

Monthly Statistics



OCTOBER 2009

For Immediate Release
November 5, 2009

CONTACT:

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As we begin the 4th quarter of 2009, we continue to see the absorption of inventory hover around 20%. The YTD change in total home sales volume is only down 13.95%, which is not bad considering the average sales price is down 13.56%.

There are 2048 new listings which is up 10.29% over September. This could be a result of sellers trying to make a last minute effort to take advantage of the November 30th cut off for the tax credit.

Total Days on Market are at 71 but 41.2% are between 0 – 30 days. The top three methods of financing are FHA at 358, Conventional at 299 and Cash at 226.

As we continue to see 2009 to the end, we anticipate an increase for November with many home buyers attempting to take advantage of the \$8000.00 tax credit. We will continue to wait and see if this credit is modified or extended.

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.

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

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
October	\$199,843,277	\$186,356,109	7.24%
September	\$185,933,398	\$208,706,814	-10.91%
Month % Change	7.48%	-10.71%	

Average Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
October	\$195,733	\$226,435	-13.56%
September	\$196,755	\$216,276	-9.03%
Month % Change	-0.52%	4.70%	

Pending Contracts

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
October	1,287	755	70.46%
September	1,333	836	59.45%
Month % Change	-3.45%	-9.69%	

Active listings

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
October	6,213	7,988	-22.22%
September	6,008	7,858	-23.54%
Month % Change	3.41%	1.65%	

New Listings

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
October	2,048	2,032	0.79%
September	1,857	2,039	-8.93%
Month % Change	10.29%	-0.34%	

Home Sales Units

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
October	1,021	846	20.69%
September	945	965	-2.07%
Month % Change	8.04%	-12.33%	

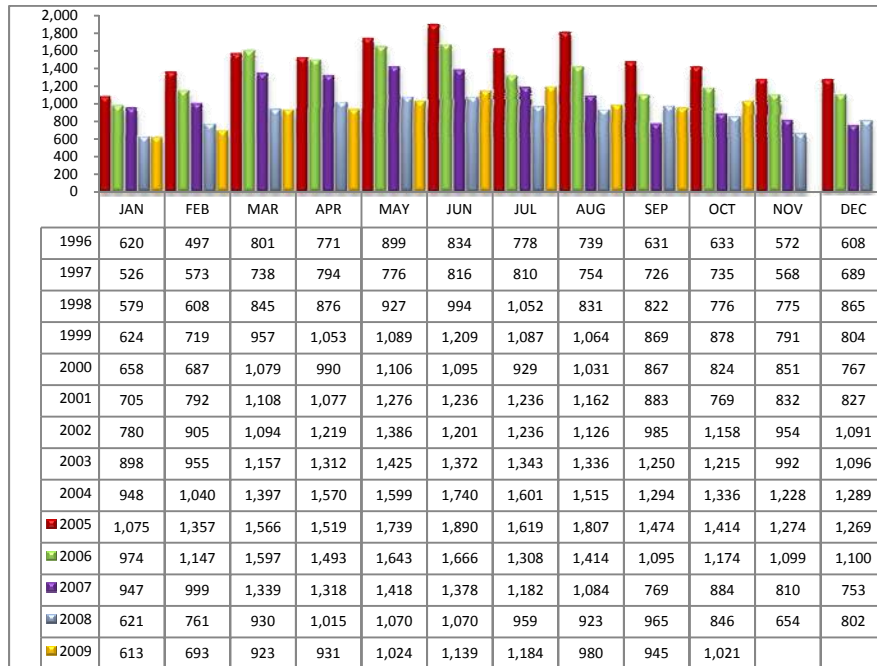
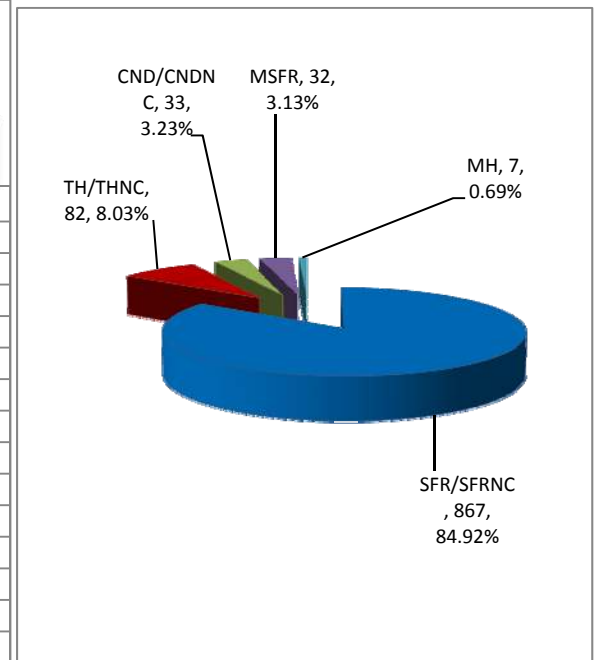
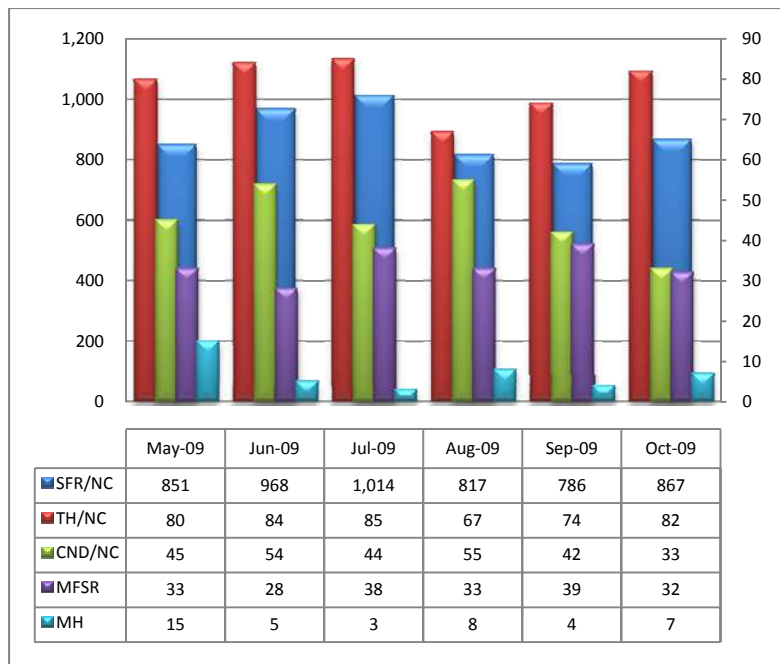
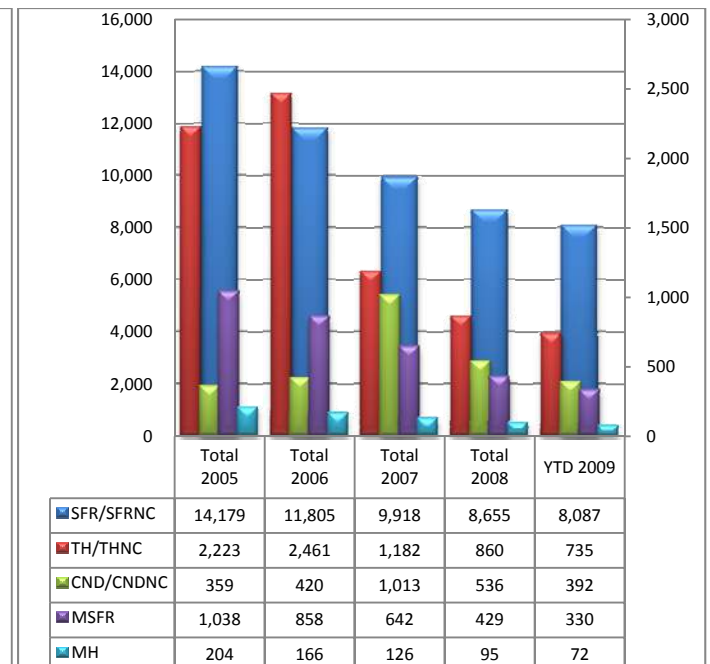
Median Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
October	\$158,900	\$180,000	-11.72%
September	\$163,000	\$180,000	-9.44%
Month % Change	-2.52%	0.00%	

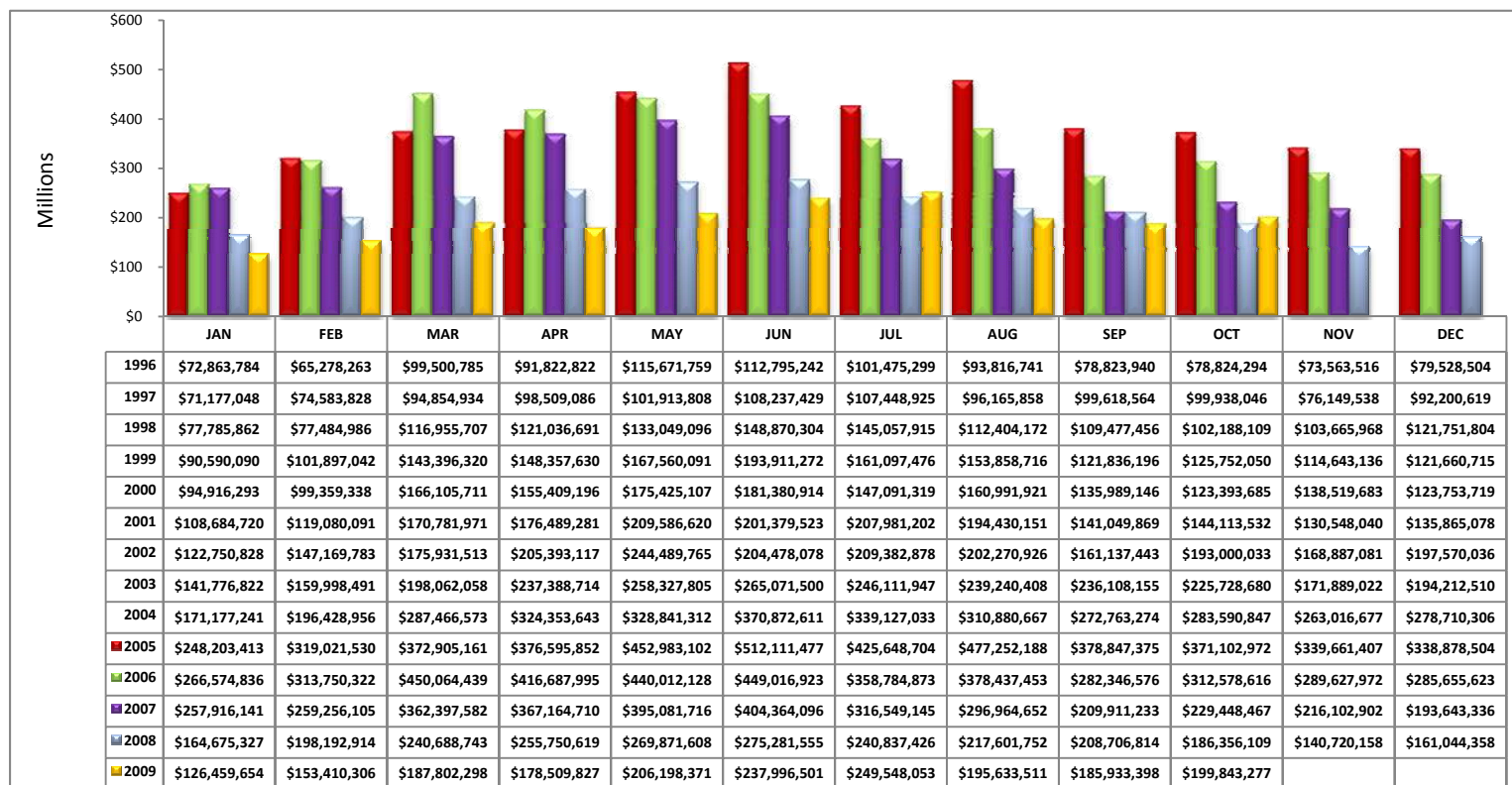
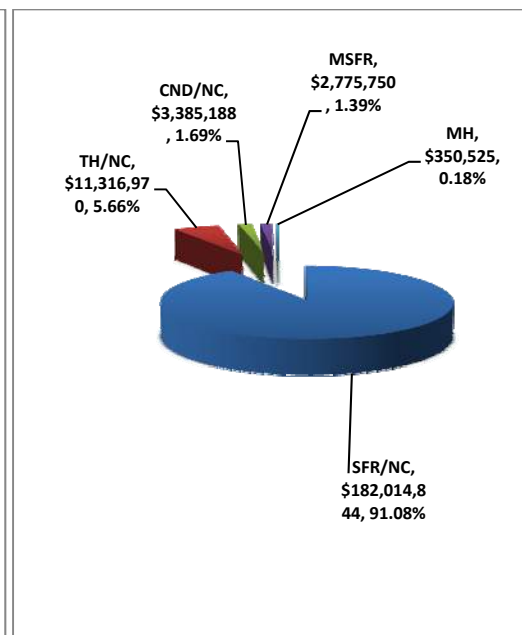
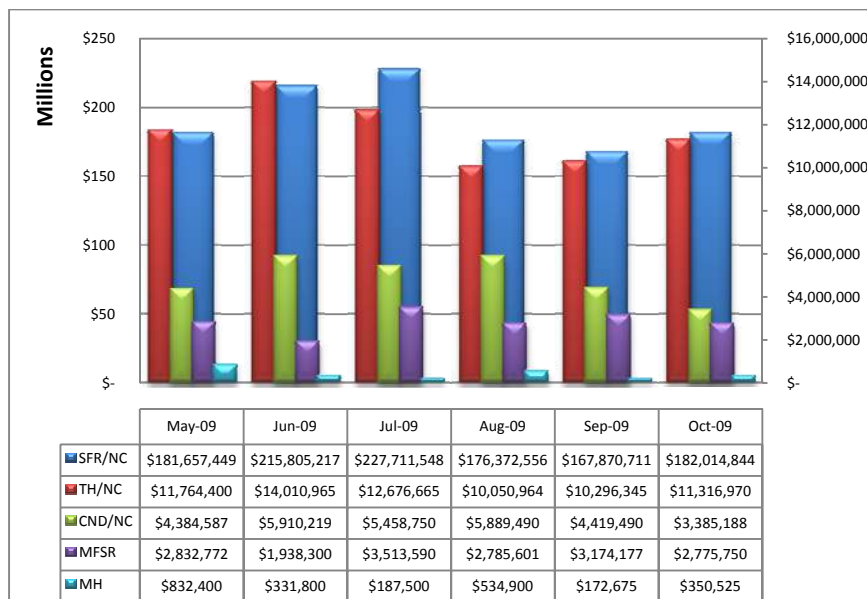
Active / Sold by Zip Code

Zip Code	# Active	# Sold	%		Zip Code	# Active	# Sold	%		Zip Code	# Active	# Sold	%		Zip Code	# Active	# Sold	%
85601	10	0	0.00%		85705	151	26	17.22%		85719	156	22	14.10%		85746	146	52	35.62%
85614	281	20	7.12%		85706	144	54	37.50%		85730	160	45	28.13%		85747	123	41	33.33%
85619	20	0	0.00%		85710	244	51	20.90%		85735	86	2	2.33%		85748	99	26	26.26%
85622	67	2	2.99%		85711	144	20	13.89%		85736	39	1	2.56%		85749	215	17	7.91%
85629	218	40	18.35%		85712	161	22	13.66%		85737	236	36	15.25%		85750	303	29	9.57%
85641	228	42	18.42%		85713	203	45	22.17%		85739	239	21	8.79%		85755	250	19	7.60%
85653	158	26	16.46%		85714	32	13	40.63%		85741	121	32	26.45%		85756	126	29	23.02%
85658	212	12	5.66%		85715	135	18	13.33%		85742	192	50	26.04%		85757	83	32	38.55%
85701	34	4	11.76%		85716	140	30	21.43%		85743	240	38	15.83%					
85704	183	30	16.39%		85718	393	38	9.67%		85745	241	36	14.94%					

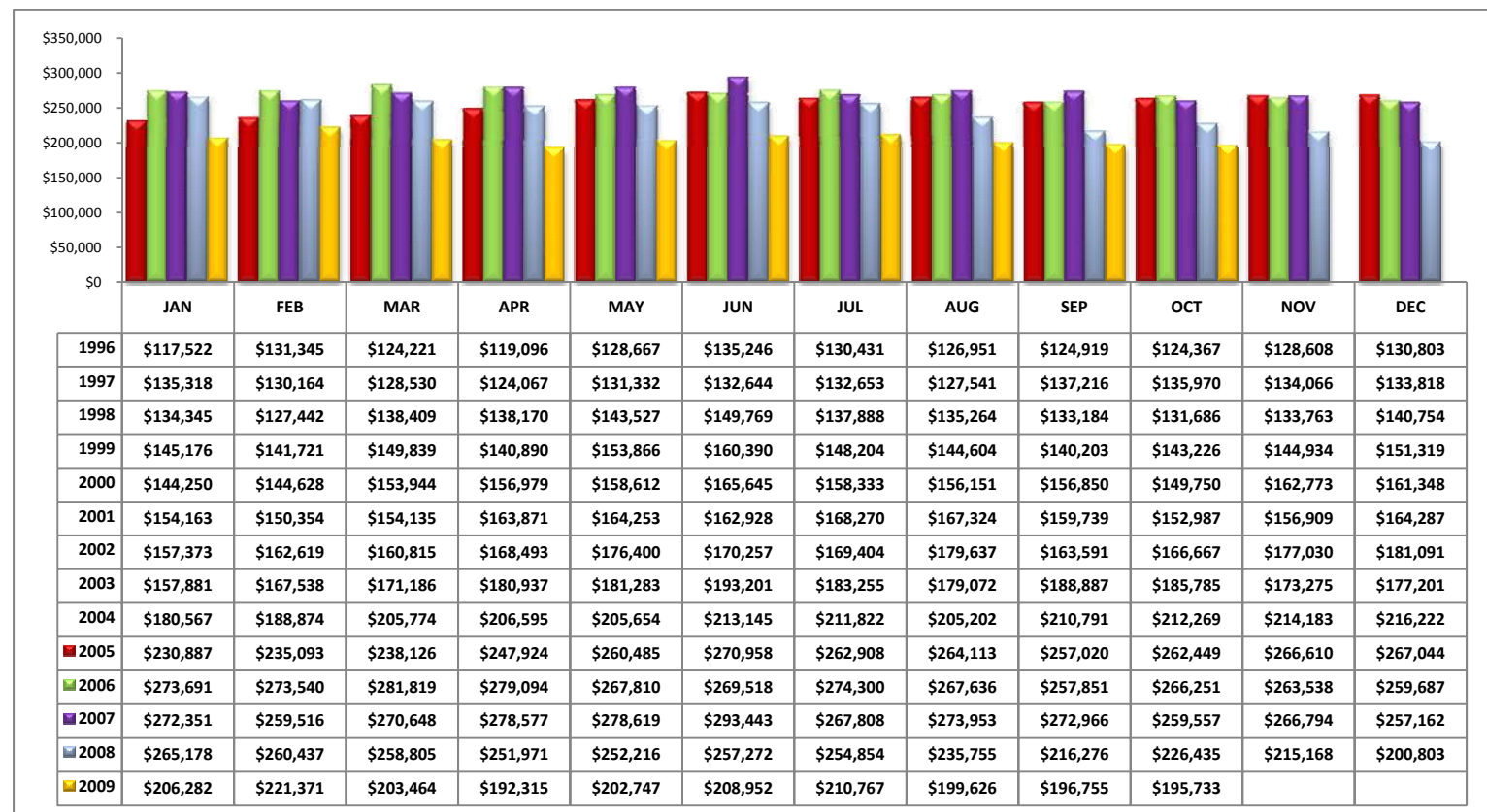
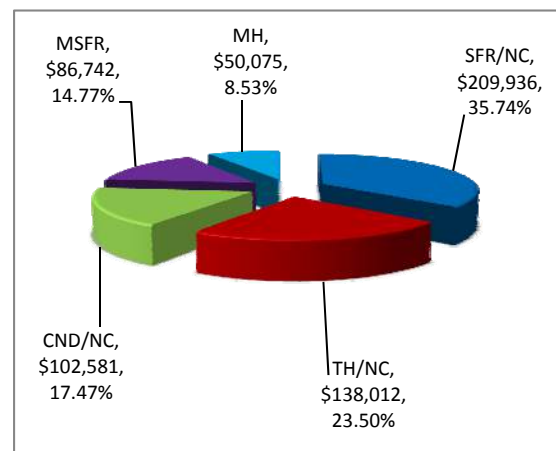
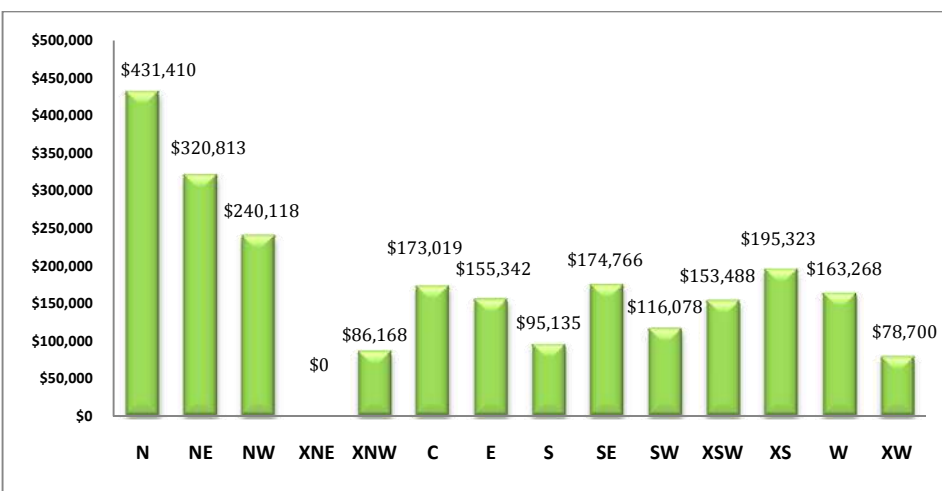
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Total Unit Sales – October 2009**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

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

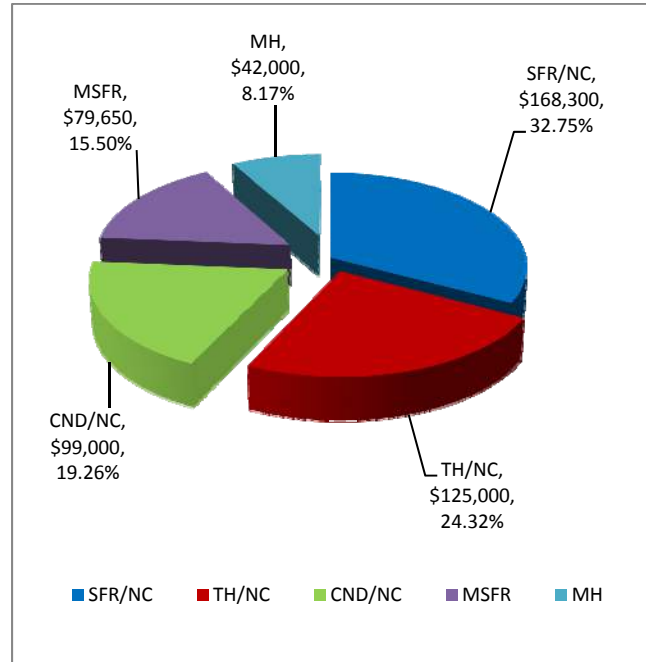
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Average Sales Price – October 2009**Average Sales Price by Type – October 2009****Average Sale Price per Area – October 2009**

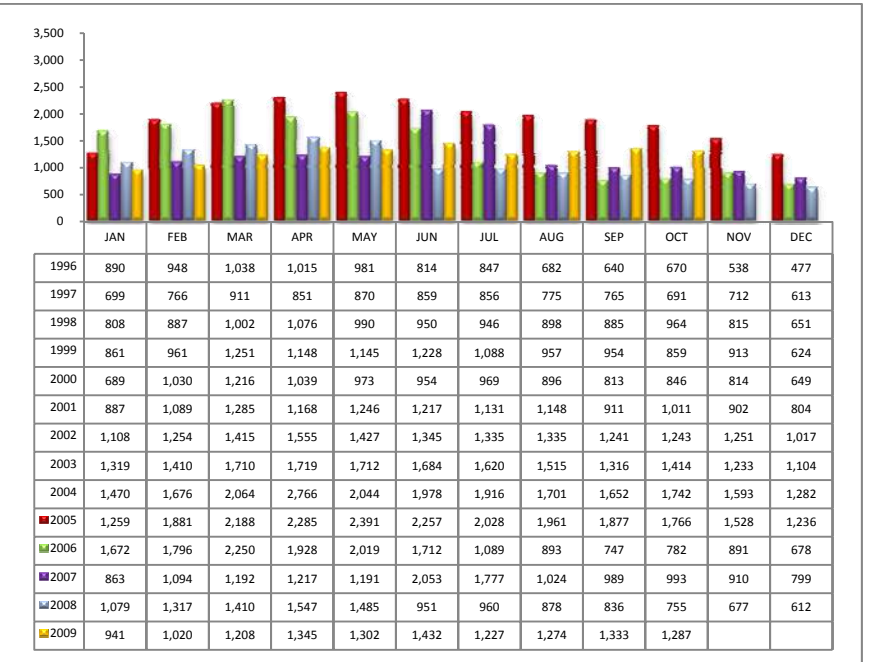
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OCTOBER 2009 RESIDENTIAL SALES STATISTICS

Median Sale Price – by Type

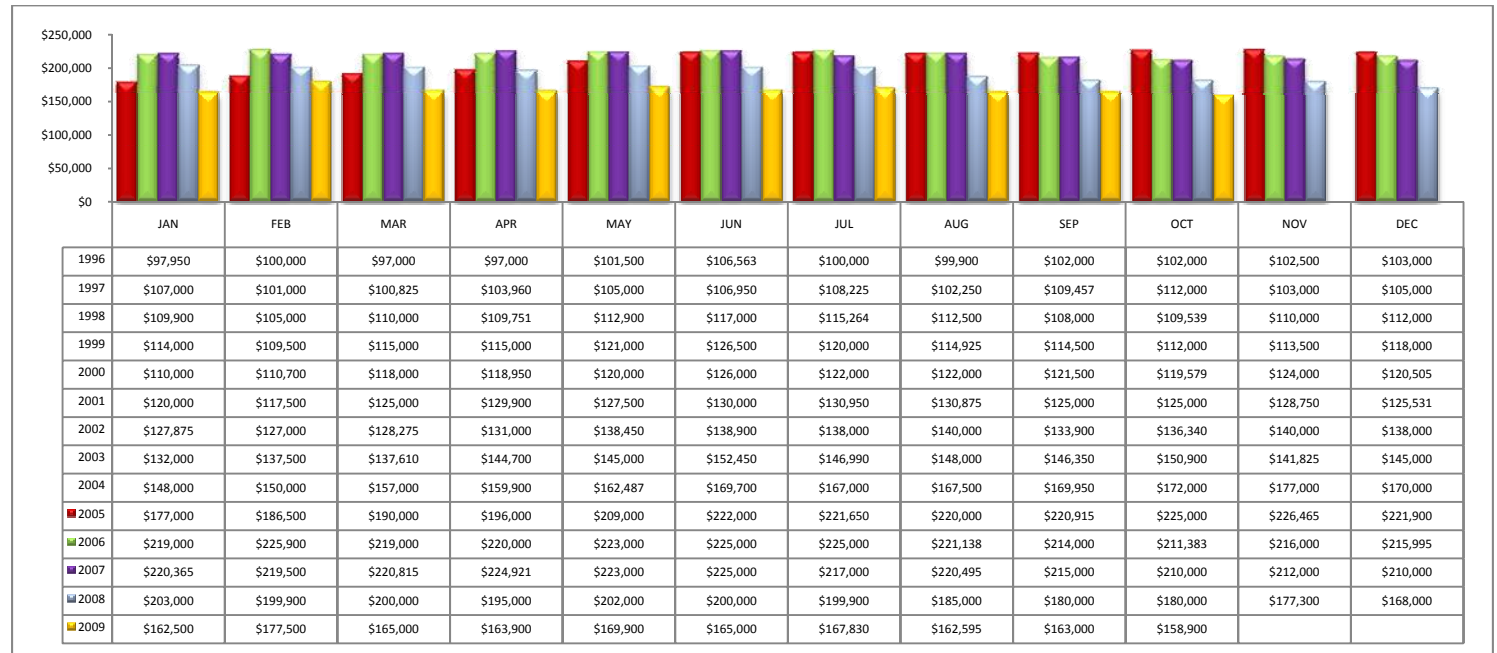


Total Listings Under Contract

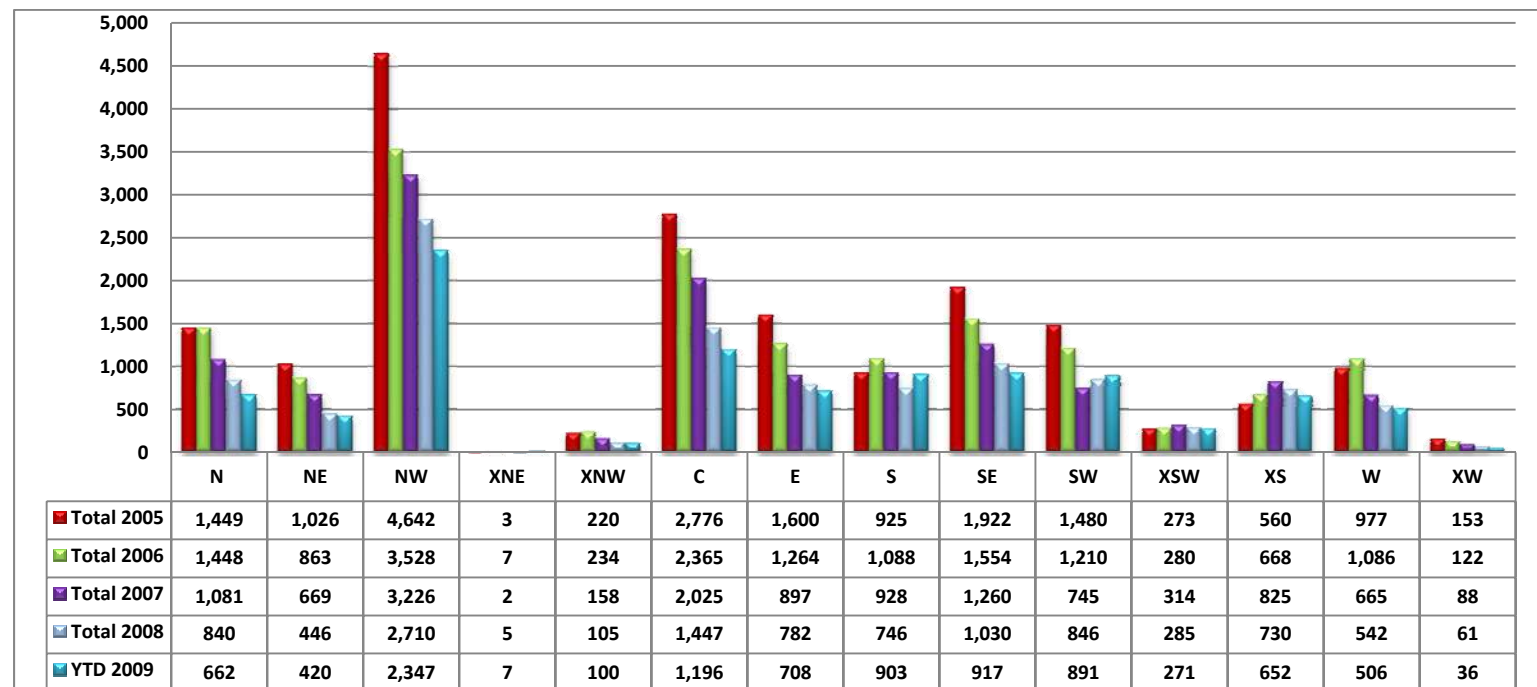


****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price – October 2009



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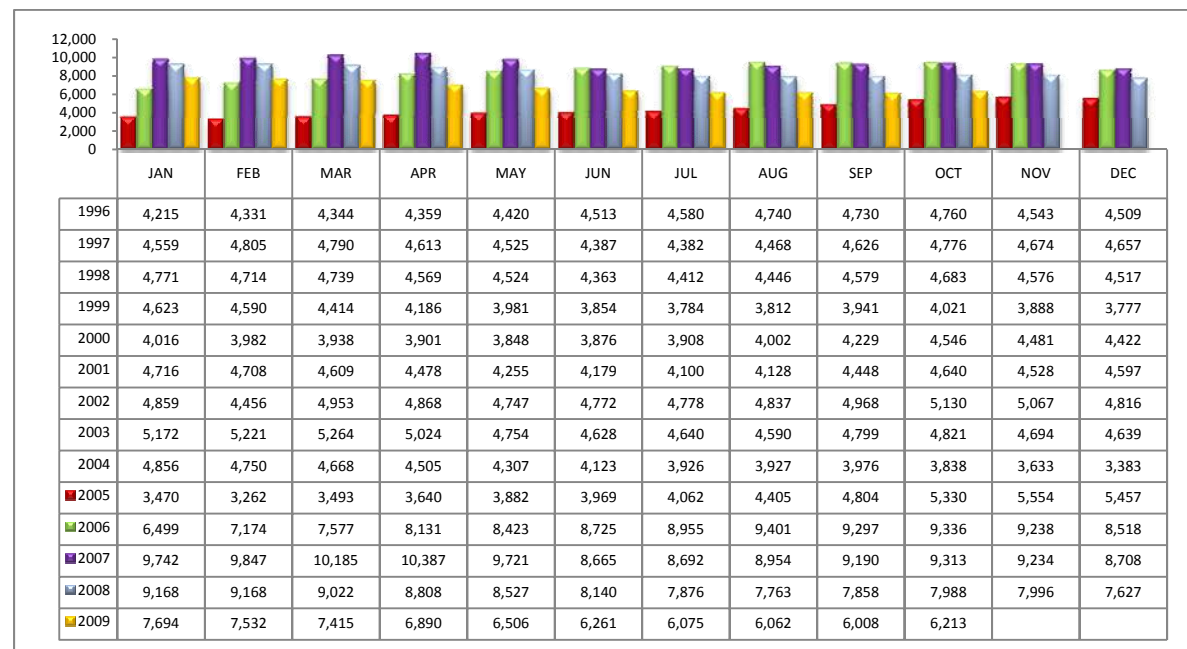
Number of Sold Listings by Area – Annual Comparison**Average Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 205,715	\$ 391,400	\$ 586,125	\$ 763,758	\$ 431,410
NE	\$ 128,833	\$ 254,774	\$ 413,712	\$ 419,000	\$ 320,813
NW	\$ 191,731	\$ 217,241	\$ 301,053	\$ 292,983	\$ 240,118
XNW	\$ 65,000	\$ 69,594	\$ 128,750	\$ 0	\$ 86,168
C	\$ 134,212	\$ 172,151	\$ 237,708	\$ 382,000	\$ 173,019
E	\$ 99,046	\$ 158,071	\$ 191,047	\$ 174,000	\$ 155,342
S	\$ 44,666	\$ 86,704	\$ 155,532	\$ 0	\$ 95,135
SE	\$ 141,233	\$ 169,350	\$ 193,853	\$ 188,333	\$ 174,766
SW	\$ 91,297	\$ 114,289	\$ 124,849	\$ 171,568	\$ 116,078
XSW	\$ 150,025	\$ 114,750	\$ 350,000	\$ 0	\$ 153,488
XS	\$ 130,586	\$ 179,647	\$ 213,618	\$ 326,214	\$ 195,323
W	\$ 101,960	\$ 131,323	\$ 256,667	\$ 264,450	\$ 163,268
XW	\$ 115,400	\$ 42,000	\$ 0	\$ 0	\$ 78,700
XNE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

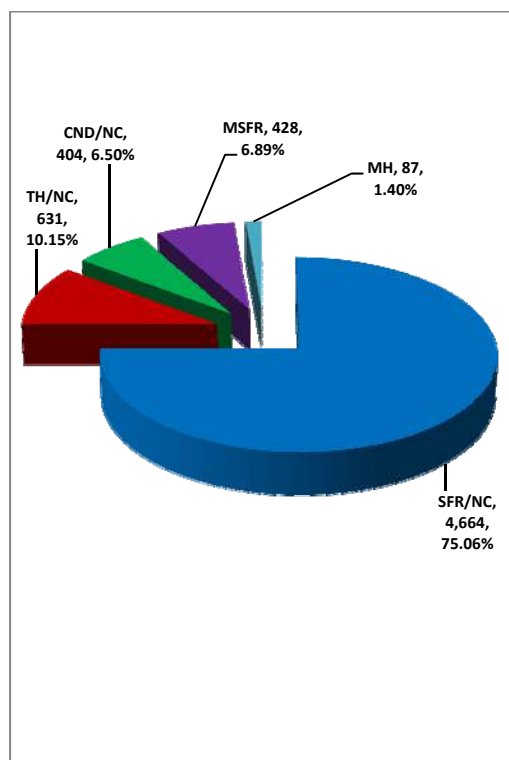
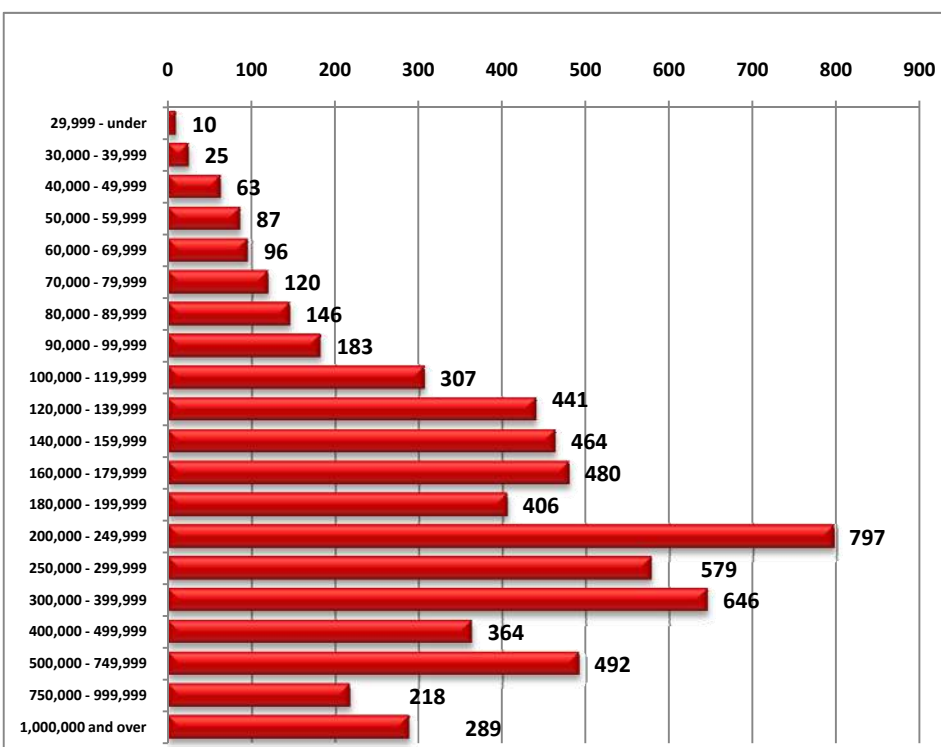
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	19	20	20	6	65
NE	3	17	13	5	38
NW	45	119	70	12	246
XNW	1	9	4	0	14
C	40	69	12	4	125
E	13	52	16	1	82
S	17	63	23	0	103
SE	6	62	26	3	97
SW	17	52	27	5	101
XSW	12	4	1	0	17
XS	11	29	28	5	73
W	10	31	15	2	58
XW	1	1	0	0	2
XNE	0	0	0	0	0

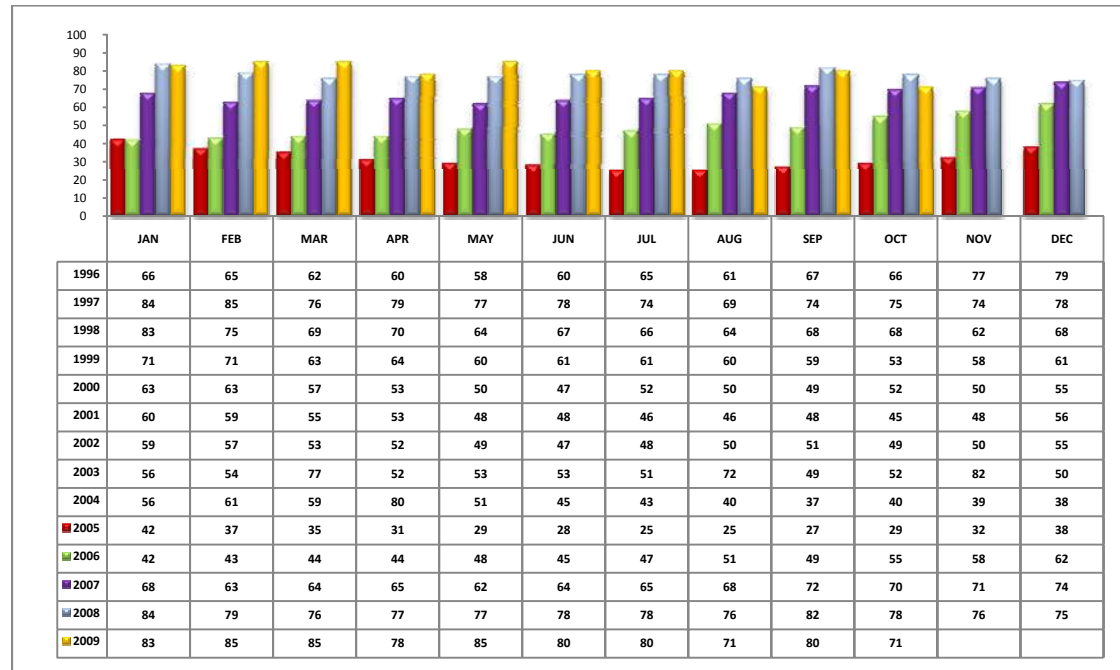
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Active Listings - October 2009

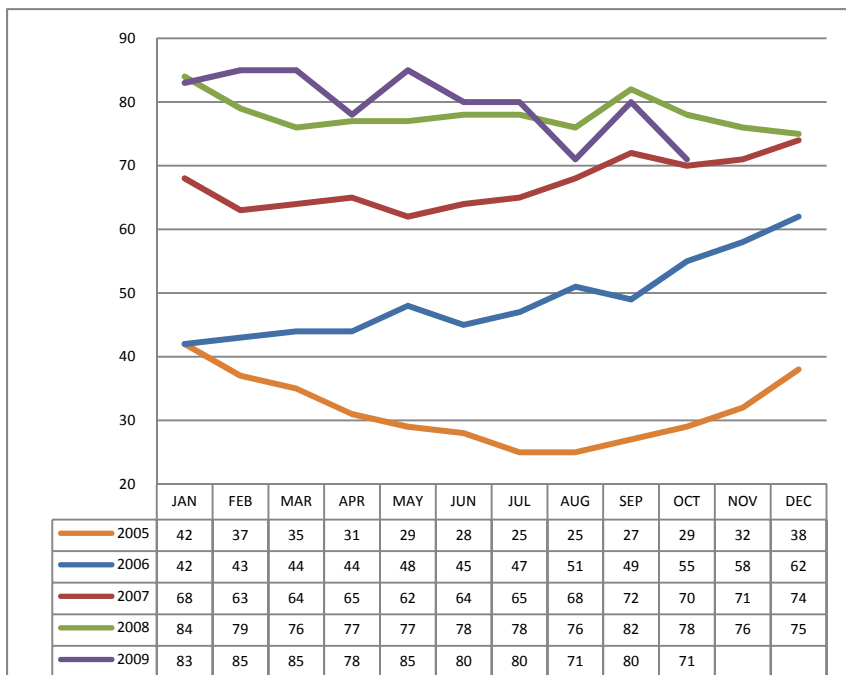
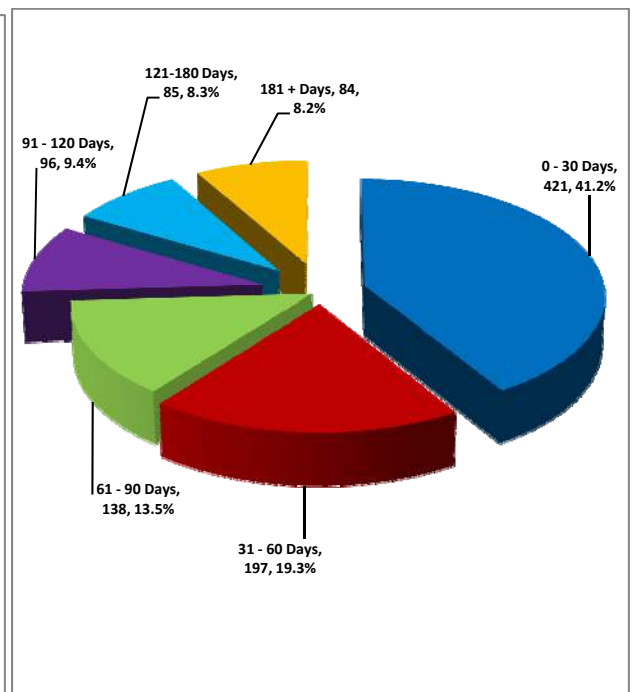
Area	# of Listings
N	673
NE	411
NW	1,599
XNE	20
XNW	135
C	761
E	361
S	320
SE	412
SW	393
XSW	305
XS	434
W	334
XW	55

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

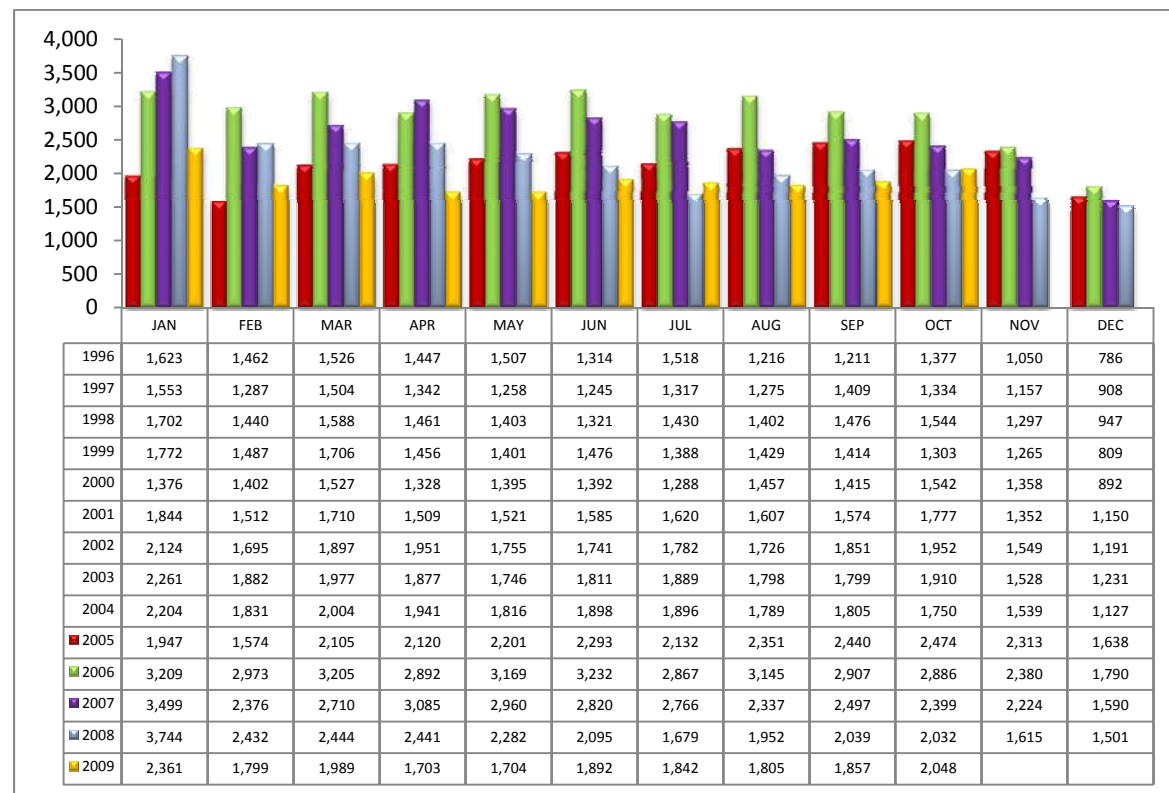
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Average Days on Market/Listing - October 2009

Area	Avg. DOM
N	95
NE	115
NW	83
XNE	N/A
XNW	83
C	65
E	49
S	64
SE	50
SW	71
XSW	79
XS	67
W	57
XW	19

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

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New Listings – October 2009

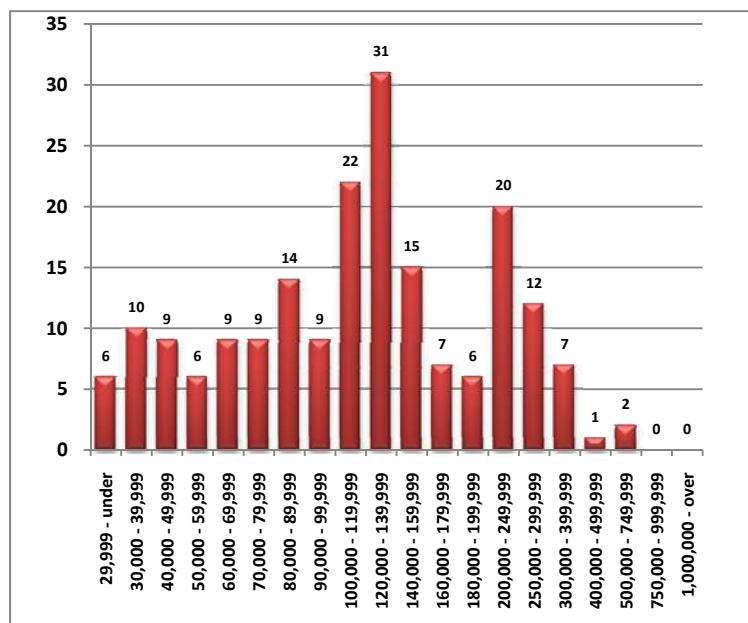
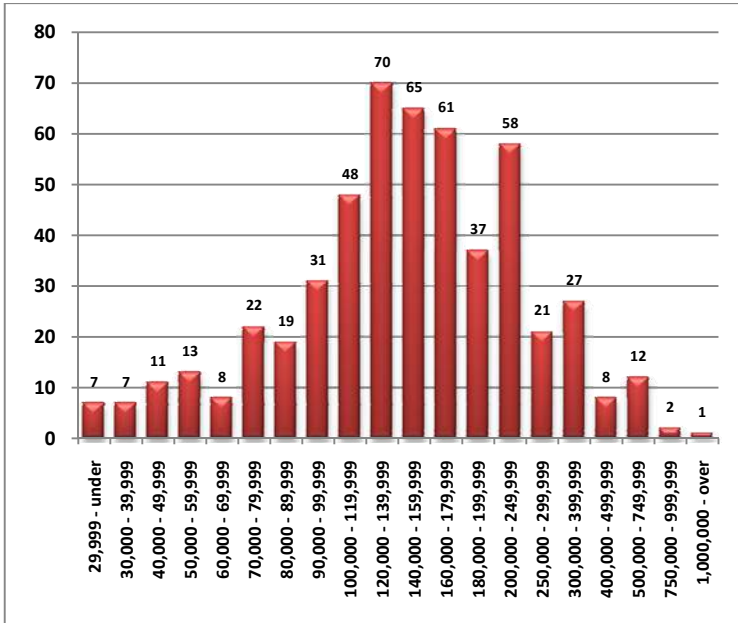
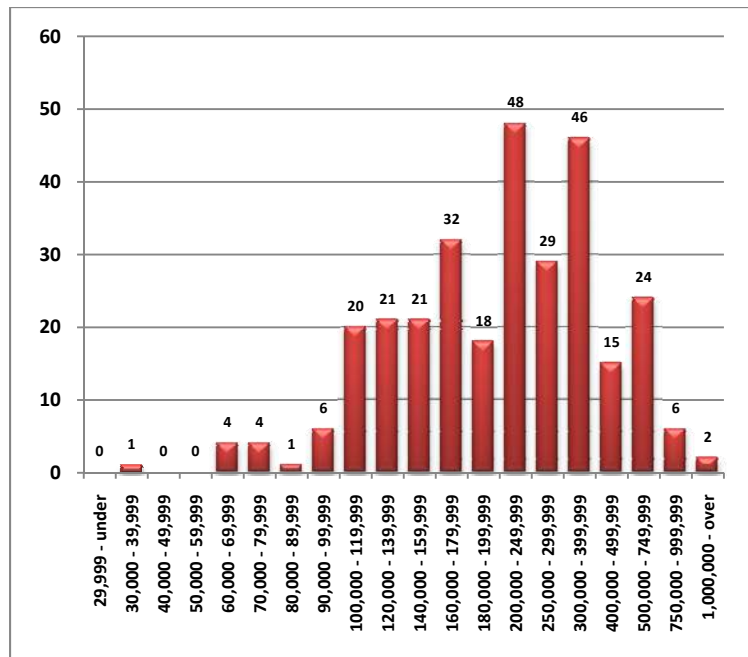
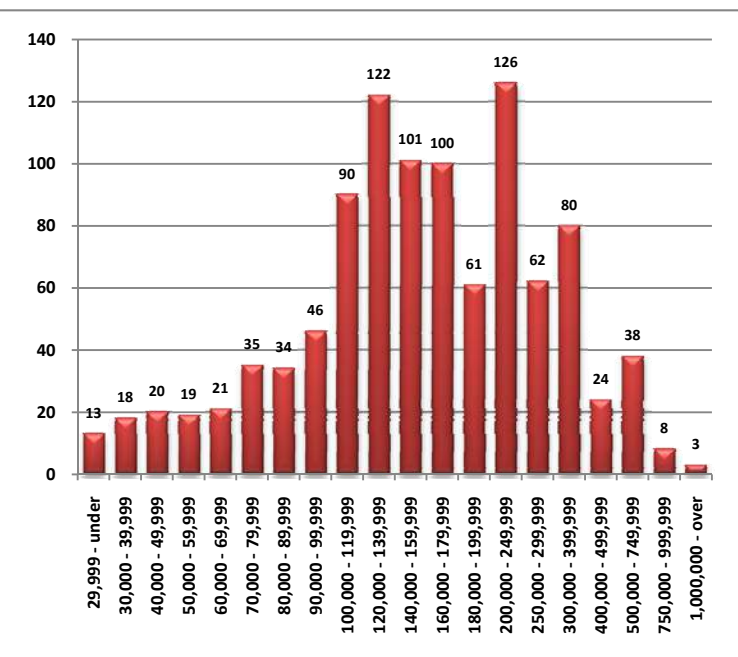
Area	# of Listings
N	186
NE	103
NW	530
XNE	1
XNW	30
C	238
E	144
S	152
SE	151
SW	180
XSW	77
XS	108
W	139
XW	9

*Includes properties that were re-listed

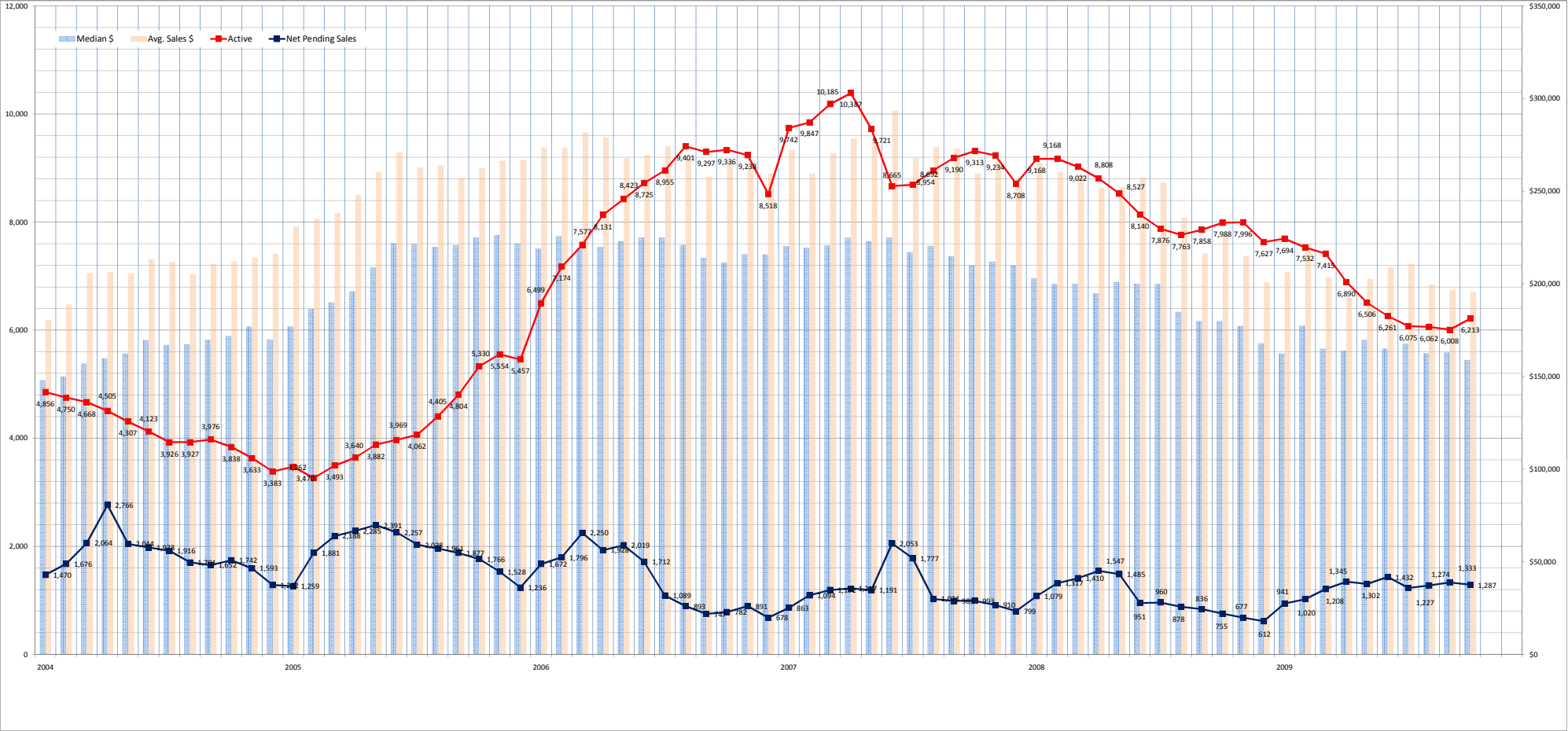
Misc. MLS Information – October 2009

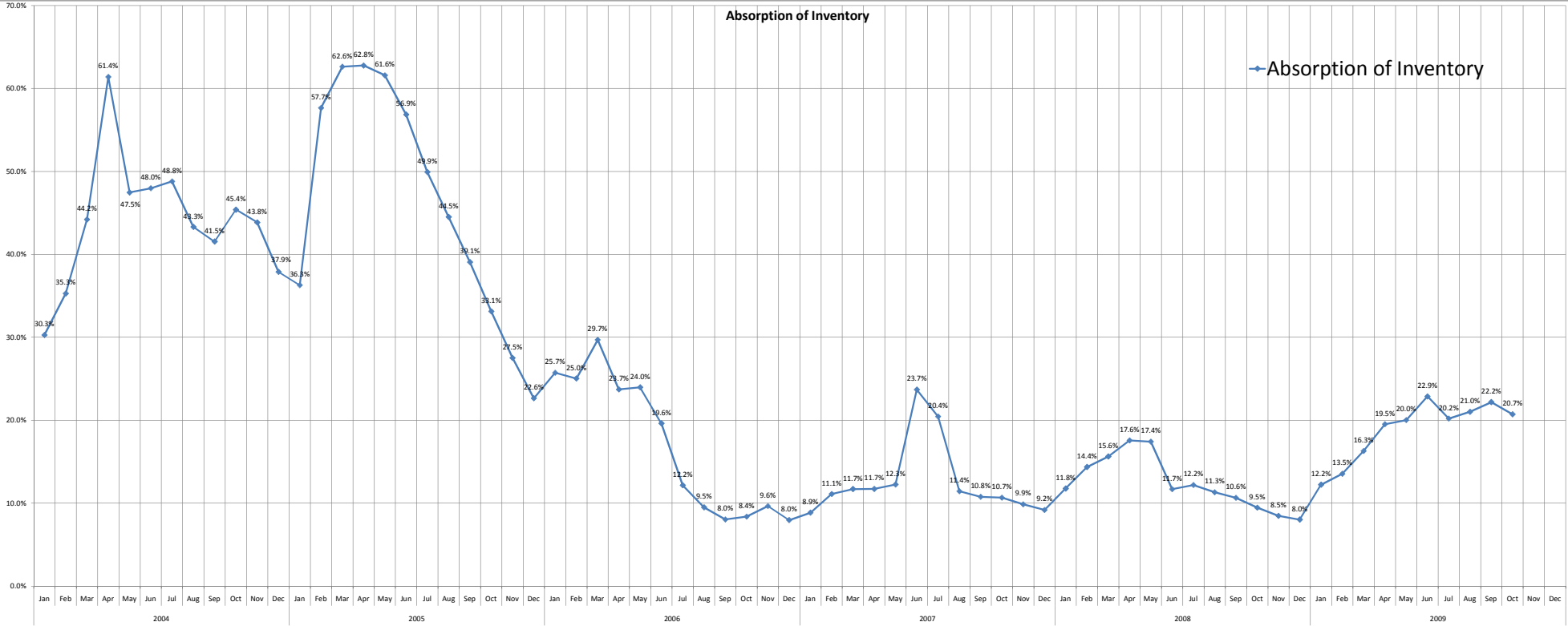
Month	#Expired	WD Release	WD Temp	Re-Lists
January 2009	559	642	20	136
February 2009	435	596	7	83
March 2009	539	534	9	62
April 2009	452	513	7	41
May 2009	411	541	10	56
June 2009	462	484	13	66
July 2009	421	522	10	51
August 2009	376	442	14	59
September 2009	359	446	16	47
October 2009	339	411	21	49
November 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: 10/01/2009 to 10/31/2009

Statistics generated on: 11/04/09

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	3		3	16	13	N	673	1 -30 Days	421
\$30,000 to \$39,999	25	12		11	48	18	NE	411	31-60 Days	197
\$40,000 to \$49,999	63	12	2	7	84	20	NW	1,599	61 - 90 Days	138
\$50,000 to \$59,999	87	15		15	117	19	XNE	20	91-120 Days	96
\$60,000 to \$69,999	96	17	3	13	129	21	XNW	135	121 - 180 Days	85
\$70,000 to \$79,999	120	27	3	15	165	35	C	761	Over 180 Days	84
\$80,000 to \$89,999	146	41	6	9	202	34	E	361	Avg. Days on Market	
\$90,000 to \$99,999	183	20	11	11	225	46	S	320	71	
\$100,000 to \$119,999	307	74	29	32	442	90	SE	412	Avg. Sold Price	
\$120,000 to \$139,999	441	80	21	39	581	122	SW	393	\$195,733	
\$140,000 to \$159,999	464	91	21	42	618	101	XSW	305	Avg. Median Price	
\$160,000 to \$179,999	480	79	13	30	602	100	XS	434	\$158,900	
\$180,000 to \$199,999	406	58	8	25	497	61	W	334	New Listings	
\$200,000 to \$249,999	797	83	12	36	928	126	XW	55	2,048	
\$250,000 to \$299,999	579	71	8	17	675	62	Sold Units per		Sales Volume by Area	
\$300,000 to \$349,999	343	21	3	14	381	44	N	65	\$28,041,638	
\$350,000 to \$399,999	303	26	3	13	345	36	NE	38	\$12,190,900	
\$400,000 to \$449,999	169	8		7	184	15	NW	246	\$59,069,141	
\$450,000 to \$499,999	195	10	3	1	209	9	XNE	0	\$0	
\$500,000 to \$749,999	492	23	5	9	529	38	XNW	14	\$1,206,350	
\$750,000 to \$999,999	218	6	1		225	8	C	125	\$21,627,379	
\$1,000,000 to \$1,249,999	64	1	1	1	67	2	E	82	\$12,738,020	
\$1,250,000 to \$1,499,999	75	3	1		79		S	103	\$9,798,881	
\$1,500,000 to \$1,999,999	70			1	71		SE	97	\$16,952,309	
\$2,000,000 to \$2,999,999	53	1			54	1	SW	101	\$11,723,860	
\$3,000,000 and over	27				27		XSW	17	\$2,609,300	
Totals	6,213	782	154	351	7,500	1,021	XS	73	\$14,258,579	
							W	58	\$9,469,520	
							XW	2	\$157,400	
							Total Volume		\$199,843,277	
	Oct. 2009	Oct. 2008	% Change	YTD 2009	YTD 2008	% Change				
Home Sales Volume	\$199,843,277	\$186,356,109	7.24%	\$1,950,804,618	\$2,267,094,178	-13.95%				
Home Sales Units	1,021	846	20.69%	9,616	9,162	4.96%				
Average Sales Price (All Residential)	\$195,733	\$226,435	-13.56%	\$202,871	\$247,445	-18.01%				
Median Sales Price	\$158,900	\$180,000	-11.72%	\$165,000	\$195,000	-15.38%				
Average Days on Market:	71	78	-8.97%	80	78	2.56%				
Average List Price for Sold:	\$202,649	\$239,681	-15.45%	\$213,643	\$259,923	-17.81%				
SP/LP %	96.59%	94.47%		94.96%	95.20%					
Pending Contracts	1,287	755	70.46%							
Active Listings	6,213	7,988	-22.22%							
New Listings	2,048	2,032	0.79%							
							Types of Financing		Totals	
							FHA		358	
							VA		99	
							Conventional		299	
							Carryback		6	
							Cash to Loan		2	
							Cash		226	
							Other		31	

Types of Financing	Totals
FHA	358
VA	99
Conventional	299
Carryback	6
Cash to Loan	2
Cash	226
Other	31

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