

The Housing Report

Powered by Long Realty Research Center



Tucson Main Market | January 2012

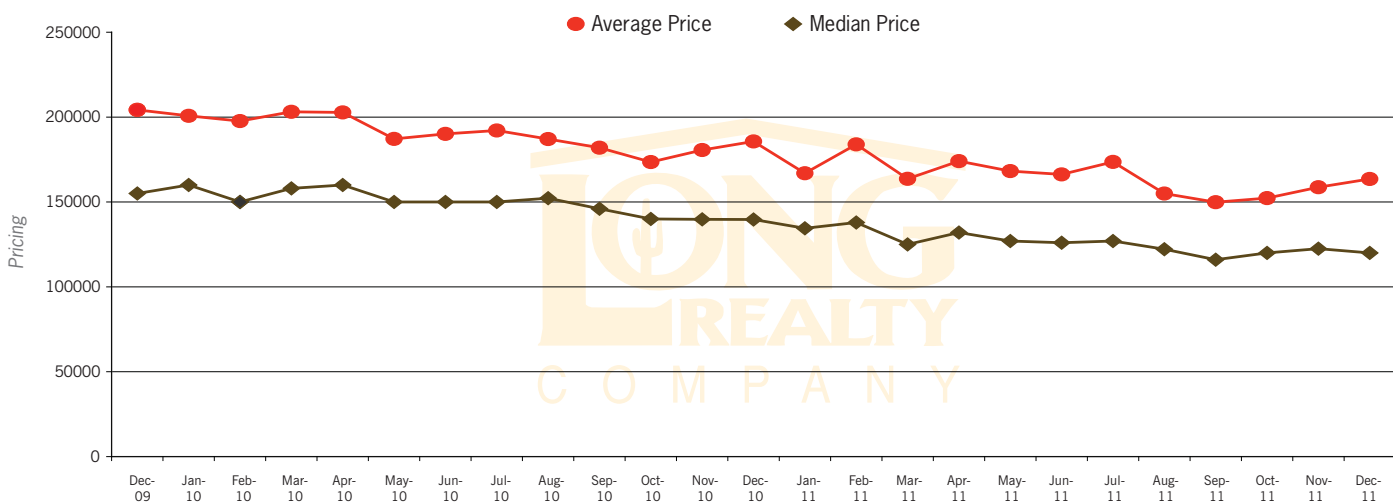
As of December 2011 active inventory was 4,982, a 27% decrease from December 2010. There were 974 closings in December 2011, 5% above December 2010. Months of Inventory was 5.1, down from 7.4 in December 2010. Median price of sold homes was \$120,000 for the month of December 2011, down 14% from December 2010. The Tucson Market had 1,198 new properties under contract in December 2011, up 36% from December 2010.

Months of Inventory, Active Listings and Closings



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/5/2012. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Median and Average Price (Closed Sales)



These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/5/2012. Information is believed to be reliable, but not guaranteed.

Patrick Sedillo
 Green Valley
 275 W Continental Rd. #101
 Green Valley, Arizona 85622
 (520) 918-8171
 PatrickS@LongRealty.com
<http://www.PatrickSedillo.com>



The Housing Report

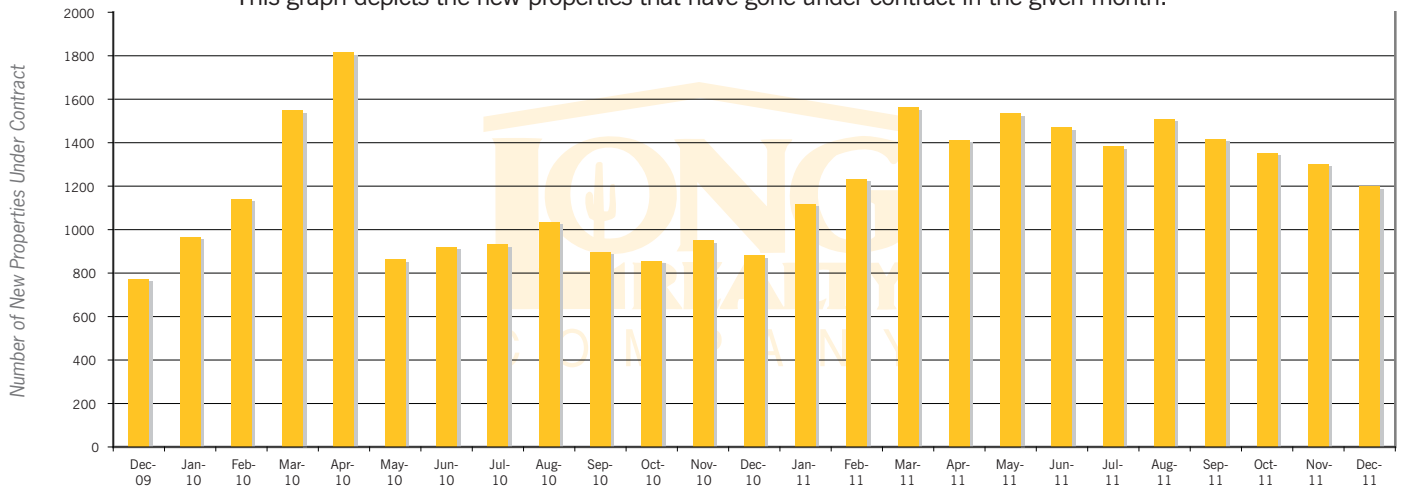
Powered by Long Realty Research Center



Tucson Main Market | January 2012

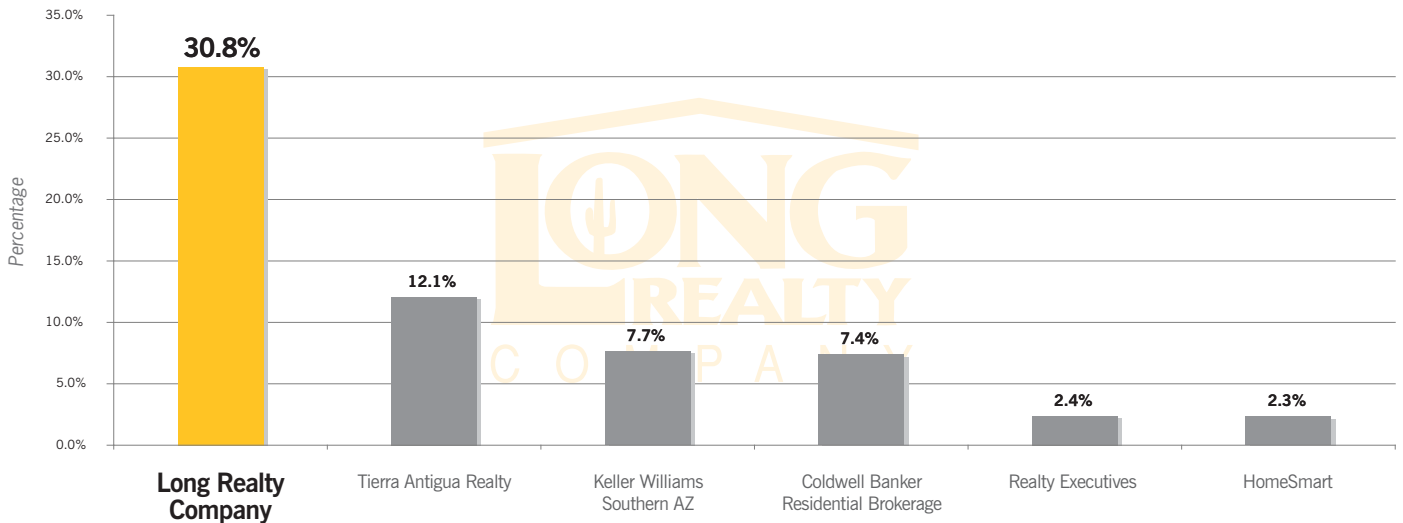
New Properties Under Contract

This graph depicts the new properties that have gone under contract in the given month.



These statistics are based on information obtained from the TARMLS using BrokerMetrics software on 1/5/2012. Information is believed to be reliable, but not guaranteed.

Market Share



Data Obtained 1/5/2012 from TARMLS using BrokerMetrics software for all closed residential sales volume between 1/1/2011-12/31/2011 rounded to the nearest tenth on one percent and deemed to be correct.

Patrick Sedillo
 Green Valley
 275 W Continental Rd. #101
 Green Valley, Arizona 85622
 (520) 918-8171
 PatrickS@LongRealty.com
<http://www.PatrickSedillo.com>



The Housing Report

Powered by Long Realty Research Center



Tucson Main Market | January 2012

Price Banded Market Report Residential Homes

Price Band	Homes on the Market							Homes Sold/Closed							Months of Inventory
	Dec-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Dec-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	
\$1 - 49,999	258	111	126	162	117	124	120	2.2							
\$50,000 - 74,999	372	115	122	133	119	122	117	3.2							
\$75,000 - 99,999	509	161	171	169	140	152	129	3.9							
\$100,000 - 124,999	441	194	184	161	160	135	138	3.2							
\$125,000 - 149,999	443	132	122	118	126	120	116	3.8							
\$150,000 - 174,999	378	100	94	97	108	97	76	5.0							
\$175,000 - 199,999	390	64	86	68	57	73	59	6.6							
\$200,000 - 224,999	246	54	59	45	32	42	37	6.6							
\$225,000 - 249,999	303	50	44	42	41	39	24	12.6							
\$250,000 - 274,999	167	21	25	28	27	25	27	6.2							
\$275,000 - 299,999	214	18	25	28	15	27	20	10.7							
\$300,000 - 349,999	250	42	38	31	23	27	38	6.6							
\$350,000 - 399,999	196	23	23	26	15	16	26	7.5							
\$400,000 - 499,999	256	28	27	21	21	20	12	21.3							
\$500,000 - 749,999	263	36	18	13	14	23	21	12.5							
\$750,000 - 999,999	116	9	4	0	4	3	4	29.0							
\$1,000,000 - and over	151	7	2	6	4	7	7	21.6							
TOTAL	4,953	1,165	1,170	1,148	1,023	1,052	971	5.1							

These statistics are based on information obtained from the TARMLS using Brokermetrics software on 1/5/2012. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Real estate is in fact very localized. Market conditions can vary greatly by not only geographic area but also by price range, as demonstrated in the above Long Realty Research Center chart. Find the price range of interest to you to track relevant market conditions, and contact me for a more in-depth analysis.

Patrick Sedillo
 Green Valley
 275 W Continental Rd. #101
 Green Valley, Arizona 85622
 (520) 918-8171
 PatrickS@LongRealty.com
<http://www.PatrickSedillo.com>



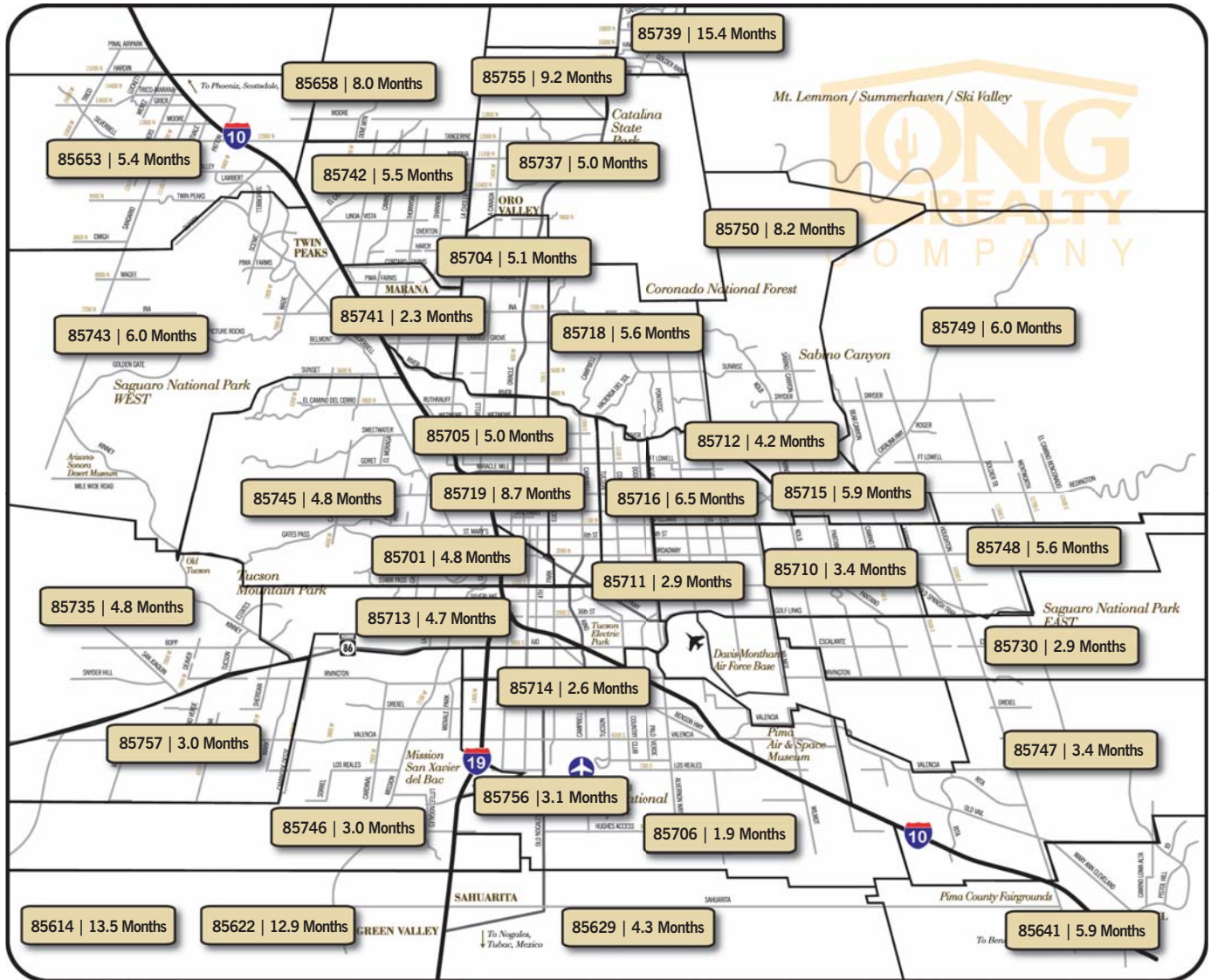
The Housing Report

Powered by Long Realty Research Center



Tucson Main Market | January 2012

Months of Inventory by Zip Code



These statistics are based on information obtained from the TARMLS using Brokermetrics software and from the GV/SAH MLS on 1/5/2012. Information is believed to be reliable, but not guaranteed. Months of Inventory (MOI) reflect the time period required to sell all the properties on the market given the number of closed transactions in the preceding month, provided no new product becomes available. This is an excellent benchmark to show the velocity of transactions in relation to the market inventories. This measurement is a broad one and will vary (in some cases dramatically) by price range, location and type of property.

Months of Inventory (MOI) is a good indicator of market health, taking into account both current inventory and sales rates. As a rule of thumb, a market is considered "balanced" when Months of Inventory is around 6. As you can see by this Long Realty Research Center map, market conditions can vary significantly by area. Contact me to get Months of Inventory information for your specific neighborhood.

Patrick Sedillo

Green Valley
275 W Continental Rd. #101
Green Valley, Arizona 85622
(520) 918-8171

PatrickS@LongRealty.com
<http://www.PatrickSedillo.com>

