

**For Immediate
Release:**
May 14, 2010

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Tucson Association of REALTORS®
Multiple Listing Service
Monthly Statistics April 2010

Below are some highlights from the April Statistics:

- Monthly Sales Volume is up 4.06% over last month
- Monthly Sales Volume is up 36.44% over April 2009

- Total Unit Sales is up 4.96% over last month
- Total Unit Sales is up 30.67% over April 2009

- New Listings decreased 2.95% over last month
- New Listings up 31.30% over April 2009

- Pending Contracts increased 1.23% over last month
- Pending Contracts Increased 16.58% over April 2009

- Active listings decreased 2.88% over last month
- Active listings decreased 4.17% over April 2009

Dan Santa Maria
2010 MLS President



Lifestyle Opportunities:

No matter what area or type of home you are interested in, you have a variety of options.

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April 2010 Recap by Month and Year - % of Change

Total Sales Volume

| | <u>2010</u> | <u>2009</u> | <u>Annual % Change</u> |
|-----------------------|---------------|---------------|------------------------|
| April | \$245,382,762 | \$179,846,835 | 36.44% |
| March | \$235,799,289 | \$188,033,398 | 25.40% |
| Month % Change | 4.06% | -4.35% | |

Average Sales Price

| | <u>2010</u> | <u>2009</u> | <u>Annual % Change</u> |
|-----------------------|-------------|-------------|------------------------|
| April | \$199,986 | \$191,530 | 4.41% |
| March | \$201,710 | \$203,279 | -0.77% |
| Month % Change | -0.85% | -5.78% | |

Average List Price

| | <u>2010</u> | <u>2009</u> | <u>Annual % Change</u> |
|-----------------------|-------------|-------------|------------------------|
| April | \$210,291 | \$201,752 | 4.23% |
| March | \$211,003 | \$216,108 | -2.36% |
| Month % Change | -0.34% | -6.64% | |

Pending Contracts

| | <u>2010</u> | <u>2009</u> | <u>Annual % Change</u> |
|-----------------------|-------------|-------------|------------------------|
| April | 1,568 | 1,345 | 16.58% |
| March | 1,549 | 1,208 | 28.23% |
| Month % Change | 1.23% | 11.34% | |

Total Unit Sales

| | <u>2010</u> | <u>2009</u> | <u>Annual % Change</u> |
|-----------------------|-------------|-------------|------------------------|
| April | 1227 | 939 | 30.67% |
| March | 1169 | 925 | 26.38% |
| Month % Change | 4.96% | 1.51% | |

Median Sales Price

| | | <u>2009</u> | <u>Annual % Change</u> |
|-----------------------|-----------|-------------|------------------------|
| April | \$159,000 | \$162,500 | -2.15% |
| March | \$157,680 | \$165,000 | -4.44% |
| Month % Change | 0.84% | -1.52% | |

New Listings

| | <u>2010</u> | <u>2009</u> | <u>Annual % Change</u> |
|-----------------------|-------------|-------------|------------------------|
| April | 2,236 | 1,703 | 31.30% |
| March | 2,304 | 1,989 | 15.84% |
| Month % Change | -2.95% | -14.38% | |

Active Listings

| | <u>2010</u> | <u>2009</u> | <u>Annual % Change</u> |
|-----------------------|-------------|-------------|------------------------|
| April | 6,603 | 6,890 | -4.17% |
| March | 6,799 | 7,415 | -8.31% |
| Month % Change | -2.88% | -7.08% | |

April 2010- Active and Sold by Zip Code

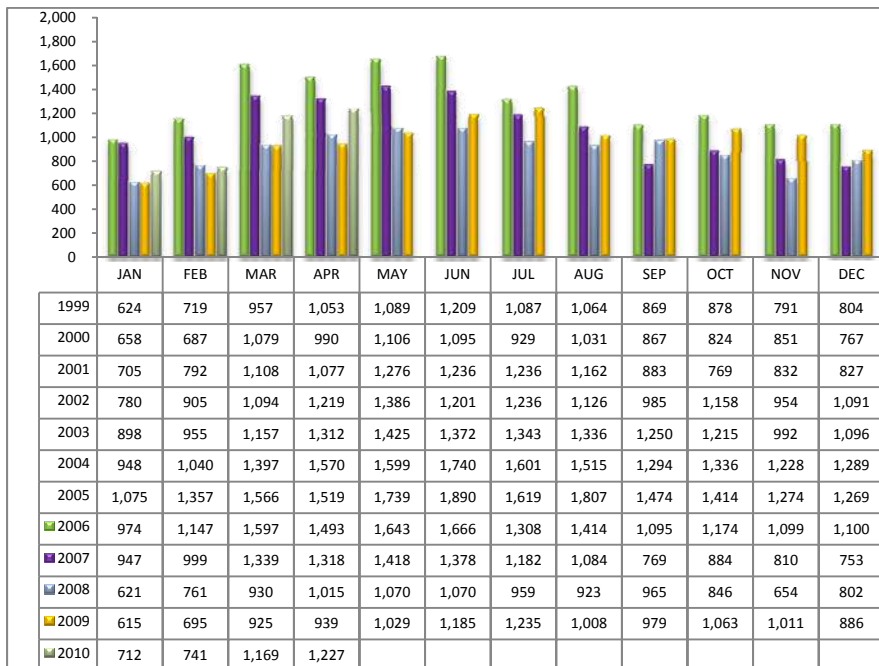
| <u>Zip Code</u> | <u># Active</u> | <u># Sold</u> | <u>%</u> | <u>Zip Code</u> | <u># Active</u> | <u># Sold</u> | <u>%</u> | <u>Zip Code</u> | <u># Active</u> | <u># Sold</u> | <u>%</u> | <u>Zip Code</u> | <u># Active</u> | <u># Sold</u> | <u>%</u> |
|-----------------|-----------------|---------------|----------|-----------------|-----------------|---------------|----------|-----------------|-----------------|---------------|----------|-----------------|-----------------|---------------|----------|
| 85601 | 0 | 0 | 0.00% | 85705 | 152 | 19 | 12.50% | 85719 | 178 | 24 | 13.48% | 85746 | 146 | 39 | 26.71% |
| 85614 | 246 | 49 | 19.92% | 85706 | 102 | 45 | 44.12% | 85730 | 176 | 48 | 27.27% | 85747 | 170 | 41 | 24.12% |
| 85619 | 16 | 1 | 6.25% | 85710 | 275 | 54 | 19.64% | 85735 | 81 | 12 | 14.81% | 85748 | 122 | 21 | 17.21% |
| 85622 | 74 | 19 | 25.68% | 85711 | 179 | 45 | 25.14% | 85736 | 36 | 3 | 8.33% | 85749 | 196 | 24 | 12.24% |
| 85629 | 245 | 47 | 19.18% | 85712 | 191 | 32 | 16.75% | 85737 | 241 | 44 | 18.26% | 85750 | 374 | 44 | 11.76% |
| 85641 | 279 | 37 | 13.26% | 85713 | 186 | 46 | 24.73% | 85739 | 283 | 30 | 10.60% | 85755 | 290 | 44 | 15.17% |
| 85653 | 163 | 31 | 19.02% | 85714 | 36 | 14 | 38.89% | 85741 | 115 | 44 | 38.26% | 85756 | 120 | 37 | 30.83% |
| 85658 | 200 | 58 | 29.00% | 85715 | 152 | 20 | 13.16% | 85742 | 224 | 45 | 20.09% | 85757 | 101 | 26 | 25.74% |
| 85701 | 35 | 5 | 14.29% | 85716 | 185 | 29 | 15.68% | 85743 | 231 | 58 | 25.11% | TOTAL | 6603 | 1227 | 18.58% |
| 85704 | 179 | 36 | 20.11% | 85718 | 395 | 41 | 10.38% | 85745 | 229 | 46 | 20.09% | | | | |

| Residential Listing Statistics | | | | | | | Active Listings | | Days on Market of Units Sold | | |
|--|------------------|------------------|-----------------|-----------------|-----------------|-----------------|----------------------------|------------|------------------------------|-----|--|
| | Total Active | Total Contingent | Total Capa | Total Pending | Total Inventory | Total Sold | Area | # Per Area | | | |
| Under \$29,999 | 17 | 3 | 0 | 4 | 24 | 7 | N | 749 | 1 -30 Days | 405 | |
| \$30,000 to \$39,999 | 56 | 13 | 0 | 9 | 78 | 19 | NE | 401 | 31-60 Days | 254 | |
| \$40,000 to \$49,999 | 67 | 17 | 5 | 9 | 98 | 20 | NW | 1,741 | 61 - 90 Days | 165 | |
| \$50,000 to \$59,999 | 95 | 24 | 3 | 13 | 135 | 40 | XNE | 18 | 91-120 Days | 91 | |
| \$60,000 to \$69,999 | 115 | 25 | 3 | 21 | 164 | 17 | XNW | 106 | 121 - 180 Days | 124 | |
| \$70,000 to \$79,999 | 143 | 31 | 3 | 15 | 192 | 44 | C | 883 | Over 180 Days | 159 | |
| \$80,000 to \$89,999 | 161 | 41 | 6 | 16 | 224 | 40 | E | 428 | Avg. Days on Market | | |
| \$90,000 to \$99,999 | 200 | 58 | 11 | 17 | 286 | 29 | S | 288 | 87 | | |
| \$100,000 to \$119,999 | 341 | 111 | 28 | 31 | 511 | 129 | SE | 503 | Avg. Sold Price | | |
| \$120,000 to \$139,999 | 512 | 141 | 23 | 40 | 716 | 132 | SW | 391 | \$199,986 | | |
| \$140,000 to \$159,999 | 510 | 125 | 38 | 41 | 714 | 143 | XSW | 283 | Avg. Median Price | | |
| \$160,000 to \$179,999 | 500 | 71 | 16 | 36 | 623 | 96 | XS | 457 | \$159,000 | | |
| \$180,000 to \$199,999 | 468 | 64 | 8 | 19 | 559 | 94 | W | 317 | New Listings | | |
| \$200,000 to \$249,999 | 839 | 102 | 15 | 36 | 992 | 159 | XW | 38 | 2,236 | | |
| \$250,000 to \$299,999 | 624 | 55 | 9 | 29 | 717 | 92 | Sold Units per Area | | Sales Volume by Area | | |
| \$300,000 to \$399,999 | 624 | 69 | 2 | 25 | 720 | 75 | N | 78 | \$30,308,442 | | |
| \$400,000 to \$499,999 | 397 | 25 | 2 | 9 | 433 | 39 | NE | 53 | \$14,982,308 | | |
| \$500,000 to \$749,999 | 460 | 25 | 3 | 8 | 496 | 36 | NW | 338 | \$85,818,499 | | |
| \$750,000 to \$999,999 | 205 | 9 | 1 | 1 | 216 | 5 | XNE | 1 | \$90,500 | | |
| \$1,000,000 and over | 269 | 1 | 0 | 3 | 273 | 11 | XNW | 17 | \$2,353,065 | | |
| | | | | | | | C | 155 | \$25,625,536 | | |
| | | | | | | | E | 78 | \$12,469,086 | | |
| | | | | | | | S | 102 | \$9,449,130 | | |
| | | | | | | | SE | 104 | \$18,771,125 | | |
| | | | | | | | SW | 94 | \$11,025,041 | | |
| | | | | | | | XSW | 51 | \$7,361,530 | | |
| | | | | | | | XS | 87 | \$15,056,775 | | |
| | | | | | | | W | 64 | \$11,457,875 | | |
| Totals | 6,603 | 1,010 | 176 | 382 | 8,171 | 1,227 | XW | 5 | \$613,850 | | |
| | | | | | | | Total Volume | | \$245,382,762 | | |
| | Apr. 2010 | Apr. 2009 | % Change | YTD 2010 | YTD 2009 | % Change | | | | | |
| Home Sales Volume | \$245,382,762 | \$170,535,544 | 43.89% | \$785,479,752 | \$648,487,253 | 21.12% | | | | | |
| Home Sales Units | 1,227 | 882 | 39.12% | 3,951 | 3,175 | 24.44% | | | | | |
| Average Sales Price (All Residential) | \$199,986 | \$193,351 | 3.43% | \$198,805 | \$204,248 | -2.66% | | | | | |
| Median Sales Price | \$159,000 | \$164,000 | -3.05% | \$157,000 | \$165,000 | -4.85% | | | | | |
| Average Days on Market: | 87 | 79 | 10.13% | 85 | 83 | 2.41% | | | | | |
| Average List Price for Solds: | \$210,291 | \$217,123 | -3.15% | \$208,696 | \$217,861 | -4.21% | | | | | |
| SP/LP % | 95.10% | 89.05% | | 95.26% | 93.75% | | | | | | |
| Pending Contracts | 1,568 | 1,208 | 29.80% | | | | | | | | |
| Active Listings | 6,603 | 7,415 | -10.95% | | | | | | | | |
| New Listings | 2,236 | 1,703 | 31.30% | | | | | | | | |

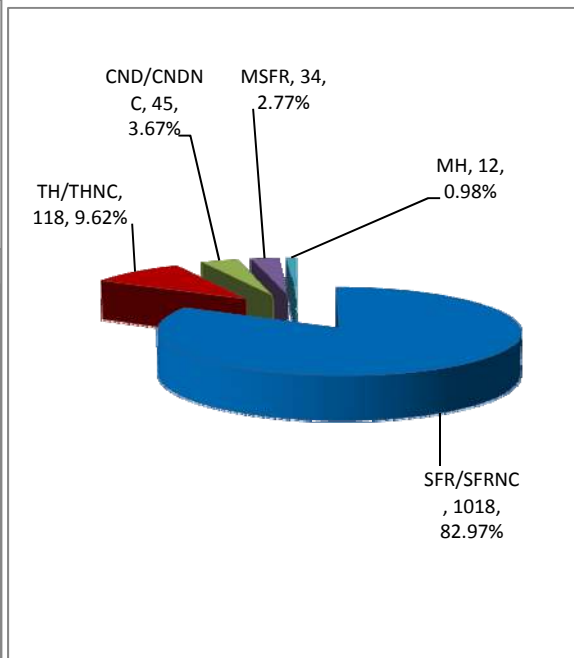
| Types of Financing | | Totals |
|--------------------|--|--------|
| FHA | | 372 |
| VA | | 75 |
| Conventional | | 386 |
| Carryback | | 11 |
| Cash to Loan | | 1 |
| Cash | | 327 |
| Other | | 55 |

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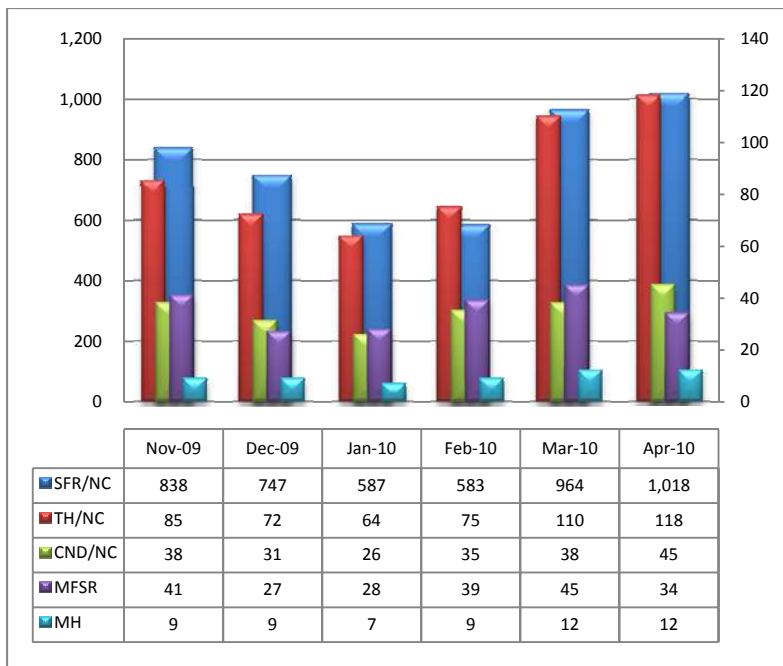
Total Unit Sales – April 2010



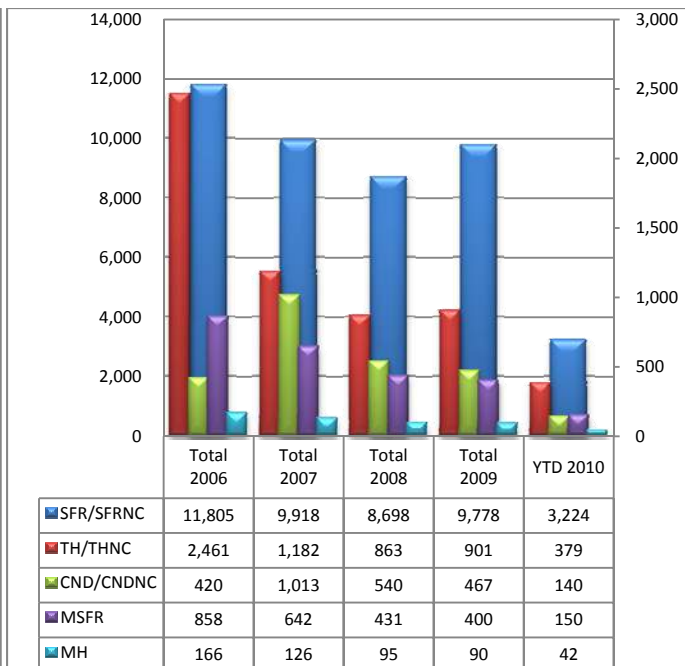
Unit Sales – Breakdown by Type



Total Unit Sales By Type - Monthly Comparison

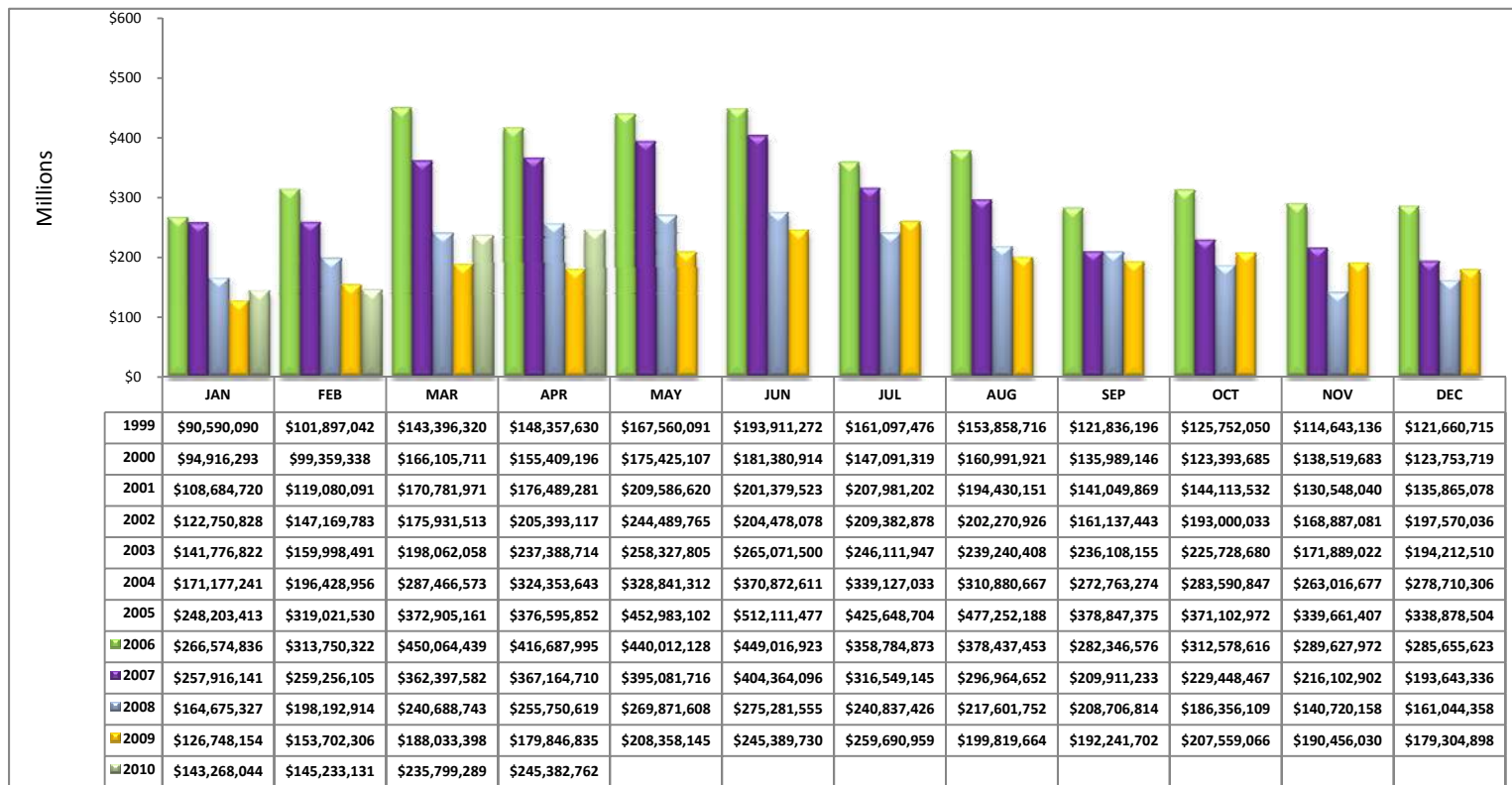


YTD Annual Comparison – Breakdown by Type

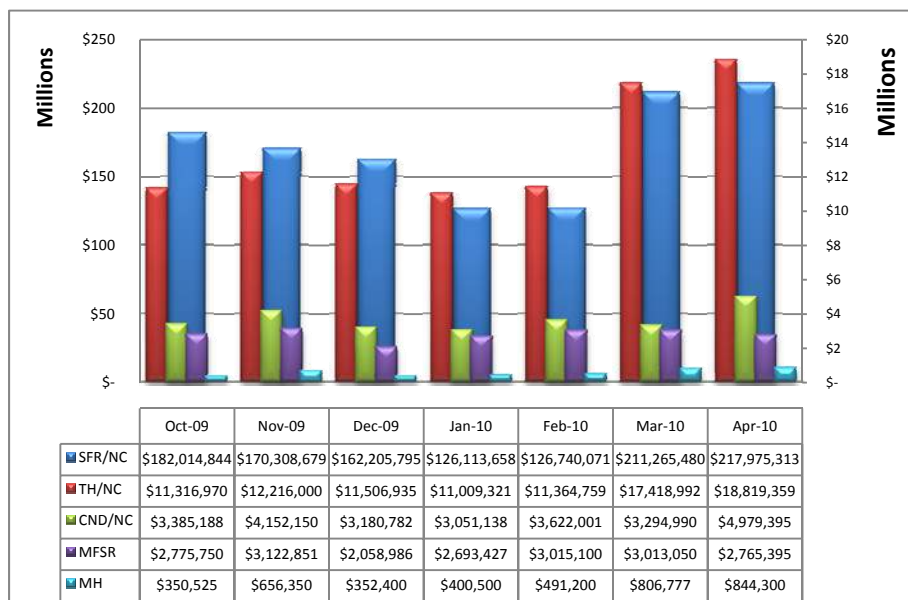


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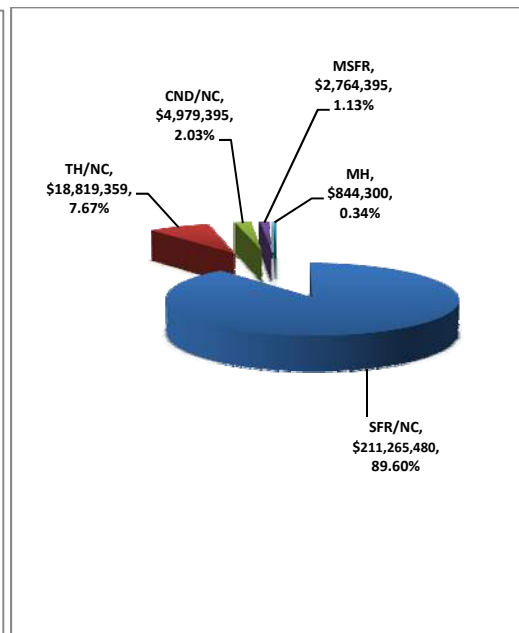
Total Sales Volume - April 2010



Total Sales Volume By Type - Monthly Comparison

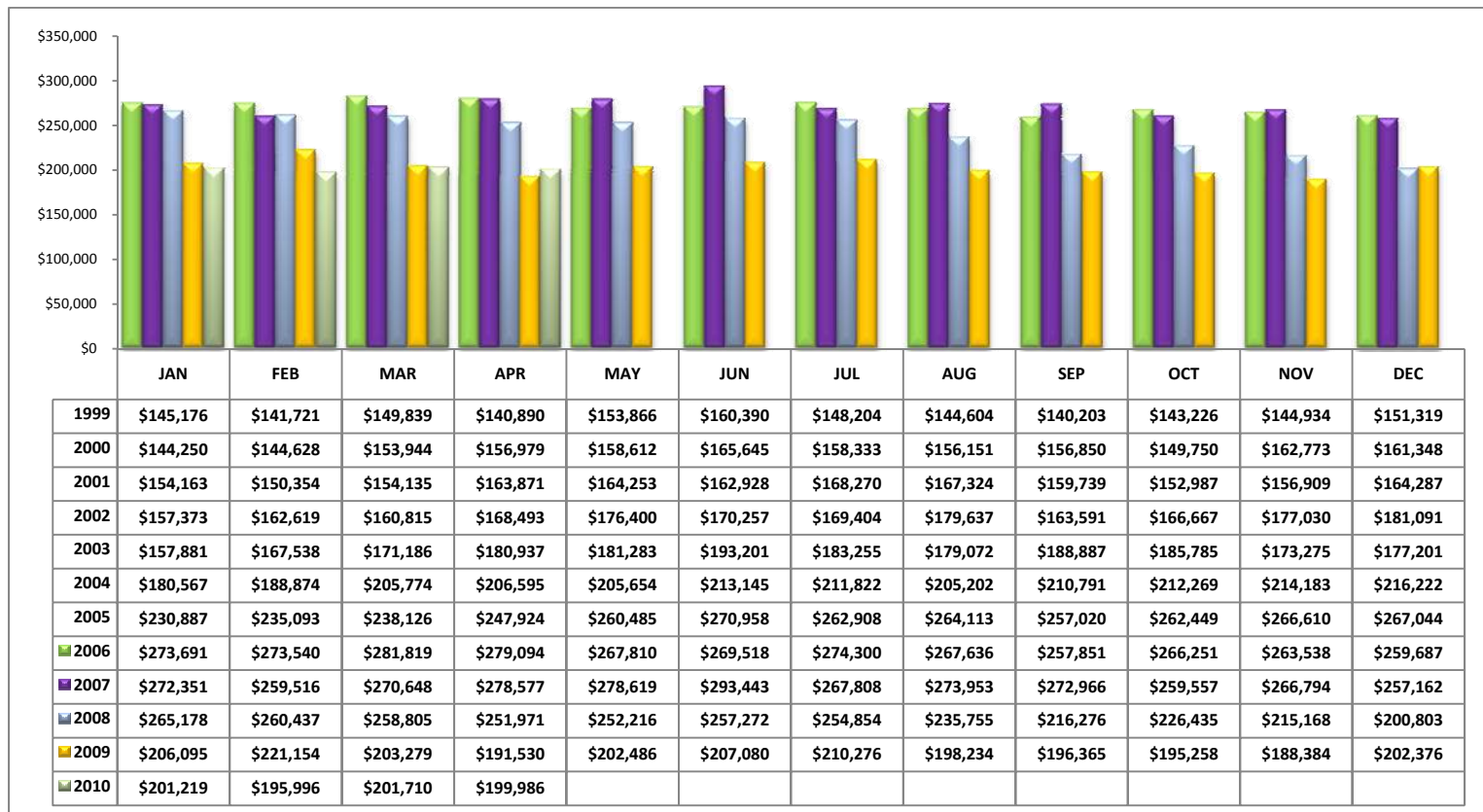


Monthly Volume by Type

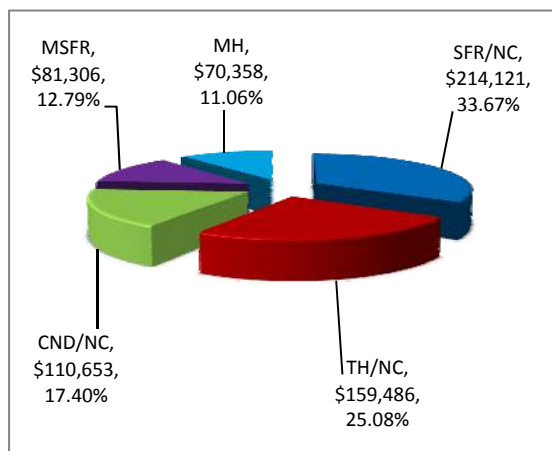


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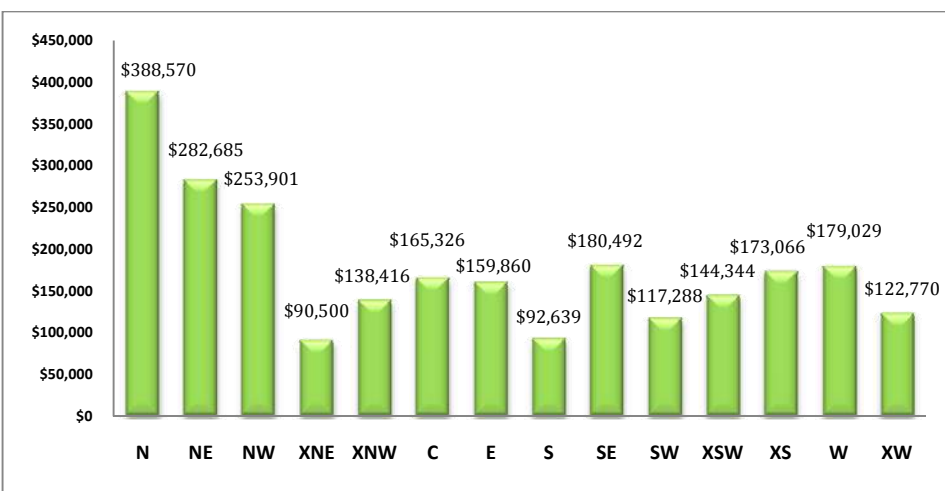
Average Sales Price – April 2010



Average Sales Price by Type – April 2010

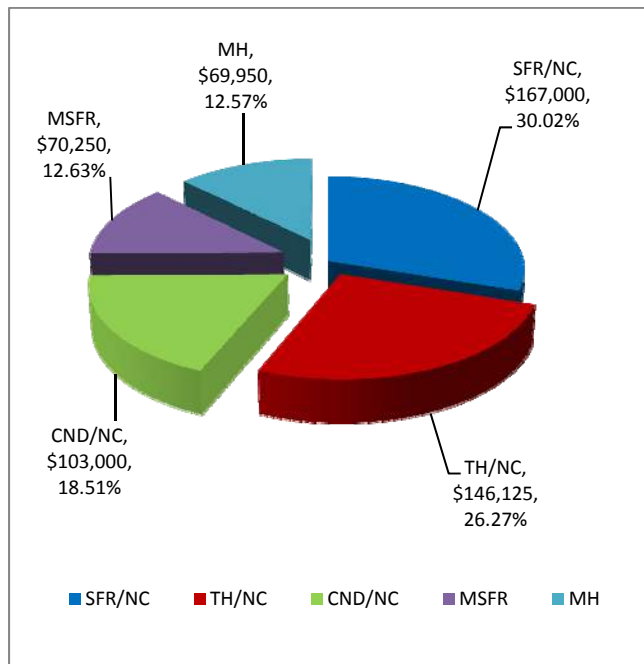


Average "Listing" Price per Area – April 2010

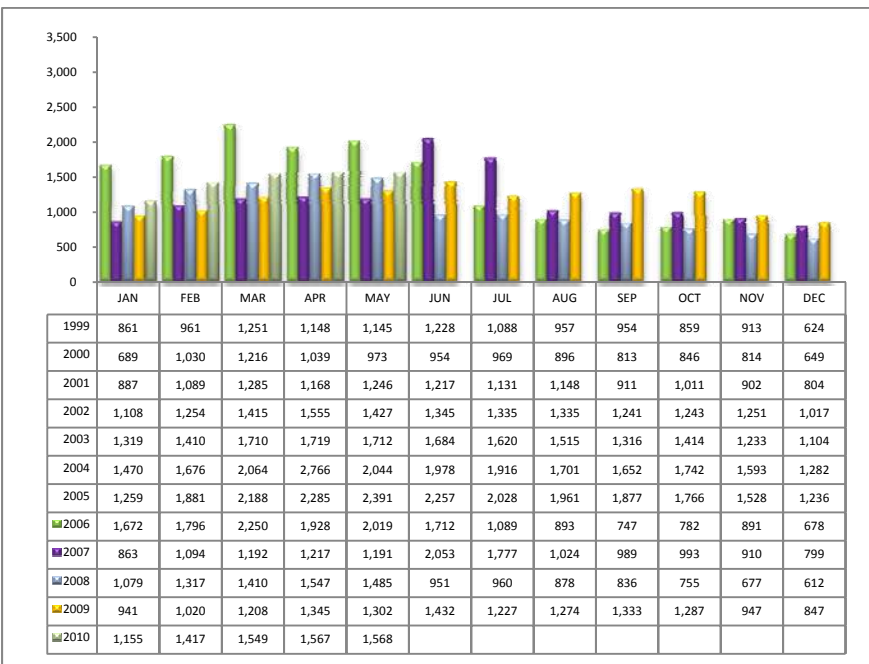


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Median Sale Price - by Type



Total Listings Under Contract



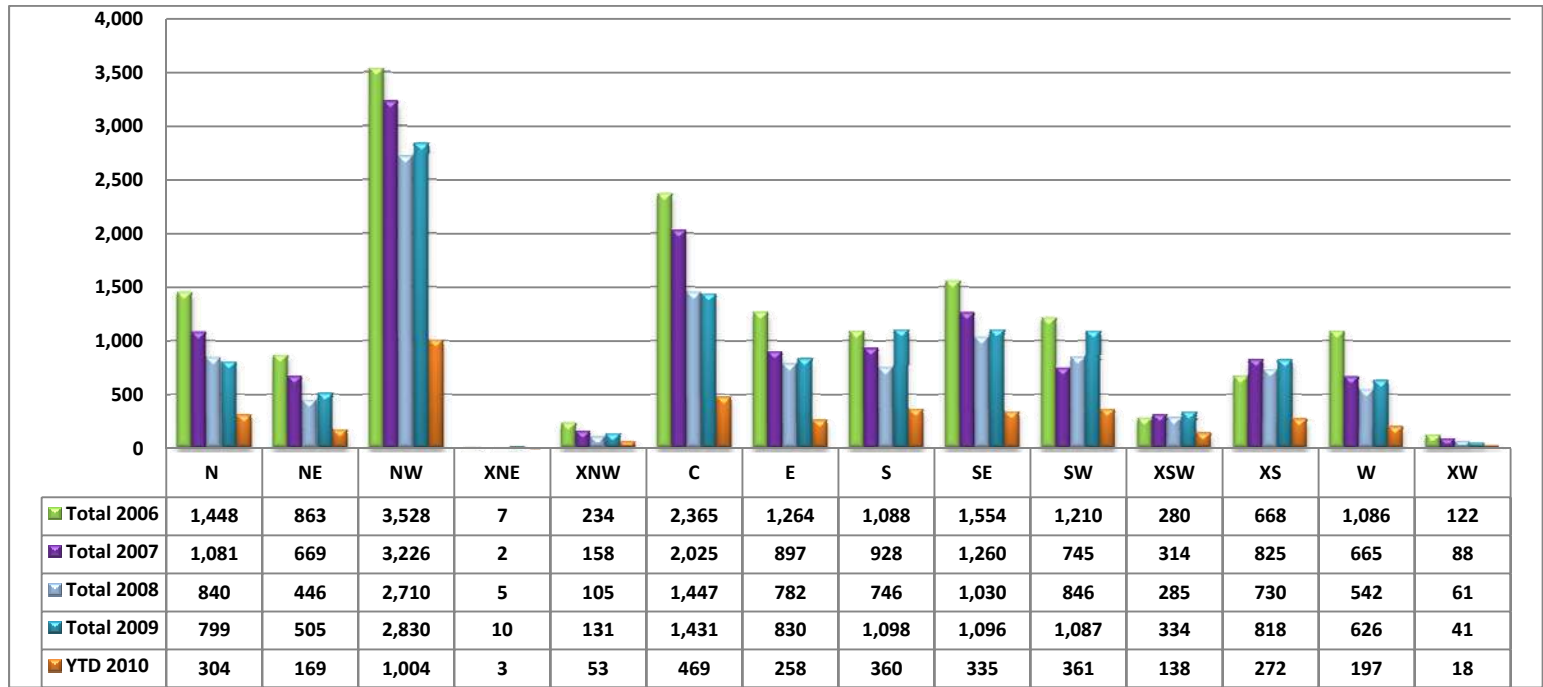
****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price - April 2010



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Number of Sold Listings by Area - Annual Comparison



Average Sold per Area by # of Bedrooms

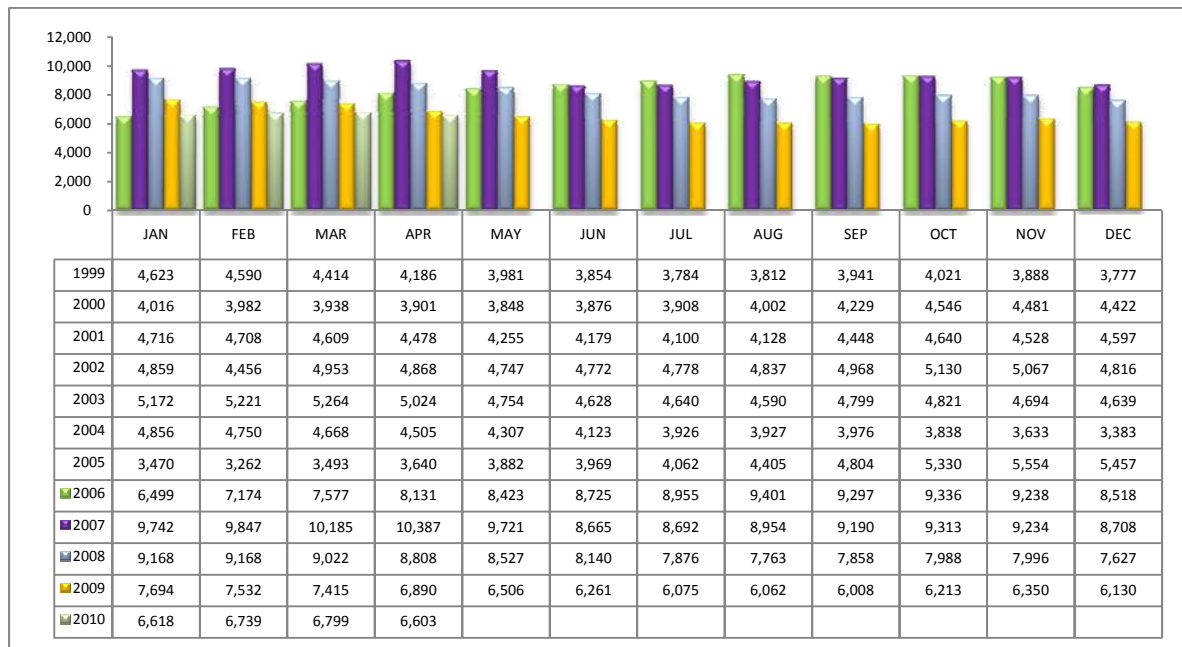
| | 0-2 Bedrooms | 3 Bedrooms | 4 Bedrooms | 5+ Bedrooms | All Bedrooms |
|-----|--------------|------------|------------|-------------|--------------|
| N | \$235,654 | \$333,770 | \$628,375 | \$818,625 | \$388,570 |
| NE | \$164,360 | \$254,393 | \$344,605 | \$403,375 | \$282,685 |
| NW | \$246,029 | \$206,859 | \$311,341 | \$485,273 | \$253,901 |
| XNW | \$82,000 | \$142,325 | \$141,643 | \$0 | \$138,416 |
| C | \$115,255 | \$165,216 | \$237,403 | \$578,833 | \$165,326 |
| E | \$114,610 | \$139,982 | \$201,302 | \$152,950 | \$159,860 |
| S | \$49,107 | \$92,488 | \$127,713 | \$55,655 | \$92,639 |
| SE | \$135,446 | \$149,230 | \$239,673 | \$203,500 | \$178,906 |
| SW | \$106,769 | \$109,674 | \$142,846 | \$119,450 | \$117,288 |
| XSW | \$148,304 | \$135,080 | \$138,344 | \$0 | \$144,344 |
| XS | \$161,557 | \$165,577 | \$177,715 | \$242,464 | \$173,066 |
| W | \$59,161 | \$171,523 | \$220,238 | \$640,000 | \$170,029 |
| XW | \$27,350 | \$174,250 | \$119,000 | \$0 | \$122,770 |
| XNE | \$90,500 | \$0 | \$0 | \$0 | \$90,500 |

Units Sold per Area by # of Bedrooms

| | 0-2 Bedrooms | 3 Bedrooms | 4 Bedrooms | 5+ Bedrooms | All Bedrooms |
|-----|--------------|------------|------------|-------------|--------------|
| N | 32 | 26 | 12 | 8 | 78 |
| NE | 8 | 23 | 18 | 4 | 53 |
| NW | 61 | 166 | 100 | 11 | 338 |
| XNW | 1 | 7 | 9 | 0 | 17 |
| C | 53 | 82 | 17 | 3 | 155 |
| E | 10 | 37 | 29 | 2 | 78 |
| S | 15 | 64 | 21 | 2 | 102 |
| SE | 11 | 56 | 34 | 3 | 104 |
| SW | 23 | 56 | 23 | 2 | 94 |
| XSW | 34 | 10 | 7 | 0 | 51 |
| XS | 21 | 322 | 29 | 5 | 87 |
| W | 11 | 35 | 16 | 2 | 64 |
| XW | 1 | 2 | 2 | 0 | 5 |
| XNE | 1 | 0 | 0 | 0 | 1 |

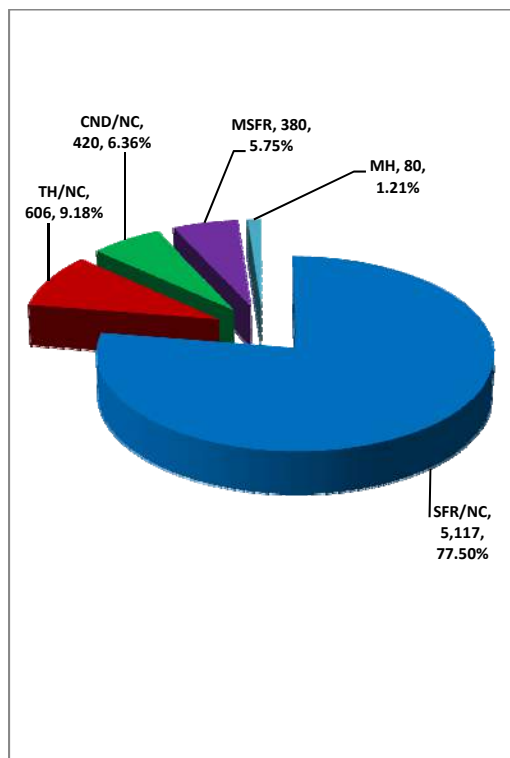
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Active Listings - April 2010

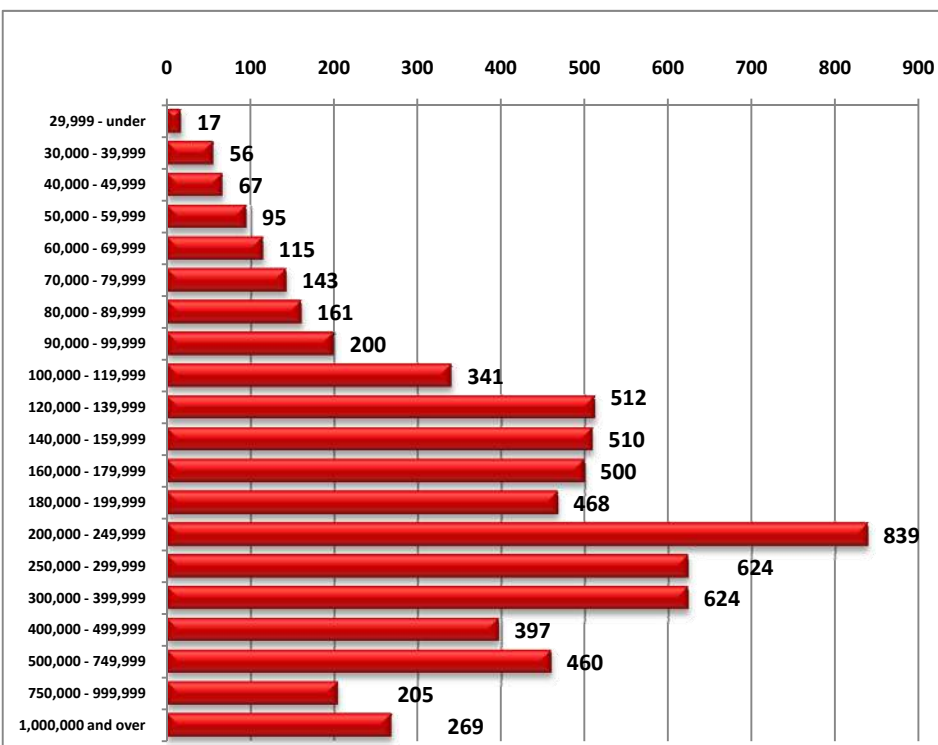


| Area | # of Listings |
|------|---------------|
| N | 749 |
| NE | 401 |
| NW | 1,741 |
| XNE | 18 |
| XNW | 106 |
| C | 883 |
| E | 428 |
| S | 288 |
| SE | 503 |
| SW | 391 |
| XSW | 283 |
| XS | 457 |
| W | 317 |
| XW | 38 |

Active Listings Unit Breakdown

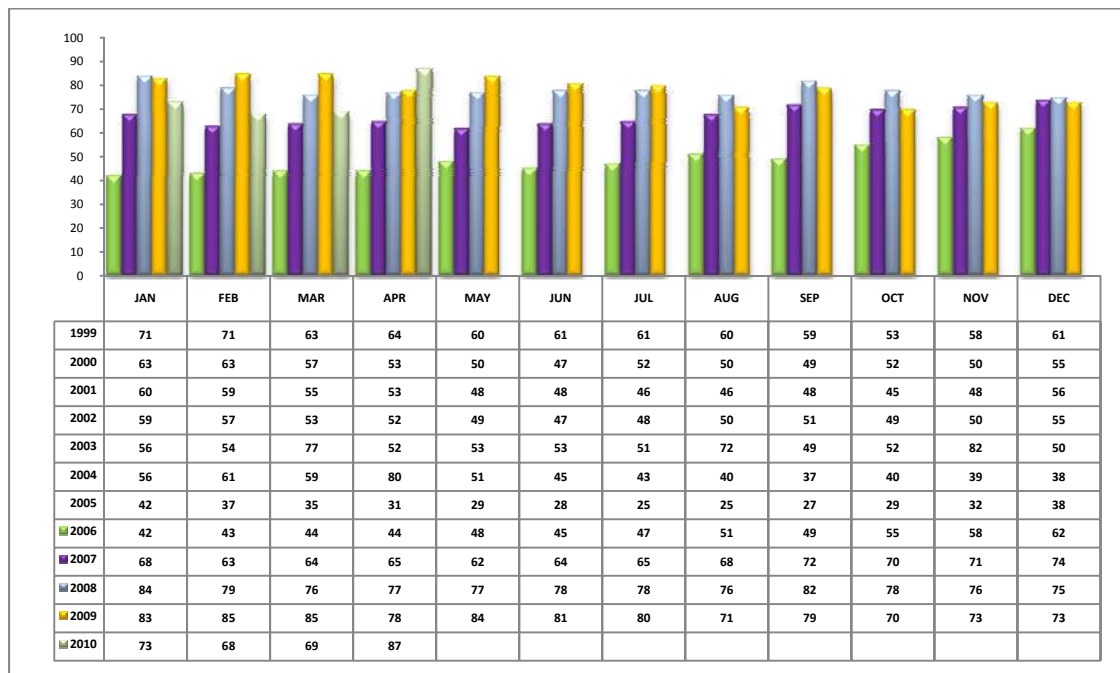


Active Listings Price Breakdown



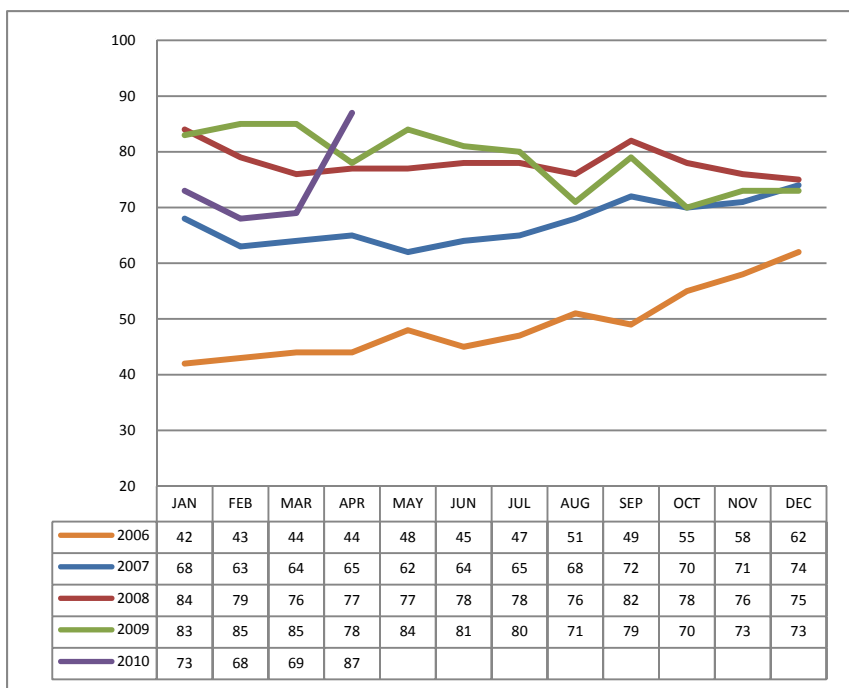
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Average Days on Market/Listing - April 2010

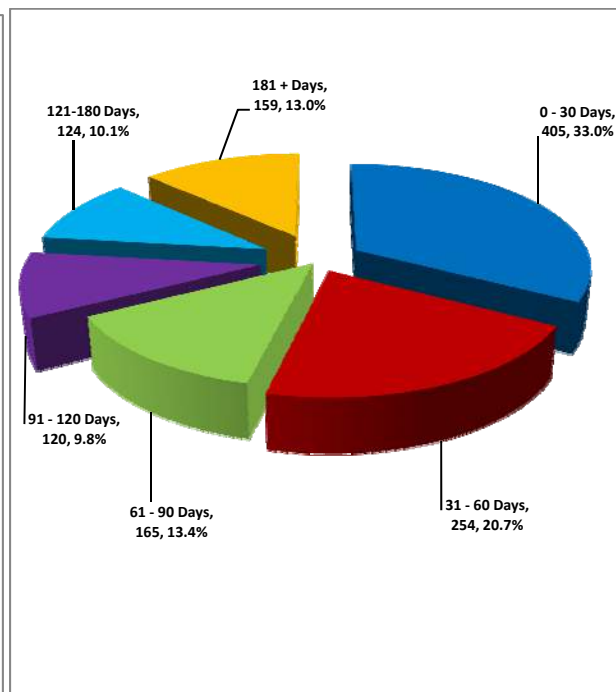


| Area | Avg. DOM |
|------|----------|
| N | 75 |
| NE | 85 |
| NW | 93 |
| XNE | 63 |
| XNW | 37 |
| C | 87 |
| E | 81 |
| S | 99 |
| SE | 75 |
| SW | 97 |
| XSW | 103 |
| XS | 80 |
| W | 82 |
| XW | 70 |

Annual Comparison - Average Days on Market/Listing

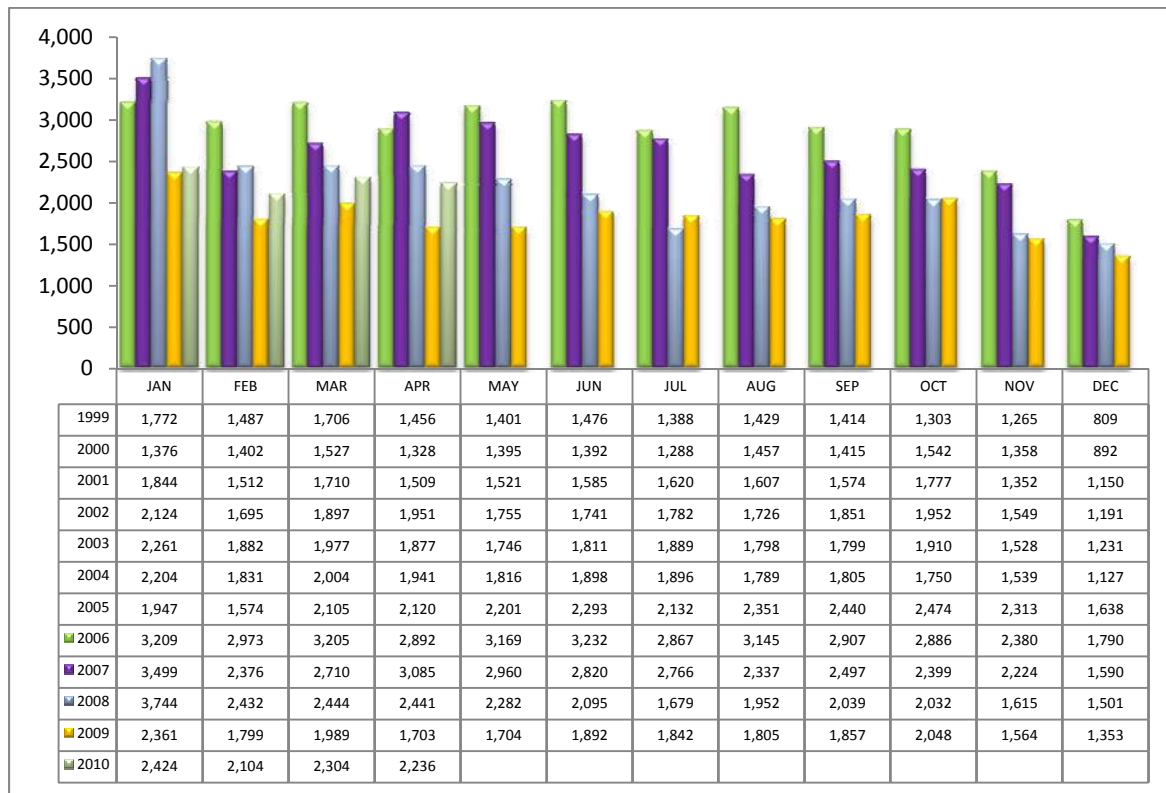


Average Days on Market/Listing Breakdown



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New Listings – April 2010



| Area | # of Listings |
|------|---------------|
| N | 205 |
| NE | 119 |
| NW | 555 |
| XNE | 3 |
| XNW | 25 |
| C | 333 |
| E | 178 |
| S | 169 |
| SE | 179 |
| SW | 173 |
| XSW | 65 |
| XS | 126 |
| W | 97 |
| XW | 9 |

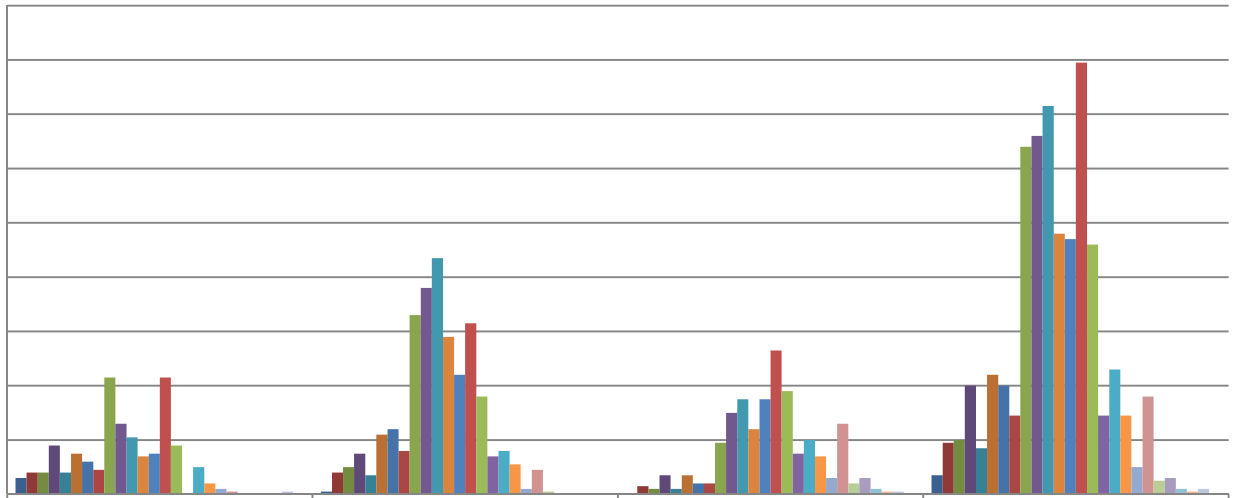
*Includes properties that were re-listed

Misc. MLS Information – April 2010

| Month | #Expired | WD Release | WD Temp | Re-Lists |
|----------------|----------|------------|---------|----------|
| January 2010 | 344 | 537 | 26 | 87 |
| February 2010 | 328 | 464 | 11 | 58 |
| March 2010 | 361 | 572 | 13 | 58 |
| April 2010 | 379 | 486 | 12 | N/A |
| 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 2009 | 616 | 378 | 9 | 15 |

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Sale Price by Bedroom



| | 0-2 Bedrooms | 3 Bedrooms | 4+ Bedrooms | All Bedrooms |
|-----------------------|--------------|------------|-------------|--------------|
| 29,999 - under | 6 | 1 | 0 | 7 |
| 30,000 - 39,999 | 8 | 8 | 3 | 19 |
| 40,000 - 49,999 | 8 | 10 | 2 | 20 |
| 50,000 - 59,999 | 18 | 15 | 7 | 40 |
| 60,000 - 69,999 | 8 | 7 | 2 | 17 |
| 70,000 - 79,999 | 15 | 22 | 7 | 44 |
| 80,000 - 89,999 | 12 | 24 | 4 | 40 |
| 90,000 - 99,999 | 9 | 16 | 4 | 29 |
| 100,000 - 119,999 | 43 | 66 | 19 | 128 |
| 120,000 - 139,999 | 26 | 76 | 30 | 132 |
| 140,000 - 159,999 | 21 | 87 | 35 | 143 |
| 160,000 - 179,999 | 14 | 58 | 24 | 96 |
| 180,000 - 199,999 | 15 | 44 | 35 | 94 |
| 200,000 - 249,999 | 43 | 63 | 53 | 159 |
| 250,000 - 299,999 | 18 | 36 | 38 | 92 |
| 300,000 - 349,999 | 0 | 14 | 15 | 29 |
| 350,000 - 399,999 | 10 | 16 | 20 | 46 |
| 400,000 - 449,999 | 4 | 11 | 14 | 29 |
| 450,000 - 499,000 | 2 | 2 | 6 | 10 |
| 500,000 - 749,999 | 1 | 9 | 26 | 36 |
| 750,000 - 999,999 | 0 | 1 | 4 | 5 |
| 1,000,000 - 1,249,999 | 0 | 0 | 6 | 6 |
| 1,250,000 - 1,499,999 | 0 | 0 | 2 | 2 |
| 1,500,000 - 1,999,999 | 0 | 0 | 1 | 1 |
| 2,000,000 - 2,999,999 | 1 | 0 | 1 | 2 |
| 3,000,000 - over | 0 | 0 | 0 | 0 |

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.