

**For Immediate
Release:**

June 7, 2013

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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics May 2013

Below are some highlights from the May Residential Sales Statistics:

- Total Sales Volume of \$273,255,331, is an increase of 7.48% from April's number of \$254,228,400 and a 19.16% increase over May 2012.
- The Average Sales Price for May of \$190,156 is a 1.04% decrease from April's \$192,160.
- Average List Price for May, \$196,508, is a slight decrease of 1% from April's \$198,491, although it is an increase of 8.62% from May 2012's average List Price of \$180,905.
- Total Under Contract is down from April, a 4.49% decrease dropping from 2,829 in April to 2,702 in May.
- Total Unit Sales increased this month to 1,437, compared to 1,323 in April, and is the highest it's been since June 2006!
- The Median Sales Price of \$156,500 decreased just slightly from April's \$157,000 resulting in a .32% decline.
- New Listings decreased 11.77% from 1,979 in April to 1,746 in May.
- Total Active Listings decreased from 4,027 in April to 3,953 in May but has increased 11.54% from May 2012's, 3,544.
- Average Days on Market stayed at 57 in May, exactly the same as it was in April.
- For the 2nd month in a row, conventional loan sales exceeded cash sales by approximately 2%.

Sue Cartun
2012-2013 TARMLS President



Lifestyle Opportunities:

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

Financial:

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May 2013 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2013</u>	<u>2012</u>	<u>Annual % Change</u>
May	\$273,255,331	\$229,315,967	19.16%
April	\$254,228,400	\$224,278,223	13.35%
Month % Change	7.48%	2.25%	

Average Sales Price

	<u>2013</u>	<u>2012</u>	<u>Annual % Change</u>
May	\$190,156	\$173,987	9.29%
April	\$192,160	\$175,766	9.33%
Month % Change	-1.04%	-1.01%	

Average List Price

	<u>2013</u>	<u>2012</u>	<u>Annual % Change</u>
May	\$196,508	\$180,905	8.62%
April	\$198,491	\$183,654	8.08%
Month % Change	-1.00%	-1.50%	

Total Under Contract

	<u>2013</u>	<u>2012</u>	<u>Annual % Change</u>
May	2,702	2,864	-5.66%
April	2,829	3,319	-14.76%
Month % Change	-4.49%	-13.71%	

Total Unit Sales

	<u>2013</u>	<u>2012</u>	<u>Annual % Change</u>
May	1437	1318	9.03%
April	1323	1276	3.68%
Month % Change	8.62%	3.29%	

Median Sales Price

	<u>2013</u>	<u>2012</u>	<u>Annual % Change</u>
May	\$156,500	\$140,000	11.79%
April	\$157,000	\$134,000	17.16%
Month % Change	-0.32%	4.48%	

New Listings

	<u>2013</u>	<u>2012</u>	<u>Annual % Change</u>
May	1,746	1,564	11.64%
April	1,979	1,497	32.20%
Month % Change	-11.77%	4.48%	

Active Listings

	<u>2013</u>	<u>2012</u>	<u>Annual % Change</u>
May	3,953	3,544	11.54%
April	4,027	3,770	6.82%
Month % Change	-1.84%	-5.99%	

May 2013 - 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>
85145	7	9	128.57%	85645	4	0	0.00%	85714	15	6	40.00%	85742	97	49	50.52%
85321	1	0	0.00%	85648	2	0	0.00%	85715	87	41	47.13%	85743	156	53	33.97%
85601	4	0	0.00%	85653	84	25	29.76%	85716	96	34	35.42%	85745	126	39	30.95%
85602	6	0	0.00%	85658	158	43	27.22%	85718	235	56	23.83%	85746	46	32	69.57%
85611	1	0	0.00%	85701	23	7	30.43%	85719	77	35	45.45%	85747	73	70	95.89%
85614	255	53	20.78%	85704	114	46	40.35%	85730	95	49	51.58%	85748	50	25	50.00%
85616	0	0	0.00%	85705	60	25	41.67%	85734	0	0	0.00%	85749	135	31	22.96%
85619	23	0	0.00%	85706	49	32	65.31%	85735	62	15	24.19%	85750	229	63	27.51%
85622	60	8	13.33%	85710	134	78	58.21%	85736	41	7	17.07%	85755	152	60	39.47%
85623	9	0	0.00%	85711	116	49	42.24%	85737	162	45	27.78%	85756	42	48	114.29%
85629	114	56	49.12%	85712	66	31	46.97%	85739	231	37	16.02%	85757	50	21	42.00%
85641	168	63	37.50%	85713	169	62	36.69%	85741	67	34	50.75%				

NOTE:

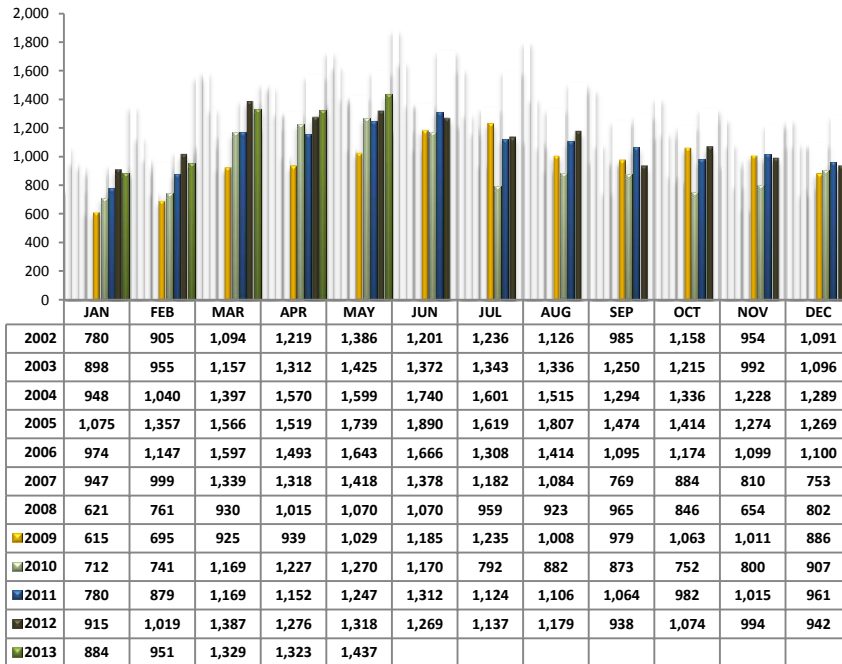
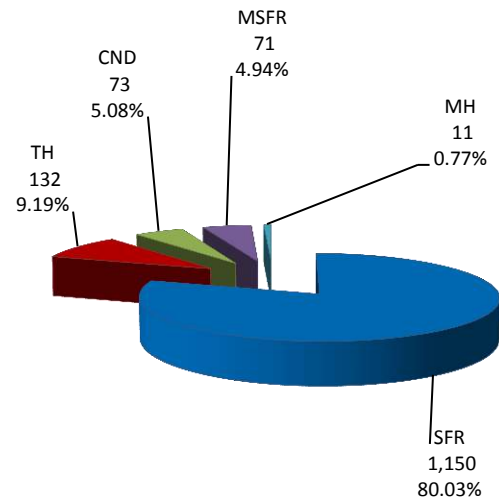
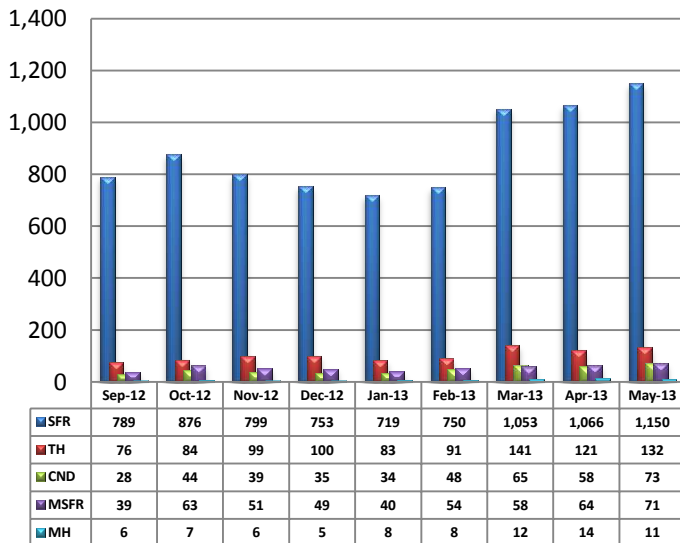
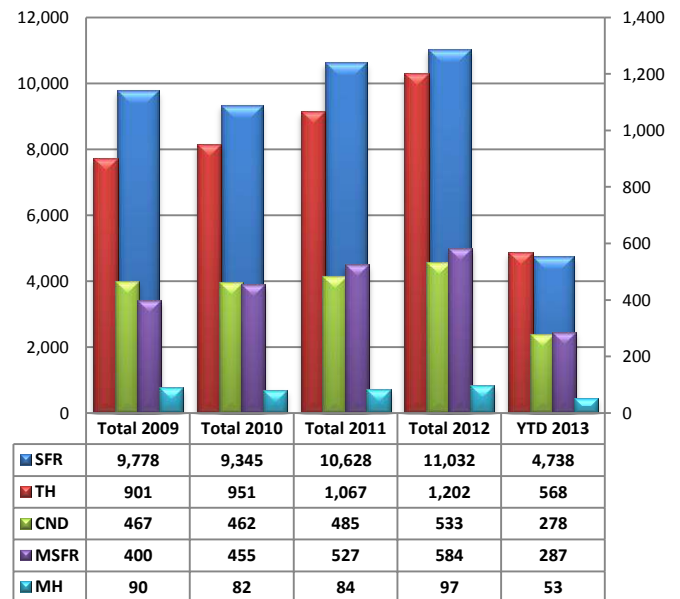
85637- 1 active listings, 85717- 1 active listing

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	15	4	8	68	28	N	486	1 -30 Days	712
\$30,000 to \$39,999	51	24	16	13	104	36	NE	229	31-60 Days	262
\$40,000 to \$49,999	94	34	13	14	155	37	NW	1089	61 - 90 Days	156
\$50,000 to \$59,999	100	39	14	17	170	34	XNE	26	91-120 Days	107
\$60,000 to \$69,999	101	42	17	20	180	40	XNW	68	121 - 180 Days	114
\$70,000 to \$79,999	95	64	23	18	200	49	C	443	Over 180 Days	86
\$80,000 to \$89,999	72	76	28	22	198	56	E	195	Avg. Days on Market	
\$90,000 to \$99,999	119	85	26	22	252	65	S	128	57	
\$100,000 to \$119,999	204	150	51	53	458	134	SE	251	Avg. Sold Price	
\$120,000 to \$139,999	249	214	56	48	567	127	SW	230	\$190,156	
\$140,000 to \$159,999	268	175	49	49	541	126	XSW	277	Median Sale Price	
\$160,000 to \$179,999	236	155	30	50	471	141	XS	307	\$156,500	
\$180,000 to \$199,999	222	116	18	34	390	97	W	185	New Listings	
\$200,000 to \$249,999	471	163	17	59	710	170	XW	39	1,746	
\$250,000 to \$299,999	419	137	14	63	633	115	Sold Units per Area		Sales Volume by Area	
\$300,000 to \$399,999	435	122	12	41	610	90	N	126	\$47,925,013	
\$400,000 to \$499,999	237	53	8	16	314	31	NE	78	\$20,508,777	
\$500,000 to \$749,999	274	45	4	14	337	38	NW	363	\$85,322,435	
\$750,000 to \$999,999	111	15	2	6	134	17	XNE	0	\$0	
\$1,000,000 and over	154	4	0	5	163	6	XNW	23	\$2,033,864	
							C	176	\$24,787,155	
							E	106	\$13,924,499	
							S	103	\$9,422,383	
							SE	146	\$23,740,405	
							SW	85	\$8,897,242	
							XSW	44	\$6,047,131	
							XS	114	\$20,172,767	
							W	66	\$9,935,571	
Totals	3,953	1,728	402	572	6,655	1,437	XW	7	\$538,089	
							Total Volume		\$273,255,331	
May-13		May-12	% Change	YTD 2013	YTD 2012	% Change				
Home Sales Volume	\$273,255,331	\$229,315,967	19.16%	\$1,121,060,988	\$998,170,903	12.31%				
Home Sales Units	1,437	1,318	9.03%	5,924	5,915	0.15%				
Average Sales Price (All Residential)	\$190,156	\$173,987	9.29%	\$190,157	\$172,053	10.52%				
Median Sales Price	\$156,500	\$140,000	11.79%	\$154,632	\$135,738	13.92%				
Average Days on Market:	57	67	-14.93%	58	71	-18.31%				
Average List Price for Solds:	\$196,508	\$180,905	8.62%	\$196,533	\$179,092	9.74%				
SP/LP %	96.77%	96.18%		96.76%	96.07%					
Total Under Contract	2,702	2,864	-5.66%							
Active Listings	3,953	3,544	11.54%							
New Listings	1,746	1,564	11.64%							

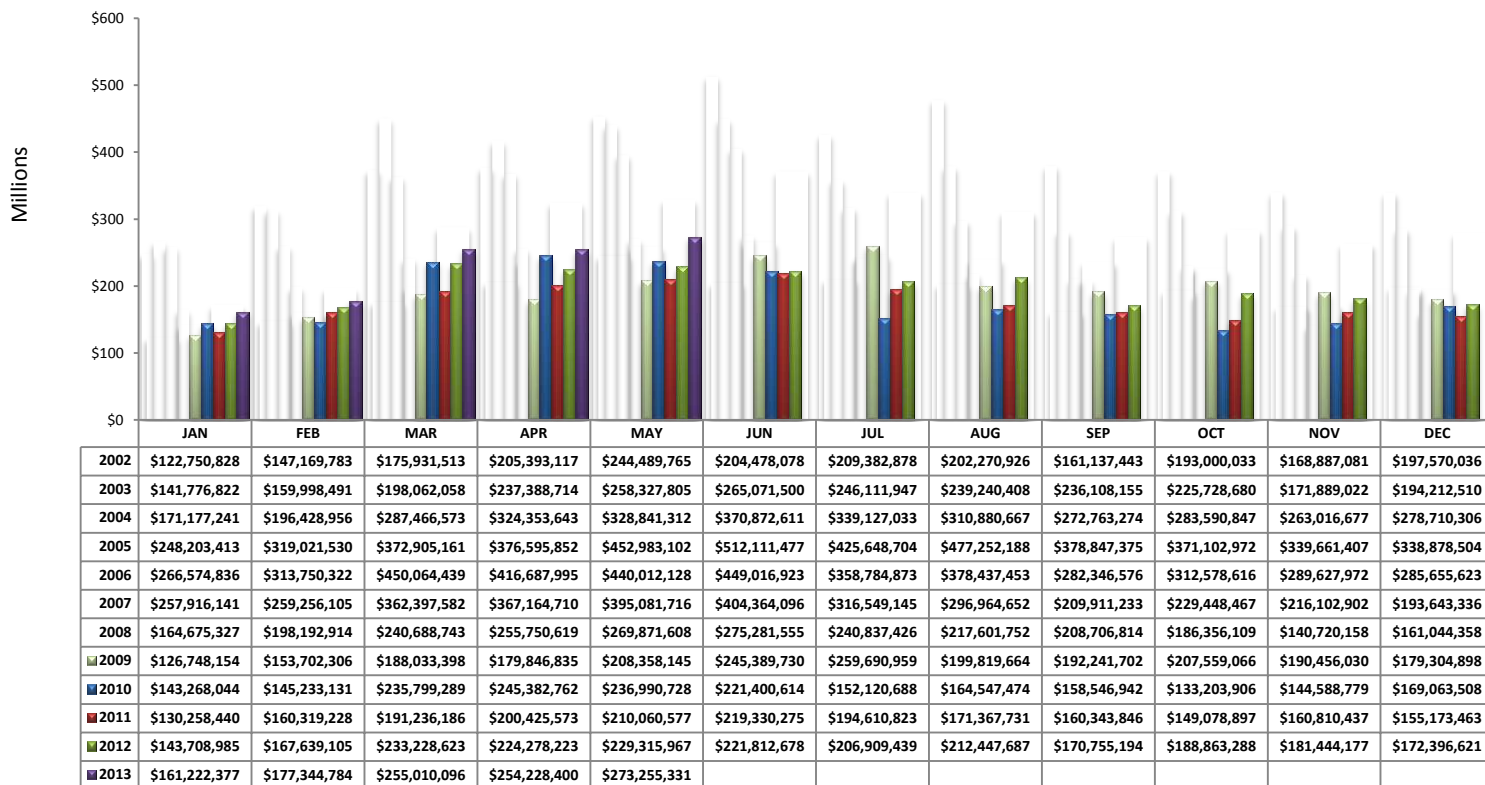
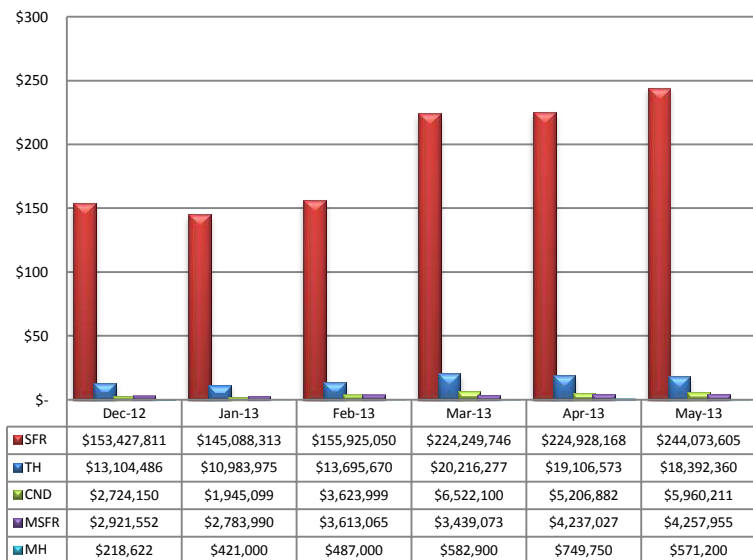
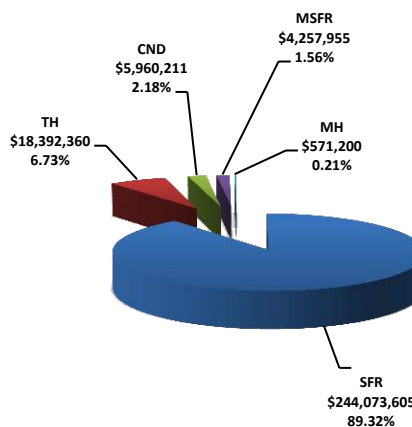
Types of Financing		Totals
FHA		266
VA		135
Other		38
Cash		472
Convention		510
Cash/Loan		0
Carryback		16

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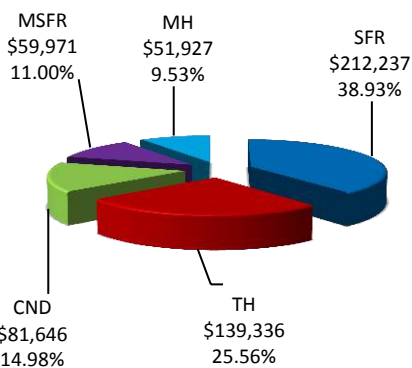
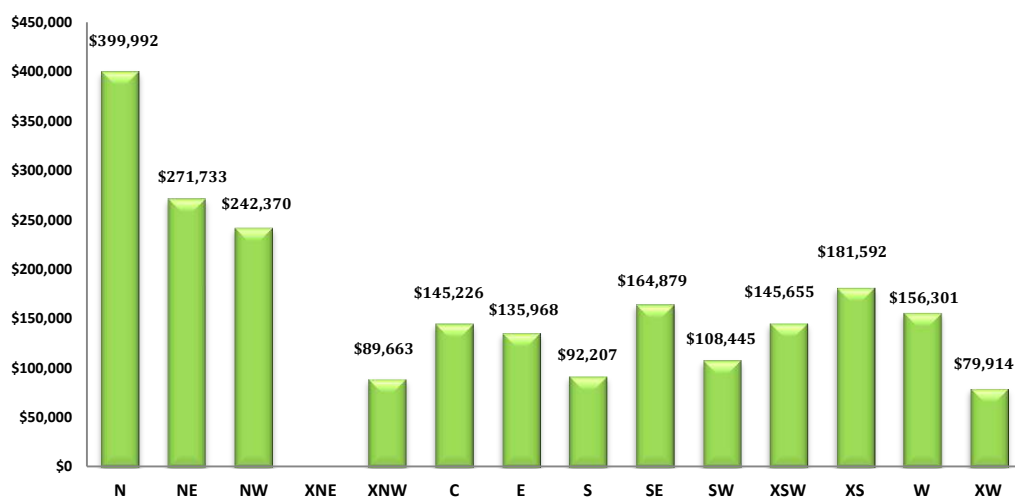
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Total Unit Sales – May 2013**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

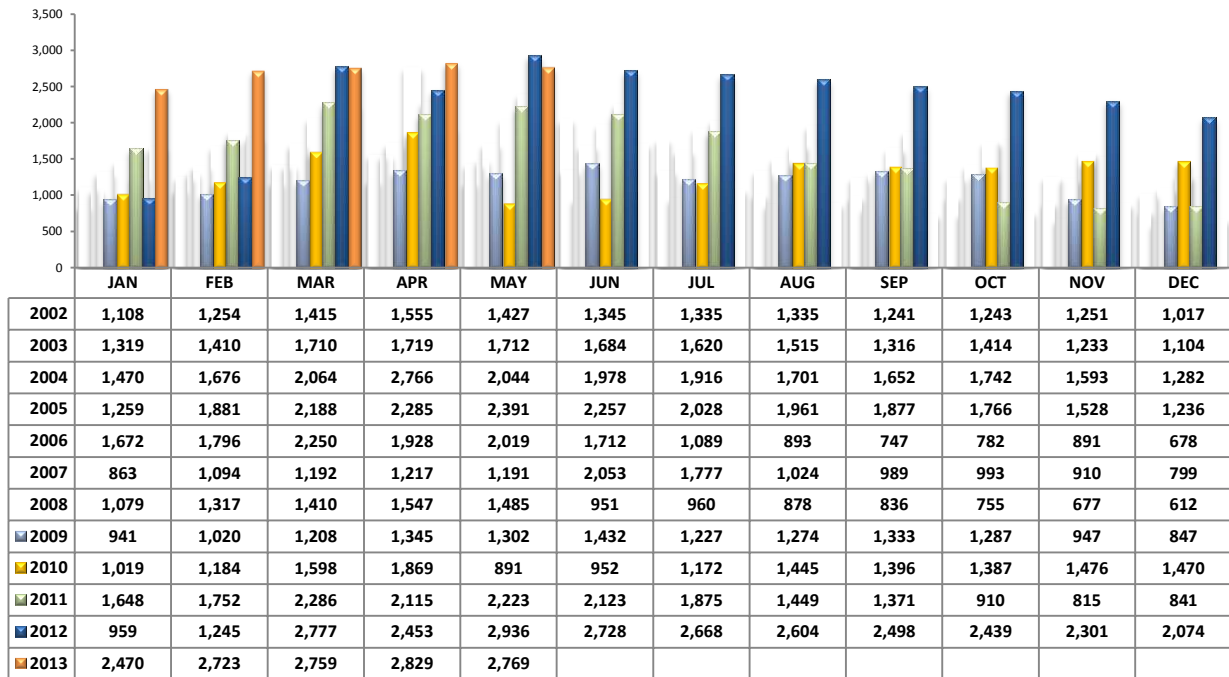
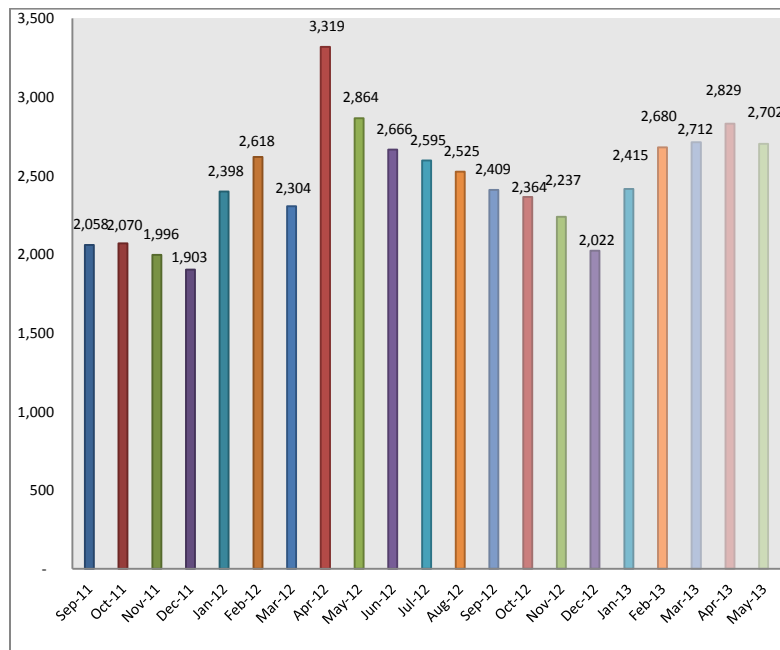
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Total Sales Volume - May 2013**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

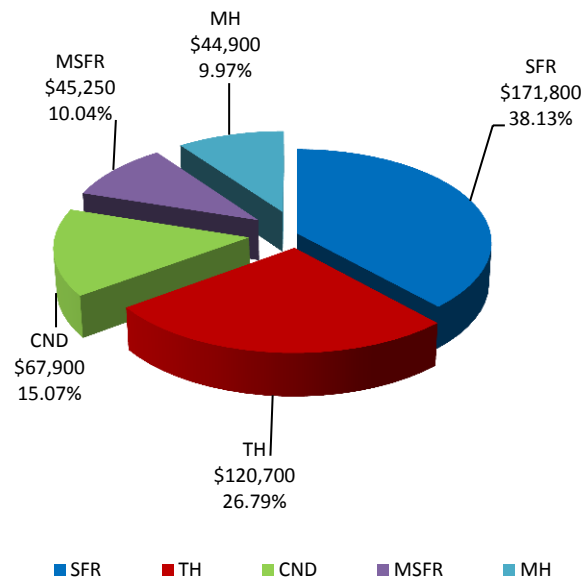
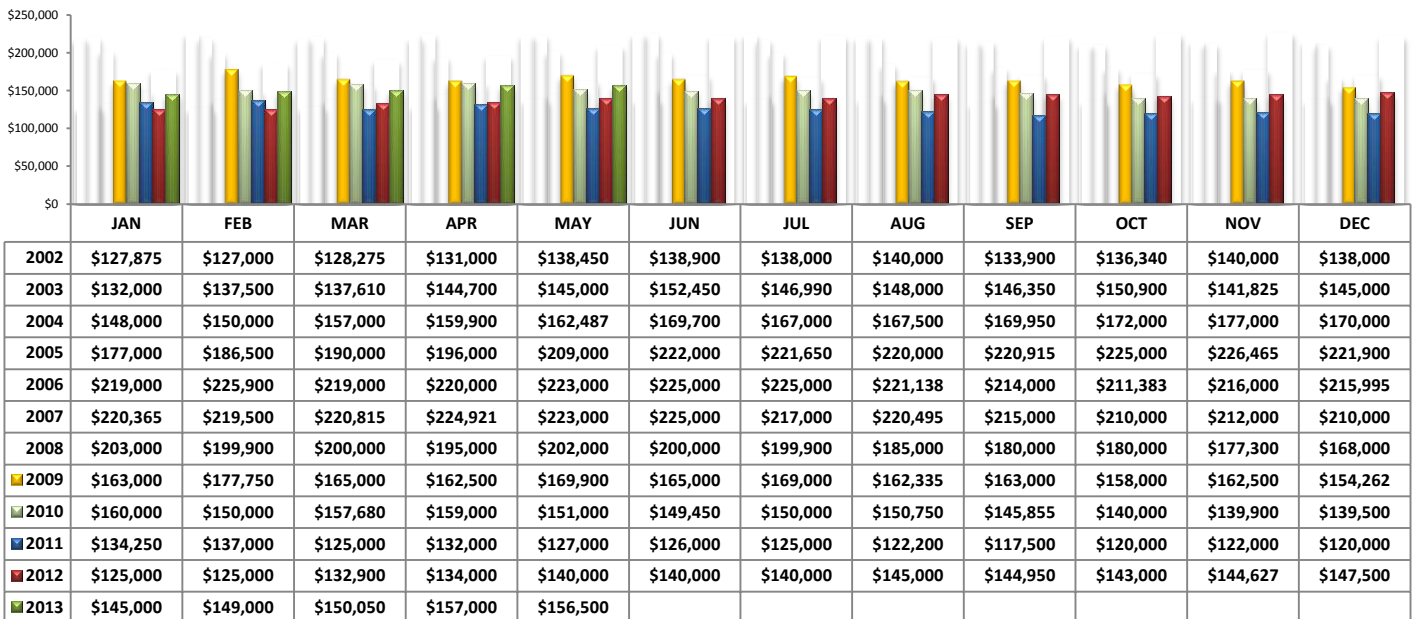
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Average Sales Price – May 2013**Average Sales Price by Type – May 2013****Average "Listing" Price per Area – May 2013**

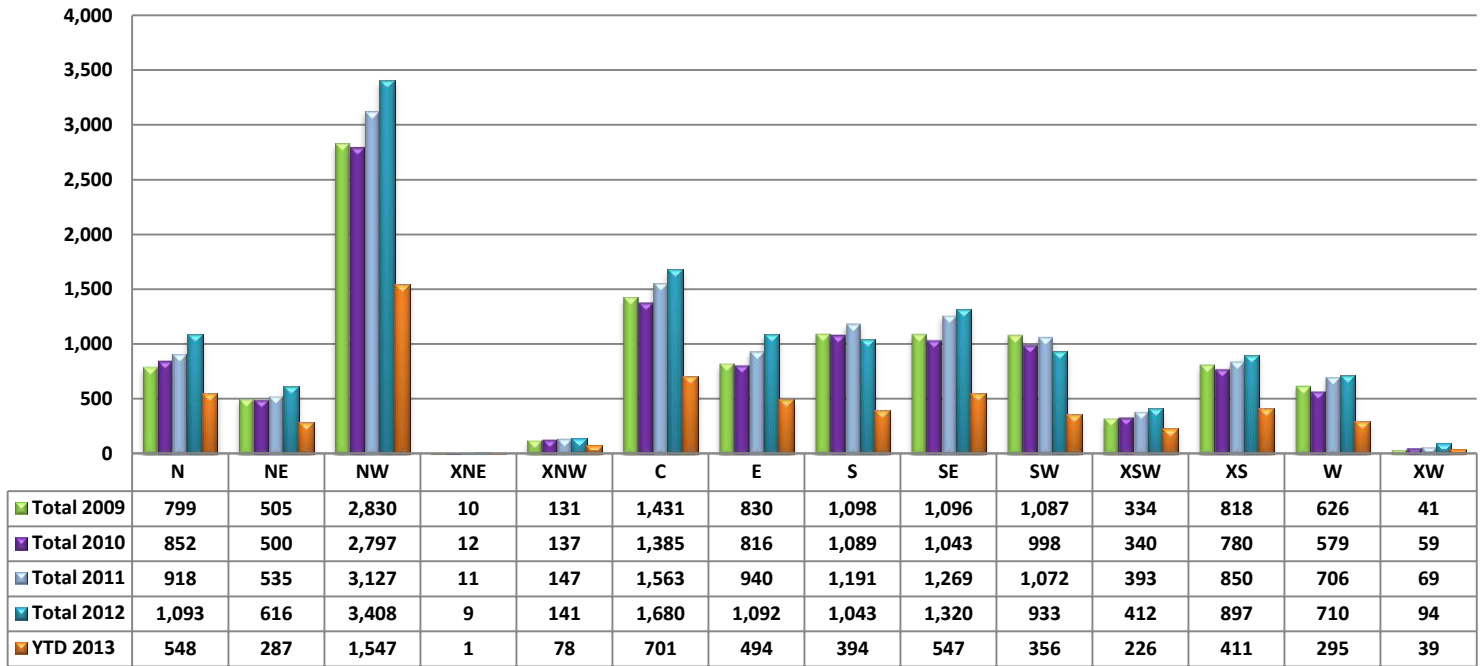
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Newly Under Contract During The Month**Total Listings Still Under Contract At The End of The Month**

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Median Sale Price – by Type**Median Sale Price – May 2013**

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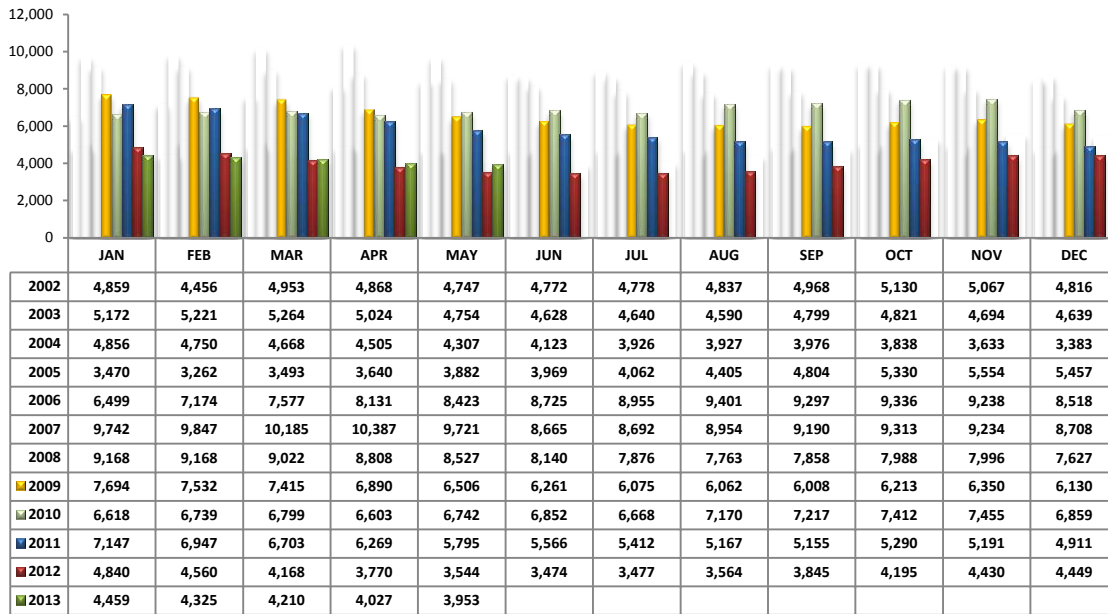
Number of Sold Listings by Area - Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$203,680	\$369,643	\$491,471	\$835,137	\$380,357
NE	\$106,342	\$243,717	\$328,437	\$416,271	\$262,933
NW	\$198,455	\$219,381	\$279,175	\$380,145	\$235,048
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$97,283	\$87,095	\$85,370	\$101,000	\$88,428
C	\$98,440	\$153,219	\$256,736	\$192,500	\$140,836
E	\$65,623	\$138,573	\$165,688	\$320,000	\$131,363
S	\$55,720	\$85,193	\$128,454	\$125,575	\$91,479
SE	\$119,547	\$150,627	\$183,921	\$234,628	\$162,605
SW	\$70,602	\$120,705	\$107,694	\$172,500	\$104,673
XSW	\$133,716	\$156,720	\$66,000	\$0	\$137,434
XS	\$129,775	\$183,039	\$201,040	\$211,585	\$176,954
W	\$99,548	\$145,480	\$216,733	\$0	\$150,538
XW	\$41,000	\$50,633	\$115,063	\$0	\$76,869

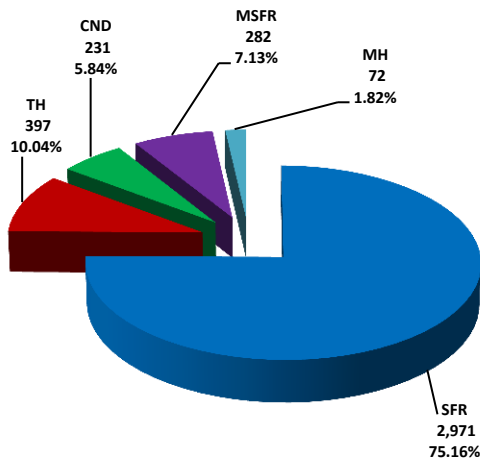
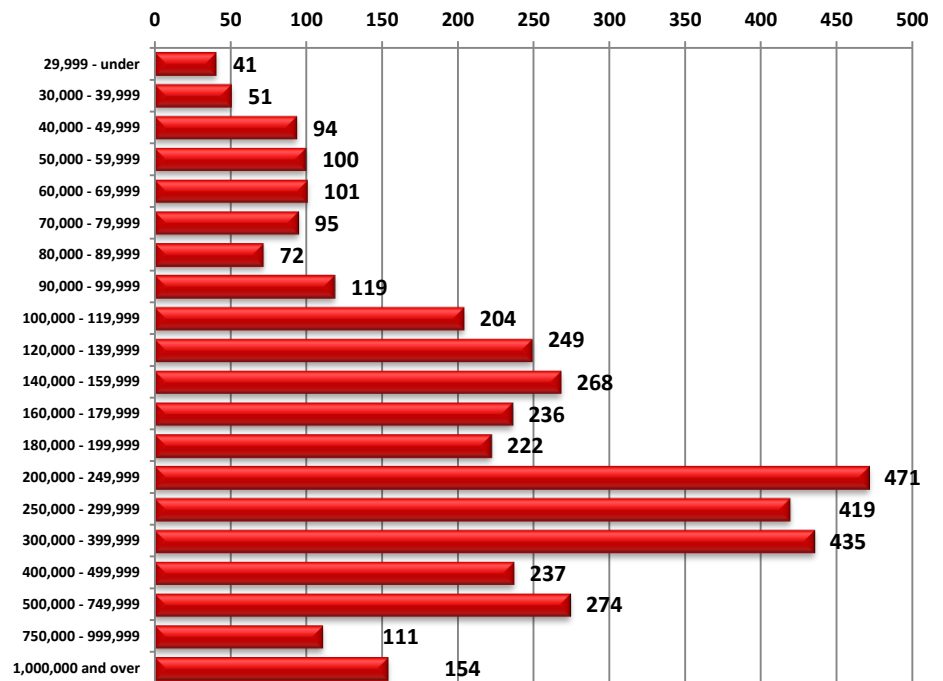
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	39	51	26	10	126
NE	17	23	31	7	78
NW	96	167	83	17	363
XNE	0	0	0	0	0
XNW	3	11	8	1	23
C	71	86	15	4	176
E	23	55	27	1	106
S	16	61	24	2	103
SE	13	79	47	7	146
SW	22	38	24	1	85
XSW	29	13	2	0	44
XS	29	43	33	9	114
W	16	35	15	0	66
XW	1	3	3	0	7

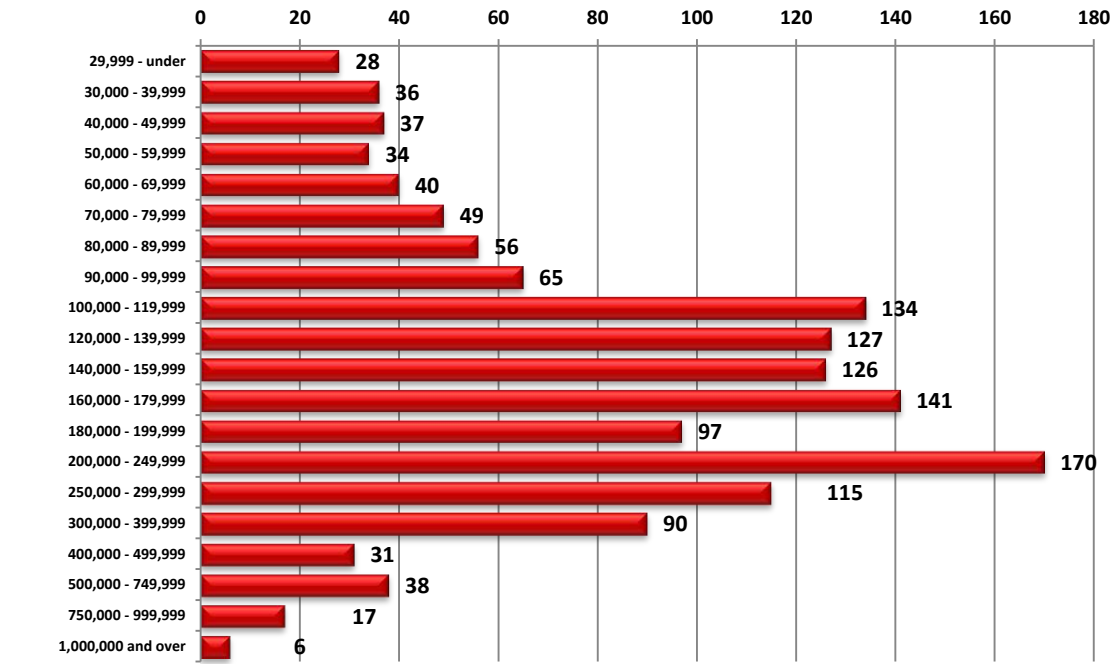
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Active Listings

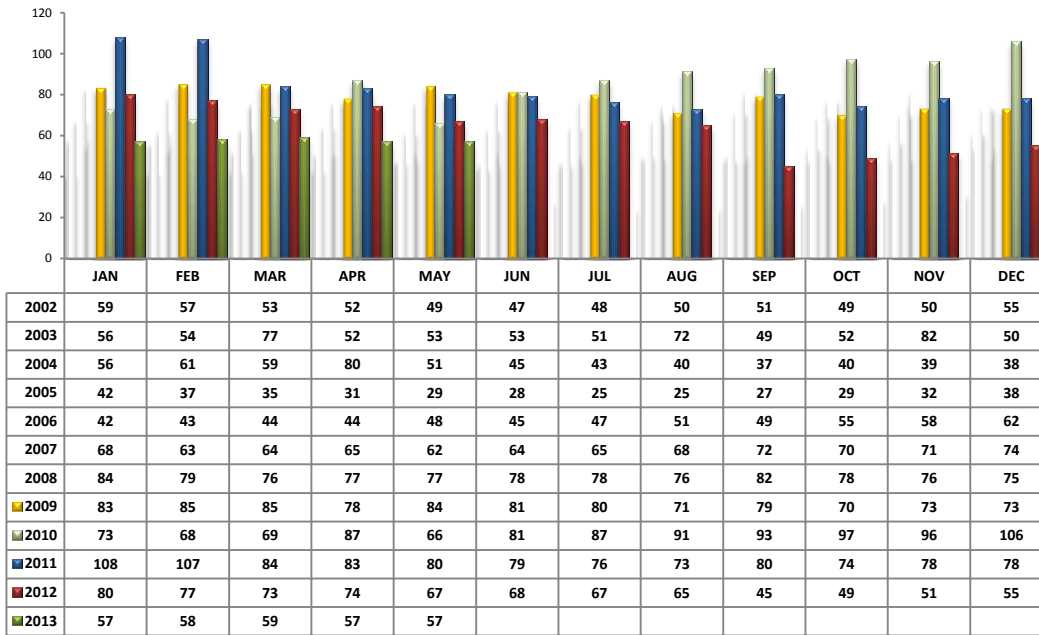
Area	# of Listings
N	486
NE	229
NW	1089
XNE	26
XNW	68
C	443
E	195
S	128
SE	251
SW	230
XSW	277
XS	307
W	185
XW	39

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

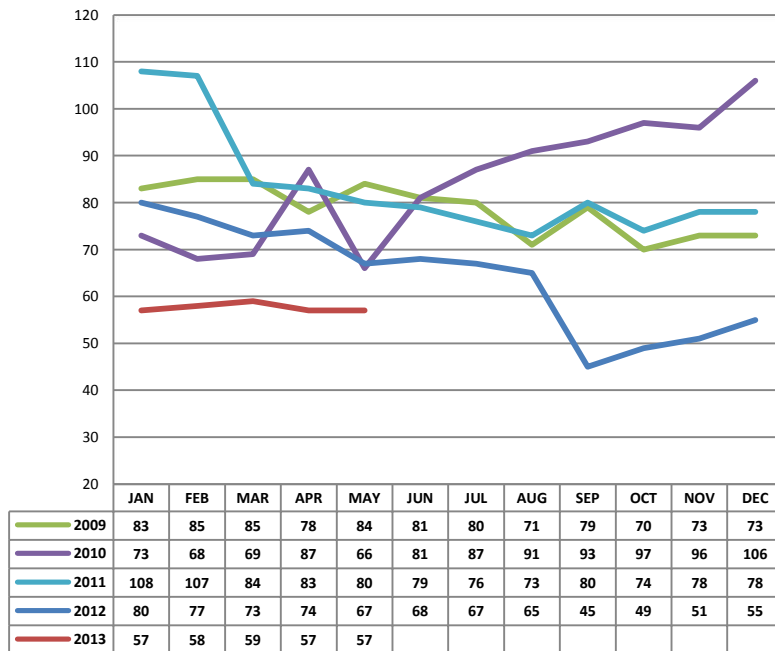
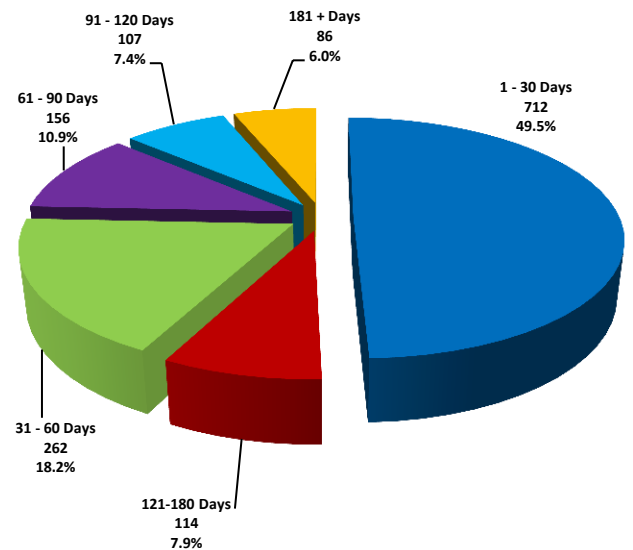
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Sold Price Breakdown

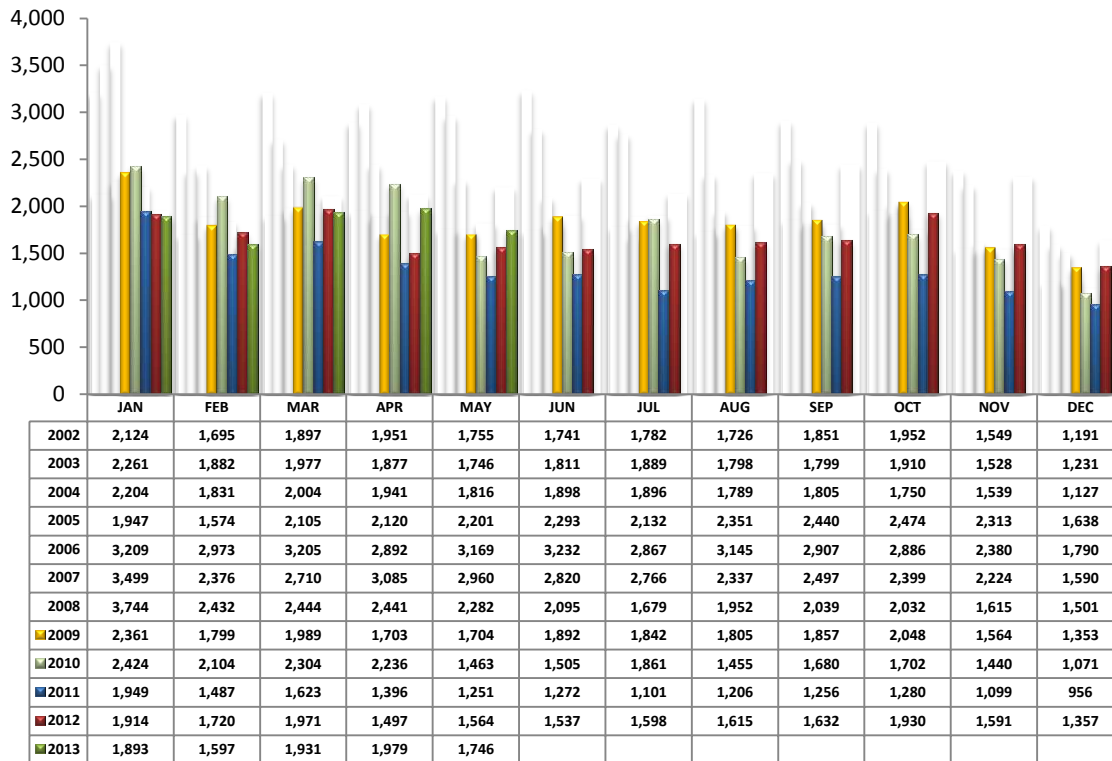
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Average Days on Market/Listing – May 2013

Area	Avg. DOM
N	63
NE	55
NW	63
XNE	0
XNW	53
C	49
E	50
S	36
SE	54
SW	66
XSW	92
XS	57
W	52
XW	59

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

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New Listings – May 2013

Area	# of Listings
N	191
NE	85
NW	463
XNE	5
XNW	24
C	233
E	114
S	88
SE	162
SW	115
XSW	49
XS	116
W	89
XW	12

*Includes properties that were re-listed

**Beginning May 2012, TAR/MLS implemented a change in the calculation of New Listings to include all new listings input to the MLS database. The changes are reflected above.

Misc. MLS Information

Month	Expired	Cancelled	Temp Off Mkt.
Aug 2012	152	330	68
Sept 2012	145	302	50
Oct 2012	120	325	57
Nov 2012	101	264	42
Dec 2012	286	274	0
Jan 2013	150	372	73
Feb 2013	116	258	60
March 2013	149	281	51
April 2013	183	322	44
May 2013	168	319	61

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