



**MARCH 2009**

For Immediate Release  
April 3, 2009

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Don't look for drama in this month's statistical report. For the third month in a row we see a leveling off from nearly every perspective. Listing inventory remains 17% lower than this time last year and is down .49% from February. New pending sales are down 22% from last year but are up 7% from February. If this trend (less listings/more sales) continues, we'll start to absorb some of that excess inventory.

The median sales price is down 10% year over year and only moved fractionally from February to March. This is in direct contract to national reports that show a continued downward spiral in values. Our market usually out performs other parts of the country during this season and this year is no exception.

The only really exceptions to this blasé report could be the unit sales which are up 34% over February at 892. That was only 4% lower than the same time last year.

There is a definite lack of equilibrium in the housing market despite historically low interest rates and increased affordability. Buyers at all price points are hesitant to move forward. Are we close to the tipping point? It's very possible. Familiarize yourself with our sales statistics by area, price, and type so you'll be equipped to help your Buyers and Sellers make well informed decisions.



*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.*

MARCH 2009 RESIDENTIAL SALES STATISTICS

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

**Home Sales Volume**

	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
March	\$182,129,095	\$233,207,940	-21.90%
February	\$146,434,666	\$186,129,758	-21.33%
Month % Change	24.38%	25.29%	

**New Listings**

	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
March	1,989	2,444	-18.62%
February	1,799	2,432	-26.03%
Month % Change	10.56%	0.49%	

**Average Sales Price**

	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
March	\$204,181	\$259,120	-21.20%
February	\$222,207	\$262,155	-15.24%
Month % Change	-8.11%	-1.16%	

**Home Sales Units**

	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
March	892	930	-4.09%
February	659	761	-13.40%
Month % Change	35.36%	22.21%	

**Pending Contracts**

	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
March	1,204	1,410	-14.61%
February	1,020	1,317	-22.55%
Month % Change	18.04%	7.06%	

**Median Sales Price**

	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
March	\$165,000	\$200,000	-17.50%
February	\$178,000	\$199,900	-10.96%
Month % Change	-7.30%	0.05%	

**Active Listings**

	<u>Current Year</u>	<u>Previous Year</u>	<u>Annual % Change</u>
March	7,415	9,022	-17.81%
February	7,532	9,168	-17.84%
Month % Change	-1.55%	-1.59%	

**Active / Sold by Zip Code**

Zip Code	# Active	# Sold
85601	13	1
85614/22	389	51
85619	17	0
85629	222	35
85641	354	34
85653	167	25
85658	235	15
85701	36	3
85704	232	19

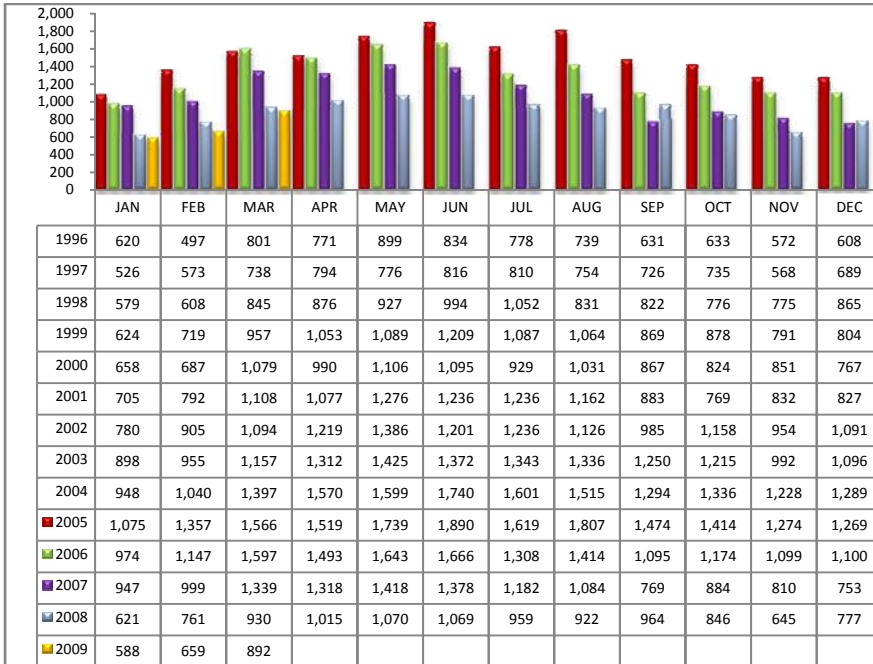
Zip Code	# Active	# Sold
85705	194	19
85706/56	358	69
85710	258	43
85711	167	29
85712	162	21
85713	278	26
85714	37	13
85715	164	19
85716	189	15

Zip Code	# Active	# Sold
85718	460	35
85719	170	26
85730	160	30
85735	75	10
85736	44	4
85737	298	37
85739	262	22
85741	143	26
85742	232	28

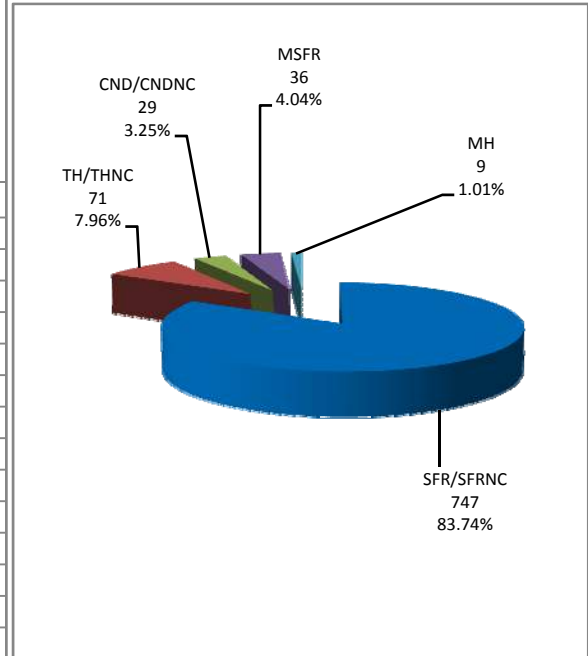
Zip Code	# Active	# Sold
85743	294	44
85745	268	18
85746	236	43
85747	177	30
85748	115	20
85749	223	10
85750	366	28
85755	324	26
85757	96	22

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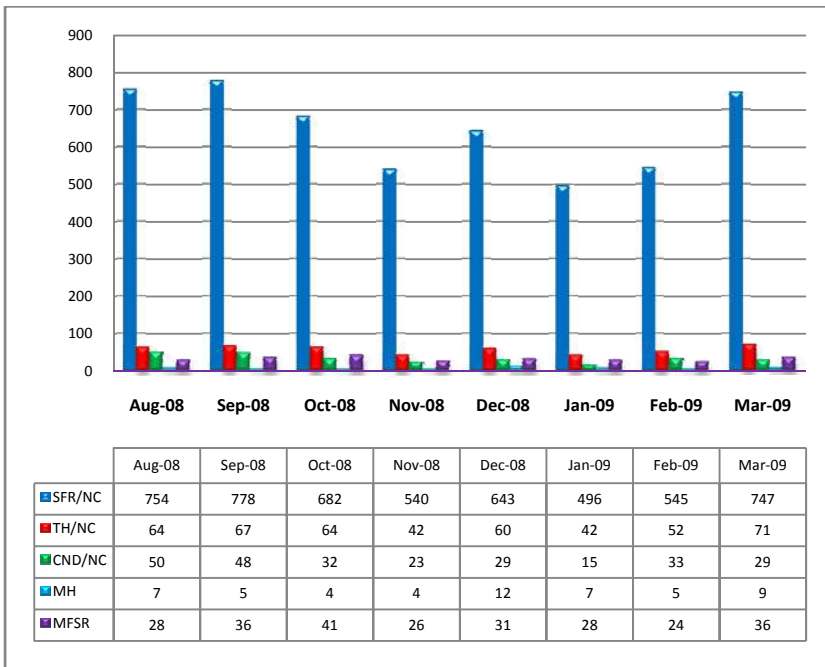
**Total Unit Sales – March 2009**



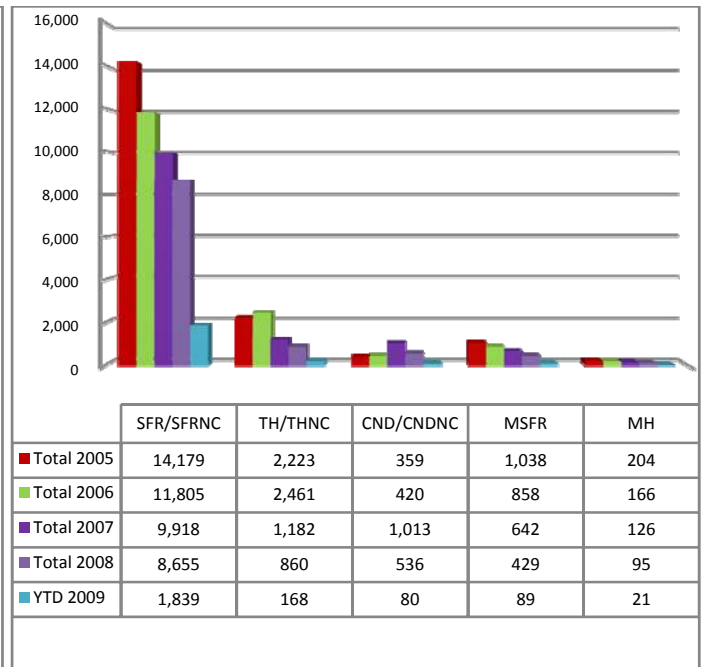
**Unit Sales – Breakdown by Type**



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

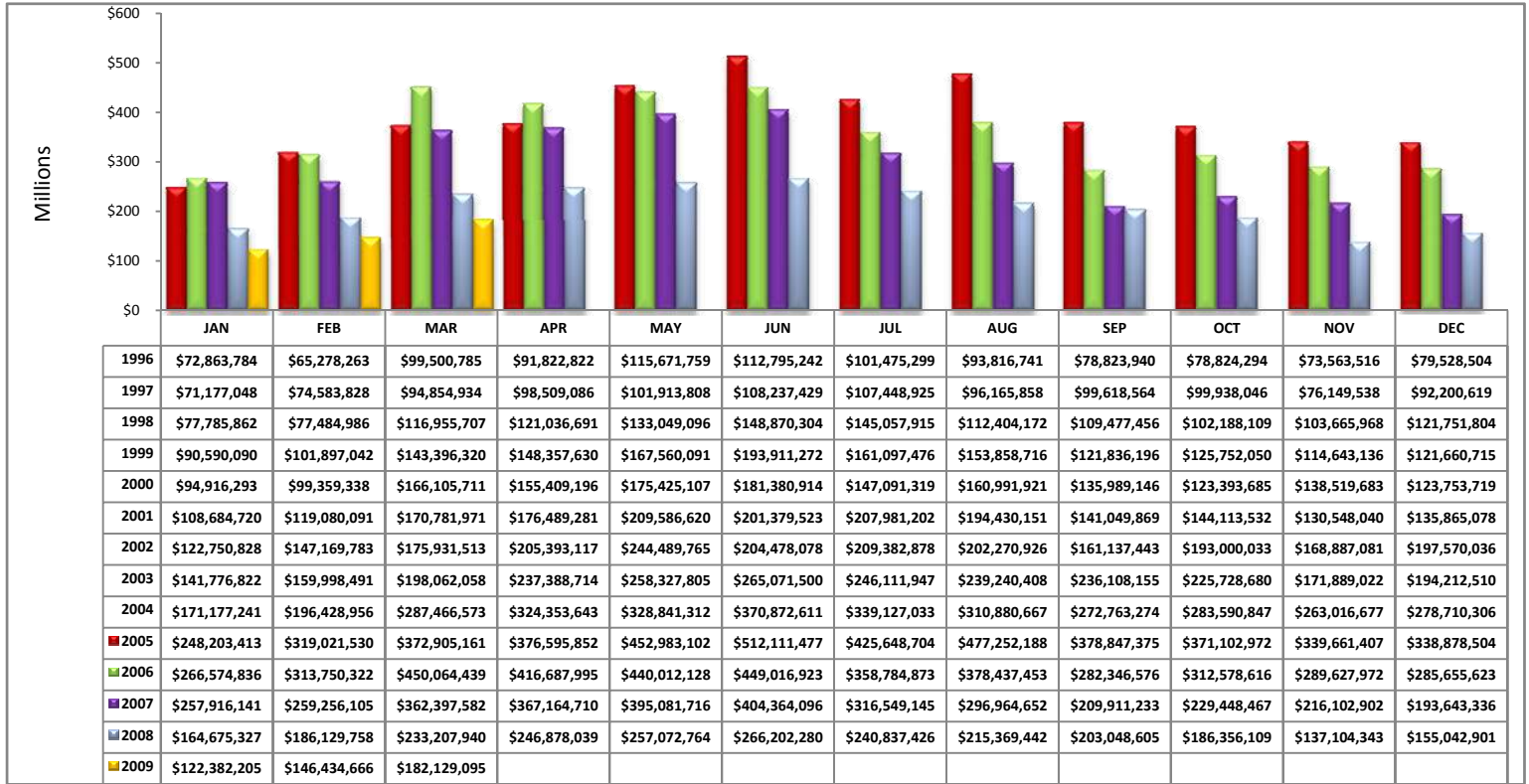


**YTD Annual Comparison – Breakdown by Type**

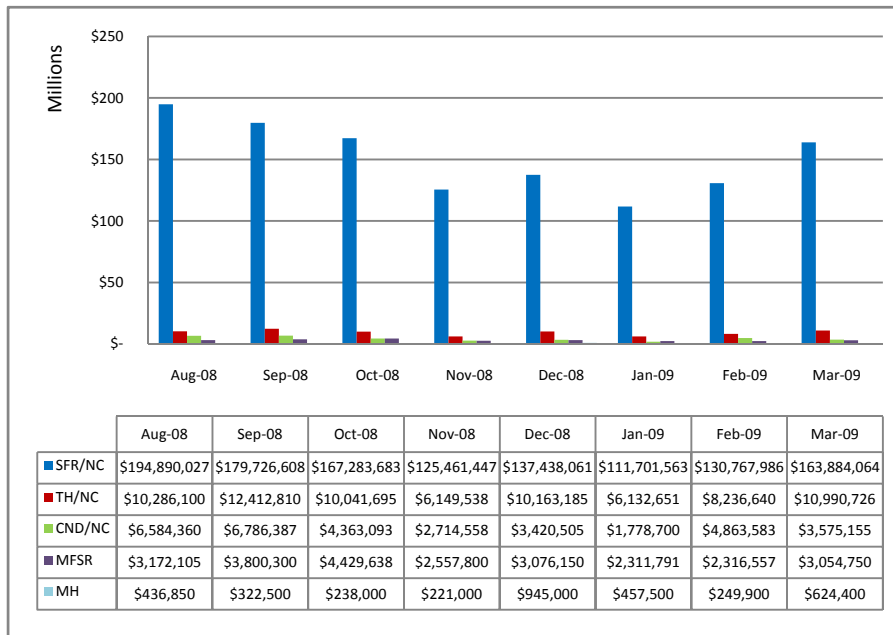


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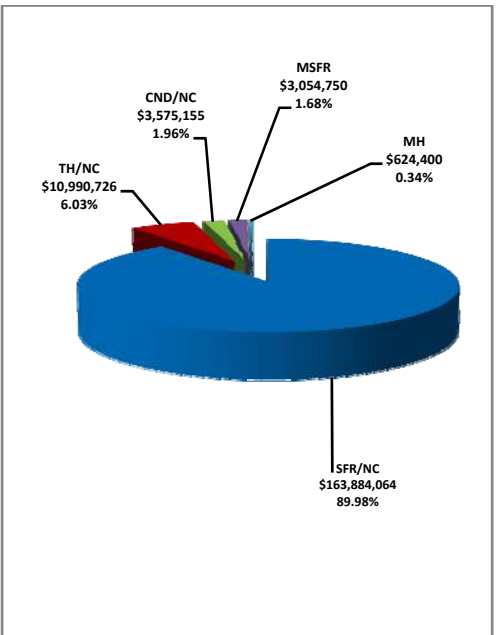
**Total Sales Volume - March 2009**



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



**Monthly Volume by Type**

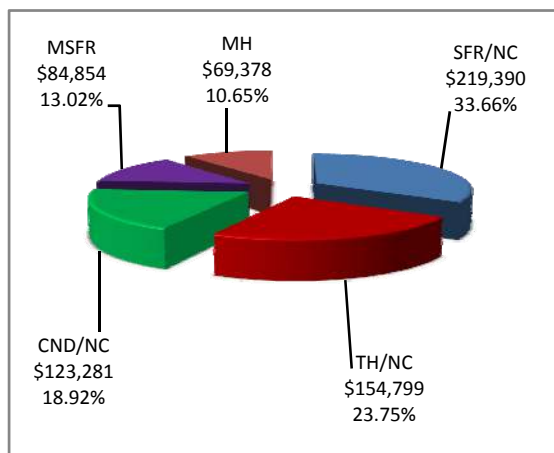


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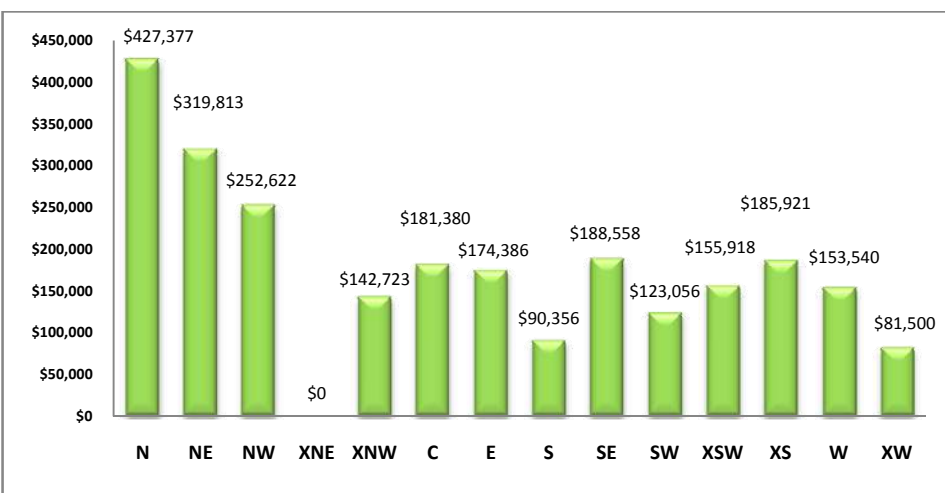
**Average Sales Price – March 2009**



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

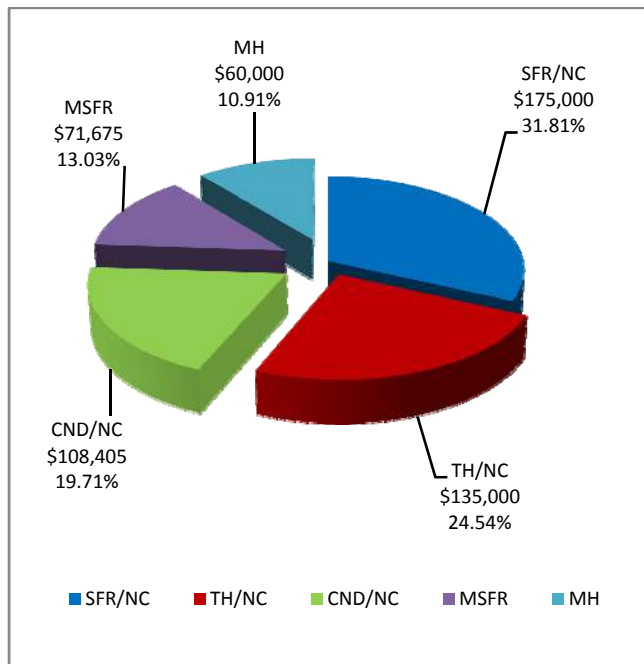


**Average Sale Price per Area – March 2009**

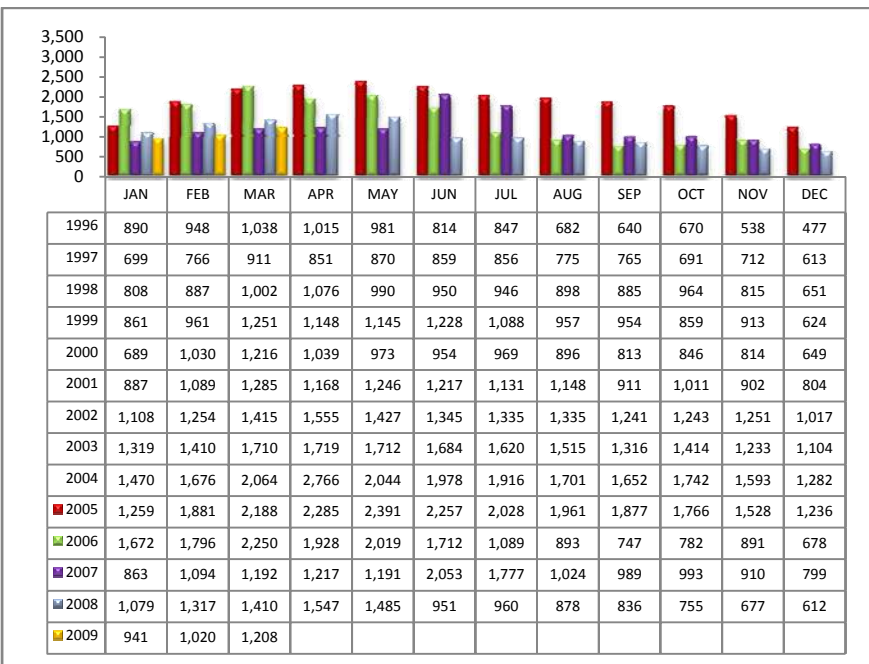


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**Median Sale Price - by Type**



**Total Listings Under Contract**



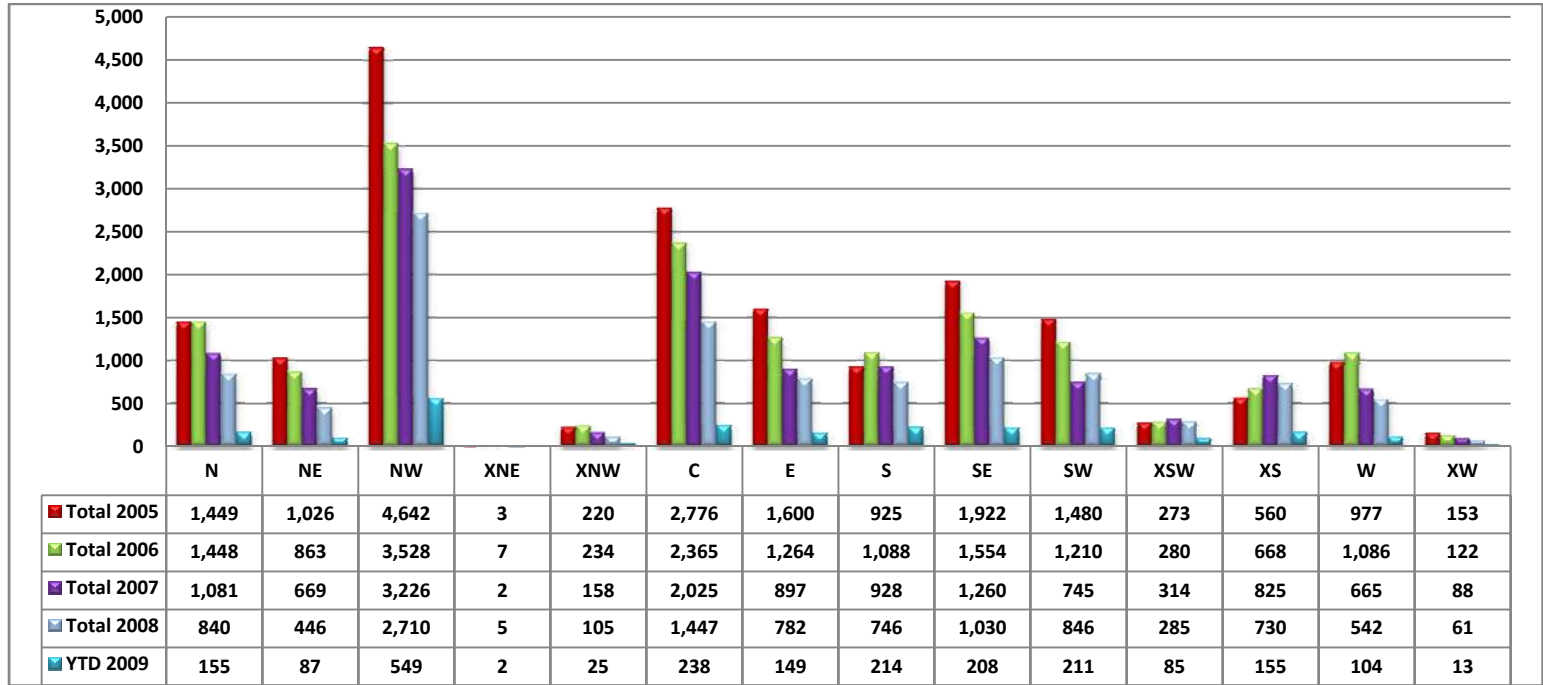
**\*\*Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

**Median Sale Price - March 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	\$ 208,409	\$ 387,578	\$ 611,375	\$ 901,400	\$ 427,377
NE	\$ 91,967	\$ 275,003	\$ 438,889	\$ 366,786	\$ 319,813
NW	\$ 216,797	\$ 230,844	\$ 321,982	\$ 298,838	\$ 252,622
XNW	\$ 70,500	\$ 131,675	\$ 220,333	\$ 0	\$ 142,723
C	\$ 134,348	\$ 185,816	\$ 196,759	\$ 312,833	\$ 181,380
E	\$ 109,750	\$ 173,440	\$ 206,087	\$ 341,000	\$ 174,386
S	\$ 56,002	\$ 91,321	\$ 113,236	\$ 0	\$ 90,356
SE	\$ 160,057	\$ 169,831	\$ 214,970	\$ 241,600	\$ 188,558
SW	\$ 98,300	\$ 119,789	\$ 136,156	\$ 120,050	\$ 123,056
XSW	\$ 164,079	\$ 148,653	\$ 69,000	\$ 0	\$ 155,918
XS	\$ 148,169	\$ 189,936	\$ 192,475	\$ 244,532	\$ 185,921
W	\$ 86,800	\$ 152,670	\$ 231,929	\$ 0	\$ 153,540
XW	\$ 59,000	\$ 68,000	\$ 140,000	\$ 0	\$ 81,500
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

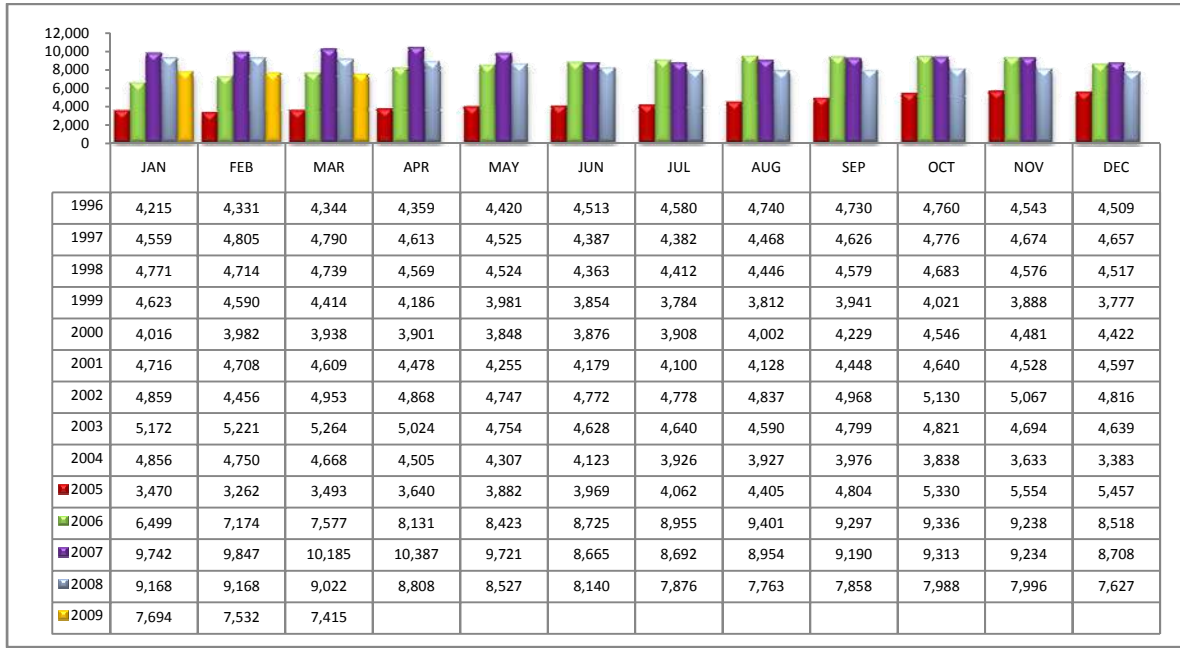
**Units Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	16	27	12	5	60
NE	3	16	9	7	35
NW	45	116	55	7	223
XNW	2	8	3	0	13
C	27	53	16	6	102
E	12	35	15	2	64
S	16	48	22	0	86
SE	7	43	28	5	83
SW	13	36	34	2	85
XSW	24	15	1	0	40
XS	14	26	20	5	65
W	8	17	7	0	32
XW	2	1	1	0	4
XNE	0	0	0	0	0

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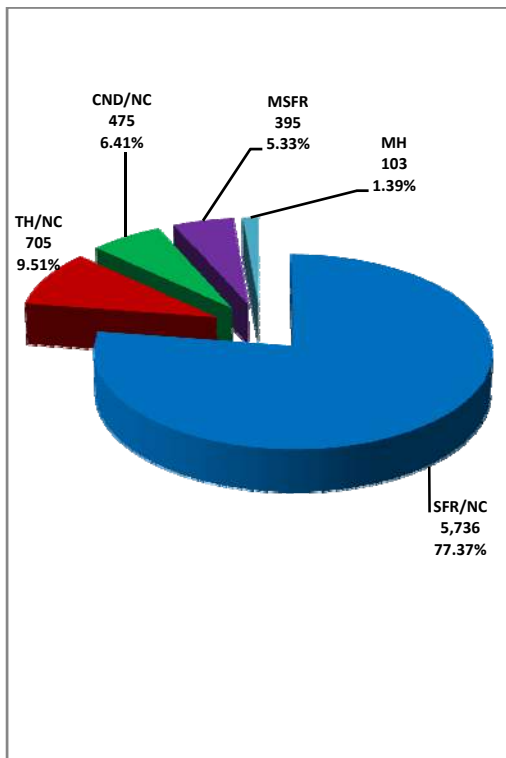


**Active Listings - March 2009**

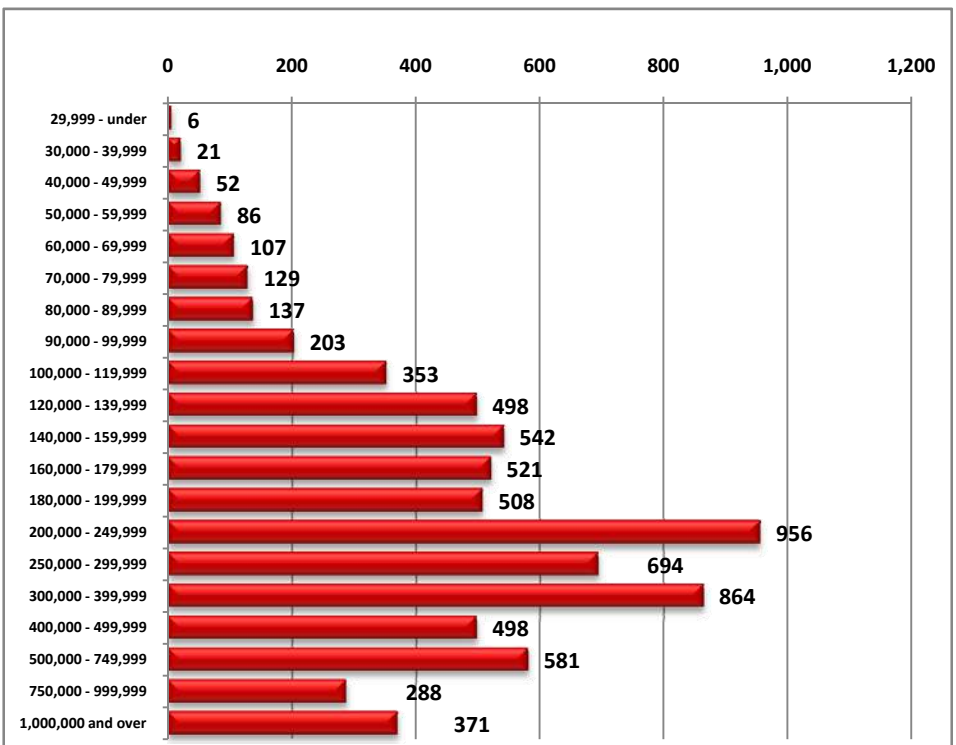


Area	# of Listings
N	842
NE	429
NW	1,952
XNE	17
XNW	119
C	874
E	396
S	441
SE	522
SW	509
XSW	294
XS	557
W	412
XW	51

**Active Listings Unit Breakdown**



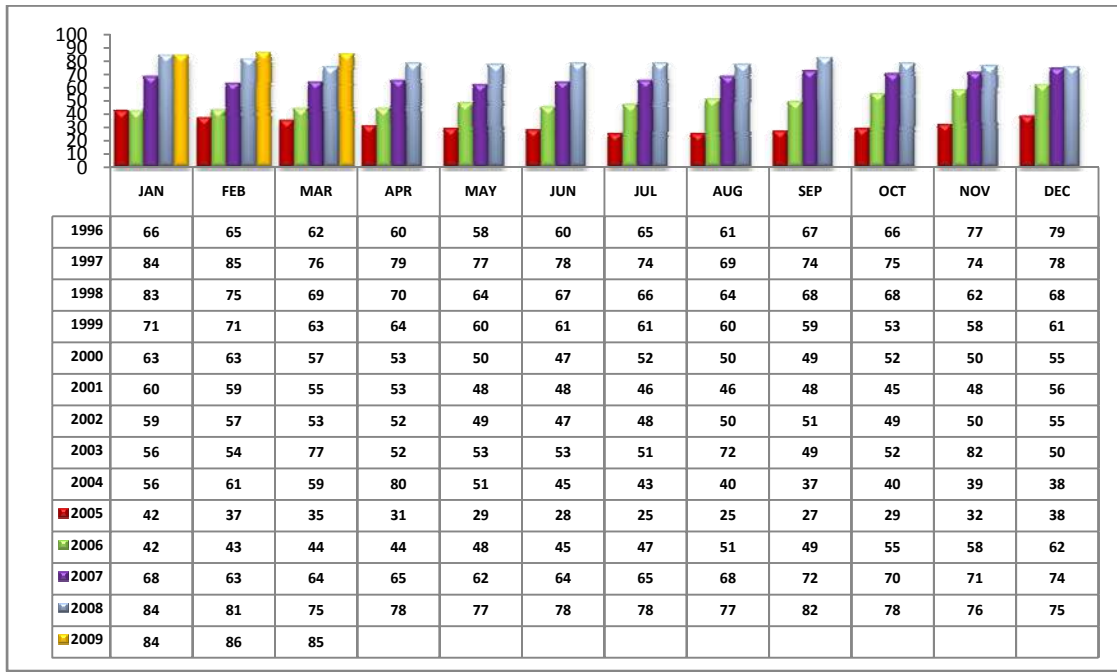
**Active Listings Price Breakdown**



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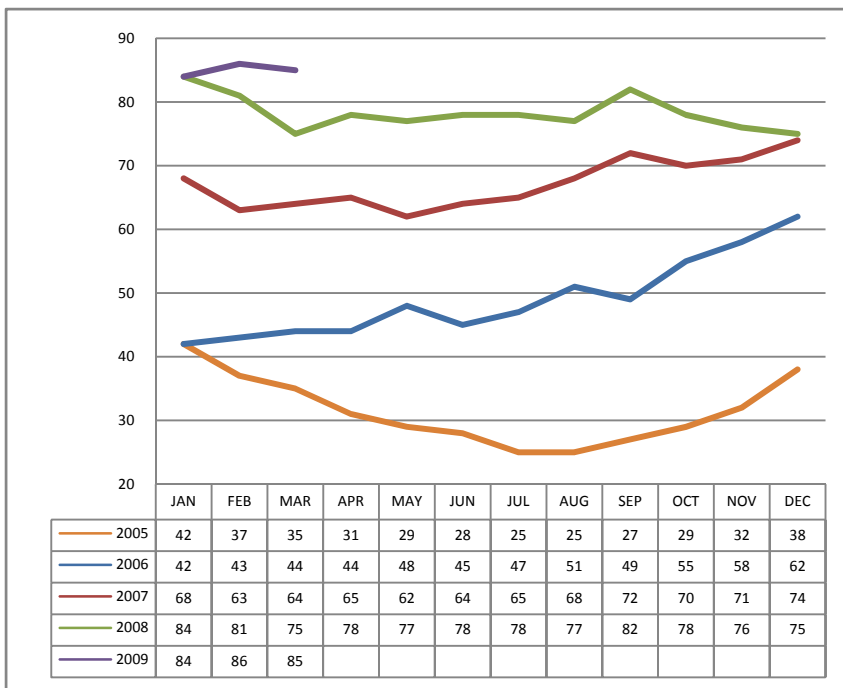


**Average Days on Market/Listing - March 2009**

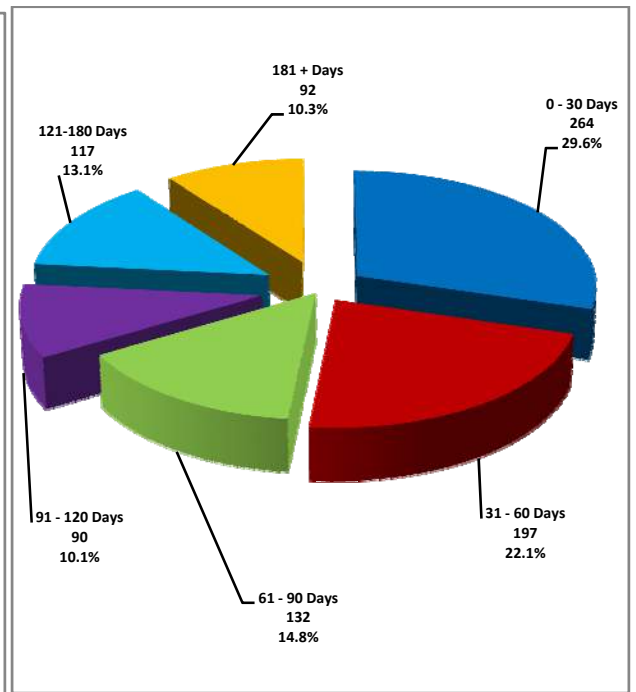


Area	Avg. DOM
N	83
NE	104
NW	96
XNE	N/A
XNW	94
C	71
E	74
S	77
SE	72
SW	71
XSW	158
XS	78
W	71
XW	133

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

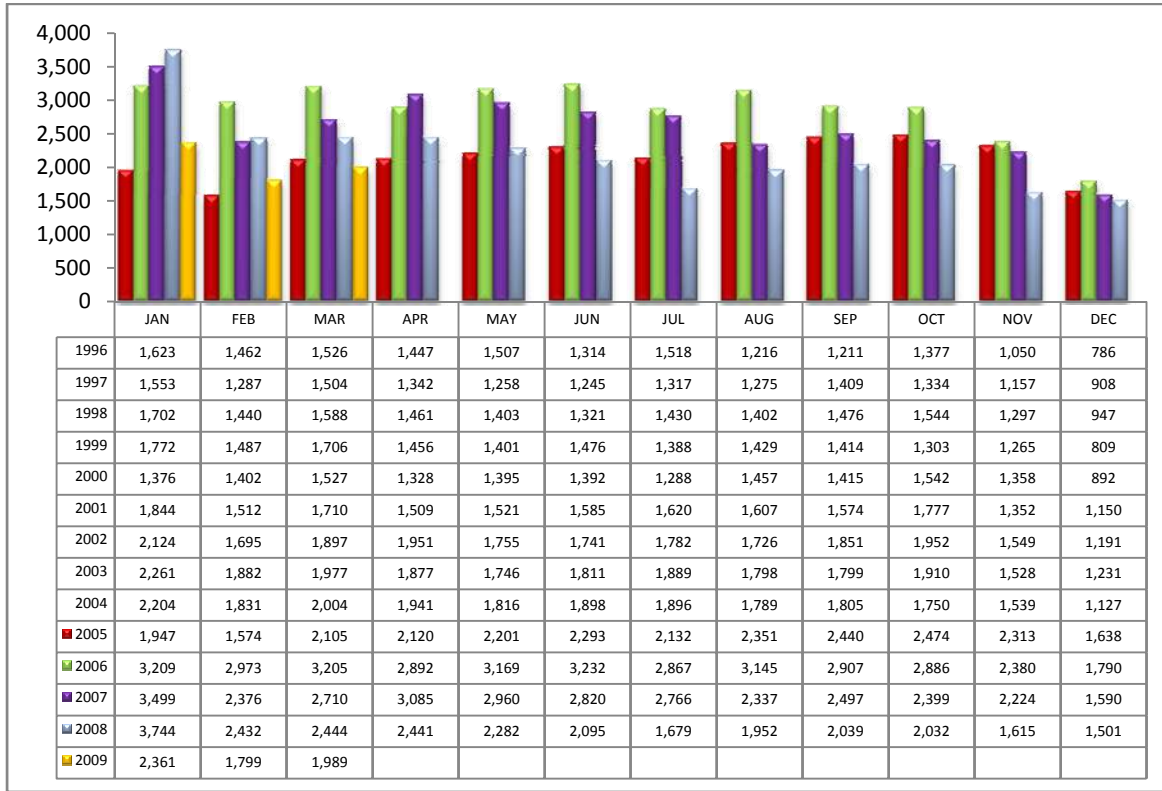


**Average Days on Market/Listing Breakdown**



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**New Listings – March 2009**



Area	# of Listings
N	194
NE	104
NW	464
XNE	2
XNW	37
C	251
E	120
S	173
SE	167
SW	138
XSW	68
XS	137
W	127
XW	10

\*Includes properties that were re-listed

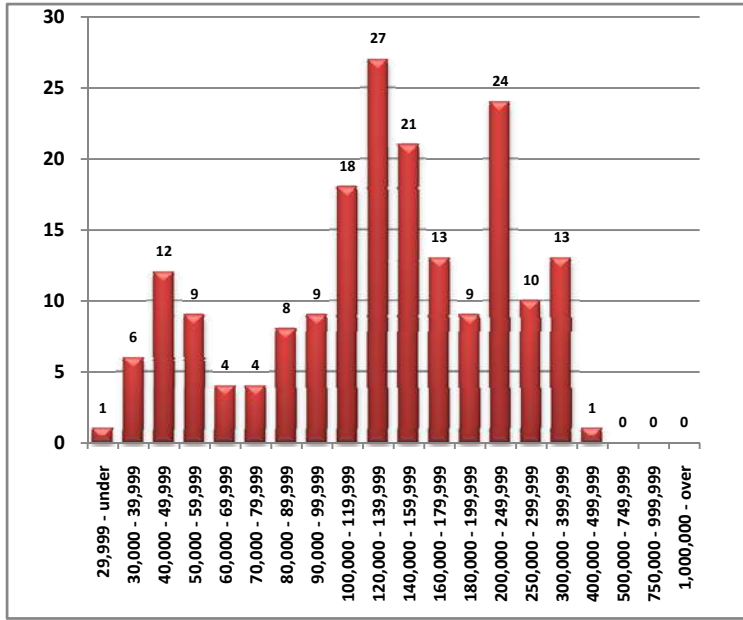
**Misc. MLS Information – March 2009**

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	N/A
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

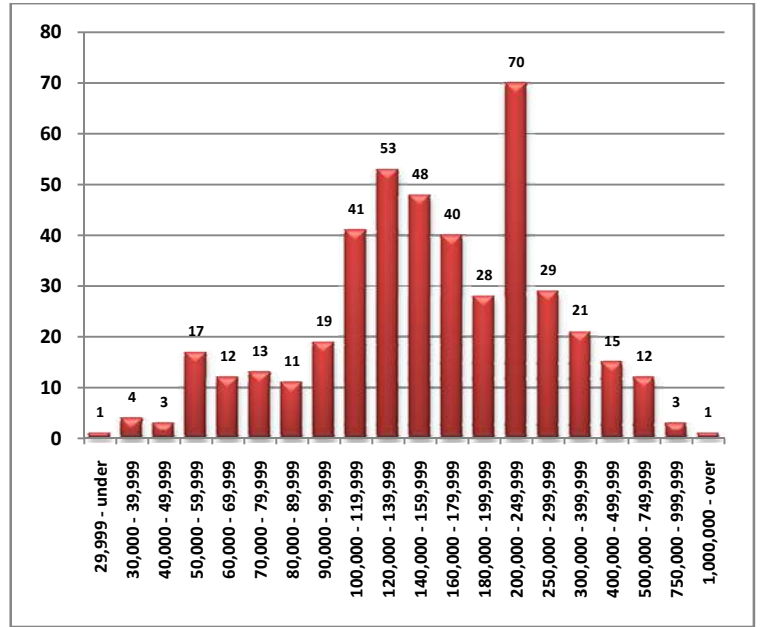
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**Sale Price by Bedroom**

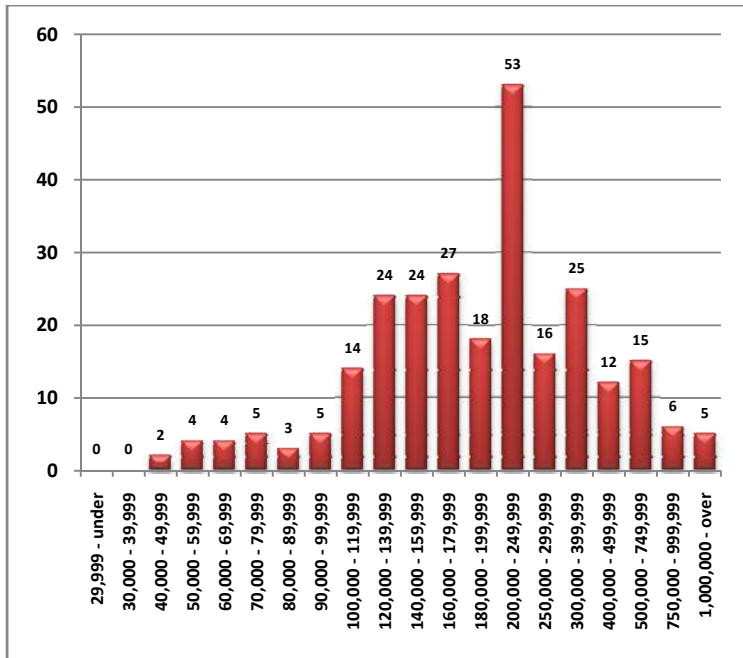
**0 to 2 Bedrooms**



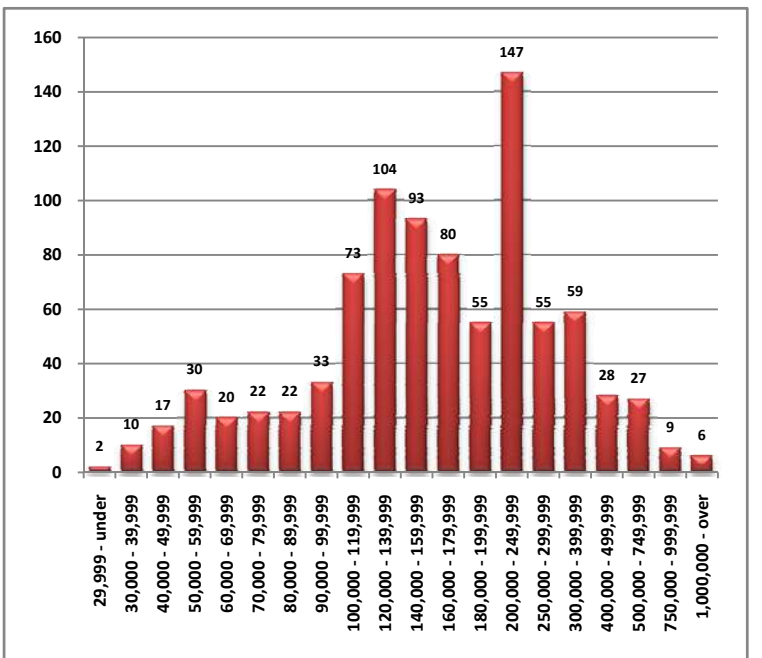
**3 Bedrooms**



**4 or More Bedrooms**



**Total Bedrooms**



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

From: 3/01/2009 to 3/31/2009

Statistics generated on: 4/03/09

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	6	1		1	8	2	N	842	1 -30 Days	264
\$30,000 to \$39,999	21	4		3	28	10	NE	429	31-60 Days	197
\$40,000 to \$49,999	52	10		2	64	17	NW	1,952	61 - 90 Days	132
\$50,000 to \$59,999	86	17		5	108	30	XNE	17	91-120 Days	90
\$60,000 to \$69,999	107	25	3	8	143	20	XNW	119	121 - 180 Days	117
\$70,000 to \$79,999	129	25	3	15	172	22	C	874	Over 180 Days	92
\$80,000 to \$89,999	137	30	2	11	180	22	E	396	<b>Avg. Days on Market</b>	
\$90,000 to \$99,999	203	41	3	17	264	33	S	441	85	
\$100,000 to \$119,999	353	55	8	17	433	73	SE	522	<b>Avg. Sold Price</b>	
\$120,000 to \$139,999	498	79	14	32	623	104	SW	509	\$204,181	
\$140,000 to \$159,999	542	88	20	38	688	93	XSW	294	<b>Avg. Median Price</b>	
\$160,000 to \$179,999	521	81	18	29	649	80	XS	557	\$165,000	
\$180,000 to \$199,999	508	66	5	29	608	55	W	412	<b>New Listings</b>	
\$200,000 to \$249,999	956	74	14	50	1094	147	XW	51	1,989	
\$250,000 to \$299,999	694	63	9	33	799	55	<b>Sold Units per</b>		<b>Sales Volume by Area</b>	
\$300,000 to \$349,999	425	28	3	11	467	39	N	60	<b>\$25,642,645</b>	
\$350,000 to \$399,999	439	24	6	13	482	20	NE	35	<b>\$11,193,450</b>	
\$400,000 to \$449,999	241	9	1	11	262	21	NW	223	<b>\$56,334,630</b>	
\$450,000 to \$499,999	257	10	3	5	275	7	XNE	0	<b>\$0</b>	
\$500,000 to \$749,999	581	16	3	6	606	27	XNW	13	<b>\$1,855,400</b>	
\$750,000 to \$999,999	288	1	1	1	291	9	C	102	<b>\$18,500,795</b>	
\$1,000,000 to \$1,249,999	78	3			81	3	E	64	<b>\$11,160,702</b>	
\$1,250,000 to \$1,499,999	95	1		1	97	1	S	86	<b>\$7,770,617</b>	
\$1,500,000 to \$1,999,999	103	2			105	2	SE	83	<b>\$15,650,278</b>	
\$2,000,000 to \$2,999,999	61			1	62	0	SW	85	<b>\$10,459,733</b>	
\$3,000,000 and over	34				34	0	XSW	40	<b>\$6,236,700</b>	
<b>Totals</b>	<b>7,415</b>	<b>753</b>	<b>116</b>	<b>339</b>	<b>8,623</b>	<b>892</b>	W	32	<b>\$4,913,287</b>	
							XW	4	<b>\$326,000</b>	
							<b>Total Volume</b>		<b>\$182,129,095</b>	
	<b>Mar. 2009</b>	<b>Mar. 2008</b>	<b>% Change</b>	<b>YTD 2009</b>	<b>YTD 2008</b>	<b>% Change</b>				
<b>Home Sales Volume</b>	\$182,129,095	\$233,207,940	-21.90%	\$461,517,505	\$603,556,984	-23.53%				
<b>Home Sales Units</b>	892	930	-4.09%	2,195	2,312	-5.06%				
<b>Average Sales Price (All Residential)</b>	\$204,181	\$259,120	-21.20%	\$210,259	\$261,054	-19.46%				
<b>Median Sales Price</b>	\$165,000	\$200,000	-17.50%	\$167,100	\$200,000	-16.45%				
<b>Average Days on Market:</b>	85	75	13.33%	85	79	7.59%				
<b>Average List Price for Sold:</b>	\$217,123	\$270,995	-19.88%	\$ 224,095	\$ 275,327	-18.61%				
<b>SP/LP %</b>	94.04%	95.62%		93.83%	94.82%					
<b>Pending Contracts</b>	1,208	1,410	-14.33%							
<b>Active Listings</b>	7,415	9,022	-17.81%							
<b>New Listings</b>	1,989	2,444	-18.62%							

Types of Financing	Totals
FHA	264
VA	62
Conventional	311
Carryback	14
Wrap	4
Cash	224
Other	13

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