

**For Immediate
Release:**

June 8, 2012

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Tucson Association of REALTORS®

Multiple Listing Service

Monthly Statistics May 2012

Below are some highlights from the May Residential Sales Statistics:

- The Median Sales Price has risen again to \$140,000 showing an increase of 4.48% from April and an increase of 10.24% from May 2011.
- Total Sales Volume went from \$224,278,223 in April to \$229,315,967 in May, resulting in a 2.25% increase.
- Average Sales Price decreased slightly by 1.01% from April to May.
- Average List Price dipped slightly by 1.50%.
- Total Under Contract decreased by 13.71% from 3,319 in April to 2,864 in May but increased 27.91% over May 2011.
- Total Unit Sales is up 3.29% from April.
- The number of New Listings increased 4.48% over April.
- Average Days on Market decreased significantly from 74 in April to 67 in May.
- Active Listings decreased by 5.99% from April.



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.

May 2012 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
May	\$229,315,967	\$210,060,577	9.17%
April	\$224,278,223	\$200,425,573	11.90%
Month % Change	2.25%	4.81%	

Average Sales Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
May	\$173,987	\$168,453	3.29%
April	\$175,766	\$173,981	1.03%
Month % Change	-1.01%	-3.18%	

Average List Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
May	\$180,905	\$176,543	2.47%
April	\$183,654	\$184,119	-0.25%
Month % Change	-1.50%	-4.11%	

Total Under Contract

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
May	2,864	2,239	27.91%
April	3,319	2,610	27.16%
Month % Change	-13.71%	-14.21%	

Total Unit Sales

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
May	1318	1247	5.69%
April	1276	1152	10.76%
Month % Change	3.29%	8.25%	

Median Sales Price

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
May	\$140,000	\$127,000	10.24%
April	\$134,000	\$132,000	1.52%
Month % Change	4.48%	-3.79%	

New Listings

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
May	1,564	1,251	25.02%
April	1,497	1,396	7.23%
Month % Change	4.48%	-10.39%	

Active Listings

	<u>2012</u>	<u>2011</u>	<u>Annual % Change</u>
May	3,544	5,795	-38.84%
April	3,770	6,269	-39.86%
Month % Change	-5.99%	-7.56%	

May 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	2	0	0.00%	85658	136	23	16.91%	85716	88	30	34.09%	85745	123	36	29.27%
85611	2	0	0.00%	85701	16	6	37.50%	85718	201	50	24.88%	85746	48	43	89.58%
85614	224	35	15.63%	85704	113	59	52.21%	85719	63	33	52.38%	85747	75	41	54.67%
85616	0	0	0.00%	85705	68	29	42.65%	85730	65	52	80.00%	85748	49	22	44.90%
85619	24	1	4.17%	85706	47	39	82.98%	85735	47	11	23.40%	85749	129	29	22.48%
85622	67	16	23.88%	85710	129	65	50.39%	85736	30	6	20.00%	85750	206	56	27.18%
85623	2	0	0.00%	85711	78	53	67.95%	85737	170	46	27.06%	85755	162	47	29.01%
85629	91	37	40.66%	85712	65	58	89.23%	85739	219	44	20.09%	85756	39	43	110.26%
85641	157	47	29.94%	85713	136	41	30.15%	85741	51	40	78.43%	85757	23	22	95.65%
85645	9	2	22.22%	85714	13	9	69.23%	85742	90	45	50.00%				
85653	78	25	32.05%	85715	87	31	35.63%	85743	109	46	42.20%				

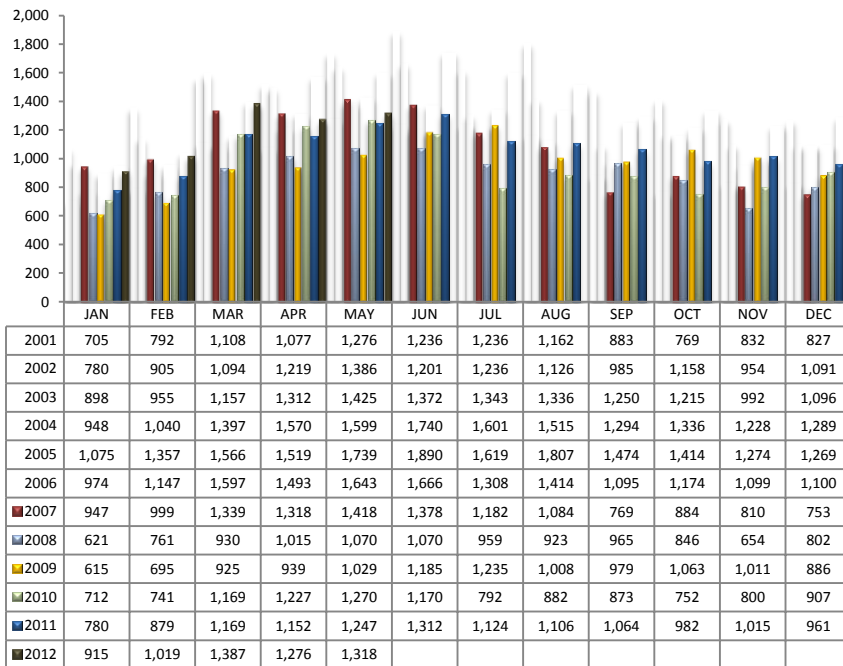
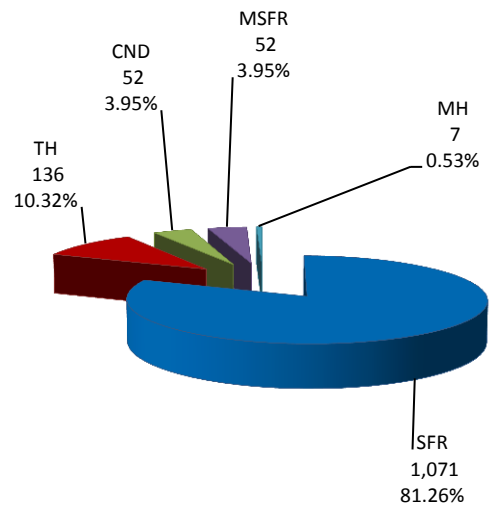
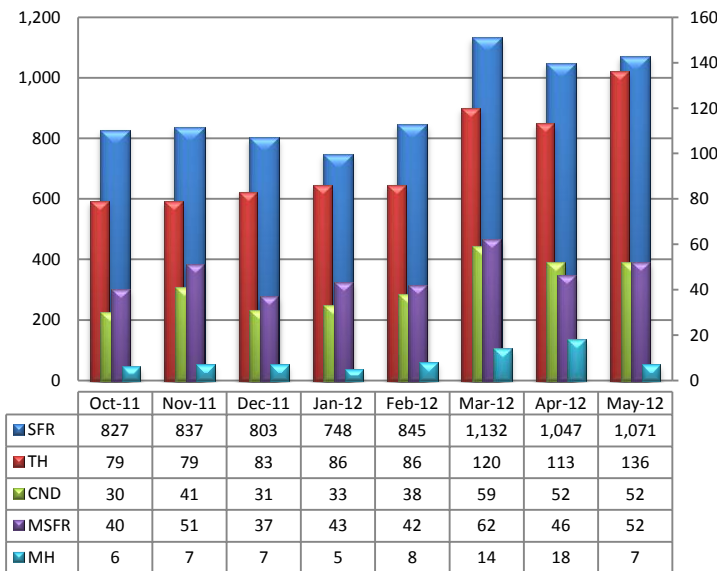
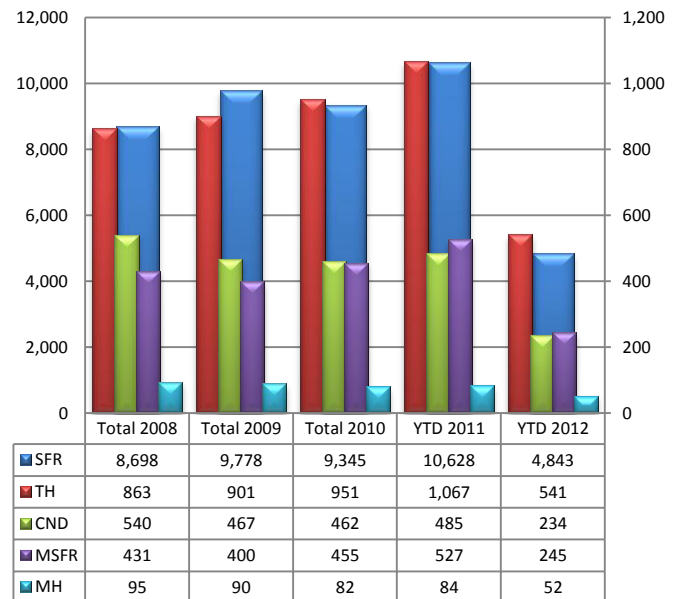
NOTE:

85132- 1 active listing, 85321- 1 active listing, 85602- 2 active listing, 85607- 1 active listing, 85615- 1 active listing, 85625- 1 active listing, 85626- 1 active listing, 85633-1 active listing
85637- 3 active listings, 85646- 1 active listing

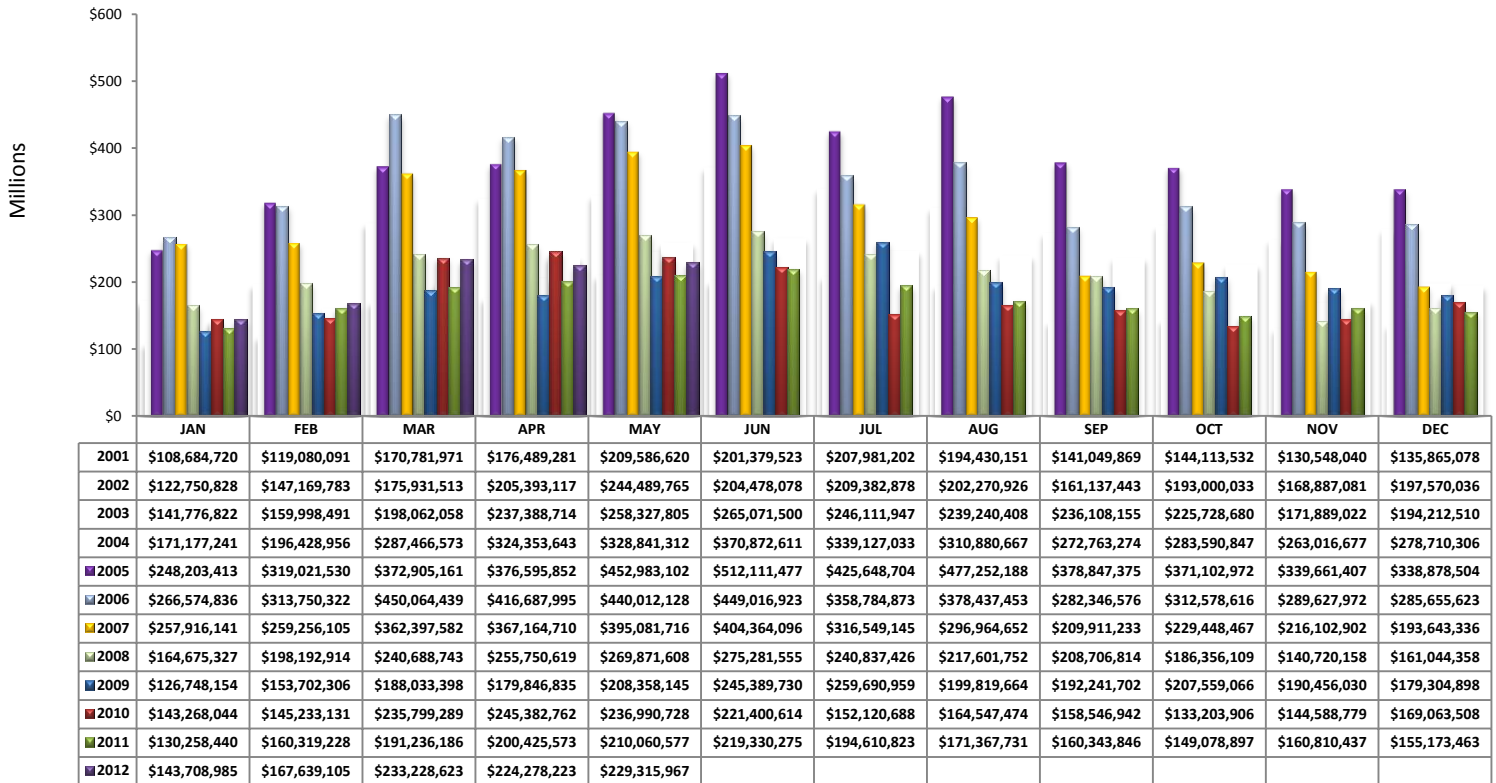
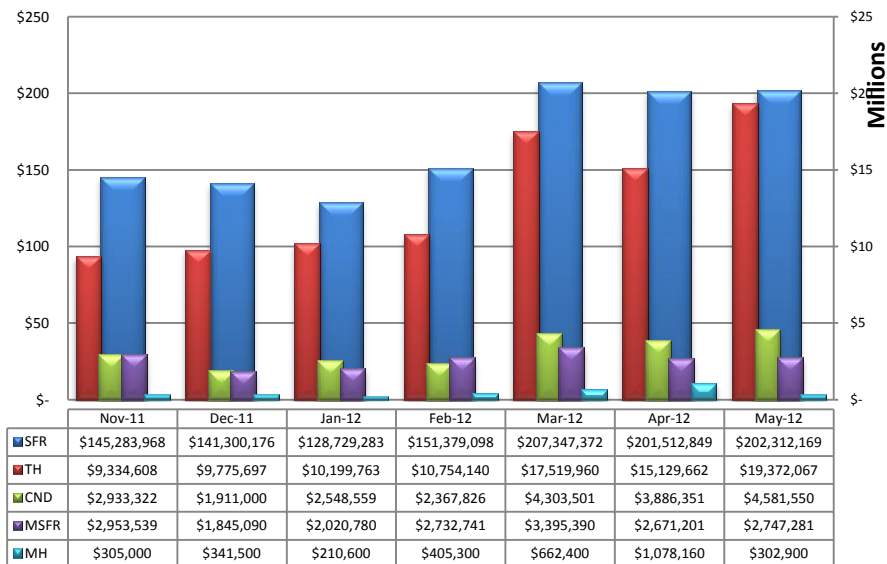
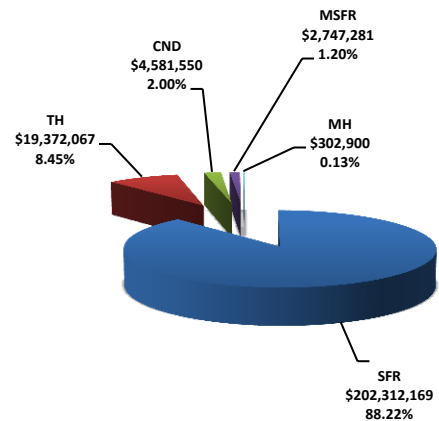
Residential Listing Statistics							Active Listings		Days on Market																		
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area	of Units Sold																		
Under \$29,999	26	13	12	11	62	28	N	400	1 -30 Days	613																	
\$30,000 to \$39,999	64	24	12	15	115	37	NE	250	31-60 Days	216																	
\$40,000 to \$49,999	78	48	23	15	164	44	NW	1001	61 - 90 Days	165																	
\$50,000 to \$59,999	104	57	29	24	214	53	XNE	25	91-120 Days	95																	
\$60,000 to \$69,999	87	74	46	21	228	61	XNW	62	121 - 180 Days	102																	
\$70,000 to \$79,999	122	101	49	20	292	53	C	379	Over 180 Days	127																	
\$80,000 to \$89,999	101	102	45	25	273	68	E	187	Avg. Days on Market																		
\$90,000 to \$99,999	108	106	49	24	287	62	S	116	67																		
\$100,000 to \$119,999	182	217	70	46	515	127	SE	219	Avg. Sold Price																		
\$120,000 to \$139,999	204	210	70	48	532	124	SW	189	\$173,987																		
\$140,000 to \$159,999	198	165	45	31	439	125	XSW	214	Median Sale Price																		
\$160,000 to \$179,999	210	127	39	41	417	100	XS	294	\$140,000																		
\$180,000 to \$199,999	207	104	23	26	360	83	W	165	New Listings																		
\$200,000 to \$249,999	378	163	28	58	627	122	XW	43	1,564																		
\$250,000 to \$299,999	327	79	22	40	468	79	Sold Units per Area		Sales Volume by Area																		
\$300,000 to \$399,999	412	99	13	20	544	78	N	109	\$41,602,894																		
\$400,000 to \$499,999	231	45	6	7	289	38	NE	70	\$19,748,977																		
\$500,000 to \$749,999	244	37	1	12	294	18	NW	343	\$68,116,894																		
\$750,000 to \$999,999	107	14	1	2	124	9	XNE	1	\$68,000																		
\$1,000,000 and over	154	10	0	0	164	9	XNW	14	\$1,092,363																		
							C	203	\$27,921,789																		
							E	87	\$11,413,328																		
							S	101	\$7,608,300																		
							SE	118	\$16,953,031																		
							SW	82	\$7,442,730																		
							XSW	46	\$6,384,239																		
							XS	72	\$10,954,871																		
Totals	3,544	1,795	583	486	6,408	1,318	W	63	\$9,233,068																		
							XW	9	\$775,483																		
	May-12	May-11	% Change	YTD 2012	YTD 2011	% Change	Total Volume		\$229,315,967																		
Home Sales Volume	\$229,315,967	\$210,060,577	9.17%	\$998,170,903	\$892,300,004	11.86%	<table><tr><th>Types of Financing</th><th>Totals</th></tr><tr><td>FHA</td><td>279</td></tr><tr><td>VA</td><td>104</td></tr><tr><td>Other</td><td>30</td></tr><tr><td>Cash</td><td>473</td></tr><tr><td>Convention</td><td>425</td></tr><tr><td>Cash/Loan</td><td>2</td></tr><tr><td>Carryback</td><td>5</td></tr></table>					Types of Financing	Totals	FHA	279	VA	104	Other	30	Cash	473	Convention	425	Cash/Loan	2	Carryback	5
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Home Sales Units	1,318	1,247	5.69%	5,915	5,227	13.16%																					
Average Sales Price (All Residential)	\$173,987	\$168,453	3.29%	\$172,053	\$170,008	1.20%																					
Median Sales Price	\$140,000	\$127,000	10.24%	\$135,738	\$129,079	5.16%																					
Average Days on Market:	67	80	-16.25%	71	85	-16.47%																					
Average List Price for Sold:	\$180,905	\$176,543	2.47%	\$179,092	\$179,011	0.05%																					
SP/LP %	96.18%	95.42%		96.07%	94.97%																						
Total Under Contract	2,864	2,239	27.91%																								
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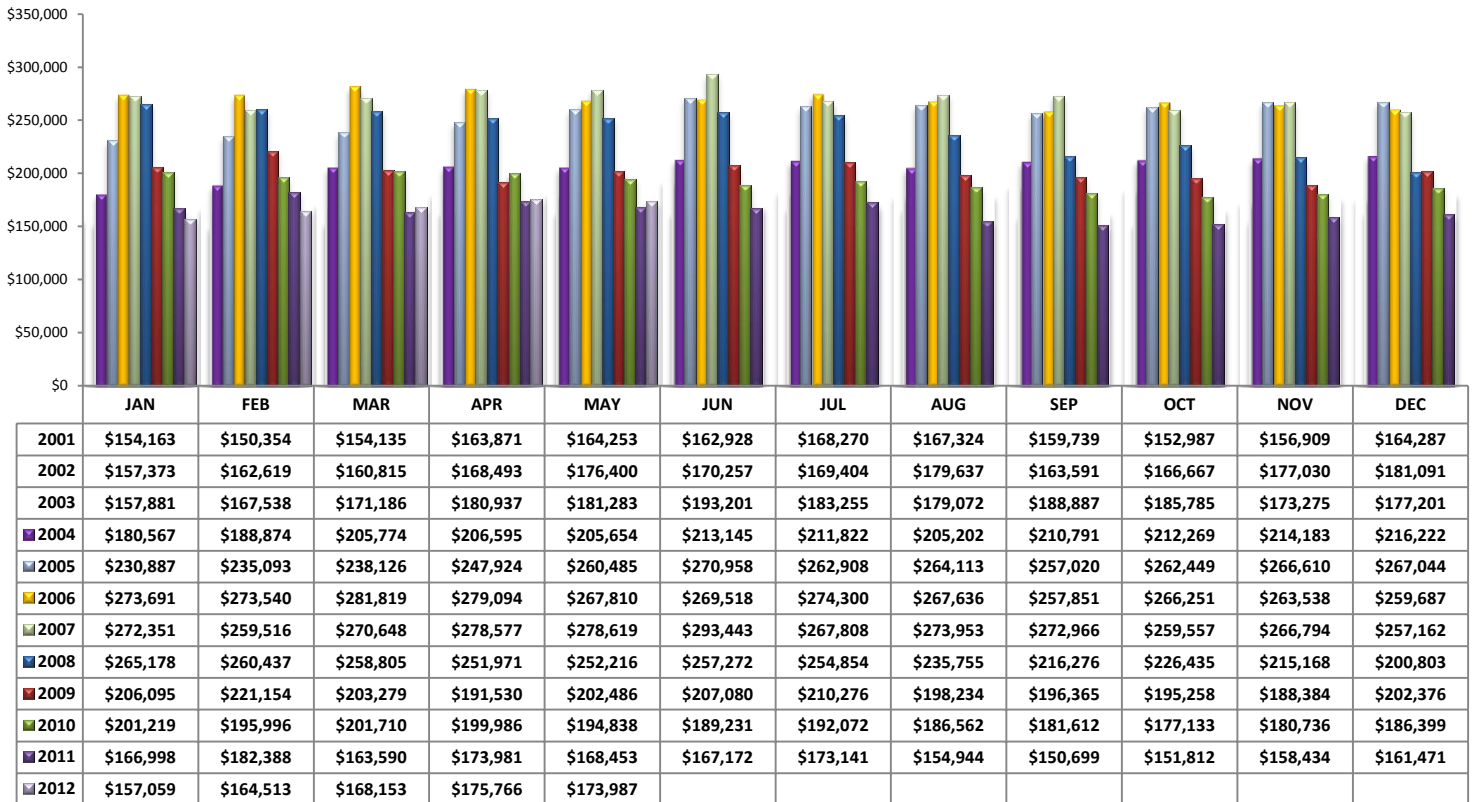
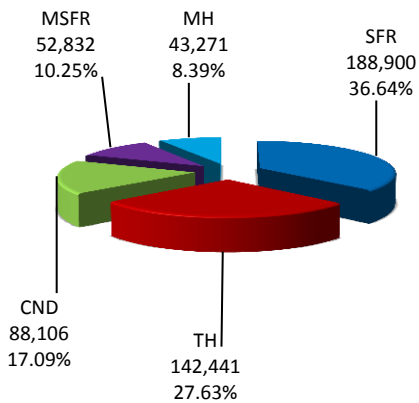
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Total Unit Sales – May 2012**Unit Sales – Breakdown by Type****Total Unit Sales By Type - Monthly Comparison****YTD Annual Comparison – Breakdown by Type**

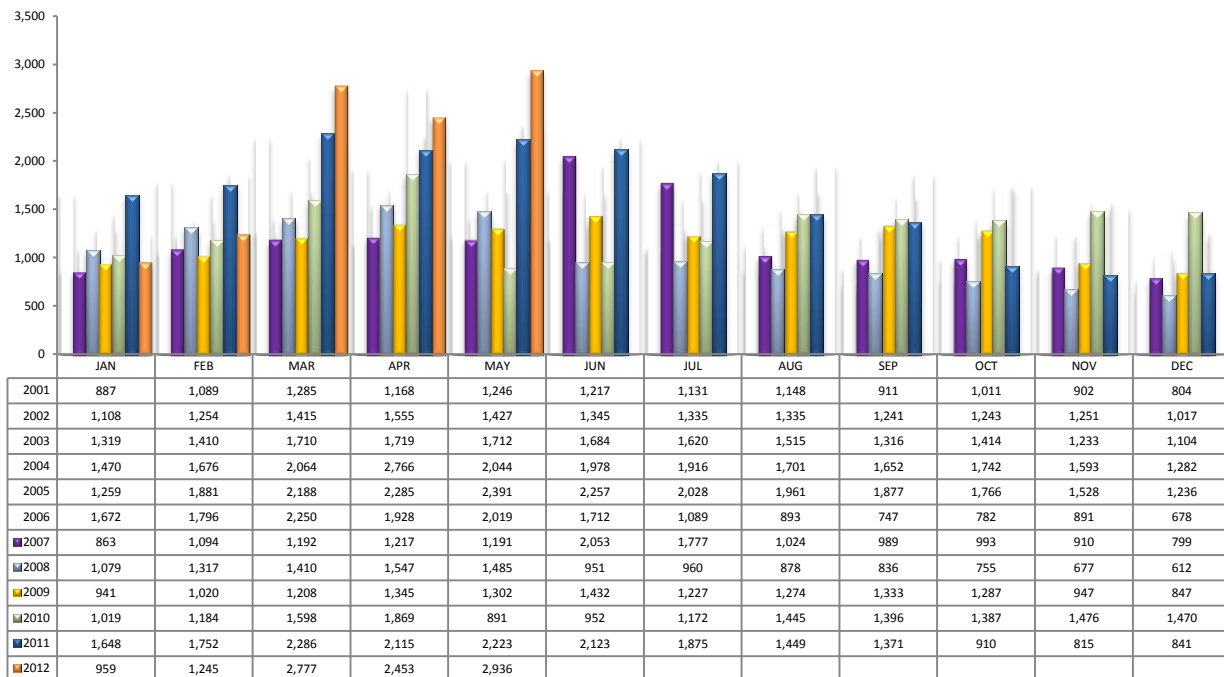
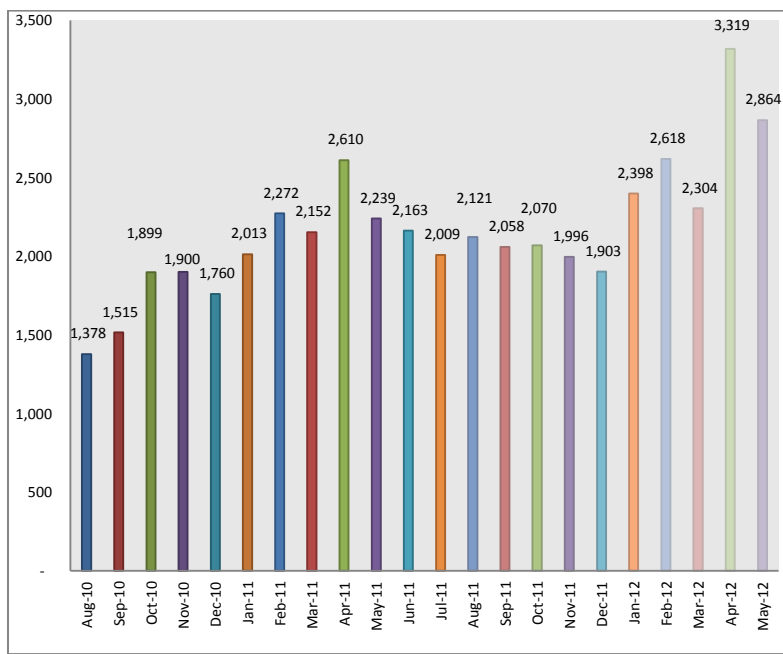
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Total Sales Volume - May 2012**Total Sales Volume By Type - Monthly Comparison****Monthly Volume by Type**

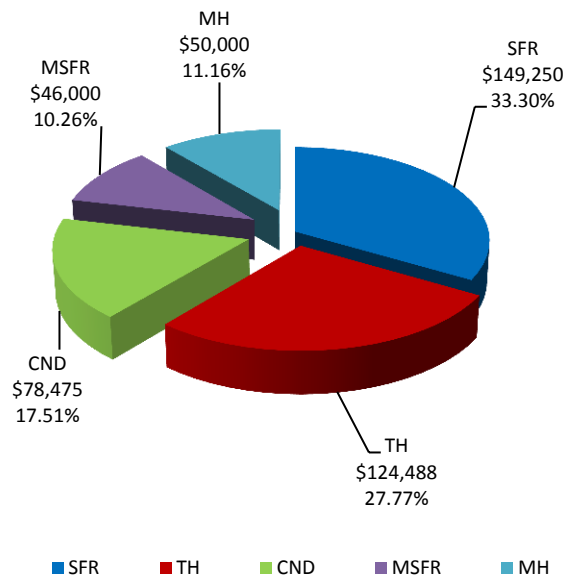
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Average Sales Price – May 2012**Average Sales Price by Type – May 2012****Average "Listing" Price per Area – May 2012**

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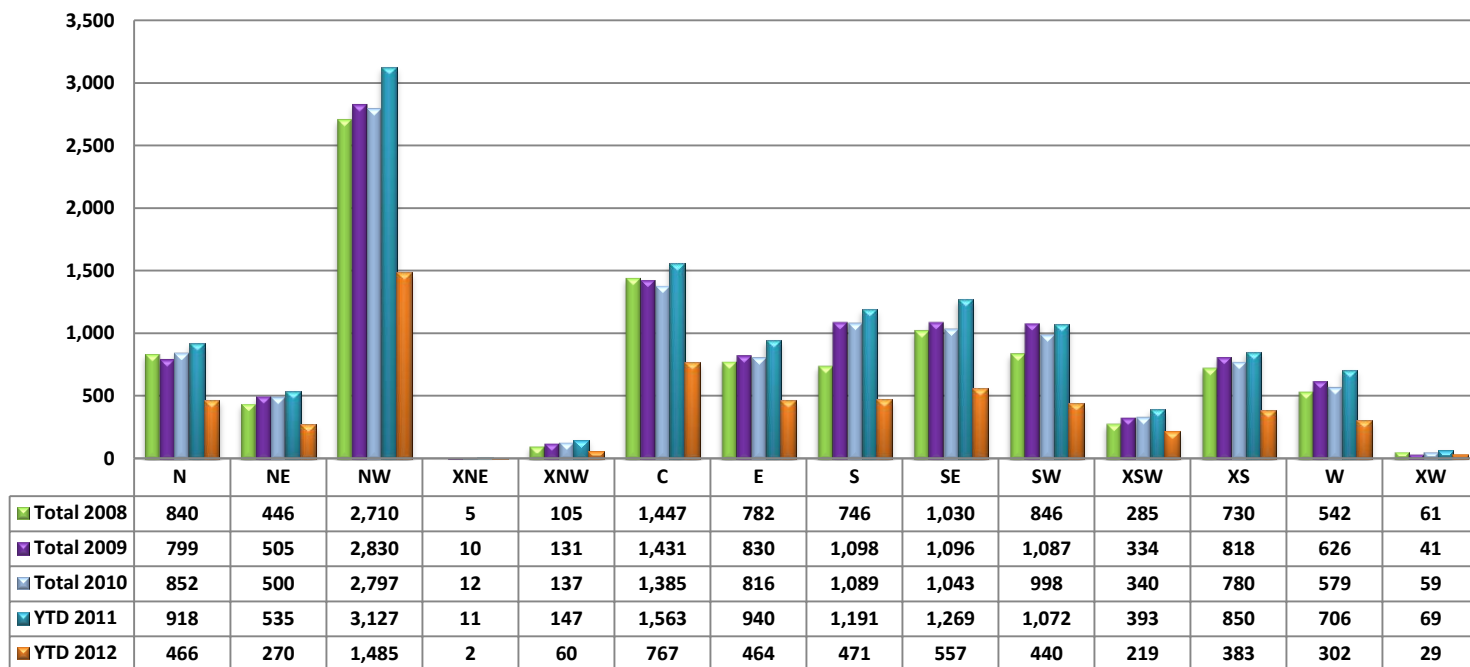
Newly Under Contract During The Month**Total Listings Still Under Contract At The End Of The Month**

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

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
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	\$126,000	\$125,000	\$122,200	\$117,500	\$120,000	\$122,000	\$120,000
2012	\$125,000	\$125,000	\$132,900	\$134,000	\$140,000							

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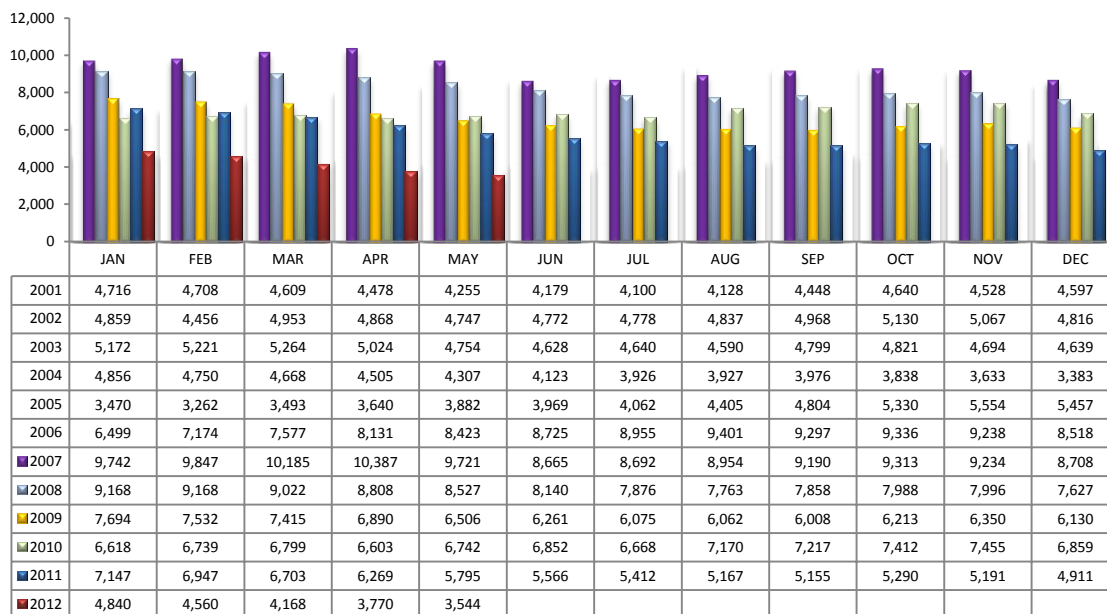
Number of Sold Listings by Area - Annual Comparison**Average \$ Sold per Area by # of Bedrooms**

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$204,669	\$335,182	\$544,977	\$831,888	\$381,677
NE	\$96,800	\$225,830	\$356,210	\$502,547	\$282,128
NW	\$178,226	\$184,476	\$215,988	\$335,551	\$198,591
XNE	\$0	\$68,000	\$0	\$0	\$68,000
XNW	\$0	\$73,513	\$105,099	\$0	\$78,025
C	\$110,668	\$142,005	\$176,331	\$178,180	\$137,545
E	\$85,660	\$122,973	\$172,115	\$174,333	\$131,187
S	\$53,188	\$74,106	\$94,127	\$63,975	\$75,329
SE	\$163,872	\$115,993	\$178,779	\$244,733	\$143,669
SW	\$69,154	\$81,266	\$112,214	\$152,875	\$90,765
XSW	\$131,807	\$124,032	\$217,800	\$0	\$138,787
XS	\$131,595	\$132,712	\$161,136	\$240,300	\$152,150
W	\$78,108	\$119,898	\$163,480	\$381,763	\$146,556
XW	\$0	\$88,197	\$82,100	\$0	\$86,164

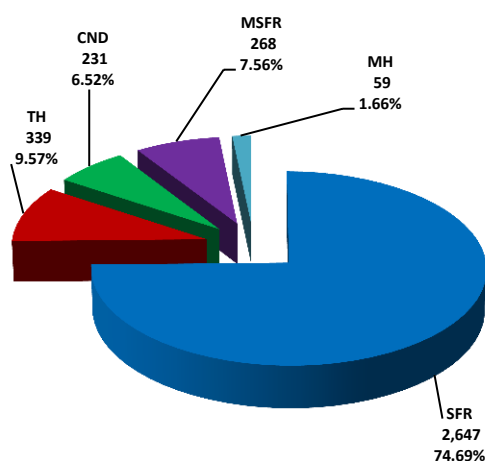
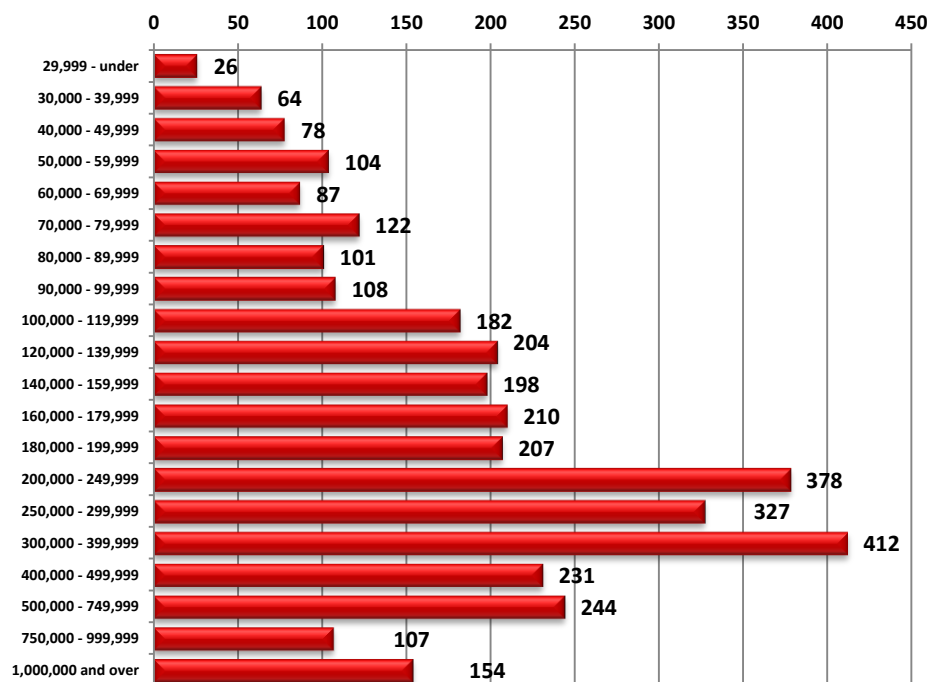
Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	34	42	24	9	109
NE	12	26	23	9	70
NW	88	156	80	19	343
XNE	0	1	0	0	1
XNW	0	12	2	0	14
C	73	90	35	5	203
E	10	55	19	3	87
S	18	52	27	4	101
SE	9	67	39	3	118
SW	13	44	21	4	82
XSW	27	14	5	0	46
XS	12	27	27	6	72
W	12	26	20	5	63
XW	0	6	3	0	9

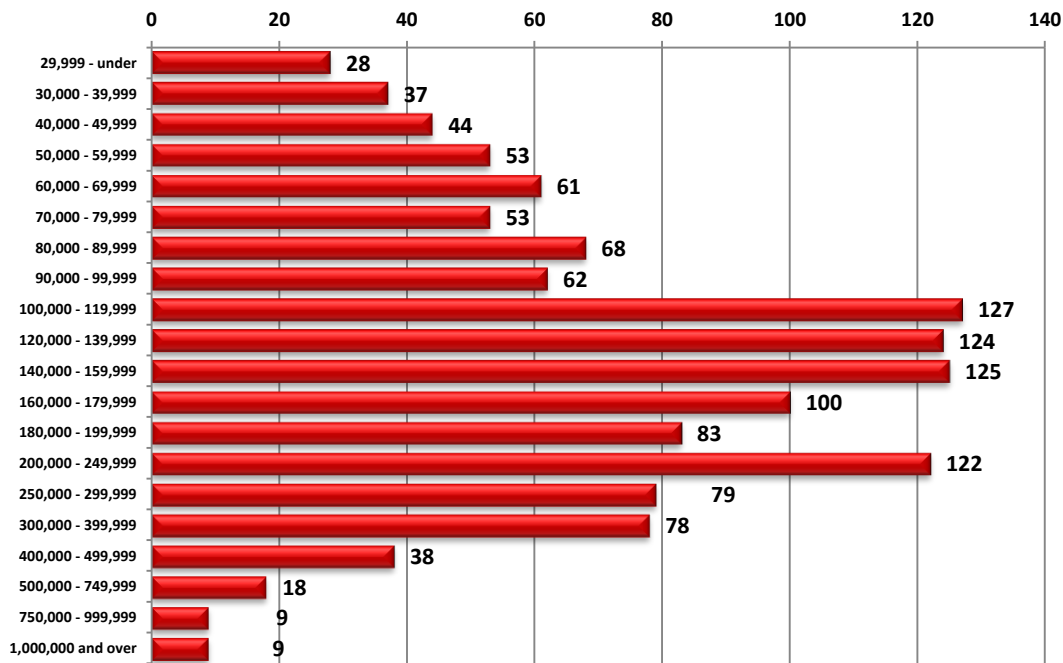
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Active Listings

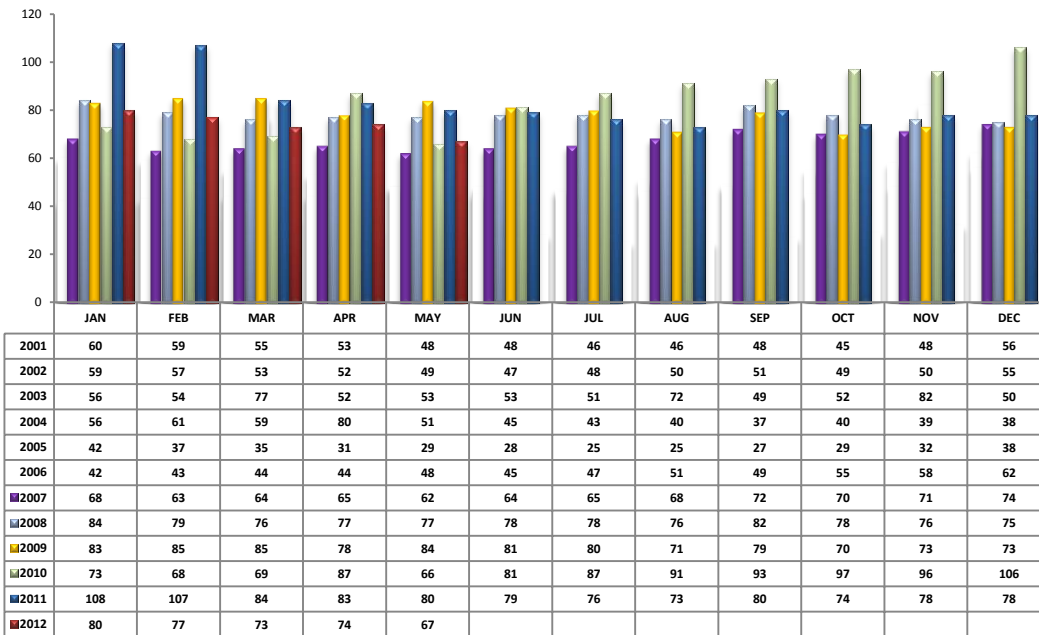
Area	# of Listings
N	400
NE	250
NW	1001
XNE	25
XNW	62
C	379
E	187
S	116
SE	219
SW	189
XSW	214
XS	294
W	165
XW	43

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

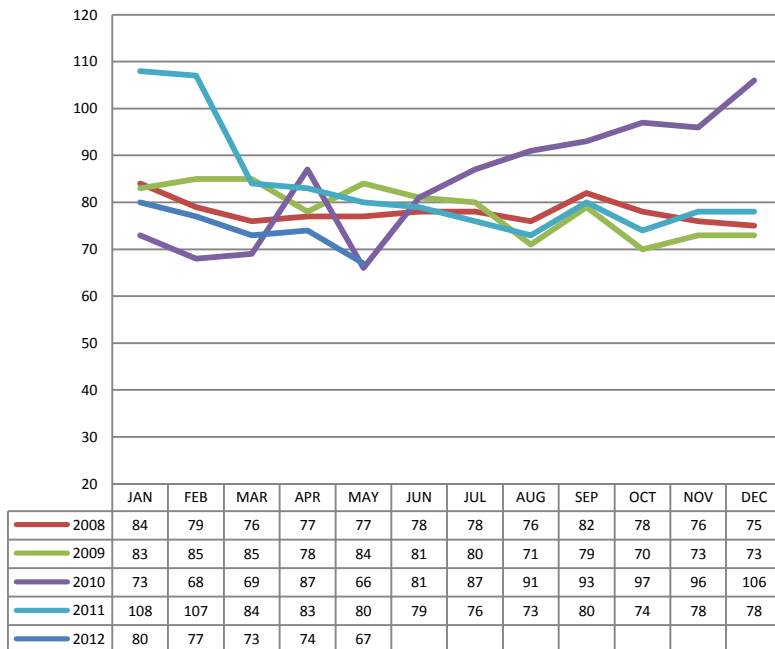
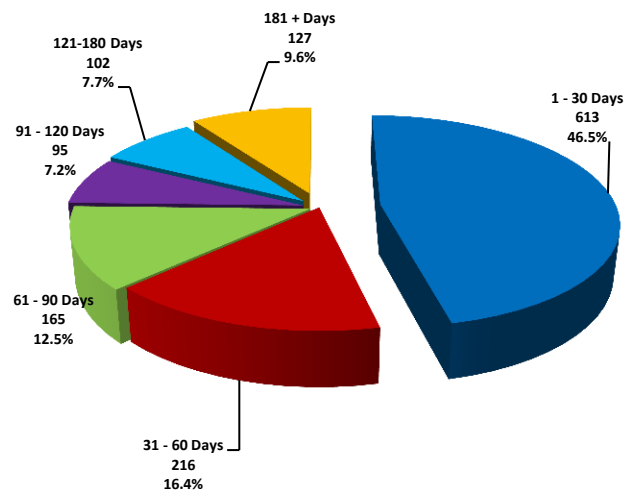
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Sold Price Breakdown

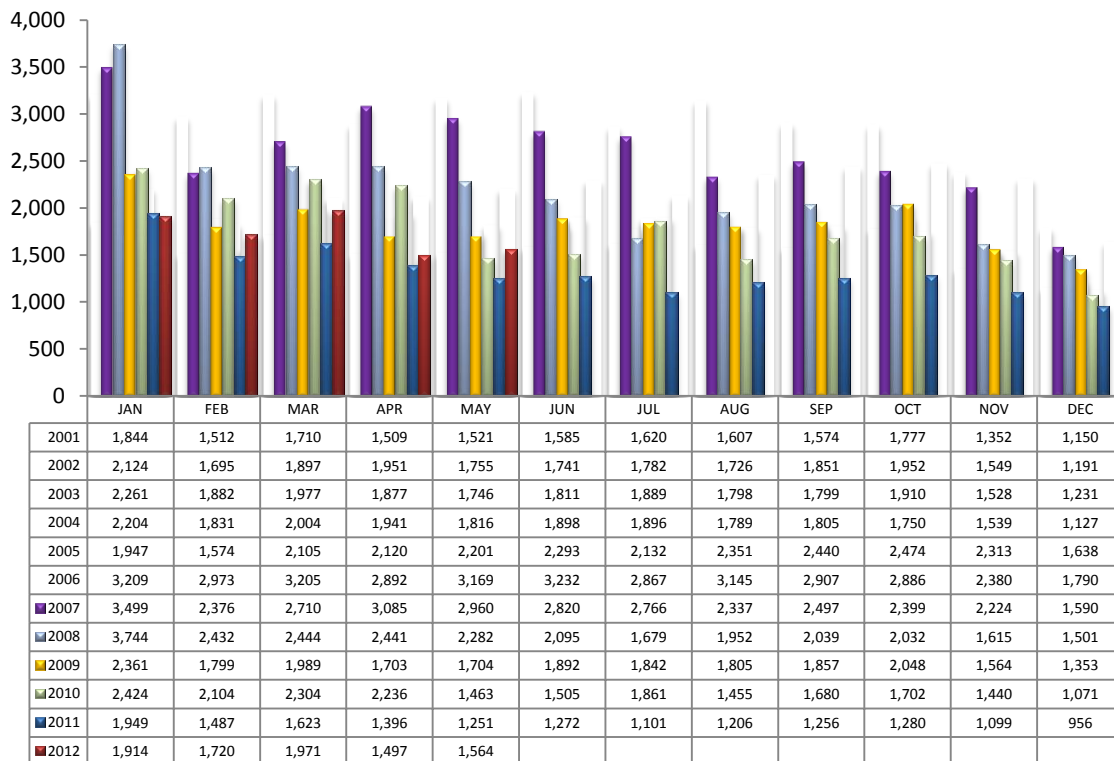
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Average Days on Market/Listing - May 2012

Area	Avg. DOM
N	92
NE	73
NW	78
XNE	25
XNW	41
C	65
E	48
S	53
SE	54
SW	63
XSW	86
XS	62
W	44
XW	97

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

New Listings – May 2012

Area	# of Listings
N	126
NE	90
NW	409
XNE	6
XNW	21
C	207
E	126
S	105
SE	141
SW	92
XSW	40
XS	105
W	84
XW	12

*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.
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
Mar 2012	216	378	58
Apr 2012	182	349	47
May 2012	223	334	65

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