

**For Immediate
Release:**
March 9, 2012

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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics February 2012

Below are some highlights from the February Residential Sales Statistics:

- Total Sales Volume increased this month by 16.65% over January.
- Average Sales Price rose 4.75% from January to February.
- Average List Price increased from \$164,112 in January to \$171,723 in February resulting in an overall increase of 4.64%.
- Under Contract shows a healthy increase of 9.17% over January.
- February's Total Unit Sales rose 11.37% over January. Total Unit Sales are up 15.93% from February 2011.
- Average Days on Market decreased from 80 days in January to 77 days in February.
- For the 4th consecutive month, the number of Active Listings dropped once again, decreasing by 5.79% from January. As of February 29, 2012, there were 4,560 Active Listings. Active Listings are any listings with an Active status, and no contingencies.

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	38	28	12	5	83	41	N	490	1 -30 Days	384																	
\$30,000 to \$39,999	61	32	16	18	127	37	NE	301	31-60 Days	193																	
\$40,000 to \$49,999	118	44	18	12	192	36	NW	1295	61 - 90 Days	136																	
\$50,000 to \$59,999	123	51	19	18	211	34	XNE	19	91-120 Days	100																	
\$60,000 to \$69,999	127	76	38	22	263	51	XNW	72	121 - 180 Days	97																	
\$70,000 to \$79,999	165	89	31	22	307	55	C	523	Over 180 Days	109																	
\$80,000 to \$89,999	156	92	38	25	311	53	E	252	Avg. Days on Market 77																		
\$90,000 to \$99,999	161	97	39	33	330	53	S	157																			
\$100,000 to \$119,999	259	199	78	67	603	121	SE	280	Avg. Sold Price \$164,513																		
\$120,000 to \$139,999	320	217	72	39	648	101	SW	274																			
\$140,000 to \$159,999	285	147	40	35	507	72	XSW	295	Median Sale Price \$125,000																		
\$160,000 to \$179,999	292	103	34	36	465	53	XS	355																			
\$180,000 to \$199,999	263	84	18	23	388	49	W	204	New Listings 1,071																		
\$200,000 to \$249,999	522	122	26	48	718	92	XW	43																			
\$250,000 to \$299,999	388	70	19	35	512	54	Sold Units per Area		Sales Volume by Area																		
\$300,000 to \$399,999	444	79	17	21	561	64	N	77	\$29,652,200																		
\$400,000 to \$499,999	266	36	0	9	311	21	NE	44	\$12,918,638																		
\$500,000 to \$749,999	283	33	3	5	324	23	NW	263	\$49,608,888																		
\$750,000 to \$999,999	128	9	0	4	141	5	XNW	10	\$646,660																		
\$1,000,000 and over	161	10	0	5	176	4	C	123	\$14,316,942																		
							E	87	\$10,135,313																		
							S	77	\$5,909,180																		
							SE	105	\$13,469,283																		
							SW	79	\$7,661,876																		
							XSW	37	\$4,821,000																		
							XS	64	\$9,756,326																		
							W	50	\$8,630,349																		
Totals	4,560	1,618	518	482	7,178	1,019	XW	3	\$112,450																		
							XNE	0	\$0																		
	Feb-12	Feb-11	% Change	YTD 2012	YTD 2011	% Change	Total Volume		\$167,639,105																		
Home Sales Volume	\$167,639,105	\$160,319,228	4.57%	\$311,348,090	\$290,577,668	7.15%	<table><tr><th>Types of Financing</th><th>Totals</th></tr><tr><td>FHA</td><td>209</td></tr><tr><td>VA</td><td>69</td></tr><tr><td>Conventional</td><td>306</td></tr><tr><td>Carryback</td><td>9</td></tr><tr><td>Cash to Loan</td><td>1</td></tr><tr><td>Cash</td><td>397</td></tr><tr><td>Other</td><td>28</td></tr></table>					Types of Financing	Totals	FHA	209	VA	69	Conventional	306	Carryback	9	Cash to Loan	1	Cash	397	Other	28
Types of Financing	Totals																										
FHA	209																										
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Conventional	306																										
Carryback	9																										
Cash to Loan	1																										
Cash	397																										
Other	28																										
Home Sales Units	1,019	879	15.93%	1,934	1,659	16.58%																					
Average Sales Price (All Residential)	\$164,513	\$182,388	-9.80%	\$160,786	\$174,693	-7.96%																					
Median Sales Price	\$125,000	\$137,000	-8.76%	\$125,000	\$135,625	-7.83%																					
Average Days on Market:	77	107	-28.04%	79	108	-26.85%																					
Average List Price for Sold:	\$171,723	\$191,957	-10.54%	\$167,918	\$184,497	-8.99%																					
SP/LP %	95.80%	95.02%		95.75%	94.69%																						
Total Under Contract	2,618	2,272	15.23%																								
Active Listings	4,560	6,947	-34.36%																								
New Listings	1,071	1,487	-27.98%																								

Types of Financing	Totals
FHA	209
VA	69
Conventional	306
Carryback	9
Cash to Loan	1
Cash	397
Other	28

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February 2012 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
February	\$167,639,105	\$160,319,228	4.57%
January	\$143,708,985	\$130,258,440	10.33%
Month % Change	16.65%	23.08%	

Average Sales Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
February	\$164,513	\$182,388	-9.80%
January	\$157,059	\$166,998	-5.95%
Month % Change	4.75%	9.22%	

Average List Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
February	\$171,723	\$191,957	-10.54%
January	\$164,112	\$177,036	-7.30%
Month % Change	4.64%	8.43%	

Total Under Contract

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
February	2,618	2,272	15.23%
January	2,398	2,013	19.13%
Month % Change	9.17%	12.87%	

Total Unit Sales

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
February	1019	879	15.93%
January	915	780	17.31%
Month % Change	11.37%	12.69%	

Median Sales Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
February	\$125,000	\$137,000	-8.76%
January	\$125,000	\$134,250	-6.89%
Month % Change	0.00%	2.05%	

New Listings

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
February	1,071	1,487	-27.98%
January	1,195	1,949	-38.69%
Month % Change	-10.38%	-23.70%	

Active Listings

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
February	4,560	6,947	-34.36%
January	4,840	7,147	-32.28%
Month % Change	-5.79%	-2.80%	

February 2012 - Active and Sold by Zip Code

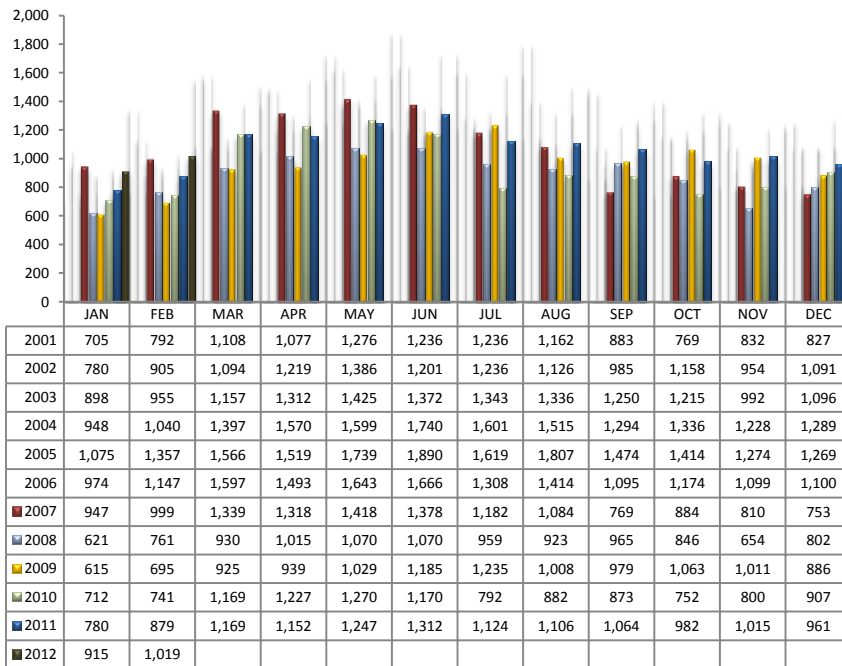
<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85601	5	0	0.00%	85658	174	18	10.34%	85716	132	29	21.97%	85745	139	34	24.46%
85611	2	0	0.00%	85701	15	0	0.00%	85718	248	38	15.32%	85746	80	41	51.25%
85614	300	30	10.00%	85704	153	24	15.69%	85719	90	13	14.44%	85747	81	30	37.04%
85616	0	1	0.00%	85705	82	30	36.59%	85730	108	48	44.44%	85748	75	28	37.33%
85619	17	0	0.00%	85706	63	32	50.79%	85735	61	5	8.20%	85749	145	19	13.10%
85622	101	9	8.91%	85710	170	57	33.53%	85736	29	5	17.24%	85750	257	39	15.18%
85623	4	0	0.00%	85711	102	32	31.37%	85737	187	41	21.93%	85755	232	27	11.64%
85629	126	34	26.98%	85712	101	29	28.71%	85739	263	29	11.03%	85756	50	33	66.00%
85641	163	44	26.99%	85713	179	30	16.76%	85741	70	35	50.00%	85757	39	23	58.97%
85645	6	2	33.33%	85714	27	9	33.33%	85742	121	35	28.93%				
85653	84	23	27.38%	85715	107	21	19.63%	85743	165	42	25.45%				

NOTE:

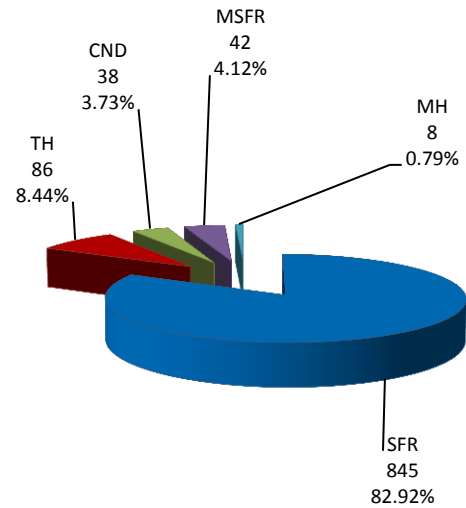
85321- 1 active listing, 85633-1 active listing, 85637- 3 active listings, 85640- 1 active listing, 85646- 1 active listing

FEBRUARY 2012 RESIDENTIAL SALES STATISTICS

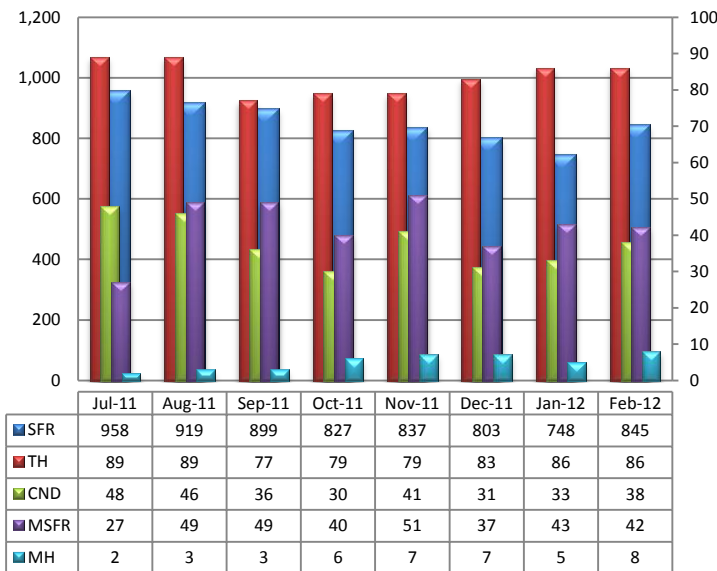
Total Unit Sales – February 2012



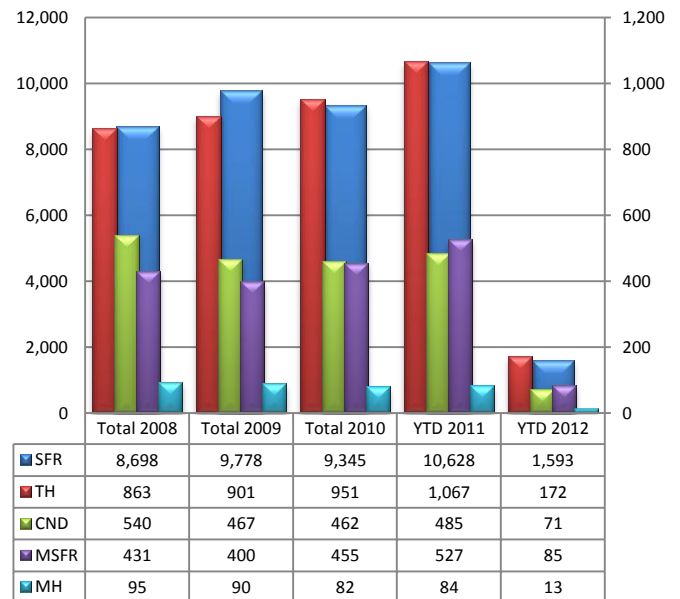
Unit Sales – Breakdown by Type



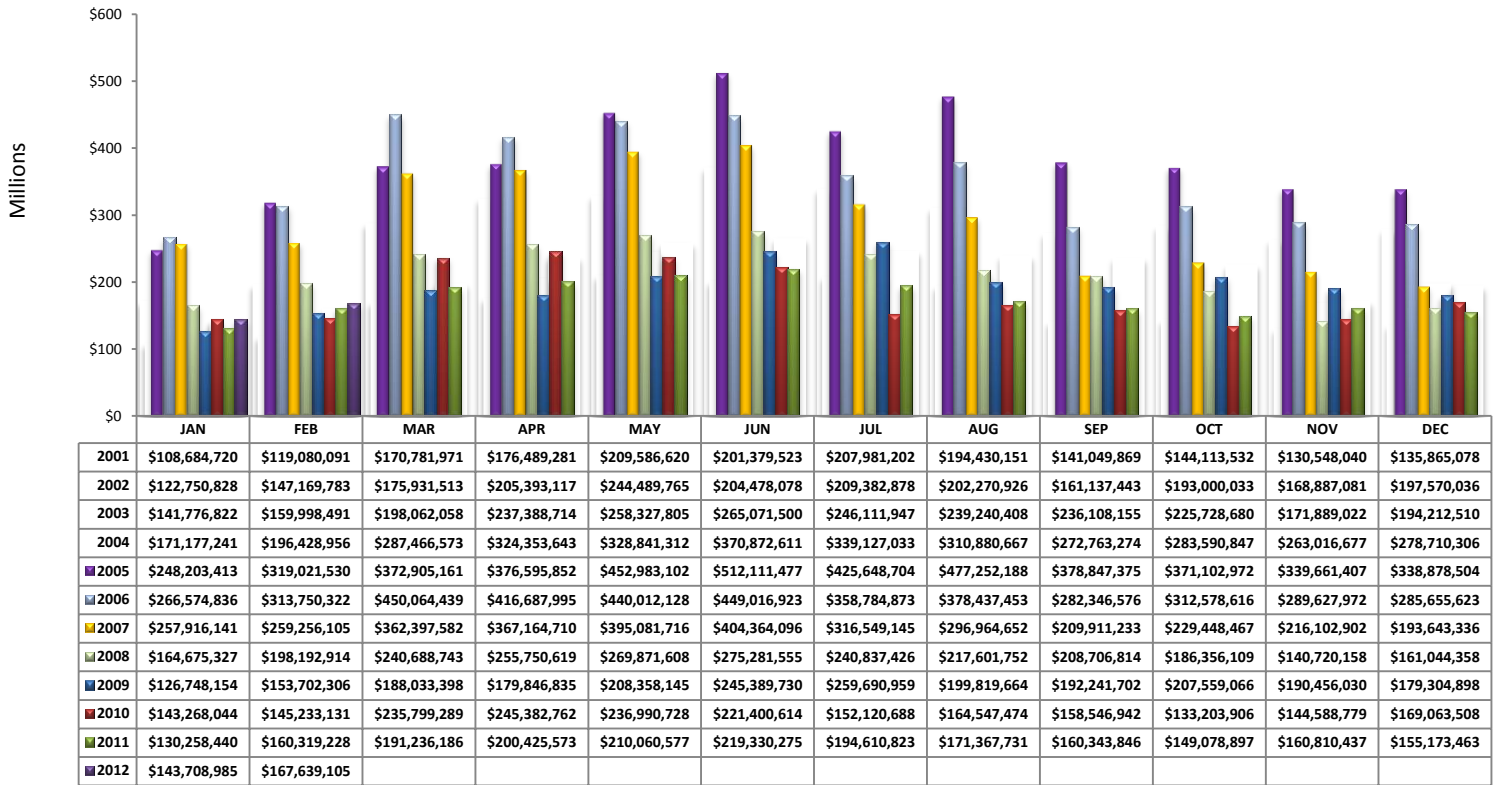
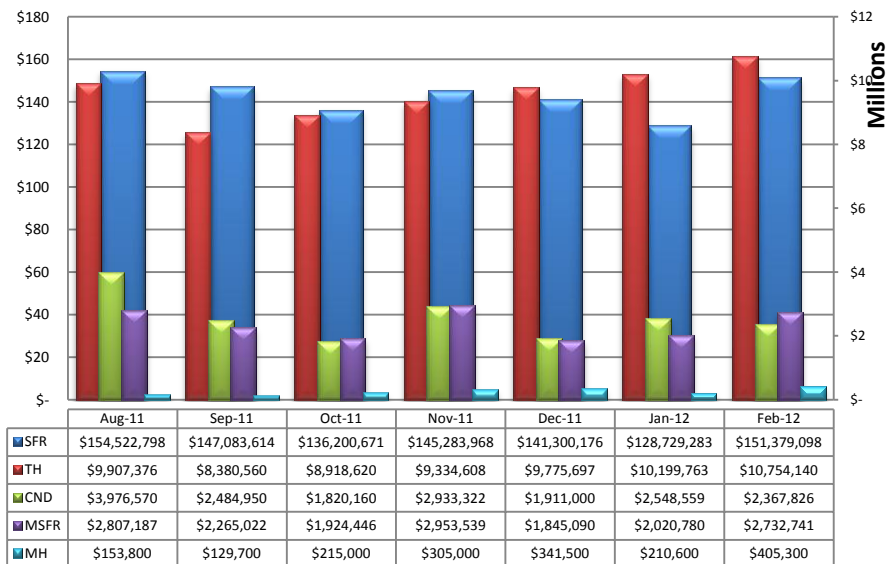
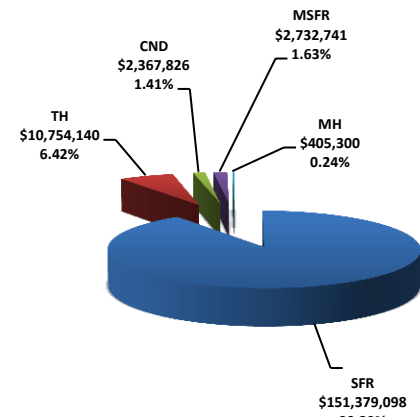
Total Unit Sales By Type - Monthly Comparison



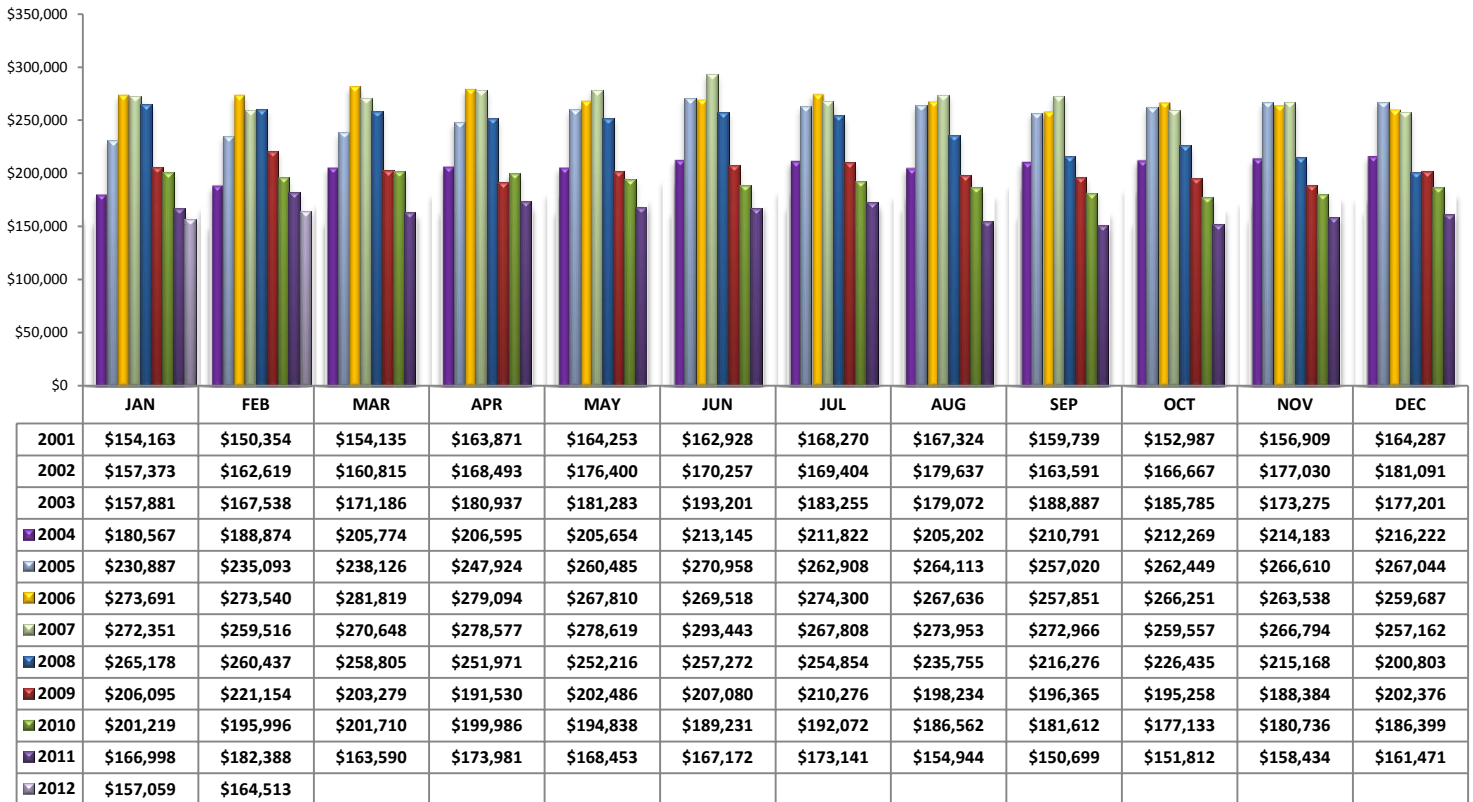
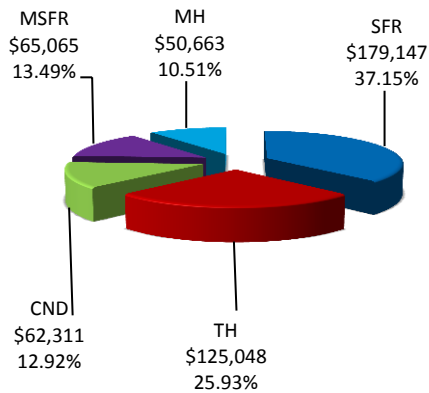
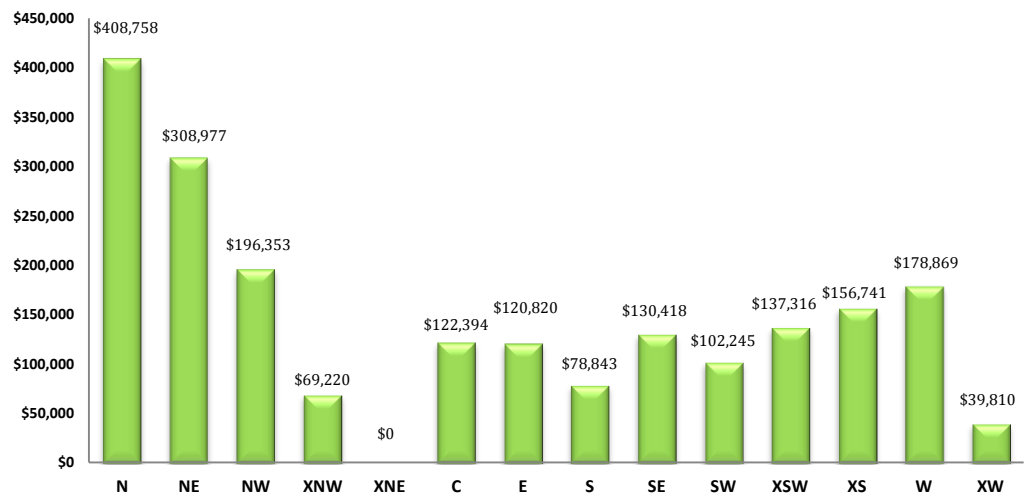
YTD Annual Comparison – Breakdown by Type



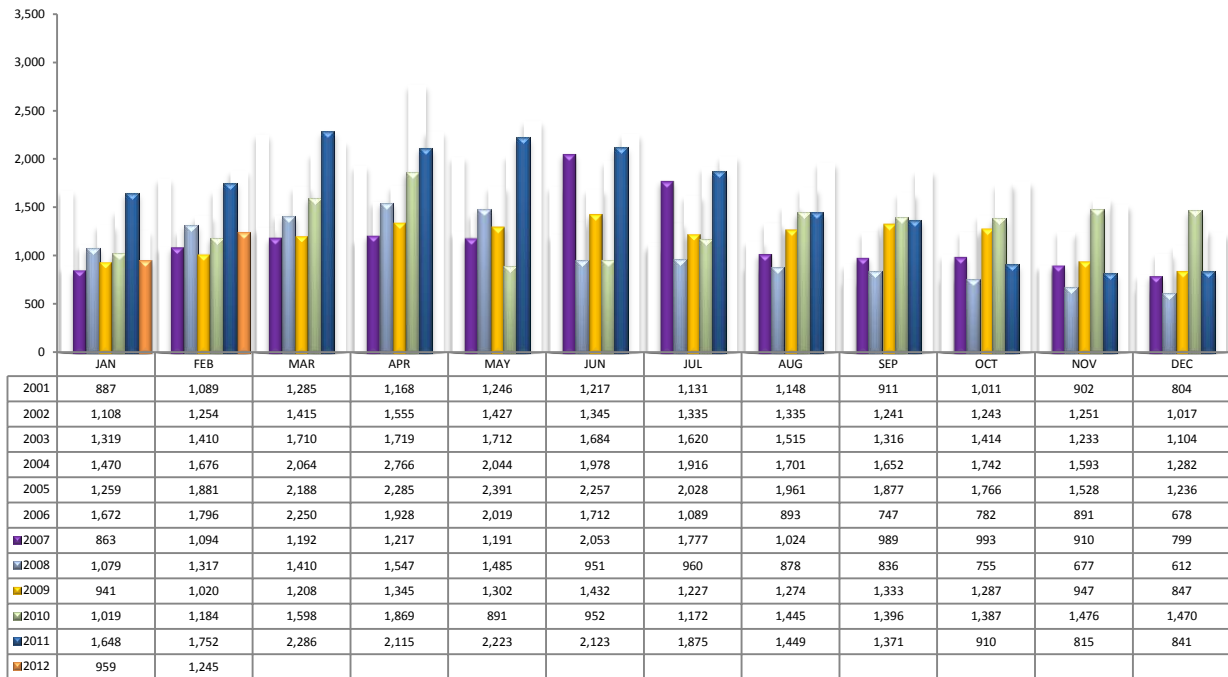
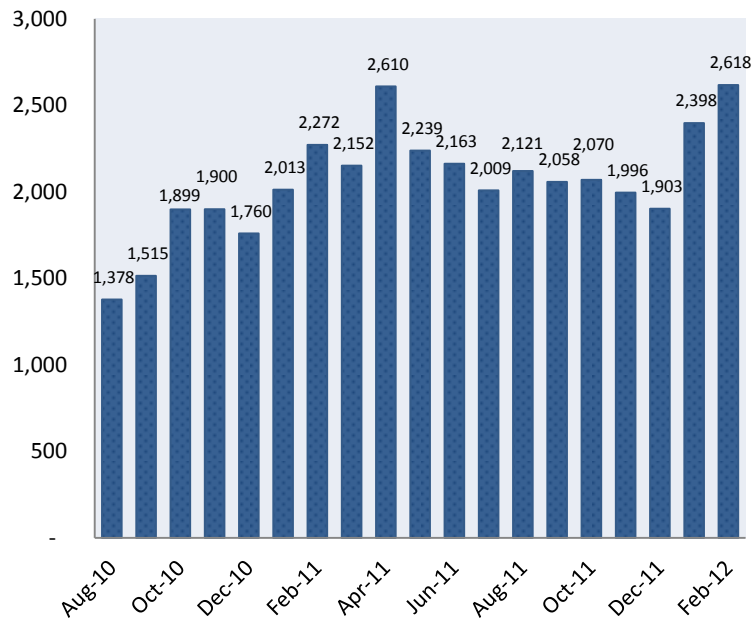
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Total Sales Volume - February 2012**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

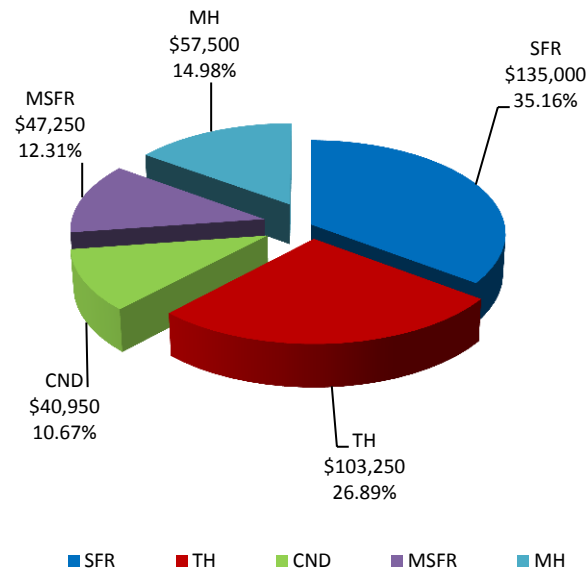
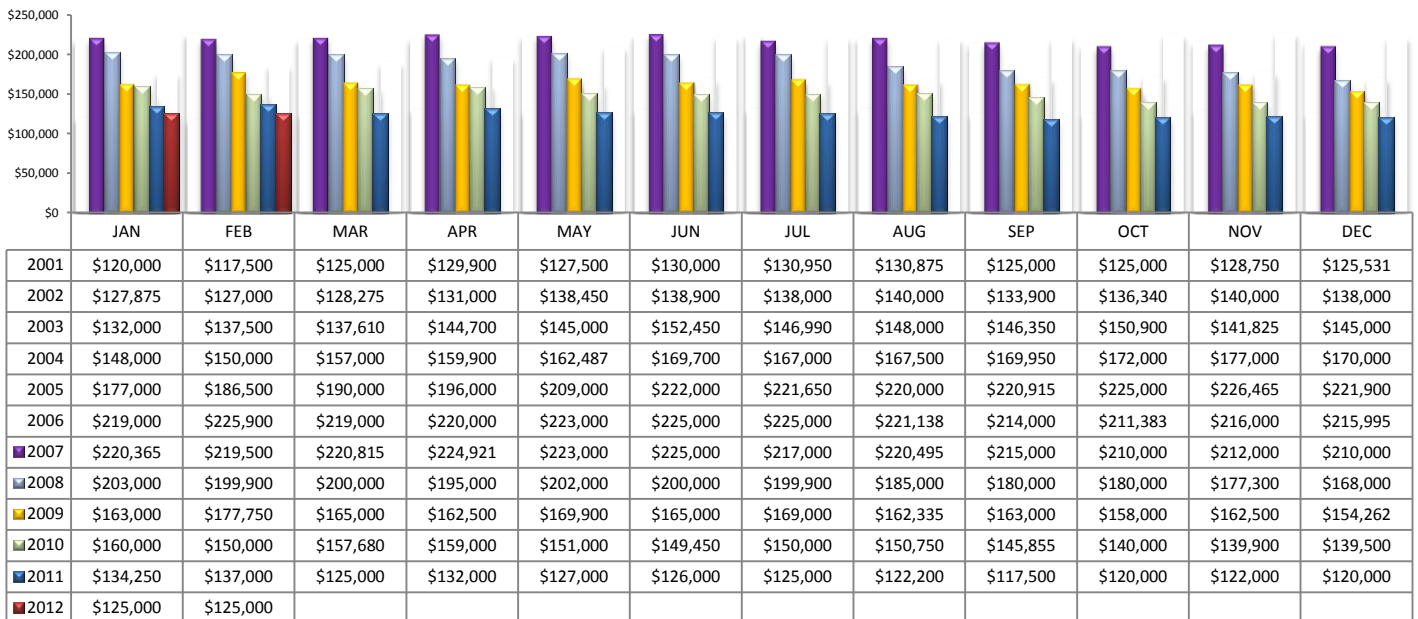
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Average Sales Price – February 2012**Average Sales Price by Type – February 2012****Average "Listing" Price per Area – February 2012**

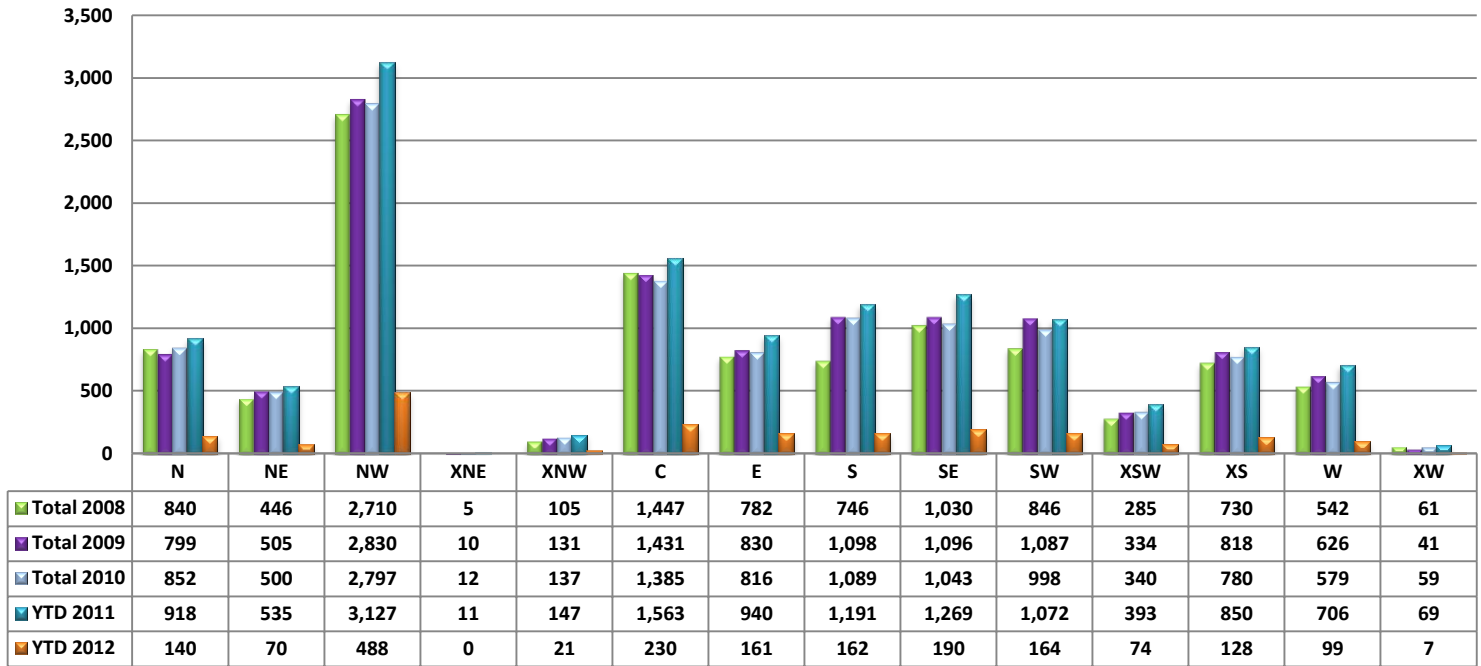
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Newly Under Contract During The Month**Total Listings Still Under Contract At The End of The Month**

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Median Sale Price – by Type**Median Sale Price – February 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	\$182,636	\$356,785	\$523,857	\$961,780	\$385,094
NE	\$155,464	\$252,760	\$333,887	\$449,467	\$293,605
NW	\$156,249	\$186,475	\$203,243	\$268,299	\$188,627
XNW	\$92,950	\$72,372	\$34,500	\$29,900	\$64,666
C	\$76,324	\$123,195	\$191,489	\$301,100	\$116,398
E	\$36,204	\$112,080	\$137,769	\$294,500	\$116,498
S	\$42,854	\$77,503	\$108,706	\$0	\$76,743
SE	\$109,906	\$108,444	\$153,281	\$320,500	\$128,279
SW	\$95,682	\$85,152	\$111,020	\$150,660	\$96,986
XSW	\$124,879	\$136,863	\$151,000	\$125,000	\$130,297
XS	\$126,472	\$128,858	\$172,082	\$197,836	\$152,443
W	\$39,539	\$182,983	\$205,312	\$378,000	\$172,607
XW	\$33,725	\$0	\$45,000	\$0	\$37,483
XNE	\$0	\$0	\$0	\$0	\$0

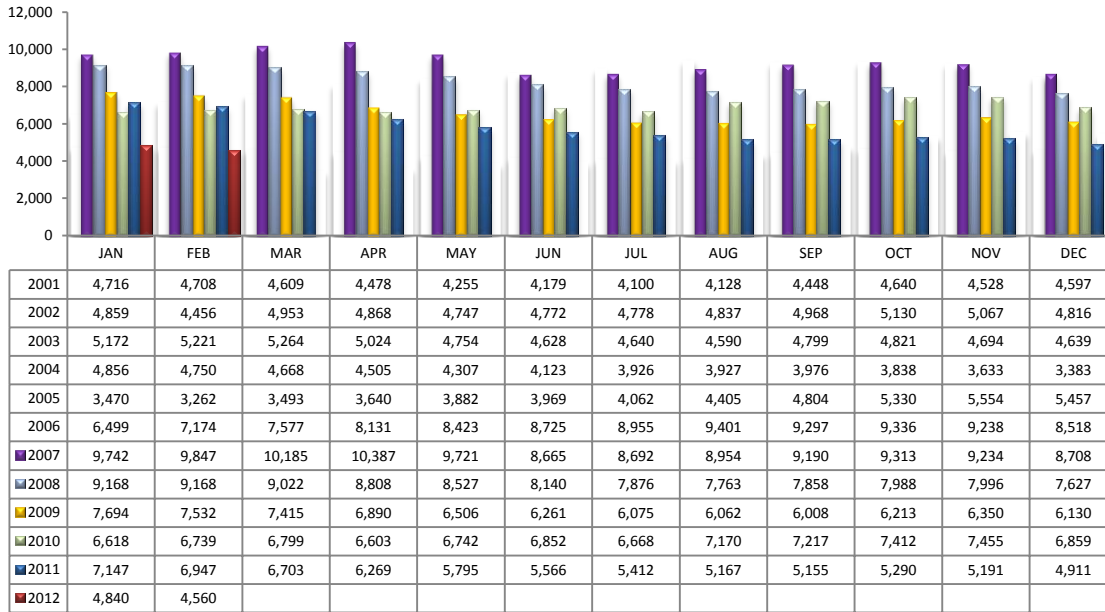
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	25	26	21	5	77
NE	7	15	16	6	44
NW	63	107	79	14	263
XNW	2	5	2	1	10
C	40	71	10	2	123
E	12	49	22	4	87
S	17	43	17	0	77
SE	8	62	32	3	105
SW	11	44	19	5	79
XSW	24	8	4	1	37
XS	8	26	21	9	64
W	7	29	13	1	50
XW	2	0	1	0	3
XNE	0	0	0	0	0

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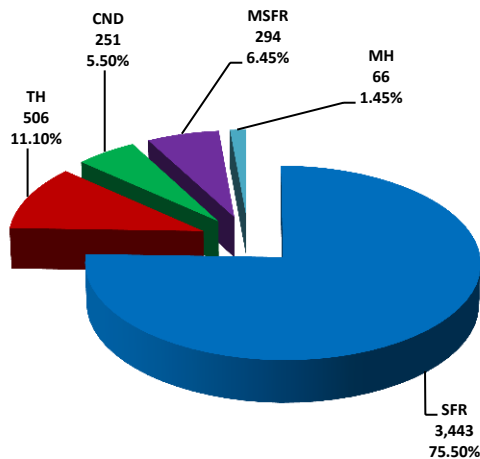
FEBRUARY 2012 RESIDENTIAL SALES STATISTICS

Active Listings

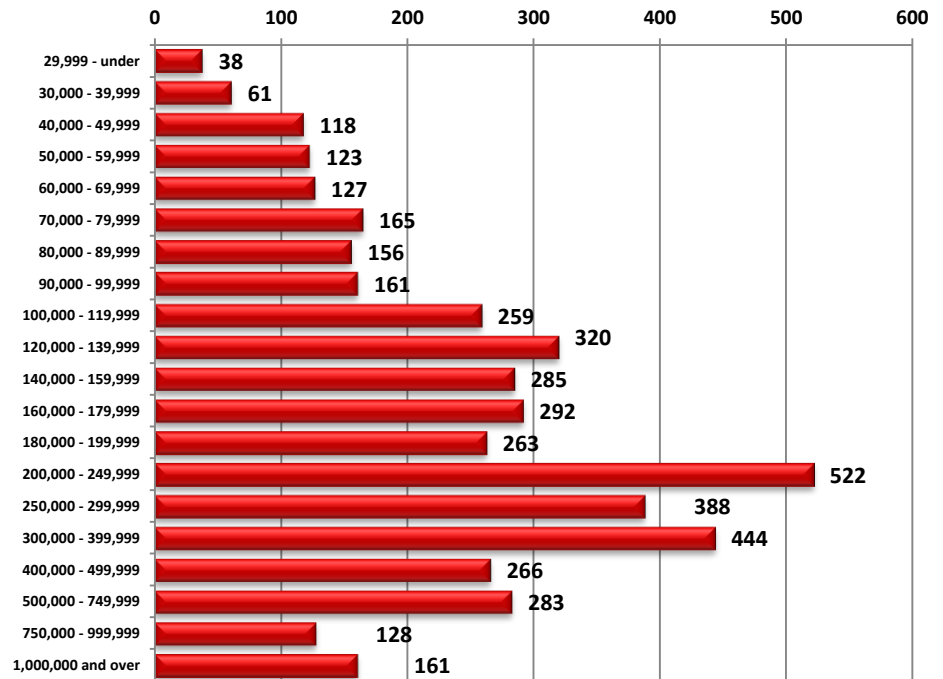


Area	# of Listings
N	490
NE	301
NW	1295
XNE	19
XNW	72
C	523
E	252
S	157
SE	280
SW	274
XSW	295
XS	355
W	204
XW	43

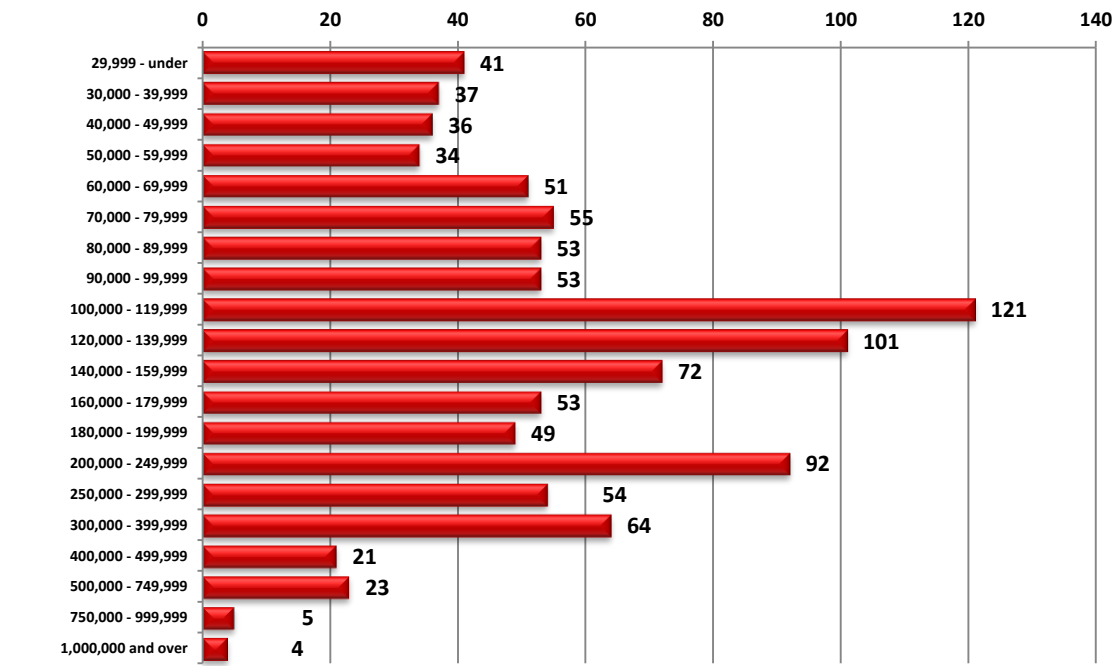
Active Listings Unit Breakdown



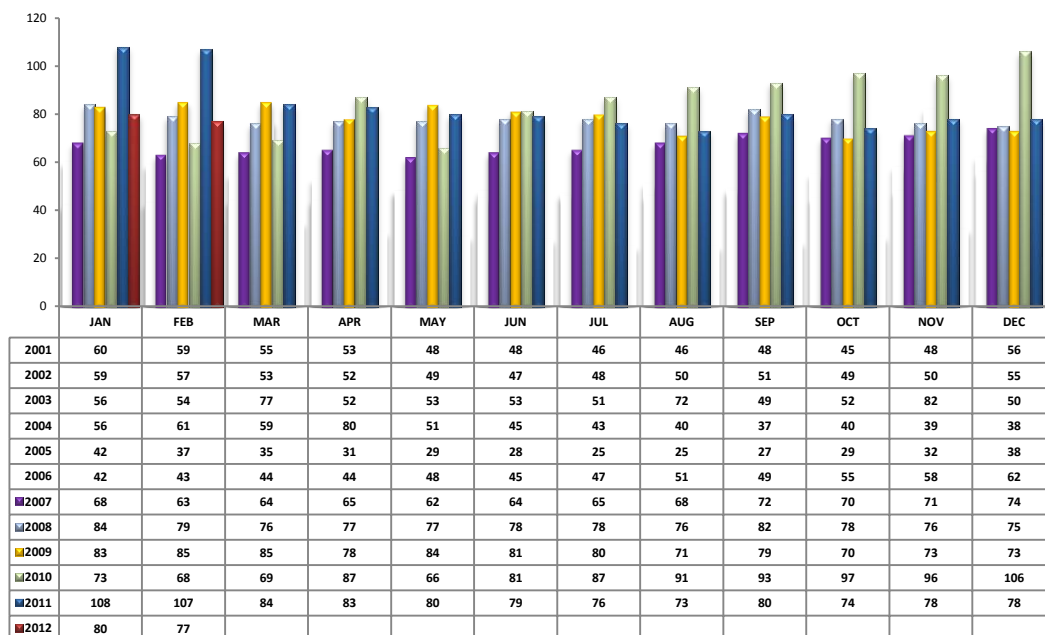
Active Listings Price Breakdown



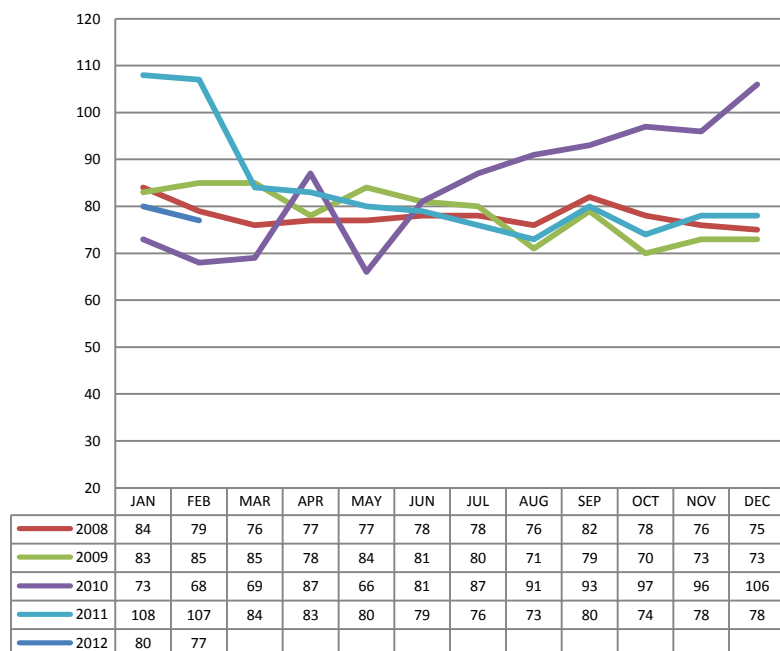
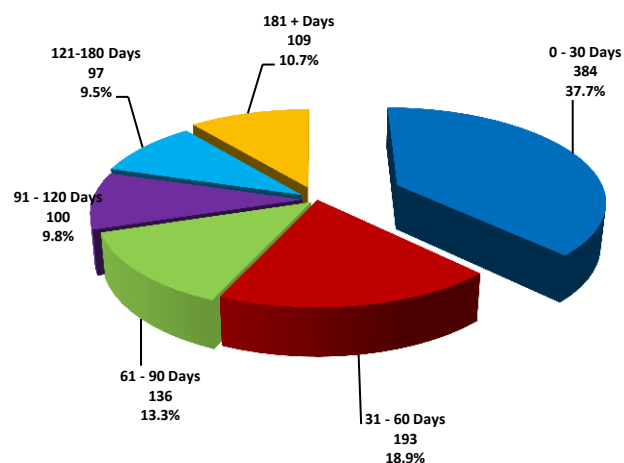
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Sold Price Breakdown

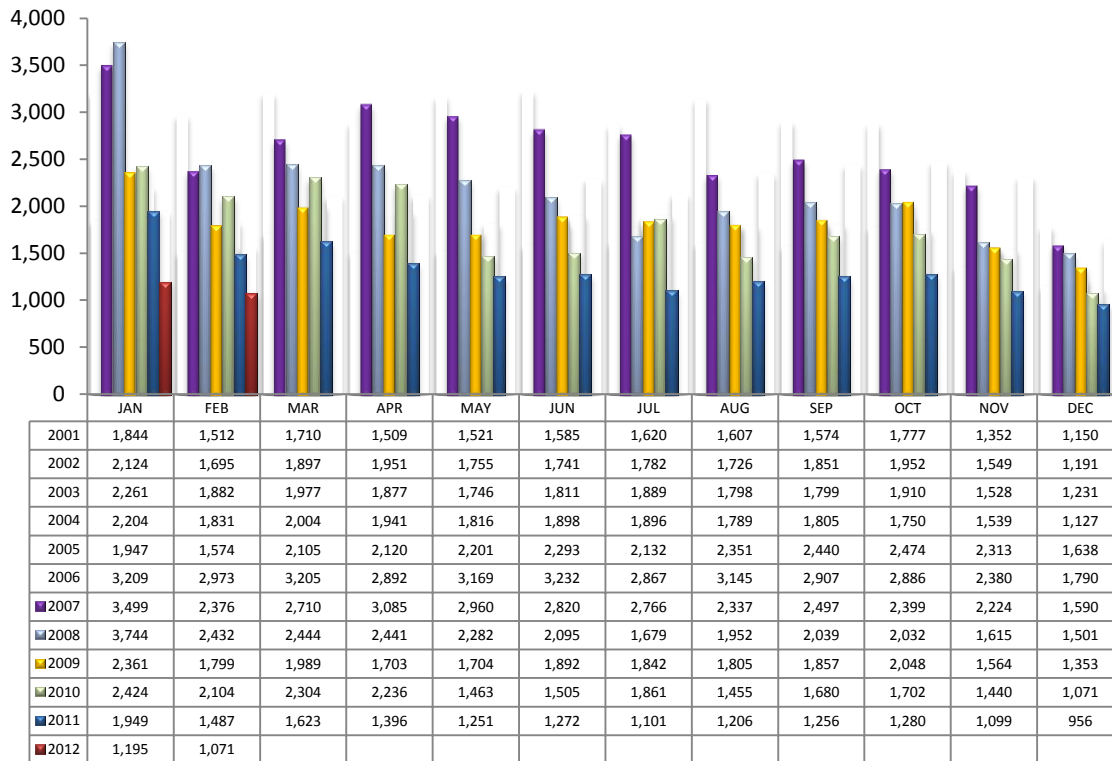
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Average Days on Market/Listing - February 2012

Area	Avg. DOM
N	94
NE	90
NW	84
XNE	n/a
XNW	71
C	71
E	79
S	41
SE	64
SW	89
XSW	97
XS	84
W	66
XW	14

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

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New Listings – February 2012

Area	# of Listings
N	90
NE	59
NW	278
XNE	5
XNW	9
C	149
E	65
S	57
SE	83
SW	59
XSW	67
XS	80
W	59
XW	11

*Includes properties that were re-listed

Misc. MLS Information – February 2012

Month	Expired	Cancelled	Temp Off Mkt.
May 2011	366	499	272
June 2011	345	427	90
July 2011	304	371	70
August 2011	309	435	75
Sept 2011	297	356	48
Oct 2011	213	314	79
Nov 2011	207	325	67
Dec 2011	430	284	202
Jan 2012	200	356	52
Feb 2012	184	318	48

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