

Monthly

Statistics



May 2009

FOR IMMEDIATE RELEASE:
June 5, 2009

CONTACT:

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May is now a memory and June is in full swing. Taking a look back at May and the year to date (YTD) statistics we see more of the same in 2009. Listing inventory continues to drop, closings went up about 60 units from April, pendings were down 42 units from April, and the median sales price increased 3.72%. We aren't seeing the dramatic drops of last year. We draw your attention once again to the new chart that measures inventory against new sales. The two numbers have been drawing closer together since January. There are economists who would say 6 months equals a trend. This is something we need to watch in June.

As a side note, we currently have 5,338 REALTOR® members in our MLS and 1,302 listings went pending in May. That's .24 sales per member. The same time last year we had 6,335 members and 1,485 new pending sales. (.23 per member). Perhaps another sign of improvement?

As always, it's valuable to drill down in the data and take a closer look at the activity. For instance, in zip 85713 last month there were 41 sales out of 220 active listings. In 85747 there were 41 sales out of 171 listings and in 85730 there were 44 sales out of 129 listings. The percentages are quite different by area. This is further proof that we can't generalize about the market. These reports will help you provide your clients with information that is specific to their needs.

Sincerely,
Kimberly Clifton
2009 MLS President



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

Home Sales Volume

| | <u>2009</u> | <u>2008</u> | <u>Annual % Change</u> |
|----------------|---------------|---------------|------------------------|
| May | \$201,471,608 | \$269,871,608 | -25.35% |
| April | \$177,506,967 | \$255,750,619 | -30.59% |
| Month % Change | 13.50% | 5.52% | |

New Listings

| | <u>2009</u> | <u>2008</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| May | 1,704 | 2,282 | -25.33% |
| April | 1,703 | 2,441 | -30.23% |
| Month % Change | 0.06% | -6.51% | |

Average Sales Price

| | <u>2009</u> | <u>2008</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| May | \$204,125 | \$252,216 | -19.07% |
| April | \$192,315 | \$251,971 | -23.68% |
| Month % Change | 6.14% | 0.10% | |

Home Sales Units

| | <u>2009</u> | <u>2008</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| May | 987 | 1,070 | -7.76% |
| April | 923 | 1,015 | -9.06% |
| Month % Change | 6.93% | 5.42% | |

Pending Contracts

| | <u>2009</u> | <u>2008</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| May | 1,302 | 1,485 | -12.32% |
| April | 1,345 | 1,547 | -13.06% |
| Month % Change | -3.20% | -4.01% | |

Median Sales Price

| | <u>2009</u> | <u>2008</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| May | \$170,000 | \$202,000 | -15.84% |
| April | \$163,900 | \$195,000 | -15.95% |
| Month % Change | 3.72% | 3.59% | |

Active Listings

| | <u>2009</u> | <u>2008</u> | <u>Annual % Change</u> |
|----------------|-------------|-------------|------------------------|
| May | 6,506 | 8,527 | -23.70% |
| April | 6,890 | 8,808 | -21.78% |
| Month % Change | -5.57% | -3.19% | |

Active / Sold by Zip Code

| Zip Code | # Active | # Sold |
|----------|----------|--------|
| 85601 | 13 | 0 |
| 85614/22 | 316 | 36 |
| 85619 | 19 | 0 |
| 85629 | 222 | 29 |
| 85641 | 303 | 34 |
| 85653 | 141 | 12 |
| 85658 | 206 | 18 |
| 85701 | 37 | 3 |
| 85704 | 211 | 23 |

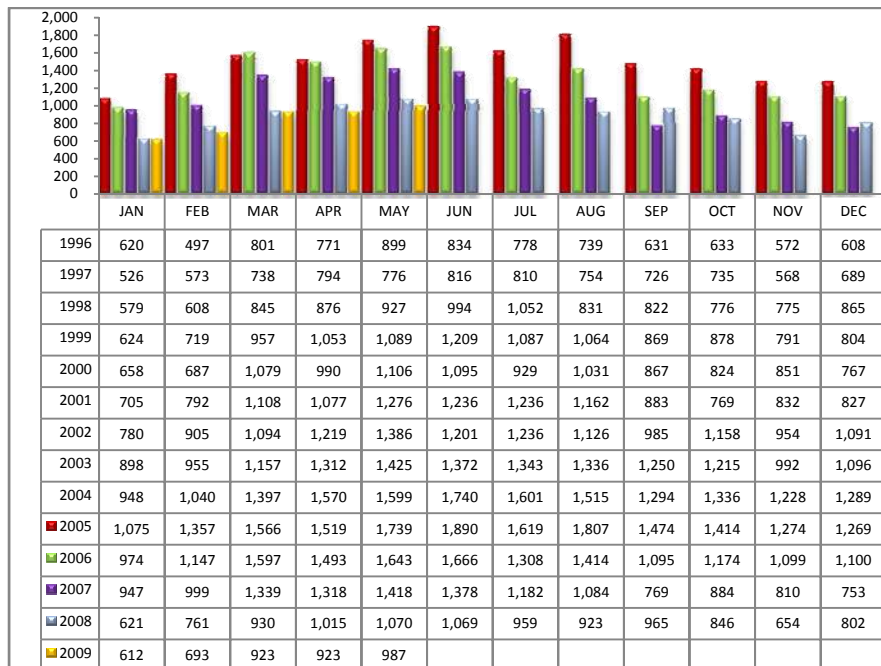
| Zip Code | # Active | # Sold |
|----------|----------|--------|
| 85705 | 174 | 25 |
| 85706/56 | 324 | 72 |
| 85710 | 218 | 53 |
| 85711 | 133 | 28 |
| 85712 | 144 | 27 |
| 85713 | 220 | 41 |
| 85714 | 42 | 8 |
| 85715 | 136 | 25 |
| 85716 | 147 | 25 |

| Zip Code | # Active | # Sold |
|----------|----------|--------|
| 85718 | 448 | 36 |
| 85719 | 155 | 35 |
| 85730 | 129 | 44 |
| 85735 | 70 | 17 |
| 85736 | 40 | 5 |
| 85737 | 282 | 41 |
| 85739 | 214 | 32 |
| 85741 | 104 | 23 |
| 85742 | 214 | 27 |

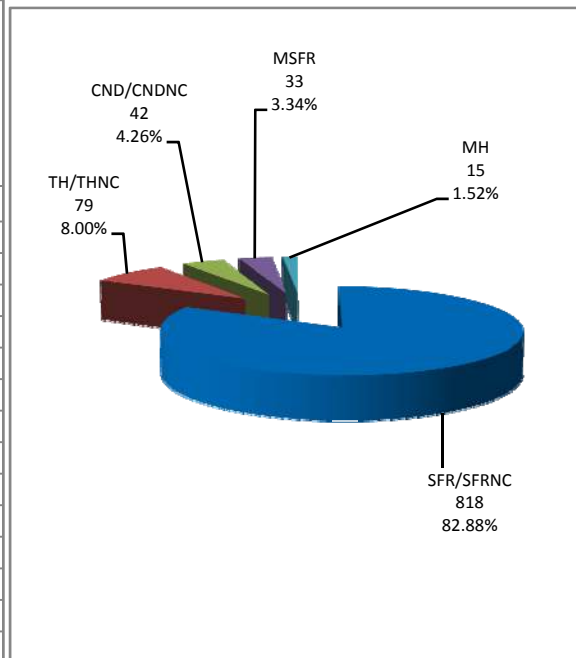
| Zip Code | # Active | # Sold |
|----------|----------|--------|
| 85743 | 254 | 37 |
| 85745 | 228 | 36 |
| 85746 | 207 | 35 |
| 85747 | 171 | 41 |
| 85748 | 108 | 22 |
| 85749 | 196 | 20 |
| 85750 | 350 | 23 |
| 85755 | 262 | 31 |
| 85757 | 68 | 23 |

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Total Unit Sales – May 2009

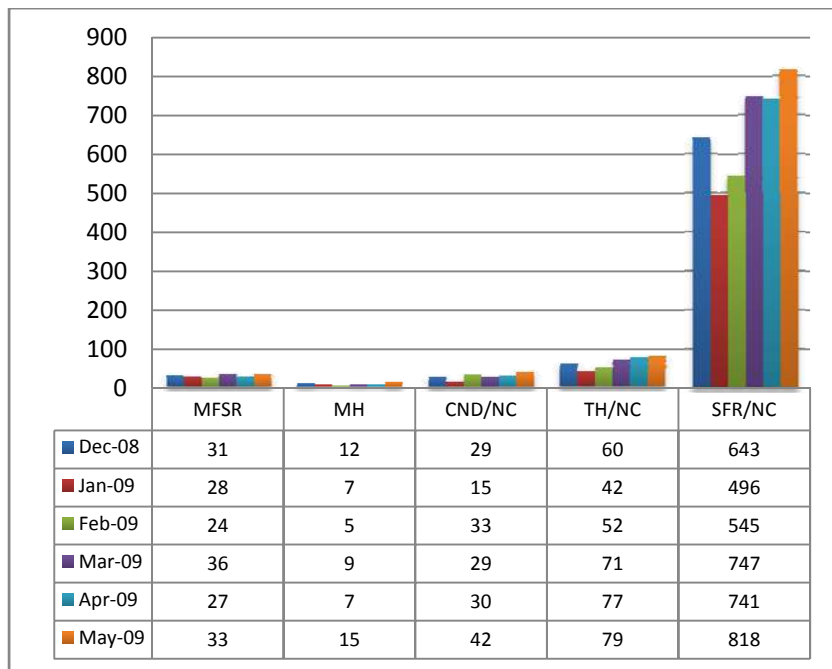


Unit Sales – Breakdown by Type

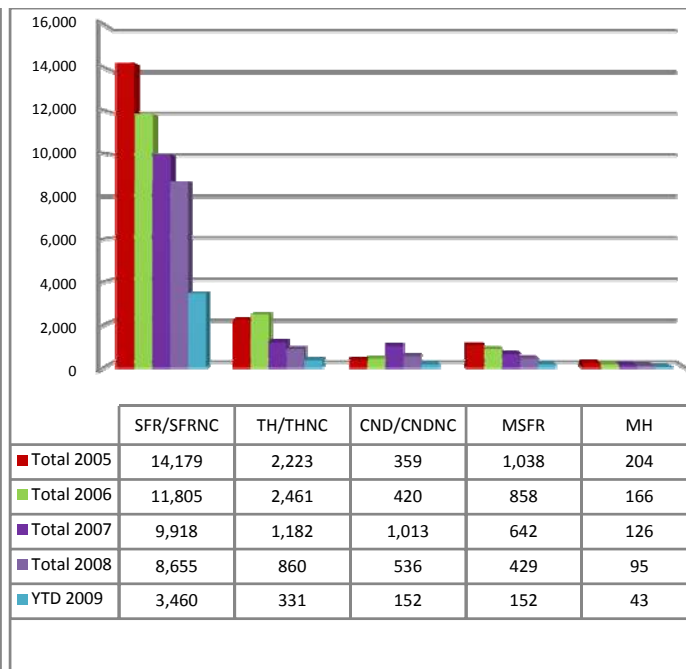


6/1/09 NOTE: Unit Sales, Volume and other Sold statistics throughout this report have been updated to reflect current status' in MLS. These include listings marked SOLD after statistics were pulled for the month.

Total Unit Sales By Type - Monthly Comparison

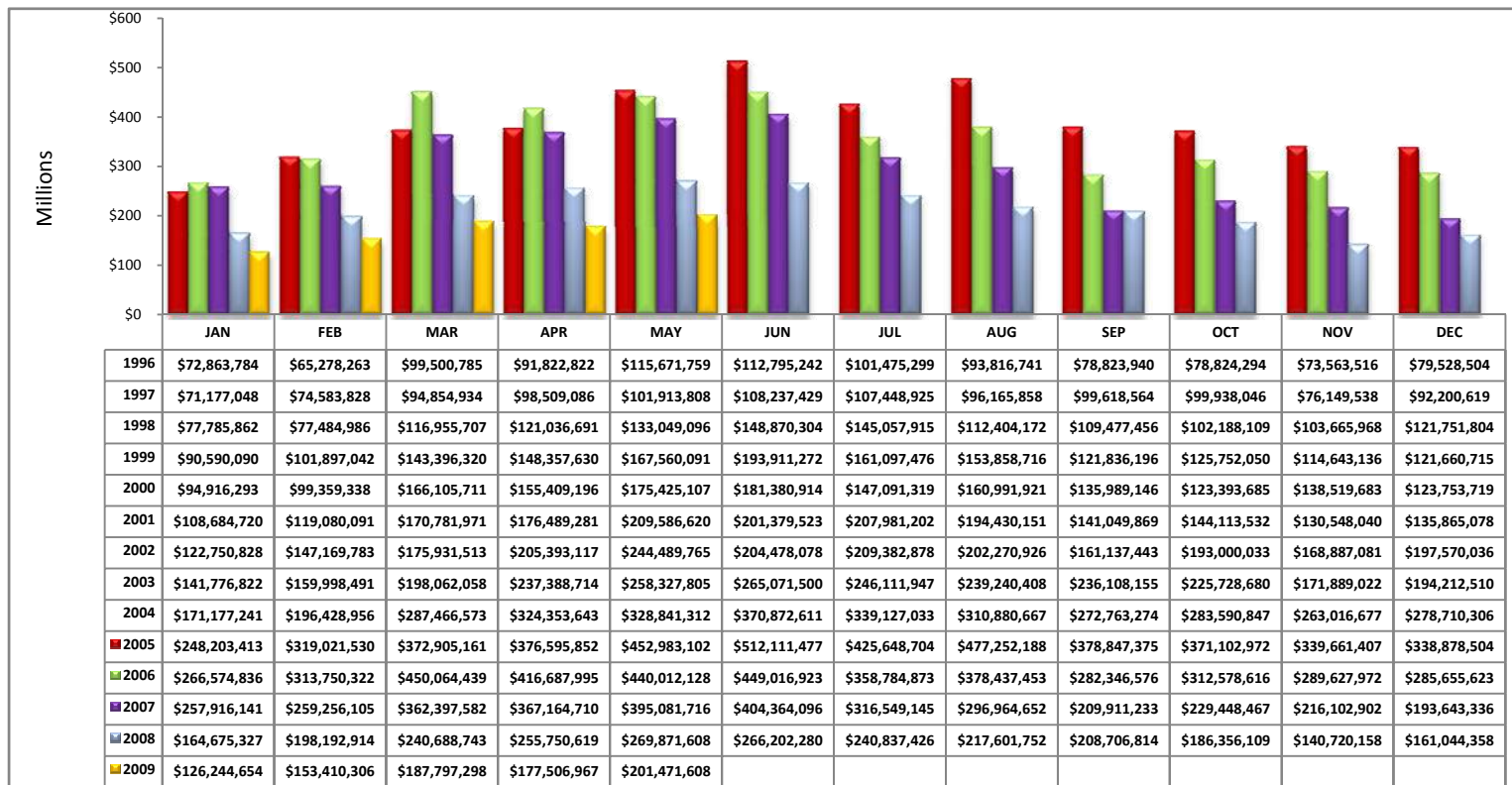


YTD Annual Comparison – Breakdown by Type

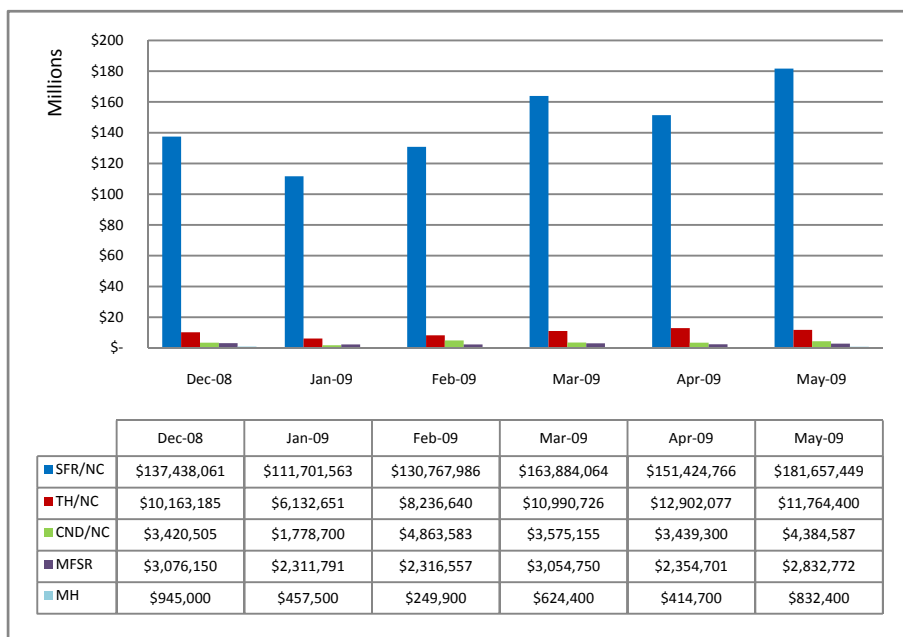


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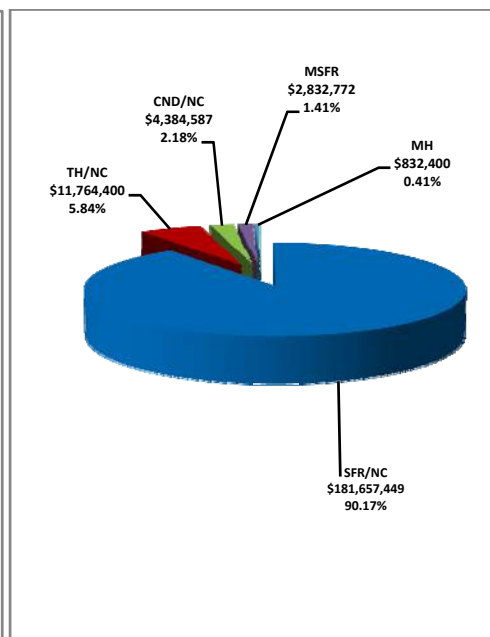
Total Sales Volume - May 2009



Total Sales Volume By Type - Monthly Comparison

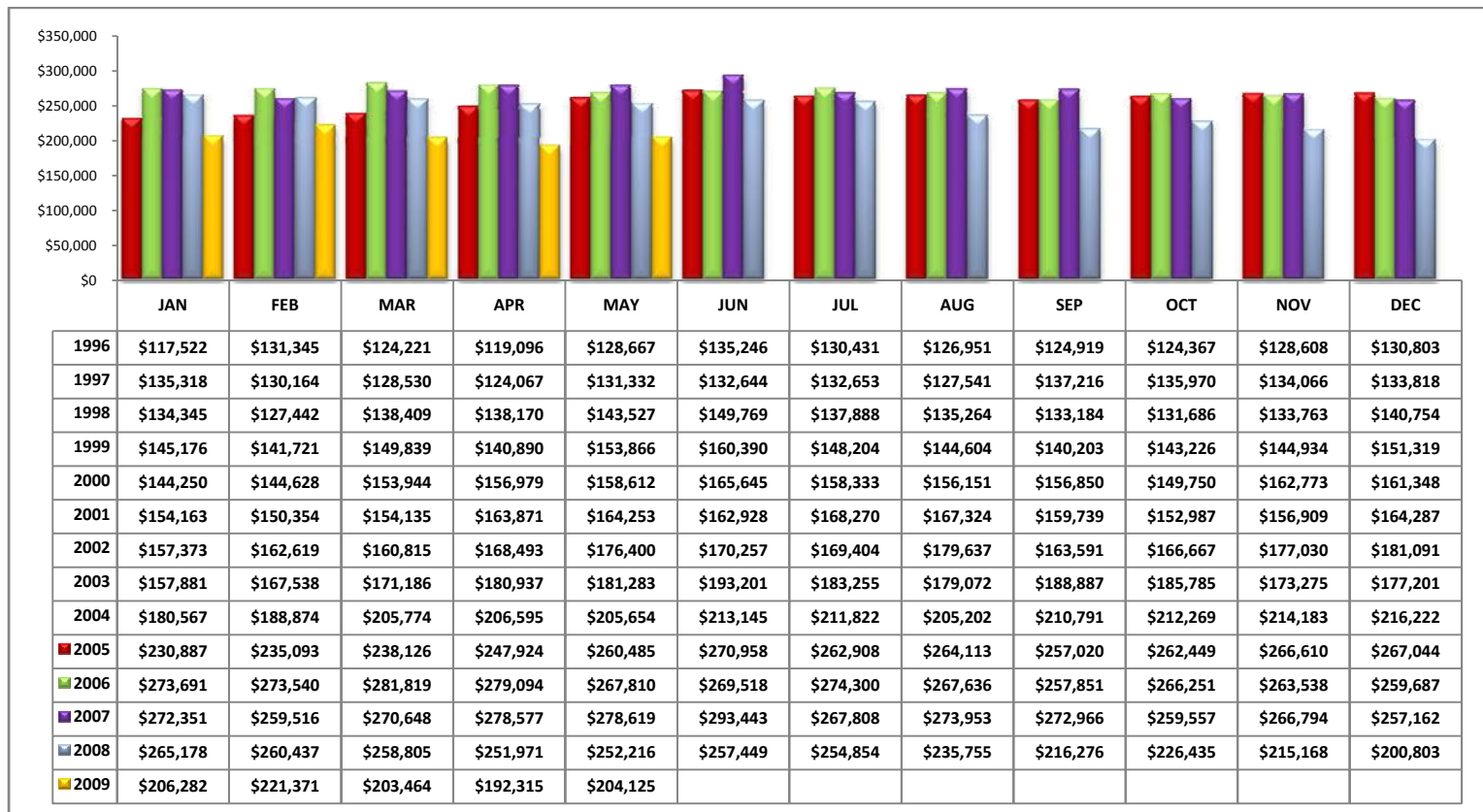


Monthly Volume by Type

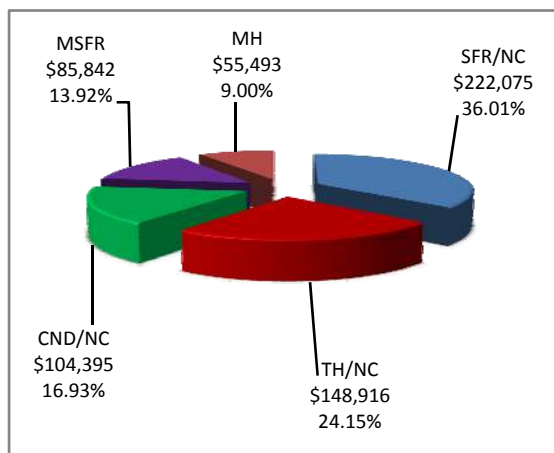


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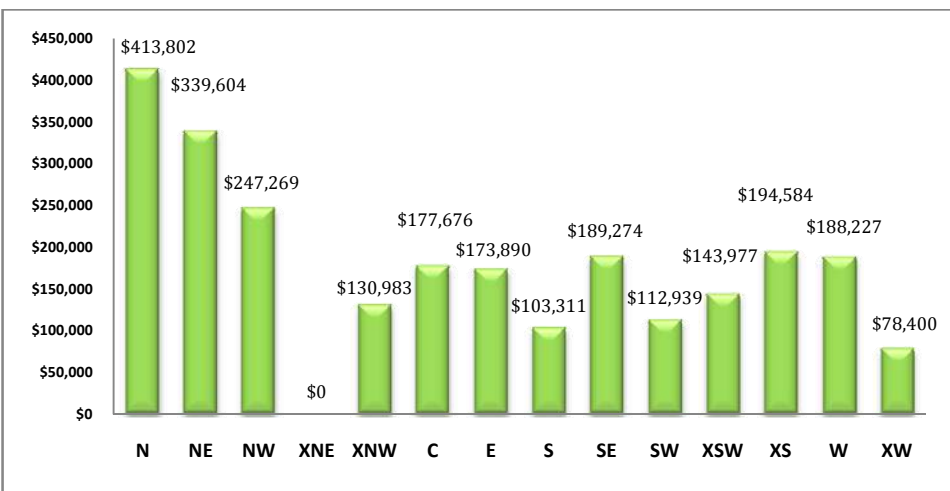
Average Sales Price – May 2009



Average Sales Price by Type – May 2009

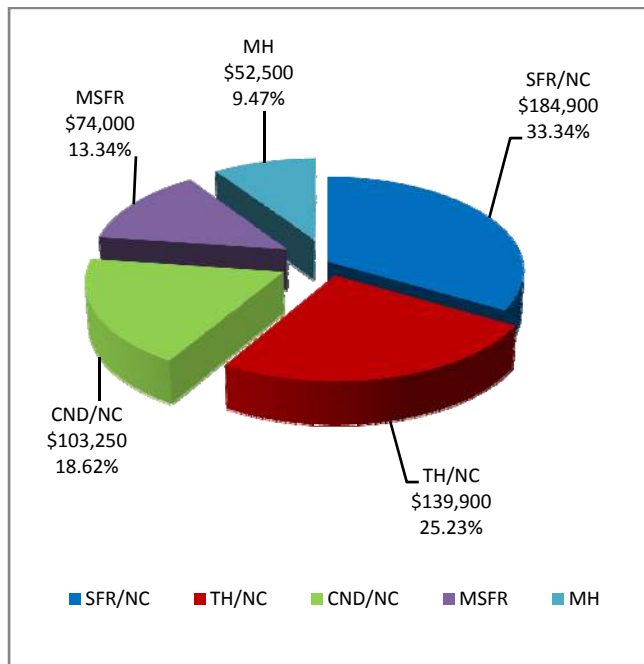


Average Sale Price per Area – May 2009

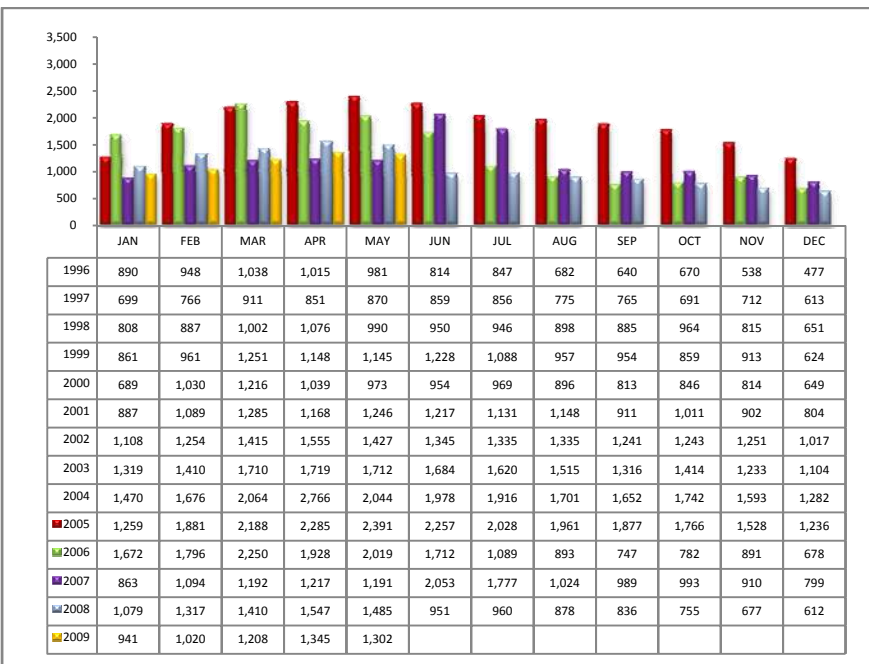


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Median Sale Price - by Type

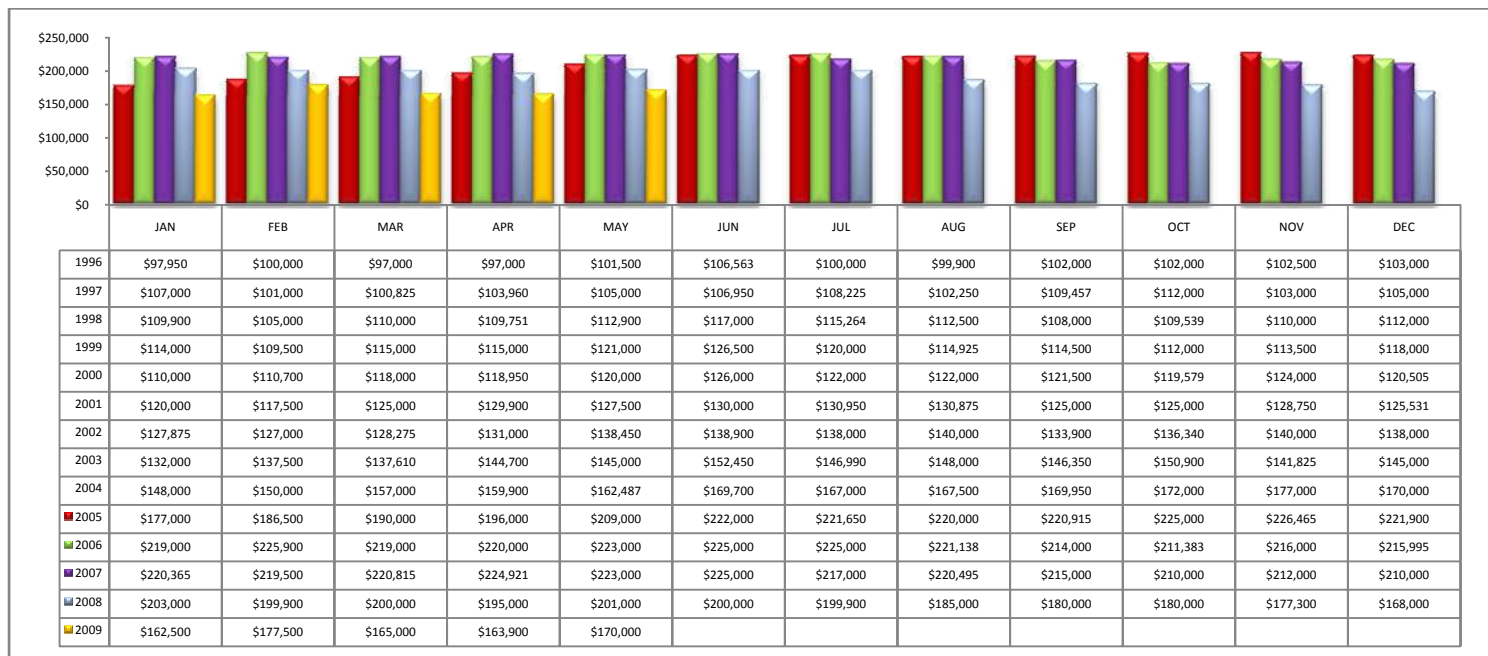


Total Listings Under Contract



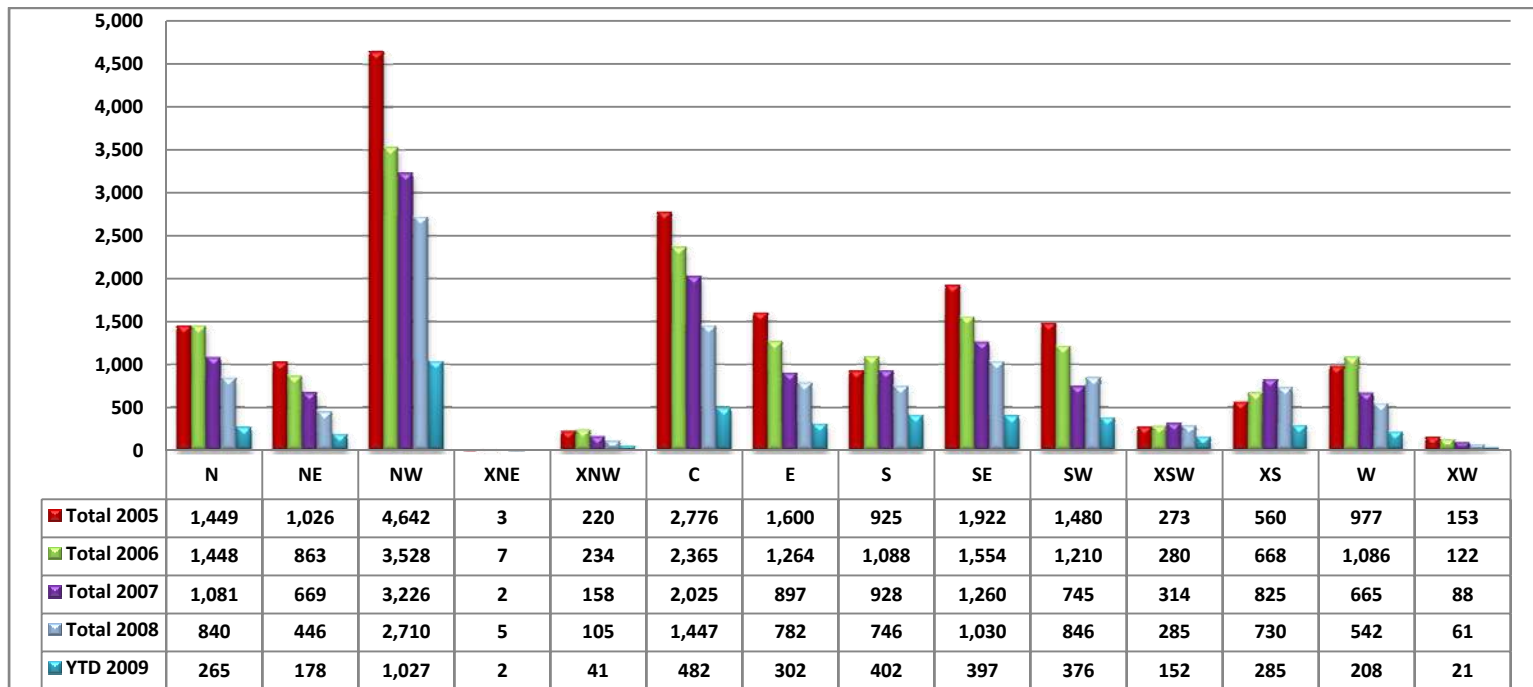
****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price - May 2009



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Number of Sold Listings by Area - Annual Comparison



Average Sold per Area by # of Bedrooms

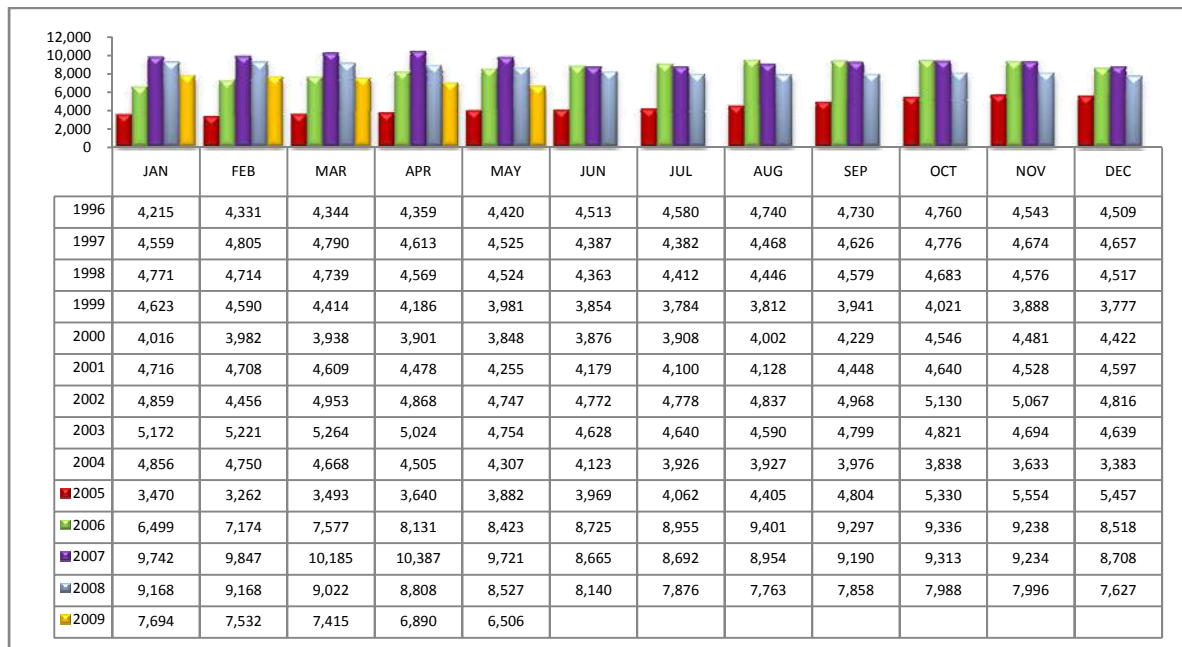
| | 0-2 Bedrooms | 3 Bedrooms | 4 Bedrooms | 5+ Bedrooms | All Bedrooms |
|-----|--------------|------------|------------|-------------|--------------|
| N | \$ 200,553 | \$ 417,571 | \$ 664,825 | \$ 667,500 | \$ 413,802 |
| NE | \$ 165,414 | \$ 299,490 | \$ 474,727 | \$ 660,000 | \$ 339,604 |
| NW | \$ 211,240 | \$ 221,234 | \$ 298,420 | \$ 372,912 | \$ 247,269 |
| XNW | \$ 0 | \$ 117,180 | \$ 200,000 | \$ 0 | \$ 130,983 |
| C | \$ 138,413 | \$ 182,255 | \$ 251,509 | \$ 61,750 | \$ 177,676 |
| E | \$ 93,272 | \$ 178,088 | \$ 237,398 | \$ 154,950 | \$ 173,890 |
| S | \$ 41,172 | \$ 95,909 | \$ 132,457 | \$ 236,500 | \$ 103,311 |
| SE | \$ 120,629 | \$ 164,301 | \$ 226,626 | \$ 226,466 | \$ 189,274 |
| SW | \$ 77,218 | \$ 113,421 | \$ 138,802 | \$ 185,375 | \$ 112,939 |
| XSW | \$ 139,099 | \$ 157,109 | \$ 142,689 | \$ 89,900 | \$ 143,977 |
| XS | \$ 184,696 | \$ 182,237 | \$ 185,555 | \$ 302,180 | \$ 194,584 |
| W | \$ 114,950 | \$ 197,501 | \$ 251,211 | \$ 276,000 | \$ 188,227 |
| XW | \$ 60,000 | \$ 97,333 | \$ 40,000 | \$ 0 | \$ 78,400 |
| 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 | 17 | 28 | 12 | 2 | 59 |
| NE | 7 | 26 | 12 | 2 | 47 |
| NW | 60 | 94 | 68 | 9 | 231 |
| XNW | 0 | 5 | 1 | 0 | 6 |
| C | 46 | 65 | 22 | 1 | 134 |
| E | 18 | 37 | 21 | 2 | 78 |
| S | 9 | 51 | 23 | 2 | 85 |
| SE | 9 | 50 | 43 | 7 | 109 |
| SW | 22 | 42 | 24 | 2 | 90 |
| XSW | 18 | 11 | 2 | 1 | 32 |
| XS | 8 | 24 | 18 | 5 | 55 |
| W | 15 | 29 | 9 | 3 | 56 |
| XW | 1 | 3 | 1 | 0 | 5 |
| XNE | 0 | 0 | 0 | 0 | 0 |

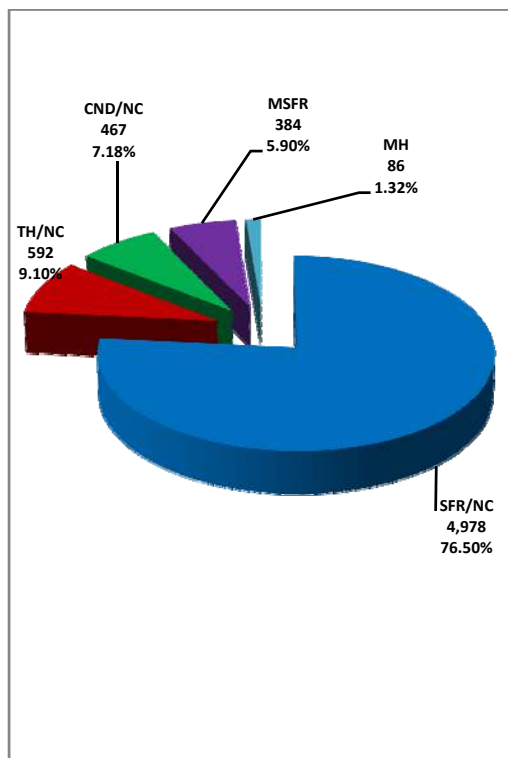
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Active Listings - May 2009

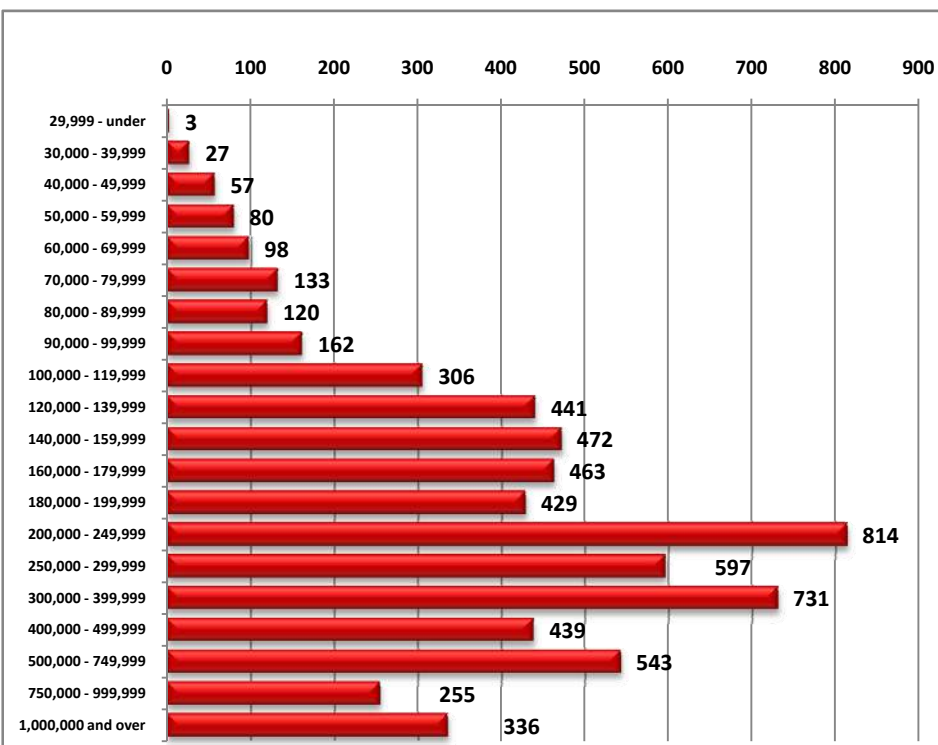


| Area | # of Listings |
|------|---------------|
| N | 802 |
| NE | 383 |
| NW | 1,682 |
| XNE | 19 |
| XNW | 114 |
| C | 745 |
| E | 343 |
| S | 401 |
| SE | 459 |
| SW | 422 |
| XSW | 257 |
| XS | 490 |
| W | 343 |
| XW | 46 |

Active Listings Unit Breakdown

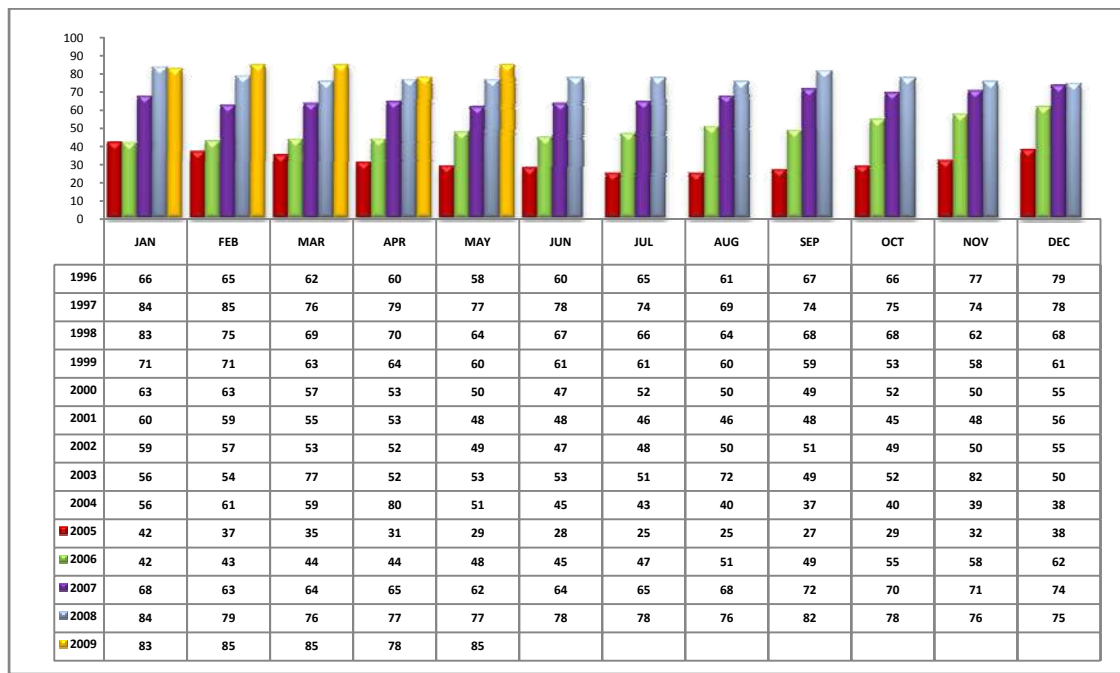


Active Listings Price Breakdown



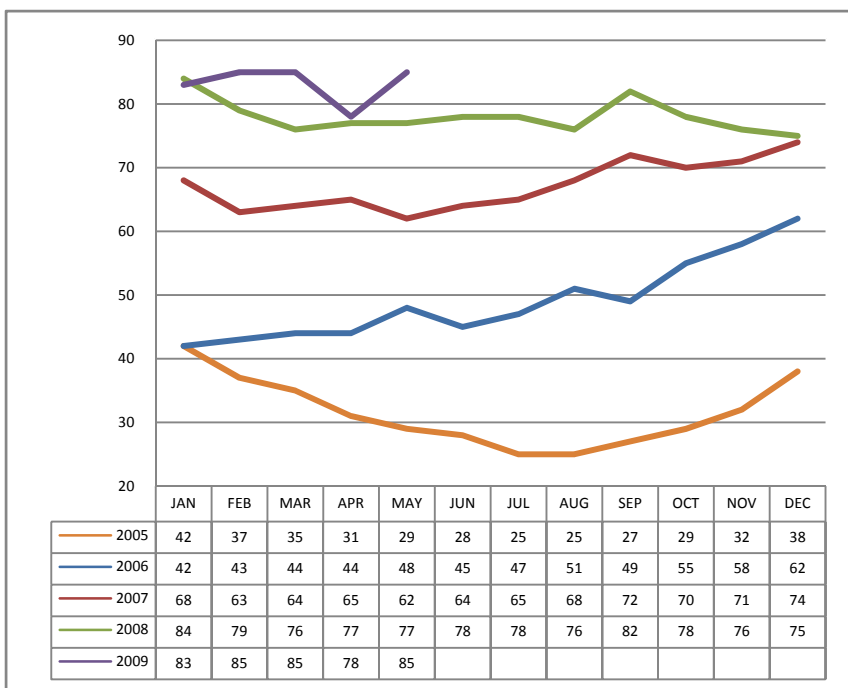
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Average Days on Market/Listing - May 2009

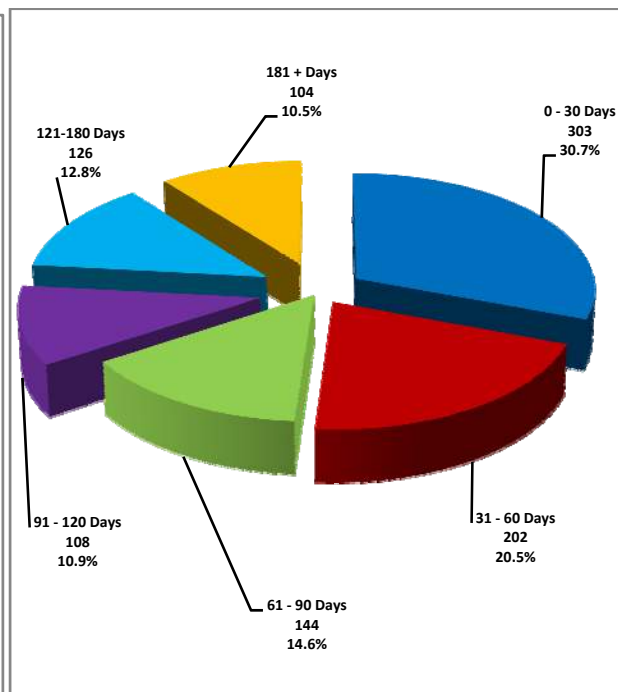


| Area | Avg. DOM |
|------|----------|
| N | 114 |
| NE | 112 |
| NW | 89 |
| XNE | N/A |
| XNW | 97 |
| C | 79 |
| E | 77 |
| S | 66 |
| SE | 68 |
| SW | 78 |
| XSW | 131 |
| XS | 96 |
| W | 66 |
| XW | 137 |

Annual Comparison - Average Days on Market/Listing

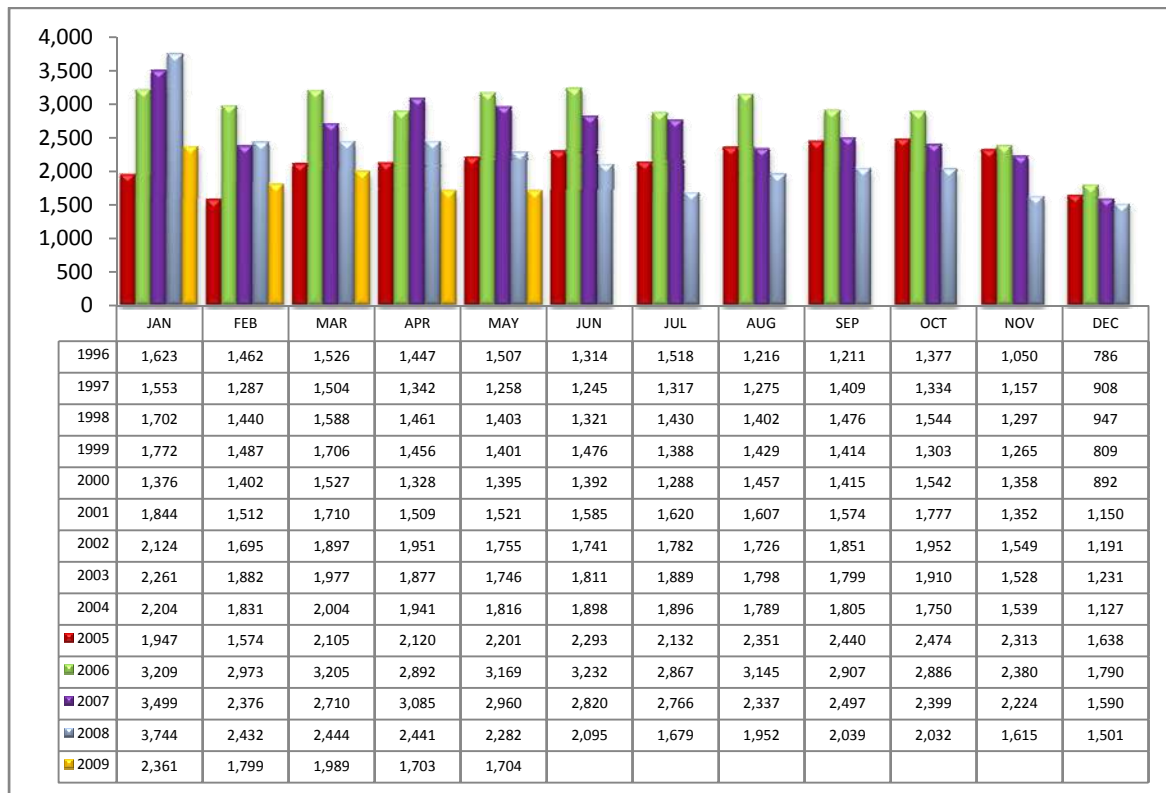


Average Days on Market/Listing Breakdown



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New Listings – May 2009



| Area | # of Listings |
|------|---------------|
| N | 183 |
| NE | 70 |
| NW | 433 |
| XNE | 4 |
| XNW | 15 |
| C | 221 |
| E | 111 |
| S | 138 |
| SE | 135 |
| SW | 125 |
| XSW | 50 |
| XS | 131 |
| W | 76 |
| XW | 12 |

*Includes properties that were re-listed

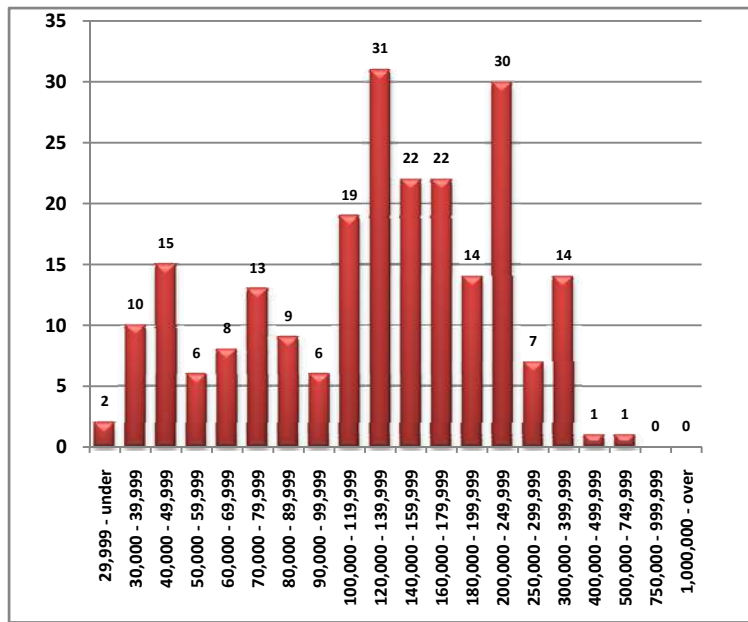
Misc. MLS Information – May 2009

| 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 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 |

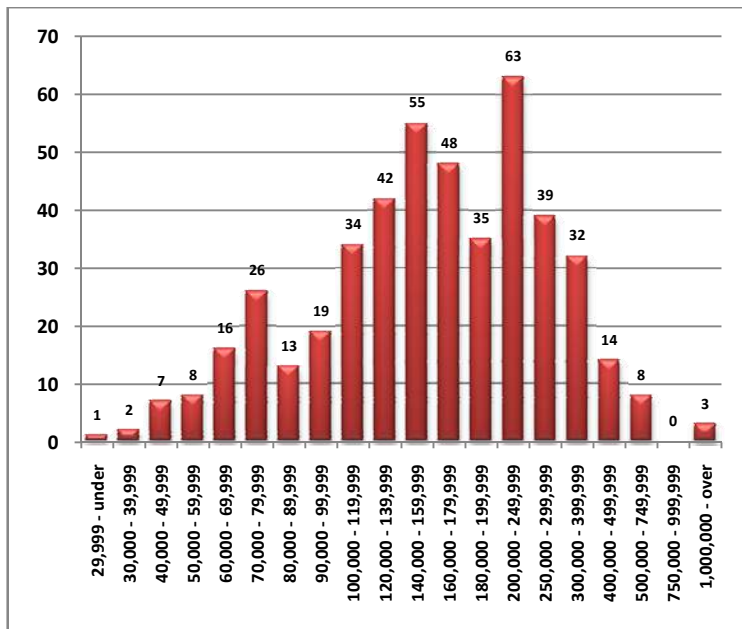
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Sale Price by Bedroom

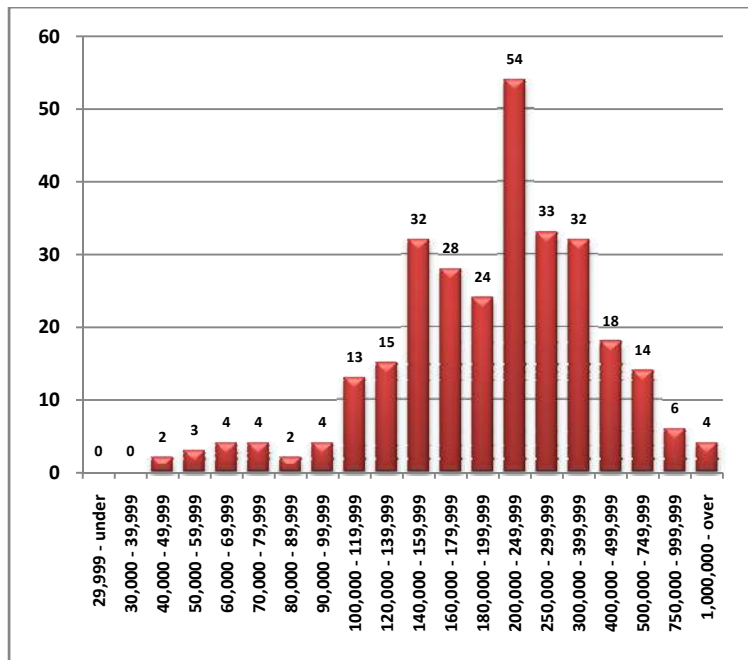
0 to 2 Bedrooms



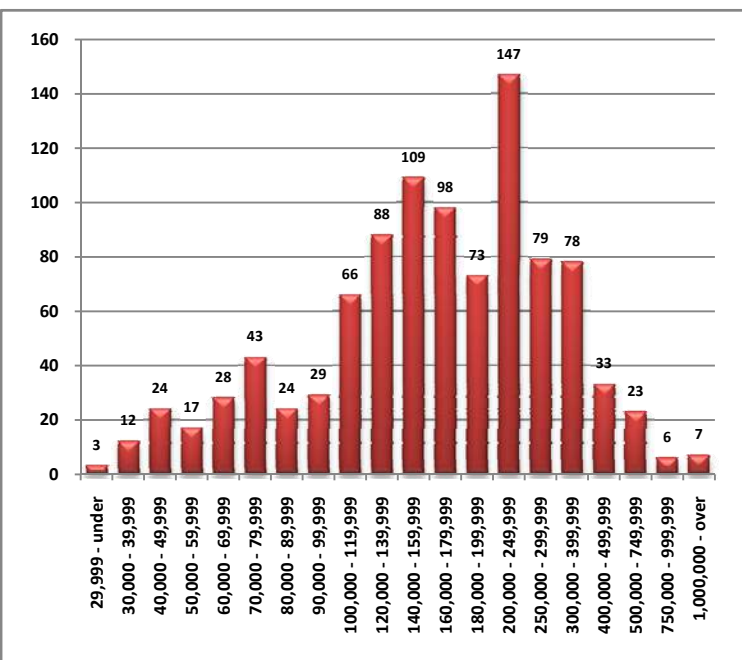
3 Bedrooms



4 or More Bedrooms



Total Bedrooms



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Tucson Association of REALTORS®, Real Estate Trend Indicator

Tucson, AZ

From: 5/01/2009 to 5/31/2009

Statistics generated on: 6/03/09

| 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 | 3 | | | 1 | 4 | 3 | N | 802 | 1 -30 Days | 303 | |
| \$30,000 to \$39,999 | 27 | 7 | | 4 | 38 | 12 | NE | 383 | 31-60 Days | 202 | |
| \$40,000 to \$49,999 | 57 | 11 | | 8 | 76 | 24 | NW | 1,682 | 61 - 90 Days | 144 | |
| \$50,000 to \$59,999 | 80 | 12 | 3 | 7 | 102 | 17 | XNE | 19 | 91-120 Days | 108 | |
| \$60,000 to \$69,999 | 98 | 27 | 2 | 4 | 131 | 28 | XNW | 114 | 121 - 180 Days | 126 | |
| \$70,000 to \$79,999 | 133 | 24 | 2 | 11 | 170 | 43 | C | 745 | Over 180 Days | 104 | |
| \$80,000 to \$89,999 | 120 | 27 | 6 | 13 | 166 | 24 | E | 343 | Avg. Days on Market | | |
| \$90,000 to \$99,999 | 162 | 35 | 3 | 17 | 217 | 29 | S | 401 | 85 | | |
| \$100,000 to \$119,999 | 306 | 66 | 13 | 24 | 409 | 66 | SE | 459 | Avg. Sold Price | | |
| \$120,000 to \$139,999 | 441 | 80 | 23 | 29 | 573 | 88 | SW | 422 | \$204,125 | | |
| \$140,000 to \$159,999 | 472 | 93 | 18 | 28 | 611 | 109 | XSW | 257 | Avg. Median Price | | |
| \$160,000 to \$179,999 | 463 | 76 | 14 | 21 | 574 | 98 | XS | 490 | \$170,000 | | |
| \$180,000 to \$199,999 | 429 | 68 | 8 | 27 | 532 | 73 | W | 343 | New Listings | | |
| \$200,000 to \$249,999 | 814 | 88 | 11 | 61 | 974 | 147 | XW | 46 | 1,704 | | |
| \$250,000 to \$299,999 | 597 | 71 | 11 | 31 | 710 | 79 | Sold Units per | | Sales Volume by Area | | |
| \$300,000 to \$349,999 | 390 | 36 | 4 | 10 | 440 | 41 | N | 59 | \$24,414,299 | | |
| \$350,000 to \$399,999 | 341 | 24 | 1 | 15 | 381 | 37 | NE | 47 | \$15,961,375 | | |
| \$400,000 to \$449,999 | 200 | 21 | 2 | 7 | 230 | 17 | NW | 231 | \$57,119,185 | | |
| \$450,000 to \$499,999 | 239 | 14 | | 5 | 258 | 16 | XNE | 0 | \$0 | | |
| \$500,000 to \$749,999 | 543 | 27 | 2 | 12 | 584 | 23 | XNW | 6 | \$785,900 | | |
| \$750,000 to \$999,999 | 255 | 12 | 1 | 9 | 277 | 6 | C | 134 | \$23,808,550 | | |
| \$1,000,000 to \$1,249,999 | 78 | 3 | | 2 | 83 | 3 | E | 78 | \$13,563,401 | | |
| \$1,250,000 to \$1,499,999 | 90 | 1 | | 2 | 93 | 2 | S | 85 | \$8,781,408 | | |
| \$1,500,000 to \$1,999,999 | 86 | 2 | | 1 | 89 | 1 | SE | 109 | \$20,630,906 | | |
| \$2,000,000 to \$2,999,999 | 53 | 2 | | | 55 | 1 | SW | 90 | \$10,164,501 | | |
| \$3,000,000 and over | 29 | 1 | | 1 | 31 | | XSW | 32 | \$4,607,252 | | |
| Totals | 6,506 | 828 | 124 | 350 | 7,808 | 987 | XS | 55 | \$10,702,146 | | |
| | | | | | | | W | 56 | \$10,540,685 | | |
| | | | | | | | XW | 5 | \$392,000 | | |
| | | | | | | | Total Volume | \$201,471,608 | | | |
| | May. 2009 | May. 2008 | % Change | YTD 2009 | YTD 2008 | % Change | | | | | |
| Home Sales Volume | \$201,471,608 | \$269,871,608 | -25.35% | \$846,460,833 | \$1,129,179,211 | -25.04% | | | | | |
| Home Sales Units | 987 | 1,070 | -7.76% | 4,138 | 4,397 | -5.89% | | | | | |
| Average Sales Price (All Residential) | \$204,125 | \$252,216 | -19.07% | \$204,551 | \$256,807 | -20.35% | | | | | |
| Median Sales Price | \$170,000 | \$202,000 | -15.84% | \$166,030 | \$200,000 | -16.99% | | | | | |
| Average Days on Market: | 85 | 77 | 10.39% | 83 | 78 | 6.41% | | | | | |
| Average List Price for Solds: | \$214,527 | \$264,442 | -18.88% | \$216,724 | \$270,000 | -19.73% | | | | | |
| SP/LP % | 95.15% | 95.38% | | 94.38% | 95.11% | | | | | | |
| Pending Contracts | 1,302 | 1,485 | -12.32% | | | | | | | | |
| Active Listings | 6,506 | 8,527 | -23.70% | | | | | | | | |
| New Listings | 1,704 | 2,282 | -25.33% | | | | | | | | |

| Types of Financing | Totals |
|--------------------|--------|
| FHA | 283 |
| VA | 85 |
| Conventional | 334 |
| Carryback | 10 |
| Lease Option | 1 |
| Cash | 254 |
| Other | 20 |

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.

