

MLS YEAR IN REVIEW

2005

Residential Statistics Report



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

2005 MLS YEAR IN REVIEW

Residential Sales Statistics Report

For Immediate Release: March 30, 2006

**Contact: Wes Wiggins, Director Multiple Listing Service
 Wes@tucsonrealtors.org 520-382-8792**

“I am so grateful to live in such a wonderful community as Tucson, Arizona. Looking back at the Year 2005 and the amazing market statistics that were generated is simply incredible.

Tucson historically doesn't really go through the unstable cycles of highs and lows that many other large cities are often plagued with. We have a stable market with attractive, yet not astounding, appreciation. 2005 was a bit different as you will see by reviewing this report.

I personally believe that in 2005 Tucson enjoyed a substantial market price adjustment. Thus far in 2006, we are not seeing any appreciable fall in prices or sales. People come to Tucson because they want to. It's a great place to live and a stable and safe place to invest. Have a GREAT 2006.”

Paul Olson

President - Tucson Assn of REALTORS® MLS 2006

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.

2005 MLS Year in Review Summary

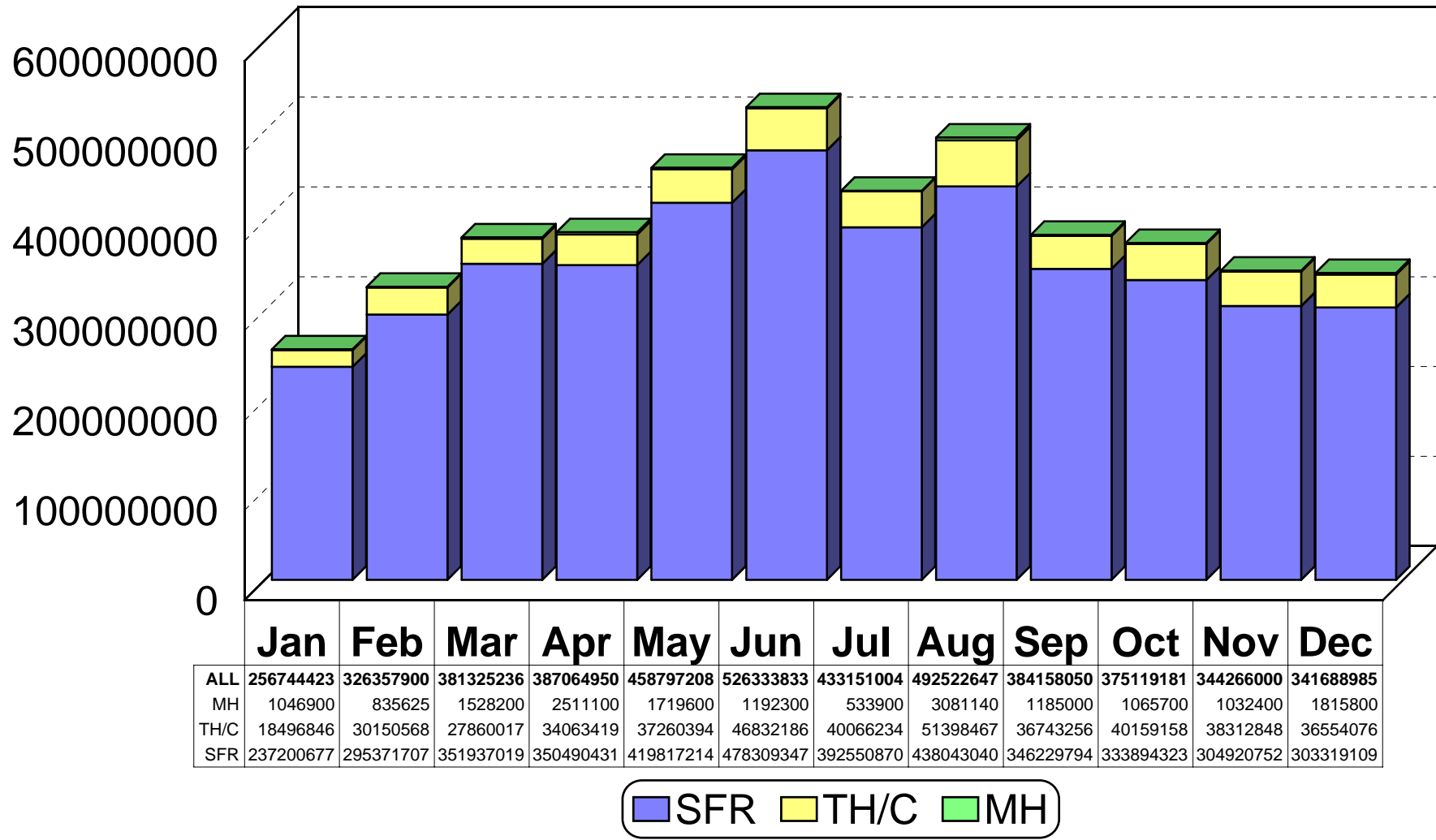
All Residential Types

	1,997	1,998	1,999	2,000	2,001	2,002	2,003	2,004	2,005
Total Sales Volume	1,119,116,000	1,375,980,000	1,654,889,000	1,726,987,000	1,946,358,000	2,240,252,000	2,604,510,000	3,491,483,000	4,707,529,000
Total Sales Units	8,472	10,020	11,244	11,077	12,142	13,251	14,618	17,016	18,566
Average Sale Price	132,096	137,323	147,180	155,907	160,300	169,063	178,171	205,188	253,556
Average Days on Market	78	71	62	55	52	53	54	49	33
Average Days in Escrow	39	43	41	37	40	39	36	32	35
Average % of LP received on Sales	97%	97%	97%	98%	97%	97%	97%	98%	99%

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.

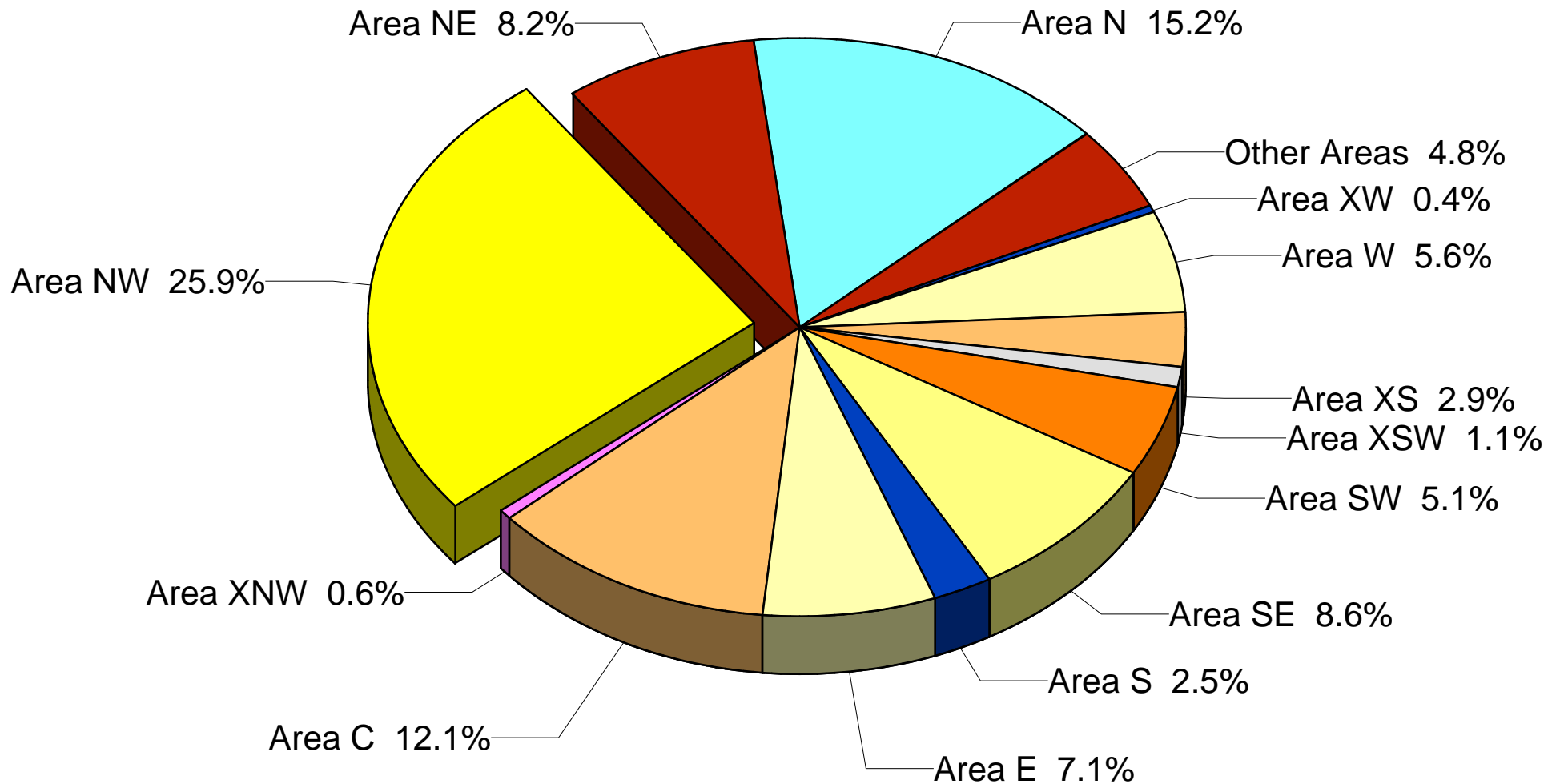
2005 All Residential Total Sales Volume

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.

2005 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.

2005 All Residential Total Sales Units

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	435	506	389	113	1,443
Area NE	178	428	317	89	1,012
Area NW	786	2,267	1,119	165	4,337
Area XNE	1	1	1		3
Area XNW	25	128	52	11	216
Area C	1,127	1,309	291	61	2,788
Area E	286	906	369	42	1,603
Area S	164	564	156	14	898
Area SE	169	1,121	566	46	1,902
Area SW	271	848	340	15	1,474
Area XSW	139	99	36	2	276
Area XS	96	262	172	16	546
Area W	208	526	210	19	963
Area XW	19	101	29	3	152
Other Areas	385	460	86	22	953
ALL Areas	4,289	9,526	4,133	618	18,566

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.

2005 SFR Total Sales Units

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	82	394	386	113	975
Area NE	37	366	314	89	806
Area NW	485	2,169	1,110	165	3,929
Area XNE	1	1	1		3
Area XNW	21	124	50	10	205
Area C	625	1,167	287	61	2,140
Area E	38	809	368	42	1,257
Area S	131	554	152	13	850
Area SE	89	1,058	564	46	1,757
Area SW	137	796	337	15	1,285
Area XSW	91	90	34	2	217
Area XS	65	258	171	16	510
Area W	96	442	210	19	797
Area XW	18	99	29	3	149
Other Areas	345	443	85	22	895
ALL Areas	2,261	8,770	4,098	616	15,745

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.

2005 TH/CND Total Sales Units

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	353	112	3		468
Area NE	141	62	3		206
Area NW	282	82	6		370
Area C	501	142	4		647
Area E	248	97	1		346
Area S	29	7	2	1	39
Area SE	78	60	2		140
Area SW	59	22			81
Area XSW	43	4			47
Area XS	29	1			30
Area W	107	79			186
Other Areas	24	5			29
ALL Areas	1,894	673	21	1	2,589

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.

2005 MH Total Sales Units

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area NW	19	16	3		38
Area XNW	4	4	2	1	11
Area C	1				1
Area S	4	3	2		9
Area SE	2	3			5
Area SW	75	30	3		108
Area XSW	5	5	2		12
Area XS	2	3	1		6
Area W	5	5			10
Area XW	1	2			3
Other Areas	16	12	1		29
All Areas	134	83	14	1	232

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.

2005 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			4		2	14	1	1		3	3			1	13	42
30,000 - 39,999		1	4		8	11		7	2	14	3	1	2	2	11	66
40,000 - 49,999		6	8		9	11	4	6	2	28	9		12	3	25	123
50,000 - 59,999		5	17		13	9	11	22	5	33	11	2	12	8	36	184
60,000 - 69,999	1	8	25		18	24	15	24	4	38	18	7	11	16	34	243
70,000 - 79,999		5	22		17	36	25	41	7	37	14	2	21	12	47	286
80,000 - 89,999		9	30	1	24	47	24	61	33	39	11	5	19	14	50	367
90,000 - 99,999	1	10	28		11	58	23	49	34	33	3	6	20	13	40	329
100,000 - 119,999	4	26	52		21	167	49	141	79	97	17	14	66	22	53	808
120,000 - 139,999	15	20	109		27	310	103	170	128	149	25	16	94	26	69	1,261
140,000 - 159,999	39	16	192		15	392	172	168	202	205	20	30	116	13	51	1,631
160,000 - 179,999	44	29	309		16	333	195	95	254	229	20	28	66	7	38	1,663
180,000 - 199,999	46	41	396		13	270	236	60	269	196	20	42	59	6	33	1,687
200,000 - 249,999	179	110	979		10	441	401	37	422	279	37	147	153	2	86	3,283
250,000 - 299,999	132	140	751		3	258	191	14	231	67	20	101	94	1	78	2,081
300,000 - 399,999	224	253	862	2	5	289	98	2	133	22	30	106	96	3	124	2,249
400,000 - 499,999	220	126	252		3	60	18		49	4	9	26	65	2	94	928
500,000 - 749,999	297	132	212		1	44	29		45	1	6	12	45		53	877
750,000 - 999,999	145	47	56			9	8		3			1	9		13	291
1,000,000 and Over	96	28	29			5							3	1	5	167
ALL Price Ranges	1,443	1,012	4,337	3	216	2,788	1,603	1,603	1,902	1,474	276	546	963	152	953	18,566

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.

2005 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		2					1	3			1	10	19
30,000 - 39,999			2		5			4	2	2	3	1		2	7	28
40,000 - 49,999			2		8	2		4	2	6	5		6	3	21	59
50,000 - 59,999			8		12	5		17	4	13	8	1	3	8	32	111
60,000 - 69,999			12		18	5		21	4	13	13	4	5	16	32	143
70,000 - 79,999			10		17	9		32	5	22	8		13	12	42	170
80,000 - 89,999			19	1	23	24		56	20	29	7	4	10	13	46	252
90,000 - 99,999			19		10	32		36	19	13	3	3	12	13	38	198
100,000 - 119,999			33		21	92	6	138	40	66	12	11	23	22	52	516
120,000 - 139,999	1		79		24	212	32	168	89	127	15	13	44	25	66	895
140,000 - 159,999		2	136		14	298	111	167	177	199	18	24	71	13	50	1,280
160,000 - 179,999	3	9	257		16	268	162	94	249	225	16	26	58	6	37	1,426
180,000 - 199,999	5	17	361		13	227	223	60	267	196	16	40	59	6	33	1,523
200,000 - 249,999	21	80	908		10	359	381	37	421	279	33	140	153	2	77	2,901
250,000 - 299,999	64	120	711		3	238	189	14	229	67	17	99	92	1	69	1,913
300,000 - 399,999	164	246	826	2	5	255	98	2	132	22	27	105	96	3	120	2,103
400,000 - 499,999	194	126	247		3	56	18		49	4	7	26	65	2	93	890
500,000 - 749,999	282	131	212		1	44	29		45	1	6	12	45		52	860
750,000 - 999,999	145	47	56			9	8		3			1	9		13	291
1,000,000 and Over	96	28	29			5							3	1	5	167
ALL Price Ranges	975	806	3,929	3	205	2,140	1,257	850	1,757	1,285	217	510	767	149	895	15,745

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.

2005 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				14	1								15
30,000 - 39,999		1		10							1		12
40,000 - 49,999		6	2	9	4	1			1		4		27
50,000 - 59,999		5	6	4	11	3	1	3	2	1	6		42
60,000 - 69,999	1	8	8	19	15	3		4	2	1	5	2	68
70,000 - 79,999		5	7	27	25	8	2	6	6	1	7	2	96
80,000 - 89,999		9	7	23	24	5	12	4	2		8	2	96
90,000 - 99,999	1	10	7	26	23	13	14	14		3	8	1	120
100,000 - 119,999	4	26	17	75	43	3	38	21	4	2	42		275
120,000 - 139,999	14	20	26	98	71	2	38	20	9	2	50	1	351
140,000 - 159,999	39	14	53	94	61		25	5	2	6	45		344
160,000 - 179,999	41	20	52	65	33	1	5	4	3	2	8		234
180,000 - 199,999	41	24	34	43	13		2		4	2			163
200,000 - 249,999	158	30	71	82	20				4	7		8	380
250,000 - 299,999	68	20	39	20	2		2		3	2	2	8	166
300,000 - 399,999	60	7	36	34			1		3	1		3	145
400,000 - 499,999	26		5	4					2			1	38
500,000 - 749,999	15	1										1	17
ALL Price Ranges	468	206	370	647	346	39	140	81	47	30	186	29	2,589

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.

2005 MH Total Sales Units

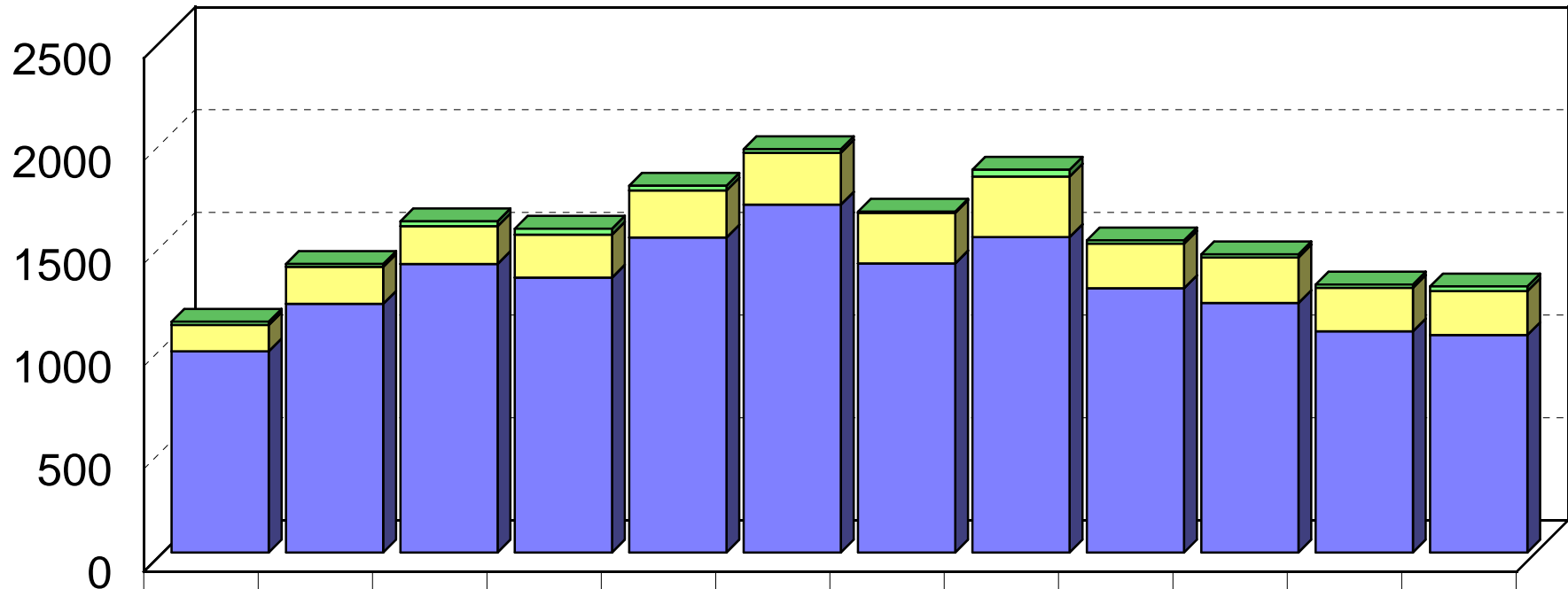
by Sale Price and Area

	NW	XNW	C	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under	2			1		2					3	8
30,000 - 39,999	2	3	1	3		12			1		4	26
40,000 - 49,999	4	1		1		22	3		2		4	37
50,000 - 59,999	3	1		2		17	1		3		4	31
60,000 - 69,999	5					21	3	2	1		0	32
70,000 - 79,999	5			1		9		1	1		3	20
80,000 - 89,999	4	1			1	6	2	1	1	1	2	19
90,000 - 99,999	2	1			1	6					1	11
100,000 - 119,999	2				1	10	1	1	1		1	17
120,000 - 139,999	4	3			1	2	1	1		1	2	15
140,000 - 159,999	3	1		1		1					1	7
160,000 - 179,999							1			1		3
180,000 - 199,999	1											1
200,000 And Over	1				1						4	6
ALL Price Ranges	38	11	1	9	5	108	12	6	10	3	29	232

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.

2005 All Residential Total Sales Units

by Month and Type



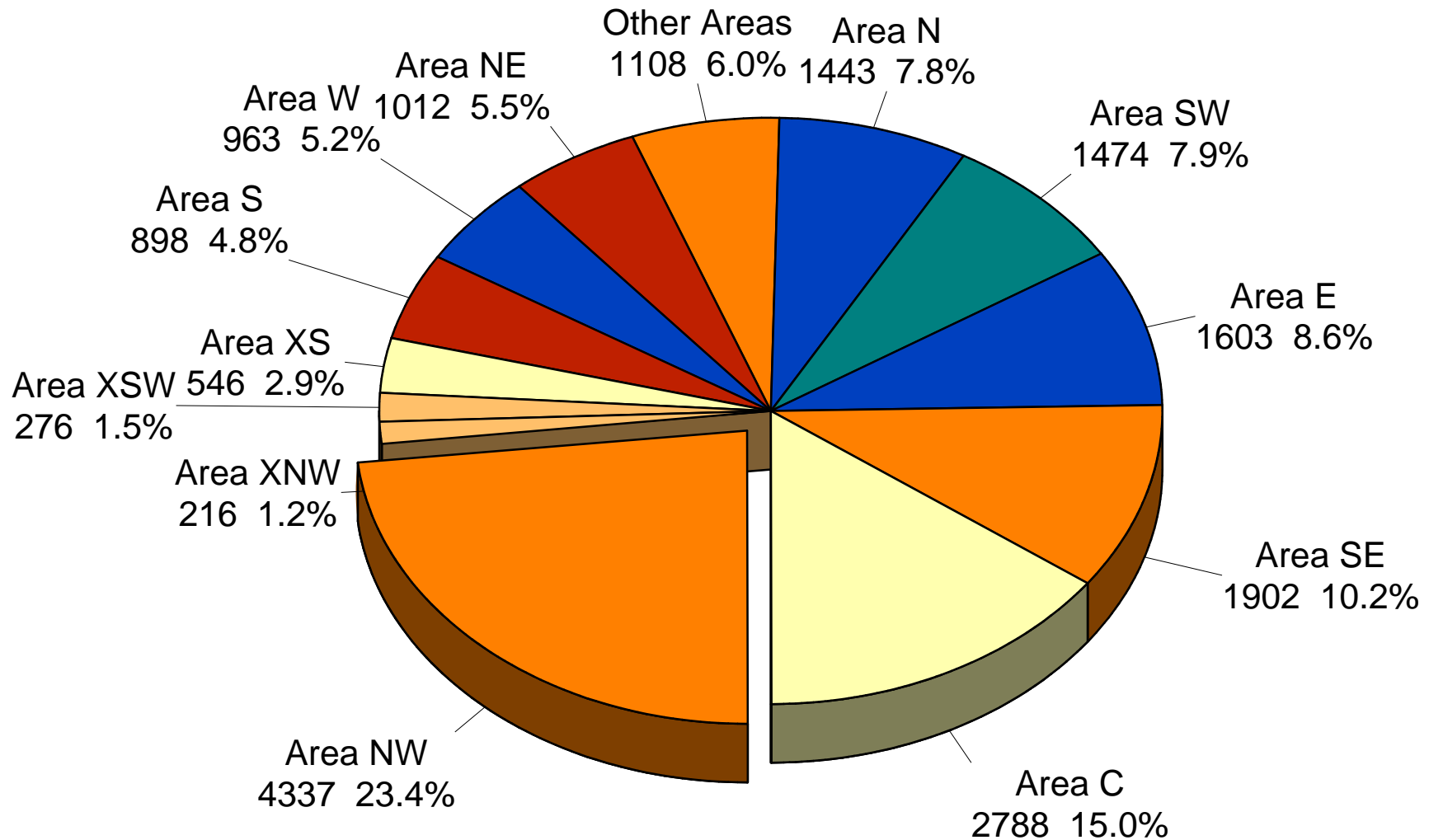
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
ALL	1124	1405	1613	1577	1786	1964	1660	1864	1520	1452	1305	1296
MH	16	14	24	29	23	17	6	33	16	15	16	23
TH/C	128	180	184	209	229	253	246	295	217	222	212	214
SFR	980	1211	1405	1339	1534	1694	1408	1536	1287	1215	1077	1059

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.

2005 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.

2005 All Residential Average Sale Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$259,594	\$461,205	\$668,646	\$1,001,179	\$498,635
Area NE	\$169,615	\$347,000	\$464,101	\$686,710	\$382,356
Area NW	\$214,629	\$258,215	\$361,617	\$432,270	\$283,617
Area XNE	\$360,000	\$83,000	\$389,000		\$277,333
Area XNW	\$81,088	\$119,865	\$150,072	\$148,027	\$124,083
Area C	\$161,549	\$214,687	\$290,042	\$426,970	\$205,717
Area E	\$127,422	\$208,521	\$258,753	\$339,686	\$209,052
Area S	\$99,462	\$136,332	\$147,886	\$157,564	\$131,937
Area SE	\$142,558	\$199,102	\$257,541	\$345,598	\$215,011
Area SW	\$110,826	\$166,475	\$198,371	\$210,033	\$164,044
Area XSW	\$177,159	\$190,454	\$222,888	\$305,500	\$188,822
Area XS	\$202,401	\$251,280	\$275,251	\$379,197	\$253,986
Area W	\$128,393	\$229,872	\$336,316	\$422,216	\$234,960
Area XW	\$89,712	\$111,199	\$156,297	\$547,833	\$128,735
Other Areas	\$187,579	\$297,939	\$304,381	\$463,974	\$186,963
ALL Areas	\$177,710	\$232,451	\$336,429	\$551,044	\$253,556

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.

2005 SFR Average Sale Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$395,306	\$500,549	\$671,317	\$1,001,179	\$617,326
Area NE	\$298,091	\$368,417	\$466,626	\$686,710	\$438,595
Area NW	\$236,331	\$261,009	\$363,142	\$432,270	\$294,009
Area XNE	\$360,000	\$83,000	\$389,000		\$277,333
Area XNW	\$85,081	\$120,998	\$151,075	\$154,330	\$126,280
Area C	\$176,263	\$217,328	\$291,086	\$426,970	\$221,202
Area E	\$192,168	\$215,735	\$259,001	\$339,686	\$231,831
Area S	\$104,529	\$137,322	\$149,067	\$163,923	\$134,775
Area SE	\$162,280	\$203,416	\$257,737	\$345,598	\$222,492
Area SW	\$139,561	\$171,446	\$199,657	\$210,033	\$175,895
Area XSW	\$196,783	\$191,223	\$230,352	\$305,500	\$200,738
Area XS	\$223,860	\$253,056	\$276,422	\$379,197	\$261,127
Area W	\$149,890	\$248,992	\$336,316	\$422,216	\$264,788
Area XW	\$87,585	\$110,846	\$156,297	\$547,833	\$125,680
Other Areas	\$190,494	\$172,216	\$304,480	\$468,974	\$190,011
ALL Areas	\$200,451	\$236,478	\$337,864	\$552,573	\$270,059

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.

2005 TH/CND Average Sale Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$228,069	\$322,798	\$324,967		\$251,360
Area NE	\$135,902	\$220,566	\$199,833		\$162,314
Area NW	\$186,710	\$216,252	\$194,117		\$193,377
Area C	\$143,452	\$192,980	\$215,125		\$154,765
Area E	\$117,502	\$148,359	\$167,500		\$126,297
Area S	\$84,595	\$94,129	\$116,000	\$74,900	\$87,668
Area SE	\$119,158	\$128,105	\$202,500		\$124,183
Area SW	\$106,198	\$114,655			\$108,498
Area XSW	\$148,880	\$296,250			\$161,423
Area XS	\$162,469	\$269,000			\$166,020
Area W	\$112,723	\$133,079			\$121,369
Other Areas	\$207,849	\$321,026			\$292,438
ALL Areas	\$158,484	\$197,993	\$209,719	\$74,900	\$169,138

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.

2005 MH Average Sale Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area NW	\$75,016	\$94,525	\$132,333		\$87,755
Area XNW	\$60,125	\$84,750	\$125,000	\$85,000	\$83,136
Area C	\$32,500				\$32,500
Area S	\$41,300	\$51,967	\$90,000		\$55,678
Area SE	\$177,500	\$97,667			\$129,600
Area SW	\$61,978	\$72,591	\$53,867		\$64,701
Area XSW	\$63,200	\$91,980	\$96,000		\$80,658
Area XS	\$84,000	\$92,667	\$75,000		\$86,833
Area W	\$57,700	\$68,980			\$59,990
Area XW	\$128,000	\$128,700			\$128,467
Other Areas	\$60,036	\$112,083	\$235,000		\$100,596
ALL Areas	\$65,738	\$86,304	\$106,471	\$85,000	\$75,636

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.

2005 All Residential Sales Avg % of List Price

by Area and Residential Type

Area	MH	SFR	TH/C	ALL TYPES
Area N		98.07%	99.38%	98.28%
Area NE		98.39%	99.84%	98.51%
Area NW	97.25%	99.01%	99.58%	99.04%
Area XNE		97.44%	99.95%	97.44%
Area XNW	94.67%	98.28%		98.16%
Area C	95.87%	98.76%		98.96%
Area E		99.51%	99.77%	99.54%
Area S	93.98%	99.28%	99.43%	99.26%
Area SE	95.52%	100.05%	100.28%	100.06%
Area SW	93.38%	99.39%	100.40%	99.25%
Area XSW	93.79%	97.48%	97.39%	97.39%
Area XS	93.71%	99.31%	98.79%	99.27%
Area W	89.44%	98.97%	100.33%	99.08%
Area XW	94.48%	96.64%		96.60%
Other Areas	92.80%	94.95%	94.48%	94.40%
ALL Areas	94.54%	98.83%	99.63%	98.89%

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.

2005 All Residential Avg Market Time

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	19	31	45	66	34
Area NE	18	25	38	51	30
Area NW	24	24	31	40	27
Area XNE	1	10	99		37
Area XNW	85	51	66	73	60
Area C	25	28	36	54	28
Area E	18	20	25	45	21
Area S	28	26	32	36	28
Area SE	23	22	25	25	23
Area SW	46	36	27	37	36
Area XSW	47	74	64	68	59
Area XS	39	39	41	45	40
Area W	29	45	40	47	40
Area XW	69	59	65	227	64
Other Areas	83	87	54	127	76
ALL Areas	31	31	35	53	33

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.

2005 SFR Avg Market Time

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	28	34	45	66	42
Area NE	22	25	38	51	33
Area NW	27	24	31	40	27
Area XNE	1	10	99		37
Area XNW	85	50	67	78	59
Area C	24	29	36	54	29
Area E	13	20	25	45	22
Area S	28	26	31	38	27
Area SE	22	22	25	25	23
Area SW	43	36	27	37	35
Area XSW	55	75	56	68	63
Area XS	43	38	41	45	40
Area W	23	26	40	47	30
Area XW	73	58	65	227	64
Other Areas	101	101	43	93	106
ALL Areas	37	30	35	53	33

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.

2005 TH/CND Avg Market Time

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	17	20	40		18
Area NE	141	62	3		206
Area NW	17	18	19		17
Area C	25	27	8		26
Area E	18	18	46		18
Area S	29	7	2	1	39
Area SE	21	27	43		24
Area SW	16	11			15
Area XSW	30	46			32
Area XS	27	68			28
Area W	31	149			81
Other Areas	22	40			31
ALL Areas	21	38	27	9	26

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.

2005 MH Avg Market Time

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area NW	33	56	24		58
Area XNW	88	67	35	28	65
Area C	100				100
Area S	26	94	49		53
Area SE	165	64			104
Area SW	73	44	75		65
Area XSW	65	73	214		93
Area XS	89	96	46		85
Area W	123	62			92
Area XW	4	101			69
Other Areas	107	196	123		129
ALL Areas	79	78	76	28	87

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.

2005 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			17		15	97	19	24		30	187			32	69	76
30,000 - 39,999		25	29		73	66		26	153	155	54	133	115	10	51	82
40,000 - 49,999		28	76		73	35	28	61	65	72	80		29	26	102	63
50,000 - 59,999		29	37		45	9	26	45	17	40	75	20	66	30	124	49
60,000 - 69,999	46	23	71		62	51	15	36	47	39	74	34	50	65	50	50
70,000 - 79,999		25	37		80	21	23	27	35	50	75	86	16	85	81	48
80,000 - 89,999		23	52	10	58	24	18	34	68	58	74	58	35	79	66	49
90,000 - 99,999	72	7	44		79	28	18	30	39	30	79	59	31	74	105	44
100,000 - 119,999	8	21	35		75	20	13	33	33	49	83	59	60	52	52	40
120,000 - 139,999	18	17	36		55	25	17	24	25	35	46	49	81	70	90	37
140,000 - 159,999	11	10	16		40	25	15	24	20	23	36	52	44	32	70	25
160,000 - 179,999	14	14	18		48	21	20	24	17	30	29	39	22	98	56	24
180,000 - 199,999	12	16	15		35	22	21	17	13	29	25	34	20	62	104	21
200,000 - 249,999	15	17	18		66	24	22	21	17	33	46	33	21	66	60	23
250,000 - 299,999	20	22	23		87	28	21	56	24	41	64	29	29	81	146	27
300,000 - 399,999	22	25	28	50	46	44	25	49	31	48	72	47	35	33	74	33
400,000 - 499,999	36	29	38		61	57	57		52	109	66	62	56	60	110	45
500,000 - 749,999	37	47	67		59	62	93		57	60	75	48	67		105	54
750,000 - 999,999	63	76	67			71	43		61			68	52		121	69
1,000,000 and Over	95	96	127			60							56	432	282	107
ALL Price Ranges	34	30	27	37	60	28	21	28	23	36	59	40	40	64	81	33

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.

2005 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			9		15					2	187			32	79	69
30,000 - 39,999			12		64			21	153	18	54	133		10	59	57
40,000 - 49,999			51		66	5		34	65	33	94	39	18	26	95	57
50,000 - 59,999			26		48	8		46	11	47	77	36	59	30	116	50
60,000 - 69,999			84		62	27		34	47	45	88	55	52	65	57	58
70,000 - 79,999			54		80	15		26	47	65	91	96	20	85	79	60
80,000 - 89,999			59	10	59	26		35	94	65	78	55	45	81	47	56
90,000 - 99,999			57		75	38		33	52	39	79	42	35	74	102	58
100,000 - 119,999			47		75	24	18	34	42	60	90	61	30	52	51	46
120,000 - 139,999	63		43		55	22	21	24	23	38	49	40	23	72	90	36
140,000 - 159,999		7	18		43	24	16	24	19	23	39	35	21	32	70	25
160,000 - 179,999	9	8	19		48	22	20	24	17	30	30	33	18	91	86	25
180,000 - 199,999	7	14	16		35	24	21	17	13	29	26	28		62	104	22
200,000 - 249,999	16	19	17		66	26	21	21	17	33	46	32	20	66	51	24
250,000 - 299,999	19	22	23		87	27	21	56	24	41	69	62	21	81	125	27
300,000 - 399,999	21	25	29	50	46	44	25	49	30	48	74	62	31	23	82	33
400,000 - 499,999	38	29	37		61	57	57		52	109	72	50	48	60	104	45
500,000 - 749,999	36	46	67		59	62	93		57	60	75	57	49		105	54
750,000 - 999,999	63	76	67			71	43		61				69		129	69
1,000,000 and Over	95	96	127			60							56	432	282	107
ALL Price Ranges	42	33	27	37	59	29	22	27	23	35	63	40	30	64	69	33

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.

2005 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				97	19								95
30,000 - 39,999		25		63							63		60
40,000 - 49,999		28	19	42	28	184	184		10		30		37
50,000 - 59,999		29	29	10	26	16	16	19	40	1	33		25
60,000 - 69,999	46	23	21	57	15	52	52	11	24	9	28	40	32
70,000 - 79,999		25	20	23	23	22	22	7	53	126	11	210	27
80,000 - 89,999		23	24	21	18	24	24	20	9		25	254	26
90,000 - 99,999	72	7	10	14	18	21	21	9		22	26	4	16
100,000 - 119,999	8	21	12	14	12	24	24	19	33	30	78		26
120,000 - 139,999	15	17	15	31	16	44	44	9	34	52	132	12	16
140,000 - 159,999	11	11	10	25	14			44	8	14	81		26
160,000 - 179,999	14	17	15	19	20	14	14	14	21	25	58		38
180,000 - 199,999	13	18	11	13	20				17	8			26
200,000 - 249,999	15	12	21	15	41				38	33		25	19
250,000 - 299,999	21	26	20	40	13				33	43	51	63	25
300,000 - 399,999	24	32	25	53					17	18		40	30
400,000 - 499,999	24		49	79					62			90	35
500,000 - 749,999	38	126										69	44
ALL Price Ranges	18	15	17	26	18	29	24	15	32	28	81	61	26

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.

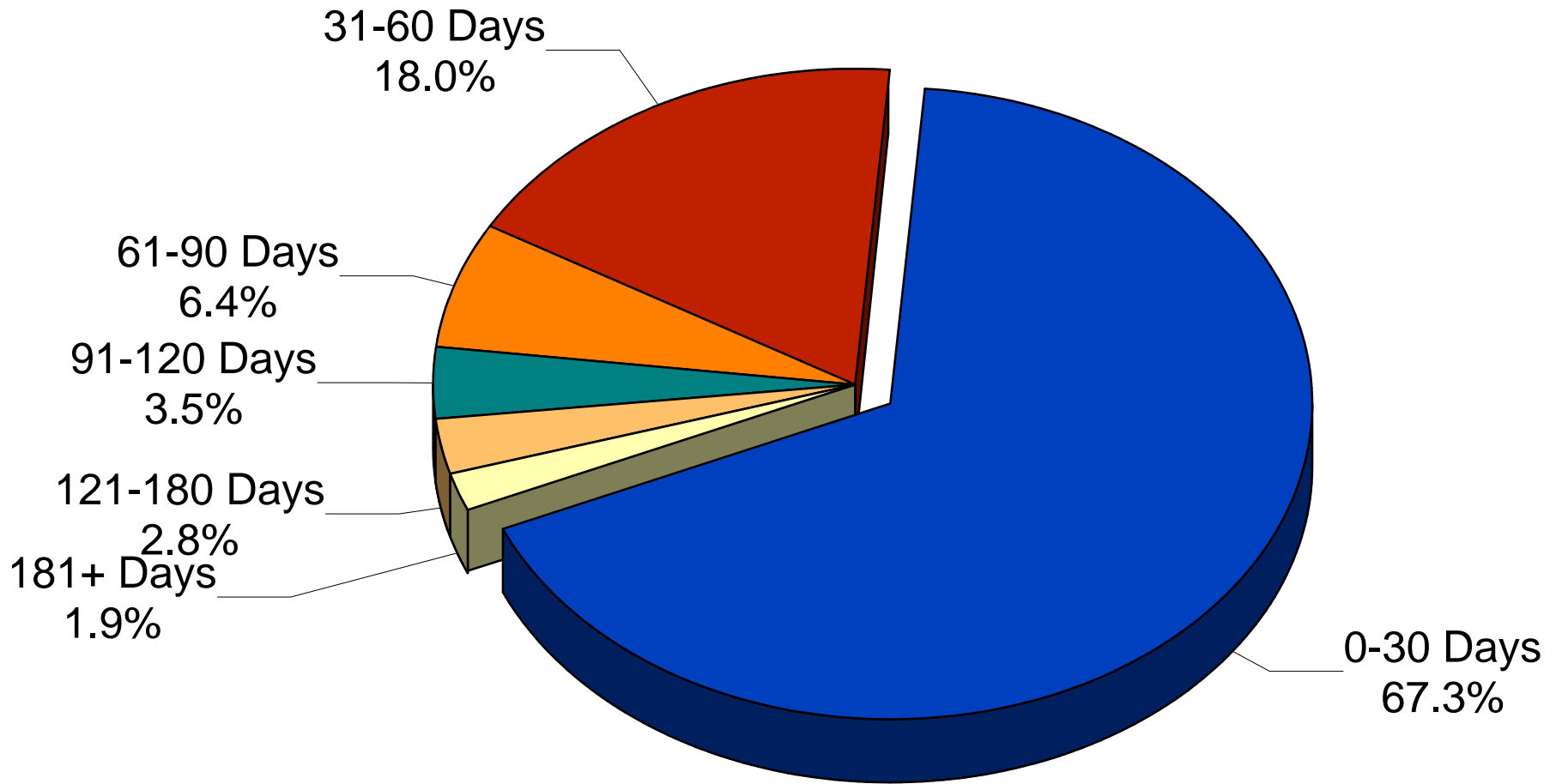
2005 MH Avg Market Time

by Sale Price and Area

	NW	XNW	C	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under	26			24		44					47	37
30,000 - 39,999	46	87	100	33		178			167		57	118
40,000 - 49,999	117	132		44		83	81		61		151	93
50,000 - 59,999	85	14		81		37	135		140		126	74
60,000 - 69,999	120					40	47	44	156		79	57
70,000 - 79,999	28			101		41		46	2		145	45
80,000 - 89,999	64	28			62	48	124	74	26	60	212	73
90,000 - 99,999	45	117			116	60					227	103
100,000 - 119,999	29				15	40	194	172	30		100	57
120,000 - 139,999	26	52			317	58	116	131		4	98	88
140,000 - 159,999	21	5		53		0					139	37
160,000 - 179,999							45			142	158	115
180,000 - 199,999	3				12							3
200,000 And Over	31										290	163
ALL Price Ranges	58	65	100	53	104	65	93	85	92	69	135	78

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.

2005 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.

2005 All Residential Avg List Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$260,801	\$463,994	\$68,431	\$1,041,373	\$507,348
Area NE	\$171,681	\$350,169	\$471,859	\$705,420	\$388,135
Area NW	\$216,431	\$259,715	\$366,716	\$441,002	\$286,375
Area XNE	\$379,900	\$85,000	\$389,000		\$284,633
Area XNW	\$85,408	\$121,899	\$151,032	\$155,768	\$126,414
Area C	\$162,557	\$216,833	\$296,309	\$431,072	\$207,876
Area E	\$127,783	\$209,076	\$260,546	\$346,008	\$210,008
Area S	\$100,706	\$137,288	\$148,466	\$161,329	\$132,923
Area SE	\$141,915	\$198,889	\$257,478	\$438,924	\$214,890
Area SW	\$112,687	\$167,361	\$199,925	\$213,706	\$165,292
Area XSW	\$180,951	\$196,231	\$230,468	\$317,450	\$193,880
Area XS	\$205,993	\$253,625	\$275,287	\$382,854	\$255,861
Area W	\$129,504	\$231,062	\$340,859	\$437,578	\$237,144
Area XW	\$92,279	\$114,939	\$157,692	\$616,500	\$130,162
Other Areas	\$194,437	\$206,487	\$315,507	\$491,226	\$201,956
ALL Areas	\$179,490	\$234,130	\$341,139	\$566,882	\$256,405

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.

2005 SFR Avg List Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$296,878	\$503,316	\$687,061	\$1,041,373	\$629,468
Area NE	\$308,832	\$371,921	\$474,425	\$705,420	\$445,784
Area NW	\$238,616	\$262,542	\$368,270	\$441,002	\$296,853
Area XNE	\$37,990	\$85,000	\$389,000		\$284,633
Area XNW	\$89,938	\$122,892	\$151,673	\$162,845	\$128,485
Area C	\$178,082	\$219,694	\$297,420	\$431,072	\$223,990
Area E	\$193,133	\$216,309	\$260,811	\$346,008	\$232,970
Area S	\$105,762	\$138,281	\$149,622	\$168,300	\$135,756
Area SE	\$161,264	\$203,198	\$257,658	\$348,924	\$222,371
Area SW	\$141,569	\$172,166	\$201,069	\$213,706	\$176,969
Area XSW	\$200,672	\$196,528	\$238,381	\$317,450	\$205,938
Area XS	\$228,199	\$255,356	\$276,388	\$382,854	\$262,947
Area W	\$152,119	\$250,456	\$340,859	\$437,578	\$267,535
Area XW	\$90,294	\$114,434	\$157,692	\$616,500	\$130,046
Other Areas	\$230,585	\$177,472	\$315,619	\$491,226	\$197,969
ALL Areas	\$203,177	\$238,188	\$342,579	\$568,463	\$273,252

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.

2005 TH/CND Avg List Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	\$229,191	\$325,666	\$331,300		\$252,933
Area NE	\$135,691	\$221,758	\$203,267		\$162,579
Area NW	\$187,495	\$217,152	\$195,733		\$194,201
Area C	\$143,446	\$193,322	\$216,625		\$154,845
Area E	\$117,770	\$148,753	\$162,987		\$126,587
Area S	\$85,467	\$93,886	\$114,000	\$74,900	\$88,171
Area SE	\$118,867	\$127,544	\$206,750		\$123,842
Area SW	\$105,954	\$113,718			\$108,063
Area XSW	\$152,145	\$312			\$165,750
Area XS	\$164,290	\$277,000			\$168,047
Area W	\$112,568	\$132,338			\$120,965
Other Areas	\$208,759	\$323,511			\$247,660
ALL Areas	\$158,484	\$197,993	\$209,719	\$74,900	\$169,138

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.

2005 MH Avg List Price

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area NW	\$79,616	\$94,650	\$134,000		\$90,239
Area XNW	\$61,625	\$91,125	\$135,000	\$85,000	\$87,818
Area C	\$33,900				\$33,900
Area S	\$45,575	\$55,300	\$92,500		\$59,244
Area SE	\$179,750	\$106,300			\$135,680
Area SW	\$65,225	\$79,218	\$71,433		\$69,285
Area XSW	\$69,760	\$98,260	\$95,950		\$86,000
Area XS	\$88,994	\$97,000	\$87,000		\$92,665
Area W	\$57,700	\$76,440			\$67,070
Area XW	\$128,000	\$139,950			\$135,967
Other Areas	\$35,672	\$116,108	\$239,000		\$109,166
ALL Areas	\$69,474	\$91,300	\$113,514	\$85,000	\$80,007

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.

2005 All Residential Total Units Listed

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	570	649	591	206	2,016
Area NE	249	591	489	142	1,471
Area NW	936	3,052	1,703	265	5,956
Area XNE	2	4	1		7
Area XNW	38	200	90	17	345
Area C	1,426	1,890	498	106	3,920
Area E	367	1,113	495	59	2,034
Area S	239	835	246	28	1,348
Area SE	234	1,420	813	58	2,525
Area SW	311	1,099	538	31	1,979
Area XSW	198	172	54	5	429
Area XS	158	409	241	33	841
Area W	428	705	311	44	1,488
Area XW	27	157	47	3	234
Other Areas	541	707	166	49	1,463
All Areas	5,724	13,003	6,283	1,046	26,056

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.

2005 SFR Total Units Listed

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	98	510	586	206	1,400
Area NE	45	520	486	142	1,193
Area NW	578	2,927	1,694	265	5,464
Area XNE	2	4	1		7
Area XNW	33	189	85	16	323
Area C	842	1,683	494	106	3,125
Area E	46	999	494	59	1,598
Area S	188	812	235	28	1,263
Area SE	112	1,329	809	58	2,308
Area SW	159	1,031	532	30	1,752
Area XSW	127	154	54	5	340
Area XS	107	399	239	33	778
Area W	127	606	311	44	1,088
Area XW	25	153	47	3	228
Other Areas	487	685	164	49	1,385
All Areas	2,976	12,001	6,231	1,044	22,252

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.

2005 TH/CND Total Units Listed

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	472	138	5		615
Area NE	204	71	3		278
Area NW	334	102	6		442
Area C	581	207	4		792
Area E	321	114	1		436
Area S	42	17	5		64
Area SE	120	81	2		203
Area SW	66	25	1		92
Area XSW	62	5			67
Area XS	49	5			54
Area W	294	94			388
Other Areas	31	6			37
ALL Areas	2,576	865	27		3,468

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.

2005 MH Total Units Listed

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N		1			1
Area NW	24	23	3		50
Area XNW	5	11	5	1	22
Area C	3				3
Area S	9	6	6		21
Area SE	2	10	2		14
Area SW	86	43	5	1	135
Area XSW	9	13			22
Area XS	2	5	2		9
Area W	7	5			12
Area XW	2	4			6
Other Areas	23	16	2		41
ALL Areas	172	137	25	2	336

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.

2005 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			4		1	10	2	1	1	1	3			1	17	41
30,000 - 39,999		1	3		6	14	3	6	1	10	5	2	1	2	14	68
40,000 - 49,999		7	7		10	14	7	6	2	27	10		9	2	27	128
50,000 - 59,999		4	22		14	11	11	26	3	34	13	1	7	7	43	196
60,000 - 69,999	2	11	22		28	26	10	27	3	37	34	7	16	16	41	280
70,000 - 79,999	1	5	29		18	42	42	48	8	45	26	7	26	12	67	376
80,000 - 89,999	1	9	41	1	26	53	36	79	29	53	24	4	62	18	67	503
90,000 - 99,999		19	36		19	66	22	77	43	48	7	7	38	16	57	455
100,000 - 119,999	6	45	71		33	186	59	161	98	111	21	21	56	40	66	974
120,000 - 139,999	21	30	109	1	52	353	116	236	165	161	26	25	117	38	104	1,554
140,000 - 159,999	55	19	181	1	23	499	172	236	226	232	24	33	207	28	71	2,007
160,000 - 179,999	54	30	293		29	437	206	148	291	261	22	33	145	24	58	2,031
180,000 - 199,999	53	39	411	1	27	378	286	100	325	275	27	45	89	8	52	2,116
200,000 - 249,999	207	116	1,201		21	667	515	146	564	434	45	199	197	12	80	4,404
250,000 - 299,999	169	176	1,114		6	399	305	37	322	155	48	170	120	0	120	3,141
300,000 - 399,999	275	342	1,338	2	18	473	157	11	234	71	48	161	148	5	210	3,493
400,000 - 499,999	263	199	475	1	4	137	27	1	102	14	24	67	98	3	188	1,603
500,000 - 749,999	401	254	382		2	111	44		89	7	17	51	98	2	113	1,571
750,000 - 999,999	208	101	118		1	29	12	2	14	2	4	4	44		36	575
1,000,000 and Over	300	64	99		7	15	2		5	1	1	4	10		32	540
ALL Price Ranges	2,016	1,471	5,956	7	345	3,920	2,034	1,348	2,525	1,979	429	841	1,488	234	1,463	26,056

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.

2005 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			3		1						3			1	15	23
30,000 - 39,999			2		3			4	1	2	3	2		2	9	28
40,000 - 49,999			2		7	2		4	2	9	6		5	2	22	61
50,000 - 59,999			10		12	6		16	3	12	9		2	7	38	115
60,000 - 69,999	1		11		25	4		20	3	11	26	4	9	15	39	168
70,000 - 79,999	1		15		17	9		39	4	26	16	2	17	15	55	216
80,000 - 89,999			24	1	24	25	1	66	13	37	17	2	18	15	64	307
90,000 - 99,999			22		17	32		58	26	29	7	2	19	23	47	282
100,000 - 119,999	2		43		32	98	5	150	54	72	17	17	28	38	67	623
120,000 - 139,999	2		72	1	50	241	23	227	98	121	15	21	57	36	108	1072
140,000 - 159,999		2	120	1	22	356	102	235	179	217	21	26	89	27	76	1473
160,000 - 179,999	2	8	241		25	366	165	147	259	257	17	29	70	19	71	1676
180,000 - 199,999	6	16	364	1	28	324	269	100	316	275	20	37	69	12	57	1894
200,000 - 249,999	19	80	1114		20	572	490	146	547	434	38	191	195	6	104	3956
250,000 - 299,999	62	145	1058		9	376	302	37	308	155	43	163	114		123	2895
300,000 - 399,999	199	330	1288	2	18	439	156	11	228	71	39	157	146	5	195	3284
400,000 - 499,999	221	196	477	1	3	128	27	1	94	14	21	66	98	3	184	1534
500,000 - 749,999	377	251	380		2	102	44		83	7	17	51	98	2	118	1532
750,000 - 999,999	208	101	119		1	31	12	2	13	2	4	4	44		34	575
1,000,000 and Over	300	64	99		7	14	2		4	1	1	4	10		32	538
ALL Price Ranges	1400	1193	5464	7	323	3125	1598	1263	2235	1752	340	778	1088	228	1458	22252

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.

2005 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				10	2								12
30,000 - 39,999		1		13	3								17
40,000 - 49,999		7	1	12	7				1		2		30
50,000 - 59,999		4	6	5	11	3		3	1	1	4		38
60,000 - 69,999	1	11	8	22	10	4		3	2	1	6		68
70,000 - 79,999		5	7	33	42	6	2	5	7	4	8		119
80,000 - 89,999		9	10	27	35	13	13	5	6	1	43	3	165
90,000 - 99,999		19	10	35	22	19	14	13		4	17	2	155
100,000 - 119,999	4	45	24	88	54	11	40	19	2	1	26		314
120,000 - 139,999	19	30	30	112	93	7	58	29	10	4	59	3	454
140,000 - 159,999	55	17	55	142	70		43	11	3	6	118	2	522
160,000 - 179,999	52	22	51	71	41	1	26	4	4	4	75		351
180,000 - 199,999	47	23	38	54	17		4		7	8	20		218
200,000 - 249,999	188	36	80	95	25		3		7	8	2	3	447
250,000 - 299,999	107	31	51	23	3				5	7	6	11	244
300,000 - 399,999	76	12	60	34	1				9	4	2	10	208
400,000 - 499,999	42	3	7	9					3	1		3	68
500,000 - 749,999	24	3	4	7									38
ALL Price Ranges	615	278	442	792	436	64	203	92	67	54	388	37	3,468

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.

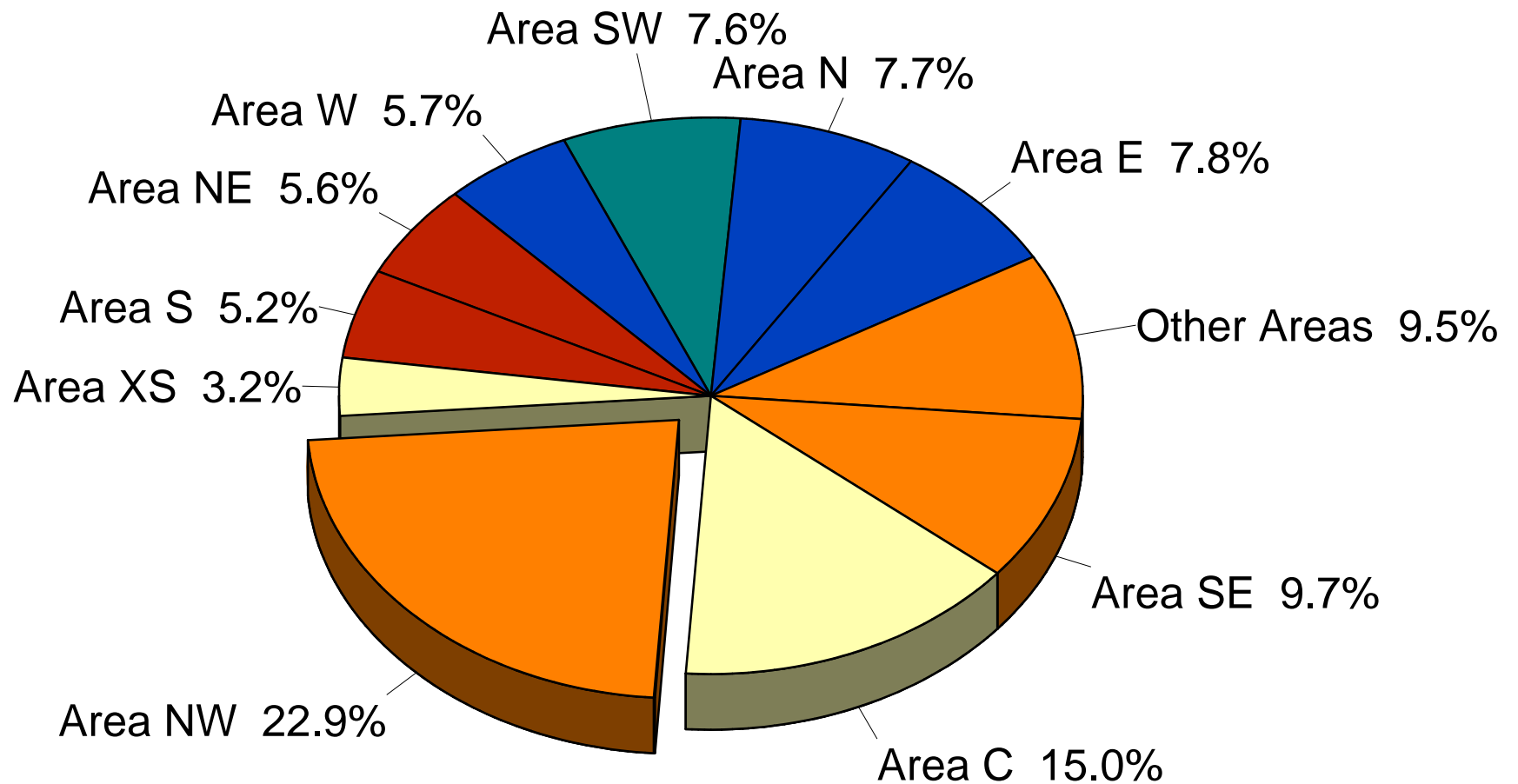
2005 MH Total Units Listed

by List Price and Area

	N	NW	XNW	C	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under		1			1	1	1					2	6
30,000 - 39,999		1	3	1	2		8	2		1		5	23
40,000 - 49,999		4	3		2		18	3		2		5	37
50,000 - 59,999		6	2		7		19	3		1		5	43
60,000 - 69,999		3	3		3		23	6	2	1	1	2	44
70,000 - 79,999		7	1		3	2	14	3	1	1		9	41
80,000 - 89,999	1	7	2	1		1	11	1	1	1	1	4	31
90,000 - 99,999		4	2			2	6		1	2		2	19
100,000 - 119,999		4	1			2	20	2	3	2	1	2	37
120,000 - 139,999		7	2		2	2	11	1		1	1	1	28
140,000 - 159,999		2	1	1	1		4		1		1	1	12
160,000 - 179,999						1		1			1	1	4
200,000 - 249,999		2	1									1	4
300,000 - 399,999						1							1
400,000 and Over		2	1			2						1	6
ALL Price Ranges	1	50	22	3	21	14	135	22	9	12	6	41	336

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.

2005 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.

2005 All Residential Total Listings Expired

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	8	35	54	22	119
Area NE	10	24	26	17	77
Area NW	34	127	90	31	282
Area XNW	5	33	13	2	53
Area C	53	109	41	15	218
Area E	9	36	17	2	64
Area S	21	52	12	6	91
Area SE	2	41	30	3	76
Area SW	18	56	23	1	98
Area XSW	23	39	9	1	72
Area XS	10	23	15	2	50
Area W	15	34	27	6	82
Area XW	8	32	5		45
Other Areas	71	116	24	15	226
ALL Areas	287	757	383	123	1,553

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.

2005 All Residential Total Listings Expired

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					2	1		1						5	9
30,000 - 39,999			1		1		2		1	2				4	11
40,000 - 49,999			4		2		1		3	2				3	15
50,000 - 59,999		2	4	2			3		4	1			1	7	24
60,000 - 69,999		2	4	7			1	1	7	12			4	10	48
70,000 - 79,999			6	4	1		7	1	6	9	2	5	8	12	61
80,000 - 89,999			6	7	3	1	10	2	5	6		5	4	20	69
90,000 - 99,999			5	1	2	1	6	4	9	1		1	5	10	45
100,000 - 119,999		3	5	11	9	2	9	2	12	5	2	3	6	15	84
120,000 - 139,999	2	1	6	6	16	4	17	8	15	5	4	7	8	18	117
140,000 - 159,999			4	3	14	4	11	7	6	1	3	7	2	15	77
160,000 - 179,999			6	3	26	2	4	7	4	3		6	3	13	77
180,000 - 199,999	1	1	9	4	14	4	1	5	8	1	3	2	1	7	61
200,000 - 249,999		3	25		38	21	15	8	8	5	5	1	2	10	141
250,000 - 299,999	5	5	31		27	11	3	8	5	7	12	6		15	135
300,000 - 399,999	7	7	47		37	9	1	7	4	5	7	9		13	153
400,000 - 499,999	11	14	30		10			5	1	3	9	9		20	112
500,000 - 749,999	28	17	44		12	4		8		3	3	12		9	140
750,000 - 999,999	19	14	16	1	3			1				6		7	67
1,000,000 and Over	46	8	29	4	1			1		1		3	1	13	107
ALL Price Ranges	119	77	282	53	218	64	91	76	98	72	50	82	45	226	1,553

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.

2005 SFR Total Listings Expired

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														4	4
30,000 - 39,999							2			1				2	5
40,000 - 49,999			2						2	1				2	7
50,000 - 59,999			2	2			2		1					7	14
60,000 - 69,999			2	7				1	3	10			2	5	30
70,000 - 79,999			4	4	1		5		6	6		4	7	10	47
80,000 - 89,999			5	7	1		9	2	3	5		5	4	18	59
90,000 - 99,999			5	1			6	4	7	1			5	9	38
100,000 - 119,999			3	10	8	1	9	2	9	5	1	3	6	14	71
120,000 - 139,999			5	6	12	1	16	7	12	5	4	6	8	17	99
140,000 - 159,999			2	3	12	3	11	7	6	1	3	3	1	12	64
160,000 - 179,999			5	3	24	2	4	5	4	2		5	3	13	70
180,000 - 199,999		1	9	3	13	4	1	5	8	1	3	2	1	7	58
200,000 - 249,999		2	25		35	19	15	8	8	4	5	1	2	10	134
250,000 - 299,999	2	3	30		24	11	3	8	5	6	11	5		15	123
300,000 - 399,999	5	6	44		34	9	1	7	4	5	7	9		12	143
400,000 - 499,999	10	14	30		10			5	1	3	9	9		19	110
500,000 - 749,999	26	16	44		12	4		8		3	3	12		9	137
750,000 - 999,999	19	14	16	1	3			1				6		7	67
1,000,000 and Over	46	8	29	4	1			1		1		3	1	13	107
ALL Price Ranges	108	64	262	51	190	54	84	71	79	60	46	73	40	205	1,387

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.

2005 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				2	1								3
30,000 - 39,999				1									1
40,000 - 49,999				2		1							3
50,000 - 59,999		2											2
60,000 - 69,999		2	1			1						2	6
70,000 - 79,999						1			1	1	1		4
80,000 - 89,999			1	1	1	1						1	5
90,000 - 99,999				2	1			1					4
100,000 - 119,999		3	1	1	1								6
120,000 - 139,999	2	1		4	3	1	1	1				1	14
140,000 - 159,999			1	2	1						4	3	11
160,000 - 179,999			1	2			1		1		1		6
180,000 - 199,999	1			1									2
200,000 - 249,999		1		3	2				1				7
250,000 - 299,999	3	2	1	3					1	1	1		12
300,000 - 399,999	2	1	3	3									9
400,000 - 499,999	1											1	2
500,000 - 749,999	2	1											3
ALL Price Ranges	11	13	9	27	10	5	2	2	4	2	7	8	100

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.

2005 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	1					1				2	5
40,000 - 49,999	2					1				1	5
50,000 - 59,999	2			1		3			1		8
60,000 - 69,999	1					4			2	3	12
70,000 - 79,999	2			1	1		1		1	2	10
80,000 - 89,999			1			2				1	5
90,000 - 99,999						1		1		1	3
100,000 - 119,999	1	1				3	1			1	7
120,000 - 139,999	1					2		1			4
140,000 - 159,999	1								1		2
160,000 - 179,999					1						1
180,000 - 199,999		1									1
200,000 - 249,999											
250,000 - 299,999											
300,000 - 399,999										1	1
ALL Price Ranges	11	2	1	2	3	17	2	2	5	13	66

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.

2005 All Residential Total Listings Released

by Area and Bedrooms

Area	0-2 BR	3 BR	4 BR	5+ BR	ALL BR
Area N	57	100	149	77	383
Area NE	25	100	106	35	266
Area NW	78	382	290	67	817
Area XNE		4			4
Area XNW	8	43	15	4	70
Area C	188	308	110	29	635
Area E	36	115	75	15	241
Area S	34	103	41	8	186
Area SE	24	129	98	7	258
Area SW	42	132	74	6	254
Area XSW	19	40	7	3	69
Area XS	16	76	44	5	141
Area W	27	97	59	13	196
Area XW	2	33	14	1	50
Other Areas	88	115	31	11	245
ALL Areas	644	1,777	1,113	281	3,815

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.

2005 All Residential Total Listings Released

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						1				3	6
30,000 - 39,999					1		1			2	3				2	9
40,000 - 49,999		1	1		2		1			5	1		2	1	4	18
50,000 - 59,999			1		3	1	2	5		6	1		1	1	7	28
60,000 - 69,999		1	3		6	3	1	7		5	10	1	2	2	5	46
70,000 - 79,999		1	3		6	4	9	10	6	10	2	1	5	1	19	77
80,000 - 89,999	1	1	5		9	10	6	13	3	8	6	2	5	4	9	82
90,000 - 99,999			11		3	8	1	15	5	11	1		9	4	12	80
100,000 - 119,999	2	4	16		3	21	2	26	16	23	7	7	3	10	10	150
120,000 - 139,999	1	3	13		13	42	9	34	26	20	5	5	8	8	22	209
140,000 - 159,999	6	2	16		5	59	11	28	15	27	4	5	14	5	9	206
160,000 - 179,999	2	2	14		5	52	14	19	26	27	7	8	7	6	12	201
180,000 - 199,999	3	3	25		5	65	33	7	21	37	2	6	7	1	9	224
200,000 - 249,999	10	9	102		4	110	53	12	43	43	5	22	22	5	8	448
250,000 - 299,999	19	23	170			72	57	3	32	15	6	25	13		16	451
300,000 - 399,999	37	49	193		2	89	26	6	34	4	5	34	32	2	33	546
400,000 - 499,999	41	40	96	4		44	5		12	5	1	15	15		27	305
500,000 - 749,999	83	63	79		1	36	8		15	4	2	9	34		20	354
750,000 - 999,999	60	40	27			14	1	1	4	2		1	15		8	173
1,000,000 and Over	118	24	41		1	5	1						2		10	202
ALL Price Ranges	383	266	817	4	70	635	241	186	258	254	69	141	196	50	245	3,815

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.

2005 SFR Total Listings Released

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				2	4
30,000 - 39,999											1				1	2
40,000 - 49,999			1							2	1			1	2	7
50,000 - 59,999			1		2	1		4		4	1			1	6	20
60,000 - 69,999			3		5	1		5		2	9	1	2	2	4	34
70,000 - 79,999			2		5			8	4	5	1	1	3	1	18	48
80,000 - 89,999			1		8	7		9	3	5	5		4	4	6	52
90,000 - 99,999			7		3	2		13	3	9	1		8	3	11	60
100,000 - 119,999	2		14		3	16		24	12	21	6	7	2	9	10	126
120,000 - 139,999			11		13	34	4	31	21	17	3	4	5	8	22	173
140,000 - 159,999			13		5	51	6	28	13	24	4	5	11	5	8	173
160,000 - 179,999			14		5	51	12	19	25	27	7	7	4	6	12	189
180,000 - 199,999	1	2	24		5	59	31	7	21	37	1	5	6	1	8	208
200,000 - 249,999	1	6	96		4	106	50	12	43	42	5	20	22	5	8	420
250,000 - 299,999	7	19	167			68	57	3	31	15	6	24	11		16	424
300,000 - 399,999	28	49	185		2	85	25	6	34	4	5	34	29	2	33	521
400,000 - 499,999	33	40	95	4		39	5		12	5	1	15	15		27	291
500,000 - 749,999	79	63	77		1	32	8		15	4	1	9	34		21	344
750,000 - 999,999	60	40	27			14	1	1	4	2	1	1	15		7	173
1,000,000 and Over	118	24	41		1	5	1						2		10	202
ALL Price Ranges	329	243	780	4	62	571	200	170	241	225	60	133	173	48	232	3,471

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.

2005 TH/CND Total Listings Released

by List Price and Area

	N	NE	NW	C	E	S	SE	SW	XSW	XS	W	Other Areas	ALL Areas
29,999 or under													
30,000 - 39,999					1								1
40,000 - 49,999		1			1						2		4
50,000 - 59,999					2								2
60,000 - 69,999		1		2	1	1						1	6
70,000 - 79,999		1		4	9		1	1			1		17
80,000 - 89,999		1	2	3	6	4			1	1	1	1	20
90,000 - 99,999			3	6	1	2	1	1			1		15
100,000 - 119,999		4	1	5	2	2	2	1			1		18
120,000 - 139,999	1	3		8	5	2	5	2	2	1	3		32
140,000 - 159,999	6	2	2	7	5		2	2			3		29
160,000 - 179,999	2	2		1	2		1			1	3		12
180,000 - 199,999	2	1		6	2				1	1	1		14
200,000 - 249,999	9	3	6	4	3					2			27
250,000 - 299,999	12	4	3	4			1			1	2		27
300,000 - 399,999	9		8	4	1						3		25
400,000 - 499,999	8		1	5									14
500,000 - 599,999	4		2	4									10
ALL Price Ranges	53	23	28	63	41	11	13	7	4	7	21	2	273

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.

2005 MH Total Listings Released

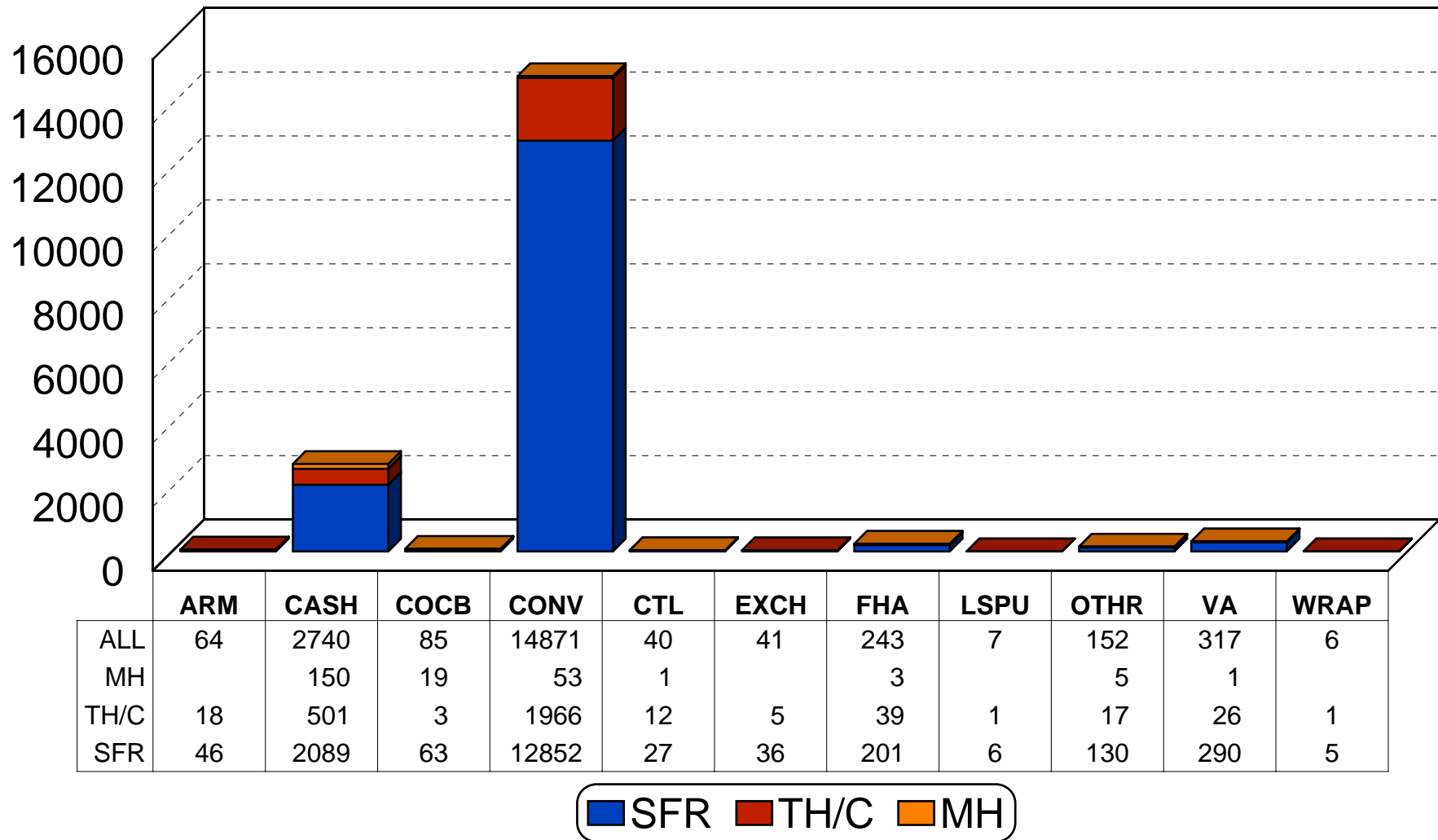
by List Price and Area

	N	NW	XNW	C	S	SE	SW	XSW	XS	W	XW	Other Areas	ALL Areas
29,999 or under			1									1	2
30,000 - 39,999			1				2	2				1	6
40,000 - 49,999			2				3					2	7
50,000 - 59,999			1		1		2			1		1	6
60,000 - 69,999			1		1		3	1					6
70,000 - 79,999		1	1		2	1	4	1		1		1	12
80,000 - 89,999	1	2	1				3		1			2	10
90,000 - 99,999		1				1	1				1	1	5
100,000 - 119,999		1				2	1	1			1		6
120,000 - 139,999		2			1		1						4
140,000 - 159,999		1		1			1					1	4
160,000 - 179,999													
180,000 and Over		1					1					1	3
ALL Price Ranges	1	9	8	1	5	4	22	5	1	2	2	11	71

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.

2005 All Residential Terms of Sale

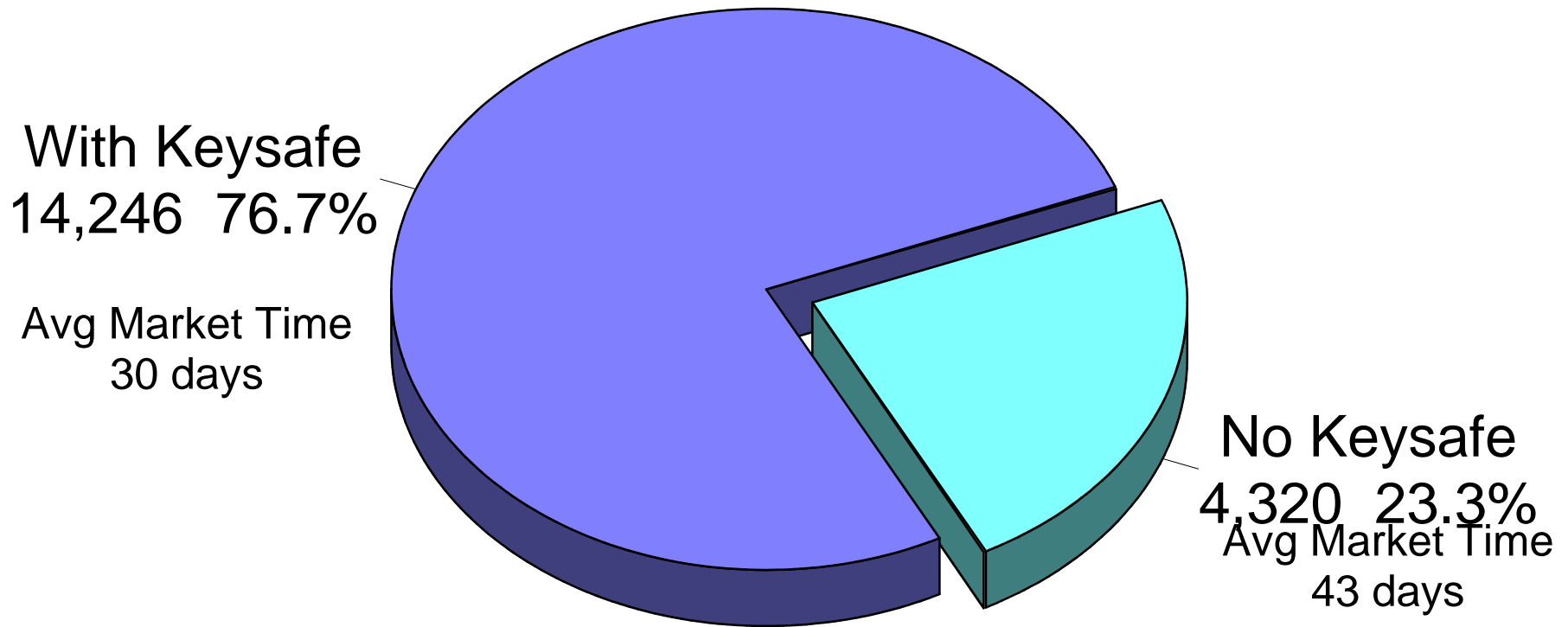
by Terms and Type



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.

2005 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.