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SEPTEMBER 2009

For Immediate Release
October 6, 2009

CONTACT:
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(520) 327-4218

3rd Quarter Summary is Out!

With the quarterly summary just out it allows us to reflect on our market condition, where we have been and where we hope to be.

Total unit sales are up 39.48% over 1st quarter.

Total sales volume is up 34.52% over 1st quarter.

Average median sales price is down 1.71% over 1st quarter.

Average sales price is down 3.80% over 1st quarter.

Average Active listings are down 19.99% over 1st quarter.

Average days on market are slightly down yet hovering with YTD average of 80 days.

Pending contracts are up 4.63% over last month with an annual increase over 09/08 of 59.45%.

Active listings continue to go down which is the trend that we have seen all year. We anticipate that October and November will continue on this path with many home purchasers taking advantage of the tax credit.

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.

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

Home Sales Volume

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
September	\$185,933,398	\$208,706,814	-10.91%
August	\$195,633,511	\$217,601,752	-10.10%
Month % Change	-4.96%	-4.09%	

New Listings

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
September	1,857	2,039	-8.93%
August	1,805	1,952	-7.53%
Month % Change	2.88%	4.46%	

Average Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
September	\$196,755	\$216,276	-9.03%
August	\$199,626	\$235,755	-15.32%
Month % Change	-1.44%	-8.26%	

Home Sales Units

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
September	945	965	-2.07%
August	980	923	6.18%
Month % Change	-3.57%	4.55%	

Pending Contracts

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
September	1,333	836	59.45%
August	1,274	878	45.10%
Month % Change	4.63%	-4.78%	

Median Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
September	\$163,000	\$180,000	-9.44%
August	\$162,595	\$185,000	-12.11%
Month % Change	0.25%	-2.70%	

Active listings

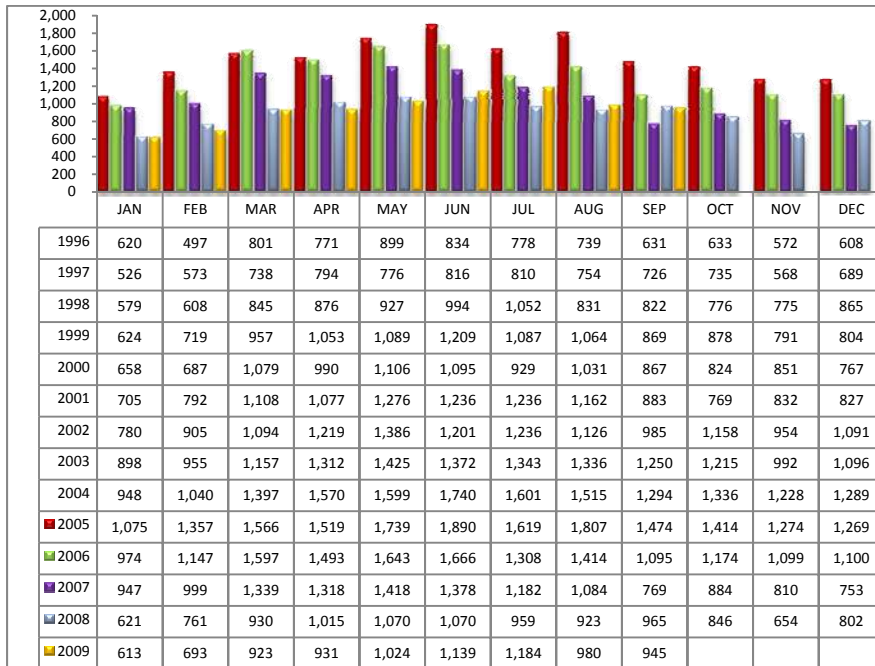
	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
September	6,008	7,858	-23.54%
August	6,062	7,763	-21.91%
Month % Change	-0.89%	1.22%	

Active / Sold by Zip Code

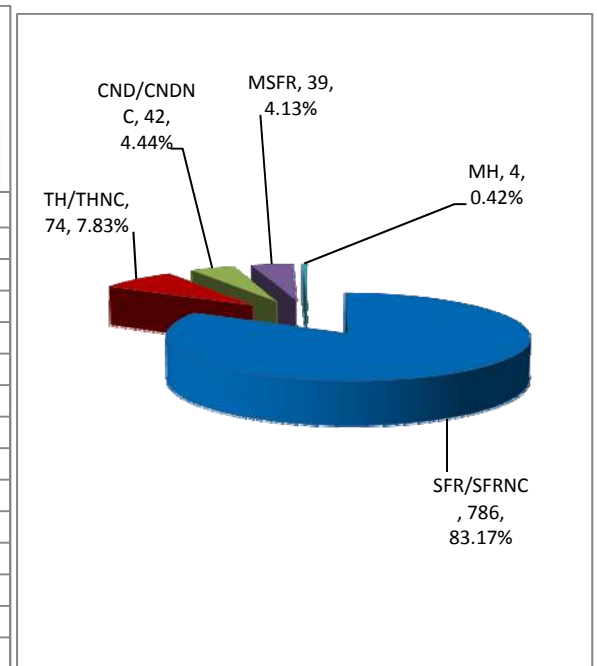
Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85601	12	0	0.00%	85705	150	22	14.67%	85719	155	22	14.19%	85746	144	42	29.17%
85614	282	15	5.32%	85706	151	65	43.05%	85730	140	35	25.00%	85747	129	30	23.26%
85619	24	0	0.00%	85710	239	37	15.48%	85735	77	7	9.09%	85748	96	26	27.08%
85622	50	1	2.00%	85711	159	23	14.47%	85736	45	5	11.11%	85749	205	16	7.80%
85629	227	47	20.70%	85712	158	19	12.03%	85737	231	38	16.45%	85750	281	34	12.10%
85641	238	38	15.97%	85713	187	36	19.25%	85739	225	23	10.22%	85755	244	20	8.20%
85653	158	19	12.03%	85714	26	10	38.46%	85741	114	36	31.58%	85756	94	20	21.28%
85658	208	17	8.17%	85715	137	18	13.14%	85742	181	43	23.76%	85757	77	23	29.87%
85701	38	4	10.53%	85716	133	24	18.05%	85743	230	36	15.65%				
85704	170	27	15.88%	85718	384	40	10.42%	85745	208	26	12.50%				

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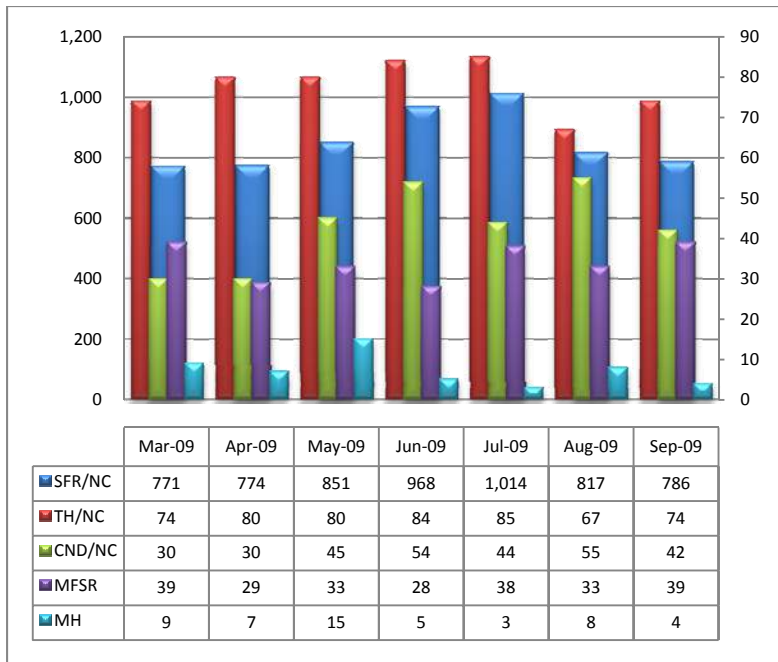
Total Unit Sales – September 2009



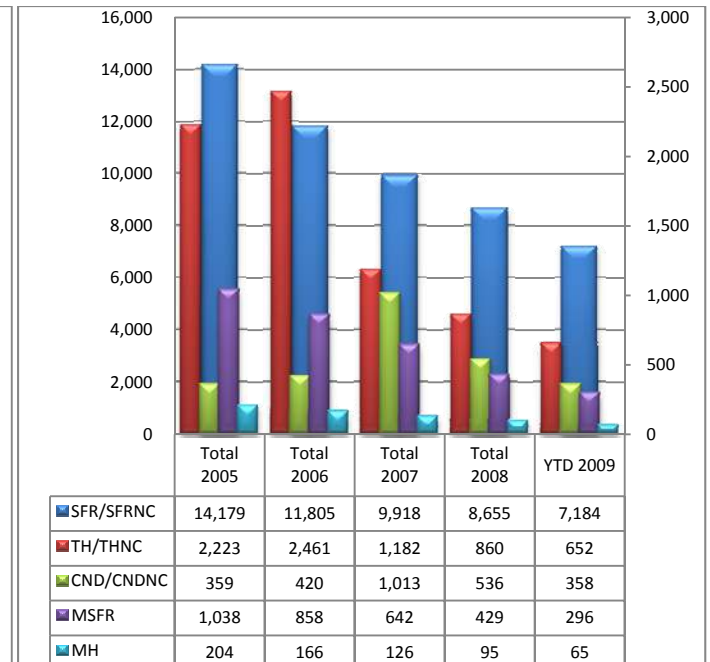
Unit Sales – Breakdown by Type



Total Unit Sales By Type - Monthly Comparison

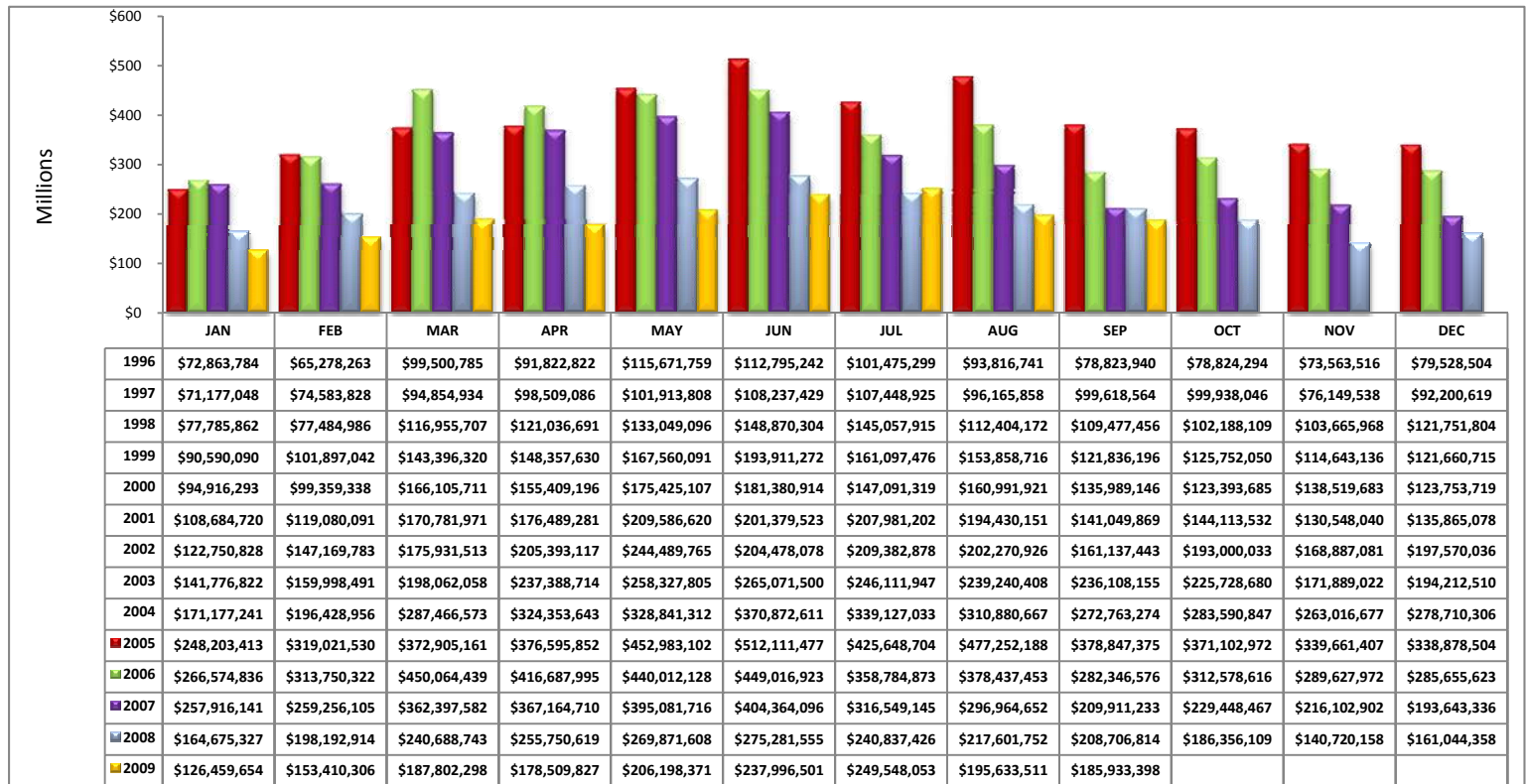


YTD Annual Comparison – Breakdown by Type



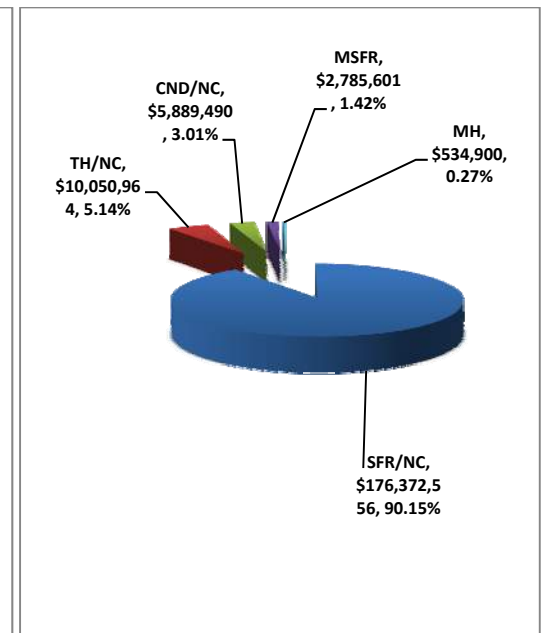
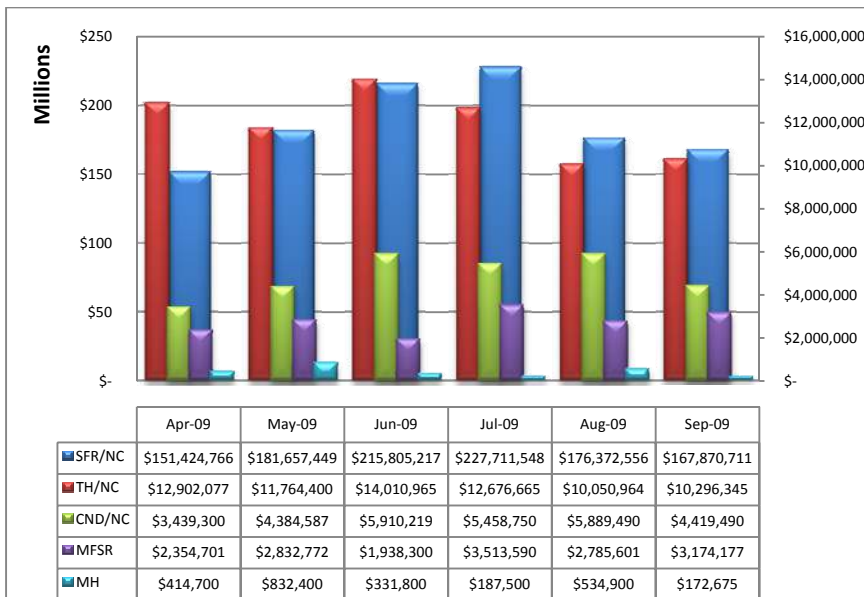
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Total Sales Volume - September 2009



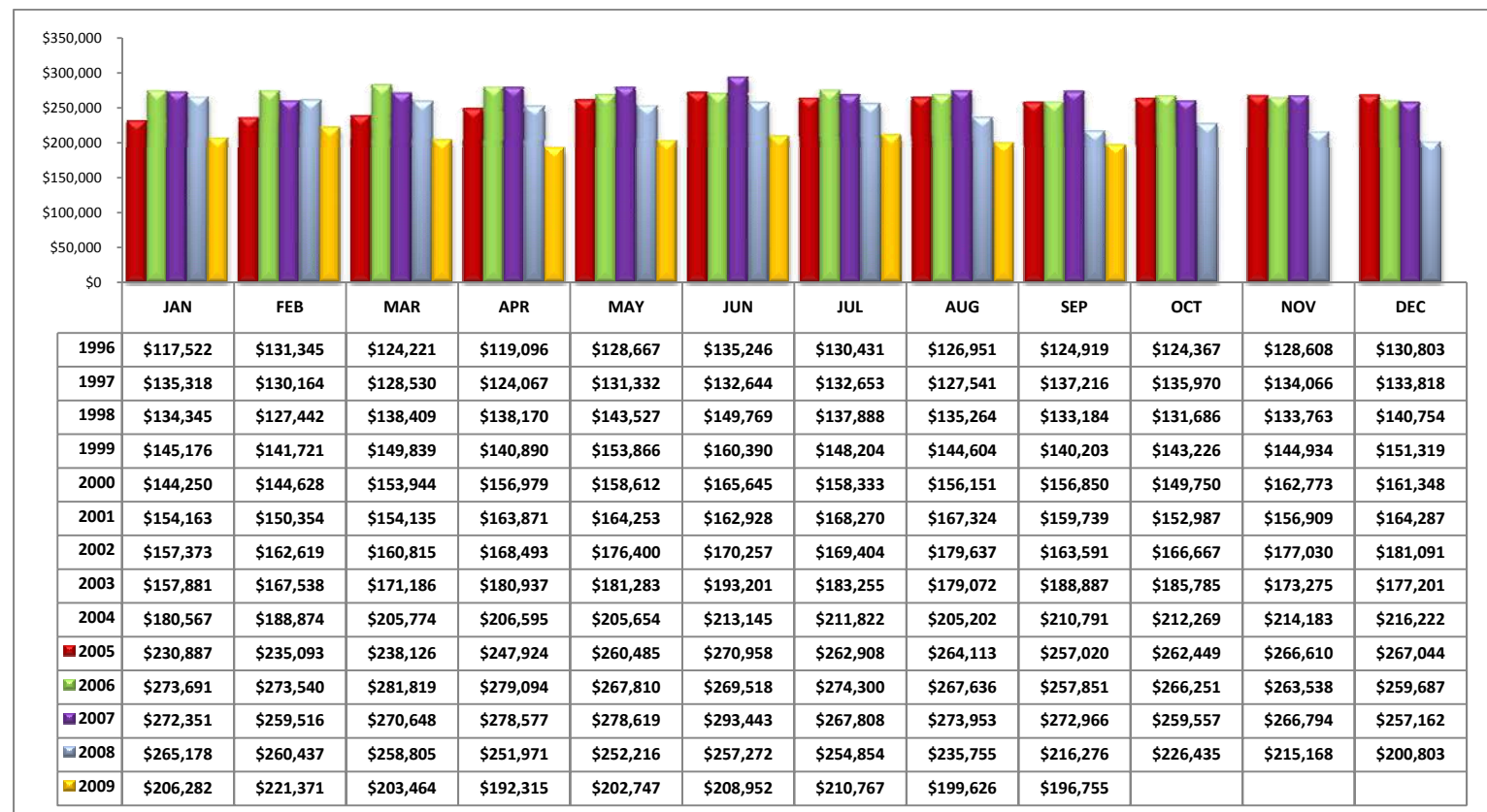
Total Sales Volume By Type - Monthly Comparison

Monthly Volume by Type

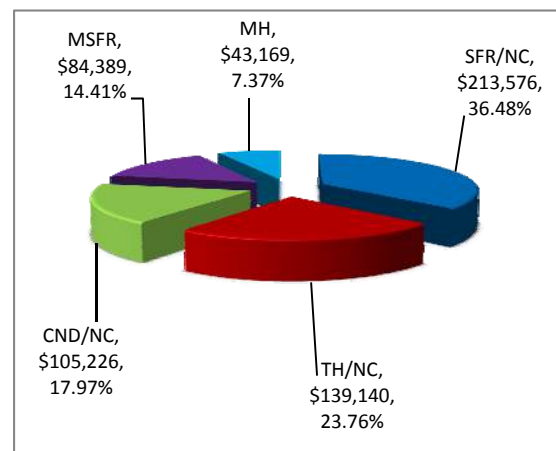


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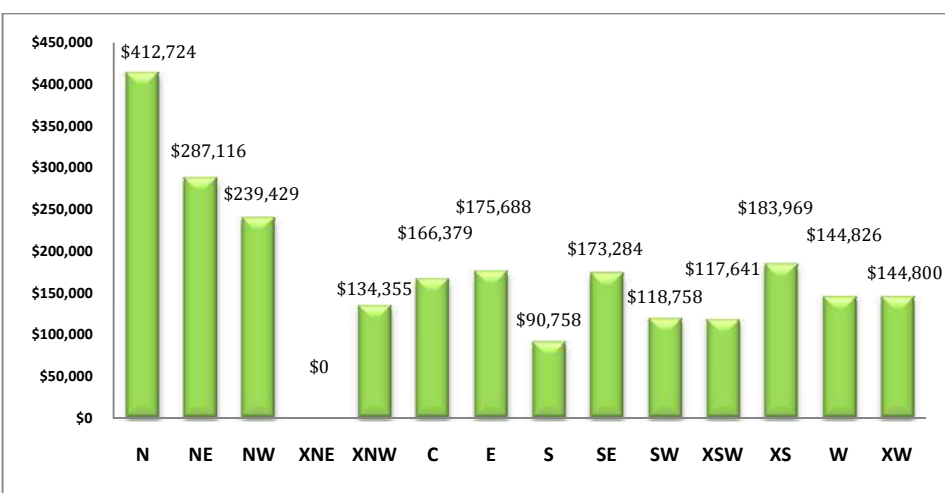
Average Sales Price – September 2009



Average Sales Price by Type – September 2009

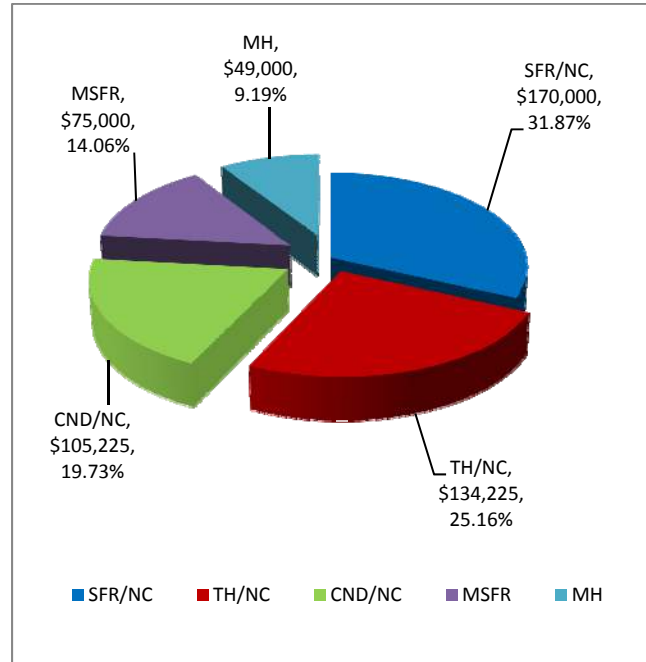


Average Sale Price per Area – September 2009

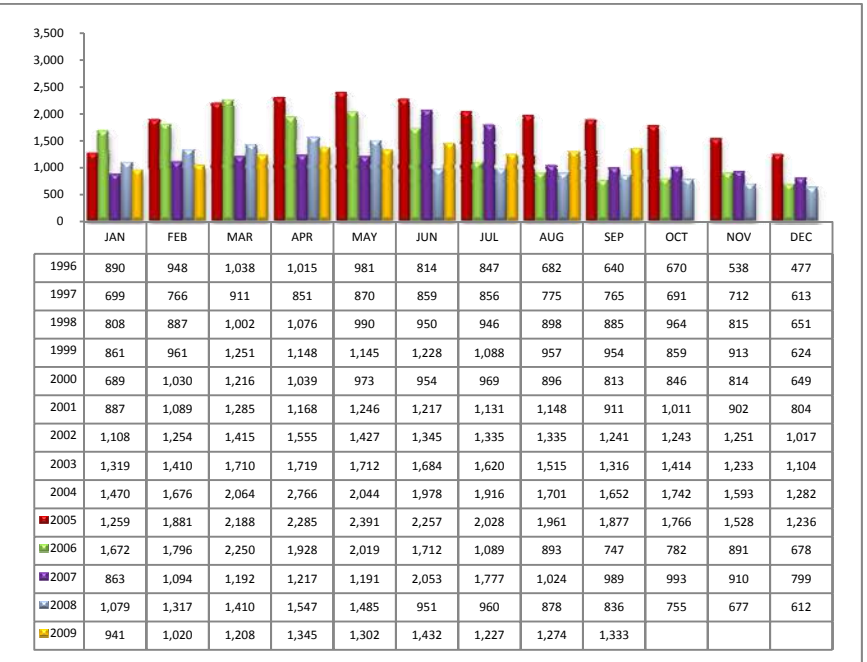


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Median Sale Price – by Type

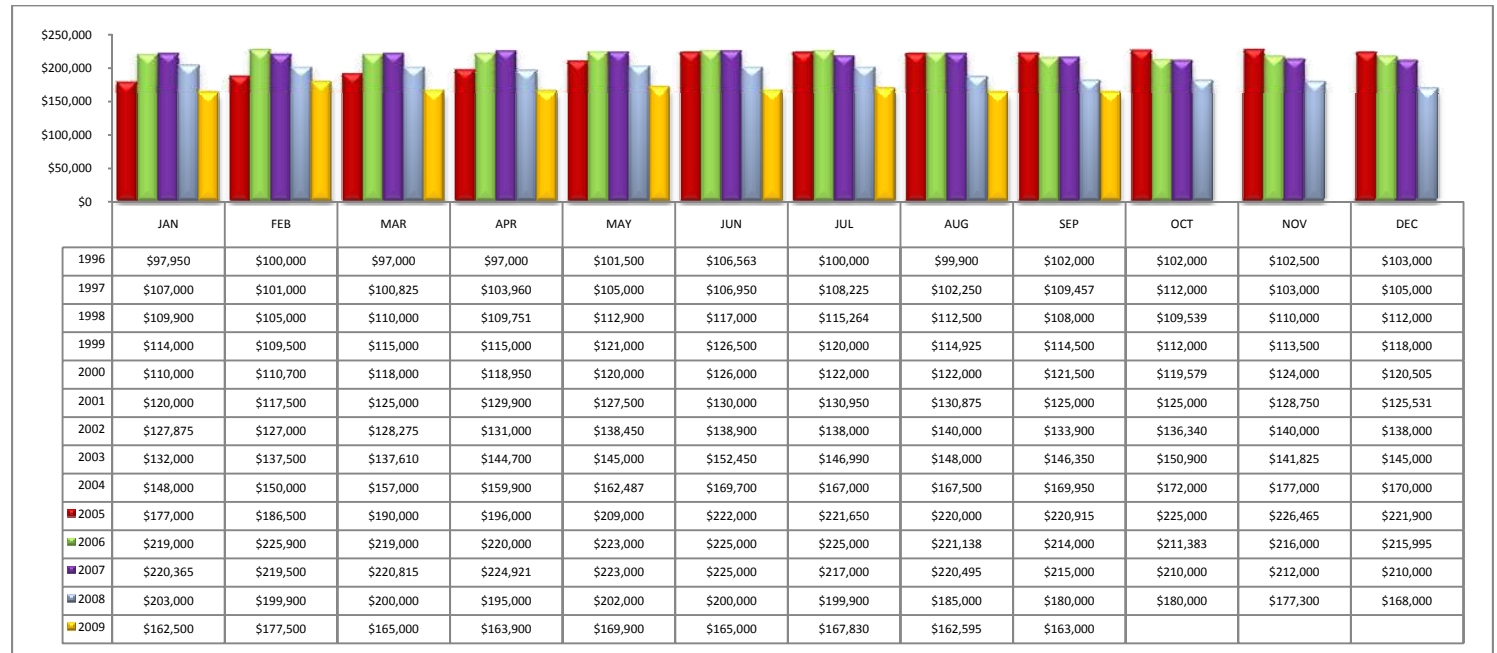


Total Listings Under Contract



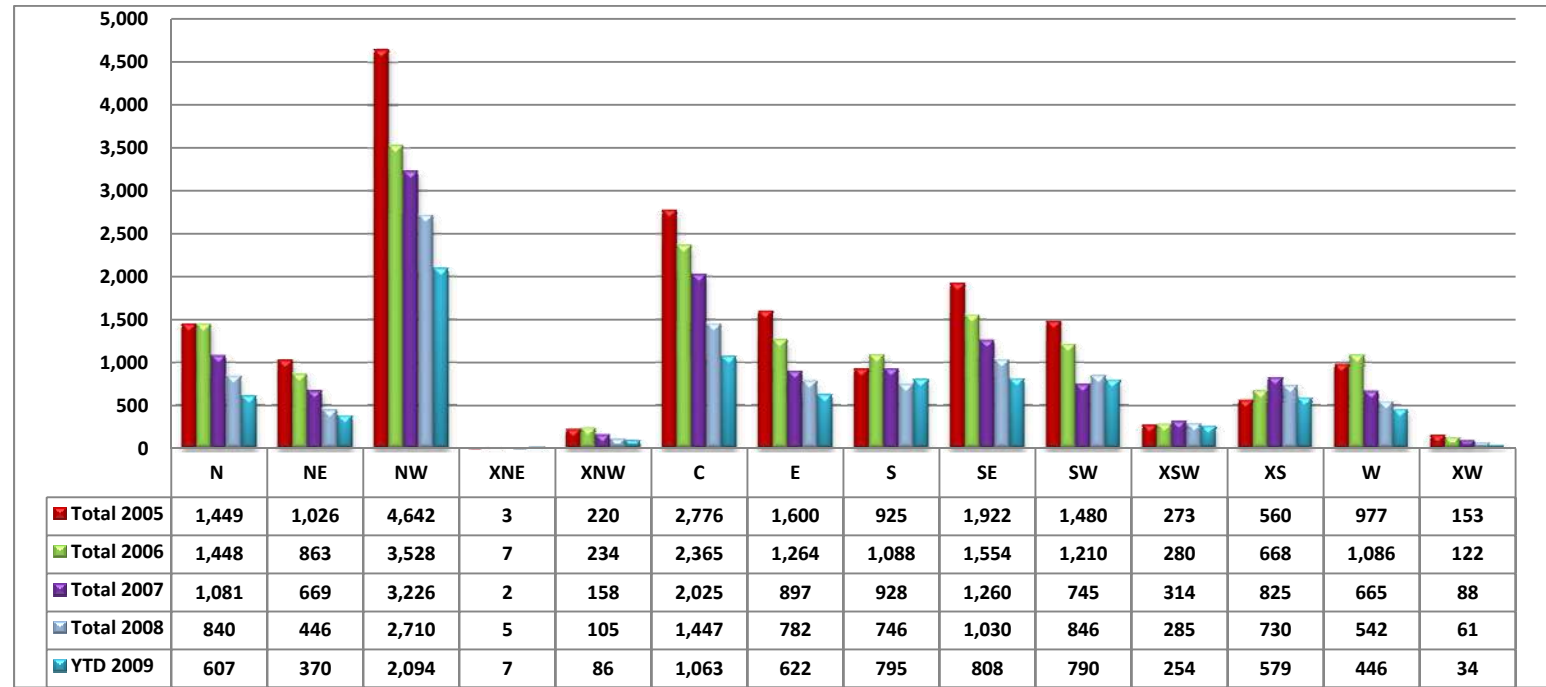
****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price – September 2009



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Number of Sold Listings by Area - Annual Comparison



Average Sold per Area by # of Bedrooms

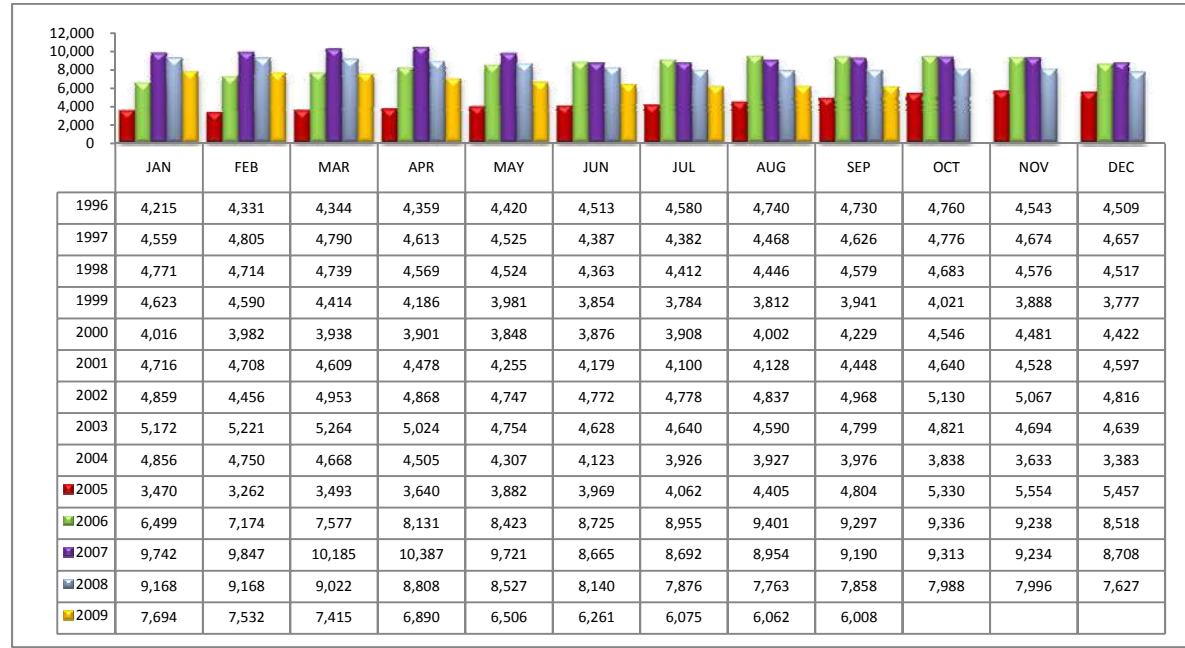
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 183,498	\$ 413,342	\$ 534,053	\$ 783,106	\$ 412,724
NE	\$ 121,738	\$ 248,969	\$ 337,780	\$ 505,833	\$ 287,116
NW	\$ 195,344	\$ 225,062	\$ 283,381	\$ 304,667	\$ 239,429
XNW	\$ 57,000	\$ 162,318	\$ 111,750	\$ 0	\$ 134,355
C	\$ 126,300	\$ 166,656	\$ 329,610	\$ 98,056	\$ 166,379
E	\$ 85,688	\$ 173,323	\$ 226,376	\$ 160,000	\$ 175,688
S	\$ 54,536	\$ 82,275	\$ 116,958	\$ 242,750	\$ 90,758
SE	\$ 70,333	\$ 141,805	\$ 238,980	\$ 179,600	\$ 173,284
SW	\$ 79,915	\$ 116,126	\$ 137,037	\$ 157,649	\$ 118,758
XSW	\$ 131,056	\$ 104,333	\$ 158,000	\$ 62,900	\$ 117,641
XS	\$ 145,667	\$ 166,098	\$ 182,891	\$ 304,821	\$ 183,969
W	\$ 77,277	\$ 148,802	\$ 221,971	\$ 0	\$ 144,826
XW	\$ 0	\$ 144,800	\$ 0	\$ 0	\$ 144,800
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	22	28	17	8	75
NE	8	13	10	6	37
NW	43	120	69	9	241
XNW	1	6	4	0	11
C	36	56	10	3	105
E	8	40	17	3	68
S	11	63	24	2	100
SE	3	53	30	1	87
SW	14	40	27	4	85
XSW	10	9	1	1	21
XS	3	33	19	6	61
W	15	22	12	0	49
XW	0	5	0	0	5
XNE	0	0	0	0	0

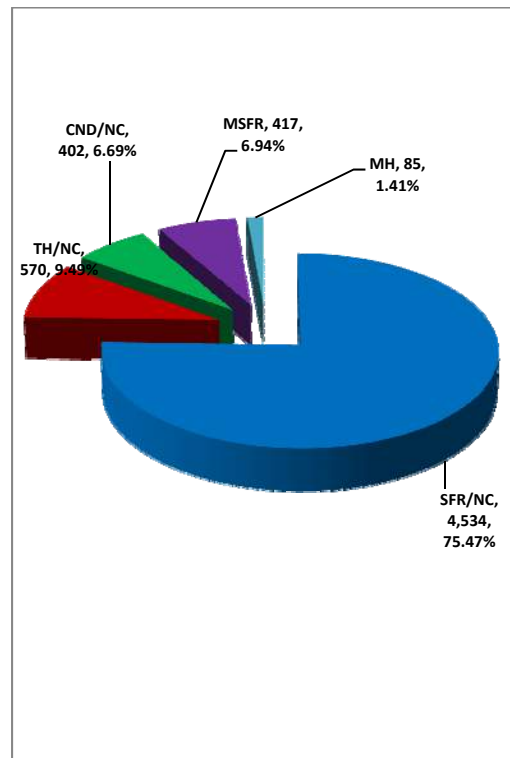
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Active Listings - September 2009

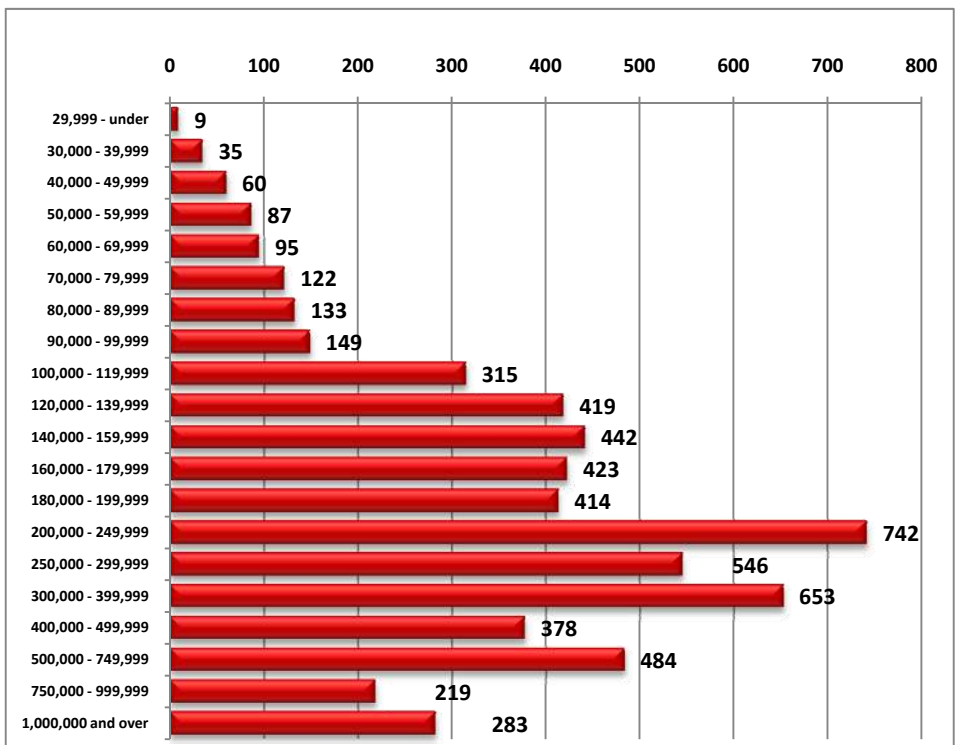


Area	# of Listings
N	650
NE	395
NW	1,532
XNE	24
XNW	134
C	771
E	353
S	285
SE	395
SW	365
XSW	296
XS	450
W	305
XW	53

Active Listings Unit Breakdown

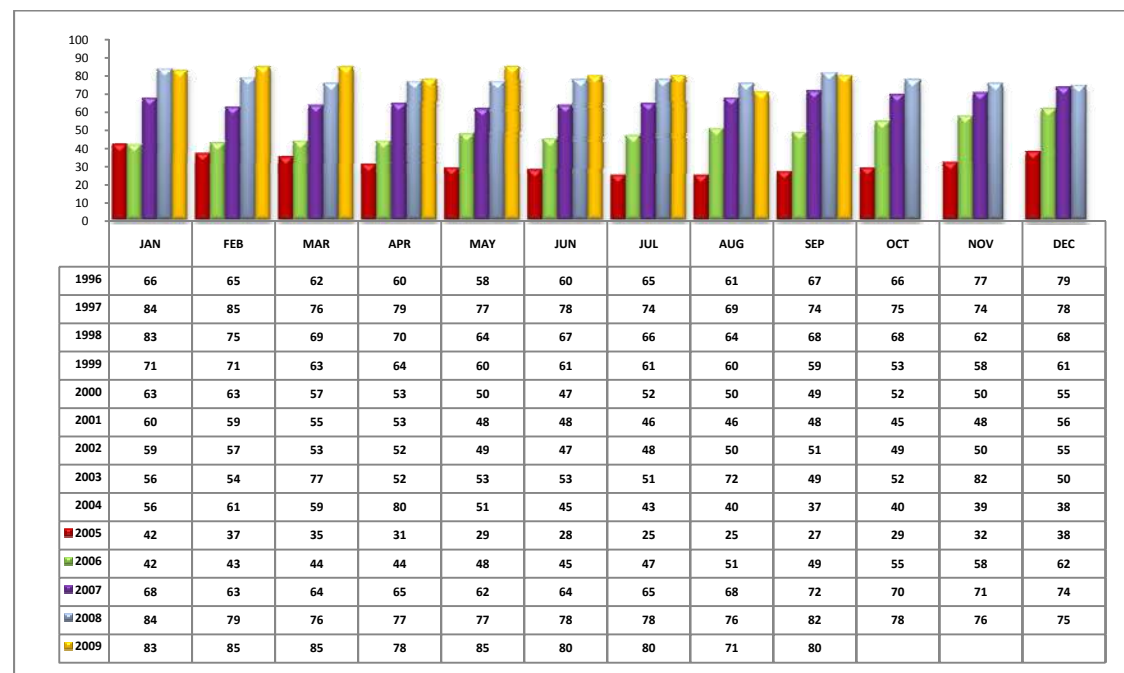


Active Listings Price Breakdown



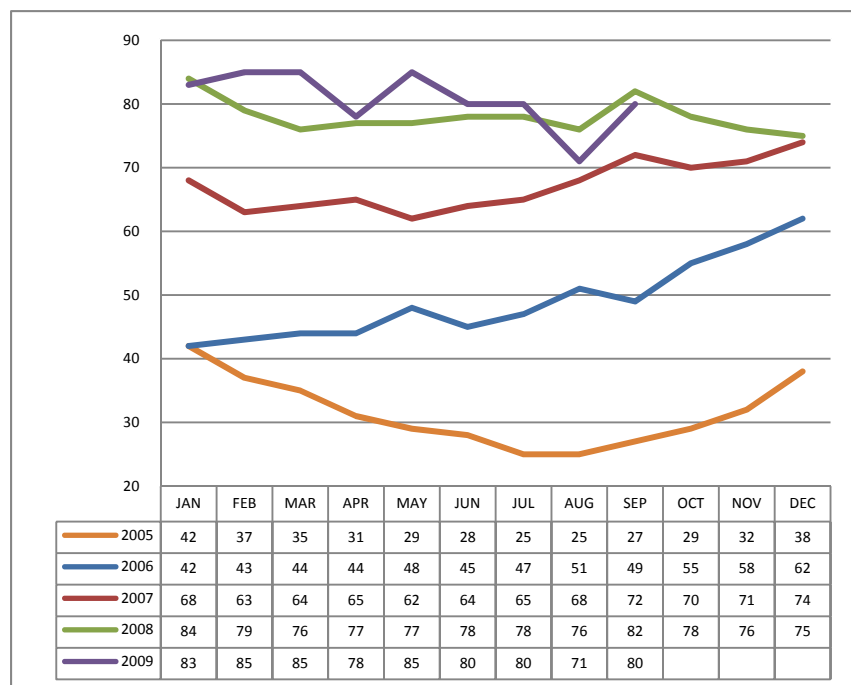
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Average Days on Market/Listing - September 2009

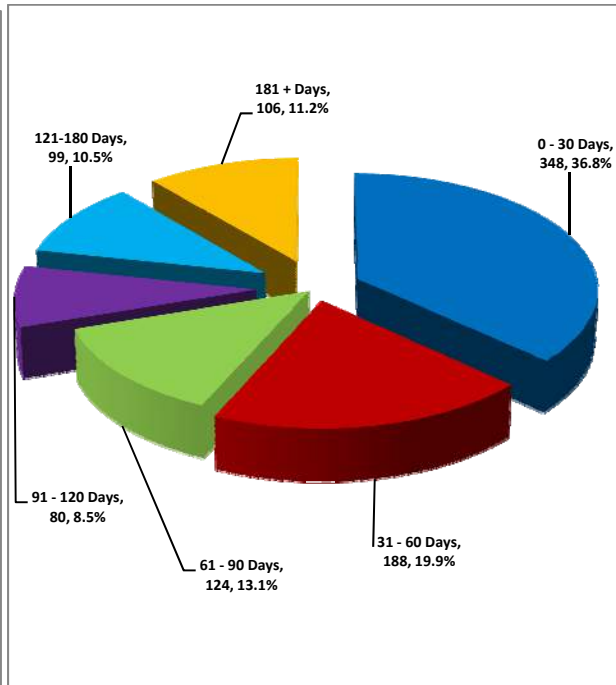


Area	Avg. DOM
N	108
NE	92
NW	86
XNE	n/a
XNW	67
C	65
E	83
S	52
SE	70
SW	74
XSW	115
XS	90
W	99
XW	49

Annual Comparison - Average Days on Market/Listing

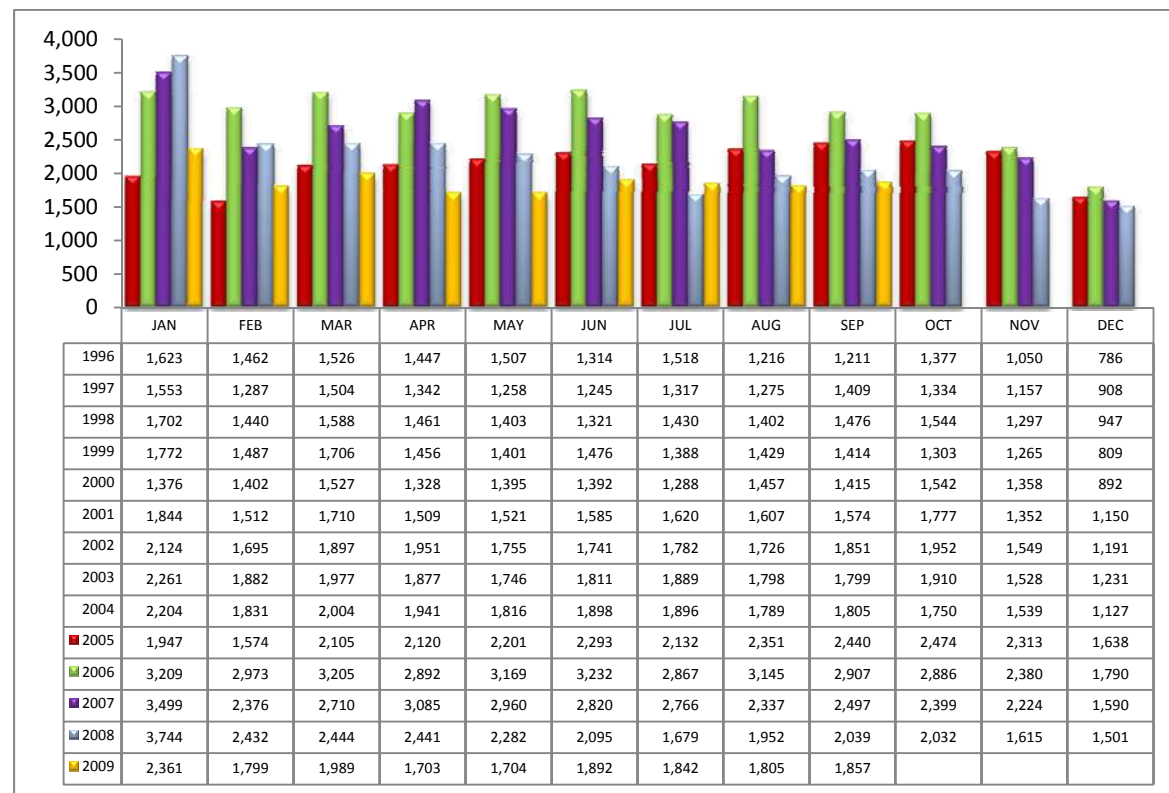


Average Days on Market/Listing Breakdown



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New Listings – September 2009



Area	# of Listings
N	131
NE	100
NW	462
XNE	0
XNW	30
C	250
E	127
S	132
SE	179
SW	133
XSW	65
XS	149
W	183
XW	16

*Includes properties that were re-listed

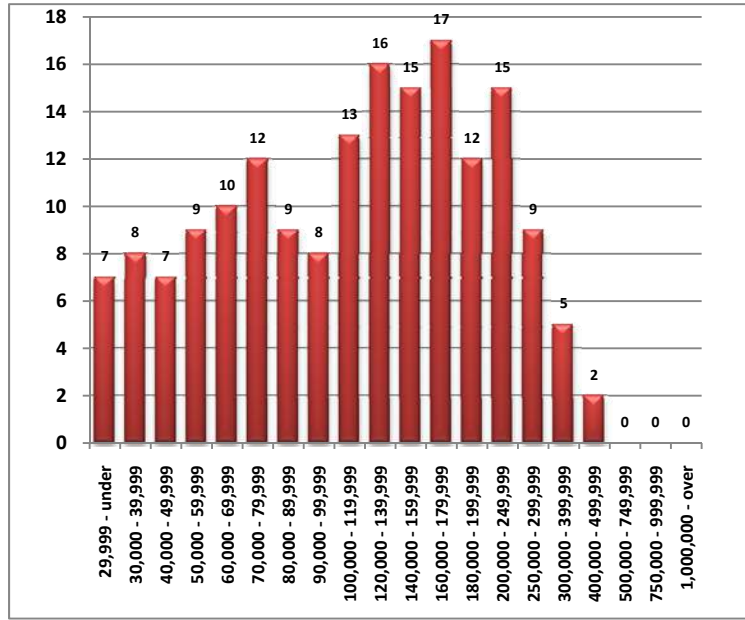
Misc. MLS Information – September 2009

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 2008	550	647	9	75
November 2008	437	584	3	67
December 2008	918	527	7	48

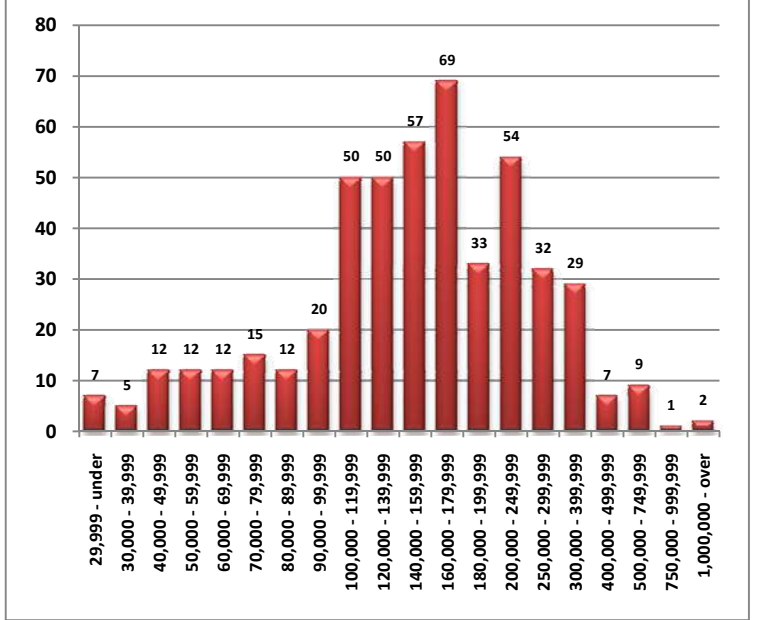
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Sale Price by Bedroom

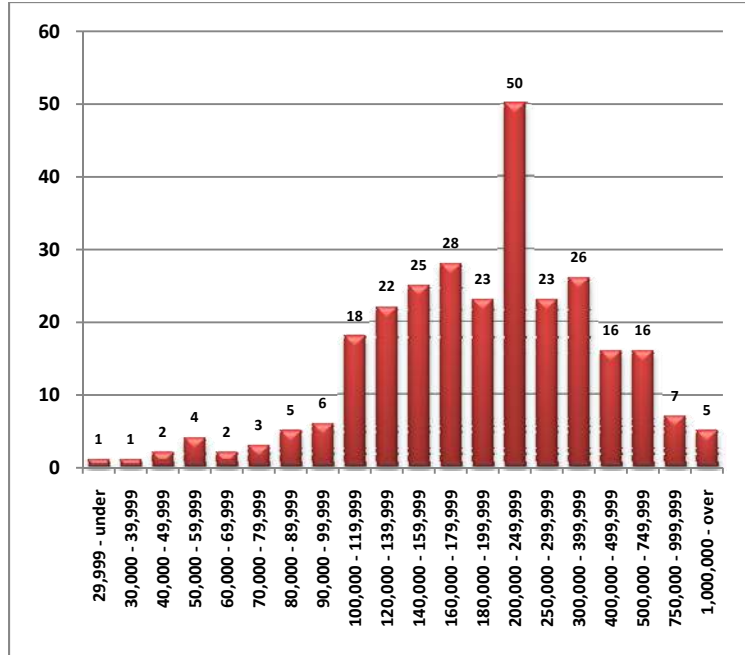
0 to 2 Bedrooms



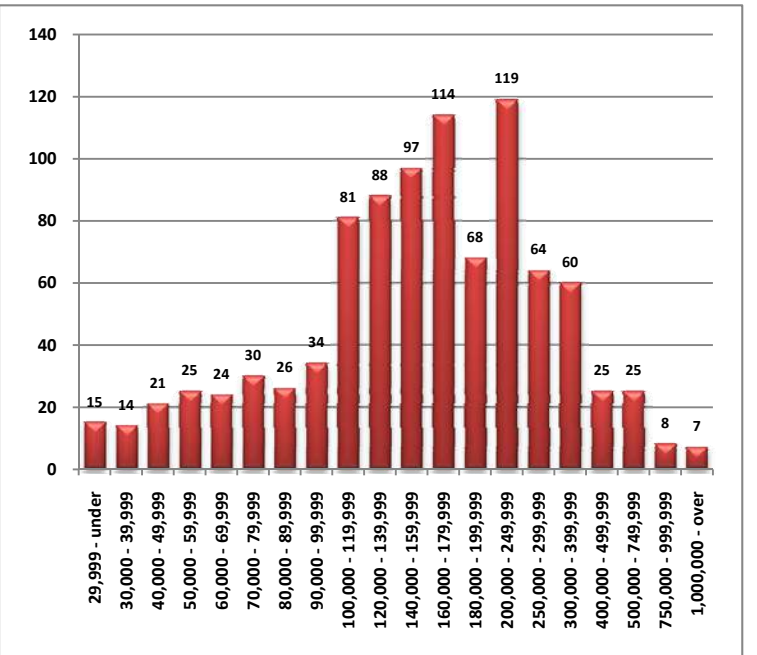
3 Bedrooms



4 or More Bedrooms



Total Bedrooms



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Tucson Association of REALTORS®, Real Estate Trend Indicator

Tucson, AZ

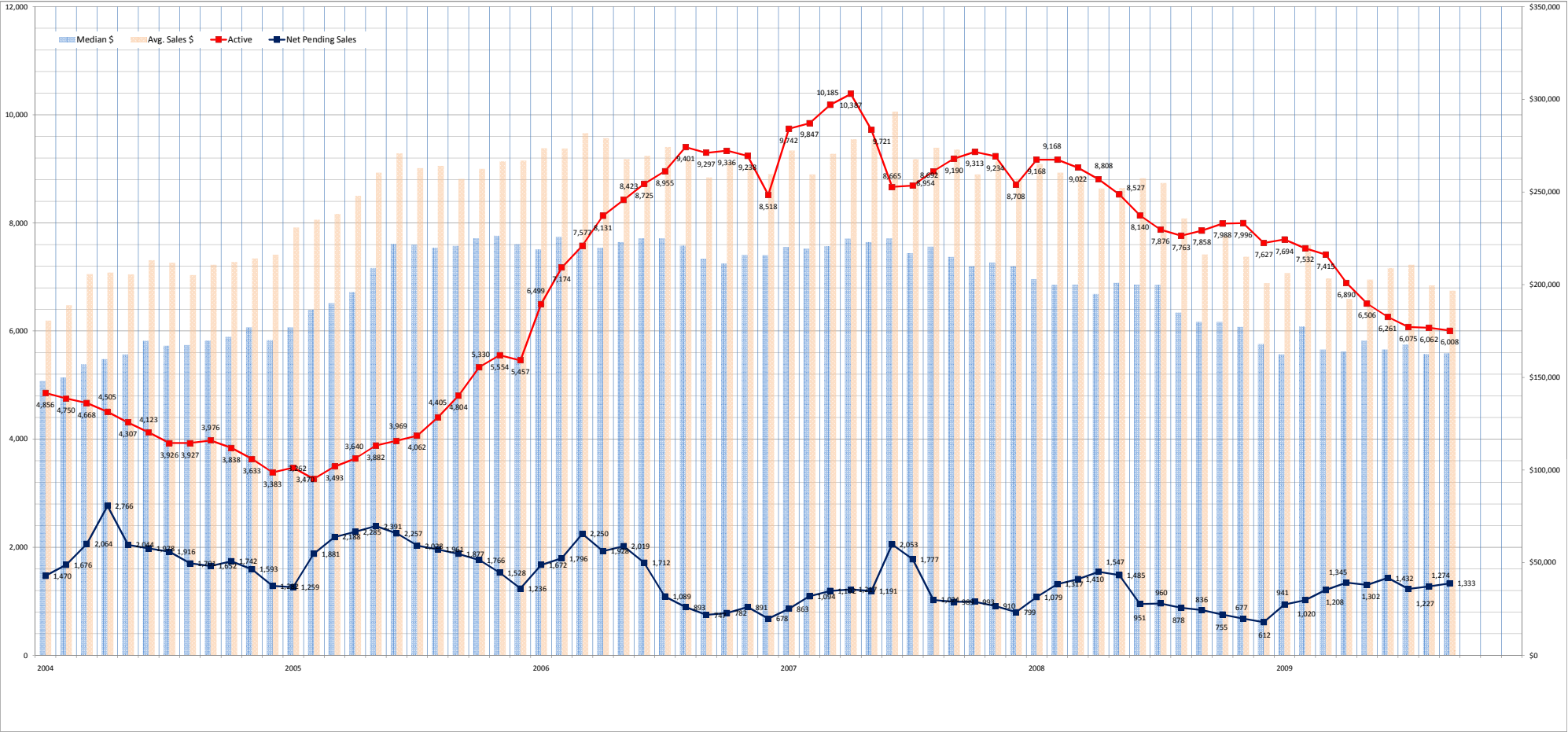
From: 9/01/2009 to 9/30/2009

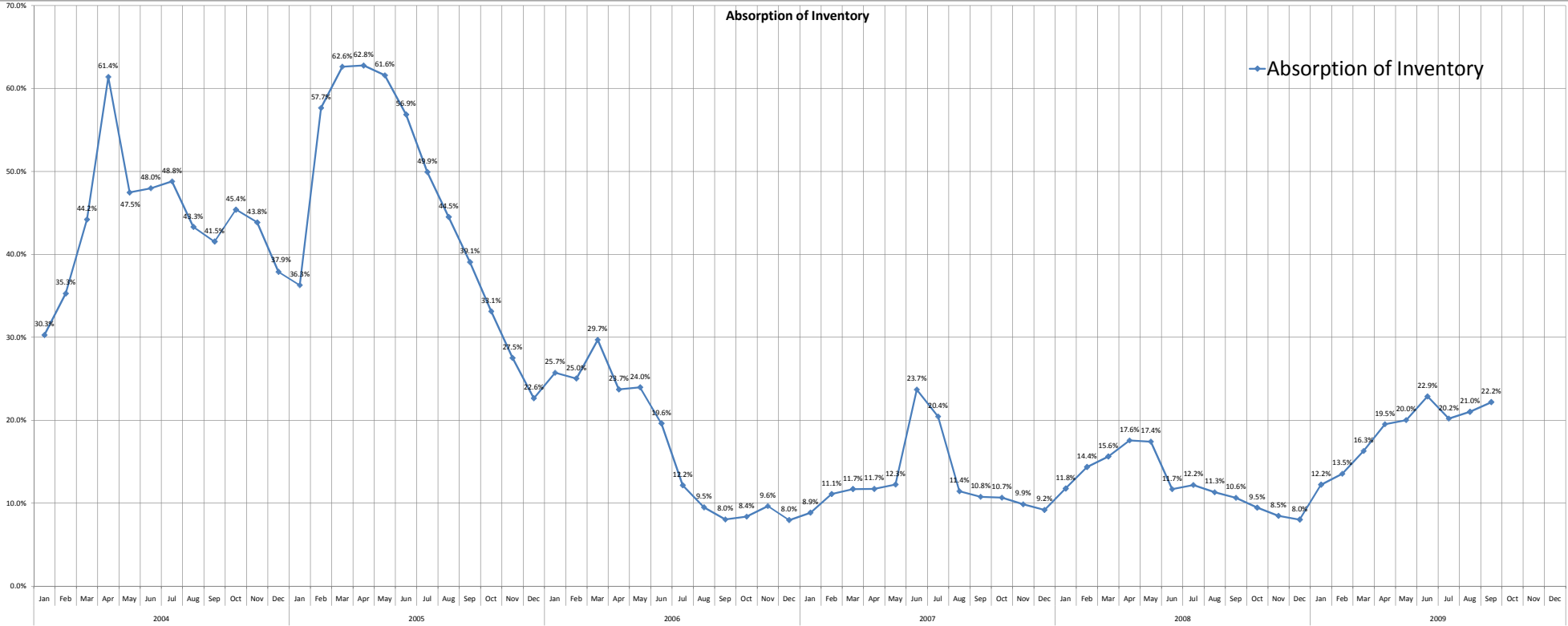
Statistics generated on: 10/05/09

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	4		5	18	15	N	650	1 -30 Days	348
\$30,000 to \$39,999	35	13		7	55	14	NE	395	31-60 Days	188
\$40,000 to \$49,999	60	10	1	8	79	21	NW	1,532	61 - 90 Days	124
\$50,000 to \$59,999	87	20	3	7	117	25	XNE	24	91-120 Days	80
\$60,000 to \$69,999	95	17	3	19	134	24	XNW	134	121 - 180 Days	99
\$70,000 to \$79,999	122	21	2	6	151	30	C	771	Over 180 Days	106
\$80,000 to \$89,999	133	37	5	13	188	26	E	353	Avg. Days on Market 80	
\$90,000 to \$99,999	149	43	7	17	216	34	S	285		
\$100,000 to \$119,999	315	80	19	23	437	81	SE	395	Avg. Sold Price \$196,755	
\$120,000 to \$139,999	419	118	19	33	589	88	SW	365	Avg. Median Price \$163,000	
\$140,000 to \$159,999	442	91	22	34	589	97	XSW	296		
\$160,000 to \$179,999	423	78	15	28	544	114	XS	450	New Listings	
\$180,000 to \$199,999	414	73	12	28	527	68	W	305	1,857	
\$200,000 to \$249,999	742	82	17	46	887	119	XW	53	Sales Volume by Area	
\$250,000 to \$299,999	546	48	4	28	626	64	Sold Units per		Sales Volume by Area	
\$300,000 to \$349,999	327	27	5	14	373	35	N	75	\$30,954,284	
\$350,000 to \$399,999	326	25	6	12	369	25	NE	37	\$10,623,297	
\$400,000 to \$449,999	181	14		8	203	18	NW	241	\$57,702,444	
\$450,000 to \$499,999	197	6	2	6	211	7	XNE	0	\$0	
\$500,000 to \$749,999	484	24	3	7	518	25	XNW	11	\$1,477,906	
\$750,000 to \$999,999	219	3		1	223	8	C	105	\$17,469,798	
\$1,000,000 to \$1,249,999	59	3			62	4	E	68	\$11,946,809	
\$1,250,000 to \$1,499,999	76				76	2	S	100	\$9,075,750	
\$1,500,000 to \$1,999,999	74				74	0	SE	87	\$15,075,670	
\$2,000,000 to \$2,999,999	48				48	1	SW	85	\$10,094,445	
\$3,000,000 and over	26				26	0	XSW	21	\$2,470,462	
Totals	6,008	837	145	350	7,340	945	XS	61	\$11,222,083	
							W	49	\$7,096,450	
							XW	5	\$724,000	
							Total Volume		\$185,933,398	
	Sep. 2009	Sep. 2008	% Change	YTD 2009	YTD 2008	% Change				
Home Sales Volume	\$185,933,398	\$208,706,814	-10.91%	\$1,743,538,297	\$2,074,726,769	-15.96%				
Home Sales Units	945	965	-2.07%	8,555	8,315	2.89%				
Average Sales Price (All Residential)	\$196,755	\$216,276	-9.03%	\$203,803	\$249,516	-18.32%				
Median Sales Price	\$163,000	\$180,000	-9.44%	\$165,000	\$196,000	-15.82%				
Average Days on Market:	80	82	-2.44%	81	78	3.85%				
Average List Price for Sold:	\$206,815	\$225,292	-8.20%	\$215,056	\$261,985	-17.91%				
SP/LP %	95.14%	96.00%		94.77%	95.24%					
Pending Contracts	1,332	836	59.33%							
Active Listings	6,008	7,858	-23.54%							
New Listings	1,857	2,039	-8.93%							
							Types of Financing		Totals	
							FHA		318	
							VA		67	
							Conventional		296	
							Carryback		2	
							Cash to Loan		2	
							Cash		235	
							Other		25	

Types of Financing	Totals
FHA	318
VA	67
Conventional	296
Carryback	2
Cash to Loan	2
Cash	235
Other	25

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Tucson Association of REALTORS® Multiple Listing Service - Residential Statistical Digest - Quarterly Summary Q3/09

Total Unit Sales

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Total
2009	2,229	3,094	3,109	0	8,432
2008	2,204	3,032	2,767	2,233	10,236
2007	3,285	4,114	3,035	2,447	12,881
2006	3,718	4,802	3,817	3,373	15,710
2005	3,998	5,148	4,900	3,957	18,003
2004	3,385	4,909	4,410	3,853	16,557
2003	3,010	4,109	3,929	3,303	14,351
2002	2,779	3,806	3,347	3,203	13,135
2001	2,605	3,589	3,281	2,428	11,903
2000	2,424	3,191	2,827	2,442	10,884

Total Sales Volume

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Total
2009	\$ 467,672,258	\$ 622,704,699	\$ 629,114,962	\$ -	\$ 1,719,491,919
2008	\$ 577,609,704	\$ 770,153,083	\$ 655,887,277	\$ 478,503,353	\$ 2,482,153,417
2007	\$ 879,569,828	\$ 1,166,610,522	\$ 823,425,030	\$ 639,194,705	\$ 3,508,800,085
2006	\$ 1,030,389,597	\$ 1,305,717,046	\$ 1,019,568,902	\$ 887,862,211	\$ 4,243,537,756
2005	\$ 940,130,104	\$ 1,341,690,431	\$ 1,281,748,267	\$ 1,049,642,883	\$ 4,613,211,685
2004	\$ 655,072,770	\$ 1,024,067,566	\$ 922,770,974	\$ 825,317,830	\$ 3,427,229,140
2003	\$ 499,837,371	\$ 760,788,019	\$ 721,460,510	\$ 591,830,212	\$ 2,573,916,112
2002	\$ 445,852,124	\$ 654,360,960	\$ 572,791,247	\$ 559,457,150	\$ 2,232,461,481
2001	\$ 398,546,782	\$ 587,455,424	\$ 543,461,222	\$ 410,526,650	\$ 1,939,990,078
2000	\$ 360,381,342	\$ 512,215,217	\$ 444,072,386	\$ 385,667,087	\$ 1,702,336,032

Average Median Sales Price

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Avg
2009	\$ 168,333	\$ 166,267	\$ 164,475	\$ -	\$ 167,300
2008	\$ 201,133	\$ 198,667	\$ 189,117	\$ 175,300	\$ 191,054
2007	\$ 220,227	\$ 224,307	\$ 217,498	\$ 210,667	\$ 218,175
2006	\$ 221,300	\$ 222,667	\$ 220,046	\$ 214,459	\$ 219,618
2005	\$ 184,500	\$ 209,000	\$ 220,855	\$ 224,455	\$ 209,703
2004	\$ 151,667	\$ 164,029	\$ 168,150	\$ 173,000	\$ 164,212
2003	\$ 135,703	\$ 147,383	\$ 147,113	\$ 145,908	\$ 144,027
2002	\$ 127,717	\$ 136,117	\$ 137,300	\$ 138,113	\$ 134,812
2001	\$ 120,833	\$ 129,133	\$ 128,942	\$ 126,427	\$ 126,334
2000	\$ 112,900	\$ 121,650	\$ 121,833	\$ 121,361	\$ 119,436

Average Sales Price

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Avg
2009	\$ 210,372	\$ 201,338	\$ 202,383	\$ -	
2008	\$ 262,575	\$ 253,994	\$ 236,997	\$ 214,134	\$ 241,925
2007	\$ 267,505	\$ 283,546	\$ 271,576	\$ 261,171	\$ 270,950
2006	\$ 276,350	\$ 272,141	\$ 266,596	\$ 263,159	\$ 269,562
2005	\$ 234,702	\$ 259,789	\$ 261,347	\$ 265,368	\$ 255,302
2004	\$ 191,738	\$ 208,465	\$ 209,272	\$ 214,225	\$ 205,925
2003	\$ 165,535	\$ 185,140	\$ 183,738	\$ 178,754	\$ 178,292
2002	\$ 160,269	\$ 171,717	\$ 170,877	\$ 174,929	\$ 169,448
2001	\$ 152,884	\$ 163,684	\$ 165,111	\$ 158,061	\$ 159,935
2000	\$ 147,607	\$ 160,412	\$ 157,111	\$ 157,957	\$ 155,772

Average Active Listings

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Avg
2009	7,547	6,552	6,038	0	7,050
2008	9,199	8,492	7,813	7,870	8,344
2007	9,925	9,591	8,945	9,085	9,387
2006	7,083	8,426	9,218	9,031	8,440
2005	3,408	3,830	4,424	5,447	4,277
2004	4,758	4,312	3,943	3,618	4,158
2003	5,219	4,802	4,676	4,718	4,854
2002	4,756	4,796	4,861	5,004	4,854
2001	4,678	4,304	4,225	4,588	4,449
2000	3,979	3,875	4,046	4,483	4,096

Average Days on Market

Year	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Year Avg
2009	84	81	77	0	
2008	80	78	79	76	78
2007	65	64	68	72	67
2006	43	46	49	58	49
2005	38	29	26	33	32
2004	59	59	40	39	49
2003	62	53	57	61	58
2002	56	49	50	51	52
2001	58	50	47	50	51
2000	61	50	50	52	53

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, or is in any way responsible for its accuracy.