Tucson Association of REALTORS® Multiple Listing Service, Inc.

Monthly Statistical Digest

SEPTEMBER 2008

FOR IMMEDIATE RELEASE:
October 8, 2008

CONTACT:
Kimberly Clifton, President - (520) 954-8000
Wes Wiggins, Vice President, MLS (520) 382-8792
Rick Hodges, CEO - (520) 327-4218

SEPTEMBER OF 2008 HAS SET A RECORD INCREASE IN SALES OVER AUGUST SINCE 1996!

Historically September is a slower month than August which has been the case since 1996. This year there was an increase in sales by 3.43% over August which affirms that the Tucson market is continuing to stabilize.

Now is a good time to buy a home.
- Conditions are ideal for buyers. Prices have moderated, and interest rates are hovering near 40-year lows.
- Current market conditions won't last long. NAR research shows that prices are beginning to stabilize and interest rates are creeping up. A modest increase in property values is expected in 2009.
- The new first-time homebuyer tax credit and the availability of a number of attractive and safe mortgage products provide additional reasons for buyers to get off the fence and into the market.

The market is strong and getting stronger.
- The new homebuyer tax credit contained in the new Housing and Economic Recovery Act of 2008 likely will bring about 2.5 million first-time buyers into the market between now and the middle of next year.
- The Emergency Economic Stability Act enacted on October 3, 2008 will help to improve credit markets, and NAR predicts that as a result home prices will pick up in 2009.
- Home ownership continues to be a wise investment. FHA market share is expected to triple over the next three years, from an estimated 4 percent in 2007 to 12 percent in 2009

Kimberly Clifton
2008 MLS President

TUCSON ASSOCIATION OF REALTORS®

REALTOR®

EQUAL HOUSING OPPORTUNITY

The Tucson Multiple Listing Service, Inc. is a wholly owned subsidiary of the Tucson Association of REALTORS®, dedicated to providing a reliable real estate database for members and the public. The Association represents the interests of 6,700 professionals in the real estate industry, and is affiliated with the National Association of REALTORS®. REALTOR® is a registered collective membership mark which may only be used by professionals who are members and subscribe to its strict code of ethics.

September Recap – By Month and by Year - % of Change

Home Sales Volume			
	2008	2007	Annual % Change
September	$203,048,605	$210,834,713	-3.69%
August	$215,369,442	$299,005,952	-27.97%
Month % Change	-5.72%	-29.49%	

New Listings			
	2008	2007	Annual % Change
September	2,039	2,497	-18.34%
August	1,952	2,337	-16.47%
Month % Change	4.46%	6.85%	

Average Sales Price			
	2008	2007	Annual % Change
September	$217,397	$272,396	-20.19%
August	$238,504	$273,815	-12.90%
Month % Change	-8.85%	-0.52%	

Home Sales Units			
	2008	2007	Annual % Change
September	934	774	20.67%
August	903	1,092	-17.31%
Month % Change	3.43%	-29.12%	

Pending Contracts			
	2008	2007	Annual % Change
September	836	989	-15.47%
August	878	1,024	-14.26%
Month % Change	-4.78%	-3.42%	

Median Sales Price			
	2008	2007	Annual % Change
September	$180,500	$215,000	-16.05%
August	$185,000	$220,900	-16.25%
Month % Change	-2.43%	-2.67%	

Active Listings			
	2008	2007	Annual % Change
September	7,858	9,190	-14.49%
August	7,763	8,954	-13.30%
Month % Change	1.22%	2.64%	

Active / Sold by Zip Code

Zip Code	# Active	# Sold
85601	11	0
85614	367	21
85619	14	1
85629	220	43
85641	382	30
85653	222	26
85658	154	8
85701	52	3
85704	236	27

Zip Code	# Active	# Sold
85705	208	18
85706	361	65
85710	305	53
85711	201	31
85712	212	26
85713	321	20
85714	57	7
85715	163	17
85716	188	25

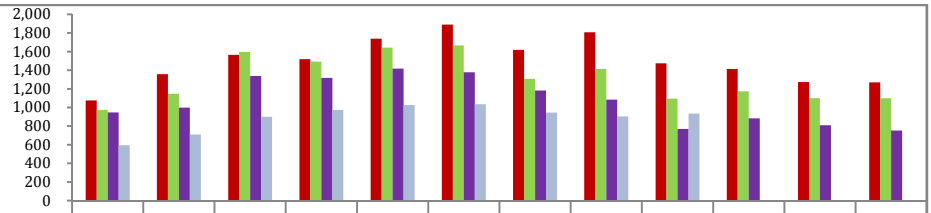
Zip Code	# Active	# Sold
85718	421	45
85719	215	24
85730	187	48
85735	100	14
85736	65	1
85737	293	24
85739	227	18
85741	171	31
85742	271	41

Zip Code	# Active	# Sold
85743	364	48
85745	305	27
85746	275	45
85747	203	37
85748	129	25
85749	221	12
85750	331	17
85755	263	30
85757	138	26

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

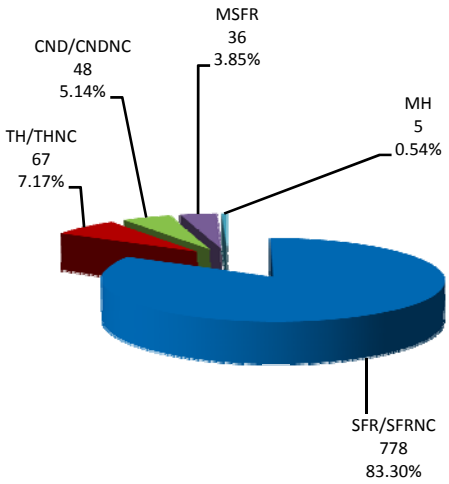
© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

Total Unit Sales – September 2008

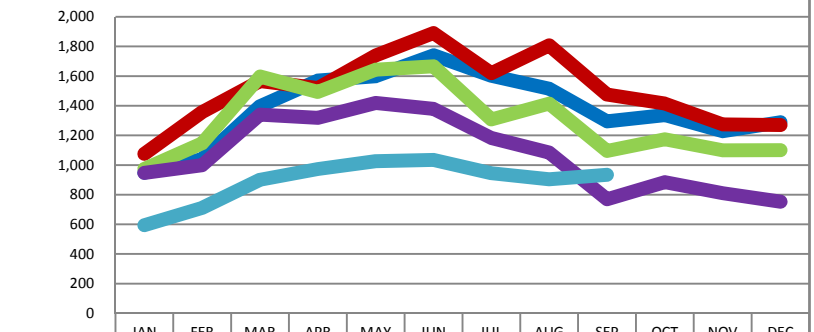


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	620	497	801	771	899	834	778	739	631	633	572	608
1997	526	573	738	794	776	816	810	754	726	735	568	689
1998	579	608	845	876	927	994	1,052	831	822	776	775	865
1999	624	719	957	1,053	1,089	1,209	1,087	1,064	869	878	791	804
2000	658	687	1,079	990	1,106	1,095	929	1,031	867	824	851	767
2001	705	792	1,108	1,077	1,276	1,236	1,236	1,162	883	769	832	827
2002	780	905	1,094	1,219	1,386	1,201	1,236	1,126	985	1,158	954	1,091
2003	898	955	1,157	1,312	1,425	1,372	1,343	1,336	1,250	1,215	992	1,096
2004	948	1,040	1,397	1,570	1,599	1,740	1,601	1,515	1,294	1,336	1,228	1,289
2005	1,075	1,357	1,566	1,519	1,739	1,890	1,619	1,807	1,474	1,414	1,274	1,269
2006	974	1,147	1,597	1,493	1,643	1,666	1,308	1,414	1,095	1,174	1,099	1,100
2007	947	999	1,339	1,318	1,418	1,378	1,182	1,084	769	884	810	753
2008	594	710	900	973	1,025	1,034	945	903	934			

Unit Sales – Aug 2008 Breakdown by Type

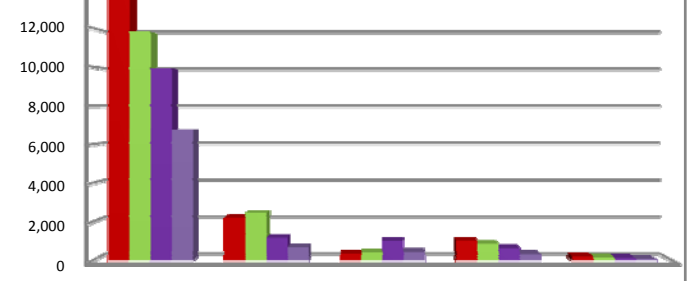


Total Unit Sales – Annual Comparison**



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2004	948	1,040	1,397	1,570	1,599	1,740	1,601	1,515	1,294	1,336	1,228	1,289
2005	1,075	1,357	1,566	1,519	1,739	1,890	1,619	1,807	1,474	1,414	1,274	1,269
2006	974	1,147	1,597	1,493	1,643	1,666	1,308	1,414	1,095	1,174	1,099	1,100
2007	947	999	1,339	1,318	1,418	1,378	1,182	1,084	769	884	810	753
2008	594	710	900	973	1,025	1,034	945	903	934			

YTD Annual Comparison – Breakdown by Type

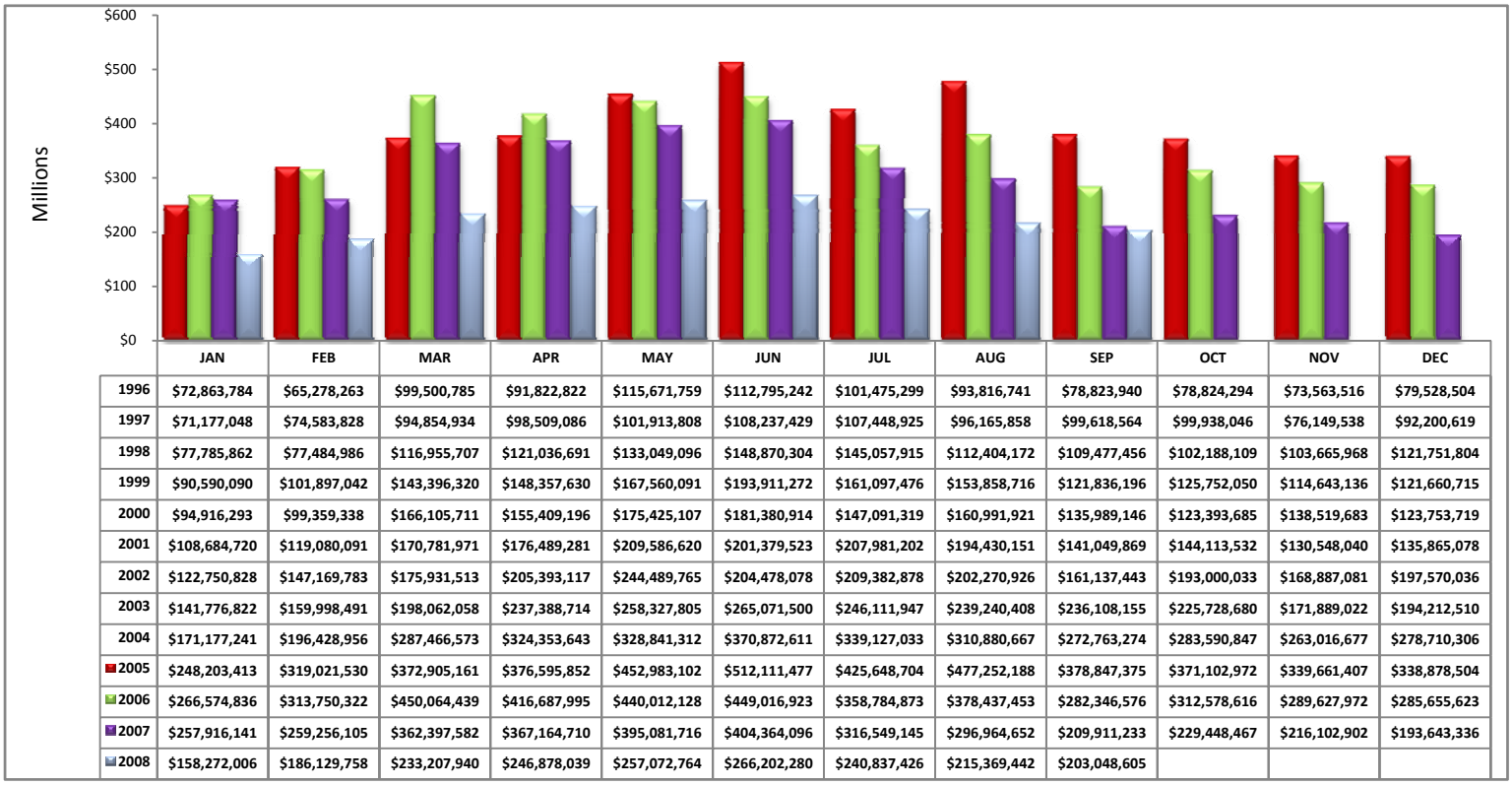


	SFR/SFRNC	TH/THNC	CND/CNDNC	MSFR	MH
Total 2005	14,179	2,223	359	1,038	204
Total 2006	11,805	2,461	420	858	166
Total 2007	9,918	1,182	1,013	642	126
YTD 2008	6,738	687	448	327	75

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

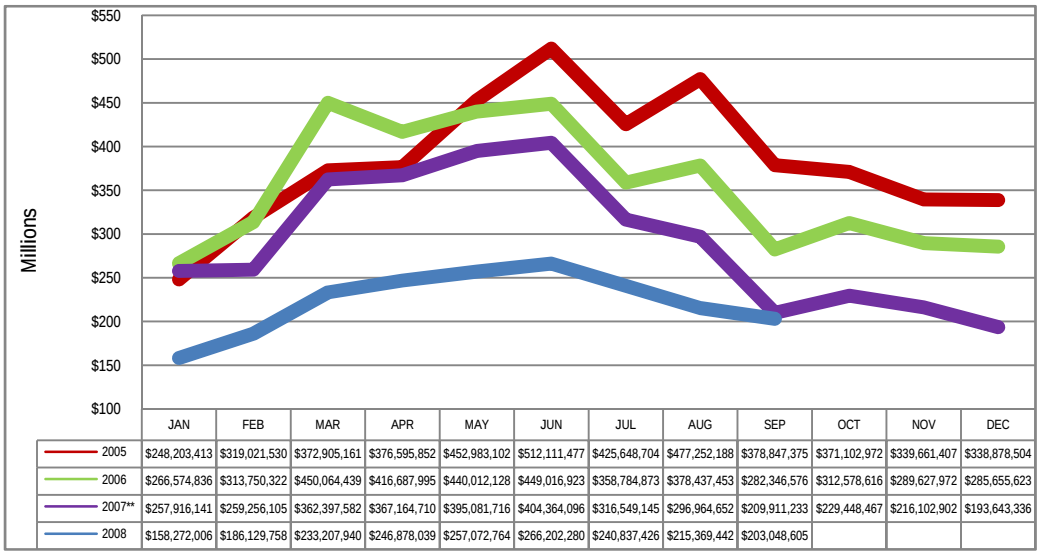
© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

Total Sales Volume - September 2008



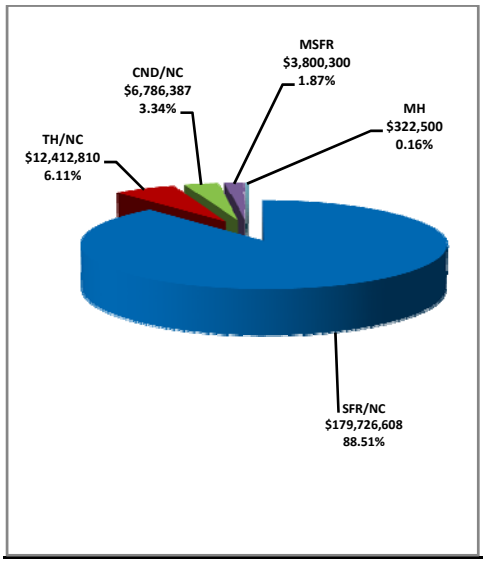
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	$72,863,784	$65,278,263	$99,500,785	$91,822,822	$115,671,759	$112,795,242	$101,475,299	$93,816,741	$78,823,940	$78,824,294	$73,563,516	$79,528,504
1997	$71,177,048	$74,583,828	$94,854,934	$98,509,086	$101,913,808	$108,237,429	$107,448,925	$96,165,858	$99,618,564	$99,938,046	$76,149,538	$92,200,619
1998	$77,785,862	$77,484,986	$116,955,707	$121,036,691	$133,049,096	$148,870,304	$145,057,915	$112,404,172	$109,477,456	$102,188,109	$103,665,968	$121,751,804
1999	$90,590,090	$101,897,042	$143,396,320	$148,357,630	$167,560,091	$193,911,272	$161,097,476	$153,858,716	$121,836,196	$125,752,050	$114,643,136	$121,660,715
2000	$94,916,293	$99,359,338	$166,105,711	$155,409,196	$175,425,107	$181,380,914	$147,091,319	$160,991,921	$135,989,146	$123,393,685	$138,519,683	$123,753,719
2001	$108,684,720	$119,080,091	$170,781,971	$176,489,281	$209,586,620	$201,379,523	$207,981,202	$194,430,151	$141,049,869	$144,113,532	$130,548,040	$135,865,078
2002	$122,750,828	$147,169,783	$175,931,513	$205,393,117	$244,489,765	$204,478,078	$209,382,878	$202,270,926	$161,137,443	$193,000,033	$168,887,081	$197,570,036
2003	$141,776,822	$159,998,491	$198,062,058	$237,388,714	$258,327,805	$265,071,500	$246,111,947	$239,240,408	$236,108,155	$225,728,680	$171,889,022	$194,212,510
2004	$171,177,241	$196,428,956	$287,466,573	$324,353,643	$328,841,312	$370,872,611	$339,127,033	$310,880,667	$272,763,274	$283,590,847	$263,016,677	$278,710,306
2005	$248,203,413	$319,021,530	$372,905,161	$376,595,852	$452,983,102	$512,111,477	$425,648,704	$477,252,188	$378,847,375	$371,102,972	$339,661,407	$338,878,504
2006	$266,574,836	$313,750,322	$450,064,439	$416,687,995	$440,012,128	$449,016,923	$358,784,873	$378,437,453	$282,346,576	$312,578,616	$289,627,972	$285,655,623
2007	$257,916,141	$259,256,105	$362,397,582	$367,164,710	$395,081,716	$404,364,096	$316,549,145	$296,964,652	$209,911,233	$229,448,467	$216,102,902	$193,643,336
2008	$158,272,006	$186,129,758	$233,207,940	$246,878,039	$257,072,764	$266,202,280	$240,837,426	$215,369,442	$203,048,605			

Annual Comparison



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2005	$248,203,413	$319,021,530	$372,905,161	$376,595,852	$452,983,102	$512,111,477	$425,648,704	$477,252,188	$378,847,375	$371,102,972	$339,661,407	$338,878,504
2006	$266,574,836	$313,750,322	$450,064,439	$416,687,995	$440,012,128	$449,016,923	$358,784,873	$378,437,453	$282,346,576	$312,578,616	$289,627,972	$285,655,623
2007**	$257,916,141	$259,256,105	$362,397,582	$367,164,710	$395,081,716	$404,364,096	$316,549,145	$296,964,652	$209,911,233	$229,448,467	$216,102,902	$193,643,336
2008	$158,272,006	$186,129,758	$233,207,940	$246,878,039	$257,072,764	$266,202,280	$240,837,426	$215,369,442	$203,048,605			

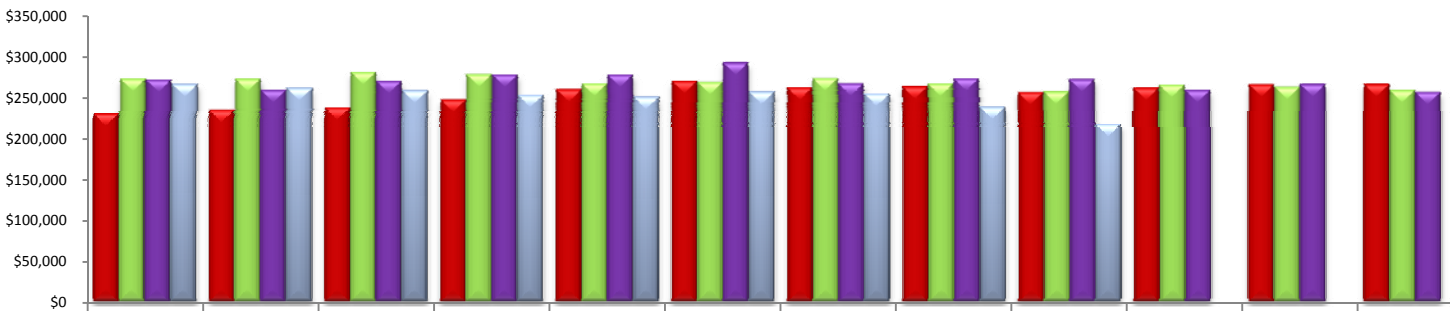
Monthly Volume by Type



PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

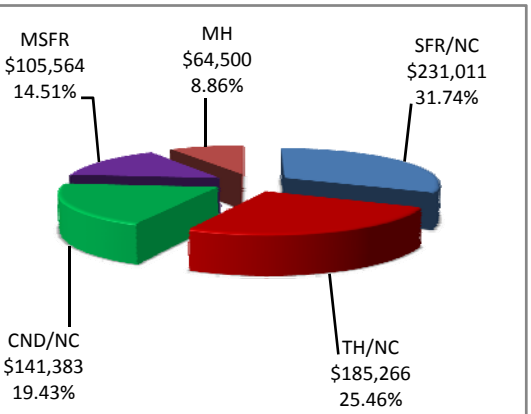
© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

Average Sales Price – September 2008

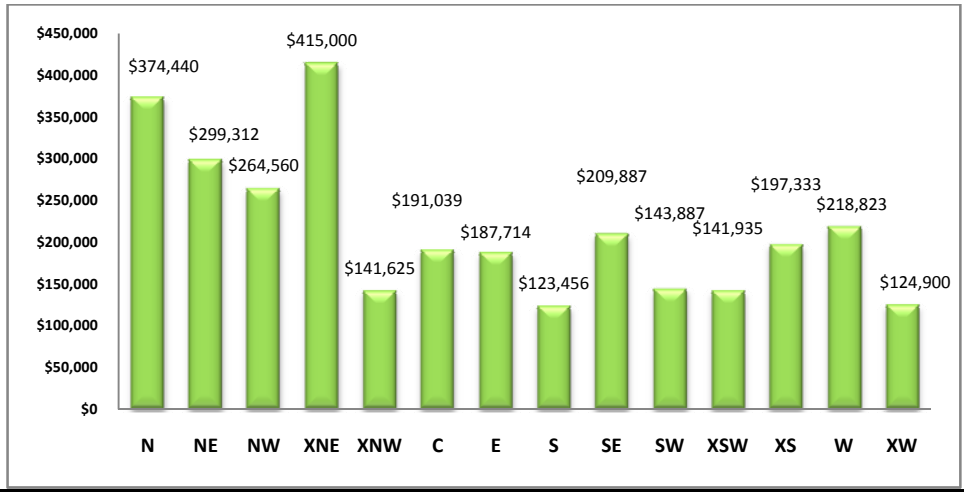


	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	$117,522	$131,345	$124,221	$119,096	$128,667	$135,246	$130,431	$126,951	$124,919	$124,367	$128,608	$130,803
1997	$135,318	$130,164	$128,530	$124,067	$131,332	$132,644	$132,653	$127,541	$137,216	$135,970	$134,066	$133,818
1998	$134,345	$127,442	$138,409	$138,170	$143,527	$149,769	$137,888	$135,264	$133,184	$131,686	$133,763	$140,754
1999	$145,176	$141,721	$149,839	$140,890	$153,866	$160,390	$148,204	$144,604	$140,203	$143,226	$144,934	$151,319
2000	$144,250	$144,628	$153,944	$156,979	$158,612	$165,645	$158,333	$156,151	$156,850	$149,750	$162,773	$161,348
2001	$154,163	$150,354	$154,135	$163,871	$164,253	$162,928	$168,270	$167,324	$159,739	$152,987	$156,909	$164,287
2002	$157,373	$162,619	$160,815	$168,493	$176,400	$170,257	$169,404	$179,637	$163,591	$166,667	$177,030	$181,091
2003	$157,881	$167,538	$171,186	$180,937	$181,283	$193,201	$183,255	$179,072	$188,887	$185,785	$173,275	$177,201
2004	$180,567	$188,874	$205,774	$206,595	$205,654	$213,145	$211,822	$205,202	$210,791	$212,269	$214,183	$216,222
2005	$230,887	$235,093	$238,126	$247,924	$260,485	$270,958	$262,908	$264,113	$257,020	$262,449	$266,610	$267,044
2006	$273,691	$273,540	$281,819	$279,094	$267,810	$269,518	$274,300	$267,636	$257,851	$266,251	$263,538	$259,687
2007	$272,351	$259,516	$270,648	$278,577	$278,619	$293,443	$267,808	$273,953	$272,966	$259,557	$266,794	$257,162
2008	$266,450	$262,155	$259,120	$253,729	$250,803	$257,449	$254,854	$238,504	$217,397			

Average Sales Price by Type – September 2008



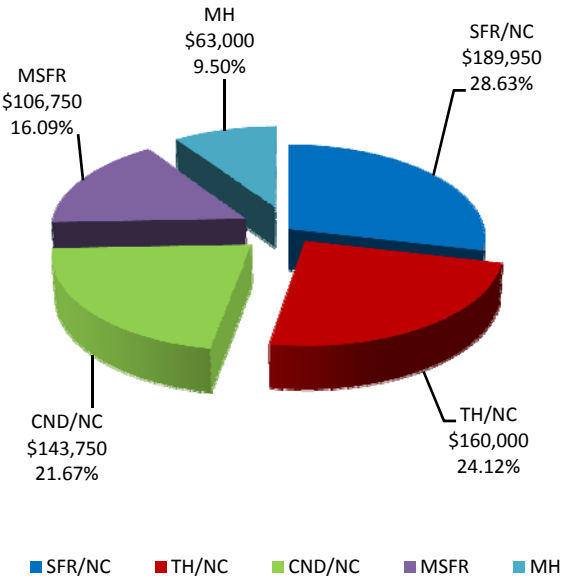
Average Sale Price per Area – September 2008



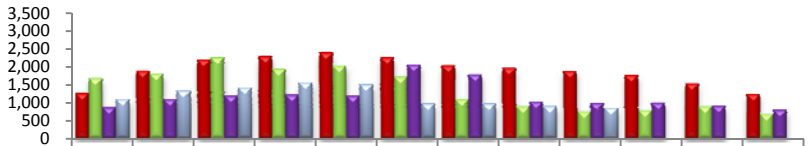
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

Median Sale Price – by Type



Total Listings under Contract



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	890	948	1,038	1,015	981	814	847	682	640	670	538	477
1997	699	766	911	851	870	859	856	775	765	691	712	613
1998	808	887	1,002	1,076	990	950	946	898	885	964	815	651
1999	861	961	1,251	1,148	1,145	1,228	1,088	957	954	859	913	624
2000	689	1,030	1,216	1,039	973	954	969	896	813	846	814	649
2001	887	1,089	1,285	1,168	1,246	1,217	1,131	1,148	911	1,011	902	804
2002	1,108	1,254	1,415	1,555	1,427	1,345	1,335	1,335	1,241	1,243	1,251	1,017
2003	1,319	1,410	1,710	1,719	1,712	1,684	1,620	1,515	1,316	1,414	1,233	1,104
2004	1,470	1,676	2,064	2,766	2,044	1,978	1,916	1,701	1,652	1,742	1,593	1,282
2005	1,259	1,881	2,188	2,285	2,391	2,257	2,028	1,961	1,877	1,766	1,528	1,236
2006	1,672	1,796	2,250	1,928	2,019	1,712	1,089	893	747	782	891	678
2007	863	1,094	1,192	1,217	1,191	2,053	1,777	1,024	989	993	910	799
2008	1,079	1,317	1,410	1,547	1,485	951	960	878	836			

**Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)

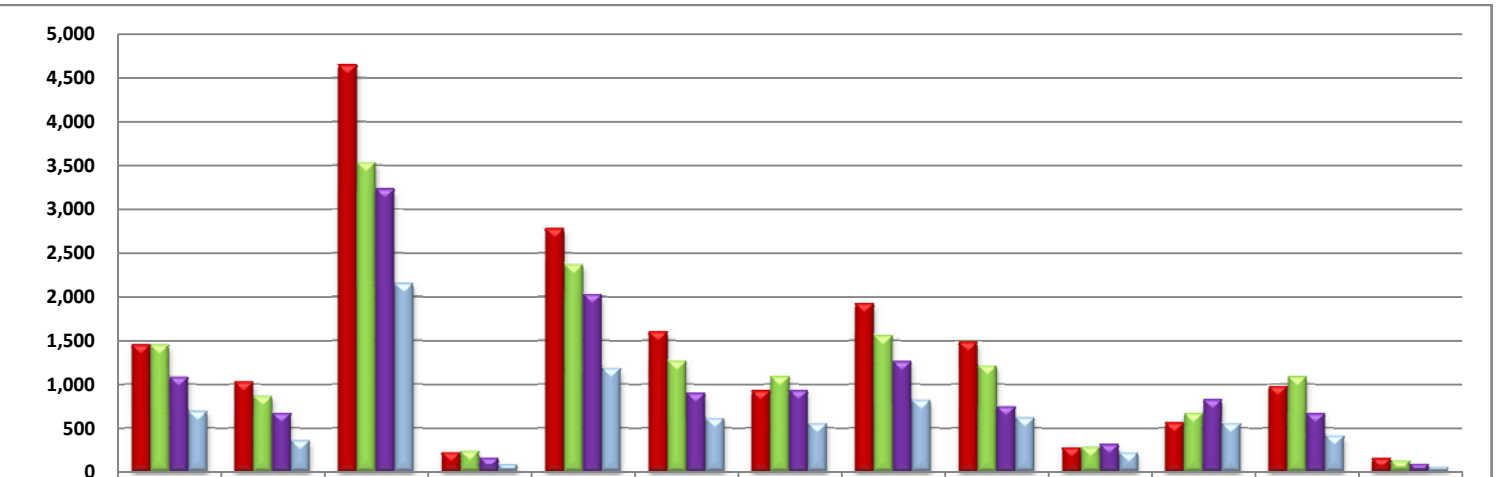
Median Sale Price – September 2008

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	$97,950	$100,000	$97,000	$97,000	$101,500	$106,563	$100,000	$99,900	$102,000	$102,000	$102,500	$103,000
1997	$107,000	$101,000	$100,825	$103,960	$105,000	$106,950	$108,225	$102,250	$109,457	$112,000	$103,000	$105,000
1998	$109,900	$105,000	$110,000	$109,751	$112,900	$117,000	$115,264	$112,500	$108,000	$109,539	$110,000	$112,000
1999	$114,000	$109,500	$115,000	$115,000	$121,000	$126,500	$120,000	$114,925	$114,500	$112,000	$113,500	$118,000
2000	$110,000	$110,700	$118,000	$118,950	$120,000	$126,000	$122,000	$122,000	$121,500	$119,579	$124,000	$120,505
2001	$120,000	$117,500	$125,000	$129,900	$127,500	$130,000	$130,950	$130,875	$125,000	$125,000	$128,750	$125,531
2002	$127,875	$127,000	$128,275	$131,000	$138,450	$138,900	$138,000	$140,000	$133,900	$136,340	$140,000	$138,000
2003	$132,000	$137,500	$137,610	$144,700	$145,000	$152,450	$146,990	$148,000	$146,350	$150,900	$141,825	$145,000
2004	$148,000	$150,000	$157,000	$159,900	$162,487	$169,700	$167,000	$167,500	$169,950	$172,000	$177,000	$170,000
2005	$177,000	$186,500	$190,000	$196,000	$209,000	$222,000	$221,650	$220,000	$220,915	$225,000	$226,465	$221,900
2006	$219,000	$225,900	$219,000	$220,000	$223,000	$225,000	$225,000	$221,138	$214,000	$211,383	$216,000	$215,995
2007	$220,365	$219,500	$220,815	$224,921	$223,000	$225,000	$217,000	$220,495	$215,000	$210,000	$212,000	$210,000
2008	$203,500	$199,900	$200,000	$195,000	$201,000	$200,000	$199,900	$185,000	$180,500			

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

Number of Sold Listings by Area – Annual Comparison



	N	NE	NW	XNW	C	E	S	SE	SW	XSW	XS	W	XW
2005	1,449	1,026	4,642	220	2,776	1,600	925	1,922	1,480	273	560	977	153
2006	1,448	863	3,528	234	2,365	1,264	1,088	1,554	1,210	280	668	1,086	122
2007	1,081	669	3,226	158	2,025	897	928	1,260	745	314	825	665	88
YTD 2008	691	356	2,150	79	1,181	609	550	817	617	217	551	411	49

Average Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	$ 194,622	$ 391,267	$ 577,801	$ 950,770	$ 374,440
NE	$ 164,400	$ 279,640	$ 331,600	$ 446,250	$ 299,312
NW	$ 222,182	$ 221,781	$ 349,184	$ 356,335	$ 264,570
XNW	$ 40,000	$ 110,917	$ 160,000	$ 390,000	$ 144,625
C	$ 135,930	$ 207,944	$ 286,063	$145,550	$ 191,039
E	$ 121,167	$ 196,937	$ 2076,389	$ 351,967	$ 194,453
S	$ 90,177	$ 116,626	$ 154,449	$ 213,560	$ 123,456
SE	$ 218,737	$ 180,227	$ 257,887	$ 420,250	$ 209,887
SW	$ 103,983	$ 139,976	$ 161,293	$ 230000	$ 143,887
XSW	$ 121,529	$ 168,171	$ 0	$ 0	$ 153,929
XS	$ 182,189	$ 175,097	$ 230,893	$ 294,150	$ 197,333
W	$ 127,500	$ 183,127	$ 419,167	$ 0	$ 218,823
XW	$ 0	$ 112,850	$ 122,000	$ 176,000	$ 124,900
XNE	$ 415,000	$ 0	$ 0	$ 0	$ 0

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	31	15	12	5	63
NE	5	12	10	4	31
NW	47	111	71	8	237
XNW	1	6	4	1	12
C	43	61	16	4	124
E	12	48	18	3	81
S	13	48	10	5	76
SE	6	69	24	4	103
SW	12	42	32	1	87
XSW	9	7	0	0	16
XS	15	31	10	6	62
W	3	26	6	0	35
XW	0	4	1	1	6
XNE	1	0	0	0	1

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

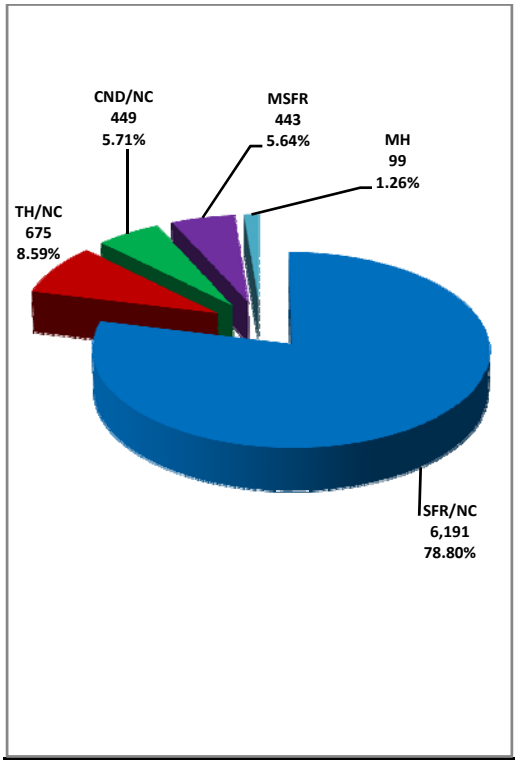
© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

Active Listings - September 2008

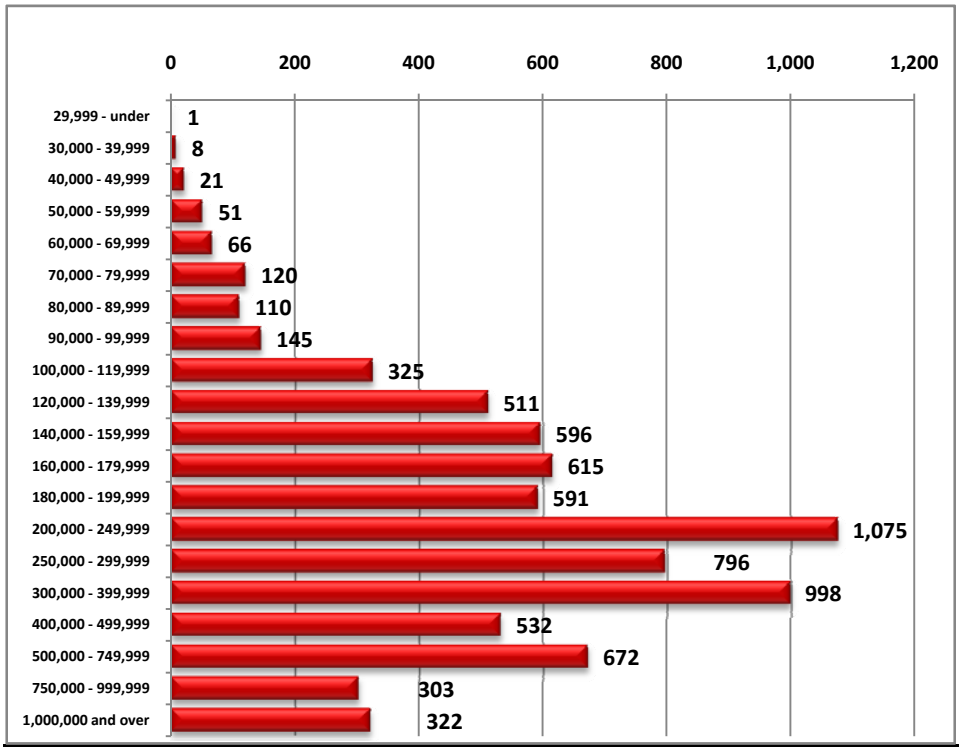
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	4,215	4,331	4,344	4,359	4,420	4,513	4,580	4,740	4,730	4,760	4,543	4,509
1997	4,559	4,805	4,790	4,613	4,525	4,387	4,382	4,468	4,626	4,776	4,674	4,657
1998	4,771	4,714	4,739	4,569	4,524	4,363	4,412	4,446	4,579	4,683	4,576	4,517
1999	4,623	4,590	4,414	4,186	3,981	3,854	3,784	3,812	3,941	4,021	3,888	3,777
2000	4,016	3,982	3,938	3,901	3,848	3,876	3,908	4,002	4,229	4,546	4,481	4,422
2001	4,716	4,708	4,609	4,478	4,255	4,179	4,100	4,128	4,448	4,640	4,528	4,597
2002	4,859	4,456	4,953	4,868	4,747	4,772	4,778	4,837	4,968	5,130	5,067	4,816
2003	5,172	5,221	5,264	5,024	4,754	4,628	4,640	4,590	4,799	4,821	4,694	4,639
2004	4,856	4,750	4,668	4,505	4,307	4,123	3,926	3,927	3,976	3,838	3,633	3,383
2005	3,470	3,262	3,493	3,640	3,882	3,969	4,062	4,405	4,804	5,330	5,554	5,457
2006	6,499	7,174	7,577	8,131	8,423	8,725	8,955	9,401	9,297	9,336	9,238	8,518
2007	9,742	9,847	10,185	10,387	9,721	8,665	8,692	8,954	9,190	9,313	9,234	8,708
2008	9,168	9,168	9,022	8,808	8,527	8,140	7,876	7,763	7,858			

Area	# of Listings
N	716
NE	446
NW	1,946
XNE	12
XNW	134
C	965
E	445
S	496
SE	621
SW	602
XSW	295
XS	524
W	490
XW	72

Active Listings Unit Breakdown



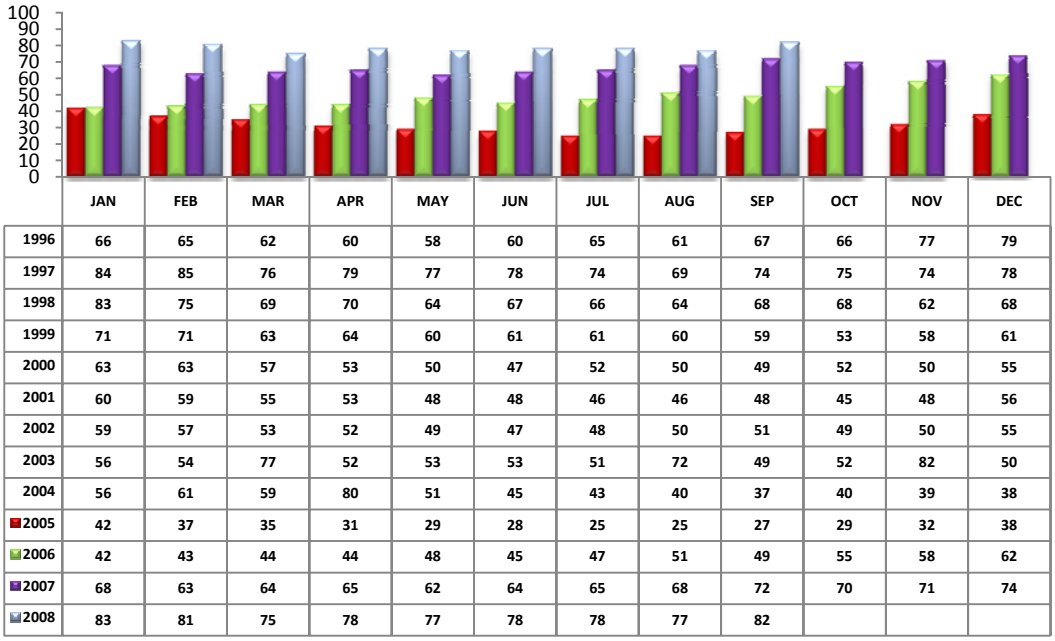
Active Listings Price Breakdown



PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

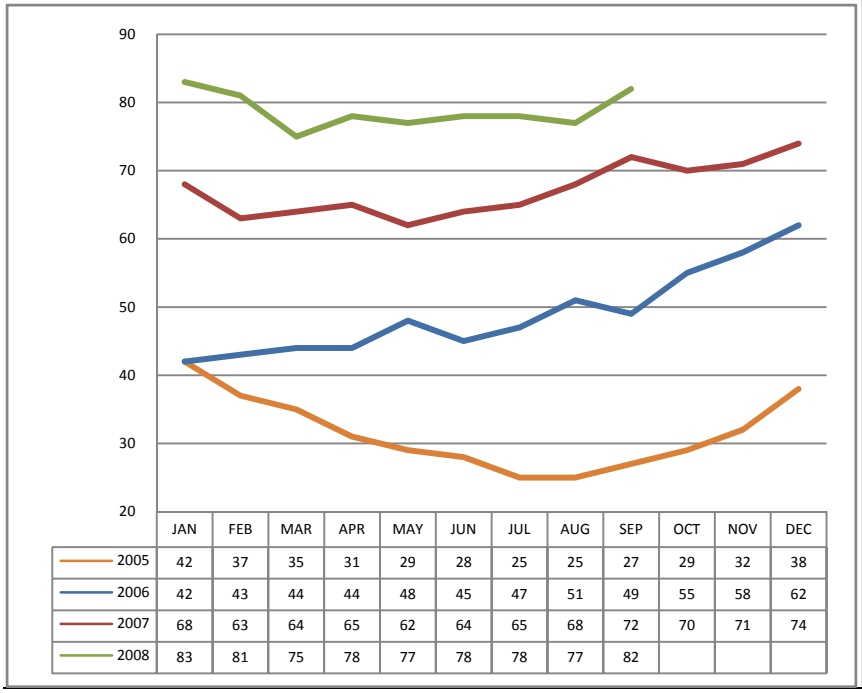
Average Days on Market/Listing – September 2008



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	66	65	62	60	58	60	65	61	67	66	77	79
1997	84	85	76	79	77	78	74	69	74	75	74	78
1998	83	75	69	70	64	67	66	64	68	68	62	68
1999	71	71	63	64	60	61	61	60	59	53	58	61
2000	63	63	57	53	50	47	52	50	49	52	50	55
2001	60	59	55	53	48	48	46	46	48	45	48	56
2002	59	57	53	52	49	47	48	50	51	49	50	55
2003	56	54	77	52	53	53	51	72	49	52	82	50
2004	56	61	59	80	51	45	43	40	37	40	39	38
2005	42	37	35	31	29	28	25	25	27	29	32	38
2006	42	43	44	44	48	45	47	51	49	55	58	62
2007	68	63	64	65	62	64	65	68	72	70	71	74
2008	83	81	75	78	77	78	78	77	82			

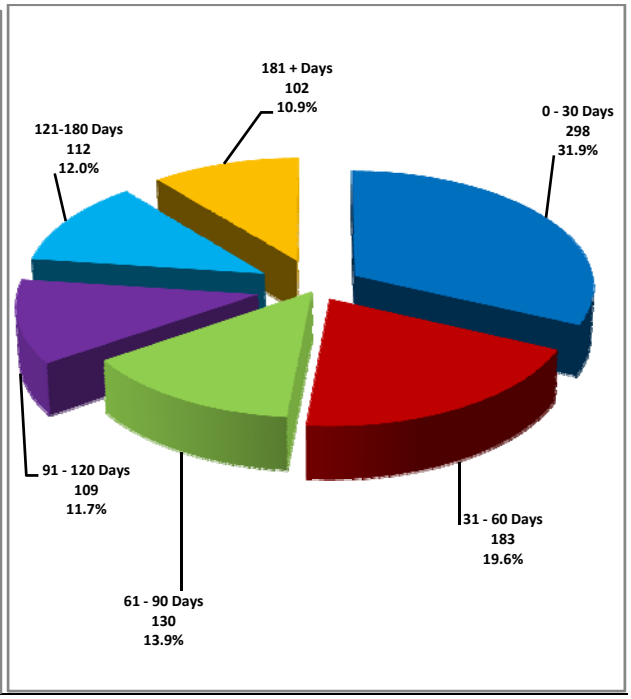
Area	Avg. DOM
N	105
NE	101
NW	91
XNE	18
XNW	86
C	73
E	74
S	87
SE	67
SW	78
XSW	73
XS	81
W	71
XW	65

Annual Comparison - Average Days on Market/Listing



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2005	42	37	35	31	29	28	25	25	27	29	32	38
2006	42	43	44	44	48	45	47	51	49	55	58	62
2007	68	63	64	65	62	64	65	68	72	70	71	74
2008	83	81	75	78	77	78	78	77	82			

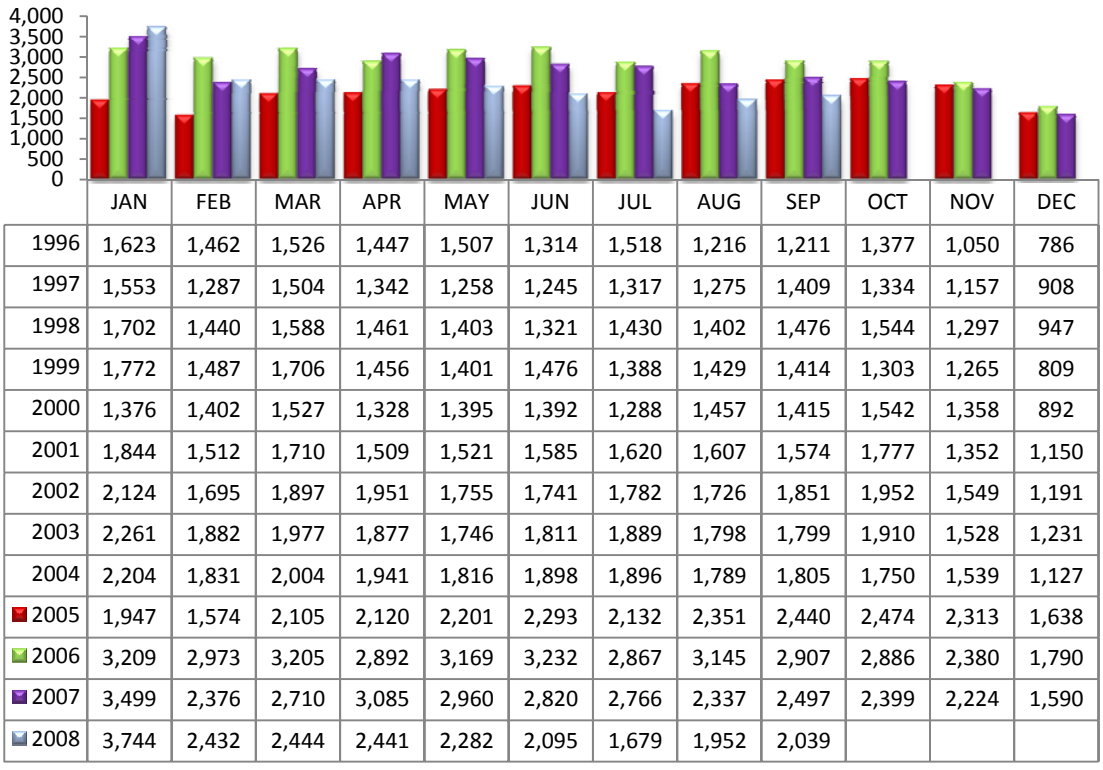
Average Days on Market/Listing Breakdown



PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

New Listings – September 2008



	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1996	1,623	1,462	1,526	1,447	1,507	1,314	1,518	1,216	1,211	1,377	1,050	786
1997	1,553	1,287	1,504	1,342	1,258	1,245	1,317	1,275	1,409	1,334	1,157	908
1998	1,702	1,440	1,588	1,461	1,403	1,321	1,430	1,402	1,476	1,544	1,297	947
1999	1,772	1,487	1,706	1,456	1,401	1,476	1,388	1,429	1,414	1,303	1,265	809
2000	1,376	1,402	1,527	1,328	1,395	1,392	1,288	1,457	1,415	1,542	1,358	892
2001	1,844	1,512	1,710	1,509	1,521	1,585	1,620	1,607	1,574	1,777	1,352	1,150
2002	2,124	1,695	1,897	1,951	1,755	1,741	1,782	1,726	1,851	1,952	1,549	1,191
2003	2,261	1,882	1,977	1,877	1,746	1,811	1,889	1,798	1,799	1,910	1,528	1,231
2004	2,204	1,831	2,004	1,941	1,816	1,898	1,896	1,789	1,805	1,750	1,539	1,127
2005	1,947	1,574	2,105	2,120	2,201	2,293	2,132	2,351	2,440	2,474	2,313	1,638
2006	3,209	2,973	3,205	2,892	3,169	3,232	2,867	3,145	2,907	2,886	2,380	1,790
2007	3,499	2,376	2,710	3,085	2,960	2,820	2,766	2,337	2,497	2,399	2,224	1,590
2008	3,744	2,432	2,444	2,441	2,282	2,095	1,679	1,952	2,039			

Area	# of Listings
N	169
NE	100
NW	499
XNE	4
XNW	36
C	289
E	149
S	131
SE	151
SW	181
XSW	60
XS	143
W	114
XW	13

*Includes properties that were re-listed

Misc. MLS Information – September 2008

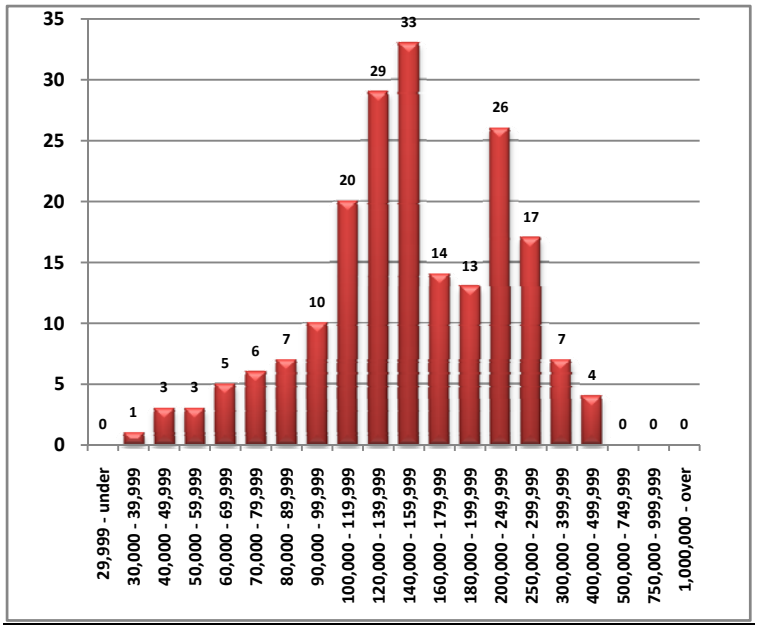
Month	#Expired	WD Release	WD Temp	Re-Lists
January 2008	813	1,161	31	456
February 2008	604	778	18	214
March 2008	676	852	20	215
April 2008	653	879	15	218
May 2008	629	836	19	121
June 2008	615	962	14	88
July 2008	595	719	28	81
August 2008	575	686	15	87
September 2008	502	664	17	74
October 2008				
November 2008				
December 2008				

PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

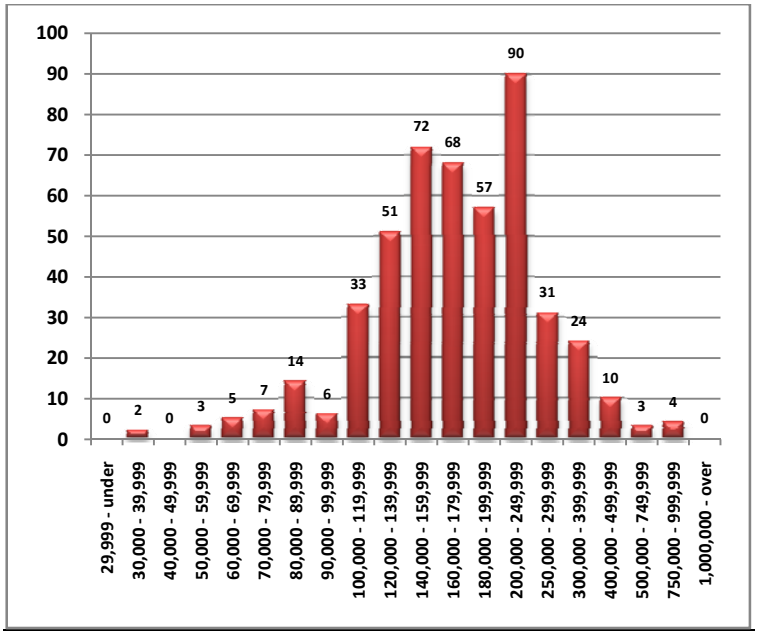
© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

Sale Price by Bedroom

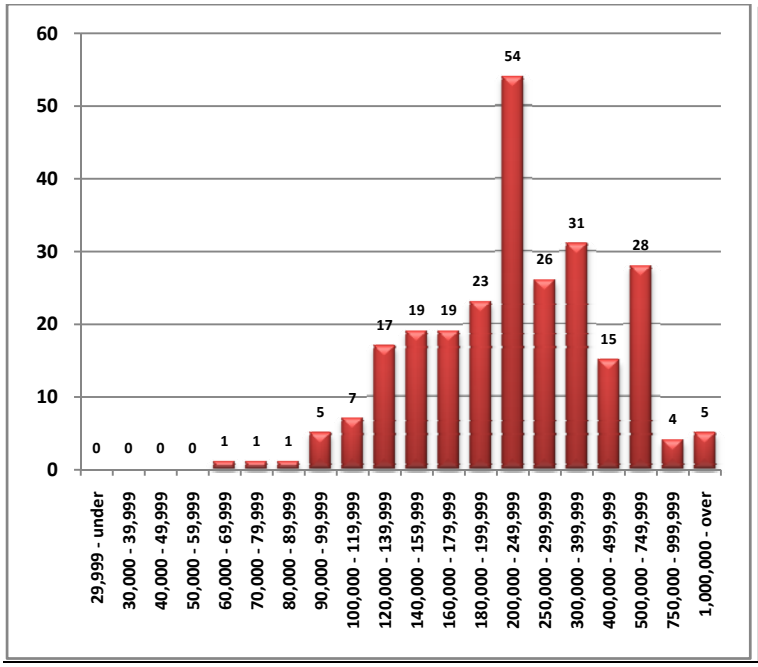
0 to 2 Bedrooms



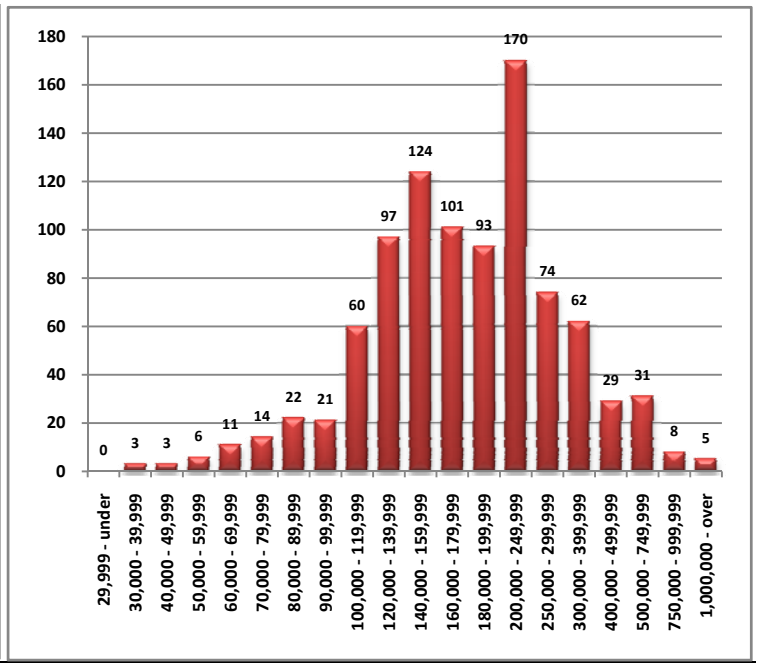
3 Bedrooms



4 or More Bedrooms



Total Bedrooms



PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.

Tucson Association of REALTORS®, **Real Estate Trend Indicator**
Tucson, AZ
From: 09/01/2008 to 09/30/2008 Statistics generated on: 10/06/08

Residential Listing Statistics							Active Listings		Days on Market	
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area	of Units Sold	
Under $29,999	1	0	0	1	2	0	N	740	1 -30 Days	298
$30,000 to $39,999	8	5	0	1	14	3	NE	450	31-60 Days	183
$40,000 to $49,999	21	3	0	3	27	3	NW	1,949	61 - 90 Days	130
$50,000 to $59,999	51	2	0	5	58	6	XNE	16	91-120 Days	109
$60,000 to $69,999	66	12	1	4	83	11	XNW	139	121 - 180 Days	112
$70,000 to $79,999	120	8	1	4	133	14	C	1,017	Over 180 Days	102
$80,000 to $89,999	110	14	4	5	133	22	E	461	**Avg. Days on Market**	
$90,000 to $99,999	145	16	0	6	167	21	S	480	82	
$100,000 to $119,999	325	34	2	8	369	60	SE	605	**Avg. Sold Price**	
$120,000 to $139,999	511	65	6	32	614	97	SW	604	$217,397	
$140,000 to $159,999	596	72	10	27	705	124	XSW	297	**Avg. Median Price**	
$160,000 to $179,999	615	47	9	27	698	101	XS	544	$180,500	
$180,000 to $199,999	591	49	5	16	661	93	W	476		
$200,000 to $249,999	1,075	69	6	35	1185	170	XW	80		
$250,000 to $299,999	796	49	4	19	868	74	**Sold Units per**			
$300,000 to $349,999	524	33	3	9	569	36	N	63		
$350,000 to $399,999	474	13	2	11	500	26	NE	31		
$400,000 to $449,999	257	7	2	4	270	20	NW	237		
$450,000 to $499,999	275	6	1	7	289	9	XNE	1		
$500,000 to $749,999	672	17	4	12	705	31	XNW	12		
$750,000 to $999,999	303	8	0	4	315	8	C	124		
$1,000,000 to $1,249,999	68	2	0	0	70	0	E	81		
$1,250,000 to $1,499,999	80	2	0	0	82	2	S	76		
$1,500,000 to $1,999,999	94	1	0	2	97	2	SE	103		
$2,000,000 to $2,999,999	57	0	0	0	57	1	SW	87		
$3,000,000 and over	23	0	0	0	23	0	XSW	16		
							XS	62		
Totals	**7,858**	**534**	**60**	**242**	**8,694**	**934**	W	35		
							XW	6		

	Sept. 2008	Sept. 2007	% Change	YTD 2008	YTD 2007	% Change
Home Sales Volume	$203,048,605	$210,834,713	-3.69%	$2,068,027,560	$2,879,761,182	-28.19%
Home Sales Units	934	774	20.67%	8,278	10,478	-21.00%
Average Sales Price (All Residential)	$217,397	$272,396	-20.19%	$249,913	$274,839	-9.07%
Median Sales Price	$180,500	$215,000	-16.05%	$196,000	$220,000	-10.91%
Average Days on Market:	82	72	13.89%	78	65	20.00%
Average List Price for Solds:	$226,366	$286,148	-20.89%	$ 262,407	$ 285,997	-8.25%
SP/LP %	96.04%	95.19%		95.24%	96.10%	
Pending Contracts	836	989	-15.47%			
Active Listings	7,858	9,190	-14.49%			
New Listings	2,039	2,497	-18.34%			

Please note: Please note that the data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of Realtors Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of Realtors nor the MLS guarantees nor is in any way responsible for its accuracy.

© Copyright 2008 Tucson Association of REALTORS® Multiple Listing Service, Inc.
www.tarmls.com • www.tucsonrealtors.org