

**For Immediate
Release:**
August 6, 2010

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Tucson Association of REALTORS® *Multiple Listing Service* **Monthly Statistics July 2010**

As noted last month, we did see a decline in the number of homes sold for the month of July. We saw slight decline in active listings from June to July however, pending contracts are up. The median sales price continues to hover around \$150,000 as it has for the past several months. **Total listings under contract has been changed to 990 for the month of July.**

Below are some highlights from the July Statistics:

- Unit sales are down 32.31% from last month
- Active listings are down 2.69% over June
- New listings are up 23.65% over June

Dan Santa Maria
2010 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



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.

July 2010 Recap by Month and Year - % of Change

Total Sales Volume

	2010	2009	Annual % Change
July	\$152,120,688	\$249,548,053	-39.04%
June	\$221,400,614	\$237,996,501	-6.97%
Month % Change	-31.29%	4.85%	

Total Unit Sales

	2010	2009	Annual % Change
July	792	1184	-33.11%
June	1170	1139	2.72%
Month % Change	-32.31%	3.95%	

Average Sales Price

	2010	2009	Annual % Change
July	\$192,072	\$210,767	-8.87%
June	\$189,231	\$208,952	-9.44%
Month % Change	1.50%	0.87%	

Median Sales Price

	2010	2009	Annual % Change
July	\$150,000	\$167,830	-10.62%
June	\$149,450	\$165,000	-9.42%
Month % Change	0.37%	1.72%	

Average List Price

	2010	2009	Annual % Change
July	\$202,792	\$220,599	-8.07%
June	\$198,791	\$220,552	-9.87%
Month % Change	2.01%	0.02%	

New Listings

	2010	2009	Annual % Change
July	1,861	1,842	1.03%
June	1,505	1,892	-20.45%
Month % Change	23.65%	-2.64%	

Pending Contracts

	2010	2009	Annual % Change
July	990	1,227	-19.32%
June	1,154	1,432	-19.41%
Month % Change	-14.21%	-14.32%	

Active Listings

	2010	2009	Annual % Change
July	6,668	6,075	9.76%
June	6,852	6,261	9.44%
Month % Change	-2.69%	-2.97%	

July 2010 - Active and Sold by Zip Code

Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85601	4	0	0.00%	85705	166	23	13.86%	85719	173	22	12.72%	85746	151	16	10.60%
85614	229	15	6.55%	85706	130	38	29.23%	85730	198	24	12.12%	85747	197	19	9.64%
85619	22	0	0.00%	85710	291	23	7.90%	85735	77	6	7.79%	85748	128	25	19.53%
85622	59	5	8.47%	85711	207	27	13.04%	85736	43	4	9.30%	85749	170	17	10.00%
85629	278	25	8.99%	85712	191	19	9.95%	85737	233	27	11.59%	85750	358	29	8.10%
85641	300	24	8.00%	85713	193	30	15.54%	85739	231	19	8.23%	85755	261	22	8.43%
85653	156	23	14.74%	85714	35	13	37.14%	85741	160	22	13.75%	85756	141	30	21.28%
85658	196	8	4.08%	85715	169	19	11.24%	85742	212	31	14.62%	85757	122	34	27.87%
85701	32	1	3.13%	85716	172	21	12.21%	85743	218	31	14.22%	TOTAL	6668	792	11.88%
85704	180	24	13.33%	85718	331	39	11.78%	85745	237	37	15.61%				

NOTE:

85623-2 active listings, 85631- 2 active listings, 85145- 1 active listing, 85637- 2 active listings, 85645- 5 active listings, 85646- 1 active listing, 85648- 2 active listings, 85734-1 active listing 85738-1 active listing

Tucson Association of REALTORS®, Real Estate Trend Indicator

Tucson, AZ

From: 7/01/2010 to 7/31/2010

Statistics generated on: 08/04/10

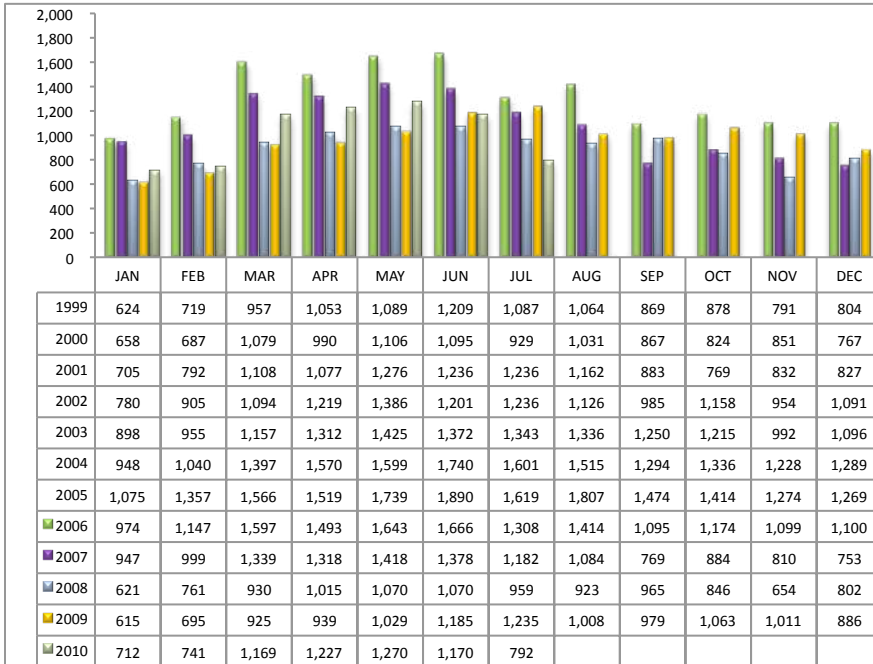
Residential Listing Statistics							Active Listings		Days on Market of Units Sold	
	Total Active	Total Contingent	Total Capa	Total Pending	Total Inventory	Total Sold	Area	# Per Area		
Under \$29,999	29	9	2	8	48	20	N	672	1 -30 Days	203
\$30,000 to \$39,999	54	15	1	10	80	25	NE	384	31-60 Days	180
\$40,000 to \$49,999	84	22	9	15	130	24	NW	1,674	61 - 90 Days	145
\$50,000 to \$59,999	116	20	10	10	156	21	XNE	23	91-120 Days	82
\$60,000 to \$69,999	137	22	8	18	185	27	XNW	91	121 - 180 Days	101
\$70,000 to \$79,999	173	34	17	13	237	27	C	889	Over 180 Days	81
\$80,000 to \$89,999	196	39	14	21	270	23	E	468	Avg. Days on Market	
\$90,000 to \$99,999	260	41	15	17	333	34	S	346	87	
\$100,000 to \$119,999	447	103	57	25	632	66	SE	570	Avg. Sold Price	
\$120,000 to \$139,999	603	112	55	28	798	84	SW	424	\$192,072	
\$140,000 to \$159,999	579	88	49	36	752	86	XSW	258	Avg. Median Price	
\$160,000 to \$179,999	481	89	37	19	626	50	XS	484	\$150,000	
\$180,000 to \$199,999	488	77	29	13	607	44	W	341	New Listings	
\$200,000 to \$249,999	761	108	27	25	921	82	XW	44	1,861	
\$250,000 to \$299,999	562	79	28	29	698	58	Sold Units per Area		Sales Volume by Area	
\$300,000 to \$399,999	581	53	15	20	669	56	N	70	\$30,444,966	
\$400,000 to \$499,999	350	29	9	11	399	28	NE	40	\$12,052,805	
\$500,000 to \$749,999	379	25	8	7	419	26	NW	184	\$41,822,641	
\$750,000 to \$999,999	167	8	3	1	179	8	XNE	0	\$0	
\$1,000,000 and over	221	6	1	4	232	3	XNW	15	\$1,317,103	
							C	111	\$16,042,110	
							E	50	\$8,283,113	
							S	81	\$6,209,703	
							SE	57	\$9,185,329	
							SW	66	\$7,113,731	
							XSW	17	\$2,390,575	
							XS	45	\$8,150,894	
							W	53	\$8,860,318	
							XW	3	\$247,400	
Totals	6,668	979	394	330	8,371	792			Total Volume	\$152,120,688
	Jul-10	Jul-09	% Change	YTD 2010	YTD 2009	% Change				
Home Sales Volume	\$152,120,688	\$249,548,053	-39.04%	\$1,380,195,256	\$1,347,634,122	2.42%				
Home Sales Units	792	1,184	-33.11%	7,081	6,549	8.12%				
Average Sales Price (All Residential)	\$192,072	\$210,767	-8.87%	\$196,436	\$205,777	-4.54%				
Median Sales Price	\$150,000	\$167,830	-10.62%	\$153,876	\$166,000	-7.30%				
Average Days on Market:	87	80	8.75%	76	82	-7.32%				
Average List Price for Solds:	\$202,792	\$220,599	-8.07%	\$205,391	\$217,861	-5.72%				
SP/LP %	94.71%	95.54%		95.64%	94.45%					
Pending Contracts	990	1,227	-19.32%							
Active Listings	6,668	6,075	9.76%							
New Listings	1,861	1,842	1.03%							

Types of Financing	Totals
FHA	192
VA	50
Conventional	279
Carryback	5
Cash to Loan	2
Cash	213
Other	51

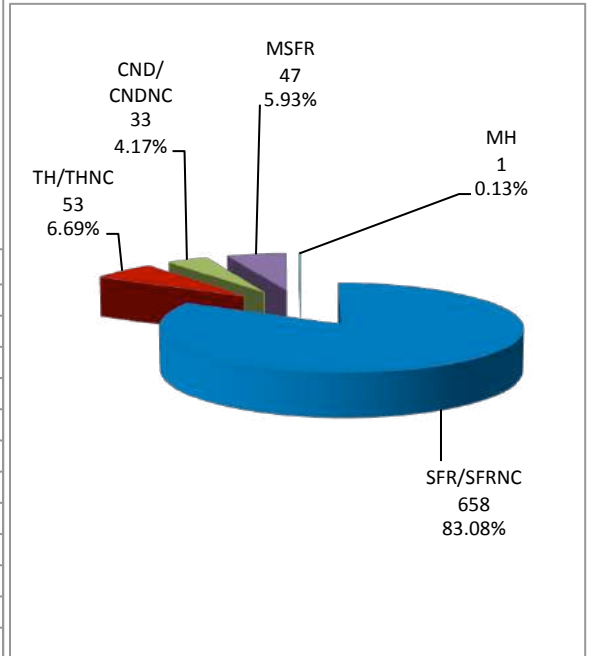
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JULY 2010 RESIDENTIAL SALES STATISTICS

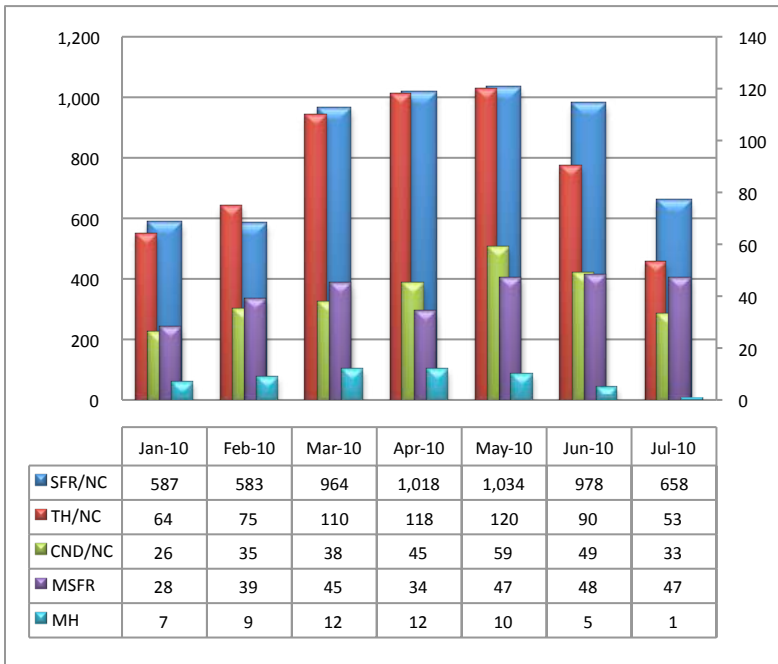
Total Unit Sales – July 2010



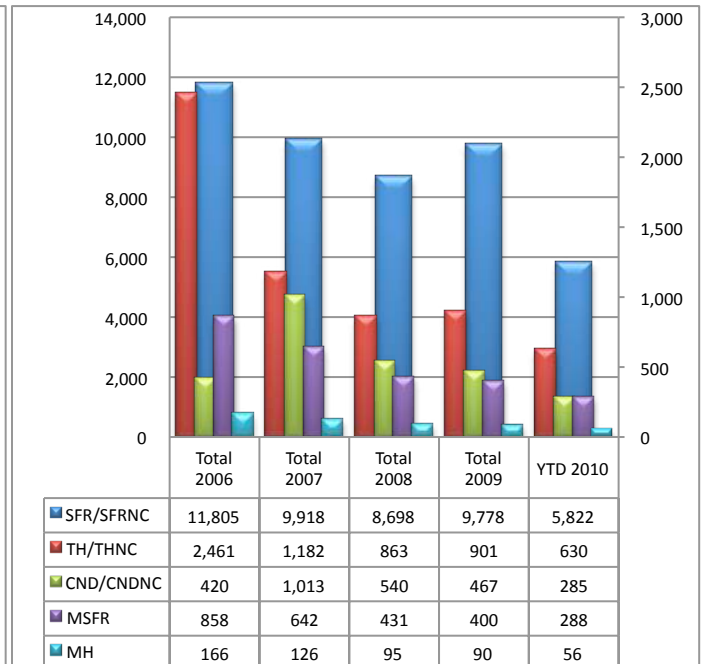
Unit Sales – Breakdown by Type



Total Unit Sales By Type - Monthly Comparison

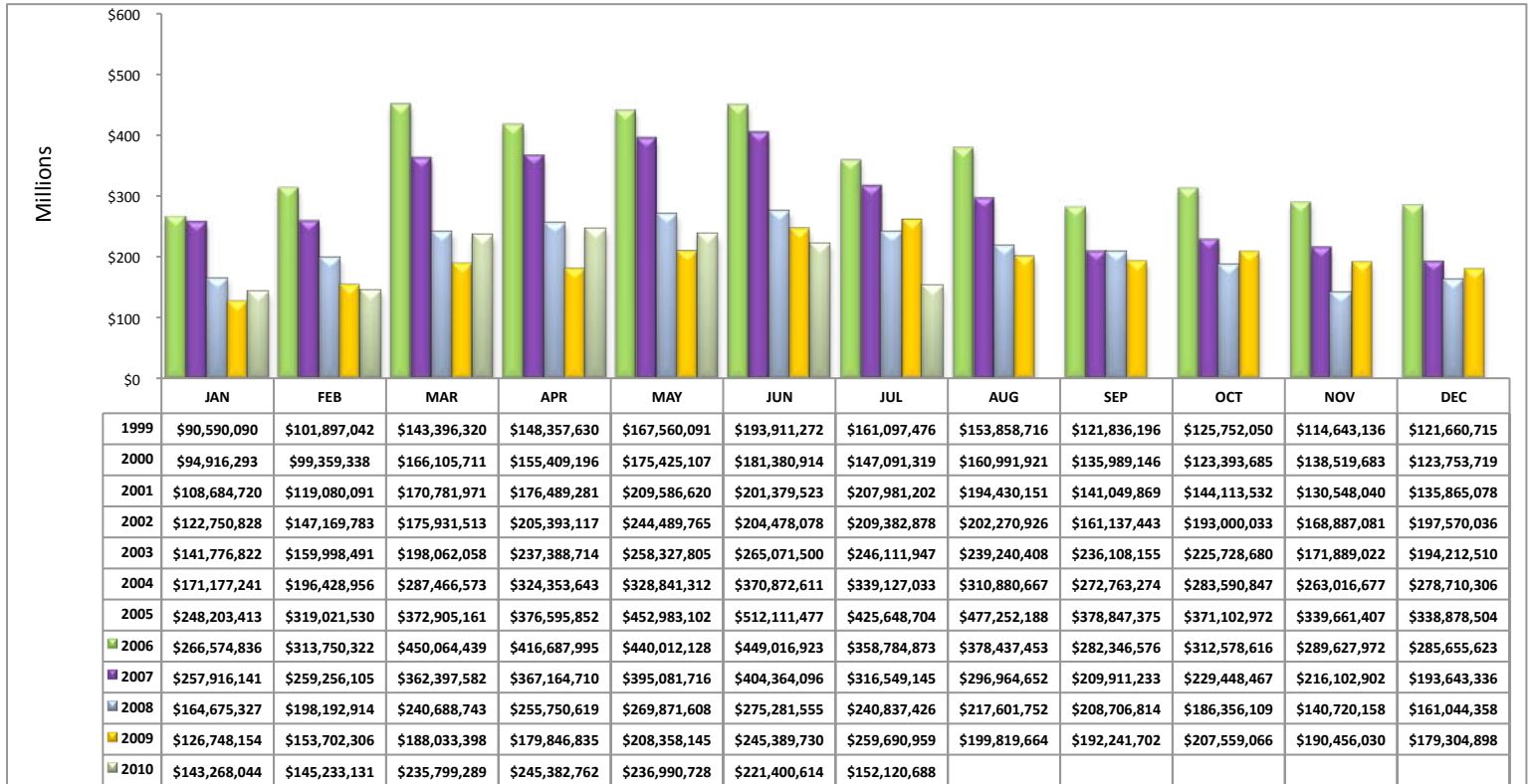


YTD Annual Comparison – Breakdown by Type

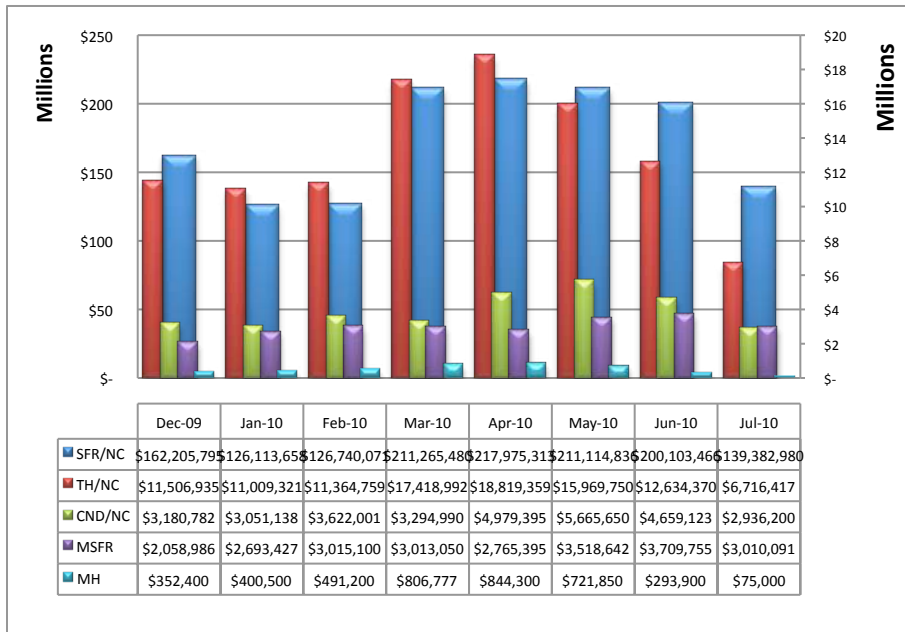


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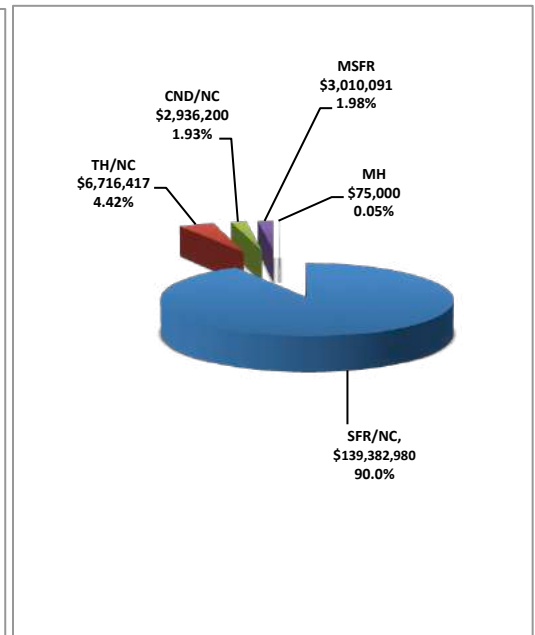
Total Sales Volume - July 2010



Total Sales Volume By Type - Monthly Comparison

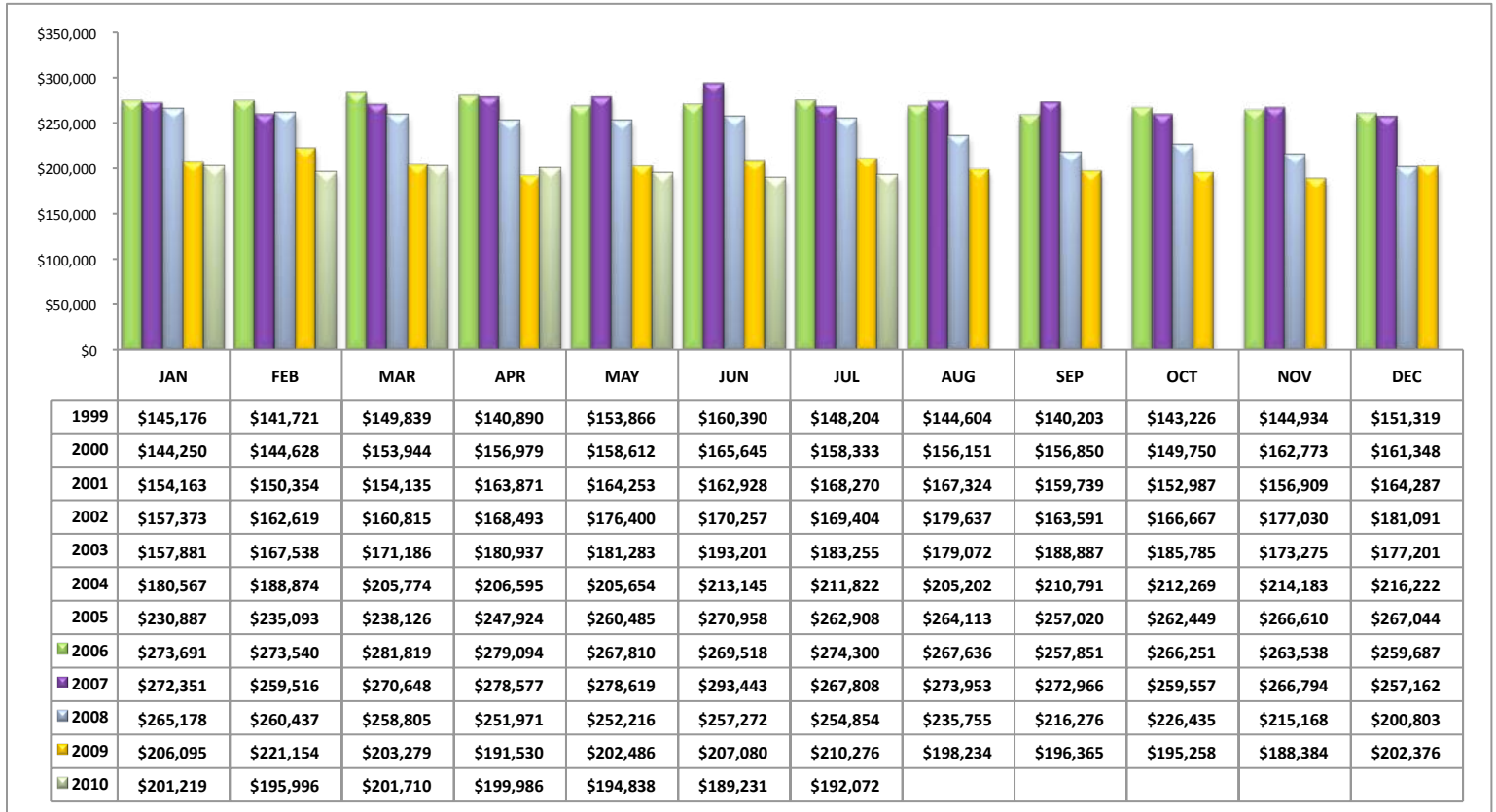


Monthly Volume by Type

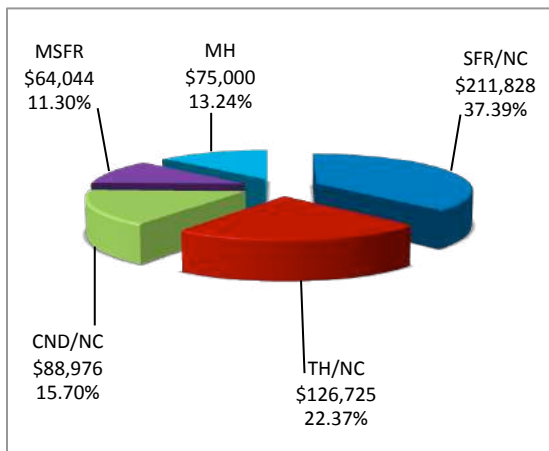


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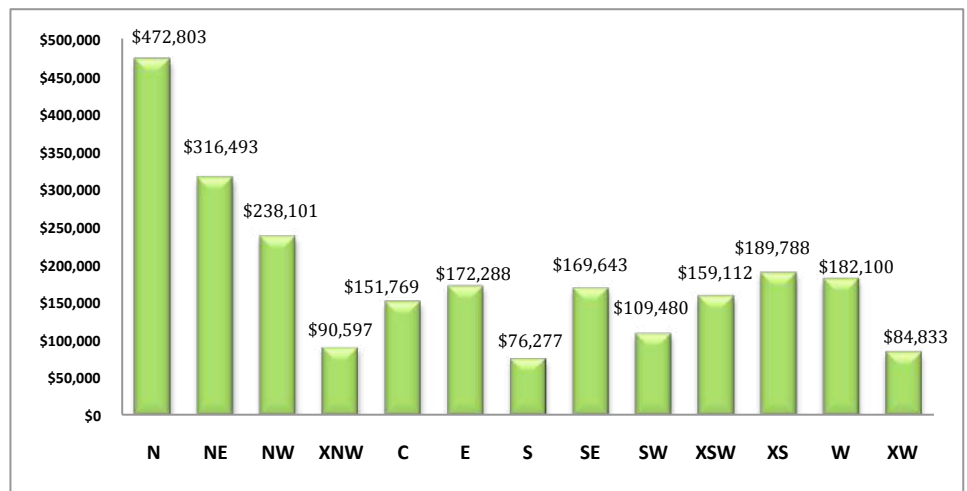
Average Sales Price – July 2010



Average Sales Price by Type – July 2010

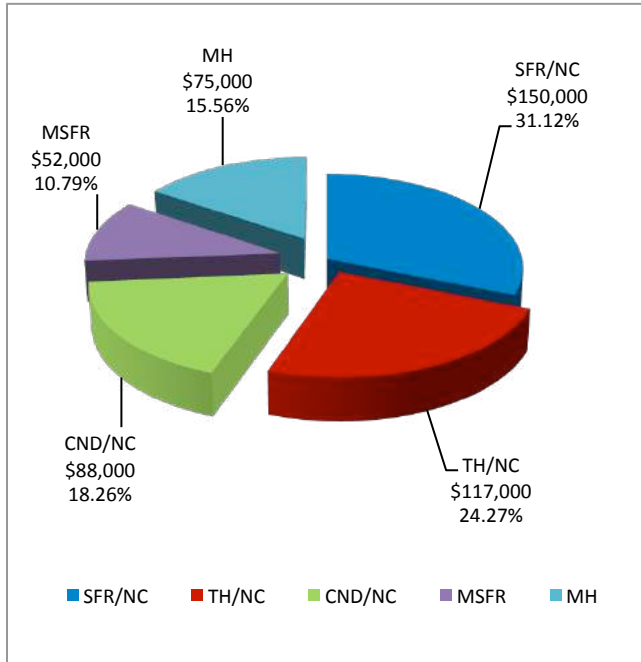


Average "Listing" Price per Area – July 2010

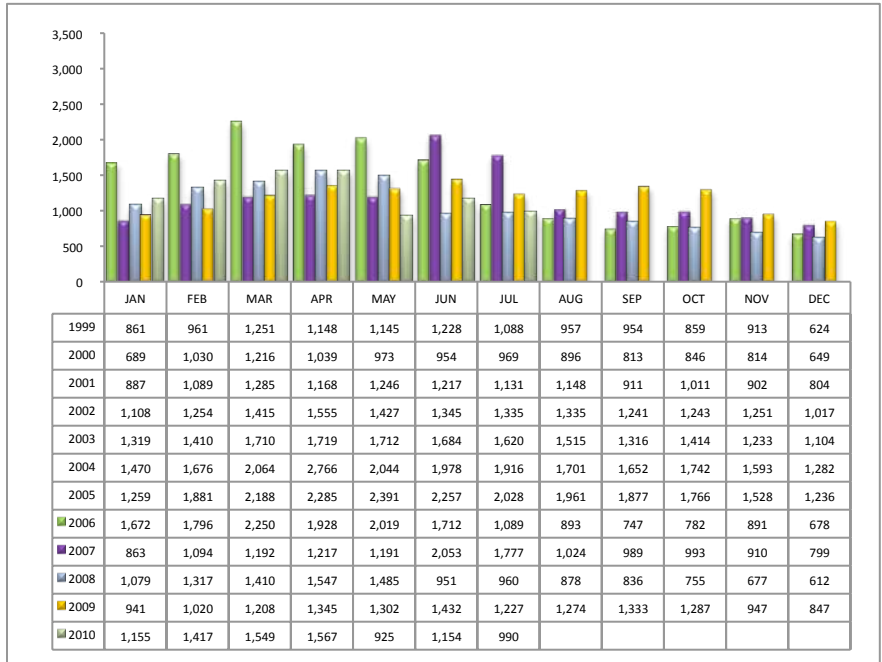


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Median Sale Price - by Type



Total Listings Under Contract

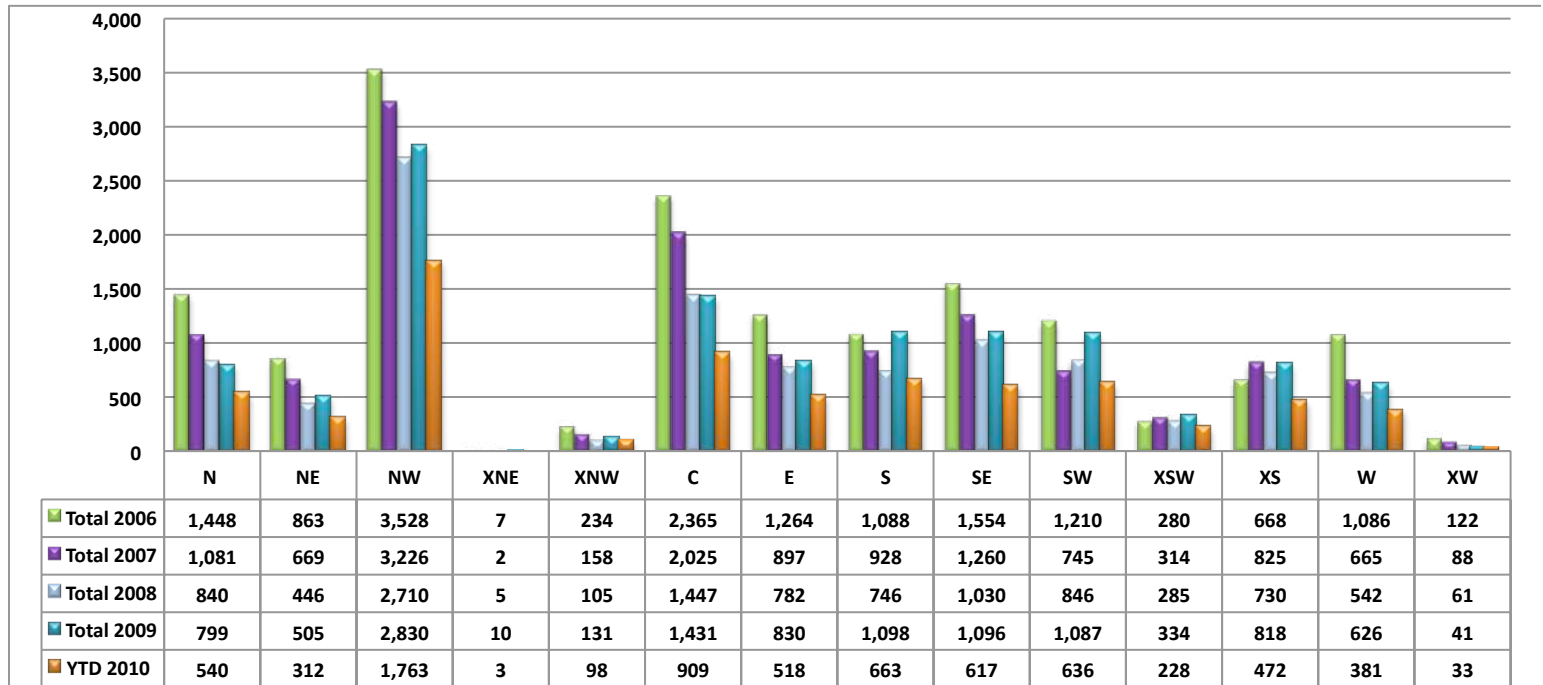


Median Sale Price - July 2010



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Number of Sold Listings by Area - Annual Comparison



Average \$ Sold per Area by # of Bedrooms

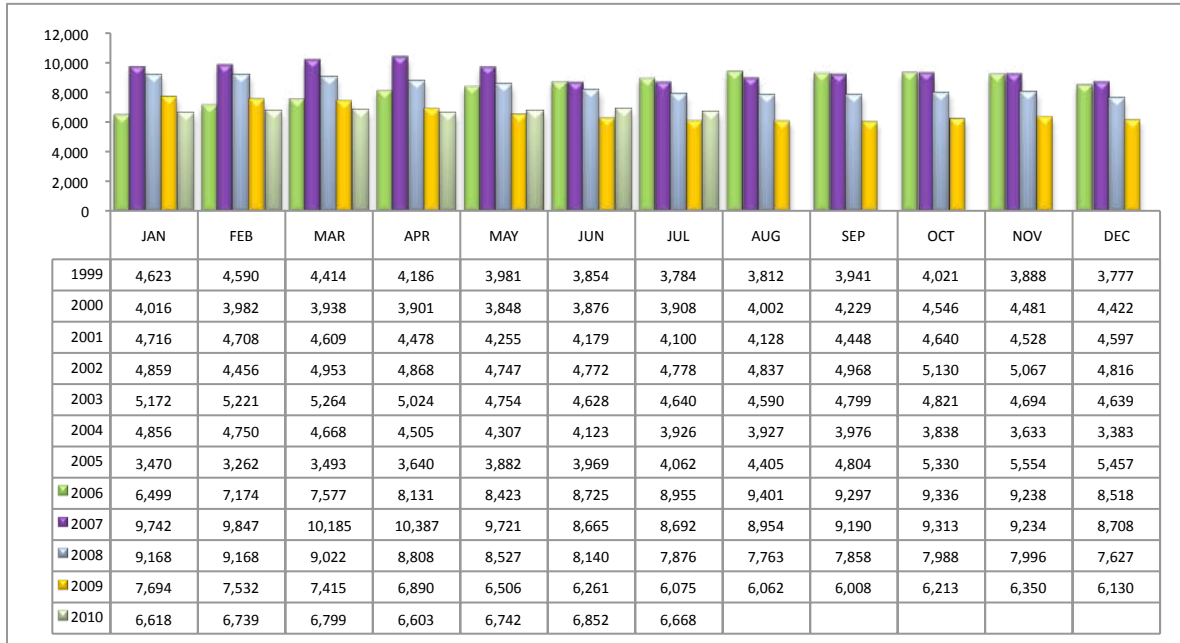
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$202,200	\$316,599	\$538,871	\$671,063	\$434,928
NE	\$113,414	\$265,208	\$286,515	\$583,786	\$301,320
NW	\$208,401	\$197,115	\$261,725	\$326,933	\$227,297
XNW	\$0	\$81,890	\$99,640	\$0	\$87,807
C	\$103,893	\$153,876	\$215,267	\$174,000	\$144,524
E	\$77,917	\$163,804	\$200,021	\$265,000	\$165,662
S	\$42,252	\$76,281	\$114,127	\$50,000	\$76,663
SE	\$146,555	\$144,500	\$202,388	\$96,900	\$161,146
SW	\$58,809	\$100,100	\$144,077	\$181,900	\$107,784
XSW	\$139,313	\$116,440	\$164,500	\$150,000	\$140,622
XS	\$211,444	\$160,339	\$170,128	\$245,000	\$181,131
W	\$72,256	\$166,088	\$211,303	\$464,000	\$167,176
XW	\$32,900	\$49,500	\$170,000	\$0	\$82,467
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	10	26	24	10	70
NE	7	13	13	7	40
NW	22	91	58	12	184
XNW	0	10	5	0	15
C	40	54	15	2	111
E	6	29	14	1	50
S	15	50	15	1	81
SE	6	33	17	1	57
SW	11	34	20	1	66
XSW	6	5	5	1	17
XS	9	18	14	4	45
W	12	26	13	2	53
XW	1	1	1	0	3
XNE	0	0	0	0	0

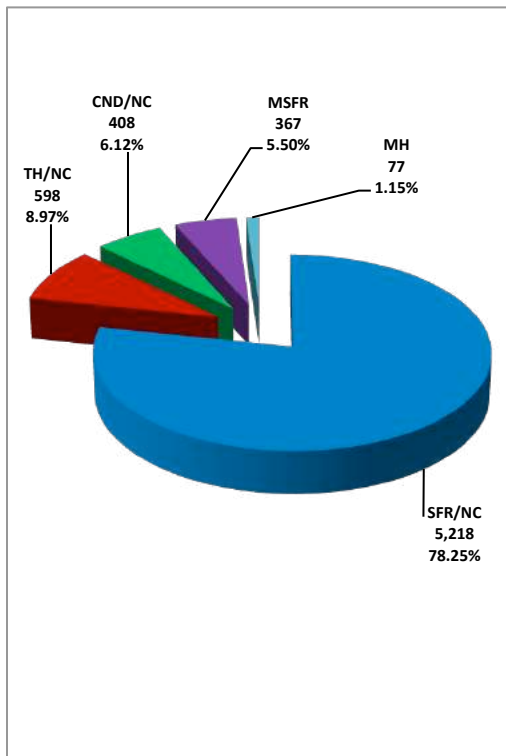
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Active Listings - July 2010

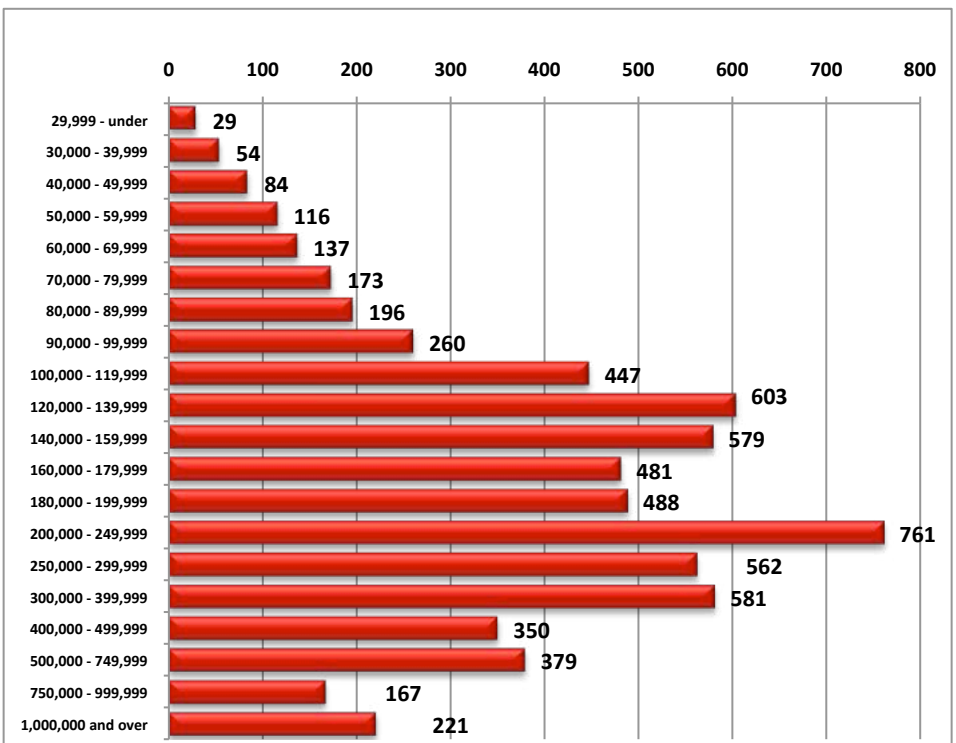


Area	# of Listings
N	672
NE	384
NW	1674
XNE	23
XNW	91
C	889
E	468
S	346
SE	570
SW	424
XSW	258
XS	484
W	341
XW	44

Active Listings Unit Breakdown

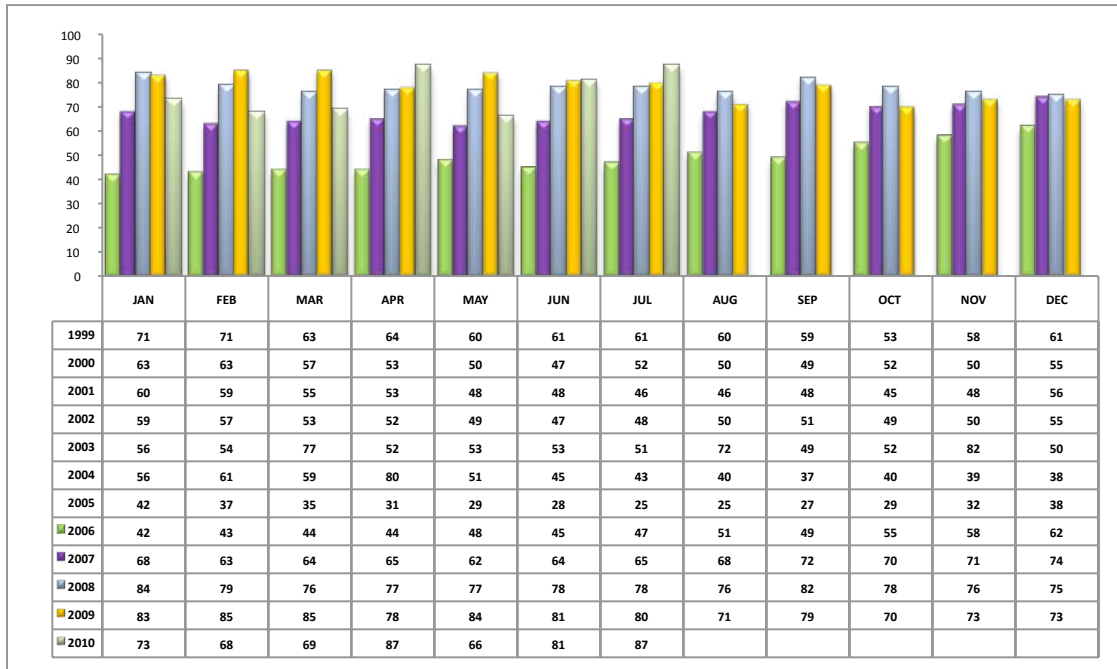


Active Listings Price Breakdown



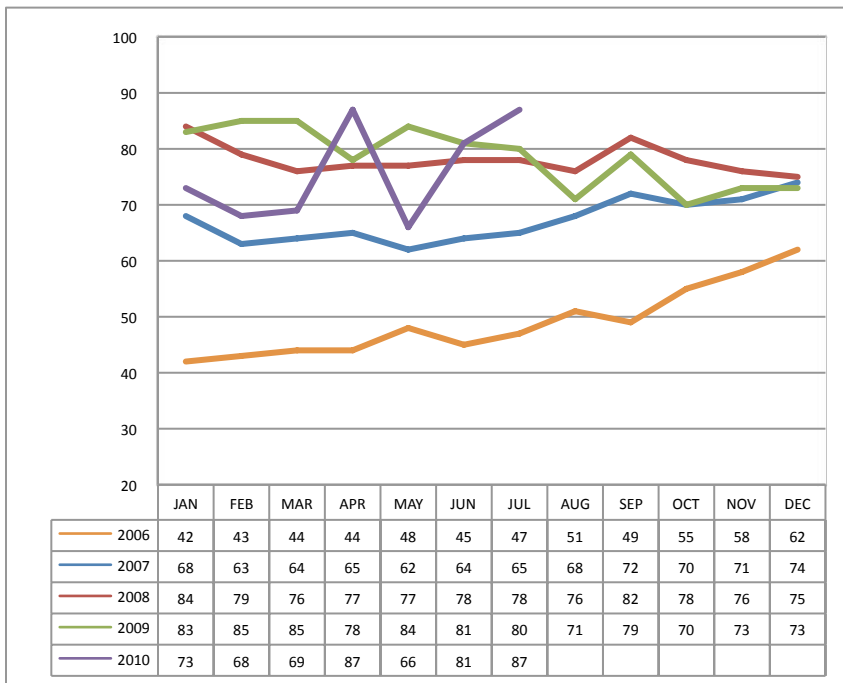
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Average Days on Market/Listing - July 2010

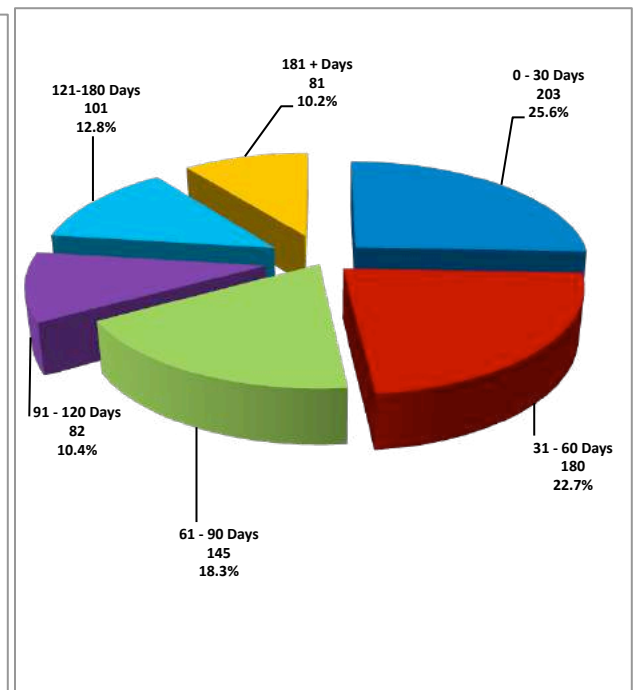


Area	Avg. DOM
N	70
NE	96
NW	86
XNE	No Sales
XNW	91
C	97
E	75
S	67
SE	58
SW	70
XSW	120
XS	98
W	84
XW	202

Annual Comparison - Average Days on Market



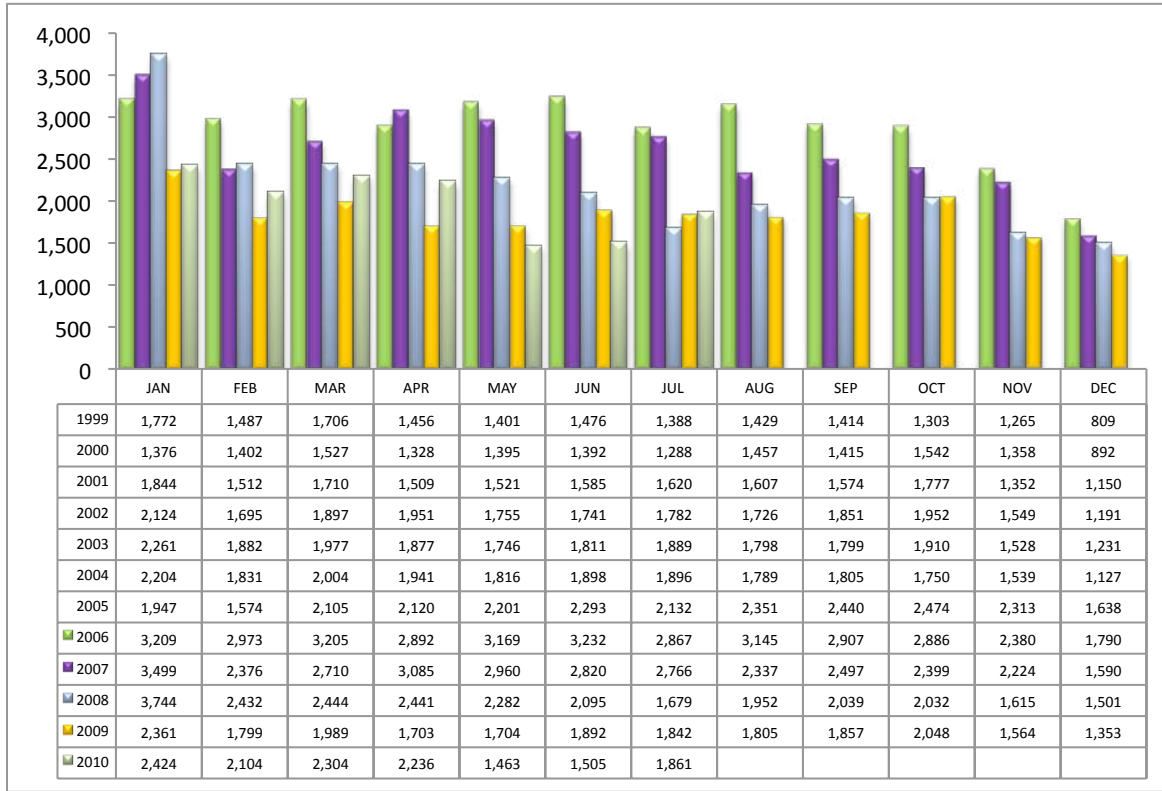
Average Days on Market/Listing Breakdown



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JULY 2010 RESIDENTIAL SALES STATISTICS

New Listings – July 2010



Area	# of Listings
N	151
NE	90
NW	419
XNE	6
XNW	22
C	251
E	160
S	137
SE	192
SW	149
XSW	44
XS	133
W	97
XW	10

*Includes properties that were re-listed

Misc. MLS Information – July 2010

Month	Expired	Cancelled	Temp Off Mkt.	Re-Lists
March 2010	361	572	13	58
April 2010	379	486	12	N/A
May 2010	391	83	N/A	N/A
June 2010	419	522	75	N/A
July 2010	384	556	91	N/A
May 2009	411	541	10	56
June 2009	462	484	13	66
July 2009	421	522	10	51
August 2009	376	442	14	59

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