

**For Immediate
Release:**
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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics December 2010

Below are some highlights from the December Statistics:

- Total Sales Volume rose 16.93% from November to December.
- Average Sales Price increased by 3.13% from November to December.
- Average list price is up 3.04% from \$191,637 in November to \$197,457 in December.
- Total unit sales increased this month, going from 800 in November to 907 in December, and has increased 2.37% from December of 2009.
- Active listings have increased 11.89% compared to December 2009.



Lifestyle Opportunities:

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

Financial:

Multiple financing opportunities are available

Talk to a REALTOR®!

With the complexity of a real estate transaction, you need a REALTOR®.

Dan Santa Maria
2010 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 5,400 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.

December 2010 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
December	\$169,063,508	\$179,304,898	-5.71%
November	\$144,588,779	\$190,456,030	-24.08%
Month % Change	16.93%	-5.85%	

Average Sales Price

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
December	\$186,399	\$202,376	-7.89%
November	\$180,736	\$188,384	-4.06%
Month % Change	3.13%	7.43%	

Average List Price

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
December	\$197,457	\$212,263	-6.98%
November	\$191,637	\$195,745	-2.10%
Month % Change	3.04%	8.44%	

Total Under Contract

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
December	1,760	848	107.55%
November	1,900	947	100.63%
Month % Change	-7.37%	-10.45%	

Total Unit Sales

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
December	907	886	2.37%
November	800	1011	-20.87%
Month % Change	13.38%	-12.36%	

Median Sales Price

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
December	\$139,500	\$154,262	-9.57%
November	\$139,900	\$162,500	-13.91%
Month % Change	-0.29%	-5.07%	

New Listings

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
December	1,071	1,353	-20.84%
November	1,440	1,564	-7.93%
Month % Change	-25.63%	-13.49%	

Active Listings

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
December	6,859	6,130	11.89%
November	7,455	6,350	17.40%
Month % Change	-7.99%	-3.46%	

December 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	4	0	0.00%	85706	182	35	19.23%	85735	84	5	5.95%	85750	353	43	12.18%
85614	292	23	7.88%	85708	0	1	#DIV/0!	85736	43	4	9.30%	85755	279	31	11.11%
85619	11	2	18.18%	85710	258	39	15.12%	85737	259	26	10.04%	85756	162	35	21.60%
85622	84	6	7.14%	85711	229	24	10.48%	85739	270	21	7.78%	85757	118	29	24.58%
85629	252	44	17.46%	85712	161	23	14.29%	85741	159	27	16.98%				
85641	282	43	15.25%	85713	245	22	8.98%	85742	219	38	17.35%				
85645	5	0	0.00%	85714	35	8	22.86%	85743	247	32	12.96%				
85653	154	21	13.64%	85715	151	25	16.56%	85745	236	31	13.14%				
85658	188	17	9.04%	85716	148	20	13.51%	85746	197	34	17.26%				
85701	33	0	0.00%	85718	340	38	11.18%	85747	154	35	22.73%				
85704	180	30	16.67%	85719	150	19	12.67%	85748	139	12	8.63%				
85705	152	20	13.16%	85730	231	32	13.85%	85749	159	12	7.55%				

NOTE:

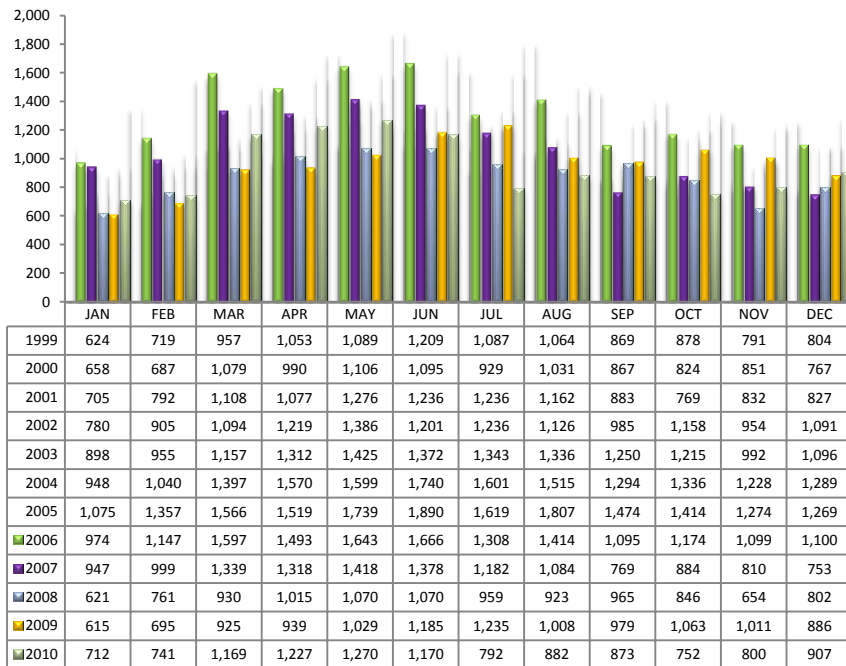
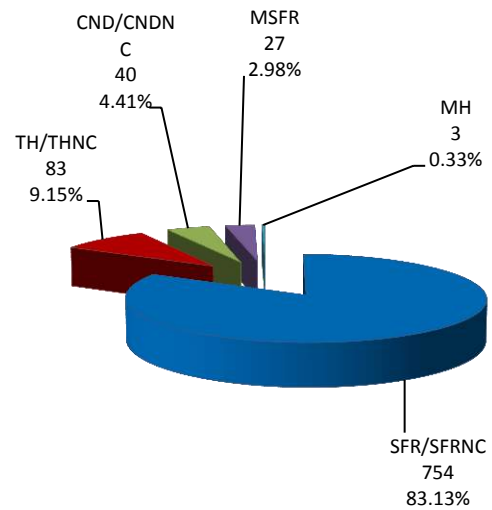
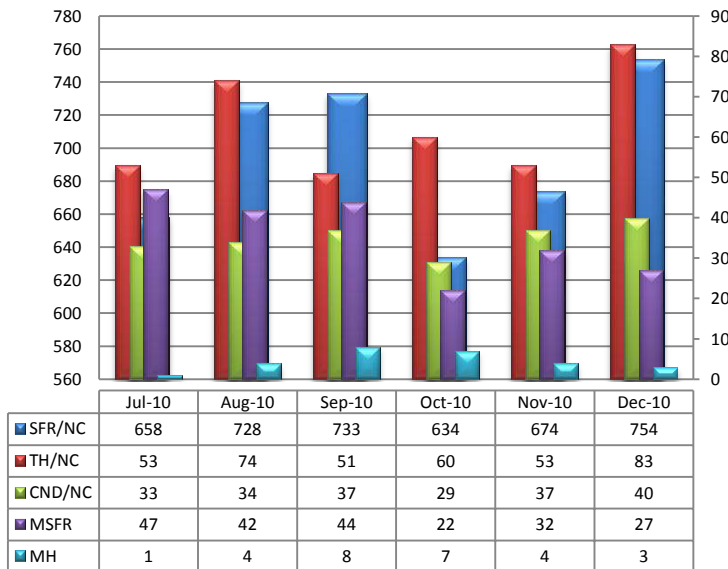
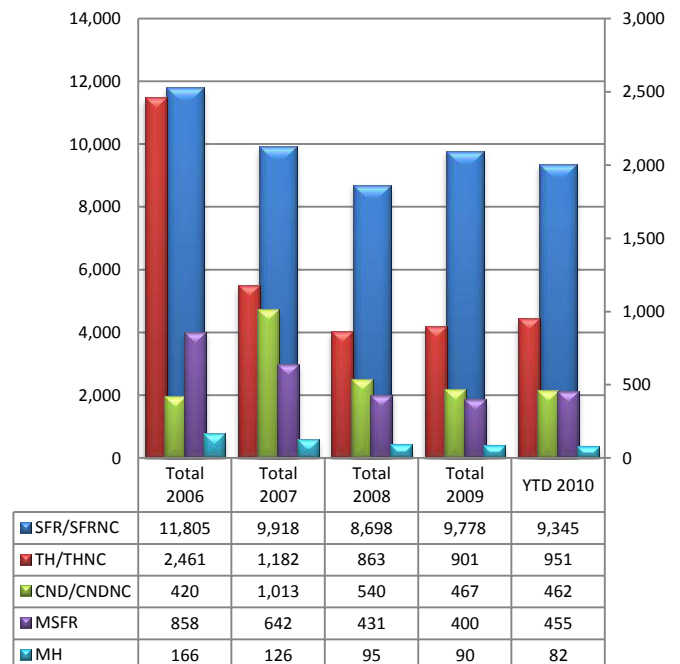
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85648- 1 active listing, 85702- 1 active listing, 85740- 1 active listing

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	35	13	3	9	60	23	N	690	1 -30 Days	140
\$30,000 to \$39,999	76	22	7	19	124	26	NE	353	31-60 Days	185
\$40,000 to \$49,999	114	27	9	22	172	30	NW	1,760	61 - 90 Days	181
\$50,000 to \$59,999	131	24	3	27	185	20	XNE	14	91-120 Days	115
\$60,000 to \$69,999	199	34	21	17	271	30	XNW	107	121 - 180 Days	153
\$70,000 to \$79,999	235	47	13	28	323	46	C	845	Over 180 Days	133
\$80,000 to \$89,999	279	39	17	29	364	43	E	430	Avg. Days on Market	
\$90,000 to \$99,999	304	49	32	11	396	39	S	425	106	
\$100,000 to \$119,999	546	98	43	80	767	89	SE	550	Avg. Sold Price	
\$120,000 to \$139,999	641	98	31	63	833	109	SW	495	\$186,399	
\$140,000 to \$159,999	543	72	35	44	694	74	XSW	316	Avg. Median Price	
\$160,000 to \$179,999	461	67	24	52	604	55	XS	496	\$139,500	
\$180,000 to \$199,999	444	47	17	39	547	52	W	339	New Listings	
\$200,000 to \$249,999	714	81	22	58	875	88	XW	39	1,071	
\$250,000 to \$299,999	482	42	16	36	576	63	Sold Units per Area		Sales Volume by Area	
\$300,000 to \$399,999	593	35	18	27	673	45	N	80	\$28,758,555	
\$400,000 to \$499,999	333	17	7	14	371	28	NE	43	\$10,632,650	
\$500,000 to \$749,999	397	13	3	18	431	30	NW	228	\$56,412,072	
\$750,000 to \$999,999	141	9	1	1	152	13	XNE	8	\$885,000	
\$1,000,000 and over	191	4	2	4	201	4	XNW	96	\$619,500	
							C	52	\$14,020,963	
							E	84	\$6,452,708	
							S	92	\$7,018,958	
							SE	74	\$15,724,819	
							SW	22	\$7,908,749	
							XSW	72	\$3,100,200	
							XS	51	\$11,554,563	
Totals	6,859	838	324	598	8,619	907	W	3	\$5,775,050	
							XW	2	\$199,721	
							Total Volume		\$169,063,508	
Dec-10		Dec-09	% Change	YTD 2010	YTD 2009	% Change				
Home Sales Volume	\$169,063,508	\$179,304,898	-5.71%	\$2,150,145,865	\$2,342,145,580	-8.20%				
Home Sales Units	907	886	2.37%	11,295	11,636	-2.93%				
Average Sales Price (All Residential)	\$186,399	\$202,376	-7.89%	\$184,636	\$201,284	-8.27%				
Median Sales Price	\$139,500	\$154,262	-9.57%	\$141,666	\$164,000	-13.62%				
Average Days on Market:	106	73	45.21%	100	78	28.21%				
Average List Price for Solds:	\$197,457	\$212,263	-6.98%	\$195,198	\$211,658	-7.78%				
SP/LP %	94.40%	95.34%		94.59%	95.10%					
Total Under Contract	1,760	848	107.55%							
Active Listings	6,859	6,130	11.89%							
New Listings	1,071	1,353	-20.84%							

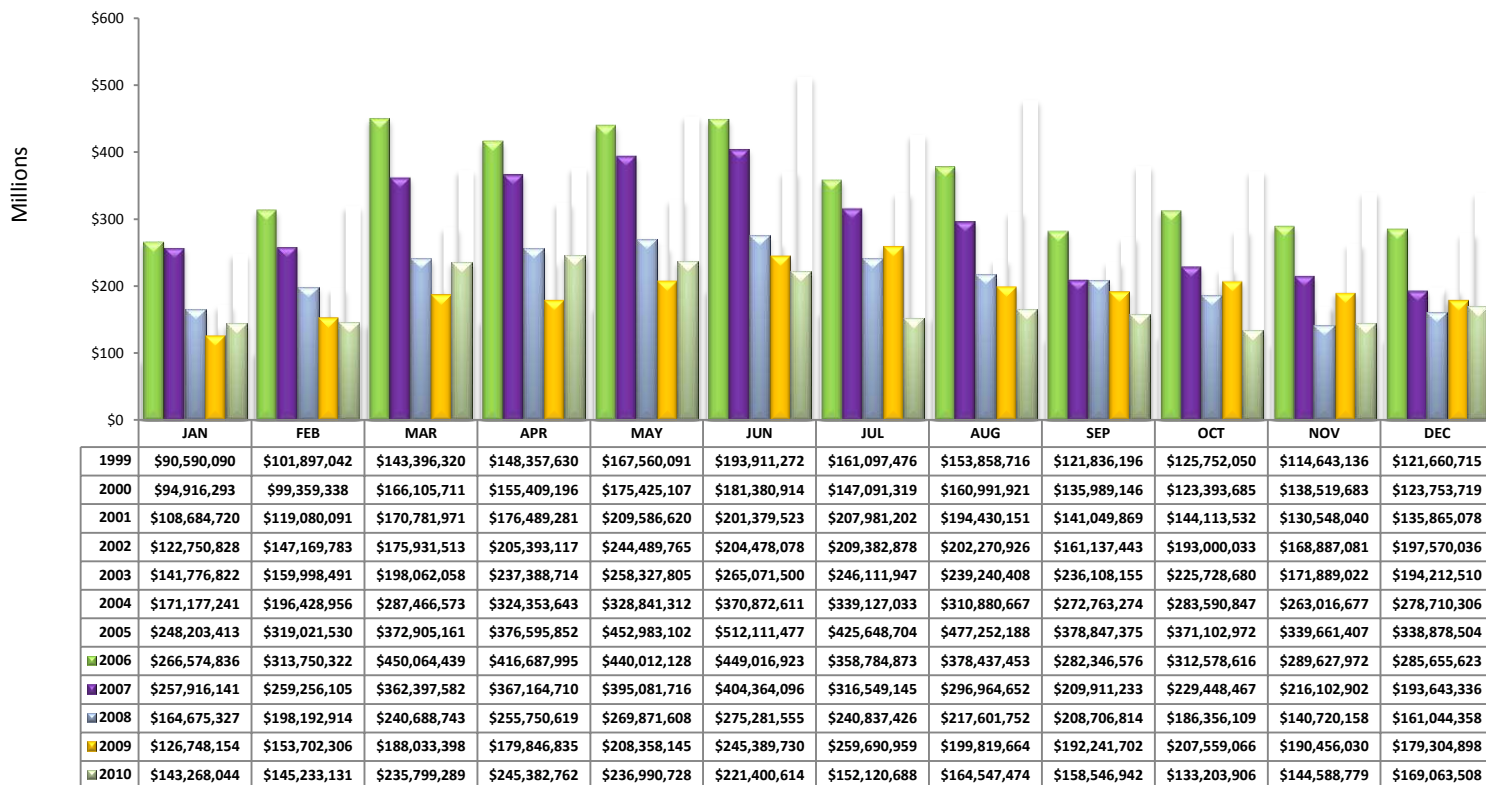
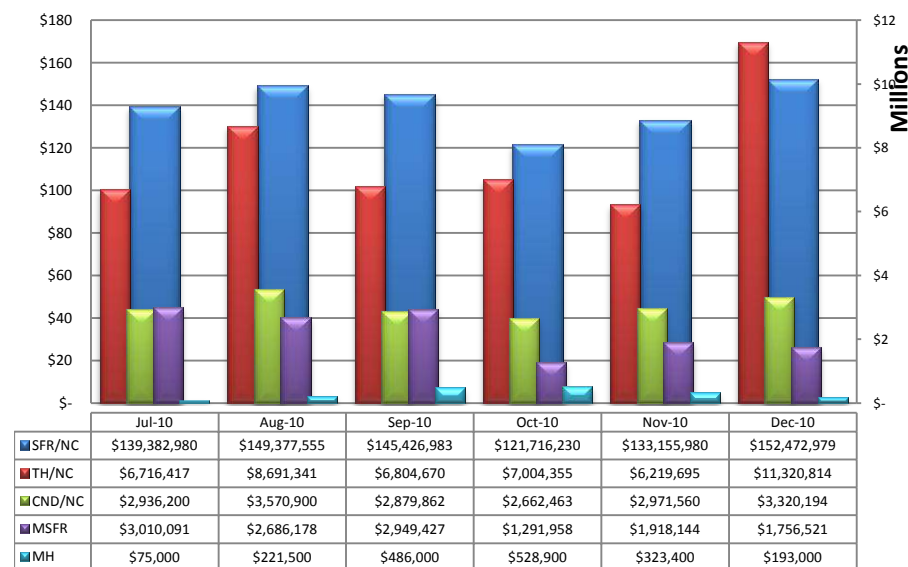
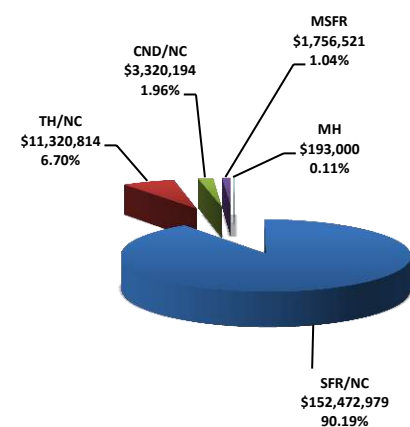
Types of Financing		Totals
FHA		207
VA		74
Conventional		275
Carryback		11
Cash to Loan		3
Cash		316
Other		21

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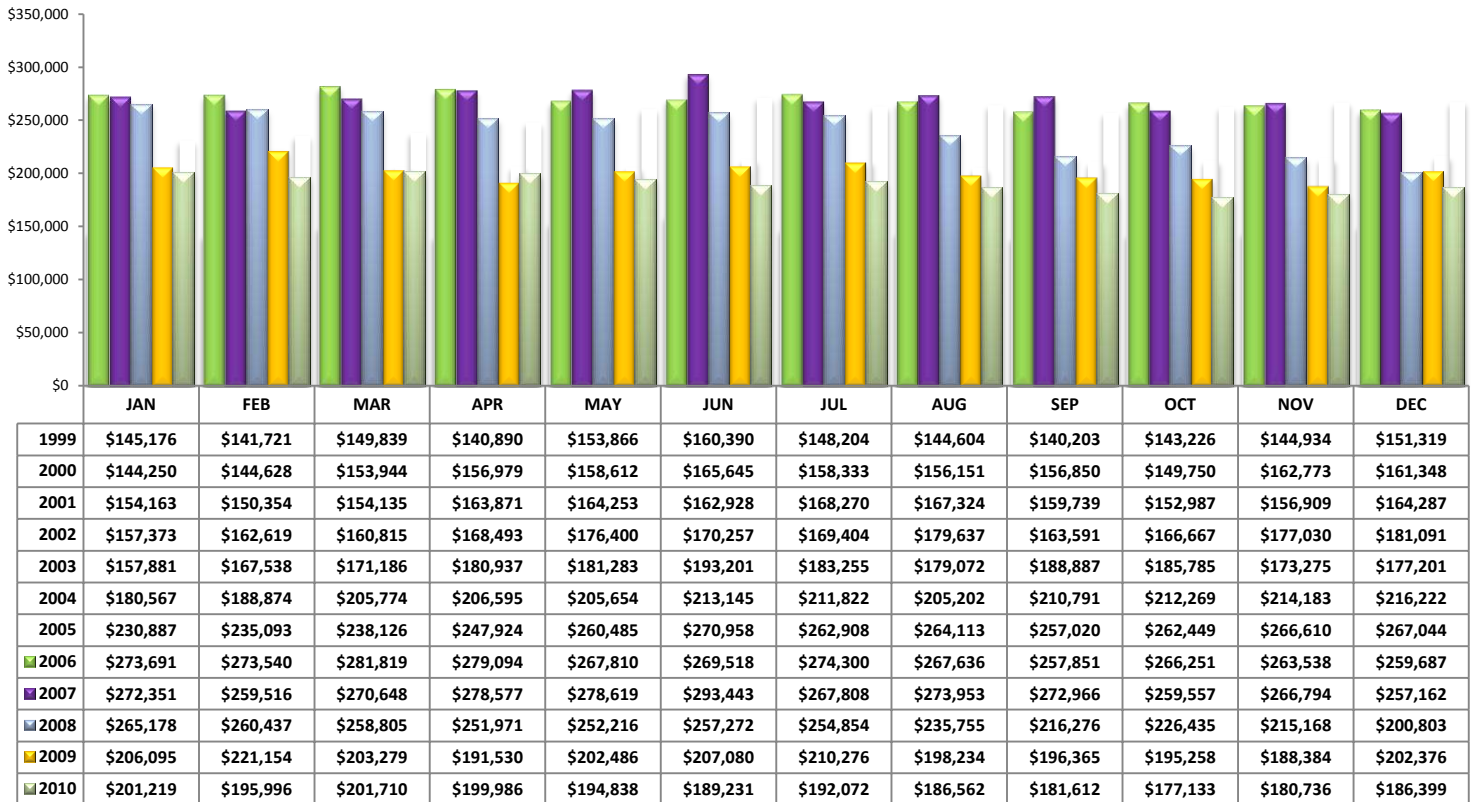
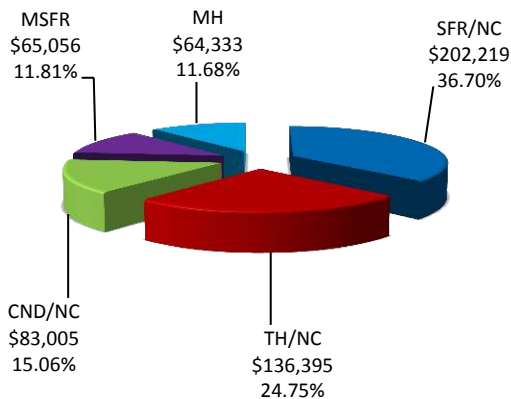
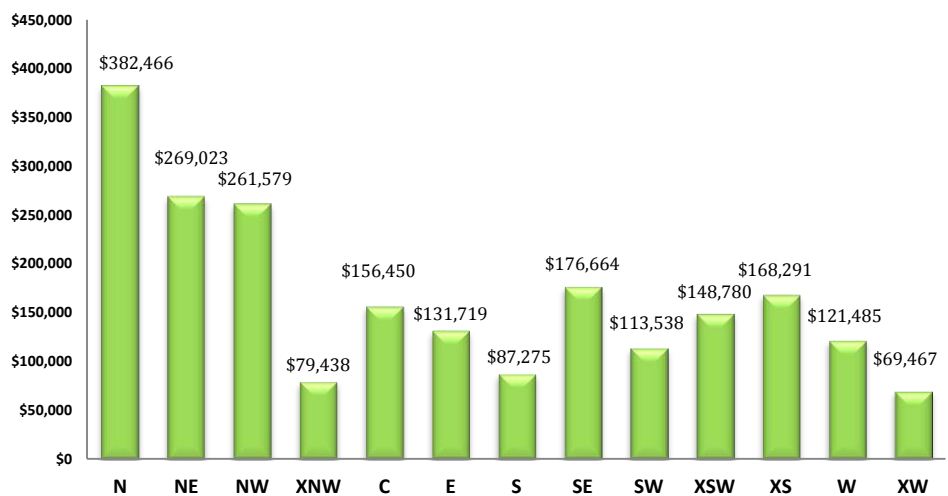
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Total Unit Sales – December 2010**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

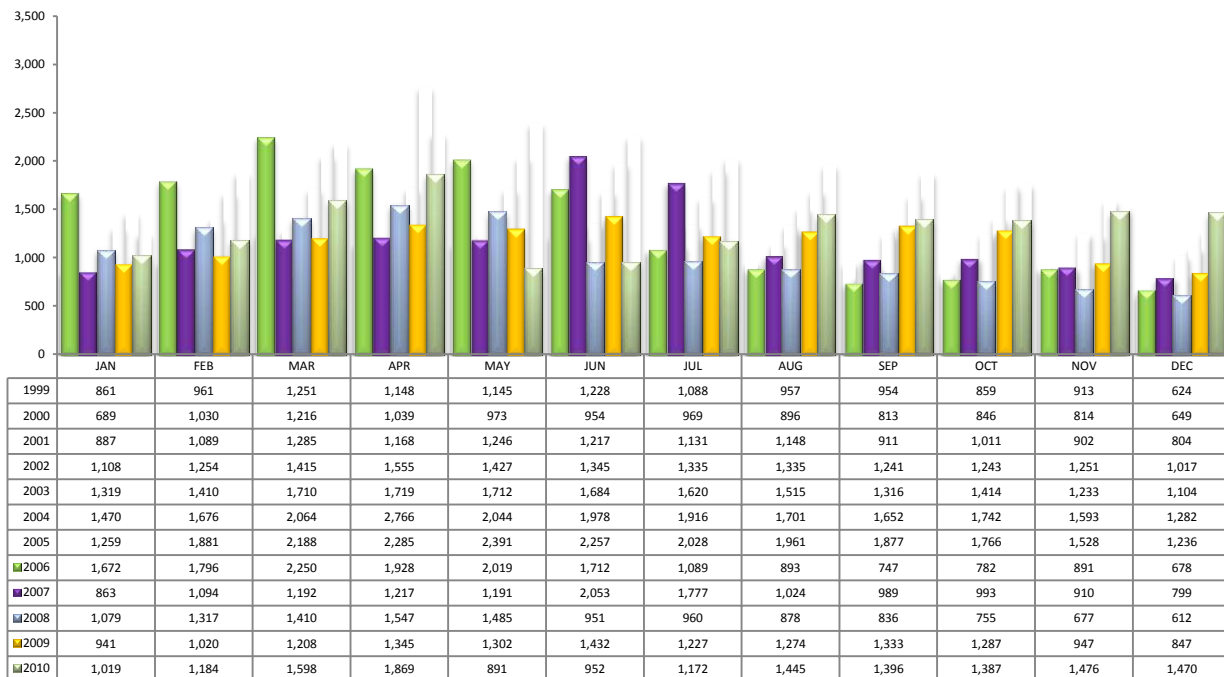
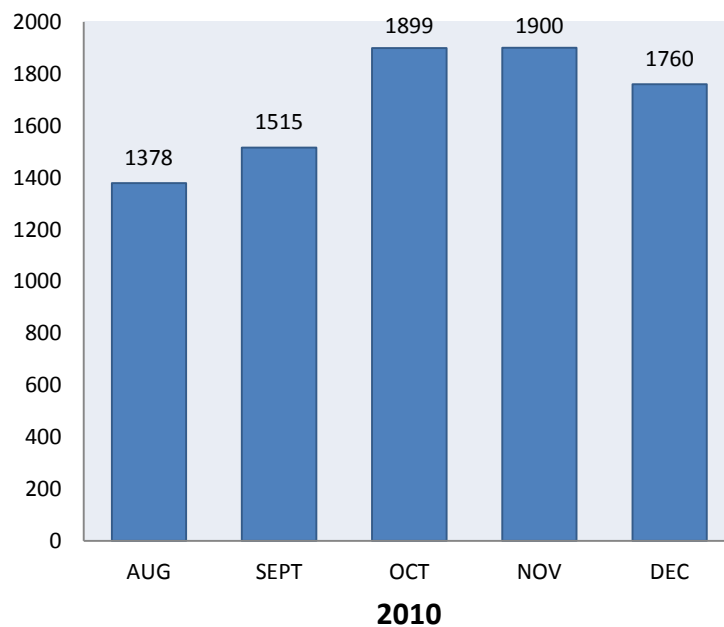
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Total Sales Volume - December 2010**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

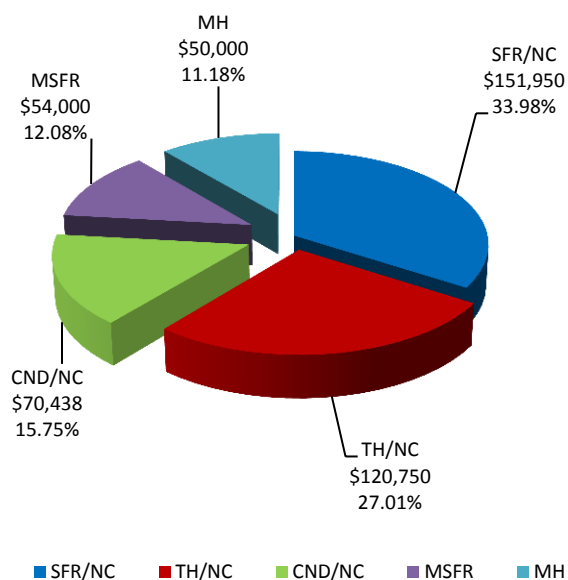
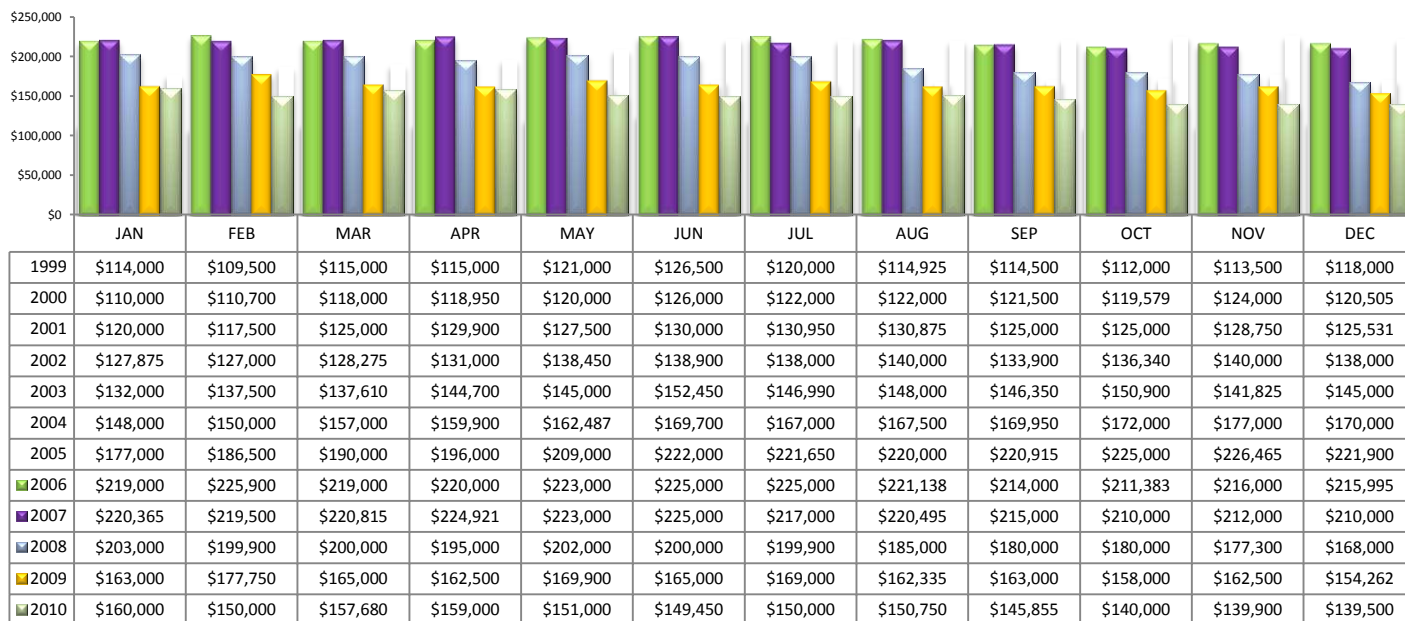
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Average Sales Price – December 2010**Average Sales Price by Type – December 2010****Average "Listing" Price per Area – December 2010**

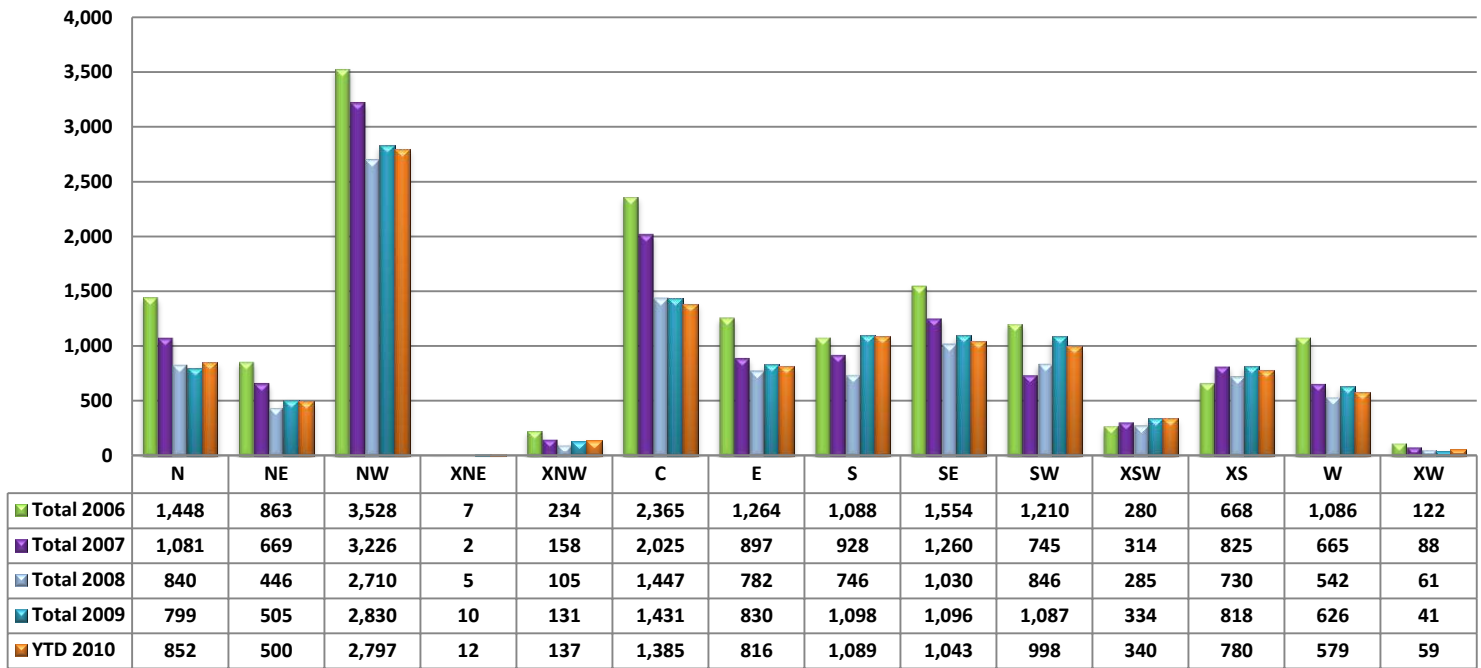
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Newly Under Contract During The Month**Total Listings Still Under Contract At The End of The Month**

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Median Sale Price – by Type**Median Sale Price – December 2010**

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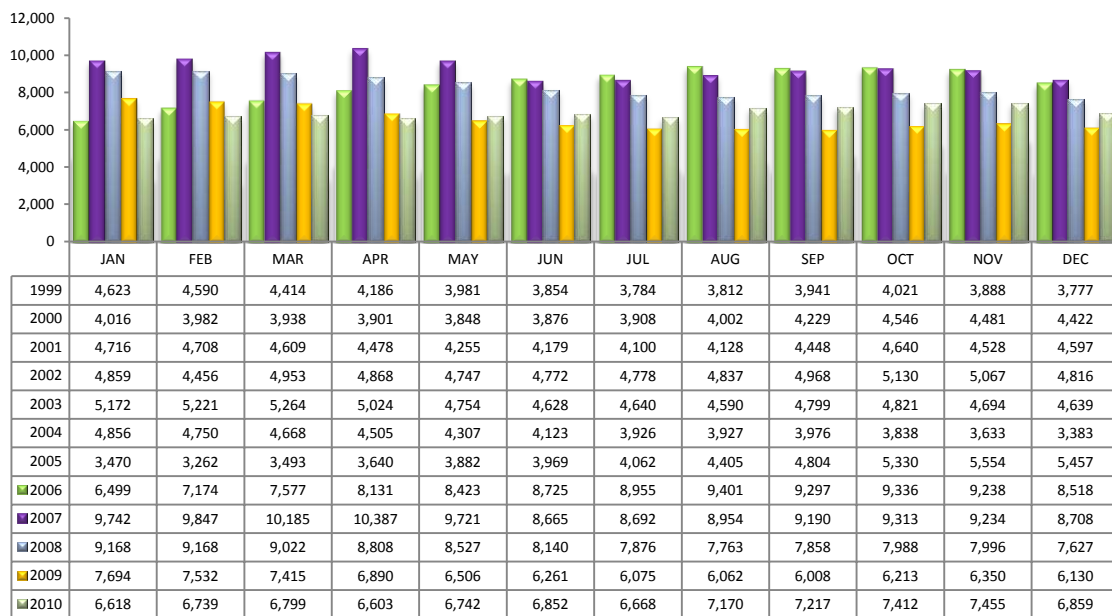
Number of Sold Listings by Area - Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$150,728	\$364,481	\$468,212	\$402,600	\$359,482
NE	\$103,600	\$207,397	\$330,773	\$422,667	\$247,271
NW	\$192,186	\$204,362	\$320,742	\$366,941	\$247,421
XNW	\$0	\$70,929	\$123,000	\$0	\$77,438
C	\$94,880	\$154,574	\$224,804	\$0	\$146,052
E	\$78,608	\$124,027	\$162,718	\$164,933	\$124,091
S	\$30,852	\$86,235	\$107,736	\$31,500	\$83,559
SE	\$93,472	\$134,490	\$218,410	\$383,100	\$170,922
SW	\$102,250	\$93,672	\$114,872	\$201,633	\$106,875
XSW	\$134,200	\$166,600	\$120,000	\$0	\$140,918
XS	\$131,090	\$135,863	\$195,330	\$199,849	\$160,480
W	\$58,756	\$117,000	\$176,894	\$217,450	\$113,236
XW	\$31,900	\$47,021	\$120,800	\$0	\$66,574
XNE	\$270,000	\$615,000	\$0	\$0	\$442,500

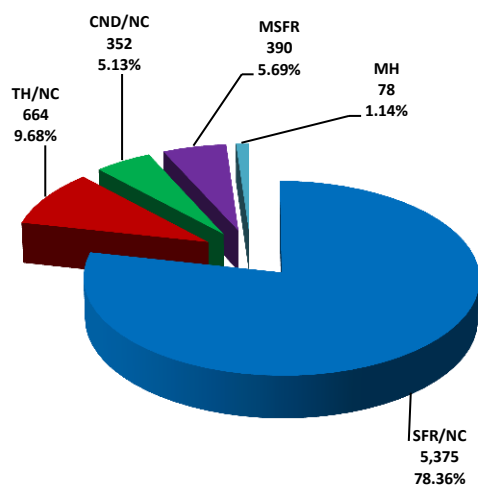
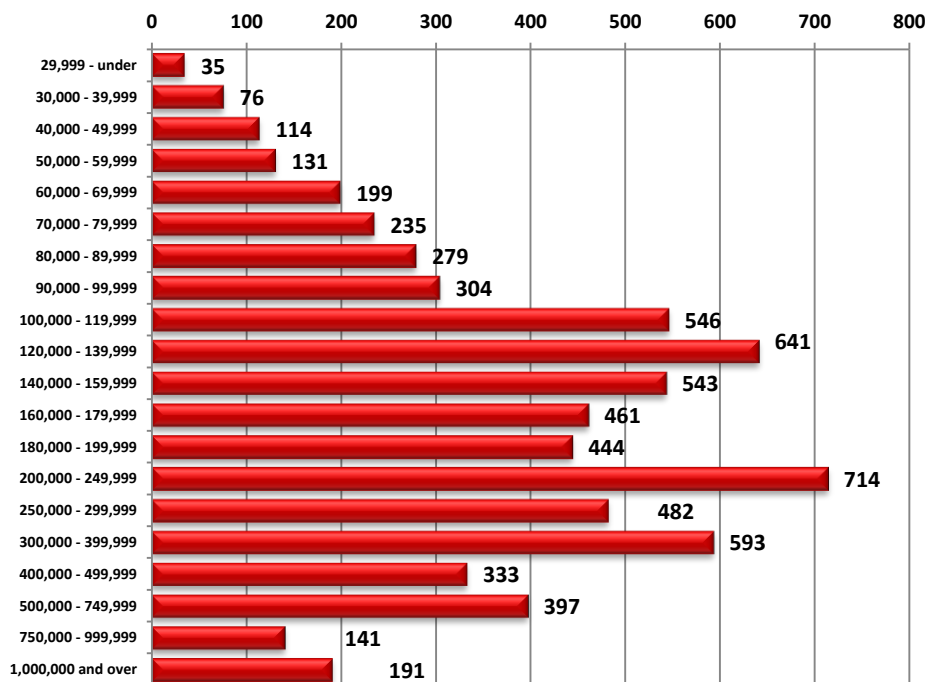
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	17	33	25	5	80
NE	9	17	11	6	43
NW	40	107	62	19	228
XNW	0	7	1	0	8
C	29	54	13	0	96
E	12	26	11	3	52
S	12	48	23	1	84
SE	8	48	32	4	92
SW	2	39	30	3	74
XSW	16	5	1	0	22
XS	10	32	22	8	72
W	16	24	9	2	51
XW	1	1	1	0	3
XNE	1	1	0	0	2

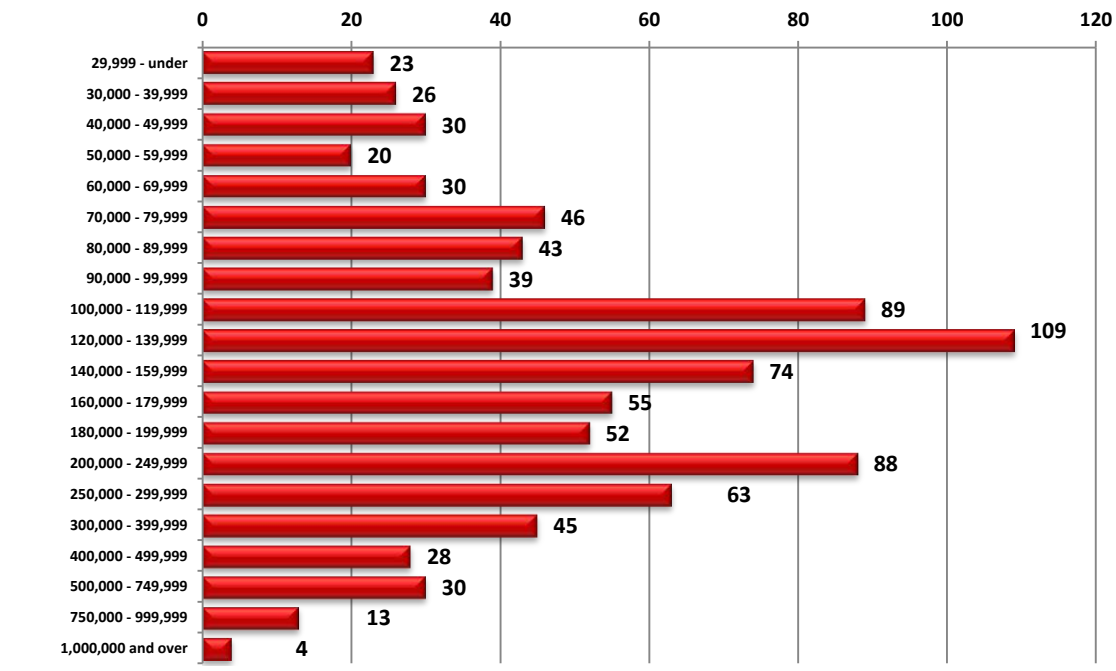
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Active Listings - December 2010

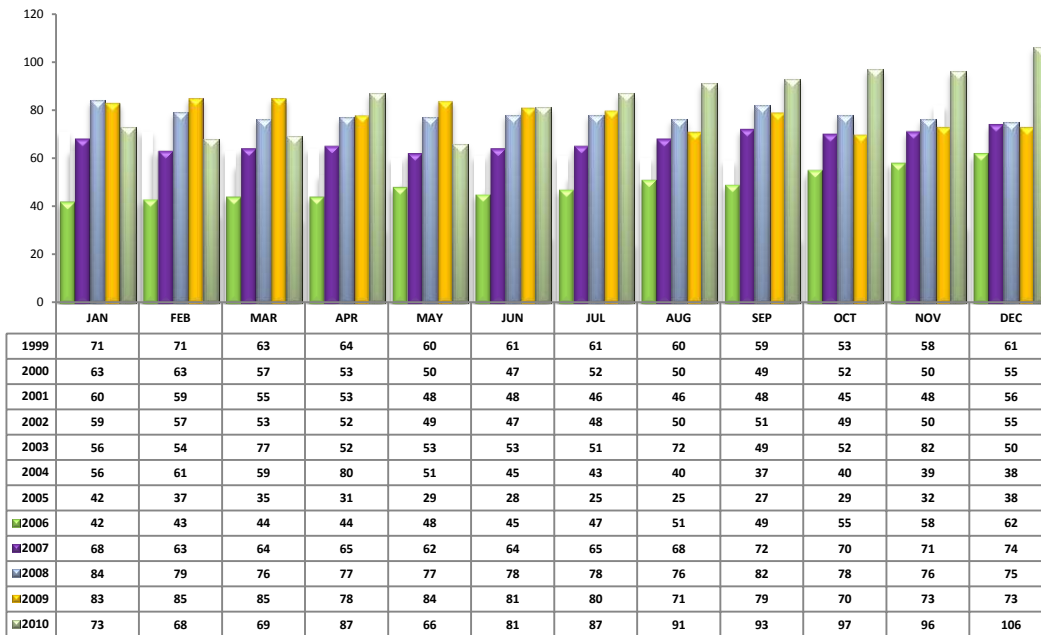
Area	# of Listings
N	690
NE	353
NW	1760
XNE	14
XNW	107
C	845
E	430
S	425
SE	550
SW	495
XSW	316
XS	496
W	339
XW	39

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

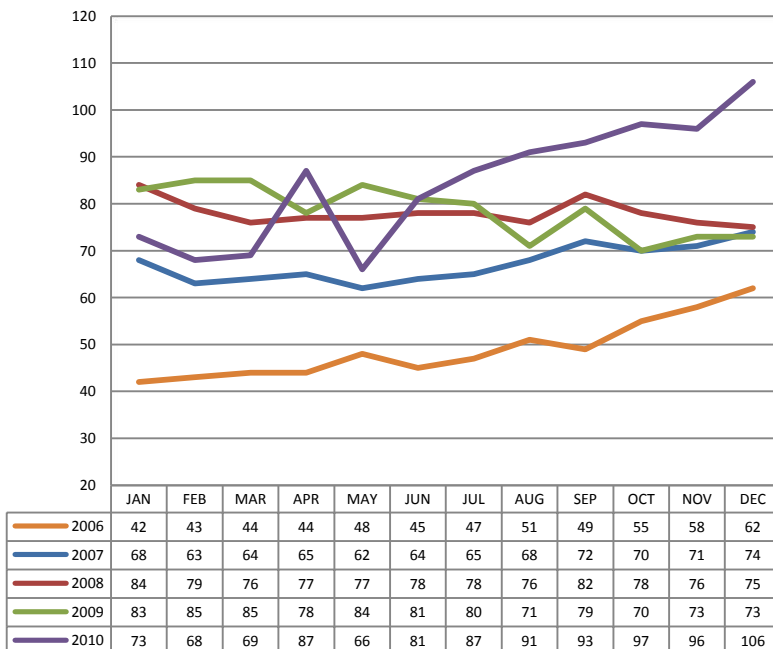
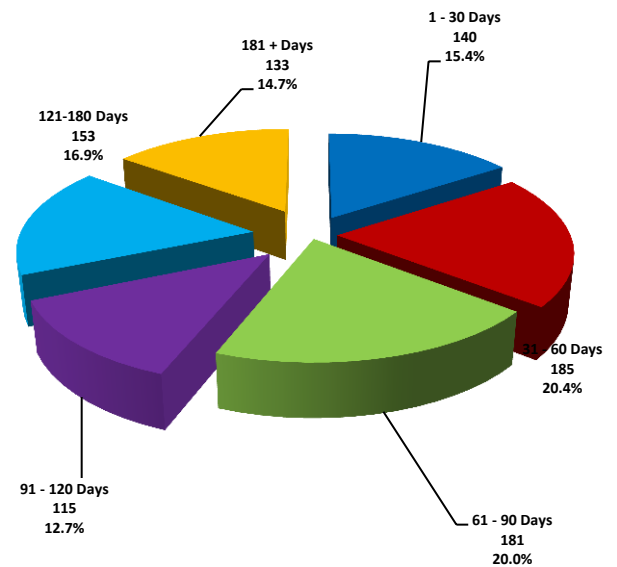
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Sold Price Breakdown

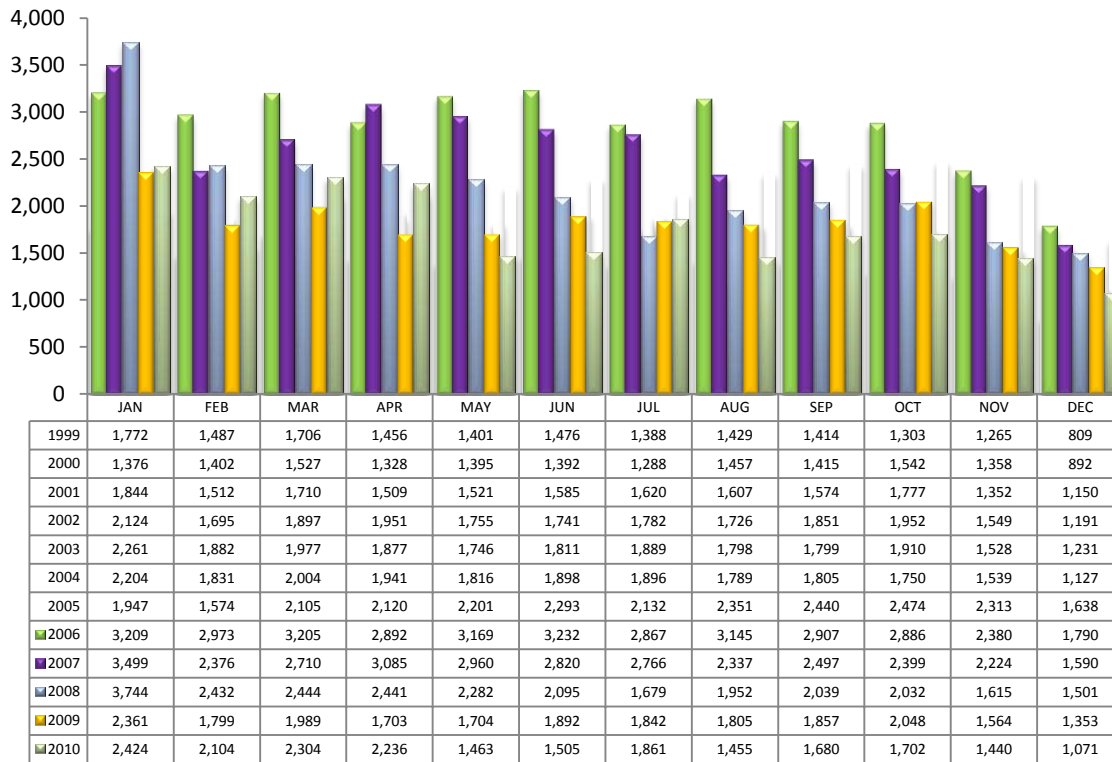
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Average Days on Market/Listing - December 2010

Area	Avg. DOM
N	116
NE	88
NW	118
XNE	374
XNW	112
C	97
E	106
S	97
SE	109
SW	93
XSW	125
XS	100
W	88
XW	40

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

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New Listings – December 2010

Area	# of Listings
N	102
NE	46
NW	255
XNE	1
XNW	23
C	139
E	60
S	92
SE	112
SW	75
XSW	44
XS	65
W	52
XW	5

*Includes properties that were re-listed

Misc. MLS Information – December 2010

Month	Expired	Cancelled	Temp Off Mkt.
March 2010	361	572	13
April 2010	379	486	12
May 2010	391	83	N/A
June 2010	419	522	75
July 2010	384	556	91
Aug 2010	396	551	55
Sept 2010	423	521	88
Oct 2010	456	517	103
Nov 2010	320	432	60
Dec 2010	707	486	64

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