

Monthly Statistics



NOVEMBER 2009

For Immediate Release
December 7, 2009

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As we get closer to the end of 2009, we can see the positive effects of the tax credit. Home sales volume is up 35.34% over last year. New listings are down 3.16% over last year and down 23.63% over last month. Active listings continue to drop over last year by 20.59% but are up 2.21% over last month.

The extension of the First-Time Home Buyer tax credit should help continue to push the market forward. As you know, Congress has passed new legislation to extend the First-Time Home Buyer Tax Credit of up to \$8,000 to first-time home buyers and up to \$6,500 credit to current home owners until April 30, 2010. [Click here to learn more!](#)

Another positive note is mortgage rates are continuing to fall. According to a survey by Freddie Mac, rates decreased to 4.71%, the lowest since the survey began in 1971. This should continue to help home sales.

While the holiday season is typically slower the numbers show a steady pace. We look forward to seeing the year-end statistics and summary next month.

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.

November 2009 Recap – By Month and by Year - % of Change**Home Sales Volume**

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
November	\$190,456,030	\$140,720,158	35.34%
October	\$207,559,066	\$186,356,109	11.38%
Month % Change	-8.24%	-24.49%	

New Listings

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
November	1,564	1,615	-3.16%
October	2,048	2,032	0.79%
Month % Change	-23.63%	-20.52%	

Average Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
November	\$188,384	\$215,168	-12.45%
October	\$195,258	\$226,435	-13.77%
Month % Change	-3.52%	-4.98%	

Home Sales Units

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
November	1,011	654	54.59%
October	1,063	846	25.65%
Month % Change	-4.89%	-22.70%	

Pending Contracts

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
November	947	677	39.88%
October	1,287	755	70.46%
Month % Change	-26.42%	-10.33%	

Median Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
November	\$162,500	\$177,300	-8.35%
October	\$158,000	\$180,000	-12.22%
Month % Change	2.85%	-1.50%	

Active listings

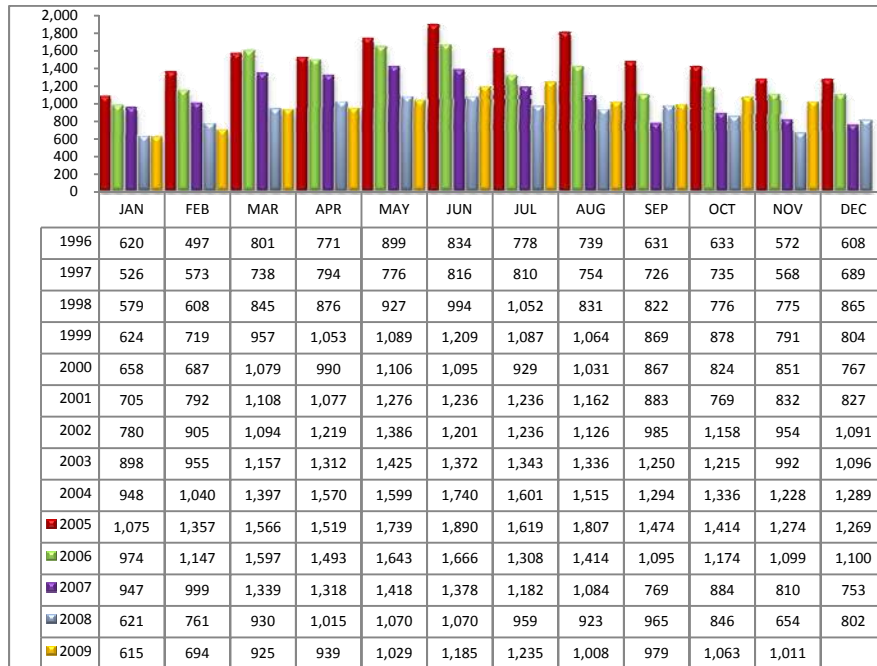
	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
November	6,350	7,996	-20.59%
October	6,213	7,988	-22.22%
Month % Change	2.21%	0.10%	

Active / Sold by Zip Code

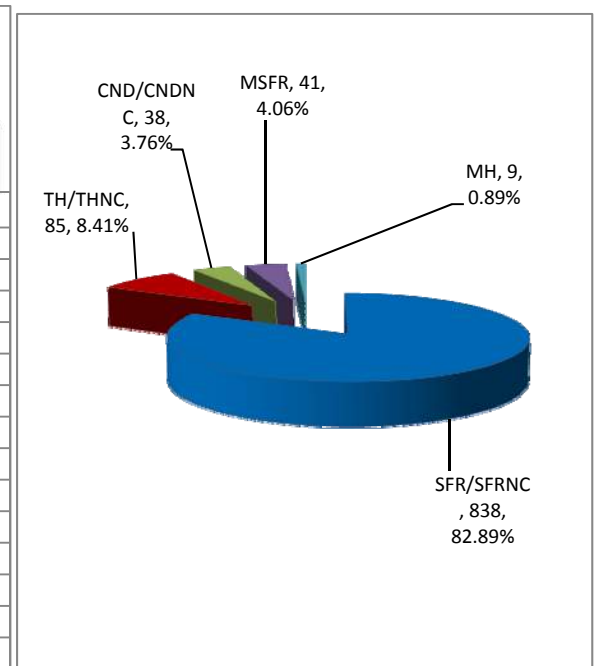
Zip Code	# Active	# Sold	%		Zip Code	# Active	# Sold	%		Zip Code	# Active	# Sold	%		Zip Code	# Active	# Sold	%
85601	10	0	0.00%		85705	144	22	15.28%		85719	169	12	7.10%		85746	167	40	23.95%
85614	293	37	12.63%		85706	138	59	42.75%		85730	179	31	17.32%		85747	120	32	26.67%
85619	22	2	9.09%		85710	260	44	16.92%		85735	97	7	7.22%		85748	103	17	16.50%
85622	73	2	2.74%		85711	143	34	23.78%		85736	40	4	10.00%		85749	204	17	8.33%
85629	218	50	22.94%		85712	158	24	15.19%		85737	238	38	15.97%		85750	304	32	10.53%
85641	211	44	20.85%		85713	209	40	19.14%		85739	240	29	12.08%		85755	252	30	11.90%
85653	173	28	16.18%		85714	31	6	19.35%		85741	131	31	23.66%		85756	123	32	26.02%
85658	222	23	10.36%		85715	133	21	15.79%		85742	196	37	18.88%		85757	84	22	26.19%
85701	39	2	5.13%		85716	150	22	14.67%		85743	234	53	22.65%					
85704	183	20	10.93%		85718	417	34	8.15%		85745	242	33	13.64%					

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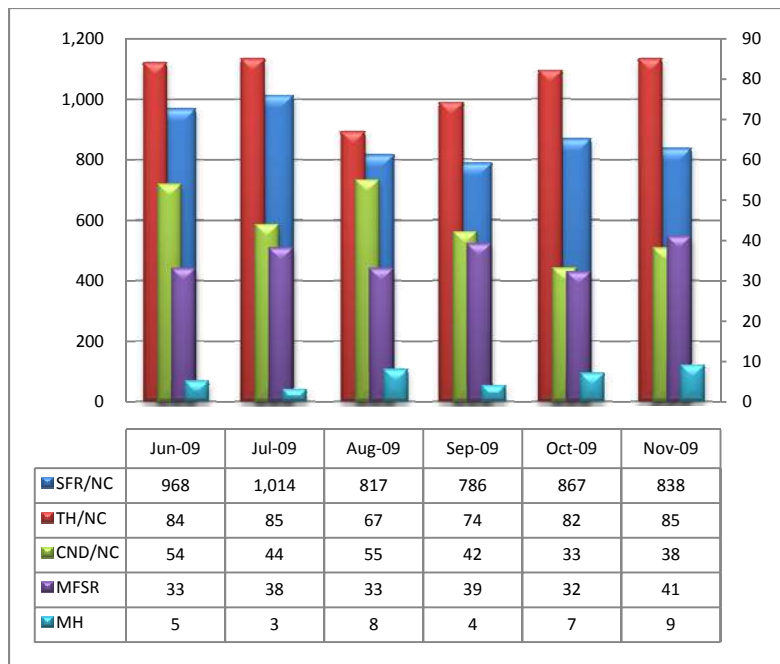
Total Unit Sales – November 2009



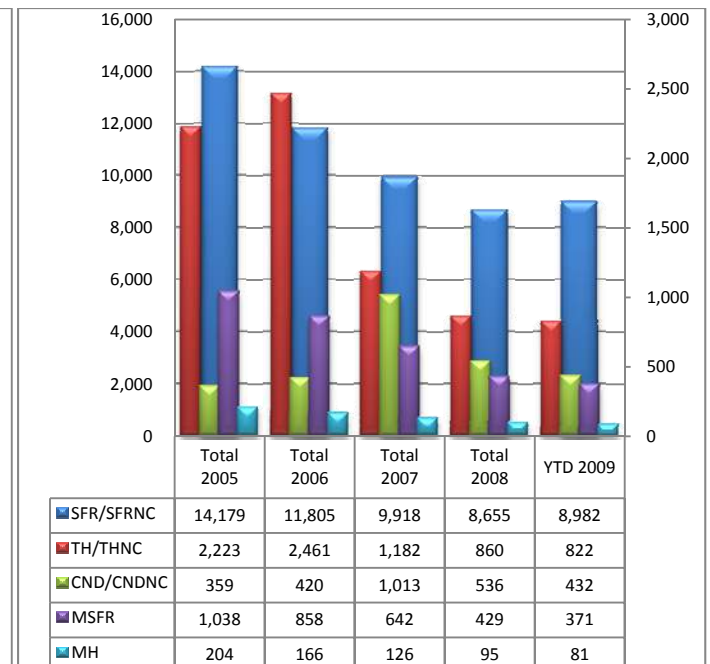
Unit Sales – Breakdown by Type



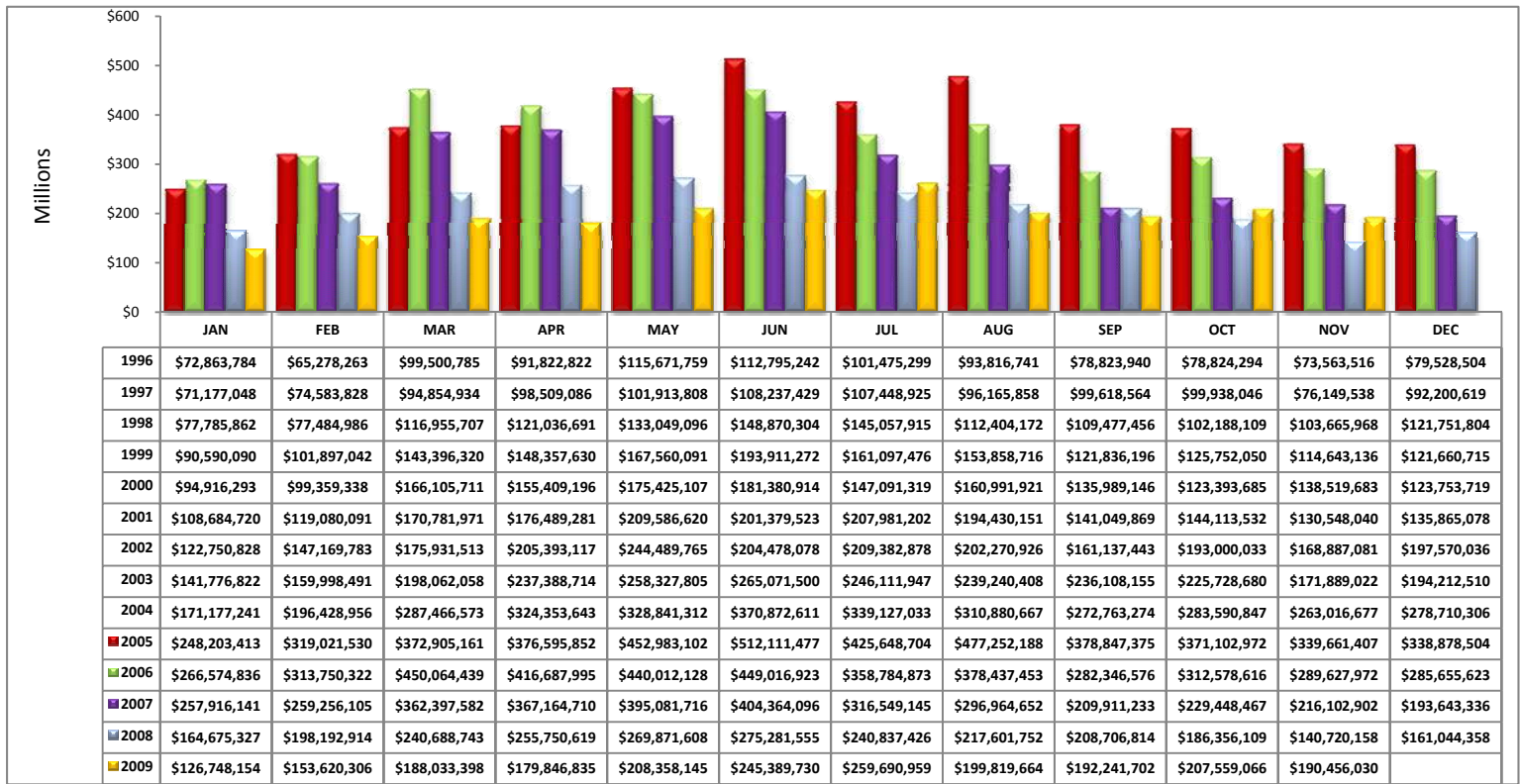
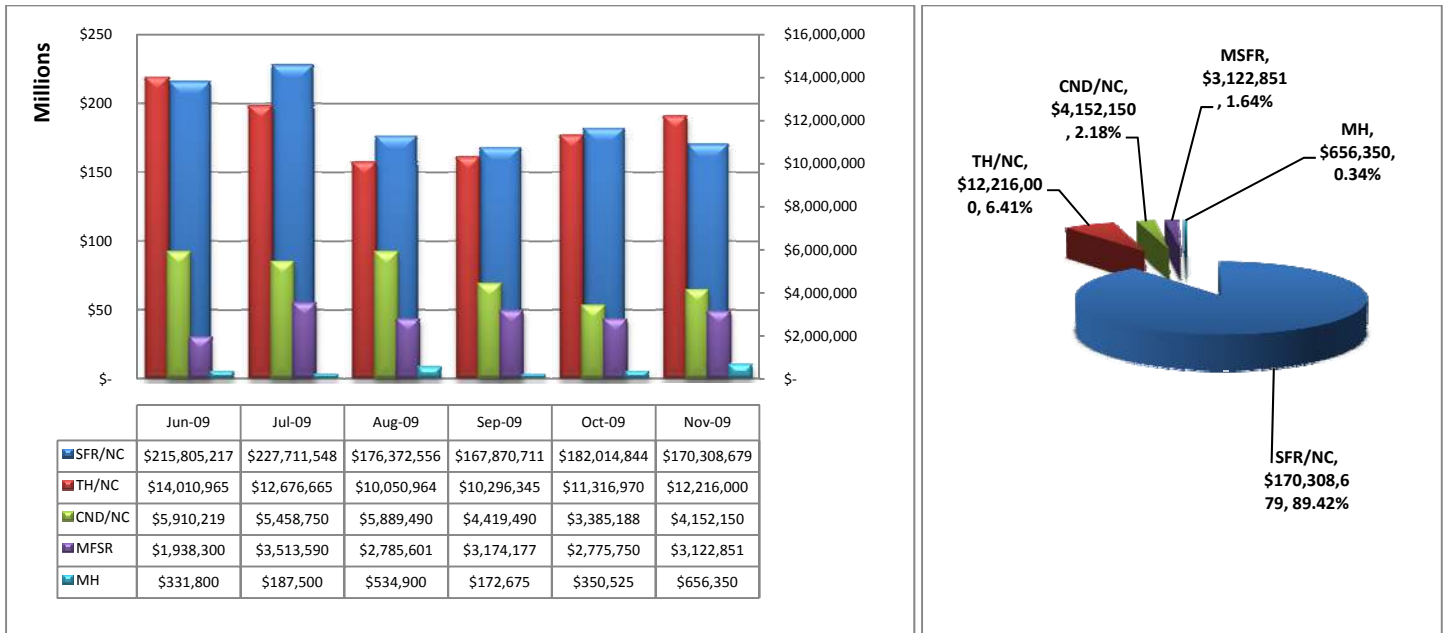
Total Unit Sales By Type - Monthly Comparison



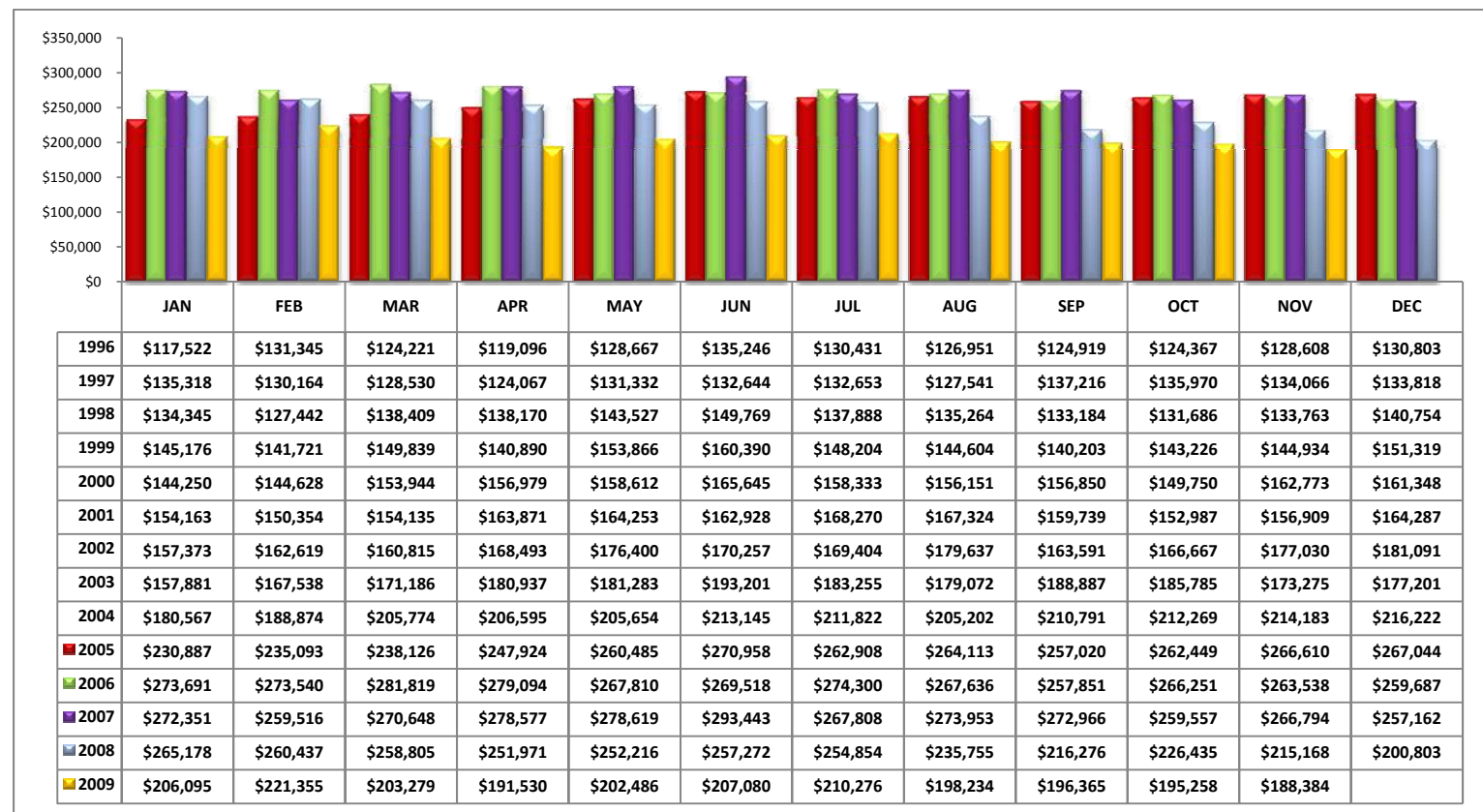
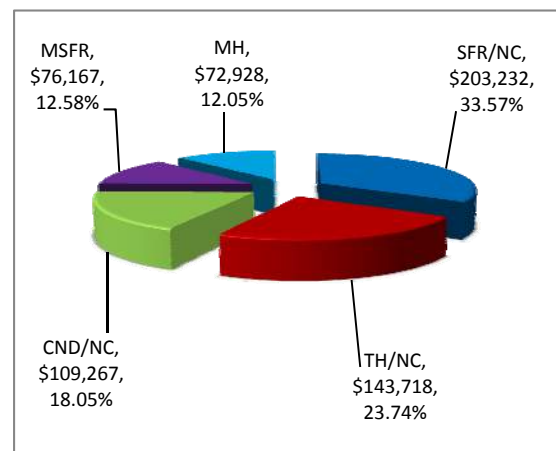
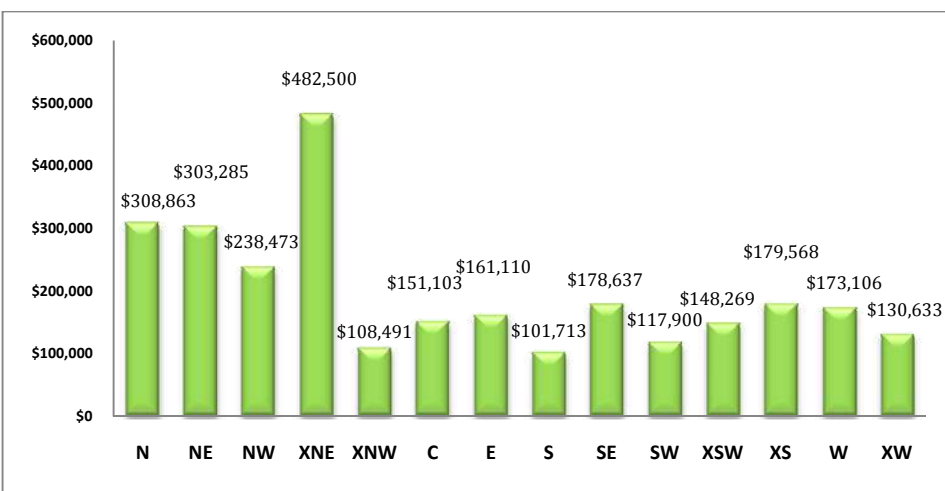
YTD Annual Comparison – Breakdown by Type



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Total Sales Volume - November 2009**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

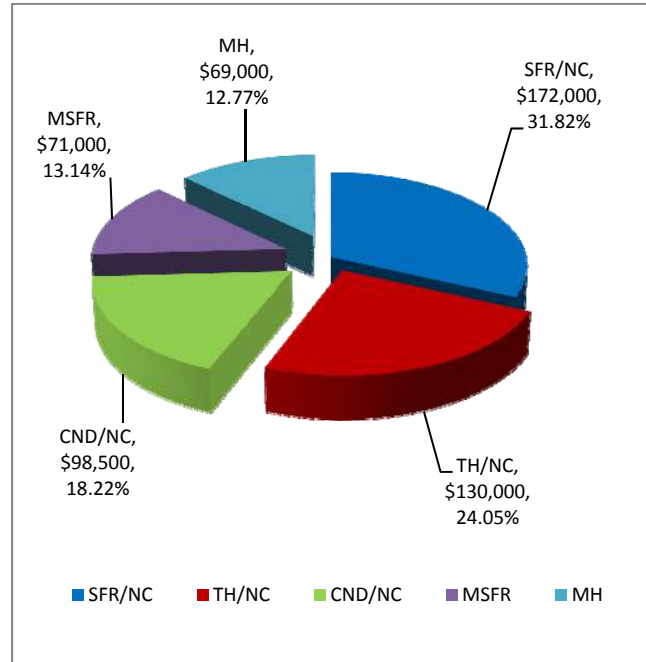
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Average Sales Price – November 2009**Average Sales Price by Type – November 2009****Average Sale Price per Area – November 2009**

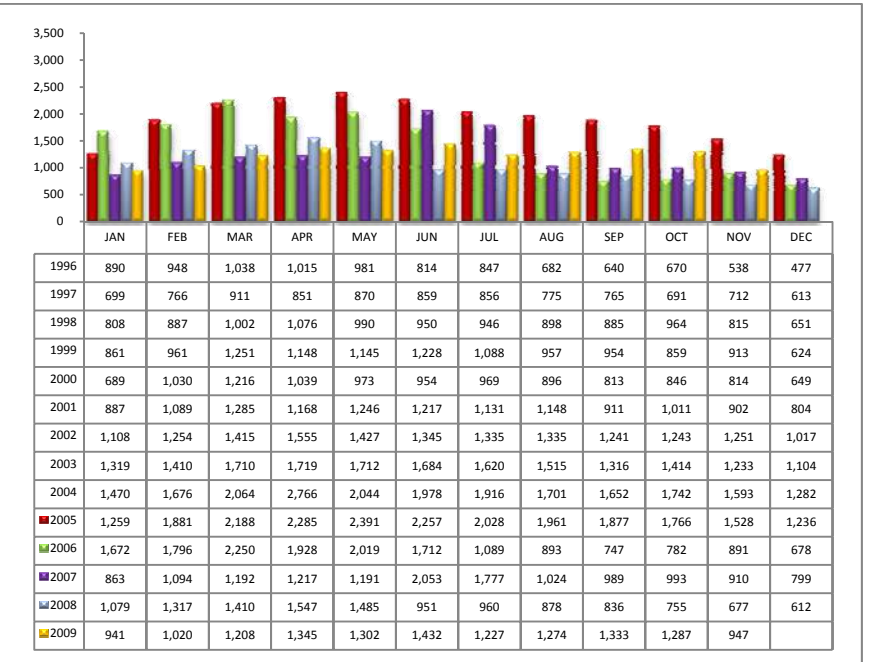
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NOVEMBER 2009 RESIDENTIAL SALES STATISTICS

Median Sale Price – by Type

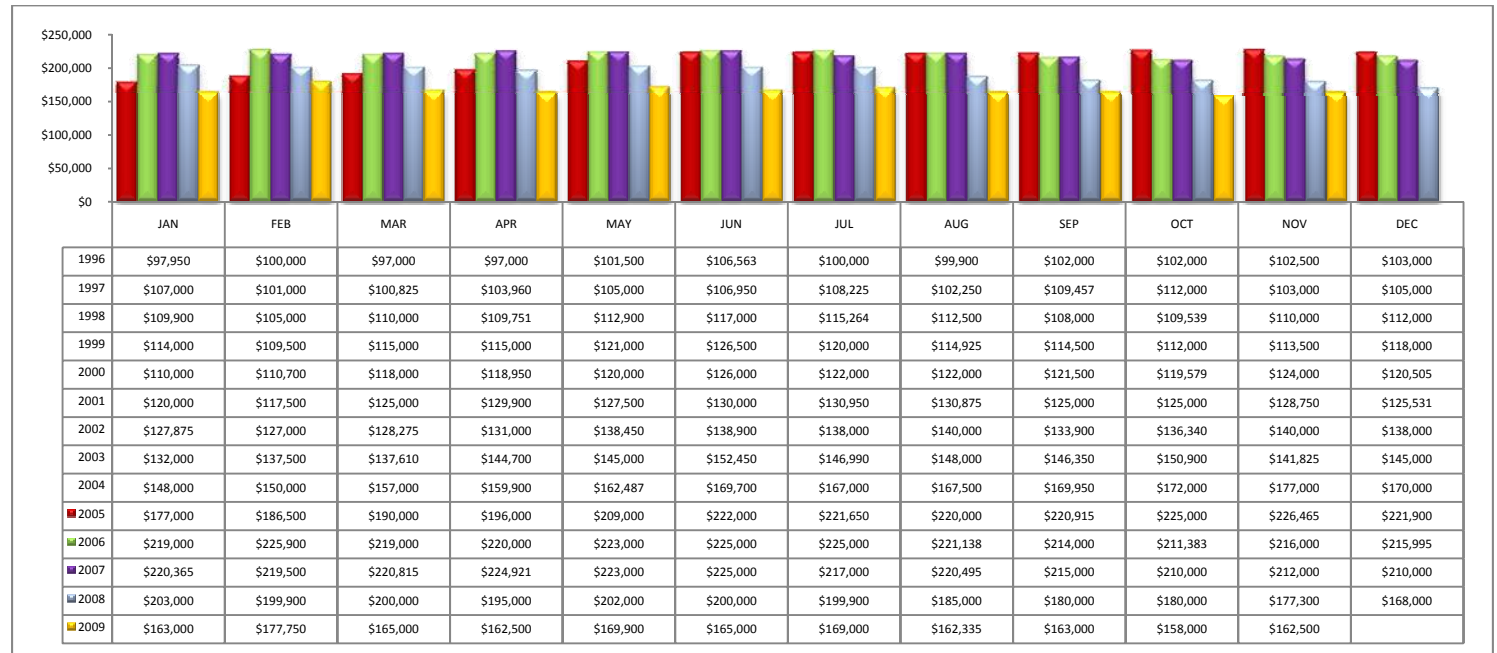


Total Listings Under Contract

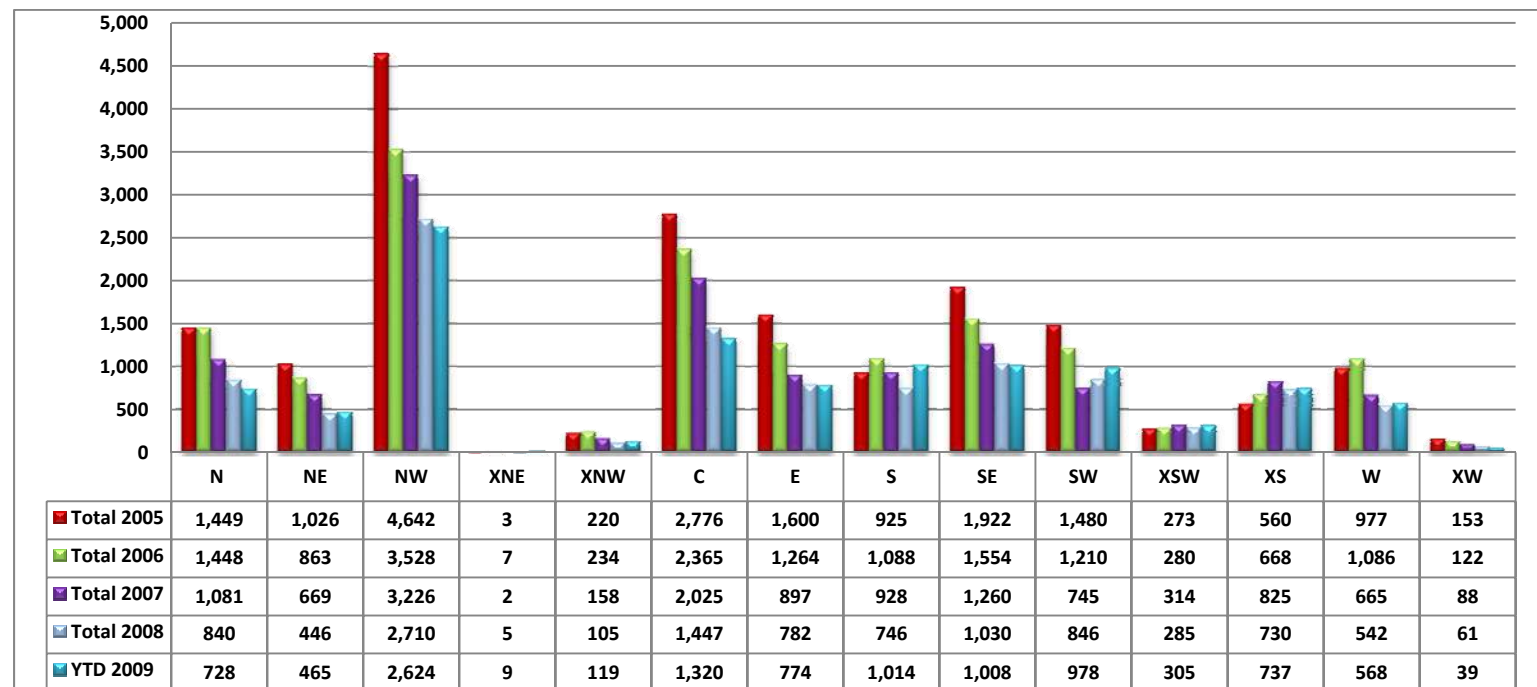


****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price – November 2009



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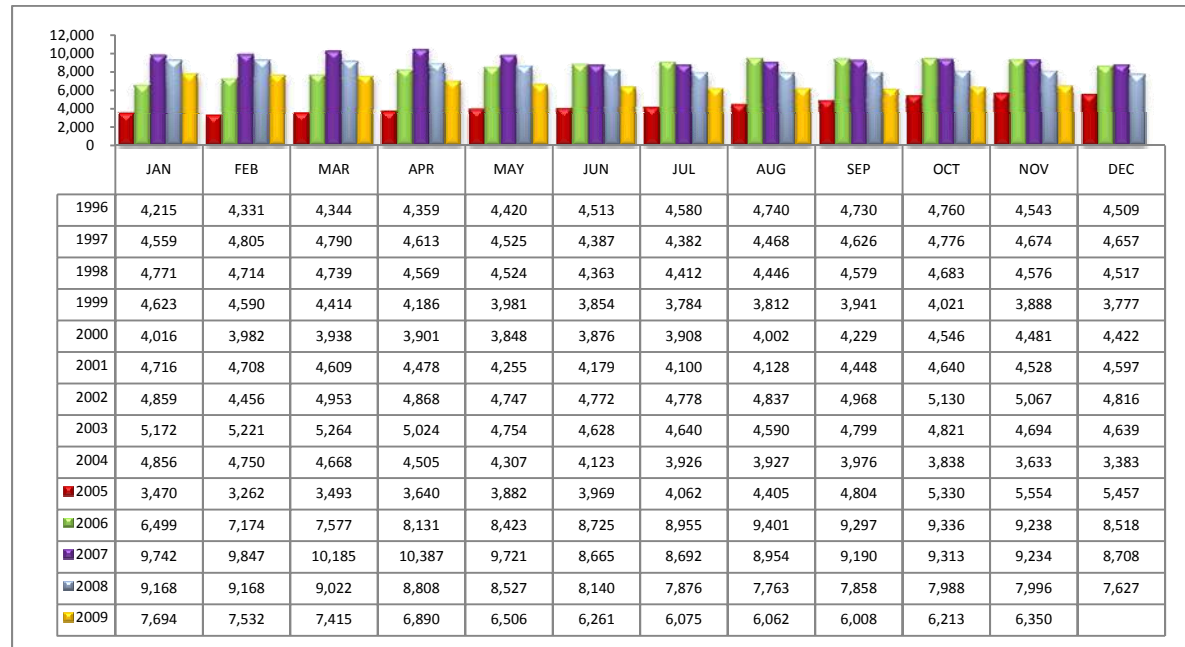
Number of Sold Listings by Area – Annual Comparison**Average Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 211,606	\$ 308,385	\$ 530,031	\$ 575,000	\$ 325,793
NE	\$ 151,286	\$ 256,943	\$ 389,567	\$ 414,800	\$ 303,285
NW	\$ 209,483	\$ 196,341	\$ 317,994	\$ 303,697	\$ 238,473
XNW	\$ 149,192	\$ 70,116	\$ 152,099	\$ 0	\$ 108,491
C	\$ 118,280	\$ 156,098	\$ 209,514	\$ 215,400	\$ 151,103
E	\$ 96,508	\$ 169,042	\$ 195,177	\$ 129,500	\$ 161,110
S	\$ 77,972	\$ 91,314	\$ 140,191	\$ 99,000	\$ 101,713
SE	\$ 58,083	\$ 164,600	\$ 230,393	\$ 192,500	\$ 178,637
SW	\$ 76,767	\$ 111,722	\$ 146,858	\$ 0	\$ 117,900
XSW	\$ 163,267	\$ 131,396	\$ 0	\$ 0	\$ 148,269
XS	\$ 156,531	\$ 180,529	\$ 187,918	\$ 218,949	\$ 179,568
W	\$ 91,247	\$ 164,978	\$ 249,908	\$ 530,000	\$ 173,106
XW	\$ 0	\$ 58,000	\$ 166,950	\$ 0	\$ 130,633
XNE	\$ 470,000	\$ 495,000	\$ 0	\$ 0	\$ 482,500

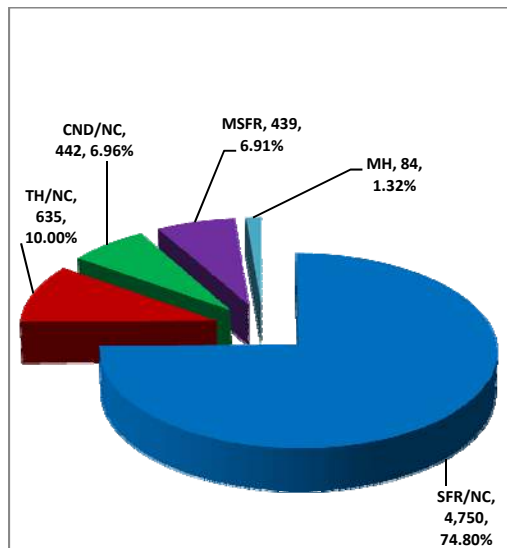
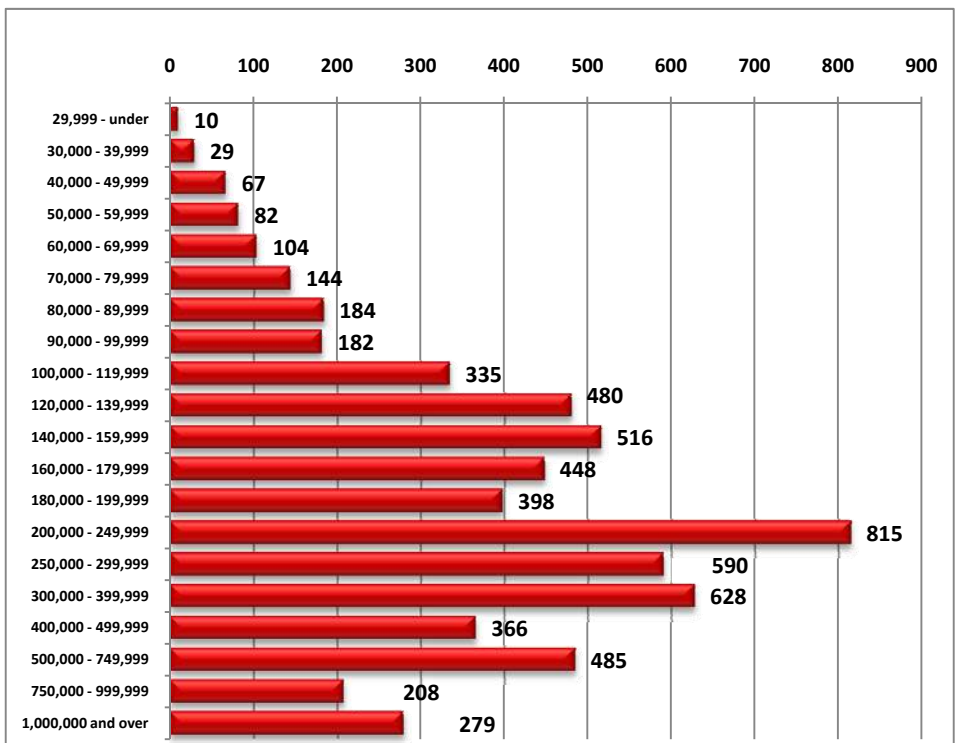
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	30	13	13	4	60
NE	7	17	15	5	44
NW	52	123	71	16	262
XNW	3	10	6	0	19
C	37	63	11	4	115
E	12	33	16	1	62
S	9	68	24	1	102
SE	6	50	27	2	85
SW	13	40	27	0	80
XSW	18	16	0	0	34
XS	18	33	27	4	82
W	17	30	12	2	61
XW	0	1	2	0	3
XNE	1	1	0	0	2

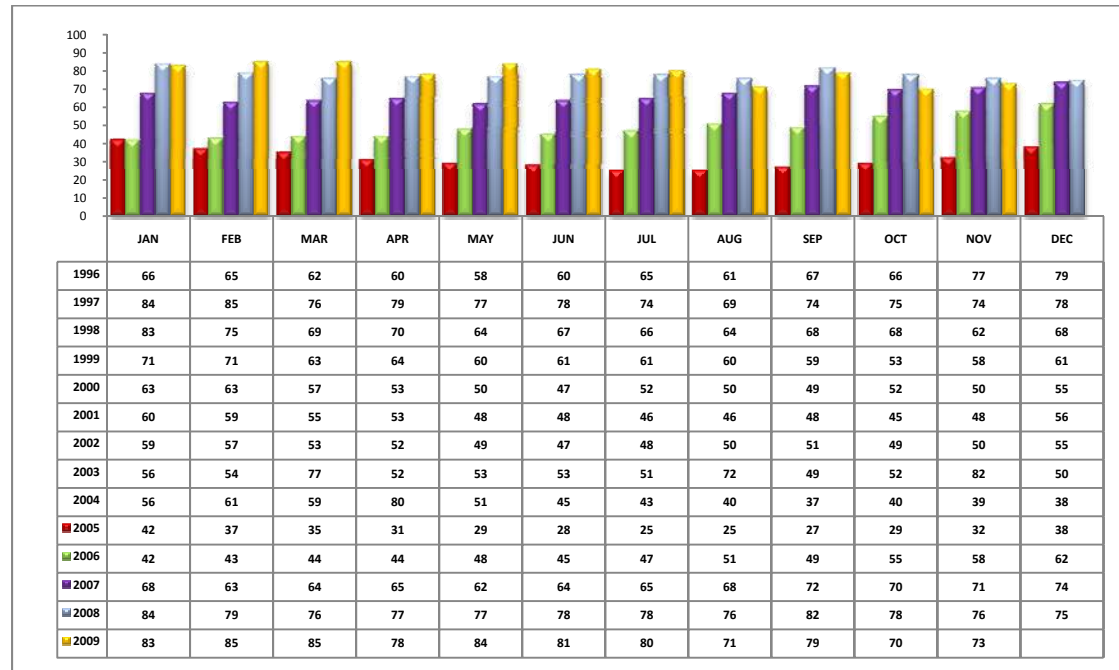
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Active Listings - November 2009

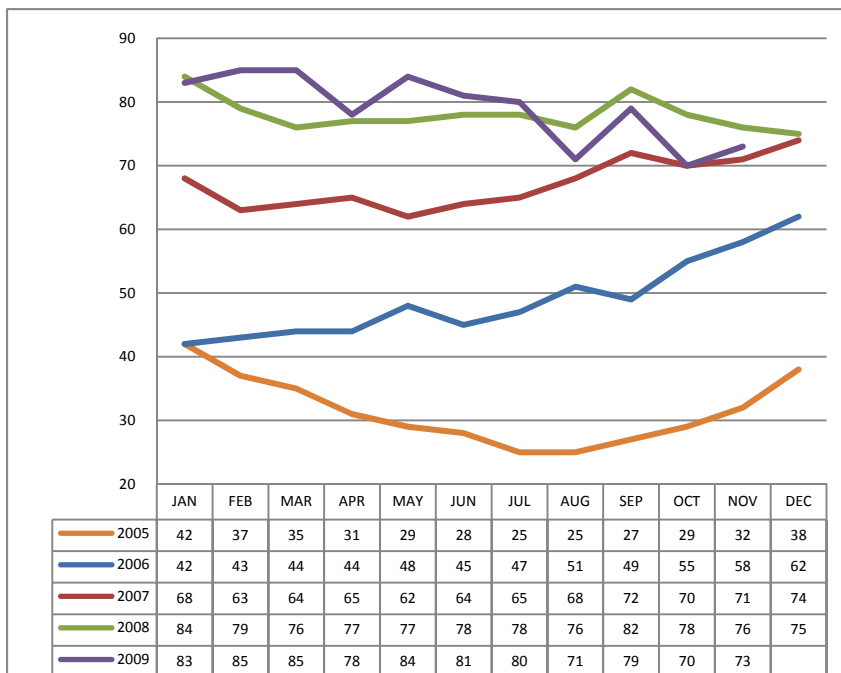
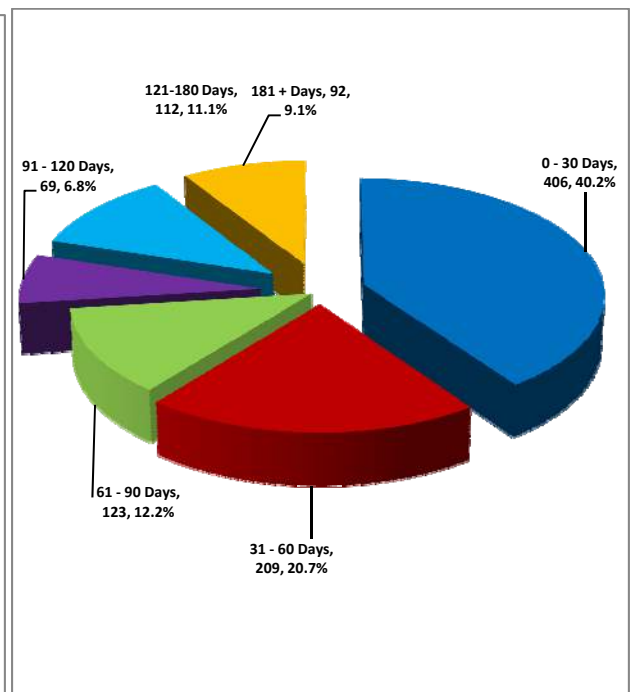
Area	# of Listings
N	697
NE	400
NW	1,643
XNE	22
XNW	122
C	790
E	379
S	310
SE	425
SW	423
XSW	326
XS	420
W	330
XW	63

Active Listings Unit Breakdown**Active Listings Price Breakdown**

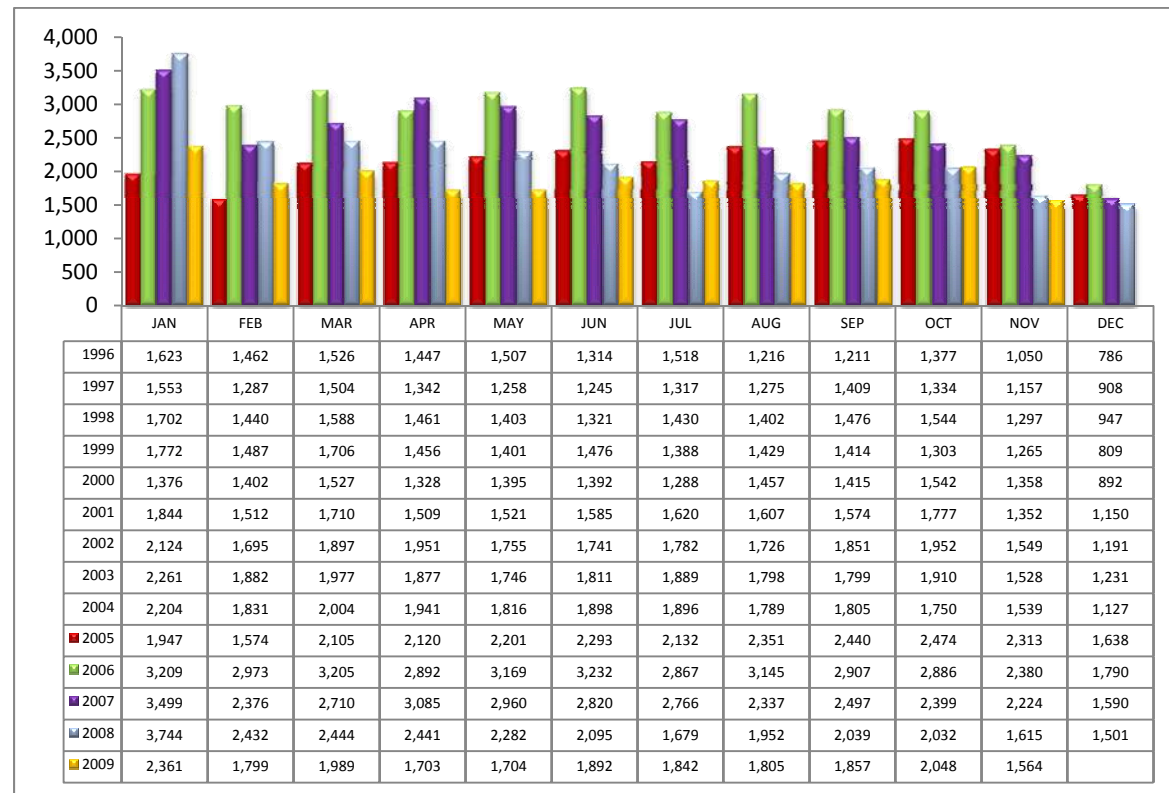
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Average Days on Market/Listing - November 2009

Area	Avg. DOM
N	85
NE	87
NW	85
XNE	292
XNW	96
C	65
E	65
S	60
SE	45
SW	54
XSW	107
XS	64
W	86
XW	51

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

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New Listings – November 2009

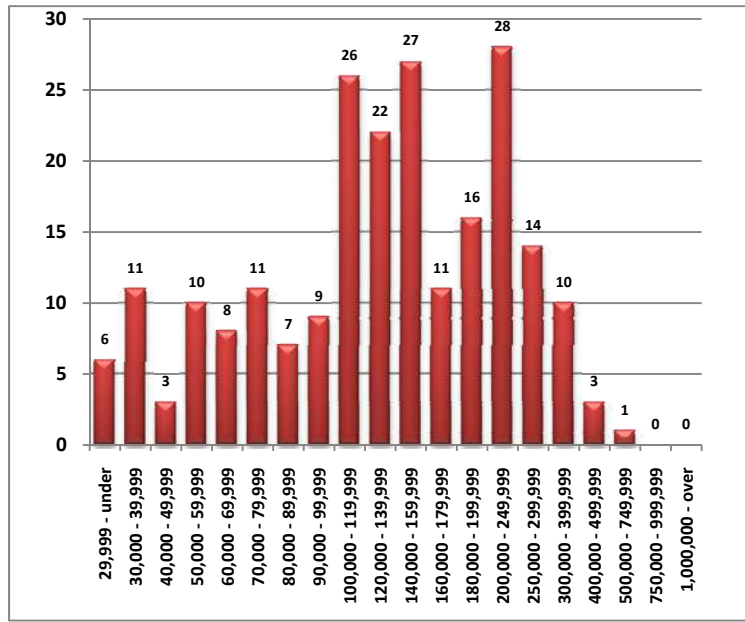
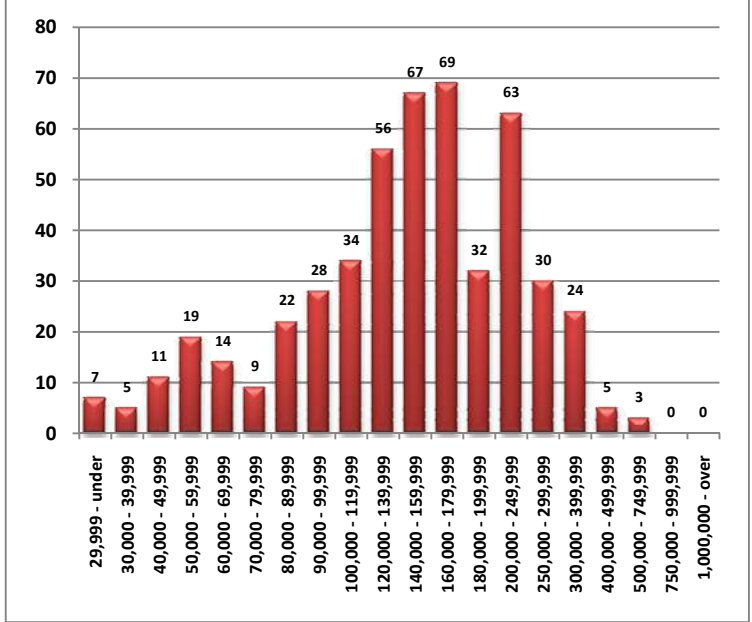
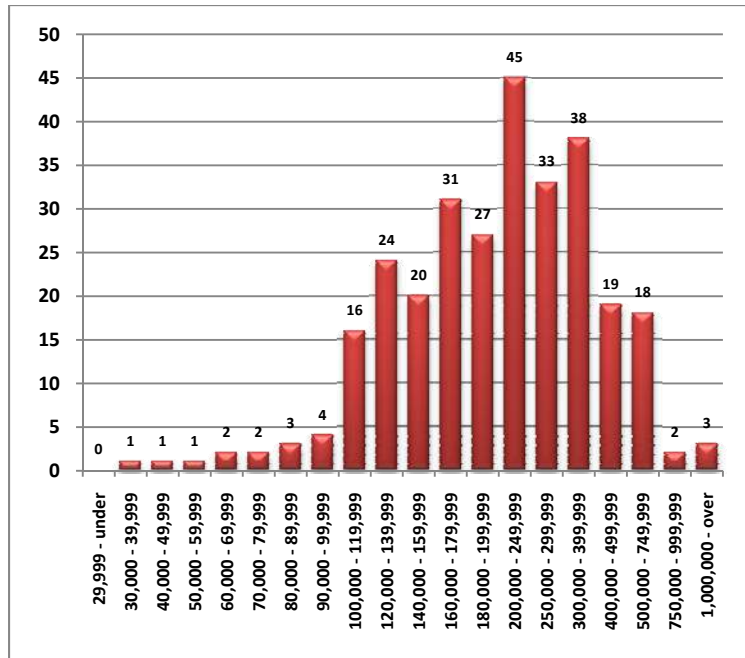
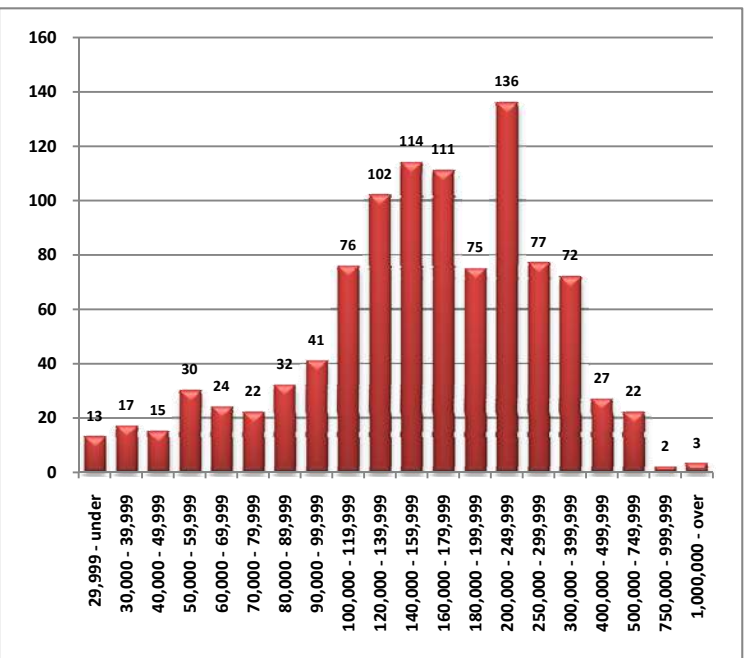
Area	# of Listings
N	152
NE	69
NW	388
XNE	2
XNW	20
C	200
E	107
S	120
SE	124
SW	124
XSW	73
XS	93
W	81
XW	11

*Includes properties that were re-listed

Misc. MLS Information – November 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 2009	421	522	10	51
August 2009	376	442	14	59
September 2009	359	446	16	47
October 2009	339	411	21	49
November 2009	319	408	10	51
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: 11/01/2009 to 11/30/2009

Statistics generated on: 12/03/09

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	10	5		3	18	13	N	697	1 -30 Days	406
\$30,000 to \$39,999	29	4		2	35	17	NE	400	31-60 Days	209
\$40,000 to \$49,999	67	11		5	83	15	NW	1,643	61 - 90 Days	123
\$50,000 to \$59,999	82	17	2	9	110	30	XNE	22	91-120 Days	69
\$60,000 to \$69,999	104	11	3	7	125	24	XNW	122	121 - 180 Days	112
\$70,000 to \$79,999	144	14	5	10	173	22	C	790	Over 180 Days	92
\$80,000 to \$89,999	184	23	8	10	225	32	E	379	Avg. Days on Market 73	
\$90,000 to \$99,999	182	19	6	10	217	41	S	310		
\$100,000 to \$119,999	335	58	15	25	433	76	SE	425	Avg. Sold Price \$188,384	
\$120,000 to \$139,999	480	76	13	27	596	102	SW	423	Avg. Median Price \$162,500	
\$140,000 to \$159,999	516	52	22	22	612	114	XSW	326		
\$160,000 to \$179,999	448	47	15	25	535	111	XS	420	New Listings	
\$180,000 to \$199,999	398	41	12	16	467	75	W	330	1,564	
\$200,000 to \$249,999	815	53	12	30	910	136	XW	62	Sales Volume by Area	
\$250,000 to \$299,999	590	36	5	19	650	77	Sold Units per		\$18,531,800	
\$300,000 to \$349,999	350	16	5	8	379	44	N	60	\$13,344,525	
\$350,000 to \$399,999	278	29	2	13	322	28	NE	44	\$62,479,802	
\$400,000 to \$449,999	171	11	1	4	187	17	NW	262	\$965,000	
\$450,000 to \$499,999	195	5	1	1	202	10	XNE	2	\$2,061,331	
\$500,000 to \$749,999	485	11	2	13	511	22	XNW	19	\$17,376,790	
\$750,000 to \$999,999	208	8		2	218	2	C	115	\$9,988,829	
\$1,000,000 to \$1,249,999	62	2		2	66	1	E	62	\$10,374,714	
\$1,250,000 to \$1,499,999	78	1		0	79	1	S	102	\$15,184,111	
\$1,500,000 to \$1,999,999	61	3		0	64	1	SE	85	\$9,432,036	
\$2,000,000 to \$2,999,999	52	1		1	54	0	SW	80	\$5,041,140	
\$3,000,000 and over	26	0		0	26	0	XSW	34	\$14,724,602	
Totals	6,350	554	129	264	7,297	1,011	XS	82	\$10,559,450	
							W	61	\$391,900	
							XW	3	Total Volume	
							Total Volume		\$190,456,030	
	Oct. 2009	Oct. 2008	% Change	YTD 2009	YTD 2008	% Change				
Home Sales Volume	\$190,456,030	\$140,720,158	35.34%	\$2,152,614,996	\$2,407,814,336	-10.60%				
Home Sales Units	1,011	654	54.59%	10,688	9,816	8.88%				
Average Sales Price (All Residential)	\$188,384	\$215,168	-12.45%	\$201,405	\$245,295	-17.89%				
Median Sales Price	\$162,500	\$177,300	-8.35%	\$165,000	\$194,000	-14.95%				
Average Days on Market:	73	76	-3.95%	79	78	1.28%				
Average List Price for Sold:	\$195,745	\$225,808	-13.31%	\$211,845	\$257,650	-17.78%				
SP/LP %	96.24%	95.29%		95.07%	95.20%					
Pending Contracts	947	677	39.88%							
Active Listings	6,350	7,996	-20.59%							
New Listings	1,564	1,615	-3.16%							
							Types of Financing		Totals	
							FHA		352	
							VA		91	
							Conventional		300	
							Carryback		6	
							Cash to Loan		1	
							Cash		235	
							Other		26	

Types of Financing	Totals
FHA	352
VA	91
Conventional	300
Carryback	6
Cash to Loan	1
Cash	235
Other	26

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