

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

Multiple Listing Service

Monthly Statistics August 2011

Below are some highlights from the August Statistics:

- Total Sales Volume decreased by 11.94% from July to August but increased 4.14% from August 2010.
- Average Sales Price decreased from \$173,141 in July to \$154,944 in August.
- The Average List Price decreased by 10.50% from July.
- Total Unit Sales dipped just slightly by 1.60% from July but increased 25.40% from August 2010.
- New Listings increased 9.54% from July.



Lifestyle Opportunities:

No matter what area or type of home you are interested in, you have a variety of options.

Financial:

Multiple financing opportunities are available

Talk to a REALTOR®!

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

Greg Hollman
2011 MLS President



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August 2011 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
August	\$171,367,731	\$164,547,474	4.14%
July	\$194,610,823	\$152,120,688	27.93%
Month % Change	-11.94%	8.17%	

Average Sales Price

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
August	\$154,944	\$186,562	-16.95%
July	\$173,141	\$192,072	-9.86%
Month % Change	-10.51%	-2.87%	

Average List Price

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
August	\$162,537	\$197,339	-17.64%
July	\$181,603	\$202,792	-10.45%
Month % Change	-10.50%	-2.69%	

Total Under Contract

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
August	2,121	1,378	53.92%
July	2,009	990	102.93%
Month % Change	5.57%	39.19%	

Total Unit Sales

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
August	1,106	882	25.40%
July	1,124	792	41.92%
Month % Change	-1.60%	11.36%	

Median Sales Price

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
August	\$122,200	\$150,750	-18.94%
July	\$125,000	\$150,000	-16.67%
Month % Change	-2.24%	0.50%	

New Listings

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
August	1,206	1,455	-17.11%
July	1,101	1,861	-40.84%
Month % Change	9.54%	-21.82%	

Active Listings

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
August	5,167	7,170	-27.94%
July	5,412	6,668	-18.84%
Month % Change	-4.53%	7.53%	

August 2011 - Active and Sold by Zip Code

<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85321	1	1	100.00%	85653	106	26	24.53%	85715	104	25	24.04%	85743	165	58	35.15%
85601	6	0	0.00%	85658	163	21	12.88%	85716	145	17	11.72%	85745	180	31	17.22%
85611	2	0	0.00%	85701	18	4	22.22%	85718	286	36	12.59%	85746	119	51	42.86%
85614	213	20	9.39%	85704	170	30	17.65%	85719	100	26	26.00%	85747	124	38	30.65%
85619	26	1	3.85%	85705	100	22	22.00%	85730	157	50	31.85%	85748	115	27	23.48%
85622	75	1	1.33%	85706	109	60	55.05%	85735	65	6	9.23%	85749	159	22	13.84%
85623	3	0	0.00%	85710	224	54	24.11%	85736	38	1	2.63%	85750	236	30	12.71%
85629	161	52	32.30%	85711	146	40	27.40%	85737	200	34	17.00%	85755	205	26	12.68%
85641	245	59	24.08%	85712	146	26	17.81%	85739	236	21	8.90%	85756	98	37	37.76%
85645	5	1	20.00%	85713	206	37	17.96%	85741	90	41	45.56%	85757	54	28	51.85%
85648	0	0	0.00%	85714	32	12	37.50%	85742	128	34	26.56%				

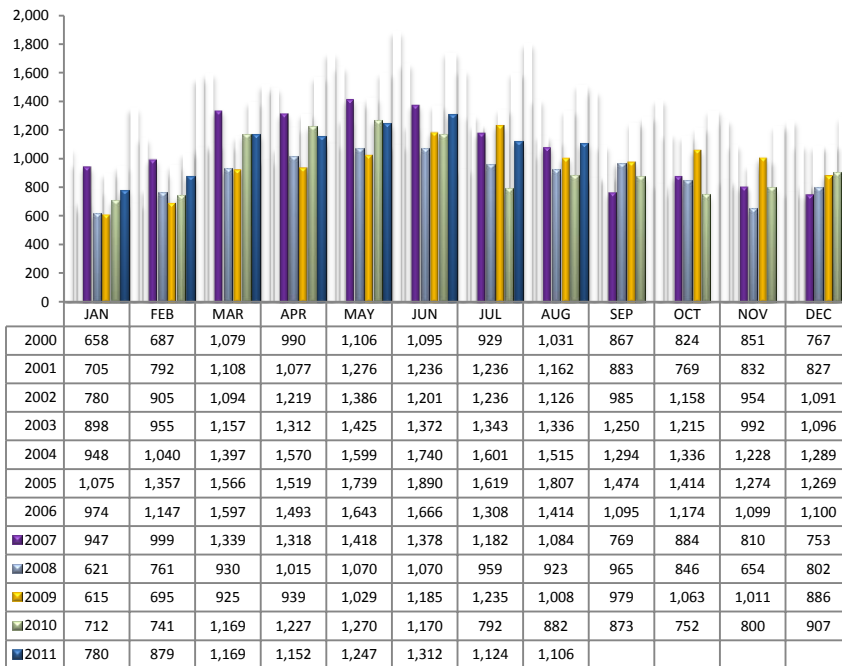
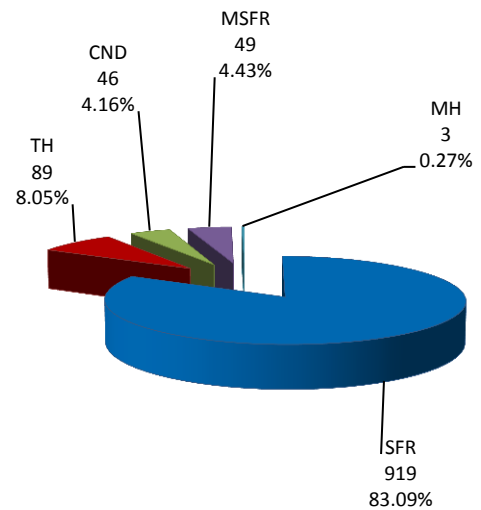
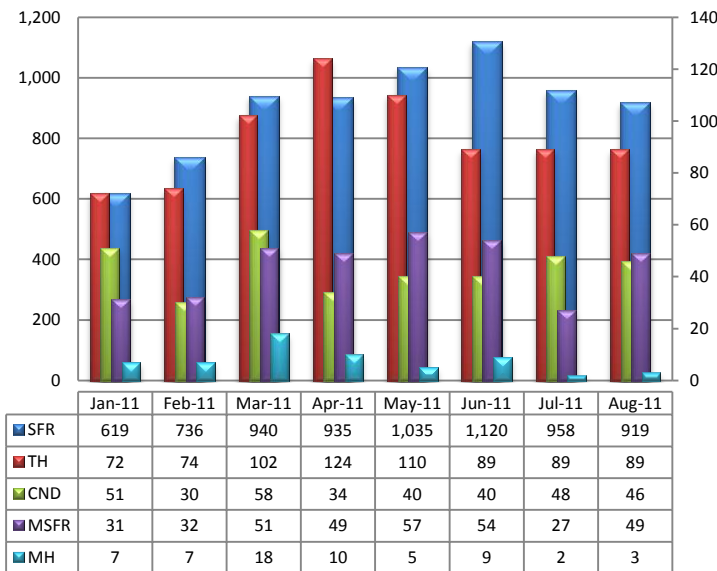
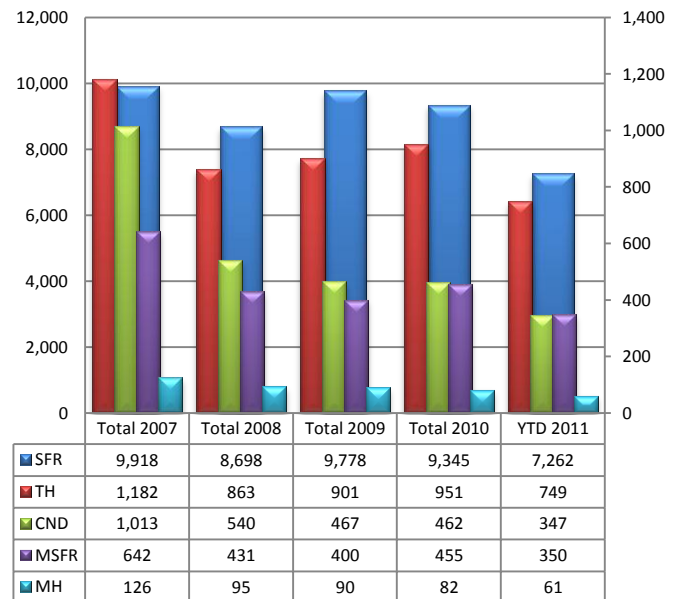
NOTE:

85602-1 active listing, 85621- 2 active listings, 85637- 3 active listings

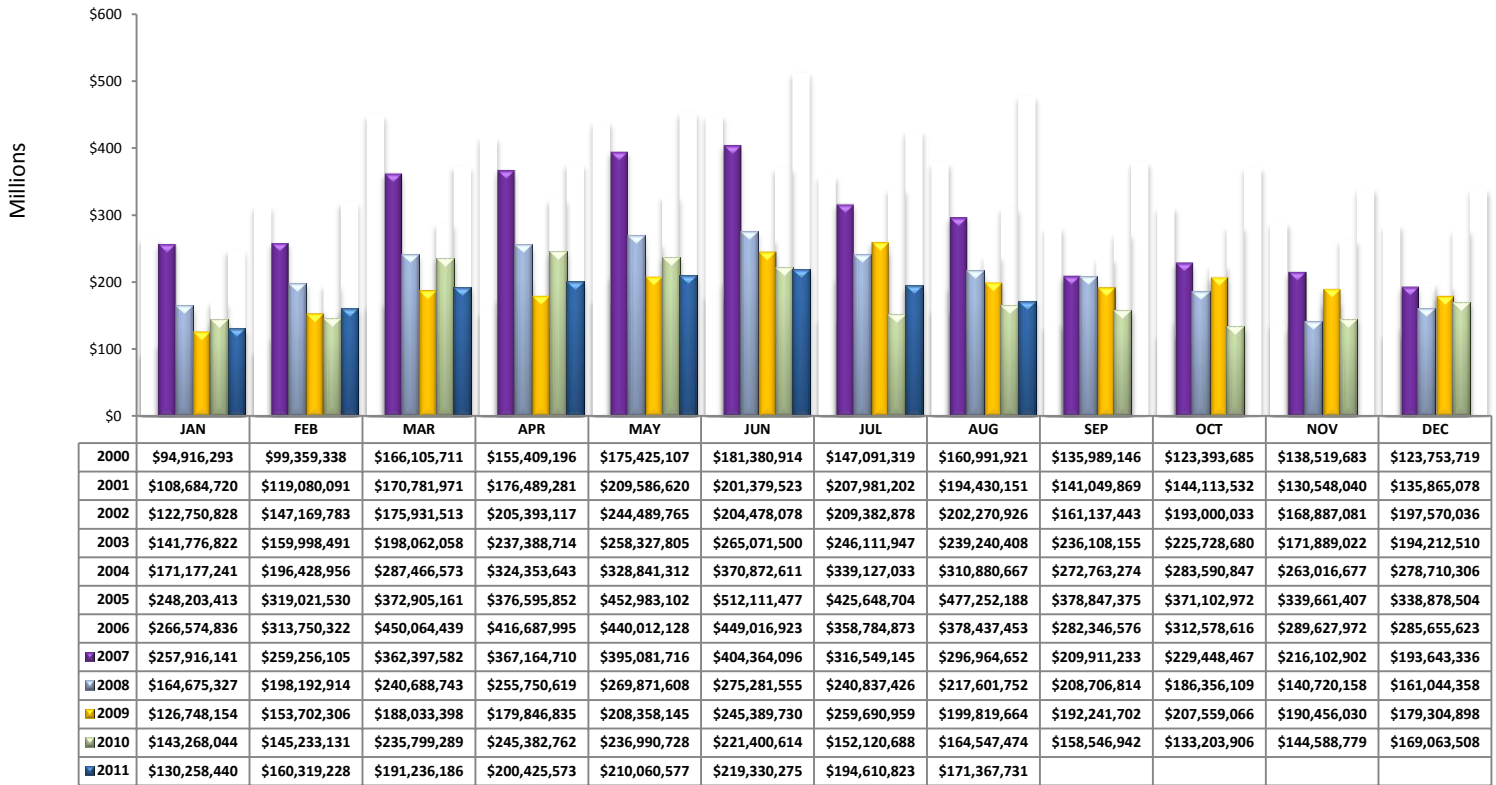
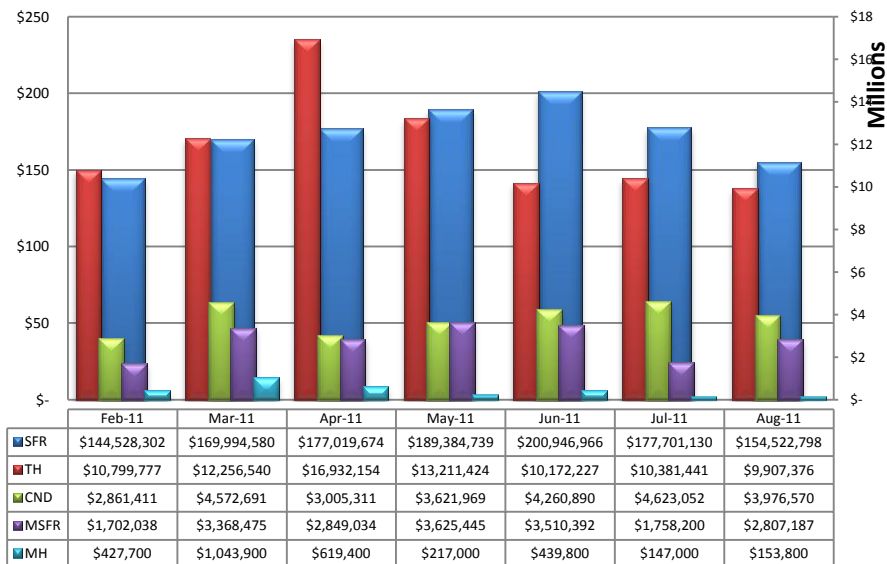
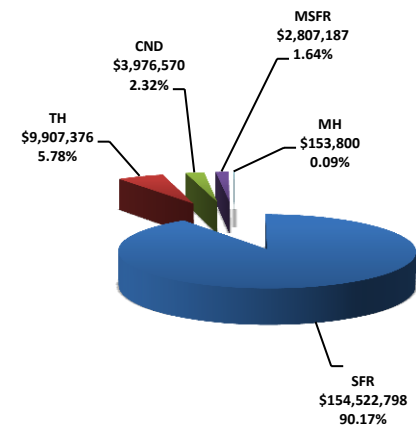
Residential Listing Statistics							Active Listings		Days on Market		
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area	of Units Sold		
Under \$29,999	60	19	6	11	96	33	N	517	0-30 Days	429	
\$30,000 to \$39,999	98	34	3	23	158	45	NE	318	31-60 Days	225	
\$40,000 to \$49,999	120	49	11	21	201	43	NW	1309	61 - 90 Days	144	
\$50,000 to \$59,999	174	48	29	20	271	41	XNE	26	91-120 Days	104	
\$60,000 to \$69,999	154	62	24	26	266	51	XNW	79	121 - 180 Days	97	
\$70,000 to \$79,999	188	66	30	30	314	50	C	654	Over 180 Days	107	
\$80,000 to \$89,999	228	83	28	29	368	73	E	339	Avg. Days on Market 73		
\$90,000 to \$99,999	221	90	42	29	382	56	S	269			
\$100,000 to \$119,999	349	145	72	57	623	140	SE	431	Avg. Sold Price \$154,944		
\$120,000 to \$139,999	399	147	37	37	620	106	SW	304			
\$140,000 to \$159,999	316	113	42	31	502	82	XSW	258	Median Sales Price \$122,200		
\$160,000 to \$179,999	342	96	29	28	495	73	XS	364			
\$180,000 to \$199,999	285	60	16	15	376	62	W	261	New Listings 1,206		
\$200,000 to \$249,999	551	77	22	33	683	100	XW	38			
\$250,000 to \$299,999	390	55	9	21	475	46	Sold Units per Area		Sales Volume by Area		
\$300,000 to \$399,999	452	58	12	23	545	56	N	66	\$20,427,936		
\$400,000 to \$499,999	277	24	3	5	309	25	NE	52	\$14,918,140		
\$500,000 to \$749,999	280	18	3	4	305	18	NW	267	\$50,876,893		
\$750,000 to \$999,999	125	5	1	1	132	4	XNW	12	\$1,067,915		
\$1,000,000 and over	158	4	3	2	167	2	C	131	\$16,051,814		
							E	81	\$11,273,098		
							S	110	\$8,098,474		
							SE	123	\$16,294,844		
							SW	97	\$8,890,737		
							XSW	23	\$2,896,825		
							XS	79	\$12,291,804		
							W	55	\$7,319,939		
Totals	5,167	1,253	422	446	7,288	1,106	XW	9	\$564,312		
							XNE	1	\$395,000		
							Total Volume		\$171,367,731		
Aug-11	Aug-10	% Change	YTD 2011	YTD 2010	% Change						
Home Sales Volume	\$171,367,731	\$164,547,474	4.14%	\$1,477,608,833	\$1,544,742,730	-4.35%					
Home Sales Units	1,106	882	25.40%	8,769	7,963	10.12%					
Average Sales Price (All Residential)	\$154,944	\$186,562	-16.95%	\$162,905	\$195,202	-16.55%					
Median Sales Price	\$122,200	\$150,750	-18.94%	\$124,235	\$153,485	-19.06%					
Average Days on Market:	73	91	-19.78%	76	78	-2.56%					
Average List Price for Sold:	\$162,537	\$197,339	-17.64%	\$171,114	\$201,365	-15.02%					
SP/LP %	95.33%	94.54%		95.20%	96.94%						
Total Under Contract	2,121	1,378	53.92%								
Active Listings	5,167	7,170	-27.94%								
New Listings	1,206	1,455	-17.11%								
							Types of Financing		Totals		
							FHA		277		
							VA		75		
							Conventional		346		
							Cash Owner		10		
							Lease Option		1		
							Cash		364		
							Other		33		

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FHA	277
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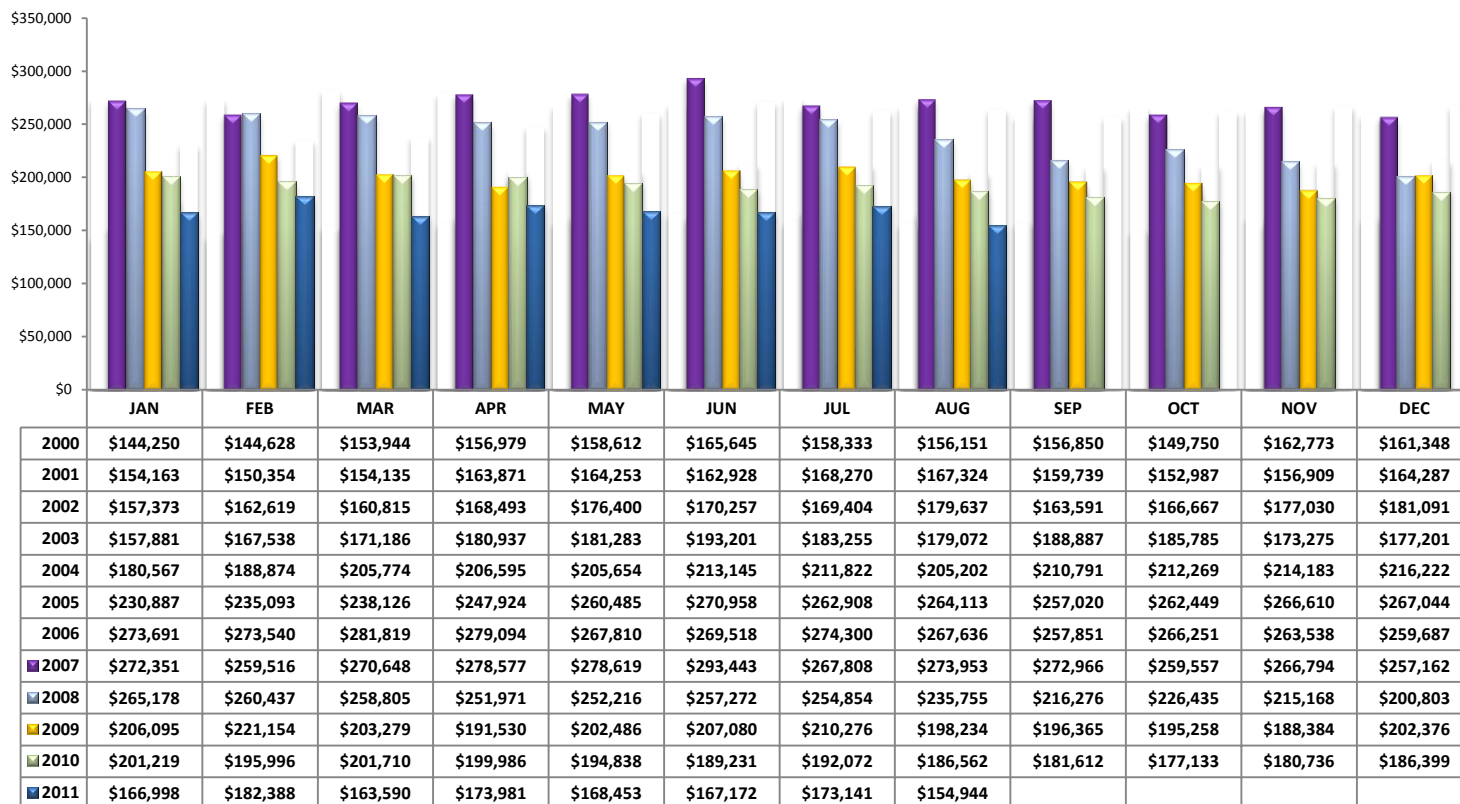
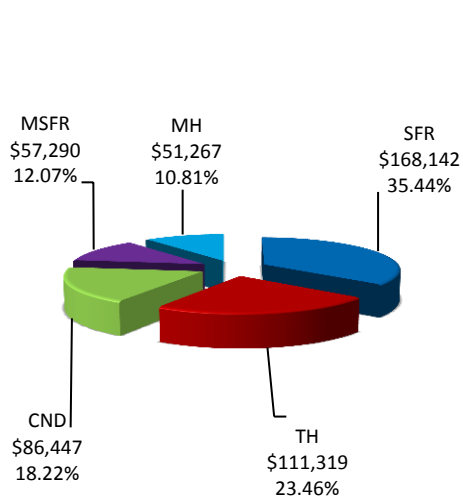
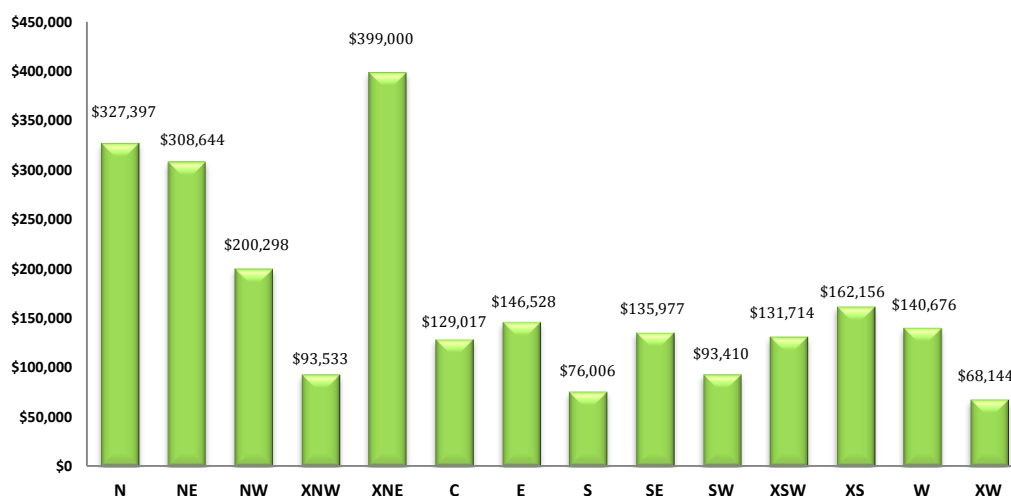
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Total Unit Sales – August 2011**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

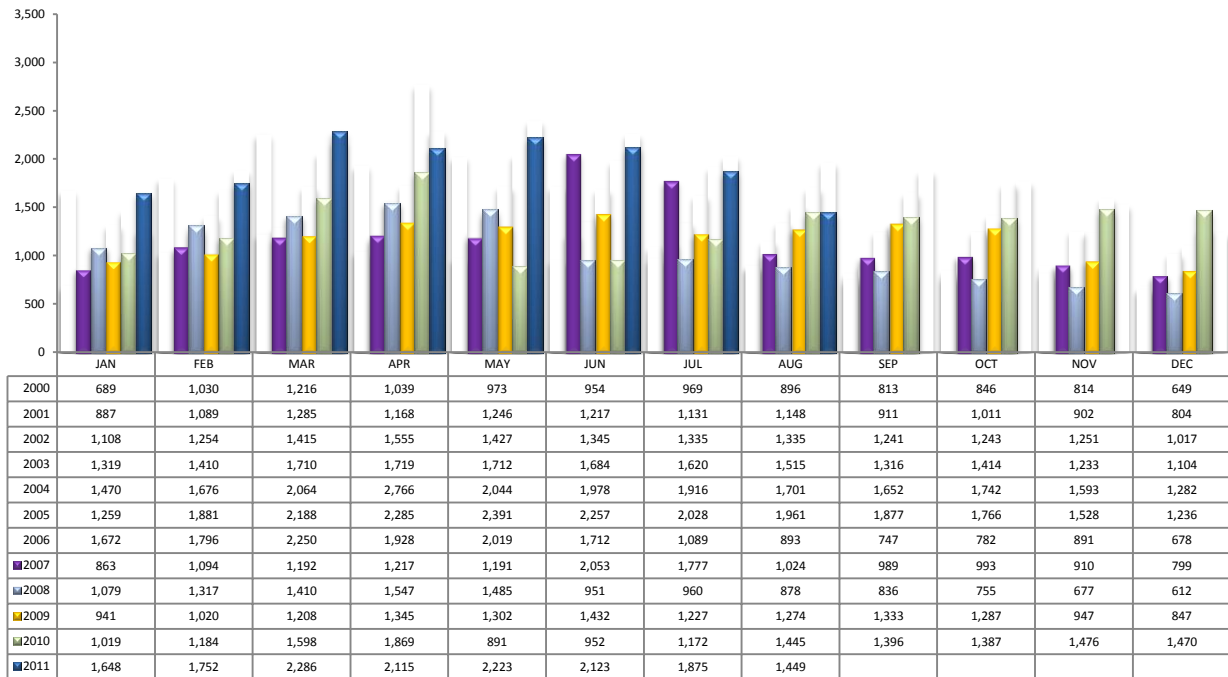
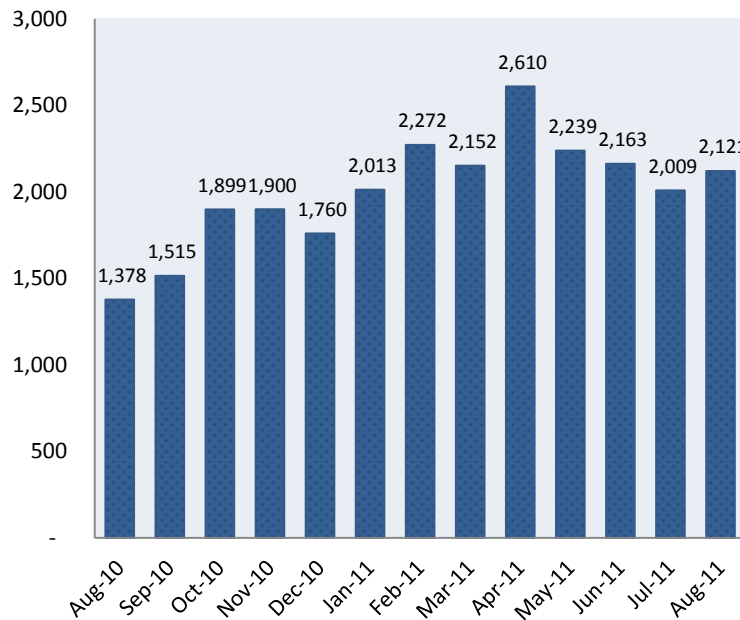
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Total Sales Volume - August 2011**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

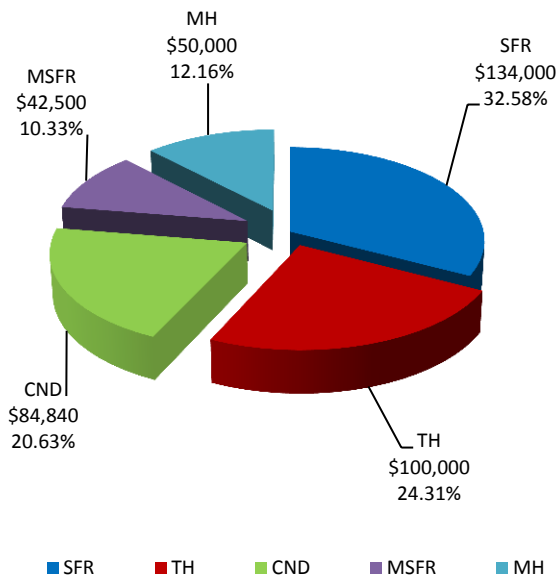
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Average Sales Price – August 2011**Average Sales Price by Type – August 2011****Average "Listing" Price per Area – August 2011**

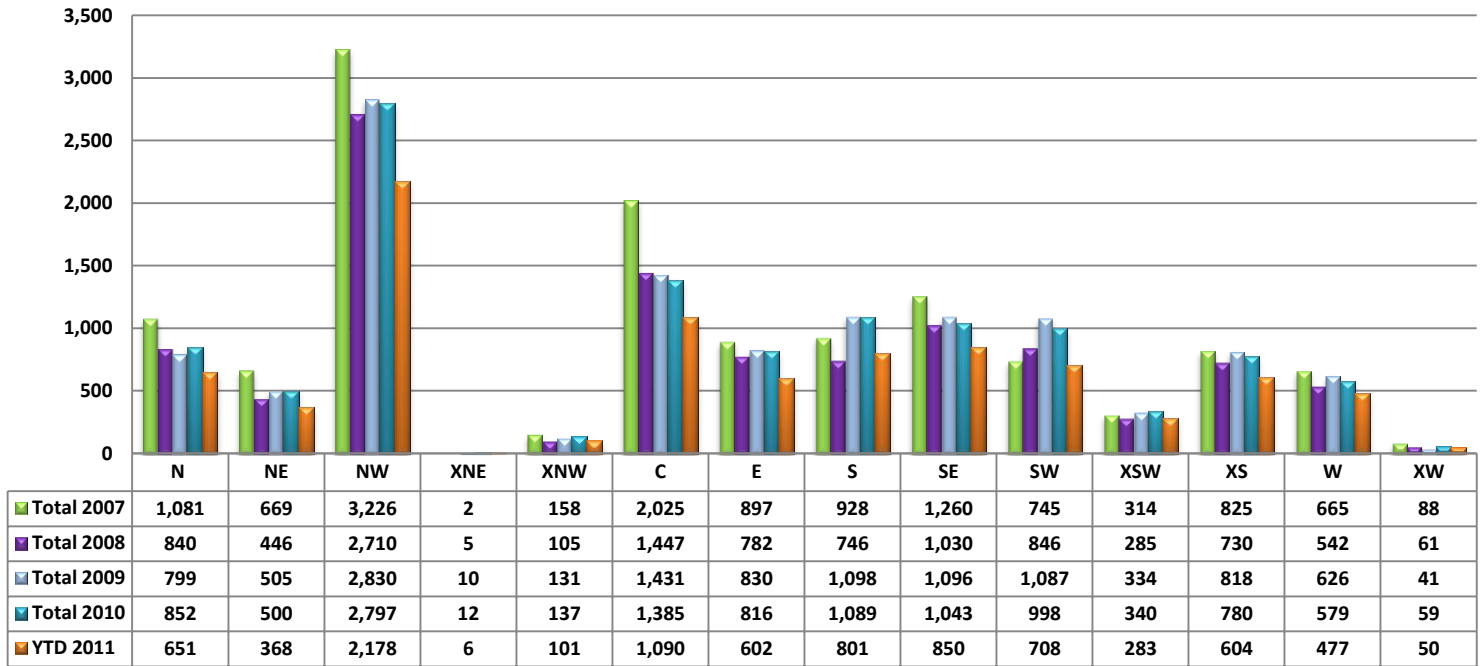
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Newly Under Contract During The Month**Total Listings Still Under Contract At The End of The Month**

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Median Sale Price - by Type**Median Sale Price - August 2011**

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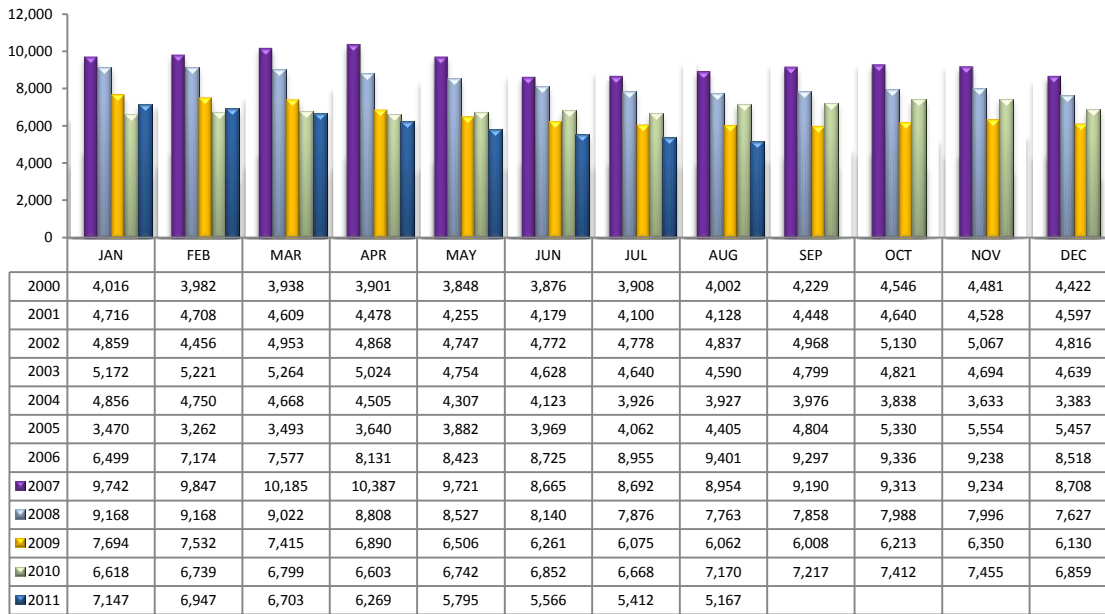
Number of Sold Listings by Area - Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$161,187	\$308,535	\$466,956	\$427,750	\$309,514
NE	\$96,664	\$209,261	\$425,500	\$636,300	\$286,887
NW	\$152,451	\$173,340	\$220,640	\$276,627	\$190,550
XNW	\$27,950	\$84,791	\$139,492	\$0	\$88,993
C	\$92,167	\$124,631	\$173,372	\$270,875	\$122,533
E	\$76,464	\$123,472	\$177,991	\$680,000	\$139,174
S	\$40,896	\$69,135	\$112,755	\$65,950	\$73,622
SE	\$107,888	\$110,542	\$161,605	\$250,659	\$132,478
SW	\$68,263	\$83,142	\$102,947	\$163,767	\$91,957
XSW	\$134,569	\$126,055	\$117,050	\$65,000	\$125,949
XS	\$80,917	\$126,415	\$176,482	\$229,625	\$155,592
W	\$68,054	\$135,206	\$173,640	\$450,000	\$133,090
XW	\$0	\$60,819	\$66,467	\$0	\$62,701
XNE	\$0	\$395,000	\$0	\$0	\$395,000

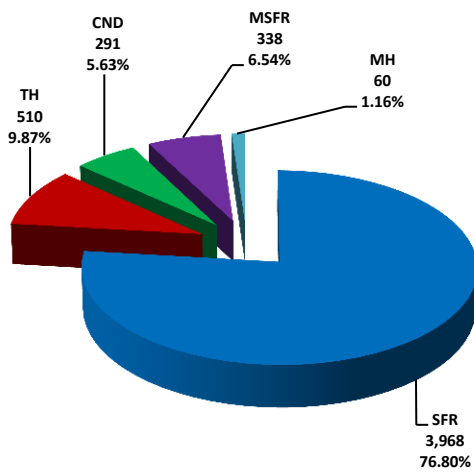
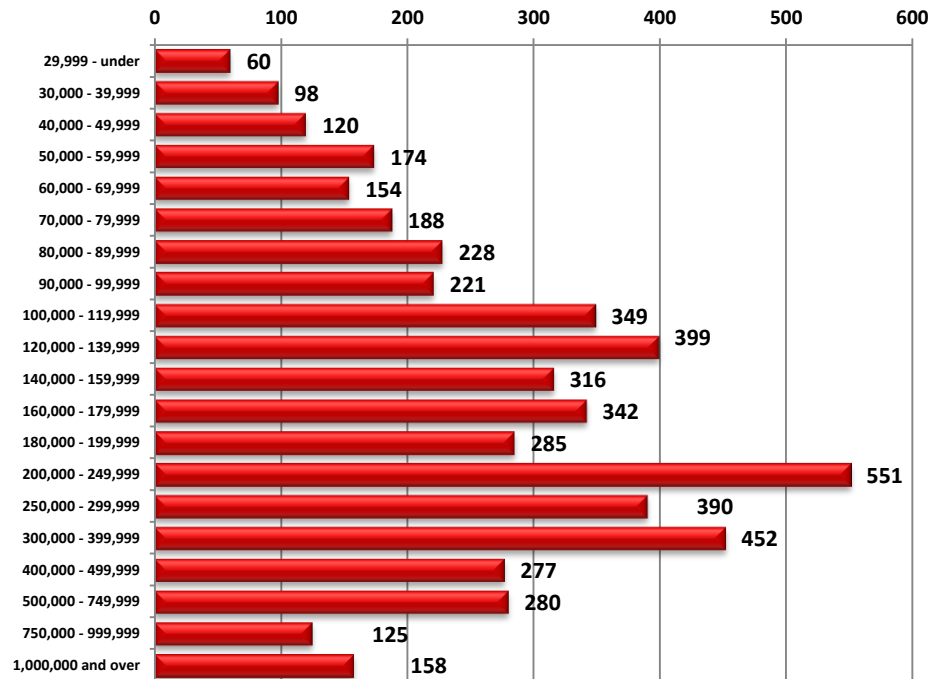
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	20	26	16	4	66
NE	10	23	14	5	52
NW	47	120	85	15	267
XNW	2	7	3	0	12
C	43	73	11	4	131
E	11	47	22	1	81
S	24	57	27	2	110
SE	12	68	37	6	123
SW	6	54	34	3	97
XSW	9	11	2	1	23
XS	6	30	35	8	79
W	11	35	8	1	55
XW	0	6	3	0	9
XNE	0	1	0	0	1

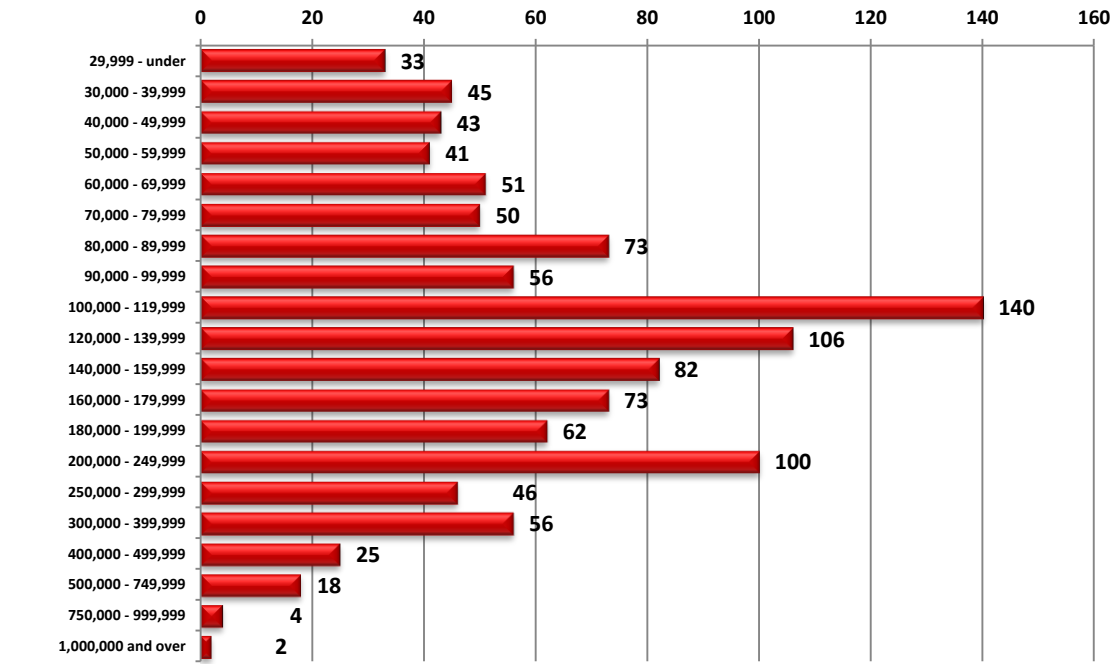
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Active Listings

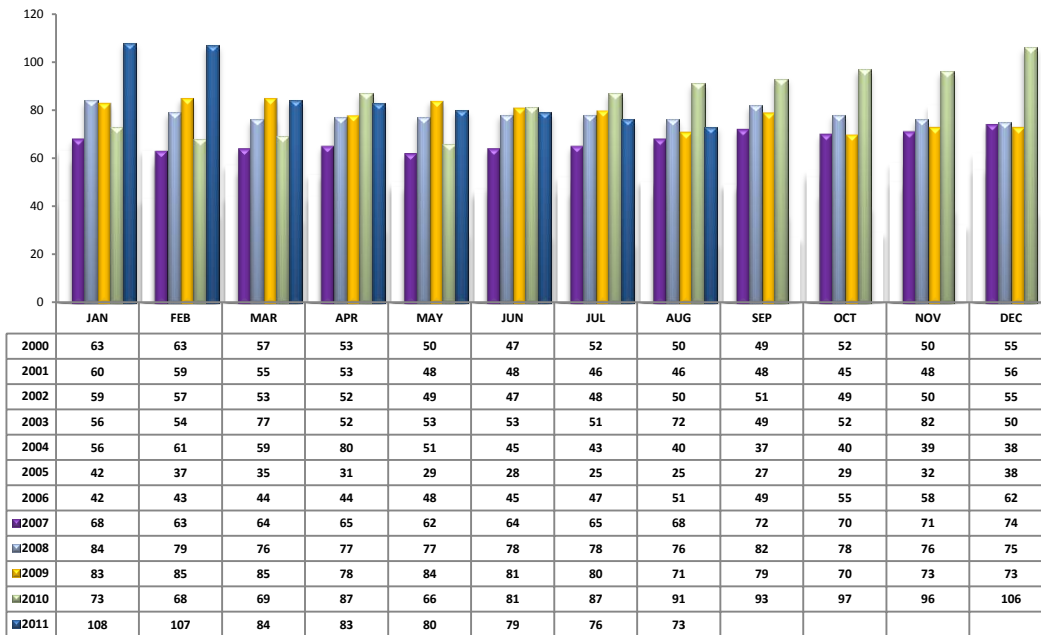
Area	# of Listings
N	517
NE	318
NW	1309
XNE	26
XNW	79
C	654
E	339
S	269
SE	431
SW	304
XSW	258
XS	364
W	261
XW	38

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

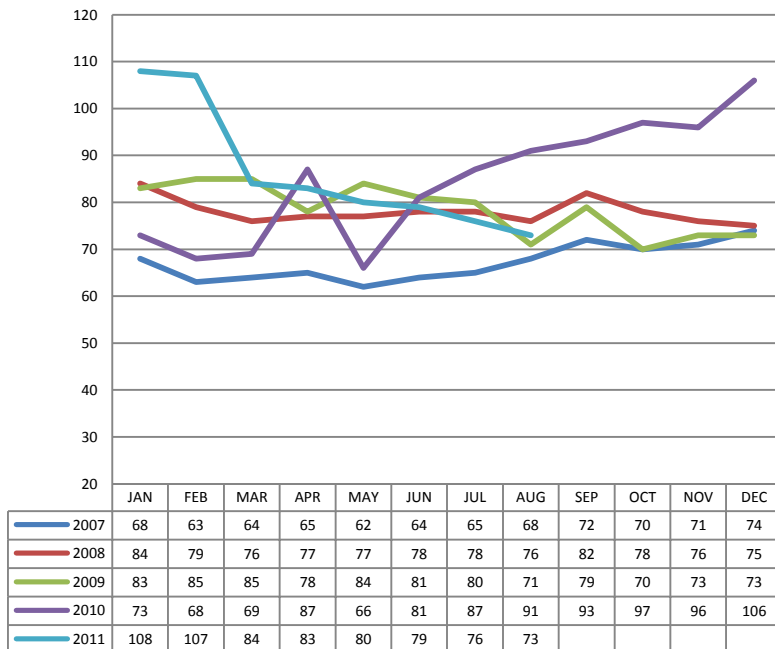
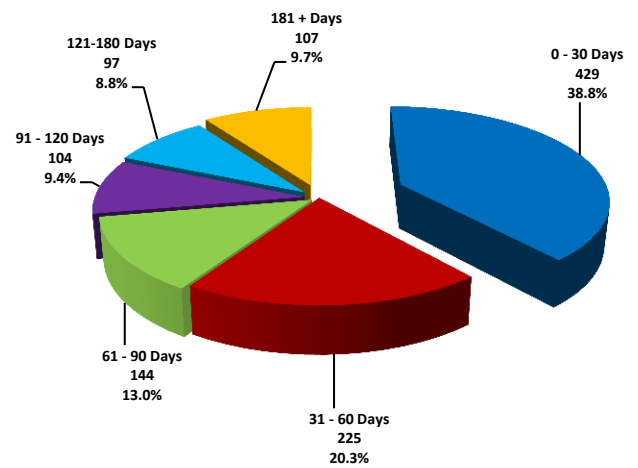
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Sold Price Breakdown

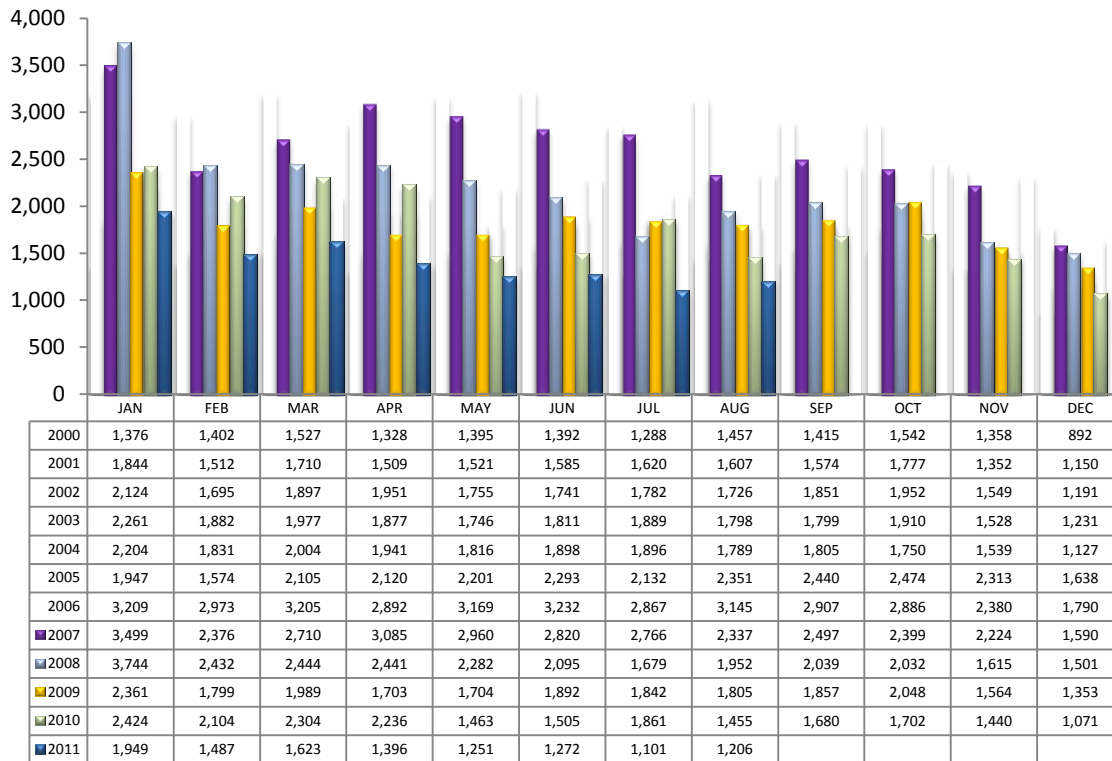
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Average Days on Market/Listing - August 2011

Area	Avg. DOM
N	95
NE	89
NW	73
XNE	186
XNW	52
C	72
E	73
S	55
SE	70
SW	78
XSW	85
XS	78
W	69
XW	62

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

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New Listings – August 2011

Area	# of Listings
N	104
NE	57
NW	307
XNE	3
XNW	23
C	149
E	81
S	80
SE	116
SW	78
XSW	54
XS	81
W	64
XW	9

*Includes properties that were re-listed

Misc. MLS Information – August 2011

Month	Expired	Cancelled	Temp Off Mkt.
Nov 2010	320	432	60
Dec 2010	707	486	64
Jan 2011	401	577	76
Feb 2011	350	453	85
Mar 2011	378	537	71
Apr 2011	392	505	71
May 2011	366	499	272
June 2011	345	427	90
July 2011	304	371	70
August 2011	309	435	75

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