

**For Immediate
Release:**

September 7, 2012

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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics August 2012

Below are some highlights from the August Residential Sales Statistics:

- The Median Sales Price increased 3.57% to \$145,000 and has increased 18.66% from August 2011.
- Total Sales Volume increased 2.68% from July, and up 23.97% from last year at this time.
- Average Sales Price decreased slightly by .98% going from \$181,978 in July to \$180,193 in August.
- Average List Price decreased 1.08% but has increased 14.62% from August 2011.
- Total Under Contract decreased by 2.70% since July but has increased 19.05% since last August.
- Total Unit Sales increased by 3.69% from July and increased 6.60% from August 2011.
- New Listings increased of 1.06% over July and 33.91% over August 2011.
- Average Days on Market decreased again slightly to 65.
- Active Listings increased from 3,477 in July to 3,564 in August.

Sue Cartun
2012 MLS President



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®.



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 5,400 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.

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	30	24	6	8	68	14	N	390	1 -30 Days	590																	
\$30,000 to \$39,999	77	15	14	11	117	24	NE	241	31-60 Days	199																	
\$40,000 to \$49,999	80	36	20	17	153	37	NW	932	61 - 90 Days	121																	
\$50,000 to \$59,999	90	50	28	16	184	32	XNE	26	91-120 Days	77																	
\$60,000 to \$69,999	101	57	35	18	211	46	XNW	76	121 - 180 Days	93																	
\$70,000 to \$79,999	114	89	37	18	258	54	C	421	Over 180 Days	99																	
\$80,000 to \$89,999	87	107	37	21	252	62	E	210	Avg. Days on Market																		
\$90,000 to \$99,999	99	101	43	17	260	49	S	99	65																		
\$100,000 to \$119,999	194	169	78	35	476	127	SE	257	Avg. Sold Price																		
\$120,000 to \$139,999	198	177	73	43	491	114	SW	190	\$180,193																		
\$140,000 to \$159,999	196	139	50	30	415	112	XSW	221	Median Sale Price																		
\$160,000 to \$179,999	223	107	44	33	407	93	XS	274	\$145,000																		
\$180,000 to \$199,999	231	97	22	22	372	70	W	179	New Listings																		
\$200,000 to \$249,999	386	132	35	57	610	124	XW	48	1,615																		
\$250,000 to \$299,999	319	78	15	20	432	80	Sold Units per Area		Sales Volume by Area																		
\$300,000 to \$399,999	454	77	13	35	579	68	N	113	\$39,140,094																		
\$400,000 to \$499,999	225	45	6	6	282	35	NE	64	\$15,504,460																		
\$500,000 to \$749,999	233	24	1	7	265	26	NW	321	\$67,267,760																		
\$750,000 to \$999,999	96	11	1	3	111	7	XNE	1	\$385,000																		
\$1,000,000 and over	131	10	0	5	146	5	XNW	6	\$701,800																		
							C	158	\$21,620,133																		
							E	97	\$13,878,266																		
							S	76	\$6,294,737																		
							SE	106	\$15,478,616																		
							SW	76	\$7,485,610																		
							XSW	27	\$3,282,179																		
							XS	72	\$12,898,330																		
Totals	3,564	1,545	558	422	6,089	1,179	W	50	\$7,411,102																		
							XW	12	\$1,099,600																		
	Aug-12	Aug-11	% Change	YTD 2012	YTD 2011	% Change	Total Volume		\$212,447,687																		
Home Sales Volume	\$212,447,687	\$171,367,731	23.97%	\$1,639,340,707	\$1,477,608,833	10.95%	<table><tr><th>Types of Financing</th><th>Totals</th></tr><tr><td>FHA</td><td>244</td></tr><tr><td>VA</td><td>94</td></tr><tr><td>Other</td><td>20</td></tr><tr><td>Cash</td><td>393</td></tr><tr><td>Convention</td><td>417</td></tr><tr><td>Cash/Loan</td><td>2</td></tr><tr><td>Carryback</td><td>9</td></tr></table>					Types of Financing	Totals	FHA	244	VA	94	Other	20	Cash	393	Convention	417	Cash/Loan	2	Carryback	9
Types of Financing	Totals																										
FHA	244																										
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Convention	417																										
Cash/Loan	2																										
Carryback	9																										
Home Sales Units	1,179	1,106	6.60%	9,500	8,769	8.34%																					
Average Sales Price (All Residential)	\$180,193	\$154,944	16.30%	\$178,947	\$162,905	9.85%																					
Median Sales Price	\$145,000	\$122,200	18.66%	\$141,968	\$124,235	14.27%																					
Average Days on Market:	65	73	-10.96%	67	76	-11.84%																					
Average List Price for Sold:	\$186,303	\$162,537	14.62%	\$185,228	\$171,114	8.25%																					
SP/LP %	96.72%	95.33%		96.61%	95.20%																						
Total Under Contract	2,525	2,121	19.05%																								
Active Listings	3,564	5,167	-31.02%																								
New Listings	1,615	1,206	33.91%																								

Types of Financing	Totals
FHA	244
VA	94
Other	20
Cash	393
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August 2012 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
August	\$212,447,687	\$171,367,731	23.97%
July	\$206,909,439	\$194,610,823	6.32%
Month % Change	2.68%	-11.94%	

Average Sales Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
August	\$180,193	\$154,944	16.30%
July	\$181,978	\$173,141	5.10%
Month % Change	-0.98%	-10.51%	

Average List Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
August	\$186,303	\$162,537	14.62%
July	\$188,333	\$181,603	3.71%
Month % Change	-1.08%	-10.50%	

Total Under Contract

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
August	2,525	2,121	19.05%
July	2,595	2,009	29.17%
Month % Change	-2.70%	5.57%	

Total Unit Sales

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
August	1179	1106	6.60%
July	1137	1124	1.16%
Month % Change	3.69%	-1.60%	

Median Sales Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
August	\$145,000	\$122,200	18.66%
July	\$140,000	\$125,000	12.00%
Month % Change	3.57%	-2.24%	

New Listings

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
August	1,615	1,206	33.91%
July	1,598	1,101	45.14%
Month % Change	1.06%	9.54%	

Active Listings

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
August	3,564	5,167	-31.02%
July	3,477	5,412	-35.75%
Month % Change	2.50%	-4.53%	

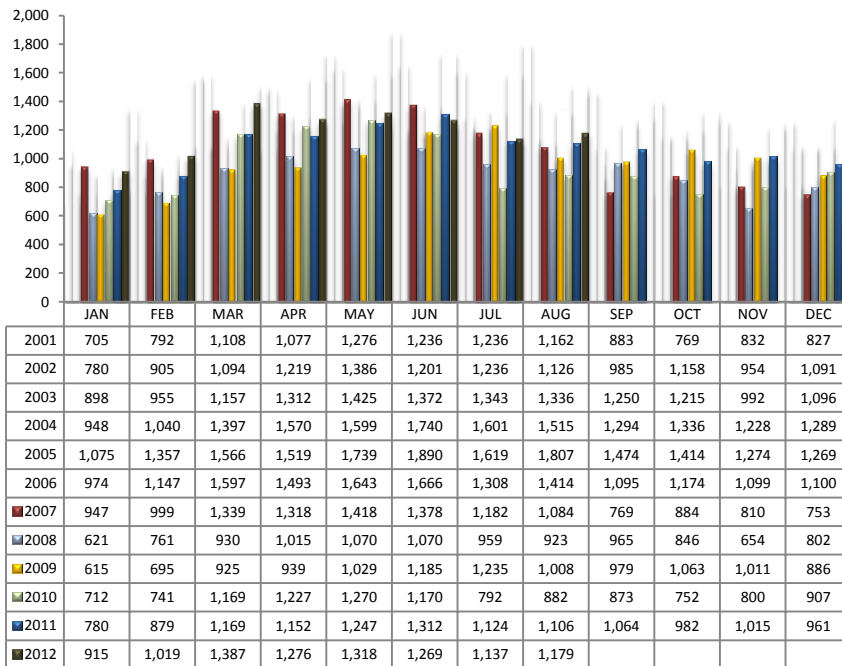
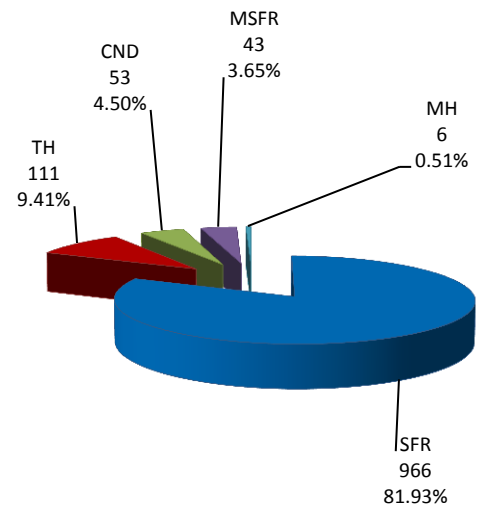
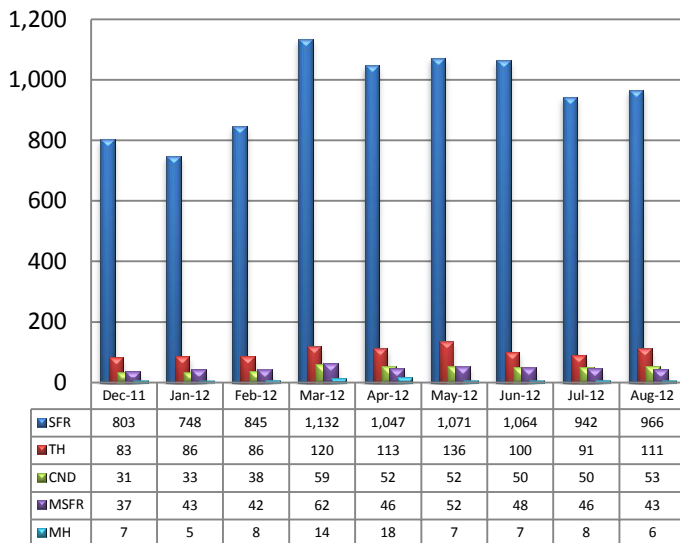
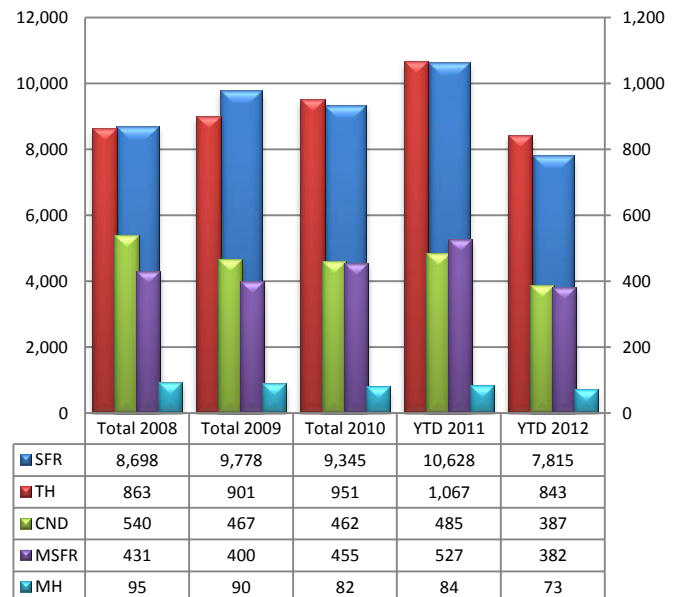
August 2012 - Active and Sold by Zip Code

Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85145	8	1	0.00%	85645	8	0	0.00%	85715	72	37	51.39%	85745	139	32	23.02%
85321	3	0	0.00%	85653	85	21	24.71%	85716	96	29	30.21%	85746	47	30	63.83%
85601	3	0	0.00%	85658	127	28	22.05%	85718	197	60	30.46%	85747	71	46	64.79%
85602	0	0	0.00%	85701	23	5	21.74%	85719	83	24	28.92%	85748	65	30	46.15%
85611	3	0	0.00%	85704	111	36	32.43%	85730	74	42	56.76%	85749	130	25	19.23%
85614	209	31	14.83%	85705	58	34	58.62%	85735	51	12	23.53%	85750	202	55	27.23%
85616	0	0	0.00%	85706	25	32	128.00%	85736	31	3	9.68%	85755	150	39	26.00%
85619	25	1	4.00%	85710	141	57	40.43%	85737	147	38	25.85%	85756	45	33	73.33%
85622	65	4	6.15%	85711	85	47	55.29%	85739	219	32	14.61%	85757	29	24	82.76%
85623	5	0	0.00%	85712	72	32	44.44%	85741	52	53	101.92%				
85629	103	37	35.92%	85713	138	28	20.29%	85742	81	48	59.26%				
85641	174	42	24.14%	85714	8	9	112.50%	85743	94	42	44.68%				

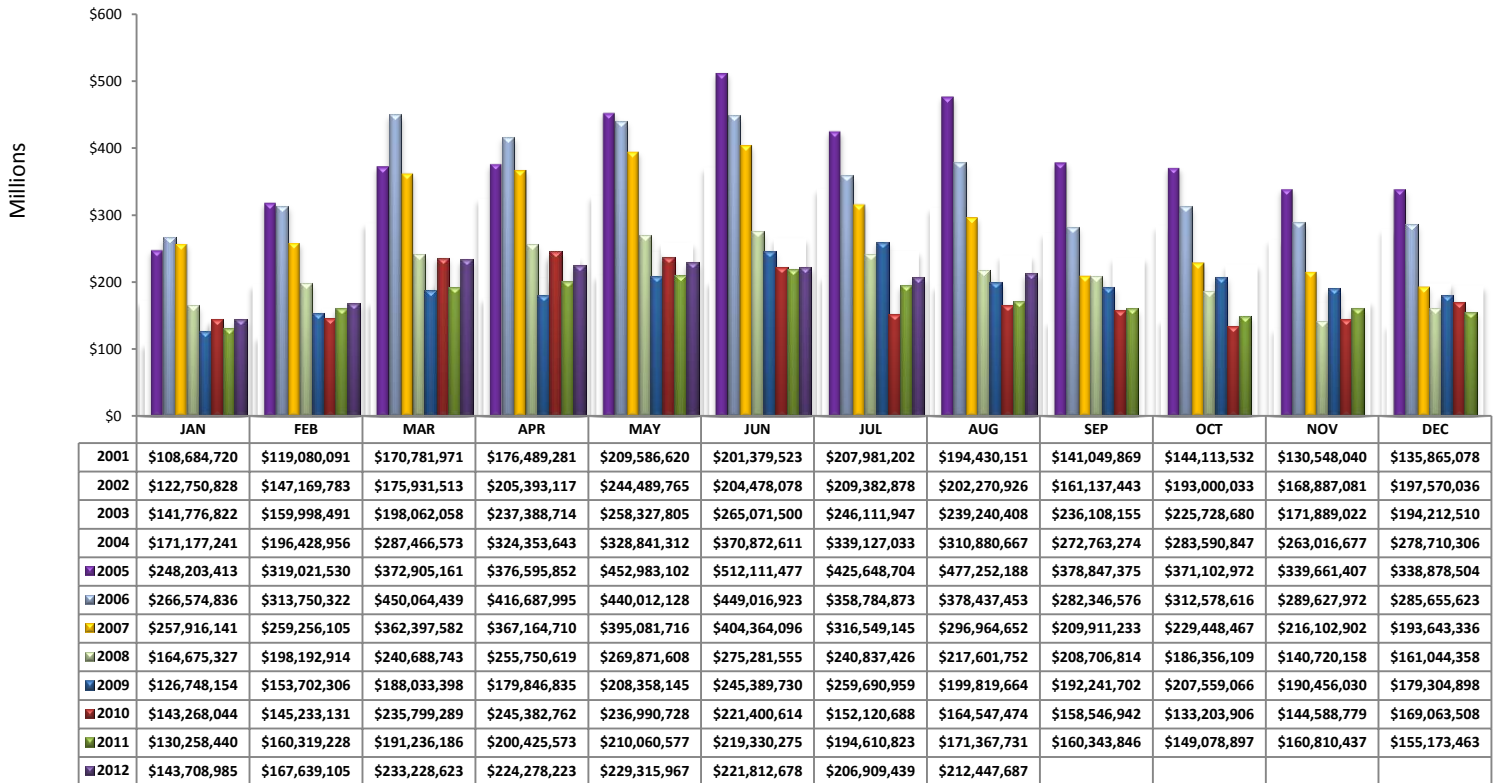
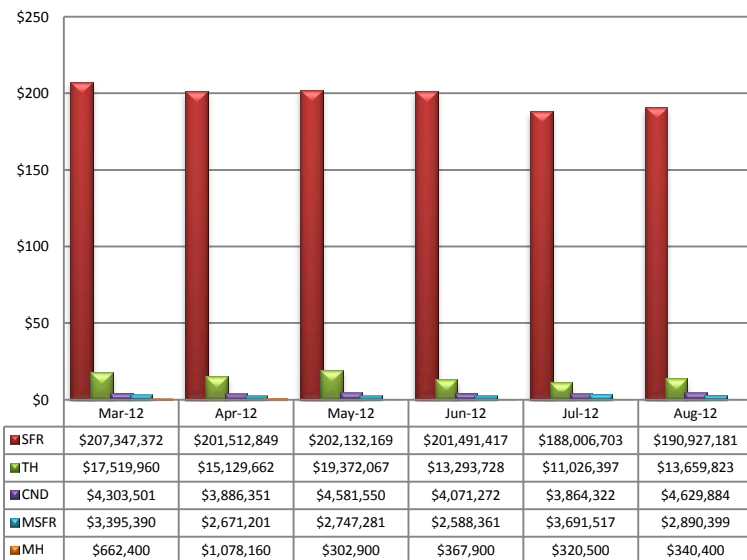
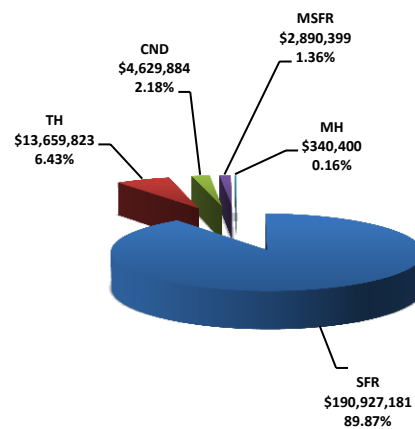
NOTE:

85132- 1 active listing, 85625- 1 active listing, 85633- 1 active listing, 85637- 4 active listings, 85646- 1 active listing

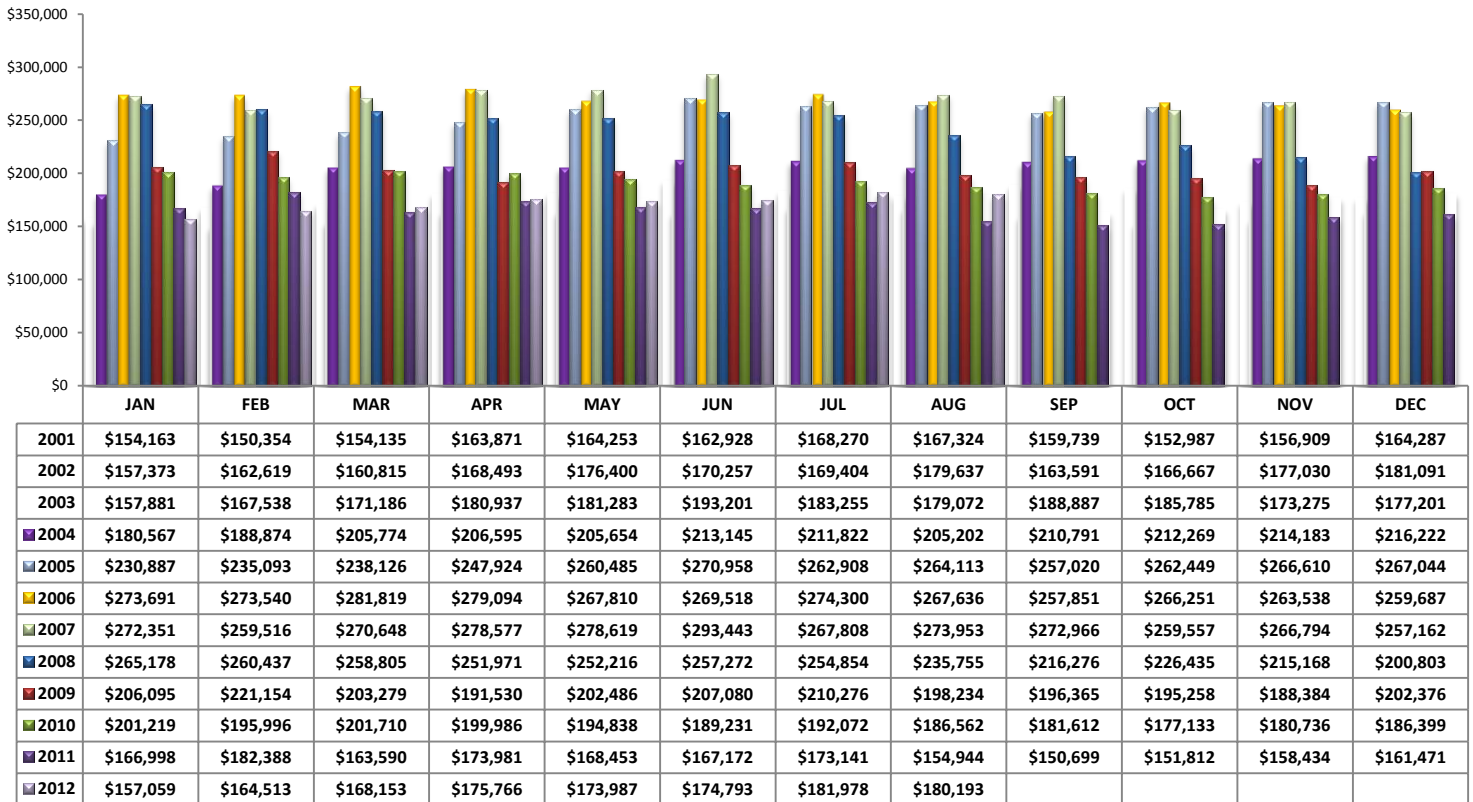
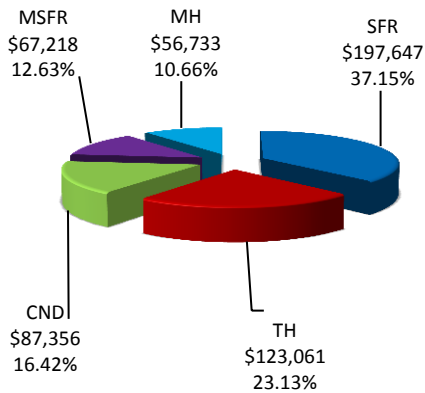
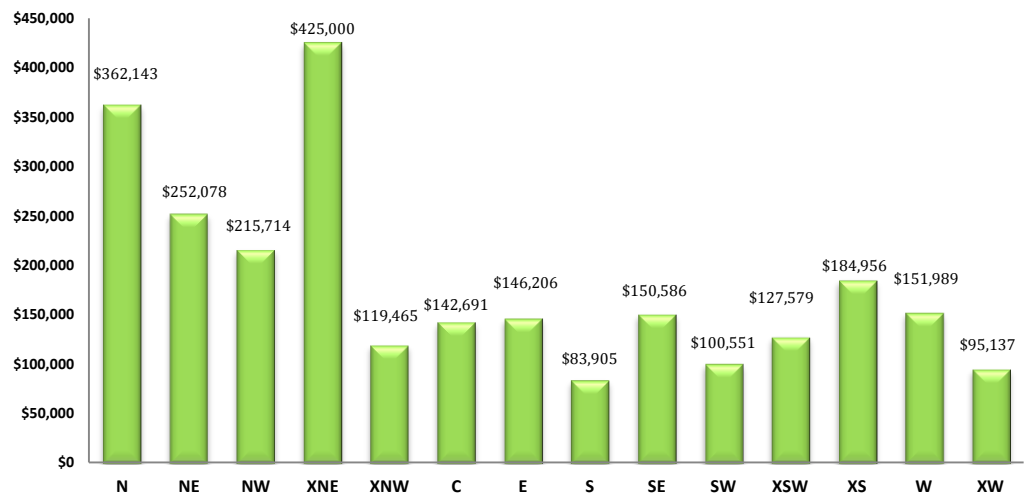
85648- 2 active listing

Total Unit Sales – August 2012**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

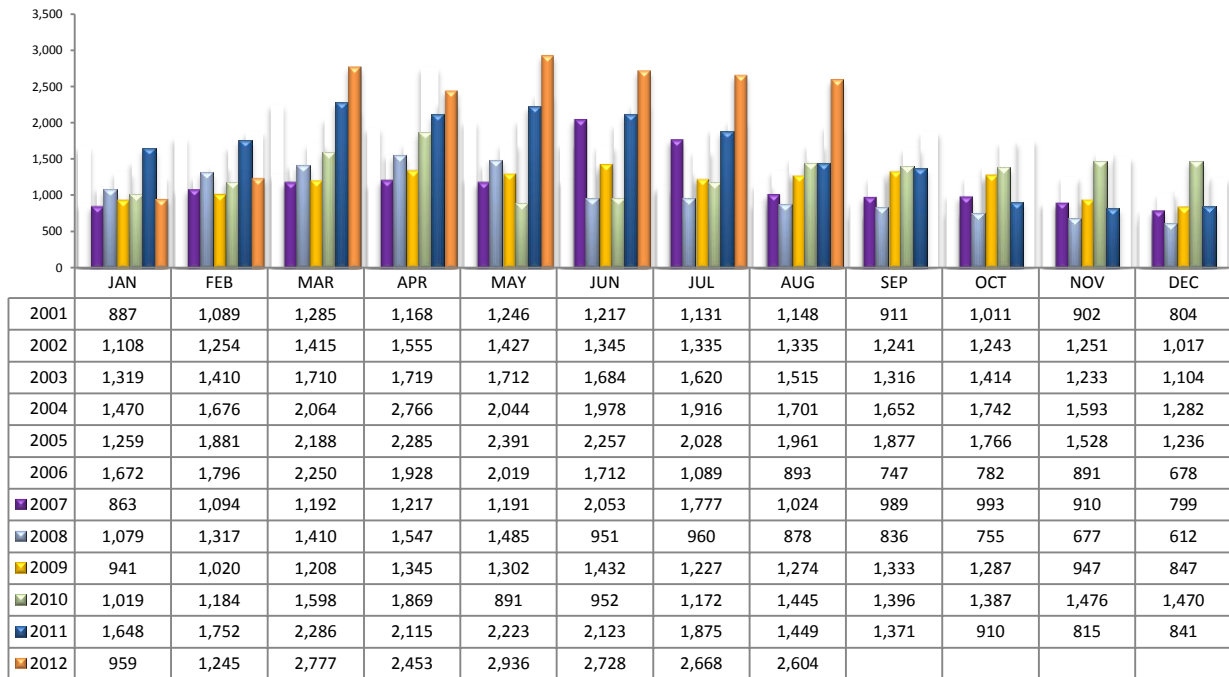
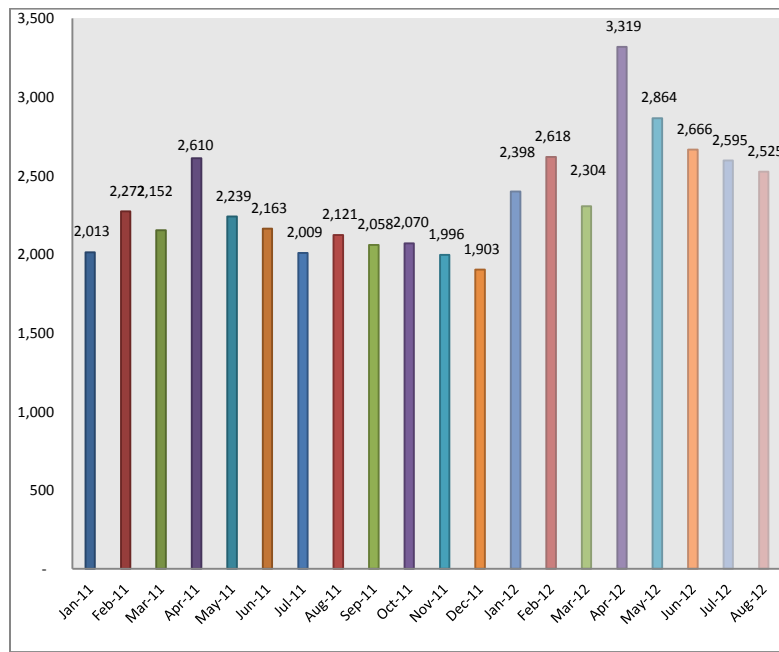
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Total Sales Volume - August 2012**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

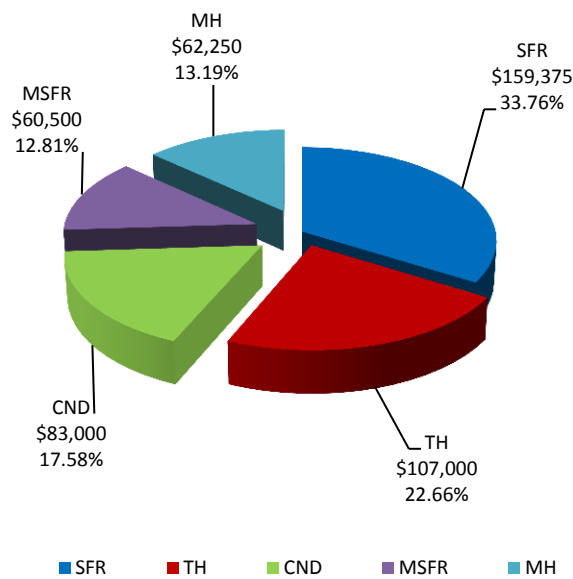
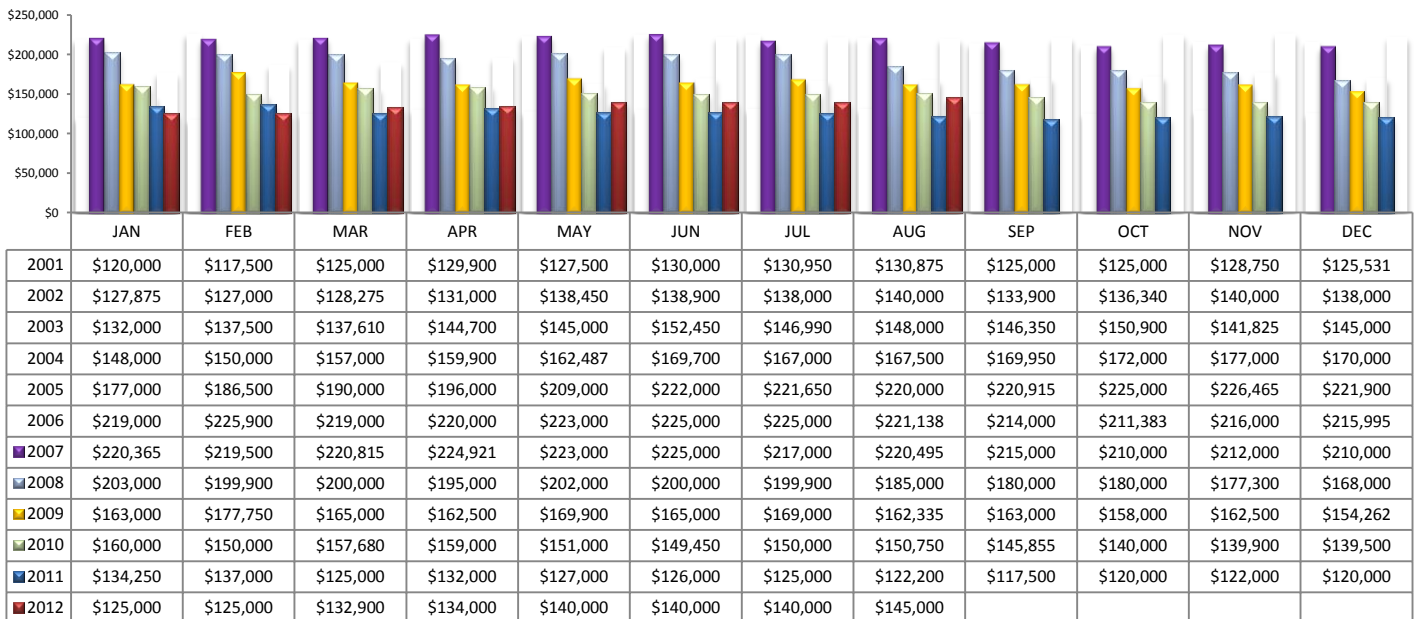
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Average Sales Price – August 2012**Average Sales Price by Type – August 2012****Average "Listing" Price per Area – August 2012**

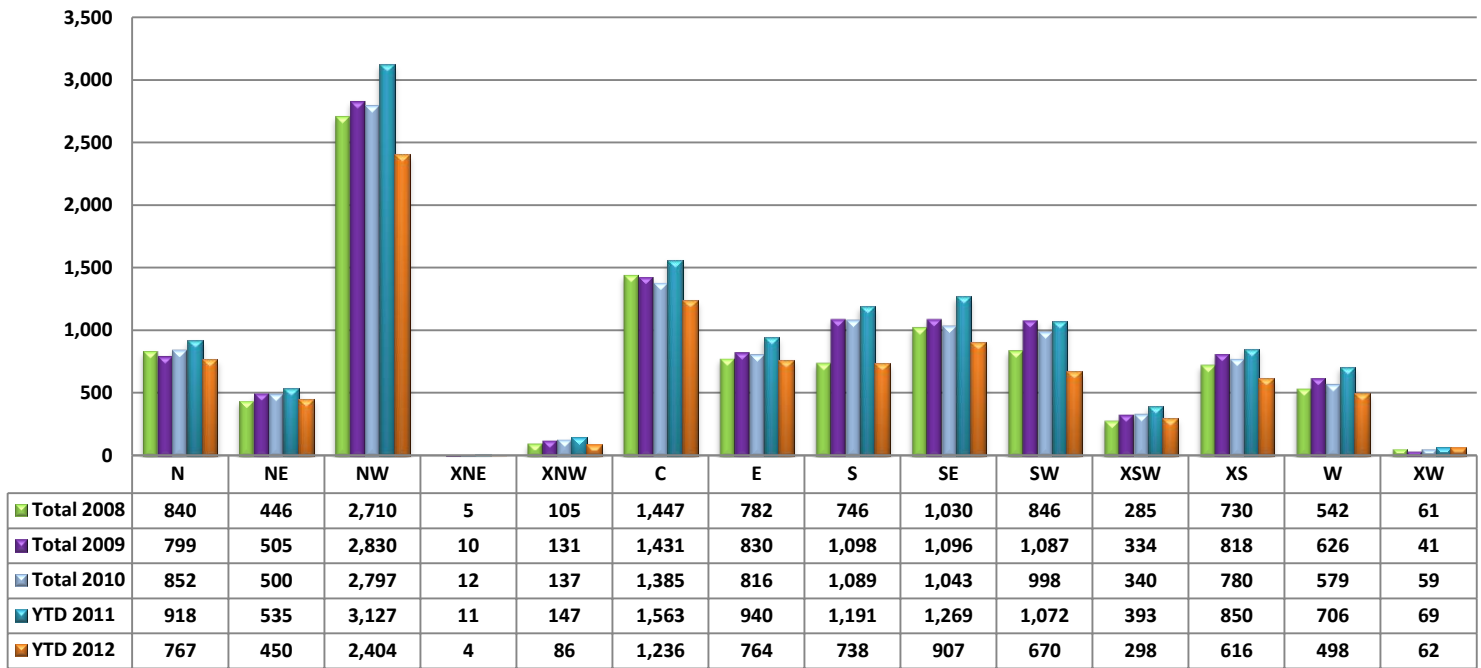
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Newly Under Contract During The Month**Total Listings Still Under Contract At The End of The Month**

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Median Sale Price – by Type**Median Sale Price – August 2012**

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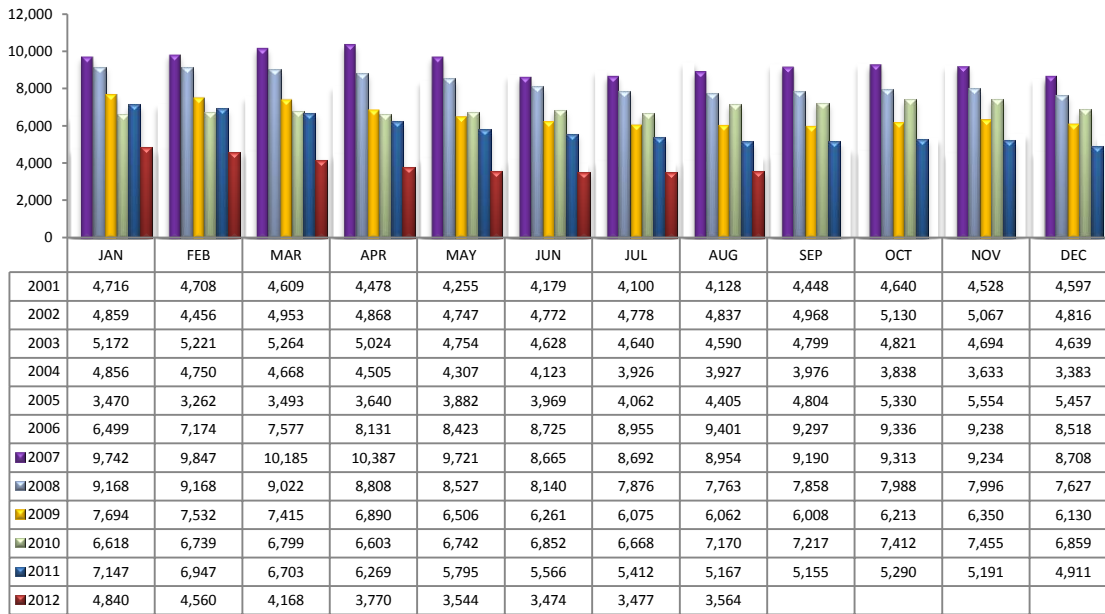
Number of Sold Listings by Area - Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$189,094	\$281,303	\$569,273	\$533,000	\$346,372
NE	\$120,806	\$199,398	\$295,157	\$450,231	\$242,257
NW	\$169,744	\$182,142	\$263,494	\$292,326	\$209,556
XNE	\$385,000	\$0	\$0	\$0	\$385,000
XNW	\$24,000	\$62,933	\$143,000	\$346,000	\$116,966
C	\$89,673	\$137,852	\$190,763	\$280,000	\$136,836
E	\$77,586	\$140,729	\$184,310	\$212,180	\$143,074
S	\$41,609	\$78,265	\$108,869	\$91,666	\$82,825
SE	\$91,076	\$127,583	\$191,544	\$223,333	\$146,024
SW	\$78,400	\$87,618	\$118,669	\$104,066	\$98,494
XSW	\$131,878	\$106,681	\$72,000	\$140,000	\$121,562
XS	\$172,023	\$164,158	\$180,386	\$231,537	\$179,143
W	\$79,976	\$122,554	\$268,770	\$290,000	\$148,222
XW	\$109,000	\$91,512	\$74,750	\$0	\$91,633

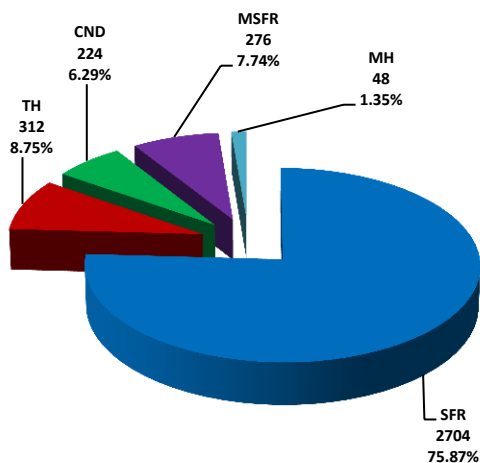
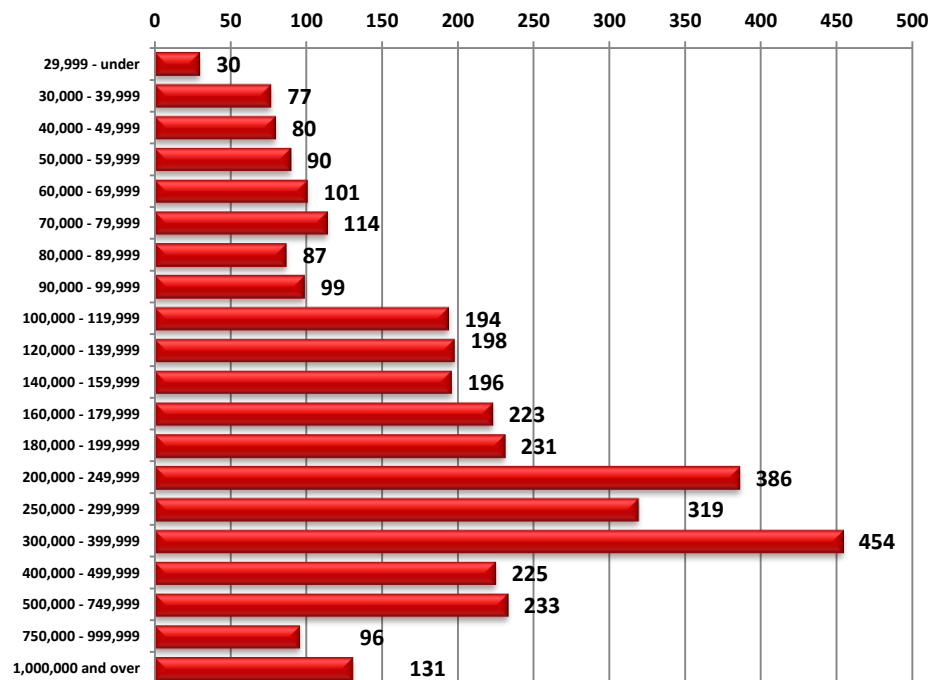
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	35	40	28	10	113
NE	15	21	20	8	64
NW	60	149	97	15	321
XNE	1	0	0	0	1
XNW	1	3	1	1	6
C	36	99	19	4	158
E	20	46	26	5	97
S	5	52	16	3	76
SE	13	58	29	6	106
SW	10	35	28	3	76
XSW	16	9	1	1	27
XS	15	23	26	8	72
W	15	22	12	1	50
XW	2	8	2	0	12

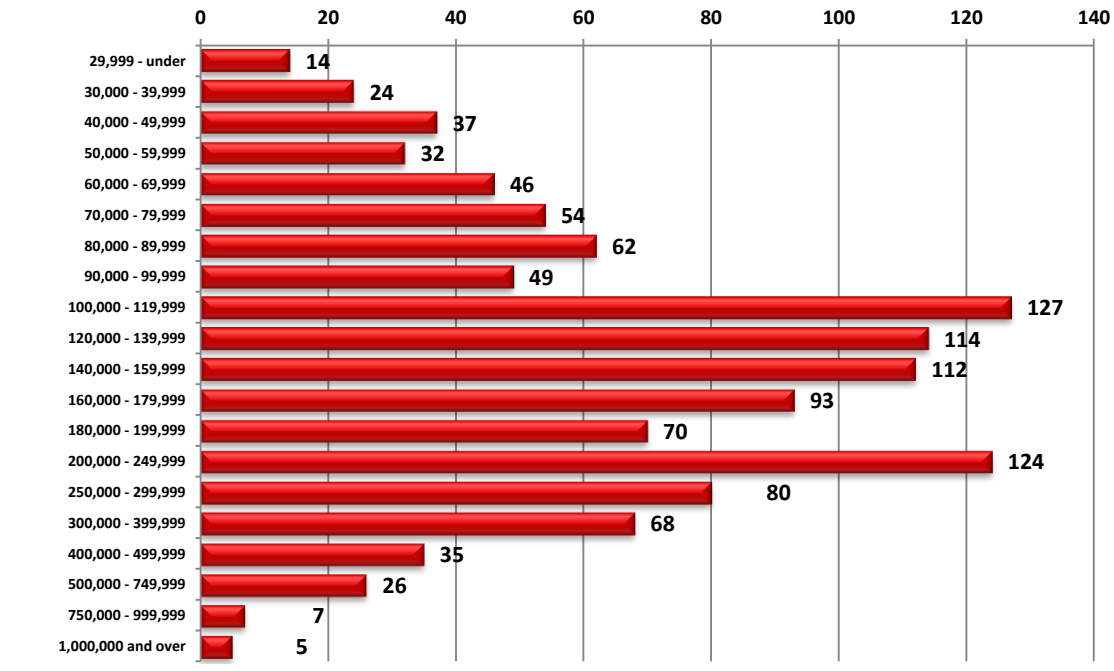
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Active Listings

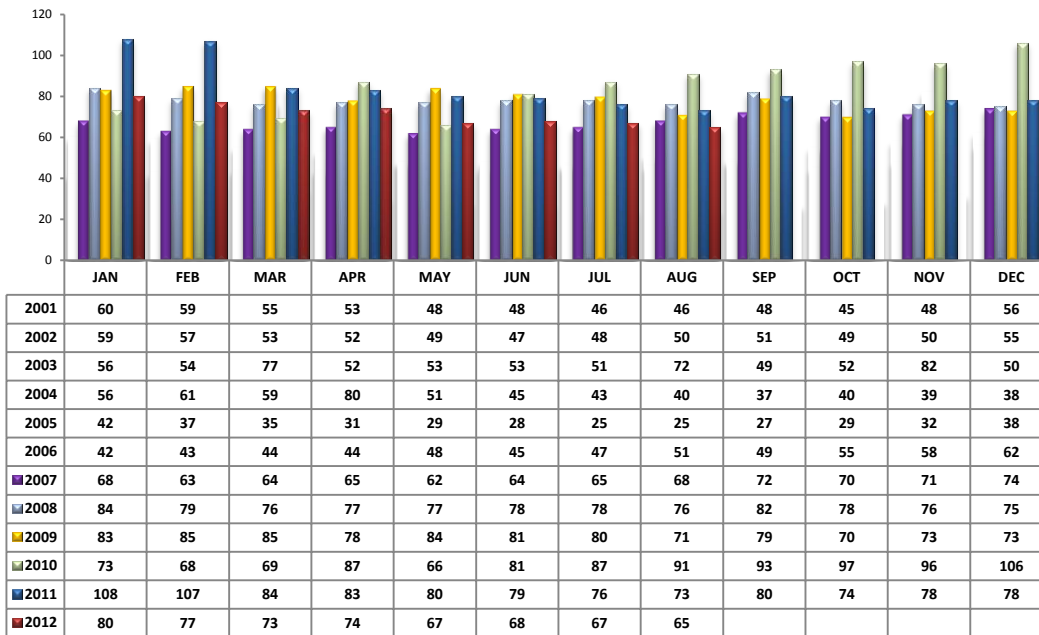
Area	# of Listings
N	390
NE	241
NW	932
XNE	26
XNW	76
C	421
E	210
S	99
SE	257
SW	190
XSW	221
XS	274
W	179
XW	48

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

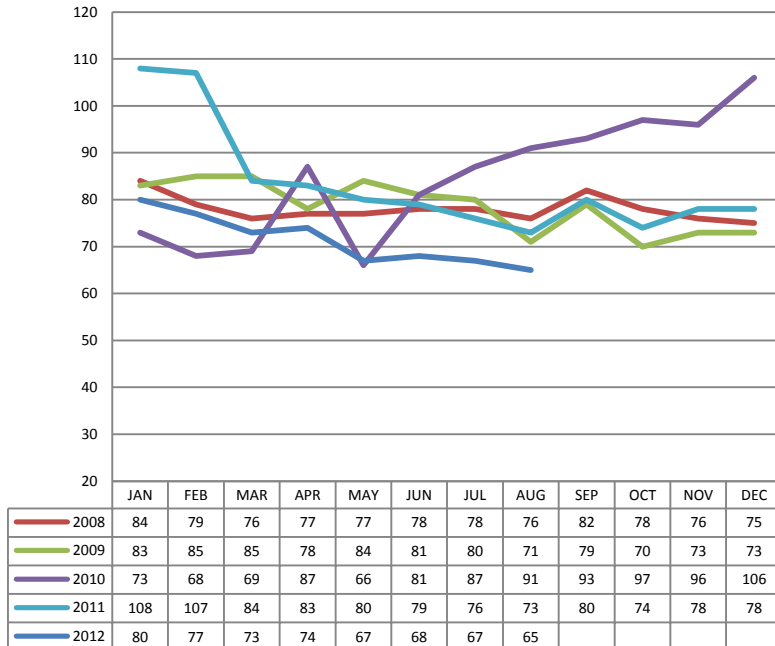
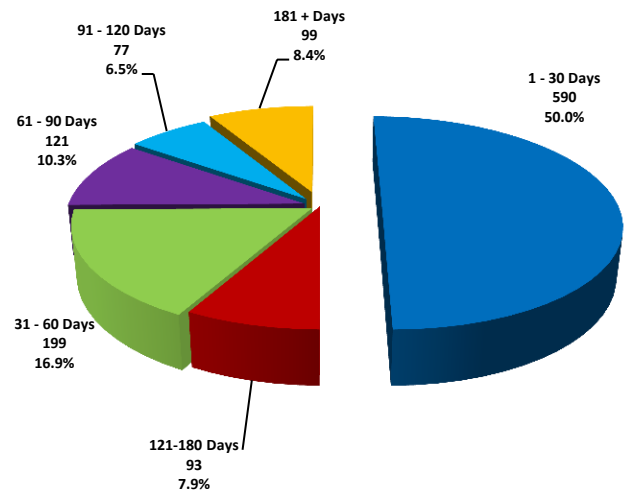
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Sold Price Breakdown

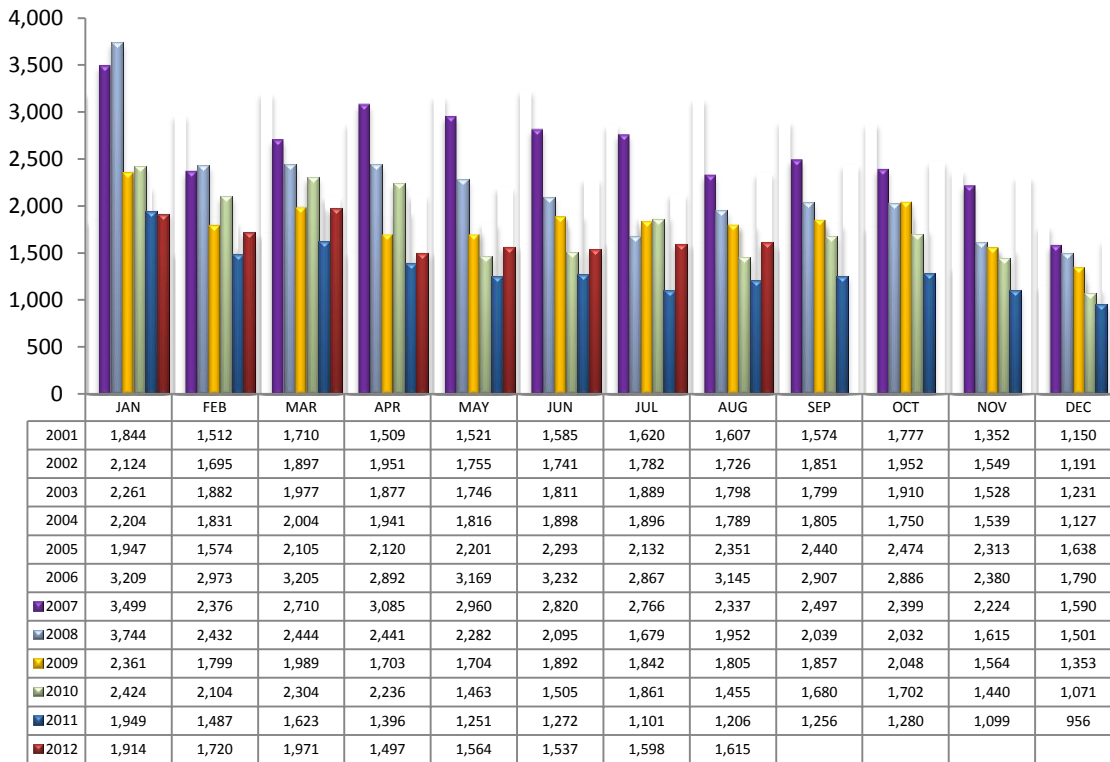
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Average Days on Market/Listing – August 2012

Area	Avg. DOM
N	76
NE	74
NW	63
XNE	87
XNW	68
C	58
E	58
S	43
SE	57
SW	66
XSW	148
XS	91
W	47
XW	69

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

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New Listings – August 2012

Area	# of Listings
N	135
NE	91
NW	385
XNE	3
XNW	37
C	193
E	131
S	98
SE	157
SW	101
XSW	68
XS	120
W	79
XW	17

*Includes properties that were re-listed

**Beginning January 2012, TAR/MLS implemented a change in the calculation of New Listings to include all new listings input to the MLS database. The changes are reflected above.

Misc. MLS Information

Month	Expired	Cancelled	Temp Off Mkt.
Nov 2011	207	325	67
Dec 2011	430	284	202
Jan 2012	200	356	52
Feb 2012	184	318	48
Mar 2012	216	378	58
Apr 2012	182	349	47
May 2012	223	334	65
June 2012	203	287	56
July 2012	165	248	54
August 2012	152	330	68

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