

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

Multiple Listing Service

Monthly Statistics July 2014

Below are some highlights from the July Residential Sales Statistics:

- The Median Sales Price for July was \$170,000, a .70% increase since last month, and a 6.32% increase over July 2013.
- Total Sales Volume fell this month going from \$274,446,213 in June to \$241,384,595 in July, resulting in a 12.05% decrease.
- The Average Sales Price decreased 3% from last month.
- Average List Price for July was \$212,418, a 3.09% decrease from last month's \$219,192.
- Total Under Contract decreased 6.11% from June.
- Total Unit Sales of 1,176 for July is a 9.33% decrease from June's 1,297.
- New Listings decreased 11.58% from June to July.
- Total Active Listings of 5,149 is a decrease of 2.55% since June's number of 5,284, but is an increase of 30.92% since July 2013.
- Average Days on Market dropped to 60 this month from 62 in June.
- Conventional loan sales of 40% exceeded Cash Sales of 26% this month.

Kim Clifton
2014 TARMLS 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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Talk to a REALTOR®!

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



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July 2014 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
July	\$241,384,595	\$249,372,650	-3.20%
June	\$274,446,213	\$274,731,163	-0.10%
Month % Change	-12.05%	-9.23%	

Average Sales Price

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
July	\$205,259	\$197,444	3.96%
June	\$211,600	\$196,376	7.75%
Month % Change	-3.00%	0.54%	

Average List Price

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
July	\$212,418	\$203,333	4.47%
June	\$219,192	\$202,547	8.22%
Month % Change	-3.09%	0.39%	

Total Under Contract

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
July	1,830	2,226	-17.79%
June	1,949	2,342	-16.78%
Month % Change	-6.11%	-4.95%	

Total Unit Sales

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
July	1,176	1,263	-6.89%
June	1,297	1,399	-7.29%
Month % Change	-9.33%	-9.72%	

Median Sales Price

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
July	\$170,000	\$159,900	6.32%
June	\$168,815	\$160,000	5.51%
Month % Change	0.70%	-0.06%	

New Listings

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
July	1,786	1,721	3.78%
June	2,020	1,748	15.56%
Month % Change	-11.58%	-1.54%	

Active Listings

	<u>2014</u>	<u>2013</u>	<u>Annual % Change</u>
July	5,149	3,933	30.92%
June	5,284	3,953	33.67%
Month % Change	-2.55%	-0.51%	

July 2014 - 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>
85143	0	0	0.00%	85645	0	0	0.00%	85714	18	7	38.89%	85742	193	50	25.91%
85145	10	5	50.00%	85648	0	0	0.00%	85715	121	28	23.14%	85743	187	44	23.53%
85321	0	0	0.00%	85653	97	21	21.65%	85716	164	38	23.17%	85745	147	47	31.97%
85601	0	0	0.00%	85654	0	0	0.00%	85717	0	0	0.00%	85746	82	42	51.22%
85602	7	1	14.29%	85658	149	33	22.15%	85718	251	45	17.93%	85747	154	45	29.22%
85611	0	0	0.00%	85701	24	4	16.67%	85719	167	36	21.56%	85748	113	17	15.04%
85614	205	42	20.49%	85704	155	41	26.45%	85730	131	32	24.43%	85749	156	28	17.95%
85616	0	0	0.00%	85705	89	14	15.73%	85734	0	0	0.00%	85750	286	49	17.13%
85619	29	3	10.34%	85706	50	18	36.00%	85735	65	12	18.46%	85755	198	40	20.20%
85622	55	5	9.09%	85710	180	67	37.22%	85736	32	5	15.63%	85756	73	24	32.88%
85623	8	2	25.00%	85711	129	39	30.23%	85737	237	41	17.30%	85757	81	28	34.57%
85629	211	52	24.64%	85712	105	27	25.71%	85739	253	31	12.25%				
85641	243	46	18.93%	85713	188	28	14.89%	85741	105	39	37.14%				

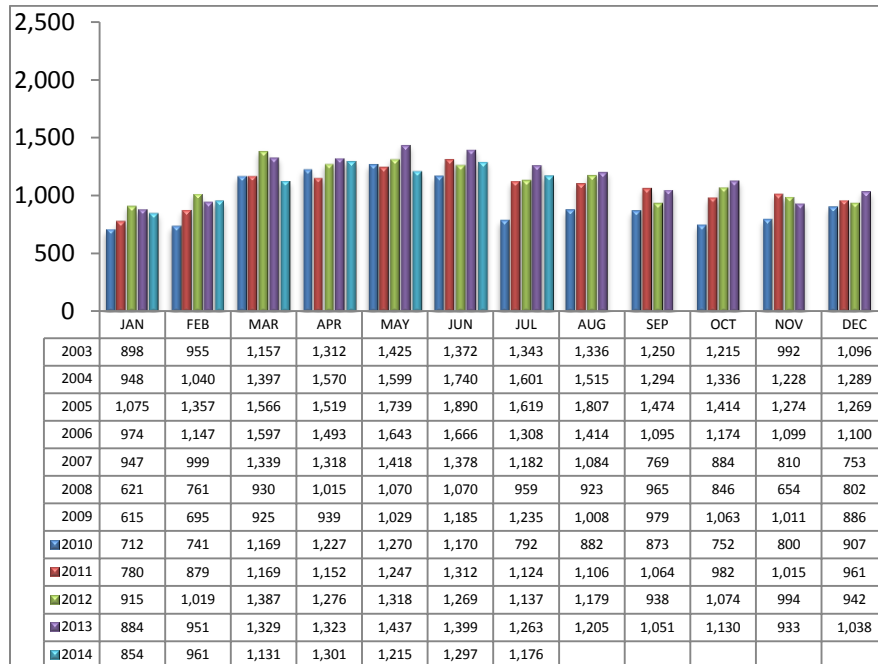
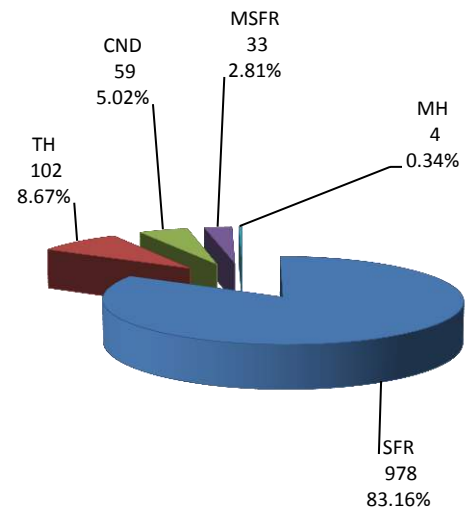
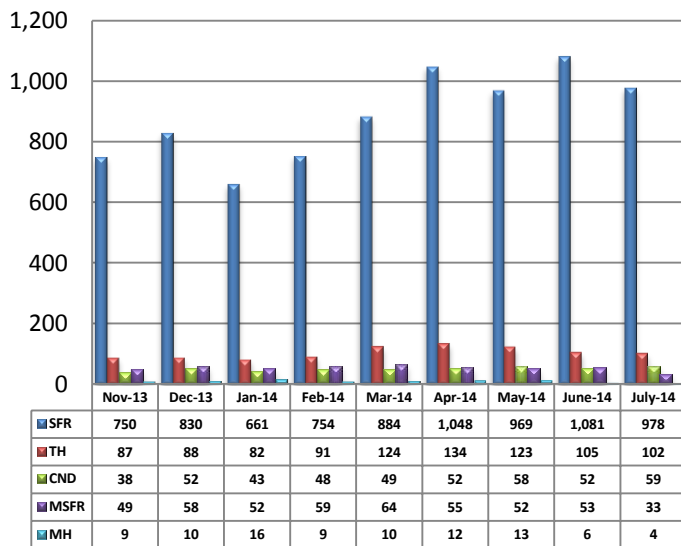
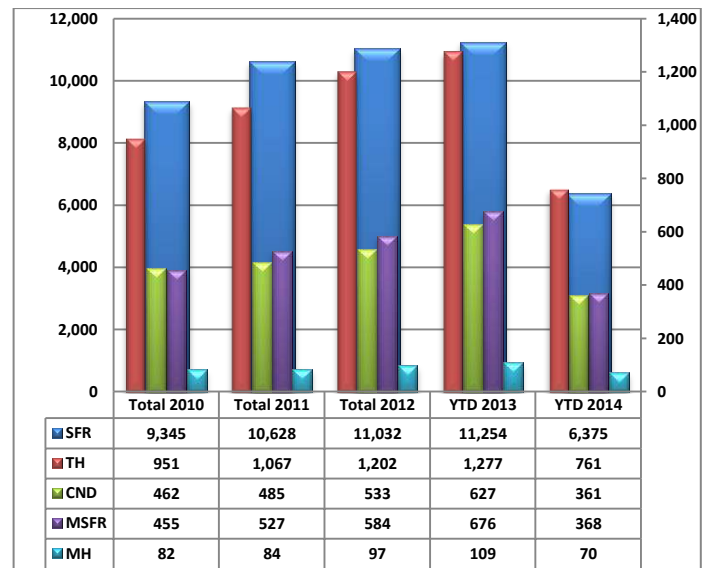
NOTE:

85728- 1 active listing

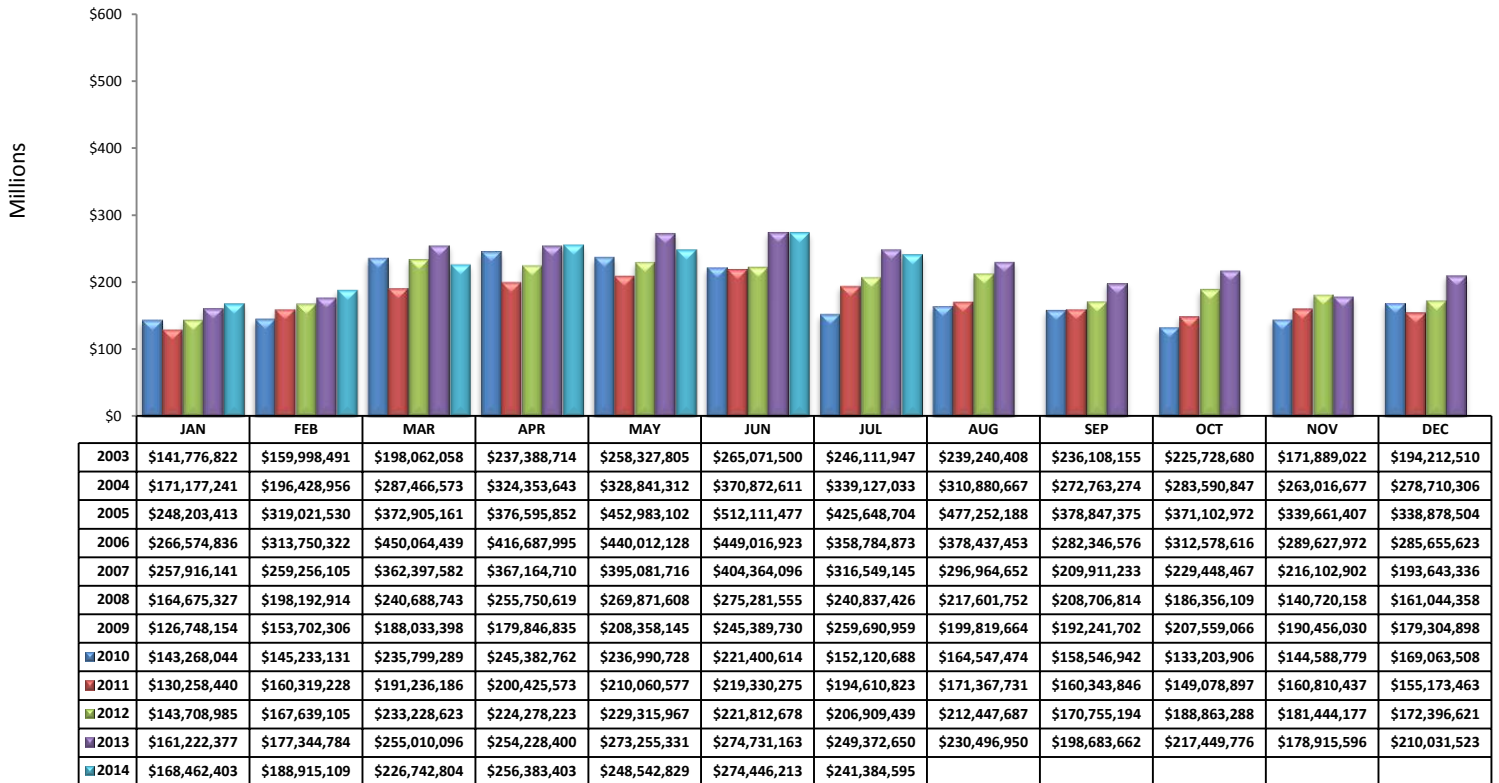
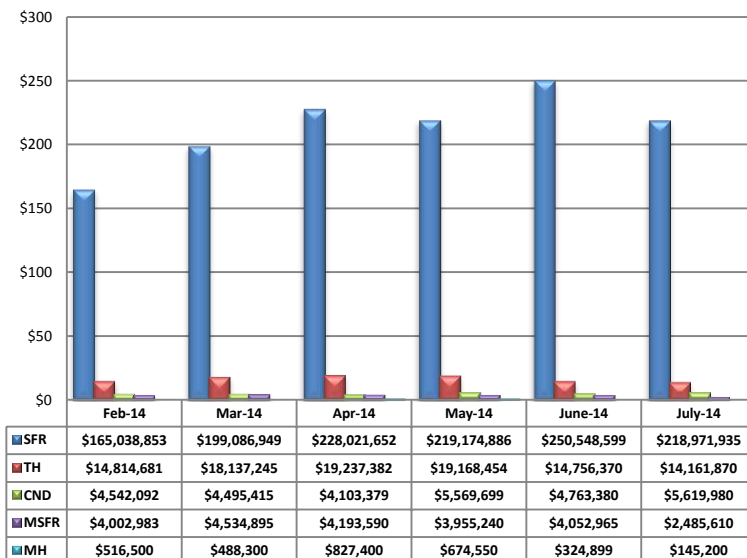
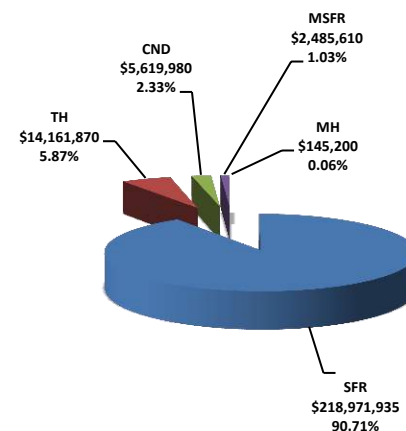
Residential Listing Statistics							Active Listings		Days on Market		
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area	of Units Sold		
Under \$29,999	29	7	0	4	40	16	C	680	1 -30 Days	517	
\$30,000 to \$39,999	45	7	4	6	62	17	E	291	31-60 Days	247	
\$40,000 to \$49,999	71	10	2	5	88	7	N	580	61 - 90 Days	133	
\$50,000 to \$59,999	78	17	8	10	113	21	NE	284	91-120 Days	115	
\$60,000 to \$69,999	78	35	13	5	131	29	NW	1418	121 - 180 Days	92	
\$70,000 to \$79,999	102	40	15	10	167	23	S	171	Over 180 Days	72	
\$80,000 to \$89,999	108	29	12	12	161	26	SE	420	Avg. Days on Market 60		
\$90,000 to \$99,999	117	41	20	18	196	30	SW	307			
\$100,000 to \$119,999	244	121	31	22	418	83	W	229	Avg. Sold Price \$205,259		
\$120,000 to \$139,999	348	147	34	42	571	125	XNE	30			
\$140,000 to \$159,999	405	143	30	36	614	139	XNW	78	Median Sale Price \$170,000		
\$160,000 to \$179,999	402	131	17	32	582	112	XS	409			
\$180,000 to \$199,999	395	81	11	29	516	96	XSW	215	New Listings 1,786		
\$200,000 to \$249,999	648	139	15	46	848	171	XW	37			
\$250,000 to \$299,999	527	82	11	31	651	110	Sold Units per Area		Sales Volume by Area		
\$300,000 to \$399,999	645	79	10	38	772	86	C	150	\$25,168,047		
\$400,000 to \$499,999	298	48	3	7	356	35	E	85	\$13,566,922		
\$500,000 to \$749,999	308	36	5	14	363	39	N	105	\$38,232,057		
\$750,000 to \$999,999	141	11	0	5	157	5	NE	63	\$14,923,324		
\$1,000,000 and over	160	9	2	2	173	6	NW	320	\$77,915,822		
							S	59	\$6,548,650		
							SE	99	\$19,749,674		
							SW	82	\$10,749,859		
							W	67	\$10,428,701		
							XNE	3	\$823,000		
							XNW	11	\$1,301,165		
							XS	89	\$16,583,367		
Totals	5,149	1,213	243	374	6,979	1,176	XSW	40	\$5,051,007		
							XW	3	\$343,000		
	July-14	July-13	% Change	YTD 2014	YTD 2013	% Change	Total Volume		\$241,384,595		
Home Sales Volume	\$241,384,595	\$249,372,650	-3.20%	\$1,604,877,356	\$1,645,164,801	-2.45%	<div>Types of FinancingTotals</div> <div>FHA215</div> <div>VA128</div> <div>Other43</div> <div>Cash308</div> <div>Conventional473</div> <div>Cash/Loan0</div> <div>Carryback9</div>				
Home Sales Units	1,176	1,263	-6.89%	7,935	8,586	-7.58%					
Average Sales Price (All Residential)	\$205,259	\$197,444	3.96%	\$205,835	\$195,356	5.36%					
Median Sales Price	\$170,000	\$159,900	6.32%	\$168,373	\$158,608	6.16%					
Average Days on Market:	60	50	20.00%	61	53	15.09%					
Average List Price for Sold:	\$212,418	\$203,333	4.47%	\$212,928	\$201,437	5.70%					
SP/LP %	96.63%	97.10%		96.67%	96.98%						
Total Under Contract	1,830	2,226	-17.79%								
Active Listings	5,149	3,933	30.92%								
New Listings	1,786	1,721	3.78%								

Types of Financing	Totals
FHA	215
VA	128
Other	43
Cash	308
Conventional	473
Cash/Loan	0
Carryback	9

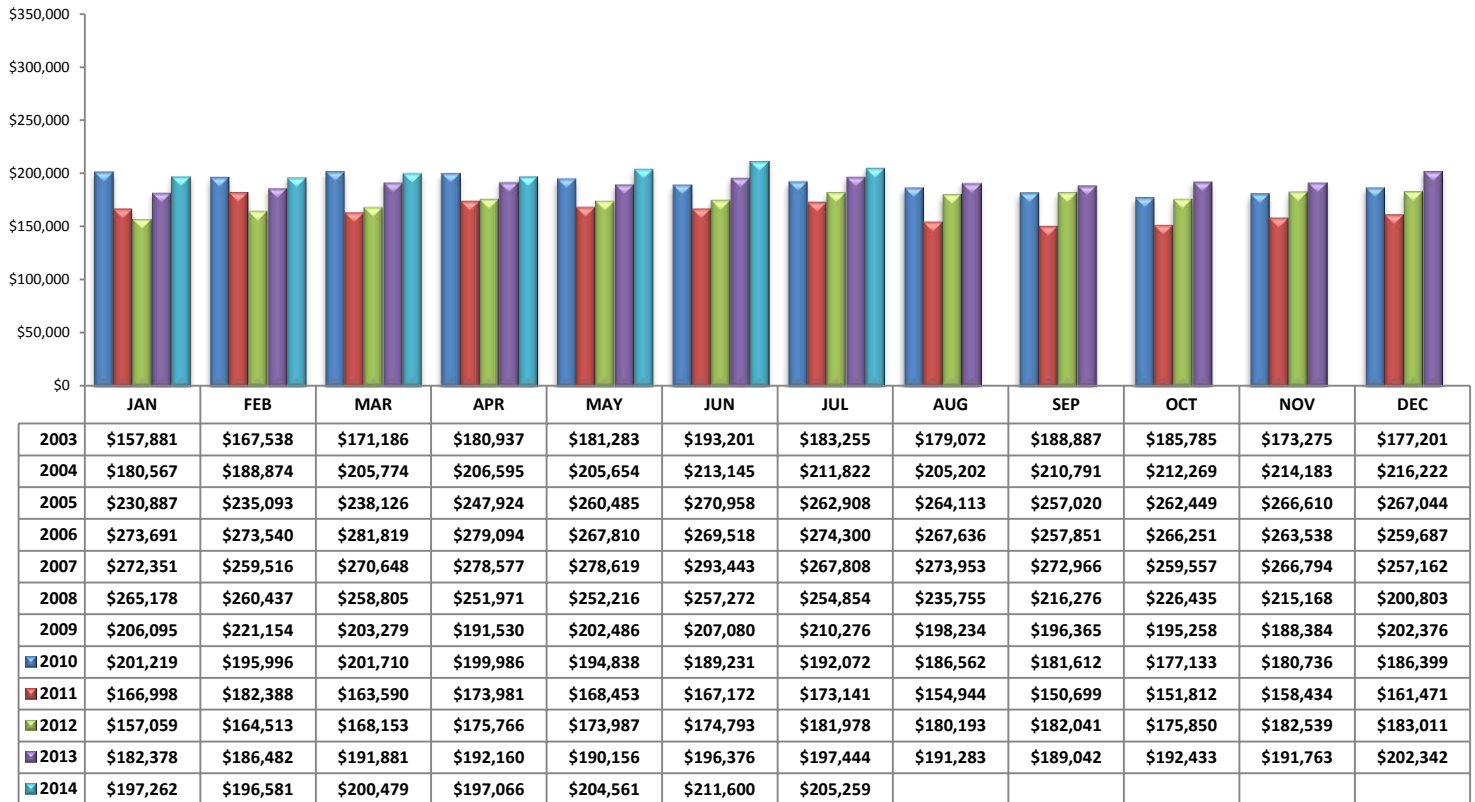
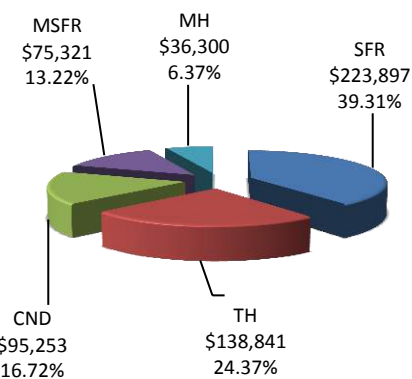
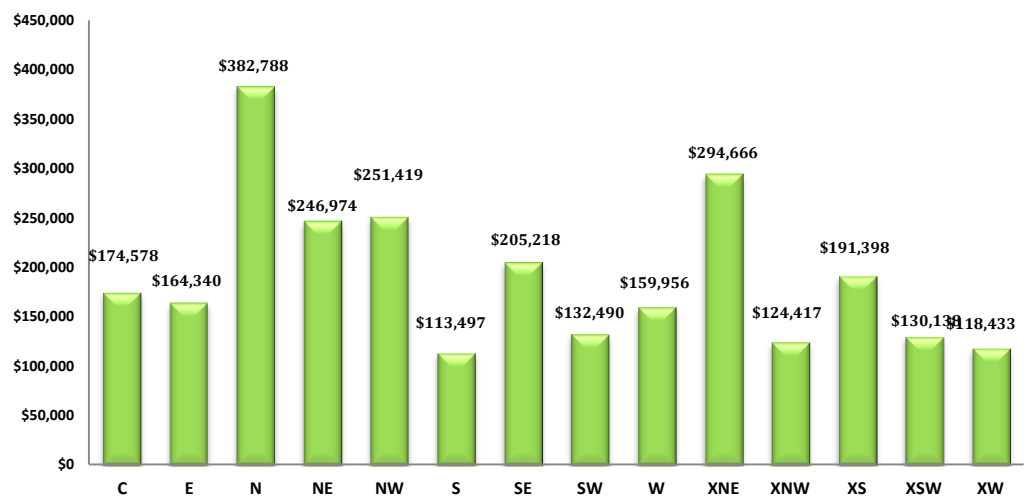
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Total Unit Sales – July 2014**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

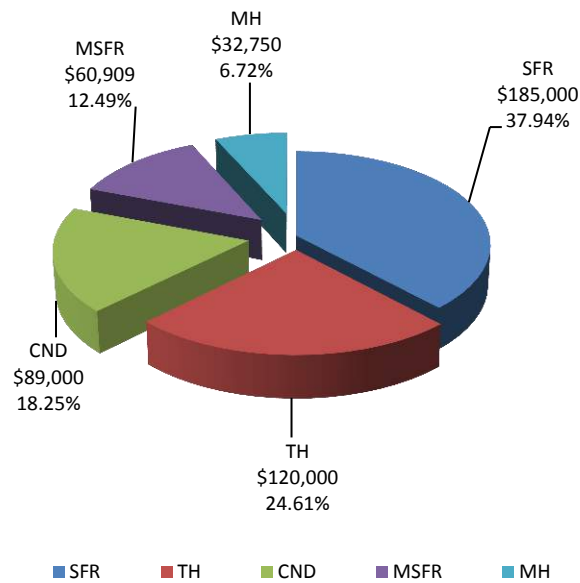
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Total Sales Volume - July 2014**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

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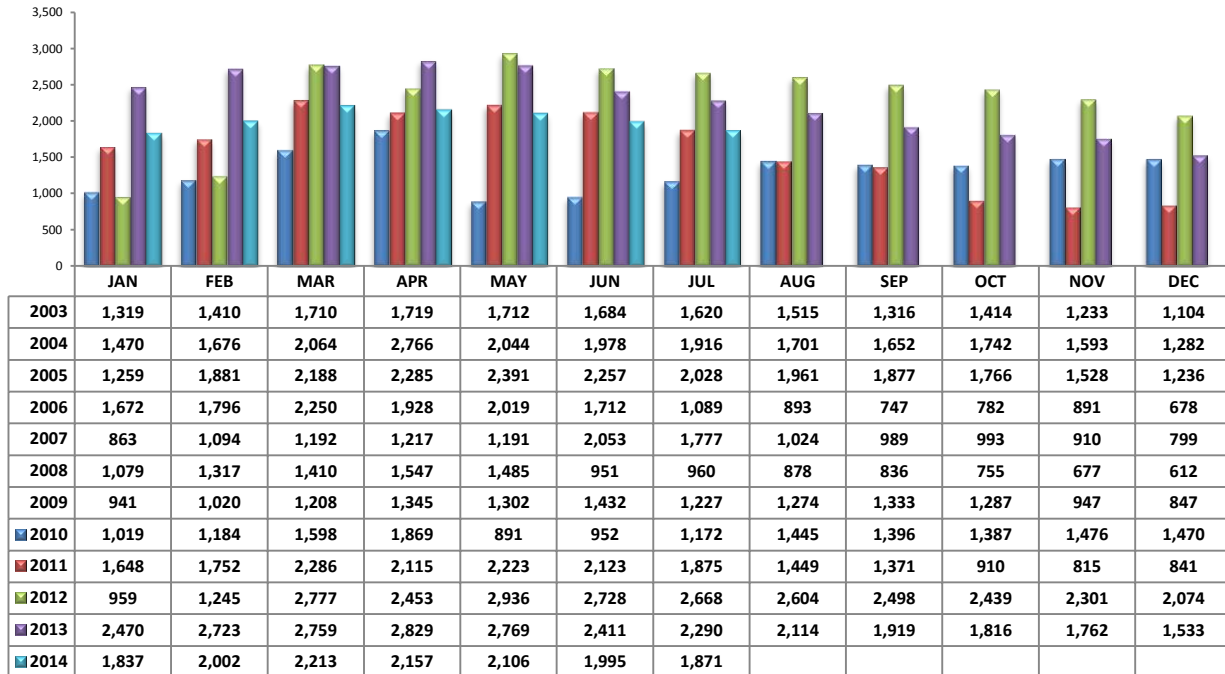
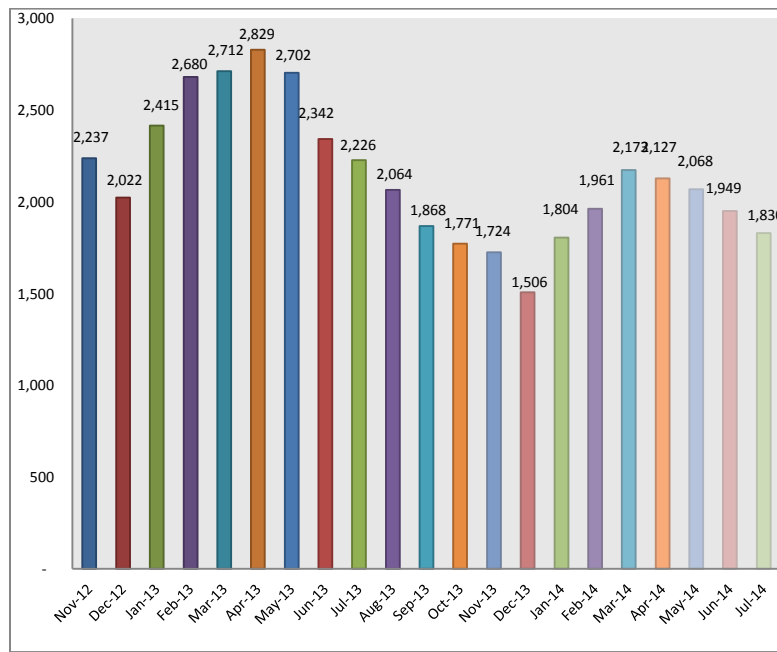
Average Sales Price – July 2014**Average Sales Price by Type – July 2014****Average "Listing" Price per Area – July 2014**

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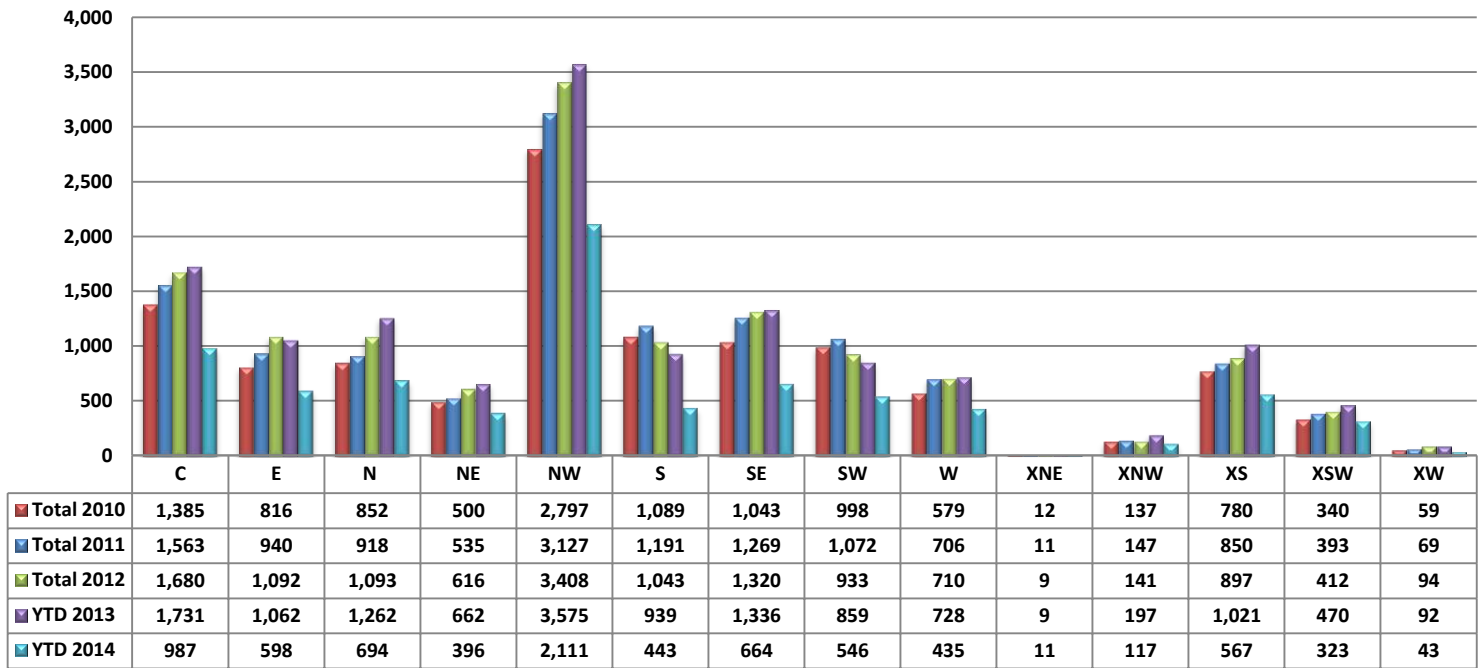
Median Sale Price – by Type**Median Sale Price – July 2014**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2003	\$132,000	\$137,500	\$137,610	\$144,700	\$145,000	\$152,450	\$146,990	\$148,000	\$146,350	\$150,900	\$141,825	\$145,000
2004	\$148,000	\$150,000	\$157,000	\$159,900	\$162,487	\$169,700	\$167,000	\$167,500	\$169,950	\$172,000	\$177,000	\$170,000
2005	\$177,000	\$186,500	\$190,000	\$196,000	\$209,000	\$222,000	\$221,650	\$220,000	\$220,915	\$225,000	\$226,465	\$221,900
2006	\$219,000	\$225,900	\$219,000	\$220,000	\$223,000	\$225,000	\$225,000	\$221,138	\$214,000	\$211,383	\$216,000	\$215,995
2007	\$220,365	\$219,500	\$220,815	\$224,921	\$223,000	\$225,000	\$217,000	\$220,495	\$215,000	\$210,000	\$212,000	\$210,000
2008	\$203,000	\$199,900	\$200,000	\$195,000	\$202,000	\$200,000	\$199,900	\$185,000	\$180,000	\$180,000	\$177,300	\$168,000
2009	\$163,000	\$177,750	\$165,000	\$162,500	\$169,900	\$165,000	\$169,000	\$162,335	\$163,000	\$158,000	\$162,500	\$154,262
2010	\$160,000	\$150,000	\$157,680	\$159,000	\$151,000	\$149,450	\$150,000	\$150,750	\$145,855	\$140,000	\$139,900	\$139,500
2011	\$134,250	\$137,000	\$125,000	\$132,000	\$127,000	\$126,000	\$125,000	\$122,200	\$117,500	\$120,000	\$122,000	\$120,000
2012	\$125,000	\$125,000	\$132,900	\$134,000	\$140,000	\$140,000	\$140,000	\$145,000	\$144,950	\$143,000	\$144,627	\$147,500
2013	\$145,000	\$149,000	\$150,050	\$157,000	\$156,500	\$160,000	\$159,900	\$160,500	\$155,399	\$155,000	\$159,500	\$157,900
2014	\$157,250	\$158,000	\$162,000	\$164,900	\$167,000	\$168,815	\$170,000					

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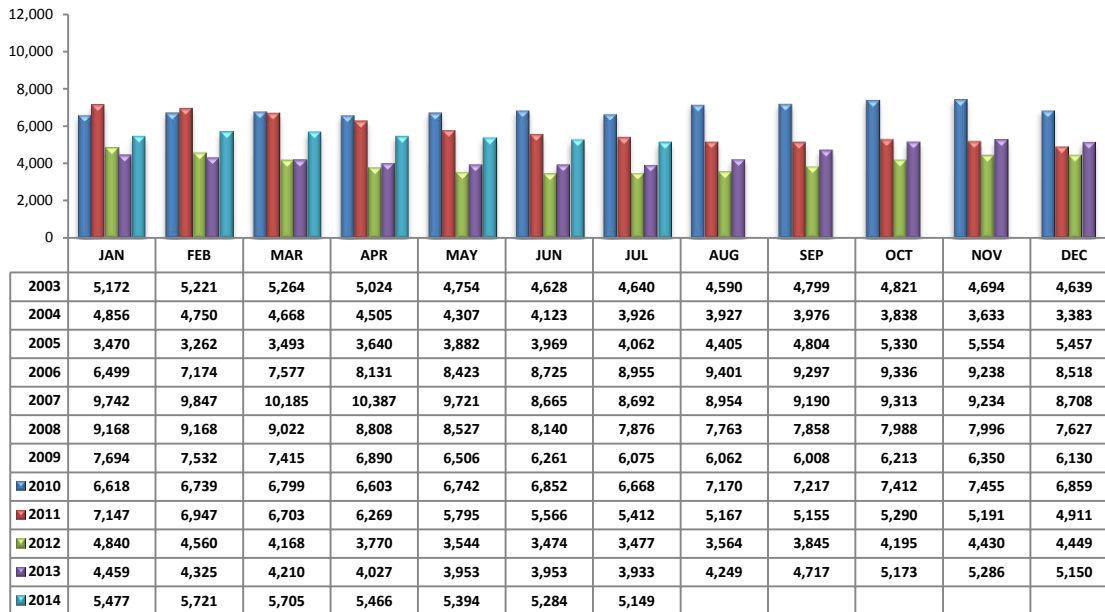
Number of Sold Listings by Area - Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	\$115,586	\$164,048	\$237,230	\$373,750	\$167,786
E	\$90,023	\$154,007	\$213,425	\$223,000	\$159,610
N	\$201,581	\$368,641	\$474,833	\$628,619	\$364,114
NE	\$107,038	\$257,383	\$317,511	\$335,820	\$236,878
NW	\$212,546	\$207,791	\$296,514	\$305,653	\$243,486
S	\$94,833	\$101,519	\$129,687	\$270,000	\$110,994
SE	\$148,026	\$187,908	\$215,678	\$289,100	\$199,491
SW	\$81,931	\$123,993	\$150,395	\$210,900	\$131,095
W	\$105,364	\$146,973	\$230,126	\$230,000	\$155,652
XNE	\$274,333	\$0	\$0	\$0	\$274,333
XNW	\$0	\$115,733	\$124,500	\$100,000	\$118,287
XS	\$150,814	\$180,689	\$198,157	\$224,811	\$186,329
XSW	\$122,696	\$123,022	\$160,333	\$150,000	\$126,275
XW	\$0	\$102,000	\$139,000	\$0	\$114,333

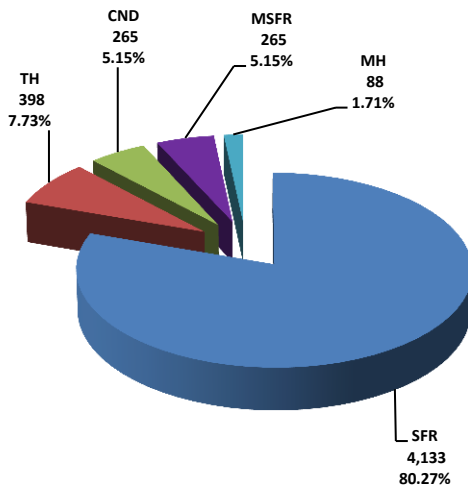
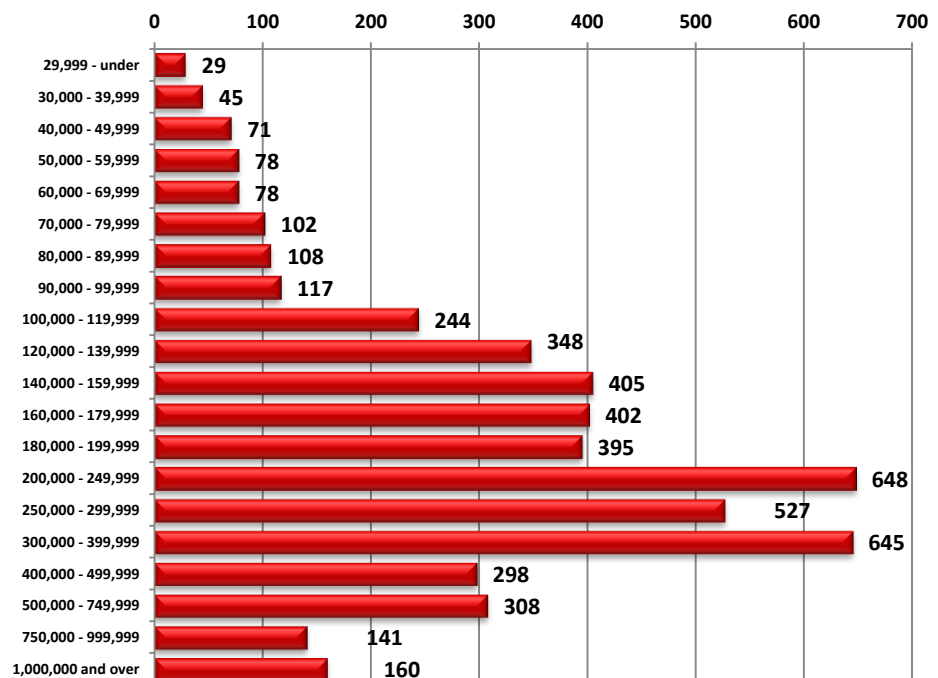
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
C	45	75	26	4	150
E	17	42	24	2	85
N	35	31	31	8	105
NE	18	23	17	5	63
NW	52	144	105	19	320
S	9	33	16	1	59
SE	9	49	36	5	99
SW	11	36	33	2	82
W	14	39	13	1	67
XNE	3	0	0	0	3
XNW	0	5	5	1	11
XS	14	33	35	7	89
XSW	27	9	3	1	40
XW	0	2	1	0	3

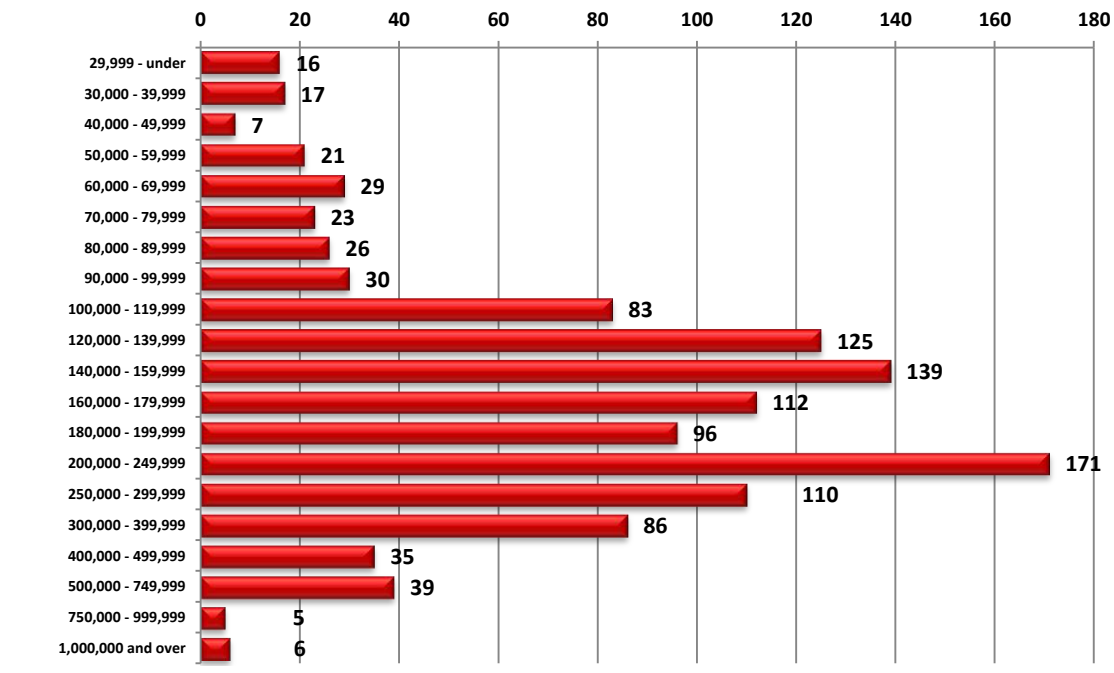
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Active Listings

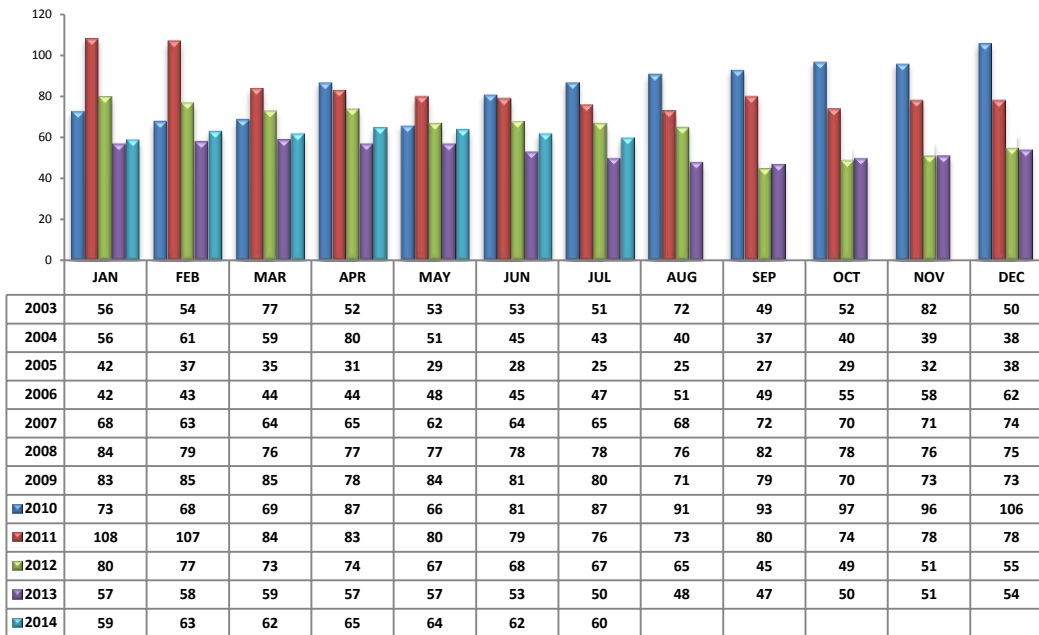
Area	# of Listings
C	680
E	291
N	580
NE	284
NW	1418
S	171
SE	420
SW	307
W	229
XNE	30
XNW	78
XS	409
XSW	215
XW	37

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

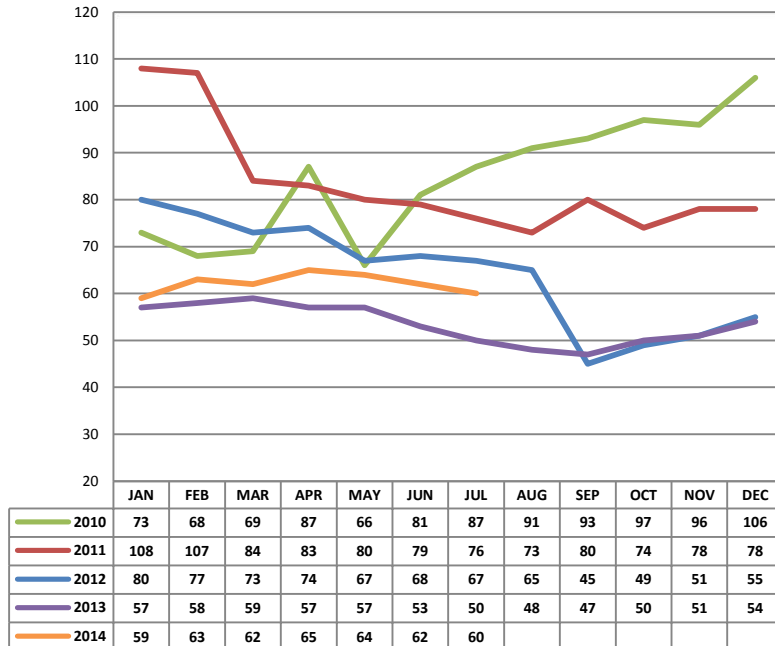
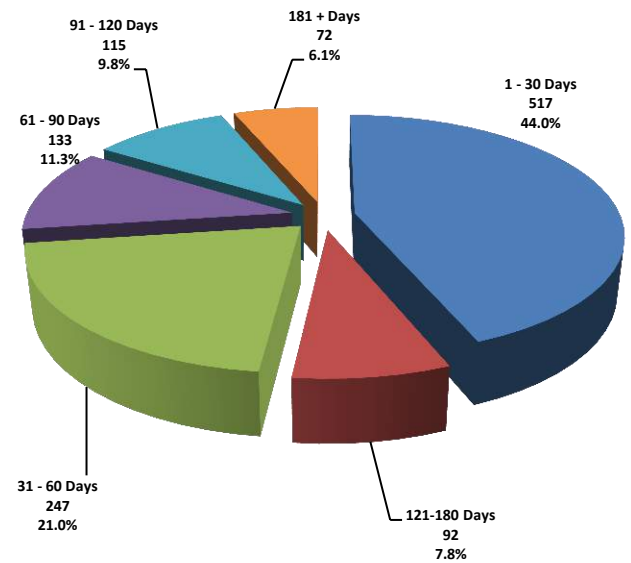
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Sold Price Breakdown

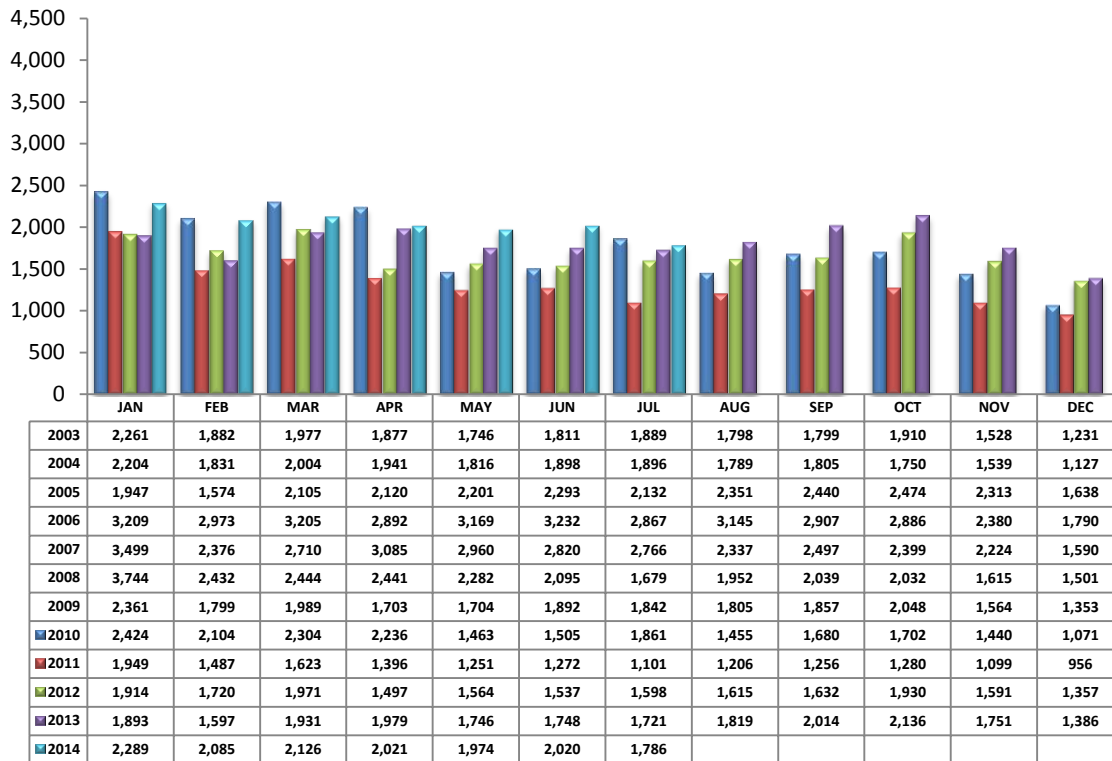
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Average Days on Market/Listing - July 2014

Area	Avg. DOM
C	57
E	46
N	62
NE	59
NW	70
S	31
SE	57
SW	58
W	48
XNE	173
XNW	54
XS	68
XSW	79
XW	31

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

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.

New Listings – July 2014

Area	# of Listings
C	264
E	104
N	176
NE	79
NW	460
S	103
SE	181
SW	108
W	90
XNE	6
XNW	37
XS	118
XSW	50
XW	10

*Includes properties that were re-listed

**Beginning July 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.
Oct 2013	191	341	37
Nov 2013	123	323	56
Dec 2013	348	293	69
Jan 2014	186	433	52
Feb 2014	166	366	53
Mar 2014	203	371	69
Apr 2014	274	421	57
May 2014	256	467	54
June 2014	238	422	62
July 2014	235	462	69

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