

**For Immediate
Release:**
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Tucson Association of REALTORS®
Multiple Listing Service
Monthly Statistics February 2010

As the following Residential Report will show, February 2010 continues to show improvement in the housing market.

Although February 2010 sales volume has decreased (-5.51%) over February 2009, sales volume has increased (+1.37%) over the January 2010 sales volume figure. At the same time, unit sales in February 2010 are up (+6.62%) over February 2009 and have also increased (+4.07) over January 2010 unit sales.

In February, total Pending sales have increased (+38.92%) over February 2009 and also increased (+22.68%) over January 2010. The total Pending contracts (1,417) is the highest it has been since June 2009 (1,432).

These are all positive signs that the consumer confidence in the real estate market continues to increase as buyers are continuing to take advantage of the Home Buyers Credit that will be expiring on April 30.

The Tucson Association of REALTORS® message this year is "Tucson's Ready!" Continue to make your clients and prospects aware that no matter what area of town or type of home they are interested in, there are a variety of options. Multiple financing opportunities are also available including the home buyer tax credit.

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 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 5,700 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.

February 2010 Recap by Month and Year - % of Change

Total Sales Volume

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
February	\$145,233,131	\$153,702,306	-5.51%
January	\$143,268,044	\$126,748,154	13.03%
Month % Change	1.37%	21.27%	

Average Sales Price

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
February	\$195,996	\$221,154	-11.38%
January	\$201,219	\$206,095	-2.37%
Month % Change	-2.60%	7.31%	

Average List Price

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
February	\$206,843	\$236,267	-12.45%
January	\$210,592	\$219,583	-4.09%
Month % Change	-1.78%	7.60%	

Pending Contracts

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
February	1,417	1,020	38.92%
January	1,155	941	22.74%
Month % Change	22.68%	8.40%	

Total Unit Sales

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
February	741	695	6.62%
January	712	615	15.77%
Month % Change	4.07%	13.01%	

Median Sales Price

		<u>2009</u>	<u>Annual % Change</u>
February	\$150,000	\$177,500	-15.49%
January	\$160,000	\$163,000	-1.84%
Month % Change	-6.25%	8.90%	

New Listings

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
February	2,104	1,799	16.95%
January	2,424	2,361	2.67%
Month % Change	-13.20%	-23.80%	

Active Listings

	<u>2010</u>	<u>2009</u>	<u>Annual % Change</u>
February	6,739	7,532	-10.53%
January	6,618	7,694	-13.98%
Month % Change	1.83%	-2.11%	

February 2010 - Active and Sold by Zip Code

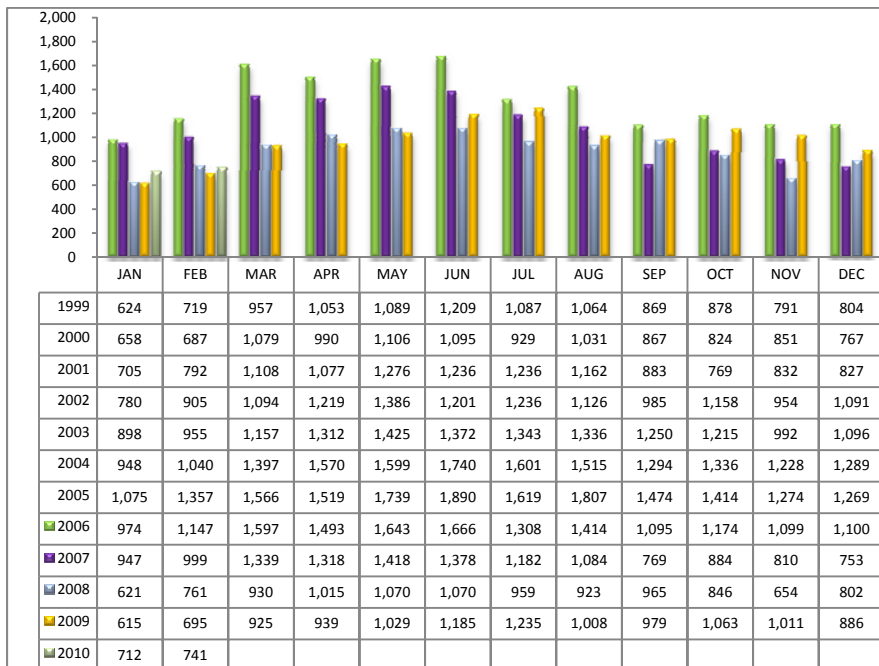
<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>	<u>Zip Code</u>	<u># Active</u>	<u># Sold</u>	<u>%</u>
85601	1	0	0.00%	85705	140	15	10.71%	85719	182	6	3.30%	85746	129	32	24.81%
85614	313	20	6.39%	85706	129	30	23.26%	85730	171	30	17.54%	85747	158	17	10.76%
85619	14	0	0.00%	85710	272	34	12.50%	85735	78	11	14.10%	85748	121	13	10.74%
85622	84	6	7.14%	85711	174	19	10.92%	85736	37	2	5.41%	85749	200	16	8.00%
85629	276	22	7.97%	85712	183	16	8.74%	85737	266	17	6.39%	85750	348	28	8.05%
85641	260	23	8.85%	85713	209	40	19.14%	85739	289	26	9.00%	85755	264	24	9.09%
85653	154	24	15.58%	85714	29	5	17.24%	85741	151	21	13.91%	85756	139	22	15.83%
85658	220	20	9.09%	85715	155	16	10.32%	85742	199	33	16.58%	85757	105	17	16.19%
85701	36	0	0.00%	85716	166	22	13.25%	85743	253	28	11.07%				
85704	186	30	16.13%	85718	428	31	7.24%	85745	220	24	10.91%				

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	15	2		3	20	8	N	753	1 -30 Days	314	
\$30,000 to \$39,999	41	4		6	51	19	NE	412	31-60 Days	129	
\$40,000 to \$49,999	77	11		12	100	21	NW	1,789	61 - 90 Days	97	
\$50,000 to \$59,999	94	14	3	7	118	32	XNE	14	91-120 Days	79	
\$60,000 to \$69,999	145	23	2	12	182	20	XNW	102	121 - 180 Days	79	
\$70,000 to \$79,999	121	18	10	13	162	29	C	844	Over 180 Days	43	
\$80,000 to \$89,999	175	33	12	11	231	33	E	423	Avg. Days on Market		
\$90,000 to \$99,999	187	40	14	12	253	24	S	316	68		
\$100,000 to \$119,999	360	97	30	35	522	63	SE	488	Avg. Sold Price		
\$120,000 to \$139,999	518	100	22	40	680	75	SW	398	\$195,996		
\$140,000 to \$159,999	559	99	23	35	716	77	XSW	335	Avg. Median Price		
\$160,000 to \$179,999	497	80	13	41	631	53	XS	499	\$150,000		
\$180,000 to \$199,999	472	65	11	19	567	40	W	322	New Listings		
\$200,000 to \$249,999	821	113	18	45	997	89	XW	44	2,104		
\$250,000 to \$299,999	622	64	12	16	714	44	Sold Units per Area		Sales Volume by Area		
\$300,000 to \$349,999	377	20	1	18	416	27	N	57	\$22,372,474		
\$350,000 to \$399,999	298	25	3	9	335	26	NE	41	\$13,008,900		
\$400,000 to \$449,999	189	18		5	212	13	NW	197	\$50,505,706		
\$450,000 to \$499,999	196	15	5	3	219	14	XNE	1	\$80,000		
\$500,000 to \$749,999	487	22	2	11	522	22	XNW	15	\$1,495,559		
\$750,000 to \$999,999	203	7		3	213	6	C	78	\$9,811,783		
\$1,000,000 to \$1,249,999	66	3			69	4	E	51	\$8,044,095		
\$1,250,000 to \$1,499,999	71	1		2	74	0	S	66	\$5,704,149		
\$1,500,000 to \$1,999,999	65			1	66	2	SE	58	\$9,192,036		
\$2,000,000 to \$2,999,999	55	2		1	58	0	SW	74	\$8,088,575		
\$3,000,000 and over	28				28	0	XSW	25	\$3,489,480		
Totals	6,739	876	181	360	8,156	741	XS	38	\$6,984,531		
							W	37	\$6,218,843		
							XW	3	\$237,000		
							Total Volume		\$145,233,131		
	Feb. 2010	Feb. 2009	% Change	YTD 2010	YTD 2009	% Change					
Home Sales Volume	\$145,233,131	\$153,702,306	-5.51%	\$290,264,439	\$280,450,460	3.50%					
Home Sales Units	741	695	6.62%	1,471	1,310	12.29%					
Average Sales Price (All Residential)	\$195,996	\$221,154	-11.38%	\$197,325	\$214,084	-7.83%					
Median Sales Price	\$150,000	\$177,500	-15.49%	\$155,000	\$168,678	-8.11%					
Average Days on Market:	68	85	-20.00%	70	84	-16.67%					
Average List Price for Solds:	\$206,843	\$236,267	-12.45%	\$207,450	\$228,435	-9.19%					
SP/LP %	94.76%	93.60%		95.12%	93.72%						
Pending Contracts	1,417	1,020	38.92%								
Active Listings	6,739	7,532	-10.53%								
New Listings	2,104	1,799	16.95%								

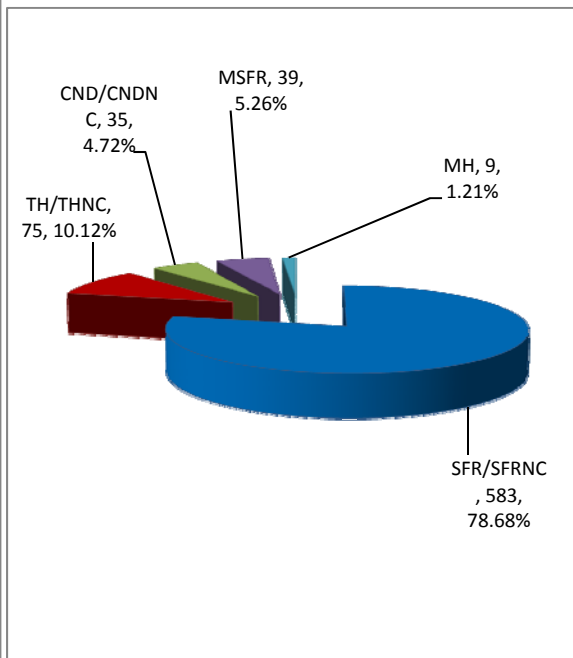
Types of Financing	Totals
FHA	174
VA	57
Conventional	221
Carryback	10
ARM	0
Cash	252
Other	27

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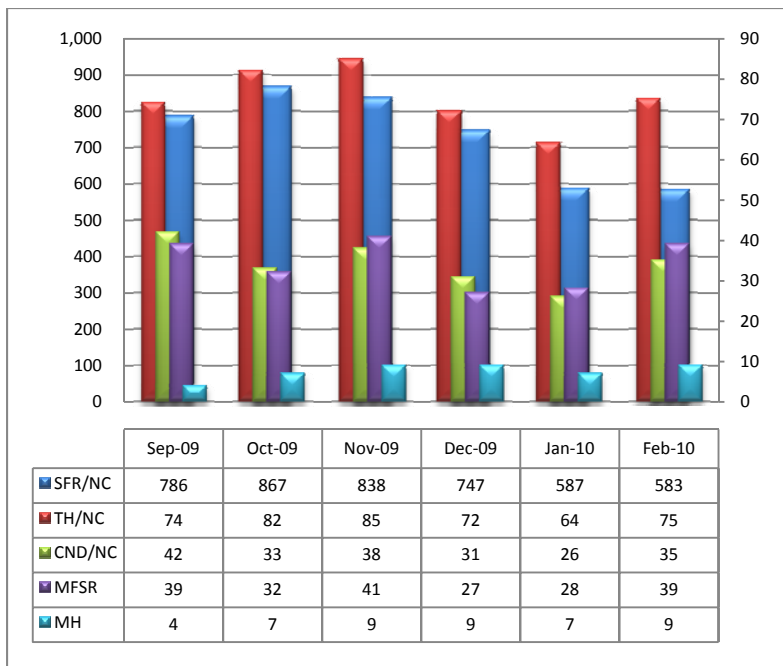
Total Unit Sales – February 2010



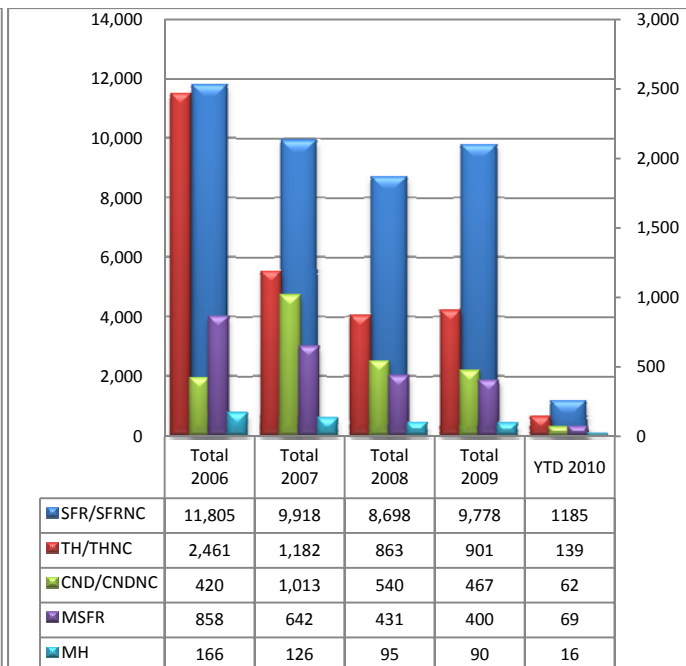
Unit Sales – Breakdown by Type



Total Unit Sales By Type - Monthly Comparison



YTD Annual Comparison – Breakdown by Type



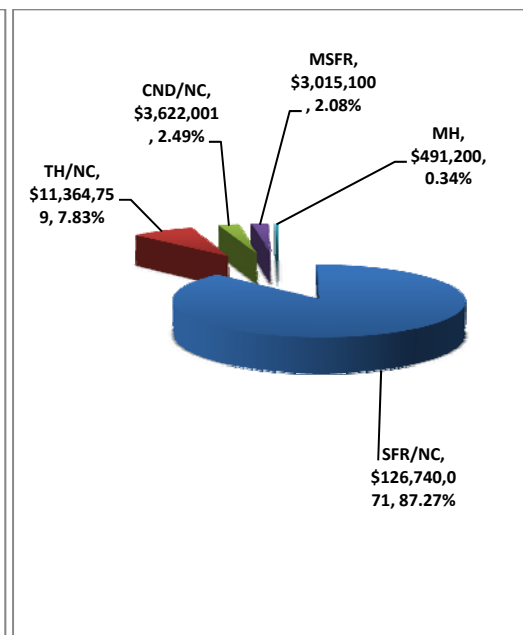
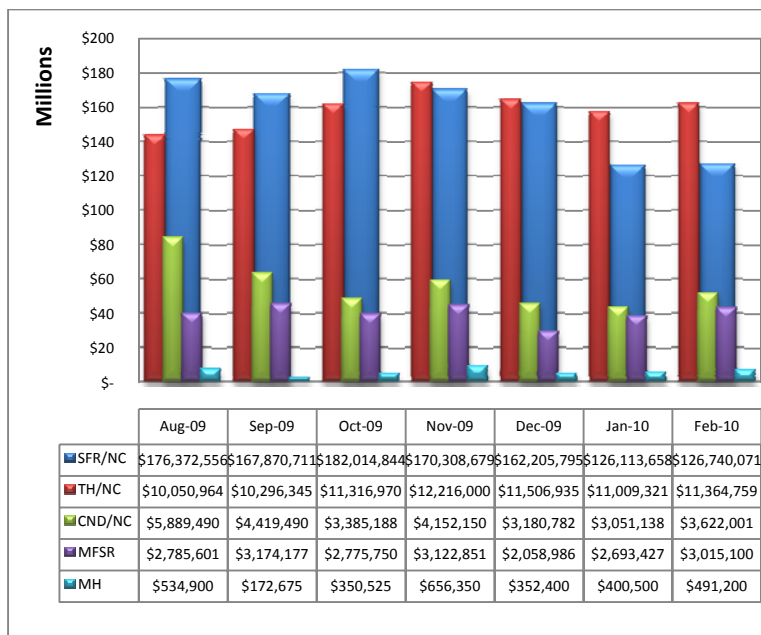
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Total Sales Volume - February 2010



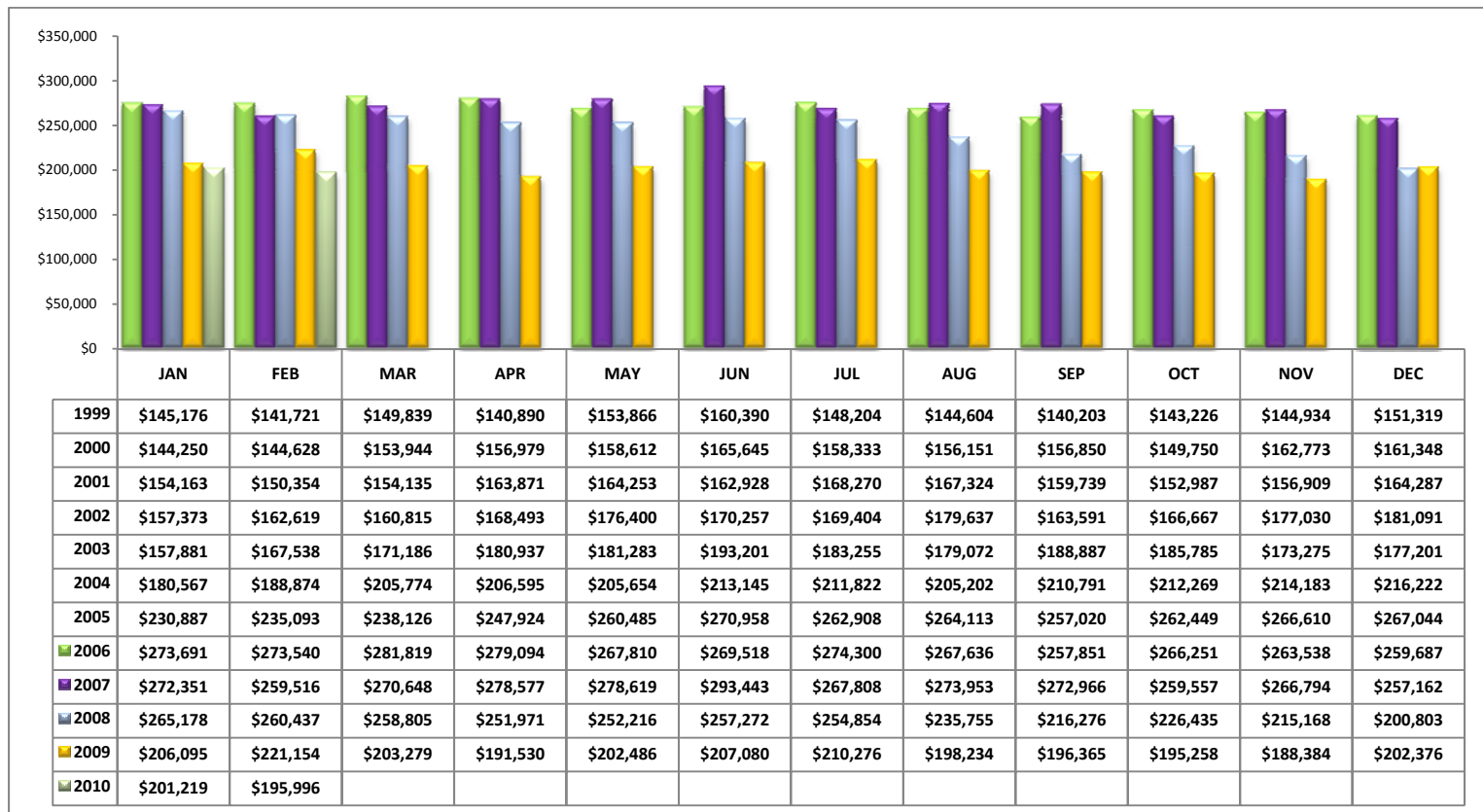
Total Sales Volume By Type - Monthly Comparison

Monthly Volume by Type

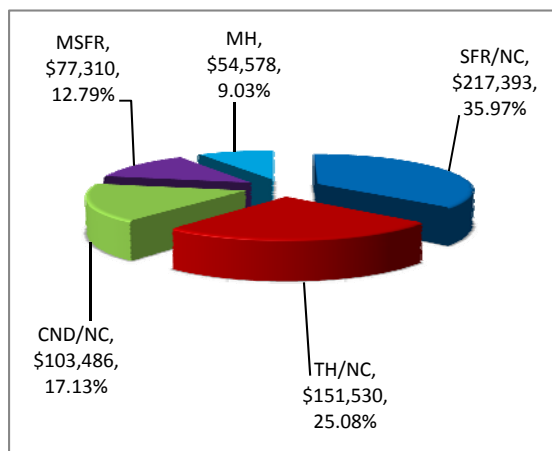


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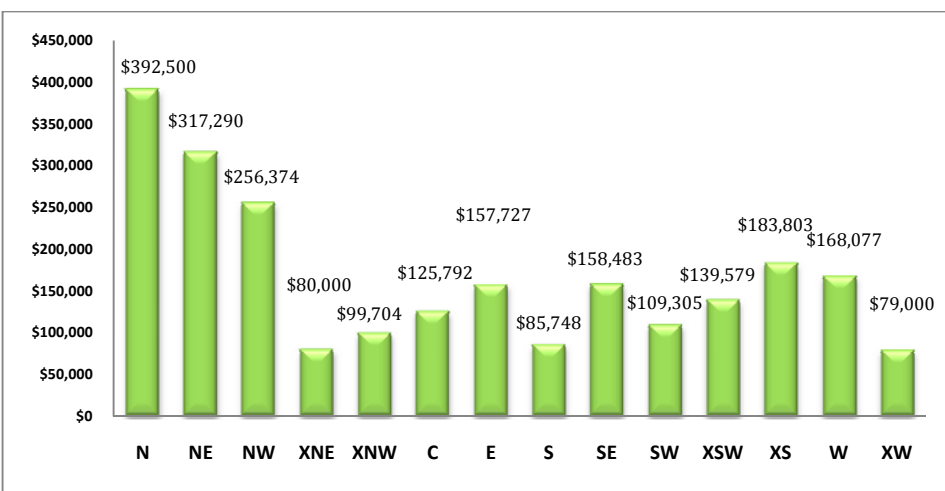
Average Sales Price – February 2010



Average Sales Price by Type – February 2010

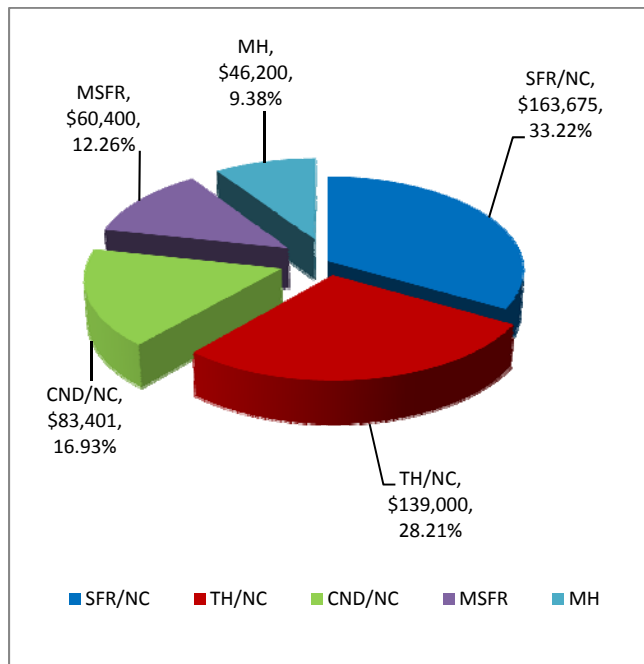


Average "Listing" Price per Area – February 2010

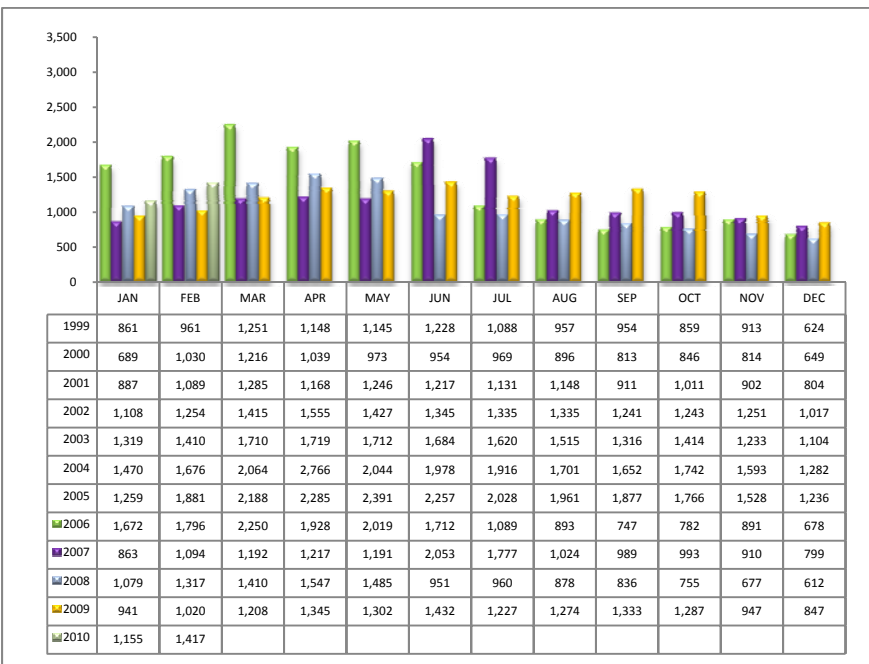


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Median Sale Price - by Type

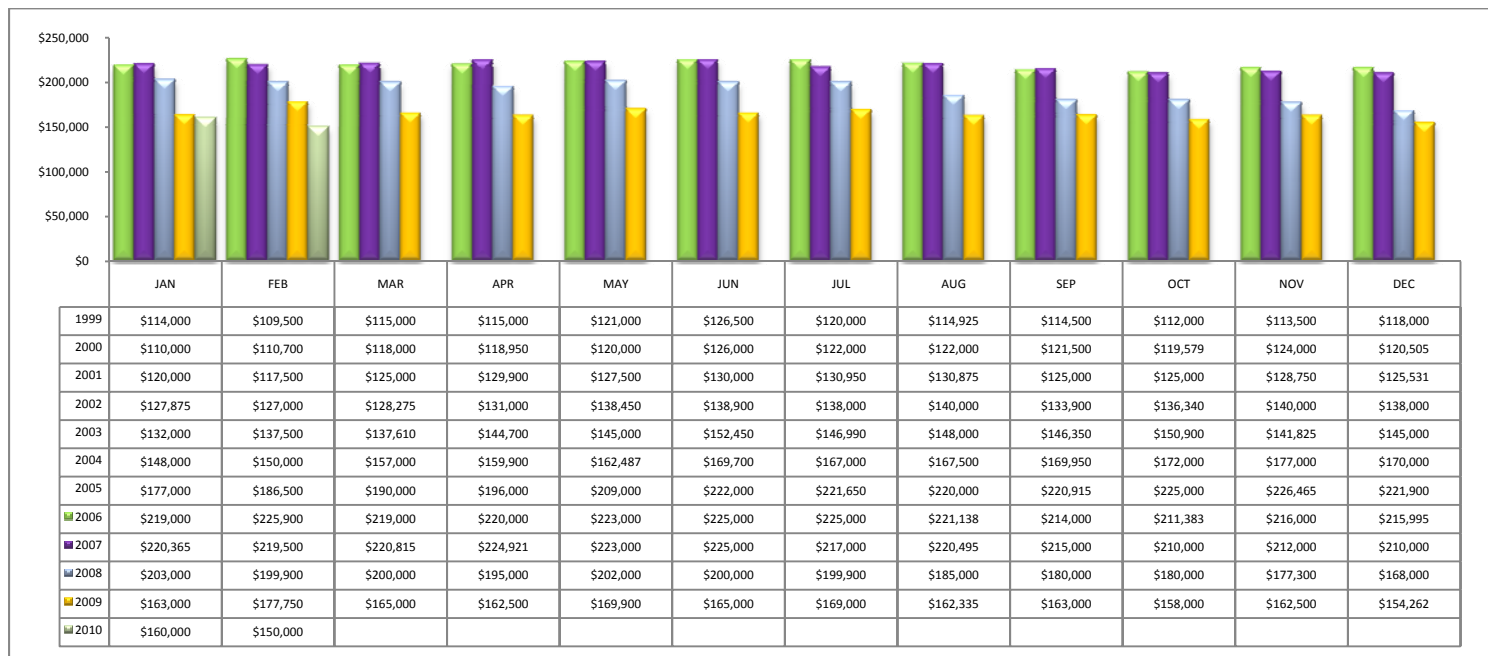


Total Listings Under Contract



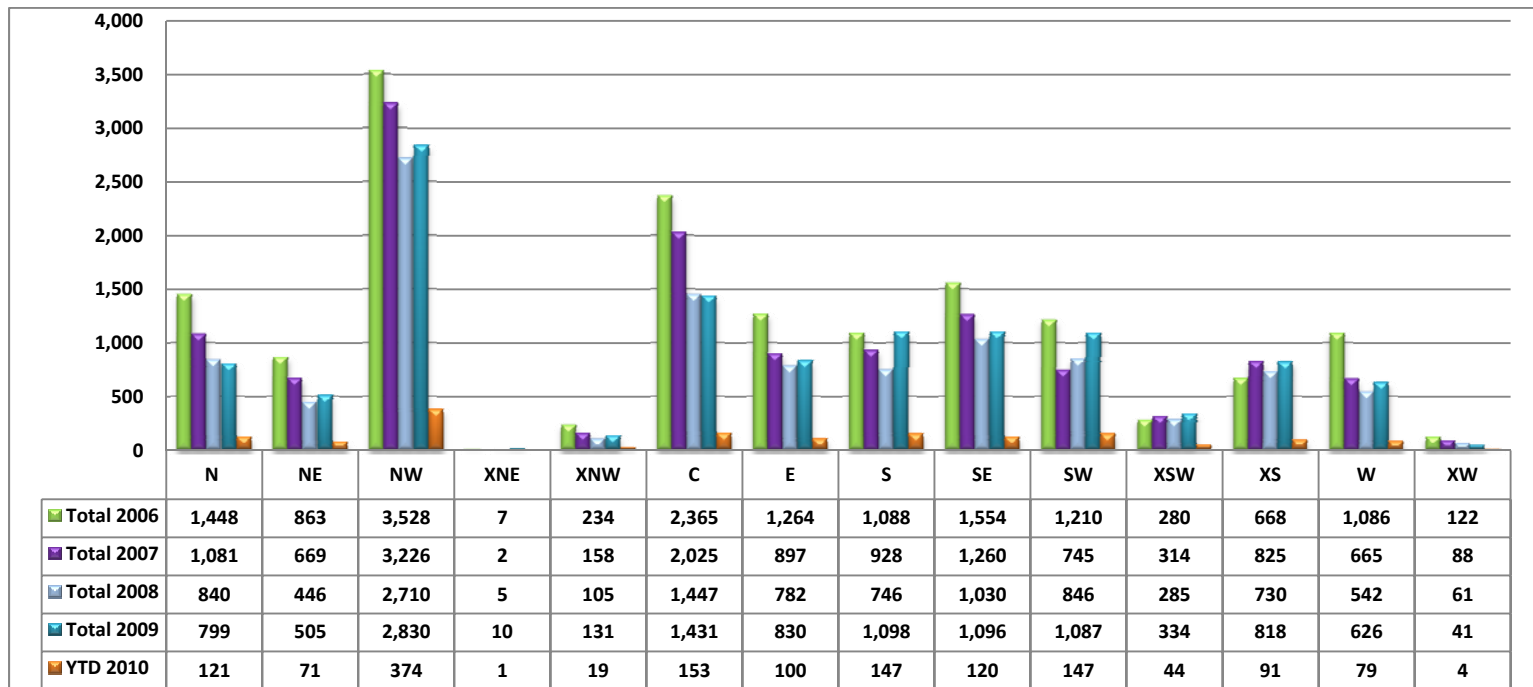
****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price - February 2010



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Number of Sold Listings by Area - Annual Comparison



Average Sold per Area by # of Bedrooms

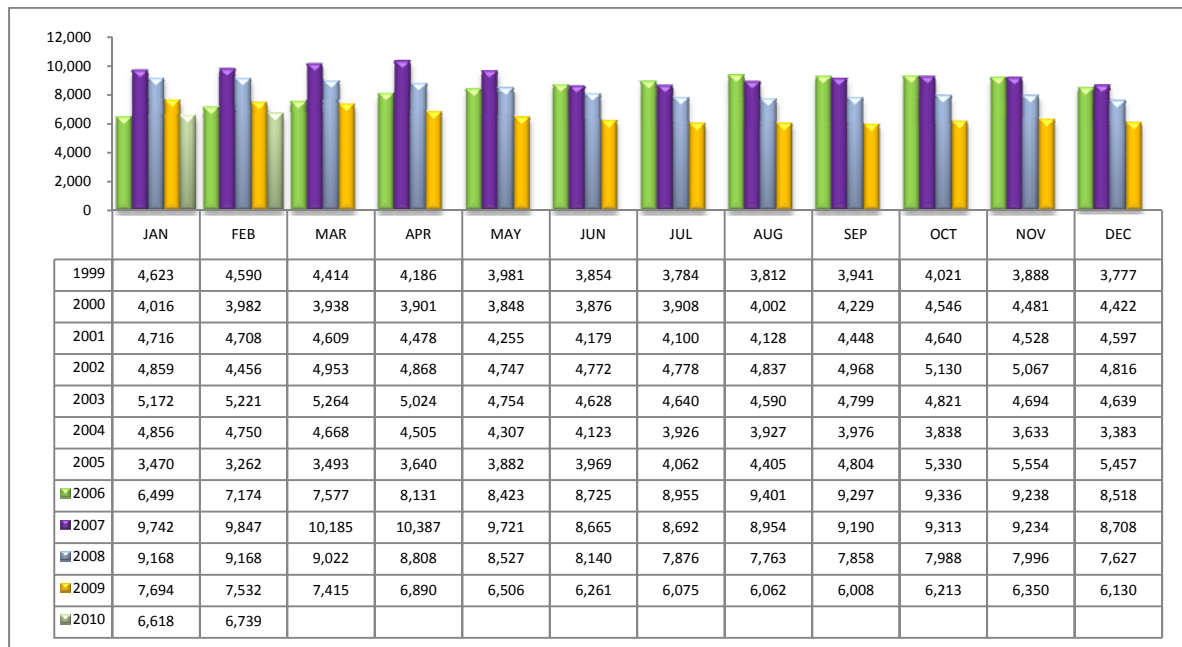
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 217,900	\$ 399,145	\$ 590,606	\$ 1,700,000	\$ 392,500
NE	\$ 137,083	\$ 269,713	\$ 423,357	\$ 388,800	\$ 317,290
NW	\$ 221,703	\$ 244,183	\$ 281,953	\$ 428,152	\$ 256,374
XNW	\$ 77,919	\$ 95,040	\$ 140,401	\$ 171,000	\$ 99,704
C	\$ 94,599	\$ 138,937	\$ 189,400	\$ 324,500	\$ 125,792
E	\$ 78,167	\$ 142,312	\$ 171,134	\$ 267,000	\$ 157,727
S	\$ 57,310	\$ 88,927	\$ 108,453	\$ 0	\$ 85,748
SE	\$ 95,939	\$ 146,166	\$ 187,010	\$ 357,100	\$ 158,483
SW	\$ 86,388	\$ 108,824	\$ 122,739	\$ 160,000	\$ 109,305
XSW	\$ 158,663	\$ 125,578	\$ 69,000	\$ 0	\$ 139,579
XS	\$ 161,429	\$ 173,729	\$ 205,618	\$ 260,000	\$ 183,803
W	\$ 83,800	\$ 152,077	\$ 268,750	\$ 0	\$ 168,077
XW	\$ 0	\$ 72,500	\$ 92,000	\$ 0	\$ 79,000
XNE	\$ 80,000	\$ 0	\$ 0	\$ 0	\$ 80,000

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	23	19	13	1	56
NE	6	16	14	5	41
NW	46	91	52	8	197
XNW	3	10	1	1	15
C	33	39	5	1	62
E	6	21	19	5	51
S	16	36	15	0	67
SE	8	31	17	2	58
SW	16	35	21	2	74
XSW	14	9	2	0	25
XS	7	18	12	1	38
W	5	24	8	0	37
XW	0	2	1	0	3
XNE	1	0	0	0	1

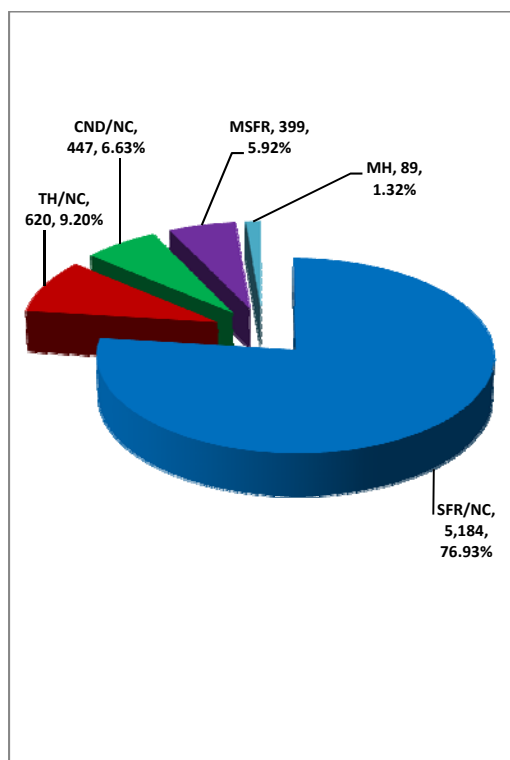
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Active Listings - February 2010

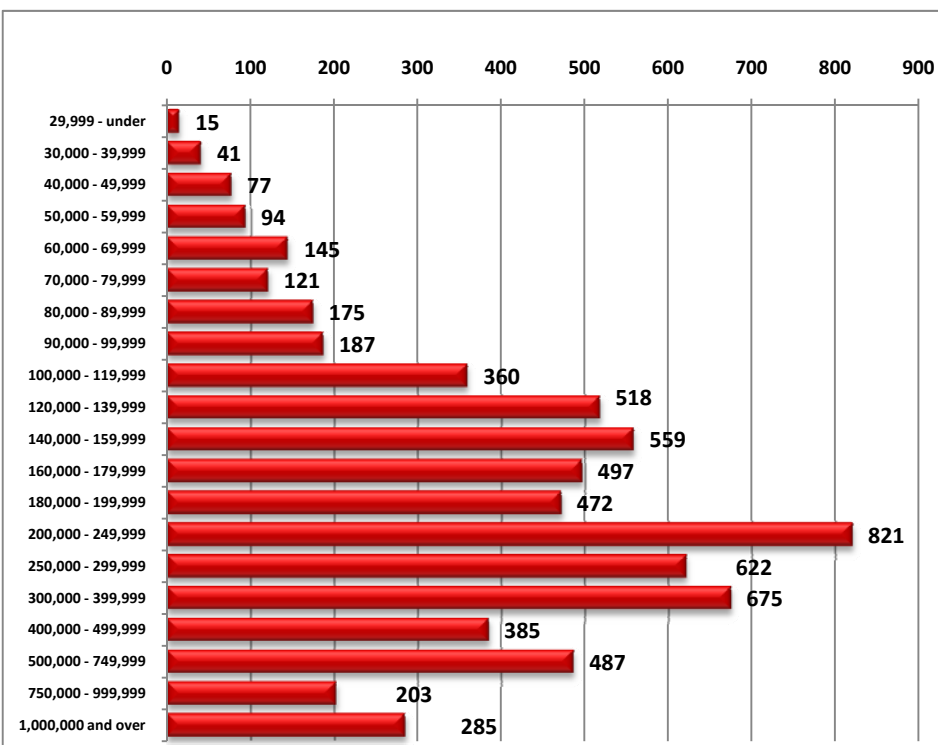


Area	# of Listings
N	753
NE	412
NW	1,789
XNE	14
XNW	102
C	844
E	423
S	316
SE	488
SW	398
XSW	335
XS	499
W	322
XW	44

Active Listings Unit Breakdown

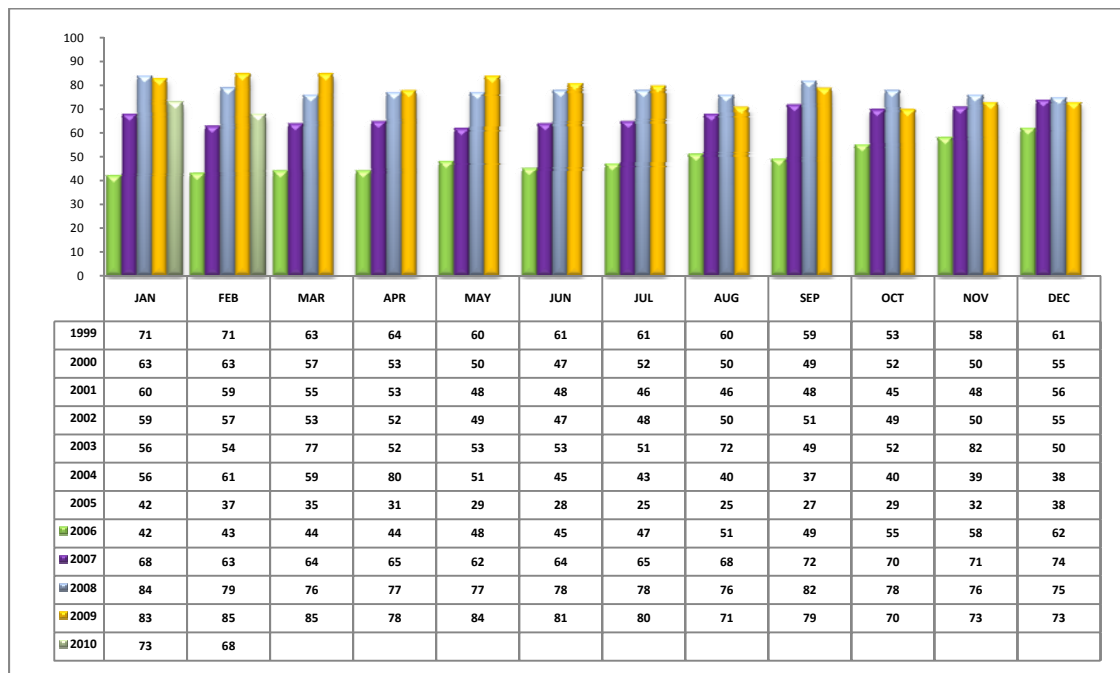


Active Listings Price Breakdown



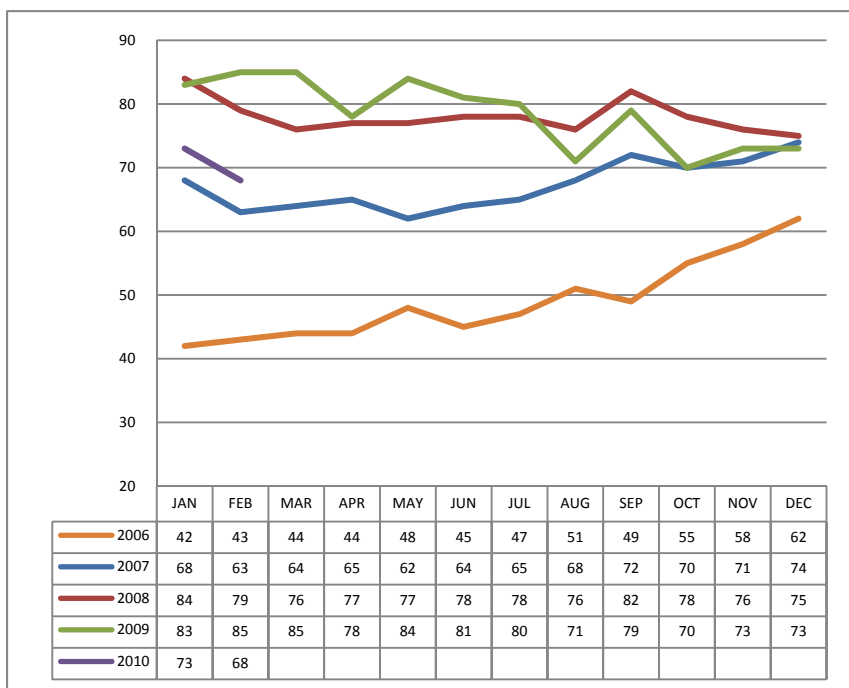
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Average Days on Market/Listing - February 2010

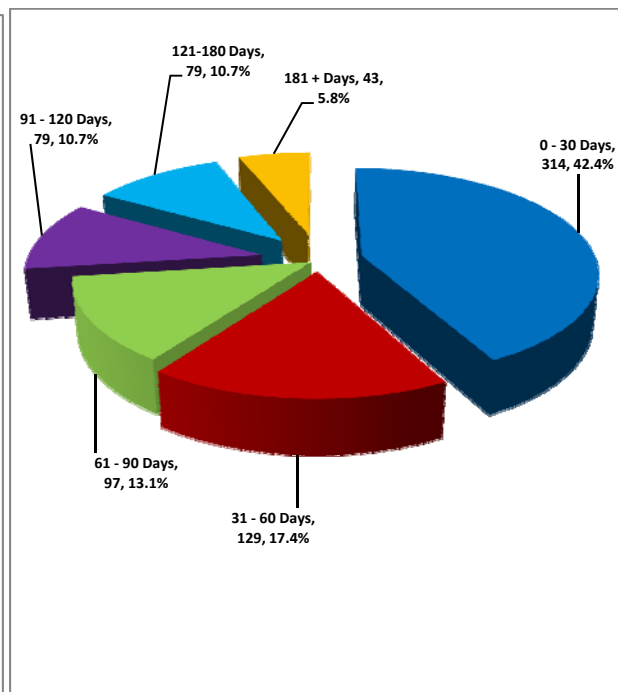


Area	Avg. DOM
N	103
NE	71
NW	72
XNE	36
XNW	67
C	62
E	54
S	46
SE	48
SW	62
XSW	84
XS	106
W	56
XW	30

Annual Comparison - Average Days on Market/Listing

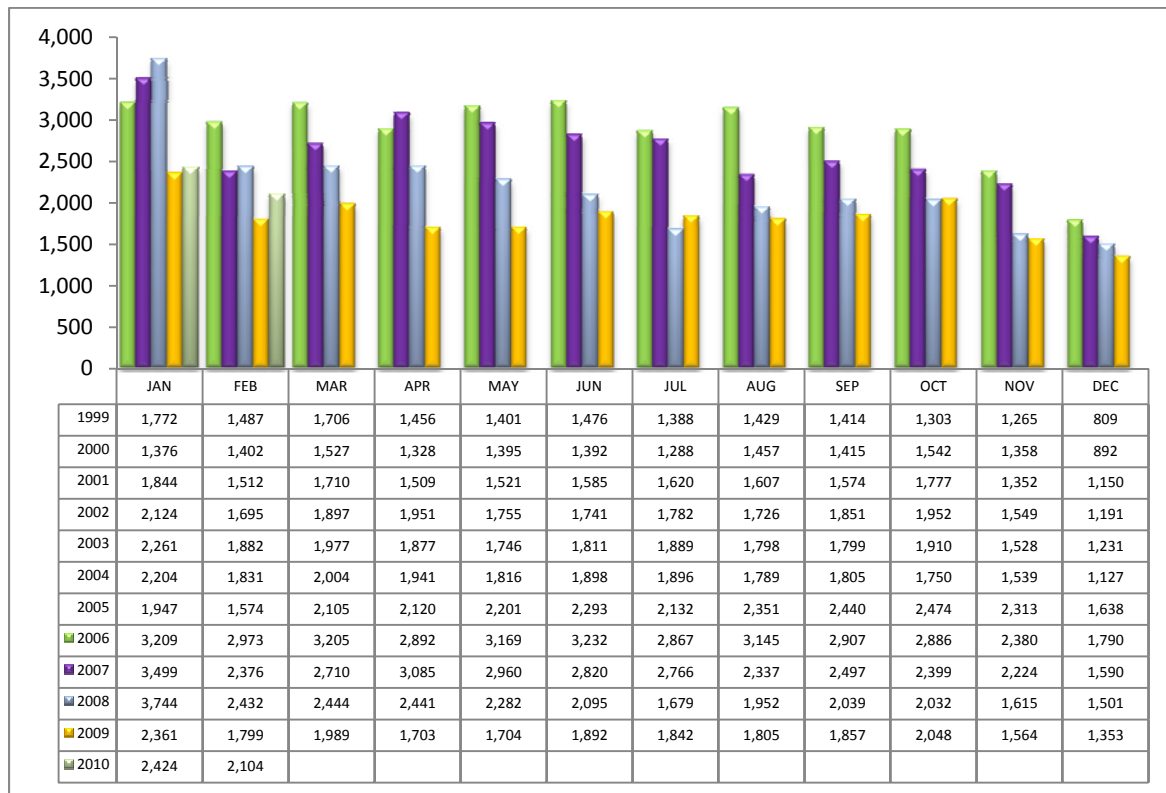


Average Days on Market/Listing Breakdown



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New Listings – February 2010



Area	# of Listings
N	102
NE	103
NW	516
XNE	0
XNW	30
C	284
E	160
S	135
SE	165
SW	168
XSW	62
XS	158
W	108
XW	13

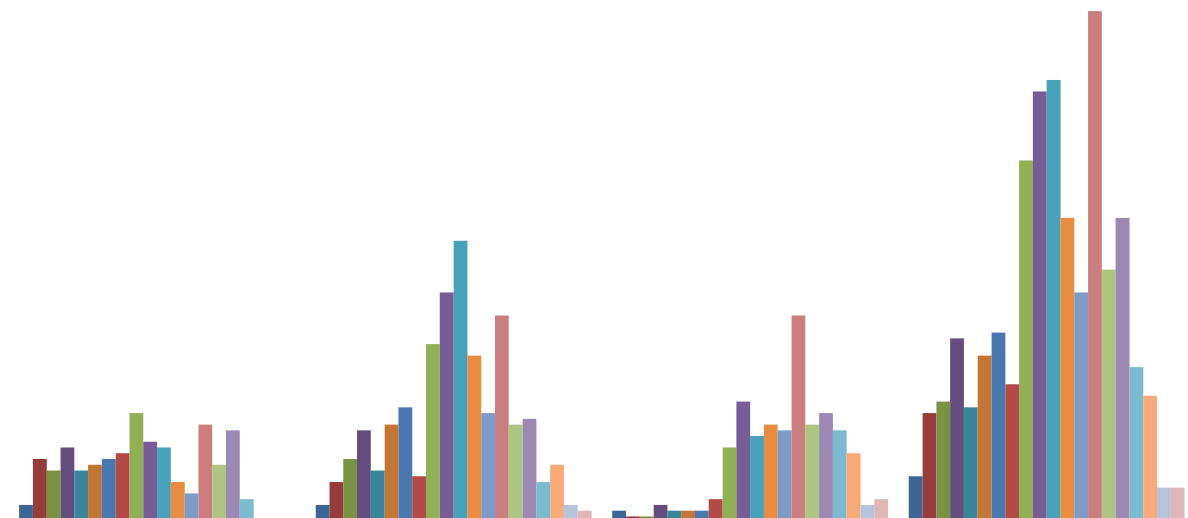
*Includes properties that were re-listed

Misc. MLS Information – February 2010

Month	#Expired	WD Release	WD Temp	Re-Lists
January 2010	344	537	26	87
February 2010	328	464	11	58
March 2009	539	534	9	62
April 2009	452	513	7	41
May 2009	411	541	10	56
June 2009	462	484	13	66
July 2009	421	522	10	51
August 2009	376	442	14	59
September 2009	359	446	16	47
October 2009	339	411	21	49
November 2009	319	408	10	51
December 2009	616	378	9	15

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Sale Price by Bedroom



	0-2 Bedrooms	3 Bedrooms	4+ Bedrooms	All Bedrooms
29,999 - under	3	3	2	8
30,000 - 39,999	11	7	1	19
40,000 - 49,999	9	11	1	21
50,000 - 59,999	13	16	3	32
60,000 - 69,999	9	9	2	20
70,000 - 79,999	10	17	2	29
80,000 - 89,999	11	20	2	33
90,000 - 99,999	12	8	4	24
100,000 - 119,999	19	31	13	63
120,000 - 139,999	14	40	21	75
140,000 - 159,999	13	49	15	77
160,000 - 179,999	7	29	17	53
180,000 - 199,999	5	19	16	40
200,000 - 249,999	17	36	36	89
250,000 - 299,999	10	17	17	44
300,000 - 399,999	16	18	19	53
400,000 - 499,999	4	7	16	27
500,000 - 749,999	0	10	12	22
750,000 - 999,999	0	3	3	6
1,000,000 - over	0	2	4	6

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