

**For Immediate
Release:**
November 10, 2010

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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics October 2010

Below are some highlights from the October Statistics:

- Total listings under contract increased by 25.35% over September and by 47.55% over October of 2009.
- The number of new listings decreased by 16.89% compared to October of 2009.
- Total unit sales decreased in October by 13.86% from 873 in September to 752 in October.
- The median sales price decreased by 4.01% from September to October.
- Active listings have increased 19.3% compared to October 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.

Financial:
Multiple financing opportunities are available
Talk to a REALTOR®!
With the complexity of a real estate transaction, you need a REALTOR®.



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.

October 2010 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
October	\$133,203,906	\$199,843,277	-33.35%
September	\$158,546,942	\$185,933,398	-14.73%
Month % Change	-15.98%	7.48%	

Average Sales Price

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
October	\$177,133	\$195,733	-9.50%
September	\$181,612	\$196,755	-7.70%
Month % Change	-2.47%	-0.52%	

Average List Price

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
October	\$183,743	\$202,649	-9.33%
September	\$191,866	\$206,815	-7.23%
Month % Change	-4.23%	-2.01%	

Total Under Contract

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
October	1,899	1,287	47.55%
September	1,515	1,332	13.74%
Month % Change	25.35%	-3.38%	

Total Unit Sales

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
October	752	1021	-26.35%
September	873	945	-7.62%
Month % Change	-13.86%	8.04%	

Median Sales Price

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
October	\$140,000	\$158,900	-11.89%
September	\$145,855	\$163,000	-10.52%
Month % Change	-4.01%	-2.52%	

New Listings

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
October	1,702	2,048	-16.89%
September	1,680	1,857	-9.53%
Month % Change	1.31%	10.29%	

Active Listings

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
October	7,412	6,213	19.30%
September	7,217	6,008	20.12%
Month % Change	2.70%	3.41%	

October 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	5	0	0.00%	85705	164	17	10.37%	85735	81	4	4.94%	85750	395	22	5.57%
85614	285	14	4.91%	85706	197	38	19.29%	85736	56	1	1.79%	85755	284	19	6.69%
85619	21	0	0.00%	85710	300	42	14.00%	85737	280	20	7.14%	85756	177	28	15.82%
85622	77	3	3.90%	85711	232	22	9.48%	85739	292	15	5.14%	85757	125	24	19.20%
85629	299	44	14.72%	85712	187	26	13.90%	85741	169	24	14.20%				
85641	313	31	9.90%	85713	223	15	6.73%	85742	243	28	11.52%				
85645	5	0	0.00%	85714	37	11	29.73%	85743	288	31	10.76%				
85648	1	1	100.00%	85715	180	19	10.56%	85745	240	17	7.08%				
85653	174	12	6.90%	85716	176	20	11.36%	85746	203	20	9.85%				
85658	211	17	8.06%	85718	328	30	9.15%	85747	206	26	12.62%				
85701	34	2	5.88%	85719	158	13	8.23%	85748	148	12	8.11%				
85704	207	30	14.49%	85730	229	37	16.16%	85749	169	17	10.06%				

NOTE:

85145-1 active listing, 85245-1 active listing, 85602- 1 active listing, 85623-1 active listing, 85631- 2 active listings, 85637- 3 active listings, 85646- 1 active listing

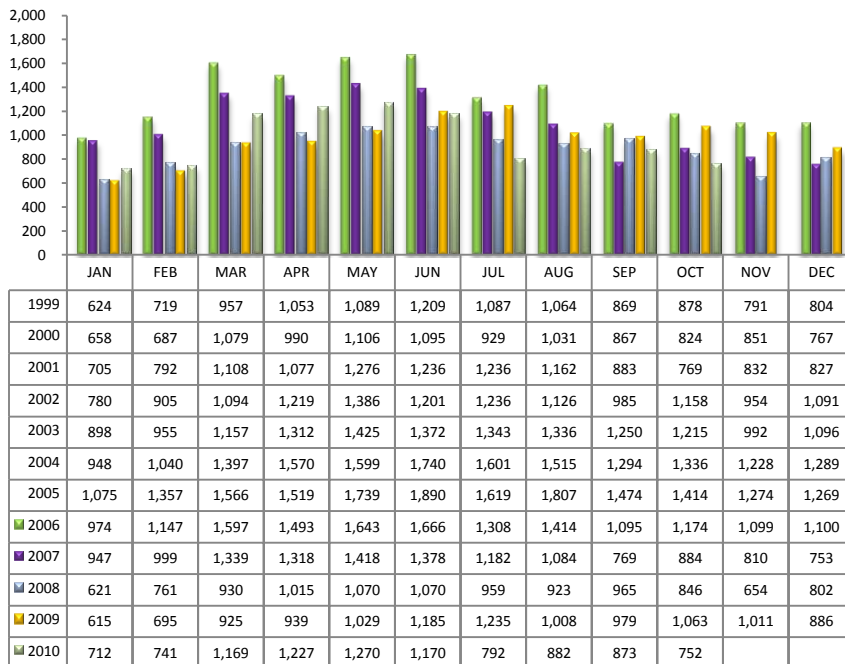
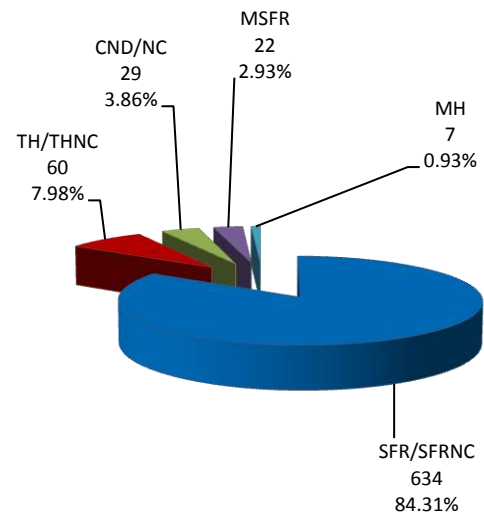
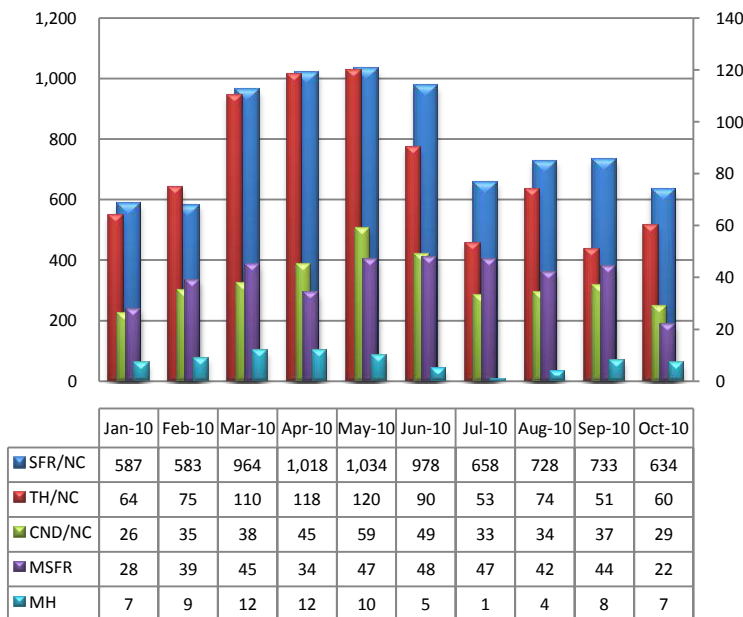
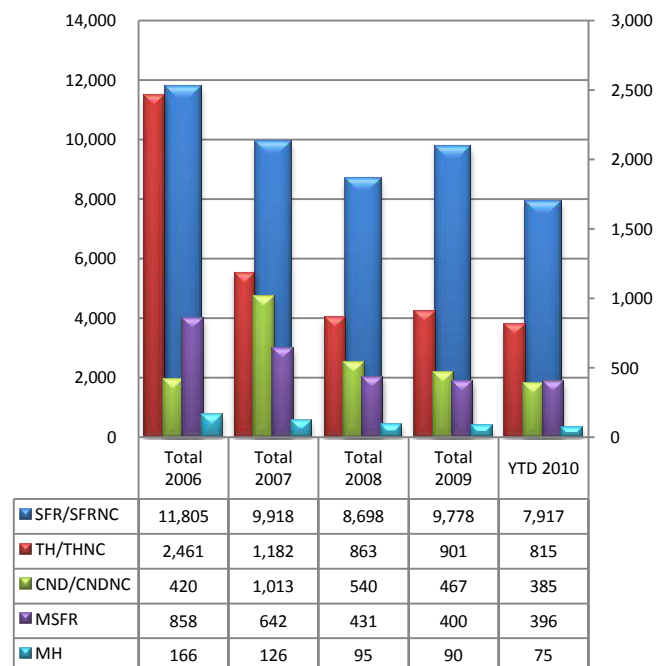
85702- 1 active listing, 85708- 1 active listing, 85728- 1 active listing

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	41	11	4	14	70	19	N	714	1 -30 Days	137
\$30,000 to \$39,999	75	17	2	14	108	16	NE	399	31-60 Days	171
\$40,000 to \$49,999	92	19	8	21	140	28	NW	1,946	61 - 90 Days	122
\$50,000 to \$59,999	137	32	4	29	202	25	XNE	23	91-120 Days	98
\$60,000 to \$69,999	183	35	11	17	246	21	XNW	103	121 - 180 Days	120
\$70,000 to \$79,999	207	28	16	30	281	21	C	914	Over 180 Days	104
\$80,000 to \$89,999	254	49	14	34	351	36	E	484	Avg. Days on Market	
\$90,000 to \$99,999	313	39	25	21	398	32	S	449	97	
\$100,000 to \$119,999	562	130	47	73	812	84	SE	624	Avg. Sold Price	
\$120,000 to \$139,999	705	99	42	70	916	92	SW	488	\$177,133	
\$140,000 to \$159,999	616	74	38	47	775	55	XSW	320	Avg. Median Price	
\$160,000 to \$179,999	546	74	29	66	715	72	XS	541	\$140,000	
\$180,000 to \$199,999	524	37	13	42	616	36	W	352	New Listings	
\$200,000 to \$249,999	807	90	35	63	995	85	XW	55	1,702	
\$250,000 to \$299,999	549	46	25	45	665	53	Sold Units per Area		Sales Volume by Area	
\$300,000 to \$399,999	564	47	17	34	662	37	N	52	\$18,127,305	
\$400,000 to \$499,999	426	27	13	17	483	17	NE	35	\$8,554,600	
\$500,000 to \$749,999	415	25	5	13	458	16	NW	185	\$39,602,696	
\$750,000 to \$999,999	179	9	4	4	196	3	XNE	7	\$0	
\$1,000,000 and over	217	8	1	3	229	4	XNW	94	\$415,050	
							C	62	\$13,590,625	
							E	79	\$8,763,713	
							S	83	\$7,339,446	
							SE	52	\$12,769,282	
							SW	18	\$5,816,965	
							XSW	55	\$2,324,275	
							XS	26	\$11,680,316	
Totals	7,412	896	353	657	9,318	752	W	4	\$3,958,600	
							XW	0	\$261,033	
							Total Volume		\$133,203,906	
Oct-10		Oct-09	% Change	YTD 2010	YTD 2009	% Change				
Home Sales Volume	\$133,203,906	\$199,843,277	-33.35%	\$1,836,493,578	\$1,950,804,618	-5.86%				
Home Sales Units	752	1,021	-26.35%	9,588	9,616	-0.29%				
Average Sales Price (All Residential)	\$177,133	\$195,733	-9.50%	\$185,010	\$202,871	-8.80%				
Median Sales Price	\$140,000	\$158,900	-11.89%	\$147,763	\$165,000	-10.45%				
Average Days on Market:	97	71	36.62%	90	80	12.50%				
Average List Price for Sold:	\$183,743	\$202,649	-9.33%	\$194,241	\$213,643	-9.08%				
SP/LP %	96.40%	96.59%		95.25%	94.96%					
Total Under Contract	1,899	1,287	47.55%							
Active Listings	7,412	6,213	19.30%							
New Listings	1,702	2,048	-16.89%							

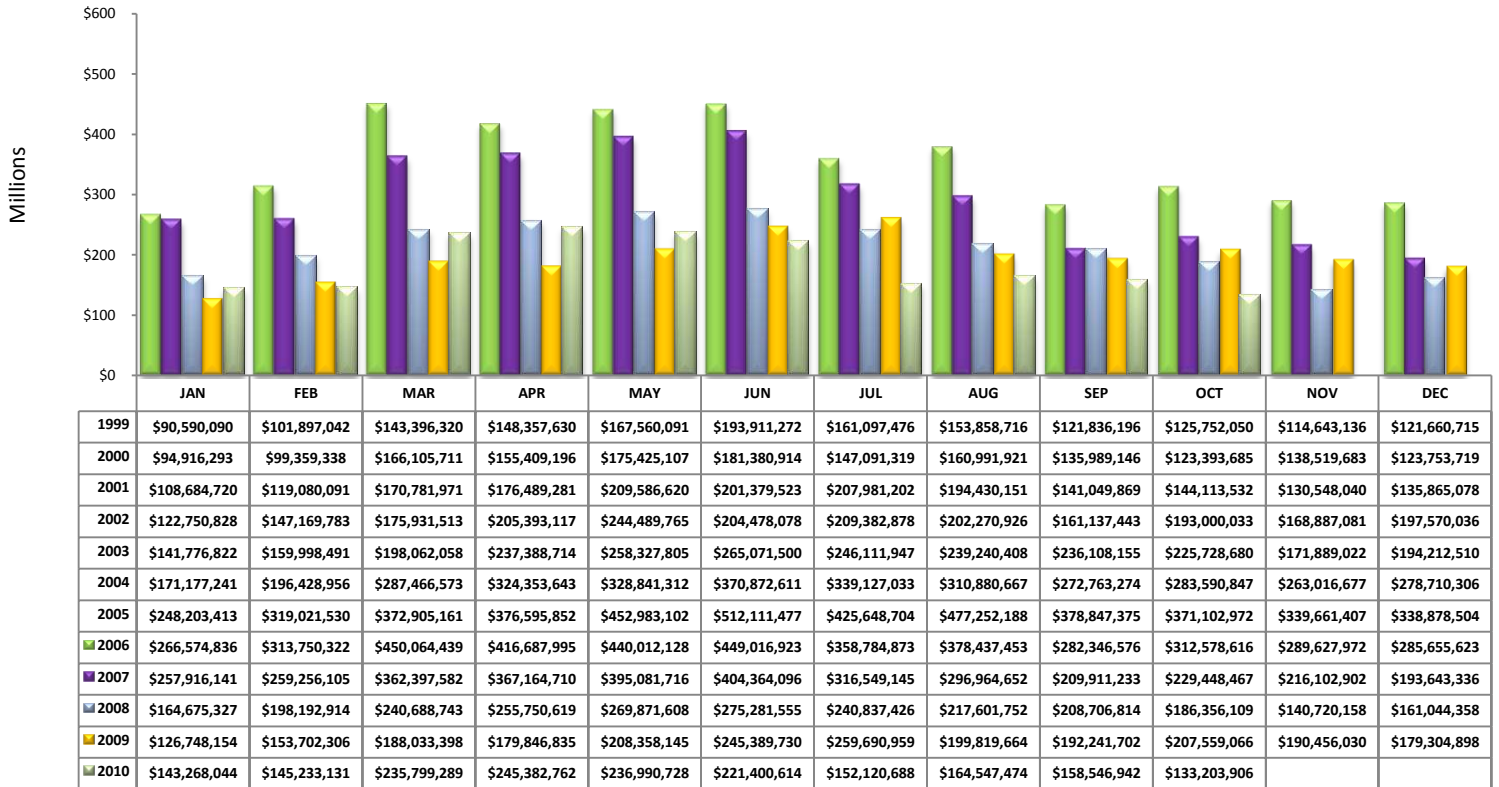
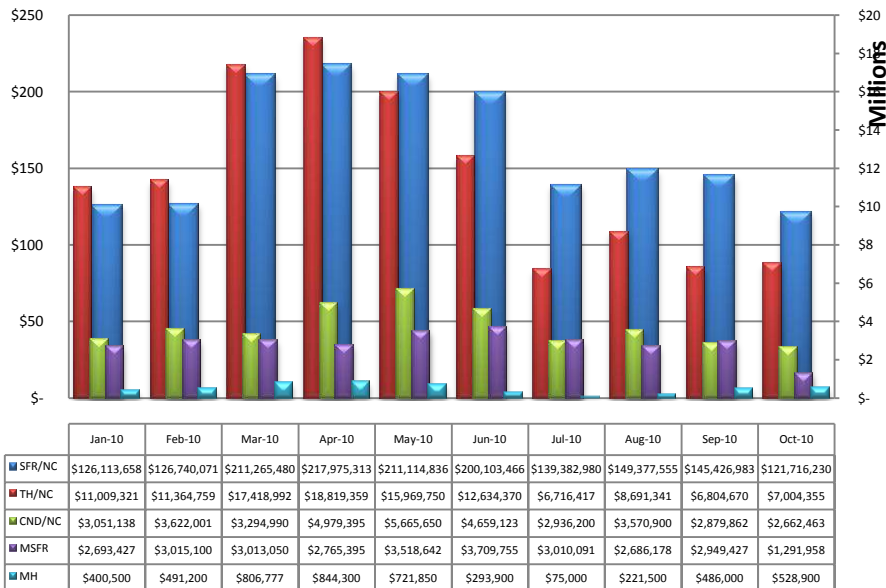
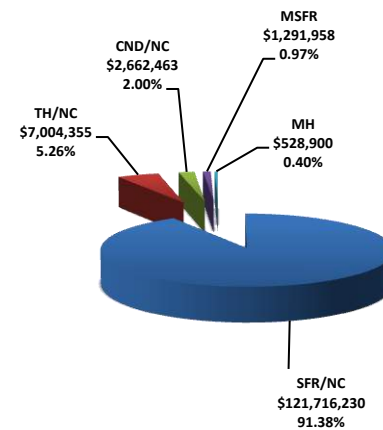
Types of Financing		Totals
FHA		200
VA		70
Conventional		219
Carryback		5
Cash to Loan		0
Cash		224
Other		34

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FHA	200
VA	70
Conventional	219
Carryback	5
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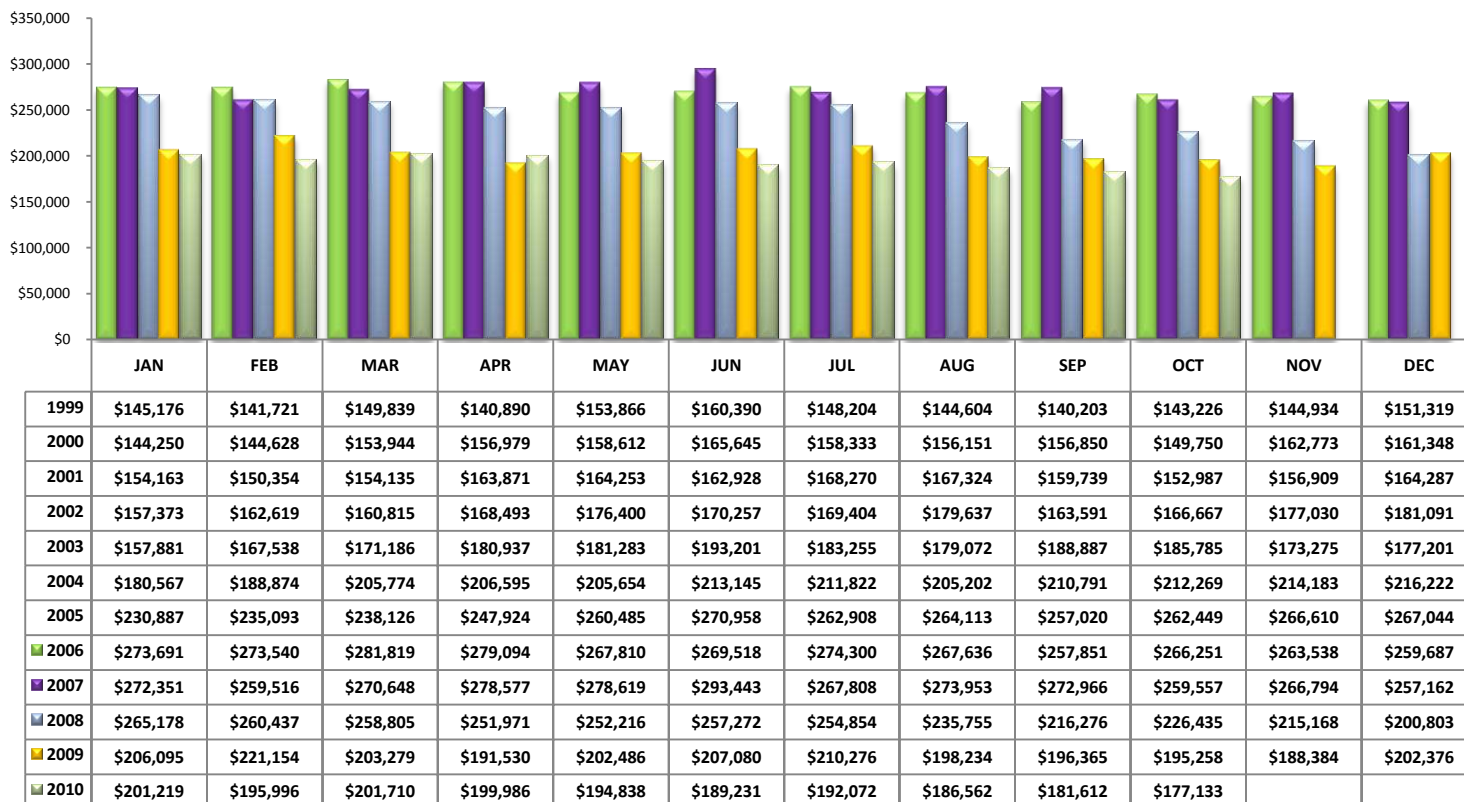
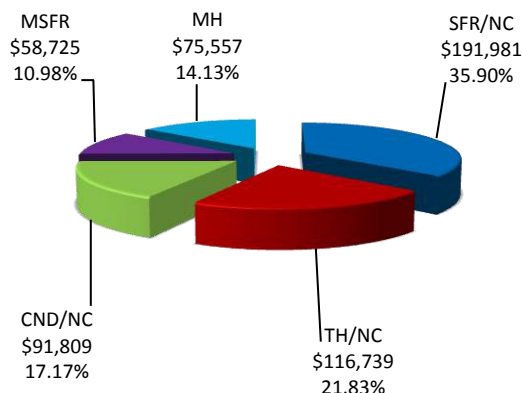
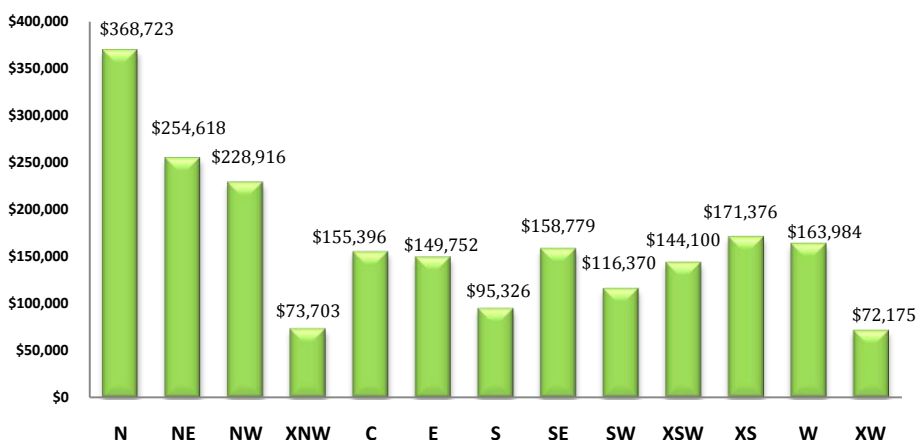
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Total Unit Sales – October 2010**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

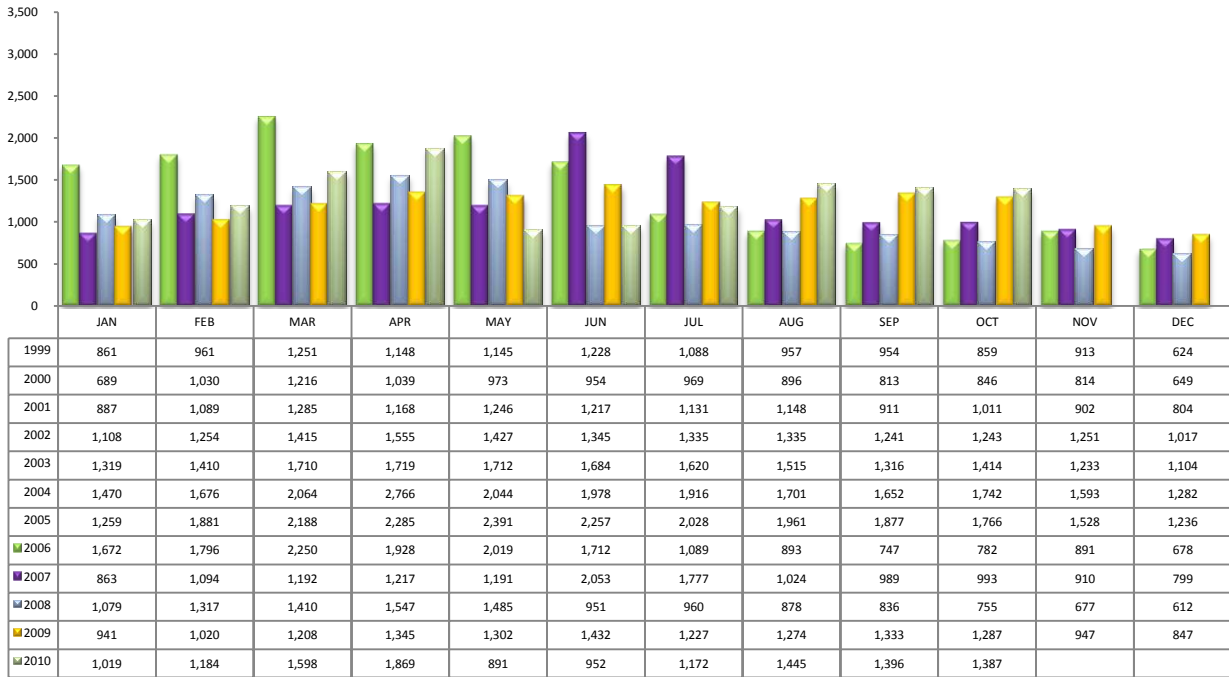
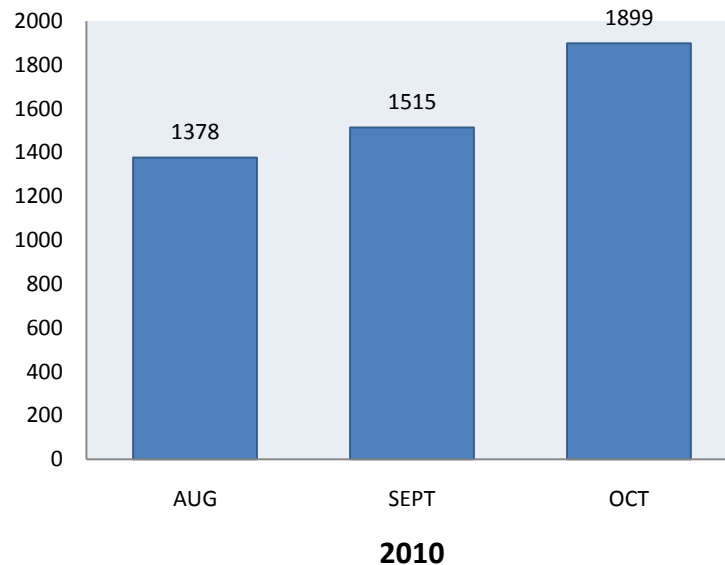
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Total Sales Volume - October 2010**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

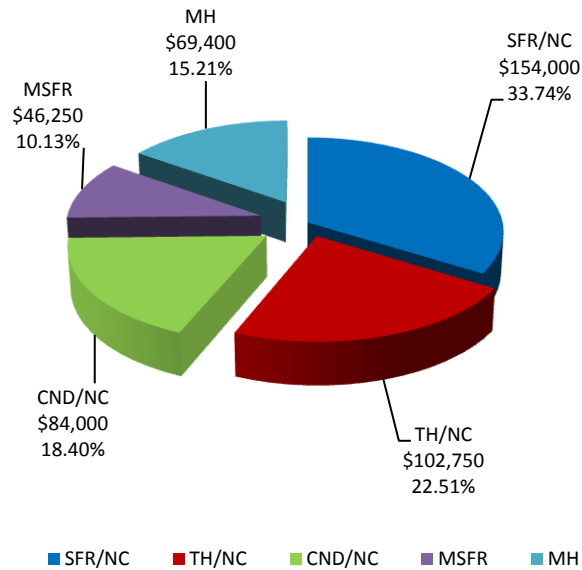
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Average Sales Price – October 2010**Average Sales Price by Type – October 2010****Average "Listing" Price per Area – October 2010**

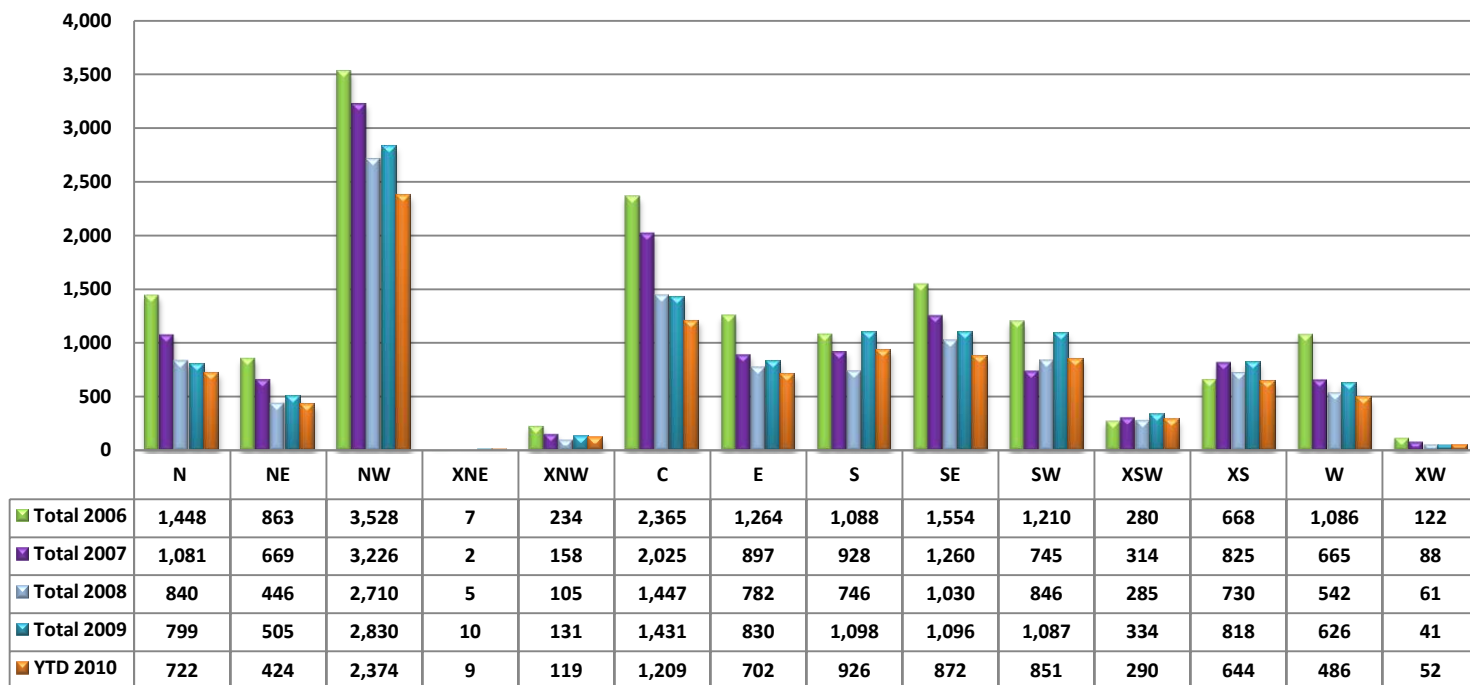
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Newly Under Contract During The Month**Total Listings Still Under Contract At The End of The Month**

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

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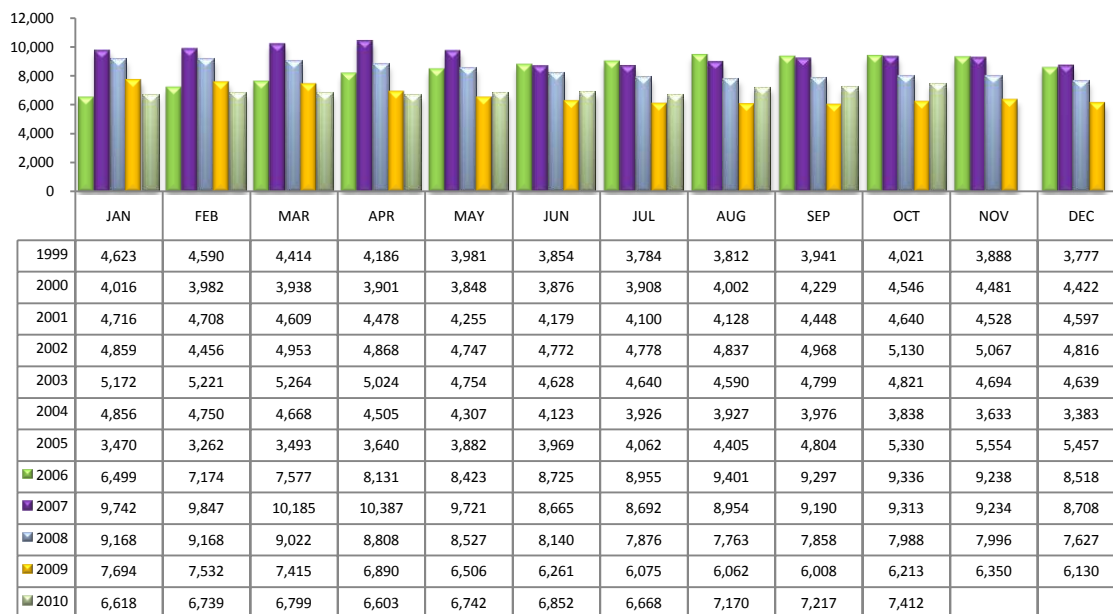
Number of Sold Listings by Area – Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$152,453	\$339,347	\$544,455	\$619,800	\$348,602
NE	\$143,483	\$243,211	\$304,090	\$275,000	\$244,417
NW	\$198,317	\$191,280	\$237,143	\$347,527	\$214,069
XNW	\$0	\$56,260	\$66,875	\$0	\$59,293
C	\$112,396	\$147,710	\$177,742	\$258,000	\$144,581
E	\$92,120	\$148,754	\$153,713	\$290,000	\$141,350
S	\$48,335	\$85,321	\$124,482	\$173,333	\$92,904
SE	\$116,560	\$129,616	\$184,623	\$375,000	\$153,847
SW	\$66,744	\$99,427	\$146,951	\$184,900	\$111,865
XSW	\$93,246	\$150,606	\$155,567	\$0	\$129,126
XS	\$116,900	\$245,674	\$196,074	\$239,833	\$212,369
W	\$61,333	\$130,207	\$381,250	\$291,667	\$152,254
XW	\$115,000	\$57,500	\$31,033	\$0	\$65,258
XNE	\$0	\$0	\$0	\$0	\$0

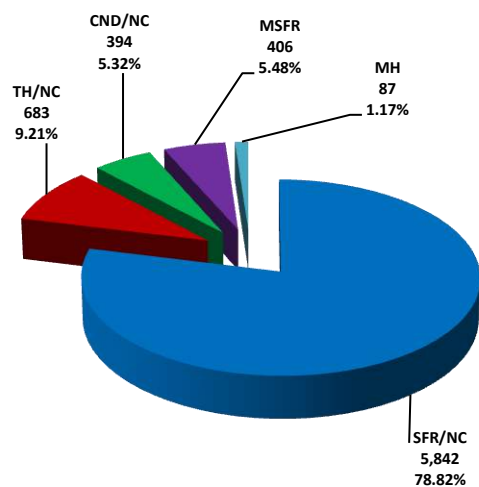
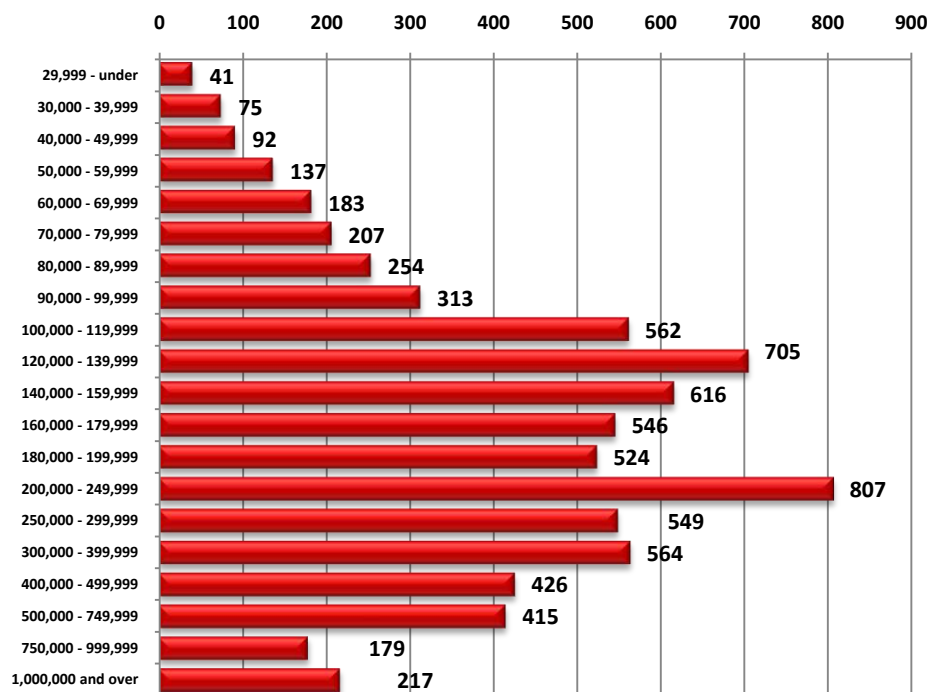
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	17	19	11	5	52
NE	6	18	10	1	35
NW	29	95	50	11	185
XNW	0	5	2	0	7
C	35	41	13	5	94
E	12	33	16	1	62
S	10	48	18	3	79
SE	8	40	34	1	83
SW	9	24	18	1	52
XSW	7	8	3	0	18
XS	6	25	21	3	55
W	6	15	2	3	26
XW	1	2	1	0	4
XNE	0	0	0	0	0

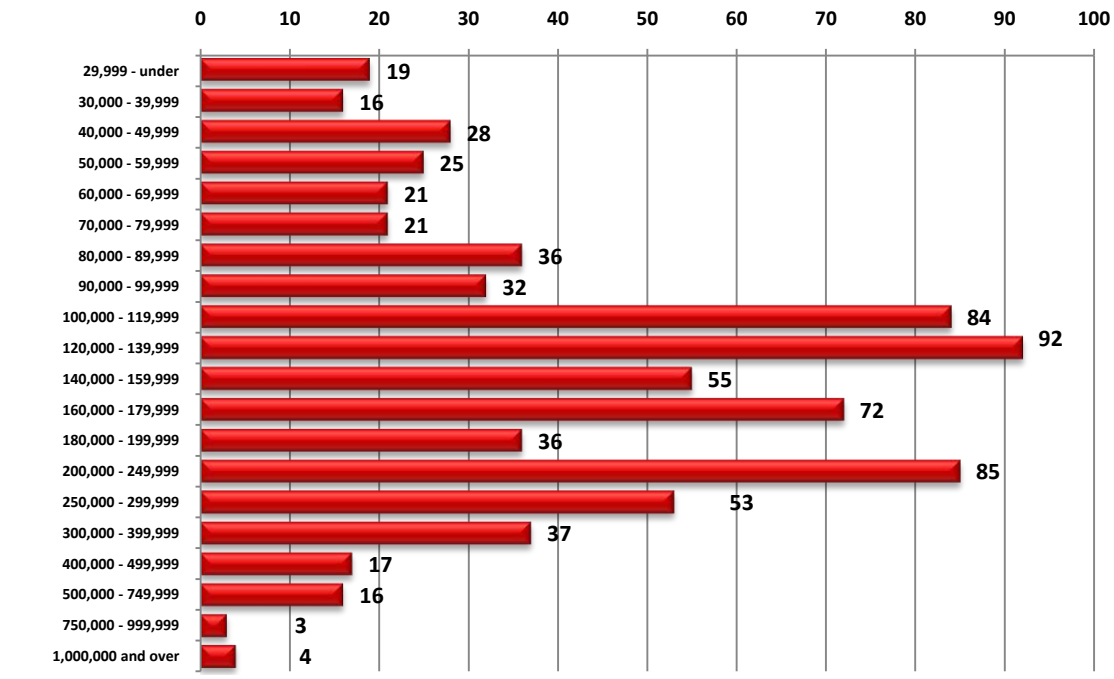
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Active Listings - October 2010

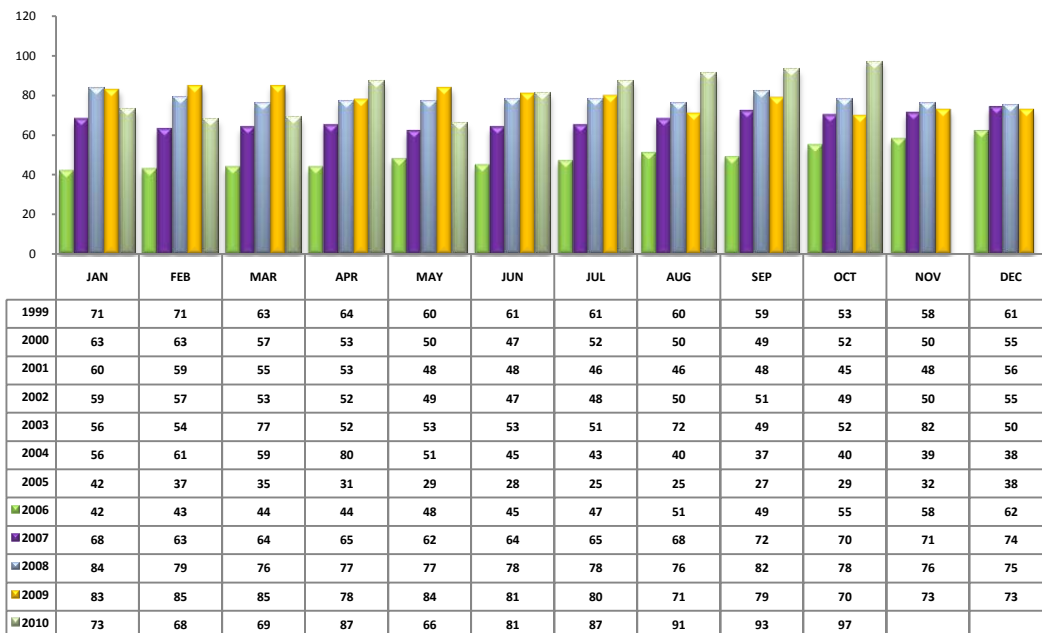
Area	# of Listings
N	714
NE	399
NW	1946
XNE	23
XNW	103
C	914
E	484
S	449
SE	624
SW	488
XSW	320
XS	541
W	352
XW	55

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

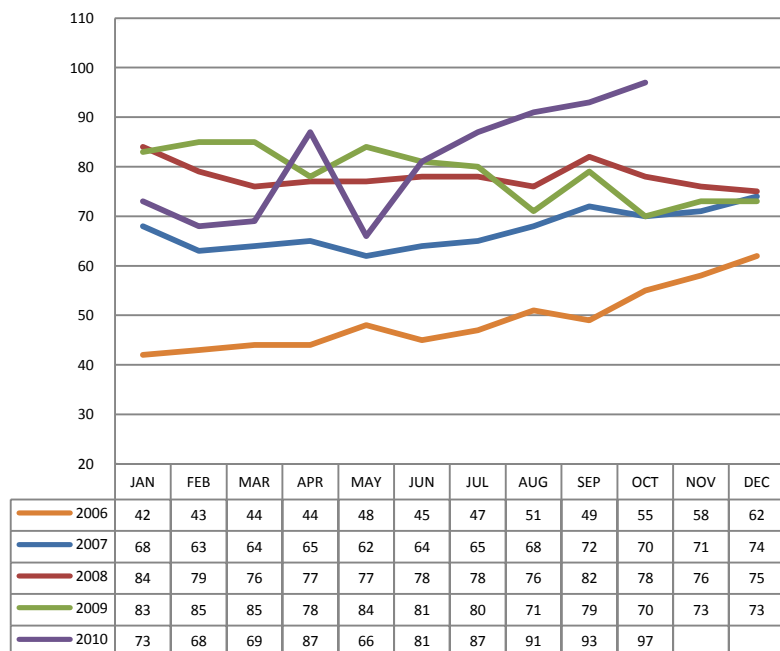
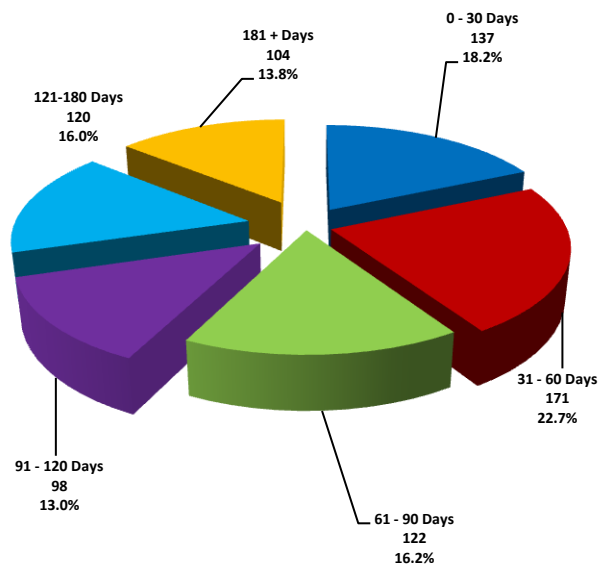
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Sold Price Breakdown

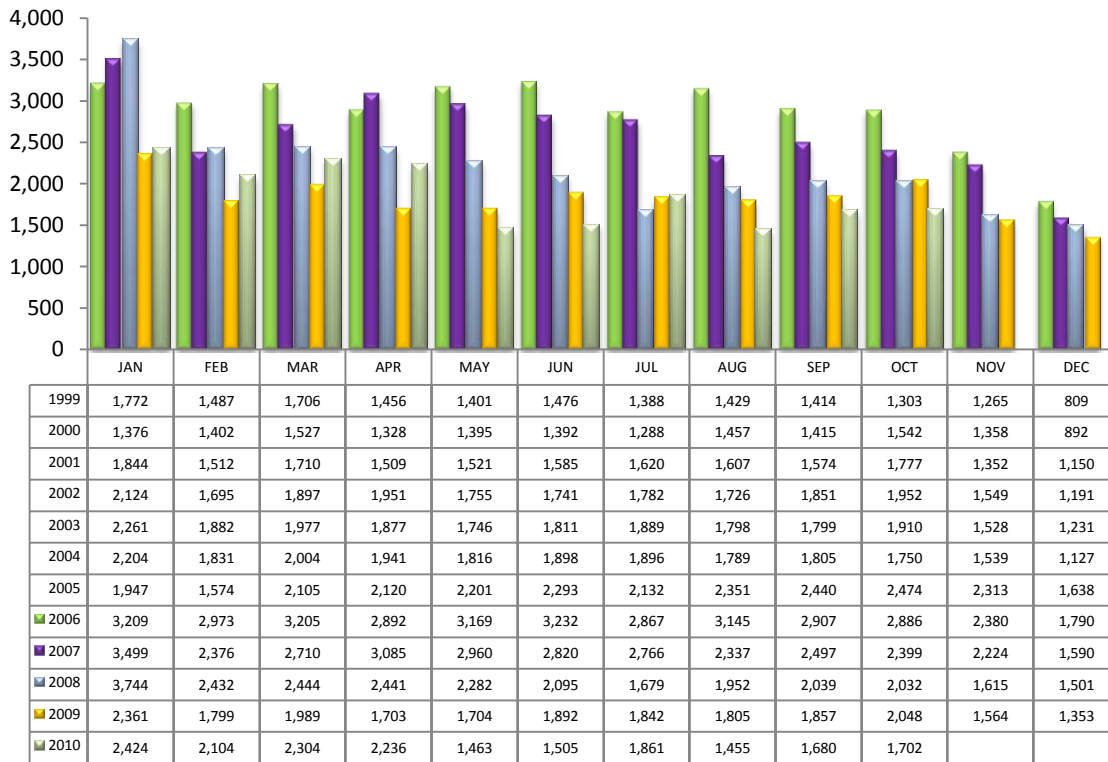
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Average Days on Market/Listing - October 2010

Area	Avg. DOM
N	52
NE	114
NW	109
XNE	N/A
XNW	103
C	94
E	100
S	65
SE	90
SW	83
XSW	135
XS	96
W	99
XW	50

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

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New Listings – October 2010

Area	# of Listings
N	164
NE	82
NW	407
XNE	3
XNW	25
C	215
E	118
S	134
SE	140
SW	124
XSW	65
XS	128
W	87
XW	10

*Includes properties that were re-listed

Misc. MLS Information – September 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
September 2009	376	442	14

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