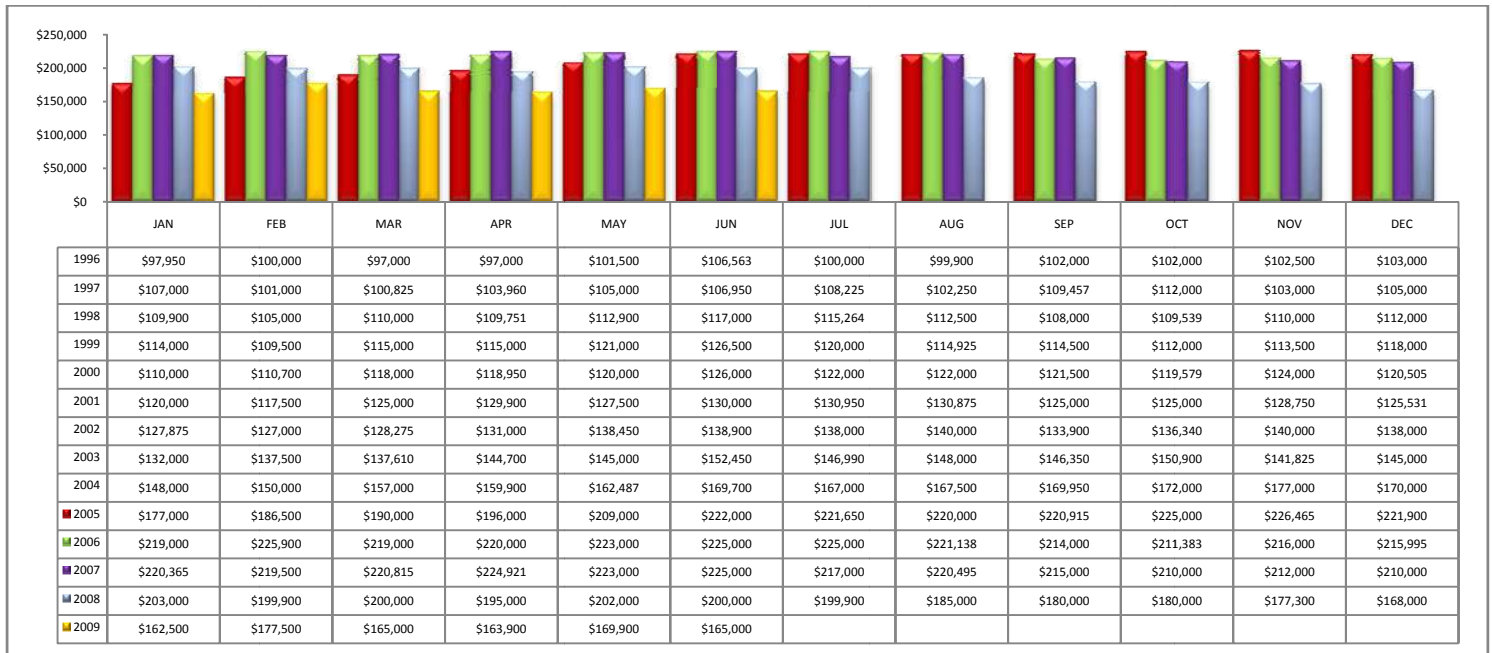


**Total Listings Under Contract**



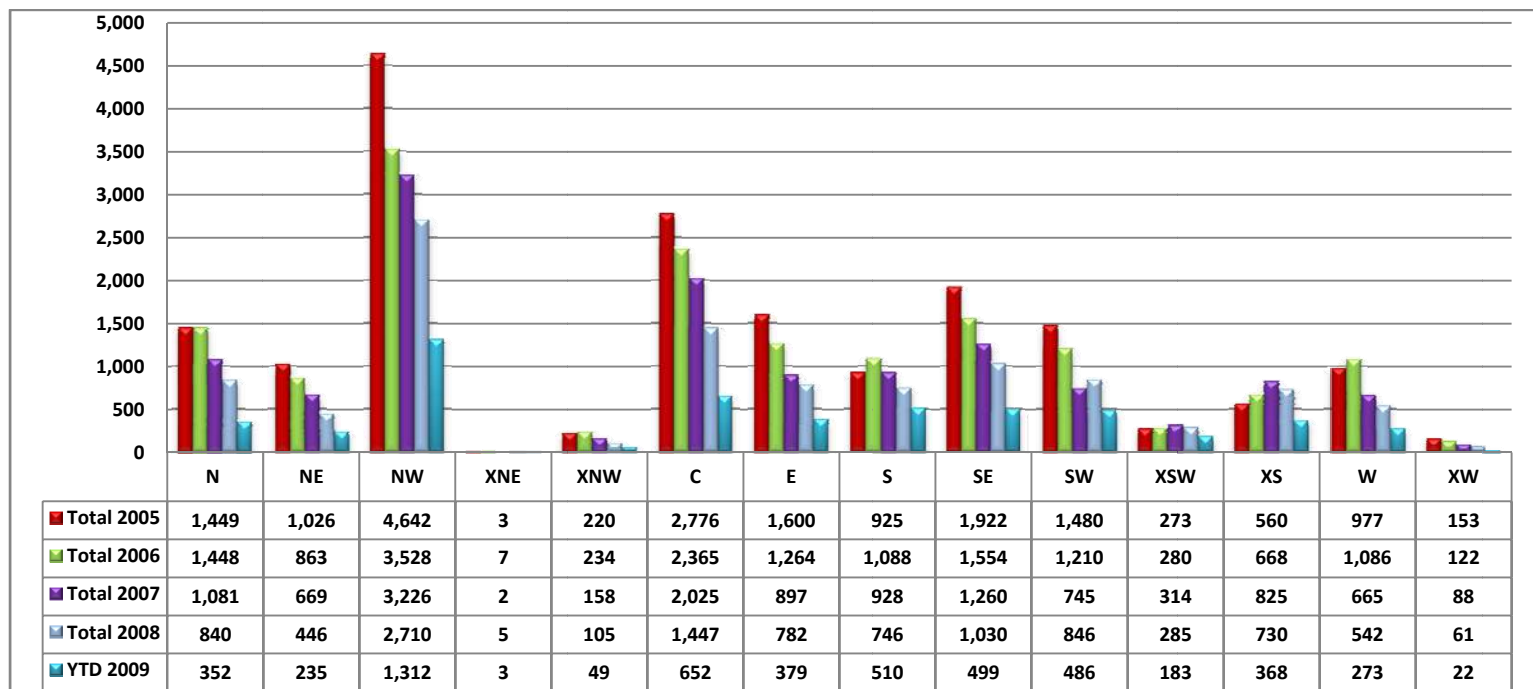
**\*\*Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

**Median Sale Price - June 2009**



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



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

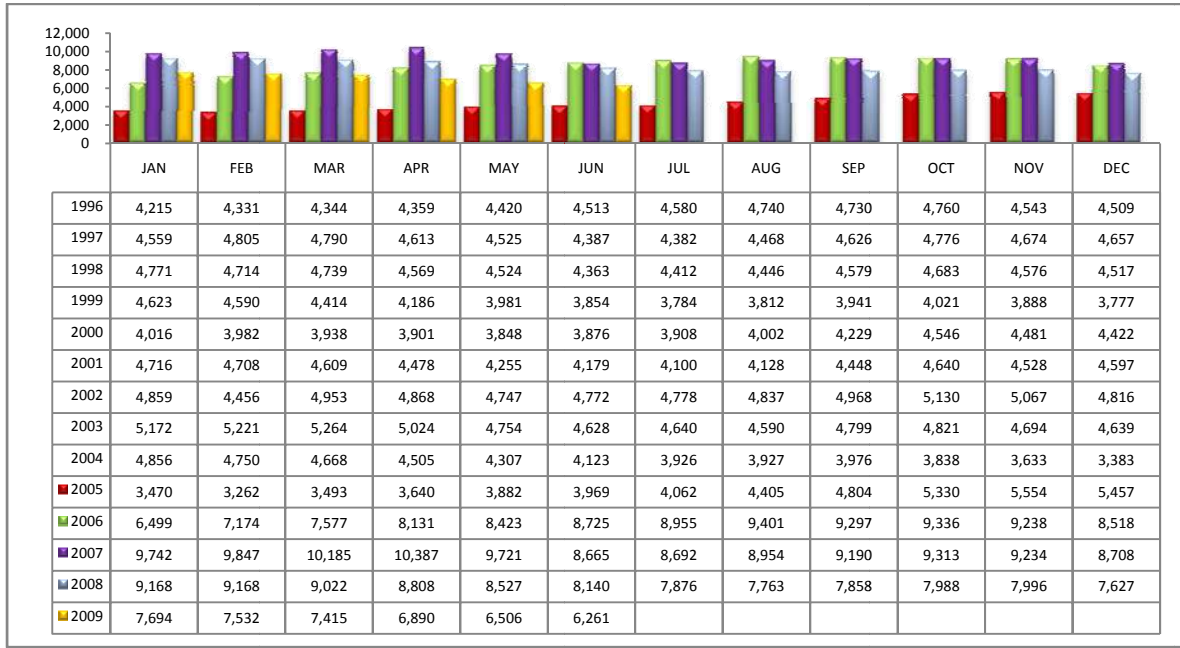
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 187,492	\$ 359,589	\$ 633,572	\$ 704,800	\$ 387,629
NE	\$ 140,441	\$ 301,747	\$ 439,032	\$ 492,971	\$ 342,160
NW	\$ 189,455	\$ 225,852	\$ 329,196	\$ 423,982	\$ 263,894
XNW	\$ 0	\$ 116,771	\$ 271,000	\$ 0	\$ 136,050
C	\$ 142,223	\$ 188,950	\$ 270,540	\$ 131,000	\$ 180,320
E	\$ 83,945	\$ 163,723	\$ 194,906	\$ 330,000	\$ 161,749
S	\$ 59,940	\$ 91,639	\$ 124,671	\$ 196,250	\$ 97,291
SE	\$ 130,183	\$ 167,509	\$ 217,244	\$ 397,129	\$ 191,743
SW	\$ 69,486	\$ 108,900	\$ 115,842	\$ 195,000	\$ 107,664
XSW	\$ 132,548	\$ 112,885	\$ 137,500	\$ 0	\$ 125,449
XS	\$ 180,526	\$ 180,960	\$ 216,961	\$ 260,687	\$ 201,082
W	\$ 104,319	\$ 191,000	\$ 253,134	\$ 0	\$ 182,921
XW	\$ 0	\$ 0	\$ 45,000	\$ 0	\$ 45,000
XNE	\$ 375,000	\$ 0	\$ 0	\$ 0	\$ 375,000

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

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	25	36	18	5	84
NE	6	26	14	6	52
NW	50	119	92	14	275
XNW	0	7	1	0	8
C	54	93	15	2	164
E	11	46	18	1	76
S	15	57	25	2	99
SE	7	54	36	4	101
SW	11	64	31	1	107
XSW	16	10	1	0	27
XS	18	28	25	9	80
W	16	34	14	0	64
XW	0	0	1	0	1
XNE	1	0	0	0	1

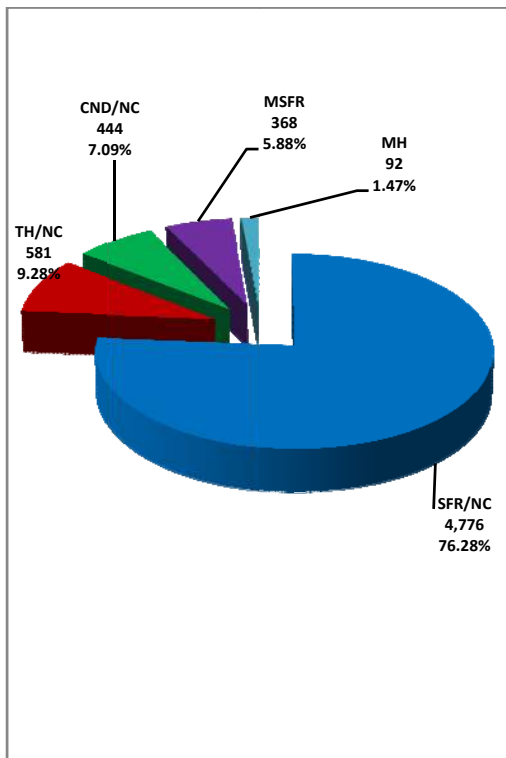
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**Active Listings - June 2009**

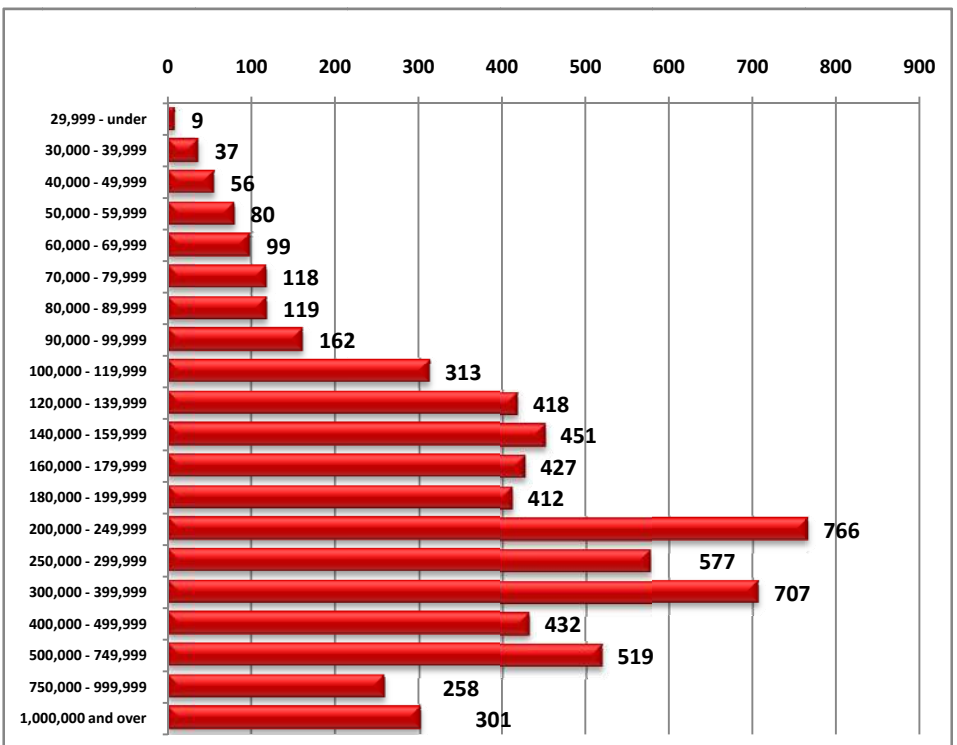


Area	# of Listings
N	740
NE	370
NW	1,626
XNE	28
XNW	119
C	734
E	333
S	367
SE	410
SW	401
XSW	270
XS	469
W	345
XW	49

**Active Listings Unit Breakdown**



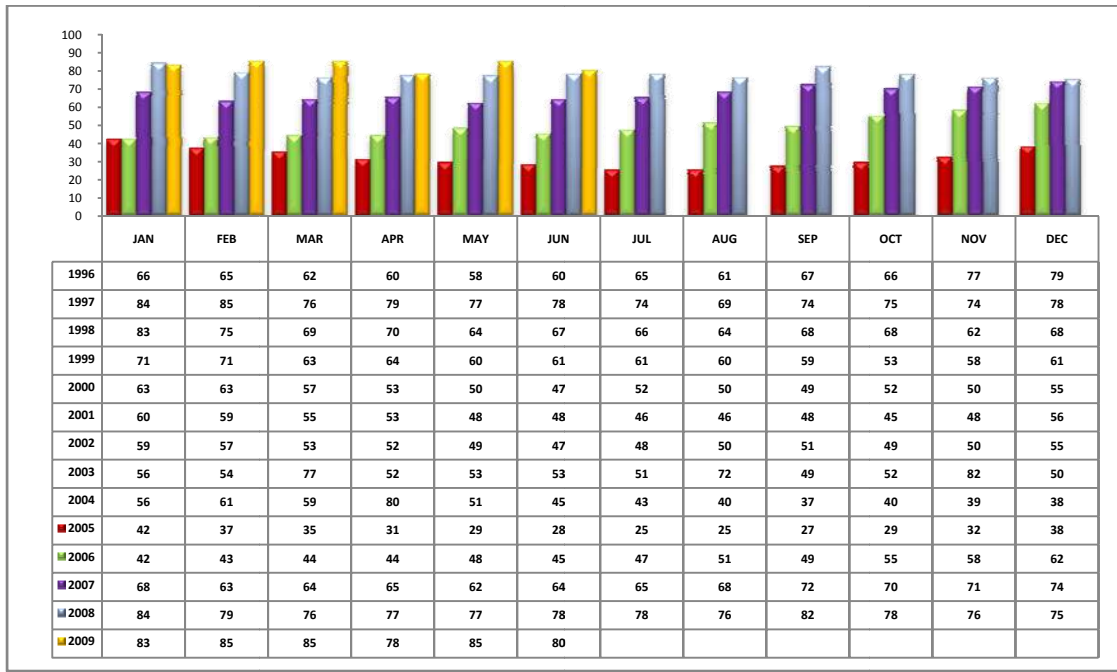
**Active Listings Price Breakdown**



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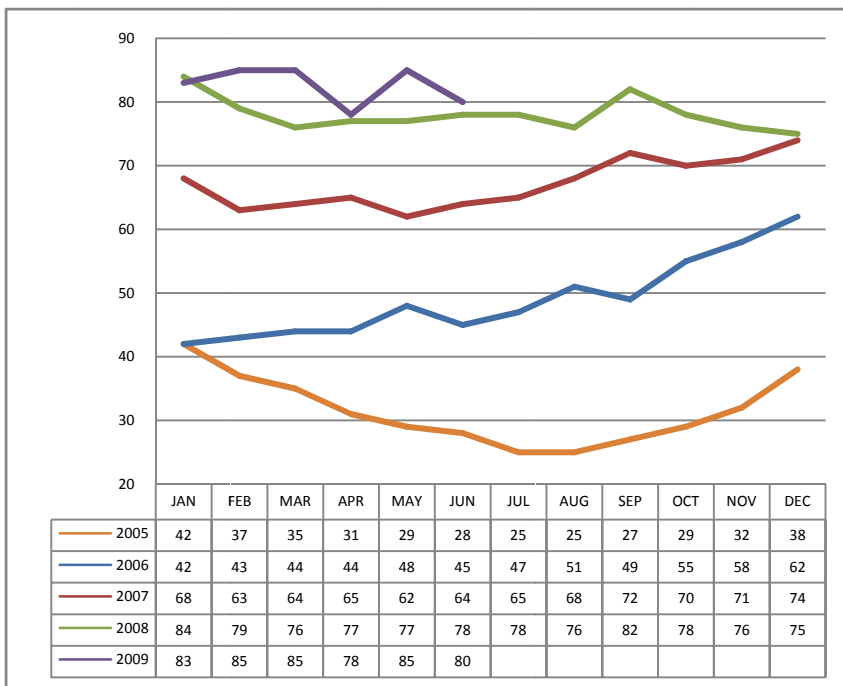


**Average Days on Market/Listing - June 2009**

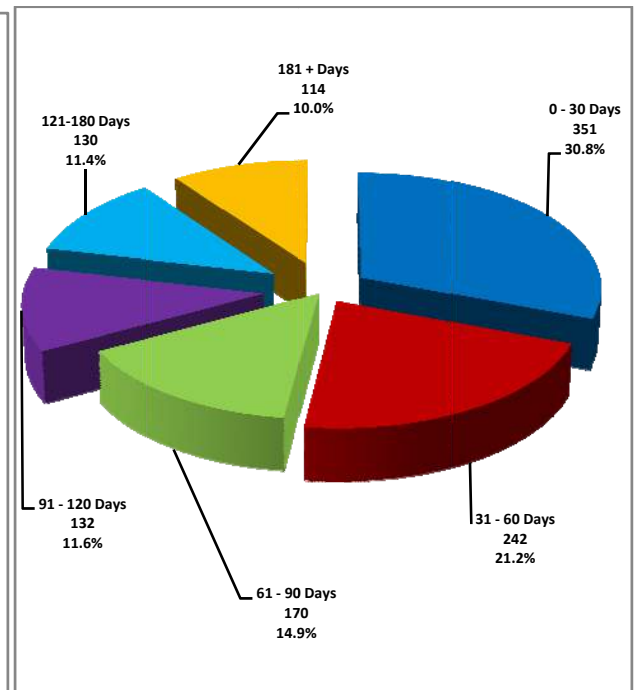


Area	Avg. DOM
N	89
NE	106
NW	92
XNE	24
XNW	176
C	73
E	77
S	54
SE	71
SW	74
XSW	128
XS	71
W	71
XW	196

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

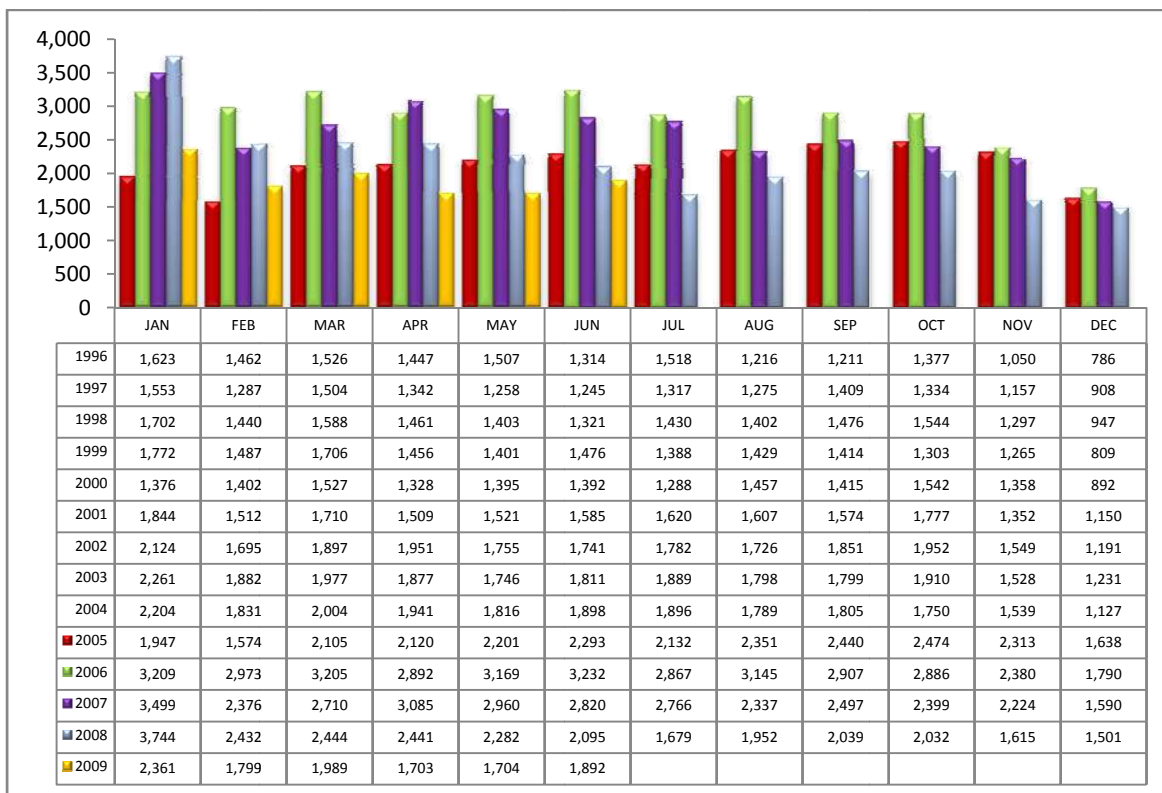


**Average Days on Market/Listing Breakdown**



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**New Listings - June 2009**



Area	# of Listings
N	145
NE	110
NW	454
XNE	8
XNW	23
C	254
E	131
S	137
SE	152
SW	153
XSW	50
XS	149
W	111
XW	15

\*Includes properties that were re-listed

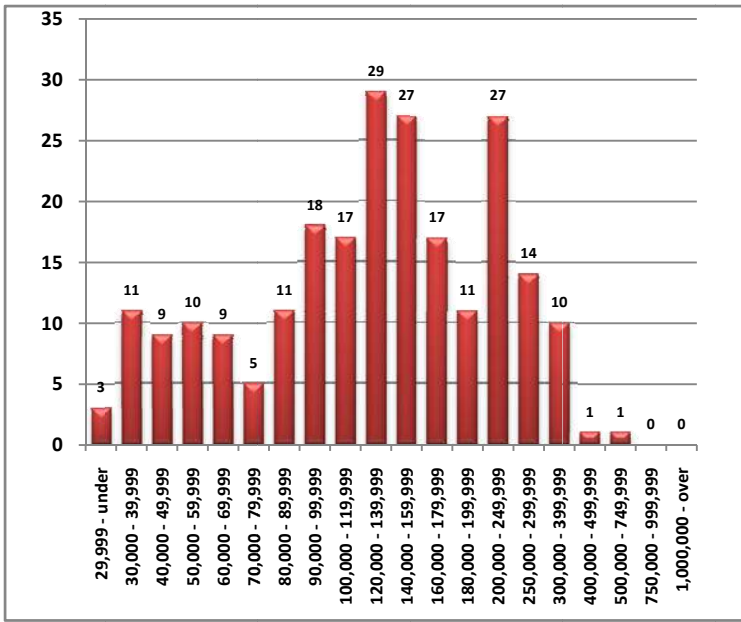
**Misc. MLS Information - June 2009**

Month	#Expired	WD Release	WD Temp	Re-Lists
<b>January 2009</b>	<b>559</b>	<b>642</b>	<b>20</b>	<b>136</b>
<b>February 2009</b>	<b>435</b>	<b>596</b>	<b>7</b>	<b>83</b>
<b>March 2009</b>	<b>539</b>	<b>534</b>	<b>9</b>	<b>62</b>
<b>April 2009</b>	<b>452</b>	<b>513</b>	<b>7</b>	<b>41</b>
<b>May 2009</b>	<b>411</b>	<b>541</b>	<b>10</b>	<b>56</b>
<b>June 2009</b>	<b>462</b>	<b>484</b>	<b>13</b>	<b>66</b>
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

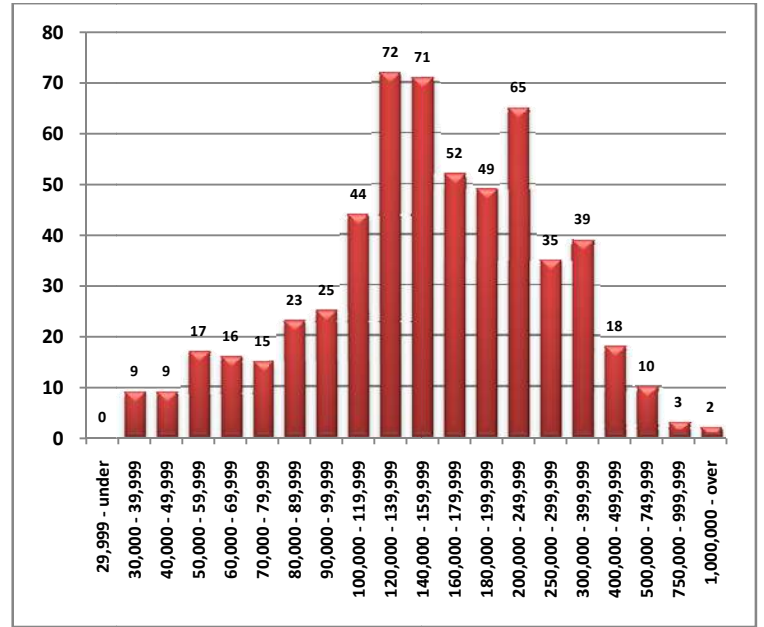
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**Sale Price by Bedroom**

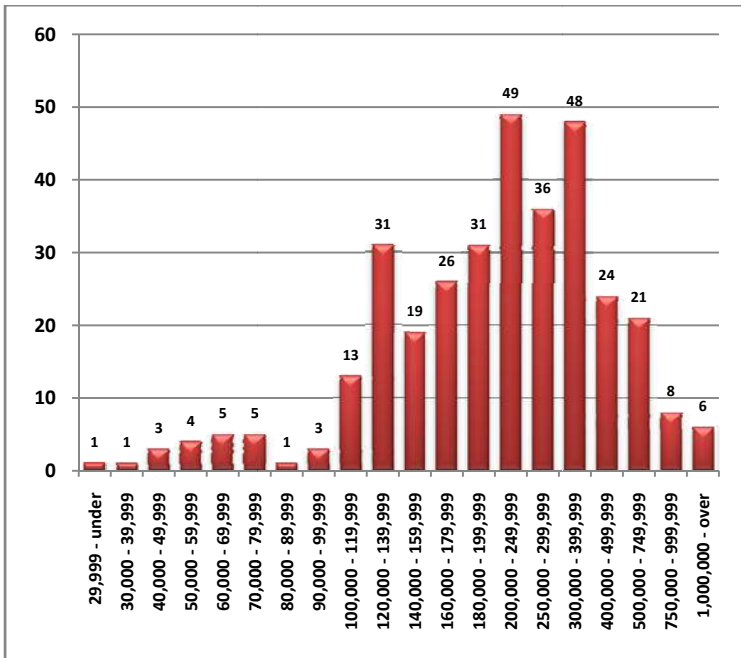
**0 to 2 Bedrooms**



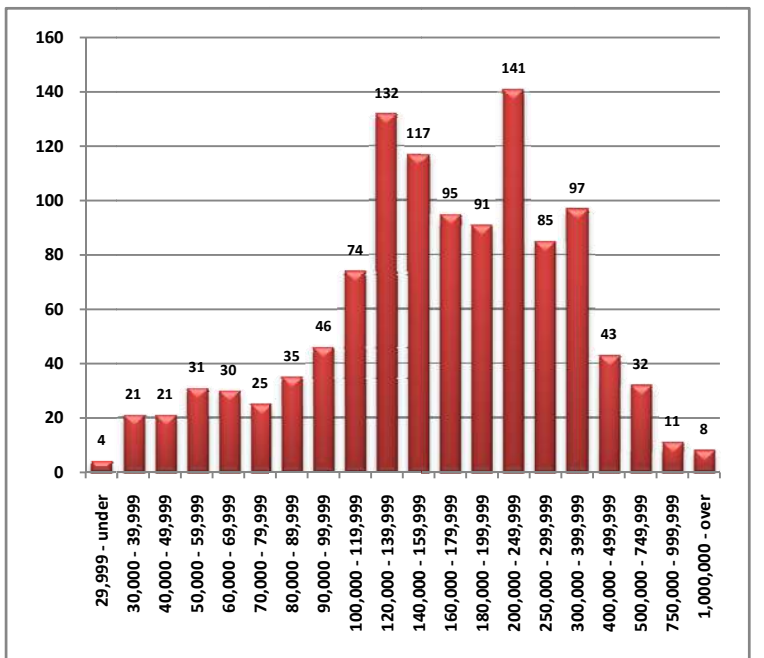
**3 Bedrooms**



**4 or More Bedrooms**



**Total Bedrooms**



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

From: 6/01/2009 to 6/31/2009

Statistics generated on: 7/06/09

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	9	2		2	13	4	N	740	1 -30 Days	351	
\$30,000 to \$39,999	37	2		2	41	21	NE	370	31-60 Days	242	
\$40,000 to \$49,999	56	9		7	72	21	NW	1,626	61 - 90 Days	170	
\$50,000 to \$59,999	80	16	2	15	113	31	XNE	28	91-120 Days	132	
\$60,000 to \$69,999	99	20	3	19	141	30	XNW	119	121 - 180 Days	130	
\$70,000 to \$79,999	118	27	2	13	160	25	C	734	Over 180 Days	114	
\$80,000 to \$89,999	119	32	6	17	174	35	E	333	<b>Avg. Days on Market</b>		
\$90,000 to \$99,999	162	26	8	10	206	46	S	367	80		
\$100,000 to \$119,999	313	86	25	30	454	74	SE	410	<b>Avg. Sold Price</b>		
\$120,000 to \$139,999	418	83	14	43	558	132	SW	401	\$208,952		
\$140,000 to \$159,999	451	113	25	44	633	117	XSW	270	<b>Avg. Median Price</b>		
\$160,000 to \$179,999	427	80	22	30	559	95	XS	469	\$165,000		
\$180,000 to \$199,999	412	82	13	33	540	91	W	345	<b>New Listings</b>		
\$200,000 to \$249,999	766	92	19	45	922	141	XW	49	1,892		
\$250,000 to \$299,999	577	77	11	27	692	85	<b>Sold Units per</b>		<b>Sales Volume by Area</b>		
\$300,000 to \$349,999	370	47	4	24	445	58	N	84	<b>\$32,560,800</b>		
\$350,000 to \$399,999	337	22	2	14	375	39	NE	52	<b>\$17,792,340</b>		
\$400,000 to \$449,999	204	7	1	9	221	21	NW	275	<b>\$72,570,944</b>		
\$450,000 to \$499,999	228	11		8	247	22	XNE	1	<b>\$375,000</b>		
\$500,000 to \$749,999	519	15	4	11	549	32	XNW	8	<b>\$1,088,400</b>		
\$750,000 to \$999,999	258	4		5	267	11	C	164	<b>\$29,572,486</b>		
\$1,000,000 to \$1,249,999	75	1		1	77	3	E	76	<b>\$12,292,936</b>		
\$1,250,000 to \$1,499,999	75	1		2	78	2	S	99	<b>\$9,631,796</b>		
\$1,500,000 to \$1,999,999	77	1		1	79	2	SE	101	<b>\$19,366,070</b>		
\$2,000,000 to \$2,999,999	44	1		1	46	1	SW	107	<b>\$11,520,077</b>		
\$3,000,000 and over	30			1	31		XSW	27	<b>\$3,387,118</b>		
<b>Totals</b>	<b>6,261</b>	<b>857</b>	<b>161</b>	<b>414</b>	<b>7,693</b>	<b>1,139</b>	XS	80	<b>\$16,086,564</b>		
							W	64	<b>\$11,706,970</b>		
							XW	1	<b>\$45,000</b>		
							Total Volume	<b>\$237,996,501</b>			
	<b>June. 2009</b>	<b>June. 2008</b>	<b>% Change</b>	<b>YTD 2009</b>	<b>YTD 2008</b>	<b>% Change</b>					
<b>Home Sales Volume</b>	\$237,996,501	\$275,281,555	-13.54%	\$1,092,065,750	\$1,404,460,766	-22.24%					
<b>Home Sales Units</b>	1,139	1,070	6.45%	5,323	5,467	-2.63%					
<b>Average Sales Price (All Residential)</b>	\$208,952	\$257,272	-18.78%	\$205,160	\$256,898	-20.14%					
<b>Median Sales Price</b>	\$165,000	\$200,000	-17.50%	\$166,000	\$200,000	-17.00%					
<b>Average Days on Market:</b>	80	78	2.56%	83	78	6.41%					
<b>Average List Price for Sold:</b>	\$220,552	\$270,472	-18.46%	\$217,158	\$270,092	-19.60%					
<b>SP/LP %</b>	94.74%	95.12%		94.47%	95.11%						
<b>Pending Contracts</b>	1,432	951	50.58%								
<b>Active Listings</b>	6,261	8,140	-23.08%								
<b>New Listings</b>	1,892	2,095	-9.69%								

Types of Financing	Totals
FHA	337
VA	92
Conventional	413
Carryback	2
Lease Option	1
Cash	268
Other	26

Please note: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees nor is in any way responsible for its accuracy.

