

**For Immediate
Release:**
January 7, 2010

CONTACT:

Dan Santa Maria
MLS President
(520) 795-1492

Wes Wiggins
Vice President, MLS
(520) 382-8792

Cheri Meadows
Senior Vice President, TAR
(520) 327-4218

Tucson Association of REALTORS® *Multiple Listing Service* Monthly Statistics December 2009

The Tucson Housing Market is waking up for 2010!

As we review this month's Monthly Statistical Digest, we can see that the market is beginning to show signs of an upswing in Southern Arizona. The December 2009 Recap on the following page shows the following improvements in December 2009 numbers over December 2008 numbers. These are: Home Sales Units (+10.47%), Home Sales Volume (+11.34%), Pending Contracts (+38.56%), and Average Sales Price (+0.78). Also, New Listings (-9.86%) and Active Listings (-19.63%) continue to decline to manageable levels.

The Multiple Listing Service is in the process of preparing the detailed Year End Review for 2009 which should be released in the next few weeks. Some highlights of this report include Home Unit Sales at 9.49% over Home Sales in 2008 and Home Sales Volume just under 10% of the volume done in 2008.

It is very exciting to see the numbers moving in the right direction. The extension and expansion of the First-Time Home Buyer tax credit should help to continue to push the market forward. As you know, Congress has passed new legislation to extend the First-Time Home Buyer Tax Credit of up to \$8,000 to first-time home buyers and up to \$6,500 credit to current home owners until April 30, 2010. Affordable housing, low interest rates and government backed financing will definitely assist the real estate market in 2010.

I wish all of you a happy, healthy and prosperous New Year and all the best in 2010.

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.

DECEMBER 2009 RESIDENTIAL SALES STATISTICS

December 2009 Recap – By Month and by Year - % of Change

Home Sales Volume

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
December	\$179,304,898	\$161,044,358	11.34%
November	\$190,456,030	\$140,720,158	35.34%
Month % Change	-5.85%	14.44%	

New Listings

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
December	1,353	1,501	-9.86%
November	1,564	1,615	-3.16%
Month % Change	-13.49%	-7.06%	

Average Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
December	\$202,376	\$200,803	0.78%
November	\$188,384	\$215,168	-12.45%
Month % Change	7.43%	-6.68%	

Home Sales Units

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
December	886	802	10.47%
November	1,011	654	54.59%
Month % Change	-12.36%	22.63%	

Pending Contracts

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
December	848	612	38.56%
November	947	677	39.88%
Month % Change	-10.45%	-9.60%	

Median Sales Price

	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
December	\$154,262	\$168,000	-8.18%
November	\$162,500	\$177,300	-8.35%
Month % Change	-5.07%	-5.25%	

Active listings

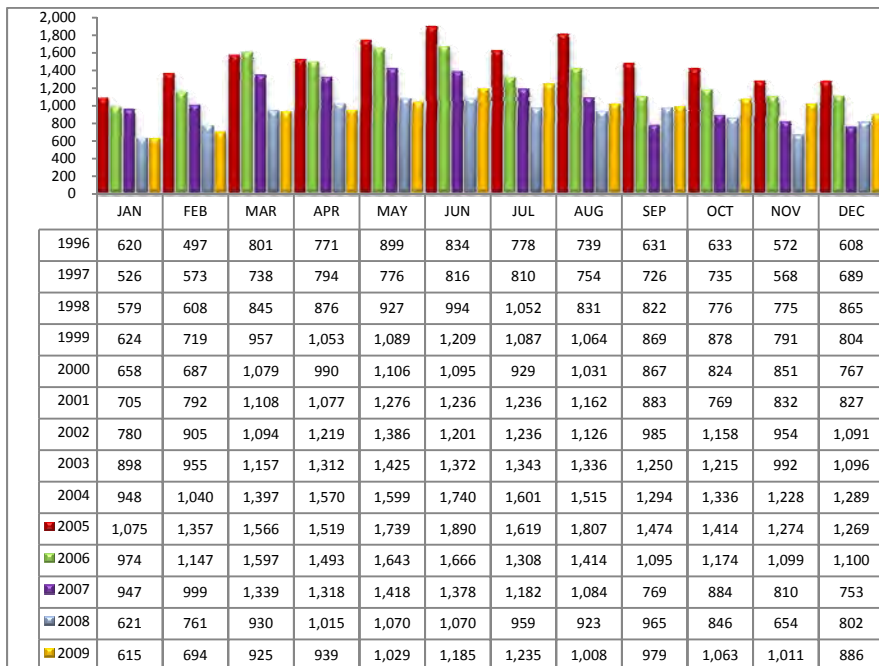
	<u>2009</u>	<u>2008</u>	<u>Annual % Change</u>
December	6,130	7,627	-19.63%
November	6,350	7,996	-20.59%
Month % Change	-3.46%	-4.61%	

Active / Sold by Zip Code

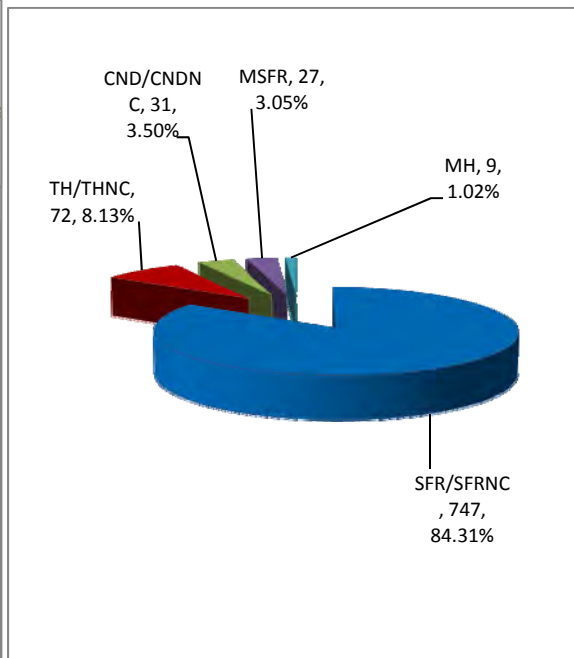
Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%	Zip Code	# Active	# Sold	%
85601	0	0	0.00%	85705	130	31	23.85%	85719	159	16	10.06%	85746	139	45	32.37%
85614	304	23	7.57%	85706	120	43	35.83%	85730	168	34	20.24%	85747	128	25	19.53%
85619	20	1	5.00%	85710	245	37	15.10%	85735	87	6	6.90%	85748	102	14	13.73%
85622	68	5	7.35%	85711	148	27	18.24%	85736	36	5	13.89%	85749	177	19	10.73%
85629	213	47	22.07%	85712	172	28	16.28%	85737	237	27	11.39%	85750	284	27	9.51%
85641	209	44	21.05%	85713	206	36	17.48%	85739	244	21	8.61%	85755	244	28	11.48%
85653	158	16	10.13%	85714	29	7	24.14%	85741	131	18	13.74%	85756	123	28	22.76%
85658	213	20	9.39%	85715	135	13	9.63%	85742	193	37	19.17%	85757	90	38	42.22%
85701	33	2	6.06%	85716	151	14	9.27%	85743	224	23	10.27%				
85704	178	18	10.11%	85718	396	37	9.34%	85745	236	26	11.02%				

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.

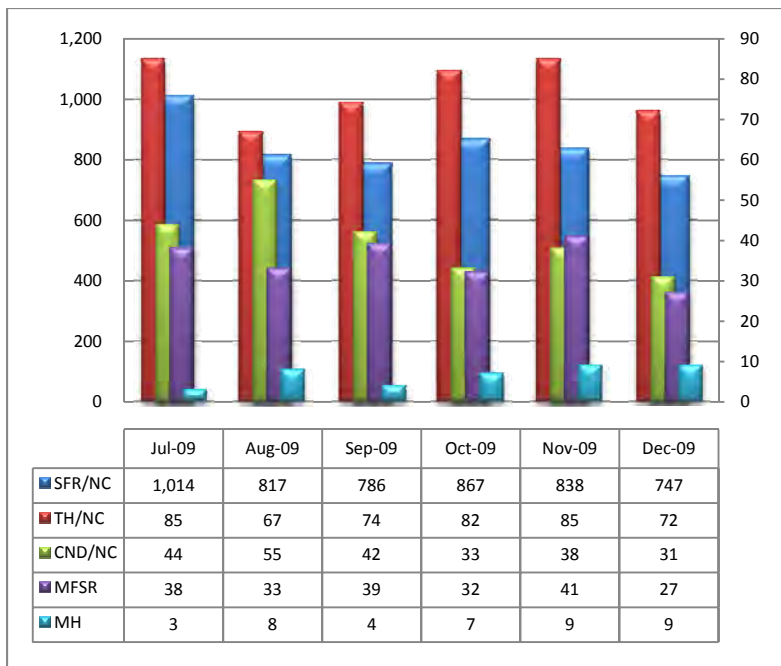
Total Unit Sales – December 2009



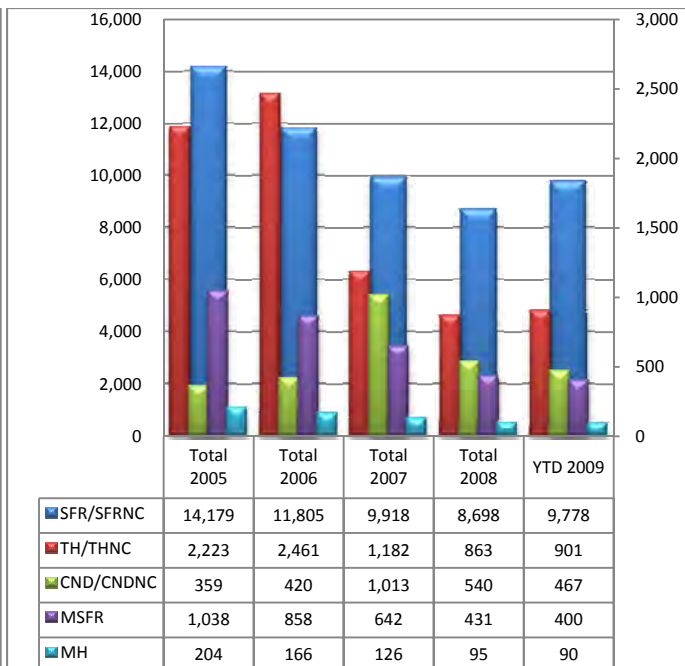
Unit Sales – Breakdown by Type



Total Unit Sales By Type - Monthly Comparison

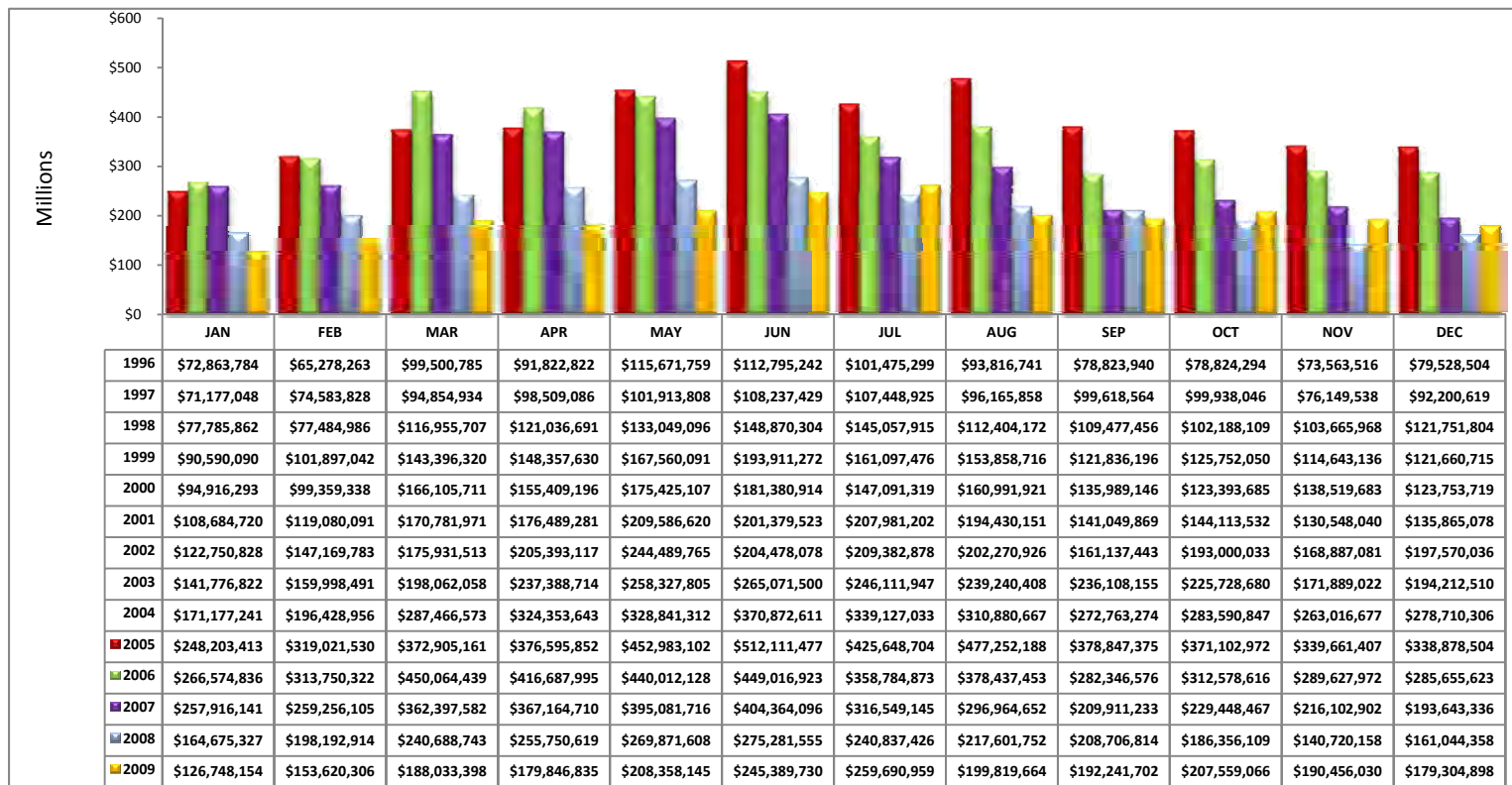


YTD Annual Comparison – Breakdown by Type



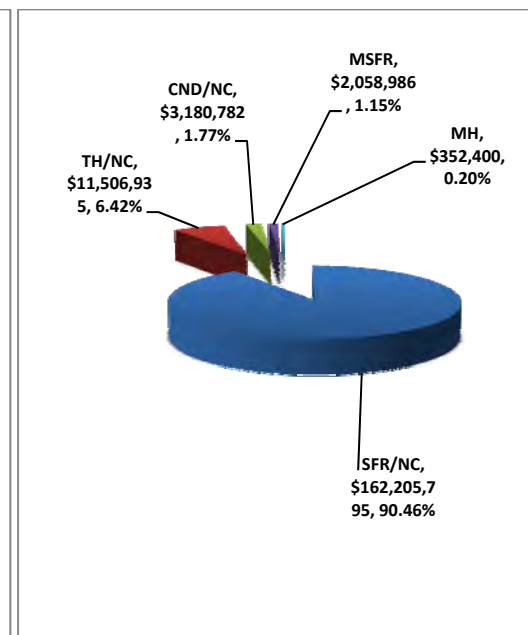
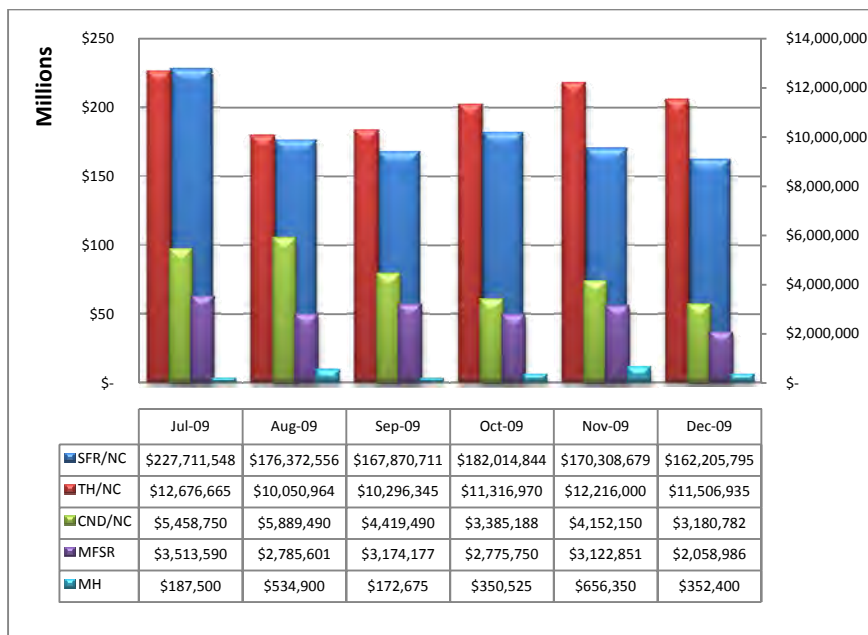
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report 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.

Total Sales Volume - December 2009



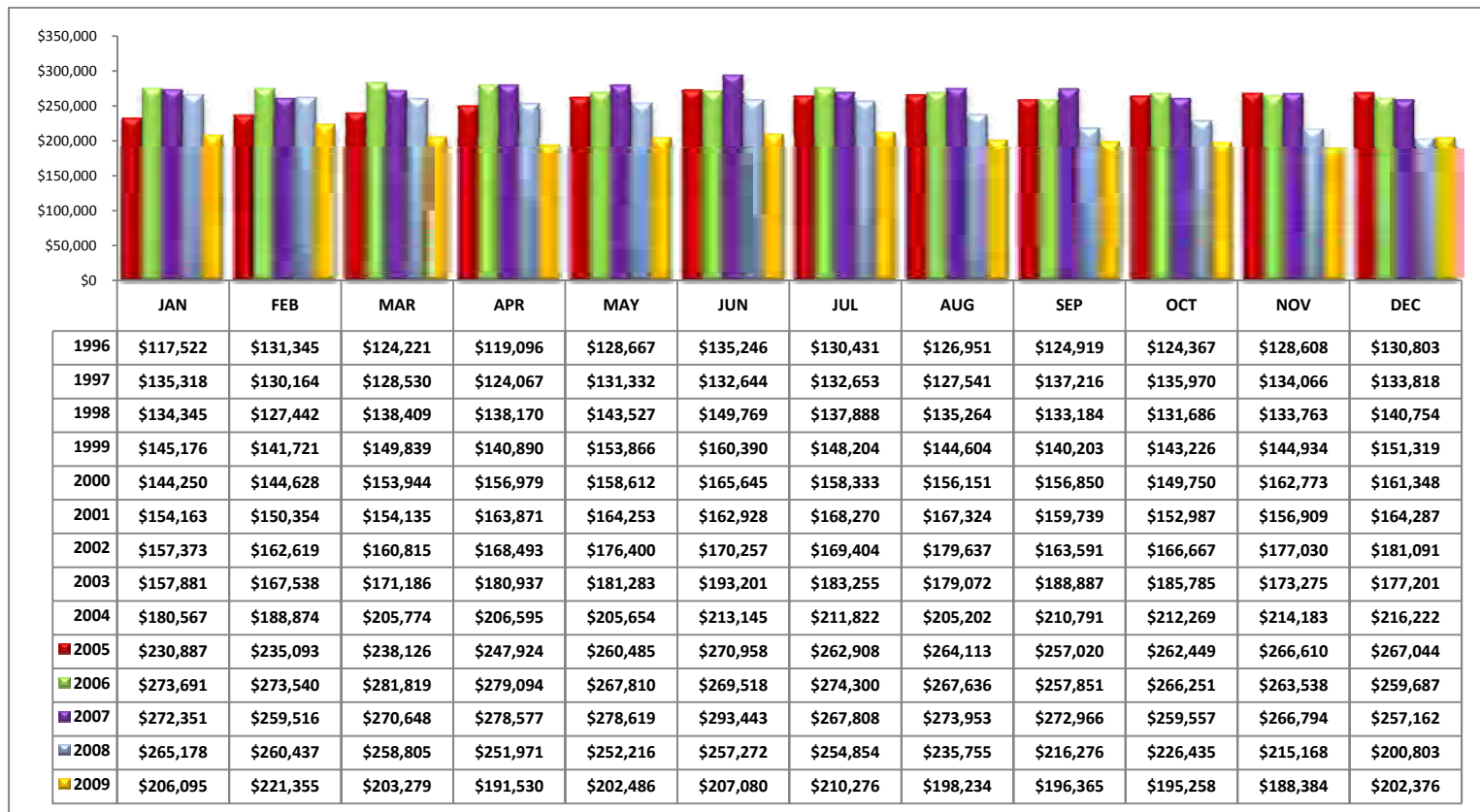
Total Sales Volume By Type - Monthly Comparison

Monthly Volume by Type

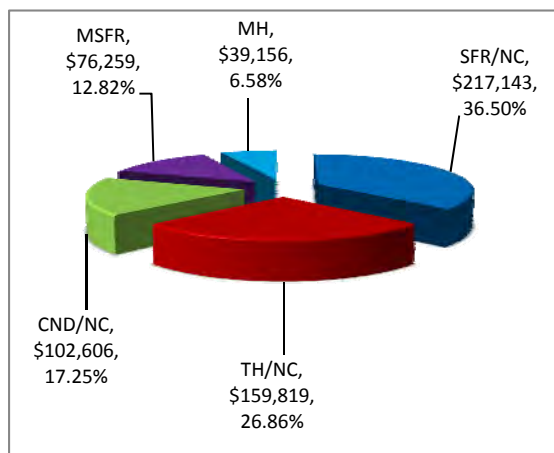


PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report 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.

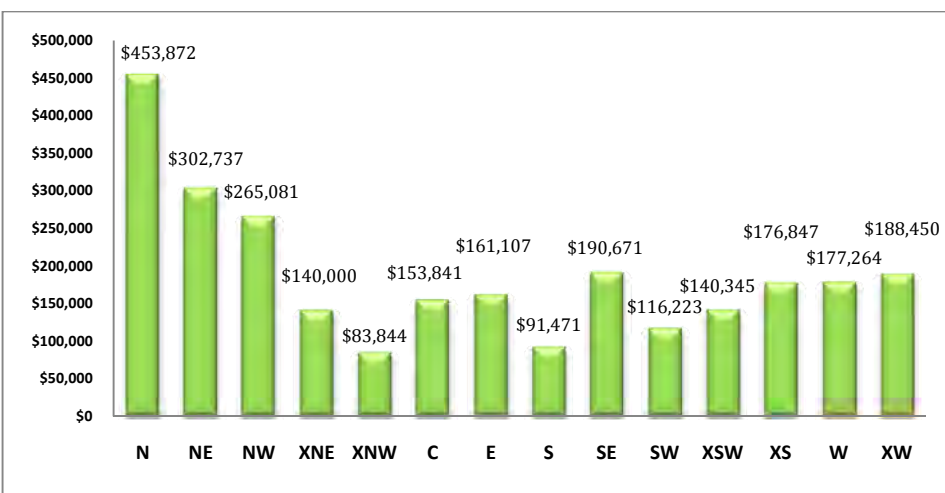
Average Sales Price – December 2009



Average Sales Price by Type – December 2009

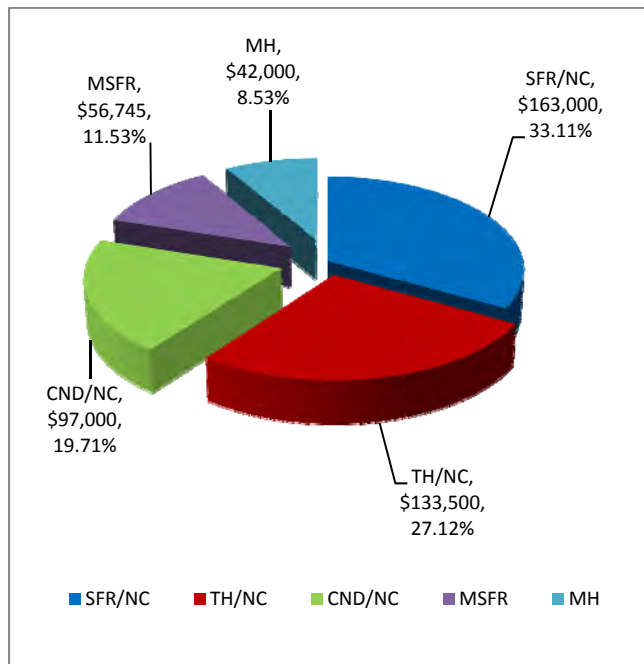


Average Sale Price per Area – December 2009

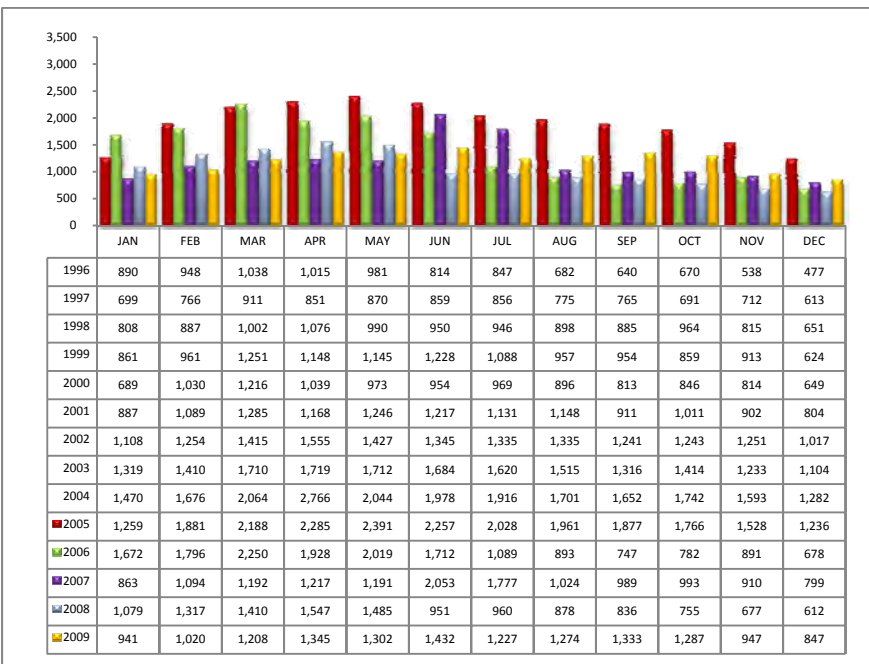


PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report 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.

Median Sale Price - by Type

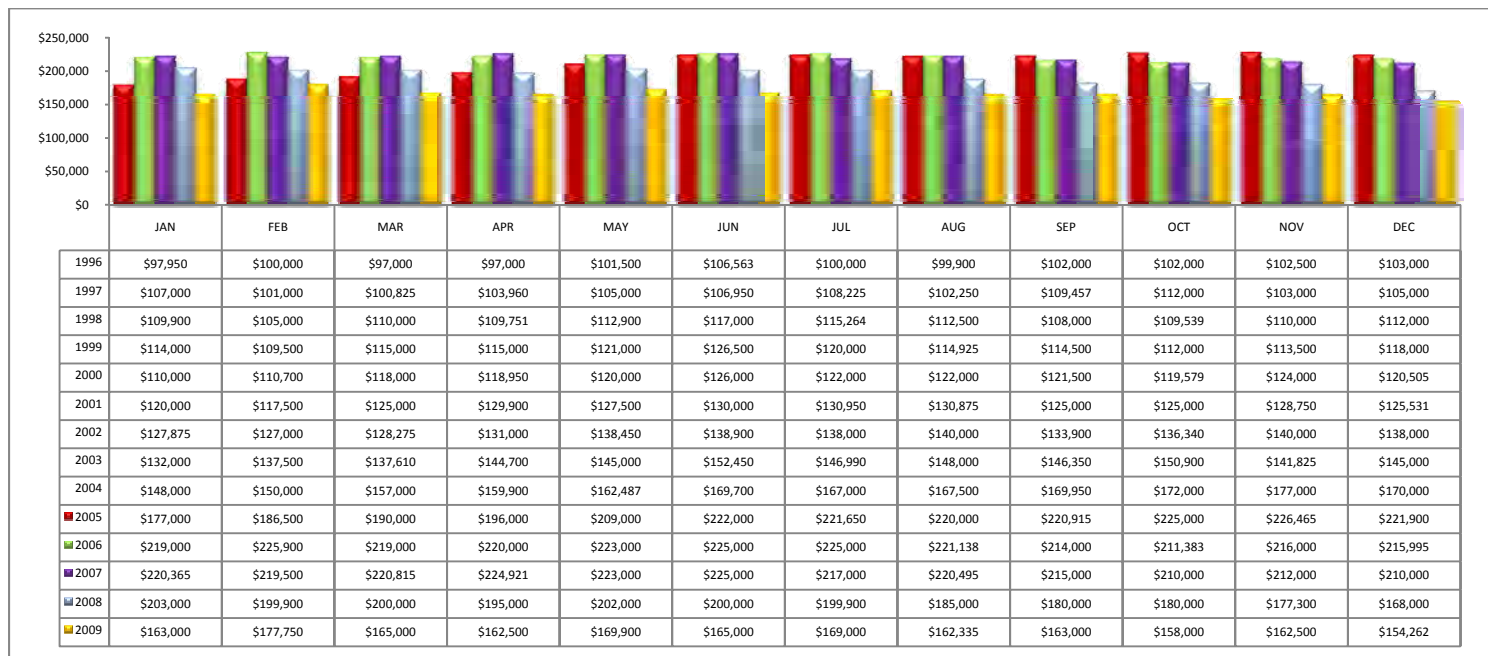


Total Listings Under Contract



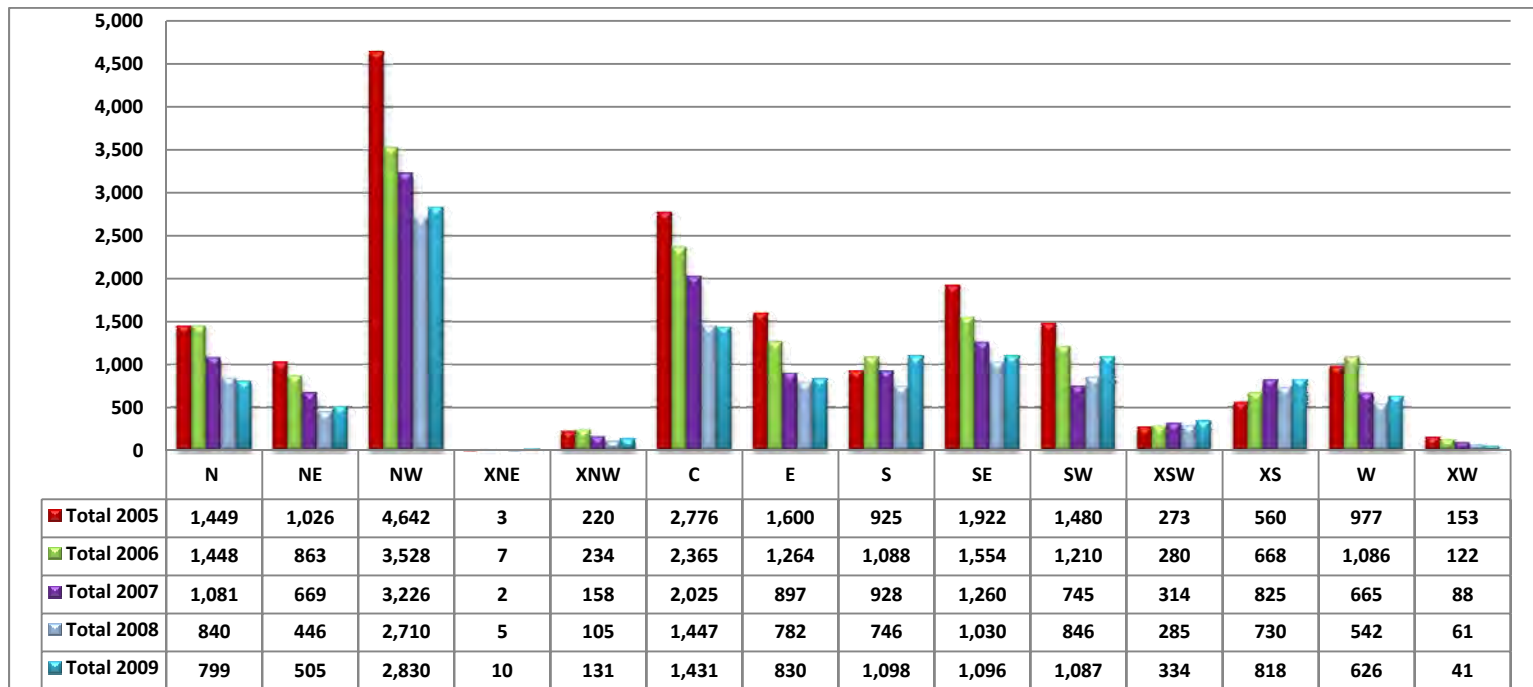
****Total Under Contract now calculating how many listings went under contract during the month rather than the total number of under contract in the MLS. (Eff. 06/08)**

Median Sale Price - December 2009



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.

Number of Sold Listings by Area - Annual Comparison



Average Sold per Area by # of Bedrooms

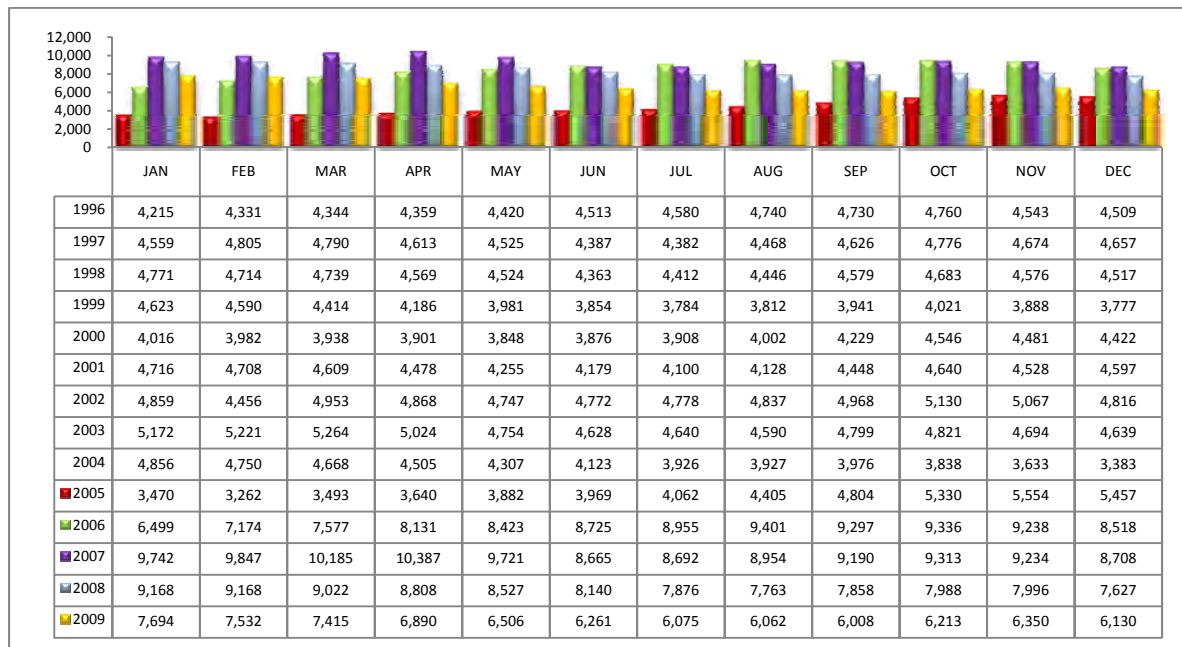
	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	\$ 247,264	\$ 373,687	\$ 738,056	\$ 578,643	\$ 453,872
NE	\$ 82,043	\$ 234,400	\$ 361,429	\$ 611,380	\$ 302,737
NW	\$ 192,364	\$ 246,726	\$ 348,571	\$ 323,167	\$ 265,081
XNW	\$ 37,917	\$ 76,758	\$ 137,421	\$ 149,900	\$ 83,844
C	\$ 106,181	\$ 161,685	\$ 213,276	\$ 401,000	\$ 153,841
E	\$ 76,000	\$ 160,690	\$ 179,850	\$ 206,800	\$ 161,107
S	\$ 64,200	\$ 91,736	\$ 110,239	\$ 47,083	\$ 91,471
SE	\$ 85,950	\$ 165,513	\$ 231,089	\$ 290,000	\$ 190,671
SW	\$ 58,427	\$ 113,111	\$ 142,115	\$ 146,000	\$ 116,223
XSW	\$ 149,400	\$ 147,136	\$ 92,238	\$ 0	\$ 140,345
XS	\$ 117,820	\$ 175,172	\$ 187,200	\$ 296,507	\$ 176,847
W	\$ 84,287	\$ 154,515	\$ 315,333	\$ 578,333	\$ 177,264
XW	\$ 0	\$ 188,450	\$ 0	\$ 0	\$ 188,450
XNE	\$ 0	\$ 140,000	\$ 0	\$ 0	\$ 140,000

Units Sold per Area by # of Bedrooms

	0-2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms	All Bedrooms
N	22	18	18	7	65
NE	7	12	14	5	38
NW	32	106	47	6	191
XNW	3	5	2	1	11
C	44	44	17	3	108
E	4	32	14	2	52
S	8	51	18	3	80
SE	4	45	31	3	83
SW	13	51	34	1	99
XSW	13	11	4	0	28
XS	10	35	28	3	76
W	15	28	6	3	52
XW	0	1	0	0	1
XNE	0	1	0	0	1

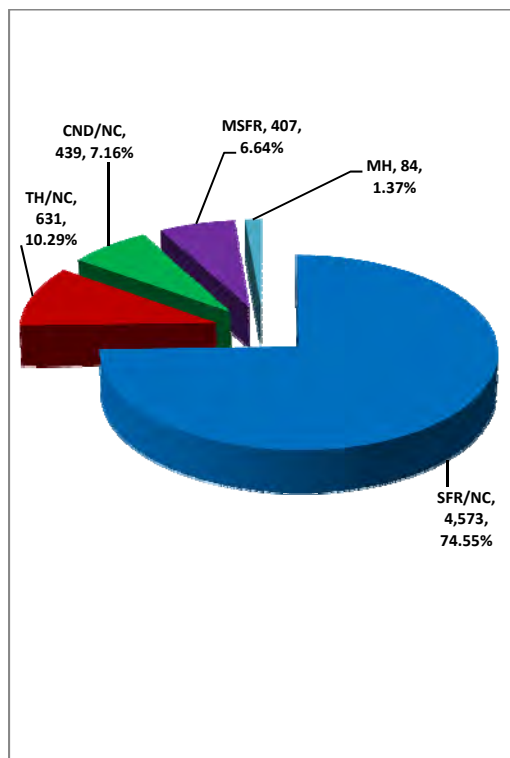
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report 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.

Active Listings - December 2009

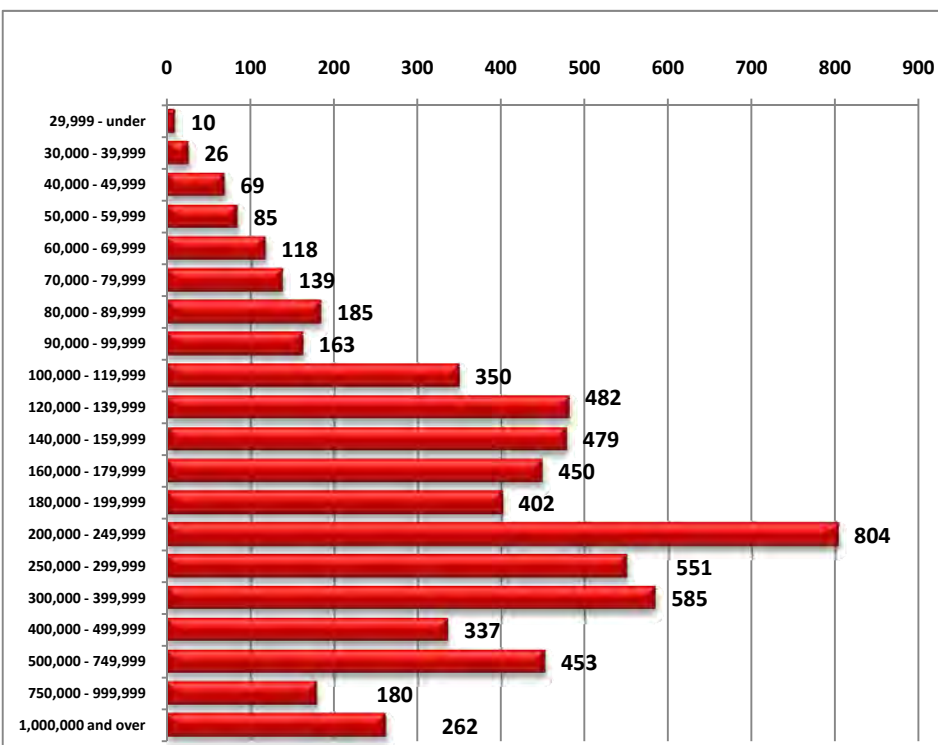


Area	# of Listings
N	662
NE	362
NW	1,621
XNE	20
XNW	111
C	771
E	367
S	292
SE	430
SW	392
XSW	317
XS	406
W	324
XW	55

Active Listings Unit Breakdown

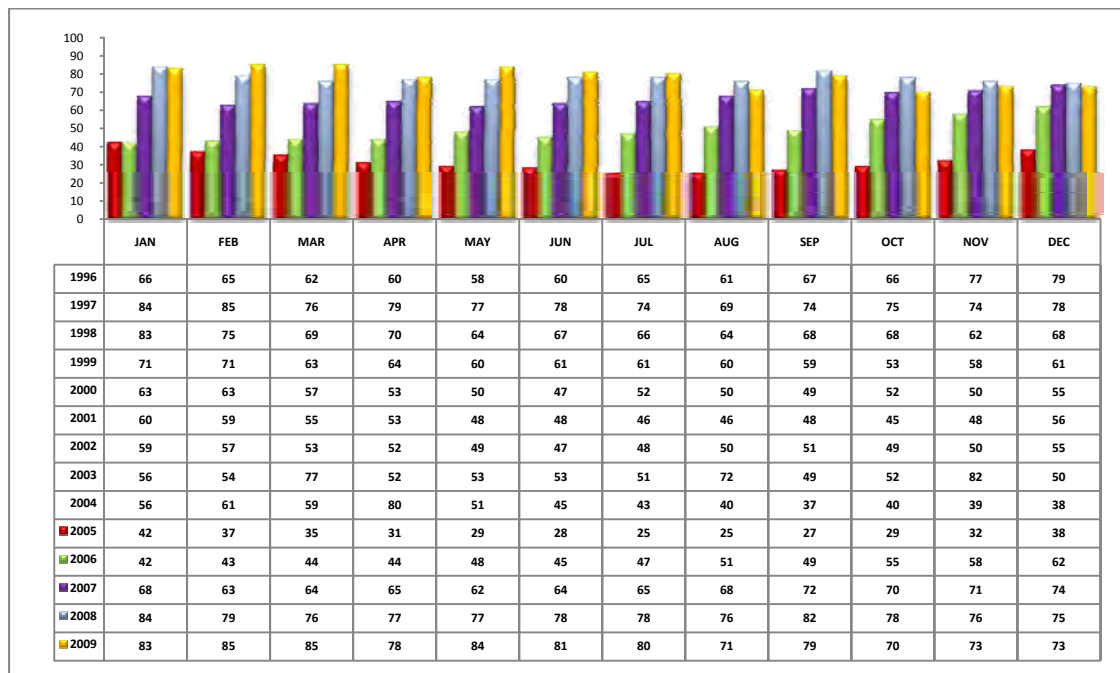


Active Listings Price Breakdown



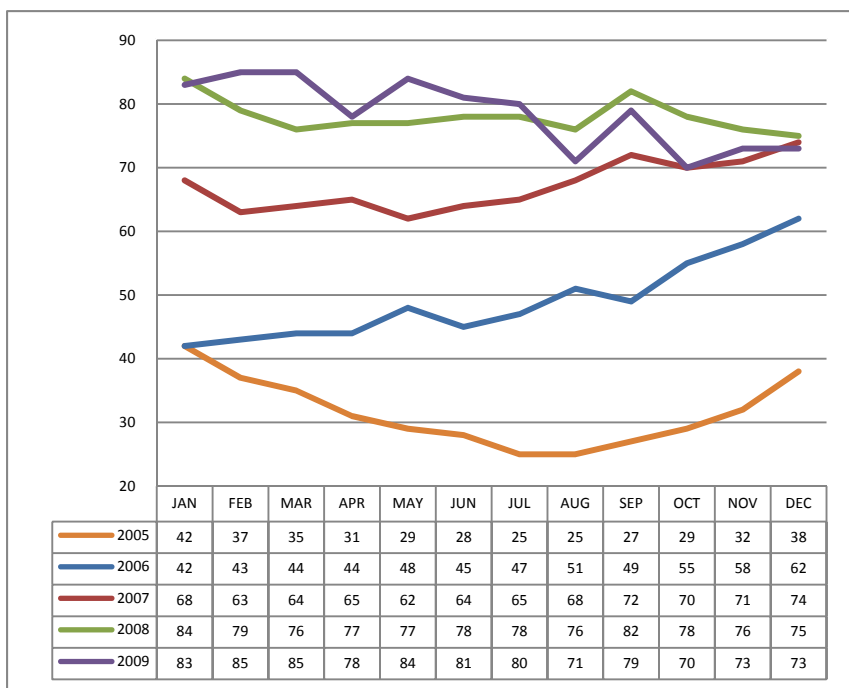
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report 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 - December 2009

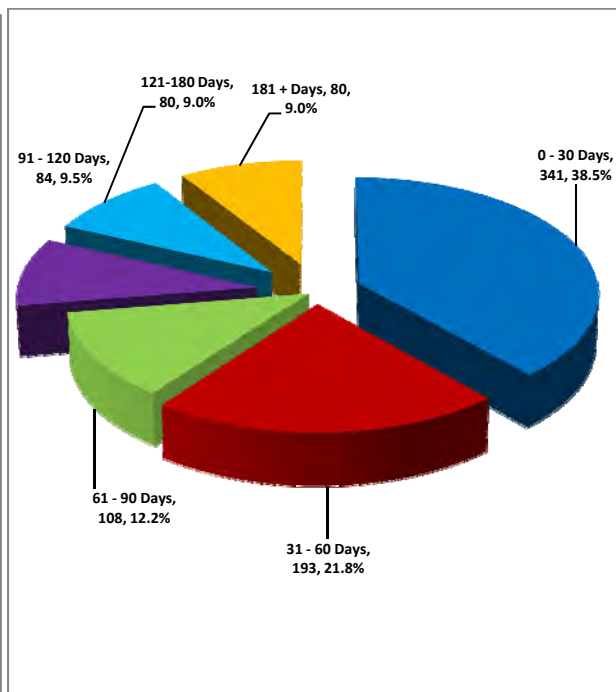


Area	Avg. DOM
N	86
NE	94
NW	81
XNE	136
XNW	96
C	79
E	94
S	52
SE	48
SW	56
XSW	94
XS	64
W	77
XW	111

Annual Comparison - Average Days on Market/Listing

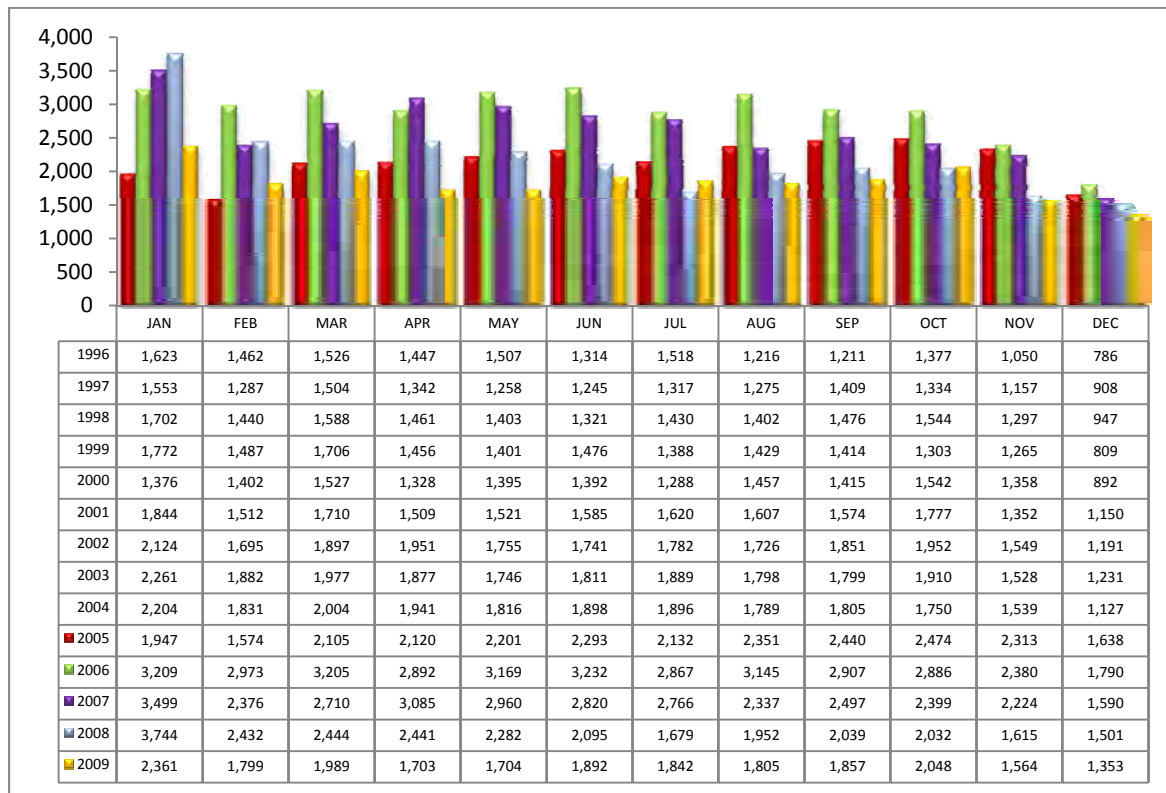


Average Days on Market/Listing Breakdown



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 – December 2009



Area	# of Listings
N	86
NE	63
NW	324
XNE	0
XNW	25
C	164
E	102
S	123
SE	136
SW	116
XSW	52
XS	87
W	66
XW	9

*Includes properties that were re-listed

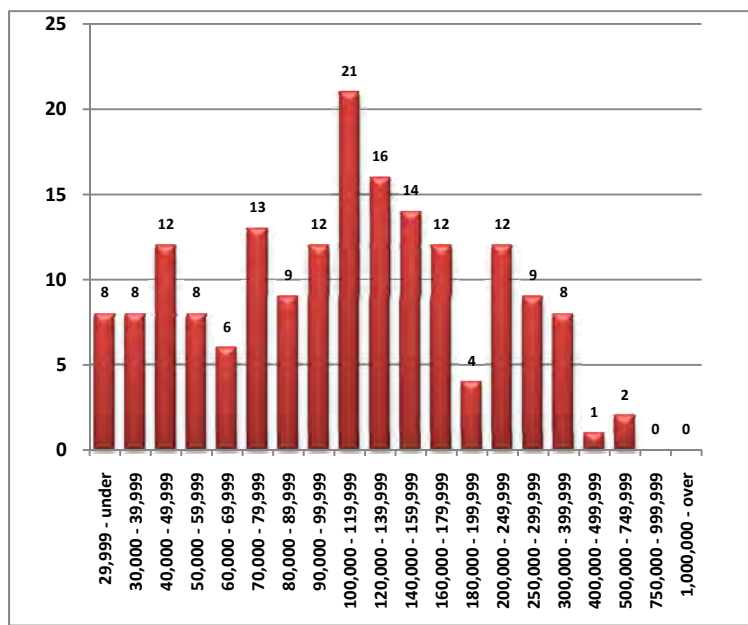
Misc. MLS Information – December 2009

Month	#Expired	WD Release	WD Temp	Re-Lists
January 2009	559	642	20	136
February 2009	435	596	7	83
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

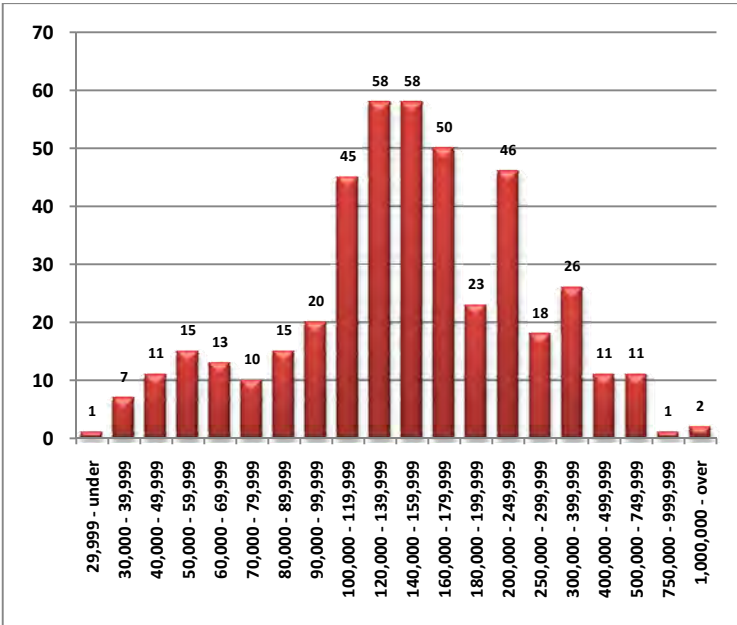
PLEASE NOTE: The data contained in this report is dynamic in nature and therefore subject to change and adjustment with the passage of time. These figures and charts are an approximation of the flow of business as observed through the Tucson Association of REALTORS® Multiple Listing Service. This report 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.

Sale Price by Bedroom

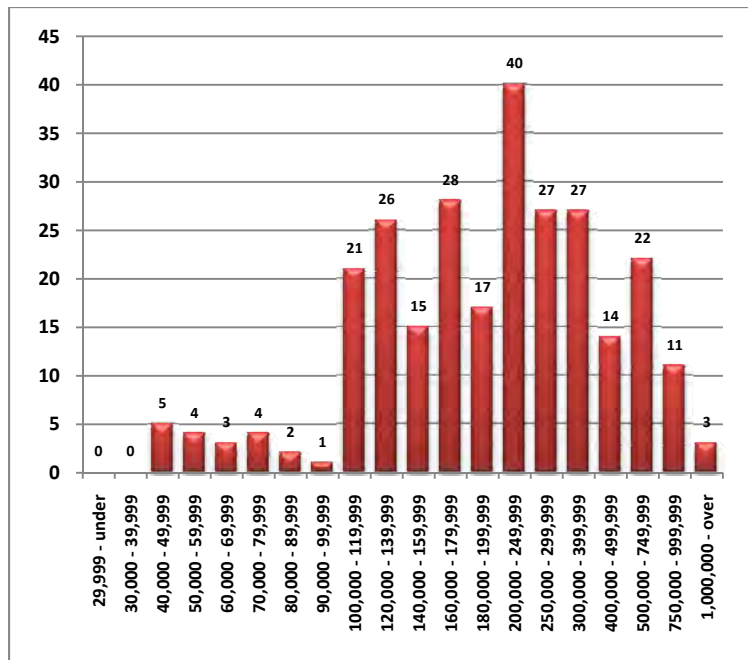
0 to 2 Bedrooms



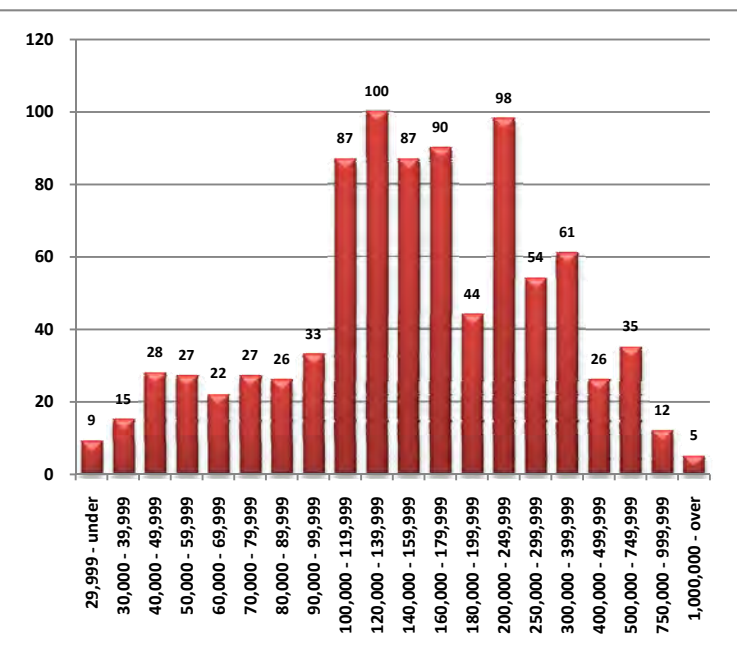
3 Bedrooms



4 or More Bedrooms



Total Bedrooms



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.

Tucson Association of REALTORS® Real Estate Trend Indicator

Tucson, AZ

From: 12/01/2009 to 12/31/2009

Statistics generated on: 01/05/09

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	10	5		1	16	9	N	662	1 -30 Days	341	
\$30,000 to \$39,999	26	9		1	36	15	NE	362	31-60 Days	193	
\$40,000 to \$49,999	69	8	1	11	89	28	NW	1,621	61 - 90 Days	108	
\$50,000 to \$59,999	85	13	2	7	107	27	XNE	20	91-120 Days	84	
\$60,000 to \$69,999	118	10	3	4	135	22	XNW	111	121 - 180 Days	80	
\$70,000 to \$79,999	139	17	2	11	169	27	C	771	Over 180 Days	80	
\$80,000 to \$89,999	185	21	3	11	220	26	E	367	Avg. Days on Market		
\$90,000 to \$99,999	163	20	8	12	203	33	S	292	73		
\$100,000 to \$119,999	350	55	12	22	439	87	SE	430	Avg. Sold Price		
\$120,000 to \$139,999	482	50	19	20	571	100	SW	392	\$202,376		
\$140,000 to \$159,999	479	66	17	21	583	87	XSW	317	Avg. Median Price		
\$160,000 to \$179,999	450	40	10	19	519	90	XS	406	\$154,262		
\$180,000 to \$199,999	402	19	8	13	442	44	W	324	New Listings		
\$200,000 to \$249,999	804	65	9	16	894	98	XW	55	1,353		
\$250,000 to \$299,999	551	35	9	15	610	54	Sold Units per		Sales Volume by Area		
\$300,000 to \$349,999	333	18	2	8	361	38	N	65	\$29,501,689		
\$350,000 to \$399,999	252	21	1	9	283	23	NE	38	\$11,504,000		
\$400,000 to \$449,999	156	9		5	170	18	NW	191	\$50,630,470		
\$450,000 to \$499,999	181	9	3	1	194	8	XNE	1	\$140,000		
\$500,000 to \$749,999	453	12	1	11	477	35	XNW	11	\$922,283		
\$750,000 to \$999,999	180	8	1	1	190	12	C	108	\$16,614,825		
\$1,000,000 to \$1,249,999	60		1	2	63	2	E	52	\$8,377,578		
\$1,250,000 to \$1,499,999	72	1	1	2	76		S	80	\$7,317,670		
\$1,500,000 to \$1,999,999	54			1	55	2	SE	83	\$15,825,665		
\$2,000,000 to \$2,999,999	51				51	1	SW	99	\$11,506,111		
\$3,000,000 and over	25				25		XSW	28	\$3,929,650		
Totals	6,130	511	113	224	6,978	886	XS	76	\$13,440,343		
							W	52	\$9,217,714		
							XW	2	\$376,900		
							Total Volume	\$179,304,898			
	Dec. 2009	Dec. 2008	% Change	YTD 2009	YTD 2008	% Change					
Home Sales Volume	\$179,304,898	\$161,044,358	11.34%	\$2,342,145,580	\$2,570,429,616	-8.88%					
Home Sales Units	886	802	10.47%	11,636	10,627	9.49%					
Average Sales Price (All Residential)	\$202,376	\$200,803	0.78%	\$201,284	\$241,877	-16.78%					
Median Sales Price	\$154,262	\$168,000	-8.18%	\$164,000	\$190,550	-13.93%					
Average Days on Market:	73	75	-2.67%	78	78	0.00%					
Average List Price for Sold:	\$212,263	\$211,156	0.52%	\$211,658	\$254,071	-16.69%					
SP/LP %	95.34%	95.10%		95.10%	95.20%						
Pending Contracts	848	612	38.56%								
Active Listings	6,130	7,627	-19.63%								
New Listings	1,353	1,501	-9.86%								

Types of Financing	Totals
FHA	261
VA	63
Conventional	277
Carryback	7
Cash to Loan	0
Cash	236
Other	42

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 nor is in any way responsible for its accuracy.

