As of April 2012 active inventory was 5,217, a 17% decrease from April 2011. There were 1,253 closings in April 2012, 9% above April 2011. Months of Inventory was 4.2, down from 5.5 in April 2011. Median price of sold homes was $134,000 for the month of April 2012, up 2% from April 2011. The Tucson Market had 1,796 new properties under contract in April 2012, up 27% from April 2011.
These statistics are based on information obtained from the TARMLS using Brokermetrics software on 5/4/2012. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

MONTHS MARKET
0-2 Seller’s Market
3-4 Normal Market
5-6 Normal Market
7-8 Normal Market
9+ Buyer’s Market

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