

MLS YEAR IN REVIEW

2004

Residential Statistics Report



Distributed by
Tucson Association of REALTORS® Multiple Listing Service, Inc.
www.tucsonrealtors.org www.tarmls.com

2004 MLS YEAR IN REVIEW

Residential Sales Statistics Report

For Immediate Release: **March 24, 2005**
Contact: **Lisa Romero, Director of Communications/Marketing**
 lisa@tarmls.org **520-327-4218**

The 2004 Tucson Residential Housing Market experienced dramatic increases in total homes sold, total dollar volume of homes sold, and an average sales price increase of 15.2%, creating a record breaking year. These statistics prove that Tucson real estate is a profitable investment...whether as a primary residence, second home, retirement home, or simply a good investment opportunity. The Northwest area of Tucson led the market with 4,557 total residential units sold, and the Central area followed with 2,388 residential units sold.

Most predictions are that Tucson's strong real estate market will continue. However, year to date in 2005, we are seeing significant decreases in number of pending transactions, active listings and new listings added to the inventory. This is representative of the lean property inventory currently causing challenges for buyers, and adding to factors causing average sales prices to increase at unprecedented levels.

Judy Lowe
2005 TAR/MLS President

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 MLS Year in Review Summary

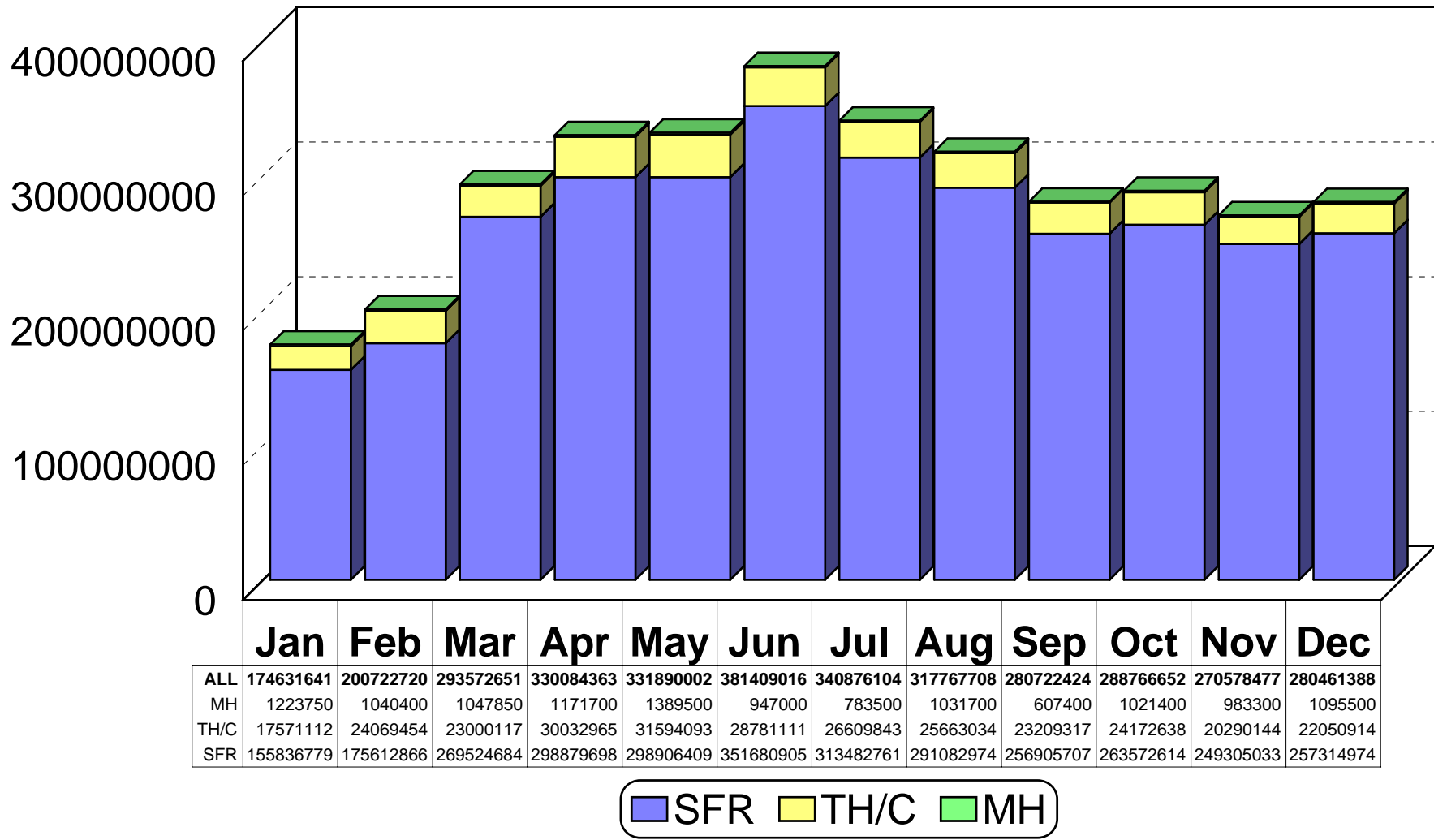
All Residential Types

	1997	1998	1999	2000	2001	2002	2003	2004
Total Sales Volume	\$1,119,115,902	\$1,375,979,968	\$1,654,889,074	\$1,726,987,130	\$1,946,358,205	\$2,240,252,067	\$2,604,509,985	\$3,491,483,146
Total Sales Units	8,472	10,020	11,244	11,077	12,142	13,251	14,618	17,016
Average Sale Price	\$132,096	\$137,323	\$147,180	\$155,907	\$160,300	\$169,063	\$178,171	\$205,188
Average Days on Market	78	71	62	55	52	53	54	49
Average Days in Escrow	39	43	41	37	40	39	36	32
Average % of LP received on Sales	97%	97%	97%	98%	97%	97%	97%	98%

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

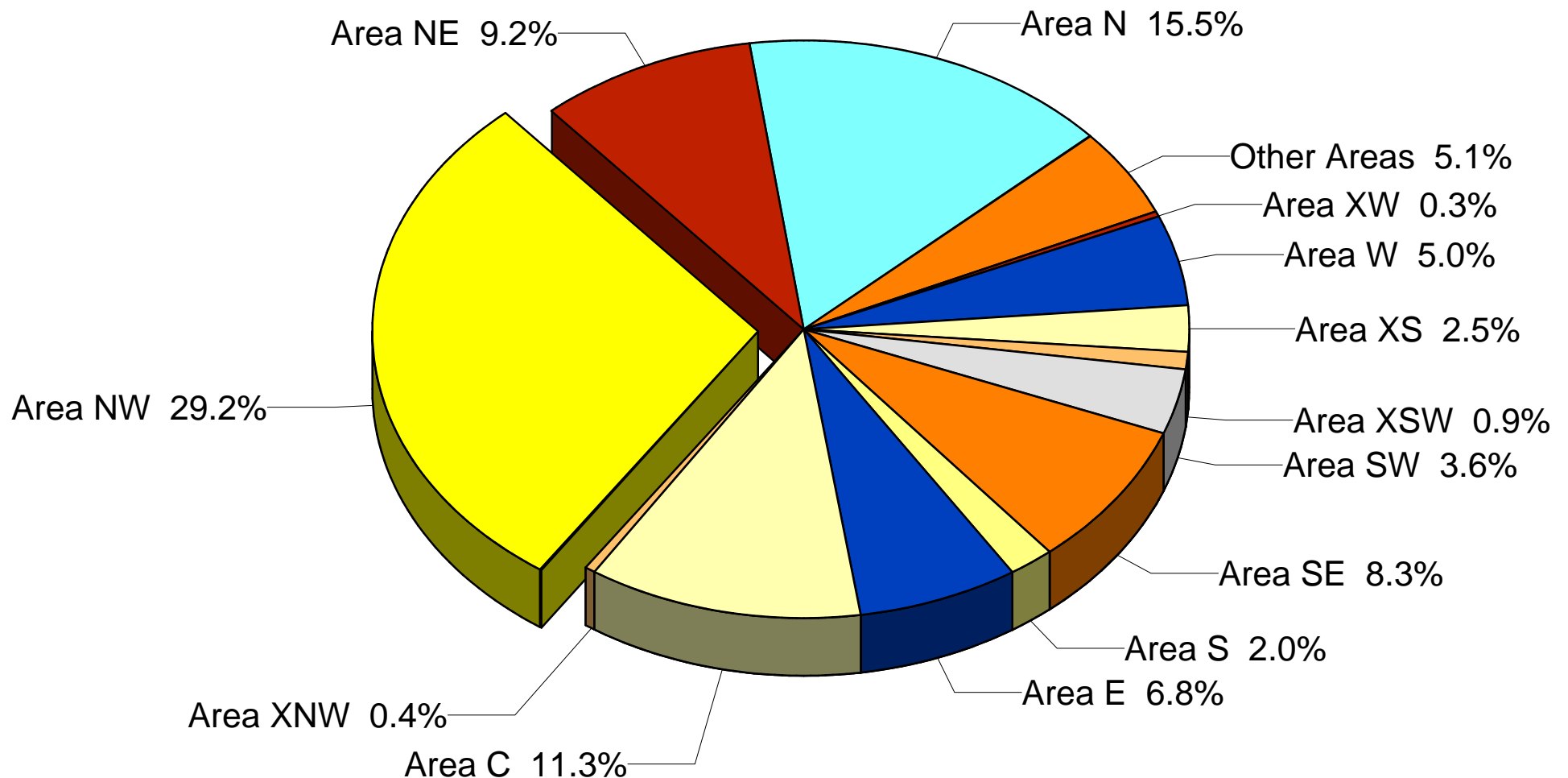
2004 All Residential Total Sales Volume

by Month and Type



This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Sales Volume % of Market by Area



This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Sales Units

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	323	465	435	108	1,331
Area NE	210	468	315	111	1,104
Area NW	910	2,245	1,223	179	4,557
Area XNE	1	3	1		5
Area XNW	24	97	29	1	151
Area C	885	1,163	292	48	2,388
Area E	298	832	353	41	1,524
Area S	158	432	79	10	679
Area SE	114	1,007	480	33	1,634
Area SW	276	593	223	12	1,104
Area XSW	124	83	27	2	236
Area XS	103	190	105	21	419
Area W	205	514	190	19	928
Area XW	15	68	19	1	103
Other Areas	396	389	50	18	853
ALL Areas	4,042	8,549	3,821	604	17,016

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Total Sales Units

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	70	368	434	108	980
Area NE	35	412	310	111	868
Area NW	566	2,162	1,220	179	4,127
Area XNE	1	3	1		5
Area XNW	20	92	27	1	140
Area C	555	1,073	289	48	1,965
Area E	34	733	352	41	1,160
Area S	111	413	77	10	611
Area SE	66	962	479	33	1,540
Area SW	126	552	220	12	910
Area XSW	79	80	27	2	188
Area XS	75	189	102	21	387
Area W	91	467	190	19	767
Area XW	12	66	19	1	98
Other Areas	366	379	50	18	813
ALL Areas	2,207	7,951	3,797	604	14,559

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Total Sales Units

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	253	97	1		351
Area NE	175	56	5		236
Area NW	325	69	2		396
Area XNW	1				1
Area C	330	89	3		422
Area E	264	99	1		364
Area S	44	17	2		63
Area SE	46	43	1		90
Area SW	54	22	2		78
Area XSW	40	2			42
Area XS	28	1			29
Area W	110	44			154
Other Areas	16	3			19
ALL Areas	1,686	542	17		2,245

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 MH Total Sales Units

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area NW	19	14	1		34
Area XNW	3	5	2		10
Area C		1			1
Area S	3	2			5
Area SE	2	2			4
Area SW	96	19	1		116
Area XSW	5	1			6
Area XS			3		3
Area W	4	3			7
Area XW	3	2			5
Other Areas	14	7			21
ALL Areas	149	56	7		212

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Sales Units

by Sale Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under		5	3	1	6	25	2	6	1	10	6	1	3	2	19	90
30,000 - 39,999		10	14		9	10	5	8	2	26	17	2	7	5	31	146
40,000 - 49,999		10	21		9	10	8	17	5	38	4	1	9	4	39	175
50,000 - 59,999		12	21		15	20	27	35	12	39	10	5	17	8	39	260
60,000 - 69,999		9	36	1	19	42	23	39	14	38	6		15	12	53	307
70,000 - 79,999	5	19	32	1	13	43	21	75	23	58	13	6	27	15	45	396
80,000 - 89,999	4	17	40		8	108	57	73	43	64	6	10	34	13	45	522
90,000 - 99,999	3	3	29	1	13	123	38	89	49	85	10	7	45	10	28	533
100,000 - 119,999	22	19	141		19	314	111	192	139	213	14	23	88	10	36	1,341
120,000 - 139,999	24	35	456		10	419	253	95	286	292	21	44	126	15	49	2,125
140,000 - 159,999	56	58	702		11	331	294	36	355	124	49	45	105	3	28	2,197
160,000 - 179,999	73	62	715		8	196	248	9	260	42	17	57	100	1	55	1,843
180,000 - 199,999	41	88	487		6	184	148	5	141	38	14	48	65	2	51	1,318
200,000 - 249,999	131	221	774		2	234	162		167	24	22	80	92	1	98	2,008
250,000 - 299,999	172	131	437		1	136	57		63	7	14	35	61	1	82	1,197
300,000 - 399,999	280	195	375	1	2	116	41		47	6	10	44	72	1	91	1,281
400,000 - 499,999	160	101	115			33	16		13		1	9	46		38	532
500,000 - 749,999	216	78	119			35	11		13		2	2	14		19	509
750,000 - 999,999	84	20	24			9	2		1				2		1	143
1,000,000 and Over	60	11	16												6	93
ALL Price Ranges	1,331	1,104	4,557	5	151	2,388	1,524	679	1,634	1,104	236	419	928	103	853	17,016

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Total Sales Units

by Sale Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under			2	1	3			2	1	3	3	1	1	2	16	35
30,000 - 39,999			6		9	3		5	2	7	8		2	4	23	69
40,000 - 49,999			12		9	4		12	4	11	4	1	5	3	36	101
50,000 - 59,999		1	10		13	7		30	10	15	9	5	9	7	38	154
60,000 - 69,999			19	1	17	23	1	24	8	13	5		7	12	51	181
70,000 - 79,999			14	1	13	27	1	50	10	35	8	5	12	15	42	233
80,000 - 89,999			24		8	60	1	65	23	41	4	9	12	13	44	304
90,000 - 99,999		1	19	1	12	69	7	87	24	60	9	5	24	9	26	353
100,000 - 119,999	2		112		16	240	44	191	117	197	10	18	56	9	34	1,046
120,000 - 139,999	1	4	371		10	345	191	95	284	288	10	34	97	15	49	1,794
140,000 - 159,999	2	17	638		11	288	264	36	355	124	44	38	102	3	28	1,950
160,000 - 179,999	6	39	668		8	180	238	9	258	42	16	57	99	1	48	1,669
180,000 - 199,999	13	70	446		6	177	130	5	140	38	13	47	61	2	49	1,197
200,000 - 249,999	78	202	720		2	220	156		167	23	19	80	85	1	94	1,847
250,000 - 299,999	132	129	423		1	132	57		63	7	13	33	61	1	80	1,132
300,000 - 399,999	234	195	369	1	2	114	41		47	6	10	43	72	1	91	1,226
400,000 - 499,999	153	101	115			32	16		13		1	9	46		38	524
500,000 - 749,999	215	78	119			35	11		13		2	2	14		19	508
750,000 - 999,999	84	20	24			9	2		1				2		1	143
1,000,000 and Over	60	11	16												6	93
ALL Price Ranges	980	868	4,127	5	140	1,965	1,160	611	1,540	910	188	387	767	98	813	14,559

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Total Sales Units

by Sale Price and Area

	N	NE	NW	C	E	S	SE	SW	XSW	XS	W	Other Areas	ALL Areas
29,999 or under		5		25	2						2	0	34
30,000 - 39,999		10	2	7	5	2			9	2	3	0	40
40,000 - 49,999		10	8	6	8	5	1	3			2	0	43
50,000 - 59,999		11	5	13	27	5	2	6			6	0	75
60,000 - 69,999		9	10	18	22	15	4	10			8	2	98
70,000 - 79,999	5	19	13	16	20	25	12	8	5	1	15	0	139
80,000 - 89,999	4	17	12	48	56	8	19	16	1	1	22	0	204
90,000 - 99,999	3	2	8	54	31	2	25	18	1	2	20	1	167
100,000 - 119,999	20	19	28	74	67	1	22	13	4	5	32	2	287
120,000 - 139,999	23	31	84	74	62		2	3	11	7	29	0	326
140,000 - 159,999	54	41	64	43	30				5	7	3	0	247
160,000 - 179,999	67	23	47	16	10		2		1		1	7	174
180,000 - 199,999	28	18	41	7	18		1		1	1	4	2	121
200,000 - 249,999	53	19	54	14	6			1	3		7	4	161
250,000 - 299,999	40	2	14	4					1	2		2	65
300,000 - 399,999	46		6	2						1			55
400,000 - 499,999	7			1									8
500,000 - 749,999	1												1
ALL Price Ranges	351	236	396	422	364	63	90	78	42	29	154	20	2,245

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 MH Total Sales Units

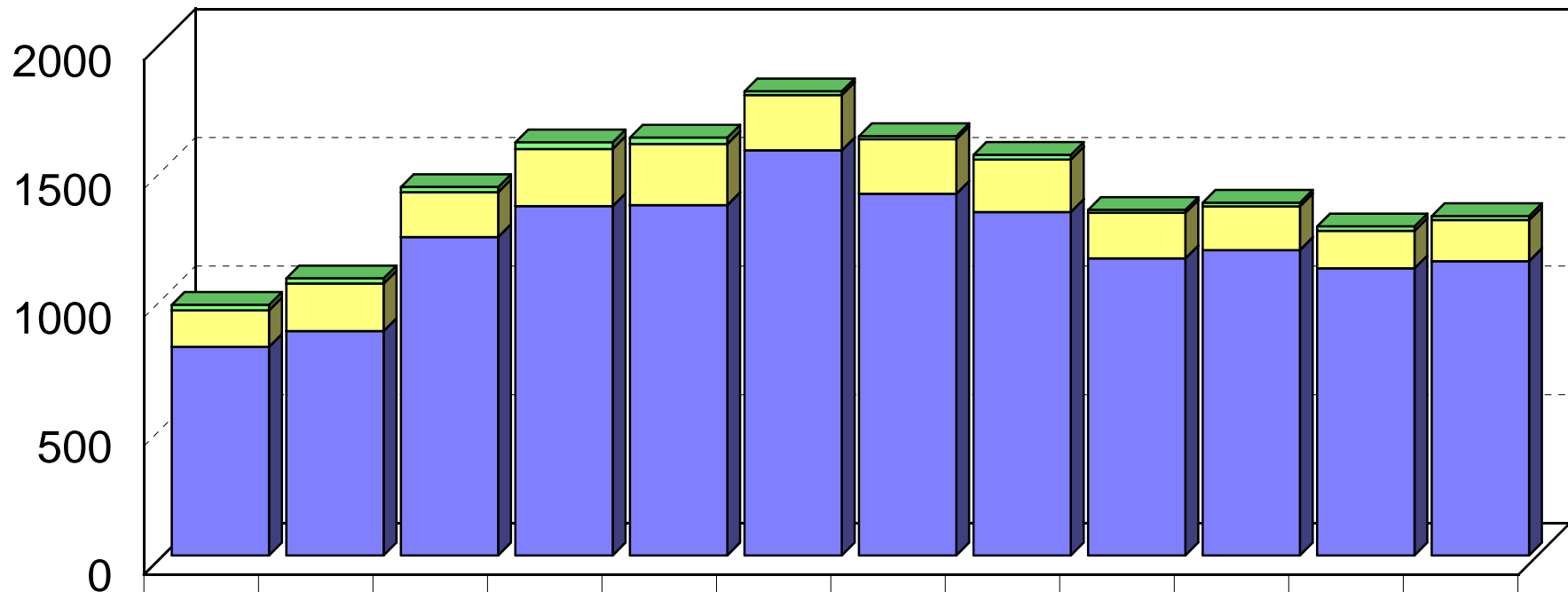
by Sale Price and Area

	NW	XNW	C	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under	1	3		4		7	3				3	21
30,000 - 39,999	6			1		19			2	1	8	37
40,000 - 49,999	1					24			2	1	3	31
50,000 - 59,999	6	2				18	1		2	1	1	31
60,000 - 69,999	7	2	1		2	15	1					28
70,000 - 79,999	5				1	15					3	24
80,000 - 89,999	4				1	7	1				1	14
90,000 - 99,999	2					7			1	1	2	13
100,000 - 119,999	1	3				3				1		8
120,000 - 139,999	1					1		3				5
140,000 - 159,999												
160,000 - 179,999												
200,000 - 249,999												
ALL Price Ranges	34	10	1	5	4	116	6	3	7	5	21	212

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Sales Units

by Month and Type



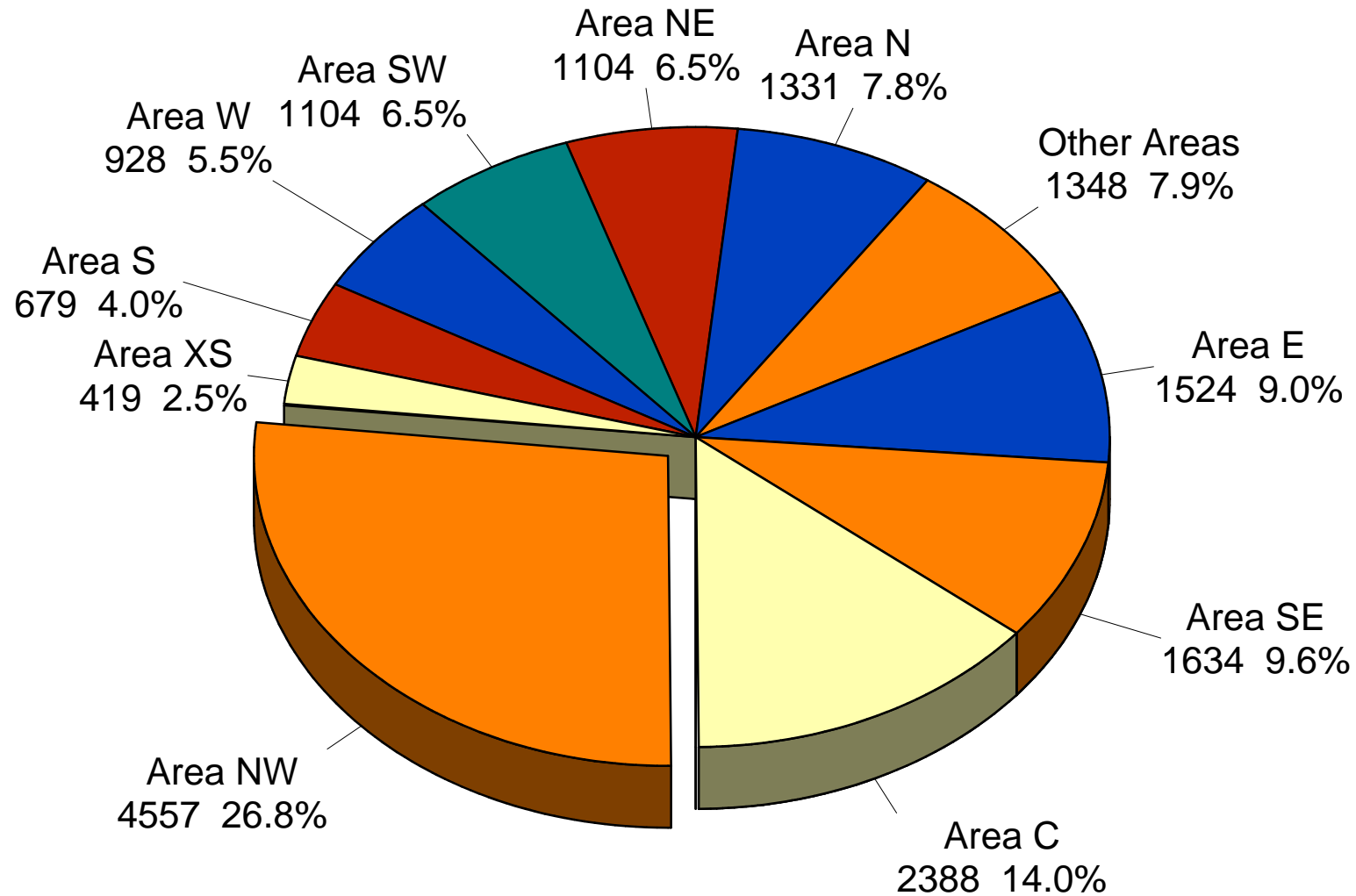
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
ALL	974	1077	1432	1606	1624	1804	1630	1557	1343	1371	1279	1319
MH	21	20	20	26	24	14	12	18	11	14	17	15
TH/C	142	185	174	222	238	215	212	204	177	170	146	160
SFR	811	872	1238	1358	1362	1575	1406	1335	1155	1187	1116	1144

SFR
 TH/C
 MH

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Sales Units % of Market

by Area



This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Average Sale Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$217,901	\$365,767	\$553,781	\$781,945	\$425,130
Area NE	\$128,678	\$270,685	\$360,527	\$488,468	\$291,204
Area NW	\$165,239	\$194,742	\$273,777	\$386,589	\$217,598
Area XNE	\$325,000	\$60,833	\$77,175		\$116,935
Area XNW	\$76,279	\$96,402	\$115,045	\$172,000	\$97,285
Area C	\$127,264	\$176,250	\$256,122	\$318,988	\$170,736
Area E	\$100,234	\$166,479	\$206,744	\$302,179	\$166,503
Area S	\$76,720	\$103,661	\$108,748	\$123,214	\$98,272
Area SE	\$114,900	\$156,204	\$193,816	\$275,974	\$166,790
Area SW	\$81,793	\$120,415	\$145,979	\$166,488	\$116,424
Area XSW	\$131,546	\$160,511	\$190,291	\$123,000	\$148,381
Area XS	\$158,570	\$198,738	\$221,344	\$288,419	\$199,023
Area W	\$110,929	\$183,477	\$271,985	\$338,877	\$188,754
Area XW	\$81,893	\$96,343	\$92,511	\$110,000	\$93,664
Other Areas	\$158,928	\$146,681	\$223,522	\$632,389	\$239,364
ALL Areas	\$141,390	\$185,299	\$279,072	\$446,235	\$205,188

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Average Sale Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$324,211	\$393,964	\$554,531	\$781,945	\$502,847
Area NE	\$230,639	\$284,059	\$363,408	\$488,468	\$336,384
Area NW	\$178,321	\$196,119	\$273,972	\$386,589	\$224,953
Area XNE	\$325,000	\$60,833	\$77,175		\$116,935
Area XNW	\$79,760	\$98,741	\$115,126	\$172,000	\$99,712
Area C	\$142,591	\$179,520	\$256,037	\$318,988	\$193,750
Area E	\$145,232	\$170,092	\$206,925	\$302,179	\$185,209
Area S	\$81,045	\$105,483	\$109,501	\$123,214	\$101,840
Area SE	\$132,617	\$259,082	\$194,001	\$275,974	\$171,314
Area SW	\$101,165	\$123,457	\$146,570	\$166,488	\$126,526
Area XSW	\$146,707	\$162,143	\$190,291	\$123,000	\$159,283
Area XS	\$167,754	\$198,414	\$224,084	\$288,419	\$204,122
Area W	\$127,705	\$190,436	\$271,985	\$338,877	\$206,872
Area XW	\$90,817	\$96,037	\$92,511	\$110,000	\$94,856
Other Areas	\$161,134	\$147,418	\$223,522	\$632,389	\$237,329
ALL Areas	\$161,454	\$187,874	\$279,814	\$446,235	\$218,566

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Average Sale Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$188,487	\$258,792	\$267,400		\$208,141
Area NE	\$108,286	\$172,288	\$181,900		\$125,032
Area NW	\$148,684	\$176,078	\$257,500		\$154,007
Area XNW	\$90,000				\$90,000
Area C	\$101,488	\$168,196	\$264,333		\$110,387
Area E	\$94,439	\$139,733	\$143,000		\$106,891
Area S	\$69,422	\$68,810	\$79,750		\$69,585
Area SE	\$90,835	\$96,062	\$105,000		\$93,489
Area SW	\$85,861	\$88,794	\$97,650		\$86,988
Area XSW	\$112,870	\$142,000			\$114,257
Area XS	\$133,971	\$260,000			\$138,316
Area W	\$99,495	\$117,857			\$104,741
Other Areas	\$173,265	\$216,833			\$175,297
ALL Areas	\$122,948	\$159,902	\$181,629		\$132,314

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 MH Average Sale Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area NW	\$58,737	\$747,107	\$68,900		\$65,365
Area XNW	\$48,500	\$53,380	\$113,950		\$64,030
Area C		\$66,000			\$66,000
Area S	\$23,717	\$23,750			\$23,730
Area SE	\$83,750	\$64,750			\$74,250
Area SW	\$54,077	\$68,647	\$112,500		\$56,967
Area XSW	\$41,400	\$67,000			\$45,667
Area XS			\$128,167		\$128,167
Area W	\$43,725	\$62,667			\$51,843
Area XW	\$43,200	\$106,450			\$70,300
Other Areas	\$52,371	\$52,556			\$47,853
ALL Areas	\$52,880	\$65,537	\$113,400		\$58,222

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Sales Avg % of List Price

by Area and Residential Type

Area	MH	SFR	TH/C	ALL TYPES
Area N		96.79%	98.09%	96.96%
Area NE		97.57%	98.57%	97.66%
Area NW	94.55%	98.18%	98.12%	98.17%
Area XNE		91.48%		91.48%
Area XNW	93.09%	96.76%	100.00%	96.62%
Area C	71.74%	98.09%	98.98%	98.19%
Area E		98.75%	99.67%	98.89%
Area S	90.99%	99.75%	98.46%	99.64%
Area SE	97.19%	98.97%	99.46%	98.99%
Area SW	92.45%	98.90%	99.10%	98.56%
Area XSW	93.87%	97.32%	96.72%	97.21%
Area XS	96.37%	97.88%	98.42%	97.90%
Area W	97.92%	98.10%	99.29%	98.21%
Area XW	95.83%	96.92%		96.88%
Other Areas	90.64%	94.99%	97.31%	92.99%
ALL Areas	93.13%	97.90%	98.59%	97.94%

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Avg Market Time

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	45	52	59	78	55
Area NE	31	39	53	68	45
Area NW	47	42	51	56	46
Area XNE	16	62	62		29
Area XNW	121	90	77	102	92
Area C	32	38	47	44	37
Area E	33	33	36	46	34
Area S	52	55	59	37	54
Area SE	35	32	39	45	34
Area SW	79	57	53	56	62
Area XSW	73	99	86	69	83
Area XS	75	74	70	54	72
Area W	34	40	55	81	42
Area XW	62	65	74	16	66
Other Areas	81	94	87	66	102
ALL Areas	50	47	51	64	49

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Avg Market Time

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	45	52	59	78	58
Area NE	42	41	53	68	49
Area NW	48	41	51	56	46
Area XNE	16	32	32		29
Area XNW	122	92	81	102	94
Area C	32	39	47	44	38
Area E	22	32	36	46	34
Area S	53	56	59	37	55
Area SE	32	32	39	45	35
Area SW	58	55	54	56	55
Area XSW	63	98	86	69	81
Area XS	67	75	70	54	70
Area W	29	41	55	81	44
Area XW	57	65	74	16	65
Other Areas	99	105	101	142	108
ALL Areas	54	47	51	64	50

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Avg Market Time

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	45	49	86		46
Area NE	29	30	32		29
Area NW	45	46	7		45
Area XNW	33				33
Area C	31	31	28		31
Area E	34	38	7		35
Area S	53	39	50		49
Area SE	38	21	4		30
Area SW	60	85	17		66
Area XSW	95	34			93
Area XS	99	95			99
Area W	37	26			34
Other Areas	137	94			138
ALL Areas	41	39	29		41

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 MH Avg Market Time

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area NW	38	89	49		34
Area XNW	143	58	22		76
Area C		20			20
Area S	21	28			23
Area SE	48	70			59
Area SW	117	104	34		114
Area XSW	62	261			95
Area XS			85		85
Area W	66	104			82
Area XW	86	81			84
Other Areas	104	74			89
ALL Areas	99	89	55		95

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Avg Market Time by Sale Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under		13	92	10	40	71	50	17	14	109	46	235	113	10	165	82
30,000 - 39,999		66	48		68	39	45	100	92	70	144	793	40	49	106	87
40,000 - 49,999		33	83		71	28	61	77	75	115	77	97	62	93	131	91
50,000 - 59,999		17	63		82	43	50	59	42	92	83	64	43	72	126	71
60,000 - 69,999		17	50	5	121	47	48	63	46	105	119		52	71	75	73
70,000 - 79,999	49	48	52	32	102	27	48	59	54	95	65	30	37	74	68	61
80,000 - 89,999	11	25	51		116	42	29	42	37	75	75	38	30	69	109	50
90,000 - 99,999	7	2	62	80	80	36	33	47	32	55	99	74	27	74	82	48
100,000 - 119,999	45	21	36		108	35	29	65	41	51	76	57	36	62	97	46
120,000 - 139,999	52	31	34		72	33	31	41	26	47	50	60	28	57	80	37
140,000 - 159,999	48	28	33		125	30	27	40	22	45	67	68	34	54	142	34
160,000 - 179,999	42	27	38		57	28	32	23	32	58	86	50	38	12	70	38
180,000 - 199,999	29	30	45		107	36	32	80	36	64	89	65	38	74	107	44
200,000 - 249,999	38	39	48		37	40	37		40	69	61	81	54	22	130	49
250,000 - 299,999	45	42	56		10	44	37		60	88	87	61	48	64	89	55
300,000 - 399,999	56	48	55	16	92	48	56		56	161	172	81	51	99	151	61
400,000 - 499,999	52	58	72			63	51		100		184	186	69		166	68
500,000 - 749,999	68	75	86			84	111		121		141	132	147		192	84
750,000 - 999,999	78	129	103			37	179		89				76		317	94
1,000,000 and Over	97	127	110												42	111
ALL Price Ranges	55	45	46	29	92	37	34	54	34	62	83	72	42	66	108	49

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Avg Market Time

by Sale Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under			117	10	62			11	14	46	67	235	47	10	172	117
30,000 - 39,999			43		68	34		135	92	36	105		34	56	84	74
40,000 - 49,999			110		71	19		95	86	50	77	97	55	72	136	97
50,000 - 59,999		18	54		91	23		60	46	57	85	64	41	70	132	76
60,000 - 69,999			50	5	107	66	417	57	50	127	90		61	71	75	84
70,000 - 79,999			72	32	102	25	132	67	47	117	61	33	29	74	81	71
80,000 - 89,999			71		116	48	153	43	50	58	79	42	39	69	111	60
90,000 - 99,999		0	62	80	84	37	24	47	38	40	101	101	27	66	109	51
100,000 - 119,999	19		36		125	39	27	65	45	51	79	61	43	67	112	51
120,000 - 139,999	116	45	64		72	34	31	41	26	48	38	57	32	57	82	38
140,000 - 159,999	6	35	61		125	31	28	40	22	45	66	69	34	54	171	34
160,000 - 179,999	28	29	37		57	29	31	23	31	58	87	50	36	12	67	38
180,000 - 199,999	20	29	43		107	36	31	80	36	64	76	66	33	74	101	43
200,000 - 249,999	36	40	48		37	39	35		40	70	66	81	50	22	115	49
250,000 - 299,999	44	42	56		10	45	37		60	88	92	61	48	64	88	55
300,000 - 399,999	56	48	56	16	92	48	56		56	161	721	82	51	99	156	62
400,000 - 499,999	51	58	72			64	51		100		184	186	69		226	68
500,000 - 749,999	68	75	86			84	11		120		141	132	147		1445	94
750,000 - 999,999	78	129	103			37	179		89				151		0	94
1,000,000 and Over	97	127	110												42	111
ALL Price Ranges	58	49	46	29	94	38	34	55	35	55	81	70	44	65	175	50

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Avg Market Time by Sale Price and Area

	N	NE	NW	C	E	S	SE	SW	XSW	XS	W	Other Areas	ALL Areas
29,999 or under		13		71	50						146		61
30,000 - 39,999		63	30	42	45	44			179	783	56		116
40,000 - 49,999		33	51	33	61	36	32	89			9		45
50,000 - 59,999		17	62	54	50	52	18	23			27		42
60,000 - 69,999		17	57	25	31	72	28	40			44	132	41
70,000 - 79,999	49	48	40	30	43	43	61	36	73	17	44		44
80,000 - 89,999	11	25	18	34	26	36	21	92	84	4	25		32
90,000 - 99,999	7	4	22	36	35	32	26	97	81	7	24	33	38
100,000 - 119,999	48	21	35	21	31	51	23	52	70	43	23	28	29
120,000 - 139,999	50	29	34	24	31		28	38	61	61	15		31
140,000 - 159,999	49	25	50	23	16				72	60	38		37
160,000 - 179,999	44	26	48	16	79		52		75	27	155	90	45
180,000 - 199,999	33	32	68	42	42		22		255		113	14	51
200,000 - 249,999	42	36	44	46	87			42	29		97	190	50
250,000 - 299,999	49	31	52	27					13	59		42	47
300,000 - 399,999	56		38	51						63			54
400,000 - 499,999	64			14									59
500,000 - 749,999	24												24
ALL Price Ranges	46	29	45	31	35	49	30	66	93	99	34	83	41

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service.
TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

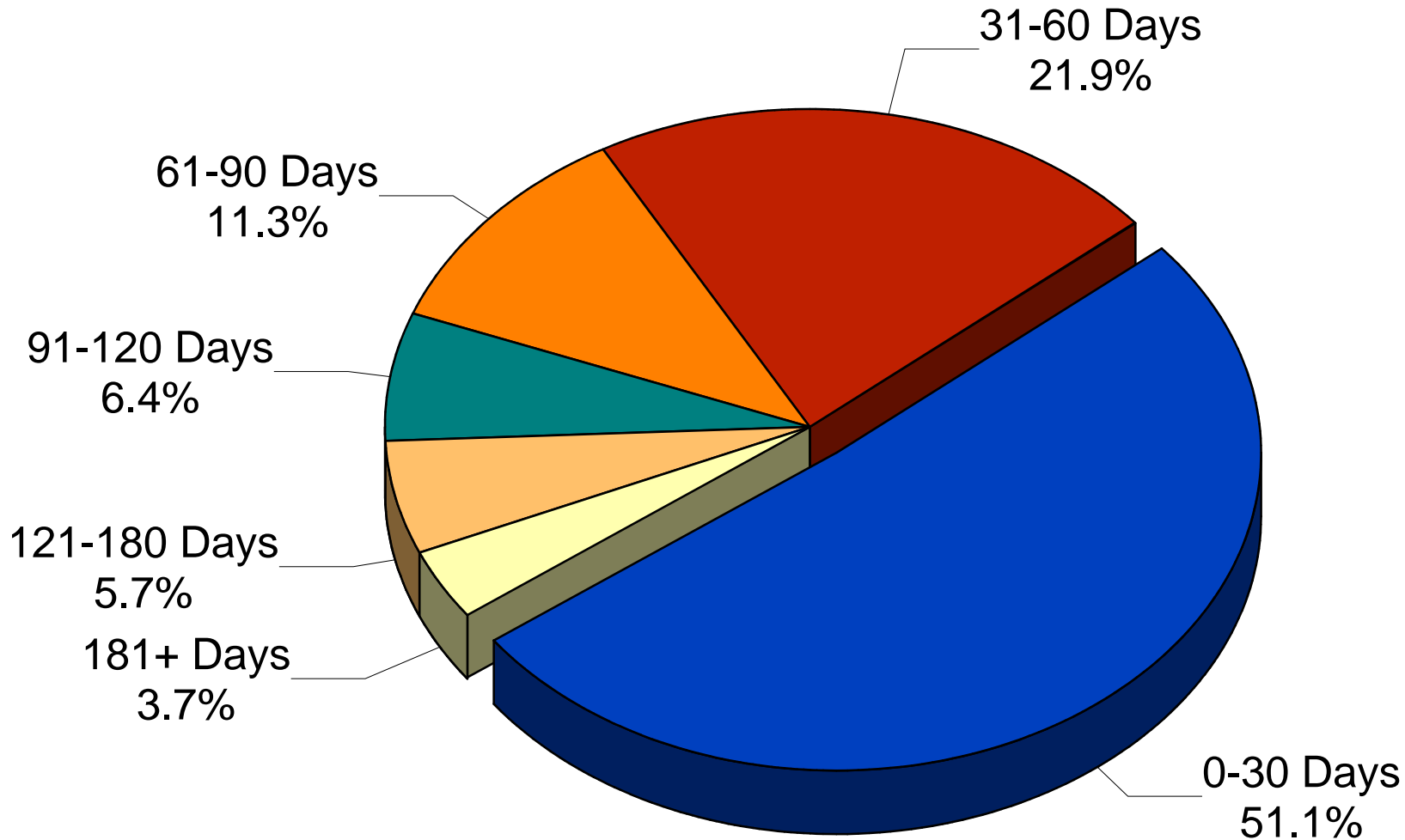
2004 MH Avg Market Time

by Sale Price and Area

	NW	XNW	C	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under	41	47		21		136					69	63
30,000 - 39,999	59			35		82	54		22	23	109.5	79
40,000 - 49,999	19					148			131	153	66	136
50,000 - 59,999	79	22				143	61		102	81	65	113
60,000 - 69,999	37	242	20		70	129	261					111
70,000 - 79,999	24				40	73					69	63
80,000 - 89,999	34					133	48				42	86
90,000 - 99,999	223				55	76			66	139	80	103
100,000 - 119,999	71	19				29				22		30
120,000 - 139,999	92					16		85				73
ALL Price Ranges	59	76	20	23	59	114	95	85	82	84	72	95

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Days on Market Statistics



This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Avg List Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$222,245	\$376,836	\$571,101	\$816,192	\$438,461
Area NE	\$130,584	\$276,488	\$370,051	\$502,617	\$298,166
Area NW	\$168,317	\$198,049	\$278,950	\$397,656	\$221,665
Area XNE	\$355,000	\$65,742	\$86,900		\$127,825
Area XNW	\$80,024	\$99,745	\$118,067	\$184,900	\$100,693
Area C	\$129,385	\$179,422	\$261,281	\$328,625	\$173,887
Area E	\$101,417	\$168,242	\$209,226	\$306,710	\$168,377
Area S	\$77,605	\$103,811	\$109,063	\$123,836	\$98,619
Area SE	\$115,827	\$158,008	\$195,415	\$278,965	\$168,497
Area SW	\$84,862	\$121,504	\$147,442	\$171,850	\$118,130
Area XSW	\$135,072	\$165,166	\$196,048	\$135,450	\$152,635
Area XS	\$163,613	\$202,973	\$225,775	\$288,296	\$203,287
Area W	\$112,316	\$186,878	\$277,145	\$348,762	\$192,203
Area XW	\$85,233	\$99,081	\$96,165	\$115,000	\$96,681
Other Areas	\$169,820	\$152,136	\$231,113	\$726,177	\$268,576
ALL Areas	\$144,436	\$188,728	\$284,948	\$461,756	\$209,505

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Avg List Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$331,831	\$406,479	\$571,772	\$816,192	\$519,500
Area NE	\$234,420	\$290,306	\$373,028	\$502,617	\$344,747
Area NW	\$181,549	\$199,407	\$279,153	\$397,656	\$229,130
Area XNE	\$355,000	\$65,742	\$86,900		\$127,825
Area XNW	\$83,489	\$101,911	\$118,387	\$184,900	\$103,049
Area C	\$145,355	\$182,758	\$261,392	\$328,625	\$187,322
Area E	\$148,511	\$172,217	\$209,400	\$306,710	\$187,559
Area S	\$81,903	\$105,541	\$109,886	\$123,936	\$102,094
Area SE	\$133,456	\$160,967	\$195,603	\$278,965	\$173,089
Area SW	\$103,891	\$124,450	\$148,057	\$171,850	\$127,936
Area XSW	\$150,054	\$166,872	\$196,048	\$135,450	\$163,661
Area XS	\$173,820	\$202,671	\$228,503	\$288,419	\$208,535
Area W	\$129,640	\$194,147	\$277,145	\$348,762	\$210,884
Area XW	\$94,300	\$98,751	\$96,165	\$115,000	\$97,871
Other Areas	\$172,265	\$152,883	\$231,113	\$726,245	\$269,587
ALL Areas	\$165,314	\$191,391	\$285,725	\$461,756	\$223,257

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Avg List Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$191,924	\$264,377	\$279,900		\$212,197
Area NE	\$109,817	\$174,824	\$185,480		\$126,845
Area NW	\$151,482	\$179,859	\$257,500		\$156,962
Area XNW	\$90,000				\$90,000
Area C	\$102,527	\$140,190	\$250,633		\$111,523
Area E	\$95,352	\$128,558	\$148,000		\$107,247
Area S	\$70,306	\$70,855	\$77,245		\$70,675
Area SE	\$91,769	\$96,130	\$105,000		\$94,000
Area SW	\$86,761	\$89,518	\$96,000		\$87,776
Area XSW	\$116,767	\$145,500			\$118,135
Area XS	\$136,272	\$259,900			\$140,535
Area W	\$100,408	\$118,191			\$105,489
Other Areas	\$177,485	\$221,133			\$179,466
ALL Areas	\$124,819	\$161,921	\$180,805		\$134,200

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 MH Avg List Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area NW	\$62,121	\$78,079	\$74,900		\$69,068
Area XNW	\$53,600	\$59,900	\$116,750		\$68,780
Area C		\$92,000			\$92,000
Area S	\$25,633	\$26,750			\$26,080
Area SE	\$87,400	\$65,400			\$76,400
Area SW	\$58,819	\$72,947	\$115,000		\$61,618
Area XSW	\$44,780	\$68,000			\$48,650
Area XS			\$133,000		\$133,000
Area W	\$45,675	\$62,633			\$52,943
Area XW	\$48,967	\$109,950			\$73,360
Other Areas	\$56,967	\$58,148			\$52,779
ALL Areas	\$57,151	\$70,019	\$116,629		\$62,514

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Units Listed

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	376	613	654	218	1,861
Area NE	211	590	422	172	1,395
Area NW	987	2,688	1,509	249	5,433
Area XNE	2	3	2		7
Area XNW	53	175	61	8	297
Area C	1,056	1,481	388	88	3,013
Area E	325	950	442	55	1,772
Area S	195	558	129	16	898
Area SE	144	1,212	615	59	2,030
Area SW	320	816	294	20	1,450
Area XSW	180	172	42	6	400
Area XS	120	296	154	27	597
Area W	236	620	292	35	1,183
Area XW	24	146	41	4	215
Other Areas	527	620	120	39	1,306
All Areas	4,756	10,940	5,165	996	21,857

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Total Units Listed

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	91	507	652	218	1,468
Area NE	38	515	415	172	1,140
Area NW	637	2,588	1,502	249	4,976
Area XNE	2	3	2		7
Area XNW	42	168	58	7	275
Area C	659	1,372	385	88	2,504
Area E	42	845	440	55	1,382
Area S	141	531	128	14	814
Area SE	79	1,156	614	59	1,908
Area SW	162	762	288	19	1,231
Area XSW	123	165	40	6	334
Area XS	92	292	152	27	563
Area W	111	567	290	35	1,003
Area XW	19	141	41	4	205
Other Areas	487	588	115	35	1,225
All Areas	2,520	10,201	5,125	989	19,035

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Total Units Listed

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	285	106	2		393
Area NE	173	74	7		254
Area NW	321	73	5		399
Area XNW	1				1
Area C	397	108	3		508
Area E	283	106	2		391
Area S	50	16	1	2	69
Area SE	58	51	1		110
Area SW	55	24	2		81
Area XSW	48	3			51
Area XS	26	1			27
Area W	115	47			162
Other Areas	26	8	0	3	37
ALL Areas	1,838	617	23	5	2,483

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service.
TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 MH Total Units Listed

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area NW	29	27	2		58
Area XNW	10	7	3	1	21
Area C		1			1
Area S	4	11			15
Area SE	7	5			12
Area SW	103	30	4	1	138
Area XSW	9	4	2		15
Area XS	2	3	2		7
Area W	10	6	2		18
Area XW	5	5			10
Other Areas	19	23	2		44
ALL Areas	198	122	17	2	339

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Units Listed

by List Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under		5	3	1	9	30	1	6	2	8	3		3	2	23	96
30,000 - 39,999		7	13		13	11	4	8	2	26	19	1	9	7	30	150
40,000 - 49,999		9	30		17	13	8	15	6	47	12		15	5	37	214
50,000 - 59,999		19	30		27	22	29	46	13	56	14	4	16	13	54	343
60,000 - 69,999		9	48	1	20	44	32	48	13	48	22	4	15	20	71	395
70,000 - 79,999	3	14	45	1	32	46	17	102	29	79	22	7	34	35	75	541
80,000 - 89,999	4	18	61		28	122	53	88	53	76	17	12	38	27	72	669
90,000 - 99,999	4	3	46	1	29	115	40	102	63	100	15	14	58	20	57	667
100,000 - 119,999	23	15	143		34	335	115	230	144	252	31	27	101	28	79	1,557
120,000 - 139,999	29	33	473		24	481	248	154	315	341	46	44	136	30	86	2,440
140,000 - 159,999	48	62	723		20	417	308	64	409	166	63	47	109	6	57	2,499
160,000 - 179,999	78	67	731		14	264	306	20	319	89	26	75	109	3	61	2,162
180,000 - 199,999	53	96	530		13	233	194	11	173	81	13	72	79	4	59	1,611
200,000 - 249,999	146	238	882		7	344	231	3	228	49	41	104	110	2	131	2,516
250,000 - 299,999	185	163	567	1	1	197	79		101	16	19	69	95	5	115	1,613
300,000 - 399,999	319	251	523	2	6	185	55		89	11	25	82	116	6	131	1,801
400,000 - 499,999	239	142	200		1	72	22	1	32	5	6	30	72		76	898
500,000 - 749,999	344	132	242		1	56	26		30		3	4	56		47	941
750,000 - 999,999	189	72	70		0	21	3		7		2	1	9		23	397
1,000,000 and Over	197	40	73		1	5	1		2		1		3	2	22	347
ALL Price Ranges	1,861	1,395	5,433	7	297	3,013	1,772	898	2,030	1,450	400	597	1,183	215	1,306	21,857

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Total Units Listed by List Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under			1	1	5	1		3	2	4	1		1	2	17	38
30,000 - 39,999			5		11	3		6	2	7	11		2	6	22	74
40,000 - 49,999			15		15	4		8	5	15	9		4	4	32	111
50,000 - 59,999		1	15		24	9	1	38	10	26	11	4	7	12	50	208
60,000 - 69,999			28	1	18	22		33	7	20	20	3	8	19	60	239
70,000 - 79,999			21	1	31	29		70	12	55	16	5	17	31	69	357
80,000 - 89,999			42		27	73		77	31	52	14	11	15	27	68	437
90,000 - 99,999		1	35	1	27	62	7	99	37	70	13	11	34	19	52	469
100,000 - 119,999	2		115		31	254	43	227	111	232	23	23	64	27	77	1229
120,000 - 139,999	1	3	392		22	398	178	154	308	335	28	36	102	30	81	2068
140,000 - 159,999	2	16	656		19	369	280	64	407	166	60	41	107	6	55	2248
160,000 - 179,999	7	42	689		13	243	293	20	317	89	25	75	108	3	57	1981
180,000 - 199,999	15	70	492		14	224	172	11	172	81	12	70	78	4	55	1470
200,000 - 249,999	82	213	825		7	307	222	3	228	47	37	102	106	2	125	2306
250,000 - 299,999	137	157	551	1	2	187	79		99	16	16	66	95	5	112	1523
300,000 - 399,999	268	251	510	2	6	167	55		89	12	25	81	115	6	126	1713
400,000 - 499,999	229	142	199		1	70	22	1	32	4	7	30	72	0	76	885
500,000 - 749,999	339	132	242		1	56	26		30		3	4	56	0	46	935
750,000 - 999,999	189	72	70		0	21	3		7		1	1	9	0	24	397
1,000,000 and Over	197	40	73		1	5	1		2		2		3	2	21	347
ALL Price Ranges	1468	1140	4976	7	275	2504	1382	814	1908	1231	334	563	1003	205	1225	19035

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Total Units Listed

by List Price and Area

	N	NE	NW	C	E	S	SE	SW	XSW	XS	W	Other Areas	ALL Areas
29,999 or under		5		29	1						1		36
30,000 - 39,999		7	2	8	4				6	1	3		31
40,000 - 49,999		9	10	9	8	7	1	2	1		8		55
50,000 - 59,999		18	6	13	28	7	3	4	1		7		87
60,000 - 69,999		9	11	21	32	14	4	11			5	9	116
70,000 - 79,999	3	14	13	17	17	26	14	8	5	1	15	2	135
80,000 - 89,999	4	18	14	49	53	11	20	14	1	1	20	2	207
90,000 - 99,999	4	2	11	53	33	2	25	22	2	2	23	1	180
100,000 - 119,999	21	15	26	81	72	2	30	16	7	3	37	2	312
120,000 - 139,999	28	30	79	83	70		6	3	17	5	34	2	357
140,000 - 159,999	46	46	60	48	28		2		3	6	2	3	244
160,000 - 179,999	71	25	42	21	13		2		1		1	3	179
180,000 - 199,999	38	26	38	9	22		1		1	2	1	3	141
200,000 - 249,999	64	24	57	37	10			1	4	2	4	5	208
250,000 - 299,999	48	6	16	10			2		2	3		3	90
300,000 - 399,999	51		13	18						1	1	2	86
400,000 - 499,999	10		1	2									13
500,000 - 749,999	5											1	6
ALL Price Ranges	393	254	399	508	391	69	110	81	51	27	162	38	2,483

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

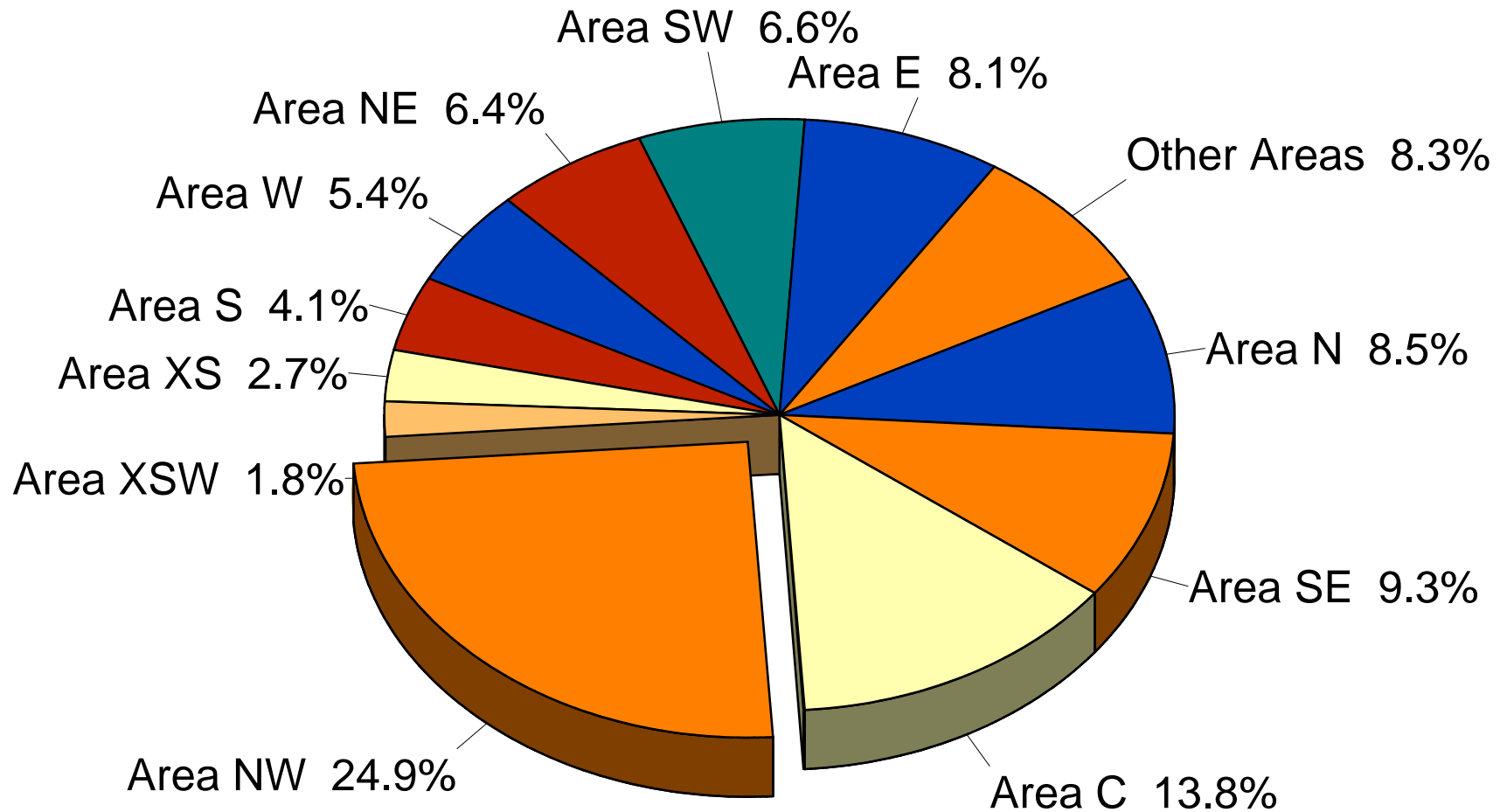
2004 MH Total Units Listed

by List Price and Area

	NW	XNW	C	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under	2	4		3		4	2		1		6	22
30,000 - 39,999	6	2		2		19	2		4	1	9	45
40,000 - 49,999	5	2				30	2		3	1	5	48
50,000 - 59,999	9	3		1		26	2		2	1	4	48
60,000 - 69,999	9	2	1	1	2	17	2	1	2	1	2	40
70,000 - 79,999	11	1		6	3	16	1	1	2	4	4	49
80,000 - 89,999	5	1			2	10	2		3		2	25
90,000 - 99,999		1		1	1	8		1	1	1	4	18
100,000 - 119,999	2	3		1	3	4	1	1		1	1	17
120,000 - 139,999	2	2			1	3	1	3			2	14
140,000 - 159,999	7											7
160,000 - 179,999											2	2
200,000 - 249,999						1					1	2
300,000 - 399,999											2	2
ALL Price Ranges	58	21	1	15	12	138	15	7	18	10	44	339

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Units Listed % of Market by Area



This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Listings Expired

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	25	63	104	54	246
Area NE	6	45	51	28	130
Area NW	63	173	161	24	421
Area XNE	1		1		2
Area XNW	14	46	20	3	83
Area C	50	92	29	13	184
Area E	11	46	26	3	86
Area S	22	77	16	1	116
Area SE	10	84	50	6	150
Area SW	45	104	34	5	188
Area XSW	29	57	11	2	99
Area XS	23	48	13	3	87
Area W	18	50	38	11	117
Area XW	5	40	9	2	56
Other Areas	101	166	39	14	320
ALL Areas	423	1,091	602	139	2,285

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Listings Expired

by List Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under		1	2			5	1	1							7	17
30,000 - 39,999			2		2	1		2		1	4	2			9	23
40,000 - 49,999			1		7	1	1	1		6	8		2		9	36
50,000 - 59,999			10		4	2	1	7	2	13	4		2	2	12	59
60,000 - 69,999			5		4	2		12	4	9	10	3	5	3	14	71
70,000 - 79,999			11		11	6	1	22	5	23	8	2	2	13	22	126
80,000 - 89,999			17		9	10		11	5	17	9	3	4	10	23	118
90,000 - 99,999		1	5		13	4		24	8	10	3	4	10	6	15	103
100,000 - 119,999	1	1	8		12	14	5	16	16	34	10	9	5	10	20	161
120,000 - 139,999	2		33		8	16	16	14	20	23	8	7	7	6	26	186
140,000 - 159,999	3		25		3	17	9	2	13	14	11	5	1	1	22	126
160,000 - 179,999	6	1	27		2	10	14	1	17	13	3	9	5	1	12	121
180,000 - 199,999	1	5	19		1	10	10	1	13	6	1	8	7	2	12	96
200,000 - 249,999	3	13	63		3	24	12		15	7	7	11	8		24	190
250,000 - 299,999	7	6	40	1		16	5	1	7	7	5	4	13	1	26	139
300,000 - 399,999	30	22	46	1	3	19	6	1	7	4	5	14	14	1	28	201
400,000 - 499,999	25	21	23		1	13	1		7	1	2	4	15		15	128
500,000 - 749,999	71	32	45			10	3		7			2	17		13	200
750,000 - 999,999	42	18	15			3	1		1		1				4	85
1,000,000 and Over	55	9	24			1			3						7	99
ALL Price Ranges	246	130	421	2	83	184	86	116	150	188	99	87	117	56	320	2,285

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Total Listings Expired

by List Price and Area

	N	NE	NW	XNE	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under			1					1							6	8
30,000 - 39,999					1			2			2				8	13
40,000 - 49,999			1		5			1		1	6				9	23
50,000 - 59,999			4		4		1	5	2	3	2		1	2	11	35
60,000 - 69,999			4		2	2		10	4	4	6	2	3	2	11	50
70,000 - 79,999			8		11	4		15	2	18	7	2	2	7	21	97
80,000 - 89,999			12		8	9		9	4	13	8	3	1	10	22	99
90,000 - 99,999		1	4		13	4		24	8	10	3	4	7	6	15	99
100,000 - 119,999			8		12	13		16	16	32	7	8	5	10	20	147
120,000 - 139,999			30		7	15	8	14	18	20	7	6	7	6	24	162
140,000 - 159,999			23		3	17	9	2	12	13	10	5	1	1	20	116
160,000 - 179,999		1	26		2	10	14	1	17	13	3	9	5	1	11	113
180,000 - 199,999	1	4	18		1	10	9	1	13	6	1	7	7	2	11	91
200,000 - 249,999	1	11	60		3	20	11		15	7	7	11	8		24	178
250,000 - 299,999	5	6	38	1		16	5	1	7	7	5	4	13	1	26	135
300,000 - 399,999	24	22	45	1	3	19	6	1	7	4	5	14	14	1	26	192
400,000 - 499,999	24	21	23		1	13	1		7	1	2	4	15		15	127
500,000 - 749,999	70	32	45			10	3		7			2	17		13	199
750,000 - 999,999	42	18	15			3	1		1		1				4	85
1,000,000 and Over	55	9	24			1			3						7	99
ALL Price Ranges	222	125	389	2	76	166	68	103	143	152	82	81	106	49	304	2,068

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Totals Listings Expired

by List Price and Area

	N	NE	NW	C	E	S	SE	SW	XSW	XS	W	Other Areas	ALL Areas
29,999 or under		1		5	1								7
30,000 - 39,999				1					1	2			4
40,000 - 49,999				1	1				1		1		4
50,000 - 59,999			4	2		1					1		8
60,000 - 69,999			1			1			1		1	2	6
70,000 - 79,999			1	2	1	5	1	1				1	12
80,000 - 89,999			1	1				1	1			1	5
90,000 - 99,999			1								3		4
100,000 - 119,999	1	1		1	5				1				9
120,000 - 139,999	2		2	1	8		2		1			1	17
140,000 - 159,999	3		2				1					1	7
160,000 - 179,999	6		1										7
180,000 - 199,999		1	1		1					1		1	5
200,000 - 249,999	2	2	3	4	1								12
250,000 - 299,999	2		2										4
300,000 - 399,999	6		1									1	8
400,000 - 499,999	1												1
500,000 - 749,999	1												1
ALL Price Ranges	24	5	20	18	18	7	4	2	6	3	6	8	121

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 MH Total Listings Expired

by List Price and Area

	NW	XNW	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under	1									1	2
30,000 - 39,999	2	1			1	1				1	6
40,000 - 49,999		2			5	1		1			9
50,000 - 59,999	2		1		10	2				1	16
60,000 - 69,999		2	1		5	3	1	1	1	1	15
70,000 - 79,999	2		2	2	4	1			6		17
80,000 - 89,999	4	1	2	1	3			3			14
90,000 - 99,999											
100,000 - 119,999					2	2	1				5
120,000 - 139,999	1	1			3		1			1	7
140,000 - 159,999					1	1				1	3
160,000 - 179,999										1	1
180,000 - 199,999											
200,000 - 249,999											
300,000 - 399,999										1	1
ALL Price Ranges	12	7	6	3	34	11	3	5	7	8	96

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Listings Released

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	61	121	166	63	411
Area NE	23	109	104	42	278
Area NW	111	422	303	64	900
Area XNW	15	32	16	1	64
Area C	103	251	73	22	449
Area E	40	134	70	10	154
Area S	35	94	24	3	156
Area SE	21	141	100	13	275
Area SW	42	135	47	5	229
Area XSW	16	41	15		72
Area XS	10	44	27	2	83
Area W	28	97	60	12	197
Area XW	8	37	11	1	57
Other Areas	75	89	26	9	199
ALL Areas	588	1,747	1,042	247	3,624

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Total Listings Released

by List Price and Area

	N	NE	NW	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under		1		1	3		1		1			1		2	10
30,000 - 39,999			1	5	2		1		6	1		3	3	2	24
40,000 - 49,999		1	4	5	1	1	1		3	1		3	1	7	28
50,000 - 59,999		3	6	3	4	6	9		12	1			6	9	59
60,000 - 69,999			8	9	5	5	18	4	9	4	2		4	5	73
70,000 - 79,999		1	13	5	5		19	5	11	3		4	10	9	85
80,000 - 89,999		1	14	7	16	6	18	5	10	5	1	4	9	8	104
90,000 - 99,999	1		12	8	18	5	22	8	19	9	8	10	2	8	130
100,000 - 119,999	5	1	12	6	45	10	34	17	40	2	1	13	7	19	212
120,000 - 139,999	6	2	49	5	68	17	23	31	55	13	4	15	6	11	305
140,000 - 159,999	4	7	66	1	57	24	5	47	20	7	9	11	3	7	268
160,000 - 179,999	9	10	88	1	37	54	2	30	13	10	12	11	1	6	284
180,000 - 199,999	10	16	82	4	29	41	2	28	16	2	7	15		6	258
200,000 - 249,999	18	32	148	1	47	42		40	5	7	8	16		18	382
250,000 - 299,999	28	30	110	1	36	11		24	5	2	12	22	2	20	303
300,000 - 399,999	58	56	123	2	32	14		18	3	2	13	35	3	26	385
400,000 - 499,999	62	35	55		21	6	1	8	1	2	5	12		15	223
500,000 - 749,999	87	39	59		16	12		6			1	18		8	246
750,000 - 999,999	60	26	28		6			4				4		9	137
1,000,000 and Over	63	17	22		1					1				4	108
ALL Price Ranges	411	278	900	64	449	254	156	275	229	72	83	197	57	199	3,624

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 SFR Total Listings Released

by List Price and Area

	N	NE	NW	XNW	C	E	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under				1	1									1	3
30,000 - 39,999				3	1		1		1	1			3	2	12
40,000 - 49,999			3	2			1		1	1			1	6	15
50,000 - 59,999			4	3	2		7		7	1			5	9	38
60,000 - 69,999			6	7			16	2	4	4	2		3	5	49
70,000 - 79,999			8	4	4		17	3	10	3		4	10	9	72
80,000 - 89,999			13	6	13		16	3	7	5	1	2	9	8	83
90,000 - 99,999			9	8	17		21	8	15	9	7	7	2	7	110
100,000 - 119,999			9	6	41	2	31	12	40	1	1	10	7	18	178
120,000 - 139,999		1	40	4	63	11	23	30	53	7	4	11	6	10	263
140,000 - 159,999		2	59	1	53	23	5	46	20	7	9	11	3	7	246
160,000 - 179,999		4	83	1	33	45	2	29	13	10	12	11	1	5	249
180,000 - 199,999	3	12	77	4	29	28	2	28	16	2	7	15		6	229
200,000 - 249,999	9	31	140	1	43	42		40	5	7	8	15		18	359
250,000 - 299,999	19	27	109	1	35	11		24	5	2	12	22	2	20	289
300,000 - 399,999	51	56	118	2	32	14		18	3	2	13	35	3	25	372
400,000 - 499,999	59	35	55		21	6	1	8	1	2	5	12		15	220
500,000 - 749,999	87	39	59		16	12		6			1	18		8	246
750,000 - 999,999	60	26	28		6			4				4		9	137
1,000,000 and Over	63	17	22		1					1				4	108
ALL Price Ranges	351	250	842	54	411	194	143	261	201	65	82	177	55	192	3,278

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 TH/CND Total Listings Released

by List Price and Area

	N	NE	NW	C	E	S	SE	SW	XSW	W	Other Areas	ALL Areas
29,999 or under		1		2								3
30,000 - 39,999			1	1						1		3
40,000 - 49,999		1		1	1			1		2		6
50,000 - 59,999		3		2	6	2						13
60,000 - 69,999			1	5	5	2	1	1				15
70,000 - 79,999		1	2	1		1	1					6
80,000 - 89,999		1		3	6	2	2			1		15
90,000 - 99,999	1		2	1	5			3		3		15
100,000 - 119,999	5	1	3	4	8	2	2		1	3		29
120,000 - 139,999	6	1	9	5	6		1		6	4		38
140,000 - 159,999	4	5	5	4	1		1					20
160,000 - 179,999	9	6	5	4	9		1					34
180,000 - 199,999	7	4	5		13							29
200,000 - 249,999	9	1	8	4						1		23
250,000 - 299,999	9	3	1	1								14
300,000 - 399,999	7		5								1	13
400,000 - 499,999	3											3
ALL Price Ranges	60	28	47	38	60	9	9	5	7	15	1	279

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service.
TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 MH Total Listings Released

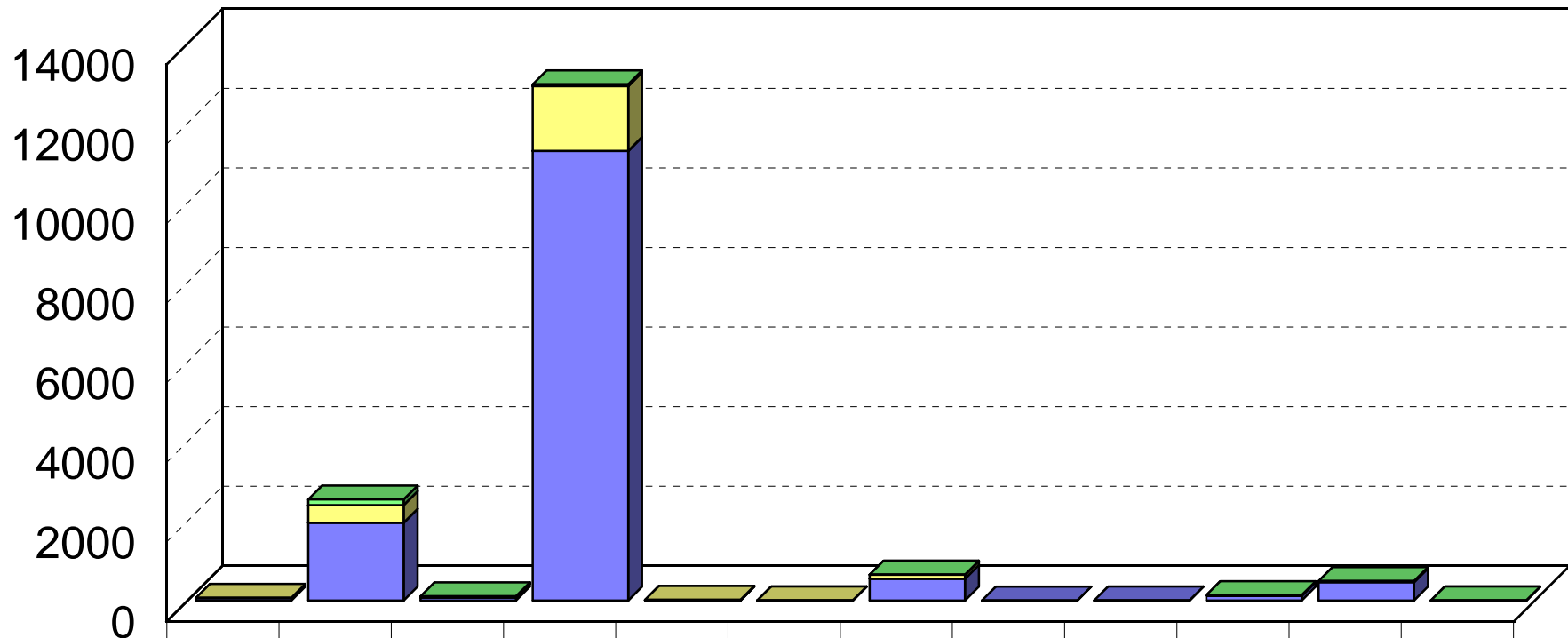
by List Price and Area

	NW	XNW	S	SE	SW	XS	W	XW	Other Areas	ALL Areas
29,999 or under			1		1		1		1	4
30,000 - 39,999		2			5		2			9
40,000 - 49,999	1	3			1		1		1	7
50,000 - 59,999	2				5			1		8
60,000 - 69,999	1	2		1	4			1		9
70,000 - 79,999	3	1	1	1	1					7
80,000 - 89,999	1	1			3		1			6
90,000 - 99,999	1		1		1	1			1	5
100,000 - 119,999			1	3					1	5
120,000 - 139,999		1			2				1	4
140,000 - 159,999	2									2
160,000 - 179,999									1	1
ALL Price Ranges	11	10	4	5	23	1	5	2	6	67

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 All Residential Terms of Sale

by Terms and Type



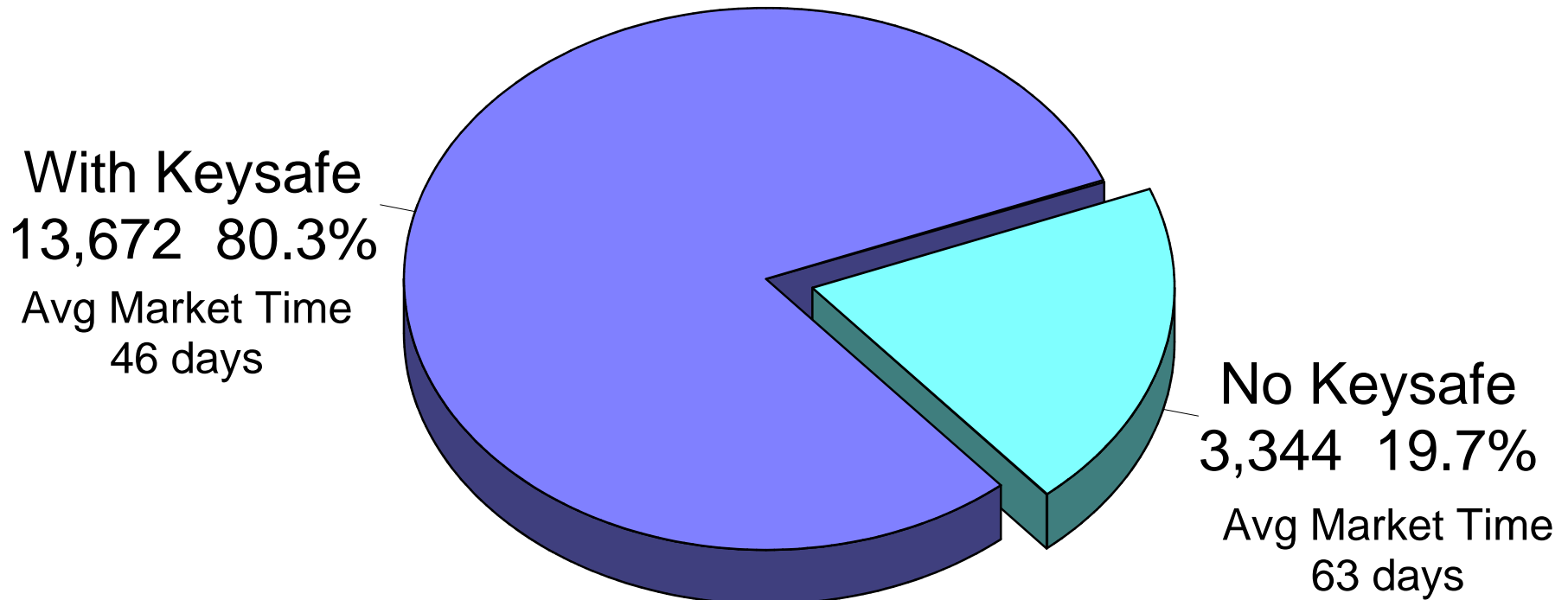
	ARM	CASH	COCB	CONV	CTL	EXCH	FHA	LSOP	LSPU	OTHR	VA	WRAP
ALL	71	2541	110	12976	20	7	653	2	4	137	490	5
MH		141	20	42			1			5	2	1
TH/C	10	443	12	1630	5	3	103			13	26	
SFR	61	1957	78	11304	15	4	549	2	4	119	462	4

SFR
 TH/C
 MH

This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.

2004 Sold Properties Keysafe Analysis

All Residential



This representation is based in whole or in part on data supplied by the Tucson Association of REALTORS® Multiple Listing Service. TAR/MLS does not guarantee nor is in any way responsible for its accuracy. Data maintained by TAR/MLS may not reflect all real estate activity in the market.