

**For Immediate
Release:**
July 10, 2012

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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics June 2012

Below are some highlights from the June Residential Sales Statistics:

- The Median Sales Price held steady at \$140,000 from May to June, but saw an increase of 11.11% over June 2011.
- Total Sales Volume decreased by 3.27% from May to June.
- Average Sales Price increased to \$174,793 in June, showing a slight increase of .46% from May.
- Average List Price decreased slightly by only .03%.
- Total Under Contract decreased by 6.91% from May but increased 23.25% since June 2011.
- Total Unit Sales decreased by 3.72%.
- New Listings dipped slightly from 1,564 in May to 1,537 in June, resulting in a 1.73% decrease.
- Average Days on Market decreased again in June to 68.
- Active Listings showed a decrease of 1.98% in June.



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®.

Sue Cartun
2012 MLS President



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.

June 2012 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
June	\$221,812,678	\$219,330,275	1.13%
May	\$229,315,967	\$210,060,577	9.17%
Month % Change	-3.27%	4.41%	

Average Sales Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
June	\$174,793	\$167,172	4.56%
May	\$173,987	\$168,453	3.29%
Month % Change	0.46%	-0.76%	

Average List Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
June	\$180,851	\$174,262	3.78%
May	\$180,905	\$176,543	2.47%
Month % Change	-0.03%	-1.29%	

Total Under Contract

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
June	2,666	2,163	23.25%
May	2,864	2,239	27.91%
Month % Change	-6.91%	-3.39%	

Total Unit Sales

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
June	1269	1312	-3.28%
May	1318	1247	5.69%
Month % Change	-3.72%	5.21%	

Median Sales Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
June	\$140,000	\$126,000	11.11%
May	\$140,000	\$127,000	10.24%
Month % Change	0.00%	-0.79%	

New Listings

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
June	1,537	1,272	20.83%
May	1,564	1,251	25.02%
Month % Change	-1.73%	1.68%	

Active Listings

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
June	3,474	5,566	-37.59%
May	3,544	5,795	-38.84%
Month % Change	-1.98%	-3.95%	

June 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>
85321	2	1	50.00%	85645	6	0	0.00%	85714	12	8	66.67%	85742	99	45	45.45%
85601	1	0	0.00%	85653	64	21	32.81%	85715	85	27	31.76%	85743	97	53	54.64%
85602	1	1	100.00%	85658	128	27	21.09%	85716	74	35	47.30%	85745	114	51	44.74%
85611	2	0	0.00%	85701	22	4	18.18%	85718	198	55	27.78%	85746	40	39	97.50%
85614	197	34	17.26%	85704	103	40	38.83%	85719	63	32	50.79%	85747	82	47	57.32%
85616	0	0	0.00%	85705	65	45	69.23%	85730	72	58	80.56%	85748	60	38	63.33%
85619	25	0	0.00%	85706	34	44	129.41%	85735	56	8	14.29%	85749	128	26	20.31%
85622	55	5	9.09%	85710	129	66	51.16%	85736	25	4	16.00%	85750	192	49	25.52%
85623	2	0	0.00%	85711	87	28	32.18%	85737	166	40	24.10%	85755	170	40	23.53%
85629	95	43	45.26%	85712	78	20	25.64%	85739	223	25	11.21%	85756	37	41	110.81%
85641	159	57	35.85%	85713	131	41	31.30%	85741	57	48	84.21%	85757	22	23	104.55%

NOTE:

85132- 1 active listing, 85145- 6 active listings, 85615- 1 active listing, 85625- 2 active listing, 85633-1 active listing, 85637- 3 active listings, 85646- 1 active listing
85648- 1 active listing

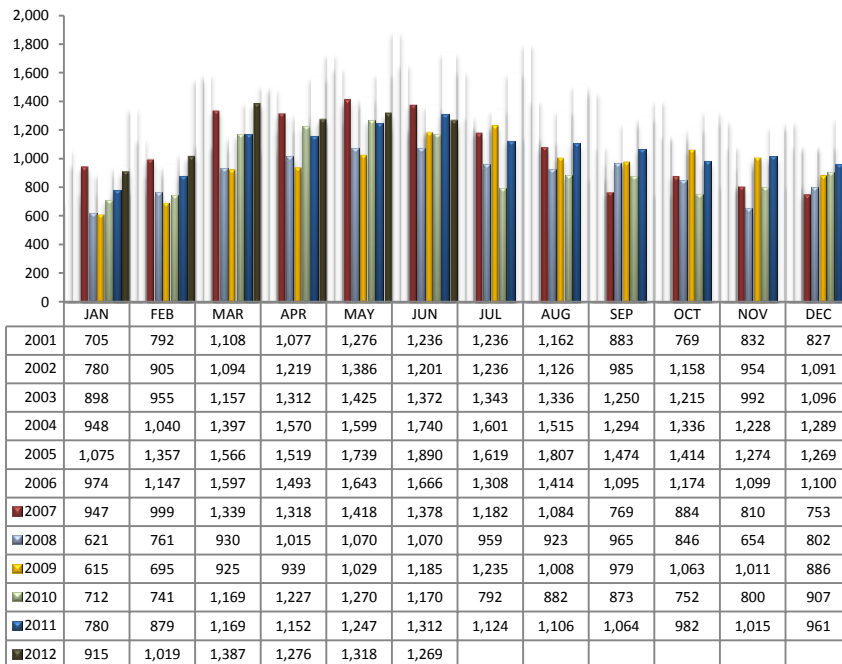
Residential Listing Statistics							Active Listings		Days on Market	
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area	of Units Sold	
Under \$29,999	30	15	8	10	63	19	N	389	1 -30 Days	606
\$30,000 to \$39,999	64	29	17	10	120	33	NE	240	31-60 Days	218
\$40,000 to \$49,999	89	29	20	21	159	46	NW	987	61 - 90 Days	122
\$50,000 to \$59,999	90	53	26	19	188	42	XNE	26	91-120 Days	96
\$60,000 to \$69,999	84	67	46	11	208	44	XNW	58	121 - 180 Days	98
\$70,000 to \$79,999	103	96	48	28	275	58	C	392	Over 180 Days	129
\$80,000 to \$89,999	107	104	37	20	268	49	E	196	Avg. Days on Market	
\$90,000 to \$99,999	97	103	39	21	260	61	S	105	68	
\$100,000 to \$119,999	182	203	77	38	500	136	SE	236	Avg. Sold Price	
\$120,000 to \$139,999	186	176	71	52	485	143	SW	189	\$174,793	
\$140,000 to \$159,999	182	133	52	41	408	126	XSW	186	Median Sale Price	
\$160,000 to \$179,999	221	122	40	35	418	98	XS	279	\$140,000	
\$180,000 to \$199,999	210	94	20	22	346	74	W	148	New Listings	
\$200,000 to \$249,999	358	156	30	43	587	120	XW	43	1,537	
\$250,000 to \$299,999	334	88	23	27	472	69	Sold Units per Area		Sales Volume by Area	
\$300,000 to \$399,999	405	91	15	21	532	80	N	98	\$37,247,639	
\$400,000 to \$499,999	241	36	4	8	289	30	NE	66	\$17,014,496	
\$500,000 to \$749,999	238	32	1	8	279	30	NW	321	\$66,057,393	
\$750,000 to \$999,999	114	15	1	3	133	7	XNE	0	\$0	
\$1,000,000 and over	139	8	0	3	150	4	XNW	8	\$656,940	
							C	146	\$19,866,489	
							E	105	\$14,641,899	
							S	100	\$8,681,554	
							SE	138	\$20,346,409	
							SW	84	\$8,232,492	
							XSW	30	\$3,858,071	
							XS	82	\$12,689,297	
Totals	3,474	1,650	575	441	6,140	1,269	W	84	\$11,991,099	
							XW	7	\$528,900	
							Total Volume		\$221,812,678	
	June-12	June-11	% Change	YTD 2012	YTD 2011	% Change				
Home Sales Volume	\$221,812,678	\$219,330,275	1.13%	\$1,219,983,581	\$1,111,630,279	9.75%				
Home Sales Units	1,269	1,312	-3.28%	7,184	6,539	9.86%				
Average Sales Price (All Residential)	\$174,793	\$167,172	4.56%	\$173,423	\$168,590	2.87%				
Median Sales Price	\$140,000	\$126,000	11.11%	\$137,869	\$127,540	8.10%				
Average Days on Market:	68	79	-13.92%	70	82	-14.63%				
Average List Price for Sold:	\$180,851	\$174,262	3.78%	\$179,972	\$177,777	1.23%				
SP/LP %	96.65%	95.93%		96.36%	94.83%					
Total Under Contract	2,666	2,163	23.25%							
Active Listings	3,474	5,566	-37.59%							
New Listings	1,537	1,272	20.83%							

Types of Financing	Totals
FHA	278
VA	108
Other	35
Cash	419
Convention	423
Cash/Loan	0
Carryback	6

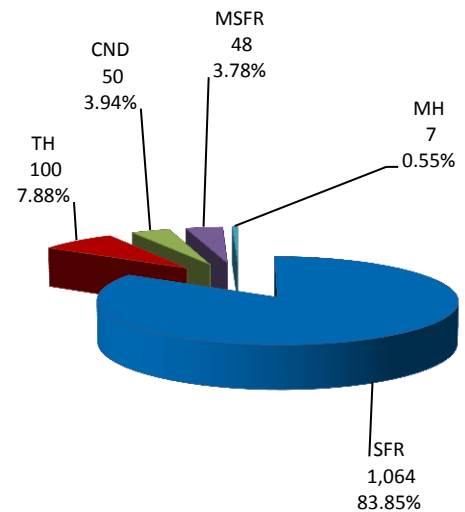
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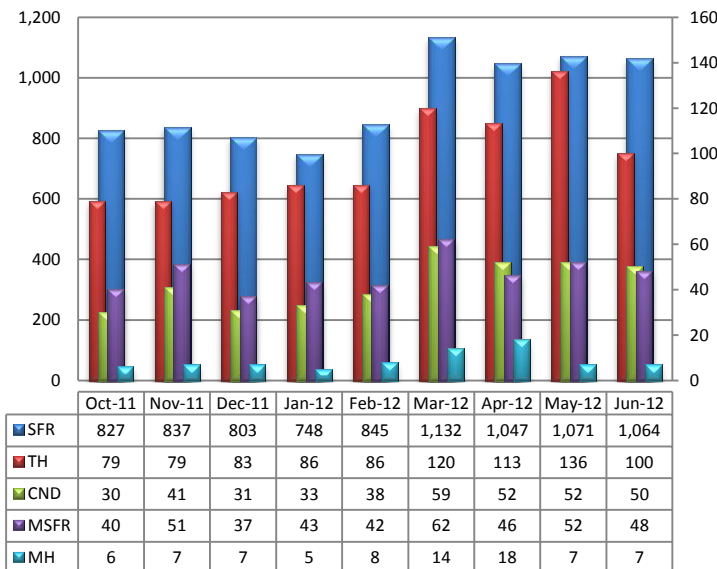
Total Unit Sales – June 2012



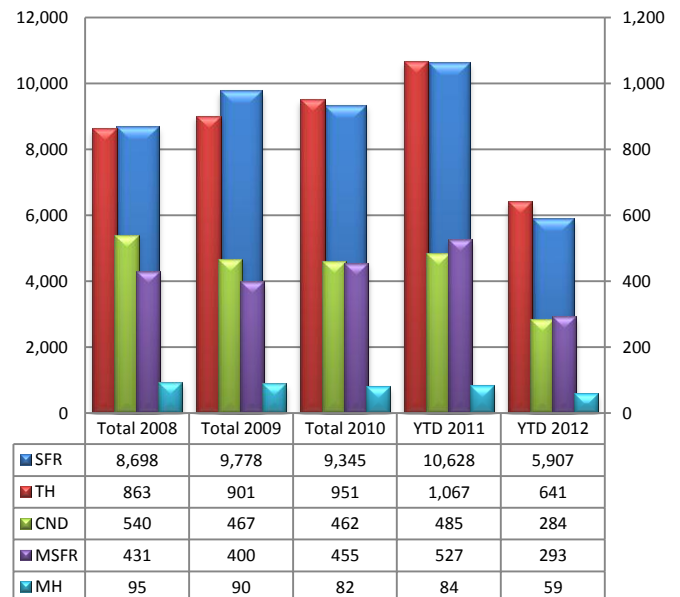
Unit Sales – Breakdown by Type



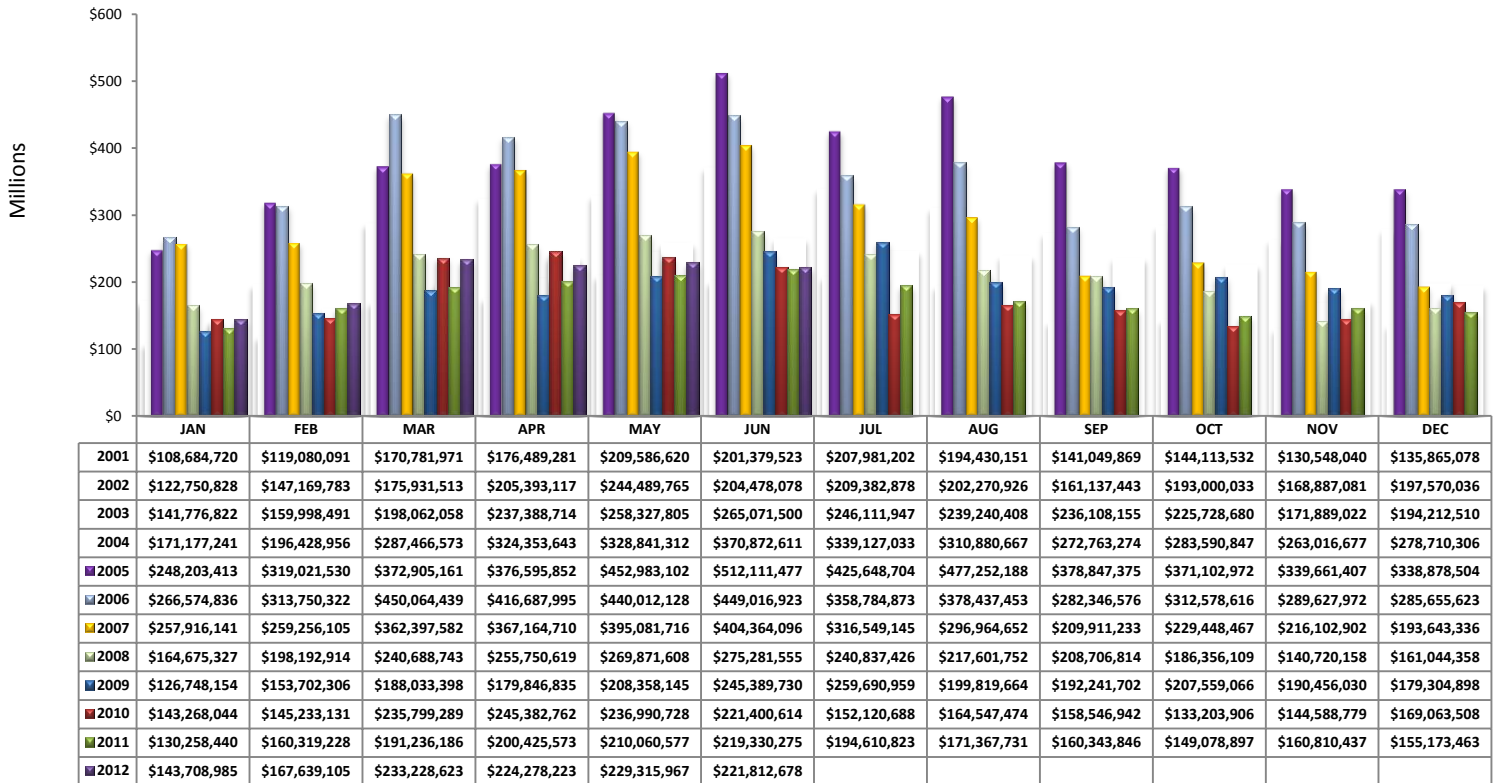
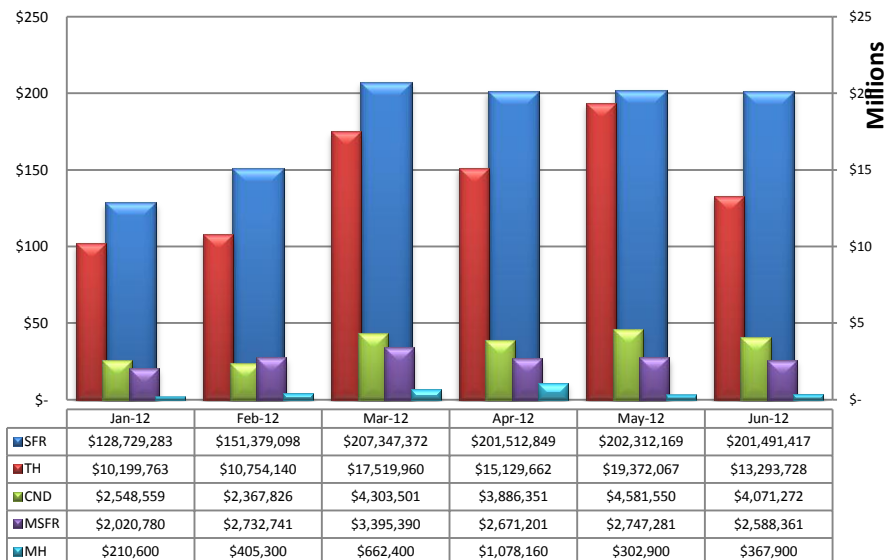
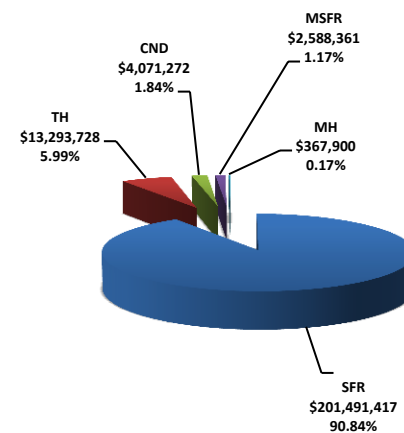
Total Unit Sales By Type - Monthly Comparison



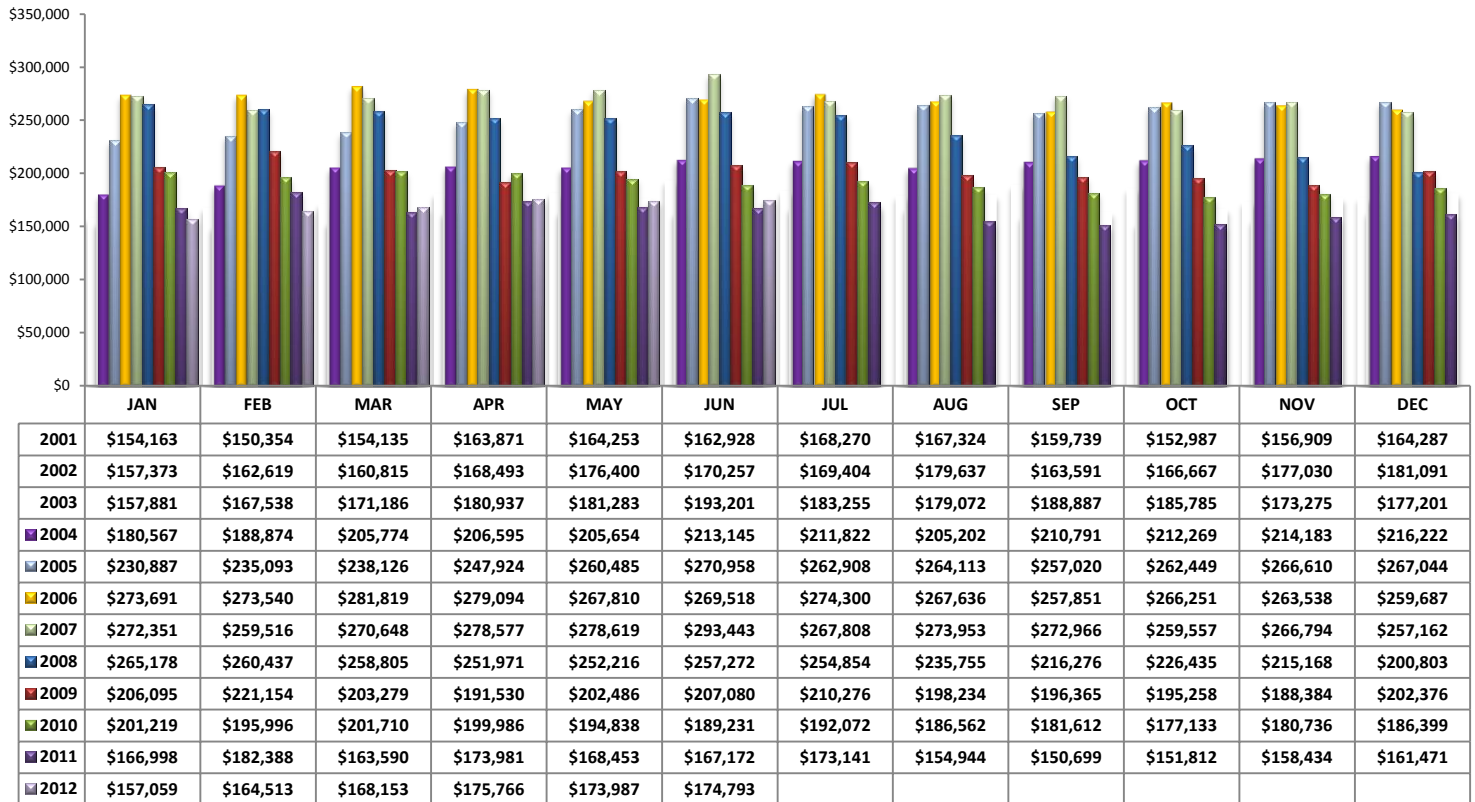
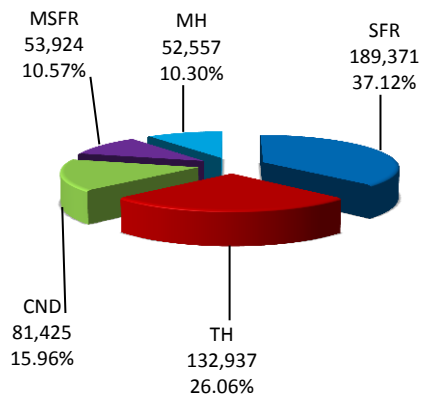
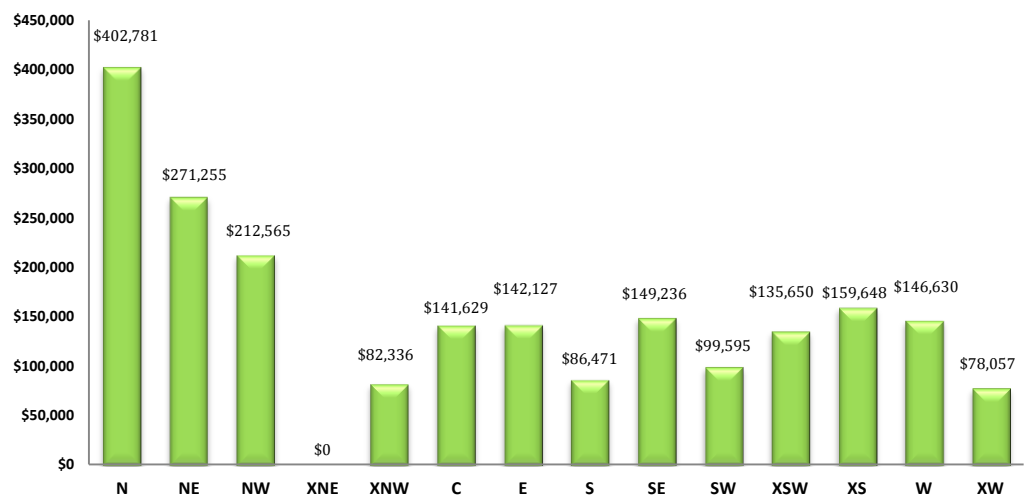
YTD Annual Comparison – Breakdown by Type



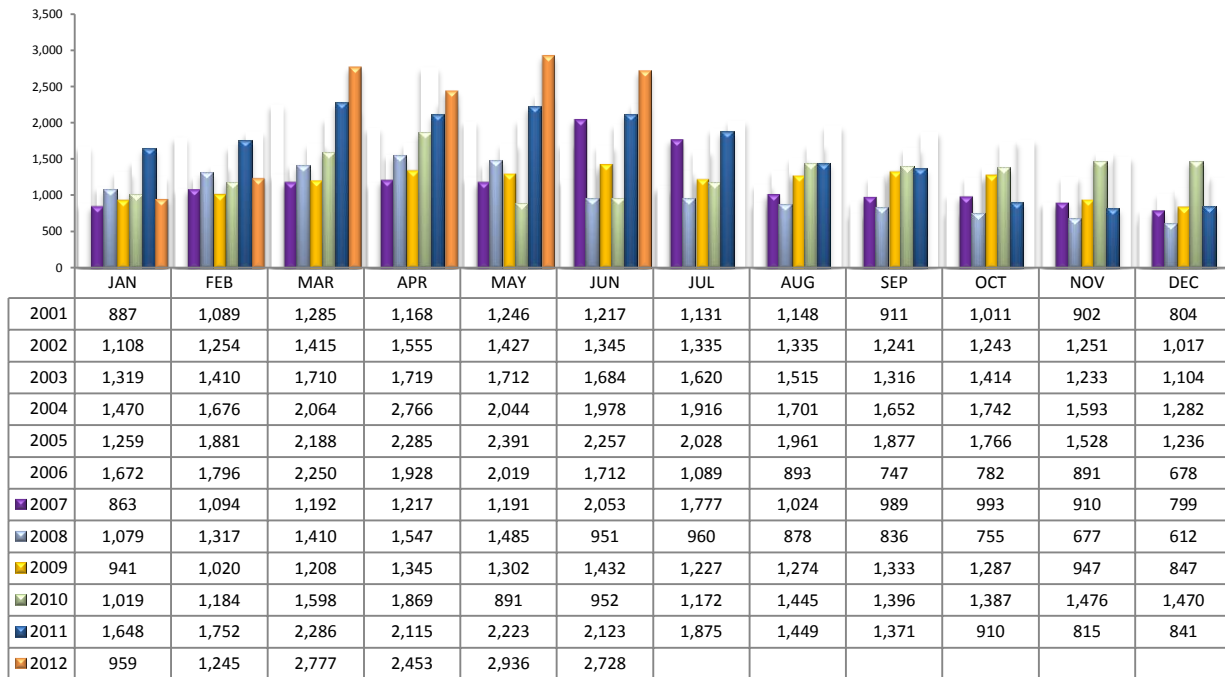
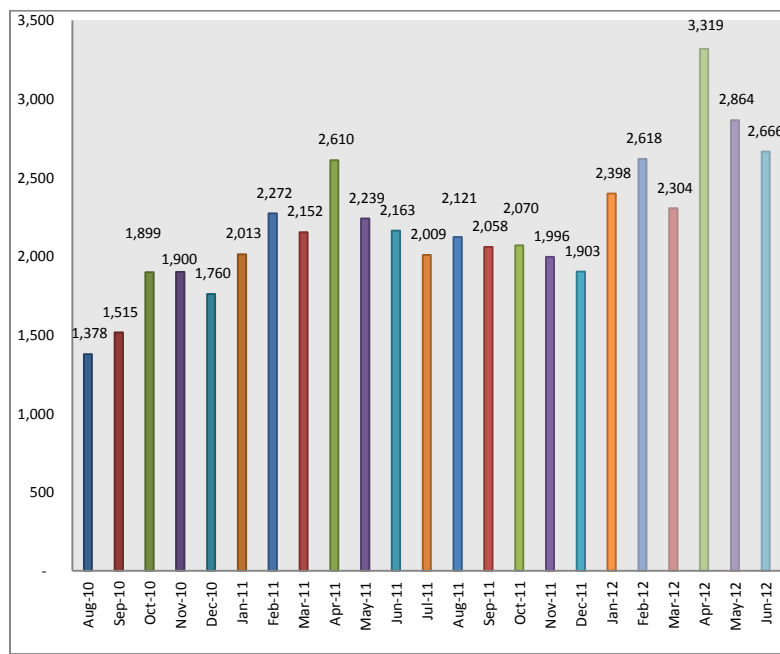
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Total Sales Volume - June 2012**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

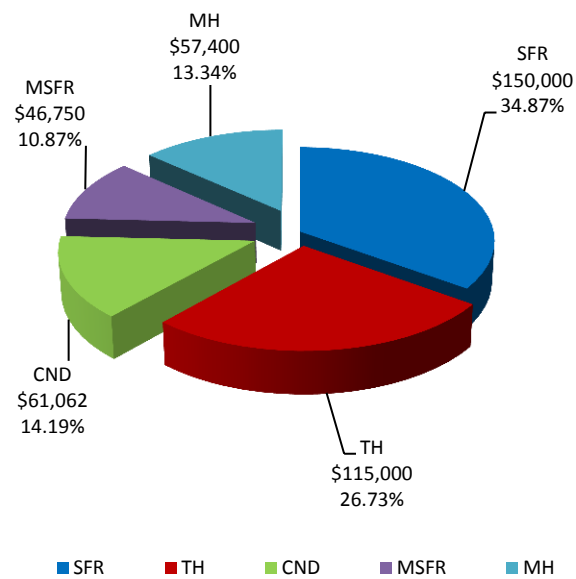
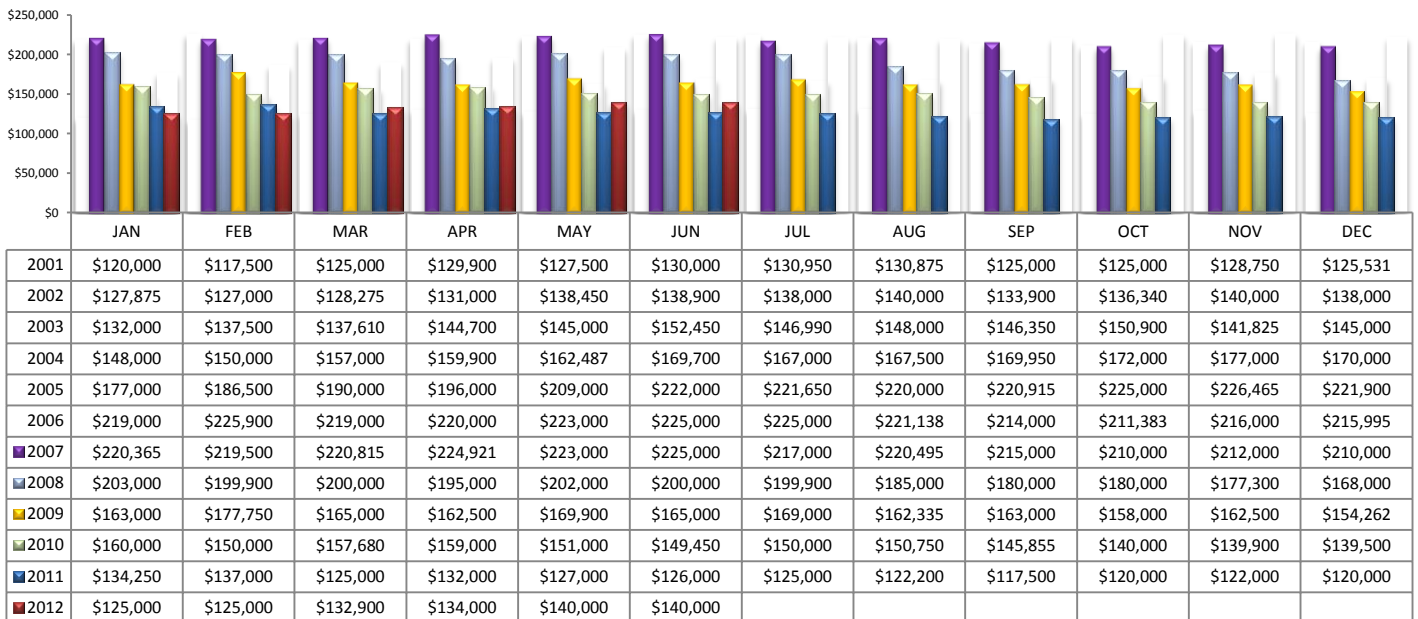
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Average Sales Price – June 2012**Average Sales Price by Type – June 2012****Average "Listing" Price per Area – June 2012**

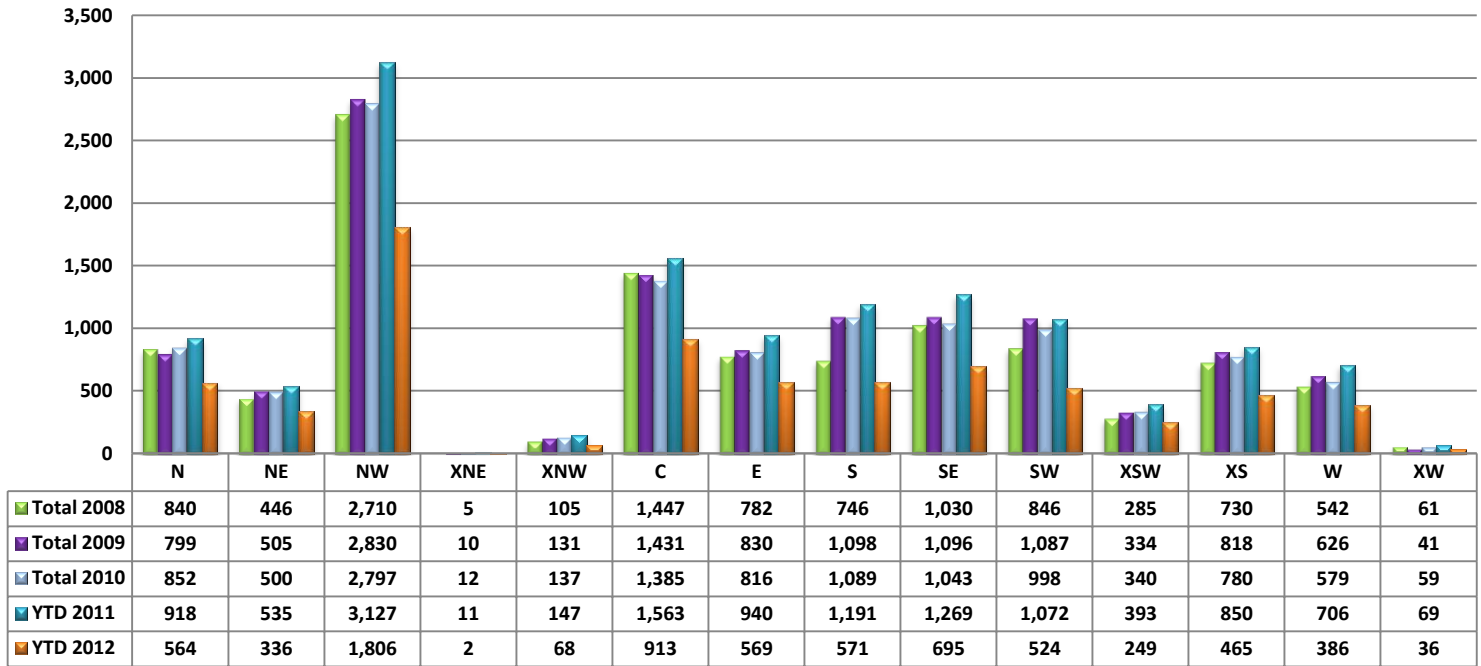
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Newly Under Contract During The Month**Total Listings Still Under Contract At The End of The Month**

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

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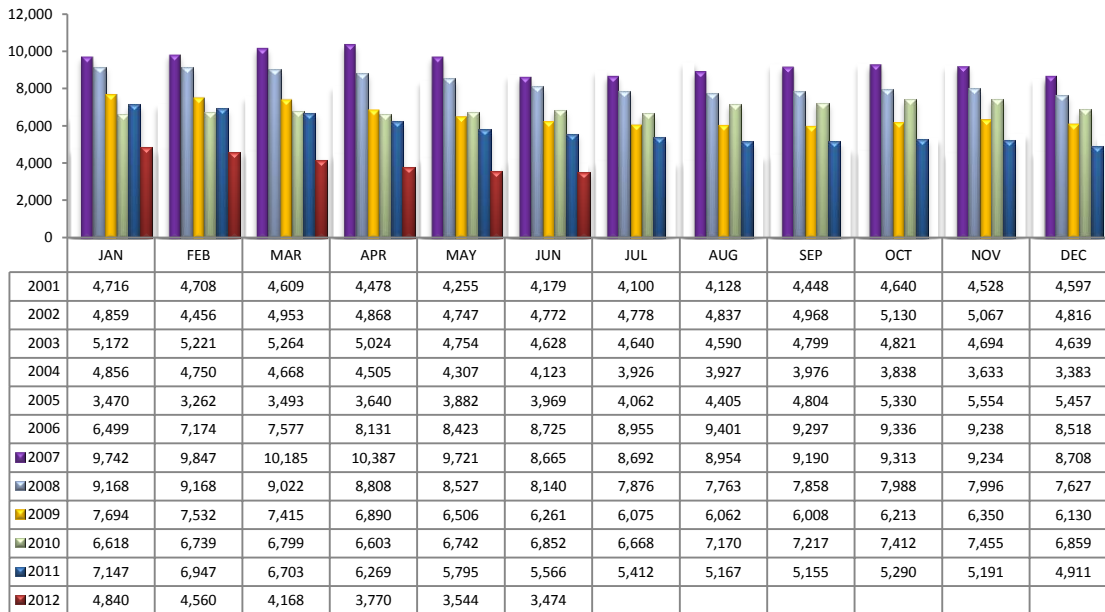
Number of Sold Listings by Area - Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$185,579	\$340,639	\$543,267	\$616,225	\$380,077
NE	\$76,749	\$249,441	\$304,544	\$361,765	\$257,795
NW	\$166,472	\$181,745	\$258,369	\$252,416	\$205,786
XNE	\$0	\$0	\$0	\$0	\$0
XNW	\$0	\$70,050	\$166,590	\$0	\$82,117
C	\$89,992	\$136,118	\$234,826	\$236,800	\$136,071
E	\$107,782	\$133,391	\$160,062	\$270,500	\$139,446
S	\$45,701	\$86,757	\$102,199	\$96,000	\$86,815
SE	\$125,180	\$129,199	\$178,693	\$277,580	\$147,437
SW	\$66,827	\$90,501	\$109,803	\$175,447	\$98,005
XSW	\$119,802	\$146,201	\$0	\$0	\$128,602
XS	\$126,568	\$137,043	\$167,938	\$218,648	\$154,747
W	\$62,285	\$155,533	\$195,850	\$0	\$142,751
XW	\$0	\$68,666	\$80,725	\$0	\$75,557

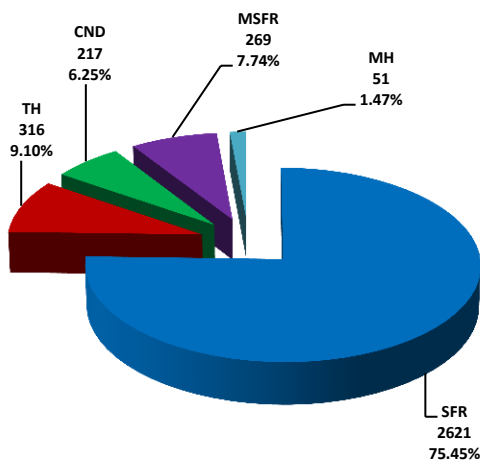
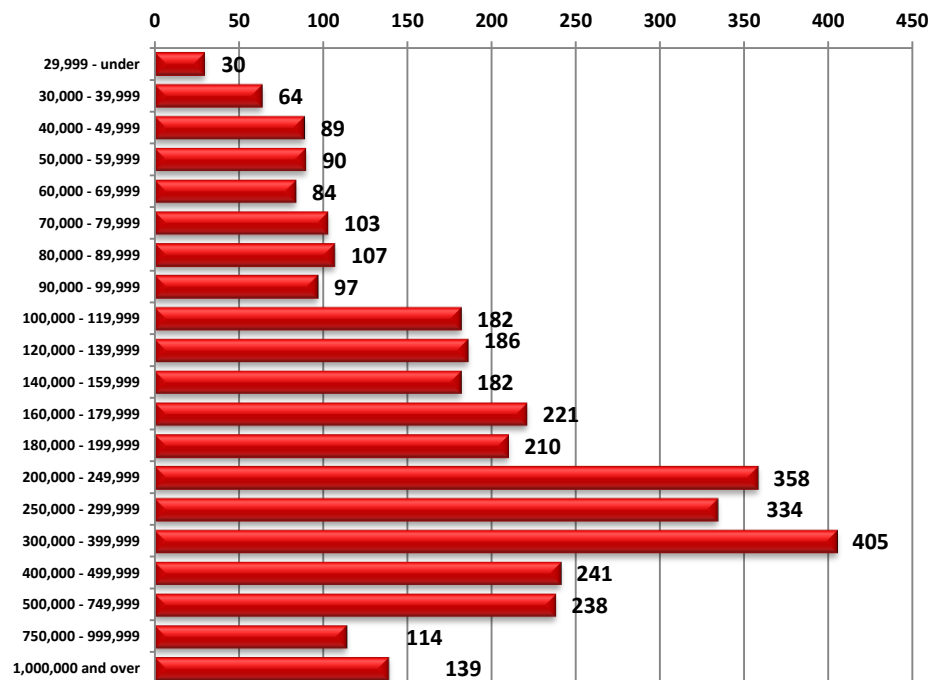
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	24	38	32	4	98
NE	10	24	23	9	66
NW	67	139	103	12	321
XNE	0	0	0	0	0
XNW	0	7	1	0	8
C	56	64	21	5	146
E	14	62	27	2	105
S	14	48	37	1	100
SE	14	82	37	5	138
SW	13	36	31	4	84
XSW	20	10	0	0	30
XS	16	30	26	10	82
W	18	51	15	0	84
XW	0	3	4	0	7

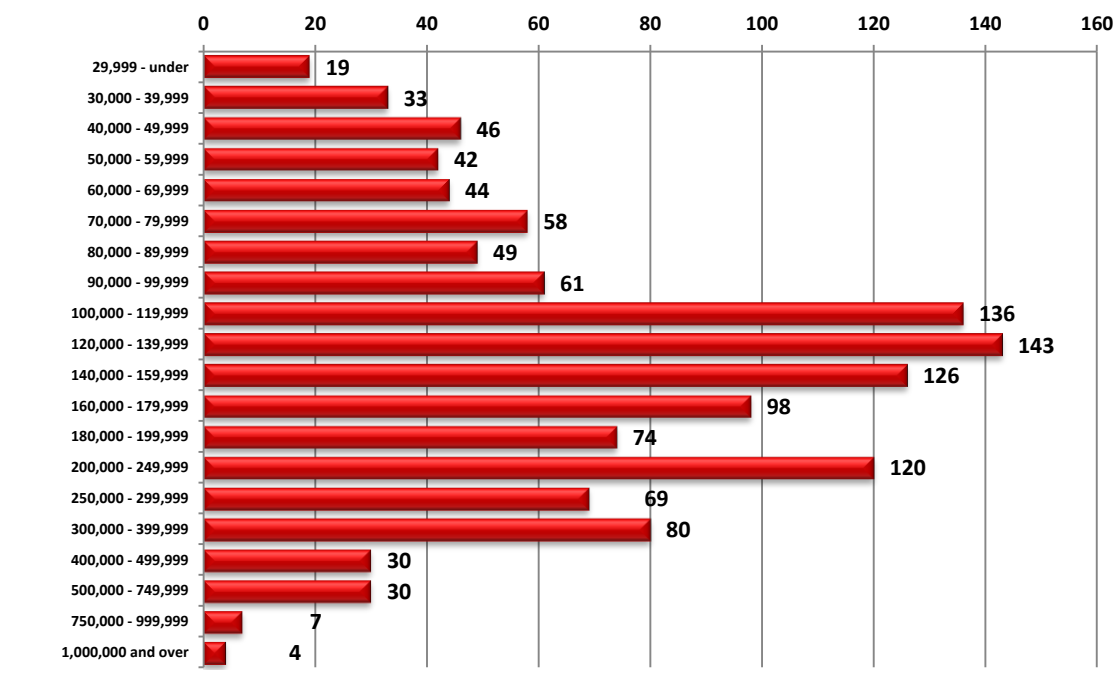
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Active Listings

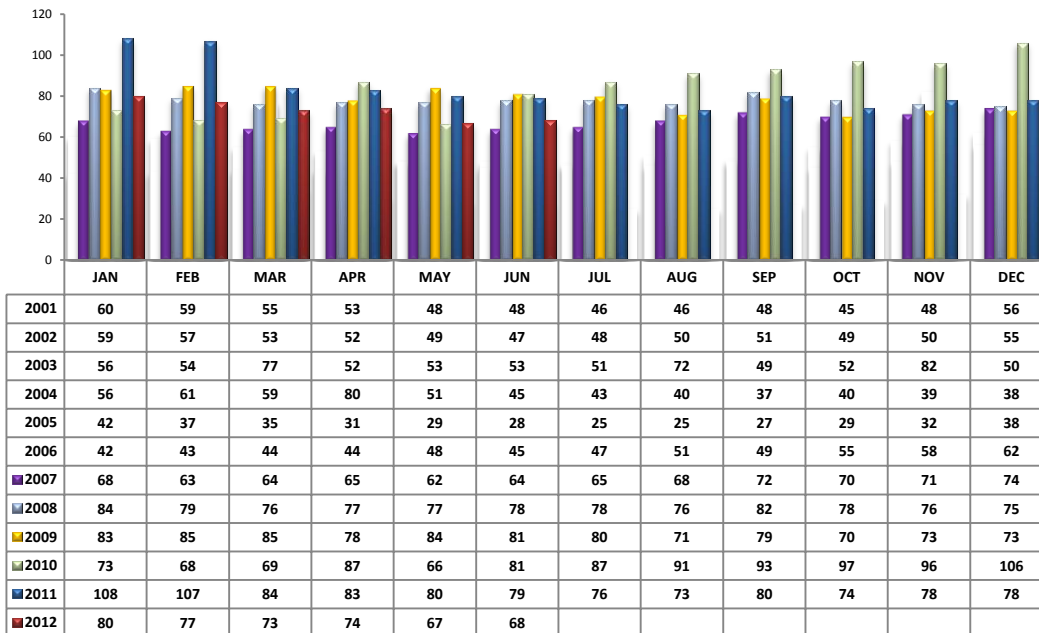
Area	# of Listings
N	389
NE	240
NW	987
XNE	26
XNW	58
C	392
E	196
S	105
SE	236
SW	189
XSW	186
XS	279
W	148
XW	43

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

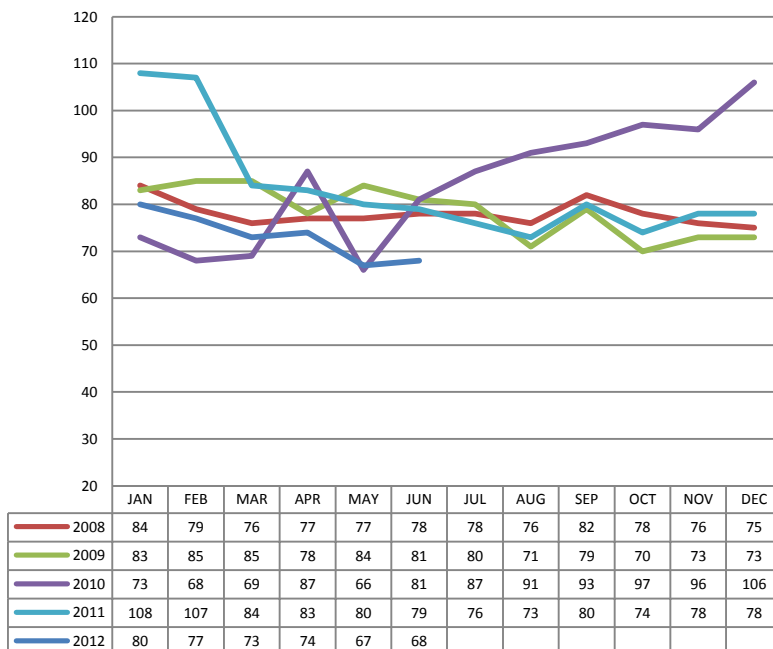
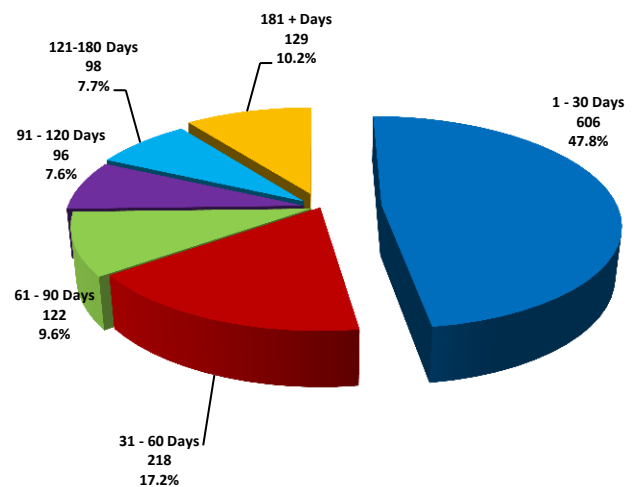
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Sold Price Breakdown

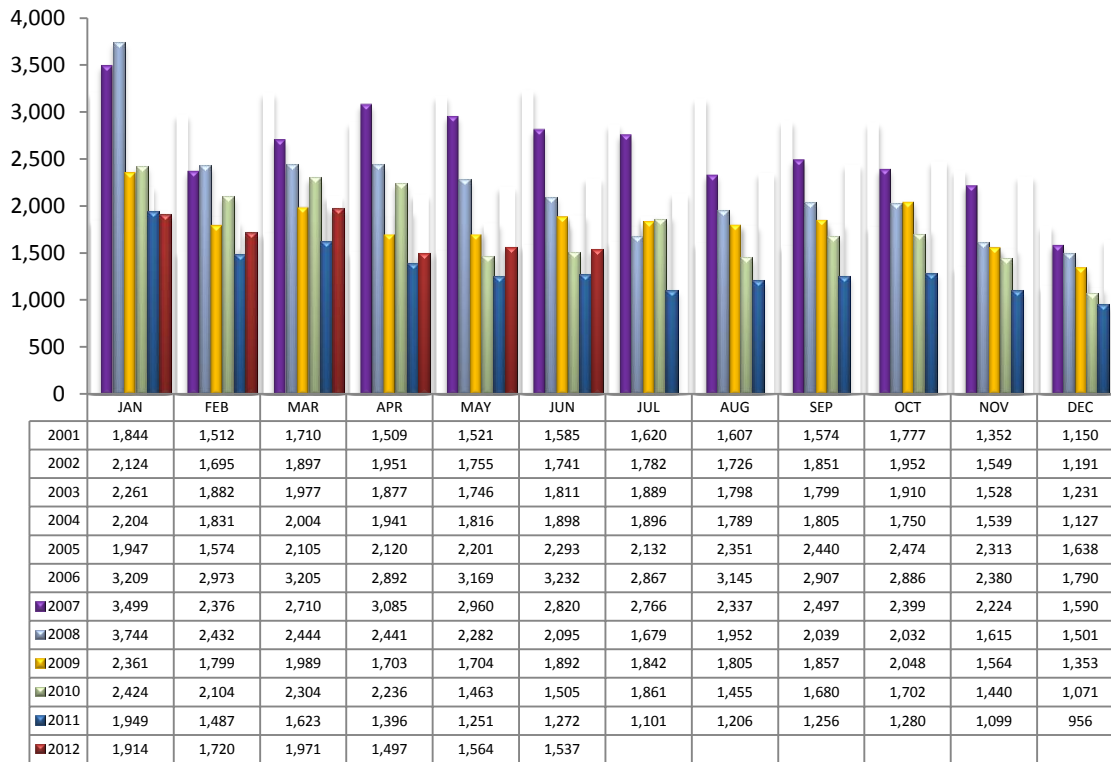
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Average Days on Market/Listing - June 2012

Area	Avg. DOM
N	89
NE	85
NW	73
XNE	0
XNW	67
C	59
E	62
S	50
SE	55
SW	63
XSW	108
XS	71
W	58
XW	51

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

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New Listings – June 2012

Area	# of Listings
N	144
NE	88
NW	417
XNE	5
XNW	22
C	204
E	116
S	102
SE	145
SW	95
XSW	34
XS	94
W	63
XW	8

*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.
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
Mar 2012	216	378	58
Apr 2012	182	349	47
May 2012	223	334	65
June 2012	203	287	56

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