

**For Immediate
Release:**

June 9, 2011

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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics May 2011

Below are some highlights from the May Statistics:

- Total Sales Volume continues to increase steadily every month with another 4.81% increase from April to May.
- The Average Sales Price decreased slightly from April by 3.18%.
- The Average List Price, \$176,543, is down 9.38% compared to May 2010.
- The amount of homes under contract decreased by 14.21% from April.
- Total Unit Sales increased to 1,247 from April's number of 1,152.
- The Median Sales Price for May was \$127,000, a slight decrease of 3.79% from April's \$132,000.



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



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.

May 2011 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
May	\$210,060,577	\$236,593,126	-11.21%
April	\$200,425,573	\$245,382,762	-18.32%
Month % Change	4.81%	-3.58%	

Average Sales Price

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
May	\$168,453	\$194,838	-13.54%
April	\$173,981	\$199,986	-13.00%
Month % Change	-3.18%	-2.57%	

Average List Price

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
May	\$176,543	\$194,826	-9.38%
April	\$184,119	\$210,291	-12.45%
Month % Change	-4.11%	-7.35%	

Total Under Contract

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
May	2,239	963	132.50%
April	2,610	1,568	66.45%
Month % Change	-14.21%	-38.58%	

Total Unit Sales

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
May	1,247	1,270	-1.81%
April	1,152	1,227	-6.11%
Month % Change	8.25%	3.50%	

Median Sales Price

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
May	\$127,000	\$151,000	-15.89%
April	\$132,000	\$159,000	-16.98%
Month % Change	-3.79%	-5.03%	

New Listings

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
May	1,251	1,463	-14.49%
April	1,396	2,236	-37.57%
Month % Change	-10.39%	-34.57%	

Active Listings

	<u>2011</u>	<u>2010</u>	<u>Annual % Change</u>
May	5,795	6,742	-14.05%
April	6,269	6,603	-5.06%
Month % Change	-7.56%	2.11%	

May 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>
85535	0	1	0.00%	85648	0	1	0.00%	85714	36	15	41.67%	85742	170	42	24.71%
85601	7	0	0.00%	85653	111	31	27.93%	85715	120	37	30.83%	85743	191	50	26.18%
85611	1	1	100.00%	85658	187	25	13.37%	85716	165	21	12.73%	85745	187	51	27.27%
85614	223	32	14.35%	85701	24	5	20.83%	85718	310	57	18.39%	85746	147	40	27.21%
85619	23	0	0.00%	85704	187	26	13.90%	85719	133	38	28.57%	85747	142	41	28.87%
85622	73	6	8.22%	85705	121	32	26.45%	85730	169	41	24.26%	85748	134	24	17.91%
85623	3	0	0.00%	85706	123	56	45.53%	85735	47	12	25.53%	85749	159	26	16.35%
85629	180	50	27.78%	85710	259	56	21.62%	85736	41	5	12.20%	85750	285	31	10.88%
85641	246	49	19.92%	85711	159	46	28.93%	85737	223	30	13.45%	85755	230	36	15.65%
85645	5	2	40.00%	85712	148	39	26.35%	85739	278	36	12.95%	85756	118	49	41.53%
85646	0	0	0.00%	85713	220	48	21.82%	85741	126	37	29.37%	85757	74	22	29.73%

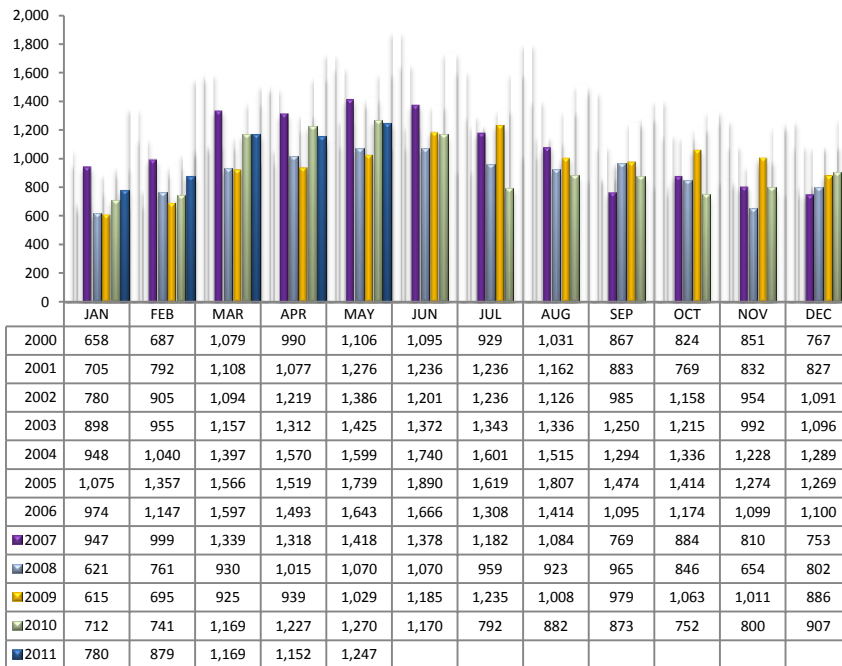
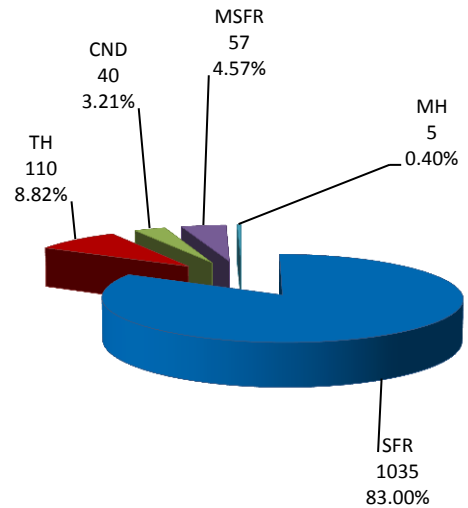
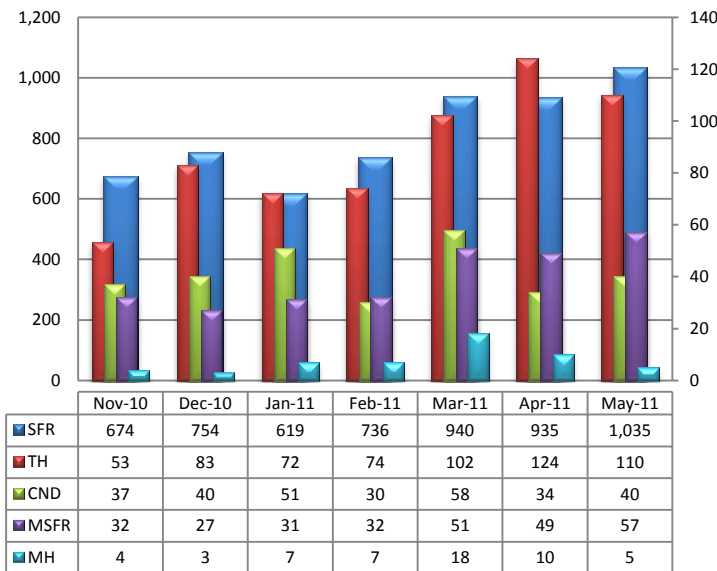
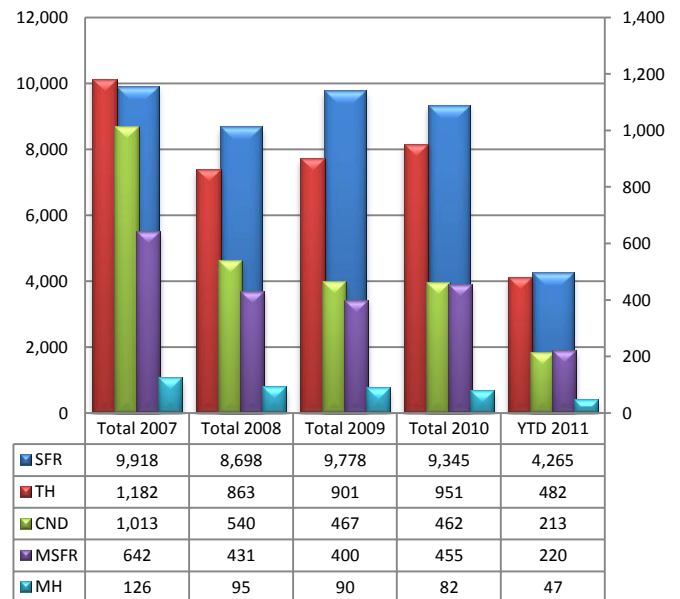
NOTE:

85321- 1 active listing, 85602-1 active listing, 85603- 1 active listing, 85618- 2 active listings, 85621- 2 active listings, 85635- 1 active listing, 85637- 2 active listings

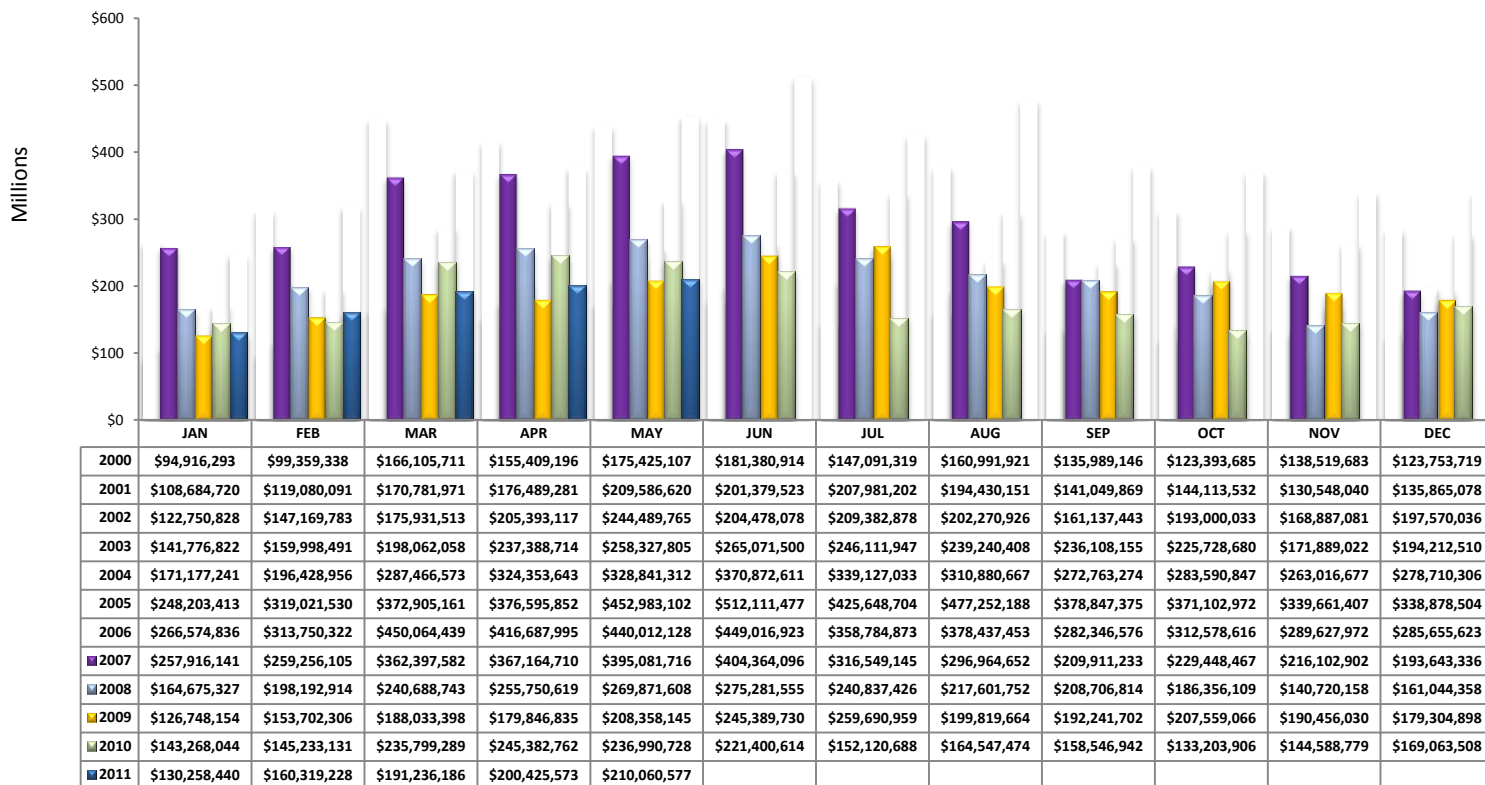
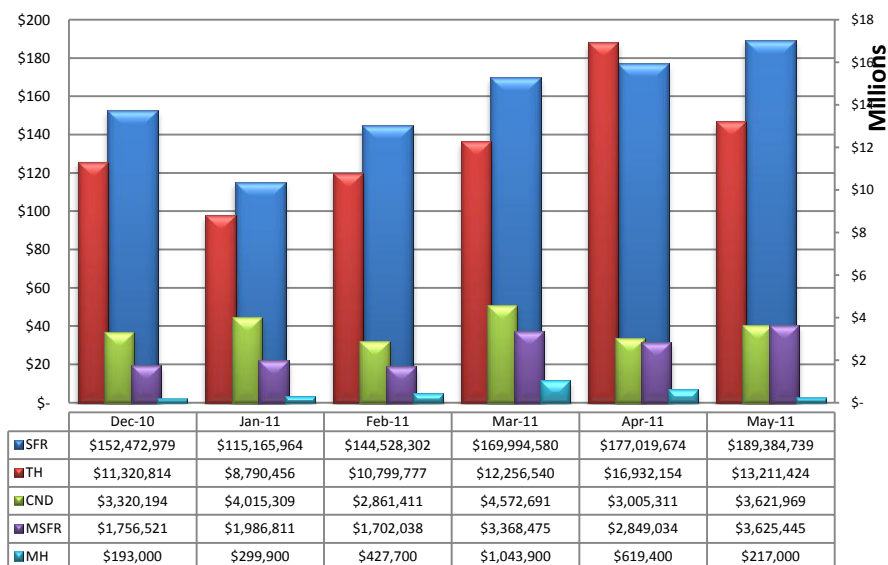
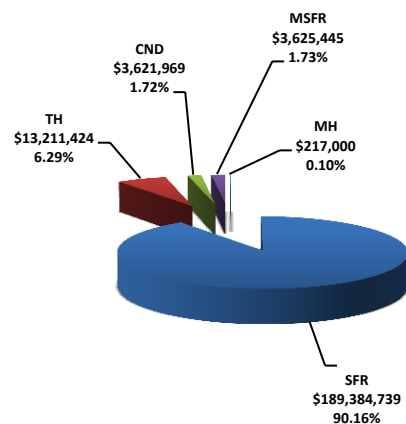
Residential Listing Statistics							Active Listings		Days on Market																										
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area	of Units Sold																										
Under \$29,999	45	12	3	10	70	42	N	589	0-30 Days	471																									
\$30,000 to \$39,999	77	33	9	13	132	42	NE	343	31-60 Days	242																									
\$40,000 to \$49,999	141	34	9	28	212	44	NW	1516	61 - 90 Days	175																									
\$50,000 to \$59,999	157	47	13	11	228	46	XNE	26	91-120 Days	108																									
\$60,000 to \$69,999	190	69	26	23	308	61	XNW	93	121 - 180 Days	107																									
\$70,000 to \$79,999	195	62	25	26	308	64	C	740	Over 180 Days	144																									
\$80,000 to \$89,999	251	98	36	29	414	55	E	396	Avg. Days on Market 80																										
\$90,000 to \$99,999	271	84	34	29	418	67	S	323																											
\$100,000 to \$119,999	399	187	64	50	700	146	SE	441	Avg. Sold Price \$168,453																										
\$120,000 to \$139,999	474	178	45	49	746	115	SW	344																											
\$140,000 to \$159,999	418	98	27	35	578	124	XSW	274	Median Price \$127,000																										
\$160,000 to \$179,999	353	92	24	28	497	62	XS	386																											
\$180,000 to \$199,999	337	68	18	26	449	71	W	279	New Listings 1,251																										
\$200,000 to \$249,999	589	99	38	44	770	109	XW	45																											
\$250,000 to \$299,999	378	58	8	25	469	63	Sold Units per Area		Sales Volume by Area																										
\$300,000 to \$399,999	535	74	12	18	639	56	N	91	\$34,302,019																										
\$400,000 to \$499,999	309	24	6	8	347	35	NE	61	\$17,380,021																										
\$500,000 to \$749,999	350	28	2	10	390	31	NW	286	\$59,026,975																										
\$750,000 to \$999,999	147	13	3	3	166	6	XNW	15	\$1,517,900																										
\$1,000,000 and over	179	9	2	3	193	8	C	170	\$22,558,021																										
							E	86	\$10,712,627																										
							S	128	\$9,426,445																										
							SE	112	\$17,491,172																										
							SW	88	\$7,789,648																										
							XSW	32	\$4,533,143																										
							XS	88	\$12,906,530																										
							W	82	\$11,929,876																										
Totals	5,795	1,367	404	468	8,034	1,247	XW	7	\$445,200																										
							XNE	1	\$41,000																										
	May-11	May-10	% Change	YTD 2011	YTD 2010	% Change	Total Volume		\$210,060,577																										
Home Sales Volume	\$210,060,577	\$236,593,126	-11.21%	\$892,300,004	\$1,022,072,878	-12.70%	<table><tr><th colspan="2">Types of Financing</th><th>Totals</th></tr><tr><td>FHA</td><td></td><td>297</td></tr><tr><td>VA</td><td></td><td>99</td></tr><tr><td>Conventional</td><td></td><td>361</td></tr><tr><td>Cash Owner</td><td></td><td>16</td></tr><tr><td>Lease Option</td><td></td><td>0</td></tr><tr><td>Cash</td><td></td><td>445</td></tr><tr><td>Other</td><td></td><td>29</td></tr></table>					Types of Financing		Totals	FHA		297	VA		99	Conventional		361	Cash Owner		16	Lease Option		0	Cash		445	Other		29
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Other		29																																	
Home Sales Units	1,247	1,270	-1.81%	5,227	5,221	0.11%																													
Average Sales Price (All Residential)	\$168,453	\$194,838	-13.54%	\$170,008	\$198,750	-14.46%																													
Median Sales Price	\$127,000	\$151,000	-15.89%	\$129,079	\$155,536	-17.01%																													
Average Days on Market:	80	66	21.21%	85	73	16.44%																													
Average List Price for Sold:	\$176,543	\$194,826	-9.38%	\$179,011	\$201,761	-11.28%																													
SP/LP %	95.42%	100.01%		94.97%	98.51%																														
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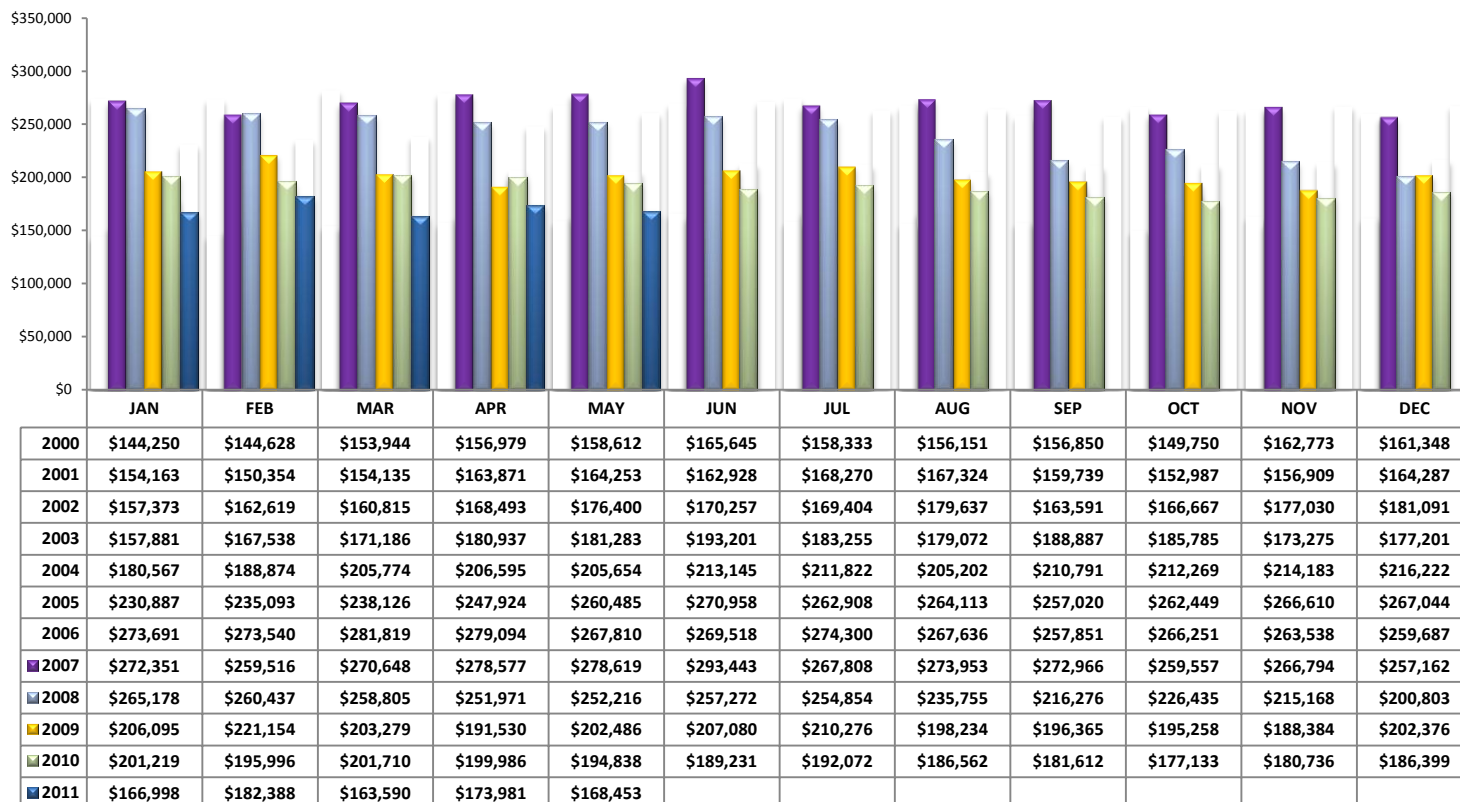
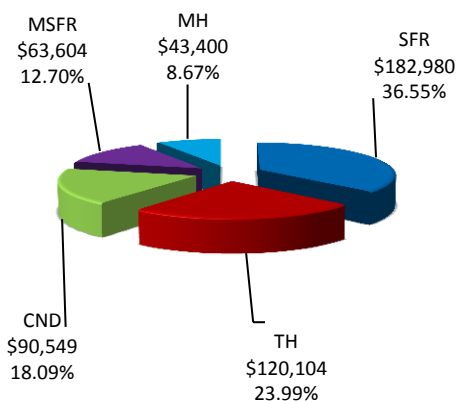
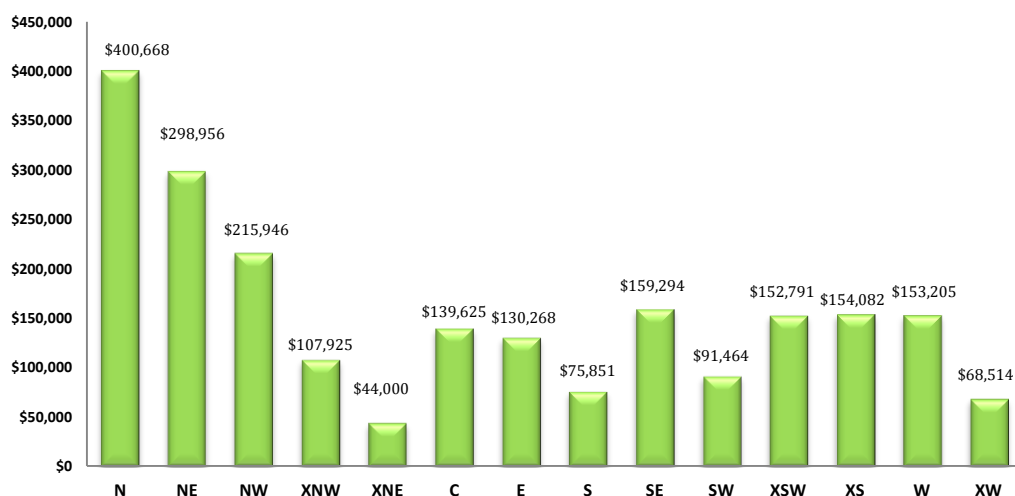
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Total Unit Sales – May 2011**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

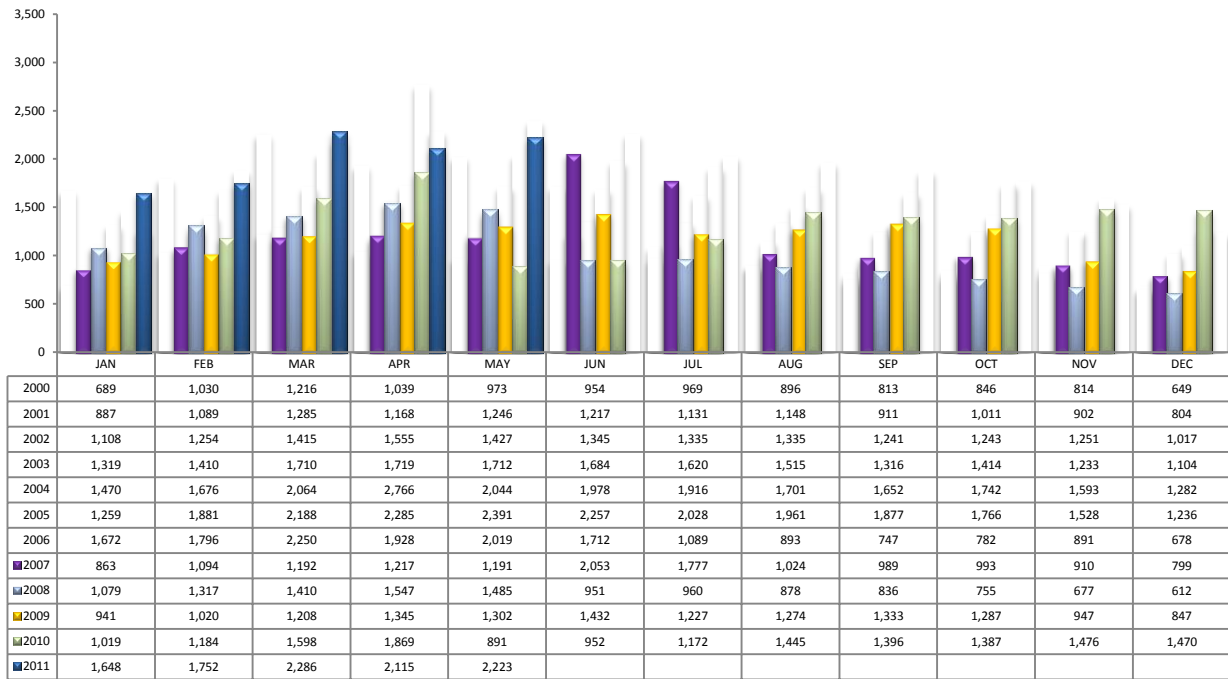
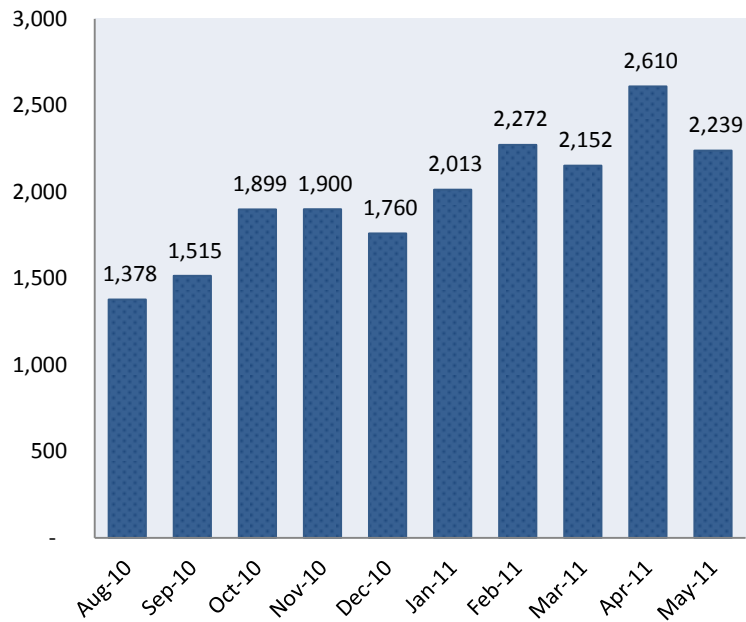
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Total Sales Volume - May 2011**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

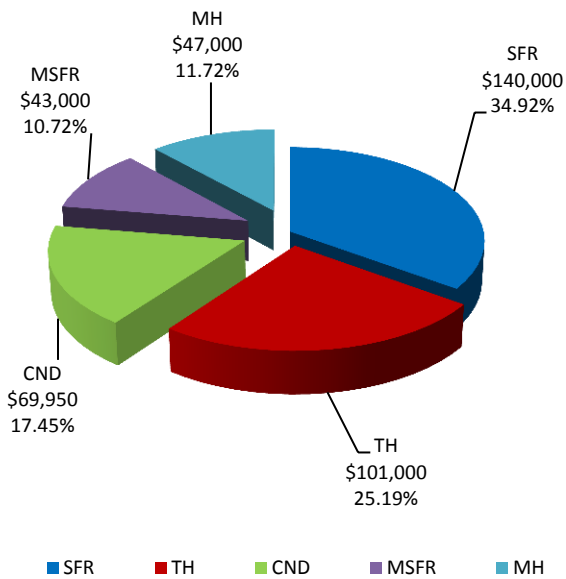
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Average Sales Price – May 2011**Average Sales Price by Type – May 2011****Average "Listing" Price per Area – May 2011**

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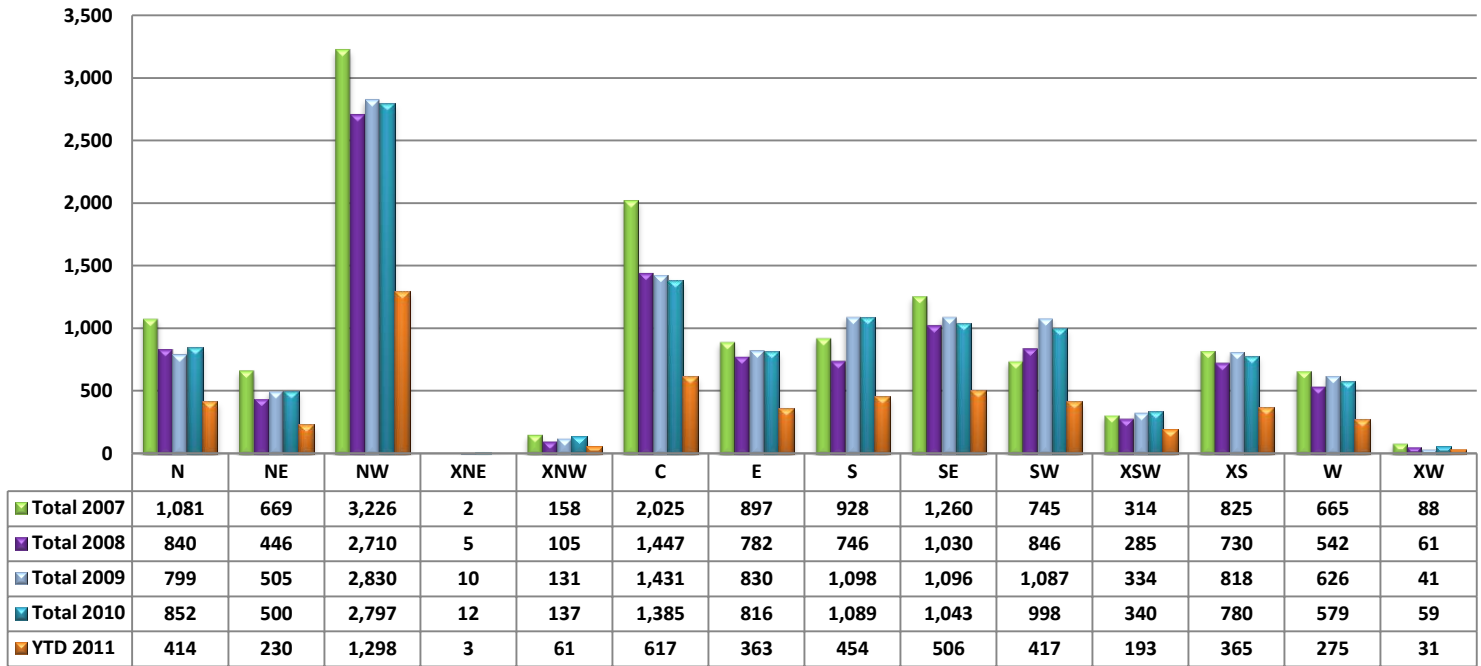
Newly Under Contract During The Month**Total Listings Still Under Contract At The End of The Month**

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Median Sale Price – by Type**Median Sale Price – May 2011**

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2000	\$110,000	\$110,700	\$118,000	\$118,950	\$120,000	\$126,000	\$122,000	\$122,000	\$121,500	\$119,579	\$124,000	\$120,505
2001	\$120,000	\$117,500	\$125,000	\$129,900	\$127,500	\$130,000	\$130,950	\$130,875	\$125,000	\$125,000	\$128,750	\$125,531
2002	\$127,875	\$127,000	\$128,275	\$131,000	\$138,450	\$138,900	\$138,000	\$140,000	\$133,900	\$136,340	\$140,000	\$138,000
2003	\$132,000	\$137,500	\$137,610	\$144,700	\$145,000	\$152,450	\$146,990	\$148,000	\$146,350	\$150,900	\$141,825	\$145,000
2004	\$148,000	\$150,000	\$157,000	\$159,900	\$162,487	\$169,700	\$167,000	\$167,500	\$169,950	\$172,000	\$177,000	\$170,000
2005	\$177,000	\$186,500	\$190,000	\$196,000	\$209,000	\$222,000	\$221,650	\$220,000	\$220,915	\$225,000	\$226,465	\$221,900
2006	\$219,000	\$225,900	\$219,000	\$220,000	\$223,000	\$225,000	\$225,000	\$221,138	\$214,000	\$211,383	\$216,000	\$215,995
2007	\$220,365	\$219,500	\$220,815	\$224,921	\$223,000	\$225,000	\$217,000	\$220,495	\$215,000	\$210,000	\$212,000	\$210,000
2008	\$203,000	\$199,900	\$200,000	\$195,000	\$202,000	\$200,000	\$199,900	\$185,000	\$180,000	\$180,000	\$177,300	\$168,000
2009	\$163,000	\$177,750	\$165,000	\$162,500	\$169,900	\$165,000	\$169,000	\$162,335	\$163,000	\$158,000	\$162,500	\$154,262
2010	\$160,000	\$150,000	\$157,680	\$159,000	\$151,000	\$149,450	\$150,000	\$150,750	\$145,855	\$140,000	\$139,900	\$139,500
2011	\$134,250	\$137,000	\$125,000	\$132,000	\$127,000							

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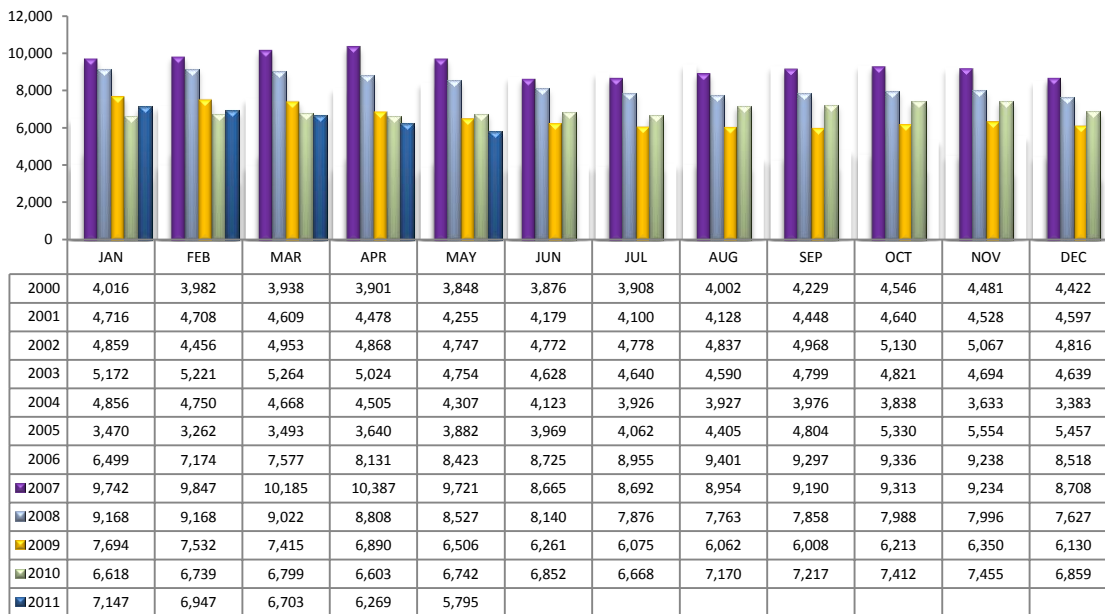
Number of Sold Listings by Area - Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$160,123	\$333,030	\$568,345	\$636,500	\$376,945
NE	\$124,875	\$218,385	\$371,960	\$455,863	\$284,918
NW	\$209,509	\$175,348	\$236,024	\$299,609	\$206,388
XNW	\$113,900	\$76,110	\$192,500	\$144,000	\$101,193
C	\$85,458	\$140,602	\$200,234	\$155,000	\$132,694
E	\$84,833	\$116,986	\$145,962	\$220,833	\$124,565
S	\$36,692	\$76,309	\$100,025	\$116,820	\$73,644
SE	\$89,800	\$125,470	\$203,422	\$858,155	\$156,171
SW	\$59,982	\$84,998	\$109,355	\$117,833	\$88,519
XSW	\$146,600	\$137,090	\$142,750	\$0	\$141,661
XS	\$153,131	\$125,018	\$156,994	\$220,000	\$146,665
W	\$84,274	\$130,162	\$295,307	\$0	\$145,486
XW	\$81,500	\$43,067	\$76,500	\$0	\$63,600
XNE	\$0	\$41,000	\$0	\$0	\$41,000

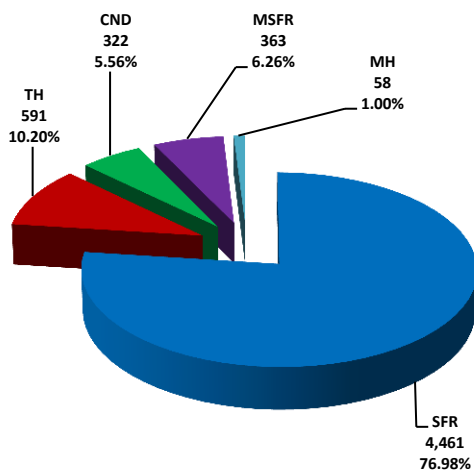
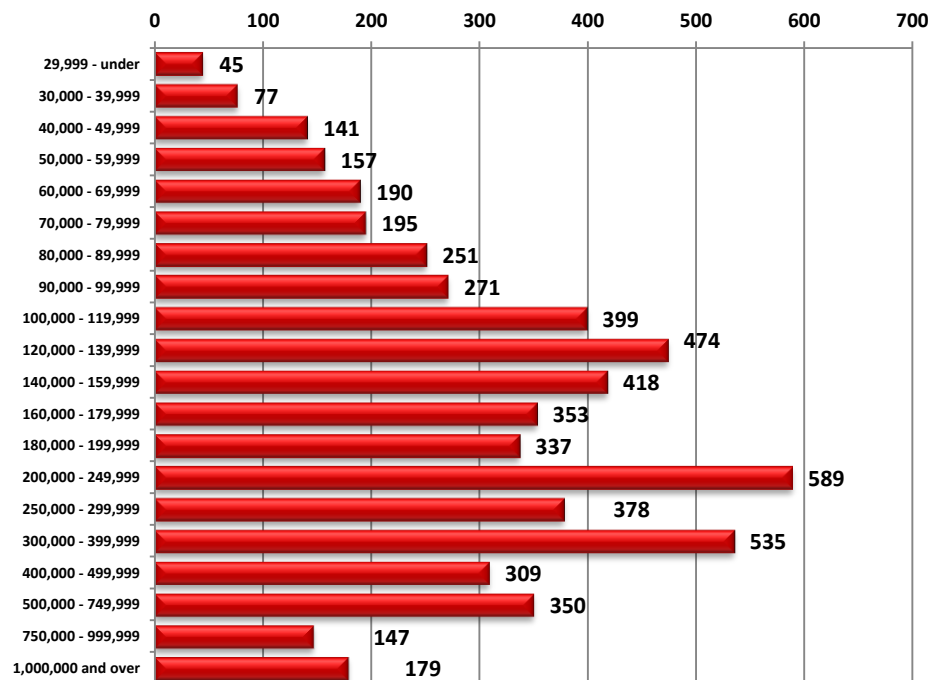
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	29	27	28	6	91
NE	8	27	21	4	61
NW	70	121	82	12	286
XNW	2	10	2	1	15
C	56	84	29	1	170
E	9	50	23	3	86
S	24	79	24	1	128
SE	5	69	37	1	112
SW	12	52	21	3	88
XSW	13	15	4	0	32
XS	17	30	39	1	88
W	23	45	14	0	82
XW	2	3	2	0	7
XNE	0	1	0	0	1

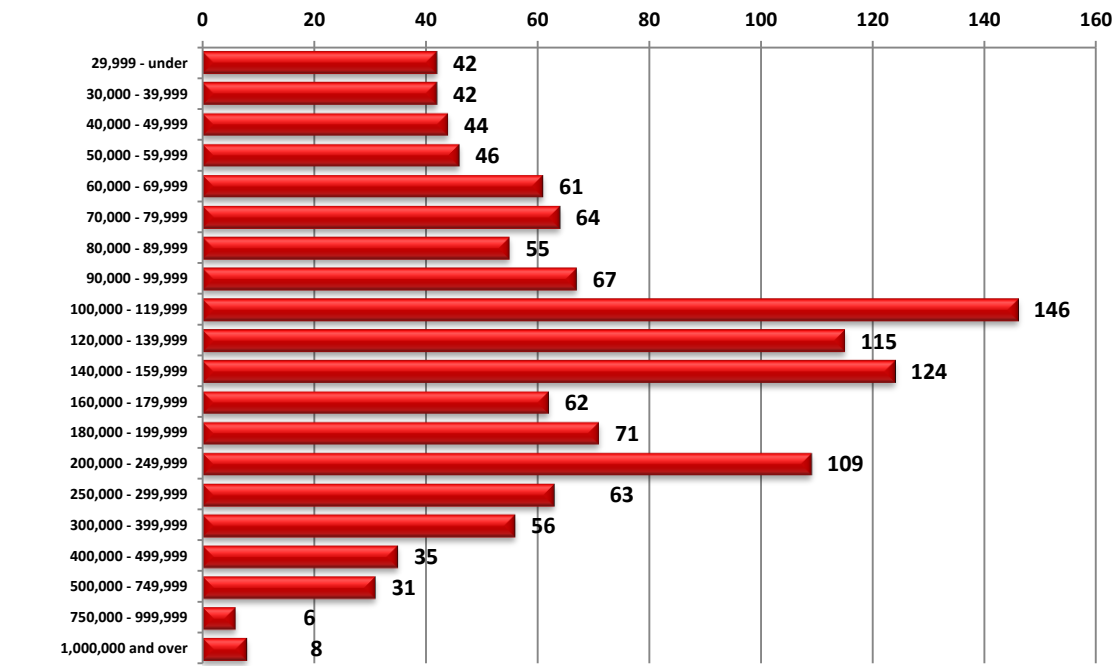
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Active Listings - May 2011

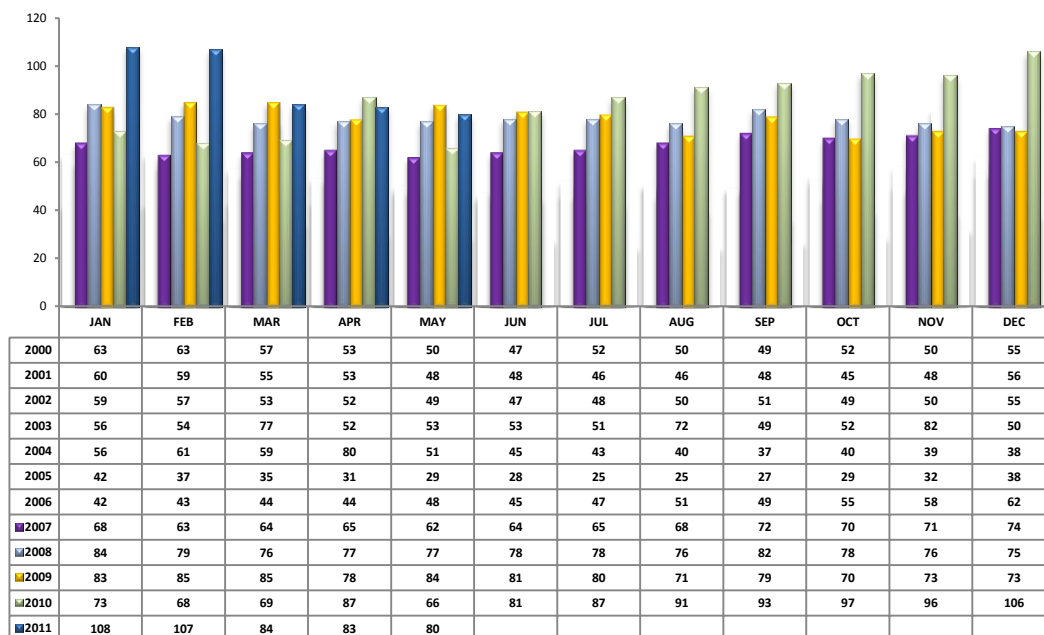
Area	# of Listings
N	589
NE	343
NW	1516
XNE	26
XNW	93
C	740
E	396
S	323
SE	441
SW	344
XSW	274
XS	386
W	279
XW	45

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

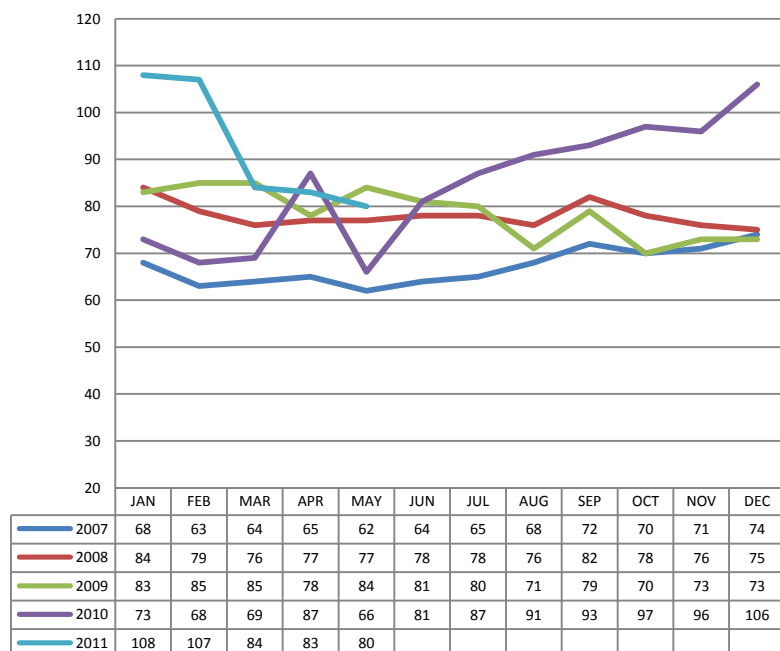
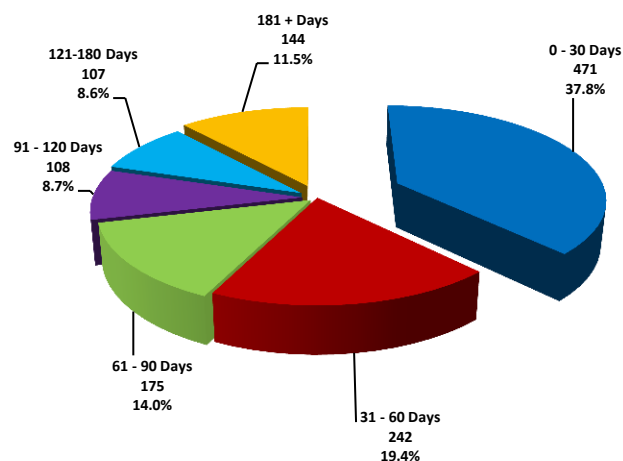
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Sold Price Breakdown

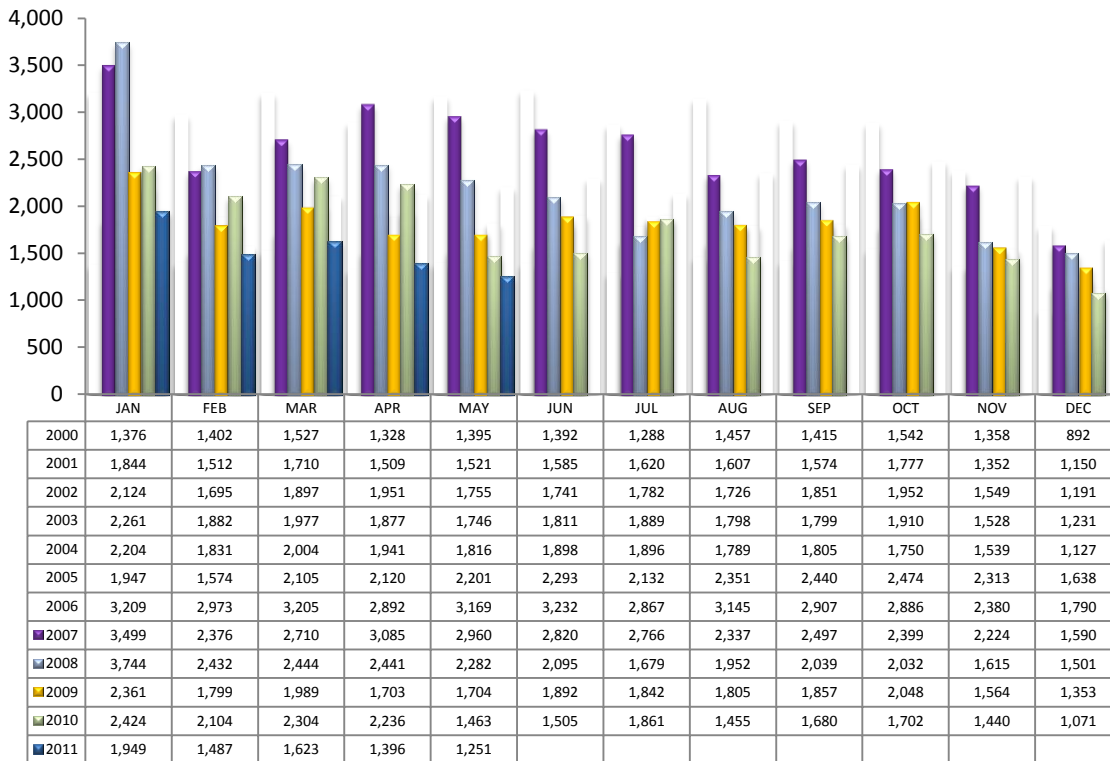
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report does not represent all real estate activity in the area as it does not include unrepresented sales, commercial sales or a substantial portion of new home sales. Though the data and materials presented here are deemed to be substantially correct, neither the Tucson Association of REALTORS® nor the MLS guarantees, or is in any way responsible for its accuracy.

Average Days on Market/Listing - May 2011

Area	Avg. DOM
N	84
NE	90
NW	102
XNE	106
XNW	115
C	66
E	57
S	49
SE	68
SW	88
XSW	100
XS	99
W	66
XW	95

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

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New Listings – May 2011

Area	# of Listings
N	123
NE	74
NW	293
XNE	6
XNW	21
C	188
E	105
S	75
SE	113
SW	76
XSW	38
XS	61
W	62
XW	16

*Includes properties that were re-listed

Misc. MLS Information – May 2011

Month	Expired	Cancelled	Temp Off Mkt.
Aug 2010	396	551	55
Sept 2010	423	521	88
Oct 2010	456	517	103
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

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